

LIN RESIDENCE  
1142 LISA LANE  
LOS ALTOS, CALIFORNIA



VICINITY MAP



GENERAL  
PROJECT INFORMATION

Address: 1142 LISA LANE, LOS ALTOS, CA 94024  
Zoning District: R-10  
Occupancy Type: R3, U  
Construction Type: V-B

For Code Compliance:  
2016 CALIFORNIA CODES (CBC, CRC, CEC, CMC, CPC )  
2016 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGreen)  
2016 CALIFORNIA FIRE CODE  
2016 CALIFORNIA ENERGY CODE  
CITY OF LOS ALTOS ORDINANCES

PROJECT DESCRIPTION

- NEW HOUSE:
- REMOVE ALL EXISTING STRUCTURES.
  - BUILD NEW, 3,866 Sq.Ft., TWO-STORY RESIDENCE WITH A BASEMENT, WITH A TOTAL OF FIVE BEDROOMS AND FOUR AND A HALF BATHROOMS.
  - FIRST FLOOR TO INCLUDE AN ENTRY FOYER, LIVING ROOM, DINING ROOM, KITCHEN WITH NOOK AREA, FAMILY ROOM, A BEDROOM WITH PRIVATE BATHROOM, POWDER ROOM, MUD ROOM, PANTRY, ATTACHED GARAGE AND A COVERED LOGGIA.
  - SECOND FLOOR TO INCLUDE A MASTER SUITE WITH PRIVATE BATHROOM AND WALK-IN CLOSET, TWO ADDITIONAL BEDROOMS, ONE BATHROOM AND A LAUNDRY ROOM.
  - BASEMENT TO INCLUDE AN OPEN GAME ROOM, WORKOUT ROOM STORAGE ROOM, KITCHENETTE AND ONE BATHROOM.
  - NEW HOUSE TO INCLUDE AND ELEVATOR CONNETING ALL THREE LEVELS

PROJECT SIZE

1st FLOOR 2,530 SF  
2nd FLOOR 1,336 SF  
BASEMENT 1,540 SF

PROJECT TEAM

**OWNERS**  
JAMES LIN  
1142 LISA LANE  
LOS ALTOS, CA 94024  
TEL: (408) 253-7388  
timeline@jameslin.name

**DESIGNERS**  
TIMELINE DESIGN  
14401 BIG BASIN WAY  
SARATOGA CA, 95070  
TEL: (408) 913-9262  
FAX: (408) 741-3007  
ATTN: OPE TANI  
otani@tidesign.net

**GEOTECHNICAL**  
EARTH SYSTEMS PACIFIC  
48511 WARM SPRINGS BLVD., SUITE 210  
FREMONT CA, 94539  
TEL: (510) 353-3833  
FAX: (888) 587-4292  
ATTN: OKSAN GOUTHIER  
ogouthier@earthsystems.com

**CIVIL / SURVEYORS**  
LEA & BRAZE ENGINEERING, INC.  
2495 INDUSTRIAL PRKY WEST  
HAYWARD CA, 94545  
TEL: (510) 887-4086 x.163  
ATTN: DENA YANCY  
dyancy@leabraze.com

**LANDSCAPE**  
GRIMES NATURAL LANDSCAPE  
28010 ELENA ROAD  
LOS ALTOS HILLS CA, 94022  
TEL: (650) 948-6326  
ATTN: STEVE GRIMES  
steve@grimesnaturalandscape.com

**ARBORIST**  
MCCLLENAHAN CONSULTING, LLC  
1 ARASTRADERO ROAD  
PORTOLLA VALLEY CA, 94028  
TEL: (510) 326-8781  
FAX: (650) 854-1267  
ATTN: JOHN MCCLLENAHAN  
john@spmccllenahan.com

	Existing	Proposed	Allowed / Required
<b>LOT COVERAGE:</b> Land area covered by all structures that are over 6 feet in height	<b>1,770 Sq.Ft. (15.85%)</b>	<b>3,027 Sq.Ft. (27.11%)</b>	<b>3,350 Sq.Ft. (30.00%)</b>
<b>FLOOR AREA:</b> Measured to the outside surface of exterior walls	<b>1st Floor: 1,770 Sq.Ft. 2nd Floor: ---- Total: 1,770 Sq.Ft. (15.85%)</b>	<b>1st Floor: 2,530 Sq.Ft. 2nd Floor: 1,336 Sq.Ft. Total: 3,866 Sq.Ft. (34.63%)</b>	<b>3,867 Sq.Ft. (34.64%)</b>
<b>SETBACKS:</b> FRONT REAR SIDE - WEST (1st/2nd) SIDE - EAST (1st/2nd)	<b>24'-11"</b> <b>87'-9"</b> <b>8'-2 3/4" / N/A</b> <b>7'-9 1/4" / N/A</b>	<b>25'-0 1/2"</b> <b>65'-11 1/4"</b> <b>8'-9" / 14'-1"</b> <b>7'-0 1/4" / 15'-0 3/4"</b>	<b>25'-0"</b> <b>25'-0"</b> <b>6'-6 13/16" / 14'-0 13/16"</b> <b>6'-6 13/16" / 14'-0 13/16"</b>
<b>HEIGHT:</b>	<b>+/- 16'-0"</b>	<b>+/- 23'-0"</b>	<b>27'-0"</b>

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> Includes habitable basement area	<b>1,289 Sq.Ft.</b>	<b>3,635 Sq.Ft.</b>	<b>4,924 Sq.Ft.</b>
<b>NON-HABITABLE AREA:</b> Does not include porches or open structures	<b>481 Sq.Ft.</b>	<b>1 Sq.Ft.</b>	<b>482 Sq.Ft.</b>

LOT CALCULATIONS		
<b>NET LOT AREA:</b>		<b>11,165 Sq.Ft.</b>
<b>FRONT YARD HARDSCAPE AREA:</b> Hardscape area in the front yard setback shall not exceed 50%		<b>737 Sq.Ft. (45%)</b>
<b>LANDSCAPE BREAKDOWN:</b>	<b>Total hardscape area (existing and proposed):</b>	<b>5,935 SF</b>
	<b>Existing softscate (undisturbed) area:</b>	<b>1,100 SF</b>
	<b>New softscape (new or replaced landscaping) area:</b>	<b>4,130 SF</b>
	<b>Sum of all three should equal the site's net lot area</b>	

NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS." NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE DESIGNER HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS".

THE DESIGNER HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB.S, OR OTHER TOXIC SUBSTANCES.

THE DESIGNER IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO ASSUME OR SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

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Revisions

No.	Description	Date

NEW HOUSE FOR :

LIN RESIDENCE

1142 LISA LANE, LOS ALTOS, CALIFORNIA, 94024

A.P.N. 193-37-033

SCALE: 12" = 1'-0"

DRAWN BY: SC

APROVED BY: MH

DATE: 10/18/17

TIMELINE DESIGN

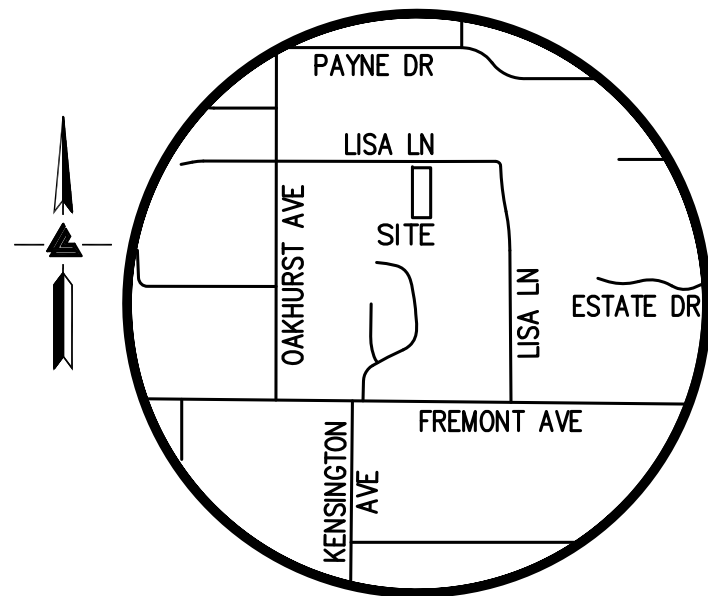
14401 BIG BASIN WAY SARATOGA, CALIFORNIA 95070  
PHONE: 408.741.3000 FAX: 408.741.3007

TIMELINE DESIGN

A0.1

COVER SHEET





VICINITY MAP  
NO SCALE

### NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

### BENCHMARK

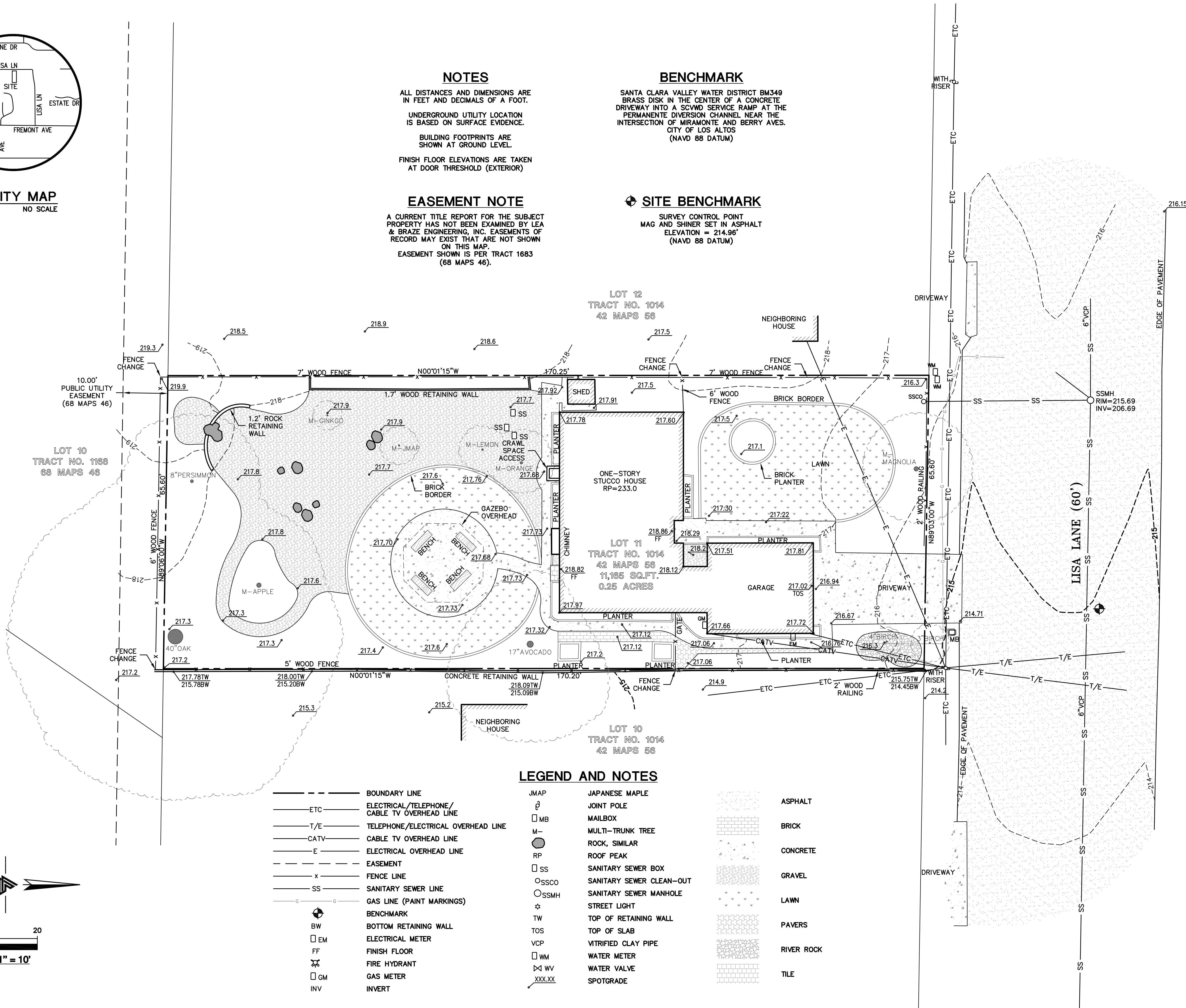
SANTA CLARA VALLEY WATER DISTRICT BM349 BRASS DISK IN THE CENTER OF A CONCRETE DRIVEWAY INTO A SCVWD SERVICE RAMP AT THE PERMANENTE DIVERSION CHANNEL NEAR THE INTERSECTION OF MIRAMONTE AND BERRY AVES. CITY OF LOS ALTOS (NAVD 88 DATUM)

### EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP. EASEMENT SHOWN IS PER TRACT 1683 (68 MAPS 46).

### SITE BENCHMARK

SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 214.96'  
(NAVD 88 DATUM)



### LEGEND AND NOTES

---	BOUNDARY LINE	JMAP	JAPANESE MAPLE		ASPHALT
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	MB	JOINT POLE		BRICK
T/E	TELEPHONE/ELECTRICAL OVERHEAD LINE	M-	MAILBOX		CONCRETE
CATV	CABLE TV OVERHEAD LINE	RP	MULTI-TRUNK TREE		GRAVEL
E	ELECTRICAL OVERHEAD LINE	SS	ROCK, SIMILAR		LAWN
---	EASEMENT	SSCO	ROOF PEAK		PAVERS
x	FENCE LINE	SSMH	SANITARY SEWER BOX		RIVER ROCK
SS	SANITARY SEWER LINE	*	SANITARY SEWER CLEAN-OUT		TILE
G	GAS LINE (PAINT MARKINGS)	TW	SANITARY SEWER MANHOLE		
BW	BENCHMARK	TOS	STREET LIGHT		
EM	BOTTOM RETAINING WALL	VCP	TOP OF RETAINING WALL		
FF	ELECTRICAL METER	WM	TOP OF SLAB		
FF	FINISH FLOOR	WV	VITRIFIED CLAY PIPE		
GM	FIRE HYDRANT	XXX.XX	WATER METER		
INV	GAS METER		WATER VALVE		
	INVERT		SPOTGRADE		



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
BAY AREA REGION  
1500 JEFFERSON WAY, WEST  
ROSELAND, CALIFORNIA 94655  
(P) (510) 887-4066 (F) (510) 887-3019  
WWW.LEABRAZE.COM

1142 LISA LANE  
LOS ALTOS  
CALIFORNIA

APN: 193-37-033

SANTA CLARA COUNTY

### TOPOGRAPHIC SURVEY

REVISIONS	BY
JOB NO:	2160780
DATE:	10-19-16
SCALE:	1" = 10'
FIELD BY:	EH
DRAWN BY:	DB
SHEET NO:	

**SU1**



# LIN RESIDENCE 1142 LISA LANE LOS ALTOS, CALIFORNIA

## LEGEND

EXISTING	DESCRIPTION	PROPOSED	DESCRIPTION
---	BOUNDARY LINE	---	BOUNDARY
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	---	PROPERTY LINE
T/E	TELEPHONE/ELECTRICAL OVERHEAD LINE	---	RETAINING WALL
CATV	CABLE TV OVERHEAD LINE	---	LANDSCAPE RETAINING WALL
E	ELECTRICAL OVERHEAD LINE	RW	RAINWATER TIGHTLINE
---	EASEMENT	SUB	SUBDRAIN LINE
X	FENCE LINE	TL	TIGHTLINE
SS	SANITARY SEWER LINE	SD	STORM DRAIN LINE
G	GAS LINE (PAINT MARKINGS)	SS	SANITARY SEWER LINE
+	BENCHMARK	W	WATER LINE
BW	BOTTOM RETAINING WALL	G	GAS LINE
EM	ELECTRICAL METER	P	PRESSURE LINE
FF	FINISH FLOOR	JT	JOINT TRENCH
FM	FIRE METER	---	SET BACK LINE
INV	INVERT	---	CONCRETE VALLEY GUTTER
JMAP	JAPANESE MAPLE	---	EARTHEN SWALE
+	JOINT POLE	CB	CATCH BASIN
MB	MAILBOX	JB	JUNCTION BOX
M	MULTI-TRUNK TREE	AD	AREA DRAIN
RP	ROCK, SIMILAR	---	CURB INLET
SS	ROOF PEAK	SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER BOX	---	FIRE HYDRANT
SSMH	SANITARY SEWER CLEAN-OUT	SSMH	SANITARY SEWER MANHOLE
☆	SANITARY SEWER MANHOLE	---	STREET SIGN
TW	STREET LIGHT	---	SPOT ELEVATION
TOS	TOP OF RETAINING WALL	---	FLOW DIRECTION
VCP	TOP OF SLAB	---	DEMOLISH/REMOVE
WM	VITRIFIED CLAY PIPE	---	BENCHMARK
WV	WATER METER	---	CONTOURS
WV	WATER VALVE	---	---
XXX.XX	SPOTGRADE	---	---

## ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALT CONCRETE	MH	MANHOLE
ACC	ACCESSIBLE	MIN	MINIMUM
AD	AREA DRAIN	MON.	MONUMENT
BC	BEGINNING OF CURVE	NTS	NOT TO SCALE
B & D	BEARING & DISTANCE	O.C.	ON CENTER
BM	BENCHMARK	O/	OVER
BW/FG	BOTTOM OF WALL/FINISH	(PA)	PLANTING AREA
CB	CATCH BASIN	PED	PEDESTRIAN
C & G	CURB AND GUTTER	PIV	POST INDICATOR VALVE
CP	CORRUGATED PLASTIC PIPE	PSS	PUBLIC SERVICES EASEMENT
CPP	CORRUGATED PLASTIC PIPE	P	PROPERTY LINE
CO	CLEANOUT	PP	POWER POLE
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCT or -TION	R	RADIUS
CONC COR	CONCRETE CORNER	RCP	REINFORCED CONCRETE PIPE
CY	CUBIC YARD	RIM	RIM ELEVATION
D	DIAMETER	RW	RAINWATER
DI	DROP INLET	R/W	RIGHT OF WAY
DIP	DUCTILE IRON PIPE	S	SLOPE
EA	EACH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EC	END OF CURVE	SAN	SANITARY
EG	EXISTING GRADE	SD	STORM DRAIN
EL	ELEVATIONS	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SHT	SHEET
EQ	EQUIPMENT	S.L.D.	SEE LANDSCAPE DRAWINGS
EW	EACH WAY	SPEC	SPECIFICATION
(E)	EXISTING	SS	SANITARY SEWER
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST	STREET
FS	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
FS	FINISHED SURFACE	STRUCT	STRUCTURAL
G	GAGE OR GAUGE	TOP OF SUB-FLOOR	TOP OF SUB-FLOOR
GA	GRADE BREAK	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
HDPE	HIGH DENSITY CORRUGATED	TEMP	TEMPORARY
	POLYETHYLENE PIPE	TP	TOP OF PAVEMENT
HORIZ	HORIZONTAL	TS	TOP OF SURFACE
H & T	HUB & TACK	TW/FG	TOP OF WALL/FINISH GRADE
ID	INSIDE DIAMETER	TYP	TYPICAL
INV	INVERT ELEVATION	VC	VERTICAL CURVE
JB	JUNCTION BOX	VCP	VITRIFIED CLAY PIPE
JT	JOINT TRENCH	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDG	LANDING	W, WL	WATER LINE
LF	LINEAR FEET	WM	WATER METER
		WWF	WELDED WIRE FABRIC

## NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

## BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BM349 BRASS DISK IN THE CENTER OF A CONCRETE DRIVEWAY INTO A SCVWD SERVICE RAMP AT THE PERMANENTE DIVERSION CHANNEL NEAR THE INTERSECTION OF MIRAMONTE AND BERRY AVES. CITY OF LOS ALTOS (NAVD 88 DATUM)

## EASEMENT NOTE

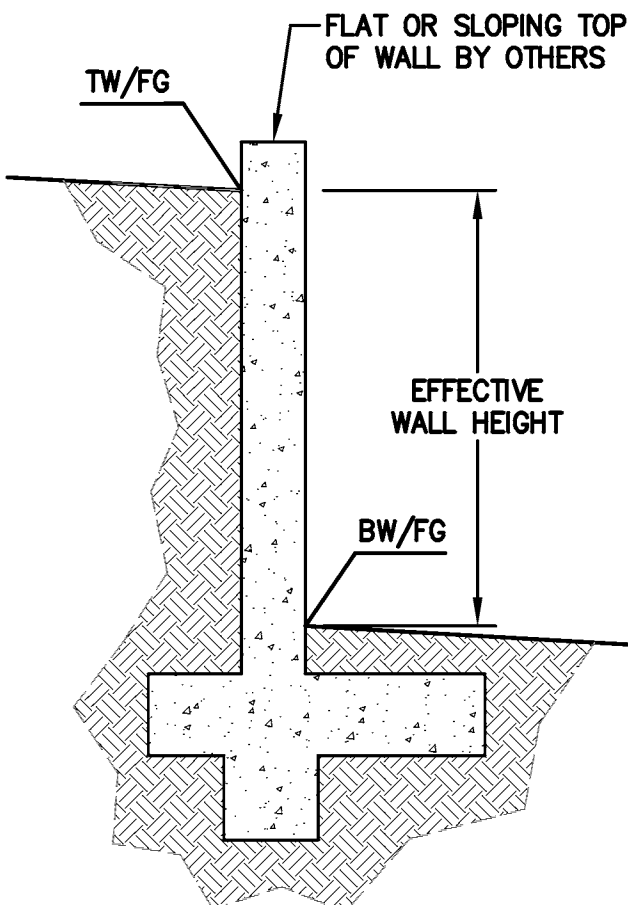
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## SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 214.96' (NAVD 88 DATUM)

## RETAINING WALL NOTES

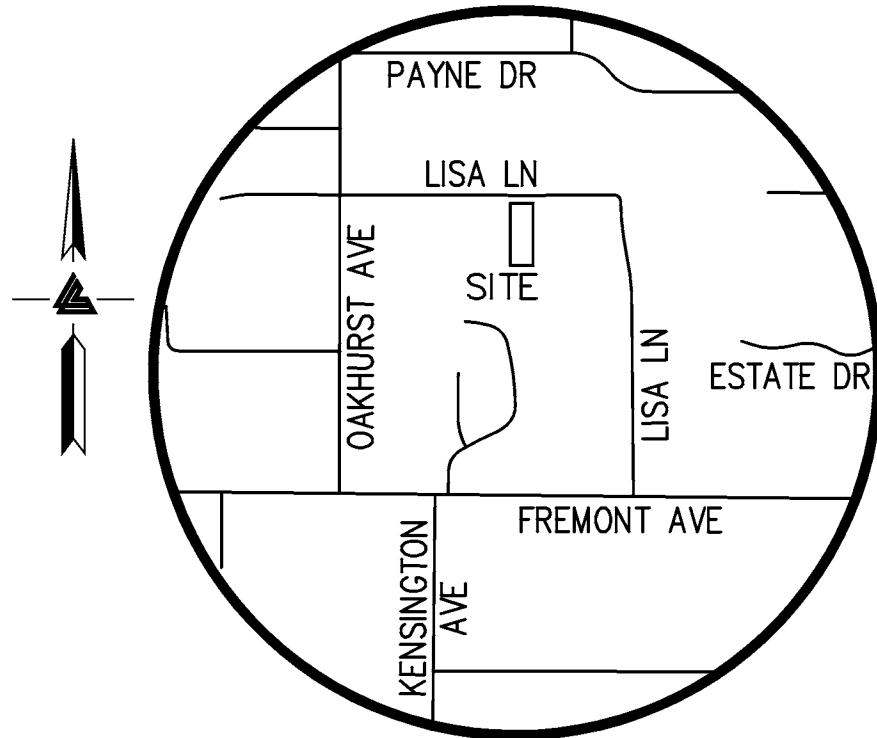
- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



## ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	725	0	725
FILL	0	50	50
EXPORT			675

**NOTE:**  
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.



VICINITY MAP  
NO SCALE

## OWNER'S INFORMATION

OWNER: JAMES LIN  
1142 LISA LANE  
LOS ALTOS, CA 94024

APN: 193-37-033

## REFERENCES

- THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
- TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING, INC. ENTITLED: "TOPOGRAPHIC SURVEY" 1142 LISA LANE LOS ALTOS, CA 94024 DATED: 10-19-16 JOB# 2160780
  - SITE PLAN BY TIMELINE DESIGN ENTITLED: "LIN RESIDENCE" 1142 LISA LANE LOS ALTOS, CA 94024 DATED: 10-18-17
  - SOIL REPORT BY XXX. ENTITLED: "GEOTECHNICAL ENGINEERING STUDY" 1142 LISA LANE LOS ALTOS, CA 94024 DATED: DECEMBER 19, 2016 JOB# SH-13153-SA
  - LANDSCAPE PLAN BY GRIMES NATURAL LANDSCAPE, ENTITLED: "LIN RESIDENCE" 1142 LISA LANE LOS ALTOS, CA 94024 DATED: 6-9-17

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

**NOTE:**  
FOR CONSTRUCTION STAKING  
SCHEDULING OR QUOTATIONS  
PLEASE CONTACT ALEX ABAYA  
AT LEA & BRAZE ENGINEERING  
(510)887-4086 EXT 116.  
aabaya@leabrazee.com

\* BUILDING PAD NOTE:  
ADJUST PAD LEVEL AS  
REQUIRED. REFER TO  
STRUCTURAL PLANS  
FOR SLAB SECTION OR  
CRAWL SPACE DEPTH  
TO ESTABLISH PAD  
LEVEL.



## SHEET INDEX

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C-3.0	UTILITY PLAN
C-4.0	DETAILS
C-4.1	DETAILS
C-4.2	DETAILS
C-5.0	GRADING SPECIFICATIONS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
SW-1	BLUEPRINT FOR A CLEANBAY



LEA & BRAZE ENGINEERING, INC.  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
BAY AREA REGION  
1142 LISA LANE  
LOS ALTOS, CA 94024  
(P) (510) 887-4086  
(F) (510) 887-3019  
WWW.LEABRAZE.COM

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LOS ALTOS, CALIFORNIA

APN: 193-37-033  
SANTA CLARA COUNTY

TITLE SHEET

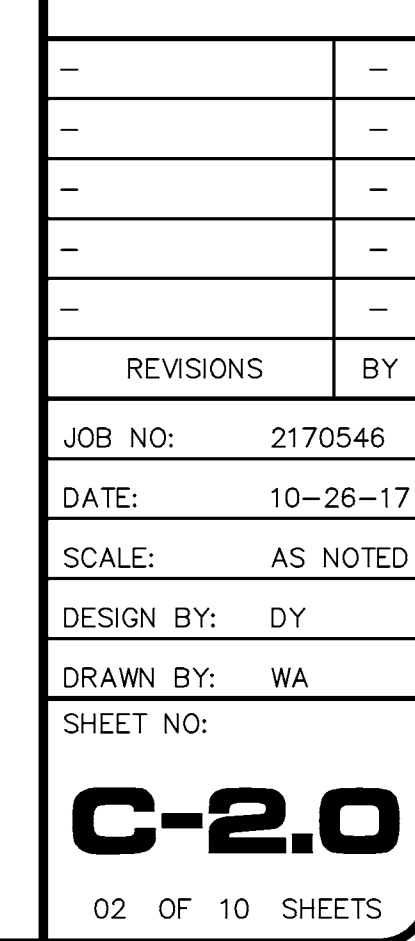
REVISIONS	BY

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DRAWN BY: WA  
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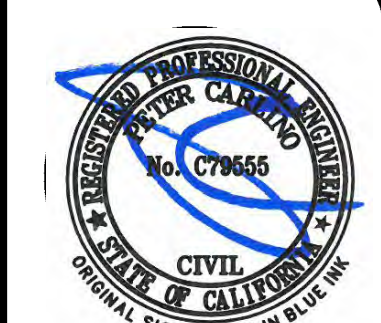
**C-1.0**

01 OF 10 SHEETS









LIN RESIDENCE  
1142 LISA LANE  
LOS ALTOS, CALIFORNIA  
SANTA CLARA COUNTY  
APN: 193-37-033

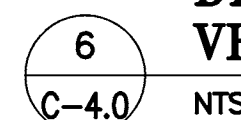
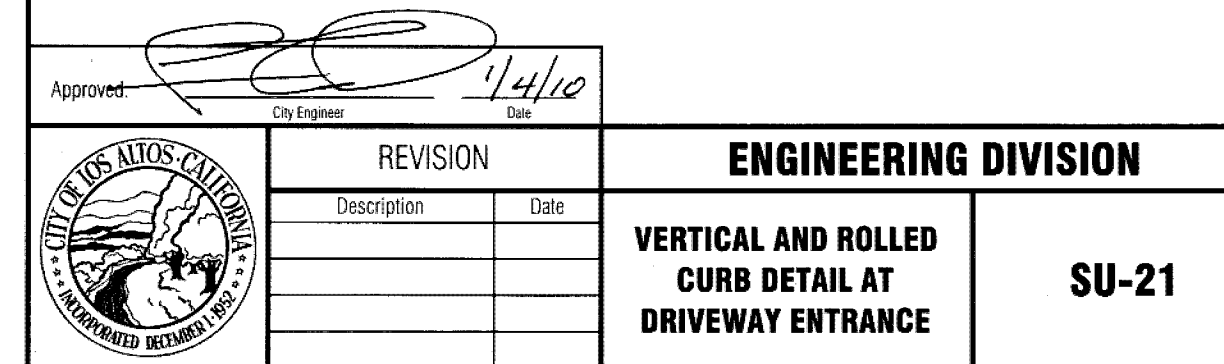
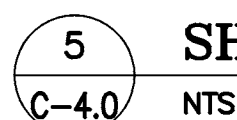
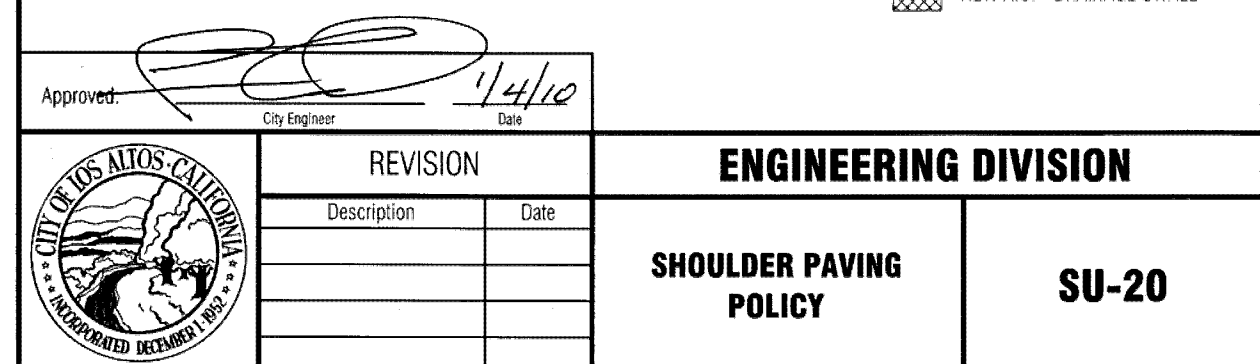
## UTILITY PLAN

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REVISIONS	BY
JOB NO:	2170546
DATE:	10-26-17
SCALE:	AS NOTED
DESIGN BY:	DY
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03 OF 10 SHEETS	

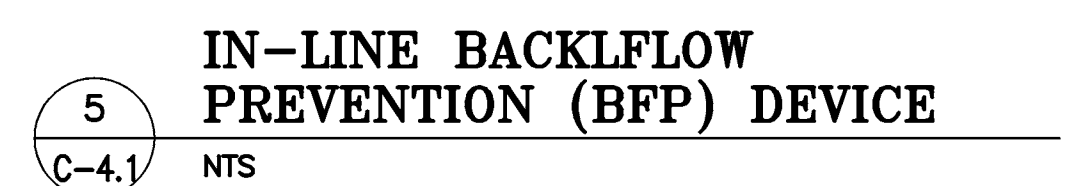
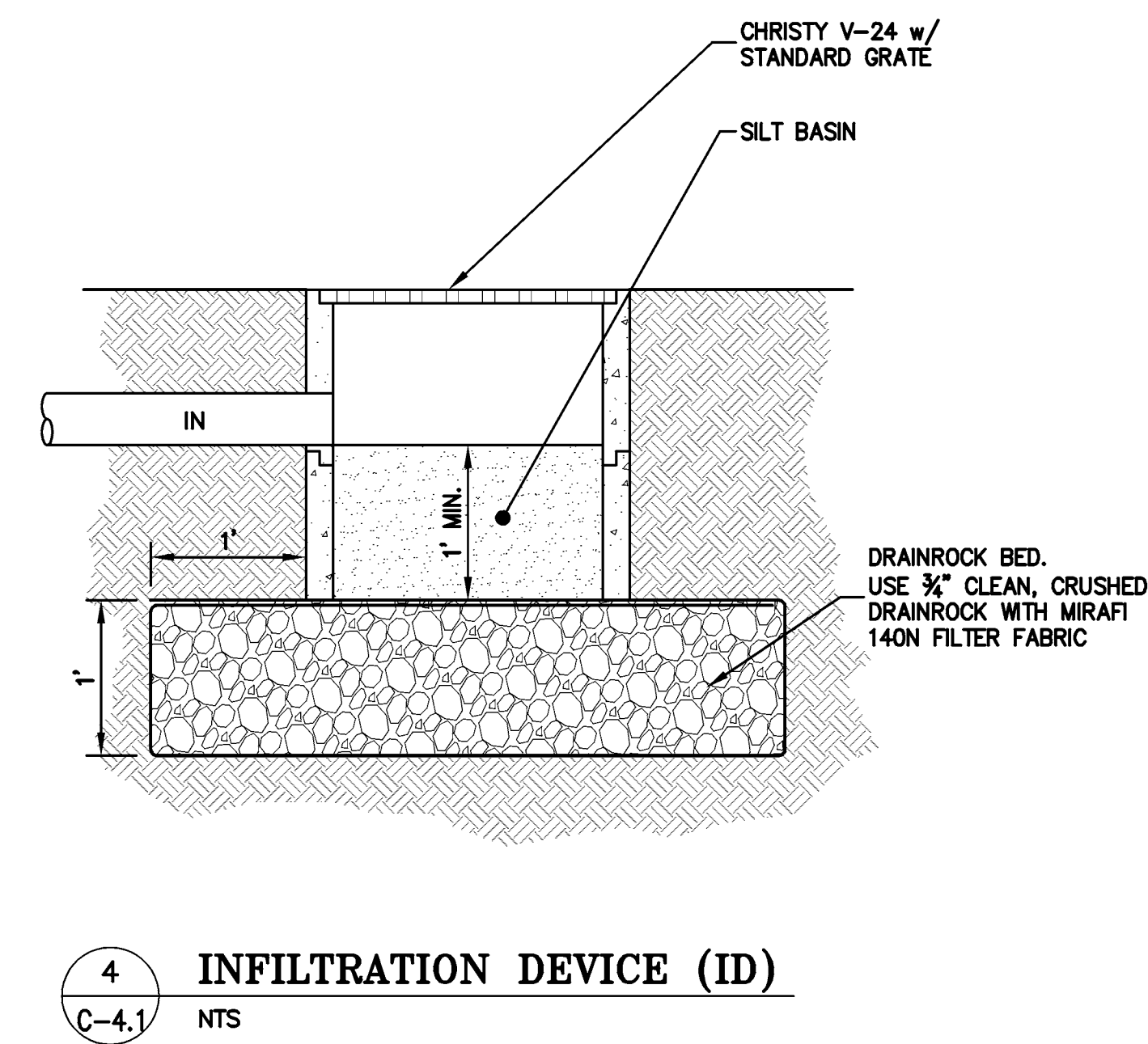
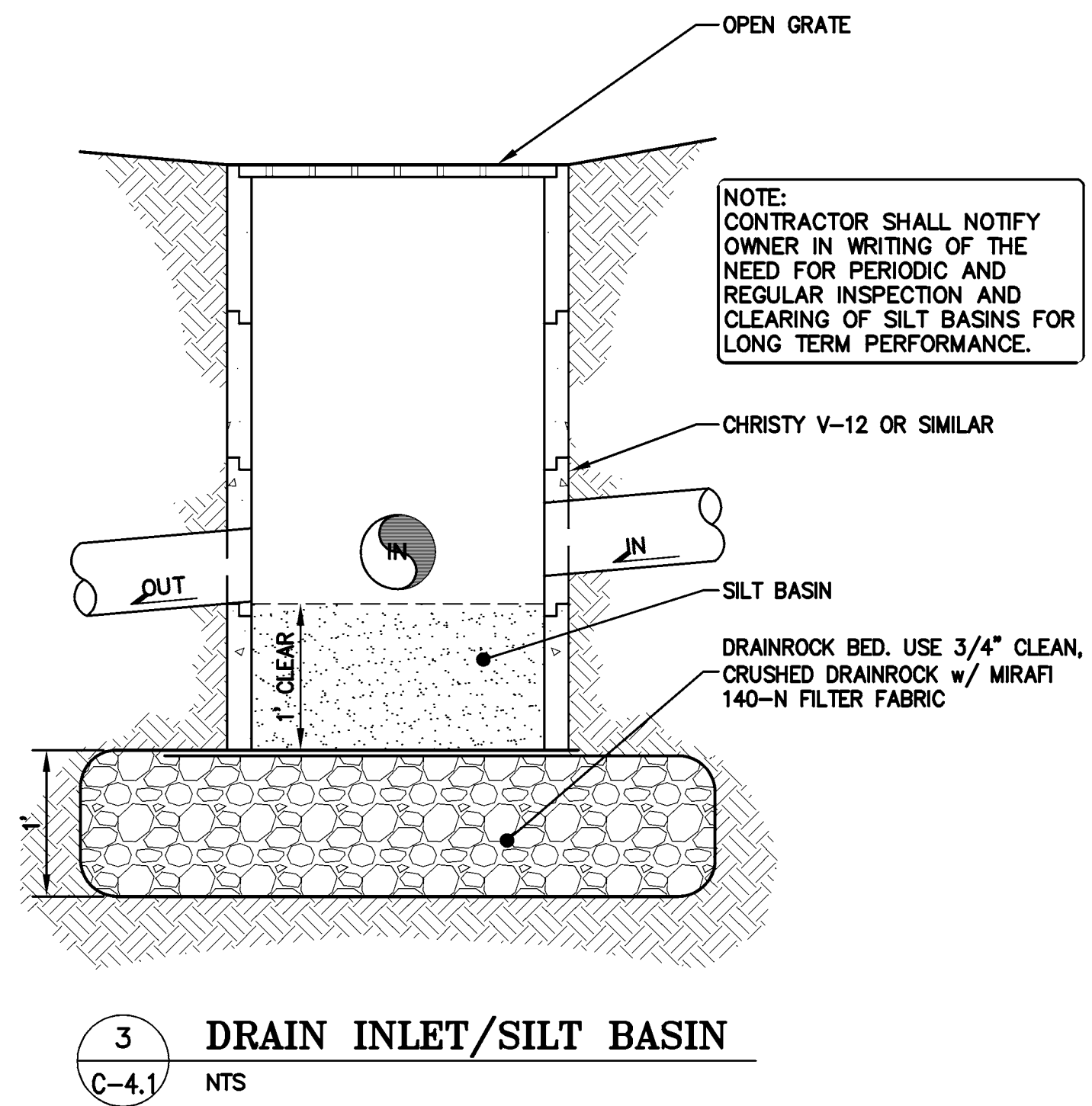
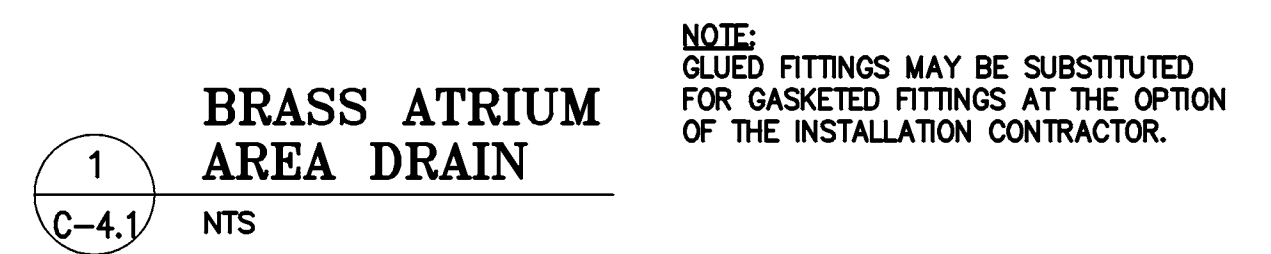
**\* BUILDING PAD NOTE:**  
ADJUST PAD LEVEL AS  
REQUIRED. REFER TO  
STRUCTURAL PLANS  
FOR SLAB SECTION OR  
CRAWL SPACE DEPTH  
TO ESTABLISH PAD  
LEVEL.



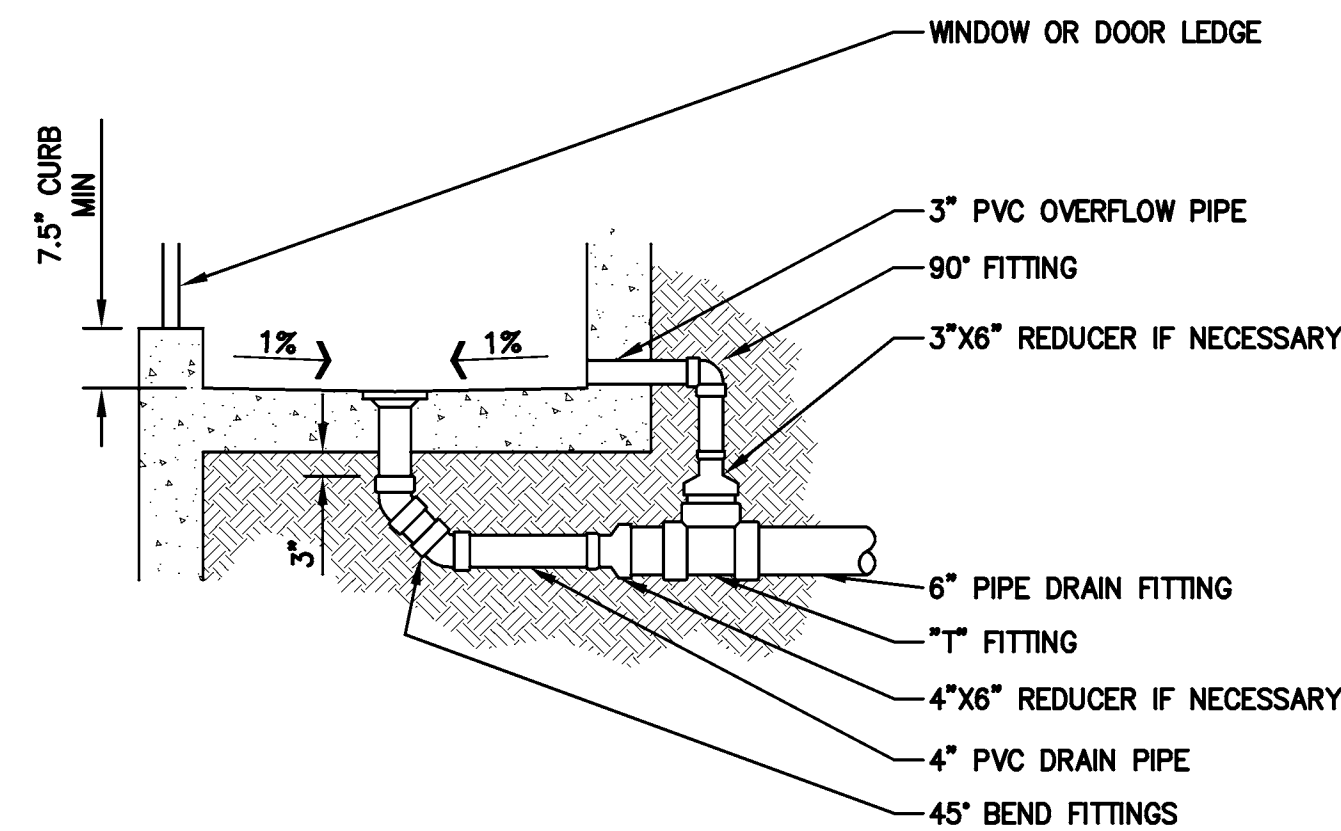






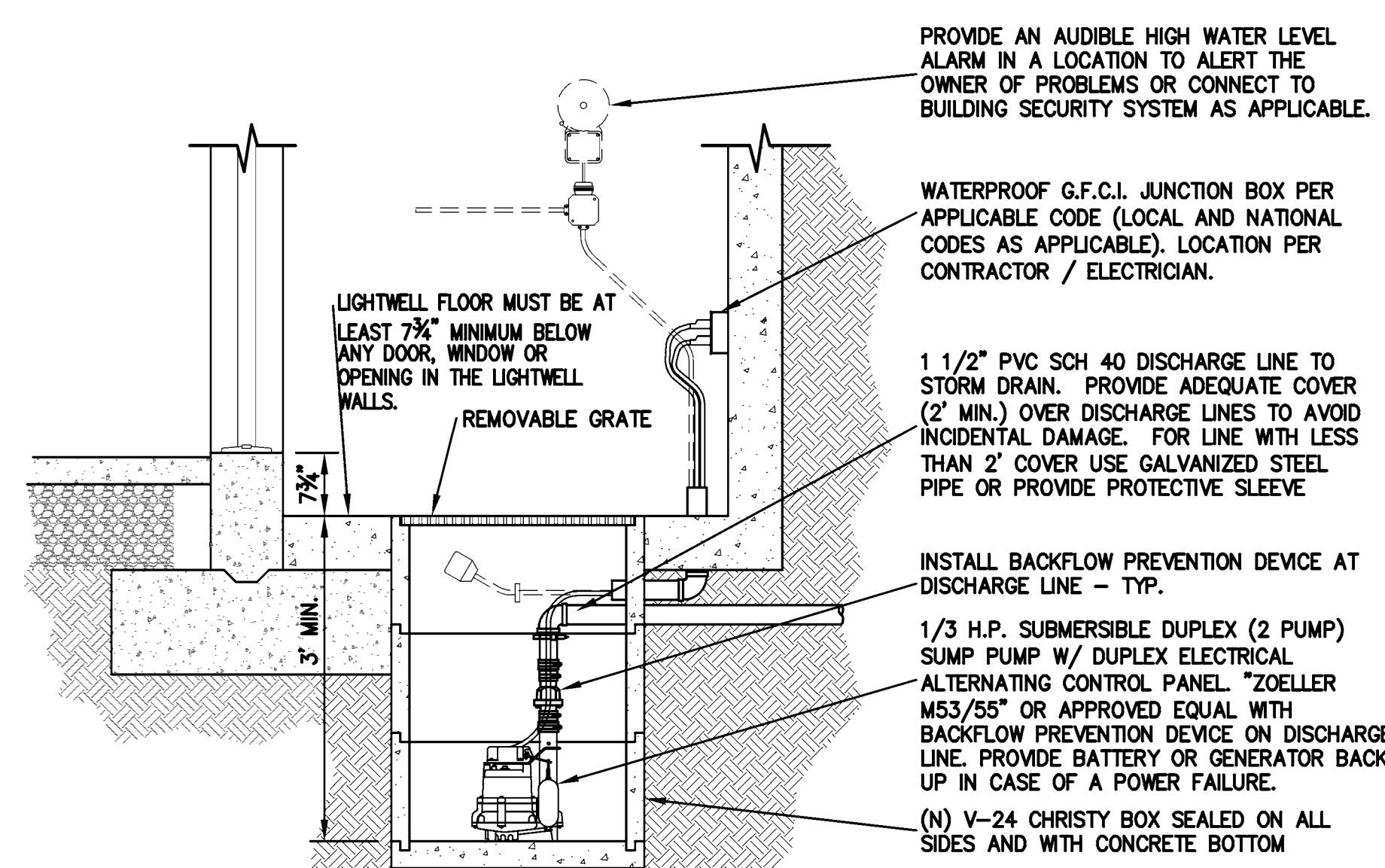




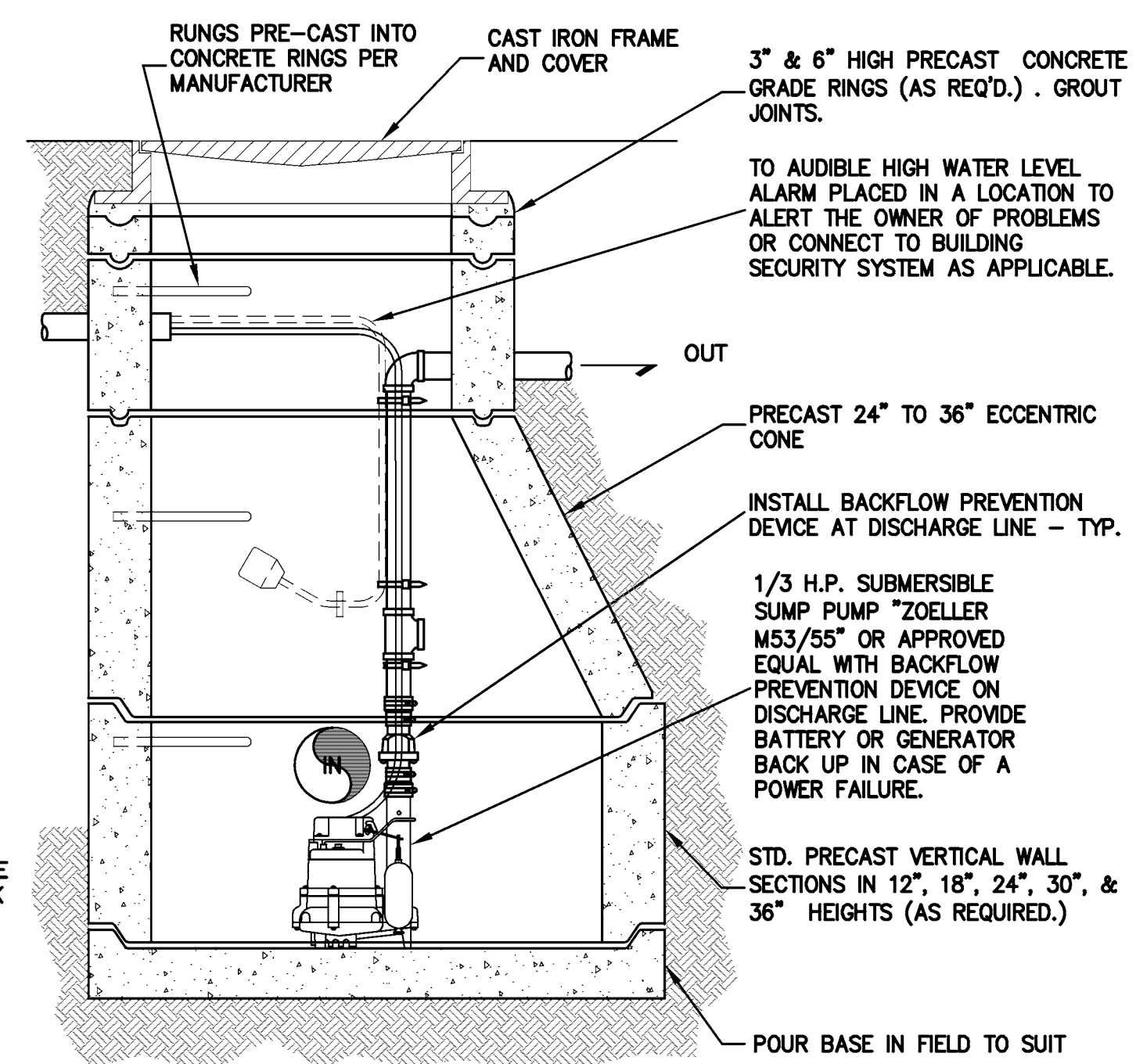


- NOTES:
1. SLOPE INTERIOR SLAB OF LIGHTWELL @ 1% MIN IN ALL DIRECTIONS TO DIRECT FLOW TOWARDS INLET.
  2. MAINTAIN 6" MIN FROM BOTTOM OF SILL/DOOR TO BOTTOM OF LIGHTWELL.
  3. INSTALL "NEENAH R-4344" GRATE AND 3" PVC OUT GOING PIPE IN LIGHTWELLS NOT INTENDED TO HAVE FOOT TRAFFIC.
  4. INSTALL 4" METAL GRATE AND 4" PVC OUTGOING PIPE IN AREAS INTENDED TO HAVE FOOT TRAFFIC.
  5. INSTALL 3" PVC OVERFLOW PIPE AS SHOWN.
  6. CONTRACTOR SHALL SUBMIT TO THE OWNER IN WRITING THE NEED FOR PERIODIC MAINTENANCE AND REMOVAL OF DEBRIS.
  7. REFER TO STRUCTURAL PLAN FOR WALL CONSTRUCTION DETAIL.

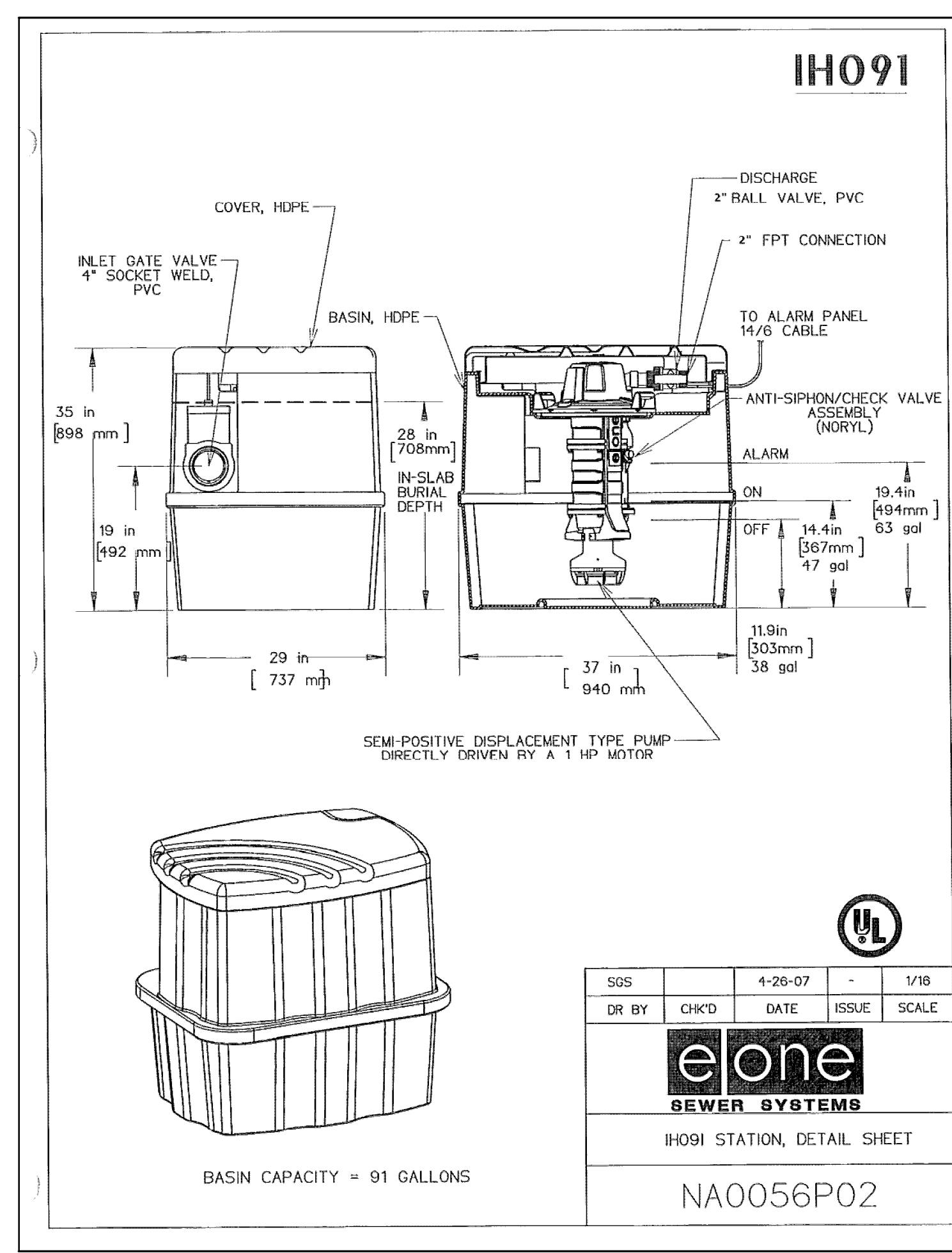
1 LIGHTWELL OVERFLOW DETAIL  
C-4.2 NTS



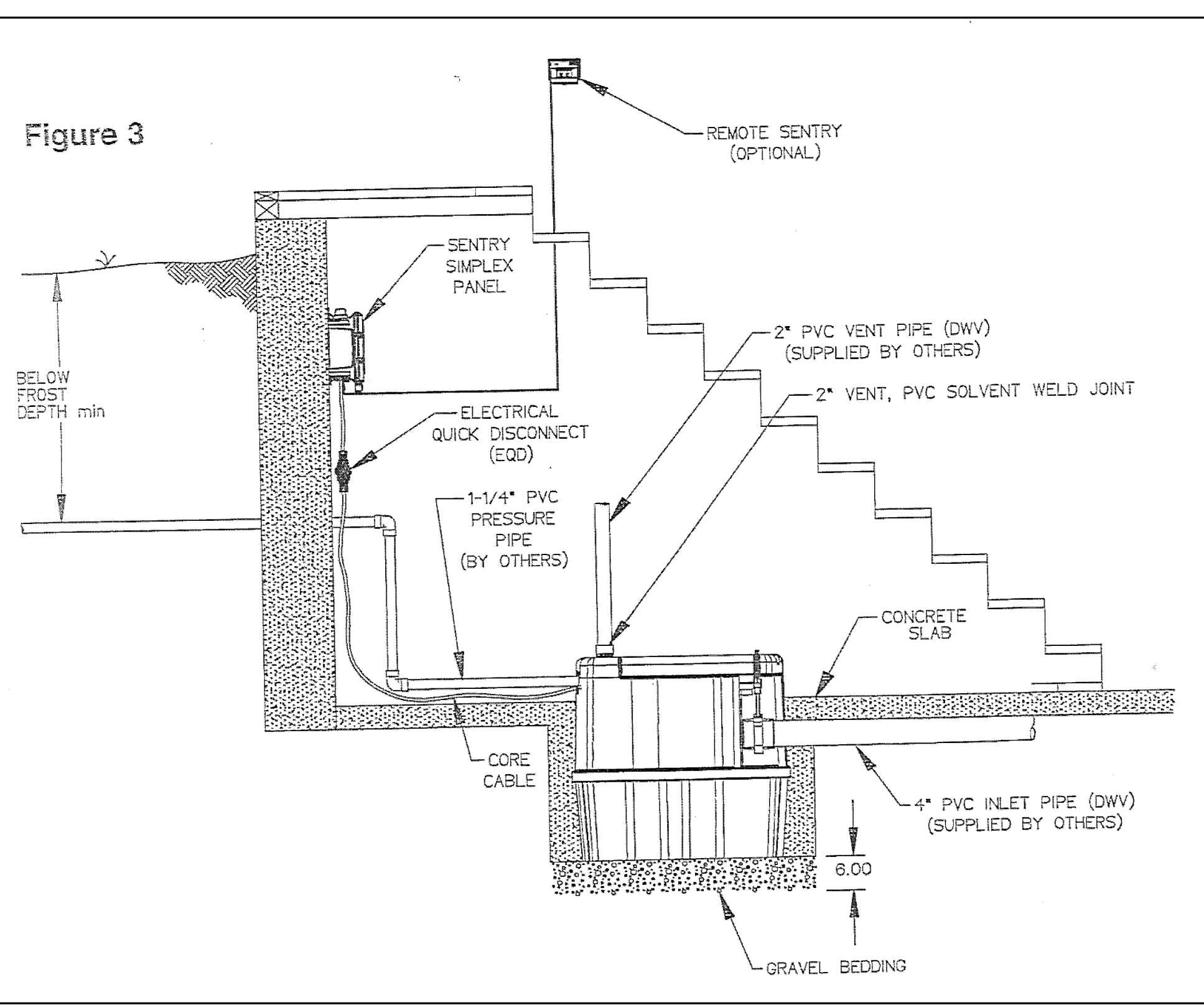
2 LIGHTWELL SUMP PUMP  
C-4.2 NTS



3 SUBDRAIN SUMP PUMP  
C-4.2 NTS



4 E - ONE GRINDER PUMP EJECTOR  
C-4.2 NTS



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
SACRAMENTO REGION  
BAY AREA REGION  
SANTA CLARA COUNTY  
LOS ALAMOS, CALIFORNIA 94045  
(P) (510) 887-4086 (F) (510) 887-3019  
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**LIN RESIDENCE**  
**1142 LISA LANE**  
**LOS ALTOS, CALIFORNIA**  
SANTA CLARA COUNTY  
APN: 193-37-033

DETAILS

REVISIONS	BY
JOB NO: 2170546	
DATE: 10-26-17	
SCALE: NTS	
DESIGN BY: DY	
DRAWN BY: WA	
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GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT. THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

**WORK SEQUENCE**

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

LEA AND BRAZE ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF LEA AND BRAZE ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD HARMLESS LEA AND BRAZE ENGINEERING, INC.

CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

**SITE PROTECTION**

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

**STORMWATER POLLUTION PREVENTION NOTES**

1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.

3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.

5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.

6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.

7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.

8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.

10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE, CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

**SUPPLEMENTAL MEASURES**

A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.

B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.

C. STABILIZING ALL DENUDED AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.

D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.

E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.

F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. **SCOPE OF WORK**
- THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.
2. **GENERAL**
- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT BY EARTH SYSTEMS PACIFIC, DATED DECEMBER 19, 2016 AND THE CITY OF LOS ALTOS.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOIL ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOIL ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.
3. **CLEARING AND GRUBBING**
- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
- (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
- (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
- (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETED MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.
4. **SITE PREPARATION AND STRIPPING**
- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCED OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.
5. **EXCAVATION**
- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
6. **PLACING, SPREADING AND COMPACTING FILL MATERIAL**
- A. **FILL MATERIALS**
- THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.
- B. **FILL CONSTRUCTION**
- THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT DRYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.
- THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY BLADE MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE AERATED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.
- AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.
- THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.
- COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.
7. **CUT OR FILL SLOPES**
- ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERFILLED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE. EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL. SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.
8. **SEASONAL LIMITS AND DRAINAGE CONTROL**
- FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.
9. **DUST CONTROL**
- THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
10. **INDEMNITY**
- THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.
11. **SAFETY**
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. **GUARANTEE**
- NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.
- THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
13. **TRENCH BACKFILL**
- EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER JETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.
14. **EROSION CONTROL**
- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
- FIBER, 2000 LBS/ACRE  
SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)  
FERTILIZER (11-8-4), 500 LBS/ACRE  
WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL, AND HIGHWAY PLANTING", OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.
15. **CLEANUP**
- THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:  
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.



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**1142 LISA LANE**  
**LOS ALTOS, CALIFORNIA**  
SANTA CLARA COUNTY  
APN: 193-37-033

**GRADING**  
**SPECIFICATIONS**

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REVISIONS	BY
JOB NO:	2170546
DATE:	10-26-17
SCALE:	NO SCALE
DESIGN BY:	DY
DRAWN BY:	WA
SHEET NO:	



PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM OCTOBER 1ST THRU APRIL 30TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAYOR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM,
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS,TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

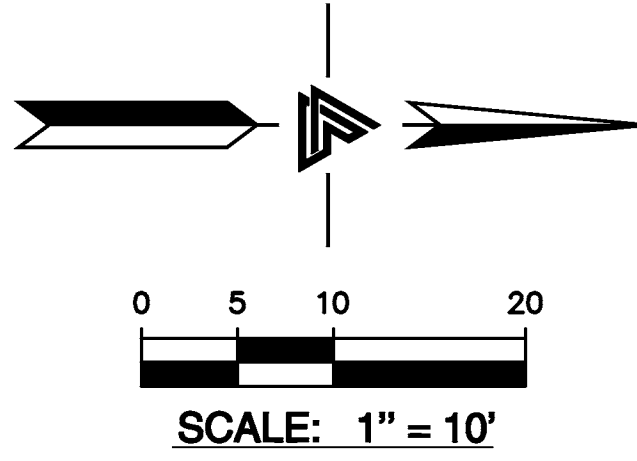
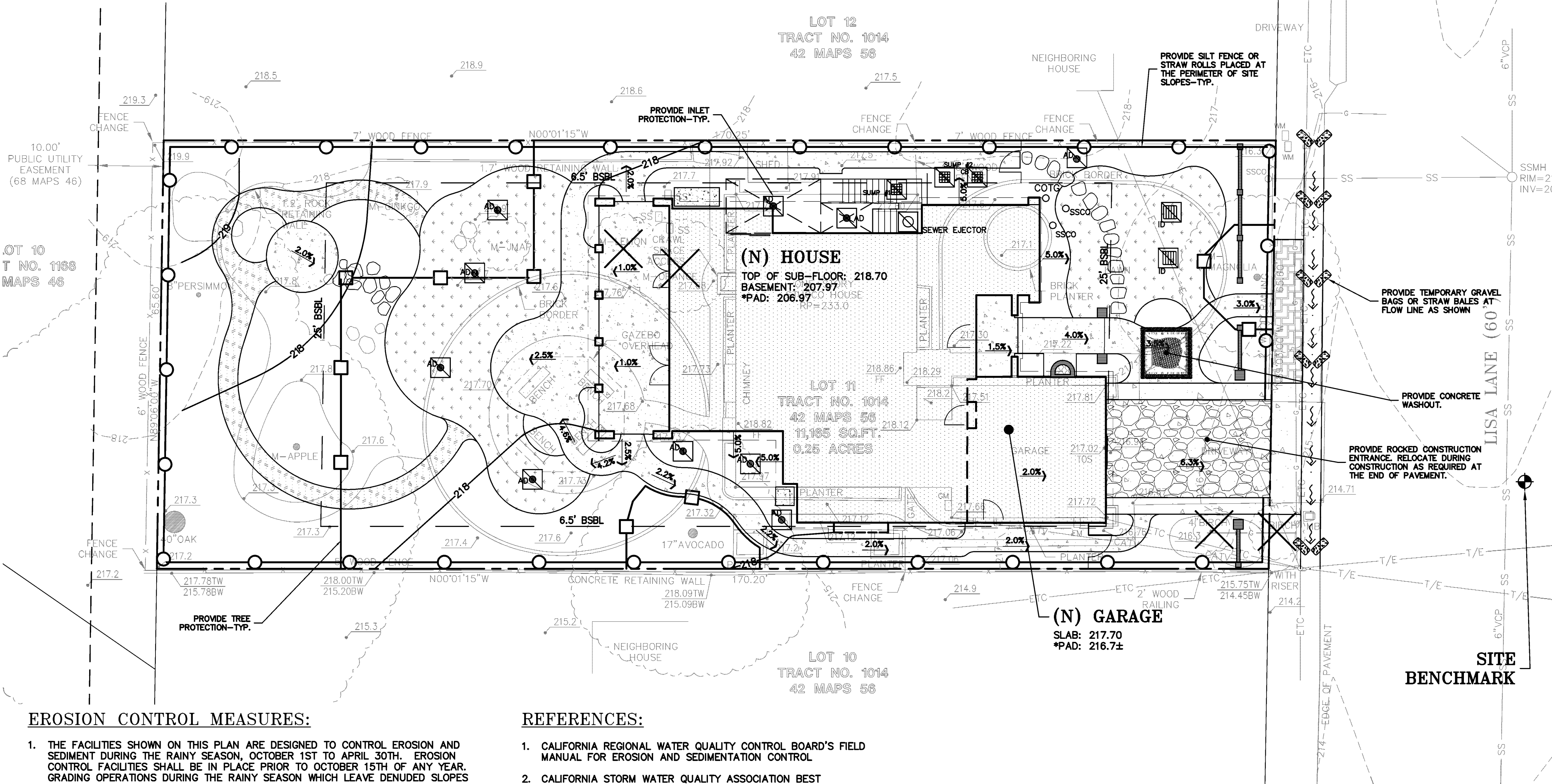
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDEED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 1ST, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURES SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

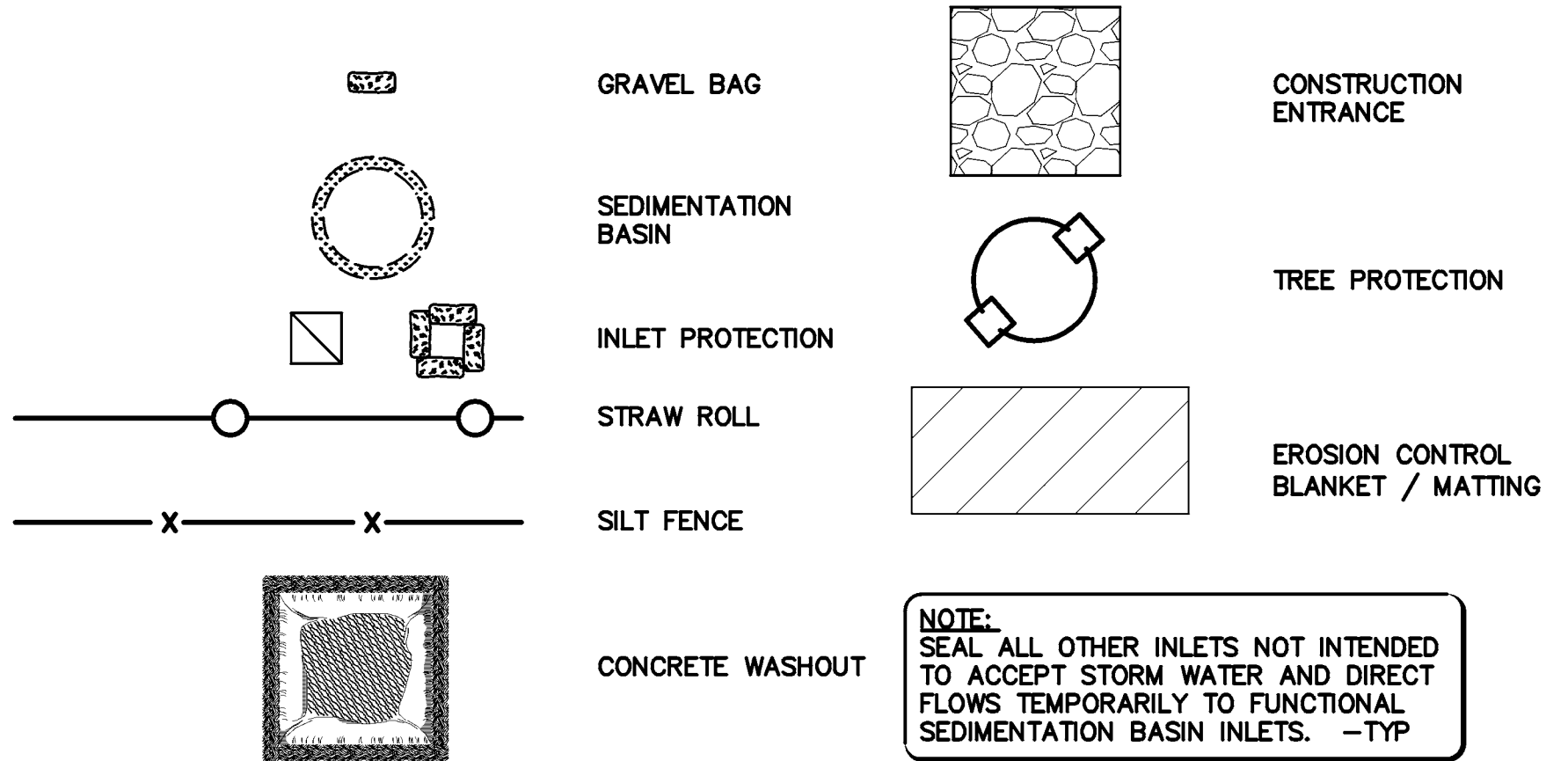
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



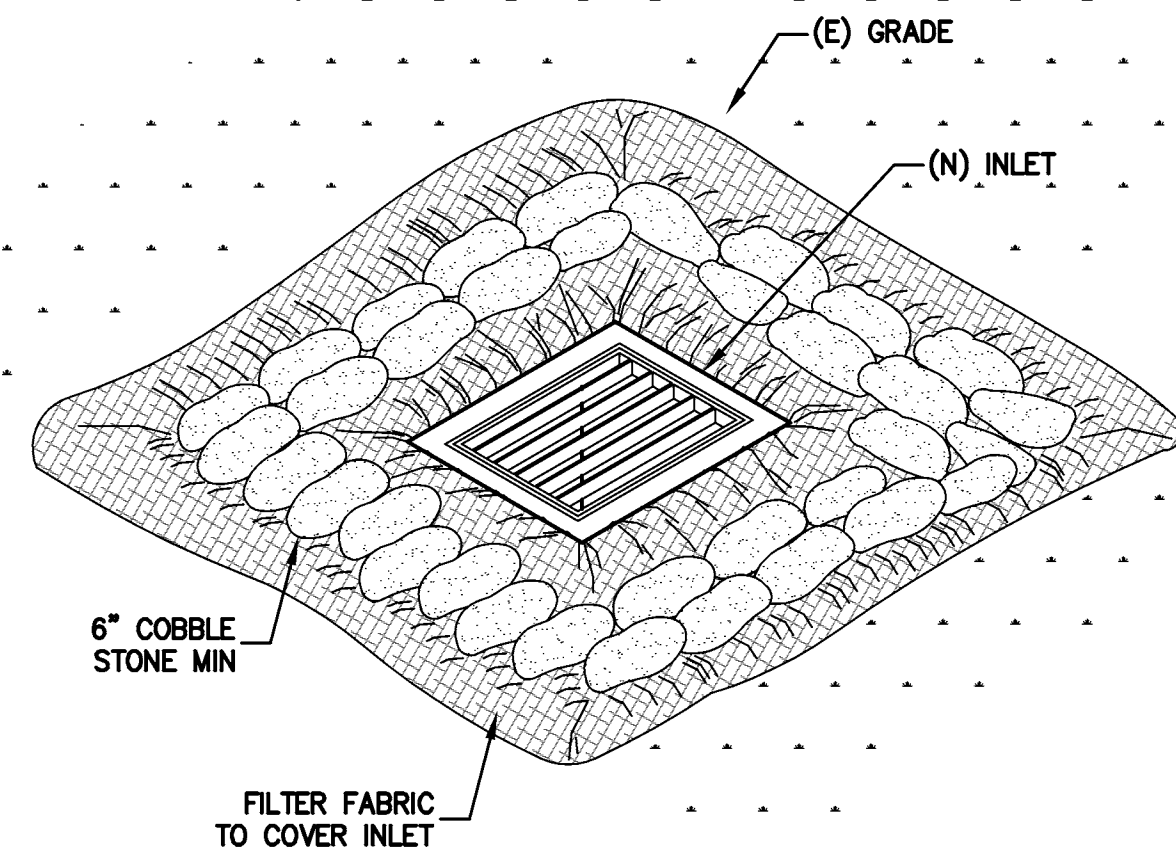
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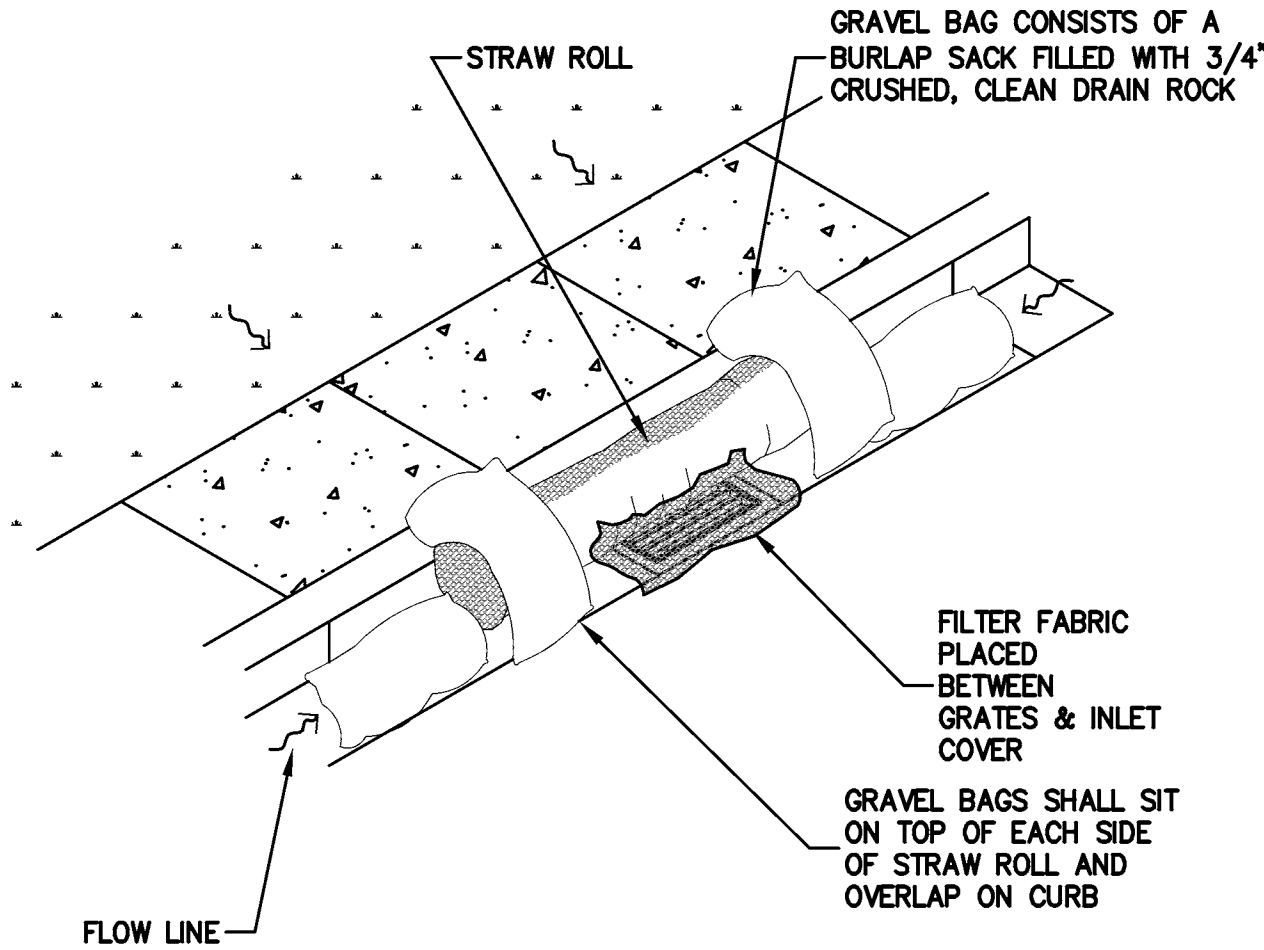
**EROSION CONTROL PLAN**

REVISIONS	BY
JOB NO: 2170546	
DATE: 10-26-17	
SCALE: AS NOTED	
DESIGN BY: DY	
DRAWN BY: WA	
SHEET NO:	

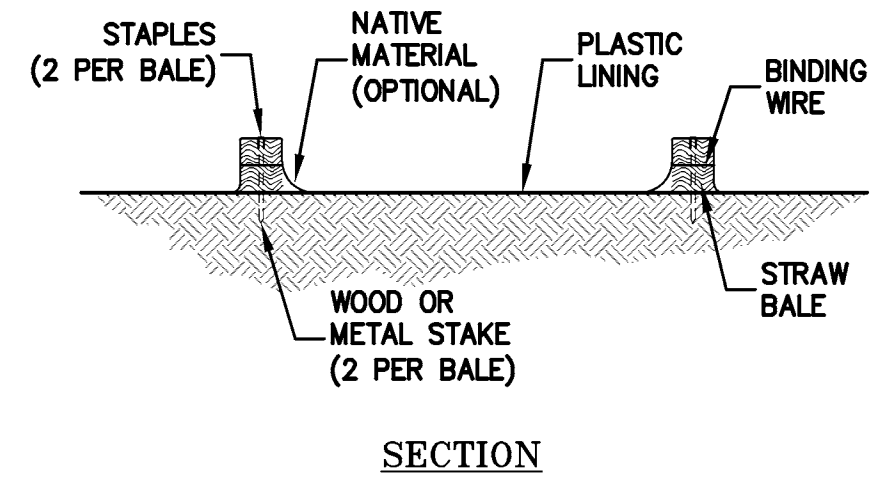
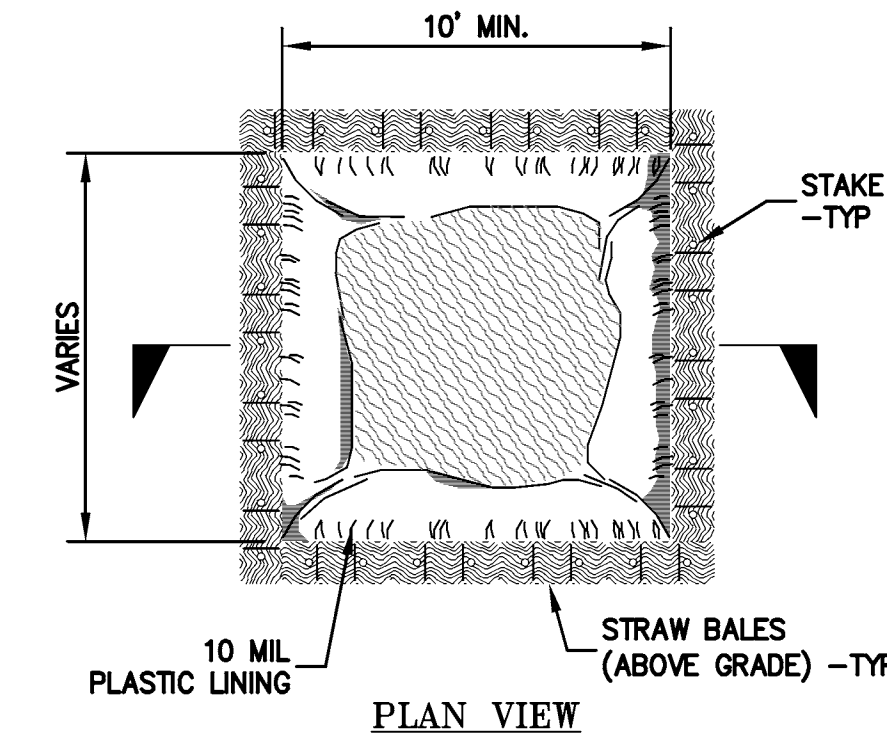




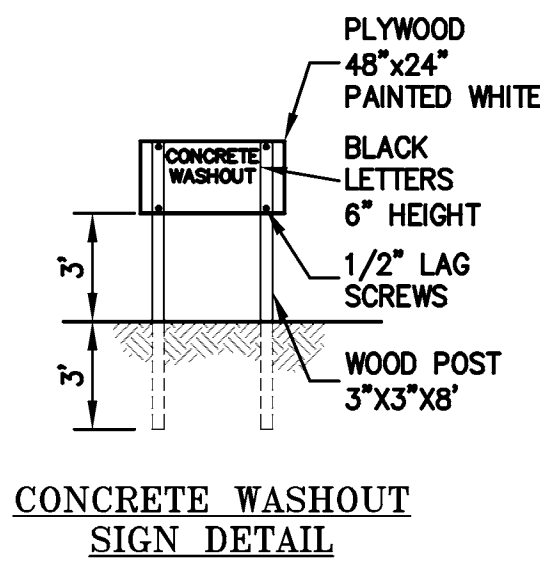
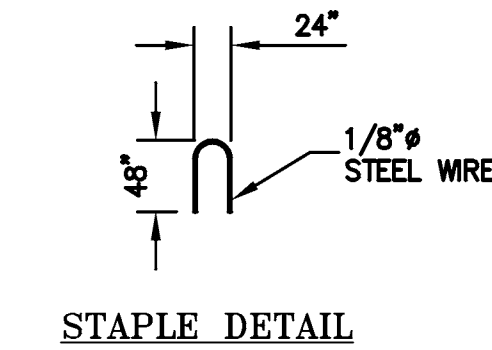
1 INLET PROTECTION  
ER-2 NTS



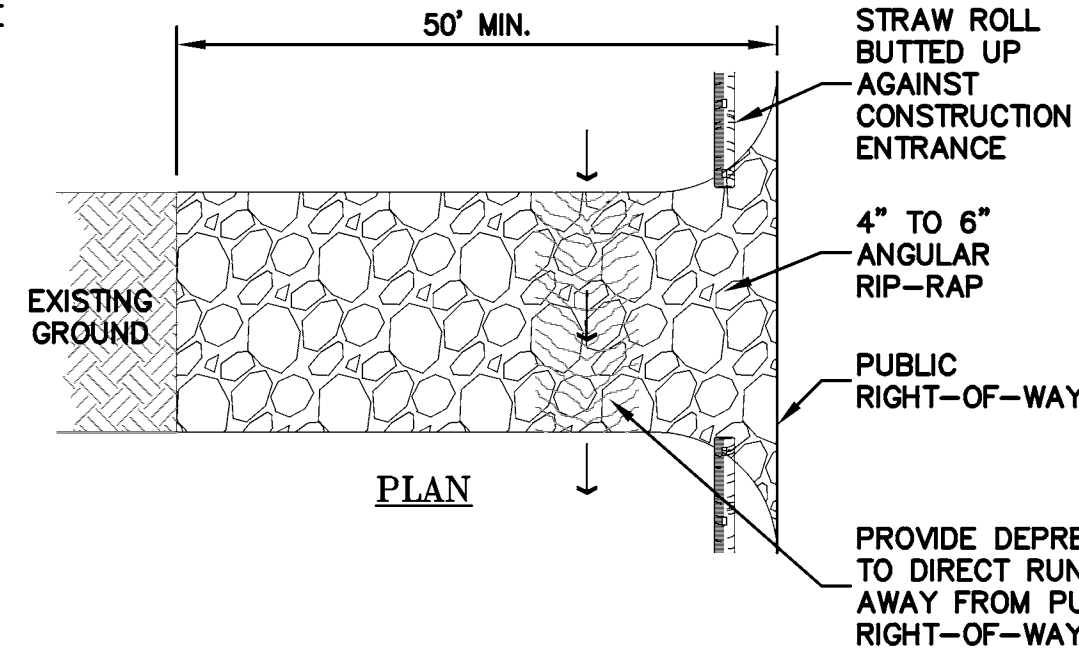
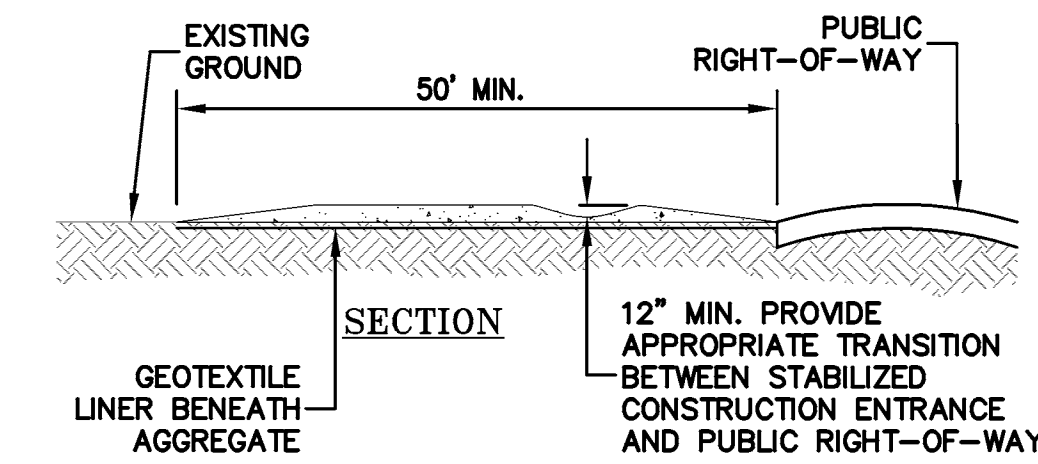
2 STREET INLET PROTECTION  
ER-2 NTS



3 CONCRETE WASHOUT  
ER-2 NTS

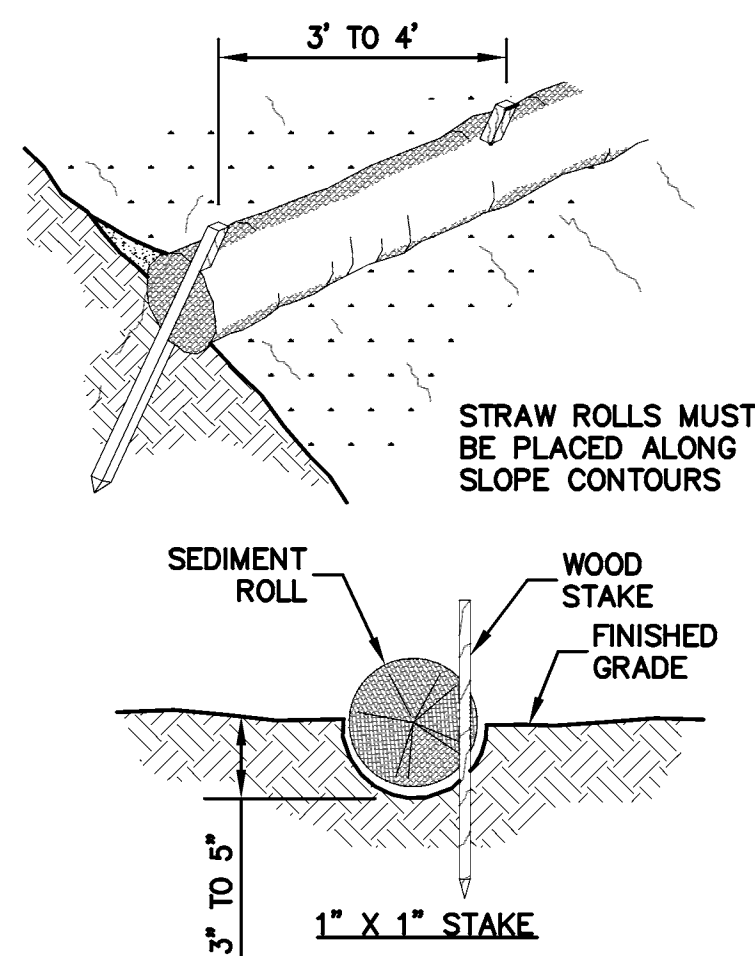


NOTES:  
ACTUAL LAYOUT DETERMINED IN FIELD.  
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



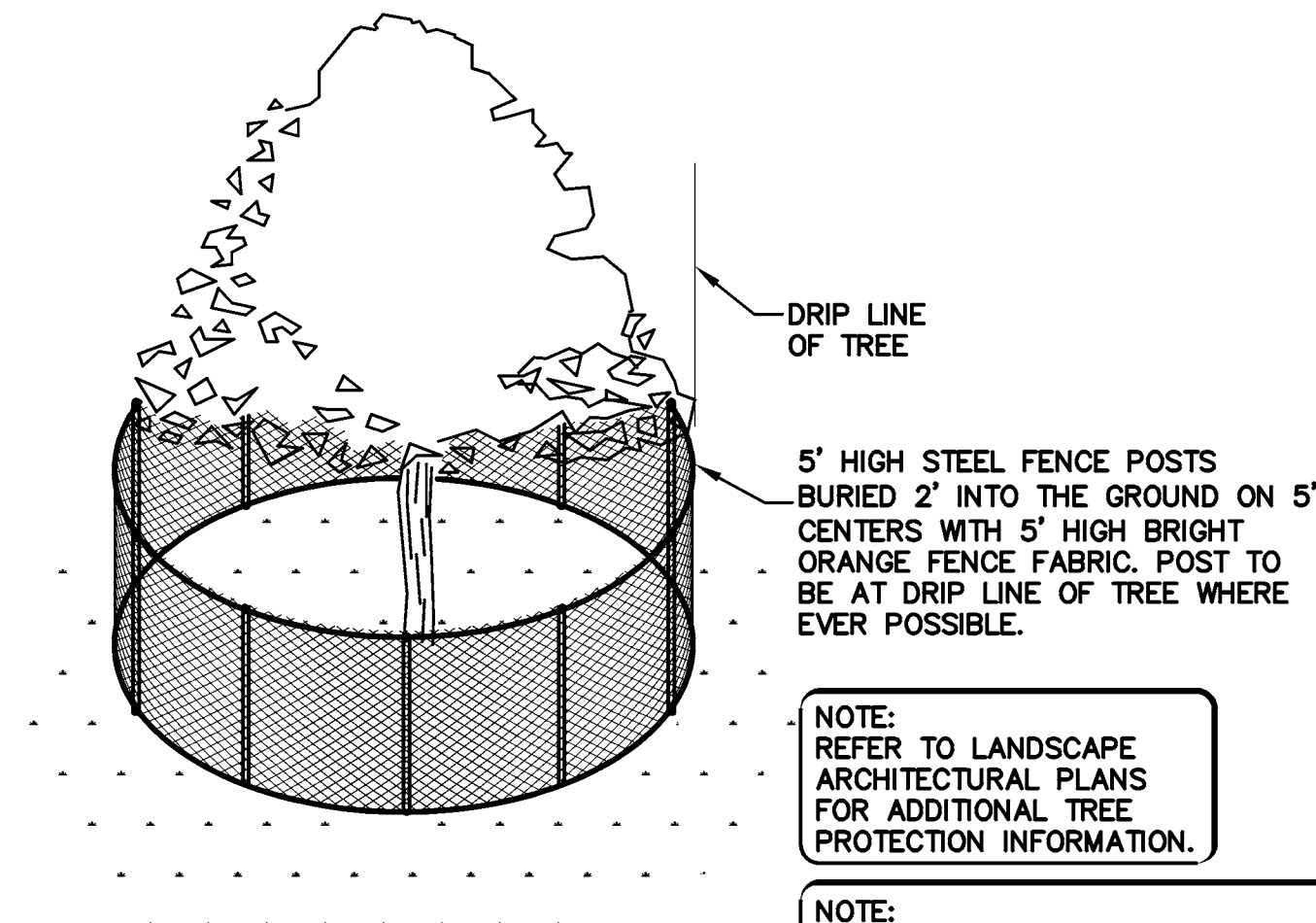
4 CONSTRUCTION ENTRANCE  
ER-2 NTS

NOTES:  
STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>



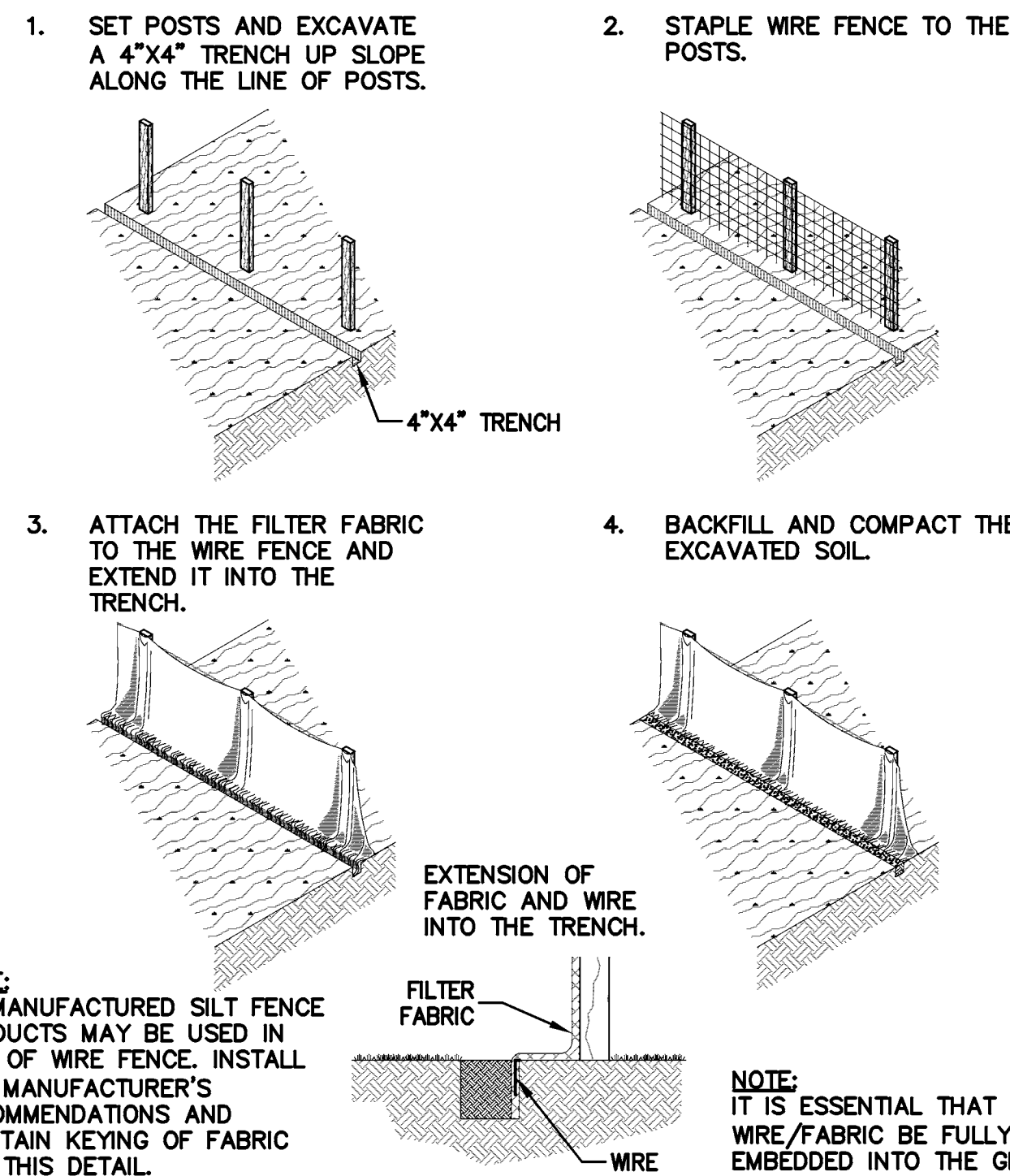
NOTE:  
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>

5 STRAW ROLLS FLAT LOT  
ER-2 NTS



NOTE:  
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.  
NOTE:  
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

6 EXISTING TREE PROTECTION DETAIL  
ER-2 NTS



NOTE:  
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.  
NOTE:  
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

7 SILT FENCE  
ER-2 NTS



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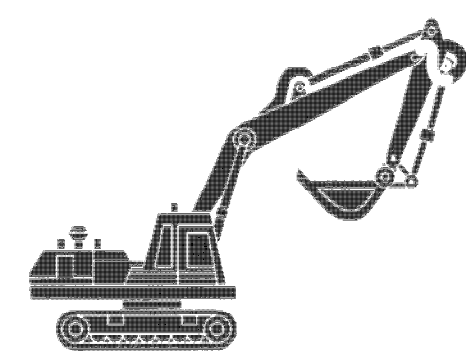
EROSION CONTROL  
DETAILS

REVISIONS	BY
JOB NO: 2170546	
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SCALE: NTS	
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DRAWN BY: WA	
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## Heavy Equipment Operation

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

### Doing The Job Right

#### Site Planning and Preventive Vehicle Maintenance

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

#### Storm water Pollution from Heavy Equipment on Construction Sites

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

### Spill Cleanup

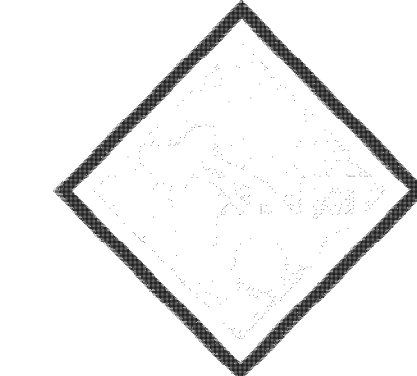
- Clean up spills immediately when they happen.
- Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- Sweep up spilled dry materials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

#### Storm water Pollution from Heavy Equipment on Construction Sites

If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

## Roadwork and Paving

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

### Doing The Job Right

#### General Business Practices

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

#### During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal or similar materials.
- Divert 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 and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

### Doing The Job Right

#### General Business Practices

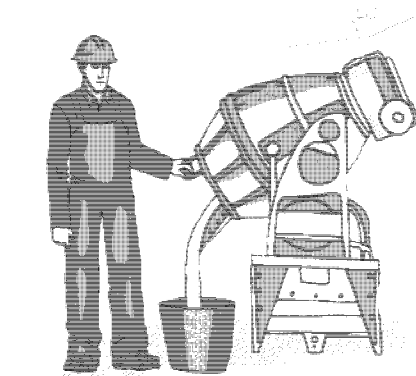
- Never wash excess material from exposed, aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary 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

### Doing The Job Right

#### General Business Practices

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

#### Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

### During Construction

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

## Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described in this drawing sheet.

### Spill Response Agencies

DIAL 9-1-1  
State Office of Emergency Services Warning Center (24 hours): 800-852-7550

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

### Local Pollution Control Agencies

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

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

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

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

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

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

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

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

### City of Los Altos

Building Department: (650) 947-2752  
Engineering Department: (650) 947-2780

## Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



### Best Management Practices for the

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

### Doing The Right Job

#### General Business Practices

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

#### Landscaping/Garden Maintenance

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

#### Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

#### Pool/Fountain/Spa Maintenance

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 disallow.
- 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 backwash water into a dirt area and spade filter residue into soil. Dispose of spent backwash water 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 building exteriors with water under high pressure, test paint for lead by a local, state, or federal 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 off-site 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

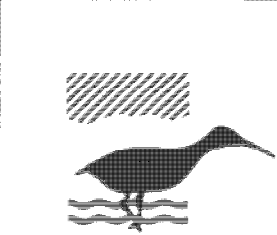
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out 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 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.

#### Paint Removal

- 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 (trap or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assure the wastewater treatment authority in making its decision.

- 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 Chapter 10.08.390 Non-storm water discharges

- 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, grading, swimming pools, spas; dump foundations, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the Superintendent.
- 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.

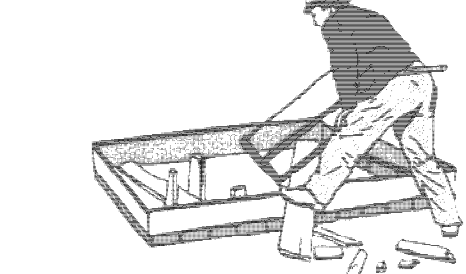
### Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A 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 it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- 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 it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- 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.
- 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 Principles

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

#### Advance Planning To Prevent Pollution

- Schedule excavation and grading activities during dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before earth 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, berms 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, gutters, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

### Doing The Job Right

- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

#### Materials/Waste Handling

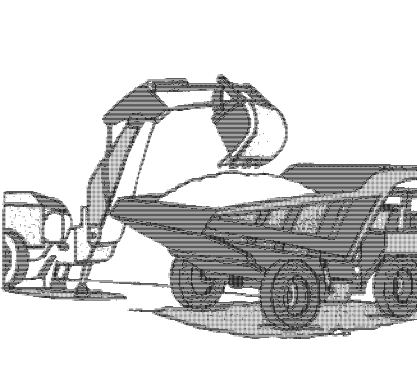
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, 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 cleaned 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 (Or, 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 sediment. 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.

### Doing The Job Right

#### General Business Practices

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

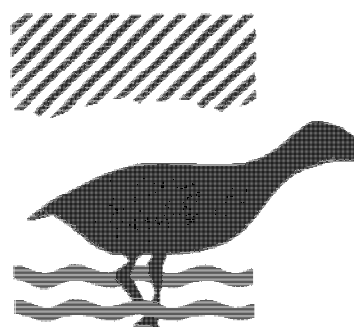
#### Dewatering Operations

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

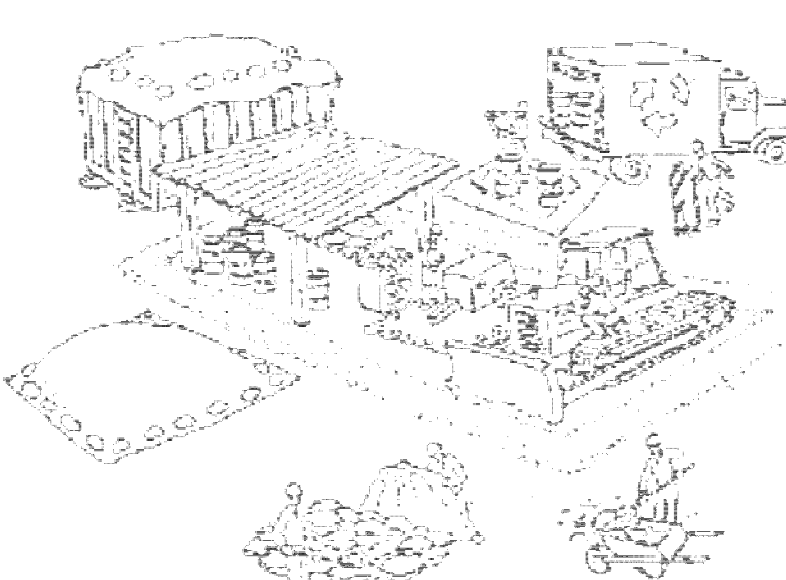
# Blueprint for a Clean Bay

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

## Best Management Practices for the Construction Industry

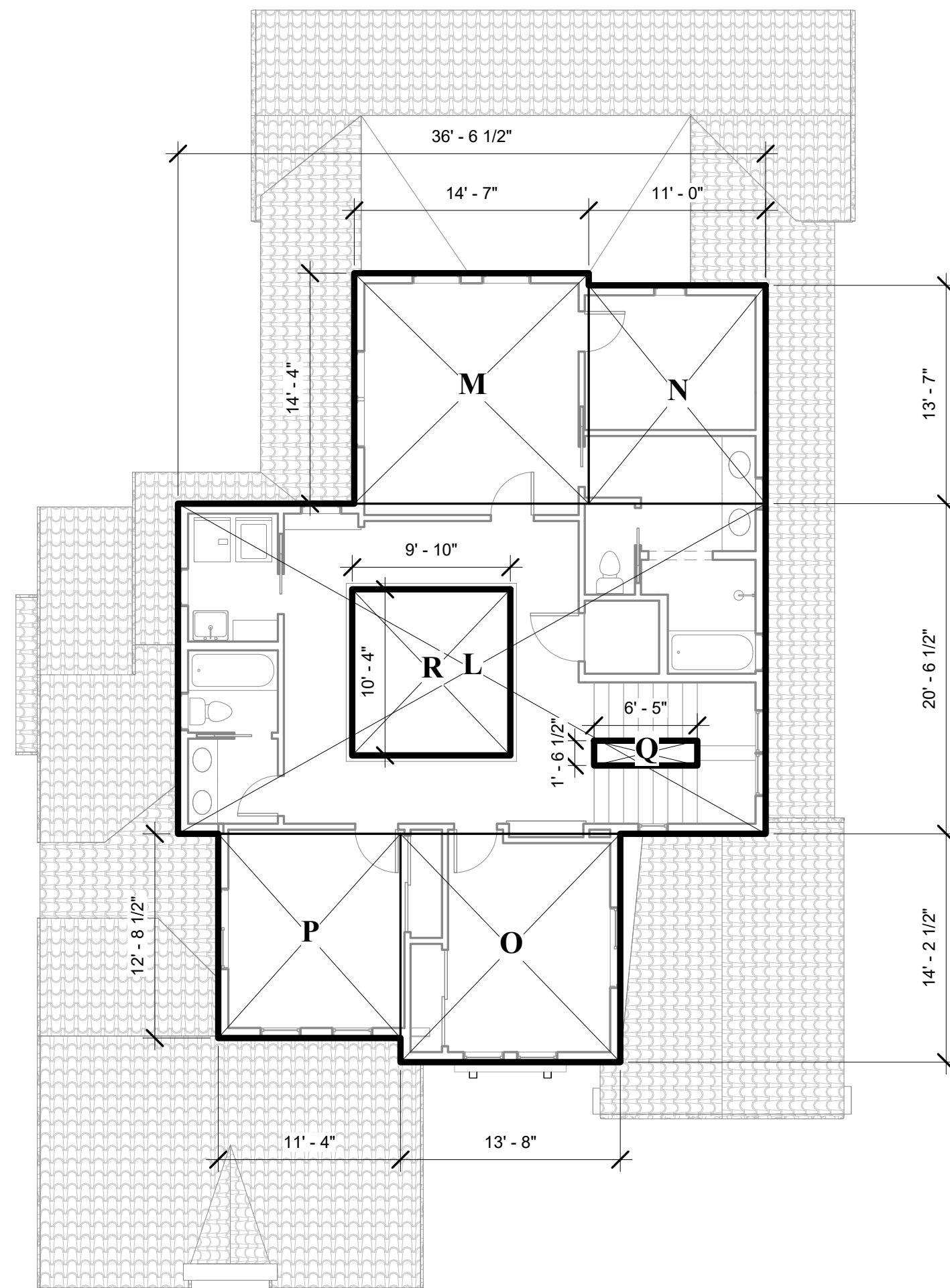


### Santa Clara Urban Runoff Pollution Prevention Program



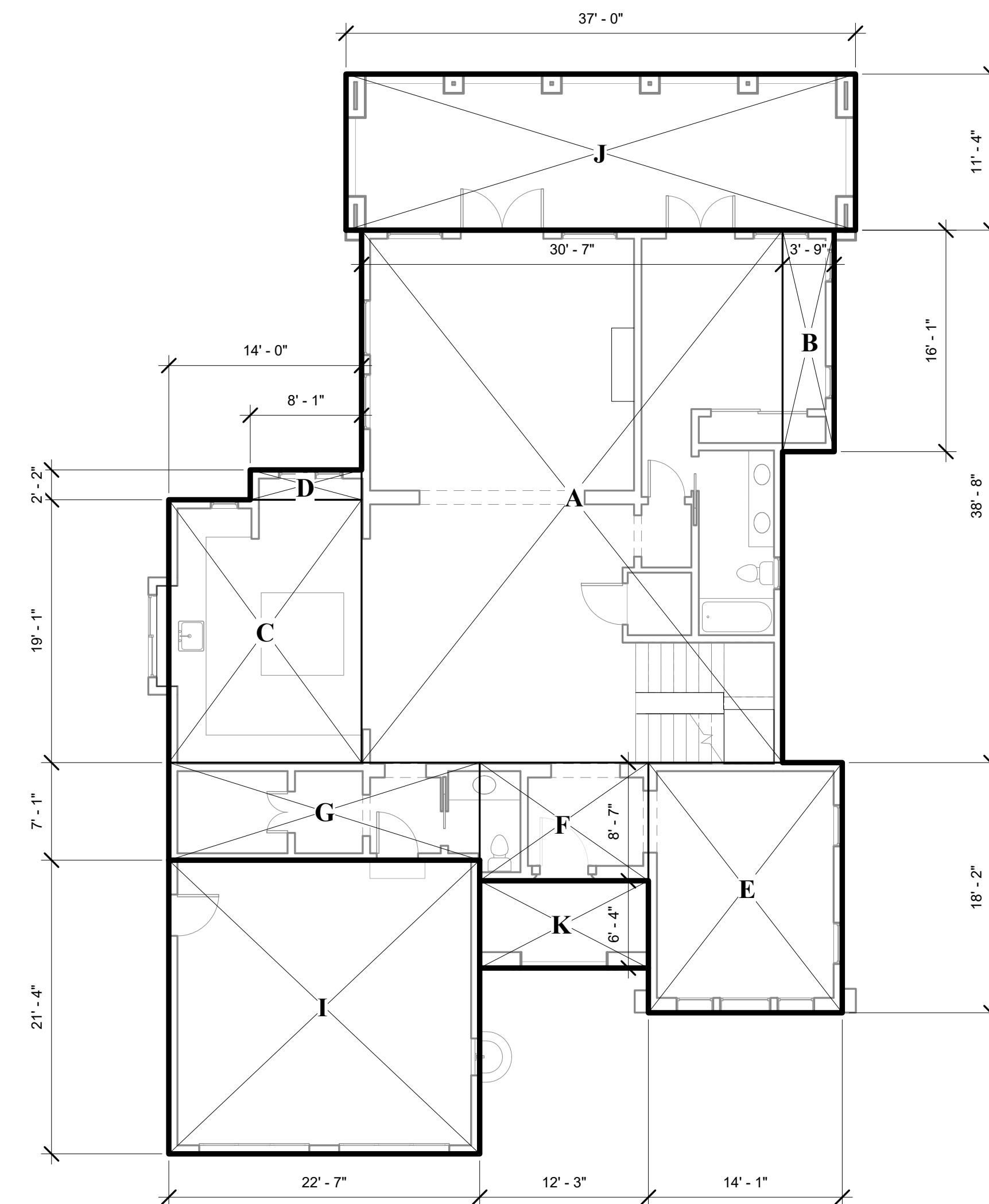
DESIGNED BY: LARRY LIND	
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2 AREA DIAGRAM - SECOND FLOOR  
1/8" = 1'-0"

<b>L</b>	36'-6 1/2" x 20'-6 1/2" =	750.63 SF
<b>M</b>	14'-7" x 14'-4" =	209.03 SF
<b>N</b>	11'-0" x 13'-7" =	149.42 SF
<b>O</b>	13'-8" x 14'-2 1/2" =	194.18 SF
<b>P</b>	11'-4" x 12'-8 1/2" =	144.03 SF
<b>-Q</b>	6'-5" x 1'-6 1/2" =	-9.89 SF
<b>-R</b>	9'-10" x 10'-4" =	-101.61 SF
<b>TOTAL FLOOR AREA 2nd FLOOR:</b>		<b>1335.79 SF</b>



1 AREA DIAGRAM - FIRST FLOOR  
1/8" = 1'-0"

<b>A</b>	30'-7" x 38'-8" =	1182.56 SF
<b>B</b>	3'-9" x 16'-1" =	60.31 SF
<b>C</b>	14'-0" x 19'-1" =	267.17 SF
<b>D</b>	8'-1" x 2'-2" =	17.51 SF
<b>E</b>	14'-1" x 18'-2" =	255.85 SF
<b>F</b>	12'-3" x 8'-7" =	105.15 SF
<b>G</b>	22'-7" x 7'-1" =	159.97 SF

TOTAL HABITABLE  
SPACE 1st FLOOR: 2048.52 SF

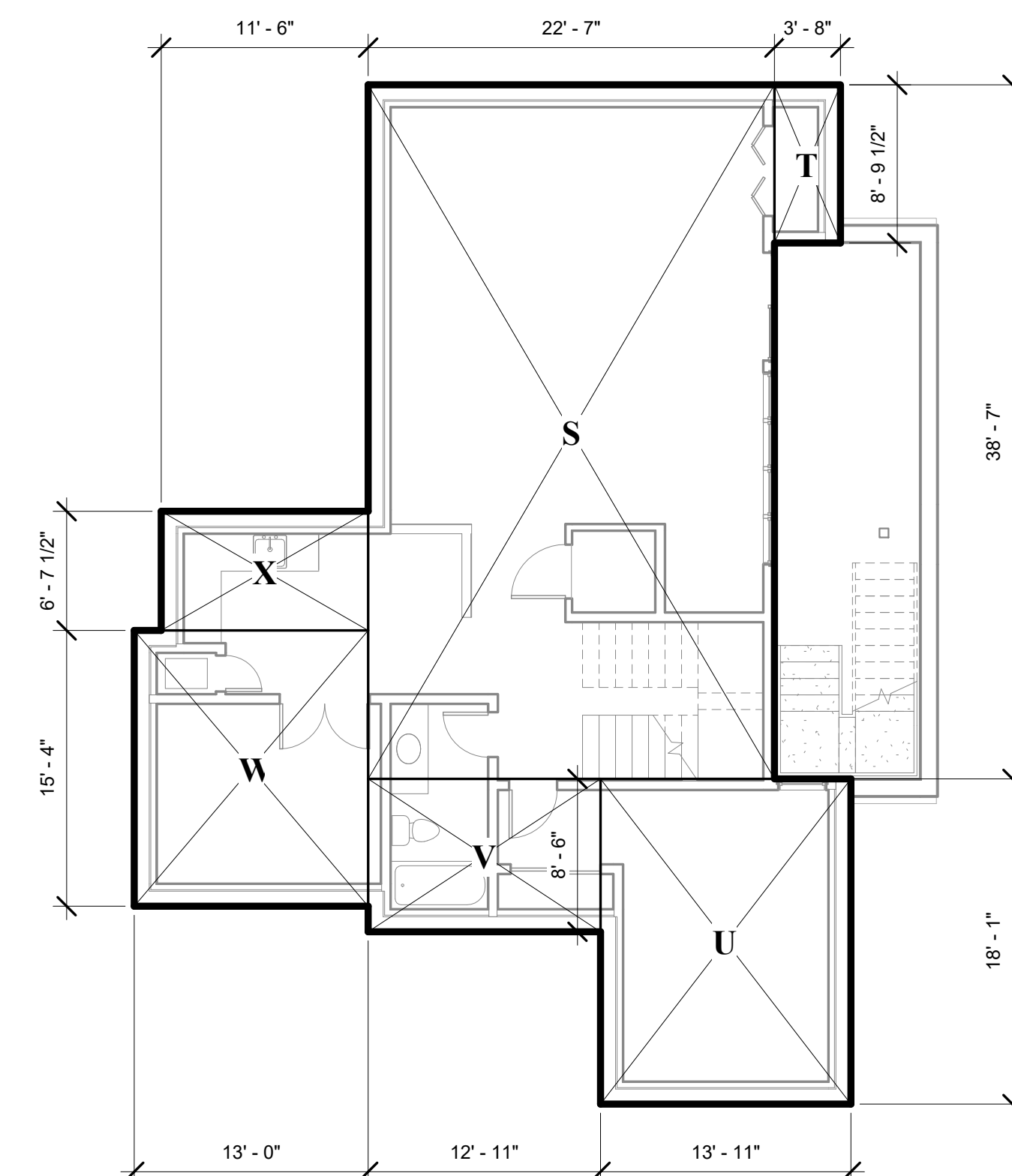
I 22'-7" x 21'-4" = 481.78 SF  
TOTAL GARAGE: 481.78 SF

TOTAL FLOOR  
AREA 1st FLOOR: **2530.30 SF**

**J** 37'-0" x 11'-4" = 419.33 SF  
**K** 12'-3" x 6'-4" = 77.58 SF

TOTAL COVERED  
PORCH & LOGGIA: 496.91 SF

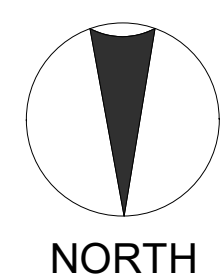
TOTAL COVERAGE: 3027.21 SF



3 AREA DIAGRAM - BASEMENT  
1/8" = 1'-0"

<b>S</b>	22'-7" x 38'-7" =	871.34 SF
<b>T</b>	3'-8" x 8'-9 1/2" =	32.24 SF
<b>U</b>	13'-11" x 18'-1" =	251.66 SF
<b>V</b>	12'-11" x 8'-6" =	109.73 SF
<b>W</b>	13'-0" x 15'-4" =	199.33 SF
<b>X</b>	11'-6" x 6'-7 1/2" =	76.19 SF

TOTAL  
BASEMENT AREA: **1540.49 SF**



Revisions		
No.	Description	Date

NEW HOUSE FOR :  
**LIN RESIDENCE**  
1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

A.P.N. 193-37-033

SCALE:	1/8" = 1'-0"
DRAWN BY:	SC
APPROVED BY:	MH
DATE:	10/18/17

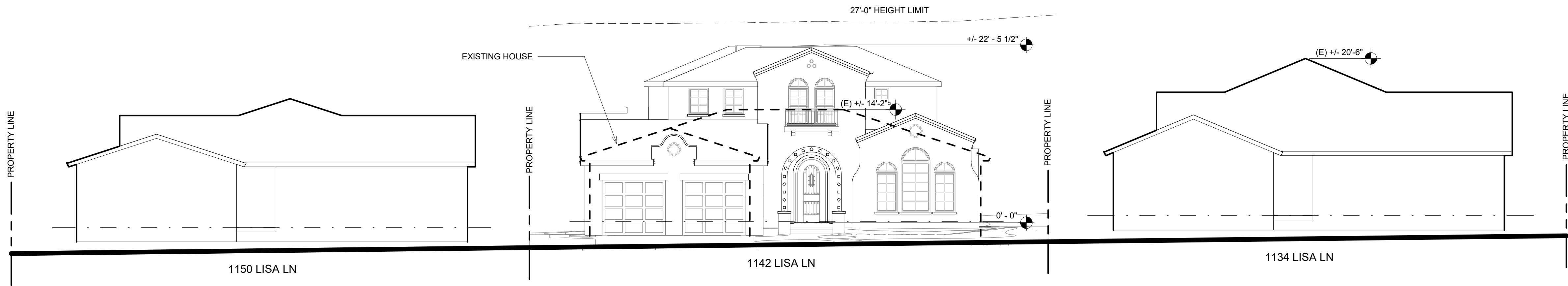
**TIME LINE DESIGN**  
14401 BIG BASIN WAY  
SARATOGA, CALIFORNIA 95070  
PHONE: 408.741.3000  
FAX: 408.741.3007



# A0.2

## AREA CALCULATION DIAGRAMS





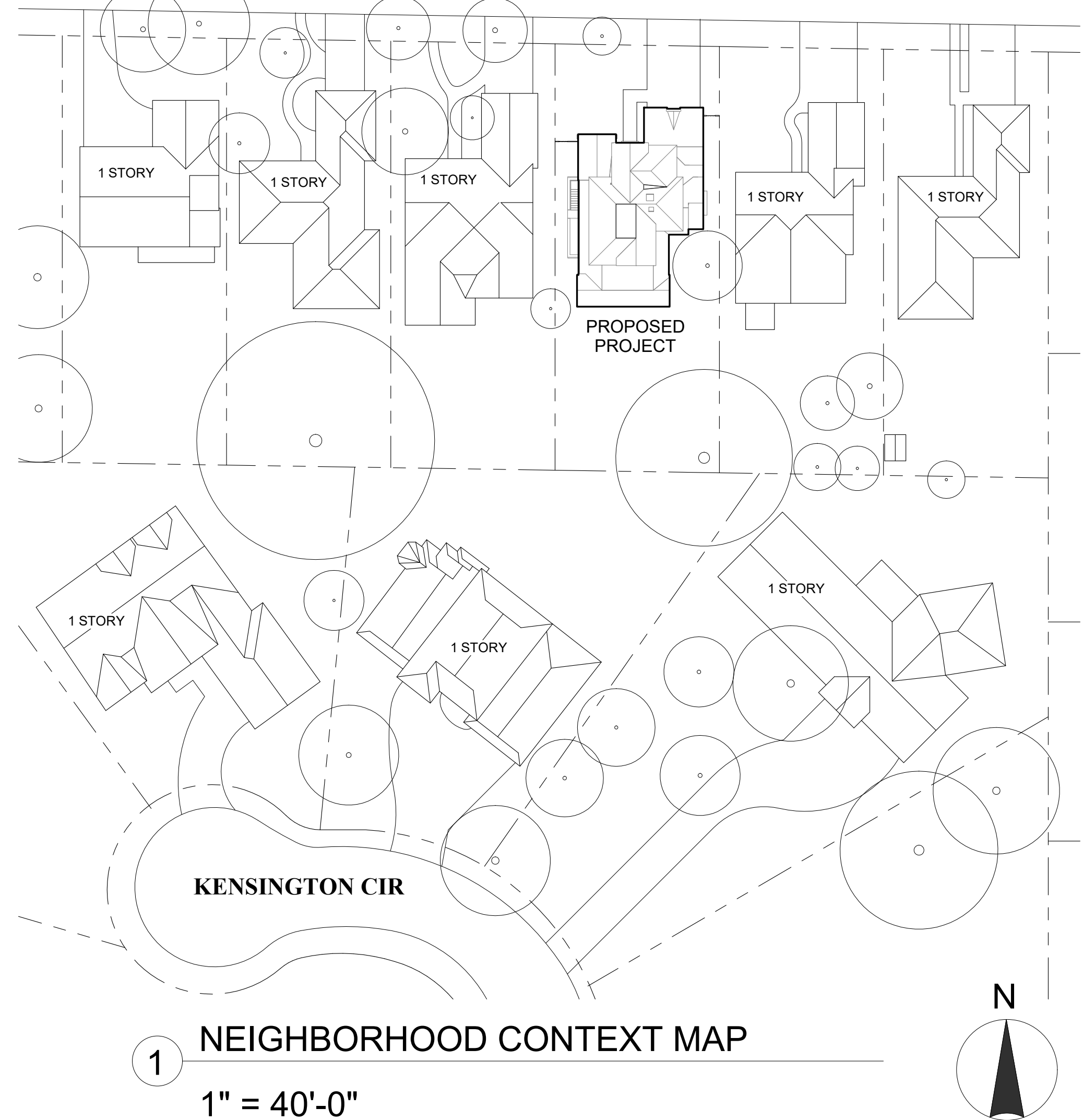
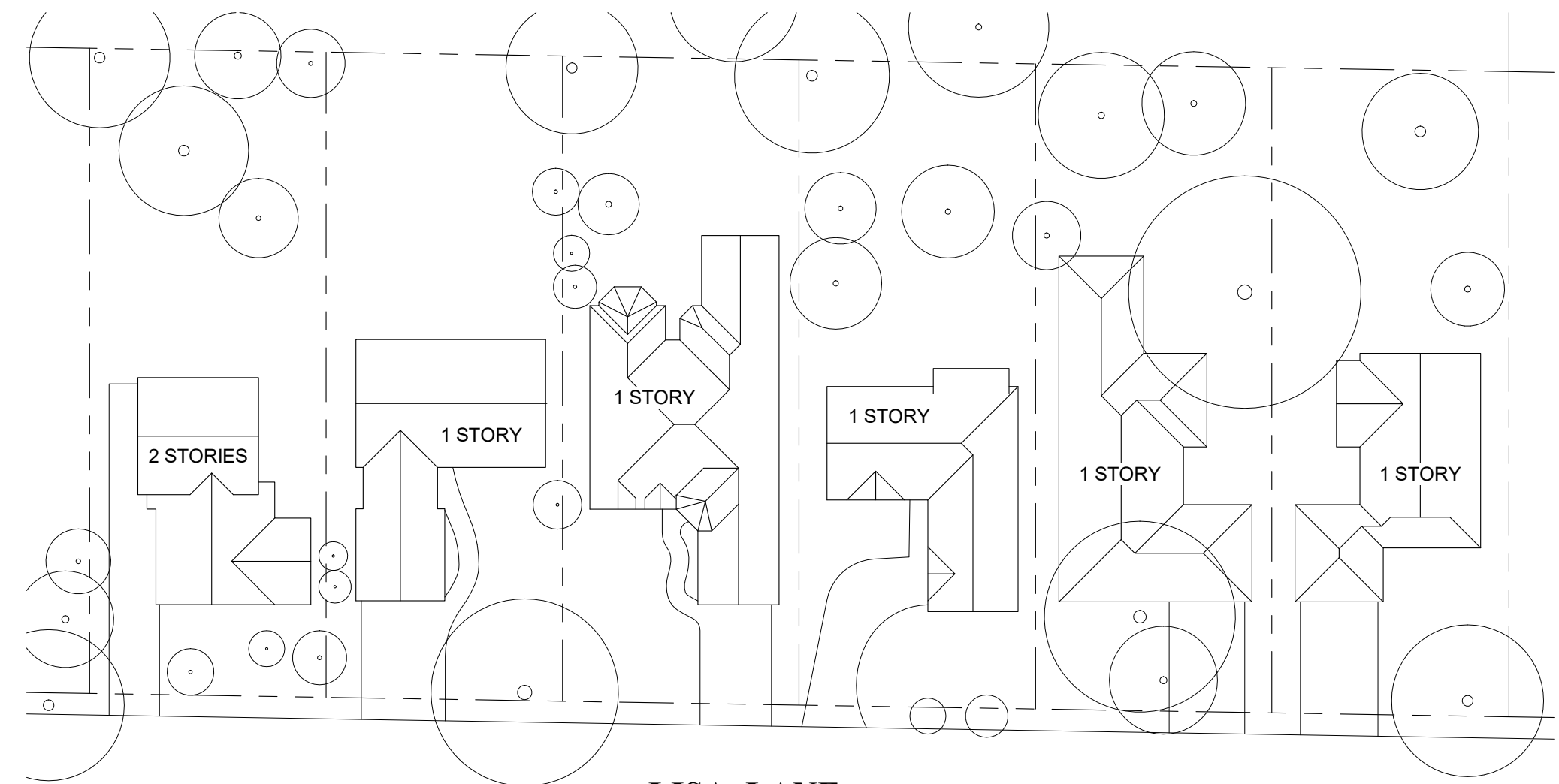
2 STREET ELEVATION  
1/8" = 1'-0"



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

**FIRE NOTES:**

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D. GARAGE SHALL BE INCLUDED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETE PERMIT APPLICATION AND APPROPRIATE FEES TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF THEIR WORK. **NOTE:** THE OWNER(S), OCCUPANT(S), AND ANY CONTRACTOR(S) OR SUB-CONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED.
2. **CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF FIRE DEPARTMENT STANDARD DETAIL AND SPECIFICATION SI-7 AND CHAPTER 33 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA FIRE CODE. THIS MUST BE SUBMITTED TO, AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO COMMENCING AND DEMOLITION / CONSTRUCTION ACTIVITIES.
3. **ADDRESS IDENTIFICATION:** THE NEW BUILDING 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 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 MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.



1 NEIGHBORHOOD CONTEXT MAP  
1" = 40'-0"

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Revisions		Date
No.	Description	

NEW HOUSE FOR :  
**LIN RESIDENCE**  
1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024  
A.P.N. 193-37-033

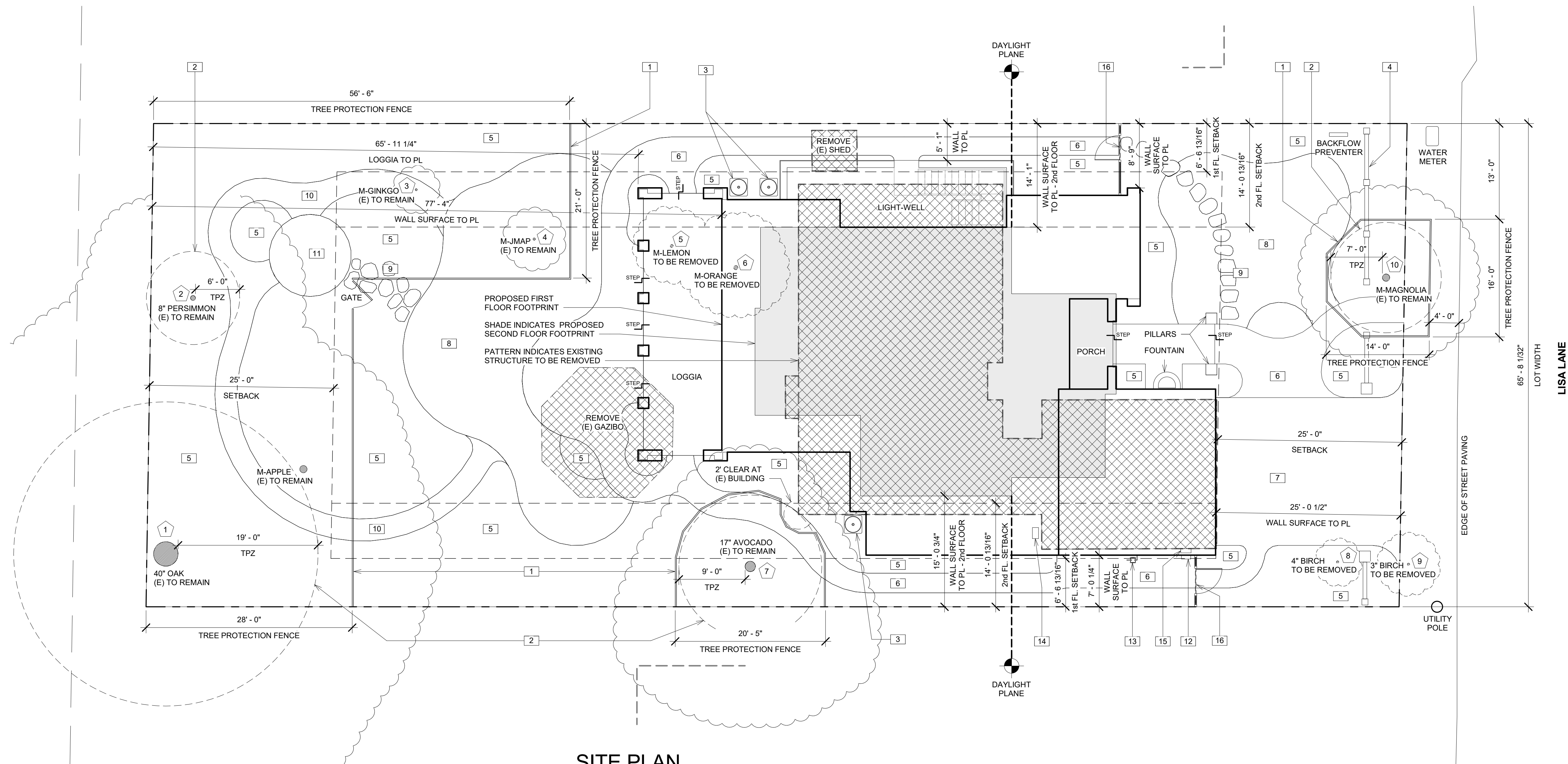
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DRAWN BY:	SC
APPROVED BY:	MH
DATE:	10/18/17

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PHONE: 408.741.3000 FAX: 408.741.3007



**A0.3**  
CONTEXT  
MAP AND  
EXISTING  
ELEVATION





1 SITE PLAN  
1/8" = 1'-0"

EXISTING TREE SCHEDULE

No.	SIZE AND SPECIES	STATUS
1	40" OAK	RETAIN
2	8" PERSIMMON	RETAIN
3	3" M-GINKGO	RETAIN
4	4" M-JMAP	RETAIN
5	5" M-LEMON	REMOVE
6	7" M-ORANGE	REMOVE
7	17" AVOCADO	RETAIN
8	4" BIRCH	REMOVE
9	3" BIRCH	REMOVE
10	12" M-MAGNOLIA	RETAIN

KEYNOTES

1	6'-0" HIGH CHAIN-LINK FENCE MOUNTED ON STEEL POSTS' DRIVEN 2'-0" INTO THE GROUND AT NO MORE THAN 10'-0" SPACING
2	TREE PROPECTION ZONE; ANY GRADING OR EXCAVATION WITHIN THIS ZONE MUST BE ACCOMPLISHED BY HAND DIGGING; A QUALIFIED ARBORIST MUST SUPERVISE ANY CUTTING OF ROOTS GREATER THAN 1" WITHIN THIS ZONE;
3	A/C UNIT
4	LOW STUCCO WALL AND PILLARS, REFER TO LANDSCAPE PLANS
5	PLANTING AREA, REFER TO LANDSCAPE PLANS
6	PAVED WALKWAY, REFER TO LANDSCAPE PLANS
7	DRIVEWAY, REFER TO LANDSCAPE PLANS
8	LAWN, REFER TO LANDSCAPE PLANS
9	STEPPING STONES, REFER TO LANDSCAPE PLANS
10	DECOMPOSED GRANITE PATH, REFER TO LANDSCAPE PLANS
11	NEW GAZIBO, REFER TO LANDSCAPE PLANS
12	NEW ELECTRICAL PANEL
13	NEW GAS METER
14	REMOVE (E) GAS METER
15	REMOVE (E) ELECTRICAL PANEL
16	NEW FENCE AND GATE, REFER TO LANDSCAPE PLANS

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TIMELINE DESIGN



A1.1  
SITE PLAN

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PHONE: 408.741.3000 FAX: 408.741.3007

SCALE: 1/8" = 1'-0"  
DRAWN BY: SC  
APPROVED BY: MH  
DATE: 10/18/17

NEW HOUSE FOR :  
LIN RESIDENCE  
1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

A.P.N. 193-37-033

Revisions	
No.	Description

NEW HOUSE FOR :

LIN RESIDENCE

1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

A.P.N. 193-37-033

SCALE: 1/8" = 1'-0"  
DRAWN BY: SC  
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DATE: 10/18/17

TIMELINE DESIGN



A1.1  
SITE PLAN

14401 BIG BASIN WAY SARATOGA, CALIFORNIA 95070  
PHONE: 408.741.3000 FAX: 408.741.3007

NEW HOUSE FOR :

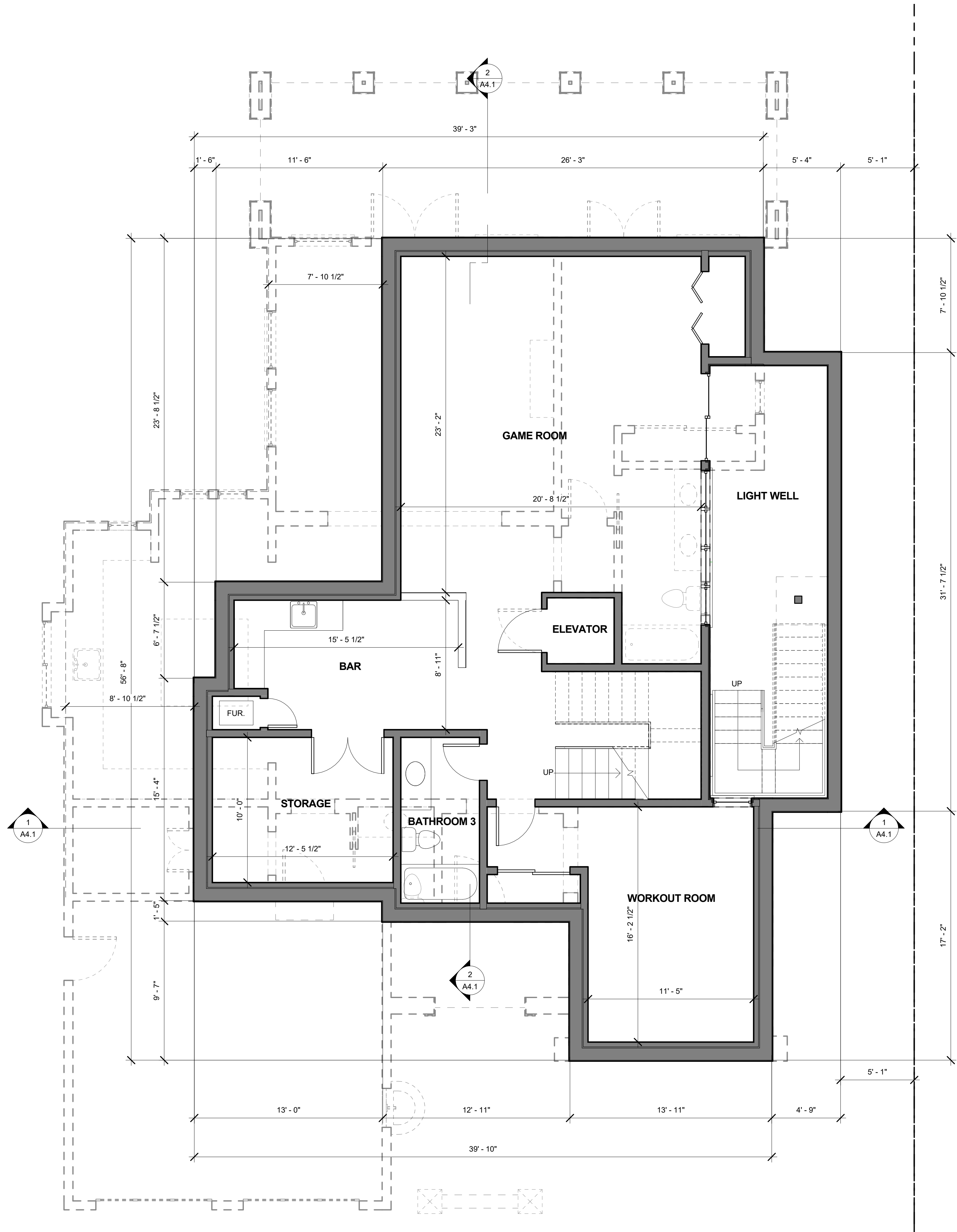
LIN RESIDENCE

1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

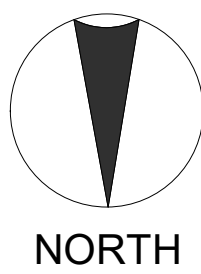
A.P.N. 193-37-033

SCALE: 1/8" = 1'-0"  
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APPROVED BY: MH  
DATE: 10/18/17





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



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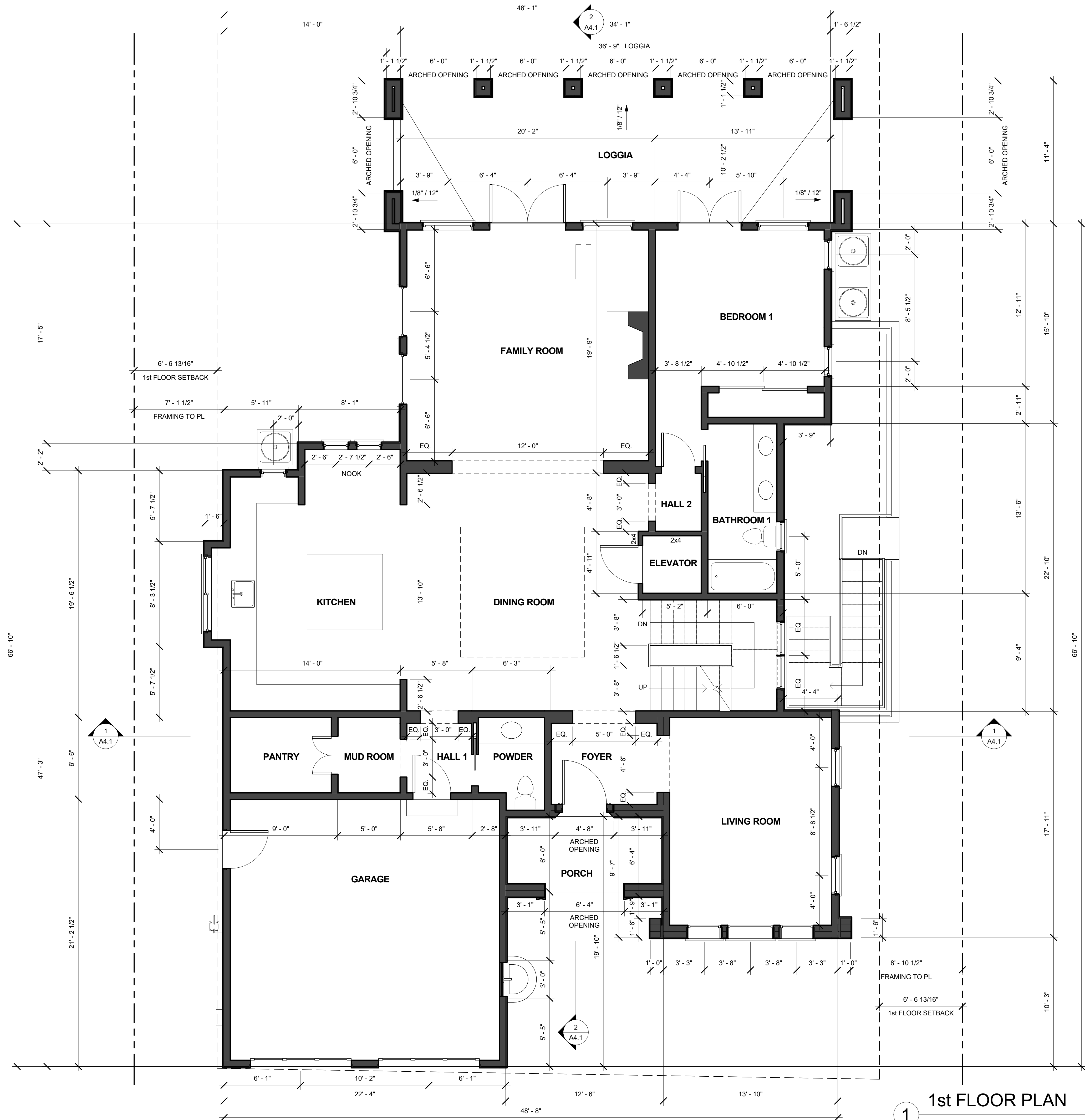
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SCALE: 1/4" = 1'-0"  
DRAWN BY: SC  
APPROVED BY: MH  
DATE: 10/18/17

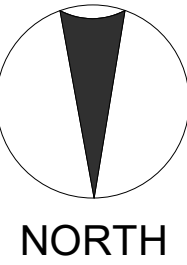
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Revisions		
No.	Description	Date





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



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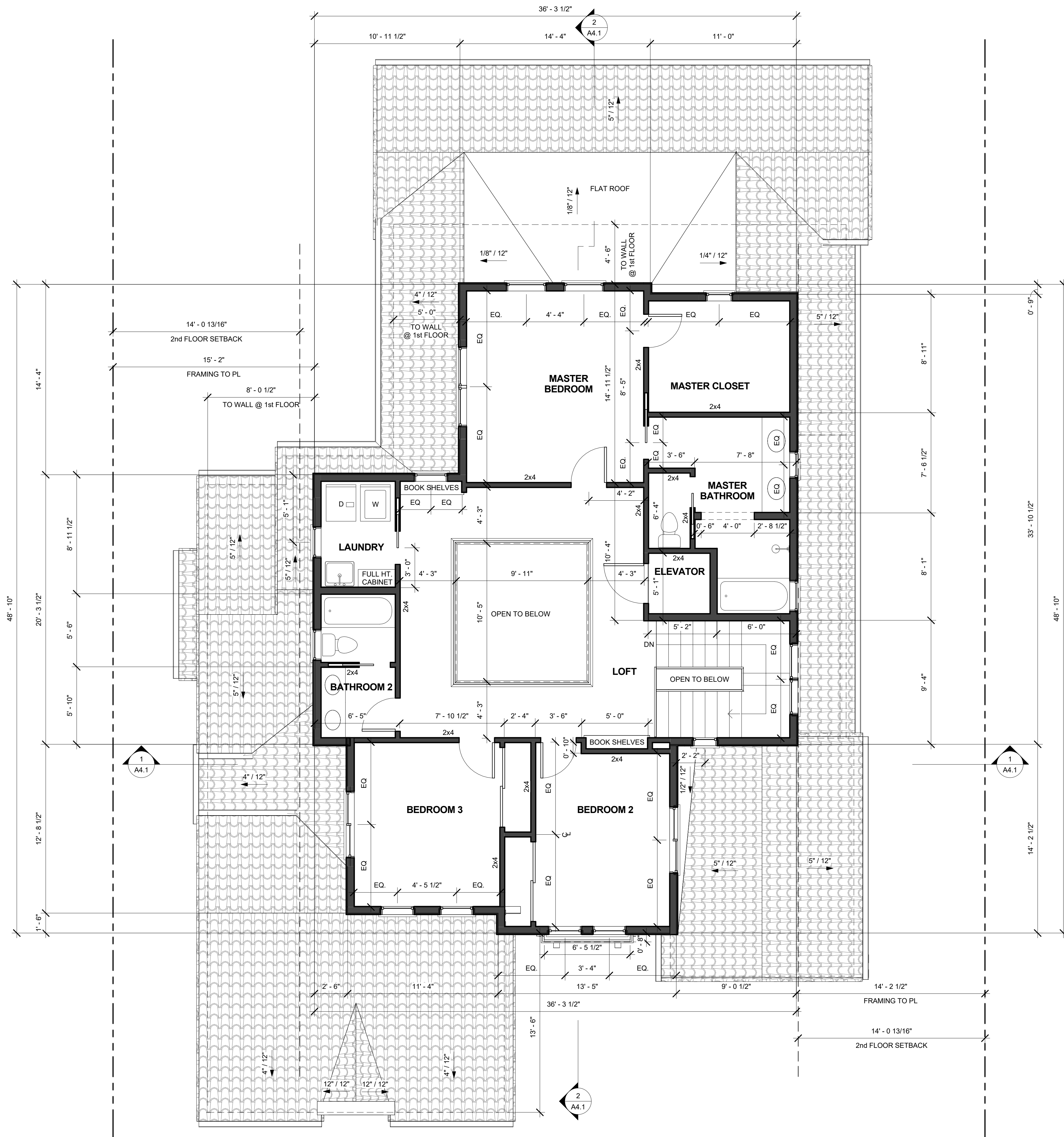
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DATE: 10/18/17

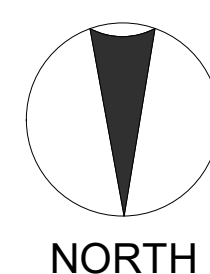
NEW HOUSE FOR :  
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A.P.N. 193-37-033

Revisions		No.	Description	Date





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



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**A2.2**  
PROPOSED  
SECOND  
FLOOR PLAN

SCALE: 1/4" = 1'-0"  
DRAWN BY: SC  
APPROVED BY: MH  
DATE: 10/18/17

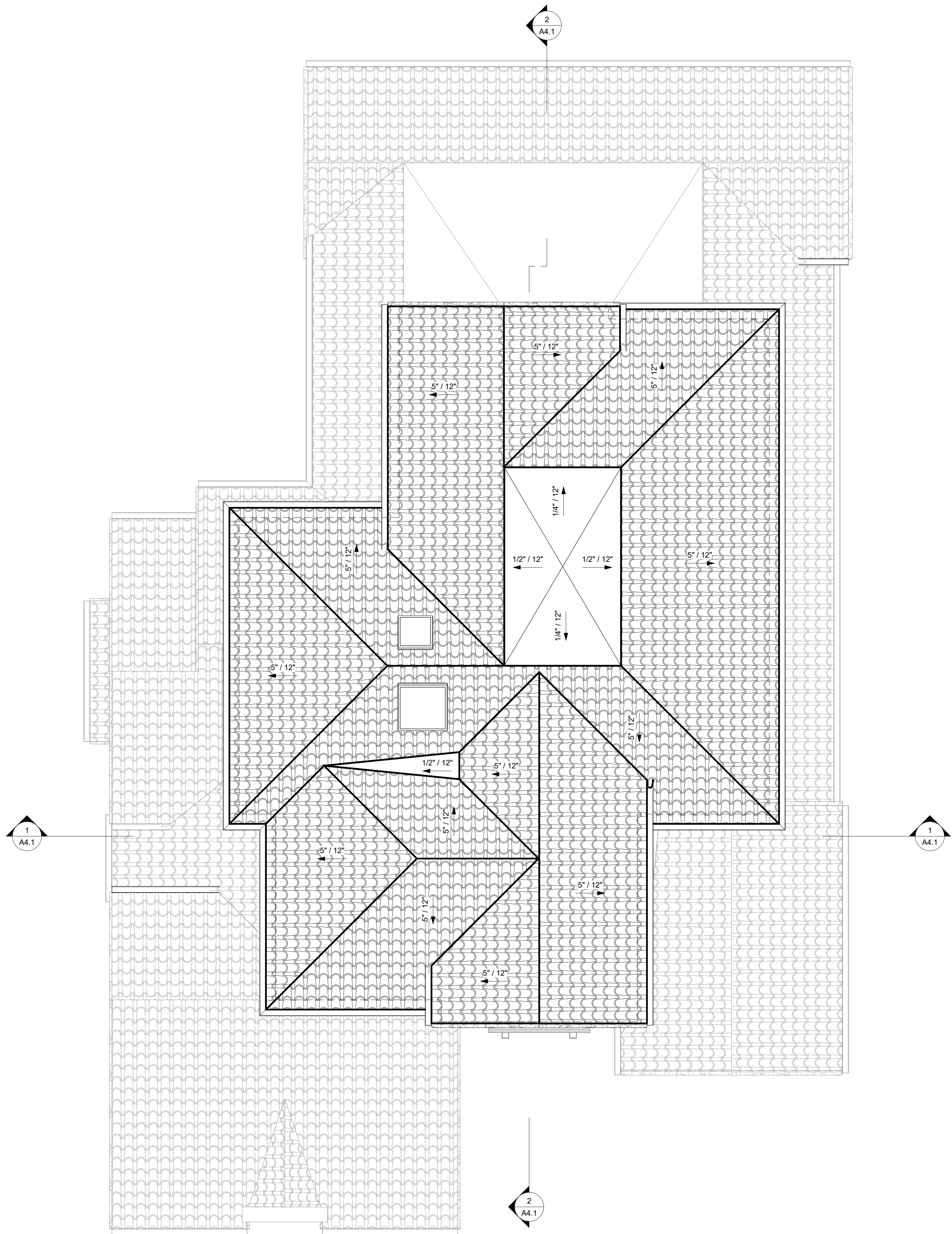
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NEW HOUSE FOR :  
**LIN RESIDENCE**  
1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

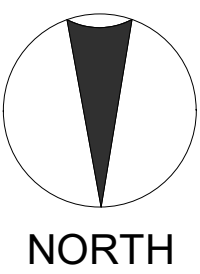
Revisions		Date
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1 ROOF PLAN  
1/4" = 1'-0"



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A2.3

PROPOSED  
ROOF PLAN

TIMELINE DESIGN

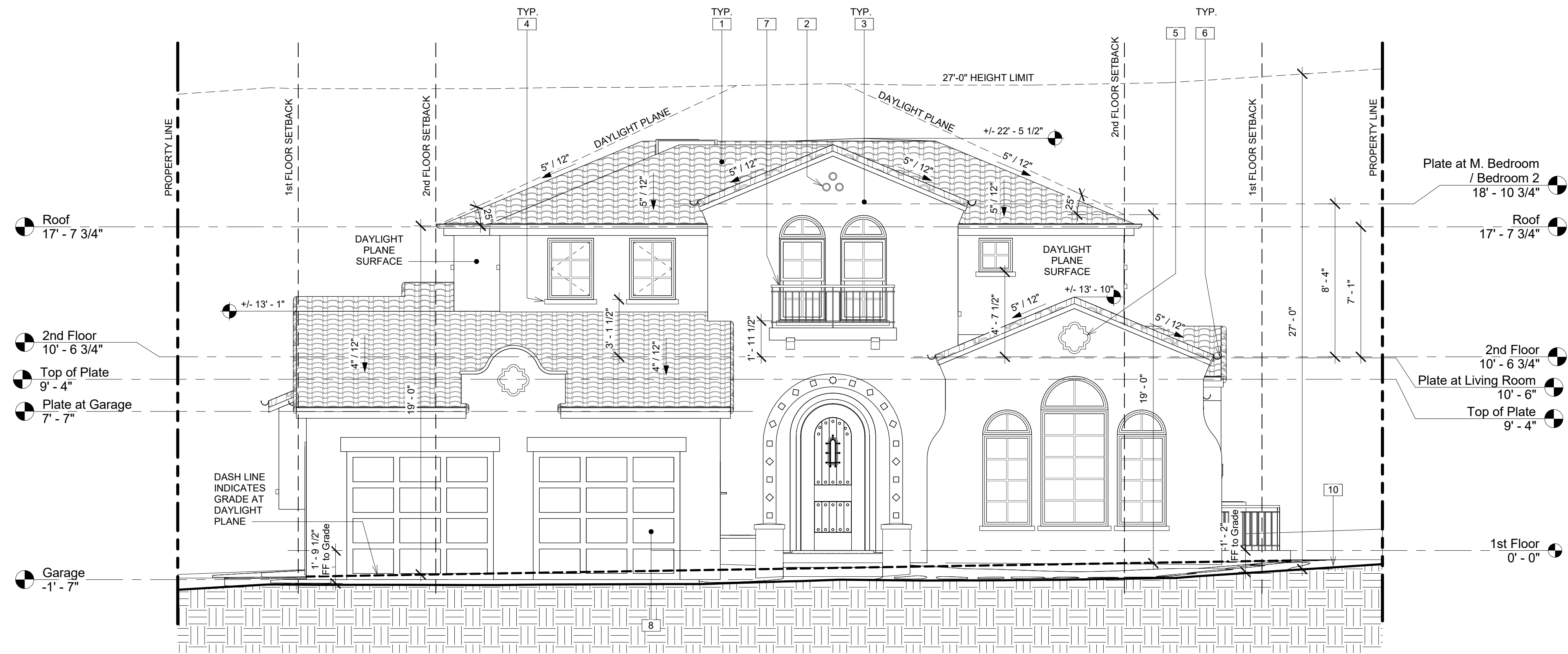
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PHONE: 408.741.3000 FAX: 408.741.3007

SCALE: 1/4" = 1'-0"  
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APPROVED BY: MH  
DATE: 10/18/17

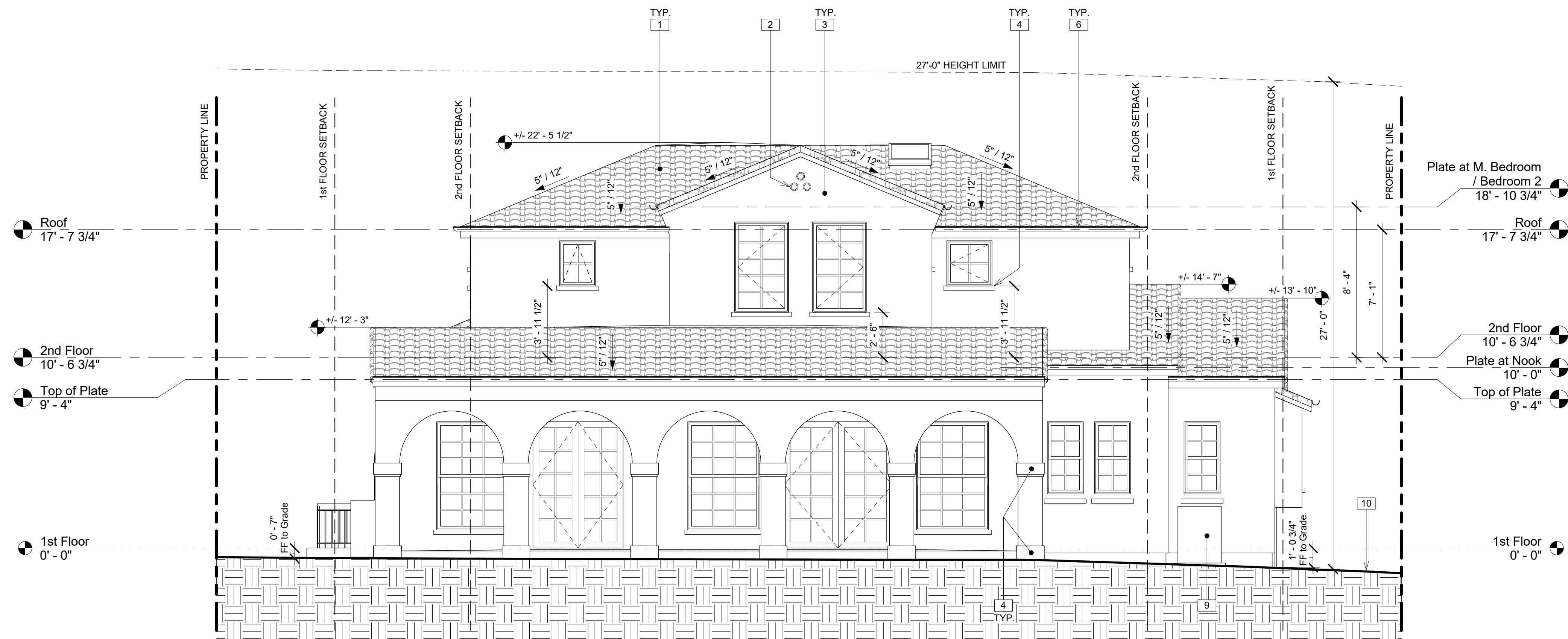
NEW HOUSE FOR :  
LIN RESIDENCE  
1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024  
A.P.N. 193-37-033

Revisions		
No.	Description	Date





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



2 REAR ELEVATION  
1/4" = 1'-0"

#### KEYNOTES

- 1 CLAY MISSION ROOF TILES, REFER TO MATERIAL BOARD
- 2 CLAY GABLE VENTS
- 3 PAINTED STUCCO WALL FINISH, REFER TO MATERIAL BOARD
- 4 PAINTED STUCCO TRIM, REFER TO MATERIAL BOARD
- 5 PAINTED STUCCO QUATREFOIL ACCENT, REFER TO MATERIAL BOARD
- 6 METAL GUTTER, REFER TO MATERIAL BOARD
- 7 PAINTED METAL RAILING, REFER TO MATERIAL BOARD
- 8 GARAGE OVERHEAD METAL DOORS WITH STAINED WOOD APPEARANCE
- 9 A/C UNIT
- 10 EXISTING / PROPOSED GRADE

Revisions	
No.	Description

NEW HOUSE FOR :  
**LIN RESIDENCE**  
1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

A.P.N. 193-37-033

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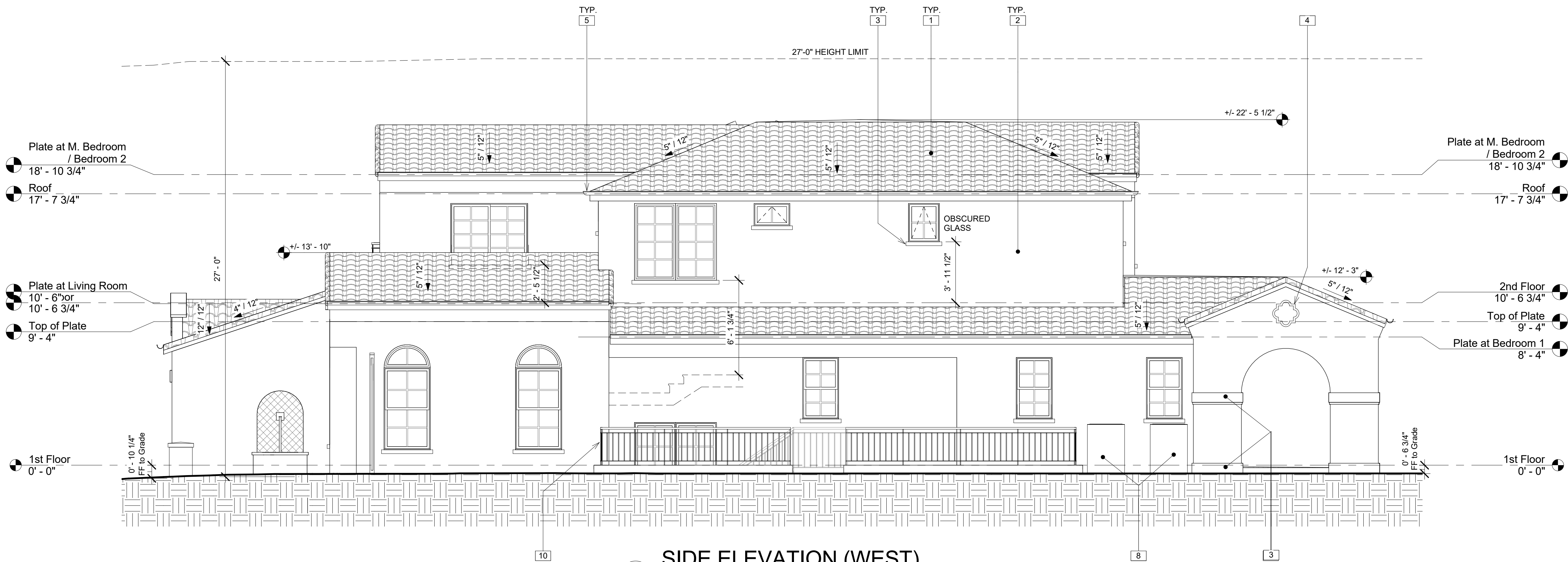
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PHONE: 408.741.3000 FAX: 408.741.3007



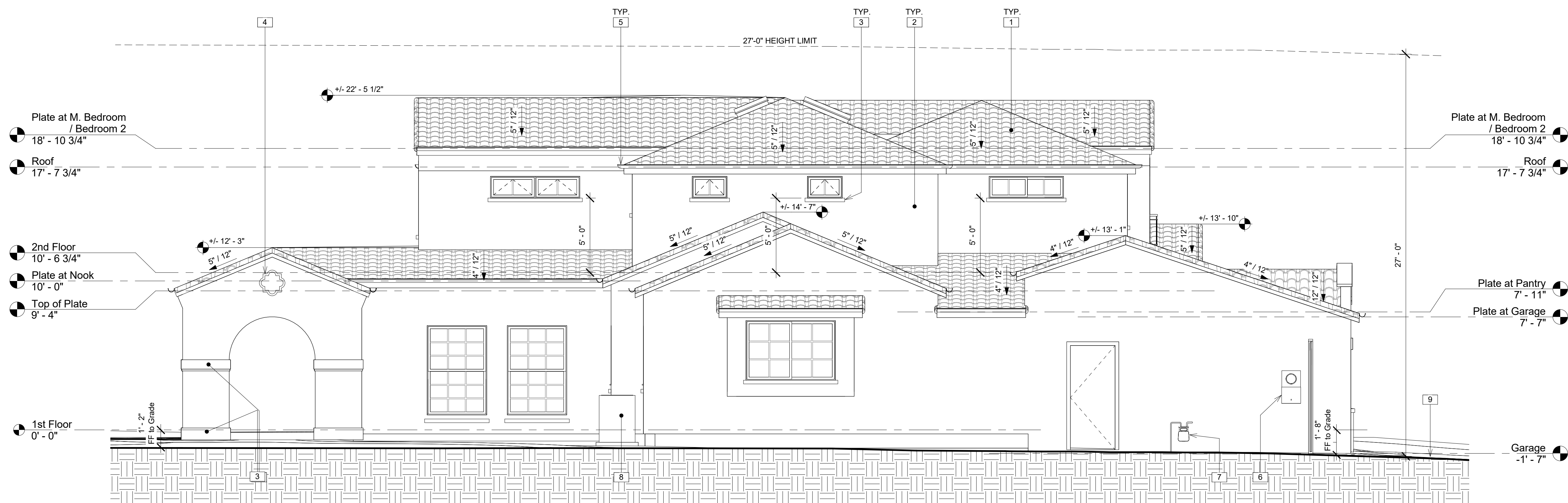
**A3.1**  
EXTERIOR  
ELEVATIONS

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1 SIDE ELEVATION (WEST)  
1/4" = 1'-0"



2 SIDE ELEVATION (EAST)  
1/4" = 1'-0"

#### KEYNOTES

- 1 CLAY MISSION ROOF TILES, REFER TO MATERIAL BOARD
- 2 PAINTED STUCCO WALL FINISH, REFER TO MATERIAL BOARD
- 3 PAINTED STUCCO TRIM, REFER TO MATERIAL BOARD
- 4 PAINTED STUCCO QUATREFOIL ACCENT, REFER TO MATERIAL BOARD
- 5 METAL GUTTER, REFER TO MATERIAL BOARD
- 6 ELECTRICAL PANEL
- 7 GAS METER
- 8 A/C UNIT
- 9 EXISTING / PROPOSED GRADE
- 10 PAINTED METAL RAILING, REFER TO MATERIAL BOARD

#### Revisions

No.	Description	Date

NEW HOUSE FOR :

LIN RESIDENCE

1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024

A.P.N. 193-37-033

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

DRAWN BY: SC

APPROVED BY: MH

DATE: 10/18/17

TIMELINE DESIGN

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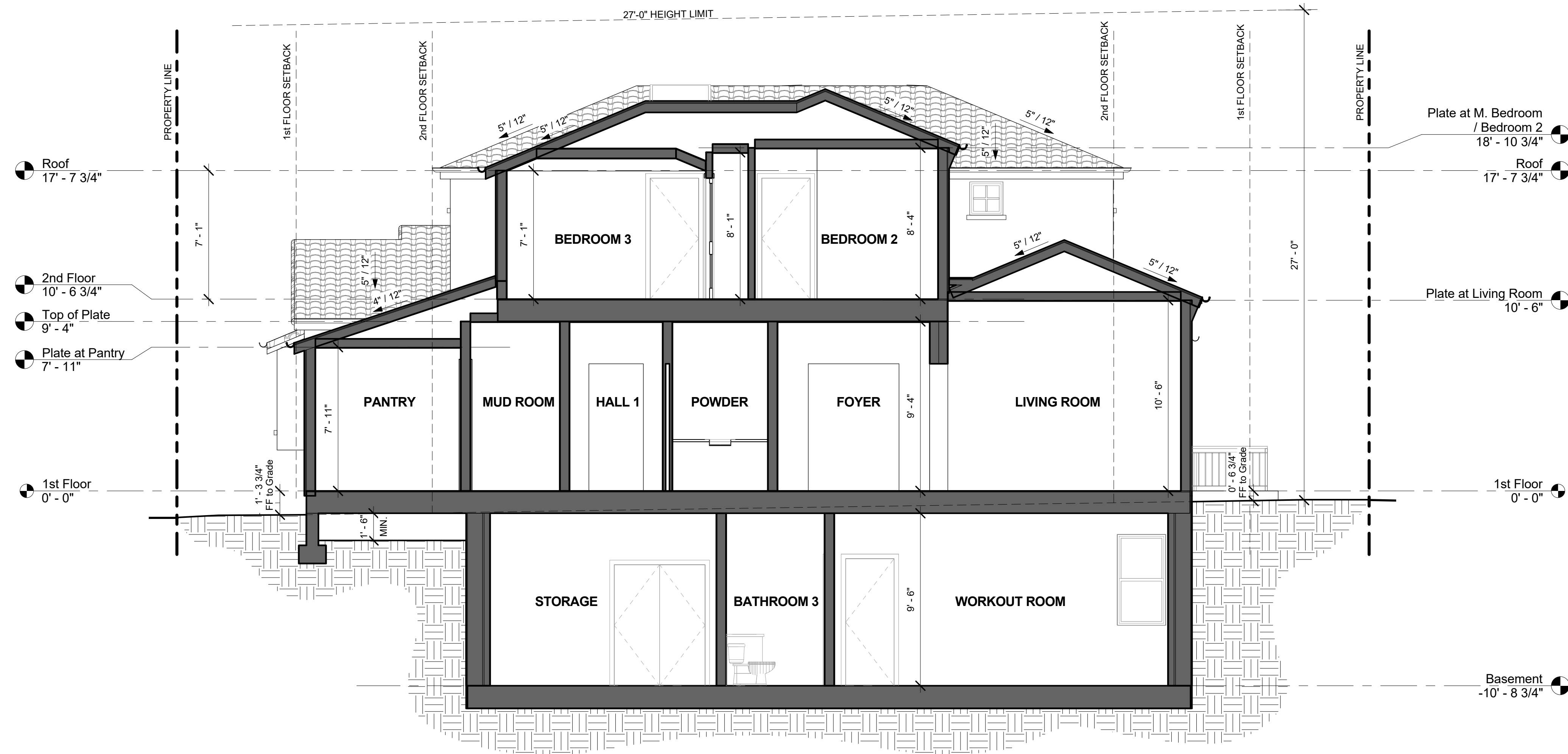


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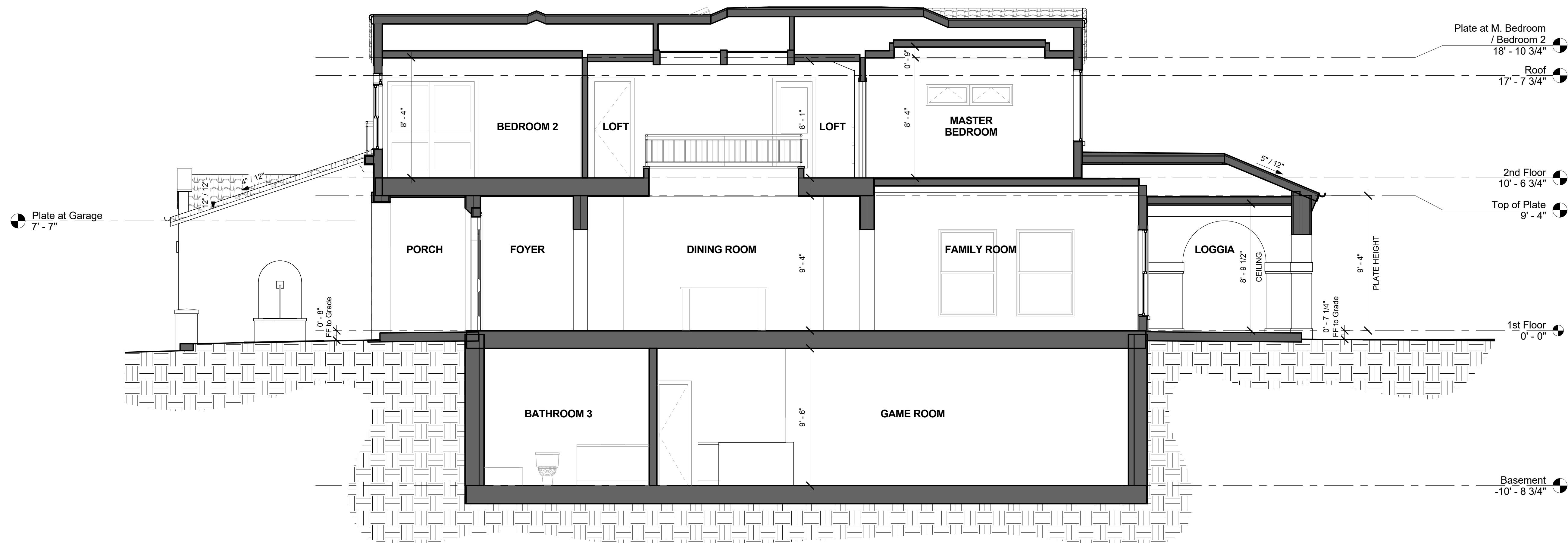
EXTERIOR  
ELEVATIONS

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



SECTION  
2  
1/4" = 1'-0"

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Revisions		No.	Description	Date

NEW HOUSE FOR :  
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1142 LISA LANE, LOS ALTOS,  
CALIFORNIA, 94024  
A.P.N. 193-37-033

SCALE:	1/4" = 1'-0"
DRAWN BY:	SC
APPROVED BY:	MH
DATE:	10/18/17

**TIMELINE DESIGN**  
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PHONE: 408.741.3000 FAX: 408.741.3007



**A4.1**  
BUILDING  
SECTIONS





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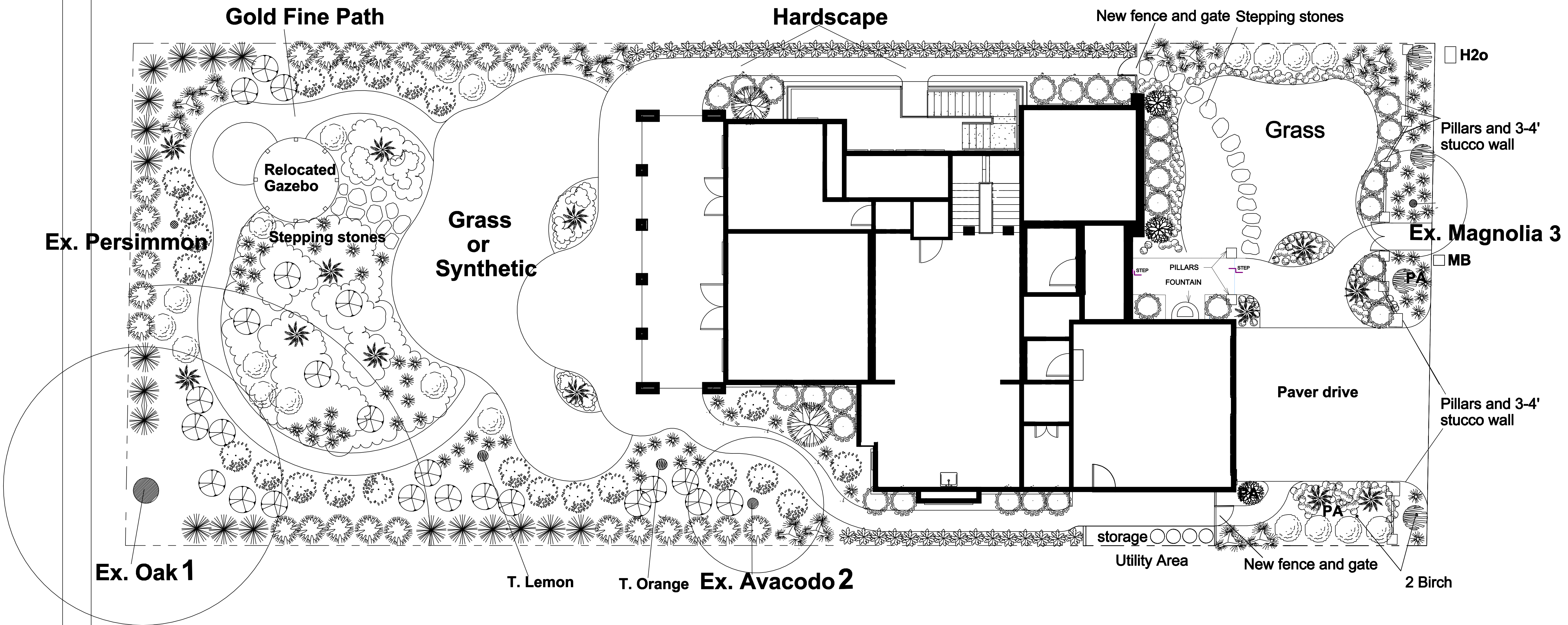
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	APPROVED BY:	10/18/17
	DATE:	

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**A9.1**  
EXTERIOR  
VIEWS


















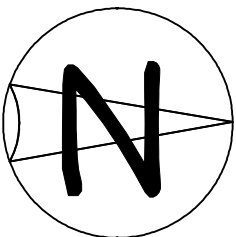


Plant lists

Existing Trees									
QUERCUS AGRIFOLIA #1	CALIFORNIA LIVE OAK								
HAAS AVACODO #2	AVACODO								
MAGNPLIA GRANDAFLORA #3	MAGNOLIA								
NEW PLANTING									
ACER PALMATUM	JAPANESE MAPLE "BLOOD GOOD"	3	15G	TREE	PARTIAL SUN PARTIAL SHADE	15-20'	15-20'	MODERATE	0.4-0.6
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT	8	15G	TREE	FULL SUN PARTIAL SHADE	15-20'	15-20'	MODERATE	0.4-0.6
PHOTINIA FRASERI	DWARF FRASER PHOTINIA	26	15G	STAN	FULL SUN PARTIAL SHADE	9-12'	9-12'	MODERATE	0.4-0.6
PITTOSPORUM TOBIRA VAR.	FRAGRANT MOCK ORANGE	23	5G	BUSH	FULL SUN FULL SHADE	4-5'	4-5'	LOW	0.1-0.3
PITTOSPORUM TENUIFOLIUM	NIGRICANS	20	15G	BUSH	FULL SUN FULL SHADE	15-20'	4-6'	MODERATE	0.4-0.6
RHAPHIOLEPIS INDICA	PINK DANCER INDIAN HAWTHORN	30	5G	BUSH	FULL SUN	2-3'	3-4'	LOW	0.1-0.3

LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	20	5G	BUSH	FULL SUN PARTIAL SHADE	5-6'	10-12'	LOW	0.1-0.3
PHORMIUM TENAX ATROPURPUREUM	PURPLE NEW ZEALAND FLAX	10	5G	BUSH	2 WHITE 2 PINK 2 DARK PINK	4-6'	4-6'	MODERATE	0.4-0.6
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	4	5G	BUSH	FULL SUN PARTIAL SHADE	6-10'	6-10'	MODERATE	0.4-0.6
CAMELLIA JAPONICA	PINK PERFECTION	2	15G	BUSH	PARTIAL SHADE	8-10'	5-8'	MODERATE	0.4-0.6
CHOISYA TERNATA	MOCK ORANGE	18	5G	BUSH	FULL SUN PARTIAL SHADE	3-5'	3-5'	MODERATE	0.4-0.6
ERIGERON X MOERHEIMII	SANTA BARBARA DAISY	50	1G	GC	FULL SUN PARTIAL SHADE	1-2'	3-5'	LOW	0.1-0.3
EUONYMUS	EMERALD GAITY	50	1G	GC	FULL SUN PARTIAL SHADE	4-5'	3'	MODERATE	0.4-0.6
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	35	1G	GC	FULL SUN PARTIAL SHADE	1-2'	3'	MODERATE	0.4-0.6
PRUNUS CAROLINIANA	CHERRY LAUREL	47	15G	TREE	FULL SUN PARTIAL SHADE	15-20'	10-15'	LOW	0.1-0.3

Existing Trees			
1	Quercus Agrifolia	California Live Oak	
2	Haas Avacodo	Avacodo	
3	Magnolia Grandaflora	Magnolia	
Plant List			
	Camillia Japonica		Pittosporum Tobira Ver.
	Raphiolepis Indica		Pittosporum Tenuifolium N.
	Eriobotrya Japonica		Choisya Ternata
	Loropetalum Rubrum		Acer Palmatum
	Phorimum Atropurpureum		Trachelospermum
	Coleonema Pulchrum		Eunymus Emerald Gaiety
	Prunus Caroliniana Comp		Erigeron Karvinskianus
	Photinia Fraseri		



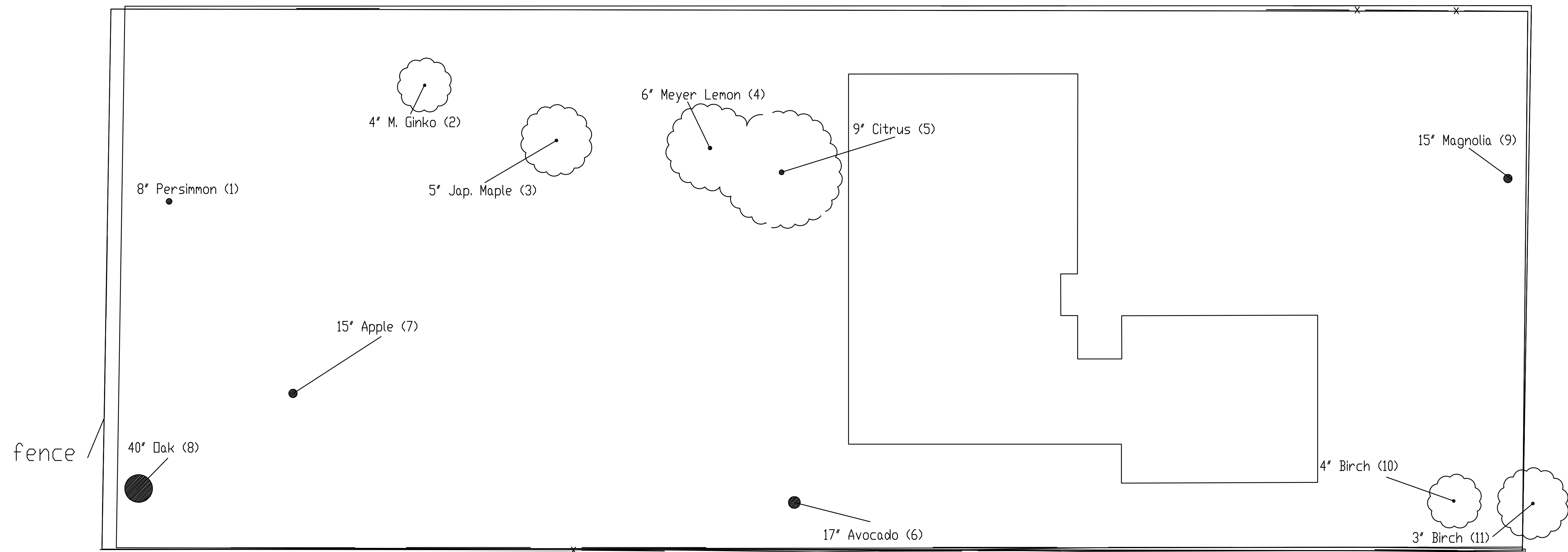
Grimes Natural Landscape  
Los Altos Hills, CA  
650.948.6326  
lic.#517810

Planting  
Plan

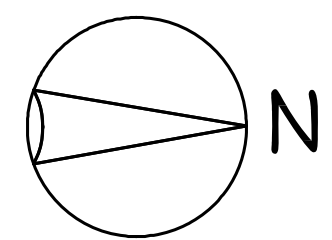
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Los Altos, CA



1. 8" Persimmon: To Remain
2. 4" Ginko Biloba: To Remain
3. 5" Japanese Maple: To Remain
4. 6" Meyer Lemon: To Transplant
5. 9" Citrus Sinensis: To Remain
6. 17" Avocado: To Remain
7. 15" Apple: To Remove
8. 40" Live Oak: To Remain
9. 15" Magnolia: To Remain
10. 4" Birch: To Remain
11. 3" Birch: To Remain



Scale: 1/8" = 1'



L2

Grimes Natural Landscape  
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## Tree Protection Plan

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