

FIRE DEPARTMENT NOTES:

- 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.
- 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 B10.1, 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 RECORD AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY LAMC.
- 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. 403.3.5 AND HEALTH AND SAFETY CODE 1314.1.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATIONS S1-1. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS TO THE PROJECT. CFC CHAPTER 33.
- 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 TOWER, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1



1 RENDERED 3D IMAGE

PROJECT INFO

OWNER: RUPAL SUTARIA
423 ALMOND AVE
LOS ALTOS, CA 94022

JOB ADDRESS: 423 ALMOND AVE
LOS ALTOS, CA 94022

BUILDING OCCUPANCY GROUP(S): R-3/U

TYPE(S) OF CONSTRUCTION: IX-B

OCCUPANCY CATEGORY: II

ZONING: RI-10

A.P.N.: 110-32-019

ARCHITECT: RH ASSOCIATES ARCHITECTS
11010 COMBIE RD, SUITE 210
AUBURN, CA 95602
CONTACT: J. STEVE COLLOM
(530) 248-3055
steve.colom@gmail.com

CIVIL ENGINEER: NNR ENGINEERING
335 WEYBRIDGE DRIVE
SAN JOSE, CA 95123
CONTACT: NADIM RAFOUL
(408) 348-1818
nnrengineering@ghoo.com

ARBORIST: THE OAKLEY GROUP
1431 CHILTON STREET
ARROYO GRANDE, CA 93420
CONTACT: SAMUEL OAKLEY
(415) 401-4495
sam@oakleygroup.org

LANDSCAPE DESIGN: KAREN AITKEN & ASSOCIATES
8222 RANCHO REAL
GILROY, CA 95020
CONTACT: KAREN AITKEN
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aitkenassociates@gmail.com

GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING
2341 ZANKER ROAD, SUITE 350
SAN JOSE, CA 95131
CONTACT: SEAN DEIVERT
(408) 324-1400
sdeivert@siliconvalleysoil.com

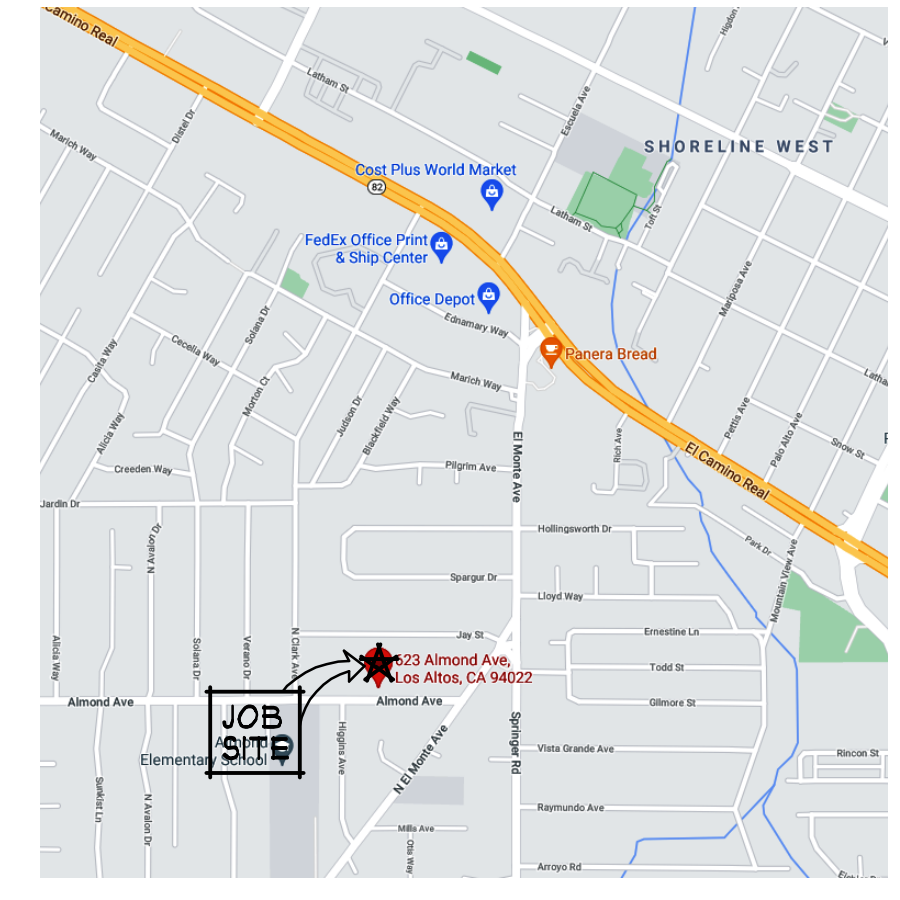
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PROJECT DESCRIPTION:

THE DEMOLITION OF THE EXISTING ONE-STORY SINGLE FAMILY RESIDENCE AND THE CONSTRUCTION OF A NEW 3,470 SQUARE-FOOT TWO-STORY RESIDENCE WITH AN ATTACHED 405 SQUARE-FOOT GARAGE AND A 1,035 SQUARE-FOOT BASEMENT.

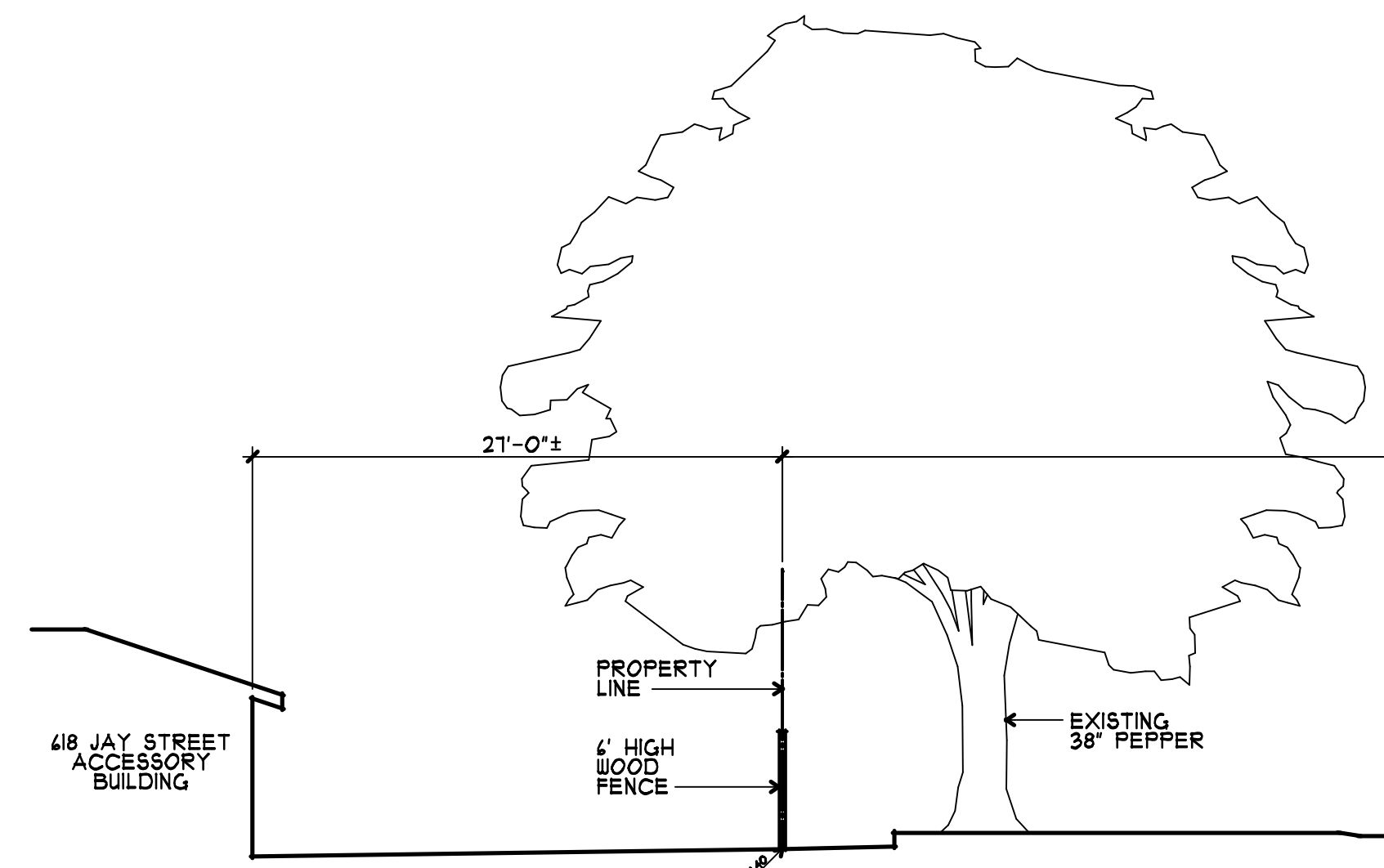
ZONING COMPLIANCE				
	EXISTING	PROPOSED	ALLOWED	REQD
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' HIGH	2,078 S.F. 12.4%	3,714 S.F. 22.2%	5,020 S.F. 30.0%	
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st FLR. 1,850 S.F. 2nd FLR. 0 S.F. TOTAL 1,850 S.F.	2,702 S.F. 1,522 S.F. 4,224 S.F.	4,422 S.F. 26.4%	
ADU	0 S.F.	512 S.F.	800 S.F.	
SETBACKS:				
FRONT	40 FT.	25 FT.	25 FT.	
REAR	112 FT.	121.92 FT.	25 FT.	
RIGHT SIDE (1ST/2ND)	9.87 FT.	12/19.5 FT.	10/17.5 FT.	
LEFT SIDE (1ST/2ND)	10 FT.	10/21.0 FT.	10/17.5 FT.	
HEIGHT	14 FT.	25.33 FT.	27 FT.	
SQUARE FOOTAGE BREAKDOWN				
	EXISTING	CHANGE IN	TOTAL PROPOSED	
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,400 S.F.	4,777 S.F.	6,177 S.F.	
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	450 S.F.	104 S.F.	554 S.F.	
LOT CALCULATIONS				
NET LOT AREA:	16,734 S.F.			
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	900 S.F. 40.0%			
LANDSCAPE BREAKDOWN:				
	TOTAL HARDSCAPE AREA EXISTING & PROPOSED 9,753 S.F.			
	EXISTING SOFTSCAPE (UNDISTURBED) AREA 5,181 S.F.			
	NEW SOFTSCAPE AREA 1,800 S.F.			
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA			



2 VICINITY MAP
NO SCALE NORTH

AREA SCHEDULE

LOT AREA	16,734 S.F.	
LIVABLE AREA	1,995 S.F.	
BASEMENT	2,148 S.F.	5,820 S.F.
MAIN FLOOR	1,522 S.F.	
UPPER FLOOR		
TOTAL	5,445 S.F.	
GARAGE	554 S.F.	
COVERED PORCH	82 S.F.	
REAR COVERED TERRACE	496 S.F.	
A.D.U.	512 S.F.	
A.D.U. COV. TERRACE	234 S.F.	
SHED TO BE REMOVED	96 S.F.	
COVERAGE ALLOWED (30%)	5,020 S.F.	5,820 S.F.
EXISTING	2,078 S.F.	
PROPOSED	3,714 S.F.	4,224 S.F.
FLOOR AREA ALLOWED (3,850+512)	4,422 S.F.	5,222 S.F.
EXISTING	1,850 S.F.	
PROPOSED	4,224 S.F.	4,734 S.F.



3 SITE SECTION
1/8" = 1'-0"

BUILDING HEIGHTS ESSENTIALLY THE SAME



4 STREETScape
1" = 10'-0"

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REGISTERED ARCHITECT
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Exp. 10-31

A PROPOSED RESIDENCE FOR: RUPAL SUTARIA
623 ALMOND AVENUE
LOS ALTOS, CALIFORNIA

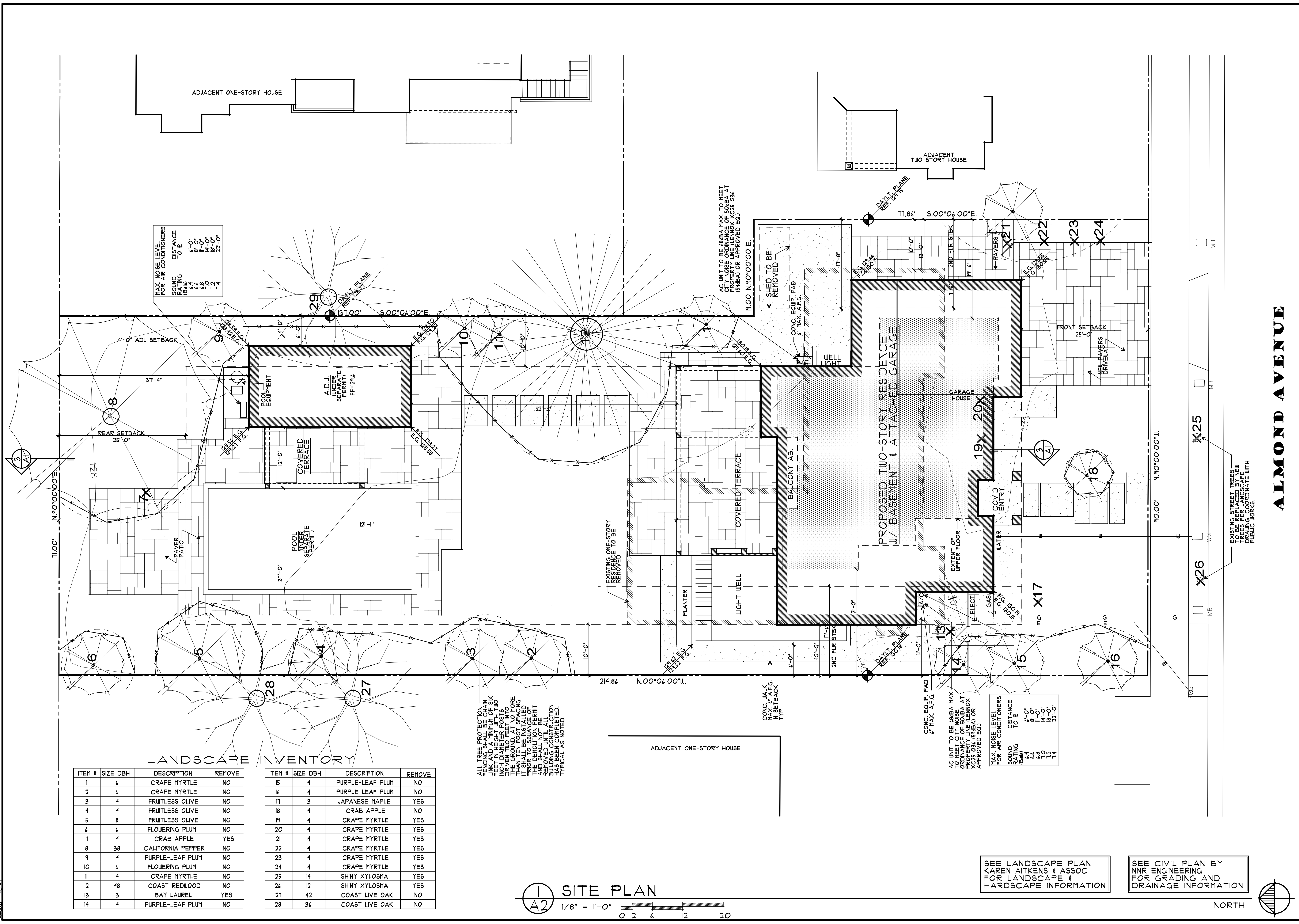
drawings
COVER SHEET

revisions

project number
2575

date
FEB 14 2022

sheet number
A1



MAX. NOISE LEVEL FOR AIR CONDITIONERS

SOUND RATING (SAR)	DISTANCE TO E
4.4	4'-0"
4.4	8'-0"
4.8	14'-0"
1.0	19'-0"
1.1	22'-0"

AC UNIT TO BE AREA MAX. TO MEET PERMITS AND ORDINANCE OF LOS ANGELES AT PROPERTY LINE (LENNOX, X225 OR X226A) OR APPROVED E.G.

SOUND RATING (SAR)	DISTANCE TO E
4.4	4'-0"
4.8	14'-0"
1.0	19'-0"
1.1	22'-0"

LANDSCAPE INVENTORY

ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	6	CRAPE MYRTLE	NO
2	6	CRAPE MYRTLE	NO
3	4	FRUITLESS OLIVE	NO
4	4	FRUITLESS OLIVE	NO
5	8	FRUITLESS OLIVE	NO
6	6	FLOWERING PLUM	NO
7	4	CRAB APPLE	YES
8	38	CALIFORNIA PEPPER	NO
9	4	PURPLE-LEAF PLUM	NO
10	6	FLOWERING PLUM	NO
11	4	CRAPE MYRTLE	NO
12	48	COAST REDWOOD	NO
13	3	BAY LAUREL	YES
14	4	PURPLE-LEAF PLUM	NO

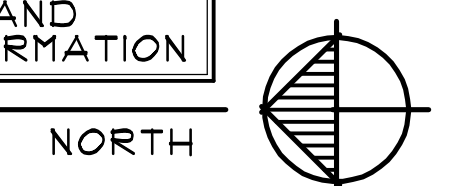
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
15	4	PURPLE-LEAF PLUM	NO
16	4	PURPLE-LEAF PLUM	NO
17	3	JAPANESE MAPLE	YES
18	4	CRAB APPLE	NO
19	4	CRAPE MYRTLE	YES
20	4	CRAPE MYRTLE	YES
21	4	CRAPE MYRTLE	YES
22	4	CRAPE MYRTLE	YES
23	4	CRAPE MYRTLE	YES
24	4	CRAPE MYRTLE	YES
25	14	SHINY XYLOSMA	YES
26	12	SHINY XYLOSMA	YES
27	42	COAST LIVE OAK	NO
28	36	COAST LIVE OAK	NO

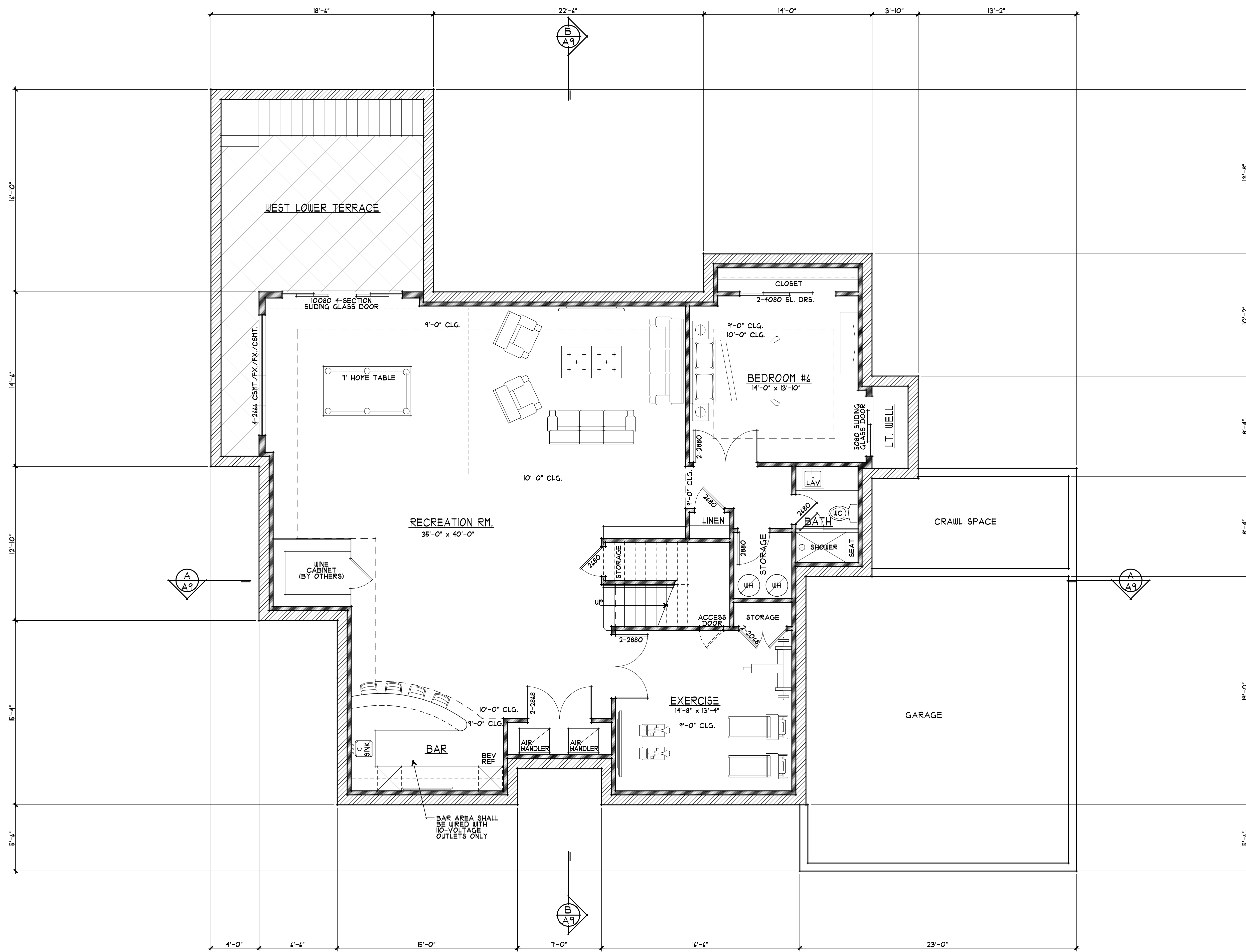
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF SIX INCH DIAMETER POSTS AND DRIVEN TWO FEET INTO THE GROUND. AT NO MORE THAN 4 FEET APART. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THIS PERMIT AND BE REMOVED UNTIL ALL BUILDING CONSTRUCTION IS COMPLETE. TYPICALS AS NOTED.

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

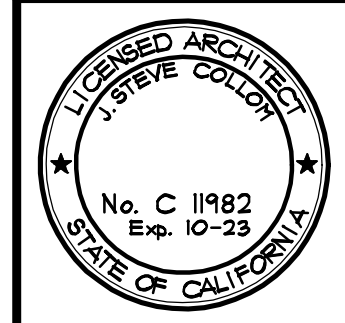
SEE LANDSCAPE PLAN
 KAREN ATKENS & ASSOC
 FOR LANDSCAPE &
 HARDSCAPE INFORMATION

SEE CIVIL PLAN BY
 NNR ENGINEERING
 FOR GRADING AND
 DRAINAGE INFORMATION





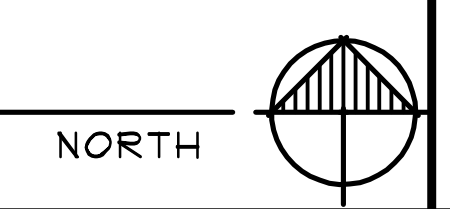
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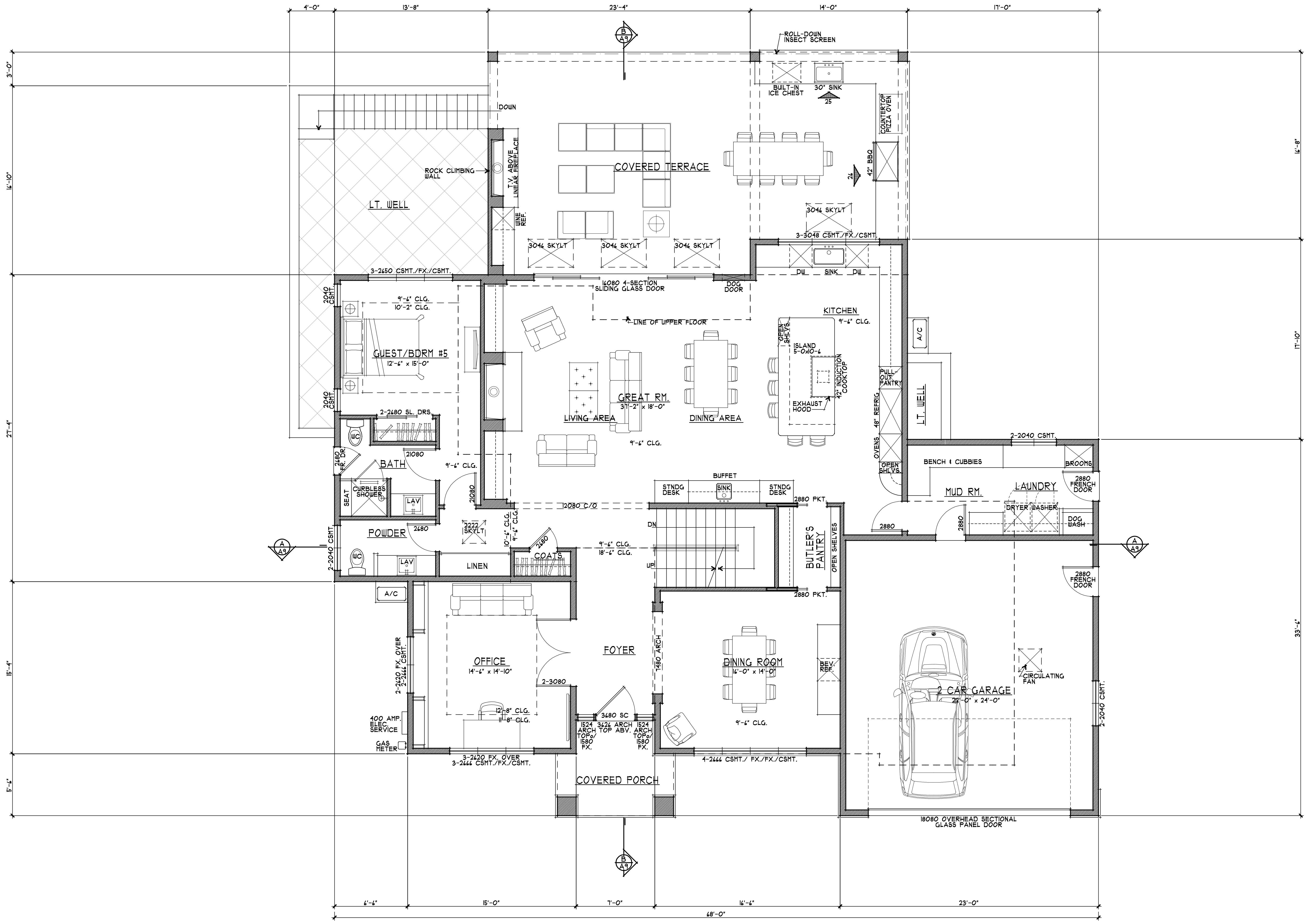
A PROPOSED RESIDENCE FOR:
RUPAL SUTARIA
 623 ALMOND AVENUE
 LOS ALTOS, CALIFORNIA

drawings
BASEMENT FLOOR PLAN
 revisions
 project number
 2575
 date
 FEB 14 2022
 sheet number

1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"
 0 1 3 6 10

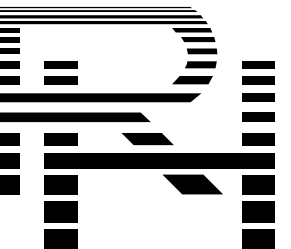


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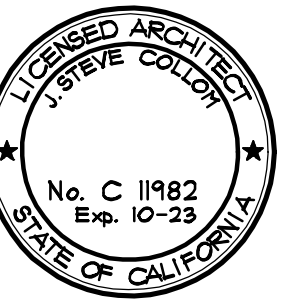


1 MAIN FLOOR PLAN
 1/4" = 1'-0"
 0 1 3 4 10





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623 ALMOND AVENUE

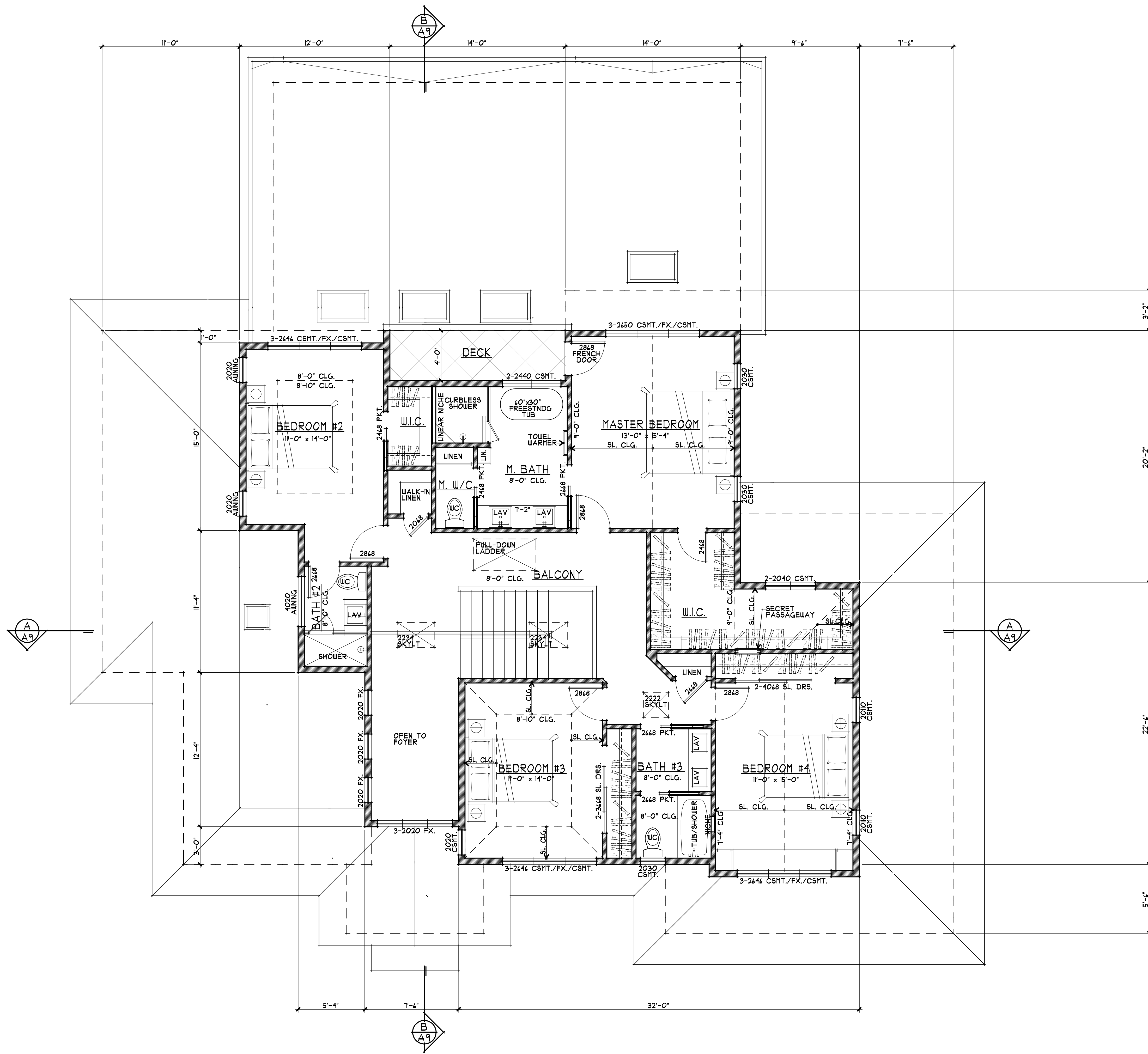
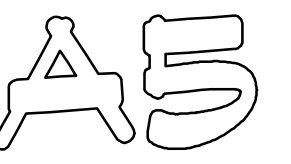
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UPPER FLOOR
PLAN

revisions

project number
2575

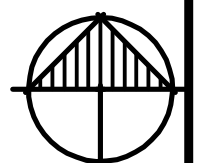
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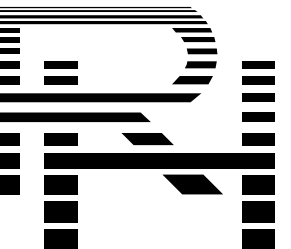


2 UPPER FLOOR PLAN
1/4" = 1'-0"
0 1 3 6 10

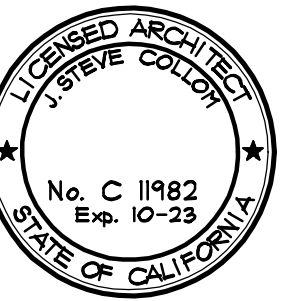
NORTH



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RUPAL SUTARIA
LOS ALTOS, CALIFORNIA
623 ALMOND AVENUE

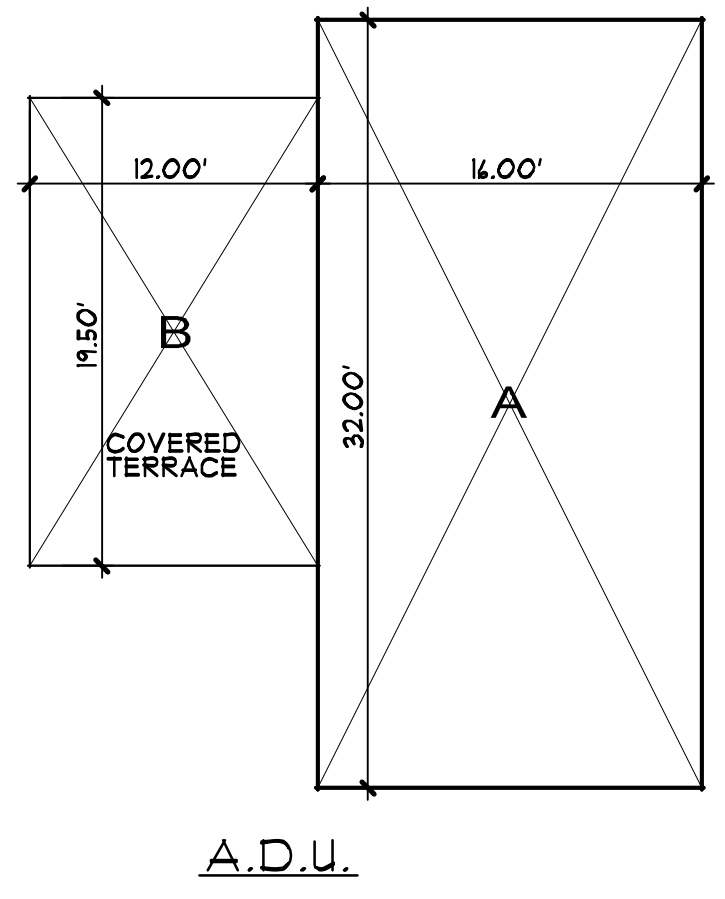
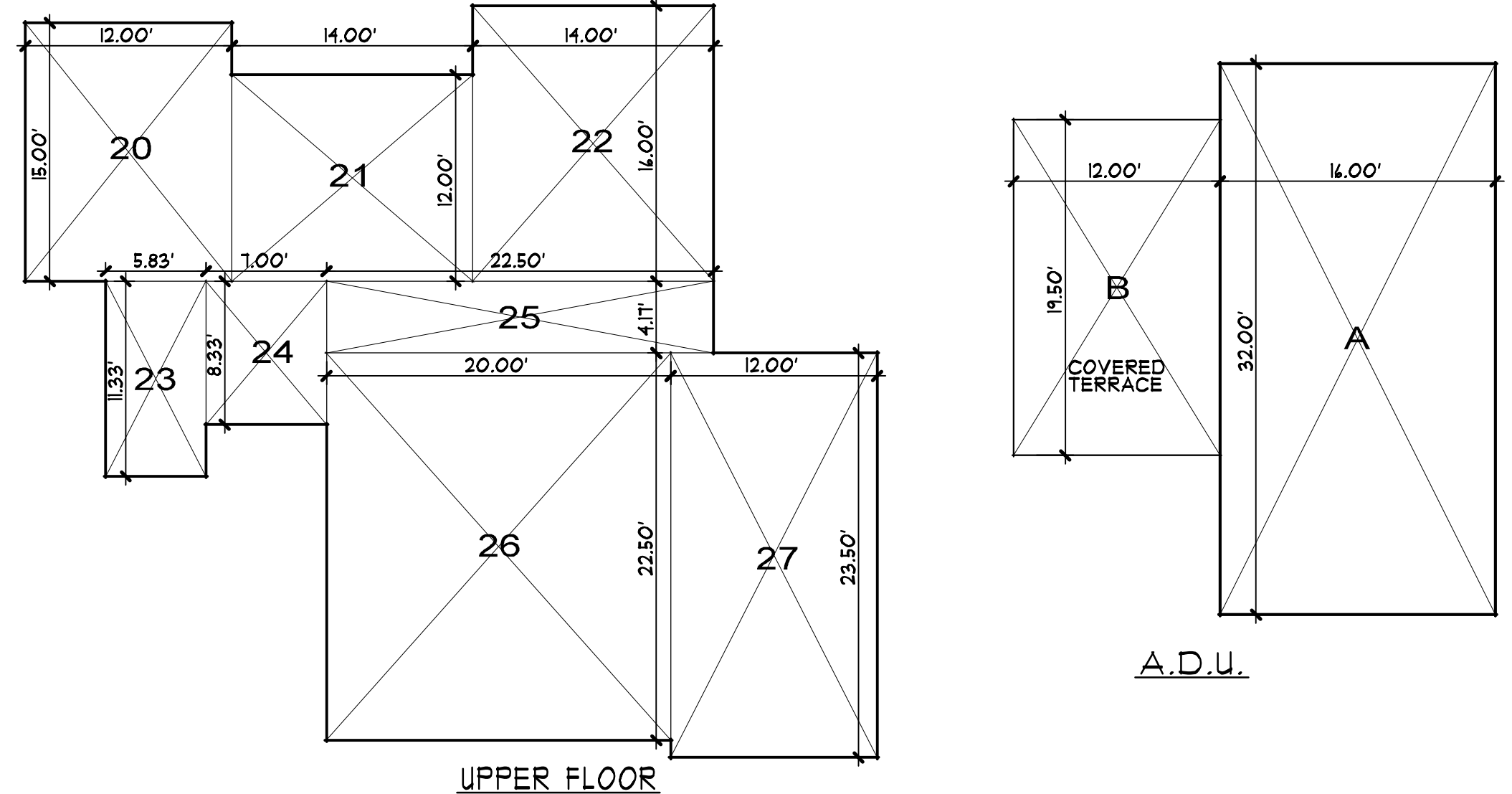
drawings
ROOF PLAN

revisions

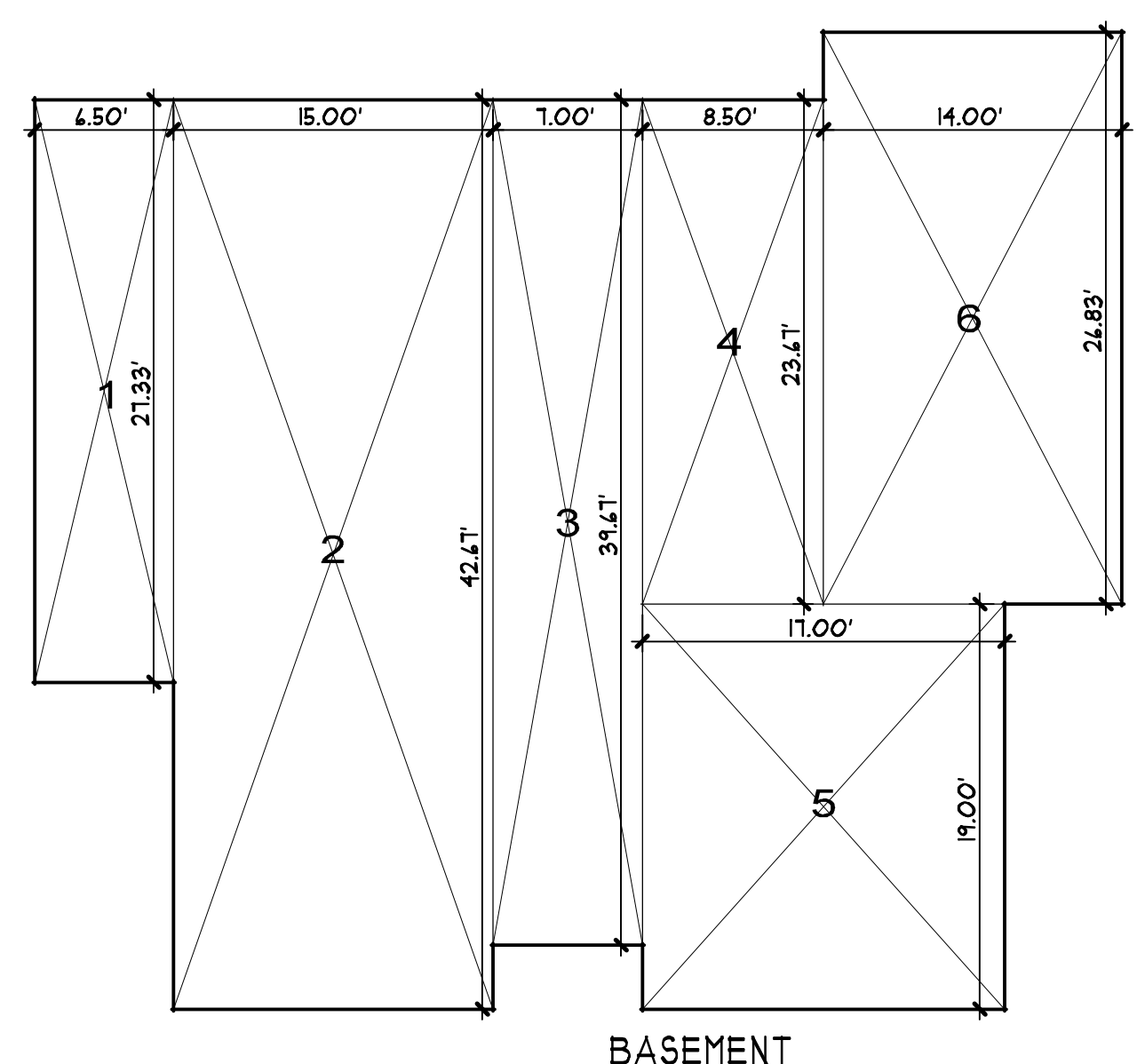
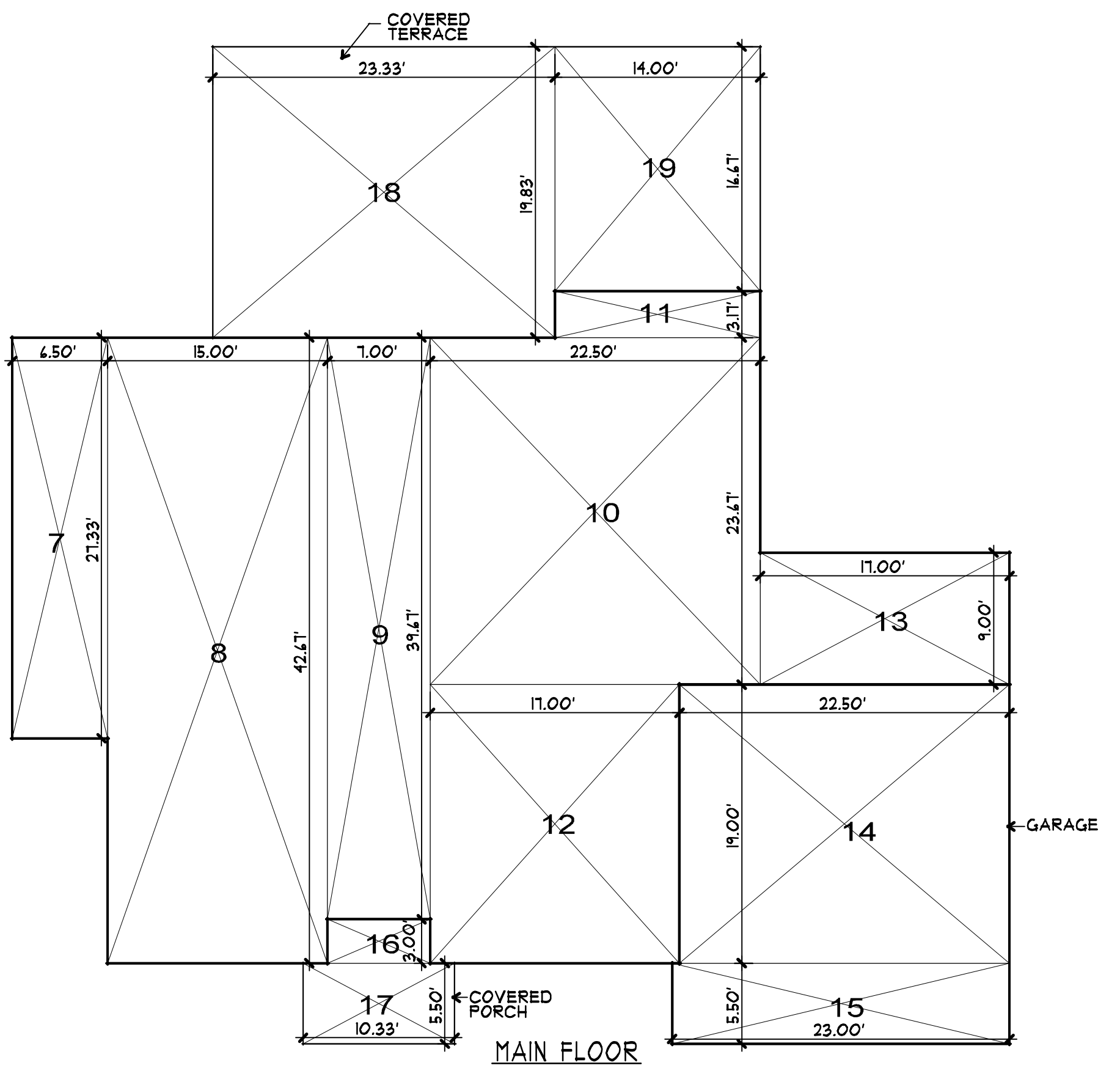
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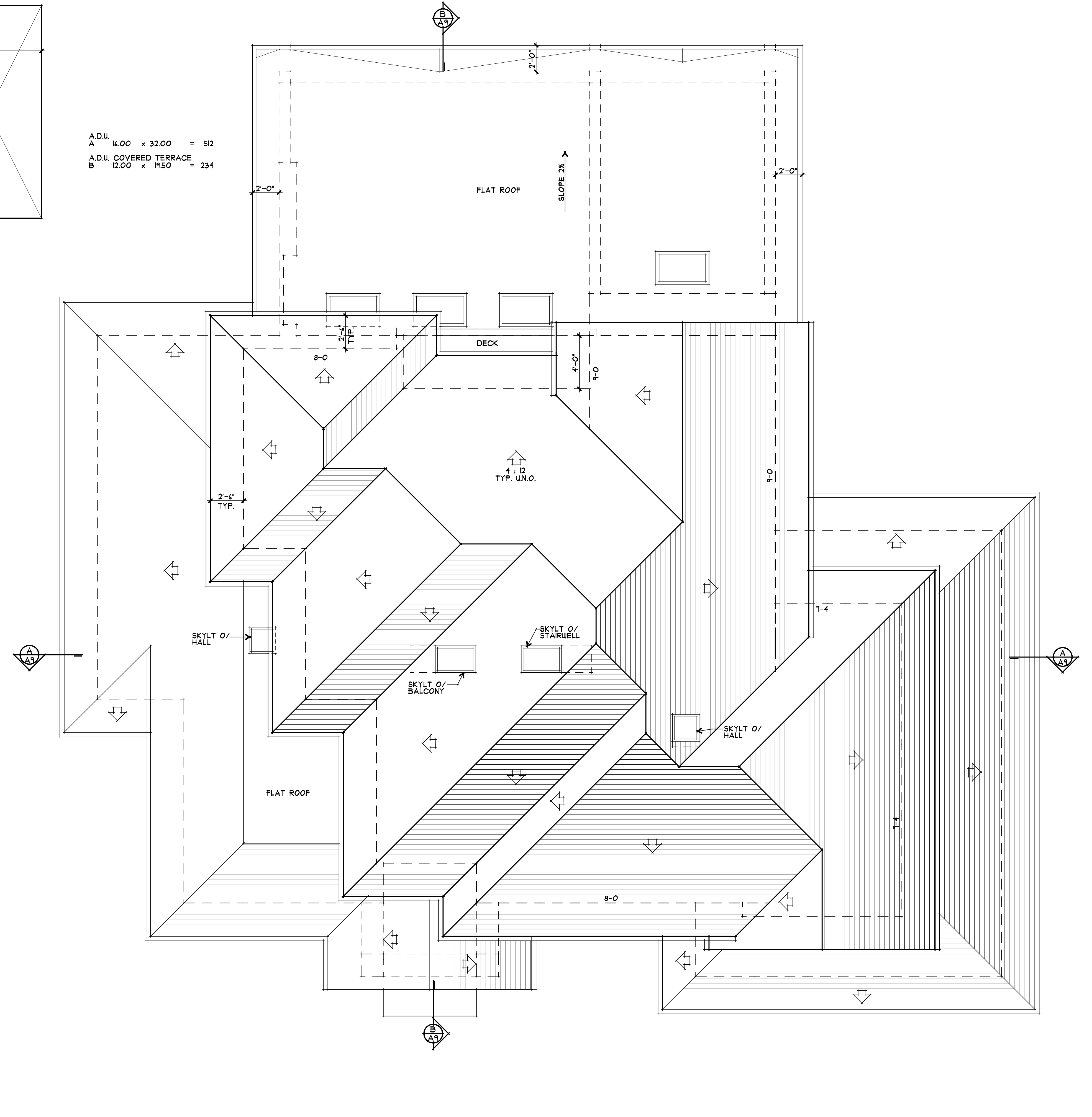
A.D.U.
A 16.00 x 32.00 = 512
A.D.U. COVERED TERRACE
B 12.00 x 11.50 = 234



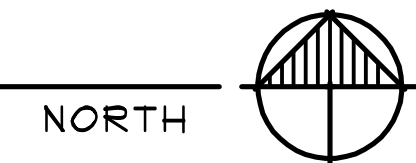
AREA CALCULATIONS

BASEMENT			
2	4.50	21.33	95.6
3	15.00	42.41	636.1
4	1.00	39.41	39.4
5	8.50	23.41	199.0
	11.00	3.11	34.2
	4.00	24.83	99.3
		TOTAL	1,073.7
MAIN FLOOR			
7	4.50	21.33	95.6
8	15.00	42.41	636.1
9	1.00	39.41	39.4
10	22.50	23.41	526.7
11	14.00	3.11	43.5
12	11.00	9.00	99.0
13	11.00	22.50	247.5
14	19.00	11.00	209.0
15	11.00	23.00	253.0
16	3.00	10.33	31.0
17	5.50	23.00	126.5
		TOTAL	2,148.6
GARAGE			
18	23.00	9.00	207.0
19	23.00	9.00	207.0
		TOTAL	414.0
COVERED PORCH			
16	1.00	3.00	3.0
17	10.33	5.50	56.8
		TOTAL	59.8
COVERED TERRACE			
18	23.33	11.83	276.1
19	14.00	16.41	229.7
		TOTAL	505.8
UPPER FLOOR			
20	12.00	15.00	180.0
21	14.00	12.00	168.0
22	14.00	12.00	168.0
23	5.83	11.83	68.9
24	1.00	8.33	8.3
25	22.50	4.11	92.5
26	20.00	23.50	470.0
27	12.00	23.50	282.0
		TOTAL	1,522.2

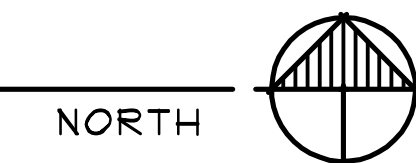
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A.D.U. COVERED TERRACE
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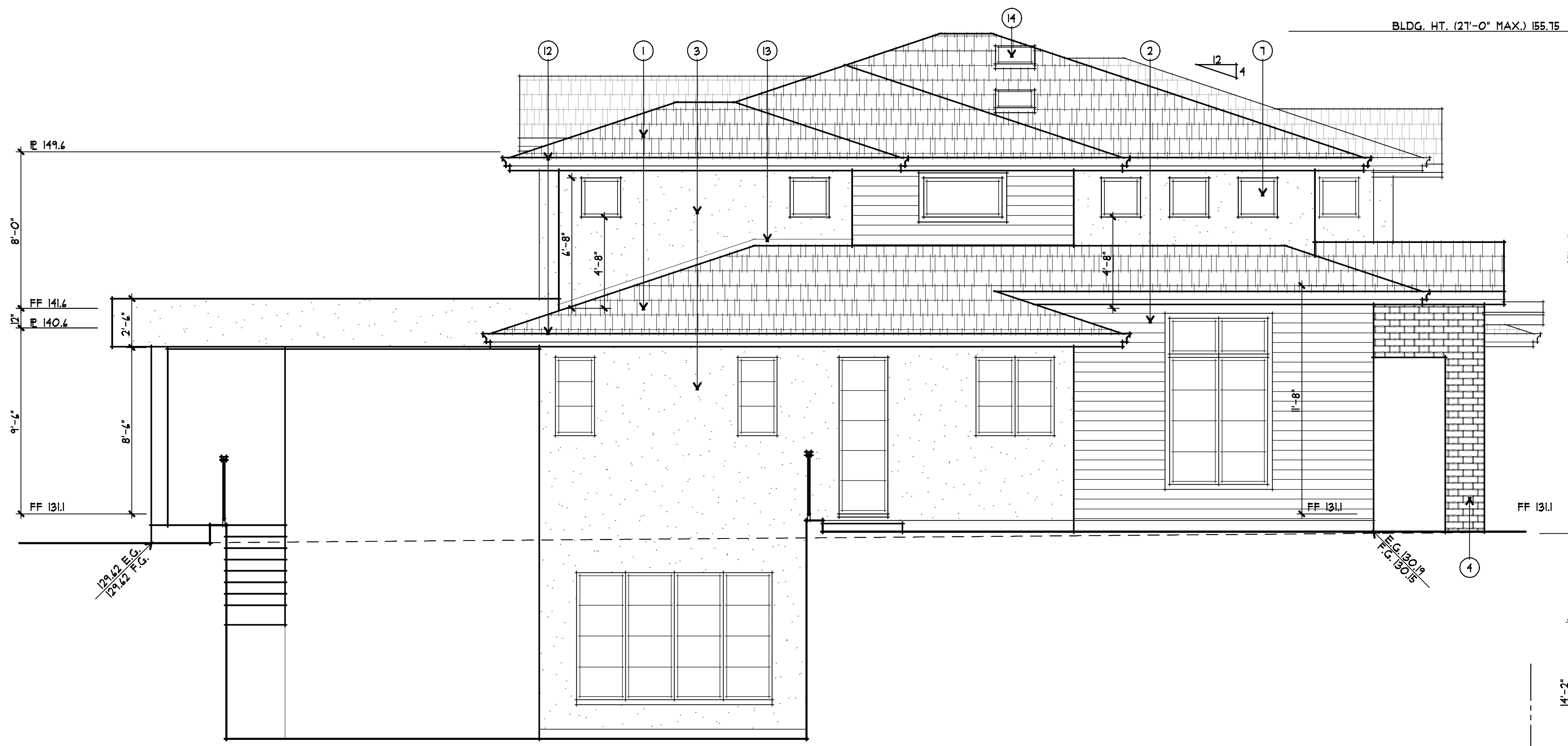


2 AREA DIAGRAMS
1/8" = 1'-0"



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



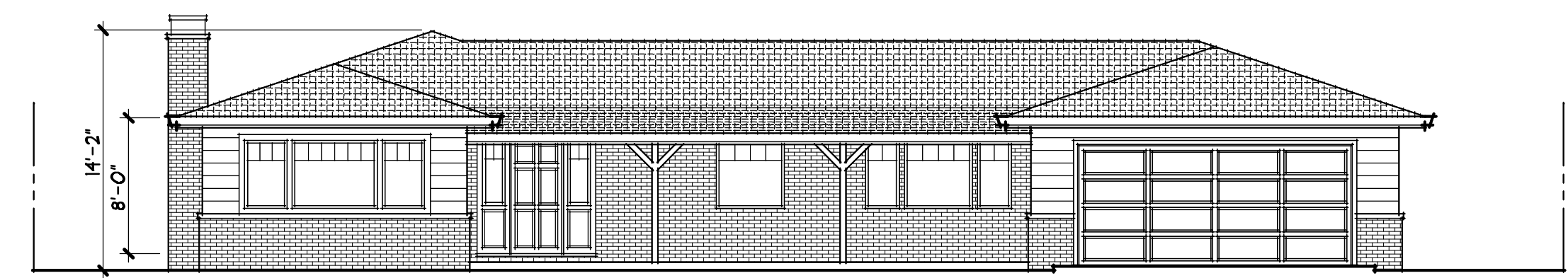


1 LEFT (WEST) ELEVATION
 A7 1/4" = 1'-0" 0 1 3 4 10

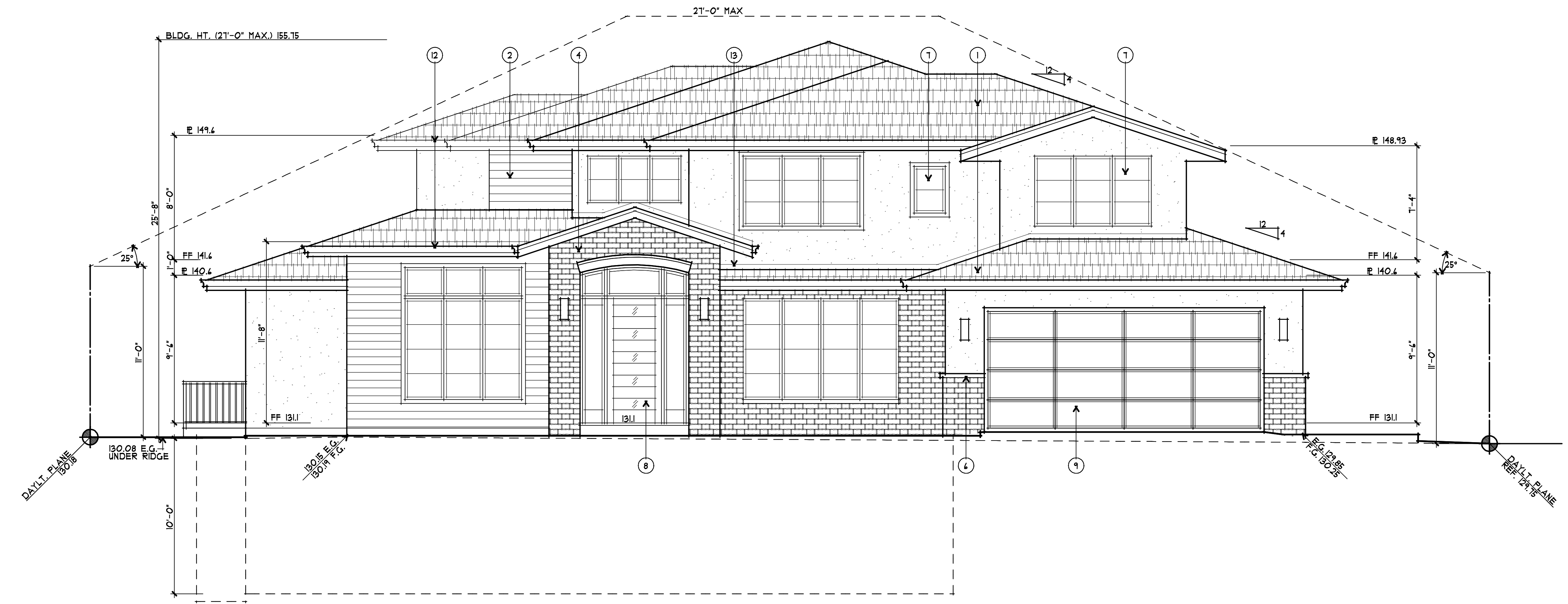
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	STUCCO W/ SMOOTH TROWEL FINISH
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	FROSTED GLASS OVERHEAD SECTIONAL GARAGE DOOR
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
GUTTERS & DOWNSPOUTS	12	G.I. SHAPED GUTTERS AND RECTANGULAR DOWNSPOUTS
FLASHING	13	G.I. FLASHING - PAINT
SKYLIGHTS	14	CURB MOUNTED OR SELF-FLASHING

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LICENSED ARCHITECT
 J. STEVE COLLOM
 No. C 11982
 Exp. 10-31-2024
 STATE OF CALIFORNIA



3 EXISTING FRONT (SOUTH) ELEVATION
 A7 1/8" = 1'-0" 0 2 4 12 20



2 FRONT (SOUTH) ELEVATION
 A7 1/4" = 1'-0" 0 1 3 4 10

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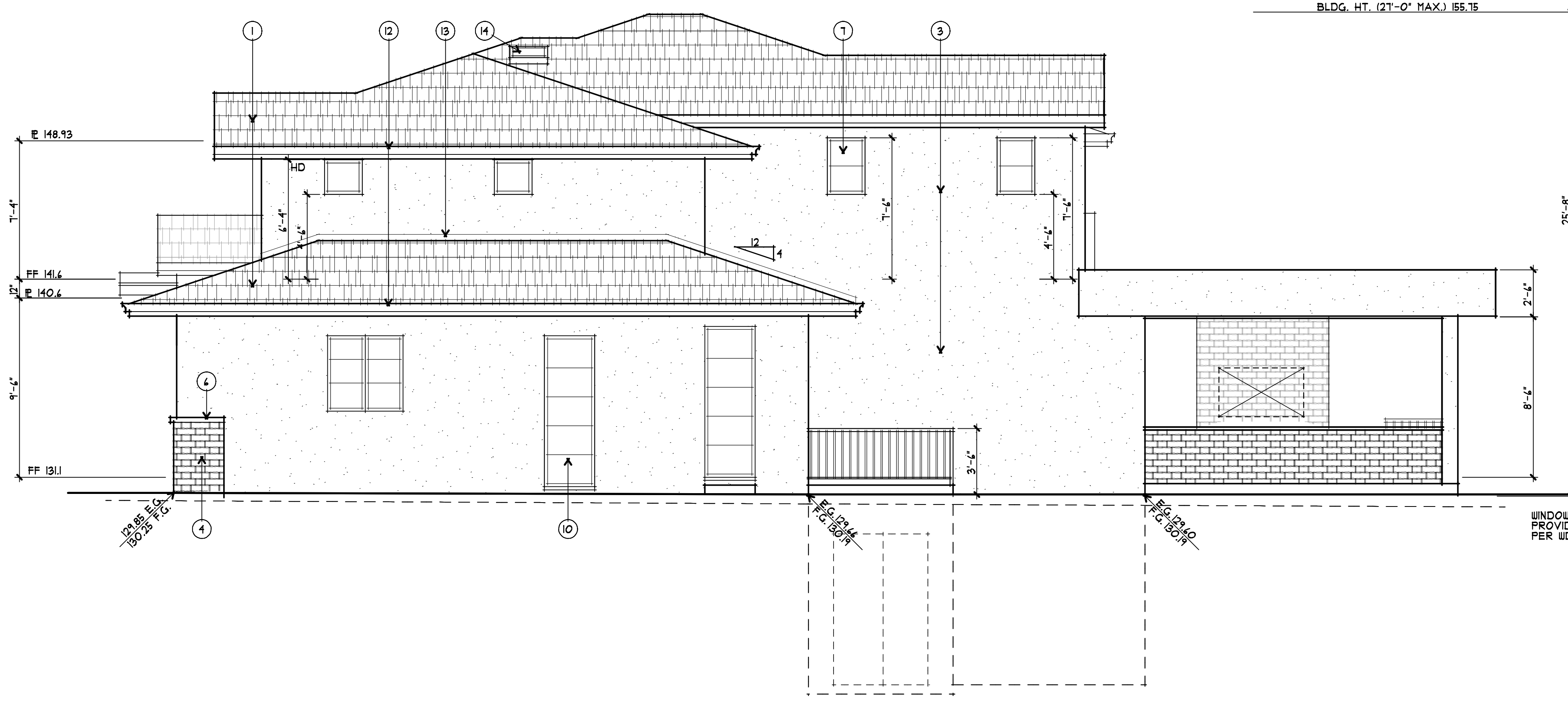
drawings
 EXTERIOR
 ELEVATIONS

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project number
 2575

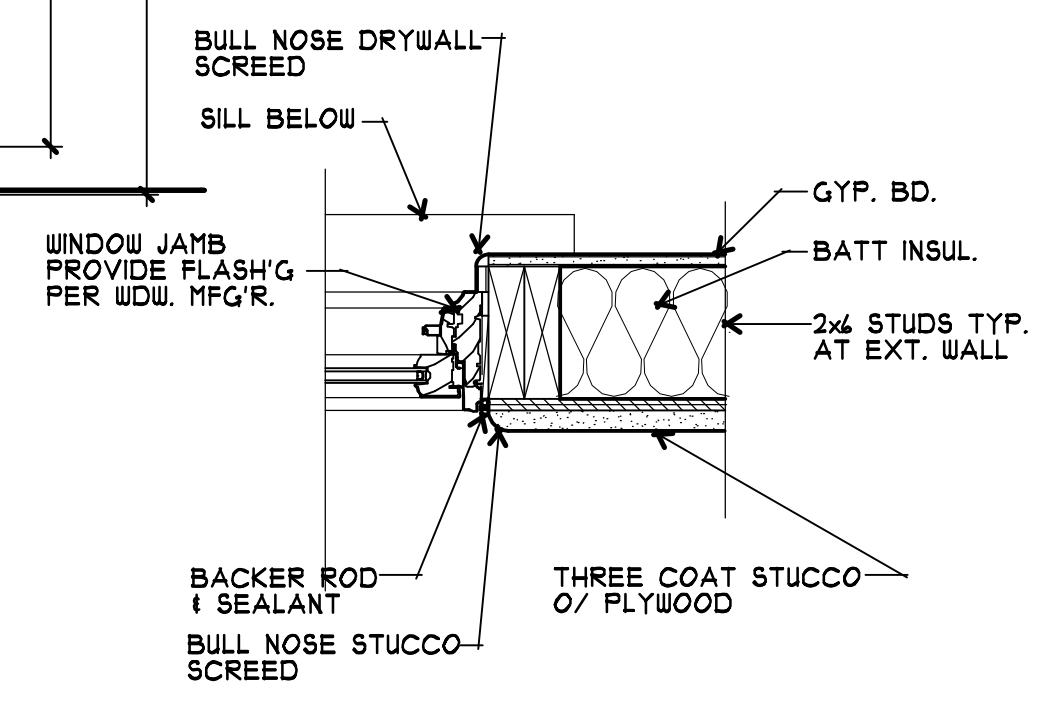
date
 FEB 14 2022

sheet number
 A7

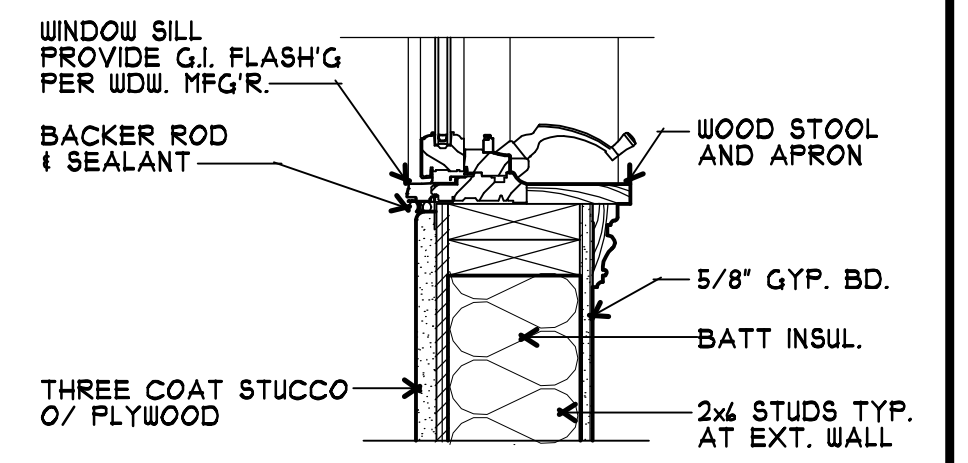


1 RIGHT (EAST) ELEVATION
 A8 1/4" = 1'-0"
 0 1 3 4 10

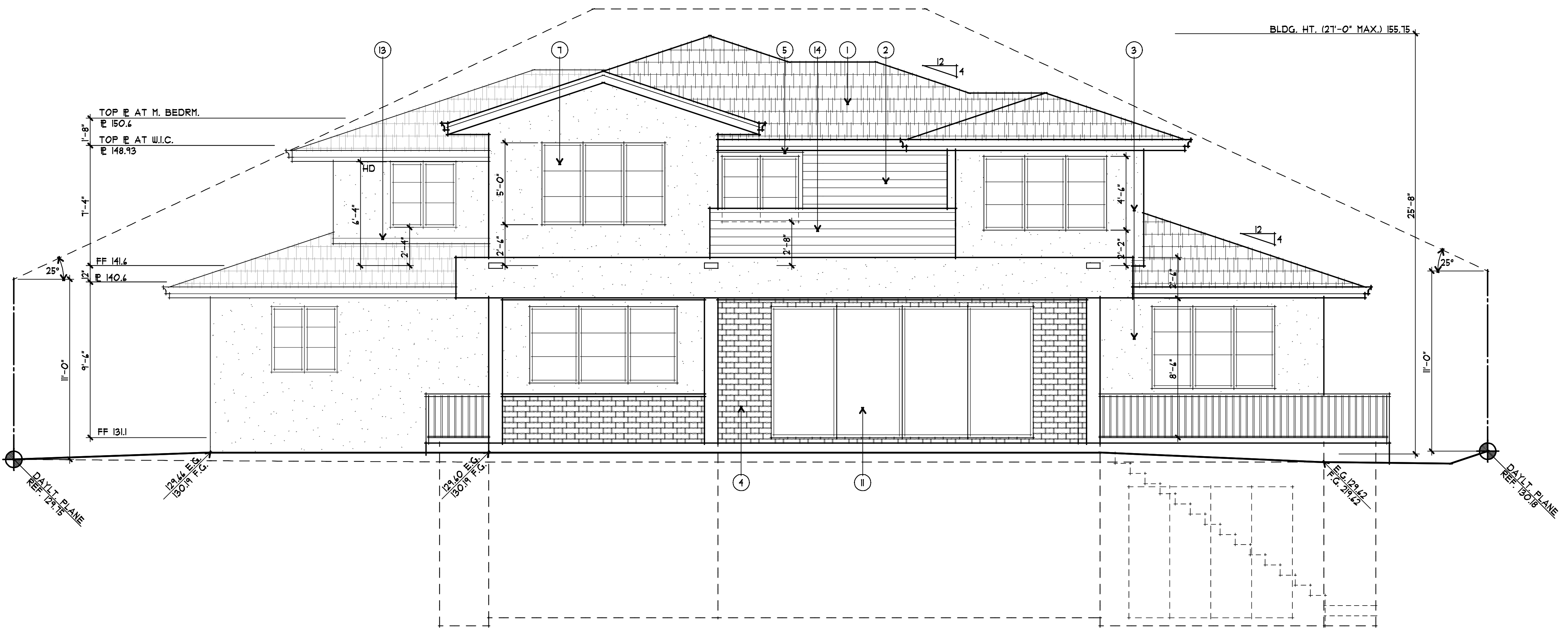
EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	ARCHITECTURAL COMPOSITION SHINGLES
WALLS	2	HORIZONTAL WOOD SIDING
	3	STUCCO W/ SMOOTH TROWEL FINISH
	4	STONE VENEER
TRIM	5	WOOD TRIM
	6	PRECAST CONCRETE SLOPED TOP
WINDOWS	7	ALUMINUM CLAD WOOD WINDOWS
DOORS	8	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	9	FROSTED GLASS OVERHEAD SECTIONAL GARAGE DOOR
	10	WOOD FRENCH DOOR(S)
	11	WOOD SLIDING DOOR(S)
GUTTERS & DOWNSPOUTS	12	G.I. SHAPED GUTTERS AND RECTANGULAR DOWNSPOUTS
FLASHING	13	G.I. FLASHING - PAINT
SKYLIGHTS	14	CURB MOUNTED OR SELF-FLASHING



3 TYPICAL JAMB (HEAD SIM.)
 A8 1/2" = 1'-0"



4 TYPICAL SILL
 A8 1/2" = 1'-0"



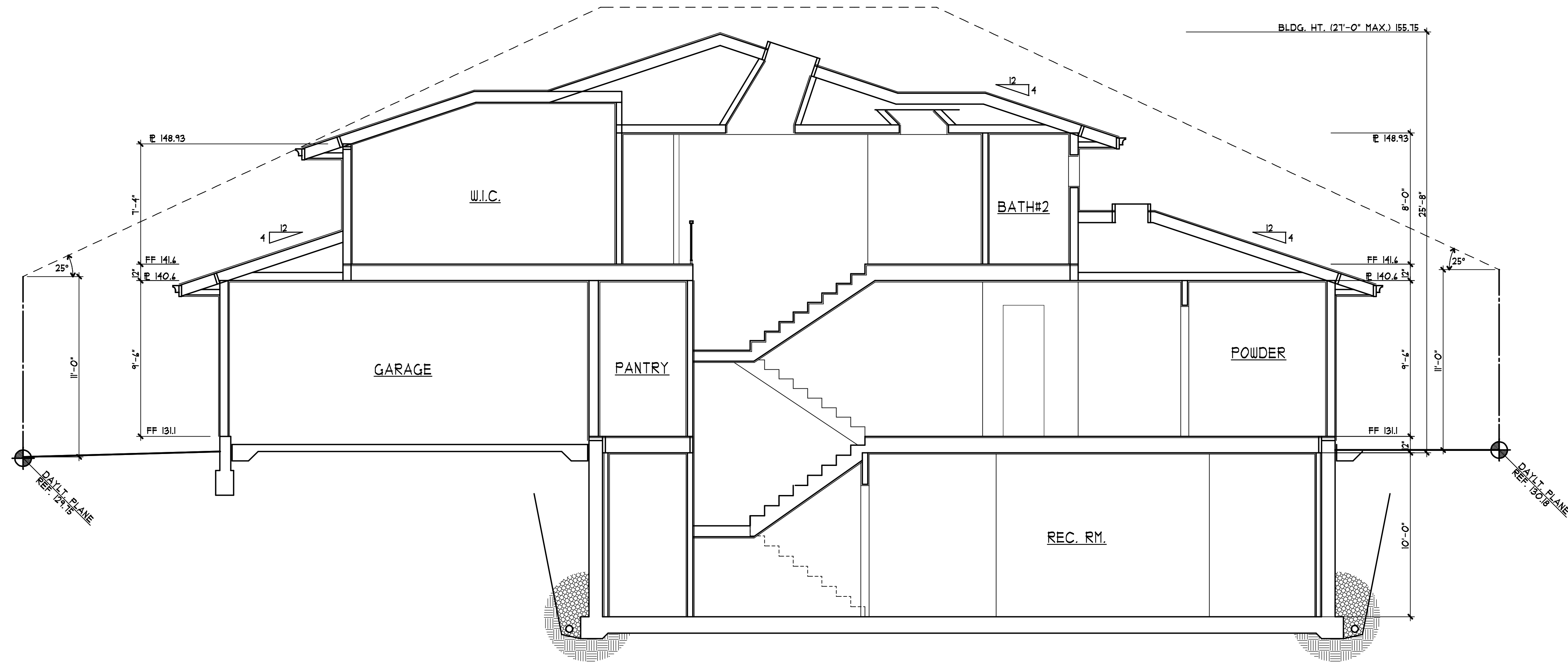
2 REAR (NORTH) ELEVATION
 A8 1/4" = 1'-0"
 0 1 3 4 10

ASSOCIATES ARCHITECTS
 11010 combe rd. ste. 210
 AUBURN, CA 95602
 530-268-3055
 J. STEVE COLLOM
 rhaarchitects.com
 rhaassoc@abglobal.net

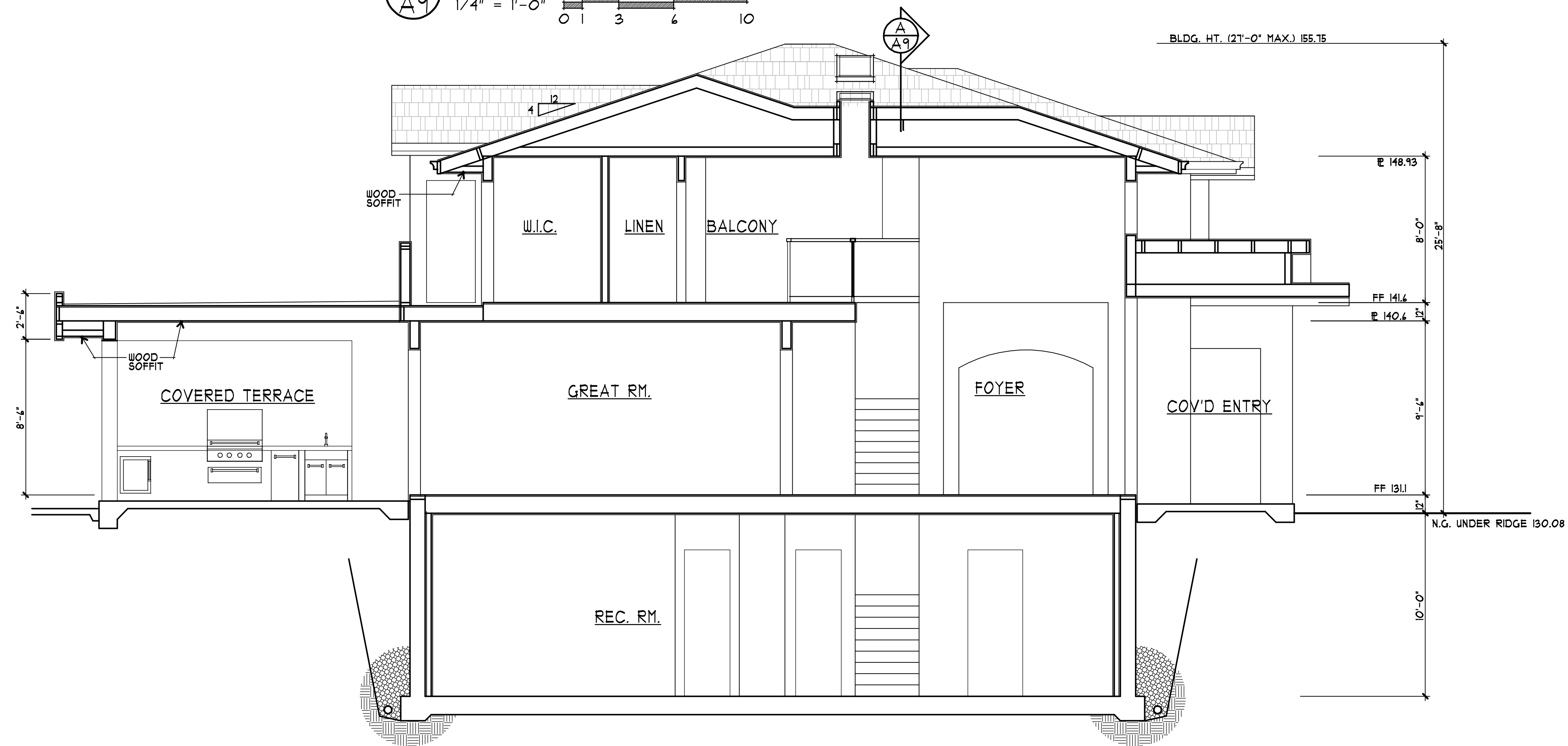
LICENSED ARCHITECT
 STATE OF CALIFORNIA
 No. C 11982
 Exp. 10-23

A PROPOSED RESIDENCE FOR:
RUPAL SUTARIA
 623 ALMOND AVENUE
 LOS ALTOS, CALIFORNIA

drawings	EXTERIOR ELEVATIONS
revisions	
project number	2575
date	FEB 14 2022
sheet number	A8



A BUILDING SECTION
 1/4" = 1'-0"
 0 1 3 6 10



B BUILDING SECTION
 1/4" = 1'-0"
 0 1 3 6 10

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A PROPOSED RESIDENCE FOR:
RUPAL SUTARIA
 623 ALMOND AVENUE
 LOS ALTOS, CALIFORNIA

drawings	BUILDING SECTIONS
revisions	
project number	2575
date	FEB 14 2022
sheet number	A9



607 ALMOND AVENUE



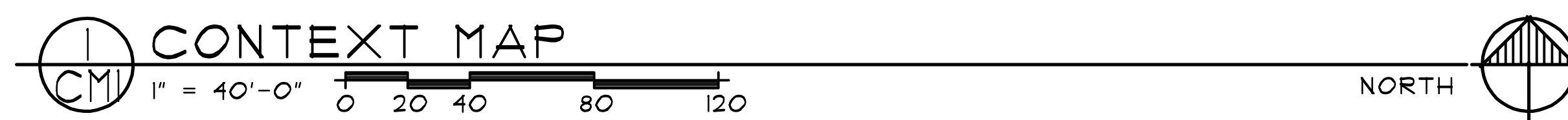
601 ALMOND AVENUE



633 ALMOND AVENUE



639 ALMOND AVENUE



643 ALMOND AVENUE



636 ALMOND AVENUE



620 ALMOND AVENUE



628 ALMOND AVENUE



618 JAY STREET



626 JAY STREET

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LICENSED ARCHITECT
 J. STEVE COLLOM
 No. C 11982
 Exp. 10-2
 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR:
RUPAL SUTARIA
 623 ALMOND AVENUE
 LOS ALTOS, CALIFORNIA

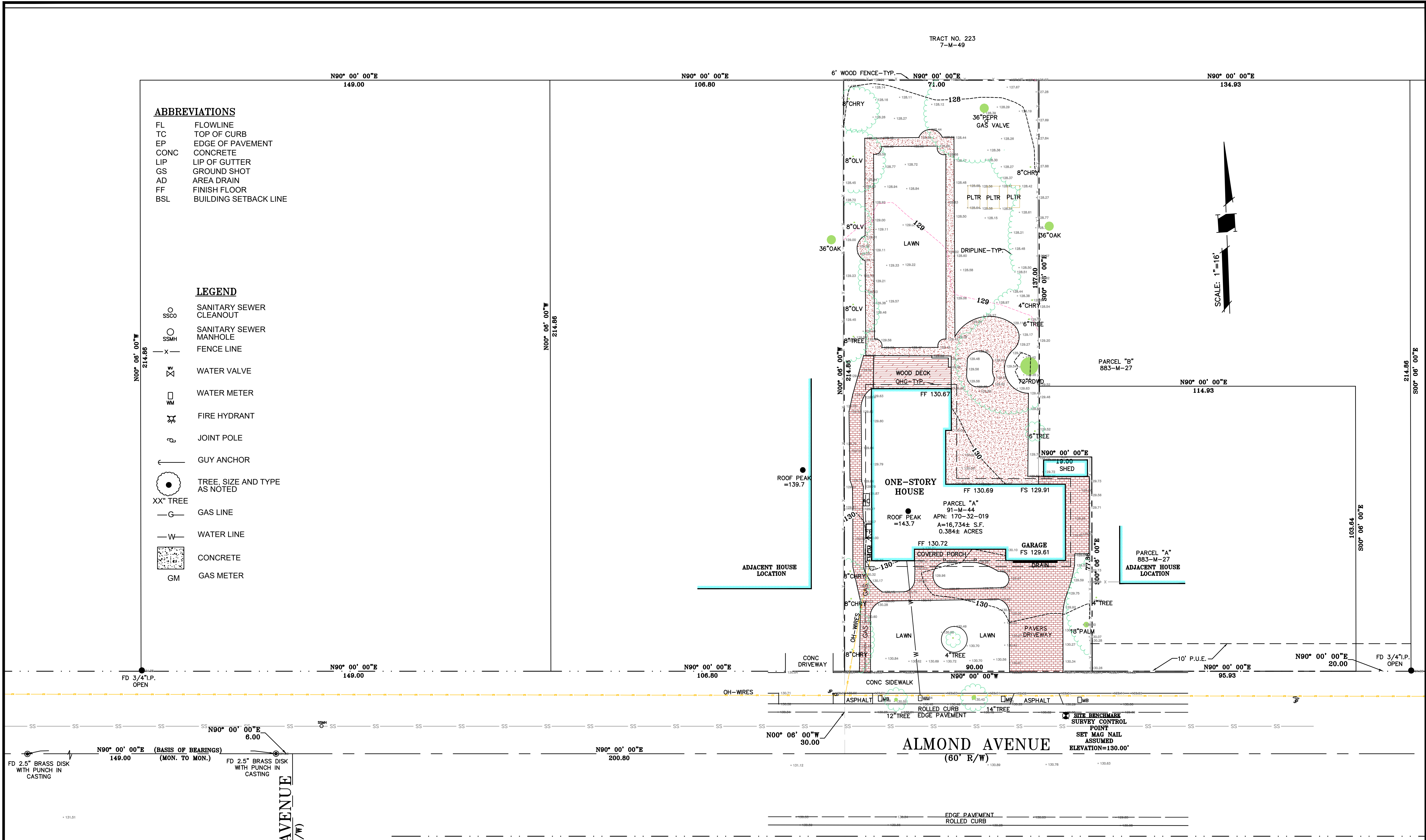
drawings	CONTEXT MAP
revisions	
project number	2575
date	AUGUST 2021
sheet number	GM1

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

LEGEND

○ S500 SANITARY SEWER CLEANOUT
 ○ SSMH SANITARY SEWER MANHOLE
 X FENCE LINE
 ⚡ WATER VALVE
 ⚡ WATER METER
 ⚡ FIRE HYDRANT
 ⚡ JOINT POLE
 ↖ GUY ANCHOR
 ○ TREE, SIZE AND TYPE AS NOTED
 ○ XX" TREE
 — GAS LINE
 — W WATER LINE
 [] CONCRETE
 GM GAS METER



HIGGINS AVENUE
 (60' R/W)

N90° 00' 00" E (BASIS OF BEARINGS)
 149.00 (MON. TO MON.)

FD 2.5" BRASS DISK WITH PUNCH IN CASTING

TITLE REPORT:
 NOT PROVIDED

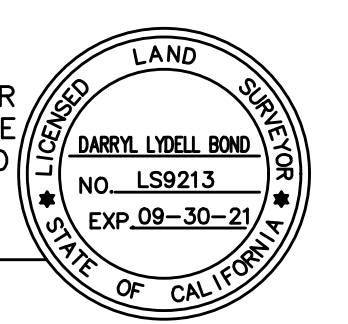
SITE BENCHMARK
 SURVEY CONTROL POINT
 MAG AND SHINER SET IN ASPHALT
 ELEVATION = 130.00'

SURVEYOR'S NOTE:

- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- 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.
- 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.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT IN MARCH, 2021.
 Darryl Lydell Bond
 PLS 9213
 EXPIRES 9-30-21



TRACT NO. 223
 7-M-49

SCALE: 1"=16'

TOPOGRAPHICAL SURVEY

623 ALMOND AVENUE

SANTA CLARA COUNTY

LOS ALTOS

PARCEL "A" 883-M-27
 APN: 170-32-019
 A=16,734± S.F.
 0.384± ACRES

PARCEL "B" 883-M-27

ADJACENT HOUSE LOCATION

ADJACENT HOUSE LOCATION

ALMOND AVENUE (60' R/W)

HIGGINS AVENUE (60' R/W)

DATE: 3-29-2021
 BY: CK
 CHECKED: D. BOND
 PROJ. MGR.: DB

SHEET REVISIONS

MK

DATE

SHEET NO. 1

OF 1 SHEETS

JOB NO. ALMOND AVE

CAD FILE:

NNR ENGINEERING SERVICES CO.
 DARRYL LYDELL BOND PLS 9213
 535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
 (408) 348-7813
 nnrengineering@yahoo.com

CALIFORNIA

SANTA CLARA COUNTY

LOS ALTOS

MARCH 30, 2021

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 PVIOUS 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 APPROXIMATE LOCATION OF NEW 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 APPROXIMATE LOCATION OF NEW WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
- 5 APPROXIMATE LOCATION OF JOINT TRENCH TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. SEE TRENCH BACKFILL DETAIL ON C-2. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS IN THE CITY R/W, SEE CITY STD. DETAIL SU-19.
- 6 CONSTRUCT EARTHEN SWALE SLOPED @ 1% MIN. TOWARDS POSITIVE OUTFALL. SEE DETAIL ON SHEET C-2.
- 7 6" PVC (SDR-35) @ S=0.5% MIN.
- 8 (N) INFILTRATION DEVICE-TYPE 2 (CHRISTY V-24) WITHOUT BOTTOM.
- 9 INSTALL 4" SCHEDULE 40 PVC PERFORATED BACKDRAINS & UNDERSLAB DRAINS (W/ HOLES DOWN)- SLOPE 1% MIN. TO SUMP AT OUTSIDE OF BASEMENT. DO NOT CONNECT LIGHTWELL DRAINS OR DOWNSPOUTS TO BACKDRAINS OR UNDERSLAB DRAINS-SEE SOIL REPORT. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS.
- 10 BASEMENT WALL- SEE STRUCTURAL PLANS.
- 11 STORM DRAIN CLEANOUT.
- 12 4" PVC (SDR-35) @ S=1% MIN.
- 13 (1)~ 3" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS.
- 14 PROVIDE CHRISTY BOX AND INSTALL 3" SUMP PUMP W/PIPING TO INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. DO NOT INTERCONNECT SUBDRAINS & LIGHTWELL DRAINS. SEE SUMP PUMP "ZOELLER 151" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE DETAILS ON SHEET C-2.
- 15 36" HDPE PIPE OR EQUAL WITH COVER PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT INFILTRATION DEVICE. PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED. SEE SUMP PUMP "ZOELLER N53" OR APPROVED EQUAL WITH CHECK VALVE ON DISCHARGE LINE DETAILS ON SHEET C-2.
- 16 INSTALL COMBO BACK WATER VALVE WITH RELIEF VALVE OUTLETS PER "LOS ALTOS MUNICIPAL CODE: SEC.12.12.020"
- 17 NEW 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 INFILTRATION DEVICE 7'X12'X5'-TYPE 1-SEE DETAIL ON SHEET C-2.
- 21 INFILTRATION DEVICE 14'X14'X5'-TYPE 1-SEE DETAIL ON SHEET C-2.
- 22 INSTALL (N) SSCO PER CITY STD. DETAIL SS-5. APPROXIMATE LOCATION.
- 23 TIE N-ADU ROOF DOWNSPOUT TO 4" PVC SOLID PIPE TO BE DISCHARGE AT INFILTRATION DEVICE.

DRAINAGE NOTE:

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

ENCROACHMENT PERMIT NOTE:

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

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

UTILITY SERVICE

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

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

MAINTENANCE NOTE:

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

TREES PROTECTION NOTE:

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

SS. SEWER NOTE

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

TREE PROTECTION NOTE:

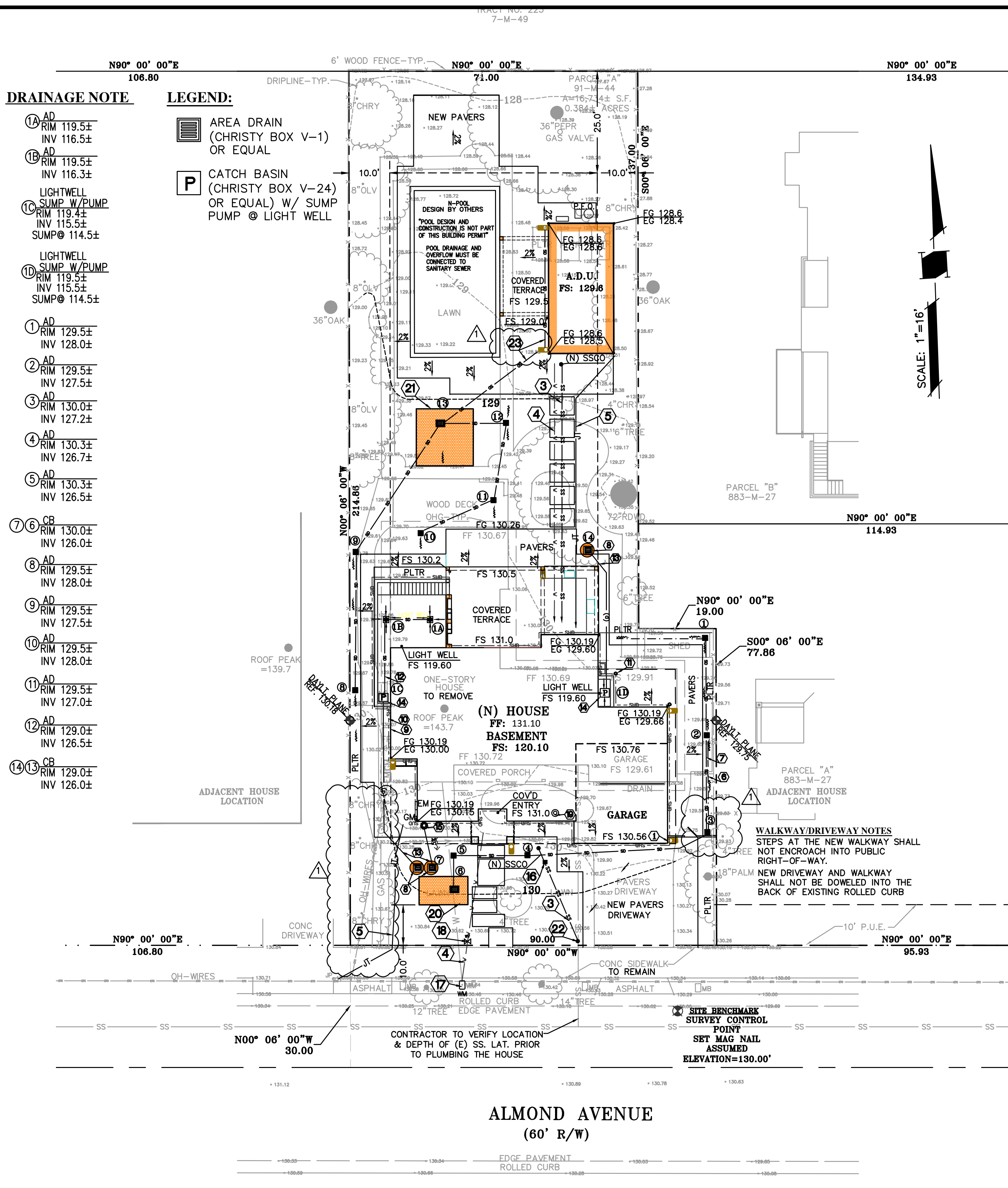
"ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND."

DRAINAGE NOTE

- 1 AD RIM 119.5± INV 116.5±
- 2 AD RIM 119.5± INV 116.5±
- 3 LIGHTWELL SUMP W/PUMP RIM 119.4± INV 115.5± SUMP @ 114.5±
- 4 LIGHTWELL SUMP W/PUMP RIM 119.5± INV 115.5± SUMP @ 114.5±
- 5 AD RIM 129.5± INV 128.0±
- 6 AD RIM 129.5± INV 127.5±
- 7 AD RIM 130.0± INV 127.2±
- 8 AD RIM 130.3± INV 126.7±
- 9 AD RIM 130.3± INV 126.5±
- 10 AD RIM 130.0± INV 126.0±
- 11 AD RIM 129.5± INV 128.0±
- 12 AD RIM 129.5± INV 127.0±
- 13 AD RIM 129.5± INV 127.0±
- 14 AD RIM 129.5± INV 127.0±
- 15 AD RIM 129.0± INV 126.5±
- 16 AD RIM 129.0± INV 126.5±
- 17 AD RIM 129.5± INV 127.0±
- 18 AD RIM 129.0± INV 126.5±
- 19 AD RIM 129.0± INV 126.5±
- 20 AD RIM 129.0± INV 126.5±
- 21 AD RIM 129.0± INV 126.5±
- 22 AD RIM 129.0± INV 126.5±
- 23 CB RIM 130.0± INV 126.0±

LEGEND:

- AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- CATCH BASIN (CHRISTY BOX V-24) OR EQUAL) W/ SUMP PUMP @ LIGHT WELL



ALMOND AVENUE (60' R/W)

SHEET INDEX

GRADING AND DRAINAGE PLAN	C-1
MISC. DETAILS	C-2
EROSION CONTROL PLAN	C-3
CITY STANDARD DETAILS	C-4
PUMP DETAILS	C-5
BLUEPRINT FOR A CLEAN BAY	C-6

LIGHT WELL SUMP PUMP

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

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

UNDERGROUND NOTES

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

GENERAL NOTES

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

ABBREVIATION DESCRIPTION

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

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 130.00'

***PAD ELEVATION**

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

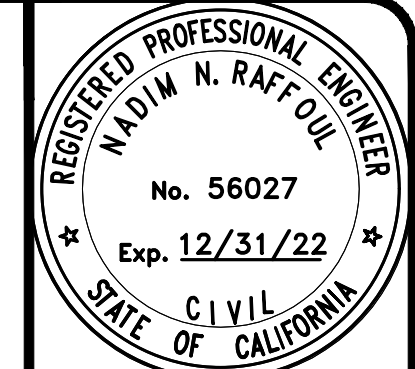
EARTH WORK NOTE:

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

NOTE:

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

BASEMENT/HOUSE APPROXIMATE CUT REQUIRED	1,400± CY
FILL REQUIRED	0± CY

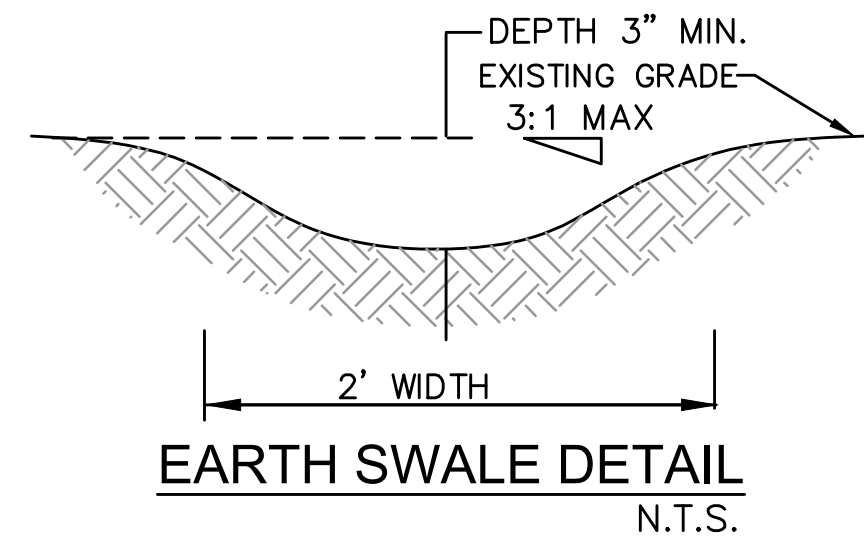


NR ENGINEERING SERVICES CO.
 CIVIL ENGINEERS
 888 WEBBROCK DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 348-7863

623 ALMOND AVENUE
LOS ALTOS, CA.
 APN: 170-92-019
 SANTA CLARA COUNTY

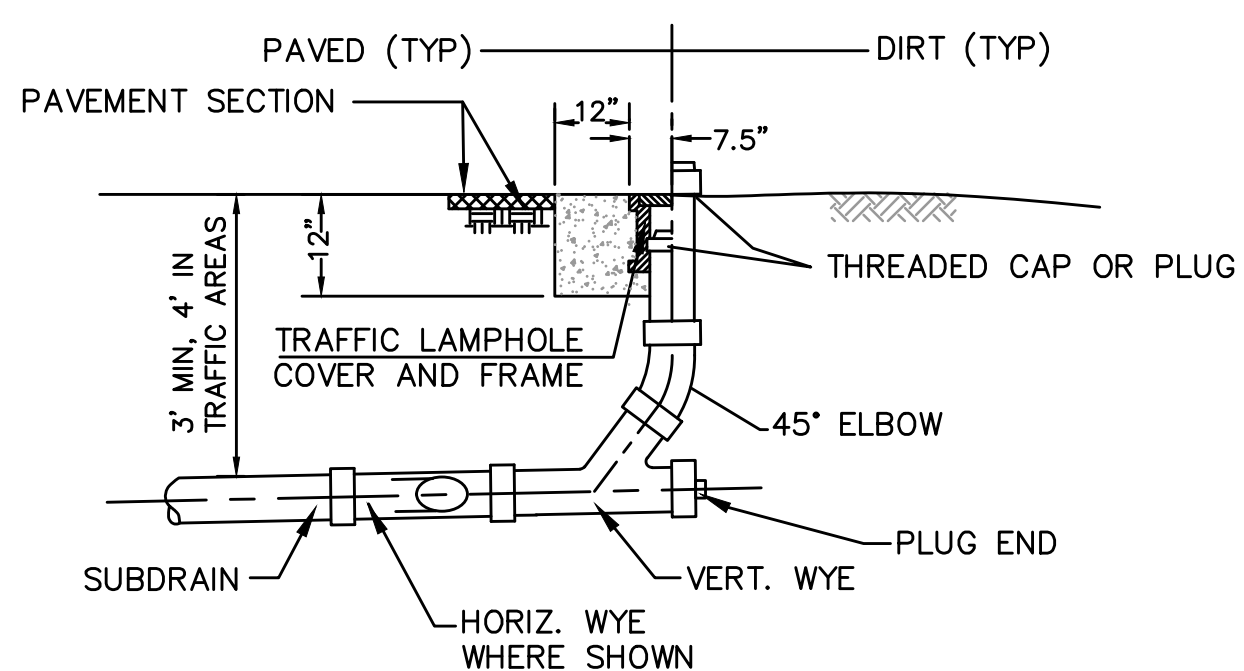
GRADING AND DRAINAGE PLAN

REVISION PER CITY COMMENTS	11/29/21
REVISIONS	DATE
JOB NO:	
DATE:	10-18-2021
SCALE:	1"=16'
DRAWN BY:	NR
SHEET NO:	C-1
OF	6 SHEETS

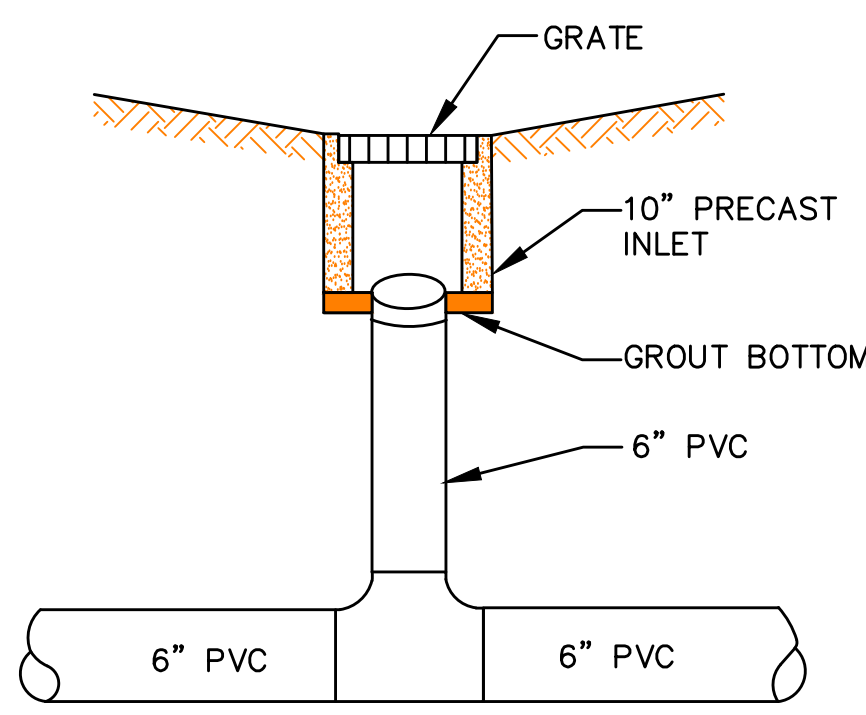


MAINTENANCE NOTES

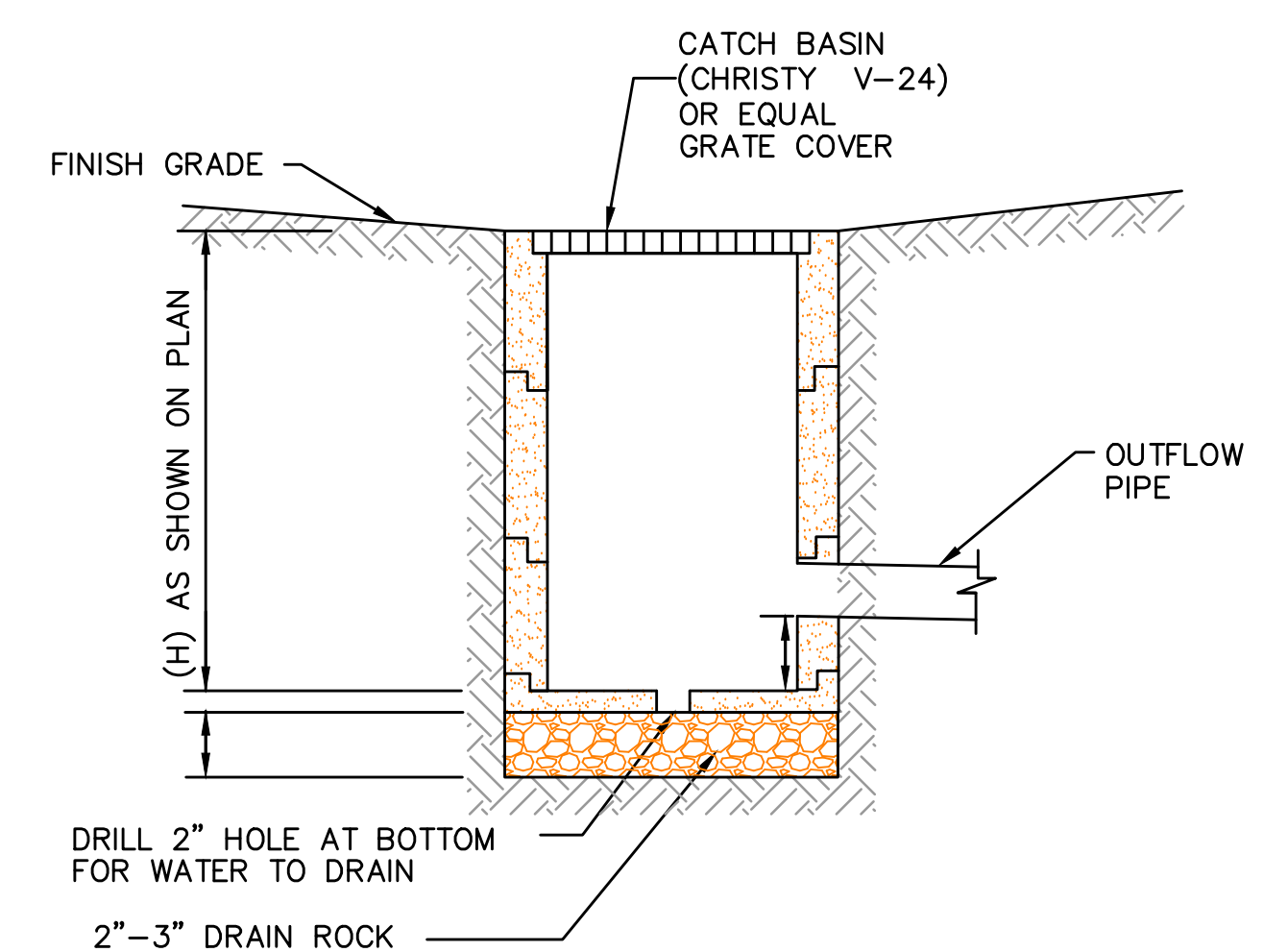
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



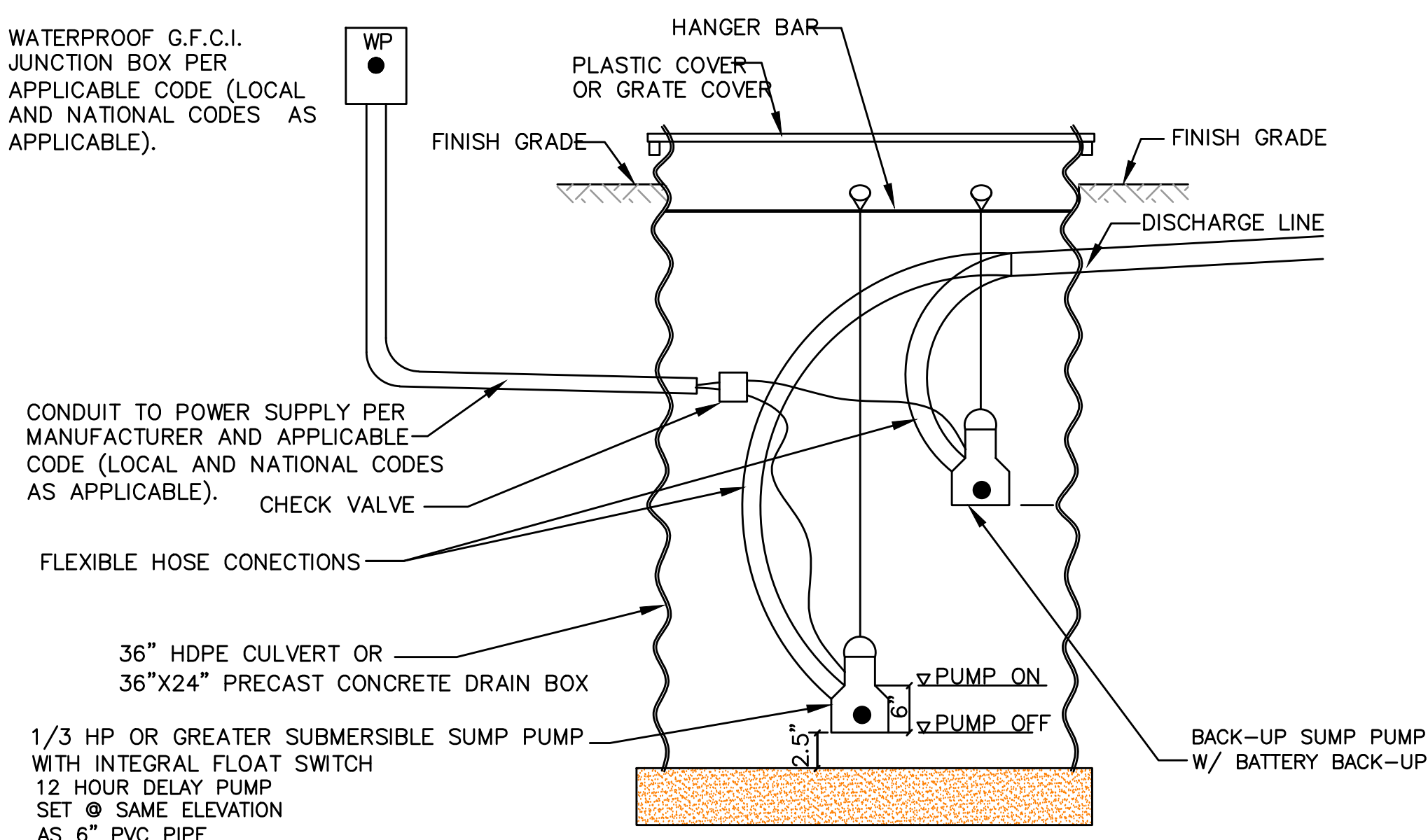
STORMDRAIN CLEANOUT DETAIL
N.T.S.



AREA DRAIN DETAIL
N.T.S.



CATCH BASIN DETAIL
N.T.S.



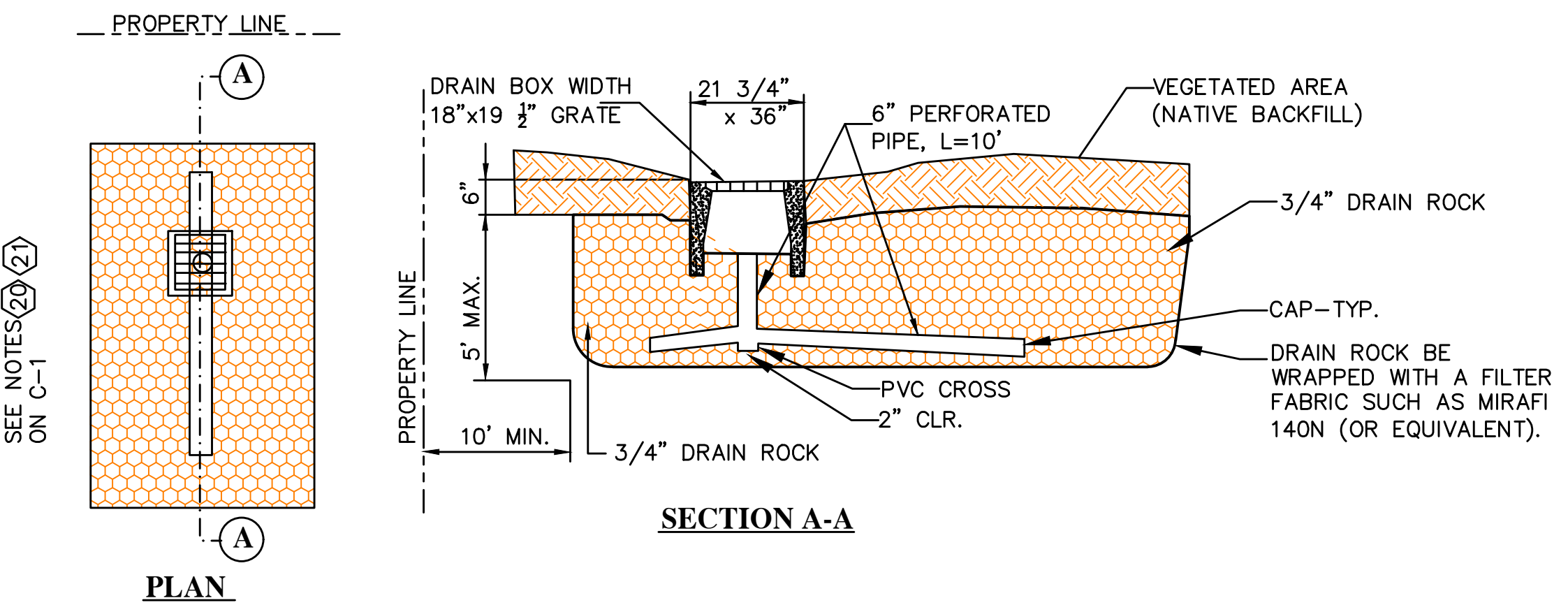
SUMP WITH PUMP
N.T.S.

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

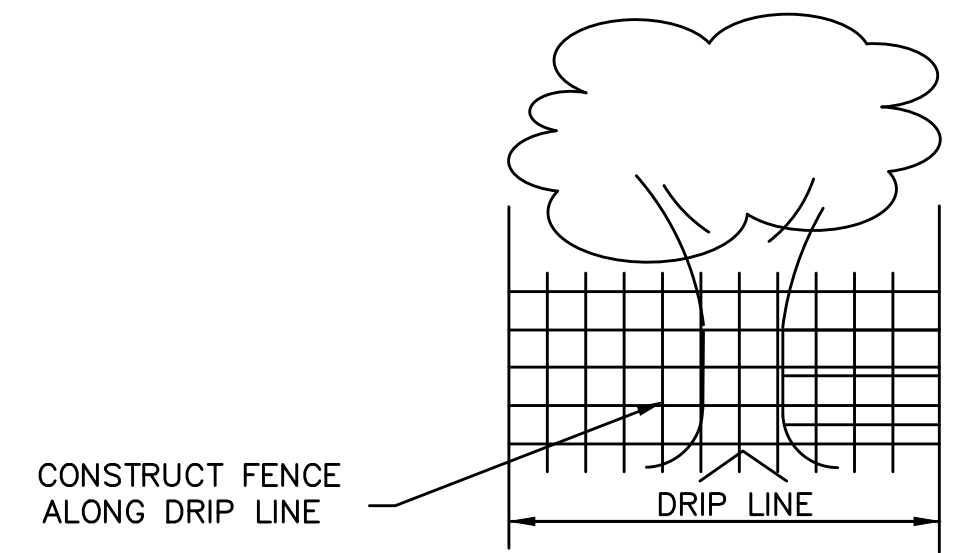
REQUIRED VENT 2" SERVING THE SUMP TO EXTERIOR OF THE BUILDING.

MAINTENANCE NOTES

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

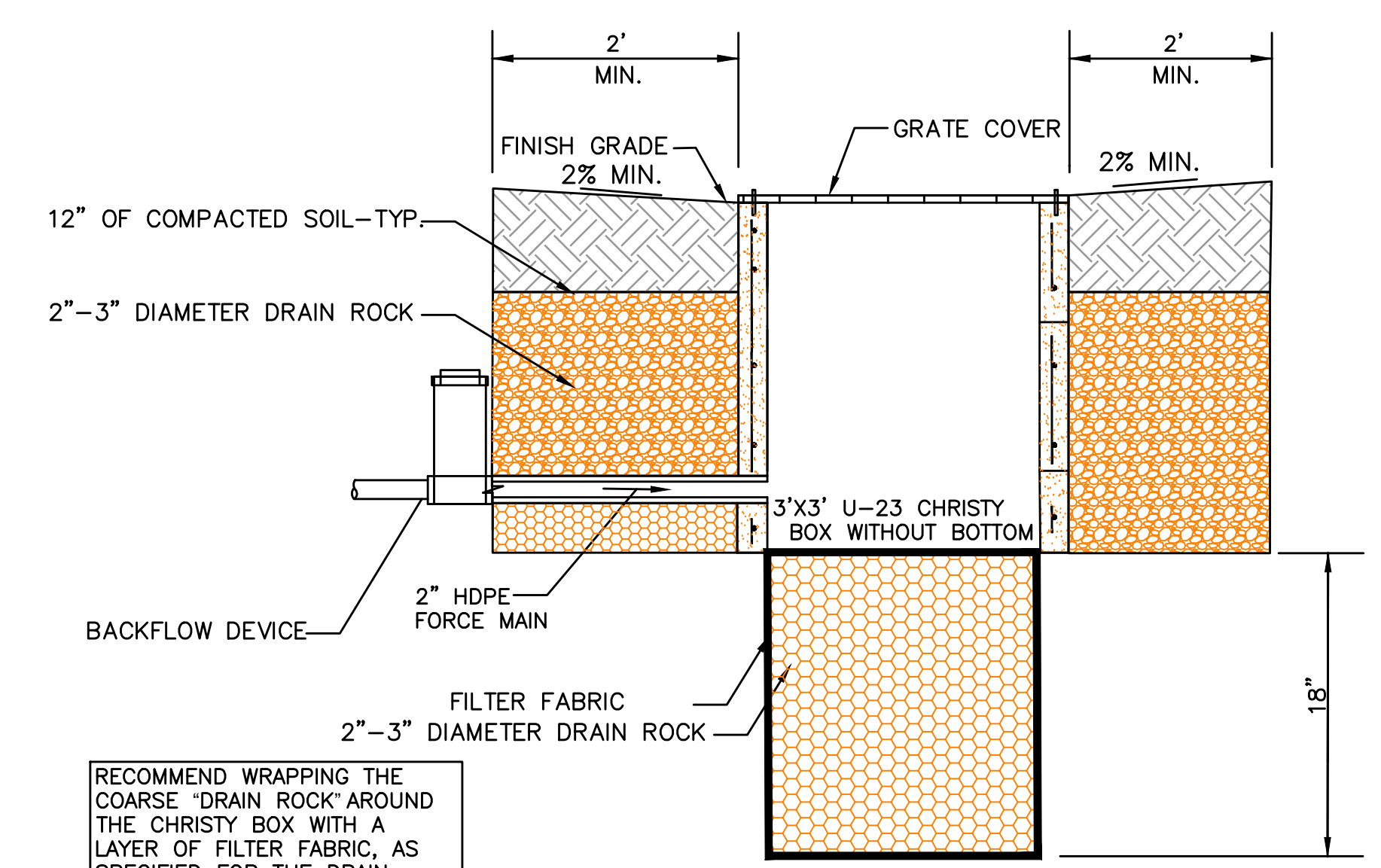


INFILTRATION DEVICE TYPE 1 DETAIL
N.T.S.



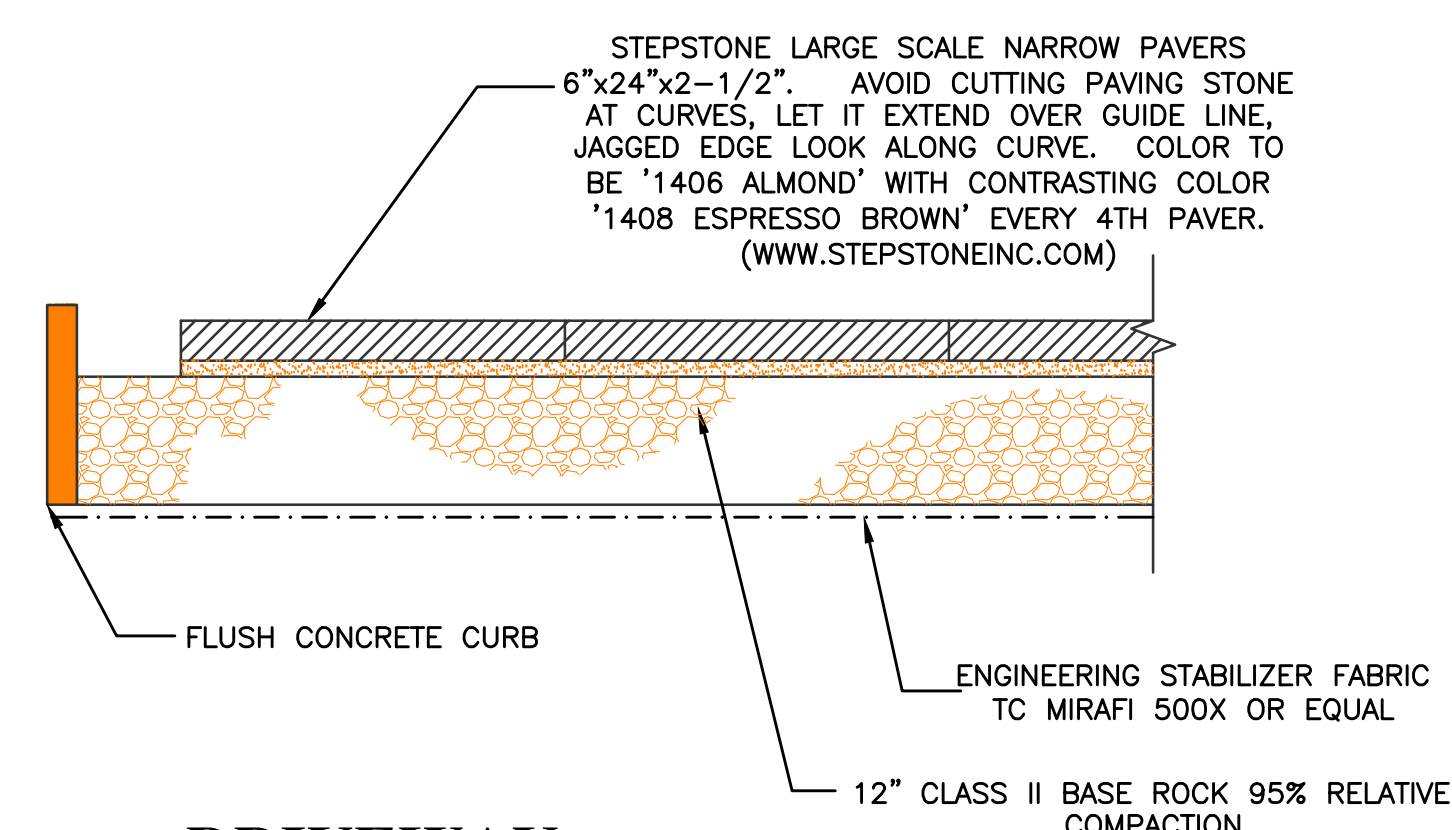
TREE PROTECTION DETAIL
N.T.S.

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



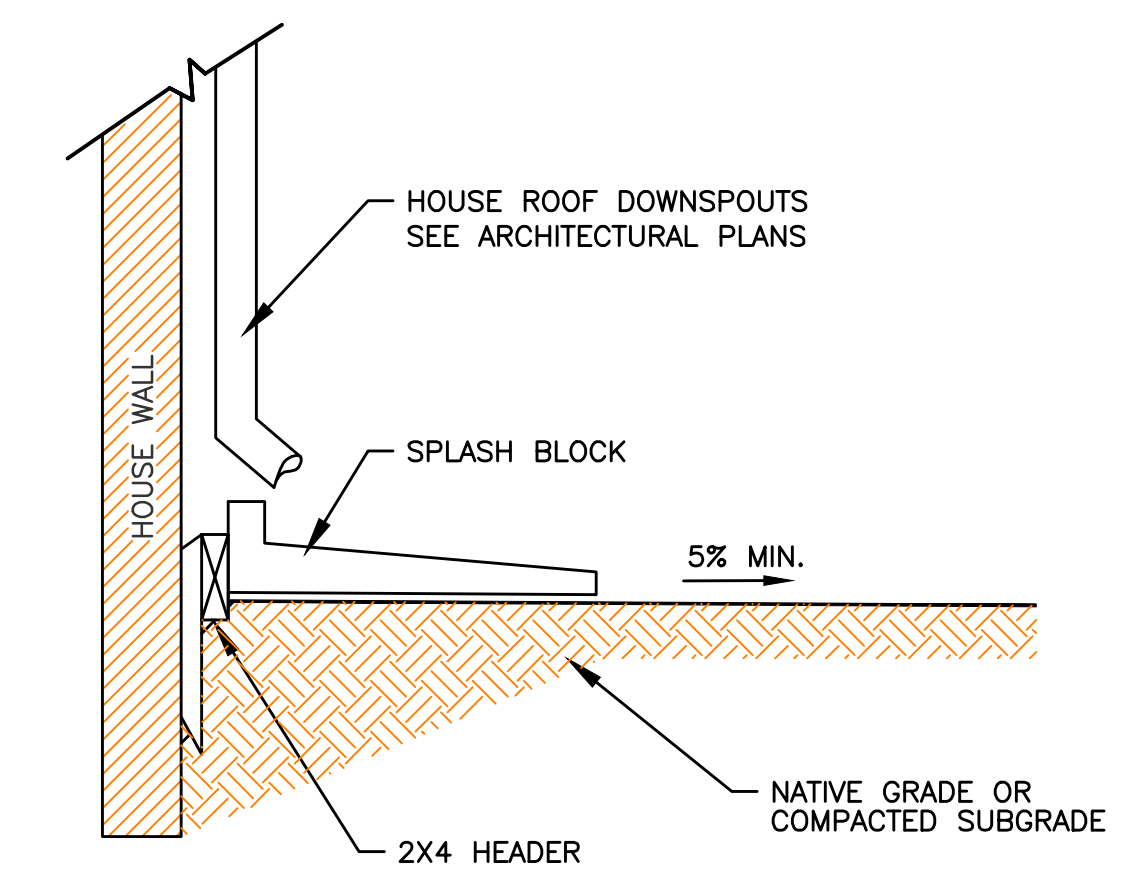
INFILTRATION DEVICE TYPE 2 DETAIL
N.T.S.

RECOMMEND WRAPPING THE COARSE "DRAIN ROCK" AROUND THE CHRISTY BOX WITH A LAYER OF FILTER FABRIC, AS SPECIFIED FOR THE DRAIN ROCK BELOW THE CHRISTY BOX



DRIVEWAY PAVERS DETAIL
N.T.S.

NOTE:
DRIVEWAY SHALL BE ABLE TO SUPPORT WEIGHT OF EMERGENCY TRUCKS, UP TO 20 TONS. PROJECT SOILS ENGINEER TO INSPECT THE CONSTRUCTION OF THE DRIVEWAY.



ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



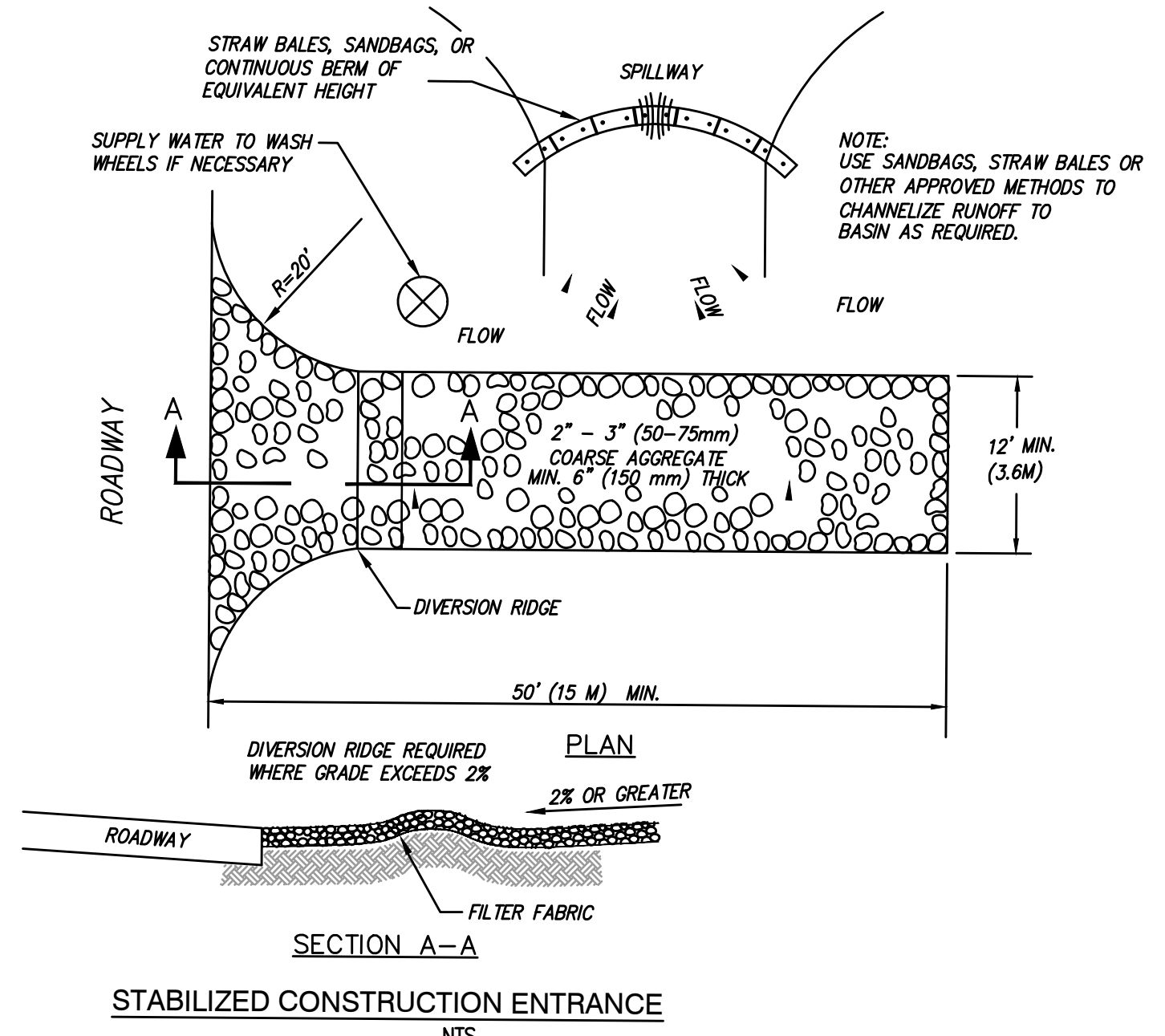
NR ENGINEERING SERVICES CO.
CIVIL ENGINEER
835 WEYBROCK DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 946-7883

623 ALMOND AVENUE
LOS ALTOS, CA.
APN: 170-92-019
SANTA CLARA COUNTY

MISC. DETAILS

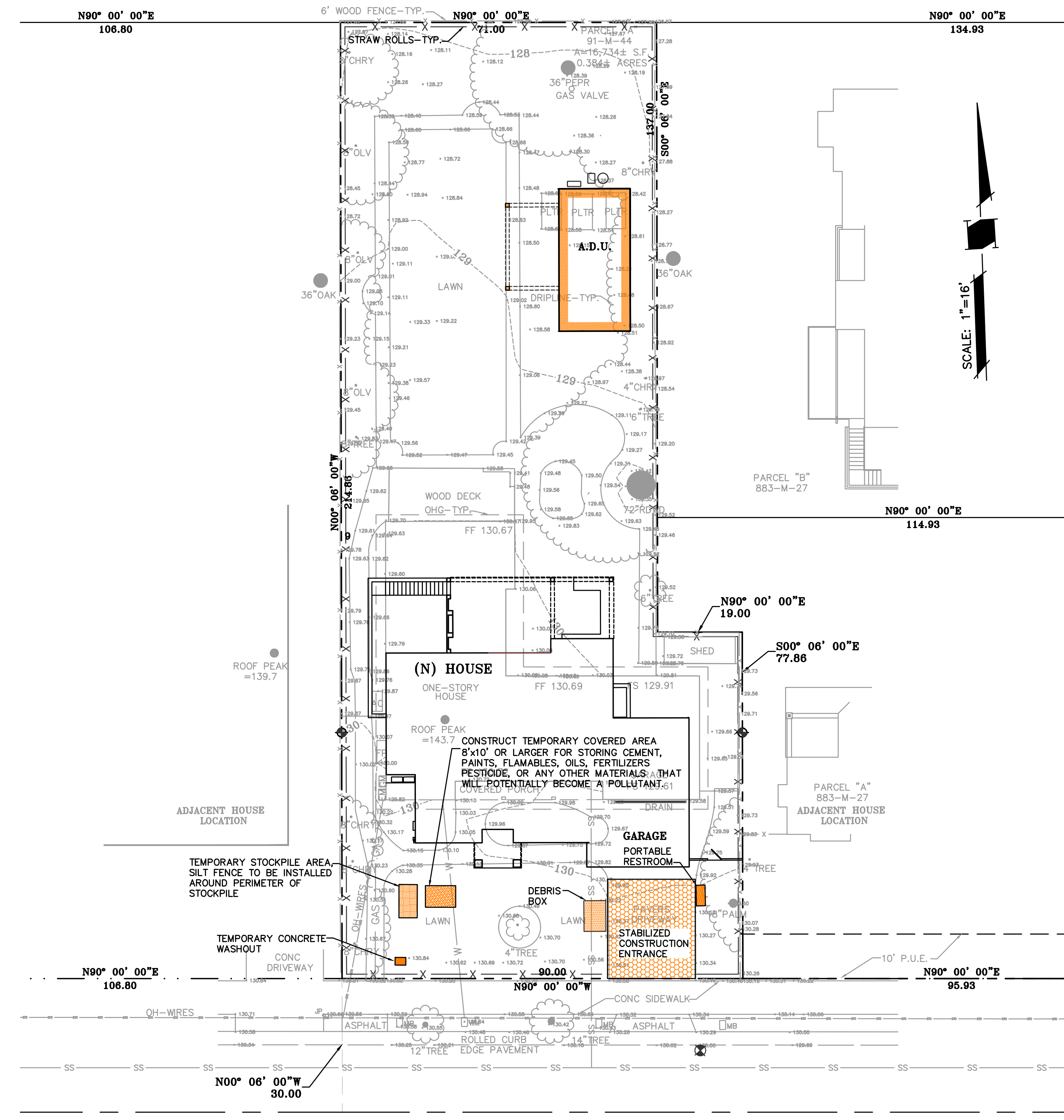
REVISIONS	DATE

JOB NO:
DATE: 10-18-2021
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:
C-2
OF 6 SHEETS



STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



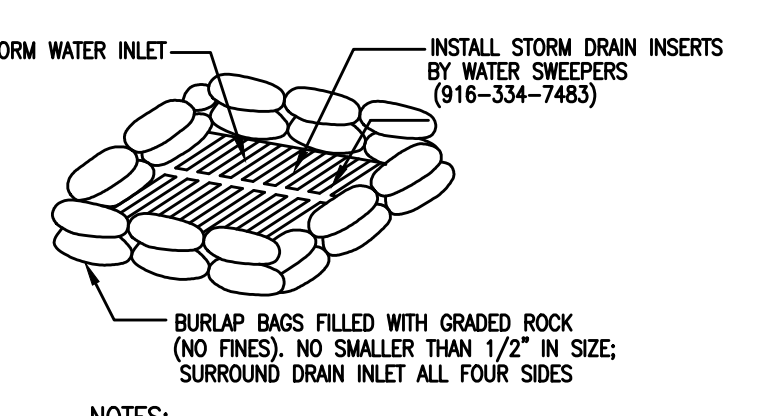
ALMOND AVENUE (60' R/W)

LEGEND

— X — X — STRAW WATTLES

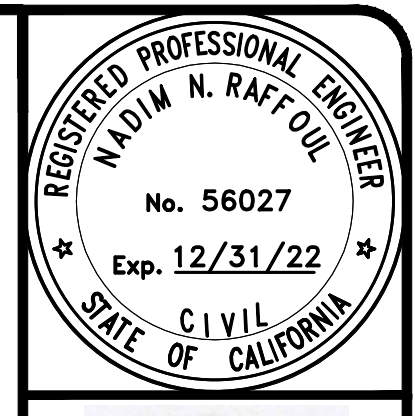
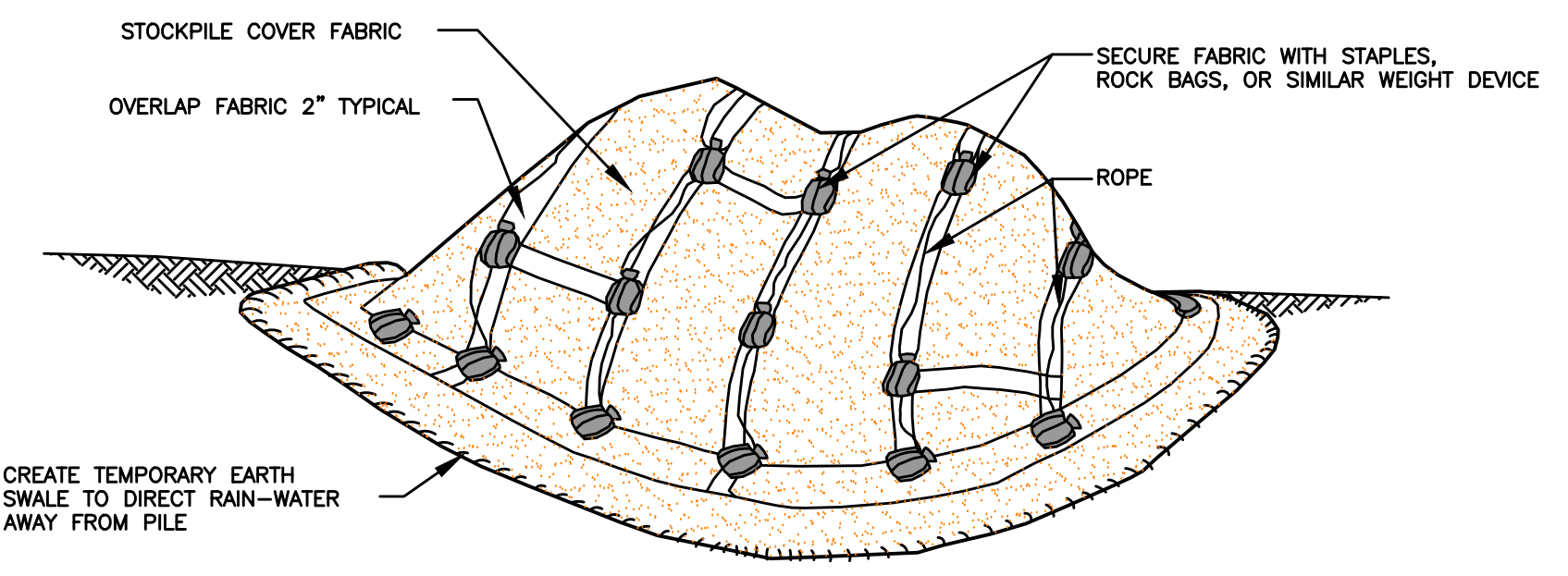
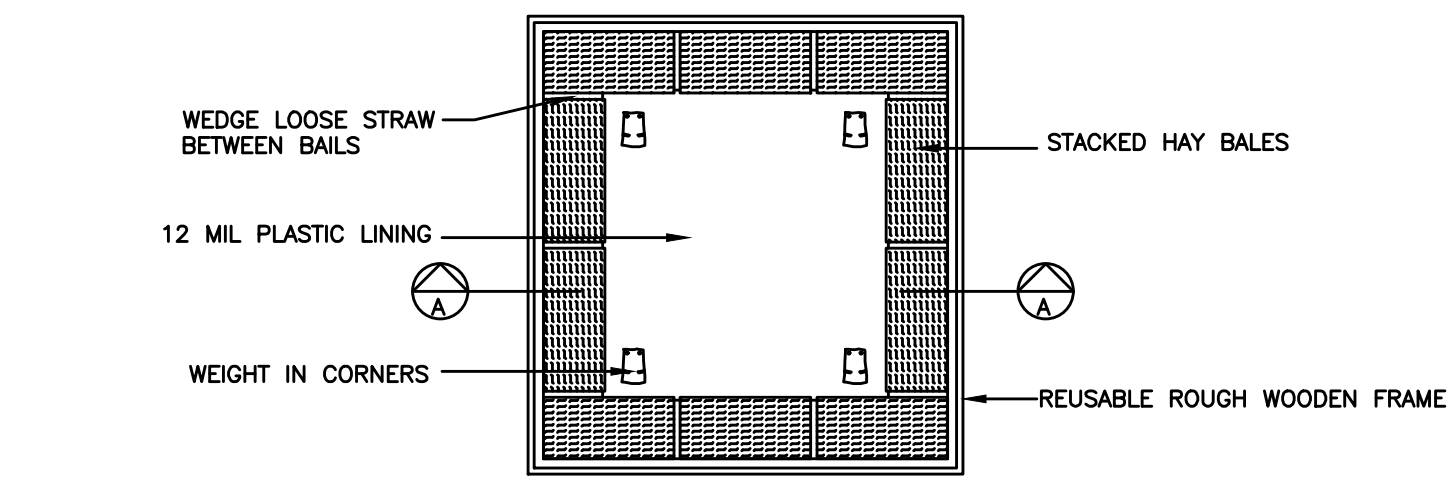
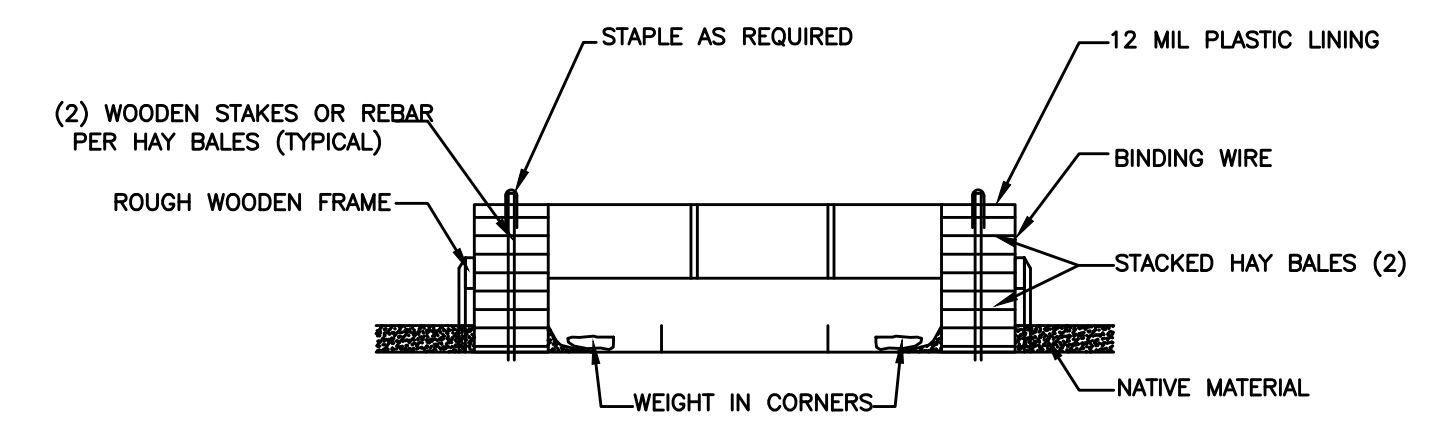
EROSION AND SEDIMENT CONTROL NOTES:

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 CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



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

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



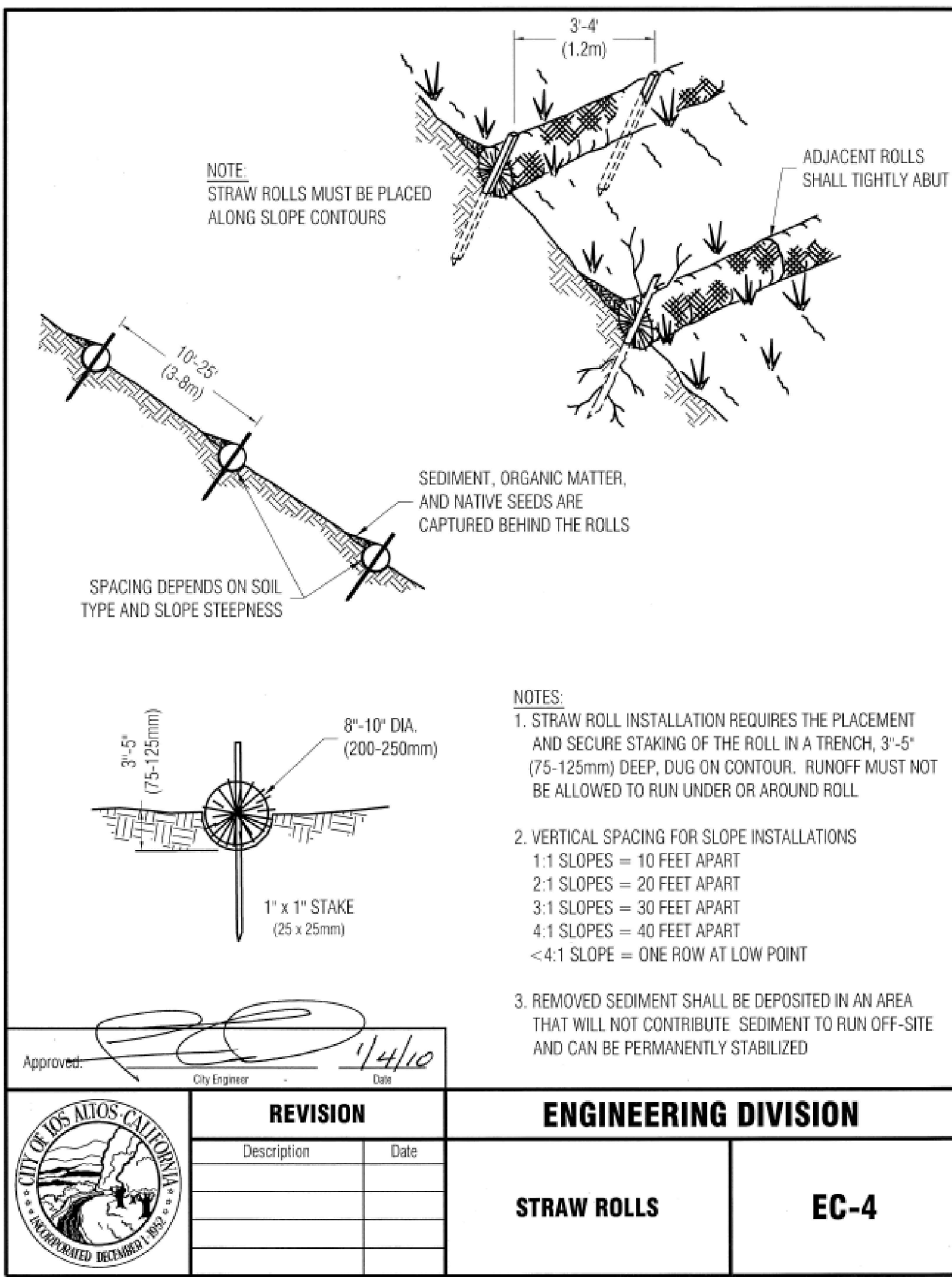
N.R. ENGINEERING SERVICES CO.
CIVIL ENGINEER
585 WEBER DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 940-7900

623 ALMOND AVENUE
LOS ALTOS, CA.
APN: 170-32-019
SANTA CLARA COUNTY

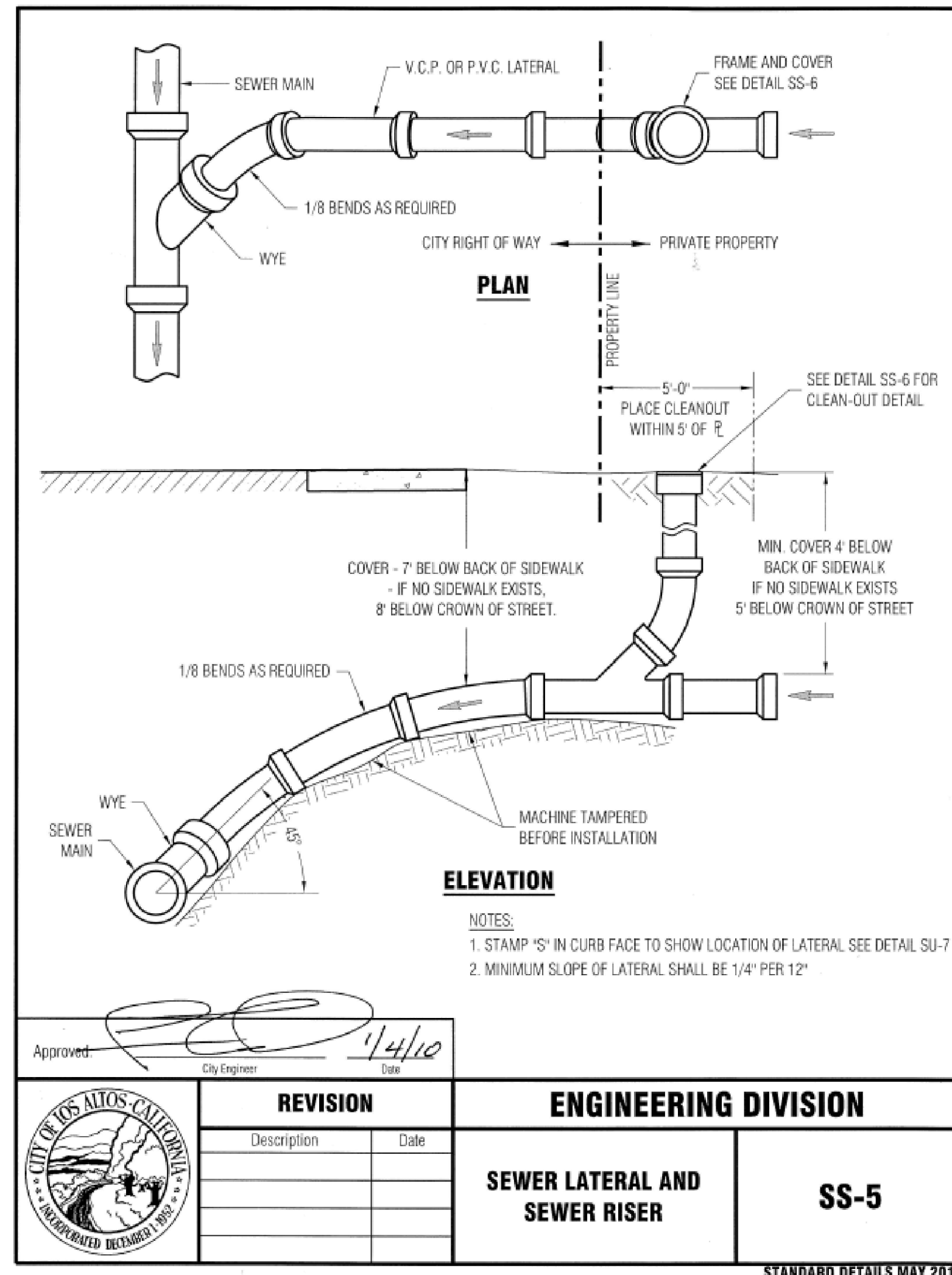
EROSION CONTROL
PLAN

REVISIONS	DATE

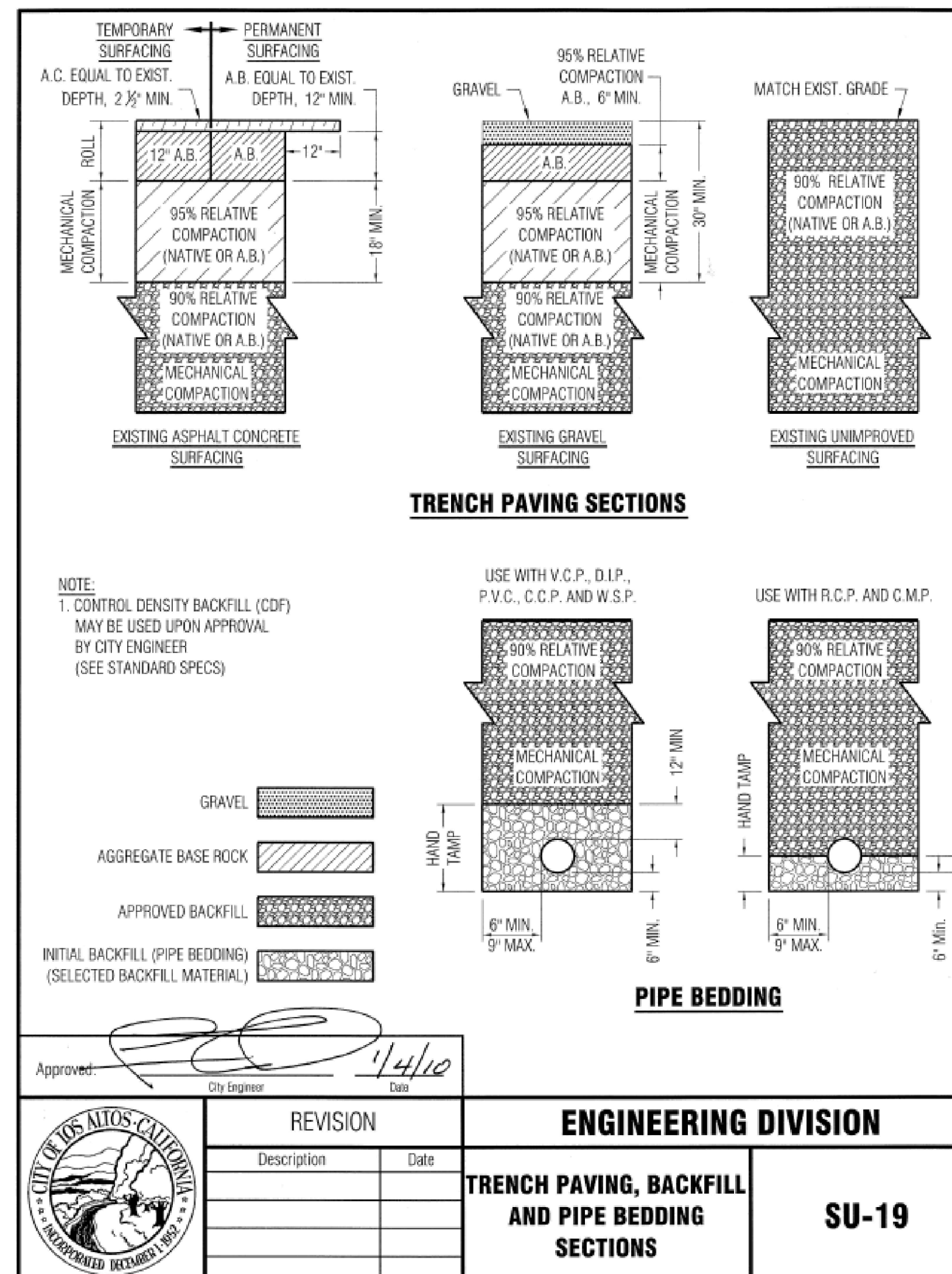
JOB NO:
DATE: 10-18-2021
SCALE: 1"=16'
DRAWN BY: NR
SHEET NO:
C-3
OF 6 SHEETS



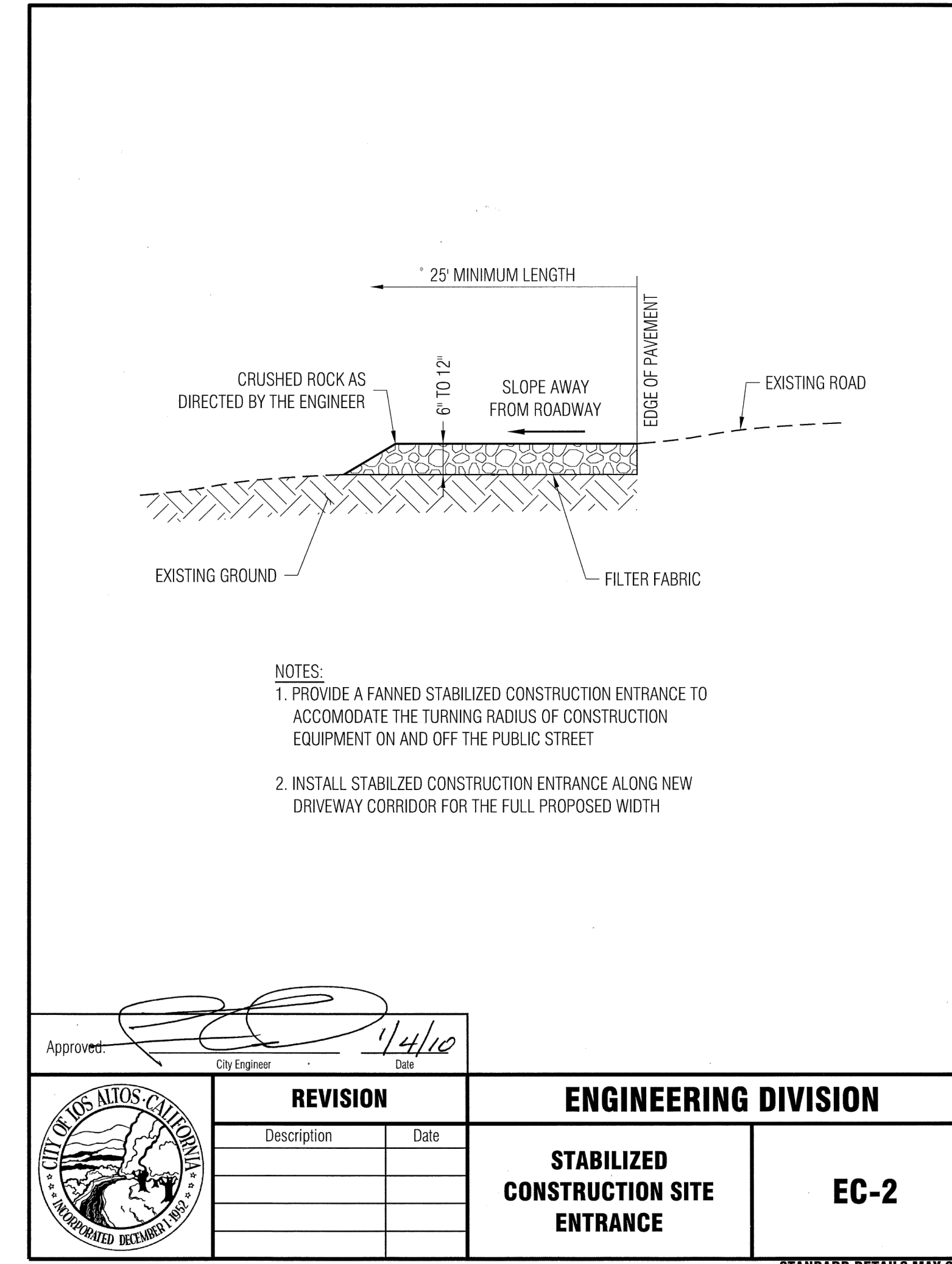
STANDARD DETAILS MAY 2010



STANDARD DETAILS MAY 2010



STANDARD DETAILS MAY 2010



STANDARD DETAILS MAY 2010



NR ENGINEERING SERVICES CO.
 SERVICES CO.
 655 WINTERGARD DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 946-7818

623 ALMOND AVENUE
LOS ALTOS, CA.
 APN: 170-32-019
 SANTA CLARA COUNTY

**CITY STANDARD
 DETAILS**

REVISIONS	BY
JOB NO:	
DATE:	10-18-2021
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	

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. Perform regularly for and repair jobs.
- 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 drip cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitch and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

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

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
- Operations 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 work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas or off 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.
- Prevent drainage ways by using earth berms, Silt Socks, or other controls to catch Silt and filter runoff.

Storm Drain Pollution from Roadwork

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

Doing The Job Right

General Business Practices

- 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 tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Plan 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 aggregate gravel or seal.
- Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- Avoid creating excess dust when 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 road dust. Use a street sweeper or vacuum truck. Do not dump vacuumed liquid in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and masonry
- 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 storage pit or dirt area. Let water percolate through soil and dispose of water, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at sites 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.
- Store bags of cement after they are open. Be sure to keep windblown cement powder away from streets, gutters, storm drains, runoff, 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 materials that wash into lakes, streams, or waterways are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause 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 forms or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash from onto silt 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 paved surface from which it can be captured and disposed of properly, or (3) be contained from a catchment created by blocking a storm drain inlet. If necessary, direct runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to protect storm drains or waterways. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete (SWD) and mortar (SWM) in the field.
- Never dispose of washout into the street, storm drains, drainage ditches, or creeks.

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 for bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

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

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos 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/pa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Job Right

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage container.
- 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.
- No-vegetation is an excellent form of erosion control on dry sites.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chop if necessary, and compost.
- In communities with curbside pick-up of yard waste, dispose of yard waste at the curb in approved bags or containers. Or, take 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 algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Doing The Job Right

General Business Practices

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

Pool/Spa/Hot Tub Maintenance

Draining Pools Or Spas

- When it's time to drain a pool, spa, or hot tub, 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 swim vacs). Cleanings from shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer drainout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/water water by draining it gradually into a landscaped area.
- Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- Never drain a filter in the street or into a storm drain. Three cartridge and diatomaceous earth filters in a dirt area, and spa 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 guidance 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
- Graphtic 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 drain. 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 lead 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 collected before 1970 can contain high amounts of lead, even if paint chips are not present. Before you begin scraping paint or cleaning pre-1970 exterior surfaces, test for lead. If you find lead, contact your local health department for more information. Lead-based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Check with your local wastewater treatment authority to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal in 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 materials such as lead, mercury, and other heavy metals can be found in old paint products or from cleaning solvents 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 waterways.

Doing The Job Right

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or ditch.
- 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 liquid and residue as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be cleaned up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from masonry paints or sealers 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. Check with your local wastewater treatment authority to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal in hazardous waste.

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 unwhitened 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 10.06.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

General Construction And Site Supervision

Best Management Practices for Construction



Best Management Practices for the

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

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure that control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual available from the Regional Water Quality Control Board as a reference.
- Control the amount of runoff crossing your site (temporarily during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff from rainwater. 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 Business Practices

- Clean up leaks, chips 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 roof or cover with heavy plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by leaving it down on the road or on site.
- Use portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.
- Hazardous 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 pickup of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleaned vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury hazardous 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, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- 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 when vehicle/equipment maintenance must be done on site, designate a location away from storm drains, gutters, 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 silt fences or temporary drainage weirs. 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 create siltation 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 riprap on paved 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 leachate (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.

Doing The Job Right

General Business Practices

- Cover stockpiles and excavated soil with silt fences or plastic sheeting.
- Dewatering Operations
- Check For Toxic Pollutants
- Check for odors, discoloration, or an oily sheen on groundwater.
- Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- If contamination is suspected, have the water tested by a certified laboratory.
- Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments or pollutants) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- Check For Sediment Levels
- If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe such that only 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 wire mesh soil filter or filter fabric wrapped around end of suction pipe.
- When discharging to a storm drain, protect the filter using a barrier of twine bags filled with clean rock, or cover the filter fabric anchored under the grate. OR pump water through a gravity weaver prior to discharge.

Blueprint for a Clean Bay

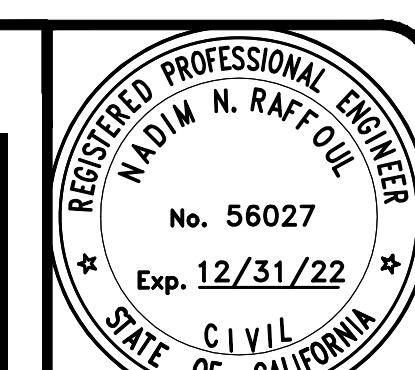
Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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



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623 ALMOND AVENUE
LOS ALTOS, CA.
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SANTA CLARA COUNTY

BLUEPRINT FOR A CLEAN BAY

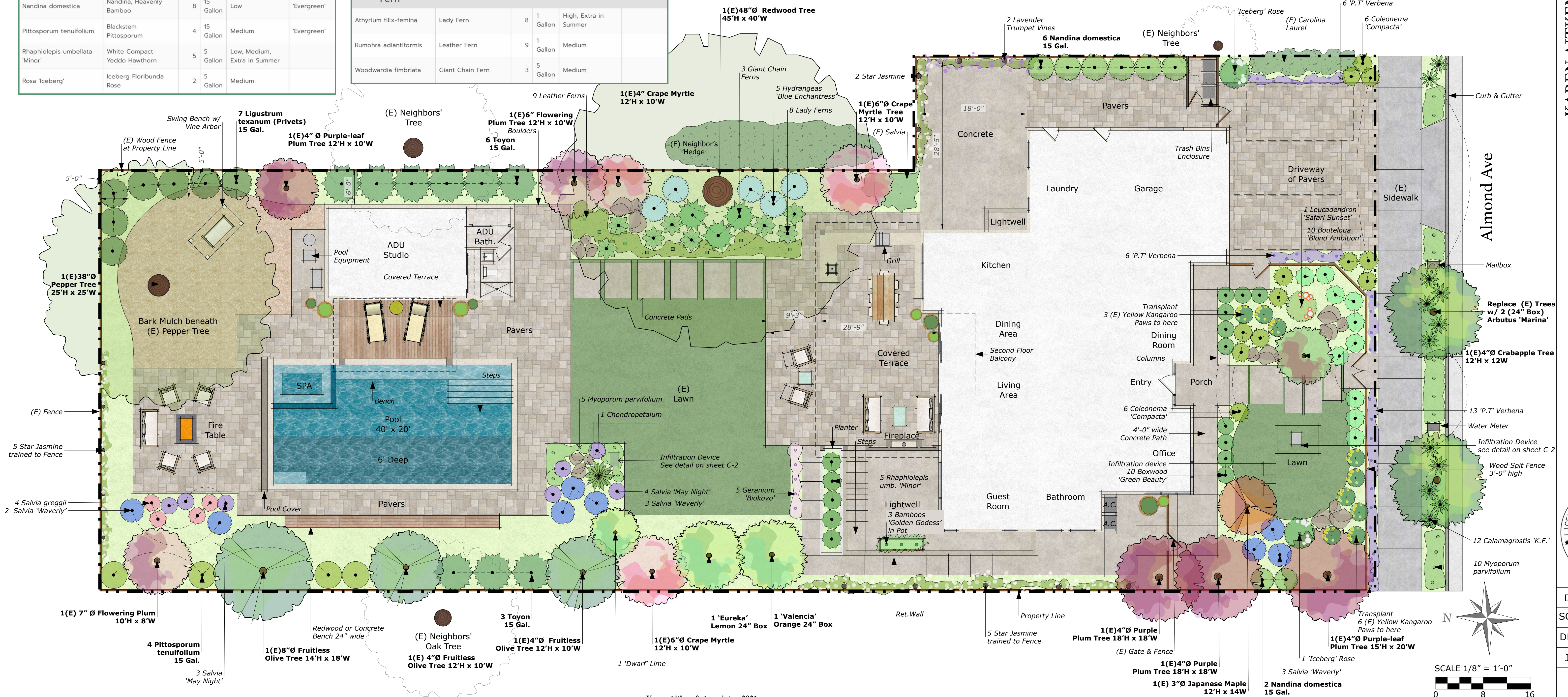
REVISIONS	DATE
JOB NO:	
DATE:	10-18-2021
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	
C-6	
OF 6 SHEETS	

PLANT LEGEND					
BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Arbutus 'Marina'	Marina Strawberry Tree	2	24" Box	Low	'Street Trees'
Citrus aurantifolia 'Beauss Seedless'	Beauss Seedless Lime	1	15 Gallon	Medium	'Dwarf'
Citrus limon 'Eureka'	Eureka Lemon	1	24" Box	Medium, Extra in Summer	
Citrus sinensis 'Valencia'	Valencia Orange	1	24" Box	Medium	
Heteromeles arbutifolia	Toyon	9	15 Gallon	Very Low, Low	'Evergreen'
Ligustrum japonicum 'Texanum'	Waxleaf Privet	7	15 Gallon	Medium, Extra in Summer	'Evergreen'
Shrub					
Buxus 'Green Beauty'	Green Beauty Boxwood	10	5 Gallon	Medium, Extra in Summer	
Coleonema pulchellum 'Pacific Gold'	Pacific Gold Breath Of Heaven	12	5 Gallon	Medium, Extra in Summer	
Hydrangea 'Blue Enchantress'	Blue Enchantress Hydrangea	5	5 Gallon	Medium, Extra in Summer	
Leucadendron 'Safari Sunset'	Safari Conebush	1	5 Gallon	Low	
Lochroma australe	Mini Angel's Trumpet	2	1 Gallon	Medium	'Lavender'
Nandina domestica	Nandina, Heavenly Bamboo	8	15 Gallon	Low	'Evergreen'
Pittosporum tenuifolium	Blackstem Pittosporum	4	15 Gallon	Medium	'Evergreen'
Rhapiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	5	5 Gallon	Low, Medium, Extra in Summer	
Rosa 'Iceberg'	Iceberg Floribunda Rose	2	5 Gallon	Medium	

Salvia greggii	Autumn Sage	4	1 Gallon	Very Low, Extra in Summer	
Verbena 'Homestead Purple'	Homestead Purple Verbena	25	1 Gallon	Very Low, Low	
Ground cover					
Geranium x cantabrigiense 'Blokovo'	Blokovo Geranium	5	1 Gallon	Low, Extra in Summer	
Myoporum parvifolium	Ground Cover Myoporum	17	1 Gallon	Low, Extra in Summer	
Trachelospermum jasminoides	Star Jasmine	7	1 Gallon	Low, Medium	
Perennial					
Salvia 'Waverly'	Waverly Sage	8	5 Gallon	Low, Medium, Extra in Summer	
Salvia x sylvestris 'May Night'	May Night Meadow Sage	7	1 Gallon	Low	
Grass					
Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	10	1 Gallon	Low	
Calamagrostis 'Karl Foerster'	Karl Foerster Feather Reed Grass	12	5 Gallon	Medium, Extra in Summer	
Chondropetalum tectorum	Cape Rush	1	5 Gallon	Low	
Bamboo					
Bambusa multiplex 'Golden Goddess'	Golden Goddess Bamboo	3	1 Gallon	Low	'In Pot'
Fern					
Athyrium filix-femina	Lady Fern	8	1 Gallon	High, Extra in Summer	
Rumohra adiantiformis	Leather Fern	9	1 Gallon	Medium	
Woodwardia fimbriata	Giant Chain Fern	3	5 Gallon	Medium	

SCREENING TREES & SHRUBS DETAILS

- Arbutus 'Marina'** Strawberry Tree 24" Box. 8-9' x 2-3' (Height x Width). 25-40' x 20-30' (At Maturity). Growth Rate: 12" to 24" annually
- Citrus sinensis 'Valencia'** Valencia Orange 24" Box. 8-10' x 3-4.5' (Height x Width). 12-20' x 10-18' (At Maturity). Growth Rate: 8 to 12" annually
- Citrus limon 'Eureka'** Eureka Lemon Tree 24" Box. 8-10' x 3-4.5' (Height x Width). 12-20' x 10-18' (At Maturity). Growth Rate: 8 to 12" annually
- Waxleaf Privet** Ligustrum japonicum 'Texanum' 15 Gal. 24-36" x 12-24" (Height x Width). 8-12' x 4-6' (At Maturity). Growth Rate: 24" annually
- Heteromeles arbutifolia** Toyon 15 Gal. 12-14" x 12-14" (Height x Width). 6-20' x 6-10' (At Maturity). Growth Rate: 12" annually
- Pittosporum tenuifolium** Blackstem Pittosporum 15 Gal. 12-16" x 10-14" (Height x Width). 12-16' x 6-8' (At Maturity). Growth Rate: 24 to 36" annually
- Nandina domestica** Heavenly Bamboo 15 Gal. 8-24" x 12-16" (Height x Width). 6-8' x 4' (At Maturity). Growth Rate: 12 to 24" annually



REVISIONS BY

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SUTARIA RESIDENCE
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LANDSCAPE PLAN

LI-CENCED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp. 8-31-23
STATE OF CALIFORNIA

DATE 01-07-22
SCALE 1/8"=1'-0"
DRAWN EM & IN
JOB SUTARIA

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Karen Aitken & Associates -2021

* NOTES (E) = Existing