NEW SINGLE-FAMILY HOME

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD, LOS ALTOS, CA 94022

1 PROJECT TITLE

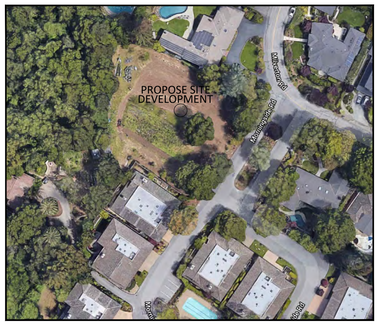
OWNER:
MIKE GIOVANNOTTO
604 MILVERTON ROAD, LOS ALTOS, CA 94022
650.814.1712, MIKE@VRENT.COM

PROJECT DESIGNER:
DG DESIGN - DINO GARCIA
4355 CONEJO DRIVE, DANVILLE, CA 94506
510.579.2004, DINO@DGDESIGNPLAN.COM

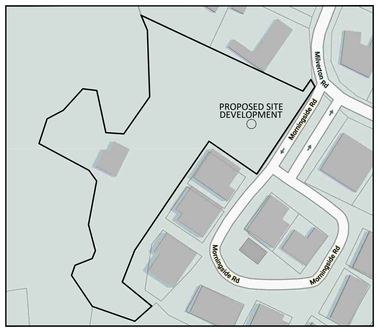
CIVIL ENGINEER:
BERRY AND ASSOCIATES - JOHN BERRY
2149 AVY AVENUE, MENLO PARK, CA 94025
650.400.9003, JOHNCBERRY7@GMAIL.COM

LANDSCAPE DESIGNER:
SCHOPPET LANDSCAPE ARCHITECTS INC. - KEN SCHOPPET
P.O. BOX 508 LOS ALTOS, CA 94022
650.823.6572, KEN@KSLA.US

2 PROJECT DIRECTORY



3 AERIAL VIEW



4 SITE MAP

5 PROJECT DESCRIPTION

THIS PLAN SET WAS PREPARED FOR A DESIGN REVIEW APPLICATION FOR A NEW TWO-STORY, SINGLE-FAMILY HOUSE AND THE CONVERSION OF AN EXISTING NON-CONFORMING SINGLE-FAMILY HOUSE INTO AN ACCESSORY STRUCTURE BY REMOVING THE KITCHEN PRIOR TO FINAL OCCUPANCY OF THE NEW DWELLING. THE PROPOSED NEW DWELLING AND THE EXISTING NON-CONFORMING DWELLING ARE SUBJECT TO THE RECOMMENDATIONS OF THE HISTORICAL COMMISSION AND DESIGN COMMISSIONS REVIEW AND APPROVAL. THE PROPOSED PROJECT WILL CONSTRUCT A NEW STRUCTURE WITH 5,414 SQUARE FEET ON THE FIRST FLOOR, 2,831 SQUARE FEET ON THE SECOND FLOOR AND 4,543 SQUARE FEET ON THE BASEMENT FLOOR. THE PROPOSED NEW DWELLING IS SUBJECT TO THE DEVELOPMENT CONDITIONS FOR LOT 12 OF THE MORNINGSIDE PLANNED UNIT DEVELOPMENT APPROVED BY THE CITY COUNCIL IN 1971, THE MORNINGSIDE PLANNED UNIT DEVELOPMENT APPROVED BY THE CITY COUNCIL ON SEPTEMBER 24, 2013, THE CITY'S SINGLE-FAMILY RESIDENTIAL DESIGN REVIEW GUIDELINES, AND CHAPTER 14.62 (PLANNED UNIT DEVELOPMENTS) OF THE ZONING CODE.

THE PROPERTY AT 604 MILVERTON ROAD, LOT 12 IS A PARCEL WITHIN THE MORNINGSIDE PLANNED UNIT DEVELOPMENT, APPROXIMATELY 2 ACRES, HAS AN ABSTRACT GEOMETRIC SHAPE WITH IRREGULAR BOUNDARY LINES AND IS LOCATED SOUTHWEST OF UNIVERSITY AVENUE AND WEST OF SOUTH EL MONTE AVENUE IN LOS ALTOS. THE PROPERTY HAS A SINGLE-FAMILY RESIDENCE AND ACCESSORY BUILDINGS ACCESSED VIA PRIVATE DRIVEWAY BETWEEN THE UNITS AT 730 AND 730 MORNINGSIDE ROAD. THE EXISTING STRUCTURES ARE LOCATED NEAR THE CENTER OF THE PROPERTY, BUT THE HOUSE IS CLOSE TO THE PROPERTY LINES ON THE WEST SIDE. THE EXISTING STRUCTURES ARE NOT VISIBLE FROM MORNINGSIDE ROAD OR FROM MILVERTON ROAD BECAUSE IT SITS BELOW STREET LEVEL, ON A GRADE CLOSER TO ADOBE CREEK. THE PROPERTY IS IN A MOSTLY WOODED AREA AND INCLUDES A SEGMENT OF ADOBE CREEK, TO THE EAST OF THE HOUSE.

THE EXISTING HOUSE, KNOWN AS THE COSTELLO HOUSE, WAS BUILT IN 1916, IS A ONE STORY "H" SHAPED BUILDING, WOOD FRAMED STRUCTURE, AND CONSTRUCTED IN THE CRAFTSMAN BUNGALOW ARCHITECTURAL STYLE. THE HOUSE IS 1,637 SQ. FT. WITH TWO BEDROOMS AND TWO BATHROOMS. THE EXTERIOR WALLS ARE MADE OF WOOD CLAPBOARD SIDING PAINTED AN OCHRE COLOR WITH WHITE TRIM. ASPHALT SHINGLES COVER THE UNIQUE INTERSECTING GABLE ROOF FORMS. AROUND THE CORNER TO THE SOUTH FACADE IS A WOODEN DECK OVERLOOKING THE CREEK VALLEY. THE PROXIMITY TO ADOBE CREEK PUTS THE HOUSE ON A SLOPED LOT, WHERE THE FRONT OF THE HOUSE IS ENTERED AT GRADE. THE EXISTING HOUSE DISPLAYS A LEVEL OF HISTORICAL SIGNIFICANCE AND INTEGRITY THAT WOULD QUALIFY IT FOR LISTING AS A HISTORIC RESOURCE ON THE NATIONAL REGISTER OF HISTORIC PLACES, ON THE CALIFORNIA REGISTER OF HISTORICAL PLACES, AS A LOCAL CITY OF LOS ALTOS LANDMARK AT THE LOCAL LEVEL. THE EXISTING HOUSE IS SIGNIFICANT FOR ITS ARCHITECTURE, AS A FINE EXAMPLE OF VERNACULAR CALIFORNIA BUNGALOW WITH A MIXTURE OF CRAFTSMAN AND ARST & CRAFTS DESIGN ELEMENTS. IT IS ALSO SIGNIFICANT FOR ITS ASSOCIATION WITH THE OVERALL DEVELOPMENT PATTERN OF LOS ALTOS AND THE SOUTH BAY REGION FOR ITS TRANSITION FROM A LARGE APRICOT FARMING PROPERTY TO SINGLE FAMILY RESIDENTIAL SUBURBAN PROPERTIES.

THE PROPOSED HOUSE IS A SIMPLIFIED MEDITERRANEAN ARCHITECTURAL STYLE WITH EXTERIOR MATERIALS FINISHED IN EARTH COLORS THAT ARE SIMILAR AND COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. THOUGH LARGER IN SCALE THAN THE HOUSES IN THE IMMEDIATE NEIGHBORHOOD, IT SITS ON A MUCH LARGER PARCEL AREA AND SUBJECTED TO BUILDING SETBACKS THAT ARE SIGNIFICANTLY MORE THAN THE REST OF THE HOMES IN THE VICINITY MAKING THE HOUSE PROPORTIONATE TO IT'S LOT AREA. THE PROPOSED HOUSE IS DESIGNED TO APPEAR TO BE A SINGLE-STORY WHEN VIEWED FROM MORNINGSIDE ROAD AND IS BARELY VISIBLE FROM MILVERTON ROAD DUE TO THE LARGE TREES LOCATED AT THE NORTHEAST OF THE PROPERTY. THE REAR IS NOT VISIBLE DUE TO WOODED AREAS. THE DESIGN PLANS FOR THE PROPOSED HOUSE WAS PRESENTED TO THE MORNINGSIDE HOA ARCHITECTURAL REVIEW BOARD, EVERY HOMEOWNER WITHIN THE HOA, AND THE ADJACENT NEIGHBOR ALONG MILVERTON ROAD WHO GAVE FULL SUPPORT AND APPROVAL FOR THE PROPOSED PROJECT.

6 HOA REVIEW AND APPROVAL LETTER

Orvick Management Group, Inc.
A Real Estate Management Company

July 1, 2021

City of Los Altos Planning Department
1 N San Antonio Road
Los Altos, CA 94022

RE: 604 Milverton Road – Los Altos

All

As the authorized agent for the Morningside of Los Altos Community Association (Morningside) on Morningside Road, I have been instructed by the Association President, Mark Voll, to write this letter.

The original 604 Milverton Road HOA plan set as well as the amended plans have been reviewed and approved with no objection by the Morningside Board of Directors, Architectural Committee as wells as the homeowners.

If you have any further questions, please do not hesitate to contact me or Mark Voll.

Respectfully,

Ken Orvick
Ken Orvick – Orvick Management Group, Inc.
korvick@orvprop.com

cc: Mark Voll
mark_voll@yahoo.com

Orvick Management Group, Inc.
1965 O'Toole Way ● San Jose, CA 95131
(408)943-1400 ● FAX (408) 943-1408

7 PROJECT DESCRIPTION

ADDRESS	604 MILVERTON ROAD
ASSESSOR PARCEL NUMBER	175-19-042
ZONING DISTRICT	PUD/R1 CLUSTER, 13-UP-01
FEMA FLOOD ZONE	X
TYPE OF CONSTRUCTION	VB
FIRE SPRINKLER	AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D
NUMBER OF FLOORS	2 + BASEMENT
PARKING	4 COVERED (PROPOSED)
RECORDED LOT AREA (ACRES)	2.1
RECORDED LOT AREA (SQ.FT.)	91,040
MAXIMUM BUILDING HEIGHT	30 FT.
EXISTING DWELLING	1,637 SQ.FT. (TO BE CONVERTED TO AN ACCESSORY BUILDING)
EXISTING SHED STRUCTURE	437 SQ.FT.

8 ZONING COMPLIANCE TABLE

ZONING COMPLIANCE

		25,325 = PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)			91,040 = LOT 12 TOTAL SITE AREA (SF.)		
		EXISTING	PROPOSED	ALLOWED / REQ.	EXISTING	PROPOSED	ALLOWED / REQ.
LOT COVERAGE:				CONDITION NO.8			CONDITION NO.8 + EXISTING
LAND COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	AREA (SQ.FT.)	0	5,860	6,000	2,074	7,934	8,074
	PERCENTAGE	0.0%	23.1%	23.7%	2.3%	8.7%	8.9%
FLOOR AREA:							
FIRST FLOOR	AREA (SQ.FT.)	0	5,414	8,245	2,074	7,934	10,765
SECOND FLOOR		0	2,831		0	2,831	
TOTAL		0	8,245		2,074	10,765	
	PERCENTAGE	0.0%	32.6%	32.6%	2.3%	11.8%	11.8%
SETBACKS:		CONDITION NO. 4 * CONSERVATION EASEMENT LINE *			EXISTING AND PROPOSED HOUSE ** EXISTING HOUSE **		
		EXISTING	PROPOSED	ALLOWED / REQ.	EXISTING	PROPOSED	ALLOWED / REQ.
FRONT		0 FT.	43.8 FT.	35 FT.	** 98 FT. **	43.8 FT.	35 FT.
REAR		0 FT.	* 15 FT. *	* 0 FT. *	** 87.8 FT. **	* 15 FT. *	* 0 FT. *
RIGHT SIDE (1ST / 2ND)		0 FT. / 0 FT.	25 FT. / 25.7 FT.	25 FT. / 25 FT.	** 24.2 FT. / 0 FT. **	25 FT. / 25.7 FT.	25 FT. / 25 FT.
LEFT SIDE (1ST / 2ND)		0 FT. / 0 FT.	25 FT. / 33.9 FT.	25 FT. / 25 FT.	** 14.5 FT. / 0 FT. **	25 FT. / 33.9 FT.	25 FT. / 25 FT.
HEIGHT:		0 FT.	28 FT.	30 FT.	** 15.4 FT. **	28 FT.	30 FT.

SQUARE FOOTAGE BREAKDOWN

		PERMIT NO. 13-UP-01 PROPOSED DEVELOPMENT (SF.)			EXISTING AND PROPOSED DEVELOPMENT (SF.)		
		EXISTING	CHANGE IN	TOTAL PROPOSED	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	FIRST FLOOR	0	4,908	10,782	1,637	4,908	12,419
	SECOND FLOOR	0	2,831		0	2,831	
	BASEMENT FLOOR	0	3,043		0	3,043	
NON-HABITABLE AREA:	FIRST FLOOR	0	506	2,006	437	506	2,443
	BASEMENT FLOOR	0	1,500		0	1,500	

LOT CALCULATIONS

	PERMIT NO. 13-UP-01 PROPOSED DEVELOPMENT AREA		LOT 12 SITE AREA	
	SQUARE FEET	PERCENTAGE	SQUARE FEET	PERCENTAGE
NET LOT AREA:	25,325		91,040	
FRONT YARD HARDSCAPE AREA: (SHALL NOT EXCEED 50%)	1,302	21.6%	1,302	21.6%

		SUB-TOTAL (SF.)	TOTAL (SF.)	SUB-TOTAL (SF.)	TOTAL (SF.)
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING & PROPOSED)	10,534	25,325	15,768	91,040
	EXISTING SOFTSCAPE (UNDISTURBED) AREA	8,461		68,942	
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA	6,330		6,330	

9 SHEET INDEX

10 DEPARTMENT APPROVALS

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PREPARED BY:
DINO GARCIA
PBD

MEMBER AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

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LOS ALTOS, CA 94022

APN: 175-19-042

REVISIONS

Mark	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

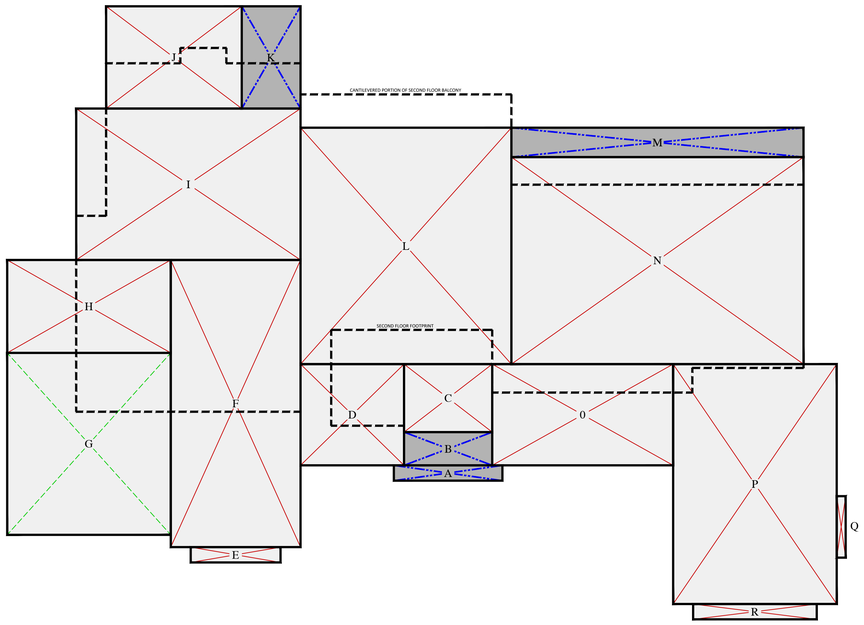
SUBMITTAL:	DESIGN REVIEW
ISSUE DATE:	
CAD FILE NAME:	
DRAWN BY:	DG
CHECKED BY:	MG
PLOT DATE:	04/13/2021

SHEET TITLE

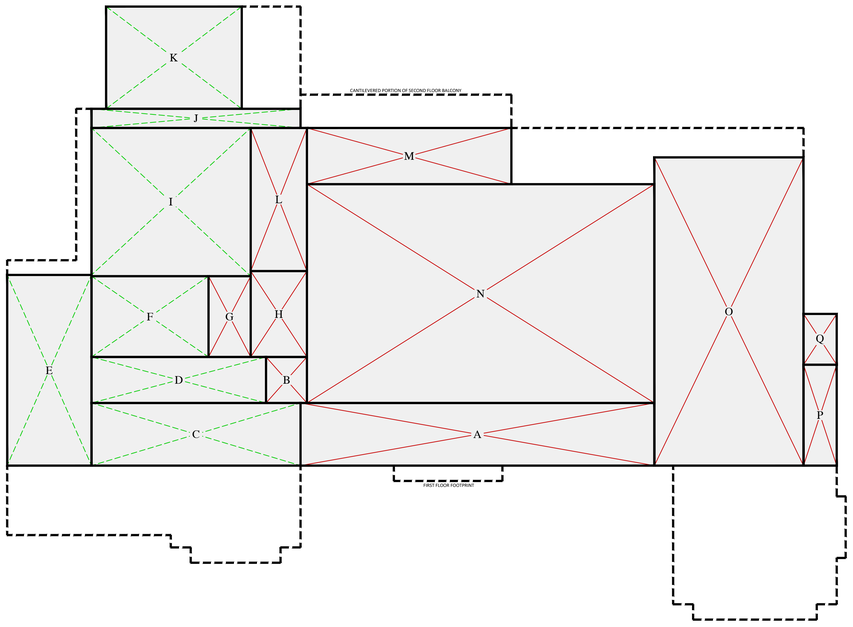
COVER SHEET

DRAWING NO.

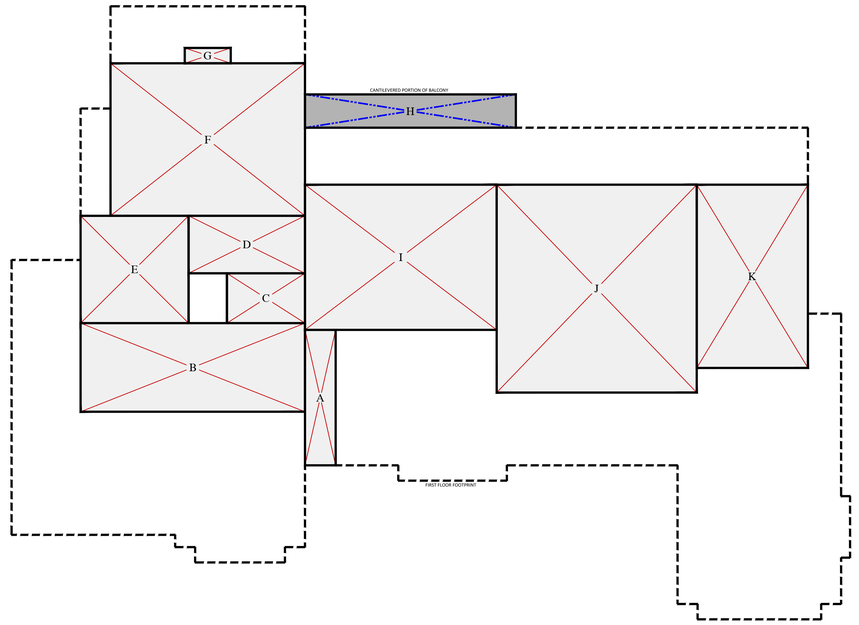
A0.0



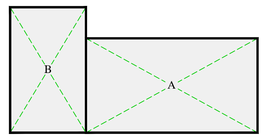
1 FIRST FLOOR AREA DIAGRAM — SCALE: 1/8" = 1'-0"



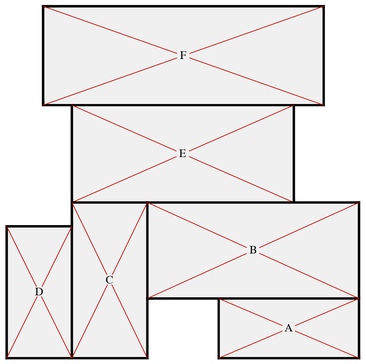
2 SECOND FLOOR AREA DIAGRAM — SCALE: 1/8" = 1'-0"



3 BASEMENT FLOOR AREA DIAGRAM — SCALE: 1/8" = 1'-0"



- STORAGE SHED -



- DWELLING TO BE CONVERTED -

4 EXISTING STRUCTURES — SCALE: 1/8" = 1'-0"

LEGEND:

NON-HABITABLE FLOOR AREA	HABITABLE FLOOR AREA
LOT COVERAGE	FOOTPRINT ABOVE/BELOW

FIRST FLOOR AREA AND COVERAGE CALCULATIONS:

SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ.FT.)
C	11'-6" X 8'-10"	102		102
D	13'-6" X 13'-2"	178		178
E	11'-9" X 2'-0"	23		23
F	16'-11" X 37'-5"	634		634
G	21'-4" X 23'-9"		506	506
H	21'-4" X 12'-1"	259		259
I	29'-3" X 19'-9"	578		578
J	17'-8" X 13'-4"	236		236
L	27'-6" X 30'-10"	848		848
N	38'-1" X 27'-0"	1,029		1,029
O	23'-7" X 13'-2"	312		312
P	21'-4" X 31'-3"	667		667
Q	1'-2" X 8'-0"	10		10
R	16'-1" X 2'-0"	32		32
FLOOR AREA SUBTOTAL		4,908	506	5,414
A	14'-2" X 2'-0"			28
B	11'-8" X 4'-4"			50
K	7'-8" X 13'-4"			102
M	38'-1" X 3'-10"			146
LOT COVERAGE SUBTOTAL				5,740

SECOND FLOOR AREA AND COVERAGE CALCULATIONS:

SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ.FT.)
A	4'-0" X 17'-8"	71		71
B	29'-3" X 11'-7"	338		338
C	10'-2" X 6'-6"	66		66
D	15'-23" X 7'-6"	114		114
E	14'-1" X 14'-0"	197		197
F	25'-4" X 19'-11"	504		504
G	6'-0" X 2'-0"	12		12
I	25'-0" X 18'-11"	474		474
J	26'-1" X 27'-1"	708		708
K	14'-6" X 23'-11"	347		347
FLOOR AREA SUBTOTAL		2,831		2,831
H	27'-6" X 4'-4"	CANTILEVERED PORTION OF BALCONY		120
LOT COVERAGE SUBTOTAL				120

BASEMENT FLOOR AREA CALCULATIONS:

SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ.FT.)
A	46'-2" X 8'-2"	377		377
B	5'-4" X 6'-0"	32		32
C	27'-3" X 8'-2"		223	223
D	22'-9" X 6'-0"		137	137
E	11'-0" X 24'-10"		274	274
F	15'-3" X 10'-6"		161	161
G	5'-6" X 10'-6"	58		58
H	7'-4" X 11'-2"	82		82
I	20'-9" X 19'-2"		401	401
J	27'-3" X 2'-6"		68	68
K	17'-8" X 13'-4"		236	236
L	7'-4" X 18'-8"	137		137
M	26'-8" X 7'-4"	196		196
N	45'-4" X 28'-6"	1,293		1,293
O	19'-5" X 40'-2"	782		782
P	4'-4" X 13'-2"	57		57
Q	4'-4" X 6'-8"	29		29
FLOOR AREA SUBTOTAL		3,043	1,500	4,543

DWELLING TO BE CONVERTED FLOOR AREA CALCULATIONS:

SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ.FT.)
A	18'-4" X 7'-10"	138		138
B	27'-7" X 12'-6"	335		335
C	9'-10" X 20'-2"	192		192
D	8'-5" X 17'-3"	138		138
E	29'-0" X 12'-9"	364		364
F	36'-7" X 12'-11"	470		470
FLOOR AREA SUBTOTAL		1,637		1,637

SHED STRUCTURE FLOOR AREA CALCULATIONS:

SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ.FT.)
A	22'-5" X 12'-4"		275	275
B	9'-11" X 16'-5"		162	162
FLOOR AREA SUBTOTAL			437	437

FLOOR AREA SUMMARY:

FLOOR AREA I.D.	AREA (SQ.FT.)			
	HABITABLE		DEVELOPMENT	
	YES	NO	EXISTING	NEW
FIRST FLOOR	4,908	506	0	5,414
SECOND FLOOR	2,831	0		2,831
BASEMENT FLOOR	3,043	1,500		4,543
DWELLING TO BE CONVERTED	1,637	0	1,637	0
STORAGE SHED	0	437	437	
SQUARE FOOTAGE SUBTOTAL	12,419	2,443	2,074	12,788
TOTAL SQUARE FOOTAGE (SQ.FT.)				14,862
FIRST FLOOR			0	5,414
SECOND FLOOR				2,831
DWELLING TO BE CONVERTED			1,637	0
STORAGE SHED			437	
FLOOR AREA SUBTOTAL			2,074	8,245
TOTAL FLOOR AREA (SQ.FT.)				10,319

LOT COVERAGE SUMMARY:

LOT COVERAGE I.D.	AREA (SQ.FT.)	
	DEVELOPMENT	
	EXISTING	NEW
FIRST FLOOR	0	5,740
SECOND FLOOR		120
DWELLING TO BE CONVERTED	1,637	0
STORAGE SHED	437	
LOT COVERAGE SUBTOTAL	2,074	5,860
TOTAL LOT COVERAGE (SQ.FT.)		7,934

5 AREA CALCULATIONS

DG Design
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Drawings Prepared By:
DINO GARCIA
PBD

MEMBER AIBD® AMERICAN INSTITUTE of BUILDING DESIGN

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Revisions

Mark	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Issue: DESIGN REVIEW
Issue Date:

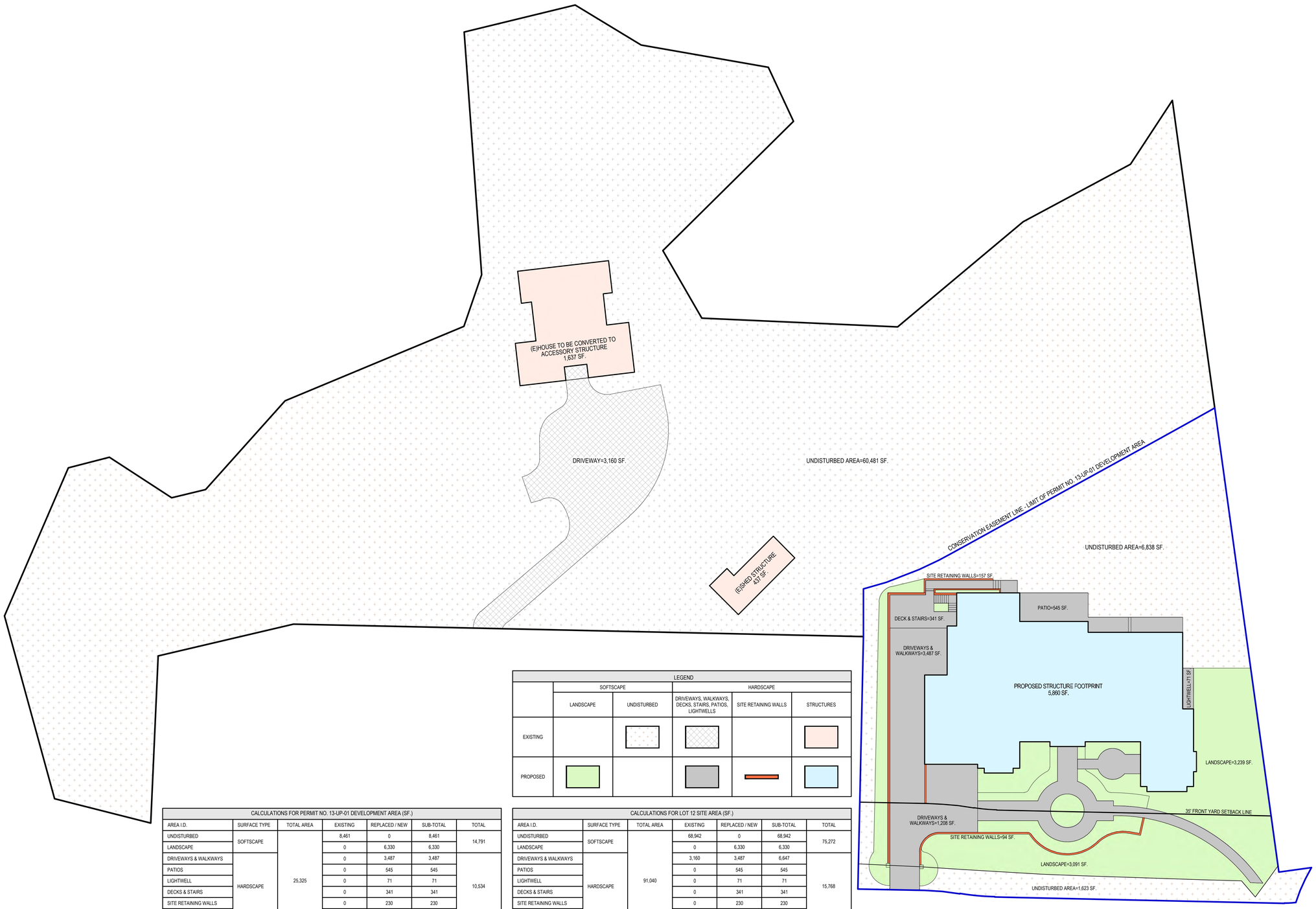
CAD File Name
Drawn By DG
Checked By MG
Plot Date: 04/13/2021

Sheet Title

FLOOR AREA AND COVERAGE

Drawing No.

A0.1



LEGEND					
	SOFTSCAPE		HARDSCAPE		
	LANDSCAPE	UNDISTURBED	DRIVEWAYS, WALKWAYS, DECKS, STAIRS, PATIOS, LIGHTWELLS	SITE RETAINING WALLS	STRUCTURES
EXISTING					
PROPOSED					

CALCULATIONS FOR PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)

AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE	25,325	8,461	0	8,461	14,791
LANDSCAPE			0	6,330	6,330	
DRIVEWAYS & WALKWAYS	HARDSCAPE		0	3,487	3,487	10,534
PATIOS			0	545	545	
LIGHTWELL			0	71	71	
DECKS & STAIRS			0	341	341	
SITE RETAINING WALLS			0	230	230	
STRUCTURES			0	5,860	5,860	
	TOTAL		8,461	16,864	25,325	25,325
NET LOT AREA						25,325
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					1,302
	PERCENTAGE					21.6%
LANDSCAPE BREAKDOWN	TOTAL HARDSCAPE AREA				10,534	25,325
	EXISTING SOFTSCAPE (UNDISTURBED) AREA				8,461	
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA				6,330	

CALCULATIONS FOR LOT 12 SITE AREA (SF.)

AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE	91,040	68,942	0	68,942	75,272
LANDSCAPE			0	6,330	6,330	
DRIVEWAYS & WALKWAYS	HARDSCAPE		3,160	3,487	6,647	15,768
PATIOS			0	545	545	
LIGHTWELL			0	71	71	
DECKS & STAIRS			0	341	341	
SITE RETAINING WALLS			0	230	230	
STRUCTURES			2,074	5,860	7,934	
	TOTAL		74,176	16,864	91,040	91,040
NET LOT AREA						91,040
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					1,302
	PERCENTAGE					21.6%
LANDSCAPE BREAKDOWN	TOTAL HARDSCAPE AREA				15,768	91,040
	EXISTING SOFTSCAPE (UNDISTURBED) AREA				68,942	
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA				6,330	

FRONT YARD HARDSCAPE CALCULATIONS FOR PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)

AREA I.D.	SURFACE TYPE	EXISTING	REPLACED / NEW	SUB-TOTAL	SUB-TOTAL	FRONT YARD AREA
UNDISTURBED	SOFTSCAPE	1,623	0	1,623	4,714	6,016
LANDSCAPE		0	3,091	3,091		
DRIVEWAYS & WALKWAYS	HARDSCAPE	0	1,208	1,208	1,302	
SITE RETAINING WALLS		0	94	94		
TOTAL AREA		1,623	4,393	6,016	6,016	

1 SITE AREA DIAGRAM AND CALCULATIONS

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

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CHECKED BY:	MG
PLOT DATE:	04/13/2021

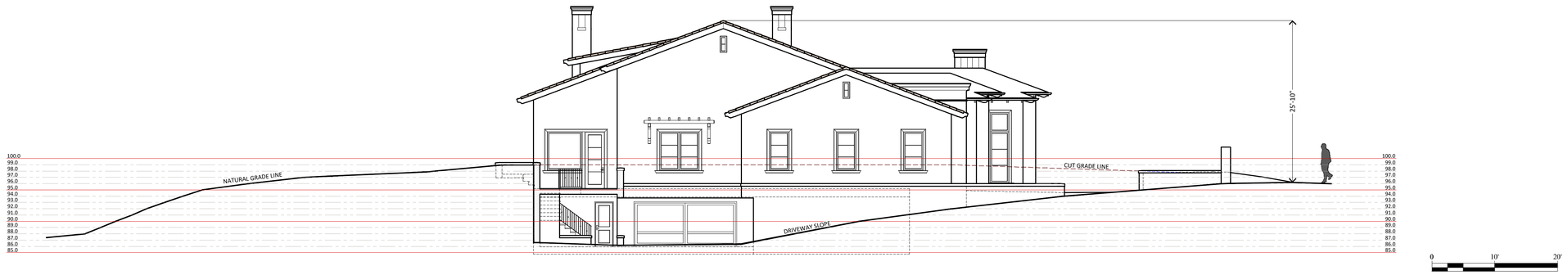
SHEET TITLE

SITE AREA DIAGRAM AND CALCULATIONS

DRAWING NO.

A0.2

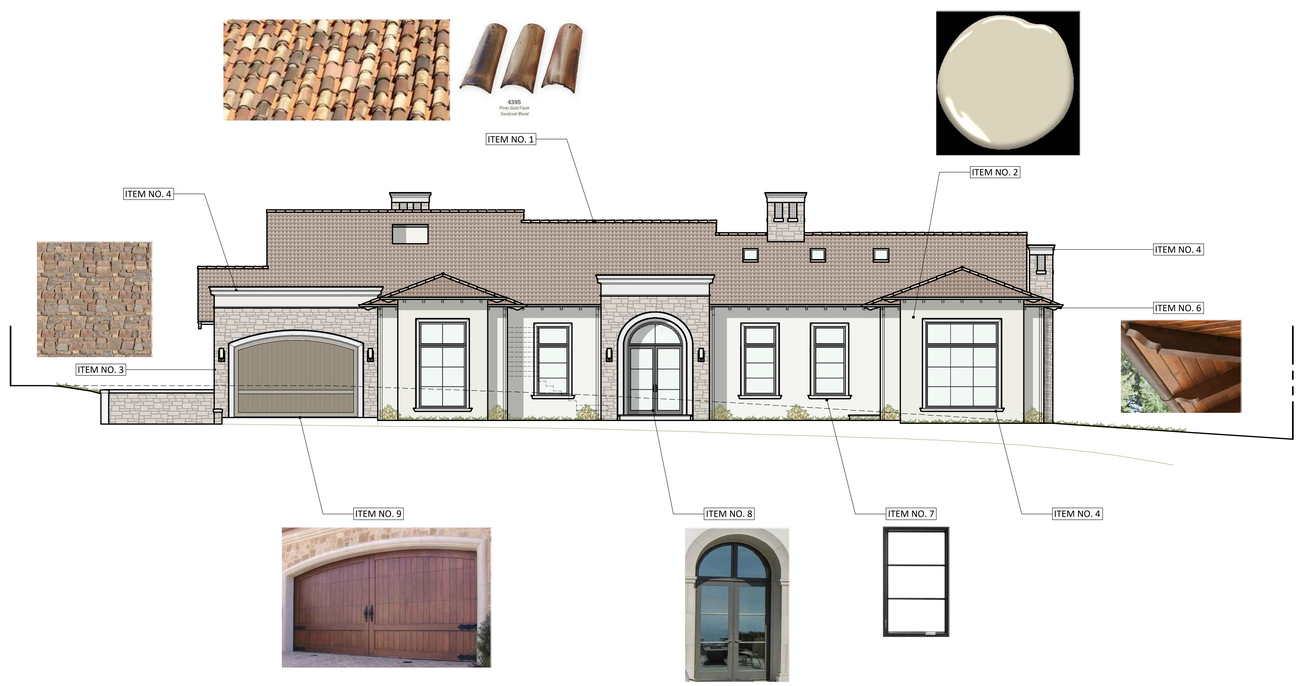
1 STREETSCAPE — SCALE: 1/10" = 1'-0"



2 SITE SECTION — SCALE: 1/8" = 1'-0"

ITEM NO.	FINISH MATERIAL	DESCRIPTION
1	ROOF TILE	REDLAND CLAY TILE 4300 SERIES BAJA-MISSION "SANDCAST BLEND" OR SIMILAR
2	STUCCO WALLS	3-COAT SMOOTH FINISH TEXTURE IN "BENJAMIN MOORE MANCHESTER TAN HC-81" (LRV:64.41)
3	STONE CLAD	ELDORADO STONE "FIELDLEDGE MASETA PROFILE" OR SIMILAR
4	ARCHITECTURAL TRIMS	CUSTOM "GFRC" GLASS FIBER REINFORCED CONCRETE PANELS FINISHED IN CAST STONE OR LIMESTONE
5	FASCIA BOARD	SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
6	RAFTER TAIL	CUSTOM "RUSTIC MEDITERRANEAN" MOLDED SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
7	WINDOWS AND DOORS	MARVIN SIGNATURE "ULTIMATE" COLLECTION WOOD-CLAD, EXTRUDED ALUMINUM EXTERIOR FINISHED IN BRONZE, CLEAR GLAZING
8	ENTRY DOOR	METRO STEEL "METRO-200" SERIES, NARROW PROFILES, BAKED-ON PAINT FINISHED IN BRONZE, CLEAR GLAZING
9	GARAGE DOORS	CLOPAY "RESERVE WOOD CUSTOM" COLLECTION OVERHEAD DOOR, CLEAR CEDAR, 5/8" STILES/RAILS, 5/8" TONGUE & GROOVE FACING IN "PROVINCIAL" UV STAIN FINISH
10	GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS	26 GAUGE GALVANIZED STEEL FINISHED IN DARK BRONZE
11	GUARD RAILS AND WALL LIGHT FIXTURES	METAL FINISHED IN LOW SHEEN BLACK

3 EXTERIOR MATERIALS FINISH SCHEDULE



4 MATERIALS COLOR BOARD

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4355 CONEJO DRIVE
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Drawings Prepared By:
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PBD

MEMBER AIBD
AMERICAN INSTITUTE of BUILDING DESIGN

Project Title
GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

Revisions		
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description

Issue: DESIGN REVIEW
Issue Date:

CAD File Name
Drawn By DG
Checked By MG
Plot Date: 04/13/2021

Sheet Title
STREETSCAPE,
SITE SECTION AND
EXTERIOR FINISHES

Drawing No.
A0.3

1 NEIGHBORHOOD CONTEXT MAP

SCALE: 1/20" = 1'-0"

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CHECKED BY:	MG
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SHEET TITLE

NEIGHBORHOOD CONTEXT MAP

DRAWING NO.

A1.0

EXISTING TREE SCHEDULE			
TREE#	SPECIES	DIA.	REMARKS
01	COAST LIVE OAK, QUERCUS AGRIFOLIA	13"	RETAIN
02	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
03	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
04	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
05	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
06	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	RETAIN
07	APPLE, MALUS DOMESTICA	6	REMOVE (DISEASED)
08	FIG FICUS CARICA (DOMESTIC)	6"	RETAIN
09	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
10	COAST LIVE OAK, QUERCUS AGRIFOLIA	16"	RETAIN
11	COAST LIVE OAK, QUERCUS AGRIFOLIA	12"	RETAIN
12	COAST LIVE OAK, QUERCUS AGRIFOLIA	17"	RETAIN
13	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
14	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
15	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
16	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPERTY
17	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	14"	ON ADJ. PROPERTY
18	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPERTY
19	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	9"	ON ADJ. PROPERTY
20	INCENSE CEDAR, CALOCEDRUS DECURRENS	22"	ON ADJ. PROPERTY
21	CA. PEPER, SCHINUS MOLLE	29"	RETAIN
22	APRICOT, PRUNUS ARMENIACA	6"	RETAIN
23	APRICOT, PRUNUS ARMENIACA	7"	RETAIN
24	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
25	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
26	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	ON ADJ. PROPERTY

SITE PLAN NOTES

1. REFER TO CIVIL SHEETS C1.0 TO C3.0 FOR PROPOSED SITE GRADING AND DRAINAGE PLANS.
2. REFER TO LANDSCAPE SHEETS L1 TO L4 FOR PROPOSED LANDSCAPE SCREENING, TREE PROTECTION FENCE DETAILS AND TREE RECOMMENDATIONS.
3. REFER TO SURVEY SHEET TS.1 FOR EXISTING PARCEL CONDITIONS AND ELEVATIONS.
4. REFER TO SHEET A1.1 FOR ISOLATED VIEW OF PROPOSED DEVELOPMENT AREA.

SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- XX EXIST. CONTOUR ELEVATION
- XX PROP. CONTOUR ELEVATION
- XX CONTOUR TO BE ALTERED
- LIMIT OF GRADING
- TPF TREE PROTECTION FENCE
- # TREE NUMBER
- APPROXIMATE DRIPLINE EXISTING TREES
- PROPOSED PLANTING

ADOBE CREEK

LOT 12
2.09 AC.±

(E)HOUSE
TO BE CONVERTED TO AN ACCESSORY BUILDING PRIOR TO FINAL OCCUPANCY OF THE PROPOSED NEW HOUSE.

(E)SHED

604 MILVERTON RD
PROPOSED RESIDENCE
TWO-STORY WITH BASEMENT
FIRST FLOOR FOOTPRINT=5,595 SF.
FIRST FLOOR LIVING AREA=4,905 SF.
FIRST FLOOR FF=95.16

OTHER FLOOD AREAS
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 (REFER TO SHEET A1.3 FOR FLOOD ZONE LEGEND)

ZONE X

MORNINGSIDE ROAD
(A PRIVATE ROAD)

MILVERTON ROAD
(50.00' RIGHT-OF-WAY)

WOODED AREA

610 · 612 · 616 LOT-10 · 710 LOT-1 · 720 LOT-2 · 730 LOT-3

TEMP. BENCHMARK:
TOP OF FIRE HYDRANT
ELEV. 100 (ASSUMED DATUM)

1 SITE PLAN

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

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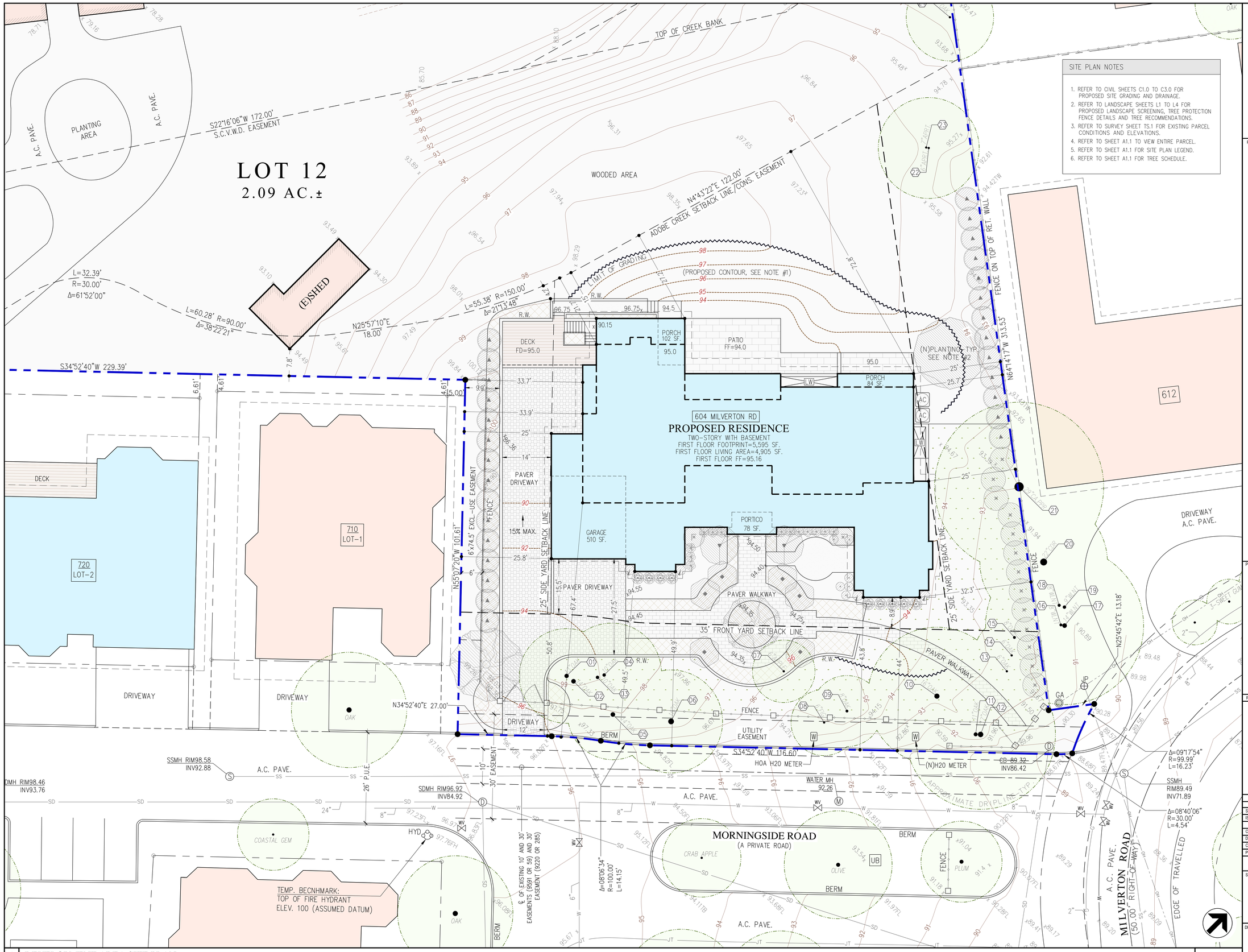
SHEET TITLE

SITE PLAN

DRAWING NO.

A1.1



SITE PLAN NOTES

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2. REFER TO LANDSCAPE SHEETS L1 TO L4 FOR PROPOSED LANDSCAPE SCREENING, TREE PROTECTION FENCE DETAILS AND TREE RECOMMENDATIONS.
3. REFER TO SURVEY SHEET TS.1 FOR EXISTING PARCEL CONDITIONS AND ELEVATIONS.
4. REFER TO SHEET A1.1 TO VIEW ENTIRE PARCEL.
5. REFER TO SHEET A1.1 FOR SITE PLAN LEGEND.
6. REFER TO SHEET A1.1 FOR TREE SCHEDULE.

1 DEVELOPMENT AREA SITE PLAN

SCALE: 1"=10'-0"

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DRAWN BY:	DG
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PLOT DATE:	04/13/2021

SHEET TITLE

PARTIAL SITE PLAN

DRAWING NO.

A1.2

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 10. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the USDA National Agriculture Imagery Program (NAIP). This information was photogrammetrically compiled at a scale of 1:24,000 from aerial photography dated 2005.

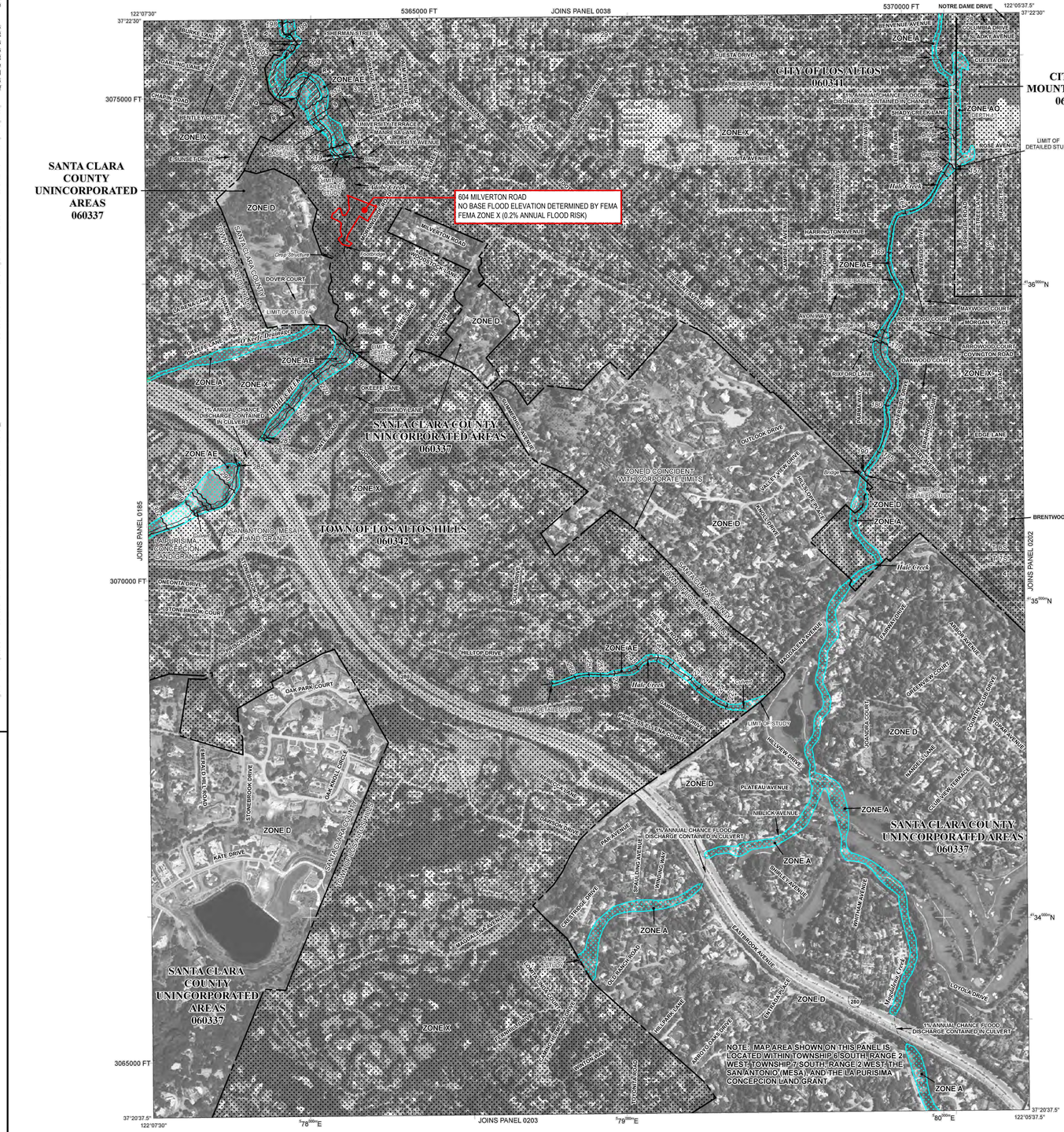
This map reflects more detailed and up-to-date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	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.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

	1% annual chance floodplain boundary
	0.2% annual chance floodplain boundary
	Floodway boundary
	Zone D boundary
	CBRS and OPA boundary
	Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
513 (EL 987)	Base Flood Elevation line and value; elevation in feet*
	Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A–A	Cross section line
23–23	Transect line
87°07'45", 32°22'30"	Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
4376000mN	1000-meter Universal Transverse Mercator grid values, zone 10N
600000 FT	5000-foot grid ticks: California State Plane coordinate system, zone III (FIPSZONE 0403), Lambert Conformal Conic projection
DX5510	Bench mark (see explanation in Notes to Users section of this FIRM panel)
M1.5	River Mile

MAP REPOSITORY
Refer to listing of Map Repositories on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
May 18, 2009

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 500 1000 FEET
150 0 150 300 METERS

NFIP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0201H

FIRM
FLOOD INSURANCE RATE MAP

SANTA CLARA COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 201 OF 830
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOS ALTOS HILLS, TOWN OF	060342	0201	H
LOS ALTOS, CITY OF	060341	0201	H
MOUNTAIN VIEW, CITY OF	060347	0201	H
SANTA CLARA COUNTY	060337	0201	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
06085C0201H

EFFECTIVE DATE
MAY 18, 2009

Federal Emergency Management Agency

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AMERICAN INSTITUTE of BUILDING DESIGN

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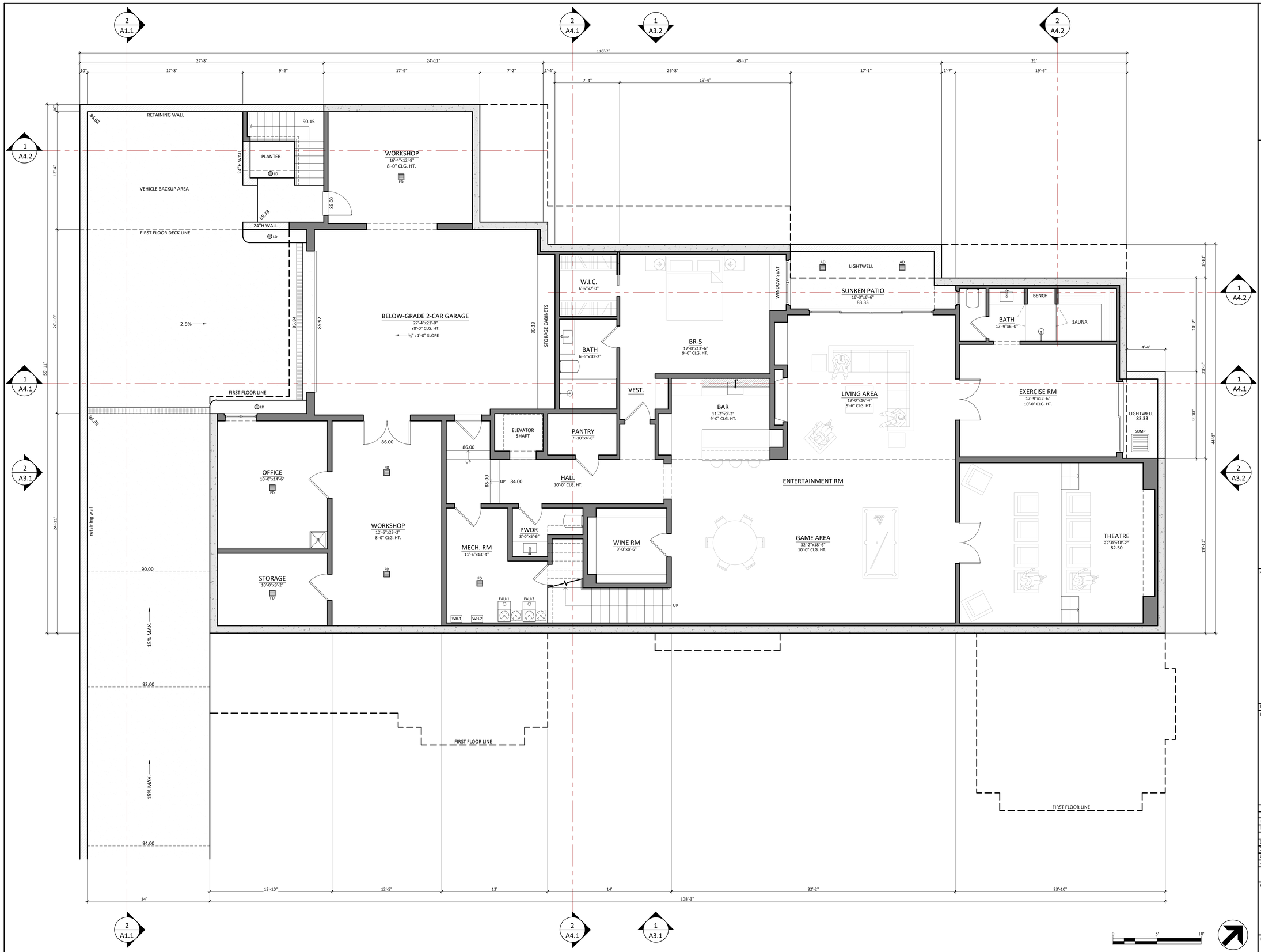
SHEET TITLE

FLOOD ZONE MAP

DRAWING NO.

A1.3



1 BASEMENT FLOOR PLAN

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

DG Design
4355 CONEJO DRIVE
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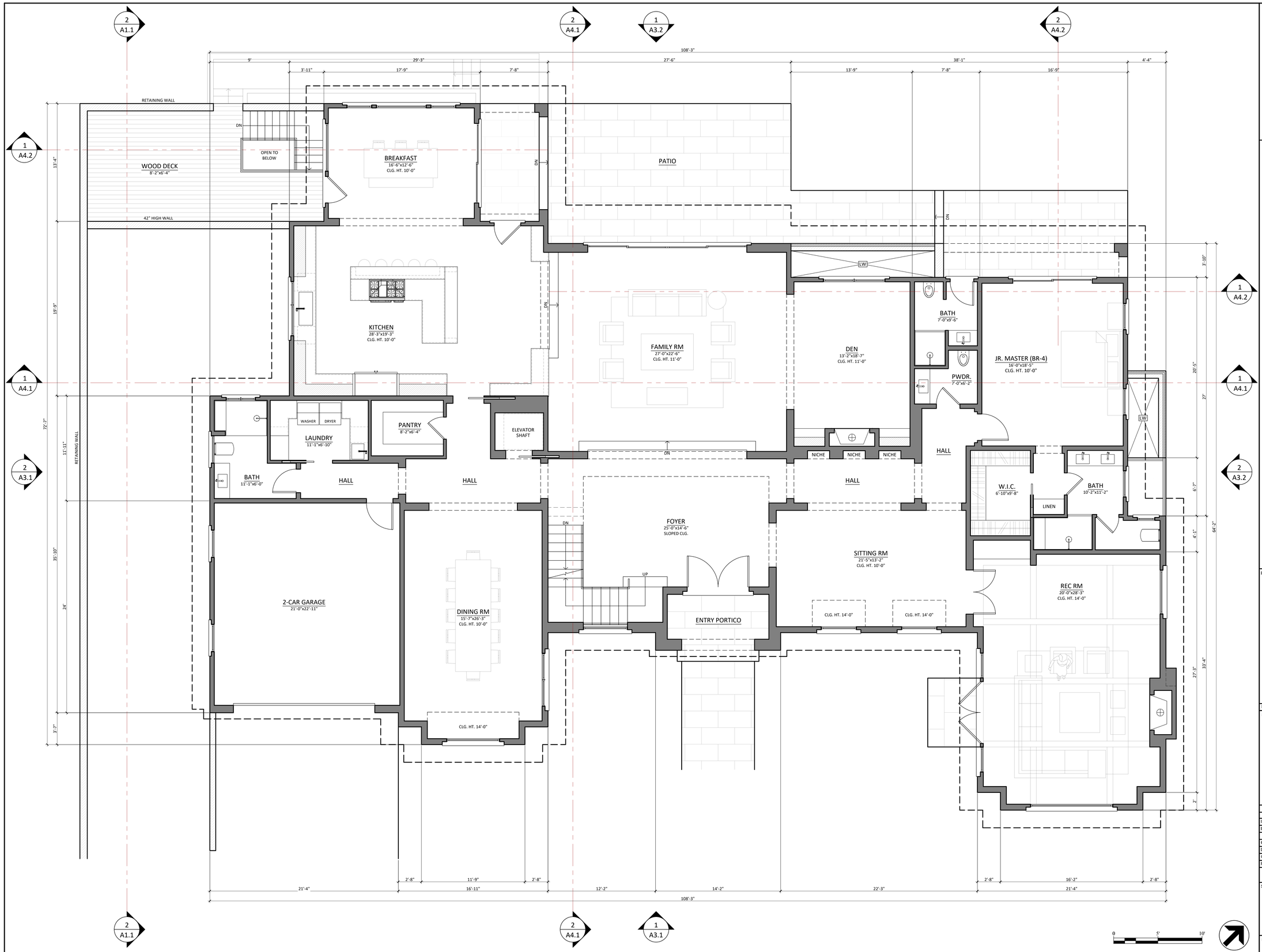
BASEMENT FLOOR PLAN

Drawing No.

A2.0



1 FIRST FLOOR PLAN

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

DG Design

4355 CONEJO DRIVE
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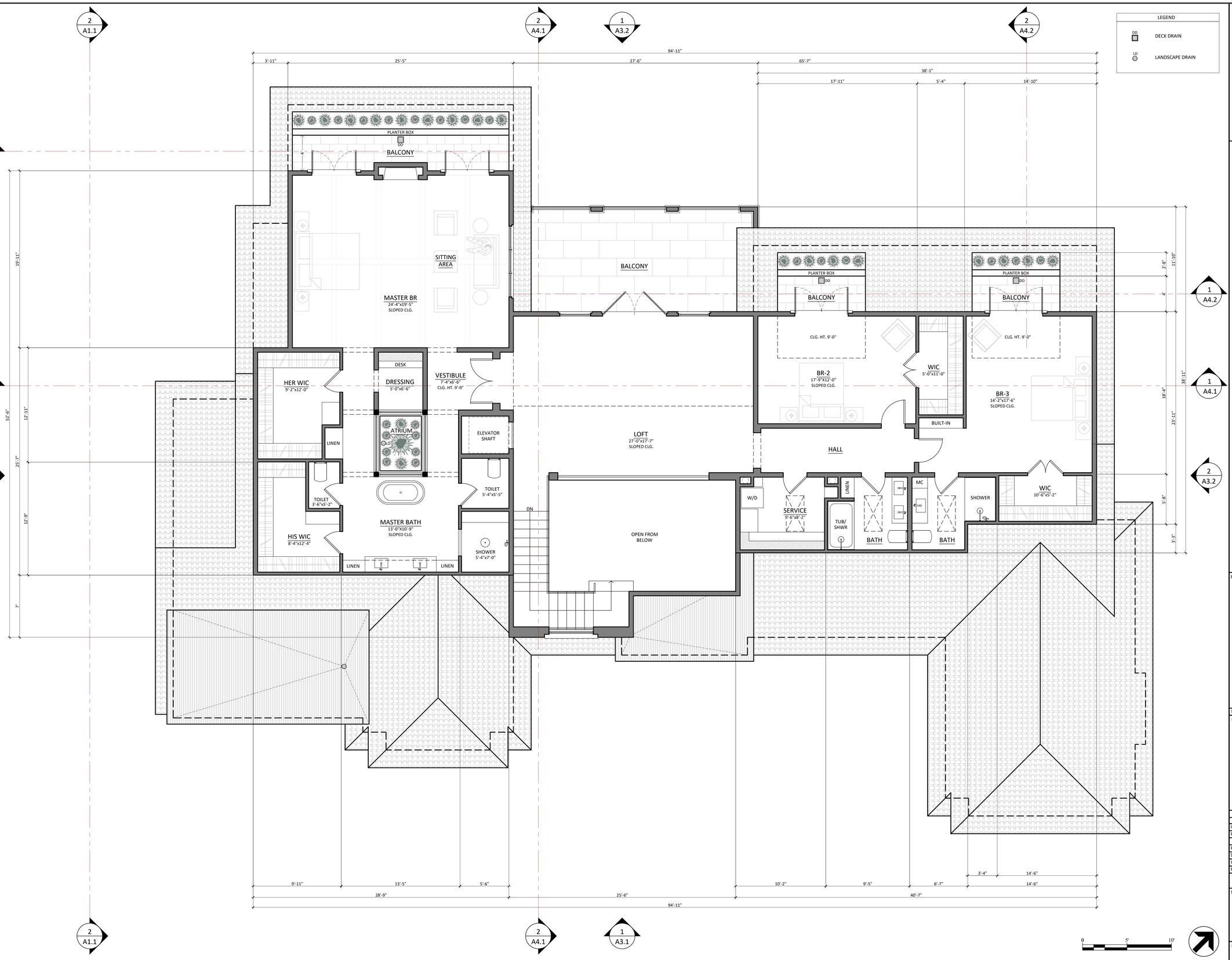
Sheet Title

FIRST FLOOR PLAN

Drawing No.

A2.1



1 SECOND FLOOR PLAN

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

DG Design
4355 CONEJO DRIVE
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Drawings Prepared By:

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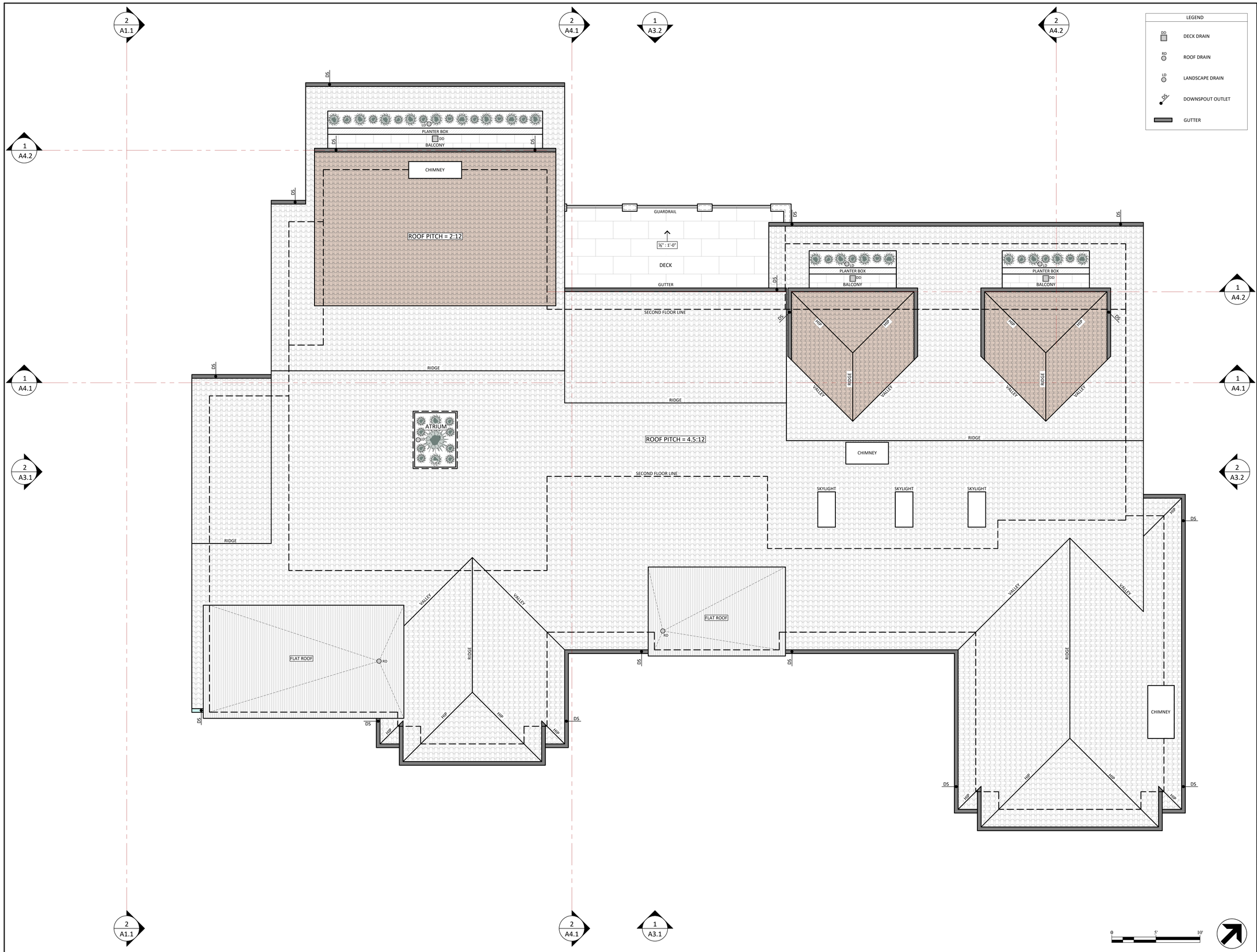
Sheet Title

SECOND FLOOR PLAN

Drawing No.

A2.2



1 ROOF PLAN

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

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ROOF PLAN

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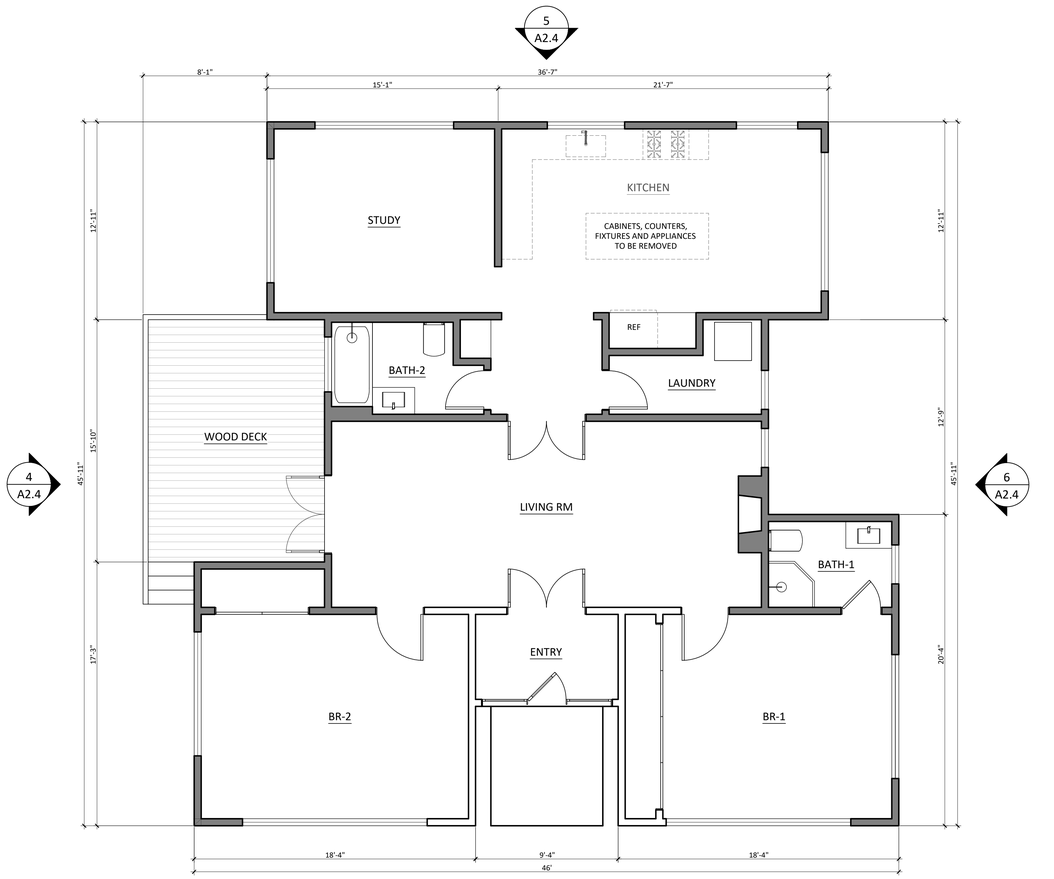
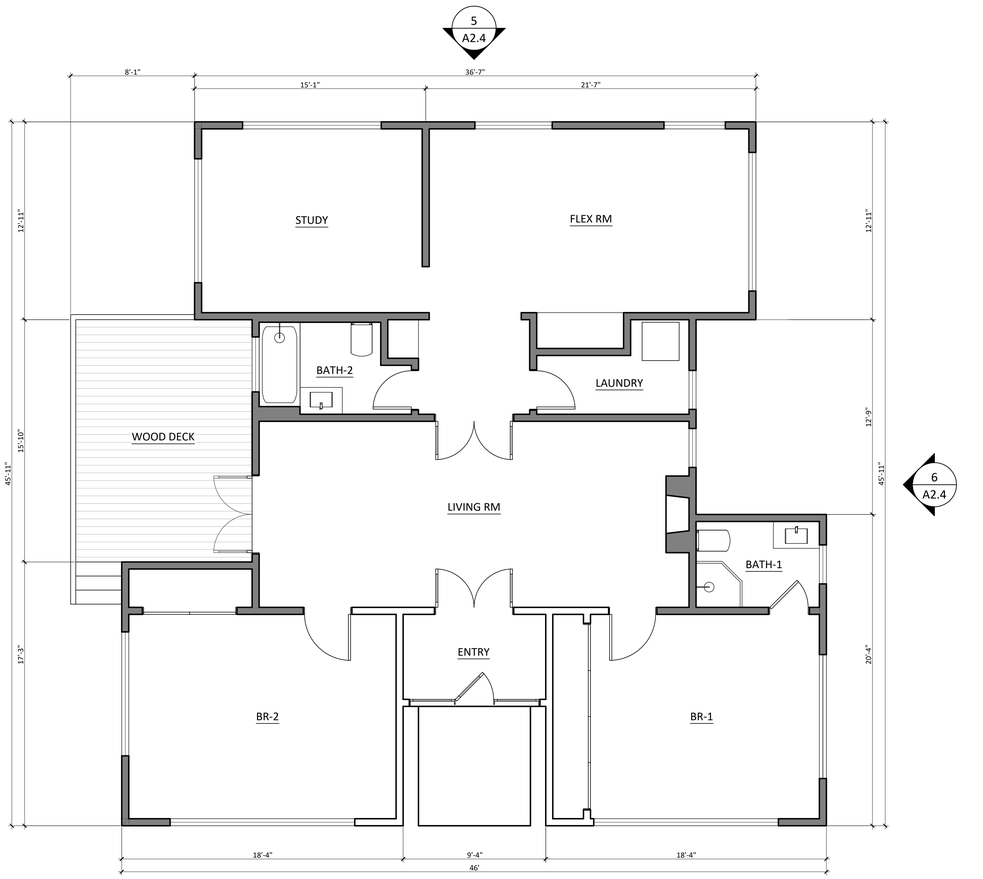
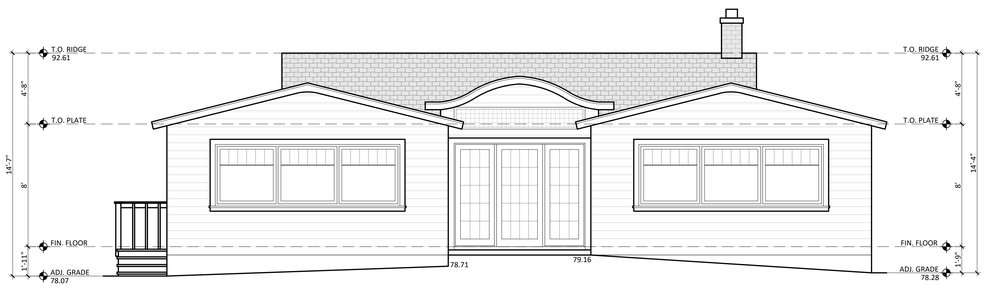
A2.3



1 EXISTING NON-CONFORMING DWELLING FLOOR AND DEMOLITION PLAN SCALE: 1/4" = 1'-0"

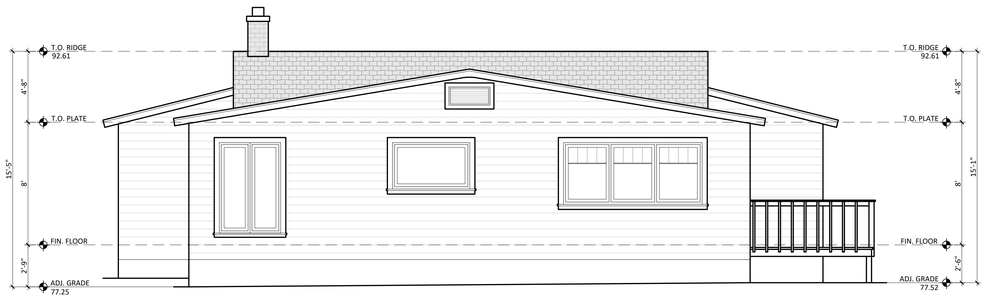


2 PROPOSED ACCESSORY STRUCTURE FLOOR PLAN SCALE: 1/4" = 1'-0"



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

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



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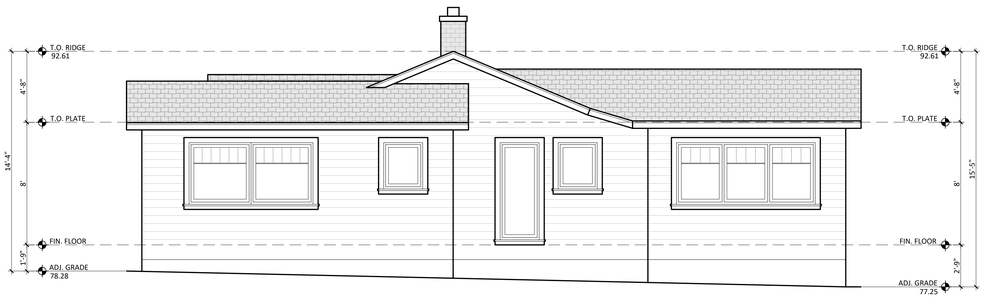

6 NORTH ELEVATION SCALE: 1/4" = 1'-0"

DG Design
4355 CONEJO DRIVE
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Drawings Prepared By:

DINO GARCIA
PBD

MEMBER
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AMERICAN INSTITUTE of BUILDING DESIGN

Project Title

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

Revisions		
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description

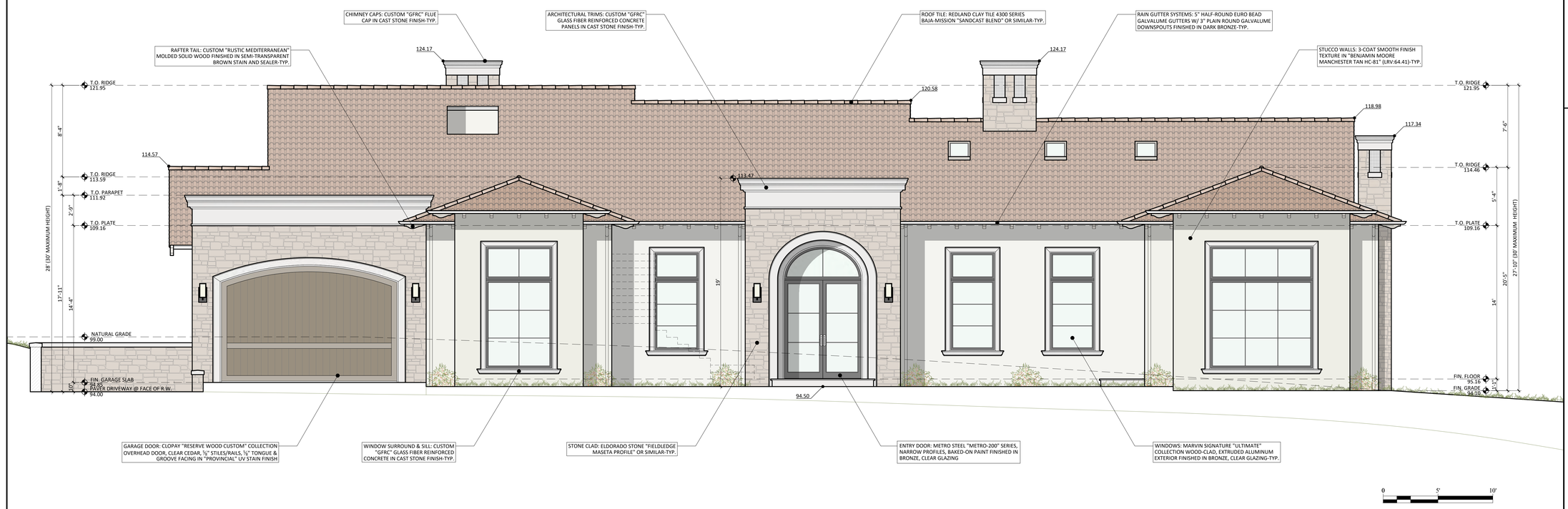
Issue:	DESIGN REVIEW
Issue Date:	
CAD File Name	
Drawn By	DG
Checked By	MG
Plot Date:	04/13/2021

Sheet Title

EXISTING
RESIDENCE

Drawing No.

A2.4



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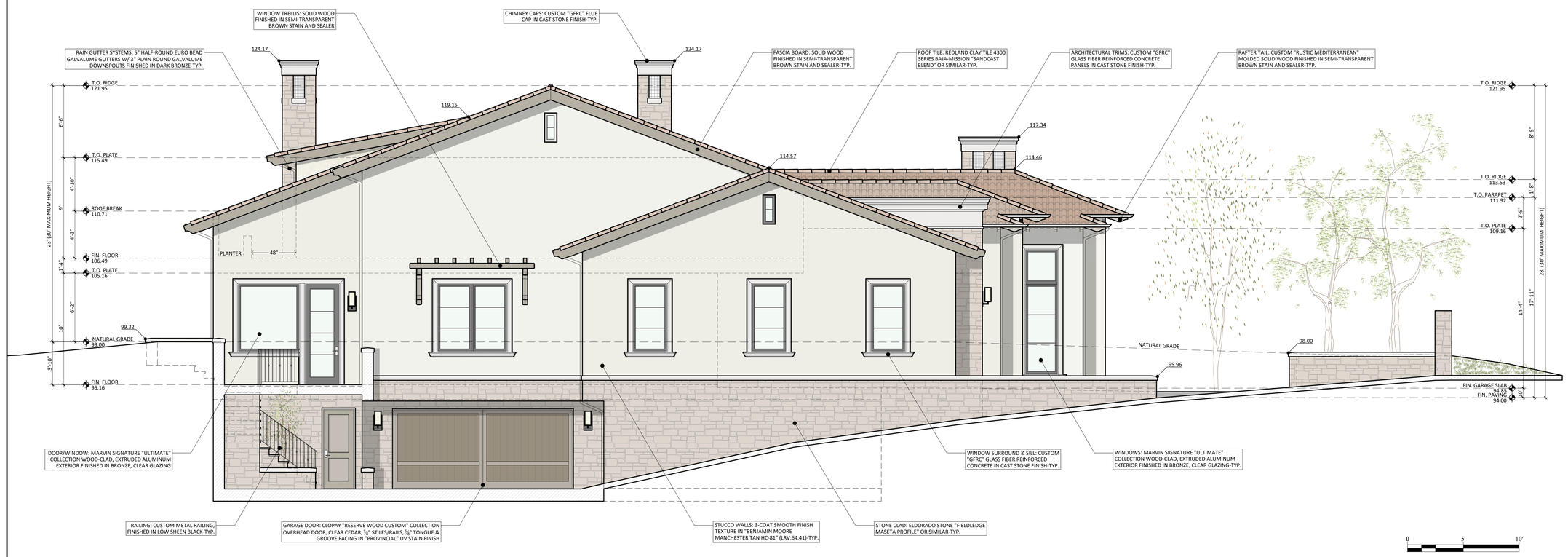

2 SOUTH ELEVATION — SCALE: 1/4" = 1'-0"

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Drawings Prepared By:

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APN: 175-19-042

Project No.

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Issue Date:

CAD File Name
Drawn By DG
Checked By MG
Plot Date: 04/13/2021

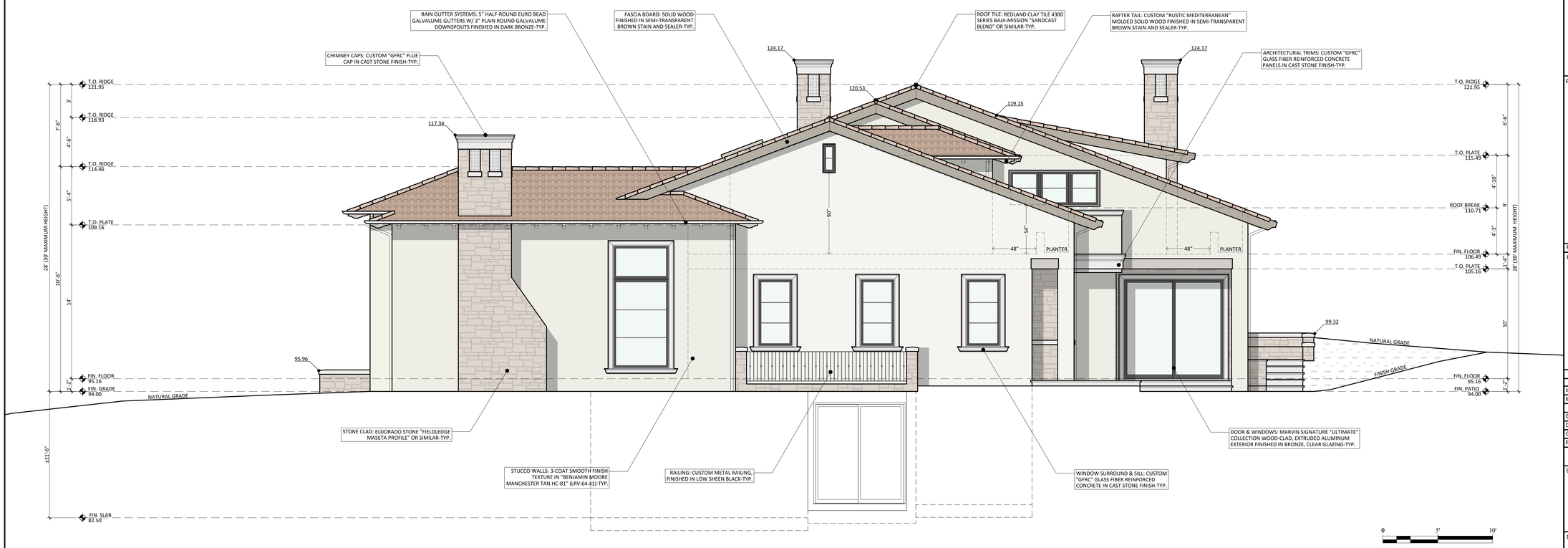
Sheet Title

EXTERIOR ELEVATIONS

Drawing No.

A3.1

1 WEST ELEVATION — SCALE: 1/4" = 1'-0"



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

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Drawings Prepared By:
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Project Title

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

Revisions

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Issue: DESIGN REVIEW
Issue Date:

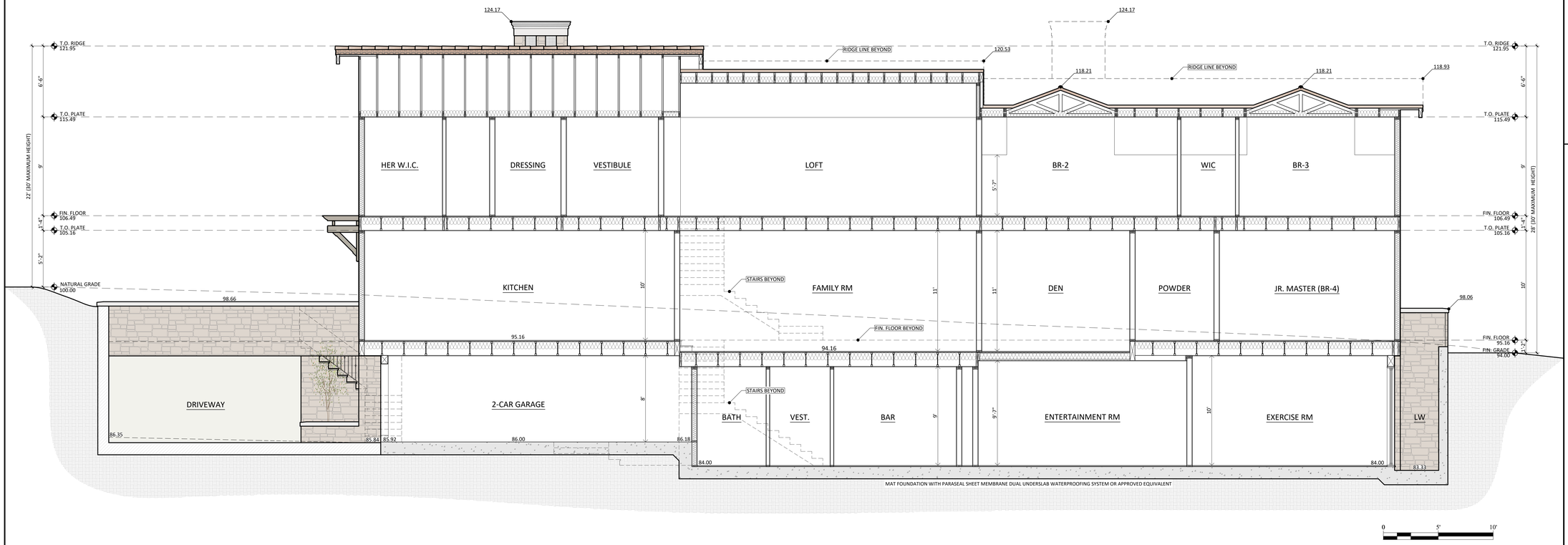
CAD File Name
Drawn By DG
Checked By MG
Plot Date: 04/13/2021

Sheet Title

EXTERIOR ELEVATIONS

Drawing No.

A3.2



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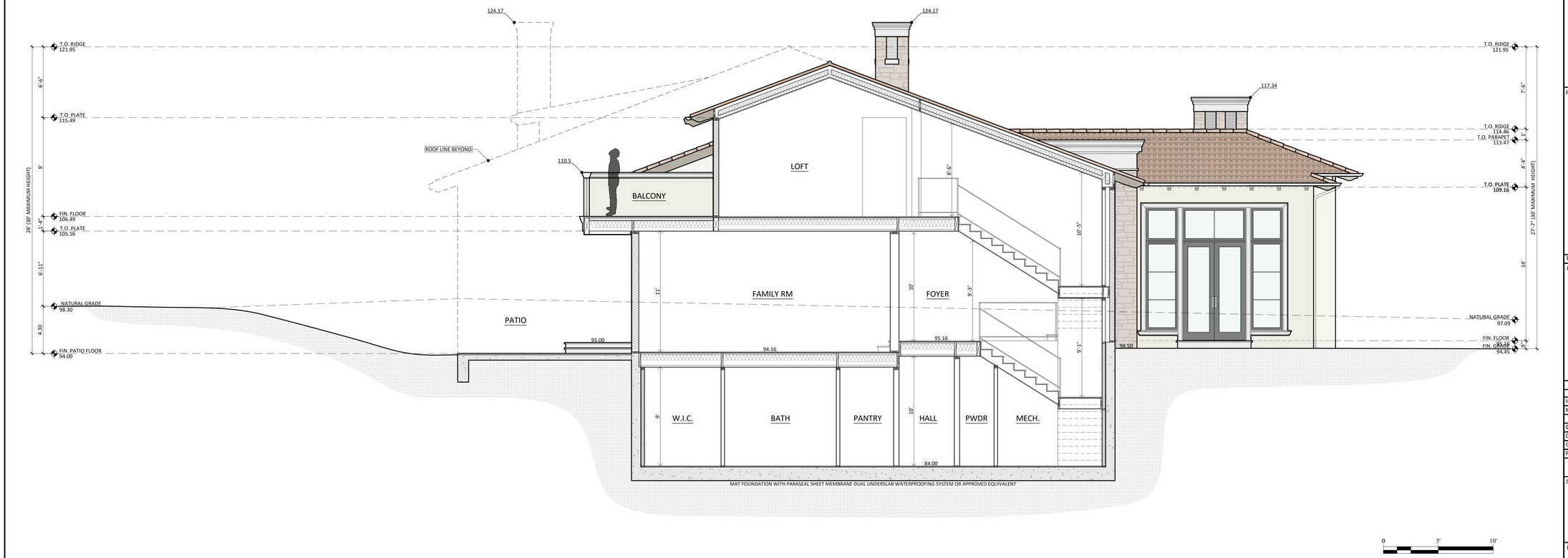

2 CROSS SECTION — SCALE: 1/4" = 1'-0"

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604 MILVERTON ROAD
LOS ALTOS, CA 94022

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Revisions

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Issue:	DESIGN REVIEW
Issue Date:	
CAD File Name	
Drawn By	DG
Checked By	MG
Plot Date:	04/13/2021

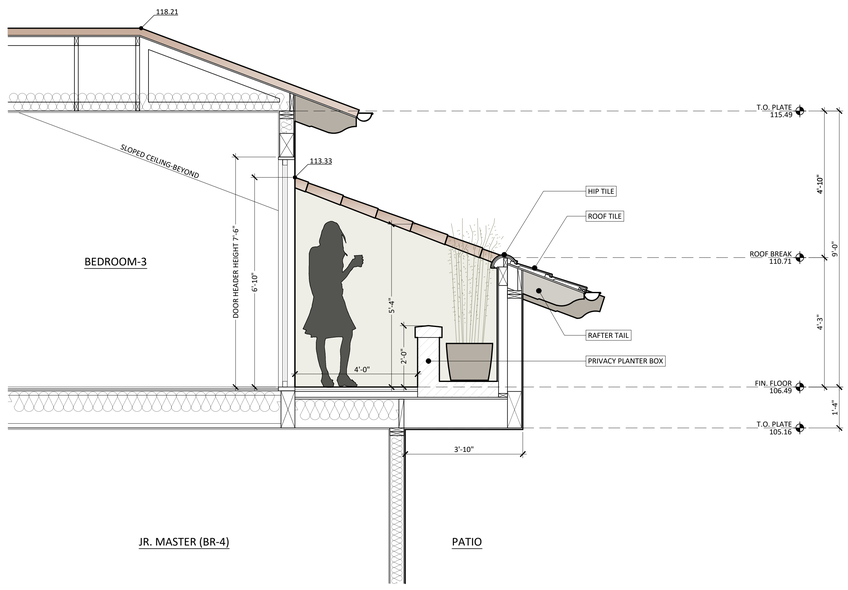
Sheet Title

CROSS SECTIONS

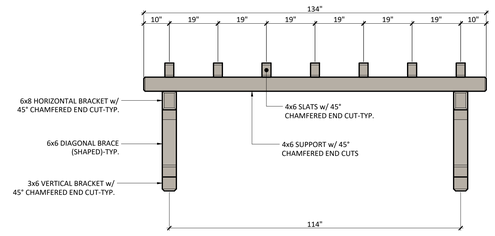
Drawing No.

A4.1

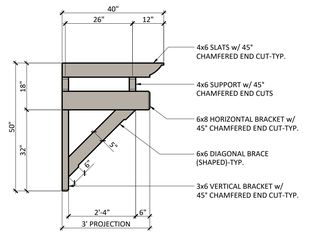
1 CROSS SECTION — SCALE: 1/4" = 1'-0"



2 SECTION AT BALCONY — SCALE: 1/2" = 1'-0"

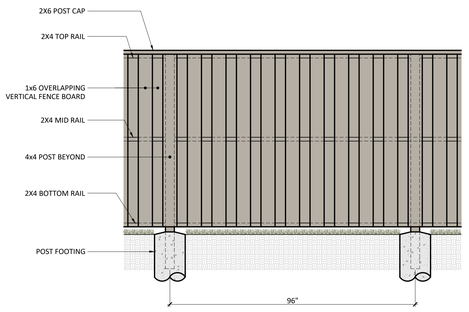


FRONT VIEW

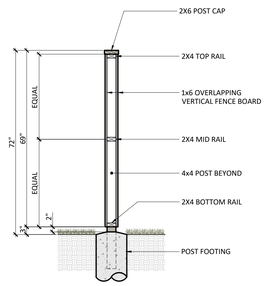


SIDE VIEW

3 KITCHEN WINDOW TRELLIS DETAIL — SCALE: 1/2" = 1'-0"



ELEVATION VIEW



SECTION VIEW

4 BOARD ON BOARD PRIVACY FENCE DETAIL — SCALE: 1/2" = 1'-0"

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PREPARED BY:

DINO GARCIA
PBD

MEMBER AIBD AMERICAN INSTITUTE of BUILDING DESIGN

PROJECT TITLE

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022

APN: 175-19-042

REVISIONS

Mark	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

SUBMITTAL:	DESIGN REVIEW
ISSUE DATE:	
CAD FILE NAME:	
DRAWN BY:	DG
CHECKED BY:	MG
PLOT DATE:	04/13/2021

SHEET TITLE

CROSS SECTIONS AND DETAILS

DRAWING NO.

A4.2

LANDSCAPE LEGEND

1. (E) PAVER DRIVEWAY
2. (E) PAVER WALKWAY
3. PROPOSED CONCRETE PATIO
4. (E) FENCE TO REMAIN, 6' (TYP)
5. PROPOSED WROUGHT IRON ENTRY GATE
6. PROPOSED STUCCO RETAINING WALL
7. MULCH
8. LIGHTWELL

SCREENING PLANT LEGEND

TREE

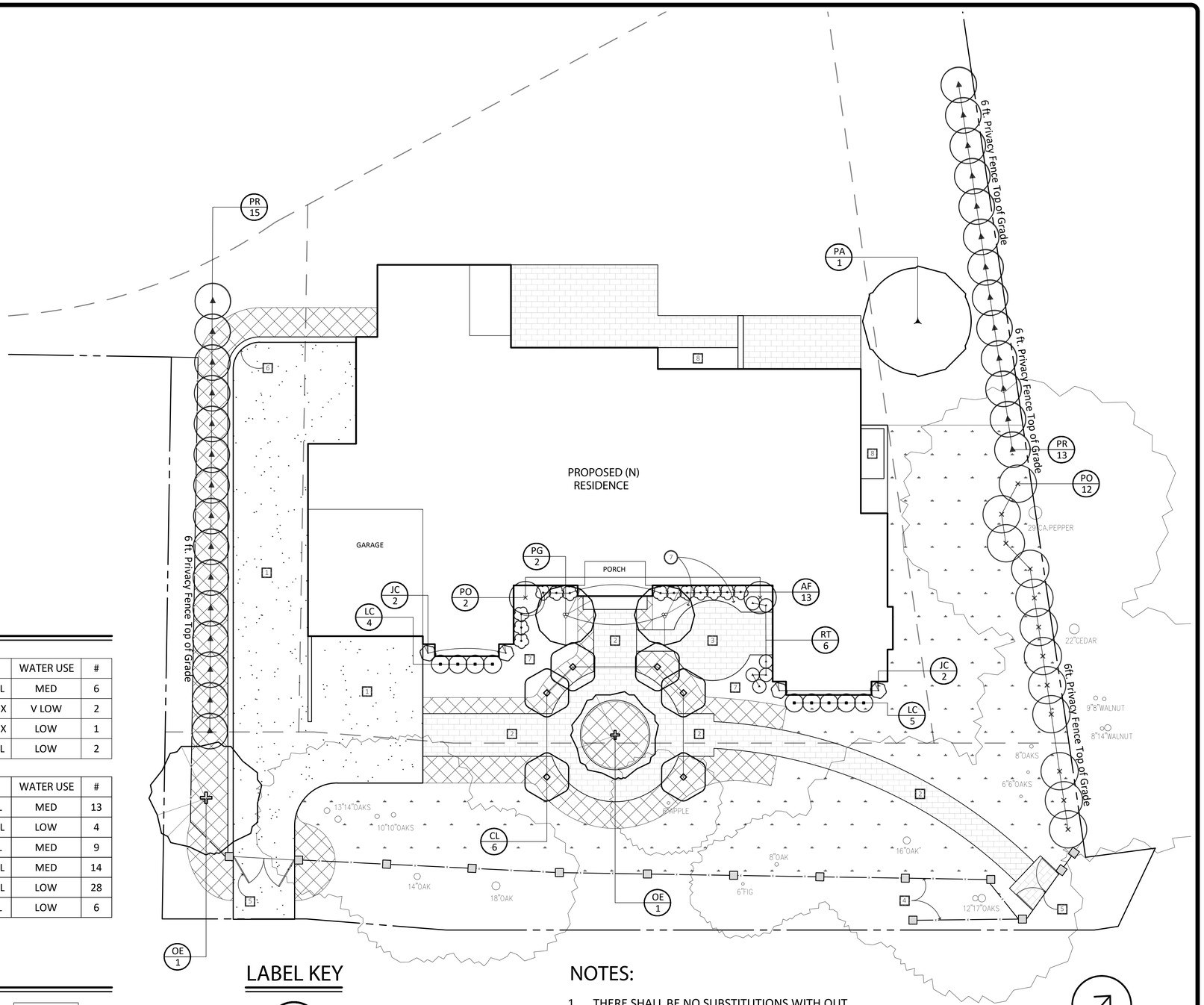
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
CL	CITRUS X LIMON, STAND	LEMON	15 GAL	MED	6
OE	OLEA EUROPEA, MULTI	FRUITING OLIVE	36" BOX	V LOW	2
PA	PERSEA AMERICANA, STAND	AVOCADO	24" BOX	LOW	1
PG	PUNICA GRANATUM	POMEGRANATE	15 GAL	LOW	2

SHRUB

KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
AI	AZALEA I. 'FORMOSA'	FORMOSA AZALEA	5 GAL	MED	13
JC	JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	15 GAL	LOW	4
LC	LOROPETALUM C. 'PIPA'S RED'	PIPA'S RED FRINGE FLOWER	5 GAL	MED	9
PO	PODOCARPUS GRACILIOR, BUSH	AFRICAN FERN PINE	15 GAL	MED	14
PR	PRUNUS CAROLINIANA, BUSH	CAROLINE CHERRY	15 GAL	LOW	28
RO	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	6

GROUNDCOVER LEGEND

	ROSMARINUS PROSTRATUS 1 GAL @ 36" o/c	LOW
	NATIVE WILDFLOWER MIX, OR EQUAL	LOW



LABEL KEY

XX
##

PLANT KEY
QUANTITY

EXISTING TREE THAT CORRESPONDS TO (E) ARBORIST REPORT / SURVEY, TRUNK DIAMETER & DRIPLINE

EXISTING TREE TO BE REMOVED

NOTES:

1. THERE SHALL BE NO SUBSTITUTIONS WITH OUT APPROVAL FROM THE PROJECT LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL PLACEMENTS SHALL BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT BEFORE PLANTING.
3. MULCH ALL AREAS BETWEEN AND UNDER ALL PLANTING WITH THREE (3) INCHES OF REDWOOD MINI BARK.
4. Refer to Sheet A1.1 for (E)Trees #22 to 26.

REVISIONS	BY
	KS

Schoppet Landscape Architects Inc.
P.O.BOX 508 LOS ALTOS, CALIFORNIA
(650) 823-6572 KEN@KSLA.US

LANDSCAPE PLAN

GIOVANNOTTO RESIDENCE

604 MILVERTON ROAD
LOS ALTOS, CA

DRAWN	KS
CHECKED	
DATE	2/21/2023
SCALE	1/10" = 1'-0"
JOB NO.	
SHEET	L1
OF	X SHEETS

(CL) Citrus x limon 'Meyer'

Common Name(s): Meyer Lemon

- Description: Citrus limon is an evergreen shrub growing to 3 m (9ft) by 1 m (3ft 3in) at a medium rate. Hardy to zone 9, it is in leaf and flower all year.
- Suitable for: medium (loamy) and heavy (clay) soils and prefers well-drained soil. Suitable pH: acid, neutral and basic (alkaline) soils and can grow in very alkaline soils.

(OE) Olea Europa

Common Name(s): European Olive

- Description: Olea europaea is an evergreen Tree growing to 10 m (32ft) by 8 m (26ft) at a slow rate. It is hardy to zone 8. It is in leaf all year and flowers from August to September. The species is hermaphrodite (has both male and female organs) and is pollinated by Wind. The plant is self-fertile.
  Suitable for: light (sandy), medium (loamy) and heavy (clay) soils, prefers well-drained soil and can grow in nutritionally poor soil.

(PA) Persea Americana

Common Name(s): Avocado

- Description: Persea americana is an evergreen Tree growing to 15 m (49ft) by 25 m (82ft) at a fast rate. It has an irregular and dense crown, and a bole that usually branches from low down and can be up to 45 cm in diameter. The flowers are greenish-yellow and the leaves are arranged alternately. It is noted for attracting wildlife.
- Suitable pH: acid, neutral and basic (alkaline) soils. It cannot grow in the shade. It prefers dry or moist soil and can tolerate drought.

(PG) Punica Granatum

Common Name(s): Pomegranite

- Description: Punica Granatum is a deciduous tree growing to 5 m (16ft) by 8 m (26ft) at a medium rate.
- Suitable for: light (sandy), medium (loamy) and heavy (clay) soils and prefers well-drained soil. Suitable pH: acid, neutral and basic (alkaline) soils. It cannot grow in the shade. It prefers dry or moist soil.

(AI) AZALEA I. 'FORMOSA'

Common Name(s): Formosa Azalea

- Description: Formosa azalea (Azalea indica Formosa) blooms with lavender-pink flowers on a 4- to 8-foot-tall shrub with a mature width of 5- to 8-feet. Growth rate is slow to moderate. The large and showy flowers bloom in early spring and attract hummingbirds and other wildlife.

(JC) Juniperus Chinensis 'Blue Point'

Common Name(s): Blue Point Juniper

- Description: Juniperus chinensis 'Blue Point' is a uniform-growing dwarf conical selection of Chinese juniper with dense branching holding prickly blue-gray foliage. After 10 years of growth, a mature specimen will measure 4.5 feet (1.5 m) tall and two-thirds as wide, an annual growth rate of 4 to 6 inches (10 - 15 cm).

(LC) Loropetalum C. 'Pippas Red'

Common Name(s): Pipa's Red Fringe Flower

- Description: *Loropetalum chinense* is an evergreen shrub that generally grows to a height of 10 to 15 feet with a similar to somewhat smaller width. The growth rate on upright, taller cultivars is medium to fast. Loropetalums show excellent versatility in the landscape. They are attractive when grown in clusters or mixed screens as well as foundation plantings, single specimens, espaliers and bonsai.

(PO) Podocarpus Gracilior

Common Name(s): Bush African Fern Pine

- Description: Moderate-growing evergreen tree to 40-50' tall x 25-35' wide, often pruned to maintain a smaller size. This graceful-looking species is best-suited for mild climates and forms a dense rounded head of finely-divided, slightly-pendulous foliage, featuring narrow leaves that emerge light gray-green and mature to shades of bright and dark-green creating a fern-like appearance.

(PR) PRUNUS CAROLINIANA

Common Name(s): Bush Caroline Cherry

- Description: A dwarf, compact shrub, maturing at half the size of the regular Cherry Laurel, making an outstanding hedge or screen that tolerates heat, drought, and wind. Bright-green foliage has a scent reminiscent of maraschino cherries. Fragrant creamy white flowers are followed by small black inedible berries. Growth rate is MODERATE with an average landscape size growing to 8-10 ft. tall and 6-8 ft. wide.

(RO) ROSMARINUS O. 'TUSCAN BLUE'

Common Name(s): Tuscan Blue Rosemary

- Description: Rosmarinus officinalis 'Tuscan Blue' (Upright Rosemary) - An erect shrub that grows 4-6 feet tall and spreads 4-5 feet at a medium rate. Bright lavender-blue flowers bloom among the fine, olive green foliage in the winter through spring. Flowers are larger than other varieties. As with other Rosemary it is resistant to deer and rabbit predation. This one of the most popular cultivars of upright growing rosemary in cultivation in California.

Groundcover: Rosmarinus Prostratus

Common Name(s): Creeping Rosemary

- Description: A key ingredient of a Mediterrean style garden, **Rosmarinus officinalis Prostratus** (Creeping Rosemary) is a low-growing and spreading evergreen shrub with strongly aromatic, needle-like leaves, about 2 in (5 cm) long. Clusters of pale blue flowers appear in spring and summer, occasionally in fall. With a medium growth rate and arresting its development at 2 feet tall and 4-8 feet wide, this ground or bank cover is also successful in raised planters where the cascading branches spill attractively over its edges.

Groundcover: Native Wildflower Mix

CALIFORNIA NATIVE WILDFLOWER MIX

- Description: This mixture of annuals and perennials provides a bright and colorful array of flowers through spring. Fall planting results in an earlier and longer blooming period. Spring planting can be successful with supplemental irrigation. These plants have low water requirements and may be sown alone or in conjunction with selected grasses.
- Achillea millefolium, White Yarrow
  Collinsia heterophylla, Chinese Houses
  Gilia capitata, Globe Gilia
  Layia platyglossa, Tidy Tips
  Lupinus succulentus, Arroyo Lupine
  Sisyrinchium bellum, Blue-Eyed Grass
  Lupinis microcarpus densiflorus, Golden Lupine
  Phacelia campanularia, California Bluebell
  Clarkia unguiculata, Mountain Garland
  Eschscholzia californica, California Poppy
  Lasthenia glabrata, Goldfields
  Linum lewisii, Blue Flax
  Nemophila menziesii, Baby Blue-Eyes
  Wyethia angustifolia, Mule's Ears

Height range: 12-36 inches

REVISIONS	BY

Schoppet Landscape Architects Inc.

LANDSCAPE PLAN

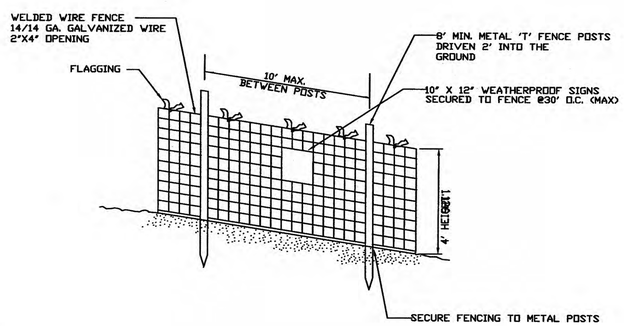
GIOVANNOTTO RESIDENCE

604 MILVERTON ROAD
LOS ALTOS, CA

DRAWN	
CHECKED	
DATE	10/9/2020
SCALE	1/10" = 1'-0"
JOB NO.	
SHEET	L2
OF	X SHEETS

(TPZ) TREE PROTECTION ZONE FENCING DETAIL

In Accordance with Los Altos Tree Protection Regulations (11.08.120)



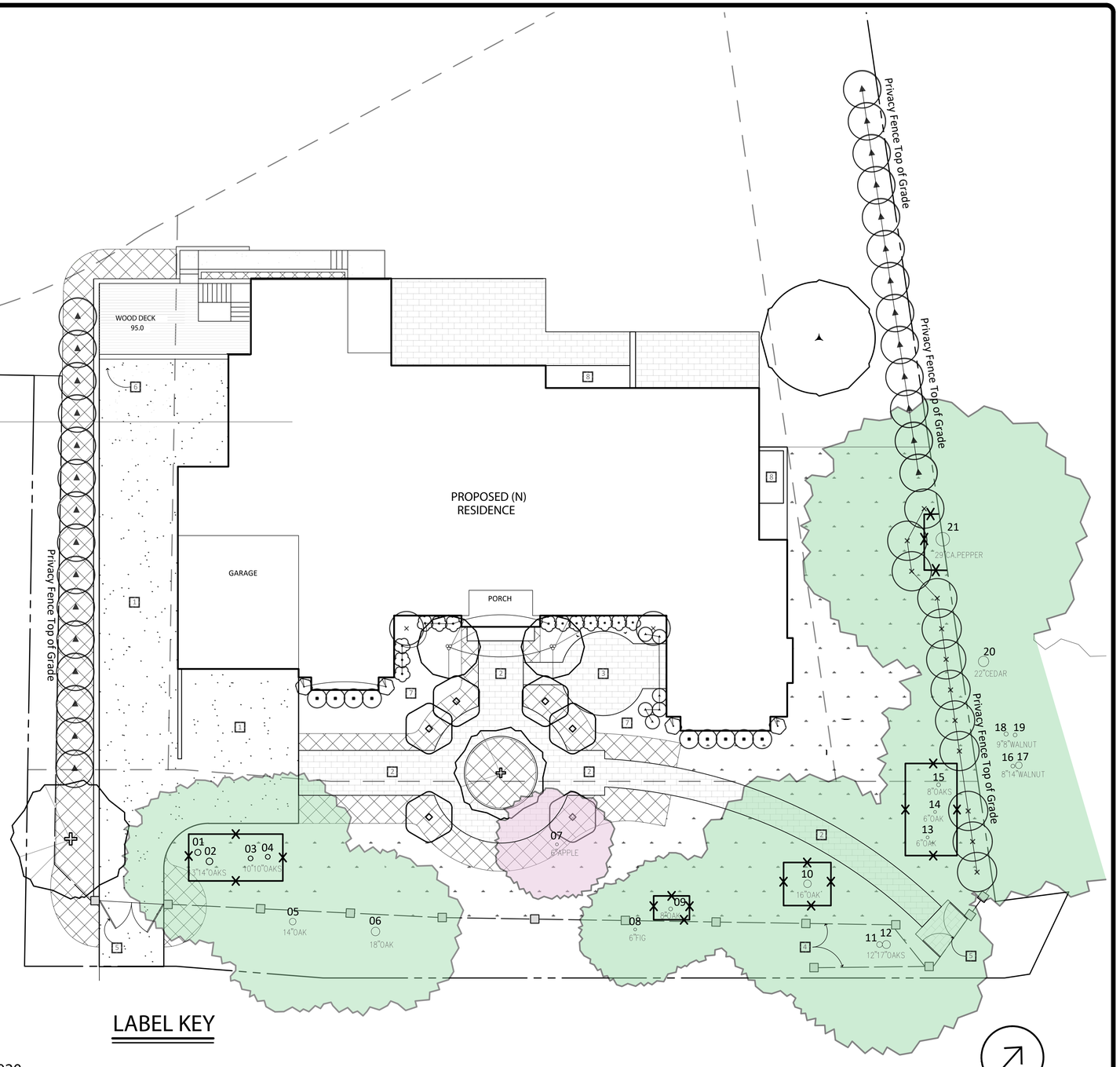
TREES CATEGORY RATINGS AND RECOMMENDED OUTCOMES

KEY	SPECIES	SIZE	RECOMMENDATION	PROTECTIVE MEASURES NEEDED
01	Coast Live Oak, Quercus Agrifolia	13"	Retain	TPZ Fencing, Note #1
02	Coast Live Oak, Quercus Agrifolia	14"	Retain	TPZ Fencing, Note #1
03	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
04	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
05	Coast Live Oak, Quercus Agrifolia	14"	Retain	None
06	Coast Live Oak, Quercus Agrifolia	18"	Retain	None
07	Fruiting Apple, Malus Domestica	6"	Diseased, Removal Recommended	Note #2
08	Fig, Ficus Carica, Domestic Fig	6"	Retain	None
09	Coast Live Oak, Quercus Agrifolia	8"	Retain	TPZ Fencing
10	Coast Live Oak, Quercus Agrifolia	16"	Retain	TPZ Fencing
11	Coast Live Oak, Quercus Agrifolia	12"	Retain	None
12	Coast Live Oak, Quercus Agrifolia	17"	Retain	None
13	Coast Live Oak, Quercus Agrifolia	6"	Retain	TPZ Fencing
14	Coast Live Oak, Quercus Agrifolia	6"	Retain	TPZ Fencing
15	Coast Live Oak, Quercus Agrifolia	8"	Retain	TPZ Fencing
16	Northern California Walnut, Suglans Hindsii	8"	Retain	None
17	Northern California Walnut, Suglans Hindsii	14"	Retain	None
18	Northern California Walnut, Suglans Hindsii	8"	Retain	None
19	Northern California Walnut, Suglans Hindsii	9"	Retain	None
20	Incense Cedar, Calocedrus Decurrens	22"	Retain	None
21	CA. Peper, Schinus Molle	29"	Retain	TPZ Fencing

* Trees (#22, #23, #24, #25, #26) Outside the development area.
Refer to Sheet A1.1 for locations. No protective measures needed.

Note #1. A Full root collar inspectin has been performed on trees (#1, #2, #3, #4) January 2020 and reevaluated February 2023 per homeowner request. No special protecton required. Majority of butress roots developed in South-East direction facing Morningside Circle Roadway. Trees have been regularly trimmed and maintained by Larios Tree Service.

Note #2. Domestc Fruitng Apple (Tree #7) severely damaged by Fire Blight. Tree removal recommended.



LABEL KEY

EXISTING TREE THAT CORRESPONDS TO (E) ARBORIST REPORT / SURVEY, TRUNK DIAMETER & DRIPLINE

EXISTING TREE TO BE REMOVED

BOUNDARY OF TREE PROTECTION ZONE (TPZ) FENCING, SEE DETAIL THIS SHEET. ALL AREAS INSIDE THE TPZ SHALL HAVE A 3" LAYER OF GROUND ARBORIST TREE WASTE.

0 5' 10' 15'

REVISIONS	BY

Jose Larios, ISA Certified Arborist WE7601A

ARBORIST REPORT AND TREE PROTECTION PLAN

GIOVANNOTTO RESIDENCE

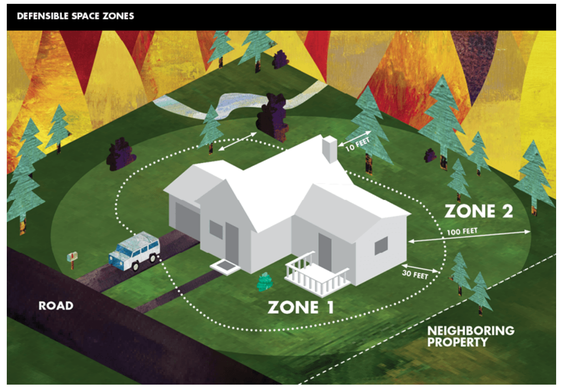
604 MILVERTON ROAD
LOS ALTOS, CA

DRAWN	JL
CHECKED	
DATE	2/21/2023
SCALE	1/10" = 1'-0"
JOB NO.	
SHEET	L3
OF	X SHEETS

FIRE HAZARD EVALUATION OF TREES NEAR COTTAGE

DEFENSIBLE SPACE:

Defensible space, coupled with home hardening, is essential to improve your home's chance of surviving a wildfire. Defensible space is the buffer you create between a building on your property
and the grass, trees, shrubs, or any wildland area that surround it. This spac e is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire —either from embers, direct flame contact or radiant heat. Proper defensible space also provides firefighters a safe area to work in, to defend your home



Zone 1 – Lean, Clean and Green Zone

Zone 1 extends 30 feet from buildings, structures, decks, etc. or to your property line, whichever is closer

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

LARIOS TREE SERVICE EVALUATION:

On November 22nd 2021 Larios Tree Service evaluated the trees near the cottage at 604 Milverton Road in Los Altos. We were instructed to evaluate the trees according to the CAL FIRE DEFENSIBLE SPACE ZONE 1 STANDARD.

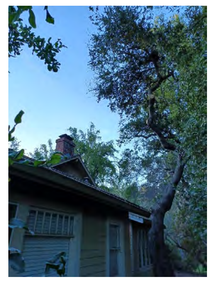
We found the trees labeled **2**, **3**, **5**, **6**, **7**, and **8** needed trimming to comply with the Standard. Property Owner requested we trim the canopies of these trees to meet the Zone 1 Requirements. The trees were trimmed to meet compliance.

AS OF 11/26/2021 RESIDENCE AT 604 MILVERTON ROAD MEETS CAL FIRE ZONE 1 STANDARD

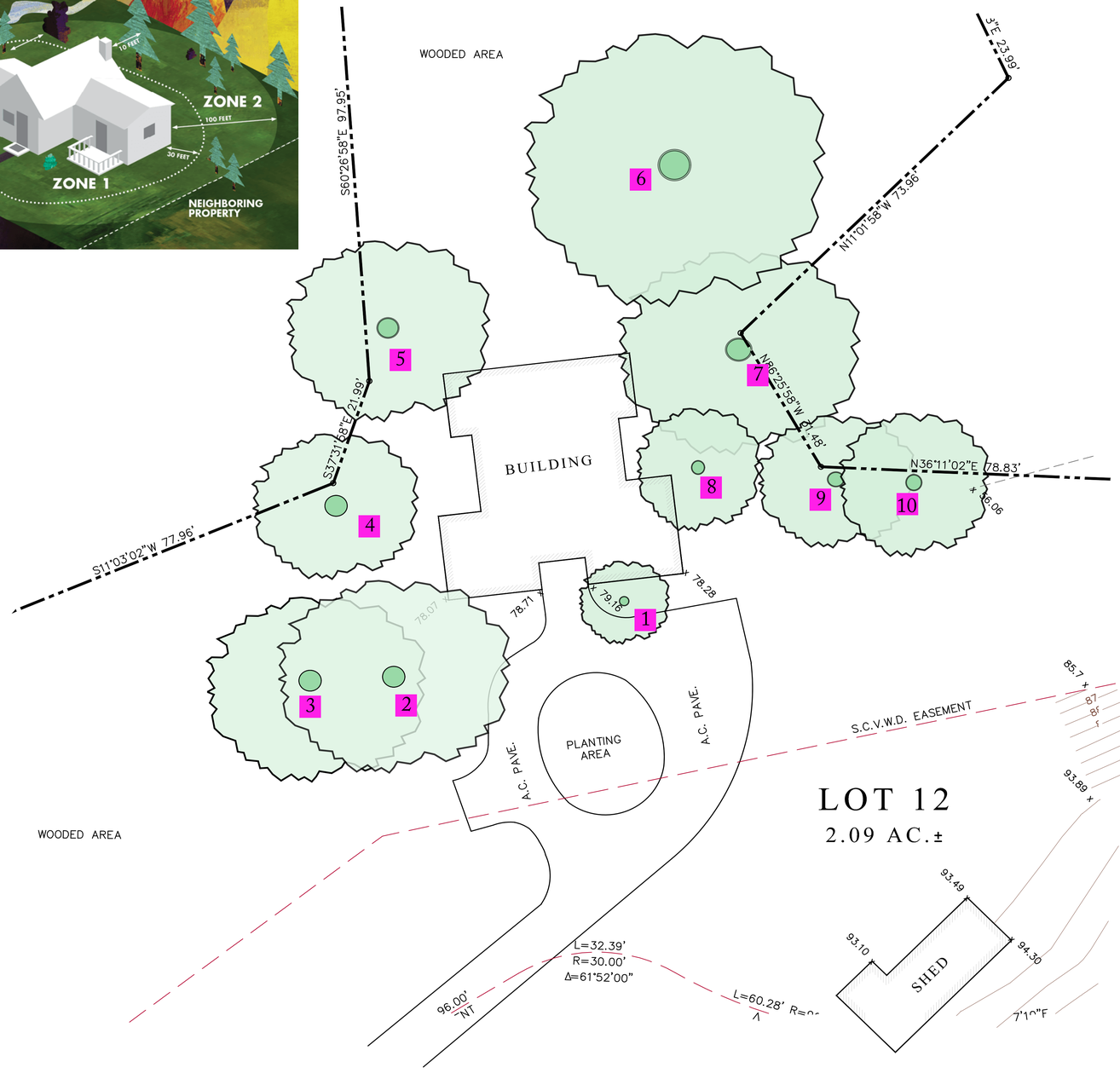
PHOTOGRAPHS OF SOME OF THE CORRECTED TREES

10 Foot Clearance to adjacent Vegetation (Tree 2, 3)

Clearance to Cottage (Tree 7, 8)



10 foot Chimney Separation (Tree 7)



REVISIONS	BY

Jose Larios, ISA Certified Arborist WE7601A
Larios Tree Service (650) 630-3882

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA

DRAWN	
CHECKED	
DATE	10/14/2021
SCALE	
JOB NO.	
SHEET	L4
OF	X SHEETS

TREE SCHEDULE			
TREE#	SPECIES	DIA.	REMARKS
01	COAST LIVE OAK, QUERCUS AGRIFOLIA	13"	RETAIN
02	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
03	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
04	COAST LIVE OAK, QUERCUS AGRIFOLIA	10"	RETAIN
05	COAST LIVE OAK, QUERCUS AGRIFOLIA	14"	RETAIN
06	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	REMAIN
07	APPLE, MALUS DOMESTICA	6	REMOVE (DISEASED)
08	FIG FICUS CARICA (DOMESTIC)	6"	RETAIN
09	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
10	COAST LIVE OAK, QUERCUS AGRIFOLIA	16"	RETAIN
11	COAST LIVE OAK, QUERCUS AGRIFOLIA	12"	RETAIN
12	COAST LIVE OAK, QUERCUS AGRIFOLIA	17"	RETAIN
13	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
14	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
15	COAST LIVE OAK, QUERCUS AGRIFOLIA	8"	RETAIN
16	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPERTY
17	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	14"	ON ADJ. PROPERTY
18	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	8"	ON ADJ. PROPERTY
19	NORTHERN CALIFORNIA WALNUT, SUGLANS HINDSII	9"	ON ADJ. PROPERTY
20	INCENSE CEDAR, CALOCEDRUS DECURRENS	22"	ON ADJ. PROPERTY
21	CA. PEPER, SCHINUS MOLLE	29"	RETAIN
22	APRICOT, PRUNUS ARMENIACA	6"	RETAIN
23	APRICOT, PRUNUS ARMENIACA	7"	RETAIN
24	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
25	COAST LIVE OAK, QUERCUS AGRIFOLIA	6"	RETAIN
26	COAST LIVE OAK, QUERCUS AGRIFOLIA	18"	ON ADJ. PROPERTY

BOUNDARY AND TOPOGRAPHIC SURVEY

UPPER PORTION OF LOT 12 (604 MILVERTON ROAD)
LOS ALTOS, CALIFORNIA
APN: 175-19-042

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY BERRY AND ASSOCIATES.

BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 100.00

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

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CIVIL

John C Berry

Project Title

GIOVANNOTTO RESIDENCE
604 MILVERTON ROAD
LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

Revisions		
2	06/15/23	Design Review Comments
Mark	Date	Description

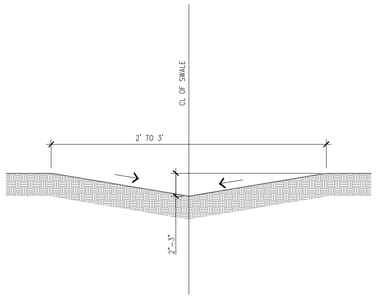
Issue: DESIGN REVIEW
Issue Date:
CAD File Name
Drawn By DG
Checked By JB
Plot Date: 06/13/2023

Sheet Title

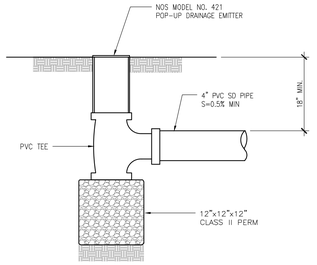
BOUNDARY AND
TOPOGRAPHIC SURVEY

Drawing No.

TS.1

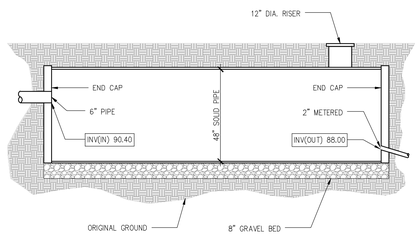


1 SECTION AT SWAIL

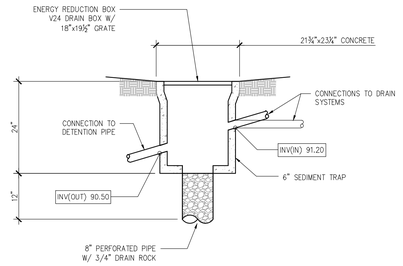


NOTE:
GLUED FITTING MAY BE SUBSTITUTED
FOR GASKETED FITTINGS AT THE OPTION
OF THE INSTALLATION CONTRACTOR.

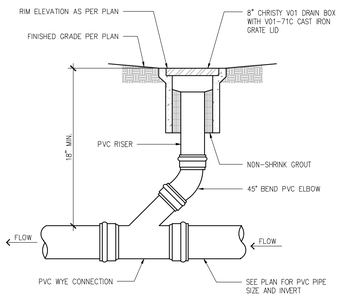
2 POP-UP DRAIN DETAIL



3 DETENTION FACILITY



4 SILTATION / BUBBLE BOX



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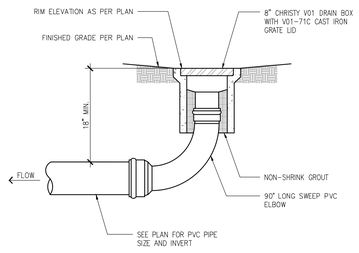
5 IN-LINE AREA DRAIN



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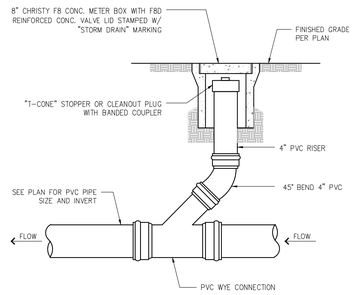
6 END OF LINE AREA DRAIN



NOTE:
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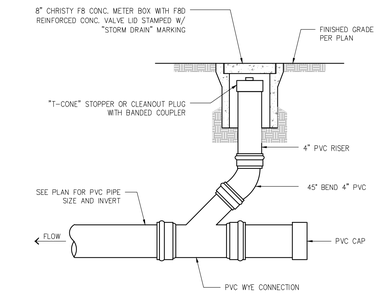
OF THE INSTALLATION CONTRACTOR.

7 IN-LINE STORM DRAIN CLEANOUT



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8 END OF LINE STORM DRAIN CLEANOUT

HP	HIGHPOINT	AB	AGGREGATE BASE
AD	AREA DRAIN	AC	ASPHALT CONCRETE
FD	FLOOR DRAIN	AD	AREA DRAIN
RL	ROOF LEADER	BW	BOTTOM OF WALL
RL	ROOF LEADER W/ SPLASH BLOCK	CB	CATCH BASIN
CO	CLEAN OUT	CIP	CAST IRON PIPE
SD	STORM DRAIN	CL	CENTER LINE
TG	TOP OF GRATE ELEVATION	CONC	CONCRETE
INV	INVERT ELEVATION	CS	CRAWL SPACE ELEV.
FS	FINISHED SURFACE	DD	DECK DRAIN
FF	FINISHED FLOOR	DIP	DUCT IRON PIPE
	PERFORATED PIPE	DS	DOWNSPOUT
	SOLID PIPE	DWY	DRIVEWAY
SS	SANITARY SEWER LINE	(E)	EXISTING
SD	STORM DRAIN LINE	EG	EXISTING GRADING
W	WATER LINE	EM	ELECTRICAL METER
JT	JOINT UTILITY TRENCH LINE	EP	EDGE OF PAVEMENT
OH	OVERHEAD POWER LINE	FC	FACE OF CURB ELEV.
	PROPERTY LINE	FD	FRENCH DRAIN
	SETBACK/EASEMENT LINE	FF	FINISH FLOOR ELEVATION
XX	EXISTING CONTOUR	FG	FINISHED GROUND ELEV.
XX	PROPOSED CONTOUR	FL	FLOW LINE ELEVATION
XX	CONTOUR TO BE ALTERED	FM	FORCE MAIN LINE
	LIMIT OF GRADING	FP	FINISHED PAVEMENT
TPF	TREE PROTECTION FENCE	FS	FINISH SURFACE ELEV
		FW	FIRE WATER LINE
APPROXIMATE DRIPLINE	EXISTING TREES	GB	GRADE BREAK
		GM	GAS METER
		GR	GRATE ELEVATION
		HP	HIGH POINT
		INV	INVERT ELEVATION
		JT	JOINT TRENCH
		JP	JOINT POLE
		LD	LANDSCAPE DRAIN
		LF	LINEAR FEET
		(N)	NEW
		PKG	PARKING
		POC	POINT OF CONNECTION
		RET	RETAINING WALL
		RIM	RIM ELEVATION
		S	SLOPE
		SD	STORM DRAIN LINE
		SDCO	STORM DRAIN CLEANOUT
		SDFM	STORM DRAIN FORCED MAIN
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEANOUT
		TW	TOP OF WALL ELEVATION
		TYP	TYPICAL
		W	DOMESTIC WATER LINE
		WM	WATER METER

9 LEGEND AND ABBREVIATIONS

CAUTION:

1. THE LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). CONTRACTOR SHALL VERIFY LOCATION AND DEPTH PRIOR TO ANY EXCAVATION OR IMPROVEMENT.
2. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND SHALL CLEARLY MARK (AND THEN PRESERVE THESE MARKERS) FOR THE DURATION OF CONSTRUCTION OF ALL TELEPHONE, DATA, STREET LIGHT, SIGNAL LIGHT AND POWER FACILITIES THAT ARE IN OR NEAR THE AREA OF CONSTRUCTION PRIOR TO BEGINNING ANY WORK ON THIS SITE.
3. THESE DRAWINGS DO NOT ADDRESS CONTRACTOR MEANS AND METHODS OF CONSTRUCTION OR PROCESSES THAT MAY BE ASSOCIATED WITH ANY TOXIC SOILS IF FOUND ON SITE. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL CITY AND COUNTY STANDARDS AND APPROPRIATE REGULATIONS IF TOXIC SOILS ARE ENCOUNTERED OR SUSPECTED OF BEING CONTAMINATED.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING OF A BID.
2. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
3. ALL WORK ON-SITE AND IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
4. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD THE OWNER, THE CONSULTING ENGINEER AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE JOB SITE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT UNAUTHORIZED PERSONS ON THE JOB SITE BY PROVIDING A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING AND STORAGE AREAS. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
6. EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
7. IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLAN NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
8. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT BY ROMIG ENGINEERS DATED SEPTEMBER 6, 2018.

FRONTAGE IMPROVEMENTS:

1. AN ENCROACHMENT PERMIT IS REQUIRED WHEN PROPOSED WORK IS WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENT.
2. ALL EXISTING FRONTAGE IMPROVEMENTS THAT ARE DAMAGED, CRACKED, UPLIFTED OR DEPRESSED DURING THE COURSE OF CONSTRUCTION, OR THAT WERE DAMAGED PRIOR TO CONSTRUCTION, SHALL BE REMOVED, REPLACED AND/OR REPAIRED. REPLACED AND REPAIRED SECTIONS SHALL MEET CITY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE. CITY WILL NOT BEAR THE COSTS OF RECONSTRUCTION.
3. PAVERS AND/OR STAMPED/DECORATIVE CONCRETE SHALL NOT BE INSTALLED IN THE PUBLIC RIGHT OF WAY.
4. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
4. SEE LANDSCAPE SHEET L1 FOR ADDITIONAL TREE PROTECTION NOTES.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

DRAINAGE GRADIENTS:

1. THE FOLLOWING MINIMUM GRADIENTS FOR DRAINAGE ARE REQUIRED FOR DEVELOPMENT OF PRIVATE PROPERTY:

   DIRT/GRASS SWALES ..... 2% (LONGITUDINAL)
   SLOPE AWAY FROM STRUCTURE ON PERVIOUS SURFACE ..... 5% (WITHIN 10'-FEET)
   SLOPE AWAY FROM STRUCTURE ON IMPERVIOUS SURFACE ..... 2% (WITHIN 10'-FEET)
   TERRACE/INTERCEPTOR DRAINS 5%

2. THE FOLLOWING ARE MAXIMUM GRADIENTS:

   GRADED EARTH SWALES 6%
   DRIVEWAYS 20%

GRADING NOTES:

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

GENERAL UTILITY SYSTEM NOTES:

1. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON FIELD OBSERVATION ONLY. NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITIES AND CROSSINGS TO ENSURE THEY ARE CORRECT AS SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS.
2. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATIONS OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, AND ALL PROPOSED UTILITIES SHOWN ON THE CIVIL, ELECTRICAL, JOINT TRENCH AND FIRE SPRINKLER DRAWINGS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
4. CONTRACTOR SHALL REPLACE ALL COVERS AND GRATE LIDS FOR MANHOLES, VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS.
5. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
6. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
7. CLEAN OUTS, CATCH BASINS, MANHOLES, AREA DRAINS AND UTILITY VAULTS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE). CONTRACTOR SHALL STAKE LOCATIONS OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, TRANSFORMER, UTILITY METERS, ETC.) AND MEET WITH OWNER TO REVIEW LOCATION PRIOR TO INSTALLATION.
8. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH PROJECT MANAGER AND HOME OWNER.
9. ALL UTILITY SYSTEMS (SANITARY SEWER, STORM DRAIN, WATER SYSTEM, ETC.) ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
10. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT TO ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITIES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT HORIZONTAL AND VERTICAL CLEARANCE. BRING ANY DISCREPANCIES TO THE ATTENTION OF THE CIVIL ENGINEER PRIOR TO INSTALLATION.
12. VERTICAL SEPARATION REQUIREMENTS:
    - A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.
    - WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.
13. HORIZONTAL SEPARATION REQUIREMENTS:
    - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
    - A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

SANITARY SEWER NOTES:

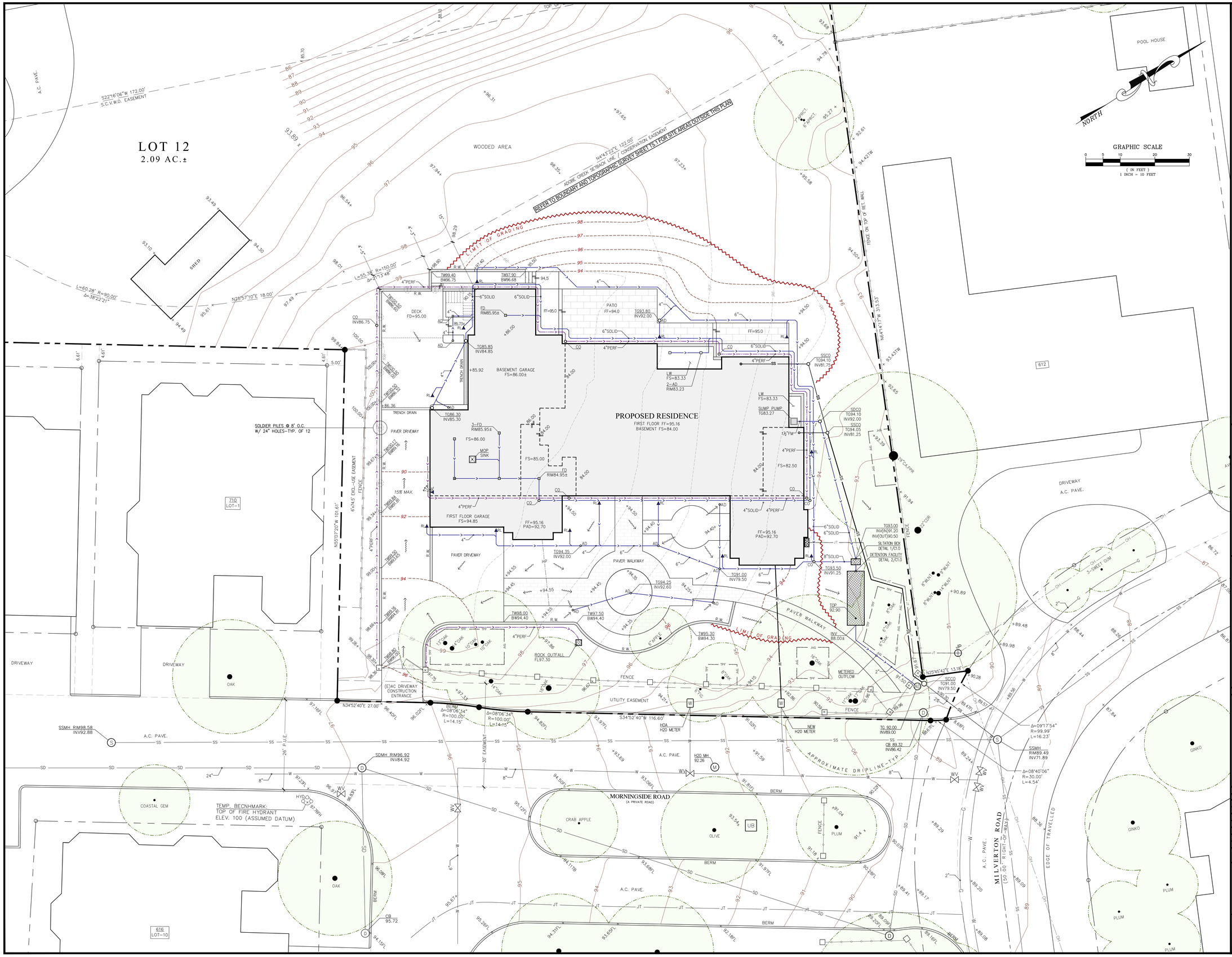
1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
2. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
3. PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
4. ALL LATERALS SHALL HAVE A CLEAN-OUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
5. ABANDON EXISTING SEWER LATERAL AS FOLLOWS: PLUG WITH NON SHRINK GROUT A MINIMUM OF 5' AT BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF ALL PIPE SEGMENTS TO BE ABANDONED. UPPER PIPE SEGMENTS TO BE PLUGGED MAY REQUIRE INSTALLING SOMETHING IN THE PIPE TO PREVENT NON SHRINK GROUT FROM FLOWING FURTHER DOWN THE ABANDONED MAIN, IN LIEU OF FILLING THE ENTIRE PIPE SECTION WITH NON SHRINK GROUT.

STORM DRAIN NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED STORM DRAIN LINE BELOW".
2. ALL PIPES SHALL BE HDP SCHEDULE 24 OR EQUIVALENT.
3. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH IN NON-TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
4. PRIVATE STORM DRAIN LINE 4-INCH THROUGH 12-INCH WITHIN VEHICULAR TRAFFIC AREAS SHALL BE INSTALLED WITH A MINIMUM OF EIGHTEEN (18) INCHES OF COVER AND SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 PIPE ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE'S ARE PROHIBITED.
5. PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THIS WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND.
6. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
7. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT/OWNER.
8. WHERE FEASIBLE ALL DOWNSPOUTS SHALL DISCHARGE TO A SPLASHBLOCK OR IMPERVIOUS SURFACE AND FLOW TO LANDSCAPED FEATURES BEFORE ENTERING THE DRAINAGE SYSTEM. USE OF AREA DRAINS (RATHER THAN DIRECT CONNECTION TO DRAINAGE SYSTEM) TO COLLECT ROOF/SURFACE WATER IS STRONGLY ENCOURAGED IN CONFORMANCE WITH COUNTYWIDE C.3 REQUIREMENTS . OTHERWISE, DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SCR 35 PIPE WHERE SHOWN ON PLANS. SEE ARCHITECTURE PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.
9. CONTRACTOR SHALL INSTALL RAIN GUTTER GUARDS OR WIRE MESH ON ALL ROOF GUTTERS TO REDUCE THE AMOUNT TO LEAVES AND DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM.
10. INSTALL SEPARATE SUB-DRAIN SYSTEM BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT AND CONNECT TO STORM DRAIN SYSTEM AT SUMP PUMP, U.N.O.

WATER SYSTEM NOTES:

1. USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
2. ALL WATER SERVICE CONNECTIONS, INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES, SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
3. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
4. ALL PIPES SHALL BE HDP SCHEDULE 24 OR EQUIVALENT.
5. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
6. PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
7. ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS OR HOPE DR11. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
8. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS.
9. ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
11. ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTE



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Project Title

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LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

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2	06/15/23	Design Review Comments

Mark	Date	Description

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Sheet Title

GRADING AND
DRAINAGE PLAN

Drawing No.

C2.0

SHORING DESIGN CRITERIA:

SPECTRAL RESPONSE ACCELERATION PARAMETERS		DESIGN
VALUE MAPPED VALUE FOR SHORT PERIOD	S_S	2.051
MAPPED VALUE FOR 1-SEC PERIOD	S_1	0.805
SITE COEFFICIENT	Fa	1.0
SITE COEFFICIENT	Fv	1.5
ADJUSTED FOR SITE CLASS	S_{MS}	2.051
ADJUSTED FOR SITE CLASS	S_{M1}	1.208
VALUE FOR DESIGN EARTHQUAKE	S_{DS}	1.368
VALUE FOR DESIGN EARTHQUAKE	S_{D1}	0.805
FLUID PRESSURE		45 PCF
UNIFORM LATERAL PRESSURE		8H PSF
MAX. DEFLECTION AT TOP OF SHORING		< 0.5 INCH
ALLOWABLE SOIL BEARING PRESSURE		2000 PSF

SHORING WALL DESIGN:

SOLDIER BEAM SPACING	8.0 FT. MAXIMUM
SHORING HEIGHT	12.0 FT. MAXIMUM
DRILL HOLE DIAMETER	2.0 FT.
SOLDIER BEAMS	W12x45
TOTAL QUANTITY OF SOLDIER BEAMS	13
TOTAL BEAM LENGTH	(4)26.5 FT. (9)25.5 FT.

GENERAL SHORING NOTES:

1. SHORING DESIGN CALCULATIONS AND PLAN SHALL BE BASED ON GEOTECHNICAL INVESTIGATION REPORT BY ROMIG ENGINEERS DATED SEPTEMBER 6, 2018.
2. THIS SHORING WALL SYSTEM IS PERMANENT AND THE SOLDIER BEAMS WILL REMAIN IN PLACE INDEFINITELY.
3. THE SHORING CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO COMMENCING EXCAVATIONS.
4. IT IS RECOMMENDED THAT THE GENERAL CONTRACTOR PERFORM A PRE-CONSTRUCTION SURVEY OF THE FACILITIES ADJACENT TO THE SHORING.
5. THIS PLAN IS PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION. SPECIFICATIONS SHOWN ON THESE DRAWINGS ARE NOT FINAL. MINIMUM, EQUAL OR GREATER SPECIFICATIONS AND SIZES MAY BE SUBSTITUTED FOR THE BUILDING PERMIT PLAN SET.
6. ALL WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS. DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF SHORING DESIGNER PRIOR TO COMMENCEMENT OF WORK.

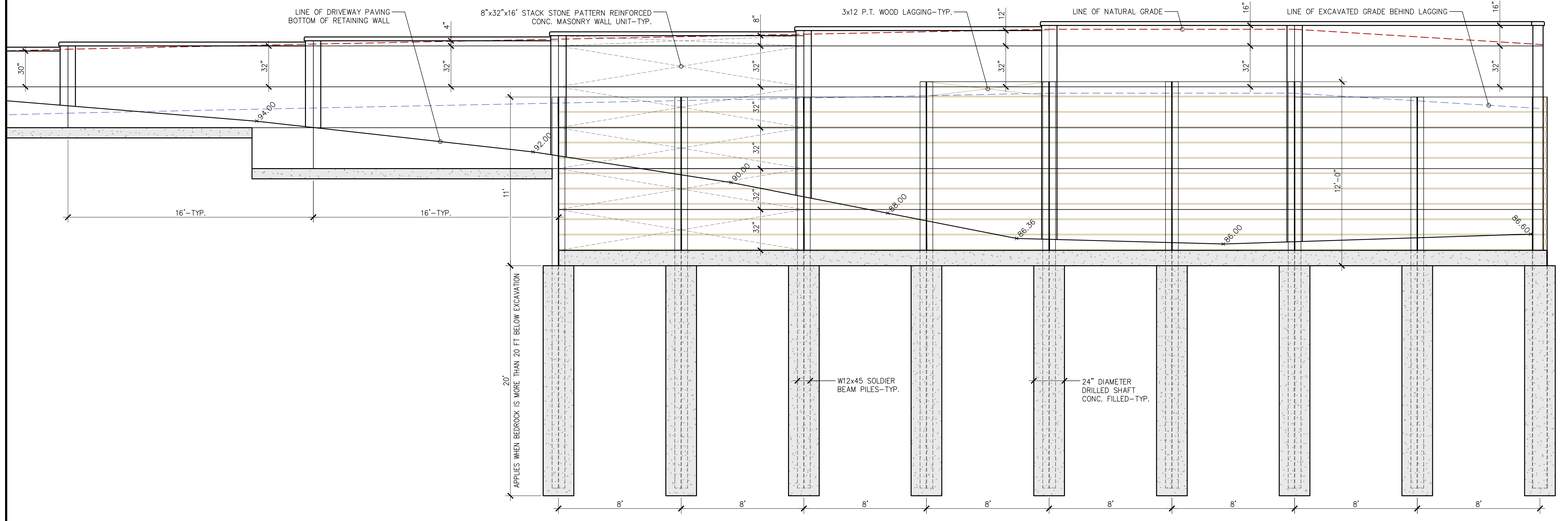
TEMPORARY SLOPES AND EXCAVATIONS:

1. THE CONTRACTOR SHOULD BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL TEMPORARY SLOPES AND ANY REQUIRED SHORING. SHORING AND BRACING SHOULD BE PROVIDED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY REGULATIONS, INCLUDING CURRENT OSHA EXCAVATION AND TRENCH SAFETY STANDARDS.
2. PER GEOTHECHNICAL REPORT, THE SANDY SOIL ENCOUNTERED AT THE SITE HAVE LIMITED COHESION AND MAY BE PRONE TO SLOUGHING AND/OR CAVING IF EXCAVATED NEAR-VERTICAL. THE EXCAVATION SHORING SHOULD BE DESIGNED AND INSTALLED ACCORDINGLY. THIS INFORMATION SHOULD BE CONSIDERED BY THE CONTRACTOR WHEN ESTABLISHING TEMPORARY SHORING/CUT SLOPE CRITERIA FOR THE BASEMENT EXCAVATION AND OTHER TEMPORARY CUTS.
3. BECAUSE OF THE POTENTIAL FOR VARIATION OF THE ON-SITE SOILS, FIELD MODIFICATION OF TEMPORARY CUT SLOPES MAY BE REQUIRED. UNSTABLE MATERIALS ENCOUNTERED ON SLOPES DURING AND AFTER EXCAVATION SHOULD BE TRIMMED OFF EVEN IF THIS REQUIRES CUTTING THE SLOPES BACK TO A FLATTER INCLINATION.
4. PROTECTION OF STRUCTURES NEAR CUTS SHOULD BE THE RESPONSIBILITY OF THE CONTRACTOR. A PRE-CONSTRUCTION SURVEY IS GENERALLY PERFORMED TO DOCUMENT EXISTING CONDITIONS PRIOR TO CONSTRUCTION, WITH INTERMITTENT MONITORING OF THE STRUCTURES DURING CONSTRUCTION.
5. REFER TO THE GRADING PLAN SHEET C2.0 FOR PROPOSED GRADE AND WALL ELEVATIONS NOT SHOWN ON THIS PLAN.

PROCEDURE FOR INSTALLATION OF SOLDIER BEAMS:

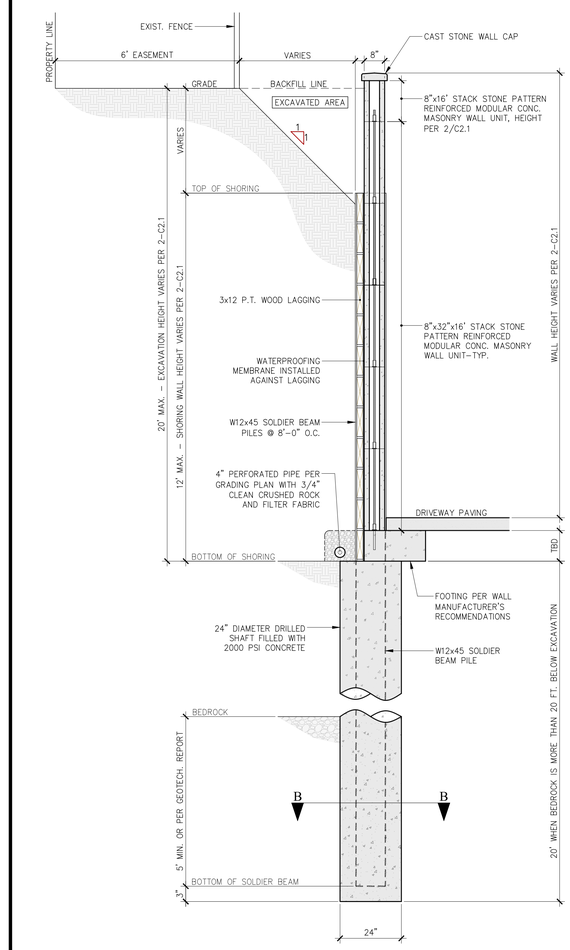
1. DRILL A 2 FEET DIAMETER VERTICAL SHAFT TO THE BOTTOM OF THE DESIGN PILE TIP.
2. REMOVE ALL LOOSE MATERIALS, CASING IS NOT ANTICIPATED ON THIS SITE.
3. PLACE DESIGN WIDE FLANGE SOLDIER BEAM IN ITS STRONG AXIS.
4. POUR 1.5 SACK SAND CEMENT SLURRY WITH A MAXIMUM OF 5 INCH SLUMP INTO THE DRILLED HOLES UP TO THE LEVEL OF PROPOSED GRADE.
5. ALLOW A MAXIMUM OF 5 FT. VERTICAL CUT AT ANY GIVEN TIME.
6. INSTALL TOP 5 FT. OF 3X LAGGING FROM THE TOP DOWN. ENSURE 1-INCH VERTICAL SEPARATION BETWEEN LAGGING BOARDS. EXCAVATE NEXT 5 FT. AND REPEAT PROCESS UNTIL THE BOTTOM OF PROPOSED GRADE IS REACHED.
7. DRILLING, STEEL BEAM PLACEMENT, AND CONCRETE POUR SHALL BE OBSERVED BY ROMIG ENGINEERS.

1 SHORING AND EXCAVATION NOTES



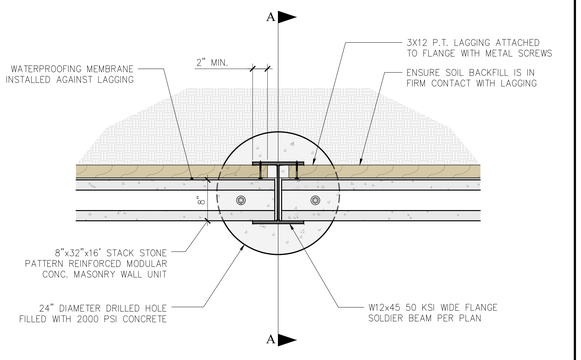
2 SOLDIER PILE WALL SECTION-ELEVATION

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



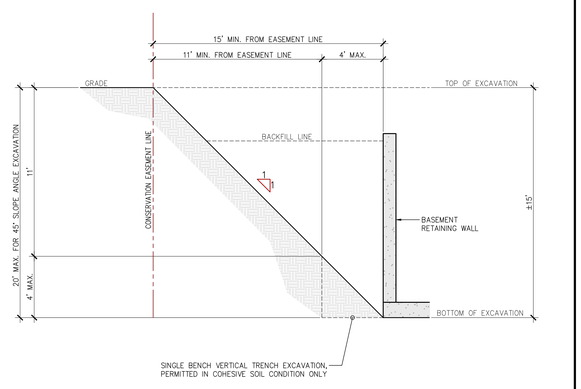
3 SOLDIER PILE SECTION A-A

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



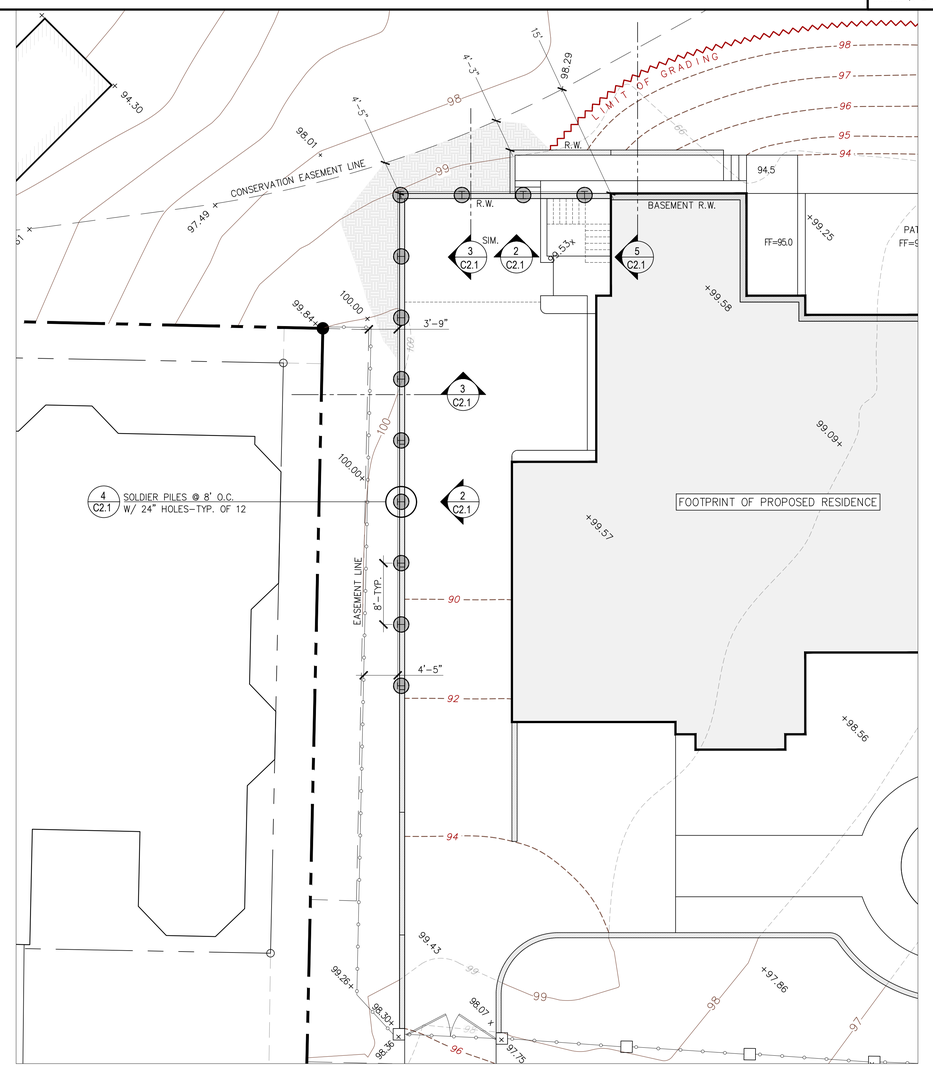
4 SOLDIER PILE SECTION B-B

SCALE: 1" = 1'-0"



5 SLOPE EXCAVATION

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



6 PRELIMINARY SHORING PLAN

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

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PRELIMINARY
SHORING PLAN

Drawing No.

C2.1

Heavy Equipment Operation

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

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

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. **Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.**

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

Dewatering Operations

1. Check for Toxic Pollutants

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

2. Check for Sediment Levels

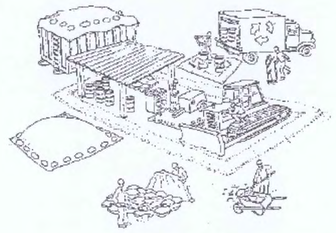
- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry

Santa Clara Urban Runoff Pollution Prevention Program



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

BERRY & ASSOCIATES
2149 AVY AVE., MENLO PARK, CA 94025
PHONE: (650) 400-9003
EMAIL: JOHNCBERRY7@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER — JOHN C. BERRY — NO. 18720 CIVIL — STATE OF CALIFORNIA

Project Title

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LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

Revisions		
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description

Issue: DESIGN REVIEW
Issue Date:

CAD File Name
Drawn By DG
Checked By MG
Plot Date: 10/13/2021

Sheet Title

BEST MANAGEMENT PRACTICES

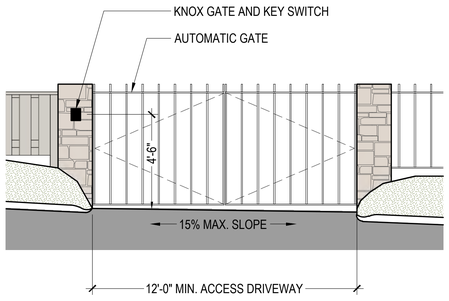
Drawing No.

C3.0

1. THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA FIRE (CFC) & BUILDING (CBC) CODE, CURRENT EDITION, AS ADOPTED BY THE CITY OF LOS ALTOS MUNICIPAL CODE (LAMC), CALIFORNIA CODE OF REGULATIONS (CCR) AND HEALTH & SAFETY CODE.
2. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B105.1(1) AND B105.1(2) OF THE CALIFORNIA FIRE CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS.
3. THE MINIMUM REQUIRE FIRE FLOW FOR THIS PROJECT IS 1500 GALLONS PER MINUTE (GPM) AT 20 PSI RESIDUAL PRESSURE. THIS FIREFLOW ASSUMES INSTALLATION OF AUTOMATIC FIRE SPRINKLERS PER CFC [903.3.1.3].
4. PROVIDE AN ACCESS ROADWAY WITH A PAVED ALL-WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET A-1. CFC SEC. 503.
5. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PROVIDE AN APPROVED FIRE DEPARTMENT ENGINE ROADWAY TURNAROUND WITH A MINIMUM RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE AND A MAXIMUM SLOPE OF 5% IN ANY DIRECTION. INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION SHEET A-1.
6. AN ACCESS DRIVEWAY SHALL BE PROVIDED HAVING AN ALL-WEATHER SURFACE OF EITHER ASPHALT, CONCRETE OR OTHER ENGINEERED SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS AND APPROVED BY A CIVIL ENGINEER. IT SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM TURNING RADIUS OF 40 FEET OUTSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1.
7. GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AND, WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF 12' FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOCKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. GATES WHICH ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED; IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. CFC SEC. 503.6 & 506. CONTACT WWW.KNOXBOX.COM TO ORDER KEY SWITCH FOR GATE.
8. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). CURRENT CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
9. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
10. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.

1 FIIRE DEPARTMENT NOTES

2 AUTOMATIC GATE REQUIREMENTS



ACCESS DRIVEWAY SHALL BE AN ALL-WEATHER SURFACE OF EITHER ASPHALT, CONCRETE OR OTHER ENGINEERED SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS

KNOX®
When seconds matter™

KNOX GATE & KEY SWITCH™

Eliminate perimeter barriers that delay emergency response with the Knox Gate & Key Switch. Override electronic gates and lower voltage equipment to allow emergency access into communities, apartment complexes, parking garages, pedestrian gates, industrial receiving areas and much more.

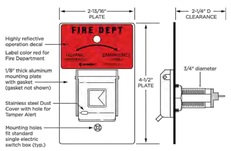
Dual Gate & Key Switch on Mounting Plate Model #3503 | Single Gate & Key Switch on Mounting Plate Model #3502 | Bingle Gate & Key Switch Model #3501

FEATURES
- One position, two position or momentary switch
- Face plate and lock cover ensure weather resistant operation
- Dual locks enable shared access with other agencies

BENEFITS
- Gain rapid access through electronic gates without forced entry
- Overrides electronic gates, motorized doors, electrical switches
- Can share access with multiple agencies
- Utilizes Knox Master Key solution

OPTIONS
- Single or dual key switch
- Fire, EMS, security or law enforcement identification labels

ELECTRICAL DATA
- Switch: SPDT or DPDT
- 7 A resistive, 4 A inductive, (sea level), 28 VDC
- 7 A resistive, 2.5 A inductive, (60,000 ft.), 28 VDC
- 7 A resistive or inductive, 115 VAC, 60 Hz
- UL® and CSA listed: 7 A, 250 VAC
- Temperature tolerance up to +180° F



ORDERING SPECIFICATIONS

To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:

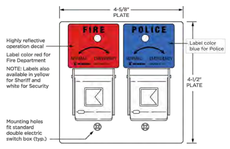
Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter

Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position

Mounting: Key switch is designed to be recess mounted

P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)

Mfr's Name: KNOX COMPANY



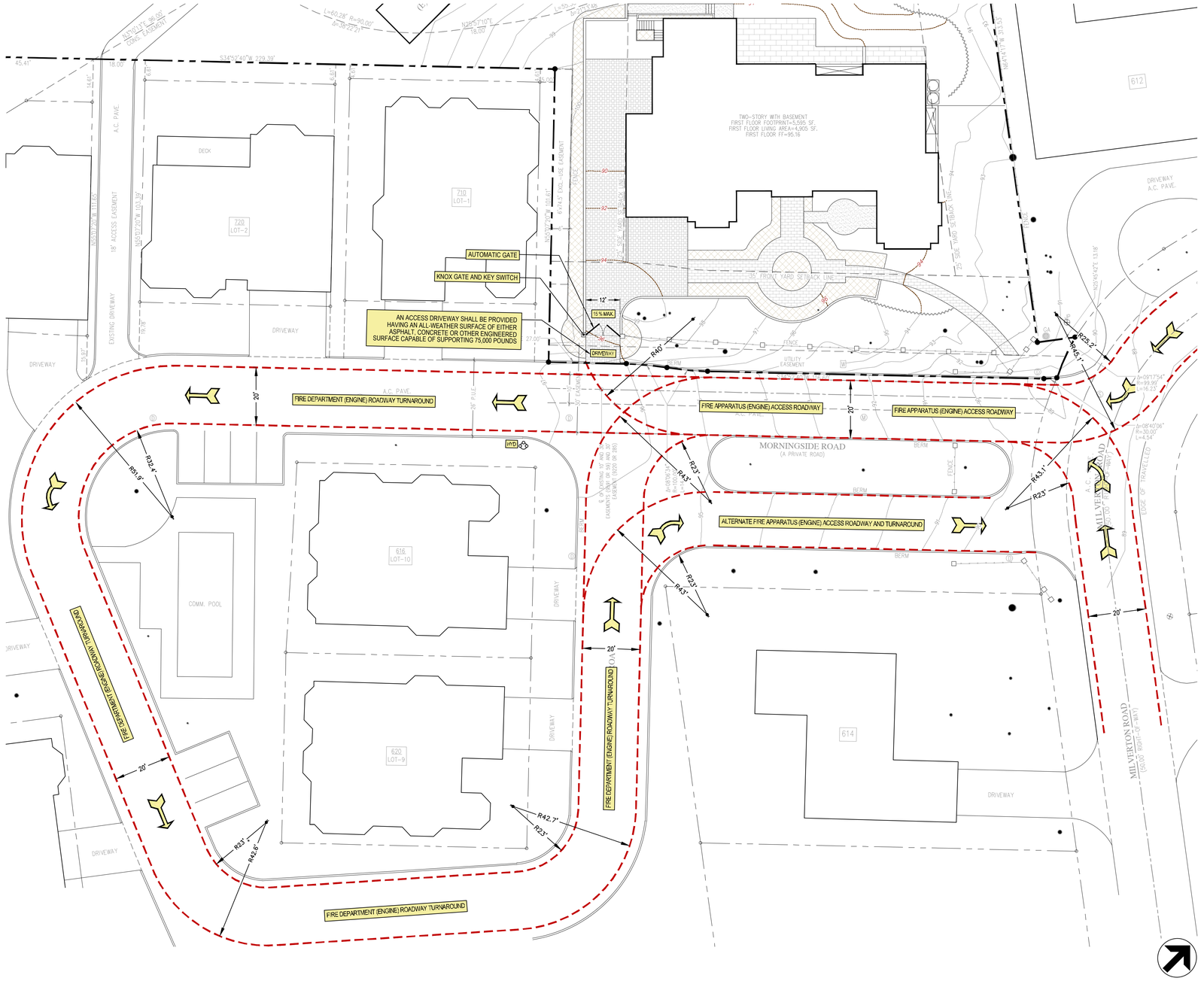
ABOUT KNOX COMPANY

Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.

Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.

1601 W. DEER VALLEY RD. PHOENIX, AZ 85027 | T. 800-552-5669 | F. 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM

MKT-RBSPEC-0026-E



3 KNOX GATE & KEY SWITCH SPECIFICATION SHEET

4 ACCESS ROADWAY AND TURNAROUND PLAN

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

BERRY & ASSOCIATES
2149 AVY AVE., MENLO PARK, CA 94025
PHONE: (650) 400-9003
EMAIL: JOHNCBERRY7@GMAIL.COM

REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

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SCCFD ROADWAY AND DRIVEWAY REQUIREMENTS

Drawing No.

C4.0