FIRE DEPARTMENT NOTES:

1. REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLE B105.1, OR ADDITIONS EXCEEDS FIFTY (50) PERCENT (INCLUSIVE OF GARAGE CONVERSIONS) OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT.) WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. TEAR-DOWNS AND/ OR ADDITIONS OVER FIFTY (50) PERCENT SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. THE OBLIGATION TO PROVIDE COMPLIANCE WITH THESE FIRE SPRINKLER REGULATIONS MAY NOT BE EVADED BY PERFORMING A SERIES OF SMALL ADDITIONS UNDERTAKEN OVER A THREE-YEAR PERIOD. THE PERMIT ISSUANCE DATE OF PAST ADDITIONS WHERE THESE REGULATIONS WERE IN EFFECT SHALL BE USED FOR DETERMINING COMPLIANCE. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAMC

3. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM(S), AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

4. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.

5. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1

ZONING COMPLIANCE

	EXISTING		PROPOSED		ALLOWED/REQ'D	
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6" HIGH	4,024	S.F.	6,025	S.F.	9,087	S.F.
	14.6%		21.8%		30.0%	
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS — 1st FLR.	3,343	S.F.	3,584	S.F.	6,312	S.F.
2nd FLR.	2,010	S.F.	1,627			
TOTAL	5,353	S.F.	5,211			
	19.4%		18.9%		22.9%	
ADU	598	S.F.	1,100	S.F.	1,200	S.F.
SETBACKS:						
FRONT	70.3	FT.	51	FT.	25	FT.
REAR	58.2	FT.	39.8	FT.	25	FT.
RIGHT SIDE (1ST/2ND)	26.4/26.4	FT.	22.3/25.2	FT.	10/17.5	FT.
LEFT SIDE (1ST/2ND)	45.7/33.4	FT.	28.6/32.4	FT.	10/17.5	FT.
HEIGHT:	23.3	FT.	25.4	FT.	27	FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING		CHANGE IN		TOTAL PROPOSED	
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	5,993	S.F.	3,264	S.F.	9,257	S.F.
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	1,008	S.F.	-370	S.F.	638	S.F.

LOT CALCULATIONS

NET LOT AREA:		27,622	S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	1,259	S.F.	37.7%
LANDSCAPE BREAKDOWN: TOTAL HARDSCAPE AREA EXISTING & PROPOSED		17,254	S.F.
EXISTING SOFTSCAPE (UNDISTURBED) AREA		0	S.F.
NEW SOFTSCAPE AREA		10,368	S.F.
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA			

RENDERED 3D IMAGE

INDEX OF DRAWINGS

PROJECT INFO

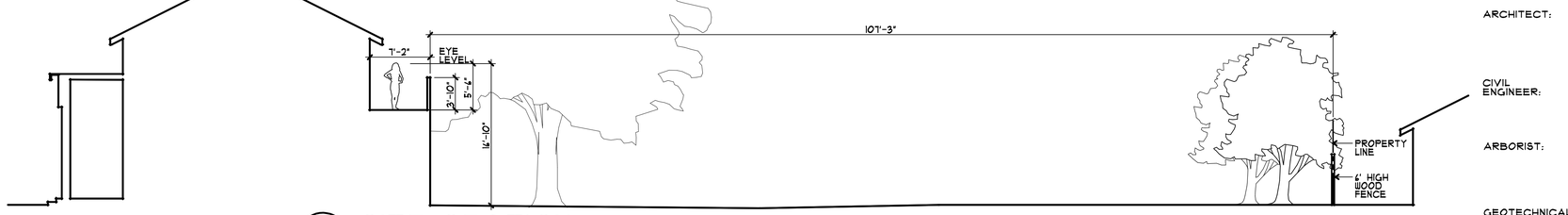
OWNER:	ALAN & LAURA GREBENE 72 VIEW STREET LOS ALTOS, CA 94022
JOB ADDRESS:	72 VIEW STREET LOS ALTOS, CA 94022
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	V-B
RISK CATEGORY:	II
A.P.N.	167-36-025
ZONING:	R1-10
ARCHITECT:	RH ASSOCIATES, ARCHITECTS 11010 COMBIE RD. STE 210 AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 268-3055 steve.collom@gmail.com
CIVIL ENGINEER:	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 CONTACT: NADIM RAFOUL (408) 348-7813 nnrengineering@yahoo.com
ARBORIST:	ARBORWELL 2331 AMERICAN AVE HAYWARD, CA 94545 CONTACT: SAMUEL OAKLEY (888) 969-8733 soakley@arborwell.com
GEOTECHNICAL ENGINEER:	SILICON VALLEY SOIL ENGINEERING 2391 ZANKER ROAD, SUTIE 350 SAN JOSE, CA 95131 CONTACT: SEAN DEIVERT (408) 324-1400 sdeivert@siliconvalleysoil.com
LANDSCAPE DESIGN:	KAREN AITKEN & ASSOCIATES 8262 RANCHO REAL GILROY, CA 95020 CONTACT: KAREN AITKEN (408) 842-0245 AitkenAssociates@gmail.com

AREA SCHEDULE

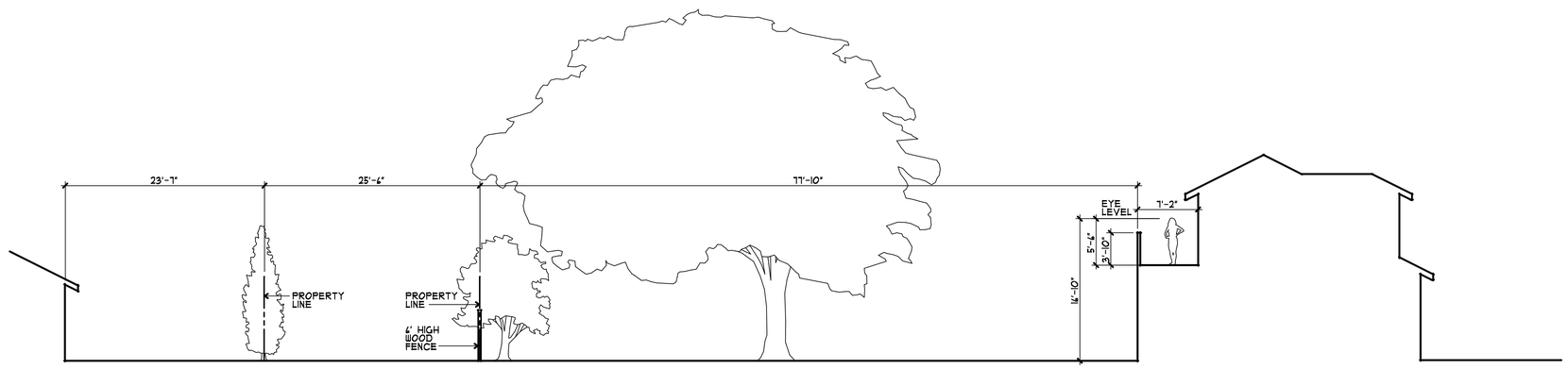
LOT AREA		27,622 S.F.
LIVABLE AREA		
BASEMENT		3,584 S.F.
MAIN FLOOR		2,946 S.F.
UPPER FLOOR		1,621 S.F.
	TOTAL	8,151 S.F.
ADU		1,100 S.F.
TOTAL LIVABLE W/ ADU		9,251 S.F.
GARAGE		638 S.F.
COV'D ENTRY		93 S.F.
COV'D PORCH		45 S.F.
REAR COV'D TERRACE		638 S.F.
A.D.U. COV'D TERRACE		432 S.F.
CHIMNEYS		23 S.F.
POOL EQUIP		90 S.F.
COVERAGE		
ALLOWED	(30%+800)	9,087 S.F.
EXISTING		4,024 S.F.
PROPOSED		4,025 S.F.
FLOOR AREA		
ALLOWED	(3,850+1,662+800)	6,312 S.F.
EXISTING		5,353 S.F.
PROPOSED		6,311 S.F.

SCOPE OF WORK:

THE CONSTRUCTION OF A TWO-STORY, 4,574 SQUARE FOOT HOUSE WITH ATTACHED 638 SQUARE FOOT GARAGE OVER A 3,584 SQUARE FOOT BASEMENT AND A DETACHED 1,100 ACCESSORY DWELLING UNIT (A.D.U.)(UNDER SEPARATE PERMIT).



2 A1 SITE SECTION
1/8" = 1'-0"
0 2 6 12 20



3 A1 SITE SECTION
1/8" = 1'-0"
0 2 6 12 20

1 A1 VICINITY MAP
NO SCALE NORTH

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LICENSED ARCHITECT · STEVE COLLOM · No. C 11982 Exp. 10-21 · STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: ALAN & LAURA GREBENE
72 VIEW STREET
LOS ALTOS, CALIFORNIA

drawings: COVER PAGE

revisions:

project number: 2559

date: JULY 2, 2021

sheet number: A1

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7-2-2021

LANDSCAPE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	36"	COAST LIVE OAK	NO
2	36"	COAST LIVE OAK	NO
3	12"	CHINESE PISTACHE	NO
4	6"	CHINESE PISTACHE	NO
5	12"	COAST LIVE OAK	NO
6	6"	AFRICAN SUMAC	NO
7	8"	AFRICAN SUMAC	NO
8	8"	AFRICAN SUMAC	YES
9	8"	CARROTWOOD	YES
10	36"	COAST LIVE OAK	NO
11	6"	JAPANESE MAPLE	YES
12	8"	STRAWBERRY MADRONE	NO
13	8"	STRAWBERRY MADRONE	NO
14	6"	STRAWBERRY MADRONE	NO
15	6"	CITRUS	YES
16	10"	CHINESE PISTACHE	NO
17	10"	CHINESE PISTACHE	NO
18	10"	CHINESE PISTACHE	NO
19	8"	CHINESE PISTACHE	NO
20	10"	CHINESE PISTACHE	NO
21	10"	CHINESE PISTACHE	NO
22	12"	MAYTEN	NO
23	10"	MAYTEN	NO
24	10"	MAYTEN	NO
25	10"	MAYTEN	NO

MAX. NOISE LEVEL FOR AIR CONDITIONERS	
SOUND RATING (Bels)	DISTANCE TO ℄
4.4	4'-0"
4.6	8'-0"
4.8	11'-0"
7.0	14'-0"
7.2	18'-0"
7.4	22'-0"

SEE SHEET AR-1 FOR ARBORIST REPORT BY ARBORWELL FOR TREE PROTECTION AND MAINTENANCE

SEE LANDSCAPE PLAN BY AITKEN & ASSOC. FOR LANDSCAPE INFORMATION

SEE CIVIL PLAN BY NNR ENGINEERING FOR GRADING AND DRAINAGE INFORMATION

1 A1a SITE PLAN

1/8" = 1'-0" 0 2 6 12 20

NORTH

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VIEW STREET

A PROPOSED RESIDENCE FOR:
ALAN & LAURA
72 VIEW STREET
LOS ALTOS, CALIFORNIA

drawings: SITE PLAN

revisions:

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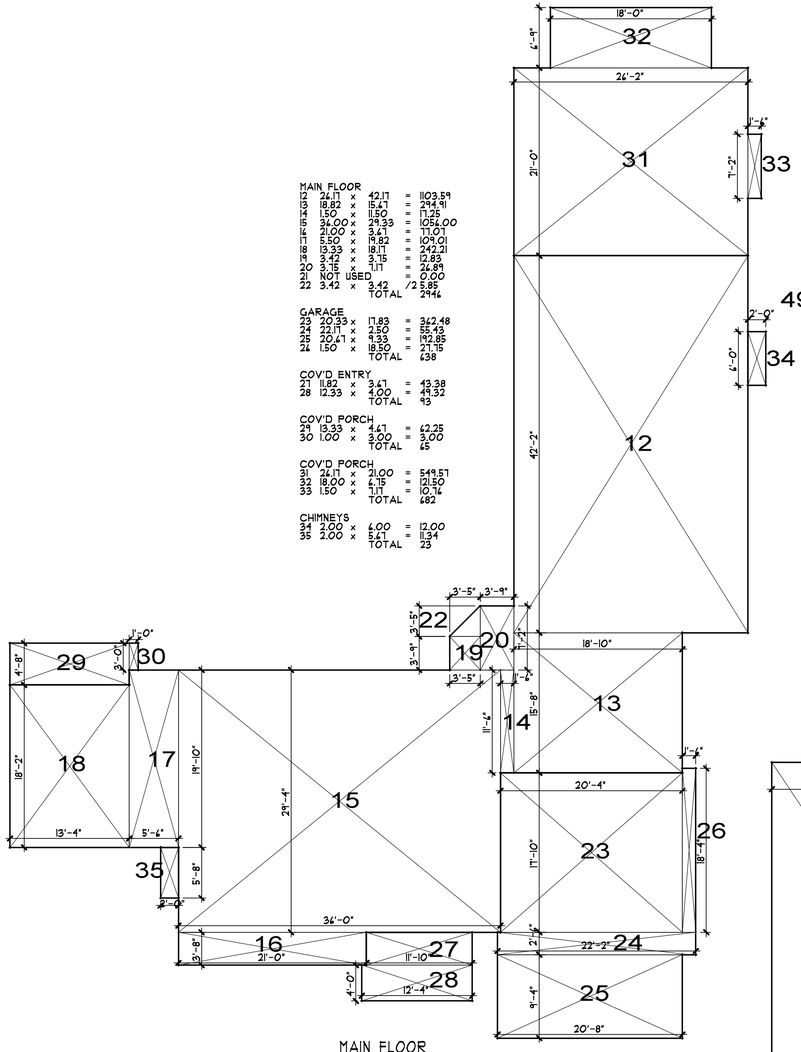
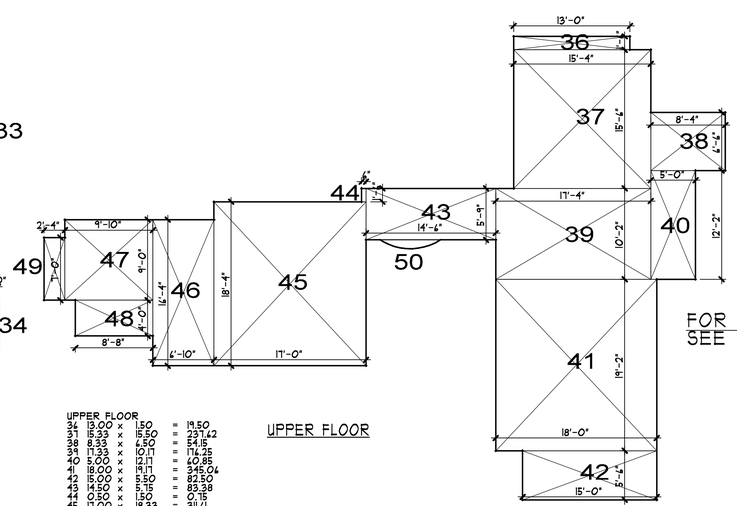


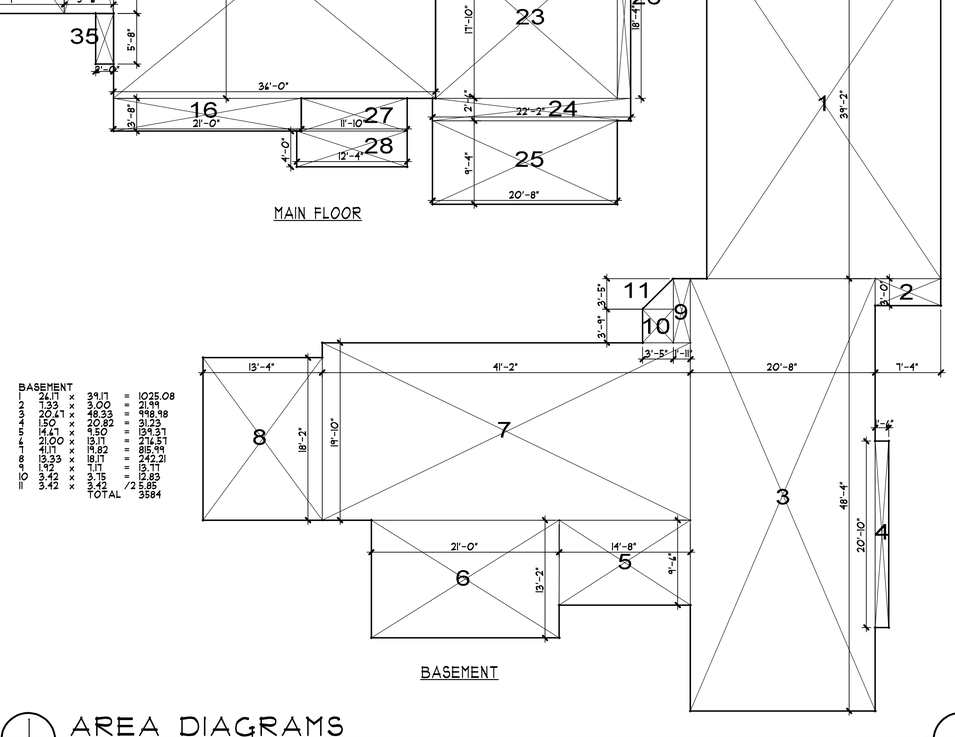
MAIN FLOOR

MAIN FLOOR				
12	24.17	x 42.17	=	1103.59
13	18.82	x 15.67	=	294.91
14	1.50	x 11.50	=	17.25
15	34.00	x 29.33	=	1054.00
16	21.00	x 3.67	=	77.07
17	5.50	x 19.82	=	109.01
18	19.33	x 18.17	=	242.21
19	3.42	x 3.75	=	12.83
20	3.75	x 7.17	=	26.89
21	NOT USED		=	0.00
22	3.42	x 3.42 /2	=	5.85
	TOTAL			2946
GARAGE				
23	20.33	x 17.83	=	362.48
24	22.17	x 2.50	=	55.43
25	20.67	x 9.33	=	192.85
26	1.50	x 18.50	=	27.75
	TOTAL			638
COV'D ENTRY				
27	11.82	x 3.67	=	43.38
28	12.33	x 4.00	=	49.32
	TOTAL			93
COV'D PORCH				
29	13.33	x 4.67	=	62.25
30	1.00	x 3.00	=	3.00
	TOTAL			65
COV'D PORCH				
31	24.17	x 21.00	=	549.57
32	18.00	x 6.75	=	121.50
33	1.50	x 7.17	=	10.76
	TOTAL			682
CHIMNEYS				
34	2.00	x 6.00	=	12.00
35	2.00	x 5.67	=	11.34
	TOTAL			23



UPPER FLOOR

UPPER FLOOR				
36	13.00	x 1.50	=	19.50
37	15.33	x 15.50	=	237.42
38	8.33	x 6.50	=	54.15
39	17.33	x 10.17	=	176.25
40	5.00	x 12.17	=	60.85
41	18.00	x 19.17	=	345.04
42	15.00	x 5.50	=	82.50
43	14.50	x 5.16	=	83.38
44	0.50	x 1.50	=	0.75
45	17.00	x 18.33	=	311.61
46	4.82	x 14.33	=	111.51
47	9.82	x 9.00	=	88.38
48	8.67	x 4.00	=	34.68
49	2.33	x 7.00	=	16.31
50	IRREGULAR		=	5.00
	TOTAL			1421

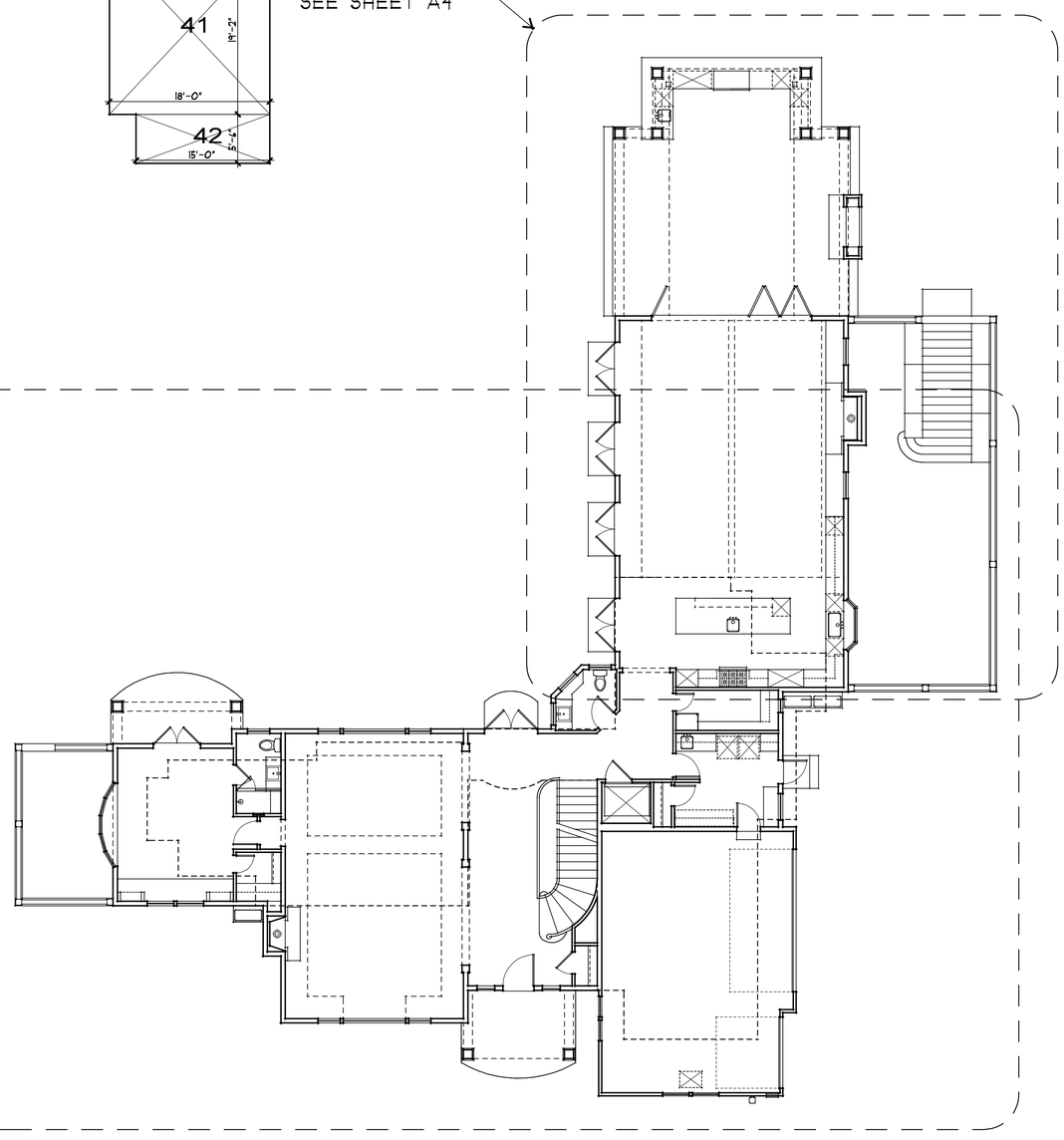


BASEMENT

BASEMENT				
1	24.17	x 39.17	=	1025.08
2	1.33	x 3.00	=	21.99
3	20.41	x 48.33	=	998.98
4	1.50	x 20.82	=	31.23
5	14.67	x 9.50	=	139.37
6	21.00	x 13.17	=	276.57
7	41.17	x 19.82	=	815.99
8	13.33	x 18.17	=	242.21
9	1.42	x 7.17	=	13.37
10	3.42	x 3.75	=	12.83
11	3.42	x 3.42 /2	=	5.85
	TOTAL			3584

FOR 1/4 SCALE PLAN
SEE SHEET A4

FOR 1/4 SCALE PLAN
SEE SHEET A3



1 A2 AREA DIAGRAMS
1/8" = 1'-0"
0 2 6 12 20
NORTH

2 A2 1/8 SCALE KEY PLAN
1/8" = 1'-0"
0 2 6 12 20
NORTH

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A PROPOSED RESIDENCE FOR:
ALAN & LAURA GREBEN
72 VIEW STREET
LOS ALTOS, CALIFORNIA

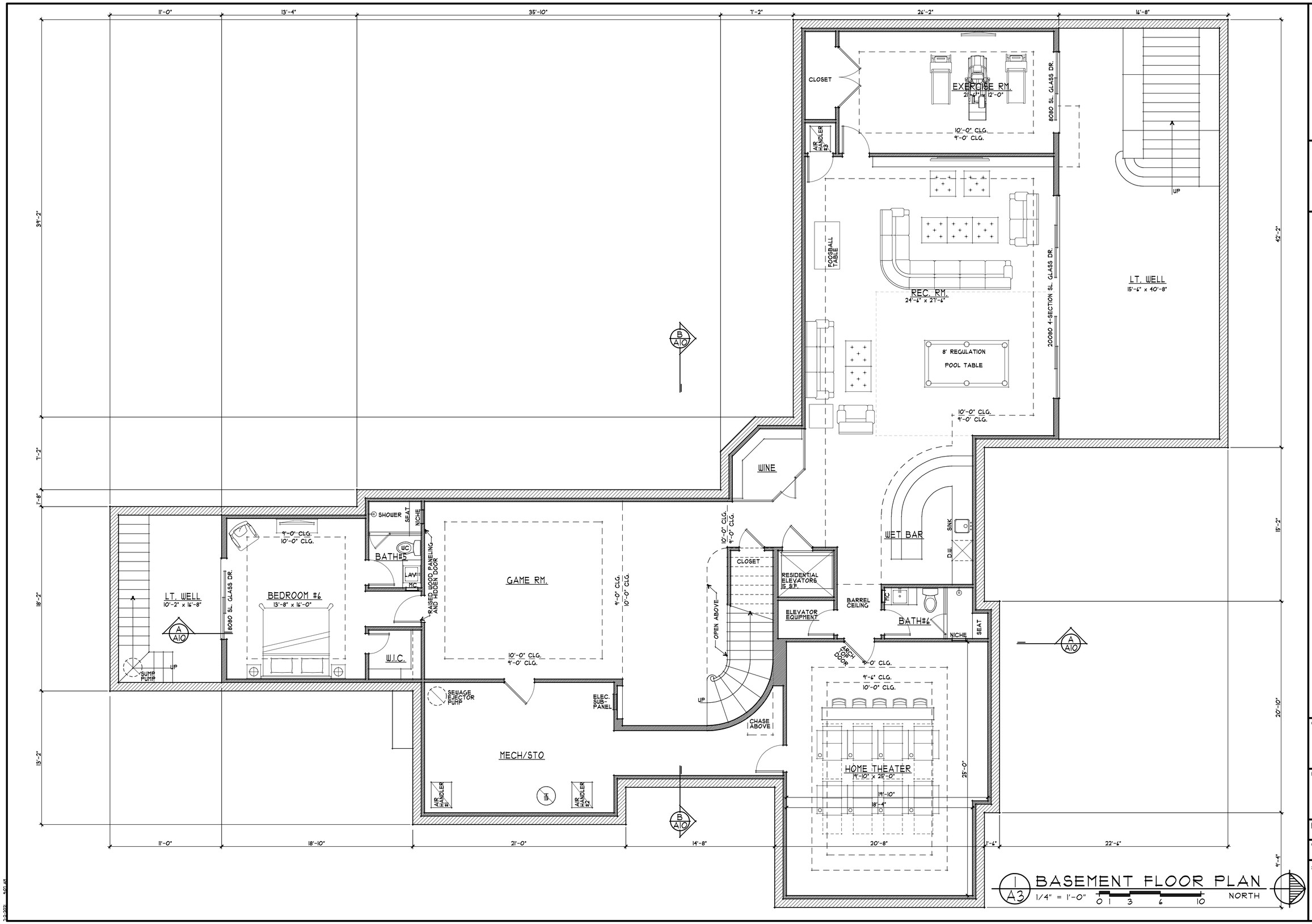
drawings
KEY PLAN

revisions

project number
2559

date
JULY 2, 2021

sheet number
A2



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BASEMENT

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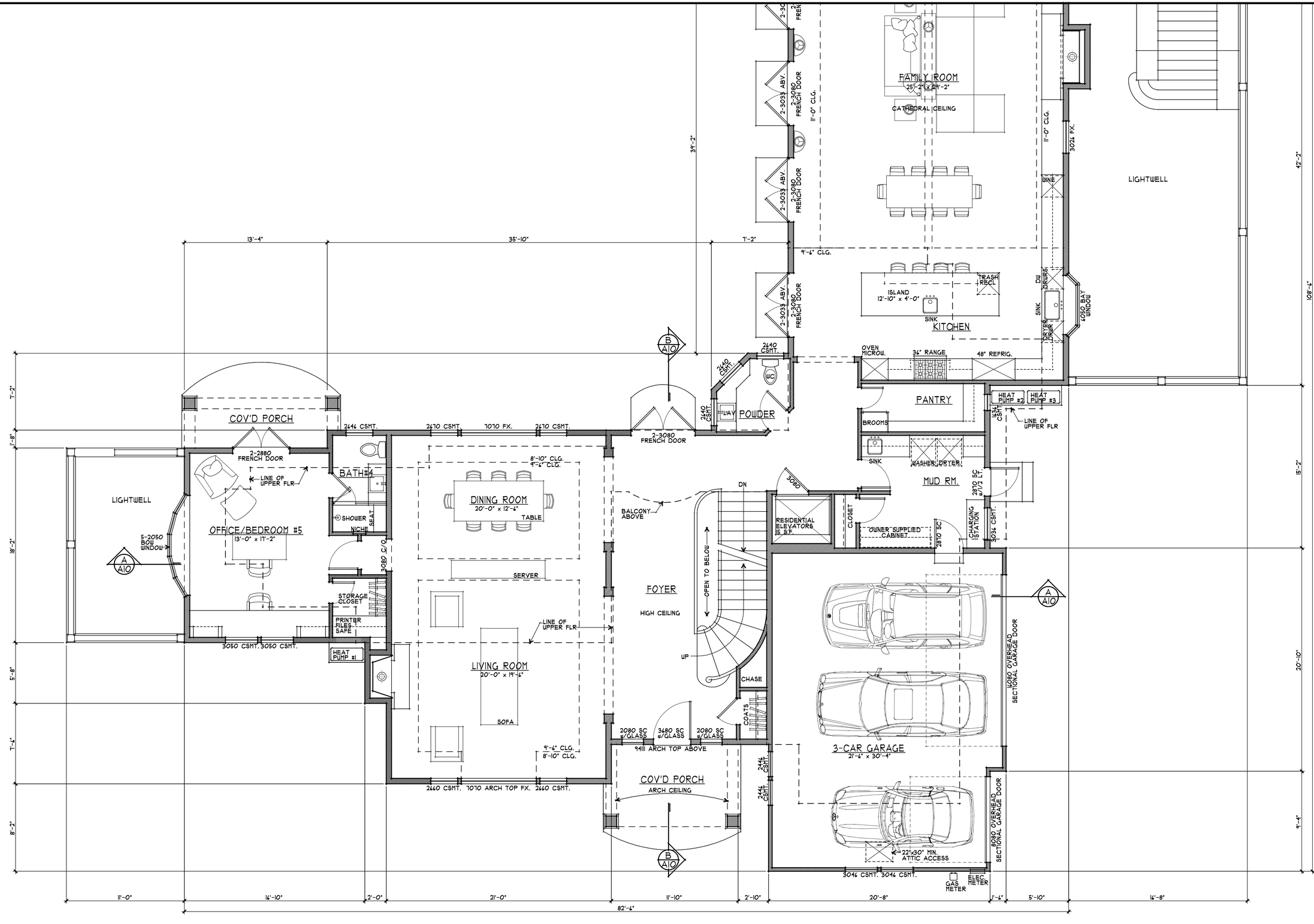
A3



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72 VIEW STREET
LOS ALTOS, CALIFORNIA

1 A4 MAIN FLOOR PLAN - PARTIAL

1/4" = 1'-0" 0 1 3 6 10

NORTH

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drawings: MAIN FLOOR PLAN

revisions:

project number: 2559

date: JULY 2, 2021

sheet number: A4

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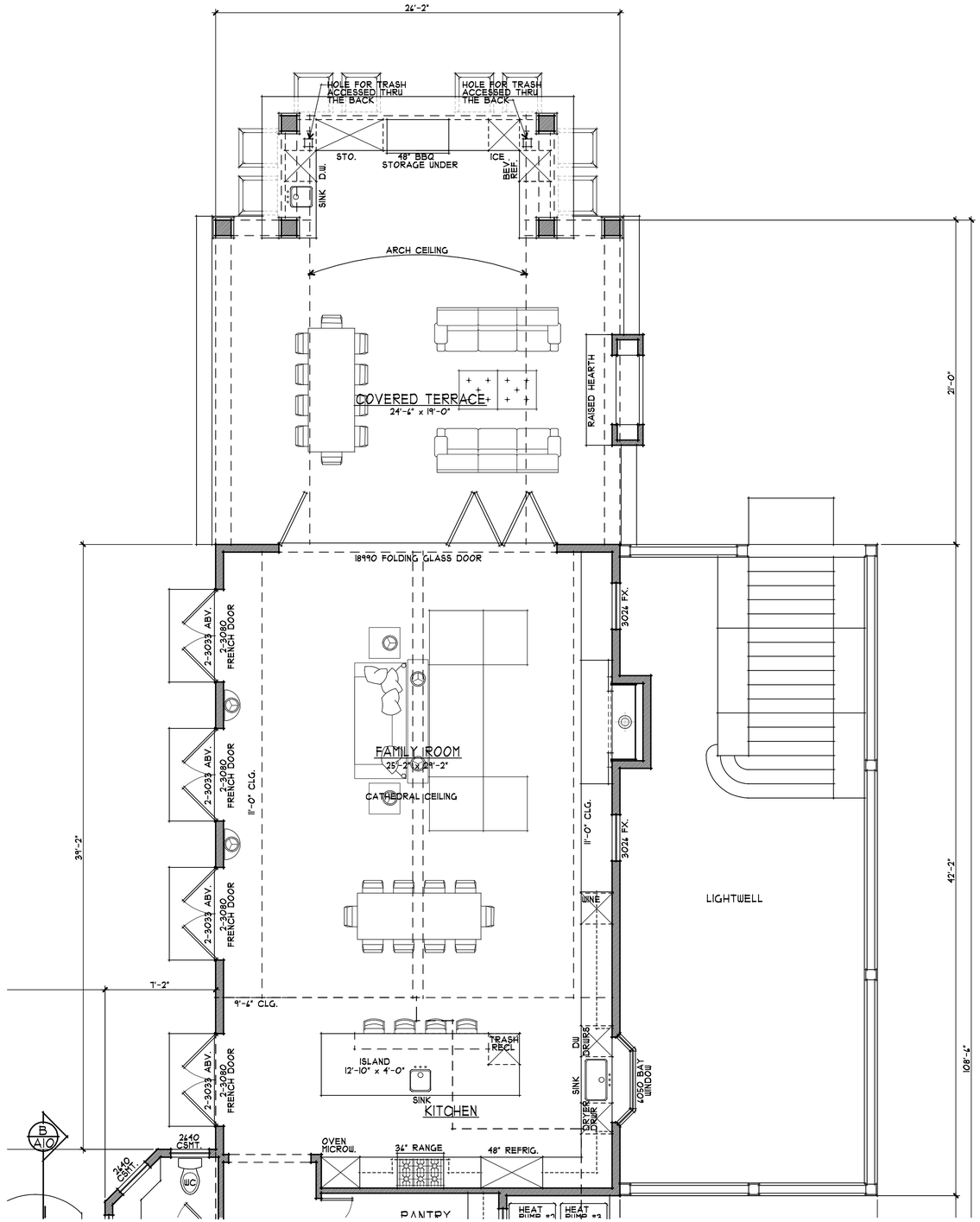

1/A5 MAIN FLOOR PLAN - PARTIAL

1/4" = 1'-0"

0 1 3 6 10

NORTH

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A PROPOSED RESIDENCE FOR: ALAN & LAURA GREBENE

72 VIEW STREET

LOS ALTOS, CALIFORNIA

drawings: MAIN FLOOR

revisions:

project number: 2559

date: JULY 2, 2021

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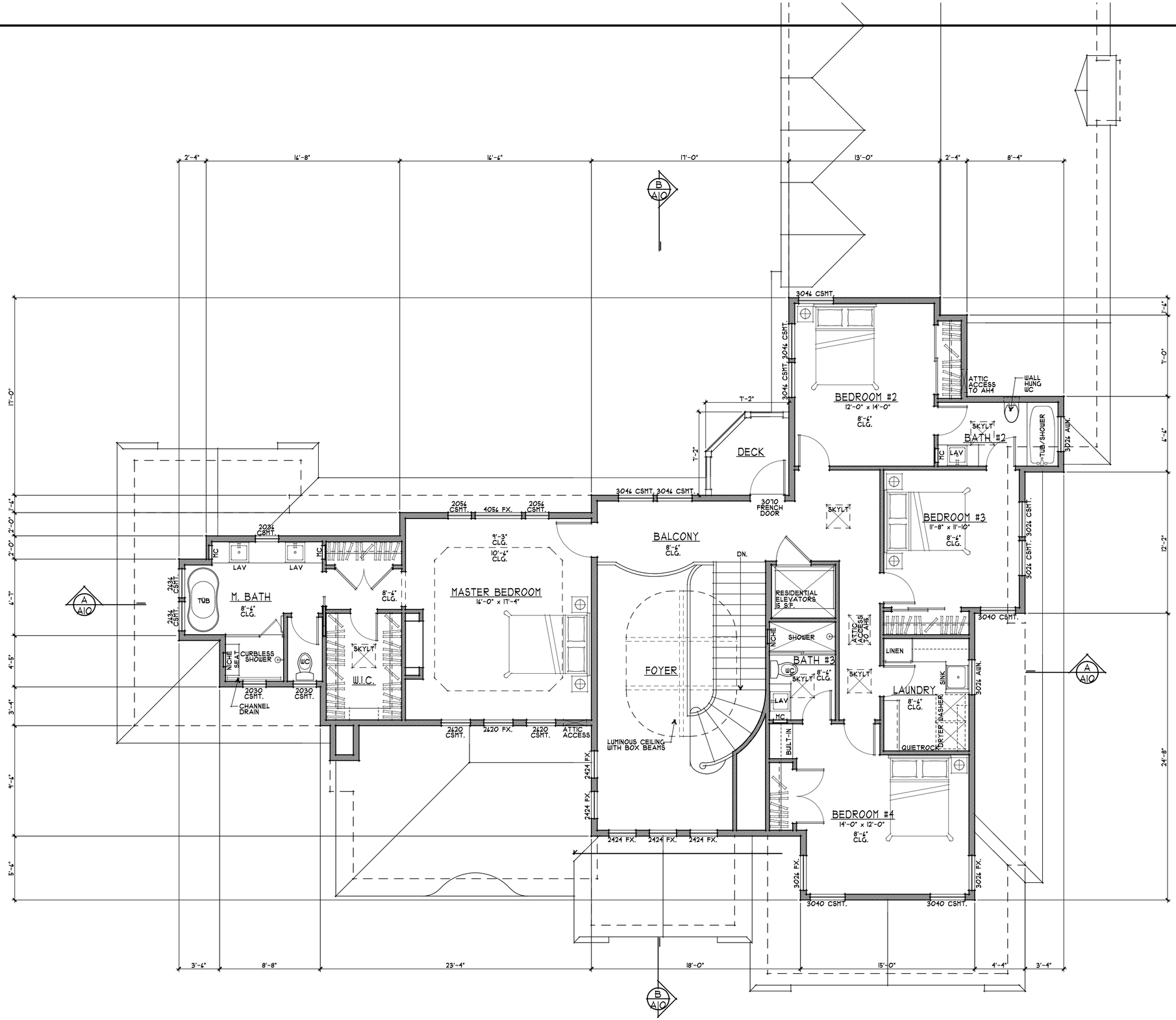

1/A6 UPPER FLOOR PLAN

1/4" = 1'-0"

0 1 3 6 10

NORTH

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A PROPOSED RESIDENCE FOR: ALAN & LAURA GREBEN

72 VIEW STREET LOS ALTOS, CALIFORNIA

drawings

revisions

project number 2559

date JULY 2, 2021

sheet number A6

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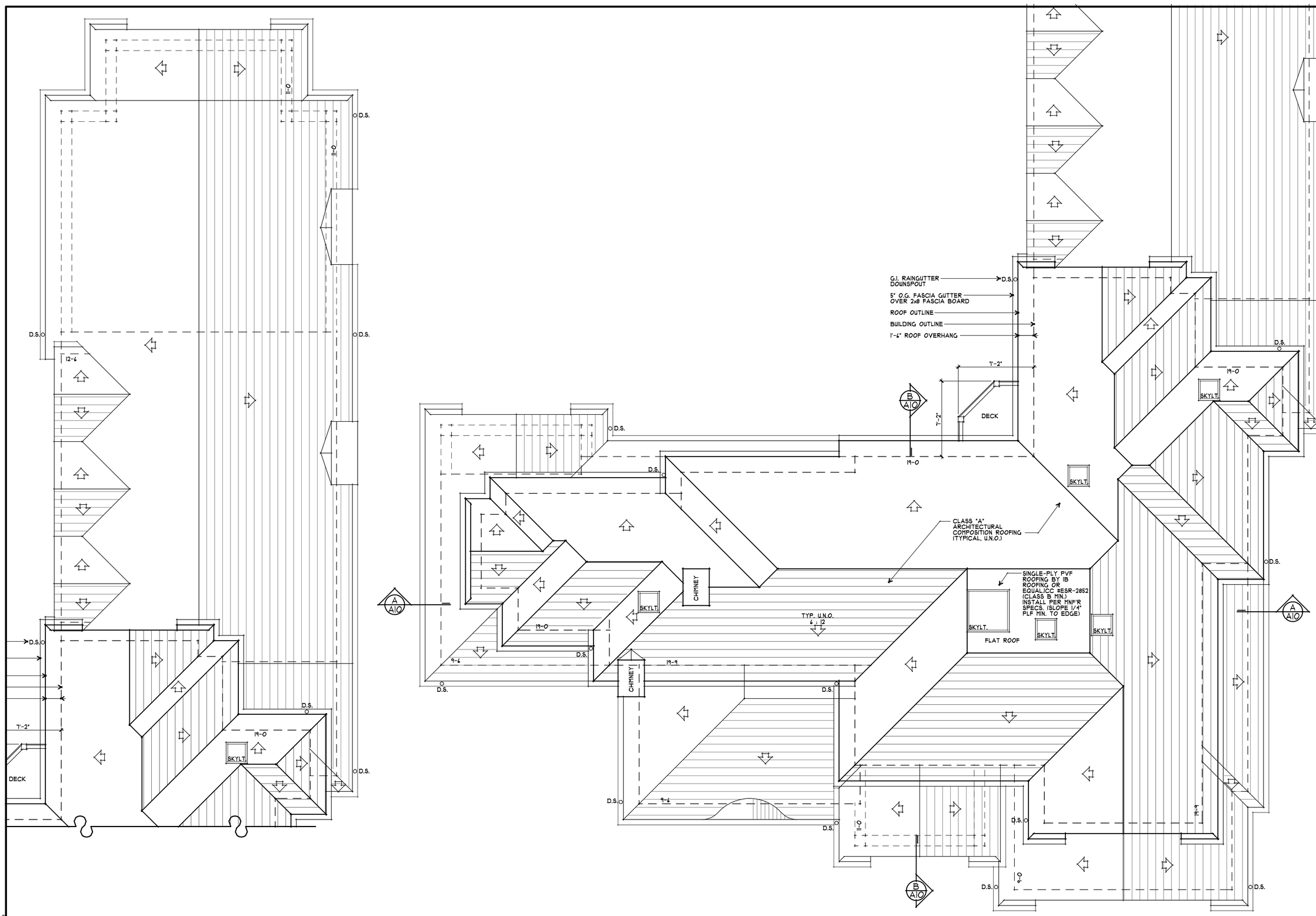

1 A7 ROOF PLAN

1/4" = 1'-0" 0 1 2 4 10

NORTH

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A PROPOSED RESIDENCE FOR: ALAN & LAURA GREBEN

72 VIEW STREET LOS ALTOS, CALIFORNIA

drawings: ROOF PLAN

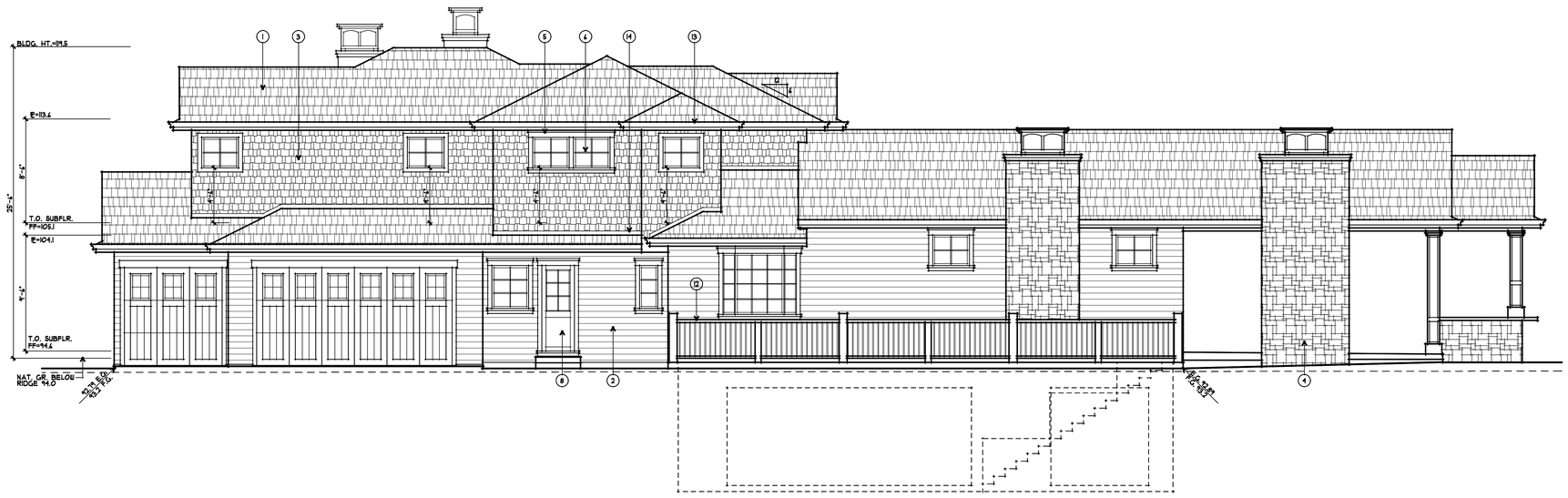
revisions:

project number: 2559

date: JULY 2, 2021

sheet number: A7

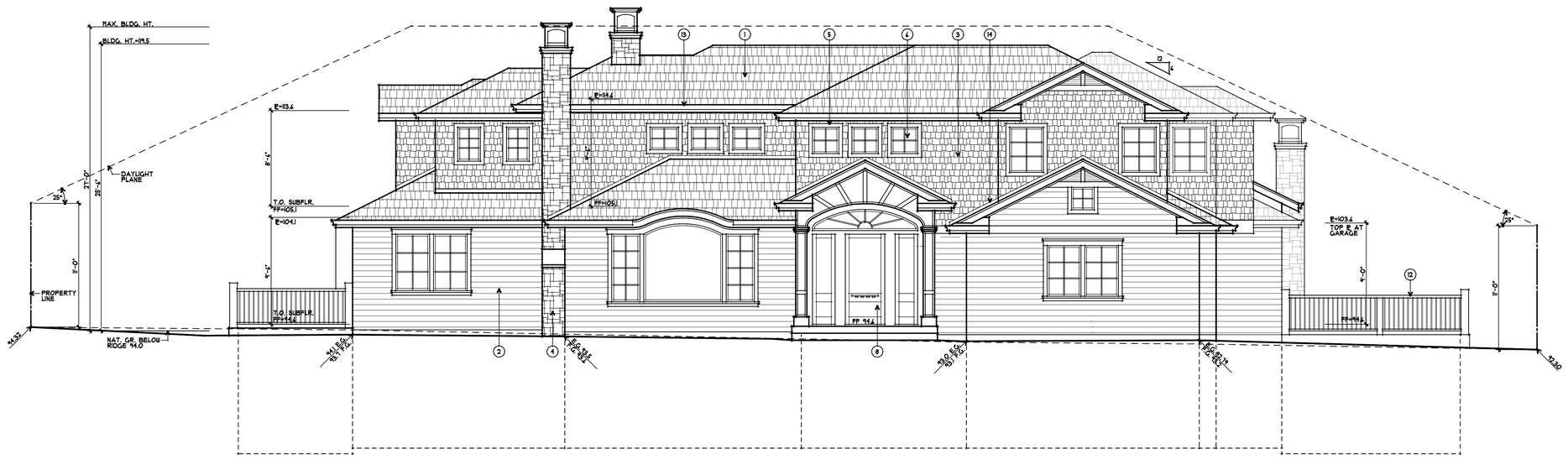
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	(1)	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	(2)	HARDI HORIZONTAL SIDING
	(3)	HARDI SHINGLE SIDING
	(4)	STONE VENEER ADHERED METHOD
TRIM	(5)	WOOD TRIM
WINDOWS	(6)	ALUMINUM CLAD WOOD WINDOWS
	(7)	ALUMINUM CLAD WOOD FOLDING WINDOWS
DOORS	(8)	SOLID CORE ENTRY DOOR
	(9)	ALUMINUM CLAD FOLDING GLASS DOORS
	(10)	WOOD FRENCH DOOR(S)
	(11)	WOOD SLIDING DOOR(S)
RAILINGS	(12)	WOOD AND WROUGHT IRON RAILING
GUTTERS & DOWNSPOUTS	(13)	SHAPED G.I. GUTTERS AND RECTANGULAR DOWNSPOUTS - PAINT
FLASHING	(14)	G.I. FLASHING - PAINT



1/A8 RIGHT (NORTH) ELEVATION

3/16" = 1'-0"

0 1 3 6 10



2/A8 FRONT (EAST) ELEVATION

3/16" = 1'-0"

0 1 3 6 10

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A PROPOSED RESIDENCE FOR: ALAN & LAURA GREBENE

72 VIEW STREET LOS ALTOS, CALIFORNIA

drawings
EXTERIOR ELEVATIONS

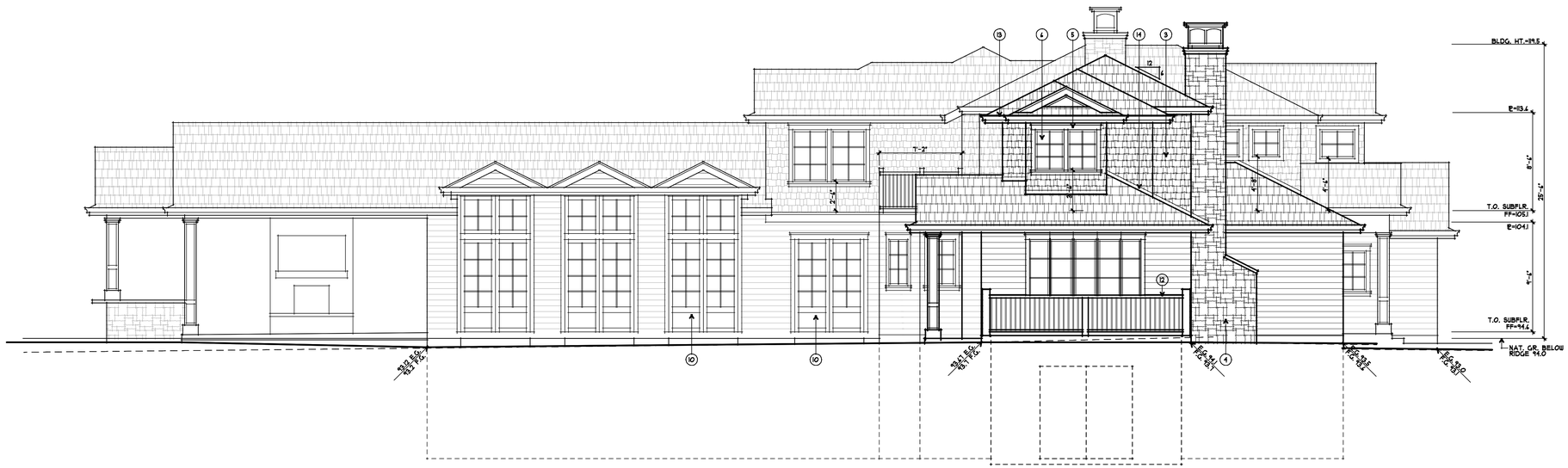
revisions

project number
2559

date
JULY 2, 2021

sheet number
A8

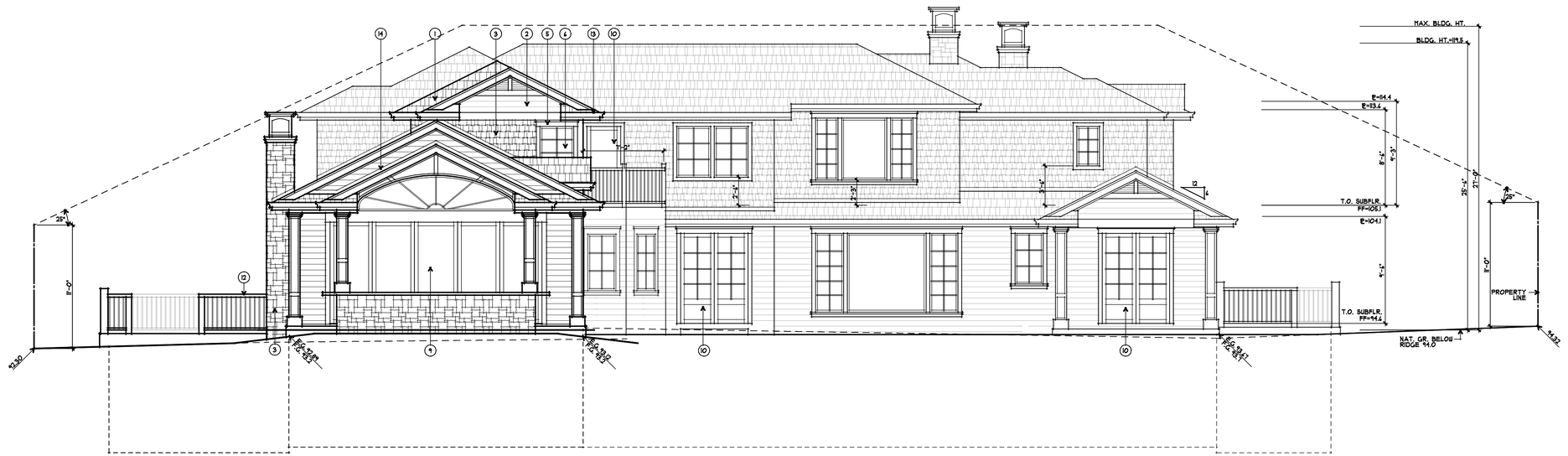
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	(1)	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	(2)	HARDI HORIZONTAL SIDING
	(3)	HARDI SHINGLE SIDING
	(4)	STONE VENEER ADHERED METHOD
TRIM	(5)	WOOD TRIM
WINDOWS	(6)	ALUMINUM CLAD WOOD WINDOWS
	(7)	ALUMINUM CLAD WOOD FOLDING WINDOWS
DOORS	(8)	SOLID CORE ENTRY DOOR
	(9)	ALUMINUM CLAD FOLDING GLASS DOORS
	(10)	WOOD FRENCH DOOR(S)
	(11)	WOOD SLIDING DOOR(S)
RAILINGS	(12)	WOOD AND WROUGHT IRON RAILING
GUTTERS & DOWNSPOUTS	(13)	SHAPED G.I. GUTTERS AND RECTANGULAR DOWNSPOUTS - PAINT
FLASHING	(14)	G.I. FLASHING - PAINT



1 A9 LEFT (SOUTH) ELEVATION

3/16" = 1'-0"

0 1 3 6 10



2 A9 REAR (WEST) ELEVATION

3/16" = 1'-0"

0 1 3 6 10

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EXTERIOR ELEVATIONS

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2559

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A9

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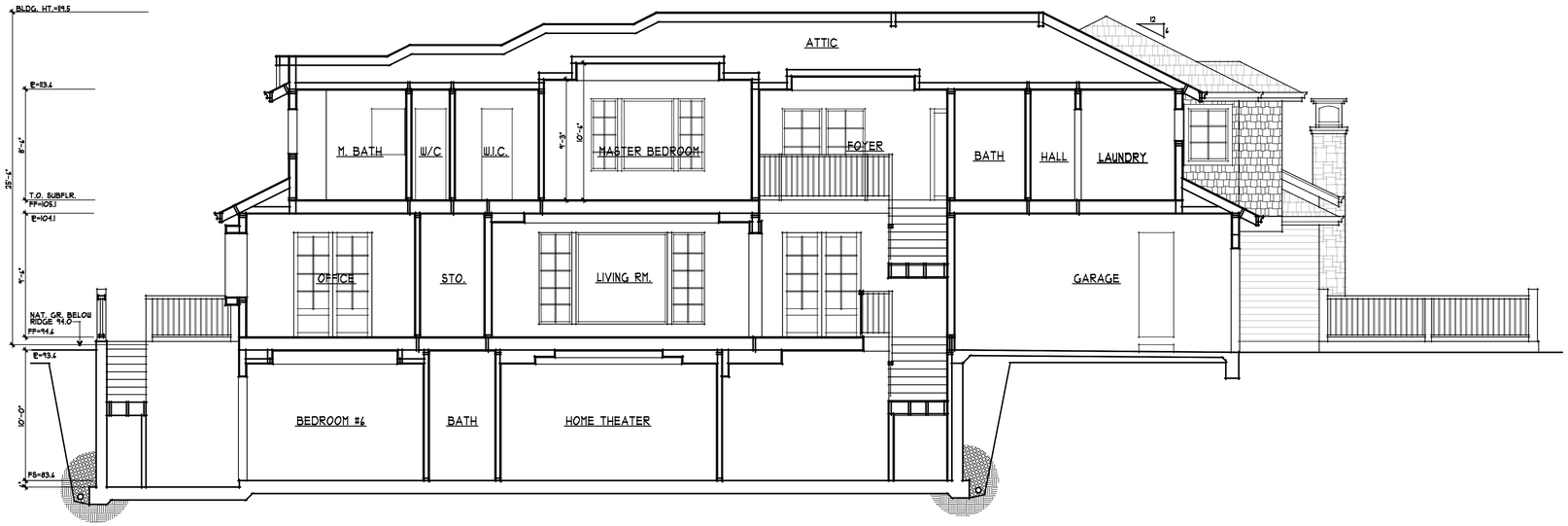
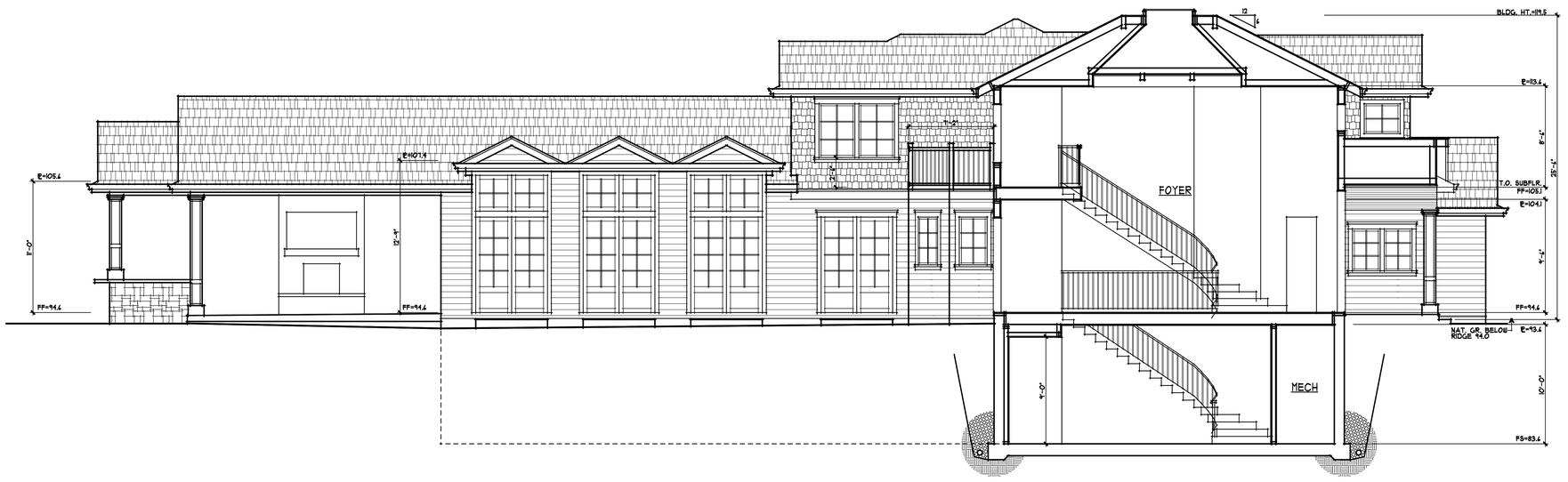


A10 BUILDING SECTION/ELEVATION

3/16" = 1'-0"

0 1 3 6 10



B A10 BUILDING SECTION/ELEVATION

3/16" = 1'-0"

0 1 3 6 10

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BUILDING SECTION

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project number
2559

date
JULY 2, 2021

sheet number
A10

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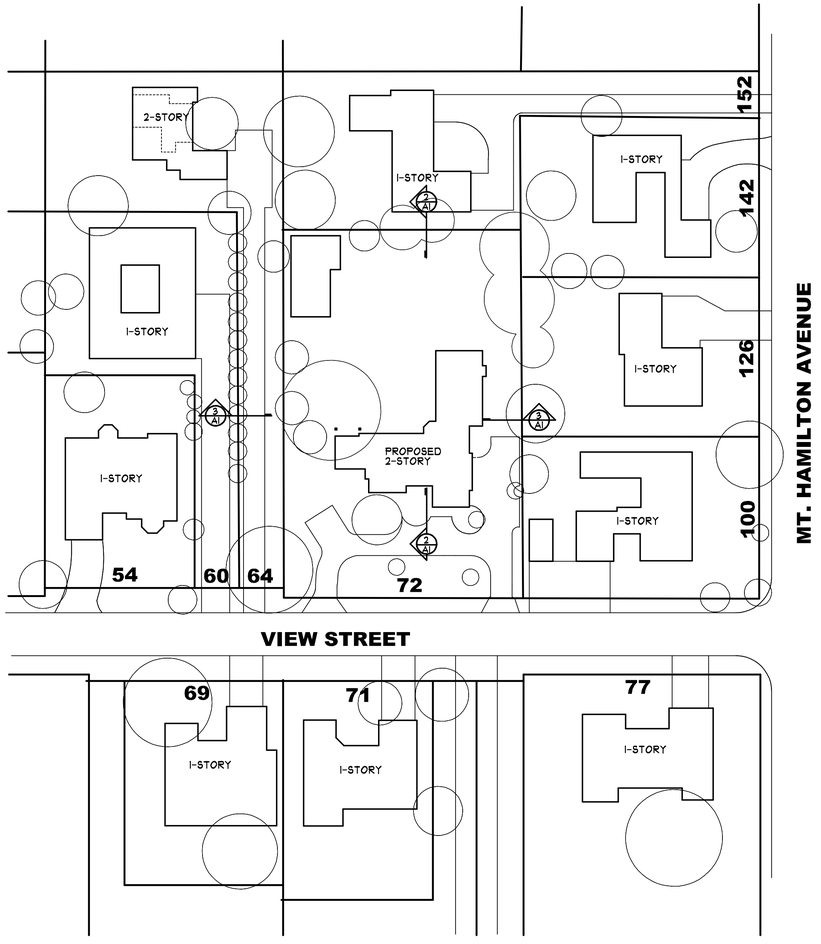
64 VIEW STREET

60 VIEW STREET

54 VIEW STREET



VIEW STREET

CONTEXT MAP
1" = 40'-0"
0 20 40 80 120
NORTH

69 VIEW STREET

71 VIEW STREET

77 VIEW STREET

152 MT. HAMILTON AVENUE

142 MT. HAMILTON AVENUE

126 MT. HAMILTON AVENUE

100 MT. HAMILTON AVENUE

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CONTEXT MAP

revisions

project number
2559

date
JULY 2, 2021

sheet number
A11

7-2-2021 5:02 PM

June 30, 2021

Alan Grebene
72 View Street
Los Altos, California 94022

Re: Tree Assessment & Tree Protection Plan for 72 View Street

Dear Mr. Grebene,

This letter intends to address twenty-five (25) trees located on your property at 72 View Street in Los Altos, California (Exhibit 1.1). You have plans to renovate your house and the Community Development Department of Los Altos has asked to provide an arborist report that evaluates the potential impacts of the development, landscape plan, and grading and drainage plan on the on-site and immediate adjacent off-site trees. The report also prescribes the protection of any tree required to be either saved in conjunction with the development review application. This report does as such and evaluates all trees on the site and immediately adjacent to the site due to the proposed accessory dwelling unit being within the dripline of protected trees. **No protected trees are proposed for removal and no directly adjacent off-site trees will be impacted.** All on-site protected trees, defined as any tree 48-inches in circumference (>15-inches DBH) measured at 48-inches above grade, are proposed to be save and preserved throughout the project.

The purpose of this letter is to help you ensure that the plans and construction are done in a manner consistent with Los Altos requirements for tree preservation. Provided in this letter are Tree Protection Guidelines.

I visited the site on June 23, 2021, to inspect the trees. All trees on-site are in good health and good structure.

Specific Tree Protection Measurements

Tree 1 – Coast Live Oak – 36-inch DBH – Preserve (Low Impact)
Tree 2 – Coast Live Oak – 36-inch DBH – Preserve (Moderate Impact)
Tree 3 – Chinese Pistache – 12-inch DBH – Preserve (Low Impact)
Tree 4 – Chinese Pistache – 6-inch DBH – Preserve (Low Impact)
Tree 5 – Coast Live Oak – 12-inch DBH – Preserve (Moderate Impact)
Tree 6 – African Sumac – 6-inch DBH – Preserve (Low Impact)
Tree 7 – African Sumac – 8-inch DBH – Preserve (Moderate Impact)
Tree 8 – African Sumac – 8-inch DBH – Remove Due To Impacts (High Impact)
Tree 9 – Carrotwood – 8-inch DBH – Remove Due To Impacts (High Impact)
Tree 10 – Coast Live Oak – 36-inch DBH – Preserve (Moderate Impact)
Tree 11 – Japanese Maple – 6-inch DBH – Remove Due To Impacts (High Impact)
Tree 12 – Strawberry Madrone – 8-inch DBH – Preserve (Low Impact)
Tree 13 – Strawberry Madrone – 8-inch DBH – Preserve (Low Impact)

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Tree 14 – Strawberry Madrone – 6-inch DBH – Preserve (Low Impact)
Tree 15 – Citrus – 6-inch DBH – Remove Due To Impacts (High Impact)
Tree 16 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact)
Tree 17 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact)
Tree 18 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact)
Tree 19 – Chinese Pistache – 8-inch DBH – Preserve (Low Impact)
Tree 20 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact)
Tree 21 – Chinese Pistache – 10-inch DBH – Preserve (Low Impact)
Tree 22 – Mayten – 12-inch DBH – Preserve (Low Impact)
Tree 23 – Mayten – 10-inch DBH – Preserve (Low Impact)
Tree 24 – Mayten – 10-inch DBH – Preserve (Low Impact)
Tree 25 – Mayten – 0-inch DBH – Preserve (Low Impact)

The objective of this section is to reduce the negative impacts of construction on the oak tree to an acceptable level. Trees vary in their ability to adapt to altered growing conditions, while mature trees have established stable biological systems in the preexisting physical environment. Disruption of this environment by construction activities interrupts the tree's physiological processes, causing depletion of energy reserves and a decline in vigor. This sometime is exhibited as death. Typically, this reaction may develop several years or more after disruption. Because of this deliberate care must be exercised during the construction process to mitigate any adverse effects.

The tree protection measures are intended to guide a construction project to ensure that appropriate practices will be implemented in the field to eliminate undesirable consequences that may result from uninformed or careless acts, and preserve both the tree and property values.

The following a required to be implemented along with the TPP:

1. The project arborist or contractor shall verify, in writing, that all preconstruction conditions have been met (tree fencing, erosion control, pruning, etc.)

2. The demolition, grading and underground contractors, construction superintendent and other pertinent personnel are required to meet with the project arborist at the site prior to beginning work to review procedures, tree protection measures and to establish haul routes, staging, areas, contacts, watering, etc.

3. Fenced enclosures shall be erected around trees to be protected to achieve three primary goals:

   a. To keep the foliage crowns and branching structure of the trees to be preserved clear from contact by equipment, materials and activities;

   b. Preserve roots intact and maintain proper soil conditions in a non-compacted state and;

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   c. To identify the tree protection zone (TPZ) in which no soil disturbance is permitted and activities are restricted.

Tree Protection Zone (TPZ)

The on-site tree shall have designated TPZs identifying the area sufficiently large enough to protect the tree and roots from disturbance. The recommended TPZ area can be determined by the canopy footprint. The TPZ shall be shown on all site plans for the project. The protective fencing shall serve as the TPZ boundaries.

Activities prohibited within the TPZ include:

- Storage or parking vehicles, building materials, refuse, excavated spoils or dumping of poisonous materials on or around trees and roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material that may be deleterious to tree health.

- The use of tree trunks as a winch support, anchorage, as a temporary power pole, signposts or other similar function.

- Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation without prior approval of the project arborist.

- Soil disturbance or grade/drainage changes

Activities permitted or required within the TPZ include:

- Mulching: During construction, wood chips shall be spread within the TPZ to a six (6) inch depth, leaving the trunk clear of mulch to help inadvertent compaction and moisture loss from occurring. The mulch may be removed if improvements or other landscaping is required. Mulch material shall be two (2) inch unpainted, untreated wood chip mulch or approved equal.

- Root Buffer: When areas under the tree canopy cannot be fenced, a temporary buffer is required and shall cover the root zone and remain in place at the specified thickness until final grading stage.

- Irrigation, aeration, fertilizing or other beneficial practices that have been specifically approved for use within the TPZ.

Size and type of fence

The fence shall consist of a six (6) foot high chain link fences. The fence is to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least two (2) feet at no

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more than ten (10) foot spacing. This detail shall appear on grading, demolition and improvement plans.

Types of Tree Protection for Project

- **Type 1 Tree Protection:** The fences shall enclose the entire area under the **canopy dripline** of the tree(s) to be saved throughout the life of the project.

- For demolition of the brick wall, straw waddle shall be wrapped and secured around the trunk to protect against mechanical damage to the trunk. Once demoed, the fence can be installed at the exterior limit of the expansion, giving enough room for the building to be constructed.

- Any fencing that must be relocated during the project may be supported by an appropriate grade level concrete base.

Duration of Tree Protection Fencing

Tree fencing shall be erected prior to demolition, grading or construction and remain in place until final inspection.

"Warning" Signage

Warning signs at a minimum size of 8.5x11-inches shall be prominently displayed on the fence. The sign shall clearly state:

WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a penalty.

Pruning, Surgery and Removal

Prior to construction, the oak tree may require that branches be pruned clear from the existing and proposed structure, activities, building encroachment. Such pruning, surgery or the removal of trees shall adhere to the following standards:

1. Pruning limitations:

   - Minimum Pruning: If the project arborist recommends that trees be pruned, and the type of pruning is left unspecified, the standard pruning shall consist of 'crown cleaning' as defined by ISA Pruning Guidelines. Trees shall be pruned to reduce hazards and develop a strong, safe framework.

   - Maximum Pruning: Maximum pruning should only occur in the rarest situation approved by the project arborist. No more than one-fourth (1/4) of the functioning leaf and stem area may be removed within one (1) calendar year of any tree, or removal of foliage so as to cause the unbalancing of the tree. It must be recognized that trees are individual in form and structure, and that pruning needs may not always

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fit strict rules. The project arborist shall assume all responsibility for special pruning practices that vary from the standards outlined in this TPP.

- Tree Workers: Pruning shall not be attempted by construction or contractor personnel, but shall be performed by a qualified tree care specialist or certified tree worker.

Activities During Construction & Demolition Near Trees

Soil disturbance or other injurious and detrimental activity within the TPZ is prohibited unless approved by the project arborist. If an injurious event inadvertently occurs, or soil disturbance has been specifically conditioned for project approval, then the following mitigation is required:

- Soil Compaction: If compaction of the soil occurs, it shall be mitigated as outlined in Soil Compaction Damage, and/or Soil Improvement.

- Grading Limitations within the Tree Protection Zone:

  - Grade changes outside of the TPZ shall not significantly alter drainage to the tree.

  - Grade changes within the TPZ are not permitted.

  - Grade changes under specifically approved circumstances shall not allow more than six (6) inches of fill soil added or allow more than four (4) inches of existing soil to be removed from natural grade unless mitigated.

Trenching, Excavation and Equipment Use

Excavation or boring activity within the TPZ is restricted to the following activities, conditions and requirements if approved by the project arborist:

- Notification. Contractor shall notify the project arborist a minimum of twenty-four (24) hours in advance of the activity in the TPZ.

- Root Severance. Roots that are encountered shall be cut to sound wood and repaired. Roots two (2) inches and greater must remain injury free.

- Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather.

  a. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots two (2) inches in diameter and greater.

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  b. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly one (1) foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a hand saw, reciprocating saw, narrow trencher with sharp blades or other approved root-pruning equipment.

- Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited

Root Severance

Cutting and removal of roots smaller than two (2) inches in diameter shall be done by chain saw or hand saw to provide a flat and smooth cut and cause the least damage possible to the root and tree's health. Cutting roots by means of tractor-type equipment or other than chain saws and handsaws is prohibited.

Proper pruning technique shall encourage callusing of the roots. Root cutting and removal shall not exceed thirty-five (35) percent of total root surface.

The Contractor shall remove any wood chips or debris that may be left over from root removal that may affect the construction of improvements as directed by the City Engineer.

If any roots over two (2) inches in diameter are severed during any excavation, the following procedure shall be followed:

1. The roots shall be shaded by immediately covering the entire trench with plywood, or by covering the sides of the trench with burlap sheeting that is kept moist by watering twice per day.

2. When ready to backfill, each root shall be severed cleanly with a handsaw. Where practical, they should be cut back to a side root. Immediately, a plastic bag shall be placed over the fresh cut, and secured with a rubber band or electrical tape. Shading should immediately be placed until backfilling occurs.

3. Plastic bags shall be removed prior to backfilling.

4. Backfill shall be clean, native material free of debris, gravel or wood chips.

If roots three (3) inches in diameter, or larger, are encountered during excavation, Contractor shall contact the Public Works Construction Section and the City Parks Division immediately and request a field inspection by the Engineer and the City Tree Supervisor, or their designated representatives, and obtain instruction as to how the roots should be treated. No roots three (3) inches in diameter, or larger, shall be cut and removed without prior approval from the City Engineer and the City Tree Supervisor, or their designated representatives. Failure to notify the Public Works Department or the Parks Division for root inspection will result in the Contractor paying for damages and/or replacing the damaged tree as determined by the Engineer.

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Irrigation Program

Irrigate to wet the soil within the TPZ to a depth of twenty-four to thirty (24-30) inches at least once a month. Begin irrigating immediately prior to any construction activity. Alternatively, sub-surface irrigation may be used at regular specified intervals by injecting on approximate three (3) foot centers, ten (10) gallons of water per inch trunk diameter within the TPZ. Duration shall be until project completion or monthly until seasonal rainfall totals at least eight (8) inches of rain, unless specified otherwise by the project arborist.

Damage to Trees - Reporting

Any damage or injury to trees shall be reported within six (6) hours to the project arborist and job superintendent or City Arborist so that mitigation can take place. All mechanical or chemical injury to branches, trunk or to roots over two (2) inches in diameter shall be reported in the monthly inspection report. In the event of injury, the following mitigation and damage control measures shall apply:

- Root injury: If trenches are cut and tree roots two (2) inches or larger are encountered they must be cleanly cut back to a sound wood lateral root. The end of the root shall be covered with either a plastic bag and secured with tape or rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one (1) hour. Exposed roots may be kept from drying out by temporarily covering the roots and draping layered burlap or carpeting over the upper three (3) feet of trench walls. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.

- Bark or trunk wounding: Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two (2) days.

- Scaffold branch or leaf canopy injury: Remove broken or torn branches back to an appropriate branch capable of resuming terminal growth within five (5) days. If leaves are heat scorched from equipment exhaust pipes, consult the project arborist within six (6) hours.

Inspection Schedule

The project arborist retained by the applicant shall conduct the following required inspections of the construction site:

- Inspections shall verify that the type of tree protection and/or plantings re consistent with the standards outlined within this TPP. For each required inspection or meeting, a written summary of the changing tree related conditions, actions taken, and condition of trees shall be provided to the contactor.

  - Inspection of Protective Tree Fencing.

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  - Pre-Construction Meeting. Prior to commencement of construction, the contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and the project arborist.

  - Inspection of Rough Grading. The project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least forty-eight (48) hours advance notice of such activity.

  - Monthly Inspections. The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The City Arborist shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures.

  - Any special activity within the Tree Protection Zone. Work in this area (TPZ) requires the direct on-site supervision of the project arborist.

Please review this information and contact me with any questions or concerns regarding the information provided in this letter.

Sincerely,
Sam Oakley, Arborwell
ISA Board Certified Master Arborist, WE-9474B TRAQ
ASCA Registered Consulting Arborist #556

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A PROPOSED RESIDENCE FOR:
ALAN & LAURA GREBENE
72 VIEW STREET
LOS ALTOS, CALIFORNIA

drawings
ARBORIST REPORT

revisions

project number
2559

date
JULY 2, 2021

sheet number
AR1

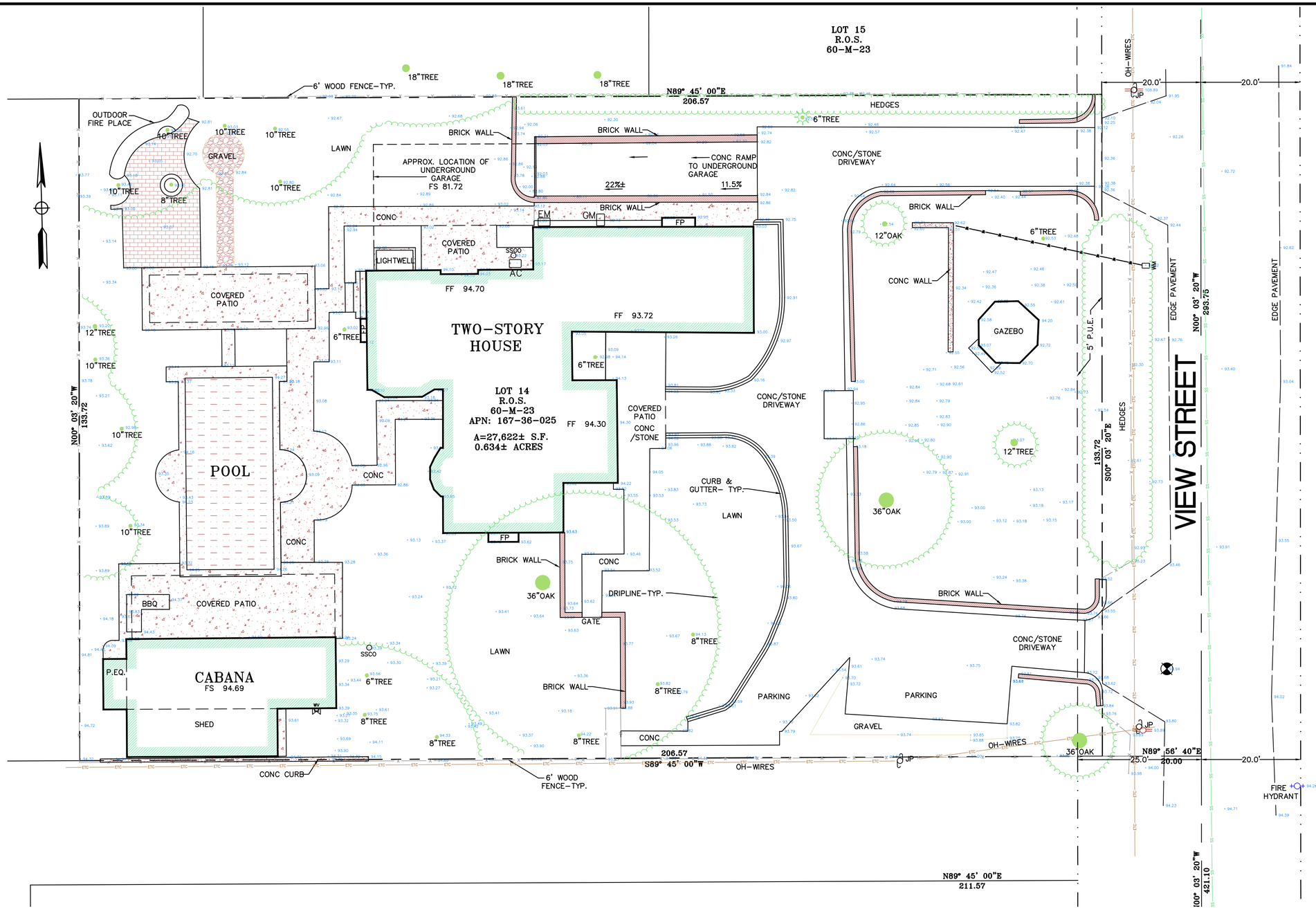
23-2559 833 A3

LEGEND

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

ABBREVIATIONS

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



SURVEYOR'S NOTE:

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

BASIS OF BEARINGS

THE MONUMENT LINE OF W. EDITH AVENUE TAKEN AS N89°45'00"E, WAS ESTABLISHED FROM FOUND MONUMENTS IN W. EDITH AVENUE AT THE INTERSECTION OF SECOND STREET AND AT THE INTERSECTION OF THIRD STREET, AS SHOWN ON THAT CERTAIN TRACT NO., 5482 FILED IN BOOK 335 OF MAPS, AT PAGE 25, SANTA CLARA COUNTY RECORDS.

BENCHMARK

SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=93.94'

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

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

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nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

72 VIEW STREET

SANTA CLARA COUNTY CALIFORNIA

LOS ALTOS

SCALE	1"=10'
DATE	8-18-2020
DRAWN	NR
CHECKED	B. STOCKINGER
PROJ. MGR.	BLS

SHEET REVISIONS

	OK	BY	

MK. DATE

SHEET NO. 1 OF 1 SHEETS

JOB NO. 72 VIEW STREET

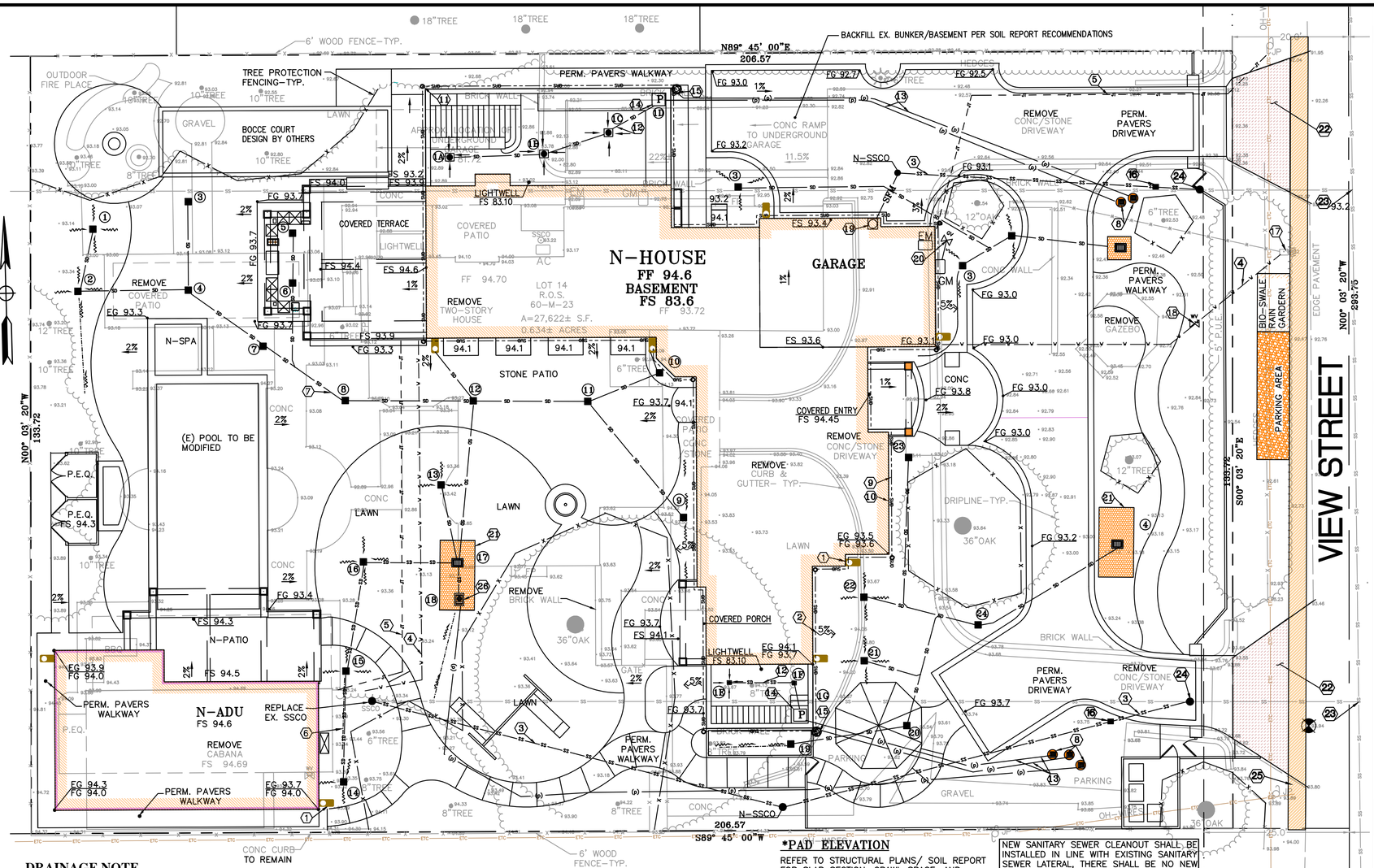
CAD FILE:

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE –TYP. SEE DETAIL ON SHEET C–2.
2. DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON–PAVED (DIRT & LANDSCAPE) AREAS.
3. 4" SDR–26 SS. LAT. @ 2% MIN.
4. (N) WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
5. APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. SEE TRENCH BACKFILL DETAIL ON C–2. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS IN THE CITY R/W, SEE CITY STD. DETAIL SU–19.
6. CONSTRUCT EARTHEN SWALE SLOPED @ 1% MIN. TOWARDS POSITIVE OUTFALL. SEE DETAIL ON SHEET C–2.
7. 6" PVC (SDR–35) @ S=1% MIN.
8. (N) INFILTRATION DEVICE–TYPE 2 (CHRISTY V–24) WITHOUT BOTTOM.
9. INSTALL 4"ø SCHEDULE 40 PVC PERFORATED BACKDRAINS & UNDERSLAB DRAINS (W/ HOLES DOWN)– SLOPE 1% MIN. TO SUMP AT OUTSIDE OF BASEMENT. DO NOT CONNECT LIGHTWELL DRAINS OR DOWNSPOUTS TO BACKDRAINS OR UNDERSLAB DRAINS–SEE SOIL REPORT. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS.
10. BASEMENT WALL– SEE STRUCTURAL PLANS.
11. STORM DRAIN CLEANOUT.
12. 4" PVC (SDR–35) @ S=1% MIN.
13. (1)~ 3" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS.
14. PROVIDE CHRISTY BOX AND INSTALL 3" SUMP PUMP W/PIPING TO INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS. SEE SUMP PUMP "ZOELLER 151" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE DETAILS ON SHEET C–3.
15. 36" HDPE PIPE OR EQUAL WITH COVER PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.SEE SUMP PUMP "ZOELLER N53" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE DETAILS ON SHEET C–2.
16. INSTALL COMBO BACK WATER VALVE WITH RELIEF VALVE OUTLETS PER "LOS ALTOS MUNICIPAL CODE: SEC.12.12.020"
17. (N) WATER METER (DESIGN BY OTHERS).
18. INSTALL (N) BACKFLOW PREVENTER.
19. APPROXIMATE LOCATION OF SEWER GRINDER – SEE ARCHITECTURAL PLANS FOR EXACT LOCATION. ALL PUMPS AND WIRES, ETC. TO BE DESIGNED BY OTHERS
20. INSTALL GAS SHUTOFF VALVE AT GAS METER PER MUNICIPAL CODE SECTION 12.12.020 ITEM C.
21. INFILTRATION DEVICE 6'X12'X5'–TYPE 1–SEE DETAIL ON SHEET C–2.
22. CONSTRUCT (N) ASPHALT DRIVEWAY APRON. "PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".
23. CONTRACTOR TO VERIFY LOCATION & DEPTH OF (E) SS. LAT. PRIOR TO PLUMBING THE HOUSE.
24. INSTALL (N) SSCO PER CITY STD. DETAIL SS–5.
25. CONSTRUCT 3' WIDE PERMEABLE SWALE PER CITY SHOULDER PAVING STANDARD DETAIL SU–20A, 20B & 20C.
26. INSTALL SUMP PUMP FOR OVERFLOW INSIDE V–24 CLOSED SOLID LID FOR PUMP WELLCHRISTY BOX WITHOUT BOTTOM–PROVIDE BACK FLOW PREVENTOR & BACK–UP BATTERY.

GENERAL NOTES

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



DRAINAGE NOTE

- 15 / 1A: AD RIM 83.0± INV 80.0±
- 1F / 1B: AD RIM 83.0± INV 79.8±
- 1C: AD RIM 83.0± INV 79.5±
- 1G / 1D: LIGHTWELL SUMP W/PUMP RIM 82.9± INV 79.0± SUMP 78.0±
- 1: AD RIM 93.0± INV 92.0±
- 2: AD RIM 93.0± INV 91.8±
- 3: AD RIM 93.1± INV 91.0±
- 4: AD RIM 93.1± INV 91.5±
- 5: AD RIM 94.1± INV 92.1±
- 6: AD RIM 94.1± INV 91.9±
- 7: AD RIM 93.1± INV 91.3±
- 8: AD RIM 93.1± INV 91.0±
- 9 / 10: AD RIM 93.0± INV 91.0±
- 11: AD RIM 93.1± INV 90.7±
- 12: AD RIM 93.1± INV 90.5±
- 13: AD RIM 92.8± INV 90.8±
- 14: AD RIM 93.3± INV 91.3±
- 15: AD RIM 93.0± INV 91.0±
- 16: AD RIM 93.0± INV 90.7±
- 17: CB RIM 92.7± INV 90.0± INV 91.0±(OUT)
- 18: OVERFLOW SUMP W/PUMP RIM 92.8± INV 90.8±(IN) SUMP 90.8±
- 19: AD RIM 93.5± INV 91.5±

SHEET INDEX

ABBREVIATION / DESCRIPTION

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

LEGEND

LEGEND:

AREA DRAIN (CHRISTY BOX V–1) OR EQUAL

CATCH BASIN (CHRISTY BOX V–24) OR EQUAL)

TREE NOTE:

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

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

NOTE:

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

APPROXIMATE CUT REQUIRED	3,000± CY
FILL REQUIRED	660± CY
EXPORT	2,340± CY

ENCROACHMENT PERMIT

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

EARTH WORK NOTE:

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

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

NNR ENGINEERING
SERVICES CO.
838 WATERRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348–7818

VIEW STREET

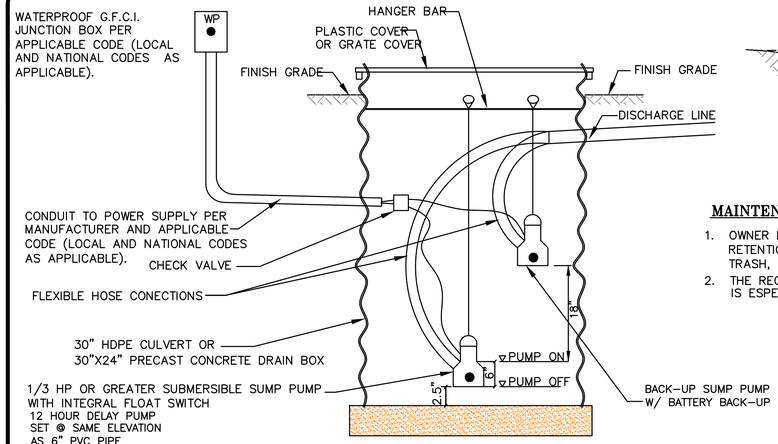
72 VIEW STREET
LOS ALTOS
CALIFORNIA

APN: 167–36–025

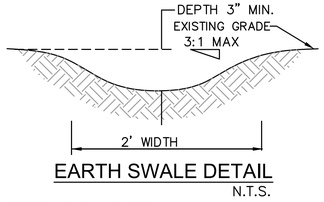
GRADING AND DRAINAGE PLAN

REVISIONS	DATE

JOB NO:
DATE: 3–26–2021
SCALE: 1"=10'
DRAWN BY: NR
SHEET NO: C–1
OF 6 SHEETS



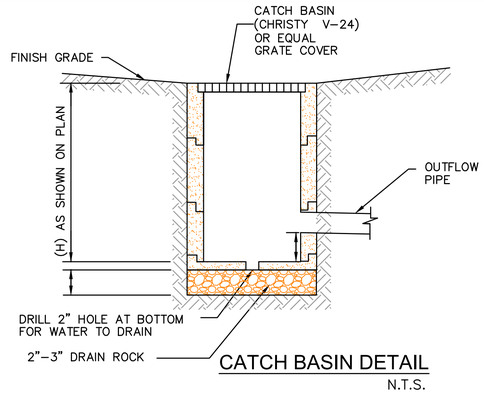
SUMP WITH PUMP
N.T.S.



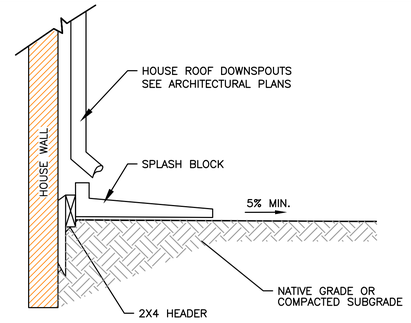
EARTH SWALE DETAIL
N.T.S.

MAINTENANCE NOTES

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



CATCH BASIN DETAIL
N.T.S.



ROOF DOWNSPOUT/SPLASH BLOCK
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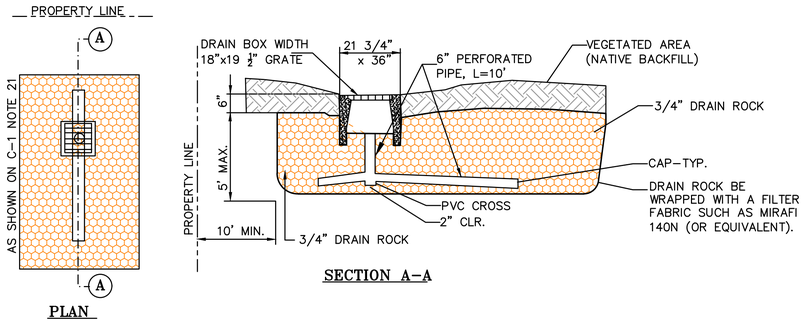

INFILTRATION DEVICE TYPE 1 DETAIL
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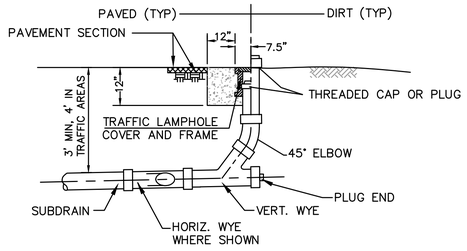

STORMDRAIN CLEANOUT DETAIL
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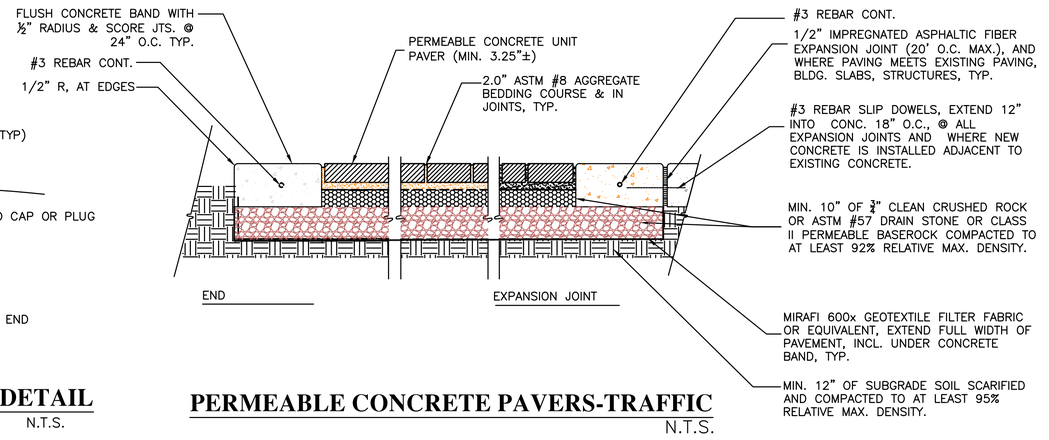
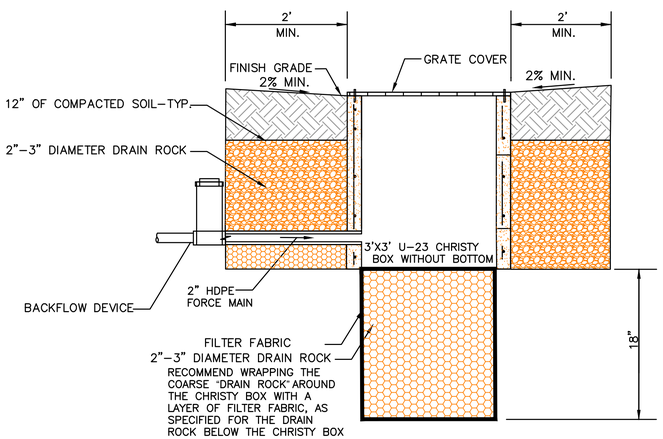
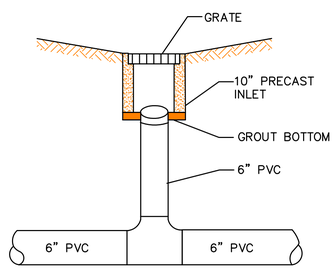


PERMEABLE CONCRETE PAVERS-TRAFFIC
N.T.S.



INFILTRATION DEVICE TYPE 2 DETAIL
N.T.S.



AREA DRAIN DETAIL
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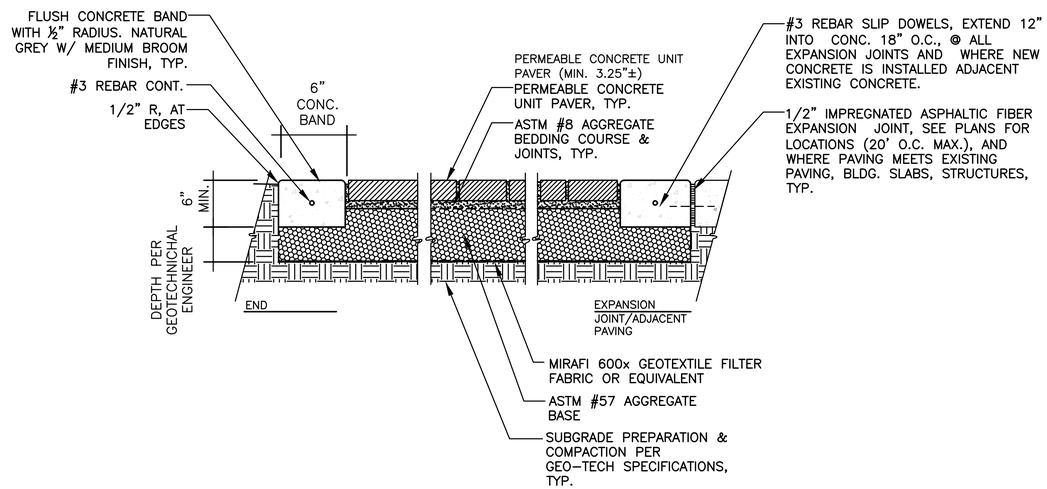


PERMEABLE CONCRETE PAVERS-PEDESTRIAN
N.T.S.

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

NNR ENGINEERING
SERVICES CO.
535 WESTBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7885

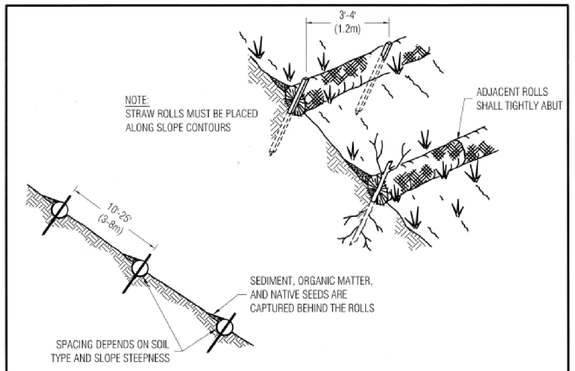
72 VIEW STREET
LOS ALTOS
CALIFORNIA

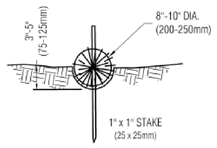
APN: 167-36-025

MISC. DETAILS

REVISIONS	DATE

JOB NO:
DATE: 3-26-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-2
OF 6 SHEETS





NOTES:

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

Approved: _____ 1/4/10
City Engineer — Date

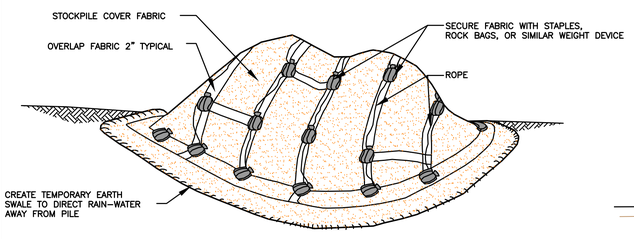
CITY OF LOS ALTOS CALIFORNIA — INCORPORATED DECEMBER 1952

REVISION	
Description	Date

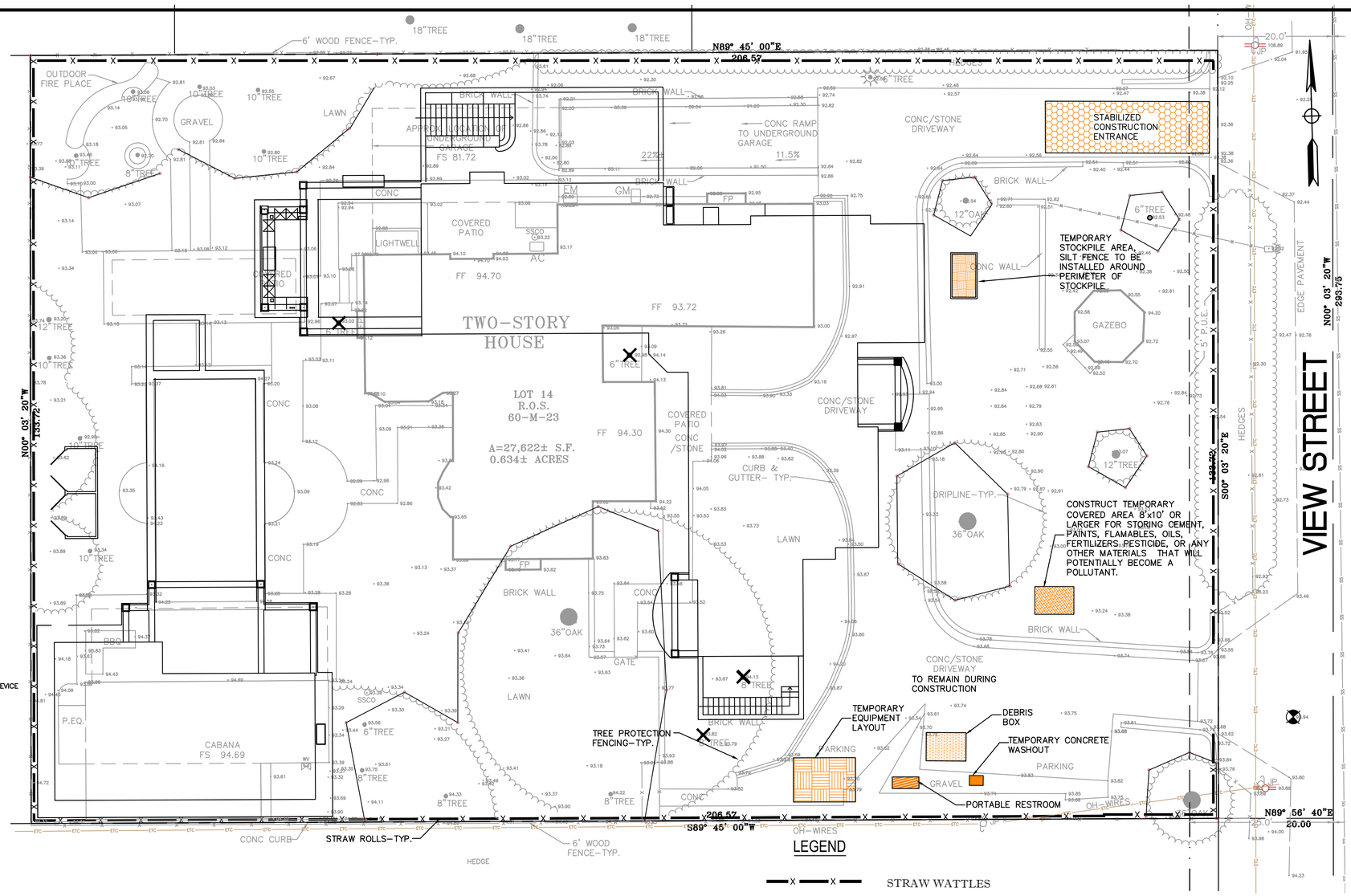
ENGINEERING DIVISION

STRAW ROLLS — **EC-4**

STANDARD DETAILS MAY 2010



TEMPORARY COVER ON STOCK PILE
NTS

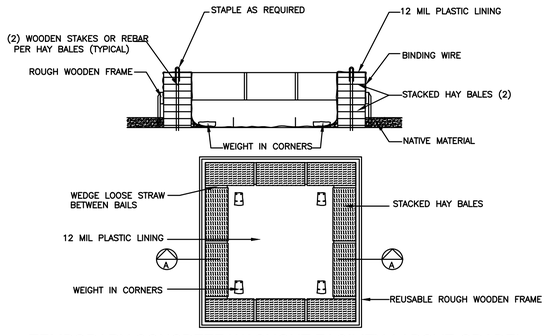


LEGEND

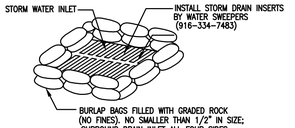
X — X — STRAW WATTLES

EROSION AND SEDIMENT CONTROL NOTES:

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



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)
NTS



NOTES:

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

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

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

NNR ENGINEERING
SERVICES CO.
535 WESTBRIDGE DRIVE
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(408) 349-7813

VIEW STREET

72 VIEW STREET
LOS ALTOS
CALIFORNIA

APN: 167-36-025

EROSION CONTROL PLAN

REVISIONS	DATE

JOB NO:

DATE: 3-26-2021

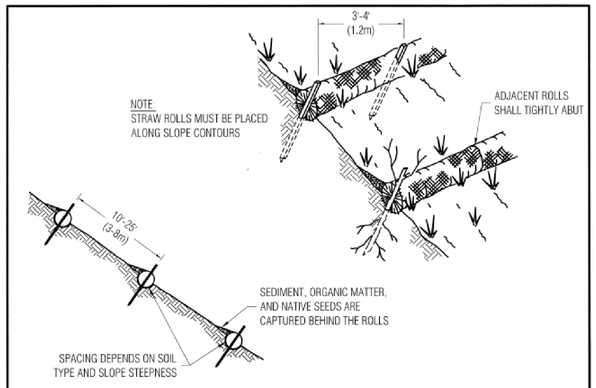
SCALE: 1"=10'

DRAWN BY: NR

SHEET NO:

C-3

OF 6 SHEETS



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
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   3:1 SLOPES = 30 FEET APART
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3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: _____ City Engineer 1/4/10 Date

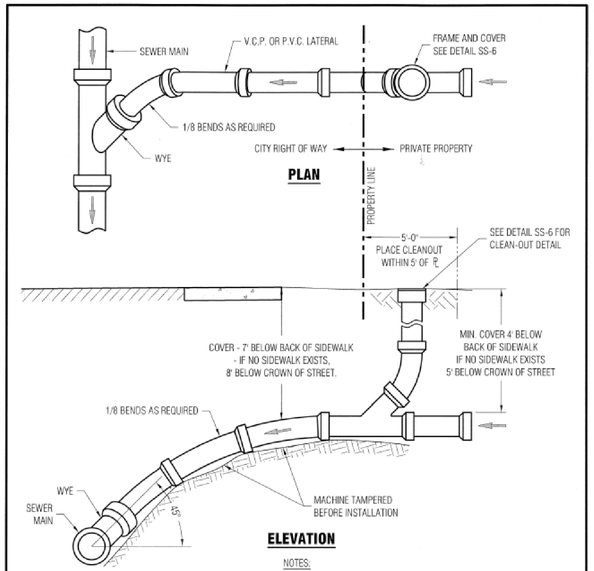
CITY OF LOS ALTOS, CALIFORNIA — INCORPORATED DECEMBER 1952

REVISION	
Description	Date

ENGINEERING DIVISION

STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



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

Approved: _____ City Engineer 1/4/10 Date

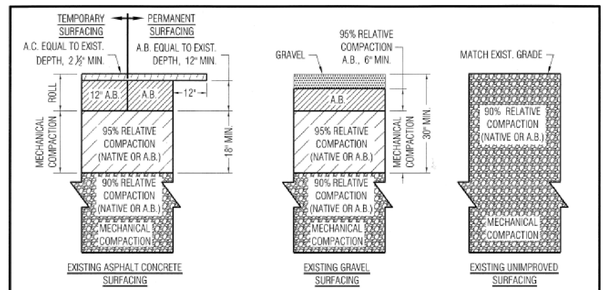
CITY OF LOS ALTOS, CALIFORNIA — INCORPORATED DECEMBER 1952

REVISION	
Description	Date

ENGINEERING DIVISION

SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010



Approved: _____ City Engineer 1/4/10 Date

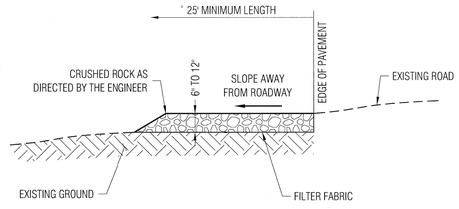
CITY OF LOS ALTOS, CALIFORNIA — INCORPORATED DECEMBER 1952

REVISION	
Description	Date

ENGINEERING DIVISION

TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS	SU-19

STANDARD DETAILS MAY 2010



NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET

2. INSTALL STABILZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: _____ City Engineer 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA — INCORPORATED DECEMBER 1952

REVISION	
Description	Date

ENGINEERING DIVISION

STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010

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

NNR ENGINEERING
SERVICES CO.
535 WESTBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7883

72 VIEW STREET
LOS ALTOS
CALIFORNIA

APN: 167-36-025

CITY STANDARD DETAILS

REVISIONS	DATE

JOB NO:
DATE: 3-26-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-4
OF 6 SHEETS

"Quality Pumps Since 1933"

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP CO.

MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
(502) 778-2731 • 1 (800) 928-PUMP • FAX (502) 774-3624

visit our web site:
www.zoeller.com

SECTION: 2.20.010
FM0493
0311
Supersedes
0810

COMPARE THESE FEATURES

- Non-Clogging vortex impeller
- Float operated, submersible (NEMA 6) 2-pole mechanical switch & variable level long cycle systems available
- UL Listed 3-wire cord plug; 9 ft. standard for automatic, 15 ft. standard for nonautomatic
- Corrosion resistant powder coated epoxy finish
- No sheet metal parts to rust or corrode
- Stainless steel screws, switch arm, guard and handle
- No screams to clog
- Watertight neoprene "O" ring between motor and pump housing
- Solid buoyant polypropylene float
- Motor - 60 Hz, 1550 RPM, oil-filled, hermetically sealed, automatic reset thermal overload protected
- Upper and lower sleeve bearings running in bath of oil
- Entire unit pressure tested after assembly
- Carbon and ceramic shaft seal
- Maximum temperature for effluent or dewatering—130°F (54°C)
- Passes ½" inch spherical solids
- 1½" NPT Discharge.
- On point—7¼" • Off point—3"
- Major width—10 3/32" • Height—10 1/16"

SPECIAL MODEL FEATURES:

MODEL 53
- Cast iron switch case, motor & pump housing
- Engineered thermoplastic base
- Engineered, glass-filled, plastic impeller with metal insert
- Stainless steel guard & handle
- Bearing - lower & upper oil fed cast iron

MODEL 55
- Bronze switch case, motor & pump housing
- Engineered thermoplastic base
- Engineered, glass-filled, plastic impeller with metal insert
- Stainless steel guard & handle
- Bearing - lower & upper oil fed bronze

MODEL 57
- All cast iron construction
- Stainless steel guard & handle
- Bearing - lower & upper oil fed cast iron
- Cast iron impeller

MODEL 59
- All bronze construction
- Stainless steel guard & handle
- Bearing - lower & upper oil fed bronze
- Bronze impeller

ALL MODELS ARE COMPLETELY SUBMERSIBLE HERMETICALLY SEALED

Watertight - dust tight. Permanently oiled bearings.

VARIABLE LEVEL CONTROL SYSTEMS AVAILABLE

Note: The sizing of effluent systems normally requires variable level float(s) controls and properly sized basins to achieve required pumping cycles or dosing timers with nonautomatic pumps.

53 - 57 Cast Iron Series
55 - 59 Bronze Series

(For Pump Prefix Identification see News & Views 0052)

"MIGHTY-MATE"

SUBMERSIBLE PUMP FOR DEWATERING (SUMP) OR EFFLUENT (SEPTIC TANK SYSTEMS)

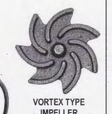
Tested to UL Standard UL778

Certified to CSA Standard C22.2 No. 108

PASSES ¾" SOLIDS
1¼" NPT DISCHARGE

AUTOMATIC MODEL

VORTEX TYPE IMPELLER

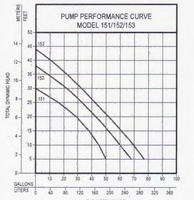


POWDER COATED TOUGH™

BN MODEL

MODELS AVAILABLE
- Automatic or Nonautomatic
- "53 - 57" - 3 HP, 115V or 230V
- "55 - 59" - 3 HP, 115V or 230V
- BE53/BE57 & BN53/BN57 available packaged with Piggyback Variable Level Float Switch

PUMP PERFORMANCE CURVE
MODEL 151/152/153

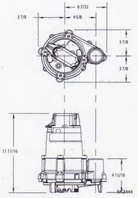


TOTAL DYNAMIC HEAD/FLOW
PER MINUTE
EFFLUENT AND DEWATERING

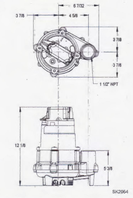
MODEL	151		152		153	
Feet	Meters	Gal.	Liters	Gal.	Liters	Gal.	Liters
5	1.5	50	188	69	261	77	291
10	3.0	45	170	61	231	70	265
15	4.6	38	144	53	201	61	231
20	6.1	29	110	44	167	52	197
25	7.6	16	61	34	129	42	159
30	9.1	–	–	23	87	33	125
35	10.7	–	–	–	–	22	85
40	12.2	–	–	–	–	11	42
Shut-off Head		30 ft. (9.1m)		30 ft. (11.6m)		44 ft. (13.4m)	

014509B

Model 151



Models 152 / 153



CONSULT FACTORY FOR SPECIAL APPLICATIONS

- Timed dosing panels available
- Electrical alternators, for duplex systems, are available and supplied with an alarm
- Variable level control switches are available for controlling single phase systems
- Double piggyback variable level float switches are available for variable level long and short cycle controls
- Sealed Qwik-Box available for outdoor installations - See FM1420
- Over 130°F (54°C) special quotation required

151/152/153 Series

151/152/153 MODELS					Control Selection	
Model	Volts-Ph	Mode	Amps		Simplex	Duplex
N151	115 1	Non	6.0		1	2 or 3
BN151	115 1	Auto	6.0		Included	2 or 3
E151	230 1	Non	3.2		1	2 or 3
BE151	230 1	Auto	3.2		Included	2 or 3
N152	115 1	Non	8.5		1	2 or 3
BN152	115 1	Auto	8.5		Included	2 or 3
E152	230 1	Non	4.3		1	2 or 3
BE152	230 1	Auto	4.3		Included	2 or 3
N153	115 1	Non	10.5		1	2 or 3
BN153	115 1	Auto	10.5		Included	2 or 3
E153	230 1	Non	5.3		1	2 or 3
BE153	230 1	Auto	5.3		Included	2 or 3

SELECTION GUIDE

1. Single piggyback variable level float switch or double piggyback variable level float switch. Refer to FM0477.
2. See FM0712 for correct model of Electrical Alternator E-Pak.
3. Variable level control switch 10-0743 used as a control activator, specify duplex (3) or (4) float system.

CAUTION

All installation of controls, protection devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

"Easy assembly"
(pump & discharge pipe not included.)

OPTIONAL PUMP STAND P/N 10-2421
- Reduces potential clogging by debris
- Replaces rocks or bricks under the pump
- Made of durable, noncorrosive ABS
- Raises pump 2" off bottom of basin
- Provides the ability to raise intake by adding sections of 1½" or 2" PVC piping
- Attaches securely to pump
- Accommodates sump, dewatering and effluent applications

NOTE: Make sure float is free from obstruction.

RESERVE POWERED DESIGN

For unusual conditions a reserve safety factor is engineered into the design of every Zoeller pump.

Your Peace of Mind is Our Top Priority®

Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

ZOELLER PUMP COMPANY
Zoeller Family of Water Solutions

MAIL TO: P.O. BOX 16347 • Louisville, KY 40256-0347
SHIP TO: 3649 Cane Run Road • Louisville, KY 40211-1961
(502) 778-2731 • 1 (800) 928-PUMP • FAX (502) 774-3624

visit our web site:
www.zoeller.com

SECTION: 2.20.047
FM1919
0414
Supersedes
0110

COMPARE THESE FEATURES

- Durable cast iron construction
- Model 151 comes standard with a glass-filled polypropylene base
- Corrosion resistant powder coated epoxy finish
- Stainless steel lifting handle
- Assembled with stainless steel bolts
- Non-clogging engineered thermoplastic vortex impeller design
- Model 151 - 1/3 HP passes ½" spherical solids
- Model 152 - .4 HP passes ¾" spherical solids
- Model 153 - 1/2 HP passes ¾" spherical solids
- Motor - 60 Hz, 3450 RPM, oil-filled, hermetically sealed, automatic reset thermal overload protected
- Carbon/Ceramic seals
- Upper sleeve bearing and lower ball bearing running in bath of oil
- 20 ft. UL Listed power cord with molded 3-wire plug
- 1½" NPT vertical discharge
- BN and BE standard models include a 20 ft. variable level float switch
- Operates at temperatures to 130°F (54°C) in effluent applications
- All models include a 1½" x 2" PVC adapter fitting

Note: The sizing of effluent systems normally requires variable level float(s) controls and properly sized basins to achieve required pumping cycles or dosing timers with nonautomatic pumps.

ALL MODELS ARE COMPLETELY SUBMERSIBLE HERMETICALLY SEALED

Watertight - dust tight. Permanently oiled bearings.

VARIABLE LEVEL CONTROL SYSTEMS AVAILABLE

Note: The sizing of effluent systems normally requires variable level float(s) controls and properly sized basins to achieve required pumping cycles or dosing timers with nonautomatic pumps.

151/152/153 EFFLUENT SERIES

(For Pump Prefix Identification see News & Views 0052)

"DOSE-MATE"

FOR SEPTIC TANK - LOW PRESSURE PIPE (LPP) AND ENHANCED FLOW STEP SYSTEMS

EFFLUENT
SUBMERSIBLE
1½" NPT DISCHARGE

Tested to UL Standard UL778 and Certified to CSA Standard C22.2 No. 108

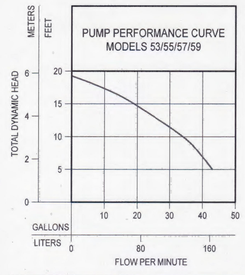
Model N152/N153
High Head
Effluent

MODELS AVAILABLE
- N151/N152/N153 & E151/E152/E153 nonautomatic
- BN151/BN152/BN153 & BE151/BE152/BE153 packaged with Piggyback Variable Level Float Switch
- 1/3, ,4 & 1/2 HP, 1Ph 115V or 230V

POWDER COATED TOUGH™

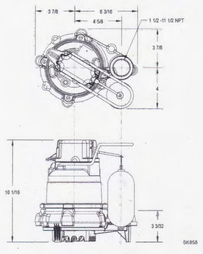
Model BN152/BN153
High Head
Effluent

PUMP PERFORMANCE CURVE
MODELS 53/55/57/59



TOTAL DYNAMIC HEAD/FLOW
PER MINUTE
EFFLUENT AND DEWATERING

MODEL	53/55/57/59	
Feet	Meters	Gal.	Liters
5	1.5	43	163
10	3.0	34	129
15	4.6	19	72
Shut-off Head:		19.25 ft.(5.9m)	



CONSULT FACTORY FOR SPECIAL APPLICATIONS

- Variable level float switches available
- Variable level long cycle systems available
- Available with special cord lengths of 15', 25', 35', (50' 230V only)
- Alarm systems available
- Duplex systems available

SELECTION GUIDE

1. Integral float operated mechanical switch, no external control required.
2. Single piggyback variable level float switch or double piggyback variable level float switch. Refer to FM0477.
3. Mechanical alternator "M-Pak" 10-0072 or 10-0075.
4. See FM0712 for correct model of Electrical Alternator.
5. Variable level control switch 10-0225 used as a control activator, with Electrical Alternator (3) or (4) float system.

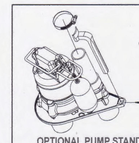
Single Seal				Control Selection			Listings	
Model	Volts	Phase	Mode	Amps	Simplex	Duplex	CSA	UL
MS3/55 & MS7/59	115	1	Auto	5.7	1	----	Y	Y
NS3/55 & NS7/59	115	1	Non	5.7	2	3 or 4 & 5	Y	Y
* BN53	115	1	Auto	9.7	*	----	Y	Y
* BN57	115	1	Auto	5.7	*	----	N	Y
* BE53/57	230	1	Auto	4.8	*	----	Y	Y
DS3/55 & DS7/59	230	1	Auto	4.8	1	----	Y	Y
ES3/55 & ES7/59	230	1	Non	4.8	2	3 or 4 & 5	Y	Y

* Single piggyback switch included.

CAUTION

All installation of controls, protection devices and wiring should be done by a qualified licensed electrician. All electrical and safety codes should be followed including the most recent National Electrical Code (NEC) and the Occupational Safety and Health Act (OSHA).

For information on additional Zoeller products refer to catalog on Piggyback Variable Level Float Switches, FM0477; Electrical Alternator, FM0488; Mechanical Alternator, FM0495; Sump/Sewage Basins, FM0467; and Simple Phase Simplex Pump Control/Alarm Systems, FM0732.



"Easy assembly"
(pump & discharge pipe not included.)

OPTIONAL PUMP STAND P/N 10-2421
- Reduces potential clogging by debris
- Replaces rocks or bricks under the pump
- Made of durable, noncorrosive ABS
- Raises pump 2" off bottom of basin
- Provides the ability to raise intake by adding sections of 1½" or 2" PVC piping
- Attaches securely to pump
- Accommodates sump, dewatering and effluent applications

NOTE: Make sure float is free from obstruction.

RESERVE POWERED DESIGN

For unusual conditions a reserve safety factor is engineered into the design of every Zoeller pump.

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
SERVICES CO.
505 WESTRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7815

72 VIEW STREET
LOS ALTOS
CALIFORNIA

APN: 167-36-025

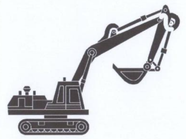
PUMP DETAILS

REVISIONS	DATE

JOB NO:
DATE: 3-26-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-5
OF 6 SHEETS

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

Palo Alto Regional Water Quality Control Plant: (650) 329-2598

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually over 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 (with a vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

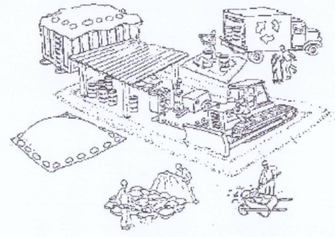
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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

72 VIEW STREET
LOS ALTOS
CALIFORNIA
APN: 167-36-025

REGISTERED PROFESSIONAL ENGINEER
NADIM N. RAFFOUL
No. 56027
Exp. 12/31/20
CIVIL
STATE OF CALIFORNIA

NNR ENGINEERING SERVICES CO.
SERVICES CO.
555 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 346-7783

BLUEPRINT FOR A CLEAN BAY

REVISIONS	DATE

JOB NO:
DATE: 3-26-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-6
OF 6 SHEETS

Plant Legend

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Acer palmatum 'Red Emperor'	Red Emperor Japanese Maple	1	24" Box	Medium	
Luma apiculata	Luma	1	15 Gallon	Medium	Prairie Fire
Malus floribunda	Japanese Flowering Crabapple	1	15 Gallon	Medium, Extra in Summer	
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	1	24" Box	Very Low, Medium	
Podocarpus gracilior	Fern Pine	1	15 Gallon	Low, Medium	
Prunus caroliniana	Carolina Laurel Cherry	3	5 Gallon	Low	
Shrub					
Heteromeles arbutifolia	Toyon	3	5 Gallon	Very Low, Low	
Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Upright Rosemary	5	5 Gallon	Very Low, Extra in Summer	

1

Screening Species Photos

Olea europaea 'Swan Hill'
Fruitless Olive 24" Box
4.5-6' x 3-4' (Height x Width)
<25' x <25' (At Maturity)
Growth Rate: Moderate

Luma apiculata
Luma Tree 24" Box
4-5' x 2-3' (Height x Width)
6-12' x 6-8' (At Maturity)
Growth Rate: Moderate

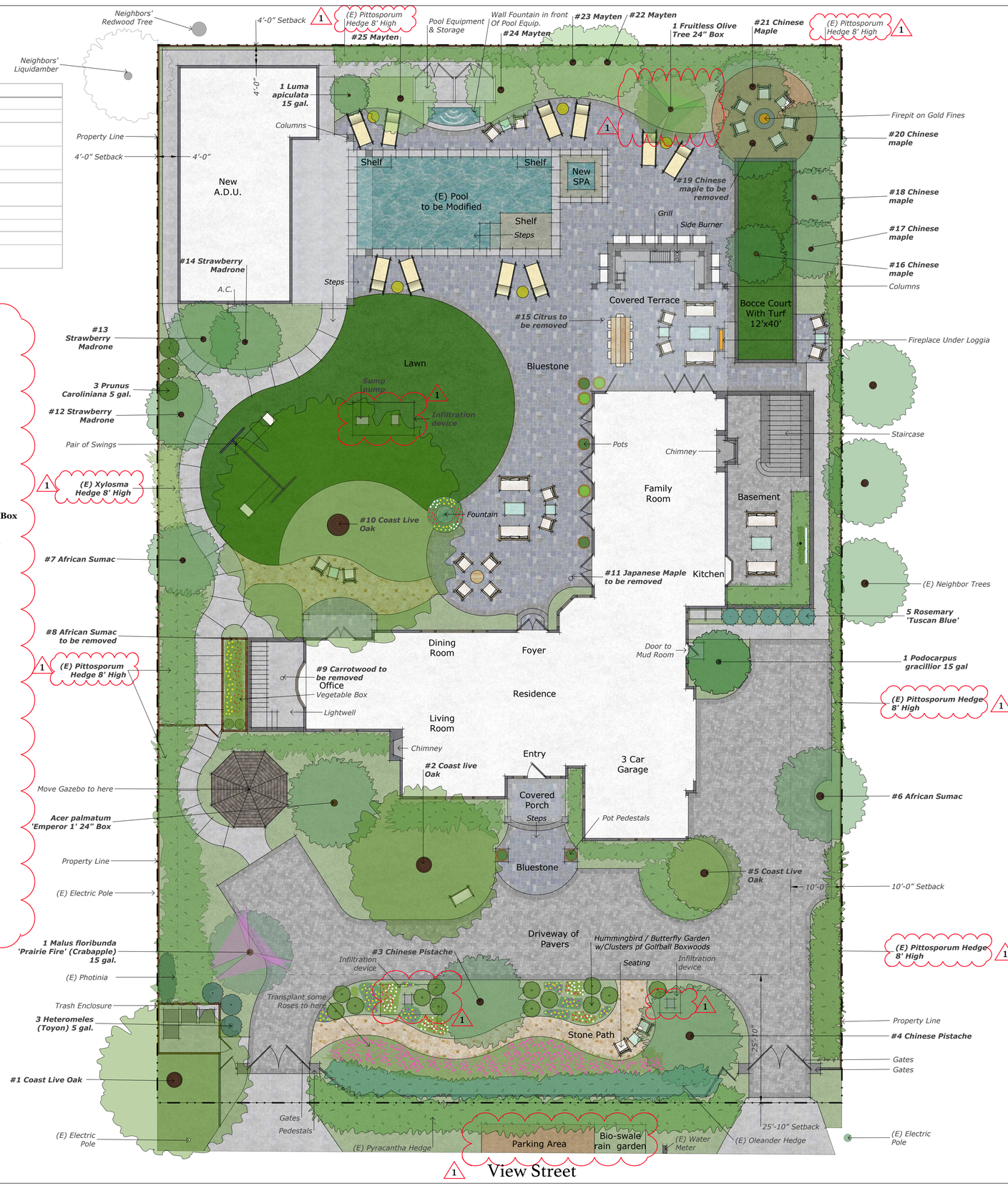
Acer palmatum 'Emperor 1'
Red Emperor Japanese Maple 24" Box
6-8' x 3-4'(Height x Width)
20-25' x 15-20' (At Maturity)
Growth Rate: Moderate , Slow

Malus floribunda 'Prairie fire'
Prairiefire Crabapple 15 Gal.
5-6' x 2-3' (Height x Width)
12' x 18' (At Maturity)
Growth Rate: Moderate

Prunus caroliniana
Carolina Laurel Cherry 5 Gal.
2-3' x 12-16" (Height x Width)
8-10' x 6-8' (At Maturity)
Growth Rate: Moderate to Fast

Podocarpus gracilior
Fern Pine 15 Gal.
5-6' x 16-20" (Height x Width)
30-50' x 15-20' (At Maturity)
Growth Rate: Slow

Heteromeles arbutifolia
Toyon 5 Gal.
12-14" x 12-14" (Height x Width)
6-20' x 6-10' (At Maturity)
Growth Rate: Moderate



SCALE 1"=10'

0 10 20

N

*** NOTES (E) = Existing**

REVISIONS	BY
1 07-02-21	KAA

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
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Calif. Reg.#2239 (408) 842-0245
karen@KAA Design

GREBENE RESIDENCE

72 View Street, Los Altos, CA.

LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-21
STATE OF CALIFORNIA

DATE	07-02-21
SCALE	1"=10'-0"
DRAWN	SL-EM
JOB	GREBENE

L-1