RECEIVED
Date: 1/20/2023
CITY OF LOS ALTOS
PLANNING

311 HAWTHORNE AVENUE
LOS ALTOS, CA 94024

December 20th, 2022

DIRECTORY

OWNER:
SF21G, LLC
26880 ALISO VIEJO PARKWAY, SUITE 100
ALISO VIEJO, CA 92656
CONTACT: CYNTHIA THIEBAUT
PHONE: (650) 382-0648
EMAIL: CTHIEBAUT@TJHUSA.COM

CIVIL ENGINEER:
CBG
2633 CAMINO RAMON #350
SAN RAMON, CA 94583
PHONE: (925) 866-0322

ARCHITECTS:
BASSENIAN LAGONI ARCHITECTS
2031 ORCHARD DRIVE
NEWPORT BEACH, CA 92660
CONTACT: TERESSA OEHRLEIN
PHONE: (949) 553-9100
EMAIL: TERESSA@BASSENIANLAGONI.COM

SHEET INDEX

PROJECT DATA

LEGAL DESCRIPTION :		LOT 1 LOT NO. 16 L.S. CLARK SUBDIVISION SANTA CLARA COUNTY, CALIFORNIA
APN :		170-28-045
PROJECT ADDRESS :		311 HAWTHORNE LOS ALTOS, CA 94024
ZONING :		R-1-10
GENERAL PLAN DESIGNATION :		SMALL LOT - 4 du/net acre FIRE SPRINKLERS PER CRC R313.3
TYPE OF CONSTRUCTION :		TYPE V-B
BUILDING TYPE :		SFD
FIRE ZONE :		N/A
CODES :	2019	CALIFORNIA BUILDING CODE
	2019	CALIFORNIA RESIDENTIAL CODE
	2019	CALIFORNIA MECHANICAL CODE
	2019	CALIFORNIA PLUMBING CODE
	2019	CALIFORNIA FIRE CODE
	2019	CALIFORNIA ELECTRICAL CODE
	2019	CALIFORNIA ENERGY CODE
	2019	CALIFORNIA GREEN BUILDING STANDARDS CODE
GOVERNING BODY :		CITY OF LOS ALTOS

PROJECT DESCRIPTION

THIS PROPOSED HOME IS A TWO-STORY SINGLE FAMILY DETACHED RESIDENCE. IN 3,261 SQUARE FEET , THERE ARE A TOTAL OF 4 BEDROOMS AND 4.5 BATH WITH THE ADDITION OF A LOFT AND OFFICE. THE HOME ALSO INCLUDES A SEPARATE ENTRANCE LEADING TO A 568 SQUARE FOOT ADU WITH SITTING AREA, BEDROOM AND BATH.

THE TRANSITIONAL STYLE DESIGN HELPS MINIMIZE THE OVERALL SCALE OF THE HOME BY USING LOW PITCHED ROOFS, MINIMIZED OVERHANGS, AND A INCREASED SECOND FLOOR SETBACKS. THE SHINGLE SIDING, BOTH COMPETITIONS AND CEDAR, FURTHER HELP BALANCE THIS HOME WITH THE SURROUNDING TRADITIONAL STYLE HOMES.

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	N/A	23% (2,519 SQ. FT.)	30% (3,332 SQ. FT.)
FLOOR AREA:	N/A	3,850 SQ. FT.	3,861 SQ. FT.
First Floor	N/A	2,090 SQ. FT.	
Second Floor	N/A	1,760 SQ. FT.	
SETBACKS:	N/A		
Front	N/A	25'-0"	25'-0"
Rear (1st/2nd)	N/A	37'-11.5" / 41'-2.5"	25'-0"
Right Side (1st/2nd)	N/A	20'-0" / 23'-9"	20'-0" / 20'-0"
Left Side (1st/2nd)	N/A	15'-0" / 24'-0"	10'-0" / 17'-5"
HEIGHT:	N/A	26'-7"	27'-0"

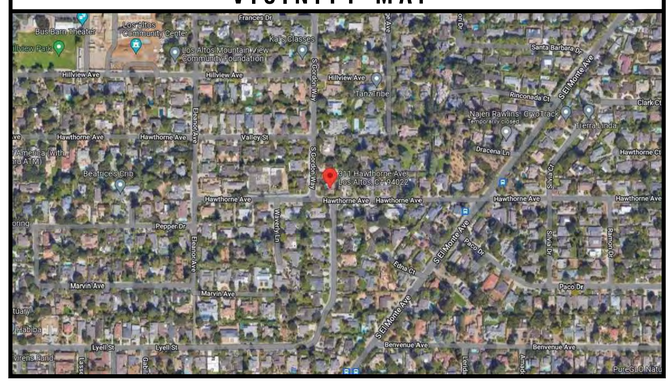
SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	PROPOSED
HABITABLE LIVING AREA:	N/A	3,829 SQ. FT.	3,829 SQ. FT.
NON-HABITABLE LIVING AREA:	61 SQ. FT. (SHED) 105 SQ. FT. (SHED)	279 SQ. FT.	445 SQ. FT.

LOT CALCULATIONS

NET LOT AREA:	11,108 SQ. FT.
FRONT YARD HARDSCAPE AREA:	690 SQ. FT. (33%)
LANDSCAPE BREAKDOWN:	
Total Hardscape Area	4,816 SQ. FT.
Existing Softscape Area	5,285 SQ. FT.
New Softscape Area	1,007 SQ. FT.

VICINITY MAP



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fax +1 949 553 0548

COVER SHEET

311 HAWTHORNE AVE
Los Altos , Ca

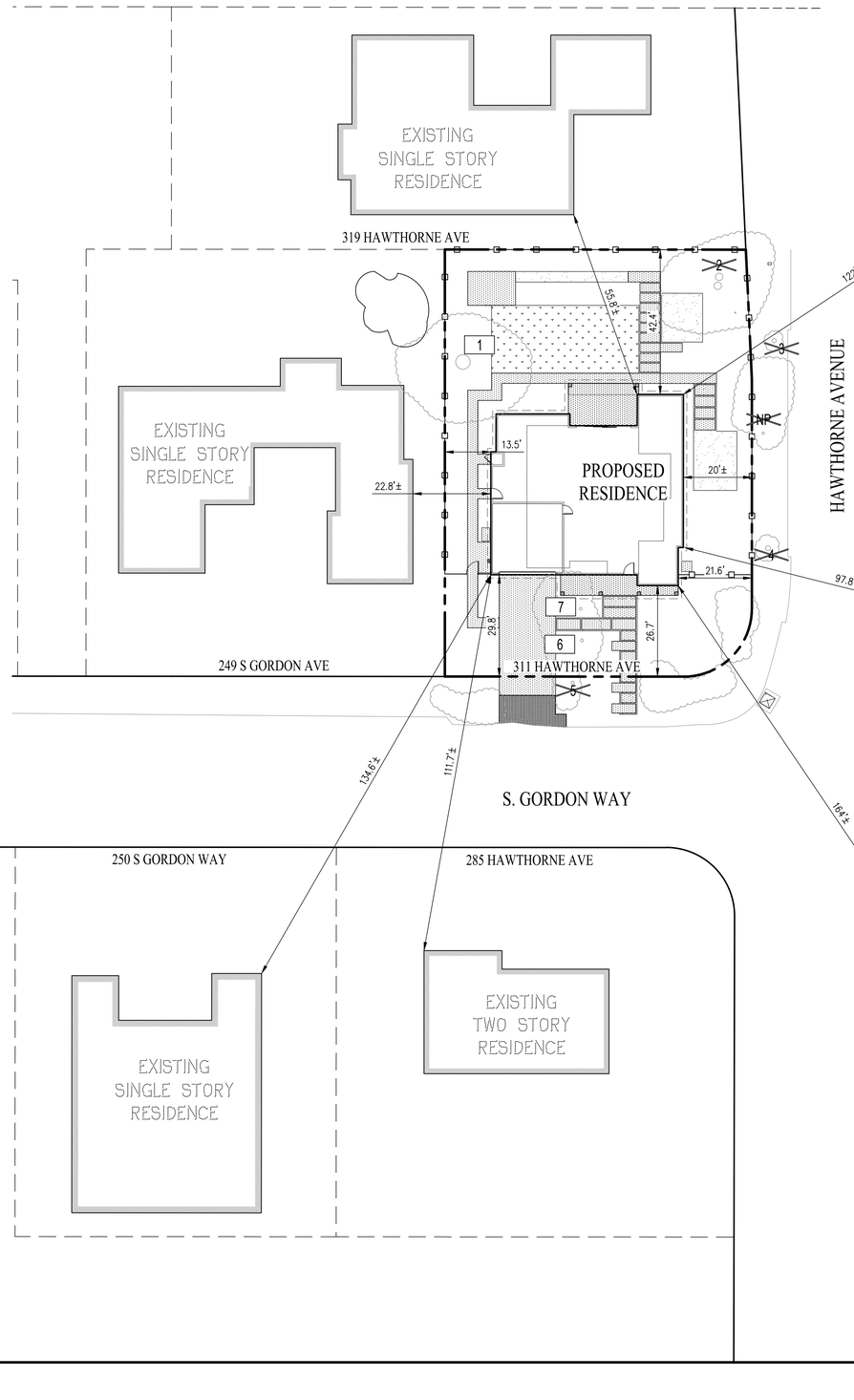
918.21372
B38A - TS

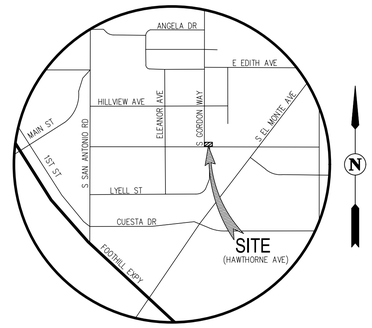
A0.0

12.20.22

KENNETH CHESTER NIEMERSKI
C23971
Exp. 01/31/23

THOMAS JAMES HOMES





VICINITY MAP

NOT TO SCALE

EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE	STREET TREE
2	COAST REDWOOD	52	NO	NO	NO
3	ITALIAN CYPRESS	15	NO	YES	YES
4	ITALIAN CYPRESS	17	NO	YES	YES
5	ITALIAN CYPRESS	11	NO	YES	YES

EXISTING TREES TO REMAIN

TREE NUMBER	COMMON NAME	DBH (IN)	HERITAGE TREE	OFF-SITE	STREET TREE
1	COAST REDWOOD	51	NO	NO	NO
6	SWEETGUM	10	NO	NO	NO
7	SWEETGUM	19	NO	NO	NO

NOTES:

1. THE TABLES ABOVE CONTAIN A SUMMARY OF INFORMATION PRESENT IN THE ARBORIST REPORT. PLEASE REFER TO THE ARBORIST REPORT DATED OCTOBER 27, 2021 AND PREPARED BY CALIFORNIA TREE & LANDSCAPE CONSULTING, INC. FOR MORE INFORMATION.
2. TREES SHOWN TO BE REMOVED ON PLAN WITHOUT A NUMBER ARE NON-PROTECTED TREES.
3. STRUCTURES, IMPROVEMENTS AND TREES ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.

LEGEND

- BOUNDARY LINE
- EXISTING RIGHT OF WAY
- EXISTING CENTERLINE
- ADJACENT PROPERTY LINE
- EXISTING STRUCTURE
- EXISTING DRIVEWAY
- PROPOSED RESIDENCE
- PROPOSED SECOND FLOOR OF RESIDENCE
- PROPOSED CURB AND GUTTER
- PROPOSED CONCRETE
- PROPOSED AC
- PROPOSED ARTIFICIAL GRASS
- PROPOSED GRAVEL
- EXISTING TREE TO REMAIN (1)
- EXISTING TREE TO BE REMOVED (3)
- EXISTING TREE

311 HAWTHORNE WAY
CONTEXT MAP
THOMAS JAMES HOMES

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: OCTOBER 18, 2022

0 20 40 60

cbg
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ROSEVILLE ▪ (916) 375-1877
WWW.CBANDG.COM

SHEET NO.
CM-1
OF 1 SHEETS

10/19/2022 11:22 AM

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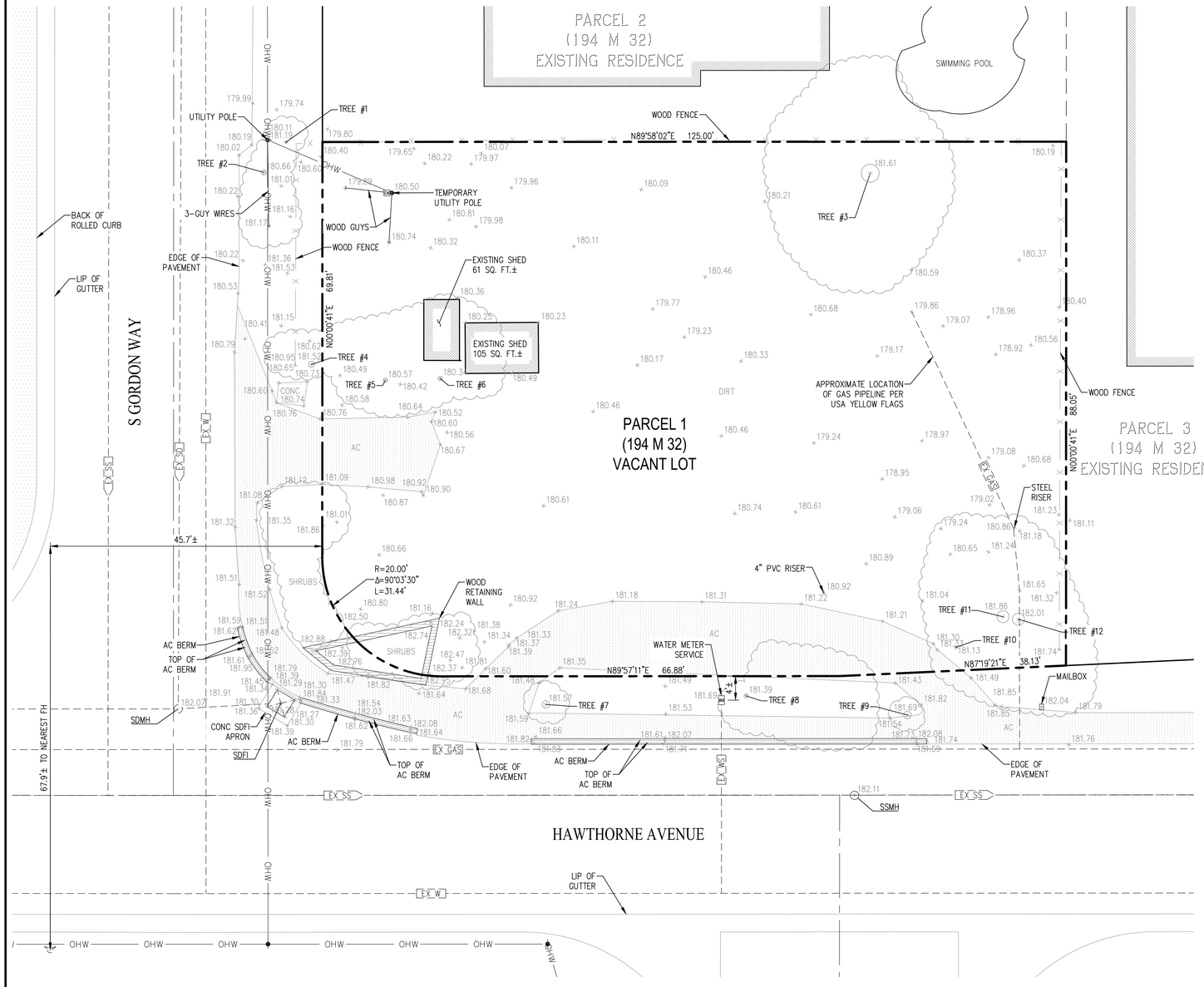


TITLE REPORT

FIDELITY NATIONAL TITLE COMPANY
TITLE NO.: FSBC-0302101657-DG
DATED: AUGUST 31, 2021

LEGAL DESCRIPTION:

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

LOT 1, AS SHOWN ON THE MAP OF RECORD OF SURVEY PORTION OF LOT NO. 16 L.S. CLARK SUBDIVISION – MAP 2, ACCORDING TO THE MAP THEREOF FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 13, 1965 IN BOOK 194 OF MAPS, AT PAGE 32.

EXCEPTIONS AND EXCLUSIONS:

(#) INDICATES TITLE REPORT ITEM NUMBER

ITEMS (1) THROUGH (7) RELATE TO TAXES, LIENS, AND DEED OF TRUST AND CANNOT BE PLOTTED.

BENCHMARK:

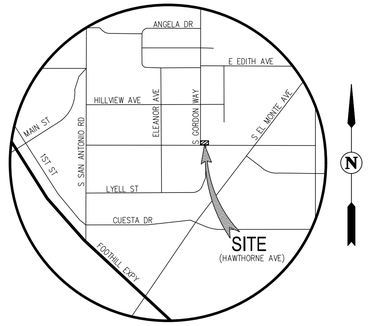
BENCHMARK ID: BM 19 (CITY OF LOS ALTOS)
DESCRIPTION: 3.5" BRASS DISC ON TOP OF CURB AT NORTHWEST RETURN OF HAWTHORNE AVENUE AND SOUTH GORDON WAY AT EDGE OF HC RAMP.
ELEVATION: 181.640' (NAVD 88)

ASSESSOR'S PARCEL NUMBER:

170-28-045

AREA:

11,108 SQ. FT. MORE OR LESS.



VICINITY MAP

NOT TO SCALE

NOTES:

1) RECORD INFORMATION AND PROPERTY DESCRIPTION ARE PER TITLE REPORT LISTED HEREON. THIS IS NOT A BOUNDARY SURVEY.
2) UTILITIES SHOWN ARE BASED ON OBSERVED EVIDENCE AT THE TIME OF THE FIELD SURVEY. ADDITIONAL RESEARCH AND INVESTIGATION WOULD BE REQUIRED TO DETERMINE THE EXACT LOCATIONS OF UNDERGROUND UTILITIES. DO NOT RELY ON THIS SURVEY FOR SUCH LOCATIONS. SOME UTILITIES COULD BE COVERED BY STRUCTURES OR OBJECTS SUCH AS AUTOMOBILES, TRUCKS, CONTAINERS, ETC.
3) ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
4) NO SANITARY SEWER CLEANOUT WAS LOCATED DURING FIELD SURVEY.
5) STRUCTURES, TREES AND IMPROVEMENTS ON ADJACENT PROPERTIES HAVE NOT BEEN SURVEYED. LOCATIONS DEPICTED HEREIN ARE APPROXIMATE.

FLOOD ZONE:

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

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06085C0038H

DATED: MAY 18, 2009

LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY LINE
	EXISTING RIGHT OF WAY
	EXISTING EASEMENT LINE
	CENTERLINE
EX UTILITY	EXISTING UTILITY AS NOTED
	TIE LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EXISTING STRUCTURE
OHW	OVERHEAD WIRES
x x	FENCE LINE
	FOUND STREET MONUMENT
	UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING ELECTRIC METER
	EXISTING WATER FAUCET
	EXISTING GAS METER
	EXISTING FIRE HYDRANT
x 103.30	GROUND ELEVATION

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

SURVEYOR'S STATEMENT:

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

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

10/15/21
DATE

LICENSED LAND SURVEYOR
MARK H. WEHBER
7960
STATE OF CALIFORNIA

311 HAWTHORNE AVENUE
TOPOGRAPHIC SURVEY

CITY OF LOS ALTOS SANTA CLARA COUNTY CALIFORNIA
SCALE: 1" = 10' DATE: OCTOBER 15, 2021

0 10 20 30

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SACRAMENTO ▪ (916) 375-1877
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JOB NO.: 3085-000

SHEET NO. 1 OF 1 SHEETS

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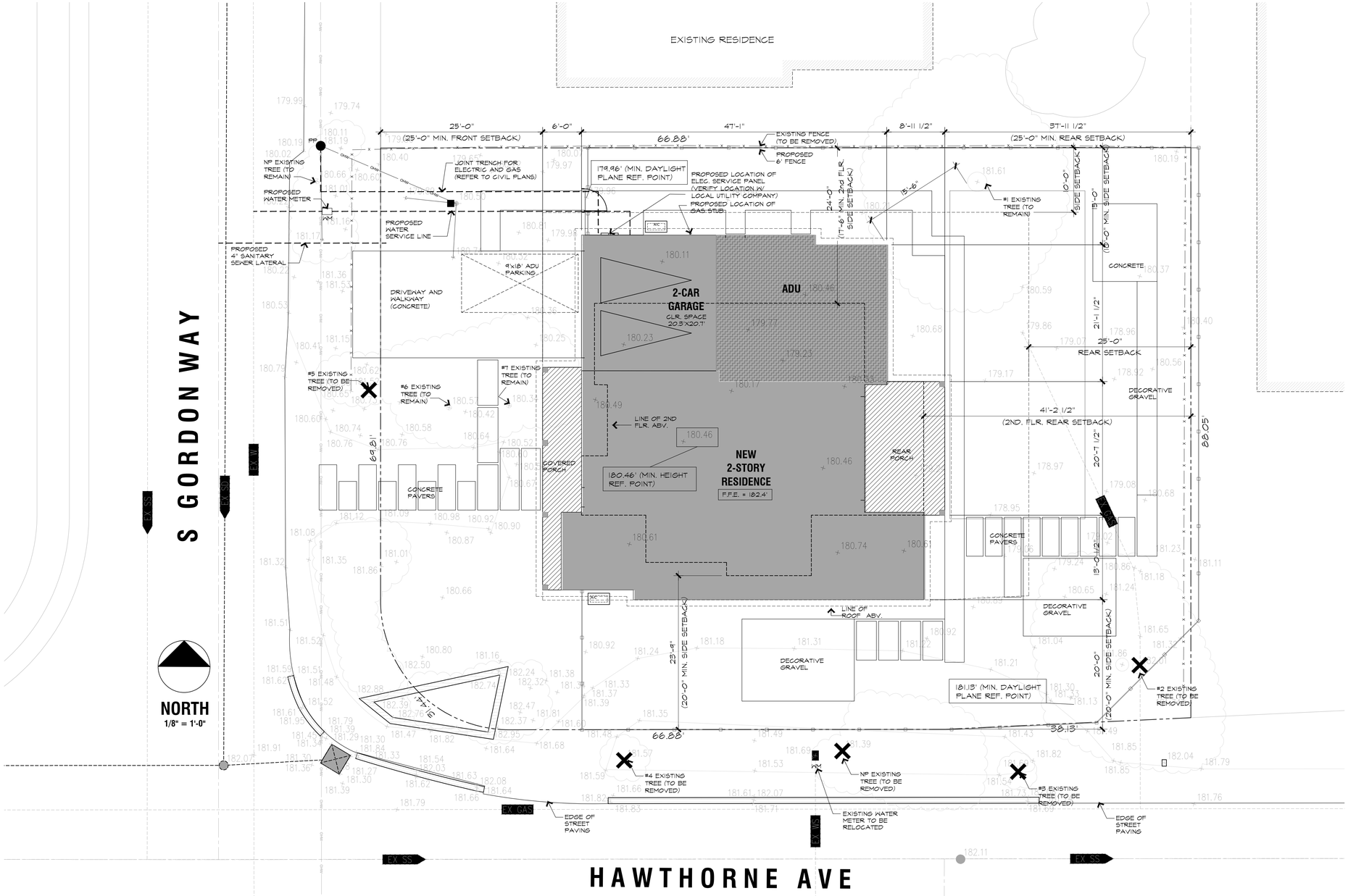

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	9543	Y	N	Coast Redwood	Sequoia sempervirens	51	Retain and Protect	
2	9544	Y	N	Coast Redwood	Sequoia sempervirens	52	Remove	Poor Condition (See Arborist Report)
3	9545	Y	N	Italian Cypress	Cupressus sempervirens	15	Remove	
4	9546	Y	N	Italian Cypress	Cupressus sempervirens	17	Remove	
5	9547	N	N	Italian Cypress	Cupressus sempervirens	11	Remove	
6	9548	N	N	Sweetgum	Liquidambar	10	Retain and Protect	
7	9549	N	N	Sweetgum	Liquidambar	9	Retain and Protect	

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PROPOSED SITE PLAN

311 HAWTHORNE AVE

Los Altos , Ca

0 4 8 16
SCALE: 1/8" = 1'-0"

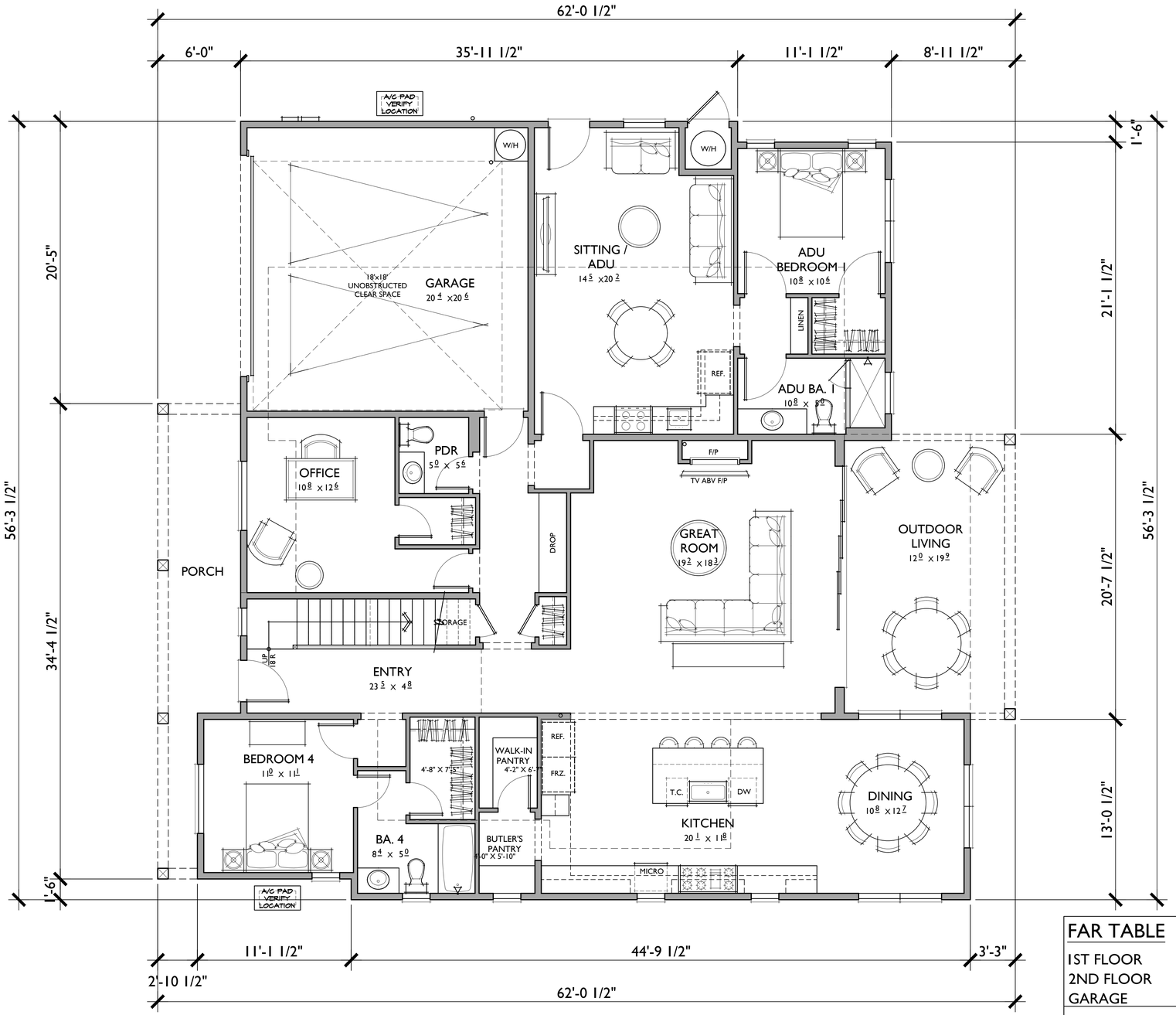
918.21372
B38A - TS

A1.0

01.18.23

LICENSED ARCHITECT KENNETH CHESTER NIEMERSKI C23971 Exp. 01/31/23 STATE OF CALIFORNIA

THOMAS JAMES HOMES



FAR TABLE	
1ST FLOOR	1654 SQ. FT.
2ND FLOOR	1760 SQ. FT.
GARAGE	436 SQ. FT.
TOTAL FAR (3861 MAX)	**3850 SQ. FT.**

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

4 BEDROOMS / 4.5 BATHS / LOFT + ADU
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	1654 SQ. FT.
2ND FLOOR	1613 SQ. FT.
ADU	577 SQ. FT.
TOTAL LIVING	**3844 SQ. FT.**
2 - CAR GARAGE	436 SQ. FT.
OUTDOOR LIVING	251 SQ. FT.
PORCH	169 SQ. FT.
LOT COVERAGE (30% max.)	23%

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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FLOOR PLAN
First Floor

311 HAWTHORNE AVE
Los Altos , Ca

0 2 4 8
SCALE: 1/4" = 1'-0"

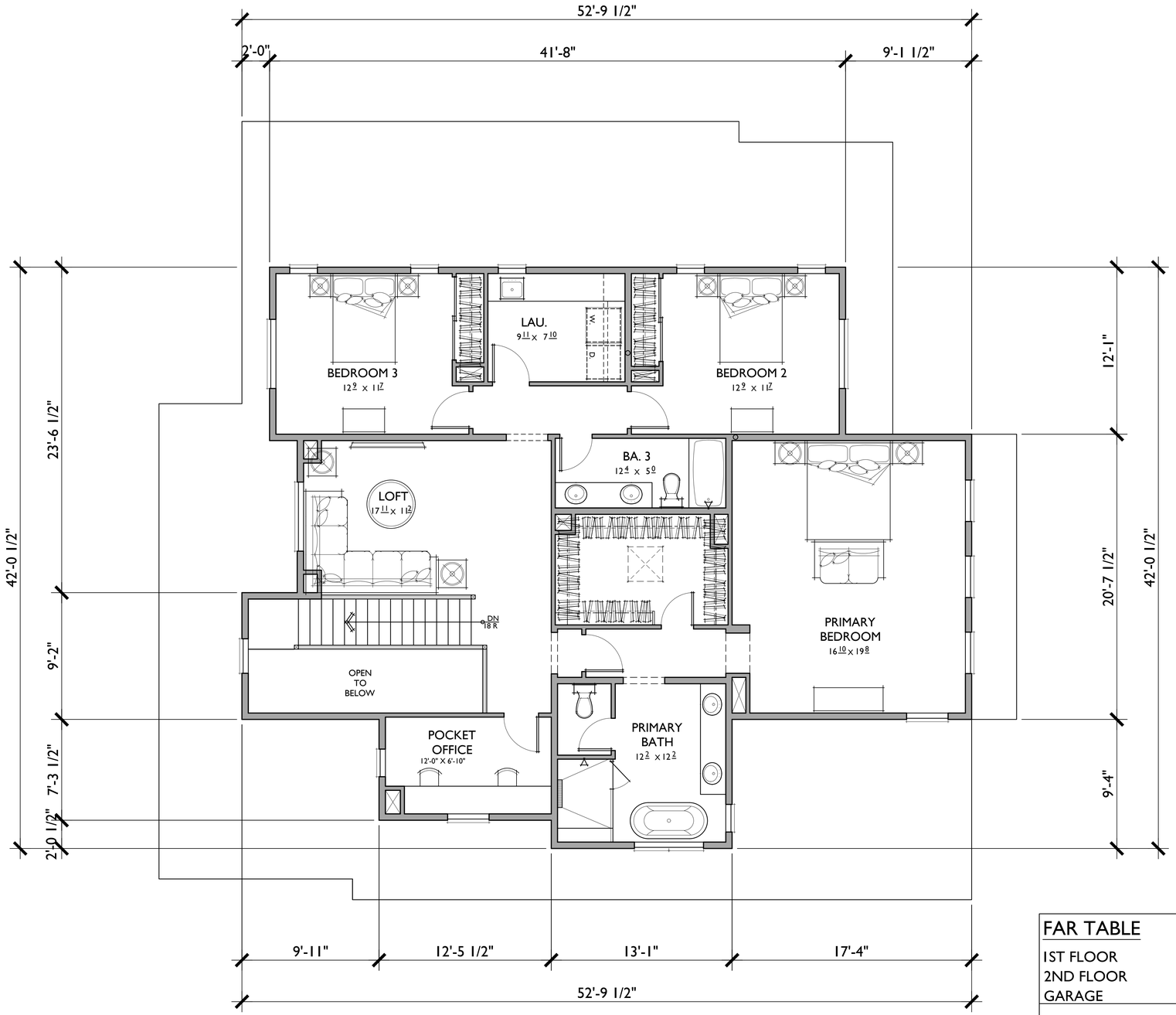
918.21372
B38A - TS

A2.0

12.19.22

LICENSED ARCHITECT
KENNETH CHESTER NIEMERAT
C23971
Exp. 01/31/23
STATE OF CALIFORNIA

THOMAS JAMES HOMES



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NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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FLOOR PLAN
Second Floor

311 HAWTHORNE AVE
Los Altos , Ca

0 2 4 8
SCALE: 1/4" = 1'-0"

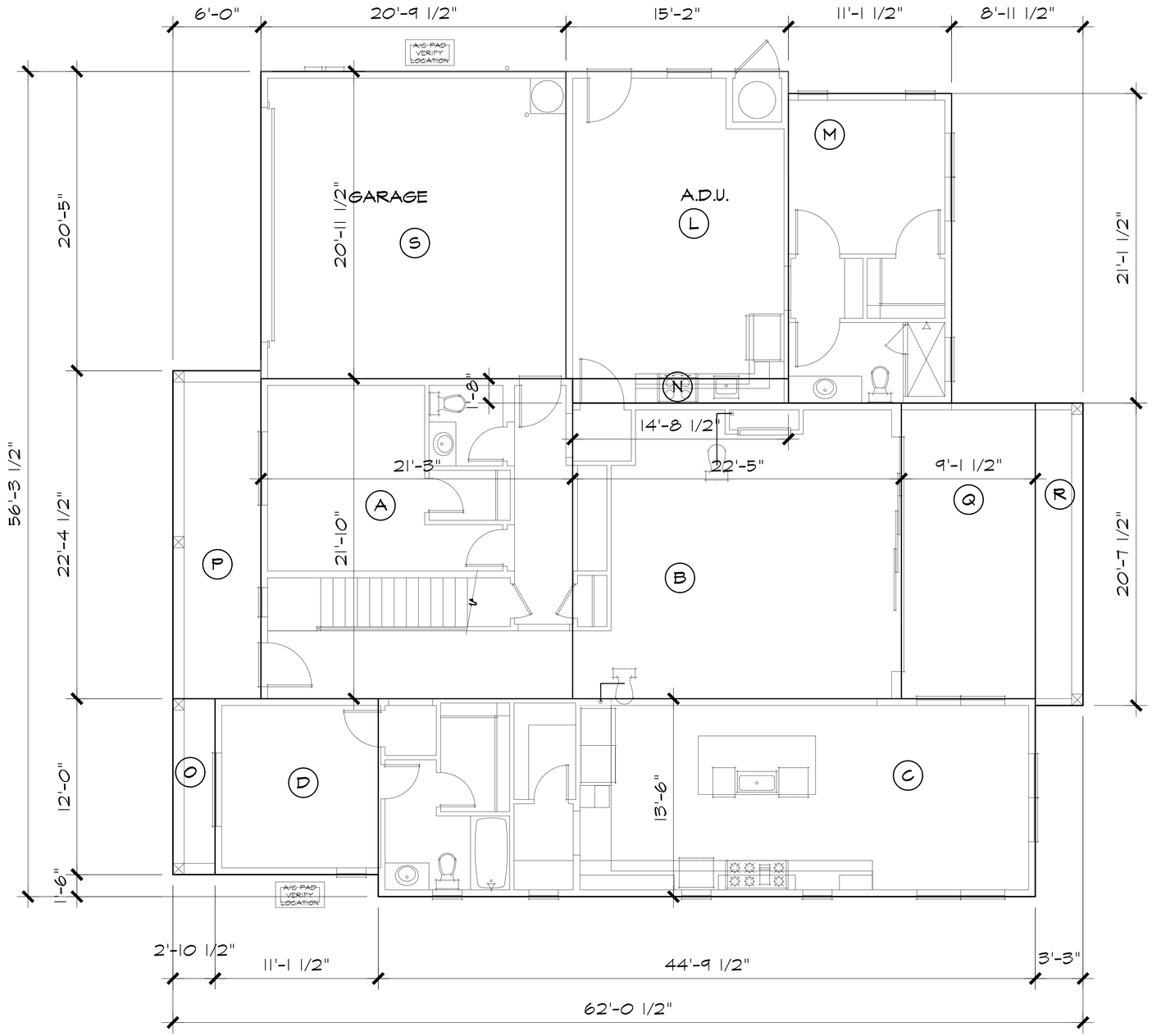
918.21372
B38A - TS

A2.1

12.19.22

LICENSED ARCHITECT
KENNETH CHESTER NIEBERGALL
C23971
Exp. 01/31/23
STATE OF CALIFORNIA

THOMAS JAMES HOMES



AREA CALCULATION

LABEL	DIMENSIONS	AREA
A	21'-3" X 21'-10"	464 SQ. FT.
B	22'-5" X 21'-10"	452 SQ. FT.
C	44'-9 1/2" X 13'-6"	605 SQ. FT.
D	11'-1 1/2" X 12'-0"	133 SQ. FT.
E	33'-5 1/2" X' 12'-6 1/2"	420 SQ. FT.
F	8'-2 1/2" X 12'-1"	99 SQ. FT.
G	17'-4" X 20'-7 1/2"	358 SQ. FT.
H	13'-1" X 29'-6"	386 SQ. FT.
I	18'-4 1/2" X 20'-2"	371 SQ. FT.
J	12'-5 1/2" X 7'-3 1/2"	91 SQ. FT.
K	4'-0" X 9'-2"	37 SQ. FT.
L	15'-2" X 20'-11 1/2"	318 SQ. FT.
M	11'-1 1/2" X 21'-1 1/2"	235 SQ. FT.
N	4'-8 1/2" X 1'-8"	25 SQ. FT.
O	3'-4.5"X 15'-11.5"	35 SQ. FT.
P	9'-1.5" X 10'-7.5"	134 SQ. FT.
Q	14'-8" X 4'-10.5"	184 SQ. FT.
R	4'-10.5" X 14'-6"	67 SQ. FT.
S	4'-6.5" X 13'-4.5"	436 SQ. FT.

FLOOR AREA

FIRST FLOOR AREA (A-D)	1,654 SQ. FT.
SECOND FLOOR (E-K)	1,760 SQ. FT.
GARAGE (S)	436 SQ. FT.
TOTAL	3,850 SQ. FT.
ADU (L-N)	577 SQ. FT.
PORCH (O-P)	169 SQ. FT.
OUTDOOR LIVING (Q-R)	251 SQ. FT.

F.A.R.

LOT SIZE	11,108 SQ. FT.
ALLOWABLE F.A.R.	3,861 SQ. FT.
PROPOSED F.A.R.	3,850 SQ. FT.

LOT COVERAGE

ALLOWABLE COVERAGE (30% MAX.)	3,332 SQ. FT.
PROPOSED COVERAGE (A-D, O-S) (23%)	2,510 SQ. FT.

FIRST FLOOR PLAN

TN

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

FLOOR AREA & COVERAGE CALCULATION DIAGRAM

A2.2

311 HAWTHORNE AVE

Los Altos , Ca

12.19.22

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

918.21372

B38A - TS

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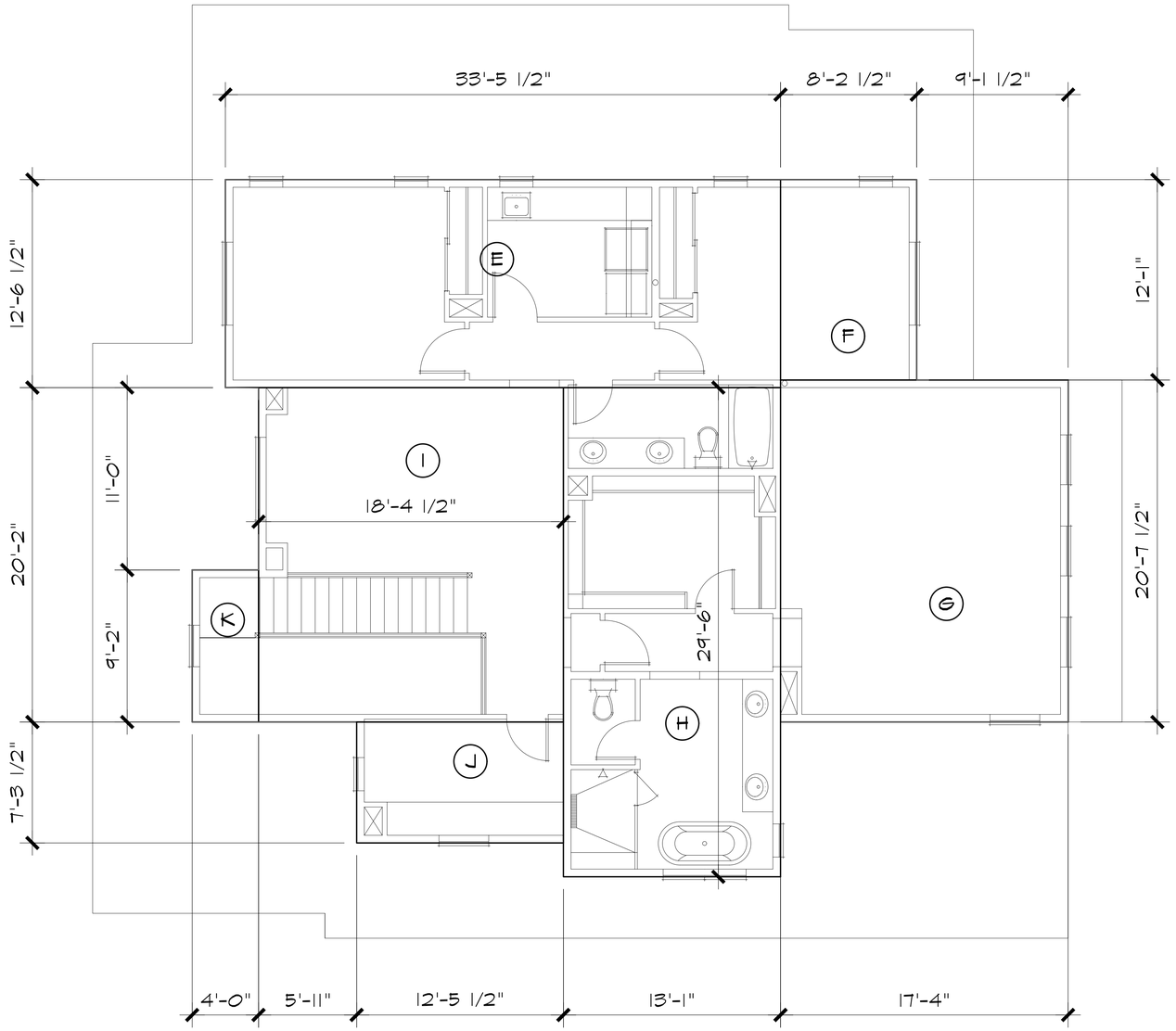

SECOND FLOOR PLAN

TN

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

AREA CALCULATION

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E	33'-5 1/2" X' 12'-6 1/2"	420 SQ. FT.
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M	11'-1 1/2" X 21'-1 1/2"	235 SQ. FT.
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PORCH (O-P)	169 SQ. FT.
OUTDOOR LIVING (Q-R)	251 SQ. FT.

F.A.R.

LOT SIZE	11,108 SQ. FT.
ALLOWABLE F.A.R.	3,861 SQ. FT.
PROPOSED F.A.R.	3,850 SQ. FT.

LOT COVERAGE

ALLOWABLE COVERAGE (30% MAX.)	3,332 SQ. FT.
PROPOSED COVERAGE (A-D, O-S) (23%)	2,510 SQ. FT.

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FLOOR AREA & COVERAGE CALCULATION DIAGRAM

A2.3

311 HAWTHORNE AVE

Los Altos , Ca

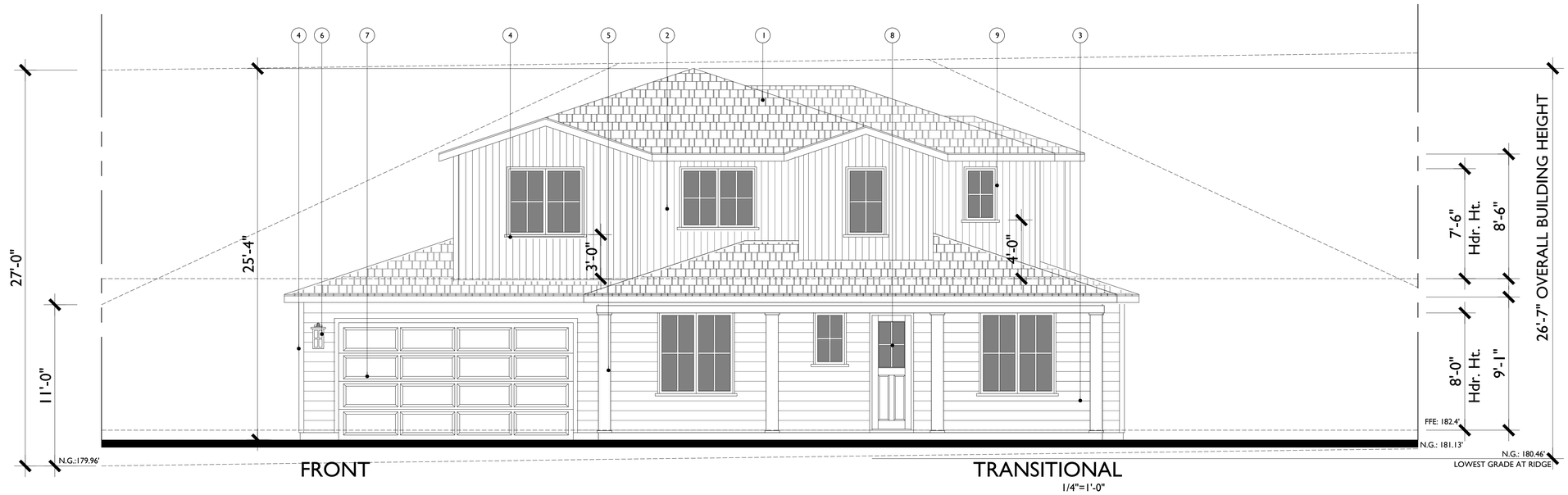
12.19.22

0 2 4 8
SCALE: 1/4" = 1'-0"

918.21372
B38A - TS

LICENSED ARCHITECT
KENNETH CHESTER NIEMEYER
C23971
Exp.01/31/23
STATE OF CALIFORNIA

THOMAS JAMES HOMES



FRONT

TRANSITIONAL

1/4"=1'-0"

MATERIALS LEGEND:

1. COMPOSITION SHINGLE ROOF
2. CEMENTITIOUS VERTICAL SIDING
3. CEMENTITIOUS HORIZONTAL SIDING
4. CEMENTITIOUS TRIM
5. DECORATIVE WOOD COLUMN
6. COACH LIGHT
7. SECTIONAL GARAGE DOOR
8. FIBERGLASS ENTRY DOOR
9. FIBERGLASS WINDOW

REAR

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Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

ELEVATIONS

Front & Rear Elevations + Roof Plan

311 HAWTHORNE AVE

Los Altos , Ca

0 2 4 8

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

918.21372

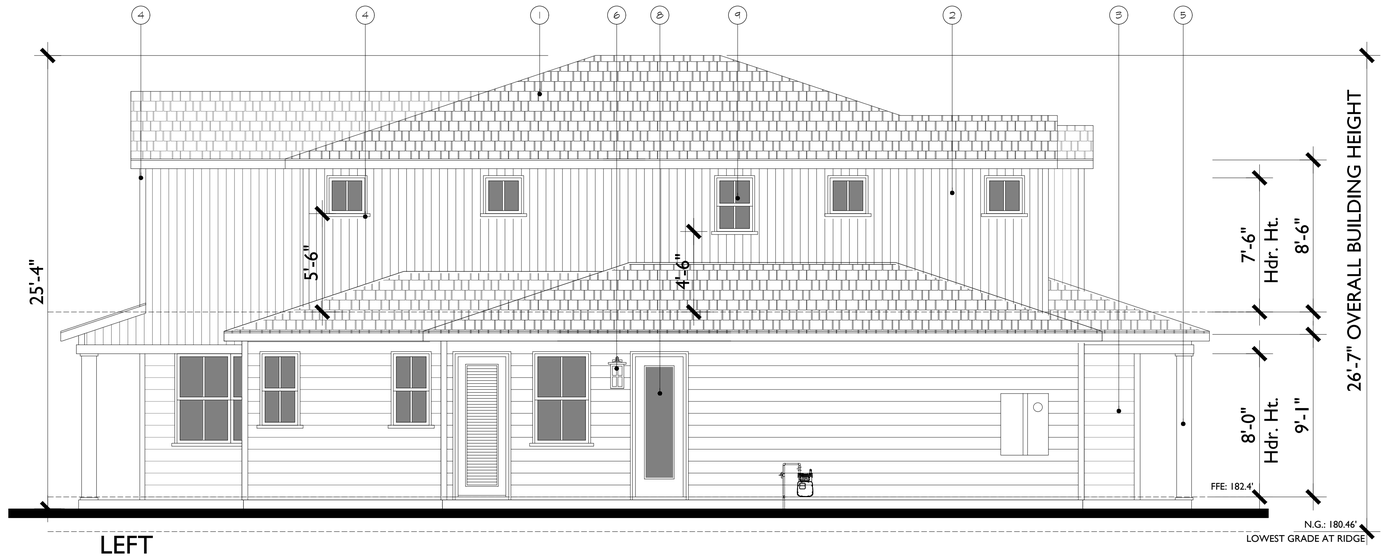
B38A - TS

A3.0

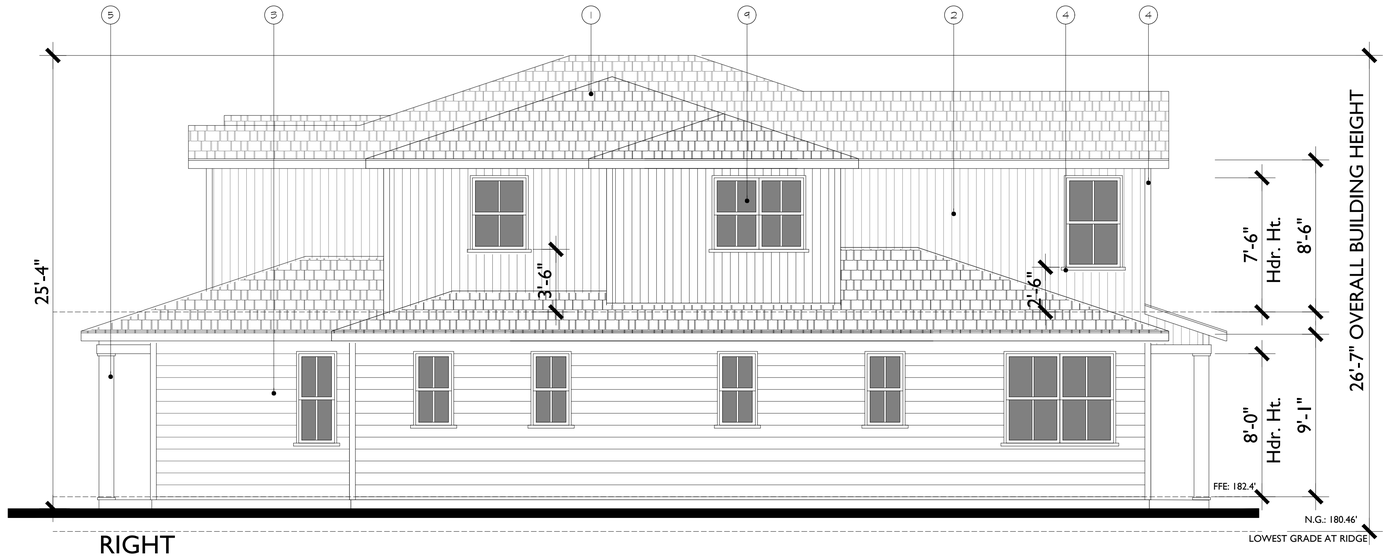
12.19.22

LICENSED ARCHITECT
KENNETH CHESTER NIMERSKY
C23971
Exp.01/31/23
STATE OF CALIFORNIA

THOMAS JAMES HOMES



LEFT



RIGHT

MATERIALS LEGEND:

1. COMPOSITION SHINGLE ROOF
2. CEMENTITIOUS VERTICAL SIDING
3. CEMENTITIOUS HORIZONTAL SIDING
4. CEMENTITIOUS TRIM
5. DECORATIVE WOOD COLUMN
6. COACH LIGHT
7. SECTIONAL GARAGE DOOR
8. FIBERGLASS ENTRY DOOR
9. FIBERGLASS WINDOW

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ELEVATIONS

Left & Right Elevations

311 HAWTHORNE AVE

Los Altos , Ca

0 2 4 8

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

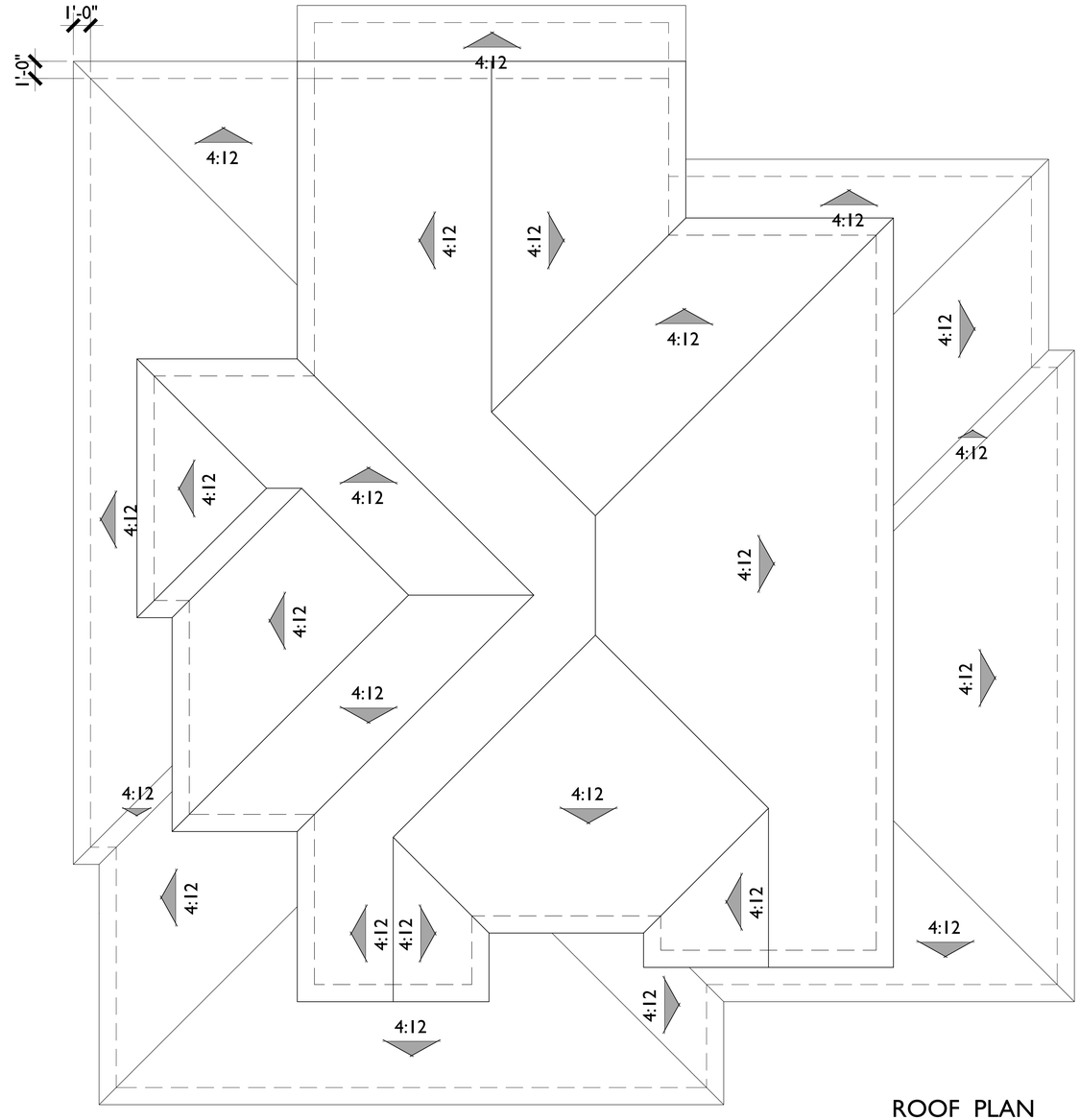
918.21372

B38A - TS

A3.1

01.18.23

THOMAS JAMES HOMES



ROOF PLAN

PITCH: 4:12
RAKE: 12"
EAVE: 12"
ROOF MATERIAL: COMPOSITE SHINGLES

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ELEVATIONS

Roof Plan

311 HAWTHORNE AVE

Los Altos , Ca

0 2 4 8
SCALE: 1/4" = 1'-0"

918.21372

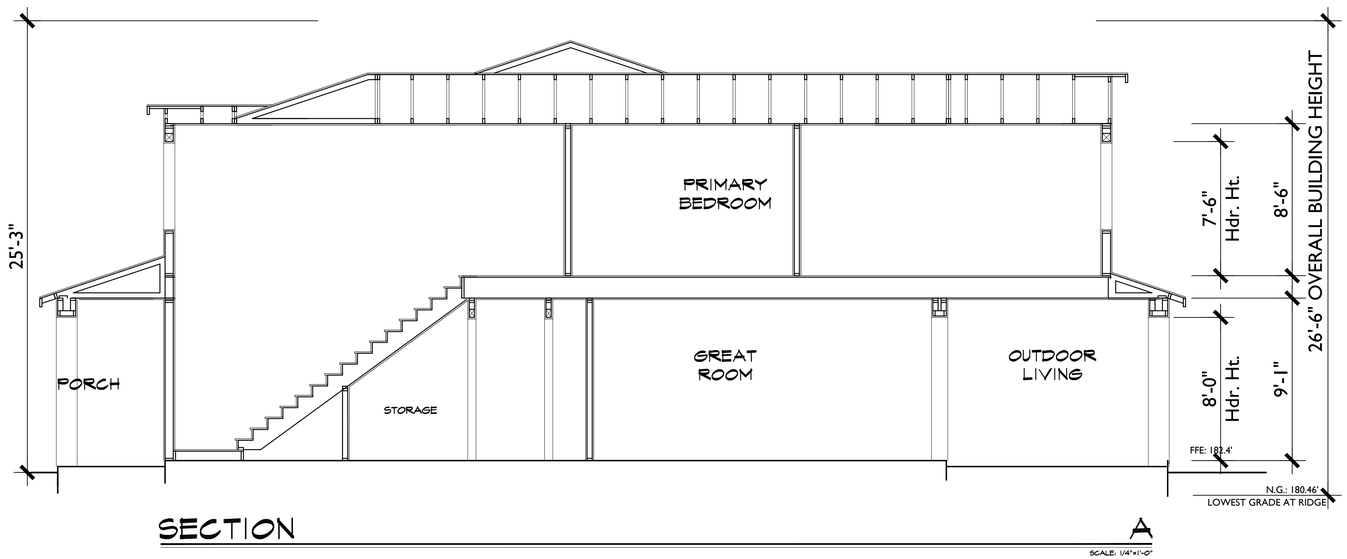
B38A - TS

A3.2

11.07.22

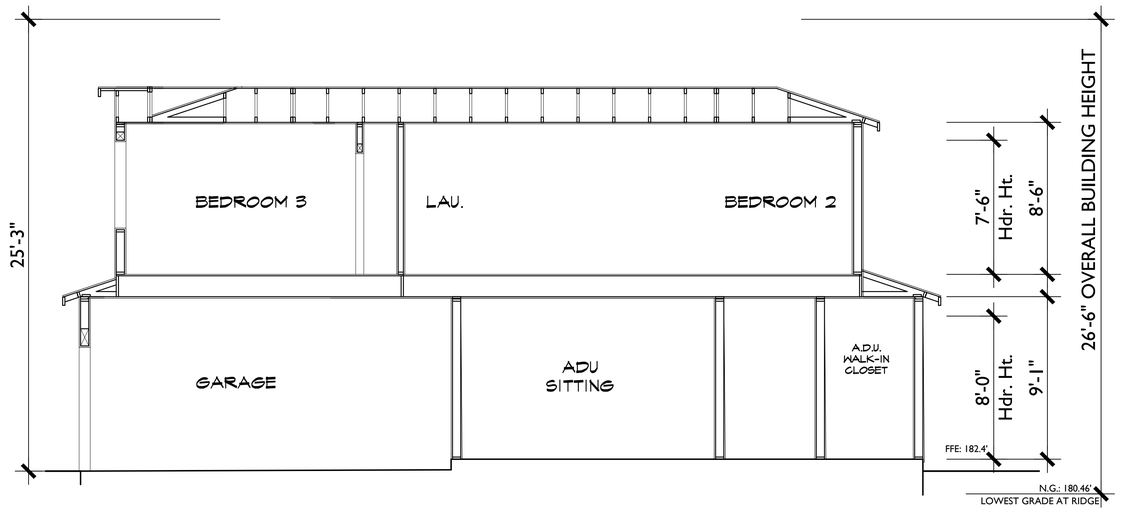
LICENSED ARCHITECT
KENNETH CHESTER NIEMERSKI
C23971
Exp. 01/31/23
STATE OF CALIFORNIA

THOMAS JAMES
TJ
HOMES



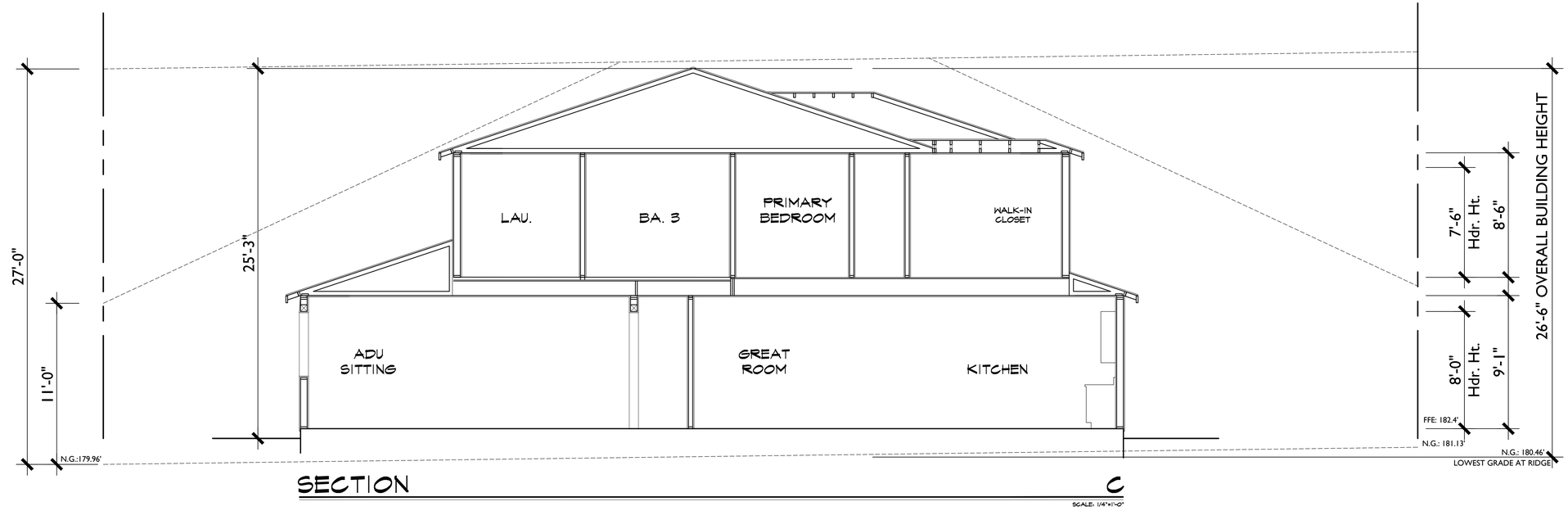
SECTION A

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



SECTION B

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



SECTION C

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

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PROPOSED SECTIONS

A3.3

311 HAWTHORNE AVE

Los Altos , Ca

11.07.22

0 2 4 8
SCALE: 1/4" = 1'-0"

918.21372
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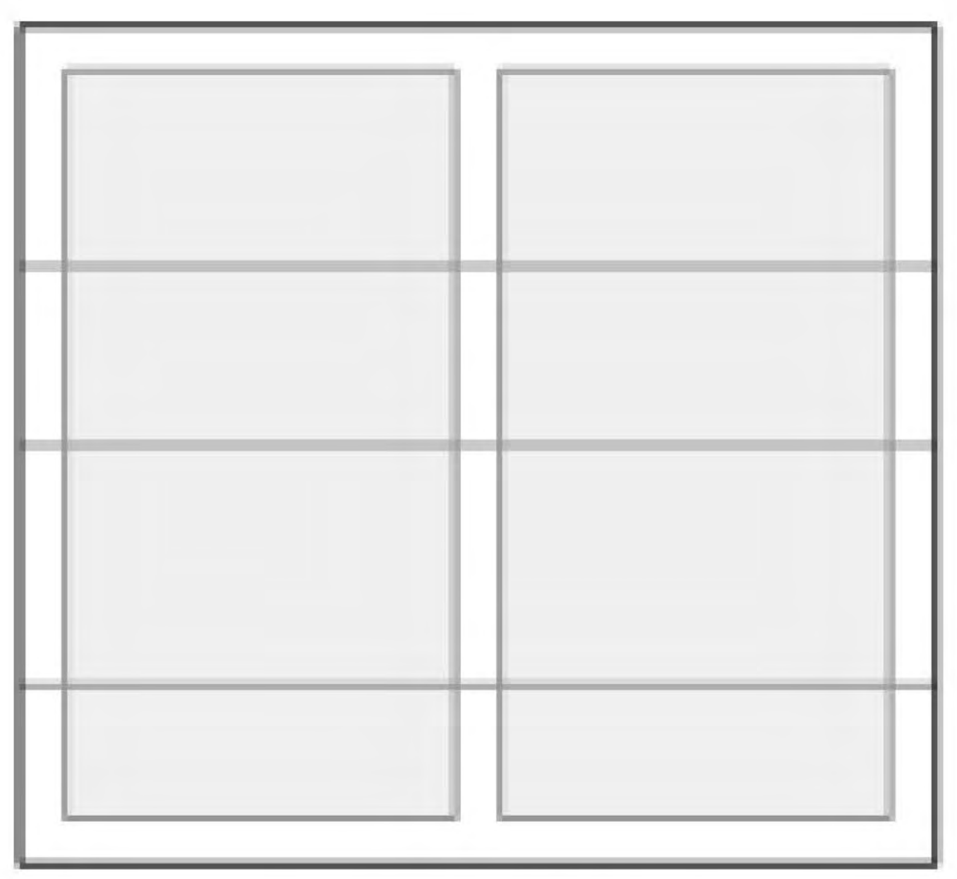
STATE OF CALIFORNIA

THOMAS JAMES HOMES

WINDOW FRAMES: BLACK

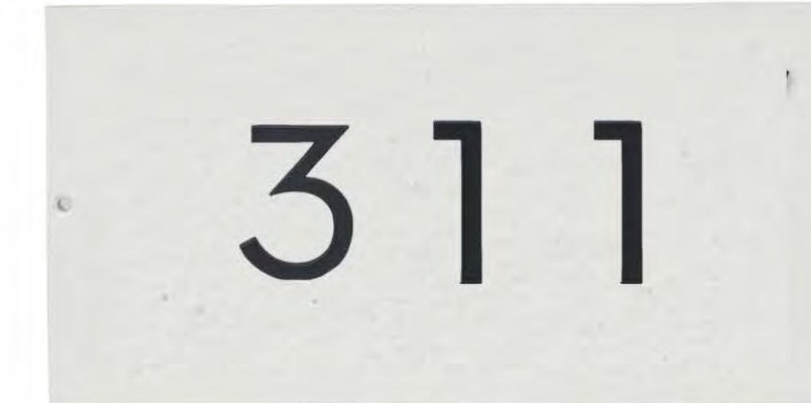
FRONT DOOR
MASONITE - VISTAGRANDE
FIBERGLASS
¾ LITE 4 SDL PANEL DOOR



GARAGE DOOR
CLOPAY GRAND HARBOR
MODEL: DESIGN 41

FENCE STAIN
SEMI-TRANSPARENT
SPANISH MOSS

EXTERIOR RENDERINGS
(NOT TO SCALE)



HOUSE NUMBERS

EXTERIOR LIGHT FIXTURE
9"W x 18.75"H

PURE WHITE
SW 7005
- FASCIA, EAVES, & HEADERS
- POSTS & BEAMS
- TRIM

GOSSAMAR VEIL
SW 9165
- HORIZONTAL & VERTICAL SIDING
- CORNER BOARDS

IRON ORE
SW 7069
- FRONT DOOR
- GARAGE DOOR

GAF ROOF SHINGLES
CHARCOAL

THOMAS JAMES HOMES TJ ™

311 HAWTHORNE AVENUE
LOS ALTOS, CALIFORNIA 94022

NOTES:
DIMENSIONS PROVIDED IN THIS DOCUMENT ARE BASED OFF THE ARCHITECTURAL PLANS AND ARE TO BE VERIFIED IN FIELD. ACTUAL FIELD CONDITIONS MAY EFFECT THESE DIMENSIONS. PROJECT MANGER TO NOTIFY DESIGNER OF DIMENSIONS AND FIELD CONDITIONS THAT DIFFER FROM THE DESIGN PACKAGE AND ARCHITECTURAL PLANS.

DATE:	10.07.22
DESIGNER:	KRISTIN LASKY
ARCHITECT:	BASSENIAN LAGONI

NOTE: RENDERINGS SHOWN ARE FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT INTENDED TO BE AN ACTUAL DEPICTION OF THE HOME OR IT'S SURROUNDINGS

B38 A
TRANSITIONAL

A4.0

TRANSITIONAL

CEMENTITIOUS HORIZONTAL
& VERTICAL SIDING
SW 9165 GOSSAMER VEIL

WOOD FASCIA, EAVES, TAILS, HEADERS,
BEAMS, DECORATIVE WOOD COLUMNS
& CEMENTITIOUS TRIM
SW 7005 PURE WHITE

FAUX STAINED FIBERGLASS ENTRY DOOR
(OPTION) THERMATRU - RAVEN

WOOD SHUTTERS, FIBERGLASS ENTRY DOOR
& SECTIONAL GARAGE DOOR
SW 7069 IRON ORE

FIBERGLASS WINDOW FRAME

COMPOSITION SHINGLE ROOF
GAF - CHARCOAL

WOODEN FENCE STAIN
CABOT SEMI-TRANSPARENT- SPANISH MOSS

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ARCHITECTURAL COLOR/MATERIAL DETAILS

A4.1

311 HAWTHORNE AVE

12.19.22

Los Altos , Ca

918.21372

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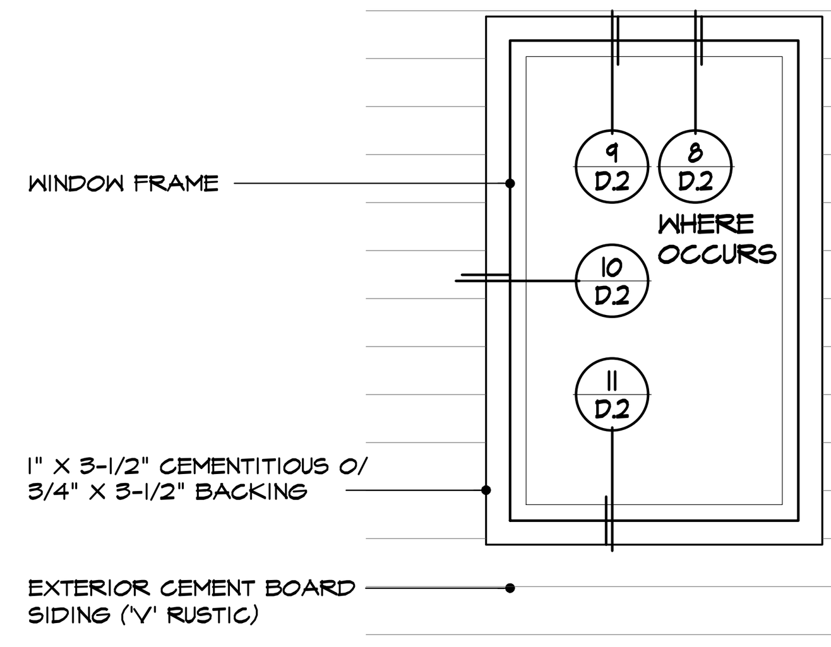
Exp 01/31/23
STATE OF CALIFORNIA

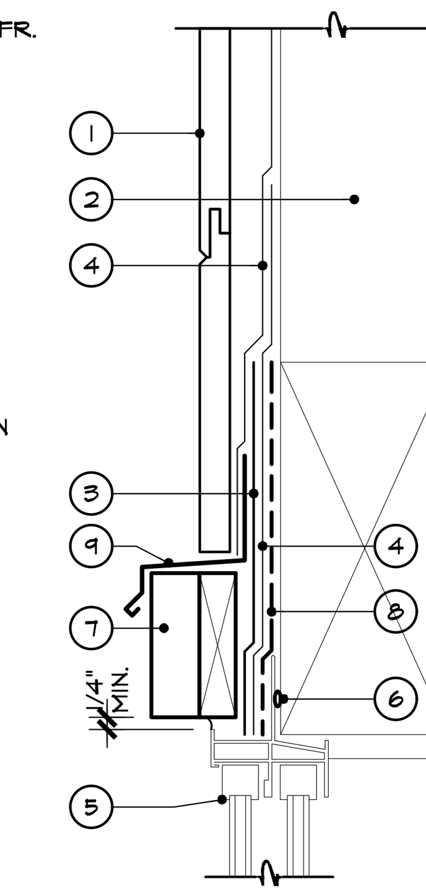
THOMAS JAMES HOMES
TJ



SEE ELEVATION FOR WINDOW BREAK-UP PATTERNS

WINDOW TRIM
AT EXTERIOR SIDING — SCALE : 1/2" = 1'-0" — **4**

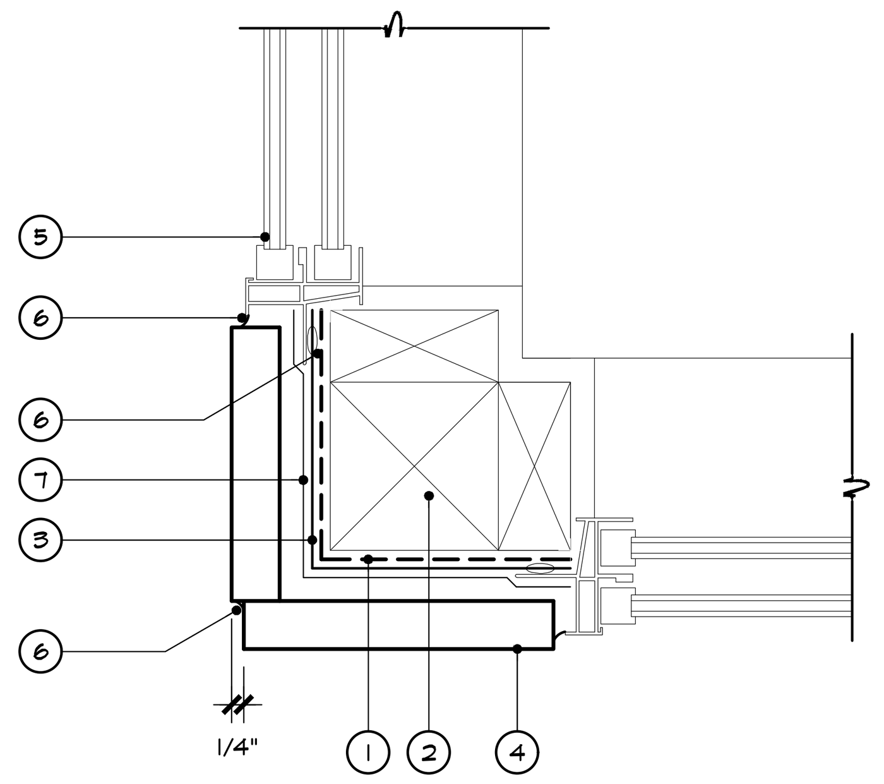
1. EXTERIOR 'V - RUSTIC' CEMENT BOARD SIDING. INSTALL PER MFR.
2. FRAMING (SEE STRUCTURAL PLANS)
3. APPROVED FLASHING MATERIAL
4. (2) LAYERS WATER-RESISTANT PAPER (60 MINUTE, GRADE 'D' MINIMUM)
5. WINDOW FRAME
6. SEALANT, TYPICAL
7. CEMENTITIOUS TRIM (SEE WINDOW TRIM DETAIL FOR SIZE)
8. SELF SEALING, SELF ADHERING BITUMINOUS MEMBRANE APPLIED OVER SOLID BACKING
9. 26 GA. G.I. FLASHING



REFER TO DETAIL 4/D.2 FOR FLASHING MATERIALS, SEALANT AND WATER-RESISTANT PAPER.

WINDOW HEAD
AT EXTERIOR SIDING — SCALE : 3" = 1'-0" — **1**

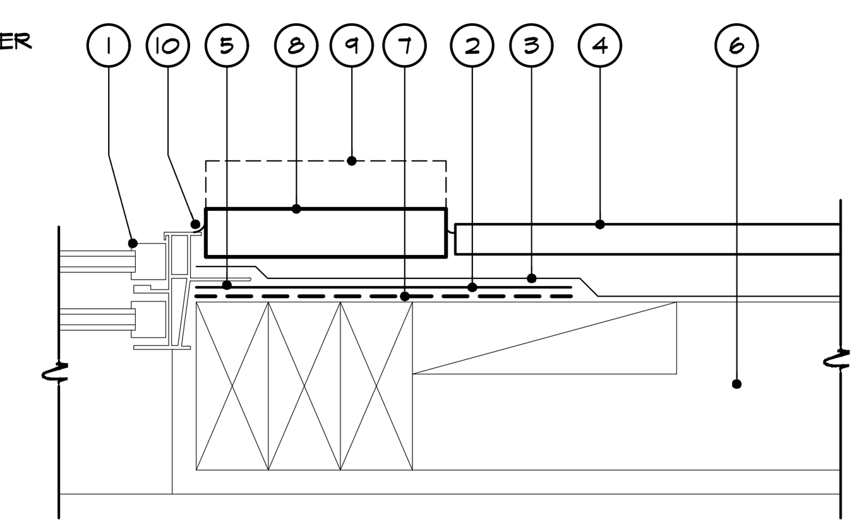
1. SELF SEALING, SELF ADHERING BITUMINOUS MEMBRANE APPLIED OVER SOLID BACKING
2. FRAMING (SEE STRUCTURAL PLANS)
3. APPROVED FLASHING MATERIAL (12" WIDE)
4. CEMENTITIOUS TRIM, CUT TO FIT (SEE WINDOW TRIM DETAIL)
5. WINDOW FRAME
6. NON-HARDENING SEALANT TYPICAL
7. (2) LAYERS WATER-RESISTANT PAPER (60 MINUTE, GRADE 'D' MINIMUM)



REFER TO DETAIL 4/D.2 FOR FLASHING MATERIALS, SEALANT, AND WATER - RESISTANT PAPER.

WINDOW POST
AT CEMENTITIOUS TRIM — SCALE : 3" = 1'-0" — **5**

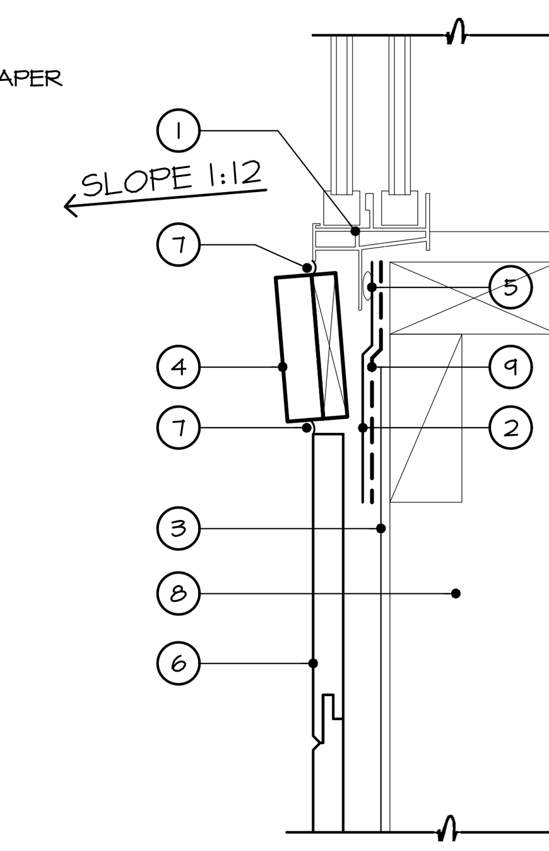
1. WINDOW FRAME
2. APPROVED FLASHING MATERIAL
3. (2) LAYERS WATER-RESISTANT PAPER (60 MINUTE, GRADE 'D' MINIMUM)
4. EXTERIOR 'V - RUSTIC' CEMENT BOARD SIDING. INSTALL PER MFR.
5. SEALANT, TYPICAL
6. FRAMING (SEE STRUCTURAL PLANS)
7. SELF SEALING, SELF ADHERING BITUMINOUS MEMBRANE APPLIED OVER SOLID BACKING
8. CEMENTITIOUS TRIM (SEE WINDOW TRIM DETAIL FOR SIZE)
9. BUILT-UP TRIM WHERE OCCURS
10. NON-HARDENING SEALANT



REFER TO DETAIL 4/D.2 FOR FLASHING MATERIALS, SEALANT AND WATER-RESISTANT PAPER.

WINDOW JAMB
AT EXTERIOR SIDING — SCALE : 3" = 1'-0" — **2**

1. WINDOW FRAME
2. APPROVED FLASHING MATERIAL
3. (2) LAYERS WATER-RESISTANT PAPER (60 MINUTE, GRADE 'D' MINIMUM)
4. CEMENTITIOUS TRIM (SEE WINDOW TRIM DETAIL FOR SIZE)
5. SEALANT, TYPICAL
6. EXTERIOR 'V - RUSTIC' CEMENT BOARD SIDING. INSTALL PER MFR.
7. NON-HARDENING SEALANT
8. FRAMING (SEE STRUCTURAL PLANS)
9. SELF SEALING, SELF ADHERING BITUMINOUS MEMBRANE APPLIED OVER SOLID BACKING



REFER TO DETAIL 4/D.2 FOR FLASHING MATERIALS, SEALANT AND WATER-RESISTANT PAPER.

WINDOW SILL
AT EXTERIOR SIDING — SCALE : 3" = 1'-0" — **3**

Fortifiber Building Systems Group®

HIGH PERFORMANCE WINDOW FLASHING SYSTEM

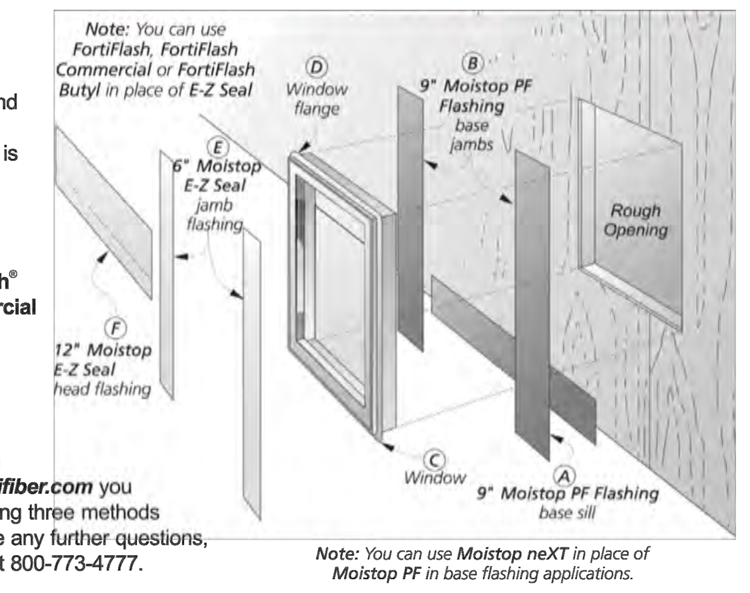
This system from **Fortifiber Building Systems Group** raises the standard for flashing windows and doors. The system starts with your choice of one of two tried and true **Fortifiber** products, **Moistop PF®** or **Moistop neXT®**. This base layer of flashing is mechanically attached (large-headed nails).

Next, the window is installed using the proper fasteners and **Moistop® Sealant**.

Finally, the jambs and head flange are covered with **Moistop E-Z Seal®**, **FortiFlash® Waterproof Flashing, FortiFlash Commercial Waterproof Flashing** or **FortiFlash Butyl Waterproof Flashing**.

The High Performance Window Flashing System depends on this sequential installation for its success.

Also, this system is just one of four proven methods for flashing windows. At ***www.fortifiber.com*** you can find detailed instructions for the remaining three methods **(Method A, A1 and Method B)**. If you have any further questions, please call our Toll Free Technical Hotline at 800-773-4777.



*Note: You can use **Moistop neXT** in place of **Moistop PF** in base flashing applications.*

Listed below are the sizes and lengths available of these **Fortifiber** products:

Mechanical flashing for base layer
- ***Moistop neXT Flashing 6, 9 and 12 inch x 200' rolls***
- ***Moistop PF Flashing 6, 9, 12 and 18 inch x 300' rolls***

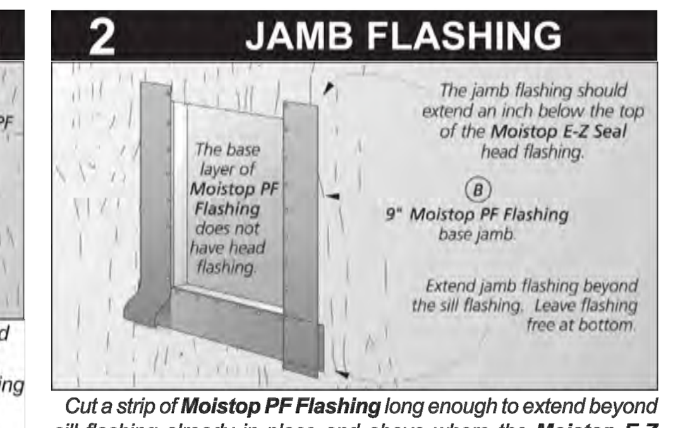
Sealant for window flange
- ***Moistop Sealant (Exceeds AAMA Standards)***

Self-adhesive flashing for the jambs and head flange
- ***Moistop E-Z Seal Self Adhesive Flashing 6, 9 and 12 inch x 75' rolls***
- ***FortiFlash Waterproof Flashing 4, 6, 9, 12, 18 and 36 inch x 75' rolls***
- ***FortiFlash Commercial Waterproof Flashing 6, 9, 12 and 18 inch x 75' rolls***
- ***FortiFlash Butyl Waterproof Flashing 4, 6, 9 and 12 inch x 75' rolls***

1 SILL FLASHING

*Once the rough opening is prepared, proceed by attaching **Moistop PF Flashing (A)** flush along the bottom of the rough opening extending the flashing beyond the jamb flashing to be applied later. Be sure not to fasten the lower edge of the flashing so that a Fortifiber weather-resistive barrier may be slipped up underneath the flashing in a weather-board fashion.*

2 JAMB FLASHING



*Cut a strip of **Moistop PF Flashing** long enough to extend beyond sill flashing already in place and above where the **Moistop E-Z Seal** head flashing will intersect. Next, attach the jamb flashing **(B)** flush to the edge of the rough opening leaving the bottom free. Repeat above steps for the remaining jamb.*

CONTINUED...

CONTINUED FROM FRONT...

3 WINDOW INSTALLATION

*Before installing the window **(C)**, apply a continuous 3/8" bead of **Moistop Sealant** to the perimeter of the rough opening or to the backside of the mounting flange **(D)** of the window. Install the window according to the window manufacturer's instructions.*

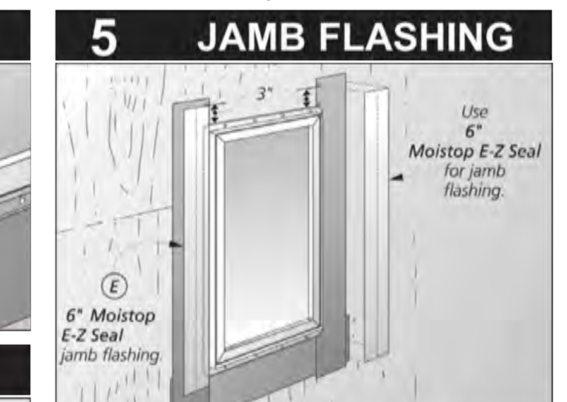
USING SELF ADHESIVE FLASHING

*A clean rag and a sharp knife are all that is required for installing **Moistop E-Z Seal, FortiFlash** or **FortiFlash Butyl** flashings. See steps 4 and 5 for details.*

4 SURFACE PREP

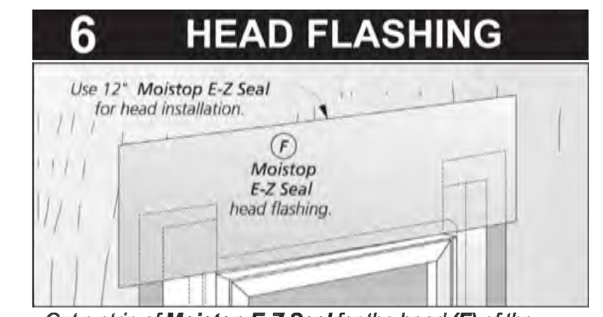
*Wipe the window flange **(D)** and base **Moistop PF Flashing (B)** layer clean before applying **Moistop E-Z Seal**.*

5 JAMB FLASHING



*Using a sharp knife, cut the desired length of **Moistop E-Z Seal** for the jamb **(E)** of the window, extending beyond the flange (3" minimum top and bottom). Place the **Moistop E-Z Seal** on top of the flange **(D)** and seal by applying pressure along the strip. Repeat for the other jamb.*

6 HEAD FLASHING



*Cut a strip of **Moistop E-Z Seal** for the head **(F)** of the window extending beyond the jamb flashing already in place. Place the **Moistop E-Z Seal** on top of the flange **(D)** of the window with the adhesive strip overlaying the flange and seal by applying pressure along the strip. If desired, staples or sealant may be used to secure the top corners of the head flashing in place.*

Limitations: For optimum adhesion, **Moistop E-Z Seal**, **FortiFlash** and **FortiFlash Commercial** flashings should be applied at temperatures between 40° F (4.4° C) and 120° F (48.9° C); **FortiFlash Butyl** may be applied at temperatures between 25° F (3.9° C) and 125° F (51.7° C). Be cautious about using FortiFlash where it can be exposed to temperatures above its Service Temperature such as hot climates or behind fiber cement and metal sidings that absorb a significant amount of heat. FortiFlash, FortiFlash Commercial and FortiFlash Butyl are the only Fortifiber flashing products that can be installed horizontally or at a slope of less than 60°. Where installed horizontally or with a slope of less than 60° do not use fasteners. Product should be covered as soon as possible. Inspect product to insure it is free of any protrusions or damage which may compromise its moisture-resistive properties. **FortiFlash is not compatible with EPDM or flexible (plasticized) Polyvinyl Chloride (PVC) based products. FortiFlash and Moistop E-Z Seal are not compatible with some sealants. Consult with sealant manufacturer for compatibility information.** Direct exposure of sealant to the adhesive side of FortiFlash or Moistop E-Z Seal can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to be used. Fortifiber strongly recommends against the practice of using a "knockdown bead of sealant," or "buttering the flange" with sealant, because this amount of sealant is excessive and unnecessary.

Call 1-800-773-4777 for Technical Assistance
www.fortifiber.com

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Protecting Your World from the Elements®
NATIONAL SALES OFFICE - Fernley, NV
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ARCHITECTURAL DETAILS

311 HAWTHORNE AVE
Los Altos , Ca
918.21372

A5.0
11.07.22

LICENSED ARCHITECT KENNETH CHESTER REMMENGA C23971 Exp. 01/31/23 STATE OF CALIFORNIA

THOMAS JAMES HOMES

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fax +1 949 553 0548

PROPOSED RENDERING

311 HAWTHORNE AVE

Los Altos , Ca

918.21372

A6.0

10.18.22

LICENSED ARCHITECT
KENNETH CHESTER NIEBERGALL
C23971
Exp. 01/31/23
STATE OF CALIFORNIA

THOMAS JAMES HOMES

PROPOSED STREET SCENE

A6.1

311 HAWTHORNE AVE

Los Altos , Ca

10.18.22

918.21372

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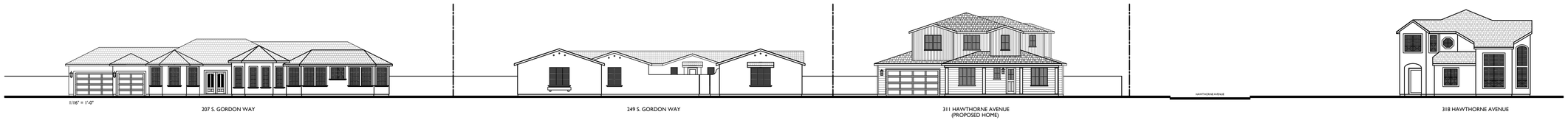
THOMAS JAMES HOMES



1/16" = 1'-0"

207 S. GORDON WAY

249 S. GORDON WAY

311 HAWTHORNE AVENUE
(PROPOSED HOME)

318 HAWTHORNE AVENUE

1/16" = 1'-0"

311 HAWTHORNE AVENUE
(PROPOSED HOME)

319 HAWTHORNE AVENUE

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CONCEPTUAL STREET SCENE

311 HAWTHORNE AVE

Los Altos , Ca

918.21372

B38A - TS

A7.0

11.07.22

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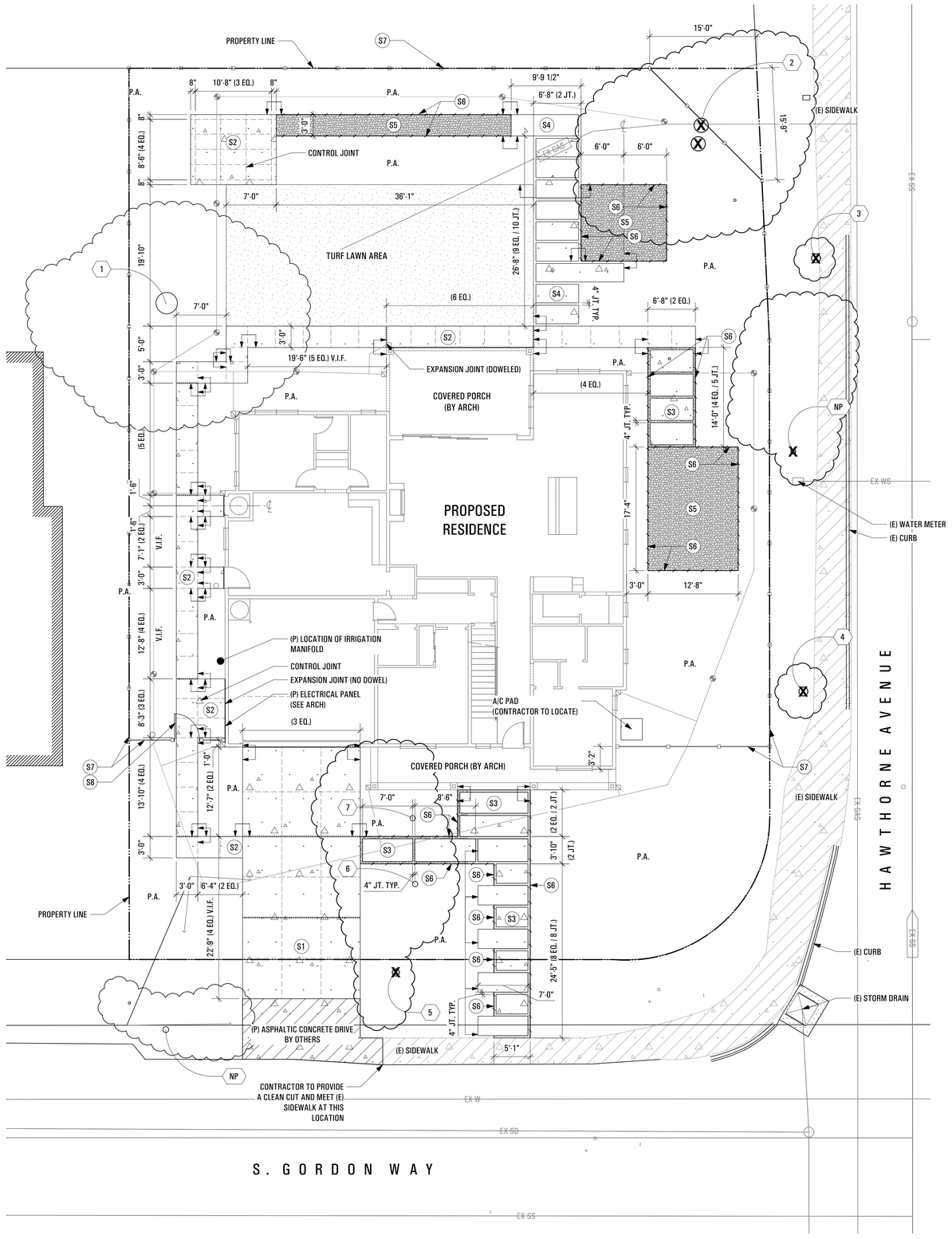
STATE OF CALIFORNIA

THOMAS JAMES HOMES



MATERIALS LEGEND

- S1 — 1 / L1.2 — VEHICULAR CONCRETE PAVEMENT
  STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
  TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S2 — 2 / L1.2 — CONCRETE PAVEMENT
  STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
  TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- S3 — 3 / L1.2 — CONCRETE PAVERS
  STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
  TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. FILL GAPS WITH 3/8" 'DESERT GOLD' CRUSHED AGGREGATE BY LYNGSO.
- S4 — 3 / L1.2 — CONCRETE PAVERS (MULCHED GAPS)
  STANDARD GRAY CONCRETE WITH ACID ETCH FINISH
  TOP CAST #01 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. FILL GAPS WITH WOOD MULCH.
- S5 — 5 / L1.2 — DECORATIVE GRAVEL
  3/8" 'YOSEMITE TAN' CRUSHED AGGREGATE BY LYNGSO
  2" OVER COMPACTED SUBGRADE OVER FILTER FABRIC. WITH 8" GALVANIZED WIRE STAPLES.
- S6 — 4 / L1.2 — STEEL HEADER
- S7 — 6 / L1.2 — 6'-0" HIGH WOOD FENCE
- S8 — 7 / L1.2 — GATE

LAYOUT LEGEND

- VIEW NUMBER / SHEET NUMBER — VIEW / SHT — DETAIL CALLOUT
- DIMENSION
- CENTERLINE
- ALIGN
- CONTROL JOINT
- EXPANSION JOINT (DOWELED)
- EXPANSION JOINT (NO DOWEL)
- X — (E) TREE TO REMAIN, TYP.
- X — (E) TREE TO BE REMOVED, TYP.
- (E) NEIGHBORING TREE, TYP.

ABBREVIATIONS

ADJ.	ADJACENT
AVG.	AVERAGE
C.L.	CENTER LINE
CLR.	CLEAR
CONC.	CONCRETE
(E)	EXISTING
E.W.	EACH WAY
EQ.	EQUAL SPACES
EQPT.	EQUIPMENT
F.G.	FINISH GRADE
F.S.	FINISH SURFACE
F.T.	FLUSH TREAD
HORIZ.	HORIZONTAL
HT.	HEIGHT
JT.	JOINT(S)
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
(N)	NEW
O.C.	ON CENTER
(P)	PROPOSED
P.A.	PLANTING AREA
P.O.B.	POINT OF BEGINNING
PVMT.	PAVEMENT
R.	RADIUS
RS.	RISER
SIM.	SIMILAR
SP.	SPACES
T.B.D.	TO BE DETERMINED
TR.	TREAD
TYP.	TYPICAL
U.	UNIT(S)
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD

GENERAL NOTES

1. DRAWINGS
   The drawings are for information only. The Contractor shall check and verify all dimensions, and existing conditions including structures, surface and subsurface utilities, pavements, and landscaping at site prior to commencement of the work. Any discrepancies in drawings shall be brought to the attention of the Owner's Representative and Landscape Architect. No work shall proceed until a resolution has been agreed upon to the satisfaction of the Owner's Representative.
2. SITE ACCEPTANCE
   The Contractor shall review the project site to verify that conditions are suitable to receive work and that no defects or errors are present which would cause defective installation of products or cause latent defects in workmanship and function. Any discrepancies shall be brought to the attention of the Owner's Representative in writing. Commencement of work constitutes the Contractor's acceptance of the site conditions.
3. CODES AND ORDINANCES
   All work and materials shall be in full accordance with all applicable federal, state, and local laws or codes and the applicable requirements of all regulatory agencies.
4. UTILITIES
   Contact Common Ground Alliance (C.G.A.) at 811, at least two working days in advance of work (per CA GOV. CODE 4216). Protect existing features and utilities to remain during construction until final completion. If live utilities are encountered which were not indicated previously, protect the same from damage and immediately notify the owner's representative and affected utility provider. Do not proceed until further instructions are received from the owner's representative. The contractor is solely responsible and shall pay for repairs to damaged utilities due to the contractor's operations.
5. EXISTING CONSTRUCTION
   The project involves construction within existing infrastructure systems and adjacent to existing facilities which are to remain operational and accessible at all times. All existing construction to remain shall be protected. New work shall meet existing construction level, plumb, and consistent. Any existing construction damaged by Contractor shall be replaced at Contractor's expense. Any disturbed areas outside project limit of work are to be restored to original conditions at Contractor's expense.
6. CONSTRUCTION MEANS AND COORDINATION
   The Contractor:
   - Shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of work under the contract.
   - Shall supervise and direct the work, using the Contractor's best skill and attention.
   - Shall coordinate the location and installation of all site work.
   - Shall coordinate all trades. Any work that must be removed or relocated due to lack of coordination of the trades is solely the Contractor's responsibility. Lack of specific details shall not be an excuse for improper installation of any material, device, or system.
   - Shall maintain a secure site throughout the construction process.
7. LAYOUT NOTES
   Written dimensions take precedence over scaled dimensions. Dimensions indicated on plans for horizontal control are accurate if measured on a level line. Measure horizontal control dimensions on a level line, not parallel with ground slope. Dimensions are to face of finish unless otherwise noted. Where dimensions are noted to be verified in field (VIF) the dimension shown is the design basis but may differ from actual conditions. Contractor shall verify these dimensions while laying out the work and report any discrepancies between the design basis and actual dimensions to the owner's representative prior to proceeding with the work. Where dimensions are noted " +/-" field dimensions may vary from the noted dimensions by minor amounts.
8. VERTICAL CONSTRUCTION
   All vertical construction shall be installed true and plumb. All unit coursing, tops of walls, fences, and other vertical elements, shall be level unless otherwise noted. All curves shall be continuous and consistent tangential arcs, with no breaks or angles at points of tangency or formwork jointing.
9. FENCING
   Fence locations and heights shown are diagrammatic. Final locations and heights are to be coordinated in the field by the landscape contractor.

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	9543	Y	N	Coast Redwood	Sequoia sempervirens	51	Retain and Protect	
2	9544	Y	N	Coast Redwood	Sequoia sempervirens	52	Remove	Poor Condition (See Arborist Report)
3	9545	Y	N	Italian Cypress	Cupressus sempervirens	15	Remove	
4	9546	Y	N	Italian Cypress	Cupressus sempervirens	17	Remove	
5	9547	N	N	Italian Cypress	Cupressus sempervirens	11	Remove	
6	9548	N	N	Sweetgum	Liquidambar	10	Retain and Protect	
7	9549	N	N	Sweetgum	Liquidambar	9	Retain and Protect	

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

JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L1.2 FOR CONSTRUCTION DETAILS

SCALE: 1/8" = 1'-0" 0 4 8 12 16 20 FT

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Project Title:

LANDSCAPE IMPROVEMENTS

311 HAWTHORNE AVE.
LOS ALTOS, CA 94022

Stamp:

LICENSED LANDSCAPE ARCHITECT
Jorge Daniel Abich, 5899
Signature
12/31/2023
Renewal Date
12/13/2022
Date
STATE OF CALIFORNIA

Date	No.	Revision Notes

Issue Note: PERMIT SET	Project ID: 2204-01
Drawn By: D1	Reviewed By: P1
Date: 12/15/2022	CAD File Name: 311 Hawthorne.vwx

Sheet Title:

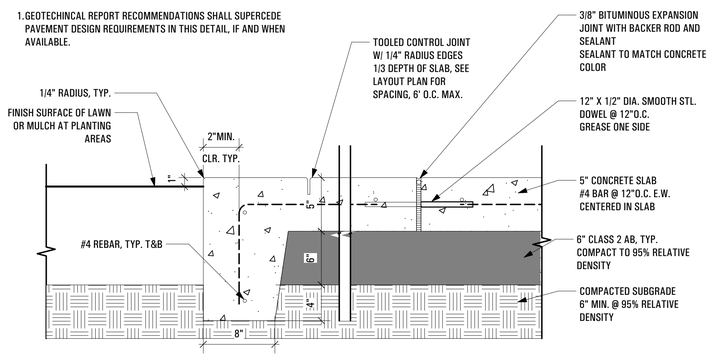
LAYOUT AND MATERIALS

Sheet No.:

L1.1

NOTE:

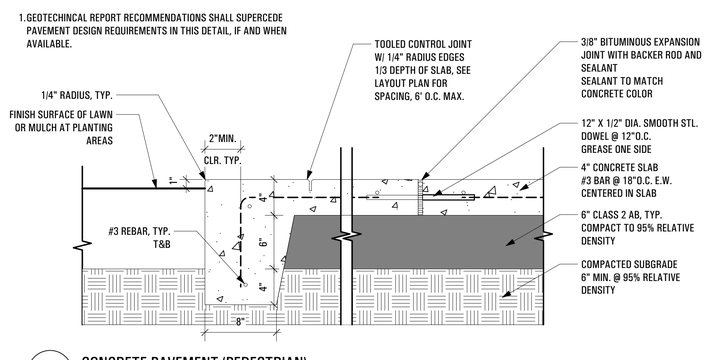
1. GEOTECHINCAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.



1 CONCRETE PAVEMENT (VEHICULAR)
SCALE: 1 1/2" = 1'-0"

NOTE:

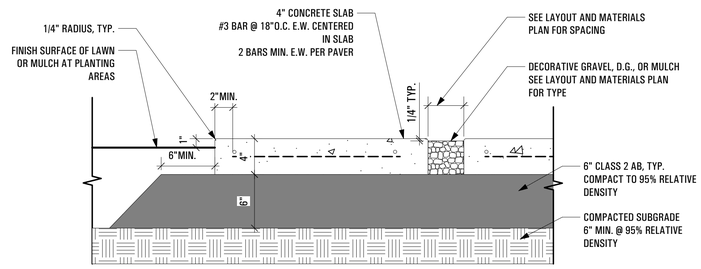
1. GEOTECHINCAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.



2 CONCRETE PAVEMENT (PEDESTRIAN)
SCALE: 1 1/2" = 1'-0"

NOTE:

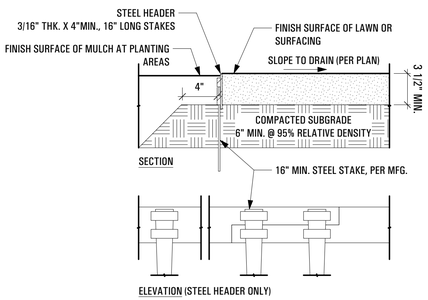
1. GEOTECHINCAL REPORT RECOMMENDATIONS SHALL SUPERCEDE PAVEMENT DESIGN REQUIREMENTS IN THIS DETAIL, IF AND WHEN AVAILABLE.



3 CONCRETE PAVERS
SCALE: 1 1/2" = 1'-0"

NOTE

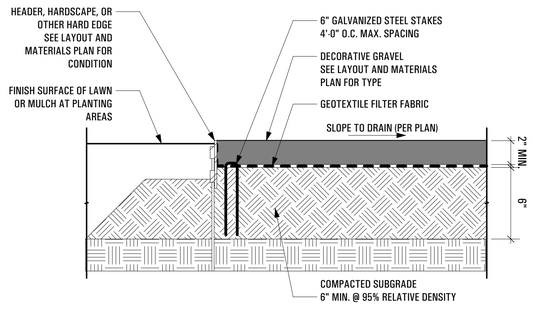
1. BLACK ENAMEL PAINTED FINISH, TYP. U.O.N.



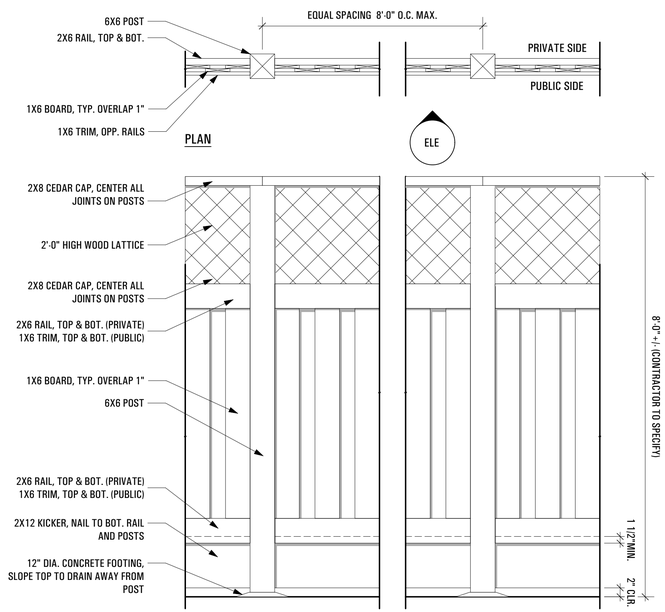
4 STEEL HEADER
SCALE: 1 1/2" = 1'-0"

NOTE

1. DO NOT COMPACT SOIL IN TREE DRIPLINES OR AREAS OF UNDISTURBED SUBGRADING

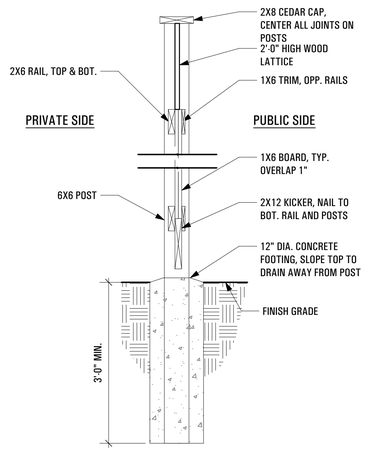


5 DECORATIVE GRAVEL
SCALE: 2" = 1'-0"

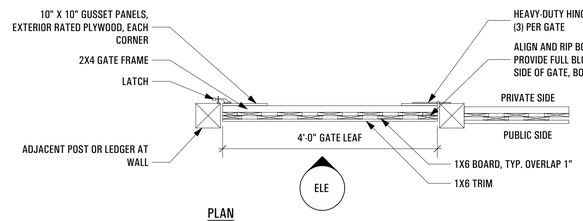


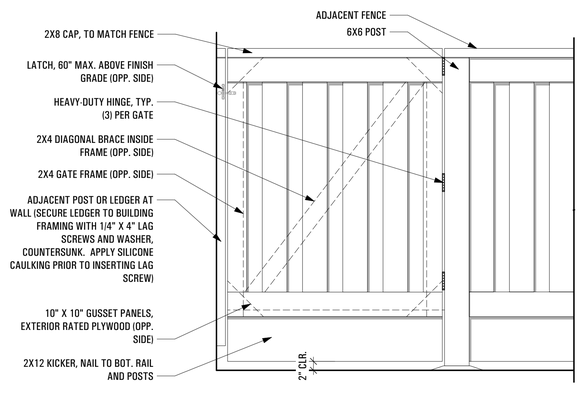
NOTES:

1. ALL FASTENERS SHALL BE GALVANIZED
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
3. STEP FENCE AT POSTS, FOR GRADES 1:6 (17%) OR GREATER, SLOPE PANELS WITH GRADE
4. STAIN HOMEOWNER SIDE WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)



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



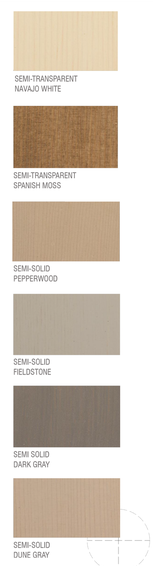


NOTES:

1. ALL FASTENERS SHALL BE GALVANIZED
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR BETTER U.O.N.
3. STAIN BOTH SIDES WITH SEMI-TRANSPARENT EXT. STAIN COLOR PER BUILDER (SEE COLOR SAMPLES)

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

REPRESENTATIVE STAIN COLORS



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Jorge Daniel Abich, #6839
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Issue Note: PERMIT SET	Project ID: 2204-01
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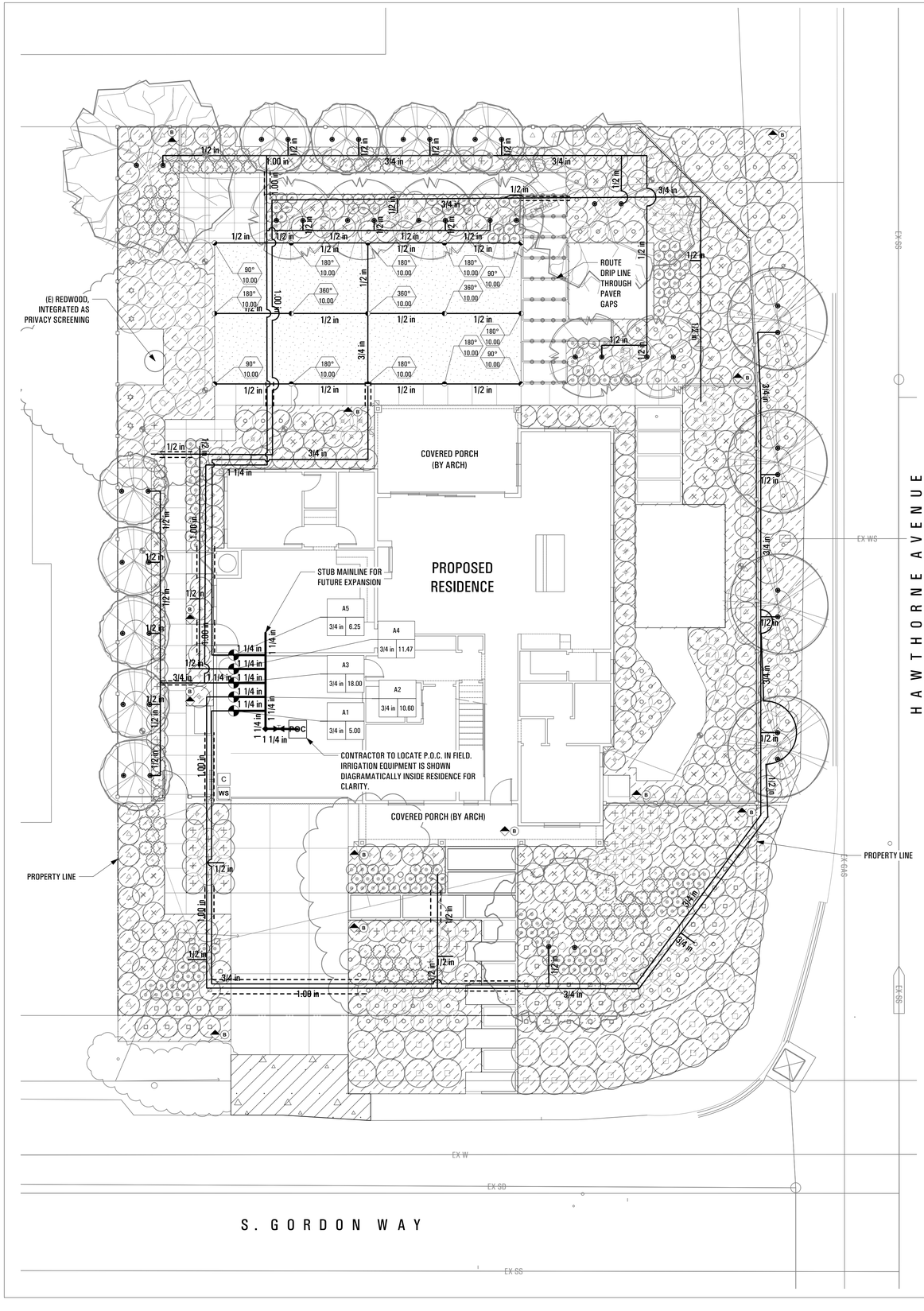
Sheet Title:

CONSTRUCTION DETAILS

Sheet No.

L1.2



IRRIGATION LEGEND

CONTROLLER

Symbol	Manufacturer	Series	Model	Quantity	Note
C	Hunter Industries(R)	Pro-HC	PHC-1200	1	Locate controller as directed by builder. Controller shown at approximate location only. Coordinate with builder for all required penetrations and 120v power. 12 station controller.

VALVES

Symbol	Manufacturer	Series	Model	Type	Zone ID	Size	Design Flow	Note (*)
	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A1	0.75	5.00	F Series Y Filter and 40PSI Pressure Regulator
	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A2	0.75	11.66	F Series Y Filter and 40PSI Pressure Regulator
	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A3	0.75	17.00	F Series Y Filter and 40PSI Pressure Regulator
	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A4	0.75	11.24	F Series Y Filter and 40PSI Pressure Regulator
	Toro(R)	EZ-Flo(R) Plus Jar-Top Series	EZF-29-03	Control / Zone	A5	0.75	4.33	F Series Y Filter and 40PSI Pressure Regulator
	Nibco	Gate Valves	T-113	Isolation / Shut Off		1	0.00	

SYSTEM COMPONENTS

Symbol	Manufacturer	Series	Model	Type	Qty	Note
WS	Hunter Industries(R)	Rain Sensor	MINI-CLIK(R)	Environmental Sensor / Station	1	Place on gutter in inconspicuous area.
	Hunter Industries(R)	Flow Meter	HC-100-FLOW	Flow Sensor	1	Per Detail 5/L2.2
B	Hunter Industries(R)	Automatic Flush Valve	AFV-B	Blow Out Connection	12	Per Detail 10/L2.2
	Rain Bird(R)	Drip System Operation Indicator	OPERIND	Other	12	Per Detail 12/L2.2

IRRIGATION SPRAY AND BUBBLER HEADS

Symbol	Manufacturer	Series (Body)	Model	Series (Nozzles)	Model	Quantity	Pattern	Arc	Radius
	Toro(R)	1/2 in MPT Adapter 17 mm barb	i560-M50	Flood Bubbler	570	44	Radial		2'0"
	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-360	3	Radial	360°	10'0"
	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	1	Radial	180°	10'0"
	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	1	Radial	180°	10'0"
	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	4	Radial	90°	10'0"
	Hunter Industries(R)	570Z Series	570Z-6P	MP Rotator(R)	MP1000-90	6	Radial	180°	10'0"

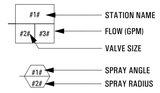
DRIP LINE

Symbol	Manufacturer	Series	Model	Area	Row Spacing	Estimated Length	Note
	Toro(R)	DL2000(TM) Series	RGP-218	5696 sq ft	1'6"	3798'0 1/4"	Triangulate Emitters

MAINLINE AND LATERAL PIPING

	Type	Diameter	Total Length
SLEEVE	PVC Schedule 80	1 1/4	40'4 1/2"
MAINLINE	PVC Schedule 40	1 1/4	76'4 1/4"
LATERAL	PVC Schedule 40	1	238'9 1/2"
	PVC Schedule 40	3/4	542'2 3/4"
POLYETHYLENE TUBING	PVC Schedule 40	1/2	414'0 1/8"
	Polyethylene Tubing	1/2	262'6 5/8"

TAG/LABEL LEGEND



IRRIGATION NOTES

1. CODES AND ORDINANCES
   The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances by licensed contractors and experienced workmen. Contractor shall obtain and pay for all required permits and fees relating to their work.
2. DIAGRAMMATIC PLANS
   This design is diagrammatic. All piping, valves, etc. shown within paved areas is for design clarification only and shall be installed in planting areas where possible. Avoid any conflicts between the sprinkler system, planting and architectural features. Parallel pipes may be installed in common trench. Pipes are not to be installed directly above one another. Valve locations shown are diagrammatic. Install in ground cover/shrub areas where possible (not in lawn area.)
3. ELECTRICAL CONNECTIONS
   Electrical contractor to supply 120 VAC (2.5 amp) GFCI Receptacle service to controller location. Irrigation contractor to make final connection from electrical stub-out to controller. Irrigation control wire shall be #16, U.L approved for direct burial. Common wire shall be #14 U.L. approved and shall be white in color. Wiring to individual remote control valves shall be color other than white.
4. FIELD OBSTRUCTIONS
   Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's representative. If this notification is not performed, the irrigation Contractor shall assume full responsibility for any revisions necessary at no cost to the Owner. When vertical obstructions (street lights, trees, fire hydrants, etc.) interfere with the spray pattern of the heads so as to prevent proper coverage, the irrigation contractor shall field adjust the sprinkler system by installing a quarter, third, or half circle head at the sides of the obstruction so as to provide proper coverage. All adjustments shall be made at no additional cost to the Owner.
5. FIELD COORDINATION
   It is the responsibility of the irrigation Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc. The Contractor shall coordinate their work with the general Contractor and other Subcontractors for the location and the installation of pipe sleeves through walls, under paving, structures, etc. Contractor to verify the location of existing underground utilities and structures prior to the excavation of trenches. Contractor is to repair any damage caused by his work at no additional cost to the Owner.
6. FLOW AND OPERATING PRESSURE
   The sprinkler system design is based on a 50 psi minimum operating pressure. The irrigation Contractor shall verify water pressure prior to construction. Report any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection to the Owner's Representative.
7. EXCAVATIONS AND TRENCHING
   All excavations are to be filled with compacted backfill. Contractor to repair all settled trenches promptly, for a period of 1 year after completion of work. Additionally, Contractor shall warrant that the irrigation system will be free from defects in materials and workmanship for a period of 1 year after final acceptance of work.
8. SLEEVING AND CONDUITS
   In addition to the sleeves and conduits shown on the drawings, the irrigation contractor shall be responsible for coordinating the installation of sleeves and conduits of sufficient size under all paved areas.
9. CONTROL WIRE CONNECTIONS
   Remote control valves shall be wired to controller in sequence as shown on plans. Run wire from each RCV to the controller. Splicing wires together outside of valve boxes will not be permitted. Splicing of 24-volt wires will not be permitted except in valve boxes. Leave a 36" coil of excess wire at each splice and 100 feet on center along wire run. Tape wire in bundles 10 feet on center. No taping permitted inside sleeves.
10. SPARE CONTROL WIRE
    Install two (2) spare control wire for every 6 (six) stations on the controller along the entire main line. Spare wires shall be the same color (one with a white stripe) and of a different color than other control wires. Loop 36" excess wire into each single valve box and into one valve box in each group of valves.
11. PRESSURE REGULATION AND FLUSHING
    The irrigation contractor shall adjust pressure regulating module at each valve to obtain the optimum operating pressure for each system. All main lines shall be flushed prior to the installation of irrigation dripline and bubblers. At 30 days after installation each system shall be flushed to eliminate glue and dirt particles from the lines.
12. IRRIGATION COVERAGE
    Notify Owner's Representative of any aspects of layout that will provide incomplete or insufficient water coverage of plant material and do not proceed until instructions are obtained.
13. SPRINKLER ORIENTATION
    All sprinkler heads shall be set perpendicular to finish grade of the area to be irrigated unless otherwise designated on the plans.
14. CHECK VALVES
    In locations where low head drainage will cause erosion and excess water, install King Bros. CV series check valves in lateral lines for every 5' of elevation change.

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

JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L2.2 FOR IRRIGATION DETAILS

SCALE: 1/8" = 1'-0" 0 4 8 12 16 20 FT

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Date: 12/15/2022	CAD File Name: 311 Hawthorne.vwx

Sheet Title:

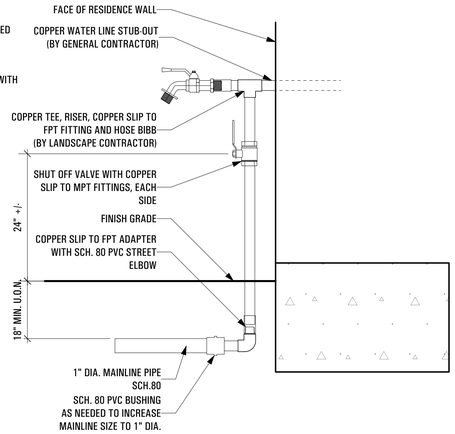
IRRIGATION PLAN

Sheet No.

L2.1

POINT OF CONNECTION NOTES:

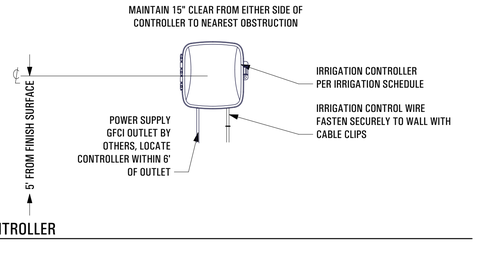
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH PTFE WHITE TEFLON TAPE. 2 FULL WRAPS MIN. CLOCKWISE DIRECTION.
2. COORDINATE PIPE WRAPPING OR PAINTING WITH GENERAL CONTRACTOR.



1 IRRIGATION POINT OF CONNECTION
SCALE: NTS

CONTROLLER NOTES:

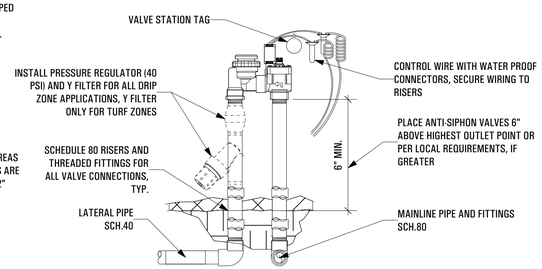
1. FOLLOW NEC AND ALL LOCAL REQUIREMENTS FOR ASSOCIATED ELECTRICAL WORK.
2. VERIFY THE LOCATION AND CLEARANCES TO CONTROLLER WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
3. PROVIDE A CLEARLY WRITTEN SCHEDULE WITH CONTROLLER STATION ASSIGNMENTS ON MANUFACTURER PROVIDED SCHEDULE CARD. PLACE SCHEDULE AND PRODUCT LITERATURE IN WEATHER PROOF ZIPLOC STYLE BAG. COORDINATE STORAGE OF THESE MATERIALS WITH GENERAL CONTRACTOR.



2 WALL MOUNT IRRIGATION CONTROLLER
SCALE: NTS

VALVE NOTES:

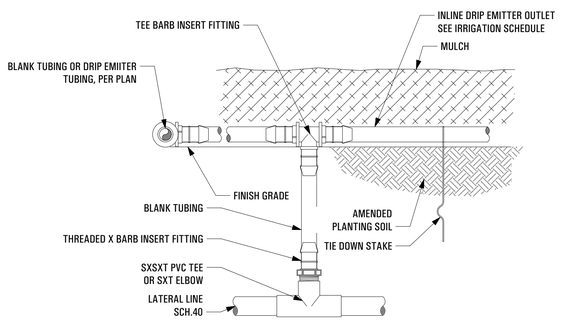
1. ALL THREADED CONNECTIONS TO BE WRAPPED WITH PTFE WHITE TEFLON TAPE. 2 FULL WRAPS MIN. CLOCKWISE DIRECTION.
2. COORDINATE VALVE STATION TAG WITH CONTROLLER STATION ASSIGNMENT PER CONTROLLER NOTES.
3. EXTEND MAINLINE 12" MIN. BEYOND LAST VALVE. CAP FOR FUTURE CONNECTION
4. VALVES ARE TO BE LOCATED IN AN INCONSPICUOUS LOCATION IN PLANTING AREAS OR BEHIND LANDSCAPE FEATURES. VALVES ARE TO BE ALIGNED ON CENTER AND SPACED 12" MIN. TO CENTERLINE OF EACH VALVE.



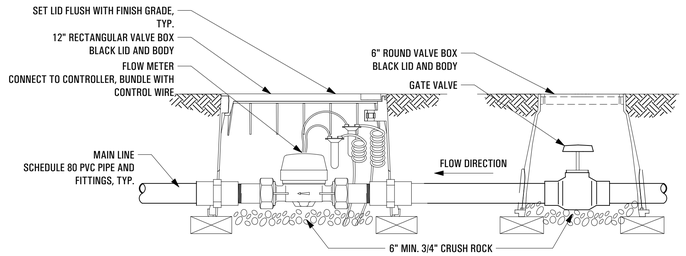
3 REMOTE CONTROL ANTI-SIPHON VALVE
SCALE: NTS

TIE DOWN NOTES

1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION



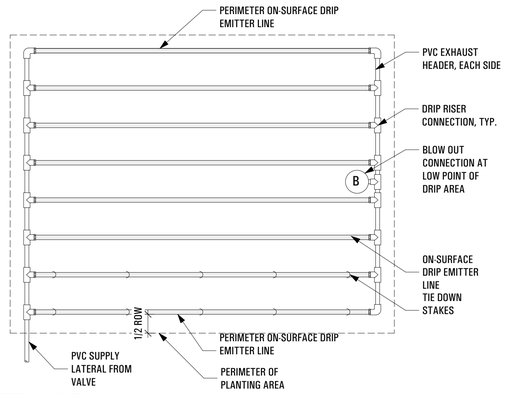
4 DRIP IRRIGATION RISER CONNECTION
SCALE: NTS



5 GATE VALVE AND FLOW METER
SCALE: NTS

DRIP LAYOUT NOTES:

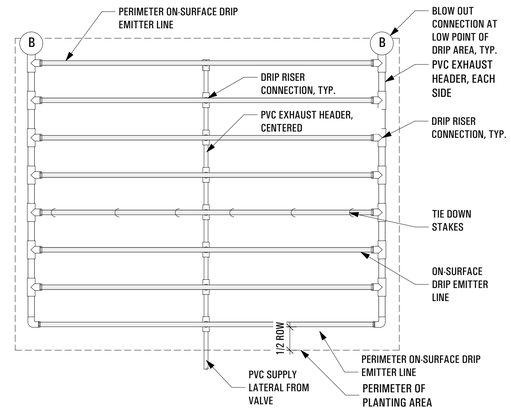
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION SCHEDULE
2. LENGTH OF THE LONGEST DRIPLINE SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS



6 DRIP IRRIGATION END FEED LAYOUT
SCALE: NTS

DRIP LAYOUT NOTES

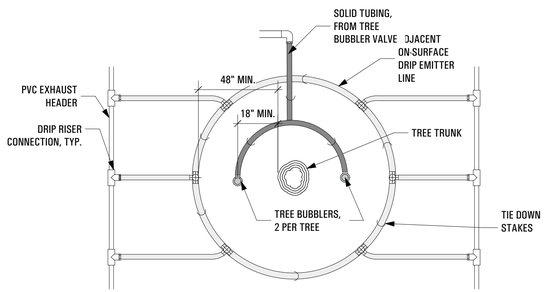
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION SCHEDULE
2. LENGTH OF THE LONGEST DRIPLINE SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS



7 DRIP IRRIGATION CENTER FEED LAYOUT
SCALE: NTS

DRIP LAYOUT NOTES

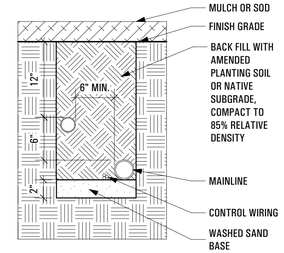
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING PER IRRIGATION SCHEDULE
2. LENGTH OF THE LONGEST DRIPLINE SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS
3. MAINTAIN 18" MIN. SPACING BETWEEN TREE TRUNK AND TREE BUBBLERS
4. MAINTAIN 48" MIN. SPACING BETWEEN TREE TRUNK AND ADJACENT SHRUB DRIP EMITTER LINE



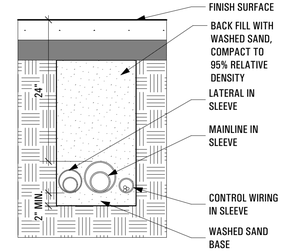
8 TREE BUBBLERS
SCALE: NTS

IRRIGATION TRENCHING NOTES:

1. INSTALL CONTROL WIRING WITHIN 4" OF MAINLINE BUT NOT DIRECTLY ABOVE MAINLINE.
2. DO NOT STACK PIPES. THREE PIPES MAXIMUM PER TRENCH.
3. EXTEND SLEEVES 12" BEYOND LIMIT OF PAVEMENTS.
4. INSTALL (1) ADDITIONAL SLEEVE FOR FUTURE EXPANSION AT ALL SLEEVE LOCATIONS.
5. SLEEVE DIAMETER TO BE 2X PIPE DIAMETER. 1 PIPE PER SLEEVE/WIRE BUNDLE.

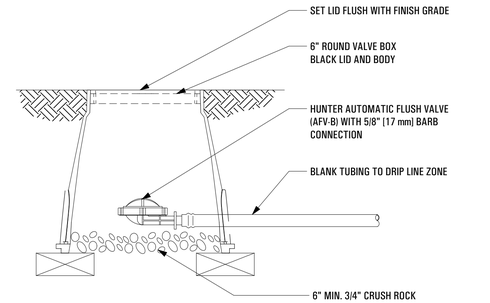


TRENCHING IN PLANTING AREAS



TRENCHING UNDER PAVEMENT

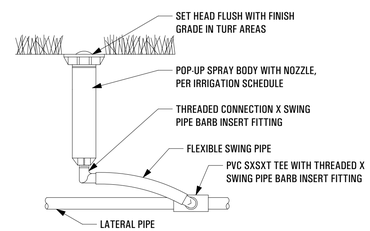
9 IRRIGATION TRENCHING
SCALE: NTS



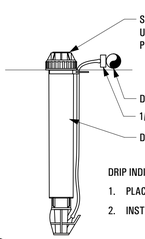
10 DRIP IRRIGATION AUTOFLUSH VALVE
SCALE: NTS

POP-UP SPRAY HEAD NOTES:

1. PLACE HEADS 2" CLR. FROM EDGES OF ALL PAVEMENTS.
2. DO NOT USE 'MARLEX' TYPE FITTINGS, ACETAL PLASTIC FITTINGS ARE ACCEPTABLE.
3. ALL THREADED CONNECTIONS TO BE WRAPPED WITH PTFE WHITE TEFLON TAPE. 2 FULL WRAPS MIN. CLOCKWISE DIRECTION.



11 POP-UP SPRAY HEAD
SCALE: NTS



DRIP INDICATOR NOTES

1. PLACE 2" CLR. FROM EDGES OF ALL PAVEMENTS.
2. INSTALL NEARBY DRIP AUTOFLUSH VALVE BOX

12 DRIP ZONE OPERATION INDICATOR
SCALE: NTS

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Project Title:

LANDSCAPE IMPROVEMENTS

311 HAWTHORNE AVE.
LOS ALTOS, CA 94022

Stamp:

LICENSED LANDSCAPE ARCHITECT
Jorge Daniel Abich, 6389
Signature
12/31/2023
Renewal Date
12/13/2022
Date
STATE OF CALIFORNIA

Date	No.	Revision Notes

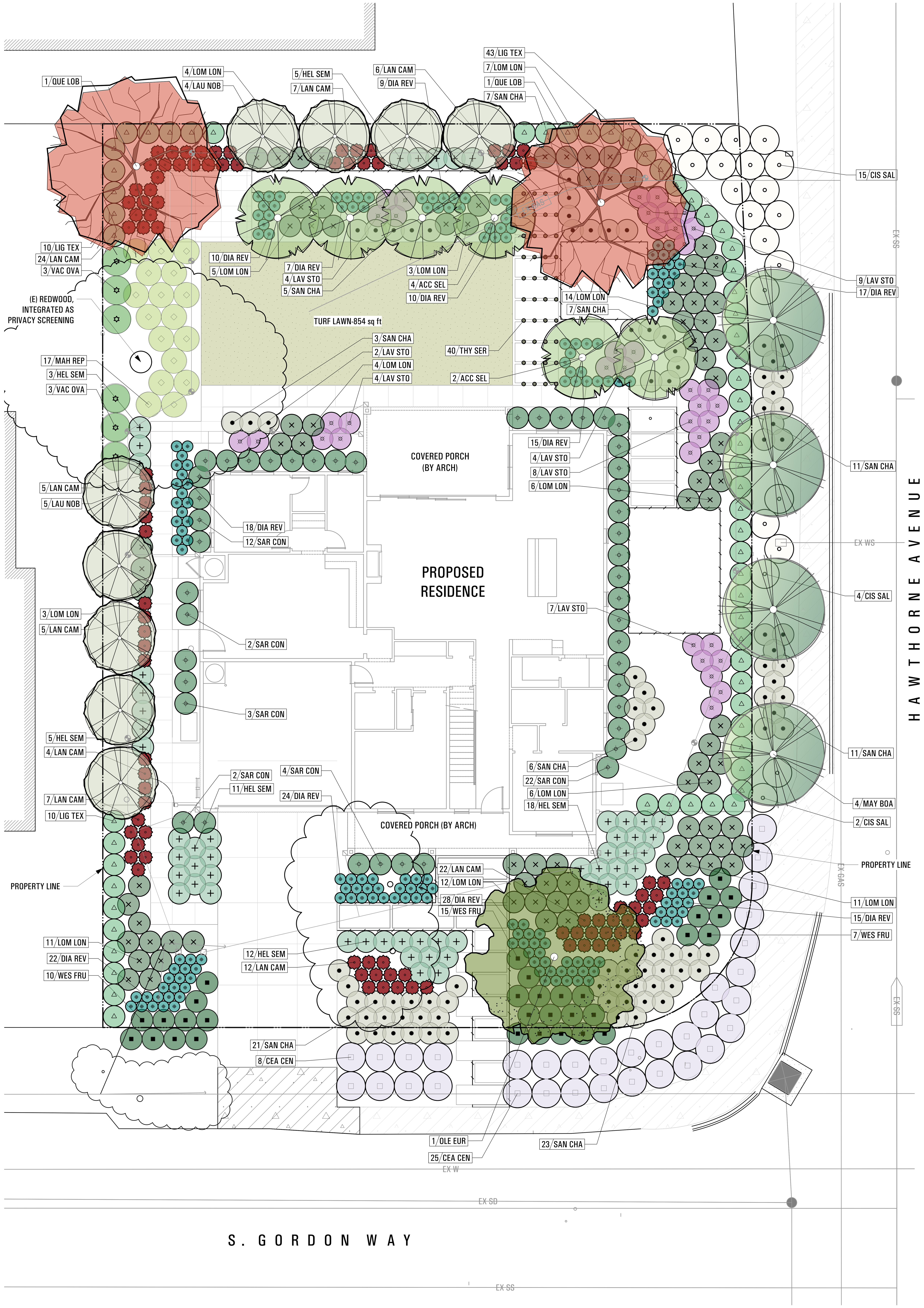
Issue Note: PERMIT SET	Project ID: 2204-01
Drawn By: D1	Reviewed By: P1
Date: 12/15/2022	CAD File Name: 311 Hawthorne.vwx

Sheet Title

IRRIGATION DETAILS

Sheet No.

L2.2



TREE LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	QTY	CONT.	MATURE SPR.	MATURE HT.	GROWTH RATE	WUCOLS	NOTES
	ACC SEL	Acca sellowiana	Feijoa	6	24"B	10 - 15 ft.	10 - 15 ft.	SLOW	LOW	Standard
	LAU NOB (PRIVACY SCREENING)	Laurus nobilis 'Saratoga'	Saratoga Laurel	9	15G	20 - 35 ft.	10 - 15 ft.	SLOW	LOW	Standard 6'HT. MIN, 10' O.C. SP.
	MAY BOA	Maytenus boaria	Mayten	4	36"B	25 - 30 ft.	25 - 30 ft.	SLOW	LOW	Standard
	OLE EUR	Olea europaea 'Swan Hill'	Swan Hill® Fruitless Olive	1	36"B	20 - 35 ft.	15 - 35 ft.	SLOW	VERY LOW	Multi-trunk
	QUE LOB (PRIVACY SCREENING) CATEGORY 1 REPLACEMENT TREE	Quercus lobata	Valley Oak	2	36"B	> 35 ft.	35 - 50 ft.	FAST	LOW	Standard

PLANT LEGEND

KEY	ID	BOTANICAL NAME	COMMON NAME	SPACING	QTY	CONT.	TYPE	WUCOLS
	CEA CEN	Ceanothus 'Centennial'	Centennial California Lilac	48" O.C.	33	5G	Ground Cover, Shrubs	LOW
	CIS SAL	Cistus salvifolius 'Prostratus'	Sageleaf Rockrose	48" O.C.	21	5G	Ground Cover, Shrubs	LOW
	DIA REV	Dianella revoluta 'DR5000' P.P.# 17719	Little Rev™ Flax Lily	18" O.C.	175	5G	Perennials	LOW
	HEL SEM	Helictotrichon sempervirens	Blue Oat Grass	36" O.C.	54	5G	Ornamental Grass	LOW
	LAN CAM	Lantana camara 'CCCF1' PP26036	Firestorm Lantana	24" O.C.	92	5G	Perennials	LOW
	LAV STO	Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender	30" O.C.	38	5G	Shrubs	LOW
	LIG TEX	Ligustrum japonicum 'Texanum'	Waxleaf Privet	36" O.C.	63	5G	Shrubs	LOW
	LOM LON	Lomandra longifolia 'LM300' P.P.# 15420	Breeze™ Dwarf Mat Rush	36" O.C.	86	5G	Ornamental Grass	LOW
	MAH REP	Mahonia repens	Creeping Mahonia	42" O.C.	17	5G	Shrubs, Ground Cover	LOW
	SAN CHA	Santolina chamaecyparissus	Lavender Cotton	36" O.C.	94	5G	Shrubs	LOW
	SAR CON	Sarcococca confusa	Sweet Box	36" O.C.	45	5G	Shrubs	LOW
	THY SER	Thymus serpyllum 'Elfin'	Creeping Thyme	18" O.C.	40	4"POT	Perennials	LOW
	VAC OVA	Vaccinium ovatum	Evergreen Huckleberry	48" O.C.	6	15G	Shrubs	LOW
	WES FRU	Westringia Fruticosa 'Low Horizon'	Low Horizon Coast Rosemary	36" O.C.	32	5G	Perennials	LOW

TURF LAWN	854	Square Feet	90% Tall Fescue / 10% Kentucky Bluegrass

WATER USE CALCULATIONS

(ETo): 49.4

Zone	Plant Type	Plant Factor (PF)	Irrigation Method	Irr. Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	(ETWU)
Regular Landscape Areas								
A1	Trees	0.2	Drip	0.81	0.247	16	4	121
A1	Trees	0.2	Drip	0.81	0.247	16	4	121
A1	Trees	0.2	Drip	0.81	0.247	16	4	121
A1	Trees	0.2	Drip	0.81	0.247	16	4	121
A1	Trees	0.2	Drip	0.81	0.247	16	4	121
A2	Shrubs	0.2	Drip	0.81	0.247	79	19	597
A2	Shrubs	0.2	Drip	0.81	0.247	388	96	2,937
A2	Shrubs	0.2	Drip	0.81	0.247	434	107	3,279
A2	Shrubs	0.2	Drip	0.81	0.247	98	24	741
A2	Shrubs	0.2	Drip	0.81	0.247	1,935	478	14,633
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
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A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A3	Trees	0.2	Drip	0.81	0.247	16	4	121
A4	Shrubs	0.2	Drip	0.81	0.247	249	61	1,882
A4	Shrubs	0.2	Drip	0.81	0.247	2,725	673	20,605
A4	Shrubs	0.2	Drip	0.81	0.247	71	18	539
A4	Shrubs	0.2	Drip	0.81	0.247	264	65	1,995
A5	Turf Grass	0.9	Overhead Spray	0.75	1.2	854	1,025	31,405
					Totals:	7,449	2,654	81,273
Special Landscape Areas								
					Totals:	0	0	0

ETWU Total: 81,273 gal/yr
MAWA: 159,696 gal/yr

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2,654
Total Area:	7,449
Average ETAF*:	0.36

All Landscape Areas	
Total ETAF x Area	2,654
Total Area:	7,449
Sitewide ETAF:	0.36

* = Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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

JORGE DANIEL ABICH, PLA (CA #5899)

SEE SHEET L3.2 FOR PLANTING DETAILS

SCALE: 1/8" = 1'-0"   0 4 8 12 16 20 FT

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ABICH LANDSCAPE ARCHITECTURE + CONSULTING

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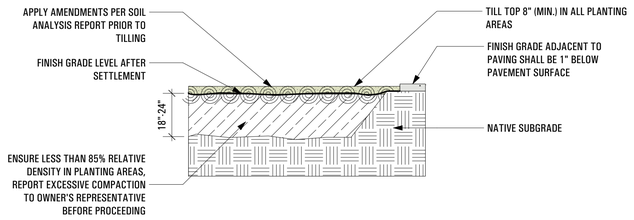
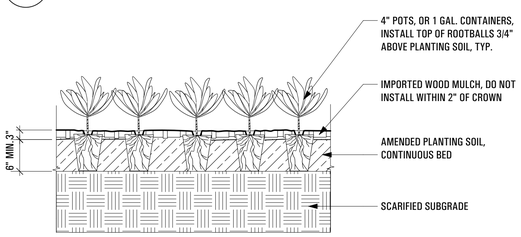
Drawn By: D1	Reviewed By: P1
Date: 12/15/2022	CAD File Name: 311 Hawthorne.vwx

Sheet Title: PLANTING PLAN

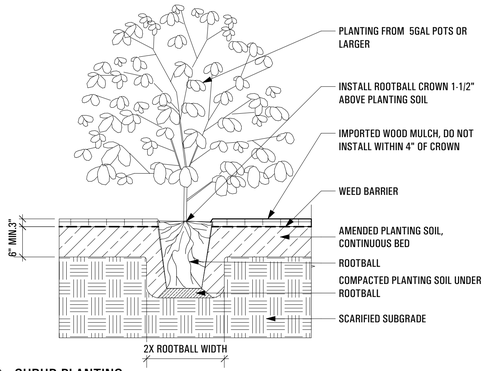
Sheet No.: L3.1



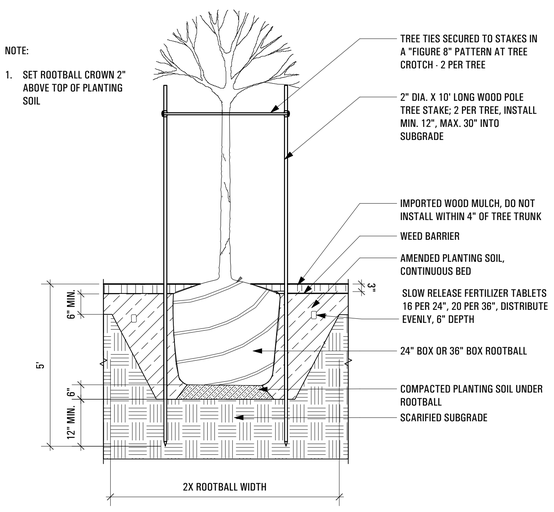
1 SOIL PREPARATION
SCALE: NTS



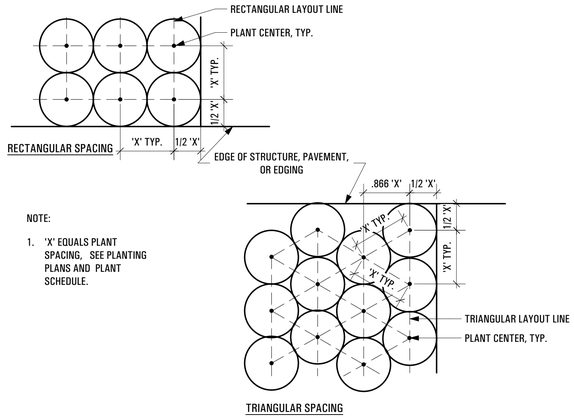
2 GROUNDCOVER PLANTING
SCALE: NTS



3 SHRUB PLANTING
SCALE: NTS



4 TREE PLANTING
SCALE: NTS



NOTE:

1. 'X' EQUALS PLANT SPACING, SEE PLANTING PLANS AND PLANT SCHEDULE.

5 PLANT SPACING
SCALE: NTS

PLANTING NOTES

1. DRAWING CONFORMANCE
All work shall conform to drawings and planting details. No deviations shall be accepted unless approved by the Owner's Representative.

2. SITE PREPARATION
Remove all vegetation and deleterious materials prior to rough grading operations. Test on-site soils for horticultural suitability and amendments. Preserve all horticulturally suitable topsoil by stockpiling on site. Topsoil shall be replaced in planting areas to achieve final finish grades. Rip and till areas to receive topsoil on the same day topsoil is relocated. Areas of contaminated soil shall be scraped to a depth of 24" and replaced with amended planting soil per soils analysis report.

3. DRAINAGE
All softscapes and hardscapes shall slope to drain away from buildings towards drainage appurtenances at a rate of .5% minimum to 1% maximum, unless otherwise noted.

4. WORK IN RIGHT OF WAY
Any work conducted within the right of way or to be maintained by local jurisdictional agencies shall be installed per the latest edition of the agency construction standards, and all other agency requirements.

5. UTILITY CLEARANCE
For all trees, a 5' minimum clearance shall be maintained from all water, electric and sanitary sewer utility lines. A 10' minimum clearance shall be maintained from all overhead utilities. All planting except low-growing groundcover shall be 3' clear of all fire appurtenances per NFPA 18.5.7

6. SOIL TESTING
Contractor shall submit soil samples to a certified soil testing laboratory for the determination of soil suitability and amendments. Contractor shall amend soils per the recommendations provided in the soil analysis report at the rates prescribed by the soil testing laboratory. All tree planting pits shall be backfilled with amended planting soil per the soil analysis report. Contractor shall submit a copy of the soil analysis report to the Landscape Architect for review of compliance with Water Efficient Landscape Ordinance.

7. PLANT STANDARDS
All plant material shall comply with ANSI Z60.1 "Standard For Nursery Stock," notes, and details on the drawings.

8. SUBSTITUTIONS
Planting substitutions, if necessary, shall be submitted to the Landscape Architect for approval. Any substitutions made without the approval of the Landscape Architect shall be rejected. Substitutions shall be made at no additional cost to the owner.

9. TREE PLANTING
All planting pits shall be bermed to allow for appropriate drainage. In soils with slow percolation rates, planting pits shall be augured 12" dia. X 8' depth and filled with drain rock to prevent ponding. All planting pits shall drain completely within a time frame of 2 hours.

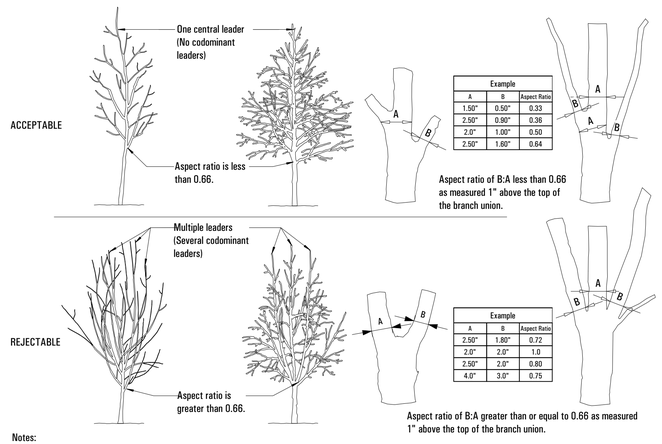
10. ROOT BARRIERS
Root control barriers shall be utilized at any sidewalks, curbs, or hardscapes that are within 5 feet of trees. Root barrier panels shall be 18" deep and span 10' feet to each side of the centerline of the tree.

11. TURF INSTALLATION
- Rototill or spade the area to a depth of 4 to 6 inches. Rake and smooth the soil, removing rocks, roots, and large clods
- Ensure proper soil compaction of no more than 85% relative density.
- Roll the area lightly with a lawn roller 1/3 full of water, maintaining the finish grade of soil 1 inch below adjacent paving.
- Water the prepared area to settle the soil and provide a moist base for turf. Moisten the soil to a depth of 6 inches minimum.
- Install turf immediately upon delivery. In hot weather, protect unlaid turf by placing stacks in shade, covering with moist burlap sacking, and/or sprinkling.
- Begin installing turf along the longest straight line, such as a driveway or sidewalk. Butt and push edges and ends against each other tightly, without stretching. Avoid gaps or overlaps. Stagger the joints in each row in a brick-like fashion at a minimum overlap of 2'. Avoid leaving small strips at outer edges as they will not retain moisture. On slopes, place the turf pieces across the slope.
- Begin watering turf within 30 minutes of installation. To avoid causing indentations or air pockets, avoid repeated walking or kneeling on the turf while it is being installed or just after watering.
- After installation, roll the entire area to improve turf/soil contact and remove air pockets.

12. MULCHING
All planting areas are to receive a 3" layer of bark mulch. Contractor shall submit a sample of proposed mulch material to Landscape Architect for review. All areas to receive mulch shall be treated with an organic pre-emergent herbicide to control weed growth.

13. CERTIFICATE OF COMPLETION
A Certificate of Completion shall be certified by the Landscape Contractor upon completion and final review of landscape installation and provided to the Owner's Representative for submittal to the local governing jurisdiction.

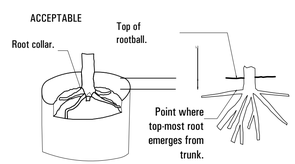
14. ESTABLISHMENT PERIOD
The establishment period shall be a minimum of 60 calendar days commencing upon written verification of substantial completion by the Owner's Representative. Contractor shall observe and maintain planting material to ensure planting material is acclimatized and displays healthy and vigorous growth. Any planting in need of replacement shall trigger an additional establishment period of 60 calendar days commencing on the date of replacement.



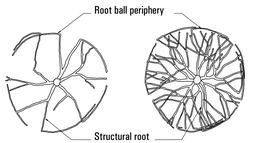
Notes:
1- Aspect ratio shall be less than 0.66 on all branch unions. Aspect ratio is the diameter of branch (B) divided by the diameter of the trunk (A) as measured 1" above the top of the branch union.

2- Any tree not meeting the crown observations detail may be rejected.

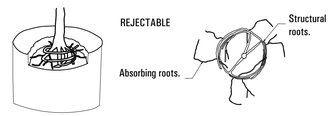
6 TREE BRANCHING STRUCTURE
SCALE: NTS



The point where top-most root(s) emerges from the trunk (root collar) should be within the top 2" of substrate. The root collar and the root ball interior should be free of defects including circling, kinked, ascending, and stem girdling roots. Structural roots shall reach the periphery near the top of the root ball.

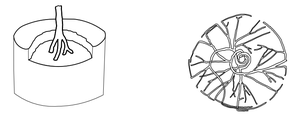


Roots radiate from trunk and reach side of root ball without deflecting down or around.



Structural roots circle interior of root ball. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Only absorbing roots reach the periphery near the top of the root ball. Structural roots mostly wrap or are deflected on the root ball interior.



Structural roots descend into root ball interior. No structural roots are horizontal and reach the root ball periphery near the top of the root ball.

Structural roots circle and do not radiate from the trunk.

Structural roots primarily grow to one side.

Structural roots missing from one side, and/or grow tangent to trunk.

Notes:
1- Observations of roots shall occur prior to acceptance. Roots and substrate may be removed during the observation process; substrate/soil shall be replaced after observation has been completed.
2- Small roots (1/#4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periperhy can be removed at the time of planting.
3- See specifications for observation process and requirements.

7 ROOT CONTAINER STRUCTURE
SCALE: NTS

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LICENSED LANDSCAPE ARCHITECT
Jorge Daniel Abich, 6698
Signature
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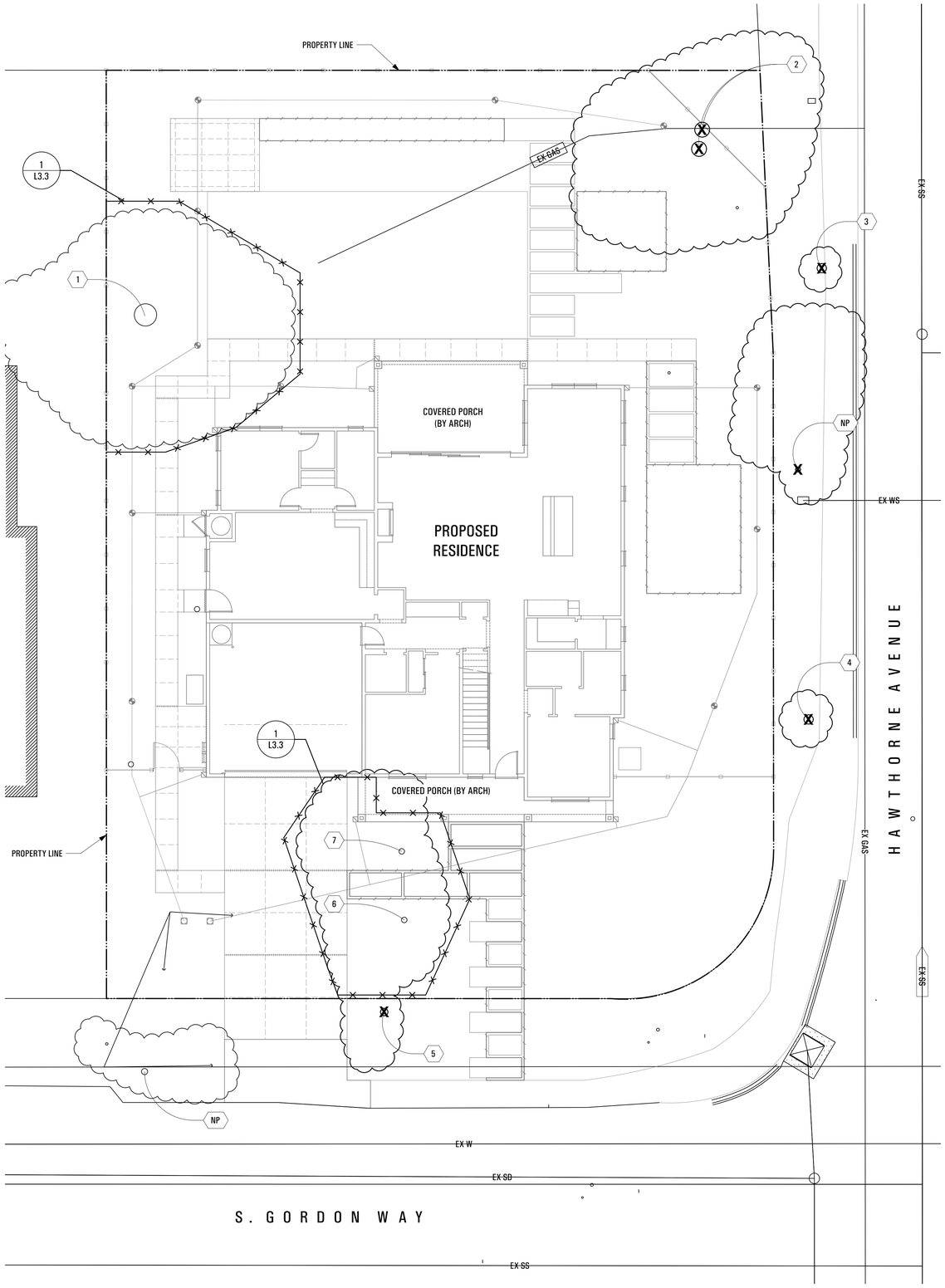
Issue Note: PERMIT SET	Project ID: 2204-01
Drawn By: DI	Reviewed By: PI
Date: 12/15/2022	CAD File Name: 311 Hawthorne.vwx

Sheet Title:

PLANTING DETAILS AND NOTES

Sheet No.

L3.2



TREE PROTECTION LEGEND

X — (E) TREE TO REMAIN

X — (E) TREE TO BE REMOVED, TYP.

(E) NEIGHBORING TREE, TYP.

NP — 'NOT PROTECTED' DESIGNATION PER ARBORIST REPORT

TREE PROTECTION FENCING

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

TREE PROTECTION NOTES

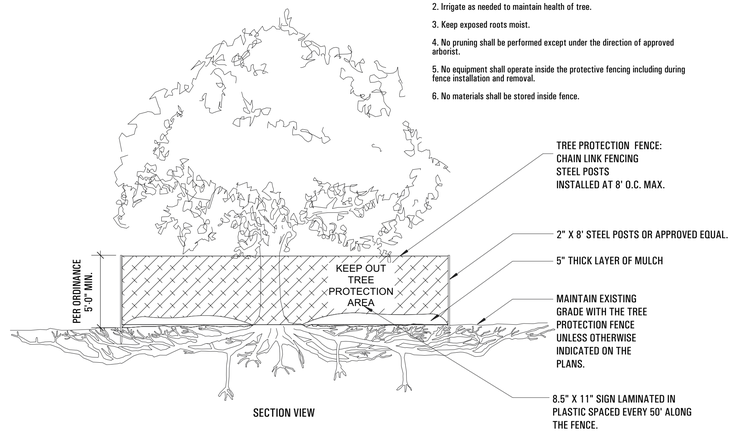
1. Refer to the arborist report "ARBORIST REPORT AND TREE INVENTORY, June 1st, 2022" prepared by "CALTLC"
2. Trees and shrubs not identified within the arborist report, but as included in survey drawings, are included for reference only.
3. Protect all existing items that are not noted for removal.
4. Existing trees to remain unless noted otherwise. Do not stockpile, drive over, or otherwise disturb soil under driplines of existing trees, except as required for planting operations.
5. Use hand tools only for work under driplines of existing trees to remain.
6. Trees noted to be removed shall be completely removed, including stump and root mass. Refer to arborist report for instructions on removing tree stumps within protected tree root zones.
7. No roots over 2" in diameter shall be cut except under the direction of an arborist. All cut roots shall be covered with burlap or straw and shall remain moist until re-buried in soil.
8. Contractor to refer to final arborist report for tree protection fencing locations.

TREE PROTECTION CHART

Keynote	Tag #	Protected	Offsite	Common Name	Botanical Name	DBH (inches)	Status	Note
1	9543	Y	N	Coast Redwood	Sequoia sempervirens	51	Retain and Protect	
2	9544	Y	N	Coast Redwood	Sequoia sempervirens	52	Remove	Poor Condition (See Arborist Report)
3	9545	Y	N	Italian Cypress	Cupressus sempervirens	15	Remove	
4	9546	Y	N	Italian Cypress	Cupressus sempervirens	17	Remove	
5	9547	N	N	Italian Cypress	Cupressus sempervirens	11	Remove	
6	9548	N	N	Sweetgum	Liquidambar	10	Retain and Protect	
7	9549	N	N	Sweetgum	Liquidambar	9	Retain and Protect	

NOTES

1. See arborist report for additional protection requirements. Comply with all tree protection requirements per jurisdiction.
2. Irrigate as needed to maintain health of tree.
3. Keep exposed roots moist.
4. No pruning shall be performed except under the direction of approved arborist.
5. No equipment shall operate inside the protective fencing including during fence installation and removal.
6. No materials shall be stored inside fence.



1 TREE PROTECTION FENCING
SCALE: NTS

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

JORGE DANIEL ABICH, PLA (CA #5899)

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

0 4 8 12 16 20 FT

THOMAS JAMES HOMES

CONSULTING ABICH LANDSCAPE ARCHITECTURE

2043 San Pablo Avenue
Berkeley, CA 94702
abichlandarch@gmail.com
(510) 905-7444

Project Title:

LANDSCAPE IMPROVEMENTS

311 HAWTHORNE AVE.
LOS ALTOS, CA 94022

Stamp:

LICENSED LANDSCAPE ARCHITECT
Jorge Daniel Abich, #5899
Signature
12/31/2023
Renewal Date
12/13/2022
Date
STATE OF CALIFORNIA

Date	No.	Revision Notes

Issue Note: PERMIT SET	Project ID: 2204-01
Drawn By: D1	Reviewed By: P1
Date: 12/15/2022	CAD File Name: 311 Hawthorne.vwx

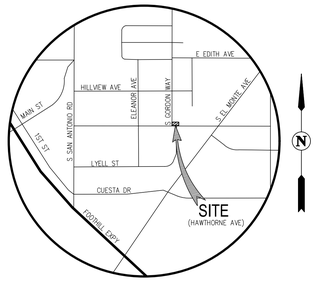
Sheet Title

TREE PROTECTION PLAN

Sheet No.

L3.3

811 Know what's below. Call 811 before you dig.



VICINITY MAP
NOT TO SCALE

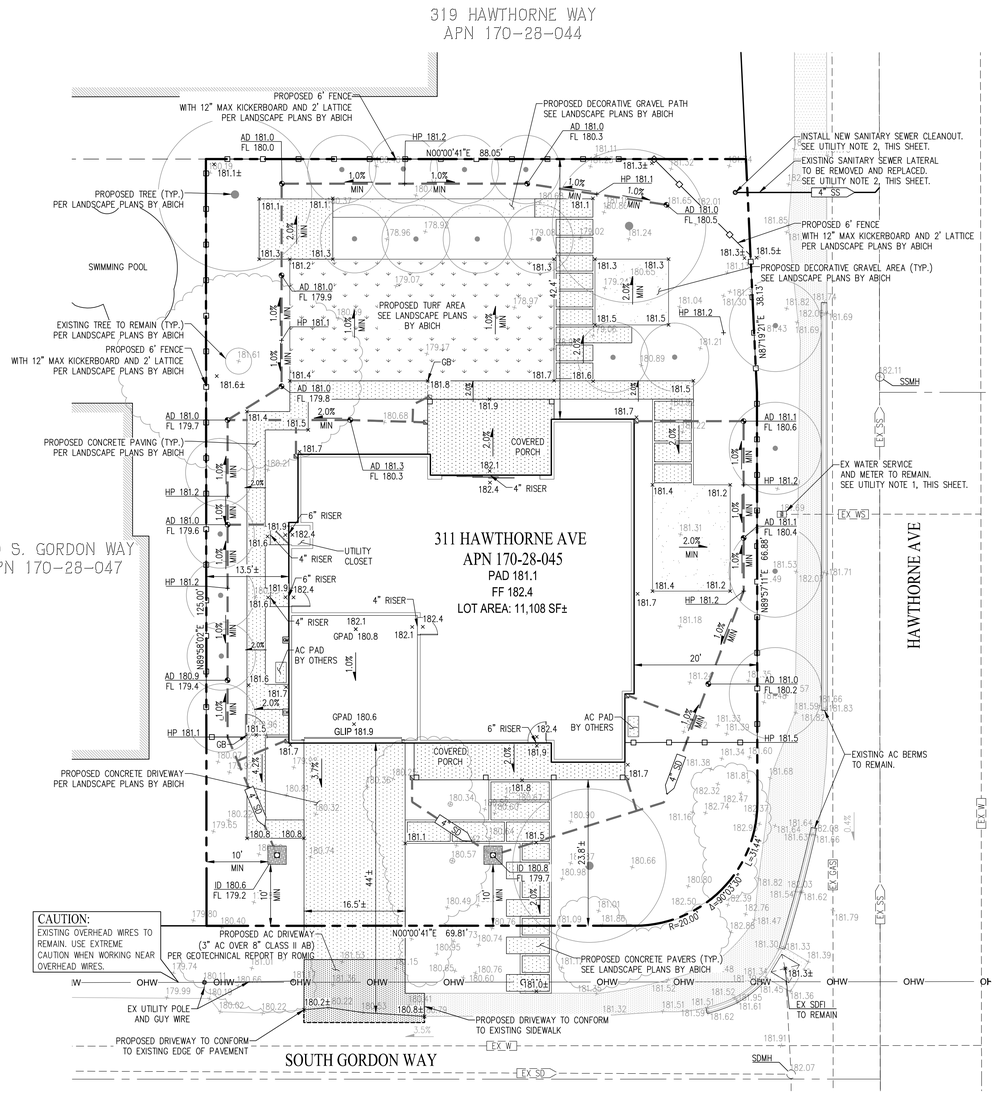
GENERAL NOTES

1. SITE ADDRESS: 311 HAWTHORNE AVENUE, LOS ALTOS, CA 94024
2. DEVELOPER: THOMAS JAMES HOMES, 255 SHORELINE DRIVE, SUITE 428, REDWOOD CITY, CA 94065, (650) 434-7966, KEN KING
3. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC., 2633 CAMINO RAMON, SUITE 350, SAN RAMON, CA 94583, (925) 866-0322, JUSTIN R. DEKNOBLOUGH, R.C.E. 79604
4. SOILS ENGINEER: ROMIG ENGINEERS, 1390 EL CAMINO REAL, 2ND FLOOR, SAN CARLOS, CA 94070, (650) 591-5224, JONATHAN J. FONE, R.C.E. 80875
5. ARCHITECT: BASSENIAN LAGONI, 2031 ORCHARD DRIVE, SUITE 100, NEWPORT BEACH, CA 92660, (949) 533-9100, SOPHIA BRAVERMAN
6. LANDSCAPE ARCHITECT: ABICH LANDSCAPE ARCHITECTURE & CONSULTING, 1136 HEARST AVENUE, UNIT A, BERKELEY, CA 94702, (510) 905-7444, JORGE ABICH
7. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES, AND REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, OSHA, AND INDUSTRIAL ACCIDENT COMMISSION RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT, AND LABOR PERSONNEL.
8. THE CONTRACTOR SHALL CONTACT CARLSON, BARBEE AND GIBSON, INC. AT (925) 866-0322 IF DISCREPANCIES EXIST ON THESE PLANS OR IF THE WORK TO BE DONE, OR ANY MATTER RELATED THERETO, IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS.
9. THE GEOTECHNICAL REPORT, NAMED GEOTECHNICAL INVESTIGATION (ROMIG PROJECT NO. 5366-60) JANUARY 24, 2022, SHALL BE RETAINED ON THE CONSTRUCTION SITE.
10. EARTHWORK, SLAB AND FOUNDATION CONSTRUCTION, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, UTILITY TRENCH BACKFILL, PAVEMENT CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED JANUARY 24, 2022. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.
11. ON-SITE SLOPES, AWAY FROM THE STRUCUTRE, OF AT LEAST 2 PERCENT ARE RECOMMENDED FOR FLATWORK AND PAVEMENT AREAS WITH 5 PERCENT PREFERRED IN LANDSCAPE AREAS WITHIN 8 FEET OF THE STRUCTURES, WHERE POSSIBLE, AS DESCRIBED IN THE PROJECT GEOTECHNICAL INVESTIGATION REPORT.
12. CONTRACTOR SHALL FOLLOW ALL PROJECT ARBORIST RECOMMENDATIONS FOR GRADING WITHIN TREE PROTECTION AREAS.

UTILITY NOTES

1. EXISTING WATER SERVICE LATERAL AND METER TO REMAIN. IF EXISTING METER IS LESS THAN 1" METER, EXISTING METER IS TO BE REMOVED AND REPLACED WITH 1" WATER METER PER CALIFORNIA WATER SERVICE STANDARD DRAWING CW-555R14. WATER PROVIDER TO DETERMINE IF EXISTING SERVICE LATERAL IS SUITABLE FOR PROJECT FLOWS. IF WATER METER IS WITHIN DRIVEWAY OR AC PARKING STRIP, THE METER BOX AND LID MUST BE UPGRADED TO A TRAFFIC RATED BOX AND LID. LAYOUT OF WATER SERVICE FROM BACK OF WATER METER TO THE HOUSE IS SHOWN FOR REFERENCE ONLY. SAID LINE SHALL BE CONSTRUCTED PER APPROVED PLUMBING PLANS BY GOUVIS ENGINEERING.
2. EXISTING SANITARY SEWER LATERAL TO BE REMOVED AND REPLACED. A NEW PROPERTY LINE CLEANOUT SHALL BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-6. A NEW 4" SEWER LATERAL SHALL BE INSTALLED PER CITY OF LOS ALTOS STANDARD DETAIL SS-5. LAYOUT OF THE BUILDING SEWER LATERAL, FROM THE PROPERTY LINE CLEANOUT TO THE HOUSE, IS SHOWN FOR REFERENCE ONLY. LAYOUT AND CONSTRUCTION OF BUILDING SEWER SHALL FOLLOW APPROVED PLUMBING PLANS BY GOUVIS ENGINEERING.
3. THE EXISTING GAS SERVICE LATERAL WILL BE ABANDONED. THE LOCATION OF THE EXISTING GAS MAIN IS UNKNOWN AND SHALL BE VERIFIED PRIOR TO ANY WORK AFFECTING SAID LINE. THIS PLAN DOES NOT COVER ABANDONMENT OF THE EXISTING GAS LATERAL.
4. NEW DRY UTILITY SERVICE CONNECTIONS TO FOLLOW PLAN BY DRY UTILITY CONSULTANT.
5. THE LOCATIONS OF THE UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY WORK AFFECTING EXISTING UTILITY LINES TO DETERMINE IF CONFLICTS EXIST.

SHEET INDEX

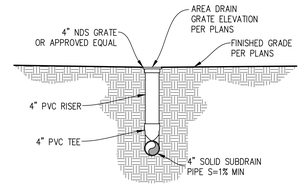


LEGEND

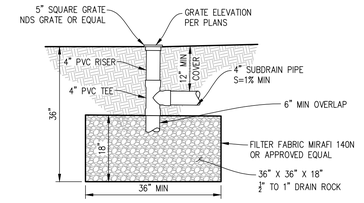
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE (PROJECT)
		PROPERTY LINE (ADJOINER)
		RIGHT OF WAY LINE
		CENTER LINE
		SAWCUT LINE
		STRUCTURE
	4" SD	4" AREA DRAIN PIPE
EX SS	4" SS	SANITARY SEWER PIPE OR LATERAL
EX W	DWS	WATER PIPE
		FENCE
435.54	435.5	SPOT ELEVATION
		DOWNSPOUT (PER ARCHITECTURE)
		AREA DRAIN
		PROPOSED INFILTRATION DEVICE
		SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		WATER METER
		ELECTRIC METER (PER ARCHITECTURE)
		GAS METER (PER ARCHITECTURE)
		TREE (SEE LANDSCAPE PLANS)
		STRUCTURAL CONCRETE
		CONCRETE PAVEMENT
		ASPHALT CONCRETE
		DECORATIVE GRAVEL
		TURF

ABBREVIATIONS

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



1 AREA DRAIN
NOT TO SCALE



1 INFILTRATION DEVICE
NOT TO SCALE

ROUGH EARTHWORK SUMMARY	
CUT	30± CY
FILL	70± CY
NET	40± CY

10' 0' 5' 10' 20' 40'
GRAPHIC SCALE

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	BY	DATE
		DEC 2022

DRAWN BY: SLC
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER
JUSTIN R. DEKNOBLOUGH
79604
EXP. 9-30-24
CIVIL
STATE OF CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4456
WWW.CBANDG.COM

311 HAWTHORNE AVENUE
CALIFORNIA

GRADING AND DRAINAGE PLAN
NOTES, LEGEND, ABBREVIATIONS, SITE PLAN

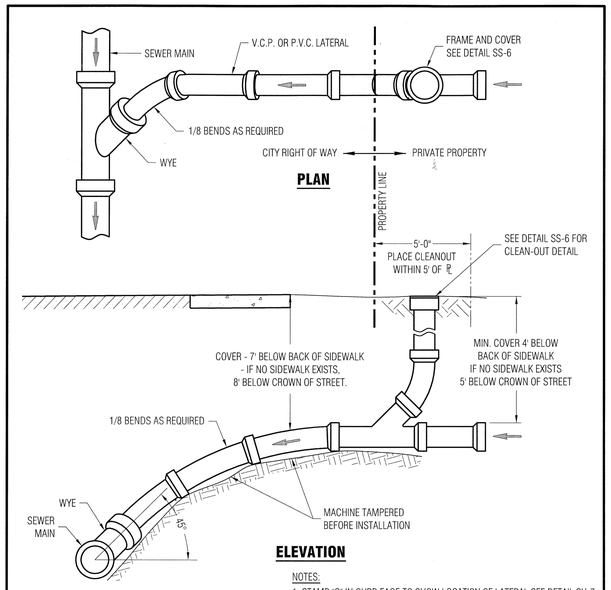
THOMAS JAMES HOMES
CITY OF LOS ALTOS

SHEET NUMBER
GP-1
1 OF 5

JOB NUMBER
3085-00

F:\3085-000\LOS ALTOS\311 HAWTHORNE AVE\ACAD\GP\GP-01.DWG

811 Know what's below. Call 811 before you dig.



PLAN

ELEVATION

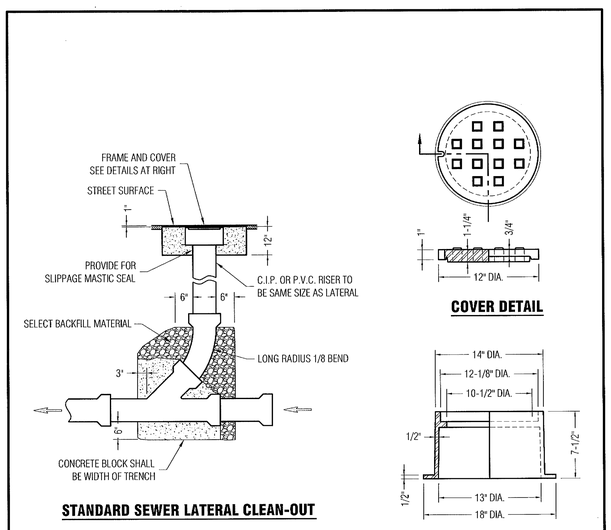
NOTES:
1. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL SEE DETAIL SU-7
2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

Approved: _____ City Engineer 1/4/10 Date

CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1952 ·

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010



STANDARD SEWER LATERAL CLEAN-OUT

COVER DETAIL

FRAME DETAIL

Approved: _____ City Engineer 1/4/10 Date

CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1952 ·

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

STANDARD DETAILS MAY 2010

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	BY	DATE	APPROVAL

DATE: DEC 2022
DRAWN BY: SLC
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER · JUSTIN R. DENBOER · 79604 EXP. 9-30-24 · CIVIL · STATE OF CALIFORNIA

SAN RAMON (925) 866-0322
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311 HAWTHORNE AVENUE

GRADING AND DRAINAGE PLAN

CITY STANDARD DETAILS

CALIFORNIA

THOMAS JAMES HOMES

CITY OF LOS ALTOS

SHEET NUMBER
GP-2
2 OF 5

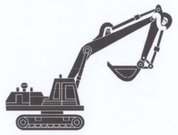
JOB NUMBER
3085-00

F:\3085-000\LOS ALTOS\311 HAWTHORNE AVE\ACAD\GP\GP-02.DWG

811 Know what's below. Call 811 before you dig.

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

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

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

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

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

Local Pollution Control Agencies

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

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

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

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

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

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

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

Palo Alto Regional Water Quality Control Plant: (650) 329-2598

Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

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

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

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

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

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

Filter Cleaning

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

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

Handling Paint Products

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

Storm Drain Pollution from Paints, Solvents, and Adhesives

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

Painting Cleanup

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

Paint Removal

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

Recycle/Reuse Leftover Paints Whenever Possible

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

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

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

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

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

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

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

Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

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

Materials/Waste Handling

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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

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

Dewatering Operations

1. Check for Toxic Pollutants

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

2. Check for Sediment Levels

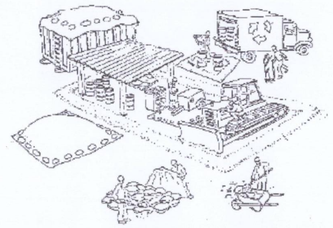
- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry

Santa Clara Urban Runoff Pollution Prevention Program



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

PRELIMINARY PLANS NOT FOR CONSTRUCTION

NO	BY	DATE
		DEC 2022

DRAWN BY: SLC
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER JUSTIN R. DENBOROUGH 79604 EXP. 9-30-24 CIVIL STATE OF CALIFORNIA

cbg CIVIL ENGINEERS • SURVEYORS • PLANNERS
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ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

311 HAWTHORNE AVENUE CALIFORNIA

GRADING AND DRAINAGE PLAN

CLEAN BAY BLUEPRINT

THOMAS JAMES HOMES CITY OF LOS ALTOS

SHEET NUMBER GP-3
3 OF 5

JOB NUMBER 3085-00

F:\3085-000\LOS ALTOS\311 HAWTHORNE AVE\ACAD\GP\GP-02.DWG

811 Know what's below. Call 811 before you dig.

GENERAL NOTES

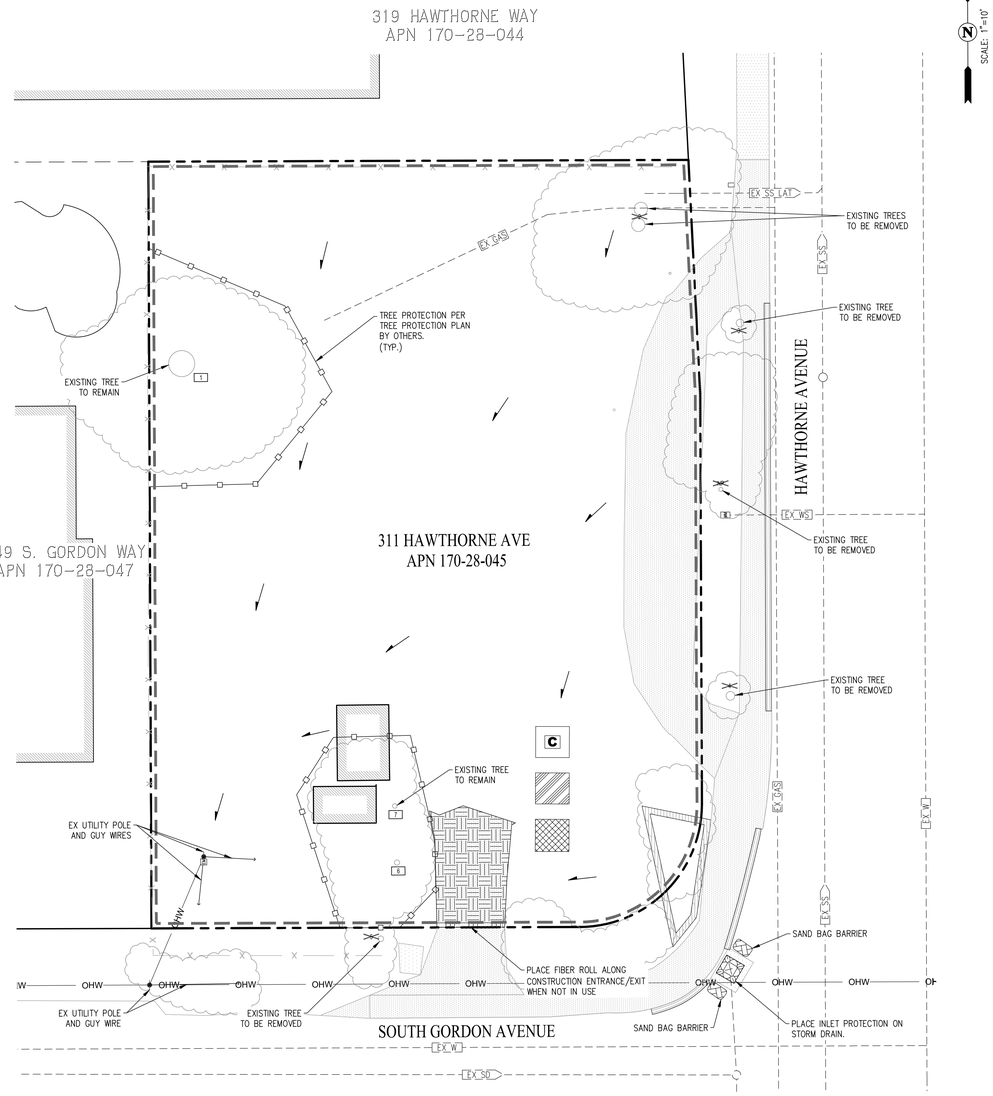
1. SITE ADDRESS: 311 HAWTHORNE AVENUE
LOS ALTOS, CA 94024

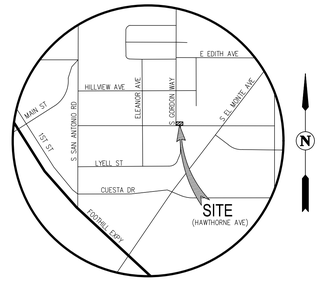
2. OWNER/DEVELOPER (DISCHARGER): THOMAS JAMES HOMES, LLC
255 SHORELINE DRIVE SUITE 428
REDWOOD CITY, CA 94065
(650) 434-7966
KEN KING

3.. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
JUSTIN R. DEKNOBLOUGH, R.C.E. 79604

BEST MANAGEMENT PRACTICE NOTES

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





VICINITY MAP
NOT TO SCALE

LEGEND

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

PROJECT SUPERINTENDENT TO MARK KNOWN LOCATIONS*

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

NOTE:

* THE MATERIALS AND EQUIPMENT STORAGE AREA AND SANITARY FACILITY WILL BE PLACED AT THE PROJECT SUPERINTENDENT'S DISCRETION AND ARE SUBJECT TO CHANGE.

** DENOTES SECTION RELATED TO BMP IN THE CASQA BMP HANDBOOK.

CURRENT CASQA STORMWATER BMP CONSTRUCTION HANDBOOK DETAILS

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

NOTE:

NOT ALL DETAILS LISTED MAY BE APPLICABLE FOR THIS SITE.

SHEET INDEX

EXISTING TREES TO BE RETAINED

TREE NUMBER	COMMON NAME	DBH (IN)
1	COAST REDWOOD	51
6	SWEETGUM	10
7	SWEETGUM	9

EXISTING TREES TO BE REMOVED

TREE NUMBER	COMMON NAME	DBH (IN)
2	COAST REDWOOD	18
3	ITALIAN CYPRESS	15
4	ITALIAN CYPRESS	17
5	ITALIAN CYPRESS	11

10' 0' 5' 10' 20' 40'
GRAPHIC SCALE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

DATE: DEC 2022
DRAWN BY: SLC
PROJ. ENGR: REN
PROJ. MGR: JRD

JUSTIN R. DEKNOBLOUGH — No. 79604 — EXP. 9-30-24 — CIVIL — STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER

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311 HAWTHORNE AVENUE — CALIFORNIA

GRADING AND DRAINAGE PLAN
EROSION CONTROL NOTES & SITE PLAN

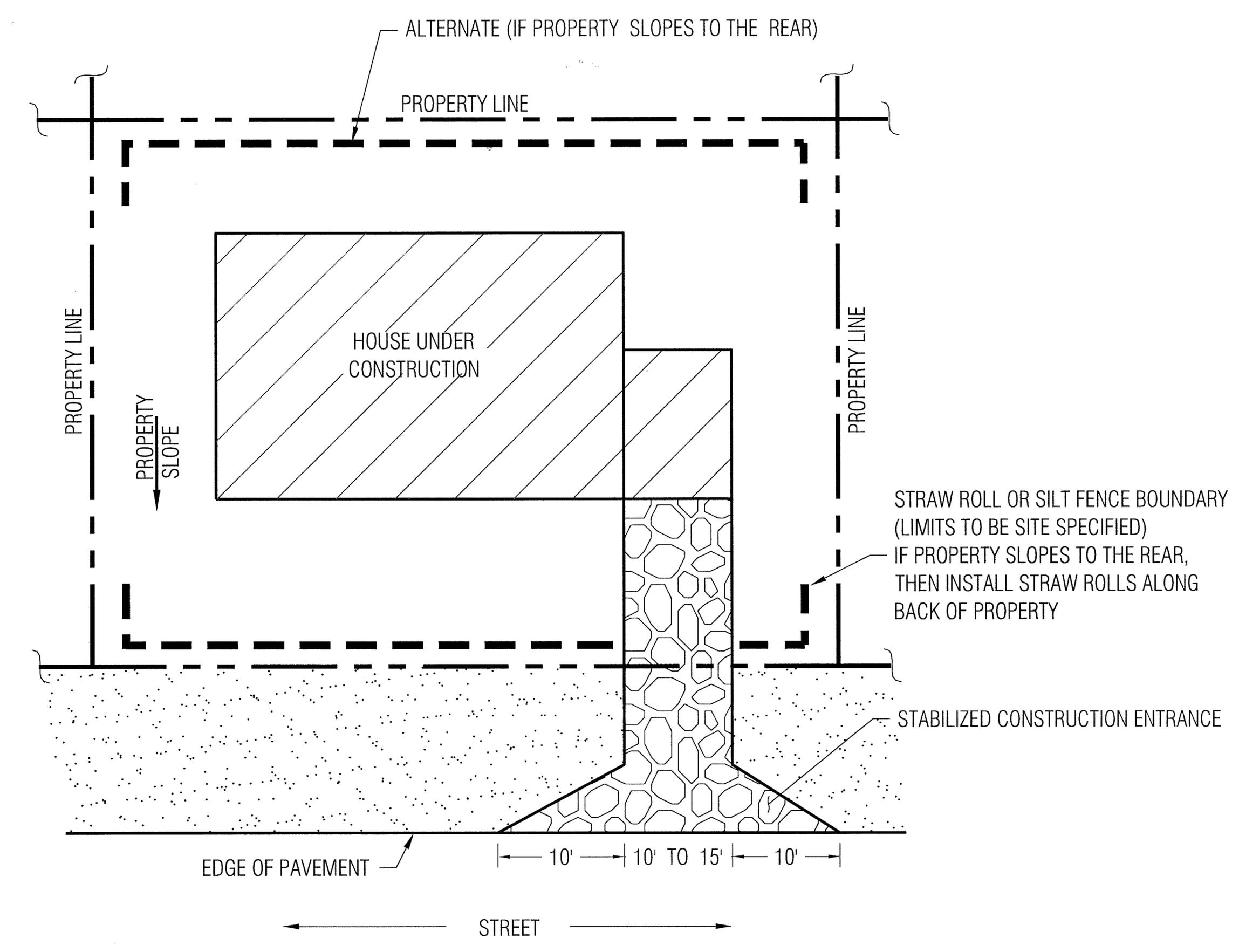
THOMAS JAMES HOMES — CITY OF LOS ALTOS

SHEET NUMBER
ECP-1
4 OF 5

JOB NUMBER
3085-00

F:\3085-000\LOS ALTOS\311 HAWTHORNE AVE\ACAD\GPGP-03.DWG

811 Know what's **below.** Call 811 before you dig.



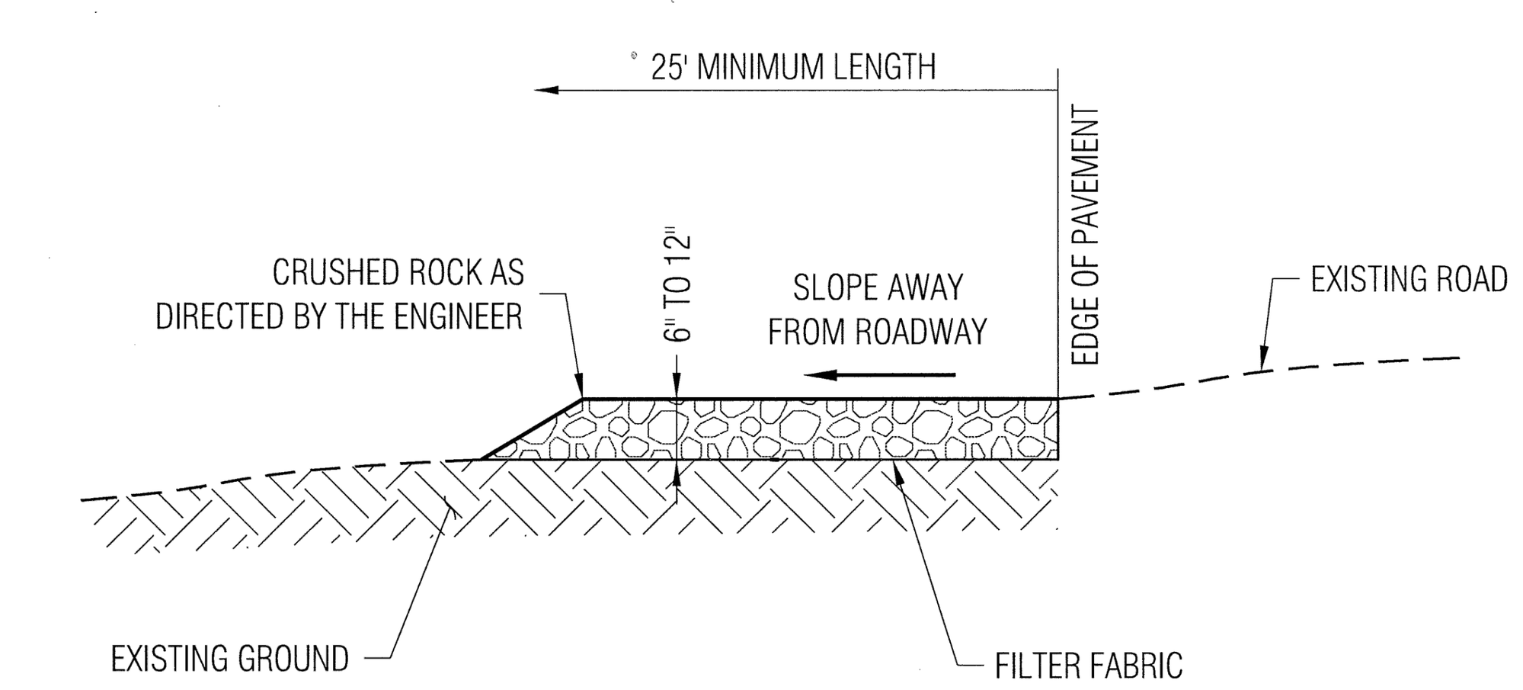
GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer 1/4/10 Date

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

CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1 1952

STANDARD DETAILS MAY 2010



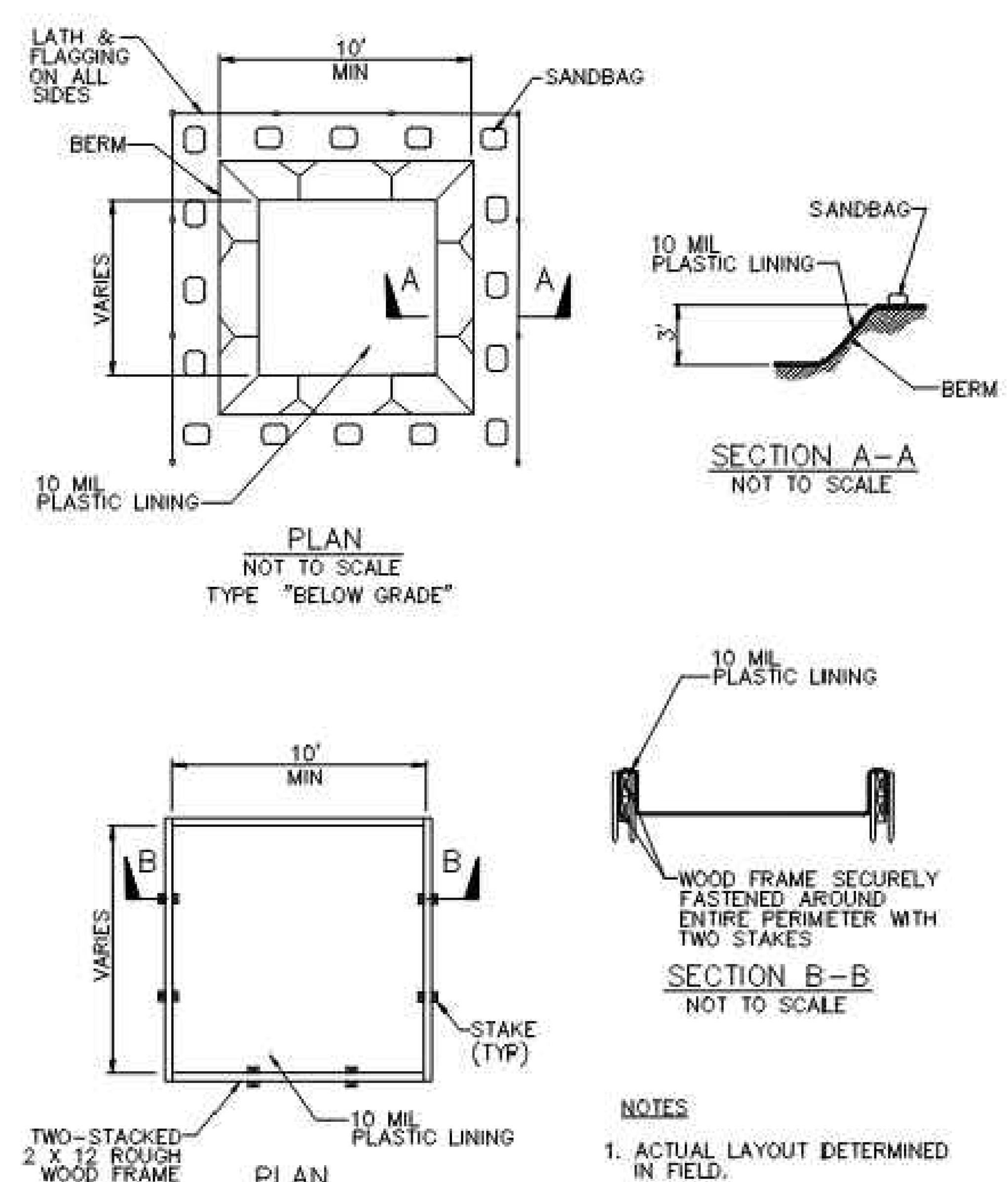
NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

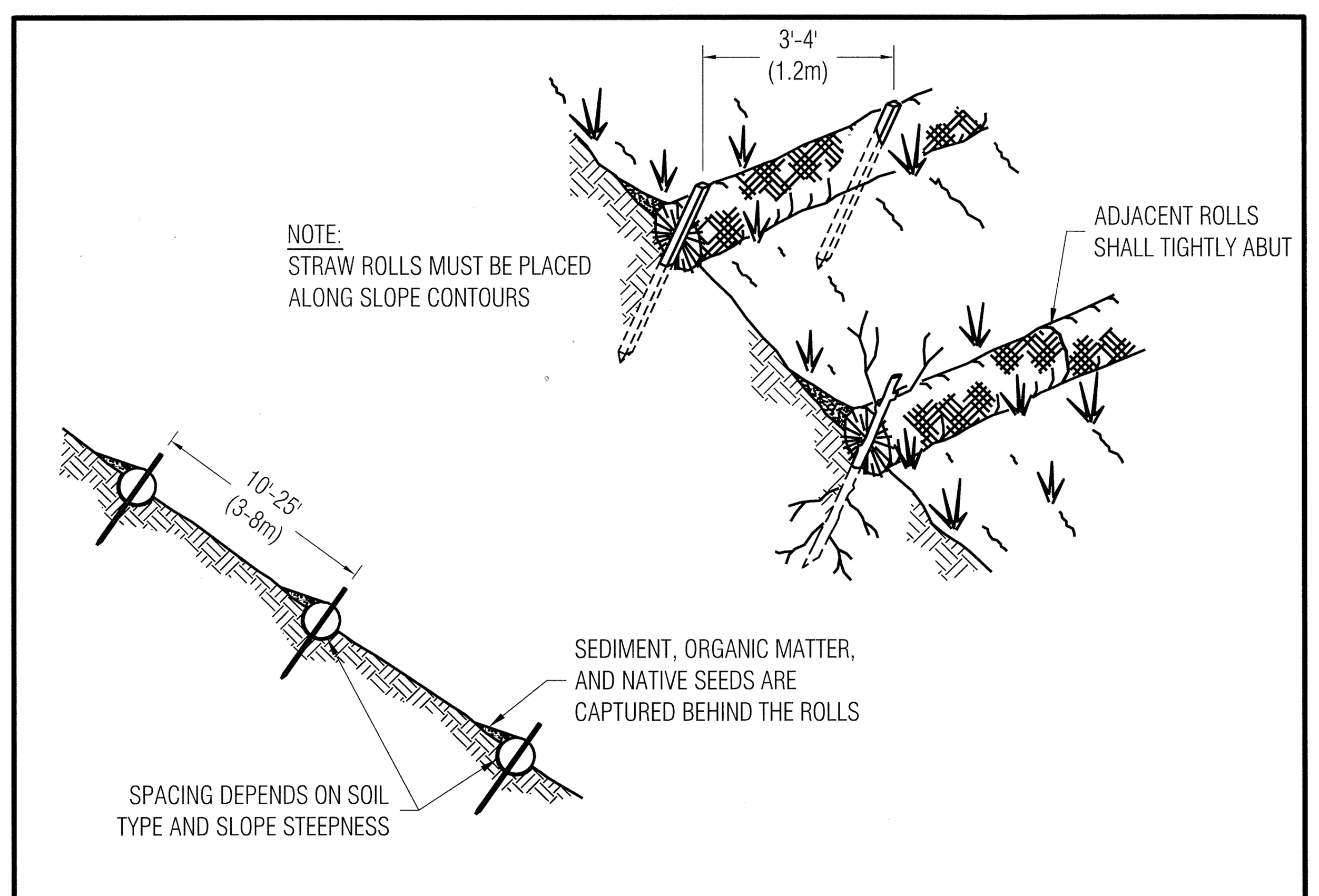
STANDARD DETAILS MAY 2010

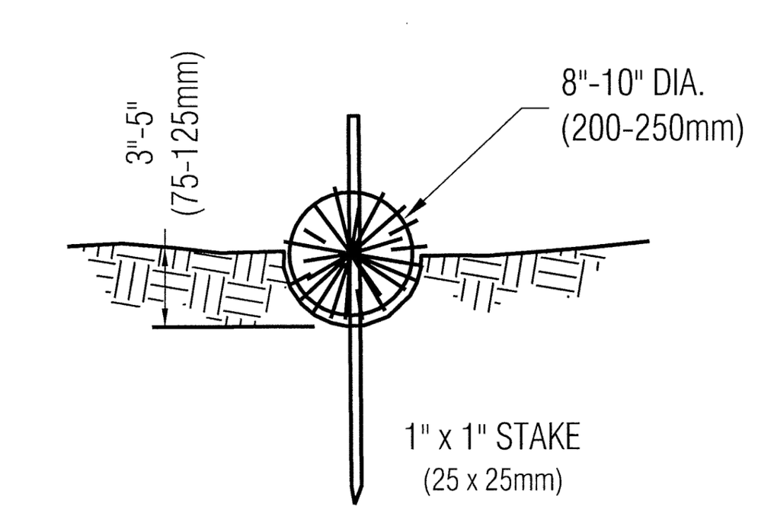
Concrete Waste Management WM-8



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

NOTE:
STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS





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

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

CITY APPROVAL

PRELIMINARY PLANS NOT FOR CONSTRUCTION

NO. BY

DATE: DEC 2022
DRAWN BY: SLC
PROJ. ENGR: REN
PROJ. MGR: JRD

REGISTERED PROFESSIONAL ENGINEER · JUSTIN R. DEKNOBLOUGH · 79604 · EXP. 9-30-24 · CIVIL · STATE OF CALIFORNIA

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THOMAS JAMES HOMES
311 HAWTHORNE AVENUE

GRADING AND DRAINAGE PLAN
EROSION CONTROL DETAILS

CITY OF LOS ALTOS CALIFORNIA

SHEET NUMBER
ECP-2
5 OF 5

JOB NUMBER
3085-00

F:\3085-000\LOS ALTOS\311 HAWTHORNE AVE\ACAD\GP\GP-04.DWG