



SHASTRI - RUGGE RESIDENCE

331 EDNA COURT, LOS ALTOS, CA 94022

PROJECT TEAM

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5 OFFICIAL USE ONLY

Description	Date
Revision 2	06.03.2022

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PROJECT DATA TABLES

CODE SUMMARY

ADDRESS: 331 EDNA COURT, LOS ALTOS, CA. 94022

APN: 170-36-037

EXISTING CONDITION STATUS: NON-CONFORMING (EXISTING BUILDING BUILT ON SETBACK LINES)

GROSS LOT SIZE: 10,579 SF

NET LOT SIZE: 10,579 SF

ZONING: R1-10

OCCUPANCY: R3/U

OCCUPANT LOAD: 200 GROSS

TYPE OF CONSTRUCTION: V-B

FIRE SUPPRESSION: SPRINKLED

OCCUPANCY SEPARATION: 1-HOUR

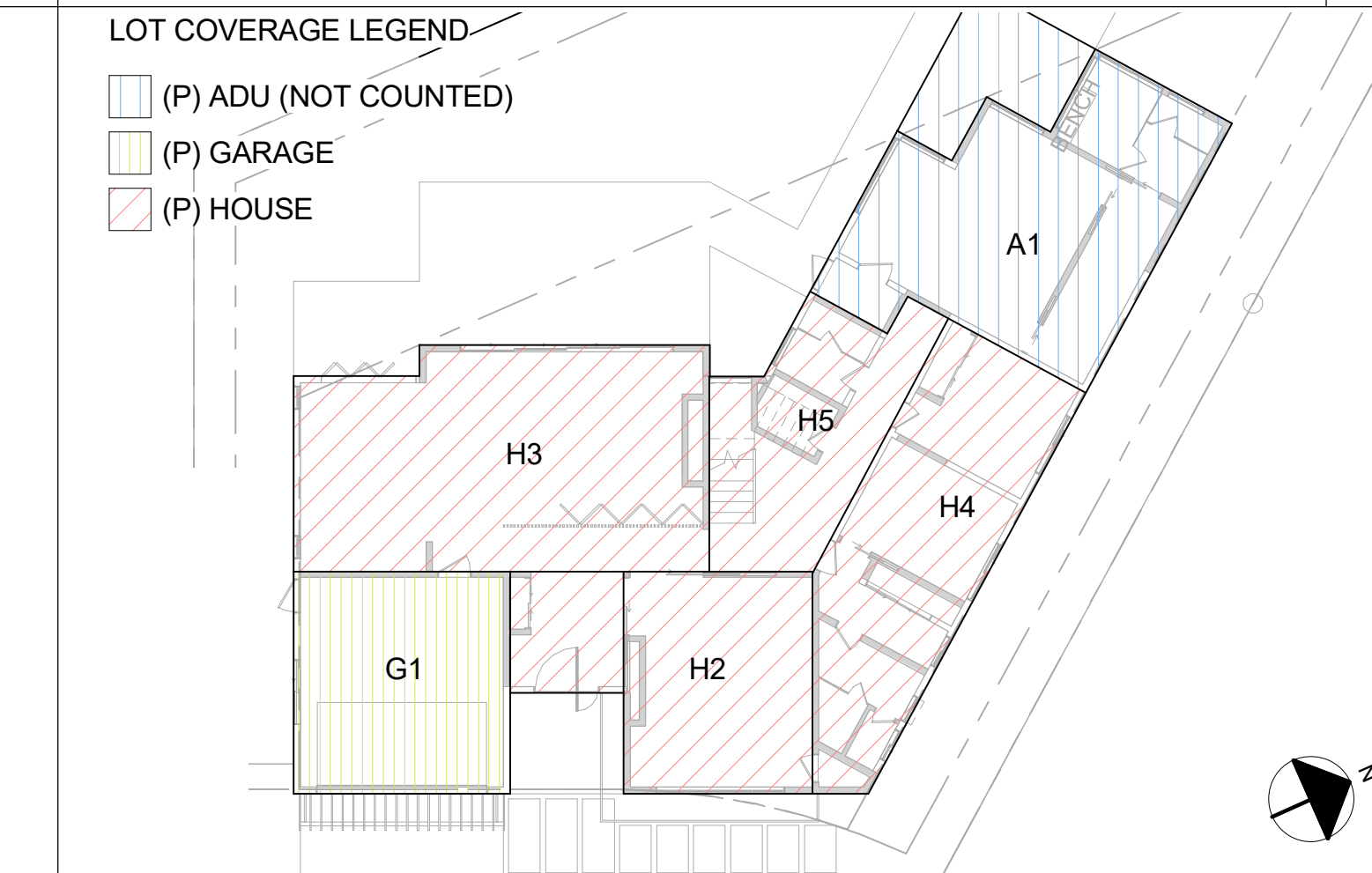
HEIGHT MAXIMUM: 27'-0"

ALLOWABLE FLOOR AREA: 3,702.65 (10,579 x 0.35)

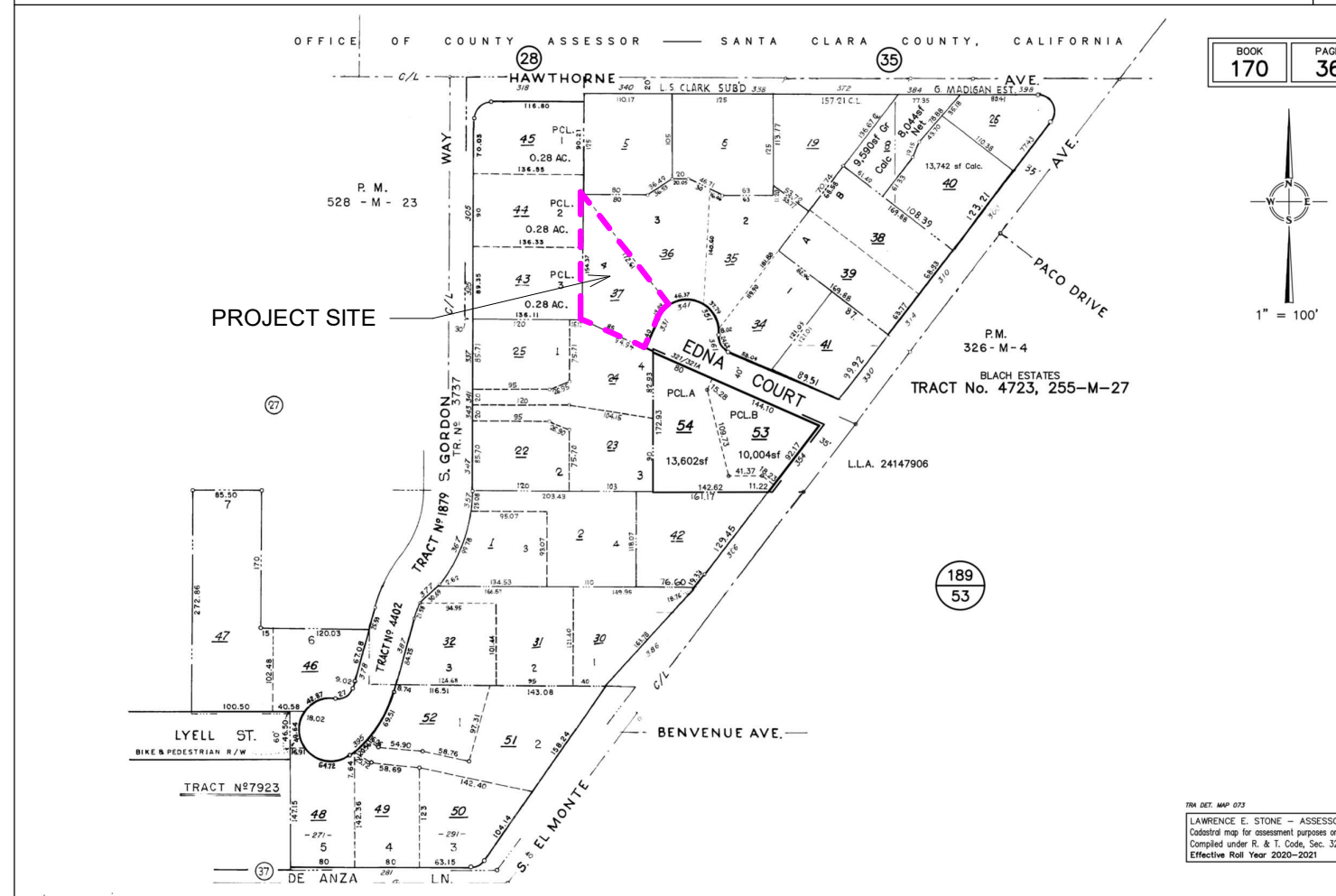
ALLOWABLE LOT COVERAGE: 3,173.7 (10,579 x 0.30)

SCOPE OF WORK: 2 STORY REMODEL & ADDITION FOR SINGLE-FAMILY RESIDENCE CONTAINING 4 BDRMS & ATTACHED ADU

6 (P) LOT COVERAGE KEY PLAN



PARCEL MAP



1 SHEET INDEX

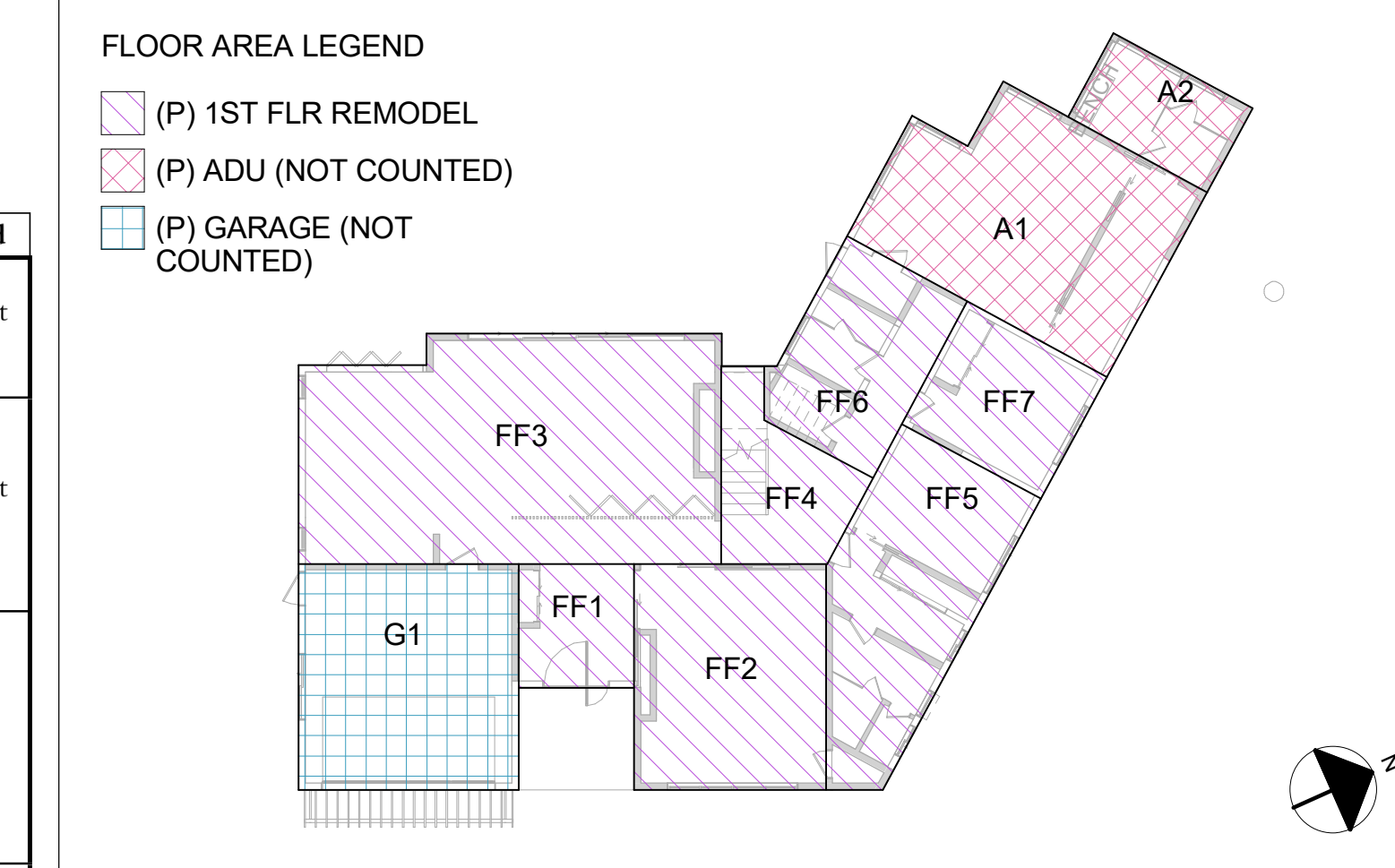
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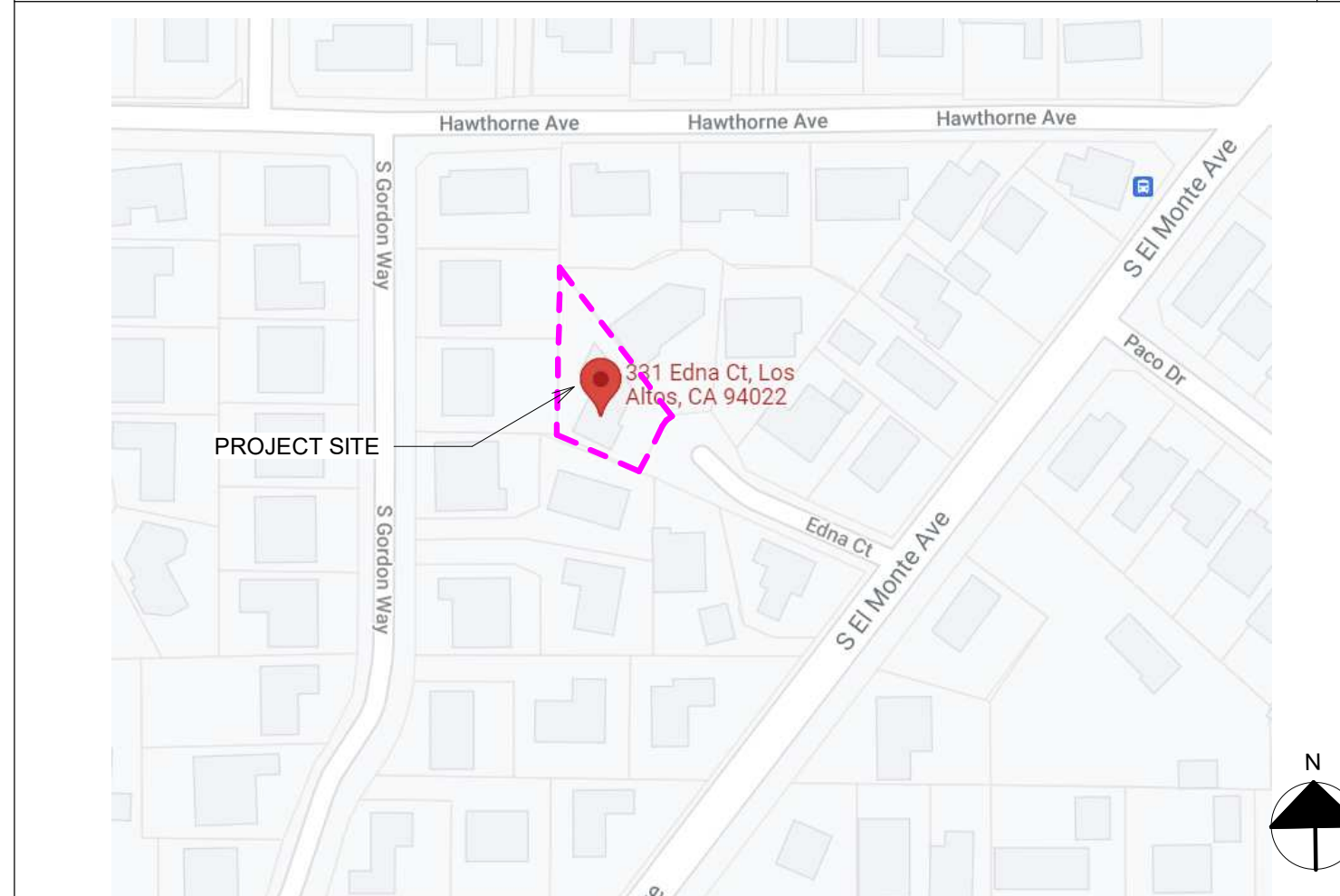
ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,791 square feet (22.33%)	2,673 square feet (25.59%)	3,173.7 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,790.8 sq ft 2nd Flr: N/A sq ft Total: 2,790.8 sq ft (26.3 %)	1st Flr: 2,684.2 sq ft 2nd Flr: 833.4 sq ft Total: 3,517.6 sq ft (33.2 %)	3,702.65 square feet (35 %)
SETBACKS:			
Front	24'-7 1/2" feet	N/A feet	25'-0" feet
Rear	25'-0" feet	25'-0" feet	25'-0" feet
Right side (1st/2nd)	9'-8 1/2" feet / N/A feet	10'-0" feet / 17'-6" feet	10'-0" feet / 17'-6" feet
Left side (1st/2nd)	9'-6" feet / N/A feet	N/A feet / 40'-7" feet	10'-0" feet / 17'-6" feet
HEIGHT:	15'-11" feet	22'-3" feet	27'-0" feet

(P) FIRST FLOOR KEY PLAN



VICINITY MAP



2 CODE COMPLIANCE

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA RESIDENTIAL CODE

DEFERRED SUBMITTALS

- PRE-MANUFACTURED GUARDRAILS & HANDRAILS
- PRE-MANUFACTURED STAIRWAY
- LANDSCAPING
- FIRE SUPPRESSION SYSTEM
- FIRE ALARM SYSTEM

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7

4

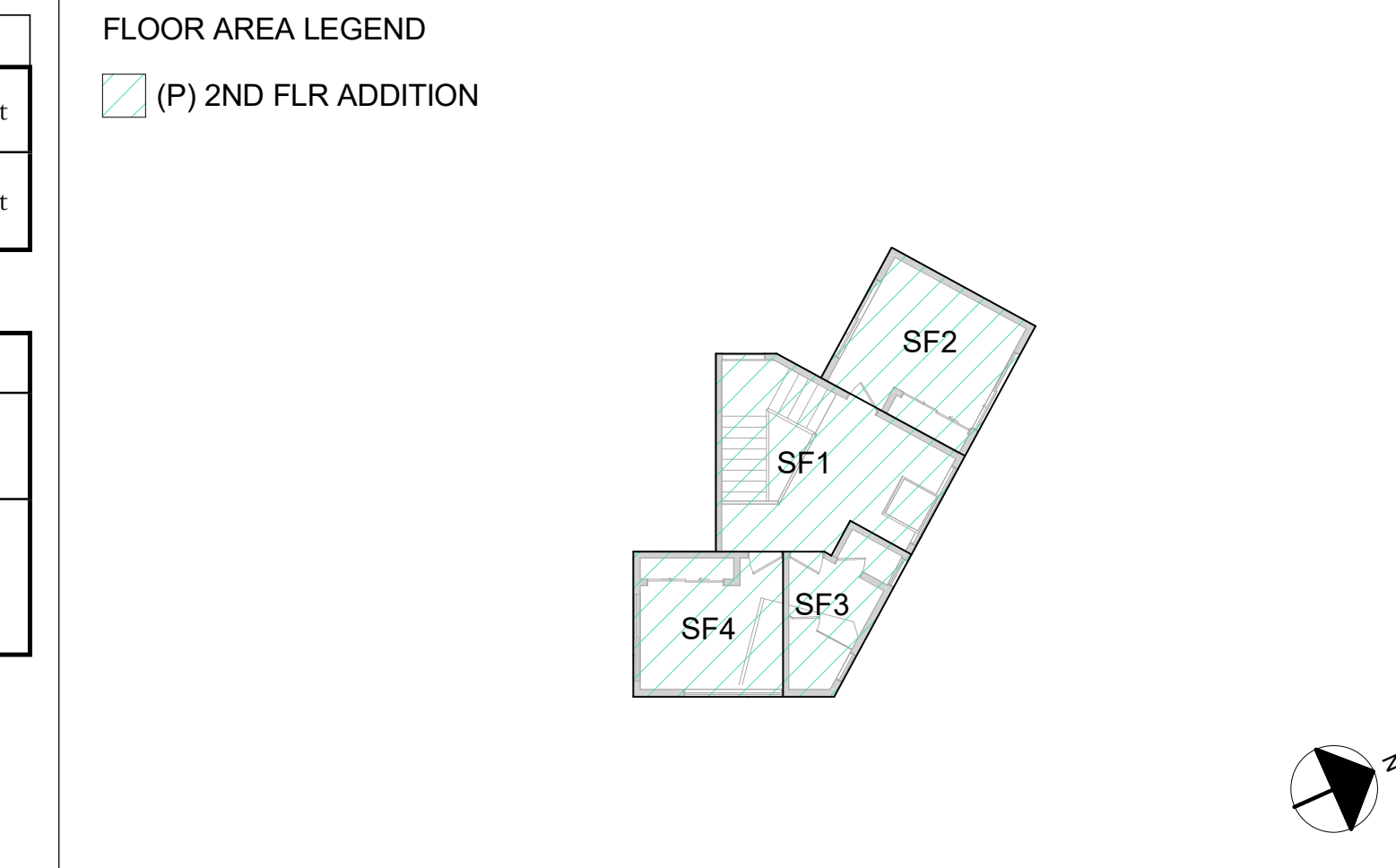
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,085.2 square feet	1,669.4 square feet	3,754.6 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	705.6 square feet	-275.2 square feet	430.4 square feet

LOT CALCULATIONS

NET LOT AREA:	7,228 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	886 square feet (___ %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 2,713 sq ft Existing softscape (undisturbed) area: 1,164 sq ft New softscape (new or replaced landscaping) area: 6,065 sq ft <i>Sum of all three should equal the site's net lot area</i>

(P) SECOND FLOOR KEY PLAN



SHASTRI-RUGGE RESIDENCE
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PLANNING PACKAGE
TITLE SHEET

02.25.2022
A0.01

Description	Date



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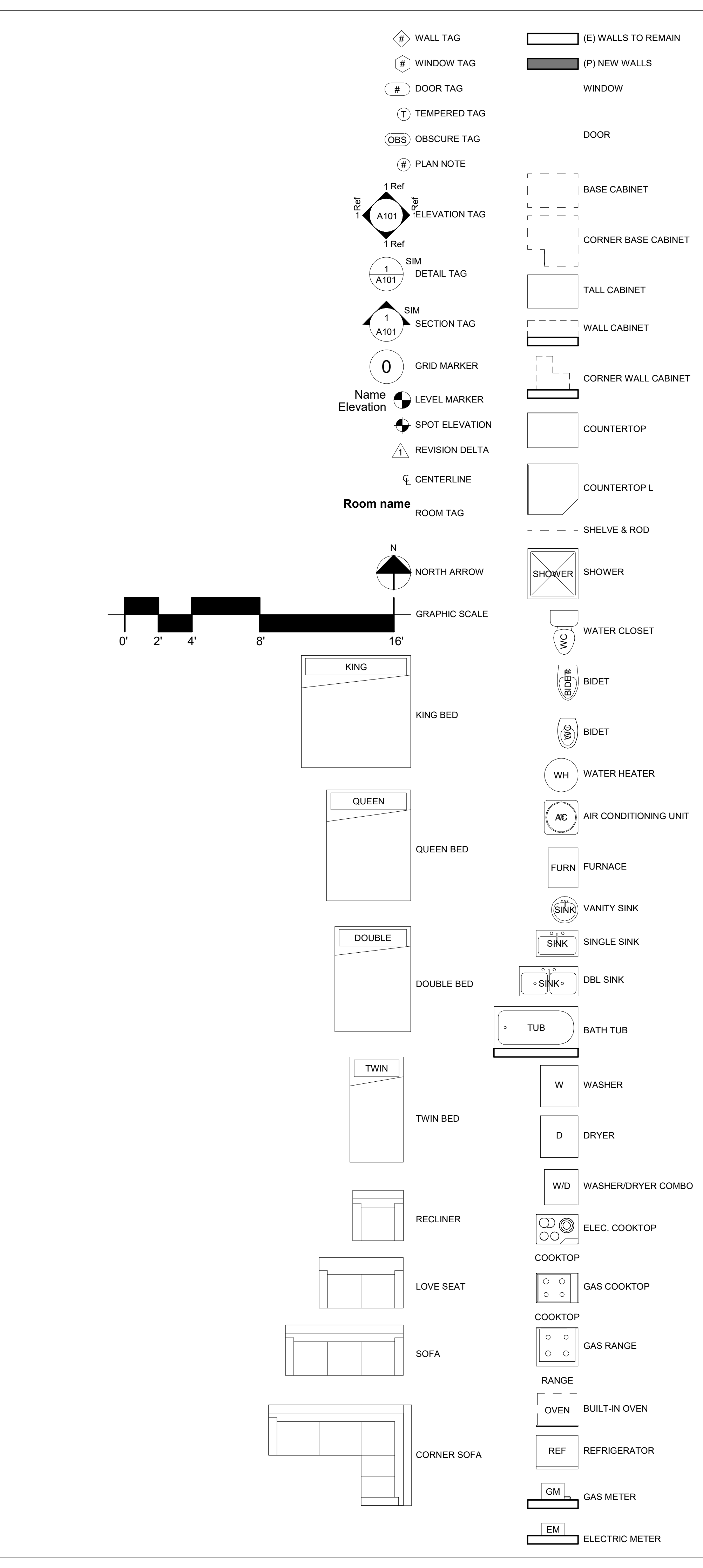
PLANNING PACKAGE
ABBREVIATIONS AND GRAPHIC
SYMBOLS

02.25.2022



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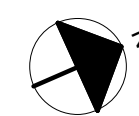
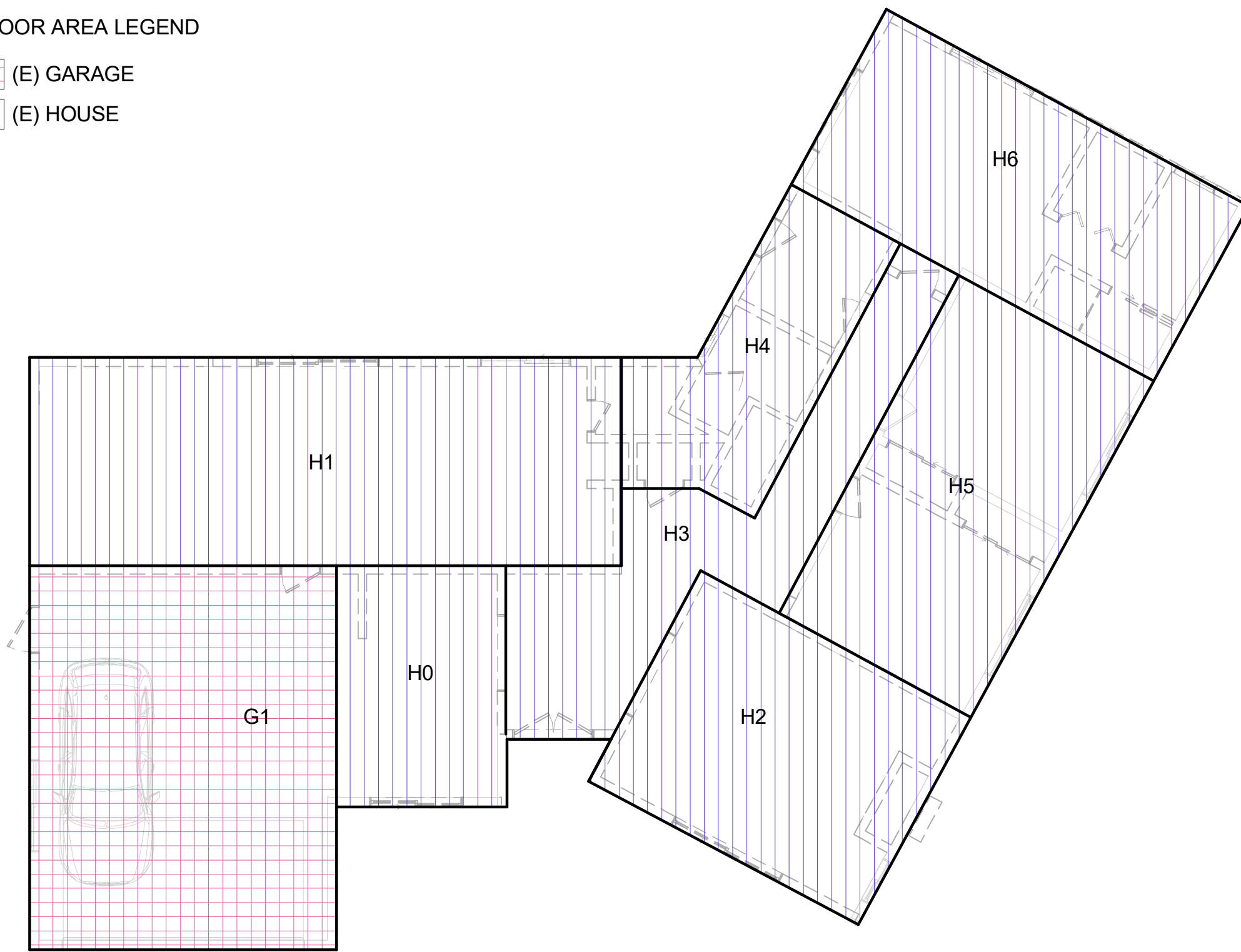
&	AND	FPRF.	FIREPROOF	PNL.	PANEL
<	ANGLE	FRM.	FRAMING	PR.	PAIR
@	AT	FT.	FOOR OF FEET	PT.	POINT
⊕	CENTERLINE	FTG.	FOOTING	PTD.	PAINTED
⊕	PHASABLE @ (E) BLDG	FURR.	FURRING	PTN.	PARTITION
#	POUND OF NUMBER	FUT.	FUTURE	Q.T.	QUARRY TILE
Ⓜ	PROPERTY LINE	G.C.	GENERAL CONTRACTOR	R	RISER
A.B.	ANCHOR BOLT	G.F.R.C.	GLASS FIBER REIN. CONC.	R.D.	ROOF DRAIN
A.F.F.	ABOVE FINISHED FLOOR	G.F.R.G.	GLASS FIBER REIN. GYP.	R.H.	ROBE HOOK
A.P.L.	ASSUMED PROPERTY LINE	G.I.	GALVANIZED IRON	R.O.	ROUGH OPENING
A/C	AIR CONDITIONING	G.L.B.	GLUE-LAMINATED BEAM	R.T.	RESILIENT TILE
AC.	ACOUSTICAL	G.A.	GAUGE	R.W.L.	RAIN WATER LEADER
ADD'L	ADDITIONAL	G.B.	GRADE BEAM	RAD.	RADIUS
ADDN.	ADDITION	GALV.	GALVANIZED	RD.	ROUND
ADJ.	ADJUSTABLE	GEN.	GENERAL	REF.	REFERENCE
AGG.	AGGREGATE	GL.	GLASS	REFG.	REFRIGERATOR
AL.	ALUMINUM	GND.	GROUND	REG.	REGISTER
ATL.	ALTERNATE	GR.	GRADE	REINF.	REINFORCEMENT
APPROX.	APPROXIMATE	GYP.	GYP. BD.	REQ'D	REQUIRED
ARCH.	ARCHITECTURAL	H.A.	HANDICAP ACCESSIBLE	RESIL.	RESILIENT
B.M.	BENCH MARK	H.B.	HOSE BIBB	REV.	REVISION
B.O.B.	BOTTOM OF BEAM	H.C.	HOLLOW CORE	RFG.	ROOFING
BD.	BOARD	H.D.	HOLD DOWN	RGH.	ROUGH
BITUM.	BITUMINOUS	H.S.B.	HIGH-STRENGTH BOLT	RM.	ROOM
BLDG.	BUILDING	H.M.	HOLLOW METAL	RWD.	REDWOOD
BLKG.	BLOCKING	H.W.	HOT WATER	S.A.D.	SEE ARCH. DRAWINGS
BM.	BEAM	HD.	HEAD	S.C.	SOLID CORE
BOT.	BOTTOM	HDR.	HEADER	S.C.D.	SEAT COVER DISPENSER
BTWN.	BETWEEN	HDW.	HARDWARE	S.D.	SOAP DISPENSER
C.B.	CATCH BASIN	HDWD.	HARDWOOD	S.J.	SAWCUT JOIST
C.C.T.	CUBICLE CURTAIN TRACK	HK	HOOK	S.M.D.	SEE MECH. DRAWINGS
C.D.U.	COMB. DISPENSING UNIT	HORIZ.	HORIZONTAL	S.M.S.	SHEET METAL SCREW
C.I.	CAST IRON	HR.	HOUR	S.O.G.	SLAB ON GRADE
C.J.	CONTROL JOINT	HT.	HEIGHT	S.S.	STAINLESS STEEL
C.L.P.	CENTERLINE OF PIER	HTR.	HEATER	S-S	SERVICE SINK
C.M.U.	CONCRETE MASONRY UNIT	I.D.	INSIDE DIAMETER	S.W.	SHEAR WALL
C.O.	CLEAN OUT	I.F.	INSIDE FACE	SCHED.	SCHEDULE
C.T.	CERAMIC TILE	I.J.	ISOLATION JOINT	SCR.	SCREW
CAB.	CABINET	IN.	INCH	SDG.	SIDING
CEM.	CEMENT	INSUL.	INSULATION	SECT.	SECTION
CER.	CERAMIC	INT.	INTERIOR	SEL.	SELECT
CLG.	CEILING	INTV.	INVERT	SEL. STR.	SELECT STRUCTURAL
CLR.	CLEAR	INT.	INTRAVENOUS TRACK	SH.	SHELF
COL.	COLUMN	JAN.	JANITOR	SH.	SHEET
COMB.	COMBINATION	JST.	JOIST	SHWR.	SHOWER
CONC.	CONCRETE	JT.	JOINT	SIM.	SIMILAR
CONN.	CONNECTION	KIT.	KITCHEN	SLDG.	SLIDING
CONST.	CONSTRUCTION	L.P.	LAMINATED PLASTIC	SM.	SMOOTH
CONT.	CONTINUOUS	LAM.	LAMINATE	SPEC.	SPECIFICATION
CONTR.	CONTRACTOR	LAV.	LAVATORY	SPL.	SPLASH
CORR.	CORRIDOR	LB.	POUND	SQ.	SQUARE
CTR.	CENTER	LDGR.	LEDGER	STD.	STANDARD
CTSK.	COUNTERSUNK	LGTH.	LENGTH	STGR.	STAGGER
D.B.A.	DEFORMED BAR ANCHOR	LT.	LIGHT	STIFF.	STIRRUP
D.D.	DECK DRAIN	M	MIRROR	STL.	STEEL
D.F.	DOUGLAS FIR	M.B.	MACHINE BOLT	STOR.	STORAGE
D.O.	DO OVER	M.B.H.	MOP AND BROOM HOLDER	STRUCT.	STRUCTURAL
D.P.	DAMP PROOFING	M.C.	MEDICINE CABINET	SUSP.	SUSPENDED
DRK. FTN.	DRINKING FOUNTAIN	M.E.	MATCH EXISTING	SW. BD.	SWITCH BOARD
D.S.	DOWNSPOUT	M.G.P.	MEDICAL GAS PANEL	SYM.	SYMMETRICAL
DB.	DECIBEL	M.H.	MANHOLE	T	TREAD
DBL.	DOUBLE	M.K.	MARKER BOARD	T&B	TOP AND BOTTOM
DEPT.	DEPARTMENT	M.O.	MASONRY OPENING	T&G	TONGUE AND GROOVE
DET.	DETAIL	MAT.	MATERIAL	T.B.	TOWEL BAR
DIA.	DIAMETER	MAX.	MAXIMUM	T.D.	TRENCH DRAIN
DIAG.	DIAGONAL	MECH.	MECHANICAL	T.O.	TOP OF
DIM.	DIMENSION	MEMB.	MEMBRANE	T.O.C.	TOP OF CURB/CONC.
DISP.	DISPENSER	MEZZ.	MEZZANINE	T.O.F.	TOP OF FOOTING
DN.	DOWN	MFR.	MANUFACTURER	T.O.P.	TOP OF PLATE
DR.	DOOR	MIN.	MINIMUM	T.O.S.	TOP OF STEEL
DWG.	DRAWING	MISC.	MISCELLANEOUS	T.O.W.	TOP OF WALL
(E)	EXISTING	MLDG.	MOULDING	T.P.	TOP OF PAVEMENT
E.F.	EACH FACE	MTD.	MOUNTED	T.P.D.	TOILET PEPPER DISPENSER
E.I.F.S.	EXT. INSUL. & FIN. SYSTEM	MTL.	METAL	TEL.	TELEPHONE
E.J.	EXPANSION JOINT	MUL.	MULLION	TER.	TERRAZZO
E.N.	EDGE NAIL	(N)	NEW	THK.	THICK
E.O.R.	ENGINEER OF RECORD	N.F.	NEAR FACE	TK. BD.	TACKBOARD
E.W.	EACH WAY	N.G.	NATURAL GRADE	TV.	TELEVISION
E.W.C.	ELECTRIC WATER COOLER	N.I.C.	NOT IN CONTRACT	TYP.	TYPICAL
EA.	EACH	N.T.S.	NOT TO SCALE	V.C.T.	VINYL COMPOSITION TILE
EL.	ELEVATION	NO.	NUMBER	V.C.P.	VITREOUS CLAY PIPE
ELEC.	ELECTRICAL	NOM.	NOMINAL	V.D.U.	VISUAL DISPLAY UNIT
ELEV.	ELEVATOR	O.A.	OVERALL	V.G.	VERTICAL GRAIN
EMERG.	EMERGENCY	O.C.	ON CENTER	V.T.	VINYL TILE
ENCL.	ENCLOSURE	O.C.	OUTSIDE DIAMETER	V.T.R.	VENT THROUGH ROOF
EQ.	EQUAL	O.D.	OUTSIDE DIAMETER	VERT.	VERTICAL
EQPT.	EQUIPMENT	O.F.	OWNER FURNISHED,	VEST.	VESTIBULE
EXH.	EXHAUST	O.F.C.I.	CONTR. INSTALLED	V.I.F.	VERIFY IN FIELD
EXP.	EXPANSION	O.F.D.	OVERFLOW DRAIN	W/	WITH
EXT.	EXTERIOR	O.F.S.	OVERFLOW SCUPPER	W/O	WITHOUT
F.A.	FIRE ALARM	O.H.	OPPOSITE HAND	W.C.	WATER CLOSET
F.B.	FLAT BAR	O.L.	OVERALL LENGTH	W.F.	WIDE FLANGE
F.C.O.	FLOOR CLEAN OUT	O.S.B.	ORIENTED STRAND BOARD	W.H.	WATER HEATER
F.D.	FLOOR DRAIN	O/	OVER	W.H.S.	WELDED HEAD STUDS
F.E.	FIRE EXTINGUISHER	OBS.	OBSCURE	W.P.	WATERPROOF
F.E.C.	FIRE EXTINGUISHER CAB.	OPP.	OPPOSITE	W.S.P.	WOOD STRUCT. PANEL
F.F.	FAR FACE	OPNG.	OPENING	W.R.	WASTE RECEPTACLE
F.G.	FINISHED GRADE	P.A.D.	POWER ACTUATED DEVICE	W.W.F.	WELDED WIRE MESH
F.H.C.	FIRE HOUSE CABINET	P.C.	PRECAST CONCRETE	WD.	WOOD
F.H.S.	FLAT HEAD SCREW	P.I.P.	POURED-IN-PLACE	WK. PT.	WORK POINT
F.L.	FLOW LINE	P.J.	TILT-UP PANEL JOIST	WT.	WEIGHT
F.N.	FIELD NAIL	P.L.	PROPERTY LINE		
F.O.C.	FACE OF CONCRETE	P.O.C.	POINT OF CONNECTION		
F.O.F.	FACE OF FINISH	P.S.F.	POUNDS PER SQ. FOOT		
F.O.M.	FACE OF MASONRY	P.S.I.	POUNDS PER SQ. INCH		
F.O.S.	FACE OF STUD	P.T.	PRESSURE TREATED		
F.R.	FIRE RETARDANT	P.T.D.	PAPER TOWEL DISPENSER		
F.S.	FLR. SINK/FOOD SERVICE	P.W.	PLATE WASHER		
F.S.E.C.	FOOD SERVICE	PEN.	PENETRATION(S)		
	EQUIPMENT CONTR.	PERP.	PERPENDICULAR		
	FOLDING SHOWER SEAT	PG.	PAGE		
F.S.S.	FOUNDATION	PLAM.	PLASTIC LAMINATE		
FDN.	FOUNDATION	PL.	PLATE		
FIN.	FINISH	PLAST.	PLASTER		
FIXT.	FIXTURE	PLBG.	PLUMBING		
FL.	FLOOR	PLYWD.	PLYWOOD		
FLUOR.	FLUORESCENT				

WALL TAG	(E) WALLS TO REMAIN
WINDOW TAG	(P) NEW WALLS
DOOR TAG	WINDOW
TEMPERED TAG	DOOR
OBSCURE TAG	DOOR
PLAN NOTE	BASE CABINET
ELEVATION TAG	CORNER BASE CABINET
DETAIL TAG	TALL CABINET
SECTION TAG	WALL CABINET
GRID MARKER	CORNER WALL CABINET
LEVEL MARKER	COUNTERTOP
SPOT ELEVATION	COUNTERTOP L
REVISION DELTA	SHELVE & ROD
CENTERLINE	SHOWER
ROOM TAG	WATER CLOSET
	BIDET
	BIDET
	WATER HEATER
	AIR CONDITIONING UNIT
	FURNACE
	VANITY SINK
	SINGLE SINK
	DBL SINK
	BATH TUB
	WASHER
	DRYER
	WASHER/DRYER COMBO
	ELEC. COOKTOP
	COOKTOP
	GAS COOKTOP
	COOKTOP
	GAS RANGE
	RANGE
	BUILT-IN OVEN
	REFRIGERATOR
	GAS METER
	ELECTRIC METER

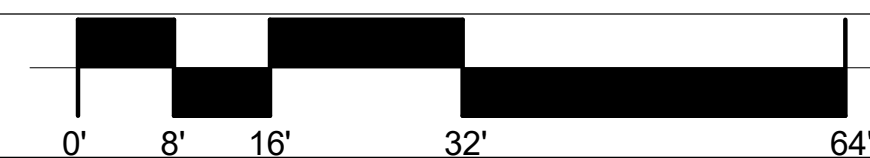


FLOOR AREA LEGEND

-  (E) GARAGE
-  (E) HOUSE



(E) 1ST FLOOR AREA DIAGRAM



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

(E) FLOOR AREA CALCULATIONS

NO.	WIDTH	LENGTH	AREA
-----	-------	--------	------

1ST FLR
(E) GARAGE

G1	25' - 7"	20' - 6"	523.7 SF
			523.7 SF

(E) HOUSE

H0	15' - 6"	11' - 9"	181.8 SF
H1	39' - 5"	13' - 11"	549.2 SF
H2	20' - 5"	15' - 10"	323.2 SF
H3	49' - 5"	5' - 6"	270.1 SF
H4	24' - 4"	8' - 4"	202.5 SF
H5	25' - 6"	14' - 8"	374.6 SF
H6	27' - 6"	13' - 4"	365.7 SF

1ST FLR
TOTAL (E) FLOOR AREA

			2267.1 SF
			2790.8 SF
			2790.8 SF

(P) FLOOR AREA CALCULATIONS

NO.	WIDTH	LENGTH	AREA
-----	-------	--------	------

1ST FLR

H1	11' - 6"	10' - 9"	124.1 SF
H2	41' - 2"	19' - 7"	807.2 SF
H3	21' - 0"	17' - 11"	376.6 SF
H4	21' - 2"	7' - 10"	165.3 SF
H5	30' - 7"	12' - 9"	389.6 SF
H6	14' - 9"	12' - 11"	190.6 SF
H7	22' - 6"	8' - 11"	200.5 SF
			2253.8 SF

(P) FLOOR AREA CALCULATIONS

NO.	WIDTH	LENGTH	AREA
-----	-------	--------	------

G1

	21' - 0"	20' - 5"	430.4 SF
			430.4 SF

(P) 2ND FLR

SF1	13' - 11"	13' - 6"	187.5 SF
SF2	16' - 8"	7' - 5"	123.6 SF
SF3	25' - 5"	12' - 4"	312.5 SF
SF4	15' - 3"	13' - 9"	209.9 SF
			833.4 SF

TOTAL (P) FLOOR AREA: 3517 SF
ALLOWED FLOOR AREA: 3702.65 SF

ADU (P) FLOOR AREA CALCULATIONS

NO.	WIDTH	LENGTH	AREA
-----	-------	--------	------

A1	37' - 3"	14' - 5"	536.5 SF
A2	14' - 9"	8' - 11"	130.9 SF
TOTAL (P) ADU: (NOT COUNTED)			667.4 SF

M - DESIGNS ARCHITECTS

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PLANNING PACKAGE
FLOOR AREA DIAGRAMS &
CALCULATIONS

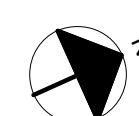
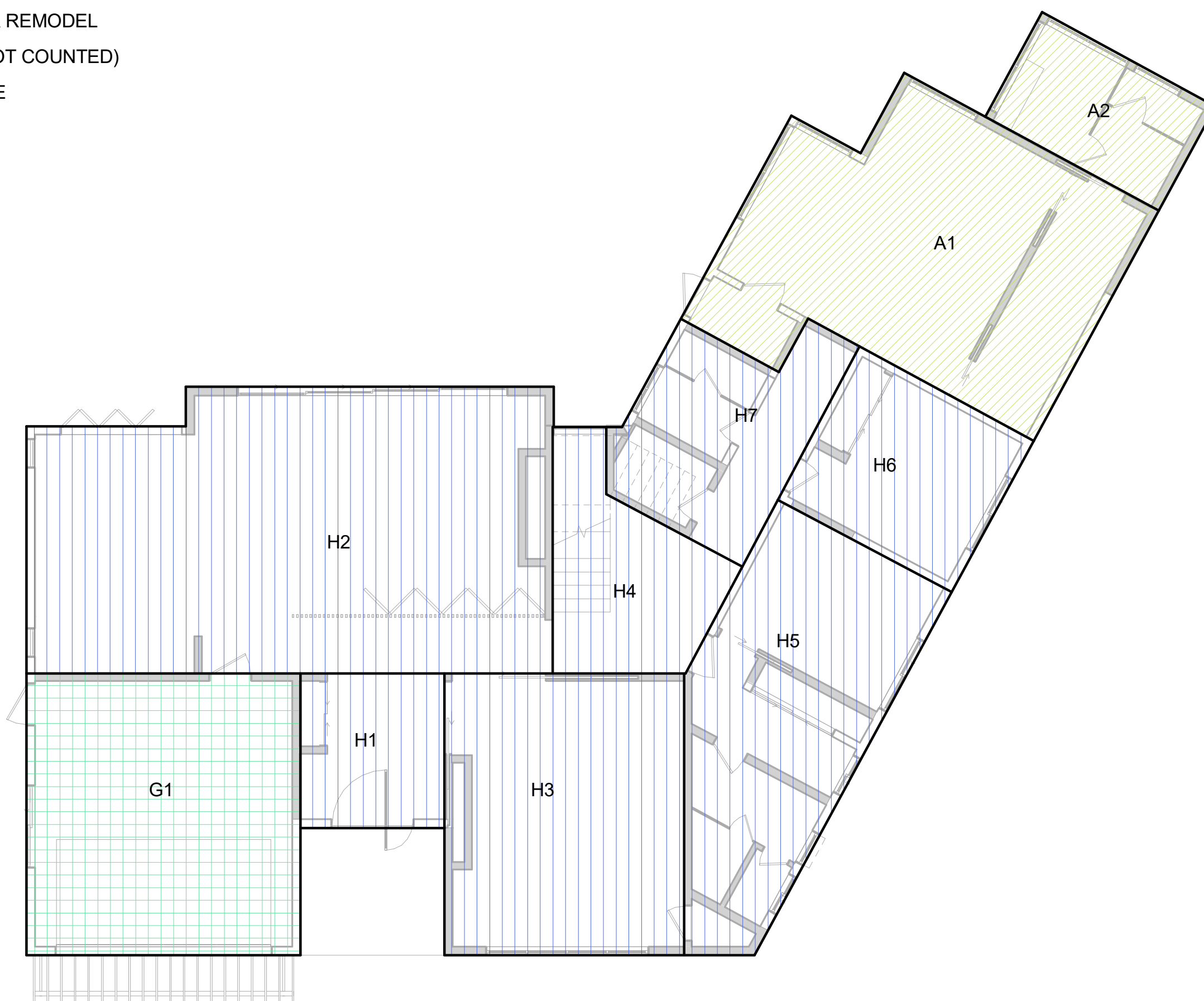
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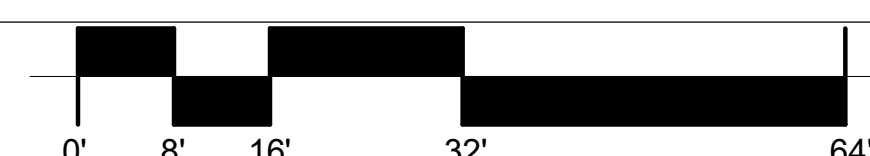
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FLOOR AREA LEGEND

-  (P) 1ST FLR REMODEL
-  (P) ADU (NOT COUNTED)
-  (P) GARAGE



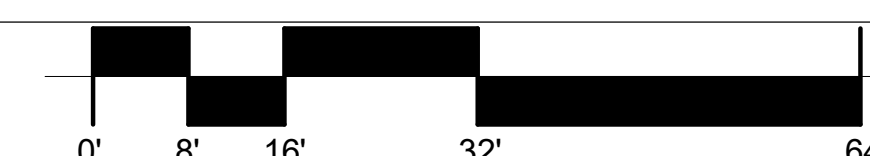
(P) 1ST FLOOR AREA DIAGRAM



SCALE: 1/8" = 1'-0" 3





(P) 2ND FLOOR AREA DIAGRAM

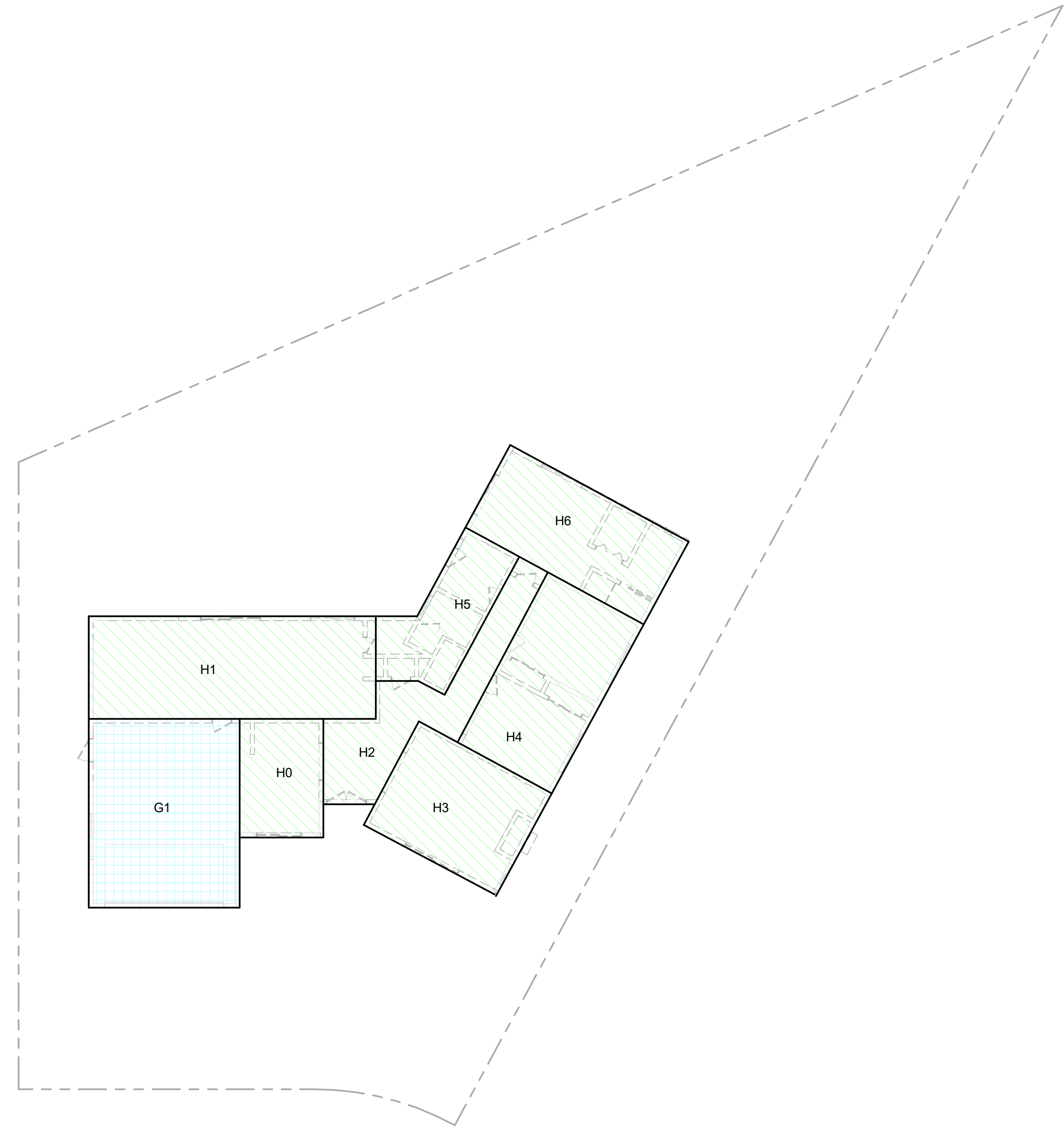


SCALE: 1/8" = 1'-0" 4

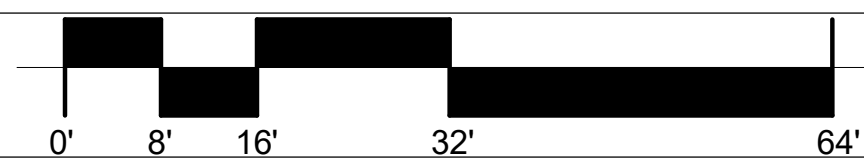
(E) LOT COVERAGE

-  (E) GARAGE
-  (E) HOUSE

(E) LOT COVERAGE		
NO.	AREA	%
(E) GARAGE		
G1	524 SF	4.19%
(E) HOUSE		
H0	183 SF	1.46%
H1	541 SF	4.33%
H2	276 SF	2.21%
H3	323 SF	2.59%
H4	383 SF	3.06%
H5	211 SF	1.69%
H6	350 SF	2.80%
TOTAL (E) COVERAGE	2791 SF	22.33%






(E) LOT COVERAGE



SCALE: 1" = 10'-0" 1

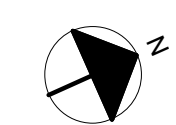
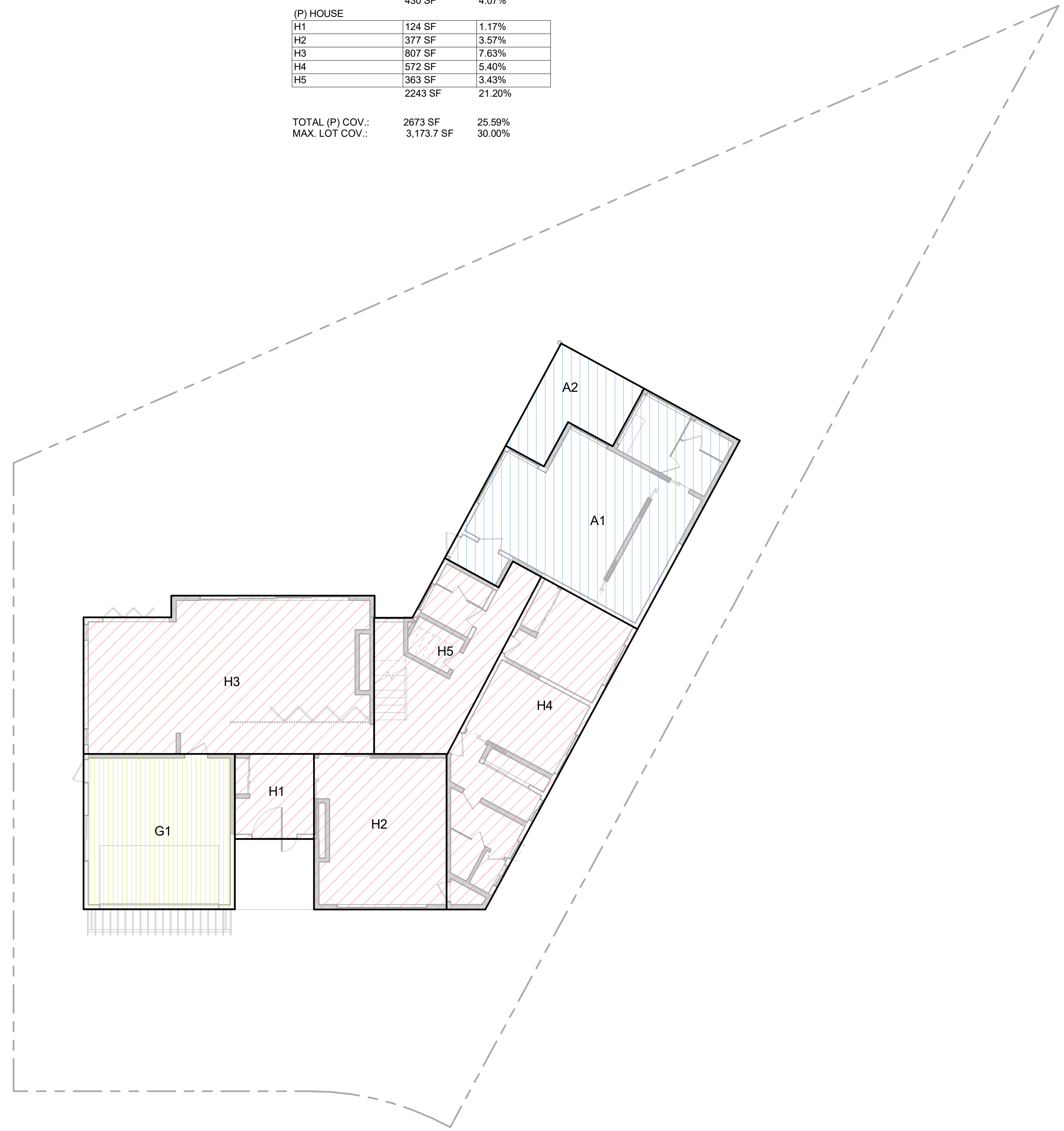
LOT COVERAGE LEGEND

-  (P) ADU (NOT COUNTED)
-  (P) GARAGE
-  (P) HOUSE

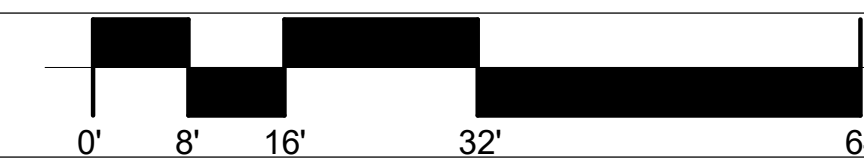
(P) LOT COVERAGE		
NO.	AREA	%
(P) ADU (NOT COUNTED)		
A1	678 SF	6.41%
A2	154 SF	1.45%
	832 SF	7.86%

(P) LOT COVERAGE		
NO.	AREA	%
(P) GARAGE		
G1	430 SF	4.07%
	430 SF	4.07%
(P) HOUSE		
H1	124 SF	1.17%
H2	377 SF	3.57%
H3	807 SF	7.63%
H4	572 SF	5.40%
H5	363 SF	3.43%
	2243 SF	21.20%

TOTAL (P) COV.: 2673 SF 25.59%
 MAX. LOT COV.: 3,173.7 SF 30.00%



(P) LOT COVERAGE



SCALE: 1" = 10'-0" 2

Description	Date



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SHASTRI-RUGGE RESIDENCE
 331 EDNA COURT,
 LOS ALTOS, CA 94022.

PLANNING PACKAGE
 LOT COVERAGE
 CALCULATIONS

02.25.2022

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Description	Date
Revision 1	04.20.2022



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 LOS ALTOS, CA 94022.

PLANNING PACKAGE
 HARDSCAPE CALCULATIONS

02.25.2022

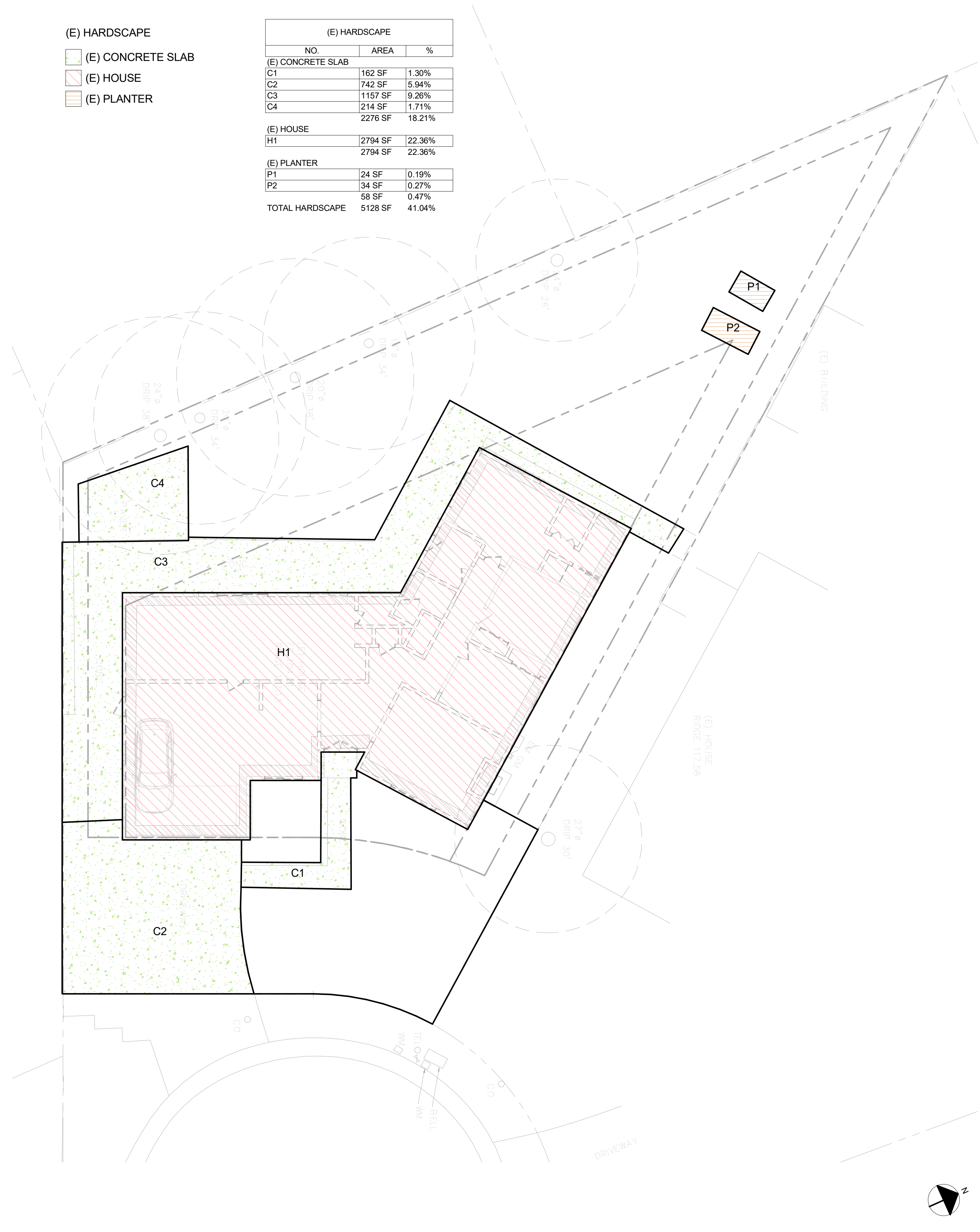
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(E) HARDSCAPE

- (E) CONCRETE SLAB
- (E) HOUSE
- (E) PLANTER

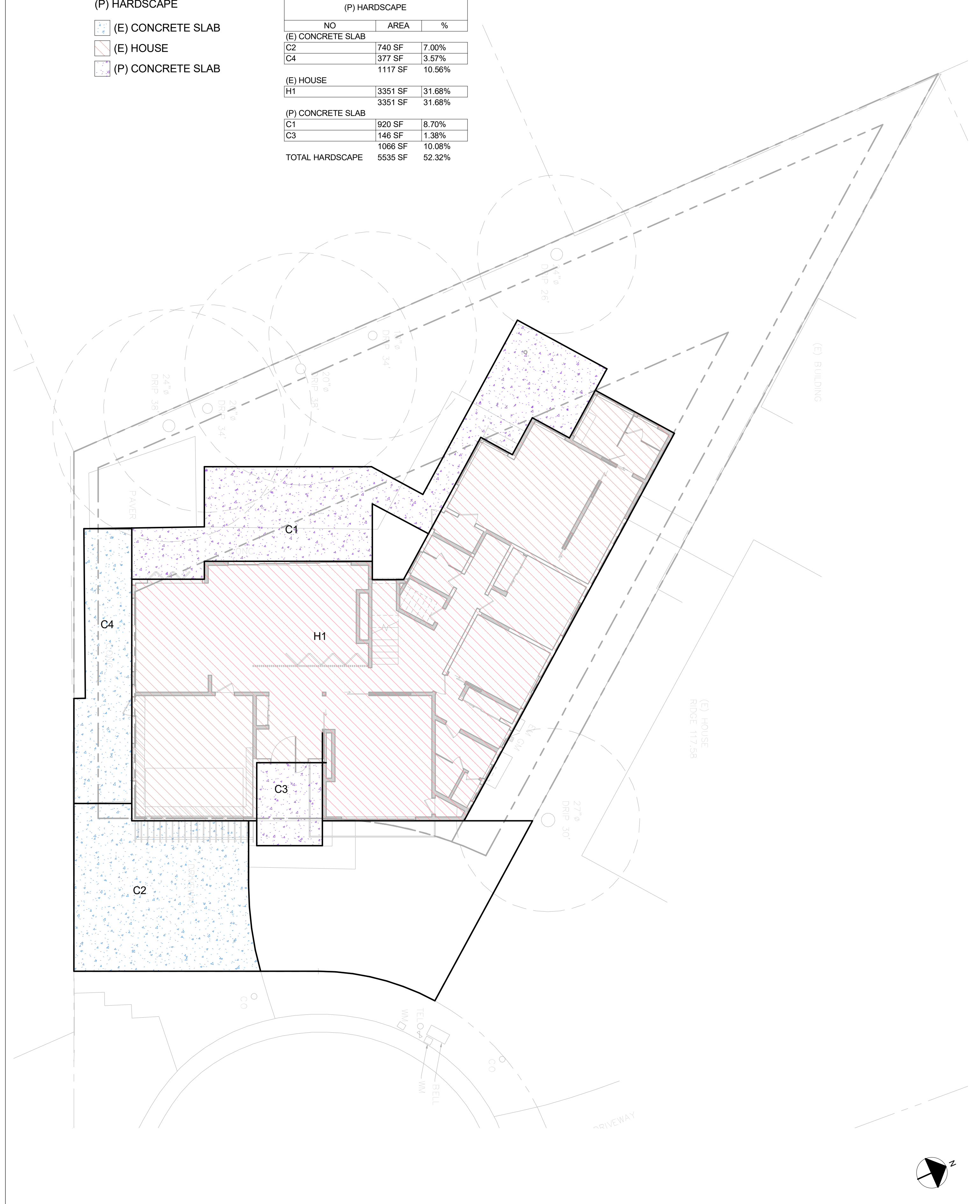
(E) HARDSCAPE		
NO.	AREA	%
(E) CONCRETE SLAB		
C1	162 SF	1.30%
C2	742 SF	5.94%
C3	1157 SF	9.26%
C4	214 SF	1.71%
	2276 SF	18.21%
(E) HOUSE		
H1	2794 SF	22.36%
	2794 SF	22.36%
(E) PLANTER		
P1	24 SF	0.19%
P2	34 SF	0.27%
	58 SF	0.47%
TOTAL HARDSCAPE	5128 SF	41.04%



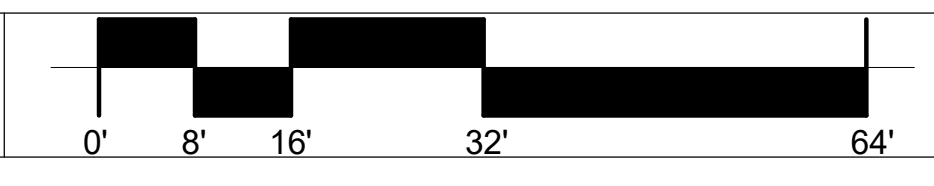
(P) HARDSCAPE

- (E) CONCRETE SLAB
- (E) HOUSE
- (P) CONCRETE SLAB

(P) HARDSCAPE		
NO.	AREA	%
(E) CONCRETE SLAB		
C2	740 SF	7.00%
C4	377 SF	3.57%
	1117 SF	10.56%
(E) HOUSE		
H1	3351 SF	31.68%
	3351 SF	31.68%
(P) CONCRETE SLAB		
C1	920 SF	8.70%
C3	146 SF	1.38%
	1066 SF	10.08%
TOTAL HARDSCAPE	5535 SF	52.32%

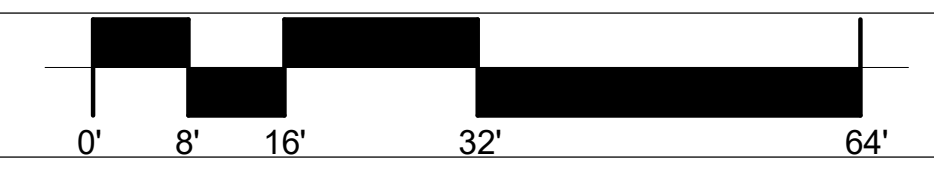


(E) HARDSCAPE



SCALE: 1" = 10'-0" 1

(P) HARDSCAPE



SCALE: 1" = 10'-0" 2

Description	Date
Revision 1	04.20.2022



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PLANNING PACKAGE
 NEIGHBORHOOD CONTEXT
 MAP

02.25.2022

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305 S GORDON WAY, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



318 HAWTHORNE AVE, LOS ALTOS, CA 94022
 TWO-STORY SINGLE FAMILY HOUSE



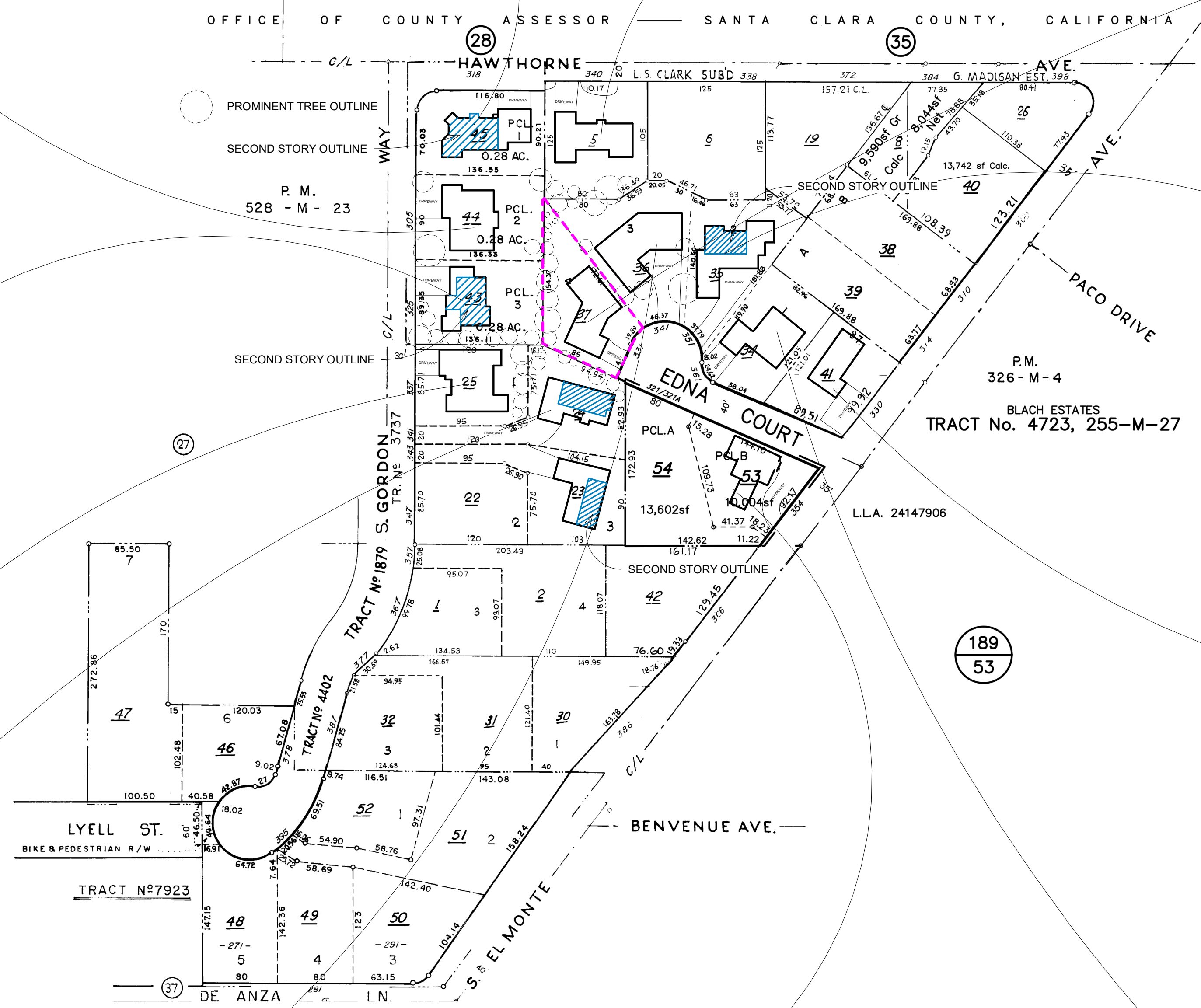
340 HAWTHORNE AVE, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



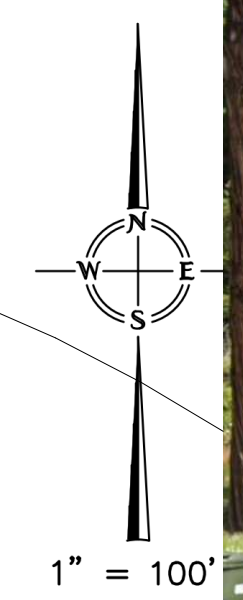
331 EDNA COURT, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



325 S GORDON WAY, LOS ALTOS, CA 94022
 2-STORY SINGLE FAMILY HOUSE



BOOK 170 PAGE 36



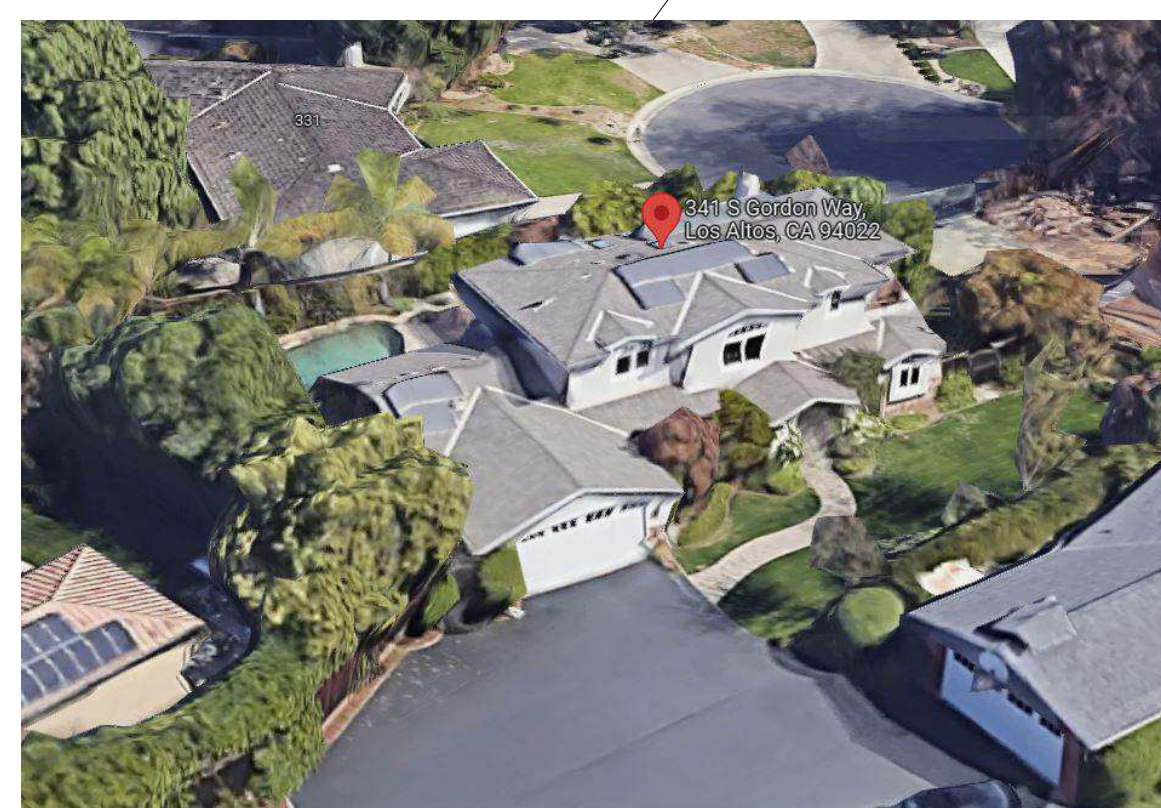
351 EDNA COURT, LOS ALTOS, CA 94022
 TWO-STORY SINGLE FAMILY HOUSE



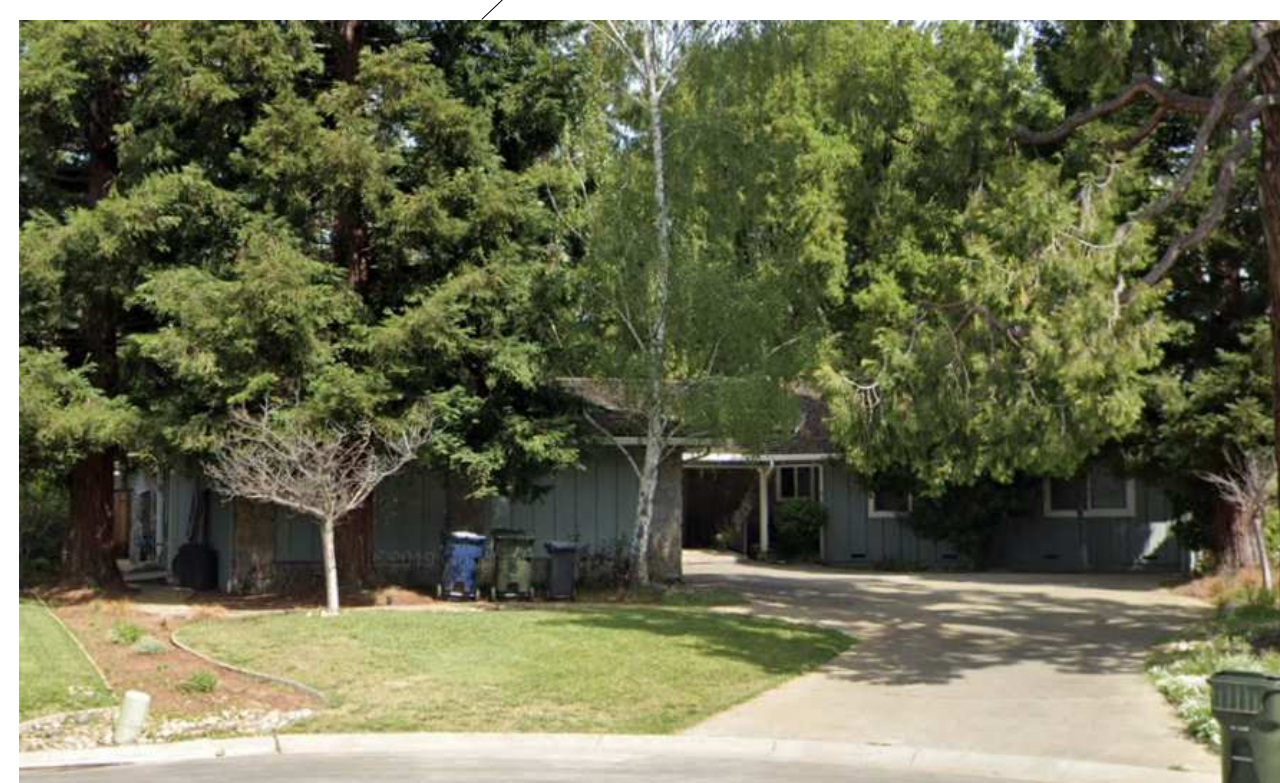
337 S GORDON WAY, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



330 S EL MONTE AVE, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



341 S GORDON WAY, LOS ALTOS, CA 94022
 TWO-STORY SINGLE FAMILY HOUSE



341 EDNA COURT, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



354 S EL MONTE AVE, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE



361 EDNA COURT, LOS ALTOS, CA 94022
 ONE-STORY SINGLE FAMILY HOUSE

TRA DET. MAP 073
 LAWRENCE E. STONE - ASSESSOR
 Cadastral map for assessment purposes only.
 Compiled under R. & T. Code, Sec. 327.
 Effective Roll Year 2020-2021

Description	Date



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PLANNING PACKAGE
 (P) SITE PLAN

02.25.2022

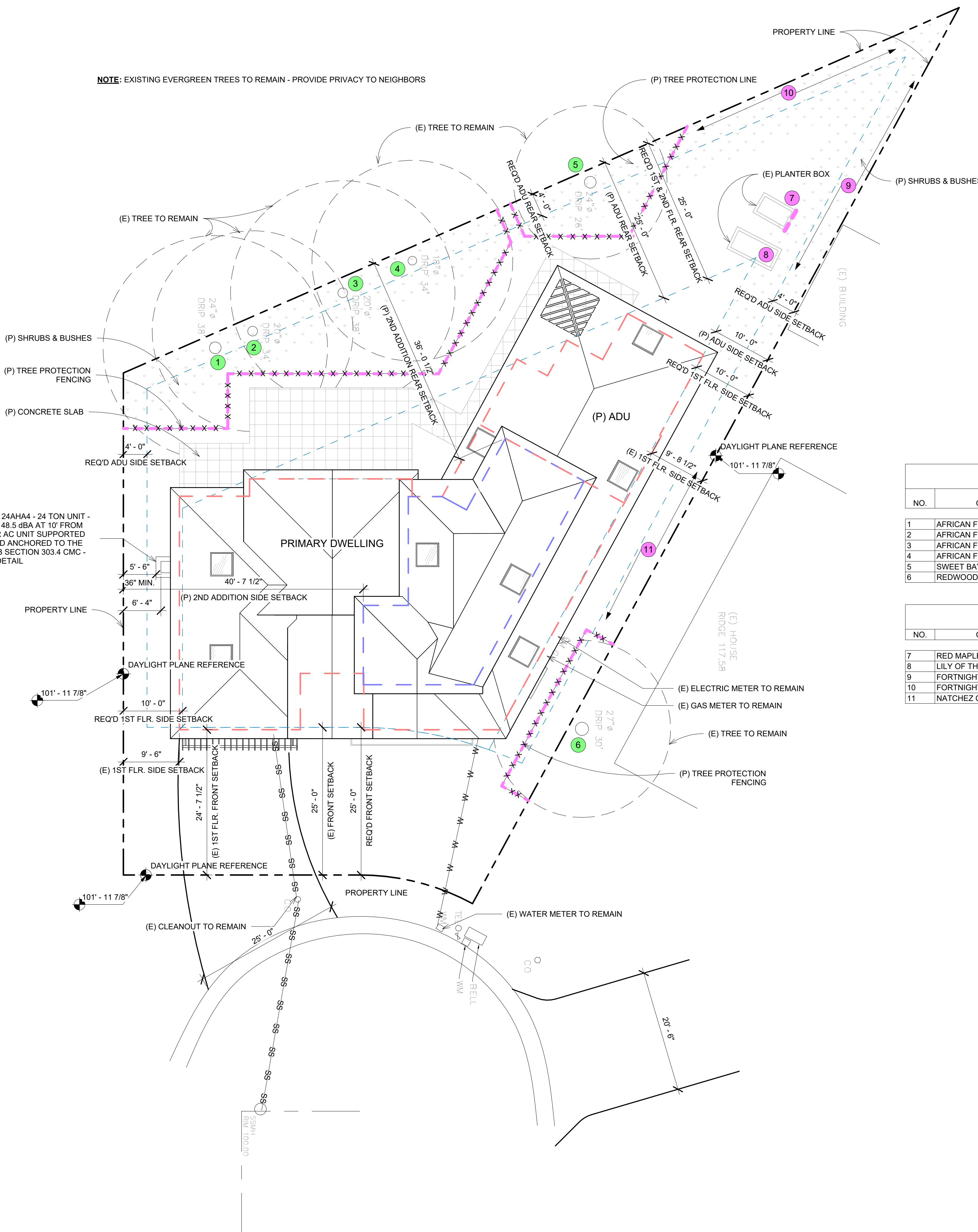
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- LEGEND**
- PROPERTY LINES
 - SETBACK LINES
 - BASEMENT OUTLINE
 - 1ST FLOOR OUTLINE
 - 2ND FLOOR OUTLINE
 - E-E-E-E ELEC. LINE
 - G-G-G-G GAS LINE
 - SS-SS-SS SANITARY SEWER LINE
 - W-W-W-W WATER LINE
 - O-O-O-O FENCE LINE
 - X-X-X-X TREE PROTECTION LINE
 - # (P) SHRUBS, BURSHEES AND TREES
 - # (E) TREES TO REMAIN

NOTE: EXISTING EVERGREEN TREES TO REMAIN - PROVIDE PRIVACY TO NEIGHBORS

(P) AC - CARRIER 24HA4 - 24 TON UNIT - 65 dBA AT UNIT - 48.5 dBA AT 10' FROM UNIT - EXTERIOR AC UNIT SUPPORTED ON A 3" SLAB AND ANCHORED TO THE PROPOSED SLAB SECTION 303.4 CMC - SEE SPEC FOR DETAIL



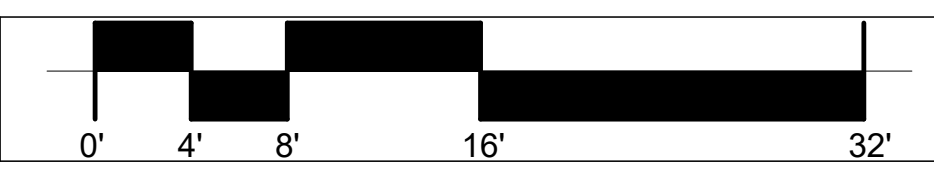
(E) TREE SCHEDULE

NO.	COMMON	BOTANICAL	DIAMETER	DRIPLINE	CONDITION	SUITABILITY	Tree Removal (Y/N)
1	AFRICAN FERN PINE	AFROCARPUS FALCATUS	24"ø	38'	GOOD	GOOD	No
2	AFRICAN FERN PINE	AFROCARPUS FALCATUS	20"ø	34'	GOOD	GOOD	No
3	AFRICAN FERN PINE	AFROCARPUS FALCATUS	20"ø	38'	GOOD	GOOD	No
4	AFRICAN FERN PINE	AFROCARPUS FALCATUS	18"ø	34'	GOOD	GOOD	No
5	SWEET BAY	LAURUS NOBILIS	24"ø	26'	FAIR	GOOD	No
6	REDWOOD	SEQUOIA SEMPERVIRENS	27"ø	30'	GOOD	GOOD	No

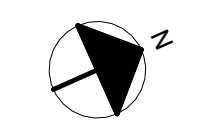
(P) TREE SCHEDULE

NO.	COMMON	BOTANICAL	SIZE	NOTE
7	RED MAPLE	ACER RUBRUM	15 GAL	24" BOX IF 15 GAL. UNAVAILABLE
8	LILY OF THE NILE	AGAPANTHUS	FLAT	BLUE FLOWERS
9	FORTNIGHT LILY	DIETES VEGETA	1 GAL	
10	FORTNIGHT LILY	DIETES VEGETA	1 GAL	
11	NATCHEZ GRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'	15 GAL	WHITE GRAPE MYRTLE

(P) SITE PLAN



SCALE: 1" = 10' - 0" 1



Description	Date
Revision 2	06.03.2022



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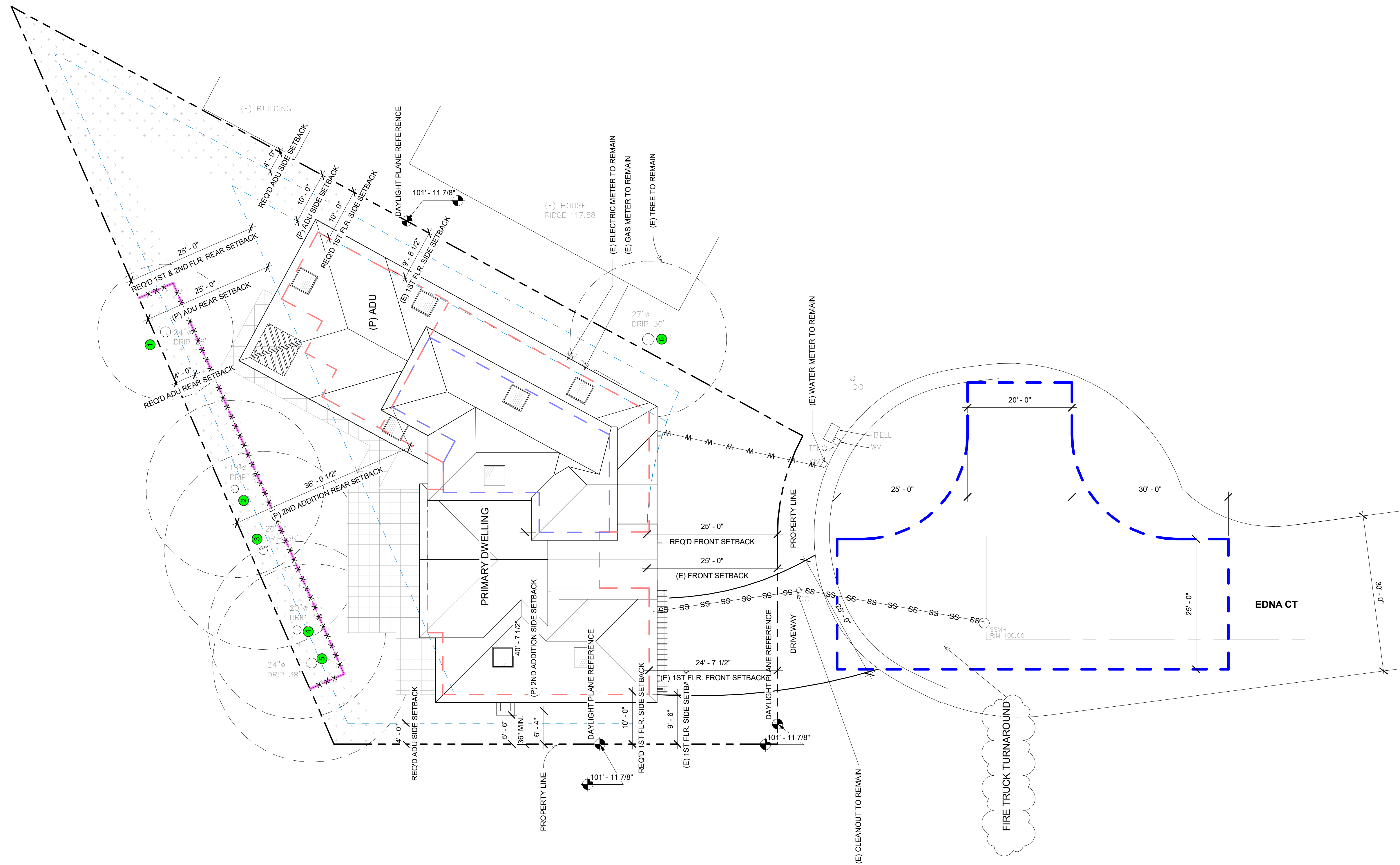
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 LOS ALTOS, CA 94022.

PLANNING PACKAGE

(P) SITE PLAN - FIRE
 TURNAROUND

02.25.2022

A1.03





- LEGEND
- PROPERTY LINES
 - - - SETBACK LINES
 - - - BASEMENT OUTLINE
 - - - 1ST FLOOR OUTLINE
 - - - 2ND FLOOR OUTLINE
 - E - E - E - E ELEC. LINE
 - G - G - G - G GAS LINE
 - SS - SS - SS - SS SANITARY SEWER LINE
 - W - W - W - W WATER LINE
 - O - O - O - O FENCE LINE
 - X - X - X - X TREE PROTECTION LINE
 - # (P) SHRUBS, BURSHEES AND TREES
 - # (E) TREES TO REMAIN

(E) TREE SCHEDULE

NO.	COMMON	BOTANICAL	DIAMETER	DRIPLINE	CONDITION	SUITABILITY	Tree Removal (Y/N)
1	AFRICAN FERN PINE	AFROCARPUS FALCATUS	24"ø	38'	GOOD	GOOD	No
2	AFRICAN FERN PINE	AFROCARPUS FALCATUS	20"ø	34'	GOOD	GOOD	No
3	AFRICAN FERN PINE	AFROCARPUS FALCATUS	20"ø	38'	GOOD	GOOD	No
4	AFRICAN FERN PINE	AFROCARPUS FALCATUS	18"ø	34'	GOOD	GOOD	No
5	SWEET BAY	LAURUS NOBILIS	24"ø	26'	FAIR	GOOD	No
6	REDWOOD	SEQUOIA SEMPERVIRENS	27"ø	30'	GOOD	GOOD	No

(P) TREE SCHEDULE

NO.	COMMON	BOTANICAL	SIZE	NOTE
7	RED MAPLE	ACER RUBRUM	15 GAL	24" BOX IF 15 GAL. UNAVAILABLE
8	LILY OF THE NILE	AGAPANTHUS	FLAT	BLUE FLOWERS
9	FORTNIGHT LILY	DIETES VEGETA	1 GAL	
10	FORTNIGHT LILY	DIETES VEGETA	1 GAL	
11	NATCHEZ CRAPE MYRTLE	LAGERSTROEMIA 'NATCHEZ'	15 GAL	WHITE CRAPE MYRTLE

Description	Date

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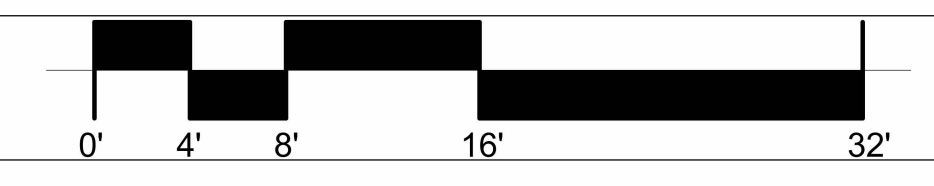
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(P) LANDSCAPE PLAN

2022.07.05

L-1



Description	Date
Revision 1	04.20.2022



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PLANNING PACKAGE
 (E) 1ST FLOOR PLAN

02.25.2022

A1.05

- LEGEND
- (E) WALLS TO REMAIN
 - (E) WALLS TO BE DEMOLISHED
 - SD SMOKE DETECTOR
 - SCD SMOKE & CARBON MONOXIDE DETECTOR
 - EM ELECTRIC METER
 - GM GAS METER
 - (E) FOUNDATION TO REMAIN
 - (F) FOUNDATION TO BE MODIFIED

WALL REMAIN TABLE	
NO.	LENGTH
W1	54' - 9 1/2"
W2	9' - 10"
W3	16' - 7"
W4	17' - 1 1/2"
W5	20' - 5 1/2"
W6	9' - 6 1/2"
W7	11' - 4 1/2"
W8	4' - 6"

TOTAL WALL TO REMAIN: 144' - 2 1/2"

WALL REMOVAL TABLE	
NO.	LENGTH
R1	20' - 4 1/2"
R2	3' - 2"
R3	6' - 11 1/2"
R4	5' - 9 1/2"
R5	42' - 1"
R6	11' - 11 1/2"
R7	4' - 6"
R8	27' - 6"

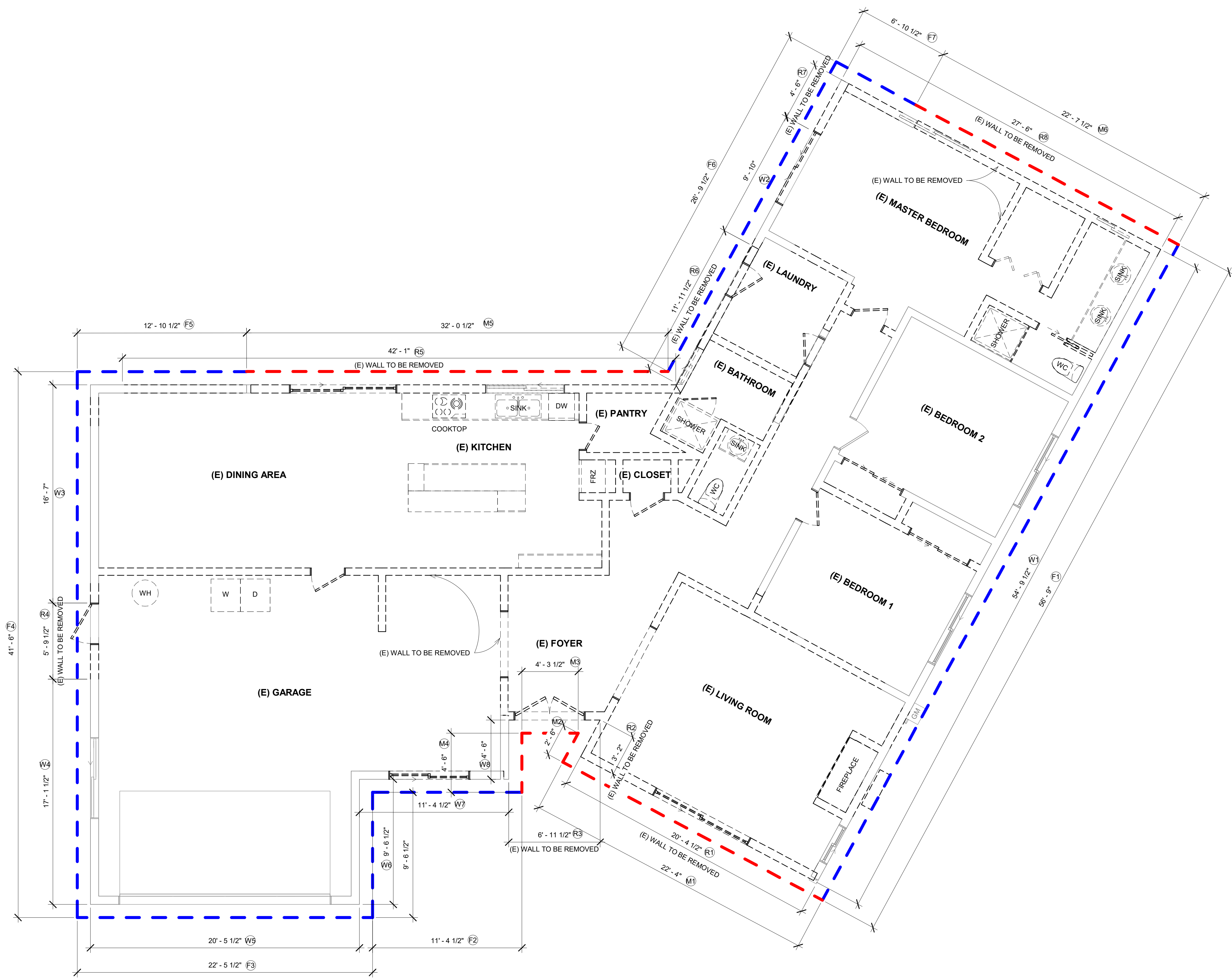
TOTAL WALL TO BE REMOVED: 122' - 4" < 144' - 2 1/2" WALL TO REMAIN

FOUNDATION TO REMAIN TABLE	
NO.	LENGTH
F1	56' - 9"
F2	11' - 4 1/2"
F3	22' - 5 1/2"
F4	41' - 6"
F5	12' - 10 1/2"
F6	26' - 9 1/2"
F7	6' - 10 1/2"

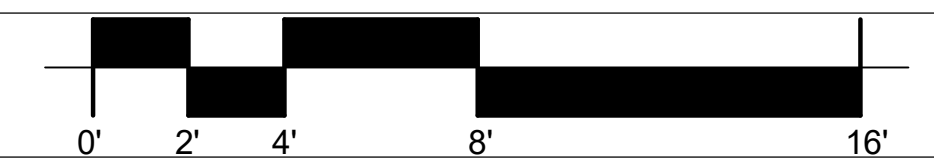
TOTAL FOUNDATION TO REMAIN: 178' - 7 1/2"

FOUNDATION TO BE MODIFIED TABLE	
NO.	LENGTH
M1	22' - 4"
M2	2' - 6"
M3	4' - 3 1/2"
M4	4' - 6"
M5	32' - 0 1/2"
M6	22' - 7 1/2"

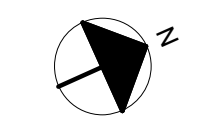
TOTAL FOUNDATION TO BE MODIFIED: 88' - 3 1/2" < 178' - 7 1/2" WALL TO REMAIN



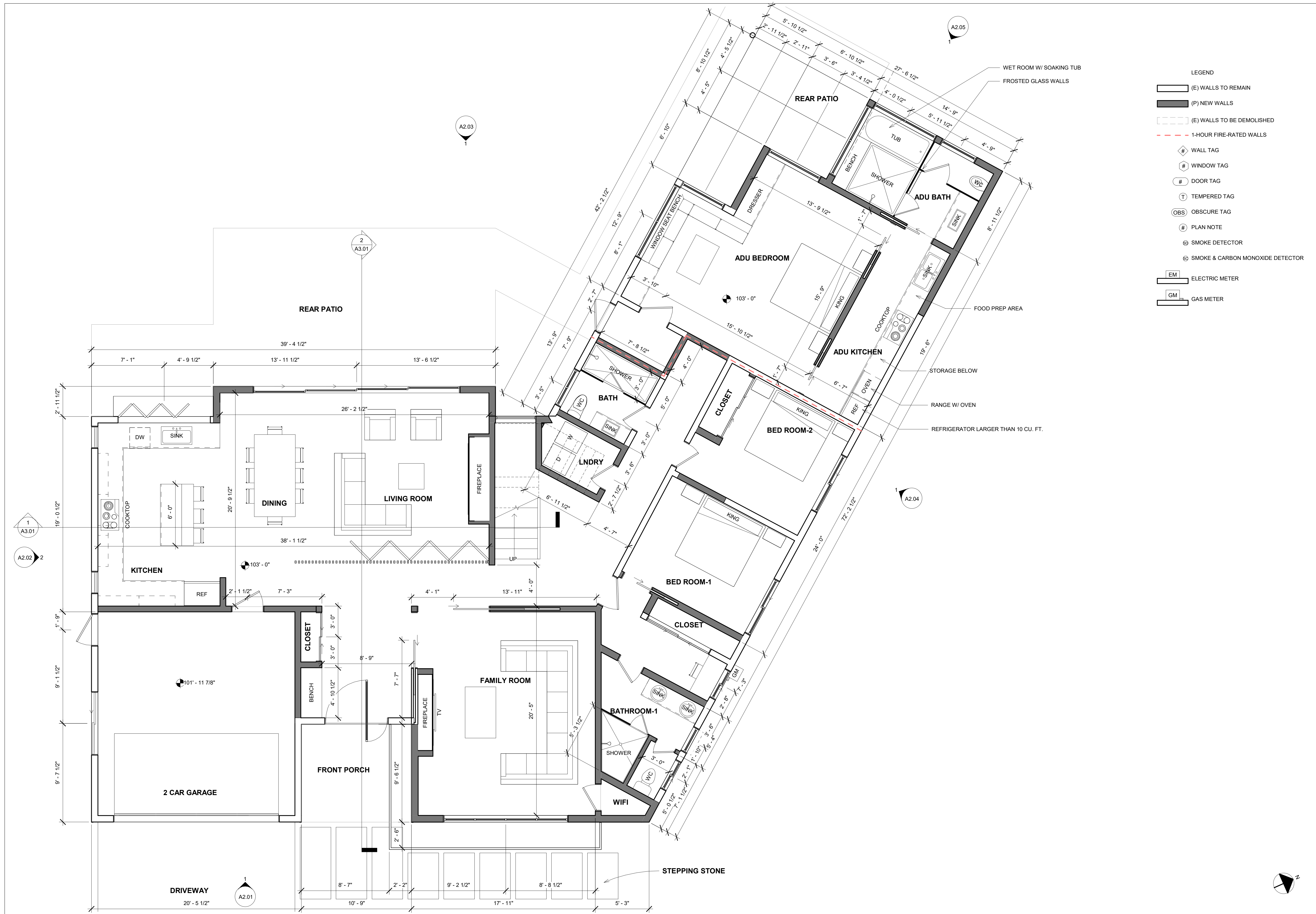
(E) 1ST FLOOR PLAN



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



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Description	Date
Revision 1	04.20.2022

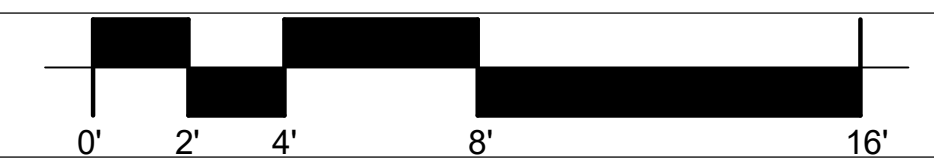

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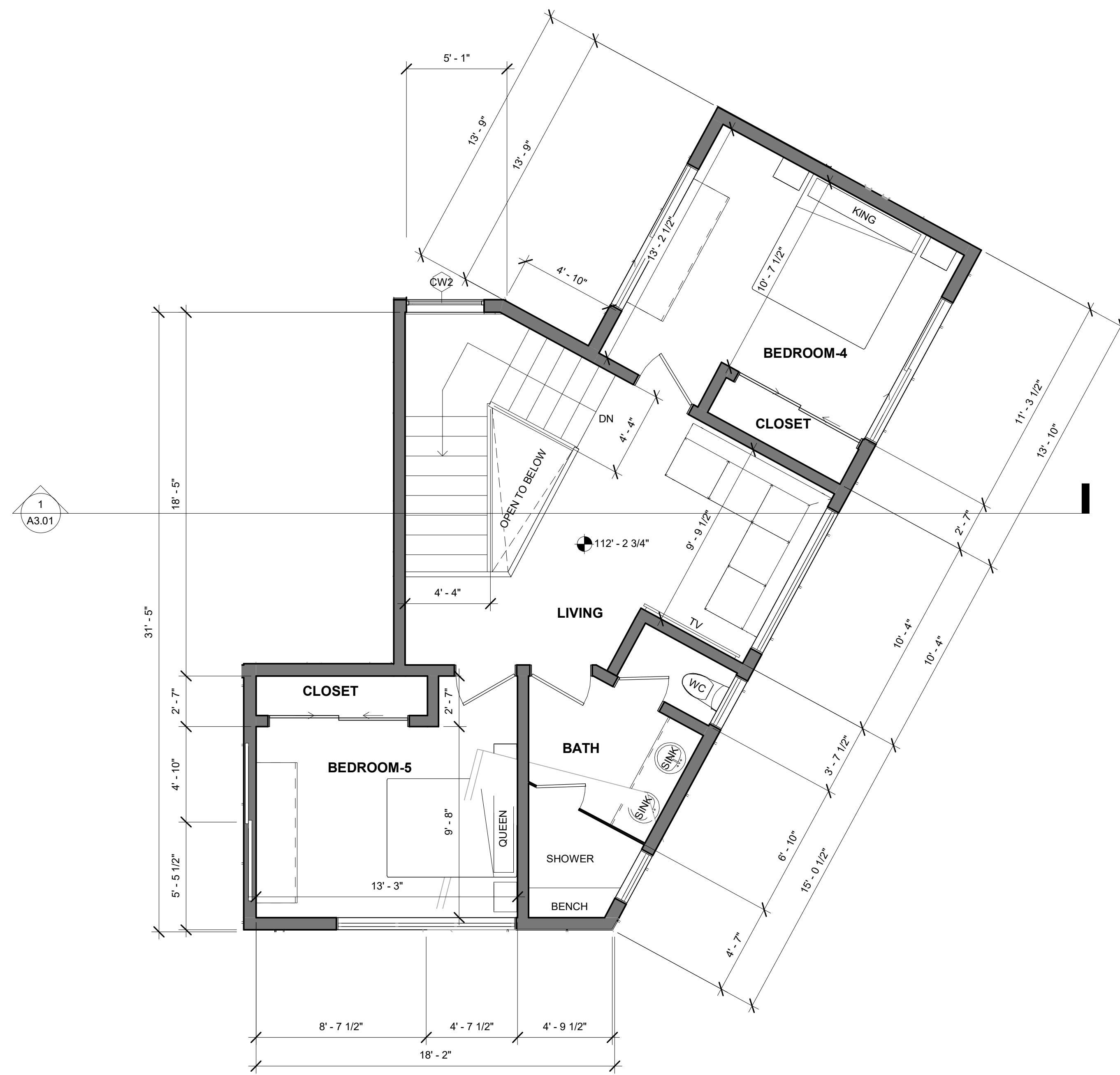
PLANNING PACKAGE
(P) 1ST FLOOR PLAN

02.25.2022
A1.06

(P) 1ST FLOOR PLAN



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



- LEGEND
- (E) WALLS TO REMAIN
 - (P) NEW WALLS
 - (E) WALLS TO BE DEMOLISHED
 - 1-HOUR FIRE-RATED WALLS
 - WALL TAG
 - WINDOW TAG
 - DOOR TAG
 - TEMPERED TAG
 - OBSCURE TAG
 - PLAN NOTE
 - SMOKE DETECTOR
 - SMOKE & CARBON MONOXIDE DETECTOR
 - EM ELECTRIC METER
 - GM GAS METER

Description	Date

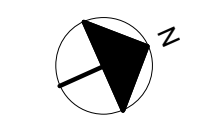
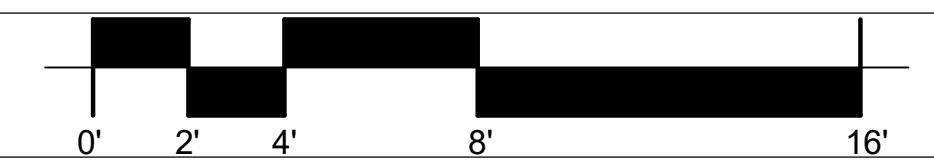

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PLANNING PACKAGE
(P) 2ND FLOOR PLAN

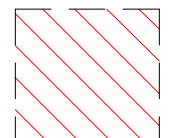
02.25.2022


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Description	Date
Revision 1	04.20.2022
Revision 2	06.03.2022

LEGEND

 (E) ROOF TO BE DEMOLISHED

 (E) ROOF TO REMAIN
NOTE: RE-ROOFED W/
STANDING SEAM
METAL ROOFING

△ 2

TOTAL ROOF AREA: 3,219 SF, REQ'D 50% TO REMAIN = 3,222 x 0.5 = 1,611 SF

AREA OF ROOF STRUCTURE TO REMAIN: 1612 SF

AREA OF ROOF STRUCTURE TO BE REMOVED: 1610 SF < 1611 SF



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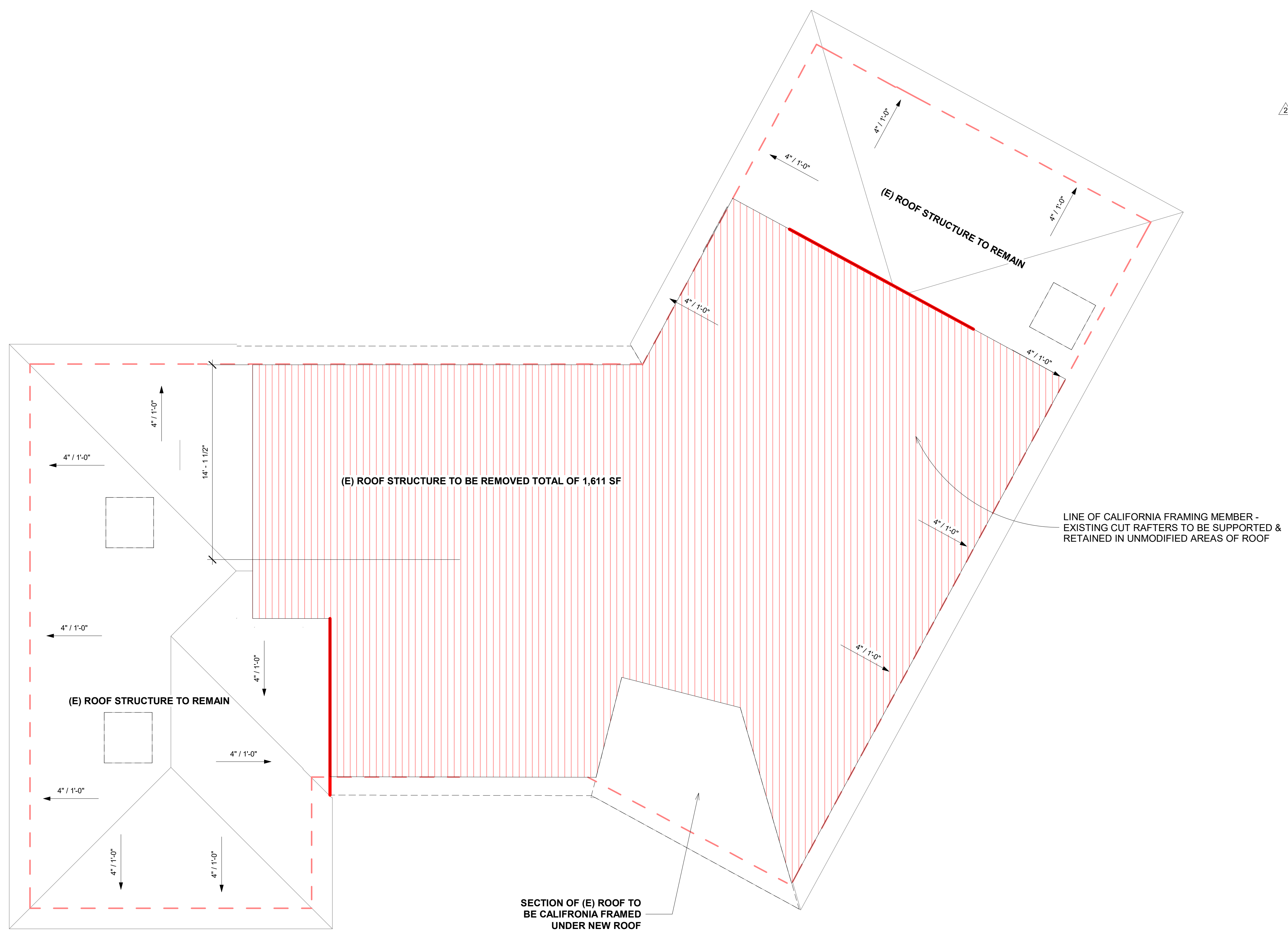
PLANNING PACKAGE

(E) ROOF PLAN

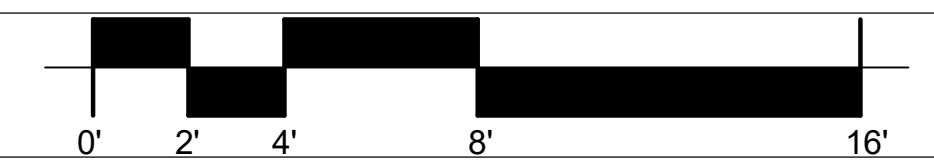
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△ 2

A1.11

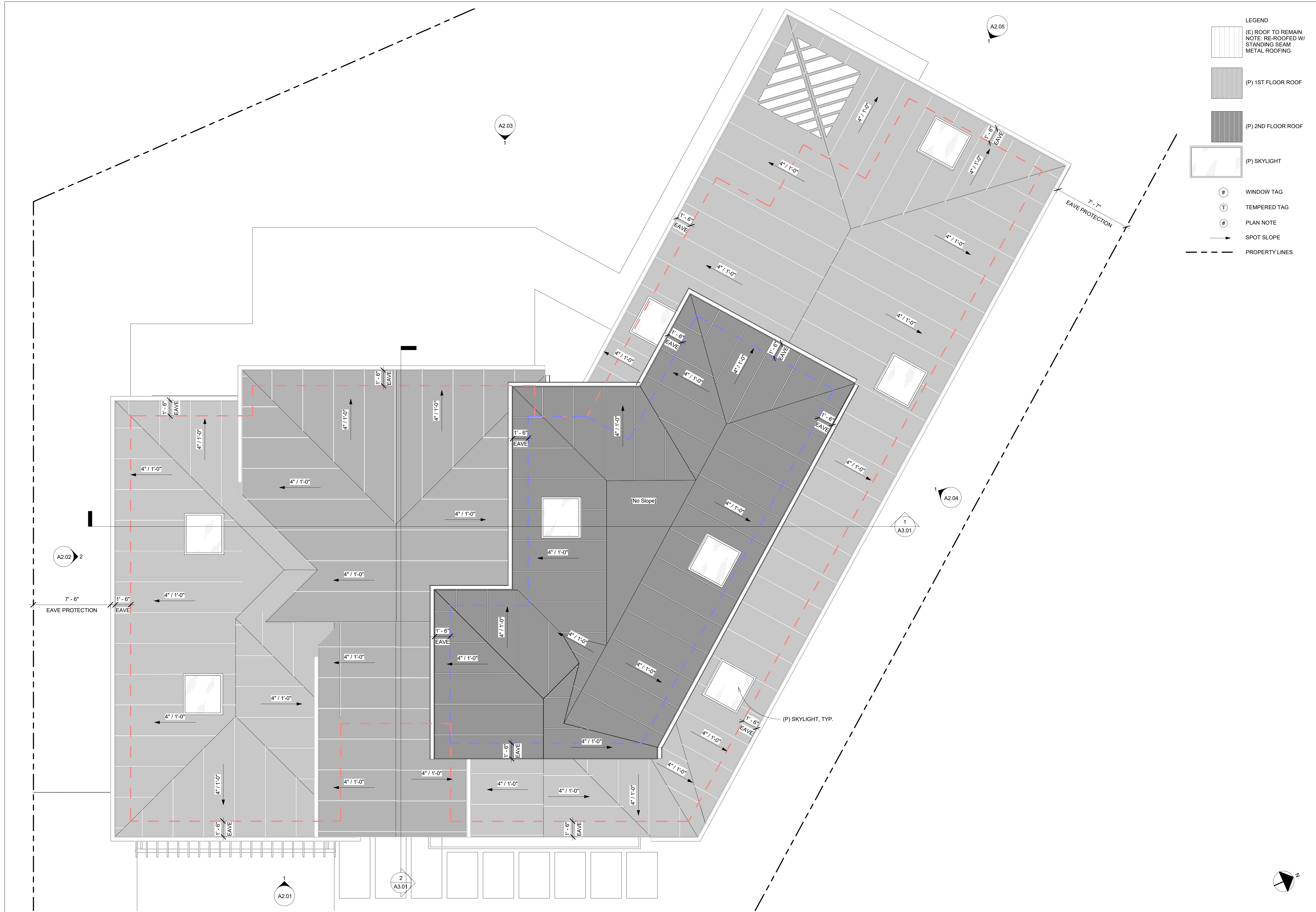



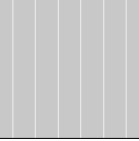
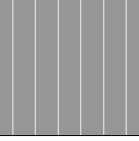





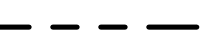
(E) ROOF PLAN



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

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- LEGEND**
-  (E) ROOF TO REMAIN
NOTE: RE-ROOFED W/
STANDING SEAM
METAL ROOFING
 -  (P) 1ST FLOOR ROOF
 -  (P) 2ND FLOOR ROOF
 -  (P) SKYLIGHT
 -  WINDOW TAG
 -  TEMPERED TAG
 -  PLAN NOTE
 -  SPOT SLOPE
 -  PROPERTY LINES

Description	Date

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Phone: 650-565-9036
Fax: 650-925-7869

SHASTRI-RUGGE RESIDENCE
331 EDNA COURT,
LOS ALTOS, CA 94022.

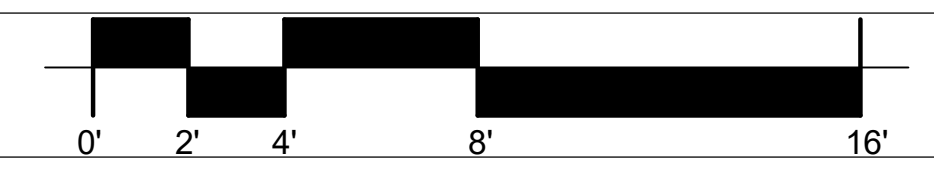
PLANNING PACKAGE

(P) ROOF PLAN

02.25.2022

A1.12

(P) ROOF PLAN



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

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Description	Date
Revision 1	04.20.2022
Revision 2	06.03.2022



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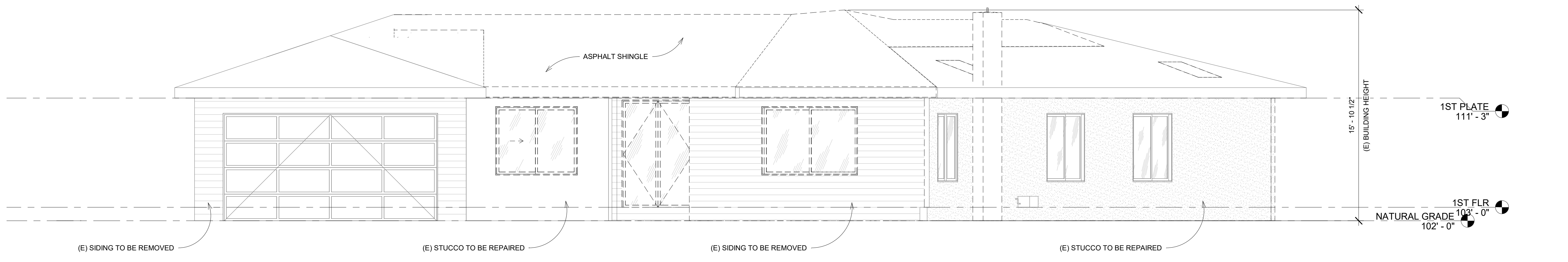
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 331 EDNA COURT,
 LOS ALTOS, CA 94022.

PLANNING PACKAGE
 (E) & (P) SOUTH ELEVATIONS

02.25.2022

A2.01

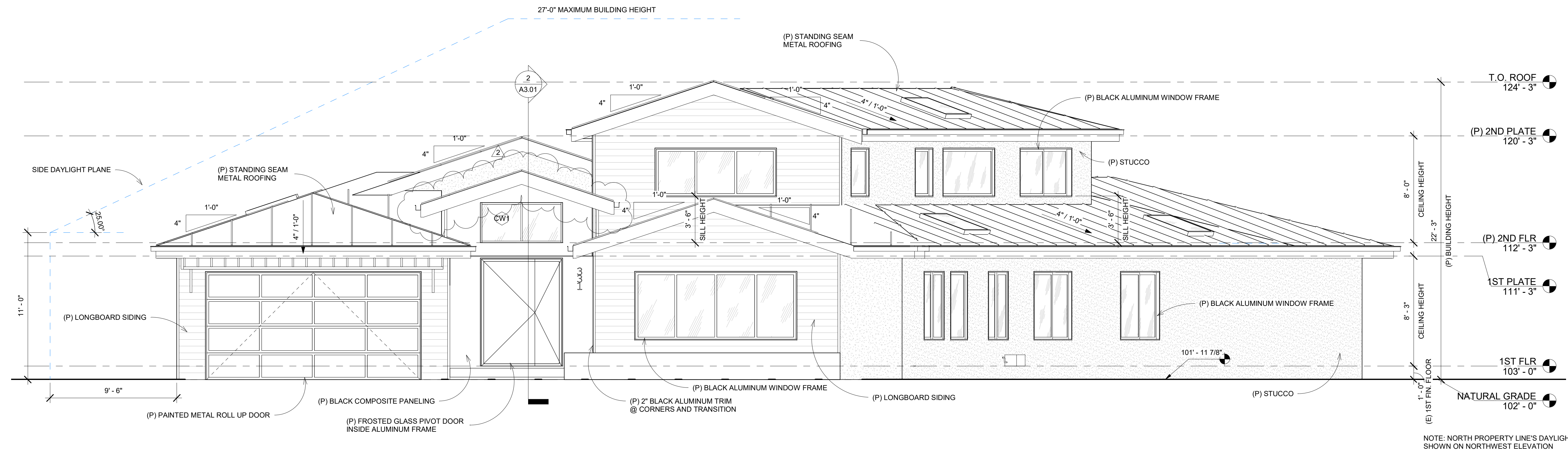
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(E) SOUTH ELEVATION

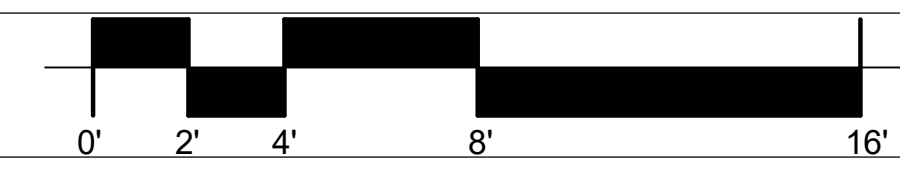


SCALE: 1/4" = 1'-0" 1



- LEGEND
- ◆ WALL TAG
 - ◻ WINDOW TAG
 - ◻ DOOR TAG
 - ⊕ TEMPERED TAG
 - ⊖ OBSCURE TAG
 - # PLAN NOTE

(P) SOUTH ELEVATION



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

Description	Date
Revision 1	04.20.2022

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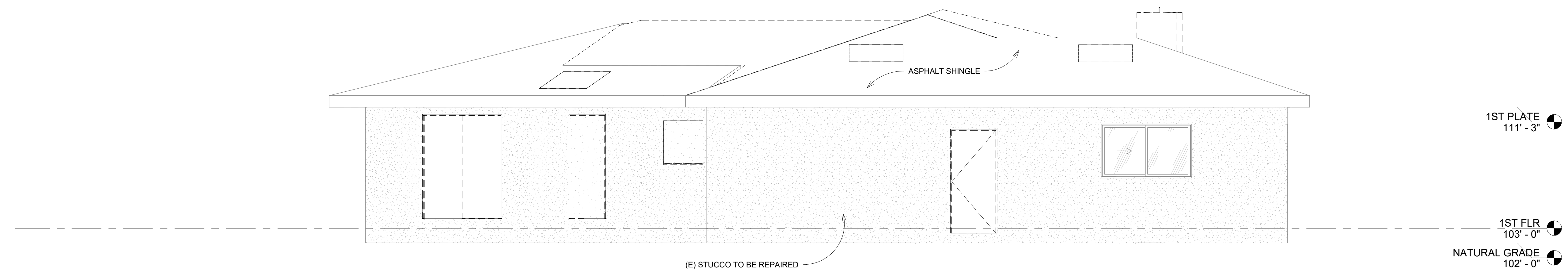
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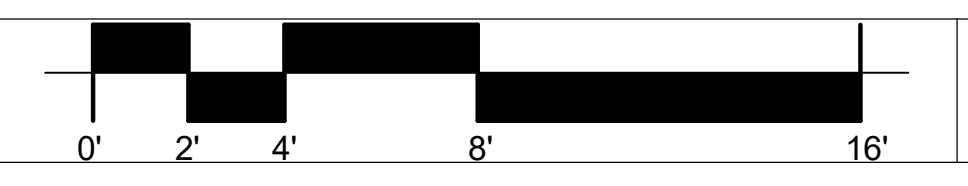
PLANNING PACKAGE
(E) & (P) WEST ELEVATIONS

02.25.2022

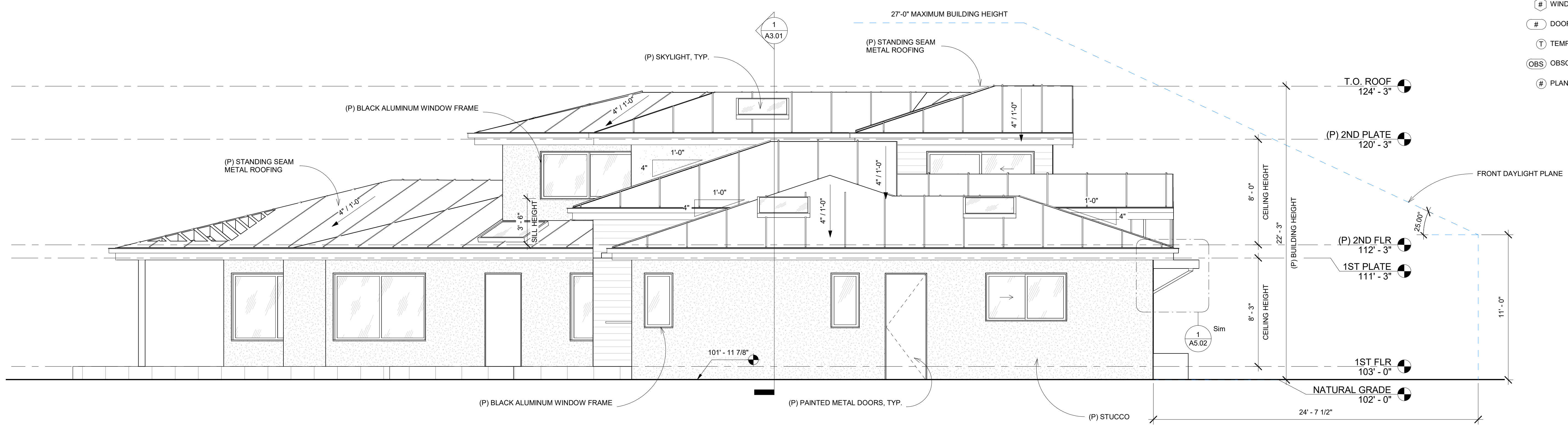
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(E) WEST ELEVATION

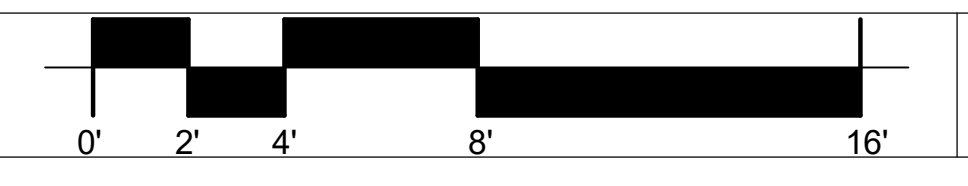


SCALE: 1/4" = 1'-0" 1



- LEGEND
- ◆ WALL TAG
 - ◻ WINDOW TAG
 - # DOOR TAG
 - T TEMPERED TAG
 - OBS OBSCURE TAG
 - # PLAN NOTE

(P) WEST ELEVATION



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

Description	Date
Revision 1	04.20.2022



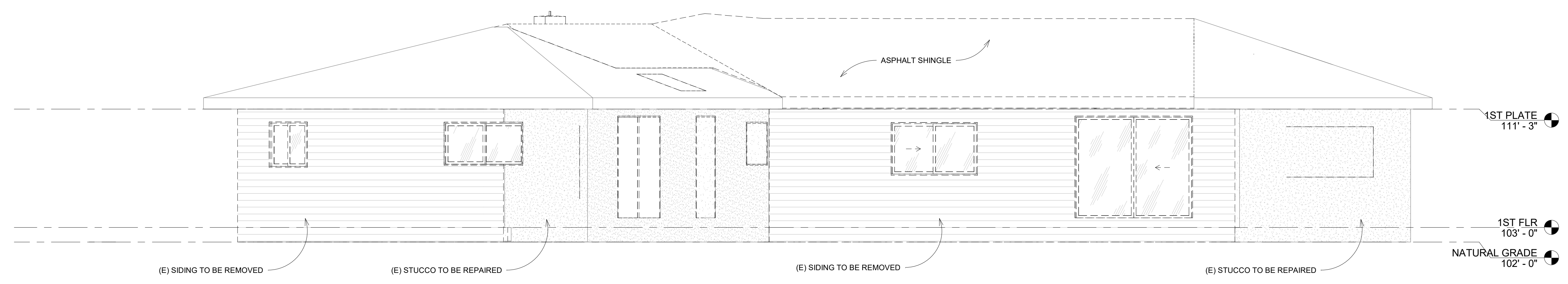
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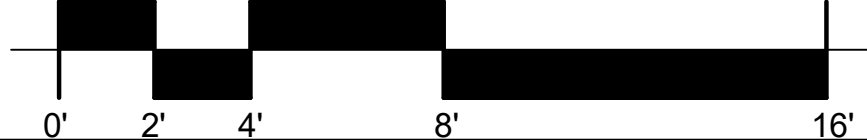
PLANNING PACKAGE
 (E) & (P) NORTH ELEVATIONS

02.25.2022

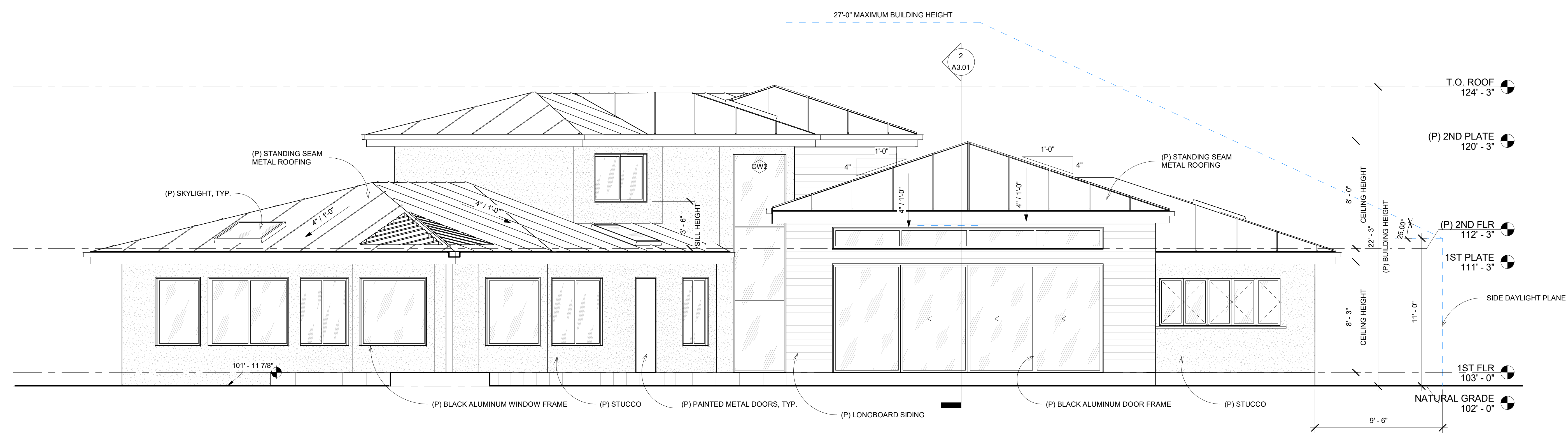
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(E) NORTH ELEVATION

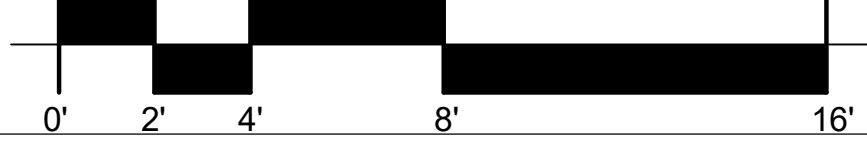


SCALE: 1/4" = 1'-0" 1



- LEGEND
- ◆ WALL TAG
 - ◊ WINDOW TAG
 - # DOOR TAG
 - ⊕ TEMPERED TAG
 - ⊖ OBSURE TAG
 - # PLAN NOTE

(P) NORTH ELEVATION



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

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Description	Date
Revision 1	04.20.2022



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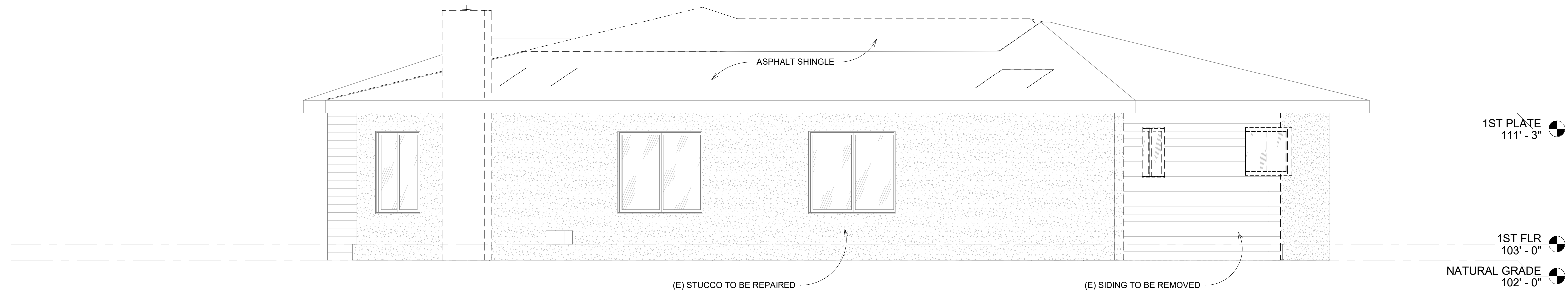
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(E) & (P) EAST ELEVATIONS

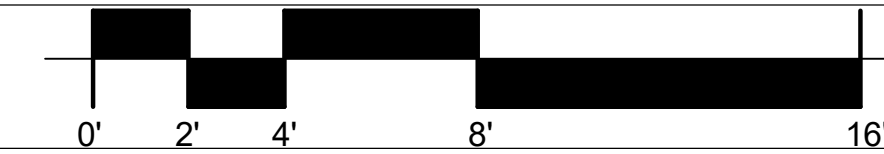
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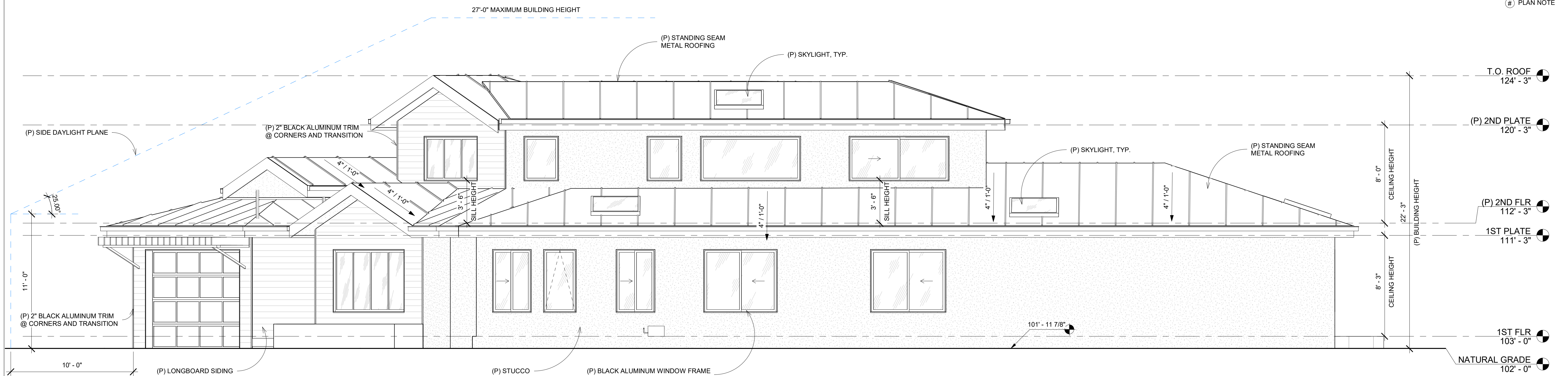


(E) EAST ELEVATION

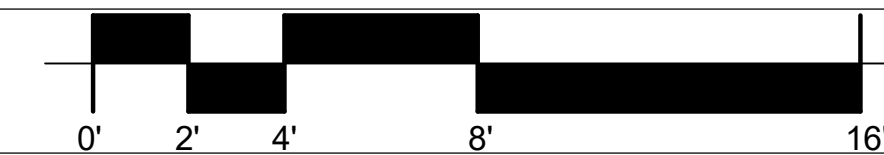


SCALE: 1/4" = 1'-0" 1

- LEGEND
- ◆ WALL TAG
 - ◻ WINDOW TAG
 - ◻ DOOR TAG
 - ⊕ TEMPERED TAG
 - ⊖ OBSCURE TAG
 - # PLAN NOTE



(P) EAST ELEVATION



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

Description	Date
Revision 1	04.20.2022



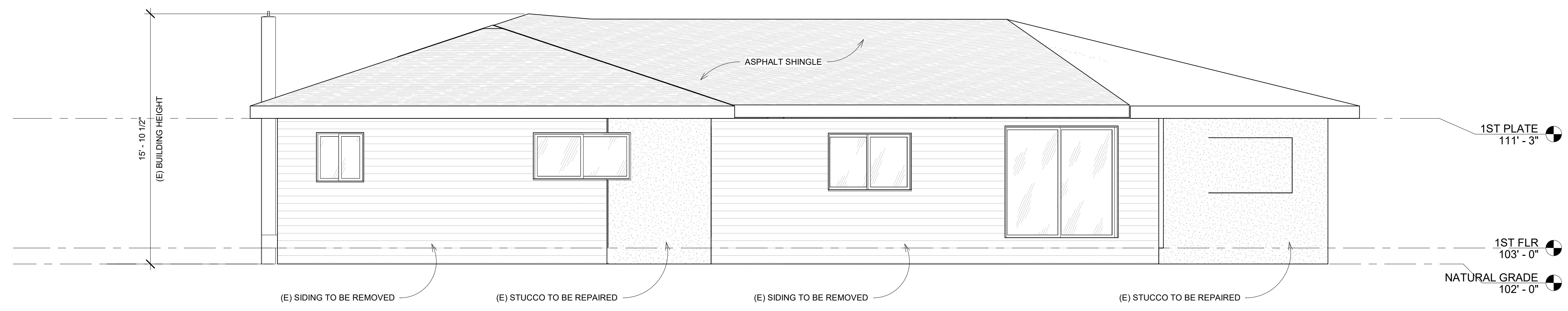
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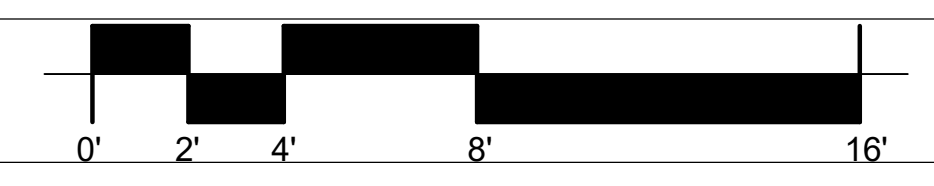
PLANNING PACKAGE
 (E) & (P) NORTH-WEST
 ELEVATIONS

02.25.2022

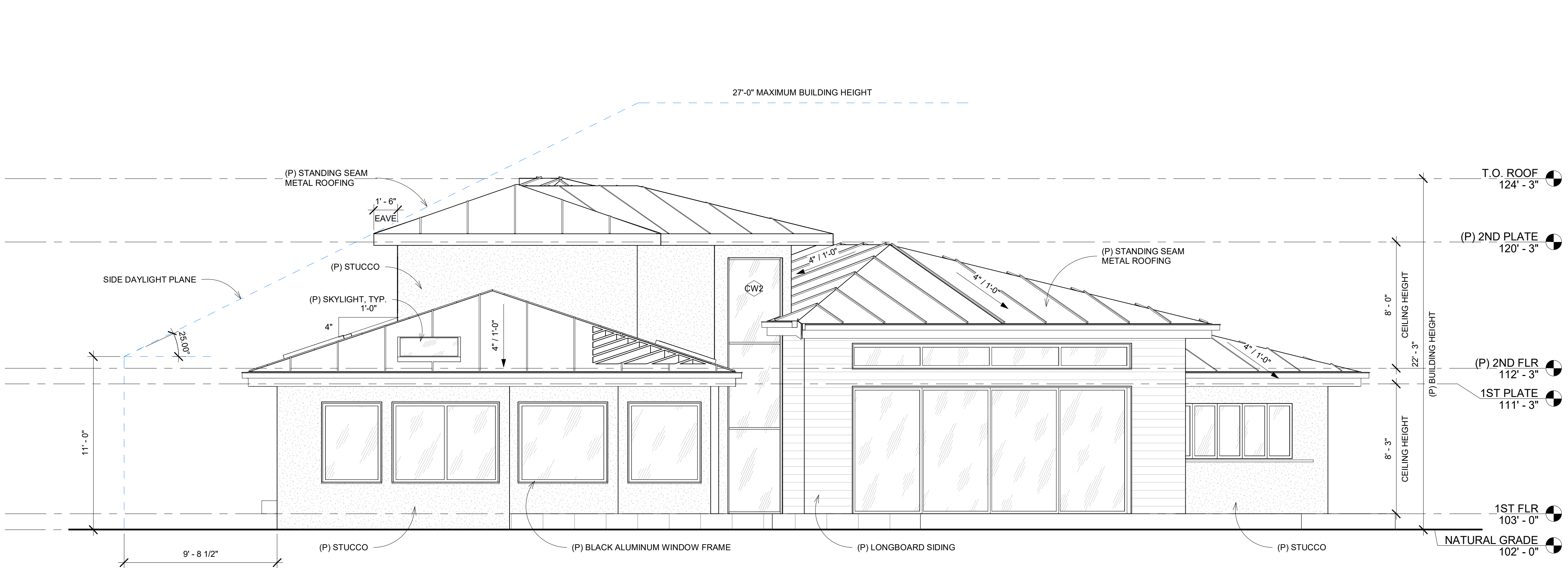
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(E) NORTH-WEST ELEVATION

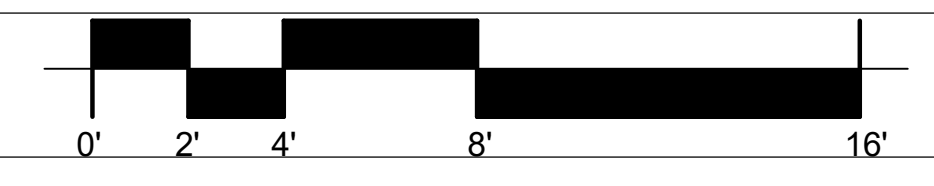


SCALE: 1/4" = 1'-0" 1



- LEGEND
- ◊ WALL TAG
 - # WINDOW TAG
 - # DOOR TAG
 - Ⓜ TEMPERED TAG
 - Ⓞ OBSOLETE TAG
 - # PLAN NOTE

(P) NORTH-WEST ELEVATION



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

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Description	Date
Revision 1	04.20.2022



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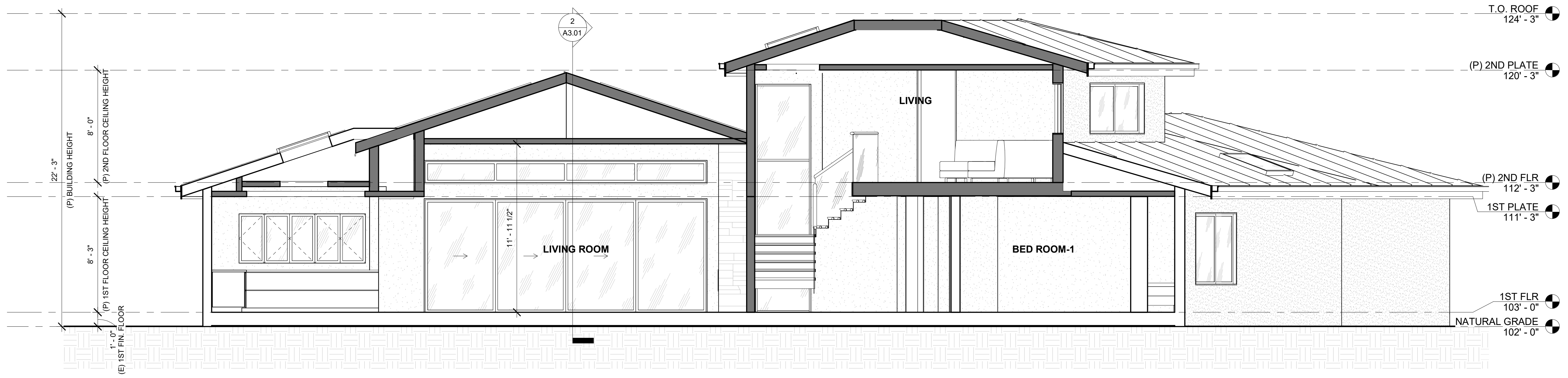
PLANNING PACKAGE
 (P) A-A & B-B SECTIONS

02.25.2022

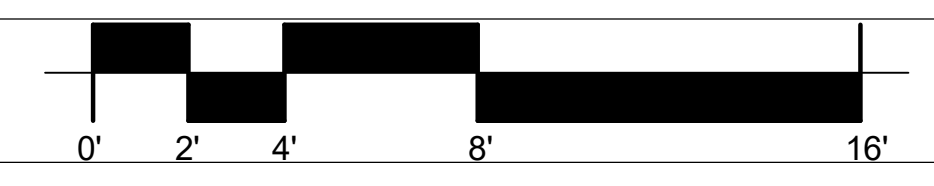
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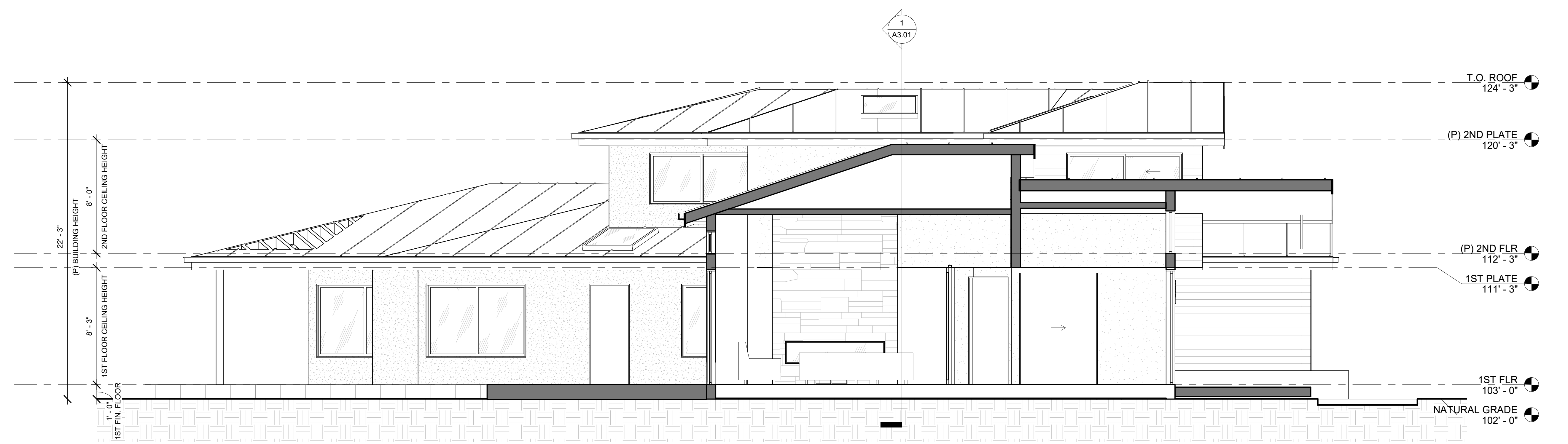
- LEGEND
- (E) WALLS, FLOORS, AND ROOFS TO REMAIN
 - (P) NEW WALLS, FLOORS AND ROOFS
 - ◇ WALL TAG
 - # WINDOW TAG
 - # DOOR TAG
 - ⊕ TEMPERED TAG
 - OBS OBLSCURE TAG
 - # PLAN NOTE



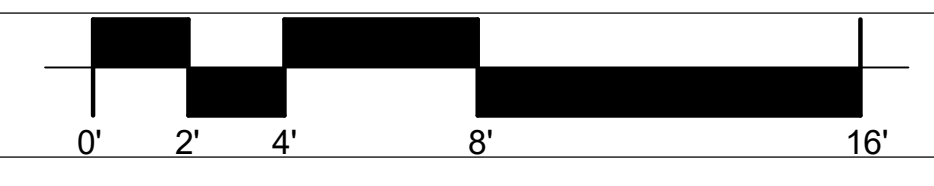
(P) SECTION A-A



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



(P) SECTION B-B



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

Description	Date
Revision 1	04.20.2022



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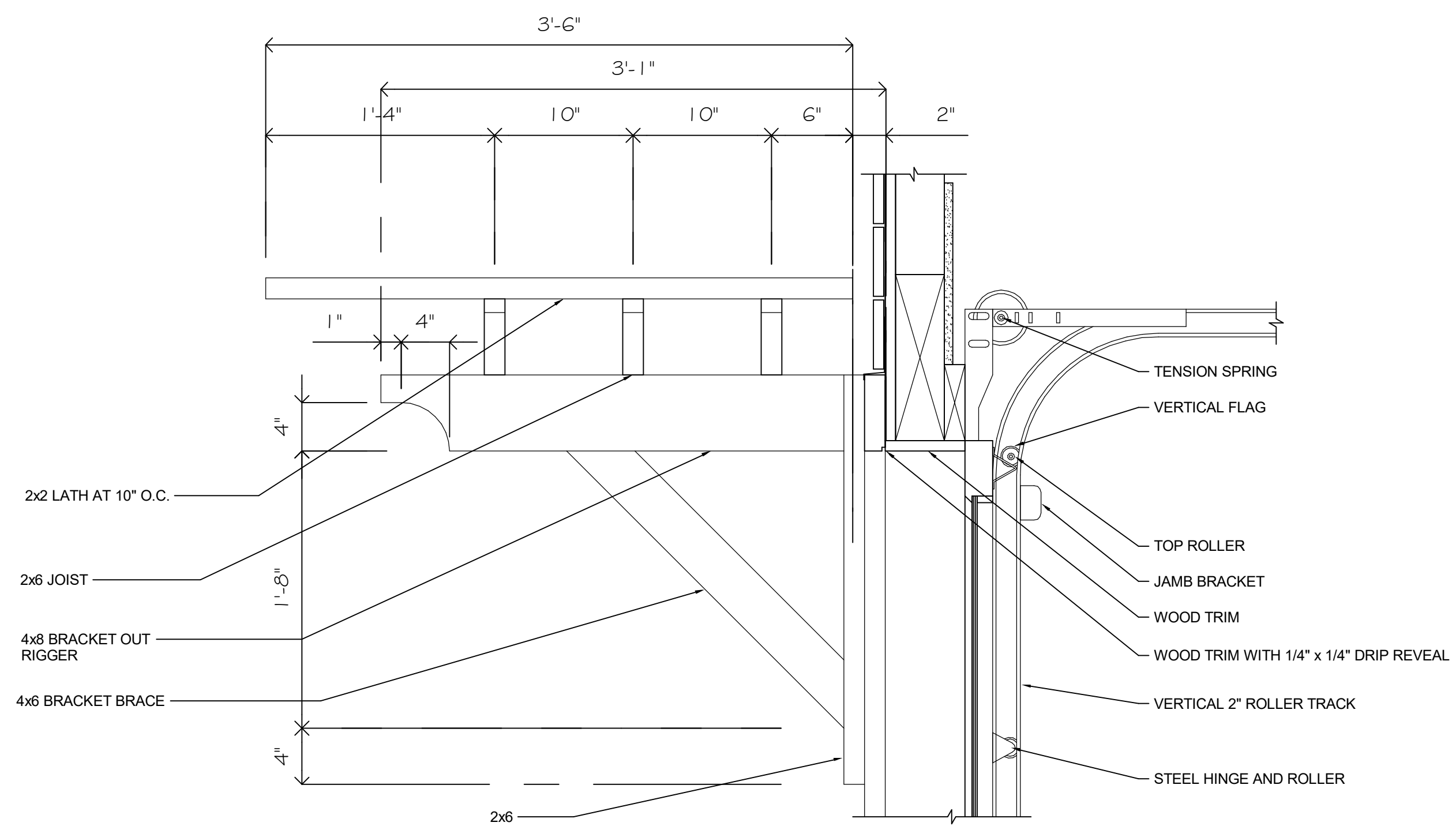
PLANNING PACKAGE

TYP. ROOF DETAILS

02.25.2022

A5.02

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① TRELLIS DETAIL
 1 1/2" = 1'-0"

24AHA4
Performance Series Air Conditioner
with Puron Refrigerant
1-1/2 to 5 Nominal Tons



Product Data



Fig. 1 — 24AHA4 Unit

NOTE: Images are for illustration purposes only. Actual models may differ slightly.

Carrier air conditioners with Puron® refrigerant provide a collection of features unmatched by any other family of equipment. The 24AHA4 has been designed utilizing Carrier's Puron® refrigerant. This environmentally sound refrigerant allows you to make a responsible decision in the protection of the earth's ozone layer.

NOTE: Ratings contained in this document are subject to change at any time. Always refer to the AHRI directory (www.ahridirectory.org) for the most up-to-date ratings information.

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 PRODUCTS.....17

INDUSTRY LEADING FEATURES / BENEFITS

- Energy Efficiency
 - 14 SEER/11.7 - 12.2 EER
- Sound
 - Levels as low as 66 dBA
- Design Features
 - Small footprint
 - WeatherArmor cabinet
 - All steel cabinet construction
 - Mesh coil guard
- Reliability, Quality and Toughness
 - Scroll compressor
 - Factory-supplied filter drier
 - High pressure switch
 - Line lengths up to 250ft (76.2 m)
 - Low ambient operation (down to -20°F/-28.9°C with low ambient accessories)

Specifications subject to change without notice.

ELECTRICAL DATA

UNIT SIZE - VOLTAGE SERIES	VPH	OPER VOLTS*		COMPR		FAN	MCA	MAX FUSE** OR CKT BRK AMPS
		MAX	MIN	LRA	RLA	FLA		
18-30	208/230/1	253	197	56.3	9.0	0.50	11.8	20
24-30				62.9	10.9	0.50	14.1	25
30-30				73.0	14.1	0.70	18.3	30
36-30				77.0	14.1	1.20	18.8	30
48-30	208/230/3	253	197	124.0	18.5	1.20	24.3	40
60-30				152.5	23.7	1.45	31.1	50
36-50				71.0	9.0	1.20	12.5	20
48-50				83.1	13.7	1.20	18.3	30
60-50	460/3	506	414	110.0	15.9	1.45	21.4	35
36-60				38.0	5.6	0.60	7.6	15
48-60				41.0	6.2	0.60	8.4	15
60-60				52.0	7.1	0.60	9.7	15

LEGEND:
 FLA - Full Load Amps
 HACR - Heating, Air Conditioning, Refrigeration
 LRA - Locked Rotor Amps
 NEC - National Electrical Code
 RLA - Rated Load Amps (compressor)

* Permissible limits of the voltage range at which the unit operates satisfactorily
 ** Time-Delay fuse
 Complies with 2007 requirements of ASHRAE Standards 90.1

A-WEIGHTED SOUND POWER (dBA)

UNIT SIZE	STANDARD RATING (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA, WITHOUT TONE ADJUSTMENT)						
		125	250	500	1000	2000	4000	8000
18	69	50.5	57.0	59.5	64.5	60.5	53.5	43.0
24	66	50.5	58.5	60.5	65.5	56.5	51.0	41.5
30	68	55.5	59.5	61.5	63.5	60.0	58.0	49.5
36	71	59.5	59.5	62.0	65.5	63.5	62.0	55.0
48	70	57.5	59.5	64.0	66.0	63.0	60.5	54.5
60	73	60.0	61.5	64.5	67.0	66.0	65.5	58.0

NOTE: Tested in accordance with AHRI Standard 270-08 (not listed in AHRI).

A-WEIGHTED SOUND POWER (dBA) WITH ACCESSORY SOUND SHIELD

UNIT SIZE	STANDARD RATING (dBA)	TYPICAL OCTAVE BAND SPECTRUM (dBA, WITHOUT TONE ADJUSTMENT)						
		125	250	500	1000	2000	4000	8000
18	68	52.5	59.0	58.5	64.5	59.5	52.5	42.5
24	65	54.5	57.5	59.5	59.0	56.0	50.5	40.5
30	68	55.0	60.0	61.5	62.5	60.0	58.0	49.5
36	71	59.5	59.5	62.5	65.0	63.0	61.5	55.0
48	70	57.5	59.5	63.0	65.0	62.5	60.0	54.0
60	73	61.0	62.0	64.0	67.0	66.5	65.5	57.5

NOTE: Tested in accordance with AHRI Standard 270-08 (not listed in AHRI).

SOUND PRESSURE LEVELS, (dBA)

UNIT SIZE	AT DISTANCE 10' FROM UNIT	AT DISTANCE 15' FROM UNIT	AT DISTANCE 20' FROM UNIT
18	51.5	48.0	45.5
24	48.5	45.0	42.5
30	50.5	47.0	44.5
36	53.5	50.0	47.5
48	52.5	49.0	46.5
60	55.5	52.0	49.5

NOTE: Sound pressure data vs distance converted using AHRI 275 Standard under certain environmental and layout assumptions.

CHARGING SUB-COOLING (TXV-TYPE EXPANSION DEVICE)

UNIT SIZE-SERIES	REQUIRED SUB-COOLING °F (°C)
18	12 (6.7)
24	12 (6.7)
30	12 (6.7)
36	8 (4.4)
48	12 (6.7)
60	10 (5.6)

NOTE: The conversion is accurate only when all the assumptions are correct.

8

Specifications subject to change without notice.

24AHA4-06PD

MODEL NUMBER NOMENCLATURE

1	2	3	4	5	6	7	8	9	10	11	12	13
N	N	A	A	A/N	N	N	N	A/N	A/N	A/N	N	N
2	4	A	H	A	4	1	8	A	0	0	3	0
Product Series	Product Family	Product Type	Major Series	SEER	Cooling Capacity	Variations	Open	Open	Voltage	Minor Series		
24 = AC	A = AC	H = Horizontal Discharge		4 = 14 SEER		A = Standard	0 = Not Defined	0 = Not Defined	3=208/230-1 6=208/230-3 8=460/3	0, 1, 2, ...		



PHYSICAL DATA

UNIT SIZE-SERIES	18-30	24-30	30-30	36-30, 50, 60	48-30, 50, 60	60-30, 50, 60
Compressor Type	Scroll					
REFRIGERANT	Puron® (R-410A)					
Charge lb (kg)	6.40 (2.90)	6.50 (2.95)	8.60 (3.90)	8.90 (4.04)	9.00 (4.08)	10.60 (4.81)
Cond Fan	Propeller Type, Direct Drive					
Air Discharge	Horizontal					
Air Qty (CFM)	1285	1285	1900	2615	2615	2785
Motor HP	1/12	1/12	1/10	1/4	1/4	1/4
Motor RPM	800	800	800	800	800	800
Cond Coil						
Face Area (Sq Ft)	7.3	7.3	12.1	12.1	12.1	14.1
Fins per in.	20	20	20	20	20	20
Rows	2	2	2	2	2	2
Circuits	3	3	3	3	3	4
Valve Connect. (In. ID)						
Vapor	5/8	3/4	3/4	7/8	7/8	7/8
Liquid	3/8					
Refrigerant Tubes* (In. OD)						
Rated Vapor*	5/8	3/4	3/4	7/8	7/8	1 1/8
Max Liquid Line†	3/8					

* Units are rated with 25 ft. (7.6 m) of lineset length. Review the VAPOR LINE SIZING AND COOLING CAPACITY LOSS section when using other lineset sizes and lengths of lineset.
 † Note: Review the unit's Installation Instructions for proper installation guidance.
 ‡ Liquid Line Sizing For Cooling Only Systems with Puron® Refrigerant tables.

2

Specifications subject to change without notice.

24AHA4-06PD

Lightology

Forestdale Outdoor Wall Light

ITEM NUMBER KHR462117



BRAND

Kichler

DESCRIPTION

The Forestdale Outdoor Wall Light features an Olde Bronze finish with Clear Seedy glass and is available in four sizes. Small: One 60 watt max 120 volt A19 medium base bulb is required, but not included. 7 inch width x 14.75 inch height x 6.5 inch depth. Medium: Two 60 watt max 120 volt B10 candelabra base bulbs are required, but not included. 8.5 inch width x 18.5 inch height x 8 inch depth. Large: Two 60 watt max 120 volt B10 candelabra base bulbs are required, but not included. 10 inch width x 21.5 inch height x 9.25 inch depth. Extra Large: Three 60 watt max 120 volt B10 candelabra base bulbs are required, but not included. 12 inch width x 30.75 inch height x 11.25 inch depth. UL listed for wet locations.



Shown in: Olde Bronze / Clear Seeded

SHADE COLOR	Clear Seeded
BODY FINISH	Olde Bronze
WATTAGE	10W
DIMMER	Standard 120V
DIMENSIONS	10"W x 21.5"H x 9.25"D
LAMP	2 x B10/Candelabra (E12)/5W/120V LED
	2 x B10/Candelabra (E12)/60W/120V Incandescent

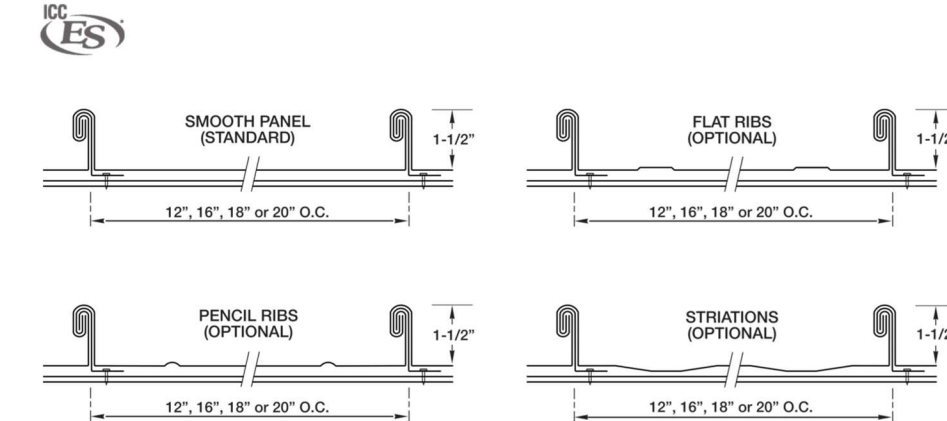
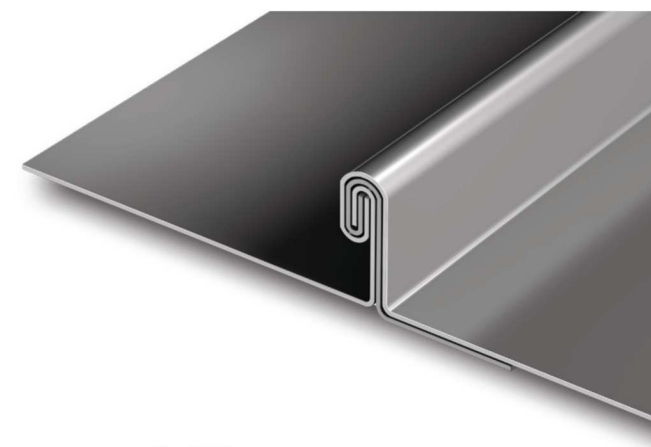
ITEM NUMBER KHR462117

COMPANY PROJECT FIXTURE TYPE APPROVED BY DATE

PAC-150 180° SEAM

MATERIALS
 .032 aluminum 24 gauge steel
 .040 aluminum 22 gauge steel

SPECS
 12", 16", 18"
 or 20" O.C.
 1-1/2" High



PRODUCT FEATURES

- ▶ 30-year non-prorated finish warranty
- ▶ Weathertightness warranty available
- ▶ Available in four pan variations: smooth, striated, pencil rib or flat rib. Check locally for panel condition availability.
- ▶ Maximum panel length of 64' when factory or shop-formed but virtually unlimited when field-formed
- ▶ Mechanically seamed in the field to 180°
- ▶ NOTE: Seamers for PAC-150 are available from pac-clad.roofseamers.com
- ▶ 43 stocked colors (24 gauge steel)
- ▶ 15 Stocked colors (22 gauge steel)
- ▶ 38 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Galvalume Plus available

UL CLASSIFICATION

- ▶ UL-580
- ▶ UL-1897
- ▶ TAS-125

FLORIDA BUILDING PRODUCT APPROVALS
 Contact the Acworth, Georgia facility for PAC-150 product approvals.



800 PAC CLAD | PAC-CLAD.COM

©2021 Petersen Aluminum

PLANNING PACKAGE

SPECIFICATION SHEET

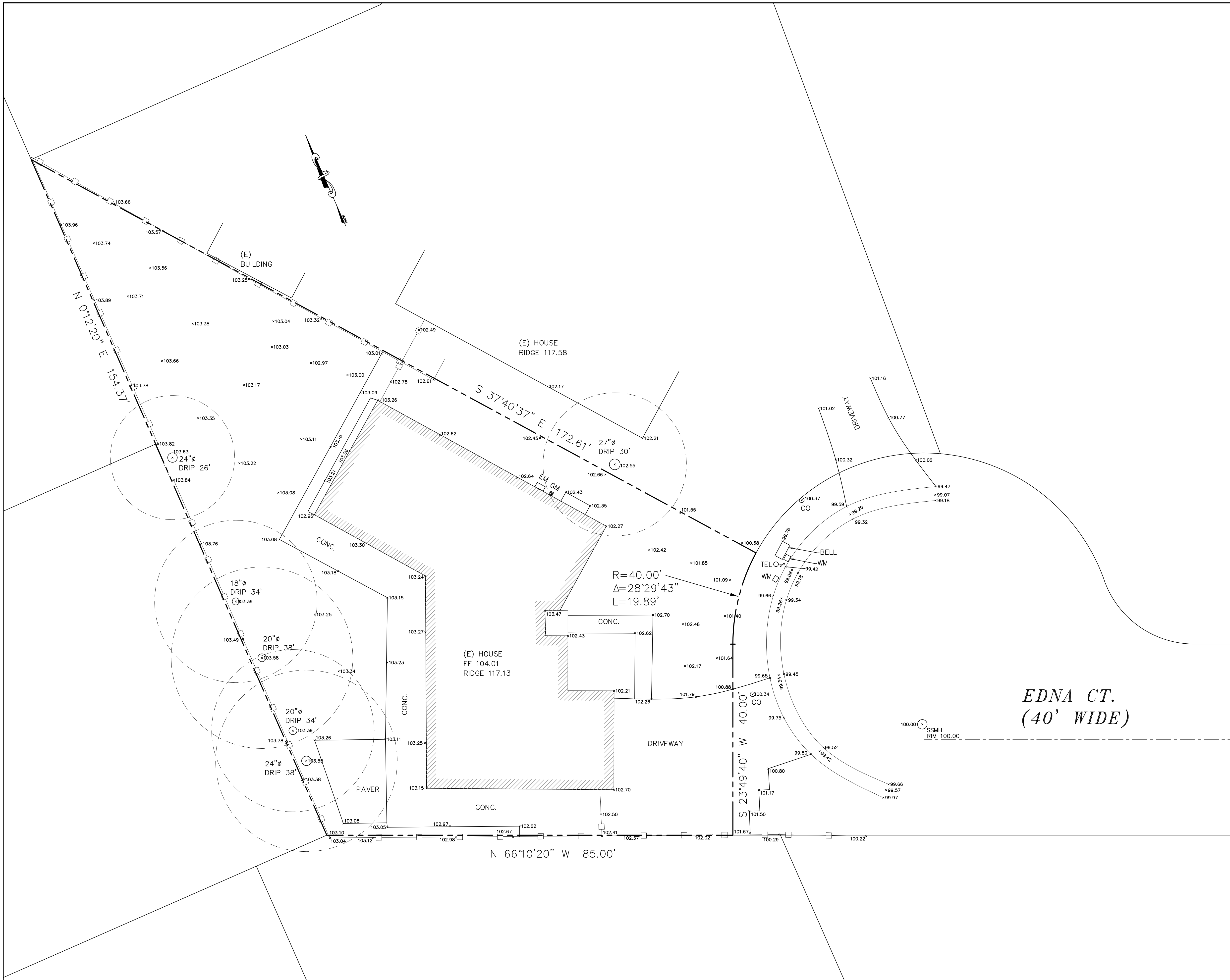
02.25.2022

A8.01

SHASTRI-RUGGE RESIDENCE
 331 EDNA COURT,
 LOS ALTOS, CA 94022.

M DESIGNS ARCHITECTS
 4131 WEST EL CAMINO REAL, SUITE
 200, PALO ALTO CA 94306
 www.mdesignsarchitects.com
 Email: info@mdesignsarchitects.com
 Phone: 650-565-9036
 Fax: 649-625-7869





LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---		EB	ELECTRIC BOX
---		EM	ELECTRIC METER
---		EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SDMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VG	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

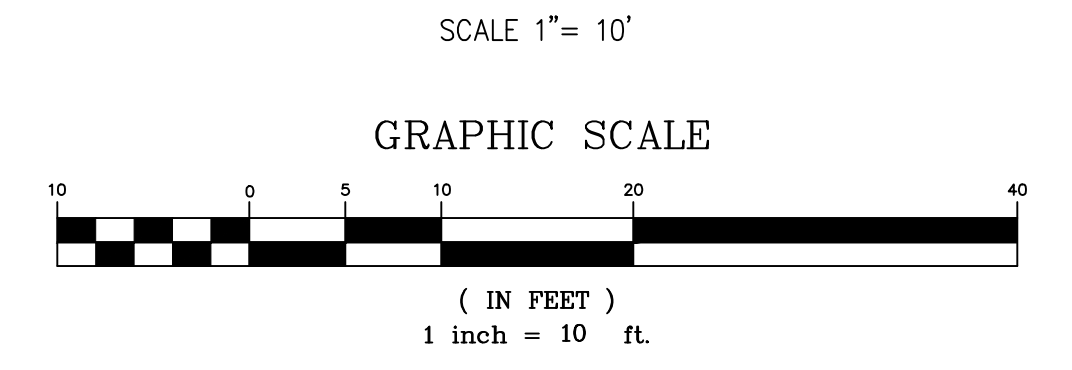
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING N 66°10'20" W OF THE CENTERLINE OF EDNA CT., AS SHOWN ON CERTAIN TRACT NO. 4723, FILED FOR RECORD IN BOOK 255 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE LOCATED AT EDNA CT.
IN FRONT OF PROPERTY EL: 100.00'

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 10,579.00 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 24706766 BY LAWYERS TITLE CO. DATED 11/17/2020, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON A USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

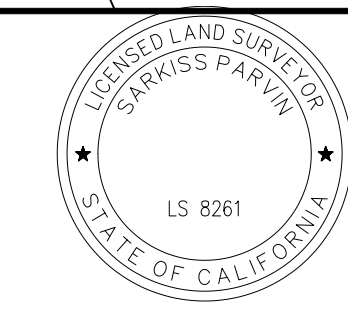


331 EDNA CT.
LOS ALTOS, CA 94022
APN: 170-36-037



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: S.P.
Checked by: S.R.
Date: 08/05/2021
Project No: 221098



PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

GRADING AND DRAINAGE PLANS

ADDITION AND REMODELING

331 EDNA CT., LOS ALTOS, CA 94022

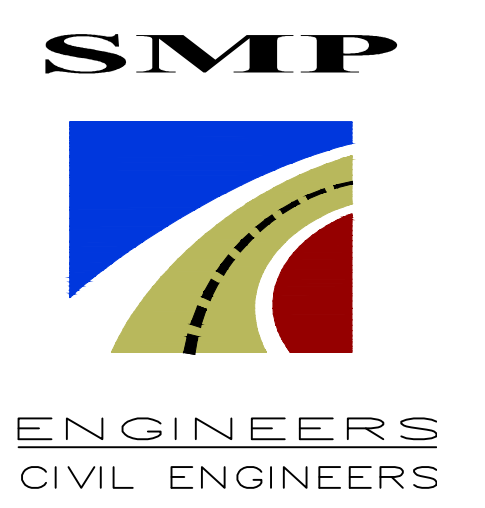
APN: 170-36-037

ABBREVIATIONS			
	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BFP	BACK FLOW PREVENTER	PG&V	PG&E VAULT
BRC	BACK OF ROLLED CURB	R.PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
BWAL	BLACK WALNUT TREE	PPP	PLASTIC PERFORATED PIPE
CB	CATCH BASIN	PSE	PUBLIC SERVICE EASEMENT
CF	GARAGE FINISH FLOOR (BACK)	PVC	POLYVINYL CHLORIDE
CL	CENTERLINE	R/W	RIGHT OF WAY
CLSW	CENTERLINE SWALE	RCP	REINFORCED CONCRETE PIPE
CO	CLEANOUT	SD	STORM DRAIN
CONC	CONCRETE	SDMH	STORM DRAIN MANHOLE
CP	CONTROL POINT	SS	SANITARY SEWER LINE
DDW	DIRT DRIVEWAY	SSMH	SANITARY SEWER MANHOLE
DI	DROP INLET	SW	SIDEWALK
DETAIL	DAYLIGHT	TC	TOP OF CURB
ELCT	ELECTROLIER	TOB	TOP OF BANK
EP	EDGE OF PAVEMENT ELEVATION	TOE	TOE OF SLOPE
EUC	EUCALYPTUS TREE	TF	TOP OF FOUNDATION
EX	EXISTING	TP	TOP OF PIPE
FF	FINISHED FLOOR	UG	UNDERGROUND GAS
FG	FINISH GRADE	USS	UNDERGROUND SANITARY SEWER
FH	FIRE HYDRANT	UST	UNDERGROUND STORM DRAIN
FL	FLOW LINE	UT	UNDERGROUND TELEPHONE
FNC	FENCE	UW	UNDERGROUND WATER
FOG	FOG LINE	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	WL	WHITE LINE STRIPE
GFF	GARAGE FINISHED FLOOR (FRONT)	WLK	WALKWAY
GUY	GUY WIRE	WM	WATER METER
HP	HIGH POINT	WV	WATER VALVE
IP	IRON PIPE	YL	YELLOW LINE STRIPE
LIP	LIP OF GUTTER		
C&G	CURB AND GUTTER		



LOCATION MAP
N.T.S.

PROJECT SITE



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
COVER SHEET

Revisions:



Saeid Razavi

Date: 02-02-2022
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

Sheet: **1 OF 5**
C-1

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
~ 102 ~	~ 102 ~	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
— OH — e,T,TV	— OH — e,T,TV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
☒ SLV	☒ SLV	STREET LIGHT VAULT
○ SSCO	● SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
☼	☼	ELECTROLIER
☒ WM	☒ WM	WATER METER
☼	☼	TREE WITH TRUNK
— x —	— x —	6' WOODEN FENCE
x 102.23	← 102.23	SPOT ELEVATION
—	—	TREE PROTECTION FENCE 5' TALL CHAIN LINK
—	—	SWALE
→	→	DIRECTION OF FLOW IN PIPE
●	●	AREA DRAIN/ INLET
⇨	⇨	OVERLAND RELEASE PATH
~	~	GRADING DIRECTION
X	X	(E) TREE TO BE REMOVE
■	■	SPLASH BLOCK

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
ADDITION TO HOUSE	0	26		
ADDITION PATIO/ PORCH	2	3		
SITE	13	0		
TOTAL	15	29	0	14

NOTE:
1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

NOTE :
ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE, CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2780.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN
- C-3 DETAILS
- C-4 EROSION CONTROL PLAN
- C-5 BEST MANAGEMENT PRACTICES

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. Connect roof down spouts to 4" solid pvc @ minimum 1% slope and min. 6" ground cover. Connect pipes to on-site inlets. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARING N 66°10'20" W OF THE CENTERLINE OF EDNA CT., AS SHOWN ON CERTAIN TRACT NO. 4723, FILED FOR RECORD IN BOOK 255 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:

REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE LOCATED AT EDNA CT.
IN FRONT OF PROPERTY EL: 100.00'

NOTE:

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NOTE:

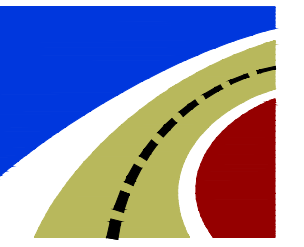
GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT
PREPARED BY _____ DATED _____
BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS
CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.





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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
GRADING AND DRAINAGE PLAN

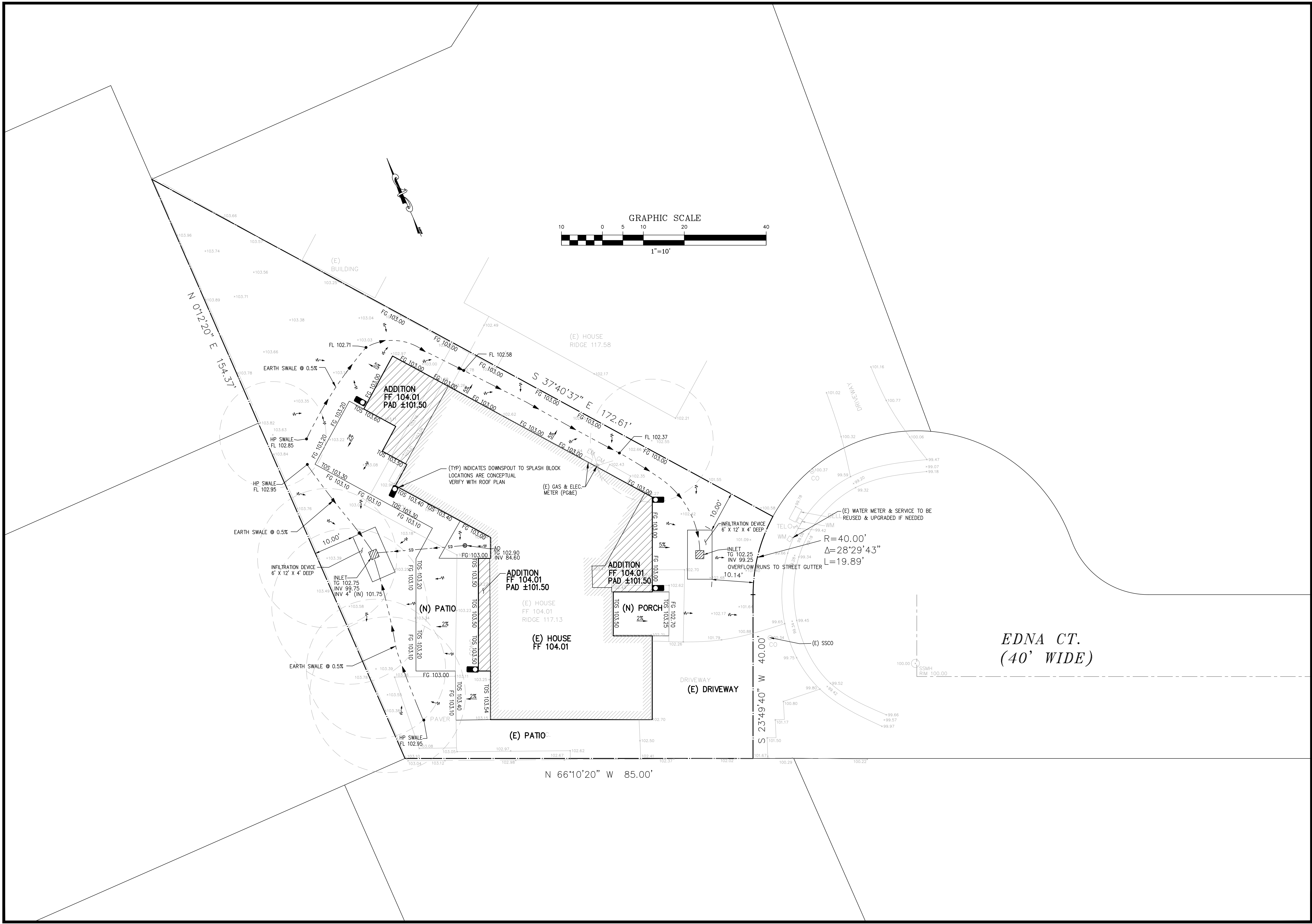
Revisions:



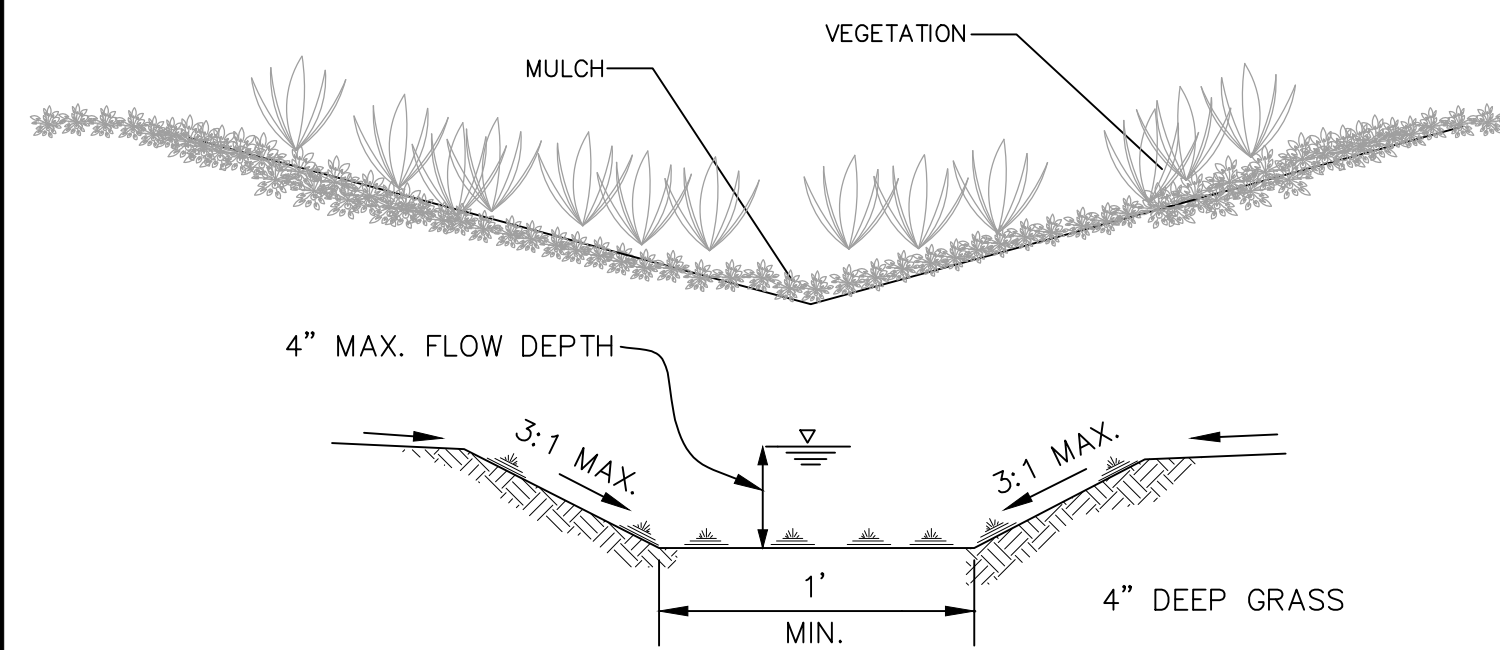
Saeid Razavi

Date: 02-02-2022
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

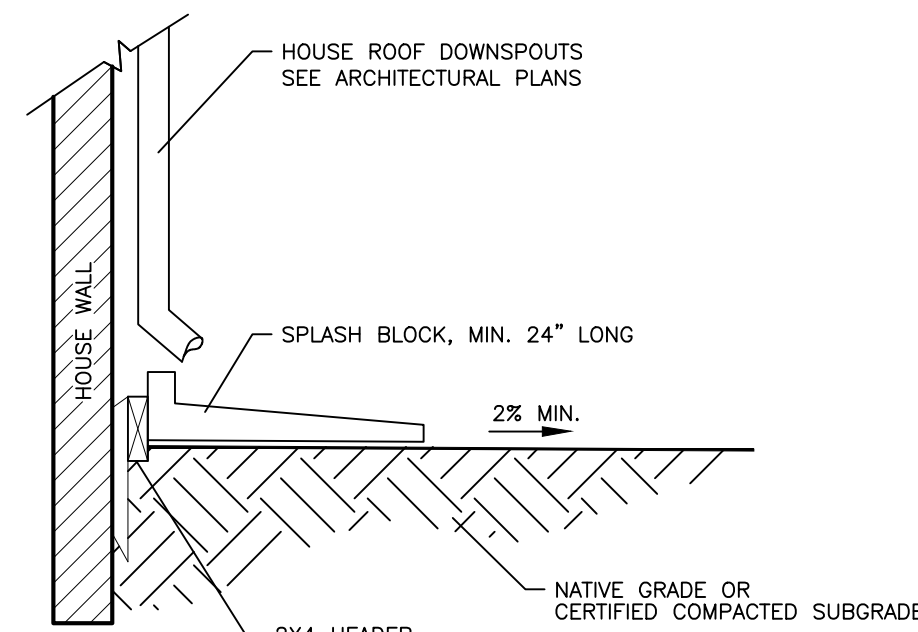
Sheet: 2 OF 5
C-2



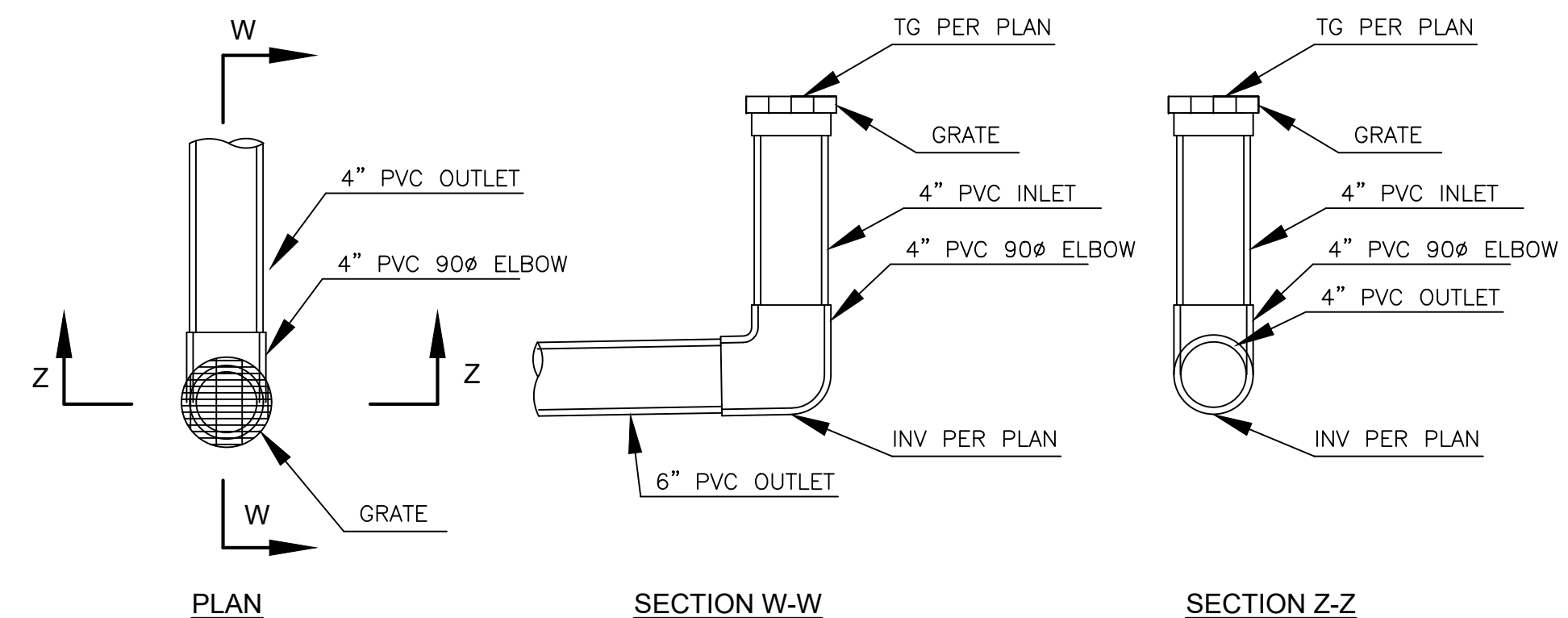
EDNA CT.
(40' WIDE)



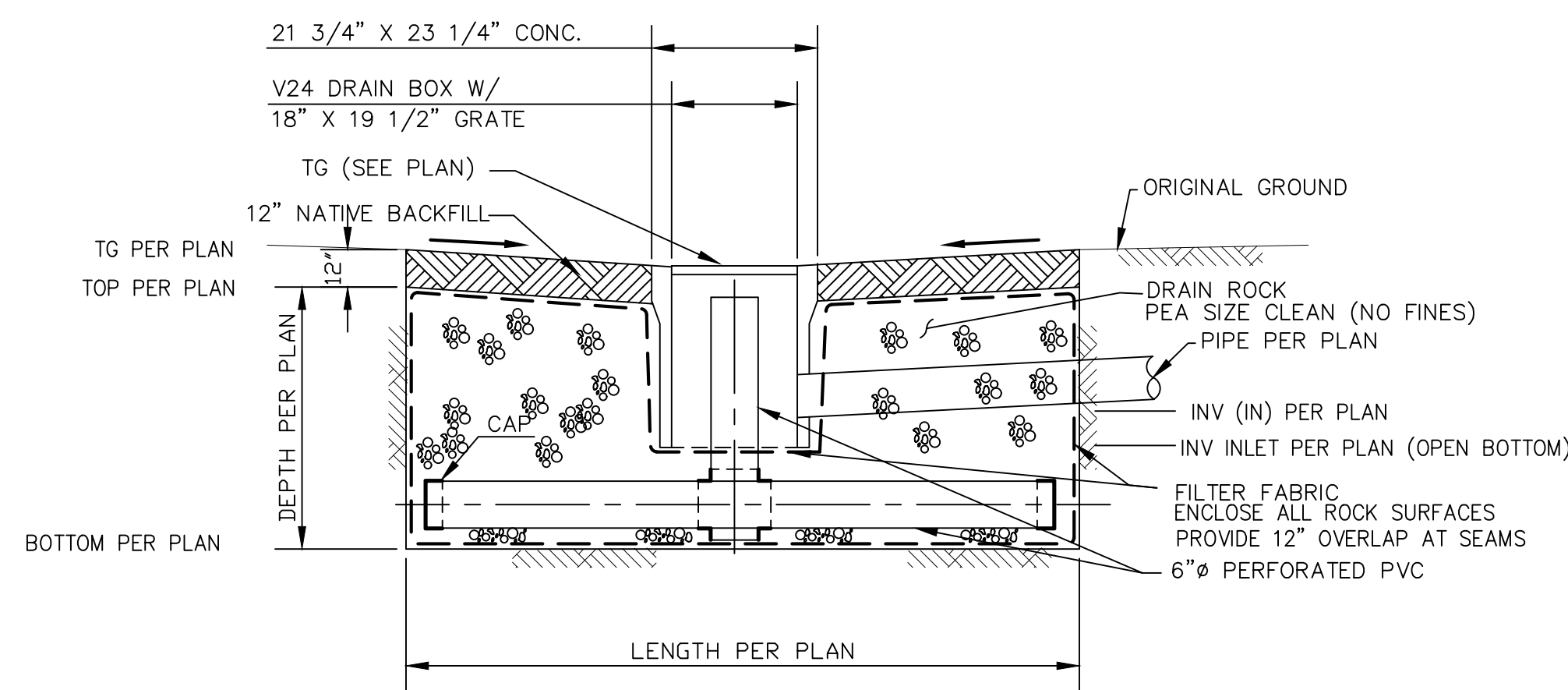
EARTH SWALE DETAIL
N.T.S.



ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



STORM DRAIN AREA DRAIN
N.T.S.



INFILTRATION DEVICE
ELEVATION VIEW- NTS

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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
DETAILS

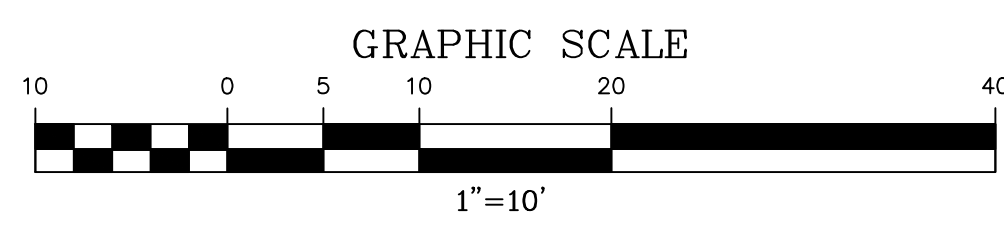
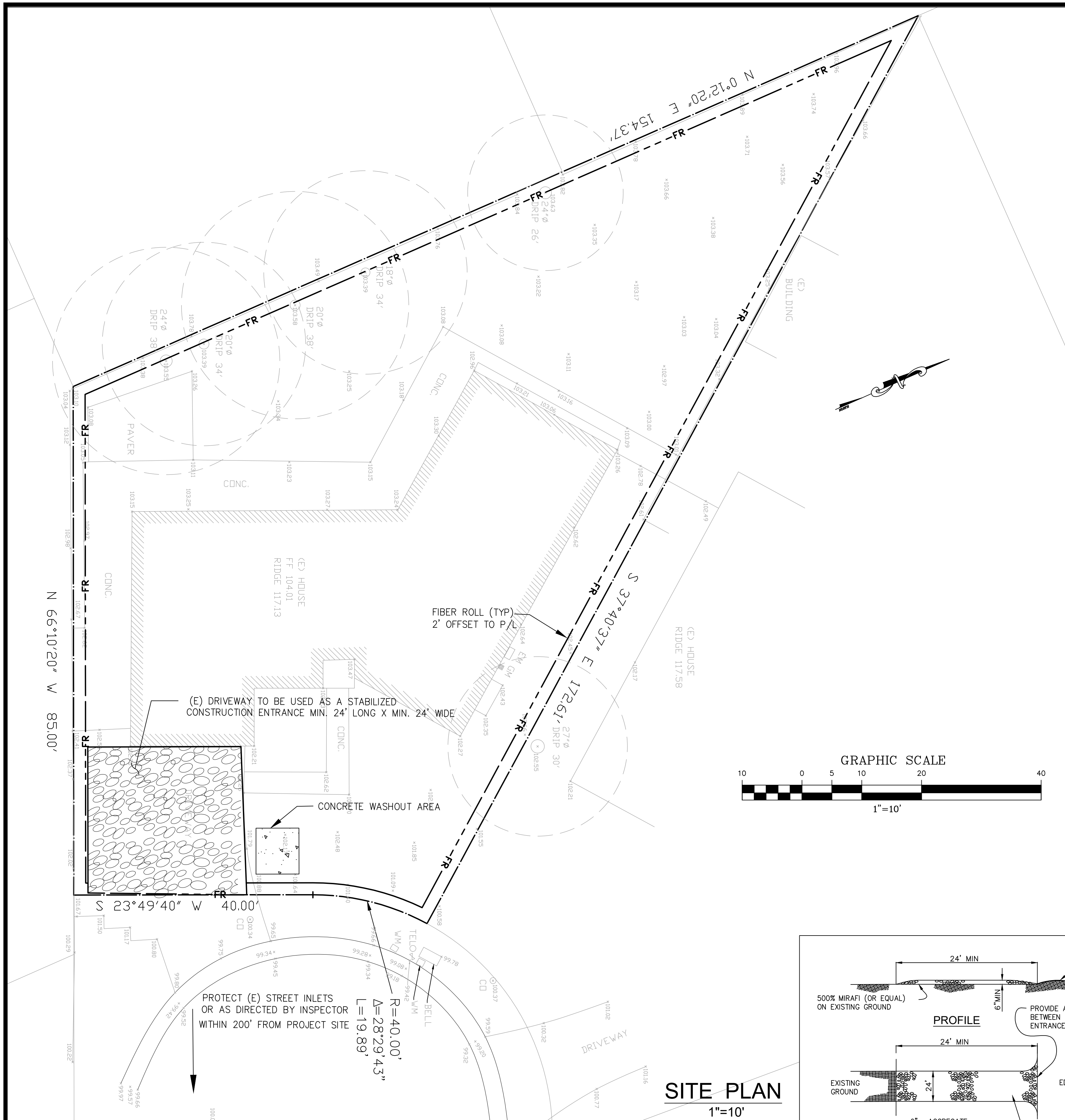
Revisions:



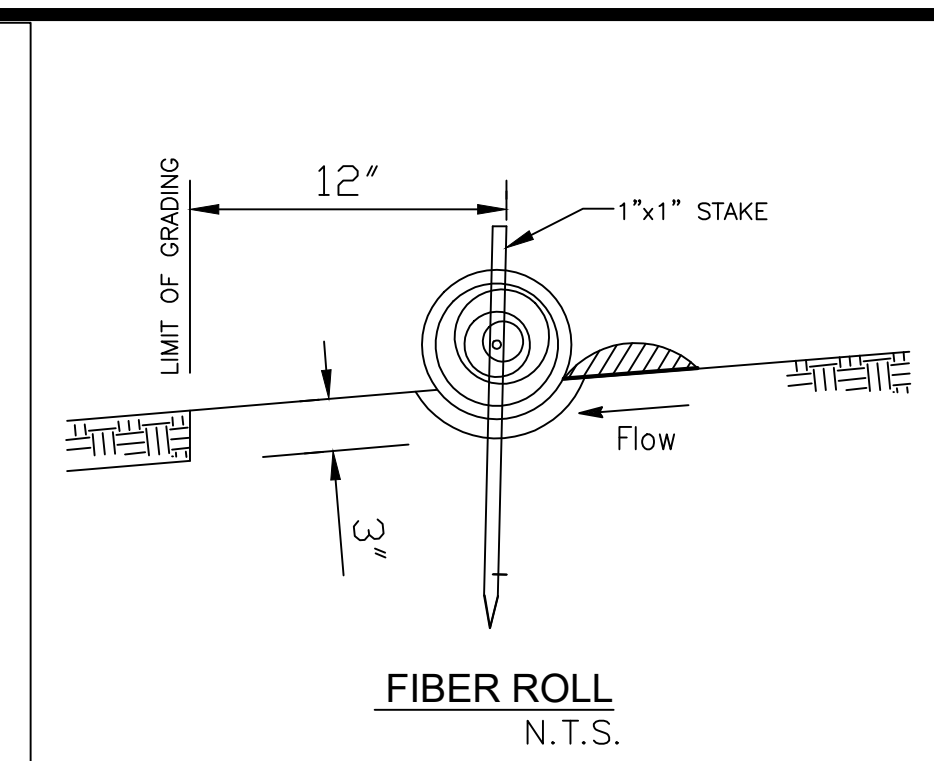
Saeid Razaavi

Date: 02-02-2022
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 222005

Sheet: 3 OF 5
C-3

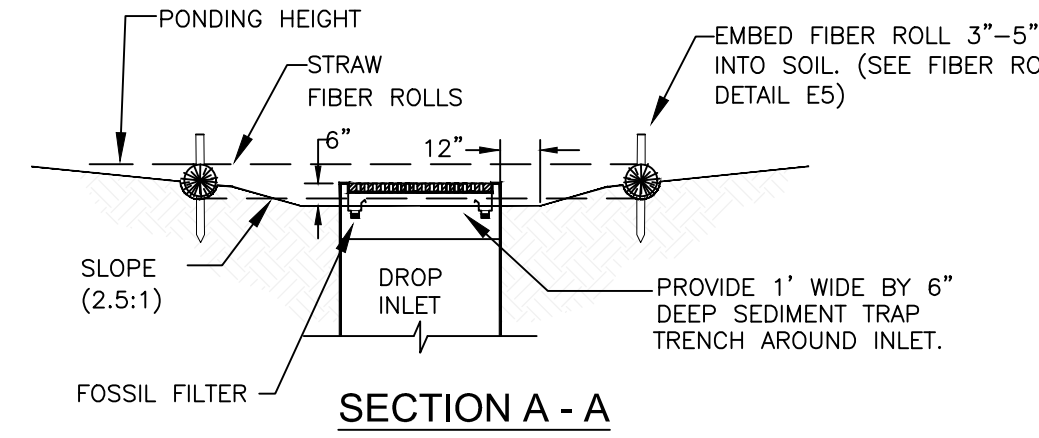
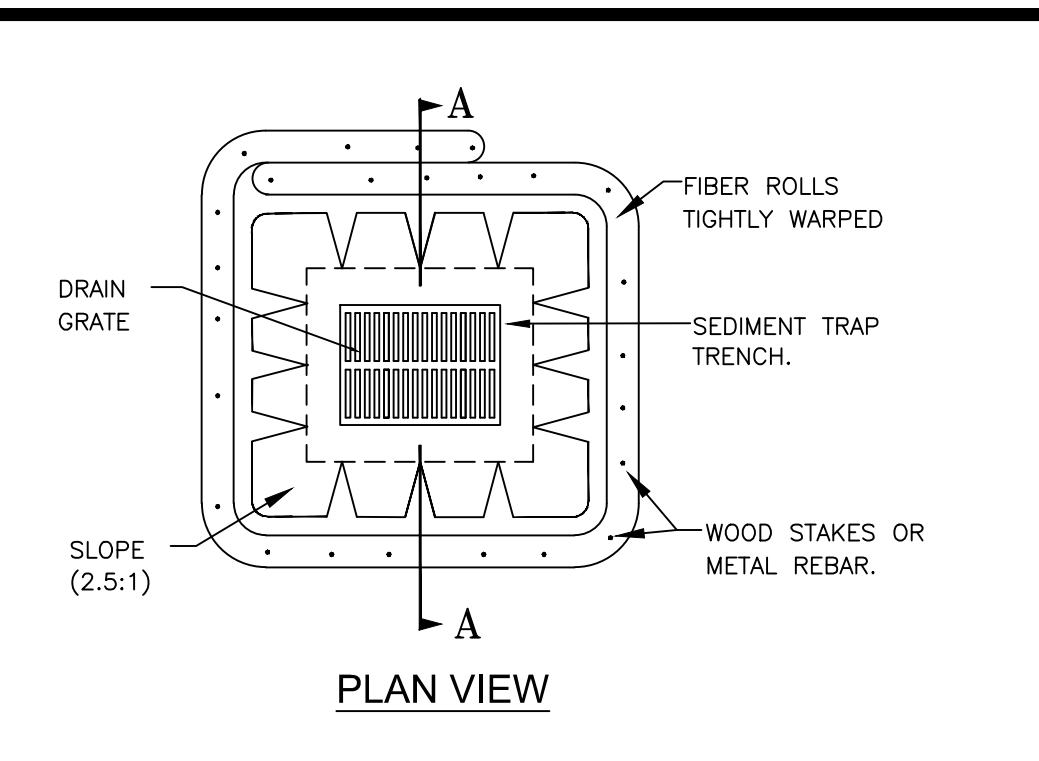


SITE PLAN
1"=10'

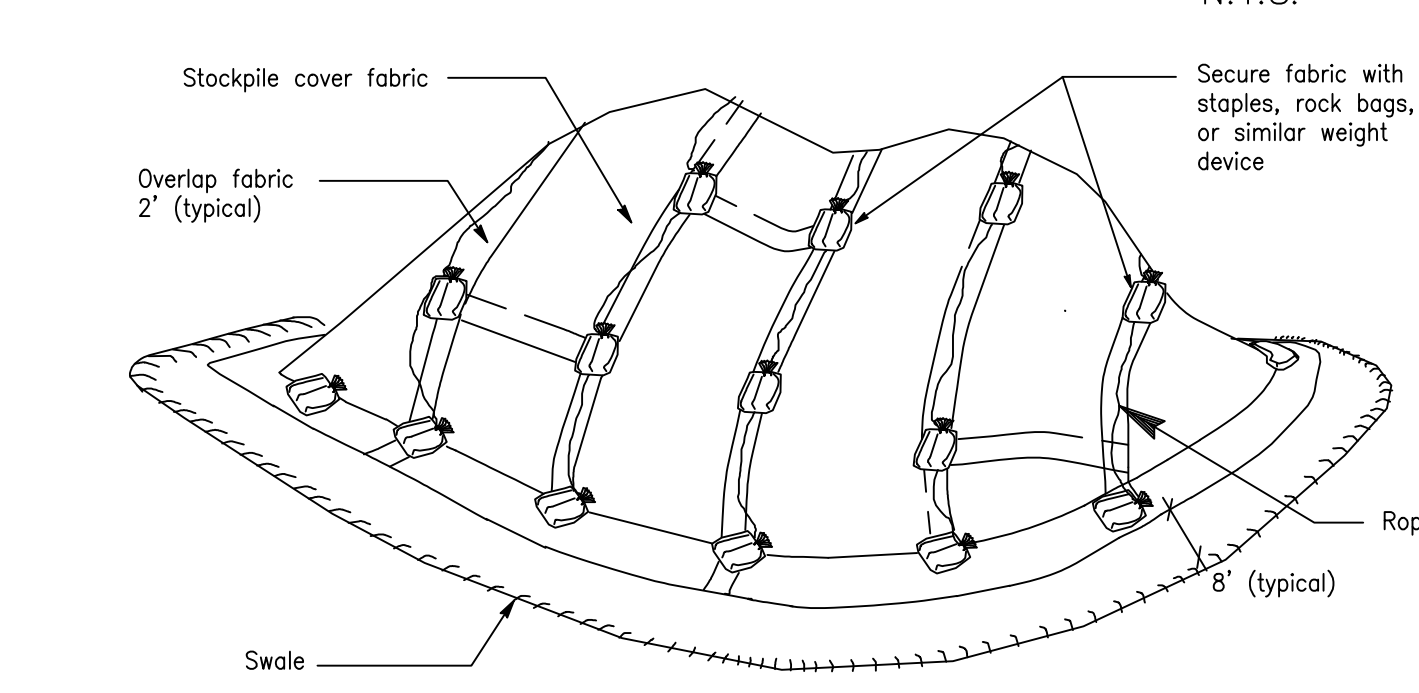


FIBER ROLL NOTES

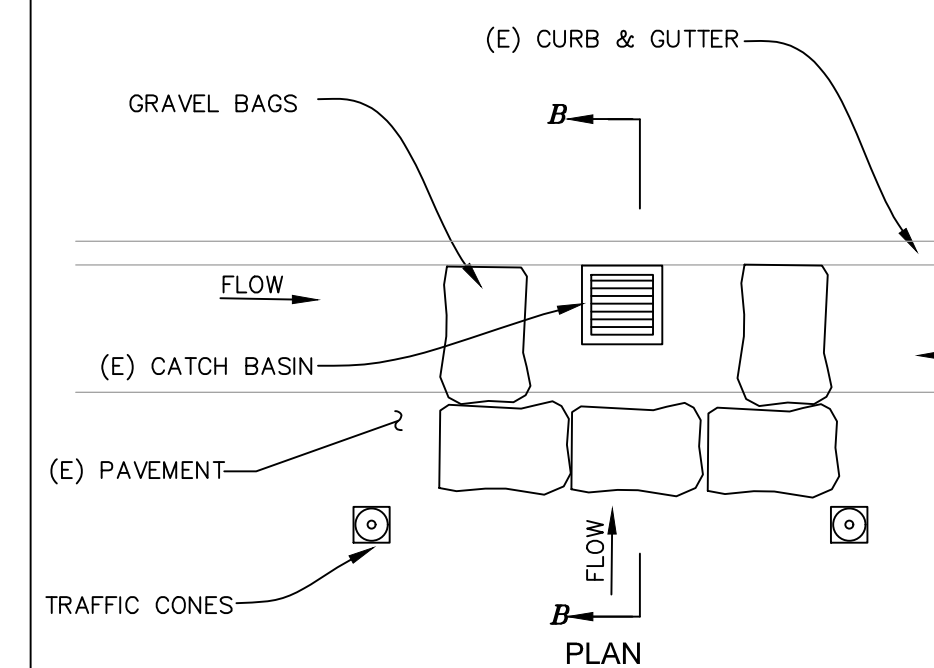
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading



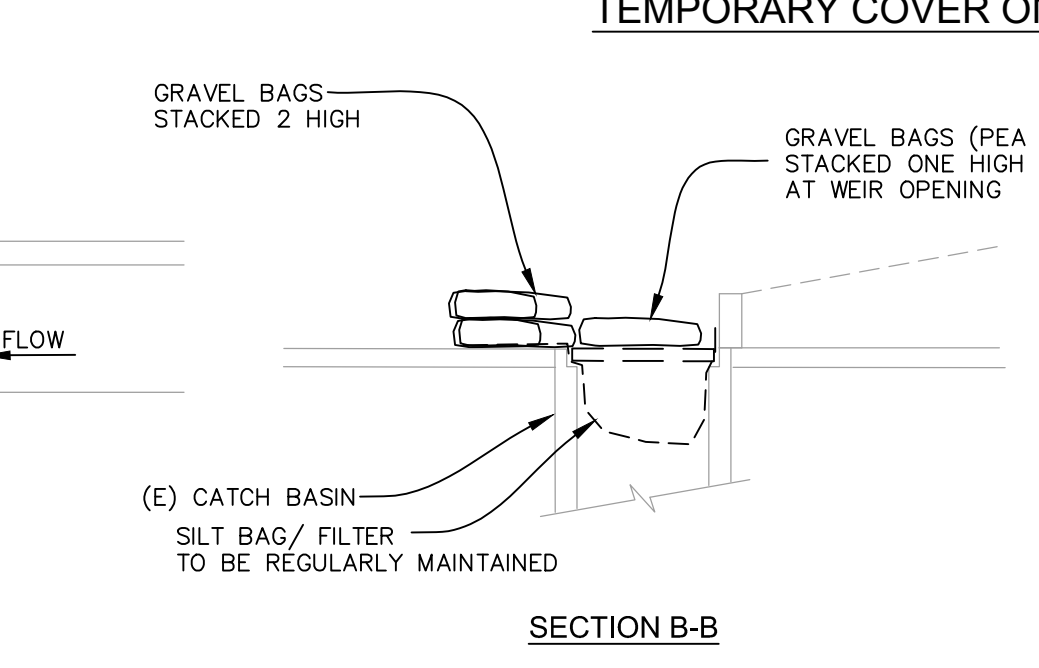
STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



PERSPECTIVE TEMPORARY COVER ON STOCK PILE
N.T.S.



EXISTING DRAINAGE INLET PROTECTION
N.T.S.



SECTION B-B

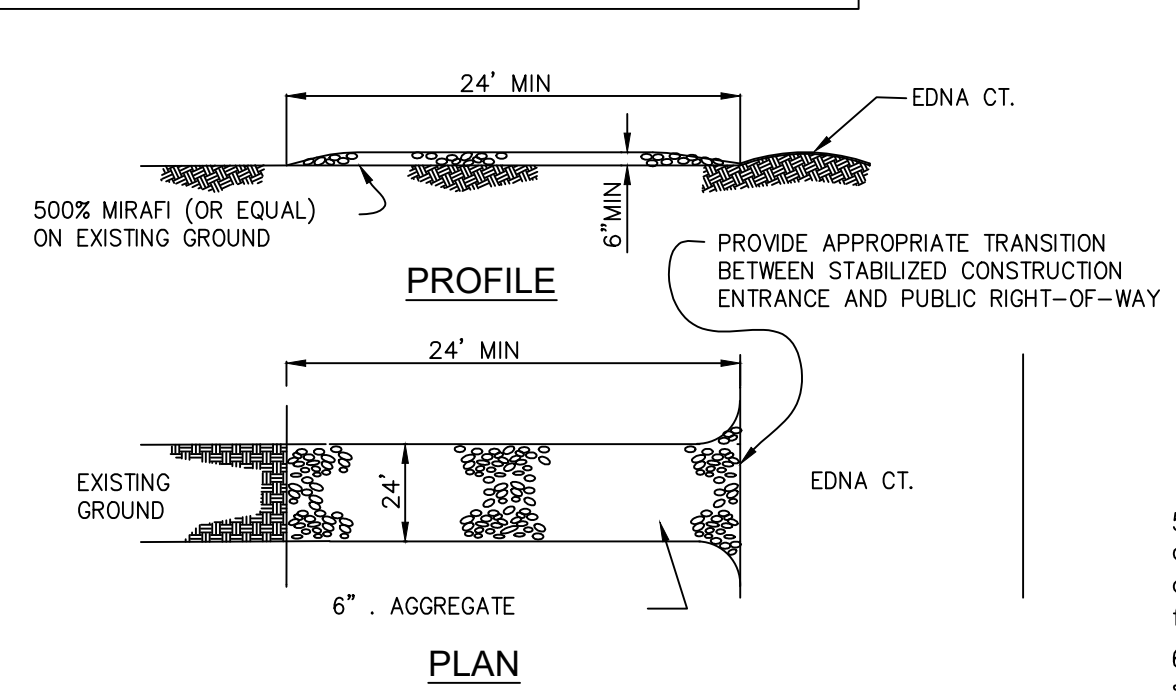
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. 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 systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

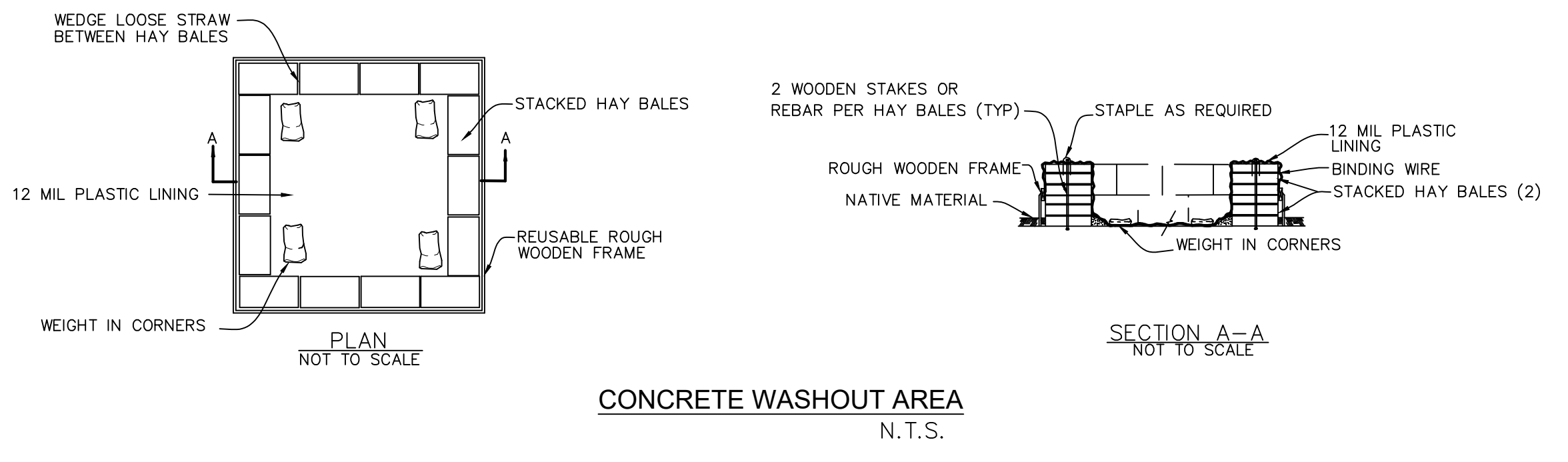
MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)

Maintenance
— The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
— All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
— When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.



CONCRETE WASHOUT AREA
N.T.S.

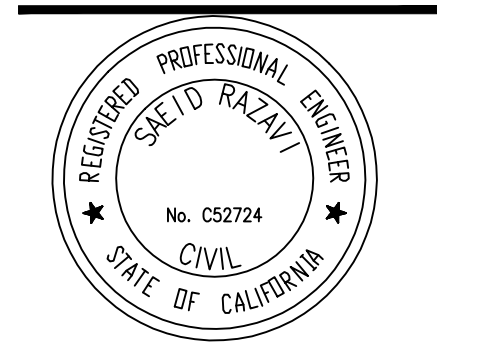
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
331 EDNA CT., LOS ALTOS, CA 94022
APN: 170-36-037
EROSION CONTROL PLAN

Revisions:

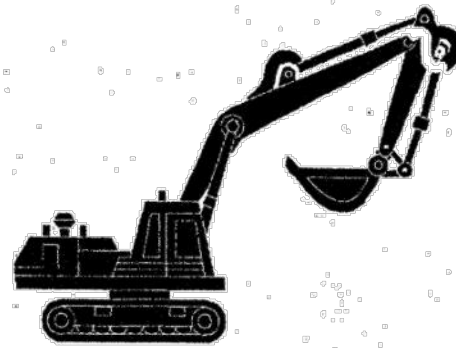


Date: 02-16-2022
Scale: AS NOTED

Prepared by: S.P.
Checked by: S.R.
Job #: 222023

Heavy Equipment Operation

Best Management Practices for the Construction Industry



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 of 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 hitch 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.

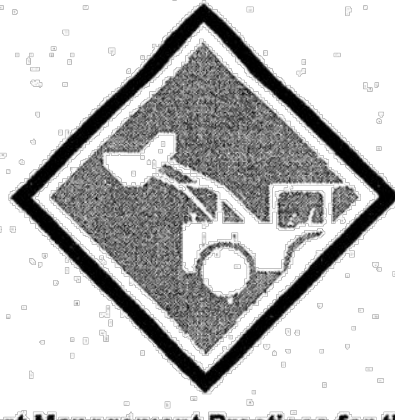
- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

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
- Driveways/driveway/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 collection away from storm drains and creeks.
- 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 often 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.

Doing The Job Right

General Business Practices

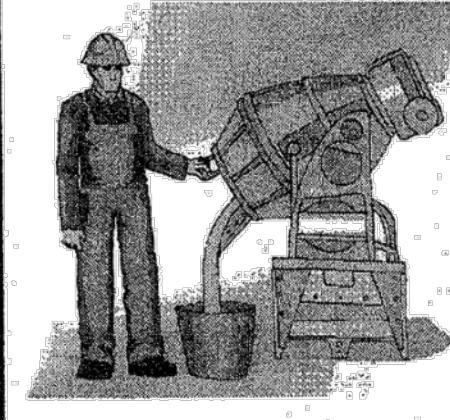
- Never wash excess material from exposed aggregate concrete or similar treatments to a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheeting 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 material, 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. Show 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.
- Always, 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 wash water 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.

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 lines 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 an 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.

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 in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain. Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

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

Local Pollution Control Agencies

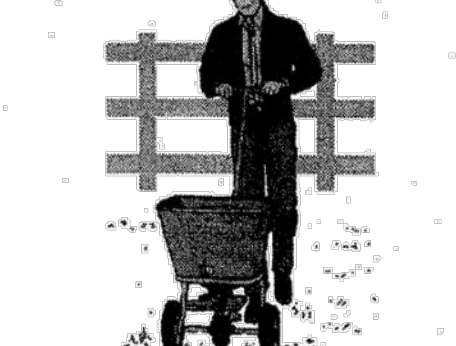
County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plan: (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/pa 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.
- Collected lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with outside pickup 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 outside 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.

Doing The Right Job

General Business Practices

- 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 outside 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

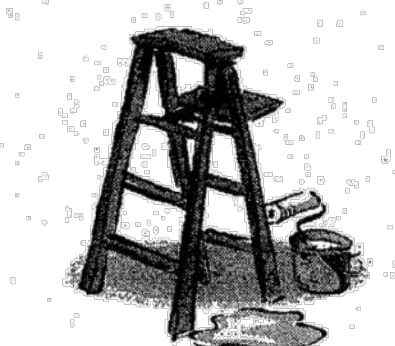
- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallons 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 landscaping 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 cartridges and dislodgeable earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent dislodgeable 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 in garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly. Do not dump paint from flowing into storm drains and watercourses.

Painting and Cleaning

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.

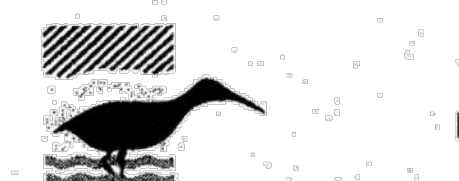
Paint Removal

- 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 residues 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 (into or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assure the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints

- 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

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-6.843)

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

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

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

Doing The Job Right

General Principles

- 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.

Material/Waste Handling

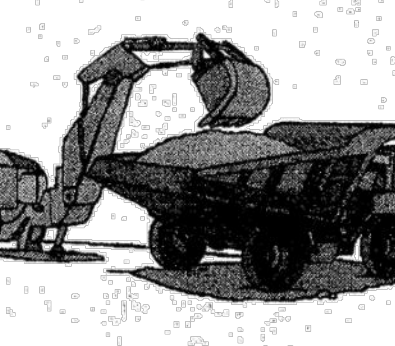
- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, such as paint, concrete, asphalt, cement, vehicle fluids, broken asphalt and concrete, wood, and cleaned 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.

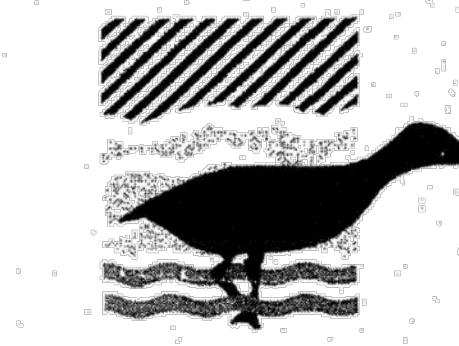
Storm Drain Pollution from Earth-Moving Activities and Dewatering

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, another aquatic life and oxygen habitat in creeks and the Bay. Effective erosion control practices reduce the amount of runoff creating a site and allow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil type and site history, groundwater from construction activities may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm the creeks and the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

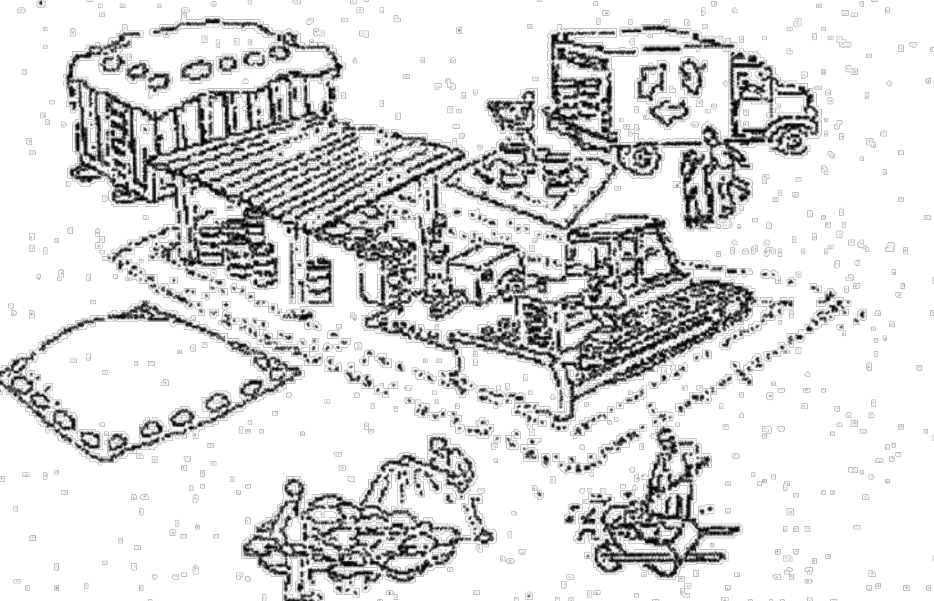
Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program



DESIGNED BY: LARRY LIND	APPROVED BY: <i>[Signature]</i>	CITY OF LOS ALTOS	DATE: OCTOBER, 2003
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SMP ENGINEERS
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GRADING AND DRAINAGE PLANS
ADDITION AND REMODELING
865 JORDAN AVE., LOS ALTOS, CA 94022
APN: 170-03-032
BEST MANAGEMENT PRACTICES

Revisions:



Guidi Razavi

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Checked by: S.R.
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