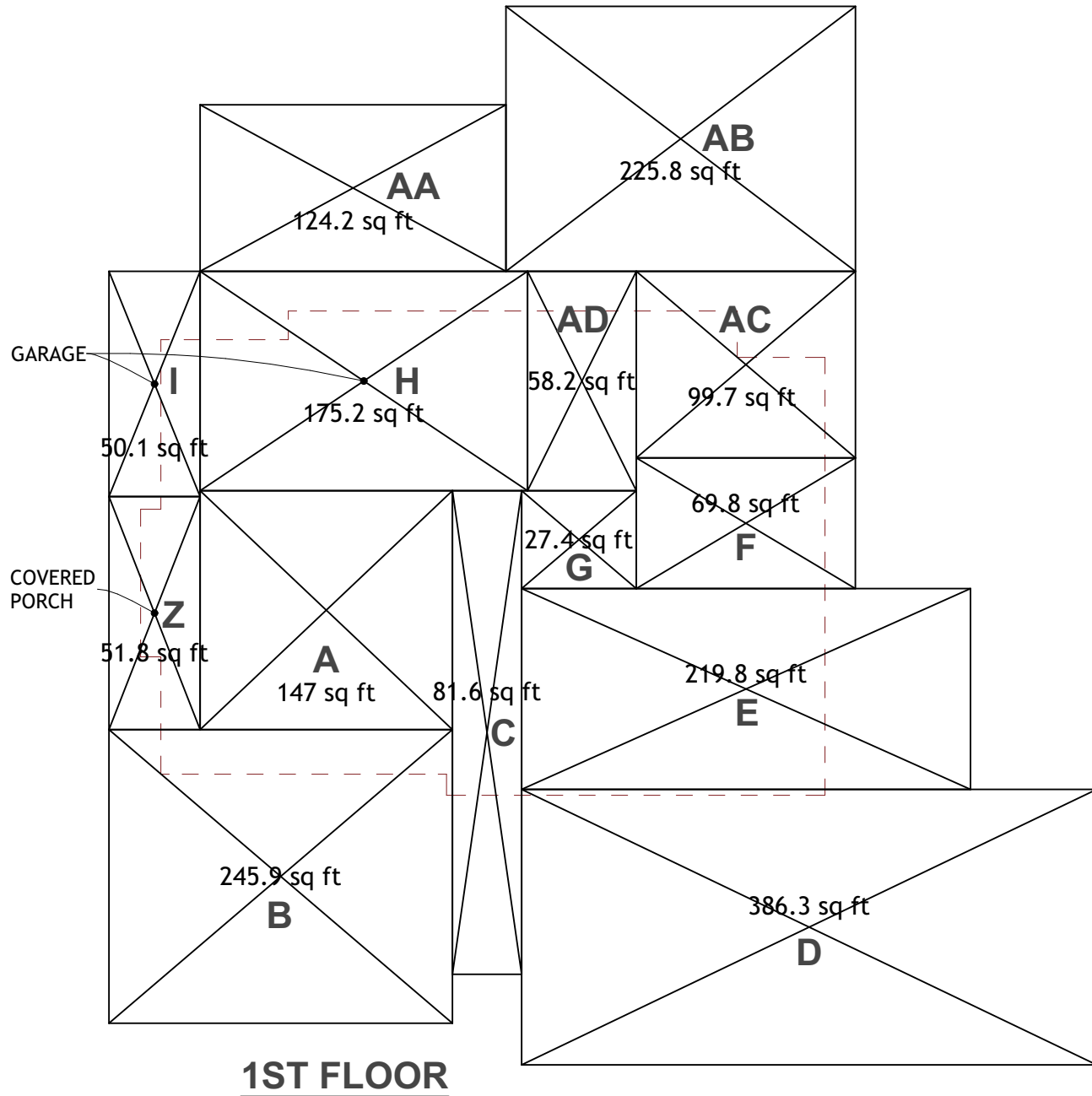
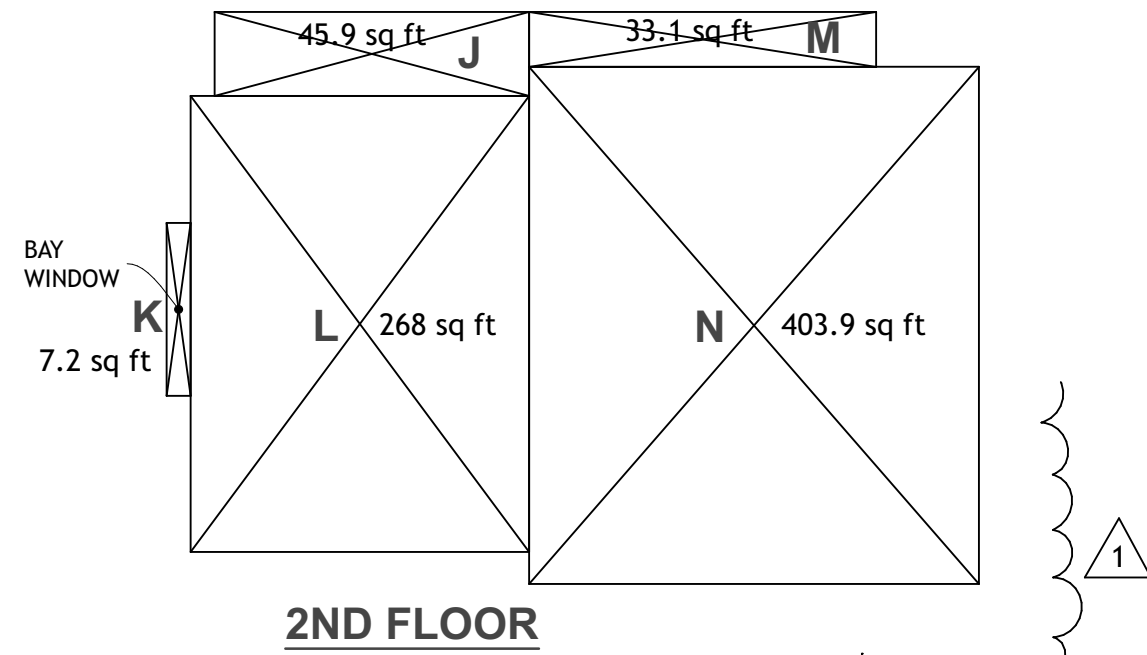


2 REQUIRED SETBACK
SCALE: 1/16" = 1'-0"



1 AREA DIAGRAM
SCALE: 1/16" = 1'-0"

AREA BREAKDOWN		
Area Name	Calculation/ Dimensions	Sq. Ft.
A	12'-5 1/2" x 11'-9 1/2"	147.0
B	16'-11 1/2" x 14'-6"	245.9
C	3'-5" x 23'-10 1/2"	81.6
D	28'-4 3/4" x 13'-7 1/4"	386.3
E	22'-2" x 9'-11"	219.8
F	10'-9 3/4" x 6'-5 1/2"	69.8
G	5'-8" x 4'-10"	27.4
H (Garage)	16'-2" x 10'-10"	175.2
I (Garage)	4'-6" x 11'-1 1/2"	50.1
First Floor Subtotal w/o ADU	Sum of A~J	1403.1
J	13'-1 1/4" x 3'-6"	45.9
K	1' x 7'-2 1/2"	7.2
L	14'-1 1/4" x 19'	268.0
M	14'-5 1/2" x 2'-3 1/2"	33.1
N	18'-9" x 21'-6 1/2"	403.9
Second Floor Subtotal w/o ADU	K+L+M+N+O	758.1
Total Floor Area w/o ADU		2161.2
Z (Porch)	4'-6" x 11'-6"	51.8
Total Lot Coverage w/o ADU		1454.9
AA	15'-1 1/4" x 8'-2 3/4"	124.2
AB	17'-3" x 13'-1"	225.8
AC	10'-9 3/4" x 9'-2 1/2"	99.7
AD	5'-4 1/2" x 10'-10"	58.2
Total ADU Area		507.9

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1,178 square feet (19 %)	1,454.9 square feet (23.6 %) (31.8%) w/ ADU	1,852.5 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1,016 sq ft 2nd Flr: 0 sq ft Total: 1,016 sq ft (16.5 %)	1st Flr: 1,403.1 sq ft 2nd Flr: 758.1 sq ft Total: 2,161.2 sq ft (35 %) (43.2%) w/ ADU	2,161.2 square feet (35 %)
SETBACKS: Front Rear Right side (1 1/2") Left side (1 1/2")	20.0 feet 17.3 feet 22.2 feet / - feet 5.0 feet / - feet	13.3 ft Rear/ 5.6 ft Left 25.0 feet 23.8 feet 7.0 feet/19.8 feet 12.0 feet/15.1 feet	25.0 feet 23.8 feet 6.6 feet/14.1 feet 6.6 feet/14.1 feet
HEIGHT:	17 feet	21 feet	27 feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement area</i>	1,016 square feet	919.8 square feet 1,427.7 s.f. w/ ADU	1,935.8 square feet 2,443.7 s.f. w/ ADU
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	162 square feet	63.3 square feet	225.3 square feet
LOT CALCULATIONS			
NET LOT AREA:	6,175 square feet		
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setbacks shall not exceed 50%</i>	580 square feet (46 %)		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 3,042 sq ft Existing softscape (undisturbed) area: 2,248 sq ft New softscape (new or replaced landscaping) area: 885 sq ft <i>Sum of all three should equal the site's net lot area</i>		

SHEET INDEX

1	COVER SHEET
2	SITE PLAN & STREETScape
3	3D RENDERING, MATERIALS & COLOR PLAN
4	1ST FLOOR PLAN
5	2ND FLOOR & ROOF PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
TR	TREE PROTECTION PLAN
L1	MATERIAL PLAN (LANDSCAPE)
L2	PLANTING PLAN
L3	IRRIGATION PLAN
C-1	COVER SHEET (CIVIL)
C-2	GRADING & DRAINAGE PLAN
C-3	DETAILS
C-4	DETAILS
C-5	EROSION CONTROL PLAN
C-6	BLUEPRINT FOR A CLEAN BAY
C-7	IMPERVIOUS AREAS EXHIBIT
-	BOUNDARY AND TOPOGRAPHIC SURVEY

GENERAL INFORMATION

APPLICABLE CODES	2022 CRC, 2022 CMC, 2022 CPC, 2022 CEC, 2022 CFC 2022 CBC (FOR STRUCTURAL DESIGN ONLY) 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE 170-01-005
APN	VB
CONSTRUCTION TYPE	R-3 (LIVING SPACE) & U (GARAGE)
OCCUPANCY GROUP	4
CLIMATE ZONE	REQUIRED/ DEFERRED SUBMITTAL
FIRE SPRINKLER	R1-10
ZONING DISTRICT	6,175 SF
LOT AREA	NEW 2-STORY SINGLE FAMILY HOME W/ ATTACHED 1-STORY ADU
PROJECT DESCRIPTION	1-CAR GARAGE & 1 UNCOVERED SPACE ADU PARKING WAIVED PER ZONING CODE SECTION 14.14.050 (i) (3) PARCEL LOCATED WITHIN 0.5 MILE WALKING DISTANCE TO A BUS STOP
PARKING	

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LIU RESIDENCE

NEW 2-STORY SINGLE FAMILY HOME

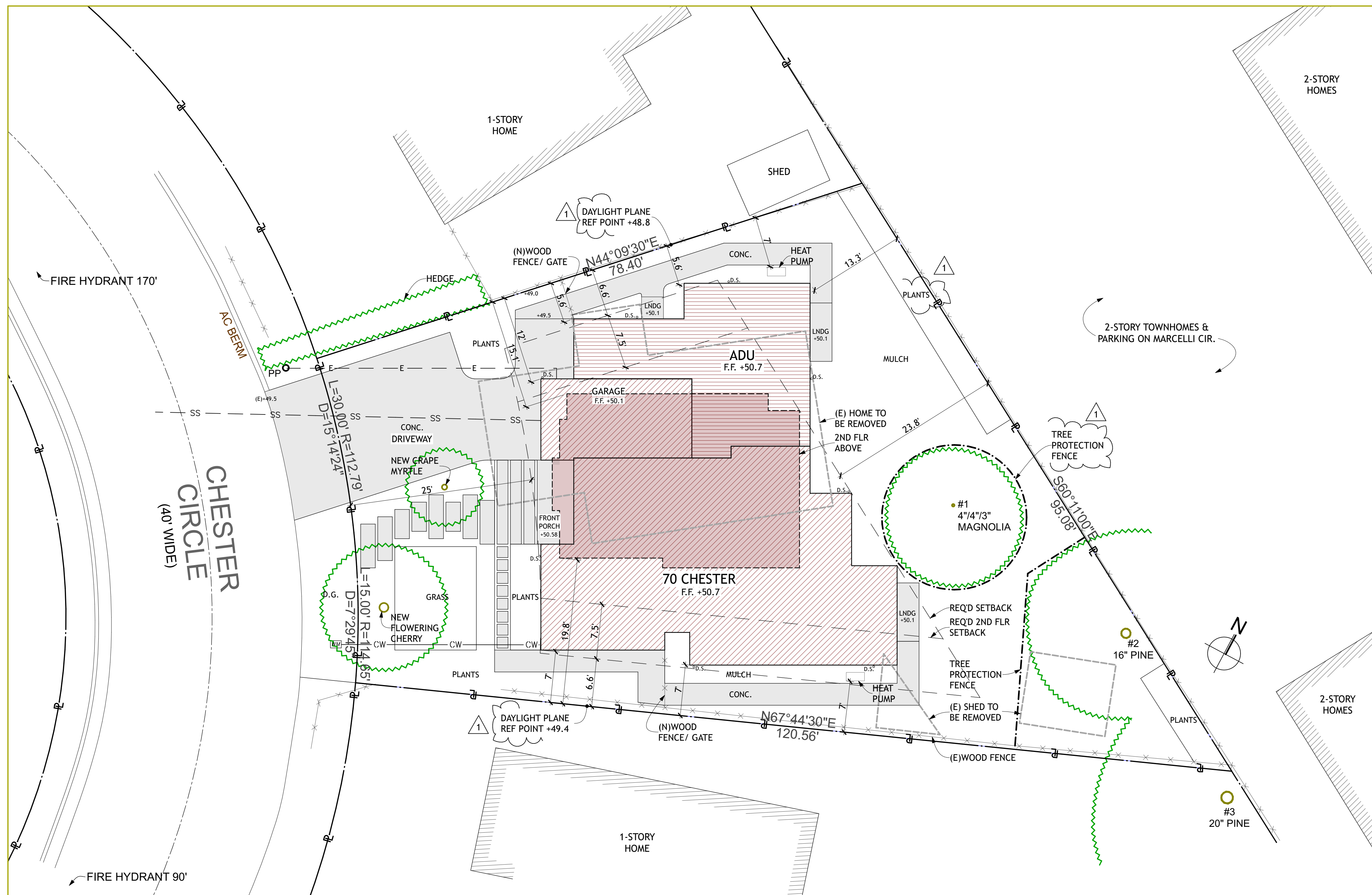
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SHEET TITLE

COVER SHEET



NOTE:

1. REFER TO TREE PROTECTION PLAN FOR ALL TREE PROTECTION MEASURES INCLUDING FENCE DETAIL.
2. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT OR THE START OF CONSTRUCTION, AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

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
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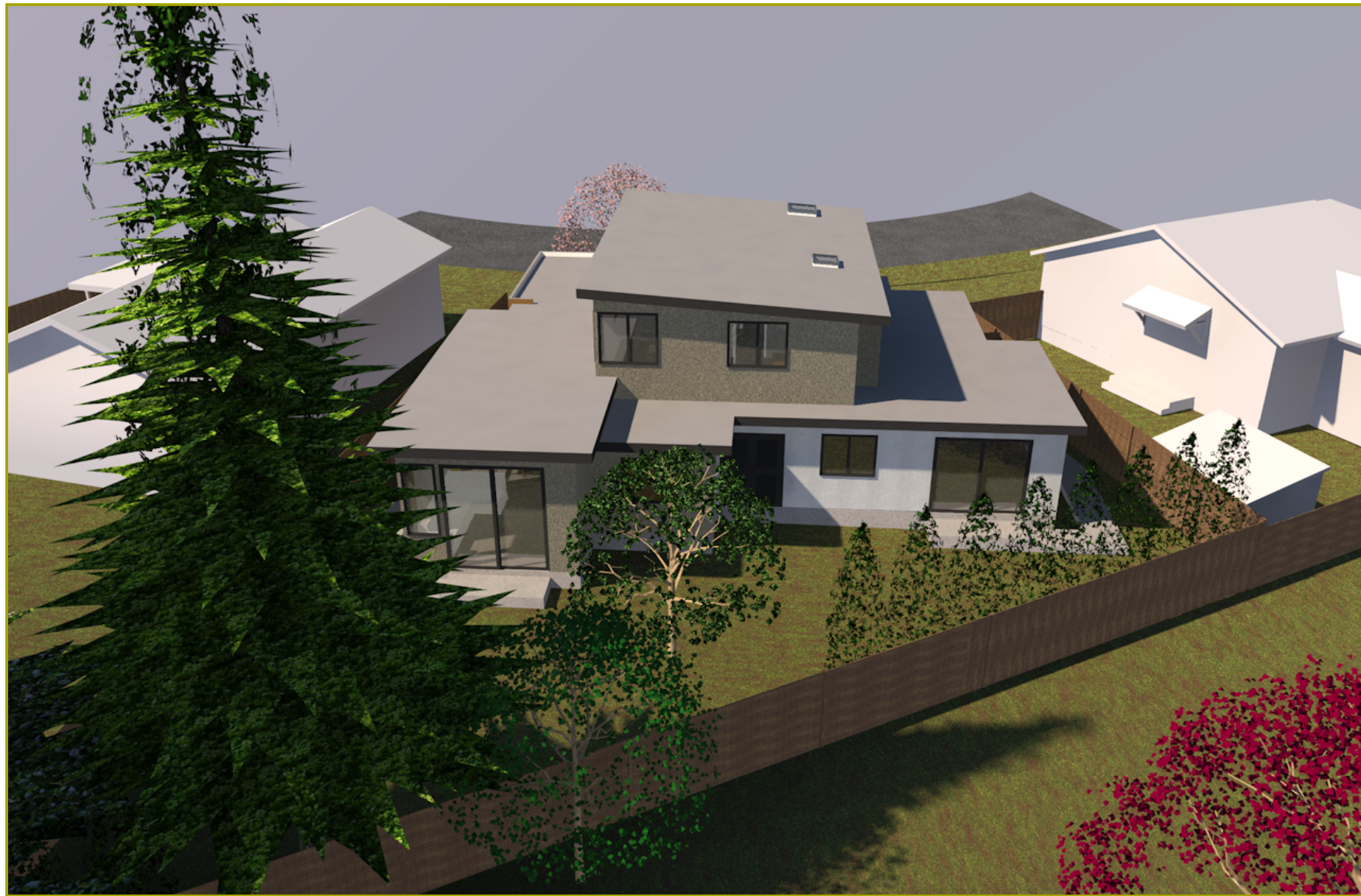
SITE PLAN & STREETScape

2





FRONT LEFT BIRD'S EYE VIEW



REAR BIRD'S EYE VIEW



FRONT RIGHT BIRD'S EYE VIEW



FRONT/ STREET VIEW



ROOF:
1/8" PVC MEMBRANE
60 MIL, COLOR GREY



WALL:
5" SHIPLAP CEDAR
SIDING, CLEAR FINISH



WINDOW:
'MARVIN' ULTIMATE
COLOR BRONZE
TRIM:
PAINT COLOR TO
MATCH WINDOW FRAME



#595 BOSTON CREAM
BASE A LRV 80
WALL (COLOR A):
SUPERIOR STUCCO
SMOOTH FINISH
EAVE SOFFIT:
SAME AS WALL COLOR A



#820 PEBBLESTONE
BASE B LRV 45
WALL (COLOR B):
SUPERIOR STUCCO
MEDIUM FINISH

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3D RENDERING,
MATERIALS &
COLOR PLAN



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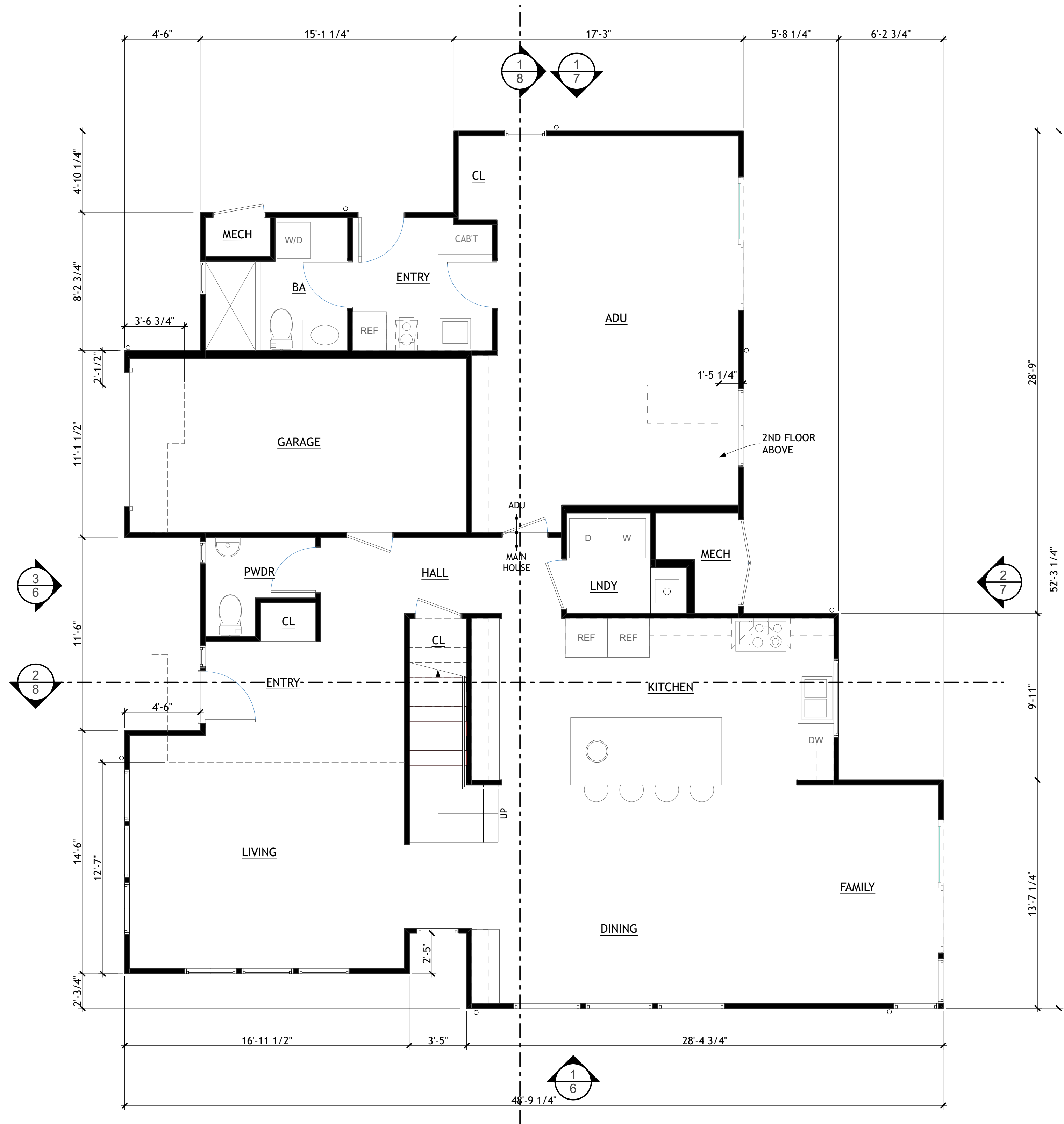
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1ST FLOOR PLAN

4

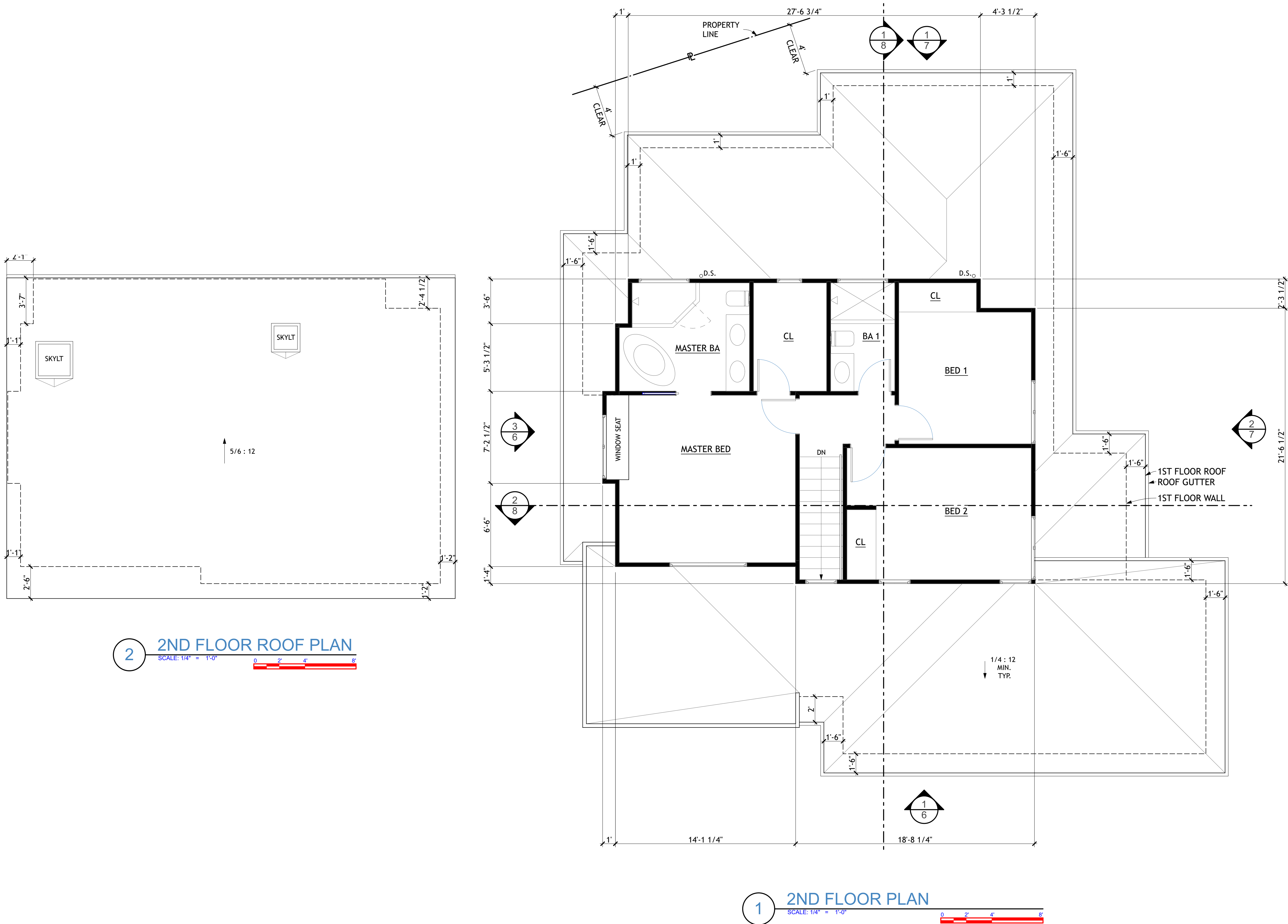


1 1ST FLOOR PLAN

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

0 2' 4' 8'

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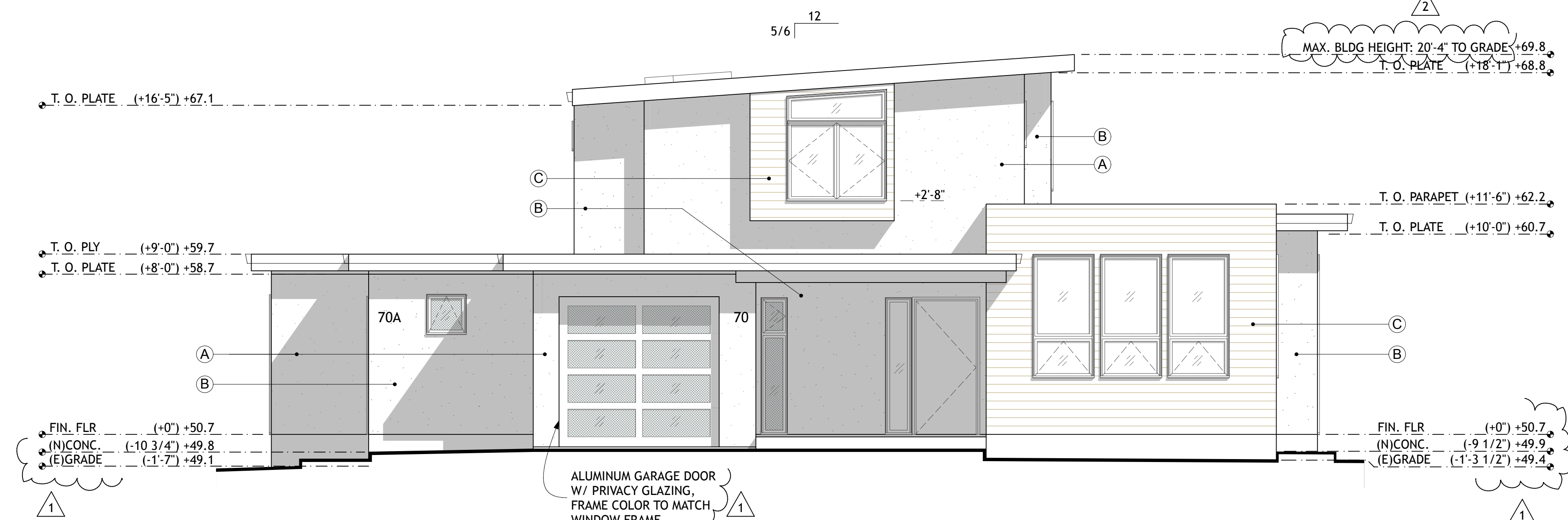
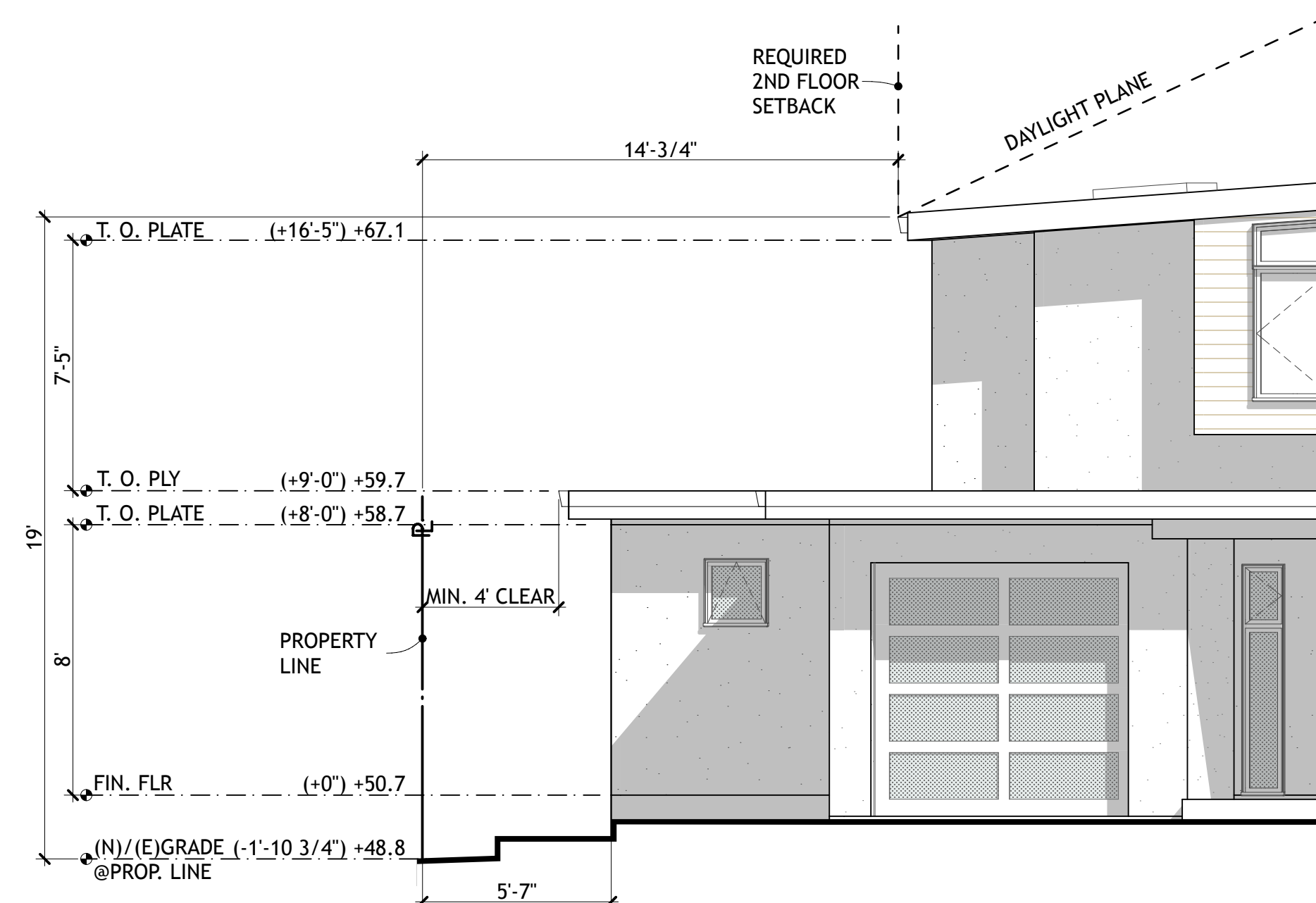
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SHEET TITLE

2ND FLOOR &
ROOF PLAN



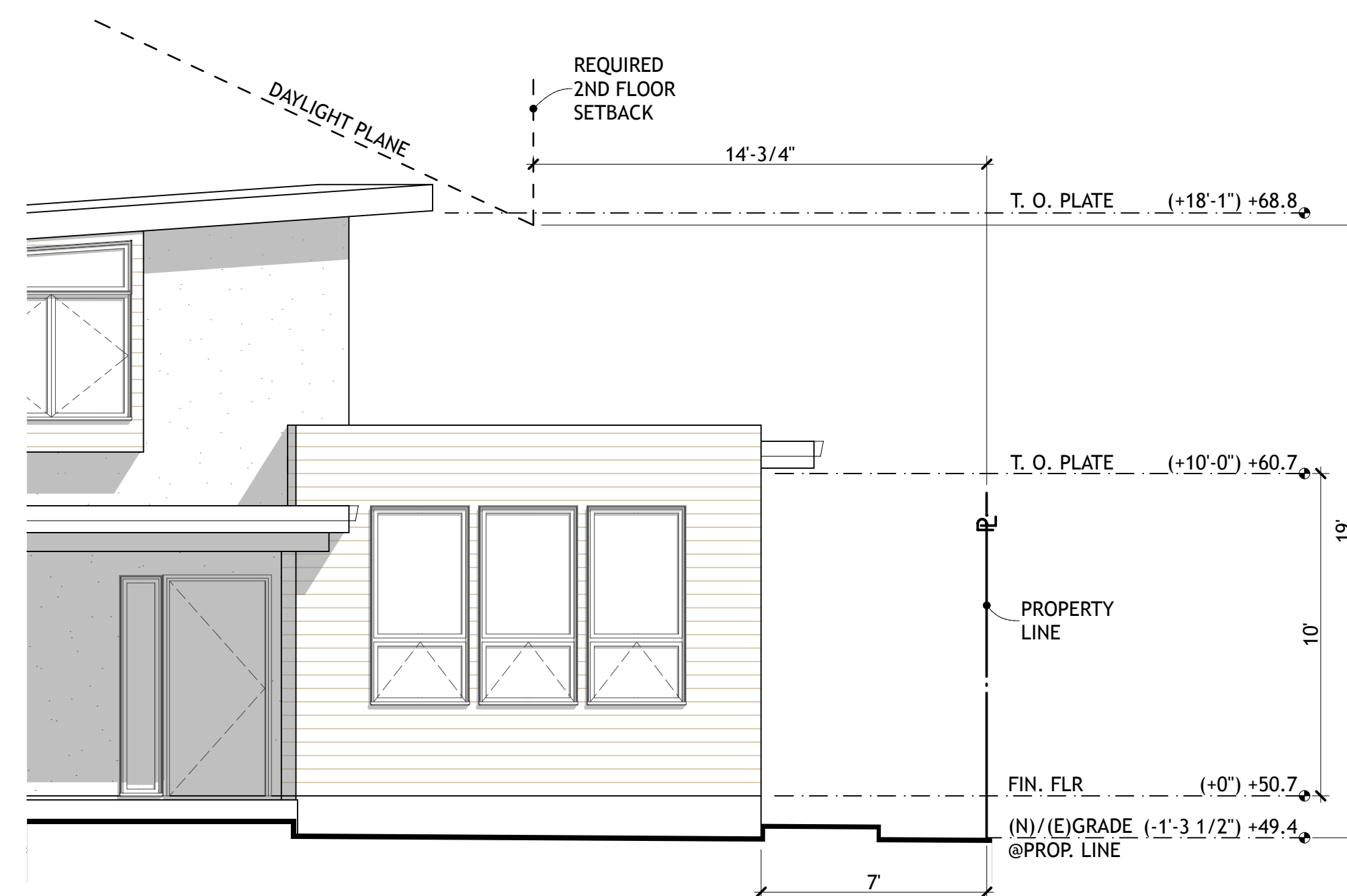
IN WEST ELEVATION (LEFT) & WEST ELEVATION (RIGHT),
DAYLIGHT PLANE IS CUT PERPENDICULAR TO PROPERTY LINE.

EXTERIOR FINISHES

EXTERIOR WALLS:

- (A) -STUCCO (3 COAT, INTEGRAL COLOR W/ SMOOTH FINISH)/ COLOR "A"
 (B) -STUCCO (3 COAT, INTEGRAL COLOR W/ MEDIUM FINISH)/ COLOR "B"
 (C) -HORIZONTAL CEDAR SIDING, 5" SHIPLAP W/ CLEAR FINISH
 WINDOWS & SLIDING GLASS DOORS: 'MARVIN' ULTIMATE, COLOR "BRONZE"
 FRONT DOOR: CEDAR W/ CLEAR FINISH
 ROOFING: "IB" PVC SINGLE PLY MEMBRANE, COLOR "GRAY"
 FASCIA & TRIMS: PAINTED WOOD TO MATCH WINDOW FRAME COLOR
 SOFFITS: STUCCO (SAME AS WALL COLOR "A")

* WINDOW SILL HEIGHTS NOTED ON ELEVATION ARE TO INTERIOR FINISH FLOOR.
WINDOW PANES W/ SILL HEIGHT LESS THAN 5 FT ON 2ND FLOOR, FACING SIDE
YARDS, ARE TO BE PRIVACY GLAZING & NON-OPERABLE.

 OBSCURED/ PRIVACY GLAZING

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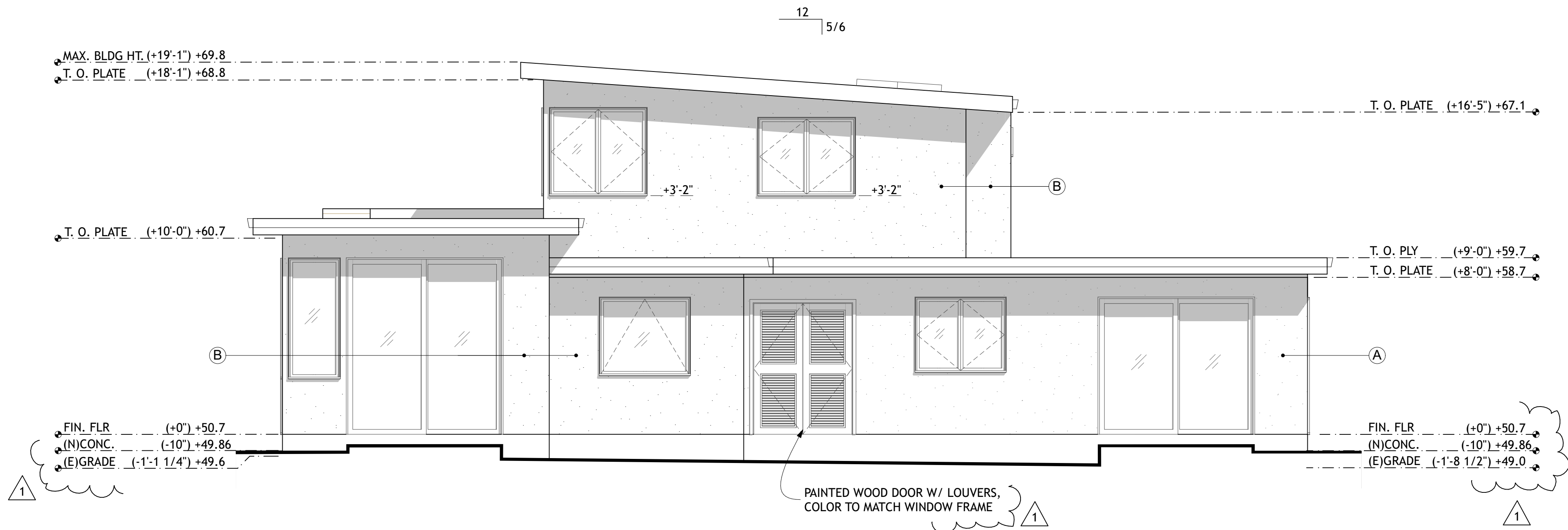
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2	01/05/24	Planning Comments Response
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SHEET TITLE

ELEVATIONS

6



2 EAST ELEVATION
SCALE: 1/4\" = 1'-0\"

EXTERIOR FINISHES

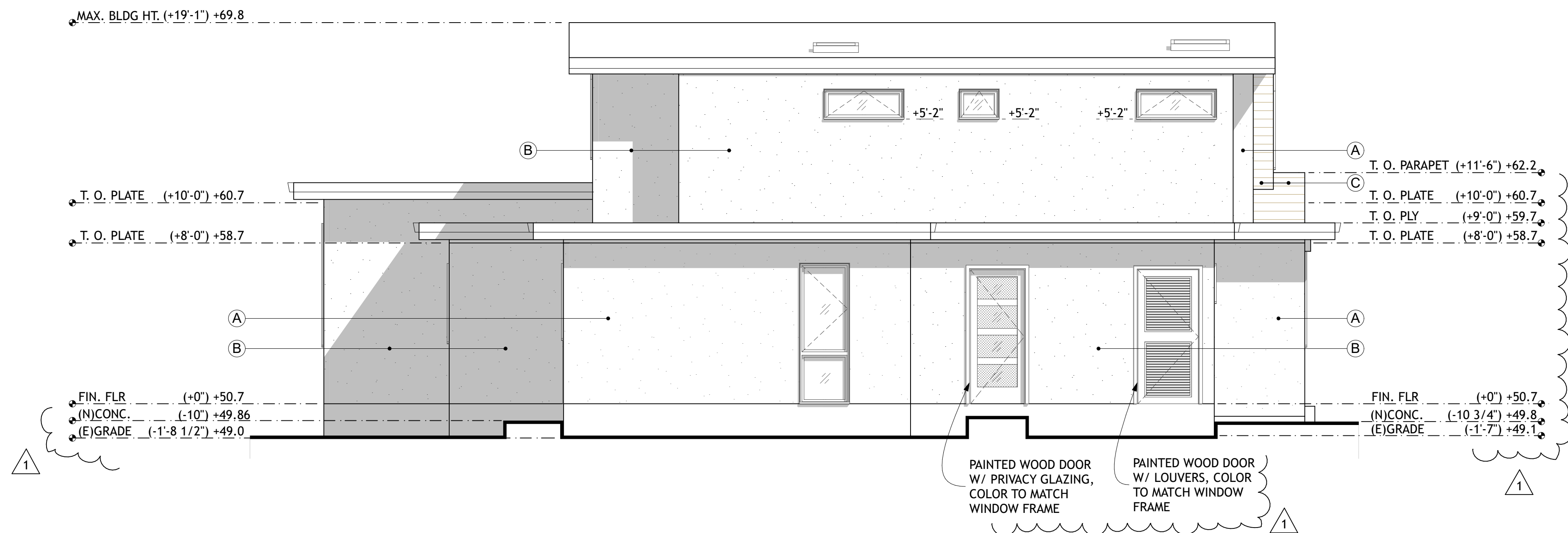
EXTERIOR WALLS:

- (A) -STUCCO (3 COAT, INTEGRAL COLOR W/ SMOOTH FINISH)/ COLOR "A"
- (B) -STUCCO (3 COAT, INTEGRAL COLOR W/ MEDIUM FINISH)/ COLOR "B"
- (C) -HORIZONTAL CEDAR SIDING, 5" SHIPLAP W/ CLEAR FINISH

WINDOWS & SLIDING GLASS DOORS: 'MARVIN' ULTIMATE, COLOR "BRONZE"
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ROOFING: "IB" PVC SINGLE PLY MEMBRANE, COLOR "GRAY"
FASCIA & TRIMS: PAINTED WOOD TO MATCH WINDOW FRAME COLOR
SOFFITS: STUCCO (SAME AS WALL COLOR "A")

* WINDOW SILL HEIGHTS NOTED ON ELEVATION ARE TO INTERIOR FINISH FLOOR.
WINDOW PANES W/ SILL HEIGHT LESS THAN 5 FT ON 2ND FLOOR, FACING SIDE YARDS, ARE TO BE PRIVACY GLAZING & NON-OPERABLE.

■ OBSCURED/ PRIVACY GLAZING



1 NORTH ELEVATION
SCALE: 1/4\" = 1'-0\"

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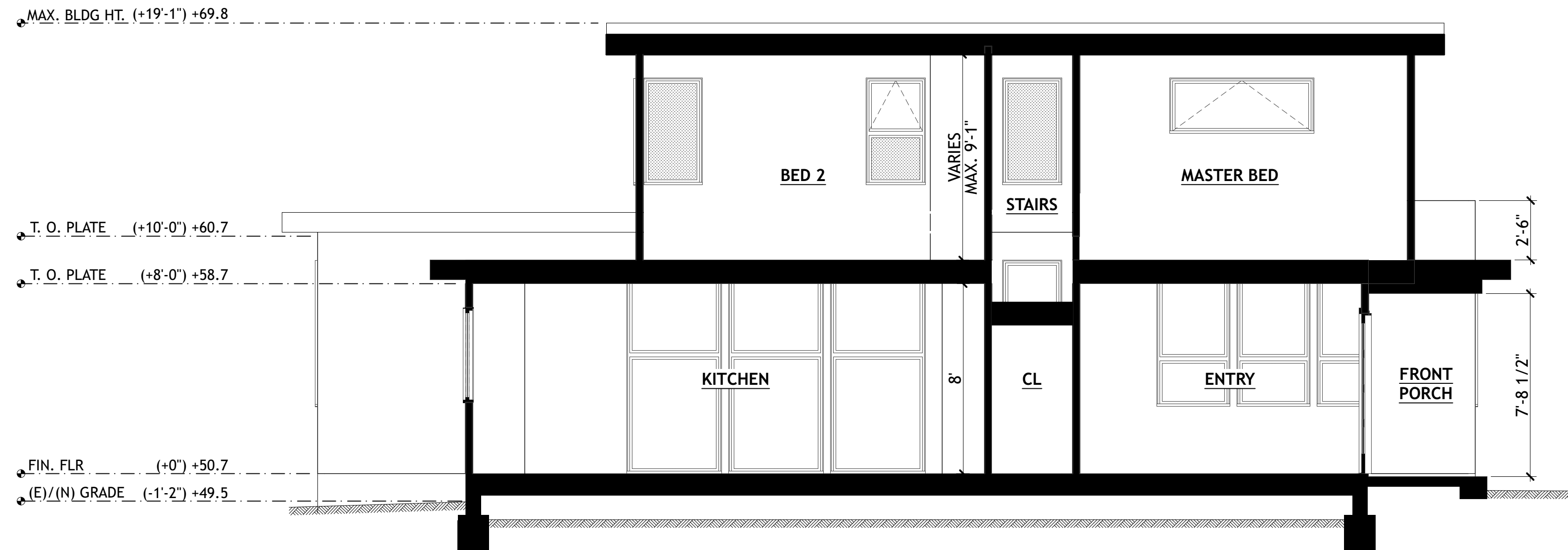
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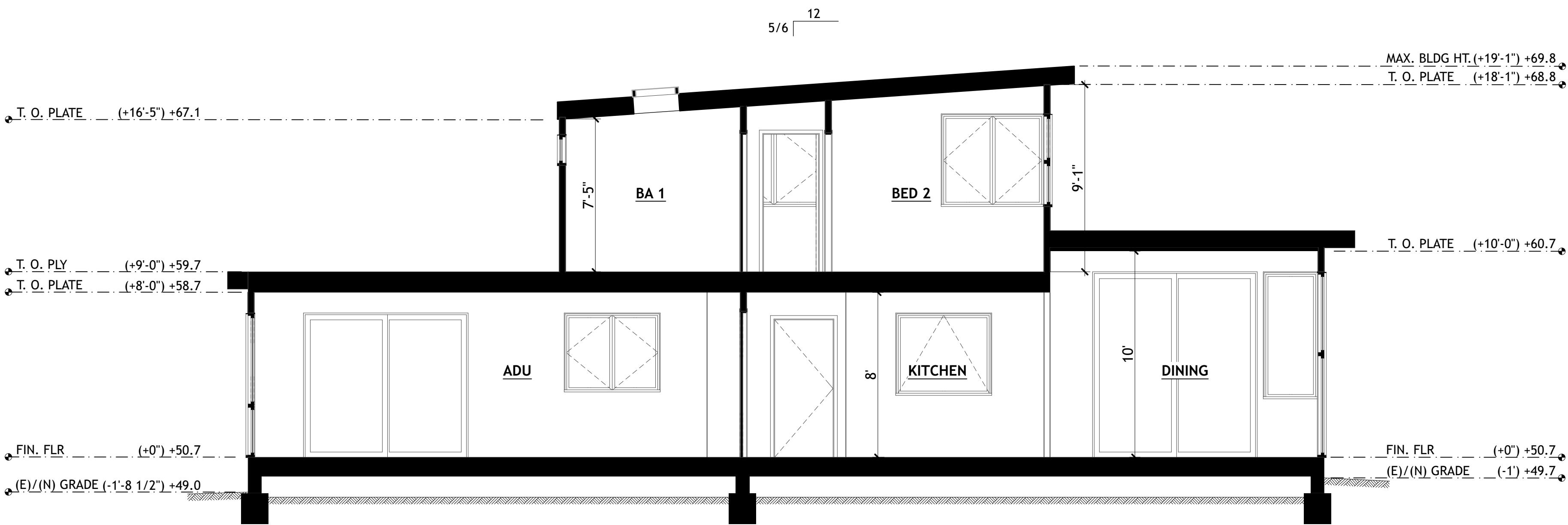
ELEVATIONS

7

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



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

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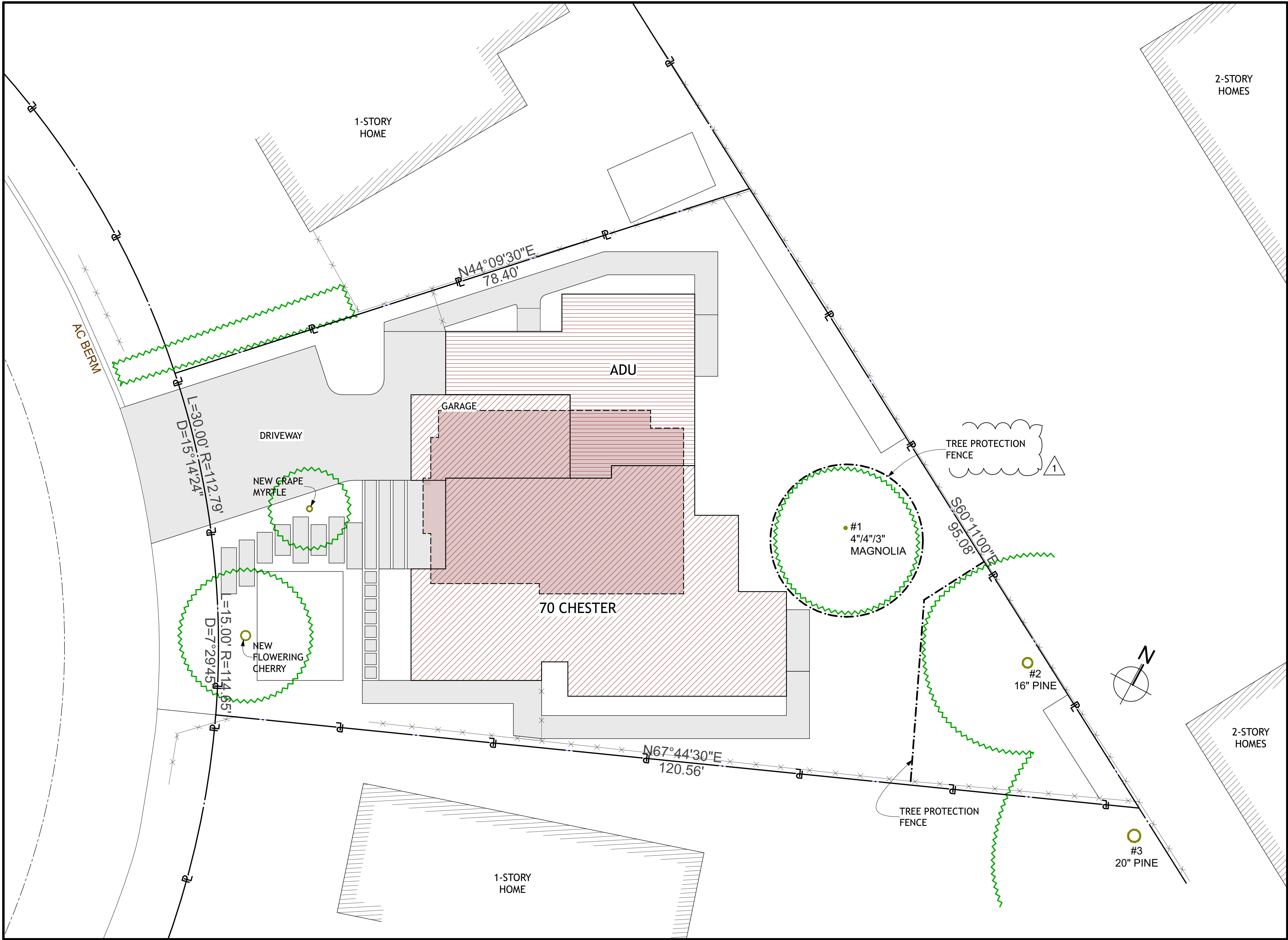
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SECTIONS

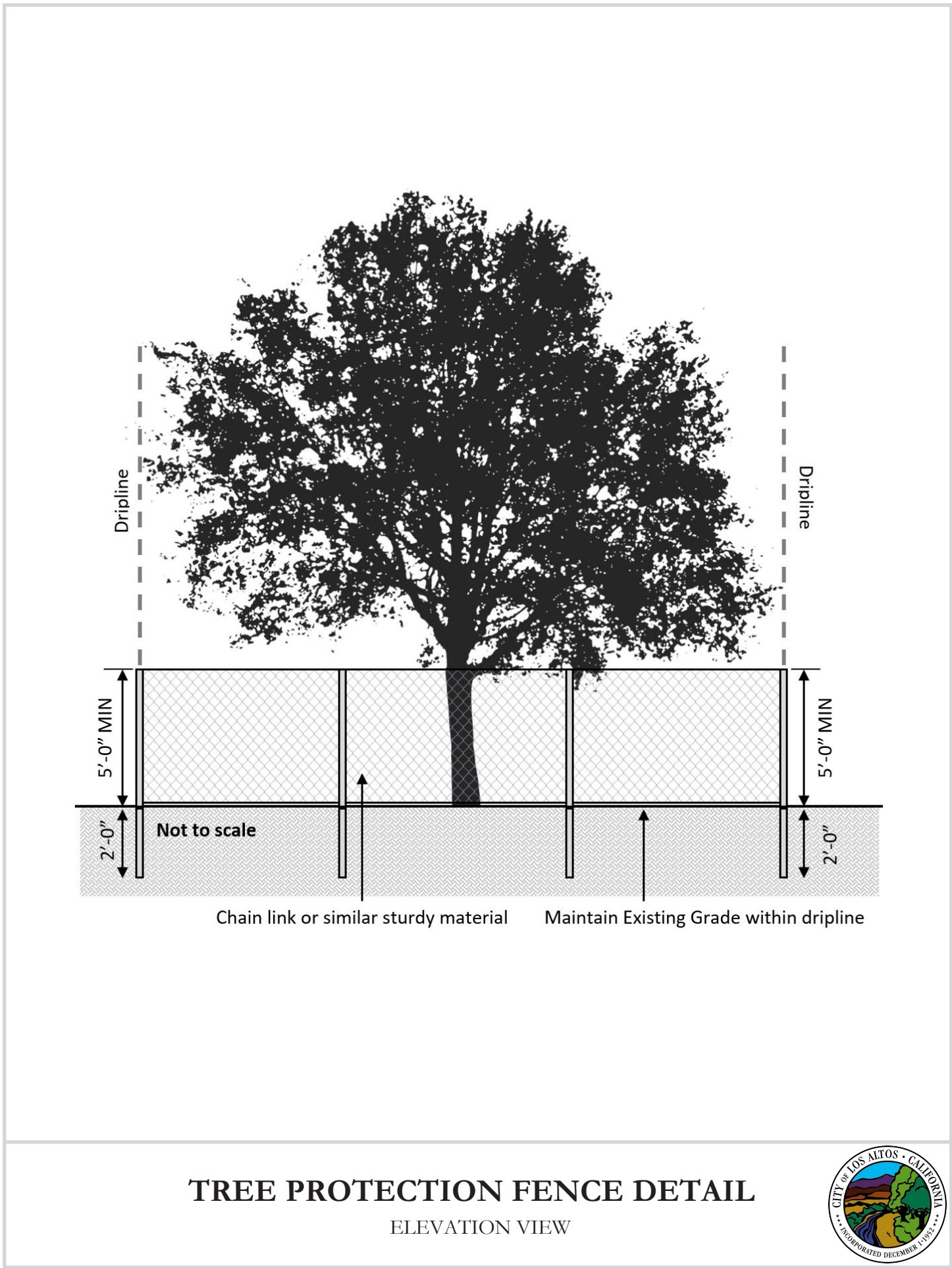
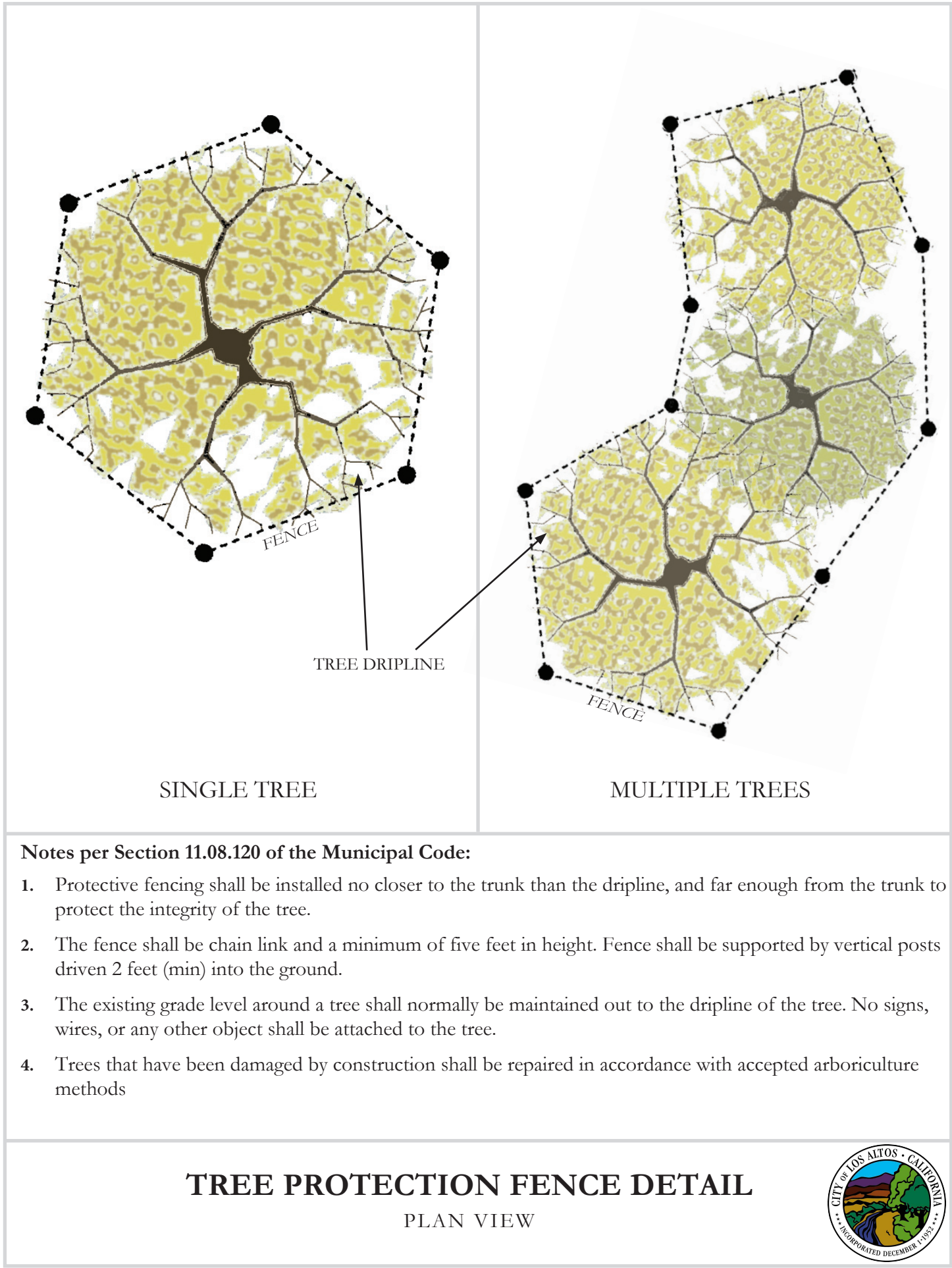
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2 TREE PROTECTION PLAN
SCALE: 1/8" = 1'-0"

ID	SIZE & SPECIES	PROTECTED	RETAINED
#1	4" / 4" / 3" MAGNOLIA	NO	YES
#2	16" PINE	YES	YES
#3	20" PINE	YES	YES

*#3 IS ON NEIGHBOR'S PROPERTY.



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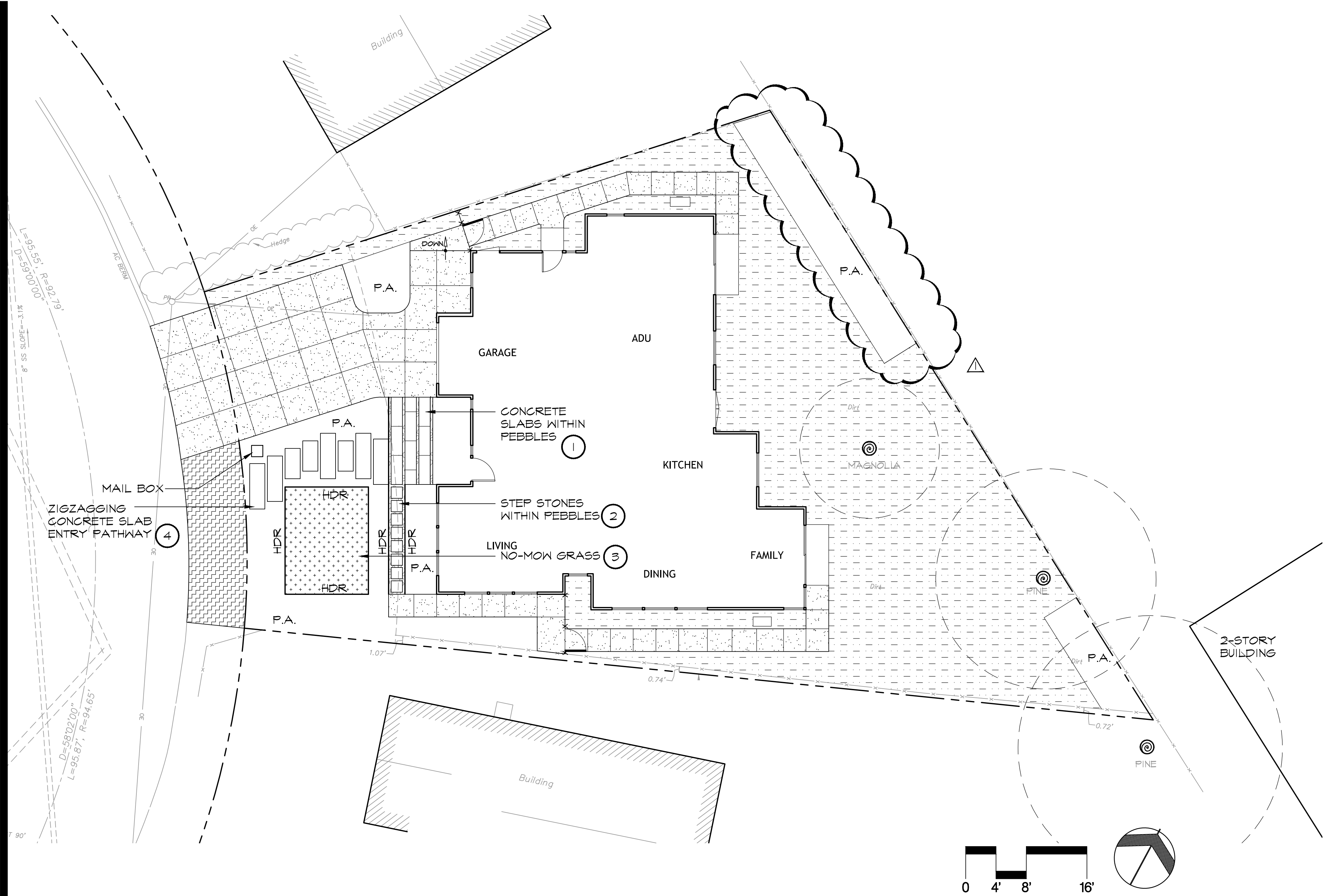
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TREE
PROTECTION
PLAN

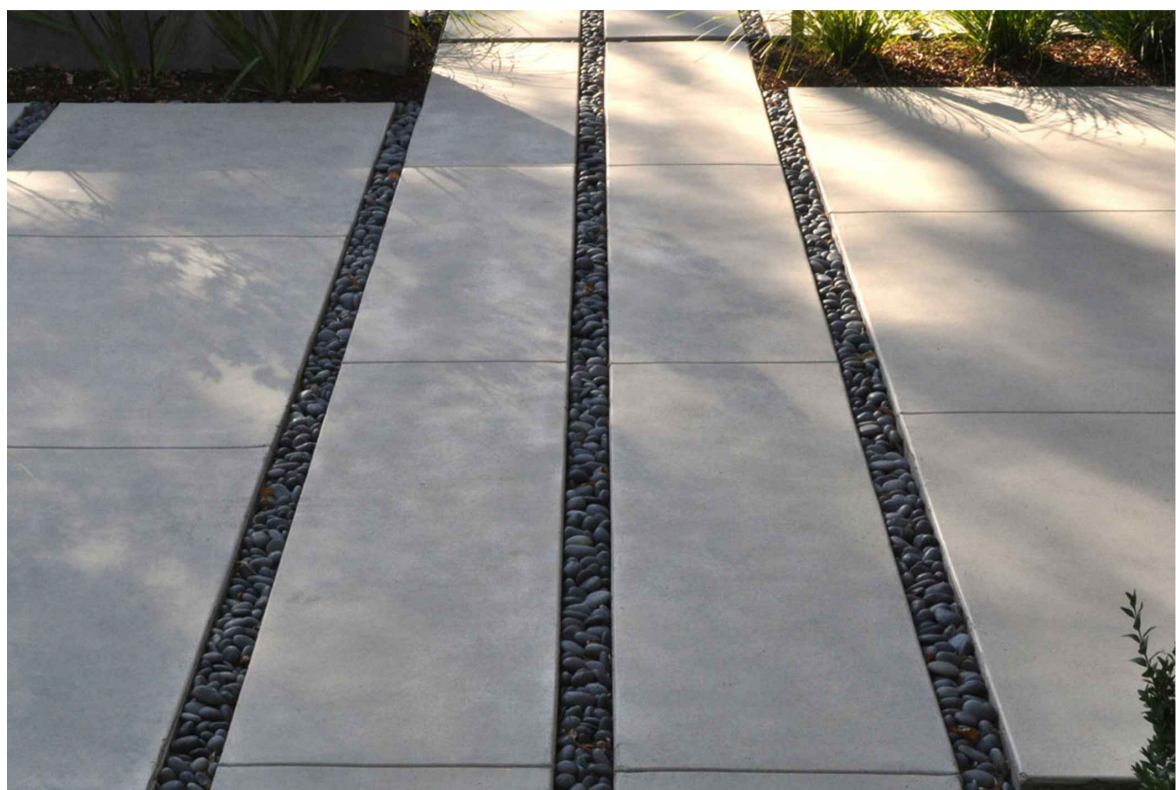
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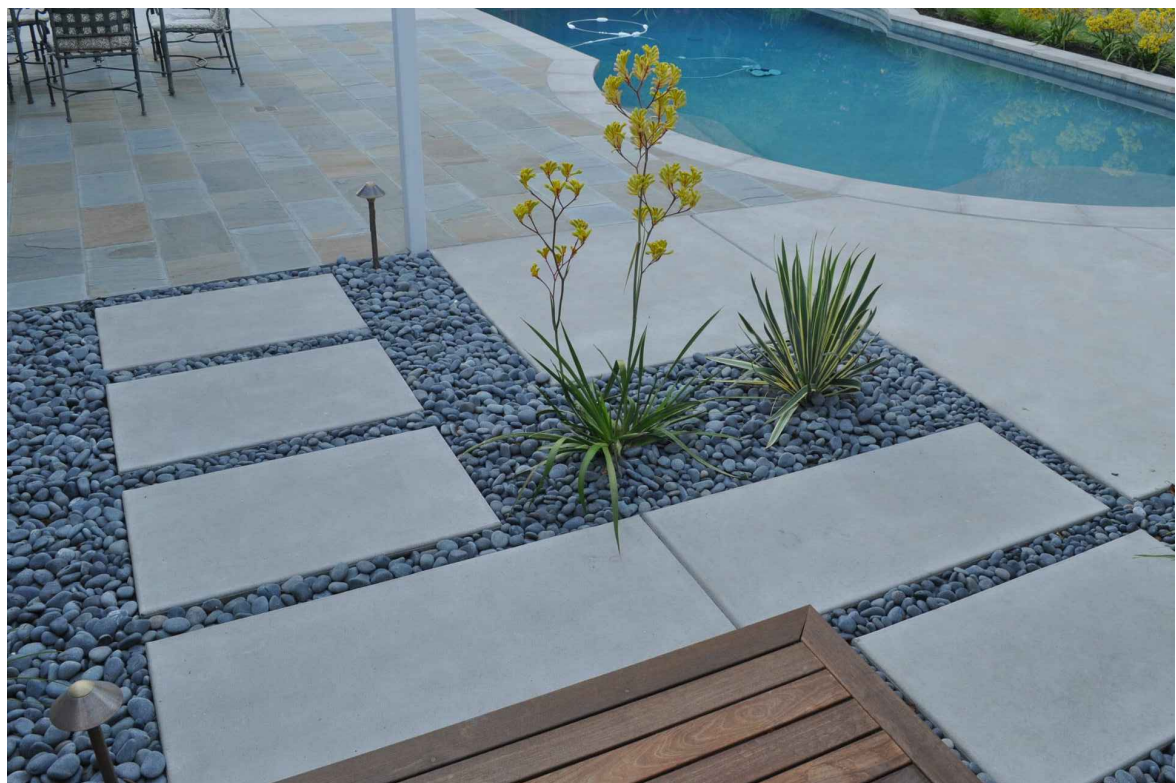
MATERIAL LEGEND

- STANDARD CONCRETE, LIGHT GRAY
- STABILIZED DECOMPOSED GRANITE, COLOR TAN
- PEBBLES, 2" DEEP, 1 IN. TO 2 IN. GRAY ISLAND BEACH LANDSCAPE ROCKS, AVAILABLE FROM HOME DEPOT OR APPROVED EQUAL
- MULCH ONLY AREA
- CAST-IN-PLACE CONCRETE SLAB, COLOR LIGHT GRAY, SIZE PER PLAN
- SCORE JOINT
- STEPPING STONE, PEWTER SQUARE CONCRETE STEP STONE, 18X18, AVAILABLE FROM HOME DEPOT, OR APPROVED EQUAL
- REDWOOD HEADER BOARD
- PLANTING AREA
- EXISTING FENCE, WOOD, 6' HIGH
- PROPERTY LINE
- EXISTING TREE TO REMAIN, PROTECT IN PLACE

PAVEMENT AND DESIGN ELEMENT IMAGES



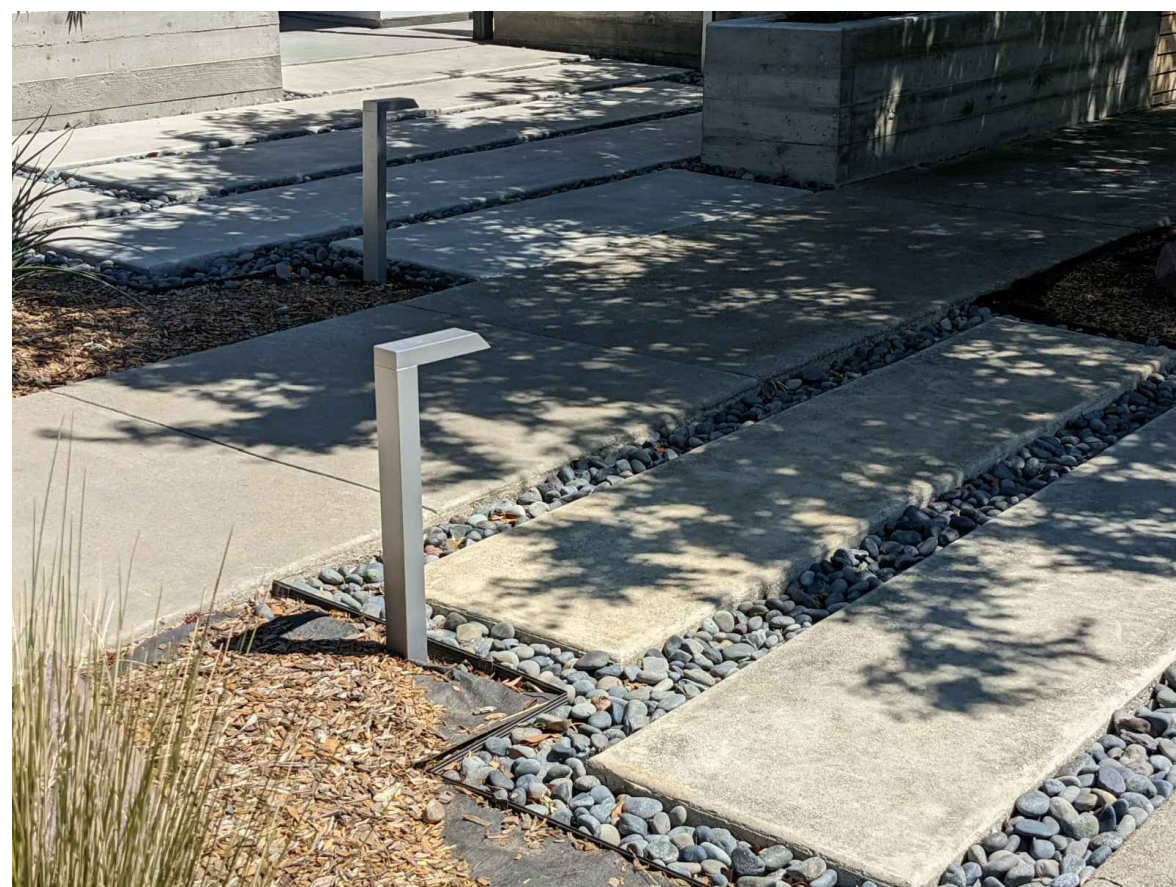
1 CONCRETE SLABS WITHIN PEBBLES



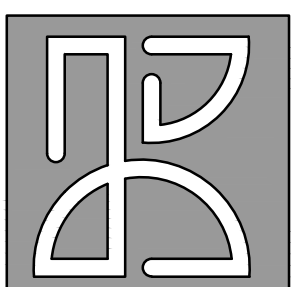
2 STEP STONES WITHIN PEBBLES



3 NO-MOW GRASS



4 ZIGZAGGING CONCRETE SLAB ENTRY PATHWAY



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LANDSCAPE ARCHITECTURE
Residential Landscape Design
5810 Maracabo Drive
San Jose, CA 95120
T 408.896.7989
www.landscapestudio.com
Ca Lic. #5436

Revisions

11/27/23	Revision 1

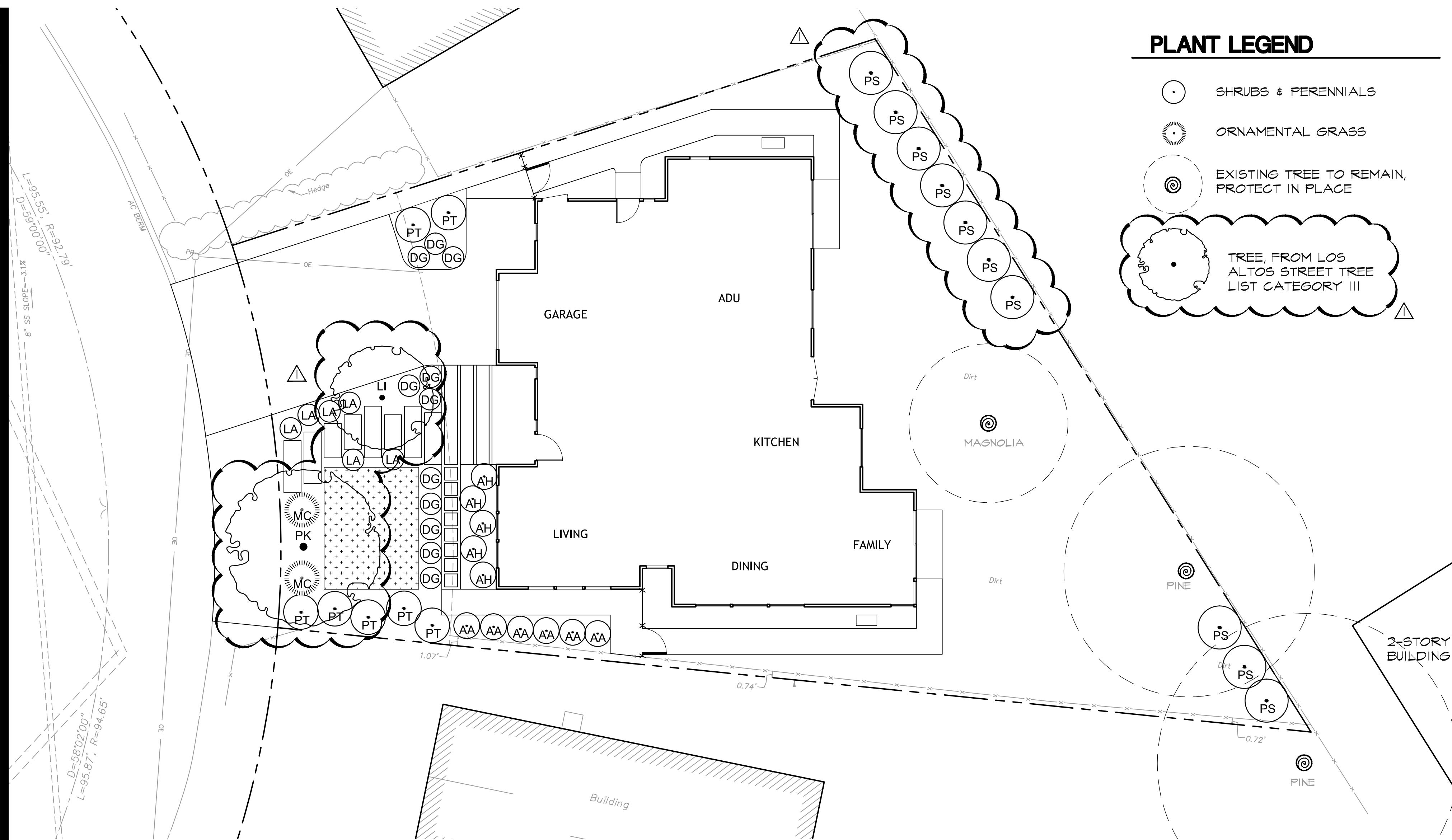
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MATERIAL PLAN
Residential Site Landscape
70 Chester Circle, Los Altos, CA

Date	11/27/2023
Scale	AS SHOWN
Drawn By	LC
Checked	
Project No.	70
Cad	70sc.dwg

Sheet No.
L1
of



PLANT LEGEND

- SHRUBS & PERENNIALS
- ORNAMENTAL GRASS
- EXISTING TREE TO REMAIN, PROTECT IN PLACE
- TREE, FROM LOS ALTOS STREET TREE LIST CATEGORY III

TREES



COMMON NAME: CRAPE MYRTLE

ANTICIPATED RATE OF GROWTH: ONE TO TWO FEET PER YEAR

ANTICIPATED HEIGHT AND SPREAD AT MATURITY: 20' (H) X 15' (W)



COMMON NAME: FLOWERING CHERRY

ANTICIPATED RATE OF GROWTH: ONE TO TWO FEET PER YEAR

ANTICIPATED HEIGHT AND SPREAD AT MATURITY: 30' (H) X 25' (W)

EVERGREEN SCREENING PLANT



COMMON NAME: KOHUHU

ANTICIPATED RATE OF GROWTH: THREE FEET PER YEAR

ANTICIPATED HEIGHT AND SPREAD AT MATURITY: 25' (H) X 5' (W)

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WATER USAGE	QUANTITY
TREES						
LI	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'	CRAPE MYRTLE	15 GAL.	AS SHOWN	L	1
FK	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY	15 GAL.	AS SHOWN	M	1
SHRUBS, PERENNIALS & GRASS						
AA	AGAPANTHUS AFRICANUS	BLUE LILY-OF-THE-NILE	1 GAL.	3'-0"	L	6
AH	ANIGOZANTHOS HYBRID 'BIG RED'	RED KANGAROO PAW	1 GAL.	3'-0"	L	5
DG	DIETES GRANDIFLORA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	1 GAL.	2'-6"	L	11
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.	2'-6"	L	6
MC	MUEHLENBERGIA CAPILLARIS	PINK-RED MUHLY	1 GAL.	4'-0"	L	2
*PS	PITTOSPORUM TENUIFOLIUM	KOHUHU	15 GAL.	5'-0"	M	10
PT	PITTOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	1 GAL.	4'-0"	L	7

NO-MOW GRASS, MEDIUM WATER REQUIREMENT, NATIVE MOW FREE FROM DELTA BLUE GRASS COMPANY OR APPROVED EQUAL

* PRIVACY SCREENING PLANT, (15 GALLON, MIN. 6' HIGH PLANTED HEIGHT) SEE ABOVE RIGHT FOR MORE INFORMATION

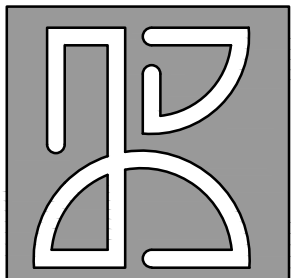
PLANTING NOTES

- QUANTITIES:** THE QUANTITIES SHOWN ON THE SHEET ARE NOT TO BE CONSTRUED AS THE COMPLETE AND ACCURATE LIMITS OF THE CONTRACT. FURNISH AND INSTALL ALL PLANTS SHOWN SCHEMATICALLY ON THE DRAWINGS.
- TOPSOIL:** ALL PLANTING AREAS TO RECEIVE A SIX INCH LAYER OF AMENDED TOPSOIL. ADD APPROX. 1/2 GAL DIESTEL COMPOST (AVAILABLE FROM LYNSSO GARDEN MATERIALS) AND NATIVE BACKFILL TOPSOIL PER PLANTING HOLE.
- MULCH:** INSTALL A UNIFORM THREE INCH WALK ON BARK IN ALL AREAS TO BE PLANTED. MATERIAL AVAILABLE FROM LYNSSO GARDEN MATERIALS, OR APPROVED EQUAL.
- EXISTING PLANT MATERIAL:** PROTECT ALL EXISTING PLANT MATERIAL TO REMAIN. REPAIR ANY DAMAGES INCURRED AS A DIRECT RESULT OF THIS CONTRACT TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- COMPOST:** APPLY 4 CUYARDS, SIX INCHES DEEP PER 1,000 SQ.FT OF LANDSCAPE AREA.

BACKYARD EXISTING SITE PHOTOS



EXISTING TREES CAN SCREEN PART OF THE VIEW TO NEIGHBORING PROPERTY



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Revisions

11/27/23 Revision 1

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PLANTING PLAN
Residential Site Landscape
70 Chester Circle, Los Altos, CA

Date 11/27/2023

Scale AS SHOWN

Drawn By LC

Checked

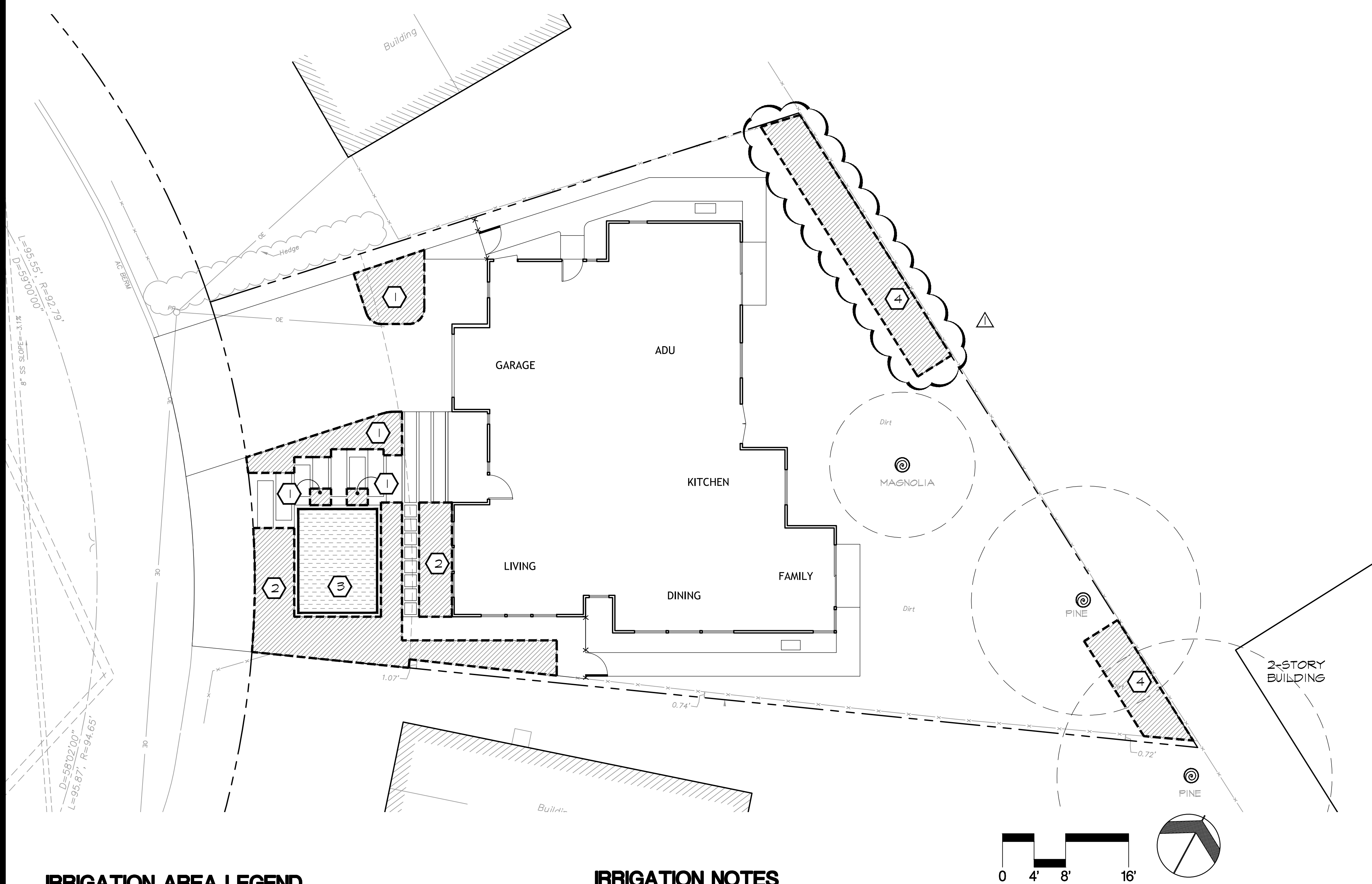
Project No. 70

Cad 70pldwg

Sheet No.

L2

of



IRRIGATION AREA LEGEND

- DRIP AREA
- SPRAY AREA
- HYDRO ZONE NUMBER

PROJECT INFORMATION

- PROJECT NAME: LIU RESIDENTIAL SITE LANDSCAPE
- PROJECT ADDRESS: 70 CHESTER CIRCLE, LOS ALTOS, CA 94022
- APN: 170-01-005
- WATER TYPE: POTABLE WATER
- LOCAL RETAIL WATER PURVEYOR: CALIFORNIA WATER SERVICE COMPANY
- PROJECT TYPE: (NEW RESIDENCE)
- TOTAL IRRIGATED LANDSCAPE AREA: 885 SF
- PREPARED BY: LIKUN CAO, LANDSCAPE ARCHITECT, CLA#5436
LK LANDSCAPE DESIGN STUDIO
5810 MARACAIBO DRIVE, SAN JOSE, CA 95120
408-896-7989 (PHONE)

IRRIGATION NOTES

- 1. DRIP IRRIGATION: USE DRIP FOR SHRUB AREAS. 4 EMITTERS FOR EACH 15-GAL TREE OR SHRUB, 3 EMITTERS FOR EACH 5-GAL SHRUB, 2 EMITTERS FOR EACH SHRUB AT OR BELOW 3 GALLONS.
- 2. SPRAY IRRIGATION: INSTALL SPRAY IRRIGATION FOR NO-MOW GRASS AREA. CONTRACTOR SHALL INSTALL ALL SPRINKLER LAYOUTS FOR HEAD TO HEAD COVERAGE.
- 3. CONTROLLED ZONES: PROVIDE 4 REMOTE VALVE CONTROLLED ZONES AS SHOWN ON PLAN.
- 4. TREE PROTECTION: ALL TRENCHING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN SHALL BE BY HAND, WITH CARE TAKEN NOT TO CUT OR DAMAGE ROOTS OVER 1-INCH DIAMETER.
- 5. UTILITIES: VERIFY LOCATION OF ALL ON-SITE UTILITIES. RESTORATION OF DAMAGED UTILITIES SHALL BE MADE AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- 6. MAINLINE BREAK: SHOULD THE EXISTING MAINLINE BREAK OR BE SHUT OFF FOR ANY REASON DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR SHALL HAND WATER ALL TREES, SHRUBS, TURF, AND GROUND COVER THAT THE EXISTING IRRIGATION SYSTEM WATERS. CONTINUE TO DO SO UNTIL THE IRRIGATION SYSTEM IS OPERABLE.
- 7. CONTROLLER: WIRE ALL NEW REMOTE CONTROL VALVES TO CONTROLLER.

MAWA ETWU CALCULATIONS

HYDROZONE INFORMATION TABLE				
Hydrozone or Valve #	Plant Water Use*	Irrigation Method**	Hydrozone Area (HA) (Sq. Ft.)	% of Landscape Area
1	LW	D	145	16.4%
2	LW	D	325	36.7%
3	CST	S	155	17.5%
4	MW	D	260	29.4%
Totals			885	100%

ABBREVIATIONS KEY	
* Plant Water Use	** Irrigation Method
VL = Very Low Water Use Plants	MS = Micro-spray
LW = Low Water Use Plants	D = Drip
MW = Moderate Water Use Plants	B = Bubbler
HW = High Water Use Plants	SS = Stream Sprinkler
CST = Cool Season Turf	S = Spray
WST = Warm Season Turf	R = Rotor

DEFINITIONS	
ETo	Reference provided in Appendix A - CIMIS
LA	Landscaped area including SLA (square feet)
SLA	Special landscaped area WITHIN the landscaped area
PF	Plant water use factor (from WUCLOS)
HA	Hydrozone area = Irrigated area in square feet
IE	Irrigation efficiency (must exceed 0.71)

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)	
ETo	43
LA	885
SLA	0
MAWA =	(ETo) (0.62) [(0.55 x LA) + (0.45 x SLA)]
MAWA =	(43) (0.62) [(0.55 x 885) + (0.45 x 0)]
MAWA =	12,977 Gallons Per Year

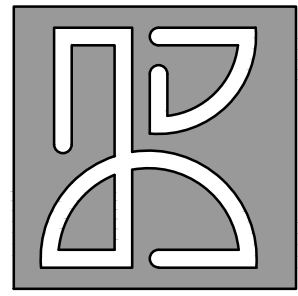
ESTIMATED TOTAL WATER USE (ETWU)	
ETo	43
PF x HA (see Hydrozone Table for Calculating ETWU)	348.0
IE (see Average System IE)	0.81
SLA	0
ETWU =	(ETo x 0.62) [(PF x HA) / IE] + SLA
ETWU =	(43 x 0.62) [(348.0) / 0.81] + 0
ETWU =	11,384 Gallons Per Year

WATER EFFICIENT STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Likun Cao
LIKUN CAO
PROJECT LANDSCAPE ARCHITECT

11/27/2023
DATE



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Revisions

11/27/23 Revision 1

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IRRIGATION PLAN
Residential Site Landscape
70 Chester Circle, Los Altos, CA

Date	11/27/2023
Scale	AS SHOWN
Drawn By	LC
Checked	
Project No.	70
Cad	70r.dwg

Sheet No.
L3
of

CAUTION

- CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. PHONE (800) 642-2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK.

GENERAL SITE NOTES

- ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS.
- CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE; AND REPORT ANY DISCREPANCIES TO THE CIVIL ENGINEER OF RECORD.
- ALL WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL OR SOIL REPORT
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT.
- ALL DISTANCES AND DIMENSION SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

DEMOLITION NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS TO REMOVE AND DISPOSE OF HAZARDOUS MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR DEMOLITION.
- TRENCHES AND DEPRESSIONS RESULTING FROM DEMOLITION TO BE BACKFILLED TO THE SATISFACTION OF THE PROJECT GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO BEGINNING DEMOLITION ACTIVITIES AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN.

RECORD DRAWINGS

- PRIOR TO FINAL APPROVAL; A CORRECTED AND COMPLETE SET OF RECORD DRAWINGS SHALL BE SUBMITTED TO APPLICABLE MUNICIPALITIES. THE CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ANY AND ALL CHANGES MADE FROM THE ORIGINAL DRAWINGS THROUGHOUT THE DURATION OF THE ENTIRE CONSTRUCTION PERIOD.

TREE PRESERVATION

- REMOVAL OF EXISTING TREES WITHIN THE DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNING MUNICIPALITY.
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION AND/OR GRADING ACTIVITIES COMMENCE AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD
- TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 3 INCH BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED.
- FENCING SHALL BE 6 FEET TALL CHAIN LINK FENCING WITH STEEL POSTS EMBEDDED IN THE GROUND.
- NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
- NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.

PAVEMENT SECTIONS

- CONTRACTOR SHALL REFER TO THE STRUCTURAL DRAWINGS FOR BUILDING FOUNDATION SECTIONS AND PAD PREPARATIONS.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR EXTERIOR HARDSCAPE AND VEHICULAR PAVEMENT REQUIREMENTS.

SITE MAINTENANCE

- REMOVE ALL SEDIMENT, DEBRIS, REFUSE AND GREEN WASTE FROM STREET AND STORM DRAINS ADJOINING THE SITE. PROVIDE A RUMBLE RACK OR PLATE IF CONSTRUCTION ACCESS IS PAVED; INSTALL A GRAVELED CONSTRUCTION ENTRANCE IF NOT. DO NO DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR

GRAVELED AREAS DURING WET WEATHER.

- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF SEDIMENT OR DEBRIS TRACKED-OUT FROM CONSTRUCTION ACTIVITIES.
- PROVIDE A COVERED CONTAINMENT AREA TO STORE CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES OR OTHER MATERIALS THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM IN THE EVENT OF A SPILL.
- CONTRACTOR SHALL NOT CLEAN EQUIPMENT, MACHINERY OR TOOLS IN STREET, GUTTER OR STORM DRAIN.
- CONTRACTOR SHALL ENSURE THAT CONCRETE TRUCKS, PAINTERS OR FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM MACHINERY, TOOLS OR EQUIPMENT INTO STREET, GUTTER OR STORM DRAIN.
- PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL ON-SITE STORM DRAIN IMPROVEMENTS UPON PROJECT COMPLETION.

DUST CONTROL

- CONTRACTOR SHALL WATER SITE AS DEEMED NECESSARY BY THE INSPECTOR TO ENSURE PROPER DUST CONTROL FOR THE DURATION OF THE CONSTRUCTION PERIOD.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJACENT TO THE PROJECT SITE AS NECESSARY TO KEEP THE PUBLIC RIGHT-OF-WAY FREE OF DUST CAUSED BY CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL ENSURE ALL TRUCKS HAULING SOIL, SAND OR OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPS OR OTHER APPROPRIATE COVERINGS.

STORM DRAIN MAINTENANCE

- TO ENSURE FUNCTIONALITY; STORM DRAIN AND GRADING IMPROVEMENTS REQUIRE REGULAR MAINTENANCE. MONITOR THE DETENTION SYSTEM, CONVEYANCE LINES, ROOF GUTTERS AND DOWNSPOUTS PERIODICALLY AND REMOVE DEBRIS. GRADED SLOPES SHOULD BE MONITORED AND RE-VEGETATED AS NECESSARY.

NPDES REQUIREMENTS

- ALL ON-SITE AND OFF-SITE CONSTRUCTION ACTIVITIES SHALL ADHERE TO THE NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP's) TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING ANY MUNICIPAL SEPARATE STORM SEWER SYSTEMS.
- ERODED SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES MUST BE RETAINED ON SITE.
- STOCKPILES OF LOOSE CONSTRUCTION MATERIALS MUST BE PROTECTED TO KEEP WIND OR WATER FORCES FROM TRANSPORTING MATERIAL OFF-SITE.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM.
- WASTE CONCRETE SHALL NOT BE WASHED INTO ANY DRAINAGE SYSTEM. CONTRACTOR SHALL PROVIDE NECESSARY PROVISIONS TO RETAIN CONCRETE WASTE ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- CONSTRUCTION RELATED WASTE AND DEBRIS SHALL BE KEPT IN A COVERED RECEPTACLE TO PREVENT CONTAMINATION OR DISPERSAL BY WIND OR RAIN.
- PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT VEHICULAR ACCESS TO SITE TO PREVENT SEDIMENT OR DEBRIS FROM BEING TRACKED INTO PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND SHALL NOT BE WASHED AWAY FROM RAIN OR OTHER MEANS.
- ALL SLOPES WITH DISTURBED SOILS OR REMOVED VEGETATION SHALL BE STABILIZED TO PREVENT EROSION.

EROSION AND SEDIMENT CONTROL

- THE CONCEPTS OF THE EROSION AND SEDIMENT CONTROL PLAN ARE SCHEMATIC AND DEMONSTRATE THE INTENT OF THE

CONTROL MEASURES. THE CONTRACTOR SHALL DETERMINE THE EXACT DESIGN AND EXTENT OF THE CONTROL MEASURES AS TO WORK WITH THE CONTRACTOR'S USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

- THE CONTRACTOR SHALL INSPECT AND MONITOR THE EROSION AND SEDIMENT CONTROL MEASURES AND MAKE REPAIRS AS NECESSARY TO ENSURE FUNCTIONALITY.
- EROSION CONTROL MEASURES MUST BE IN PLACE THROUGHOUT THE RAINY SEASON (OCTOBER 1ST THROUGH APRIL 30TH).

SITE CONSTRUCTION FENCE

- CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION. THE FENCE SHALL BE A MINIMUM OF A 6' GALVANIZED CHAIN LINK WITH WINDSCREEN FABRIC.

UTILITY NOTES

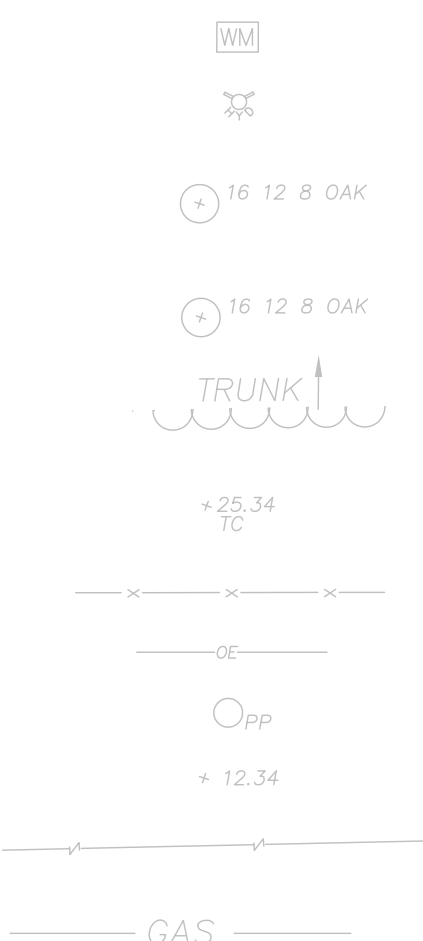
- ALL TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE GEOTECHNICAL REPORT.
- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT ACCOUNTS FOR THE ACTUAL LOCATION OF EXISTING UTILITIES DETERMINED DURING DEMOLITION.
- THE UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE NECESSARY FITTINGS AND ACCESSORIES SO THAT THE SYSTEM IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
- UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THE APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AND SURFACE EVIDENCE. THE OWNER, BY ACCEPTING THESE PLANS AGREES TO HOLD UNDERSIGNED HARMLESS FROM DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES NOT REPORTED OR INDICATED ON PUBLIC RECORDS OR NOT ASCERTAINABLE FROM SURFACE EVIDENCE.
- CONTRACTOR SHALL VERIFY ALL EXISTING STORM DRAIN AND SANITARY SEWER INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY WORK. ALL STORM DRAIN AND SANITARY SEWER WORK SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR NECESSARY ADJUSTMENTS TO THE ENTIRE LINE.
- A MINIMUM OF SIX INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE TWELVE INCHES AND NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE EXISTING SANITARY SEWER PIPELINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE FEET, EXCEPT WATER AND SANITARY SEWER PIPELINES SHALL BE A MINIMUM OF TEN FEET, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CONTACT APPROPRIATE UTILITY SERVICE PROVIDERS AND REQUEST VERIFICATION OF SERVICE POINTS.
- ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THE ENDS CAPPED OUTSIDE THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES

- CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS AND THE CALIFORNIA FIRE CODE AND LOCAL MUNICIPALITY STANDARDS.
- THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS AND SUBMIT SAID DRAWINGS TO THE LOCAL FIRE MARSHALL FOR REVIEW AND APPROVAL.



EXISTING



WATER METER OR WATER VALVE BOX
FIRE HYDRANT
TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
TREE WITH MULTIPLE TRUNKS
TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
TOP OF CURB
FENCE
OVERHEAD WIRES
POWER POLE
SPOT ELEVATION
EDGE OF AC PAVING
UNDERGROUND PAINT MARKINGS PROVIDED BY OTHERS.

PROPOSED

FBR FIBER ROLL
TP TREE PROTECTION FENCE
SD 4" PVC STORM DRAIN CONVEYANCE LINE
SS 4" PVC SANITARY SEWER LINE
FM-SD 2" FORCE MAIN FOR STORM WATER
PERF 4" PVC PERFORATED PVC SUBDRAIN LINE
W WATER SERVICE
G GAS SERVICE
OVERHEAD ELECTRIC/COMM. SERVICE
IMPROVEMENT OUTLINE
DRAINAGE COURSE
FINISHED GRADE SPOT ELEVATION
RAINWATER DOWNSPOUT
AREA DRAIN

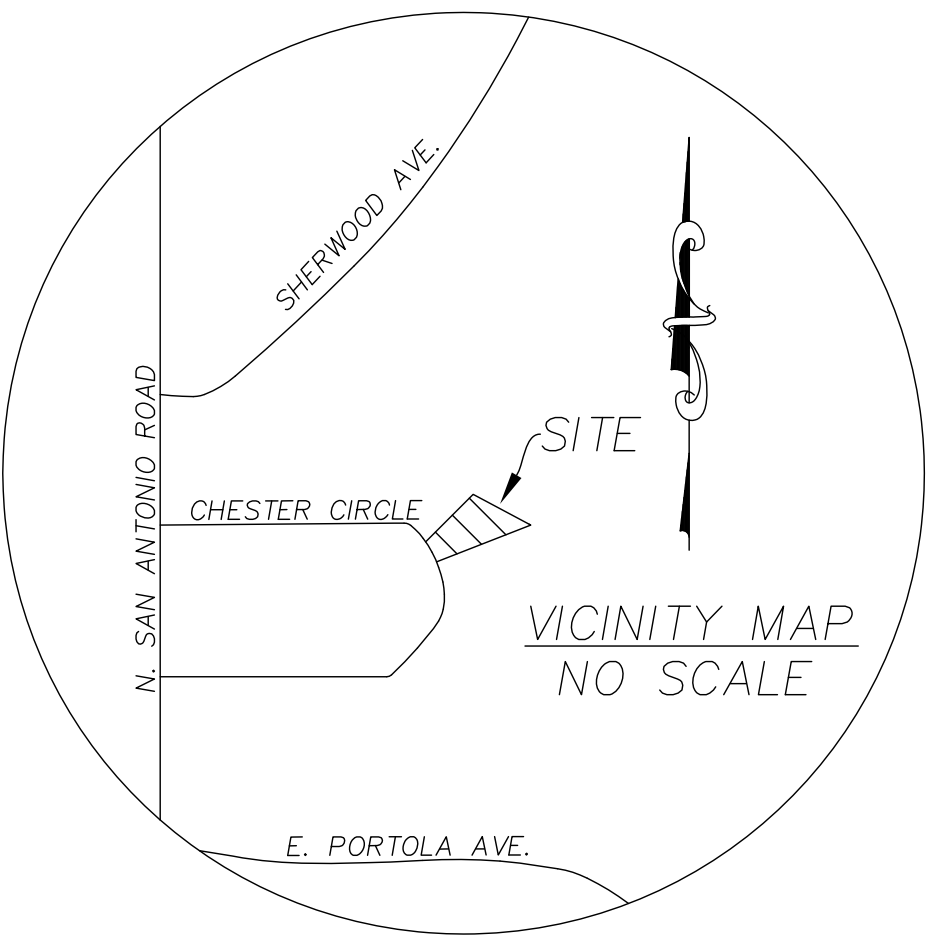
PROJECT DESIGN TEAM

OWNER: HAOCHEN LIU & XIAOCHEN PAN
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ARCHITECT: CAROLINE CHII-LUH CHEN
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LANDSCAPE: LK DESIGN STUDIO
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CIVIL/SURVEY: L. WADE HAMMOND
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SHEET INDEX

- C-1 TITLE SHEET
- C-2 GRADING & DRAINAGE PLAN
- C-3 DETAILS
- C-4 DETAILS
- C-5 EROSION CONTROL PLAN
- C-6 CITY OF LOS ALTOS BMPs
- C-7 IMPERVIOUS AREAS EXHIBIT

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SCALE	1" = 16'
DATE	10-2-2023
JOB#	5107
APN	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY

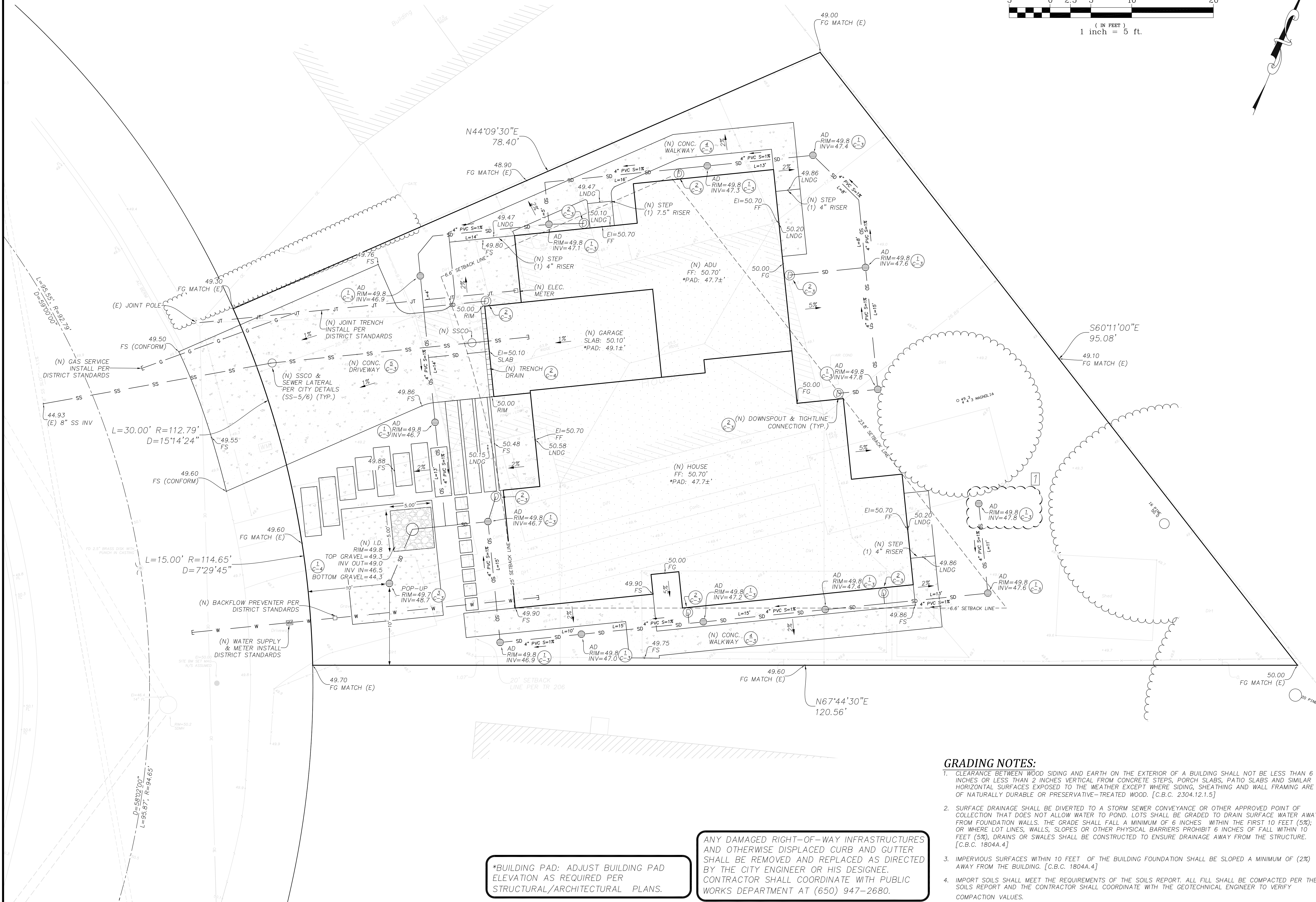
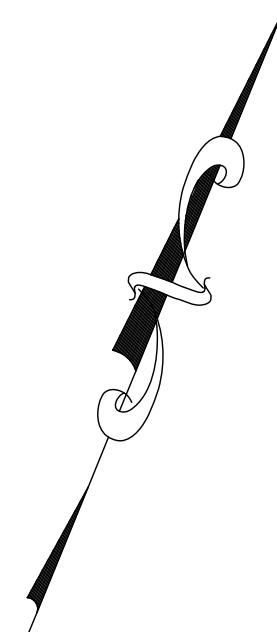
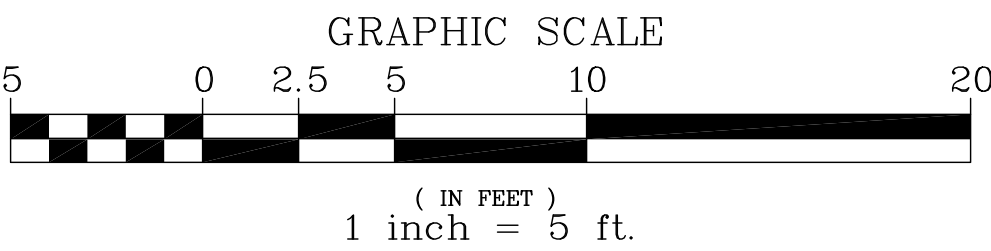


REVISIONS	DATE	PLAN CHECK	COMMENTS	#1
	12/1/2023			

SHEET NUMBER

C-1

GRADING & DRAINAGE PLAN



*BUILDING PAD: ADJUST BUILDING PAD ELEVATION AS REQUIRED PER STRUCTURAL/ARCHITECTURAL PLANS.

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.

- GRADING NOTES:**
- CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF A BUILDING SHALL NOT BE LESS THAN 6 INCHES OR LESS THAN 2 INCHES VERTICAL FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER EXCEPT WHERE SIDING, SHEATHING AND WALL FRAMING ARE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. [C.B.C. 2304.12.1.5]
 - SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT ALLOW WATER TO POND. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5%); OR WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET (5%), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [C.B.C. 1804A.4]
 - IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF (2%) AWAY FROM THE BUILDING. [C.B.C. 1804A.4]
 - IMPORT SOILS SHALL MEET THE REQUIREMENTS OF THE SOILS REPORT. ALL FILL SHALL BE COMPACTED PER THE SOILS REPORT AND THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.

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SCALE	1" = 5'
DATE	10-2-2023
JOB#	5107
APN	170-01-005

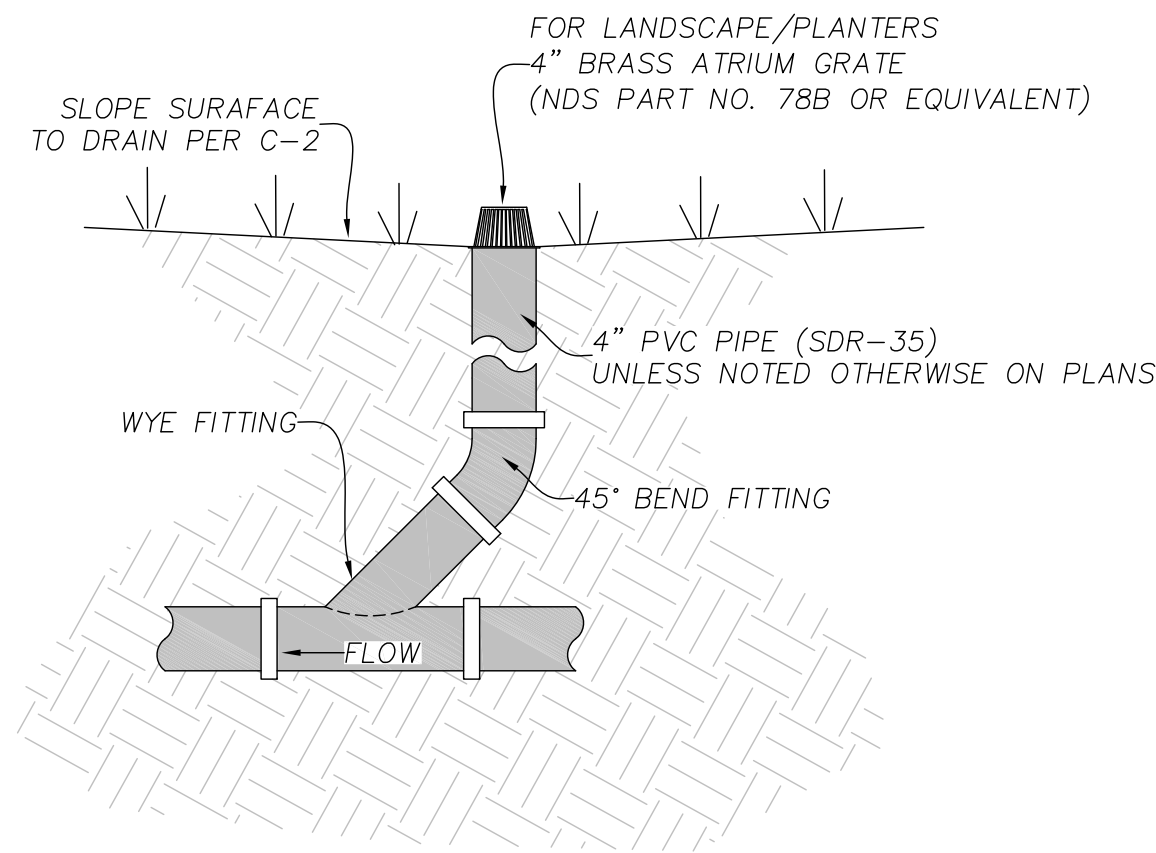
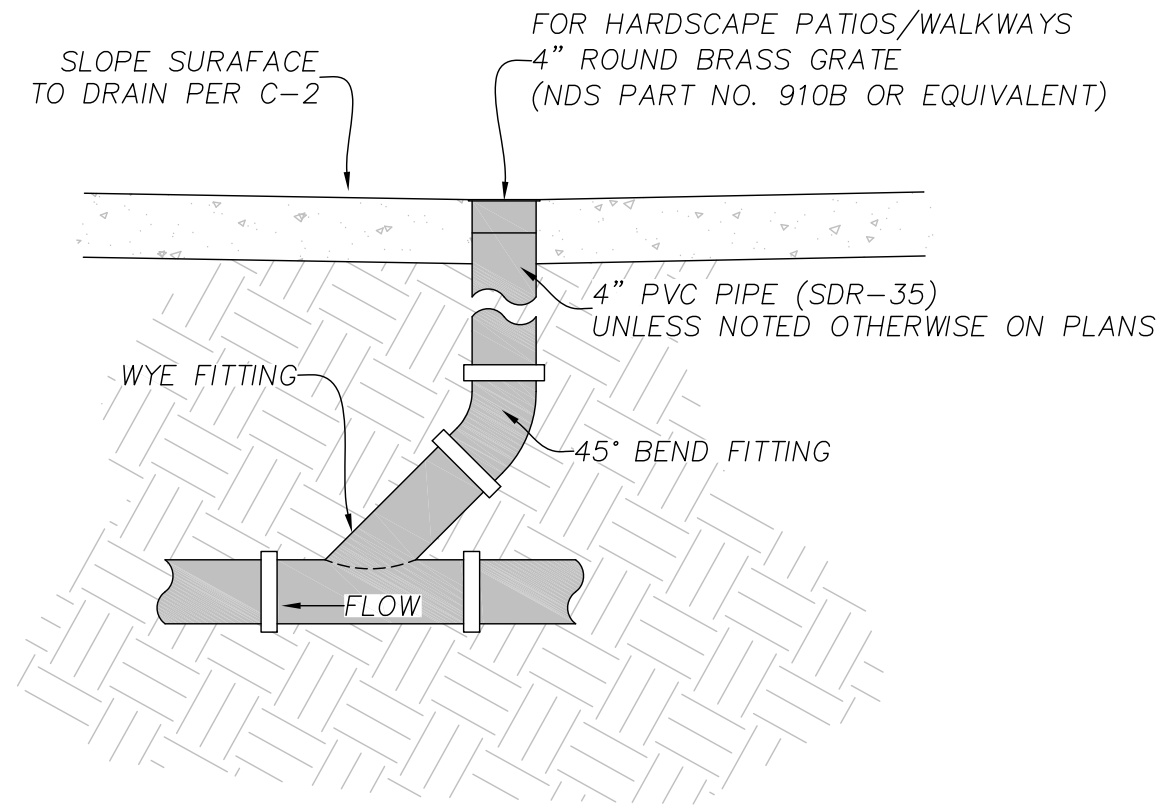
LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY



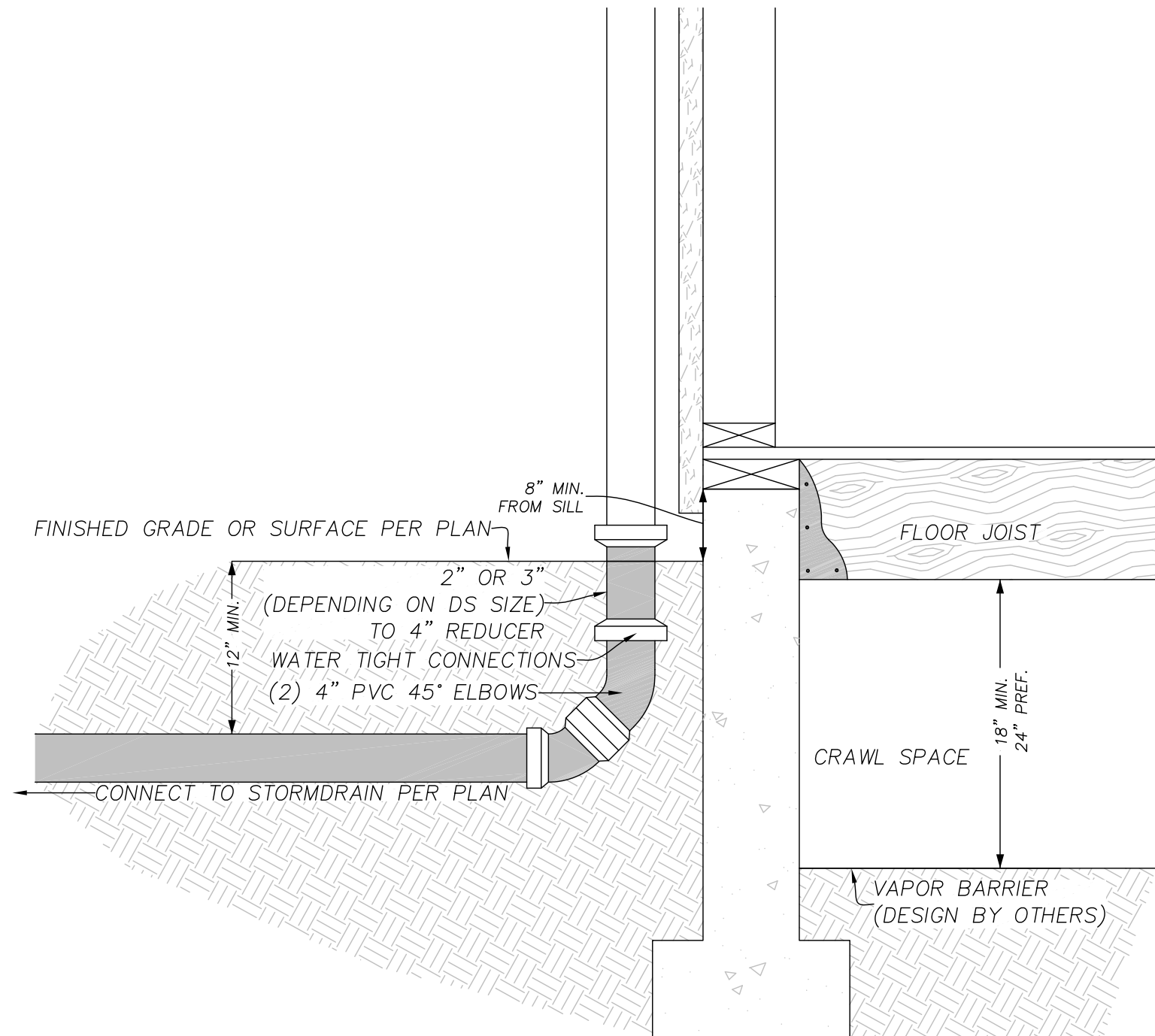
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REVISIONS	
PLAN CHECK	COMMENTS #1
#	1
SHEET NUMBER	

C-2

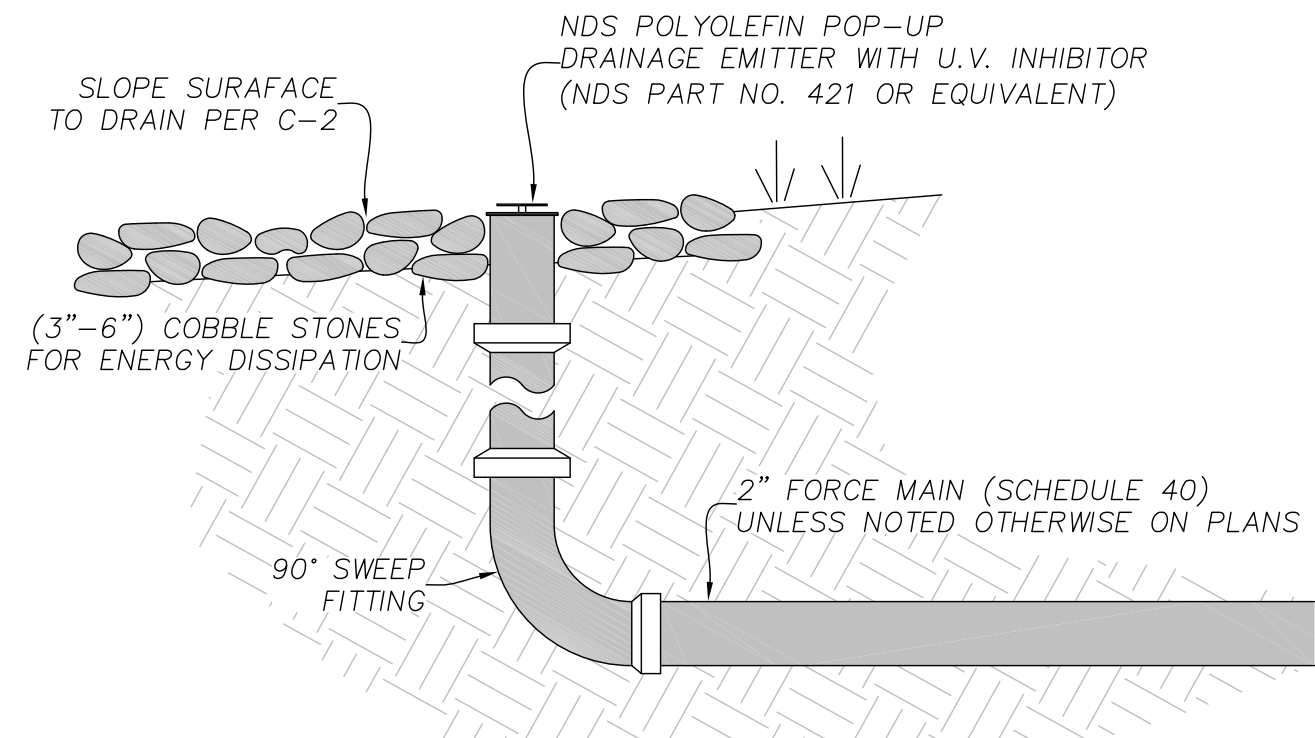
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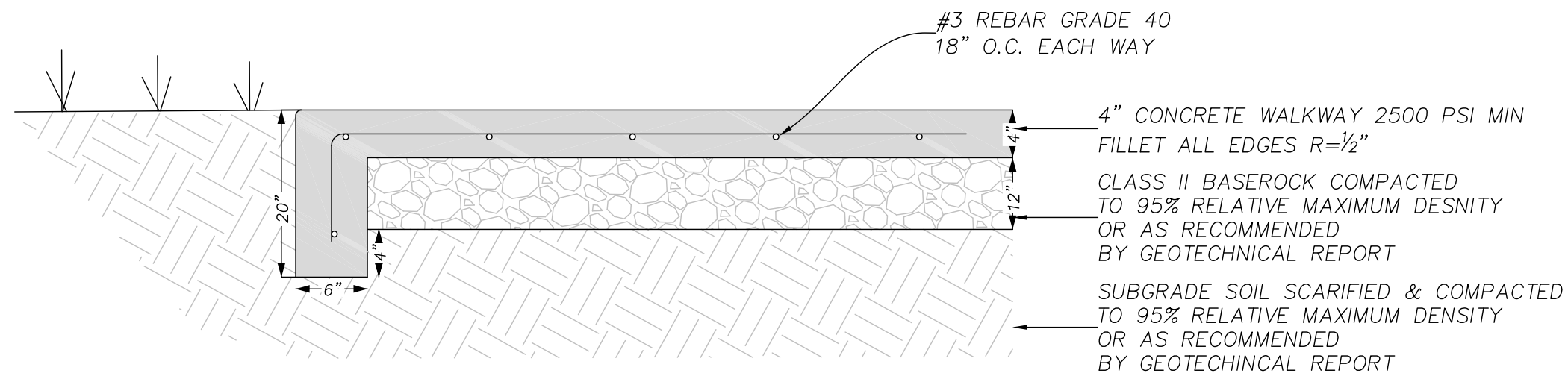
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NOT TO SCALE



2 DOWNSPOUT & TIGHTLINE
NOT TO SCALE



3 POP-UP EMITTER
NOT TO SCALE

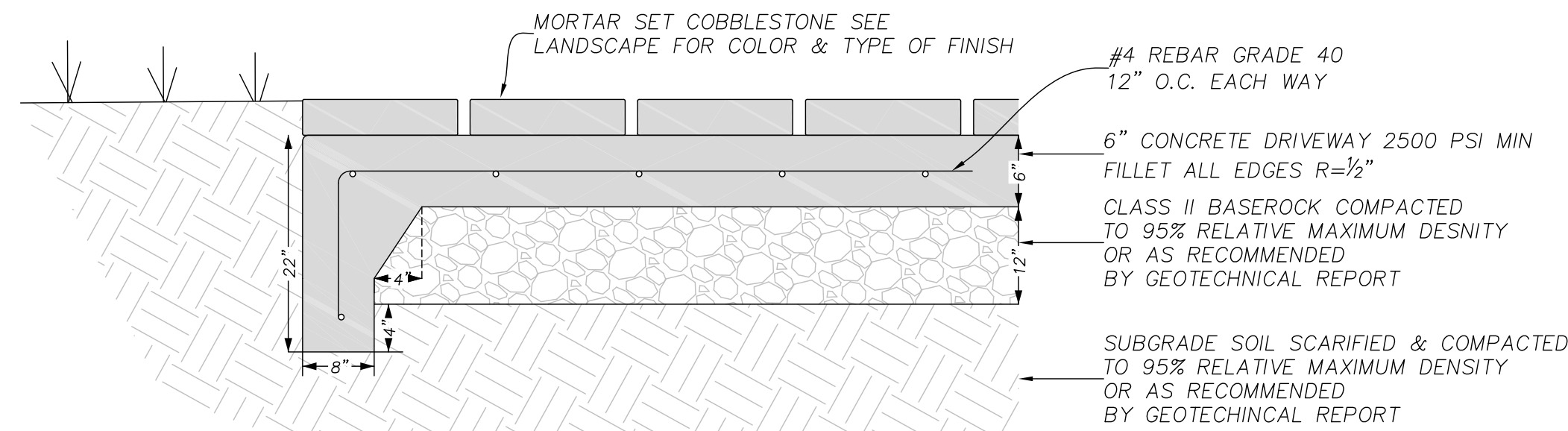


PROVIDE:
CONTRACTION JOINTS
AT 10' INTERVALS, 1.5" DEEP

EXPANSION JOINTS 3/8" HOLD FELT DOWN 1/2" AND SEAL
SPACED AT 20' SECTIONS MIN

SMOOTH SLIP DOWELS 1/2" DIAM. 24" LONG
AT 18" O.C. GREASE ONE END

4 CONCRETE PATIO
NOT TO SCALE



PROVIDE:
CONTRACTION JOINTS
AT 10' INTERVALS, 1.5" DEEP

EXPANSION JOINTS 3/8" HOLD FELT DOWN 1/2" AND SEAL
SPACED AT 20' SECTIONS MIN

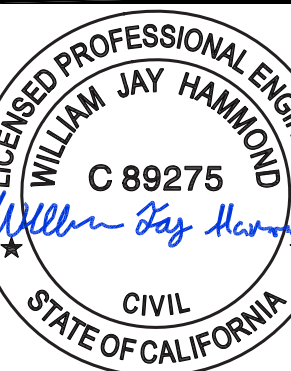
SMOOTH SLIP DOWELS 1/2" DIAM. 24" LONG
AT 18" O.C. GREASE ONE END

5 CONCRETE DRIVEWAY
NOT TO SCALE

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SCALE	N.T.S.
DATE	10-2-2023
JOB#	5107
APN	170-01-005

LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY

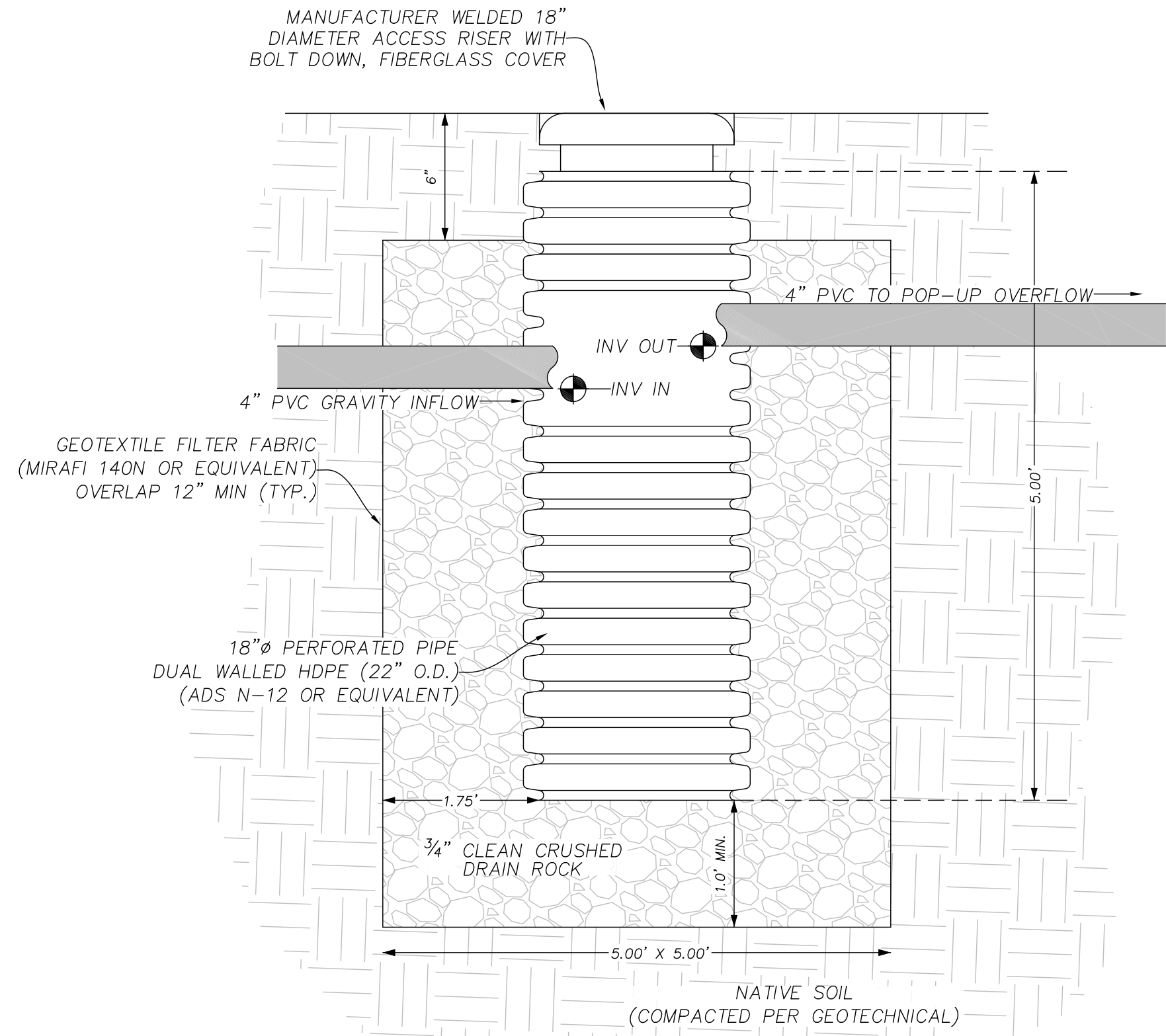


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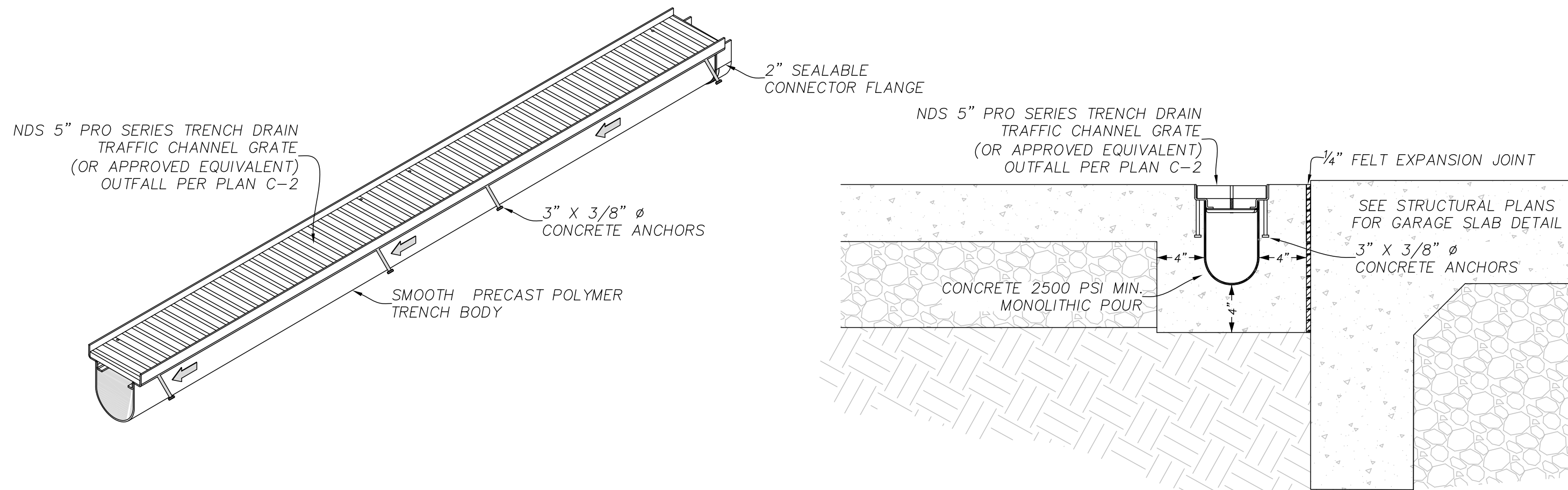
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C-3

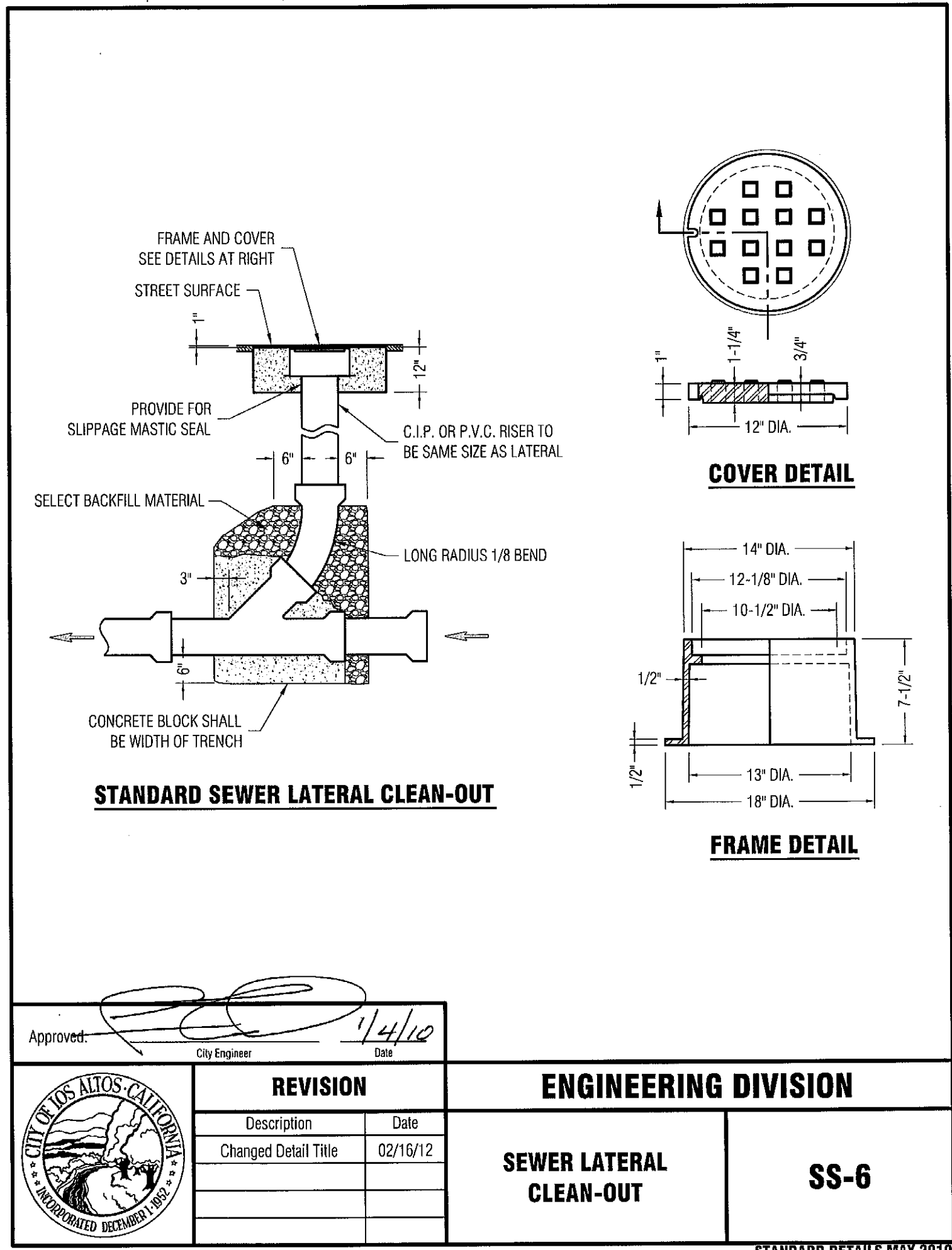
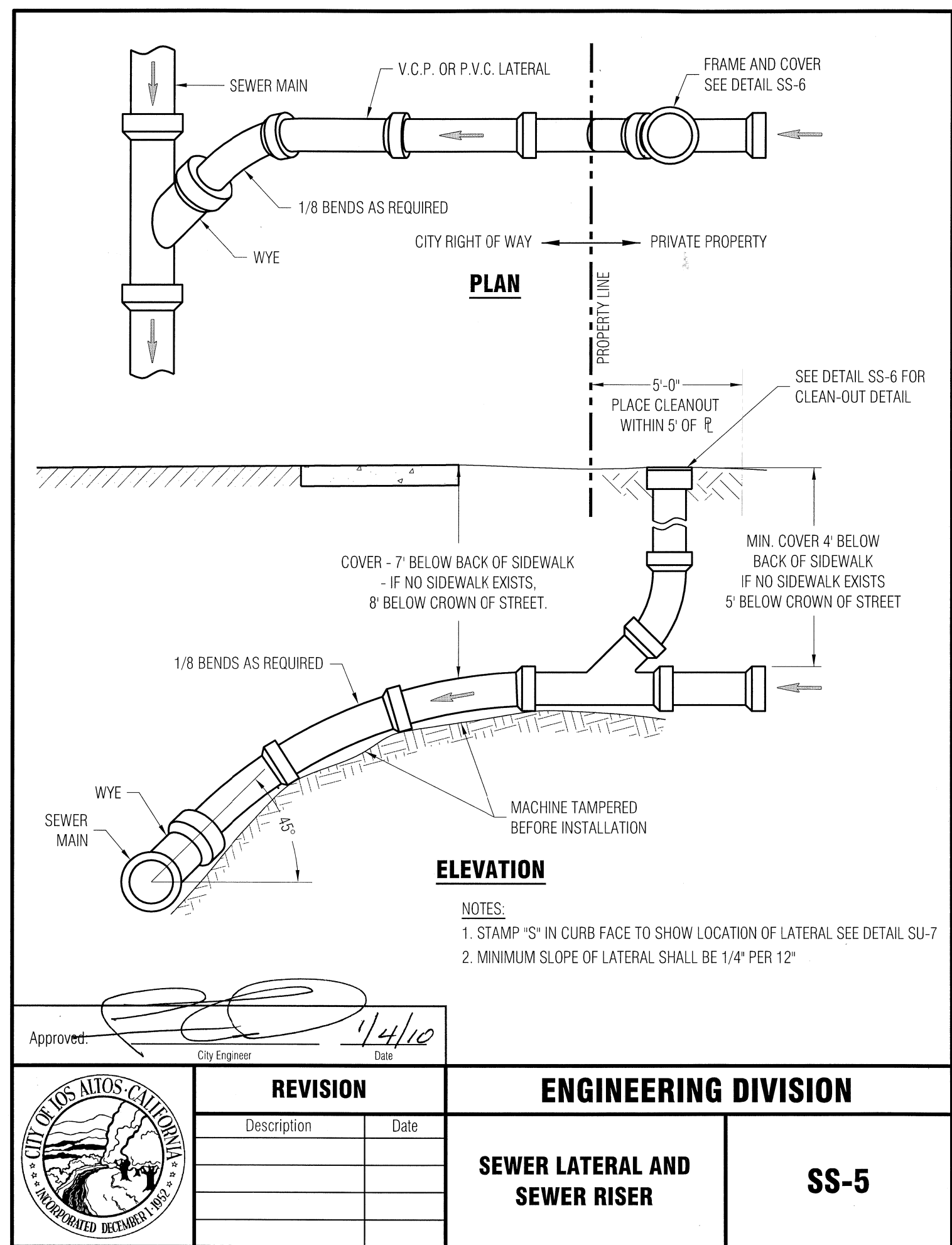
DETAILS



1 INFILTRATION DEVICE
NOT TO SCALE



2 TRENCH DRAIN
NOT TO SCALE



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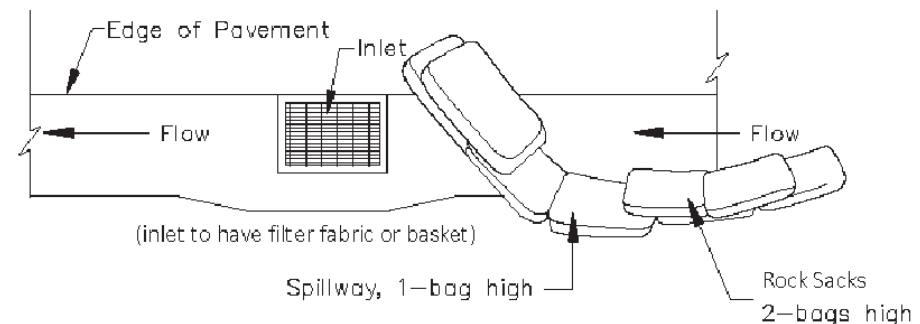
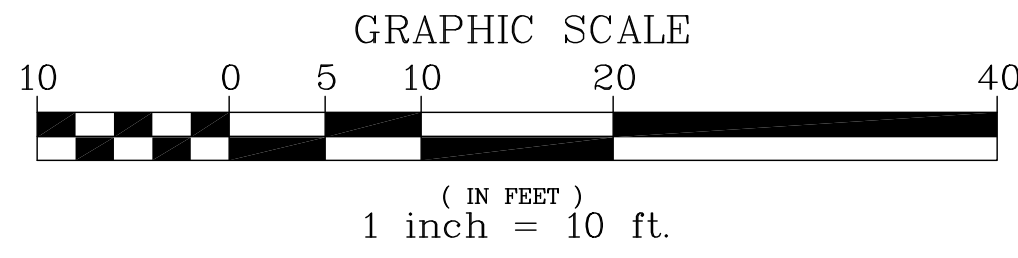
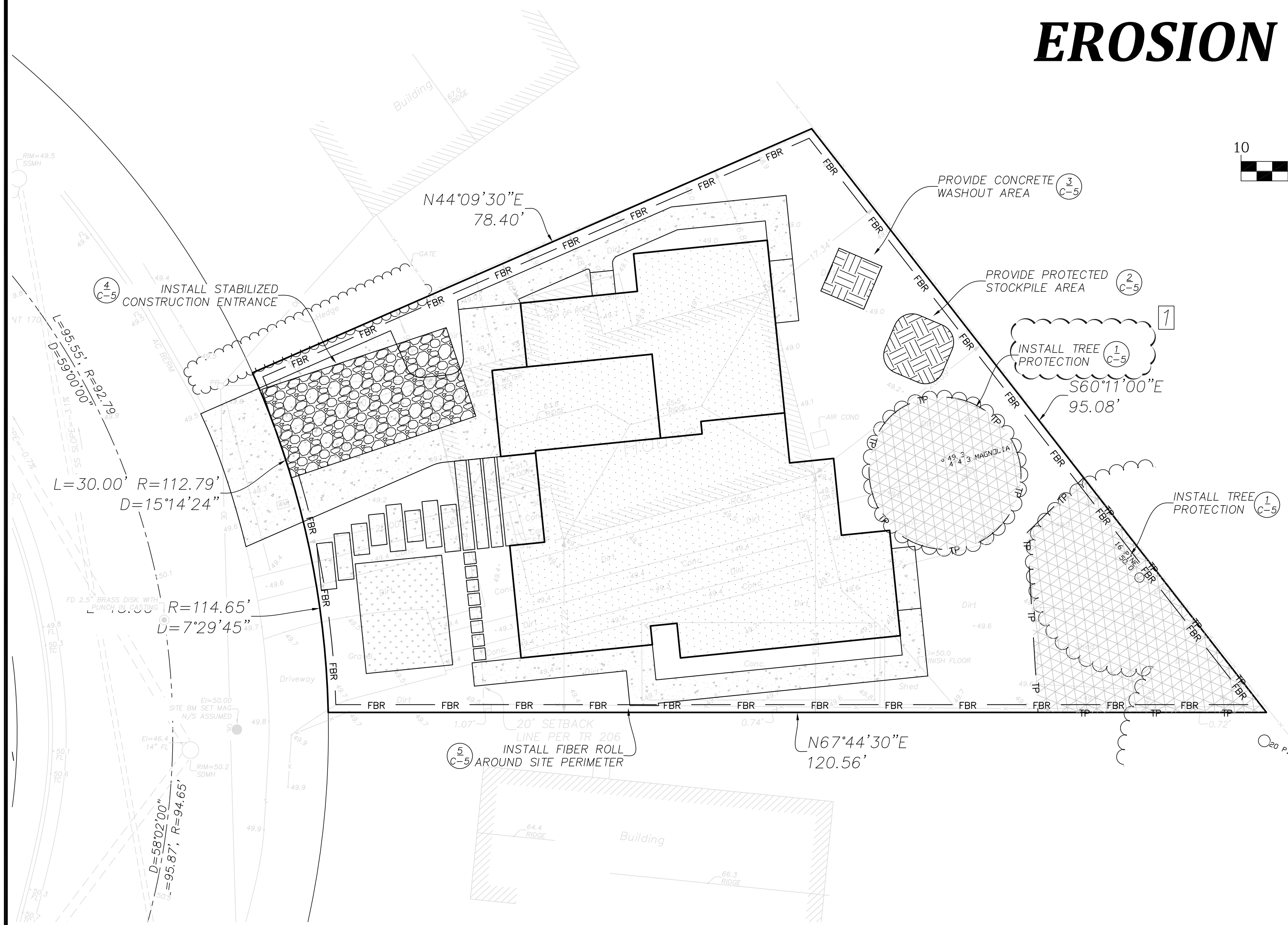


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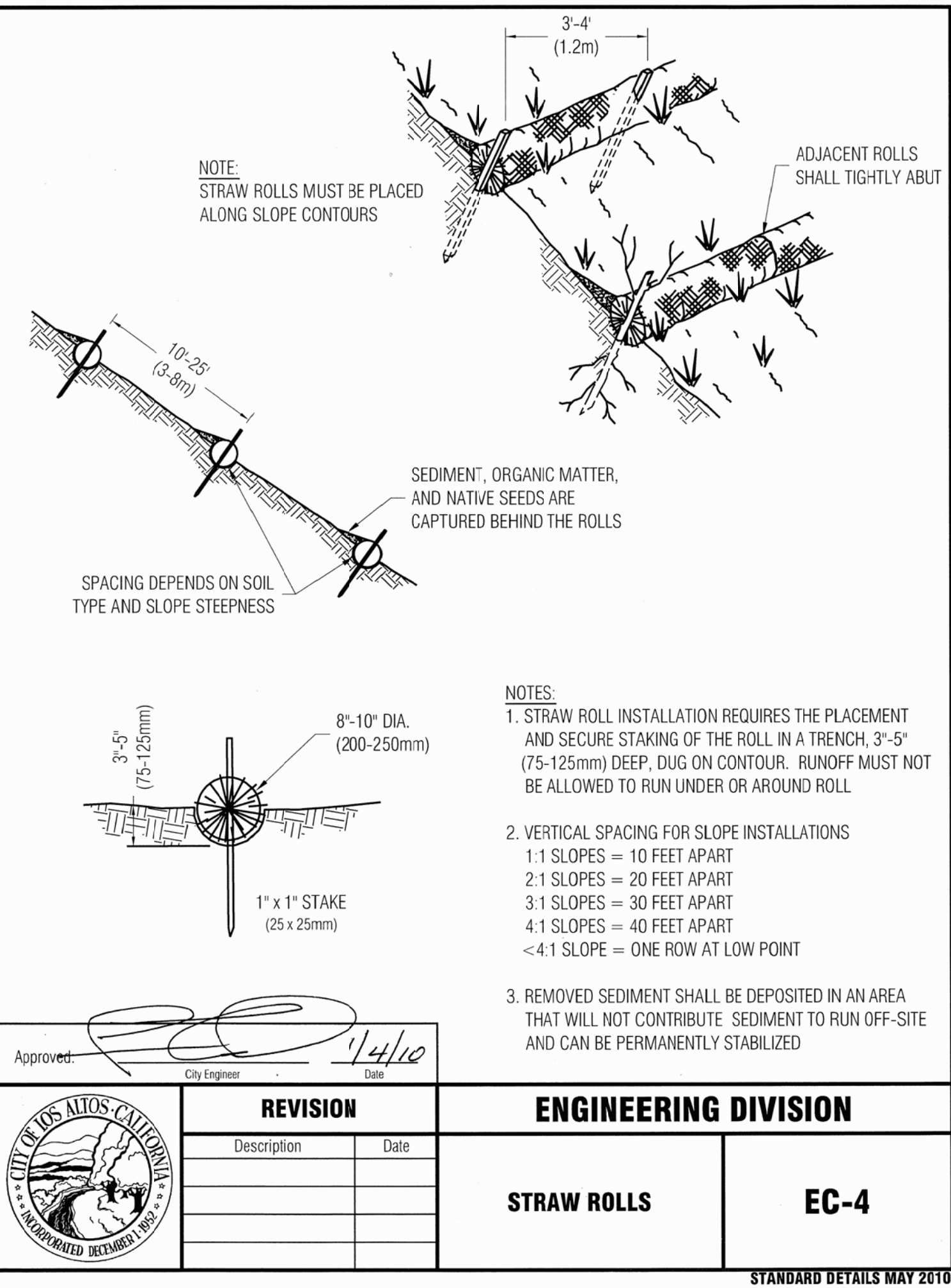
C-4

EROSION CONTROL PLAN

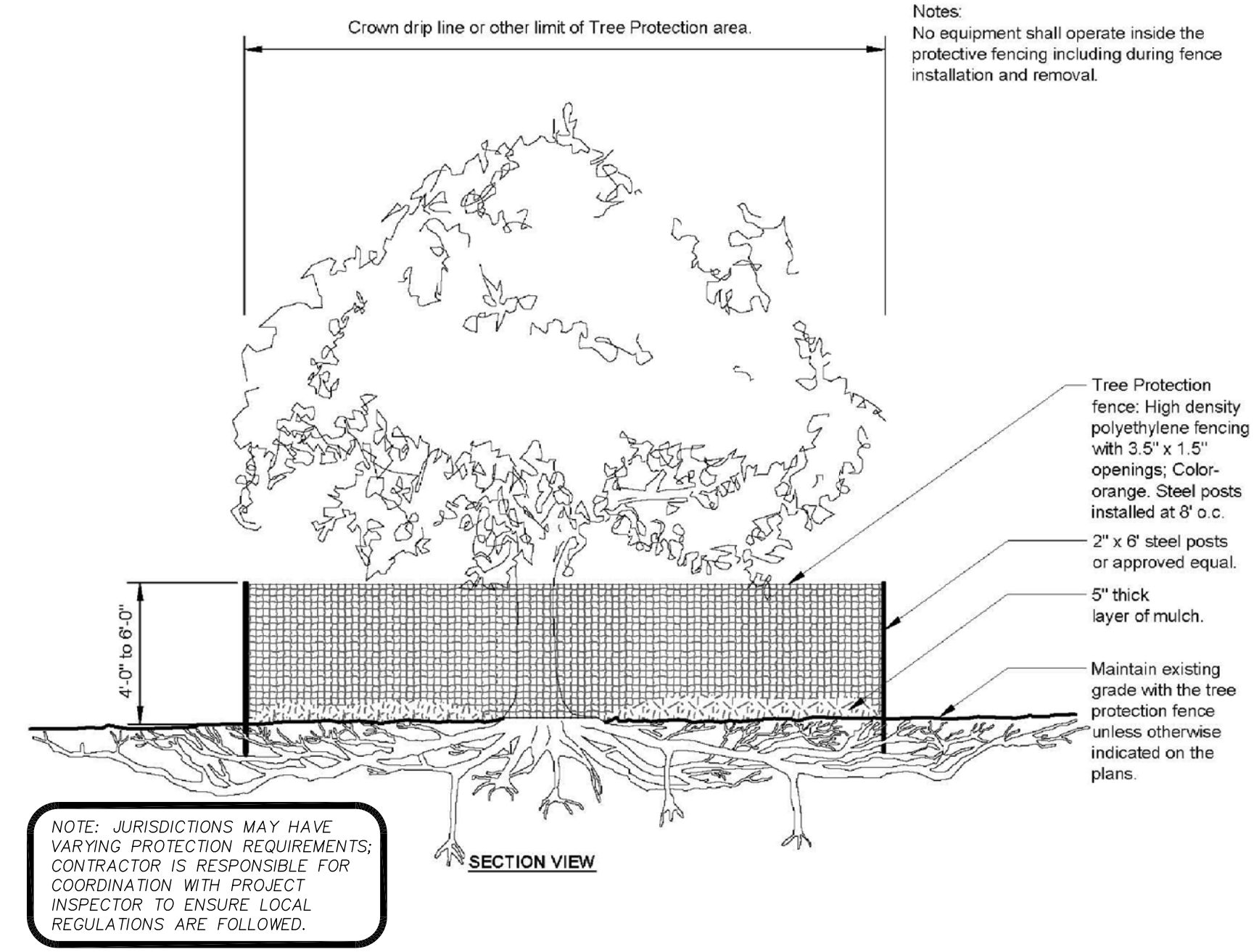


- NOTES:
- 1. Intended for short-term use.
 - 2. Use to inhibit non-storm water flow.
 - 3. Allow for proper maintenance and cleanup.
 - 4. Bags must be removed after adjacent operation is completed.
 - 5. Not applicable in areas with high silts and clays without filter fabric.
 - 6. Protection can be effective even if it is not immediately adjacent to the inlet provided that the inlet is protected from potential sources of pollution.

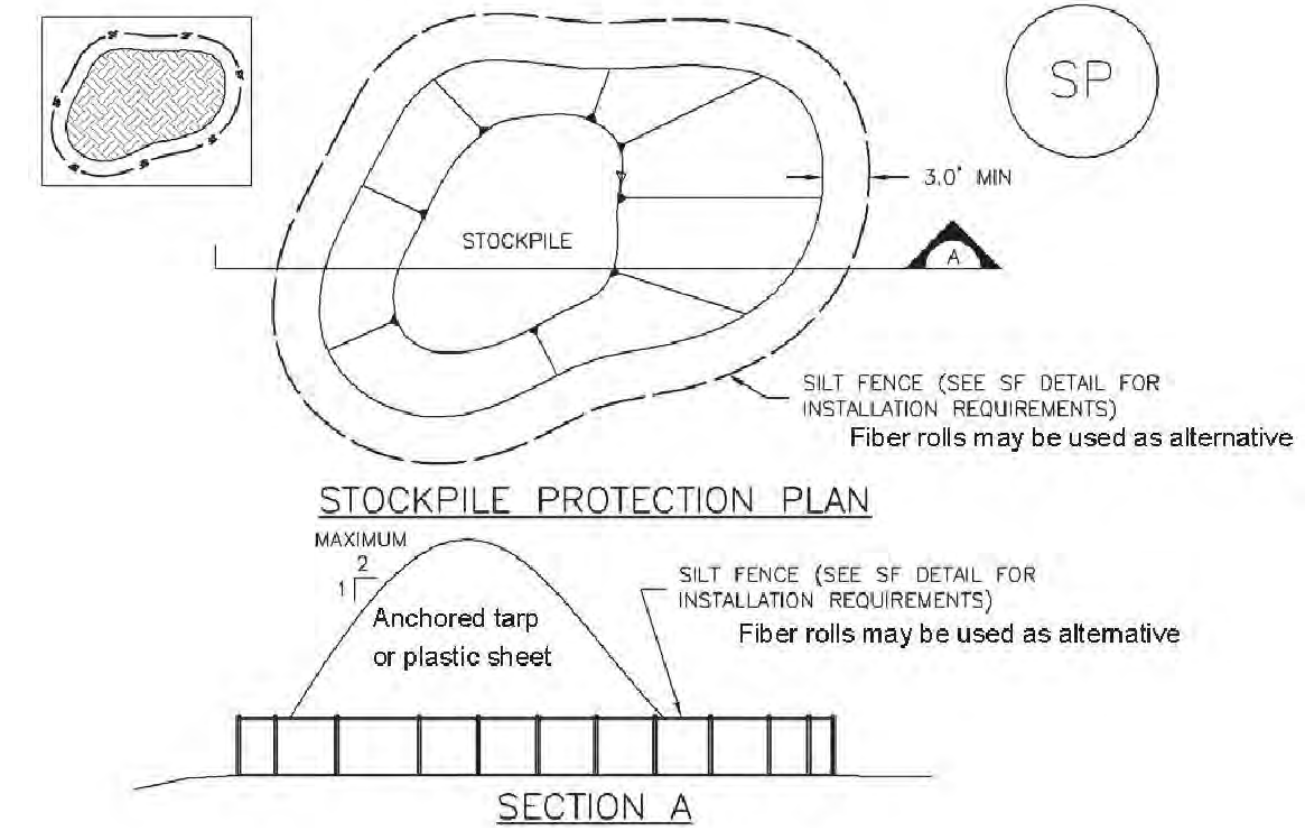
6 INLET PROTECTION NOT TO SCALE



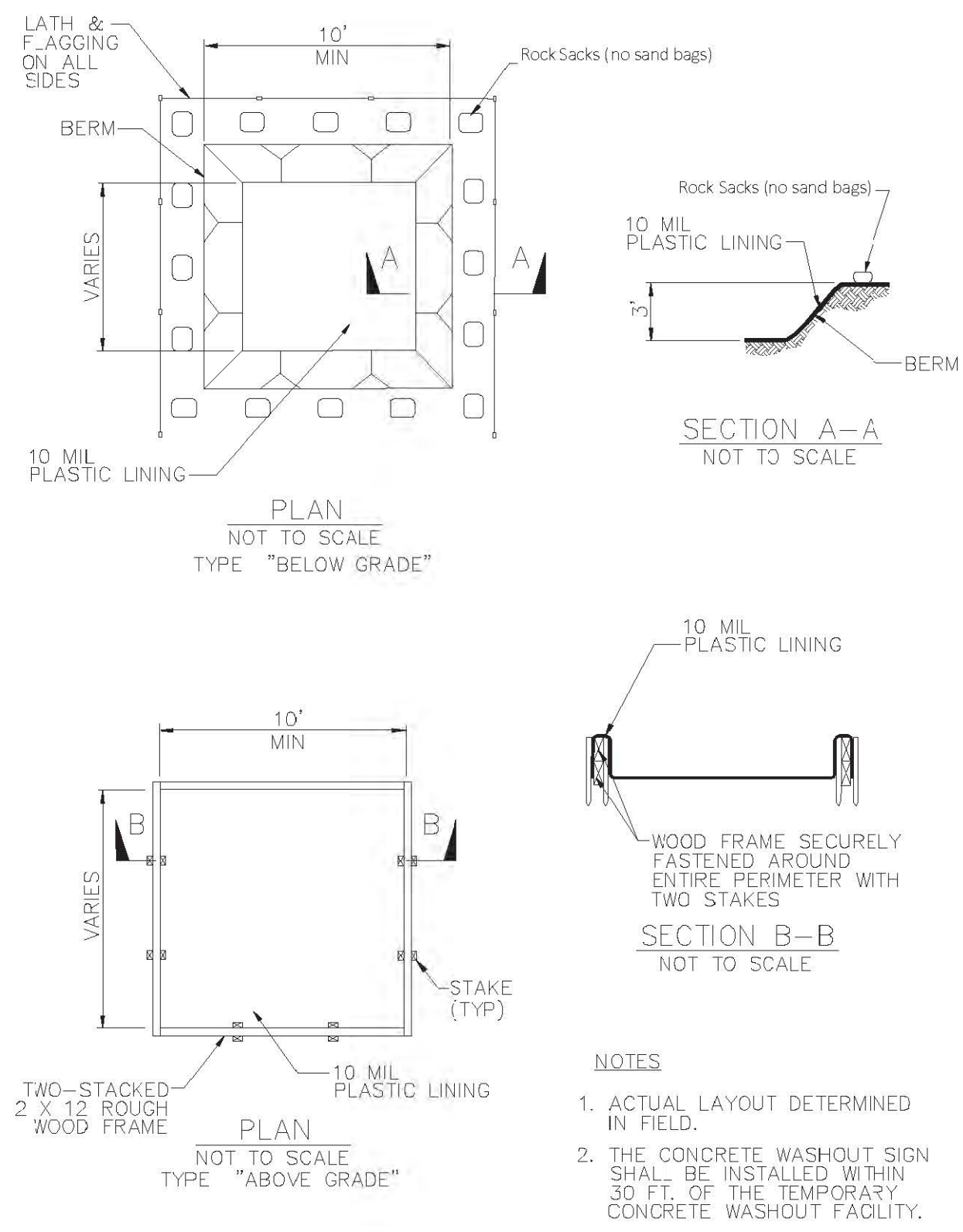
5 FIBER ROLL NOT TO SCALE



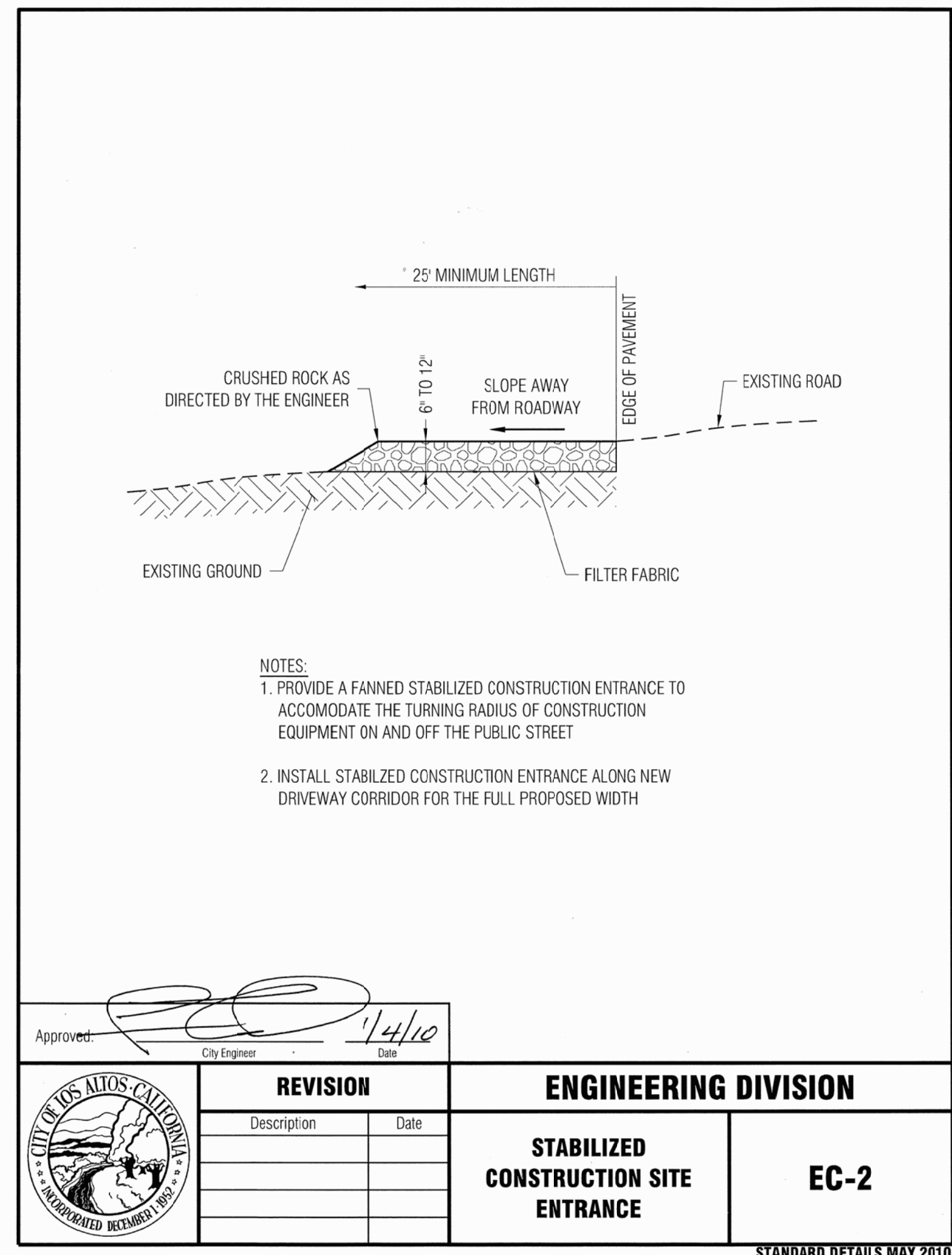
1 TREE PROTECTION NOT TO SCALE



2 STOCKPILE PROTECTION NOT TO SCALE



3 CONCRETE WASHOUT NOT TO SCALE



4 CONSTRUCTION ENTRANCE NOT TO SCALE

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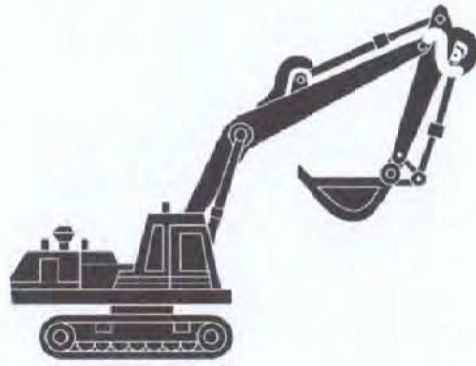
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Heavy Equipment Operation

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 on-site 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.

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-vegetate to prevent erosion 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 insecticide 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 in 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.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ☐ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to limit 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.

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 or when vehicle/equipment 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, 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 spills, leaks, 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 through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into trucks 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.

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 trucks 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 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 must comply with the practices described in this drawing sheet.

Spill Response Agencies

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

Local Pollution Control Agencies

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

Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Paint 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 thinners 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 Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines 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.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- ☐ Schedule excavation and grading work during dry weather.
- ☐ Perform major equipment repairs away from the job site.
- ☐ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ☐ Do not use diesel oil to lubricate equipment parts, or clean equipment.
- ☐ Practices During Construction
 - ☐ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - ☐ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, another aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff 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.

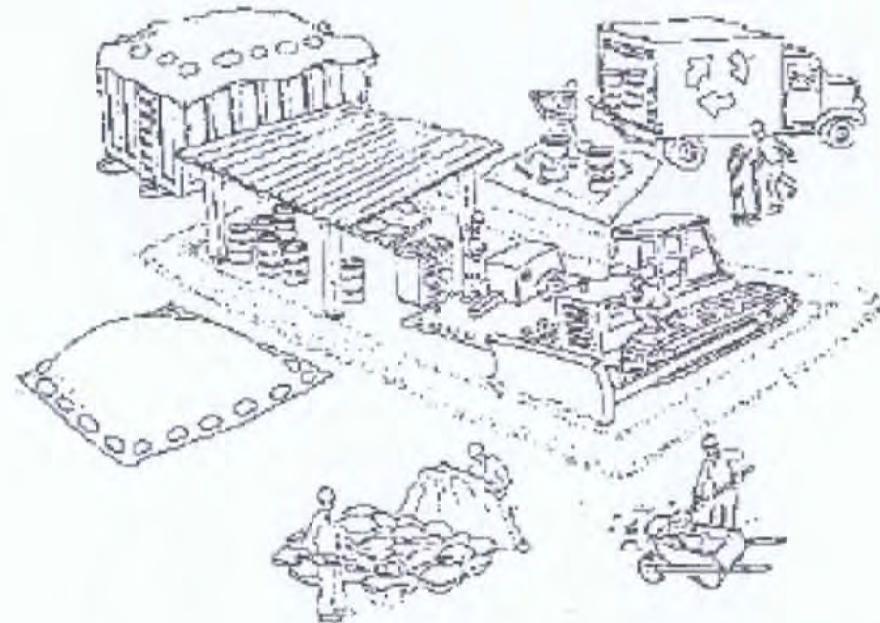
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

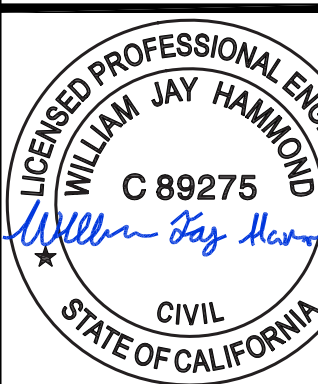


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DRAWN BY: VICTOR CHEN	SHEET	OF	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON			DRAWING NO.:

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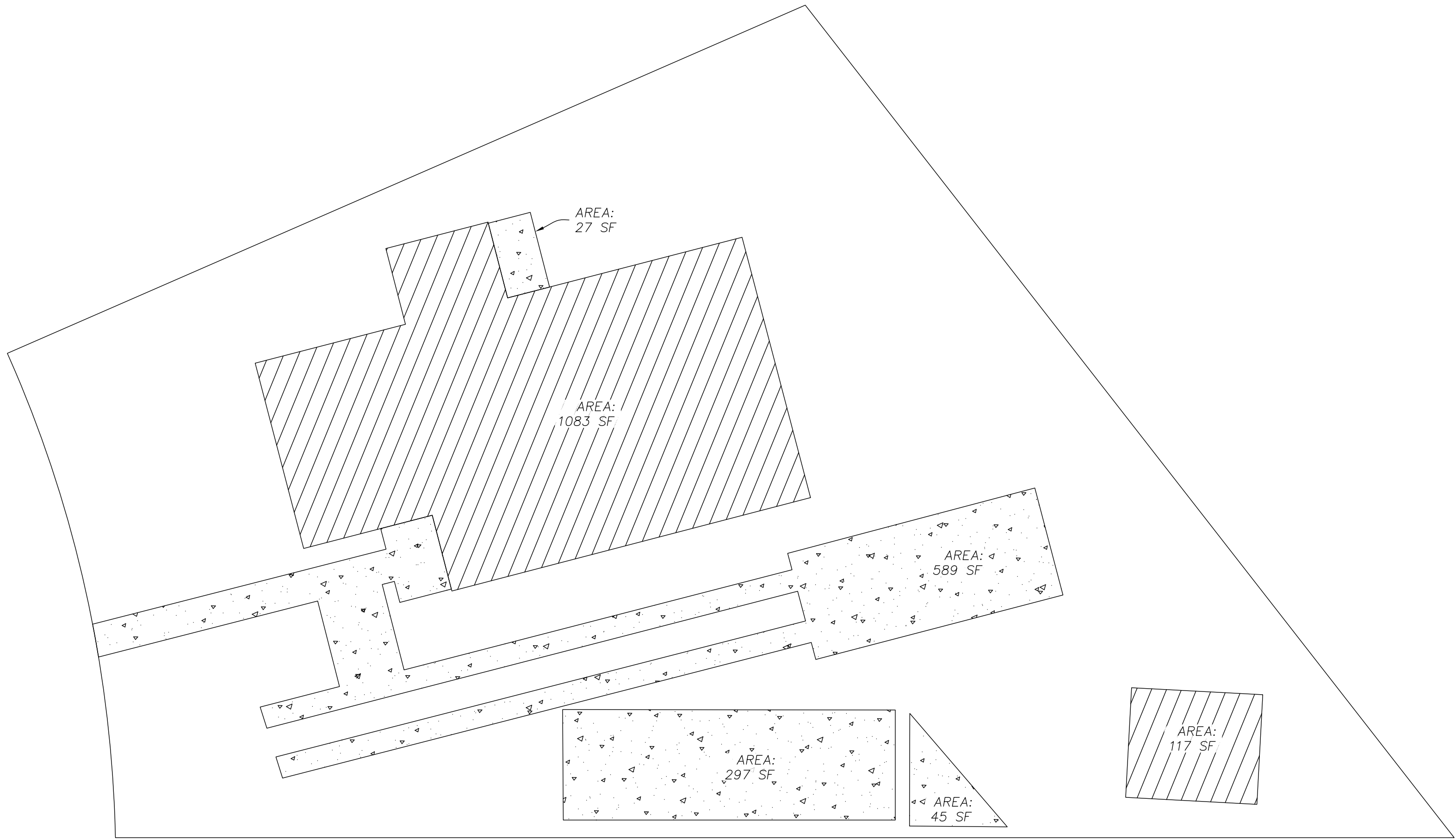
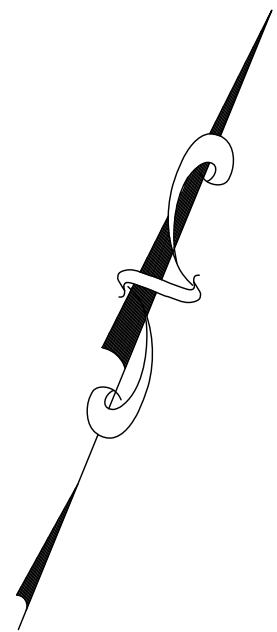
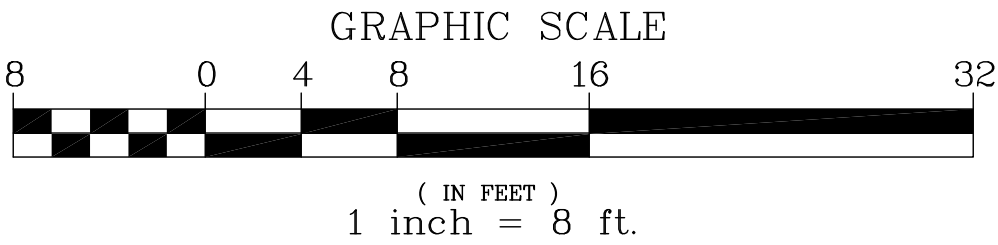
DATE	12/1/2023
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REVISIONS	PLAN	CHECK	COMMENTS #1
#	1		

SHEET NUMBER

C-6

IMPERVIOUS AREAS EXHIBIT

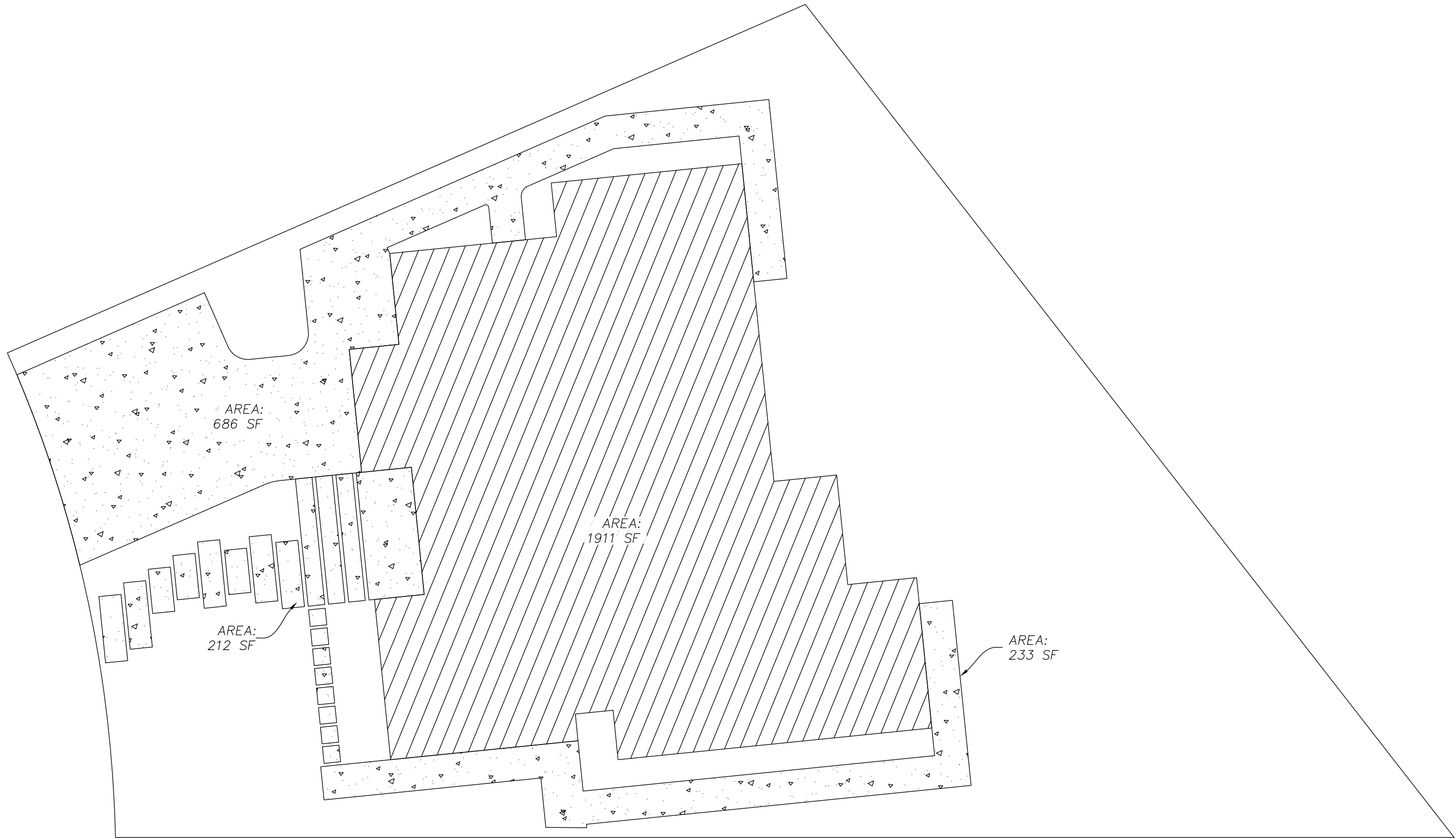


PRE-CONSTRUCTION

HATCH LEGEND

ROOF/BUILDING

BRICK/CONCRETE



POST-CONSTRUCTION

IMPERVIOUS SURFACE AREAS	
TOTAL PROPERTY AREA	6,175 FT ²
IMPERVIOUS AREAS	
PRE-CONSTRUCTION	2,158 FT ²
POST-CONSTRUCTION	3,042 FT ²
NET CHANGE	+884 FT ²

L. Wade Hammond
Civil Engineering & Land Surveying
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 wade@wlandsurveyor.com

SCALE	1" = 8'
DATE	10-2-2023
JOB#	5107
APN	170-01-005

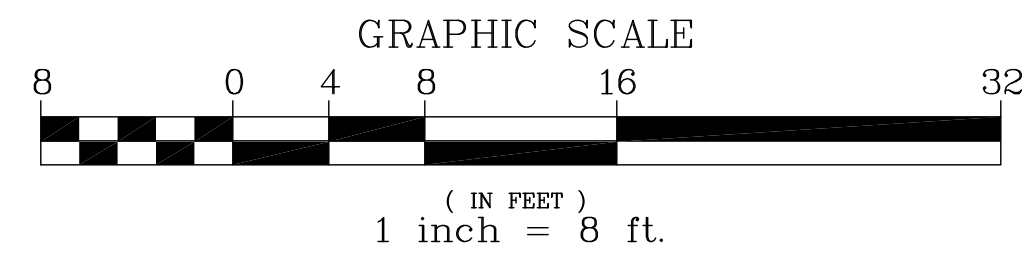
LIU RESIDENCE
70 CHESTER CIRCLE
LOS ALTOS, CA 94022
CITY OF LOS ALTOS SANTA CLARA COUNTY



#	REVISIONS	DATE
1	PLAN CHECK COMMENTS #1	12/1/2023

SHEET NUMBER

C-7



8-23-2022

ABBREVIATIONS

AC ASPHALT
CONC. CONCRETE
TC TOP OF CURB
FL FLOW LINE
SDMH STORM DRAIN MANHOLE
SSMH SANITARY SEWER MANHOLE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.04'-0.08' IN THICKNESS.

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: ASSUMED DATUM, POINT AS SHOWN

A BOUNDARY SURVEY WAS PERFORMED TO ACCURATELY LOCATE THE LEGAL PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS (BUILDING)

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY L. WADE HAMMOND LAND SURVEYOR. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.

TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- () RECORD DATA / REFERENCE
- WM WATER METER OR WATER VALVE BOX
- ⊕ FIRE HYDRANT
- 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- 16 12 8 OAK TREE WITH MULTIPLE TRUNKS
- TRUNK ↑ TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- +25.34 TOP OF CURB
- x—x— FENCE
- OE—OE— OVERHEAD WIRES
- PP POWER POLE
- + 12.34 SPOT ELEVATION
- SSCO 8.14 SANITARY SEWER CLEAN OUT
- Edge of AC PAVING



BOUNDARY AND
TOPOGRAPHIC SURVEY
70 CHESTER CIRCLE
LOS ALTOS
APN: 170-01-005
LOT 5, TR 206
LOT AREA: 6,175 SQ. FT.

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