ABBREVIATIONS

&	And
x	By
DIA.	Diameter
%	Percent
#	Pound [or] Number
A	Architectural
AB	Anchor Bolt
ABRSV	Abrasive
ABT	About
ACOUS	Acoustical
ACU	Air Conditioning Unit
AD	Access Door
ADDL	Additional
ADH	Adhesive
ADJ	Adjustable
ADJC	Adjacent
ADR	Area Drain
AFF	Above Finish Floor
AGGR	Aggregate
AHD	Ahead
AHR	Anchor
AL	Aluminum
ALM	Alarm
ALT	Alternate
AMT	Amount
ANN	Annunciation
ANOD	Anodized
ANT	Antenna
AP	Access Panel
APPROX	Approximate (ly)
ARCH	Architect (ural)
ASF	Above Subfloor
ASPH	Asphalt
ASSN	Association
ASSY	Assembly
ATCH	Attachment
A/V	Audio Visual
BD	Board
BEV	Bevel
BITUM	Bituminous
BLDG	Building
BLKG	Blocking
BLW	Below
BM	Beam
B/M	Bench Mark
BOF	Bottom of Footing
BOL	Bollard
BOT	Bottom
BP	Base Plate
BR	Bedroom
BRDG	Bridging
BRG	Bearing
BRK	Brick
BRKT	Bracket
BRS	Brass
BRZ	Bronze
BS	Both Sides
BSMT	Basement
BTW	Between
BUR	Built-Up Roof
C	Civil
C/C	Center to Center
CAB	Cabinet
CARP	Carpet
CAV	Cavity
CB	Catch Basin
CEM	Cement
CER	Ceramic
CFM	Cubic Foot per Minute
CH	Ceiling Height
CHAN	Channel
CHFR	Chamfer
CIP	Cast-in-Place
CJ	Construction Joint
CL	Center Line
CLG	Ceiling
CLJ	Control Joint
CLO	Closet
CLR	Clear
CM	Centimeter
CMPST	Composite
CMU	Concrete Masonry Unit
CNR	Corner
CNTR	Counter
CO	Cased Opening
COL	Column
COMB	Combination
COMP	Compact
COMPL	Compliance
COMPT	Compartment
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONT	Continuous (ation)
CONTR	Contract (or)
COORD	Coordinate
CORR	Corridor
CS	Cast Stone
CSB	Concrete Splash Block
CSMT	Casement
CSWK	Casework
CT	Ceramic Tile
CTR	Center
CU	Cubic
CUB	Cubicle
CYL L	Cylinder Lock
D	Depth
DBL	Double
DEG	Degree
DEMO	Demolition
DEPT	Department
DET	Detail
DF	Douglas Fir
DFR	Door Frame
DI/DIA	Diameter
DH	Double Hung
DIFF	Difference
DIFR	Diffuser
DIM	Dimension
DISP	Dispenser
DIV	Divider
DJ	Double Joist
DLV	Door Louver
DMPF	Dampproofing
DMPR	Damper
DN	Down
DOP	Door Opening
DR	Door
DS	Downspout
DST	Door Stop
DT	Drain Tile
DW	Dishwasher
DWG	Drawing
DWR	Drawer
E	East
(E)	Existing
EA	Each
EL	Elevation
ELAST	Elastomeric
ELEC	Electrical
ELEV	Elevator
EMER	Emergency
ENCL	Enclosure
ENGR	Engineer
EO	Electrical Outlet
EQ	Equal
EQUIP	Equipment
EQUIV	Equivalent
ERECT	Erection
ESMT	Easement
EST	Estimate
EXC	Excavate
EXIST	Existing
EXP	Expanded, Expansion
EXP BT	Expansion Bolt
EXP JT	Expansion Joint
EXT	Exterior
EXTN	Extension
EXTR	Extruded, Extrusion
F	Fan
F/	For
F&F	Furniture and Furnishings
FA	Fire Alarm
FBD	Fiberboard
FD	Floor Drain
FDN	Foundation
FEXT	Fire Extinguisher
FF	Finish Floor
FG	Finish Grade
FGL	Fiberglass
FIN	Finish
FIXT	Fixture
FL	Floor
FLASH	Flashing
FLDG	Folding
FLUOR	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOM	Face of Masonry
FOS	Face of Studs [or] Face of Steel
FPRF	Fireproofing
FR	Fire Rated
FRM	From
FRMG	Framing
FS	Far Side
FSH	Fire Sprinkler Head
FSTNR	Fastener
FT	Foot [or] Feet
FTG	Footing
FTR	Fire Treated
FURN	Furniture
FURR	Furring
FUT	Future
GA	Gage or Gauge
GAL	Gallon
GALV	Galvanized
GB	Grab Bar
GDR	Guard Rail
GEN	Generator
GENL	General
GFI	Ground Fault Interupt Circuit
GL	Glass
GMKD	Grand Master Keyed
GND	Ground
GP	Gypsum Plaster
GR	Grade/Grading
GRP	Group
GRTG	Grating
GSKT	Gasket
GSM	Galvanized Sheet Metal
GT	Grout
GUT	Gutter
GV	Gravity Vent
GYP	Gypsum
GYP BD	Gypsum Board
HPLAM	High Pressure Laminate
HB	Hose Bib
HC	Handicapped
HCMU	Hollow Concrete Masonry Unit
HDR	Header
HDWD	Hardwood
HDWE	Hardware
HNDRL	Hand Rail
HORIZ	Horizontal
HR	Hour
HT	Height
HTG	Heating
HTR	Heater
HVAC	Heating, Ventilation, Air Conditioning
ID	Inside Diameter
IN	Inch (es)
INFO	Information
INL	Inlet
INSTL	Installation
INSUL	Insulation
INT	Interior
INV	Invert
JB	Junction Box
JST	Joist
JT	Joint
KD	Kiln Dried
KIT	Kitchen
KPL	Kick Plate
L	Landscape
LAM	Lamination
LATL	Lateral
LAU	Laundry
LB	Pound
LBR	Lumber
LCMU	Lightweight Concrete Masonry Unit
LD	Linear Diffuser
LDG	Landing
LDR	Leader
LF	Linear Foot
LH	Left Hand
LIB	Library
LIN	Linear
LIQ	Liquid
LOC	Location
LONG	Longitudinal
LNGTH	Length
LT	Light
MAN	Manual
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MECH	Mechanical
MED	Medium
MEMB	Membrane
MFR	Manufacturer
MH	Manhole
MIB	Moisture/Infiltration Barrier
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MLDG	Molding
MLWK	Millwork
MO	Masonry Opening
MOD	Module (ar)
MTD	Mounted
MTG	Mounting
MTL	Metal
MTR	Mortar
MULL	Mullion
MULT	Multiple
MVBL	Movable
MW	Microwave
MWP	Membrane Waterproofing
N	North
(N)	New
NA	Not Applicable
NAT	Natural
NIC	Not In Contract
NPRN	Neoprene
NO	Number
NOM	Nominal
NS	Near Side
NTS	Not To Scale
O/	Over
OA	Overall
OC	On Center
OD	Outside Diameter
OFF	Office
OH	Opposite Hand
OPNG	Opening
OVFL	Overflow
OVH	Overhead
PAR	Parallel
PC	Portland Cement
PCP	Portland Cement Plaster
PERF	Perforated
PERIM	Perimeter
PERM	Permanent
PERP	Perpendicular
PLAM	Plastic Laminate
PLAS	Plaster
PLBG	Plumbing
PLT	Plate
PLYWD	Plywood
PNL	Panel
PNT	Paint
POL	Polished
PORT	Portable
POS	Positive
POT	Potable
PREFAB	Prefabricated
PREFIN	Prefinished
PROJ	Project
PS CONC	Prestressed Concrete
PT	Post Tension or Pressure Treated
PT	Point
PVC	Polyvinyl Chloride
QT	Quart
QTL	Quarry Tile
QTR	Quarter
QTY	Quantity
QUAL	Quality
R	Riser
RAD	Radius
RC	Reinforced Concrete
RD	Roof Drain
REC	Recessed
REF	Reference
REFR	Refrigerator
REG	Register
REINF	Reinforce (d) (ing) (ment)
REM	Removable
REQD	Required
RESIL	Resilient
RFG	Roofing
RH	Right Hand
RLG	Railing
RM	Room
RO	Rough Opening
RWC	Rain Water Conductor
RWL	Rain Water Leader
S	South
SAD	See Architectural Drawings
SB	Splash Block
SC	Solid Core
SCD	See Civil Drawings
SCHED	Schedule
SCMU	Solid Conc. Masonry Unit
SCW	Solid Core Wood
SD	Smoke Detector
SDRN	Storm Drain
SED	See Electrical Drawings
SHR	Shower
SHT	Sheet (ing)
SHTG	Sheathing
SHV	Shelves (ing)
SIM	Similar
SL	Slope
SLD	See Landscape Drawings
SLV	Sleeve
SM	Sheet Metal
SMD	See Mechanical Drawings
SMS	Sheet Metal Screws
SPC	Suspended Plaster Ceiling
SPD	See Plumbing Drawings
SPEC	Specification
SPKLR	Sprinkler
SPKR	Speaker
SQ FT	Square Foot
SQ IN	Square Inch
SQ YD	Square Yard
SS	Sanitary Sewer
SSD	See Structural Drawings
SSTL	Stainless Steel
ST	Street
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SYS	System
T	Tee
T&G	Tongue and Groove
TB	Towel Bar
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature [or] Temporary
THK	Thickness
THRES	Threshold
THRU	Through
TMPD	Tempered
TO	Top of
TOC	Top of Curb
TOP	Top of Plate
TOS	Top of Slab [or] Top of Steel
TOW	Top of Wall
TPH	Toilet Paper Holder
TRANS	Transparent
TS	Tube Steel
TV	Television
TYP	Typical
UNEX	Unexcavated
UNFIN	Unfinished
UON	Unless Otherwise Noted
UTIL	Utility
VAP	Vapor
VAP PRF	Vapor Proof
VB	Vinyl Base
VCT	Vinyl Composition Tile
VENT	Ventilator
VERT	Vertical
VEST	Vestibule
VIF	Verify In Field
VNR	Veneer
W	West
W/	With
WDTH	Width
WC	Water Closet
WD	Wood
WDW	Window
WP MEMB	Waterproof Membrane
WO	Where Occurs
W/O	Without
WR	Water Resistant
WS	Weatherstripping
WSCT	Wainscot
WT	Weight
WTR	Water
WTRPRF	Waterproofing

DRAWING INDEX

G-001 COVER SHEET

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C-2 MISC. DETAILS
C-3 MISC. DETAILS
C-4 EROSION CONTROL PLAN
C-5 BLUEPRINT FOR A CLEAN BAY

LANDSCAPE DRAWINGS

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L.2 PLANTING DETAILS
L.3 IRRIGATION PLAN
L.4 IRRIGATION GENERAL NOTES AND SPECIFICATION
L.5 IRRIGATION DETAILS

PLANNING DRAWINGS

X-101 AREA CALCULATIONS
X-102 NEIGHBORHOOD COMPATIBILITY

ARCHITECTURAL DRAWINGS

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AS101 SITE PLAN
A-101 BASEMENT FLOOR PLAN
A-102 FIRST FLOOR PLAN
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A-201 EXTERIOR ELEVATIONS
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A-301 BUILDING SECTIONS
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A-501 EXTERIOR DETAILS
A-900 3D IMAGES

SYMBOLS

Drawings

AS -101 — Drawing No. System / Sheet Number / Discipline Designator

Roof Plan, Scale: 1/4"=1'-0" — Reference Symbol: Title, Scale, Reference Number

1 XXX — Exterior Elevation Identification: Reference Number, Sheet Number

1 A101 — Section Identification: Reference Number, Sheet Number

X XXX — Detail Identification: Reference Number, Sheet Number

1 XXX 1 — Interior Elevation identification: Drawing Number, Sheet Number

Property Line

Setback Line

Center Line

XX — Window/Skylight Symbol: Item Number

101-X — Door Symbol: Item Number

1 — Millwork Symbol: Item Number

1 — Revision Cloud: Revision Number

2 — Appliance Symbol: Item Number

2 — Fixture/Fitting Symbol (See Plumbing Drawings)

2 — Accessory Symbol: Item Number

LV-2 — Louver Symbol: Item Number

Datum Point

2'-0" — Dimensions

2'-0" — Center Line Dimension

2'-0" — Face of Finish Dimension

Materials

Earth
Gravel, Rockfill
Brick
Concrete
Sand, Mortar, Plaster, Gyp. Bd.
Stone (Including Marble)
Insulation
Masonry Unit
Metal (omit lines on thin material)
Finish Wood
Wood Framing
Wood Blocking
Plywood
Backer Board

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.

2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOLVED IN THE WORK TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ALLOWANCES SHOULD BE MADE FOR WORK PERFORMED BY THE OWNER AND/OR THE OWNER'S CONTRACTORS.

3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN ROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, AND SANITARY SEWER SERVICES.

4. CONTRACTOR SHALL LEAVE THE JOBSITE " BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A SAFE LOCATION AND IN A MANNER AS TO AVOID ACCIDENTAL INJURY.

5. CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS AND COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK BEFORE COMMENCING WORK. IN THE CASE OF ANY DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

6. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND SUBSTRATE TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO OWNER BEFORE PROCEEDING.

7. NO DIMENSIONS SHALL BE TAKEN BY SCALING THE DRAWINGS. DETAILS SUPERSEDE GENERAL PLANS AND SECTIONS. CONSULT WITH THE ARCHITECT FOR CLARIFICATION.

8. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF PROOF OF PAYMENT AND RELEASE OF LIENS FROM EACH SUPPLIER AND SUBCONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.

9. CONTRACTOR SHALL INSTALL ALL APPLIANCES AND EQUIPMENT ACCORDING TO MANUFACTURERS INSTRUCTION AND IN COMPLIANCE WITH THEIR RESPECTIVE LISTINGS. ALL GUARANTEES, INSTRUCTION BOOKLETS, OWNERS MANUALS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE PROVIDED TO THE OWNER AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EACH PIECE OF EQUIPMENT IS IN PERFECT WORKING ORDER PRIOR TO SUBSTANTIAL COMPLETION.

10. CONTRACTOR SHALL VERIFY ALL EXTERIOR JOINTS AND CONNECTIONS EXPOSED TO THE ELEMENTS ARE WATERTIGHT.

11. ADDRESS NUMBER SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". (CRC 319.1)

12. PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1 FOR ALL BUILDINGS UNDERGOING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY , EXISTING NONCOMPLIANT PLUMBING FIXTURES THROUGHOUT THE ENTIRE HOUSE WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.6gpf WILL NEED TO BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM FLOW RATE OF 1.28gpf. SHOWER HEADS WITH A FLOW RATE OF 2.5 gpm WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 gpm SHOWER HEAD. LAVATORIES AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2 gpm WILL NEED TO BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.2 gpm. APPLICABLE TO PROPERTIES BUILT IN OR BEFORE JANUARY 1, 1994.

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

FIRE DEPARTMENT NOTES

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (FPA) STANDARD 13D. ALL FIRE SPRINKLER PLANS SHALL BE SUBMITTED BY A LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

2. CALIFORNIA WATER SERVICE REQUIRES DOUBLE CHECK VALVES INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS.

3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1 -7.

4. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. DOUBLE CHECK VALVES SHALL BE INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS

5. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 14 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1.

6. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

GEOTECHNICAL INFORMATION

1. EARTHWORK, SLAB SUBGRADE PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, SITE DRAINAGE, BASEMENT WALL DRAINAGE AND BACKFILLING, AND GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION BE PERFORMED AS RECOMMENDED IN THE GEOTECHNICAL REPORT, DATED APRIL 27, 2021, & SUPPLEMENTAL RECOMMENDATIONS LETTER DATED APRIL 27, 2021 PREPARED BY SILICON VALLEY SOIL ENGINEERING.

2. SILICON VALLEY SOIL ENGINEERING SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF EARTHWORK AND FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT.

PROJECT INFORMATION

SITE ADDRESS:	779 SANTA RITA AVE LOS ALTOS, CA 94022
ASSESSOR PARCEL NUMBER:	167-21-005
ZONE:	1-10
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-B
STORIES:	(E) 1; (N) 2 + BASEMENT
FIRE SPRINKLERS:	(E) NONE ; (N) YES PER NFPA 13R
FLOOD ZONE:	X

PROJECT DESCRIPTION

DEMOLISH EXISTING SINGLE FAMILY RESIDENCE, AND SHED. BUILD NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, AND DETACHED ADU AND ASSOCIATED UTILITIES, SITE, AND LANDSCAPE WORK.

EXCLUSIONARY NOTE:
ELECTRIC VEHICLE (EV) CHARGING SYSTEM INSTALLATION SHALL BE UNDER SEPARATE PERMIT, BY OTHERS. SOLAR PHOTOVOLTAIC (PV) SYSTEM SHALL BE UNDER SEPARATE PERMIT, BY OTHERS.

PROJECT TEAM

PROPERTY OWNER: JUSTIN & LEIGH MARTIN 779 SANTA RITA AVE LOS ALTOS, CA 94022 JUSTIN.J.MARTIN@GMAIL.COM	ARCHITECT: DUXBURY MCINTOSH ARCHITECTS WILLIAM MCINTOSH 4630 SOQUEL DRIVE, SUITE 5 SOQUEL, CA 95073 (650) 917 - 3840 bill@duxburymcintosh.com
CIVIL ENGINEER: NNR ENGINEERING SERVICES CO NADIM RAFFOUL 535 WEYBRIDGE DR SAN JOSE, CA 95123 NNRENGINEERING@YAHOO.COM	GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING SEAN DEIVERT 1916 O'TOOLE WAY SAN JOSE, CA 95131 (408) 324 - 1400 SDEIVERT@SILICONVALLEYSOIL.COM
STRUCTURAL ENGINEER: TBD	ENERGY & GREEN: A PLUS GREEN ENERGY SERVICE 41 HANGAR WAY WATSONVILLE, CA 95076
GENERAL CONTRACTOR: TBD	LANDSCAPE ARCHITECT: THOMAS KLOPE THOMAS KLOPE ASSOCIATES 5150 EL CAMINO REAL, LOS ALTOS, CA 94022 TOM@KLOPE.COM

PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	3,316 SF	3,421 SF	3,724 SF
FLOOR AREA:			
MAIN HOUSE:	3,247 SF	3,998 SF	4,000 SF
ADU:	0 SF	849 SF	850 SF
SETBACKS:			
MAIN HOUSE:			
FRONT:	17'-8 3/4"	25'-0"	25'-0"
REAR:	36'-4 3/4"	38'-2 1/2"	25'-0"
RIGHT SIDE:	17'-4 1/2"	11'-9 1/2"	10'-0"
LEFT SIDE:	11'-10 3/4"	30'-6 1/2"	10'-0"
ADU:			
FRONT:	-	72'-10"	25'-0"
REAR:	-	4'-10"	4'-0"
RIGHT SIDE:	-	83'-0"	4'-0"
LEFT SIDE:	-	4'-0"	4'-0"
HEIGHT:			
MAIN HOUSE:	18'-9"	27'-0"	27'-0"
ADU:	-	12'-0"	16'-0"

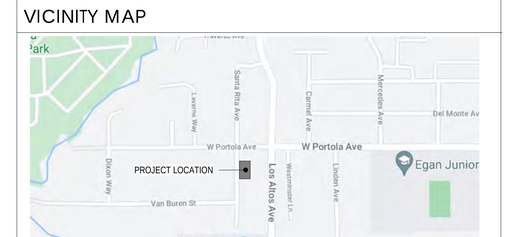
SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE BUILDING AREA:			
MAIN HOUSE:	2,838 SF	668 SF	3,506 SF
BASEMENT:	0 SF	1,810 SF	1,810 SF
ADU:	0 SF	849 SF	849 SF
NON-HABITABLE AREA:			
GARAGE:	409 SF	83 SF	492 SF

LOT CALCULATIONS

NET LOT AREA:	12,500 SF
FRONT YARD HARDSCAPE AREAS: *Hardscape area in the front yard setback shall not exceed 50%*	1,372 SF/ 3,125 SF =44%
LANDSCAPING BREAKDOWN: TOTAL HARDSCAPE AREA: EXISTING SOFTSCAPE AREA: NEW SOFTSCAPE AREA:	 7,480 SF 1,601 SF 3,419 SF

VICINITY MAP



LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-21
STATE OF CALIFORNIA

MARTIN RESIDENCE

DUXBURY McINTOSH ARCHITECTS
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

779 SANTA RITA AVE
LOS ALTOS, CA 94022

SANTA CLARA COUNTY

APN: 167-21-005

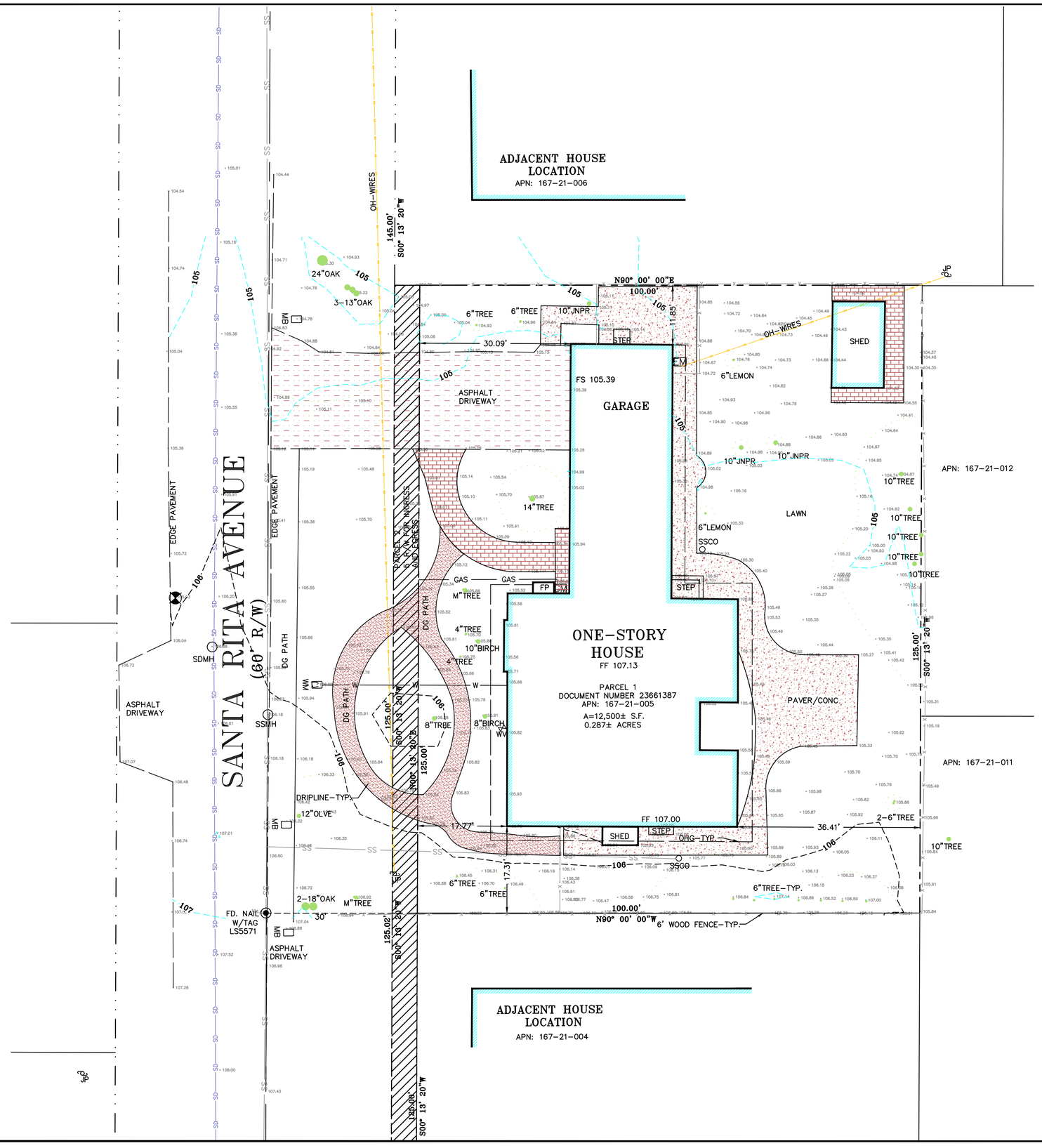
DATE	ISSUED/REVIEWED	BY
07/16/21	PLANNING SET	BG

DATE: 7/16/21

DRAWING NAME

COVER SHEET

G-001



LEGEND

- SSCO — CLEANOUT
- SSMH — MANHOLE
- —x— FENCE LINE
- WV — WATER VALVE
- WM — WATER METER
- FH — FIRE HYDRANT
- JOINT POLE SANITARY SEWER
- GUY ANCHOR SANITARY SEWER
- XX" TREE — AS NOTED
- —G— GAS LINE
- —W— WATER LINE
- CONCRETE
- GM — GAS METER

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

SURVEYOR'S NOTE:

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=105.93'

BASIS OF BEARINGS

THE BEARING, S 89°57'00" E, OF THE CENTER LINE OF PORTOLA AVENUE AS SHOWN ON A MAP ENTITLED, TRACT NO. 24, WASSON SUBDIVISION, AS FILED IN BOOK 1 OF MAPS AT PAGES 4 AND 5 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, WAS TAKEN AS THE BASIS OF BEARING FOR THIS MAP.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT.

LICENSED LAND SURVEYOR — BRIAN L. STOCKINGER — NO. LS6995 — EXP. 09-30-21 — STATE OF CALIFORNIA

BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-21

dated: JANUARY 11, 2021

NNR ENGINEERING SERVICES CO.
BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

779 SANTA RITA AVENUE

SANTA CLARA COUNTY CALIFORNIA

LOS ALTOS

SCALE: 1"=10'	DATE 1-11-2021	DRAWN NR	CHECKED B. STOCKINGER	PROJ. MGR. BLS

DATE	MK	SHEET REVISIONS	BY	CK

SHEET NO. 1 OF 1 SHEETS

JOB NO. 779 SANTA RITA AVE

CAD FILE:

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. SEE DETAIL ON SHEET C–2.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON–PAVED (DIRT & LANDSCAPE) AREAS.
3. 4" SDR–26 SS. LAT. @ 2% MIN.
4. (N) WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
5. APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. SEE TRENCH BACKFILL DETAIL ON C–2. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS IN THE CITY R/W, SEE CITY STD. DETAIL SU–19.
6. CONSTRUCT EARTHEN SWALE SLOPED @ 1% MIN. TOWARDS POSITIVE OUTFALL. SEE DETAIL ON SHEET C–2.
7. 6" PVC (SDR–35) @ S=0.5% MIN.
8. (N) INFILTRATION DEVICE–TYPE 2 (CHRISTY V–24) WITHOUT BOTTOM.
9. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED BACKDRAINS & UNDERSLAB DRAINS (W/ HOLES DOWN)– SLOPE 1% MIN. TO SUMP AT OUTSIDE OF BASEMENT. DO NOT CONNECT LIGHTWELL DRAINS OR DOWNSPOUTS TO BACKDRAINS OR UNDERSLAB DRAINS–SEE SOIL REPORT. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS.
10. BASEMENT WALL– SEE STRUCTURAL PLANS.
11. STORM DRAIN CLEANOUT.
12. 4" PVC (SDR–35) @ S=1% MIN.
13. (1)~ 3" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS.
14. PROVIDE CHRISTY BOX AND INSTALL 3" SUMP PUMP W/PIPING TO INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS. SEE SUMP PUMP "ZOELLER 151" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE DETAILS ON SHEET C–2.
15. 36" HDPE PIPE OR EQUAL WITH COVER PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.SEE SUMP PUMP "ZOELLER N53" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE DETAILS ON SHEET C–2.
16. INSTALL COMBO BACK WATER VALVE WITH RELIEF VALVE OUTLETS PER "LOS ALTOS MUNICIPAL CODE: SEC.12.12.020"
17. (N) WATER METER (DESIGN BY OTHERS).
18. INSTALL (N) BACKFLOW PREVENTER.
19. APPROXIMATE LOCATION OF SEWER GRINDER – SEE ARCHITECTURAL PLANS FOR EXACT LOCATION. ALL PUMPS AND WIRES, ETC. TO BE DESIGNED BY OTHERS
20. TIE PART HOUSE ROOF DOWNSPOUT TO 4" PVC SOLID PIPE TO BE DISCHARGE AT AREA DRAINS.
21. INFILTRATION DEVICE 4'X13'X5'–TYPE 1–SEE DETAIL ON SHEET C–2.
22. INSTALL (N) SSCO PER CITY STD. DETAIL SS–5.
23. INFILTRATION DEVICE 5'X15'X5'–TYPE 1–SEE DETAIL ON SHEET C–2.
24. CONSTRUCT (N) CONCRETE DRIVEWAY APRON. "PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".

DRAINAGE NOTE:

A."UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEETFLOW ONTO THE NEIGHBORING PROPERTY."

ENCROACMENT PERMIT NOTE:

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT–OF–WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

ANY DAMAGED RIGHT–OF–WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGNEER OR HIS DESIGNEE. CONRTRACTOR SHALL COORDINATE WITH PUBLIC WORKS,DEPARTMENT AT (650) 947–2680

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

MAINTENANCE NOTE:

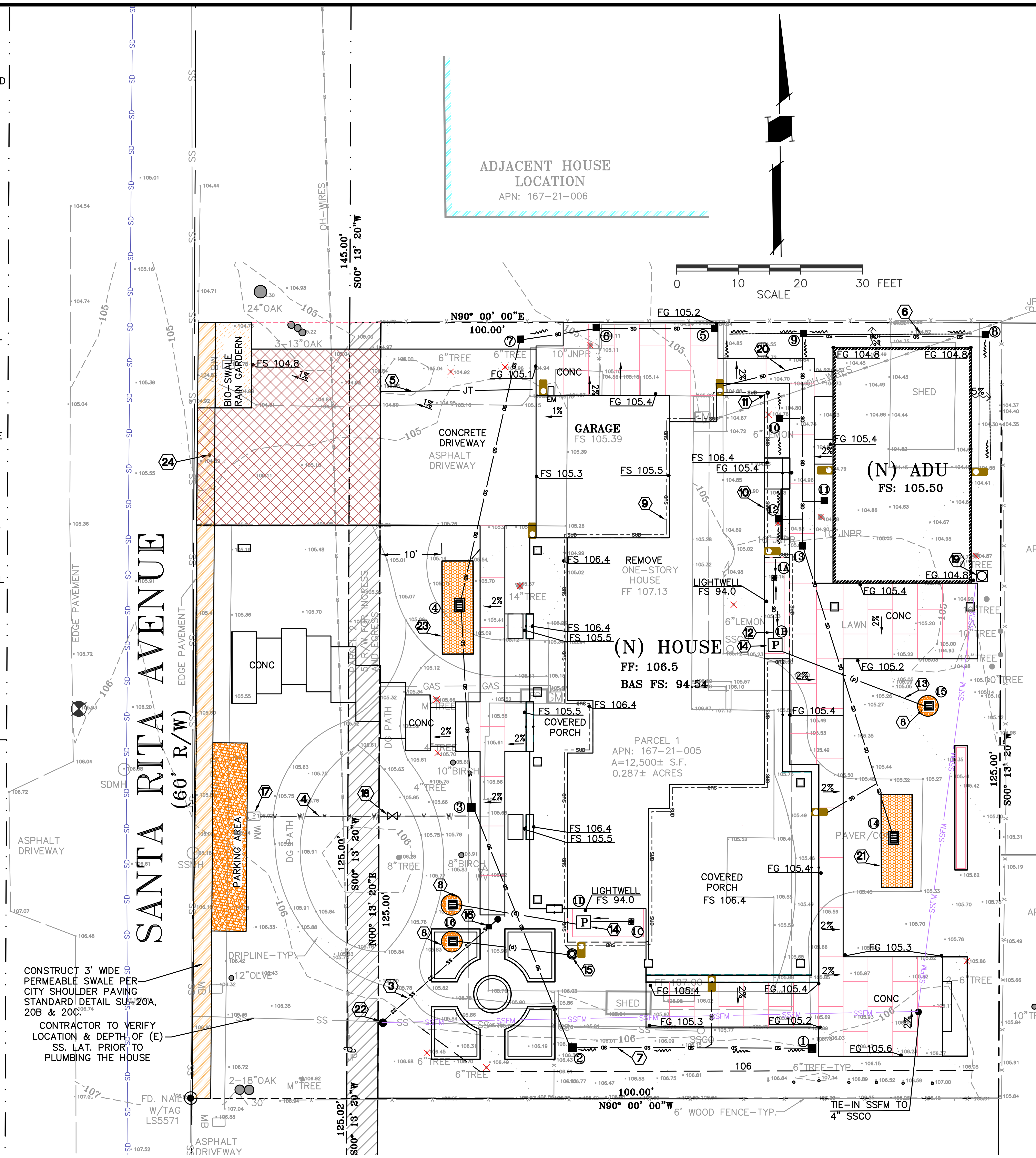
IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

TREES PROTECTION NOTE:

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. TYPICAL AS NOTED.

SS. SEWER NOTE

NEW SANITARY SEWER CLEANOUT SHALL BE INSTALLED IN LINE WITH EXISTING SANITARY SEWER LATERAL, THERE SHALL BE NO NEW TURNS INSTALLED AFTER PROPERTY LINE SANITARY SEWER CLEANOUT.



DRAINAGE NOTE

1C 1A AD — RIM 93.9± INV 90.9±

1D 1B LIGHTWELL SUMP W/PUMP — RIM 93.8± INV 90.3± SUMP@ 89.3±

No.	Type	RIM	INV
1	AD	105.0±	103.0±
2	AD	105.0±	102.5±
3	AD	105.0±	102.0±
4	CB	105.0±	101.5±
5	AD	105.2±	103.2±
6	AD	105.1±	103.0±
7	AD	105.0±	102.8±
8	AD	104.3±	102.8±
9	AD	104.6±	102.5±
10 11 12	AD	104.6±	102.4±
13	AD	104.6±	102.0±
14	AD	105.0±	101.5±
16 15	AD	105.0±	102.0±

LEGEND:

- AREA DRAIN (CHRISTY BOX V–1) OR EQUAL
- AT DRIVEWAY AREA INSTALL CATCH BASIN (CHRISTY BOX V–12) OR EQUAL TRAFFIC RATED
- P — CATCH BASIN (CHRISTY BOX V–24) OR EQUAL) W/ SUMP PUMP @ LIGHT WELL

SHEET INDEX

GRADING AND DRAINAGE PLAN	C-1
MISC. DETAILS	C-2
MISC. DETAILS	C-3
EROSION CONTROL PLAN	C-4
BLUEPRINT FOR A CLEAN BAY	C-5

LIGHT WELL SUMP PUMP

$\frac{1}{3}$ H.P. SUBMERSIBLE SUMP PUMP "ZOELLER 151" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE. PUMP SHALL ACTIVATE SHOULD WATER REACH LEVEL 2" BELOW RIM OF SUMP. PROVIDE BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE. PUMP SHALL BE HARD WIRED TO PANEL PER APPLICABLE LOCAL/NATIONAL CODES. LOCATION PER ELECTRICIAN.

REQUIRED VENT 2" SERVICING THE SUMP TO EXTERIOR OF THE BUILDING.

UNDERGROUND NOTES

1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE–INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

GENERAL NOTES

1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642–2444, A TOLL–FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS–OF–WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE 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.

ABBREVIATION	
AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
RDS	ROOF DOWNSPOUT
CB	CATCH BASIN

DESCRIPTION	
FOOTING DRAIN LINE	— — — SUD —
STORM DRAIN LINE	—SD—SD—SD—
DRAINAGE FLOW	
REMOVE TREE	

*PAD ELEVATION

REFER TO STRUCTURAL PLANS/ SOIL REPORT FOR SLAB SECTION, CRAWL SPACE, AND BASEMENT SUBGRADE TO ESTABLISH PAD LEVEL.

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE: THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

BASEMENT/HOUSE APPROXIMATE CUT REQUIRED	1,100± CY
FILL REQUIRED	0± CY

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/22 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

779 SANTA RITA AVENUE

LOS ALTOS, CA.

APN 167-21-005

SANTA CLARA COUNTY

GRADING AND DRAINAGE PLAN

REVISIONS	DATE

JOB NO:

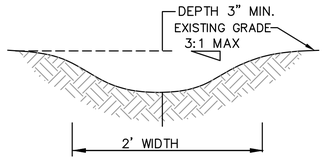
DATE: 7–8–2021

SCALE: 1"=10'

DRAWN BY: NR

SHEET NO: C-1

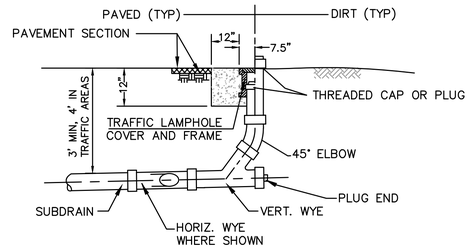
OF 5 SHEETS



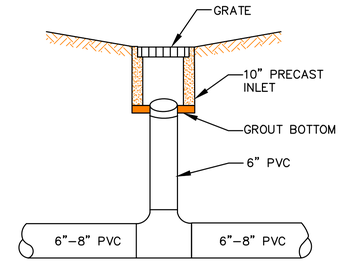
EARTH SWALE DETAIL
N.T.S.

MAINTENANCE NOTES

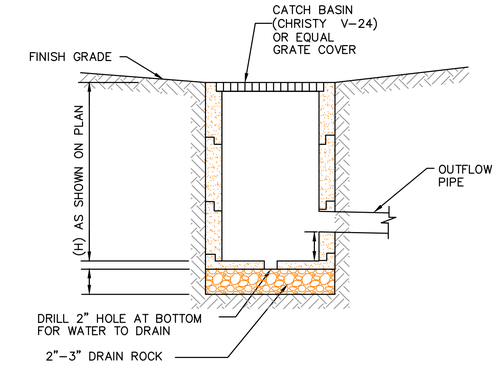
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



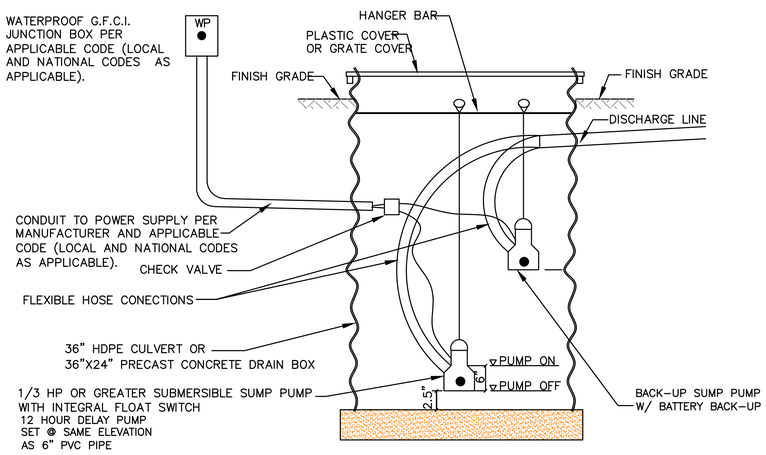
STORMDRAIN CLEANOUT DETAIL
N.T.S.



AREA DRAIN DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.

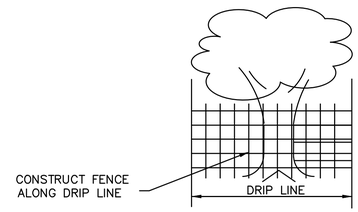


SUMP WITH PUMP
N.T.S.

STORM DRAIN SUMP PUMP

$\frac{1}{3}$ H.P. SUBMERSIBLE SUMP PUMP "ZOELLER N53" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE.
PIMP SHALL ACTIVATE SHOULD WATER REACH LEVEL 2" BELOW RIM OF SUMP. PROVIDE BATTERY OR GENERATOR BACK UP IN CASE OF A POWER FAILURE. PUMP SHALL BE HARD WIRED TO PANEL PER APPLICABLE LOCAL/NATIONAL CODES. LOCATION PER ELECTRICIAN.

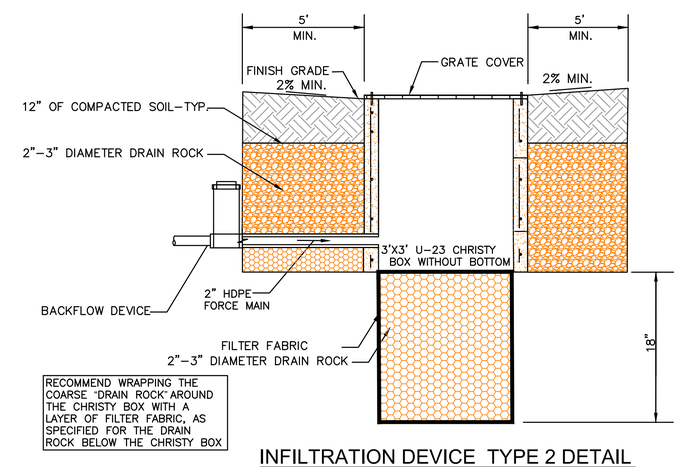
REQUIRED VENT 2" SERVICING THE SUMP TO EXTERIOR OF THE BUILDING.



TREE PROTECTION DETAIL
N.T.S.

NOTES:

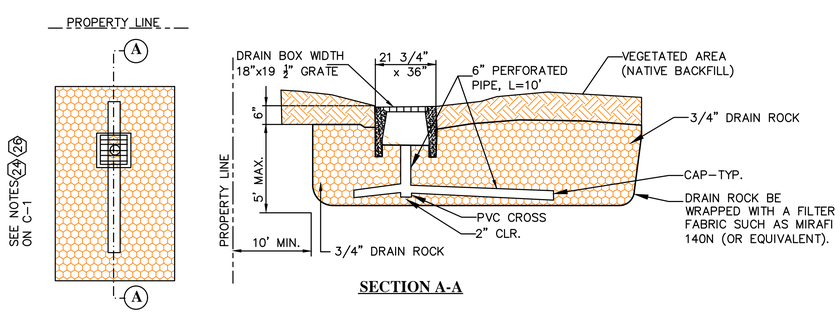
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE " PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE " PROTECTIVE DEVICE " IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



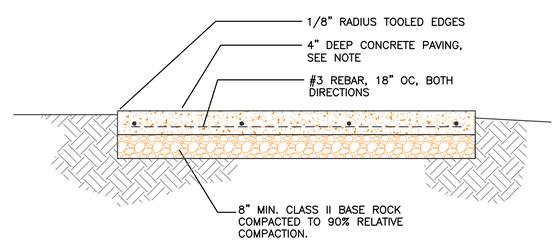
INFILTRATION DEVICE TYPE 2 DETAIL
N.T.S.

MAINTENANCE NOTES

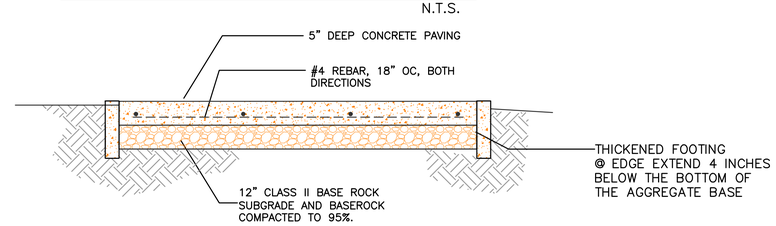
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



INFILTRATION DEVICE TYPE 1 DETAIL
N.T.S.



CONCRETE WALKWAY-TYPICAL SECTION
N.T.S.



CONCRETE DRIVEWAY-TYPICAL SECTION
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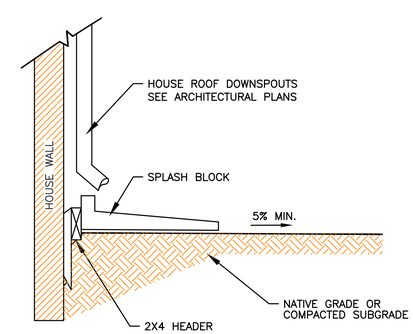


ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/22
CIVIL
STATE OF CALIFORNIA

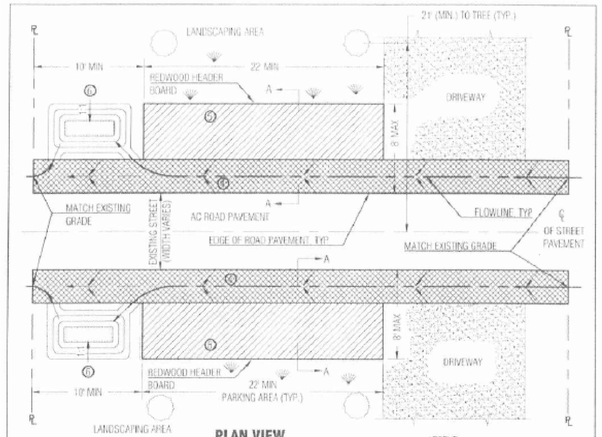
NNR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
835 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7883

779 SANTA RITA AVENUE
LOS ALTOS, CA.
APN 167-21-005
SANTA CLARA COUNTY

MISC. DETAILS

REVISIONS	DATE

JOB NO:
DATE: 7-8-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-2
OF 5 SHEETS



SEE STANDARD DETAIL SU-20B FOR NOTES RELATED TO THE STREET SHOULDER IMPROVEMENT POLICY.

Approved: City Engineer 12/12/18 Date

REVISION	
Description	Date

ENGINEERING DIVISION

STREET SHOULDER IMPROVEMENT POLICY (SHEET 1 OF 3)

SU-20A

NOTES:

1. IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER, NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.
4. DRAINAGE SWALE:
   a. 3' WIDE.
   b. MAXIMUM CROSS SLOPE 5%.
   c. DRAINAGE SWALE SHALL BE CONSTRUCTED USING PERMEABLE MATERIALS PER DETAIL SU-20C.
5. PARKING AREA SHALL FEATURE ONE OF THE FOLLOWING MATERIALS:
   a. PERMEABLE CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS:
      CONCRETE PAVER BLOCKS BOTH SOLID AND GRIDDED SYSTEMS (WITH OPEN CELLS FOR AGGREGATE, GRAVEL, OR GRASS) HAVE BEEN DEVELOPED IN A LARGE VARIETY OF SHAPES, TEXTURES, PATTERNS, AND COLORS. THE CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. GAPS OF CONCRETE PAVERS, IF FEATURED BY THE TYPE OF PAVER, SHALL BE FILLED WITH SAND. OPEN CELL CONCRETE BLOCKS VARY IN SIZE BASED ON BLOCK TYPE AND SHALL BE FILLED IN WITH GRAVEL OR GRASS, ALLOWING WATER TO ENTER THE SUBGRADE. CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS SHALL BE INSTALLED OVER A SAND BEDDING COURSE (MINIMUM 1" THICK OR PER PAVER MANUFACTURER'S RECOMMENDATION). FURTHER WATER RESERVOIR CAPACITY CAN BE ADDED BY INSTALLING OPEN GRADED BASE AND STONE SUBBASE WITH AN OPTIONAL UNDERDRAIN (TO BE ROUTED TO THE BIOSWALE/RAIN GARDEN), WITH GEOTEXTILE ON BOTTOM AND SIDES. TYPICALLY AN EDGE CONSTRAINT IS INSTALLED AT THE PERIMETER OF THE PAVERS OR LOCATIONS SUBJECT TO LATERAL LOADING. SUBGRADE EXCAVATION DEPTH REQUIRED IS 8-12 INCHES, BUT CAN BE GREATER IN DEPTH IF ADDITIONAL RESERVOIR CAPACITY IS DESIRED.
   b. COMPACTED AGGREGATE BASE (AB):
      1-1/2 INCH OR 3/4 INCH CLASS 2 AGGREGATE BASE (6 INCHES THICK ON COMPACTED NATIVE SOIL)
   c. COMPACTED STABILIZED DECOMPOSED GRANITE (DG):
      SMALL SIZED GRANITE AGGREGATE MIXED WITH A STABILIZING AGENT, COMPACTED AND PLACED OVER EXISTING PERMEABLE SURFACES AND 6 INCHES OF AGGREGATE BASE IF SUBGRADE IS LESS SUITABLE. SUBGRADE EXCAVATION REQUIRED IS 8-12 INCHES, BUT CAN BE GREATER IN DEPTH IF ADDITIONAL RESERVOIR CAPACITY IS CONSIDERED. DG LAYER SHALL BE MINIMUM 4 INCHES THICK. GRADE TO DRAIN.
6. BIOSWALE/RAIN GARDEN IN LANDSCAPE AREA DESIGNED TO RECEIVE RUNOFF FROM DRAINAGE SWALE/PARKING AREA. DESIGN AND SHAPE OF BIOSWALE/RAIN GARDEN BY ARCHITECT OR ENGINEER. MINIMUM DEPTH SHALL BE 2.5'. REFER TO THE C.3 STORMWATER HANDBOOK FOR DESIGN PARAMETERS AND SPECIFICATIONS OF SOILS OR PLANTS. AREA SHALL BE DEPENDING ON LENGTH OF FRONTAGE (DISTANCE MEASURED PARALLEL TO EDGE OF ROAD BETWEEN PROPERTY LINES) AS FOLLOWS:
   a. FRONTAGE < 75' — 50 SF MINIMUM
   b. 75' < FRONTAGE < 100' — 100 SF MINIMUM
   c. 100' < FRONTAGE < 150' — 200 SF MINIMUM
   d. FRONTAGE > 150' — 300 SF MINIMUM
7. LOTS LOCATED ALONG SUGGESTED ROUTES TO SCHOOL MAY REQUIRE MODIFICATION TO THIS STANDARD DETAIL AS APPROVED BY THE CITY ENGINEER. OTHER MODIFICATIONS MAY BE MADE AS APPROVED BY THE CITY ENGINEER.

Approved: City Engineer 12/12/18 Date

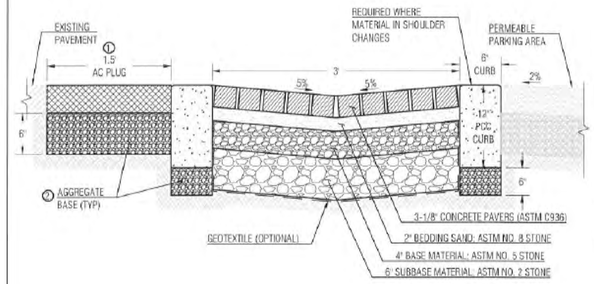
REVISION	
Description	Date

ENGINEERING DIVISION

STREET SHOULDER IMPROVEMENT POLICY (SHEET 2 OF 3)

SU-20B

PERMEABLE DRAINAGE SWALE



NOTES:

1. AC PLUG SHALL BE 4" THICK OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER.
2. AGGREGATE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL PAVERS AND ALL BASE MATERIALS PER MANUFACTURERS RECOMMENDATIONS.
4. ALTERNATE DRAINAGE SWALE MAY BE CONSTRUCTED WITH 1-1/2 INCH OR 3/4 INCH COMPACTED CLASS 2 AB (6 INCH THICK ON COMPACTED NATIVE SOIL).

LEGEND:

- CONCRETE PAVERS, OR APPROVED PERMEABLE MATERIAL FROM SU-20B NOTE 5.a.
- BEDDING SAND
- BASE MATERIAL
- SUBBASE MATERIAL
- PCC
- AGGREGATE BASE
- AC PLUG
- EXISTING PAVEMENT
- PERMEABLE PARKING AREA
- NATIVE MATERIAL
- NOTES

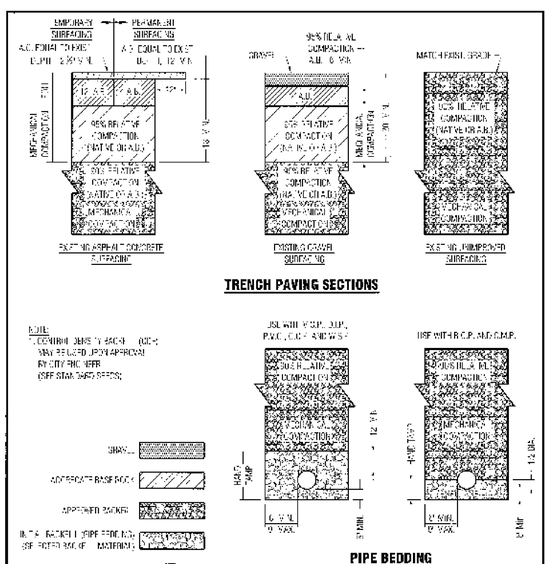
Approved: City Engineer 12/12/18 Date

REVISION	
Description	Date

ENGINEERING DIVISION

STREET SHOULDER IMPROVEMENT POLICY (SHEET 3 OF 3)

SU-20C



Approved: City Engineer 1/4/10 Date

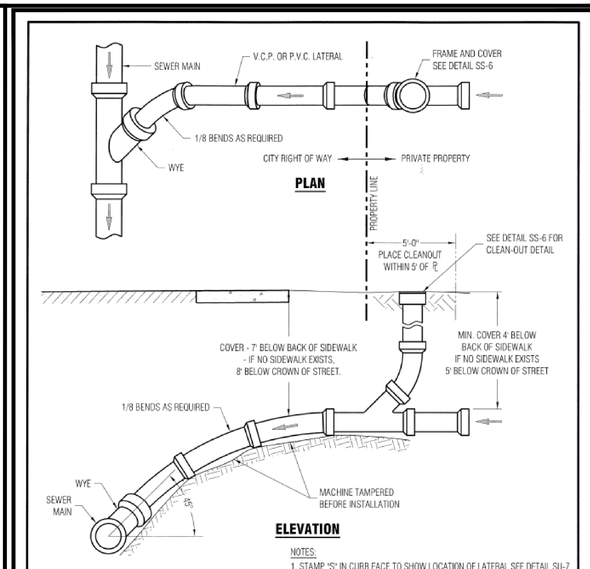
REVISION	
Description	Date

ENGINEERING DIVISION

TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS

SU-19

STANDARD DETAILS MAY 2010



NOTES:

1. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL SEE DETAIL SU-7
2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

Approved: City Engineer 1/4/10 Date

REVISION	
Description	Date

ENGINEERING DIVISION

SEWER LATERAL AND SEWER RISER

SS-5

STANDARD DETAILS MAY 2010

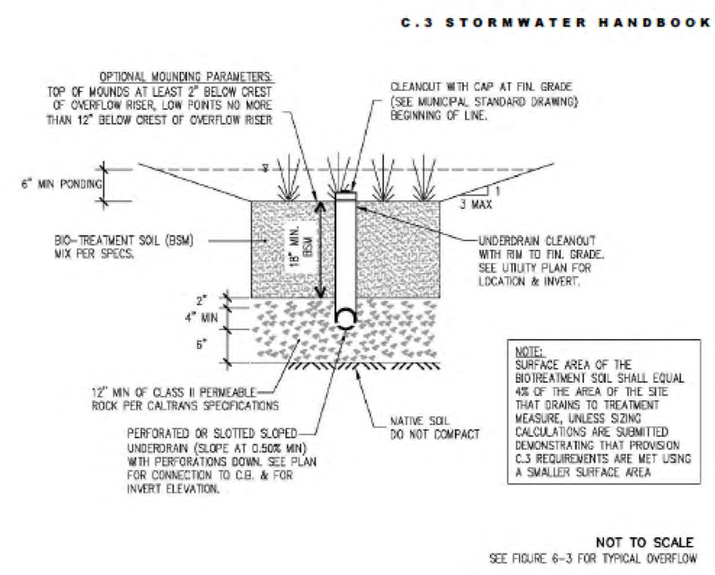


Figure 6-2: Cross Section of a Bioretention Area (with Maximized Infiltration)

REGISTERED PROFESSIONAL ENGINEER — NADIM N. RAFFOUL — No. 56027 — Exp. 12/31/22 — CIVIL — STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
535 METROPOLE DRIVE
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(408) 346-7093

779 SANTA RITA AVENUE

LOS ALTOS, CA.

APN 167-21-005

SANTA CLARA COUNTY

MISC. DETAILS

REVISIONS	DATE

JOB NO:

DATE: 7-8-2021

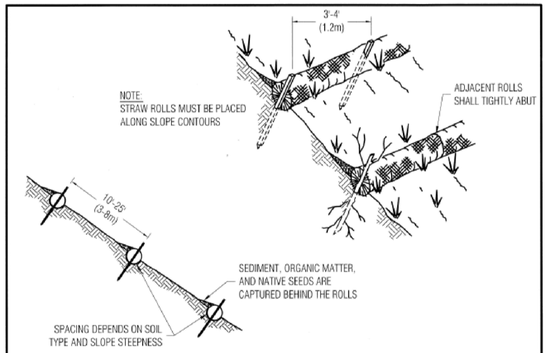
SCALE: N.T.S.

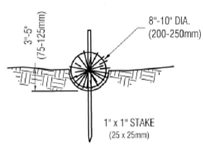
DRAWN BY: NR

SHEET NO:

C-3

OF 5 SHEETS





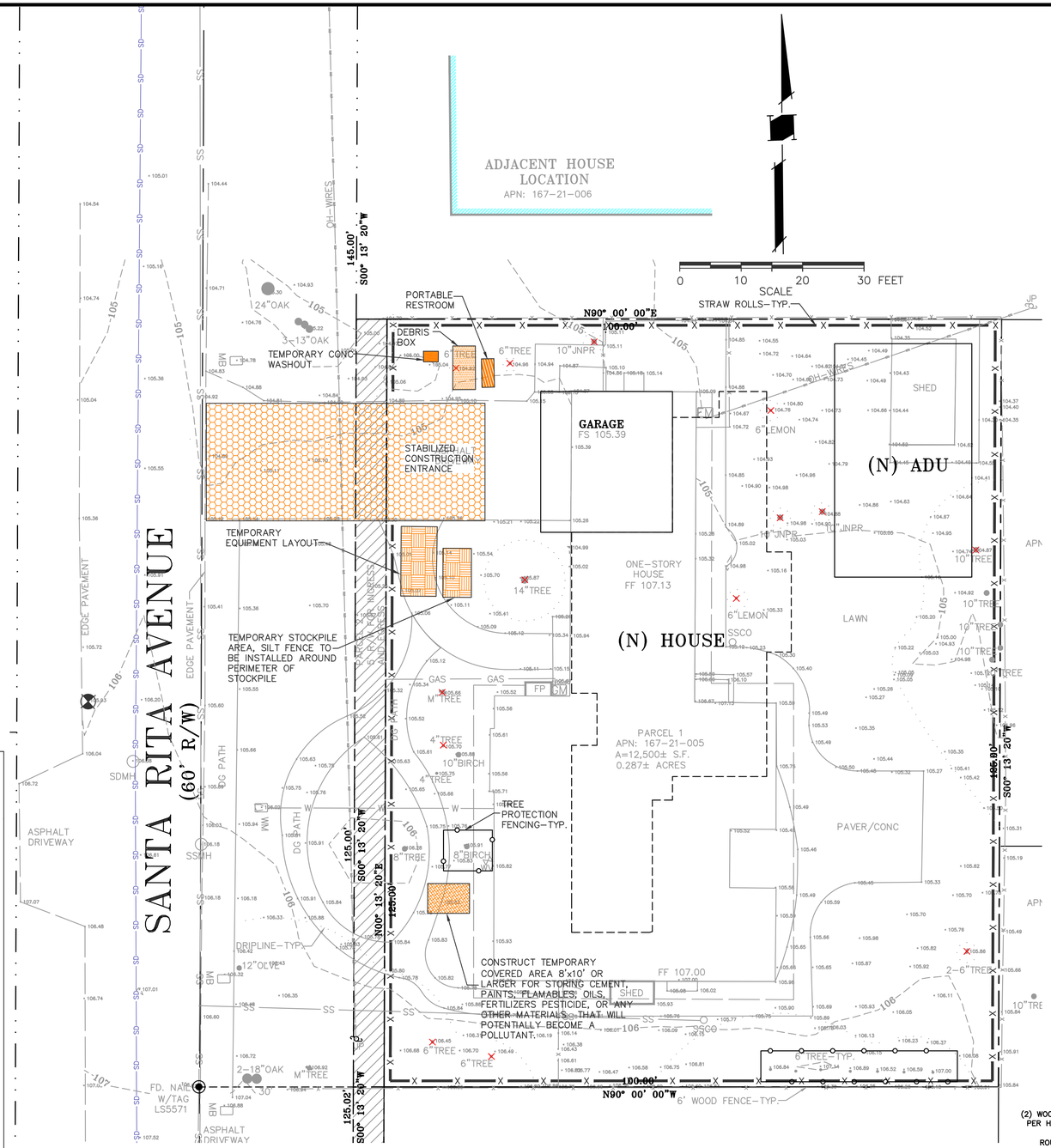
NOTES:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   - 1:1 SLOPES = 10 FEET APART
   - 2:1 SLOPES = 20 FEET APART
   - 3:1 SLOPES = 30 FEET APART
   - 4:1 SLOPES = 40 FEET APART
   - <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: 1/4/10
City Engineer Date

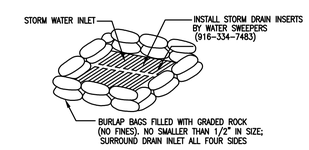
REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. 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 DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



NOTES:

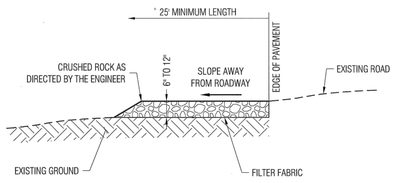
1. THICKNESS OF FILLED BAGS WHEN LAID SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK DRAIN INLET (D.I.) SEDIMENT FILTER DETAIL

NTS

LEGEND

—X—X— STRAW WATTLES



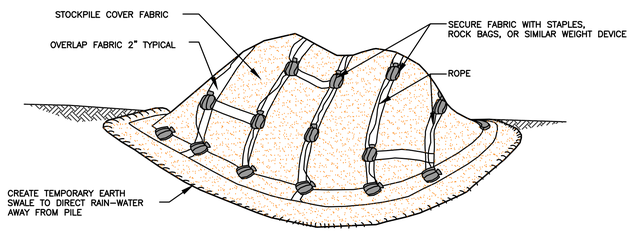
NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010

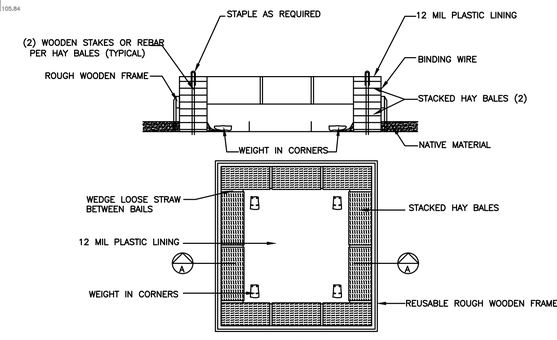


TEMPORARY COVER ON STOCK PILE

NTS

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. CONSTRUCT AND MAITAIN TEMPORARY CHAIN LINK FENCE AT THE SITE PERIMETER.
3. CONSTRUCT FIBER ROLLS ON THE SITE PERIMETER.
4. PROVIDE WATER ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
5. CLEAR AND GRUB THE SITE.
6. BEGIN GRADING THE SITE.
7. INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)

NTS

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LOS ALTOS, CA.
APN 167-21-005
SANTA CLARA COUNTY

EROSION CONTROL PLAN

REVISIONS	DATE

JOB NO:
DATE: 7-8-2021
SCALE: 1"=10'
DRAWN BY: NR
SHEET NO:
C-4
OF 5 SHEETS

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

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

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 tiffit wheel hitches and other oily or greasy equipment during rain events.

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 asphalt, 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 street 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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

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.

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

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.

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.
- ☐ 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, frame 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
- Paperhangers
- Plasterers
- 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 housing 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 loose 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 that 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 residues 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, cleaned 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.

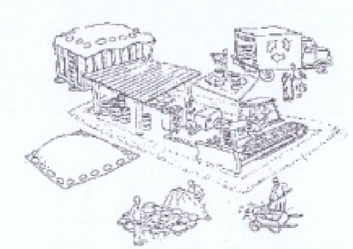
2. Check for Sediment Levels

- ☐ 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 crush 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	48056 RCE	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO:

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/22 CIVIL STATE OF CALIFORNIA

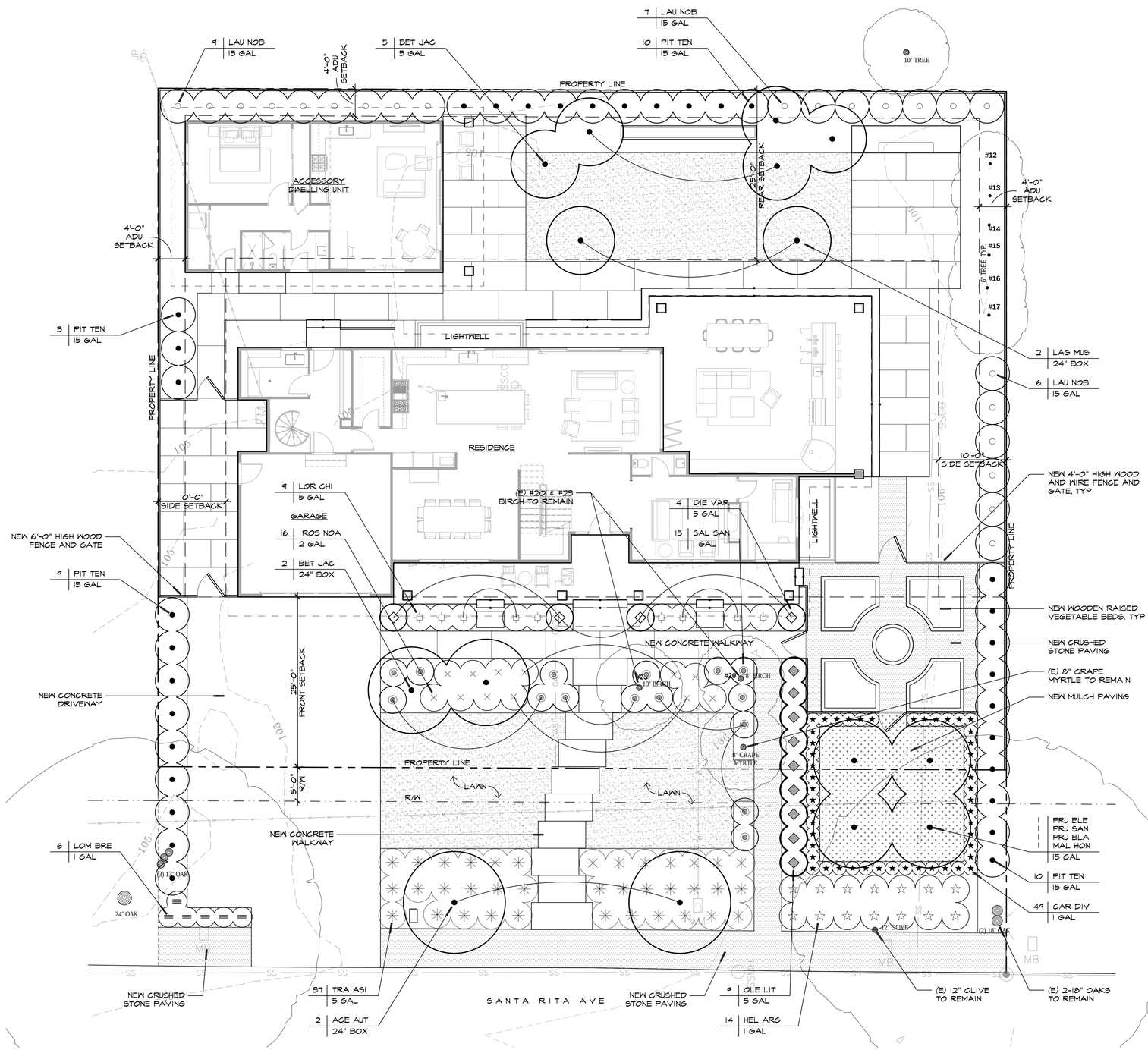
NNR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
505 WESTRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7863

779 SANTA RITA AVENUE
LOS ALTOS, CA.
APN 167-21-005
SANTA CLARA COUNTY

BLUEPRINT FOR A CLEAN BAY

REVISIONS	DATE

JOB NO:
DATE: 7-8-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-5
OF 5 SHEETS



FRONT YARD PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	RATE OF GROWTH
TREES				
ACE AUT	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	24" box	Medium
BET JAC	Betula jacquemontii	Jacquemonti Birch	24" box	Fast
LAG MUS	Lagerstroemia 'Muskogee'	Lavander Crape Myrtle	24" box	Fast
FRUIT TREES				
PRU BLE	Prunus 'Blenheim'	Blenheim Apricot	15 gal	Medium
PRU SAN	Prunus 'Santa Rosa'	Santa Rosa Plum	15 gal	Medium
MAL HON	Malus 'Honeycrisp'	Honeycrisp Apple	15 gal	Medium
PRU BLA	Prunus 'Blackgold'	Blackgold Sweet Cherry	15 gal	Medium
SHRUBS				
DIE VAR	Dietes vegeta 'Variegata'	Variegated Fortnight Lily	5 gal	Medium
LOR CHI	Loropetalum chinense	Green Chinese Fringe Flower	5 gal	Fast
HEL ARG	Helleborus argutifolius	Corsican Hellebore	1 gal	Fast
OLE LIT	Olea europaea 'Little Ollie'	Olive	5 gal	Slow
PIT TEN	Pittosporum tenuifolium	Black Twig Tenuifolium	15 gal	Fast
LAU NOB	Laurus nobilis	Bay Laurel	15 gal	Fast
PERENNIALS				
SAL SAN	Salvia leucantha 'Santa Barbara'	Dwarf Mexican Sage	1 gal	Fast
GROUNDCOVER				
TRA ASI	Trachelospermum asiaticum	Asiatic Jasmine	1 gal	Medium
ROS NOA	Rosa x 'Noatraum'	Pink Flower Carpet Rose	2 gal	Medium
GRASSES				
CAR DIV	Carex divulsa	Berkeley Sedge	1 gal	Fast
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	Fast
SOD LAWN				
Bolero Plus Dwarf Fescue Sod Lawn - Delta Bluegrass Company - (800) 637-8873				

LANDSCAPE SCREENING PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	RATE OF GROWTH
TREES				
BET JAC	Betula jacquemontii	Jacquemonti Birch	24" box	Fast
SHRUBS				
PIT TEN	Pittosporum tenuifolium	Black Twig Tenuifolium	15 gal	Fast
LAU NOB	Laurus nobilis	Bay Laurel	15 gal	Fast

BETULIA JACQUEMONTII
JACQUEMONTII BIRCH
SIZE AT PLANTING: 10'-12' T x 4'-5' W
SIZE AT ~15 YEARS: 35'-40' T x 18'-20' W

PITTOSPORUM TENUIFOLIUM
BLACK TWIG TENUIFOLIUM
SIZE AT PLANTING: 6' T x 5' W
SIZE AT ~15 YEARS: 20' T x 6' W

LAURUS NOBILIS
BAY LAUREL
SIZE AT PLANTING: 6' T x 5' W
SIZE AT ~15 YEARS: 20'-30' T x 10'-15' W

THOMAS KLOPE ASSOCIATES, INC.
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5150 EL CAMINO REAL
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CALIFORNIA RLA # 2337

MARTIN RESIDENCE

779 SANTA RITA AVE
LOS ALTOS, CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
THOMAS M. KLOPE
C2337
Signature
10/31/2021
Renewal Date
07/15/2021
Date
STATE OF CALIFORNIA

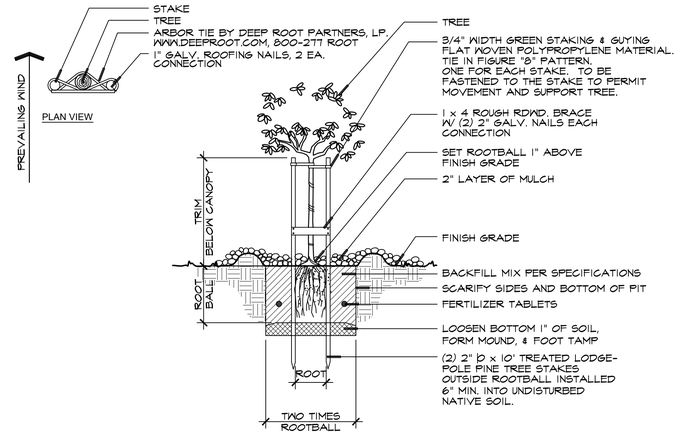
DATE: REVISION:

SITE PLAN

DATE: 07/15/21
DRAWN: KL
CHECKED: TK
SCALE: 1/8" = 1'-0"

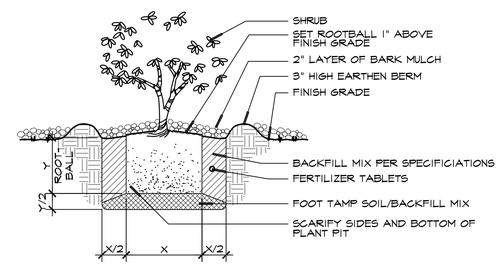
L.1

0' 4' 8' 16'



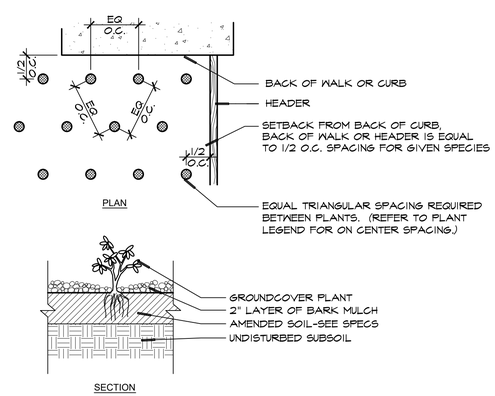
A TREE PLANTING

NOT TO SCALE



B SHRUB PLANTING

NOT TO SCALE



C GROUNDCOVER PLANTING

NOT TO SCALE

GENERAL PLANTING NOTES

1. CONTRACTOR TO PROVIDE RECEIPTS FOR SOIL AMENDMENT TO LANDSCAPE ARCHITECT PRIOR TO PLANTING.
2. ALL SOD AREAS TO HAVE 1/2 INCH SQUARE WELDED GALVANIZED GOPHER WIRE SET JUST BELOW SOD. SOAK THOROUGHLY AND ROLL SOIL TO A SMOOTH CONDITION PRIOR TO INSTALLING SOD.
3. CONTRACTOR TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. PROVIDE 3 INCH DEEP "MINI" BARK MULCH OVER ALL NEW SHRUB AND GROUNDCOVER AREAS.
5. REFER TO THIS SHEET FOR PLANTING AND STAKING REQUIREMENTS.
6. ALL SHRUBS TO BE SET 1/2 THE DIMENSION OF THE SPACING FROM ADJACENT WALKS, CURBS, AND WALLS UNLESS OTHERWISE SHOWN.
7. ALL EXISTING TREES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONSTRUCTION.
8. FINISH GRADING OF LANDSCAPE AREAS SHALL BE SMOOTH AND FLOWING.
9. SET PLANT CROWNS SLIGHTLY HIGHER THAN EXISTING GRADE TO ENSURE POSITIVE DRAINAGE.
10. REMOVE ALL EXTRANEOUS MATERIAL FROM PLANTING AREA.
11. PRECAUTIONS SHALL BE TAKEN SO AS NOT TO DAMAGE EXISTING PAVING.
12. THOROUGHLY MIX ALL SOIL AMENDMENTS PRIOR TO PLANT PLACEMENT.
13. CONTRACTOR SHALL SUPPLY PLANTS OF SIZE SPECIFIED. IF CONTRACTOR IS UNABLE TO LOCATE PLANT MATERIAL TYPE OR SIZE, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT.
14. FINAL LOCATIONS OF TREES SHALL BE APPROVED BY THE OWNER PRIOR TO PLANTING.
15. AT PROJECT FINAL 1) CONTRACTOR SHALL PROVIDE COPIES OF ALL PLANT ORDERS TO LANDSCAPE ARCHITECT TO DOCUMENT ACTUAL VARIETIES DELIVERED, AND 2) CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER.

SOIL CONDITIONING SPECIFICATIONS

LAWN AND PLANTING AREAS	ROTOTILL INTO TOP 8 INCHES OF SOIL, 4 CUBIC YARDS OF FINE REDWOOD AMENDMENT AND 4 CUBIC YARDS OF DIESTEL STRUCTURAL COMPOST PER 1,000 SQUARE FEET OF AREA.
TREE AND SHRUBS PLANTING HOLES	BACKFILL MIX FOR PLANTING HOLES: 60% TOPSOIL 20% FINE REDWOOD AMENDMENT STABILIZED W/NITROGEN (LYNGSO GARDEN MATERIALS) 20% DIESTEL STRUCTURAL COMPOST(LYNGSO GARDEN MATERIALS)
FERTILIZER TABLETS	21 GRAM, 20-10-5 (N-P-K) WITH CALCIUM, SULPHUR AND IRON PER MANUFACTURER'S RECOMMENDATIONS AT THE FOLLOWING RATES: 1 GALLON 2 TABLETS 5 GALLON 2 TABLETS 15 GALLON 6 TABLETS 24" BOX 10 TABLETS

PLANTING HOLE SCHEDULE

Trees	Size	Width	Depth
	15 gallon	36" round	As Detailed
	24" box	4'-0" square	As Detailed
Shrubs	Size	Width	Depth
	1 gal	18" round	As Detailed
	5 gal	24" round	As Detailed
	15 gal	36" round	As Detailed

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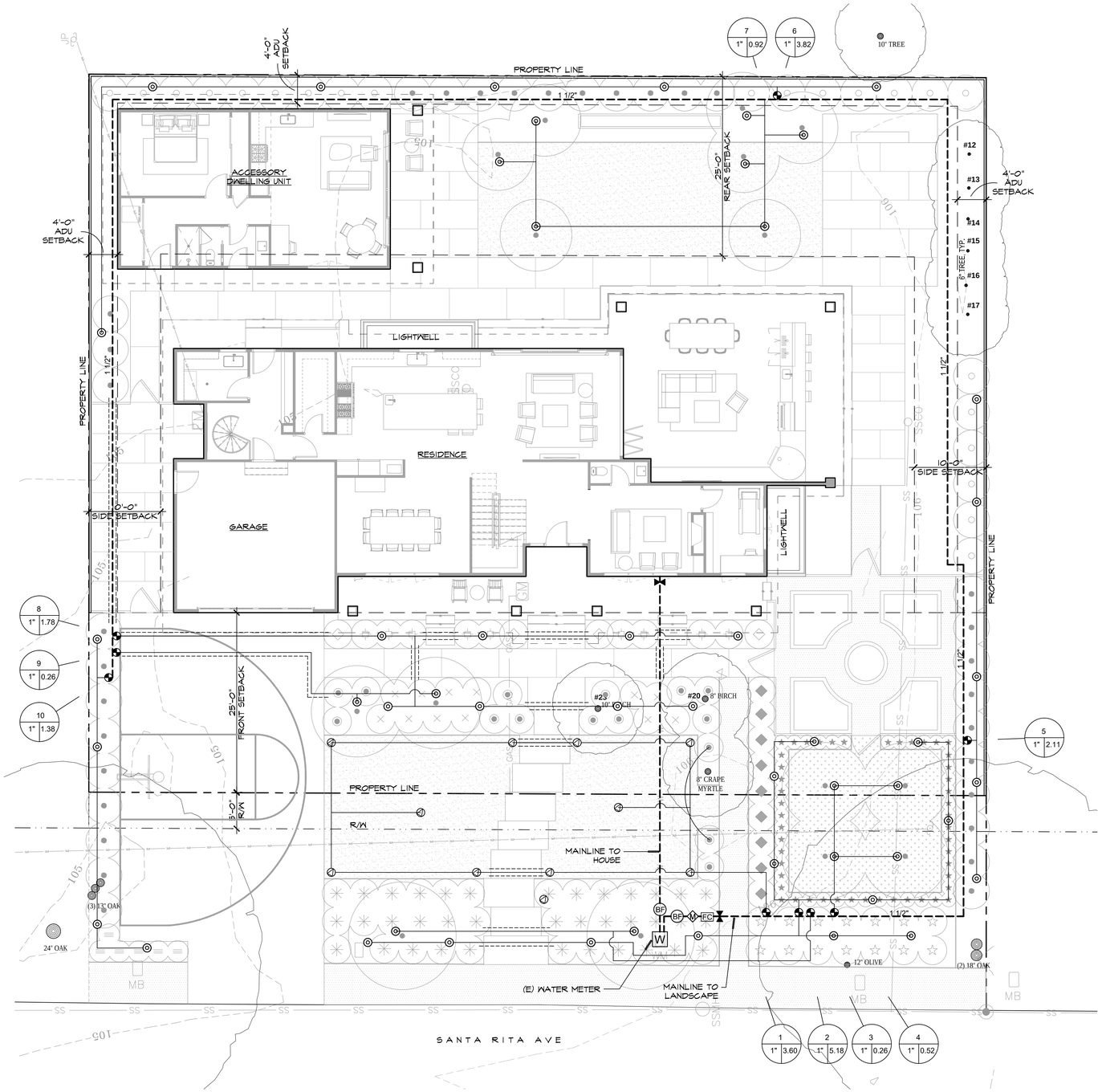
PLANTING DETAILS

DATE: 07/15/21
DRAWN: KL
CHECKED: TK
SCALE:

L.2



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IRRIGATION PLAN

DATE: 07/15/21
DRAWN: KL
CHECKED: TK
SCALE: 1/8" = 1'-0"

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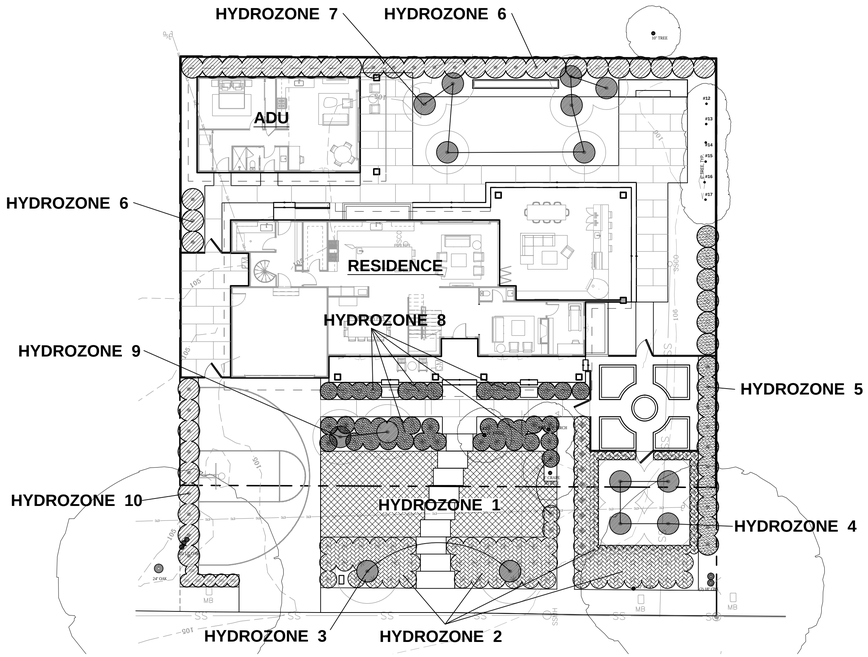


Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o) =	43

Residential Project (ETAF)=	0.55

Hydrozone #	Hydrozone Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
1	Lawn	1	Overhead	0.75	1.33	915	1,220	32,525
2	Shrub - L	0.1	Drip	0.81	0.12	955	118	3,143
3	Tree - M	0.4	Drip	0.81	0.49	39	19	513
4	Tree - M	0.4	Drip	0.81	0.49	78	39	1,027
5	Shrub - L	0.1	Drip	0.81	0.12	309	38	1,017
6	Shrub - L	0.1	Drip	0.81	0.12	561	69	1,846
7	Tree - M	0.4	Drip	0.81	0.49	133	66	1,751
8	Shrub - L	0.1	Drip	0.81	0.12	449	55	1,478
9	Tree - M	0.4	Drip	0.81	0.49	39	19	513
10	Shrub - L	0.1	Drip	0.81	0.12	216	27	711
					Totals	3,694	1,670	44,525

Special Landscape Areas								
7							0	0
					Totals	0	0	0

ETWU Total	44,525
Maximum Allowed Water Allowance (MAWA)[a]	54,165

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1670
Total Area	3694
Average ETAF	**0.45**

All Landscape Areas

Total ETAF x Area	1670
Total Area	3694
Average ETAF	**0.45**

GENERAL IRRIGATION NOTES

1. THESE IRRIGATION PLANS ARE DIAGRAMMATIC ONLY. ALL PIPING, VALVES, ETC. SHALL BE LOCATED IN PLANTING AREAS EVEN THOUGH THEY MAY APPEAR IN PAVING AREAS.
2. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODES.
3. THE CONTRACTOR SHALL NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACK FLOW PREVENTION DEVICE.
4. THE CONTRACTOR SHALL VERIFY ADEQUATE WATER PRESSURE PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IF MEASURED PRESSURE IS MORE THAN 85 P.S.I. OR LESS THAN 50 P.S.I.
5. PRIOR TO TRENCHING, CONTACT USA NORTH 811 ONLINE AT WWW.USANORTH811.ORG.
6. WHERE IT IS NECESSARY TO EXCAVATE AROUND (E) TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREE AND TREE ROOTS. IN AREAS WHERE 2 INCHES AND LARGER ROOTS OCCUR, EXCAVATION SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
7. THE ELECTRICAL CONTRACTOR SHALL SUPPLY 12O VOLT SERVICE TO THE CONTROLLER LOCATION AND THE LANDSCAPE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE STUB-OUT TO THE CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. THE COMMON WIRE SHALL BE #12.
8. ALL IRRIGATION VALVE BOXES SHALL BE BLACK PLASTIC WITH NON-HINGED COVERS. INSTALL VALVE BOXES IN SHRUB AREAS AND A MINIMUM OF 12 INCHES FROM AND PERPENDICULAR TO WALK, CURB, ETC. OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC., AND EACH BOX SHALL BE A MINIMUM OF 12 INCHES APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC.
9. SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36 INCH COIL OF ACCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
10. ALL SPRINKLER HEADS SHALL BE PERPENDICULAR TO FINISH GRADE. INSTALL CHECK VALVES IN AREAS OF VARIABLE PRESSURE AND/OR STEEP SLOPES TO PREVENT LOW HEAD DRAINAGE.
11. THE CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS AND BUILDINGS.
12. INSTALL TREE BUBBLERS ON UPHILL SIDE OF TRUNK AND ADJUST FOR DEEP ROOT WATERING.
13. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETE AS-BUILT DRAWING OF THE IRRIGATION SYSTEM PRIOR TO RECEIPT OF FINAL PAYMENT.

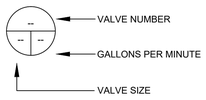
IRRIGATION SCHEDULE

FOR THE EFFICIENT USE OF WATER, ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED, MANAGED, AND EVALUATED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH. IRRIGATION SCHEDULES SHALL MEET THE FOLLOWING CRITERIA:

1. IRRIGATION SCHEDULING SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS.
2. OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT. IF ALLOWABLE HOURS OF IRRIGATION DIFFER FROM THE LOCAL WATER PURVEYOR, THE STRICTER OF THE TWO SHALL APPLY. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
3. FOR IMPLEMENTATION OF THE IRRIGATION SCHEDULE, PARTICULAR ATTENTION MUST BE PAID TO IRRIGATION RUN TIMES, EMISSION DEVICE, FLOW RATE, AND CURRENT REFERENCE EVAPOTRANSPIRATION, SO THAT APPLIED WATER MEETS THE ESTIMATED TOTAL WATER USE (ETWU). TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA). ACTUAL IRRIGATION SCHEDULES SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS USING CURRENT REFERENCE EVAPOTRANSPIRATION DATA (E.G., CIMIS) OR SOIL MOISTURE SENSOR DATA.
4. PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER SHALL BE DEVELOPED AND SUBMITTED FOR EACH OF THE FOLLOWING:
   (A) THE PLANT ESTABLISHMENT PERIOD.
   (B) THE ESTABLISHED LANDSCAPE.
   (C) TEMPORARILY IRRIGATED AREAS.
5. EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL OF THE FOLLOWING THAT APPLY:
   (A) IRRIGATION INTERVAL (DAYS BETWEEN IRRIGATION)
   (B) IRRIGATION RUN TIMES (HOURS OR MINUTES PER IRRIGATION EVENT TO AVOID RUNOFF
   (C) NUMBER OF CYCLE STARTS REQUIRED FRO EACH IRRIGATION EVENT TO AVOID RUNOFF
   (D) AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS
   (E) APPLICATION RATE SETTING
   (F) ROOT DEPTH SETTING
   (G) PLANT TYPE SETTING
   (H) SOIL TYPE
   (I) SLOPE FACTOR SETTING
   (J) SHADE FACTOR SETTING
   (K) IRRIGATION UNIFORMITY OR EFFICIENCY SETTING
6. THE CONTRACTOR SHALL SET UP SOAK CYCLES WITH MULTIPLE START TIMES WHICH WILL ELIMINATE POOLING AND RUN OFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE LANDSCAPE SO AS TO NOT EXCEED THE ESTIMATED ETWU.
7. FOR IRRIGATION ZONE SCHEDULING, REFER TO MWELO CALCULATIONS FOR VALVE ZONE ETWU.
8. APPROXIMATE IRRIGATION DAYS (52 TOTAL)
   JANUARY (1), FEBRUARY (2), MARCH (4), APRIL (5), MAY (7), JUNE (8), JULY (8), AUGUST (7), SEPTEMBER (5), OCTOBER (3), NOVEMBER (3), DECEMBER (1)

IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MODEL	FLOW RATE/APP RATE
	HUNTER DRIP ZONE VALVE KIT (REMOTE CONTROL VALVE, WYE FILTER AND PRESSURE REGULATOR), OR APPROVED EQUAL. INSTALL BALL VALVE UPSTREAM OF REMOTE CONTROL VALVE	ICZ-101-LF-25	
	HUNTER REMOTE CONTROL VALVE, OR APPROVED EQUAL (LINE SIZE)	ICV-G	
	COMPRESSION FITTING- RIGID PIPE/POLY PIPE POINT OF DRIP CONNECTION ABOVE GRADE		
	NIBCO GATE VALVE (LINE SIZE)		
W	WATER METER		
M	SUPERIOR 1 $\frac{1}{2}$" MASTER CONTROL VALVE, OR APPROVED EQUAL	3300150	
BF	WILKINS REDUCED PRESSURE BACKFLOW PREVENTER, OR APRROVED EQUAL	975XL2-1 $\frac{1}{2}$"	
FC	HUNTER PVC FLOW SENSOR	HFS-FCT-(LINE SIZE)	
C 18	HUNTER I-CORE CONTROLLER (36 STATION) WALL MOUNT W/ REMOTE, OR APPROVED EQUAL.	IC-3600-PL-ROAM-KIT	
SS	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR, OR APPROVED EQUAL	WSS-SEN	
POC	POINT OF CONNECTION		
H	ARROWHEAD HOSE BIB W/ INTERNAL VACUUM BREAKER	261	
	LATERAL LINE: 1120- SCHEDULE 40 PVC. SOLVENT WELD PIPE W/ SCHEDULE 40 SOLVENT WELD FITTINGS. (12" COVER)		
	MAINLINE: 1120- SCHEDULE 40 PVC. SOLVENT WELD PIPE W/ SCHEDULE 40 SOLVENT WELD FITTINGS. (18" COVER)		
	4" PVC SLEEVE (24" COVER)		



LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE

THE LANDSCAPE SHALL BE MAINTAINED TO INSURE WATER EFFICIENCY PER STATE CODE. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ADJUST THE IRRIGATION SYSTEM TO APPLY WATER IN ACCORDANCE WITH PLANT REQUIREMENTS BASED ON WEATHER, SOIL, AND SITE CONDITIONS. THE IRRIGATION CONTROLLER SHALL BE PROGRAMMED TO MINIMIZE RUNOFF AND TO UTILIZE CYCLE SOAK WHEN APPLICABLE. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE:

1. ROUTINE INSPECTIONS INCLUDING AUDITING, ADJUSTING AND REPAIRING IRRIGATION SYSTEM AND COMPONENTS.
2. AERATING AND DETHATCHING TURF AREAS.
3. TOP DRESSING WITH COMPOST AND REPLENISHING MULCH.
4. FERTILIZING, PRUNING AND WEEDING IN ALL LANDSCAPE AREAS.
5. REMOVING OBSTRUCTIONS TO EMISSION DEVICES.
6. OPERATING THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW FOR AUDITING AND SYSTEM MAINTENANCE, WHICH IS ALLOWED.
7. REPAIRING IRRIGATION EQUIPMENT SHALL BE DONE WITH ORIGINALLY SPECIFIED MATERIALS.
8. MONITORING ALL TURF AREAS FOR ADEQUATE IRRIGATION. FREQUENCY AND DURATION WILL BE DEPENDENT ON LOCAL WEATHER AND SITE CONDITIONS. DEEP ROOT WATERING, LONGER IRRIGATION TIMES WITHOUT RUN OFF, AND THE USE OF CYCLE SOAK IS PREFERRED TO ENCOURAGE DEEP ROOT GROWTH.
9. MAINTAINING ALL BACKFLOW PREVENTION DEVICES AS PER LOCAL CITY OR COUNTY CODES.

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE ANDAPPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

SIGNED: Thomas Klope

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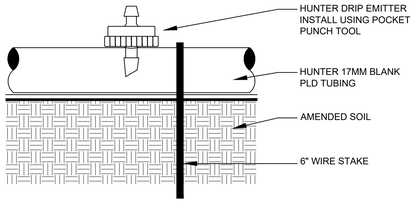
LICENSED LANDSCAPE ARCHITECT
THOMAS M. KLOPE
C2337
Signature
10/31/2021
Renewal Date
07/15/2021
Date
STATE OF CALIFORNIA

DATE: REVISION:

IRRIGATION GENERAL NOTES AND SPECIFICATIONS

DATE: 07/15/21
DRAWN: KL
CHECKED: TK
SCALE:

L.4

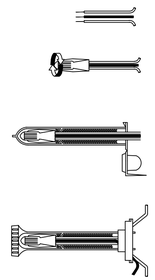


HUNTER PC POINT SOURCE-1 GPH EMITTER								
CONTAINER SIZE	1 GAL	5 GAL	15 GAL/24" BOX	36" BOX	48" BOX	60" BOX	72" BOX	FIELD DUG
QTY EMITTERS	1	2	4	6	10	14*	20*	20*

* DISTRIBUTE EMITTERS ON 2 DRIP RINGS

7 POINT SOURCE DRIP EMITTER DETAIL

SCALE: NTS



STEP 1: STRIP WIRES 1/2" FROM ENDS

STEP 2: APPLY SCOTCHLOK Y SPRING CONNECTOR IN A CLOCKWISE DIRECTION

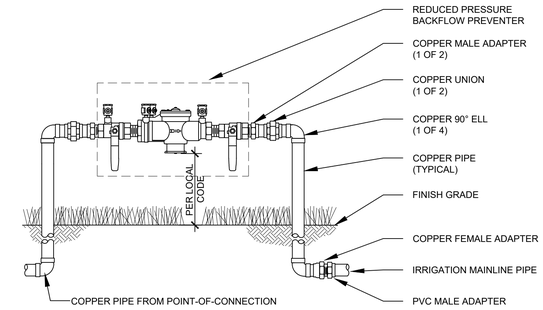
STEP 3: INSERT SPLICE TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT BOTTOM OF TUBE.

STEP 4: POSITION WIRES IN WIRE CHANNELS AND CLOSE INSULATOR TUBE AND CLOSE INSULATOR TUBE COVER.

NOTE:
MAXIMUM WIRE SIZES PER CONNECTOR ARE (3) #14'S OR (2) #12'S

4 WIRE CONNECTION DETAIL

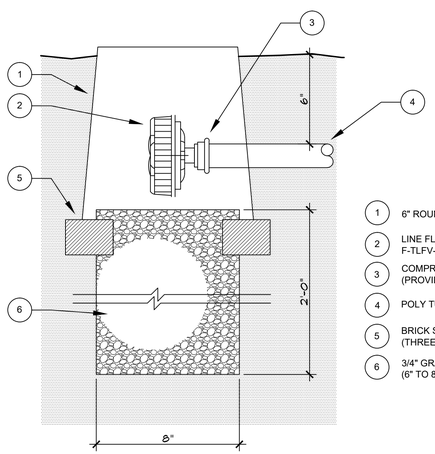
SCALE: NTS



NOTE:
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

1 REDUCED PRESSURE BACKFLOW PREVENTER DETAIL

SCALE: NTS

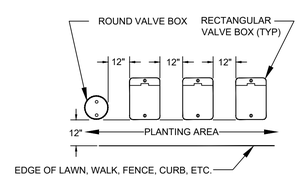


1. 6" ROUND VALVE BOX
2. LINE FLUSHING VALVE F-TLFV-1
3. COMPRESSION RING (PROVIDED)
4. POLY TUBING
5. BRICK SUPPORTS (THREE)
6. 3/4" GRAVEL SUMP (6" TO 8" DIAMETER)

8 FLUSH VALVE - DRIP LINE

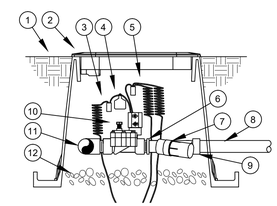
SCALE: NTS

NOTES. 1. RECTANGULAR BLACK PLASTIC VALVE BOX W/ NON-HINGED BOLT DOWNBLACK LID. INSTALL ON MIN. 6" DEPTH OF DRAIN ROCK.
2. CENTER BOXES OVER VALVES.
3. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



5 VALVE BOX INSTALLATION DETAIL

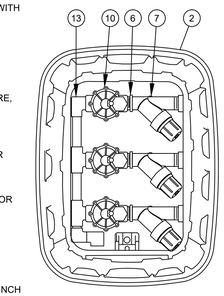
SCALE: NTS



SIDE VIEW

1. FINISH GRADE
2. STANDARD BLACK VALVE BOX WITH BLACK COVER
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. 1" X ¾" REDUCING COUPLING
7. PRESSURE REGULATING FILTER
8. LATERAL PIPE
9. PVC SCH 40 FEMALE ADAPTOR OR REDUCER
10. REMOTE CONTROL VALVE
11. PVC SCH 40 TEE OR ELL TO MANIFOLD
12. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

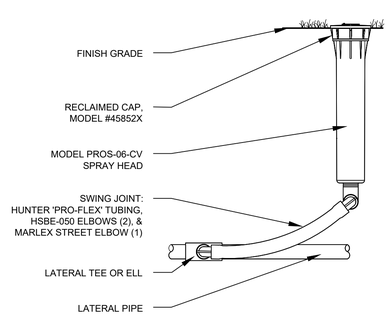
MANIFOLD PIPE AND FITTINGS



TOP VIEW

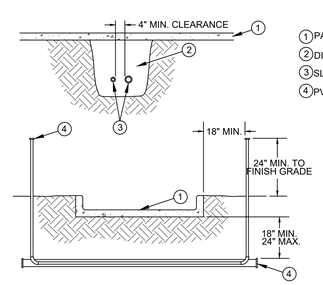
2 HUNTER DRIP ZONE VALVE KIT

SCALE: NTS



9 TURF ROTATOR - 6" POP-UP DETAIL

SCALE: NTS



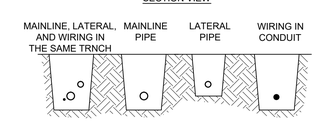
1. PAVING
2. DITCH
3. SLEEVES
4. PVC CAP, TYP.

NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% PROCTOR.

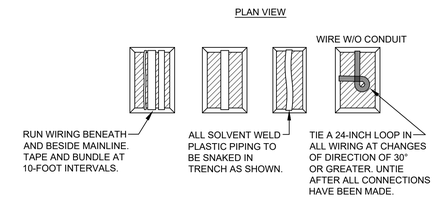
6 SLEEVE DETAIL

SCALE: NTS

SECTION VIEW



PLAN VIEW



NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

3 PIPE AND WIRE TRENCHING DETAIL

SCALE: NTS

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IRRIGATION DETAILS

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SCALE:

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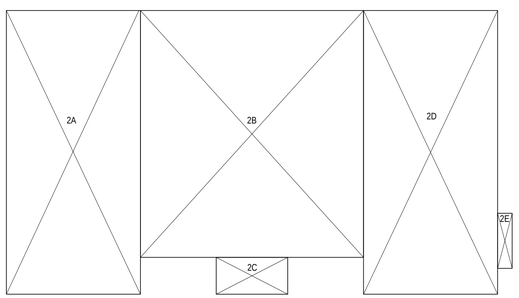
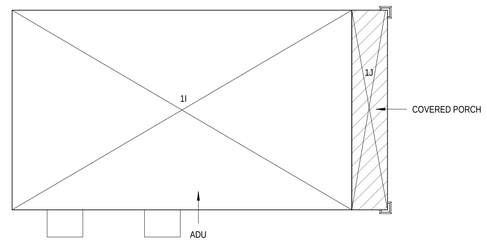
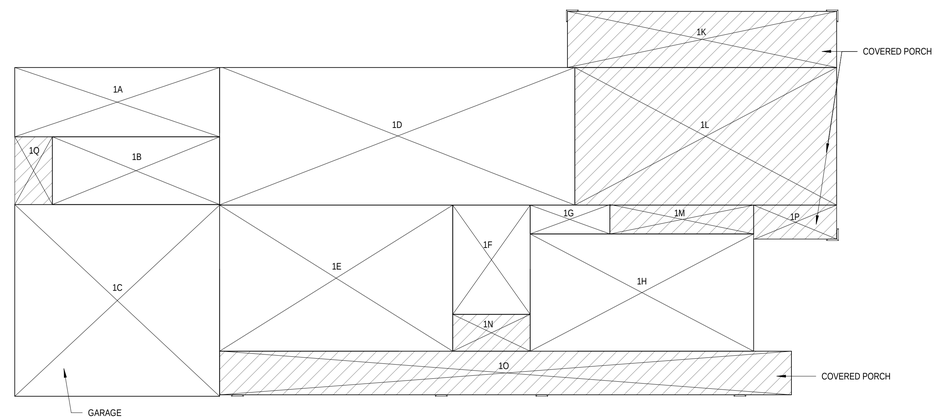
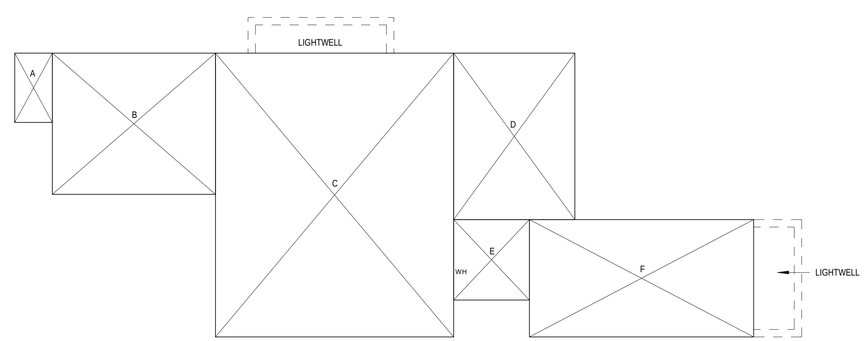


SECOND FLOOR PLAN (3)
SCALE: 1/8" = 1'-0"





FIRST FLOOR PLAN (2)
SCALE: 1/8" = 1'-0"



BASEMENT FLOOR PLAN (1)
SCALE: 1/8" = 1'-0"

FLOOR AREA AND COVERAGE CALCULATIONS

FLOOR AREA

SECTION	DIMENSIONS	AREA
1A	7'-9" x 22'-9"	178 SF
1B	7'-3" x 18'-9"	142 SF
1C	21'-6" x 23'-0"	492 SF
1D	40'-0" x 15'-6"	612 SF
1E	26'-3" x 16'-3"	427 SF
1F	8'-6" x 12'-3"	106 SF
1G	8'-11" x 3'-3"	29 SF
1H	25'-0" x 13'-1"	328 SF
TOTAL FIRST FLOOR AREA		2,314 SF
2A	31'-9" x 15'-0"	476 SF
2B	25'-0" x 27'-6"	689 SF
2C	8'-0" x 4'-1"	33 SF
2D	31'-9" x 15'-0"	476 SF
2E	1'-7" x 6'-2"	10 SF
TOTAL SECOND FLOOR AREA		1,684 SF
TOTAL FLOOR AREA (W/O ADU)		3,998 SF
MAX ALLOWED FLOOR AREA (3,850 + 10% OF EXCESS OVER 11,000)		4,000 SF

ADU ADDITION

1I	38'-0" x 22'-4"	849 SF
TOTAL FLOOR AREA (W/ ADU)		4,829 SF

LOT COVERAGE - COVERED PORCH

1J	4'-0" x 22'-4"	89 SF
1K	50'-0" x 6'-3"	89 SF
1L	29'-3" x 15'-4"	451 SF
1M	16'-1" x 3'-3"	52 SF
1N	8'-6" x 4'-1"	36 SF
1O	64'-0" x 5'-0"	323 SF
1P	4'-0" x 9'-6"	35 SF
1Q	4'-2" X 7'-7"	32 SF
SUBTOTAL (COVERED PORCH)		1,107SF
TOTAL LOT COVERAGE		3,421 SF
TOTAL ALLOWED LOT COVERAGE (30% OF TOTAL LOT AREA)		3,724 SF
TOTAL COVERAGE IN REAR YARD SETBACK (42'-0" x 20'-2")		847 SF
MAX COVERAGE IN REAR YARD SETBACK (35%*(25'-0" x 125'-0")		1,093.75 SF

BASEMENT FLOOR AREA

A	7'-9" x 4'-2"	32 SF
B	18'-3" x 15'-9 1/2"	288 SF
C	26'-8" x 31'-9"	846 SF
D	13'-6" x 18'-7 1/2"	253 SF
E	9'-0" x 8'-6"	76 SF
F	25'-0" x 13'-1"	329 SF
TOTAL BASEMENT FLOOR AREA		1,810 SF

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REN. 6-31-21
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APN: 167-21-005

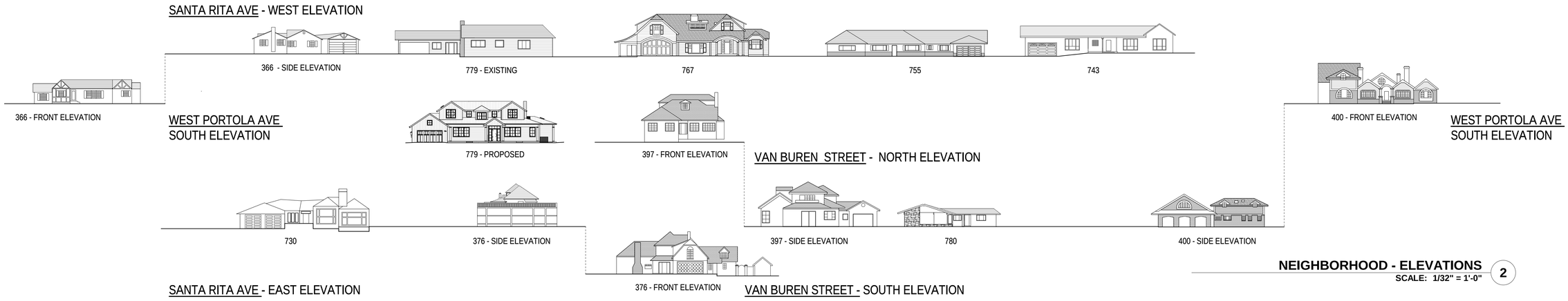
SANTA CLARA COUNTY

DATE	ISSUED/REVIEWED	BY
07/16/21	PLANNING SET	BG

DATE: 7/16/21
DRAWING NAME

FLOOR AREA CALCULATIONS

X-101



NEIGHBORHOOD - ELEVATIONS (2)
SCALE: 1/32" = 1'-0"

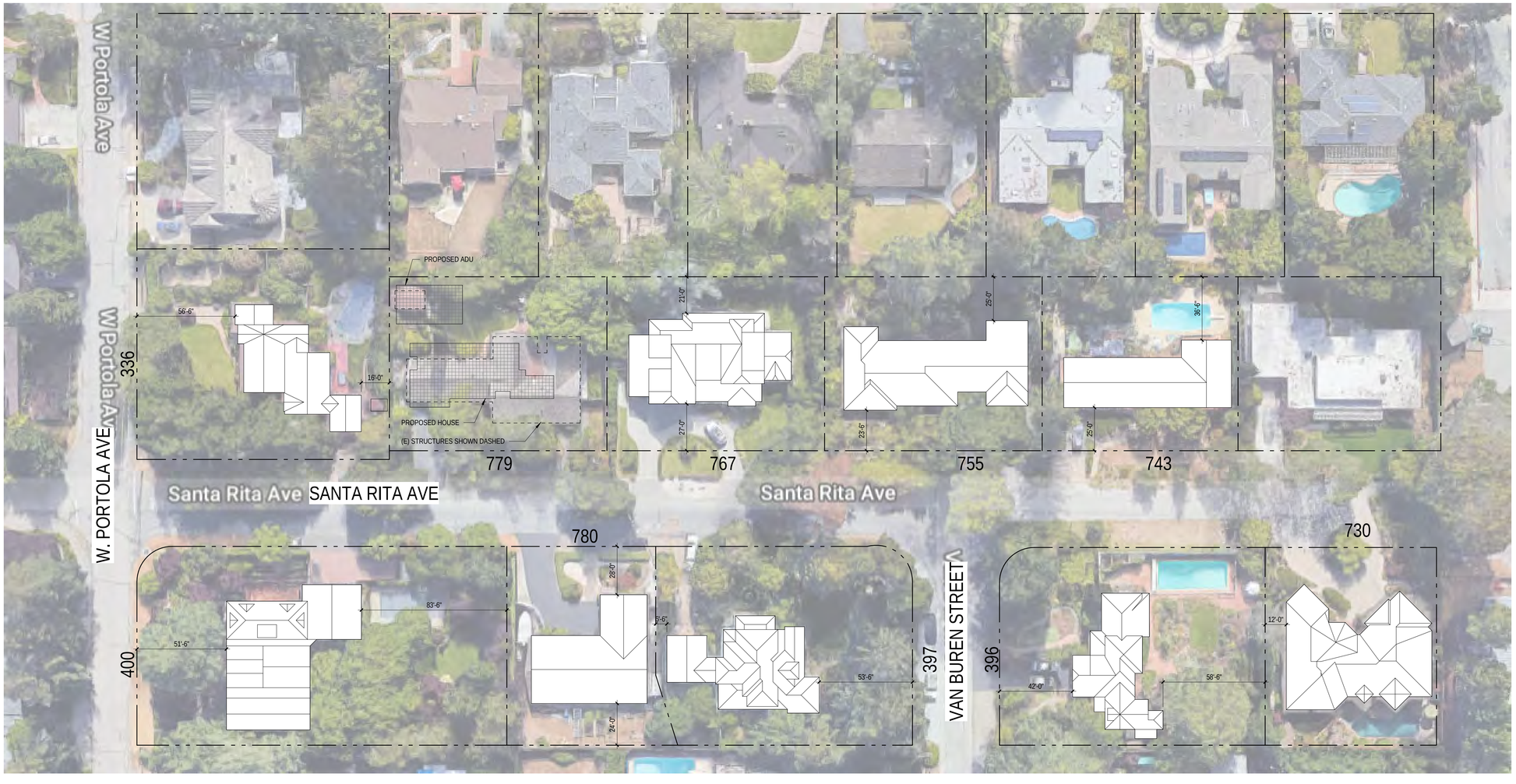


DIAGRAM - NEIGHBORHOOD MAP (1)
SCALE: 1/32" = 1'-0"

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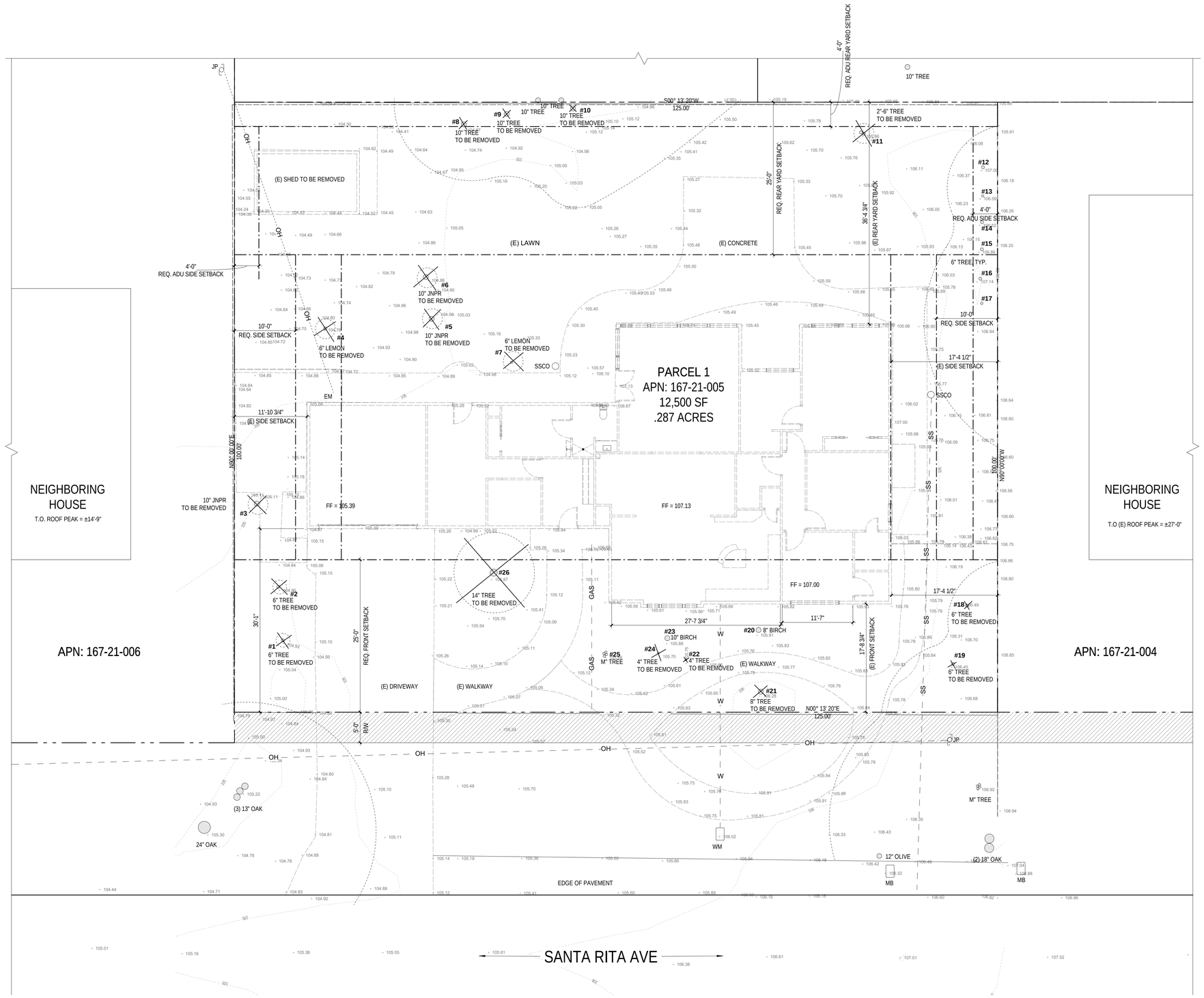
SANTA CLARA COUNTY

DATE	ISSUED/REVIEWED	BY
07/16/21	PLANNING SET	BG

DATE: 7/16/21
DRAWING NAME
NEIGHBORHOOD COMPATIBILITY DRAWINGS

X-102



DEMOLITION SITE PLAN (1)
SCALE: 1/8" = 1'-0"

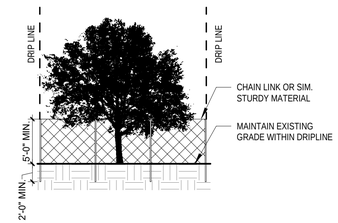
TREE PRESERVATION AND PROTECTION PLAN
(PER SECTION 11.08.120 OF MUNICIPAL CODE):

PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.

THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET(MIN) INTO THE GROUND.

THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. NO SIGNS, WIRES OR ANY OBJECT SHALL BE ATTACHED TO THE TREE.

TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.



TREE PROTECTION DETAIL (2)
SCALE: 1/8" = 1'-0"

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-21
STATE OF CALIFORNIA

DUXBURY McINTOSH ARCHITECTS
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SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

MARTIN RESIDENCE

779 SANTA RITA AVE
LOS ALTOS, CA 94022

SANTA CLARA COUNTY

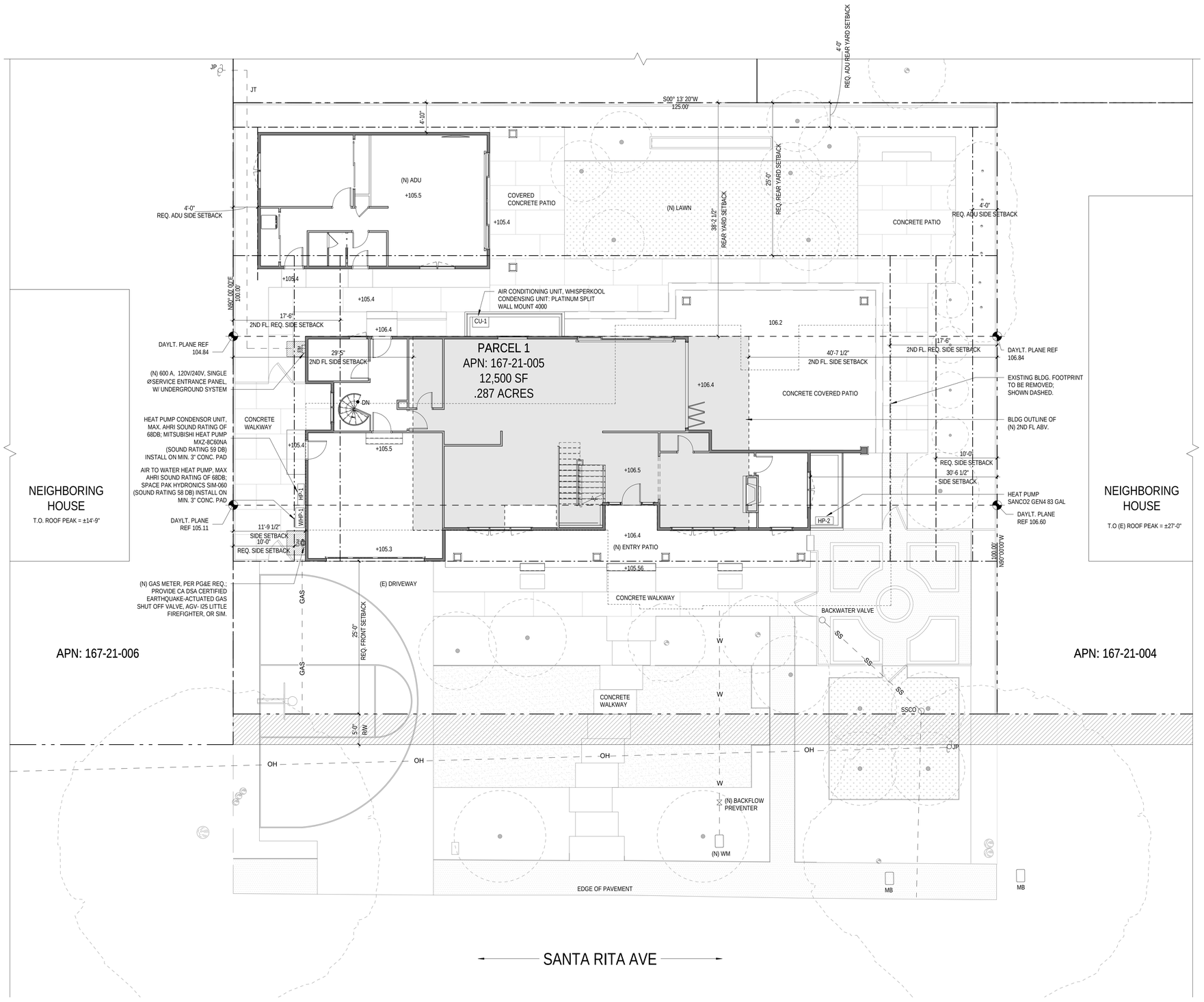
APN: 167-21-005

DATE	ISSUED/REVIEWED	BY
07/16/21	PLANNING SET	BG

DATE: 7/16/21
DRAWING NAME

DEMOLITION SITE PLAN

AD101



PROPOSED SITE PLAN (1)
SCALE: 1/8" = 1'-0"

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DATE: 7/16/21
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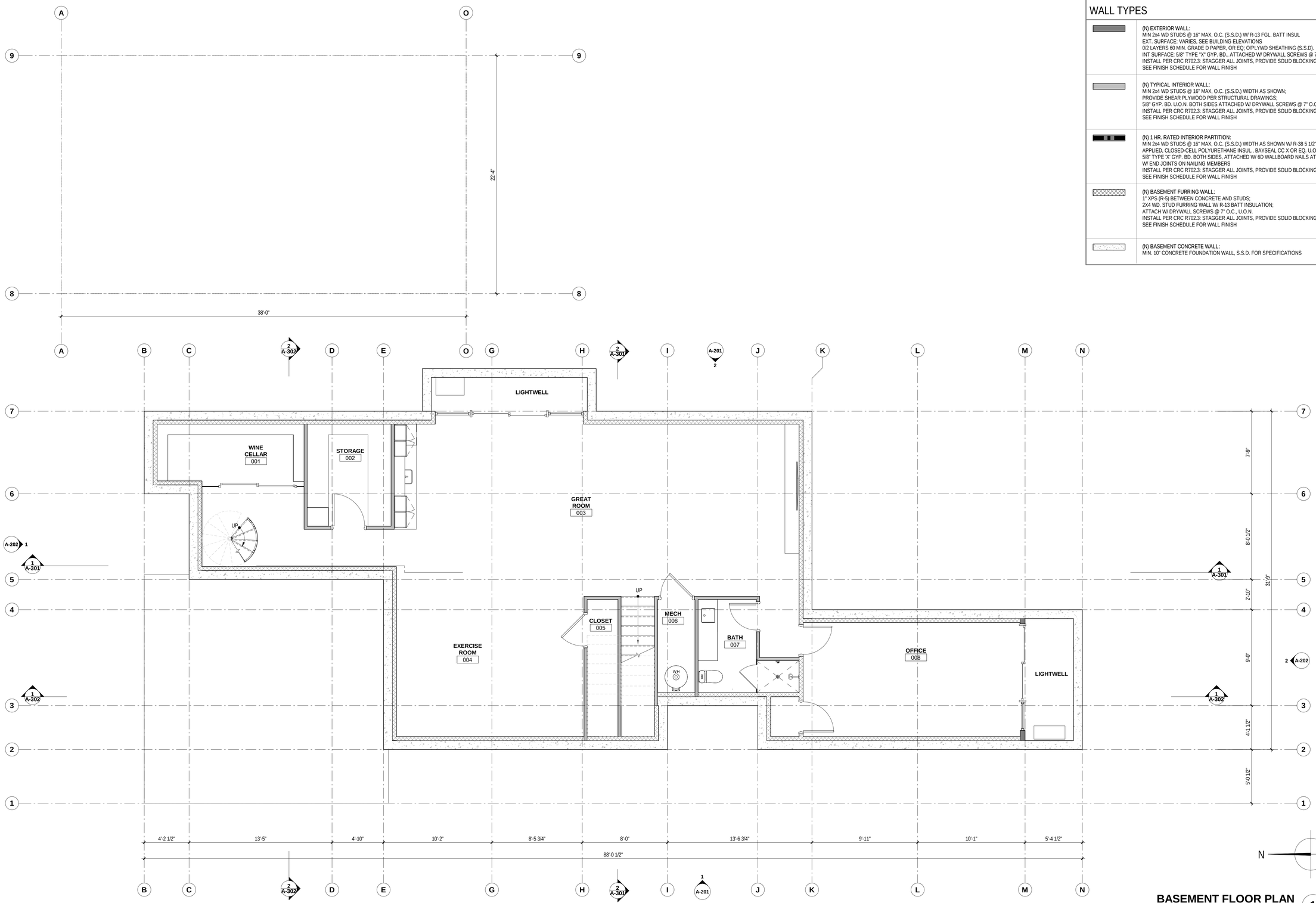
SITE PLAN

AS101



BASEMENT FLOOR PLAN 1

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

0' 2' 4' 8'

WALL TYPES

	(N) EXTERIOR WALL: MIN 2x4 WD STUDS @ 16" MAX, O.C. (S.S.D.) W/ R-13 FGL. BATT INSUL EXT. SURFACE: VARIES, SEE BUILDING ELEVATIONS 0/2 LAYERS 60 MIN. GRADE D PAPER, OR EQ. O/PLYWD SHEATHING (S.S.D). INT SURFACE: 5/8" TYPE "X" GYP. BD., ATTACHED W/ DRYWALL SCREWS @ 7" O.C. U.O.N.; INSTALL PER CRC R702.3: STAGGER ALL JOINTS, PROVIDE SOLID BLOCKING AS REQD. SEE FINISH SCHEDULE FOR WALL FINISH
	(N) TYPICAL INTERIOR WALL: MIN 2x4 WD STUDS @ 16" MAX, O.C. (S.S.D.) WIDTH AS SHOWN; PROVIDE SHEAR PLYWOOD PER STRUCTURAL DRAWINGS; 5/8" GYP. BD. U.O.N. BOTH SIDES ATTACHED W/ DRYWALL SCREWS @ 7" O.C.,U.O.N.; INSTALL PER CRC R702.3: STAGGER ALL JOINTS, PROVIDE SOLID BLOCKING AS REQD.; SEE FINISH SCHEDULE FOR WALL FINISH
	(N) 1 HR. RATED INTERIOR PARTITION: MIN 2x4 WD STUDS @ 16" MAX, O.C. (S.S.D.) WIDTH AS SHOWN W/ R-38 5 1/2" SPRAY-APPLIED, CLOSED-CELL POLYURETHANE INSUL., BAYSEAL CC X OR EQ. U.O.N. 5/8" TYPE 'X' GYP. BD. BOTH SIDES, ATTACHED W/ 6D WALLBOARD NAILS AT 7" O.C. W/ END JOINTS ON NAILING MEMBERS INSTALL PER CRC R702.3: STAGGER ALL JOINTS, PROVIDE SOLID BLOCKING AS REQD.; SEE FINISH SCHEDULE FOR WALL FINISH
	(N) BASEMENT FURRING WALL: 1" XPS (R-5) BETWEEN CONCRETE AND STUDS; 2X4 WD. STUD FURRING WALL W/ R-13 BATT INSULATION; ATTACH W/ DRYWALL SCREWS @ 7" O.C., U.O.N. INSTALL PER CRC R702.3: STAGGER ALL JOINTS, PROVIDE SOLID BLOCKING AS REQD.; SEE FINISH SCHEDULE FOR WALL FINISH
	(N) BASEMENT CONCRETE WALL: MIN. 10" CONCRETE FOUNDATION WALL, S.S.D. FOR SPECIFICATIONS

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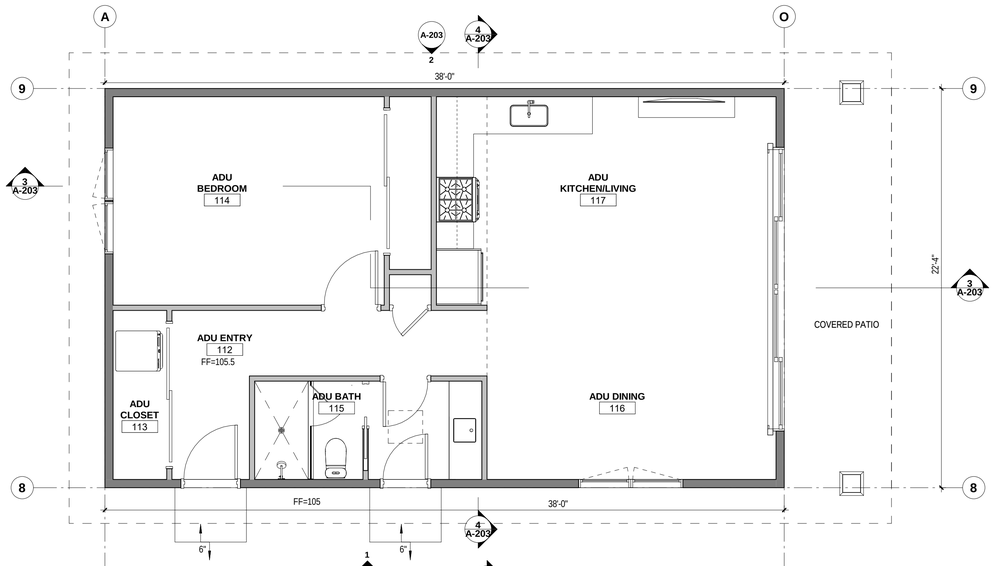
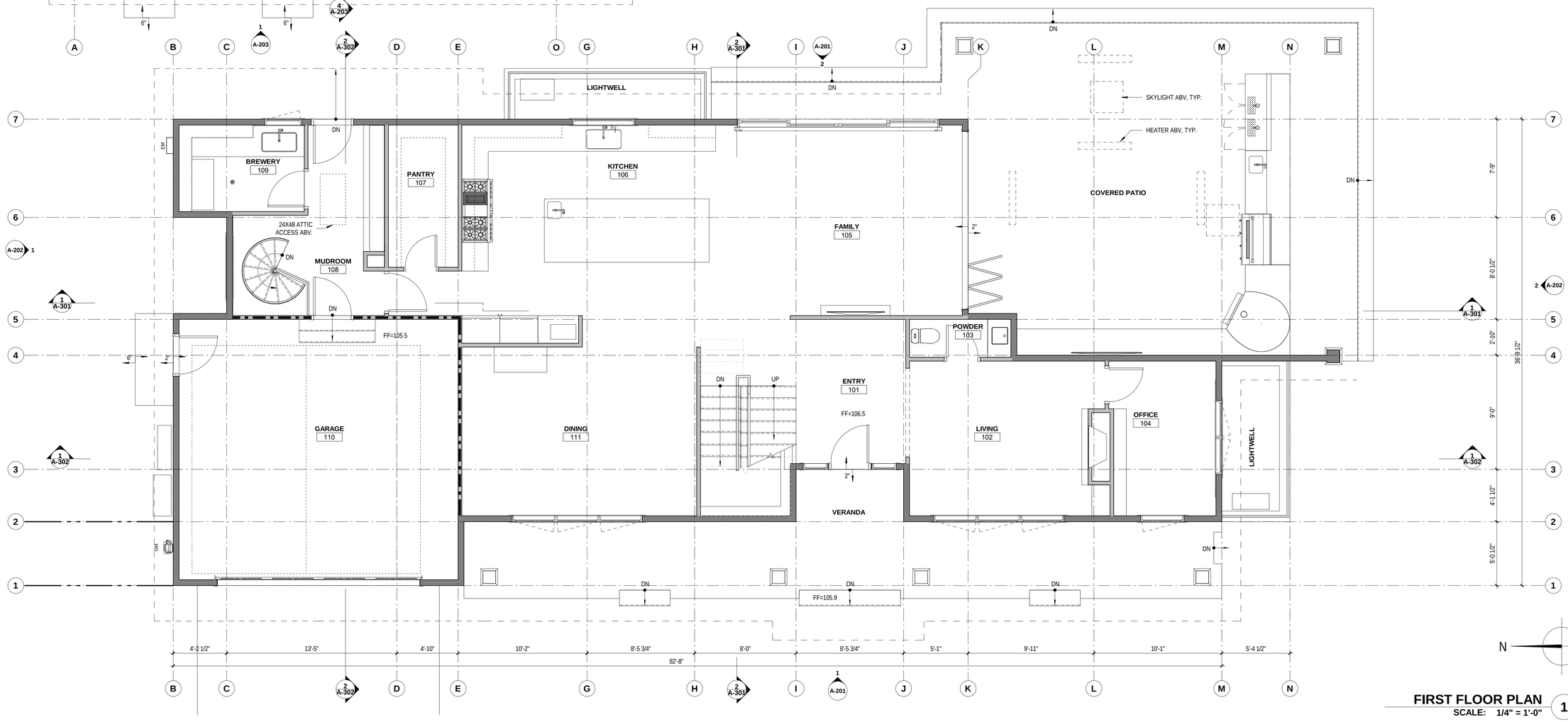
BASEMENT FLOOR PLAN

A-101





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	(N) BASEMENT CONCRETE WALL: MIN. 10" CONCRETE FOUNDATION WALL, S.S.D. FOR SPECIFICATIONS

FIRST FLOOR PLAN 1
SCALE: 1/4" = 1'-0"

0' 2' 4' 8'

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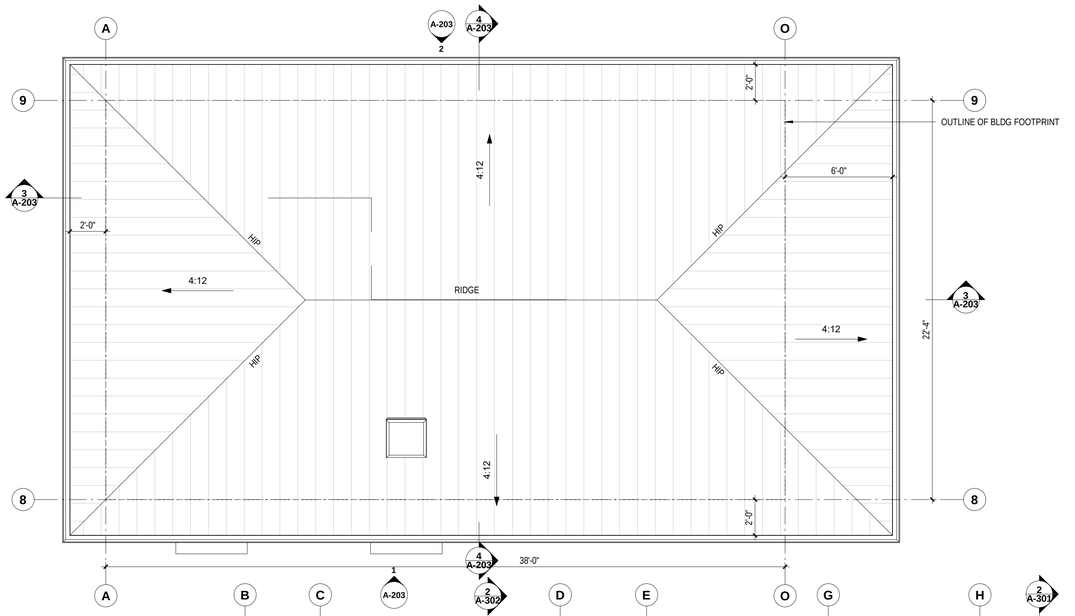
FIRST FLOOR PLAN

A-102



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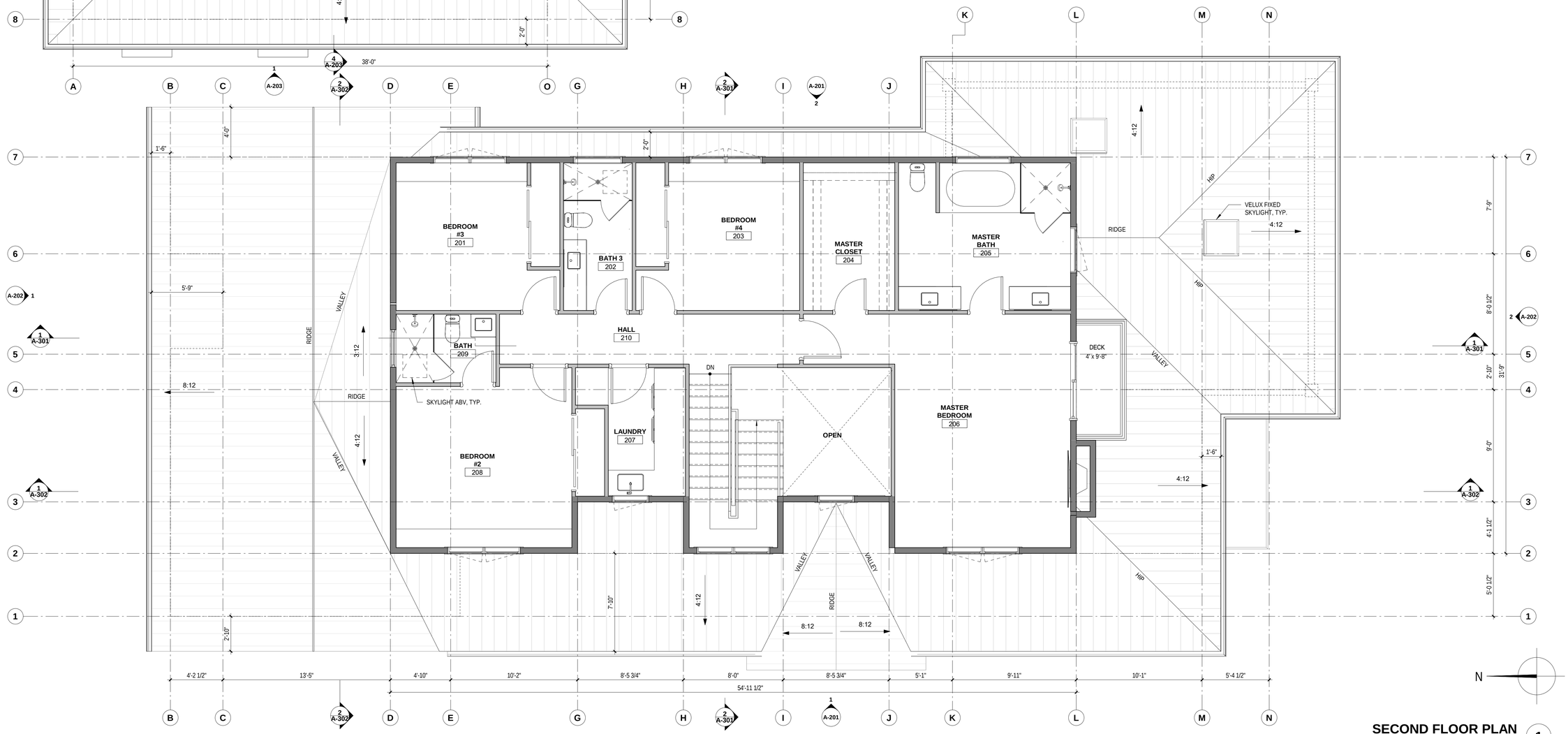

N

SECOND FLOOR PLAN 1

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

0' 2' 4' 8'

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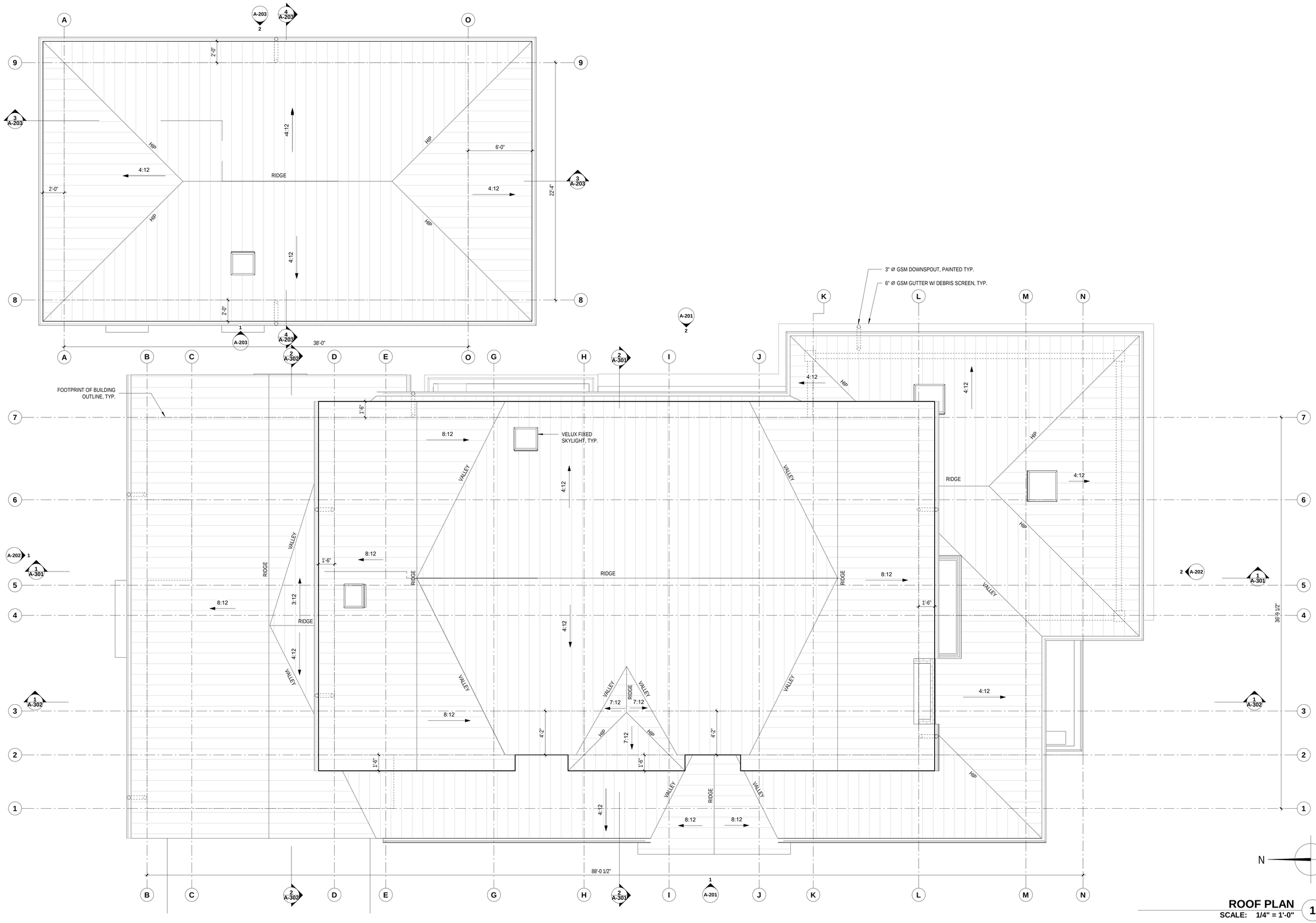
SECOND FLOOR PLAN

A-103



ROOF PLAN 1

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

0' 2' 4' 8'

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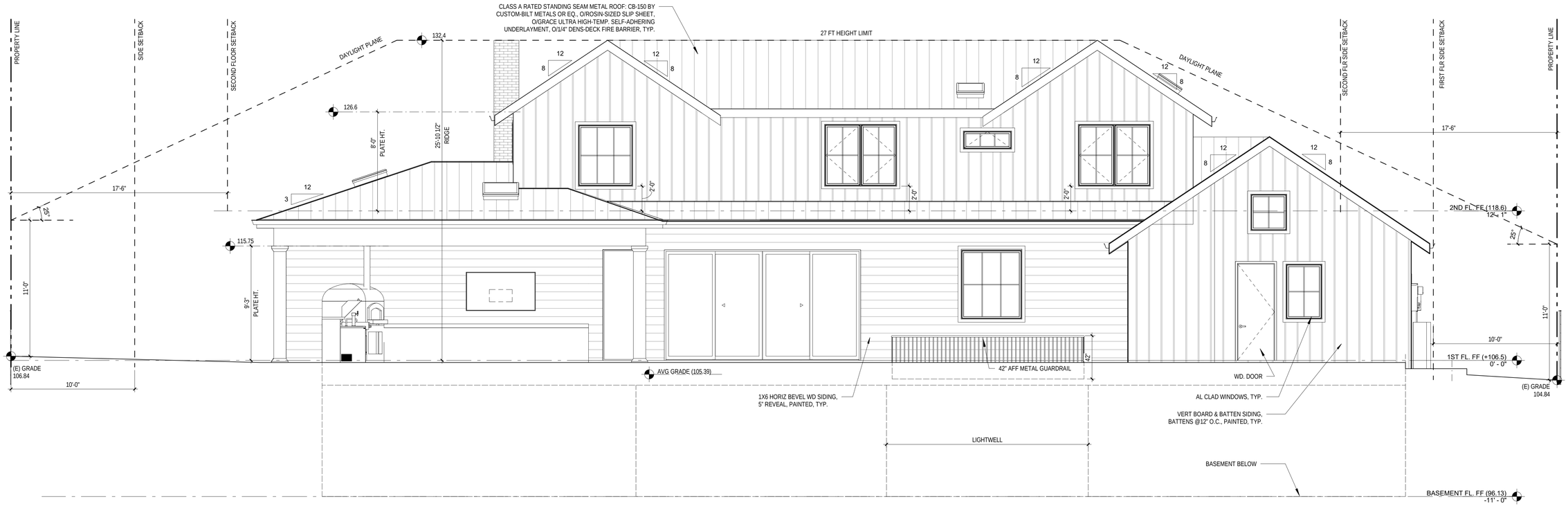
DRAWING NAME

ROOF PLAN

A-104



MAIN-REAR-EAST (2)
SCALE: 1/4" = 1'-0"

MAIN-FRONT-WEST (1)
SCALE: 1/4" = 1'-0"

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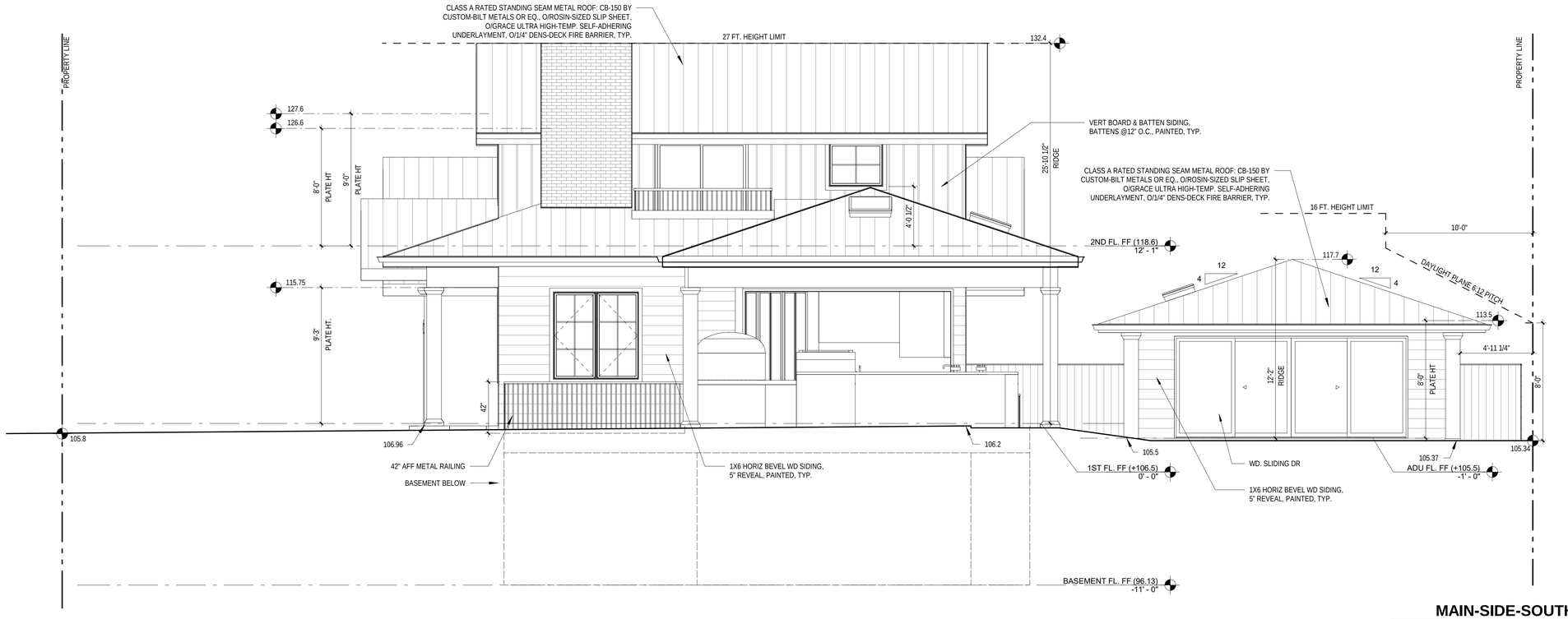
DRAWING NAME

EXTERIOR ELEVATIONS

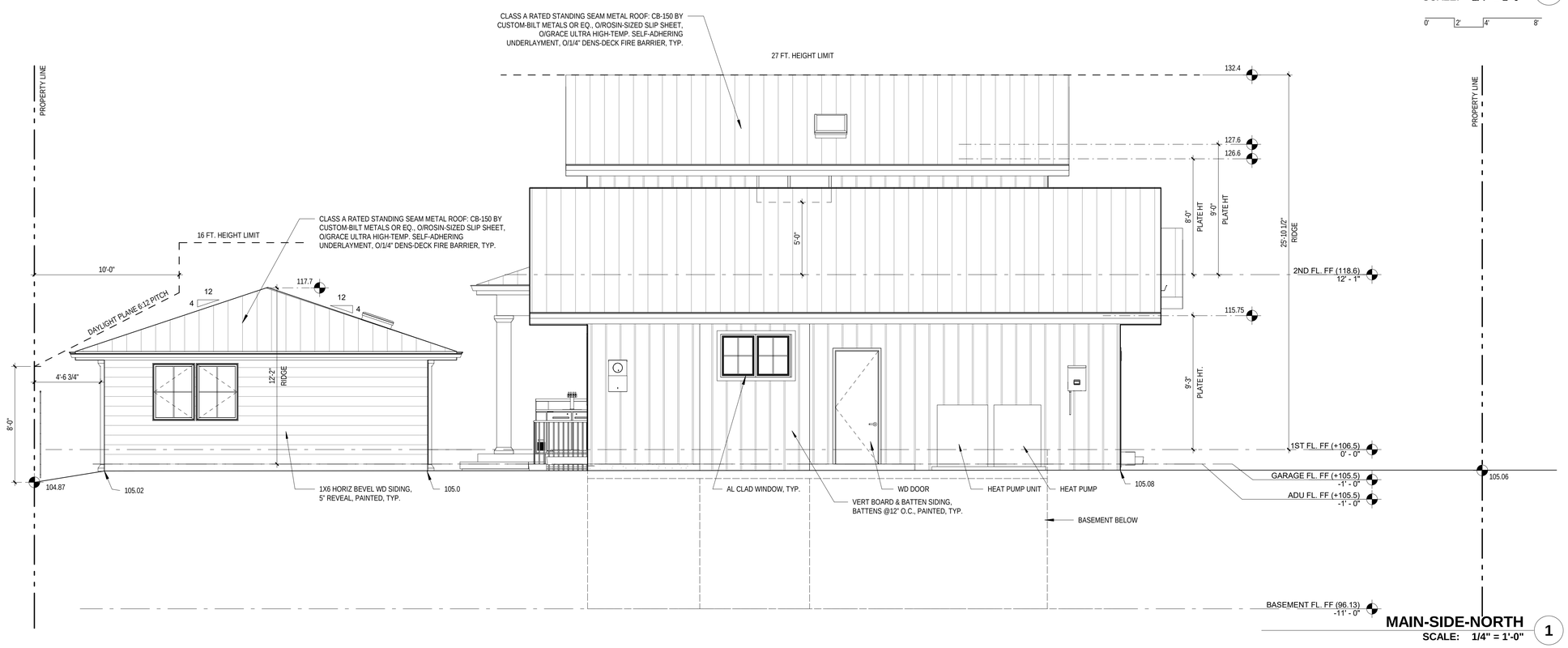
A-201



MAIN-SIDE-SOUTH (2)

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

0' 2' 4' 8'



MAIN-SIDE-NORTH (1)

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

0' 2' 4' 8'

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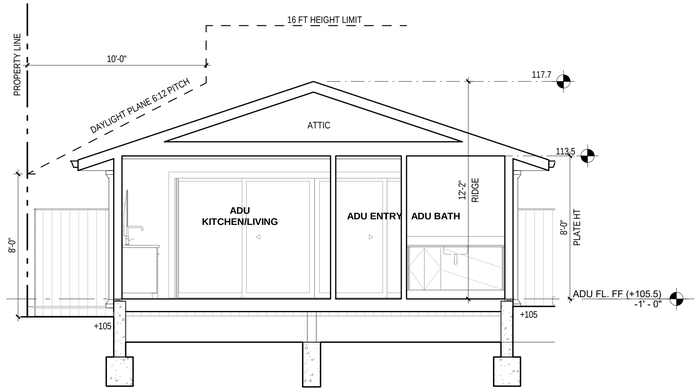
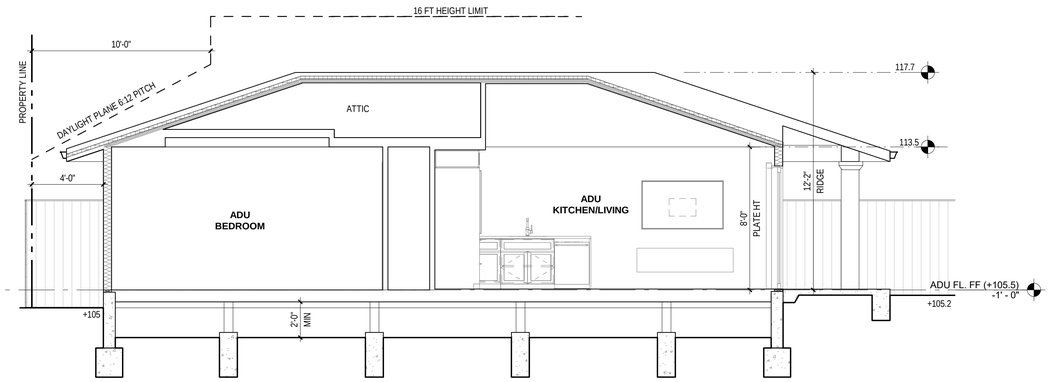
EXTERIOR ELEVATIONS

A-202



ADU - SHORT SECTION (4)

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

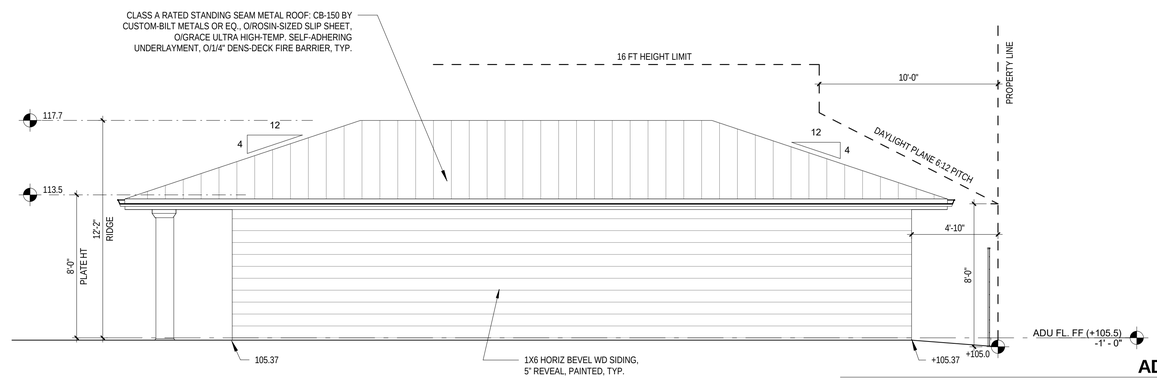


ADU - LONG BLDG SECTION (3)

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

BASEMENT FL. FF (96.13)
-11' - 0"

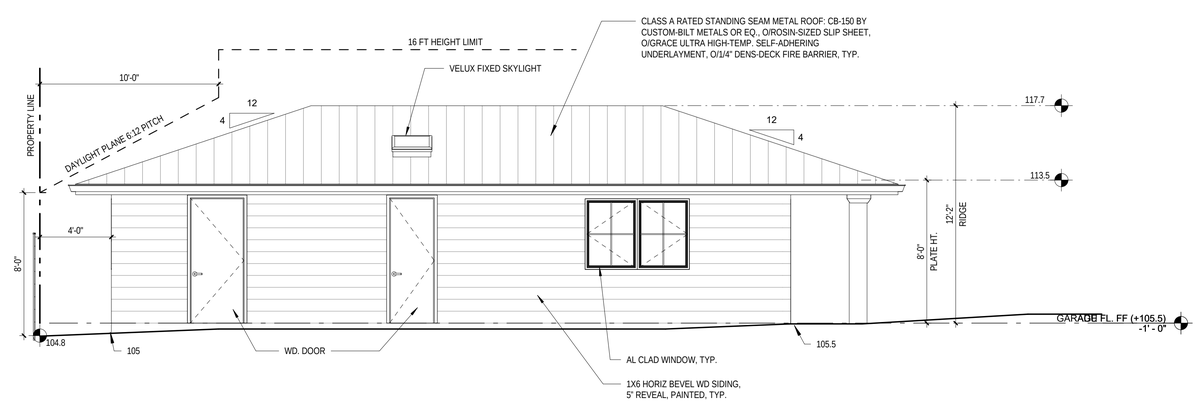
0' 2' 4' 8'



ADU-REAR-EAST (2)

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

0' 2' 4' 8'



ADU-FRONT-WEST (1)

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

0' 2' 4' 8'

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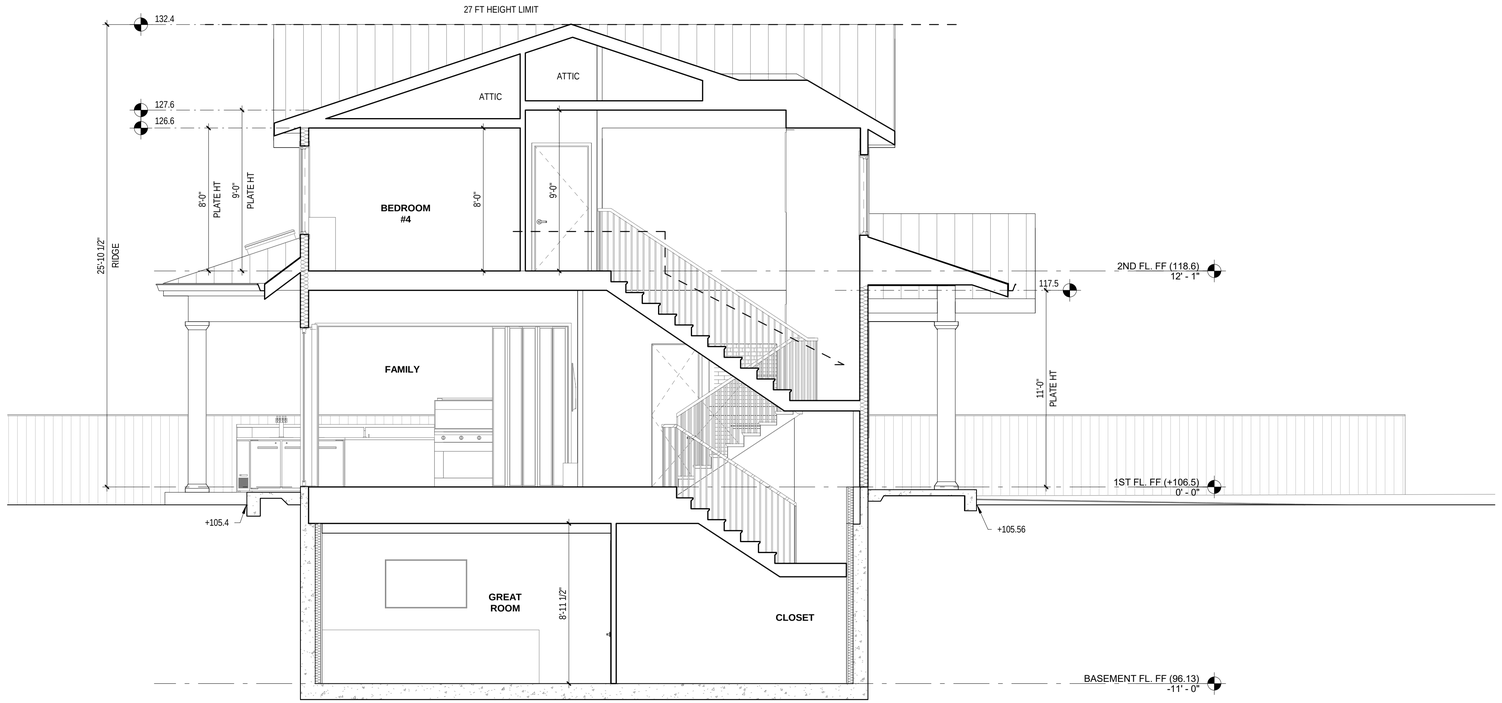
ADU - EXT. ELEVATIONS & BUILDING SECTIONS

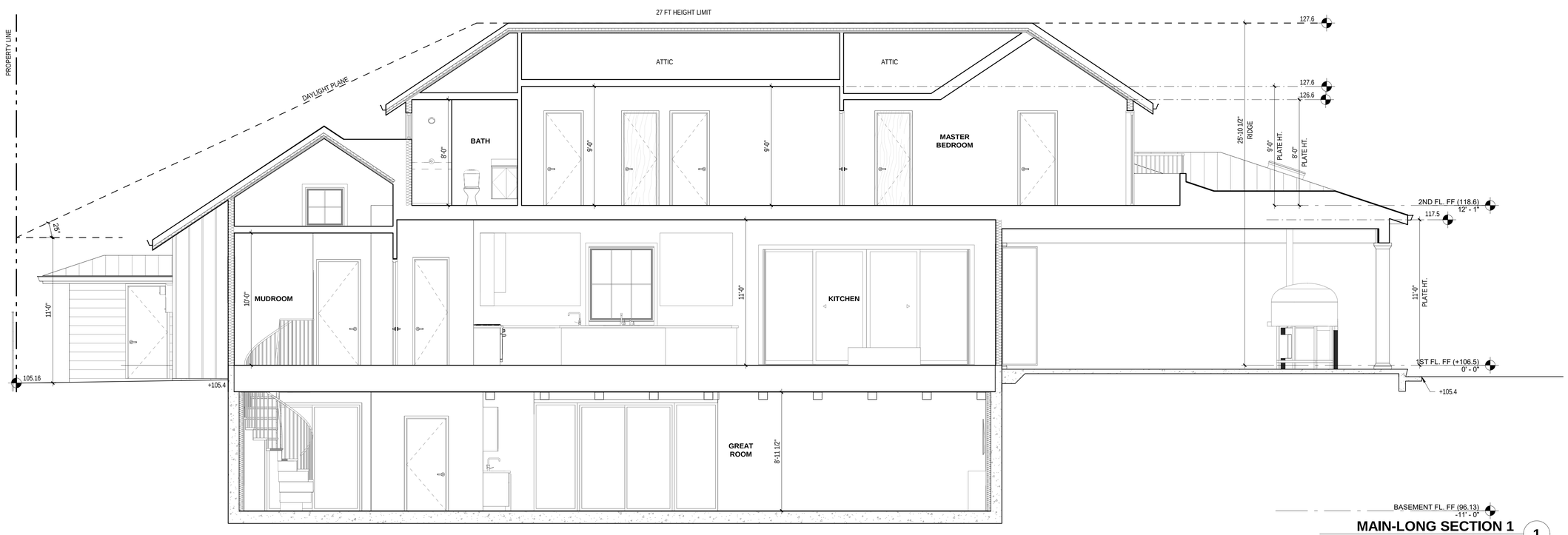
A-203



MAIN-SHORT SECTION 2

SCALE: 1/4" = 1'-0" (2)

0' 2' 4' 8'



MAIN-LONG SECTION 1

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

0' 2' 4' 8'

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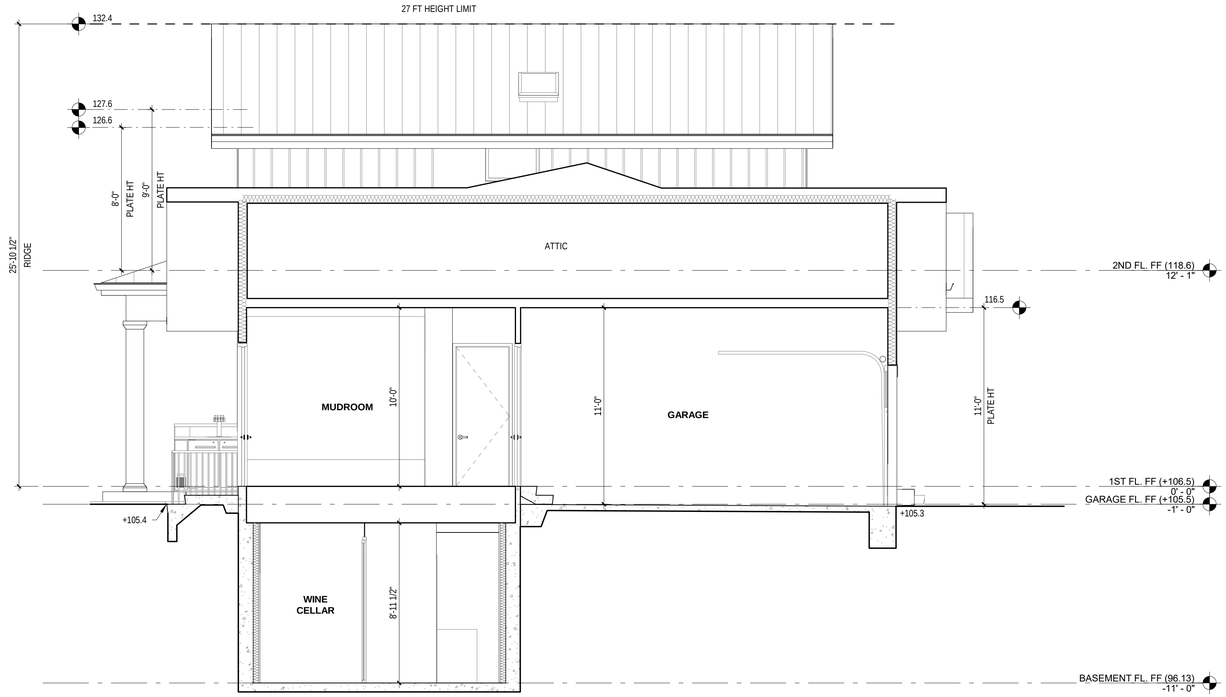
DRAWING NAME

BUILDING SECTIONS

A-301



MAIN-SHORT SECTION1 (2)

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

0' 2' 4' 8'

MAIN-LONG SECTION 2 (1)

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

0' 2' 4' 8'

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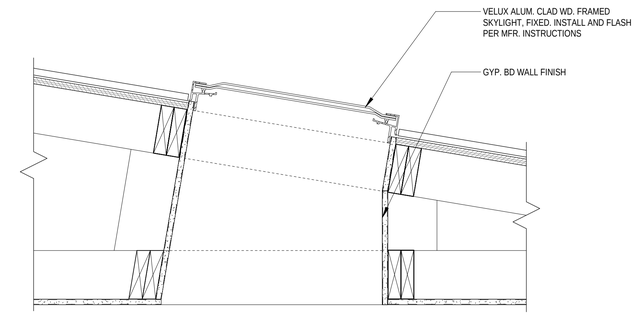
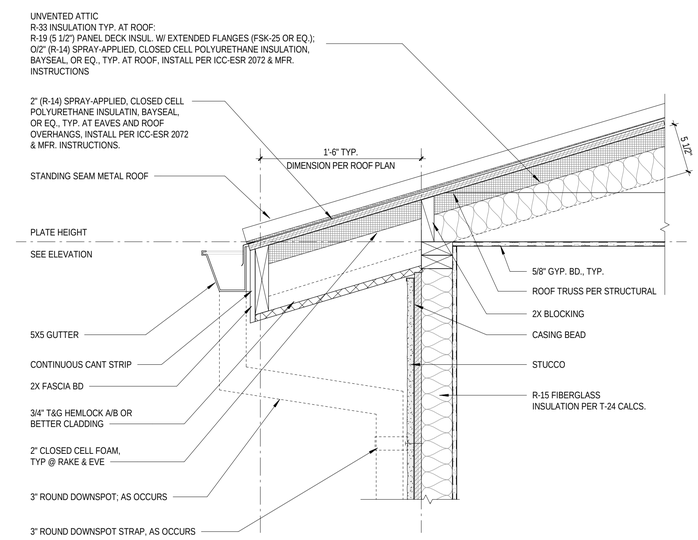
DRAWING NAME

BUILDING SECTIONS

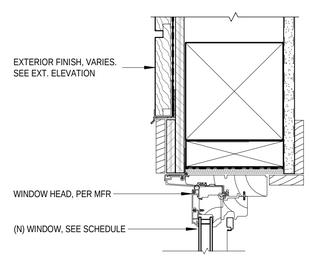
A-302



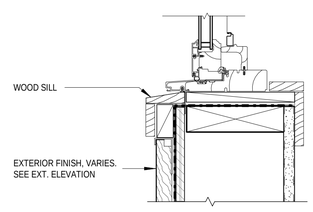
VELUX SKYLIGHT (2)
SCALE: 1 1/2" = 1'-0"



DETAIL - TYPICAL EAVE (1)
SCALE: 1 1/2" = 1'-0"



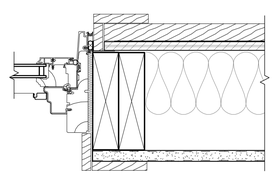
HEAD



SILL

WINDOW HEAD/SILL, TYP (3)
SCALE: 3" = 1'-0"

EXTERIOR



INTERIOR

WINDOW JAMB, TYP. (4)
SCALE: 3" = 1'-0"

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-21
STATE OF CALIFORNIA

MARTIN RESIDENCE

DUXBURY McINTOSH ARCHITECTS
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

779 SANTA RITA AVE
LOS ALTOS, CA 94022

APN: 167-21-005

SANTA CLARA COUNTY

DATE	ISSUED/REVIEWED	BY
07/16/21	PLANNING SET	BG

DATE: 7/16/21
DRAWING NAME

EXTERIOR DETAILS

A-501

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DRAWING NAME

3D IMAGES

A-900