



Remodel Addition: GALLI RESIDENCE

16 MIDDLEBURY LN LOS ALTOS, CA 94022



	Existing	Proposed	Allowed/ Required
Lot Coverage <i>Land area covered by all structures over 6 feet in height</i>	2298 sf (12%)	3400.9 sf (18%)	3839.5 sf (30%)
Floor Area <i>Measured to the outside surface of exterior walls</i>	3382.14 sf (17%)	4325 sf (23%)	4696.5 sf (24%)
Setbacks			
Front	55.96' ft	55.96' ft	43.27' ft
Rear	77.87' ft	78.23' ft	25' ft
Right side (1st/ 2nd)	10.4' ft 19.92' ft	10.4' ft 17.5' ft	10' ft 17.5' ft
Left side (1st/ 2nd)	9.7' ft 17.71' ft	10' ft 17.5' ft	10' ft 17.5' ft
Height	23' feet	25.1' feet	27' feet
	Existing	Change In	Total Proposed
Habitable Living Area <i>Includes habitable basement areas</i>	2751.24 sq feet	906.96 sf	3658.2 sf
Non-Habitable Area <i>Does not include covered porches or open structures</i>	630.9 sq feet	35.9 sf	666.8 sf
Net Lot Area:	19465 square feet		
Front Yard Hardscape Area <i>Hardscape area in the front yard setback shall not exceed 50%</i>	438.25 square feet (41%)		
Landscaping Breakdown	Total Hardscape Area (existing and proposed) 6627 sq ft		
	Existing softscape (undisturbed) area 12838 sq ft		
	New softscape area 0 sq ft		
<i>Sum of all three should equal the site's net lot area</i>			

Project Summary: (E) 5bd/ 3ba 2 story SFR remodeled to a 5bd/ 3.5 ba 2 story SFR. Interior remodel & 942.86sf additional floor area and 1067.9sf additional lot coverage at porch & patio. Fire sprinkler systems shall be provided and installed per NFPA 13D 2019 standards edition

16 Middlebury Ln, Los Altos
APN: 175-58-012
District: R1
Property Size: 19465sf
Occupancy Type: R3-U
Type of construction: V-B

Lot Coverage: Allowed lot coverage is 30% x property size:
30 x 19465sf= 5839.5 sf
(E) Lot Coverage: 2298 sf
(N) Lot Coverage: 3400.9 sf

Floor Area: Allowed Floor Area is (8465 * .10) + 3850=4696.5sf
(E) Floor Area: 3382.14sf
(N) Floor Area: 4325sf

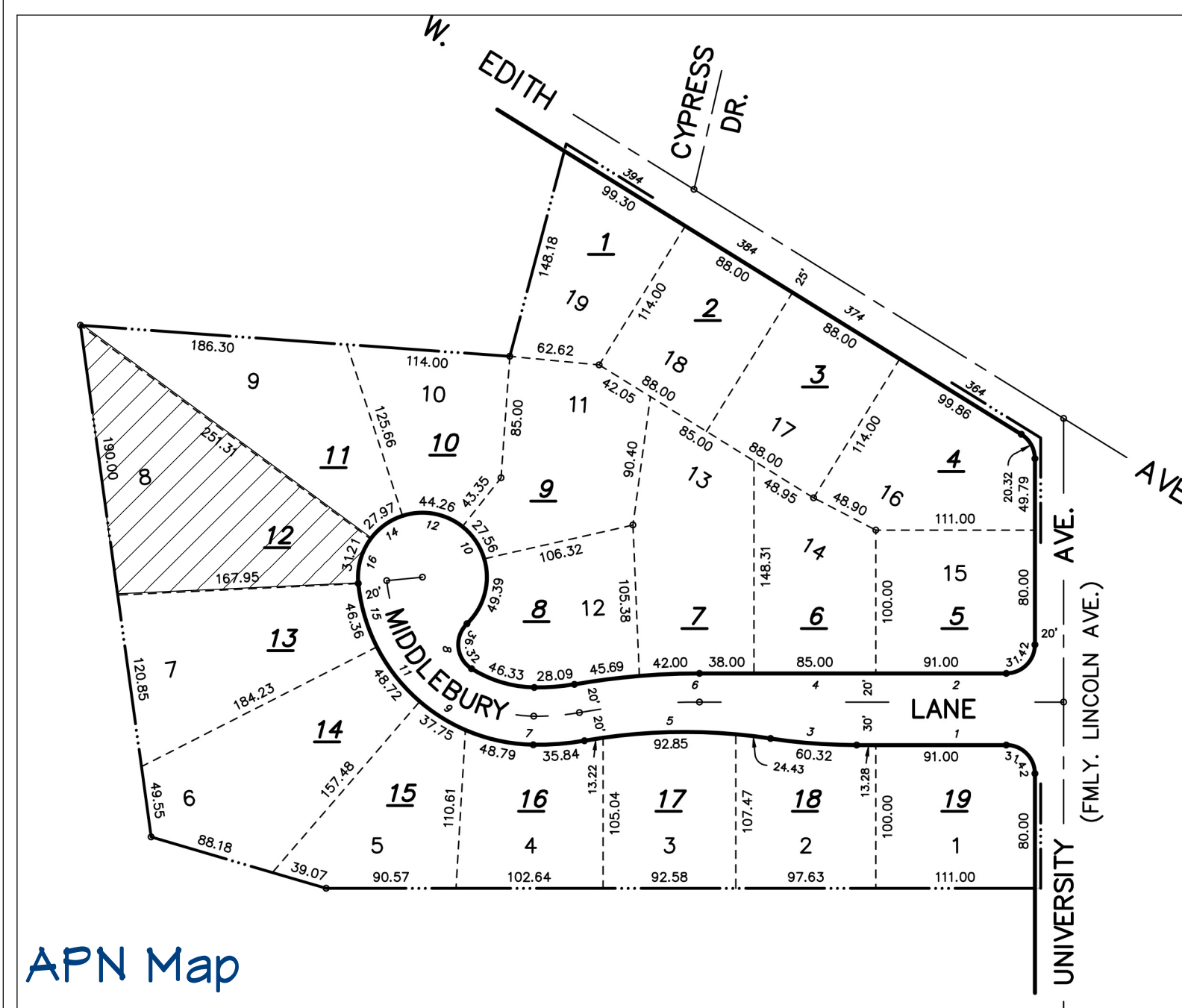
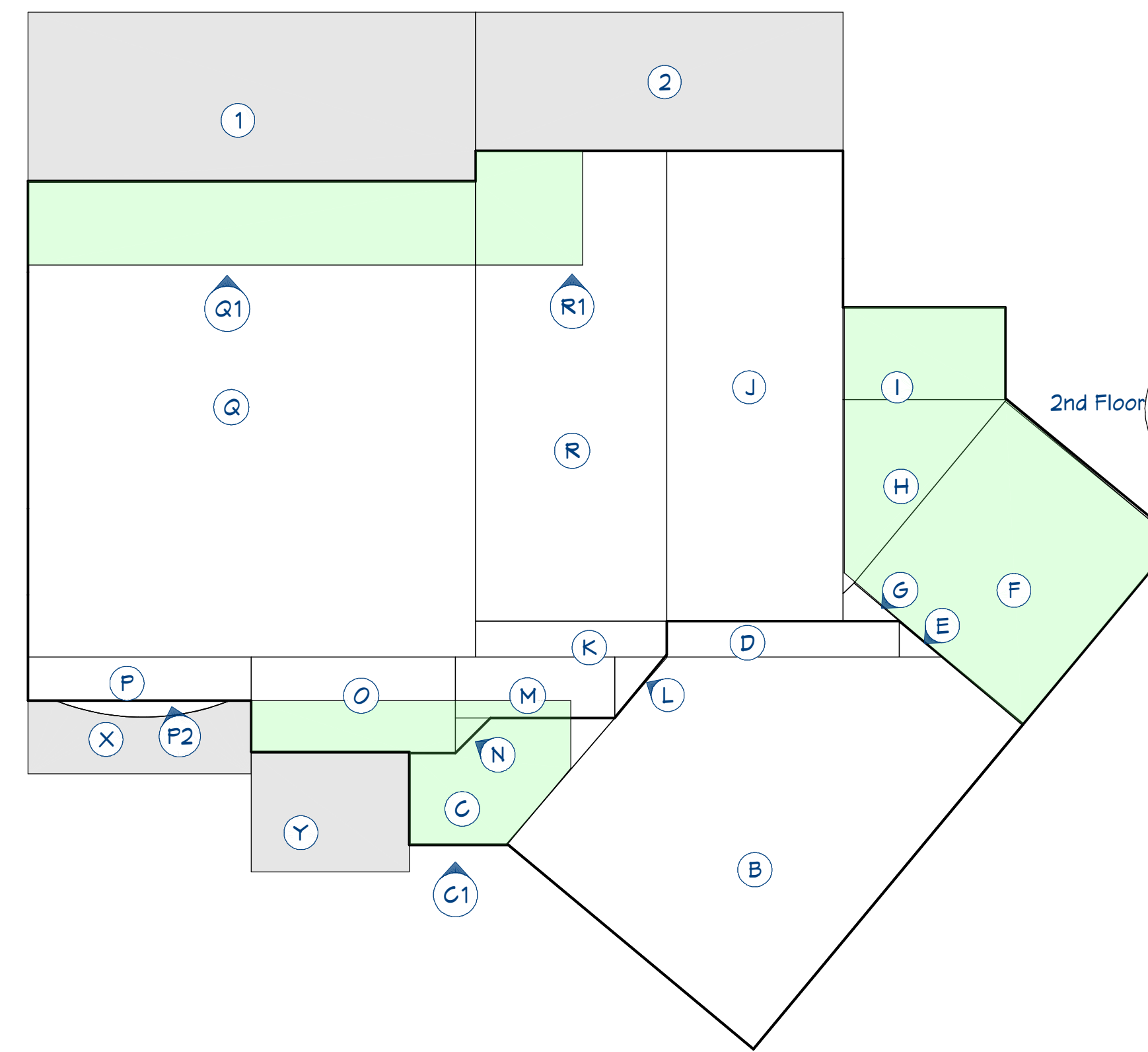
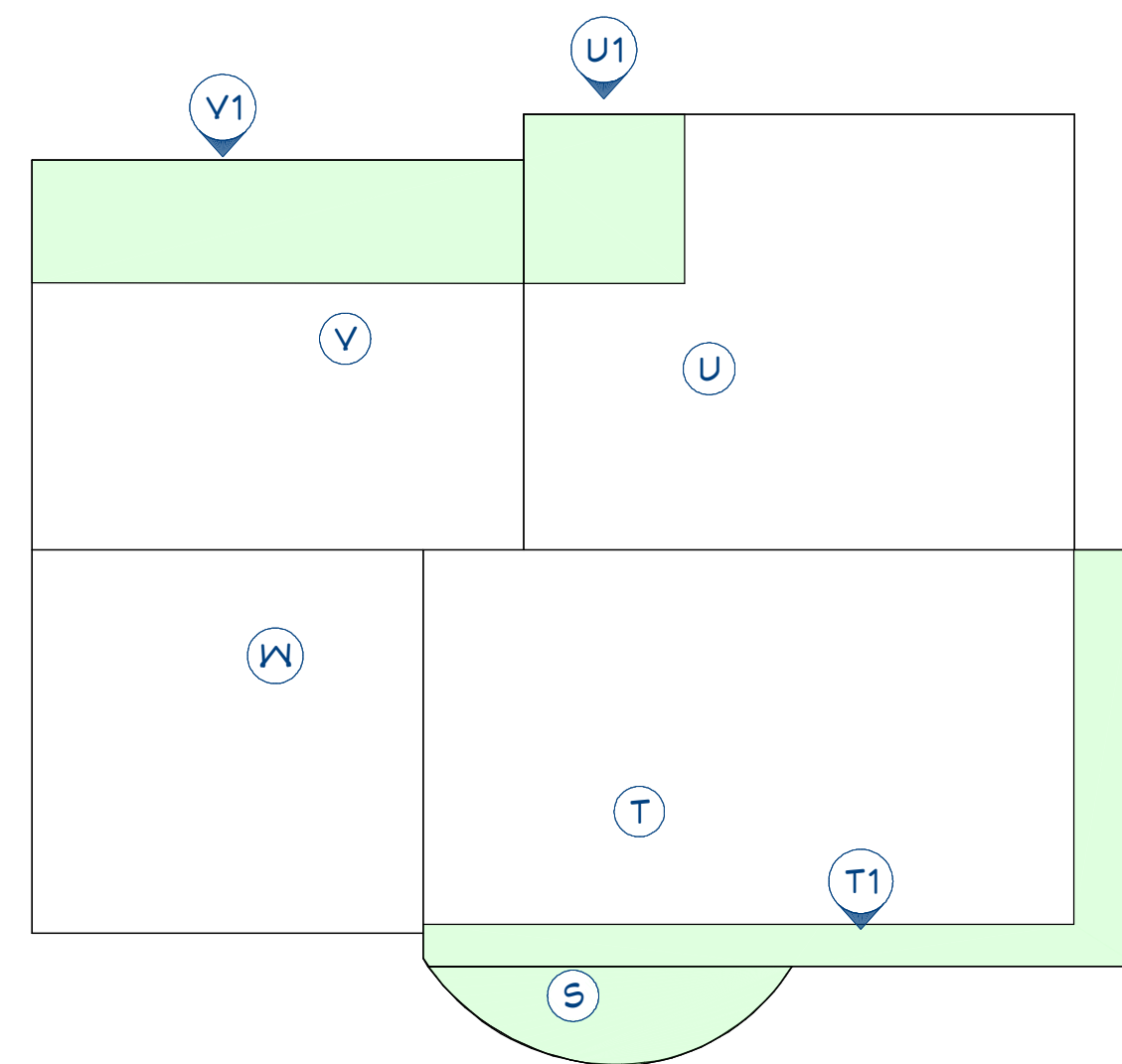
Setbacks	Allowed	Proposed
Front	25'	55.96'
L Side	10'	10'
R Side 2nd Flr	10'	17.5'
R Side 2nd Flr	10'	17.5'
Rear	25'	78.23'
Height Limit	27'	25.1'

OWNER	CONTRACTOR
John Galli & Christine Talbott 16 Middlebury Ln Los Altos, CA 94022 650-947-0896	Via Builders Inc 4600 El Camino Real #209 Los Altos, CA 94022 650-948-1077 LIC#717805
ENGINEER	Land Surveyor
Keith Nofield 5178 Mowry Ave #2151 Fremont, CA 94538 510-468-2703	

Applicable Codes
2019 California Residential Code
2019 California Building Code
2019 California Electrical Code
2019 California Energy Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Green Building Standards
2019 California Fire Code

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FLOOR AREA	
A	103.5 SF
B	454.5 SF
C	67.3 SF
D	33.5 SF
E	3 SF
Non-habitable 666.8 SF	
F	208.27 SF
G	4.82 SF
H	63.78 SF
I	59.88 SF
J	330.2 SF
K	27.5 SF
L	5.8 SF
M	38.5 SF
N	2.4 SF
O	77.7 SF
P	38.3 SF
P2	7.8 SF
Q	845.8 includes Q1
R	357 SF includes R1
S	44.2 SF
T	524 SF
U	421.8 SF includes U1
V	336.6 SF includes V1
V1	263.9 SF
Habitable 3658 SF	
Total Floor Area 4325 SF	
COVERAGE	
X	65.2 SF
Y	74.6 SF
1	303.3 SF
2	202.8 SF
Coverage 645.9 SF	
Total Coverage 3400.9 SF	
1st floor addition	
C1	115.26 SF
I+H+F	331.93 SF
Q1	150.08 SF
R1	47.69 SF
	644.96 SF
2nd floor addition	
S	44.2 SF
T1	95.3 SF
V1	106.24 SF
U1	52.16 SF
	297.9 SF



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION
	1	3/24/2021	VIA	OWNER REQUESTED EXPANSION

GALLI RESIDENCE
16 MIDDLEBURY LN
LOS ALTOS, CA 94022

Project Information
John Galli

DRAWINGS PROVIDED BY:
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328



DATE:
5/7/2021

SCALE:
1/8" = 1'

SHEET:
A-1

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2019 GENERAL NOTES SHEET

The general notes sheet is based on the 2019 California Building Standard Codes. This is not an all inclusive list of code requirements specific to the project. Reference applicable sheets and specific areas of the plans for locations of fixtures/equipment, structural components, structural design criteria, building finishes and other components specific to the project construction.

CODE REQUIREMENTS IN BOLD ARE NEW IN THE 2019 CODE

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

GALLI RESIDENCE
16 MIDDLEBURY LN
LOS ALTOS, CA 94022

General Notes & Details

DRAWINGS PROVIDED BY:
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:

5/3/2021

SCALE:

SHEET:

A-2

GENERAL

- Provide each bedroom, basement, and habitable attics with a minimum of one exterior window with a 44" maximum clear opening height, 5.7 sq. ft. minimum clear openable area (minimum 5.0 sq. ft. at grade floor openings), 24" minimum clear openable height and 20" minimum clear width, or an openable exterior exit door. (CRC R310.2.1 and CRC R310.2.2) Window wells, ladders, and steps shall comply with CRC R310.2.3. Bars, grilles, covers, and screens shall be releasable or removable from the inside without the use of a key, tool, special knowledge, or force greater than 15lbs to operate the emergency escape and rescue openings. (CRC R310.4) **Photovoltaic panels & modules shall not be below an emergency escape and rescue opening within 36" (R310.4.2).**
- Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated with Energy Star approved equipment (minimum 50cfm) with an integral humidistat installed. (CRC R303.3.1)
- Provide attic cross ventilation: 1/150 of attic area or 1/300 with at least 40% but not more than 50% of vents are a maximum 3 ft. below the ridge or highest space in the attic and the balance is provided in the **lower third of the attic space (not limited to eaves or cornice vents)**. As an alternative in Climate Zone 1 (Truckee region), the net area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling. Baffles are required at vents for insulation. Provide minimum of 1" inch of air space between insulation and roof sheathing. (CRC R906)
- Enclosed rafter spaces shall have a 1-inch clear cross ventilation. (Properly sized rafters for insulation) (CRC R806.3)
- Under floor cross ventilation: minimum 1.0 sq. ft. for each 150 sq. ft. of under floor area. When a class 1 vapor retarder is installed on the ground surface the minimum area of ventilation may be limited to 1sq.ft for each 1,500 square feet of under-floor space. One ventilation opening shall be within three (3) feet of each corner of the building (CRC R408.1). Unvented crawl spaces shall comply with CRC R408.3. **Unvented crawl space added option for dehumidification of 70 pints moisture per day per 1,000 sf to requirement for exemption. (R408.3)**
- Exterior balconies and elevated walking surfaces exposed to water, where structural framing is protected by an impervious moisture barrier require construction documents with manufacturer's installation instructions (R106.1.5). Must be inspected and approved before concealing barrier. (R109.1.5.3)**
- Enclosed framing in exterior balconies and elevated walking surfaces exposed to rain, snow or drainage from irrigation shall be provided with cross-ventilation area of at least 1/150. (R317.1.6)**
- Provide landings and a porch light at all exterior doors. Landings are to be minimum 3 ft deep x width of door. Landings at required egress doors may step down a maximum of 7.75 inches when the door does not swing over the landing and 1.5 inches when a door swings onto the landing. Other than required exterior exit doors may have a threshold of 7.75 inches maximum; a landing is not required if a stair with two or fewer risers is located on the exterior side and the door does not swing over the stairway. (CRC R311.3-R311.3.2)
- Mezzanines shall not be greater than 1/3 of the story unless fire sprinklers are installed then the area can be 1/2 of the story. (R325.3)**
- The following windows shall be fully tempered: (CRC R308.4)
 - Sliding/swinging glass doors
 - Glazing in walls and enclosures facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers and swimming pools where the glazing is less than 60 inches above the standing surface within the compartment and within 60 inches horizontally of the water's edge (CRC R308.4.5)
 - Glazing within a 24" arc of a door that is less than 60 inches above the floor. Safety glazing required on a wall **less than 180 degrees from the plane of the door** in a closed position and within 24" of hinge side of an in-swinging door. (R308.4.2)
 - Glazing where the exposed area is greater than 9sq.ft, bottom is less than 18 in. and at least 36 in. above the floor, and adjacent to a walking surface
 - Within 60in. of the bottom tread of a stairway and less than 36in. above the landing
 - Glazing in guards and railings
 - Glazing adjacent to stairways, landings, and ramps within 36in. horizontally of the walking surface less than 36in. above the walking surface

FOUNDATIONS & CONCRETE SLABS

- Slope drainage 6" within the first 10ft. from the foundation wall. If physical obstructions or lot lines prohibit the 10ft distance, a 2.5 percent slope shall be provided to an approved alternative method of diverting the water away from the foundation. Impervious surfaces shall also be sloped a minimum of 2 percent for 10ft away from structures to an approved drainage way. (CRC R401.3)
- Footings shall extend at least 12 inches into the undisturbed ground surface. (CRC R403.1.4) Unless erected on solid rock, to protect against frost and freezing, the minimum foundation depth is 18 inches below grade if between 4,000-7,000 feet elevation and 24 inches below grade for 7,000 foot elevation and above. Exception: Interior footings shall be a minimum of 12 inches below grade. (L-V 3.14)
- Stepped footings shall be used when slope of footing bottom is greater than 1 in 10 (V: H). Step footing detail shall be shown on building elevations and foundation plan. (CRC R403.1.5)
- Concrete slabs: 3 1/2" minimum (CRC R506.1). Slabs under living areas and garages shall be reinforced with wire 6" x 6", 10 gauge x 10 gauge welded mesh or equivalent steel reinforcement and 4" thickness of 3/8" minimum gravel under the concrete slab. Separate from soil with a 6 mil polyethylene vapor retarder with joints lapped not less than 6 inches in living areas. A capillary break shall be installed when a vapor retarder is required.
- Provide an 18" x 24" under-floor access, unobstructed by pipes or ducts and within 5' of each under-floor plumbing cleanout and not located under a door to the residence, is required. Provide a solid cover or screen. (CRC 408.4 & CPC 707.9)
- Minimum sill bolting: 1/2" anchor bolts or approved anchors at 6 ft. o.c. maximum for one-story. (CRC R403.1.6) Use anchor bolts at 4 ft. o.c. maximum for three story construction. Embed bolts 7" minimum. The anchor bolts shall be placed in the middle third of the width of the plate. Locate end bolts not less than 7 bolt diameters, not more than 12" from ends of sill members. In SDC D0 and above: Provide 3"x3"x0.229 plate washers on each bolt at braced or shear wall locations, standard cut washers shall be permitted for anchor bolts not located in braced/shear wall lines. (CRC R403.1.6.1 & R602.11.1)

CLEARANCES AND TREATMENT FOR WOOD FRAMING

- Weather exposed glu-lam, beams and posts shall be pressure treated or shall be wood of natural resistance to decay (CRC R317.1.3 & 3)
- Columns exposed to the weather or in basements when supported on concrete pier or metal pedestals shall be pressure treated or natural resistance to decay unless the pier/pedestals project 1" above concrete or 6" above the earth and the earth is covered by an approved impervious moisture barrier. (CRC R317.1.4 exc. 1)
- Columns in enclosed crawl spaces or unexcavated areas located within the periphery of the building shall be pressure treated or natural resistance to decay unless the column is supported by a concrete pier or metal pedestal of a height 8" or more and the earth is covered by an impervious moisture barrier. (CRC R317.1.4 exc. 2)
- Deck posts supported by concrete piers or metal pedestals projecting not less than 1" above a concrete floor or 6" above exposed earth. (CRC R317.1.4 exc. 3)

FLOORS

- Under-floor areas with storage, fuel-fired equipment or **electric-powered** equipment with less than 2x10 solid joists shall be protected on the underside by half-inch sheetrock or a sprinkler system. (R302.13)
- Balconies must be designed for a minimum live load of 60lbs per square foot. (CRC T-R301.5)

WALLS

- Positive connection shall be provided to ensure against uplift and lateral displacement. (CRC R502.9 & CRC 2304.10.7)
- All fasteners used for attachment of siding & into pressure treated lumber shall be of a corrosion resistant type. (CRC R317.3)
- Fire-block in concealed spaces of stud walls/partitions, vertically at ceiling/floor levels, & horizontally at 10ft. intervals. Fire-block at soffits, drop ceilings/similar locations & in concealed spaces at the top/bottom of stair stringers. (CRC R302.1.11)
- Provide approved building paper under the building siding and approved flashing at exterior openings. (CRC R703.2) Specify a minimum of 2 layers of Grade D paper under stucco and 2 layers of 15lb felt (or equivalent) under stone veneer.
- Stucco shall have a minimum clearance to earth of 4 inches and 2 inches to paved surfaces with an approved weep screed. (CRC R703.7.2.1) Masonry stone veneer shall be flashed beneath the first course of masonry and provided with weep holes immediately above the flashing. (CRC R703.8.5 and R703.8.6)

ROOF

- Roof sheathing can only cantilever 9 inches beyond a gable end wall unless supported by overhang framing. (R802.5.2.1)**
- Provide a minimum 22" x 30" opening to attic (CRC R807); may be required to be 30"x30" to provide the largest piece of mechanical equipment per the California Mechanical Code.
- Roof drains/gutters required to be installed per the California Plumbing Code with leaf/debris protection also installed.

- Roof construction and coverings shall comply with CRC Chapters 8, 9 and local ordinance. All roofing shall be tested/listed Class A minimum.
- Asphalt shingles with sloped roofs 2/12 to <4/12 shall have two layers of underlayment applied per CRC R905.2.2.

GARAGE AND CARPORT

- Garage shall be separated from the dwelling unit & attic area by 1/2 inch gypsum board applied to the garage side. Garage beneath habitable rooms shall be separated by not less than 5/8" type X gypsum board. Structure supporting floor/ceiling assemblies used for required separations shall have 1/2" gypsum board installed minimum. Door openings from the garage to the dwelling shall be solid wood/steel doors or honeycomb steel doors not less than 1 3/8" thick or a 20-minute rated fire door. Doors shall be self-closing & self-latching. No openings directly into a sleeping room from the garage. When the dwelling and garage has fire sprinklers installed per R309.5 and R313, doors into the dwelling unit from the garage only need to be self-closing and self-latching. (CRC R302.5.1 & T-R302.6)
- Ducts penetrating the garage to dwelling separation shall be a minimum of 26 gauge with no openings into the garage. (CRC R302.5.2)
- Penetrations through the garage to dwelling separation wall (other than ducts as listed above) shall be fire-blocked per CRC section R302.11, item #4.
- Garage and carport floor surfaces shall be non-combustible material and slope to drain towards the garage door opening. (CRC R309.1)
- Appliances and receptacles installed in garage generating a glow, spark or flame shall be located 18" above floor unless it is listed as flammable vapor ignition resistant. (CMC 305.1) Provide protective post or other impact barrier from vehicles. (CMC 305.1.1)
- Appliances in private garages and carports shall be installed with a minimum clearance of 6ft above the floor unless they are protected from vehicular impact. (CBC 406.2.9.3)**

STAIRWAYS & RAMPS

- Stair landings required every 12"7" of vertical rise. (CRC R311.7.3)**
- Exterior stair stringers must be naturally resistant to decay or pressure treated. (CRC R317.1)
- Rise shall be maximum 7.75"; Run shall be 10" minimum; headroom 6'-8" minimum; width 36" minimum, 31.5" between a handrail on one side and 27" with handrails on two sides. Variation between riser heights 3/8" maximum. A nosing not less than .75 inches but not more than 1.25 inches shall be provided on stairways with solid risers where the tread depth is less than 11 inches. The leading edge of treads shall project not more than 1.25 inches beyond the tread below. Open risers are permitted, provided the opening between the treads does not permit the passage of a 4" sphere. (Openings are not limited when the stair has a rise of 30" or less). (CRC R311.7)
- Stairways with 4 or more risers shall have a handrail on one side 34" to 38" above the tread nosing. Circular handrails shall have an outside diameter of 1.25"-2"; if not circular, it shall have a perimeter dimension of 4"-6.25" with a maximum cross-section of 6.25". See R311.7.8.2 for type II handrails with a minimum allowable strength of a parameter over 6.25". A minimum clearance of 1.5" shall be maintained from the wall or other surface. Handrails shall be returned, terminate in newel posts, or safety terminals. (CRC R311.7.8.2)
- Guards shall be 42" minimum height (unless acting as a handrail/guard for a stairway; the guard height may be 34" to 38" in height), with openings less than 4 inches clear (guards on the open sides of stairs may have 4 3/8" openings). (CRC R312)
- Provide landings at the top/bottom of the stairway the width of the stairway. The depth of the landing shall be 36" minimum. (see CRC R311.7.6 for exceptions).
- Usable spaces underneath enclosed/unenclosed stairways shall be protected by a minimum of 1/2" gypsum board. (CRC R302.7)
- Ramps serving the egress door shall have a slope of not more than 1 unit vertical in 12 units horizontal (8.3-percent slope). All other ramps shall have a maximum slope of 1 unit vertical in 8 units horizontal (12.5-percent slope). Exception: Where it is technically infeasible to comply with these constraints, ramps shall have a slope of not more than 1 unit vertical in 8 units horizontal (12.5-percent slope) (CRC R311.8.1). Provide 3'x3' landings at the top and bottom of ramps, where doors open onto ramps, and where ramps change directions. (CRC R311.8.2)

DECKS

- Guards are required if deck or floor is over 30" above grade, minimum 42" high, with openings less than 4" (CRC R312). Guardrails shall be designed and detailed for lateral forces according to CRC Table 301.5.
- Provide deck lateral load connections at each end of the deck and at deck intersections per CRC R507.9.2. Specify connectors with a minimum allowable strength and capacity of 1,500lbs and install with 24" of the end of the deck. 750lb rated devices are allowed (DTT12 as example) if located at 4 points along the deck.
- Posts/columns shall be retrained at the bottom end to prevent lateral displacement; clearly show approved post bases, straps, etc to achieve this per CRC R407.3
- Joists, girders, structural blocking and support posts shall be wood of natural resistance to decay or pressure-treated lumber when exposed to the weather. (CRC R317.1.3)**

ELECTRICAL

- No electrical panels in closets of bathrooms. Maintain a clearance of 36" inches in front of panels, 30" wide or width of equipment and 6'-6" high for headroom. (CEC 110.26)
- Provide a minimum 3' lug intersystem bonding busbar at the main electrical service. (CEC 250.94)**
- All automatic garage door openers that are installed in a residence shall have a battery backup function that is designed to operate when activated because of an electrical outage. (CBC 406.2.1)**
- A concrete-encased electrode (ufer) consisting of 20' of rebar or #4 copper wire placed in the bottom of a footing is required for all new construction. (CEC 250.52(A) (3)) Bond all metal gas and water pipes to ground. All ground clamps shall be accessible and of an approved type. (CEC 250.104)
- All 15/20 ampere receptacles installed per CEC 210.52 shall be listed tamper-resistant receptacles. (CEC 406.12)
- All branch circuits supplying 15/20 ampere outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, kitchens, laundry room or similar rooms/areas shall be protected by a listed combination type arc-fault circuit interrupter. (CEC 210.12)
- Provide a minimum of one 20A circuit to be used for the laundry receptacle. (CEC 210.11(C)(2)) Provide a minimum of one 20A circuit for bathroom receptacle outlets. (CEC 210.11(C)(3))
- Provide at least 1 outlet in basements, garages, laundry rooms, decks, balconies, porches and within 3' of the outside of each bathroom basin. (CEC 210.52 (D), (F) & (G))
- Furnaces installed in attics and crawl spaces shall have an access platform (catwalk in attics), light switch and receptacle in the space. Provide a service receptacle for the furnace. (CEC 210.63)
- All dwellings must have one exterior outlet at the front and the back of the dwelling. (CEC 210.52(E))
- Garage receptacles shall not serve outlets outside the garage. **Exception: Garage circuit may serve readily accessible outdoor receptacle outlets.** ((CEC 210.11 (C)(4)) A minimum of 1 receptacle shall be provided for each car space. (210.52(G) (1))
- At least one wall switched lighting outlet or fixture shall be installed in every habitable room, bathroom, stairways, attached garages and detached garages with electrical power, equipment spaces (attics, basements, etc). (CEC 210.70)
- Kitchens, dining rooms, pantries, breakfast nooks, and similar areas must have a minimum of two 20A circuits. Kitchen, pantry, breakfast nooks, dining rooms, **work surfaces** and similar areas counter outlets must be installed in every counter space 12" inches or wider, not greater than 4' o.c. within 24" inches of the end of any counter space and not higher than 20" above counter. (CEC 210.52 (C)) Island counter spaces shall have at least 1 receptacle outlet unless a range top or sink is installed than 2 receptacles may be required. 1 receptacle is required for peninsula counter spaces. Receptacles shall be located behind kitchen sinks if the counter area depth behind the sink is more than 12" for straight counters and 18" for corner installations. (CEC Figure 210.52(C)(1))
- Receptacles shall be installed at 12' o.c. maximum in walls starting at 6' maximum from the wall end. Walls longer than two feet shall have a receptacle. Hallway walls longer than 10 ft shall have a receptacle in hallways. (CEC 210.52(A))
- Receptacles shall not be installed within or directly over a bathtub or shower stall. (CEC 406.9(C)) Light pendants, ceiling fans, lighting tracks, etc shall not be located within 3ft horizontally and 8ft vertically above a shower and/or bathtub threshold. (CEC 410.10(D))
- All lighting/fan fixtures located in wet or damp locations shall be rated for the application. (CEC 410.10)
- GFCI outlets are required: for all kitchen receptacles that are designed to serve counter-top surfaces, dishwashers, bathrooms, in under-floor spaces or below grade level, in unfinished basements, crawl space lighting outlets, in exterior outlets, within 6' of a laundry/utility/wet bar sinks, laundry areas, and in all garage outlets including outlets dedicated to a single device or garage door opener. (CEC 210.8)
- Carbon-monoxide alarms shall be installed in dwelling units with fuel-burning appliances or with attached garages (CRC R315):

- Outside of each separate sleeping area in the immediate vicinity of bedrooms
 - On every level of a dwelling unit including basements
 - Alterations, repairs, or additions exceeding 1,000 dollars (May be battery operated)
19. Smoke alarms shall be installed (CRC (R314):
- In each room used for sleeping purposes.
 - Outside of each separate sleeping area in the immediate vicinity of bedrooms.
 - In each story, including basements.
- 20. At the top of stairways between habitable floors where an intervening door or obstruction prevents smoke from reaching the smoke detector.**

- Shall not be installed within 10ft horizontally of cooking appliances and no closer than 3ft to mechanical registers, ceiling fans and bathroom doors with a bathtub or shower unless this would prevent placement of a smoke detector (314.3(4)).
- Alterations, repairs, or additions exceeding 1,000 dollars. (May be battery operated.)
- All smoke and carbon-monoxide alarms shall be hardwired with a battery backup (smoke alarms shall have a 10-year sealed battery). (CRC R314.4 & R315.1.2)
- Smoke detectors within 10 ft to 20 feet of the stove shall be ionization type with alarm silencing switch. CRC R314.3.3.**
- All 15/20 ampere receptacles in wet locations shall have in-use (bubble) covers installed. All receptacles in wet locations shall also be listed weather-resistant type. (CEC 406.9(B)(1))

PLUMBING

- Underfloor cleanouts shall not be more than 5' from an underfloor access, access door or trap door. (CPC 707.9)
- ABS piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paints. (CPC 312.13)
- PVC piping shall not be exposed to direct sunlight unless protected by water based synthetic latex paint, .04" thick wrap or otherwise protected from UV degradation. (CPC 312.14)
- Underground water supply lines shall have a **14 awg** blue tracer wire. (CPC 604.10.1)
- The adjacent space next to showers without thresholds shall be considered a "wet location" when using the CRC, CBC, and the CEC. (CPC 408.5)
- Shower compartments, regardless of shape, shall have a minimum finished interior of 1024 square inches (32" by 32") and shall also be capable of encompassing a 30" circle. The required area and dimensions shall be measured at a height equal to the top of the threshold and shall be maintained to a point of not less than 70" above the shower drain outlet. (CPC 408.6) Provide curtain rod or door a minimum of 22" in width. (CPC 408.5) Showers and tubs with showers require a non-slip surface up to 6" above the floor. (CRC R307.2) **Minimum shower receptor slope is 1/8" per foot. (408.5)**
- Show location and size of the water heater on plans. Provide pressure relief valve with drain to outside for water heater. (CPC 504.6) Provide seismic strapping in the upper & lower third of the water heater a minimum of 4" above controls. (CPC 507.2) The water heater shall be of an instantaneous type or the following shall be provided (new construction only) (CEC 150.(n)):

- A 120V receptacles provided within 3ft
- A category III or IV vent, or a straight (without bends) Type B vent
- Condensate drain that is no more than 2 inches higher than the base of the water heater
- Gas supply line with a minimum 200,000 Btu/hr dedicated capacity for the water heater

- A dedicated 120/240, 3 wire circuit with 10AWG wire to a receptacle outlet within 3' of the water heater. The unused conductor shall be electrically isolated and have a reserved circuit breaker space. Both ends of the conductor shall be labeled "spare" and be electrically isolated. A reserve single-pole circuit breaker space near this circuit labeled "Future 240V Use." (CEC 150.0(n))**

- Domestic hot water lines shall be insulated. Insulation shall be the thickness of the pipe diameter up to 2" in size and minimum 2" thickness for pipes larger than 2" in diameter. (CPC 609.11)
- A 3-inch gravity drain shall be provided at the low point of the space, installed which provides 1/4-inch per foot grade and terminate at an exterior point of the building protected from blockage. The opening shall be screened with a corrosion-resistant wire mesh with mesh openings of 1/4-inch in dimension. Lengths of the gravity drains over 10 feet in length shall be first approved by the Building Official. (L-V 8.8)
- Water heaters located in attics, ceiling assemblies and raised floor assemblies shall show a water-tight corrosion resistant minimum 1 1/2" deep pan under the water heater with a minimum 3/4 inch drain to the exterior of the building. (CPC 507.5)
- Water closet shall be located in a space not less than 30" in width (15" on each side) and 24" minimum clearance in front. (CPC 402.5)
- Indicate on the plans that the maximum hot water temperature discharging from a bathtub or whirlpool bathtub filler shall not exceed 120 degrees F. (CPC 408.3)
- Provide anti-siphon valves on all hose bibs. (CPC 603.5.7)
- Floor drains shall be provided with a trap primer. (CPC 1007)
- Clearly label on the plans the maximum water flow rates per the (CGBC 4.303.1):

- Water Closets: 1.28gpf
- Urinals: .125gpf
- Kitchen Faucets: 1.8gpm @ 60psi
- Lavatory Faucets: 1.2gpm @ 60psi
- Showerheads: 1.8gpm

MECHANICAL

- All newly installed gas fireplaces shall be direct vent and sealed-combustion type. (CMC 912.2)
- Any installed wood stove or pellet stove shall meet the U.S. EPA New Source Performance Standard emission limits and shall have a permanent label certifying emission limits.
- Top chimney must extend a minimum of 2 ft. above any part of the building within 10 ft. (CMC 802.5.4)
- Fireplaces shall have closable metal or glass doors, have combustion air intake drawn from the outside and have a readily accessible flue damper control. Continuous burning pilot lights are prohibited. (CEC 150.0(6))
- Provide combustion air for all gas fired appliances per CMC Chapter 7.
- Gas vents passing through an insulated assembly shall have a metal insulation shield a minimum 2" above insulation. (CMC 509.6.2.7)
- Gas water heater and furnace are not allowed in areas opening into bathrooms, closets or bedrooms unless installed in a closet equipped with a listed gasketed door assembly and a listed self-closing device with all combustion air obtained from the outdoors. (CMC 504)
- Roof top equipment on roofs with over 4/12 slope shall have a level 30"x30" working platform. (CMC 304.2)
- Exhaust openings terminating to the outdoors shall be covered with a corrosion resistant screen 1/4"-1/2" in opening size (not required for clothes dryers). (CMC 502.1)
- Vent dryer outside of building (not to under-floor area). Vent length shall be 14 ft. maximum. Shall terminate a minimum of 3' from the property line and any opening into the building. (CMC 504.4.2)
- Environmental Air Ducts shall not terminate less than 3' to a property line, 10' to a forced air inlet, 3' to openings into the building and shall not discharge on to a public way. (CMC 502.2.1)
- Provide minimum 100 square inches make-up air for clothes dryers installed in closets. (CMC 504.4.1(1))
- Heating system is required to maintain 68 degrees at 3 ft. above floor level and 2ft from exterior walls in all habitable rooms. (CRC R303.10)
- Wood burning appliances shall not be installed in a new or existing project that is not one of the following:
 - A pellet-fueled wood burning heater.
 - A U.S. EPA Phase II Certified wood burning heater.
 - An appliance or fireplace determined to meet the U.S. EPA particulate matter emission standard of less than 7.5 grams per hour for a non-catalytic wood fired appliance and 4.1 grams per hour for a catalytic wood fired appliance and is approved in writing by the APCO.

TITLE 24 ENERGY

- All ducts in conditioned spaces must include R-4.2 insulation. (150.1(c)9) **Mini-**

NUM HEATING AND COOLING FILTER RATINGS SHALL BE MRV 13 (150.0(m)12)

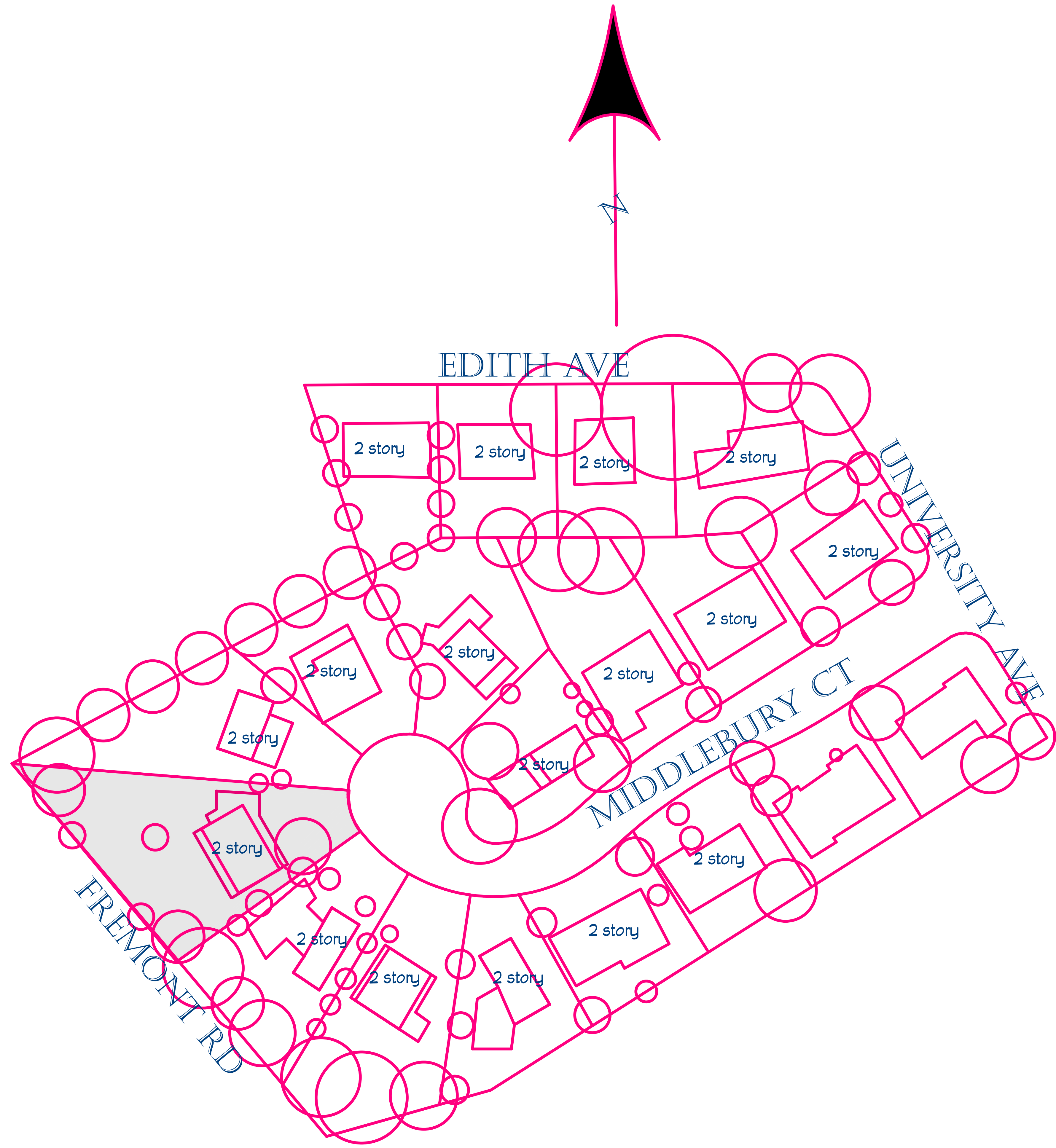
- Isolation water valves required for instantaneous water heaters 6.8kBTU/hr and above. Valves shall be installed on both cold and hot water lines. Each valve will need a hose bib or other fitting allowing for flushing the water heater when the valves are closed. (CEC 110.3(C)(6))
- ALL luminaires must be high efficacy (150.0(k)1A)
- Luminaries recessed in insulated ceilings must meet five requirements (150.0(k) 1C):
 - They must be rated for direct insulation contact (IC).
 - They must be certified as airtight (AT) construction.
 - They must have a sealed gasket or caulking between the housing and ceiling to prevent flow of heated or cooled air out of living areas and into the ceiling cavity.
 - They may not contain a screw base sockets
 - They shall contain a JAB compliant light source
- In bathrooms, garages, laundry rooms, and utility rooms, at least on luminaire in each of these spaces shall be controlled by a vacancy sensor **or occupant sensor provided the occupant sensor is initially programmed like a vacancy sensor (manual-on operation)**, (150.0(k)2I)
- Joint Appendix A (JAB) certified lamps shall be considered high efficacy. JAB compliant light sources shall be controlled by a vacancy sensor or dimmer. (Exception: <70sf closets and hallway) (150.0(k)2K)
- Under-cabinet lighting shall be switched separately from other lighting systems. (150.0(k)2L)
- All exterior lighting shall be high efficacy, be controlled by a manual on/off switch and have one of the following controls (the manual switch shall not override the automatic control device): (150.0(k)3A)
 - Photo-control and motion sensor
 - Photo-control and automatic time switch control
 - Astronomical time clock control turning lights off during the day
- All high efficacy light fixtures shall be certified as "high-efficacy" light fixtures by the California Energy Commission.
- Contractor shall provide the homeowner with a luminaire schedule giving the lamps used in the luminaires installed. (10-103(b))
- The number of blank electrical boxes more than 5 feet above the finished floor shall not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, or fan speed control. (150(k)1B)
- Provide a gasket/ insulation on all interior attic/under-floor accesses. (110.7)
- Provide verification on the plans how the building will meet the minimum ventilation and acceptable indoor air quality requirements per ASHRAE Standard 62.2. Window operation is not a permissible method of providing the whole building ventilation airflow required. This is subject to HERS testing. The following label must be attached to the fan switch: "To maintain minimum levels of outside air ventilation required for good health, the fan control shall be on at all times when the building is occupied, unless there is severe outdoor air contamination." (California Energy Code 150.0(o)) **A minimum 100 CFM indoor air quality fan is required in the kitchen and shall be HERS verified.**

WILDLAND URBAN INTERFACE (WUI)

- Exterior wall coverings shall be noncombustible, ignition resistant, heavy timber, log wall or fire resistive construction. (CRC R337.7)
- Exterior wall coverings shall extend from the foundation to the roof and terminate at 2 inch nominal solid blocking between rafters and overhangs. (CRC R337.7.3.2)
- Open/enclosed roof eaves and soffits, exterior porch ceilings, floor projections, under-floor areas and undersides of appendages to comply with ignition resistant construction requirements. (CRC R337.5-9)
- Spaces created between roof coverings and roof decking shall be fire stopped by approved materials or have one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909. (CRC R337.5.2)
- Indicate on the plans where valley flashing is installed, the flashing shall be not less than 26gaw and installed over not less than one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.5.3)
- Attic gable and eaves above 12ft and under-floor ventilation shall be provided with fully covered materials or have one layer of minimum 72lb mineral surfaced non-perforated cap sheet complying with ASTM D 3909 and at least 36 inches wide running the full length. (CRC R337.6)
- Indicate on plans exterior glazing shall have a minimum of one-tempered pane, glass block, have a fire resistive rating of 20 minutes or be tested to meet performance requirements of SFM Standard 12-7A-2. (CRC R337.8.2)
- Operable skylights shall be protected by a noncombustible mesh screen 1/8" max openings (R337.8.2.2)**
- Exterior doors including garage doors shall be noncombustible, ignition resistant material, minimum 1 3/8 inch solid core, minimum 20 minute fire resistive rating or shall be tested to meet the performance requirements of SFM Standard 12-7A-1. (CRC R337.8.3)
- Garage door perimeter gap maximum 1/8". Metal flashing, jamb and head overhang and weather-stripping meeting section requirements are permitted. (R337.8.4)**

GREEN BUILDING

- Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site (CGBC 4.106.2):
 - Retention basins of sufficient size shall be utilized to retain storm water on site
 - Where storm water is conveyed to a public drainage system, collection point, gutter or storm water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- All new residential construction with attached private garages shall have the following for electric vehicle (EV) charging stations (CGBC 4.106.4):
- Install a minimum 1-inch conduit capable of supplying a 208/240V branch circuit to a suitable box/location for EV charging. The other end shall terminate to the main service and/or subpanel.
- The main panel and/or subpanel shall be of sufficient size to install a 40-ampere dedicated branch circuit. The dedicated overcurrent protection space shall be labeled "EV CAPABLE"
- Multiple shower heads serving a single shower shall have a combined flow rate of 1.8 gpm or the shower shall be designed to allow only one shower outlet to be in operation at a time. (CGBC 4.303.1.3.2)
- Residential projects with an aggregate landscape area equal to or greater than 500 square feet shall comply with either a local water efficient landscape ordinance or the California Water Efficient Landscaping Ordinance (Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. Automatic irrigation system controllers installed at time of final inspection shall have weather or soil based controllers and/or weather based controllers with rain sensors. Soil moisture based controllers are not required to have rain sensor input. (CGBC 4.304)
- Recycle and/or reuse a minimum of **65 percent** of nonhazardous construction and demolition waste. (CGBC 4.408.2)
- (Clearly note on the plans) At time of final inspection, a building operation and maintenance manual, compact disc, etc shall be provided containing the following: (CGBC 4.410)
 - Directions that manual shall remain onsite for the life of the building
 - Operation and maintenance instructions for equipment, appliances, roof/yard drainage, irrigation systems, etc.
 - Information from local utility, water and waste recovery providers
 - Public transportation and carpool options
 - Material regarding importance of keeping humidity levels between 30-60 percent
 - Information regarding routine maintenance procedures
 - State solar energy incentive program information
 - A copy of any required special inspection verifications that were required (if any)



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

GALLI RESIDENCE
 16 MIDDLEBURY LN
 LOS ALTOS, CA 94022

Neighborhood Context Map
[Signature]

DRAWINGS PROVIDED BY:
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:

5/3/2021

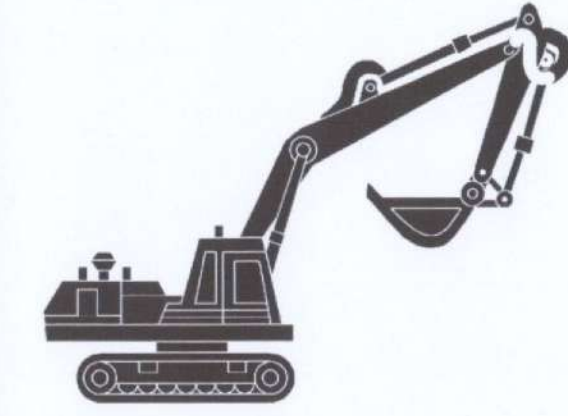
SCALE:

SHEET:

A-3

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Storm Drain Pollution from Roadwork

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

Doing The Job Right

General Business Practices

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

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



Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

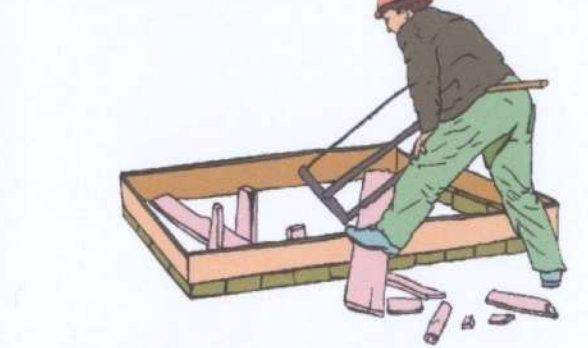
Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines 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. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Doing The Job Right

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

Materials/Waste Handling

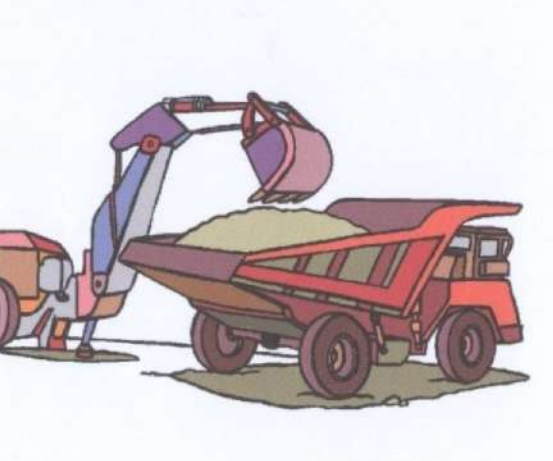
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock,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

Permits

- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

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 wattles. Use check dams or ditches to divert runoff around excavations. Refer to the *Regional Water Quality Control Board's Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

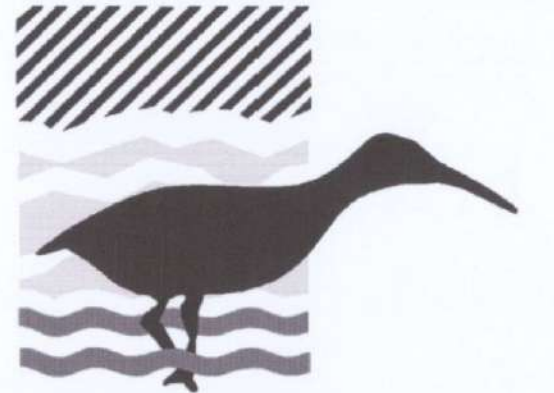
Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff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

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- #### Dewatering Operations
- 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.
 - Check for Sediment Levels**
 - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
 - If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
 - If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
 - Pumping from a bucket placed below water level using a submersible pump;
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
 - When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with discharge sediment-trapping water from a dewatering site into any water of the state without treatment is prohibited.

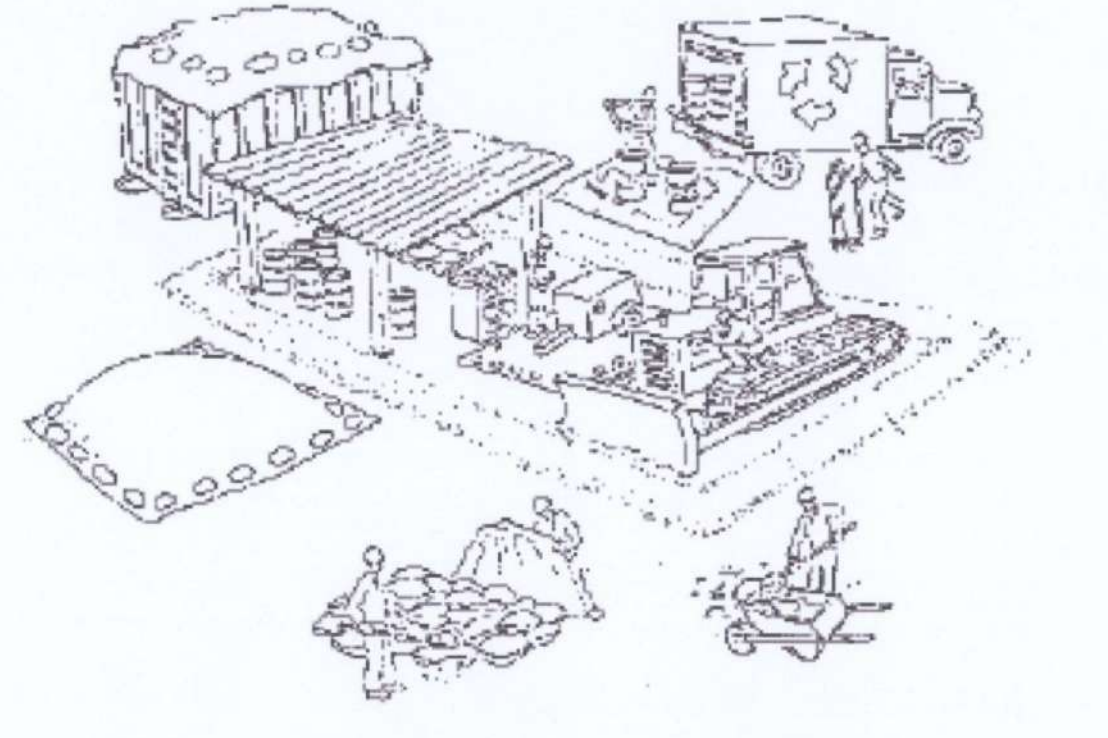
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS	DATE: OCTOBER, 2003

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED WITH THE INTENT THAT THE FIRM OF GIULIANI & KULL, INC. WILL BE PERFORMING THE CONSTRUCTION STAKING FOR THE COMPLETED PROJECT. IF, HOWEVER, ANOTHER FIRM SHOULD BE EMPLOYED TO USE THESE PLANS FOR THE PURPOSE OF CONSTRUCTION STAKING, NOTICE IS HEREBY GIVEN THAT THE FIRM OF GIULIANI & KULL, INC. WILL NOT ASSUME ANY RESPONSIBILITY FOR ERRORS OR OMISSIONS, IF ANY, WHICH MIGHT OCCUR AND WHICH COULD BE AVOIDED, CORRECTED OR MITIGATED IF GIULIANI & KULL, INC. HAD PERFORMED THE STAKING WORK.

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE FOLLOWING:
 - APPLICABLE SECTIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION, HERINAFTER REFERRED TO AS "CALTRANS",
 - USE CITY STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION WHERE APPLICABLE,
 - THESE PLANS AND DETAILS,
 - STANDARDS OF THE UNITED STATES DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION, OFFICE OF STANDARDS AND RULES OF THE STATE DIVISION OF INDUSTRIAL SAFETY,
- WHERE CONFLICTS EXIST BETWEEN ANY OF THE ABOVE LISTED SPECIFICATIONS, THE MOST STRINGENT LISTED SPECIFICATION SHALL APPLY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ALL PERMITS NECESSARY TO PERFORM THE WORK, INCLUDING BUT NOT LIMITED TO WORK IN THE PUBLIC RIGHT-OF-WAY, GRADING, TREE REMOVAL, AND UTILITY MODIFICATIONS.
- CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.
- IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND WORK TOWARD THE GENERAL GOOD AND COMPLETION OF THE ENTIRE PROJECT.
- ALL WORKMANSHIP AND MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE THE KIND AND QUALITY DESCRIBED IN THE SPECIFICATIONS AND SHALL BE FIRST CLASS THROUGHOUT. NEITHER FINAL ACCEPTANCE NOR FINAL PAYMENT BY OWNER SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR FAULTY MATERIALS OR WORKMANSHIP.
- IN THE EVENT OF ANY CONFLICT OF INFORMATION SHOWN ON THESE PLANS OR ANY CONFLICT BETWEEN THESE PLANS AND THE INTENT OF A CONSISTENT AND FUNCTIONAL PRODUCT, THE CONTRACTOR SHALL SO NOTIFY THE OWNER IN WRITING, UPON WHICH NOTICE THE OWNER SHALL RESOLVE THE CONFLICTS BY THE ISSUANCE OF A WRITTEN ORDER, REVISED PLANS OR BOTH. THE CONTRACTOR SHALL BEAR FULL COST AND RESPONSIBILITY FOR WORK AFFECTED BY SUCH CONFLICTS AND PERFORMED BY CONTRACTOR PRIOR TO SUCH NOTICE TO THE OWNER AND ISSUANCE OF SUCH ORDER AND/OR REVISED PLANS.
- CONTRACTOR SHALL PROVIDE ADEQUATE DUST CONTROL AT ALL TIMES AS REQUIRED BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES, OR SURFACE IMPROVEMENTS OR TO ANY EXISTING DRAINAGE STRUCTURE, WATER STRUCTURE, SEWER CLEANOUTS, MANHOLES, OR JUNCTION BOXES FOR UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., STORM, SANITARY, WATER OR OTHER UTILITIES WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY, CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITY LINES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES APPEAR ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- CONTRACTOR SHALL CONTACT BOTH UNDERGROUND SERVICE ALERT (800-227-2600) AND THE AFFECTED UTILITY COMPANY PRIOR TO STARTING WORK TO REQUEST AND OBTAIN THE MARKING OF EXISTING UNDERGROUND FACILITIES.
- INSPECTION OF WORK : THE CITY PUBLIC WORKS DEPARTMENT WILL INSPECT ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY. CONTRACTOR SHALL NOTIFY THE CITY PUBLIC WORKS DEPARTMENTS AT LEAST 48 HOURS PRIOR TO START OF WORK.
- ENGINEER SHALL BEAR NO RESPONSIBILITY FOR METHODS AND PROCEDURES OF WORK ESTABLISHED BY CONTRACTOR, JOBSITE CONDITIONS, JOBSITE SAFETY OR CONFORMANCE WITH SAFETY PROCEDURES AND REQUIREMENTS.
- IN CONFORMANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS BOTH THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

GRADING AND PAVING NOTES

- WORK SHALL CONSIST OF ALL SAW CUTTING, CLEARING, GRUBBING, AND STRIPPING, PREPARATION OR LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF THE FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES AND SLOPES, AS SHOWN ON THE ACCEPTED PLANS.
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE SOILS REPORT PREPARED FOR THIS PROJECT AND UNDER THE SUPERVISION OF THE PROJECT SOILS ENGINEER. CONTACT THE SOILS ENGINEER AT LEAST 48 HOURS PRIOR TO START OF WORK.
- IN THE EVENT THAT ANY UNUSUAL CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATION, THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTIONS.
- ALL EXISTING TRASH, DEBRIS, ROOTS, TREE REMAINS AND OTHER RUBBISH SHALL BE REMOVED FROM THE SITE SO AS TO LEAVE THE AREAS THAT HAVE BEEN DISTURBED WITH A NEAT AND FINISHED APPEARANCE FREE FROM UNSIGHTLY DEBRIS. NO BURNING SHALL BE PERMITTED.
- ALL AGGREGATE BASE MATERIAL AND THE HANDLING AND PLACEMENT THEREOF SHALL BE IN ACCORDANCE WITH THE CITY STANDARD SPECIFICATIONS. AGGREGATE BASE MATERIALS SHALL BE CLASS II.
- MATERIALS HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CITY STANDARD SPECIFICATIONS AND THESE PLANS AND DETAILS SHOWN HEREON.

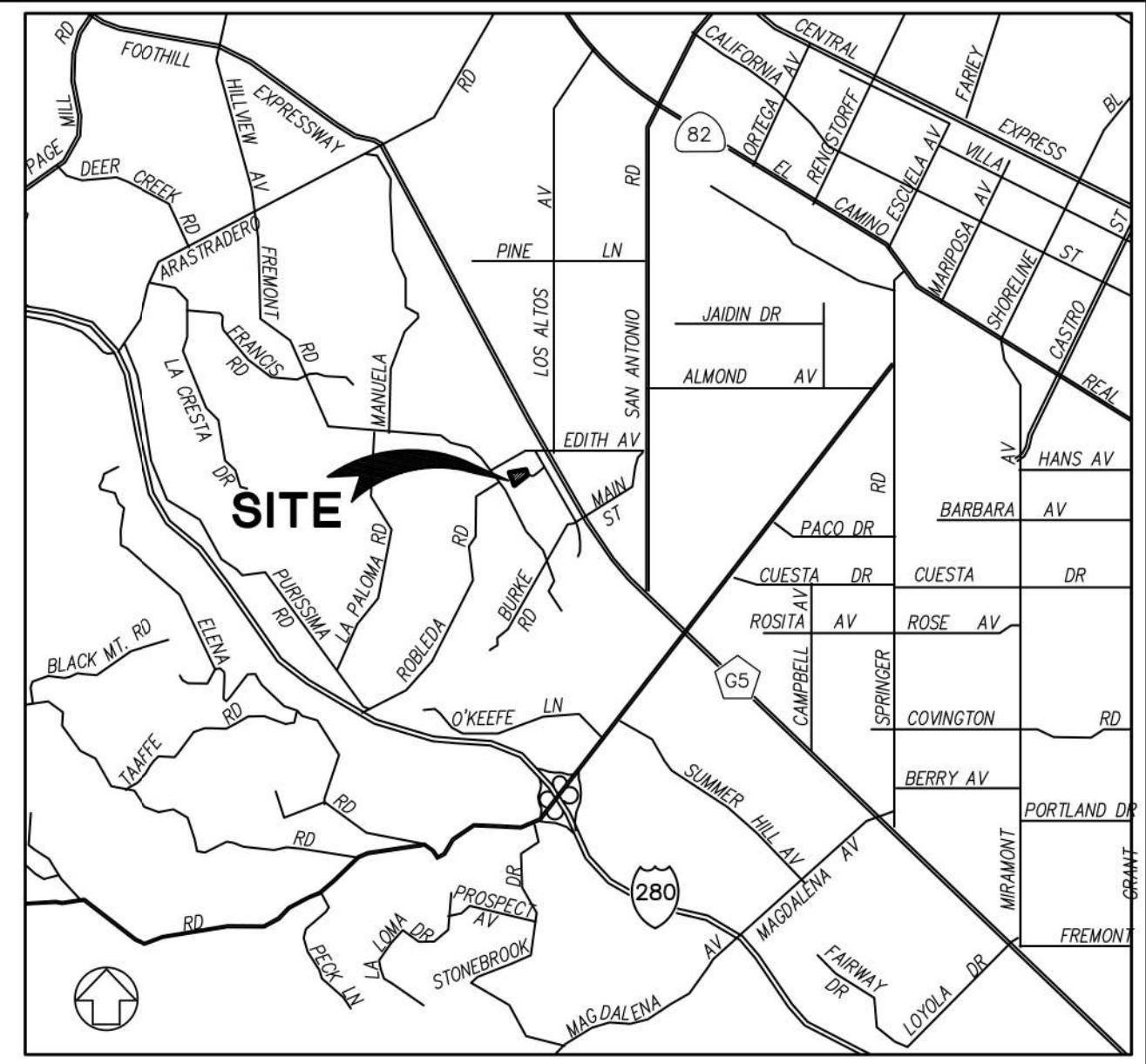
CITY STANDARD GRADING NOTES:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE AND CONTRACTOR SHALL EACH, SEPARATELY, NOTIFY THE CITY AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES (DUST).
- ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 2660 TO ARRANGE FOR DISTRICT OBSERVATION OF ALL WELL ABANDONMENTS.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT AUTHORIZE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY.
- THIS GRADING PLAN HAS BEEN PREPARED BASED ON THE RECOMMENDATIONS OF THE REFERENCED PROJECT GEOTECHNICAL REPORT. ALL GRADING SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOILS REPORT. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

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.

SHEET INDEX

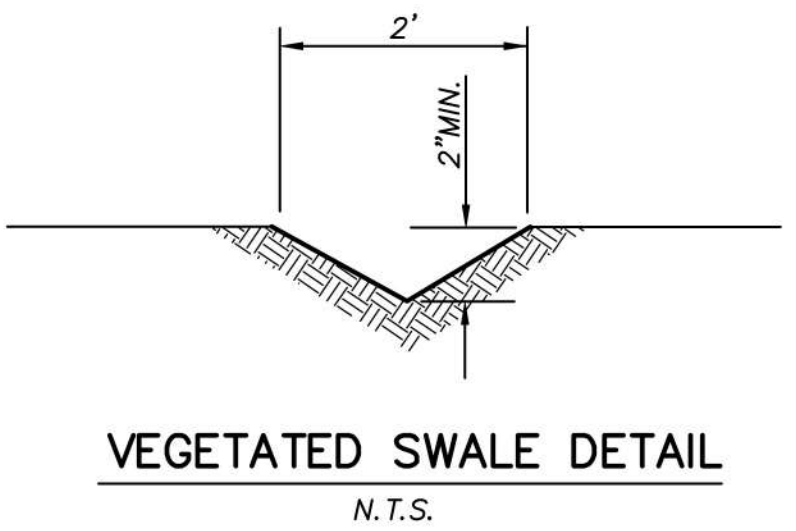
C-1	COVER SHEET
C-2	TOPOGRAPHIC SURVEY
C-3	GRADING AND DRAINAGE PLAN
C-4	EROSION CONTROL PLAN



VICINITY MAP
N.T.S.

EARTHWORK QUANTITIES	
CUT	44 ± CY.
FILL*	133 ± CY.
IMPORT	89 ± CY.
ENGINEER ASSUMES NO RESPONSIBILITY FOR ESTIMATED EARTHWORK. ACTUAL EARTHWORK QUANTITIES MAY VARY DUE TO SITE CONDITIONS AND MATERIAL SPECIFICATIONS. CONTRACTOR SHALL MAKE INDEPENDENT ESTIMATE PRIOR TO BIDDING.	

*FILL FOR EX. POOL



BENCHMARK:

A TEMPORARY BENCHMARK "TBM", (ELEV. = 178.70') (NAVD 1988): WAS ESTABLISHED BY GPS METHODS ON THE TOP OF A BRASS DISC MONUMENT IN MONUMENT WELL AT THE CUL DE SAC (END) OF MIDDLEBURY LANE.

SITE ADDRESS: 16 MIDDLEBURY LANE
LOS ALTOS, CALIFORNIA

OWNER: JOHN GALLI & CHRISTINE TALBOTT
16 MIDDLEBURY LANE
LOS ALTOS, CA 94022

ENGINEER: GIULIANI & KULL-SAN JOSE, INC.
4880 STEVENS CREEK BLVD.
SAN JOSE, CA 95129
(408) 615-4000

A.P.N.: 175-58-012

LEGEND

- | | | |
|--|--|------------------------|
| | | PROPERTY LINE |
| | | BUILDING FOOTPRINT |
| | | P.C.C. PAVEMENT |
| | | AC PAVEMENT |
| | | STORM DRAIN CLEANOUT |
| | | TREE |
| | | EX. TREE TO BE REMOVED |
| | | CONTOUR LINE |
| | | CONC. ROLLED CURB |
| | | CATCH BASIN |
| | | AREA DRAIN |
| | | DECK DRAIN |
| | | DRAINAGE FLOW |
| | | RETAINING WALL |
| | | FENCE LINE |
| | | STORM DRAIN LINE |
| | | STORM DRAIN FORCE MAIN |
| | | EMERGENCY OVERFLOW |
| | | SUBDRAIN |



Mark A. Helton

SCALE 1"=10'	DRAWN BY E.T.	DESIGNED BY	CHECKED BY	Giuliani & Kull - San Jose, Inc. Engineers & Planners • SURVEYORS 4880 Stevens Creek Blvd., Suite 100 San Jose, California 95129 (408) 615-4000
NO.	DATE	REVISIONS	NO.	
1	1/18/21	1	1	
2				
16 MIDDLEBURY LANE APN 5175-58-012 LOS ALTOS, CALIFORNIA				COVER SHEET
SHEET 1				
OF 4				
DATE 1/18/21				JOB NO. 21102



Issue/Revision:

#	Description	Date
1	TOWN REVIEW COMMENTS	06.03.2021

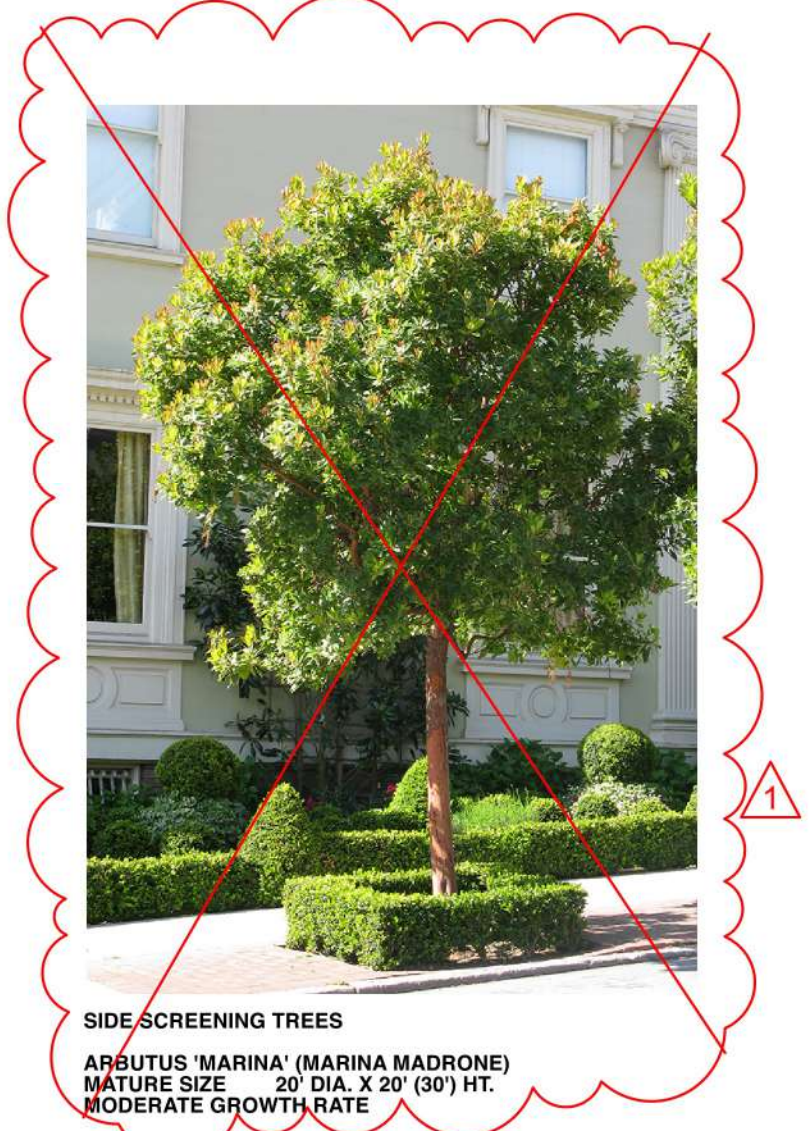
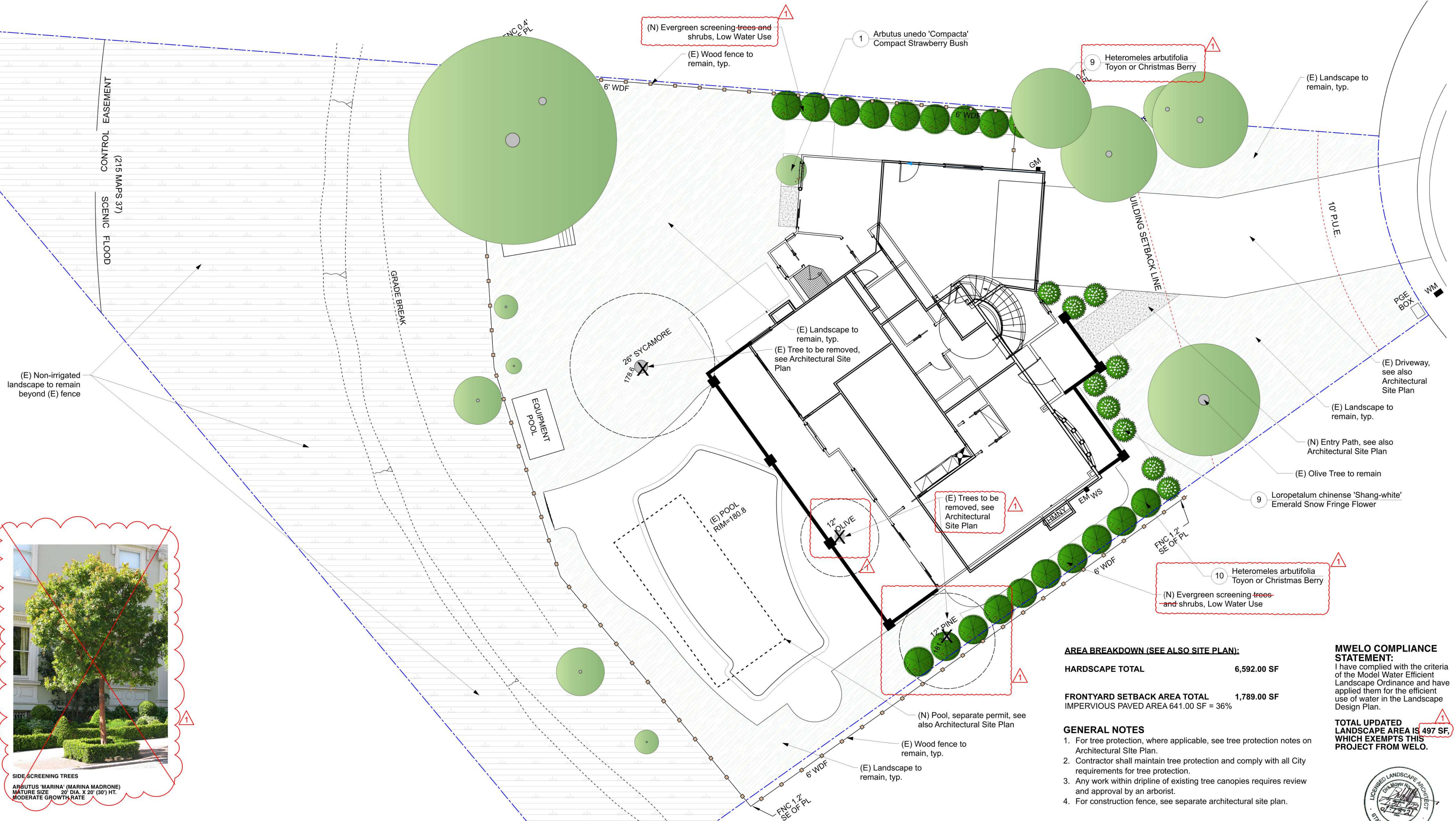
Galli Residence Landscape Design

16 Middlebury Court
Los Altos, California

Project ID:
ViaGalli.16Middlebury
y
Issue Date:
01.13.2021
Drawn by:
DM
Reviewed by:
RS
Issued for:
Client

Landscape Plan

L1.0



AREA BREAKDOWN (SEE ALSO SITE PLAN):

HARDSCAPE TOTAL 6,592.00 SF

FRONTYARD SETBACK AREA TOTAL 1,789.00 SF

IMPERVIOUS PAVED AREA 641.00 SF = 36%

GENERAL NOTES

- For tree protection, where applicable, see tree protection notes on Architectural Site Plan.
- Contractor shall maintain tree protection and comply with all City requirements for tree protection.
- Any work within dripline of existing tree canopies requires review and approval by an arborist.
- For construction fence, see separate architectural site plan.

MWEO COMPLIANCE STATEMENT:
I have complied with the criteria of the Model Water Efficient Landscape Ordinance and have applied them for the efficient use of water in the Landscape Design Plan.

TOTAL UPDATED LANDSCAPE AREA IS 497 SF, WHICH EXEMPTS THIS PROJECT FROM MWEO.



PLANTING NOTES

- Contractor to verify that all soil is 5" below house stucco line.
- No mulch shall come within 3" of house stucco line.
- Soil shall slope away from building at min 5% slope for 10'.
- All new Planting Areas or exposed soil to be mulched with 3" of Arbor mulch or similar natural mulch product unless contra-indicated per MWEO.
- All new planting areas shall be amended with min. 4CY/1000SF of mulch, tilled into top 6" of landscape area.
- ALL LOW WATER USE PLANTINGS TO BE PER WUCOLS, LATEST EDITION.**

Image	ID	Qty	Latin Name	Common Name	Scheduled Size	WUCOLS
	S166	1	Arbutus unedo 'Compacta'	Compact Strawberry Bush	5 gal	LOW
	T36	6	Arbutus x 'Marina'	Marina Strawberry Tree	16 gal	LOW
	S107	19	Heteromeles arbutifolia	Toyon or Christmas Berry	5 gal	LOW
	S2047	9	Loropetalum chinense 'Shang-white'	Emerald Snow Fringe Flower	5 gal	LOW

SYMBOLS LEGEND

- CENTERLINE
- PROPERTY LINE
- SETBACK/EASEMENT
- FG 123.45 PROPOSED SPOT ELEVATION
- 104 (E) GRADE
- 104 (P) GRADE
- EXISTING TREE TO REMAIN WITH ARBORIST REPORT KEY # AND BOTANICAL NAME, DBH
- EXISTING TREE TO BE REMOVED SEE ALSO ARBORIST REPORT
- EXISTING PLANT TO REMAIN
- PROPOSED PLANTING AREAS

1 SITE PLAN
L1.0

Scale: 1/8" = 1'-0"
on 24" x 36"

NUMBER	DATE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
16 MIDDLEBURY LN
LOS ALTOS, CA 94022

Site Plan

DRAWINGS PROVIDED BY:
Via
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:

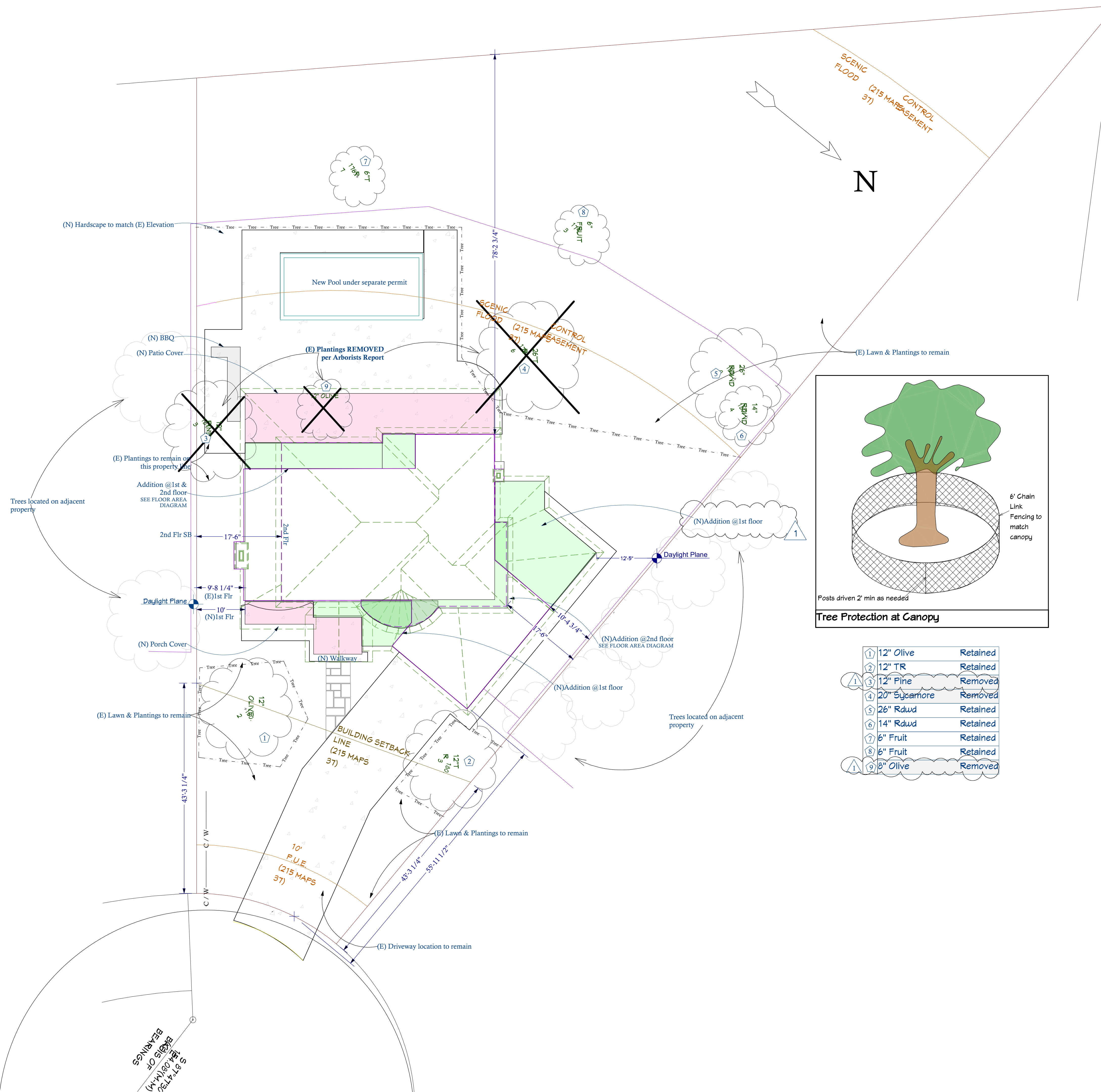
5/7/2021

SCALE:

1" = 10'

SHEET:

A-4



Jonathan Ford

NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
16 MIDDLEBURY LN
LOS ALTOS, CA 94022

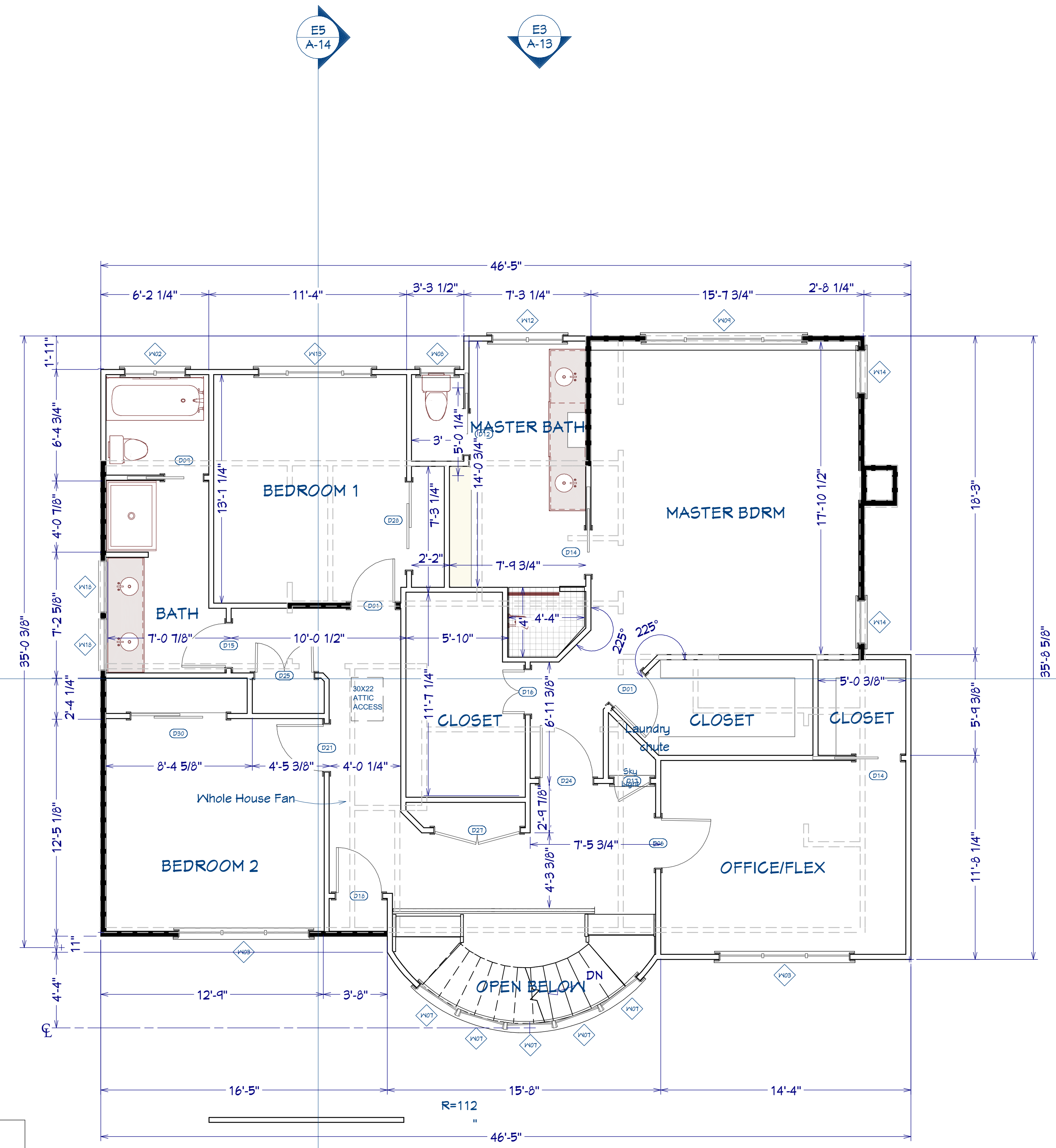
2nd Floor Plan
Jonathan Ford

Drawings provided by:
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:
5/3/2021
SCALE:
1" = 4'
SHEET:
A-6

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	FIRE	
D01	2668	2	2	2668 R IN	30"	80"	HINGED-DOOR P04		
D02	16072	1	1	16072	142"	86"	GARAGE-GARAGE DOOR CHD05		
D03	2068	1	1	2068 L	24 1/4"	80"	POCKET-DOOR P04		
D04	21068	1	1	21068 R IN	34"	80"	HINGED-DOOR P04		
D05	21068	1	1	21068 L EX	34"	80"	EXT. HINGED-PANEL	YES	
D06	21068	1	2	21068 L IN	34"	80"	HINGED-DOOR P04		
D07	2268	1	1	2268 L	26"	80"	POCKET-DOOR P04		
D09	2268	1	2	2268 R	26"	80"	POCKET-DOOR P04		
D10	2468	1	1	2468 L IN	28"	80"	HINGED-DOOR P04		
D11	2568	1	1	2568 R IN	24"	80"	HINGED-DOOR P04		
D12	2468	1	2	2468 R	28"	80"	POCKET-DOOR P04		
D13	2668	1	1	2668 R	30"	80"	POCKET-DOOR P04		
D14	2668	2	2	2668 L	30"	80"	POCKET-DOOR P04		
D15	2668	1	2	2668 L IN	30"	80"	HINGED-DOOR P04		
D16	2668	1	2	2668 L/R IN	30"	80"	DOUBLE HINGED-DOOR P04		
D17	2020	1	2	2020 L IN	24"	24"	HINGED-SLAB		
D18	2768	1	2	2768 L IN	31"	80"	HINGED-DOOR P04		
D19	2868	2	1	2868 L	32"	80"	POCKET-DOOR P04		
D20	2868	1	1	2868 R IN	32"	80"	HINGED-DOOR P04		
D21	2868	1	2	2868 R IN	32"	80"	HINGED-DOOR P04		
D22	2368	1	1	2368 L	27 5/16"	80"	POCKET-DOOR P04		
D23	3068	1	1	3068 L EX	36"	80"	EXT. HINGED-SLAB		
D24	3068	1	2	3068 L IN	36"	80"	HINGED-DOOR P04		
D25	3468	1	2	3468 L/R IN	40 1/4"	80"	DOUBLE HINGED-DOOR P04		
D26	4080	1	1	4080 R EX	48"	96"	EXT. HINGED-DOOR E21		
D27	41068	1	2	41068 L/R IN	58"	80"	DOUBLE HINGED-DOOR P04		
D28	5068	1	2	5068 R IN	60"	80"	SLIDER-DOOR P04		
D29	5068	1	1	5068 R IN	60"	80"	SLIDER-DOOR P04		
D30	5568	1	2	5568 R IN	65"	80"	SLIDER-DOOR P04		
D31	6080	1	1	6080 R EX	72"	96"	EXT. SLIDER-GLASS PANEL		
D32	12080	2	1	12080 L/R EX	144"	96"	EXT. QUAD SLIDER-GLASS PANEL		

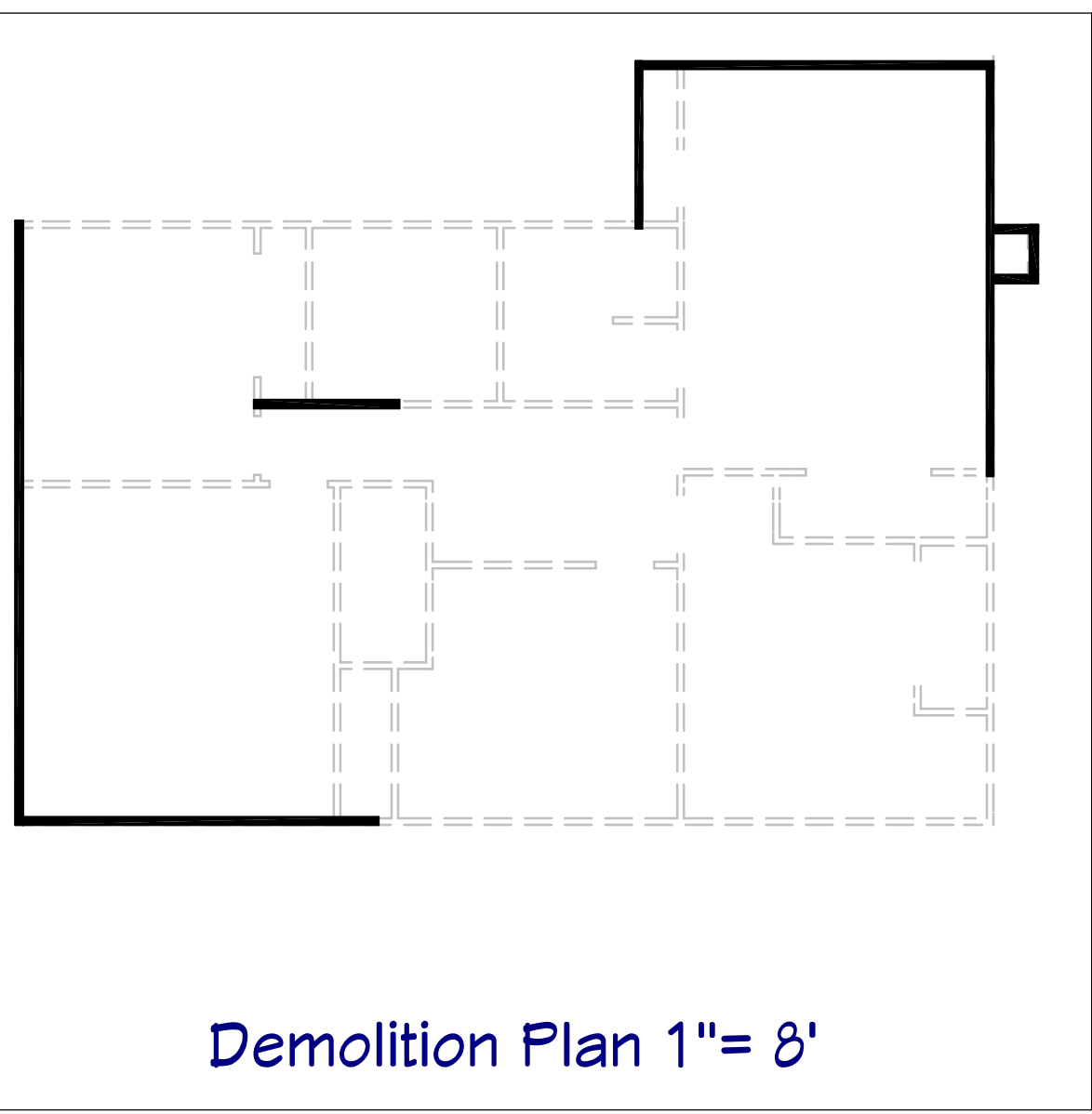
WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION	TEMPERED
W01	1850AV	1	1	1850AV	20 7/16"	60"		SINGLE AWNING	
W02	3620LS	1	2	3620LS	42"	24"		LEFT SLIDING	
W03	7640TC	2	2	7640TC	40"	48"		TRIPLE CASEMENT-LHL/RHR	
W04	2020FX	1	1	2020FX	24"	24"		FIXED GLASS	
W05	2026AV	1	1	2026AV	24"	30"		SINGLE AWNING	YES
W06	11046SC	5	1	11046SC	22"	54"		SINGLE CASEMENT-HR	
W07	2846SC	5	2	2846SC	32"	54"		SINGLE CASEMENT-HR	
W08	2020AV	1	2	2020AV	24"	24"		SINGLE AWNING	
W09	9046TS	1	2	9046TS	108"	54"		TRIPLE SLIDING	
W10	5050RS	1	1	5050RS	60"	60"		RIGHT SLIDING	
W11	6030LS	1	1	6030LS	72"	36"		LEFT SLIDING	
W12	4140DC	1	2	4140DC	44"	48"		DOUBLE CASEMENT-LHL/RHR	
W13	6640TS	1	2	6640TS	78"	48"		TRIPLE SLIDING	
W14	2626SC	2	2	2626SC	30"	30"		SINGLE CASEMENT-HR	
W16	31150AV	1	1	31150AV	47 3/8"	60"		SINGLE AWNING	
W17	4050SC	1	1	4050SC	48"	60"		SINGLE CASEMENT-HR	YES
W18	3016AV	2	2	3016AV	36"	18"		SINGLE AWNING	
W19	6046SC	1	1	6046SC	72"	54"		SINGLE CASEMENT-HR	YES



2nd Floor

Wall Legend

	(E) Walls to be demolished
	(E) Walls to Remain
	(N) Walls

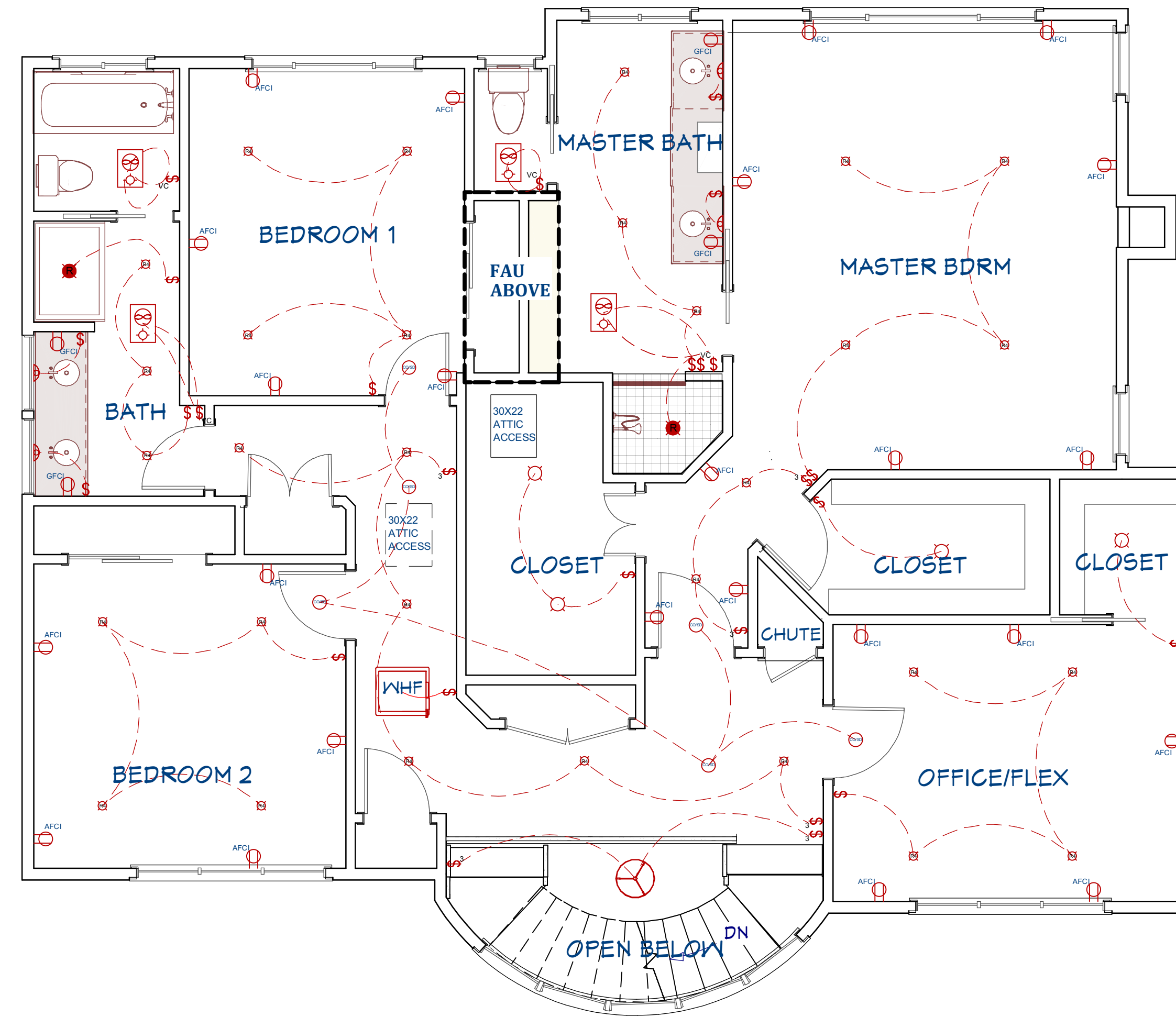
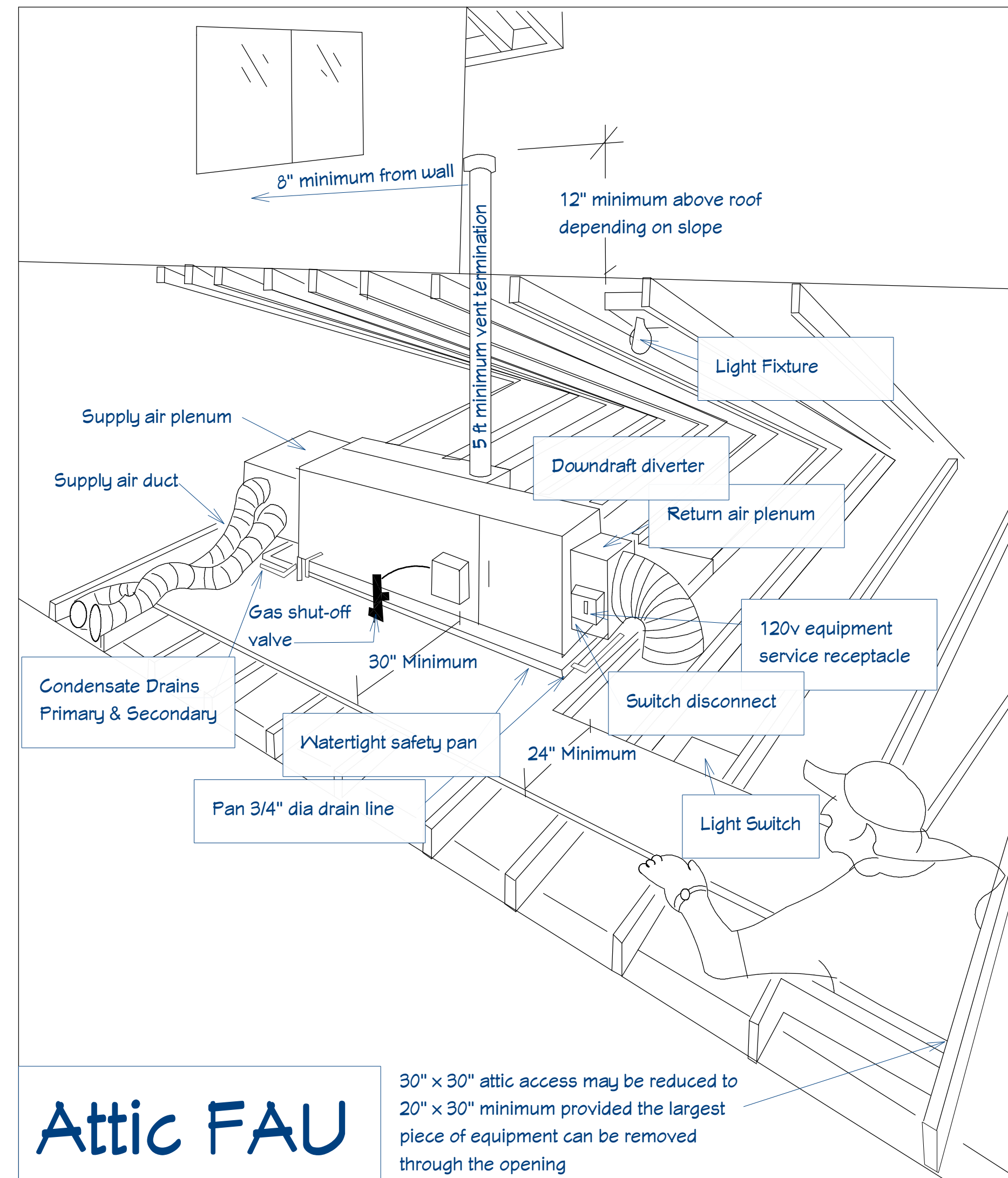


E5 A-14
E1 A-10

ELECTRICAL - DATA - AUDIO LEGEND

Note: All Luminaries shall be high efficacy per Section 150.0-A

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans Light Combo: Ceiling Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Recessed Vapor
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Steam Unit
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Vacancy, Occupancy, Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	CO/Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



2nd Floor



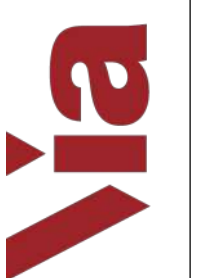
NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

GALLI RESIDENCE
16 MIDDLEBURY LN
LOS ALTOS, CA 94022

Electrical Plan

Handwritten signature

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Los Altos, CA 94022-1328



DATE:

5/3/2021

SCALE:

1" = 4'

SHEET:

A-8

NUMBER	DATE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
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Roof Plan
Jonathan Ford

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DATE:
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A-9

1st Floor Attic: 830sf
300/830=2.76sf ventilation required
2.76 x 144= 398.4 sq in ventilation required
160- 200 sq in high exhaust (40-50%) required
O'Hagin Low Profile Vent= 98.75 sq in ventilation each
(2) Vents= 197.5 sq in high exhaust ventilation
200- 240 sq in low intake (50-60%) required
14x6 rafter block ventilation= 84sq in
3 vents= 252 sq in low intake ventilation

2nd Floor Attic: 1550sf
300/1550=5.16sf ventilation required
5.16x144=744 sq in ventilation required
298- 372 sq in high exhaust (40-50%) required
O'Hagin Low Profile Vent= 98.75 sq in ventilation each
4 vents x 98.75= 395 sq in ventilation each
372- 446 sq in low intake (50-60%) required
(5)14x6 rafter block ventilation= 420sq in ventilation

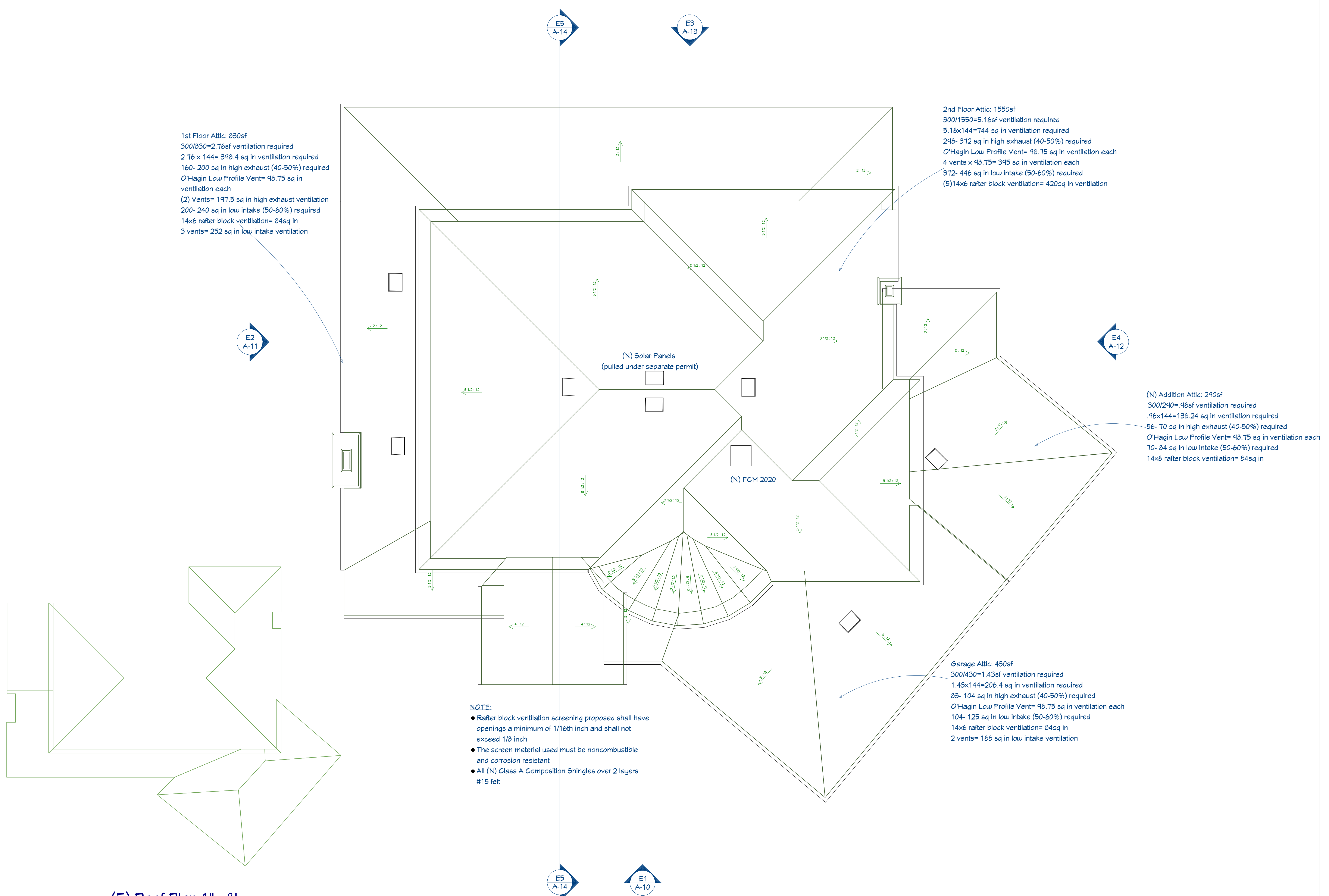
(N) Addition Attic: 290sf
300/290= 96sf ventilation required
96x144=138.24 sq in ventilation required
56- 70 sq in high exhaust (40-50%) required
O'Hagin Low Profile Vent= 98.75 sq in ventilation each
70- 84 sq in low intake (50-60%) required
14x6 rafter block ventilation= 84sq in

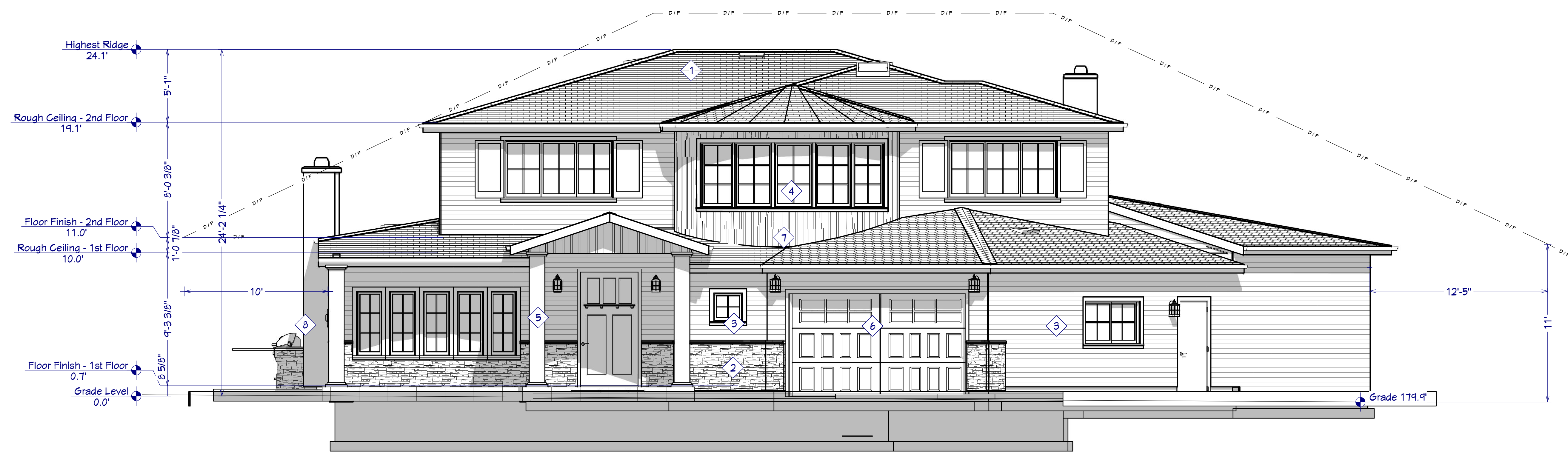
Garage Attic: 430sf
300/430=1.43sf ventilation required
1.43x144=206.4 sq in ventilation required
83- 104 sq in high exhaust (40-50%) required
O'Hagin Low Profile Vent= 98.75 sq in ventilation each
104- 125 sq in low intake (50-60%) required
14x6 rafter block ventilation= 84sq in
2 vents= 168 sq in low intake ventilation

NOTE:

- Rafter block ventilation screening proposed shall have openings a minimum of 1/16th inch and shall not exceed 1/8 inch
- The screen material used must be noncombustible and corrosion resistant
- All (N) Class A Composition Shingles over 2 layers #15 felt

(E) Roof Plan 1"= 8'





Exterior Elevation Front

Exterior Finish Materials List

- 1 Class A Comp Shingles over 2 layers 15# felt to match existing
- 2 Stacked Stone over lath and 2 layers grade D paper
- 3 Wood Lap Siding over 2 layers grade D paper
- 4 Dual Pane Wood Glad windows w/ divided lites
- 5 Paint Grade Craftsman Millwork (wood or composite EQ)
- 6 Wood Carriage style Garage door
- 7 Board & Batten style siding over 2 layers Grade D paper
- 8 (E) 200 amp electric panel/meter
- 9 Solar Panels (Separate Permit to be pulled)



Existing Elevation Front

NUMBER	DATE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
16 MIDDLEBURY LN
LOS ALTOS, CA 94022

Elevations
Jonathan Ford

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NUMBER	DATE	REVISION BY	DESCRIPTION

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LOS ALTOS, CA 94022

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DATE:

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SCALE:

1" = 4'

SHEET:

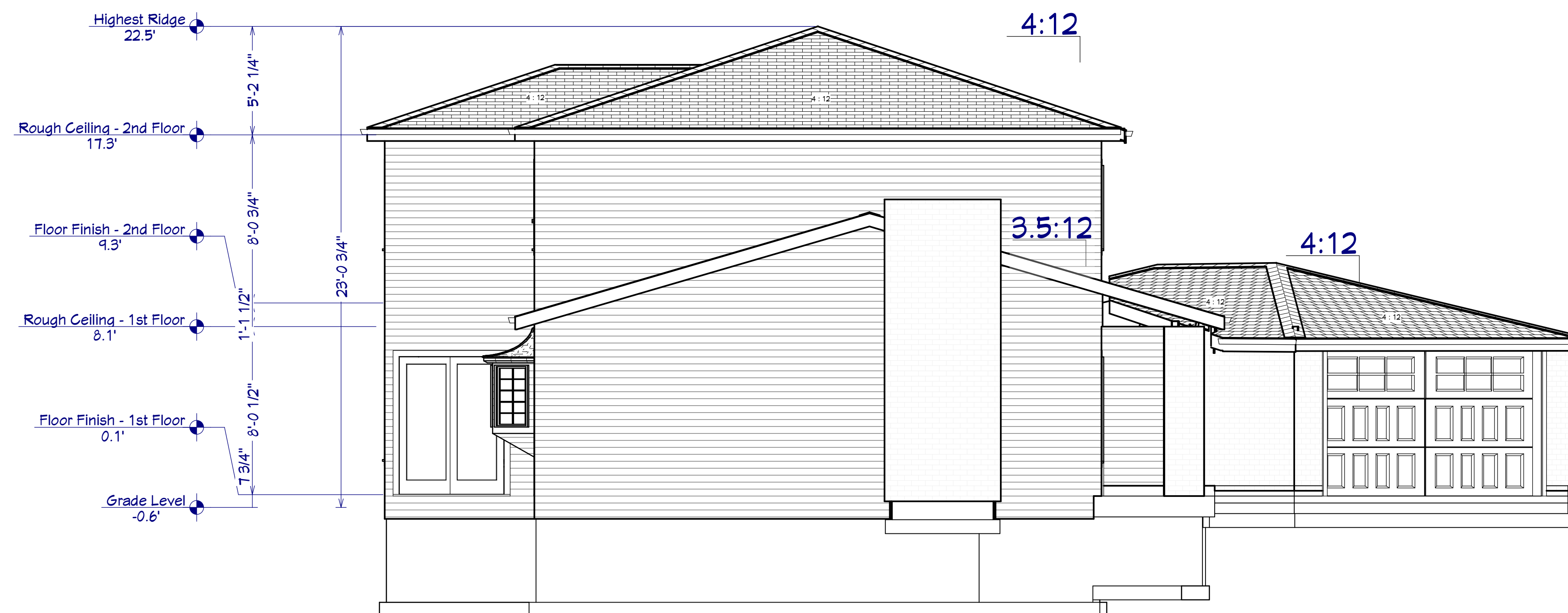
A-11



Exterior Elevation Left

Exterior Finish Materials List

- 1 Class A Comp Shingles over 2 layers 15# felt to match existing
- 2 Stacked Stone over lath and 2 layers grade D paper
- 3 Wood Lap Siding over 2 layers grade D paper
- 4 Dual Pane Wood Clad windows w/ divided lites
- 5 Paint Grade Craftsman Millwork (wood or composite EQ)
- 6 Wood Carriage style Garage door
- 7 Board & Batten style siding over 2 layers Grade D paper
- 8 (E) 200 amp electric panel/meter
- 9 Solar Panels (Separate Permit to be pulled)



Existing Elevation Left

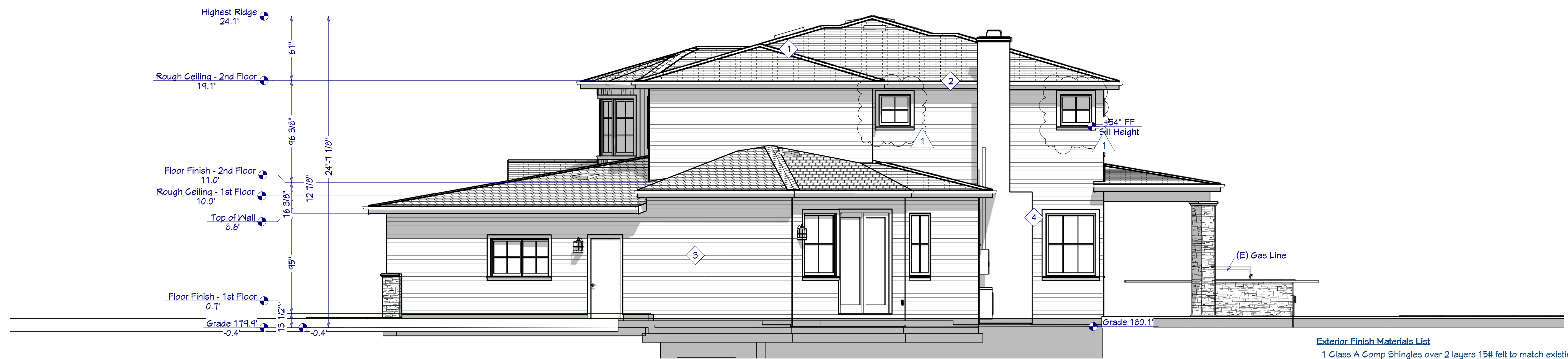
NUMBER	DATE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
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LOS ALTOS, CA 94022

Elevations
Jonathan Ford

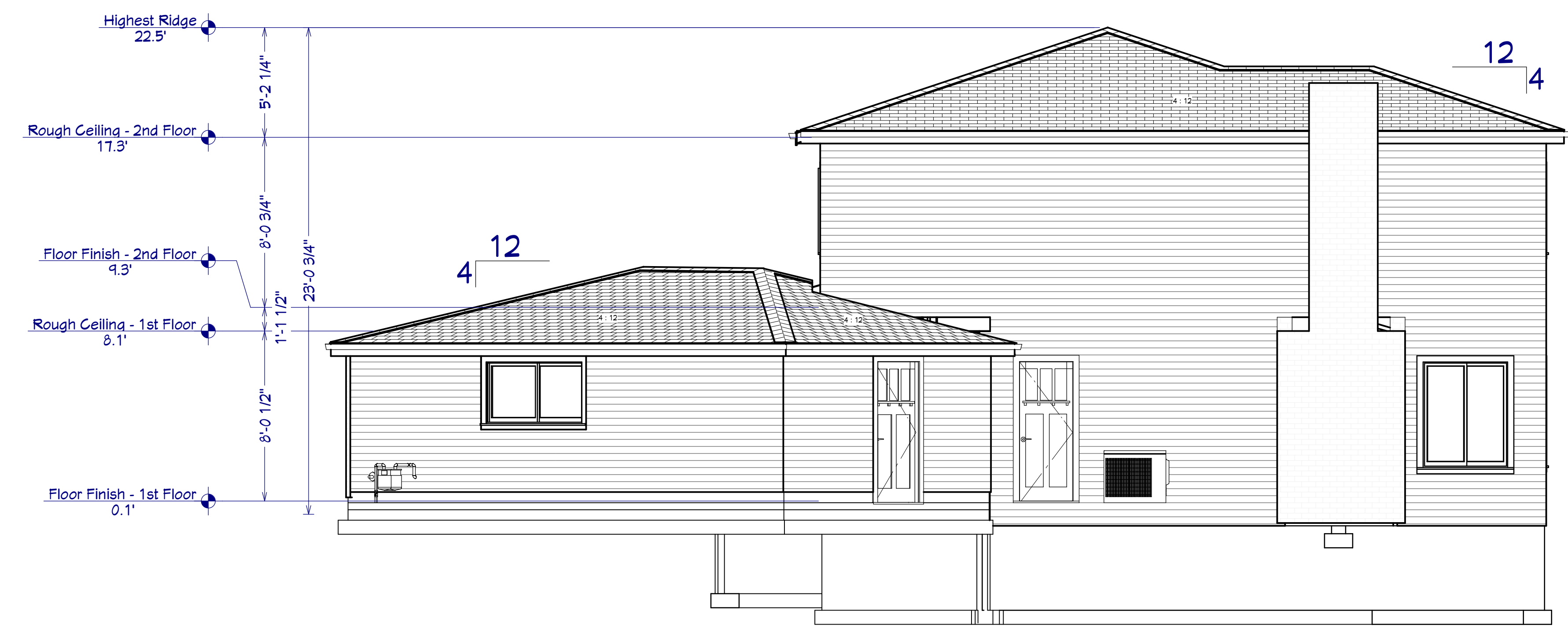
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DATE:
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SCALE:
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A-12

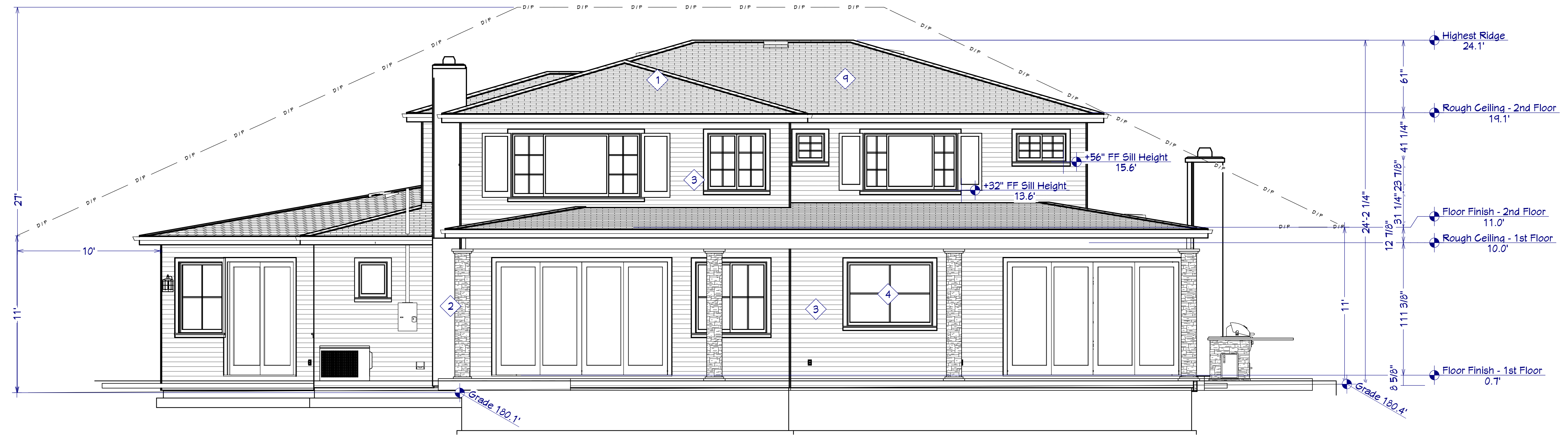


Exterior Elevation Right

- Exterior Finish Materials List**
- 1 Class A Comp Shingles over 2 layers 15# felt to match existing
 - 2 Stacked Stone over lath and 2 layers grade D paper
 - 3 Wood Lap Siding over 2 layers grade D paper
 - 4 Dual Pane Wood Glad windows w/ divided lites
 - 5 Paint Grade Craftsman Millwork (wood or composite EQ)
 - 6 Wood Carriage style Garage door
 - 7 Board & Batten style siding over 2 layers Grade D paper
 - 8 (E) 200 amp electric panel/meter
 - 9 Solar Panels (Separate Permit to be pulled)



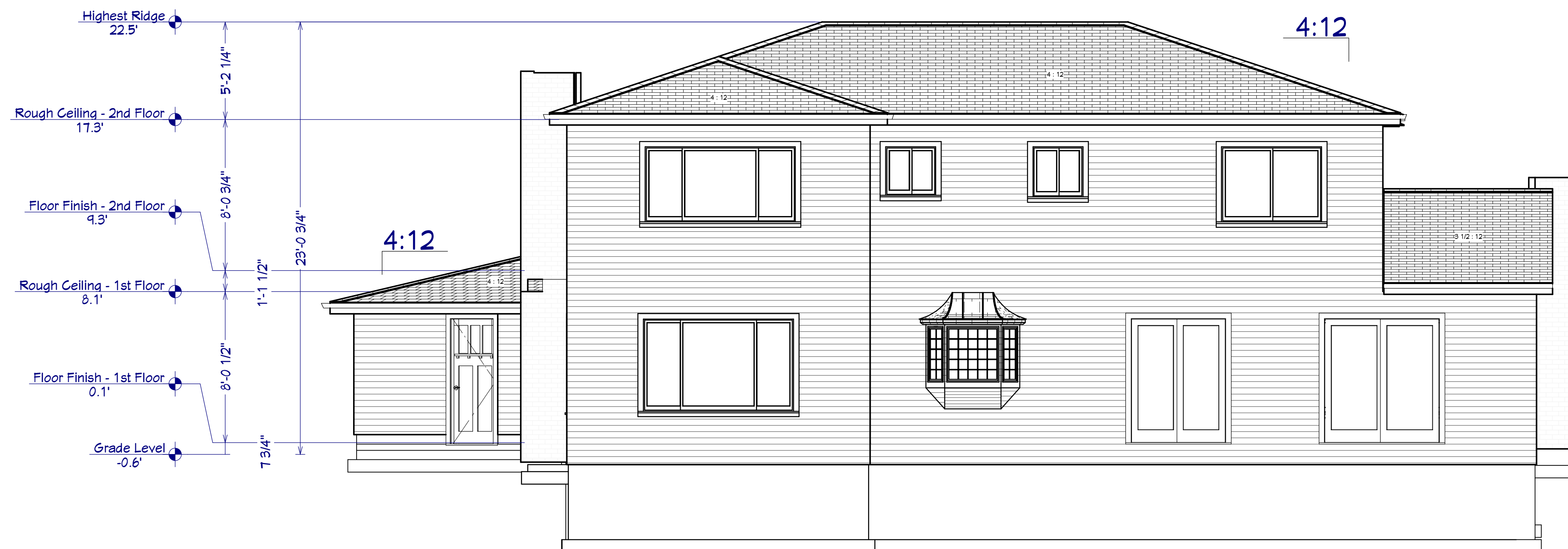
Exterior Elevation Right



Exterior Elevation Back

Exterior Finish Materials List

- 1 Class A Comp Shingles over 2 layers 15# felt to match existing
- 2 Stacked Stone over lath and 2 layers grade D paper
- 3 Wood Lap Siding over 2 layers grade D paper
- 4 Dual Pane Wood Glad windows w/ divided lites
- 5 Paint Grade Craftsman Millwork (wood or composite EQ)
- 6 Wood Carriage style Garage door
- 7 Board & Batten style siding over 2 layers Grade D paper
- 8 (E) 200 amp electric panel/meter
- 9 Solar Panels (Separate Permit to be pulled)



Exterior Elevation Back

NUMBER	DATE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
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SCALE:
1" = 4'

SHEET:
A-13

REVISION TABLE	
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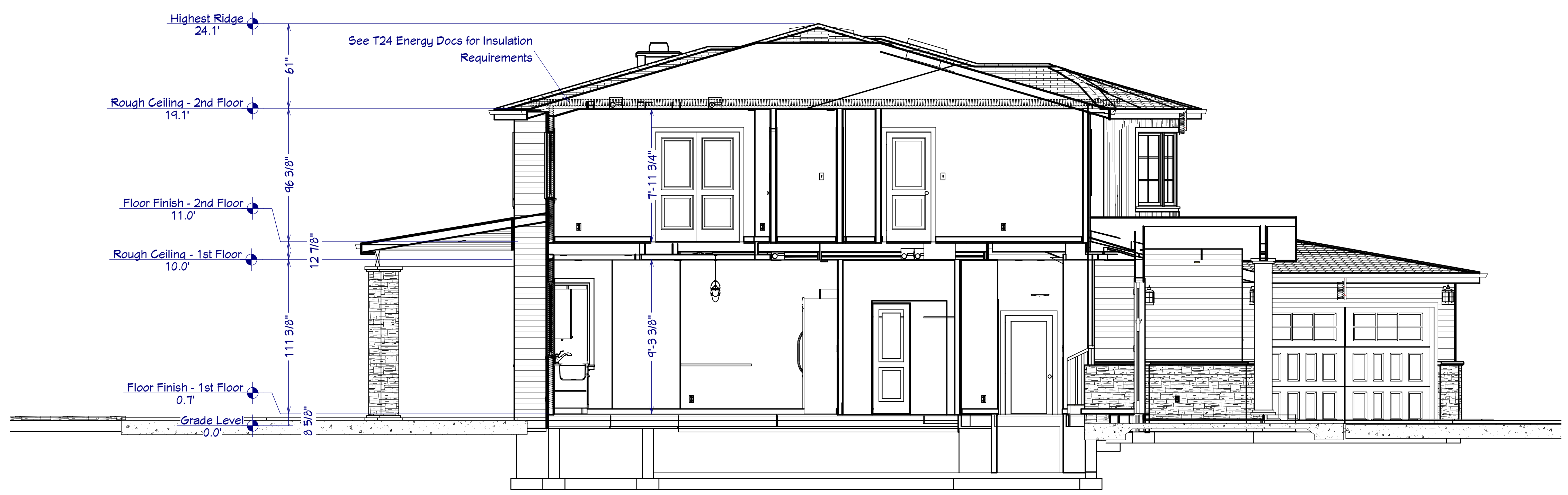
Cross Sections
Jonathan Ford

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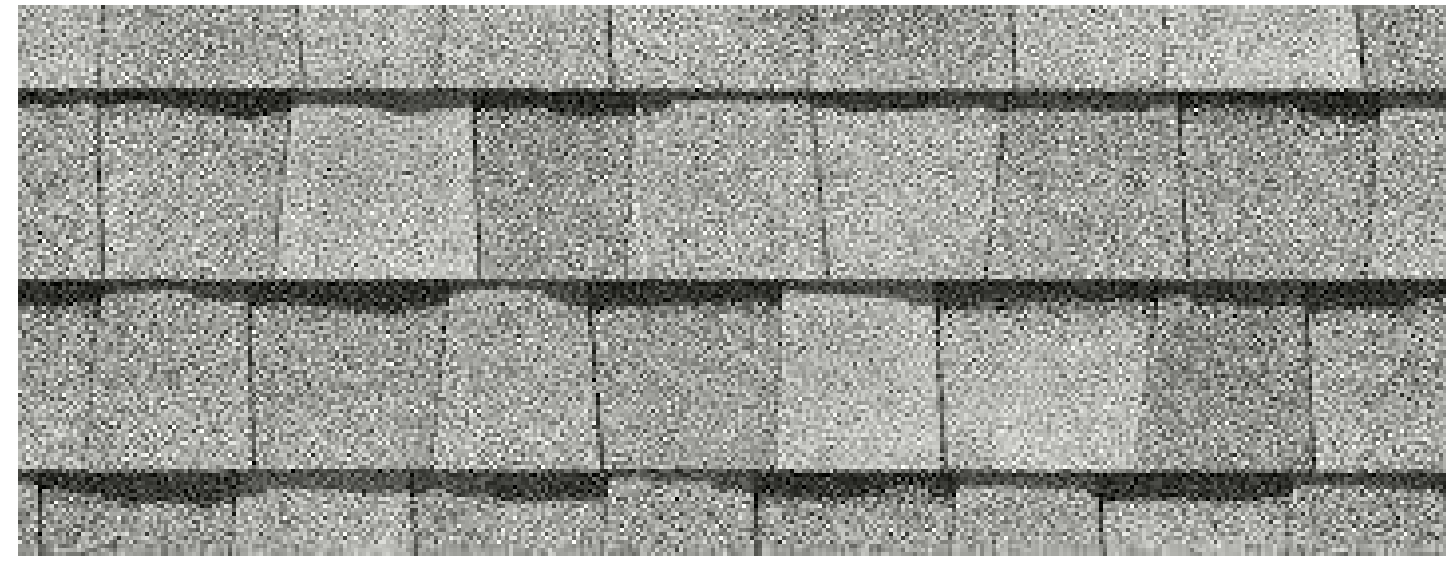
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A-14



Elevation 5



Elevation 6



1) Landmark Presidential Grey or Eq to match existing



2) Shadow Grey Faux Stone Veneer



3) Light Blue HardiePlank Lap Siding or Eq



3) Dual Pane windows w/ Divided Lites



3) Craftsman Paint Grade Square Columns



4) Wood or Composite Eq Carriage Style Garage Door



5) Lite Blue/Grey Board & Batten Siding



Exterior Finish Materials List

- 1 Class A Comp Shingles over 2 layers 15# felt to match existing
- 2 Stacked Stone over lath and 2 layers grade D paper
- 3 Hardi Lap Siding over 2 layers grade D paper
- 4 Dual Pane Metal Glad exterior Wood interior windows w/ divided lites
- 5 Paint Grade Craftsman Millwork (wood or composite EQ)
- 6 Wood Carriage style Garage door
- 7 Board & Batten style siding over 2 layers Grade D paper

NUMBER	DATE	REVISION TABLE	REVISION BY	DESCRIPTION

GALLI RESIDENCE
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Materials Board

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DATE:

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A-15