GENERAL CONDITIONS/NOTES

1. All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.
2. All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.
3. All products, materials and finishes to be installed per manufacturers specifications - no exceptions.
4. All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.
5. The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Owner of any discrepancy of these plans and specifications.
6. The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter. Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.
7. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Owner.
8. All such portions of work shall be in accordance with the reviewed shop drawings and samples.
9. The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.
10. Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the designer at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the designer, the contractor shall make good any resulting damage or defect.
11. Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from designer as to which method or materials will be required.
12. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the designer immediately of any discrepancies of the contract documents.
13. Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project,including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.
14. General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the designer in writing prior to commencement of construction. The designer will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The designer's liability for the total project shall not exceed one thousand dollars.
15. All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.
16. If the manufacturer's specifications and applicable codes are not consistent with each other, notify the designer immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work
17. All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.
18. Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.
19. A delta ("A") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.
20. Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.
21. All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or designer, prior to installation.
22. Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.
23. Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.
24. Contractor to notify owner and designer if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.
25. Smoke detectors shall be installed in all bedrooms and halls.
26. All roof flashings to be primed and painted with rust proof paint.
27. Bidding - The contractor needs to examine all the drawings and the site conditions if they are different from the drawings, verify all the existing conditions on site and notify the designer prior to any construction.

    Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.
28. All wood coming in contact with concrete must be pressure treated, typical.
29. Contractor & sub—contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.
30. Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run—off measures into project plans in accordance with the city's urban run—off pollution prevention program.
31. All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.
32. Plaster expansion joints should meet the following criteria or as shown on the drawings.
    a. no length should be greater than 18 ft. in either direction.
    b. no panel should exceed 144 sq. ft. for vertical applications
    c. no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections
    d. no Length-to-width ratio should exceed 2 1/2 to 1 in any given panel.
33. Flashing provider to prime and paint with rust proof paint all flashings.
34. Emergency escape and rescue openings shall open directly into a public way; or to a yard or court that opens to a public way. Minimum opening is 24 inches in height and 20 inches in width with a minimum net clear opening of not less than 5.7 square feet. The net clear opening dimension shall be the result of normal operation of the opening.

PROJECT INFORMATION:

Assessors Parcel No.:	189-46-001
Zoning:	R1-10
Occupancy Group:	R3-U (Single Family Residence)
Flood Hazard:	Zone X
Seismic Hazard:	No
Name of Owner:	Babak Salamat & Anahita Navid
Email of Owner:	salamat@gmail.com
Project Address:	960 Parma Way, Los Altos, CA 94024
Net Sq.Ft. of Lot:	14,134 Sq.Ft.
Existing Detached Garage/Shed Area:	500 Sq.Ft.
Proposed First Floor Area:	2,217 Sq.Ft.
Proposed Attached Garage Area:	497 Sq.Ft.
Proposed Covered Patio & Porch Area:	805.5 Sq.Ft.
Proposed Second Floor Area:	1,427.5 Sq.Ft.
Height:	23'-5"
No of Floors:	2
Allowable Lot Coverage Area:	30% X 14,134 = 4,240 Sq.Ft.
Proposed Lot Coverage:	1st Floor + Attached Garage + Shed/ Garage + Patio & Porch: 2217 + 497 + 500 + 805.5 = 4019.5 / 14134 = 28.44%
Allowable Floor Area:	4,163.4 Sq.Ft.
Proposed Floor Area:	1st Floor + Attached Garage + 2nd Floor: 2217 + 497 + 1427.5 = 4141.5 Sq.Ft.
Type of Construction:	VB
House is Fire Sprinklered:	Yes (Deferred Submittal)
Proposed Bedrooms/Baths:	4 Beds / 4 Baths / 1 Half Bath / 1 Office

1

SCOPE OF WORK:

- DEMOLITION OF EXISTING RESIDENCE AND ANCILLARY STRUCTURES TO BUILD A NEW TWO STORY RESIDENCE, WHILE PRESERVING MOST EXISTING TREES AND VEHICULAR ENTRANCE STREET LOCATION.

RESIDENTIAL CONSTRUCTION HOURS

7:00 AM – 5:30 PM MONDAY – FRIDAY
9:00 AM – 3:00 PM SATURDAY

COMMERCIAL CONSTRUCTION HOURS

7:00 AM – 7:00 PM MONDAY – FRIDAY
9:00 AM – 6:00 PM SATURDAY

NO CONSTRUCTION ON SUNDAY OR THE CITY OBSERVED HOLIDAYS OF:

(NEW YEARS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY AND CHRISTMAS DAY.)

R1 - 10 ZONING COMPLIANCE

1

		EXISTING	PROPOSED VALUE	ALLOWED / REQUIRED VALUE	#
ZONING COMPLIANCE					
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height		**2,600.0**	**4,019.5**	4,240	S.F.
FLOOR AREA: Measured to the outside surfaces of exterior walls	1ST FLOOR	**1,978.0**	**2,714.0**		S.F.
	2ND FLOOR	**400.0**	**1,427.5**		S.F.
	TOTAL	**2,378.0**	**4,141.5**	4,163.4	S.F.
SETBACKS:					
FRONT - 1ST FLOOR		22'-10"	26'-2"	25'-0"	
FRONT - 2ND FLOOR		51'-8"	31'-10"	25'-0"	
REAR - 1ST FLOOR (NEIGHBOR)		65'-7"	55'-9"	25'-0"	
REAR - 2ND FLOOR (NEIGHBOR)		83'-0"	62'-11"	25'-0"	
RIGHT SIDE - 1ST FLOOR (STREET)		29'-0"	20'-2"	20'-0"	
RIGHT SIDE - 2ND FLOOR (STREET)		46'-4"	23'-9"	20'-0"	
LEFT SIDE - 1ST FLOOR (NEIGHBOR)		10'-4"	17'-6"	10'-0"	
LEFT SIDE - 2ND FLOOR (NEIGHBOR)		24'-3"	24'-5"	17'-6"	
HEIGHT		21'-0"	23'-5"	27'-0"	
SQUARE FOOTAGE BREAKDOWN					
HABITABLE LIVING AREA		**2,378.0**	3,644.5		S.F.
NON- HABITABLE AREA: Includes garage, does not include covered porches, Sheds or other open structures			497		S.F.
	TOTAL	**2,378.0**	**4,141.5**	4,163.4	S.F.
LOT CALCULATIONS					
NET LOT AREA			**14,134.0**	10,000	S.F.
FRONT YARD HARDSCAPE AREA: Shall not exceed 50%			181.0	1,074	S.F.
LANDSCAPING BREAKDOWN			9,136.0	-	S.F.
TOTAL HARDSCAPE			4,998.0	7,067	S.F.
EXISTING SOFTSCAPE			0.0	-	S.F.
NEW SOFTSCAPE: new or replaced landscape area			9,136.0	-	S.F.
SUM OF ALL THREE: Should be equal to site's net lot area			**14,134.0**	-	S.F.

LOCATION MAP **PROJECT LOCATION**

SHEET INDEX:

ARCHITECTURE PLANS:

1

LANDSCAPE PLAN:

GRADING AND DRAINAGE PLANS:

1

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE - VOL 1&2
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD CODE
2022 CITY OF LOS ALTOS MUNICIPAL CODE
ALL APPLICABLE CODES AS AMENDED BY THE STATE OF CALIFORNIA AND CITY OF LOS ALTOS

PROJECT DIRECTORY:

DESIGN:
SHWETA SINGH
OPEN REMODEL
PHONE: 408.357.3043
EMAIL: CONTACT@OPENREMODEL.COM

SURVEYOR and CIVIL:
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Eric Yamasaki
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408.779.7381 x237

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LANDSCAPE DESIGN:
Kim Leichner
KL Designs LLC
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SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

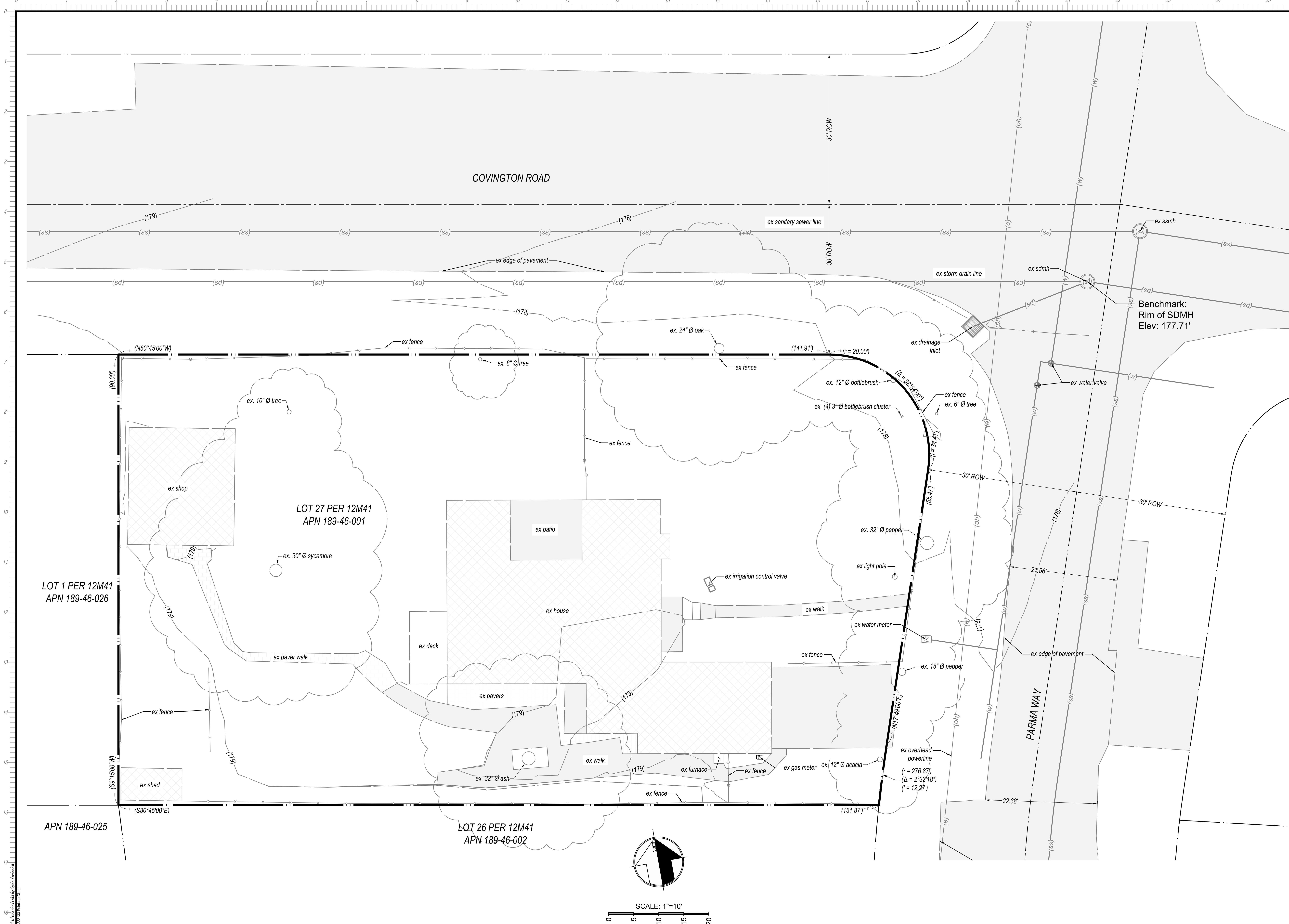
DESIGN MANAGER:
SHWETA SINGH

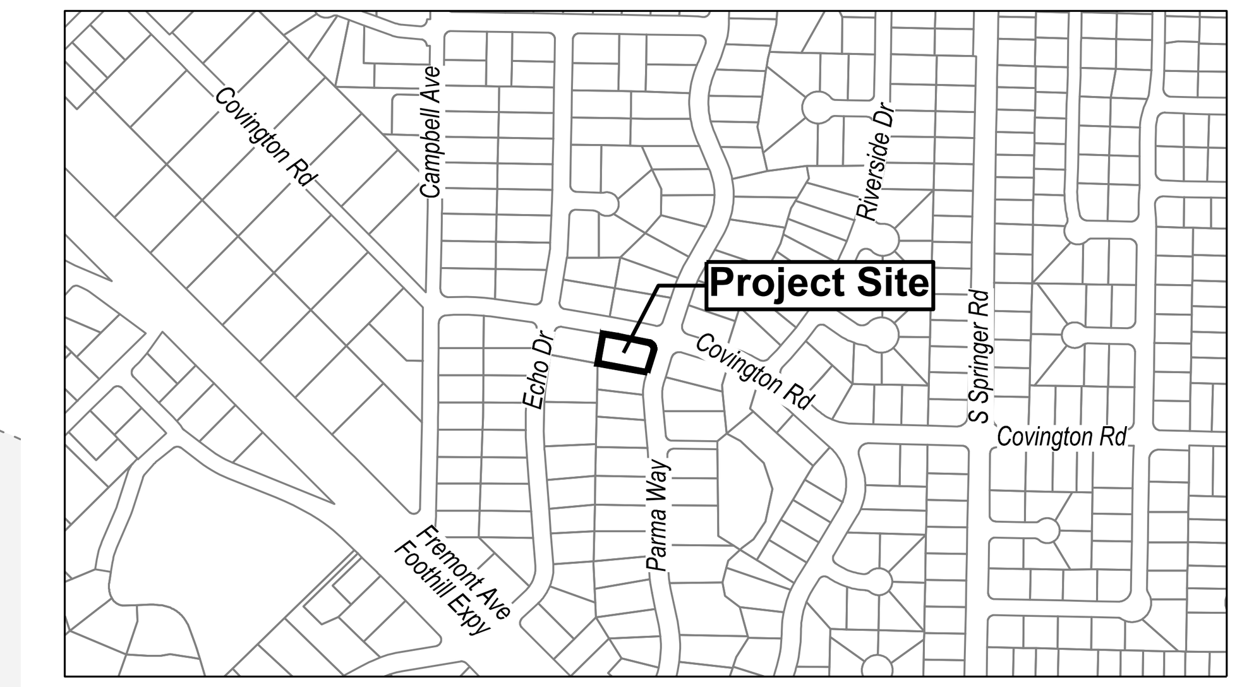
SCALE: AS SHOWN

DATE: 1/31/23

COVER SHEET

A1.0





Vicinity Map

Applicant/Owner:

Ashish Kumar
Open Remodel
19400 Stevens Creek Blvd Ste 200
Cupertino, CA
408-357-3043
ashish@openremodel.com

Engineer:

William J. McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:

APN	189-46-001
Present Use:	Residential
Proposed Use:	Residential
Present Zoning:	R1-10
Existing Improvements:	As Shown
Water:	California Water Service
Sanitary Sewer:	City of Los Altos
Gas & Electric:	PGE
Fire Responsibility Area:	LRA
Wildland Urban Interface:	N/A
HCP Area:	N/A
Hazard Zone(s):	N/A
Area:	0.325 ac

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone X, areas 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, per FEMA Firm Panel 06085C0201H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the centerline of Parma Way as found monumented and recorded as North 17° 49' East, on that record of survey thereof recorded in Book 12 of Maps at Page 40, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based on the top of a storm drain manhole at the intersection of Parma Way and Covington Road, 4.15' west of the centerline of Parma Way and 15.43' south of the centerline of Covington Road.
ELEVATION = 177.71'. *(NAVD88)*

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCCLINTOCK
No. 24893
EXP. 12-31-2023
STATE OF CALIFORNIA
2/21/23

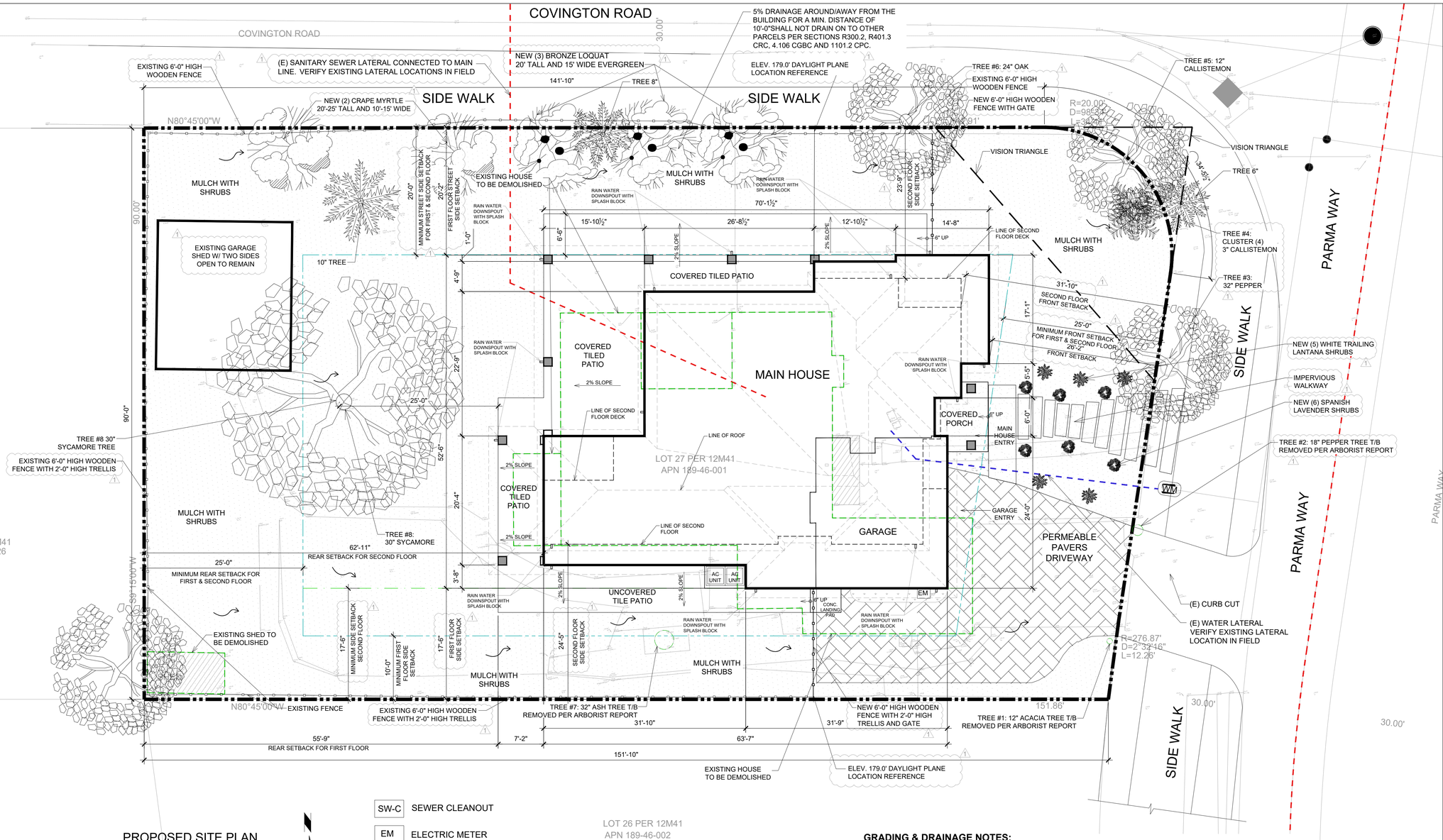
MHengineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Open Remodel - Existing Site Topo
960 Parma Way - APN 189-46-001

DATE:	2/21/23
SCALE:	1"=10'
DRAWN BY:	DY
CHECKED BY:	WJM

JOB NO.
222133

SHEET **1** OF **1**



PROPOSED SITE PLAN

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

TOTAL LOT AREA = 14134 SQFT.

SW-C	SEWER CLEANOUT
EM	ELECTRIC METER
FT	FAUCET
AC	A/C EXTERNAL UNIT
WM	WATER METER

- WOODEN FENCE
- DIRECTION OF DRAINAGE
- MINIMUM SETBACK LINE FOR FIRST FLOOR
- MINIMUM SETBACK FOR SECOND FLOOR

NOTE:

CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC.

NOTE:

THE NUMBER POSTED FROM 50 TO 100 FEET FROM PUBLIC STREET SHALL BE ONE BOLD COLOR WHICH IS CONTRASTING TO THE BACKGROUND AT LEAST SIX (6) INCHES HIGH WITH A ONE (1) INCHES STROKE.
IF BOTH MAIN HOUSE AND ADU EXCEED 3 WATER CLOSETS TOTAL , BUILDING SEWER, BUILDING DRAIN INCLUDING HORIZONTAL BRANCHES TO BE UPGRADED TO A 4" LINE WITH BUILDING AND PROPERTY LINE CLEANOUTS.
DIVERTERS TO BE ADDED TO DOWN SPOUTS TO DIVERT RAINWATER AWAY FROM NEIGHBOR'S LOTS ON ALL SIDES.

GRADING & DRAINAGE NOTES:

- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET (CBC 1804.4). (CRC R401.3)
- IMPERVIOUS SURFACES WITHIN 10-FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING. (CBC 1804.4) (CRC R401.3)
- ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. (CBC 1808.7.4) (CRC R403.1.7.3)

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.
6. PROTECT (E) CATCH BASIN WITH GRAVEL BAGS

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SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

DATE: 1/31/23

SITE PLAN

A1.2

Arborist's Report

960 Parma Way
Los Altos, CA 94024

Prepared for:

Open Remodel

November 8, 2022

Prepared by:

HEARTWOOD CONSULTING ARBORISTS

San Francisco, CA
650.542.8733

ASCA - Registered Consulting Arborist ® #651
ISA - Certified Arborist® MA-4851A

Summary

Demolition of the existing residence and accessory structures, and construction of a new two-story home is proposed. There are eight (8) trees in the vicinity of the proposed construction—five (5) of which are Protected Trees per LAMC 11.08. Tree protection is very straight forward by installing "Type 1" tree protection fencing and following the Tree Protection Guidelines in Appendix C. Three (3) trees are proposed for removal due to their poor condition and interference with proposed construction. The impact level rating for all trees to be preserved is *low*.

Background and Assignment

In advance of proposed development, Open Remodel asked me to assess the site, trees, and available conceptual plans and provide a report with my findings and recommendations to help satisfy the City of Los Altos requirements. Specifically, my assignment was as follows:

1. Visit site to assess tree species, condition, trunk diameter, protection status, and retention status, of all trees greater than 6 inches DBH.
2. Review site plan and assess potential impacts of construction on trees.
3. Present tree preservation measures for minimizing impacts to trees.
4. Detail all of the above in an Arborist's Report for submission to the City.

Limits of Assignment

- The information in this report is limited to the tree and site conditions during my inspection on September 27, 2022 (6:00 PM). No tree risk assessments were performed.
- Trunk diameters of neighbor trees are estimated.
- The plans reviewed for this assignment were as follows:
  - Existing Foundation Exhibit. MH Engineering Co. (9/19/22)
  - Site & Roof Plan A1.2. Open Remodel. (11/8/22)

Observations

Description of Site
The site is a residential parcel with a two-story home and two sheds on it.

Proposed Development Activities
Demolition of existing home and sheds. Construction of a new two-story home. Two Protected Trees (#2 and #7) are proposed for removal.

Tree Inventory
The inventory consists of eight (8) trees. Five (5) of the trees are Protected Trees.

Tree #1 (not Protected) is a black acacia in poor condition. Its stem will come within inches of the new driveway. This will threaten the long-term fitness of the tree and shorten the lifespan of the driveway. Tree #1 is therefore recommended for removal.

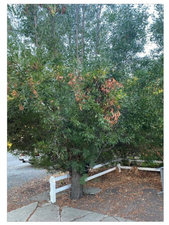


Photo 1. Tree #1.

Tree #7 is an overmature Shamel ash with multiple large wounds indicative of past limb failures. Remaining limbs have weak, narrow "V"-shaped attachments. The roots of this tree have made the outdoor patio almost impassable. Construction of the new patio would threaten the stability of this tree. The tree, if retained would shorten the lifespan of the patio and expose patio users to future failures of heavy limbs.

Tree #7 has poor vigor and structure, is causing property damage, and should be removed.

Photo 2. Tree #7.

Table 1. Tree Inventory

Tree #	Species	Trunk Dia. (in.)	Cond. Num. (0-100)	Overall Cond.	Suitability	Impact Level	Comments
1	Black acacia *Acacia melanoxylon*	12	30	Poor	Poor	NA	**REMOVE**
2	California peppertree *Schinus molle*	18	35	Poor	Poor	Low	PROTECTED. **REMOVAL recommended**. Poor condition and will be highly impacted by new driveway.
3	California peppertree *Schinus molle*	32	45	Fair	Fair	Low	PROTECTED
4	Weeping bottlebrush *Callistemon viminalis*	3, 3, 3, 3	30	Poor	Poor	Low	
5	Weeping bottlebrush *Callistemon viminalis*	12	20	Very Poor	Poor	Low	
6	Blue Oak *Quercus douglasii*	24	55	Good	Good	Low	PROTECTED
7	Evergreen ash *Fraxinus uhdei*	32	30	Poor	Poor	NA	PROTECTED. **REMOVAL recommended**. Overmature tree. Evidence of many past limb failures. Considerable hardscape damage.
8	California sycamore *Platanus racemosa*	30	70	Good	Good	Low	PROTECTED

Discussion

Tree Removals
Three trees (#1, #2, and #7) are proposed for removal due to their poor condition and their conflicts with proposed hardscape.

Tree Protection Zone
The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. Access and staging are restricted from off-site trees by existing property line fencing. TPZ fencing specifications and guidelines for working inside the TPZ are provided in Appendix C.

Impact Level from Construction
Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All five (5) trees scheduled for preservation have an impact rating of *low*.

The complete impact level ratings are listed in Table 1.

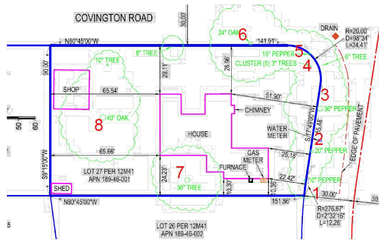
Conclusion

There are eight (8) trees in the vicinity of the proposed construction—five (5) of which are Protected Trees per LAMC 11.08. Tree protection is very straight forward by installing "Type 1" tree protection fencing and following the Tree Protection Guidelines in Appendix C. Three (3) trees are proposed for removal due to their poor condition and interference with proposed construction. The impact level rating for all trees to be preserved is *low*.

Recommendations

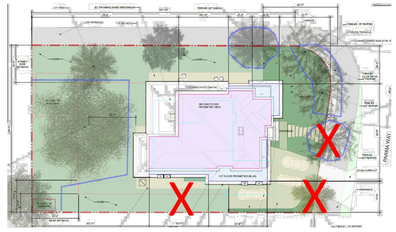
1. Obtain required permits to remove Tree #2 and Tree #7.
2. Place tree numbers and tree protection fence locations and guidelines in the plan set.
3. Install tree protection fence according to the schematic in Appendix B2. Refer to fencing specifications and Tree Protection Guidelines in Appendix C.
4. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
5. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.

Appendix A: Tree Inventory Map



Trees depicted but not numbered are shrubby masses of vegetation that did not qualify as "trees" during the inventory.

Appendix B: Tree Protection Zone Schematic



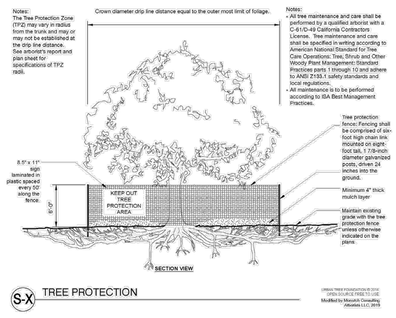
X (red) indicates tree to be removed.

Blue lines indicate locations of tree protection fencing. Sturdy property line fencing, where existing, may be substituted for chain link fencing. See Appendix C for fencing specifications.

Trees not shown as protected are either proposed for removal or they are shrubby masses that did not qualify as "trees" during the inventory.

Appendix C: Tree Protection Guidelines

Plan Sheet Detail (Type 1 Tree Protection Fence)



S-X TREE PROTECTION

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SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

DATE: 1/31/23

ARBORIST REPORT

A1.3

NEIGHBORHOOD CONTEXT MAP

SCALE: 1" = 25'-0"

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SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

CITY OF LOS ALTOS · CALIFORNIA · INCORPORATED DECEMBER 1, 1952

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

DESIGN MANAGER:
SHWETA SINGH

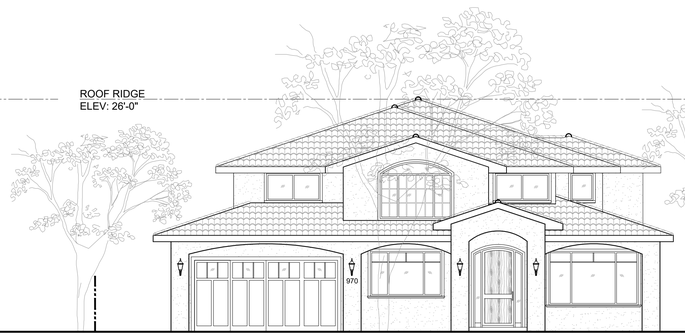
SCALE: AS SHOWN

DATE: 1/31/23

NEIGHBORHOOD CONTEXT MAP

A1.4

980 PARMA WAY, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

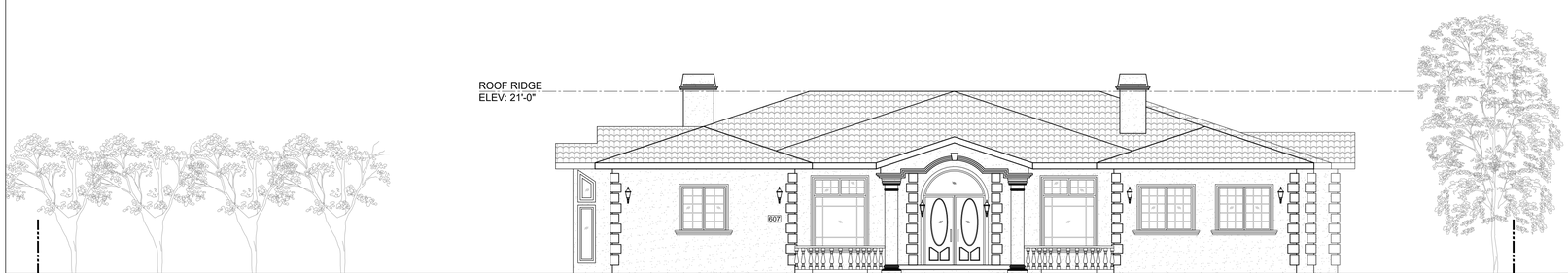


970 PARMA WAY, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

960 PARMA WAY, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

622 COVINGTON RD, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

951 ECHO DR, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"



607 COVINGTON RD, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

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SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

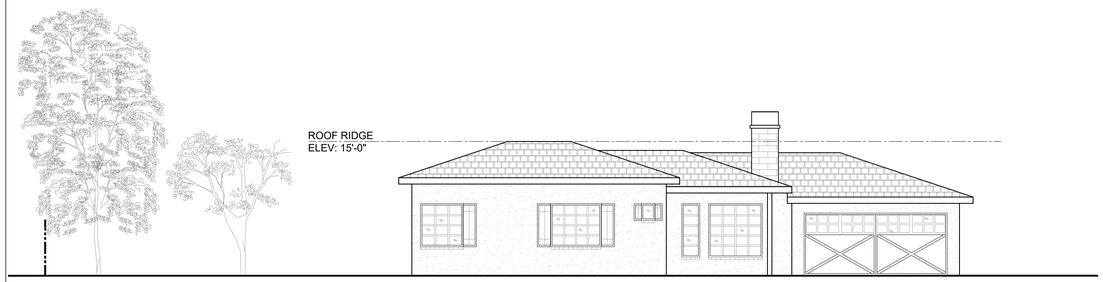
DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

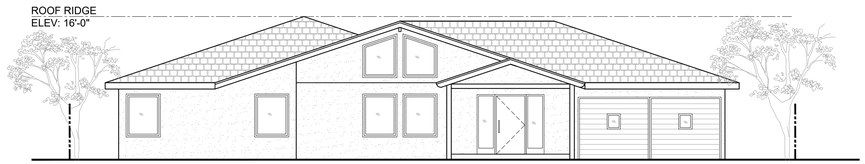
DATE: 1/31/23

NEIGHBORHOOD STREETSCAPE

A1.5



627 COVINGTON RD, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"



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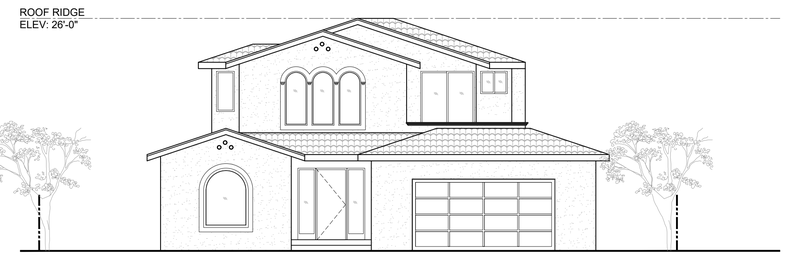

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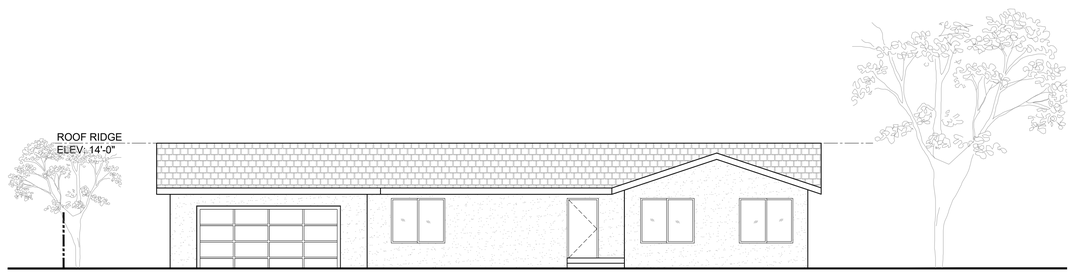
SCALE: 1/8" = 1'-0"

995 PARMA WAY, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"



965 ECHO DRIVE, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

975 PARMA WAY, LOS ALTOS, CA
SCALE: 1/8" = 1'-0"

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Revisions

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1	3/08/23	PLANNING CHK REV.

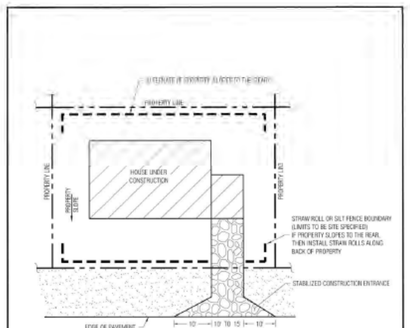
DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

DATE: 1/31/23

NEIGHBORHOOD STREETSCAPE

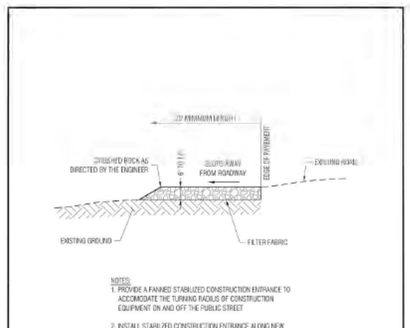
A1.5.1 1



GENERIC CONSTRUCTION SITE PLAN

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

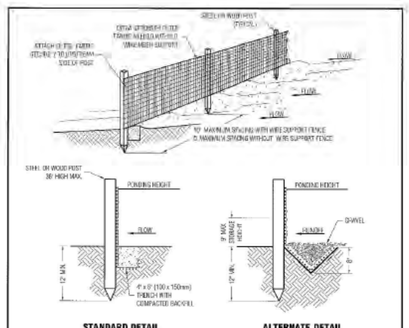
STANDARD DETAILS MAY 2010



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

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

STANDARD DETAILS MAY 2010



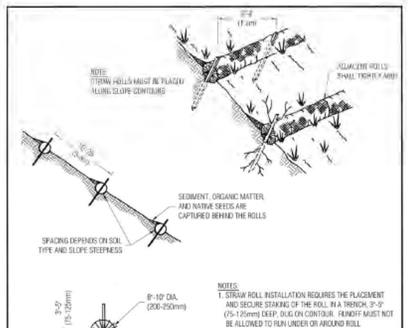
STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

ALTERNATE DETAIL TRENCH WITH GRAVEL

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT AS NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN-OFF OR ENTER ON OR PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

REVISION		ENGINEERING DIVISION	
Description	Date	SILT FENCE	EC-3

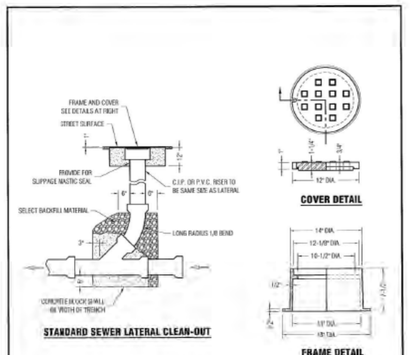
STANDARD DETAILS MAY 2010



NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL, IN A TRENCH, 3"-5" (75-125mm) DEEP, ALONG 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.

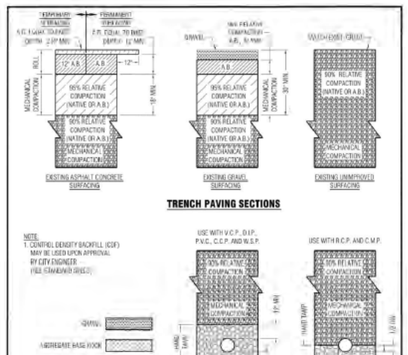
REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



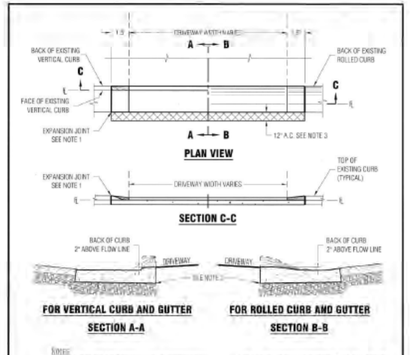
REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL CLEAN-OUT	SS-6
Changed Detail Title	02/14/12		

STANDARD DETAILS MAY 2010



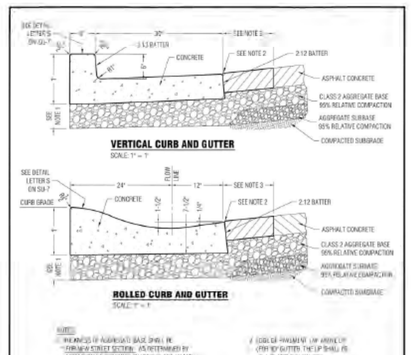
REVISION		ENGINEERING DIVISION	
Description	Date	TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS	SU-19

STANDARD DETAILS MAY 2010



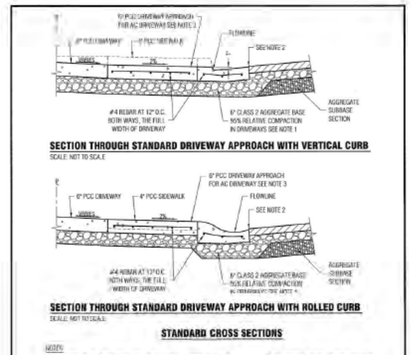
REVISION		ENGINEERING DIVISION	
Description	Date	VERTICAL AND ROLLED CURB DETAIL AT DRIVEWAY ENTRANCE	SU-21

STANDARD DETAILS MAY 2010



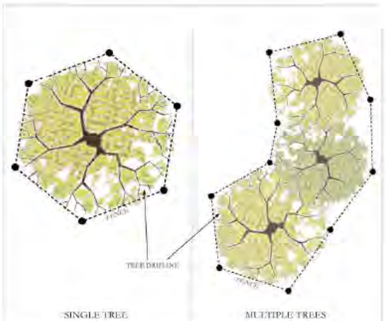
REVISION		ENGINEERING DIVISION	
Description	Date	VERTICAL AND ROLLED CURB AND GUTTER	SU-6

STANDARD DETAILS MAY 2010



REVISION		ENGINEERING DIVISION	
Description	Date	DRIVEWAY CROSS-SECTION	SU-9
ADDED Note 3	02/15/12		

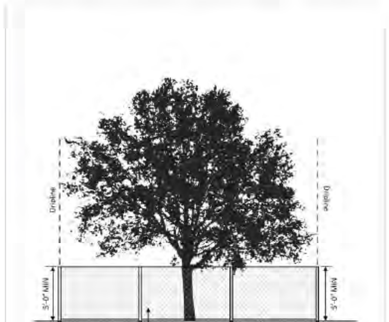
STANDARD DETAILS MAY 2010



Notes per Section 11.08.120 of the Municipal Code:

1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven a firm (min) into the ground.
3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
4. Trees that have been damaged by construction shall be restored in accordance with accepted arboriculture standards.

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

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Revisions

NO.	Date	Note

LICENSED ARCHITECT
Ronald Huber
C 18,126
Ren. Nov 2023
STATE OF CALIFORNIA

CAD FILE: PAR20230209.vwx

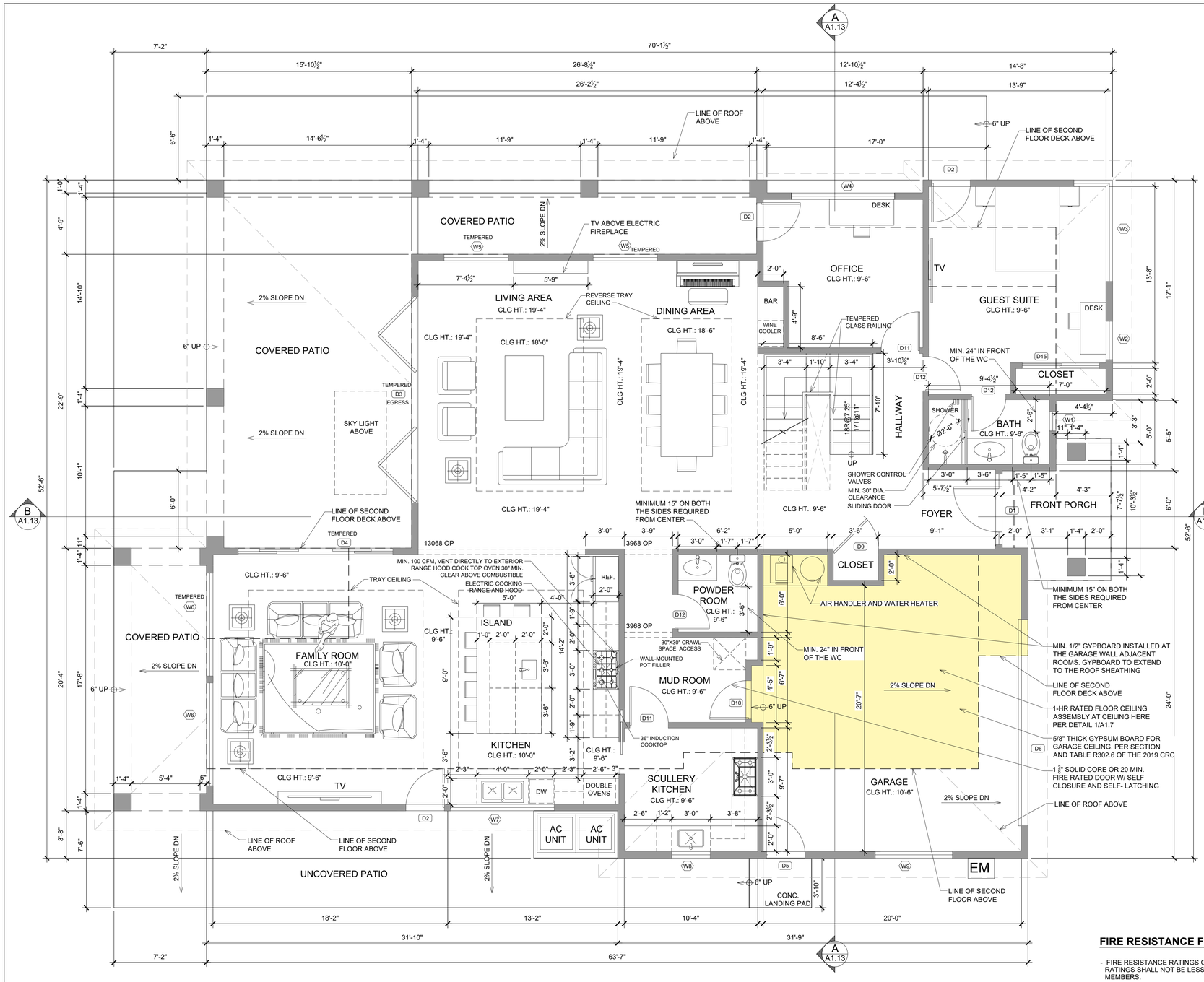
SCALE: AS SHOWN

DATE: 11/9/22

PROJECT MANAGER: SHWETA SINGH

SITE DETAILS

A1.6



PROPOSED FIRST FLOOR PLAN

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

FIRST FLOOR AREA:	2217 SQ.FT.
ATTACHED GARAGE AREA:	497 SQ.FT.
FIRST FLOOR AREA:	2217 + 497 = 2714 SQ.FT.
COVERED FRONT PORCH AREA:	53 SQ.FT.
COVERED REAR PATIO AREA:	752.5 SQ.FT.

	PROPOSED WALLS
	1-HR FLOOR-CEILING ASSEMBLY PER DETAIL-2.
AC	A/C EXTERNAL UNIT
WS	WATER SUPPLY
SW-C	SEWER CLEANOUT
EM	ELECTRIC METER
TWH	TANKLESS WATER HEATER

LANDING REQUIREMENT AND NOTE:

- DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 ¾" BELOW THE TOP OF THE THRESHOLD.
- THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

EGRESS WINDOW REQUIREMENTS:

- THE BOTTOM OF THE EGRESS WINDOW OPENING CAN'T EXCEED 44" FROM THE FINISHED FLOOR.
- THE MINIMUM OPENING AREA OF THE EGRESS WINDOW IS 5.7 SQUARE FEET.
- THE MINIMUM EGRESS WINDOW OPENING HEIGHT IS 24" HIGH.
- THE MINIMUM EGRESS WINDOW OPENING IS 20" WIDE.

BATHROOM SPECIFIC NOTES:

A. REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET. (30" TOTAL) (CPC SEC. 402.5)

B. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

C. NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHEDDAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC.408.5 & CPC SEC. 408.6).

1. SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND,IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
2. ANY GLAZING WITHIN 60" RADIUS OF TUB/SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (BATHROOMS INCLUSIVE OF SHOWERS SHALL HAVE ALL GLAZING TEMPERED SAFETY GLASS)
3. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH A PRESSURE / BALANCE THERMOSTATIC MIXING VALVE. MAX FLOW OF ANY SHOWER HEADS OR HANDHELD OUTLETS CONTROLLED BY DIVERTER VALVE SHALL BE 2.00 G.P.M.COMBINED.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
5. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

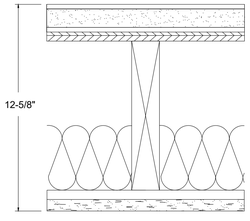
WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :

RESIDENTIAL PROPERTY BUILT AND AVAILABLE FOR USE OR OCCUPANCY ON OR BEFORE JANUARY 1, 1994, BE EQUIPPED WITH WATER-CONSERVING PLUMBING FIXTURES.ON OR BEFORE JANUARY 1, 2017, NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED BY THE PROPERTY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

FIRE RESISTANCE FLOOR TO CEILING NOTES:

- FIRE RESISTANCE RATINGS OF STRUCTURAL MEMBERS AND ASSEMBLIES SHALL COMPLY WITH SECTION 704 (CBC). THE FIRE RESISTANCE RATINGS SHALL NOT BE LESS THAN THE RATINGS REQUIRED FOR THE FIRE-RESISTANCE RATED ASSEMBLIES SUPPORTED BY THE STRUCTURAL MEMBERS.
- MEMBERS OF THE PRIMARY STRUCTURAL FRAME OTHER THAN COLUMNS THAT ARE REQUIRED TO HAVE PROTECTION TO ACHIEVE A FIRE-RESISTANCE RATING AND SUPPORT MORE THAN TWO FLOORS OR ONE FLOOR AND ROOF, OR SUPPORT A LOAD- BEARING WALL OR A NON LOAD-BEARING WALL MORE THAN TWO THEM ON STORIES HIGH, SHALL BE PROVIDED INDIVIDUAL ENCASEMENT PROTECTION BY PROTECTING ALL SIDES FOR THE FULL LENGTH, INCLUDING CONNECTIONS TO OTHER STRUCTURAL MEMBERS, WITH MATERIALS HAVING THE REQUIRED FIRE-RESISTANCE RATING.
- STUDS, COLUMNS AND BOUNDARY ELEMENTS THAT ARE INTEGRAL ELEMENTS IN WALLS OF LIGHT-FRAME CONSTRUCTION AND ARE LOCATED ENTIRELY BETWEEN THE TOP AND BOTTOM PLATES OR TRACKS SHALL BE PERMITTED TO HAVE REQUIRED FIRE-RESISTANCE RATINGS PROVIDED BY THE MEMBRANE PROTECTION PROVIDED FOR THE WALL.
- HORIZONTAL ASSEMBLIES ARE PERMITTED TO BE PROTECTED WITH A MEMBRANE OR CEILING WHERE THE MEMBRANE OR CEILING PROVIDES THE REQUIRED FIRE- RESISTANCE RATING AND IS INSTALLED IN ACCORDANCE WITH SECTION 711.
- THE EDGES OF LUGS, BRACKETS, RIVETS AND BOLT HEADS ATTACHED TO STRUCTURAL MEMBERS SHALL BE PERMITTED TO EXTEND TO WITHIN 1 INCH (25 MM) OF THE SURFACE OF THE FIRE PROTECTION.
- THE VOID CREATED AT THE INTERSECTION OF A FLOOR/CEILING ASSEMBLY AND AN EXTERIOR CURTAIN WALL ASSEMBLY SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 715.4.
- FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. JOINTS AND VOIDS AT INTERSECTIONS SHALL COMPLY WITH SECTIONS 707.8 AND 707.9



System Description
Dimensional Lumber

- engineered wood laminate
- SRM-25 sound mat
- 1" LEVELROCK Floor Underlayment
- T&G or plywood flooring
- 2x10 wood joist 16" o.c. or 24" o.c. when battens used
- 3-1/4" fiberglass batt insulation
- 5/8" SHEETROCK Brand FIRECODE C Core Gypsum Panels

System Performance

1 HR Fire
UL File No. L569
58 STC, 55 IIC
RAL-TL-04-034 &
RAL-IN-04-007

1 1-HR RATED FLOOR CEILING ASSEMBLY BETWEEN GARAGE AND 2ND FLOOR
N.T.S.

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SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

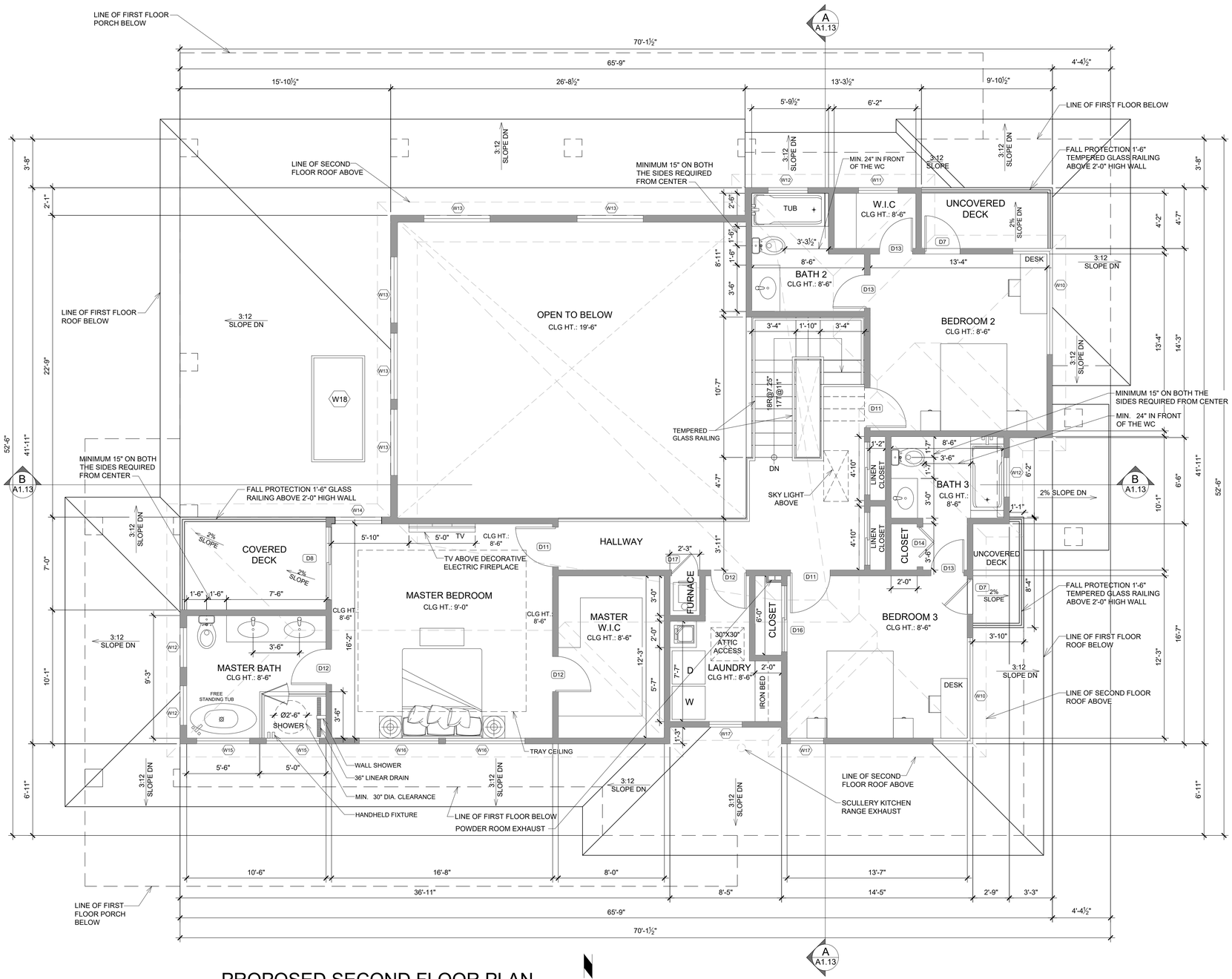
DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

DATE: 1/31/23

FIRST FLOOR PLAN

A1.7



PROPOSED SECOND FLOOR PLAN

PROPOSED SECOND FLOOR AREA: 1427.5 SQ.FT.

DRYER DUCTS NOTES:

DRYER DUCTS SHALL TERMINATE ON THE BUILDING EXTERIOR IN A BACKDRAFT DAMPER. SCREENS OR LOUVERS SHALL NOT BE INSTALLED [CMC 504.4].

MINIMUM OF 100 SQ. IN. OF MAKEUP AIR REQUIRED, WHICH CAN BE SUPPLIED BY LOUVERS OR UNDERCUTTING THE DOOR [CMC 504.4.1].

DRYER DUCTS SHALL BE SMOOTH-WALLED METAL 4-INCH DIAMETER AND NOT MORE THAN 14 FEET IN LENGTH, WITH AN ALLOWANCE OF 2 90DEG BENDS IN THAT 14 FT. DEDUCT 2 FT. FOR EACH ADDITIONAL 90DEG BEND IN EXCESS OF 2 [CMC 504.4.2.1].

NOTE: APPLY WINDOW FALL PREVENTION DEVICE FOR ALL OPERABLE KID'S ROOM WINDOWS :

- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
- OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090.

BATHROOM SPECIFIC NOTES:

A. REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET. (30" TOTAL) (CPC SEC. 402.5)
B. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
C. NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHEDDAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC.408.5 & CPC SEC. 408.6).

1. SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND,IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
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4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
5. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :

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Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
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Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

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Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

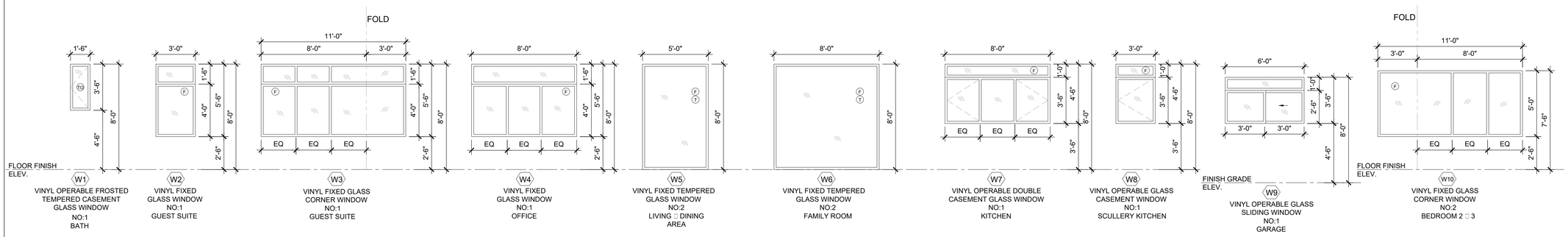
DESIGN MANAGER:
SHWETA SINGH

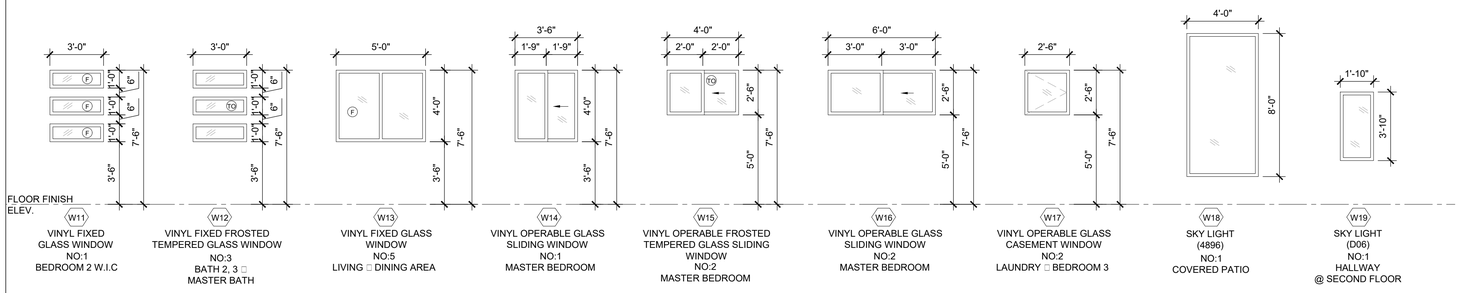
SCALE: AS SHOWN

DATE: 1/31/23

SECOND FLOOR PLAN

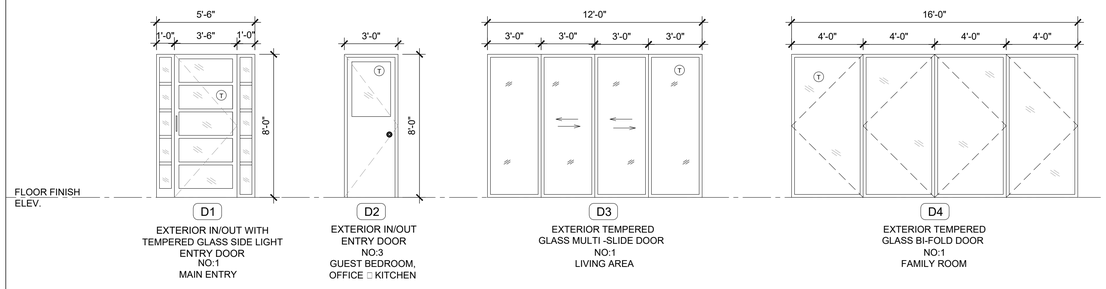
A1.8

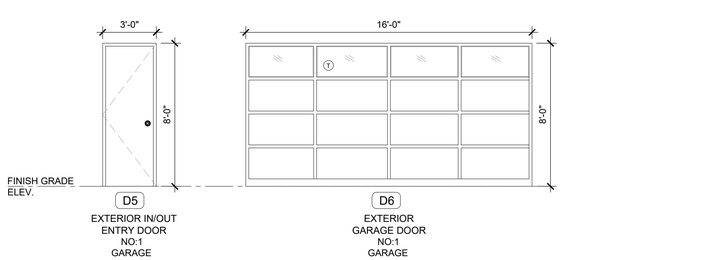


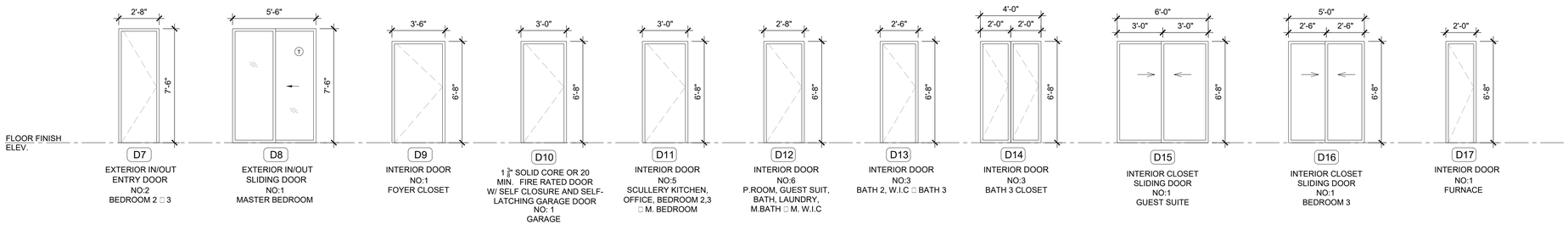


LEGEND:

- (T) TEMPERED GLASS
- (TO) TEMPERED FROSTED OBSCURED GLASS
- (O) FROSTED OBSCURED GLASS
- (F) FIXED / INOPERABLE GLASS







NOTE: APPLY WINDOW FALL PREVENTION DEVICE FOR ALL OPERABLE KID'S ROOM WINDOWS :

- WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED.
- OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
- WINDOW FALL PREVENTION DEVICES AND WINDOW GUARDS, WHERE PROVIDED, SHALL COMPLY WITH THE REQUIREMENTS OF ASTM F 2090.

NOTE (SECTION 18.09.040 2B):

SECOND STORY WINDOWS, EXCLUDING THOSE REQUIRED FOR EGRESS, SHALL HAVE A FIVE-FOOT SILL HEIGHT AS MEASURED FROM THE SECOND-FLOOR LEVEL, OR UTILIZE OBSCURED GLAZING ON THE ENTIRETY OF THE WINDOW WHEN FACING ADJACENT PROPERTIES. SECOND STORY EGRESS WINDOWS SHALL UTILIZE OBSCURED GLAZING ON THE ENTIRETY OF THE WINDOWS WHICH FACE ADJACENT PROPERTIES.

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Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

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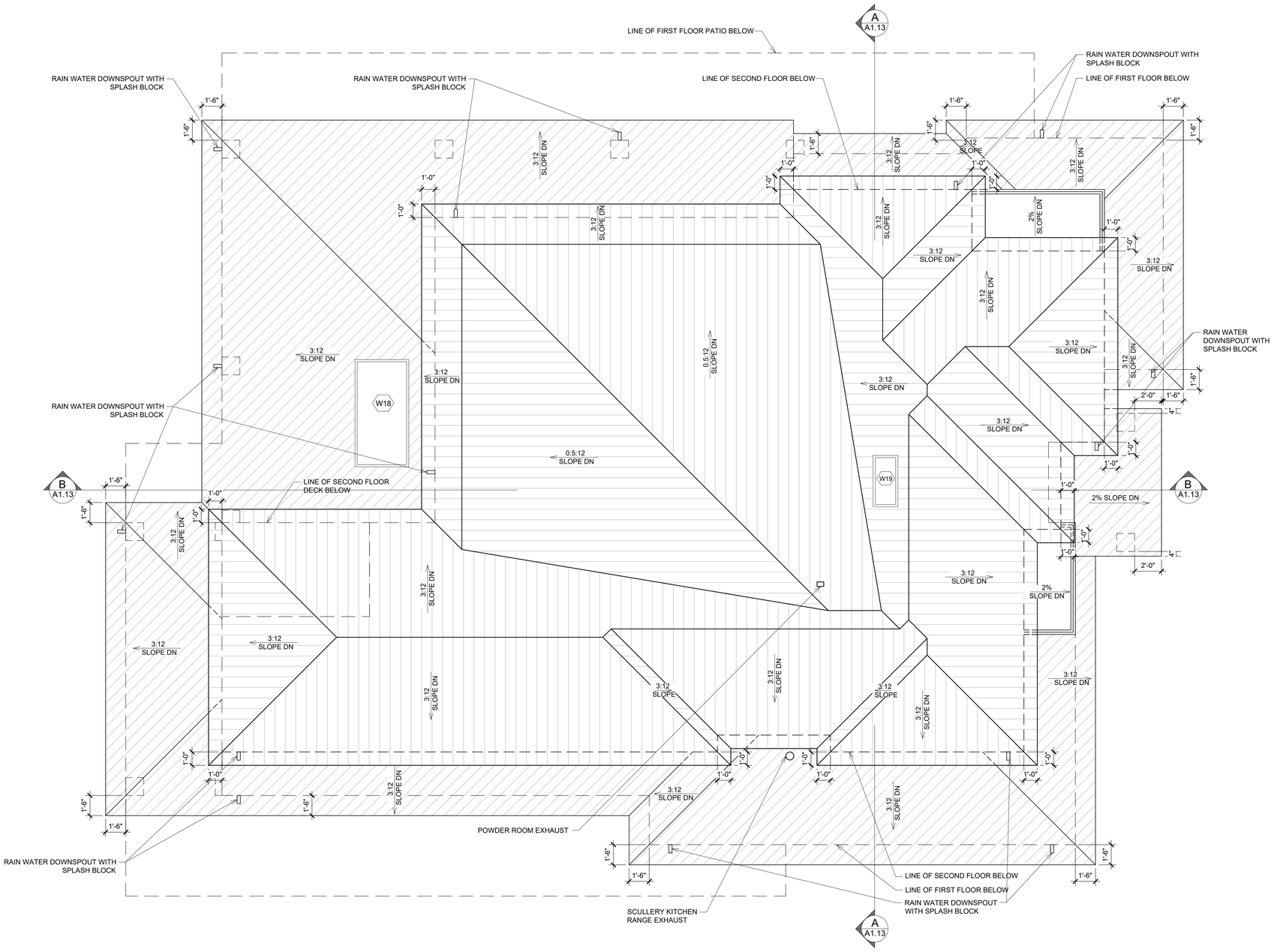
SHWETA SINGH

SCALE: AS SHOWN

DATE: 1/31/23

DOOR WINDOW SCHEDULE

A1.8.1 1



PROPOSED ROOF PLAN

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

PROPOSED FIRST FLOOR ROOFS

PROPOSED SECOND FLOOR ROOFS

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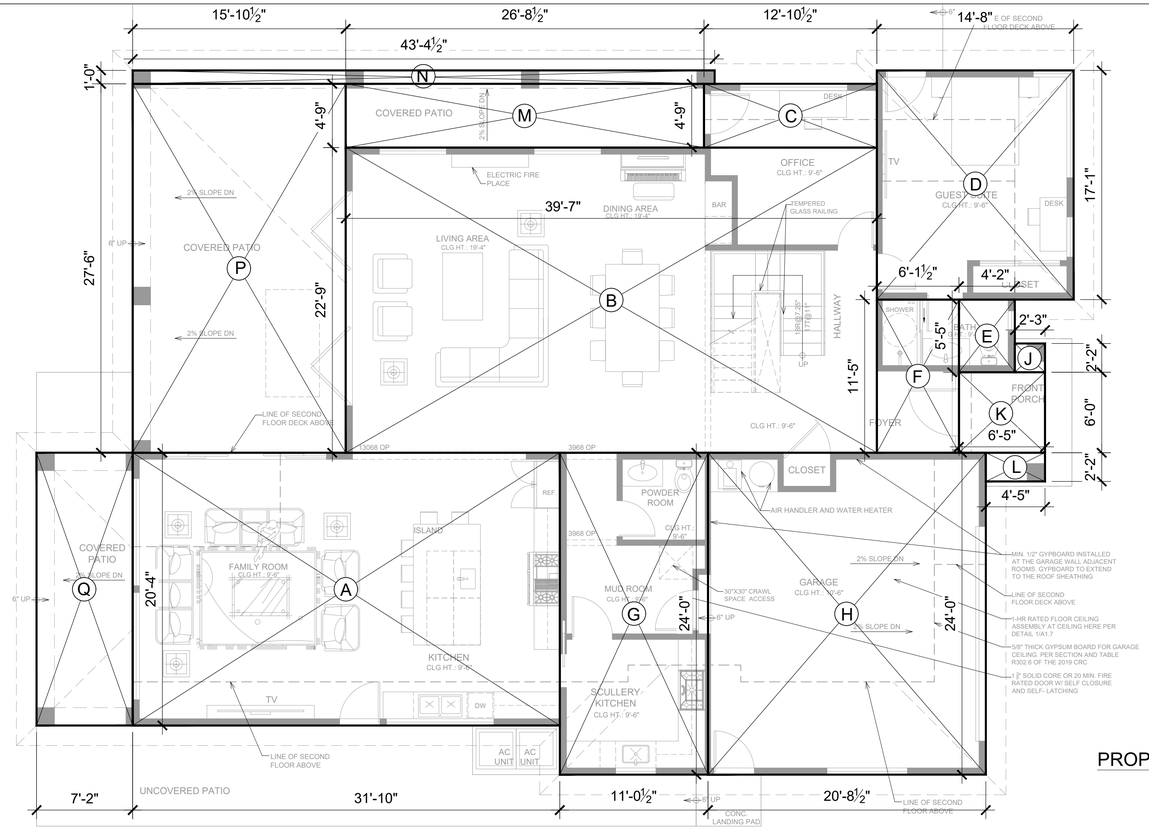
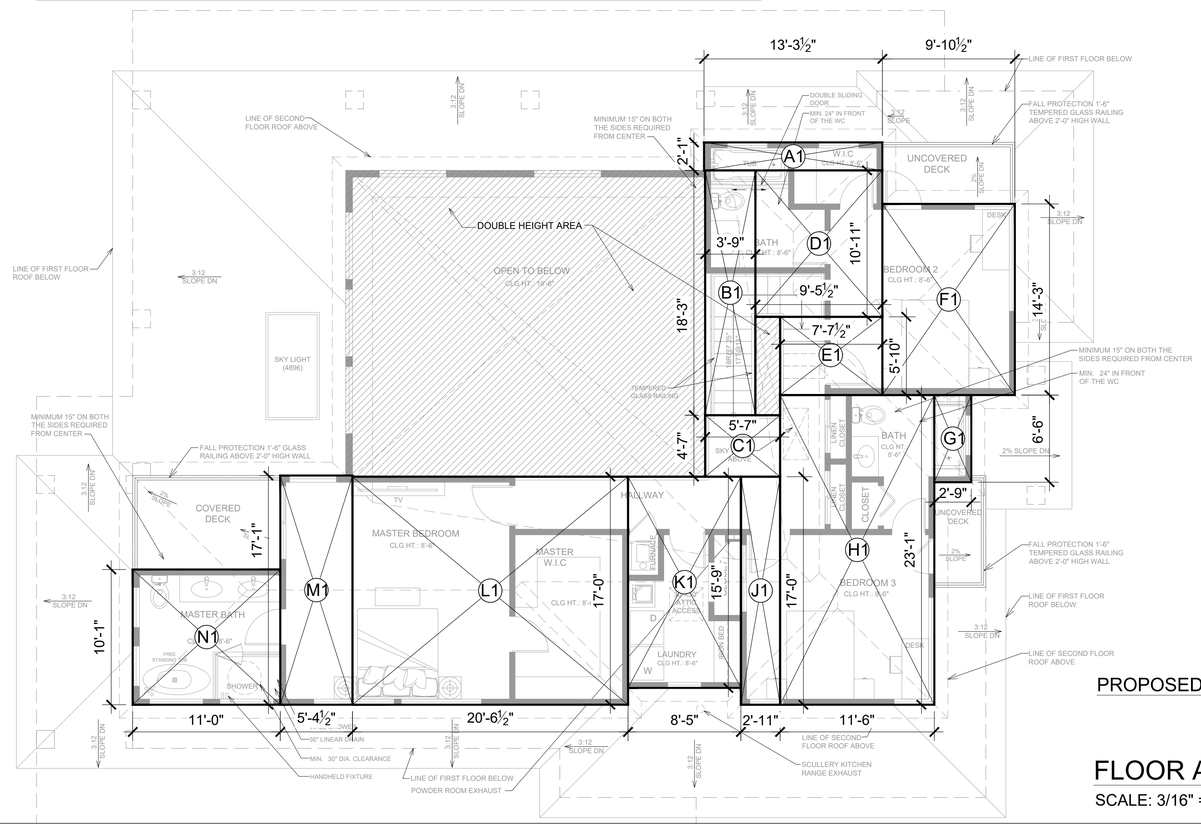
ROOF PLAN

A1.9



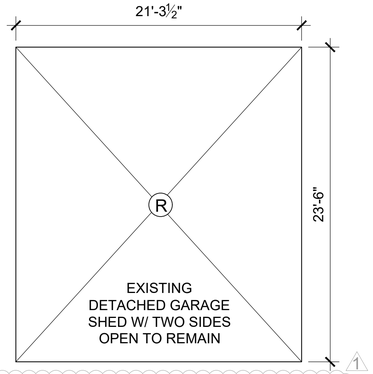
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

LOT COVERAGE & FLOOR AREA CALCULATIONS

AREA	DIMENSIONS	SQ.FT.
FIRST FLOOR AREA		
A	31'-10" X 20'-4"	647.27
B	39'-7" X 22'-9"	900.52
C	12'-10.5" X 4'-9"	61.15
D	14'-8" X 17'-1"	250.56
E	4'-2" X 5'-5"	22.57
F	6'-1.5" X 11'-5"	69.93
G	11'-0.5" X 24'-0"	265.00
H	20'-8.5" X 24'-0" (GARAGE)	497.00
TOTAL FIRST FLOOR AREA (A-H)		**2714.00**
SECOND FLOOR AREA		
A1	13'-3.5" X 2'-1"	27.69
B1	3'-9" X 18'-3"	68.43
C1	5'-7" X 4'-7"	25.59
D1	9'-5.5" X 10'-11"	103.25
E1	7'-7.5" X 5'-10"	44.48
F1	9'-10.5" X 14'-3"	140.71
G1	2'-9" X 6'-6"	17.88
H1	11'-6" X 23'-1"	265.46
J1	2'-11" X 17'-0"	49.59
K1	8'-5" X 15'-9"	132.56
L1	20'-6.5" X 17'-0"	349.21
M1	5'-4.5" X 17'-1"	91.82
N1	11'-0" X 10'-1"	110.92
TOTAL SECOND FLOOR (A1-N1)		**1427.59**
TOTAL FLOOR AREA:		**4141.59**
MAX. ALLOWABLE FLOOR AREA:		**4165**
PORCH & PATIO AREA		
J	2'-3" X 2'-2"	4.88
K	6'-5" X 6'-0"	38.50
L	4'-5" X 2'-2"	9.58
M	26'-8.5" X 4'-9"	126.88
N	43'-4.5" X 1'-0"	43.37
P	15'-10.5" X 27'-6"	436.58
Q	7'-2" X 20'-4"	145.74
R	21'-3.5" X 23'-6"	500.00
TOTAL FIRST FLOOR EXTERIOR COVERED AREAS		**1305.53**
TOTAL LOT COVERAGE:		**4019.53**
LOT AREA:		**14134**
ALLOWABLE LOT COVERAGE:		**4240 (30%)**



EXISTING DETACHED GARAGE / SHED

FLOOR AREA AND LOT COVERAGE CALCULATIONS DIAGRAM

SCALE: 3/16" = 1'-0"

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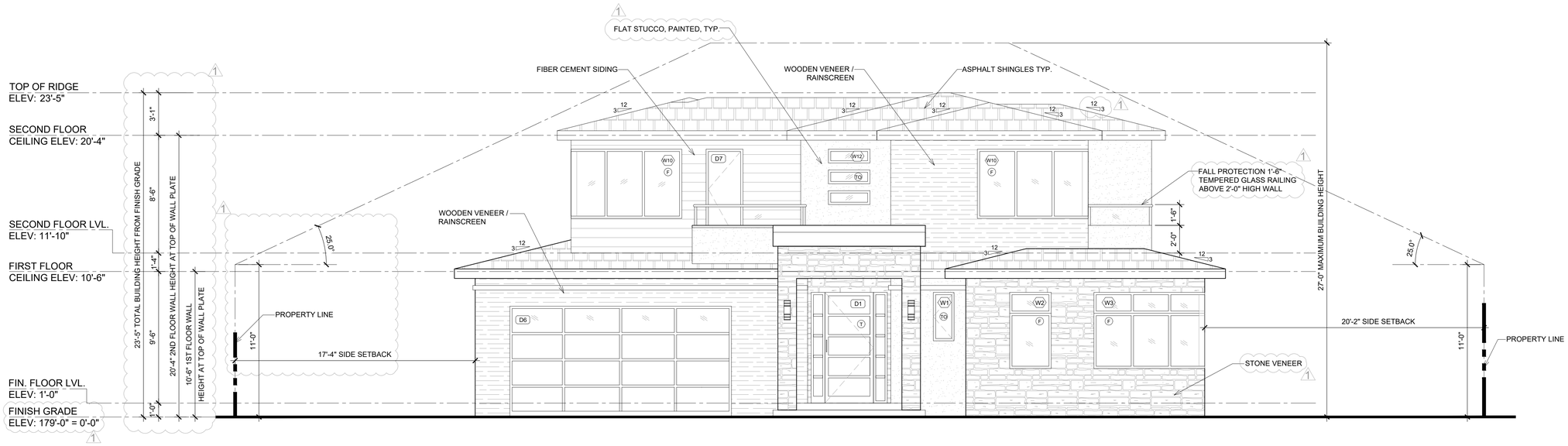
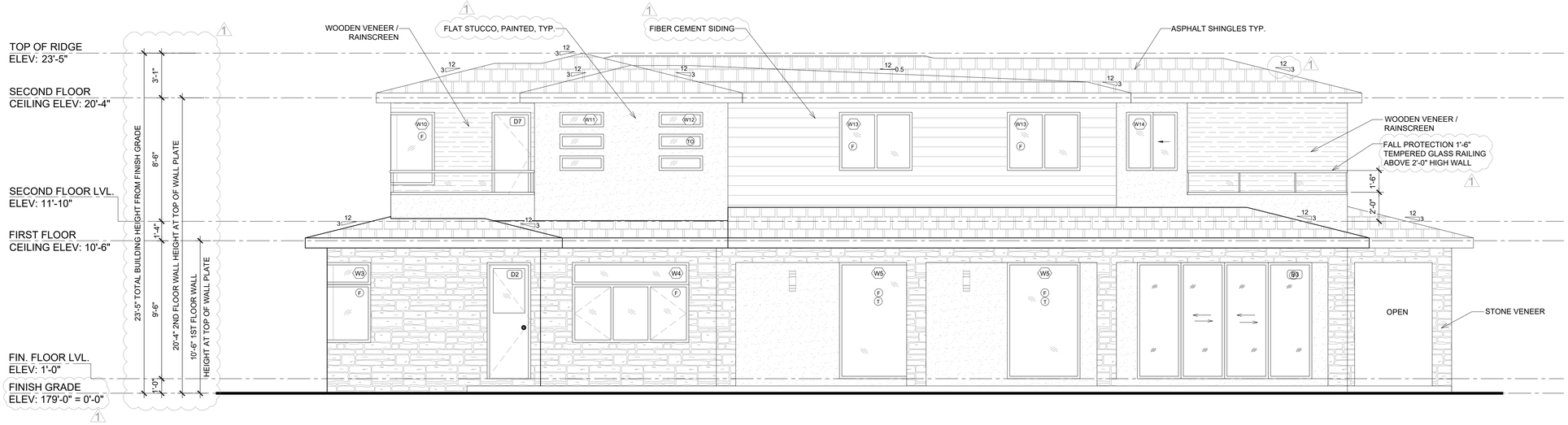
FLOOR AREA DIAGRAMS

A1.10



EAST ELEVATION

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



NORTH ELEVATION

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

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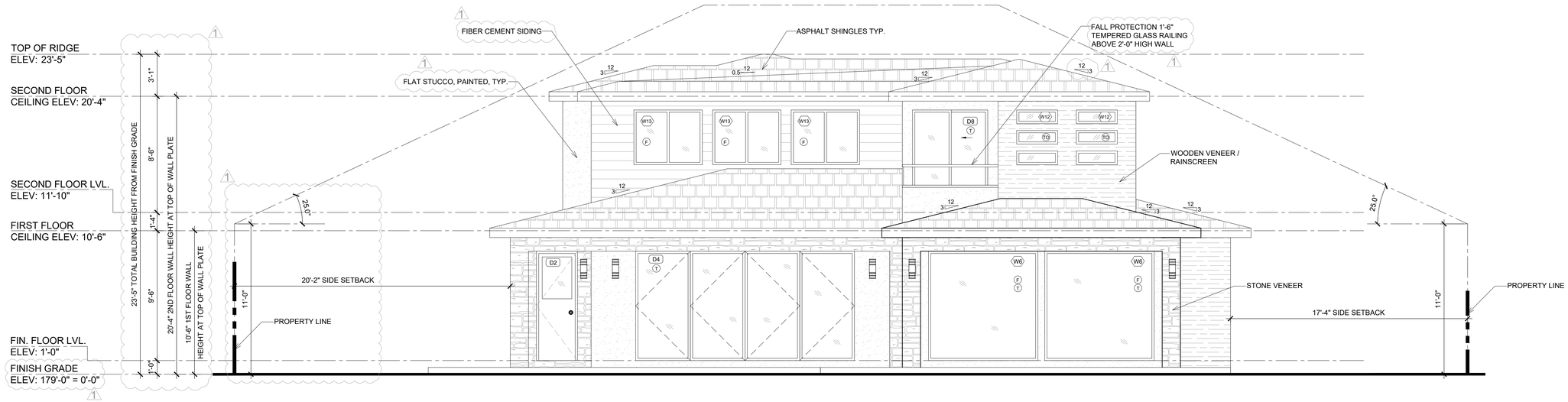
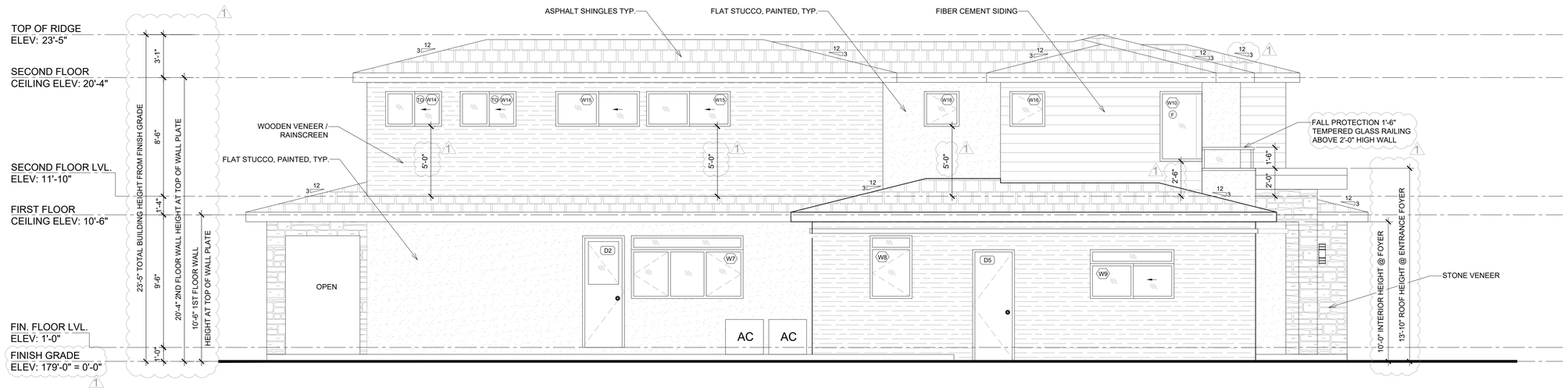
EXTERIOR ELEVATIONS

A1.11



WEST ELEVATION

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



SOUTH ELEVATION

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

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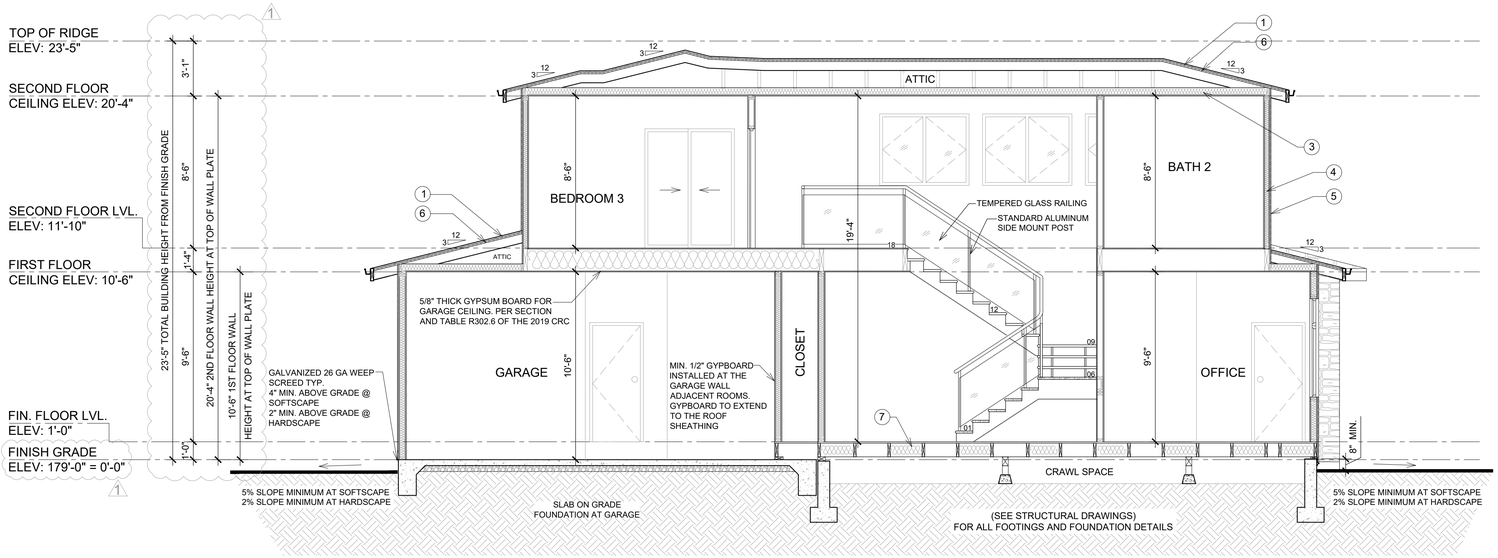
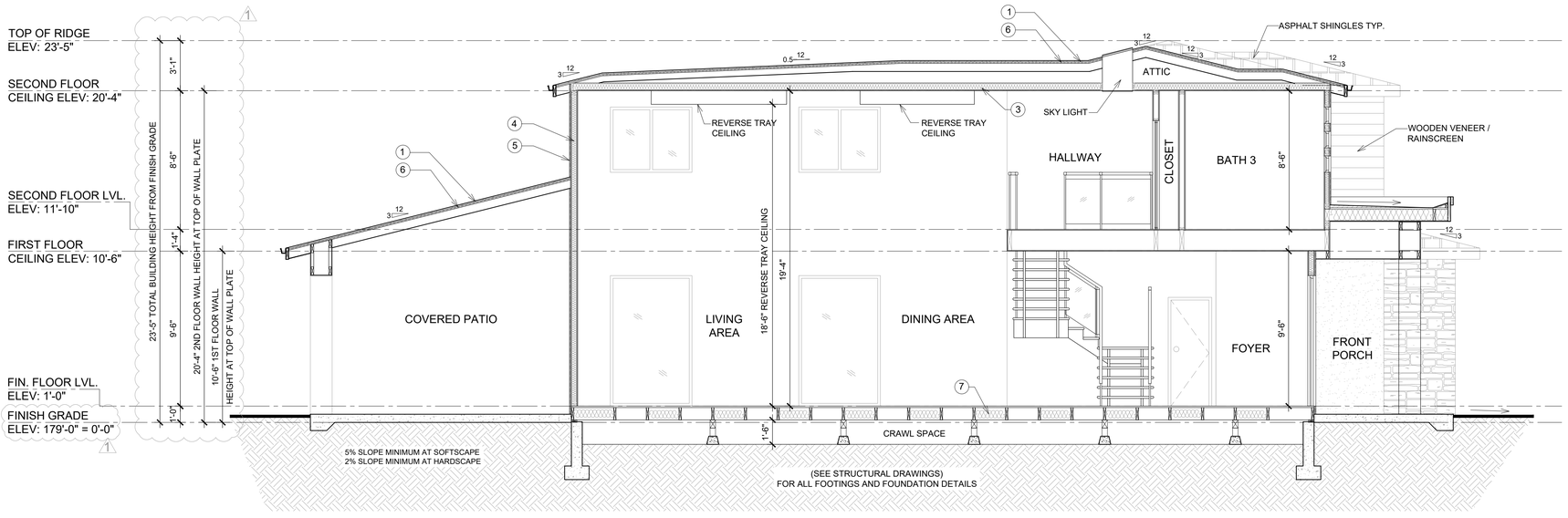
EXTERIOR ELEVATIONS

A1.12



SECTION AA

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



SECTION BB

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

LEGEND:

1. ROOF COVERING OVER PLYWOOD SHEATHING.
2. EAVE VENTS (NET VENT AREA = 1/150 X ATTIC AREA.)
3. CEILING INSULATION R-
4. WALL INSULATION R-
5. WALL COVERING OVER PLYWOOD SHEATHING.
6. RADIANT BARRIER
7. FLOOR INSULATION R-

*** FLOOD VENT REQUIRED IF IN FLOOD ZONE
(1 SQ. IN. FOR EVERY SQ. FT. CRAWL SPACE AREA)

NOTE:

- 1/2" GYPSUM BOARD FOR CEILING
- 5/8" GYPSUM BOARD FOR WALLS
- 1/2" GYPSUM BOARD TO PROTECT WALLS AND SOFFITS ON THE ENCLOSED SIDE (E.G. CLOSET,INTERIOR STAIRS,PANTRY, POWDER ROOM, ETC.) CRC R302.7

GENERAL NOTES:

1. CLEARANCE BETWEEN WOOD SIDING AND EARTH ON THE EXTERIOR OF THE BUILDING SHALL NOT BE LESS THAN 6" EXCEPT WHERE USING PRESERVATIVE -TREATED WOOD- CRC R317.1
2. THE CHIMNEY WILL TERMINATE A MINIMUM OF 2 FEET ABOVE ANY PART OF THE STRUCTURE WITHIN 10 FEET OF CHIMNEY TERMINATION AND SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. 2019 CRC R1003.9
3. ALL FLASHINGS TO BE GA GI U.O.N
4. ALL GUTTERS TO BE GA GI U.O.N
5. ROOF IS CLASS "A"
6. ALL RAINWATER LEADERS IN THE WALLS AND POSTS TO BE OF CAST IRON
7. ALL VALLEY FLASHINGS TO BE 26 GA GI INSTALLED OVER A MIN. OF 36"W UNDERLAYMENT
8. ALL GUTTERS TO HAVE SCREENS
9. ALL WOOD FRAMING MEMBERS THAT REST ON THE EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. CRC R317.1
10. WOOD IN CONTACT WITH THE EARTH OR EMBEDDED IN CONCRETE MASONRY SHOULD BE PRESSURE TREATED.

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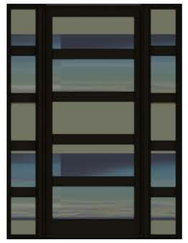
SECTIONS

A1.13

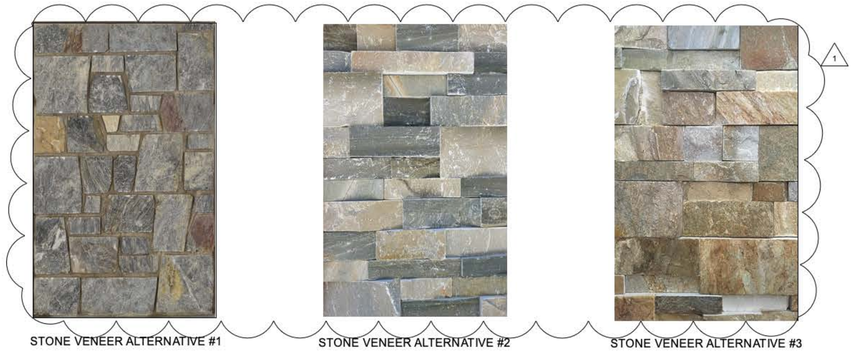
GARAGE DOOR



MAIN ENTRANCE DOOR SOLID
WOOD W/ LIGHTS

MANUFACTURED
MAIN ENTRANCE DOOR
(SIMILAR TO PROPOSED,
FINAL SELECTION BY CLIENT)

DOORS

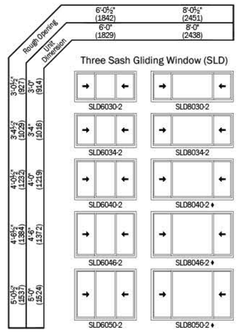


STONE VENEER ALTERNATIVE #1

STONE VENEER ALTERNATIVE #2

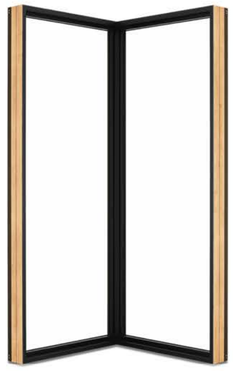
STONE VENEER ALTERNATIVE #3

EXTERIOR STONE VENEER WALLS



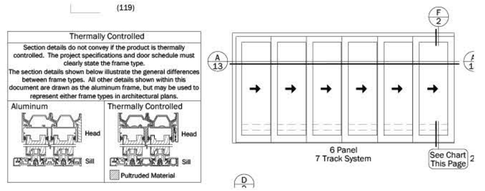
GLIDING WINDOWS

MULLIONS



CORNER WINDOW

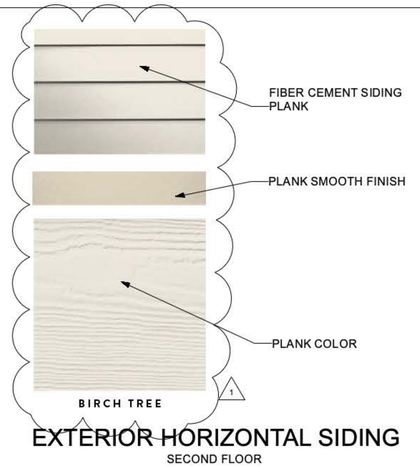
WINDOWS



LARGE PATIO DOORS

LARGE PATIO DOORS

LIVING ROOM



EXTERIOR HORIZONTAL SIDING

SECOND FLOOR

WHITE STUCCO - LOW TEXTURE
EXTERIOR WALL

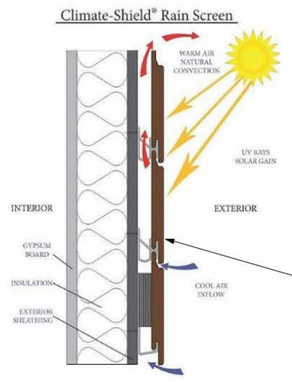
EXTERIOR STUCCO WALLS

FIRST & SECOND FLOOR

INTERIOR STAIRS

ASPHALTIC SHINGLE - MAIN ROOF

ROOFS



POPLAR SIDING

EXTERIOR WOOD RAINSCREEN

FIRST FLOOR FRONT FACADE & SECOND FLOOR

CONCRETE - GARAGE & OTHER AREAS

PATIO TILE - T/B SELECTED

ENTRANCE TILE - T/B SELECTED

FLOORS

REAR & SIDE PATIOS & ENTRANCE

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NO.	Date	Note

LICENSED ARCHITECT
Ronald Huber
C 18,126
Ren. Nov 2023
STATE OF CALIFORNIA

CAD FILE: PAR20230223.vwx

SCALE: AS SHOWN

DATE: 1/31/23

PROJECT MANAGER: SHWETA SINGH

MATERIALS & FINISHES

A1.14

1. PARMA STREET VIEW - MAIN ENTRANCE

2. PARMA STREET VIEW - MAIN ENTRANCE

1. PARMA STREET VIEW - MAIN ENTRANCE

3. PARMA STREET VIEW - MAIN ENTRANCE

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DATE: 2/9/23

PROJECT MANAGER: SHWETA SINGH

EXTERIOR IMAGES

A1.15

1. COVINGTON STREET VIEW - SIDE YARD

2. REAR YARD

3. REAR & INTERIOR SIDE YARD

4. REAR & SIDE YARDS

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PROJECT MANAGER: SHWETA SINGH

EXTERIOR IMAGES

A1.16

1. ENTRANCE FOYER

2. SECOND FLOOR - LOOKING INTO LIVING ROOM

3. KITCHEN LOOKING INTO FAMILY ROOM

4. SECOND FLOOR - MASTER BEDROOM

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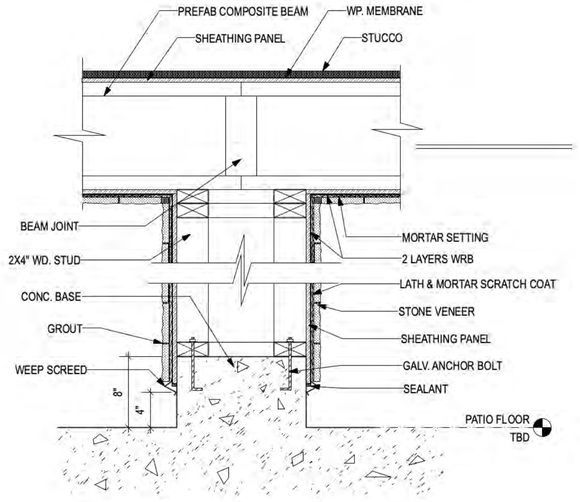
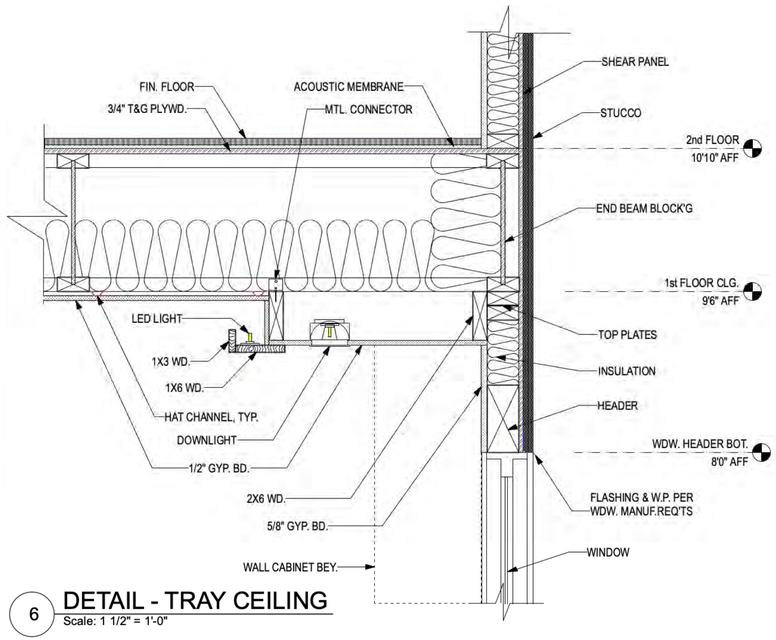
INTERIOR IMAGES

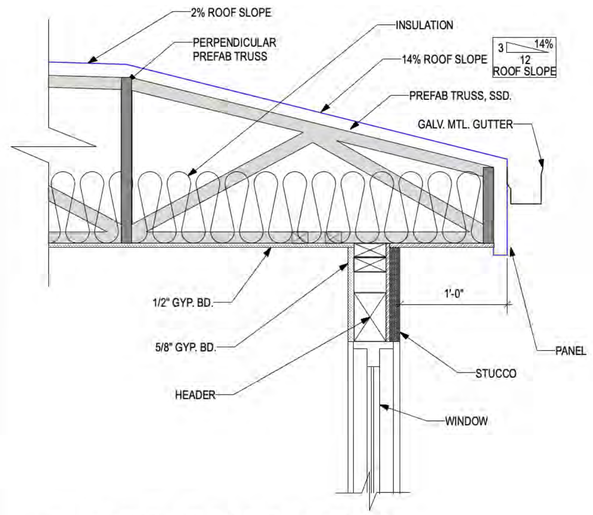
A1.17



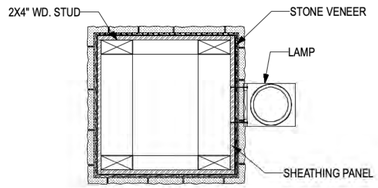
11 DETAIL/SECTION - PATIO COLUMN
Scale: 1 1/2" = 1'-0"



6 DETAIL - TRAY CEILING
Scale: 1 1/2" = 1'-0"



3 DETAIL - ROOF OVERHANG
Scale: 1 1/2" = 1'-0"



2 DETAIL - PATIO COLUMN
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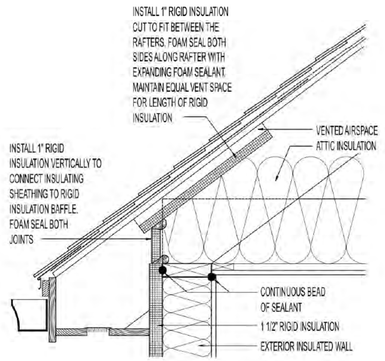
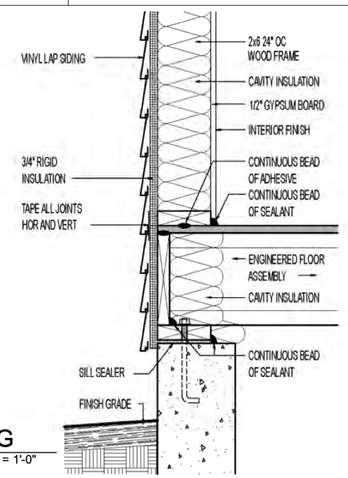
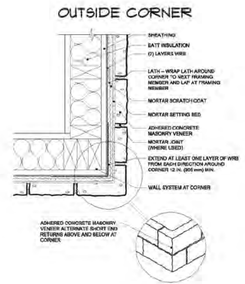


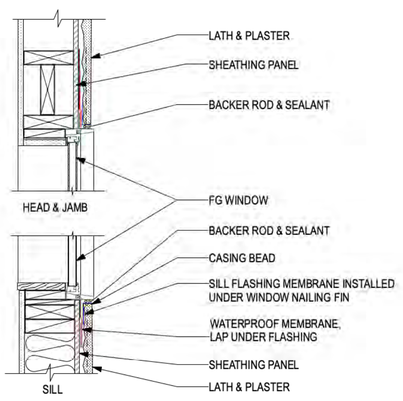
10 ROOF OVERHANG
Scale: 1 1/2" = 1'-0"



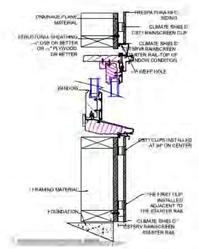
7 SIDING
Scale: 1 1/2" = 1'-0"



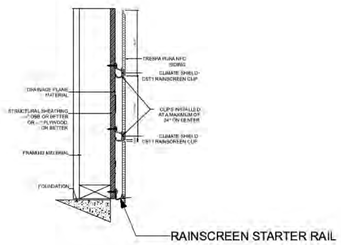
5 STONE VENEER CORNER
Scale: 1 1/2" = 1'-0"



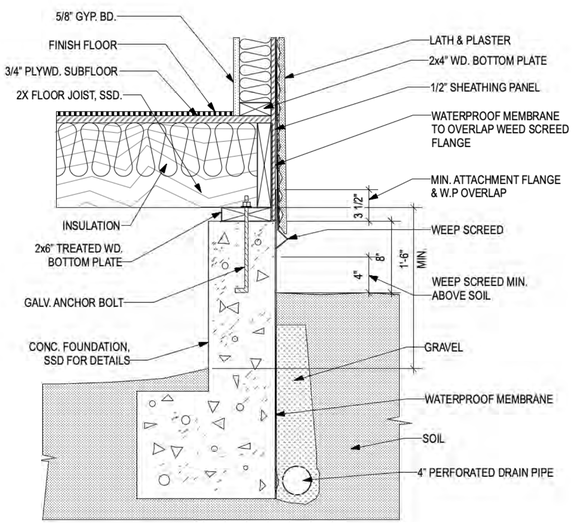
9 WINDOW HEAD/SILL @ STUCCO
Scale: 1 1/2" = 1'-0"



8 WDW HEAD/SILL @ RAINSCREEN
Scale: 1 1/2" = 1'-0"



4 WOOD RAINSCREEN BASE
Scale: 1 1/2" = 1'-0"



1 STUCCO @ FOUNDATION
Scale: 1 1/2" = 1'-0"

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Revisions

NO.	Date	Note

LICENSED ARCHITECT
Ronald Huber
C-18,126
Rev. Nov/2023
STATE OF CALIFORNIA

CAD FILE: PAR20230131det01.vwx

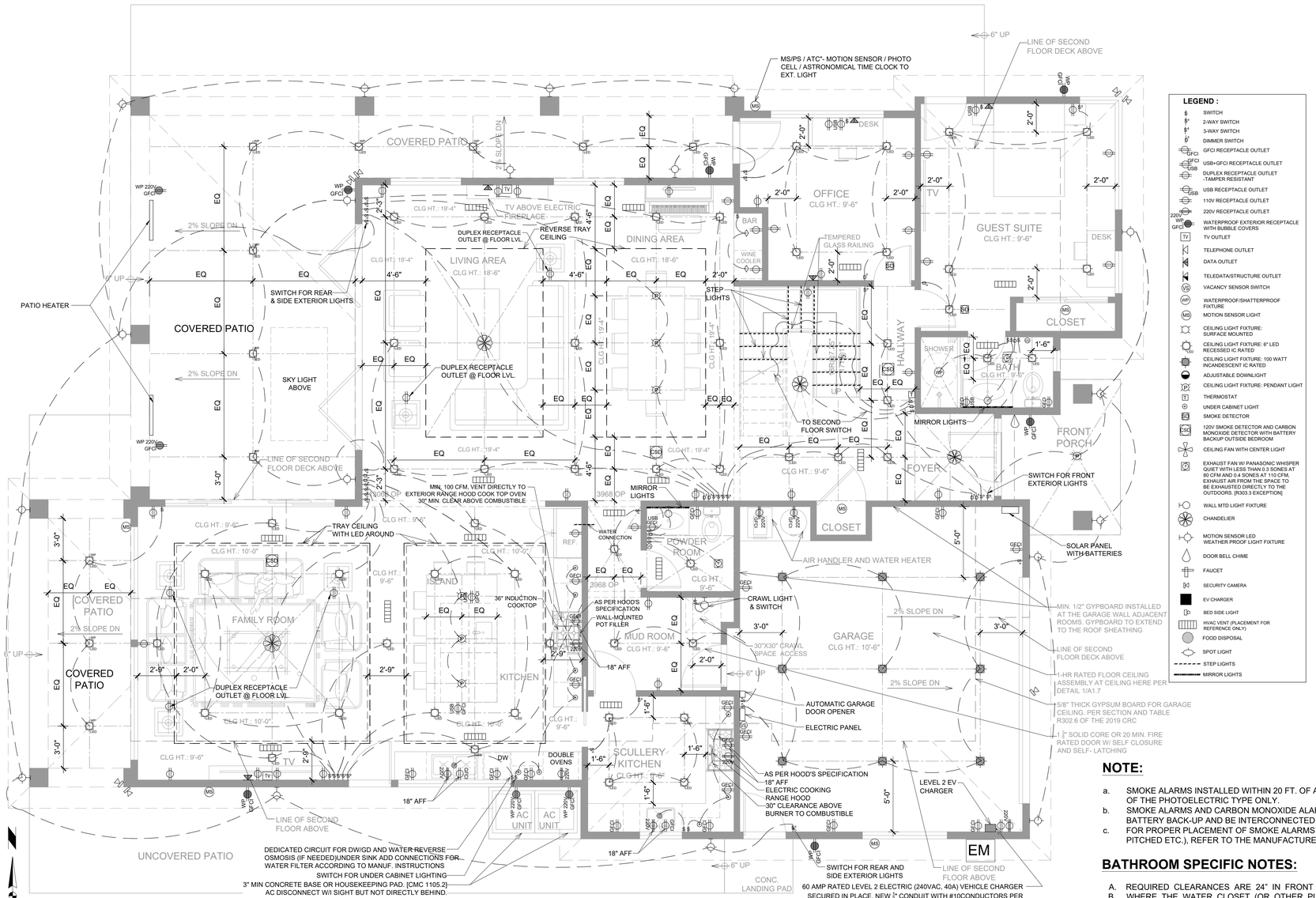
SCALE: AS SHOWN

DATE: 2/14/23

PROJECT MANAGER: SHWETA SINGH

DETAILS

A1.18



FIRST FLOOR M.E.P PLAN

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

NOTES FOR THE KITCHEN: CEC 210.8, 210.12, 210.23, 210.52, 422.16:

- SPECIFY THAT GFCI PROTECTION SHALL BE PROVIDED FOR ALL KITCHEN COUNTERTOP RECEPTACLES, RECEPTACLES WITHIN 6 FEET OF A SINK (INCLUDING BELOW COUNTER AND BEHIND AN APPLIANCE), AND FOR RECEPTACLES SUPPLYING DISHWASHERS. THE RESET BUTTON FOR GFCI RECEPTACLES SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION (I.E. NOT BEHIND AN APPLIANCE).
- COUNTERTOP RECEPTACLES SHALL BE SUPPLIED BY A MINIMUM OF TWO 20-AMP BRANCH CIRCUITS.
- THE ISLAND SINK IN THE KITCHEN WILL BE VENTED IN ACCORDANCE WITH THE CPC 909.0 AND PROVIDE A REFERENCE TO THE FOLLOWING DETAIL:

NOTE:

- ALL KNOB AND TUBE WIRING THAT IS EXPOSED WHEN WALLS ARE OPENED IS TO BE REMOVED BACK TO THE ATTIC OR UNDER FLOOR ACCESSIBLE SPACES AND SPLICED IN A JUNCTION BOX WITH ROMEX, OR OTHER APPROVED WIRING METHOD, TO BE RUN BACK TO THE ORIGINAL LOCATION. KNOB AND TUBE BOXES MUST BE REPLACED TO ACCOMMODATE NEW WIRING TYPE. IF REMOVAL OF WIRING WOULD NECESSITATE OPENING OF ADDITIONAL WALLS NOT IN THE SCOPE OF THE WORK, AND THE WIRING IS IN SOUND CONDITION, THEN IT MAY REMAIN. MENLO PARK REQUIREMENT

NOTE:

- KITCHEN EXHAUST VENT TO EXTERIOR NOT WITHIN 3' OF ANY OPENING.
- FOR DRYER VENT TO EXTERIOR NOT W/I 3' OF ANY OPENING.
- EXTERIOR WATER HEATER PIPING SHALL BE INSULATED AND WRAPPED TIGHTLY WITH A UV RESISTANT TAPE (150 CEC).

NOTE:

- THE DRAIN PIPE SHALL BE AT LEAST 2" AND MAINTAIN THE MINIMUM 2" DRAIN SYSTEM TO THE SEWER SYSTEM FOR ALL PROPOSED SHOWERS. CPC TABLE 702.1

GENERAL ELECTRICAL NOTES:

PROVIDE ARC-FAULT CIRCUIT INTERRUPTER AT ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS INSTALLED INDWELLING UNIT FAMILY ROOMS, KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, LAUNDRY ROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS. (CEC210.12 CA) ALL 125-VOLT, 15-AND 20-AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES (CEC 406.11)
ALL 125-VOLT , SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE FOLLOWING LOCATIONS SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL (CEC 210.8):BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, LAUNDRY AREAS.
KITCHEN COUNTERTOP SURFACES SINKS (WITHIN 6 FEET OF THE EDGE OF SINK) BOATHOUSES BATHTUBS/SHOWER STALLS (WITHIN 6 FEET OF EDGE OF TUB/SHOWER) PROVIDE AT LEAST ONE WEATHER-RESISTANT TYPE RECEPTACLE IN A WEATHERPROOF ENCLOSURE AT THE FRONT AND BACK OF THE DWELLING. (CEC 210.52 (E)(1) & 406.9 (B)(II))
COORDINATE LOCATION OF RETURNS, SUPPLY AND REGISTERS ON-SITE WITH CONTRACTOR AND MECHANICAL SUB CONTRACTOR

LANDING REQUIREMENT AND NOTE:

- DOORS OTHER THAN REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD.
- THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.
- THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT).

PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1:

1. WATERS CLOSETS: ≤ 1.28 GAL/FLUSH. CGBSC 4.303.1.1
2. SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI. CGBSC 4.303.1.3
3. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBSC 4.303.1.3.2
4. RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI. CGBSC 4.303.1.4.1
5. KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. 4.303.1.4.4

LEGEND :

- $ SWITCH
- $3 2-WAY SWITCH
- $4 3-WAY SWITCH
- $D DIMMER SWITCH
- GFCI RECEPTACLE OUTLET
- GFCI USB USB+GFCI RECEPTACLE OUTLET
- DUPLEX RECEPTACLE OUTLET -TAMPER RESISTANT
- USB USB RECEPTACLE OUTLET
- 110V RECEPTACLE OUTLET
- 220V RECEPTACLE OUTLET
- 220V WP GFCI WATERPROOF EXTERIOR RECEPTACLE WITH BUBBLE COVERS
- TV TV OUTLET
- TELEPHONE OUTLET
- DATA OUTLET
- TELEDATA/STRUCTURE OUTLET
- VS VACANCY SENSOR SWITCH
- WP WATERPROOF/SHATTERPROOF FIXTURE
- MS MOTION SENSOR LIGHT
- CEILING LIGHT FIXTURE: SURFACE MOUNTED
- CEILING LIGHT FIXTURE: 6" LED RECESSED IC RATED
- CEILING LIGHT FIXTURE: 100 WATT INCANDESCENT IC RATED
- ADJUSTABLE DOWNLIGHT
- CEILING LIGHT FIXTURE: PENDANT LIGHT
- T THERMOSTAT
- UNDER CABINET LIGHT
- SD SMOKE DETECTOR
- CSD 120V SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP OUTSIDE BEDROOM
- CEILING FAN WITH CENTER LIGHT
- EXHAUST FAN W/ PANASONIC WHISPER QUIET WITH LESS THAN 0.3 SONES AT 80 CFM AND 0.4 SONES AT 110 CFM. EXHAUST AIR FROM THE SPACE TO BE EXHAUSTED DIRECTLY TO THE OUTDOORS. [R303.3 EXCEPTION]
- WALL MTD LIGHT FIXTURE
- CHANDELIER
- MOTION SENSOR LED WEATHER PROOF LIGHT FIXTURE
- DOOR BELL CHIME
- FAUCET
- SECURITY CAMERA
- EV CHARGER
- BED SIDE LIGHT
- HVAC VENT (PLACEMENT FOR REFERENCE ONLY)
- FOOD DISPOSAL
- SPOT LIGHT
- STEP LIGHTS
- MIRROR LIGHTS

ELECTRIC VEHICLE CHARGER DETAIL

CHARGING INSTALLATION: **240 VOLT NEMA 14-50 OUTLET**

The Mobile Connector is included as standard equipment with all new vehicles. This is a 20-foot-long cable with interchangeable adapters which can be used to plug in to different outlets. This guide provides detail on installing a NEMA 14-50 outlet for home charging with the Mobile Connector. Adapter purchased separately.

NEMA 14-50 OUTLET DETAILS

- **Circuit Breaker**: 50 amps
- **Voltage**: Single phase, 208-250 volt AC supply, 60 hertz
- **Four Wire Configuration**: Line 1 - Line 2 - Ground - Neutral
- **Conductors**: 6 AWG copper wire for circuits up to 150 feet.
- **Outlet**: Use a high quality, industrial grade outlet
- **Ground Pin Orientation**: Top position of outlet
- **Ventilation**: Not required

USING THE **MOBILE CONNECTOR**

Attach adapter to Mobile Connector, plug into outlet and then into vehicle to begin charging. The NEMA 14-50 adapter will allow a Tesla to draw up to 32 amps (7.6 kW at 240 volts). Recharge speeds will vary between different models.

MILES OF RANGE PER HOUR OF CHARGE

MODEL 3	MODEL S	MODEL X
30	29	29

KITCHEN REMODEL NOTES:

1. MINIMUM 2- 20 AMP DEDICATED KITCHEN COUNTER CIRCUITS ARE REQUIRED. ALL KITCHEN COUNTER RECEPTACLES SHALL BE GFCI-PROTECTED. COUNTER TOP CIRCUITS MAY BE SHARED WITH DINING ROOM OR PANTRY RECEPTACLES. DISHWASHERS, GARBAGE DISPOSALS, TRASH COMPACTORS, BUILT-IN MICROWAVE OVENS, AND KITCHEN LIGHTING SHALL BE ON THEIR OWN CIRCUITS.
2. RECEPTACLES SHALL BE LOCATED SO APPLIANCES ARE NO FURTHER THAN 24" FROM ANY PLUG (48" MAXIMUM DISTANCE BETWEEN RECEPTACLES). COUNTER TOP SURFACE WIDER THAN 12" REQUIRE RECEPTACLES. RECEPTACLES SHALL BE NO HIGHERTHAN 18" ABOVE THE COUNTER SURFACE.
3. ISLANDS OR PENINSULAS REQUIRE AT LEAST 1 RECEPTACLE. ALL COUNTER TOP RECEPTACLES SHALL BE NO GREATER THAN 12" BELOW THE COUNTER SURFACE, AND NOT BELOW A COUNTER SURFACE THAT EXTENDS MORE THAN 6" BEYOND A CABINET END.
4. ALL NEWLY INSTALLED LIGHTING TO BE HIGH EFFICACY IN ACCORDANCE WITH CENC TABLE 150.0A PER CENC 150.0(K).
5. AT LEAST 50% OF TOTAL WATTAGE IN THE KITCHEN SHALL BE HIGH EFFICACY. LOW EFFICACY FIXTURES MAY BE INSTALLED BUT NOT TO EXCEED 50% OF TOTAL WATTAGE IN THE KITCHEN AREA.
6. MAXIMUM LENGTH FOR A GARBAGE DISPOSAL CORD IS 36". MAXIMUM LENGTH FOR A DISHWASHER CORD IS 48".
7. MULTI-WIRE DUPLEX RECEPTACLES FOR GARBAGE DISPOSALS AND DISHWASHERS REQUIRE TIE-BARS AT THE BREAKER IN THE SERVICE PANELS.

PLUMBING:

1. HOT WATER PIPING ¾" AND GREATER SERVING A KITCHEN SHALL BE INSULATED WITH MINIMUM 1" THICK INSULATION.
2. AN APPROVED GAS SHUT-OFF VALVE SHALL BE ACCESSIBLE WITHIN 6-FEET OF THE APPLIANCE. GAS CONNECTORS SHALL NOT EXTEND FROM ONE ROOM TO ANOTHER OR PASS THROUGH WALL PARTITIONS, CEILING, OR FLOORS.
3. A 2" ACCESSIBLE PLUMBING CLEANOUT SHALL BE INSTALLED UNDER THE KITCHEN SINK.
4. AN AIR-GAP ABOVE THE SINK RIM SHALL BE INSTALLED BETWEEN THE DISHWASHER DRAINPIPE AND THE GARBAGE DISPOSAL INLET.

MECHANICAL:

1. MINIMUM VERTICAL CLEARANCE OF 30" IS REQUIRED ABOVE A COOKING RANGE TO COMBUSTIBLE MATERIALS. MINIMUM VERTICAL CLEARANCE OF 24" SHALL BE PROVIDED BETWEEN A COOK TOP AND COMBINATION MICROWAVE VENTING APPLIANCE. LARGER COOKING UNITS REQUIRE GREATER CLEARANCES (REFER TO THE MANUFACTURER'S INSTALLATION SPECIFICATIONS).
2. A BACK DRAFT DAMPER SHALL BE PROVIDED ON VENTILATION SYSTEMS.

NOTE:

a. SMOKE ALARMS INSTALLED WITHIN 20 FT. OF A KITCHEN, BATHROOM, OR ROOM CONTAINING A FIREPLACE OR WOOD BURNING STOVE SHALL BE OF THE PHOTOELECTRIC TYPE ONLY.
b. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
c. FOR PROPER PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES.

BATHROOM SPECIFIC NOTES:

A. REQUIRED CLEARANCES ARE 24" IN FRONT AND 15" FROM CENTERLINE TO WALL OR CABINET. (30" TOTAL) (CPC SEC. 402.5)
B. WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)
C. NEW OR ALTERED SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHEDDAM, CURB, OR THRESHOLD NOT LESS THAN 2 INCHES OR EXCEEDING 9 INCHES IN DEPTH, WITH AN INTERIOR OF 1,024 SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH DIAMETER CIRCLE MEASURED TO THE CENTER OF THE THRESHOLD. (CPC SEC.408.5 & CPC SEC. 408.6).

1. SHOWER ENTRANCE SHALL BE PROVIDED WITH A MINIMUM OF 22" CLEAR OPENING AND,IF FEATURED WITH A DOOR SHALL BE SLIDING OR OUTWARD SWING.
2. ANY GLAZING WITHIN 60" RADIUS OF TUB/SHOWER ENCLOSURES SHALL BE TEMPERED SAFETY GLASS (BATHROOMS INCLUSIVE OF SHOWERS SHALL HAVE ALL GLAZING TEMPERED SAFETY GLASS)
3. SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH A PRESSURE / BALANCE THERMOSTATIC MIXING VALVE. MAX FLOW OF ANY SHOWER HEADS OR HANDHELD OUTLETS CONTROLLED BY DIVERTER VALVE SHALL BE 2.00 G.P.M.COMBINED.
4. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES (6 FT). (CRC R307.2)
5. SHOWER COMPARTMENT SHALL BE A MINIMUM 1,024 SQUARE INCHES ENCOMPASSING A 30" DIA. CIRCLE. (CPC 408.5 & 408.6)

WATER EFFICIENT PLUMBING FIXTURES (CALIFORNIA CIVIL CODE 1101.4(A)) :

RESIDENTIAL PROPERTY BUILT AND AVAILABLE FOR USE OR OCCUPANCY ON OR BEFORE JANUARY 1, 1994, BE EQUIPPED WITH WATER-CONSERVING PLUMBING FIXTURES.ON OR BEFORE JANUARY 1, 2017, NONCOMPLIANT PLUMBING FIXTURES IN ANY SINGLE-FAMILY RESIDENTIAL REAL PROPERTY SHALL BE REPLACED BY THE PROPERTY OWNER WITH WATER-CONSERVING PLUMBING FIXTURES.

Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

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Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

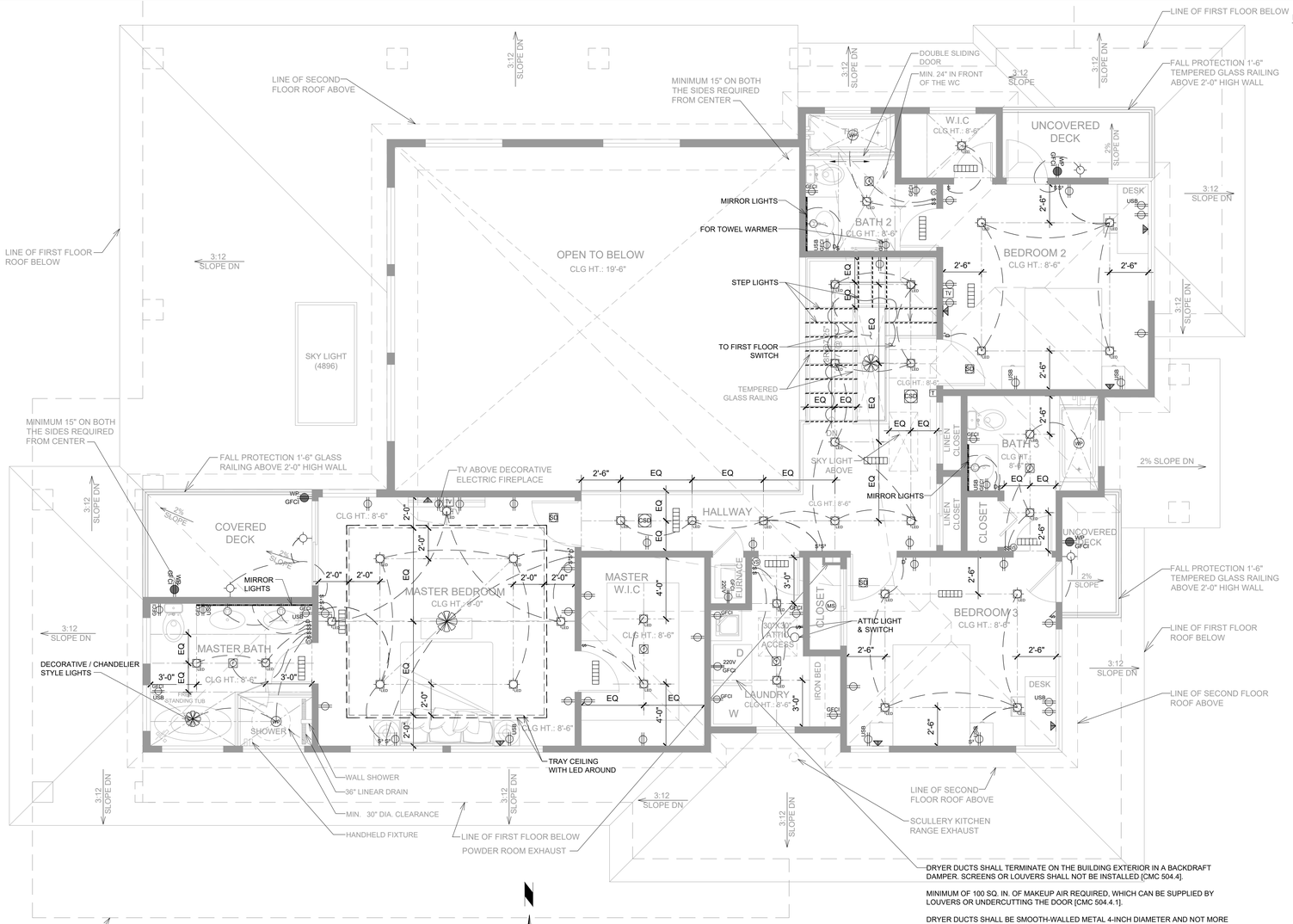
DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

DATE: 1/31/23

FIRST FLOOR M.E.P PLAN

A1.19



SECOND FLOOR M.E.P PLAN

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

GENERAL ELECTRICAL NOTES:

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Type of Fixture	Required Water-Conserving Plumbing Fixture (maximum flow rates)
Water Closet (Toilet)	1.28 gpf
Showerhead	1.80 gpm
Lavatory Faucets	1.20 gpm
Kitchen Faucets	1.80 gpm

ELECTRICAL AND LIGHTING NOTES :

1. SYMBOLS LISTED ON LEGEND ARE FOR GENERAL USE AND DON'T NECESSARILY APPEAR ON ALL PLANS. DISREGARD ANY SYMBOL NOT INDICATED ON THE ELECTRICAL PLAN.
2. THESE NOTES SUPPLEMENT THOSE FOUND ELSEWHERE IN THESE DOCUMENTS; ALL REQUIREMENTS SHALL REMAIN IN FULL FORCE REGARDLESS OF WHERE THEY APPEAR, FOR ADDITIONAL INFORMATION & REQUIREMENTS, SEE OTHER SHEETS.
3. SUBMIT SHOP DRAWINGS PER NOTES 16& 17. SUBMIT ANY PROPOSED CHANGE OR DEVIATION FROM THESE NOTES & PLANS AS A SUBSTITUTION REQUEST OR RFI.
4. ALL 15-AMP & 20- AMP RECEPTACLES SHALL BE LISTED TAMPER- RESISTANT RECEPTACLES AND AFCI PROTECTED. ALL DEVICES & EQUIPMENT SHALL BE COMMERCIAL GRADE, LISTED BY A NATIONALLY RECOGNIZED TESTING LAB. ALL DEVICES & EQUIPMENT INSTALLED OUTDOORS AND/ OR EXPOSED TO WEATHER/MOISTURE SHALL BE OF WEATHERPROOF CONSTRUCTION& LISTED FOR SUCH USE. LIGHTING FIXTURES INSTALLED IN EXTERIOR LOCATIONS AND THOSE FOR USE IN DAMP LOCATIONS SHALL BE APPROVED FOR USE IN WET LOCATIONS, TYP.
ALL 15 AND 20-AMP RECEPTACLES IN THE BATHROOMS SHALL BE GFCI PROTECTED CEC210.8.
5. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL LOCATIONS DENOTED & AT ALL LOCATIONS WHERE REQUIRED BY CODE . PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AT ALL DWELLING UNIT OUTLETS NOT PROTECTED BY GFCI.
6. DIMENSIONS TO RECEPTACLES, SWITCHES AND ALL OTHER BOXES & DEVICES ARE FROM THE TOP OF THE FINISHED FLOOR SURFACE TO THE CENTERLINES OF THE DEVICE,UON. ELECTRICAL SWITCHES SHALL BE WALL MOUNTED 42" AFF, TYP.UON.
7. RECEPTACLES FOR ELECTRICAL POWER, TELEVISION, TELEPHONE, ETC. SHALL BE WALL MOUNTED 12" AFF AT INTERIOR WEATHER-PROTECTED LOCATIONS. WALL MOUNTED 42" AFF WHERE ABOVE BASE CABINETS. 18"(MIN) ABOVE FINISH FLOOR/ FINISH GRADE WHERE LOCATED OUTDOORS OR IN THE GARAGE, UNLESS OTHERWISE NOTED.
8. PROVIDE ELECTRICAL RECEPTACLES, SWITCHES, JACKS & ALL OTHER BOXES & DEVICES WITH MATCHING THERMOPLASTIC COVER PLATES, PROVIDE COVER PLATE GASKETS AT ALL BOXES & DEVICES LOCATED WITHIN EXTERIOR WALLS AND/OR INSULATED WALLS. WHERE MULTIPLE DEVICES OCCUR AT A SINGLE LOCATION, GANG DEVICES UNDER A SINGLE COVER PLATE. COLOR OF DEVICES& PLATES WILL BE SELECTED & CONFIRMED BY OWNER PRIOR TO INSTALLATION.
9. ALL EXTERIOR FIXTURES SHALL DIRECT LIGHT DOWNWARD & NOT REFLECT OR ENCROACH ON ADJACENT PROPERTIES.
10. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE AIRTIGHT AND I.C. RATED (ZERO- CLEARANCE) CALIFORNIA ENERGY CODE 150.0 (K) 1C.
11. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES (EXCEPTIONS: LUMINAIRES IN CLOSETS LESS THAN 70 SQ. FT. AND IN HALLWAYS). UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
12. PROVIDE LIGHTING FIXTURES WITH LAMPS OF APPROPRIATE WATTAGES & TYPES AS APPROVED BY FIXTURE MANUFACTURER, TYP.UON.
13. ALL HIGH EFFICACY FIXTURES SHALL BE FLUORESCENT OR CA CERTIFIED LED, LED FIXTURES REQD TO BE HIGH EFFICACY MUST BE CERTIFIED BY THE CA ENERGY COMMISSION & LISTED IN THE DATABASE AT www.appliances.energy.ca.gov. ALL LIGHTING FIXTURES SHALL BE CONTROLLED BY EITHER A DIMMER SWITCH OR A VACANCY SENSOR THAT REQUIRES MANUAL ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINS AFTER THE ROOM IS VACATED.
14. PROVIDE ELECTRICAL RECEPTACLES SPACES MAX 12'-0" IN EVERY ROOM ON ALL WALLS 2'-0" OR ORE IN WIDTH . PROVIDE ONE RECEPTACLE(MIN) AT EACH HALLWAY.
15. PROVIDE SEPARATE SWITCH FOR LIGHT FIXTURES AND EXHAUST FAN(S) IN BATHROOMS, EXCEPT FOR COMBINATION UNITS WITHIN SHOWER STALLS & TUB/ SHOWER ENCLOSURE.
16. PROVIDE DEDICATED CIRCUIT FOR EACH DISHWASHER, MICROWAVE, STOVE, RANGE, WALL OVEN, GARBAGE DISPOSAL, REFRIGERATOR, CLOTHES DRYER, WATER HEATER, FURNACE, AIR CONDITIONER, & OTHER APPLIANCE/ EQUIPMENT AS REQD BY MANUFACTURER.
17. PROVIDE ONE DEDICATED 20 AMP CIRCUIT TO SERVE EACH BATHROOM. THIS CIRCUIT SHALL NOT SUPPLY ANY OTHER OUTLETS, RECEPTACLES, ETC.
18. PROVIDE TWO 20 AMP SMALL-APPLIANCE BRANCH CIRCUITS TO SERVE KITCHEN & DINING ROOM WALL & COUNTER RECEPTACLES ONLY.
19. PROVIDE A MINIMUM OF ONE 20 AMP RECEPTACLE FOR LAUNDRY.
20. PROVIDE UPDATED ACCURATE, & LEGIBLE CIRCUIT DIRECTORY ON FACE OR DOOR OF EACH PANEL BOARD/ SWITCHBOARD. LOCATE PANELS PER ALL CODE &LOCAL AHJ REQMNTS.
21. CONNECT MECH EQUIP W/24" MIN WEATHERPROOF FLEXIBLE CONDUIT.
22. SMOKE DETECTORS & CARBON MONOXIDE DETECTORS MUST BE 110V W/ BATTERY BACKUP, INTERCONNECTED, AUDIBLE IN ALL SLEEPING AREAS, & APPROVED & LISTED BY CA STATE FIRE MARSHAL, PROVIDE EVIDENCE OF SFM APPROVAL & LISTING TO BUILDING INSPECTOR PRIOR TO INSTALLATION
23. WHIRLPOOL JETTED BATHTUB: PROVIDE UNIT LISTING BY UL, OAE, WITH ACCESS TO MOTOR, SELF-DRAINING PUMP& CIRCULATION PIPING TO MINIMIZE WATER RETENTION, SUCTION FITTINGS COMPLIANT W/LISTED STANDARDS, CIRCULATION PUMP LOCATED ABOVE CROWN WEIR OF TRAP, & SUPPLIED BY GFCI DEDICATED CIRCUIT, ALL METAL CABLES, FITTINGS, PIPING, ETC WITHIN 5 FT OF INSIDE TUB WALL SHALL BE PROPERLY BONDED W/MIN #8 AWG BARE COPPER WORE & BONDING SHALL BE ACCESSIBLE.
24. BATHROOM EXHAUST FANS MUST BE: ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE BLDG, & CONTROLLED BY READILY ACCESSIBLE HUMIDISTAT.
25. CLOTHES DRYER EXHAUST WILL TERMINATE AT THE EXTERIOR OF THE BUILDING AND WILL BE MAX. 14' IN LENGTH WITH A MAX. OF TWO 90DEG. ELBOWS.
26. SEAL ALL ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/SILL/BOTTOM PLATES AT EXTERIOR WALLS WITH FLEXIBLE, DURABLE SEALANT MATERIAL, CEMENT MORTAR, CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS TO PROTECT AGAINST PASSAGE OF RODENTS.
27. THIS PLAN SHOWN SCHEMATICALLY, IS NOT COMPLETE DESIGN & DOES NOT REPRESENT ALL REQD ELEMENTS. THE ENTIRE ELECTRICAL SYSTEM SHALL BE DESIGNED BY A CALIFORNIA LICENSED ELECTRICAL CONTRACTOR PER ALL CA CODE & LOCAL AHJ REQUIREMENTS.
28. PROVIDE & SUBMIT MECHANICAL& HVAC PLANS/ SINGLE LINE DIAGRAMS, DESIGN & CALCULATIONS PREPARED BY LISCENSED MECHANICAL CONTRACTOR TO DESIGNER FOR REVIEW PRIOR TO INSTALLATION.
29. PROVIDE& MAINTAIN ON SITE PROJECT BINDER INCLUDING INSTALLATION INSTRUCTIONS & OWNER'S MANUALS FOR ALL SPECIFIED/ INSTALLED/ REQD EQUIPMENT. MAKE BINDER AVAILABLE TO FIELD INSPECTOR AT THE TIME OF INSPECTION, TO THE OWNER & DESIGNER UPON REQUEST, AND PRESENT TO OWNER UPON COMPLETION.
30. MECHANICAL EQUIPMENT INSTALLED IN ATTIC: THE EQUIPMENT SHALL NOT BE MORE THAN 20' FROM THE ATTIC OPENING WHERE LESS THAN 6' HEIGHT IS PROVIDED, A LIGHT SWITCH SHALL BE PROVIDED AT THE ACCESS, A RECEPTACLE SHALL BE PROVIDED AT THE EQUIPMENT FOR SERVICING THE EQUIPMENT. A 24" CLEAR WIDE PATH SHALL BE PROVIDED FROM THE ATTIC ACCESS TO THE EQUIPMENT AND 30"X30" PLATFORM SHALL BE PROVIDED IN FRONT OF THE EQUIPMENT.
31. UFER GROUND WILL BE INSTALLED FOR ALL MAIN AND SUB-ELECTRICAL PANELS CEC 250
32. ALL LIGHT FIXTURES SHALL CONTAIN BULBS THAT ARE LABELED AS JA8-2019 .(JA8-2019-E FOR SEALED LENS OR RECESSED FIXTURE). SCREW BASE BULBS ARE PERMITTED, EXCEPT IN RECESSED LIGHTING FIXTURES.
33. CONDENSING UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM THREE INCH THICK SLAB OR APPROVED PLATFORM. UNITS RATED UPTO 45,000 BTU/H SHALL HAVE A MINIMUM EFFICIENCY RATING OF 14 SEER AND 12.2 EER.
34. THE CONDENSATE LINE SHALL DRAIN TO A LANDSCAPED AREA OR TO THE TAIL PIECE OF A SANITARY SEWER LINE .
35. INSULATION ON THE SUCTION LINE (COOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR ULTRAVIOLET DETERIORATION BY AN ALUMINUM OR METAL SHROUD, PAINT, PLASTIC COVER OR ULTRAVIOLET RESISTANT TAPE- CEES 150.0(m)9
36. THE REFRIGERANT CIRCUIT ACCESS PORT SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING-TYPE TAMPER RESISTANT CAP- CMC 1105.11.
37. ALL ELECTRICAL RECEPTACLES SHALL BE TAMPER PROOF PER ARTICLE 406.12 AND 210.52 CEC201. ALL 125V, 15 AND 20 AMP RECEPTACLES FOR ALL AREAS OF SINGLE FAMILY HOMES.
38. ANTI-HAMMER DEVICE SHOULD BE INSTALLED AT DISHWASHER AND WASHER DRYER LOCATIONS TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES- CPC 609.10
39. ALL MECHANICAL, ELECTRICAL AND PLUMBING AND SIMILAR PENETRATIONS OF THE FLOOR OR TOP PLATES SHALL BE CAULKED WITH A RESIDENTIAL RATED FIRE CAULK WITH AN ASTM E136 RATING.
40. ALL PLASTIC CONDUIT OR CABLE IN 1 HR WALL SHALL BE "F" RATING.
41. ALL VENTILATION AND HEATING AND AIR CONDITIONING SYSTEMS TO HAVE MERV 6 FILTERS OR BETTER.
42. CENTRAL HEATING EQUIPMENTS TO HAVE DEDICATED CIRCUITS. A/S ARE PERMITTED TO USE THE SAME CIRCUIT.
43. INSTALL A DEDICATED FUEL SHUTOFF VALVE WITHING 6 FEET OF EACH GAS APPLIANCE ACCORDING TO CPC 1212.5 AND CMC 1313.4
44. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 3' OF BATHROOM DOOR, FAN OR SUPPLY REGISTERS. IONIZATION SMOKE ALARMS MUST NOT BE INSTALLED WITHIN 20' HORIZONTAL OF COOKING APPLIANCES, PHOTOELECTRIC MAYBE INSTALLED WITHIN 10' HORIZONTAL OF COOKING APPLIANCES.
45. ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10" FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT NOR 3' FROM LOT LINE- CPC 906
46. NON-REMOVABLE BACKFLOW PREVENTOR OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS- CPC 603.4.7
47. IF THE WATER PRESSURE EXCEEDS 80PSI AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED- CPC 608.2
48. THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120 DEGREE F. THE WATER FILLER VALVE IN BATHTUBS/WHIRLPOOLS SHALL HAVE A TEMPERATURE LIMITING DEVICE SET AT A MAXIMUM OF 120 DEGREE F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS- CPC 408.3, 409.4
49. ALL DOMESTIC WATER PIPING INSULATION-
ALL HOT WATER PIPING WITH A DIAMETER OF $\frac{3}{4}$" OR LARGER.
HOT WATER PIPING BURIED BELOW GRADE.
ALL HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN FIXTURES.
50. A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TOT HE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR- CPC 1212.8
51. ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL "ON" AND "OFF" SWITCH AND CONTROLLED BY PHOTOCELL AND MOTION SENSOR.

OPEN REMODEL
Architecture / Home Design
www.openremodel.com
contact@openremodel.com
408 357-3043

SALAMAT - NAVID NEW RESIDENCE

960 PARMA WAY
LOS ALTOS CALIFORNIA

Revisions

NO.	Date	Note
1	3/08/23	PLANNING CHK REV.

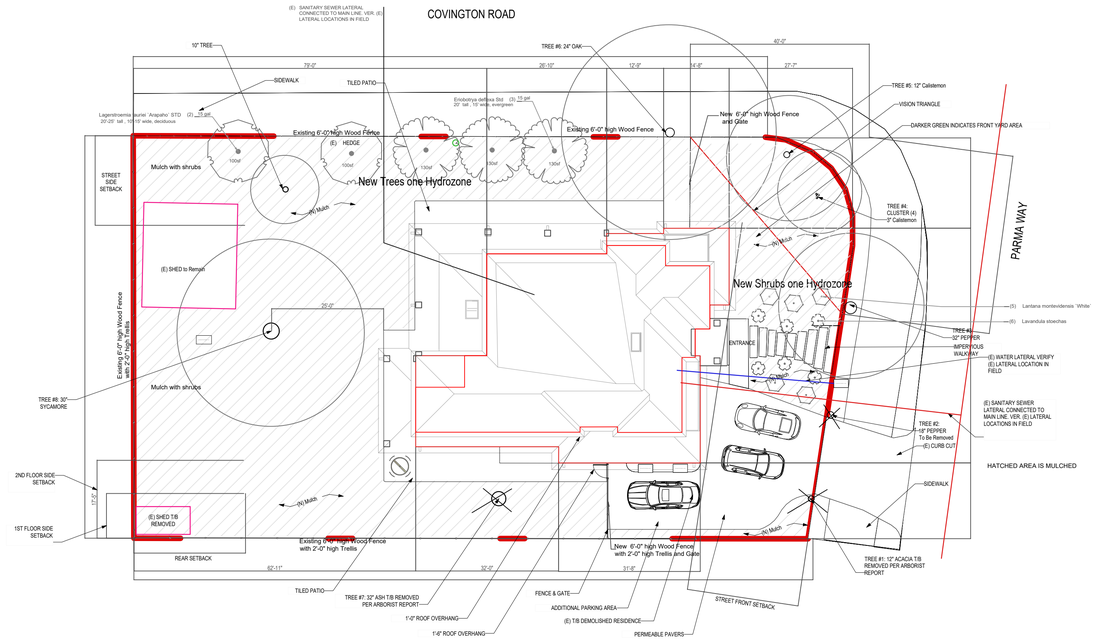
DESIGN MANAGER:
SHWETA SINGH

SCALE: AS SHOWN

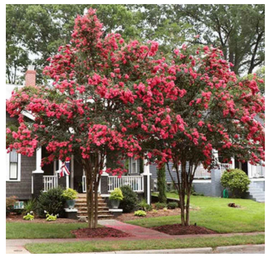
DATE: 1/31/23

SECOND FLOOR M.E.P PLAN

A1.20



Eriobotria deflexa
Bronze Loquat



Lagerstroemia x fauriei 'Arapaho'
Crape Myrtle

Plant Material shall comply with the following:

For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.

Mulch & Soil Preparation

1 Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of 6" into landscape area (unless contra-indicated by a soil test.).

2 A minimum of 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, direct seeding applications where mulch is contra-indicated.

3 no turf present on this installation.

4 Prior to planting, compacted materials shall be transformed to a friable condition.

5 For soils less than 6% organic matter in the top 6" of soil, add organic compost to planting areas equal to a rate of minimum 4 cubic yards per 1,000sf of permeable area to a minimum depth of 6" into the soil.

6. A soils report may be required.

Tree Protection

The following general tree preservation measures apply to all trees to be retained: No storage of material, top soil, vehicles, or equipment shall be permitted within the tree enclosure area, The ground under and around the tree canopy area shall not be altered. Trees to retained shall be irrigated, aerated and maintained as necessary to ensure survival.

Landscape & Irrigation Maintenance

1. Maintenance may include but not limited to the following: routine inspection, auditing, pressure testing, adjustment, and repair of the irrigation system; top dressing with compost, replenishing mulch, fertilizing, pruning, replanting of failed plants, weeding, pest control.

2. Failed plants shall be replaced with the same functionally equivalent plants that may be size-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments to water, nutrients, pest control or other factors recommended by landscape professional.

Total Landscape Area 8,478sf existing landscape
Total Modified NEW Area Planted 590sf

IRRIGATION

1 Irrigation Controller with rain sensing shut off device either integral or auxiliary required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.

2. Valve Boxes: Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and Filter appropriate for Drip. A manual Shut Off Valve shall be installed with Valve Nest.

3. Irrigation for each hydro-zone shall have a separate valve as indicated. Emitter tubing and deep root water stakes recommended for each new tree.

4. Manual Shut Off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.

5. All irrigation emission devices must meet the requirements set in the ANSI standard, ASBABE/ICC 802-2014.

6. No new sprinklers will be installed at this site.

7. Irrigation shall be designed, maintained and managed to meet or exceed an average landscape efficiency of 70%.

8. Irrigation run times shall be scheduled between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.

9 A diagram or list of the hydro-zones shall be kept with the irrigation controller for subsequent management purposes.

10. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.

11. An irrigation audit report shall be completed at the time of final inspection.

HYDRO-ZONES

NEW BACK DRIP
1) New Trees Only - LW 0.3

Static Water Pressure = 70psi
Meter size 3/4"

SAMPLE IRRIGATION FOR TREES
INLINE EMITTER TUBING & DEEP WATER STAKES ON DRIP

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:

Name: Shweta Singh (Design Manager- Open Remodel)

Phone: 408.357.3043

Address: 19925 Stevens Creek Blvd., #100, Cupertino, CA 95014

Email: design@openremodel.com

Project

Site Address: 960 Parma Way, Los Altos, CA

Project Type *(new dwelling, commercial, or rehab)*: New Dwelling

☒ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. *(Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST on page two)*:

Total Landscape Area (sq. ft.): 8,478sf Turf Area (sq. ft.): 0.0sf

Non-Turf Plan Area (sq. ft.): 590sf Special Landscape Area (sq. ft.): 0.0sf

Water Type *(potable, recycled, well)*: potable

Name of water purveyor *(If not served by private well)*: CA Water Service Co.

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

DocuSigned by: Babak Salamat

02.03.23

Signature of property owner or authorized representative — Date

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	yes
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	yes
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	yes
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	n/a
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	n/a
	Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	yes
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	drip
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	n/a

Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

DocuSigned by: Babak Salamat

02.03.23

Signature of property owner or authorized representative — Date

Note

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

- Prescriptive Compliance Pathway- Appendix D
  - Project Information Worksheet
  - Water Efficient Landscape Worksheet
  - Landscape Design Plan

THESE PLANS ARE A SCHEMATIC ONLY AND ARE NOT CONSTRUCTION DOCUMENTS

CERTIFICATE OF COMPLETION OF THE LANDSCAPE DOCUMENTATION PACKAGE

This certificate is filled out by the project applicant upon completion of the Landscape Documentation Package.

PART 1. PROJECT INFORMATION SHEET

Date: 960 Parma Way., Los Altos		
Project Name: 960 Parma- Landscape Design		
Name of Project Applicant: Shweta Singh	Telephone No.: 408.357.3043	
	Fax No.:	
Title: Design Manager	Email Address: design@openremodel.com	
Company: Open Remodel	Street Address: 19925 Stevens Creek Blvd., #100	
City: Cupertino	State: CA	Zip Code: 95014

Project Address and Location:

Street Address: 960 Parma Way	Parcel, tract or lot number, if available.	
City: Los Altos	Latitude/Longitude (optional)	
State: CA Zip Code: 94024		

Project Landscape Information:

Total Landscaped Area (square feet)	Project Type (select all that apply): ☑ New ☐ Rehabilitated ☐ Public ☐ Private ☐ Cemetery ☐ Homeowner-installed
Water Supply Type: ☒ Potable ☐ Recycled ☐ Well	

Property Owner or his/her designee:

Name: BABAK SALAMAT & ANAHITA NAVID	Telephone No.: (650) 396-9656	
	Fax No.:	
Title	Email Address: salamat@gmail.com	
Company	Street Address: 1141 Katie Ct	
City: Mountain View	State: CA	Zip Code: 94040

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

DocuSigned by: Babak Salamat

02.03.23

Property Owner Signature — Date

FOR OFFICIAL USE ONLY:

Please answer the questions below:

1. Date the landscape Documentation Package was submitted to the local agency_____
2. Date the landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS
	Eriobotrya deflexa Std 20' tall , 15' wide, evergreen, Moderate to Fast Growing	Bronze Loquat Std	15 gal	3	LW - 0.3
	Lagerstroemia fauriei 'Arapaho' STD 20'-25' tall , 10'-15' wide, deciduous, Moderate growing	Crape Myrtle	15 gal.	2	LW - 0.3
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	Lantana montevidensis 'White'	White Trailing Lantana	1 gal	5	LW - 0.3
	Lavandula stoechas	Spanish Lavender	1 gal	6	LW - 0.3

Revisions	Date	By
Revised	022723	KAL
Revised	050423	KAL

KL DESIGNS LLC
Residential Landscape Planning
www.KLDesigns.Biz
Kimberly Leichner
Award Winning Landscape Designer
(408) 910-3198
Kim@KLDesigns.Biz

KL Designs LLC

San Jose, CA 95118
kim@KLDesigns.biz

Landscape Plan

Salmat-Navid Residence
960 Parma Way
Los Altos CA

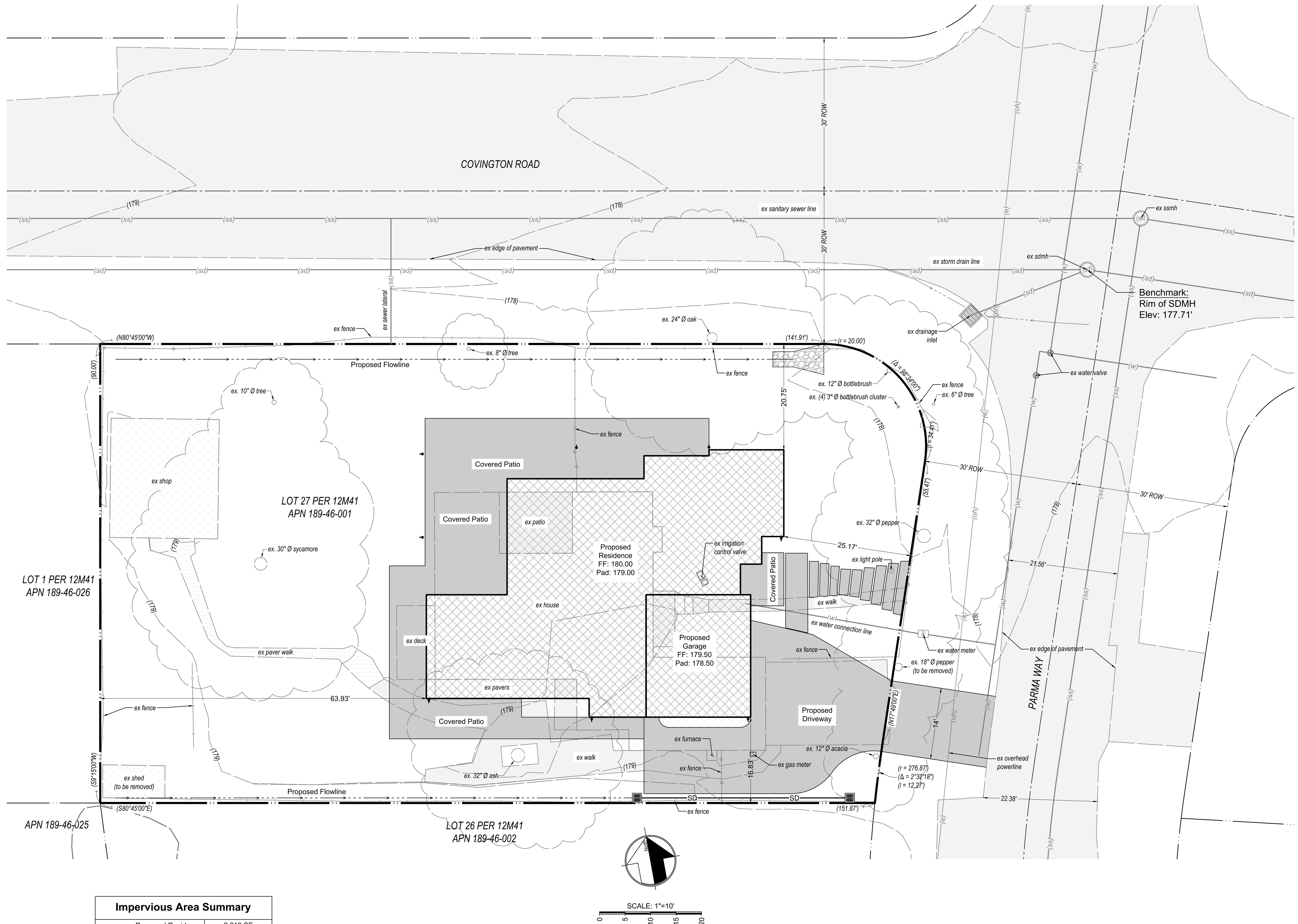
Site plan provided by:
www.openremodel.com
408 357 3043

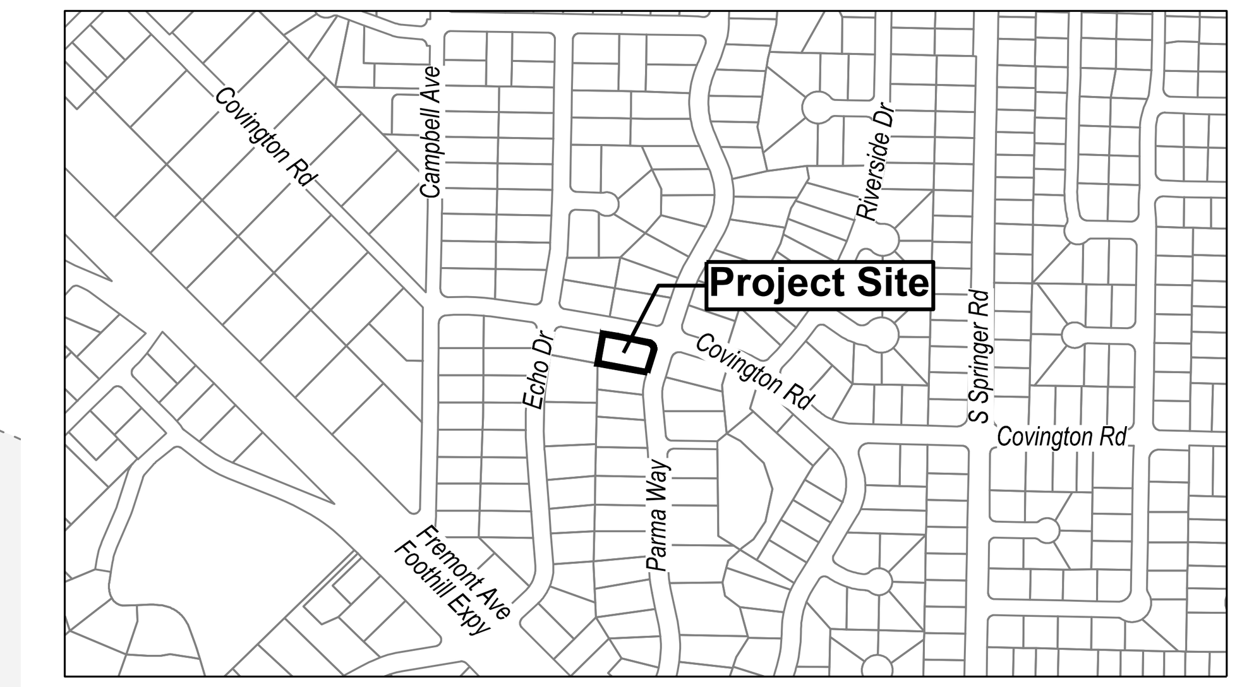
N

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

Date: 021523
Drawn By: KAL
Job No 1881

L- 01





Vicinity Map

Applicant/Owner:

Ashish Kumar
Open Remodel
19400 Stevens Creek Blvd Ste 200
Cupertino, CA
408-357-3043
ashish@openremodel.com

Engineer:

William J. McClintock, RCE 24893
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
billm@mhengineering.com

Project Information:

APN	189-46-001
Present Use:	Residential
Proposed Use:	Residential
Present Zoning:	R1-10
Existing Improvements:	As Shown
Water:	California Water Service
Sanitary Sewer:	City of Los Altos
Gas & Electric:	PGE
Fire Responsibility Area:	LRA
Wildland Urban Interface:	N/A
HCP Area:	N/A
Hazard Zone(s):	N/A
Area:	0.325 ac

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone X, areas 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, per FEMA Firm Panel 06085C0201H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the centerline of Parma Way as found monumented and recorded as North 17° 49' East, on that record of survey thereof recorded in Book 12 of Maps at Page 40, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based on the top of a storm drain manhole at the intersection of Parma Way and Covington Road, 4.15' west of the centerline of Parma Way and 15.43' south of the centerline of Covington Road.
ELEVATION = 177.71'. *(NAVD88)*

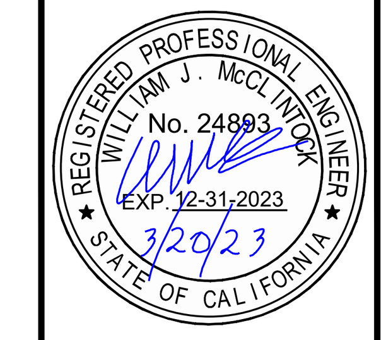
Utility Note:
Contractor to connect new residence to existing utilities

Impervious Area Summary

Proposed Residence	2,219 SF
Proposed Garage	501 SF
Proposed Patio	1,454 SF
Proposed Walkway	257 SF
Proposed Driveway	1,250 SF
Total New Impervious Area	5,681 SF

Earthwork Quantities

	Cut	Fill	Net	Max Cut	Max Fill
Residence	1 cy	25 cy	24 cy (fill)	0.20'	0.70'
Garage	6 cy	0 cy	6 cy (cut)	0.60'	0.00'
Patio	0 cy	30 cy	30 cy (fill)	0.20'	0.80'
Driveway	35 cy	0 cy	35 cy (cut)	1.40'	0.00'
Total	**42 cy**	**55 cy**	**13 (fill)**		



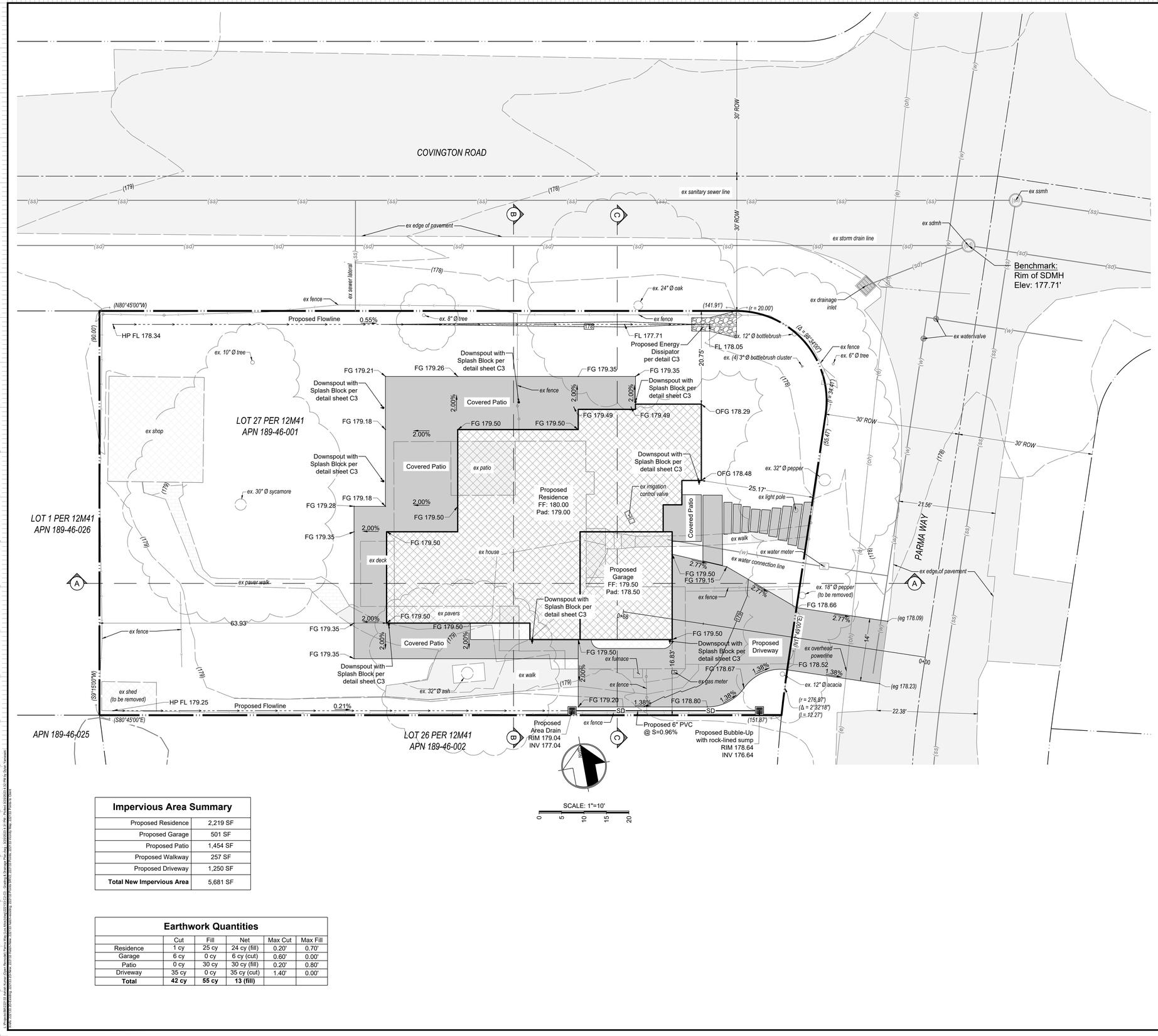
MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA 95037

Open Remodel - Site Plan
960 Parma Way - APN 189-46-001

DATE: 3/20/23
SCALE: 1"=10'
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222133

SHEET C1 OF 5



Impervious Area Summary

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Driveway	35 cy	0 cy	35 cy (cut)	1.40'	0.00'
Total	**42 cy**	**55 cy**	**13 (fill)**		

REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McCORMICK
No. 24983
EXP 12-31-2023
STATE OF CALIFORNIA
3/2023

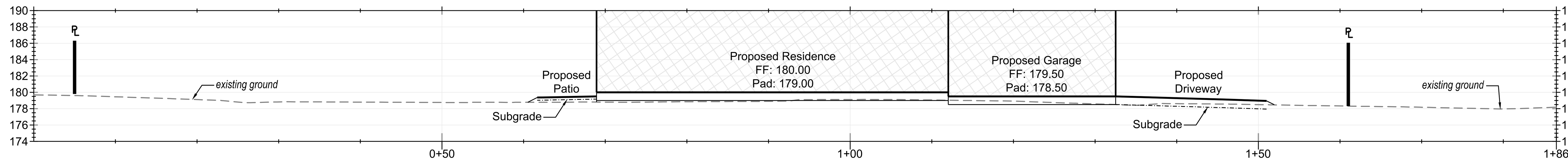
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Grading & Drainage Plan
960 Parma Way - APN 189-46-001

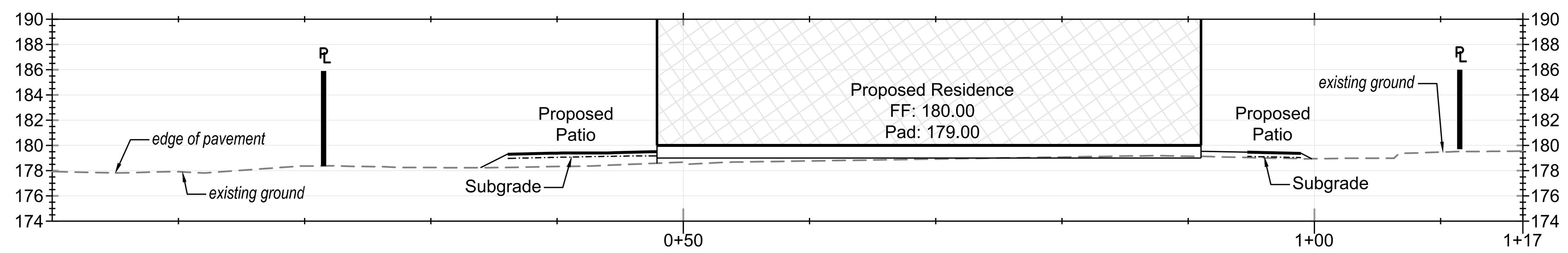
DATE: 3/20/23
SCALE: 1"=10'
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222133

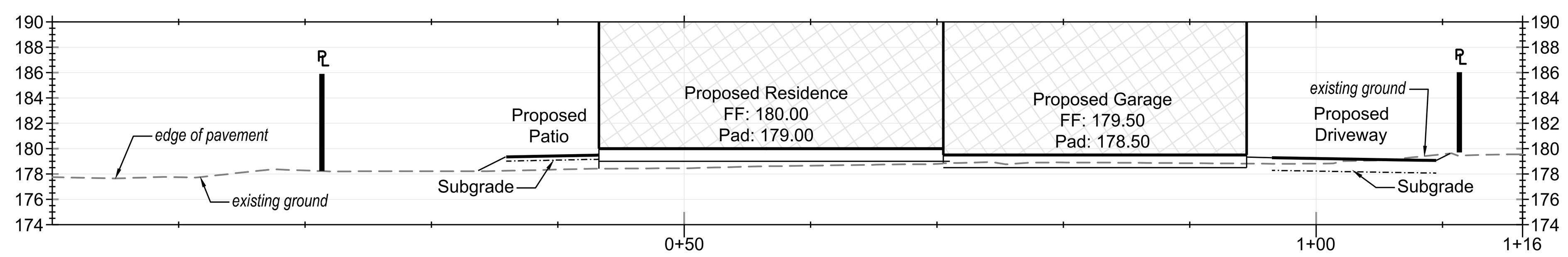
SHEET C2
OF 5



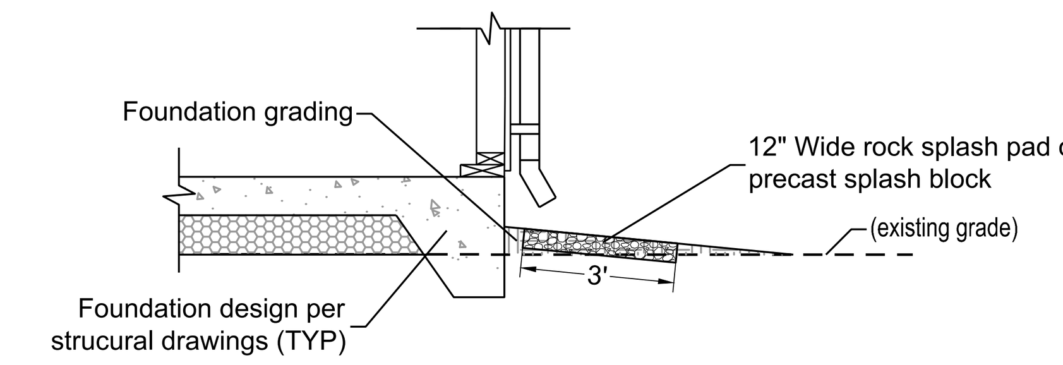
PROFILE: A-A
SCALE H: 1"=10' SCALE V: 1"=10'



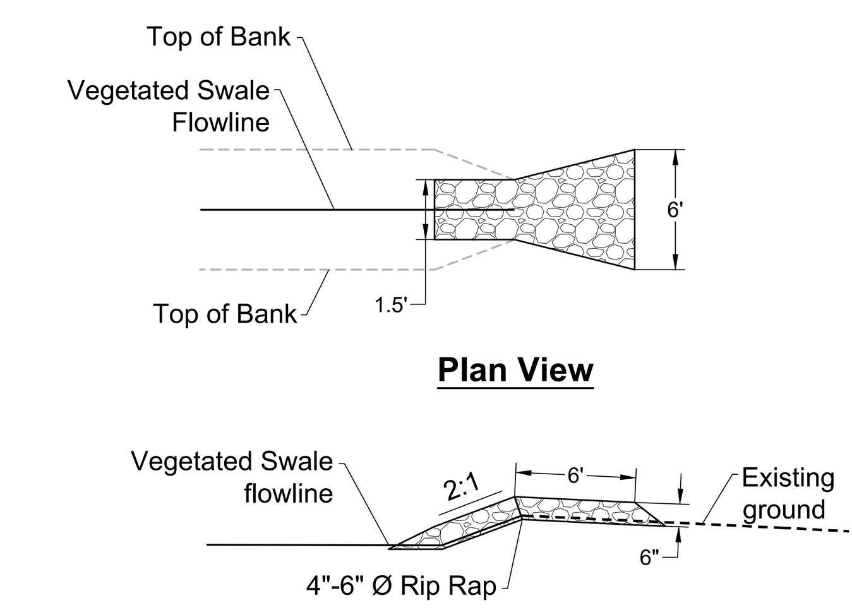
PROFILE: B-B
SCALE H: 1"=10' SCALE V: 1"=10'



PROFILE: C-C
SCALE H: 1"=10' SCALE V: 1"=10'



Downspout and Splash Block Detail
N.T.S.



Energy Dissipator @ Swale Outlet

GRADING AND SITE PREPARATION NOTES

ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED TO A DEPTH TO BE DETERMINED BY THE SOILS ENGINEER. ANY A.C. OR P.C.C. PAVING SHALL BE SCARIFIED & REMOVED & SUBGRADE PREPARED & COMPACTED PER SOIL ENGINEER'S RECOMMENDATIONS PRIOR TO ANY FILLING.

ALL MATERIAL TO BE USED AS FILL WITHIN BUILDING AREAS TO BE FREE OF ALL VEGETATION & FOREIGN MATTER AND SHALL BE APPROVED BY SOILS ENGINEER.

STRIPPING MAY BE PLACED IN PLANTING AREA; ALL EXCESS STRIPPING SHALL BE HAULED AWAY. PAVING DEBRIS SHALL BE HAULED AWAY TO AN APPROVED DISPOSAL SITE.

ALL GRADING WORK SHOWN OR NOTED ON THESE PLANS SHALL BE DONE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER'S SOILS REPORT, ALL LOCAL, STATE, AND FEDERAL MINIMUM STANDARDS AND THE LATEST EDITION OF THE UNIFORM BUILDING CODE. NOTIFY SOILS ENGINEER 2 WORKING DAYS PRIOR TO BEGINNING OF ANY GRADING.

CONNECTIONS TO EXISTING PUBLIC UTILITIES SHALL BE DONE WITH APPROVAL & IN ACCORDANCE WITH THE UTILITY COMPANY'S REQUIREMENTS.

CONTRACTORS SHALL PROTECT ALL EXISTING SITE IMPROVEMENTS NOT SCHEDULED FOR REMOVAL DURING CONSTRUCTION. THEY SHALL REPAIR ANY DAMAGE TO NEW CONDITION AT THEIR EXPENSE.

VERIFY ALL EXISTING SITE CONDITIONS, SITE DIMENSIONS AND GRADES PRIOR TO START OF WORK.

CONFORM TO THE RECOMMENDATIONS OF THE DRAWINGS, DETAILS AND SITE SOILS REPORT FOR COMPACTION, STRIPPING, GRADING, PAVING AND UTILITY TRENCHES.

SOIL COMPACTION TESTS SHALL BE PAID FOR BY THE OWNER/DEVELOPER.

ALL GRADING AND RELATED WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF LOS ALTOS AND THE RECOMMENDATION OF THE SOILS ENGINEER.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING SERVICES AND UNDERGROUND UTILITIES & SEWERS. LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL CALL U.S.A. AT 800-642-2444 48 HOURS PRIOR TO UNDERGROUND WORK FOR FIELD LOCATOR SERVICE.

CONTRACTOR SHALL VERIFY THE LOCATIONS OF THE POOL IMPROVEMENTS FROM THE ARCHITECT'S DIMENSIONED DRAWING.

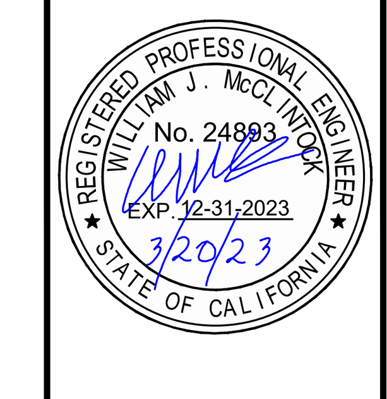
FOUNDATIONS AND FOOTING DETAILS SHOWN ARE FOR GRADING RELATIONSHIPS ONLY. CONTRACTOR SHALL REFER TO DIMENSIONED STRUCTURAL OR ARCHITECTURAL PLANS FOR ACTUAL DIMENSIONED DETAILS.

ANY VOIDS CREATED BY STRUCTURE REMOVAL, TREE REMOVAL, SEPTIC TANK AND LEACH LINE REMOVAL MUST BE BACKFILLED WITH PROPERLY COMPACTED NATIVE SOILS THAT ARE FREE OF ORGANICS & OTHER DELETERIOUS MATERIALS OR WITH APPROVED IMPORT FILL & COMPACTED TO THE SOILS ENGINEER'S RECOMMENDATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR, DURING THE GRADING OPERATION, IN COOPERATION WITH MH ENGINEERING TO VERIFY QUANTITIES WITHIN THIS PROPERTY. THE EARTHWORK QUANTITIES SHOWN HAVE BEEN DILIGENTLY ESTIMATED BY THE ENGINEER, BASED UPON AVAILABLE INFORMATION, IN ORDER TO ASSIST THE CONTRACTOR. THE GROUND TOPOGRAPHY ELEVATIONS & CONTOURS WERE FURNISHED BY MH ENGINEERING. DATE OF TOPOGRAPHY SURVEY IS 01-30-2023. MH ENGINEERING DOES NOT GUARANTEE CURRENT ACCURACY. CONTRACTOR SHALL FIELD VERIFY FOR THEMSELF THAT NO ADDITIONAL GRADING IMPORTING OR EXPORTING OF EARTH HAS TAKEN PLACE SINCE THE DATE OF THE TOPO SURVEY STATE.

THE EARTHWORK QUANTITIES SHOWN ARE PROVIDED AS A COURTESY AND CONVENIENCE TO THE CONTRACTOR. THE CUT & FILLS SHOWN ARE APPROXIMATE CALCULATED QUANTITIES BASED ON THE DIFFERENCE BETWEEN EXISTING GROUND ELEVATIONS (CONTOURS) & ROUGH GRADE ELEVATIONS. THE CALCULATION MAKES NO PROVISION FOR SCARIFICATION & COMPACTION WORK OR FILLS. FOR THIS REASON & BECAUSE OF VARIABLES SUCH AS COMPACTION, SHRINKAGE & THE CONTRACTOR'S METHOD OF OPERATION, THE VOLUME OF DIRT ACTUALLY MOVED IN THE FIELD WILL PROBABLY VARY TO SOME EXTENT FROM THE CALCULATED VOLUME. FOR THE PURPOSE OF APPROXIMATING THE SHRINKAGE, 15% WAS USED FOR THE FILL VOLUMES.

THE CONTRACTOR'S EARTHWORK BID REFLECTS HIS OWN CALCULATION OF THE EARTHWORK COMPACTED & COMPLETE IN PLACE TO THE DETAILS, LINE, AND GRADE SHOWN ON THE PLANS.



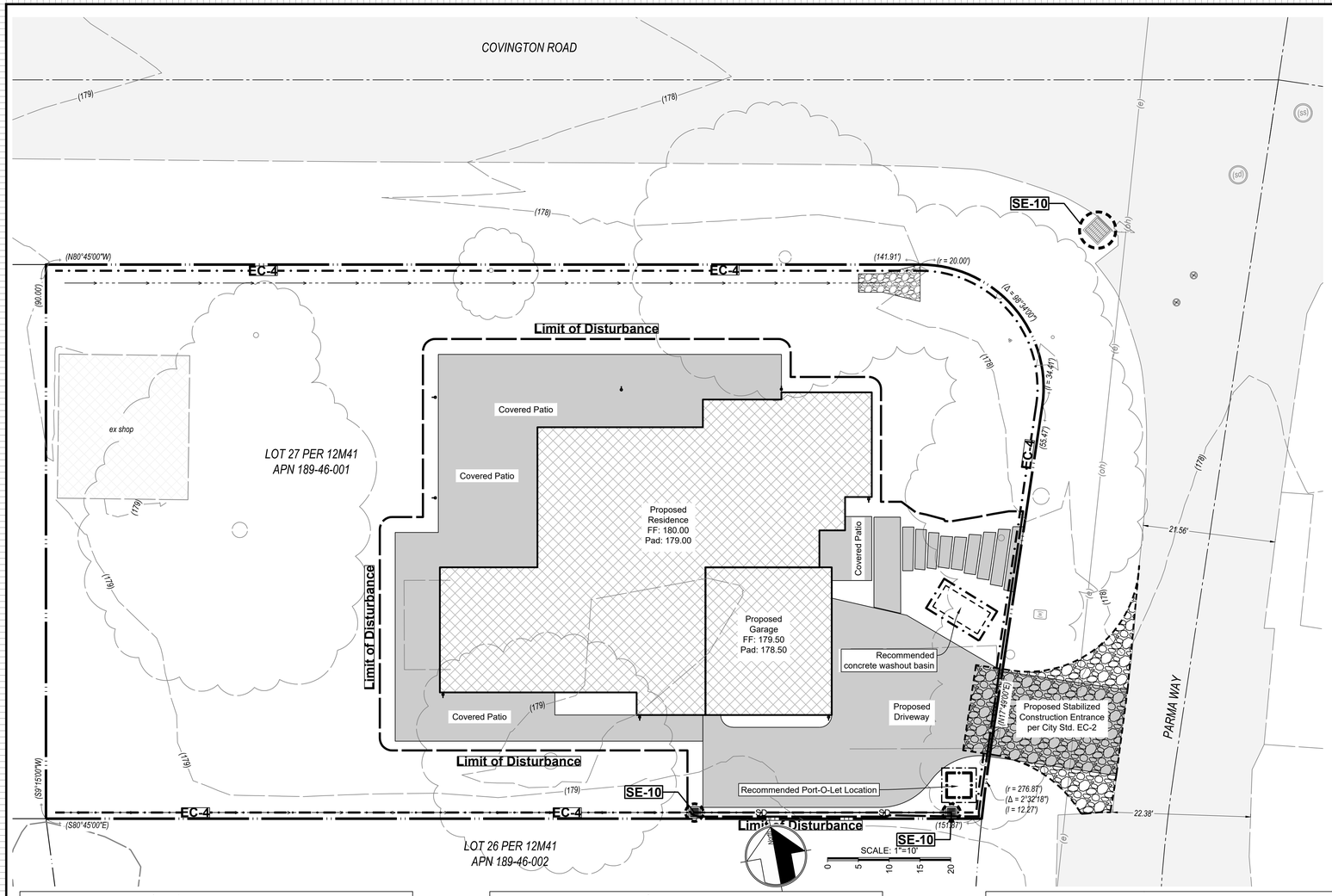
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Grading & Drainage Plan - Sections
960 Parma Way - APN 189-46-001

DATE: 3/20/23
SCALE: 1"=10'
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222133

SHEET C3 OF 5



Area of Disturbance = 6,430 SF

Note 1: All concrete washout shall be done at the supplier. If concrete washout is required on-site, all concrete washout areas shall conform with California State BMP WM-8

Note 2: No hazardous material is anticipated for this project. If hazardous materials are used, notify engineer, Santa Clara County Land Development Engineering Department, and comply to California Stormwater Quality Association Stormwater Best Management Practice Handbook.

Note 3: It is expected that all grading equipment is to remain in the disturbed area and all other vehicular traffic will remain on the existing driveway. If sediment tracking occurs, a vehicle wash down will be required and must comply with California State BMP TC-3 near or within the Stabilized Construction Entrance (TC-1) or City of Los Altos Stabilized Construction Entrance (EC-2)

Note 4: All non improved disturbed area shall be hydroseeded to match native vegetation.

California Native Grass Mix

Use a mix of:

Prostrate Hordeum californicum
(Prostrate California Barley) @ 16 lb/ac, minimum purity 90%, minimum germination 80%

Elymus glaucus ' Berkeley'
('Berkeley' Blue Wildrye) @ 12 lb/ac, minimum purity 95%, minimum germination 85%

Bromus carinatus 'S.F. Bay Area'
('S.F Bay Area' California Brome) @ 10 lb/ac
minimum purity 95%, minimum germination 85%

Legend

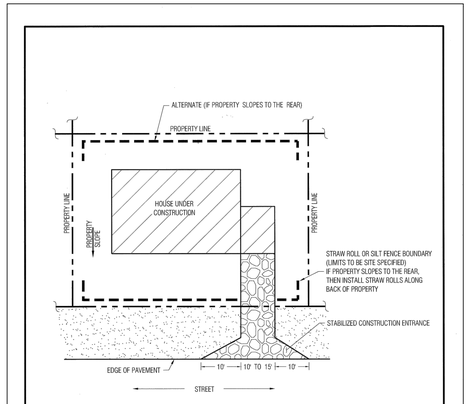
- EC-4 — Fiber Rolls
- EC-2 — Stabilized construction entrance
- SE-10 — Storm drain inlet protection
- Limits of Disturbance

County of Santa Clara Construction Stormwater Control Plan (CSCP) Notes:

1. The contractor shall comply with all County of Santa Clara Standards, and is advised that the County has adopted the California Storm Water Quality Association (CASQA) Handbook for Construction as its Storm Water best management practices (BMP) standards. The BMPs contained within the County standards are minimum requirements. The contractor shall comply with all BMPs for sediment control, tracking control, waste management and materials pollution control, non-stormwater management control, and erosion control. Examples of BMPs that are required but are not limited to:
   - SE-10 Storm Drain Inlet Protection
   - SE-7 Street Sweeping and Vacuuming
   - WM-5 SSolid Waste Management
   - WM-9 Sanitary/Septic Waste Management
   - WM-10 Concrete Waste Management
2. Portable sanitary facilities shall have secondary containment, and be located on relatively level ground away from traffic areas and storm drain inlets.
3. The contractor shall notify the County 48 hours in advance of the start of construction to request inspection of stormwater BMPs. All stormwater BMPs shall be in place prior to the start of construction, and maintained throughout the duration of the project.
4. The interim CSCP is considered a "living document" which may be subject to change from time to time in order to facilitate construction. All requested changes must be approved by the County of Santa Clara prior to installation.
5. The contractor shall inspect all stormwater BMPs regulary to assure they are functioning properly. If a BMP fails, the contractor shall make repairs immediately and clean all portions of storm drain systems that may have been contaminated by the failure of BMP to the satisfaction of the County of Santa Clara.

General Notes:

1. Best management practices(BMPs) for this project shall be in substantial compliance at all times with the storm water pollution prevention plan (SWPPP) prepared for the project in accordance with the state water resources control board (SWRCB) order no. 2009-0009-DWQ National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. This permit requires that the SWPPP be kept up to date to reflect the changing site conditions and the SWPPP be kept up to date to reflect the changing site conditions and the SWPPP is to be available on site at all times for review by state and local inspectors.
2. The erosion control measures are to be operable during the rainy season,September 15 to April 15. By September 15, grading, installation of storm drainage and erosion control facilities will need to be completed with erosion control planting established by that time. No grading shall occur between October 1 and April 15 unless authorized by the County Engineer.
3. Standard drop inlet, underground drainage pipe and appurtenances shall be constructed prior to winterization and will remain as permanent tract improvements.
4. Changes to this erosion and sediment control plan shall be made to meet field conditions only with the approval of or at the direction of the County Engineer. During the rainy season, all paved areas shall be kept clear of earth material and debris. the site shall be maintained so as to minimize sediment laden runoff to any storm drainage system.
5. This plan covers only the first winter following grading. Plans are to be resubmitted for County approval prior to September 1 of each subsequent year until the tract improvements are accepted by the County.
6. Seed and mulch are to be placed on all disturbed slopes steeper than 2% and higher than 3 feet, on all cut and fill slopes within or adjacent to all public rights of way and as directed by the County. Seed placed between May and September shall be irrigated as necessary to establish growth by October 1.
7. Stabilized entrance shall be installed per detail TC-1&TC-3 of SWPPP manual prior to grading activities.
8. Drain inlets shall be protected per details SE-10 of SWPPP manual prior to grading activities or as soon as practical.
9. Sediment control BMPs shall be installed prior to grading activities or as soon as practical, and maintained year round.

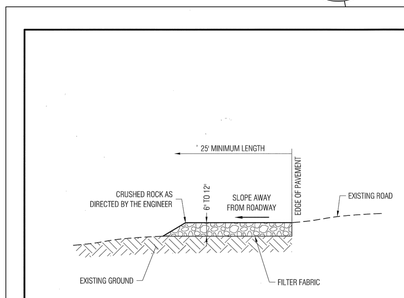


GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer — Date

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

STANDARD DETAILS MAY 2010

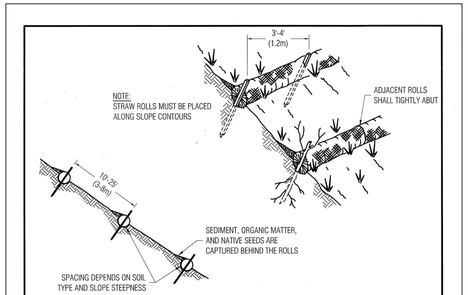


NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer — Date

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

STANDARD DETAILS MAY 2010

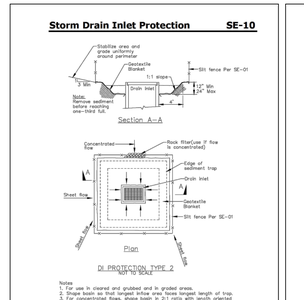


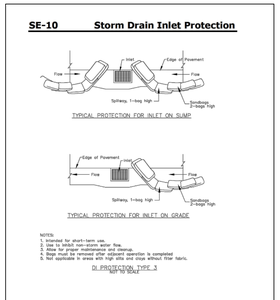
NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   - 1:1 SLOPES = 10 FEET APART
   - 2:1 SLOPES = 20 FEET APART
   - 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 — Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010





Notes: SE-10 Storm Drain Inlet Protection
Installation

- **DI Protection Type 2 - Excavated Drop Inlet Sediment Trap** - The excavated drop inlet sediment trap (Type 2) is shown in the attached figures. Install filter fabric fence in accordance with DI Protection Type 1. Size excavated trap to provide a minimum storage capacity calculated at the rate 67 yd3/acre of drainage area.
- **Inspection and Maintenance**
- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- Filter Fabric Fences. If the fabric becomes clogged, torn, or degrades, it should be replaced. Make sure the stakes are securely driven in the ground and are in good shape (i.e., not bent, cracked, or splintered, and are reasonably perpendicular to the ground). Replace damaged stakes.
- Gravel Filters. If the gravel becomes clogged with sediment, it must be carefully removed from the inlet and either cleaned or replaced. Since cleaning gravel at a construction site may be difficult, consider using the sediment-laden stone as fill material and put fresh stone around the inlet. Inspect bags for holes, gashes, and snags, and replace bags as needed. Check gravel bags for proper arrangement and displacement.
- Sediment that accumulates in the BMP must be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height. Sediment removed during maintenance may be incorporated into earthwork on the site ore disposed at an appropriate location.
- Remove storm drain inlet protection once the drainage area is stabilized.
- Clean and regrade area around the inlet and clean the inside of the storm drain inlet as it must be free of sediment and debris at the time of final inspection.

REGISTERED PROFESSIONAL ENGINEER — MICHAEL J. McCORMICK — No. 24983 — EXP 12-31-2023 — STATE OF CALIFORNIA — 3/2023

MH engineering Co.
Morgan Hill, CA 95037
16075 Vineyard Boulevard

Open Remodel - Erosion Control Plan

960 Parma Way - APN 189-46-001

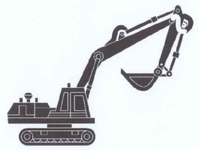
DATE: 3/20/23
SCALE: 1"=10'
DRAWN BY: DY
CHECKED BY: WJM

JOB NO. 222133

SHEET C4 OF 5

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 guidence 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 power washer 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 Right Job

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 diches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

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

Materials/Waste Handling

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

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

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

Dewatering Operations

1. Check for Toxic Pollutants

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

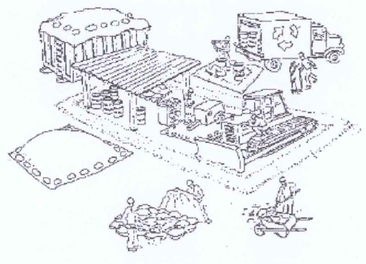
2. Check for Sediment Levels

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

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