

REMODEL & ADDITION TO THE PANUSH RESIDENCE

MUNICIPAL CODE COMPLIANCE

(CITY OF LOS ALTOS) ZONING SUMMARY

ZONE: R1-10
 PRECISE PLAN N/A
 FLOOD ZONE: NONE
 PUBLIC R.O.W. N/A
 CONFORMITY: NON CONFORMING
 LOT DIMENSIONS FLAG LOT (SEE SURVEY)

PROJECT SUMMARY TABLE

| DESCRIPTION | EXISTING | PROPOSED | ALLOWED |
|-----------------------------|--------------------------------|------------|-------------|
| LOT COVERAGE (14.06.060) | 2,379.70SF | 5,149.25SF | 6,194.825SF |
| FLOOR AREA (14.06.060) | 2,234.70SF | 4,384.75SF | 4,519.95SF |
| SETBACKS | | | |
| LEFT SIDE YARD | 10'-4" | 10'-4" | 15'-0" |
| RIGHT SIDE YARD | 9'-6" | 9'-6" | 15'-0" |
| FRONT YARD | 13'-7" | 13'-7" | 25'-0" |
| REAR YARD (14.06.080) | 196'-3" | 145'-8" | 25'-0" |
| DAYLIGHT PLANE | | | |
| FRONT | N/A | | |
| SIDE | IE25D @ 11'-0" @ PROPERTY LINE | | |
| REAR (14.06.100) | N/A | | |
| HEIGHT (14.06.090) | 15 FT | 15.75 FT | 20 FT |

SQUARE FOOTAGE BREAKDOWN

| HABITABLE LIVING AREA | EXISTING | PROPOSED | ALLOWED |
|---------------------------|------------|------------|------------|
| MAIN HOUSE | 1,793.80SF | 3,527.25SF | - |
| POOL HOUSE | N/A | 413.00SF | - |
| TOTAL | 1,793.80SF | 3,940.25SF | 4,519.95SF |
| NON-HABITABLE LIVING AREA | | | |
| GARAGE | 440.90SF | 444.50SF | - |
| TOTAL | 440.90SF | 444.50SF | 4,519.95SF |

HARDSCAPE & SOFTSCAPE

| | | | |
|-----------|-------------|------------|-----|
| HARDSCAPE | 2,897.18SF | 7,154.12SF | N/A |
| SOFTSCAPE | 12,422.62SF | 5,396.13SF | N/A |

PARKING SUMMARY

| DESCRIPTION | EXISTING | PROPOSED | REQUIRED |
|------------------------|----------|----------|----------|
| ENCLOSED PARKING | 2 | 2 | 2 |
| OPEN PARKING (CARPORT) | 0 | 1 | 0 |
| E.V. CHARGING STATIONS | 0 | 2 | 0 |

DRIVEWAY

| DESCRIPTION | EXISTING | PROPOSED | ALLOWED |
|-----------------|----------|----------|---------|
| # OF CURB CUTS | 1 | 1 | 1 |
| CURB CUT WIDTH | 9'-0" | 16'-0" | 20'-0" |
| DRIVEWAY WIDTH | 9'-0" | 16'-0" | 20'-0" |
| DRIVEWAY LENGTH | 9'-0" | 16'-0" | NA |

VISION TRIANGLE REQUIRED NO

PROJECT DATA

LOT DATA

ADDRESS 219 PORTOLA COURT
 LOS ALTOS, CALIFORNIA
 94022
 APN: 170-03-011
 NET LOT SIZE (±)0.46 ACRES - (±) 17,699.5 Sq. Ft.

PROJECT DESCRIPTION

SINGLE FAMILY DWELLING REMODEL + ACCESSORY DWELLING UNIT

SCOPE OF WORK

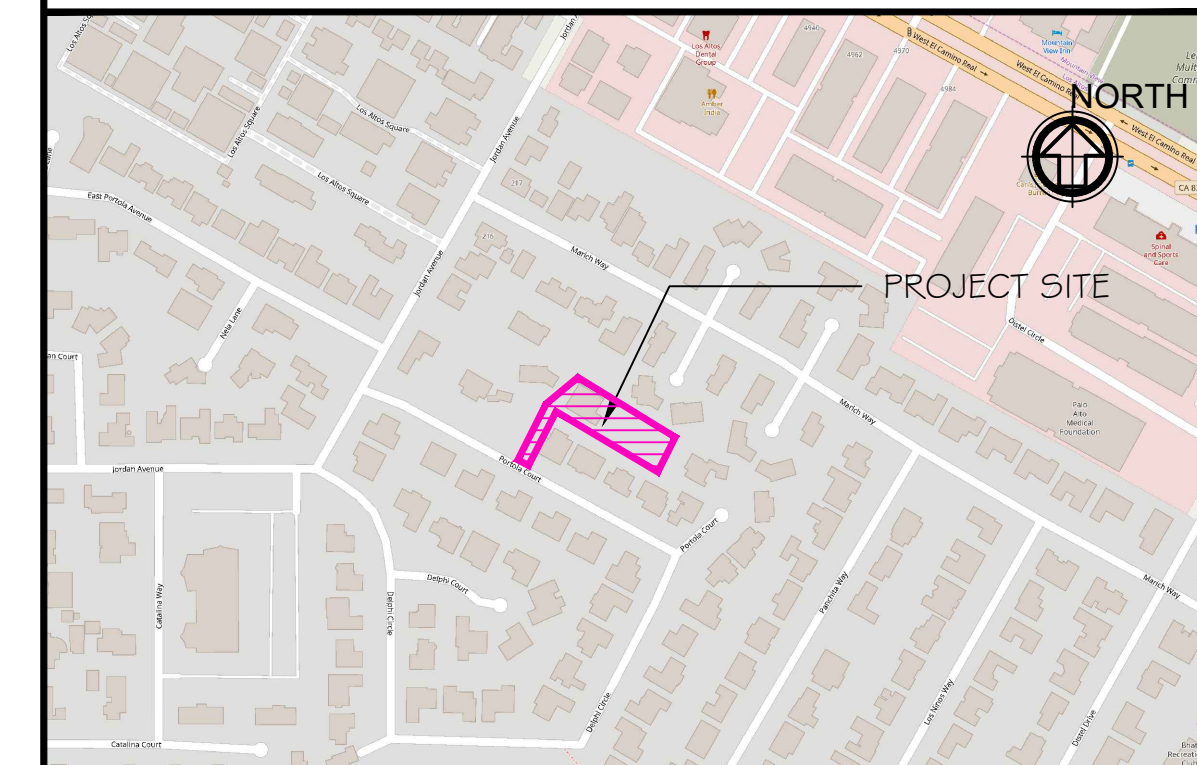
MAIN HOUSE:
 EXISTING: 1,793.80 SF, 1 STORY, 4 BEDROOM, 2 BATH
 PROPOSED: 2,236.45 SF, 1 STORY, 5 BEDROOM, 4 BATH
 GARAGE
 EXISTING: 440.90 SF, 2 PARKING SPACES
 PROPOSED: 3.60 SF, 2 PARKING SPACES

ACCESSORY DWELLING UNIT

EXISTING: NONE
 PROPOSED: 413.00 SF, 1 STORY, N/A BEDROOM, 1 BATH

VICINITY MAP

NOT TO SCALE



PROJECT TEAM

OWNERS
 AMR & REVITAL PANUSH
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 repanush@gmail.com

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 FAX 650.941.8755
 EMAIL srazavi@smpengineers.com

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 FAX 650.941.8755
 EMAIL SRAZAVI@SMPENGINEERS.COM

ENERGY COMPLIANCE ANALYST (TITLE 24)
 ENERGY CONSULT LLC
 mailing address
 CONTACT IGOR PICHKO, CEA
 PH. 424.247.7658
 FAX N/A
 EMAIL plans@tle24ez.com

GENERAL CONTRACTOR
 T.B.D.

GEOTECHNICAL SERVICE
 T.B.D.

STRUCTURAL ENGINEER
 T.B.D.

| DATE | REVISION |
|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
| 2019.04.15 | 2nd PLANNING RESUBMITTAL |
| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

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 4131 EL CAMINO REAL,
 STE 200, PALO ALTO, CA
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**REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011**

**SCHEMATIC DESIGN
 VICINITY MAP, GENERAL NOTES,
 CODE SUMMARY, DRAWING
 INDEX & PROJECT DATA**

2019.02.12

T0.01

SHEET INDEX

ARCHITECTURE

- T0.01 PROJECT TITLE and PERSPECTIVE
- T0.02 PROJECT DATA, CODE ANALYSIS, and SHEET INDEX ABBREVIATIONS, SYMBOLS and GENERAL NOTES
- A1.01 SITE PLAN: EXISTING and DEMOLITION
- A1.02 SITE PLAN: EXISTING AND DEMOLITION
- A1.03 SITE PLAN: PROPOSED
- A1.04 SITE PLAN: PROPOSED
- A1.05 FLOOR AREA CALCULATIONS: PROPOSED
- A1.06 COVERAGE CALCULATIONS: PROPOSED
- A1.07 NEIGHBORHOOD CONTEXT MAP
- A1.08 NEIGHBORHOOD COMPARABILITY
- A1.09 LOS ALTOS DESIGN DIVERSITY
- A1.10 EXISTING SITE PRIVACY SCREENING
- A1.11 PROPOSED PRIVACY SCREENING/SOFTSCAPE PLAN

- A2.01 FIRST FLOOR PLAN: EXISTING & DEMOLITION
- A2.03 ROOF PLAN: EXISTING & DEMOLITION
- A2.04 IMPRESSION VIEWS
- A2.05 FIRST FLOOR PLAN: PROPOSED
- A2.06 FLOOR PLAN POOL HOUSE: PROPOSED
- A2.07 LOFT FLOOR PLAN: PROPOSED
- A2.08 ROOF PLAN: PROPOSED
- A2.09 ROOF PLAN POOL HOUSE: PROPOSED

- A3.01 EXTERIOR NORTH ELEVATION: EXISTING & PROPOSED
- A3.02 EXTERIOR EAST ELEVATION: EXISTING & PROPOSED
- A3.03 EXTERIOR SOUTH ELEVATION: EXISTING & PROPOSED
- A3.04 EXTERIOR WEST ELEVATION: EXISTING & PROPOSED
- A3.05 EXTERIOR POOL HOUSE ELEVATIONS: PROPOSED

- A4.01 PROPOSED BUILDING SECTIONS

CIVIL ENGINEERING

- T-1 SITE SURVEY & BOUNDARY MAP
- C-1 COVER SHEET / NOTES
- C-2 GRADING AND DRAINAGE PLAN / DETAILS
- C-3 DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 BEST MANAGEMENT PRACTICES

BUILDING CODE COMPLIANCE

APPLICABLE CODES

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2011 NATIONAL ELECTRIC CODE

CODE SUMMARY

| | |
|----------------------|--|
| ZONING | R1-10 |
| OCCUPANCY | R3/U |
| TYPE of CONSTRUCTION | TYPE V-B |
| FIRE SUPPRESSION | FIRE SPRINKLERS |
| HEIGHT MAXIMUM | 20'-0" 1 STORY above GRAD E |
| OCCUPANCY SEPARATION | 1 HOUR @ R3/U 1-HOUR @ PROPERTY LINE<5'-0" 2-HOUR @ PROTECTED EGRESS |
| ALLOWABLE AREA | 4,519.95 SF (CBC 504.2 TABLE 5b) |

DEFERRED SUBMITTALS

AUTOMATED FIRE SPRINKLER SYSTEM

SEPARATE BUILDING PERMITS

POOL and SPA

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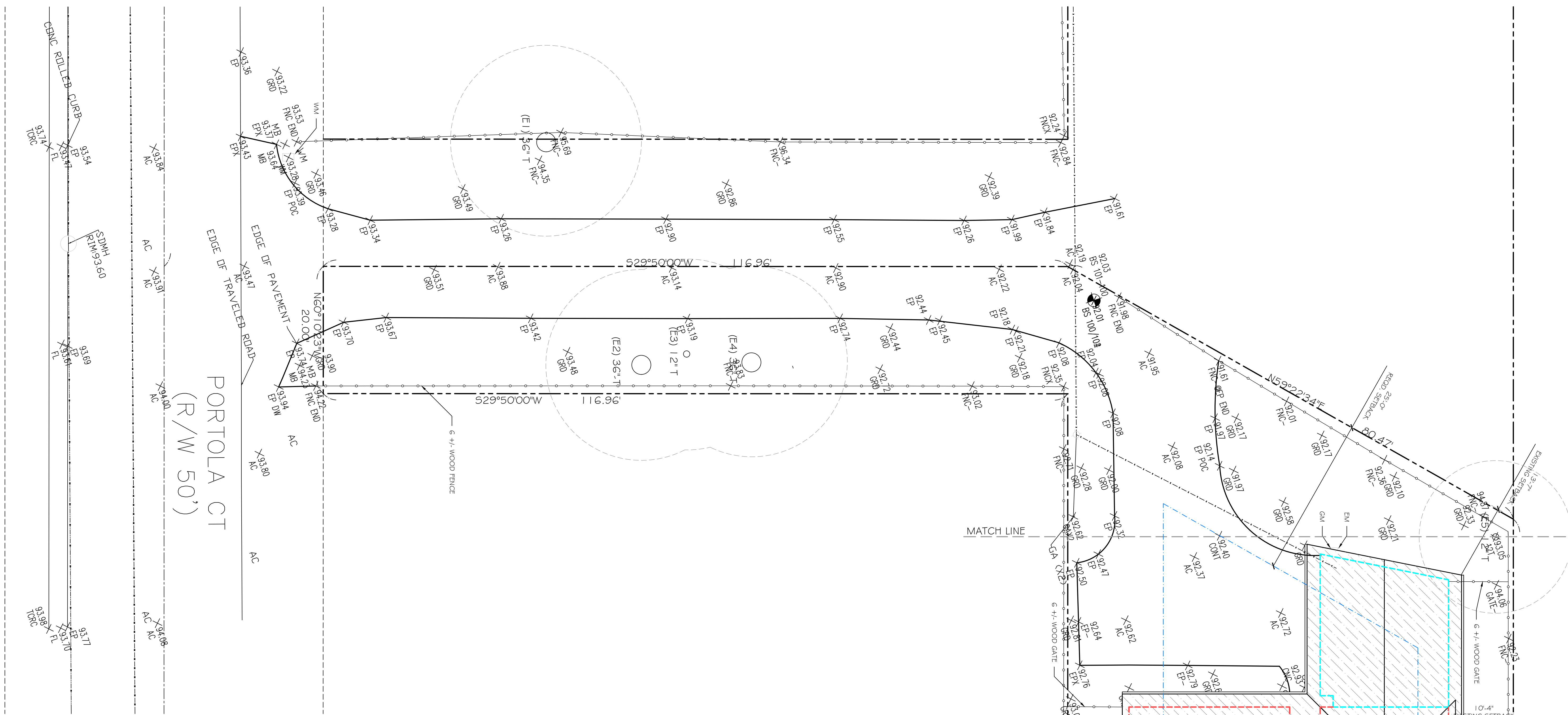


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Schematic Design
 SITE PLAN:
 EXISTING AND DEMOLITION

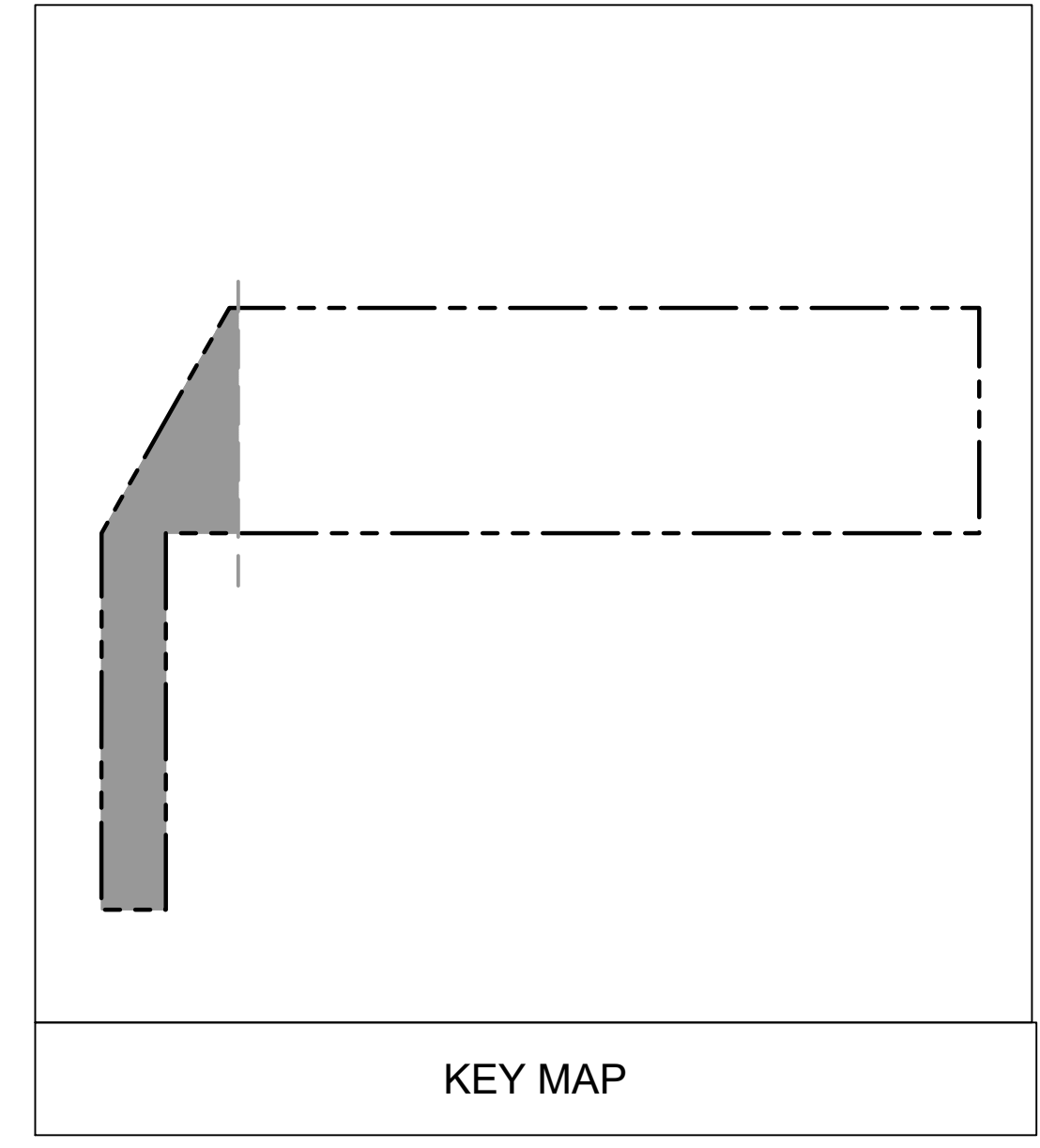
2019.02.12

A1.01



| NO. | SIZE | TYPE | CONDITION |
|-----|------|------------------------|-----------|
| E1 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E2 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E3 | 12" | SEQUOIA SEMPERVIRENS | RETAINED |
| E4 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E5 | 12" | MAGNOLIA ALEXANDRINA | RETAINED |
| E6 | 16" | FRAXINUS SPP | RETAINED |
| E7 | 12" | CUPRESSUS MACROCARPA | RETAINED |
| E8 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E9 | 36" | PITTIOSPORUM UNDULATUM | RETAINED |
| E10 | 12" | NERIUM OLEANDER | RETAINED |
| E11 | 6" | PONCIRUS TRIFOLIATA | REMOVED |
| E12 | 4" | PONCIRUS TRIFOLIATA | REMOVED |
| E13 | 10" | NERIUM OLEANDER | RETAINED |
| E14 | 4" | FRAXINUS SPP | RETAINED |
| E15 | 8" | FRAXINUS SPP | RETAINED |
| E16 | 10" | CUPRESSUS MACROCARPA | RETAINED |
| E17 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E18 | 14" | FRAXINUS SPP | RETAINED |

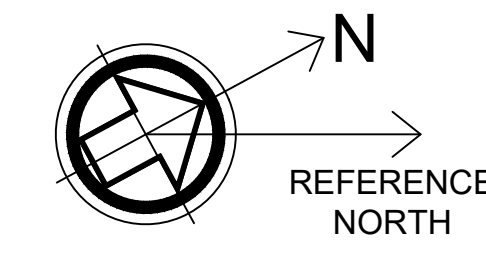
| | |
|-----------------------|-----------------------|
| GM | GAS METER |
| EM | ELECTRICAL METER |
| WM | WATER METER |
| [Solid Line] | PROPERTY LINES |
| [Dashed Line] | SETBACK LINES |
| [Red Dashed Outline] | FIRST FLOOR OUTLINE |
| [Cyan Dashed Outline] | GARAGE OUTLINE |
| [Line with 'x'] | FENCE |
| [Line with 'x'] | FENCE PROTECTION |
| [Line with 'g'] | GAS LINE |
| [Line with 's'] | SEWER LINE |
| [Line with 'w'] | WATER LINE |
| [Line with 'e'] | ELECTRICAL LINE |
| [Diagonal Hatching] | LOWER ROOF |
| [Cross-hatching] | INTERMEDIATE ROOF |
| [Vertical Hatching] | UPPER ROOF |
| [Diagonal Hatching] | ROOF TO BE DEMOLISHED |



SITE PLAN - EXISTING AND DEMOLITION



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



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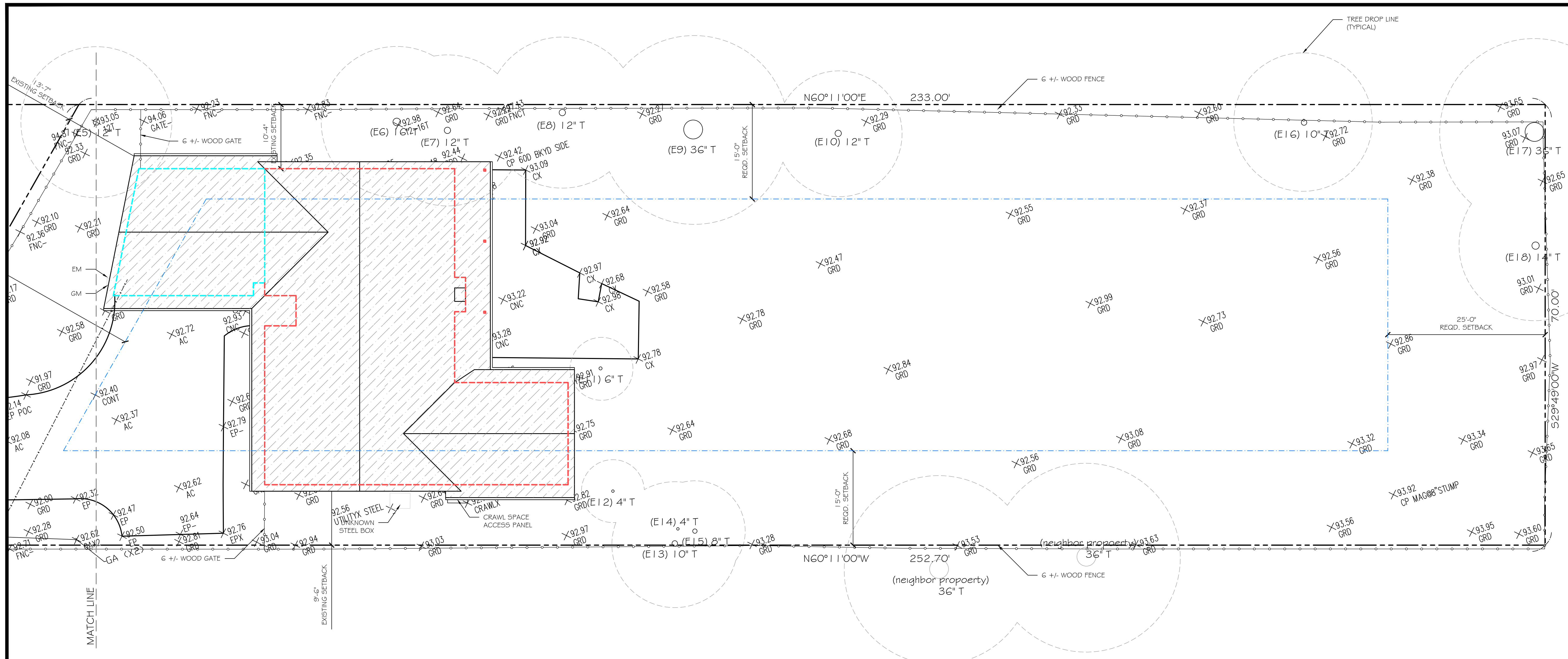


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**SCHEMATIC DESIGN
SITE PLAN:
EXISTING AND DEMOLITION**

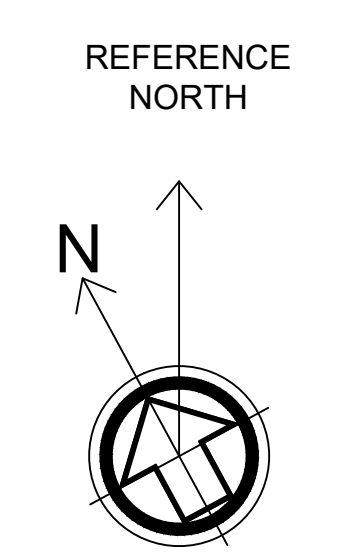
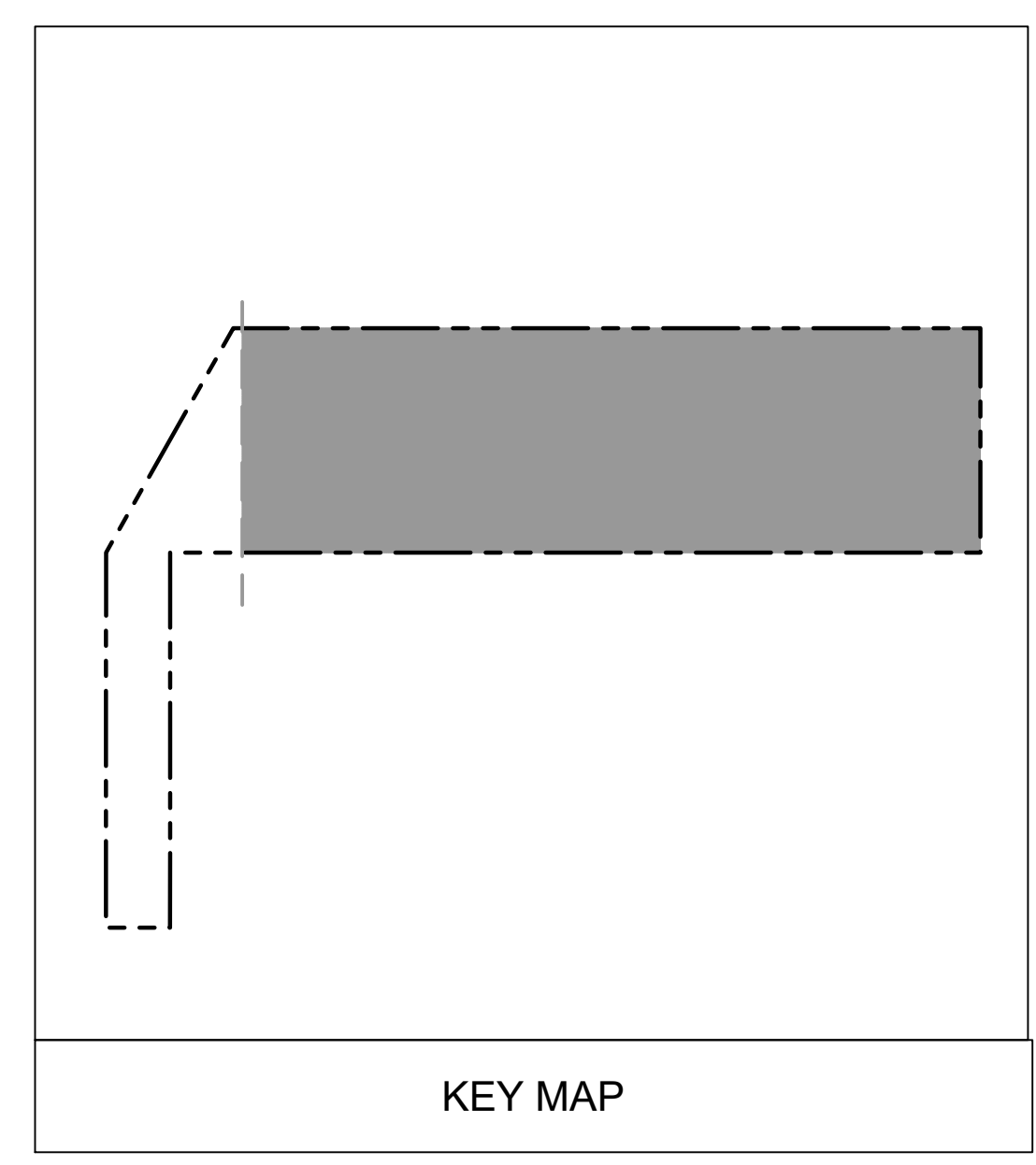
2019.02.12

A1.02



| NO. | SIZE | TYPE | CONDITION |
|-----|------|------------------------|-----------|
| E1 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E2 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E3 | 12" | SEQUOIA SEMPERVIRENS | RETAINED |
| E4 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E5 | 12" | MAGNOLIA ALEXANDRINA | RETAINED |
| E6 | 16" | FRAXINUS SPP | RETAINED |
| E7 | 12" | CUPRESSUS MACROCARPA | RETAINED |
| E8 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E9 | 36" | PITTIOSPORUM UNDULATUM | RETAINED |
| E10 | 12" | NERIUM OLEANDER | RETAINED |
| E11 | 6" | PONCIRUS TRIFOLIATA | REMOVED |
| E12 | 4" | PONCIRUS TRIFOLIATA | REMOVED |
| E13 | 10" | NERIUM OLEANDER | RETAINED |
| E14 | 4" | FRAXINUS SPP | RETAINED |
| E15 | 8" | FRAXINUS SPP | RETAINED |
| E16 | 10" | CUPRESSUS MACROCARPA | RETAINED |
| E17 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E18 | 14" | FRAXINUS SPP | RETAINED |

| | |
|-----------------------|-----------------------|
| GM | GAS METER |
| EM | ELECTRICAL METER |
| WM | WATER METER |
| [Solid Line] | PROPERTY LINES |
| [Dashed Line] | SETBACK LINES |
| [Red Dashed Outline] | FIRST FLOOR OUTLINE |
| [Cyan Dashed Outline] | GARAGE OUTLINE |
| [Circle with X] | FENCE |
| [Circle with X] | FENCE PROTECTION |
| [Line with 'G'] | GAS LINE |
| [Line with 'S'] | SEWER LINE |
| [Line with 'W'] | WATER LINE |
| [Line with 'E'] | ELECTRICAL LINE |
| [Horizontal Hatching] | LOWER ROOF |
| [Vertical Hatching] | INTERMEDIATE ROOF |
| [Diagonal Hatching] | UPPER ROOF |
| [Cross-hatching] | ROOF TO BE DEMOLISHED |



SITE PLAN - EXISTING AND DEMOLITION



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

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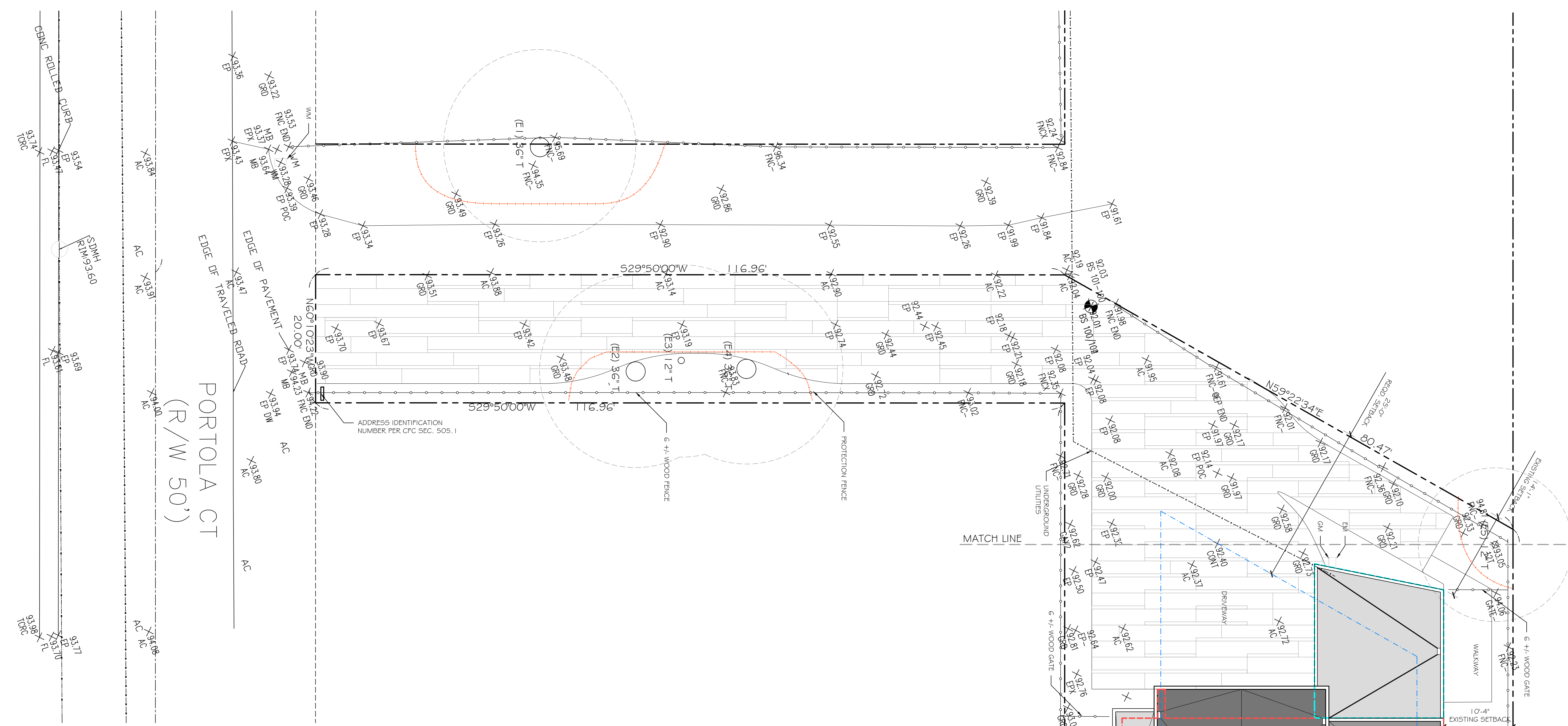


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SCHEMATIC DESIGN
SITE PLAN: PROPOSED

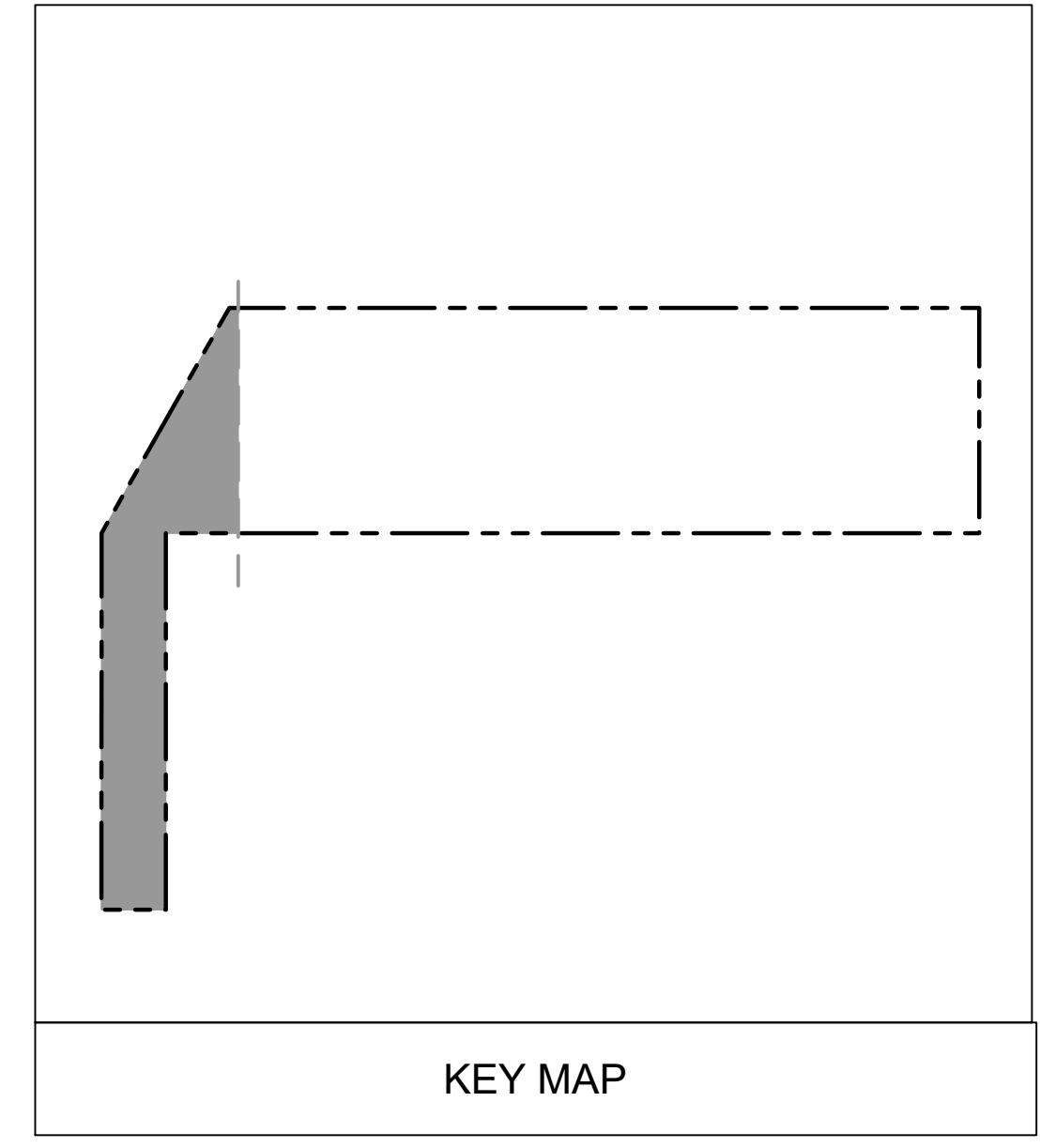
2019.02.12

A1.03



| NO. | SIZE | TYPE | CONDITION |
|-----|------|------------------------|-----------|
| E1 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E2 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E3 | 12" | SEQUOIA SEMPERVIRENS | RETAINED |
| E4 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E5 | 12" | MAGNOLIA ALEXANDRINA | RETAINED |
| E6 | 16" | FRAXINUS SPP | RETAINED |
| E7 | 12" | CUPRESSUS MACROCARPA | RETAINED |
| E8 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E9 | 36" | PITTIOSPORUM UNDULATUM | RETAINED |
| E10 | 12" | NERIUM OLEANDER | RETAINED |
| E11 | 6" | PONCIRUS TRIFOLIATA | REMOVED |
| E12 | 4" | PONCIRUS TRIFOLIATA | REMOVED |
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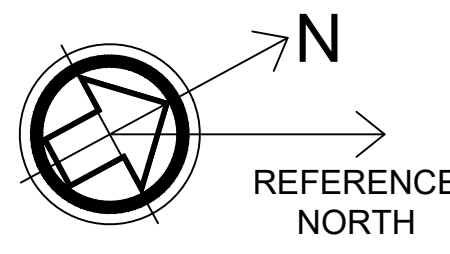
| | |
|------------------------------|-----------------------|
| GM | GAS METER |
| EM | ELECTRICAL METER |
| WM | WATER METER |
| [Dashed line] | PROPERTY LINES |
| [Blue dashed line] | SETBACK LINES |
| [Red dashed line] | FIRST FLOOR OUTLINE |
| [Cyan dashed line] | GARAGE OUTLINE |
| [Circle with cross] | FENCE |
| [Circle with cross and line] | FENCE PROTECTION |
| [Line with 'G'] | GAS LINE |
| [Line with 'S'] | SEWER LINE |
| [Line with 'W'] | WATER LINE |
| [Line with 'E'] | ELECTRICAL LINE |
| [Diagonal lines] | LOWER ROOF |
| [Horizontal lines] | INTERMEDIATE ROOF |
| [Vertical lines] | UPPER ROOF |
| [Hatched area] | ROOF TO BE DEMOLISHED |



SITE PLAN - PROPOSED



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



| DATE | REVISION |
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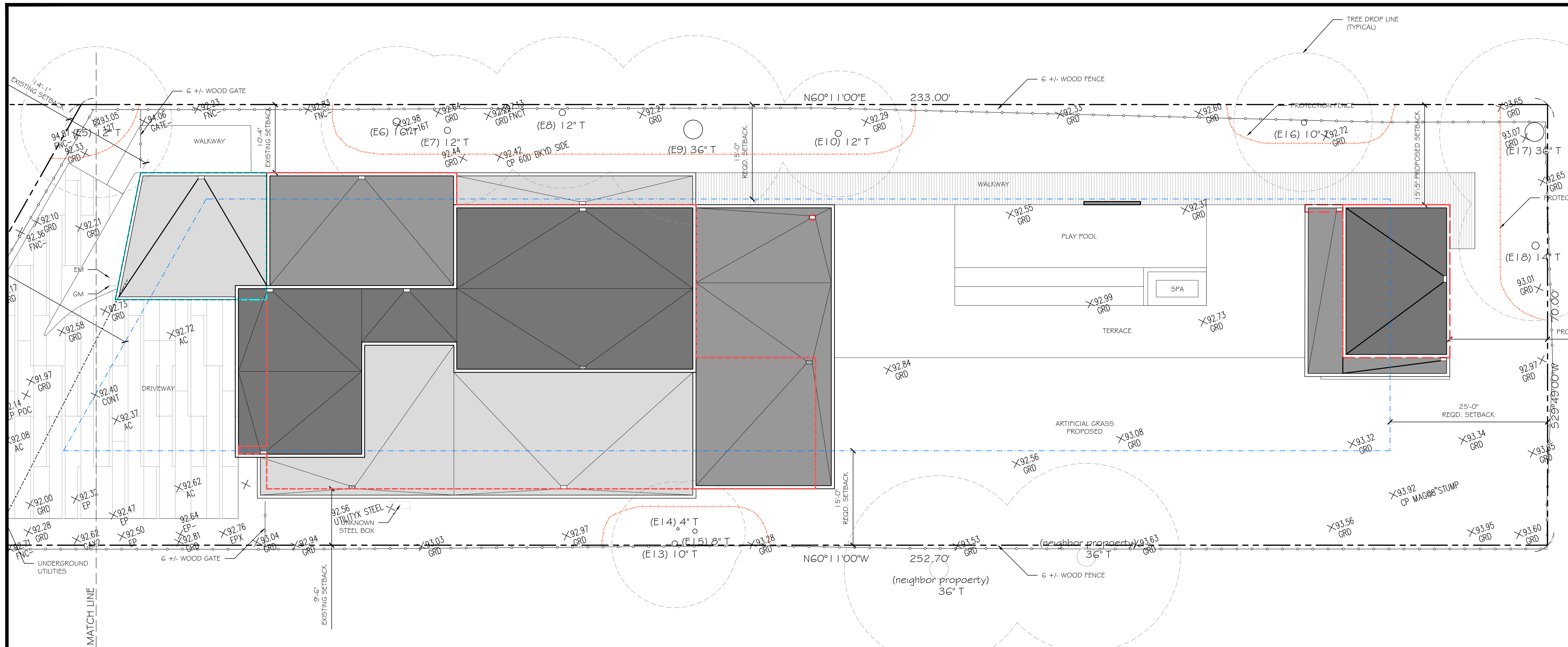


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**SCHEMATIC DESIGN
SITE PLAN: PROPOSED**

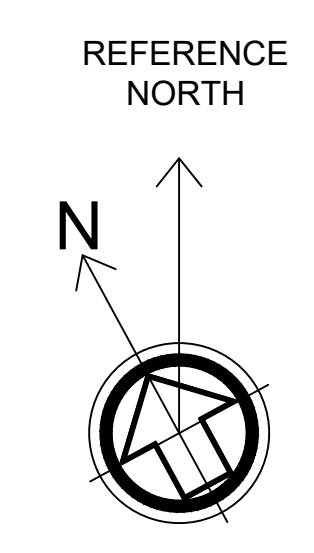
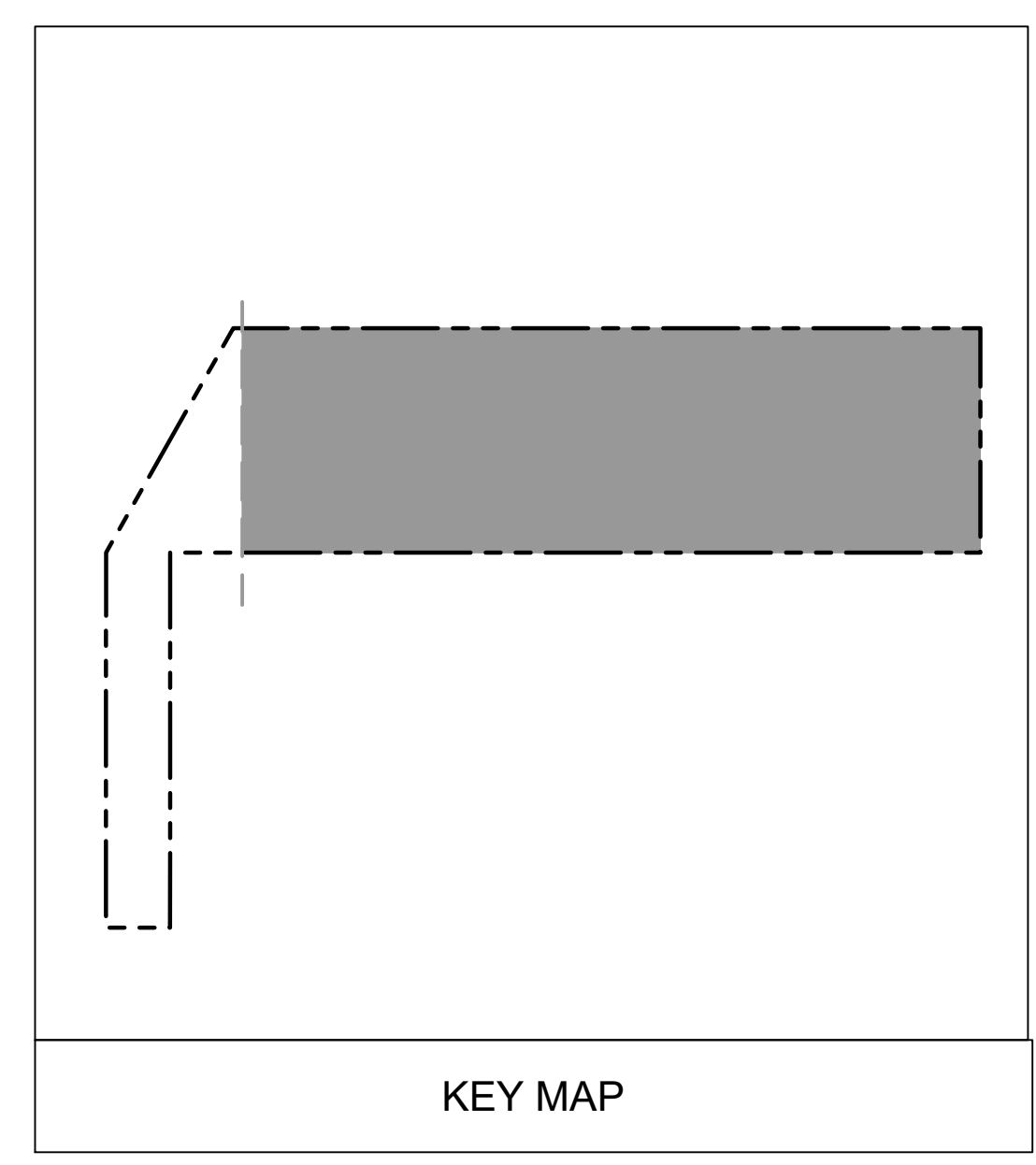
2019.02.12

A1.04



| NO. | SIZE | TYPE | CONDITION |
|-----|------|------------------------|-----------|
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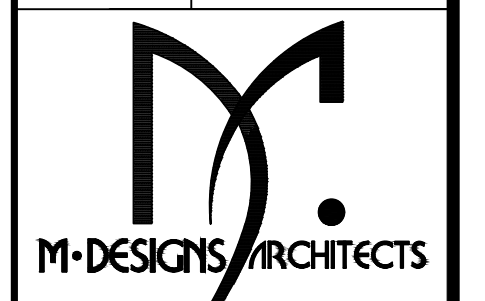
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| [Line with 'G'] | GAS LINE |
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| [Diagonal Hatching] | LOWER ROOF |
| [Vertical Hatching] | INTERMEDIATE ROOF |
| [Horizontal Hatching] | UPPER ROOF |
| [Cross-hatching] | ROOF TO BE DEMOLISHED |



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

SITE PLAN - PROPOSED

| DATE | REVISION |
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SCHEMATIC DESIGN
PROPOSED FLOOR AREA
CALCULATIONS

2019.02.12

A1.05

| FAR LEGEND | |
|------------|---------------------------------|
| | (E) FLOOR AREA TO REMAIN |
| | (P) ADDITION FLOOR AREA |
| | (E) GARAGE FLOOR AREA TO REMAIN |
| | (P) GARAGE FLOOR AREA |

FLOOR AREA RATIO CALCULATIONS

| EXISTING FLOOR AREA TO REMAIN | | |
|-------------------------------|--------------------------|----------------|
| NO. | DIM. | AREA (SQ. FT.) |
| E1 | 20'-2 1/16" X 30'-2 1/4" | 608.90 |
| E2 | 8'-1 1/8" X 4'-9 1/2" | 38.70 |
| E3 | 25'-3" X 13'-1 1/8" | 329.70 |
| E4 | 5'-5 3/8" X 1'-8 3/4" | 9.40 |
| E5 | 30'-1/2" X 17'-1 5/8" | 514.70 |
| E6 | 18'-1/4" X 16'-2 3/4" | 292.40 |
| ΣE | TOTAL HAB. AREA | 1,793.80 |

| PROPOSED ADDITION FLOOR AREA | | |
|------------------------------|------------------------|----------------|
| NO. | DIM. | AREA (SQ. FT.) |
| A1 | 4'-9 1/2" X 4'-11 3/4" | 23.85 |
| A2 | 11'-5" X 1'-8 3/4" | 21.08 |
| A3 | 11'-3 1/8" X 1'-8 3/4" | 19.48 |
| A4 | 36'-3 1/2" X 28'-10" | 1,048.66 |
| A5 | 10'-7 3/4" X 20'-0" | 212.90 |
| A6 | 20'-10" X 19'-0" | 395.83 |
| A7 | 5'-7" X 20'-0" | 111.65 |
| ΣA | TOTAL HAB. AREA | 1,733.45 |

| PROPOSED POOL HOUSE FLOOR AREA | | |
|--------------------------------|------------------|----------------|
| NO. | DIM. | AREA (SQ. FT.) |
| A8 | 17'-00" X 24'-3" | 413.00 |
| ΣA | TOTAL HAB. AREA | 413.00 |

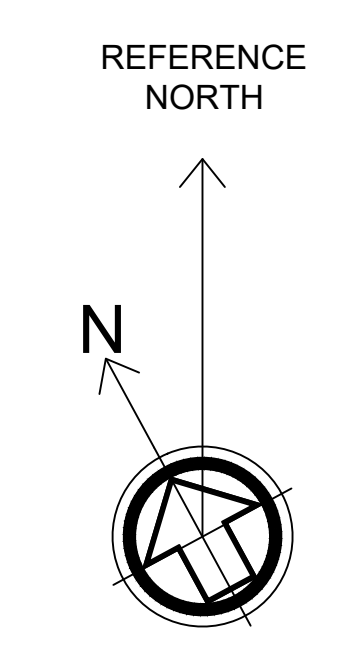
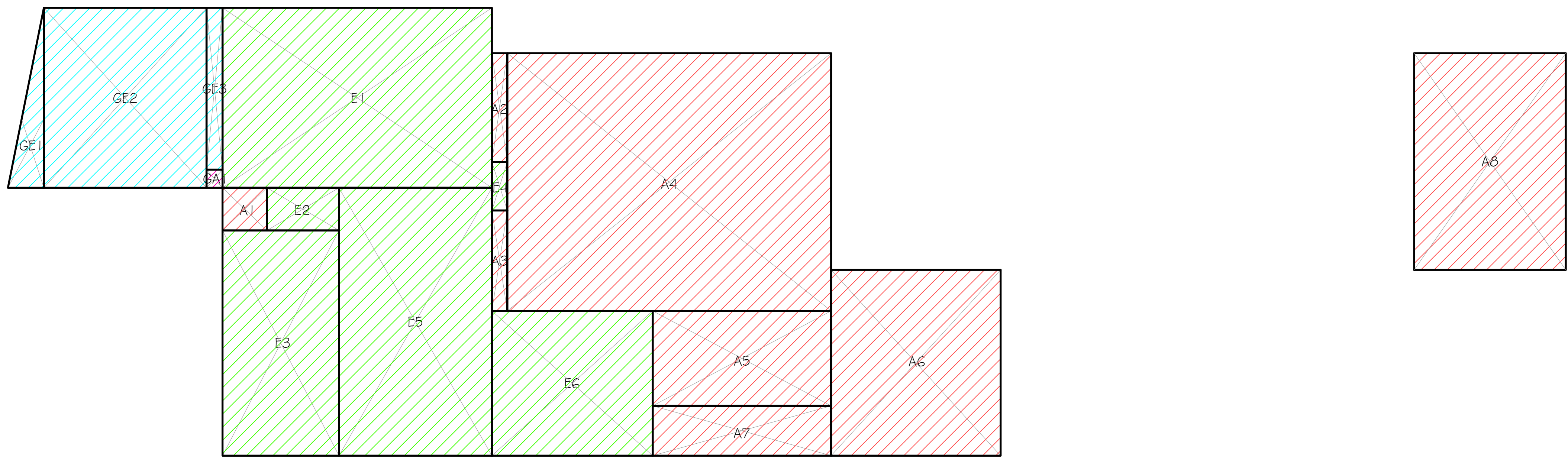
| EXISTING GARAGE FLOOR AREA TO REMAIN | | |
|--------------------------------------|--------------------------|----------------|
| NO. | DIM. | AREA (SQ. FT.) |
| GE1 | - | 40.60 |
| GE2 | 20'-2 1/16" X 18'-2 1/8" | 367.80 |
| ΣGE | TOTAL NON-HAB. AREA | 440.90 |

| PROPOSED GARAGE FLOOR AREA | | |
|----------------------------|---------------------|----------------|
| NO. | DIM. | AREA (SQ. FT.) |
| GA1 | 2'-3/8" X 1'-9 1/2" | 3.60 |
| ΣGA | TOTAL NON-HAB. AREA | 3.60 |

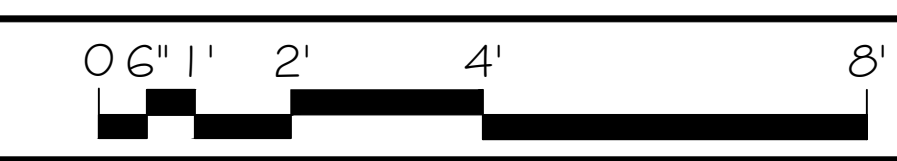
| TOTAL HABITABLE FLOOR AREA | | |
|----------------------------|--------------------------|----------------|
| NO. | LABEL | AREA (SQ. FT.) |
| ΣE | (E) FLOOR AREA TO REMAIN | 1,793.80 |
| ΣA | (P) ADDITION FLOOR AREA | 2,146.45 |
| ΣEA | TOTAL HAB. FLOOR AREA | 3,940.25 |

| TOTAL NON-HABITABLE FLOOR AREA | | |
|--------------------------------|-----------------------|----------------|
| NO. | LABEL | AREA (SQ. FT.) |
| ΣGE | (E) GARAGE TO REMAIN | 440.90 |
| ΣGA | (P) GARAGE FLOOR AREA | 3.60 |
| ΣGEA | TOTAL FLOOR AREA | 444.50 |

| TOTAL FLOOR AREA | | |
|------------------|--------------------------|----------------|
| NO. | LABEL | AREA (SQ. FT.) |
| ΣE | (E) FLOOR AREA TO REMAIN | 1,793.80 |
| ΣA | (P) ADDITION FLOOR AREA | 2,146.45 |
| ΣGE | (E) GARAGE TO REMAIN | 440.90 |
| ΣGA | (P) GARAGE FLOOR AREA | 3.60 |
| Σ | TOTAL FAR | 4,384.75 |
| | ALLOWED FAR | 4,519.95 |

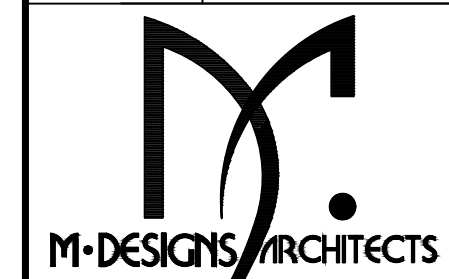


FLOOR AREA CALCULATIONS



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

| DATE | REVISION |
|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
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| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRG SUBMITTAL |



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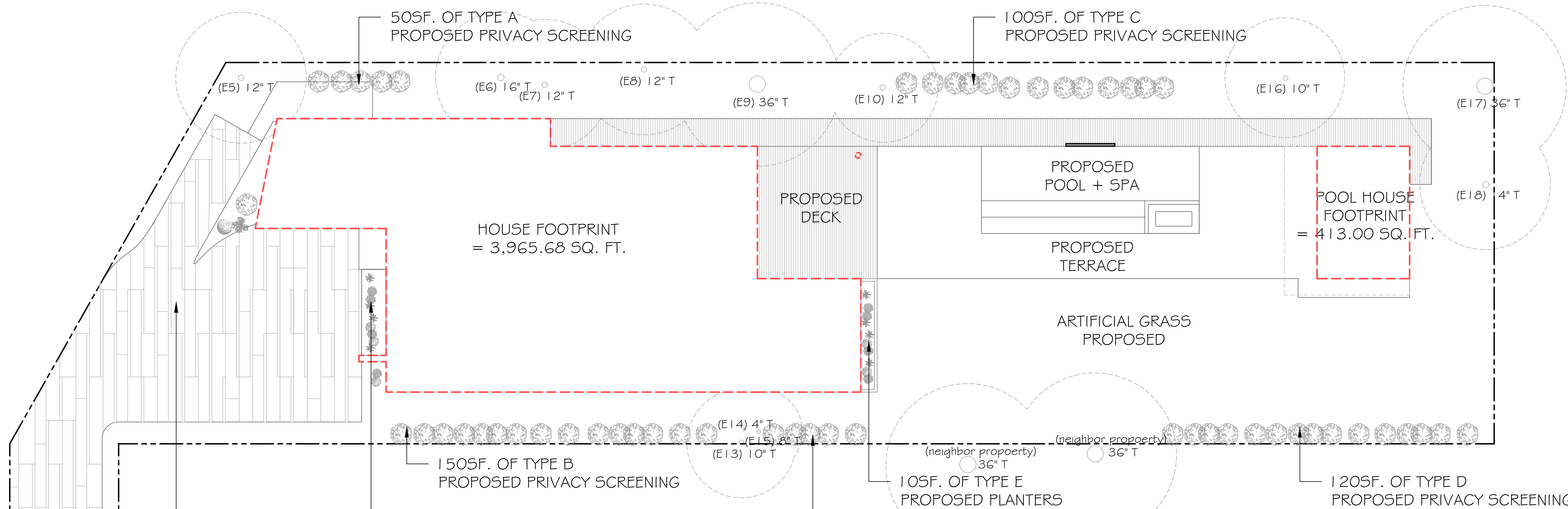


REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

SCHEMATIC DESIGN
PROPOSED SITE
PRIVACY SCREENING /
SOFTSCAPE PLAN

2019.02.12

A1.11



| NO. | SIZE | COMMON NAME | BOTANICAL NAME |
|-----|--------|-------------------|---|
| A | 15 GAL | BAMBOO | PHYLLOSTACHYS 'SPECTABILIS' |
| B | 15 GAL | CAROLINA CHERRY | PRUNUS CAROL 'BRIGHT N TIGHT' |
| C | 15 GAL | CRAPE MYRTLE | LAGERSTROEMIA 'WHITE CHOCOLATE' - MULTI |
| D | 15 GAL | EVERGREEN DOGWOOD | CORNUS CAPITATA |
| E | 5 GAL | SMALL CAPE RUSH | CHONDROPETALUM TECTORUM |

| NO. | SIZE | TYPE | CONDITION |
|-----|------|------------------------|-----------|
| E1 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E2 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E3 | 12" | SEQUOIA SEMPERVIRENS | RETAINED |
| E4 | 36" | SEQUOIA SEMPERVIRENS | RETAINED |
| E5 | 12" | MAGNOLIA ALEXANDRINA | RETAINED |
| E6 | 16" | FRAXINUS SPP | RETAINED |
| E7 | 12" | CUPRESSUS MACROCARPA | RETAINED |
| E8 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E9 | 36" | PITTOSPORIUM UNDULATUM | RETAINED |
| E10 | 12" | NERIUM OLEANDER | RETAINED |
| E13 | 10" | NERIUM OLEANDER | RETAINED |
| E14 | 4" | FRAXINUS SPP | RETAINED |
| E15 | 8" | FRAXINUS SPP | RETAINED |
| E16 | 10" | CUPRESSUS MACROCARPA | RETAINED |
| E17 | 36" | QUERCUS AGRIFOLIA | RETAINED |
| E18 | 14" | FRAXINUS SPP | RETAINED |



| DATE | REVISION |
|------------|--------------------------|
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| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

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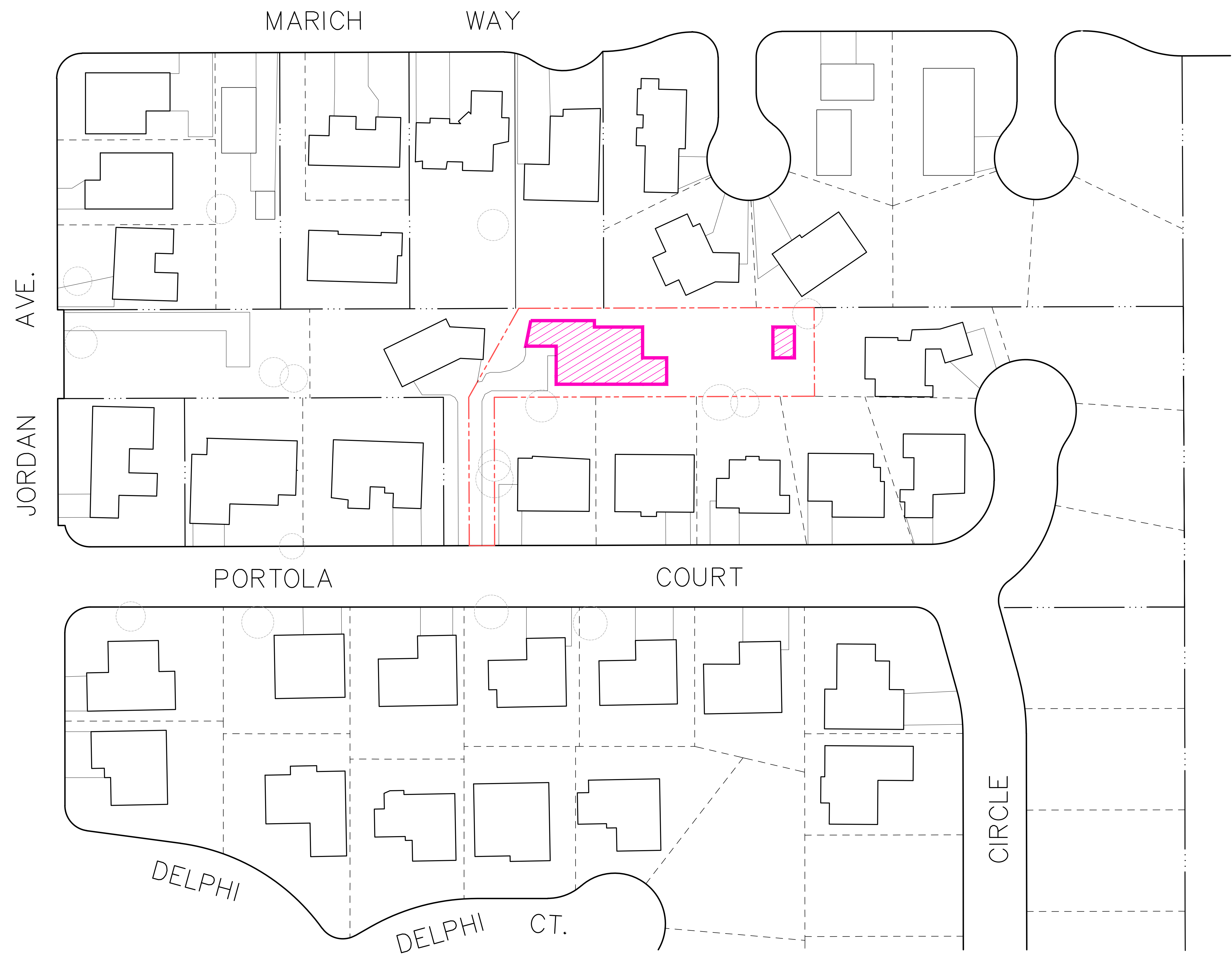


REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011

SCHMATIC DESIGN
 NEIGHBORHOOD
 CONTEXT MAP

2019.02.12

A1.07



| DATE | REVISION |
|------------|--------------------------|
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REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

SCHMATIC DESIGN
NEIGHBORHOOD
COMPATIBILITY

2019.02.12

A1.08





25 W PORTOLA AVENUE, LOS ALTOS



306 ALVARADO AVENUE, LOS ALTOS



232 ALICIA WAY, LOS ALTOS



600 SPRINGER TERRACE, LOS ALTOS



1142 SOLANA DRIVE, LOS ALTOS



41 JORDAN AVENUE, LOS ALTOS



306 SOLANA DRIVE, LOS ALTOS



681 SPRINGER TERRACE, LOS ALTOS



667 SPRINGER TERRACE, LOS ALTOS



STREET UNKNOWN, LOS ALTOS



639 ALMOND AVENUE, LOS ALTOS (FLAG LOT)



639 ALMOND AVENUE, LOS ALTOS (REAR YARD VIEW)

April 16, 2019
To whom it many concerns,

On behalf of us, Amir and Revital and our 3 boys, Barack age 10, Etai age 8, and Dan age 5, we would like to thank you for your time, dedication and excellent support in the planning approval process. We recently purchased the house at 219 Portola CT as we truly love Los Altos friendly, diversified and open-minded character, have many pleased friends attending North Los Altos schools, and heard great things about the community and the city support.

More specifically, we have been drawn to this expanded flag lot and old house as it gives us the flexibility to revitalize it to our family needs, single story functional house for large family, lovely backyard for 3 energized boys, and all that while keeping privacy in mind and no impact to the overall neighborhood character.

Also, with our elder son turning to middle school we want to establish roots in this lovely community (we have lived in West San Jose) and would appreciate very much any support of completing the project in timely manner.

Lastly, while some people have told us that Los Altos City is difficult to work with, we have been very appreciated how helpful and concerned the planners have been in helping guide us and the team in getting the project approved in an efficient and productive way.

Sincerely,
Revital and Amir

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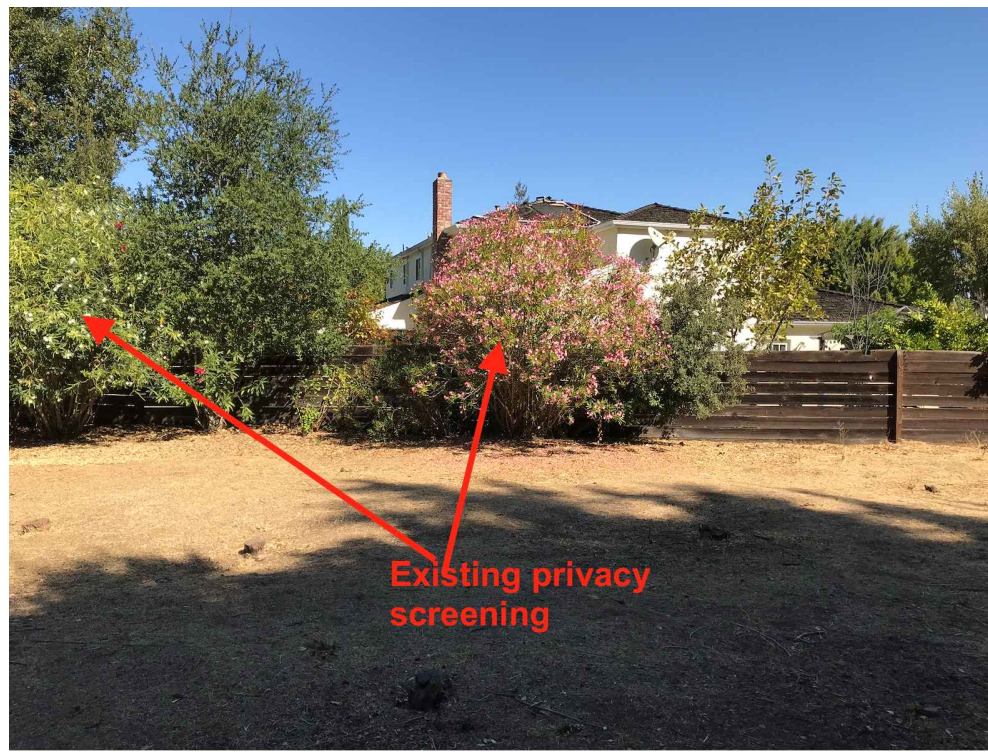


REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

SCHEMATIC DESIGN
LOS ALTOS DESIGN DIVERSITY

2019.02.12

A1.09



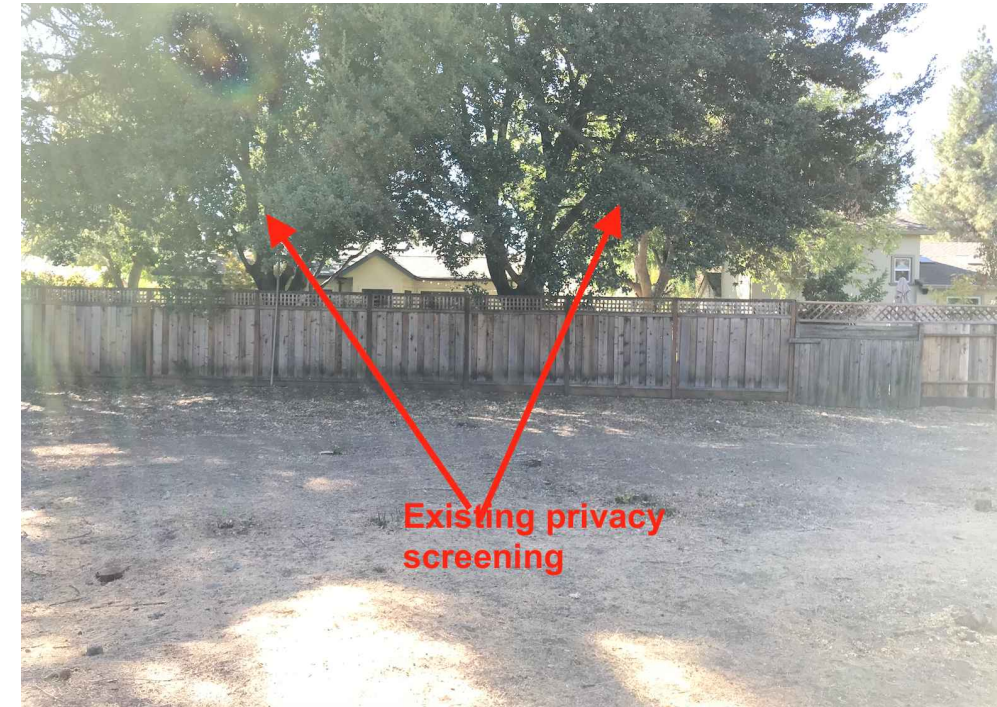
Existing privacy screening

VIEW 4



Mature existing privacy screen

VIEW 3



Existing privacy screening

VIEW 7



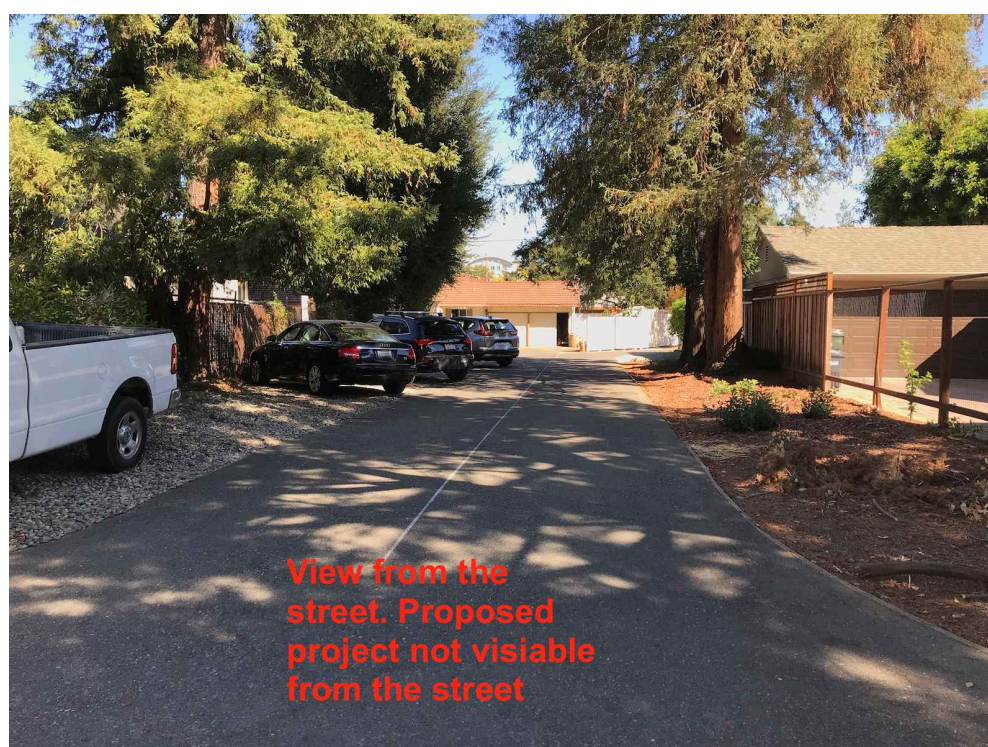
Existing privacy screening

VIEW 2



Mature existing privacy screen

VIEW 6



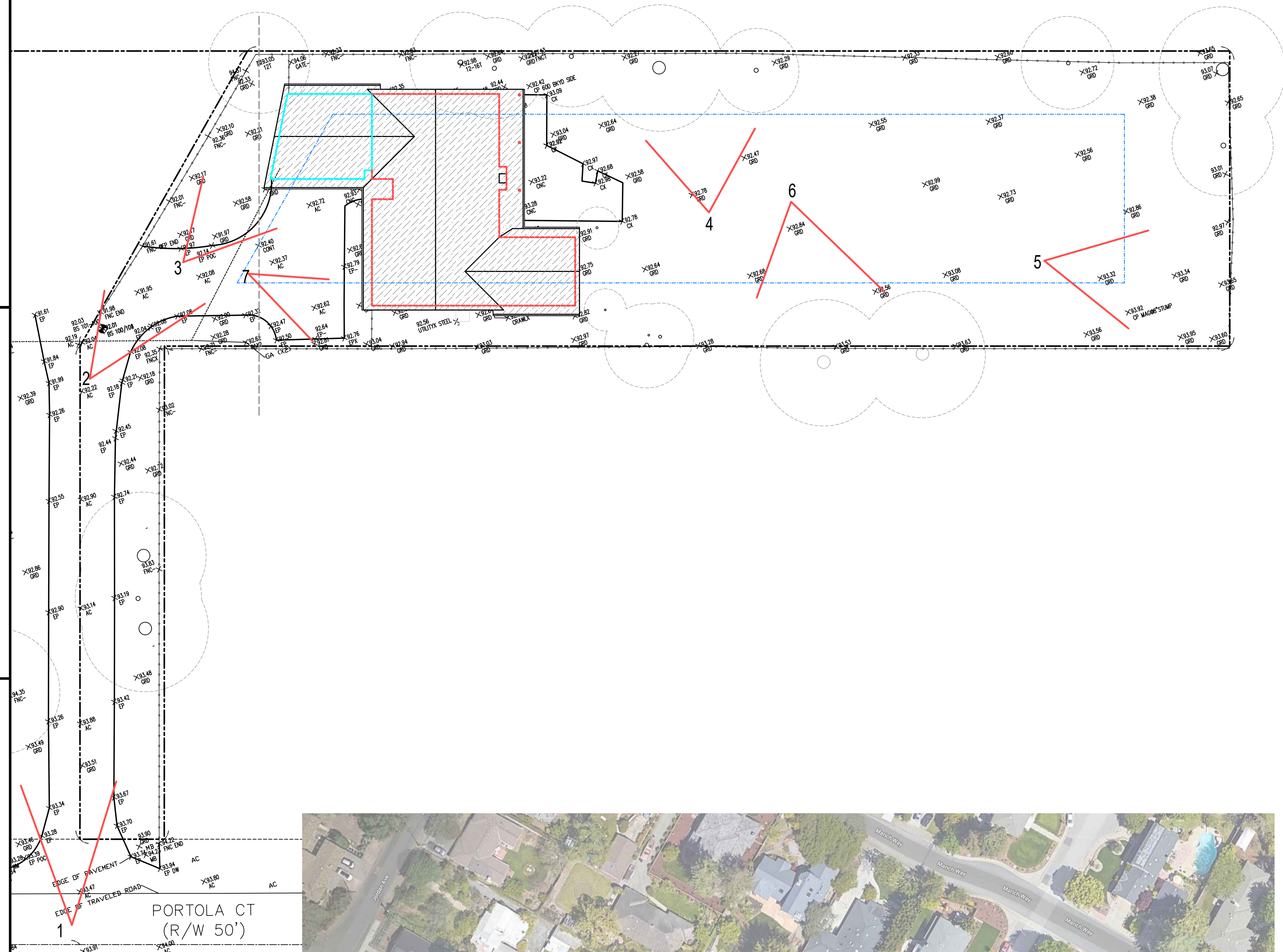
View from the street. Proposed project not visible from the street

VIEW 1



Existing privacy screening

VIEW 5



| DATE | REVISION |
|------------|--------------------------|
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REMODEL & ADDITION FOR THE
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APN: 170-03-011

Schematic Design
EXISTING SITE
PRIVACY SCREENING

2019.02.12

A1.10

| DATE | REVISION |
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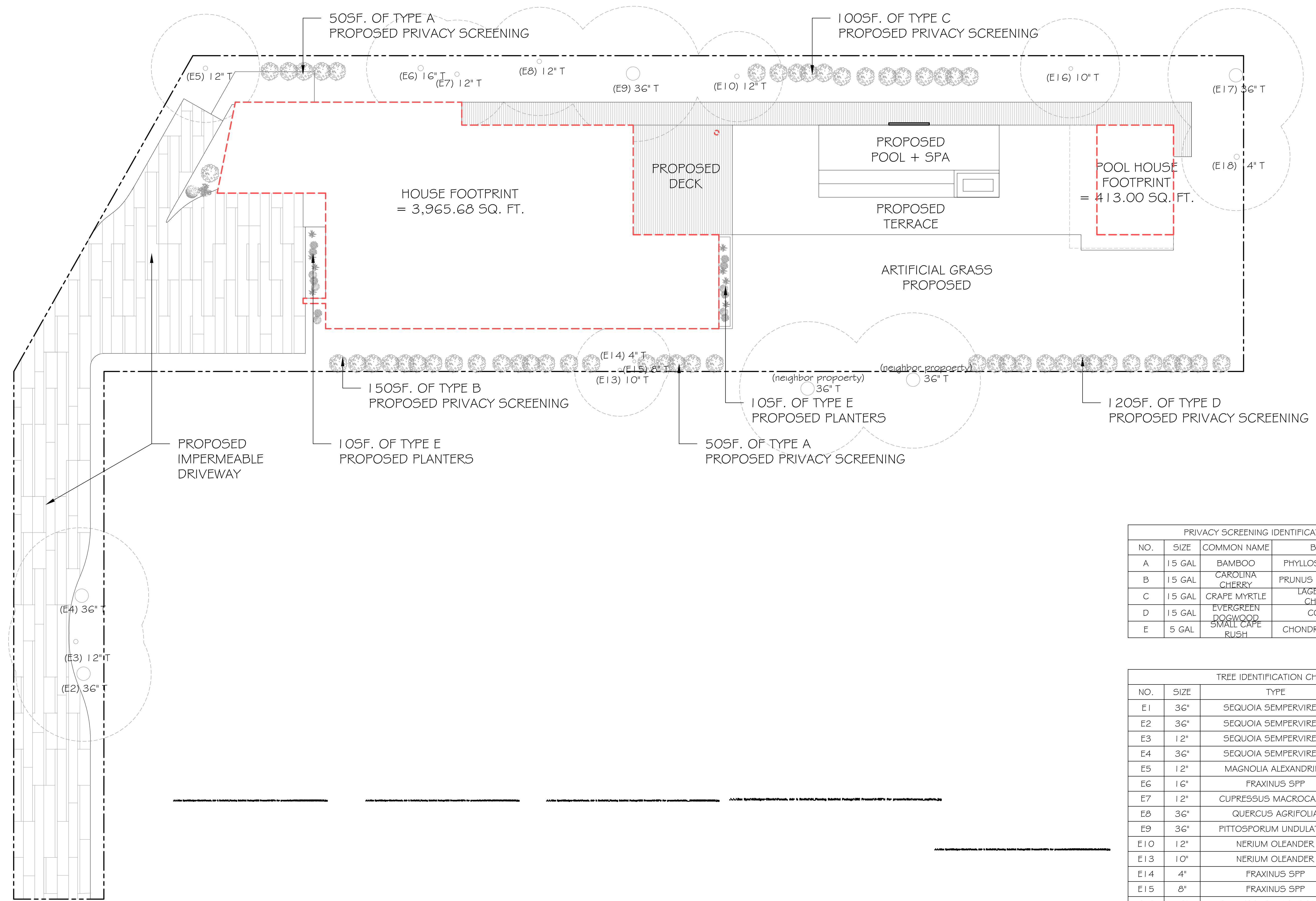


**REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011**

**SCHEMATIC DESIGN
PROPOSED SITE
PRIVACY SCREENING /
SOFTSCAPE PLAN**

2019.02.12

A1.11



| NO. | SIZE | COMMON NAME | BOTANICAL NAME |
|-----|--------|-------------------|---|
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- A PHYLLOSTACHYS 'SPECTABILIS'
- B PRUNUS CAROL 'BRIGHT N TIGHT'
- C LAGERSTROEMIA 'WHITE CHOCOLATE' - MULTI
- D CORNUS CAPITATA
- E CHONDROPETALUM TECTORUM

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| 2019.08.09 | DRC SUBMITTAL |

| LEGEND | |
|--------|--------------------------|
| | EXISTING WALLS TO REMAIN |
| | DEMO WALLS |

NOTE: DEMO CROWN MOLDING & DECORATIVE BASE THROUGHOUT EXISTING HOUSE.



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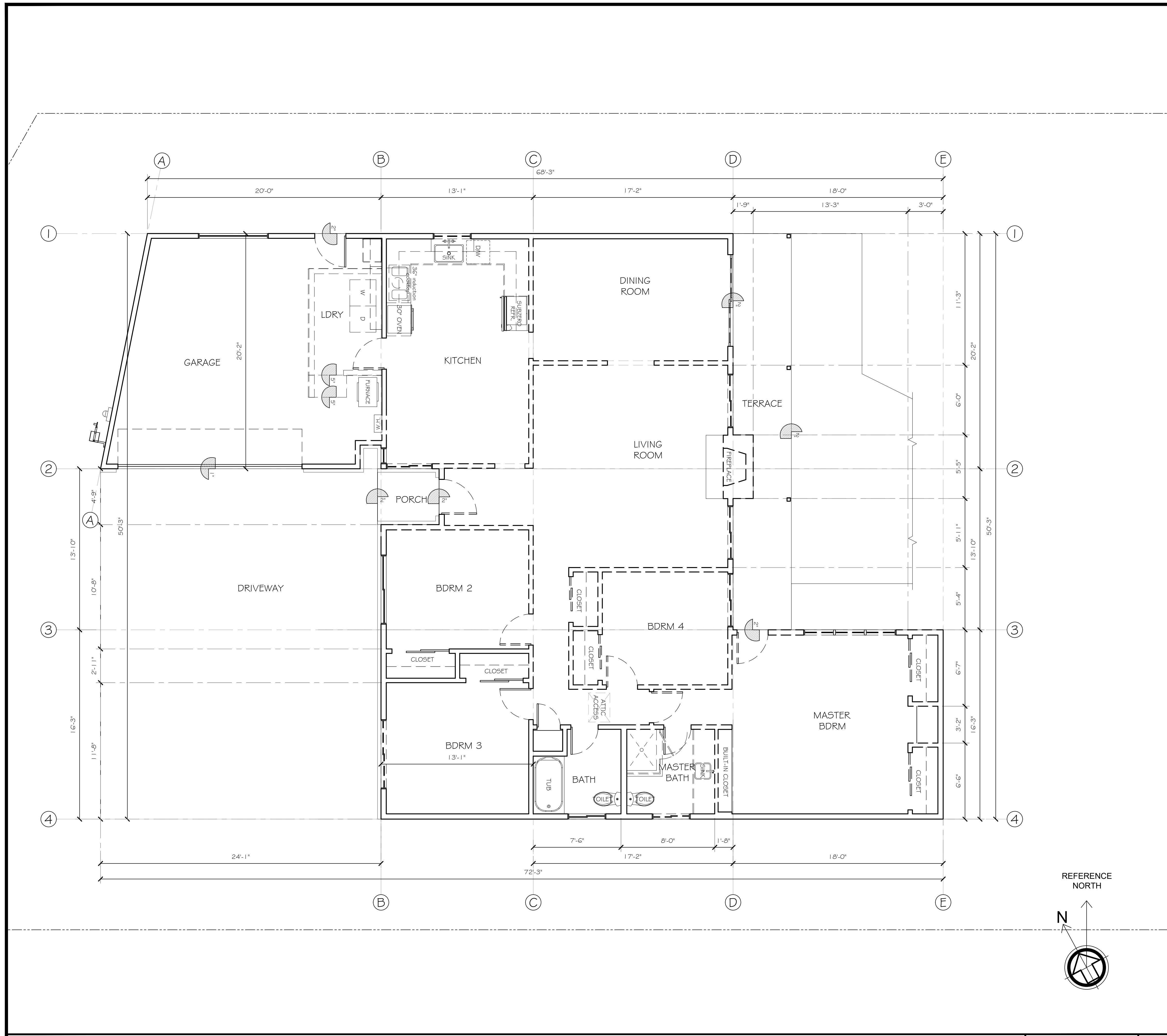


REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

SCHEMATIC DESIGN
FIRST FLOOR PLAN:
EXISTING & DEMOLITION

2019.02.12

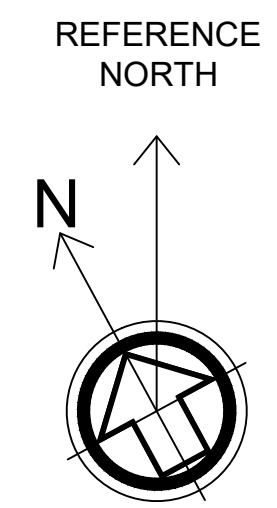
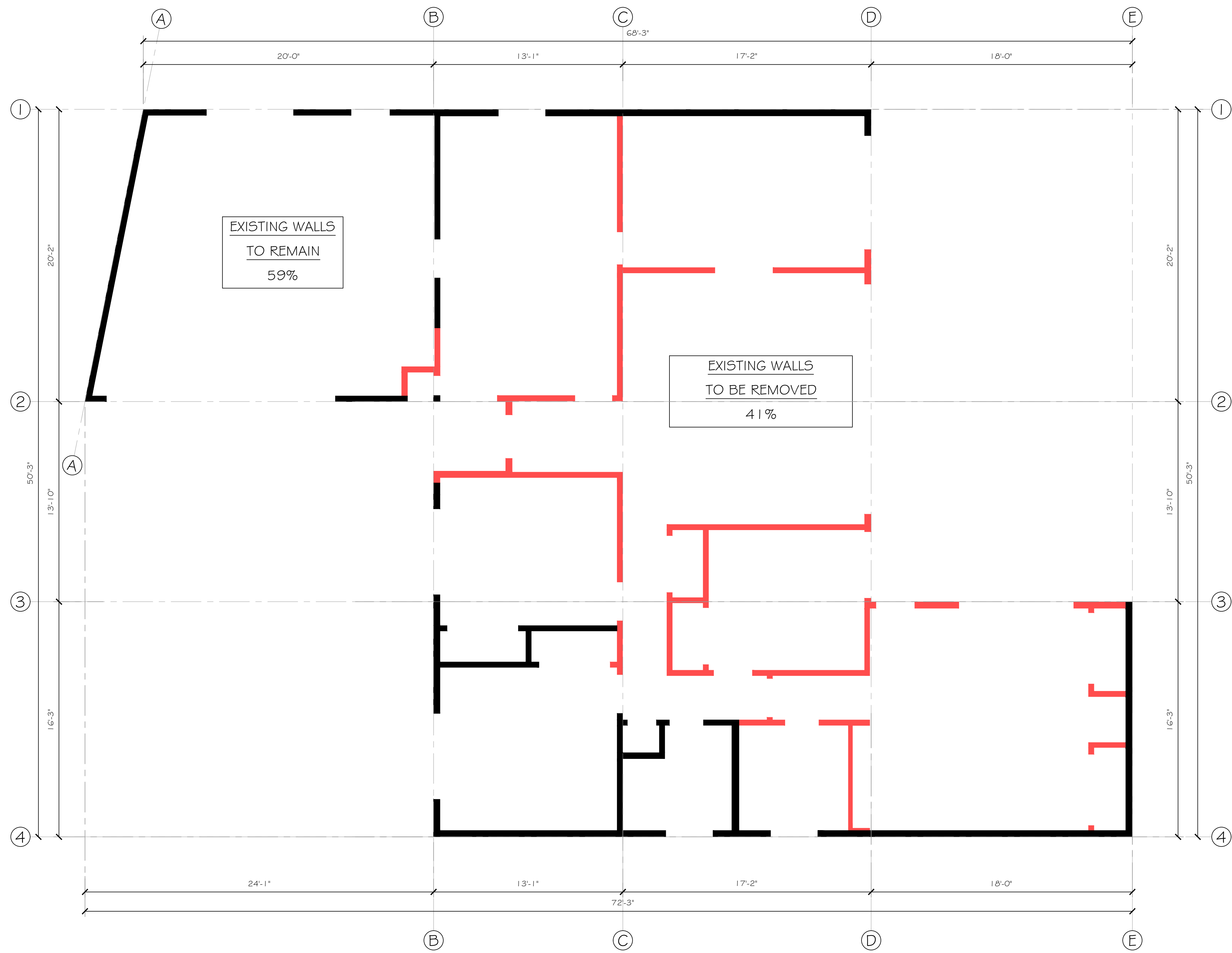
A2.01



FIRST FLOOR PLAN: EXISTING & DEMOLITION





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



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

1

WALL COMPLIANCE DIAGRAM

| LEGEND | |
|---|-----------------------------|
|  | EXISTING WALL TO REMAIN |
|  | EXISTING WALL TO BE REMOVED |

| DATE | REVISION |
|------------|--------------------------|
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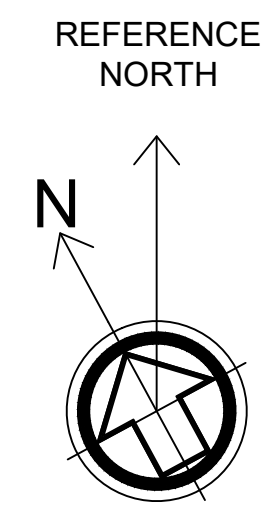
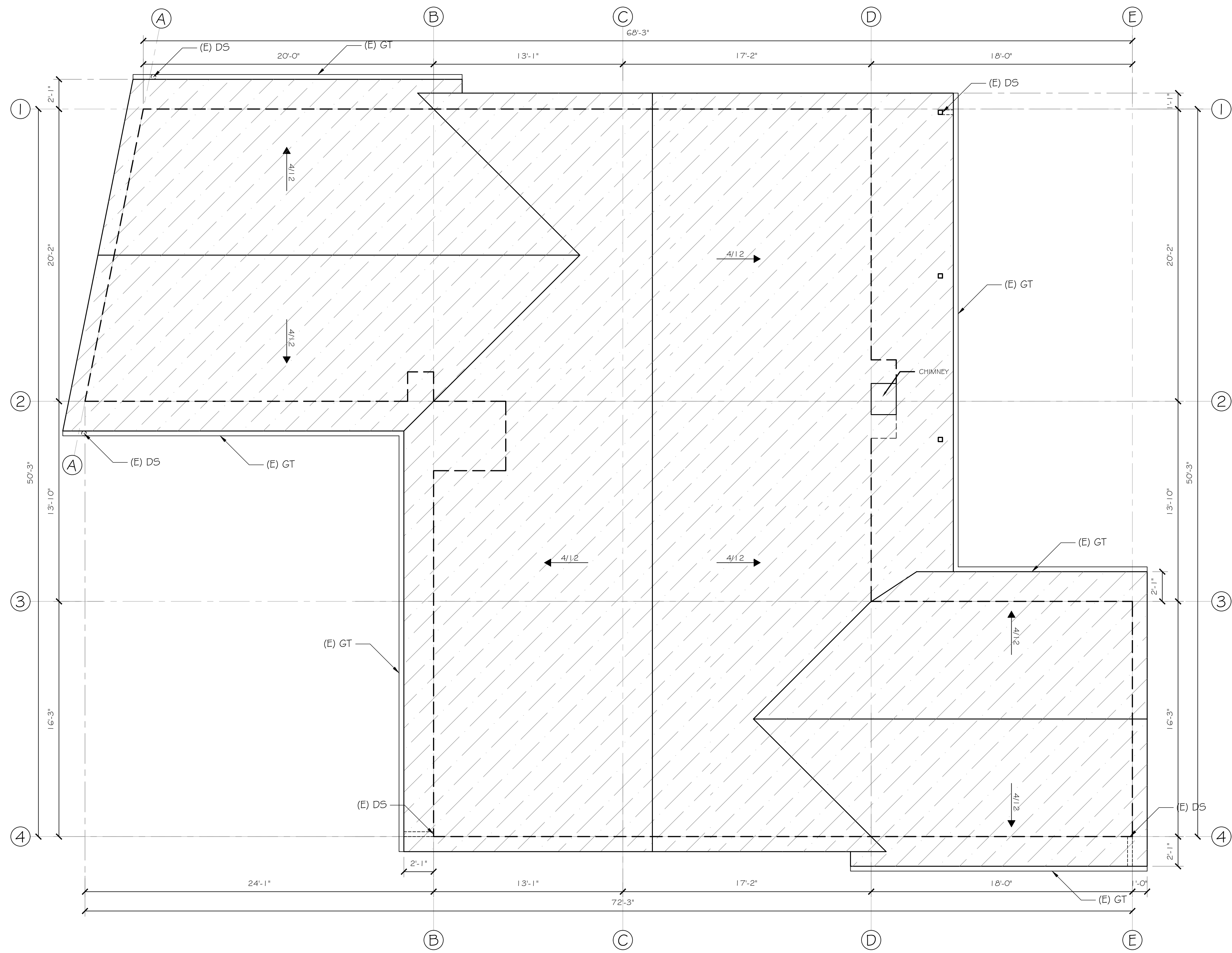


REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011

SCHMATIC DESIGN
 WALL COMPLIANCE DIAGRAM

2019.02.12

A2.02



| LEGEND | |
|---------------------|-----------------------|
| DS | DOWNSPOUT |
| GT | GUTTER |
| SL | SKYLIGHT |
| [Dashed line] | WALLS BELOW |
| [Diagonal lines /] | LOWER ROOF |
| [Diagonal lines \] | INTERMEDIATE ROOF |
| [Diagonal lines -/] | UPPER ROOF |
| [Hatched area] | ROOF TO BE DEMOLISHED |

| DATE | REVISION |
|------------|--------------------------|
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REMODEL & ADDITION FOR THE
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APN: 170-03-011

SCHMATIC DESIGN
ROOF PLAN:
EXISTING & DEMOLITION

2019.02.12

A2.03

ROOF PLAN: EXISTING & DEMOLITION



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

| DATE | REVISION |
|------------|--------------------------|
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| 2019.08.09 | DRC SUBMITTAL |

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REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
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APN: 170-03-011

SCHEMATIC DESIGN
IMPRESSION VIEWS

2019.02.12

A2.04



FRONT (ENTRANCE) VIEW

1

REAR (POOL HOUSE) VIEW

2



REAR (MASTER & LIVING) VIEW

3



SIDE (LIVING & KITCHEN) VIEW

4

| DATE | REVISION |
|------------|--------------------------|
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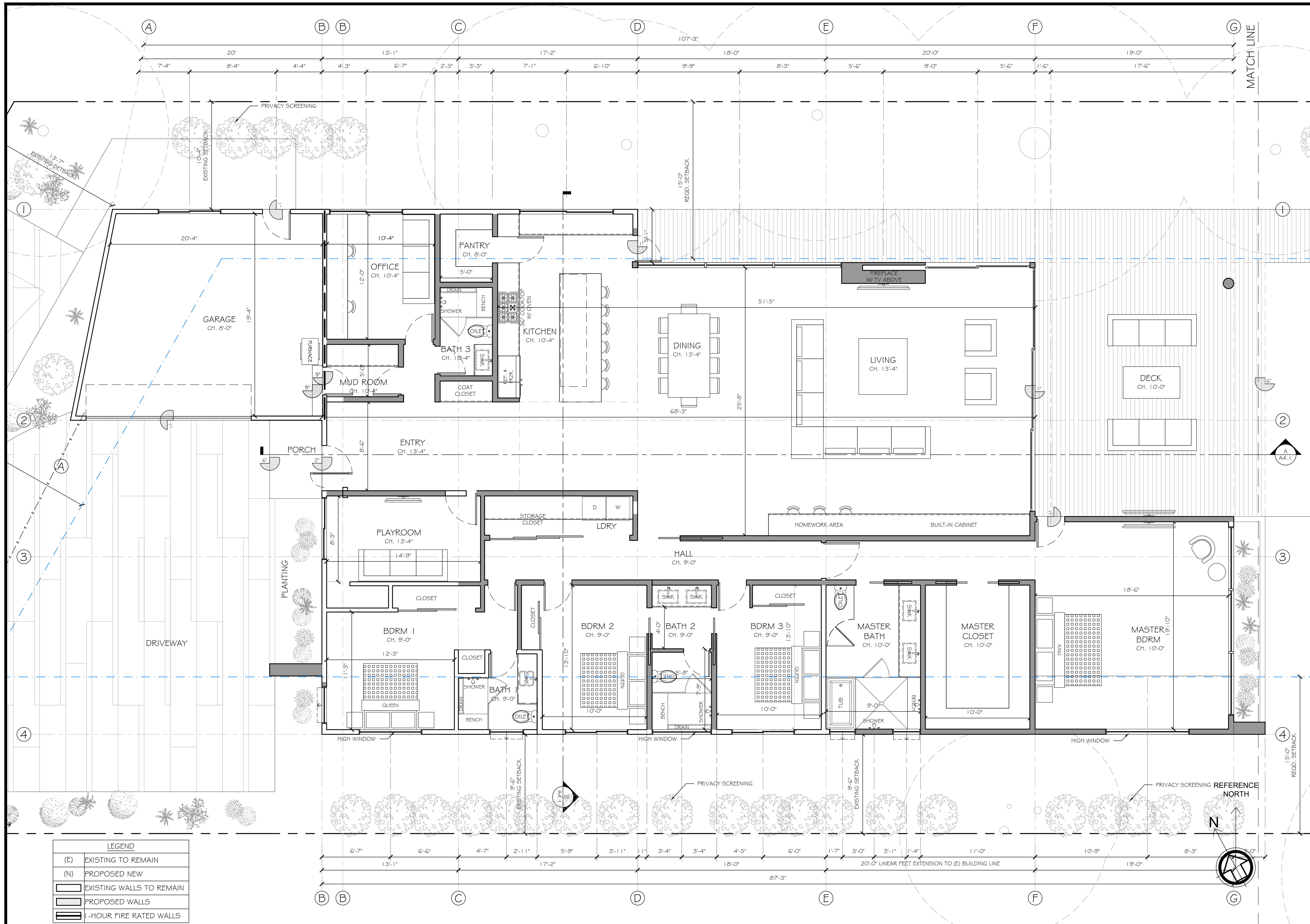


**REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
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LOS ALTOS, CA 94022
APN: 170-03-011**

**SCHEMATIC DESIGN
FIRST FLOOR PLAN:
PROPOSED**

2019.02.12

A2.05



LEGEND

| | |
|-----|--------------------------|
| (E) | EXISTING TO REMAIN |
| (N) | PROPOSED NEW |
| | EXISTING WALLS TO REMAIN |
| | PROPOSED WALLS |
| | 1-HOUR FIRE RATED WALLS |

FIRST FLOOR PLAN: PROPOSED



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

| DATE | REVISION |
|------------|--------------------------|
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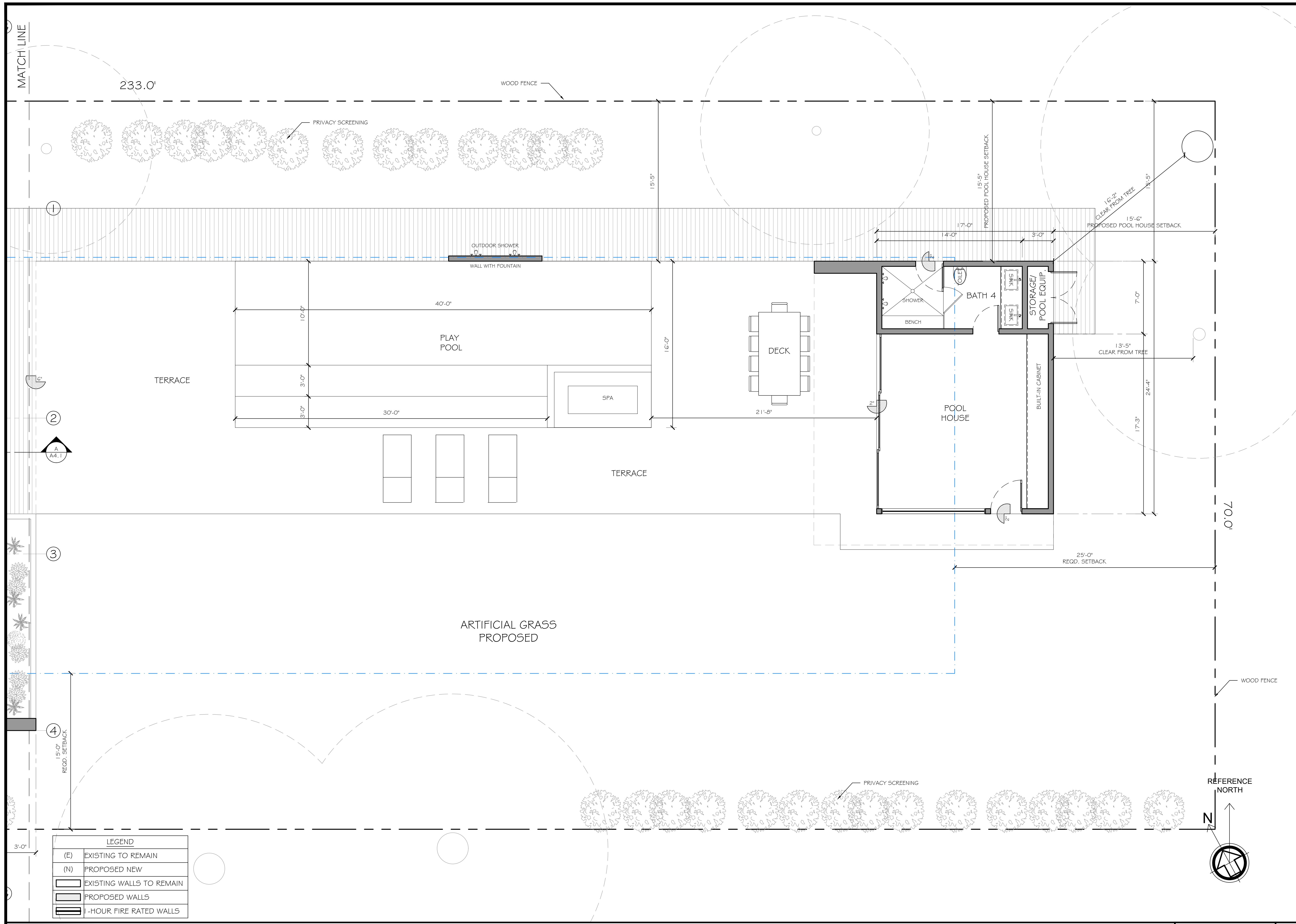


**REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
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 LOS ALTOS, CA 94022
 APN: 170-03-011**

**SCHEMATIC DESIGN
 POOL HOUSE PLAN:
 PROPOSED**

2019.02.12

A2.06



POOL HOUSE PLAN: PROPOSED



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

| DATE | REVISION |
|------------|--------------------------|
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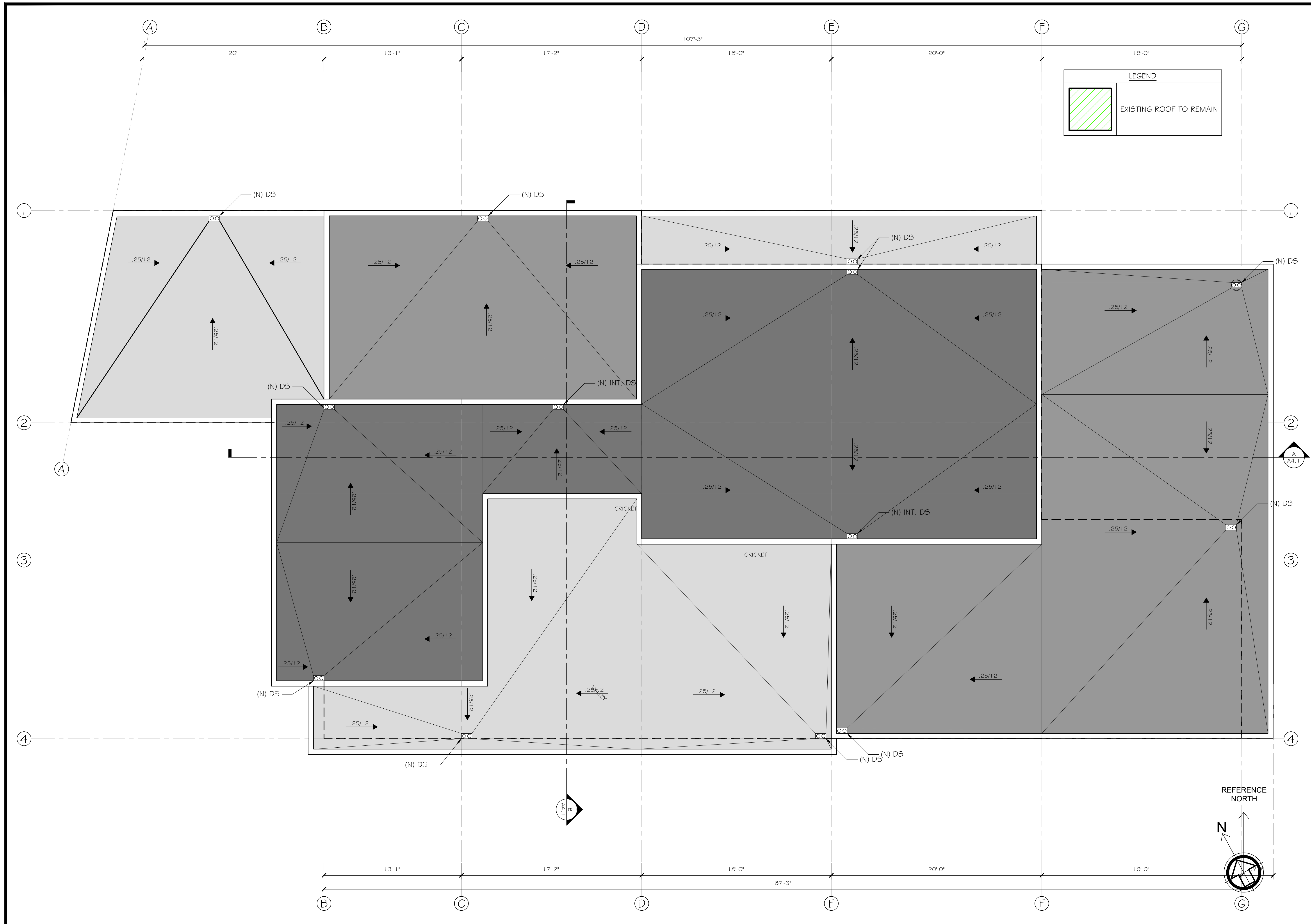


REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

SCHEMATIC DESIGN
ROOF PLAN: PROPOSED

2019.02.12

A2.07



ROOF PLAN: PROPOSED

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

| DATE | REVISION |
|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
| 2019.04.15 | 2nd PLANNING RESUBMITTAL |
| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

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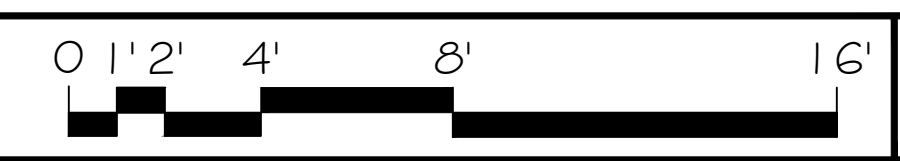
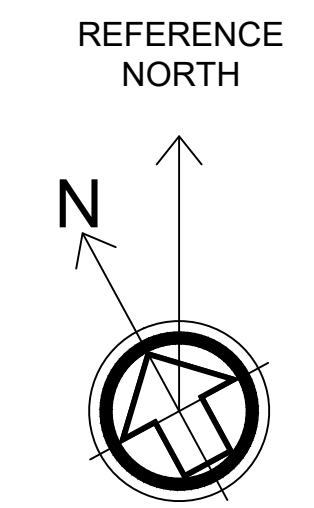
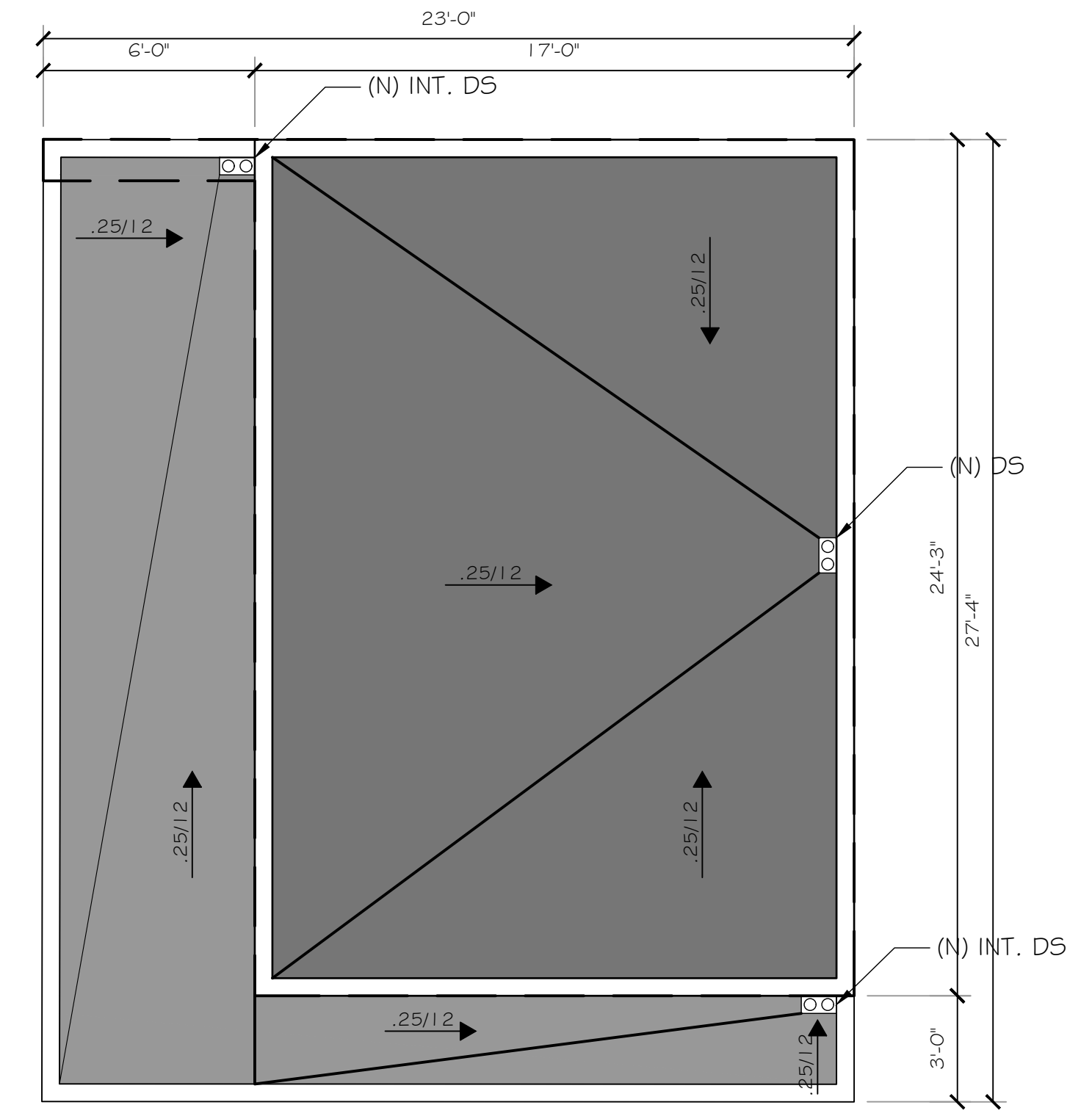


REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011

SCHMATIC DESIGN
 ROOF PLAN POOL HOUSE
 PLAN: PROPOSED

2019.02.12

A2.08



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

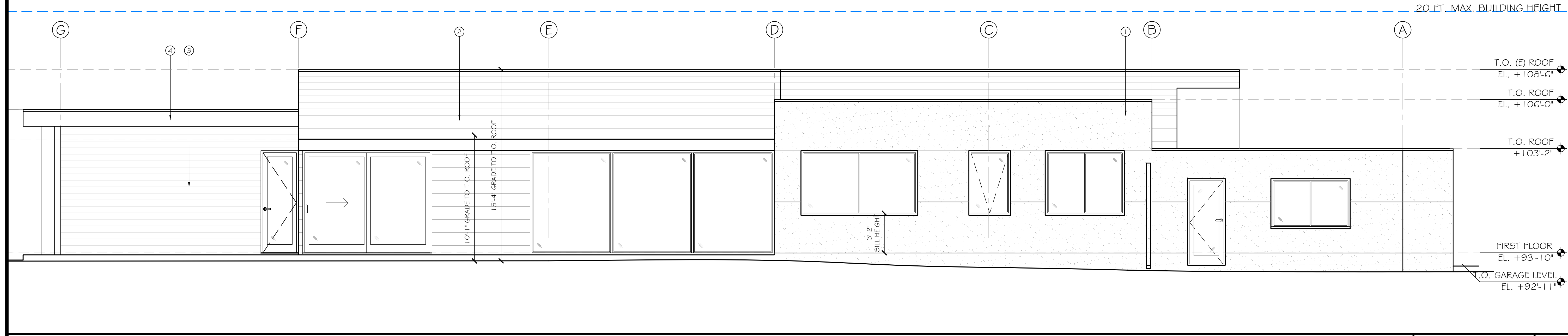
ROOF PLAN POOL HOUSE PLAN: PROPOSED

NOTE: STUCCO WITH EXPANSION JOINTS: 7/8" THICK MIN(3) COAT STUCCO WALL SYSTEM, TYPE E/26 GA GALVANIZED WEEP SCREED AT THE FOUNDATION PLATE LINE INSTALLED AT LEAST 4" ABOVE FINISHES OR NATURAL GRADE (OR 2" ABOVE CONCRETE OR MASONRY PAVING) OVER CORROSION-RESISTANT METAL LATH OVER (2) LAYER OF GRADE 'D' BUILDING PAPER OVER 3/8" THICK MIN. PLYWOOD SHEATHING

| LEGEND | |
|--------|-----------------------------|
| 1 | STANDING SEAM METAL ROOFING |
| 2 | STUCCO 1 |
| 3 | WOOD SIDING |
| 4 | STUCCO 2 |

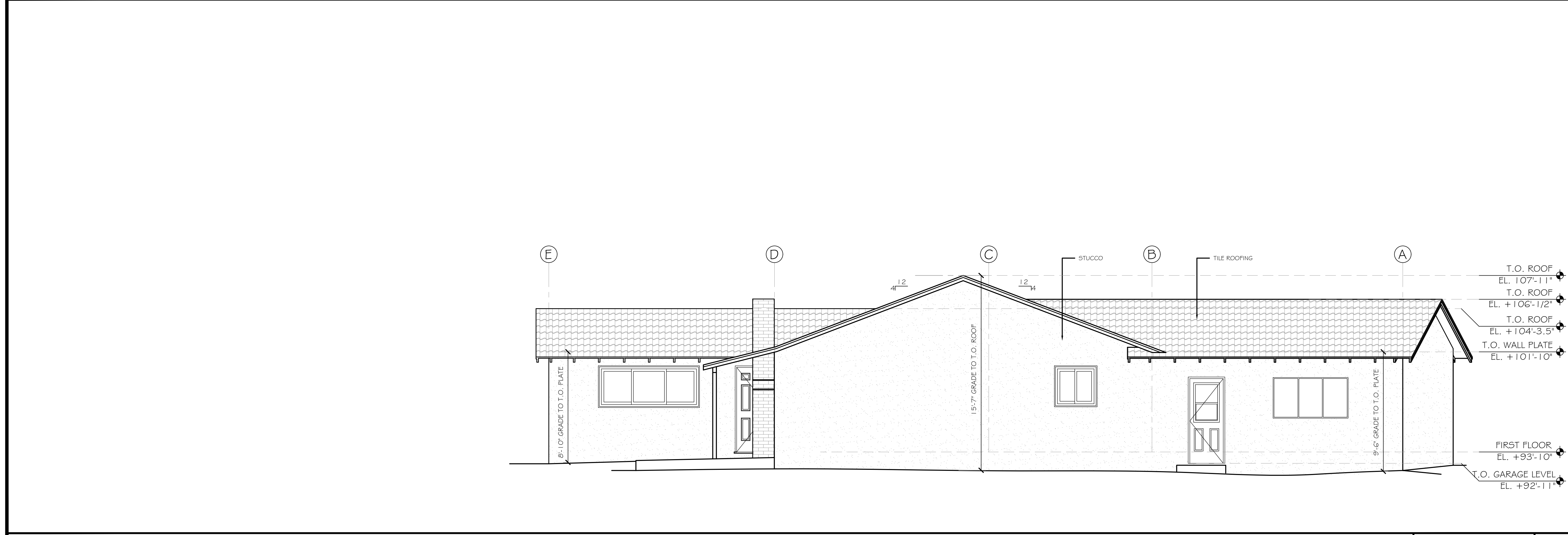
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|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
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| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

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PROPOSED NORTH ELEVATION

0 1' 2' 4' 8' 16'
 SCALE: 1/4" = 1'-0" 1



EXISTING NORTH ELEVATION

0 1' 2' 4' 8' 16'
 SCALE: 1/4" = 1'-0" 2

REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011

SCHEMATIC DESIGN
 NORTH ELEVATION
 EXISTING & PROPOSED

2019.02.12

A3.01

NOTE: STUCCO WITH EXPANSION JOINTS: 7/8" THICK MIN(3) COAT STUCCO WALL SYSTEM, TYPE E/26 GA GALVANIZED WEEP SCREED AT THE FOUNDATION PLATE LINE INSTALLED AT LEAST 4" ABOVE FINISHES OR NATURAL GRADE (OR 2" ABOVE CONCRETE OR MASONRY PAVING) OVER CORROSION-RESISTANT METAL LATH OVER (2) LAYER OF GRADE 'D' BUILDING PAPER OVER 3/8" THICK MIN. PLYWOOD SHEATHING

| LEGEND | |
|--------|-----------------------------|
| 1 | STANDING SEAM METAL ROOFING |
| 2 | STUCCO 1 |
| 3 | WOOD SIDING |
| 4 | STUCCO 2 |

| DATE | REVISION |
|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
| 2019.04.15 | 2nd PLANNING RESUBMITTAL |
| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

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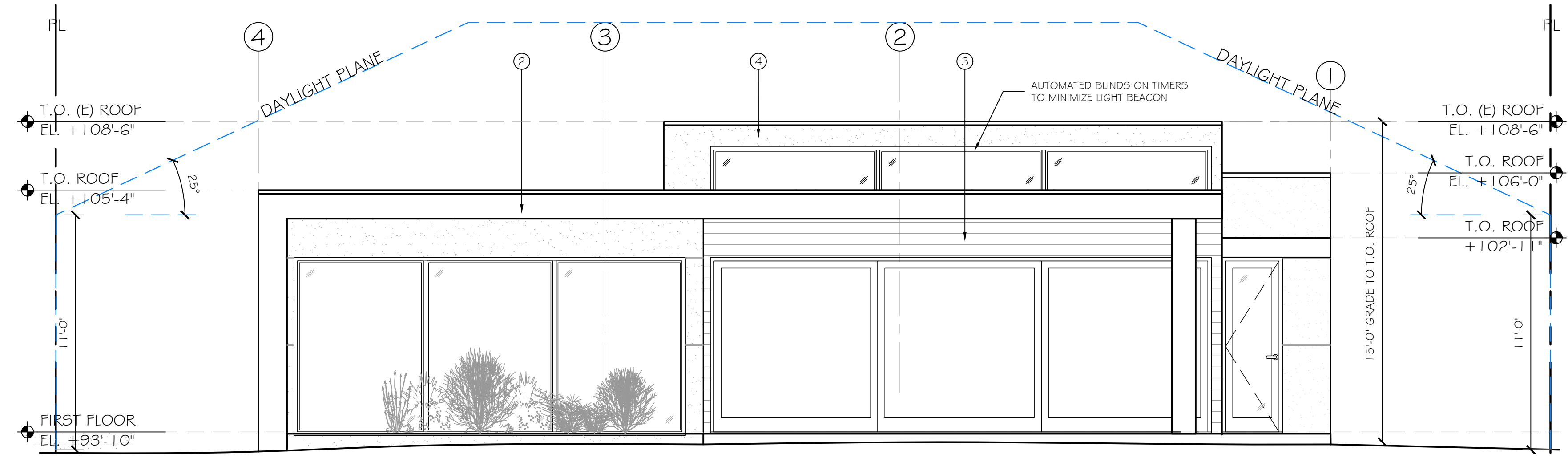


REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011

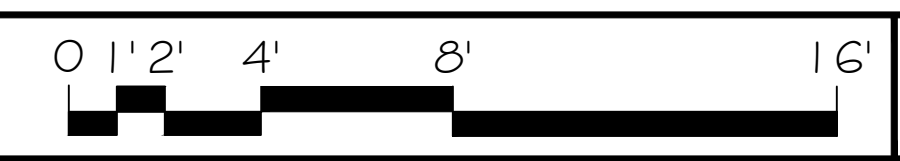
SCHEMATIC DESIGN
 EAST ELEVATION
 EXISTING & PROPOSED

2019.02.12

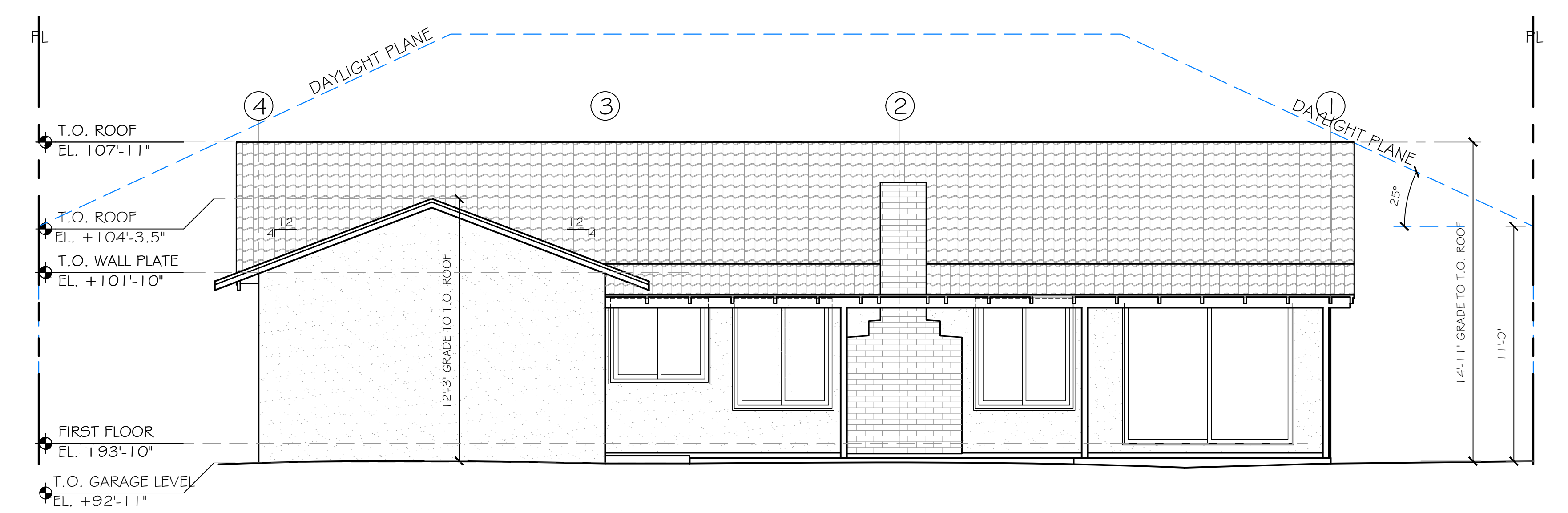
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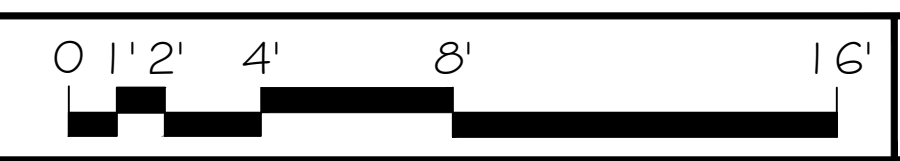
PROPOSED EAST ELEVATION



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



EXISTING EAST ELEVATION



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

NOTE: STUCCO WITH EXPANSION JOINTS: 7/8" THICK MIN(3) COAT STUCCO WALL SYSTEM, TYPE E/26 GA GALVANIZED WEEP SCREED AT THE FOUNDATION PLATE LINE INSTALLED AT LEAST 4" ABOVE FINISHES OR NATURAL GRADE (OR 2" ABOVE CONCRETE OR MASONRY PAVING) OVER CORROSION-RESISTANT METAL LATH OVER (2) LAYER OF GRADE 'D' BUILDING PAPER OVER 3/8" THICK MIN. PLYWOOD SHEATHING

| LEGEND | |
|--------|-----------------------------|
| 1 | STANDING SEAM METAL ROOFING |
| 2 | STUCCO 1 |
| 3 | WOOD SIDING |
| 4 | STUCCO 2 |

| DATE | REVISION |
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| 2019.08.09 | DRC SUBMITTAL |

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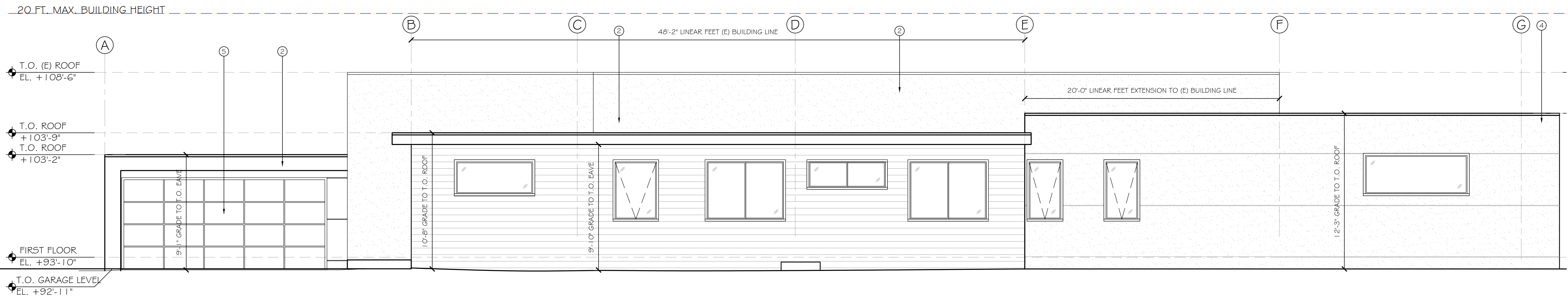


REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

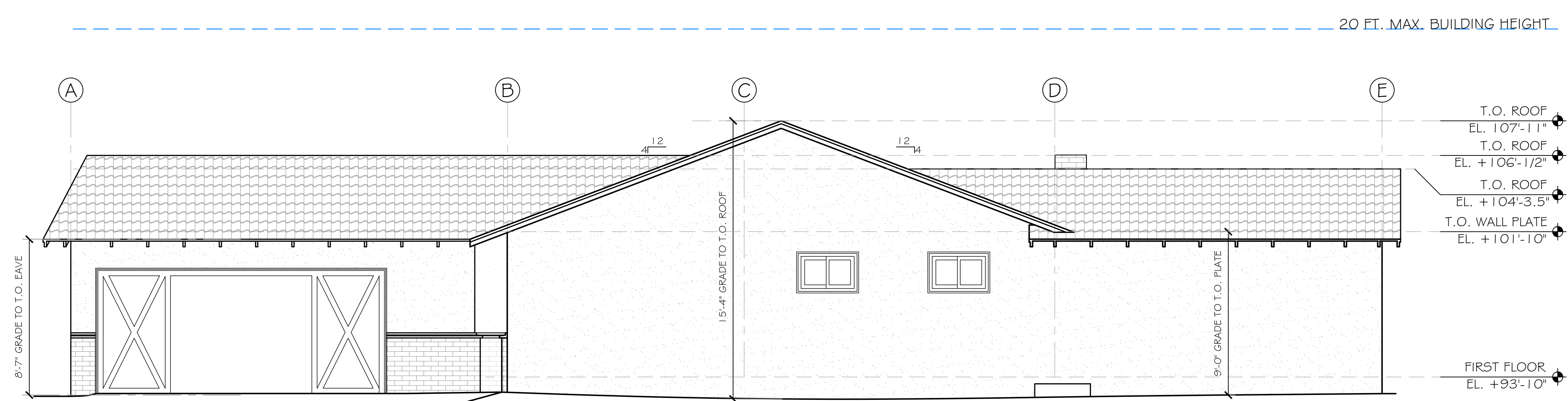
SCHEMATIC DESIGN
SOUTH ELEVATION
EXISTING & PROPOSED

2019.02.12

A3.03



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION



NOTE: STUCCO WITH EXPANSION JOINTS: 7/8" THICK MIN(3) COAT STUCCO WALL SYSTEM, TYPE E/26 GA GALVANIZED WEEP SCREED AT THE FOUNDATION PLATE LINE INSTALLED AT LEAST 4" ABOVE FINISHES OR NATURAL GRADE (OR 2" ABOVE CONCRETE OR MASONRY PAVING) OVER CORROSION-RESISTANT METAL LATH OVER (2) LAYER OF GRADE 'D' BUILDING PAPER OVER 3/8" THICK MIN. PLYWOOD SHEATHING

| LEGEND | |
|--------|-----------------------------|
| 1 | STANDING SEAM METAL ROOFING |
| 2 | STUCCO 1 |
| 3 | WOOD SIDING |
| 4 | STUCCO 2 |

| DATE | REVISION |
|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
| 2019.04.15 | 2nd PLANNING RESUBMITTAL |
| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

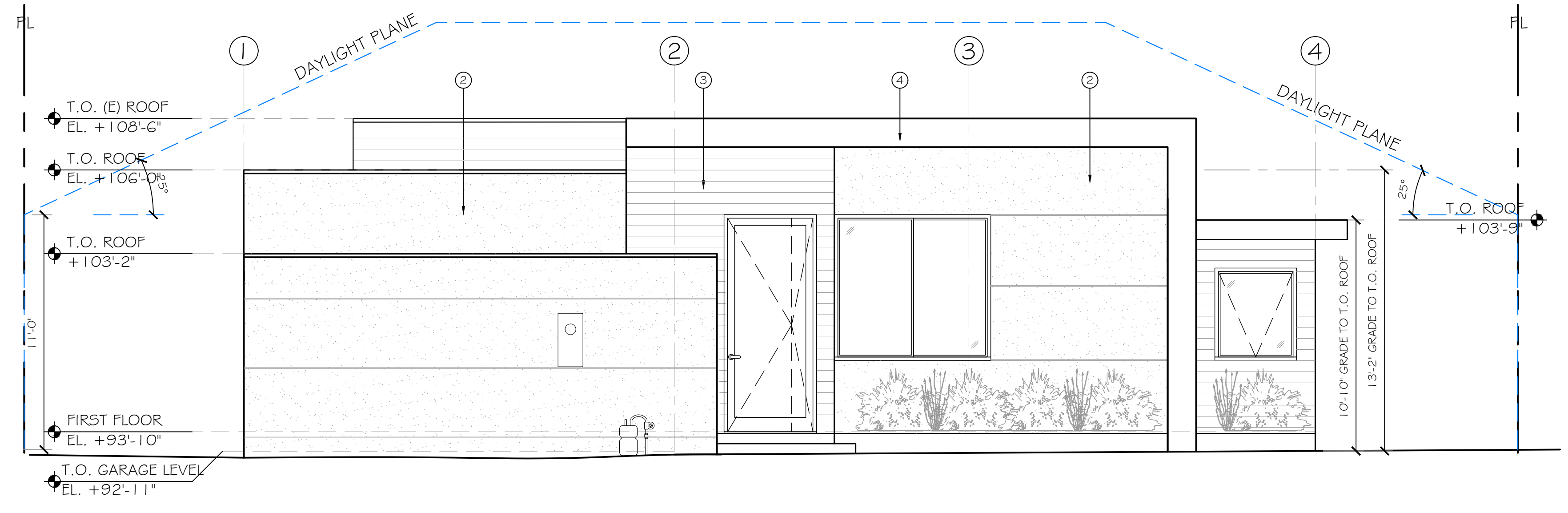


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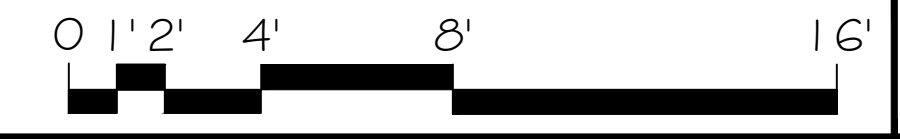


LICENSED ARCHITECT
 MALIKA JUVA NI
 C-93842
 Malika Juvani
 01.08.21
 RENEWAL DATE
 STATE OF CALIFORNIA

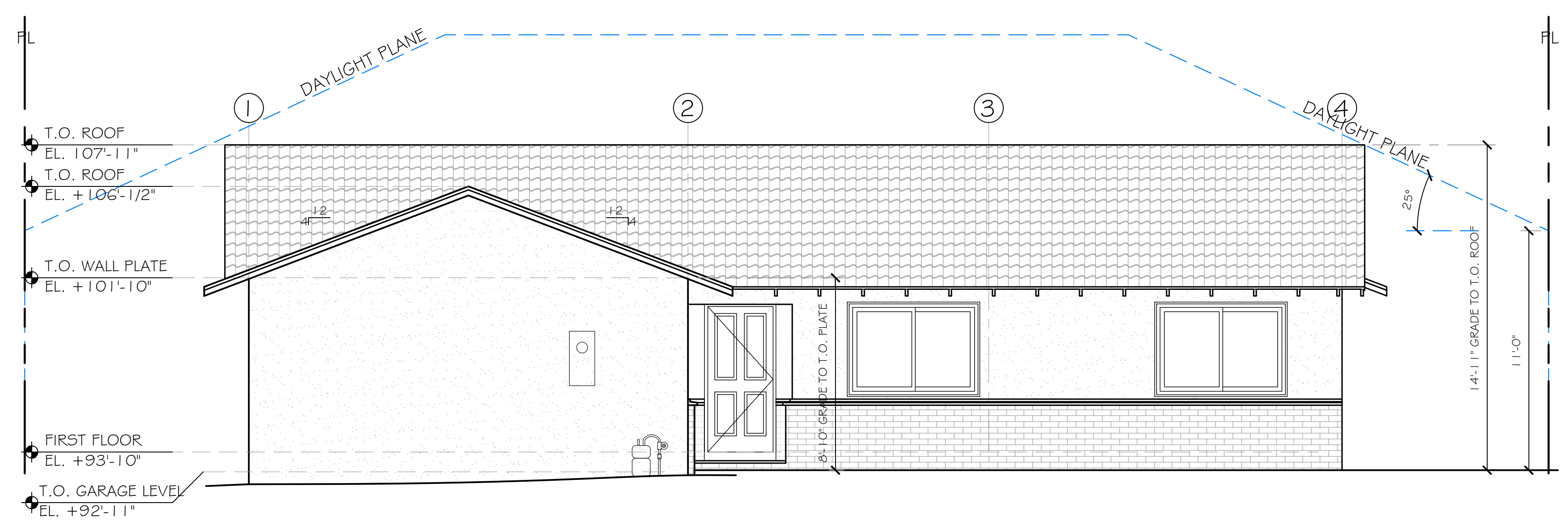
REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011



PROPOSED WEST ELEVATION



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



EXISTING WEST ELEVATION



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

SCHEMATIC DESIGN
 WEST ELEVATION
 EXISTING & PROPOSED

2019.02.12

A3.04

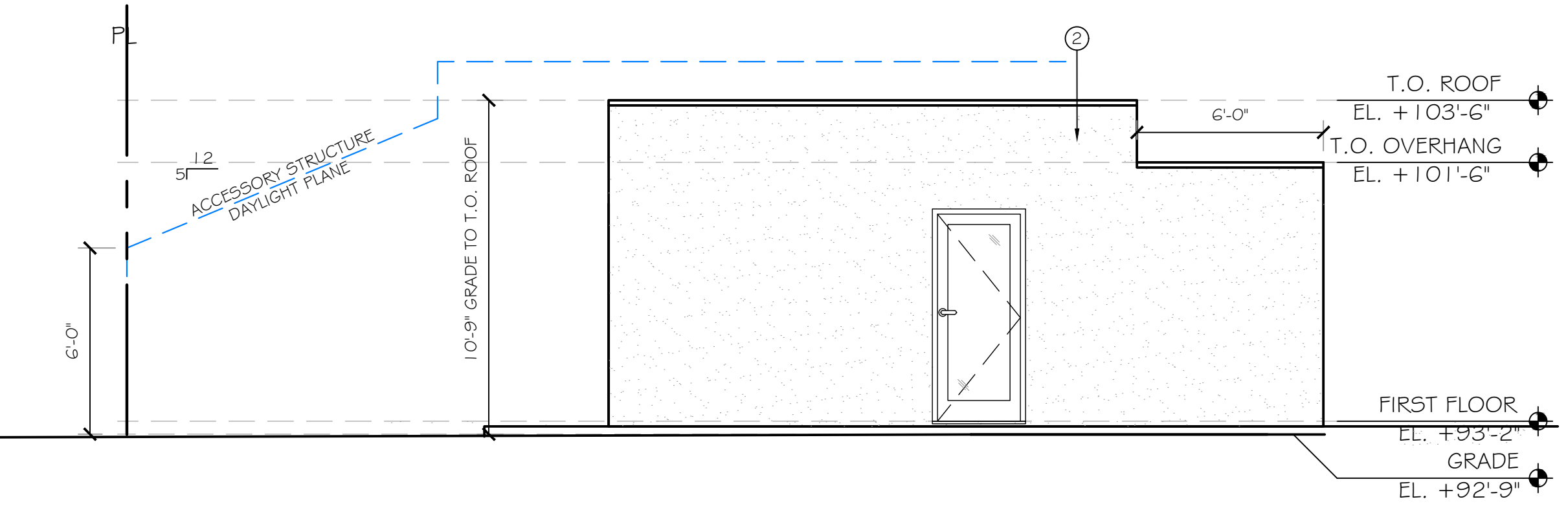
NOTE: STUCCO WITH EXPANSION JOINTS: 7/8" THICK MIN(3) COAT STUCCO WALL SYSTEM, TYPE E/26 GA GALVANIZED WEEP SCREED AT THE FOUNDATION PLATE LINE INSTALLED AT LEAST 4" ABOVE FINISHES OR NATURAL GRADE (OR 2" ABOVE CONCRETE OR MASONRY PAVING) OVER CORROSION-RESISTANT METAL LATH OVER (2) LAYER OF GRADE 'D' BUILDING PAPER OVER 3/8" THICK MIN. PLYWOOD SHEATHING

| LEGEND | |
|--------|-----------------------------|
| 1 | STANDING SEAM METAL ROOFING |
| 2 | STUCCO 1 |
| 3 | WOOD SIDING |
| 4 | STUCCO 2 |

| DATE | REVISION |
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| 2019.02.12 | 1st PLANNING SUBMITTAL |
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| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |

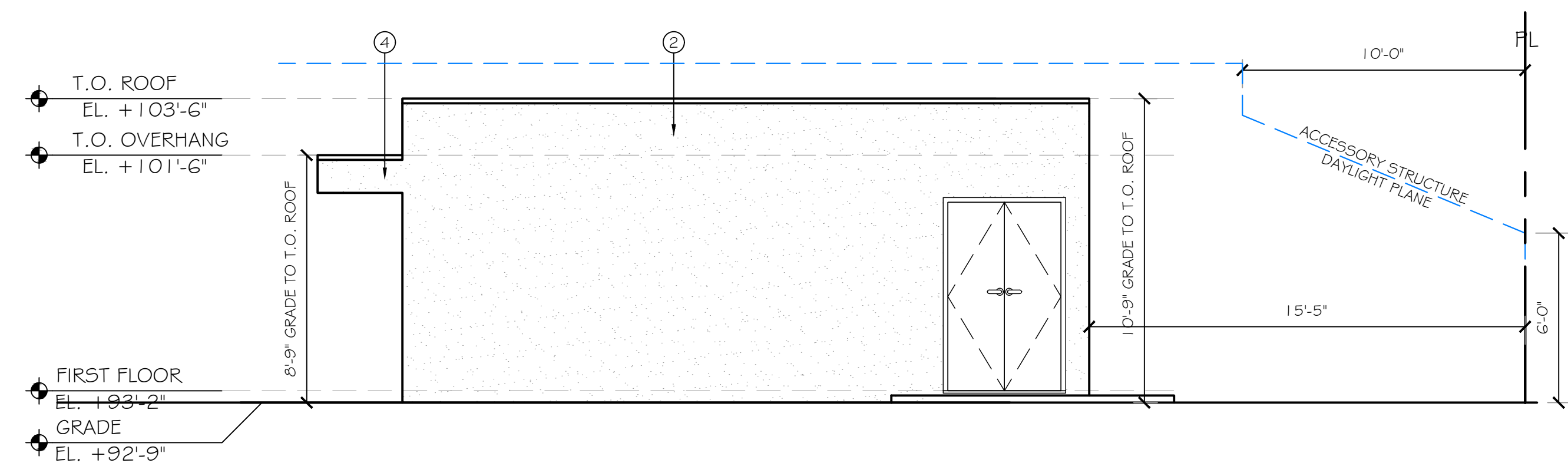


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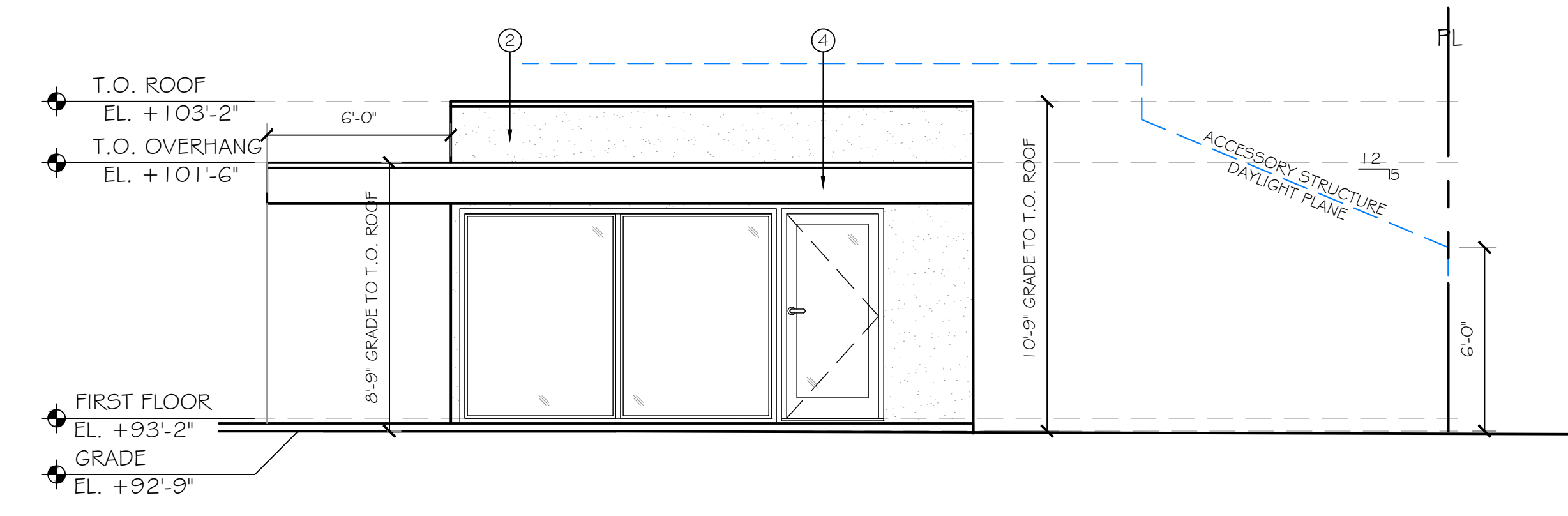
PROPOSED NORTH ELEVATION

0 1' 2' 4' 8' 16' SCALE: 1/4" = 1'-0" 1



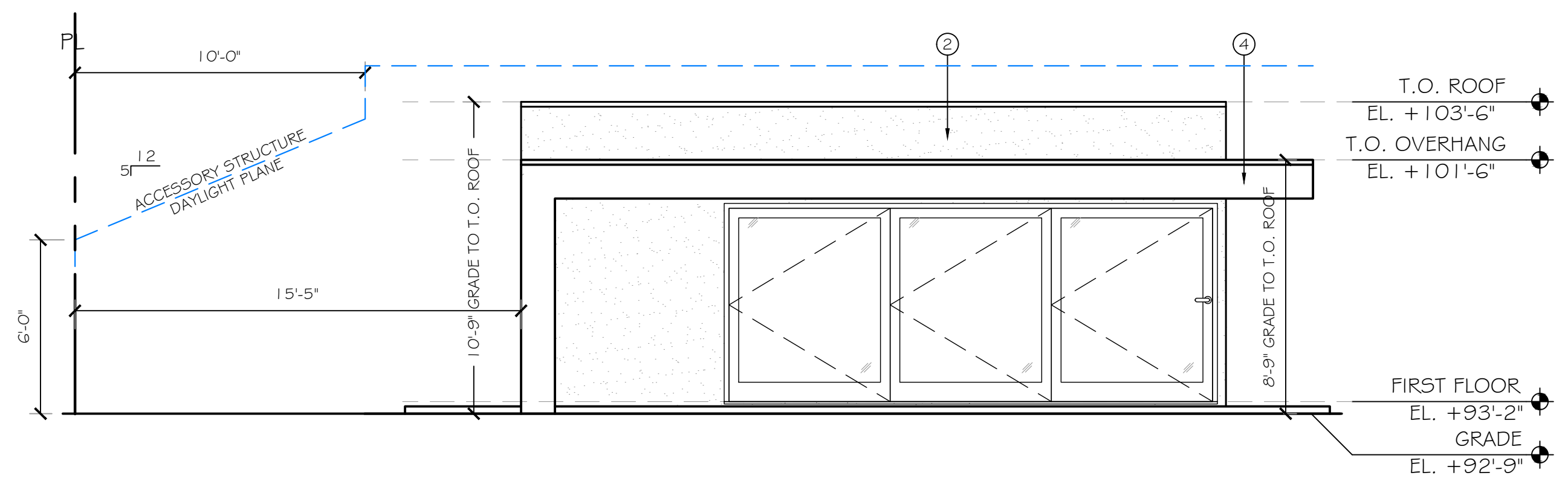
PROPOSED EAST ELEVATION

0 1' 2' 4' 8' 16' SCALE: 1/4" = 1'-0" 2



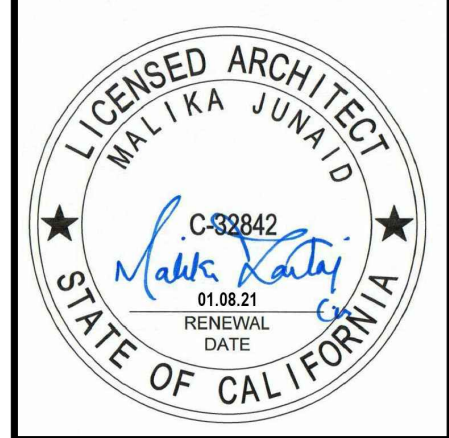
PROPOSED SOUTH ELEVATION

0 1' 2' 4' 8' 16' SCALE: 1/4" = 1'-0" 3



PROPOSED WEST ELEVATION

0 1' 2' 4' 8' 16' SCALE: 1/4" = 1'-0" 4



REMODEL & ADDITION FOR THE
PANUSH RESIDENCE
219 PORTOLA COURT
LOS ALTOS, CA 94022
APN: 170-03-011

SCHEMATIC DESIGN
POOL HOUSE ELEVATIONS:
PROPOSED

2019.02.12

A3.05

| DATE | REVISION |
|------------|--------------------------|
| 2019.02.12 | 1st PLANNING SUBMITTAL |
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| 2019.07.03 | 3rd PLANNING RESUBMITTAL |
| 2019.08.09 | DRC SUBMITTAL |



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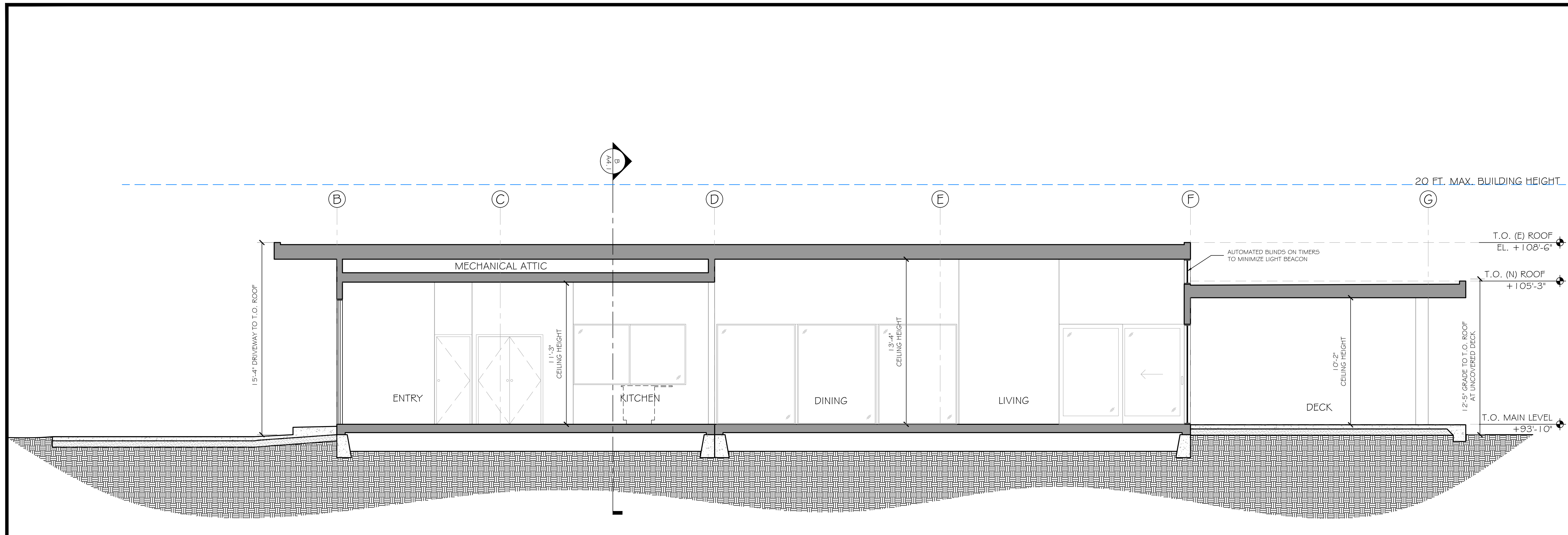


REMODEL & ADDITION FOR THE
 PANUSH RESIDENCE
 219 PORTOLA COURT
 LOS ALTOS, CA 94022
 APN: 170-03-011

SCHEMATIC DESIGN
 BUILDING CROSS-SECTIONS:
 PROPOSED

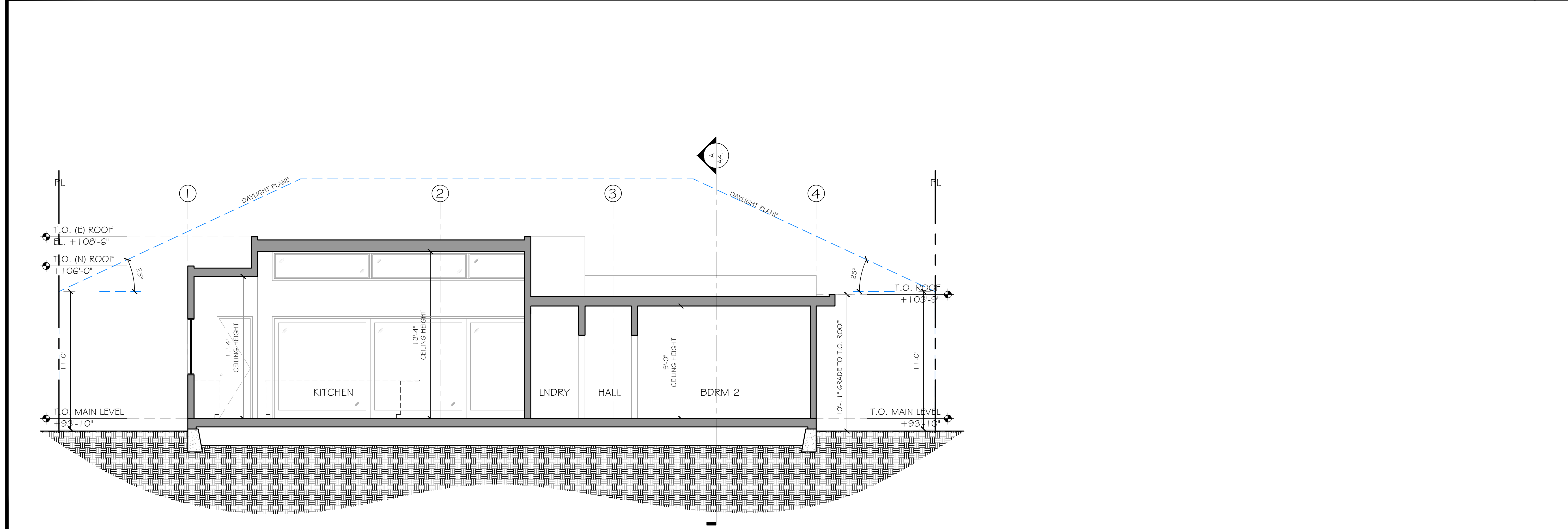
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A4.01



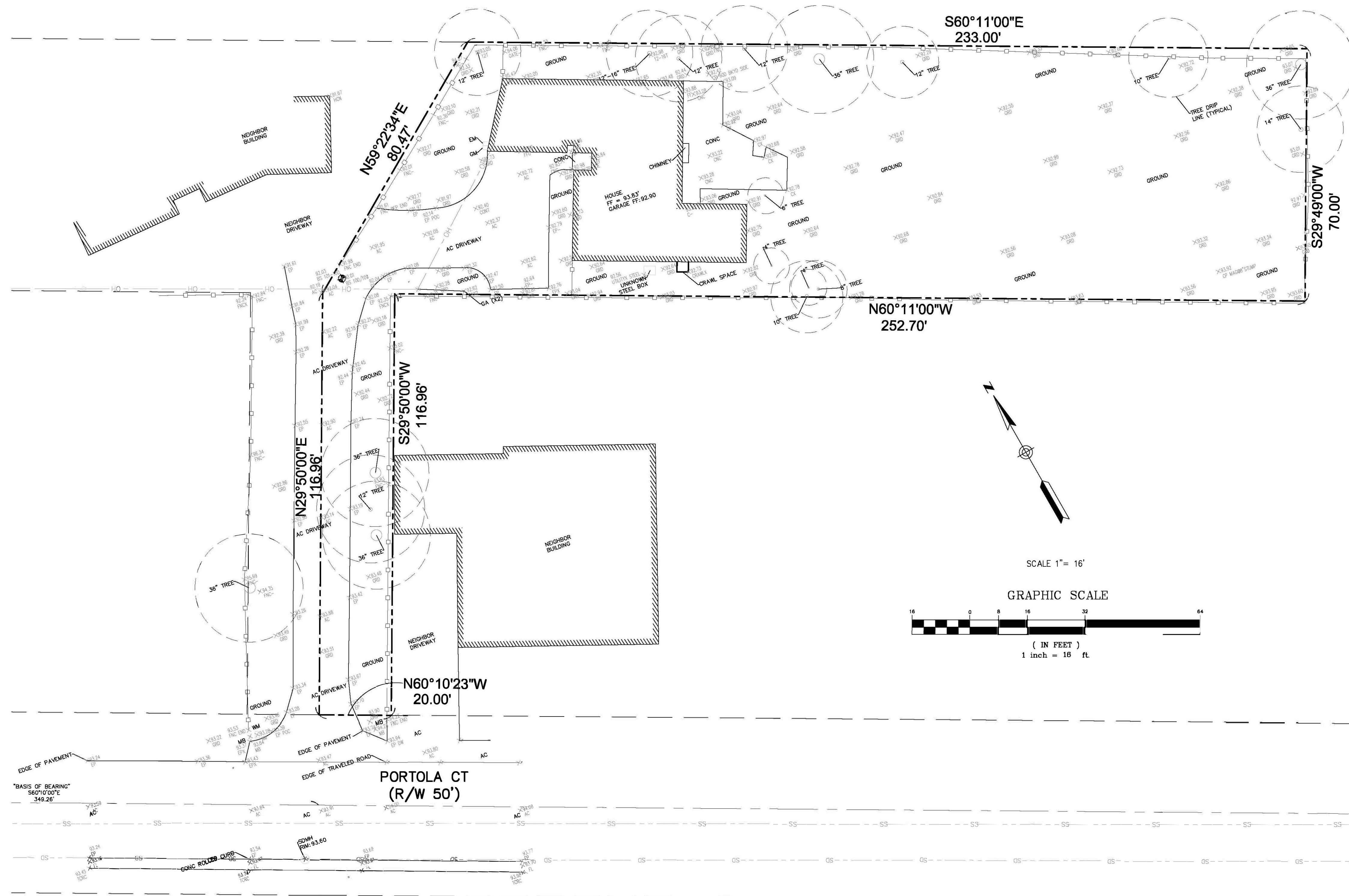
PROPOSED BUILDING SECTION A-A

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



PROPOSED BUILDING SECTION B-B

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



LEGEND:

| | |
|-----|---------------------|
| --- | PROPERTY LINE |
| --- | EXISTING LOTS |
| --- | CENTERLINE |
| --- | EASEMENT LINE |
| --- | SANITARY SEWER LINE |
| --- | STORM DRAIN LINE |
| --- | OVERHEAD POWER LINE |
| --- | WOOD FENCE |
| --- | WATER VALVE |
| --- | POWER POLE |
| --- | FIRE HYDRANT |
| --- | SURVEY MONUMENT |

ABBREVIATIONS:

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

DISCLAIMER:

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NOTE:

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

BASIS OF BEARINGS:

RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK:111 PAGE:18 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

PROJECT BENCHMARK:

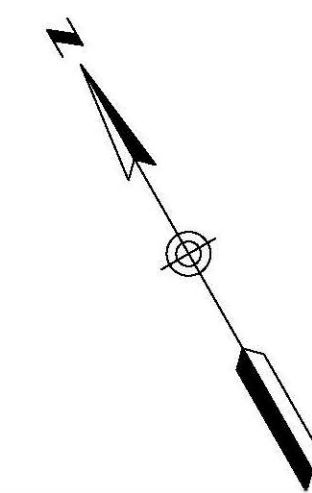
S.C.V.W.D. BENCHMARK BM #287 DISK FOUND ELEV= 123.04 (NAVD 88 DATUM)

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL ELEVATION=92.00' (NAVD 88 DATUM)

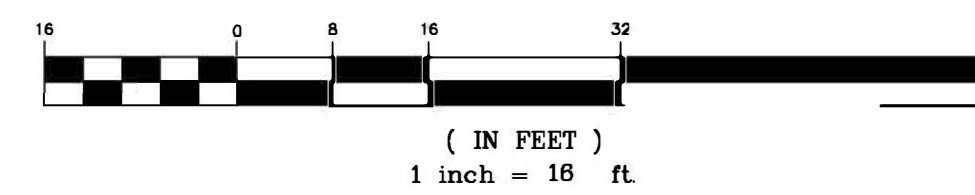
NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 20,038 SQ. FT. ±.
3. THE SURVEY WAS BASED ON A GRANT DEED DOC.# 23977099 BY FIRST AMERICAN TITLE CO. DATED 07/16/18, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



SCALE 1" = 16'

GRAPHIC SCALE



219 PORTOLA CT.
LOS ALTOS, CA 94022
APN: 170-03-011

Scale:
1" = 16'
Prepared by:
J.N.
Checked by:
J.N.
Date:
11/15/2018
Project No:
218138



TOPOGRAPHIC SURVEY MAP

Sheet No:

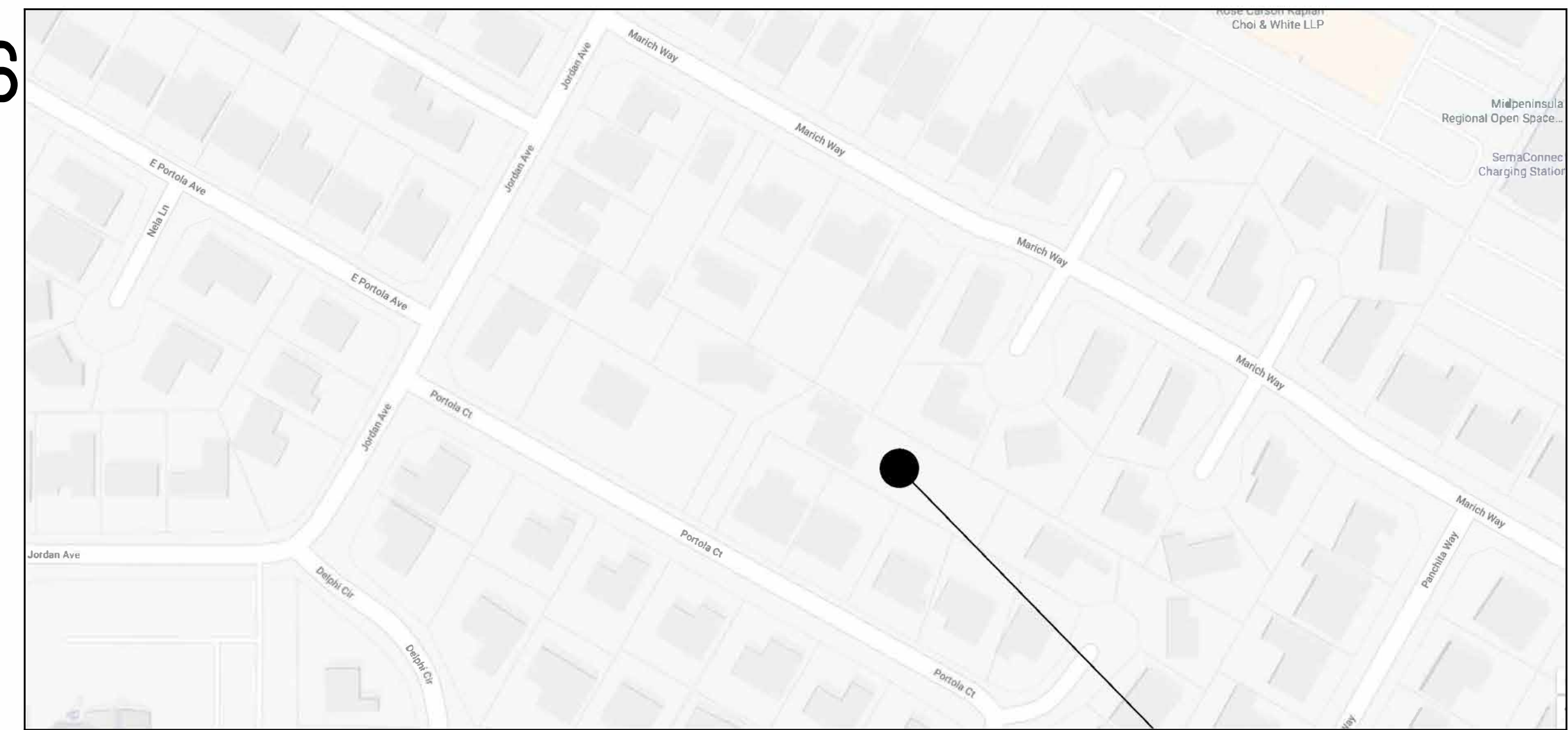
T-1

| REVISIONS | DESIGN BY | DESIGN DATE | CITY APPR. | APPR. DATE |
|-----------|-----------|-------------|------------|------------|
| | | | | |
| | | | | |

CITY OF LOS ALTOS

CONCEPTUAL GRADING AND DRAINAGE PLANS

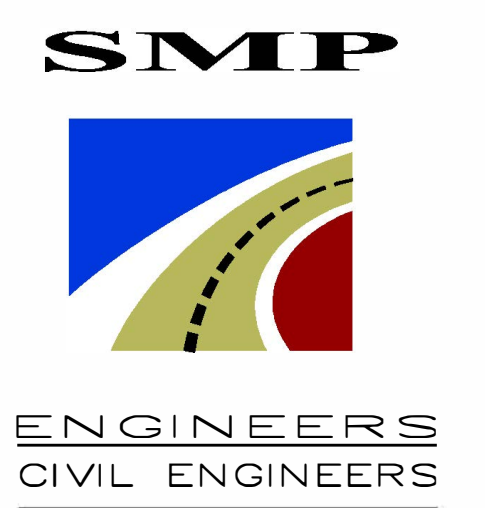
ADDITION TO SINGLE FAMILY RESIDENTIAL 219 PORTOLA CT., LOS ALTOS, CA 94022 APN: 170-03-011



LOCATION MAP
N.T.S.

PROJECT SITE

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



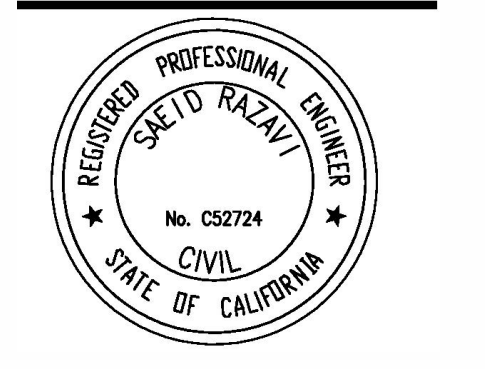
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CONCEPTUAL GRADING AND DRAINAGE
ADDITION TO SINGLE FAMILY RESIDENTIAL
219 PORTOLA CT., LOS ALTOS, CA 94022
APN: 170-03-011
COVER SHEET

Revisions:



Date: 8/7/2019
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 219012

Sheet: 1 OF 5
C-1

| EXISTING | PROPOSED | DESCRIPTION |
|-----------|-----------|------------------------------|
| --- | --- | PROPERTY LINE |
| F | F | FILL AREA LIMIT |
| C | C | CUT AREA LIMIT |
| 102 | 102 | CONTOUR |
| W | W | WATER LINE |
| SD | SD | STORM DRAIN PIPE (SOLID) |
| SS | SS | SANITARY SEWER PIPE |
| SUB | SUB | SUBDRAIN PIPE (PERFORATED) |
| OH e,T,IV | OH e,T,IV | OVERHEAD UTILITIES WITH POLE |
| G | G | GAS LINE |
| E | E | ELECTRIC LINE (UNDERGROUND) |
| JT | JT | JOINT TRENCH |
| SLV | SLV | STREET LIGHT VAULT |
| SSCO | SSCO | SANITARY SEWER CLEANOUT |
| ○ | ● | SANITARY SEWER MANHOLE |
| ⊙ | ⊙ | STORM DRAIN MANHOLE |
| ⊛ | ⊛ | ELECTROLIER |
| WM | WM | WATER METER |
| ○ | ○ | TREE WITH TRUNK |
| x-x | x-x | 6' WOODEN FENCE |
| 102.23 | 102.23 | SPOT ELEVATION |
| ○ | ○ | TREE PROTECTION FENCE |
| --- | --- | 5' TALL CHAIN LINK |
| --- | --- | SWALE |
| → | → | DIRECTION OF FLOW IN PIPE |
| ● | ● | AREA DRAIN/ INLET |
| → | → | OVERLAND RELEASE PATH |
| → | → | GRADING DIRECTION |
| ○ | ○ | (E) TREE TO BE REMOVE |
| ■ | ■ | SPLASH BLOCK |

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN/ DETAILS
- C-3 DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 BEST MANAGEMENT PRACTICES

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof down spouts shall discharge onto splash blocks and directed away from building.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK:111 PAGE:18 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

PROJECT BENCHMARK:

S.C.V.W.D. BENCHMARK BM #287 DISK FOUND ELEV= 123.04 (NAVD 88 DATUM)

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL ELEVATION=92.00' (NAVD 88 DATUM)

NOTE:

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NOTE:

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

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT
PREPARED BY _____ DATED _____
BY C.E.G. # _____ BY G.E. # _____

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



EARTHWORK TABLE

| | FILL (CY) | CUT (CY) | IMPORT (CY) | EXPORT (CY) |
|----------------------------|-----------|----------|-------------|-------------|
| ADDITION HOUSE /POOL HOUSE | 0 | 72 | | |
| DRIVEWAY | 0 | 16 | | |
| DECK | 0 | 30 | | |
| SITE | 3 | 0 | | |
| TOTAL | 3 | 118 | 0 | 115 |

NOTE:

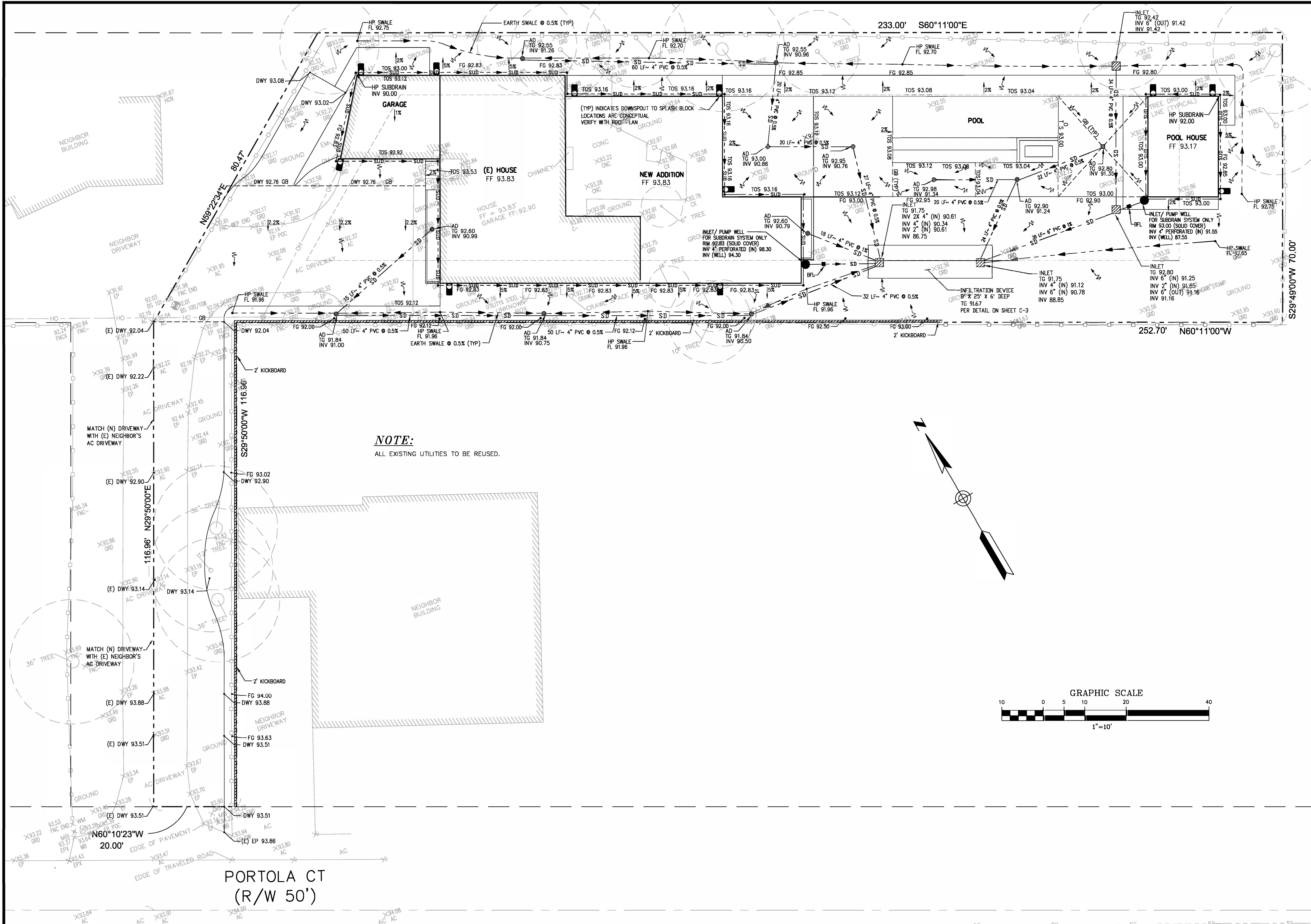
1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTE:

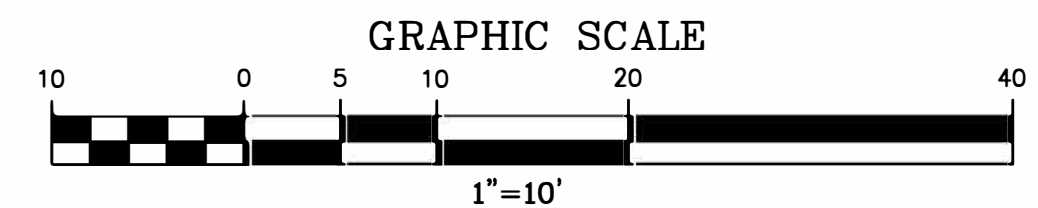
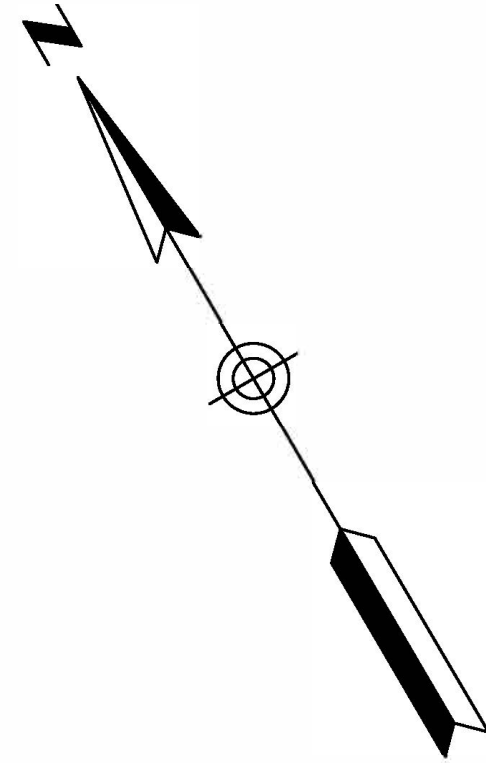
ALL EXISTING UTILITIES TO BE REUSED.

NOTE :

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE, CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2780.



NOTE:
ALL EXISTING UTILITIES TO BE REUSED.



OWNER:

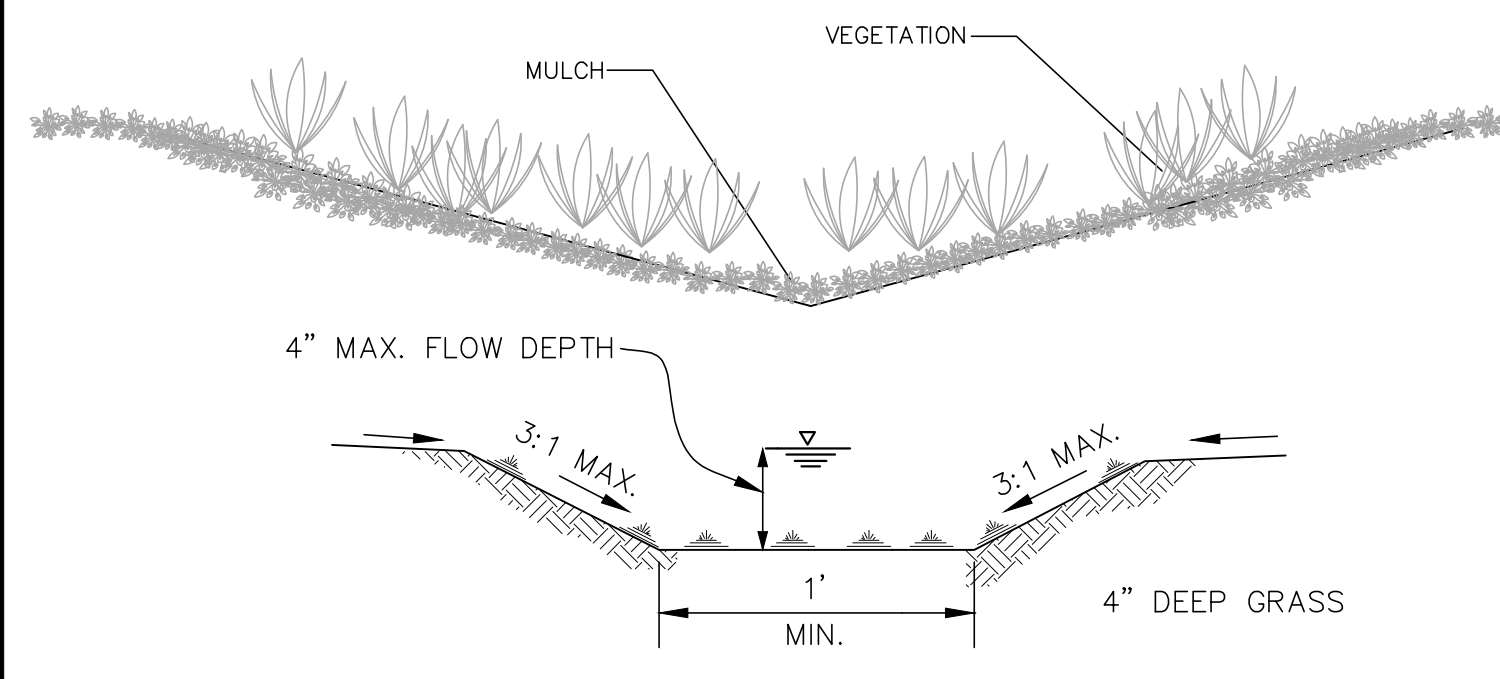
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SMP ENGINEERS
CIVIL ENGINEERS

**CONCEPTUAL GRADING AND DRAINAGE
ADDITION TO SINGLE FAMILY RESIDENTIAL
219 PORTOLA CT., LOS ALTOS, CA 94022
APN: 170-03-011
GRADING AND DRAINAGE PLAN**

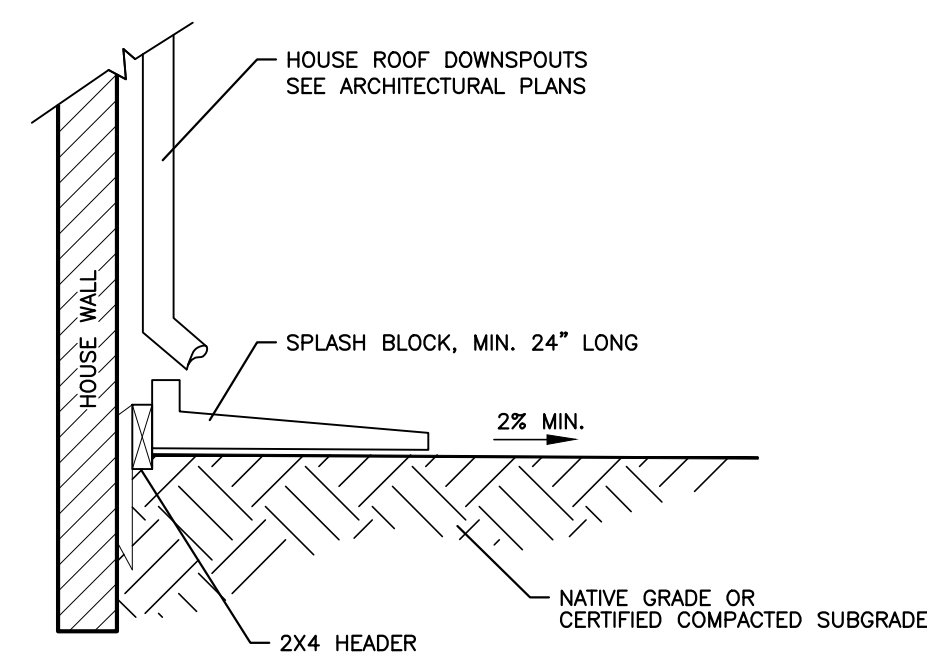
Revisions:



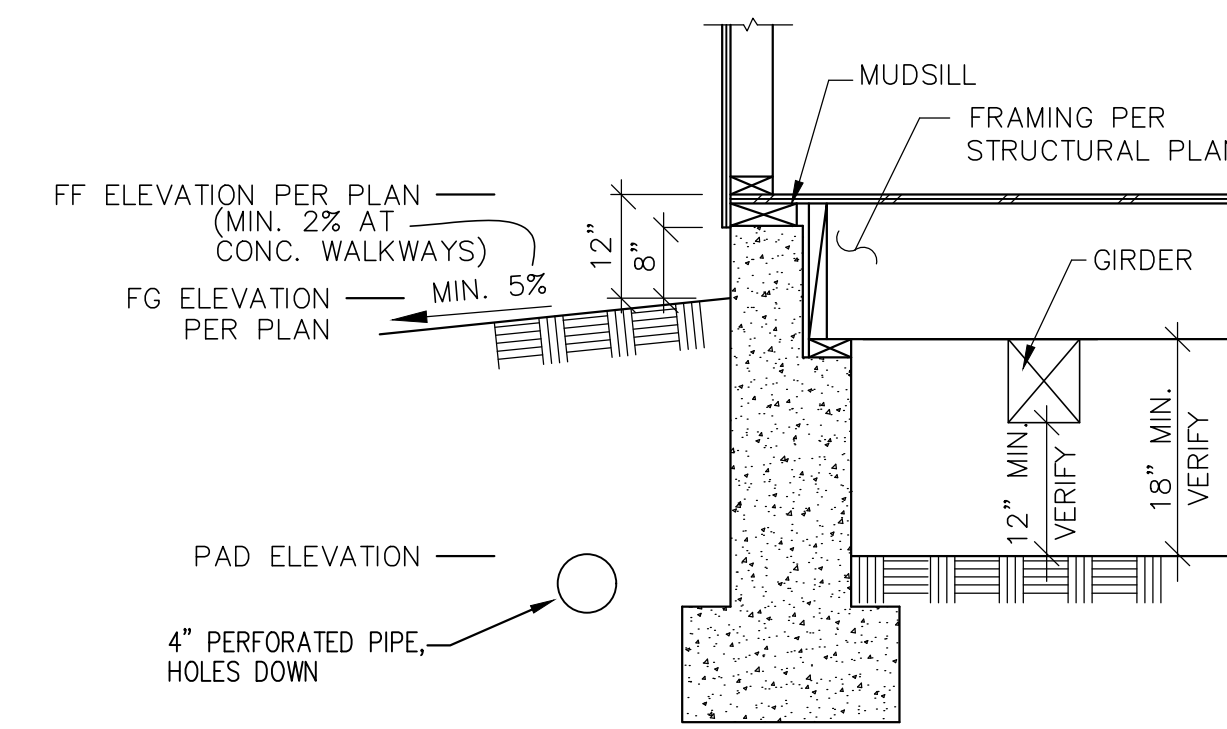
Date: 8/7/2019
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219012



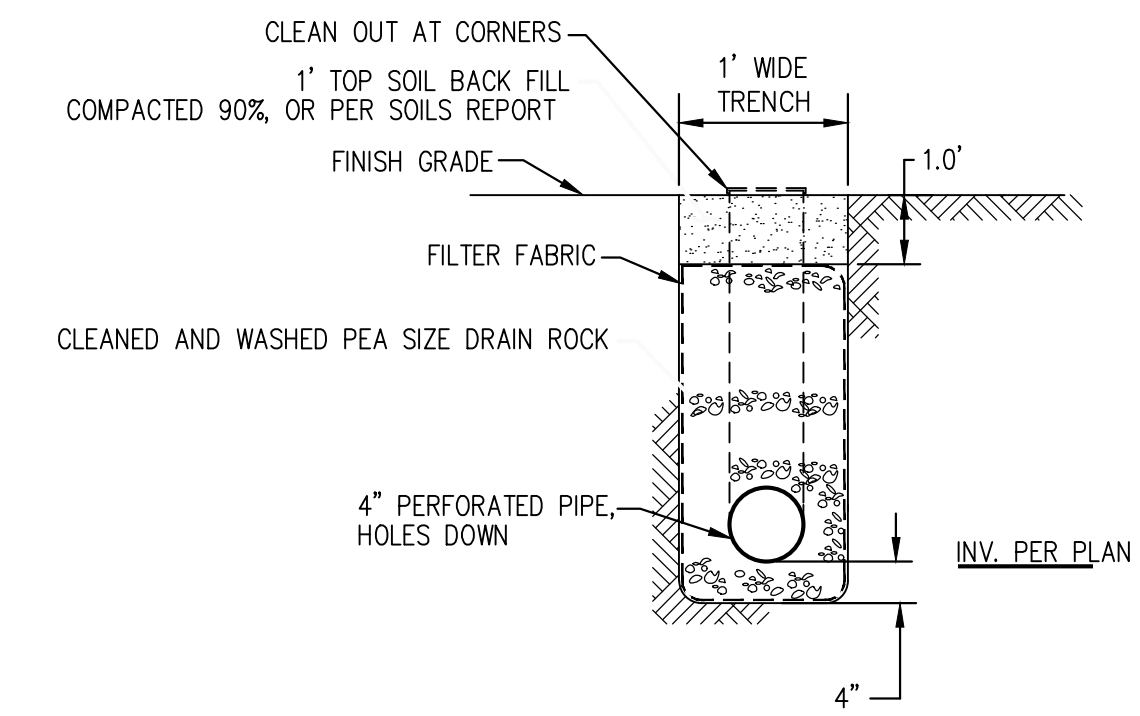
EARTH SWALE DETAIL
N.T.S.



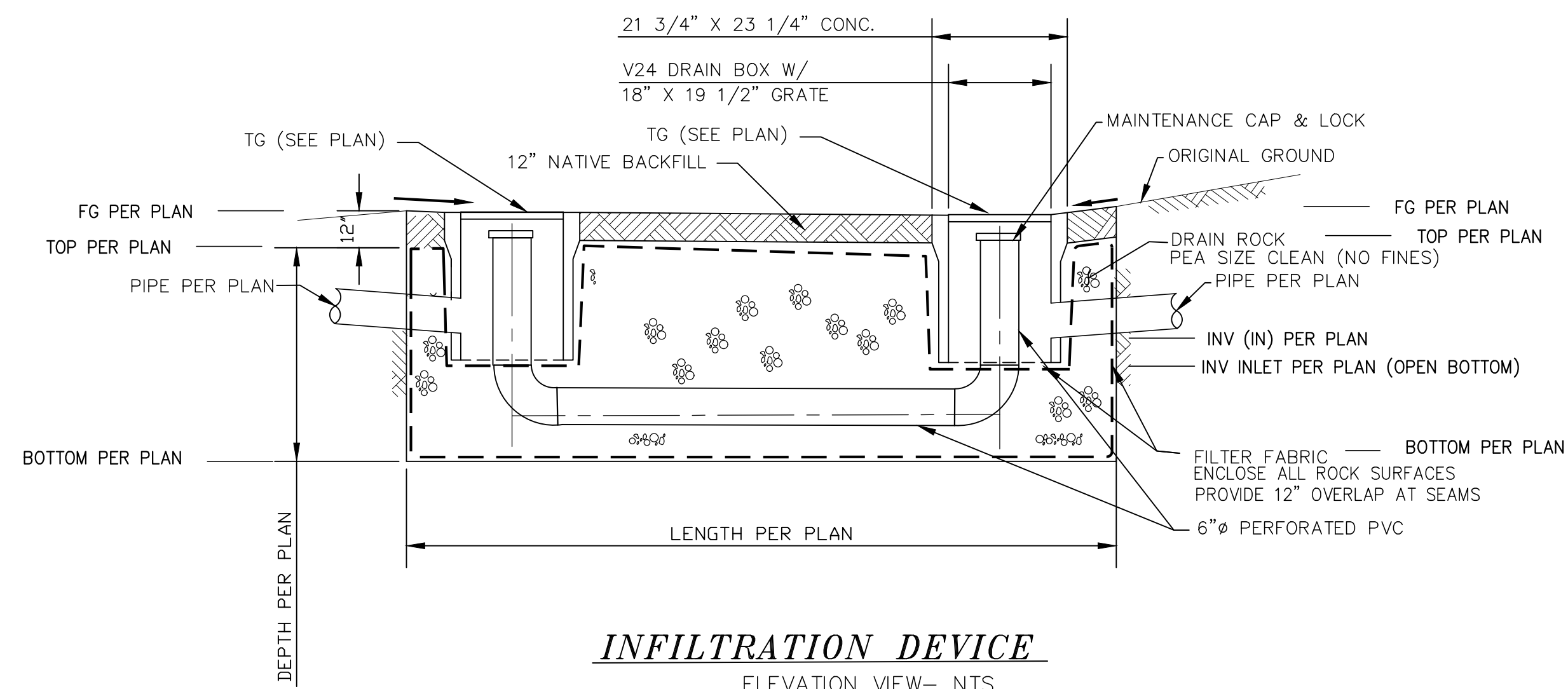
ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



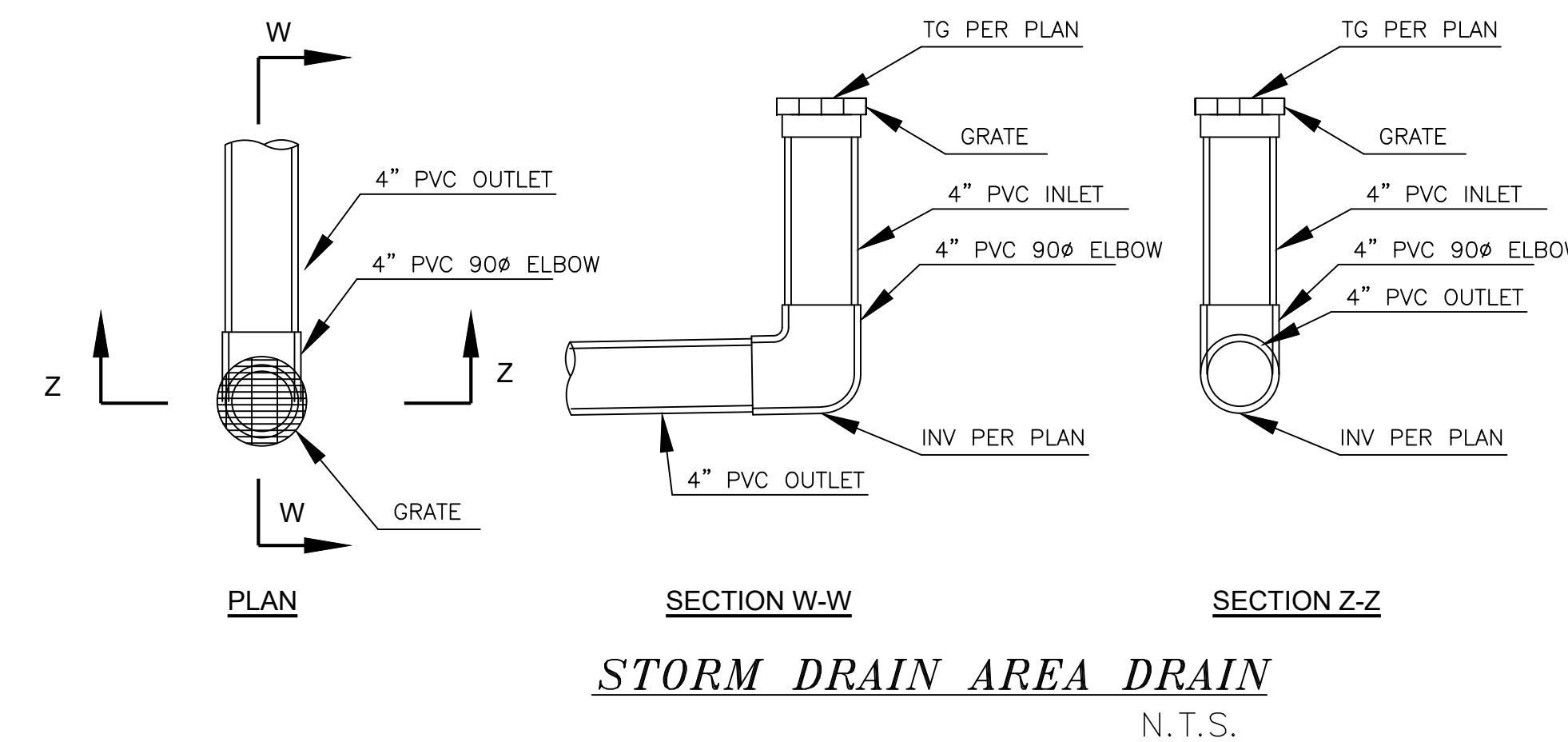
DROPPED FOUNDATION CONCEPTUAL DETAIL
N.T.S.



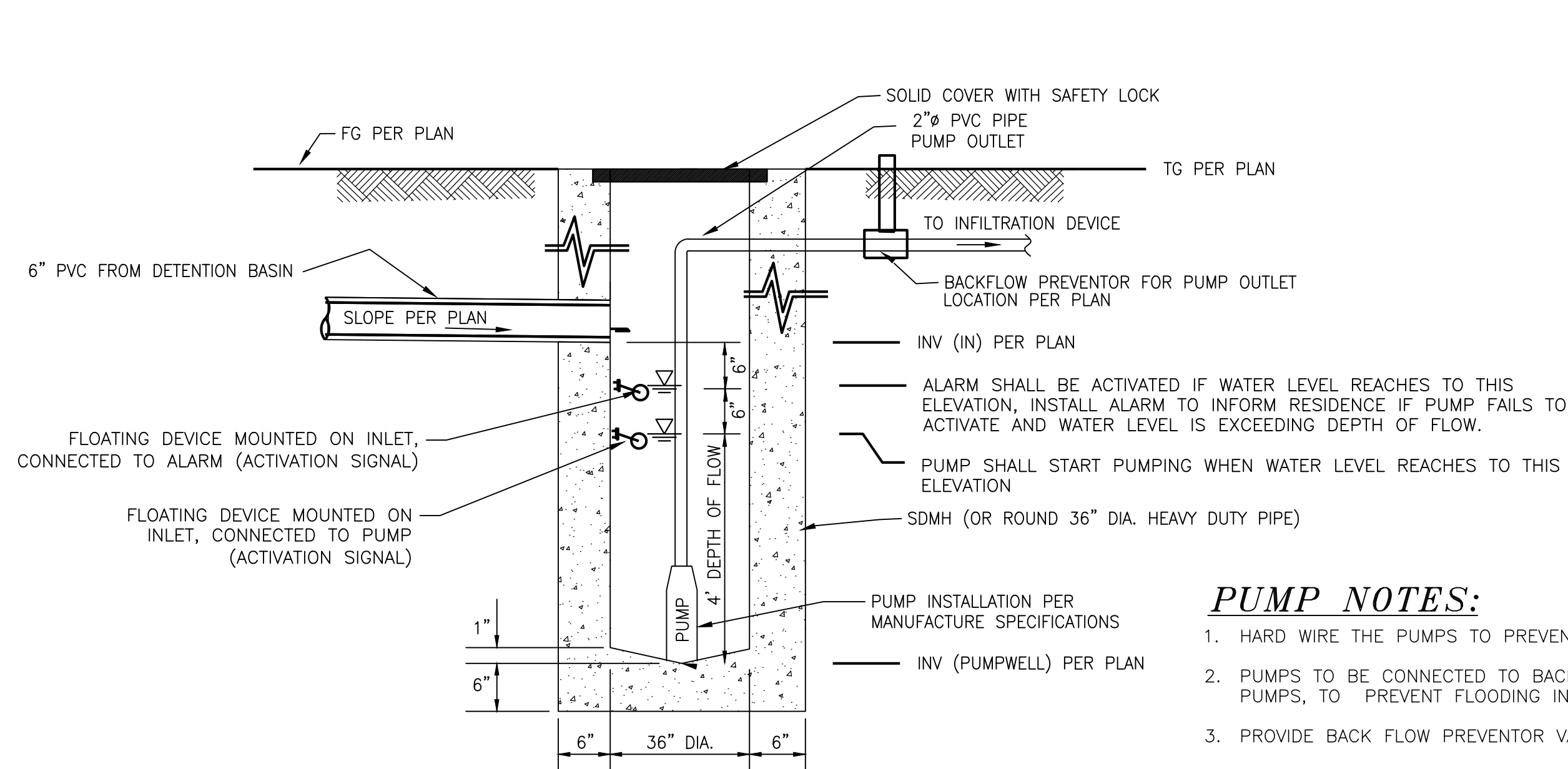
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- NTS



INFILTRATION DEVICE
ELEVATION VIEW- NTS



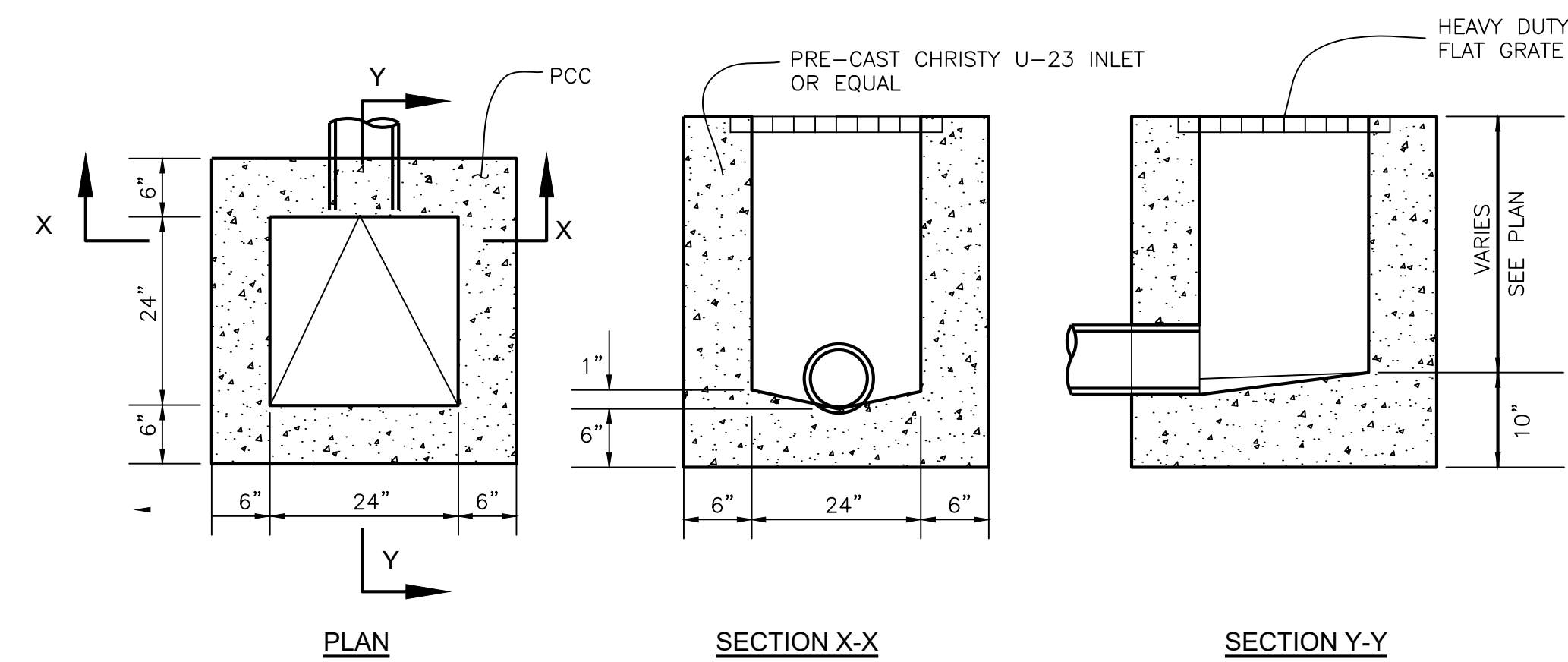
STORM DRAIN AREA DRAIN
N.T.S.



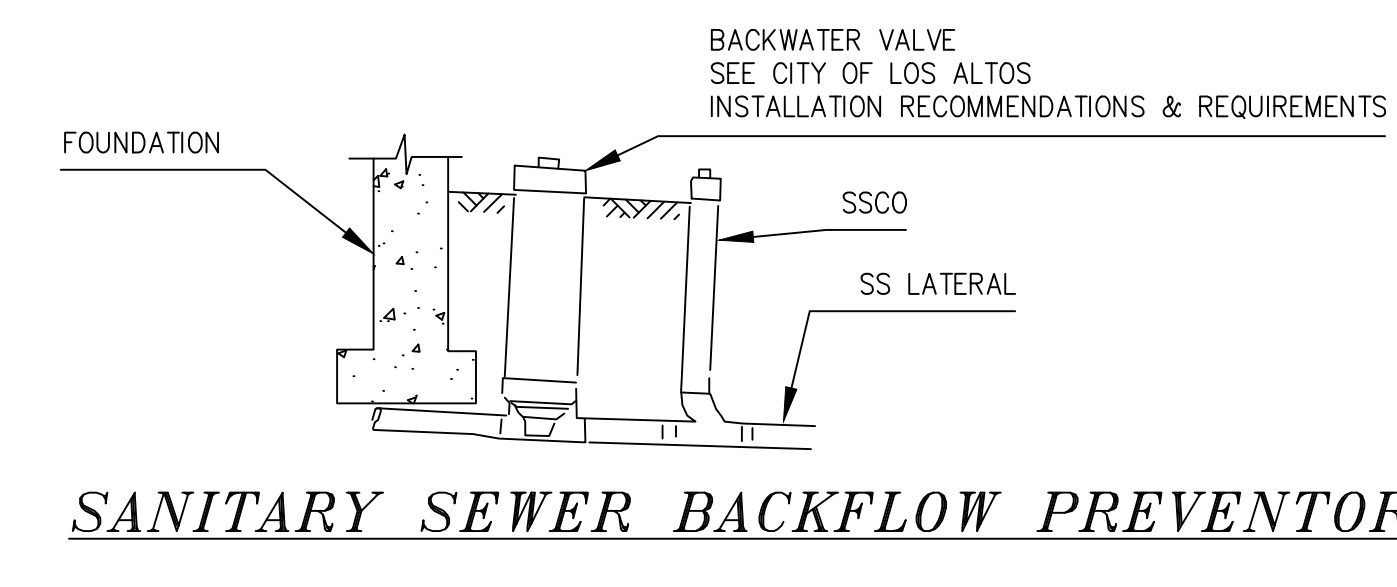
PUMPWELL DETAIL FOR OVERFLOW
N.T.S.

PUMP NOTES:

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



STORM DRAIN INLET
N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL
NTS

OWNER:

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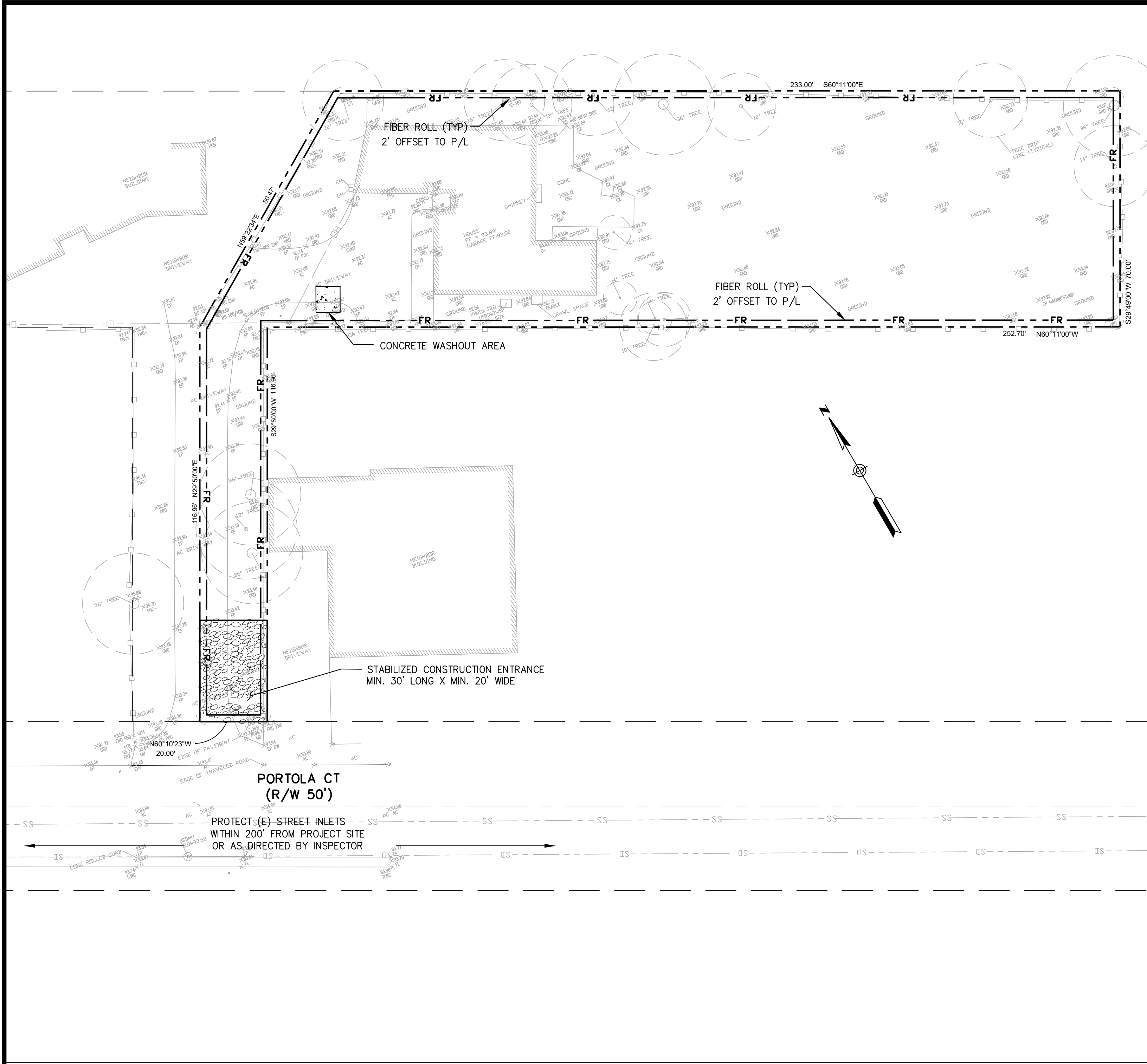
CONCEPTUAL GRADING AND DRAINAGE
ADDITION TO SINGLE FAMILY RESIDENTIAL
219 PORTOLA CT., LOS ALTOS, CA 94022
APN: 170-03-011
DETAILS

Revisions:



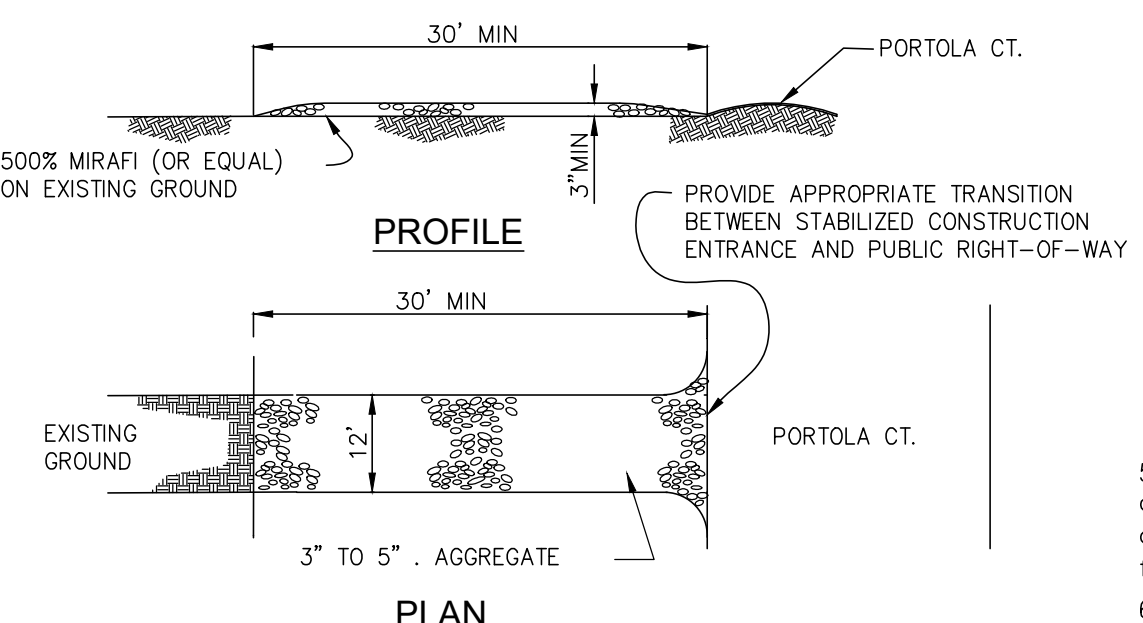
Date: 8/7/2019
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 219012

Sheet:



SITE PLAN

1"=20'



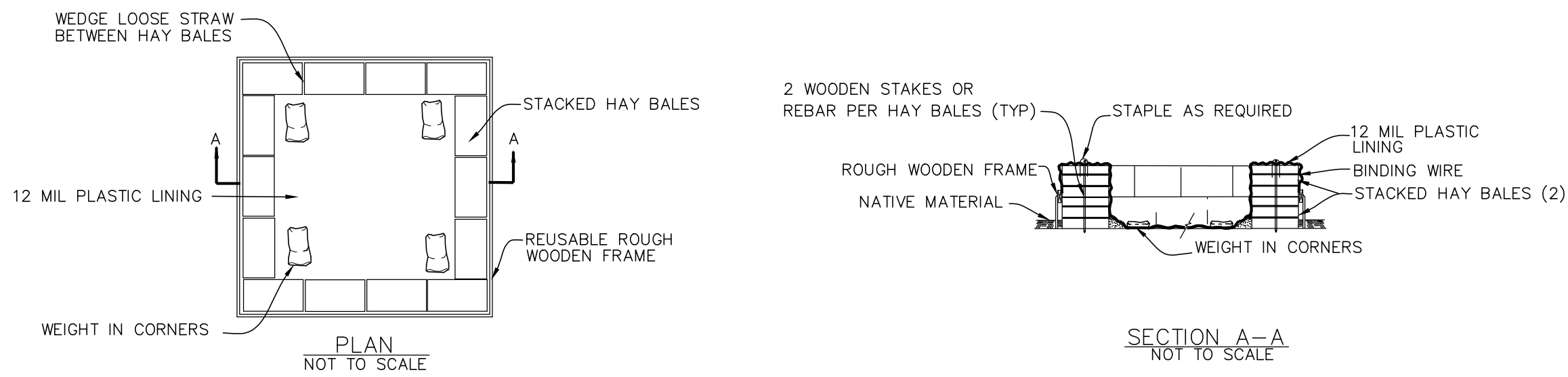
Maintenance

The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.

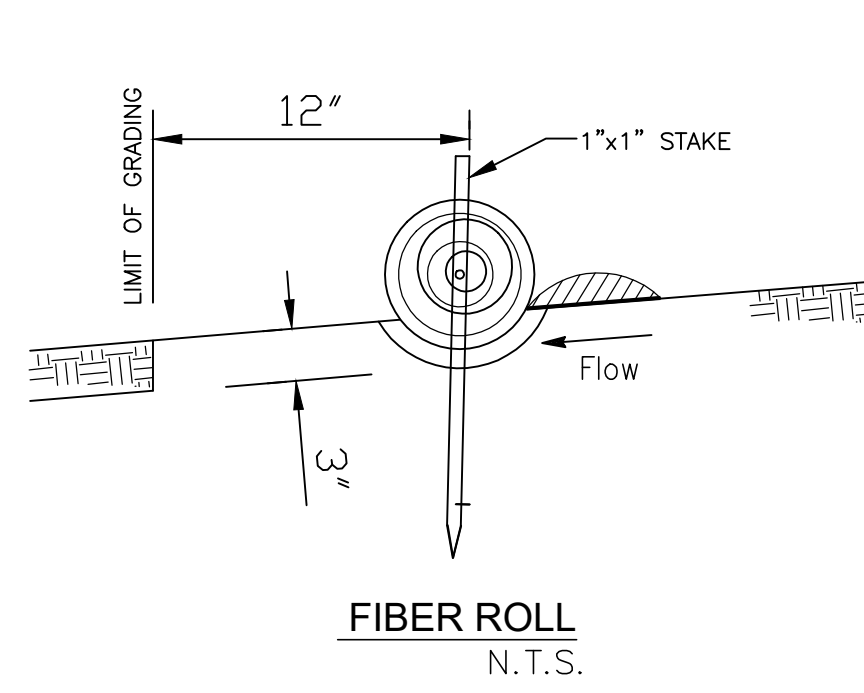
All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.

When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)

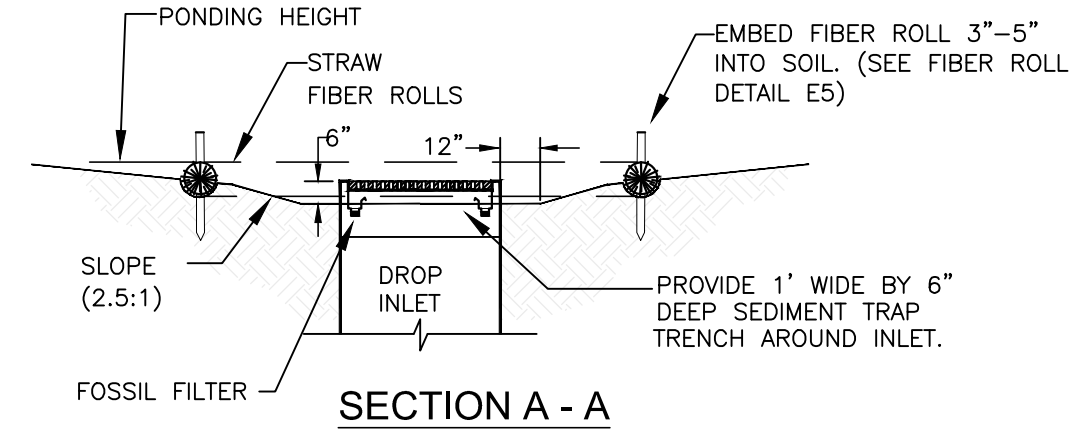
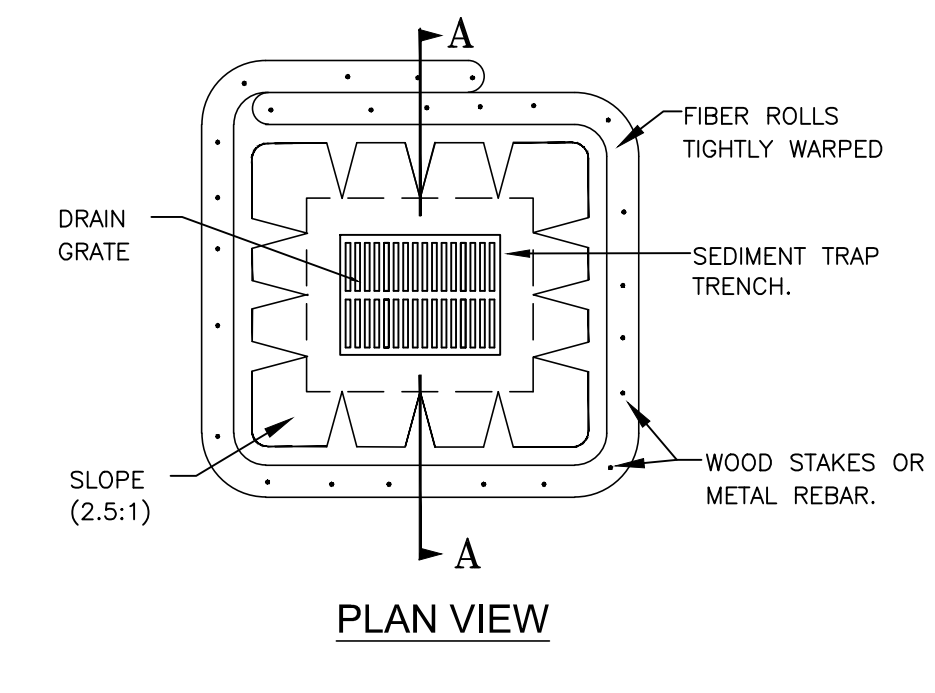


CONCRETE WASHOUT AREA
N.T.S.

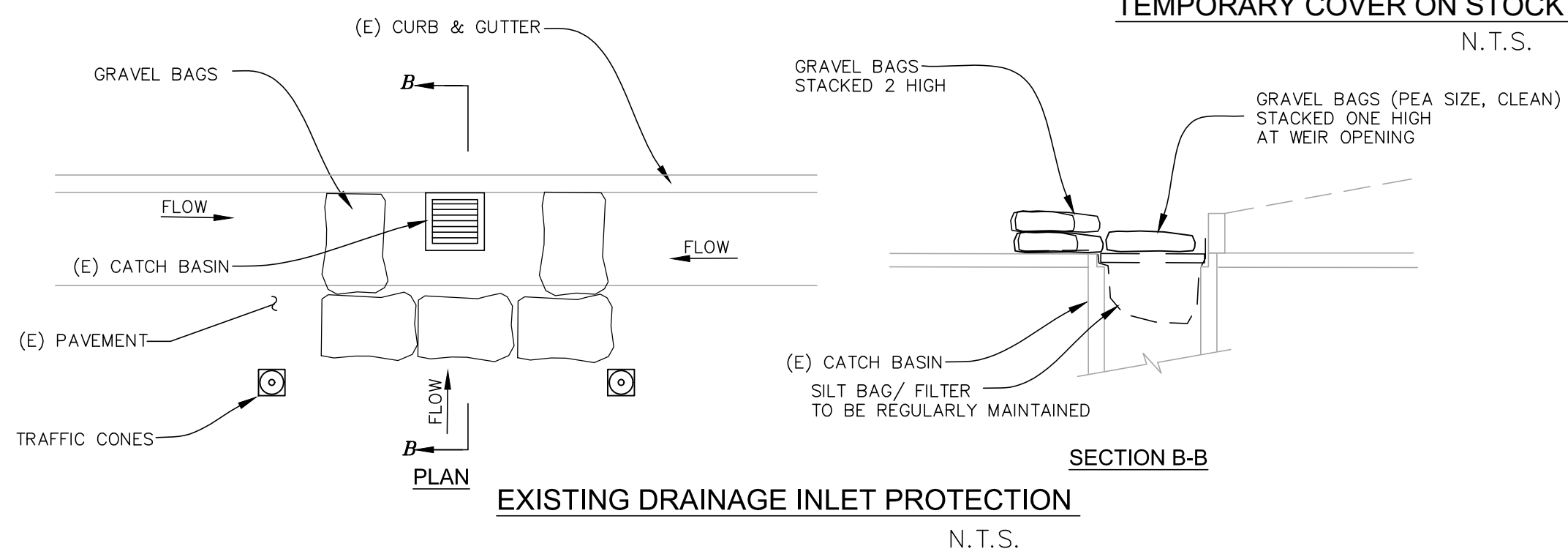
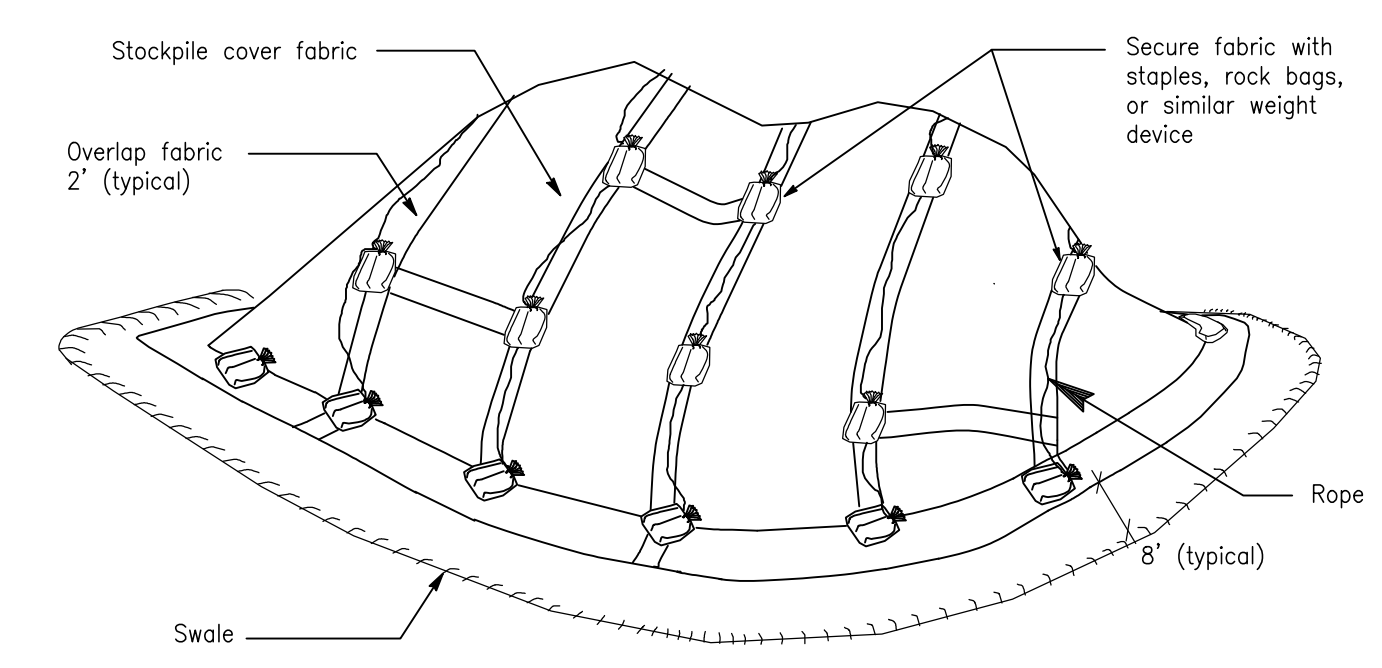


FIBER ROLL NOTES

- Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
- On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
- Install fiber roll 12" from limit of grading



STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



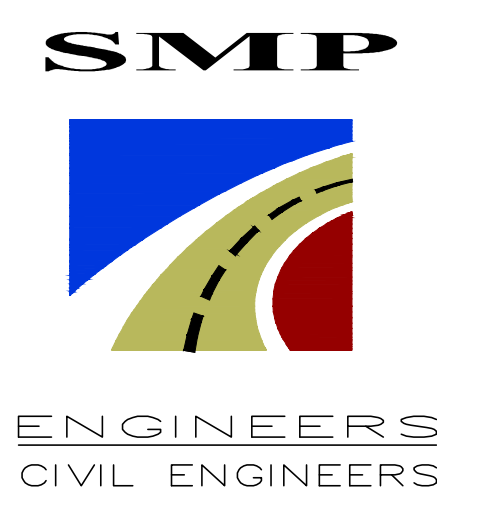
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

- The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
- This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
- 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 city.
- If hydroseeding is not used or is not effectively 10/10, 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.
- 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.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- 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. Notify the city representative of any field changes.
- This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
- Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- 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 systems, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
- With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

- Maintenance is to be performed as follows:
 - Repair damages caused by soil erosion or construction 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 traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - Erosion 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.
- All existing drainage inlets on St. George Lane within the limit of the project, shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
- Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



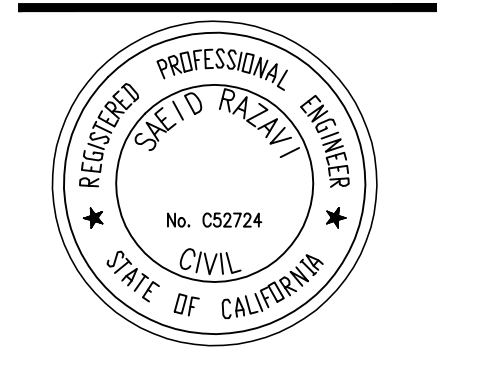
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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CIVIL ENGINEERS

CONCEPTUAL GRADING AND DRAINAGE
ADDITION TO SINGLE FAMILY RESIDENTIAL
219 PORTOLA CT., LOS ALTOS, CA 94022
APN: 170-03-011
EROSION CONTROL PLAN

Revisions:



Date: 8/7/2019
Scale: AS NOTED
Prepared by: S.P.
Checked by: S.R.
Job #: 219012

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 must 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

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 slope both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

During Construction

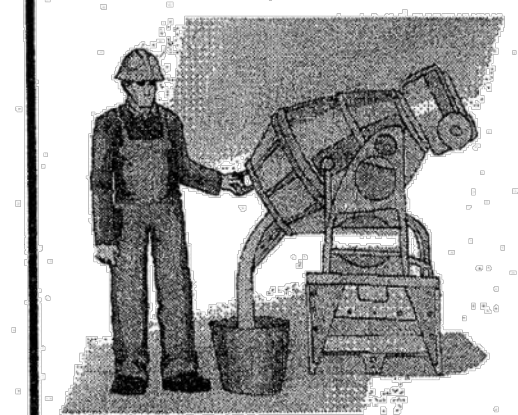
- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash lines onto dirt areas, not down the driveway or into the street or storm drain.
- 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.

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 in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

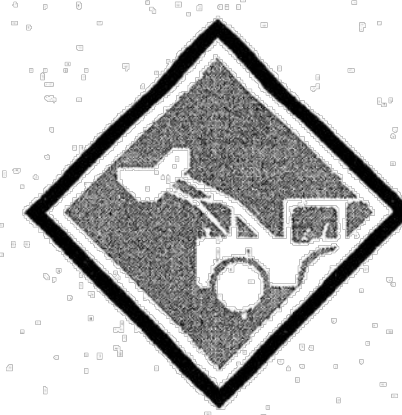


Best Management Practices for the

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

- Road crews
- Driveways/dewalk/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 possible, or at a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

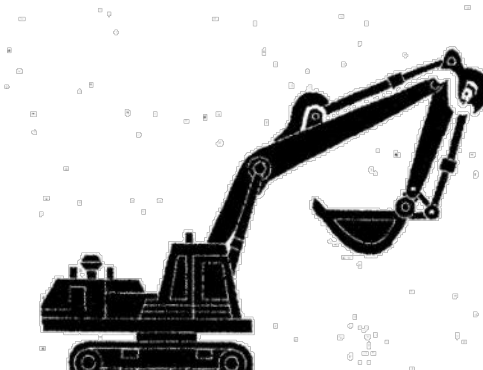
- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags,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

Storm Drain Pollution From Roadwork

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

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 of 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.

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 insect, 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 outside pickup 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 outside 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.

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

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 (followed 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 outside 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

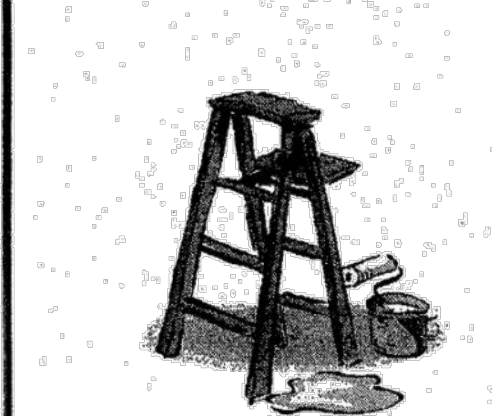
- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer instead.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage at a sanitary landfill. Empty, dry paint cans also may be recycled as metal.

- Paints 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 exterior with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

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 for dryer weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff eroding 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 concentration at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

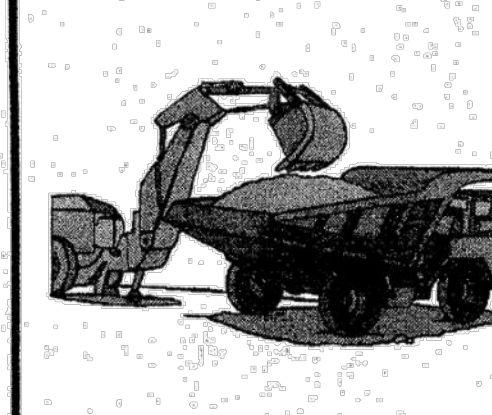
- Practice Source Reduction - minimize wastes when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pickup of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and 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. 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, another aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff creating 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 type and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil and solvents) or lack of nutrients. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from dewatering site into any water of the state without treatment is prohibited.

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

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

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 sheeting 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. Show 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.

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, the paint goes into 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 residues as hazardous waste.
- Paint removal
 - Wash water and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
 - When stripping or cleaning building exterior with high-pressure water, block storm drains with wattles or plastic sheeting and divert water into a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (into 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/Reuse Leftover Paints Whenever Possible
 - Recycle or donate excess water-based (latex) paint, or return to supplier.
 - Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unhardened paint, as hazardous waste.
 - Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- 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; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.
- Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

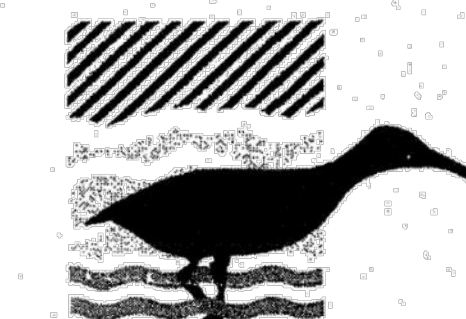
- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-6.843).

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

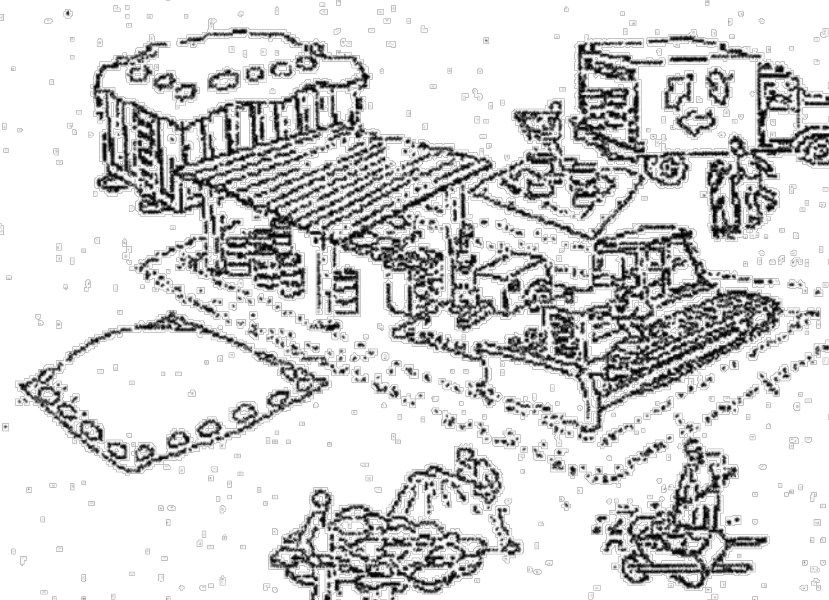
Blueprint for a Clean Bay

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



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| DESIGNED BY: LARRY LIND | APPROVED BY: <i>[Signature]</i> | CITY OF LOS ALTOS R.C.E. | DATE: OCTOBER, 2003 |
| DRAWN BY: VICTOR CHEN | CITY ENGINEER | 18056 | SCALE: N.T.S. |
| CHECKED BY: JIM GUSTAFSON | SHEET OF SHEETS | | DRAWING NO: |