

CORNELIA HABER
RESIDENTIAL DESIGN

650 787 1197
cornelia.haber@gmail.com

FAIGON RESIDENCE
1800 ALFORD AVENUE, LOS ALTOS, CA 94022

DATE AUGUST 10, 2020

REVISIONS

NOVEMBER 10, 2021

JUNE 13, 2022

Ao

PROJECT SUMMARY TABLES

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	2,899 SQ.FT. (29.2 %)	2,731.81 SQ.FT. (21.5 %)	2,914.5 SQ.FT. (30 % OF 9,915)
FLOOR AREA MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1ST FLR: 2,175 SQ.FT. 2ND FLR: 0 SQ.FT. TOTAL: 2,175 SQ.FT. (28 %)	1ST FLR: 2,641.22 SQ.FT. 2ND FLR: 801.91 SQ.FT. TOTAL: 3,443.13 SQ.FT. (34.3 %)	3,410.25 SQ.FT. (35% OF 9,915)
SETBACKS:			
FRONT (1ST/2ND)	24'10" FEET	25' / 34'4" FEET	25 FEET
REAR (1ST/2ND)	28'11" FEET	28'5" / 4'11" FEET	25 FEET
STREET (RIGHT) SIDE (1ST/2ND)	24.5 FEET/ N/A	16'4.75" / 26'8.75" FEET	16'4.75 FEET / 20 FEET
LEFT SIDE (1ST/2ND)	11.3 FEET/ N/A	11'3.75" / 21'5.25" FEET	10 FEET / 11.5 FEET
HEIGHT:	15 FEET	25'8" FEET	21 FEET
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,273 SQ.FT.	1,070.19 SQ.FT.	3,443.19 SQ.FT.
NON-HABITABLE AREA: DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES	402 SQ.FT.	12.11 SQ.FT.	414.11 SQ.FT.
LOT CALCULATIONS			
NET LOT AREA:	9,915 SQUARE FEET		
FRONT YARD HARDSCAPE AREA: HARDSCAPE IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	EXISTING: 850 SQUARE FEET (850 / 1,956 = 43%) PROPOSED: 900 SQUARE FEET (900 / 1,956 = 46%)		
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED) 1,300 + 235 = 1,535 SQ.FT. EXISTING SOFTSCAPE (UNDISTURBED) AREA 4,100 SQ.FT. NEW SOFTSCAPE AREA 940 SQ.FT. 81% OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

PROJECT DATA

PROPERTY ADDRESS:
1800 ALFORD AVE., LOS ALTOS, CA 94024
PROPERTY OWNER:
ARIEL AND ANAT FAIGON

A.P.N.: 318-11-023
ZONING: R1-10
OCCUPANCY GROUP: R-3/U
TYPE OF CONSTRUCTION: V-B

LOT SIZE: 9,915 SQ.FT.
MAX. ALLOWED: 3,410.25 SQ.FT.
LOT COVERAGE: 3,914.5 SQ.FT.

MAX. HEIGHT: 21 FT.

PROPOSED:
F.A.R. 3,443.19 SQ.FT.
LOT COVERAGE 2,730.48 SQ.FT.
ADU 382.20 SQ.FT.

SEE PROJECT SUMMARY TABLES BELOW.

DESCRIPTION OF WORK

NEW 4 BEDROOM/ 3.5 BATHROOM SINGLE RESIDENCE WITH ATTACHED TWO CAR GARAGE WITH (359.51 SQ.FT.) ATTACHED A.D.U.

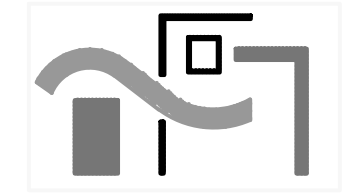
DEMOLISH EXISTING SINGLE HOME WITH 4 BEDROOMS/ 2 BATHROOMS AND ATTACHED TWO CAR GARAGE

SHEET INDEX

- A0 COVER PAGE
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 - A5.1 ELEVATIONS
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 - A6 SECTIONS
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- 1 PROPERTY SURVEY
 - C1 GRADING AND DRAINAGE PLAN
 - C2 GRADING DETAILS
 - C3 EROSION CONTROL
 - L1 LANDSCAPING PLAN
 - L2 HYDROZONE PLAN
 - L3 IRRIGATION PLAN

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF LOS ALTOS:
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA FIRE CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 BUILDING ENERGY EFFICIENCY STANDARDS
 - 2019 CAL GREEN
 - 2019 CALIFORNIA BUILDING CODE
 - LOS ALTOS MUNICIPAL CODE
- ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH NEW CONSTRUCTION SHOWN HEREIN.
- ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED.
- WRITTEN DIMENSIONS SHALL BE OBSERVED OVER SCALED DIMENSIONS.
- SIMILAR DETAILS SHALL APPLY TO SIMILAR CONDITIONS.
- IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE PROJECT, INCLUDING BUT NOT LIMITED TO:
 - ALL WORK REQUIRED TO PREPARE FOR NEW CONSTRUCTION
 - THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC., AS REQUIRED TO COMPLETE THE PROJECT.
 - THE MATCHING OF ALL NEW WALL, CEILING, ROOFING MATERIALS AND TEXTURES, UNLESS NOTED OTHERWISE.



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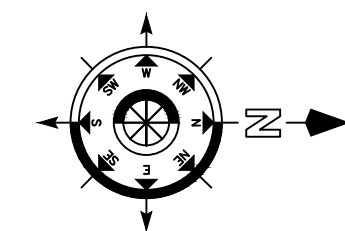
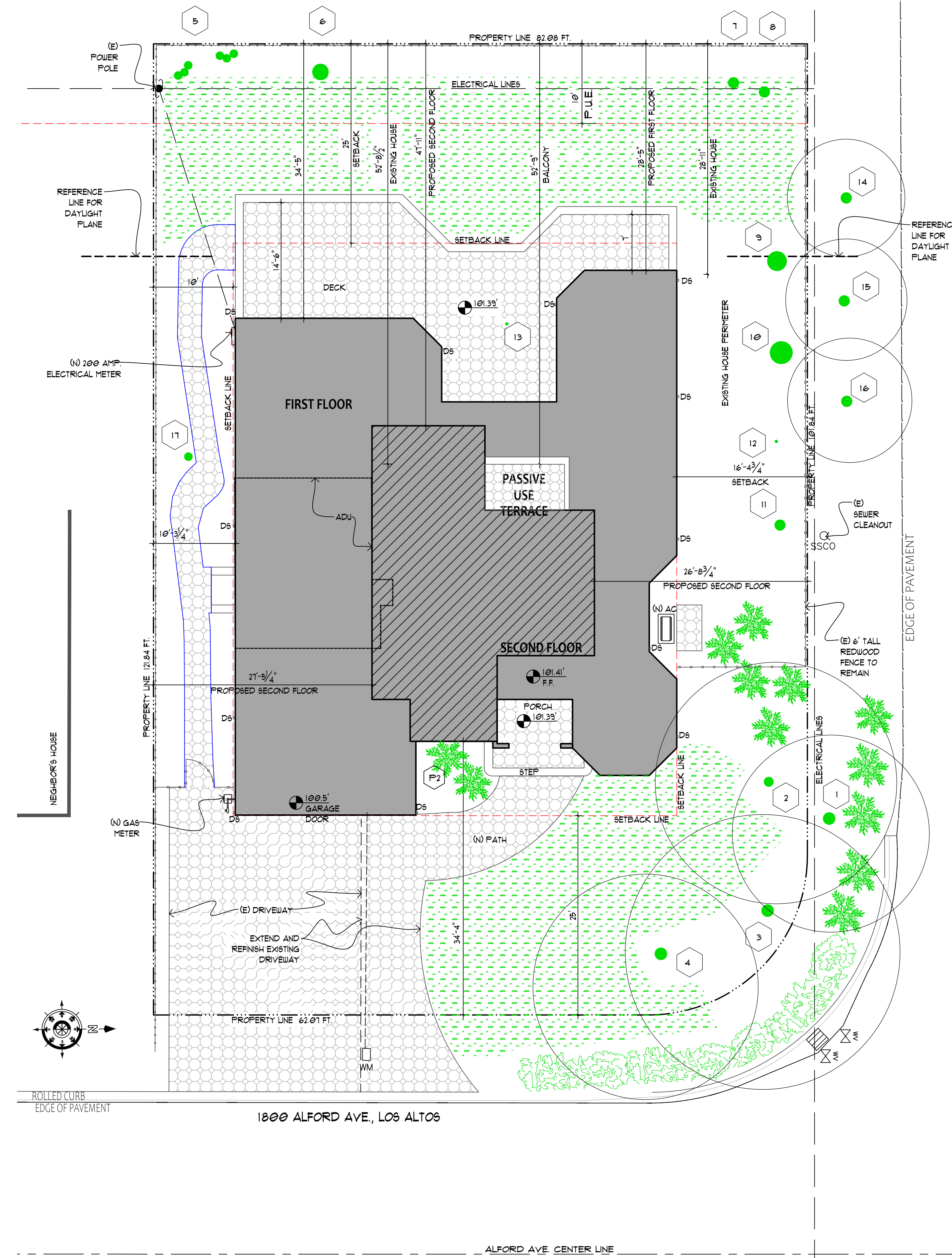
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1800 ALFORD AVENUE, LOS ALTOS, CA 94022

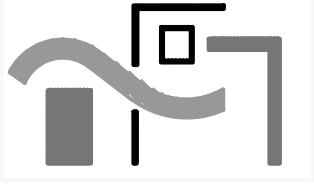
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P1	NOVEMBER 19, 2020
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A1.1

1 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"





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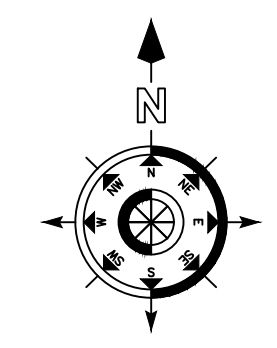
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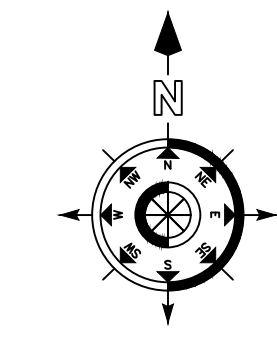
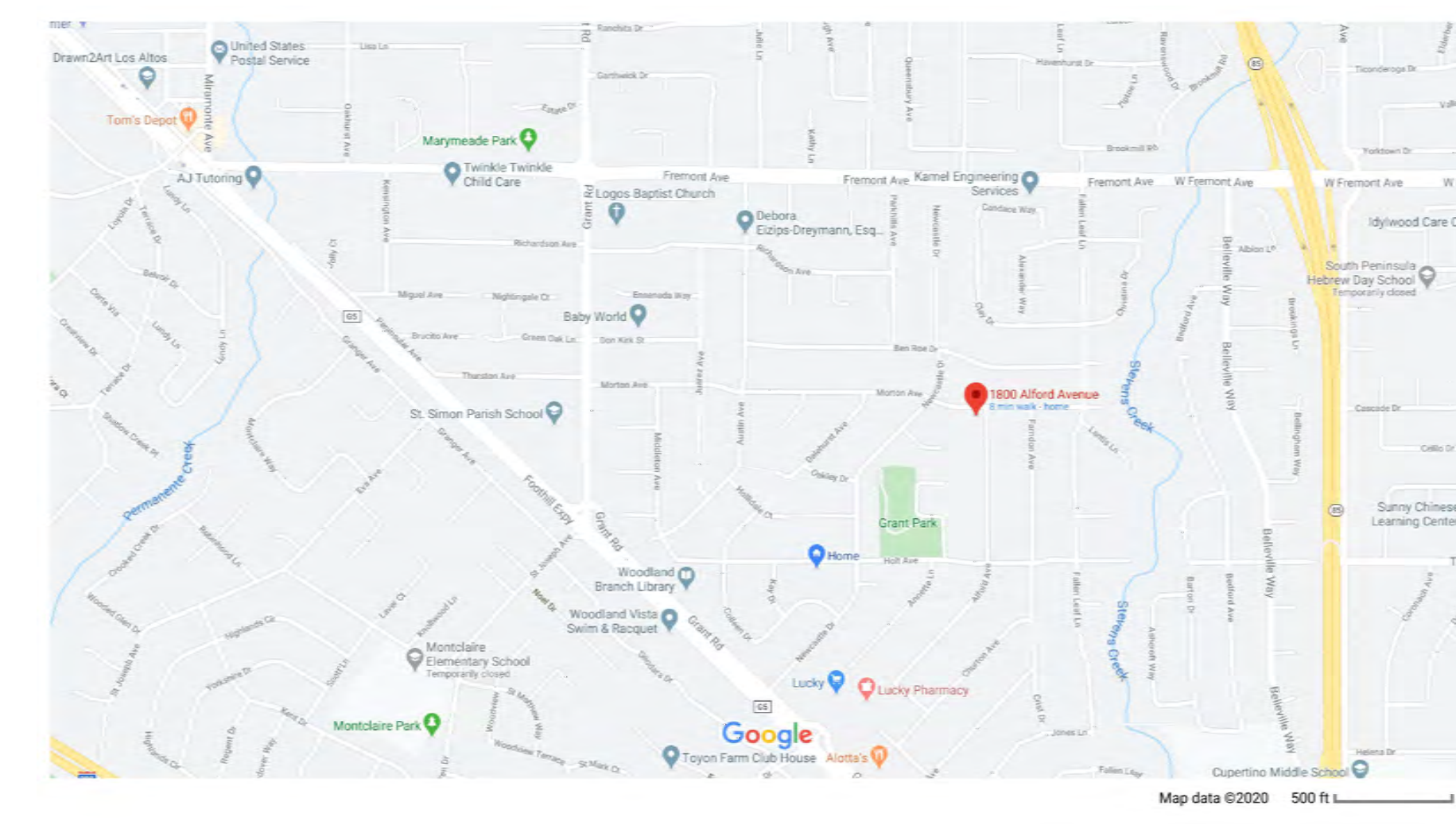
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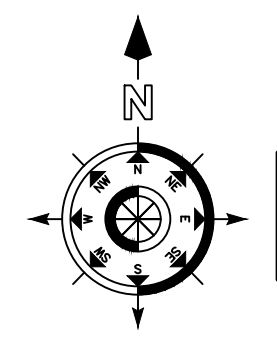
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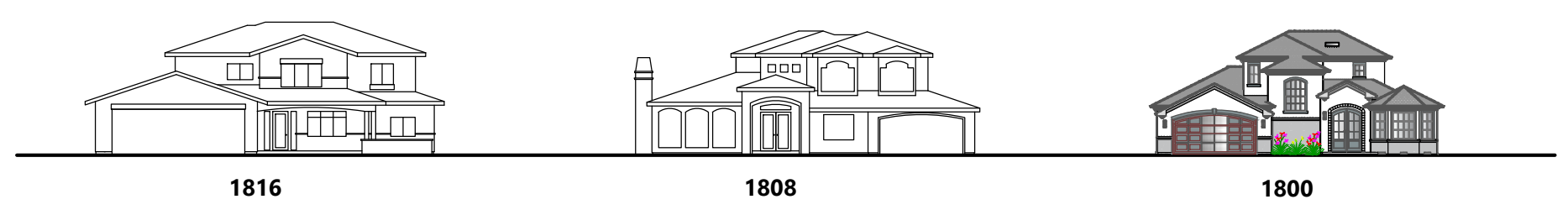
2 VICINITY MAP
SCALE 1/4" = 1'-0"



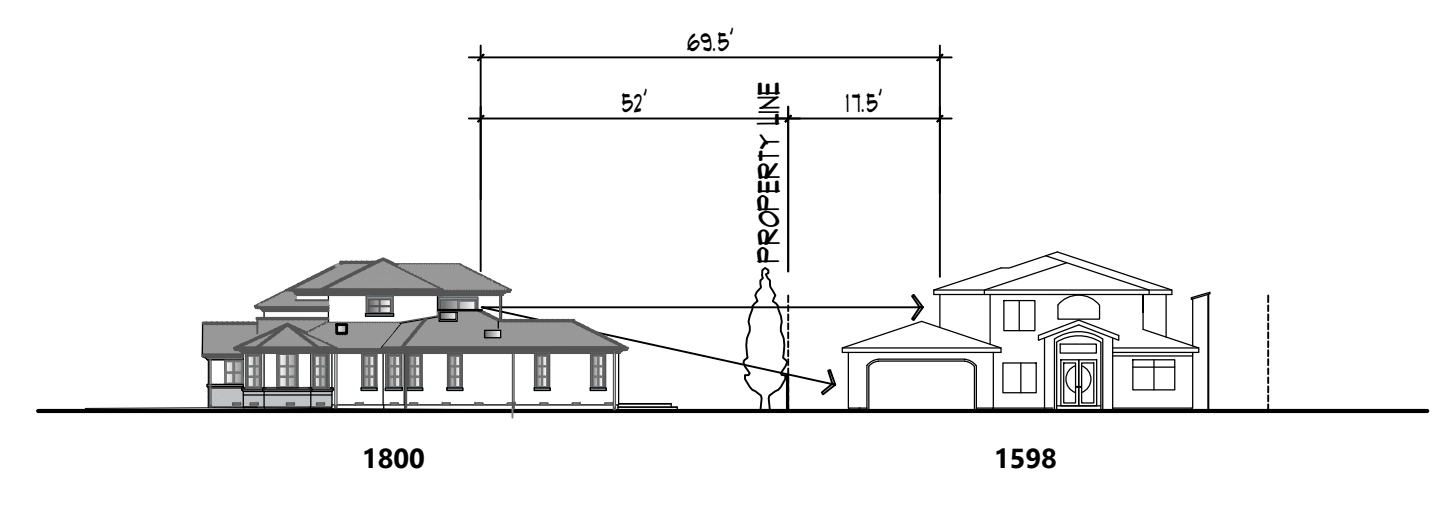
5 LOCATION MAP
NTS



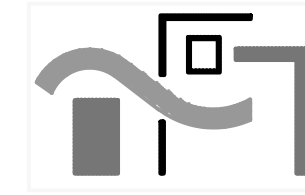
1 NEIGHBORHOOD CONTEXT MAP
SCALE 1/40" = 1'-0"



3 ALFORD STREET ELEVATION SCALE 1/32" = 1'-0"



4 MORTON STREET ELEVATION SCALE
1/32" = 1'-0"



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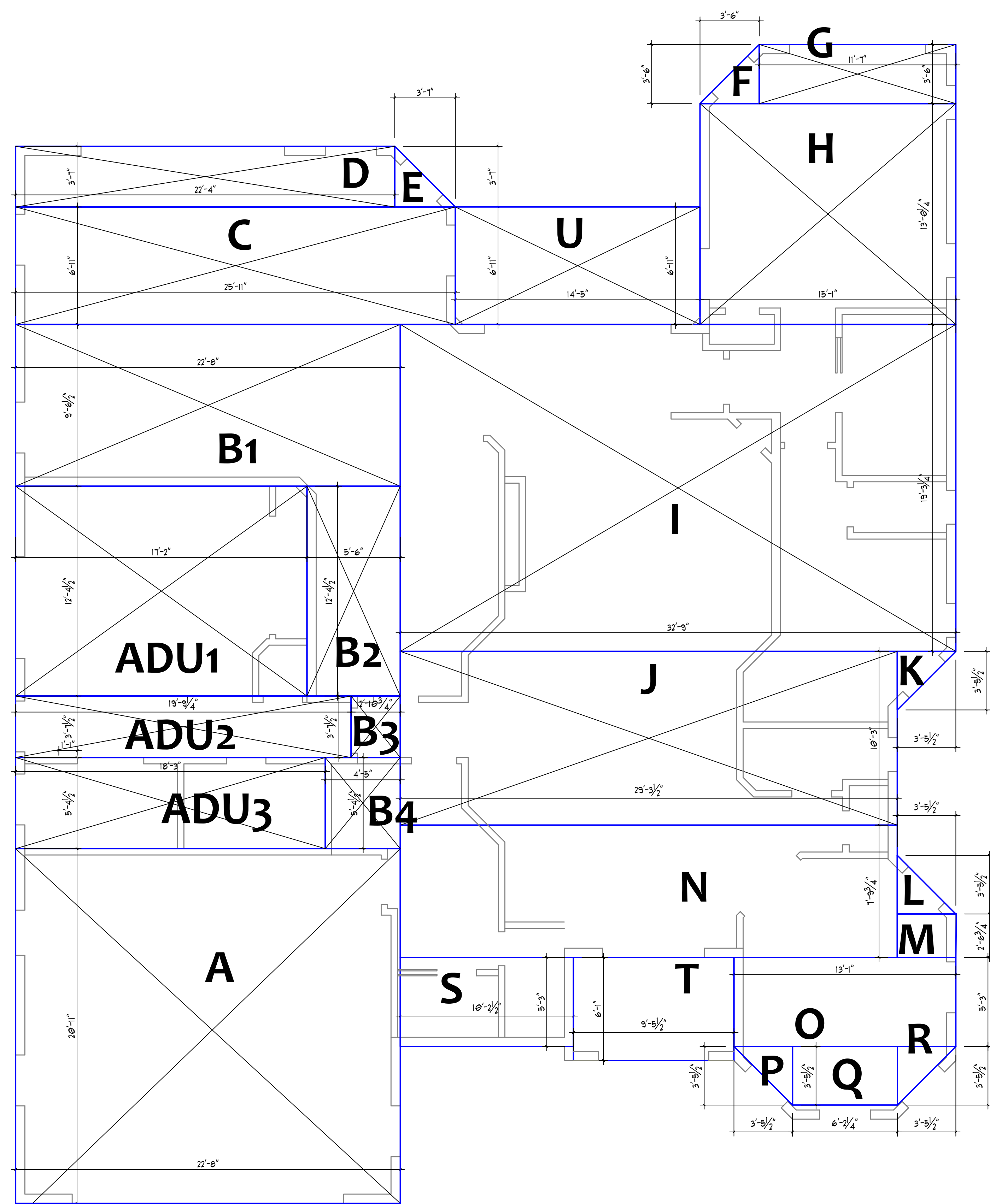
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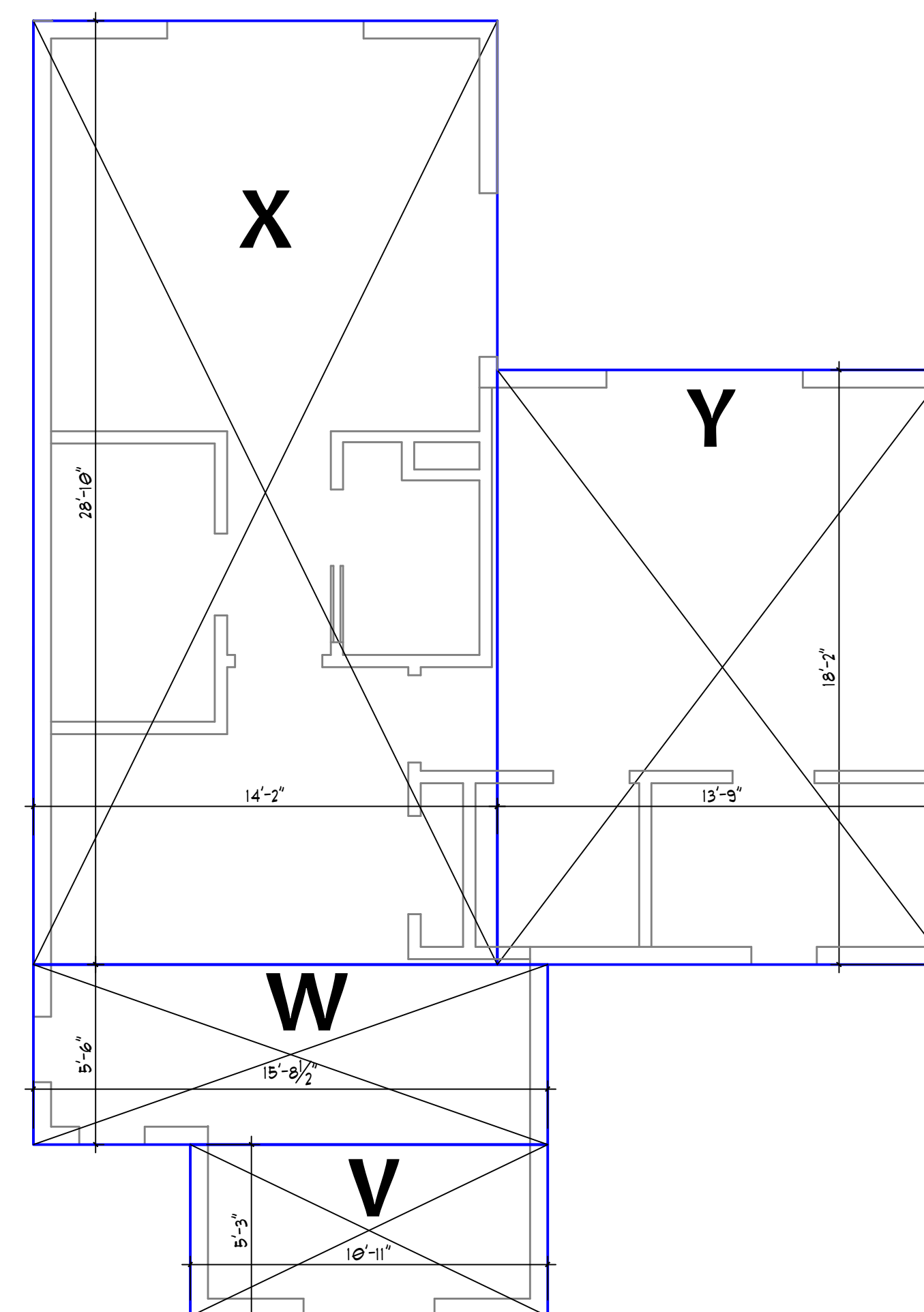
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A1.3



1 FIRST FLOOR AREA DIAGRAM
SCALE 1/4" = 1'-0"



2 SECOND FLOOR AREA DIAGRAM
SCALE 1/4" = 1'-0"

FLOOR AREA						
BLOCK NAME	WIDTH		LENGTH		AREA	
	FT.	IN.	FT.	IN.		SQ. FT.
A	GARAGE	22	8.00	20	11.00	474.11
B1	FAMILY ROOM, KITCHEN	22	8.00	9	6.50	216.28
B2	KITCHEN	5	6.00	12	4.50	68.06
B3	HALLWAY	2	10.75	3	7.50	10.50
B4	LAUNDRY	4	5.00	5	4.50	23.74
C	FAMILY ROOM	25	11.00	6	11.00	179.26
D	FAMILY ROOM	22	4.00	3	7.00	80.03
E	FAMILY ROOM	3	7.00	3	7.00	6.42
F	MASTER BEDROOM	3	6.00	3	6.00	6.13
G	MASTER BEDROOM	11	7.00	3	6.00	40.54
H	MASTER BEDROOM	15	1.00	13	0.25	196.40
I	LIVING ROOM, KITCHEN, MASTER BATHROOM	32	9.00	19	3.25	631.12
J	DINING ROOM, POWDER ROOM, MASTER BATH	29	3.50	10	3.00	300.24
K	MASTER BATHROOM	3	5.50	3	5.50	5.98
K1	MASTER BATHROOM	3	5.50	1	9.50	3.10
L	LIBRARY	3	5.50	3	5.50	5.98
M	LIBRARY	3	5.50	2	6.75	8.86
N	ENTRY, LIBRARY, LAUNDRY	29	3.50	7	9.75	228.84
O	LIBRARY	13	1.00	5	3.00	68.60
P	LIBRARY	3	5.50	3	5.50	5.98
Q	LIBRARY	6	2.25	3	5.50	21.40
R	LIBRARY	3	5.50	3	5.50	5.98
S	STAIRS	10	2.50	5	3.00	53.59
TOTAL FIRST FLOOR					2641.22	
ADU1	BEDROOM, LIVING ROOM	17	2.00	12	4.50	212.44
ADU2	HALLWAY	19	9.25	3	7.50	71.67
ADU3	KITCHEN, BATHROOM	18	3.00	5	4.50	96.09
TOTAL ADU					382.20	
T	FRONT PORCH	9	5.50	6	1.00	57.54
U	REAR PORCH	14	5.00	6	11.00	99.72
V	STAIRS	10	11	5	3	57.31
W	HALLWAY, CLOSET	15	8.5	5	6	86.40
X	BEDROOM #4, BATHROOM, CLOSET	14	2	28	10	408.47
Y	BEDROOM #3, BATHROOM, CLOSET	13	9	18	2	249.79
TOTAL SECOND FLOOR					801.97	



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ROOFING



STUCCO WALL COLOR



STONE VENEER



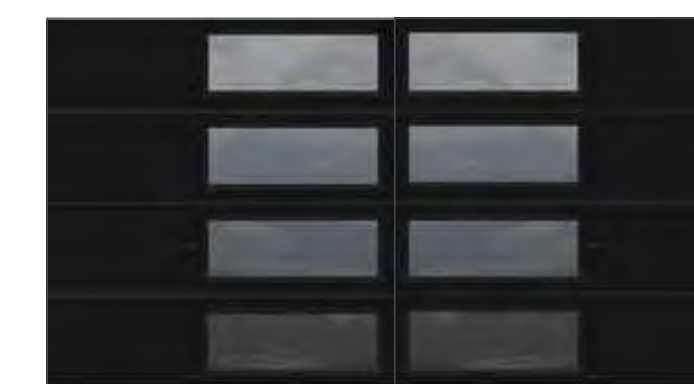
ALUMINUM CLAD WINDOW FRAME



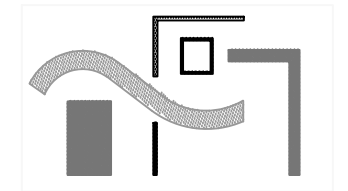
COMPOSITE TRIM



LIGHTING FIXTURES



GARAGE DOOR



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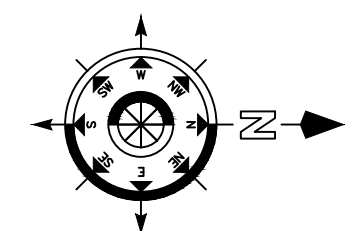
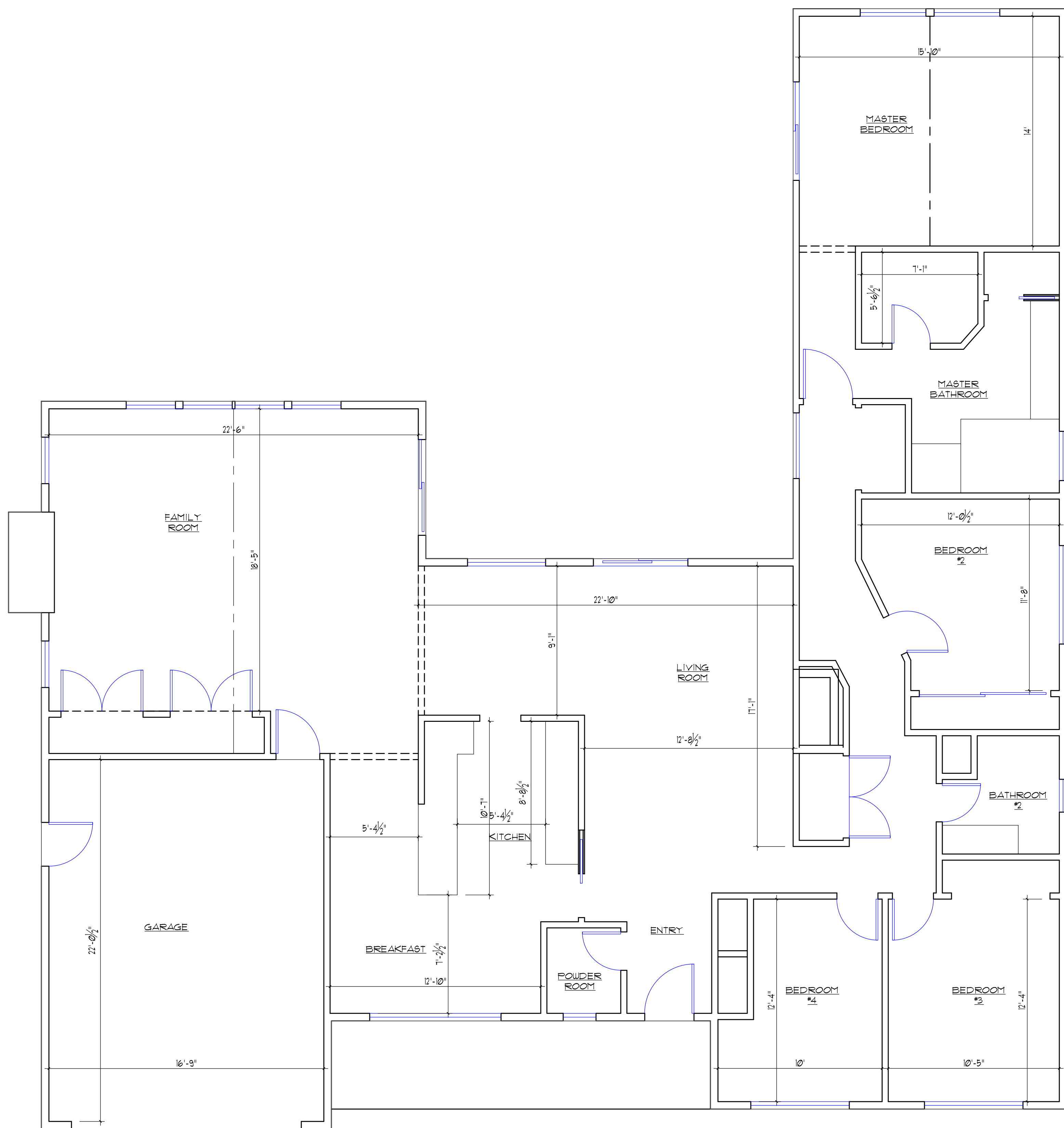
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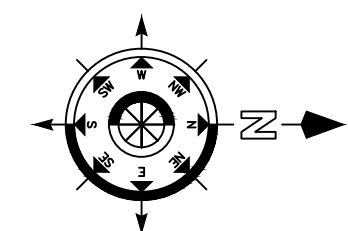
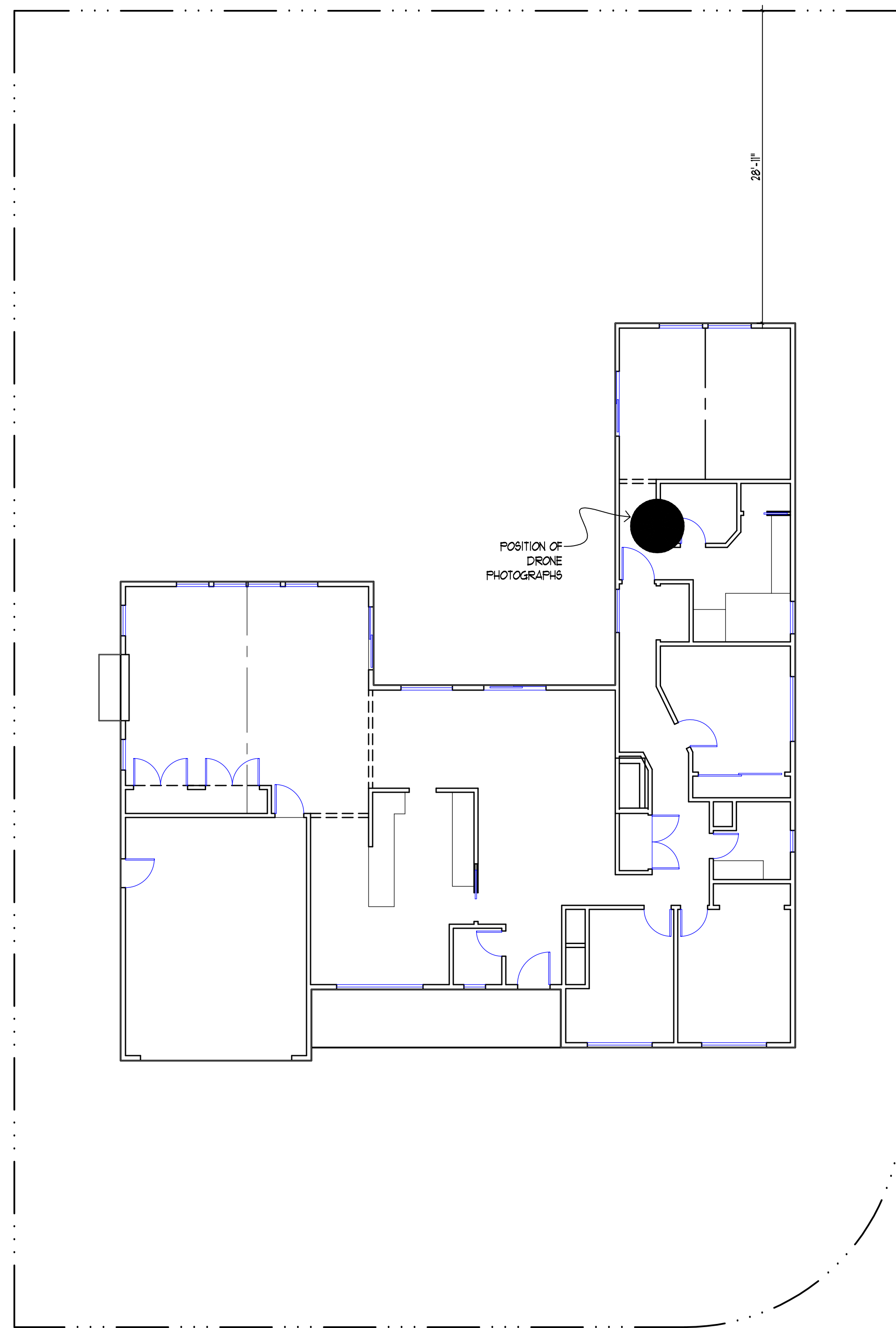
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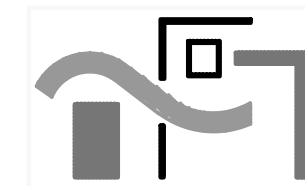
A1.4



1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"



1 POSITION OF DRONE PHOTOS
SCALE 1/4" = 1'-0"



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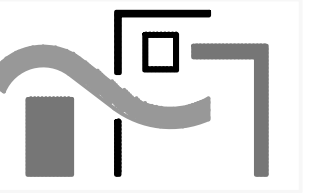
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A2



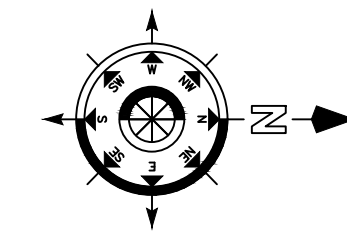
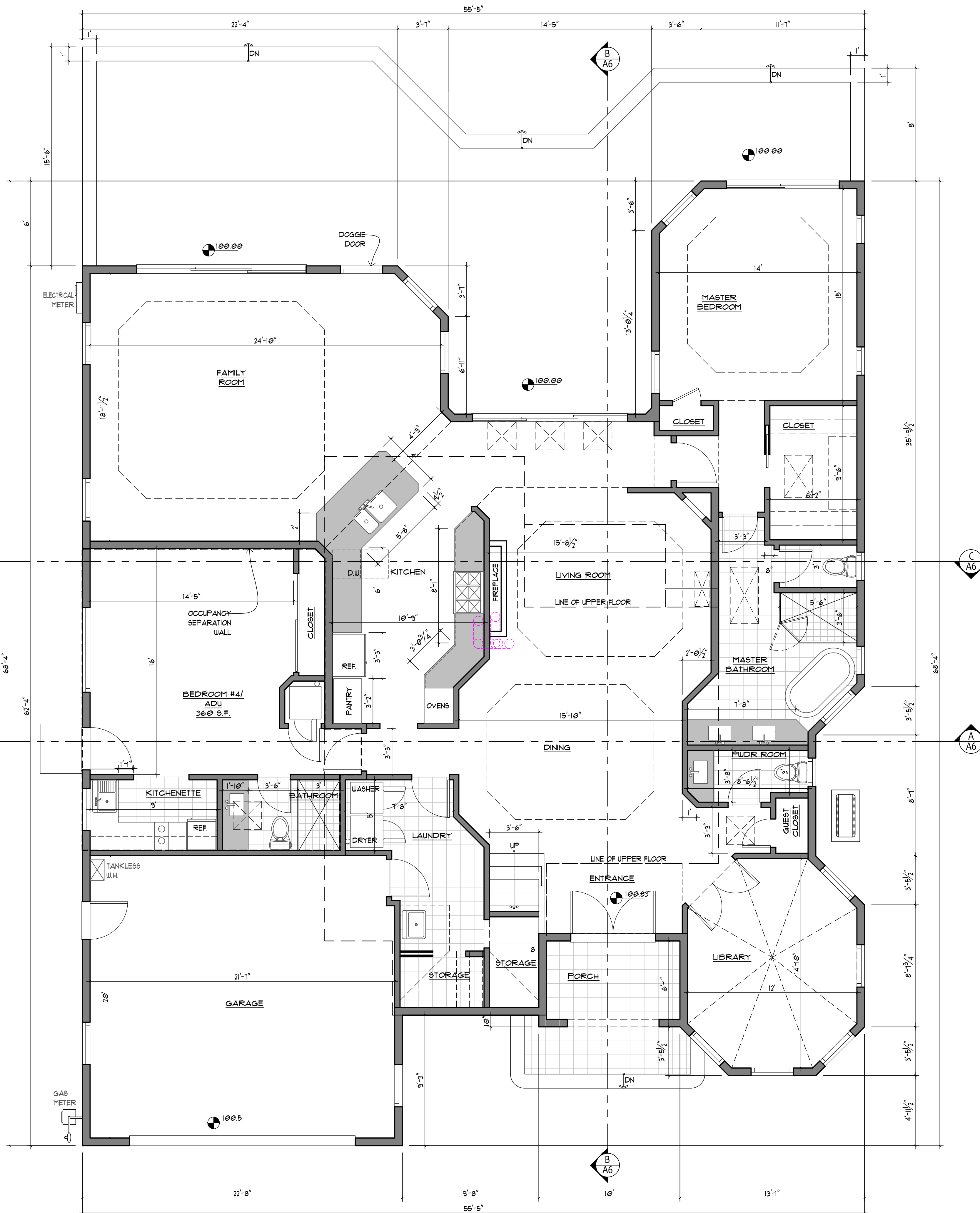
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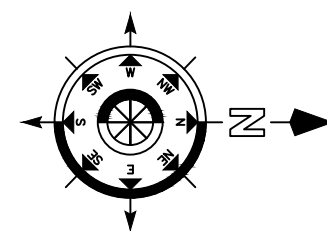
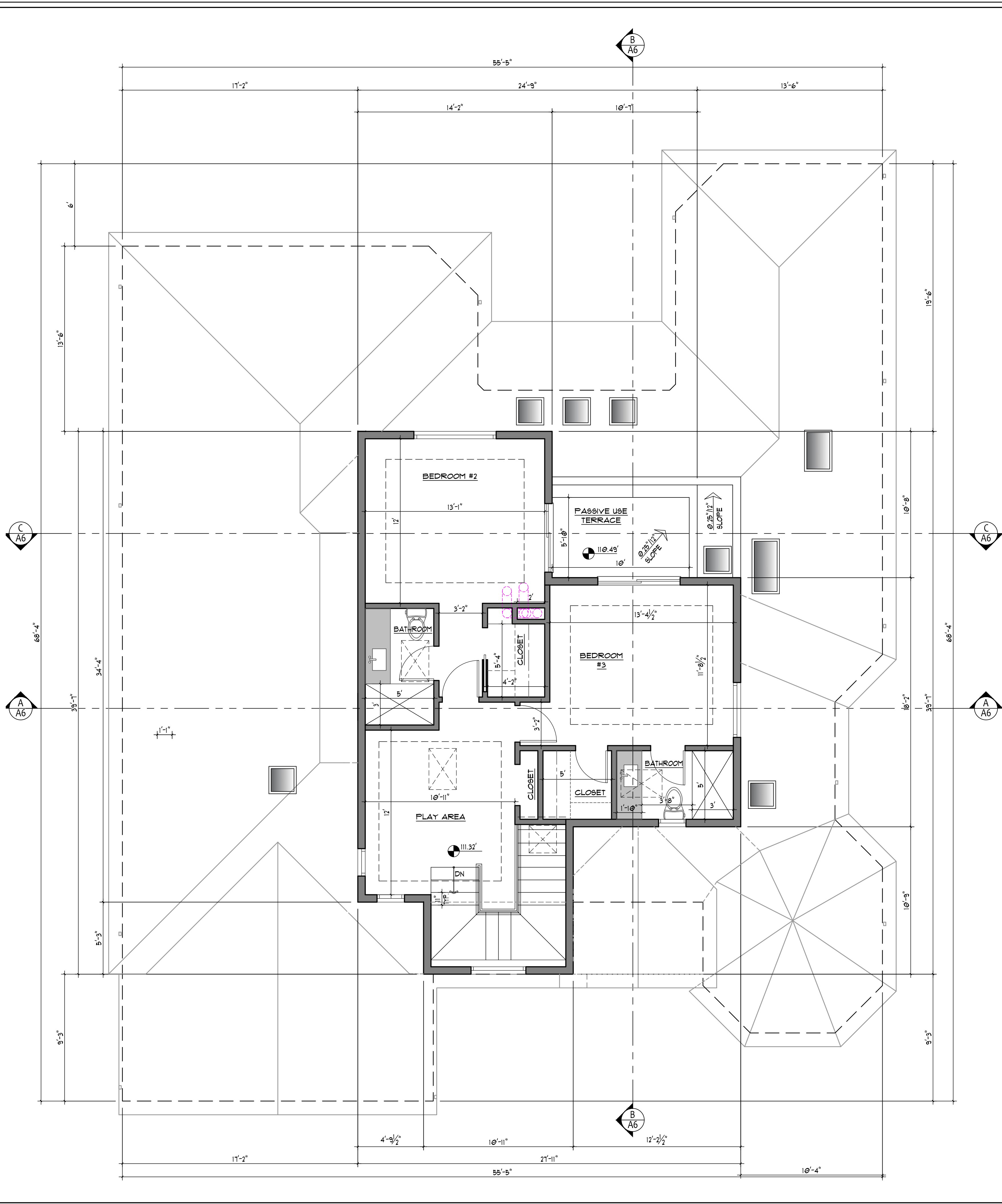
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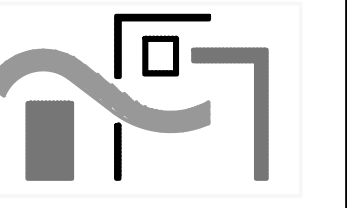
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1 PROPOSED FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"



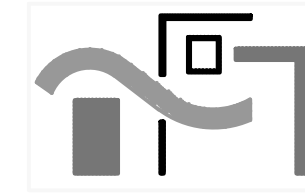
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A3.2



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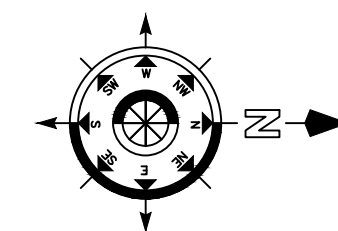
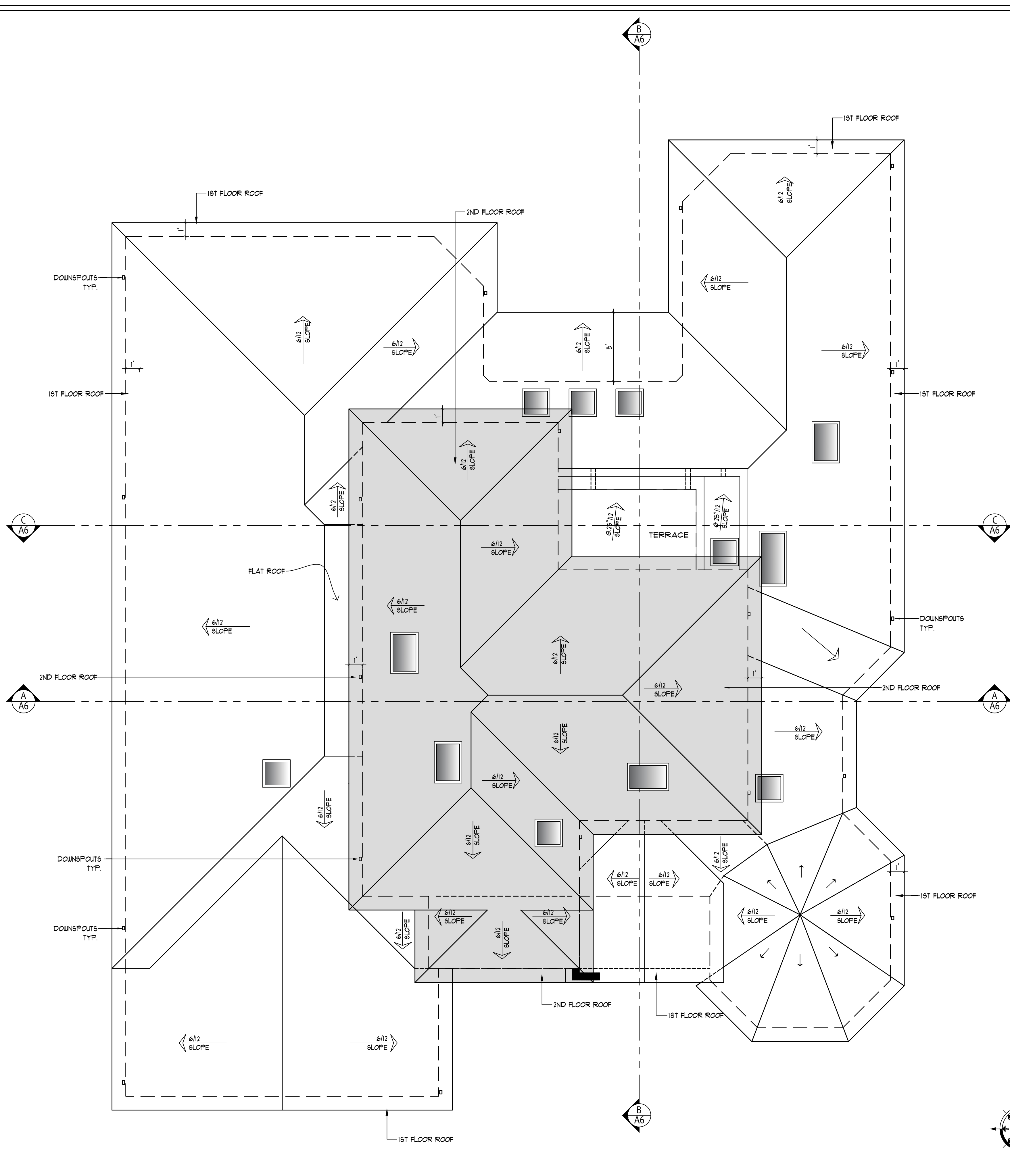
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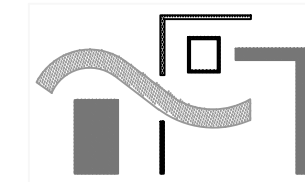
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A4



1 PROPOSED ROOF PLAN
SCALE 1/4" = 1'-0"



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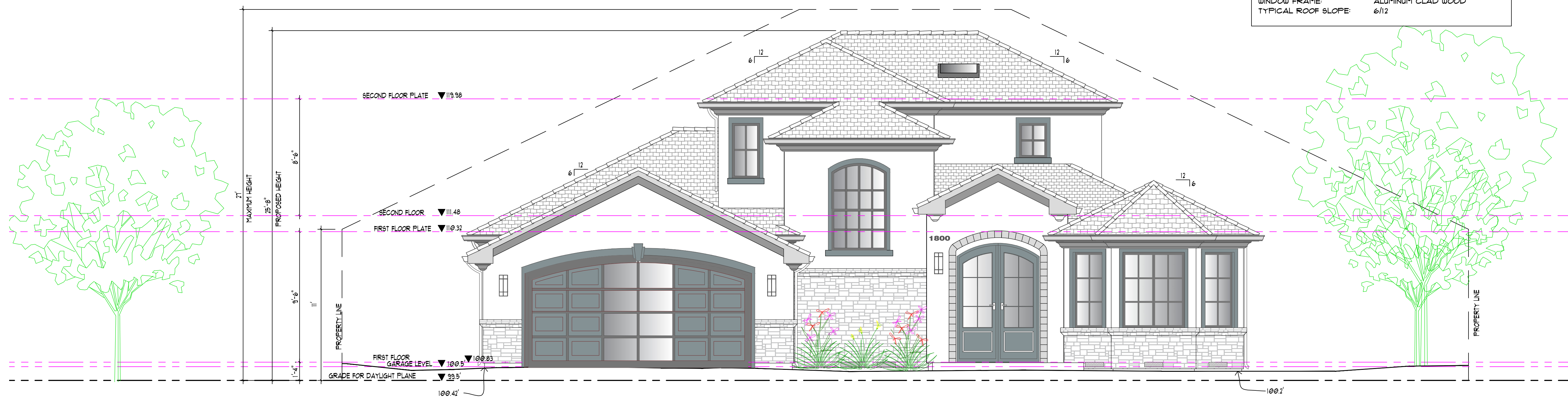
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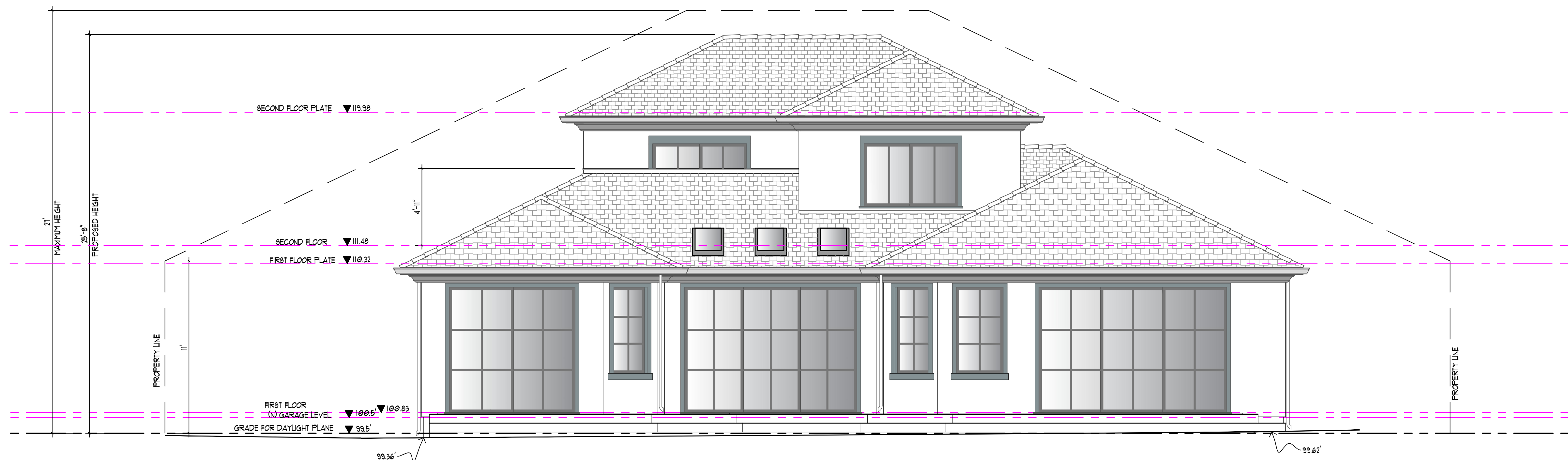
A5.1

EXTERIOR FINISHES

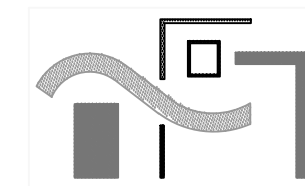
WALL FINISH:	STUCCO AND STONE VENEER
ROOFING:	CEMENT TILE
TRIM:	WOOD
WINDOW FRAME:	ALUMINUM CLAD WOOD
TYPICAL ROOF SLOPE:	6/12



1 FRONT ELEVATION - (EAST)
SCALE 1/4" = 1'-0"



2 REAR ELEVATION - (WEST)
SCALE 1/4" = 1'-0"



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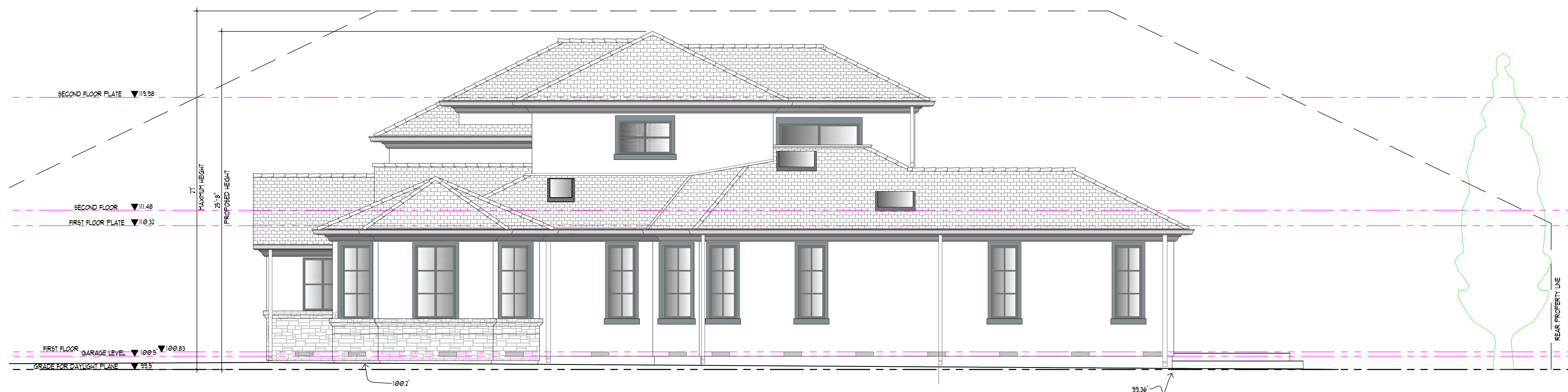
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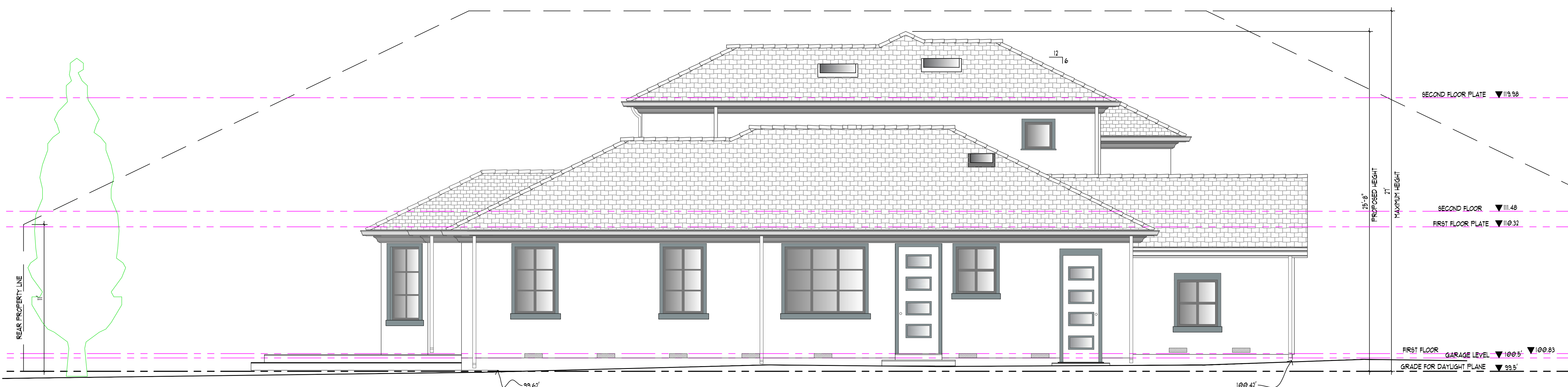
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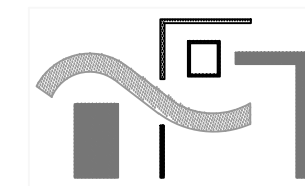
A5.2



3 RIGHT ELEVATION - (NORTH)
SCALE 1/4" = 1'-0"



4 LEFT ELEVATION - (SOUTH)
SCALE 1/4" = 1'-0"



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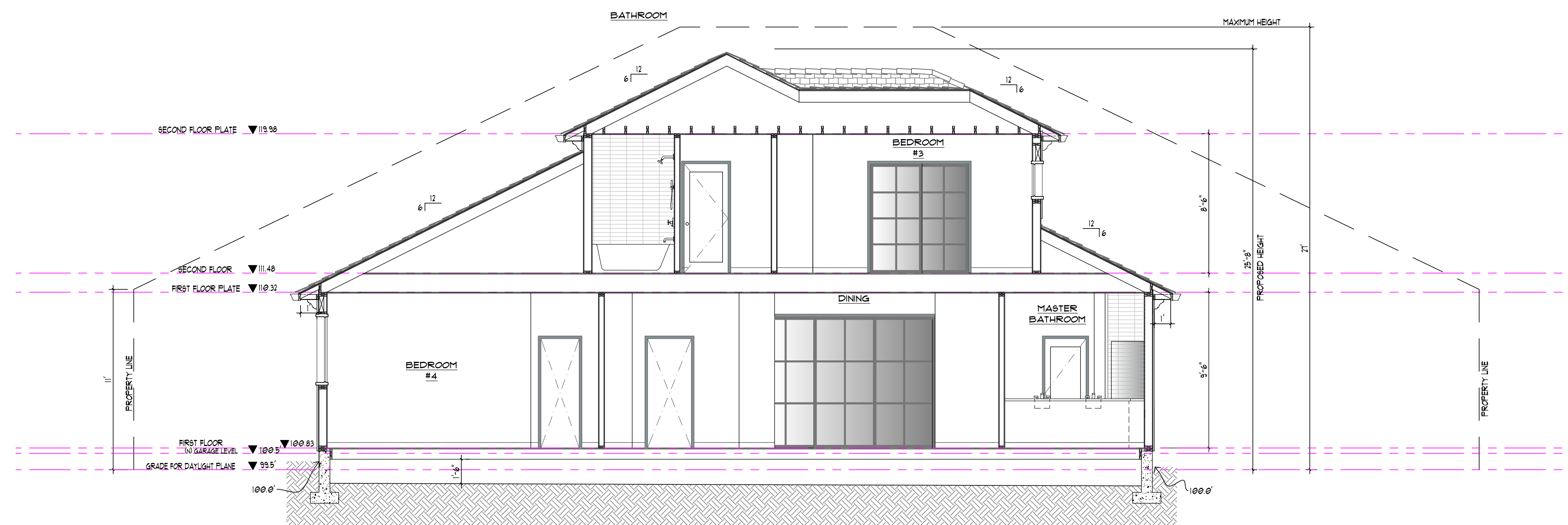
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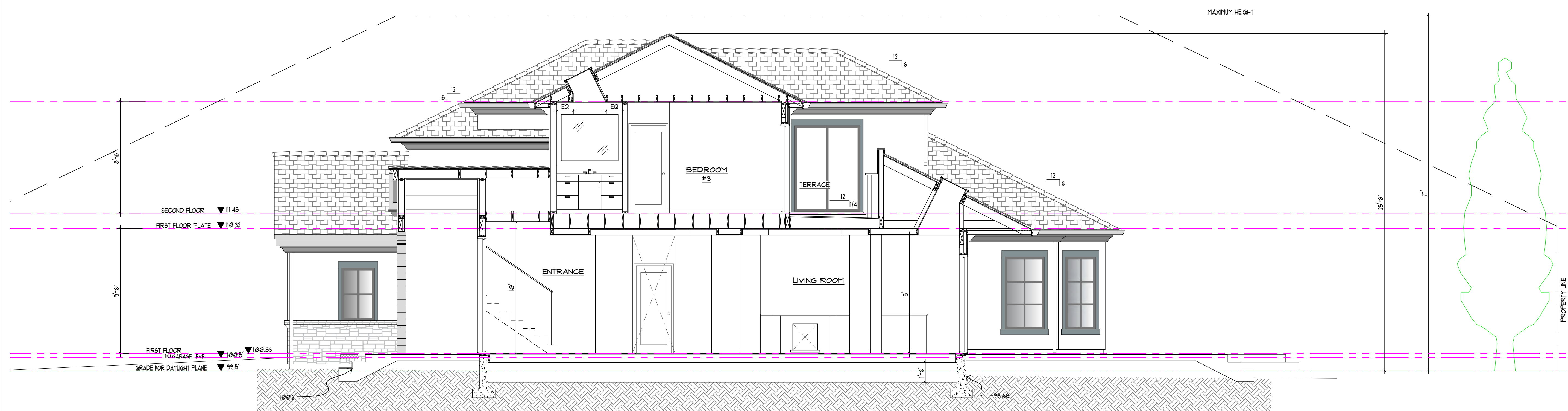
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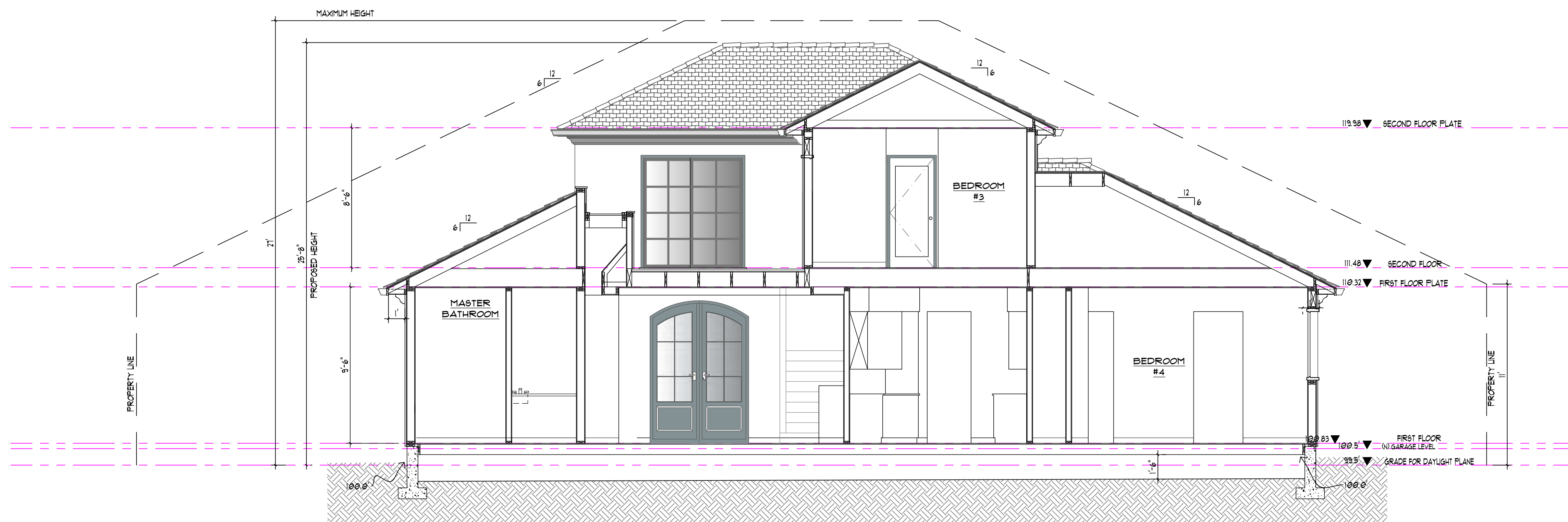
A6.1



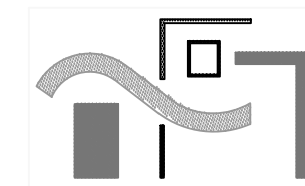
1 SECTION A-A
SCALE 1/4"=1'-0"



2 SECTION B-B
SCALE 1/4"=1'-0"



1 SECTION C-C
SCALE 1/4" = 1'-0"



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DATE NOVEMBER 10, 2021

REVISIONS

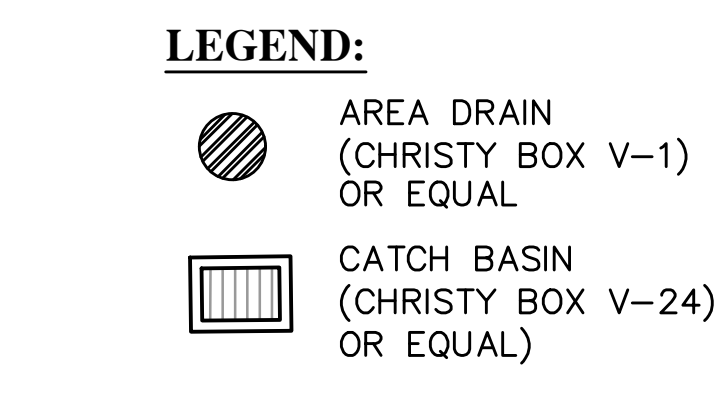
A6.2

GRADING AND DRAINAGE CONSTRUCTION NOTES:

- 1 DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. SEE DETAIL ON SHEET C-2.
- 2 DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- 3 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 (N) 2" WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
- 5 APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL GAS/COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
- 6 6" PVC (SDR-35) @ S=0.5% MIN.
- 7 (N) 2" WATER METER.
- 8 CONSTRUCT (N) CONCRETE DRIVEWAY. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED*.
- 9 INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
- 10 INSTALL (N)*ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE*.
- 11 INSTALL (N) SSCO PER CITY STD. DETAIL SS-5.
- 12 INSTALL GAS SHUTOFF VALVE AT GAS METER PER MUNICIPAL CODE SECTION 12.12.020 ITEM C.
- 13 EARTH SWALE, SEE DETAIL ON SHEET C-2.
- 14 INSTALL 4" SCHEDULE 40 PVC PERFORATED FOOTING DRAIN (W/ HOLES DOWN)-SLOPE 1% MIN.-TYP.
- 15 (1)-2" PVC PUMP OUTLET (PRESSURIZED) MIN. 6" GROUND COVER ON TOP OF PIPE PROVIDE 3" STEEL PIPE PROTECTIVE SLEEVE UNDER PAVED AREAS
- 16 TIE PART OF ROOF DOWNSPOUT WITH 4" SOLID LINE.
- 17 18"x18" SUMP DISCHARGE BUBBLER.
- 18 INFILTRATION DEVICE 8"x12"x4.5" DEEP. SEE DETAIL ON SHEET C-2.
- 19 PROVIDE DEDICATED SUB DRAINAGE SUMP WITH PUMP. PUMP TO DISCHARGE AT BUBBLER PROVIDE BACKFLOW PREVENTION DEVICE ON DISCHARGE LINE. BACKUP POWER IS RECOMMENDED.

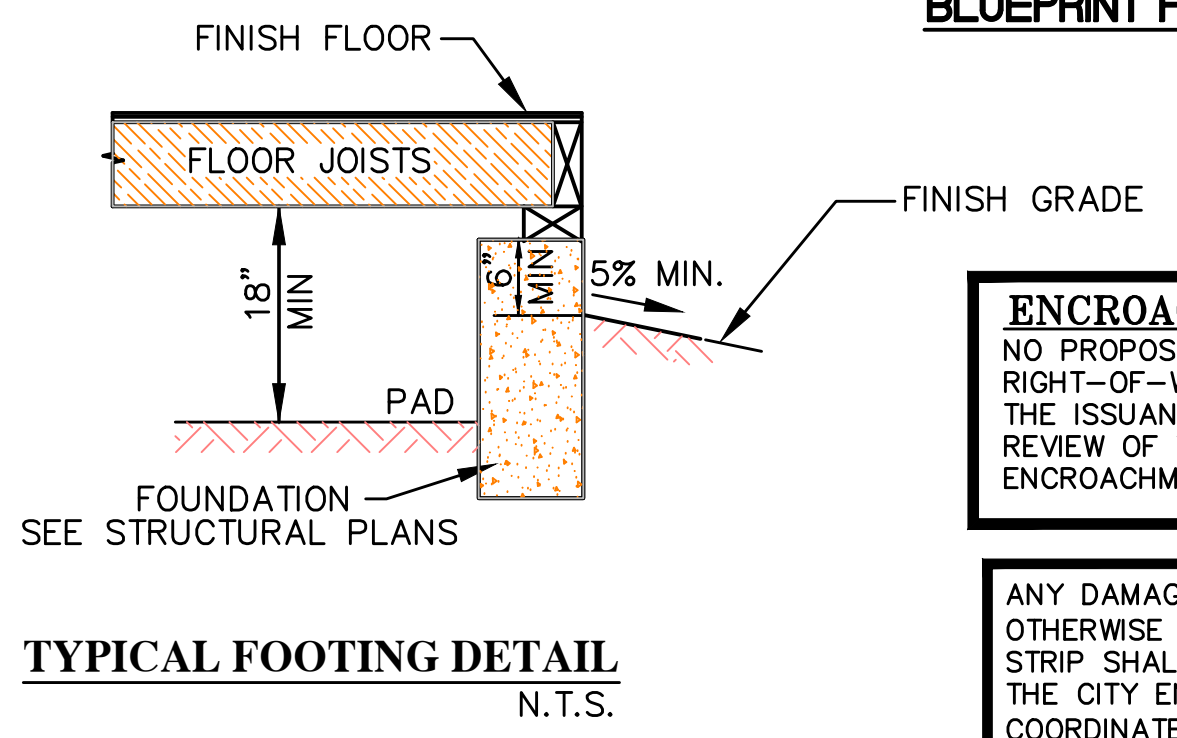
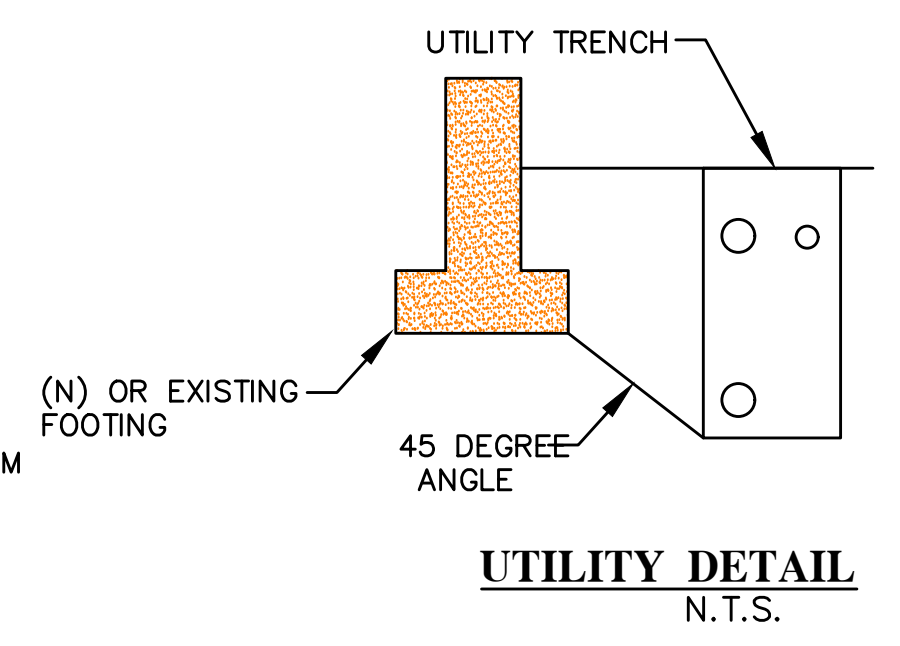
- ### GENERAL NOTES
1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
 2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
 3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
 4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
 5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
 6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
 7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

- ### UNDERGROUND NOTES
1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
 2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
 3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
 4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
 5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.



DRAINAGE NOTE

1 AD RIM 99.4± INV 98.0±	6 AD RIM 99.3± INV 96.3±
2 AD RIM 99.1± INV 97.8±	7 AD RIM 100.0± INV 98.4±
3 AD RIM 99.4± INV 97.4±	8 AD RIM 99.5± INV 98.0±
4 AD RIM 99.3± INV 97.0±	9 CB RIM 99.5± INV 97.0±
5 AD RIM 99.3± INV 96.6±	10 CB RIM 99.5± INV 96.0±



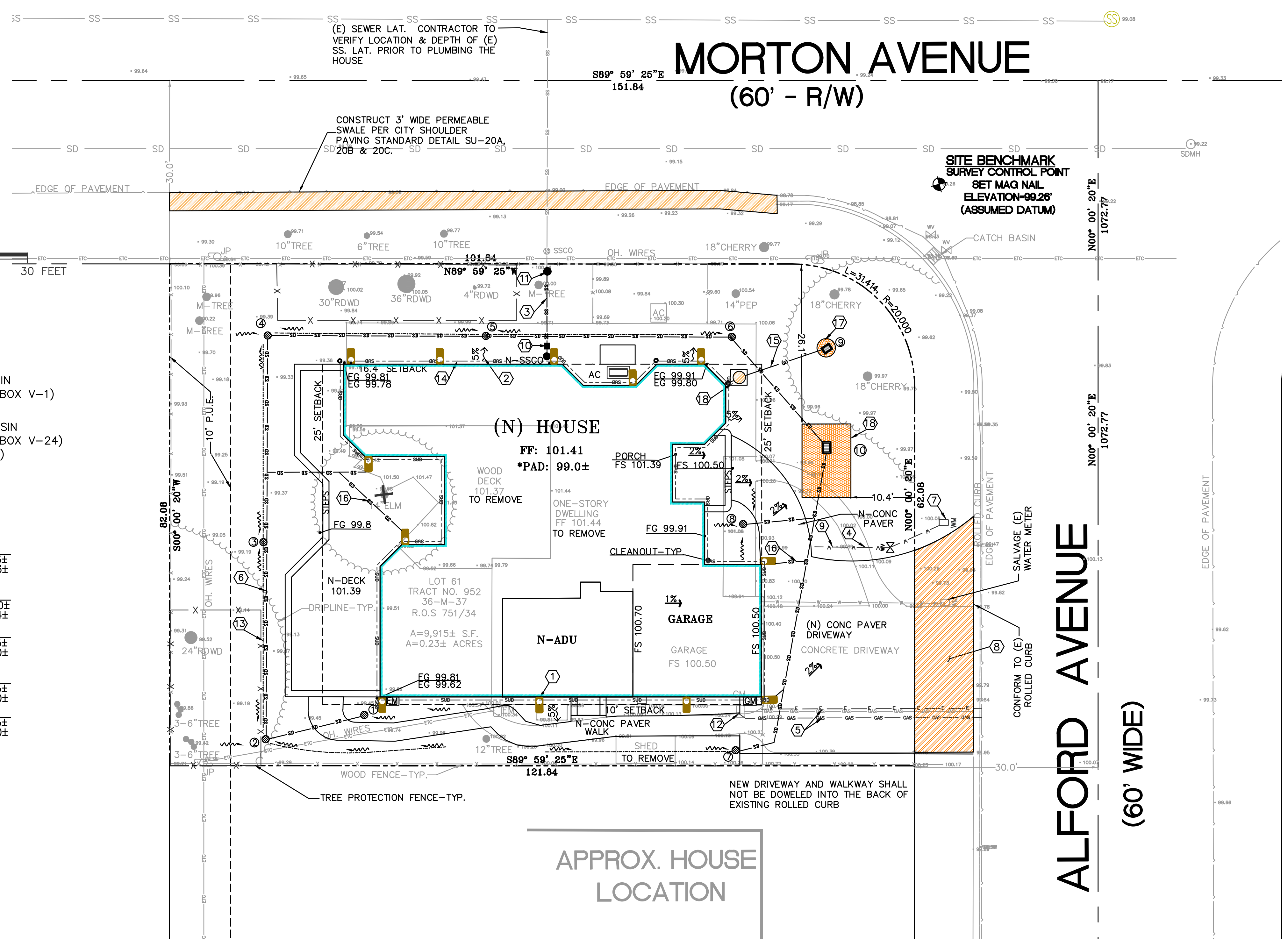
SHEET INDEX

GRADING AND DRAINAGE PLAN	C-1
MISC. DETAILS	C-2
EROSION CONTROL PLAN	C-3
BLUEPRINT FOR A CLEAN BAY	C-4

ENCROACHMENT PERMIT

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680



DESCRIPTION

PROPERTY LINE	---	AD	AREA DRAIN
CENTERLINE	SS SS SS SS SS SS SS	CO	CLEANOUT
SANITARY SEWER	SS SS SS SS SS SS SS	(E)	EXISTING
STORM DRAIN LINE	SS SS SS SS SS SS SS	FC	FINISH GRADE
DRAINAGE FLOW	→	FL	FLOW LINE
REMOVE TREE	✂	FS	FINISH SLAB
		INV	INVERT
		(N)	NEW
		SS	SANITARY SEWER
		SSCO	SANITARY SEWER CLEANOUT
		RDS	ROOF DOWNSPOUT
		CB	CATCH BASIN

ABBREVIATION

AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FC	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
RDS	ROOF DOWNSPOUT
CB	CATCH BASIN

NOTE:

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED	70± CY
FILL REQUIRED	5± CY

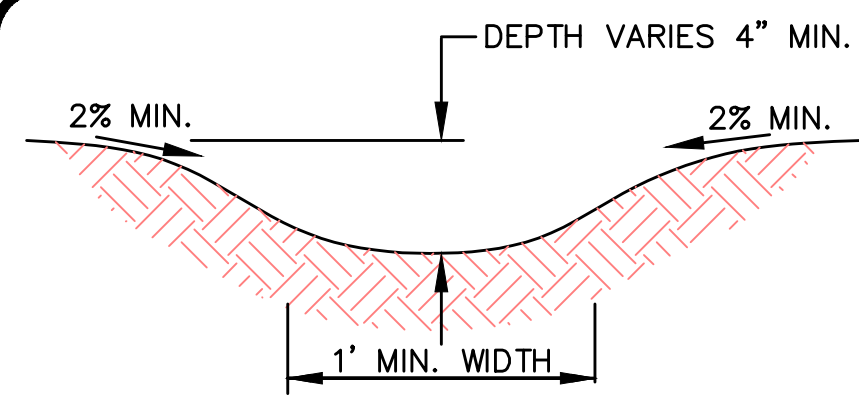


N.R. ENGINEERING SERVICES CO.
CIVIL ENGINEER
655 WETBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 948-7825

1800 ALFORD AVENUE
LOS ALTOS
APN 916-17-023

GRADING AND DRAINAGE PLAN

REVISIONS	BY
JOB NO:	
DATE:	11-30-2021
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	C-1
	OF 4 SHEETS

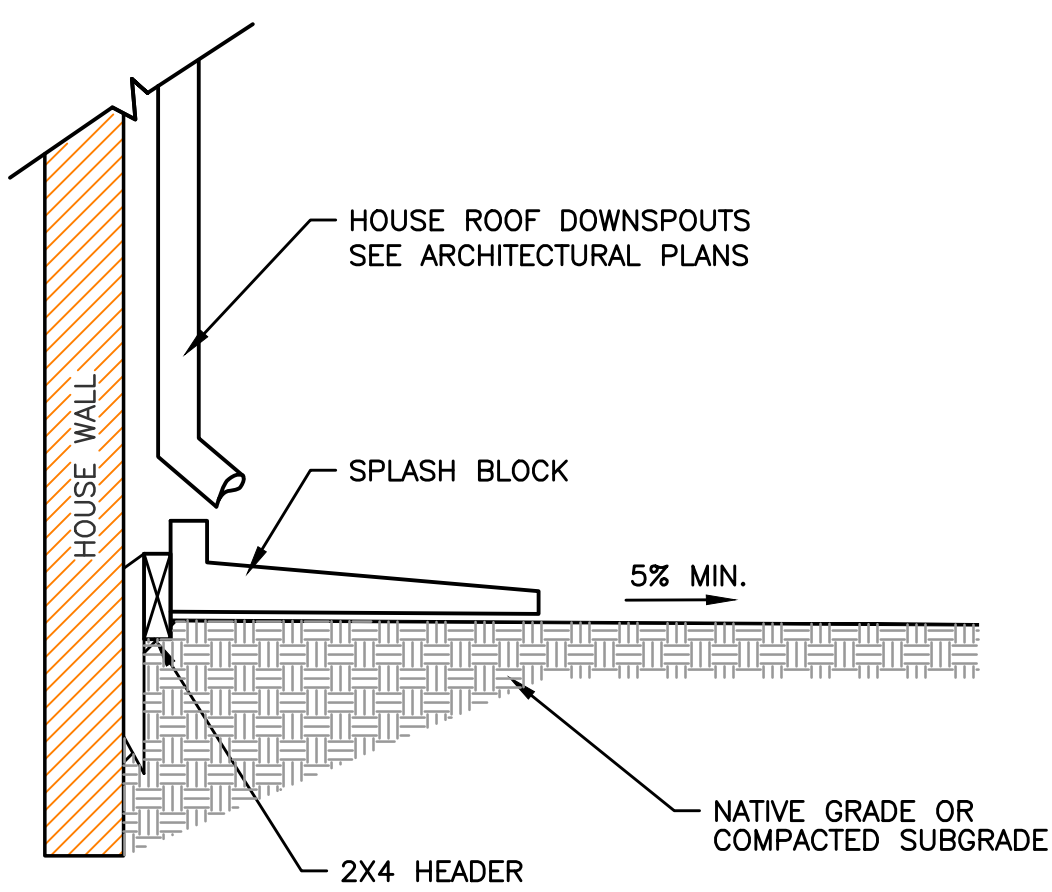


NOTES:
 1. LONGITUDINAL SLOPE = 2% MIN.
 2. SEE LANDSCAPE PLANS FOR SURFACING

EARTH SWALE DETAIL
N.T.S.

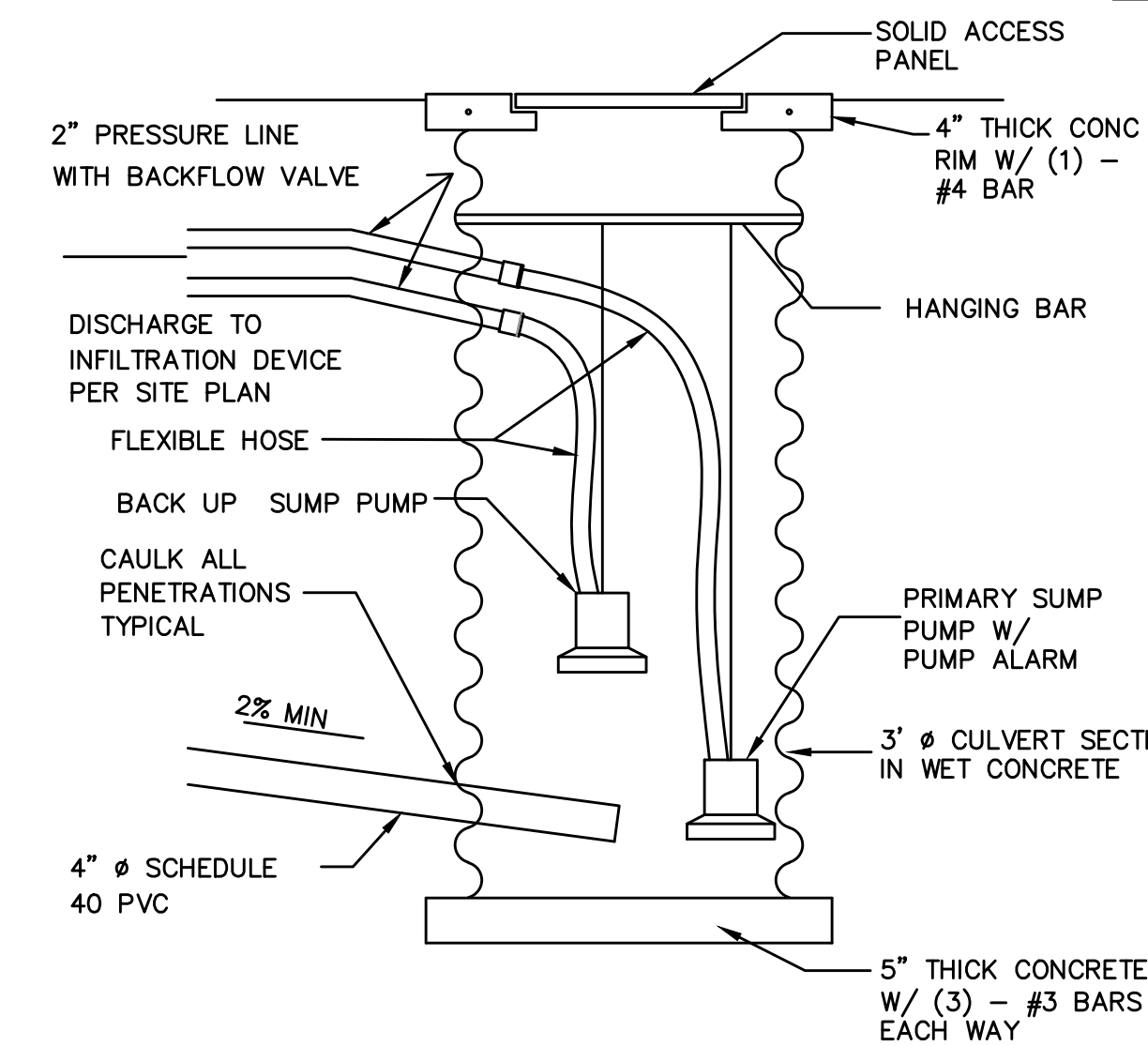
MAINTENANCE NOTES

- OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
- THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



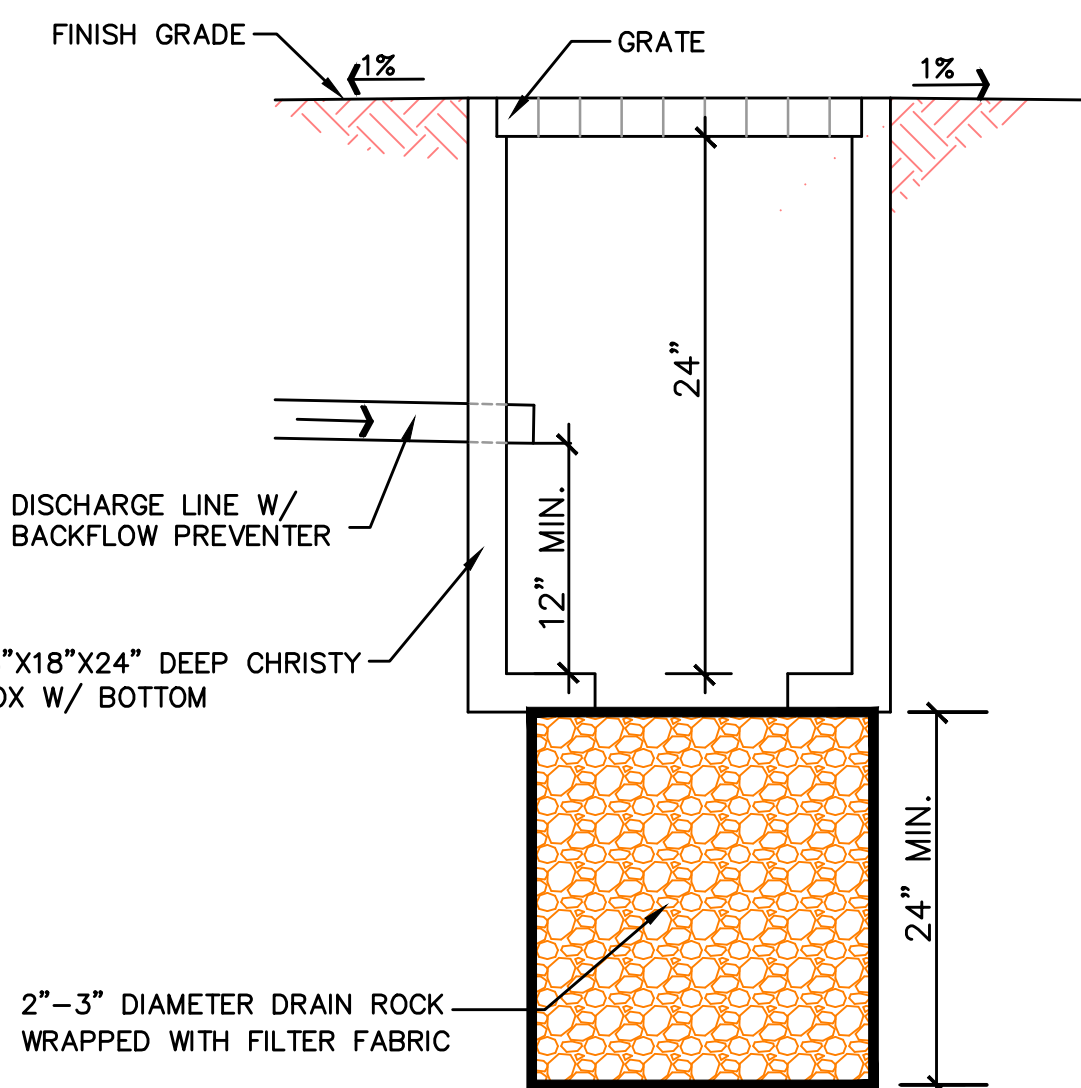
ROOF DOWNSPOUT/SPLASH BLOCK

N.T.S.



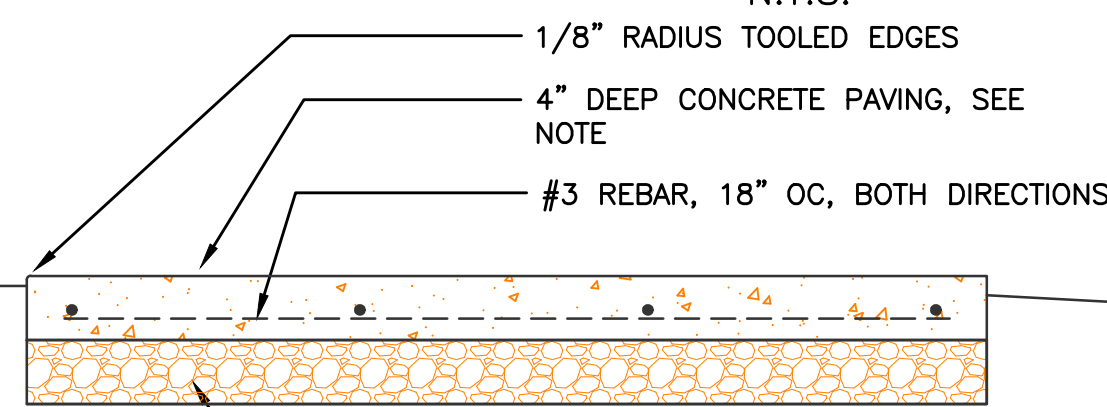
FOOTING DRAIN SUMP DETAIL

N.T.S.



SUMP DISCHARGE BUBBLER

N.T.S.

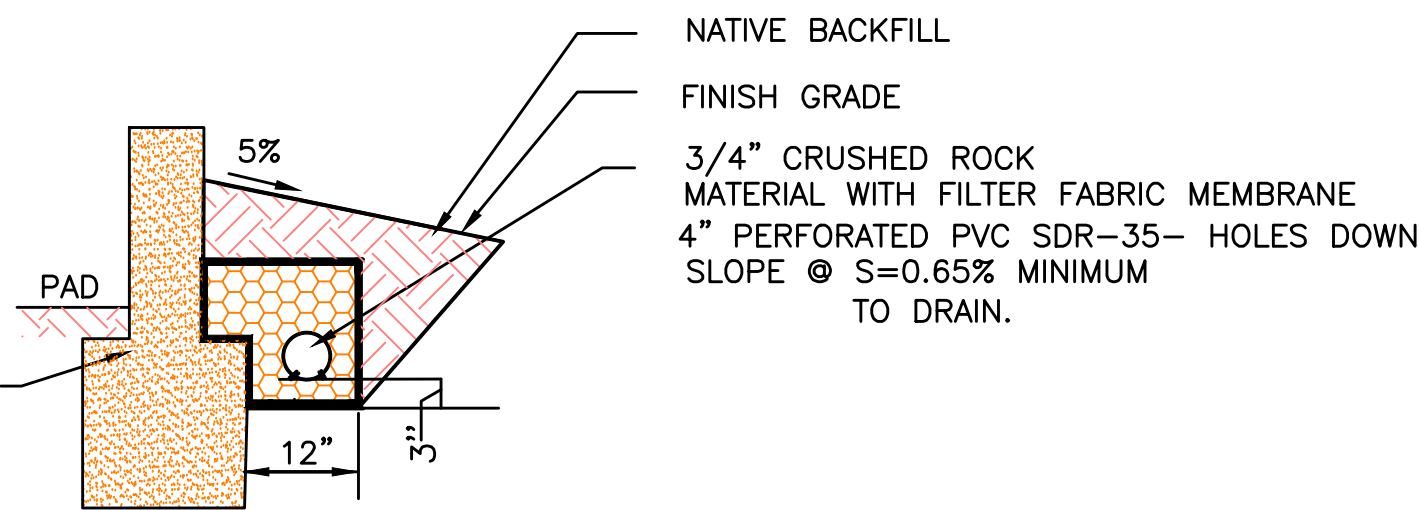


10" CLASS II BASE ROCK COMPACTED TO 90% RELATIVE COMPACTION.

NOTE: SEE STRUCTURAL PLANS FOR UNDERLAYMENT AND THICKENED EDGES FOR BREEZEWAY AND PATIO SLABS.

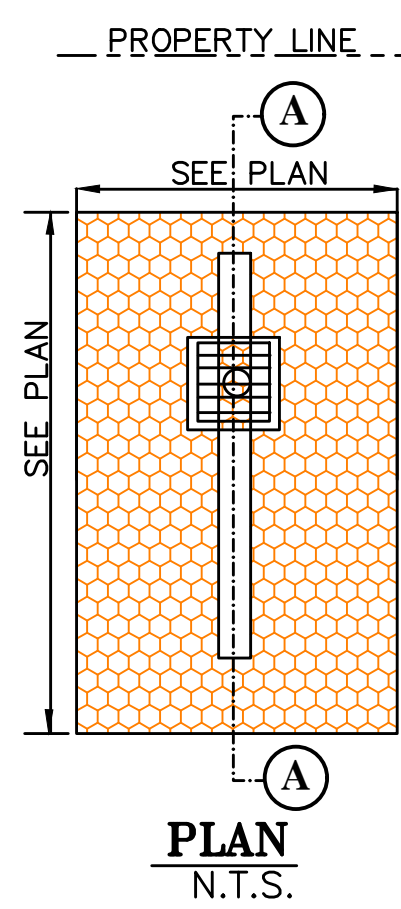
CONCRETE WALKWAY-TYPICAL SECTION

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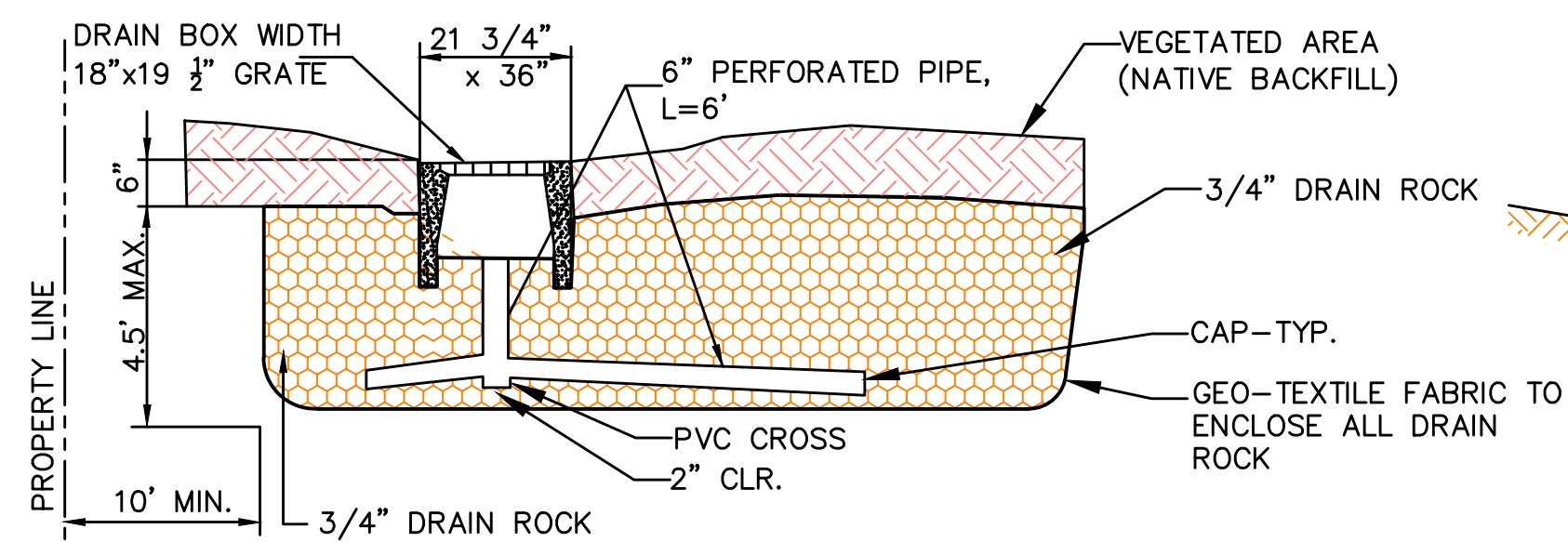


FOOTING DRAINS SYSTEM

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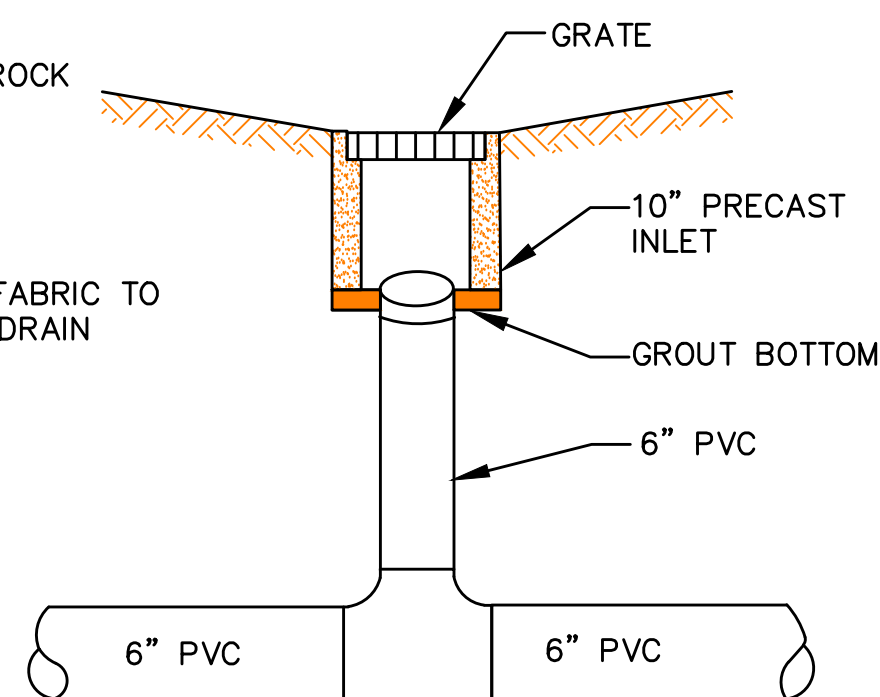
PLAN
N.T.S.



SECTION A-A
N.T.S.

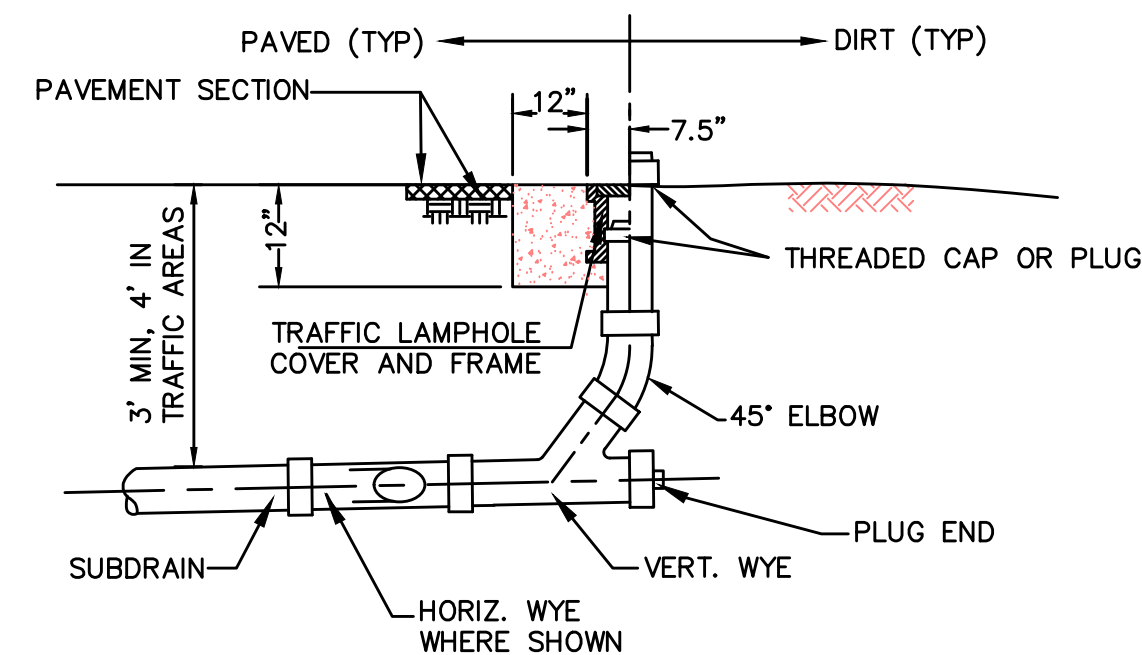
INFILTRATION DEVICE - DETAIL

N.T.S.



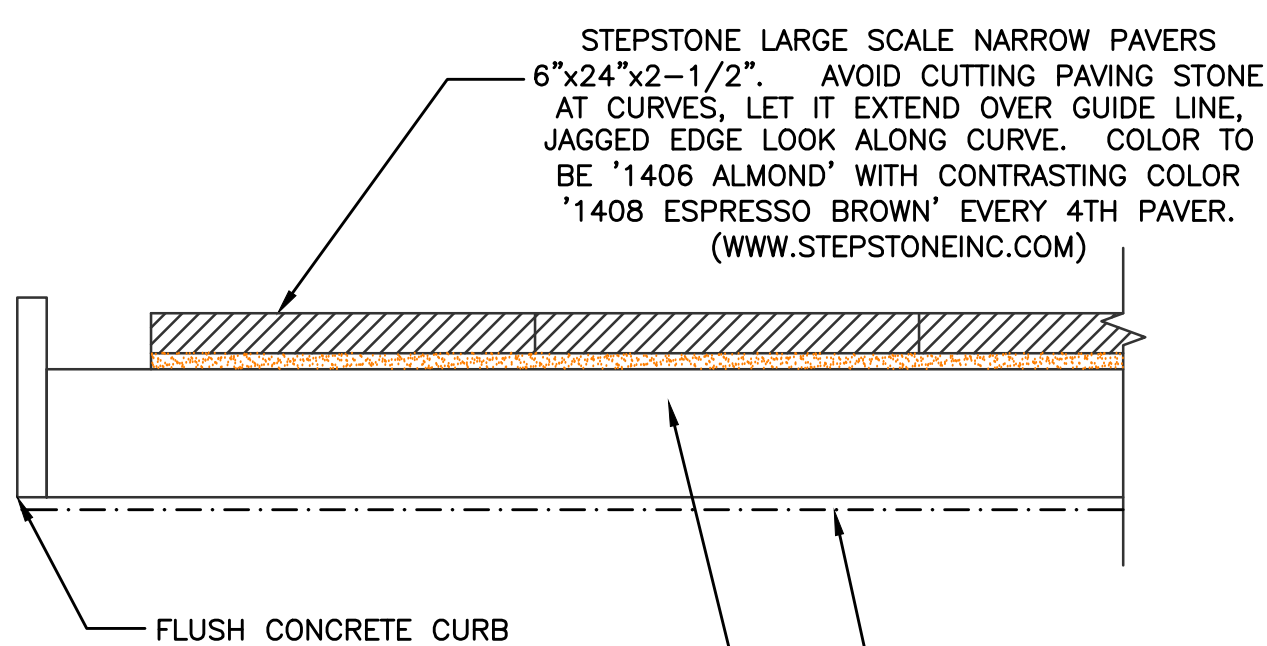
AREA DRAIN DETAIL

N.T.S.



STORMDRAIN CLEANOUT DETAIL

N.T.S.

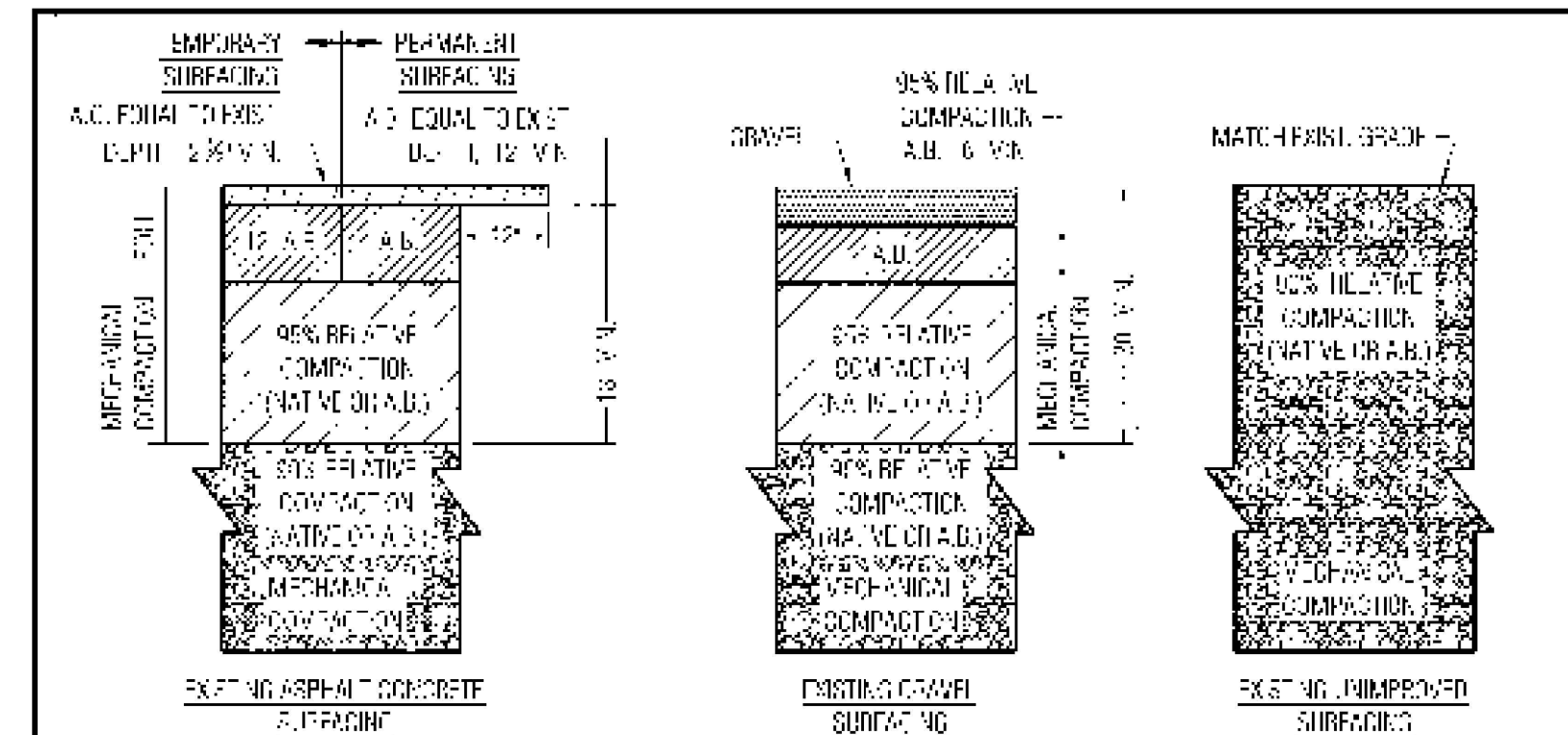


DRIVEWAY PAVERS DETAIL

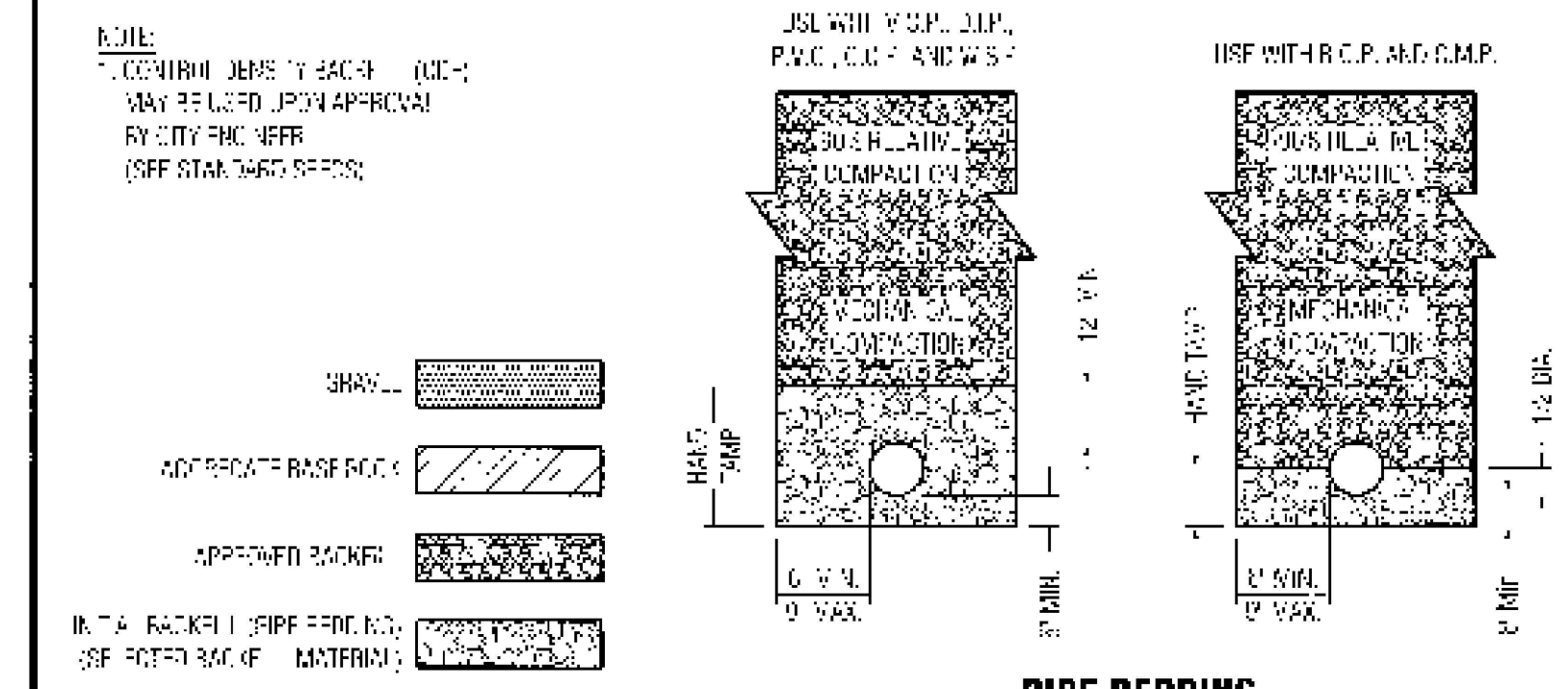
N.T.S.

NOTE:

DRIVEWAY SHALL BE ABLE TO SUPPORT WEIGHT OF EMERGENCY TRUCKS, UP TO 20 TONS. PROJECT SOILS ENGINEER TO INSPECT THE CONSTRUCTION OF THE DRIVEWAY.

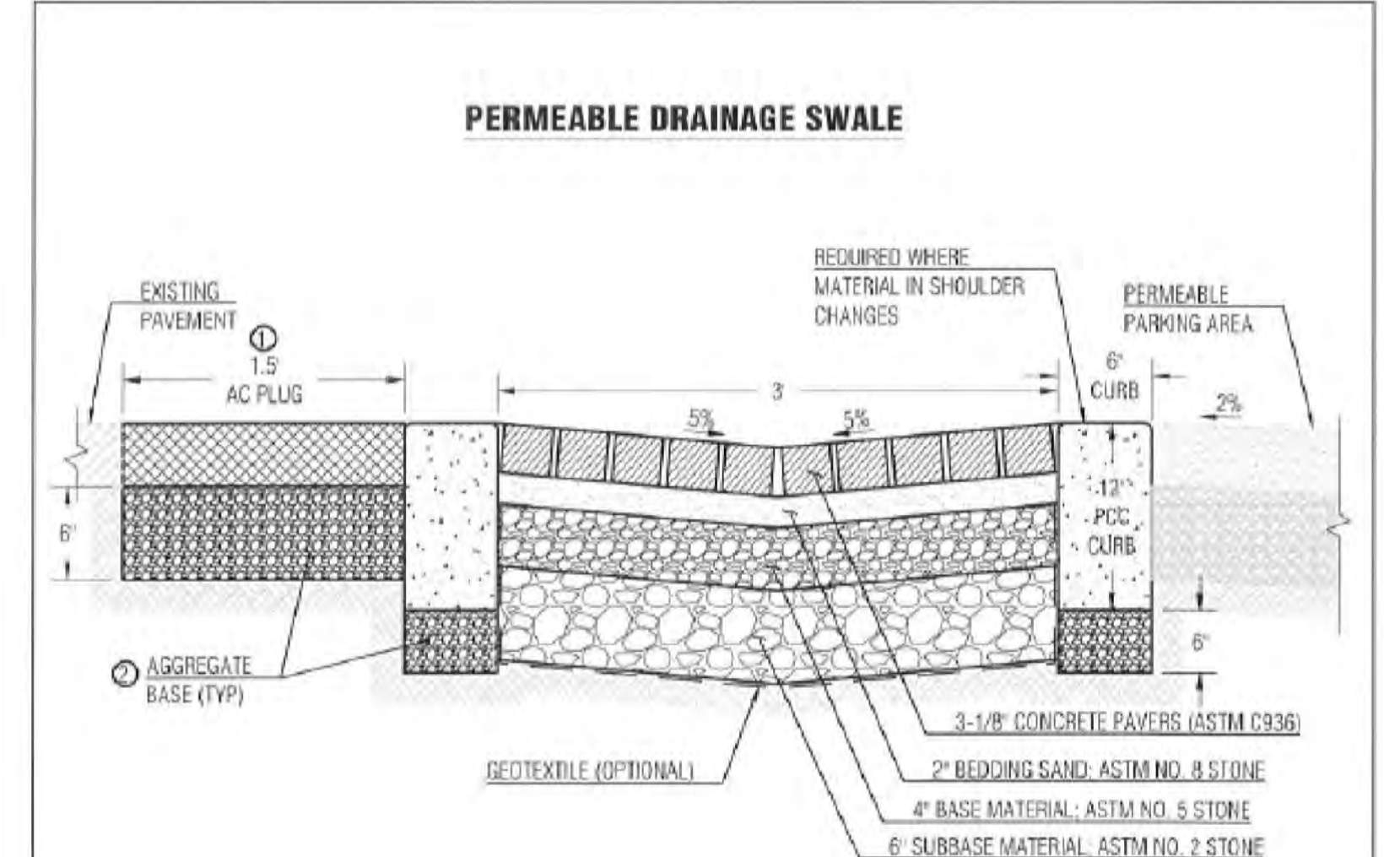


TRENCH PAVING SECTIONS



PIPE BEDDING

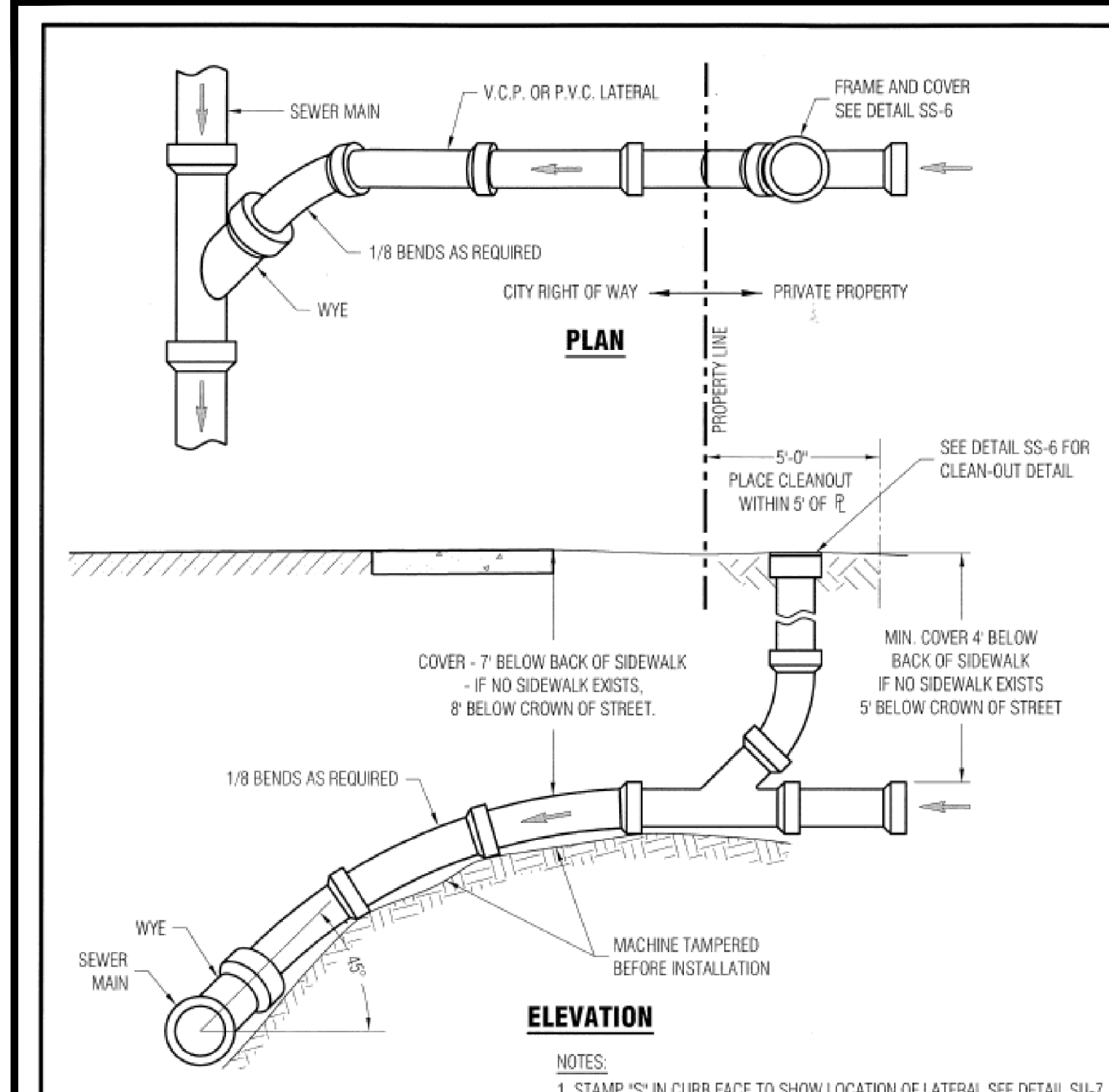
REVISION		ENGINEERING DIVISION	
1	12/12/19	TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS	
APPROVED: [Signature]		SU-19	
STANDARD DETAILS MAY 2010			



PERMEABLE DRAINAGE SWALE

- NOTES:
- AC PLUG SHALL BE 4" THICK OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER. AGGREGATE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
 - INSTALL PAVERS AND ALL BASE MATERIALS PER MANUFACTURERS RECOMMENDATIONS. ALTERNATE DRAINAGE SWALE MAY BE CONSTRUCTED WITH 1-1/2 INCH OR 3/4 INCH COMPACTED CLASS 2 AB (6 INCH THICK ON COMPACTED NATIVE SOIL).
- LEGEND:
- CONCRETE PAVERS, OR APPROVED PERMEABLE MATERIAL FROM SU-20B NOTE 5.a
 - BEDDING SAND
 - SUBBASE MATERIAL
 - PCC
 - AGGREGATE BASE
 - AC PLUG
 - EXISTING PAVEMENT
 - PERMEABLE PARKING AREA
 - NATIVE MATERIAL
 - NOTES

REVISION		ENGINEERING DIVISION	
1	12/12/19	STREET SHOULDER IMPROVEMENT POLICY (SHEET 3 OF 3)	
APPROVED: [Signature]		SU-20C	
STANDARD DETAILS MAY 2010			



REVISION		ENGINEERING DIVISION	
1	12/12/19	SEWER LATERAL AND SEWER RISER	
APPROVED: [Signature]		SS-5	
STANDARD DETAILS MAY 2010			



NRF ENGINEERING SERVICES CO.
 CIVIL ENGINEER
 684 W. HERCULES DRIVE
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 (408) 946-7888

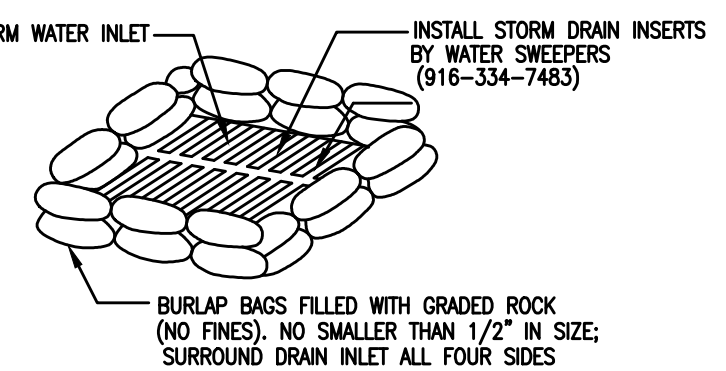
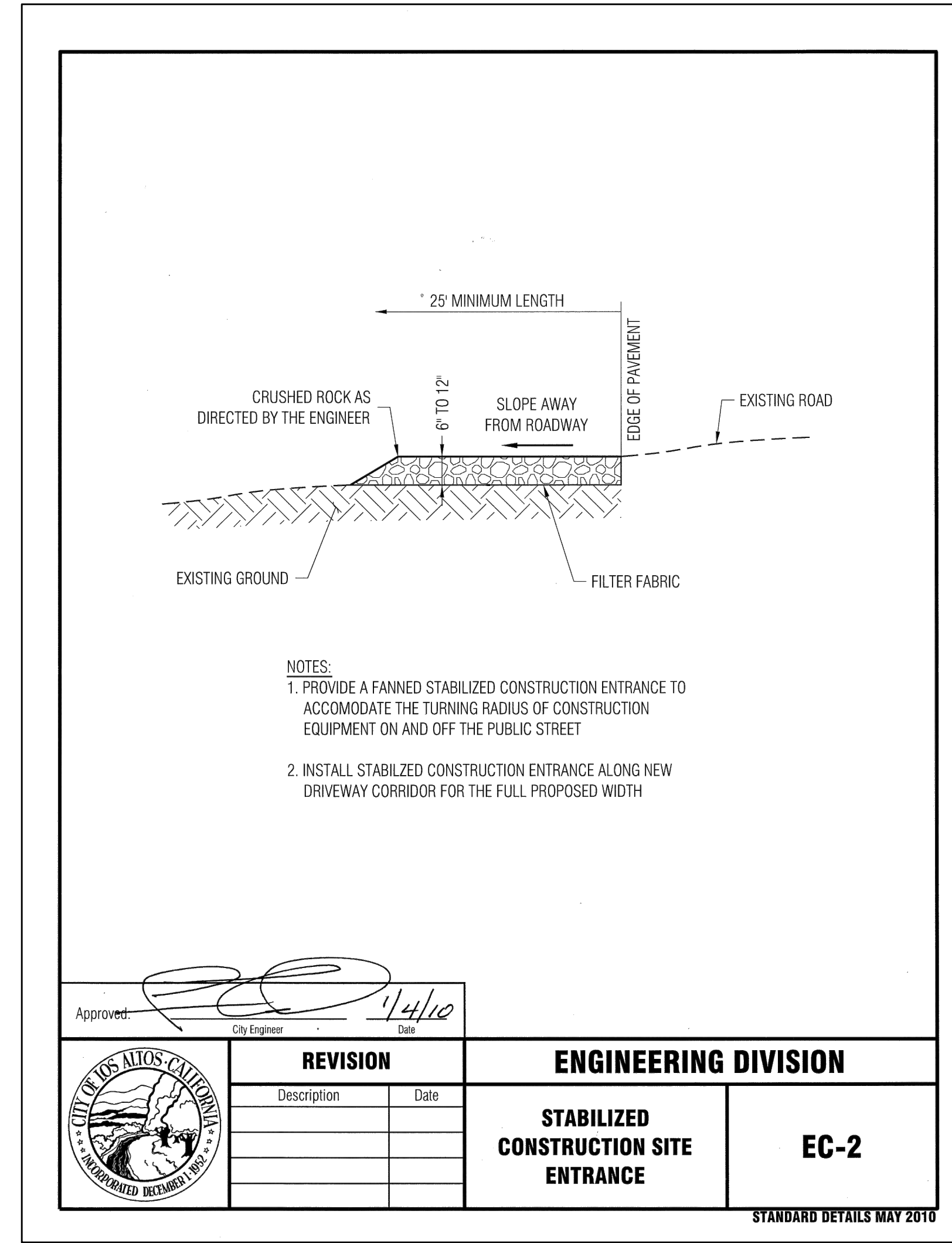
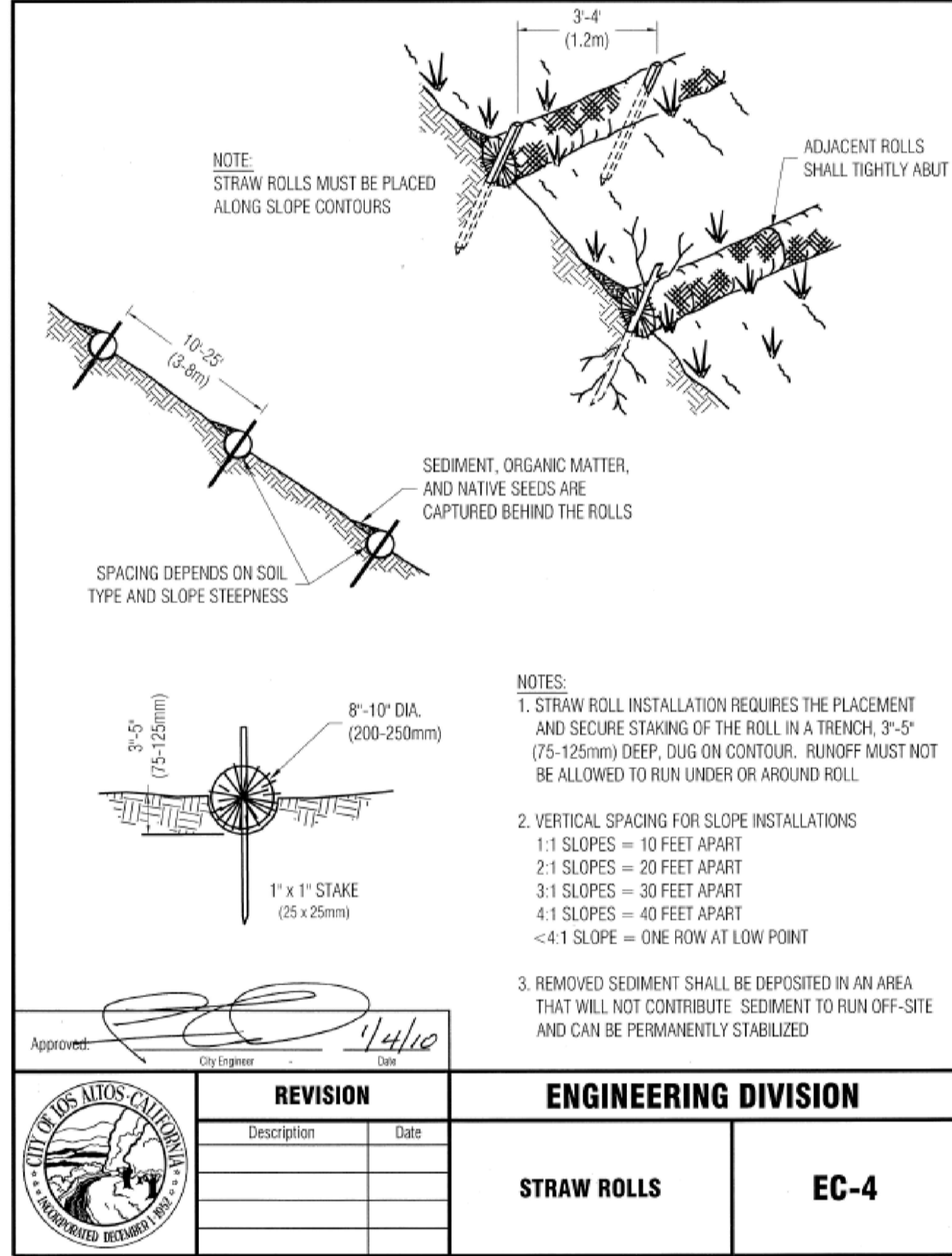
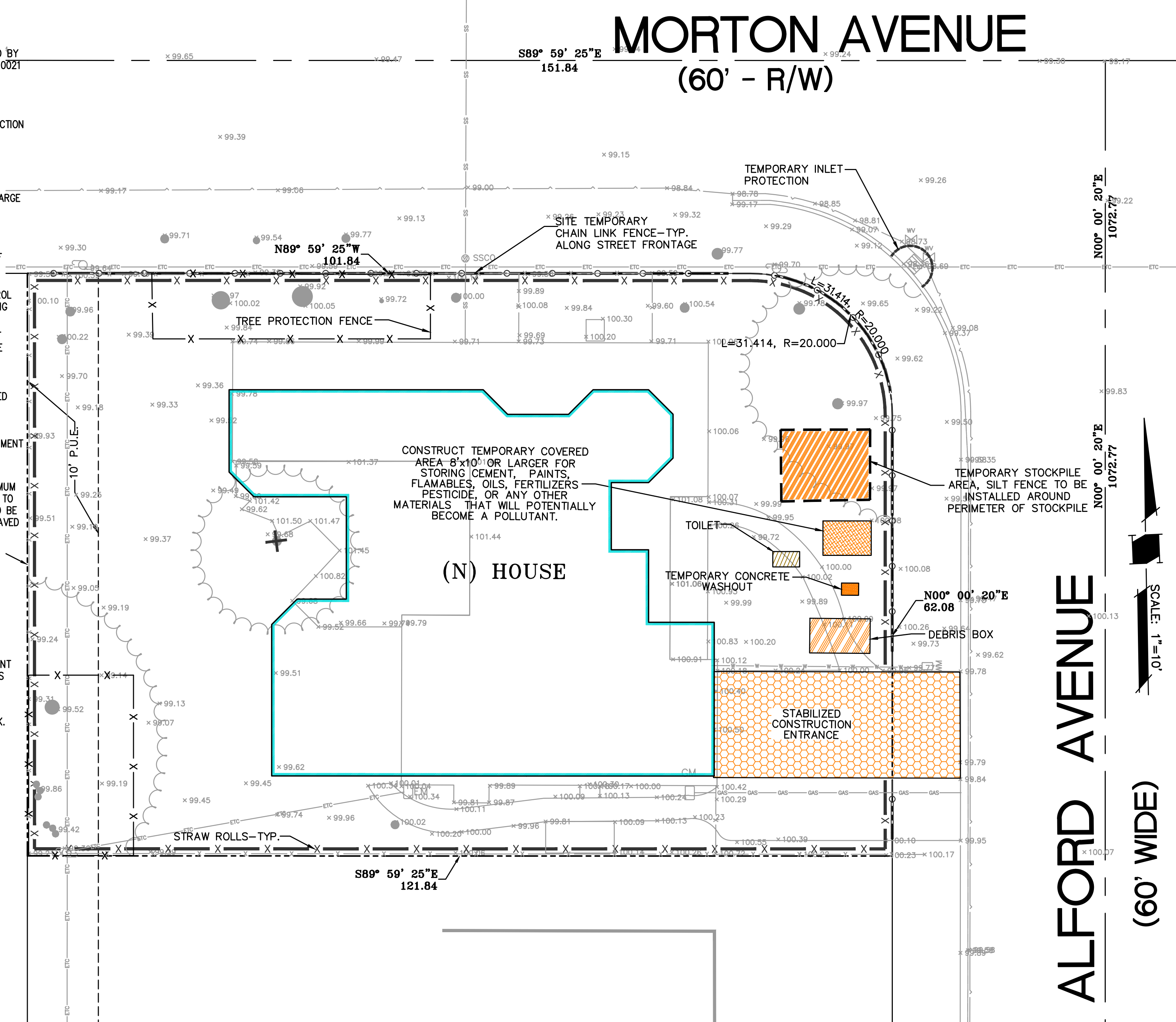
1800 ALFORD AVENUE
 LOS ALTOS
 APN 318-17-023

SANTA CLARA COUNTY
 CALIFORNIA
 MISC. DETAILS

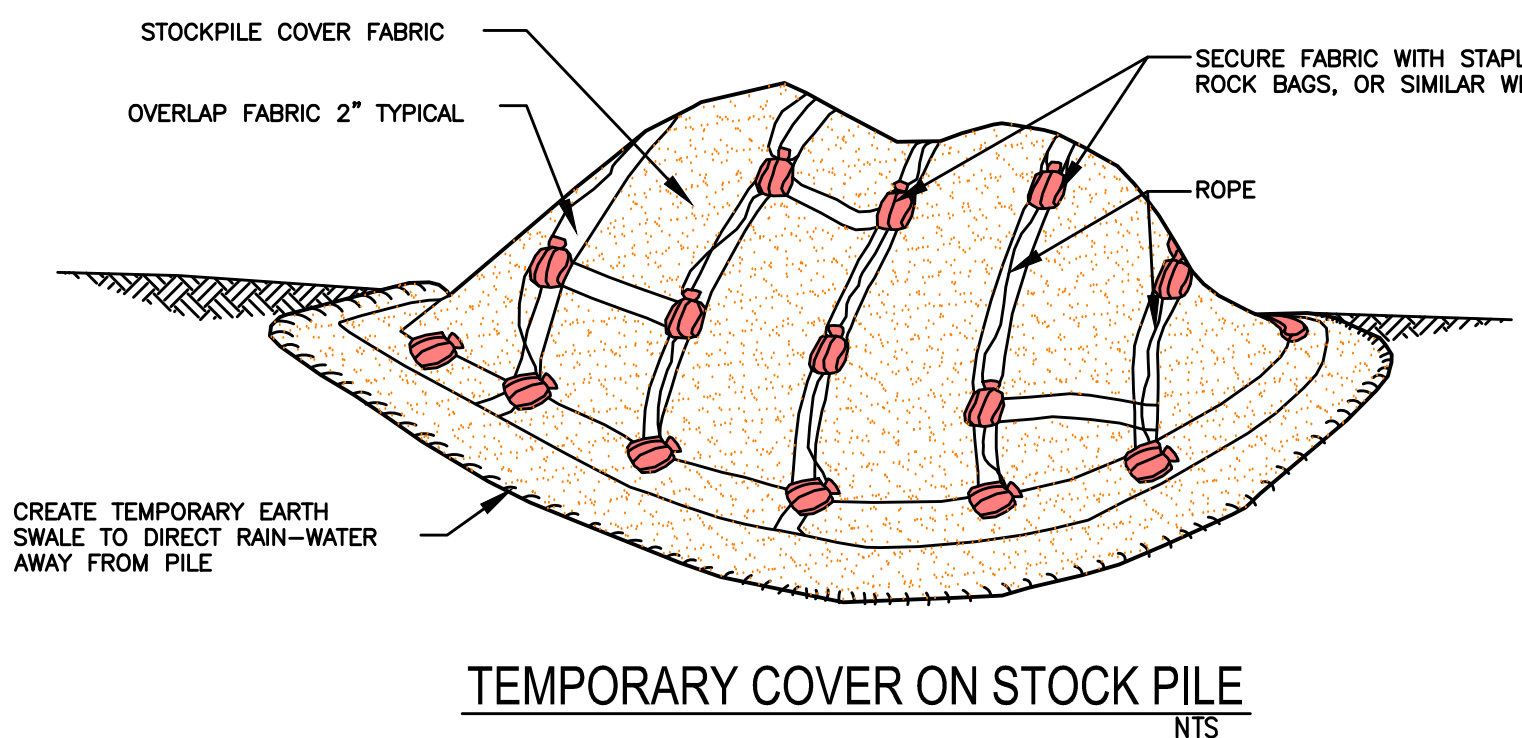
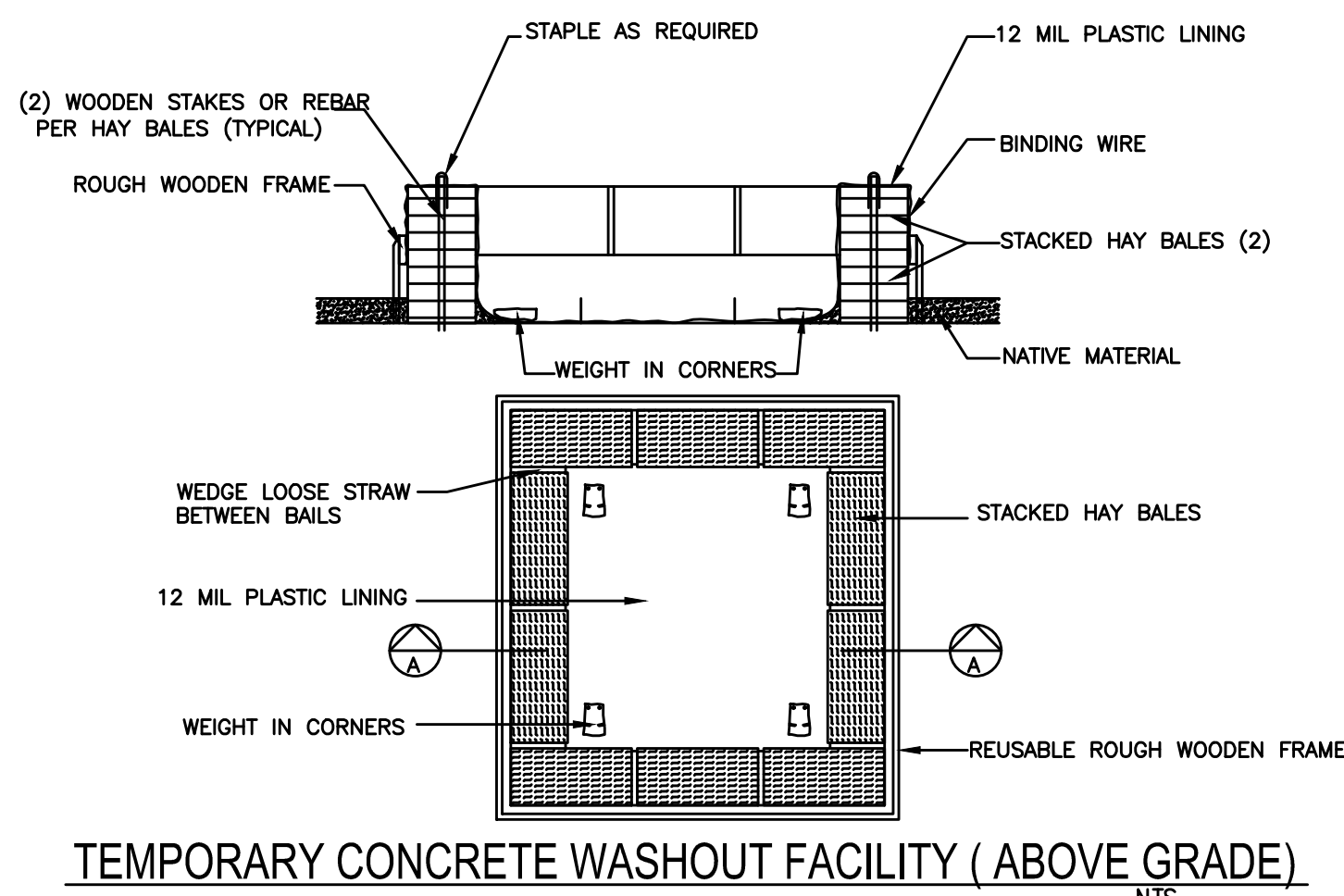
REVISIONS	BY
JOB NO:	
DATE: 11-30-2021	
SCALE: N.T.S.	
DRAWN BY: NR	
SHEET NO:	

EROSION AND SEDIMENT CONTROL NOTES:

- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 029831.
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- 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 DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



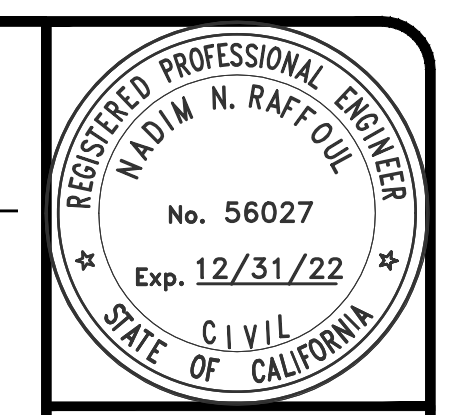
- NOTES:**
- THICKNESS OF FILLED BAGS WHEN LAD SHALL NOT EXCEED 4".
 - ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
 - REMOVE ACCUMULATED SILT, AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES
 - INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.
- BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL**
NTS



LEGEND

— X — X — STRAW WATTLES

- SUPPLEMENTAL:
- NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY IN TO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
 - AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BURLAP SACKS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN IN R.O.W.C.B. S.F. BAY AREA EROSION AND SEDIMENT CONTROL MANUAL.
 - ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IS IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
 - THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO OCTOBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
 - THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING TO GRADING PLAN FOR OTHER INFORMATION.
 - USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.



ENR ENGINEERING SERVICES CO.
CIVIL ENGINEERS
585 WETMORE DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 348-7818

1800 ALFORD AVENUE
LOS ALTOS
APN 318-17-023

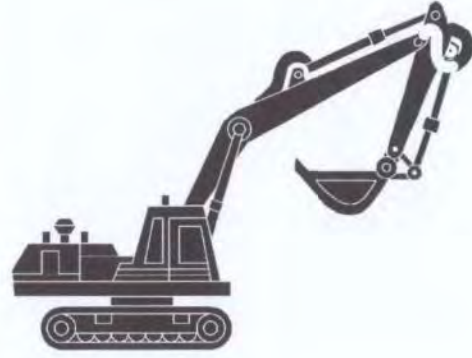
EROSION CONTROL PLAN

REVISIONS BY

JOB NO:
DATE: 11-30-2021
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO:
C-3
OF 4 SHEETS

Heavy Equipment Operation

Best Management Practices for the Construction Industry



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

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

Storm Water Pollution from Heavy Equipment on Construction Sites

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

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

Roadwork and Paving

Best Management Practices for the Construction Industry



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

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

- During Construction**
- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
 - Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
 - Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- Storm Drain Pollution from Roadwork**
- Road paving, surfacing, and pavement removal happen right in the heart of the community, and numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and transport materials properly and guard against pollution of storm drains, creeks, and the Bay.

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
 - Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or covered trucks and trailers.
 - Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
 - Clean up all spills and leaks using "dry" methods (with absorbent materials, and/or rags), or dig up, remove, and properly dispose of contaminated soil.
 - Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
 - Avoid over-application by water trucks for dust control.
- Asphalt/Concrete Removal**
- Avoid creating access dust when breaking asphalt or concrete.
 - After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
 - When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
 - Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



- Best Management Practices for the**
- Masons and bricklayers
 - Sidewalk construction crews
 - Patio construction workers
 - Construction inspectors
 - General contractors
 - Home builders
 - Developers
 - Concrete delivery/pumping workers

- Doing The Job Right**
- General Business Practices**
- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways. Where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
 - Wash out chutes onto dirt areas at site that do not flow to streets or drains.
 - Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
 - Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
 - Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.
- Storm Drain Pollution from Fresh Concrete and Mortar Applications**
- Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, 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 Plant: **(650) 329-2598**
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: **(650) 947-2752**
Engineering Department: **(650) 947-2780**



NMP ENGINEERING SERVICES CO.
CIVIL ENGINEER
888 WILSON DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 347-7368

CALIFORNIA

LOS ALTOS

1800 ALFORD AVENUE

SANTA CLARA COUNTY

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



- Best Management Practices for the**
- Landscapers
 - Gardeners
 - Swimming pool/spa service and repair workers
 - General contractors
 - Home builders
 - Developers
 - Homeowners

- Doing The Right Job**
- General Business Practices**
- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
 - Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
 - Schedule grading and excavation projects during dry weather.
 - Use temporary check dams or ditches to divert runoff away from storm drains.
 - Protect storm drains with sandbags or other sediment controls.
 - Re-vegetation is an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance**
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
 - Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
 - In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
 - In San Jose, leave yard waste for curbside recycling pickup in bins in the street, 18 inches from the curb and completely out of the flow line to any storm drain.
- Pool/Fountain/Spa Maintenance**
- Draining Pools Or Spas**
- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on low rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
 - If possible, when emptying a pool or spa, let chlorine dissipate in a fenced area, then recycle/reuse water by draining it gradually into a landscaped area.
 - Do not use copper-based algicides. Control algae with chlorine or other alternatives, such as sodium bromide.
- Filter Cleaning**
- Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and grade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
 - If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



- Best Management Practices for the**
- Homeowners
 - Painters
 - Paperhangers
 - Plasterers
 - Graphic artists
 - Dry wall crews
 - Floor covering installers
 - General contractors
 - Home builders
 - Developers

- Doing The Job Right**
- Handling Paint Products**
- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
 - When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
 - Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pop-1978 buildings exterior 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 waste, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

- Painting Cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
 - For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
 - For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Paint Removal**
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
 - When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment facility to find out if you can collect (pop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.
- Recycle/Reuse Leftover Paints Whenever Possible**
- Recycle or donate excess water-based (latex) paint, or return to supplier.
 - Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
 - Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.



Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

- A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the sewer. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

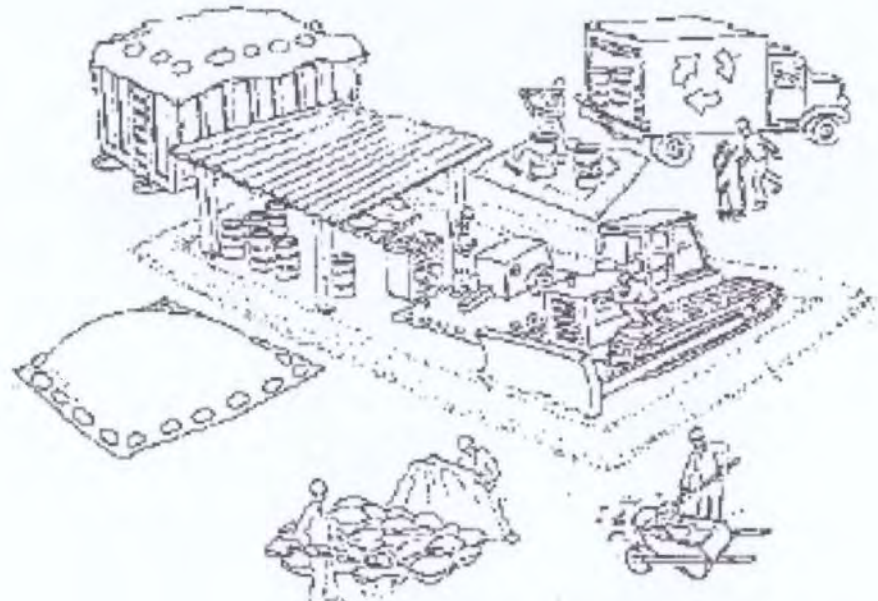
Blueprint for a Clean Bay

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



- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations**
- 1. Check for Toxic Pollutants
 - Check for odors, discoloration, or an oily sheen on groundwater.
 - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - If contamination is suspected, have the water tested by a certified laboratory.
 - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
 - 2. Check for Sediment Levels
 - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain. If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
 - If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or sifter fabric wrapped around end of suction pipe.
 - When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

General Construction And Site Supervision

Best Management Practices For Construction



- Best Management Practices for the**
- General contractors
 - Site supervisors
 - Inspectors
 - Home builders
 - Developers

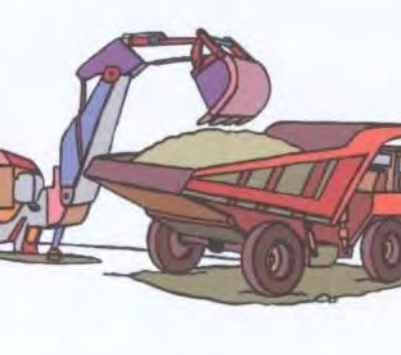
Storm Drain Pollution from Construction Activities

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

- Doing The Job Right**
- General Principals**
- Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streams, 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 wet 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 (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.
 - Inform 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 engine maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
 - Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



- Best Management Practices for the**
- Bulldozer, back hoe, and grading machine operators
 - Dump truck drivers
 - Site supervisors
 - General contractors
 - Home builders
 - Developers

- Doing The Job Right**
- General Business Practices**
- Schedule excavation and grading work during dry weather.
 - Perform major equipment repairs away from the job site.
 - When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
 - Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction**
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - Protect down slope drainage courses, streams, and storm drains with berms, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

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

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

BLUEPRINT FOR A CLEAN BAY

DESIGNED BY: LARRY LIND	APPROVED BY: [Signature]	CITY OF LOS ALTOS CITY ENGINEER	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CHECKED BY: [Signature]	SHEET OF SHEETS	SCALE: N.T.S.
DRAWING NO:			JOB NO:
DATE:			11-30-2021
SCALE:			N.T.S.
DRAWN BY: NR			SHEET NO:

SURVEYOR'S NOTES:

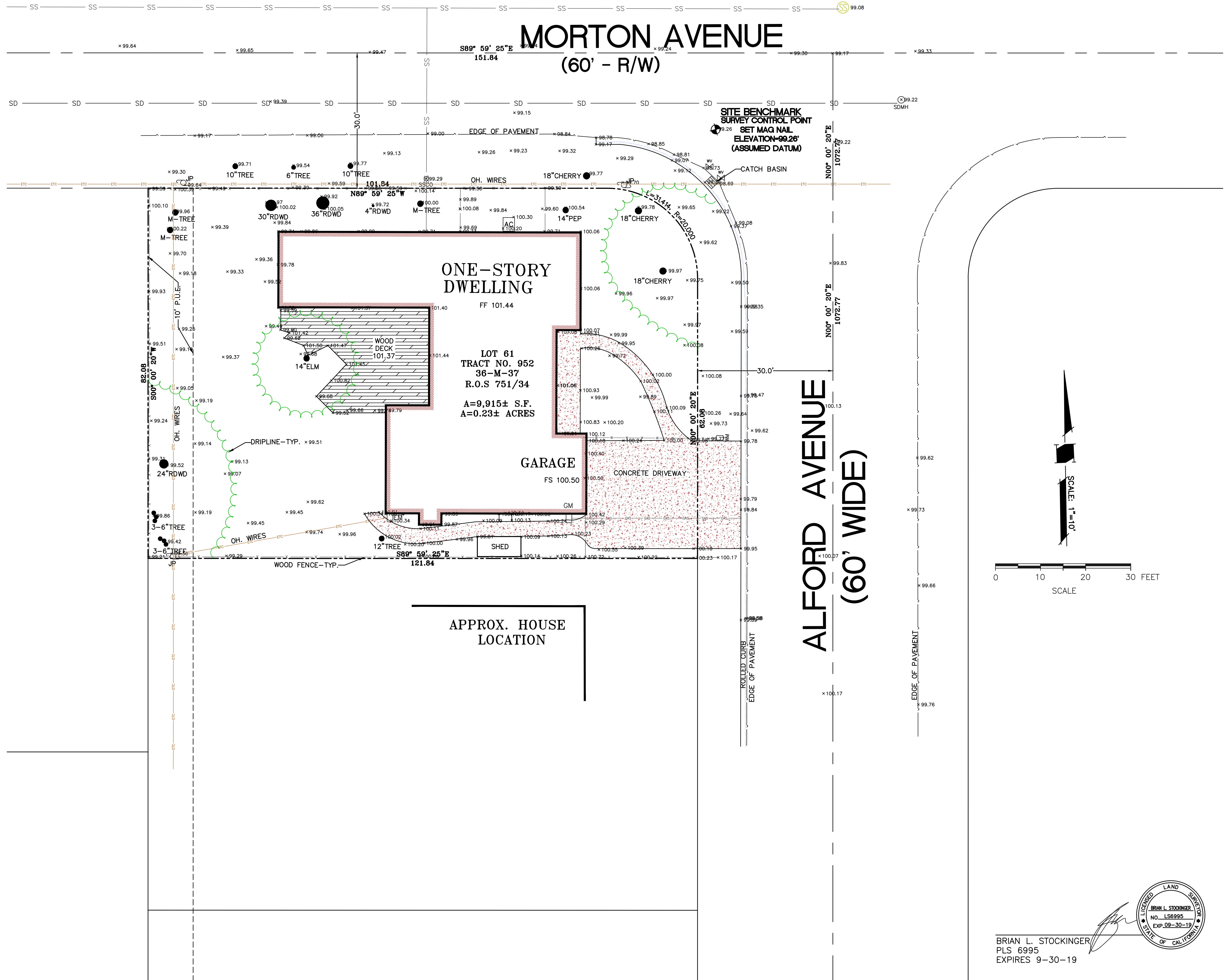
- DATE OF SURVEY: FEBRUARY, 2019
- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY.
- ASSESSOR'S PARCEL NUMBER: 318-17-023
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

ABBREVIATIONS

- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- TC TOP OF CURB
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

LEGEND

- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- FENCE LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- JOINT POLE
- GUY ANCHOR
- TREE, SIZE AND TYPE AS NOTED
- GAS LINE
- WATER LINE
- CONCRETE
- GAS METER



NFR ENGINEERING
 CIVIL ENGINEER
 685 WETBERG DRIVE
 SAN JOSE, CALIFORNIA 95023
 (408) 948-785

1800 ALFORD AVENUE
 LOS ALTOS, CA.
 APN 318-17-023
 SANTA CLARA COUNTY
 CALIFORNIA

TOPOGRAPHIC SURVEY

REVISIONS	BY

JOB NO: _____
 DATE: 2-25-2019
 SCALE: 1" = 10'
 DRAWN BY: NR
 SHEET NO: _____

BRIAN L. STOCKINGER
 PLS 6995
 EXPIRES 9-30-19