

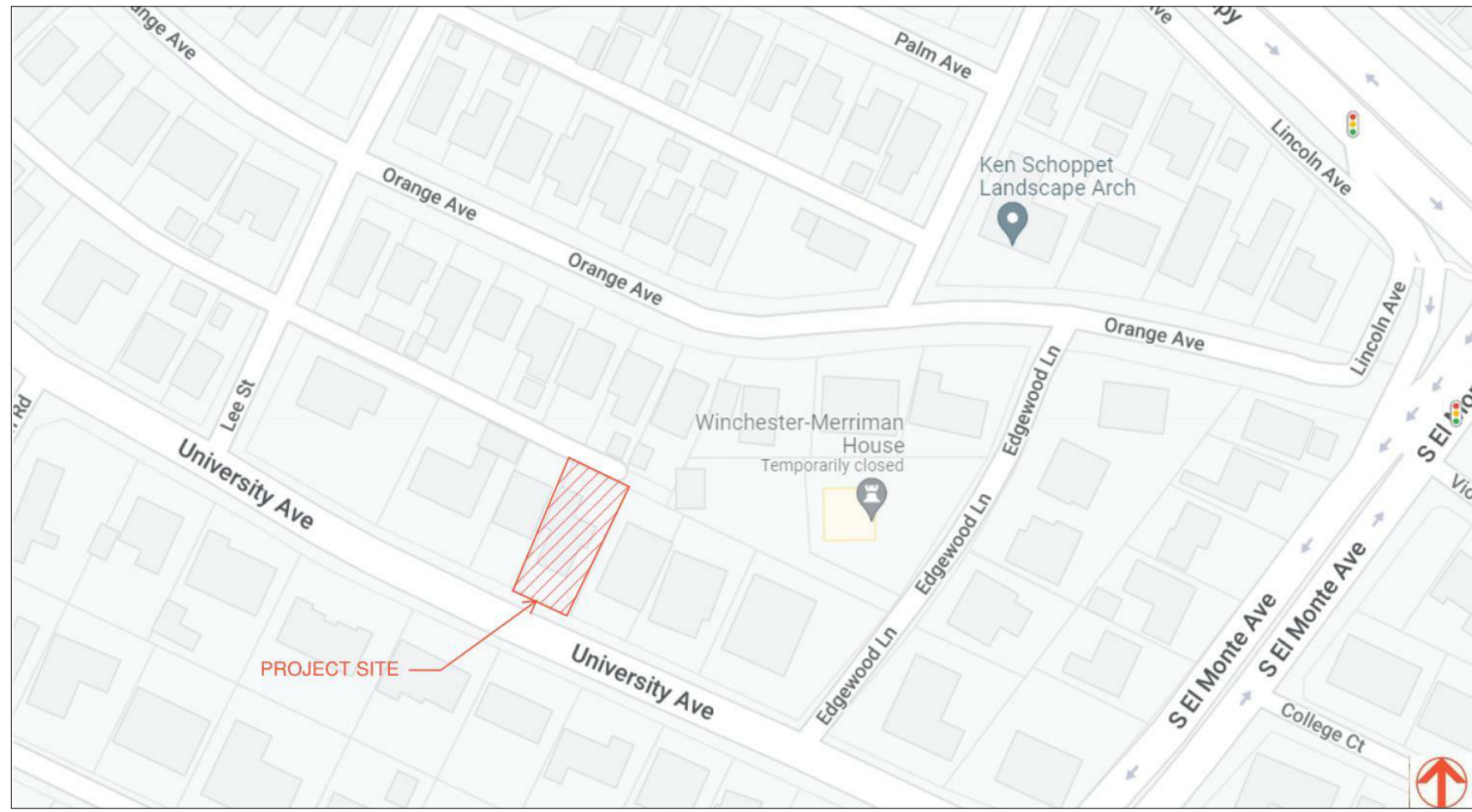
# 749 UNIVERSITY AVE

Los Altos, California

**RECEIVED**

Date: 3/3/23

CITY OF LOS ALTOS  
PLANNING



Vicinity Map



Transitional



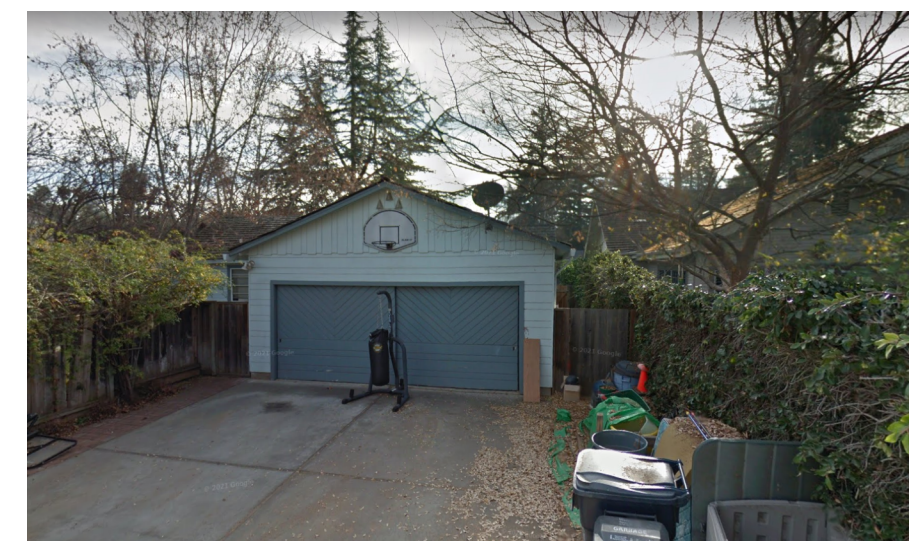
Site Contextual Map



1.



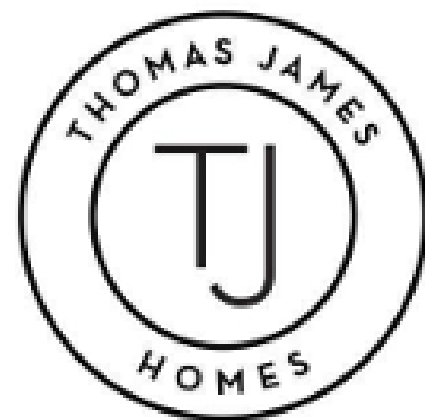
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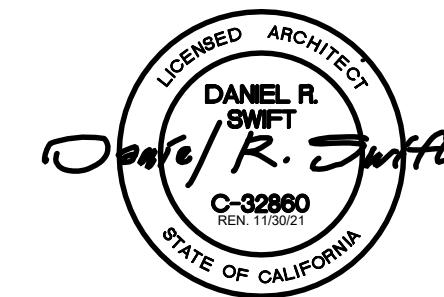
3.

DEVELOPMENT SUMMARY				DESIGN REVIEW SHEET INDEX			
LOCATION:	749 UNIVERSITY AVENUE			SHEET NUMBER	SHEET NAME		
ASSESSOR'S PARCEL NUMBER:	175-18-042			ARCHITECTURAL	A.0 COVER SHEET		
PARCEL AREA - GROSS:	8052 SQUARE FEET			A.1	SITE NEIGHBORHOOD		
ZONING DESIGNATION:	R1-10			A.2	NEIGHBORHOOD CONTEXT		
GENERAL PLAN DESIGNATION:	RESIDENTIAL SINGLE FAMILY			A.3	SITE PLAN		
PARKING REQUIRED:	2 TOTAL SPACES (1 MUST BE COVERED) MIN. GARAGE DIMENSIONS: 9'X18' PER SPACE			A.4	SITE DEMOLITION PLAN		
PROJECT DESCRIPTION:	DEMOLITION OF ONE SINGLE FAMILY DETACHED RESIDENCE OF 1811 SF AND THE CONSTRUCTION OF ONE NEW SINGLE FAMILY DETACHED RESIDENCE OF APPROX. 3053 SF. ALL EXISTING TREES TO REMAIN			A.5	AS-BUILT FLOOR PLAN		
TYPE OF CONSTRUCTION:	V-B			A.6	AS-BUILT ROOF PLAN		
OCCUPANCY GROUP:	R-3 / U-1			A.7	AS-BUILT EXTERIOR ELEVATIONS		
<b>LOT COVERAGE and FLOOR AREA CALCULATIONS</b>				A.8	MAIN FLOOR PLAN		
LOT SIZE: 8,052 SQUARE FEET	EXISTING	PROPOSED	ALLOWED / REQUIRED	A.9	UPPER FLOOR PLAN		
<b>LOT COVERAGE</b>	2,368 SQUARE FEET (29.4%)	2,178 SQUARE FEET (27.0%)	2,416 SQUARE FEET (30.0%)	A.10	EXTERIOR ELEVATIONS		
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT				A.11	EXTERIOR ELEVATIONS		
<b>FLOOR AREA</b>	2,368 SQUARE FEET (29.4%)	2,801 SQUARE FEET (34.8%)	2,818 SQUARE FEET (35.0%)	A.12	ROOF PLAN		
MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS				A.13	BUILDING SECTIONS		
<b>LOT COVERAGE CALCULATION</b>				A.14	FLOOR AREA DIAGRAMS		
ADU IS EXEMPT FROM THIS CALCULATION				A.15	COLOR/MATERIAL BOARD AND RENDERINGS		
<b>AREA SCHEDULE.</b>				A.16	COLOR/MATERIAL SPECIFICATIONS		
ADU IS EXEMPT FROM THIS CALCULATION				CIVIL	1 TOPOGRAPHY SURVEY		
<b>MAIN FLOOR</b>				GP-1	NOTES, LEGEND, ABBREVIATIONS & SITEPLAN		
<b>2-CAR GARAGE</b>				GP-2	DETAILS		
<b>COVERED PORCH</b>				ECP-1	EROSION CONTROL PLAN		
<b>COVERED PATIO</b>				ECP-2	EROSION CONTROL NOTES & DETAILS		
<b>TOTAL SQUARE FOOTAGE:</b>				ECP-3	CLEAN BAY BLUEPRINT		
<b>LOT AREA:</b>				<b>LANDSCAPE</b>			
<b>LOT COVERAGE:</b>				L1.1	LAYOUT PLAN, NOTES, AND LEGEND		
<b>MAX LOT COVERAGE:</b>				L1.2	CONSTRUCTION DETAILS		
				L2.1	PLANTING PLAN, NOTES, AND LEGEND		
				L2.2	PLANTING PALETTE		
				L2.3	PLANTING DETAILS		
				L2.4	TREE PROTECTION PLAN AND NOTES		
				TOTAL NUMBER OF SHEETS: 29			
				<b>PROJECT TEAM</b>			
				PROJECT NAME:	749 UNIVERSITY AVE - SINGLE-FAMILY DETACHED HOUSE		
				LOCAL JURISDICTION:	CITY OF LOS ALTOS 1 NORTH SAN ANTONIO ROAD LOS ALTOS, CALIFORNIA 94022 PHONE: (650) 947-2700		
				BUILDER / DEVELOPER:	THOMAS JAMES HOMES 275 SHORELINE DRIVE, SUITE 428 REDWOOD CITY, CALIFORNIA 94065 CONTACT: AARON HOLLISTER PHONE: (650) 562-8082 EMAIL: ahollister@tjhusa.com		
				ARCHITECT:	BSB DESIGN, INC. 11211 GOLD COUNTRY BLVD, SUITE 101 GOLD RIVER, CALIFORNIA 95760 CONTACT: MATT HORNICEK PHONE: (916) 941-0990 EMAIL: mhornicek@bsbdesign.com		
				CIVIL:	CARLSON BARBEE & GIBSON, INC. 2633 CAMINO RAMON # 350 SAN RAMON, CALIFORNIA 94583 CONTACT: RYAN NYBERG PHONE: (925) 866-0322 EMAIL: rnyberg@cbandg.com		
				LANDSCAPE:	ROACH & CAMPBELL 111 SCRIPPS DRIVE SACRAMENTO, CA 95825 CONTACT: AIMEE HENDRIE PHONE: (916) 501-4646 EMAIL: aimee@roachcampbell.com		
<b>SQUARE FOOTAGE BREAKDOWN</b>				<b>SETBACK REQUIREMENTS</b>			
HABITABLE LIVING AREA:	1,085 SQUARE FEET	+1,971 SQUARE FEET	3,056 SQUARE FEET	MAIN HOUSE	EXISTING	PROPOSED	ALLOWED / REQUIRED
NON-HABITABLE AREA:	1,097 SQUARE FEET	-42 SQUARE FEET	1,055 SQUARE FEET	FRONT	25'-0" feet	35'-0" feet	25'-0" feet
				REAR	25'-0" feet	27'-6" feet	25'-0" feet
				LEFT SIDE (1ST/2ND)	6'-0" feet	6'-6" feet / 15'-6" feet	6'-0" feet / 6'-0" feet
				RIGHT (1ST/2ND)	6'-0" feet	6'-6" feet / 14'-0" feet	6'-0" feet / 6'-0" feet
<b>LOT CALCULATIONS</b>				<b>FRONTAGE IMPROVEMENTS</b>			
NET LOT AREA:	8052 SQUARE FEET			ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ADDITIONALLY, ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.			
FRONT YARD HARDSCAPE AREA:	3,221 SF (40%)			ANY ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY			
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING & PROPOSED):	3575 SQ FT					
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	0 SQ FT					
	NEW SOFTSCAPE (DISTURBED) AREA:	4477 SQ FT					
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA						

\* LOT CALCULATIONS TABLE ABOVE INCLUDES INFORMATION PROVIDED BY THE LANDSCAPE ARCHITECT. SEE LANDSCAPE DRAWINGS FOR COMPLETE LANDSCAPE INFORMATION AND CALCULATIONS.



Redwood City, California



**COVER SHEET** **A.0**  
**749 UNIVERSITY AVE**  
Los Altos, California







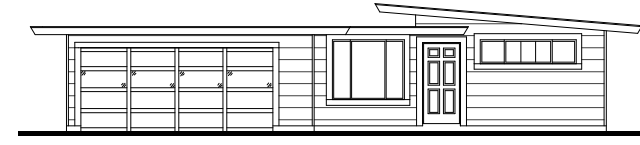
**731 University**



**745 University**



**749 University**



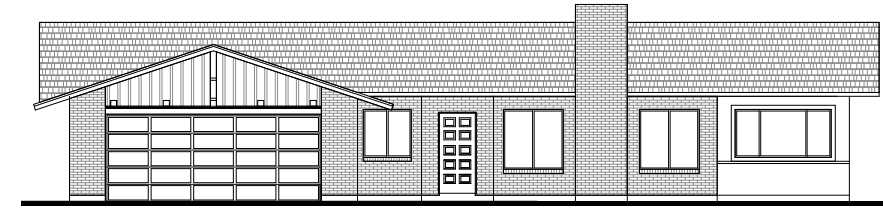
**751 University**



**757 University**



**770 University**



**762 University**



**756 University**



**752 University**



**728 Orange**

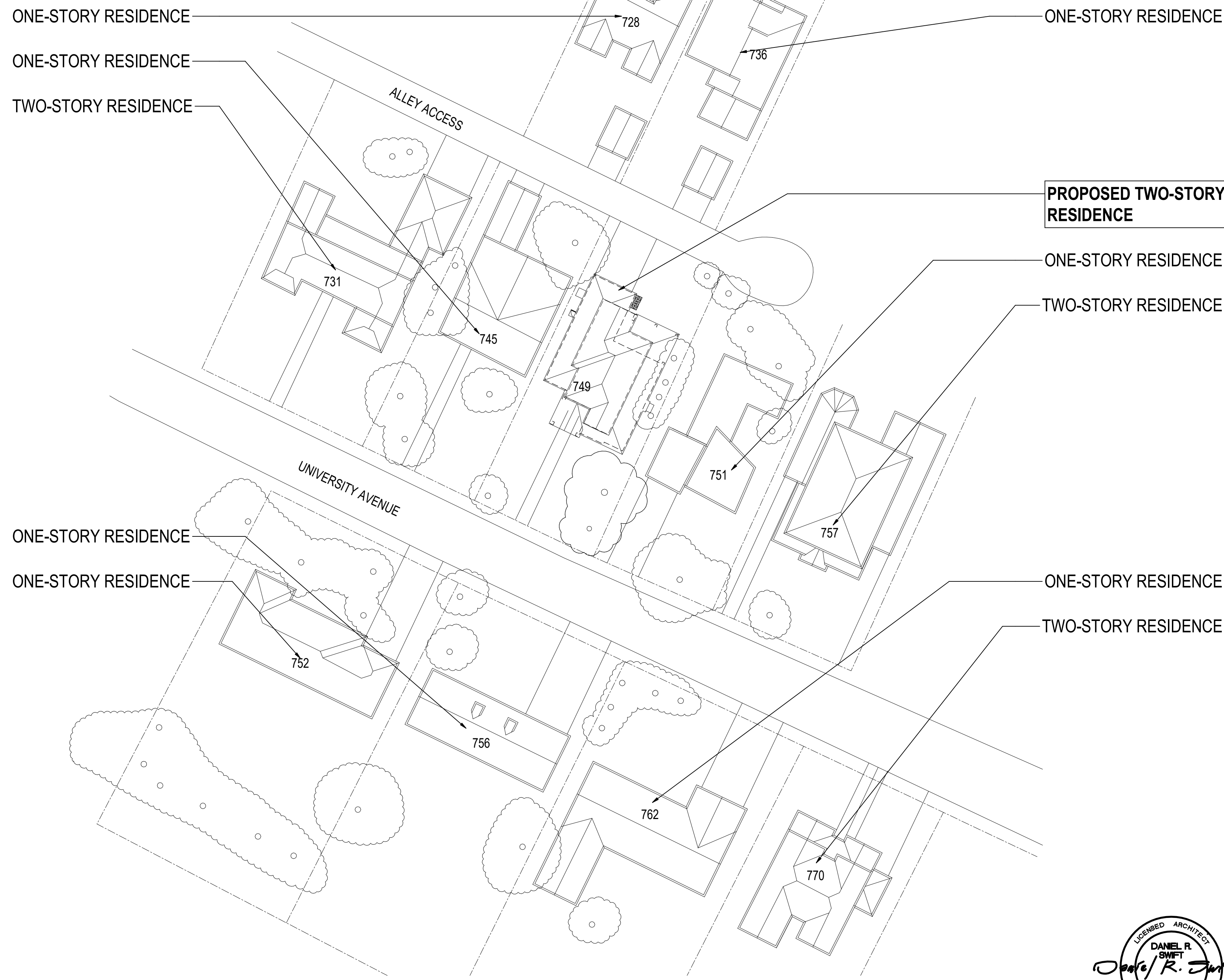


**736 Orange**



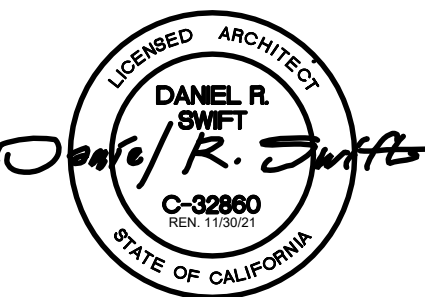
Redwood City, California

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**Site Neighborhood**

**SITE NEIGHBORHOOD A.1**  
**749 UNIVERSITY AVE**  
Los Altos, California



February 16, 2023 | SF220089.00





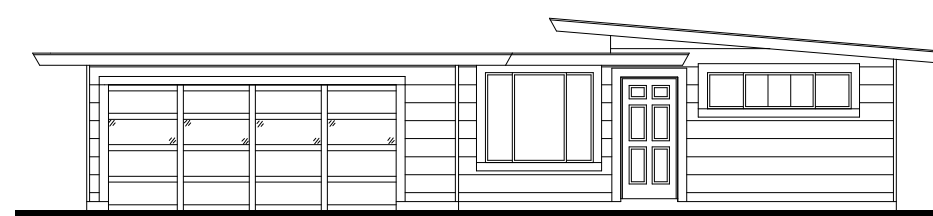
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**745 University**



**749 University**



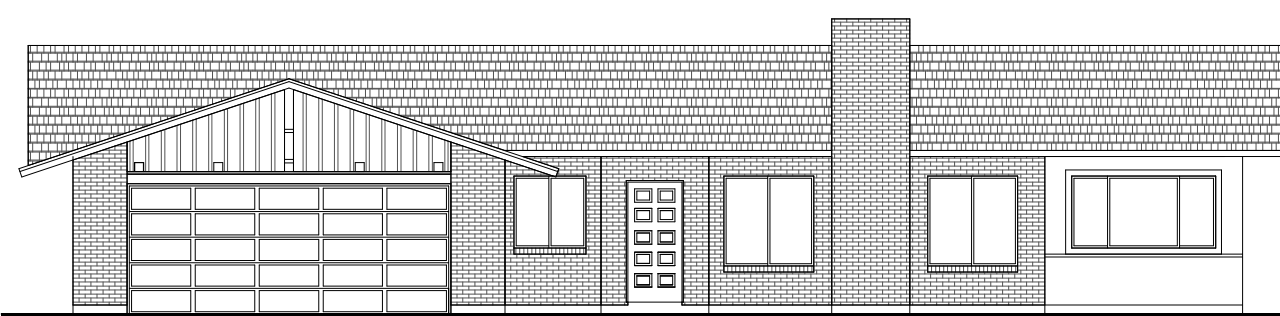
**751 University**



**757 University**



**770 University**



**762 University**



**756 University**



**736 Orange**



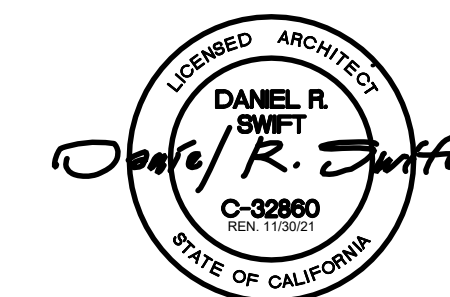
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**728 Orange**



Redwood City, California

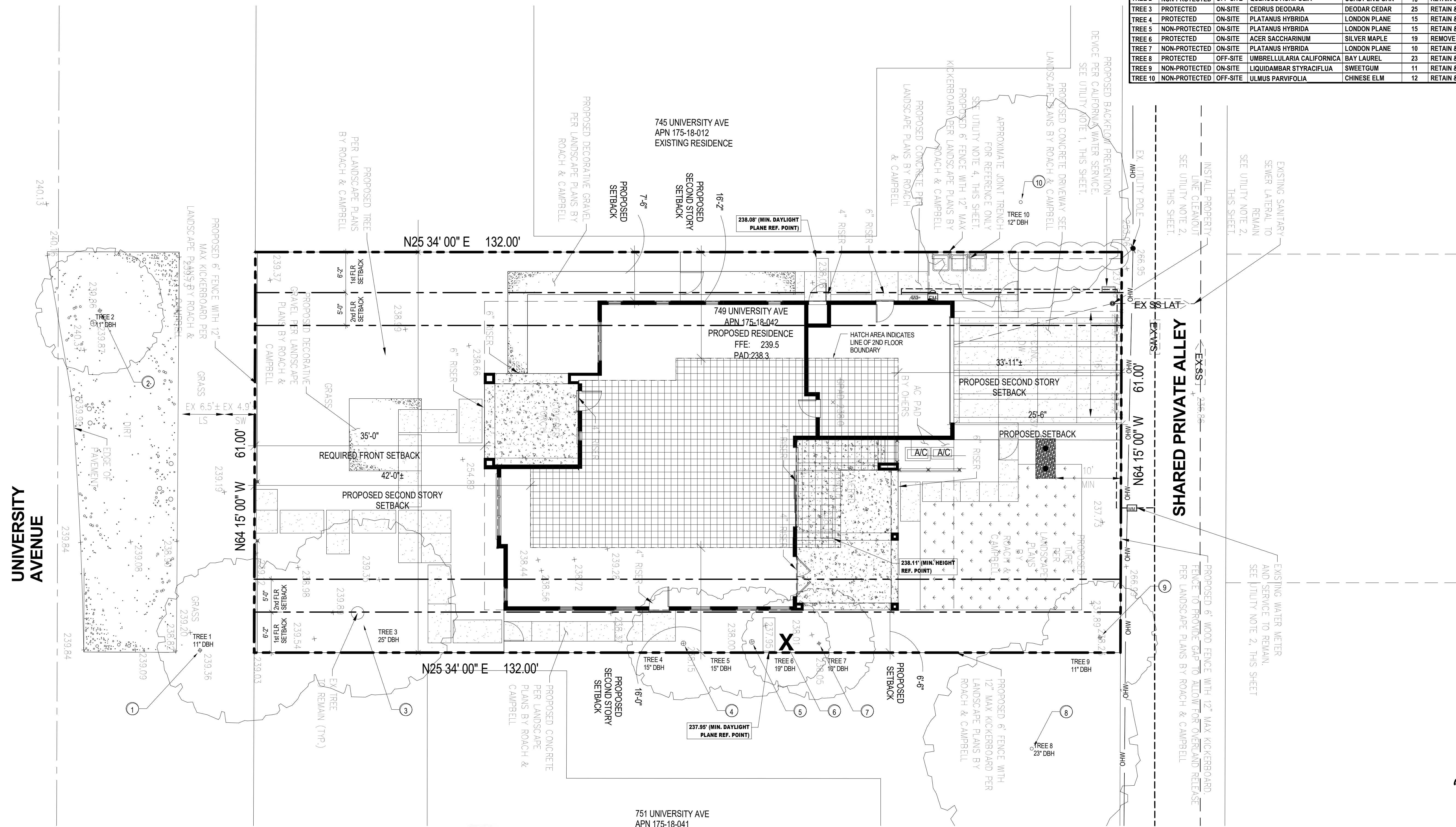


NEIGHBORHOOD CONTEXT A.2  
**749 UNIVERSITY AVE**  
Los Altos, California





TREE PROTECTION CHART						
MARK	STATUS	LOCATION	SCIENTIFIC NAME	COMMON NAME	DBH (IN)	ACTION
TREE 1	NON-PROTECTED	OFF-SITE	PISTACIA CHINENSIS	CHINESE PISTACHE	11	RETAIN & PROTECT
TREE 2	NON-PROTECTED	OFF-SITE	QUERCUS AGRIFOLIA	COAST LIVE OAK	10	RETAIN & PROTECT
TREE 3	PROTECTED	ON-SITE	CEDRUS DEODARA	DEODAR CEDAR	25	RETAIN & PROTECT
TREE 4	PROTECTED	ON-SITE	PLATANUS HYBRIDA	LONDON PLANE	15	RETAIN & PROTECT
TREE 5	NON-PROTECTED	ON-SITE	PLATANUS HYBRIDA	LONDON PLANE	15	RETAIN & PROTECT
TREE 6	PROTECTED	ON-SITE	ACER SACCHARINUM	SILVER MAPLE	19	REMOVE
TREE 7	NON-PROTECTED	ON-SITE	PLATANUS HYBRIDA	LONDON PLANE	10	RETAIN & PROTECT
TREE 8	PROTECTED	OFF-SITE	UMBRELLULARIA CALIFORNICA	BAY LAUREL	23	RETAIN & PROTECT
TREE 9	NON-PROTECTED	ON-SITE	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	11	RETAIN & PROTECT
TREE 10	NON-PROTECTED	OFF-SITE	ULMUS PARVIFOLIA	CHINESE ELM	12	RETAIN & PROTECT

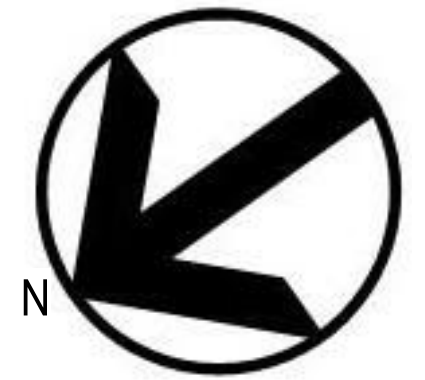


Redwood City, California

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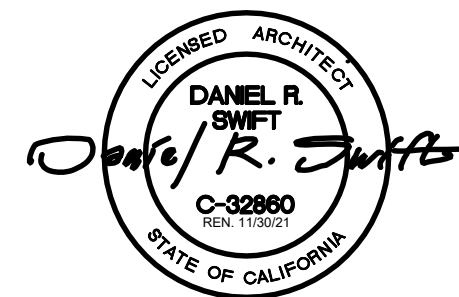
# Architectural Site Plan

SCALE: 1/8" = 1'-0"



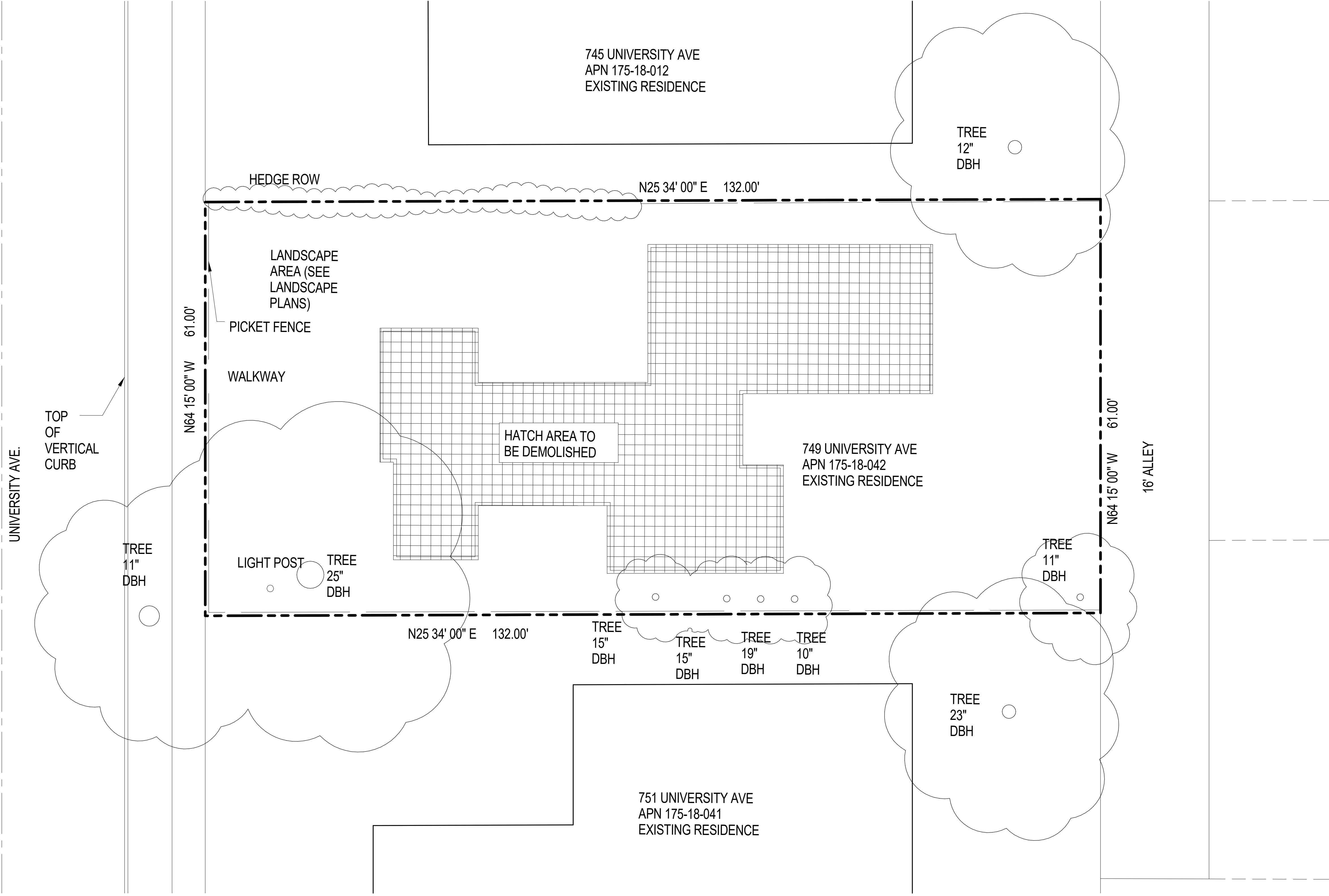
# SITE PLAN A.3 749 UNIVERSITY AVE

Los Altos, California



February 16, 2023 | SF220089.00





Redwood City, California

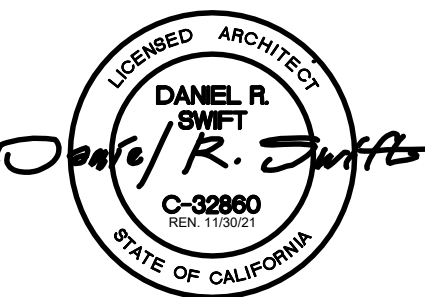
# Site Demolition Plan

SCALE: 1/8" = 1'-0"



# SITE DEMOLITION PLAN A.4 749 UNIVERSITY AVE

Los Altos, California





# LEGEND

- LOW CASEWORK
- UPPER CASEWORK
- FULL HEIGHT CASEWORK
- WD = WASHER/DRYER COMBO
- W = WASHER
- D = DRYER
- RANGE
- REFR = REFRIGERATOR
- OVEN
- DW = DISH WASHER
- TC = TRASH COMPACTOR
- FURN = FURNACE
- WALL HEATER
- GAS METER
- ELECTRIC METER
- SOLAR COMPONENTS
- ELECTRICAL PANEL
- TANKLESS WATER HEATER
- WATER HEATER
- FLOOR DRAIN
- CEILING HEIGHT
- HEADER HEIGHT



**PRECISION PROPERTY MEASUREMENTS**  
 3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR  
 LONG BEACH CA | 90804  
 T 562.621.9100  
 F 888.698.2966  
 WWW.PPMCO.NET



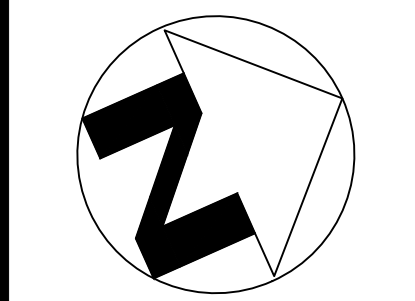
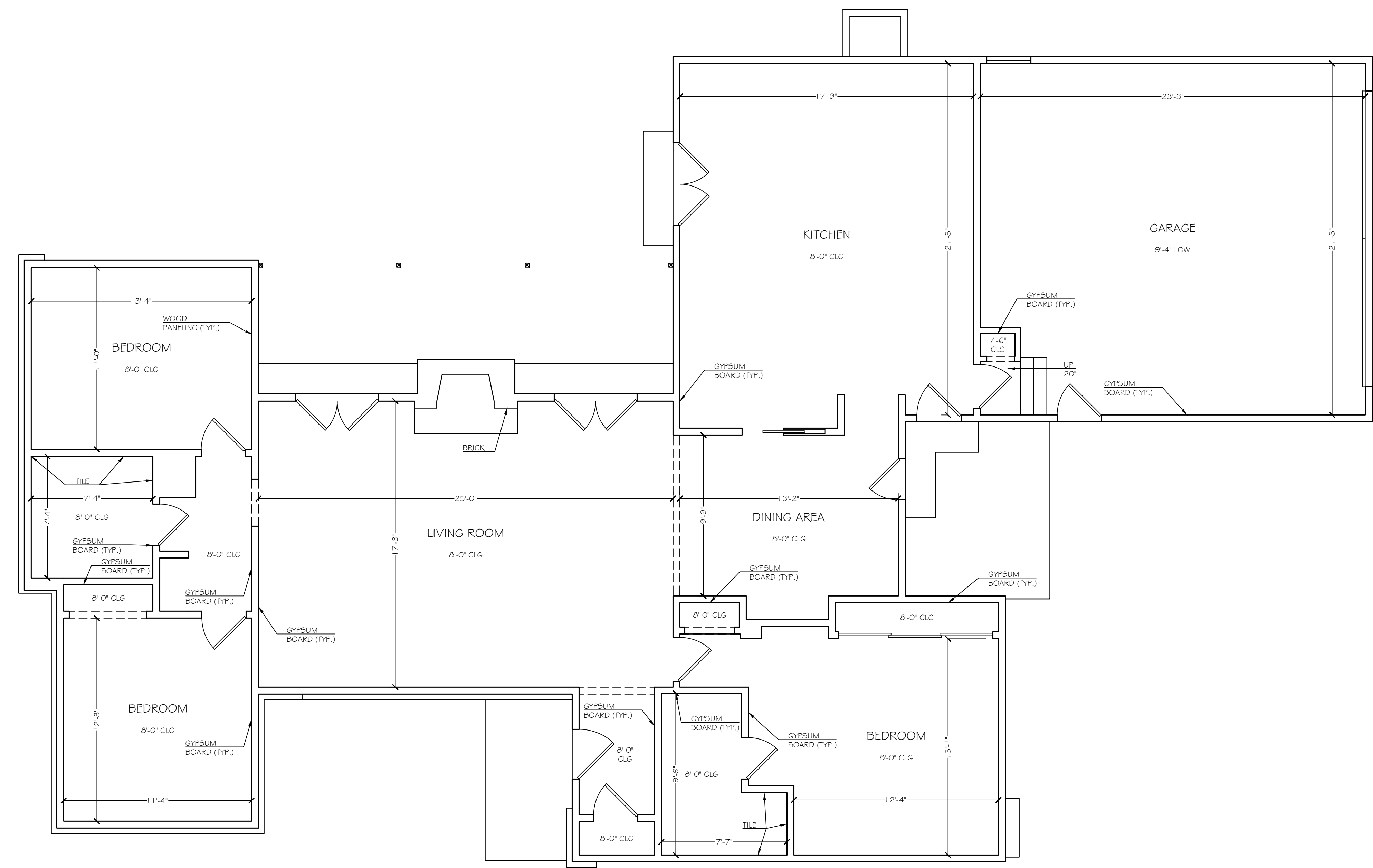
PREPARED FOR  
**THOMAS JAMES HOMES**

PROJECT TYPE  
**FLOOR PLAN**

PROJECT NAME  
**749 UNIVERSITY AVENUE RESIDENCE**

PROJECT ADDRESS  
**749 UNIVERSITY AVE, LOS ALTOS, CA 94022**

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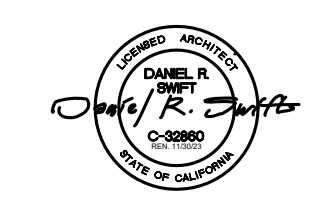
SCALE  
 1/4" = 1'-0"

PROJECT  
 2980\_BA

APPROVED BY  
 ZJ

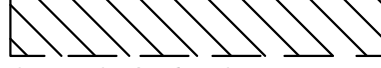

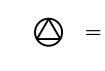
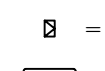

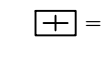
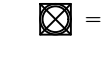

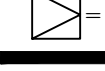

DATE  
 03/04/22

SHEET  
 1 of 3



**A.5**



-  CHIMNEY OUTLINE
-  BUILDING FOOTPRINT
-  = ROOF DRAIN
-  = DOWNSPOUT
-  = AIR CONDITIONER
-  = UTILITY BOX
-  = ROOF VENT
-  = ROOF VENT
-  = ROOF TOP UNIT
-  = ROOF TOP HATCH



PREPARED FOR

THOMAS  
HOMES

PROJECT TYPE

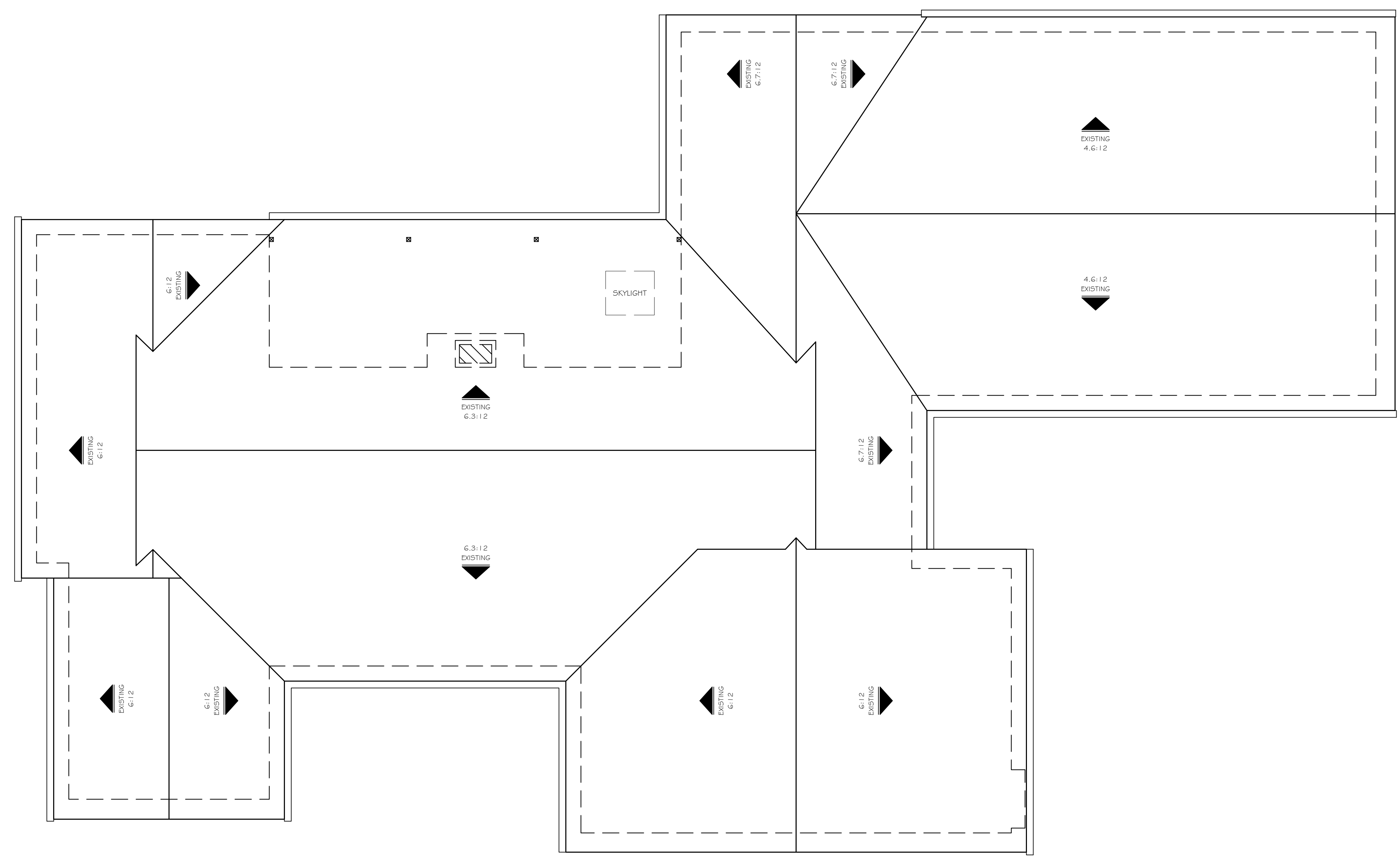
ROOF PLAN

PROJECT NAME

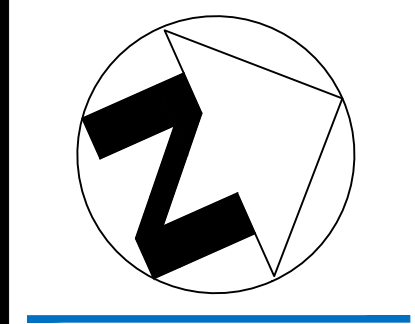
749 UNIVERSITY  
AVENUE  
RESIDENCE

PROJECT ADDRESS

749 UNIVERSITY AVE, LOS  
ALTOS, CA 94022



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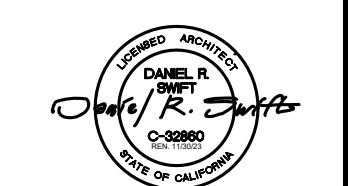
SCALE  
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PROJECT  
2980\_BA

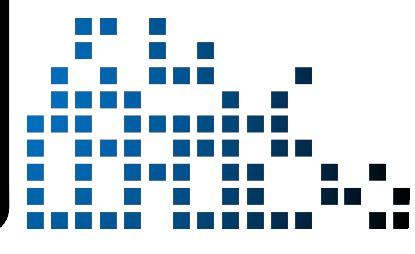
APPROVED BY  
ZJ

DATE  
03/04/22

SHEET  
2 of 3



**A.6**





**LEGEND**

FINISHED GRADE LINE  
 FINISHED FLOOR LINE

12  
 X  
 ROOF PITCH LABEL (RISE/RUN)

**PPM**  
**PRECISION PROPERTY MEASUREMENTS**

3626 E. PACIFIC COAST HIGHWAY | 2ND FLOOR  
 LONG BEACH CA | 90804  
 T 562.621.9100  
 F 888.698.2966  
 WWW.PPMCO.NET

**WORRY FREE RENOVATIONS**

PREPARED FOR

THOMAS JAMES HOMES

PROJECT TYPE

EXTERIOR ELEVATIONS

PROJECT NAME

749 UNIVERSITY AVENUE RESIDENCE

PROJECT ADDRESS

749 UNIVERSITY AVE, LOS ALTOS, CA 94022

749 UNIVERSITY AVE, LOS ALTOS, CA 94022

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SCALE  
 1/4" = 1'-0"

PROJECT  
 2980\_BA

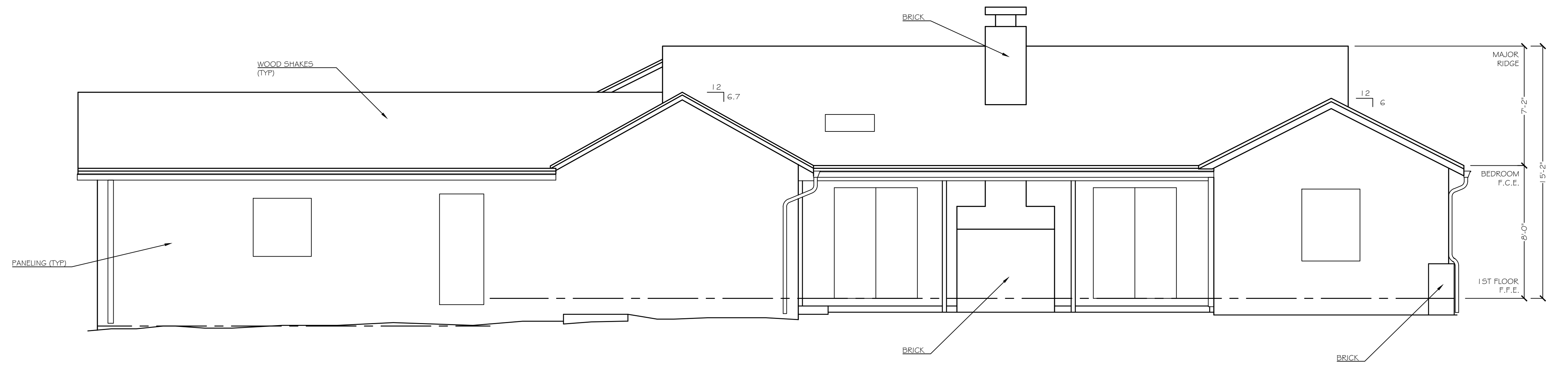
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DATE  
 03/04/22

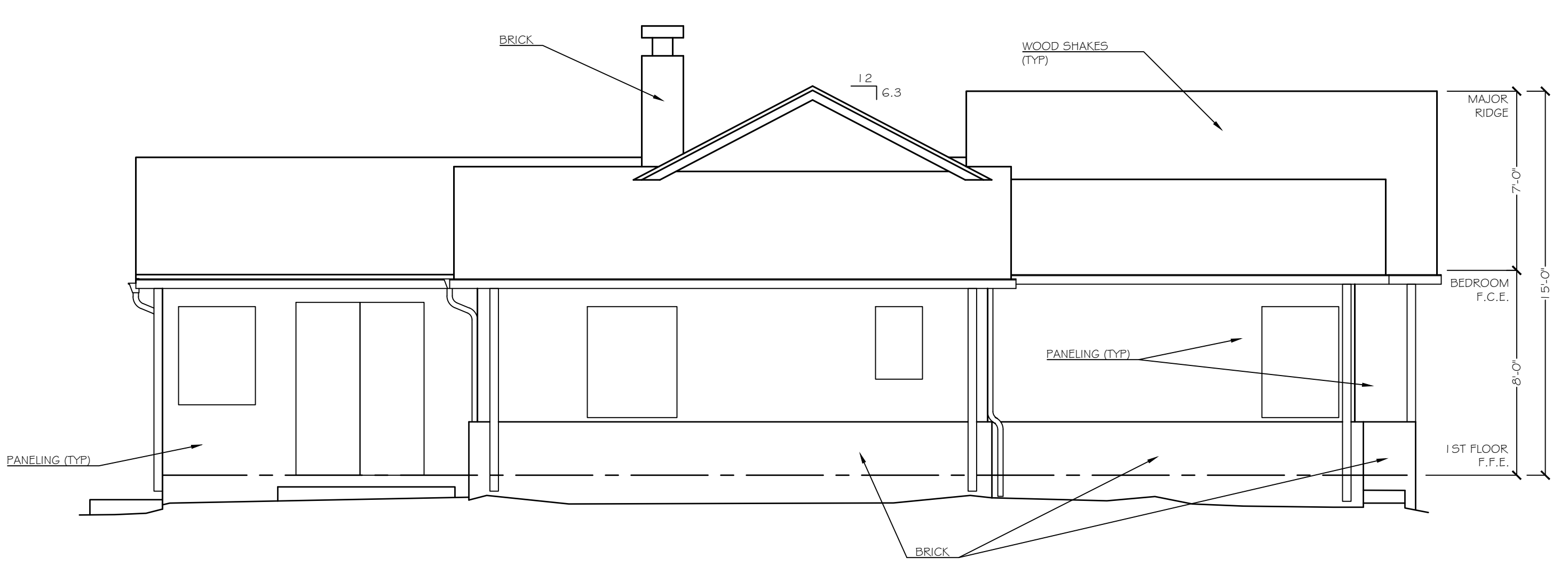
SHEET  
 3 of 3



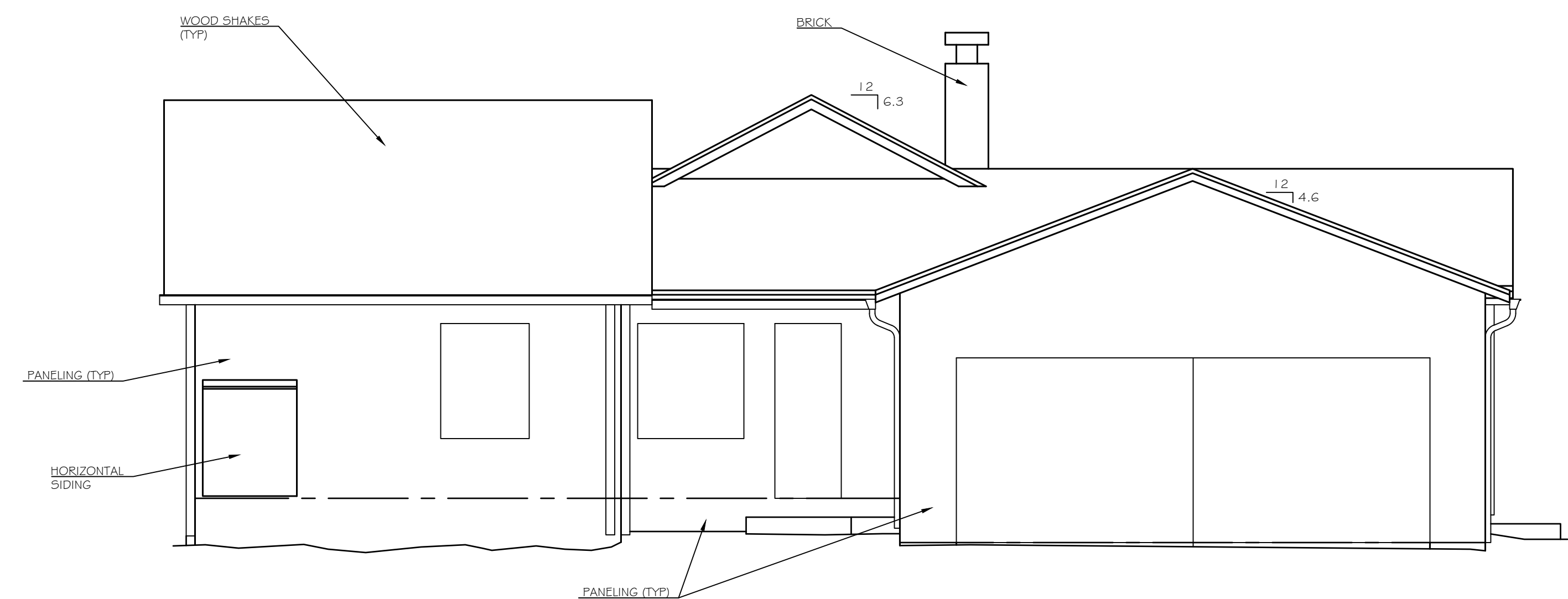
**A.7**



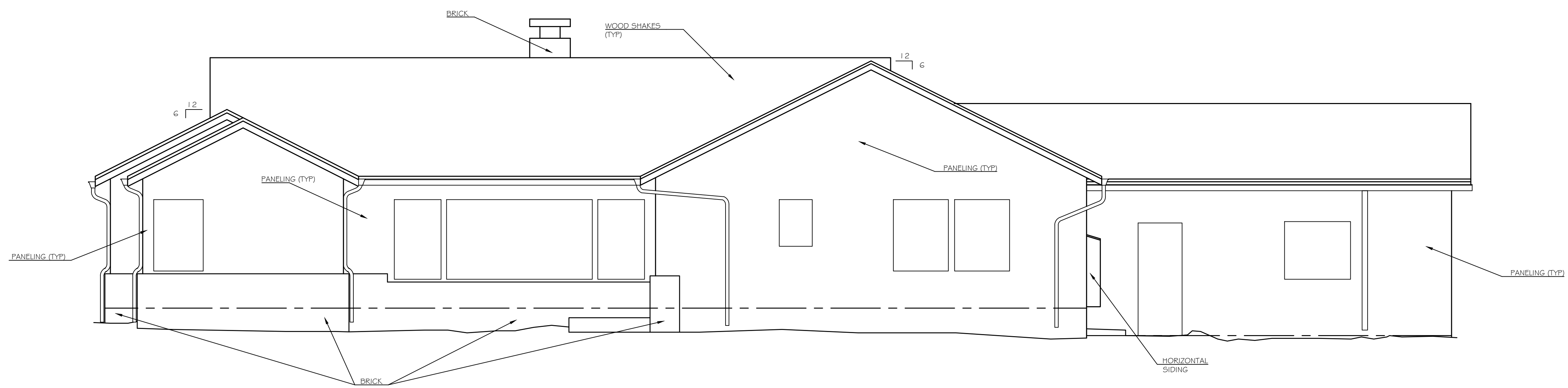
NORTHWEST



SOUTHWEST

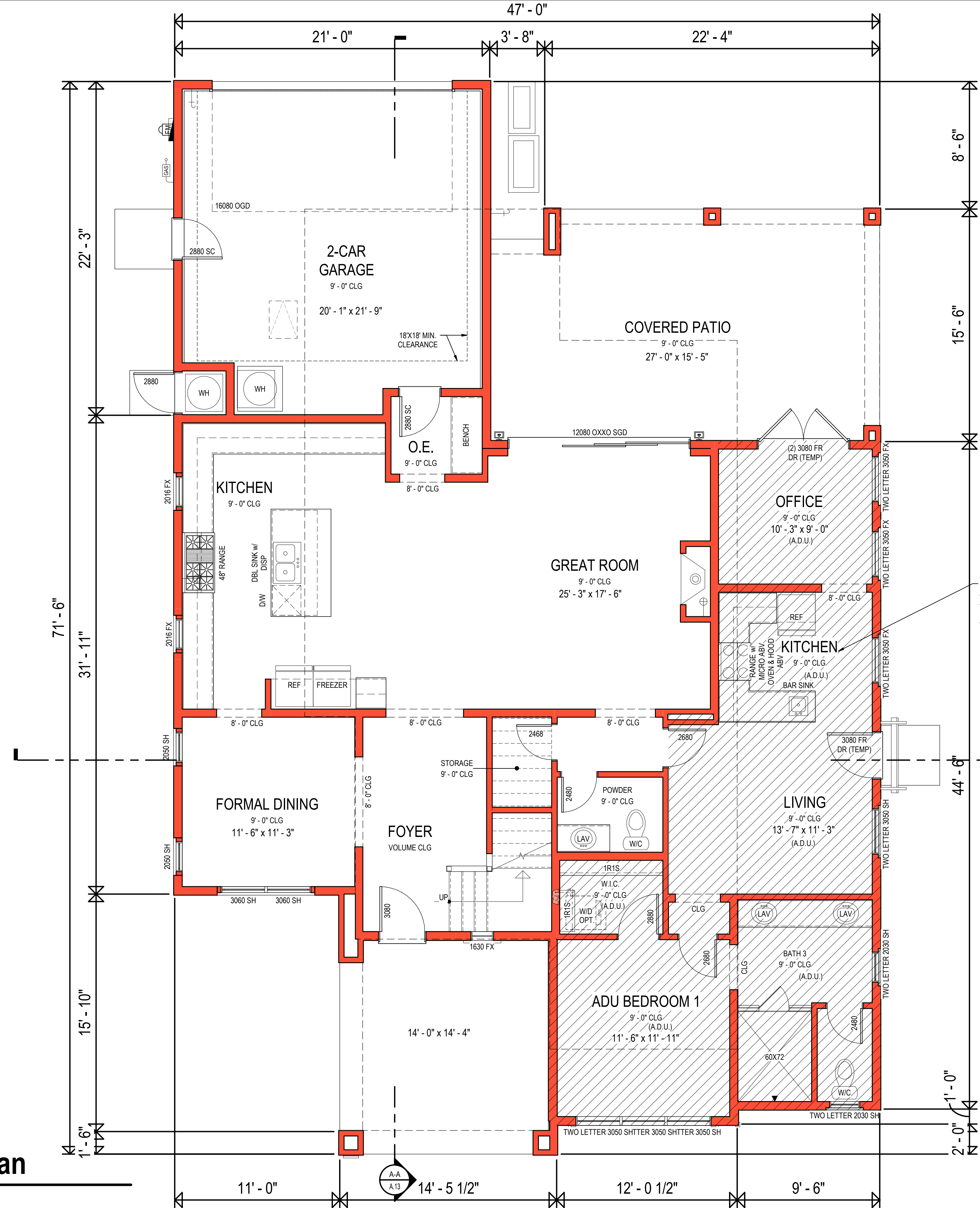


NORTHEAST



SOUTHEAST



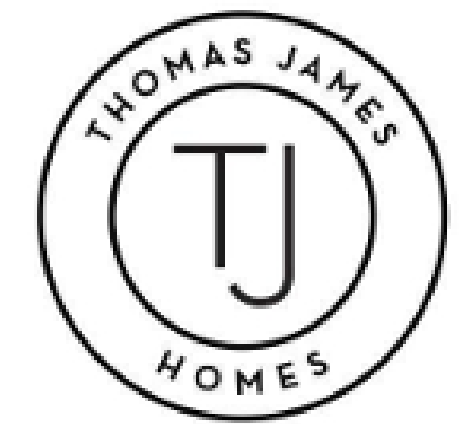


PER LAZC SECTION 14.14.021,  
 AN ADU MUST INCLUDE AT LEAST A SINK,  
 A REFRIGERATOR OF NO LESS THAN  
 10 CUBIC FEET, AND EITHER A COOKTOP  
 AND AN OVEN, OR A RANGE

FLOOR AREA CALCULATIONS	
COVERED PORCH, COVERED PATIO, AND ADU ARE EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1123 SF
UPPER FLOOR	1223 SF
2-CAR GARAGE	455 SF
TOTAL SQUARE FOOTAGE:	2801 SF
LOT AREA:	8052 SF
FLOOR AREA RATIO:	2801/8052 = 34.8%
MAX FLOOR AREA RATIO:	2818/8052 = 35.0%

LOT COVERAGE CALCULATION	
ADU IS EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1123 SF
2-CAR GARAGE	455 SF
COVERED PORCH	205 SF
COVERED PATIO	395 SF
TOTAL SQUARE FOOTAGE:	2178 SF
LOT AREA:	8052 SF
LOT COVERAGE:	2178/8052 = 27.0%
MAX LOT COVERAGE:	2416/8052 = 30.0%

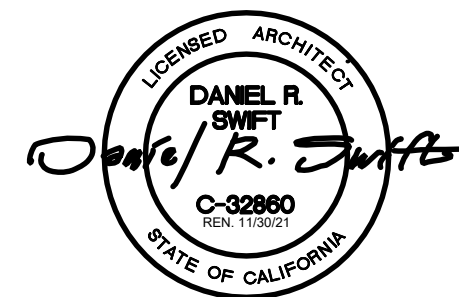
AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1123 SF
B	UPPER FLOOR LIVABLE	1223 SF
C	A.D.U.	711 SF
LIVABLE		3057 SF
D	2-CAR GARAGE	455 SF
E	COVERED PATIO	395 SF
F	PORCH	205 SF
NON-LIVABLE		1055 SF
ELEVATION A		4112 SF



Redwood City, California

# Main Floor Plan

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



**MAIN FLOOR PLAN A.8**  
**749 UNIVERSITY AVE**  
 Los Altos, California

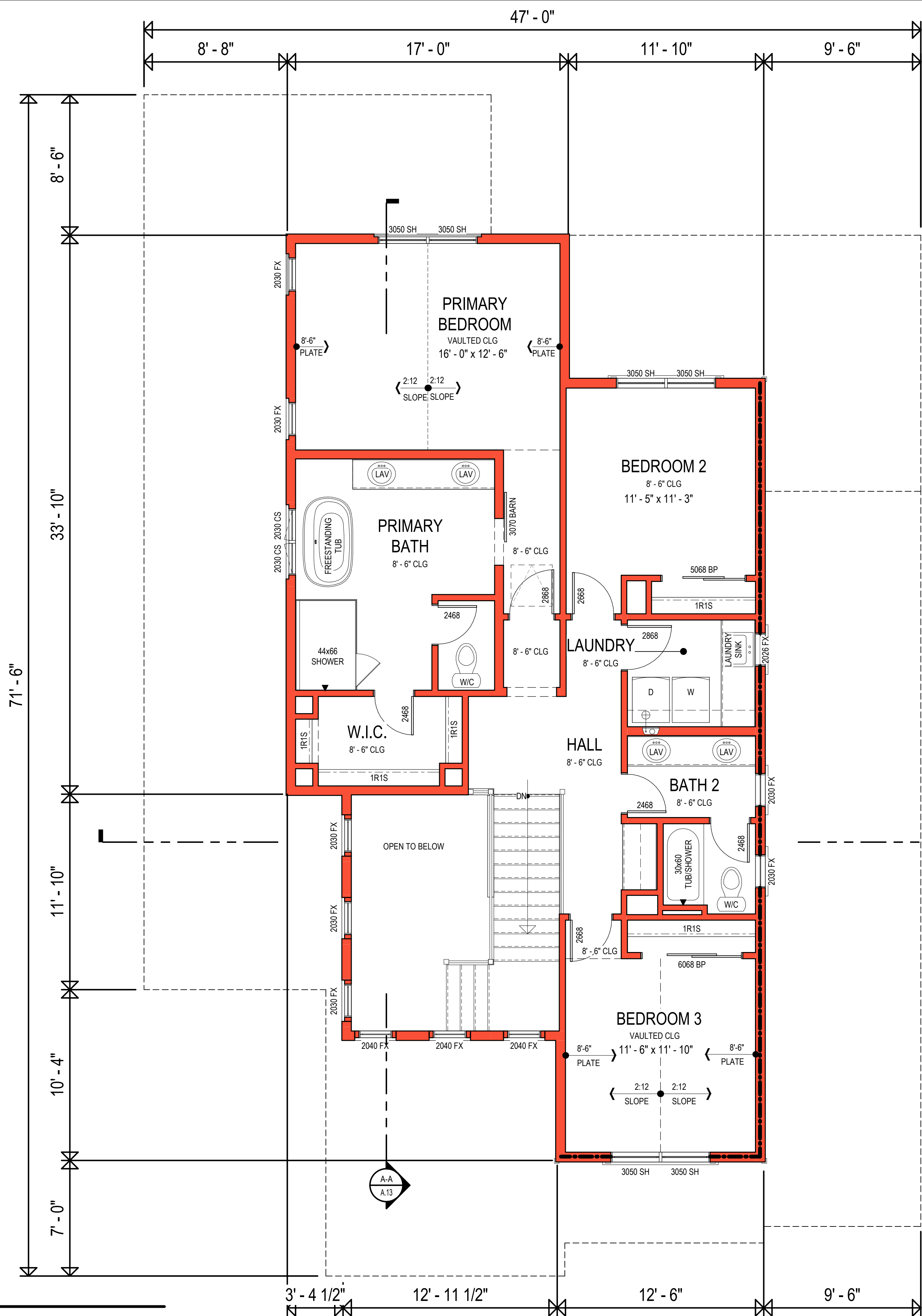






# Upper Floor Plan

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



FLOOR AREA CALCULATIONS	
COVERED PORCH, COVERED PATIO, AND ADU ARE EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1123 SF
UPPER FLOOR	1223 SF
2-CAR GARAGE	455 SF
<b>TOTAL SQUARE FOOTAGE:</b>	<b>2801 SF</b>
LOT AREA:	8052 SF
FLOOR AREA RATIO:	2801/8052 = 34.8%
MAX FLOOR AREA RATIO:	2818/8052 = 35.0%

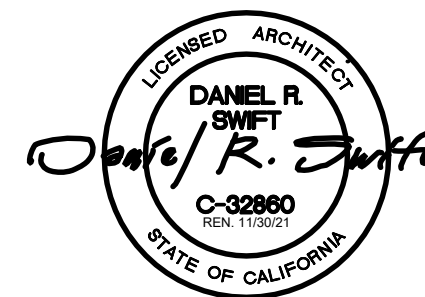
LOT COVERAGE CALCULATION	
ADU IS EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1123 SF
2-CAR GARAGE	455 SF
COVERED PORCH	205 SF
COVERED PATIO	395 SF
<b>TOTAL SQUARE FOOTAGE:</b>	<b>2178 SF</b>
LOT AREA:	8052 SF
LOT COVERAGE:	2178/8052 = 27.0%
MAX LOT COVERAGE:	2416/8052 = 30.0%

AREA SCHEDULE - STANDARD - ELEV A		
AREA KEY	AREA NAME	AREA
ELEVATION A		
A	MAIN FLOOR LIVABLE	1123 SF
B	UPPER FLOOR LIVABLE	1223 SF
C	A.D.U.	711 SF
LIVABLE		3057 SF
D	2-CAR GARAGE	455 SF
E	COVERED PATIO	395 SF
F	PORCH	205 SF
NON-LIVABLE		1055 SF
ELEVATION A		4112 SF

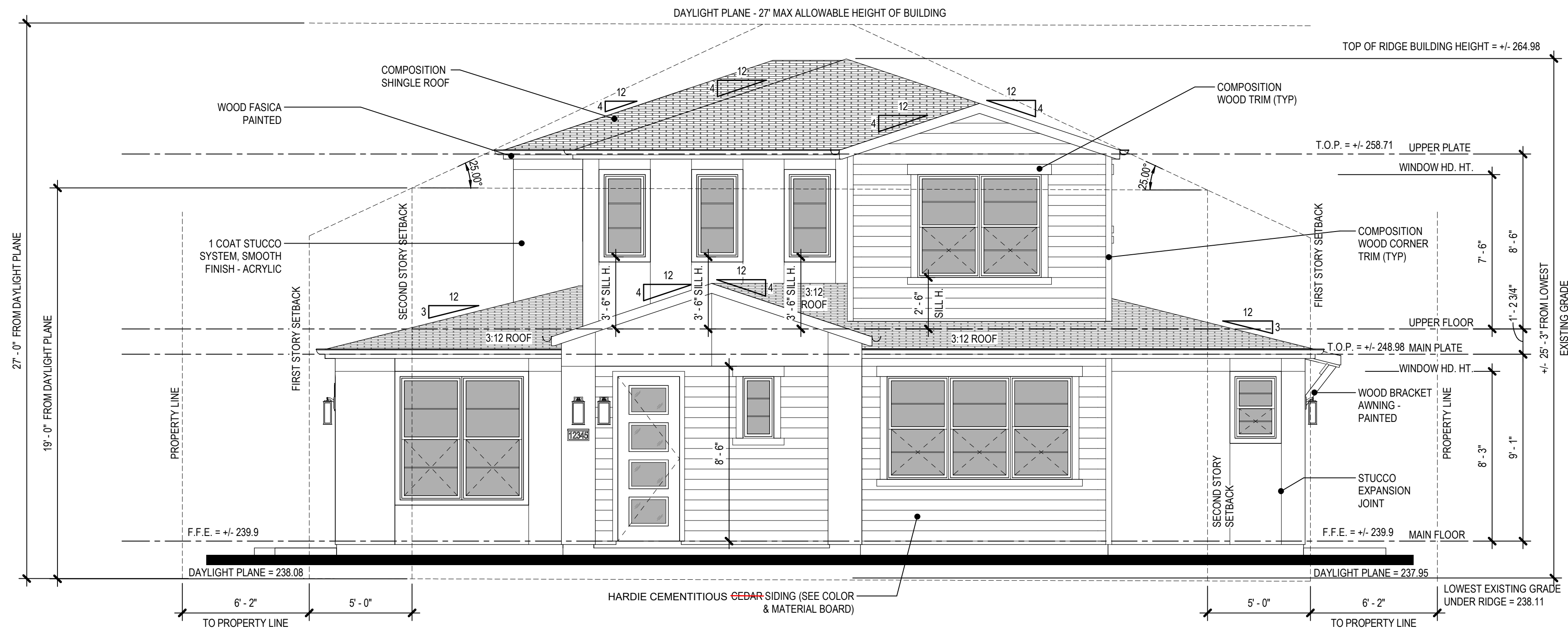
Redwood City, California

## UPPER FLOOR PLAN A.9 749 UNIVERSITY AVE

Los Altos, California

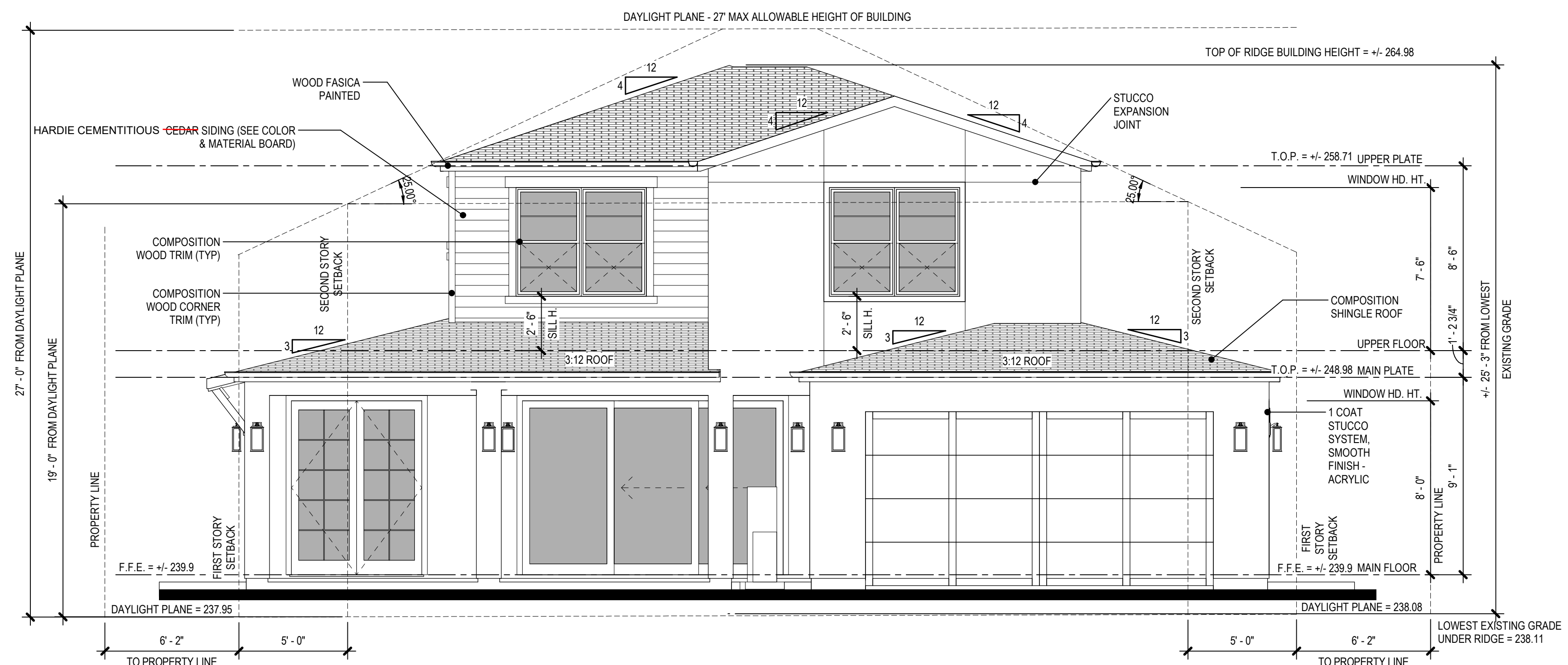






### Front Elevation

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

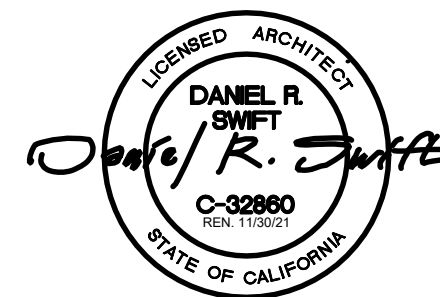


### Rear Elevation

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



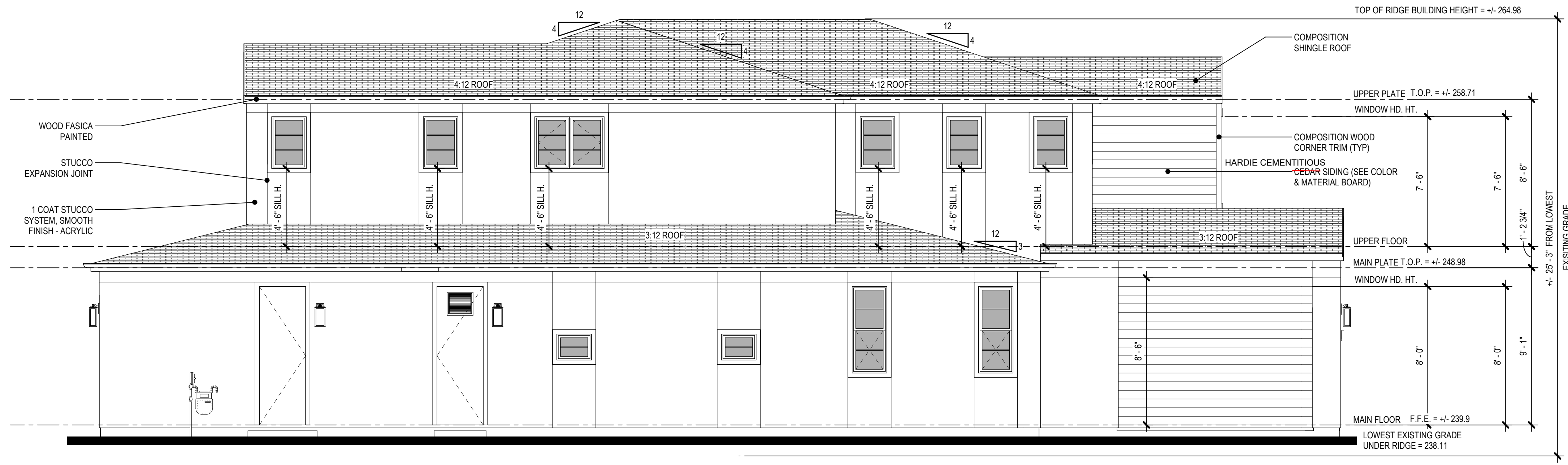
Redwood City, California



**EXTERIOR ELEVATIONS A.10**  
**749 UNIVERSITY AVE**

Los Altos, California





### Left Elevation

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



### Right Elevation

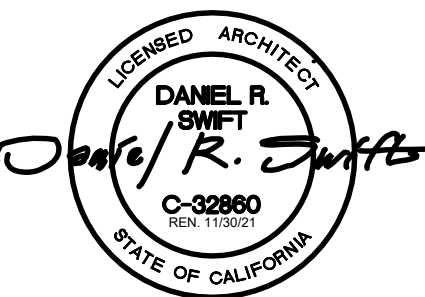
SCALE: 1/4" = 1'-0"



Redwood City, California

**EXTERIOR ELEVATIONS A.11**  
**749 UNIVERSITY AVE**

Los Altos, California



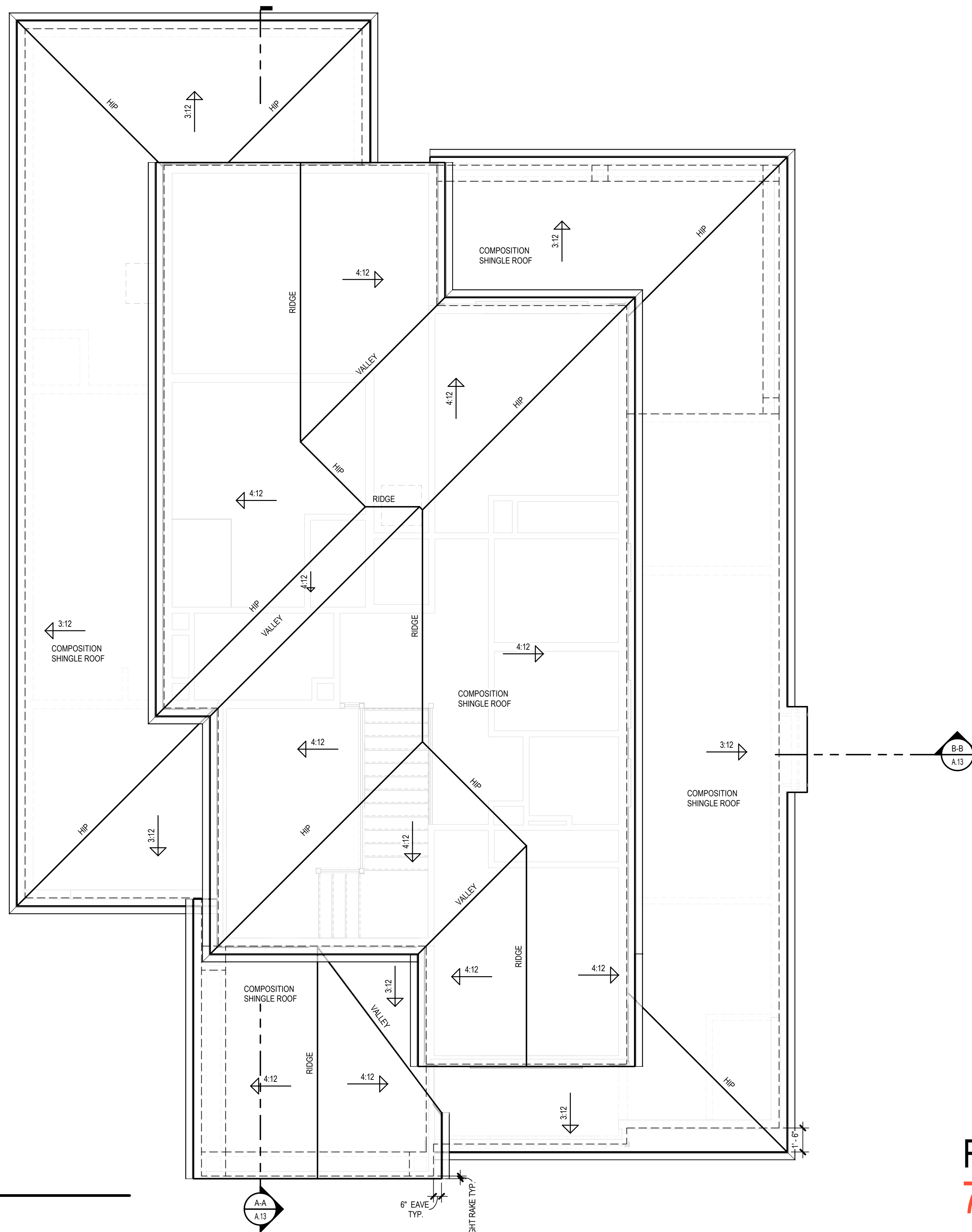




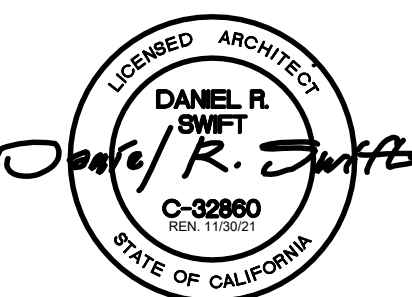
Redwood City, California

# Roof Plan

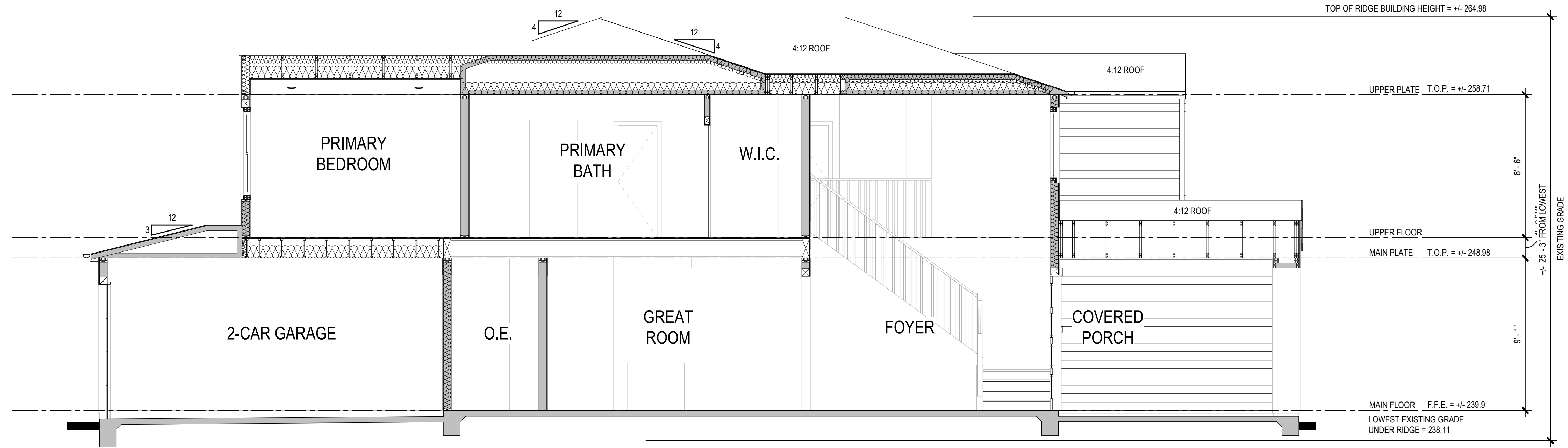
SCALE: 1/4" = 1'-0"



**ROOF PLAN** **A.12**  
**749 UNIVERSITY AVE**  
 Los Altos, California

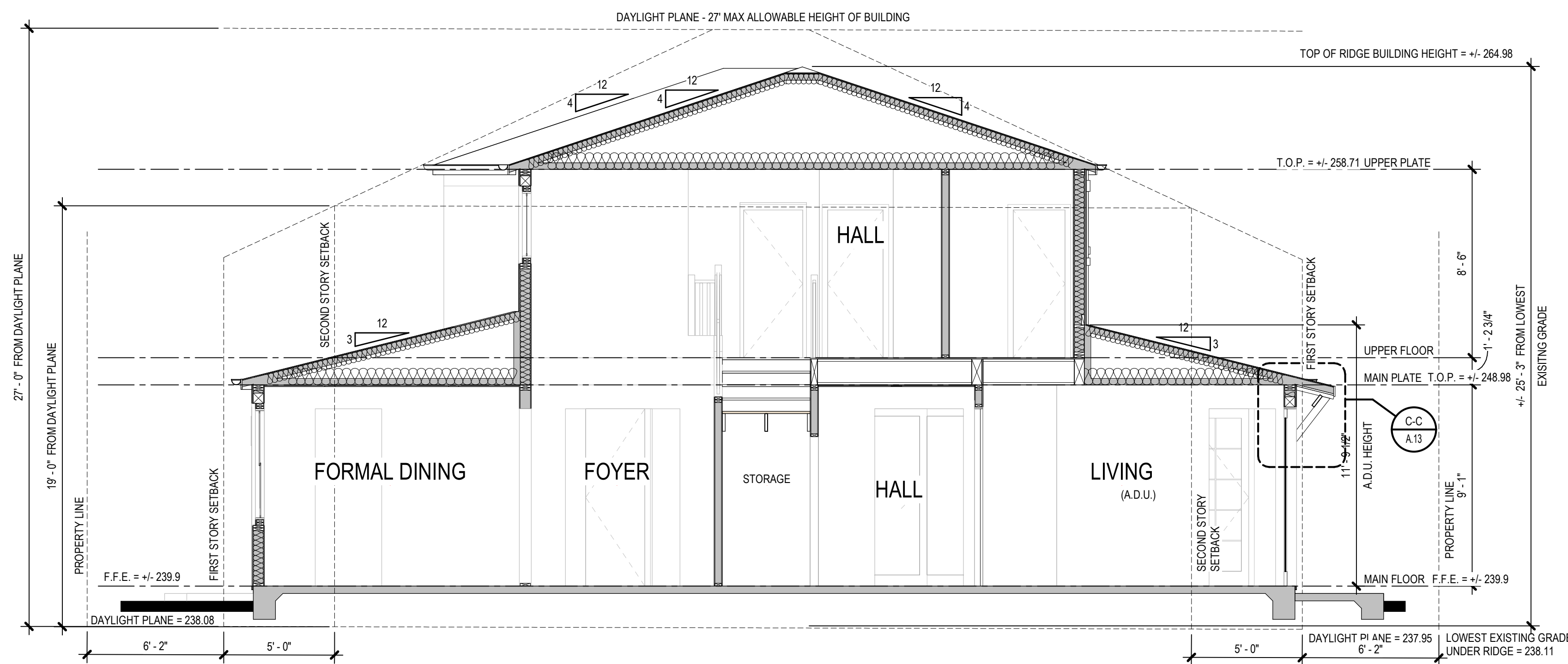






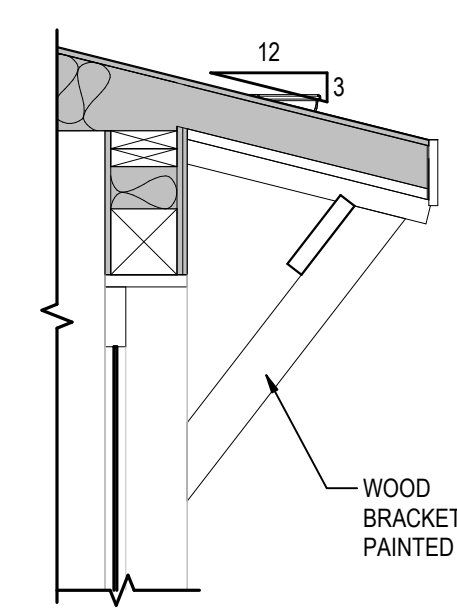
### Section A-A

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



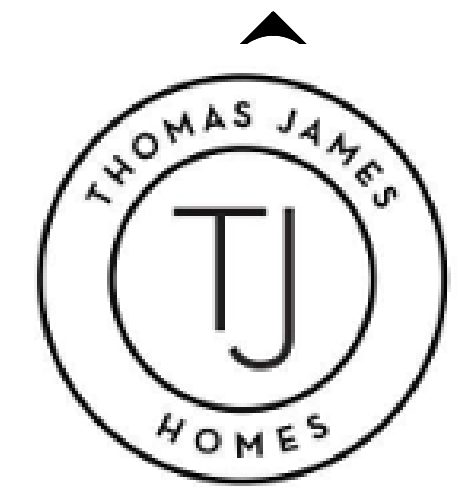
### Section B-B

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



### Section C-C

SCALE: 3/4" = 1'-0"



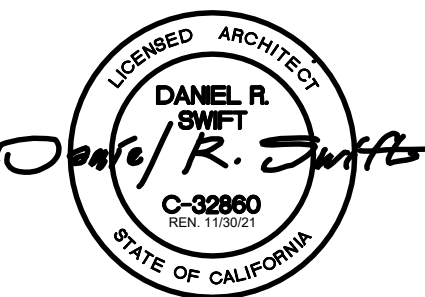
Redwood City, California

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2022 BSB Design, Inc.

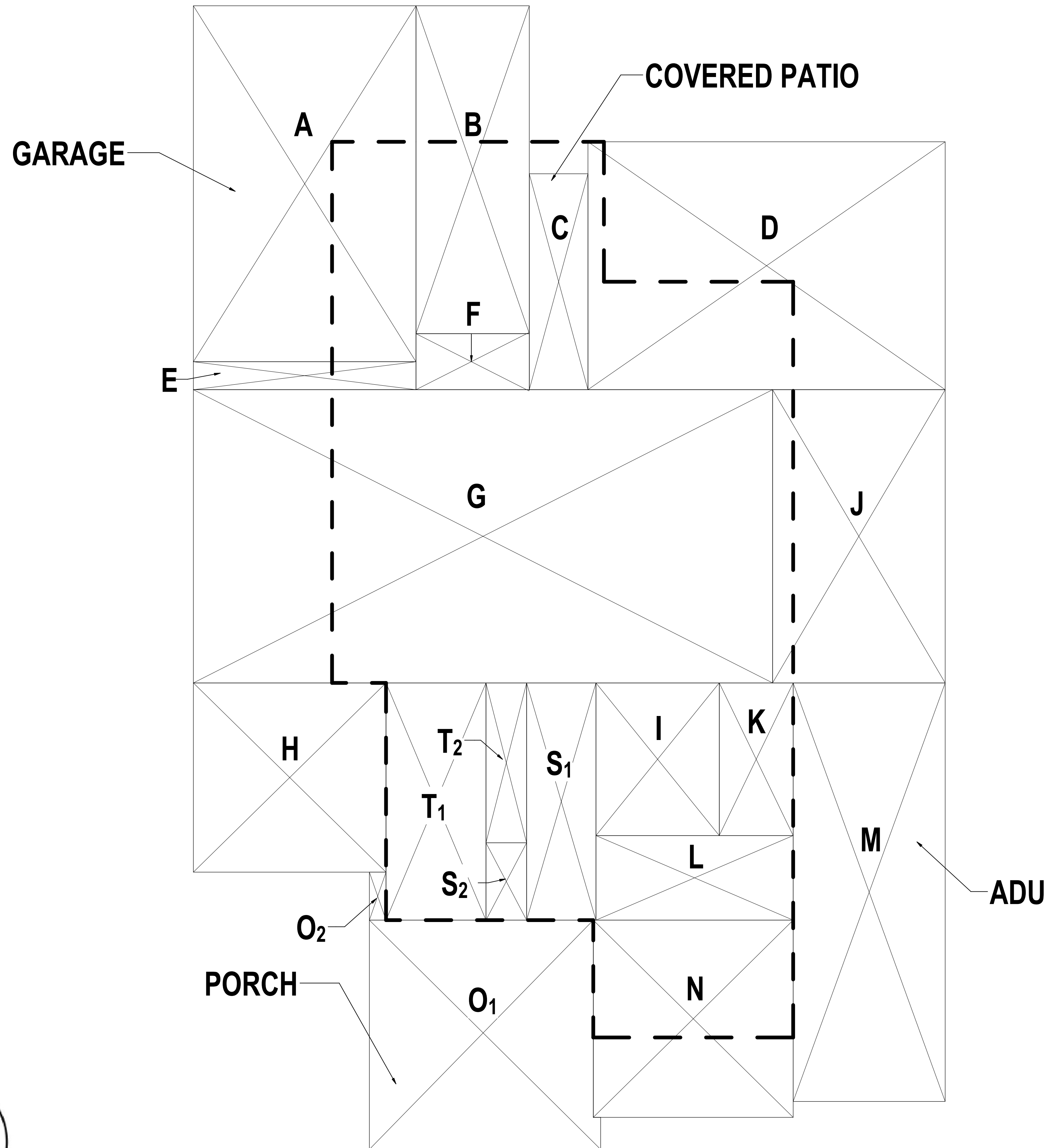
**BUILDING SECTIONS A.13**  
**749 UNIVERSITY AVE**

Los Altos, California

February 16, 2023 | SF220089.00

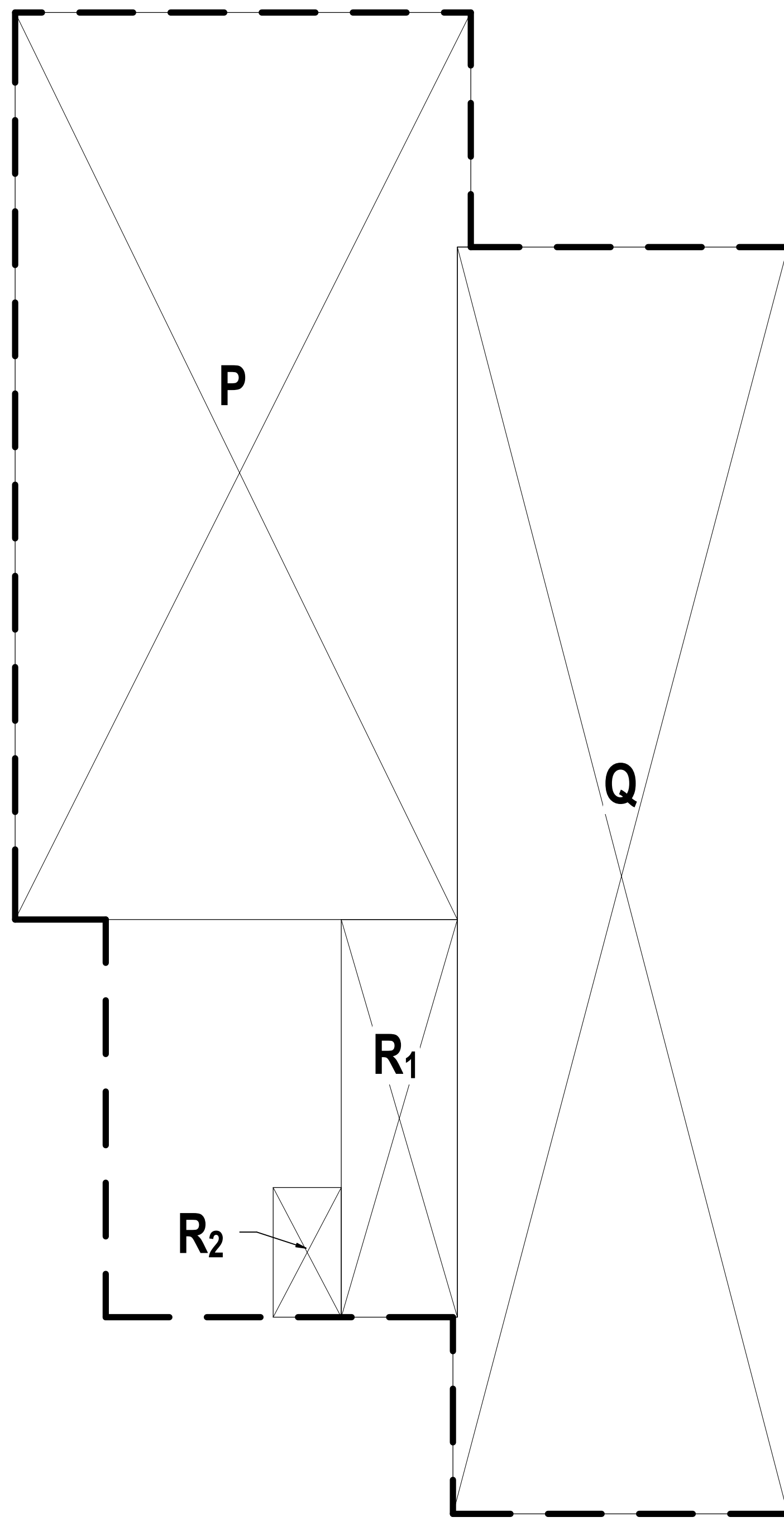






**Main Floor Area Diagram**

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



**Upper Floor Area Diagram**

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

FLOOR AREA CALCULATIONS	
COVERED PORCH, COVERED PATIO, AND ADU ARE EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1123 SF
UPPER FLOOR	1223 SF
2-CAR GARAGE	455 SF
<b>TOTAL SQUARE FOOTAGE:</b>	<b>2801 SF</b>
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MAX FLOOR AREA RATIO:	2818/8052 = 35.0%

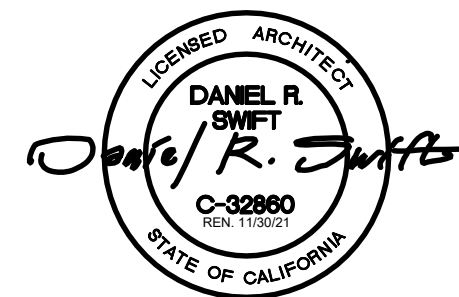
LOT COVERAGE CALCULATION	
ADU IS EXEMPT FROM THIS CALCULATION	
	SQUARE FOOTAGE
MAIN FLOOR	1123 SF
2-CAR GARAGE	455 SF
COVERED PORCH	205 SF
COVERED PATIO	395 SF
<b>TOTAL SQUARE FOOTAGE:</b>	<b>2178 SF</b>
LOT AREA:	8052 SF
LOT COVERAGE:	2178/8052 = 27.0%
MAX LOT COVERAGE:	2416/8052 = 30.0%

FLOOR AREA TABLE		
SECTION	DIMENSIONS	AREA
A	13' 11" X 22'-3"	310 SF
B	7' 1" X 20' 6"	145 SF
C	3' 8" X 13' 6"	49 SF
D	22' 4" X 15' 6"	346 SF
E	13' 11" X 1' 9"	24 SF
F	7' 1" X 3' 6"	25 SF
G	36' 2.5" X 18' 4"	664 SF
H	11' 10" X 12' 0.5"	142 SF
I	7' 8.5" X 9' 6.5"	74 SF
J	10' 9.5" X 18' 4"	198 SF
K	4' 7.5" X 9' 6.5"	44 SF
L	12' 4" X 5' 3.5"	65 SF
M	9' 6" X 26' 2"	249 SF
N	12' 6" X 12' 4"	154 SF
O <sub>1</sub>	14' 5.5" X 14' 4"	202 SF
O <sub>2</sub>	1' 0.5" X 3'	3 SF
P	16' 6" X 33' 10"	563 SF
Q	12' 4" X 47' 3"	584 SF
R <sub>1</sub>	4' 4" X 14' 10"	64 SF
R <sub>2</sub>	2' 6.5" X 4' 10"	12 SF
S <sub>1</sub>	4' 4" X 14' 10"	64 SF
S <sub>2</sub>	2' 6.5" X 4' 10"	12 SF
T <sub>1</sub>	6' 3" X 14' 10"	93 SF
T <sub>2</sub>	2' 6.5" X 10'	25 SF

GARAGE (SECTIONS A & B): 455 SF  
 MAIN FLOOR (SECTIONS E-L, S<sub>1</sub>&S<sub>2</sub>, T<sub>1</sub>&T<sub>2</sub>): 1123 SF  
 UPPER FLOOR (SECTIONS P & Q, R<sub>1</sub>&R<sub>2</sub>): 1223 SF  
 ADU (SECTIONS J-N): 710 SF  
 COVERED PATIO (SECTIONS C & D): 395 SF  
 COVERED PORCH (SECTION O<sub>1</sub> &O<sub>2</sub>): 205 SF



Redwood City, California



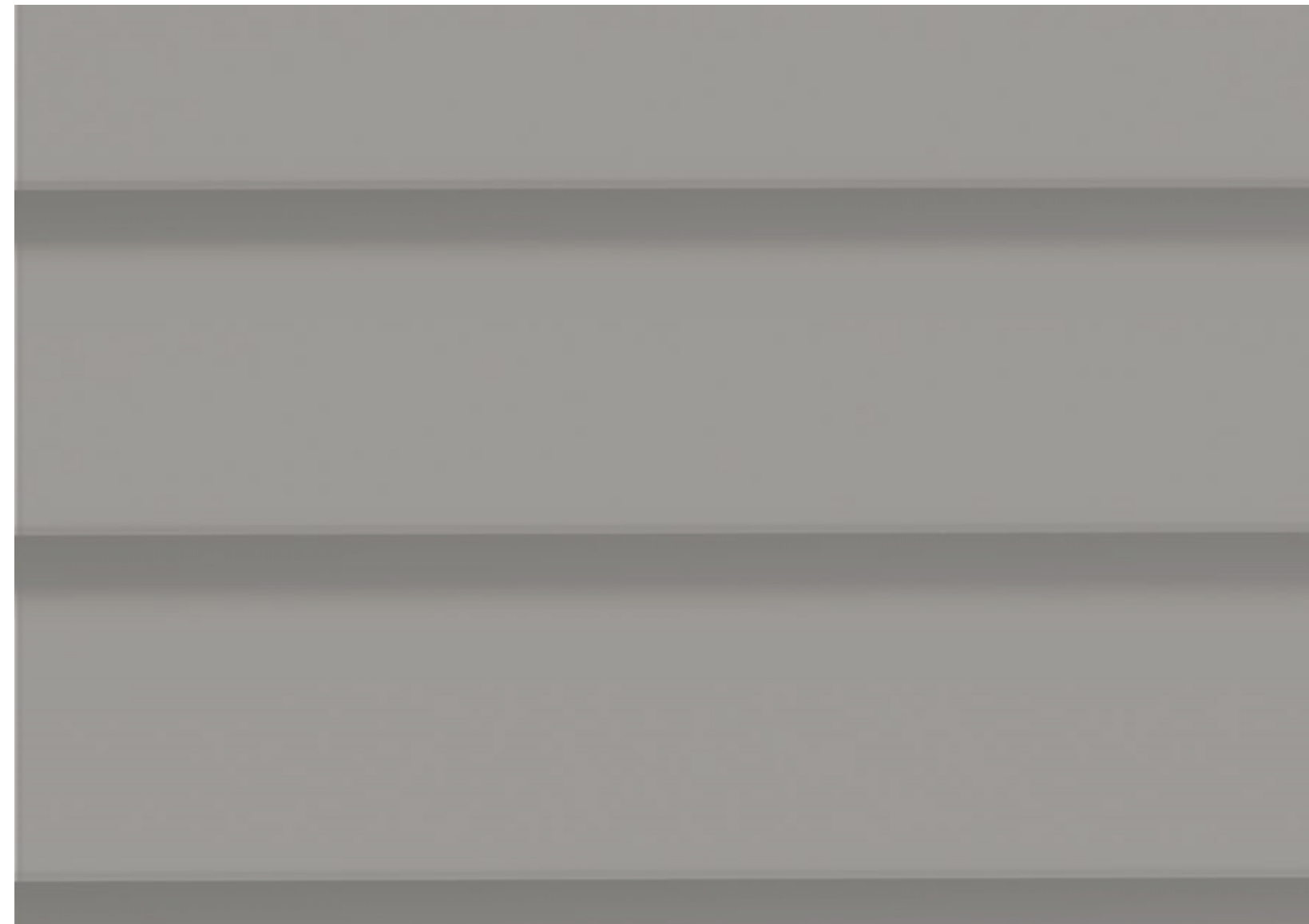
**FLOOR AREA DIAGRAMS A.14**  
**749 UNIVERSITY AVE**

Los Altos, California

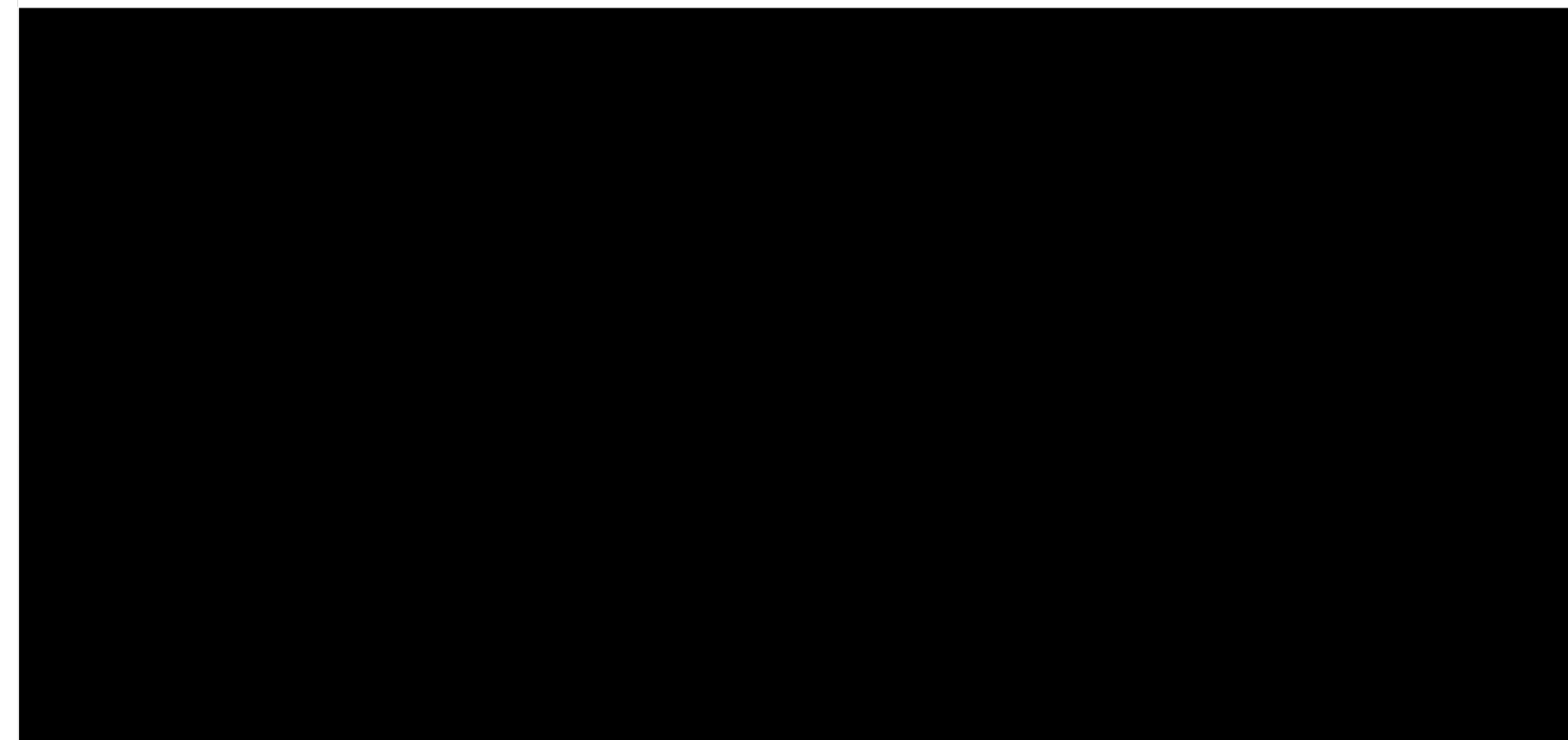




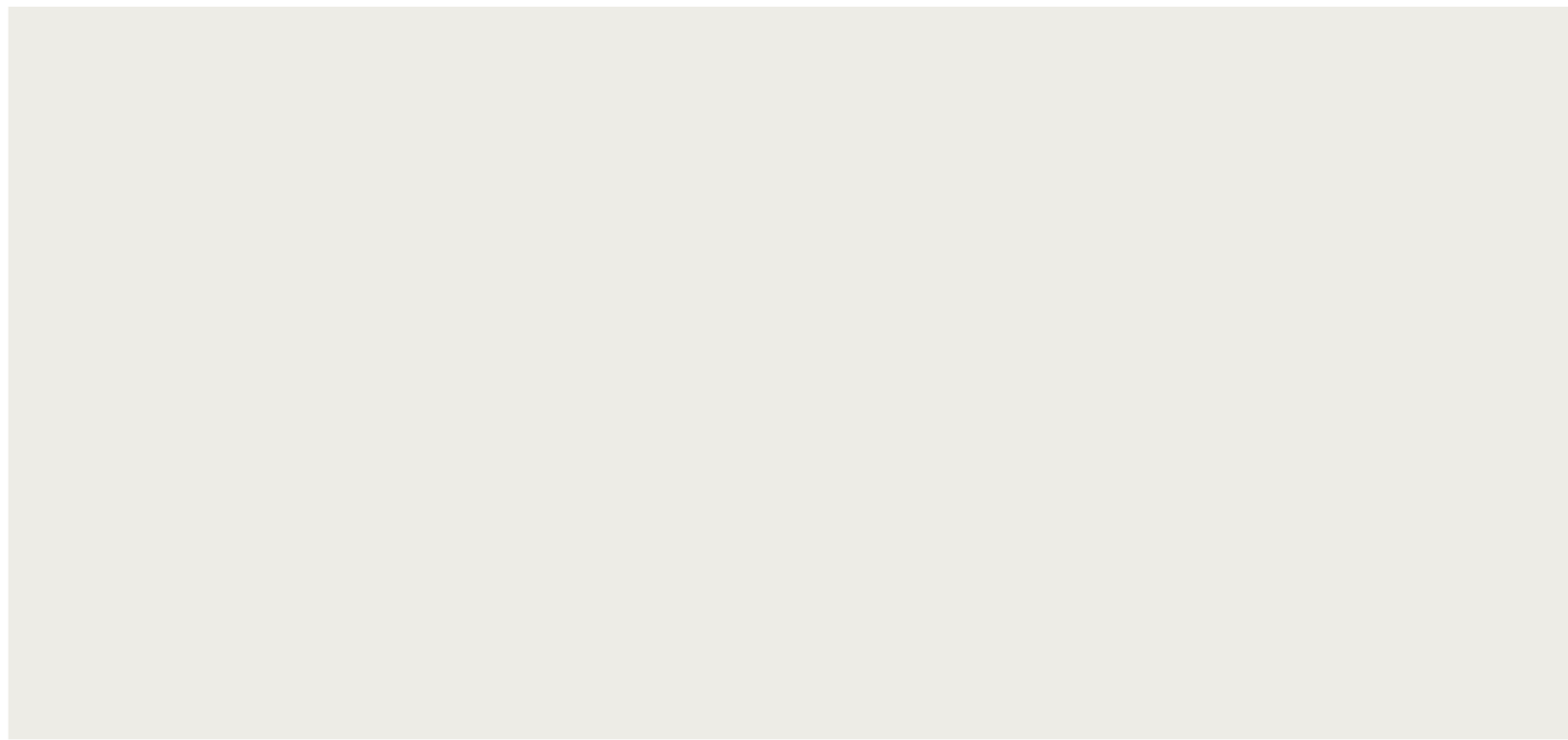




HORIZONTAL SIDING  
GRIZZLE GRAY-SW 7068



FIBERGLASS WINDOW FRAME



FRONT DOOR, ADU DOOR, GARAGE  
DOOR, GARAGE SIDE DOOR, FACIA,  
EAVES, AND GUTTERS, WINDOW AND  
DOOR TRIM  
PURE WHITE-SW 7005



STUCCO  
GRIZZLE GRAY-SW 7068



GAF ROOF SHINGLES  
CHARCOAL



FENCE STAIN  
SEMI-TRANSPARENT, NAVAJO WHITE

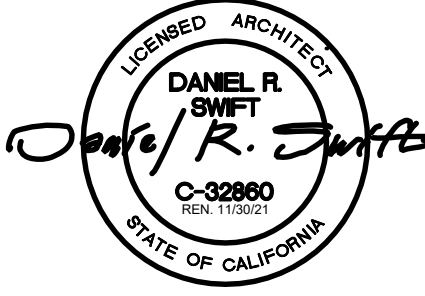


**COLOR/MATERIAL SPECIFICATIONS**

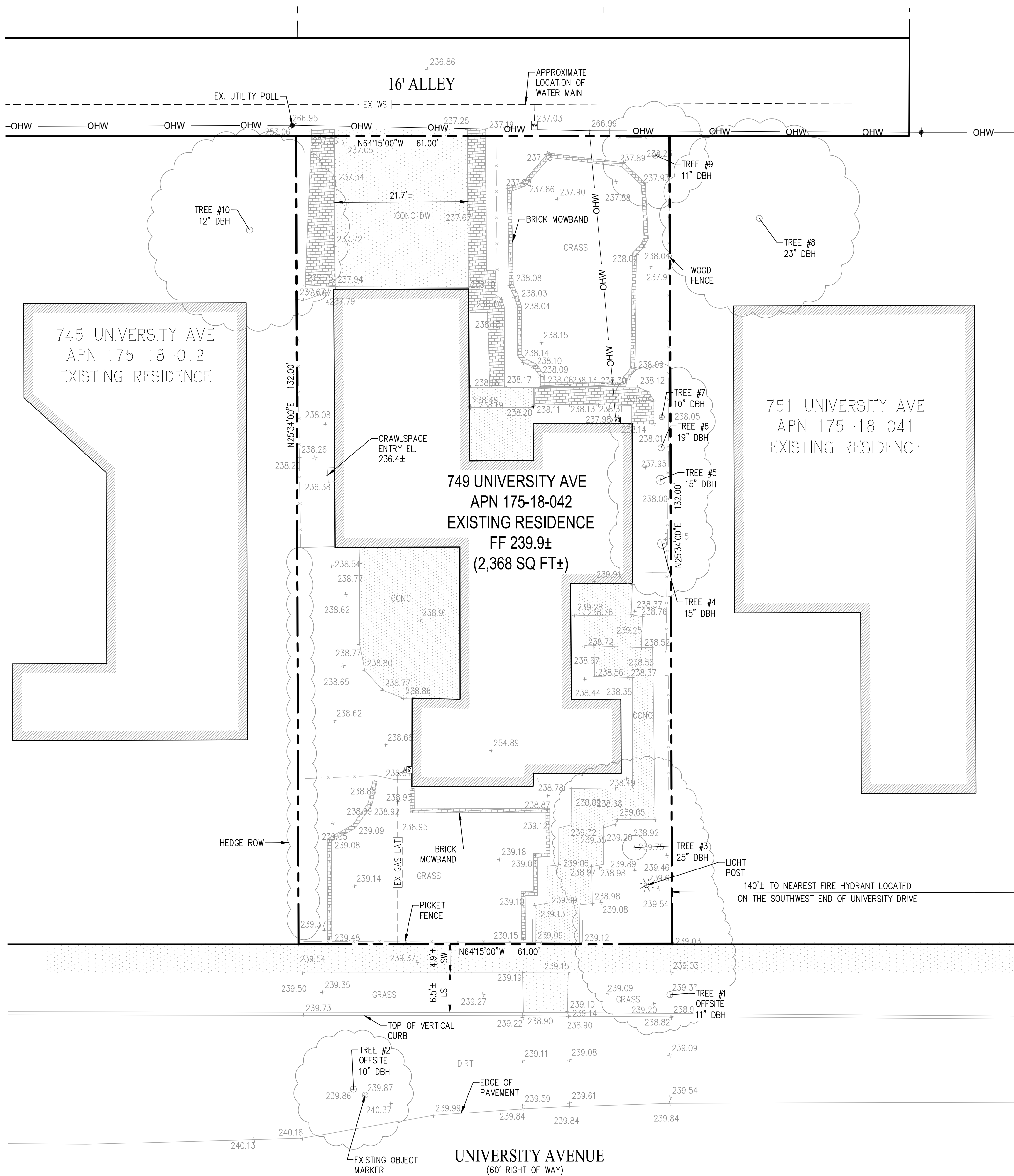
SCALE: 1/2" = 1'-0"

Redwood City, California

**A.16**  
**749 UNIVERSITY AVE**  
Los Altos, California







### TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY  
 TITLE NO.: FSBC-030220091-DG  
 DATED: JANUARY 21, 2022

### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL B, AS DELINEATED UPON THAT CERTAIN PARCEL MAP, WHICH WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 21, 1982 IN BOOK 499 OF MAPS PAGE 15.

EXCEPTING THEREFROM A 1/8TH INTEREST IN OIL RIGHTS AS RESERVED BY EVELYN JACOBS IN THE DEED RECORDED MAY 5, 1947 IN BOOK 1430, PAGE 447 OF OFFICIAL RECORDS.

### EXCEPTIONS AND EXCLUSIONS:

- # INDICATES TITLE REPORT ITEM NUMBER
- ITEMS ① THROUGH ⑪ RELATE TO TAXES, LIENS, COVENANTS AND CONDITIONS AND DEED OF TRUST AND CANNOT BE PLOTTED.

### BENCHMARK:

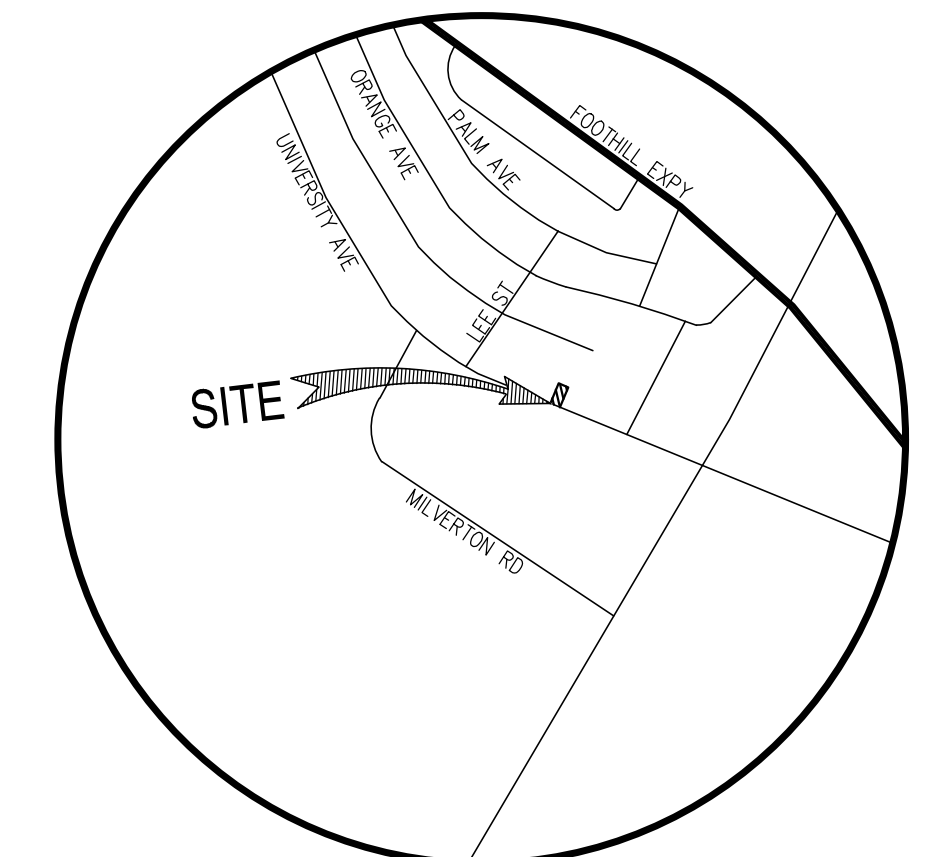
BENCHMARK ID: BM 25 (CITY OF LOS ALTOS)  
 DESCRIPTION: TOP OF CURB AT NORTHWEST RETURN UNIVERSITY AVE & LEE ST AT NORTH SIDE OF HC RAMP.  
 ELEVATION: 240.366' (NAVD 88)

### ASSESSOR'S PARCEL NUMBER:

175-18-042

### AREA:

8,052 SQ. FT. MORE OR LESS.



### VICINITY MAP

NOT TO SCALE

### NOTES:

- 1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. THIS IS NOT A BOUNDARY SURVEY.
- 2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
- 3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
- 4) NO SANITARY SEWER FACILITIES WERE LOCATED DURING THE FIELD SURVEY.
- 5) STRUCTURES, TREES AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.
- 6) TREE NUMBERS AND DIAMETER AT BREAST HEIGHT (DBH) MEASUREMENTS NOTED ON TOPO SURVEY ARE PER ARBORIST REPORT TITLED "ARBORIST REPORT AND TREE INVENTORY" PREPARED BY CALTC AND DATED FEBRUARY 28, 2022.

### FLOOD ZONE:

ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0201H

DATED: MARCH 18, 2009

### LEGEND & ABBREVIATIONS

---	PROPERTY BOUNDARY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING EASEMENT LINE
---	CENTERLINE
---	EXISTING UTILITY AS NOTED
---	LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	EXISTING STRUCTURE
---	OVERHEAD WIRES
---	FENCE LINE
○	UTILITY MANHOLE
□	EXISTING WATER METER
□	EXISTING ELECTRIC METER
□	EXISTING WATER FAUCET
□	EXISTING GAS METER
○	EXISTING FIRE HYDRANT
x	GROUND ELEVATION

AC	ASPHALT CONCRETE
CONC	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DW	DRIVEWAY
EL	ELEVATION
EX	EXISTING
FF	FINISHED FLOOR
INV	INVERT
LAT	LATERAL
NP	NON-PROTECTED
OHW	OVERHEAD WIRES
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER
WM	WATER METER
WS	WATER SERVICE

# 749 UNIVERSITY AVENUE TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 10' DATE: MARCH 3, 2022

### SURVEYOR'S STATEMENT:

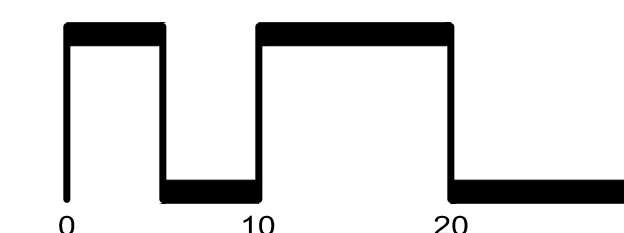
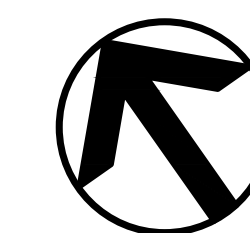
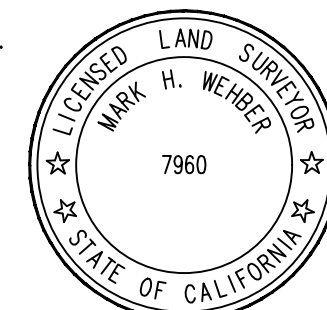
THIS TOPOGRAPHIC SURVEY REPRESENTS A SURVEY BY ME OR UNDER MY DIRECTION.

*Mark H. Wehber*

3/3/22

MARK H. WEHBER  
 REGISTERED L.S. NO. 7960

DATE

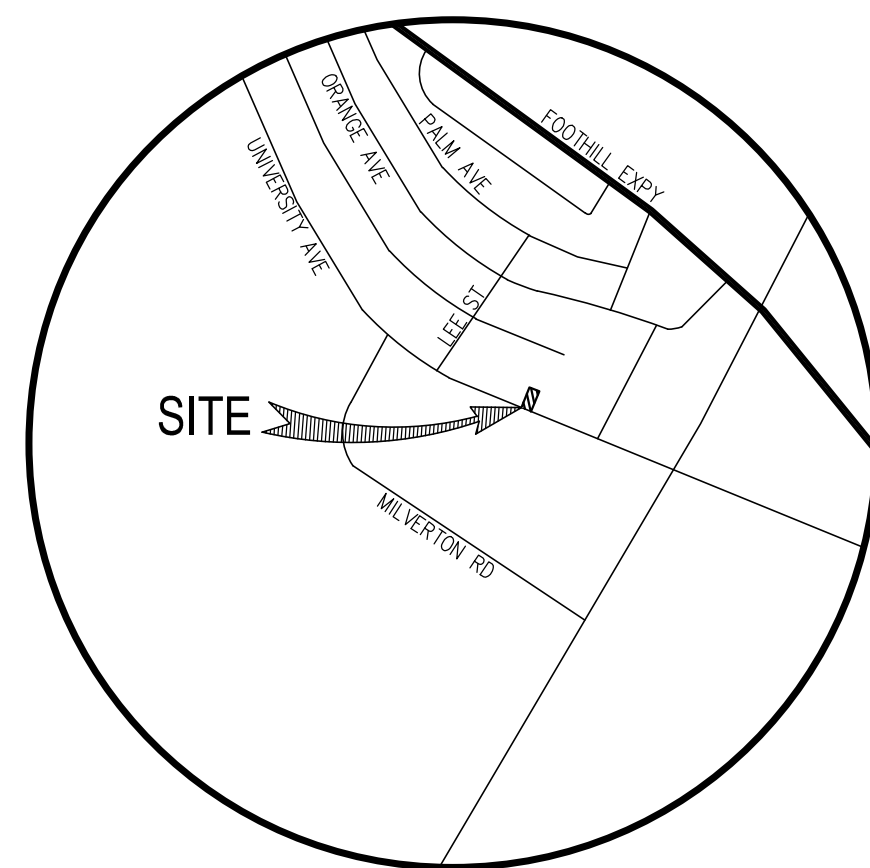


SAN RAMON • (925) 866-0322  
 SACRAMENTO • (916) 375-1877  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.  
**1**  
 OF 1 SHEETS

JOB NO.: 3085-000





VICINITY MAP  
NOT TO SCALE

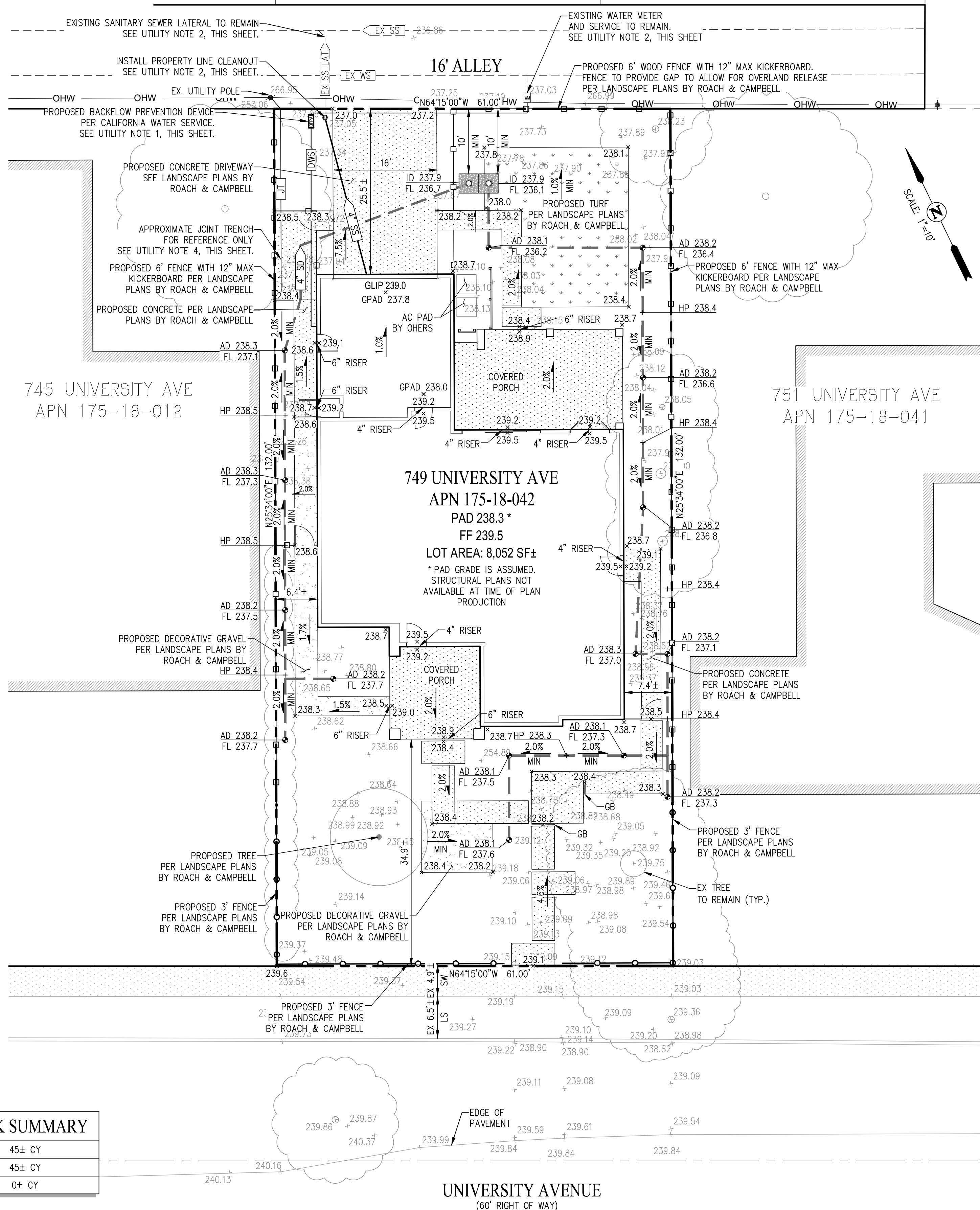
**GENERAL NOTES**

- SITE ADDRESS: 749 UNIVERSITY AVE, LOS ALTOS, CA 94022
- OWNER: THOMAS JAMES HOMES, 255 SHORELINE DRIVE, SUITE 428, REDWOOD CITY, CA 94065, (650) 434-7966, KEN KING
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
- SOILS ENGINEER: ROMIG ENGINEERS, 1390 EL CAMINO REAL, 2ND FLOOR, SAN CARLOS, CA 94070, (650) 591-5224, JONATHAN J. FONE, R.C.E. 80875
- ARCHITECT: BSB DESIGN, INC., 11211 GOLD COUNTRY BLVD, SUITE 101, GOLD RIVER, CA 95760, (916) 941-0990, JOE PITZNER
- LANDSCAPE ARCHITECT: ROACH & CAMPBELL, 111 SCRIPPS DRIVE, SACRAMENTO, CA 95825, (916) 945-8003, AIMIE HENDRIE
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
- THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
- THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL INVESTIGATION (ROMIG PROJECT NO. 5366-45) NOVEMBER 8, 2021 SHALL BE RETAINED ON THE CONSTRUCTION SITE.
- EARTHWORK, SLAB AND FOUNDATION CONSTRUCTION, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, EXCAVATION AND BACKFILLING OF FORMER PIT AREA, UTILITY TRENCH BACKFILL, PAVEMENT CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED NOVEMBER 8, 2021. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.
- ON-SITE SLOPES, AWAY FROM THE STRUCTURE, OF AT LEAST 2 PERCENT ARE RECOMMENDED FOR FLATWORK AND PAVEMENT AREAS WITH 5 PERCENT PREFERRED IN LANDSCAPE AREAS WITHIN 8 FEET OF THE STRUCTURES, WHERE POSSIBLE, AS DESCRIBED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.
- CONTRACTOR SHALL FOLLOW ALL PROJECT ARBORIST RECOMMENDATIONS FOR GRADING WITHIN TREE PROTECTION AREAS.

**SHEET INDEX**

SHEET NO.	SHEET TITLE
GP-1	NOTES, LEGEND, ABBREVIATIONS, & SITE PLAN
GP-2	DETAILS
ECP-1	EROSION CONTROL PLAN
ECP-2	EROSION CONTROL NOTES & DETAILS
ECP-3	CLEAN BAY BLUEPRINT

ROUGH EARTHWORK SUMMARY	
CUT	45± CY
FILL	45± CY
NET	0± CY



**LEGEND**

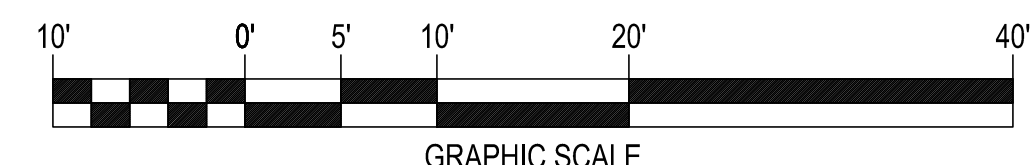
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE (PROJECT)
---	---	PROPERTY LINE (ADJOINER)
---	---	RIGHT OF WAY LINE
---	---	CENTER LINE
---	---	SAWCUT LINE
---	---	STRUCTURE
---	---	4" AREA DRAIN PIPE
---	---	SANITARY SEWER PIPE OR LATERAL
---	---	WATER PIPE
---	---	FENCE
---	---	FENCE
---	---	SPOT ELEVATION
---	---	DOWNSPOUT (PER ARCHITECTURE)
---	---	AREA DRAIN
---	---	PROPOSED INFILTRATION DEVICE
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	WATER METER
---	---	ELECTRIC METER (PER ARCHITECTURE)
---	---	GAS METER (PER ARCHITECTURE)
---	---	TREE (SEE LANDSCAPE PLANS)
---	---	STRUCTURAL CONCRETE
---	---	CONCRETE PAVEMENT
---	---	DECORATIVE GRAVEL
---	---	TURF

**ABBREVIATIONS**

AC	AIR CONDITIONER	LS	LANDSCAPE
AD	AREA DRAIN	MAX	MAXIMUM
APN	ASSESSORS PARCEL NUMBER	MIN	MINIMUM
DW	DRIVEWAY	OHW	OVERHEAD WIRES
DWS	DOMESTIC WATER SERVICE	S	SLOPE
EX	EXISTING	SD	SUBDRAIN
FF	FINISHED FLOOR	SDFI	STORM DRAIN FIELD INLET
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
GLIP	GARAGE LIP	SS	SANITARY SEWER
GB	GRADE BREAK	SSCO	SANITARY SEWER CLEANOUT
GPAD	GARAGE PAD	SSMH	SANITARY SEWER MANHOLE
HP	HIGH POINT	SW	SIDEWALK
ID	INFILTRATION DEVICE	TC	TOP OF CURB
INV	INVERT	TYP.	TYPICAL
JT	JOINT TRENCH	W	WATER
L	LENGTH	WM	WATER METER
LAT	LATERAL	WS	WATER SERVICE

**UTILITY NOTES**

- EXISTING WATER SERVICE LATERAL AND METER TO REMAIN. IF EXISTING METER IS LESS THAN 1" METER, EXISTING METER IS TO BE REMOVED AND REPLACED WITH A 1" WATER METER PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. WATER PROVIDER TO DETERMINE IF EXISTING SERVICE LATERAL IS SUITABLE FOR PROJECT FLOWS. IF EXISTING SANITARY SEWER LATERAL IS INSPECTED AND DEEMED UNSEALABLE, A NEW WATER SERVICE SHALL BE INSTALLED PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R13. IF WATER METER IS WITHIN DRIVEWAY OR AC PARKING STRIP, THE METER BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. INSTALL A BACKFLOW PREVENTION DEVICE PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-762R1. BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED ON PRIVATE PROPERTY AND IS SHOWN FOR REFERENCE ONLY. LAYOUT OF WATER SERVICE FROM BACK OF WATER METER TO THE HOUSE IS SHOWN FOR REFERENCE ONLY. SAID LINE SHALL BE CONSTRUCTED PER APPROVED PLUMBING PLANS.
- EXISTING SANITARY SEWER LATERAL TO REMAIN AND CLEANOUT TO BE REPLACED. IF EXISTING LATERAL IS INSPECTED AND DEEMED UNSUITABLE FOR REUSE, A NEW 4" SEWER LATERAL SHALL BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-5. INSTALL A NEW PROPERTY LINE CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL SS-6. IF SANITARY SEWER CLEANOUT IS WITHIN DRIVEWAY OR AC PARKING STRIP, THE CLEANOUT BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID AND LOCATED WITHIN 5' OF THE PROPERTY LINE. THE LOCATION OF THE EXISTING SEWER LATERAL SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO ANY SEWER WORK. LAYOUT OF THE BUILDING SEWER LATERAL, FROM THE PROPERTY LINE CLEANOUT TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LAYOUT AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS.
- THE EXISTING GAS SERVICE LATERAL WILL BE ABANDONED. THE LOCATION OF THE EXISTING GAS MAIN IS UNKNOWN AND SHALL BE VERIFIED PRIOR TO ANY WORK AFFECTING SAID LINE. THIS PLAN DOES NOT COVER ABANDONMENT OF THE EXISTING GAS LATERAL.
- THE JOINT TRENCH LOCATION SHOWN HEREIN IS FOR REFERENCE ONLY. THE FINAL DESIGN AND ALIGNMENT OF THE JOINT TRENCH SHALL FOLLOW THE APPROVED JOINT TRENCH DESIGN PREPARED BY THE PROJECT'S DRY UTILITY CONSULTANT OR UTILITY PROVIDER. THIS PLAN DOES NOT COVER THE DESIGN OR INSTALLATION OF DRY UTILITIES.
- THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.



**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

DATE: JAN 2023  
DRAWN BY: SLC  
PROJECT: REN  
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER  
JUSTIN R. DEKNOBLOUGH  
79604  
CIVIL  
STATE OF CALIFORNIA

SAN RAMON (925) 866-0322  
ROSEVILLE (916) 768-4456  
WWW.CBANDG.COM

**cbg**  
CIVIL ENGINEERS

PLANNERS  
SURVEYORS

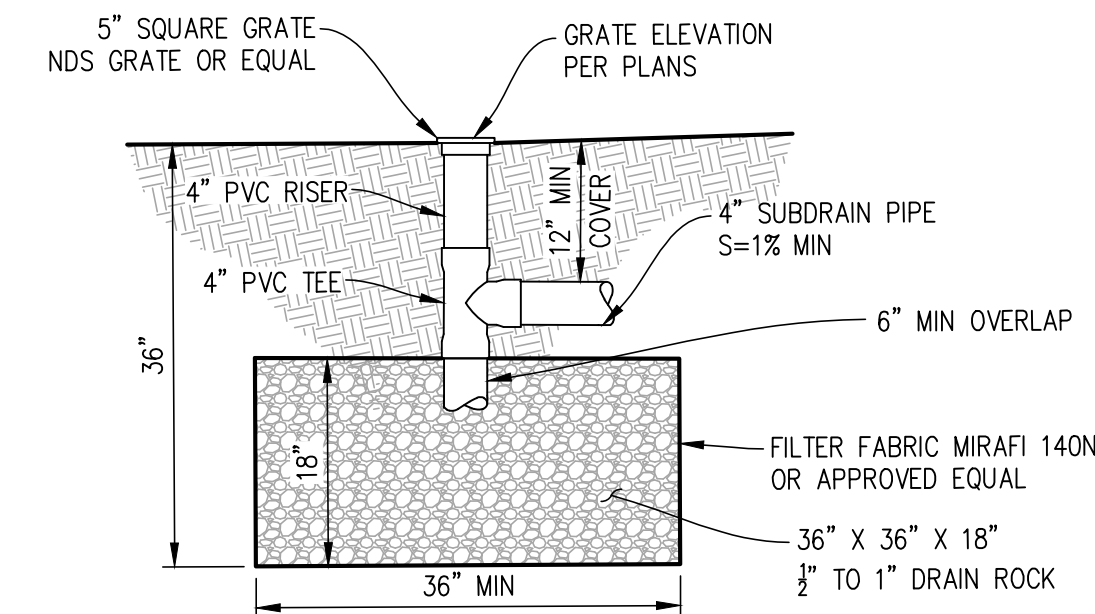
749 UNIVERSITY AVE  
**GRADING & DRAINAGE PLAN**  
NOTES, LEGEND, ABBREVIATIONS & SITE PLAN  
CITY OF LOS ALTOS  
CALIFORNIA

THOMAS JAMES HOMES

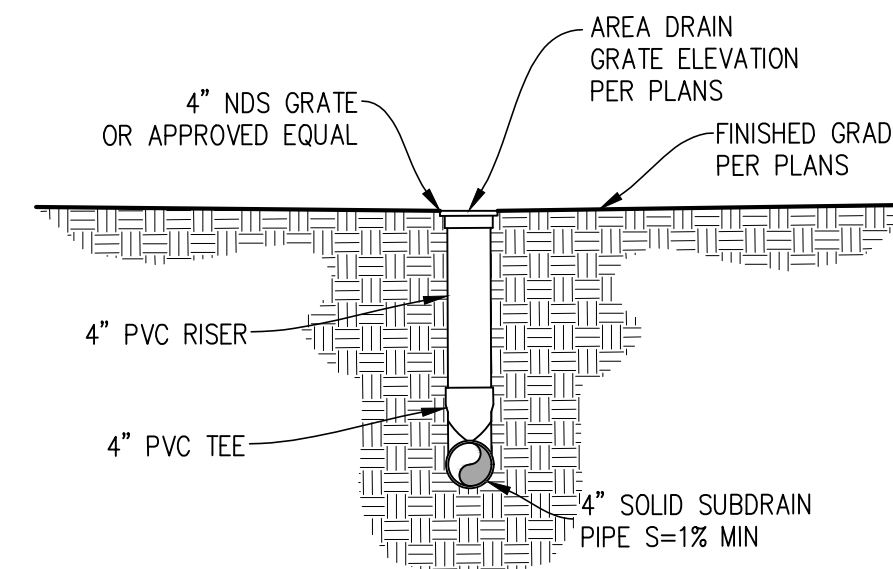
SHEET NUMBER  
**GP-1**  
OF 5  
JOB NUMBER  
3085-00

190203 024 MM

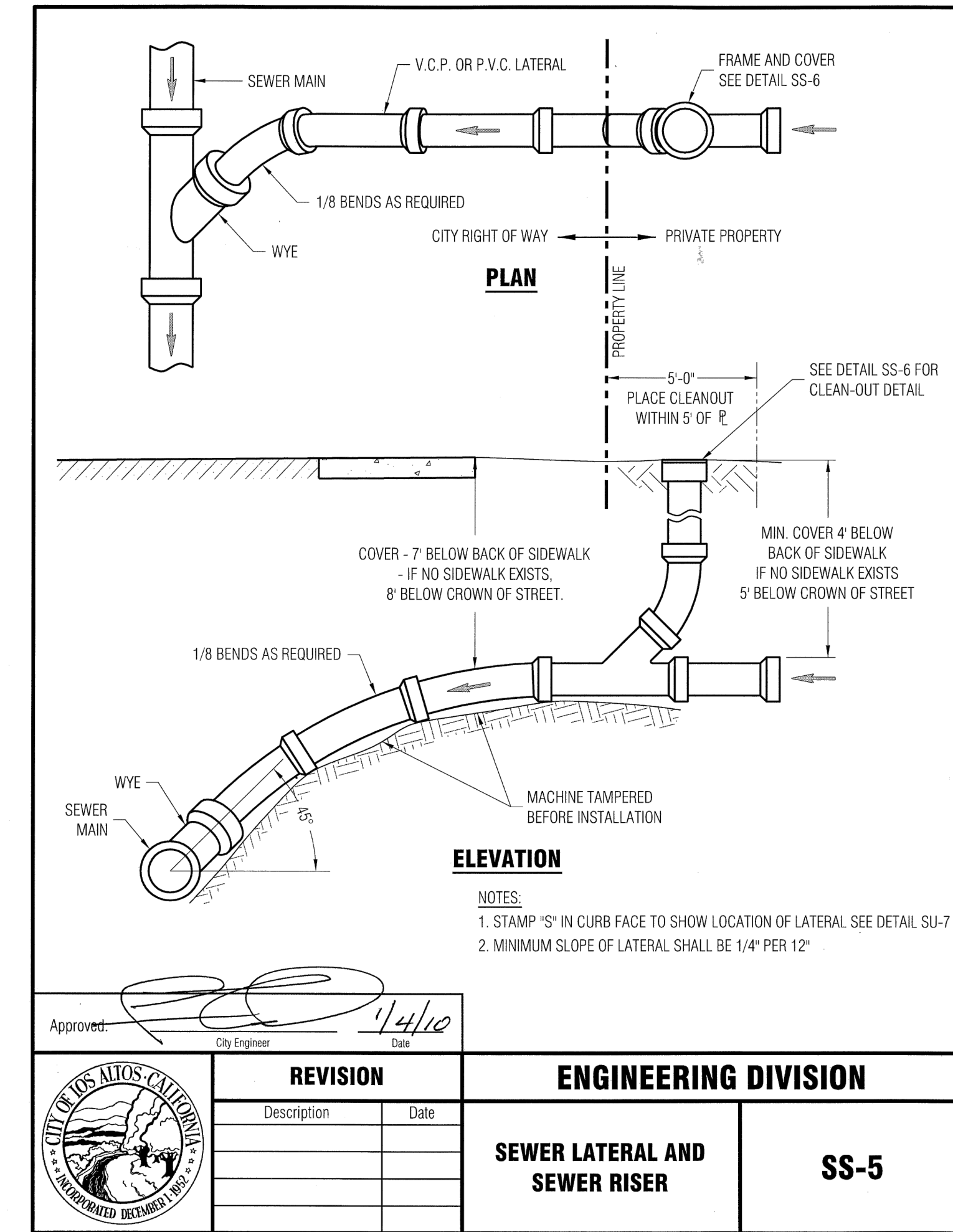




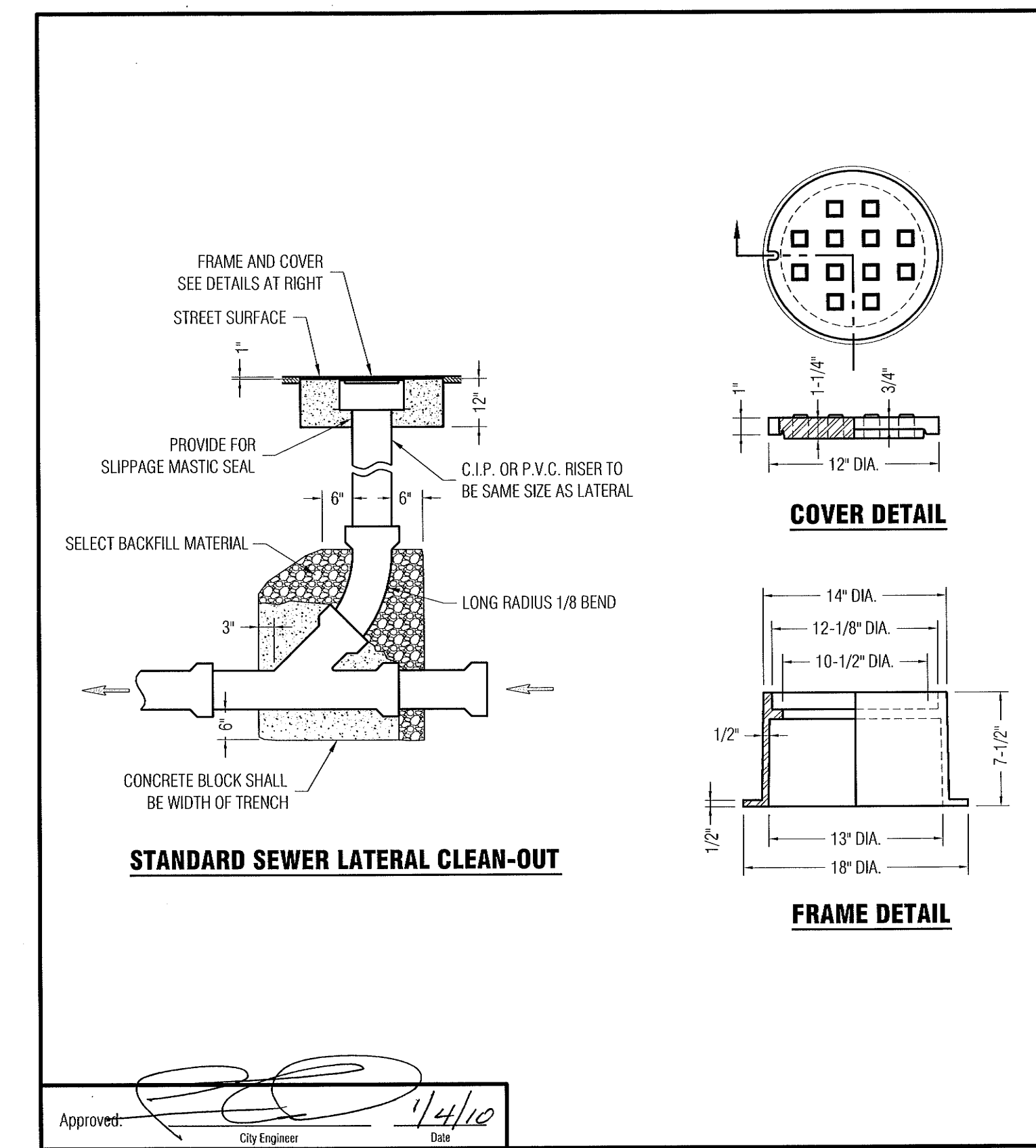
① INFILTRATION DEVICE  
NOT TO SCALE



② AREA DRAIN  
NOT TO SCALE



STANDARD DETAILS MAY 2010



REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL CLEAN-OUT	
Changed Detail Title	02/16/12	SS-6	

STANDARD DETAILS MAY 2010

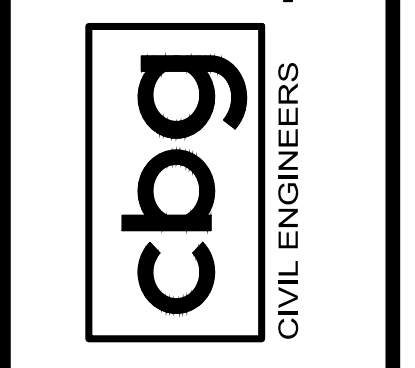
PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

DATE: JAN 2023  
DRAWN BY: SLC  
PROJECT ENGR: REN  
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER  
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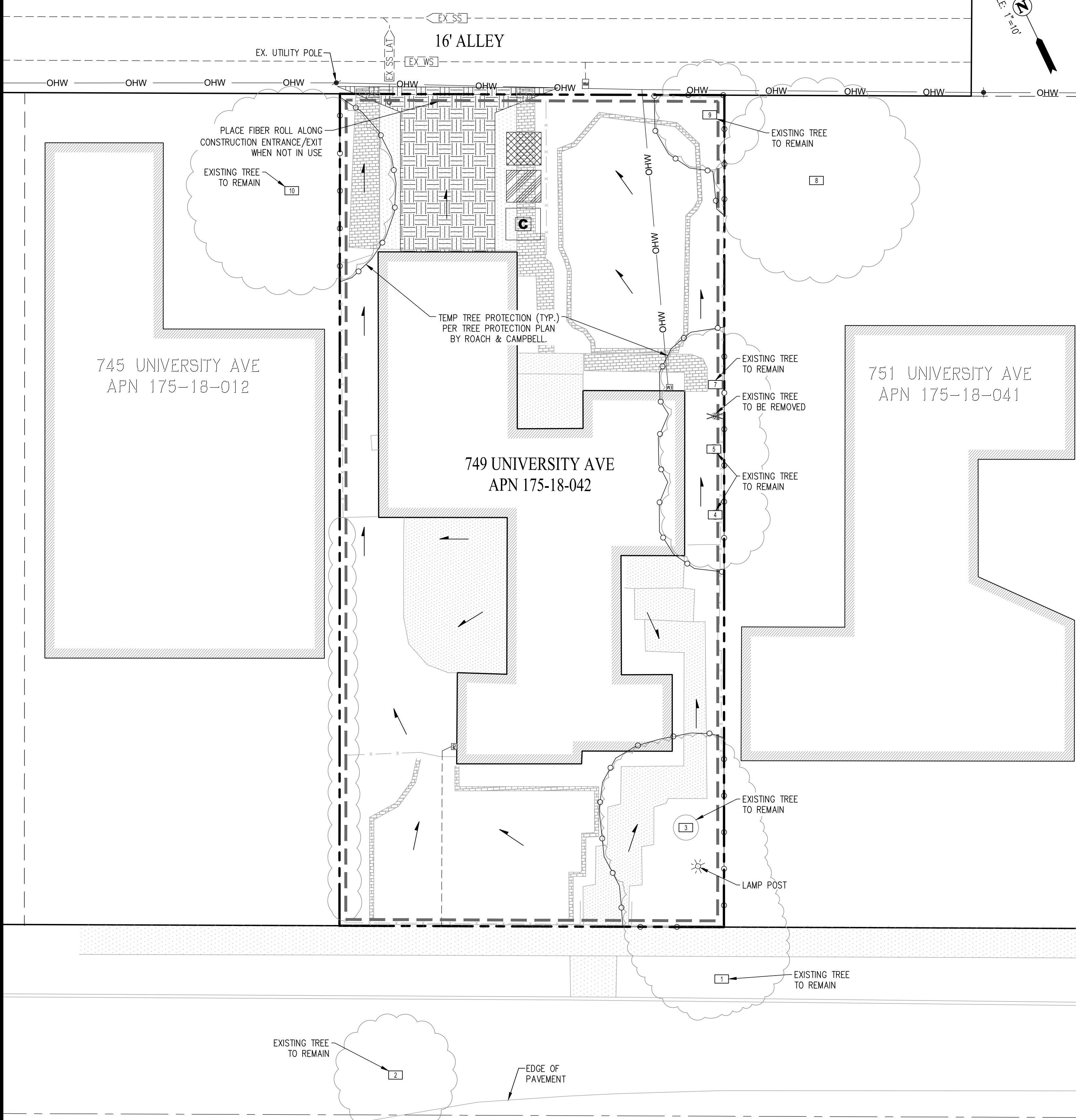
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749 UNIVERSITY AVE  
THOMAS JAMES HOMES  
GRADING & DRAINAGE PLAN  
DETAILS  
CITY OF LOS ALTOS  
CALIFORNIA

SHEET NUMBER  
GP-2  
OF 5  
JOB NUMBER  
3085-00





**SITE MAP**  
SCALE: 1"=10'

**LEGEND**

- PROPERTY BOUNDARY
- - - ADJOINER PROPERTY LINE
- x - EXISTING FENCE
- o - TREE PROTECTION FENCE
- o - TEMPORARY TREE PROTECTION FENCE DURING DEMOLITION
- o - FIBER ROLL - (EC-1 & EC-4)
- [ ] - TREE NUMBER PER ARBORIST REPORT (RETAINED)
- [ X ] - TREE NUMBER PER ARBORIST REPORT (REMOVE)
- [ ] - STABILIZED CONSTRUCTION ENTRANCE/EXIT - (EC-2)
- - DIRECTION OF EXISTING RUNOFF FLOW

**PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS\***

- [ ] - MATERIALS AND EQUIPMENT STORAGE AREA (WM-1 - WM-3\*\*)
- [ ] - SANITARY FACILITY (WM-9\*\*)
- [ C ] - CONCRETE/WASTE WASHOUT (WM-8)

**NOTE:**

- \* THE MATERIALS AND EQUIPMENT STORAGE AREA AND SANITARY FACILITY WILL BE PLACED AT THE PROJECT SUPERINTENDENT'S DISCRETION AND ARE SUBJECT TO CHANGE.
- \*\* DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.

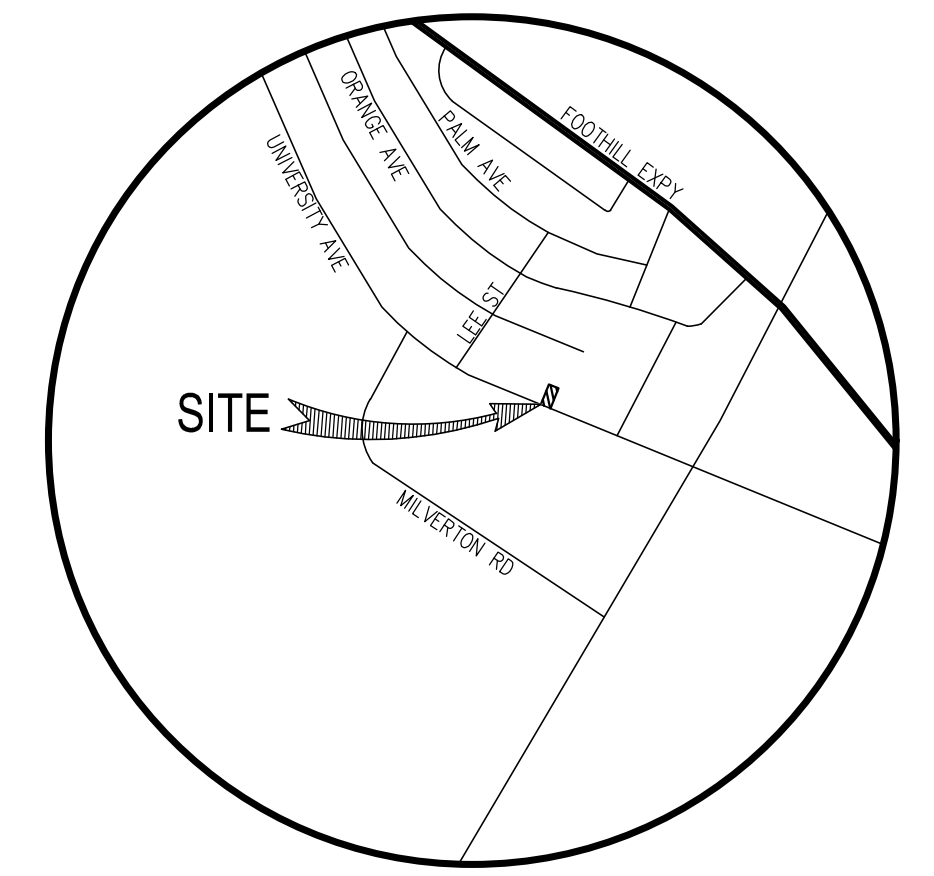
**CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS**

- EC-1 SCHEDULING
- NS-1 WATER CONSERVATION PRACTICES
- NS-8 VEHICLE & EQUIPMENT CLEANING
- NS-9 VEHICLE & EQUIPMENT FUELING
- NS-10 VEHICLE & EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING
- SE-1 SILT FENCE
- SE-5 FIBER ROLLS
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- WE-1 WIND EROSION CONTROL
- WM-1 MATERIAL DELIVERY & STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT

**NOTE:**  
NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.

**SHEET INDEX**

- ECP-1 EROSION CONTROL PLAN
- ECP-2 EROSION CONTROL NOTES & DETAILS



**VICINITY MAP**  
NOT TO SCALE

**EXISTING TREES TO BE RETAINED**

TREE NUMBER	COMMON NAME	DBH (IN)
1	CHINESE PISTACHE	11
2	COAST LIVE OAK	10
3	DEODAR CEDAR	25
4	LONDON PLANE	15
5	LONDON PLANE	15
7	LONDON PLANE	10
8	BAY LAUREL	23
9	SWEETGUM	11
10	CHINESE ELM	12

**EXISTING TREES TO BE REMOVED**

TREE NUMBER	COMMON NAME	DBH (IN)
6	SILVER MAPLE	19

**PRELIMINARY PLANS**  
NOT FOR CONSTRUCTION

DATE: JAN 2023  
DRAWN BY: SLC  
PROJECT ENGR: REN  
PROJ. MGR: JRD

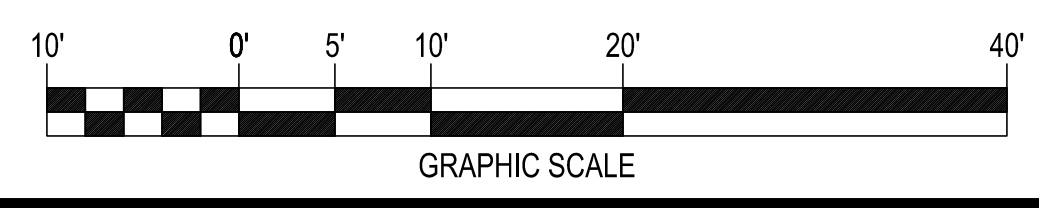


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ROSEVILLE (916) 768-4456  
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749 UNIVERSITY AVE  
**GRADING & DRAINAGE PLAN**  
EROSION CONTROL PLAN  
THOMAS JAMES HOMES  
CITY OF LOS ALTOS  
CALIFORNIA

SHEET NUMBER  
**ECP-1**  
OF 5  
JOB NUMBER  
3085-00





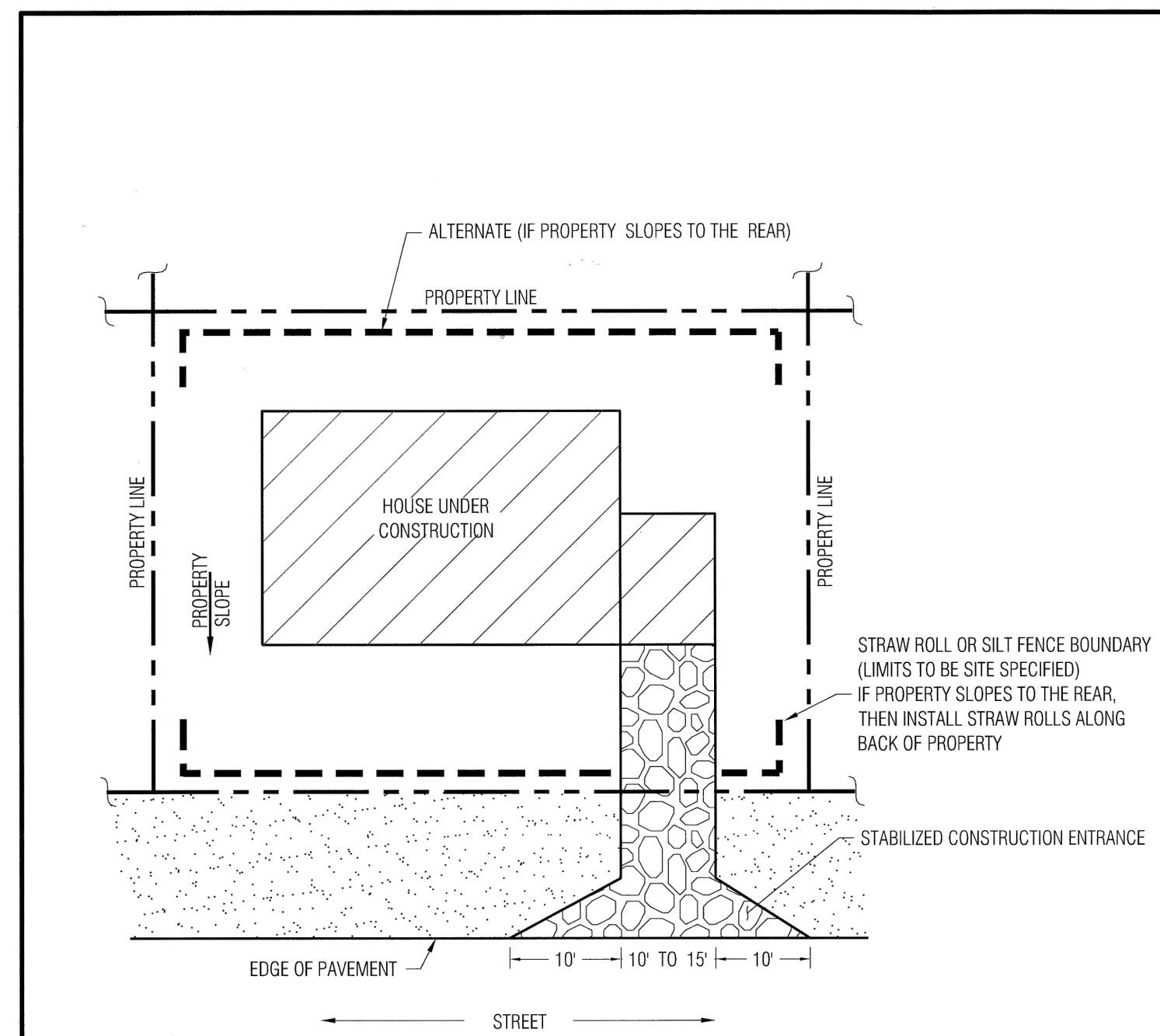


**GENERAL NOTES**

- SITE ADDRESS: 749 UNIVERSITY AVE  
LOS ALTOS, CA 94022
- OWNER/DEVELOPER (DISCHARGER): THOMAS JAMES HOMES, LLC  
255 SHORELINE DRIVE SUITE 428  
REDWOOD CITY, CA 94065  
(650) 434-7966  
KEN KING
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
(925) 866-0322  
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604

**BEST MANAGEMENT PRACTICE NOTES**

- IT SHALL BE THE OWNER'S DUTY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO ENSURE THE ENTIRE SITE IS IN COMPLIANCE WITH LOCAL ORDINANCES PROTECTION THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THIS PLAN IS INTENDED TO BE UTILIZED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE UTILIZED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN AS NECESSARY IN THE FIELD. DOCUMENT AND REPORT ANY FIELD CHANGES AND NOTIFY THE CITY OR COUNTY REPRESENTATIVE OF THE FIELD CHANGES.
- ALL MAINTENANCE AND OPERATION REQUIREMENTS SHALL FOLLOW THE CASQA CONSTRUCTION BMP GUIDANCE HANDBOOK.
- THE CONTRACTOR OR OWNER SHALL EFFECT AND MAINTAIN PRECAUTIONARY MEASURES NECESSARY TO PROTECT ADJACENT WATERCOURSES AND PUBLIC OR PRIVATE PROPERTY FROM DAMAGE BY EROSION, FLOODING AND DEPOSITION OF MUD OR DEBRIS ORIGINATING FROM THE SITE.
- THE CONTRACTOR OR OWNER IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL FOR THE PROJECT AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY OR COUNTY ENGINEER.
- THE CONTRACTOR OR OWNER SHALL ESTABLISH AND MAINTAIN EFFECTIVE BMP PERIMETER CONTROLS AND STABILIZED ALL CONSTRUCTION ENTRANCES AND EXITS TO SUFFICIENTLY CONTROL EROSION AND SEDIMENT DISCHARGES FROM THE SITE YEAR-ROUND.
- EROSION CONTROL MEASURES WILL BE PROPERLY IN PLACE YEAR-ROUND. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE DAY RAIN PROBABILITY EXCEEDS 50 PERCENT.
- INSPECTIONS AND OBSERVATIONS SHALL OCCUR WEEKLY, AND AT LEAST ONCE EACH 24-HOUR PERIOD DURING EXTENDED STORM EVENTS, TO IDENTIFY AND RECORD BMPs THAT NEED MAINTENANCE TO OPERATE EFFECTIVELY, THAT HAVE FAILED OR THAT COULD FAIL TO OPERATE AS INTENDED.
- DISCHARGERS SHALL IMPLEMENT MEASURES TO CONTROL ALL NON-STORMWATER DISCHARGES DURING CONSTRUCTION.
- DISCHARGERS SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROL.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE WORK. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE ENTRANCE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN MATERIAL STORAGE AREA.
- APPLY GRAVEL CONSTRUCTION ENTRANCE MATERIAL WITHIN THE VEHICLE STORAGE AREA.
- PLACE ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
- IMPLEMENT BMPs TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS.
- PAVED STREETS WILL BE MONITORED DAILY AND FREQUENTLY CLEANED. STREETS WILL ALSO BE SWEEPED ON AT LEAST A WEEKLY BASIS OR MORE OFTEN, AS NEEDED, TO MAINTAIN CONTINUOUS LITTER AND TRACKING CONTROL. STREET WASHING WILL NOT BE DONE.
- TRASH RECEPTACLES WILL BE PROVIDED THROUGHOUT THE SITE AND UTILIZED BY ALL WORKERS FOR MISCELLANEOUS TRASH. SITE REFUSE WILL BE PICKED UP ON A WEEKLY BASIS OR AS OFTEN AS NECESSARY IN ORDER TO KEEP THE SITE CLEAN.
- COVER AND BERM LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.).
- CONTAIN AND SECURELY PROTECT STOCKPILED WASTE MATERIAL FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
- EXCAVATING, FILLING, BACKFILLING AND GRADING WORK SHALL NOT BE PERFORMED DURING UNFAVORABLE WEATHER CONDITIONS.
- DISCHARGERS SHALL PROVIDE EFFECTIVE SOIL COVER FOR INACTIVE AREAS AND ALL FINISHED SLOPES, OPEN SPACE, UTILITY BACKFILL AND COMPLETED LOTS. INACTIVE AREAS OF CONSTRUCTION ARE AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE RE-DISTURBED FOR AT LEAST 14 DAYS.
- SLOPES WILL BE GRADED SO THAT WATER IS DIRECTED AWAY FROM THE SLOPE FACES AT THE END OF EACH WORKING DAY WHEN A CHANCE OF RAIN IS FORECAST.
- ALL RILLS, GULLIES, ETC. WILL BE PROMPTLY REPAIRED AS PRACTICAL BY REGRADING OR INSTALLATION OF SOIL, GRAVEL OR SANDBAGS.
- ALL DRAIN INLETS WILL BE PROTECTED AS THEY ARE COMPLETED, DURING THE ENTIRE COURSE OF CONSTRUCTION.
- IF SEDIMENT BASINS ARE TO BE USED, DISCHARGERS SHALL, AT A MINIMUM DESIGN SEDIMENT BASINS ACCORDING TO THE METHOD PROVIDED IN CASQA'S CONSTRUCTION BMP GUIDANCE HANDBOOK.
- AFTER EACH RAINSTORM, SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, FIBER ROLLS, SILT FENCES AND SILT SACKS. SEDIMENT TRAPS/BASINS SHOULD ALSO BE OBSERVED AND PUMPED DRY AS NECESSARY TO ASSURE PROPER FUNCTION AND CAPACITY.
- INTERIOR FIBER ROLLS MAY BE REMOVED AS THE AREA COMES UNDER CONSTRUCTION FOR FINISH GRADING AND LANDSCAPING INSTALLATION. PERIMETER PROTECTION SHOULD BE LEFT IN PLACE YEAR-ROUND DURING CONSTRUCTION OR DEMOLITION.
- AT A MINIMUM, TREE PROTECTION FENCING IS TO BE ORANGE CONSTRUCTION FENCING AND PLACED AROUND TREE TO CREATE A TREE PROTECTION ZONE AND SHALL BE INSTALLED AROUND TREES THAT ARE TO REMAIN. IF PROJECT ARBORIST REQUIRES ADDITIONAL PROTECTIONS, THE CONTRACTOR SHALL FOLLOW AND INSTALL SAID PROTECTIONS.

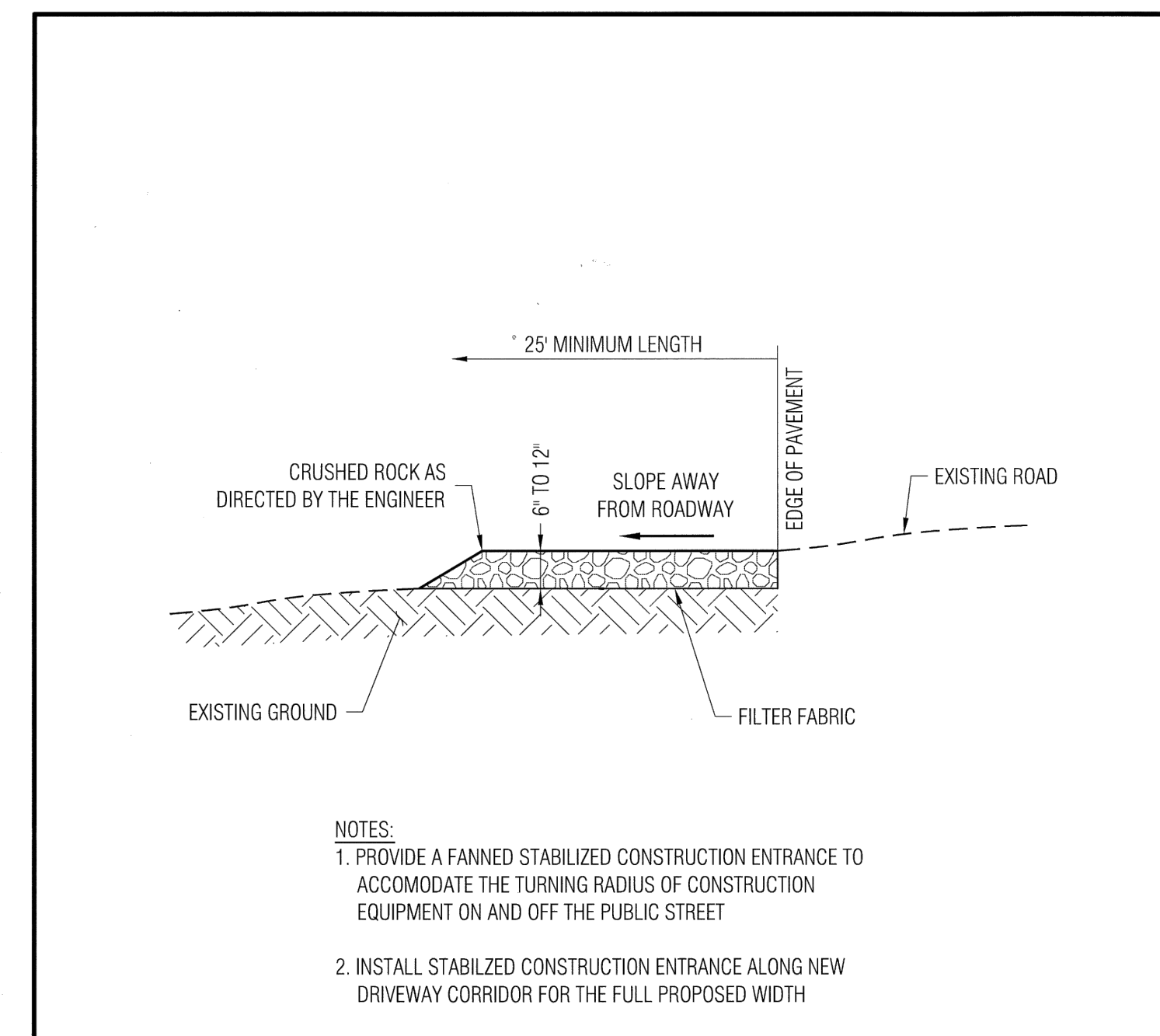


**GENERIC CONSTRUCTION SITE PLAN**

Approved: [Signature] 1/4/10  
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE</b>	<b>EC-1</b>

STANDARD DETAILS MAY 2010

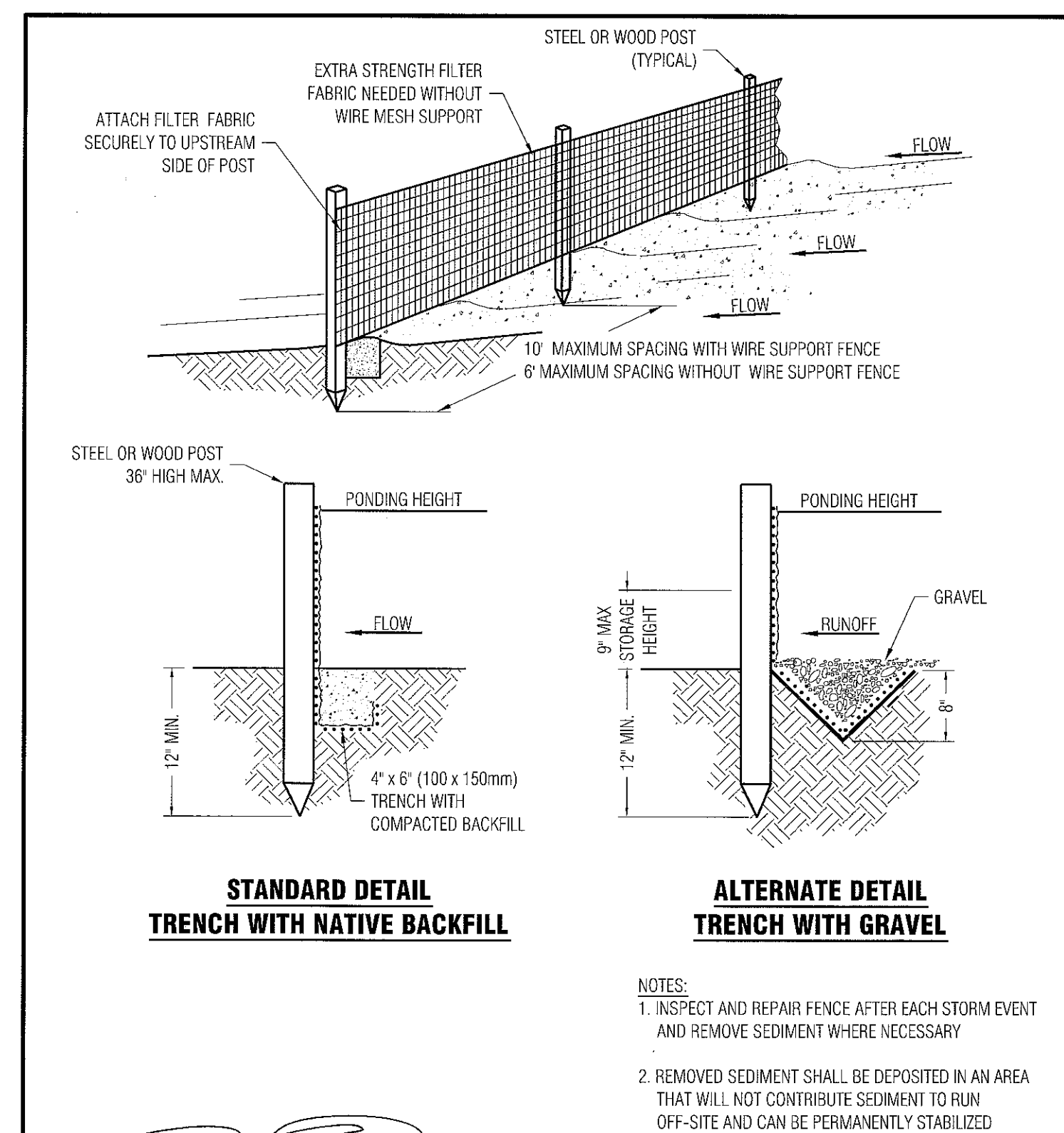


- NOTES:**
- PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
  - INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: [Signature] 1/4/10  
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>STABILIZED CONSTRUCTION SITE ENTRANCE</b>	<b>EC-2</b>

STANDARD DETAILS MAY 2010



**STANDARD DETAIL TRENCH WITH NATIVE BACKFILL**

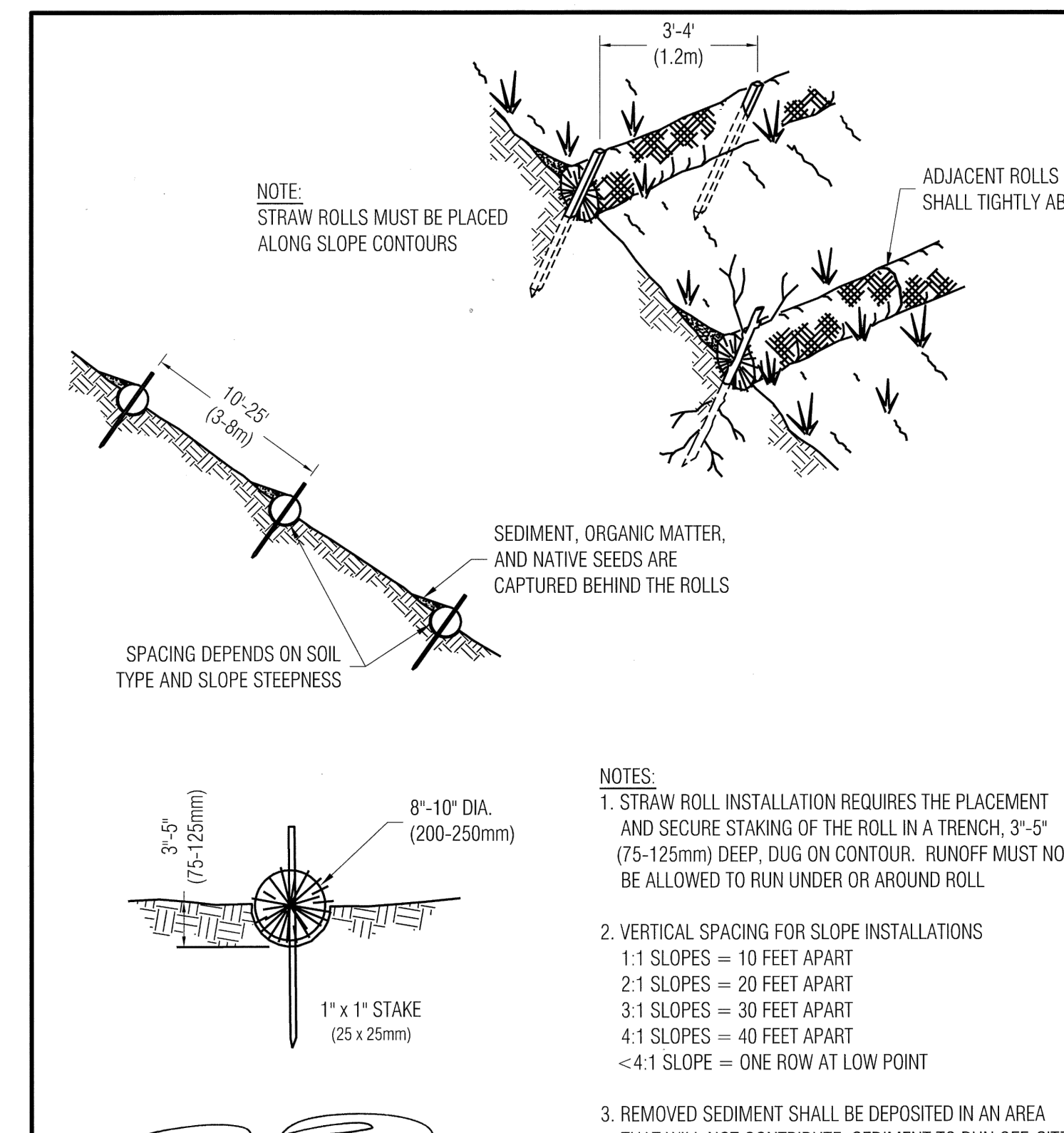
**ALTERNATE DETAIL TRENCH WITH GRAVEL**

- NOTES:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHERE NECESSARY
  - REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED
  - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY

Approved: [Signature] 1/4/10  
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>SILT FENCE</b>	<b>EC-3</b>

STANDARD DETAILS MAY 2010



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

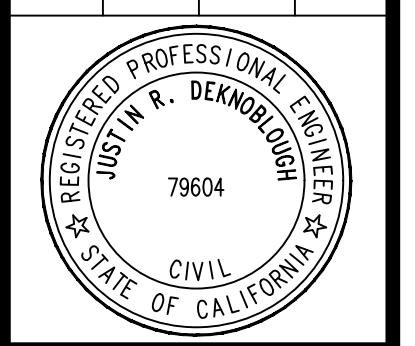
Approved: [Signature] 1/4/10  
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		<b>STRAW ROLLS</b>	<b>EC-4</b>

STANDARD DETAILS MAY 2010

PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

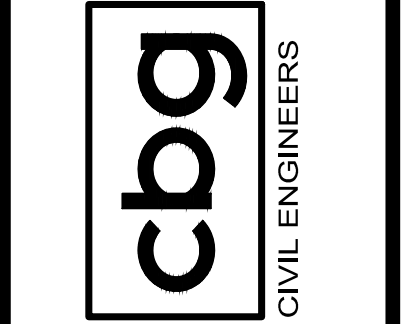
DATE: JAN 2023  
DRAWN BY: SLC  
PROJECT: REN  
PROJ. MGR: JRD



REG. PROFESSIONAL ENGINEER  
JUSTIN R. DEKNOBLAUGH  
79604  
CIVIL  
STATE OF CALIFORNIA

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749 UNIVERSITY AVE  
LOS ALTOS, CALIFORNIA

THOMAS JAMES HOMES

**GRADING & DRAINAGE PLAN**  
EROSION CONTROL NOTES & DETAILS

SHEET NUMBER  
**ECP-2**  
OF 5

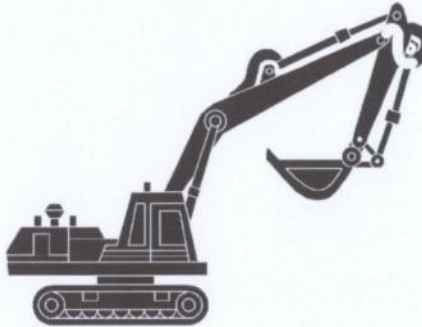
JOB NUMBER  
3085-00





### 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 grease cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

#### 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.

#### 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 and 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.

#### Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

#### Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

- 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.

#### 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.

### 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, 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.

#### 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.

### 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 waterways are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

#### During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on 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

### General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

#### Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- 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 equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff 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 flashcans 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.
- 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, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleaned vegetation can be recycled. Materials that cannot be recycled must be disposed of as hazardous waste. Never bury waste materials or leave them in the stream or near a creek or stream bed.

#### Materials/Waste Handling

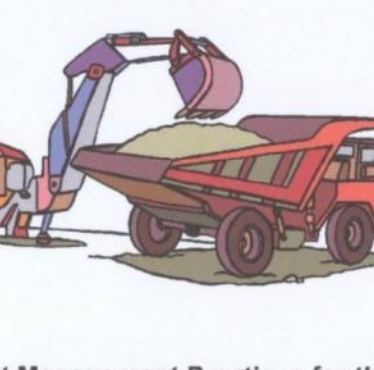
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- Keep pollutants off exposed surfaces. Place flashcans and recycling receptacles around the site to minimize litter.

### Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

#### Doing The Job Right

General Business Practices

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

#### Practices During Construction

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Collect 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 dewatering sites. Water from a dewatering site into any water of the state without treatment is prohibited.

- 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 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 sawdust, absorbent materials, etc.) 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 liquid in storm drains.

#### Painting Clean up

- 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 residues 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 waste. 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 spill into soil. Or, check with the local wastewater treatment authority to find out if you can collect (in a vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assure the wastewater is not contaminated by paint.

#### Recycle/Reuse Leftover Paints Whenever Possible

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



#### Los Altos Municipal Code Requirements

##### Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

##### Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

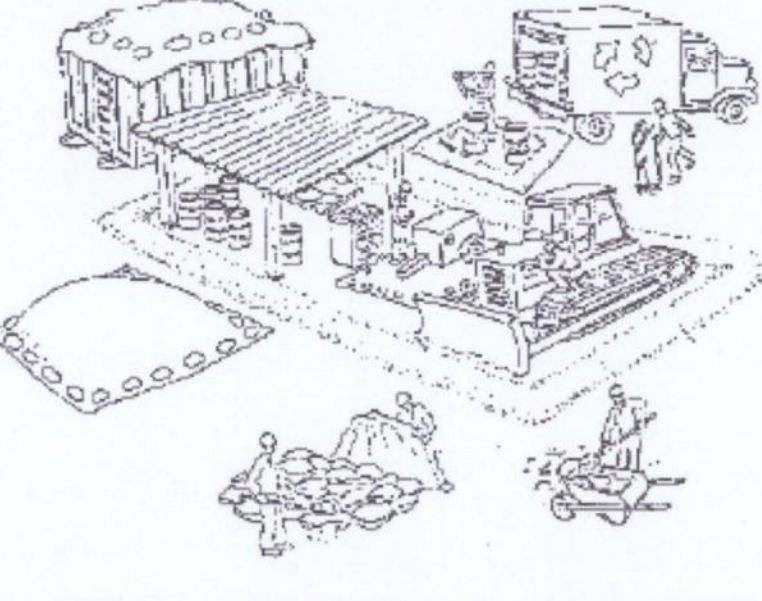
# Blueprint for a Clean Bay

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



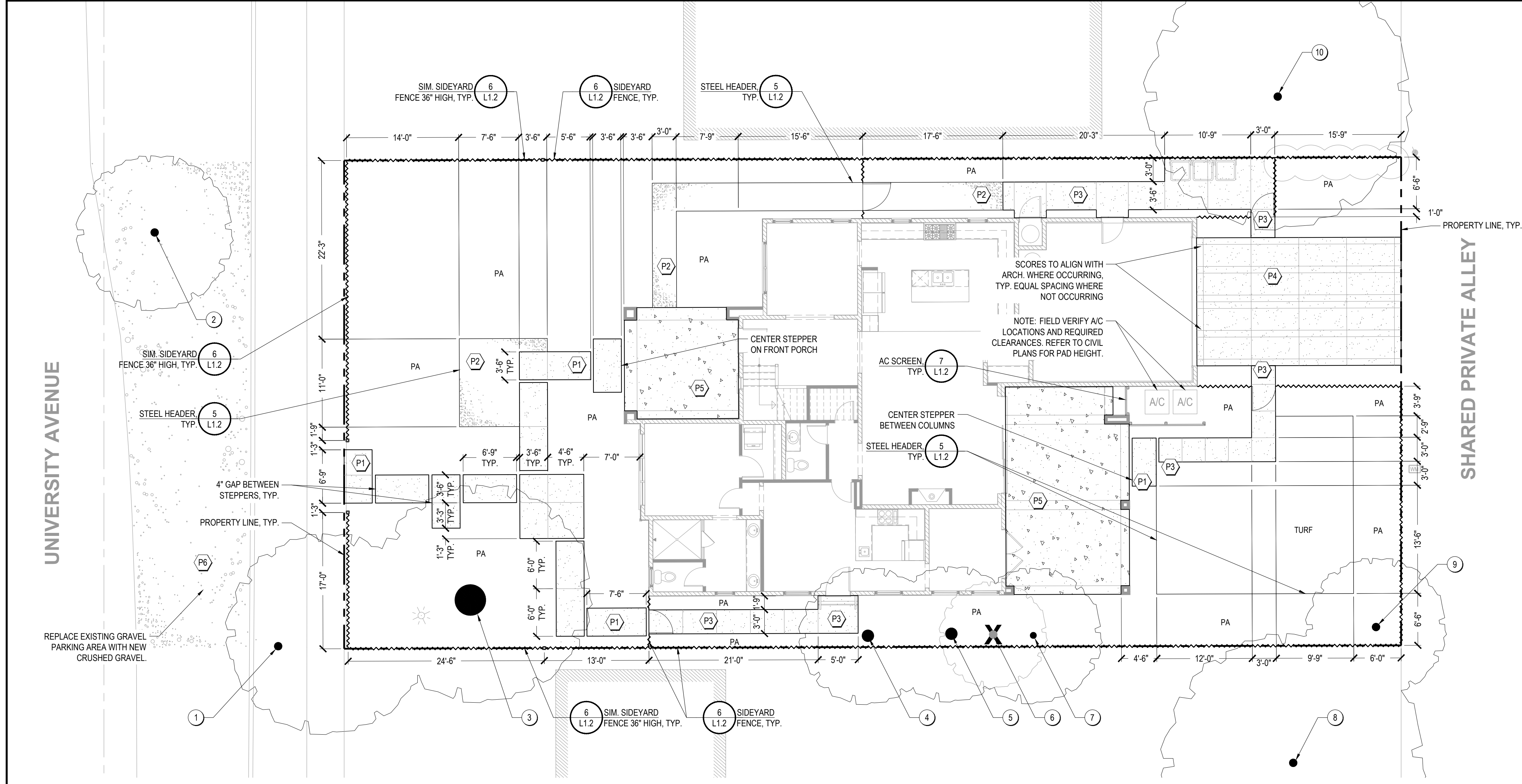
### Santa Clara Urban Runoff Pollution Prevention Program



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

PRELIMINARY PLANS NOT FOR CONSTRUCTION  
 DATE: JAN 2003  
 DRAWN BY: SLC  
 PROJECT: REN  
 PROJ. MGR: JRD  
 NO. BY DATE  
 REVISIONS  
 REGISTERED PROFESSIONAL ENGINEER  
 JUSTIN R. DEANBROOK  
 CIVIL  
 STATE OF CALIFORNIA  
 79604  
 SAN RAMON • (925) 866-0322  
 ROSEVILLE • (916) 788-4456  
 WWW.CB9.COM  
 PLANNERS  
 SURVEYORS  
 CIVIL ENGINEERS  
 CALIFORNIA  
 749 UNIVERSITY AVE  
 GRADING & DRAINAGE PLAN  
 CLEAN BAY BLUEPRINT  
 CITY OF LOS ALTOS  
 SHEET NUMBER  
 ECP-3  
 OF 5  
 JOB NUMBER  
 3085-00  
 1/20/03 12:25 AM





**CONSTRUCTION NOTES**

- LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
- UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DISCREPANCIES: NOTIFY DISTRICT'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
- LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE, OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
- COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
- VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC. SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
- LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, AND ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
- EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
- FENCING: FENCE LOCATIONS SHOWN ARE DIAGRAMMATIC AND FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.

**LAYOUT LEGEND**

DETAIL CALLOUT	REFERENCED DETAIL NUMBER	REFERENCED DETAIL SHEET
ADJ.	ADJACENT	NATIVE GRASS
EQ	EQUAL DISTANT	OH
BOC	BACK OF CURB	PA
BOW	BACK OF WALK	PL
CJ	CONSTRUCTION/COLD JOINT	POB
CL	CENTERLINE	SIM
CLR	CLEAR	SYM
EJ	EXPANSION JOINT	TYP
EQ	EQUAL DISTANT	T, TURF
ILO	IN LIEU OF	UNO
MAX	MAXIMUM	VIF
MIN	MINIMUM	

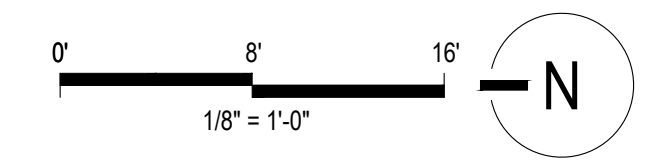
**PAVING AND FENCING LEGEND**

- P1** CONCRETE PAVERS PER DETAIL 1/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. 4" GAP FILL WITH P2.
- P2** DECORATIVE GRAVEL PER DETAIL 4/L1.2: 3/8" CRUSHED AGGREGATE, COLOR: YOSEMITE TAN (BUILDER TO VERIFY), BY LYNSCO (650.364.1730), 2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC, WITH 8" GALVANIZED WIRE STAPLES.
- P3** CONCRETE PAVING (PEDESTRIAN) PER DETAIL 2/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS.
- P4** CONCRETE PAVING (VEHICULAR) PER DETAIL 3/L1.2: STANDARD GRAY CONCRETE WITH ACID ETCH FINISH WITH TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- P5** CONCRETE TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL DRAWINGS.
- P6** FIELD: CRUSHED AGGREGATE IN RIGHT OF WAY PER COUNTY REQUIREMENTS, REFER TO CIVIL PLANS.
- ~~~~~ SIDEYARD FENCE: PER DETAIL 6/L1.2, 302 LF (CONTRACTOR TO VERIFY, INCLUDES TWO 3'-0" GATE AND ONE 3'-6" GATE)
- ~~~~~ 36" FENCE SIMILAR TO SIDEYARD FENCE: PER DETAIL 6/L1.2, 101 LF (CONTRACTOR TO VERIFY)
- STEEL HEADER, TYP. REFER TO PLAN FOR EXACT LOCATIONS AND CONDITIONS.

**SEE SHEET L1.2 FOR CONSTRUCTION DETAILS**

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

SIGNED: *RJ Campbell* DATE: 02/17/23



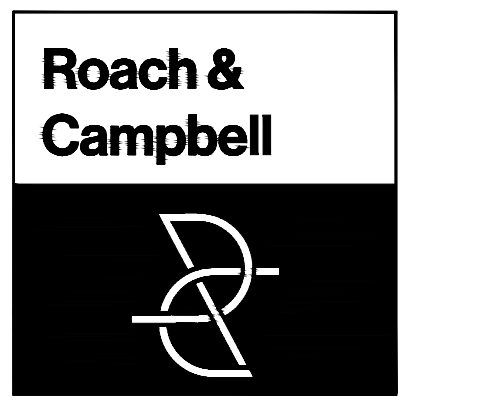
**SITE CALCULATIONS (PERFORMANCE APPROACH)**

749 University Avenue	SF	% OF LOT AREA
<b>EXISTING</b>		
TOTAL LOT SF	8,052	
<b>TOTAL PERMEABLE AREA</b>	4,330	54%
PROPOSED LOT LANDSCAPE AREA (% OF TOTAL AREA)	3,724	46%
SHRUB AND GROUND COVER AREA (% OF TOTAL LANDSCAPE AREA)	3,263	88%
PROPOSED TURF AREA (% OF TOTAL LANDSCAPE AREA)	461	12%
AGGREGATE PATIO	285	
WALKABLE CONCRETE PADS WITH GAPS	321	
<b>TOTAL IMPERMEABLE AREA</b>	3,722	46%
RESIDENCE/GARAGE FOOTPRINT (% OF TOTAL AREA)	2,376	30%
LANAI	409	
FRONT PORCH	202	
TRASH PAD AND WALK WAYS	327	
DRIVEWAY (CONCRETE)	408	

NOTE: WATER SUPPLY IS DOMESTIC.

**TREE PROTECTION CHART**

KEYNOTE	TAG#	STATUS	LOCATION	SCIENTIFIC NAME	COMMON NAME	DBH (in)	ACTION
1	1239	Non-Protected	Off-site	<i>Pistacia chinensis</i>	Chinese pistache	11	Retain and Protect
2	1240	Non-Protected	Off-site	<i>Quercus agrifolia</i>	Coast Live Oak	10	Retain and Protect
3	1241	Protected	On-Site	<i>Cedrus deodara</i>	Deodar Cedar	25	Retain and Protect
4	1242	Protected	On-Site	<i>Platanus hybrida</i>	London Plane	15	Retain and Protect
5	1243	Non-Protected	On-Site	<i>Platanus hybrida</i>	London Plane	15	Retain and Protect
6	1244	Protected	On-Site	<i>Acer saccharinum</i>	Silver Maple	19	Remove
7	1245	Non-Protected	On-Site	<i>Platanus hybrida</i>	London Plane	10	Retain and Protect
8	1246	Protected	Off-site	<i>Umbellularia californica</i>	Bay Laurel	23	Retain and Protect
9	1247	Non-Protected	On-Site	<i>Liquidambar styraciflua</i>	Sweetgum	11	Retain and Protect
10	1248	Non-Protected	Off-site	<i>Ulmus parvifolia</i>	Chinese Elm	12	Retain and Protect



111 Scripps Drive  
Sacramento,  
California 95825  
916.945.8003 | 916.342.7119  
4409 CRLA 5044

**LANDSCAPE IMPROVEMENT PLANS FOR**

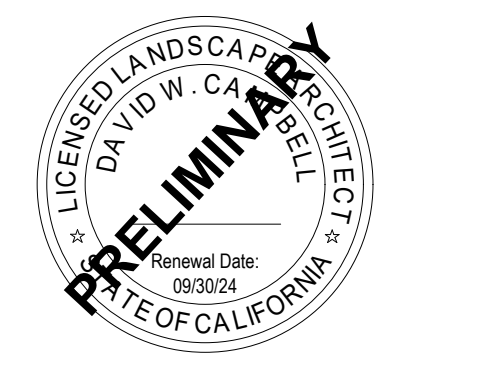
**749 UNIVERSITY AVE  
LOS ALTOS, CA**

**BY  
THOMAS JAMES HOMES**

KEYMAP:

**LAYOUT PLAN, NOTES, AND LEGEND**

DRAWN BY:  
STAFF  
CHECKED BY:  
DWC  
JOB NO.  
20035  
DATE  
02/16/2023  
REVISIONS:

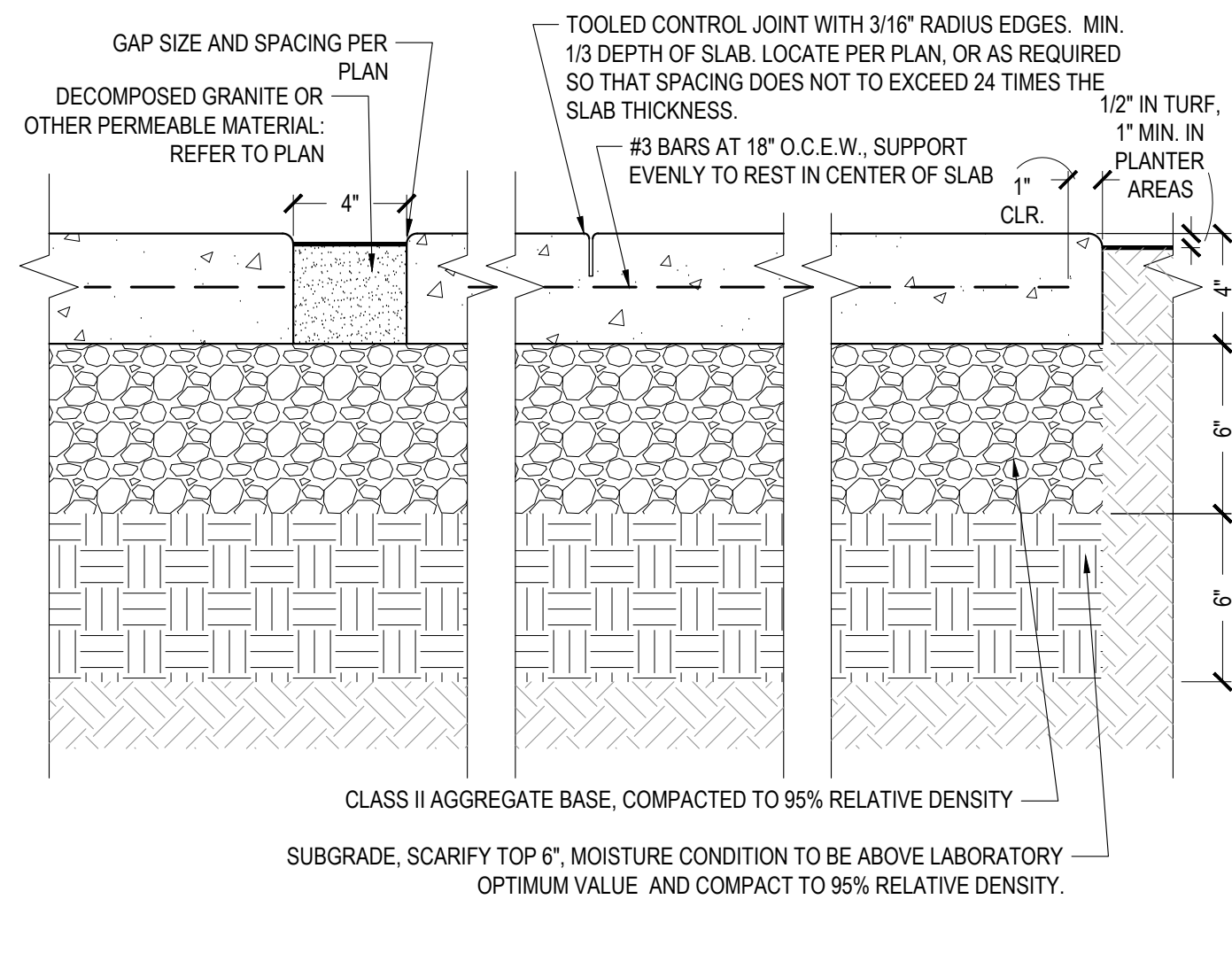


**L1.1**

DRAWINGS IN SET: 6

DESIGN REVIEW SUBMITTAL - NOT FOR CONSTRUCTION UNLESS APPROVED BY THE AUTHORITY HAVING JURISDICTION (A.H.J.)



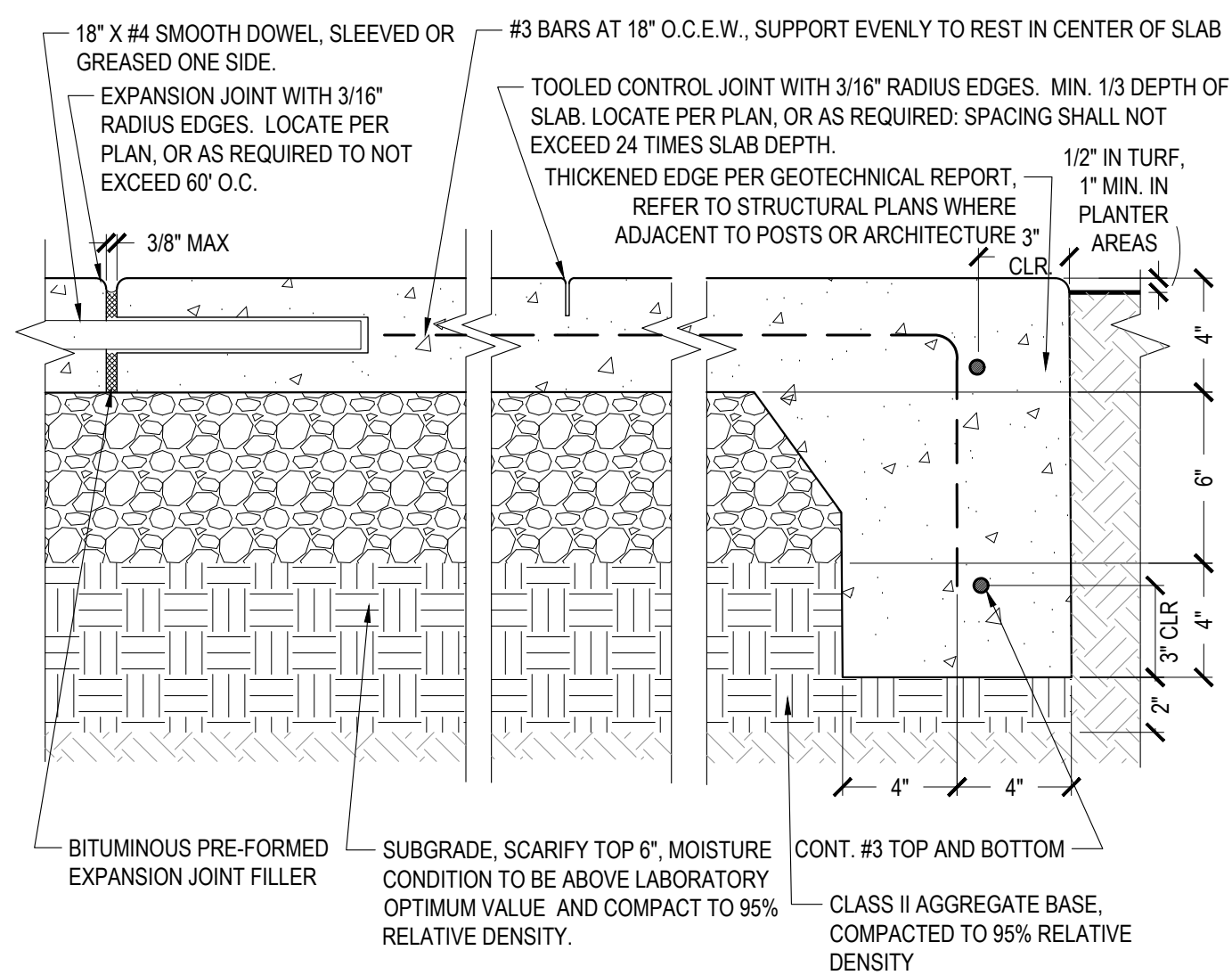


**NOTES**  
 A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

**CONCRETE PAVERS**

1" = 0'-6"

SECTION

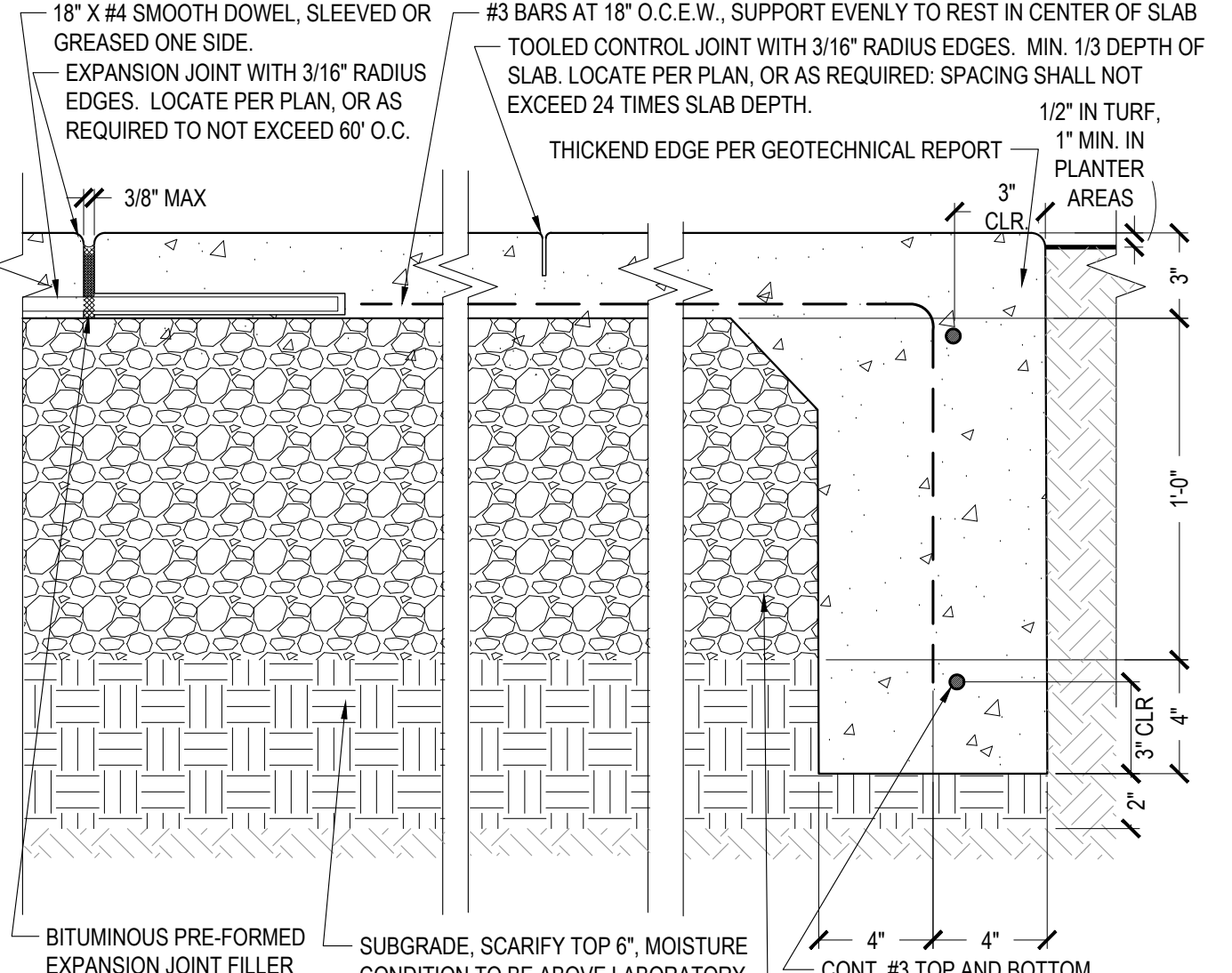


**NOTES**  
 A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

**CONCRETE PAVING (PEDESTRIAN)**

1" = 0'-6"

SECTION

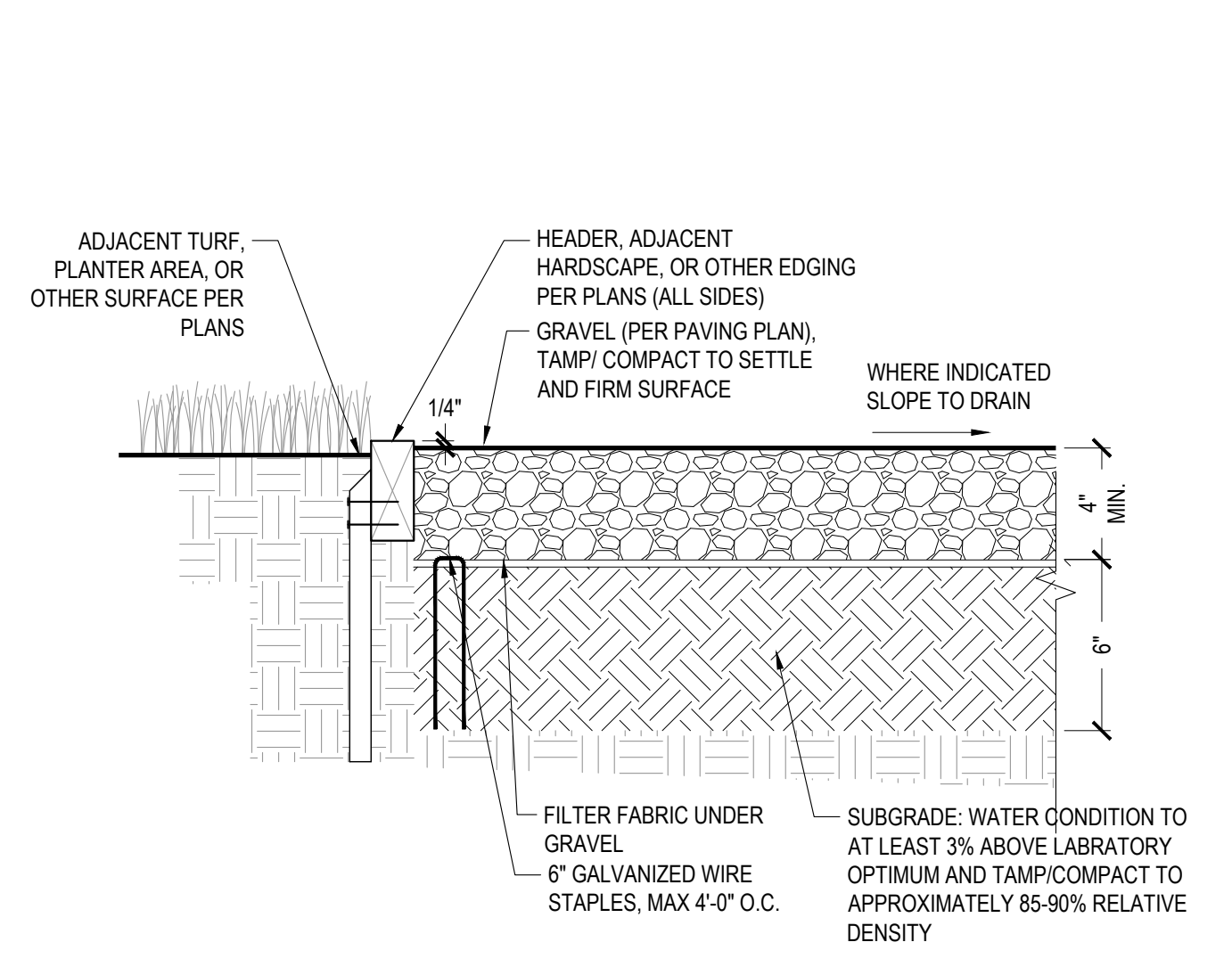


**NOTES**  
 A. PAVEMENT DEPTHS AND REQUIREMENTS HEREIN ARE SUPERCEDED BY THE PROJECT GEOTECHNICAL REPORT AND RECOMMENDATIONS.

**3 CONCRETE PAVING (VEHICULAR)**

1" = 0'-6"

SECTION

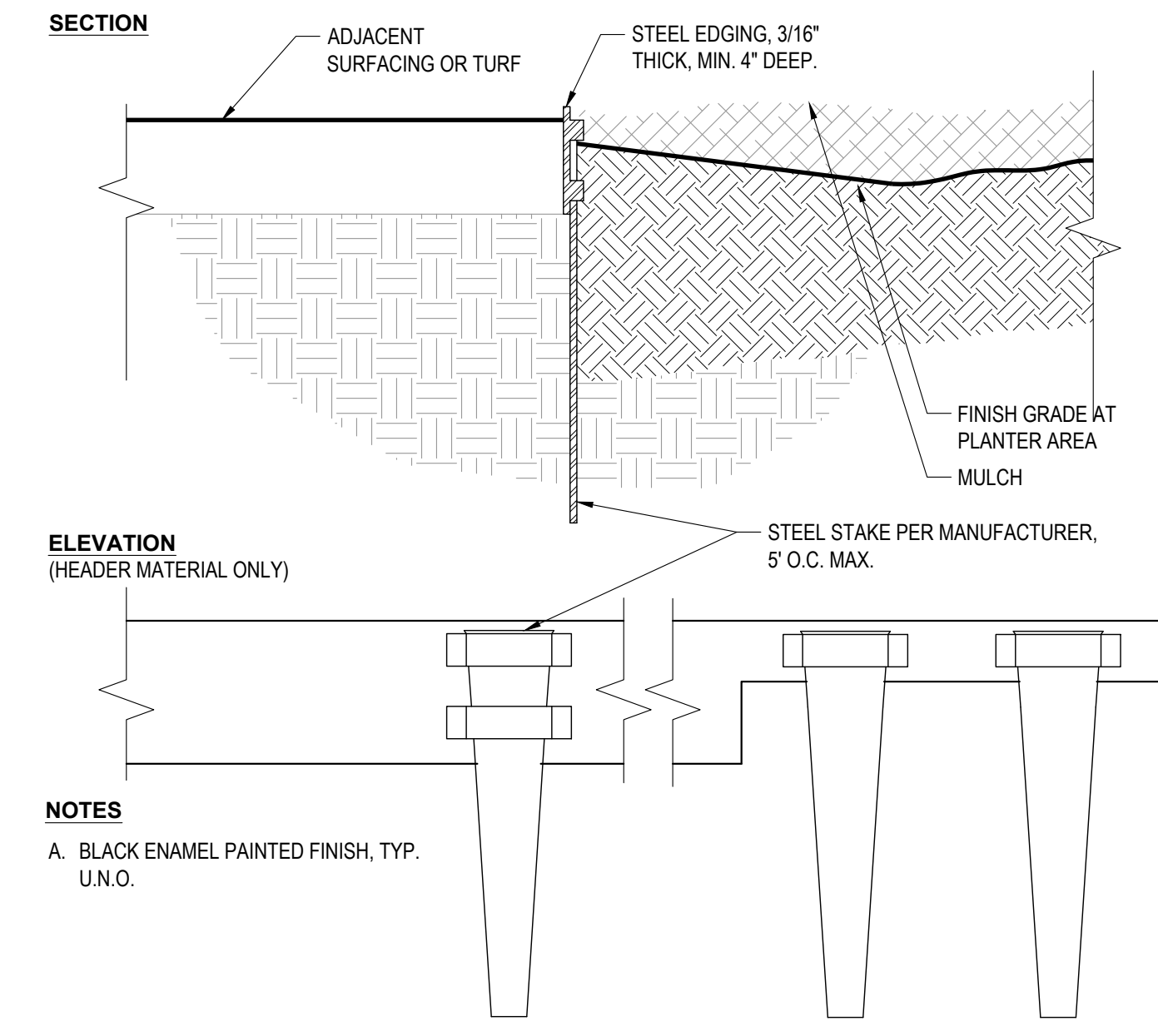


**NOTE:** WITHIN EXISTING TREE CANOPY, OR IN AREAS OF UNDISTURBED SUBGRADING, NO COMPACTION NEEDED.

**4 CRUSHED GRAVEL (PEDESTRIAN)**

1" = 0'-6"

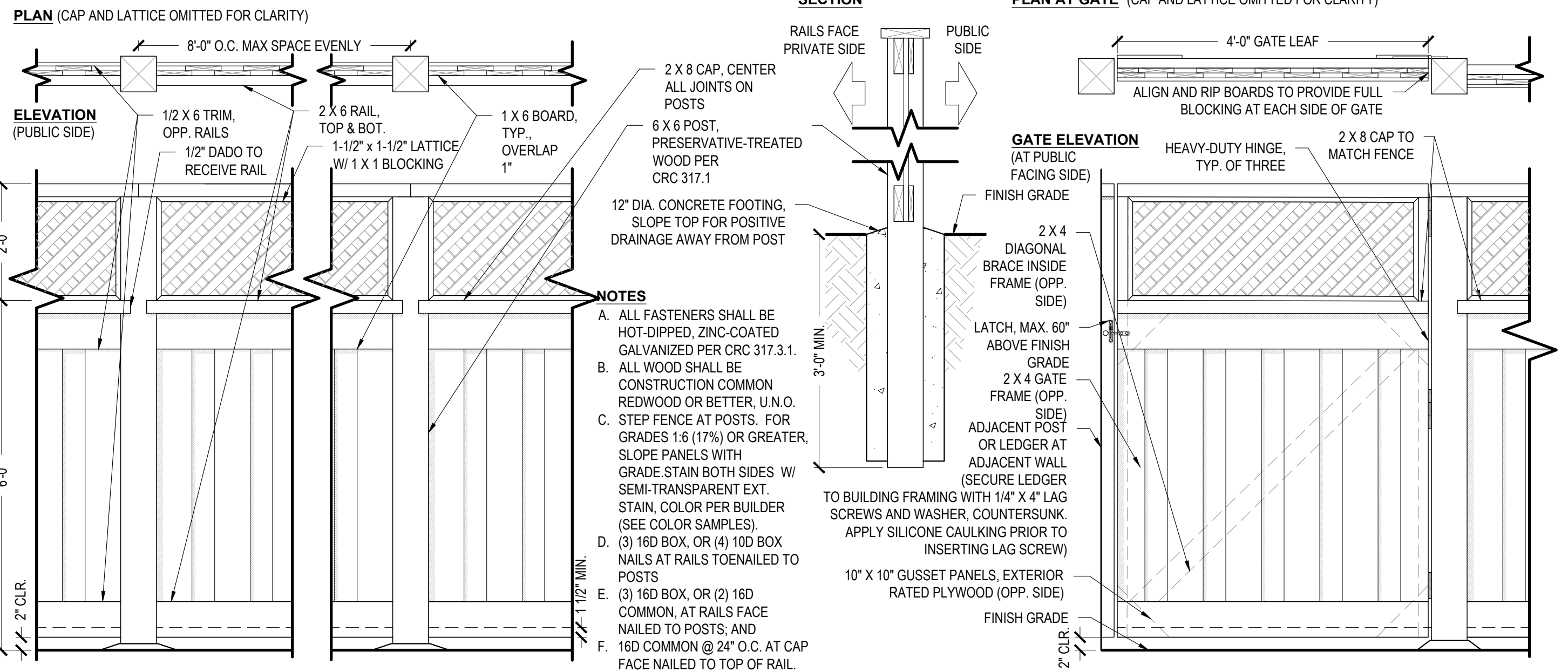
SECTION



**5 STEEL HEADER**

1" = 0'-6"

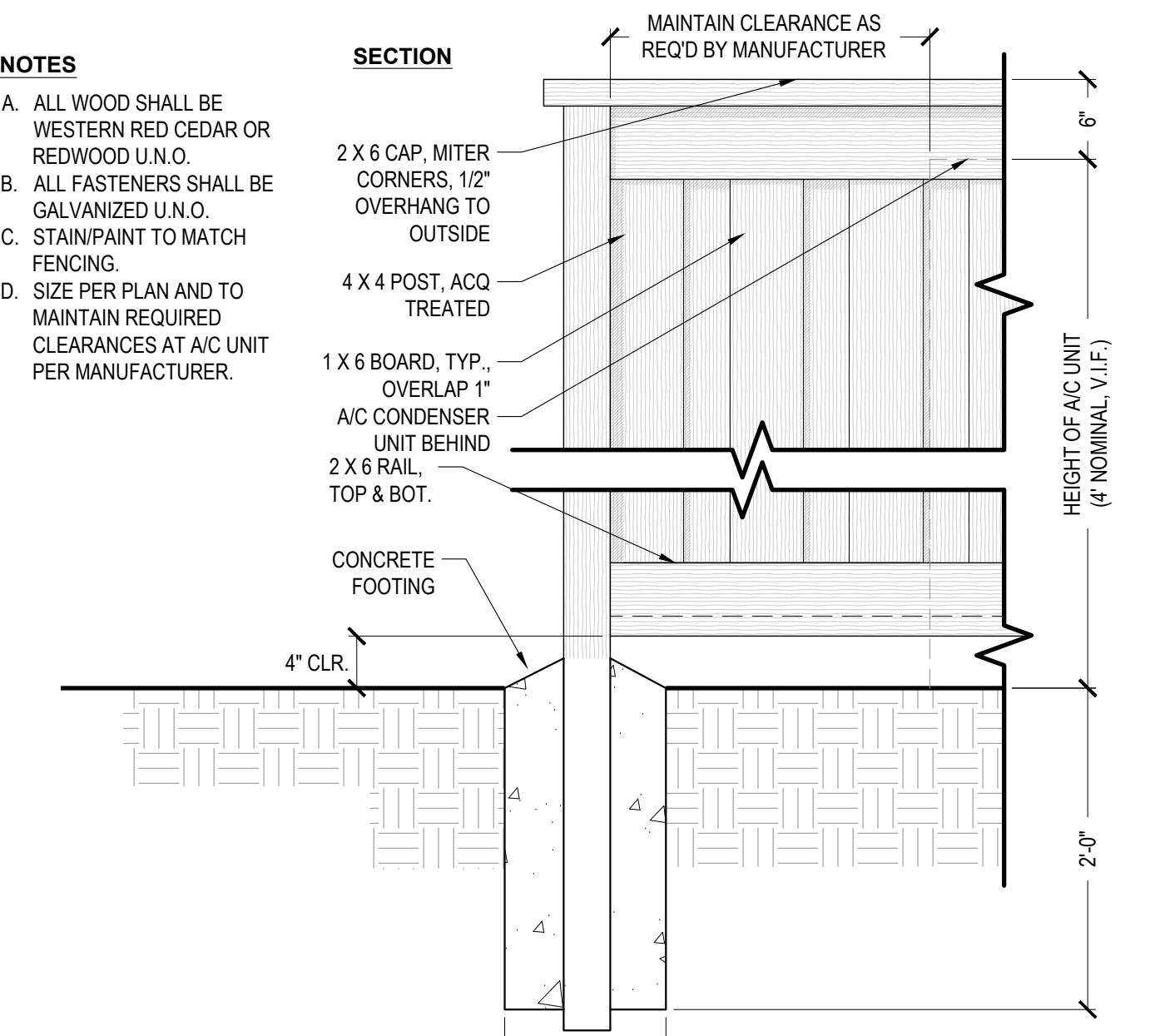
AS NOTED



**6 SIDERYARD FENCE WITH GATE**

3/4" = 1'-0"

AS NOTED



**7 A/C SCREEN**

1" = 1'-0"

AS NOTED

**REPRESENTATIVE STAIN COLORS**



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**LANDSCAPE IMPROVEMENT PLANS FOR**

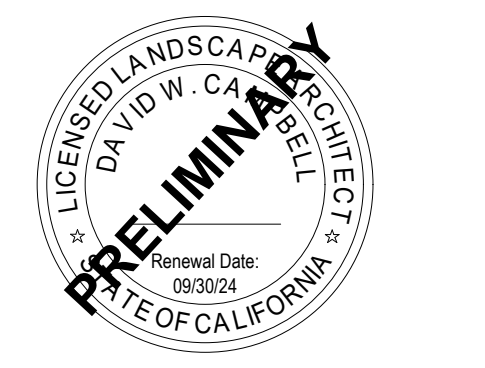
**749 UNIVERSITY AVE  
 LOS ALTOS, CA**

**BY  
 THOMAS JAMES HOMES**

KEYMAP:

**CONSTRUCTION DETAILS**

DRAWN BY:  
 STAFF  
 CHECKED BY:  
 DWK  
 JOB NO.  
 20035  
 DATE  
 02/16/2023  
 REVISIONS:



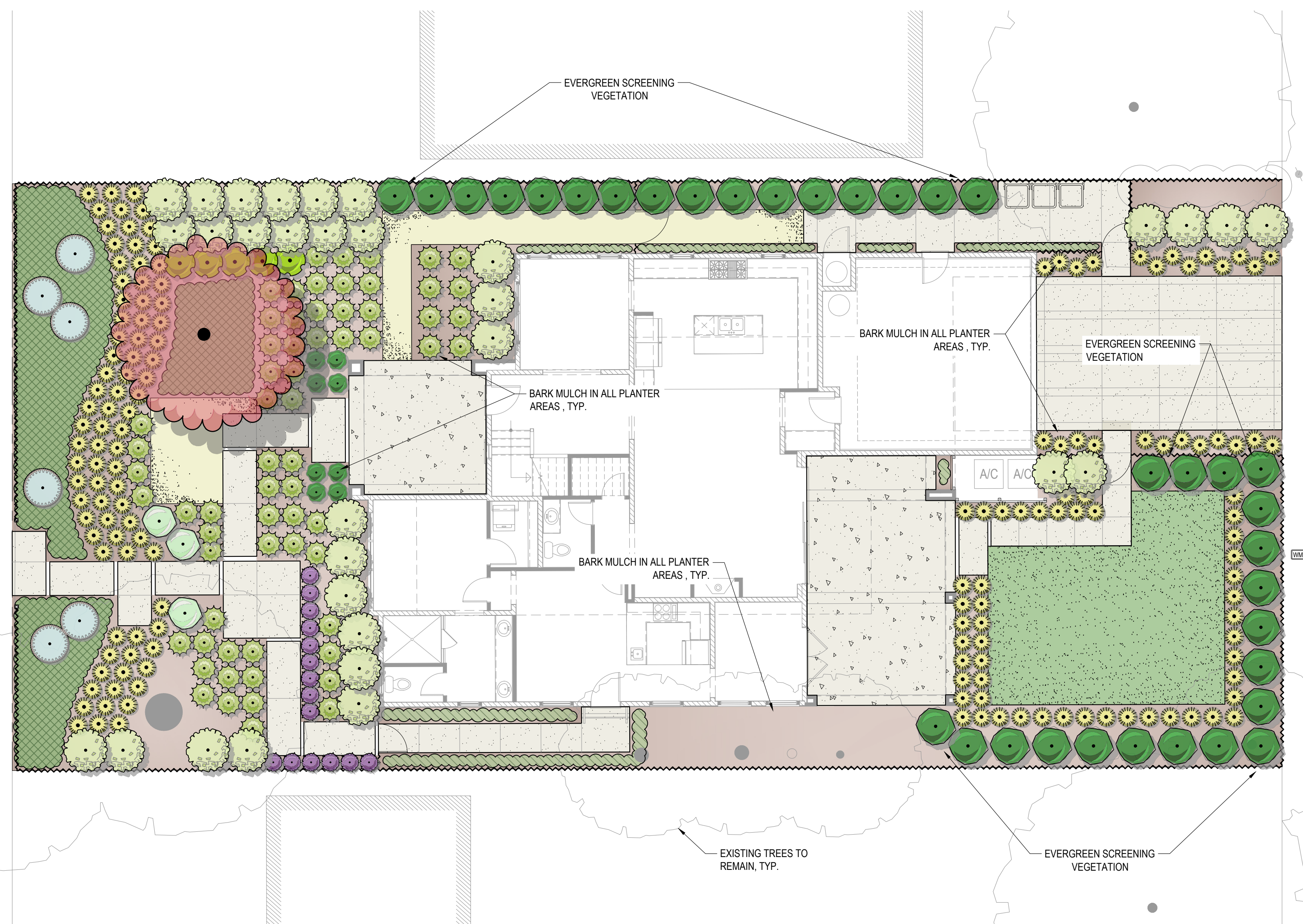
**L1.2**

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UNIVERSITY AVENUE

SHARED PRIVATE ALLEY



**WATER USE CALCULATIONS**

Water Efficient Landscape Worksheet							Project:	20035
749 University Ave.							Date:	2/16/2023
Hydrozone/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF	Landscape Area (sf)	ETAF x Area	Estimated Total Water Use	
<b>Regular Landscape Areas</b>								
Shrub and groundcover, Front (Low to Moderate)	0.35	DripLine	0.81	0.43	2,063	891	25,359	
Shrub and groundcover, Rear (Low to Moderate)	0.35	DripLine	0.81	0.43	1,200	519	14,751	
Turf, Rear (High)	0.9	MultiStrm	0.75	1.20	461	553	15,738	
Totals					3,724	1,963		
Nearest Data Location: Los Altos							Estimated Total Water Use (ETWU)	55,848
Reference Eto: 45.3							Maximum Allowed Water Allowance (MAWA)	57,526
Reference ETAF: 0.55								

ETAF Calculations/Regular Landscape		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, 0.45 or below for non-residential areas, and 0.65 for DSA projects. These values are also reference values for determining MAWA.	
Total ETAF x Area	1,410		
Total Area (sf)	3,724		
Average ETAF	0.38		
<b>ETAF Calculations/All Landscape</b>		<sup>1</sup> ETWU= Eto x 0.62 x ETAF x Area	
Total ETAF x Area	1,963	<sup>2</sup> MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]	
Total Area (sf)	3,724	*ETWU must be less than or equal to MAWA	
Average ETAF	0.53		

NOTE: PLANT FACTORS ARE AS FOLLOWS: .3 FOR LOW WATER USE PLANTS, .5 FOR MEDIUM WATER USE PLANTS, AND .9 FOR HIGH WATER USE PLANTS.

**PLANT LEGEND**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	PIS KEI	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (M)	24" BOX	1	
SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	AGA BLF	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE WUCOLS (L), (HW) 2'-3'	5 GAL.	3	
	CHO ELC	CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH WUCOLS (L), (HW) 2'-3'	5 GAL.	8	
	LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET WUCOLS (M), (HW) 4'	5 GAL.	35	
	LOM LON	LOMANDRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH WUCOLS (L), (HW) 3'	5 GAL.	64	
	PEN HAM	PENNISETUM ALOPECUROIDES 'HADELN' / HADELN FOUNTAIN GRASS WUCOLS (L)	5 GAL.	156	
	PHO TEN	PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE' / TRICOLOR NEW ZEALAND FLAX WUCOLS (M), SW EXPOSURE	5 GAL.	6	
	SAL MEX	SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE WUCOLS (L), NE EXPOSURES	5 GAL.	5	
	TUL VAR	TULBAGHIA VIOLACEA 'VARIEGATA' / STRIPED SOCIETY GARLIC WUCOLS (L)	5 GAL.	15	
	WES MUN	WESTRINGIA FRUTICOSA 'WES05' TM / MUNDI COAST ROSEMARY WUCOLS (L)	5 GAL.	31	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	DYM MAR	DYMONDIA MARGARETAE / SILVER CARPET DYMONDIA WUCOLS (L)	4" POT	12" o.c.	108
	MYO PUC	MYOPORUM X 'PUTAH CREEK' / PUTAH CREEK MYOPORUM WUCOLS (L), (H) 1' X (W) 10'-15'	5 GAL.	48" o.c.	33
	TUR SOD	TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE WUCOLS (H)	SOD		461 SF

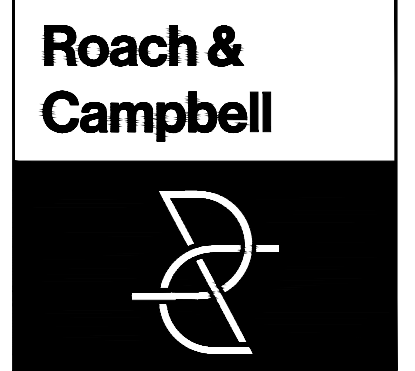
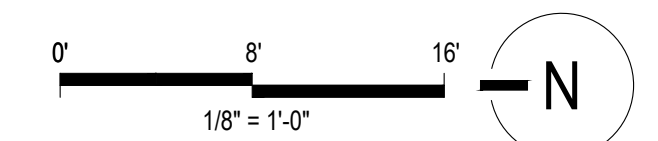
**PLANTING NOTES**

- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24" THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
- POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND SHALL ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET, MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1.0%.
- EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING PITS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8" DEEP AUGURED HOLE BACKFILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK' NOTES AND DETAILS ON THE DRAWINGS. UNLESS OTHERWISE NOTED MINIMUM PLANT SIZES SHALL BE AS FOLLOWS: EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (#1); 15" H. X 12" W. FOR 5-GALLON (#5); AND 30" H. X 24" W. FOR 15-GALLON (#15). SINGLE TRUNK TREES: 5" H. W/ 1" CALIPER FOR 15-GALLON (#15); 8" H. W/ 2" CALIPER FOR 24" BOX (#25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTORY OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- BARK MULCH:** A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
- SOIL FERTILITY ANALYSIS AND AMENDMENT:** THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCCULENTS SHALL BE 50% CLEAN WASHED SAND.
- CERTIFICATE OF COMPLETION:** A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
- MAINTENANCE PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
- ROOT CONTROL BARRIERS:** WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12" DEEP ALONG SIDEWALKS, AND 18" DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.
- UTILITY CLEARANCE:** NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING EXCEPT LOW-GROWING GROUNDCOVER SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7
- WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT OF WAY OR TO BE MAINTAINED BY THE LOCAL AGENCY SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
- TURF INSTALLATION:** CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS.
  - REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 3/4" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
  - WITHIN 24 TO 48 HOUR OF SODDING, MOISTEN AREA TO BE SODDED TO A DEPTH OF AT LEAST 6", AND MAINTAIN MOISTURE UNTIL SODDING. DO NOT ALLOW SOIL TO BE COME SATURATED.
  - APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
  - INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
  - STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
  - AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.

**SEE SHEET L2.2 FOR PLANTING PALETTE L2.3 FOR PLANTING DETAILS AND L2.4 FOR TREE PROTECTION PLAN**

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

SIGNED: *RJ Campbell* DATE: 02/17/23



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4409 CRLA 5044

**LANDSCAPE IMPROVEMENT PLANS FOR**

**749 UNIVERSITY AVE  
LOS ALTOS, CA**

**BY  
THOMAS JAMES HOMES**

KEYMAP:

**PLANTING PLAN, NOTES, AND LEGEND**

DRAWN BY:

STAFF

CHECKED BY:

DWC

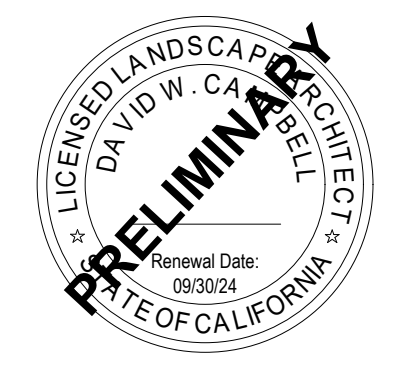
JOB NO.

20035

DATE

02/16/2023

REVISIONS:



**L2.1**

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*PISTACIA CHINENSIS 'KEITH DAVEY'*  
**KEITH DAVEY CHINESE PISTACHE**

MATURITY: 30'-60' H, 30'-60' W  
GROWTH RATE: 1'-2' / YR



*AGAVE X 'BLUE FLAME'*  
**BLUE FLAME AGAVE**

MATURITY: 2'-3' H, 3'-4' W  
GROWTH RATE: SLOW



*CHONDROPETALUM TECTORUM 'EL CAMPO'*  
**EL CAMPO SMALL CAPE RUSH**

MATURITY: 2'-3' H, 3'-4' W  
GROWTH RATE: MODERATE



*LIGUSTRUM JAPONICUM 'TEXANUM'*  
**WAX LEAF PRIVET**

MATURITY: 6'-8' H, 4'-6' W  
GROWTH RATE: FAST



*LOMANDRA LONGIFOLIA 'BREEZE'*  
**DWARF MAT RUSH**

MATURITY: 2'-3' H, 2'-4' W  
GROWTH RATE: MODERATE



*PENNISETUM ALOPECUROIDES 'HA MELN'*  
**HA MELN FOUNTAIN GRASS**

MATURITY: 2'-3' H, 2'-3' W  
GROWTH RATE: MODERATE



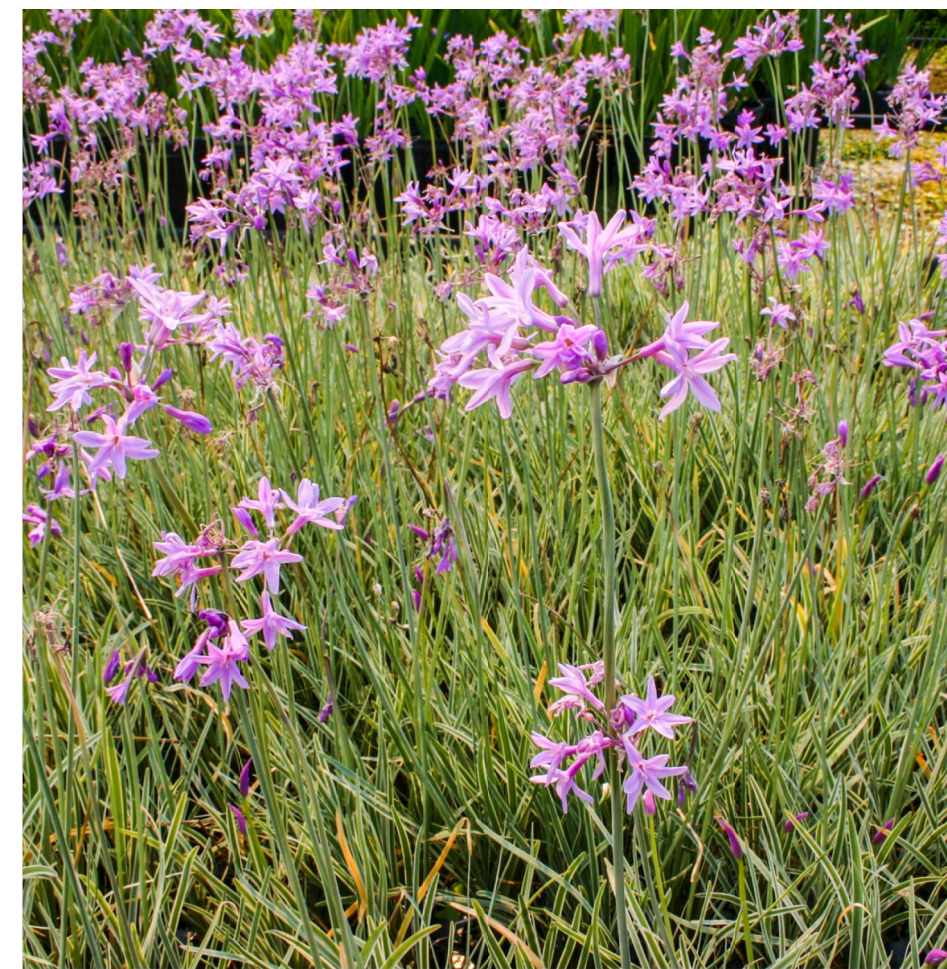
*PHORMIUM TENAX 'MAORI MAIDEN/SUNRISE'*  
**TRICOLOR NEW ZEALAND FLAX**

MATURITY: 2'-3' H, 5'-6' W  
GROWTH RATE: MODERATE



*SALVIA CHAMAEDRYOIDES*  
**MEXICAN BLUE SAGE**

MATURITY: 1'-2' H, 2'-3' W  
GROWTH RATE: FAST



*TULBAGHIA VIOLACEA 'VARIEGATA'*  
**STRIPED SOCIETY GARLIC**

MATURITY: 1'-2' H, 1'-2' W  
GROWTH RATE: FAST



*WESTRINGIA FRUTICOSA 'WES05'*<sup>TM</sup>  
**MUNDI COAST ROSEMARY**

MATURITY: 1'-2' H, 4'-6' W  
GROWTH RATE: SLOW



*DYMONDIA MARGARETAE*  
**SILVER CARPET DYMONDIA**

MATURITY: 2"-3" H, 1'-2' W  
GROWTH RATE: SLOW



*MYOPORUM X 'PUTAH CREEK'*  
**PUTAH CREEK MYOPORUM**

MATURITY: 1' H, 8' W  
GROWTH RATE: FAST



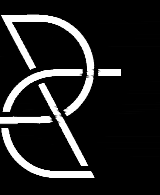
**TURF**

**90% DWARF FESCUE + 10% KENTUCKY BLUE**

MATURITY: 1.5"-2" H  
GROWTH RATE: FAST



**Roach & Campbell**



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**LANDSCAPE  
IMPROVEMENT  
PLANS FOR**

**749 UNIVERSITY  
AVE  
LOS ALTOS, CA**

**BY  
THOMAS JAMES HOMES**

KEYMAP:

**PLANTING PALETTE**

DRAWN BY:

STAFF

CHECKED BY:

DWC

JOB NO.

20035

DATE

02/16/2023

REVISIONS:

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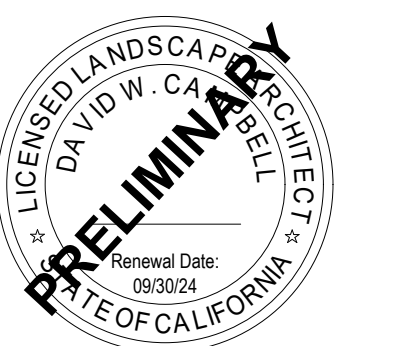
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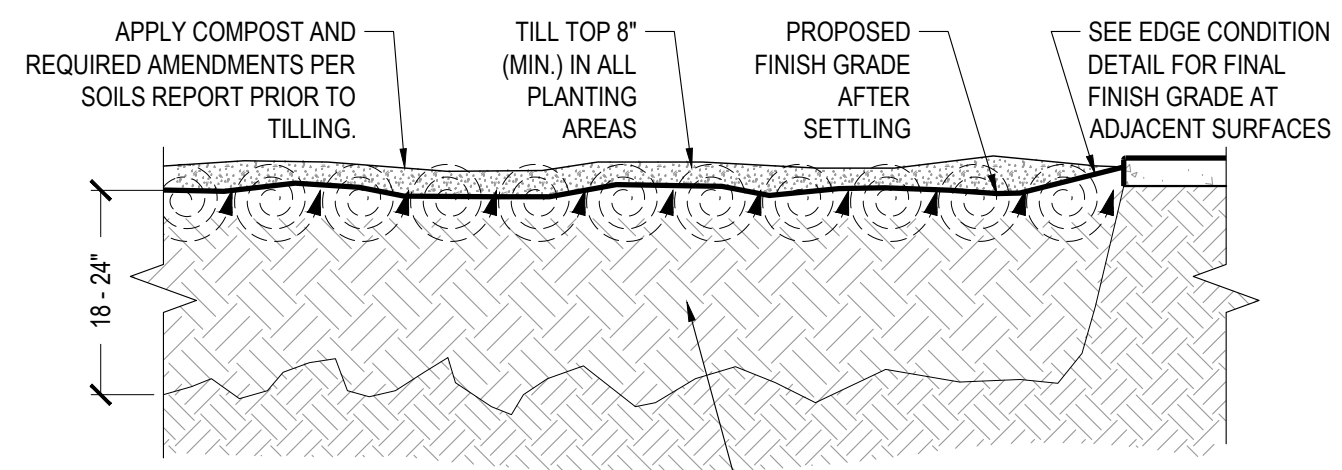


**L2.2**

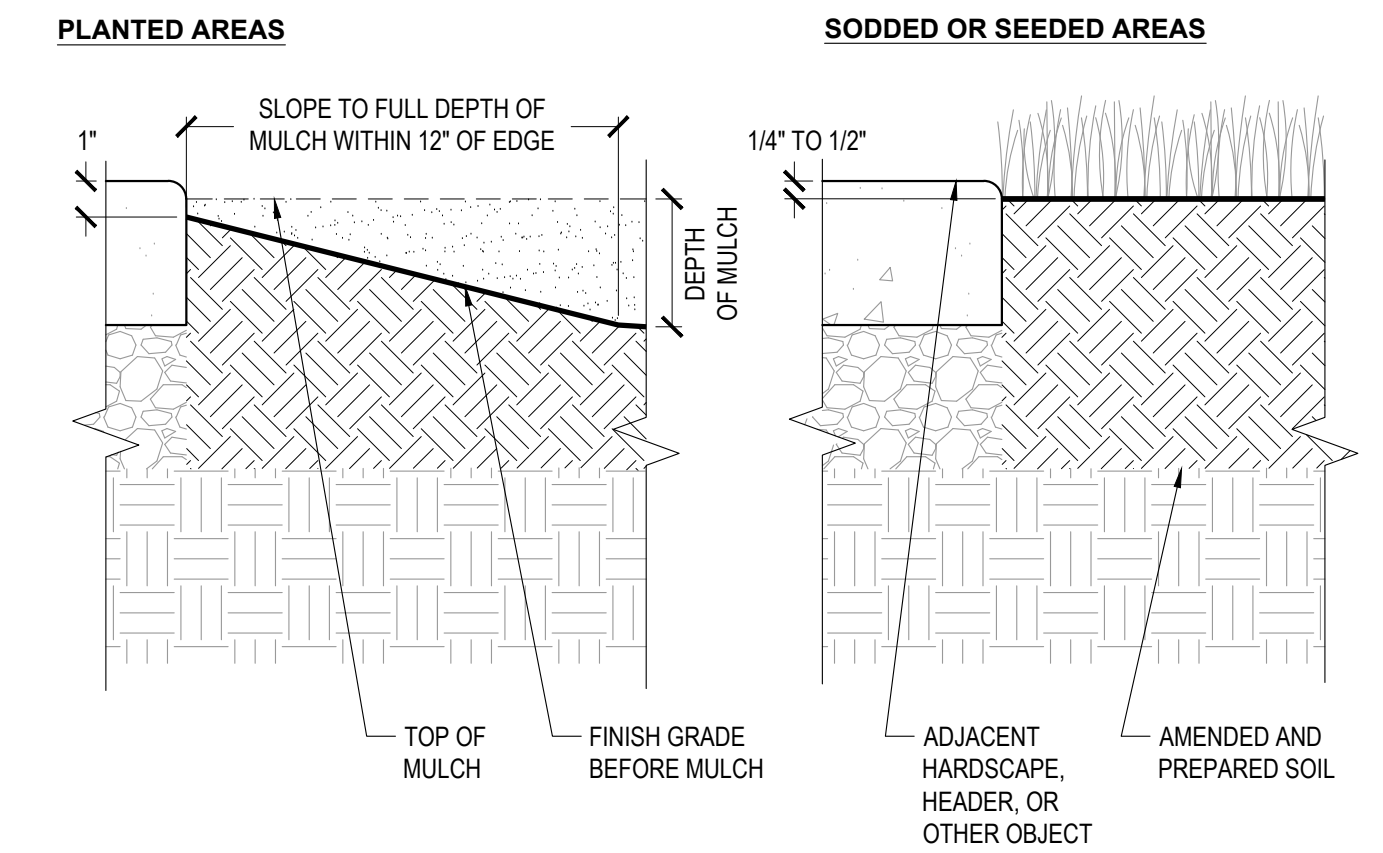
DRAWINGS IN SET:

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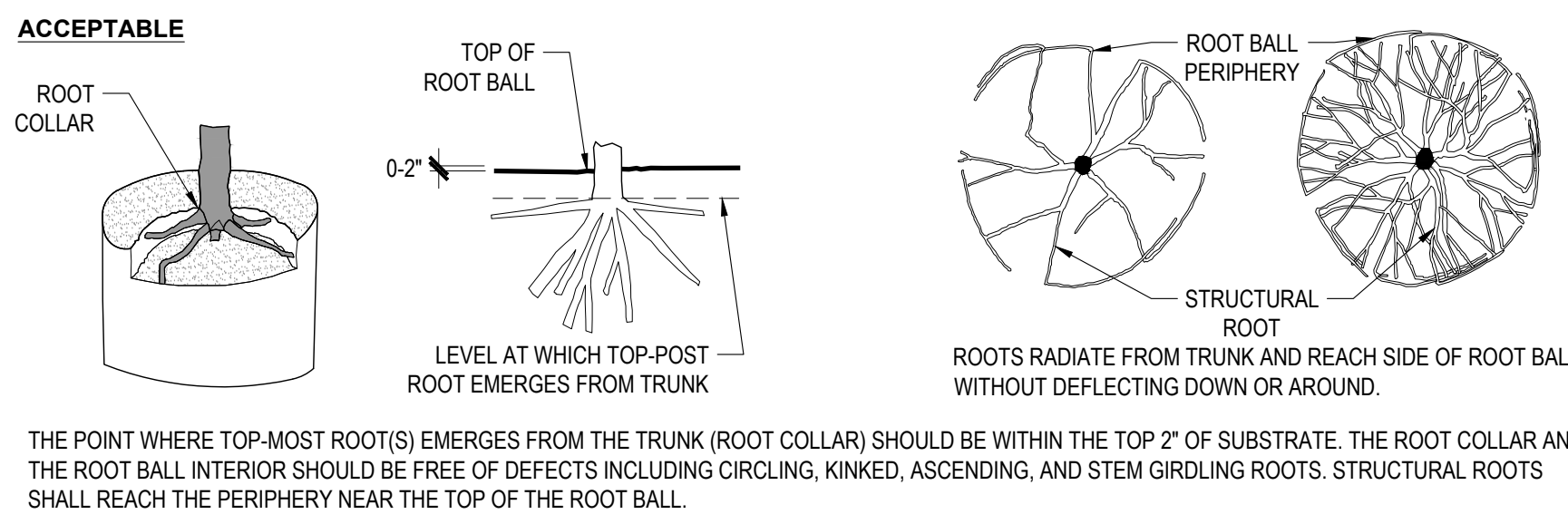




**1 | PLANTING AREA SOIL PREPARATION**  
NO SCALE SECTION

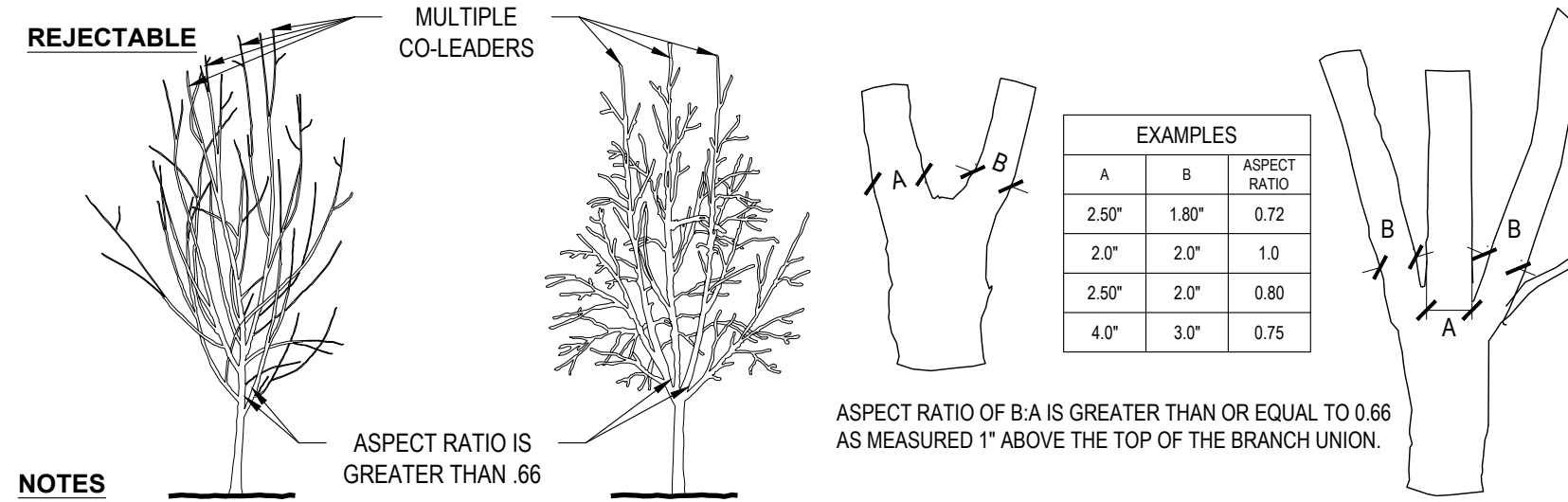
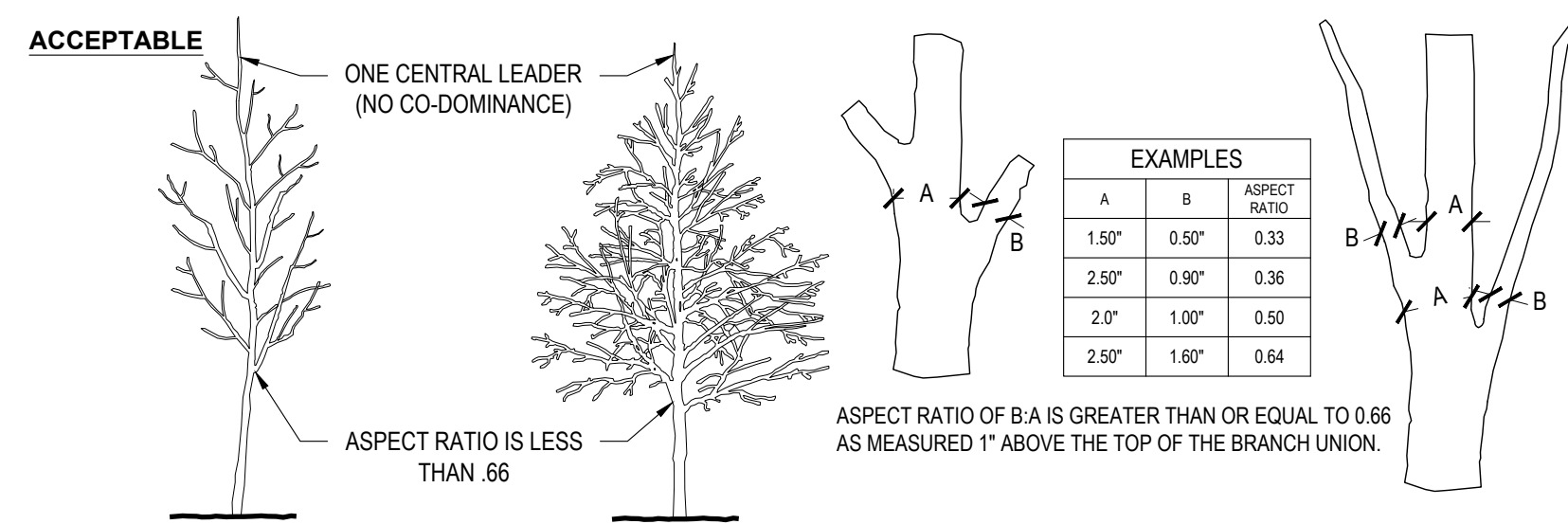


**2 | PLANTED AREA EDGE CONDITION AT HARDSCAPE**  
NO SCALE SECTION

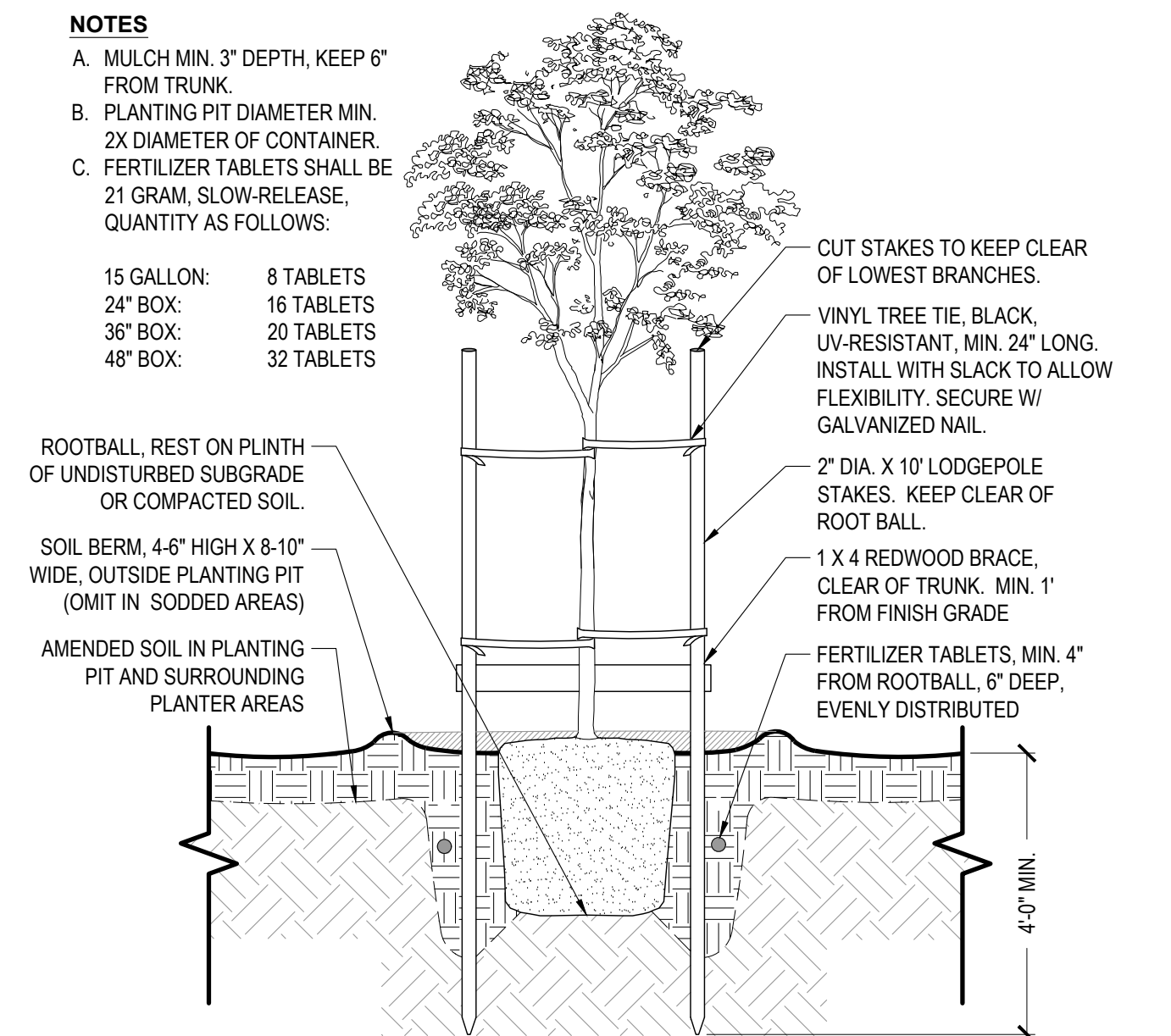


**3 | ROOT STRUCTURE: CONTAINERIZED PLANTS**  
NO SCALE AS NOTED

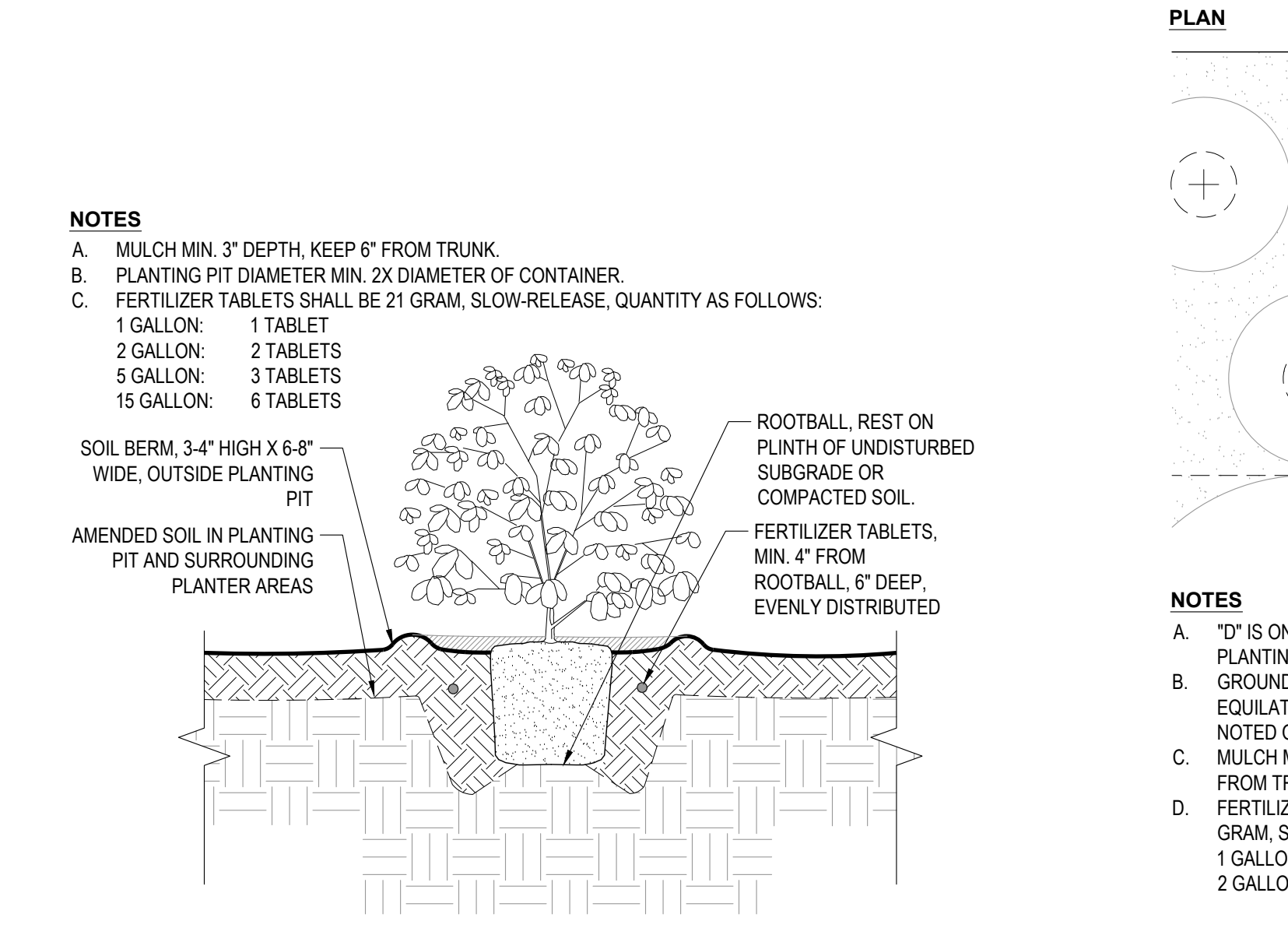
**NOTES**  
A. OBSERVATIONS OF ROOTS SHALL OCCUR PRIOR TO ACCEPTANCE. ROOTS AND SUBSTRATE MAY BE REMOVED DURING THE OBSERVATION PROCESS. SUBSTRATE/SOIL SHALL BE REPLACED AFTER OBSERVATION HAS BEEN COMPLETED.  
B. SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY MAY BE REMOVED AT THE TIME OF PLANTING.  
C. SEE SPECIFICATIONS FOR OBSERVATION PROCESS AND REQUIREMENTS.



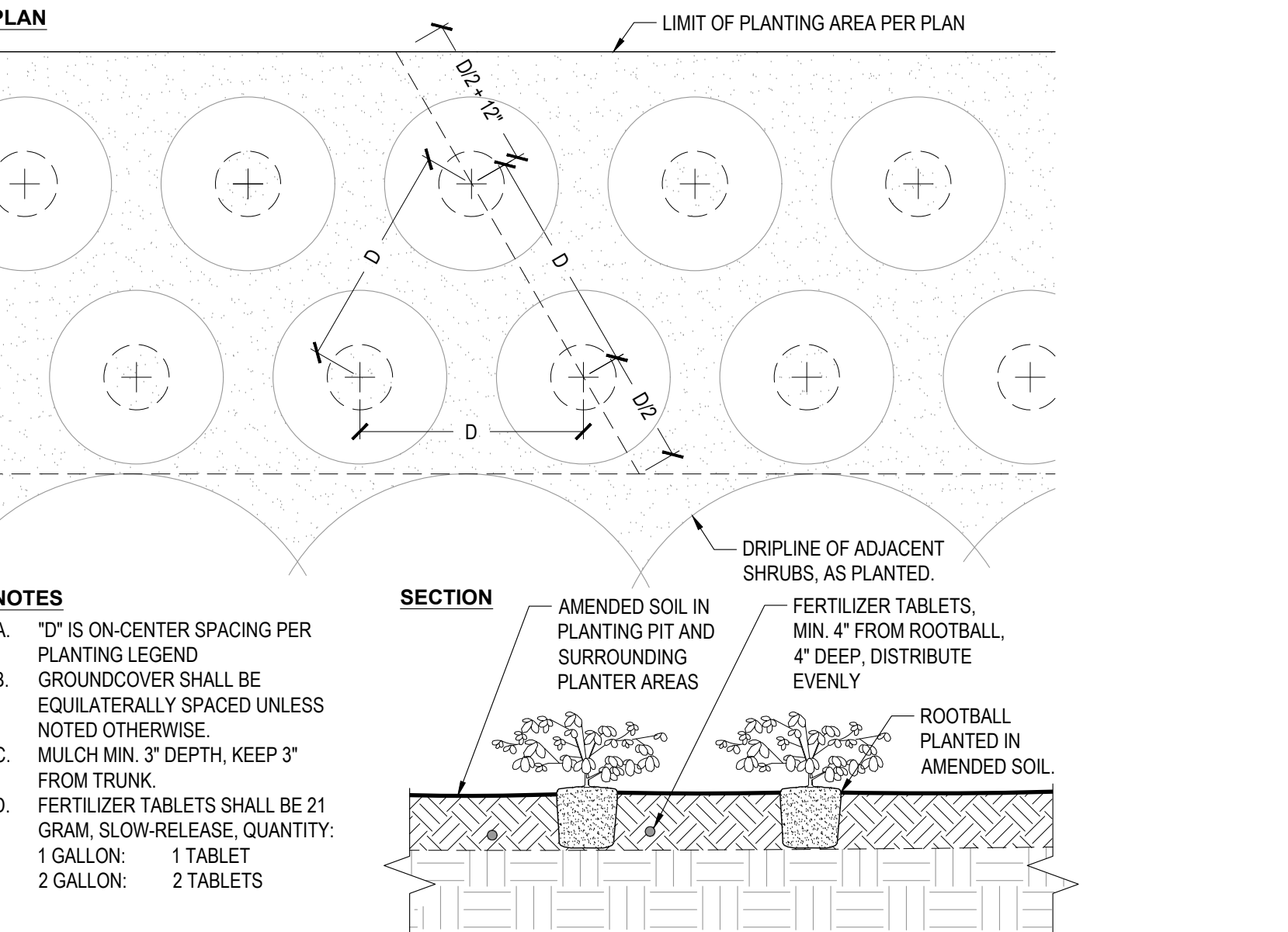
**4 | TREE BRANCHING STRUCTURE**  
NO SCALE AS NOTED



**5 | TREE PLANTING: STANDARD UP TO 36" BOX**  
NO SCALE SECTION

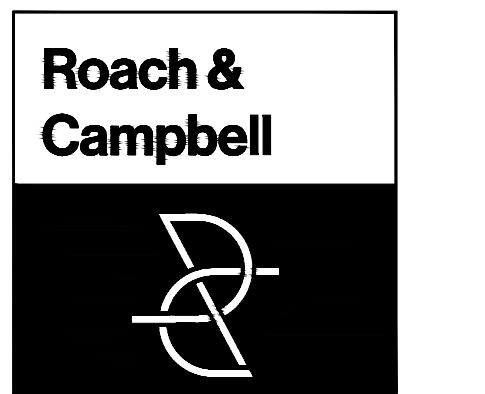


**6 | SHRUB PLANTING**  
NO SCALE SECTION



**7 | GROUNDCOVER PLANTING**  
NO SCALE SECTION

**SOIL FERTILITY ANALYSIS: NOTE: SEE PLANTING NOTE #11.**  
**CERTIFICATE OF COMPLETION: NOTE: SEE PLANTING NOTE #12.**



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**LANDSCAPE IMPROVEMENT PLANS FOR**

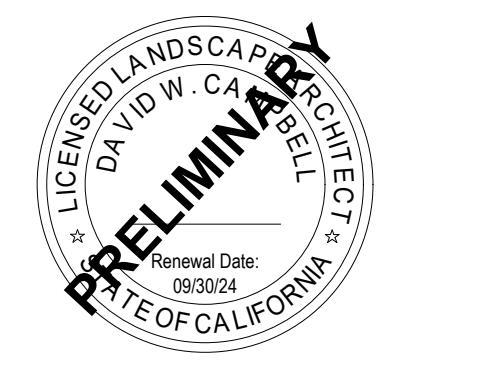
**749 UNIVERSITY AVE  
LOS ALTOS, CA**

**BY  
THOMAS JAMES HOMES**

KEYMAP:

**PLANTING DETAILS**

DRAWN BY:  
STAFF  
CHECKED BY:  
DWC  
JOB NO.  
20035  
DATE  
02/16/2023  
REVISIONS:



**L2.3**

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**LANDSCAPE IMPROVEMENT PLANS FOR**

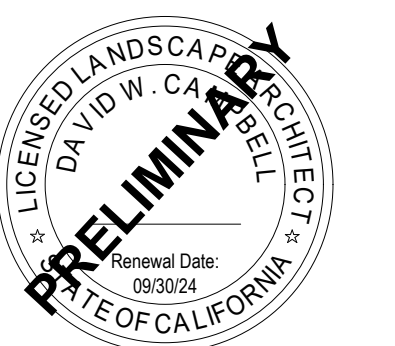
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THOMAS JAMES HOMES**

KEYMAP:

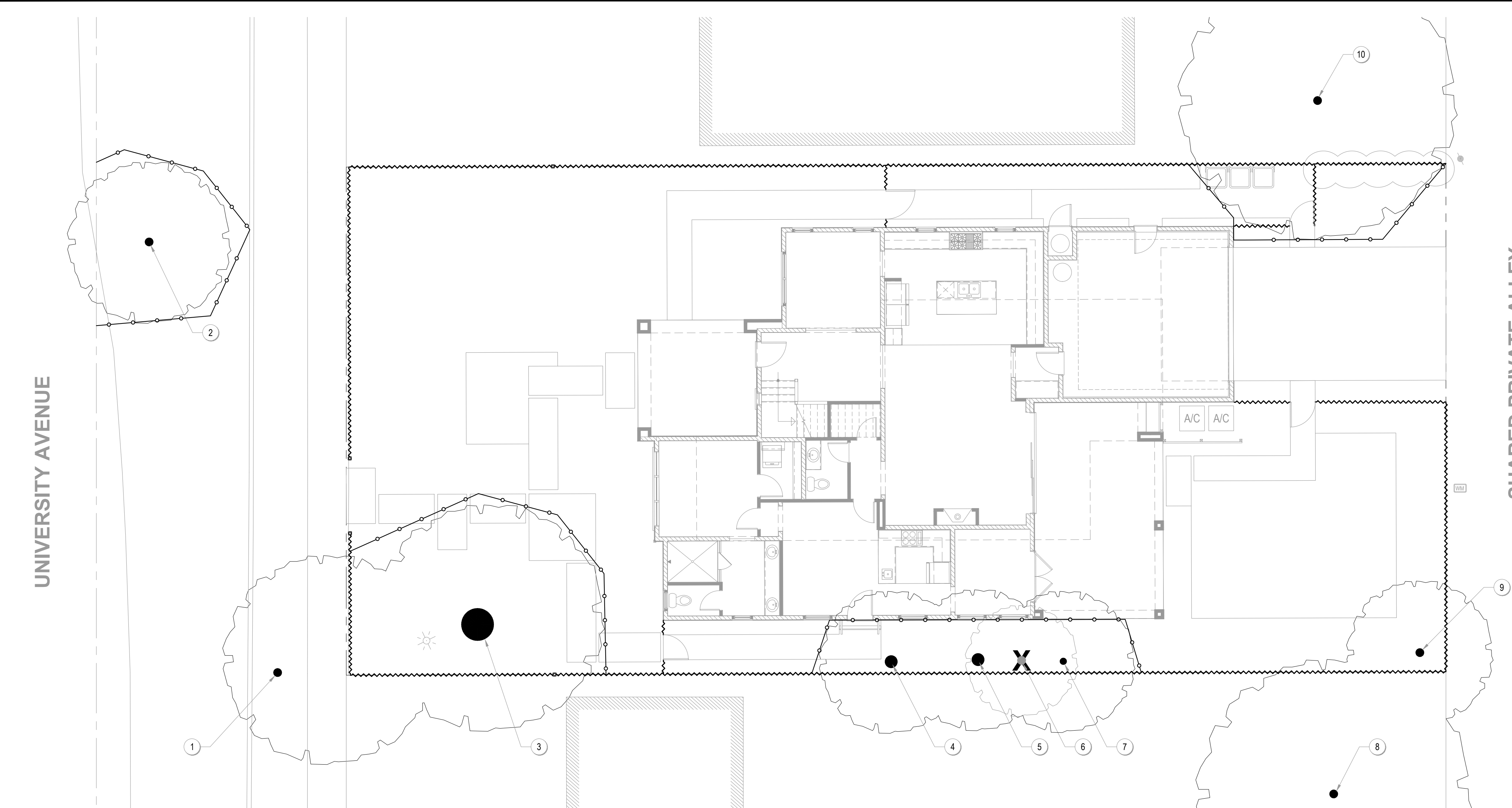
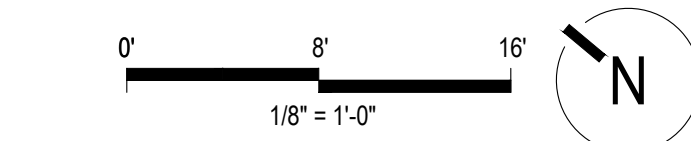
**TREE PROTECTION PLAN AND NOTES**

DRAWN BY:  
STAFF  
CHECKED BY:  
DWC  
JOB NO.  
20035  
DATE  
02/16/2023  
REVISIONS:



I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE. I HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

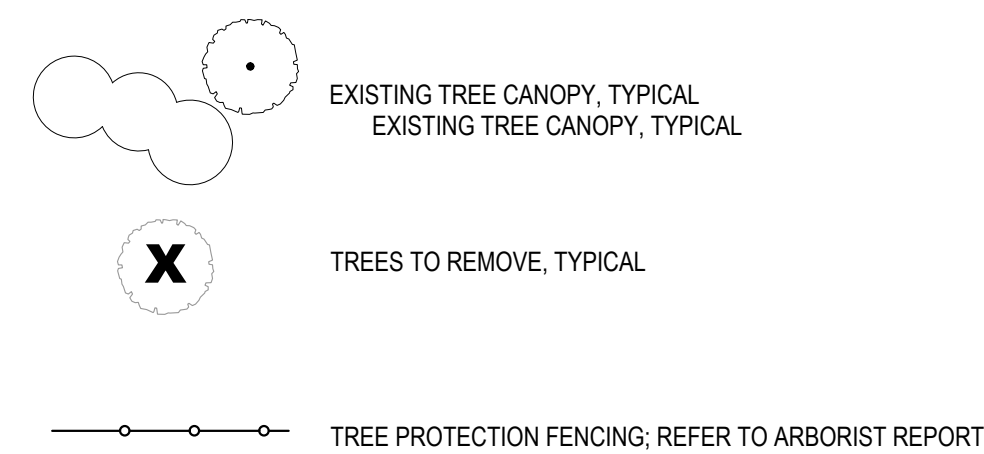
*David W. Campbell*  
02/17/23  
DATE



**TREE PROTECTION CHART**

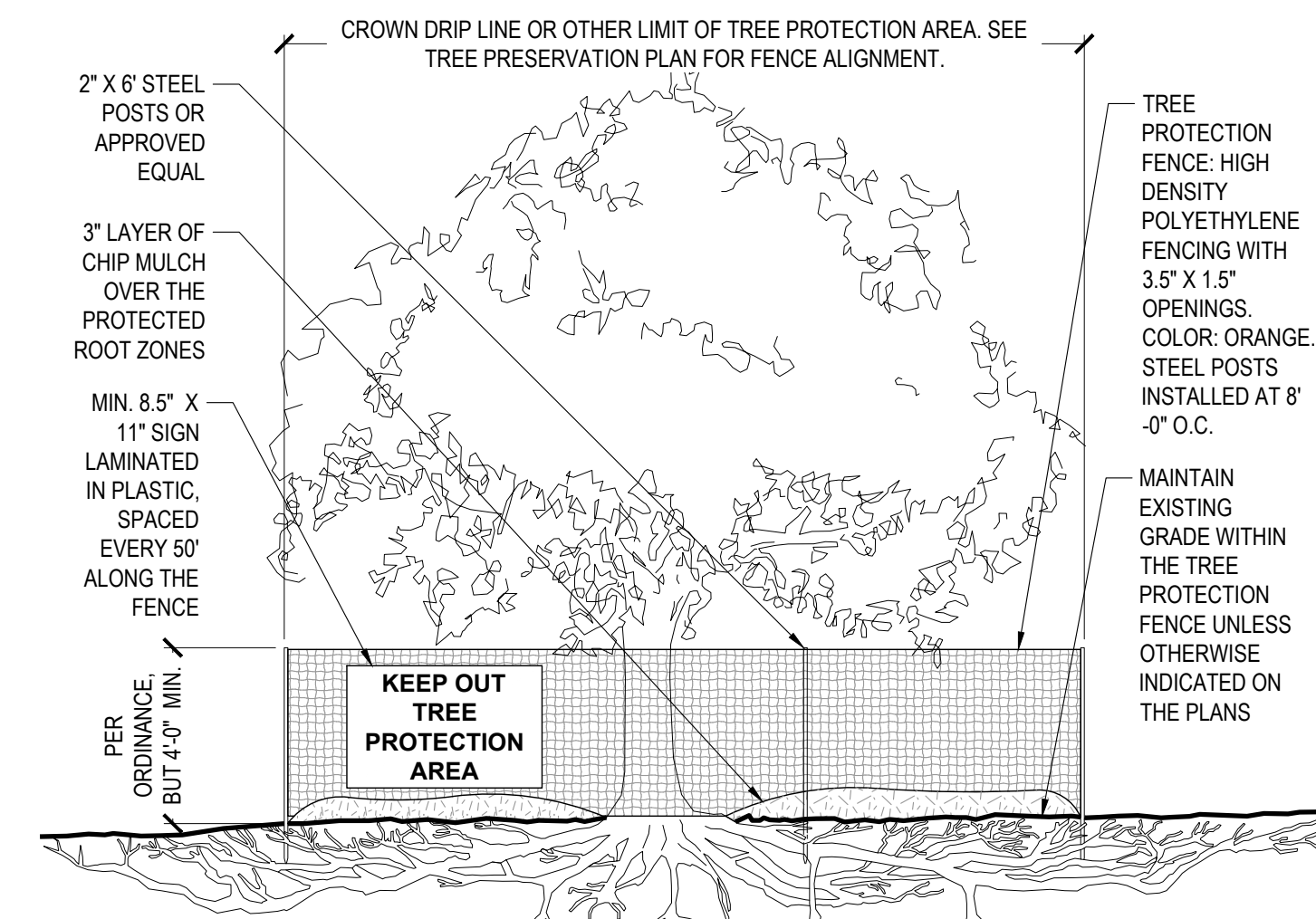
KEYNOTE	TAG#	STATUS	LOCATION	SCIENTIFIC NAME	COMMON NAME	DBH (in)	ACTION
1	1239	Non-Protected	Off-site	<i>Pistacia chinensis</i>	Chinese pistache	11	Retain and Protect
2	1240	Non-Protected	Off-site	<i>Quercus agrifolia</i>	Coast Live Oak	10	Retain and Protect
3	1241	Protected	On-Site	<i>Cedrus deodara</i>	Deodar Cedar	25	Retain and Protect
4	1242	Protected	On-Site	<i>Platanus hybrida</i>	London Plane	15	Retain and Protect
5	1243	Non-Protected	On-Site	<i>Platanus hybrida</i>	London Plane	15	Retain and Protect
6	1244	Protected	On-Site	<i>Acer saccharinum</i>	Silver Maple	19	Remove
7	1245	Non-Protected	On-Site	<i>Platanus hybrida</i>	London Plane	10	Retain and Protect
8	1246	Protected	Off-site	<i>Umbellularia californica</i>	Bay Laurel	23	Retain and Protect
9	1247	Non-Protected	On-Site	<i>Liquidambar styraciflua</i>	Sweetgum	11	Retain and Protect
10	1248	Non-Protected	Off-site	<i>Ulmus parvifolia</i>	Chinese Elm	12	Retain and Protect

**LEGEND**



**NOTES:**

- REFER TO THE ARBORIST REPORT "TREE INVENTORY, CONSTRUCTION IMPACT ASSESSMENT AND TREE PROTECTION PLAN 749 UNIVERSITY AVENUE, LOS ALTOS, CALIFORNIA" PREPARED BY CALIFORNIA TREE AND LANDSCAPE CONSULTING, INC. DATED AUGUST 11, 2022 FOR FULL DETAILS.
- TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
- PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABELLED.
- EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIFLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
- USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIFLINES OF EXISTING TREES TO REMAIN.
- TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
- NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
- CALL COMMON GROUND ALLIANCE (811) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE GENERAL NOTES, SHEET L1.1, FOR MORE INFORMATION.



- NOTES**
- SEE ARBORIST REPORT FOR ADDITIONAL PROTECTION REQUIREMENTS. COMPLY WITH ALL TREE PROTECTION REQUIREMENTS PER JURISDICTION.
  - IRRIGATE AS NEEDED TO MAINTAIN HEALTH OF TREE.
  - KEEP EXPOSED ROOTS MOIST.
  - NO PRUNING SHALL BE PERFORMED EXCEPT UNDER THE DIRECTION OF APPROVED ARBORIST.
  - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
  - NO MATERIALS SHALL BE STORED INSIDE FENCE.

**1 TREE PROTECTION FENCING**

NO SCALE SECTION