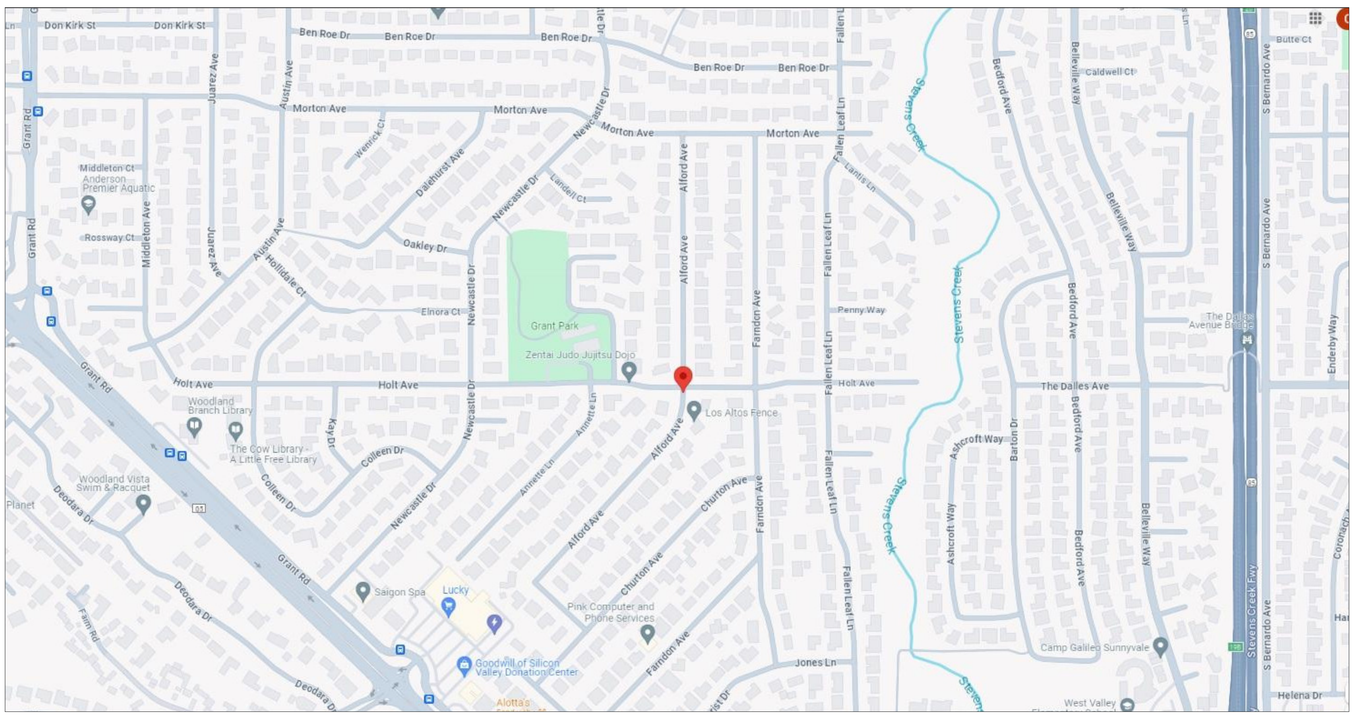
COLOR 3D RENDERING



VICINITY MAP

PROPERTY DESCRIPTION

OWNER	BRUCE & MELODY PO
ADDRESS	1932 ALFORD AVE. LOS ALTOS, CA 94022
PARCEL	138 - 15 - 006
ACREAGE	0.229 acres
ZONING	R1 - 10
OCCUPANCY	R - 3 / U
CONSTR. TYPE	V - B
PROJECT DESCRIPTION	NEW 2nd STORY ADDITION WITH 3-BEDRMS & 2 BATHS TO EXISTING ONE STORY RESIDENCE WITH ADDITIONAL 2-BEDRMS & 2-BATHS

CONSULTANT DIRECTORY

SURVEYOR	SAVIOR P. MICALLEF LAND SURVEYING 421. WILWOOD DRIVE 422. SOUTH SAN FRANCISCO, CA 94080 (805) 709-2423
SOILS ENGINEER	GEOFOUNDATION INC. 486 CHESEA XING SAN JOSE, CA 95138 (408) 710-6701
CIVIL ENGINEER	BKF 1730 N. FIRST STREET, STE. 600 SAN JOSE, CA 95112 (408) 467-9100
STRUCTURAL ENGINEER	DANIEL ESPINO 160 BIRCH STREET, SUITE B REDWOOD CITY, CA 94062 (650) 269-8864
ENERGY CONSULTANT	BUILDERS ENERGY SERVICES, INC. 460 WEST EDMUNDSON AVE. MORGAN HILL, CA 95037 (408) 202 - 9075
LANDSCAPE ARCHITECT	T.B.D.

SHEET INDEX

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING

FIRE SPRINKLERS REQUIRED: AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL EXISTING BUILDINGS, WHEN ADDITIONS ARE MADE THAT EXCEED FIFTY (50) PERCENT AND/OR SEVEN HUNDRED AND FIFTY (750) SQUARE FEET OF EXISTING FLOOR AREAS (AREA CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT FLOOR AREAS).

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

WATER SUPPLY REQUIREMENTS: 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 SYSTEMS, 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 SYSTEM(S) 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). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

NOTE *

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11 - 20 - 24	SUBMITTED FOR PLANNING REVIEW

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LOS ALTOS, CA 94022

CLIENT (JOB No. 22322)

BRUCE & MELODY PO . . . . .
. . . . . MAILING ADDRESS . . . . .
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PHONE No: (781) 454-9752

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

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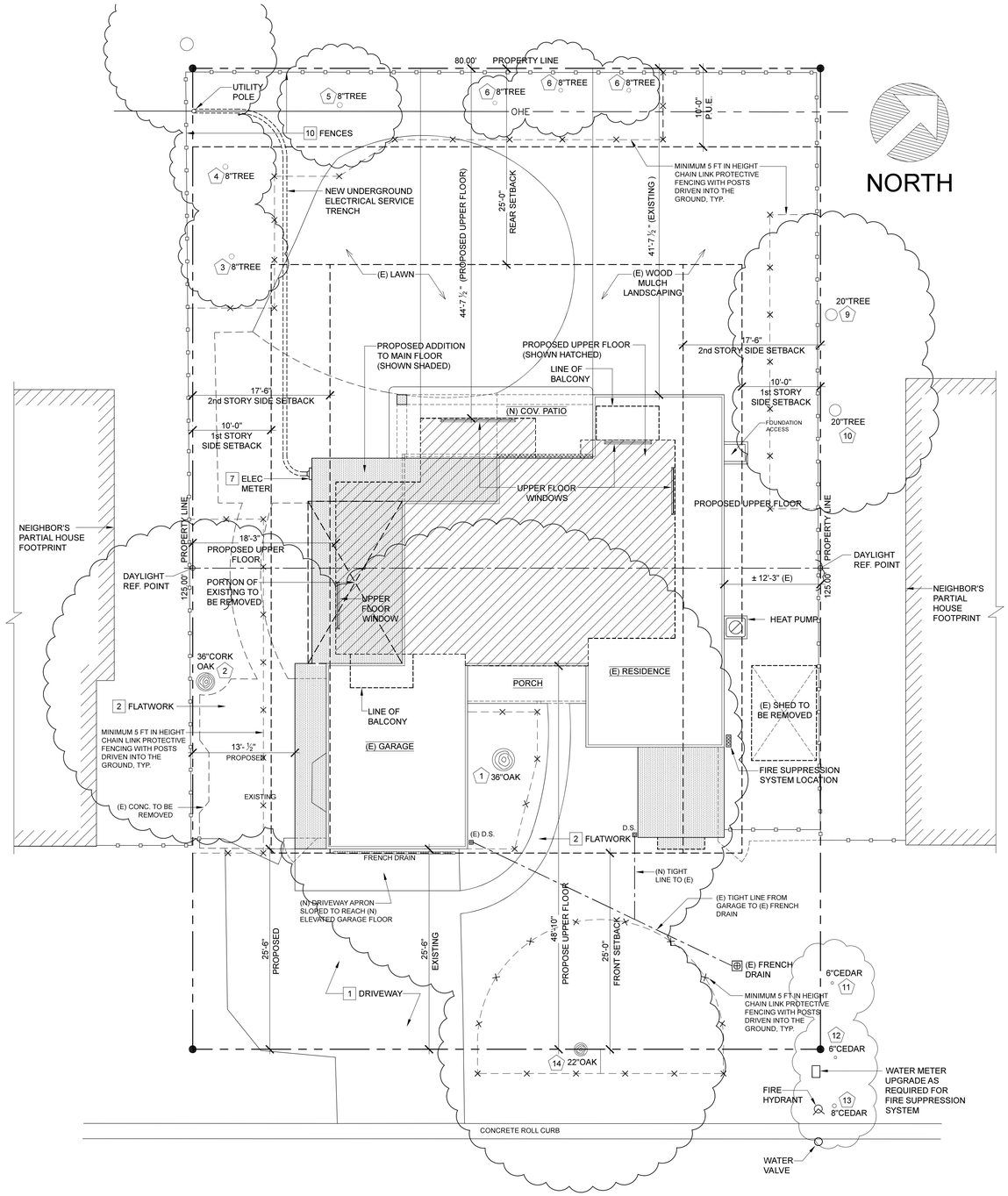

ALFORD AVENUE

CENTERLINE OF STREET

SITE PLAN

1/8" = 1'-0"

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	36" Ø OAK TREE		✓
2	36" Ø CORK OAK TREE		✓
3	8" Ø TREE		✓
4	8" Ø TREE		✓
5	6" Ø TREE		✓
6	6" Ø TREE		✓
7	6" Ø TREE		✓
8	6" Ø TREE		✓
9	20" Ø TREE		✓
10	20" Ø TREE		✓
11	6" Ø CEDAR TREE		✓
12	6" Ø CEDAR TREE		✓
13	8" Ø CEDAR TREE		✓
14	22" Ø OAK TREE		✓

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,189.01 s.f. (21.89 %)	2,621.42 s.f. (26.21 %)	3,000.00 s.f. (30.00%)
FLOOR AREA	2,116.74 s.f. (21.16 %)	3,498.01 s.f. (34.98 %)	3,500.00 s.f. (35.00%)
SETBACKS:			
Front (1st / 2nd)	25'-6" / N/A	25'-6" / 48'-10"	25'-0"
Rear (1st / 2nd)	41'-7 ½" / N/A	41'-7 ½" / 44'-7 ½"	25'-0"
Right Side (1st / 2nd)	12'-3" / N/A	12'-3" / 18'-6"	10'-0" / 17'-6"
Left Side (1st / 2nd)	17'- ½" / NA	13'- ½" / 18'-3"	10'-0" / 2'-0"
HEIGHT:	(±) 14'-6"	(±) 25'-2"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1,591.58 sq.ft.	(+) 1,386.27 sq.ft.	2,977.85 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	425.16 sq.ft.	(+) 95.00 sq.ft.	520.16 sq.ft.
		TOTAL PROPOSED FLOOR AREA:	3,498.01 sq.ft.

LOT CALCULATIONS		
NET LOT AREA:		10,000 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		771.20 (35.56 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed):	1,517.82 sq. ft.
	Existing softscape (undisturbed area):	0 sq. ft.
	New softscape area:	5,860.76 sq. ft.
	Building footprint w/ all porches:	2,621.42 sq. ft.
	Total (Net size of lot)	10,000.00 sq. ft.

GENERAL NOTES

A	VERIFICATION	CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
B	DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
C	DISCREP-ANCIES	MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
D	CONTRACT DOCUMENTS	CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

1	DRIVEWAY	EXISTING TO REMAIN
2	FLATWORK	EXISTING TO REMAIN WHERE NOT DISTURBED
3	GRADING	NOT REQUIRED
4	DRAINAGE	EXISTING DRAINAGE PATTERN NOT DISTURBED
5	STORM DRAINAGE	DOWNSPOUTS TO SPLASH BLOCKS WHERE POSSIBLE - TIE TO EXISTING DRAINAGE
6	SEWER LATERAL	AS REQUIRED
7	GAS METER ELEC. METER	TO BE REMOVED RELOCATE PANEL
8	SETBACKS	AS PER PLAN
9	TREES	PROTECT EXISTING DURING CONSTRUCTION WITH MIN. 5 FT. HIGH CHAIN LINK FENCING WITH POSTS DRIVEN INTO THE GROUND
10	FENCES	EXISTING TO REMAIN
11	LANDSCAPE	PROTECT EXISTING EHERE POSSIBLE

TABULATIONS

EXISTING STRUCTURE	
MAIN FLOOR	1,591.58 sf
GARAGE	425.16 sf
SHED	100.00 sf
TOTAL EXISTING	2,116.74 sf
EXISTING STRUCTURE TO BE REMOVED	
MAIN FLOOR	257.60 sf
SHED	100.00 sf
TOTAL EXISTING TO REBUILT	1,759.14 sf
PROPOSED ADDITION	
MAIN FLOOR	493.27 sf
GARAGE	95.00 sf
UPPER FLOOR	1,150.60 sf
TOTAL ADDITION	1,738.87 sf
TOTAL PROPOSED	3,498.01 sf
COVERAGE	
HOUSE FOOTPRINT	2,347.41 sf
FRONT COVERED PORCH	72.27 sf
REAR COVERED PATIO	201.74 sf
	2,621.42 sf

COVERAGE & F.A.R.

	SITE PLAN	10,000.00	SQ. FT. =	0.229 acres
COV:	ALLOWABLE	3,000.00	SQ. FT.=	30.00 %
	EXISTING	2,189.01	SQ. FT. =	21.89 %
	PROPOSED	2,621.42	SQ. FT. =	26.21 %
FAR:	ALLOWABLE	3,500.00	SQ. FT. =	35.00 %
	EXISTING	2,116.74	SQ. FT. =	21.16 %
	PROPOSED	3,498.01	SQ. FT. =	34.98 %

NOTE *

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SHEET

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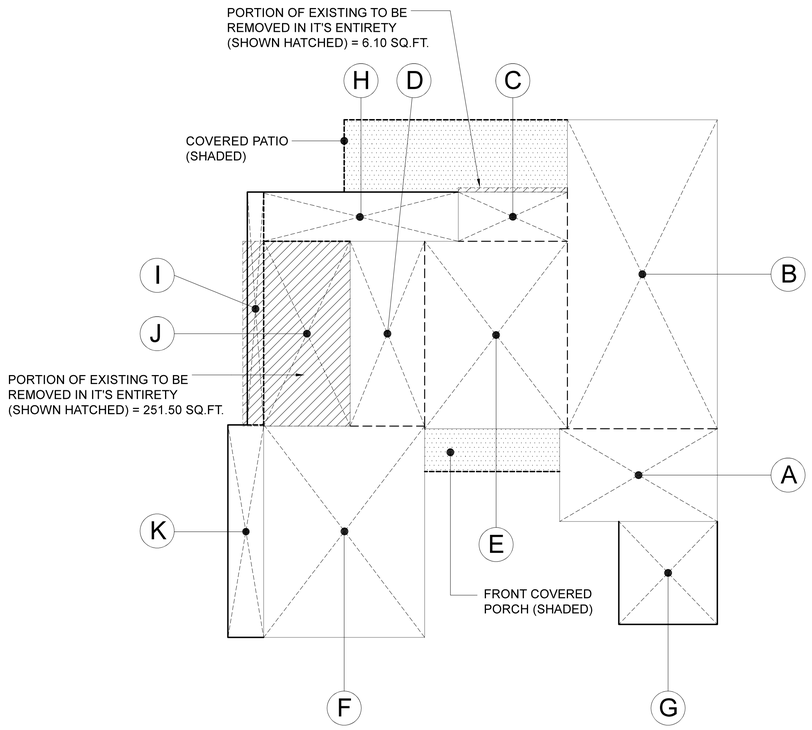

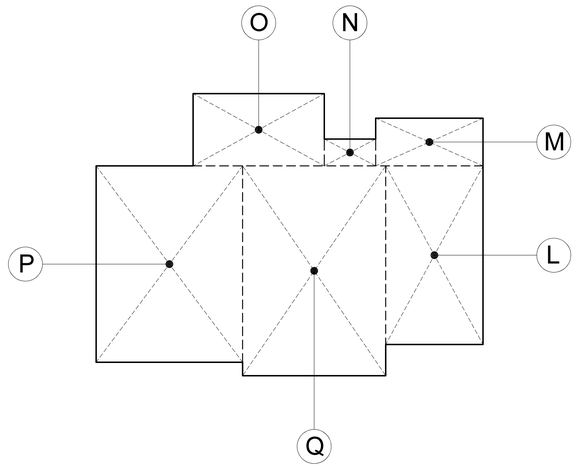

MAIN FLOOR AREA DIAGRAM

EXISTING HABITABLE AREA TO REBUILT

A	10.37'	X	17.62'	182.71	S.F.
B	16.75'	X	34.50'	577.87	S.F.
C	5.50'	X	12.21'	67.15	S.F.
D	8.33'	X	20.66'	172.10	S.F.
E	15.95'	X	20.95'	334.15	S.F.
				1,333.98	S.F.

EXISTING NON-HABITABLE AREA TO REBUILT

F	18.00'	X	23.62' (GARAGE)	425.16	S.F.
				1,759.14	S.F.

MAIN FLOOR HABITABLE ADDITION

G	11.00'	X	11.50'	126.50	S.F.
H	5.50'	X	21.75'	119.62	S.F.
I	1.83'	X	26.00'	47.58	S.F.
J	9.66'	X	20.66'	199.57	S.F.
				493.27	S.F.

MAIN FLOOR NON-HABITABLE ADDITION

K	4.00'	X	23.75' (GARAGE)	95.00	S.F.
TOTAL				588.27	S.F.

UPPER FLOOR HABITABLE ADDITION

L	10.87'	X	19.91'	216.42	S.F.
M	5.33'	X	12.00'	63.96	S.F.
N	3.00'	X	5.75'	17.25	S.F.
O	8.08'	X	14.66'	118.45	S.F.
P	16.37'	X	21.95'	359.32	S.F.
Q	16.00'	X	23.45'	375.20	S.F.
TOTAL UPPER FLOOR				1,150.60	S.F.
TOTAL MAIN FLOOR				2,347.41	S.F.
TOTAL PRPOSED				3,498.01	S.F.

COVERAGE

HOUSE FOOT PRINT	2,347.41	S.F.
FRONT COVERED PORCH	72.27	S.F.
COVERED PATIO	201.74	S.F.
TOTAL PRPOSED	2,621.42	S.F.

FLOOR DIAGRAM & AREA CALCULATIONS

1/8" = 1'-0"

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SHEET

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1938 ALFORD AVE.

1935 ANNETTE LN.

1927 ANNETTE LN.

1919 ANNETTE LN.

1944 ALFORD AVE.

1926 ALFORD AVE.

1937 ALFORD AVE.

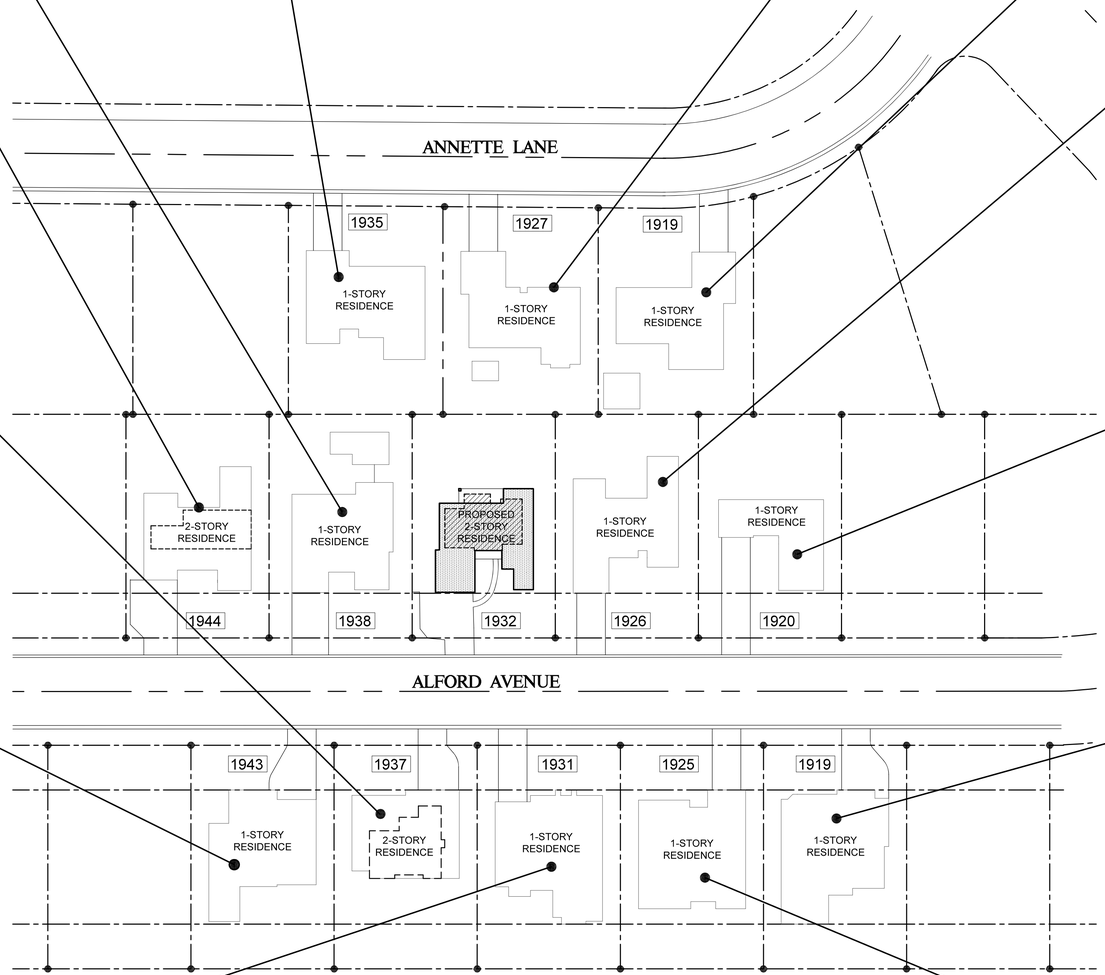
1920 ALFORD AVE.

1943 ALFORD AVE.

1919 ALFORD AVE.

1931 ALFORD AVE.

1925 ALFORD AVE.



NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"

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SHEET

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Maguire TREE CARE, INC.

TREE PROTECTION REPORT FOR 1932 ALFORD AVE., LOS ALTOS CA

Report Prepared For:

Bruce and Melody Po
1932 Alford Ave.
Los Altos, CA

Report Prepared By:

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A
2/7/25

SUMMARY

Trees 1 and 2 are scheduled to be preserved throughout the construction project. If the practices in this Tree Protection Plan are followed, impacts to the trees are expected to be low. The most critical elements to preservation are: (1) establishment of a Tree Protection Zone (TPZ), (2) reduction of soil compaction in, near or around the TPZ and (3) avoidance of grade changes and exxessive root cutting on roots over 2" in diameter.

ASSIGNMENT

- Provide an arborists report that includes assessments on the two subject trees.
- Provide tree protection specifications and impact ratings for the trees influenced by the project.
- Provide tree protection zones and requirements during pre construction, construction and post construction.
- Tree protection will be outlined on the provided map (not to exact scale).

OBSERVATIONS

Site Description:

The subject property is a flat lot that is approximately 10,000 square feet in size, with an existing home that is approximately 2075 square feet in size. There are numerous other small trees on the property along with one City owned tree near the street which is not included in this report. The image on the following page shows the subject property along with both trees marked up. The dots for each tree are fairly accurate locations of the trunks. Data was obtained using the GPS location tool in the TREEPLOTER inventory software.

Tree Descriptions:

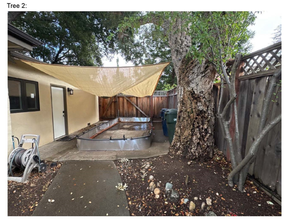
Tree ID	Species	DBH	Height/Spread	Condition	Impact Rating
1	Quercus agrifolia	32.5"	50' x 52'	Good	Moderate
2	Quercus suber	32.25"	40' x 35'	Fair	Moderate

Tree 1:

Tree 1:

Tree 2:

Tree 2:



TREE DISCUSSION

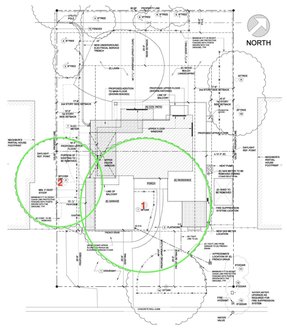
Tree 1:

This tree is doing very well and is growing very fast. It is very close to the existing home, and extends over a large portion of the house. I noted no defects on this tree, other than some spur damage on the main trunk from some past pruning. Spurs should not be used for climbing trees to be pruned. This tree will need some elevation work prior to the construction project to give it the needed clearance.

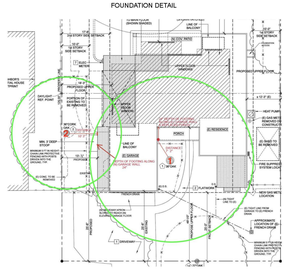
Tree 2:

This tree appears to be in some state of decline, the canopy is very thin and there is dieback at the tops. I believe this tree was overpruned in the past due to its very open canopy. A portion of the root system is covered by concrete as you can see in the photos. I was not able to see on the other side of the fence to determine if the roots are also covered with pavement. This tree may need some light pruning work to give it any needed clearance.

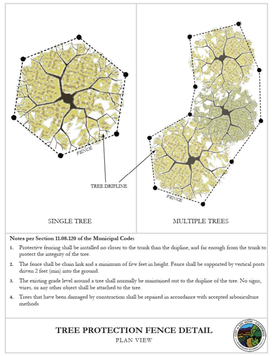
SITE PLAN

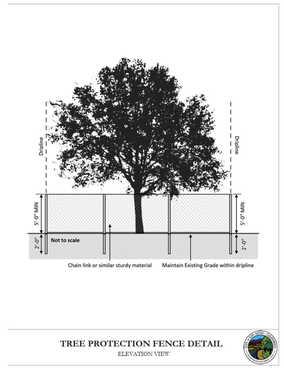


FOUNDATION DETAIL



Tree Protection Fencing per Los Altos guidelines





Fencing example:

Type 1 fencing with optional trunk buffer

All fencing shall be installed using 5-6' tall chain link fencing attached to galvanized posts driven 2' into the ground. Post spacing shall be no less than 10' apart.

Signage shall be posted along the fencing every 20' clearly stating the following:

WARNING

Tree Protection Zone
No Entry

This fencing shall not be removed or altered unless approved by the City and/or Project Arborist (650-574-0215)

Duration of fencing:

Tree Fencing shall be erected before any site related activity or construction begins and remain in place until the final inspection, except for work specifically required in the approved plans in which case the *Project Arborist* or *City Arborist* must be consulted.

Tree protection zone (TPZ) restrictions:

Areas on the inside of the fencing shall be referred to as the TPZ. No construction related activities are permitted inside the fencing. The following activities are prohibited within the TPZ:

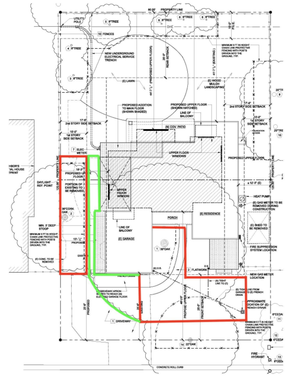
- Storage or parking of vehicles, building materials, refuse, excavated spoils or dumping of poisonous substances on or around the tree roots. Poisonous materials include, but are not limited to, paint, petroleum products, concrete or stucco mix, dirty water or any other material which may be detrimental to tree health.
- No use of tree trunks as a winch support, anchorage, as a temporary power pole, sign posts 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 from the City Arborist or Project Arborist
- Soil disturbance or grade changes
- Drainage changes

Activities permitted within the TPZ:

- Mulching of bare soil
- Root buffers
- Irrigation, aeration, fertilizing or other beneficial practices specifically approved for use within the TPZ

Location of fencing:

The image on the following page shows the placements of the tree protection fencing. Due to the trees close proximity to the proposed work, it will not be possible to place the fencing around the entire driplines of either tree. Other protective measures will need to be taken outside of the TPZ. The red lines indicate the placement of the TPZ fencing. The inside of the green areas will need root/soil buffer protection.



Root/Soil Buffer:

A root buffer will need to be utilized for both trees since the TPZ fencing will not be able to cover the entire drip lines of either tree. The existing driveway and concrete pads will act as root buffers, but if those areas are altered/removed then the below actions must be taken:

A root buffer shall consist of a 4-6" layer of coarse wood chips on ALL bare soil shown on the TPZ map on the prior page. I am recommending that steel plates or 1 ¼" plywood be laid on top of the wood chip mulch for further root protection. Below is a picture of an acceptable root/soil buffer.

Pruning:

Prior to any site work commencing, required pruning shall be done by an ISA Certified Arborist using ANSI A300 pruning standards to perform branch and limb removal to give the required clearance/airspace for the project. ANSI Z133.1 safety standards will need to be followed as well.

Grading considerations:

Grade changes near the trees will disturb the relationship between tree roots and soil.

Lowering the grade near trees can result in root damage, which can reduce water/nutrient uptake. The critical area is the upper six to eight inches of soil.

Drastic grade changes can damage large structural supporting roots which could predispose the tree to falling during heavy storms.
Raising of the grade can suffocate the roots. Adding more soil can compact existing soil surfaces, in turn reducing soil pore space. It is preferable, if needed, to use fill for grade changes that is composed of sandy soil rather than heavy clay soil.

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

Grade changes under specifically approved circumstances shall not allow more than six inches of fill soil added, or more than 4 inches of existing soil to be removed from the natural grade unless otherwise mitigated.

Trenching and digging:

If trenching, pipe installation or excavation has been approved within the TPZ, then the trench shall be either cut by hand or AirSpade. In all cases, install the utility pipe immediately, backfill with soil and soak within the same day. In the case of the foundation work, any exposed trench walls with any roots present must be draped over with a triple layer of muddy burlap and wetted down daily to prevent drying out of roots.

Injury mitigation:

A mitigation program is required if the approved development will cause drought stress, dust accumulation or soil compaction to trees that are to be saved. To help reduce impact injury, one or more of the following mitigation measures shall be implemented by the Project Arborist

- Irrigation program. Irrigate to wet the soil within the TPZ to a depth of 24-30 inches. Use of soaker hose will provide good, uniform coverage of water to roots. 10 gallons per inch trunk diameter within the TPZ.
- Dust Control. During periods of extended drought, wind or grading, spray wash the trunk, limbs and foliage as able to remove accumulated construction dust.
- Soil compaction damage. Compaction of the soil is the largest killer of trees on construction sites due to the suffocation of roots and ensuing decline of tree health. If a compaction event to the upper 12" soil horizon within the TPZ occurs, then one or more of the following mitigation measures shall be implemented

1. Type I mitigation: If an approved paving, hardscape or other compromising material encroaches within the TPZ, an aeration system shall be implemented and used in this area. Vertical mulching would be one example of this
2. Type II mitigation: If inadvertent compaction of the soil has occurred within the TPZ, the soil shall be loosened by one or more of the following methods to promote favorable root conditions: Vertical mulching, soil fracturing, radial trenching or other approved methods approved by the Project Arborist.

Damage to trees:

Any damage or injury to trees shall be reported to the Project Arborist and job site superintendent, or the City Arborist, so that mitigation measures can take place. All mechanical or chemical injury to branches, trunks or roots 2 inches in diameter or greater shall be reported to the Project Arborist.

1. **Root injury:** If trenches are cut and tree roots 2 inches in diameter or larger are encountered, they must be cleanly cut back to a sound lateral root . The end of the root must be covered with either a plastic bag and secured with tape or a rubber band, or be coated with latex paint. All exposed root areas within the TPZ shall be backfilled or covered within one hour. Exposed roots may be kept from drying out by draping the roots or side of the trench with multiple layers of wet, muddy burlap. The materials must be kept wet until backfilled to reduce evaporation from the trench walls.
2. **Bark or trunk wounding:** Current bark tracing and treatment methods shall be performed by a qualified tree care specialist within two days.
3. **Scaffold branch or leaf canopy injury:** Remove broken or torn branches back to an appropriate lateral branch that is capable of resuming terminal growth within five days. If leaves are heat scorched from equipment exhaust pipes, consult with the Project Arborist.

Inspection schedule:

1. **Inspection of protective tree fencing:** For project trees, the Project Arborist shall verify the correct type of protective fencing is in place around the designated TPZ prior to the start of any site related activities.
2. **Pre construction meeting:** Prior to commencement of construction, the applicant or contractor shall conduct a pre construction meeting to discuss tree protection with the job site superintendent, grading operators, Project Arborist or City Arborist.
3. **Inspection of rough grading or trenching:** Contractor shall ensure the Project Arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut, 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 72 hours advance notice of such activity.

Pre Construction Mitigation Considerations:

After any needed pruning work is performed, the following mitigation measures can be helpful in preserving/enhancing tree health through the course of the project and beyond

1. **Deep root fertilization/soil enhancements:** Both site trees could benefit from pressurized nutrients injected into the soil space to enhance soil/root health and provide added resources to the trees to help offset potential impact.
2. **Deep watering:** Prior to any site disturbance, both trees can be deeply watered to offset any water loss due to root cutting/injury
3. **Tree Growth Regulators:** An application of a tree growth regulator (Paclobutrazol) can be considered, and is highly effective. This treatment will slow the growth of the canopies for 3 years by 40-75%, while stimulating fine root production, improving drought resistance and producing denser, higher quality canopy growth. Any needed pruning work is required to be done prior to any growth regulator applications.

I believe if all of these measures are taken, the impact to both trees should be fairly low.

If I can be of further assistance, please do not hesitate to contact me

Respectfully,

Paul Maguire
Maguire Tree Care, Inc.
ISA Certified Arborist #5204A

ARBORIST REPORT

NOTE *

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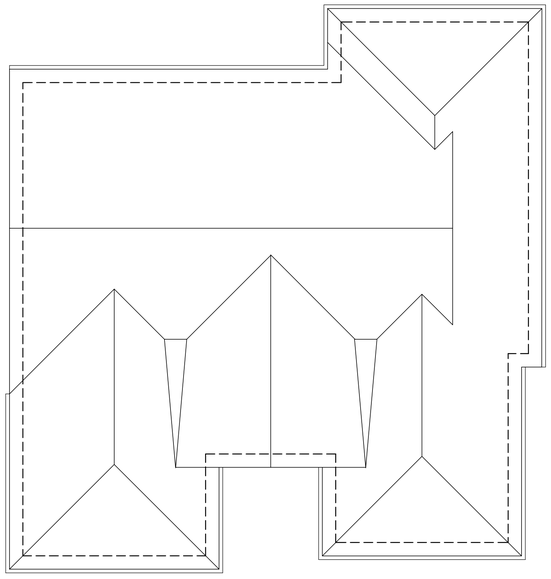
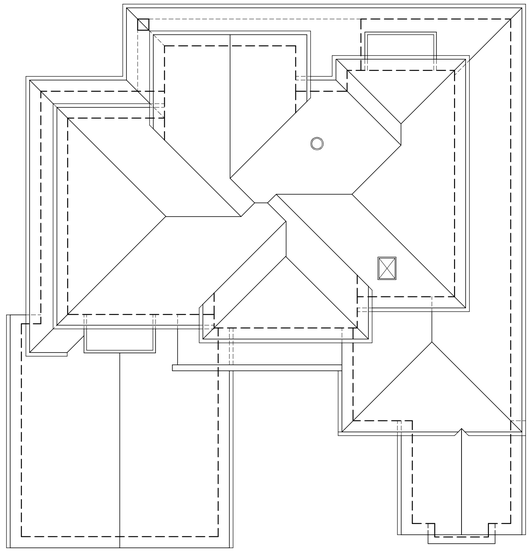
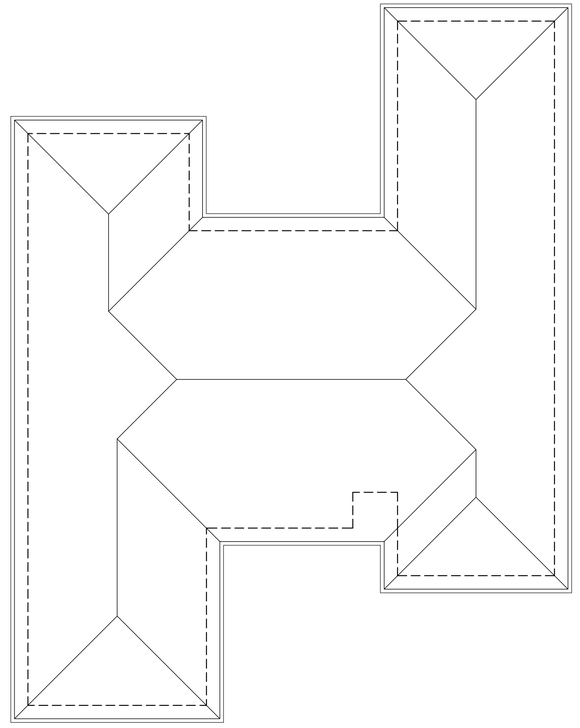
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A1.1







1938 ALFORD AVE.

1932 ALFORD AVE.
(PROPOSED)

1926 ALFORD AVE.

STREETSCAPE

1/8" = 1'-0"

*

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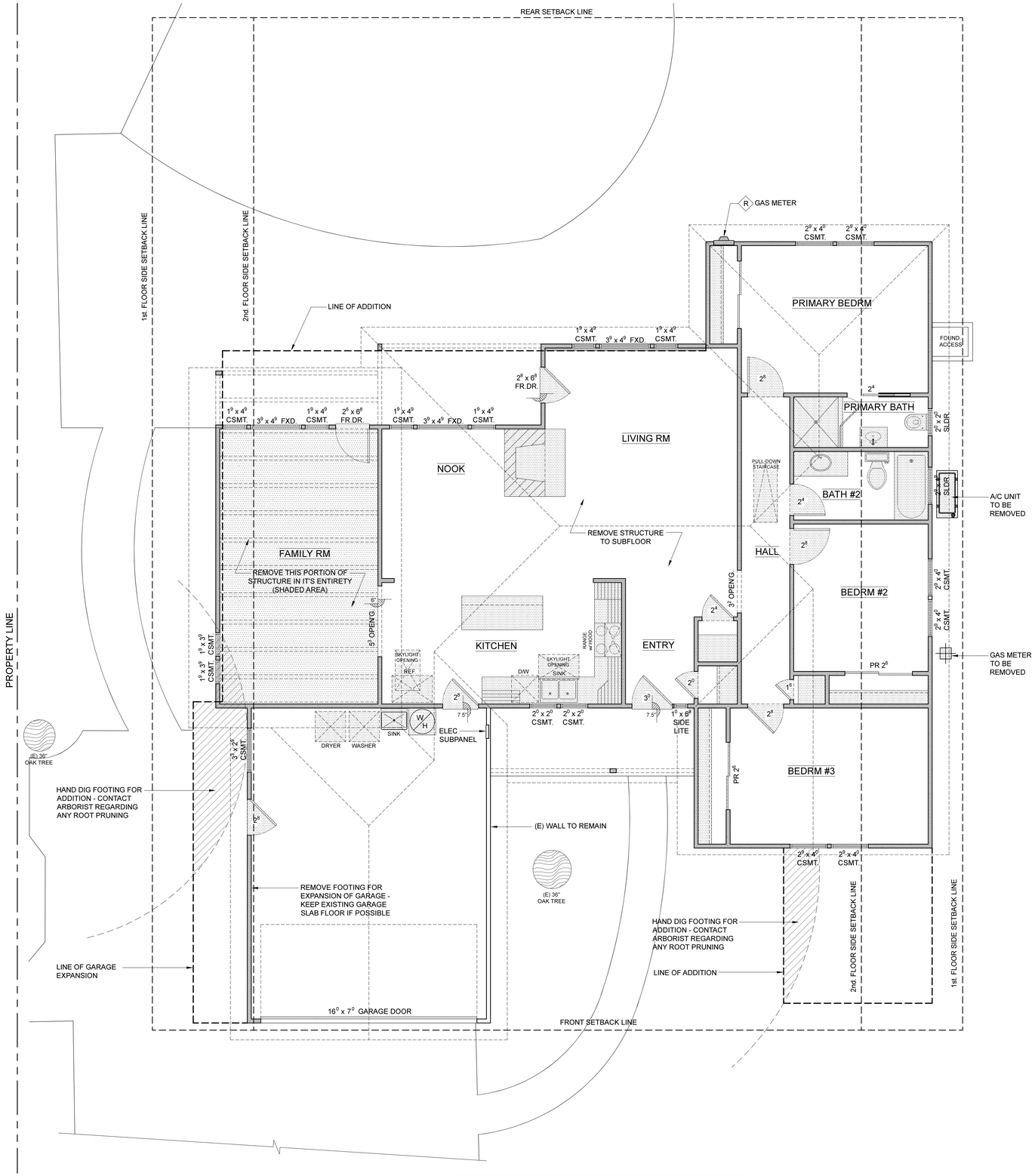
SHEET

A1.3



DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

I	PLUMBING	CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
II	ELECTRICAL	REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
III	DUCTWORK	REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
IV	BRACING	CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
V	DISPOSAL	ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
VI	HAZARDOUS MATERIALS	IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

1	DOORS	REMOVE, DISCARD AS SHOWN ON PLAN
2	WINDOWS & SKYLIGHTS	REMOVE, DISCARD AS SHOWN ON PLAN
3	CABINETRY	REMOVE, DISCARD AS SHOWN ON PLAN
4	FLOOR COVERINGS	STRIP EXISTING FLOORING TO SUBFLOOR
5	LIGHT FIXTURES	REMOVE, SALVAGE OR DISCARD PER OWNER
6	APPLIANCES	REMOVE OR SALVAGE FOR RE-USE PER OWNER
7	LANDSCAPE	PROTECT EXISTING WHERE POSSIBLE
8	FLATWORK	PORTION TO BE REMOVED AS SHOWN ON SITE PLAN
9	VENEER	REMOVED AS SHOWN ON PLAN
10	ELECTRICAL METER	RELOCATE AS PER SITE PLAN
11	GAS METER	EXISTING TO REMAIN

LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
(E)	EXISTING TO REMAIN
(R)	EXISTING TO BE REMOVED
R	EXISTING TO BE RELOCATED

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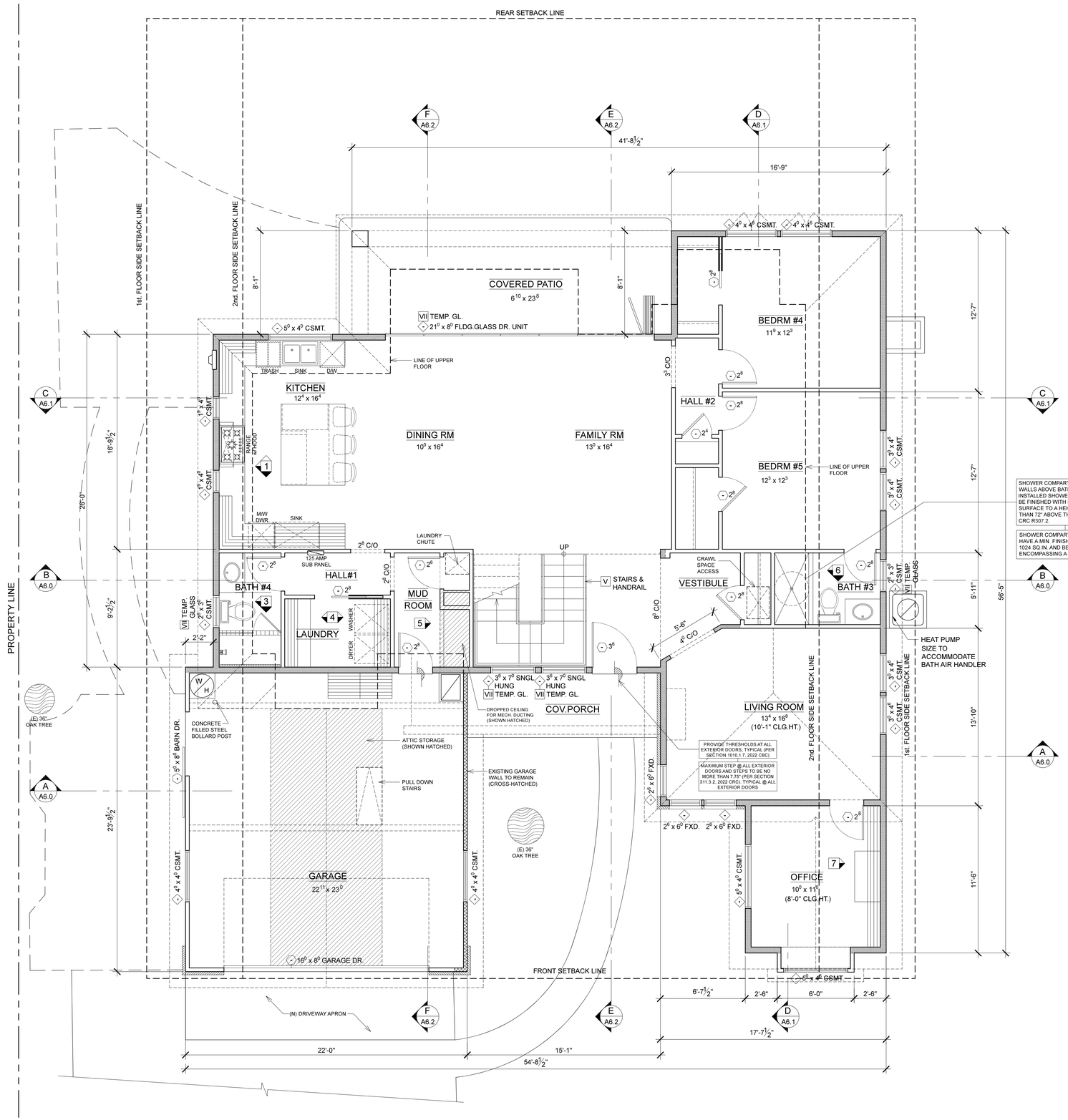
SHEET
A2.0



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F. - MIN. NET CLEAR OPENABLE WIDTH = 20" - MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ⅝" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
V	STAIR & HANDRAILS	DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
VII	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
IX	WATER CLOSETS	PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

◇ #	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
⬡ #	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	NEW (2x4) WALLS
	NEW (2x6) WALLS
	EXISTING WALL TO REMAIN
(E)	EXISTING
(N)	NEW
◇ R	RELOCATED

*

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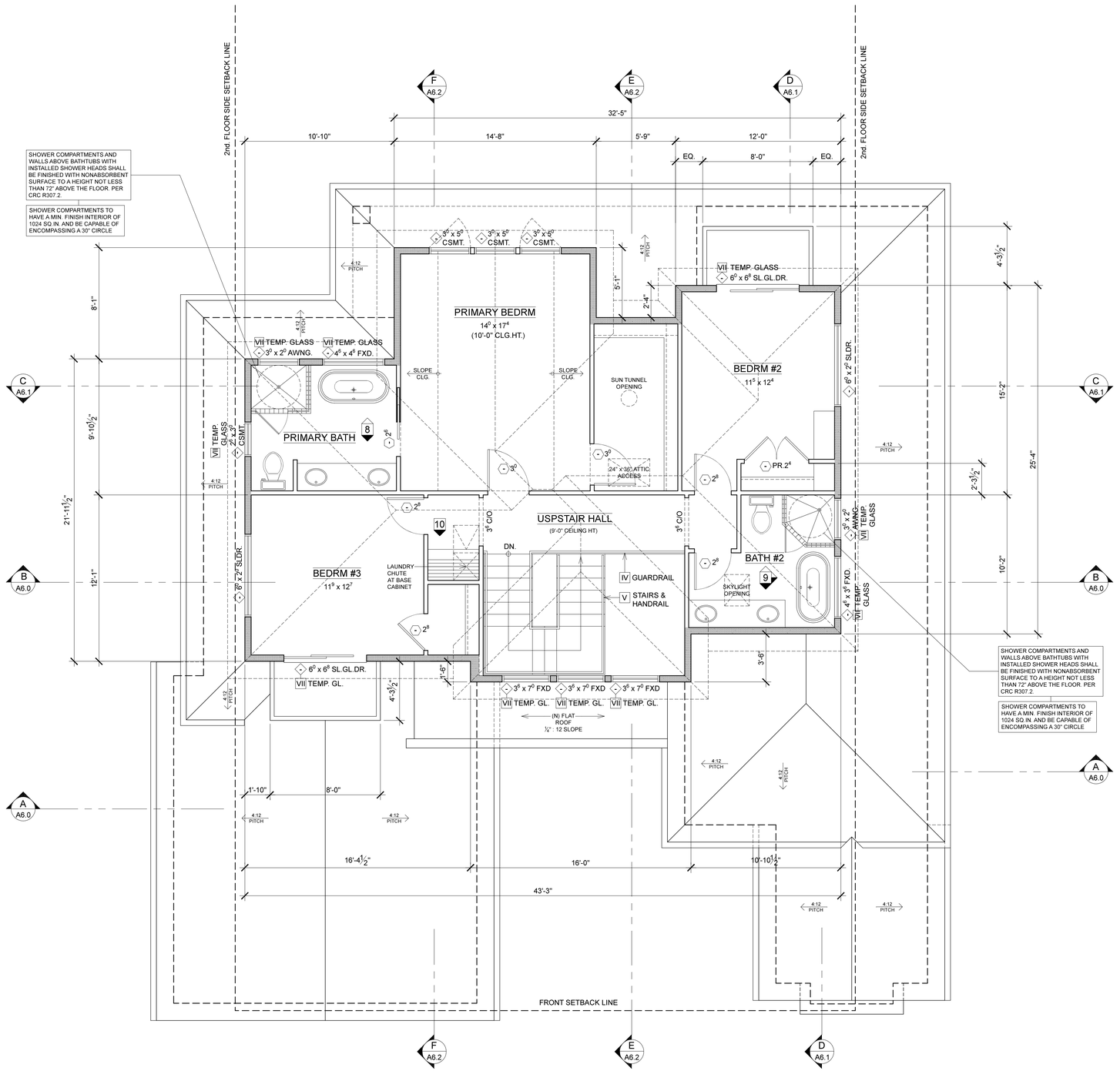
SHEET

A3.0



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
	NEW (2x4) WALLS
	NEW (2x6) WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

*

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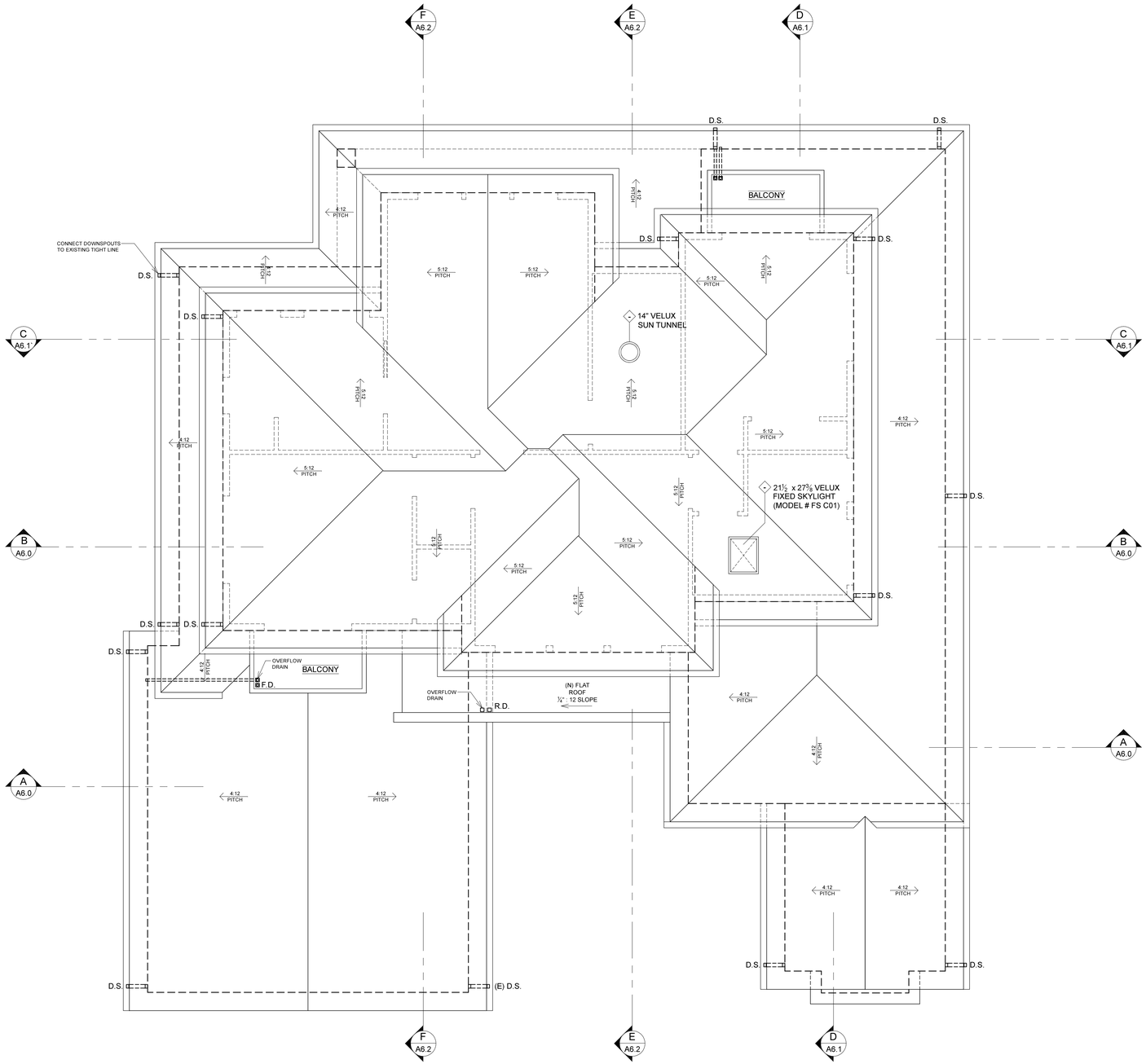
SHEET

A3.1



PROPOSED ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

I	ROOF JACKS	WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
II	VALLEY FLASHING	24 GA. G.I. "L" FLASHING @ ALL VALLEYS
III	CRICKET FLASHING	24 GA. G.I. OVER $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2022 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2022 CRC

ROOF PLAN NOTES

1	ROOFING	STANDING METAL SEAM (BRONZE INODIZED)
2	GUTTERS	RECTANGULAR GUTTER
3	DOWN SPOUTS	RECTANGULAR DOWNSPOUTS
4	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT

NOTE *

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SHEET
A3.2

EXISTING FRONT ELEVATION

1/4" = 1'-0"

ADDRESS IDENTIFICATION: 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. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES 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. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

PROPOSED FRONT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2022
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2022
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

1	ROOFING	COMPOSITION SHINGLE
2	GUTTER	RECTANGULAR GUTTER
3	DOWN SPOUTS	RECTANGULAR DOWNSPOUTS
4	SIDING	N/A
5	TRIM	N/A
6	STUCCO	FINE SAND FINISH
7	VENEER	THIN DRY STACK STONE (GRAY & BLACK TONES)
8	WINDOWS	DUAL GLAZED CASEMENT / SINGLE HUNG BRONZE ANODIZED ALUMINUM WINDOWS (STORE FRONT ASSEMBLY AT ENTRY WALL)
9	WINDOW TRIM	N/A
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

(#)	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
(#)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

*

NOTE

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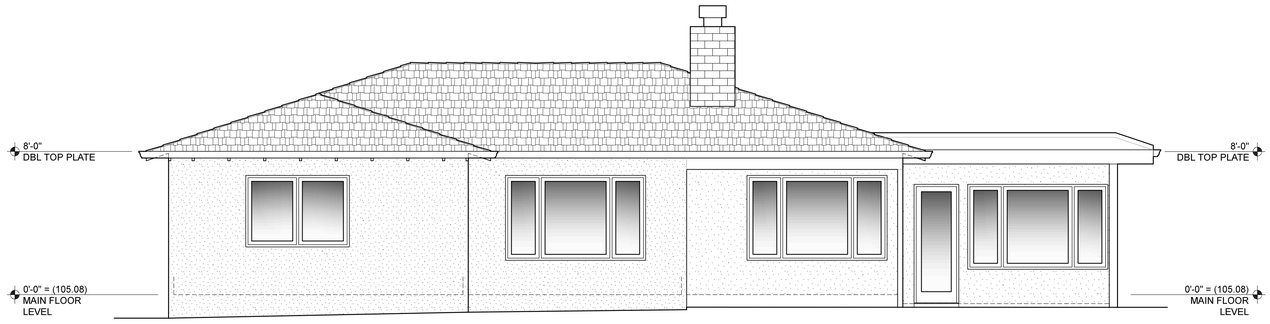
SHEET

A5.0



EXISTING REAR ELEVATION

1/4" = 1'-0"

PROPOSED REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2022
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2022
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

1	ROOFING	STANDING METAL SEAM (BRONZE INODIZED)
2	GUTTER	RECTANGULAR GUTTER
3	DOWN SPOUTS	RECTANGULAR DOWNSPOUTS
4	SIDING	N/A
5	TRIM	N/A
6	STUCCO	FINE SAND FINISH
7	VENEER	THIN DRY STACK STONE (GRAY & BLACK TONES)
8	WINDOWS	DUAL GLAZED CASEMENT / SINGLE HUNG BRONZE ANODIZED ALUMINUM WINDOWS (STORE FRONT ASSEMBLY AT ENTRY WALL)
9	WINDOW TRIM	N/A
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

◇ #	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
◇ #	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

*

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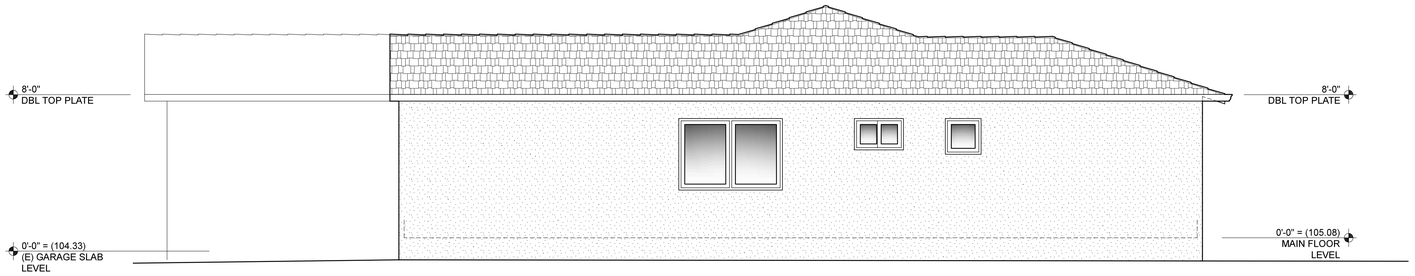
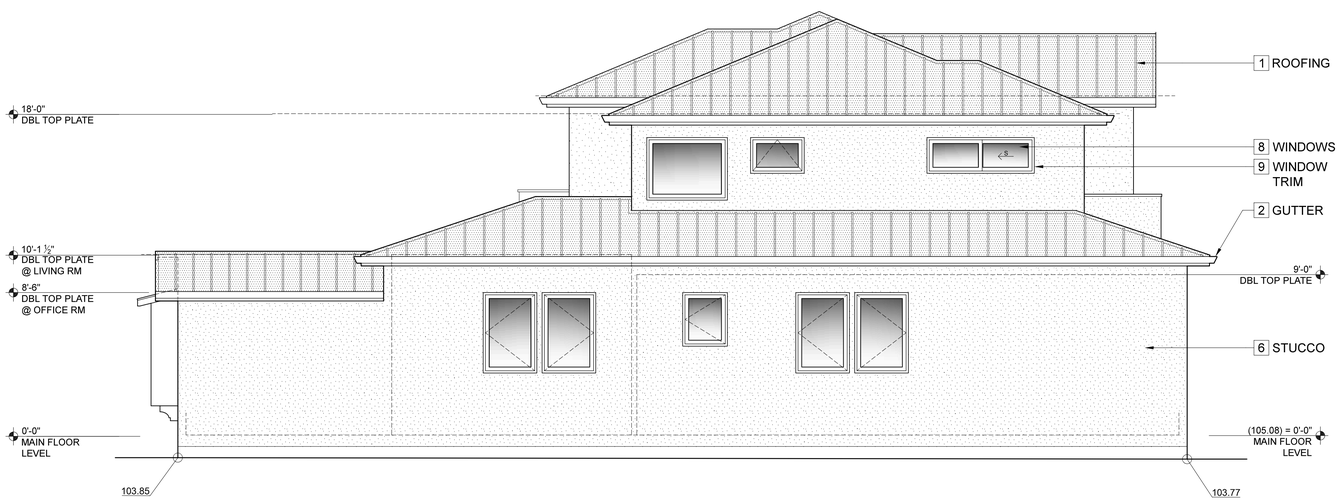
SHEET

A5.1



EXISTING RIGHT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & $\frac{7}{8}$" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022
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9	WINDOW TRIM	N/A
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

#	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
#	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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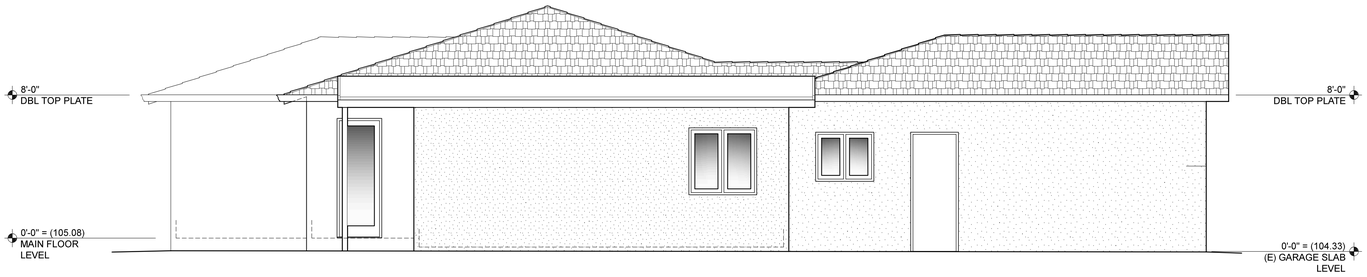
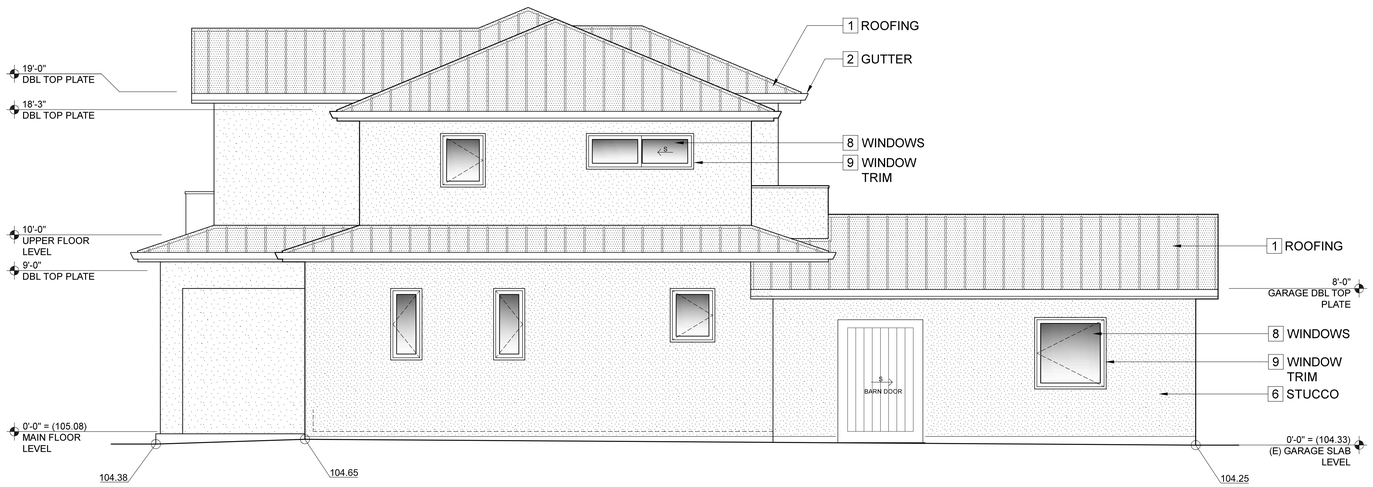
A5.2



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES

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9	WINDOW TRIM	N/A
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
11	CHIMNEY	N/A

LEGEND

(#)	WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
(#)	DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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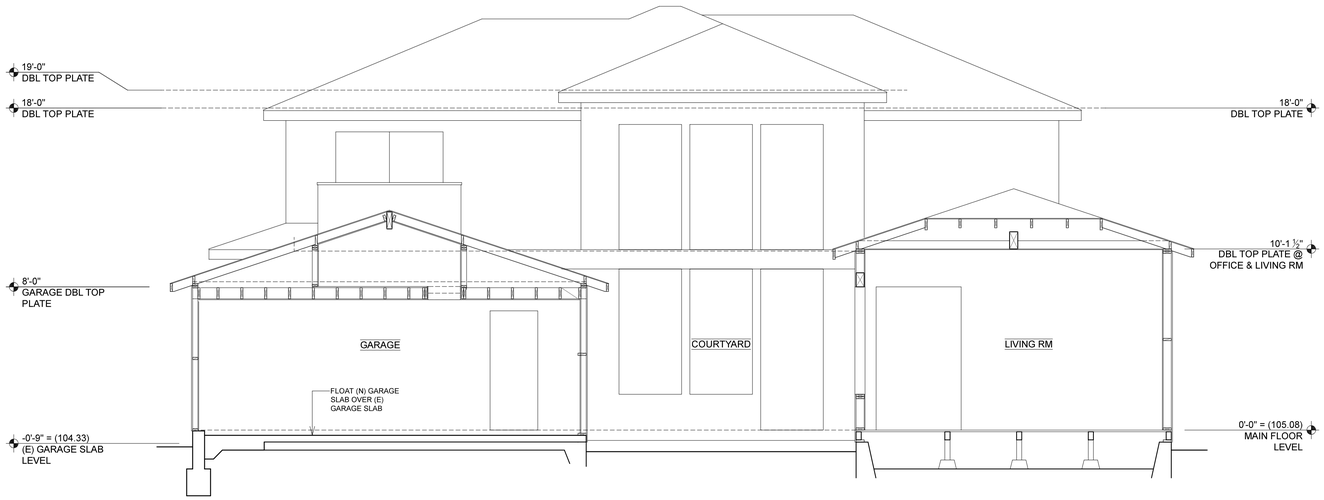
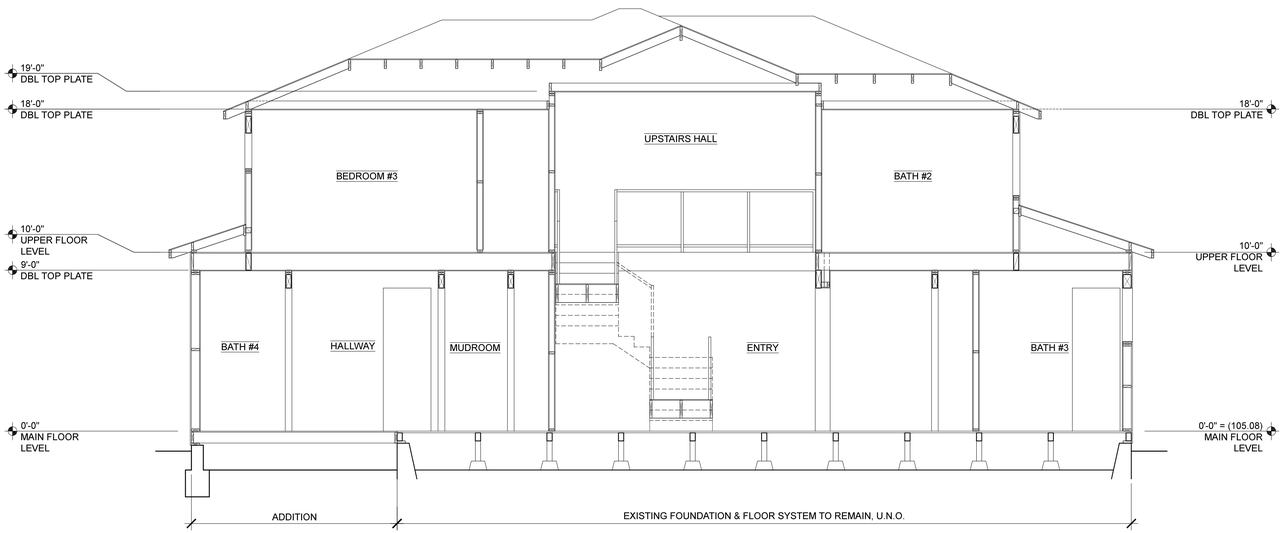
SHEET

A5.3



CROSS SECTION A - A

1/4" = 1'-0"



CROSS SECTION B - B

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ⅝" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ⅝" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ⅝" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ⅝" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

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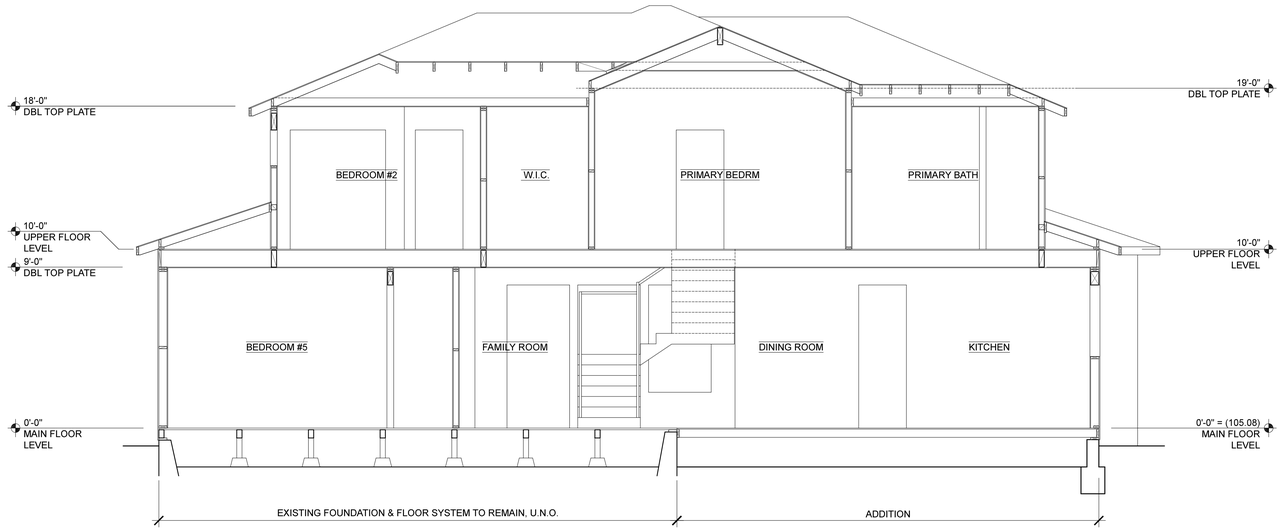
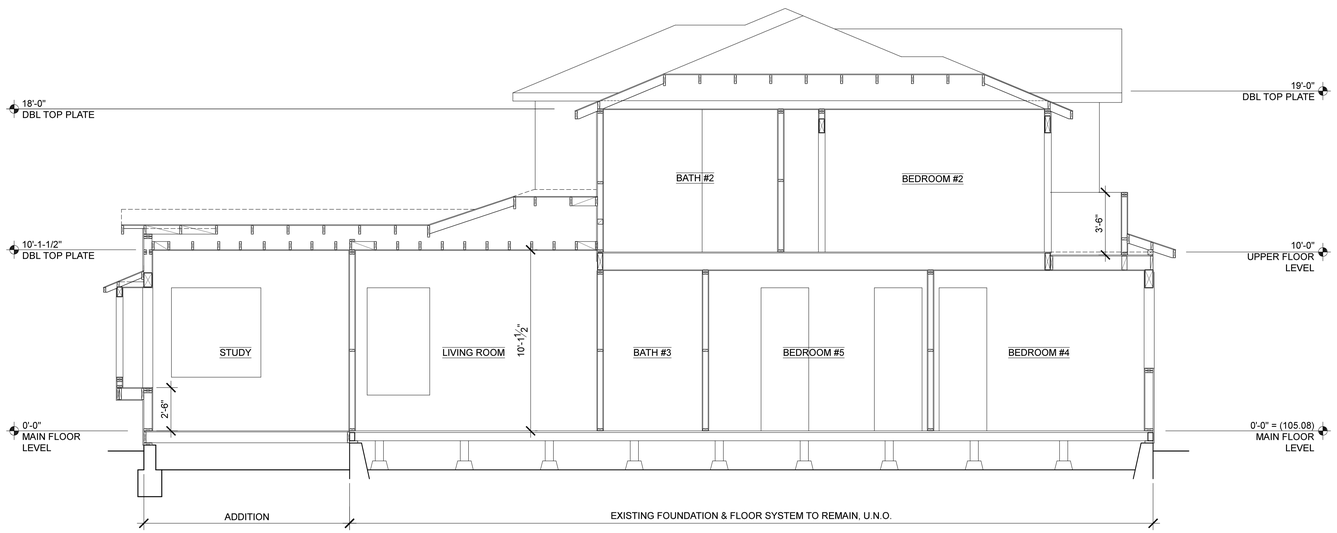
SHEET

A6.0



CROSS SECTION C - C

1/4" = 1'-0"



CROSS SECTION D - D

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ ⅝" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ⅝" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ ⅝" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ ⅝" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
9	GARAGE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
10	INSULATION	ATTIC INSULATION R - EXTERIOR WALL INSULATION R - RAISED FLOOR INSULATION R -

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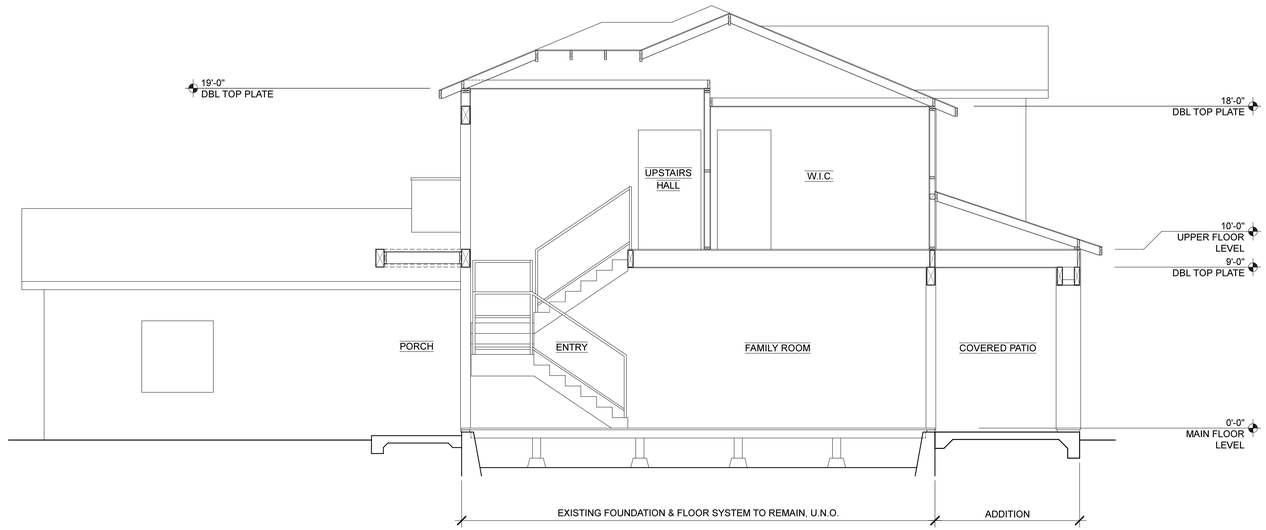
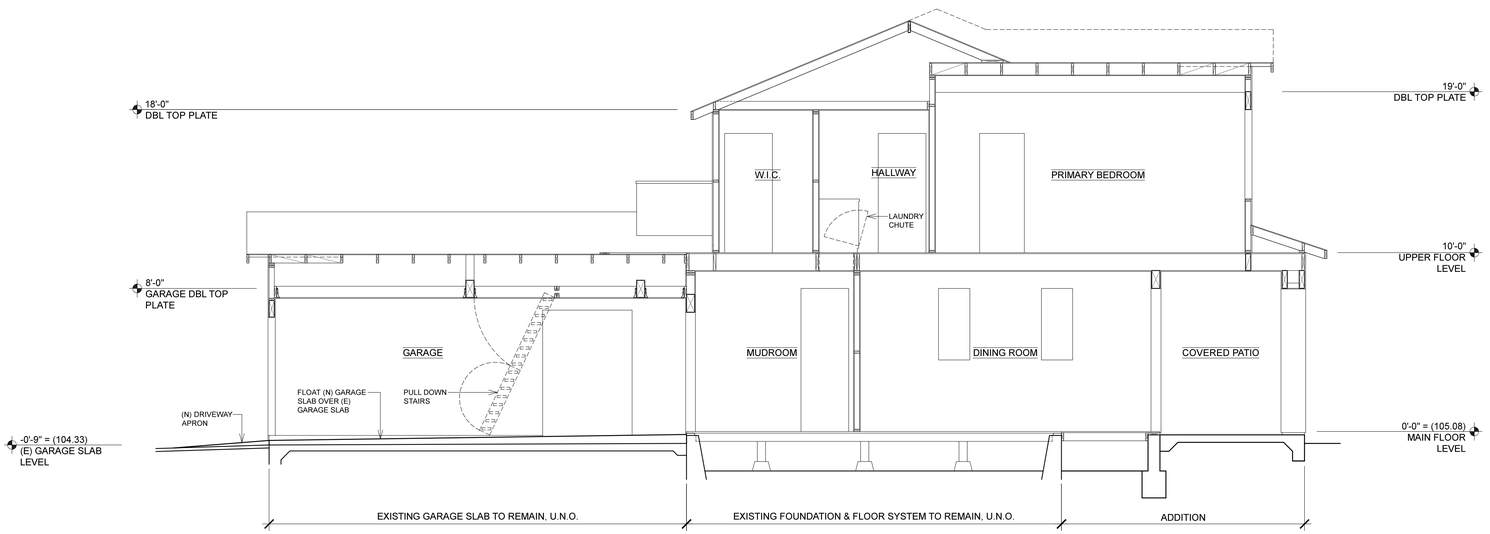


CROSS SECTION E - E

1/4" = 1'-0"



CROSS SECTION F - F

1/4" = 1'-0"

SECTION NOTES

1	ROOF	ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
2	CEILING @ ATTIC	CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ $\frac{5}{8}$" SHETROCK, TYPICAL U.O.N.
3	EXTERIOR WALL	EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ $\frac{5}{8}$" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
5	FLOOR	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
6	FLOOR w/ CEILING	FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ $\frac{5}{8}$" SHEET ROCK, TYPICAL U.O.N.
7	CRAWL SPACE SLAB	16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
8	CONCRETE SLAB	5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
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SHEET

A6.2

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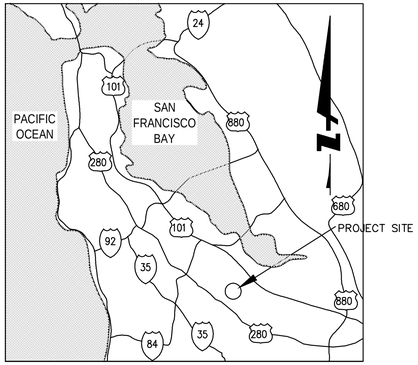
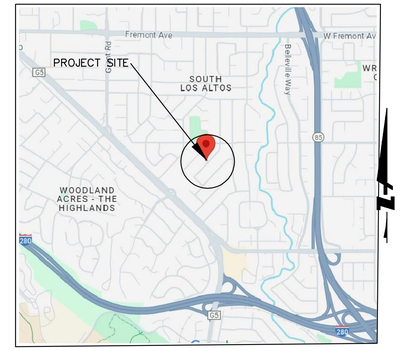
LOS ALTOS, CA

APN: 318-15-006



VICINITY MAP

N.T.S.

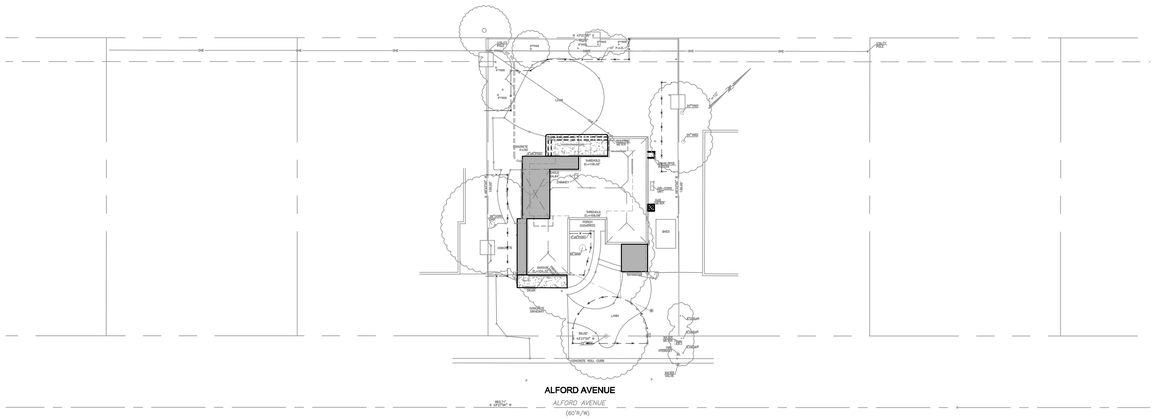


LOCATION MAP

N.T.S.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BOT	BOTTOM OF TANK OR PIPE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TOP	TOP OF TANK OR PIPE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VCC	VERTICAL CREST CURVE
VD	PIPE VERTICAL DROP
VSC	VERTICAL SAG CURVE
W	DOMESTIC WATER LINE
WM	WATER METER



0 30 60

GRAPHIC SCALE

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2"FM	FORCE MAIN
10" FW	10"FW	FIRE SERVICE
2" W	2"W	DOMESTIC WATER SERVICE
IRR	2"IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
○	○	CLEAN OUT TO GRADE
◉	◉	FOUND MONUMENT
⋈	DDCV	DOUBLE DETECTOR CHECK VALVE
⋈	⋈	VALVE
⊠	⊠	METER BOX
☼	☼	STREET LIGHT
•	•	DRAIN
▪	▪	ATRIUM DRAIN
▤	▣	CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
○	◉	MANHOLE
○	○	SIGN
	⇨	SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION

PROJECT SCOPE NOTES:

CURRENT ADDRESS:	1932 ALFORD AVENUE LOS ALTOS, CA 94022
PROPERTY AREA:	10,000 SQ FT (0.23 AC)
TOTAL DISTURBED AREA:	1,050 SQ FT
TOTAL CREATED/REPLACED IMPERVIOUS AREA	585 SQ FT
GRADING QUANTITIES: (BUILDING EXCAVATION)	CUT 20 CUBIC YARDS FILL 0 CUBIC YARDS

SHEET INDEX

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

REGISTERED PROFESSIONAL ENGINEER
MITCHEL W. BURLEY
No. 57874
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA

MITCHEL BURLEY — DATE
PROJECT MANAGER
P.E. #57874
BKF ENGINEERS

PUBLIC WORKS NOTES:

1. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

FEMA FLOOD PLAIN NOTES:

1. THE PROJECT SITE IS LOCATED IN ZONE D, AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
2. REFER TO FEMA PANEL 06085C0204H FOR MORE DETAIL.

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CALIFORNIA

TITLE SHEET
1932 ALFORD AVENUE

SANTA CLARA COUNTY

LOS ALTOS

REGISTERED PROFESSIONAL ENGINEER
MITCHEL W. BURLEY
No. 57874
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date

Date 11/14/2024
Scale AS SHOWN
Design MWB
Drawn .
Approved .
Job No .

Drawing Number:
C0.1
OF

DRAWING NAME: K:\2024\241212_1932 Alford Avenue_Los Altos\ENG-L\Base_Files\AAsheets.dwg
PLOT DATE: 11-14-24 PLOTTED BY: BUR

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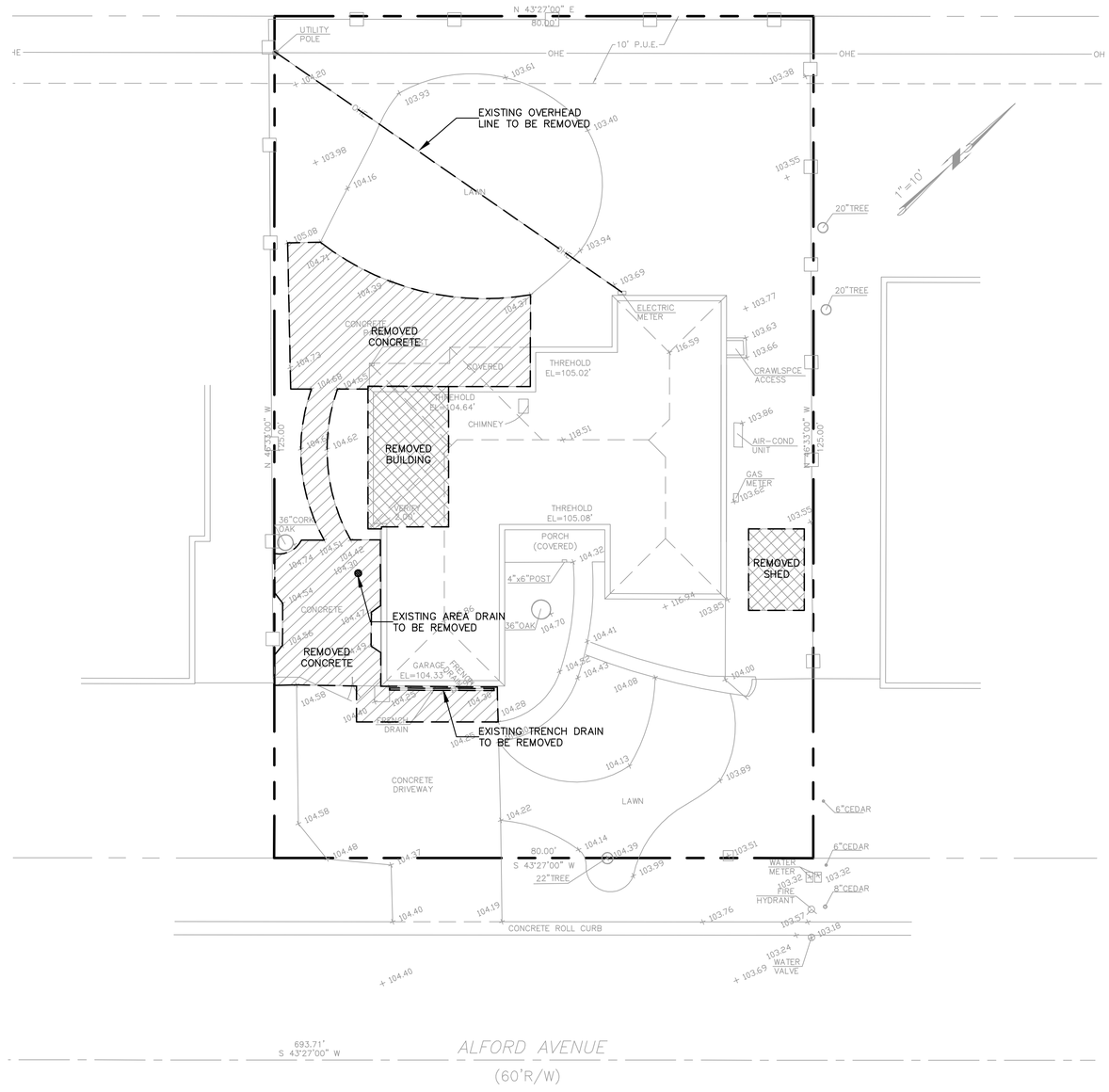
EXISTING CONDITIONS:

1. EXISTING TOPOGRAPHIC SURVEY PERFORMED BY SAVIOR P. MICALLEF LAND SURVEYING ON OCTOBER 15, 2023. GRADES ENCOUNTERED ON-SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.



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DEMOLITION PLAN
1932 ALFORD AVENUE

LOS ALTOS

SANTA CLARA COUNTY

CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MITCHELL W. BURNETT
No. 57874
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA

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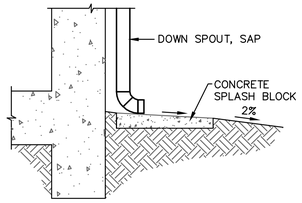
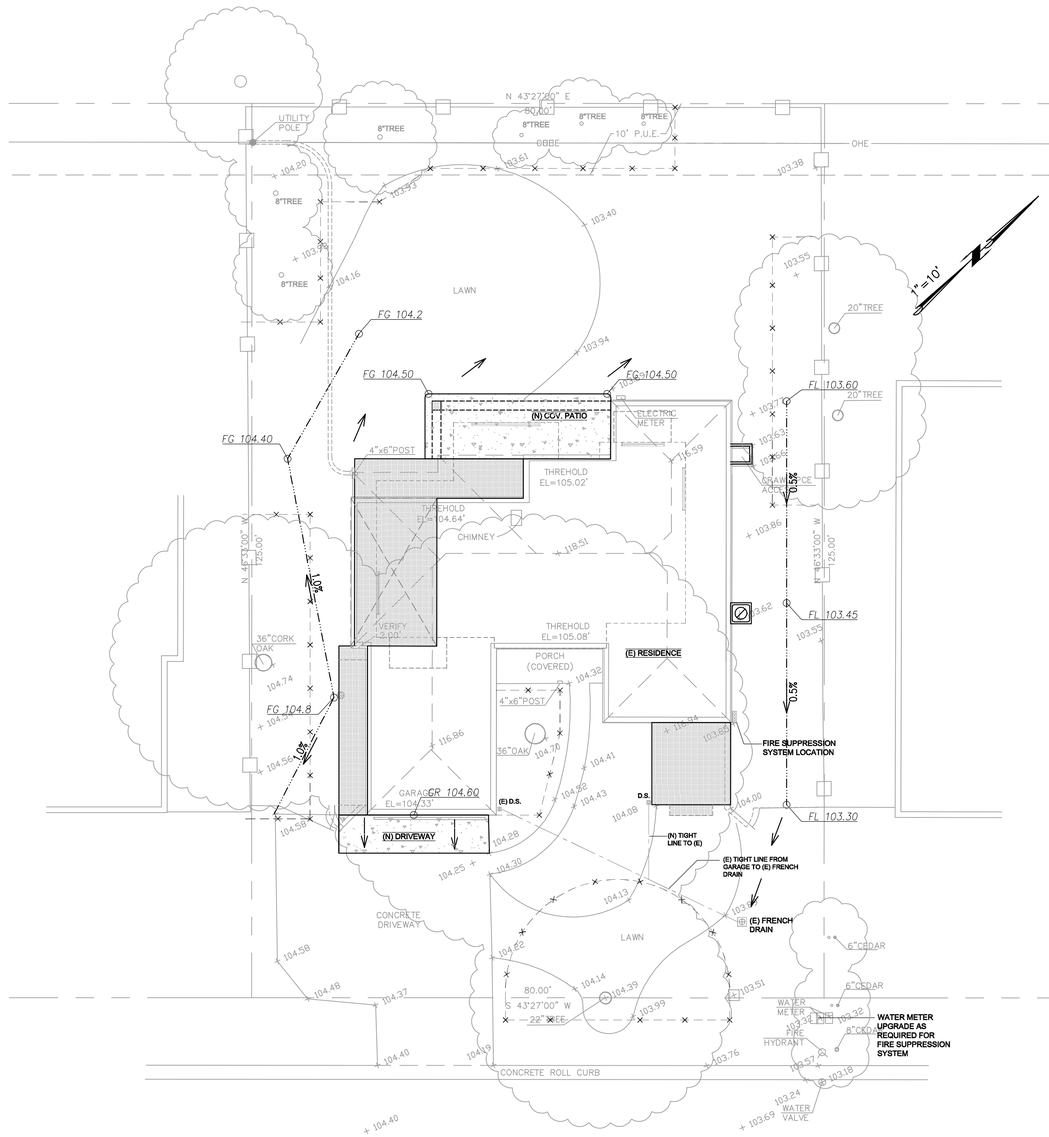


1 — **SPLASH BLOCK DETAIL**
NTS



GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
7. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
8. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
9. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

SEE SHEET C0.1 FOR NOTES AND LEGENDS

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GRADING PLAN
1932 ALFORD AVENUE

LOS ALTOS — SANTA CLARA COUNTY — CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MITCHEL W. BURLEY
No. 57874
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date

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Approved .
Job No .

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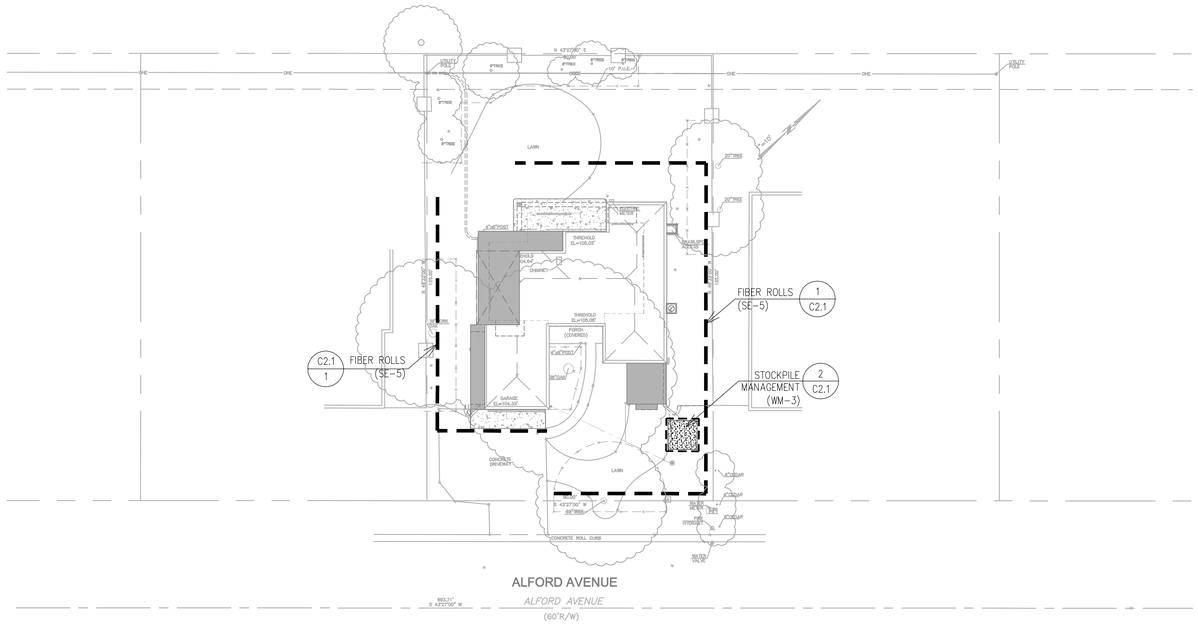
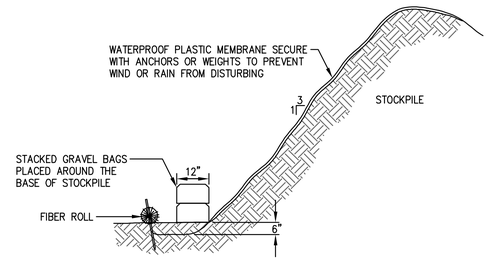
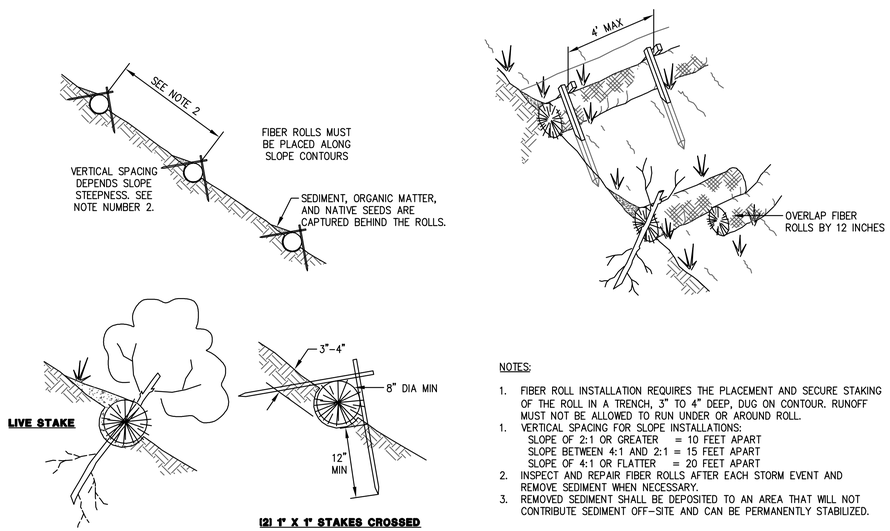




2 — STOCKPILE COVERING
NTS

0 20 40
GRAPHIC SCALE



NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

1 — FIBER ROLL
NTS

SEE SHEETS C0.1 FOR NOTES AND LEGENDS

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EROSION CONTROL PLAN
1932 ALFORD AVENUE

LOS ALTOS
SANTA CLARA COUNTY
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
MITCHEL W. BURLEY
No. 57874
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STATE OF CALIFORNIA

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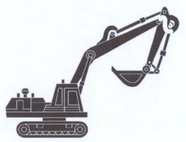
Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ☐ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ☐ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ☐ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ☐ Cover exposed fifth wheel 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 onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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.

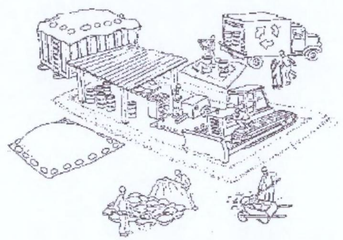
2. Check for Sediment Levels

- ☐ 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 48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS	DRAWING NO:

DRAWING NAME: K:\2024\24212_1932 Alford Avenue_Los Altos\ENG-L\Base_Files\AAsheets.dwg
PLOT DATE: 11-14-24 PLOTTED BY: BUR

1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

BKF

CALIFORNIA

SANTA CLARA COUNTY

BLUEPRINT FOR A CLEAN BAY
1932 ALFORD AVENUE

LOS ALTOS

REGISTERED PROFESSIONAL ENGINEER
MITCHELL W. BUTTERLY
No. 57874
Exp. 6-30-26
CIVIL
STATE OF CALIFORNIA

No.	Revisions	Date

Date 11/14/2024
Scale AS SHOWN
Design MWB
Drawn -
Approved -
Job No -

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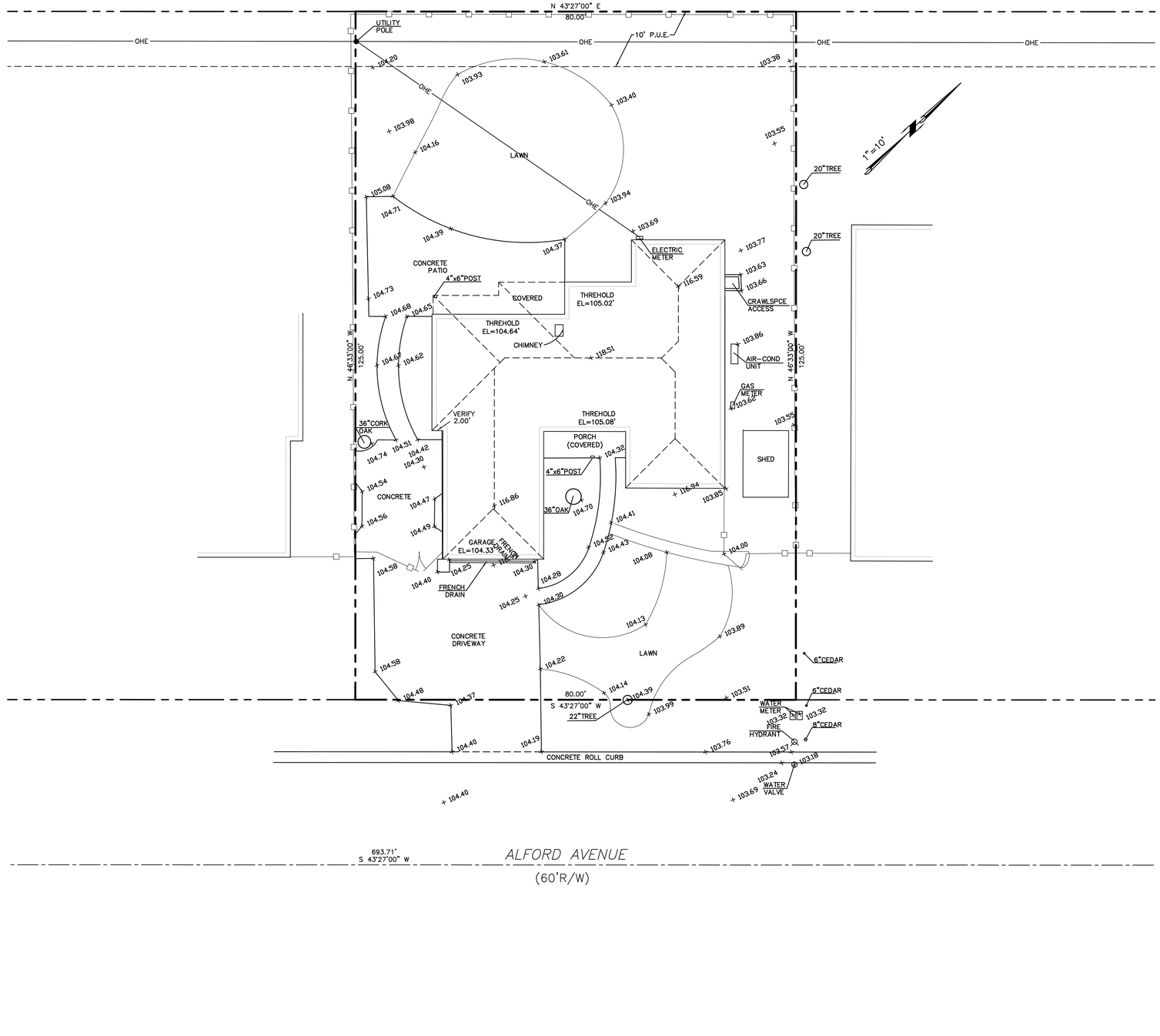

BENCHMARK STATEMENT:
THE ELEVATIONS SHOWN ARE ON AN ASSUMED DATUM.

SURVEYOR'S STATEMENT:
THIS TOPOGRAPHIC SURVEY WAS MADE BY ME OR UNDER MY DIRECTION ON THE GROUND AND REPRESENTS MEASUREMENTS MADE OCTOBER 2023. THE BOUNDARY SHOWN IS A RECORD BOUNDARY ONLY. A TITLE REPORT WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT. NO PROPERTY CORNERS WERE FOUND ON THE SUBJECT PROPERTY AND NO WARRANTY IS MADE ABOUT THE BOUNDARY SHOWN. EASEMENT SHOWN IS FROM RECORD MAP.

LICENSED LAND SURVEYOR
SAVIOR MICALLEF
No. 8289
STATE OF CALIFORNIA

SAVIOR P. MICALLEF
LAND SURVEYOR, LS 8289
(805) 709-2423

10-15-23
DATE

SAVIOR P. MICALLEF LAND SURVEYING
421 WILDWOOD DRIVE
SOUTH SAN FRANCISCO, CA 94080
805/709-2423

TOPOGRAPHIC SURVEY OF
1932 ALFORD AVENUE

TOWN OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

No.	Revisions

Date 10-15-23
Scale 1"=10'
Design
Drawn SPM
Approved SPM
Job No

Drawing Number:

1 OF 1