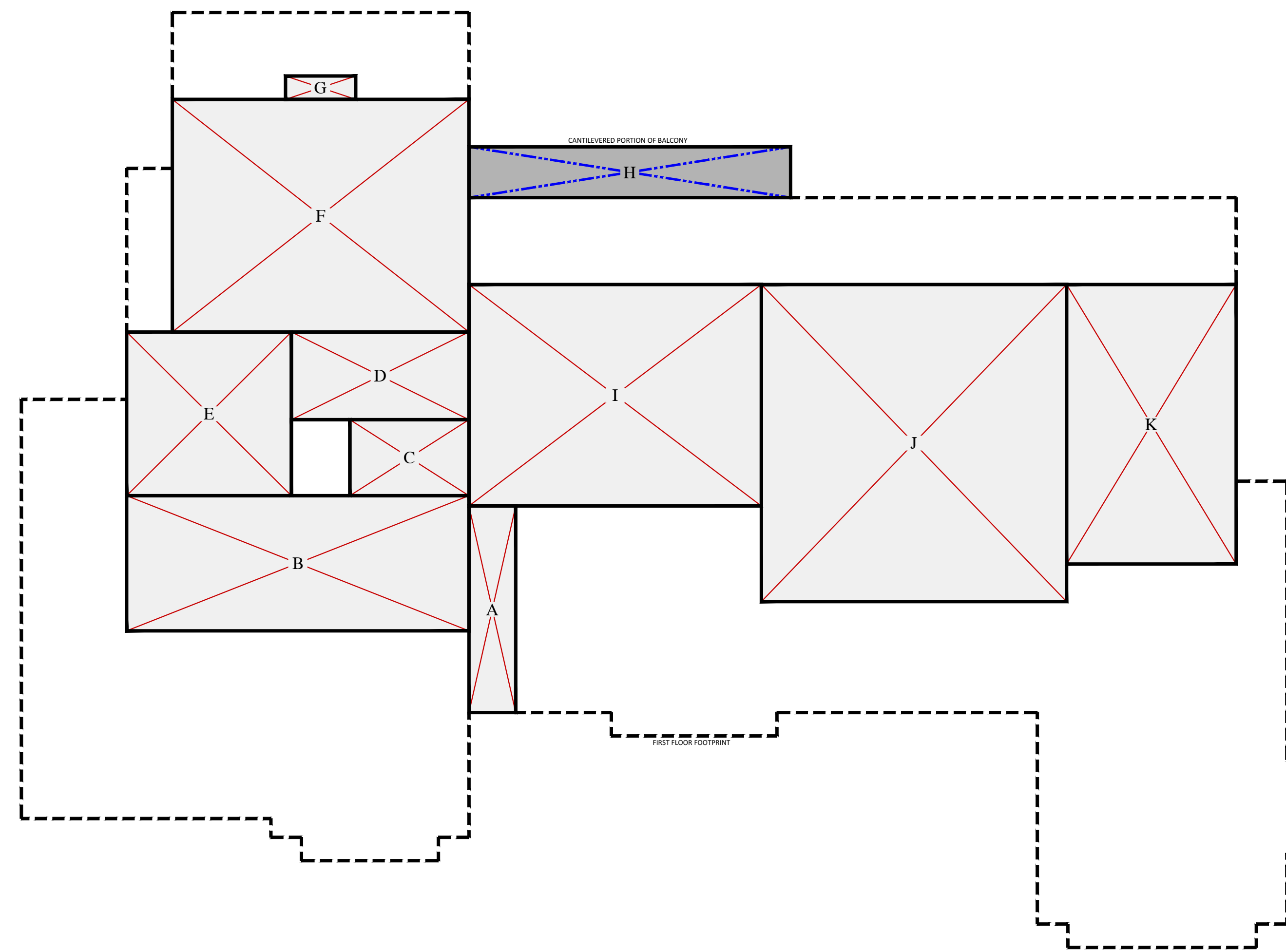


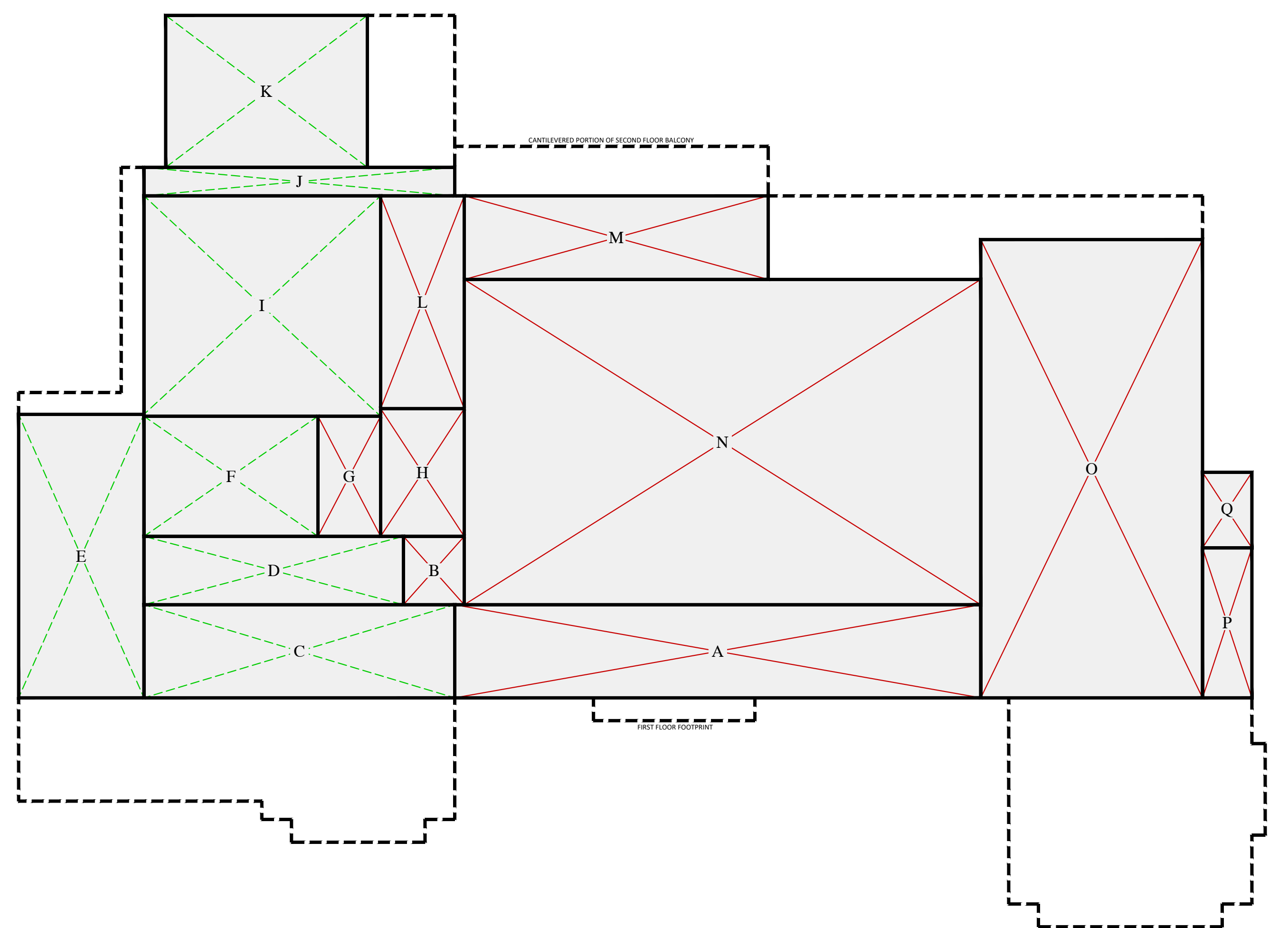
1 FIRST FLOOR AREA DIAGRAM

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



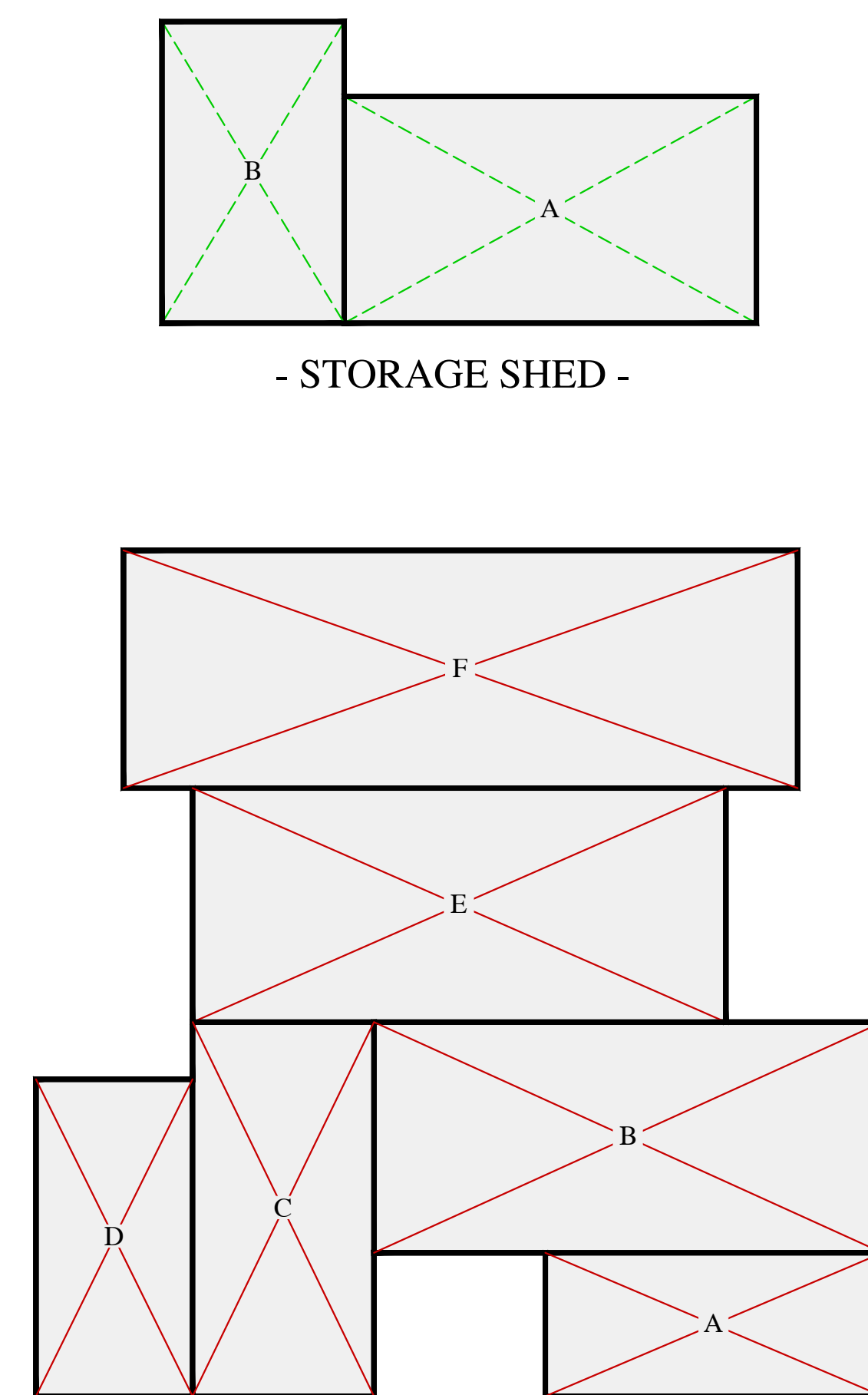
3 BASEMENT FLOOR AREA DIAGRAM

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



2 SECOND FLOOR AREA DIAGRAM

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



4 EXISTING STRUCTURES

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

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

FIRST FLOOR AREA AND COVERAGE CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
C	11'-0" X 8'-10"	102		102
D	13'-0" X 13'-2"	178		178
E	11'-0" X 2'-0"	23		23
F	16'-11" X 23'-5"	634		634
G	21'-4" X 23'-0"		506	506
H	21'-4" X 12'-1"	259		259
I	29'-3" X 19'-9"	578		578
J	17'-8" X 13'-4"	236		236
L	27'-8" X 30'-10"	848		848
N	38'-1" X 27'-0"	1,029		1,029
O	23'-7" X 13'-2"	312		312
P	21'-4" X 31'-3"	667		667
Q	1'-2" X 8'-0"	10		10
R	16'-1" X 2'-0"	32		32
FLOOR AREA SUBTOTAL		4,908	506	5,414
A	14'-2" X 2'-0"		28	28
B	11'-0" X 4'-4"		50	50
K	7'-8" X 13'-4"		102	102
M	36'-1" X 3'-10"		146	146
LOT COVERAGE SUBTOTAL				5,740

SECOND FLOOR AREA AND COVERAGE CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	4'-0" X 17'-8"	71		71
B	29'-3" X 11'-7"	338		338
C	10'-3" X 6'-0"	62		62
D	10'-20" X 7'-0"	114		114
E	14'-7" X 14'-0"	197		197
F	26'-4" X 19'-11"	504		504
G	6'-4" X 2'-0"	12		12
I	20'-0" X 18'-11"	474		474
J	26'-1" X 27'-1"	708		708
K	14'-6" X 23'-11"	347		347
FLOOR AREA SUBTOTAL		2,831		2,831
H	27'-0" X 4'-4"		120	120
LOT COVERAGE SUBTOTAL				120

BASEMENT FLOOR AREA CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	46'-2" X 8'-2"	377		377
B	5'-4" X 6'-0"	32		32
C	27'-3" X 8'-2"		223	223
D	22'-0" X 6'-0"		137	137
E	11'-0" X 24'-10"		274	274
F	19'-3" X 12'-6"		161	161
G	9'-8" X 10'-6"		58	58
H	7'-4" X 11'-2"		82	82
I	20'-0" X 19'-2"		401	401
J	27'-3" X 2'-0"		54	54
K	17'-8" X 13'-4"		236	236
L	7'-4" X 18'-8"		137	137
M	26'-8" X 7'-4"		196	196
N	45'-4" X 28'-6"		1,293	1,293
O	19'-0" X 42'-2"		782	782
P	4'-4" X 13'-2"		57	57
Q	4'-4" X 6'-8"		29	29
FLOOR AREA SUBTOTAL		3,043	1,500	4,543

DWELLING TO BE CONVERTED FLOOR AREA CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	18'-4" X 7'-10"	138		138
B	27'-3" X 12'-4"	335		335
C	9'-10" X 20'-2"	192		192
D	8'-5" X 11'-3"	138		138
E	29'-0" X 12'-9"	364		364
F	38'-7" X 12'-11"	470		470
FLOOR AREA SUBTOTAL		1,637		1,637

SHED STRUCTURE FLOOR AREA CALCULATIONS:				
SECTION	DIMENSIONS	HABITABLE	NON-HABITABLE	AREA (SQ. FT.)
A	22'-0" X 12'-4"		275	275
B	9'-11" X 16'-6"		162	162
FLOOR AREA SUBTOTAL			437	437

FLOOR AREA SUMMARY:				
FLOOR AREA I.D.	AREA (SQ. FT.)		DEVELOPMENT	
	HABITABLE	NON-HABITABLE	EXISTING	NEW
FIRST FLOOR	4,908	506		5,414
SECOND FLOOR	2,831	0	0	2,831
BASEMENT FLOOR	3,043	1,500		4,543
DWELLING TO BE CONVERTED	1,637	0	1,637	0
STORAGE SHED	0	437	0	437
SQUARE FOOTAGE SUBTOTAL	12,419	2,443	2,074	12,788
TOTAL SQUARE FOOTAGE (SQ. FT.)	14,862			
FIRST FLOOR			0	5,414
SECOND FLOOR			0	2,831
DWELLING TO BE CONVERTED			1,637	0
STORAGE SHED			437	0
FLOOR AREA SUBTOTAL			2,074	8,245
TOTAL FLOOR AREA (SQ. FT.)			10,319	

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

DG Design

4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-579-2004  
925-400-7766  
dgdesign.ca@comcast.net

Drawings Prepared By:

DINO GARCIA  
PBD

MEMBER

A | I  
B | D

AMERICAN INSTITUTE of  
BUILDING DESIGN

Project Title

GIOVANNOTTO RESIDENCE  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022

APN: 175-19-042

Project No.

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

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

Sheet Title

FLOOR AREA AND  
COVERAGE

Drawing No.

A0.1



PREPARED BY:

*Dino Garcia*  
DINO GARCIA  
PBD



PROJECT TITLE

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APN: 175-19-042

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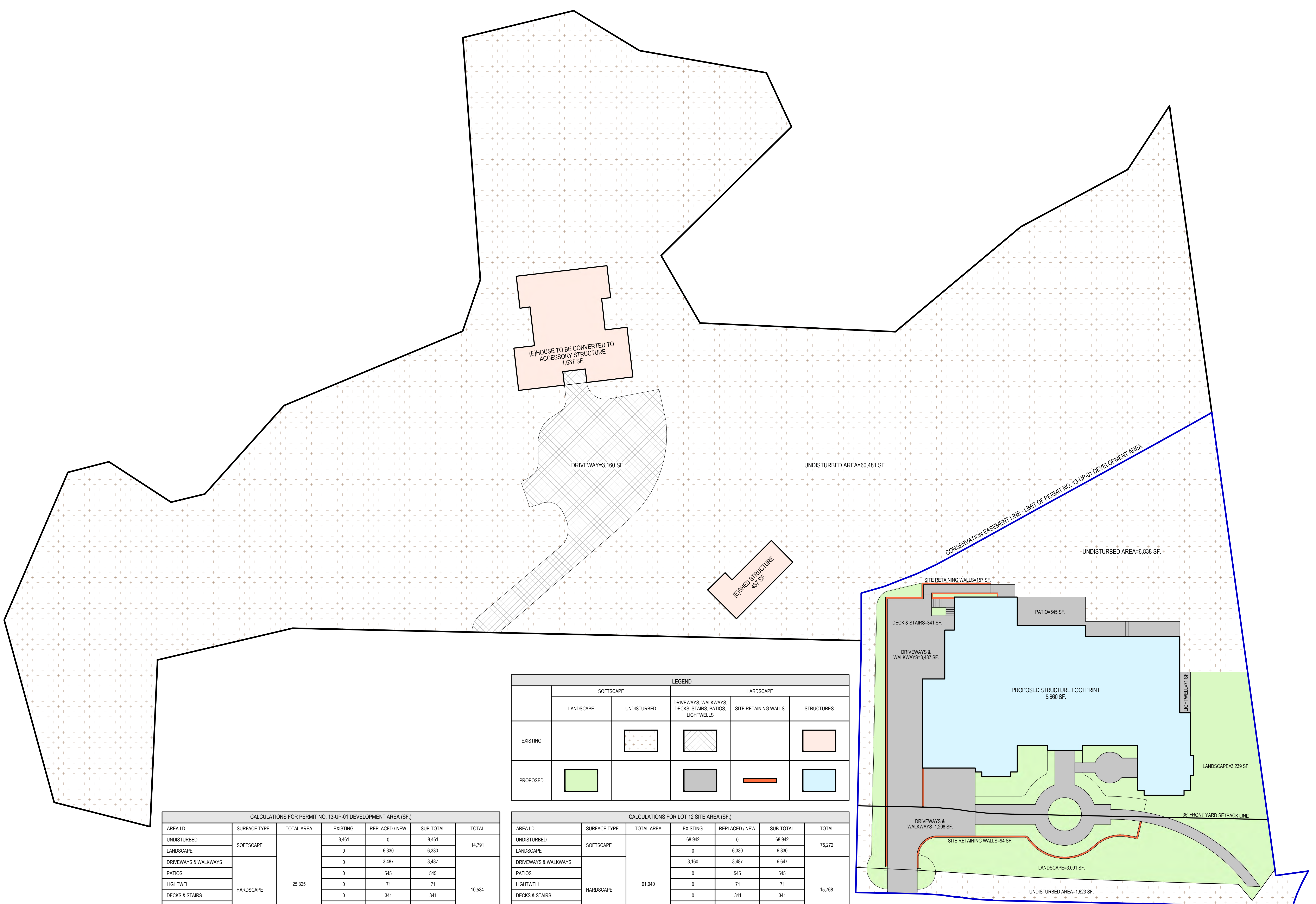
SHEET TITLE

**SITE AREA DIAGRAM  
AND CALCULATIONS**

DRAWING NO.

**A0.2**

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



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

CALCULATIONS FOR PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)						
AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE	25,325	8,461	0	8,461	14,791
LANDSCAPE			0	6,330	6,330	
DRIVEWAYS & WALKWAYS			0	3,487	3,487	
PATIOS			0	545	545	
LIGHTWELL			0	71	71	
DECKS & STAIRS			0	341	341	10,534
SITE RETAINING WALLS	HARDSCAPE	0	230	230		
STRUCTURES		0	5,860	5,860		
TOTAL			8,461	16,864	25,325	25,325
NET LOT AREA						25,325
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					1,302
	PERCENTAGE					21.6%
LANDSCAPE BREAKDOWN	TOTAL HARDSCAPE AREA					10,534
	EXISTING SOFTSCAPE (UNDISTURBED) AREA					8,461
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA					6,330

CALCULATIONS FOR LOT 12 SITE AREA (SF.)						
AREA I.D.	SURFACE TYPE	TOTAL AREA	EXISTING	REPLACED / NEW	SUB-TOTAL	TOTAL
UNDISTURBED	SOFTSCAPE	91,040	68,942	0	68,942	75,272
LANDSCAPE			0	6,330	6,330	
DRIVEWAYS & WALKWAYS			3,160	3,487	6,647	
PATIOS			0	545	545	
LIGHTWELL			0	71	71	
DECKS & STAIRS			0	341	341	15,768
SITE RETAINING WALLS	HARDSCAPE	0	230	230		
STRUCTURES		2,074	5,860	7,934		
TOTAL			74,176	16,864	91,040	91,040
NET LOT AREA						91,040
FRONT YARD HARDSCAPE	AREA (SQ.FT.)					1,302
	PERCENTAGE					21.6%
LANDSCAPE BREAKDOWN	TOTAL HARDSCAPE AREA					15,768
	EXISTING SOFTSCAPE (UNDISTURBED) AREA					68,942
	NEW SOFTSCAPE (NEW LANDSCAPING) AREA					6,330

FRONT YARD HARDSCAPE CALCULATIONS FOR PERMIT NO. 13-UP-01 DEVELOPMENT AREA (SF.)						
AREA I.D.	SURFACE TYPE	EXISTING	REPLACED / NEW	SUB-TOTAL	SUB-TOTAL	FRONT YARD AREA
UNDISTURBED	SOFTSCAPE	1,623	0	1,623	4,714	6,016
LANDSCAPE		0	3,091	3,091		
DRIVEWAYS & WALKWAYS		0	1,208	1,208		
SITE RETAINING WALLS	HARDSCAPE	0	94	94	1,302	
TOTAL AREA		1,623	4,393	6,016	6,016	



**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-579-2004  
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dgdesign.ca@comcast.net

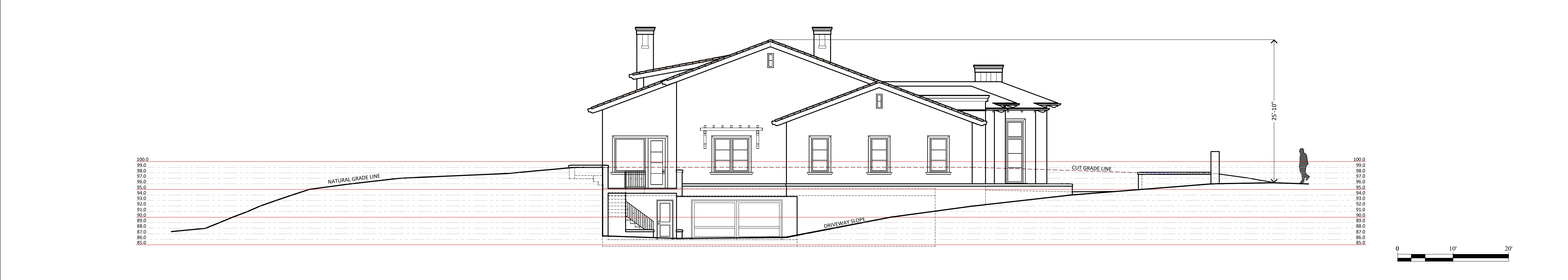
Drawings Prepared By:

*Dino Garcia*  
DINO GARCIA  
PBD

MEMBER  
**A | I | B | D**  
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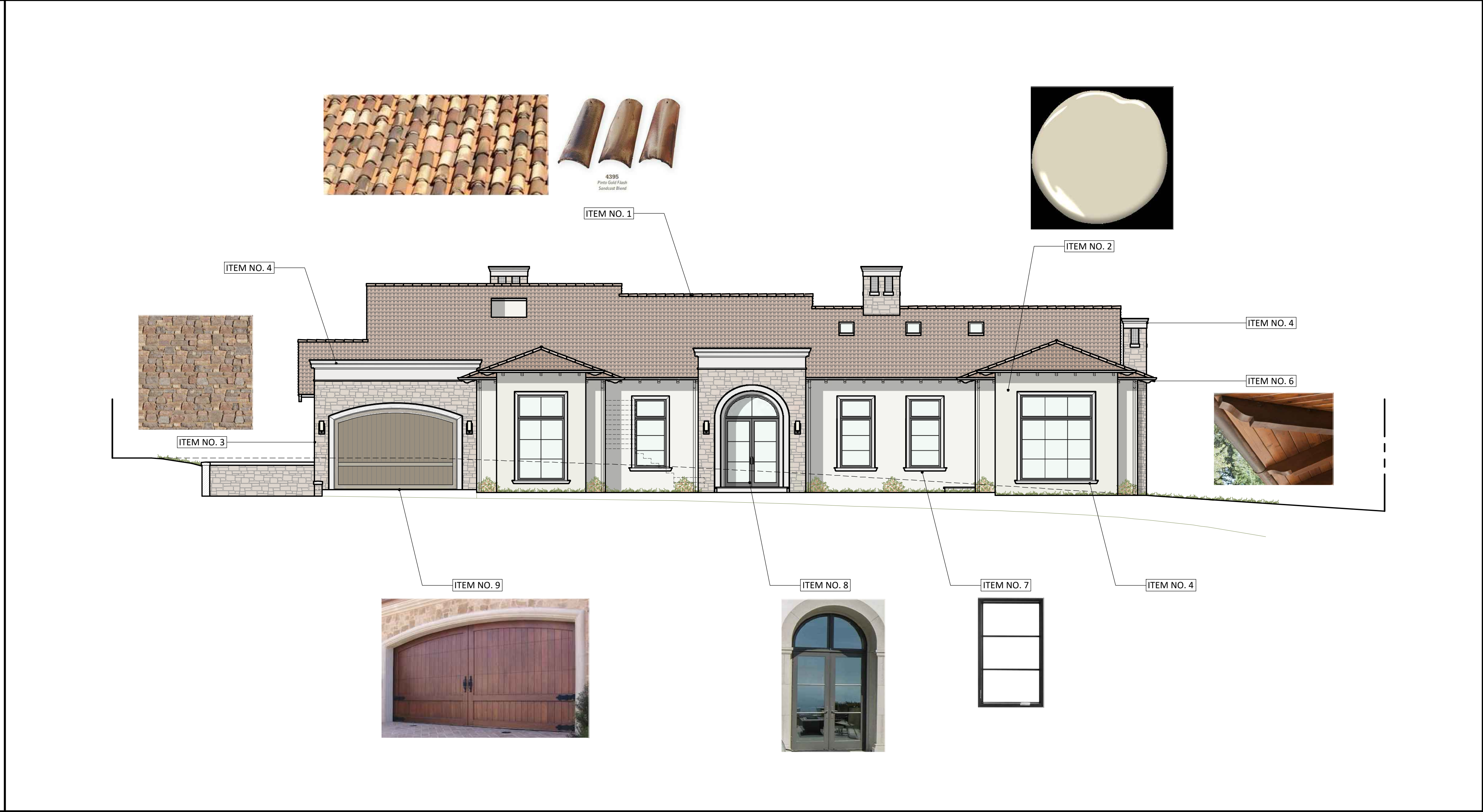


1 STREETSCAPE SCALE: 1/10" = 1'-0"



2 SITE SECTION SCALE: 1/8" = 1'-0"

ITEM NO.	FINISH MATERIAL	DESCRIPTION
1	ROOF TILE	REDLAND CLAY TILE 4300 SERIES BAJA-MISSION "SANDCAST BLEND" OR SIMILAR
2	STUCCO WALLS	3-COAT SMOOTH FINISH TEXTURE IN "BENJAMIN MOORE MANCHESTER TAN HC-81" (LRV:64-41)
3	STONE CLAD	ELDORADO STONE "FIELDLEDGE MASETA PROFILE" OR SIMILAR
4	ARCHITECTURAL TRIMS	CUSTOM "GFRC" GLASS FIBER REINFORCED CONCRETE PANELS FINISHED IN CAST STONE OR LIMESTONE
5	FASCIA BOARD	SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
6	RAFTER TAIL	CUSTOM "RUSTIC MEDITERRANEAN" MOLDED SOLID WOOD FINISHED IN SEMI-TRANSPARENT BROWN STAIN AND SEALER
7	WINDOWS AND DOORS	MARVIN SIGNATURE "ULTIMATE" COLLECTION WOOD-CLAD, EXTRUDED ALUMINUM EXTERIOR FINISHED IN BRONZE, CLEAR GLAZING
8	ENTRY DOOR	METRO STEEL "METRO-200" SERIES, NARROW PROFILES, BAKED-ON PAINT FINISHED IN BRONZE, CLEAR GLAZING
9	GARAGE DOORS	CLOPAY "RESERVE WOOD CUSTOM" COLLECTION OVERHEAD DOOR, CLEAR CEDAR, 5/8" STILES/RAILS, 5/8" TONGUE & GROOVE FACING IN "PROVINCIAL" UV STAIN FINISH
10	GUTTERS, DOWNSPOUTS AND CONDUCTOR HEADS	26 GAUGE GALVANIZED STEEL FINISHED IN DARK BRONZE
11	GUARD RAILS AND WALL LIGHT FIXTURES	METAL FINISHED IN LOW SHEEN BLACK



3 EXTERIOR MATERIALS FINISH SCHEDULE

4 MATERIALS COLOR BOARD

Project Title  
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

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

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

Sheet Title  
**STREETScape,  
SITE SECTION AND  
EXTERIOR FINISHES**

Drawing No.  
**A0.3**





NOTES  
 1. REFER TO LANDSCAPE SHEETS L1 TO L3 FOR PROPOSED LANDSCAPE SCREENING.  
 2. REFER TO SURVEY SHEET TS1 FOR EXISTING PARCEL CONDITIONS AND ELEVATIONS.  
 3. REFER TO SHEET A1.1 TO VIEW ENTIRE PARCEL.  
 4. REFER TO SHEET A1.1 FOR EXISTING TREE SCHEDULE.

LEGEND

- ONE-STORY HOUSE
- TWO-STORY HOUSE
- SECOND FLOOR OUTLINE
- DECK
- F TREE NUMBER
- T SIGNIFICANT TREES

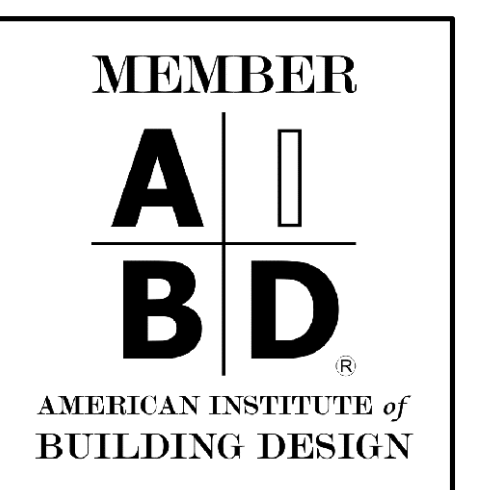
**DG Design**

4355 CONEJO DRIVE  
 DANVILLE, CA 94506

510-578-2004  
 925-400-7766  
 DGDESIGN.CA@COMCAST.NET

PREPARED BY:

*Dino Garcia*  
 DINO GARCIA  
 PBD



PROJECT TITLE

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 LOS ALTOS, CA 94022  
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SHEET TITLE

**NEIGHBORHOOD  
 CONTEXT MAP**

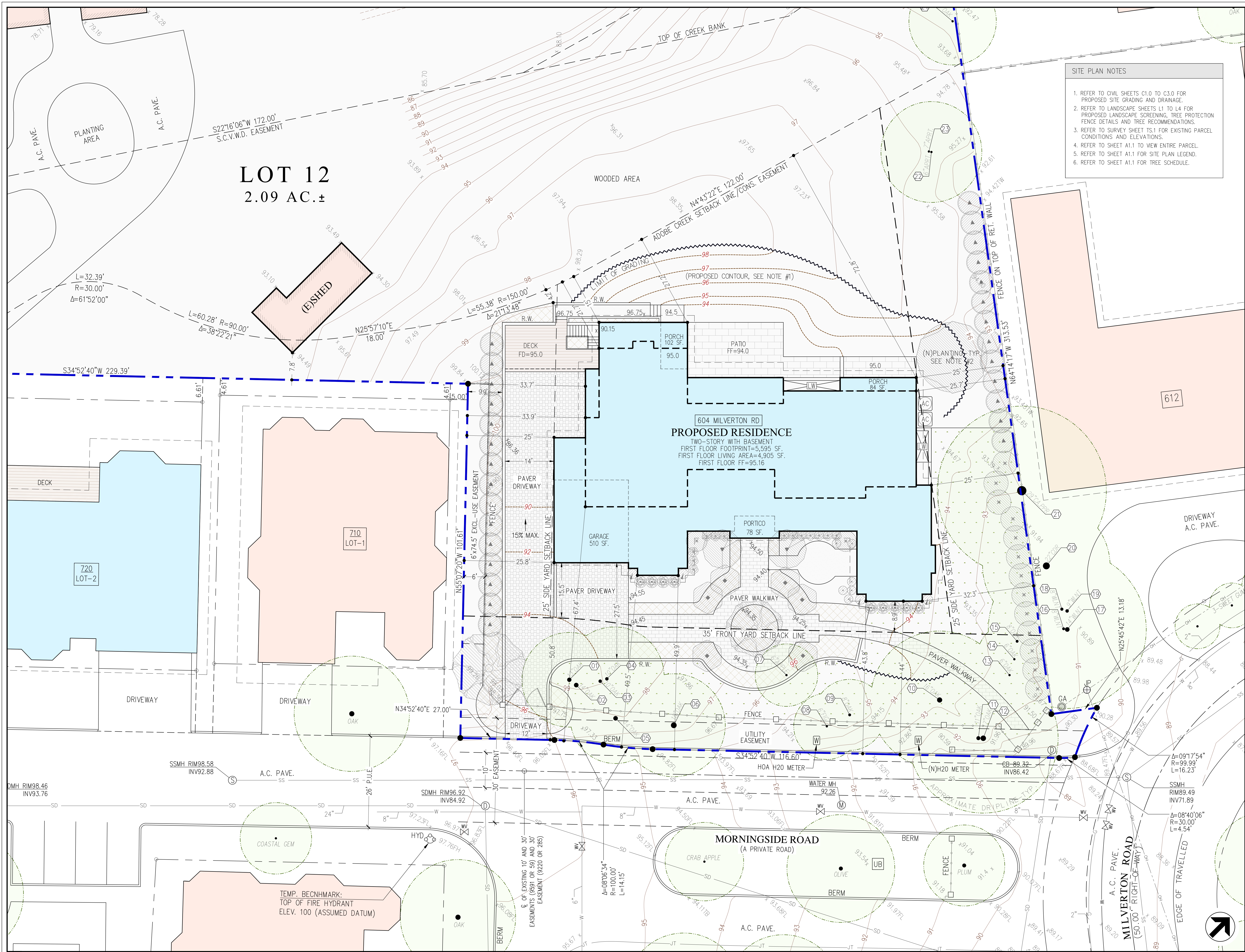
DRAWING NO.

**A1.0**







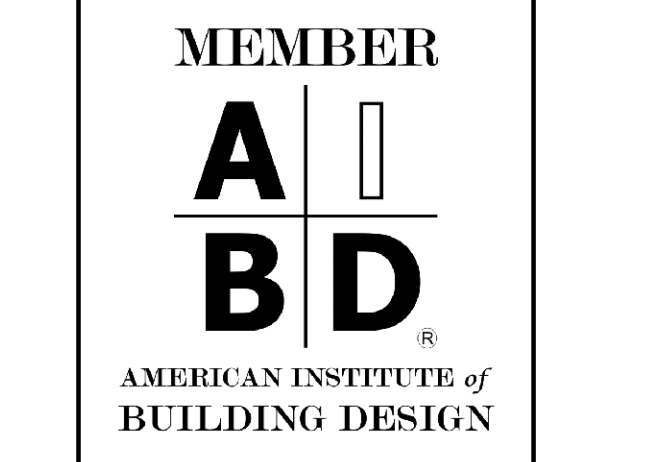


- SITE PLAN NOTES**
1. REFER TO CIVIL SHEETS C1.0 TO C3.0 FOR PROPOSED SITE GRADING AND DRAINAGE.
  2. REFER TO LANDSCAPE SHEETS L1 TO L4 FOR PROPOSED LANDSCAPE SCREENING, TREE PROTECTION FENCE DETAILS AND TREE RECOMMENDATIONS.
  3. REFER TO SURVEY SHEET TS.1 FOR EXISTING PARCEL CONDITIONS AND ELEVATIONS.
  4. REFER TO SHEET A1.1 TO VIEW ENTIRE PARCEL.
  5. REFER TO SHEET A1.1 FOR SITE PLAN LEGEND.
  6. REFER TO SHEET A1.1 FOR TREE SCHEDULE.

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 4355 CONEJO DRIVE  
 DANVILLE, CA 94506

510-579-3004  
 925-400-7766  
 DGDESIGN.CA@COMCAST.NET

PREPARED BY:  
  
 DINO GARCIA  
 PBD



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Mark	Date	Description
SD		SDM
SS		SSMH
W		WATER
S		SEWER
G		GAS
UB		UTILITY
HYD		HYDRANT
PLUM		PLUMBING
CRAB		CRAB APPLE
OLIVE		OLIVE
PLUM		PLUM

SHEET TITLE  
**PARTIAL SITE PLAN**

DRAWING NO.  
**A1.2**



**NOTES TO USERS**

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

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

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.7 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

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

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

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

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

NGS Information Services  
NOAA, NIMS12  
National Geodetic Survey  
SSMC-3, #5202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3282  
(301) 713-3242

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

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

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

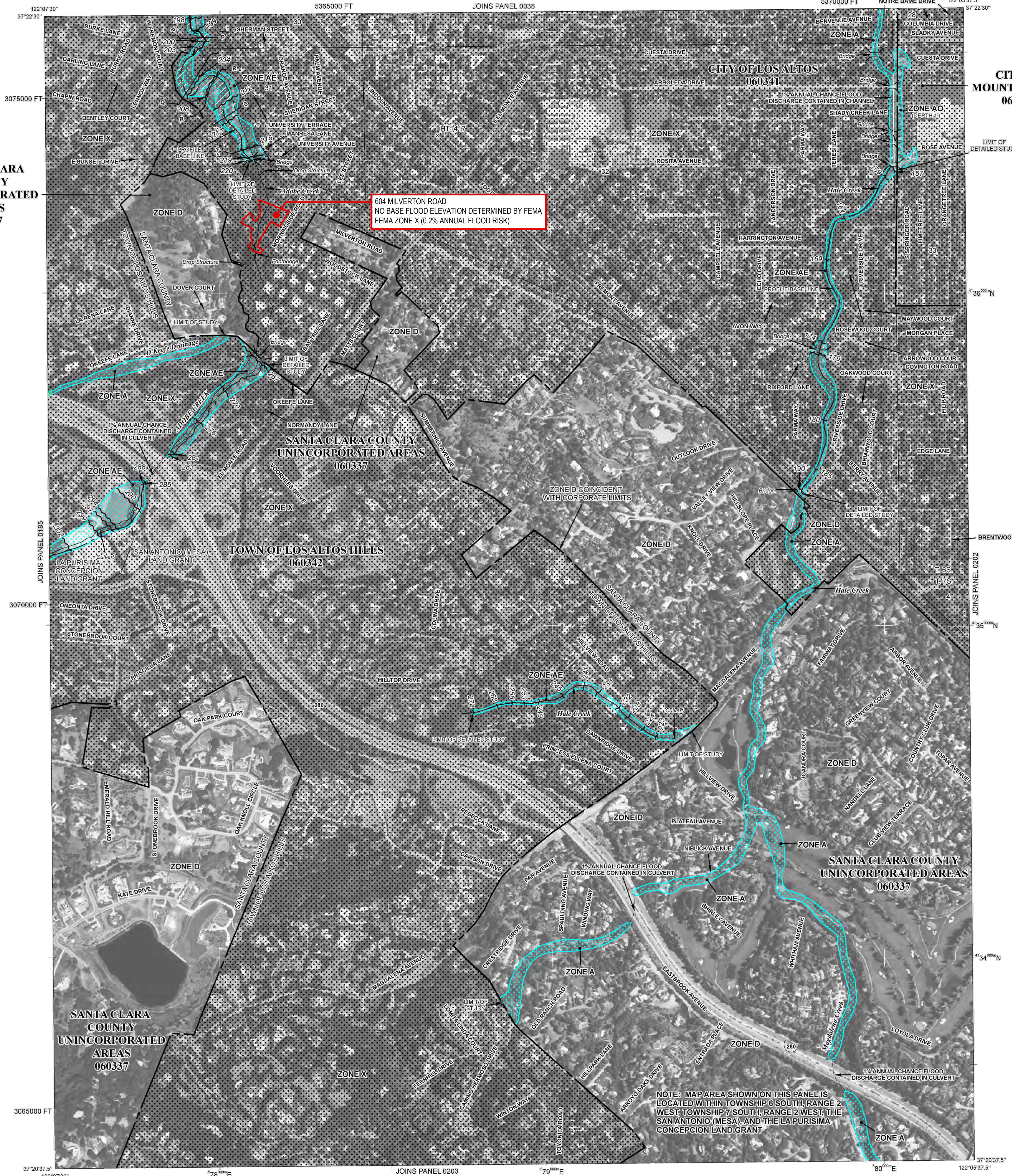
**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

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

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

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA-MAP (1-877-336-2827) or visit the FEMA website at <http://www.fema.gov>.

SANTA CLARA COUNTY UNINCORPORATED AREAS 060337



**LEGEND**

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

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

**ZONE A** No Base Flood Elevations determined.

**ZONE AE** Base Flood Elevations determined.

**ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

**ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of shallow fan flooding, velocities also determined.

**ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently described. Zone AR indicates that the former flood control system is being removed to provide protection from the 1% annual chance or greater flood.

**ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

**ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

**ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

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

**OTHER FLOOD AREAS**

**ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

**ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.

**ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

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

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

\* Referenced to the North American Vertical Datum of 1988

— Cross section line  
— Transsect line  
87°07'45", 32°22'30"  
Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere  
1000-meter Universal Transverse Mercator grid values, zone 10N  
600000 FT 5000-foot grid ticks; California State Plane coordinate system, zone 18 (FIPS2000 0403), Lambert Conformal Conic projection  
DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)  
M1.5 River Mile

**MAP REPOSITORY**  
Refer to listing of Map Repositories on Map Index

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

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

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

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

**MAP SCALE 1" = 500'**

250 500 1000  
0 150 300  
FEET METERS

**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-578-2004  
925-403-7756  
DGD@DESIGN.CA@COMCAST.NET

PREPARED BY:

*Dino Garcia*  
DINO GARCIA  
PBD

MEMBER  
**A | B | D**  
AMERICAN INSTITUTE of  
BUILDING DESIGN

PROJECT TITLE

**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022

APN: 175-19-042

REVISIONS	DATE	DESCRIPTION
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

Mark	Date	Description

SUBMITTAL: DESIGN REVIEW

ISSUE DATE:

CAD FILE NAME:

DRAWN BY: DG

CHECKED BY: MG

PLOT DATE: 04/13/2021

SHEET TITLE

**FLOOD ZONE MAP**

DRAWING NO.

**A1.3**

**NFIP**

**PANEL 0201H**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**SANTA CLARA COUNTY, CALIFORNIA AND INCORPORATED AREAS**

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

CONTAINS:

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

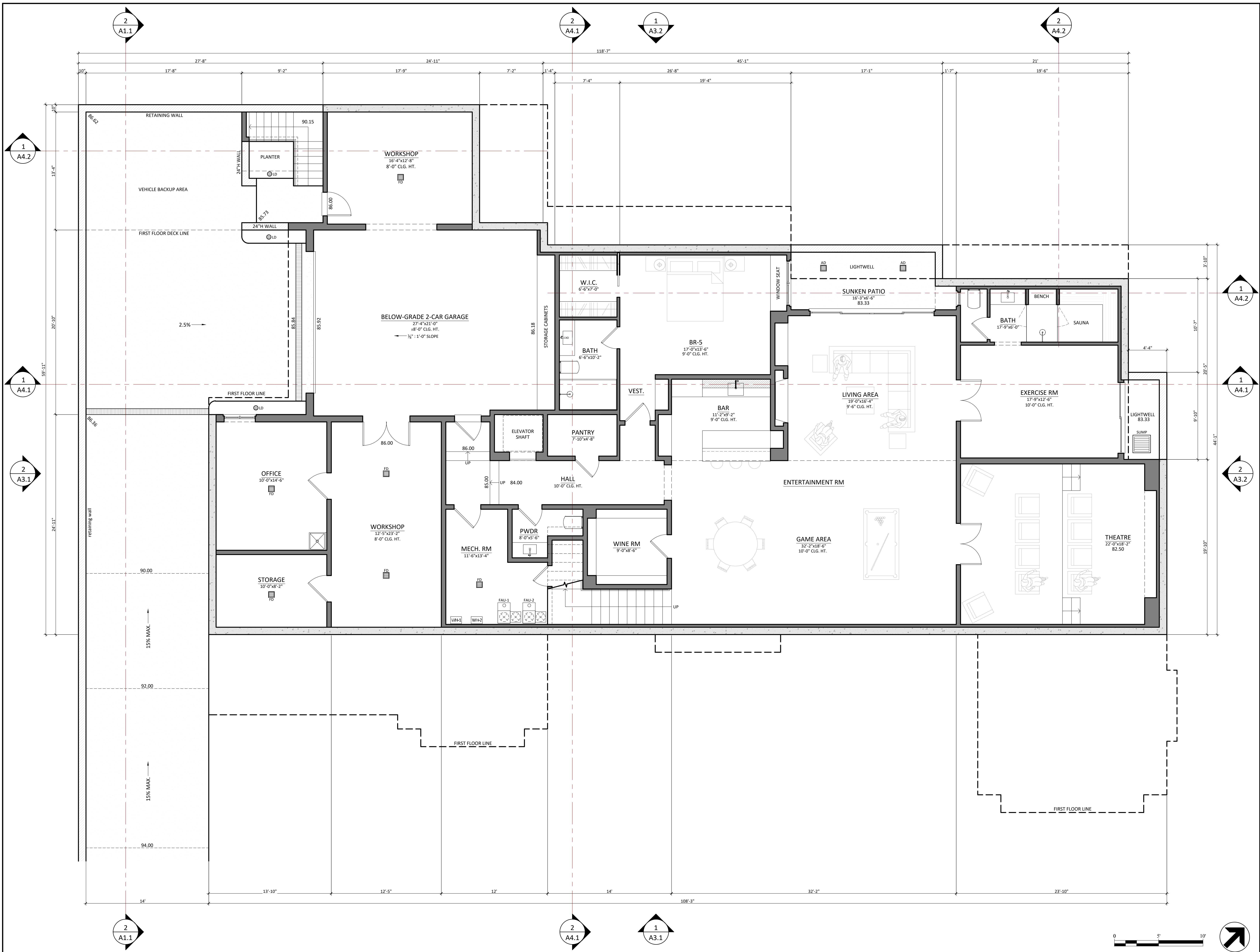
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
06085C0201H

**EFFECTIVE DATE**  
MAY 18, 2009

Federal Emergency Management Agency





**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-579-2004  
925-400-7766  
dgdesign.ca@comcast.net

Drawings Prepared By:

*Dino Garcia*  
**DINO GARCIA**  
PBD

**MEMBER**

**A | I**  
**B | D**

AMERICAN INSTITUTE of  
BUILDING DESIGN

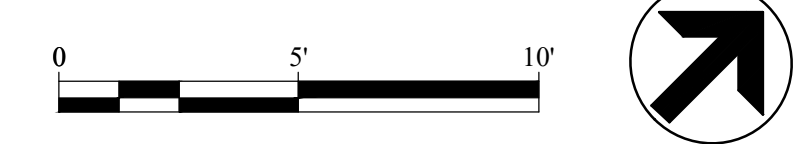
Project Title  
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604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

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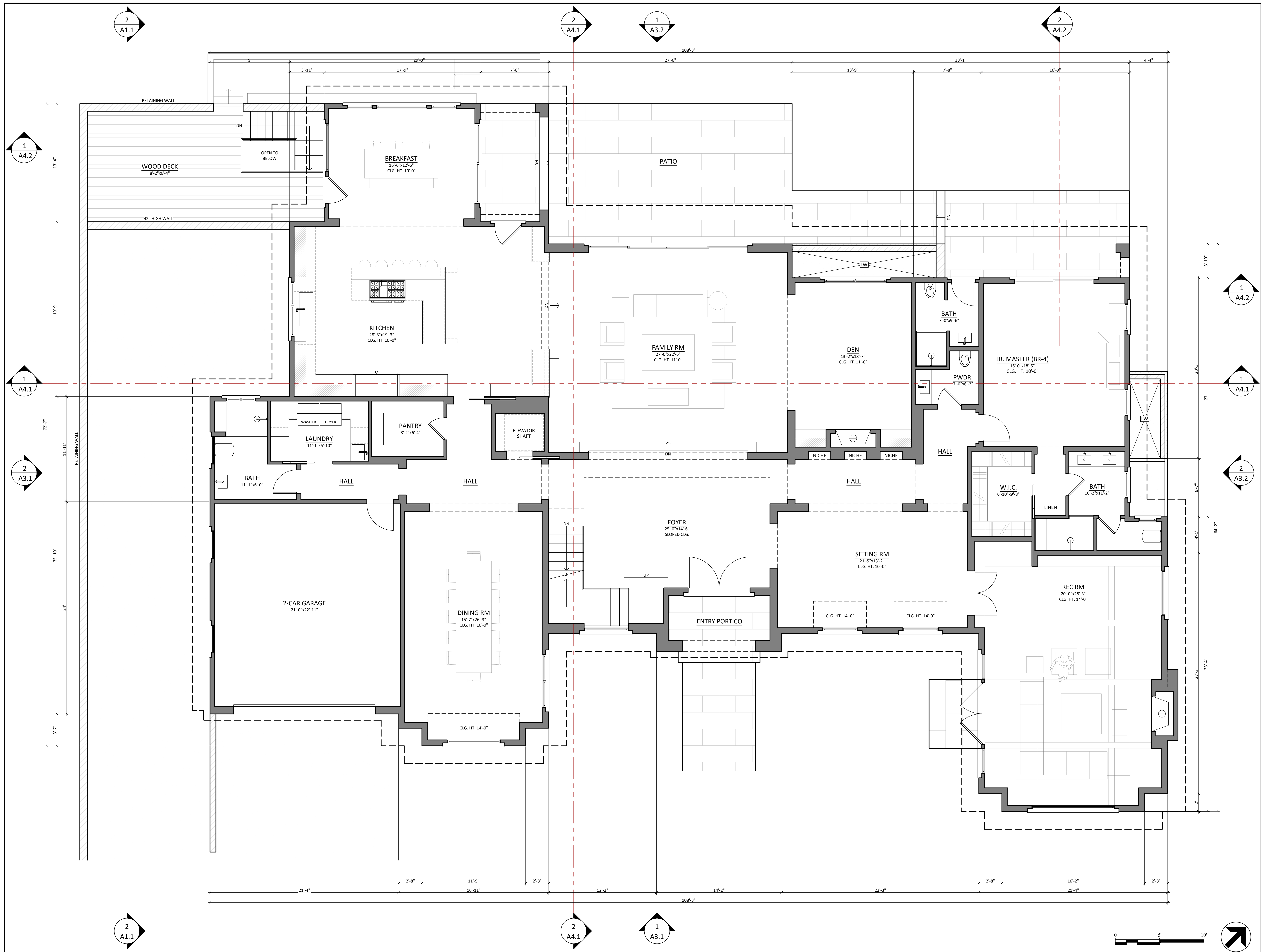
Mark	Date	Description
Issue:	DESIGN REVIEW	
Issue Date:		
CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	04/13/2021	

Sheet Title  
**BASEMENT FLOOR PLAN**

Drawing No.  
**A2.0**







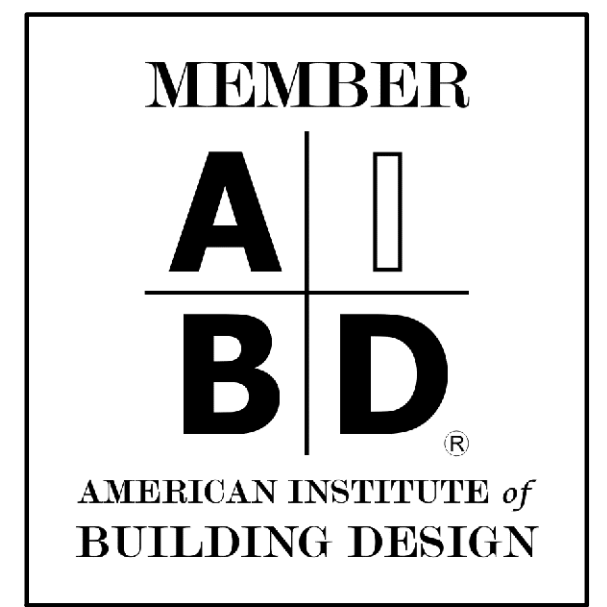
**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-579-2004  
925-400-7766  
dgdesign.ca@comcast.net

Drawings Prepared By:

*Dino Garcia*  
**DINO GARCIA**  
PBD



Project Title  
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

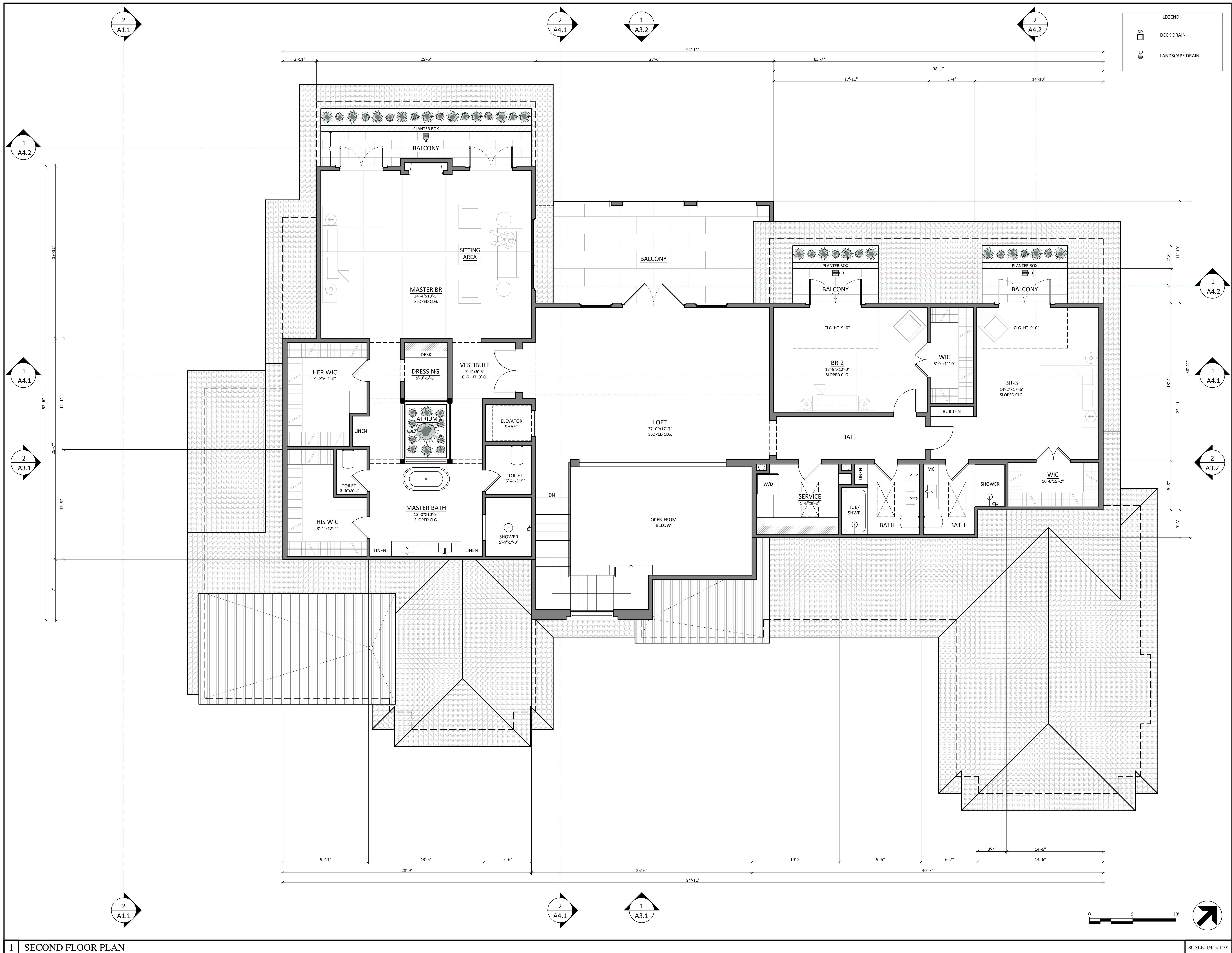
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2	06/15/23	Design Review Comments

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

Sheet Title  
**FIRST FLOOR PLAN**

Drawing No.  
**A2.1**





LEGEND

BB	DECK DRAIN
LB	LANDSCAPE DRAIN

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4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-579-2004  
925-400-7766  
dgdesign.ca@comcast.net

Drawings Prepared By:

*Dino Garcia*  
DINO GARCIA  
PBD

MEMBER

**A | I**  
**B | D**

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BUILDING DESIGN

Project Title

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APN: 175-19-042

Project No.

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

Sheet Title

**SECOND FLOOR PLAN**

Drawing No.

**A2.2**



2  
A1.1

2  
A4.1

1  
A3.2

2  
A4.2

1  
A4.2

1  
A4.1

2  
A3.1

1  
A4.2

1  
A4.1






2  
A3.2

2  
A1.1

2  
A4.1

1  
A3.1

LEGEND

-  DECK DRAIN
-  ROOF DRAIN
-  LANDSCAPE DRAIN
-  DOWNSPOUT OUTLET
-  GUTTER

**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

510-579-2004  
925-400-7766  
dgdesign.ca@comcast.net

Drawings Prepared By:

*Dino Garcia*  
DINO GARCIA  
PBD

MEMBER

**A | I**  
**B | D**

AMERICAN INSTITUTE of  
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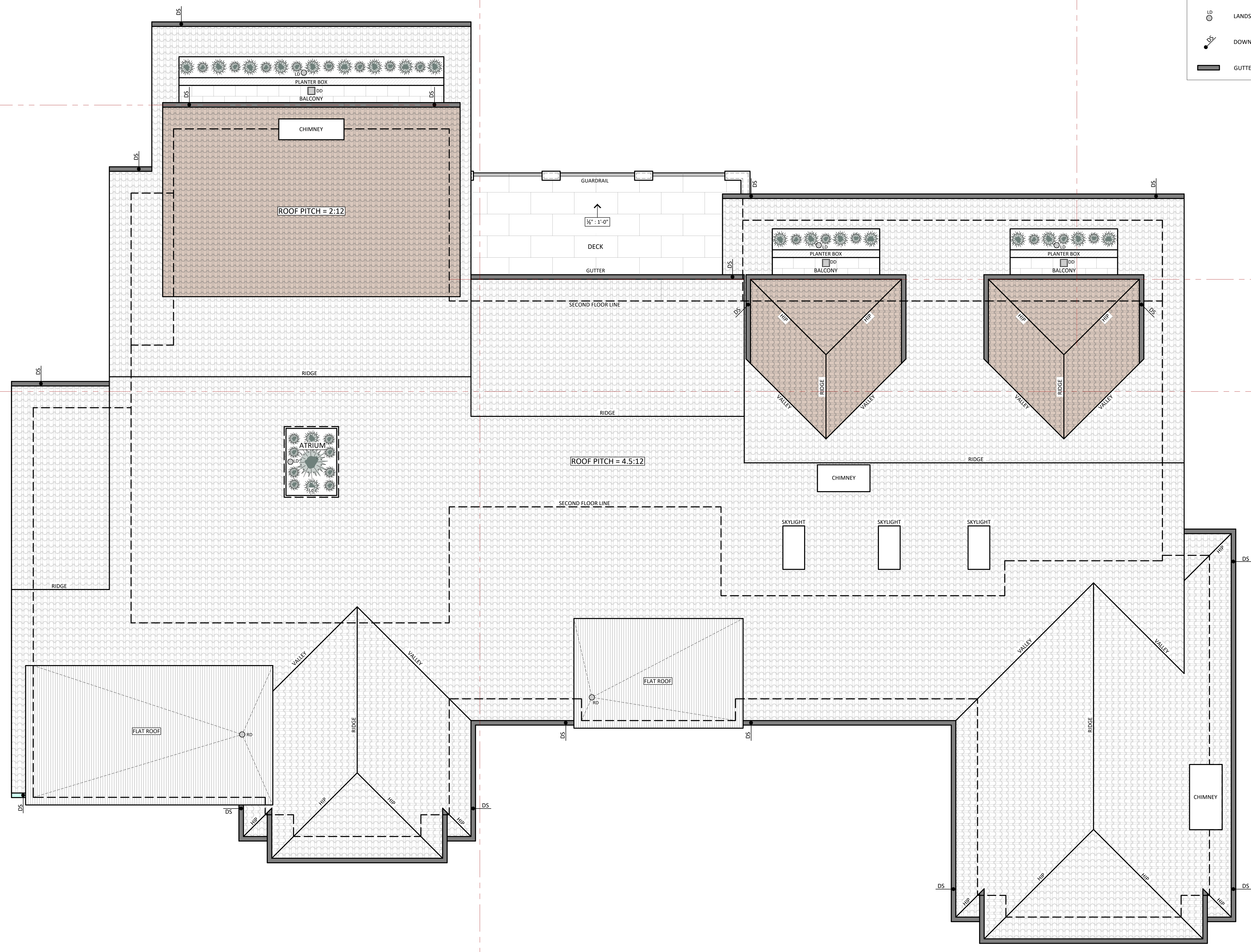
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**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

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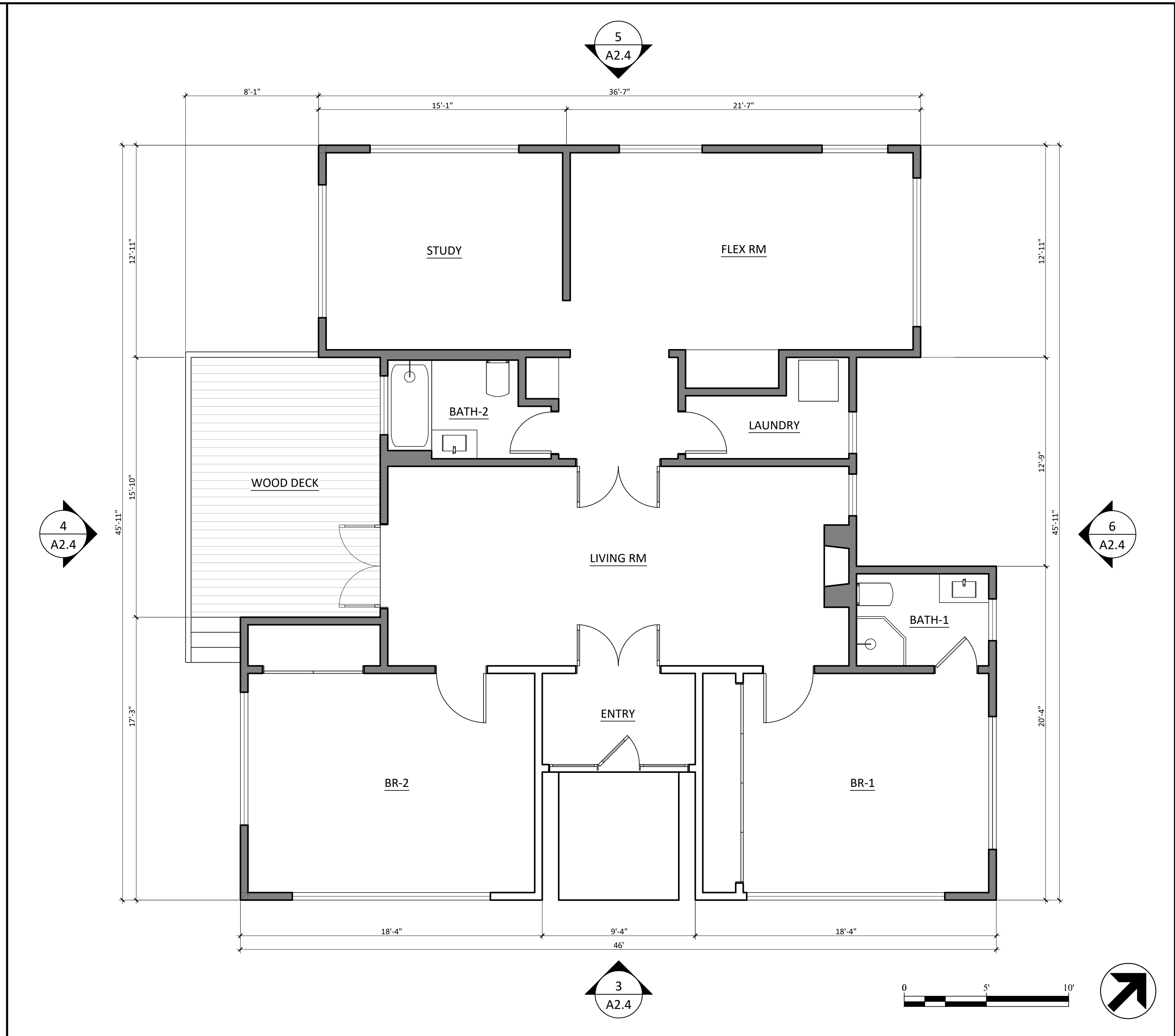
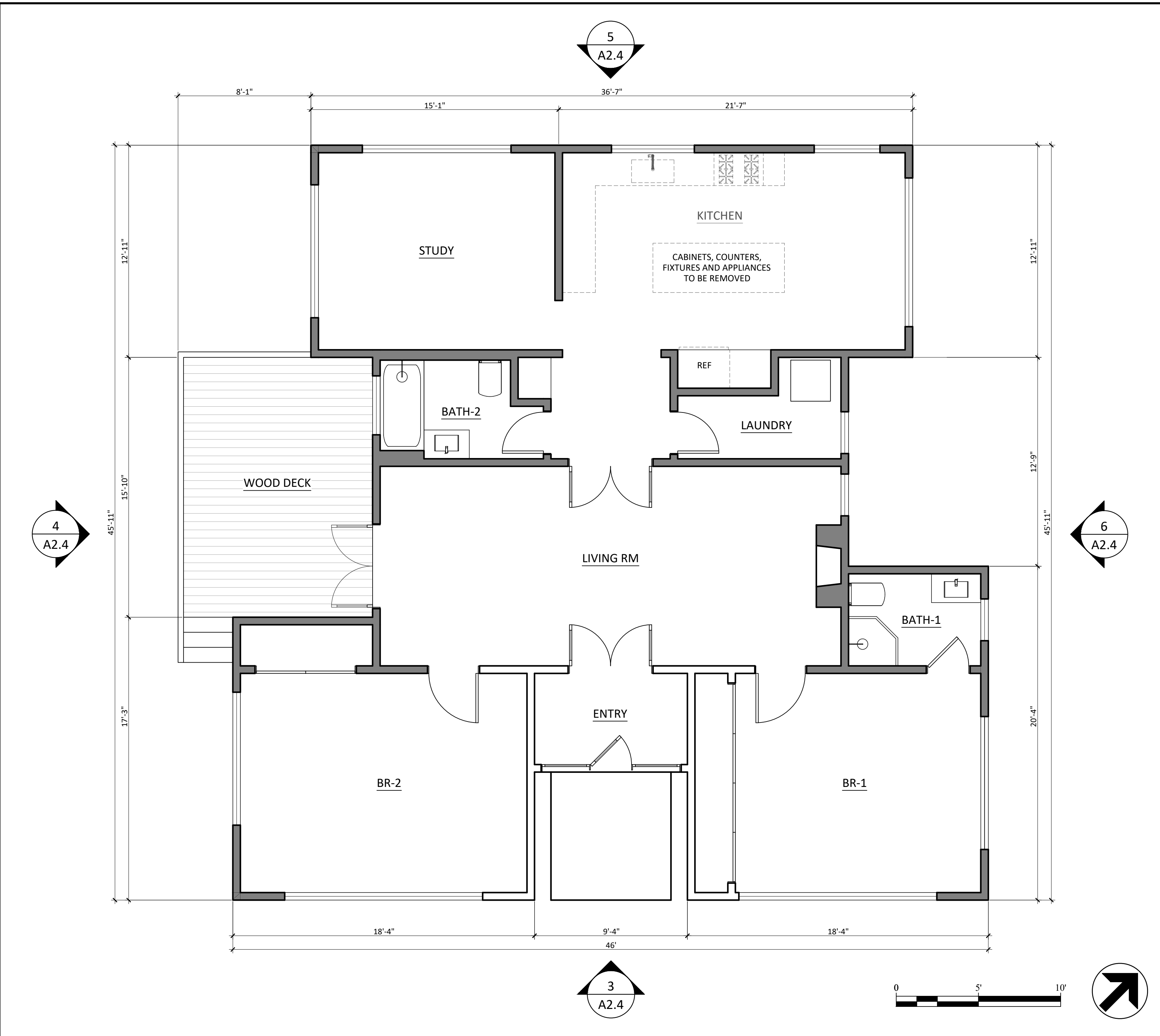
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Issue: DESIGN REVIEW		
Issue Date:		
CAD File Name:		
Drawn By: DG		
Checked By: MG		
Plot Date: 04/13/2021		

Sheet Title  
**ROOF PLAN**

Drawing No.  
**A2.3**







**DG Design**

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DANVILLE, CA 94506

510-579-2004  
925-400-7766  
dgdesign.ca@comcast.net

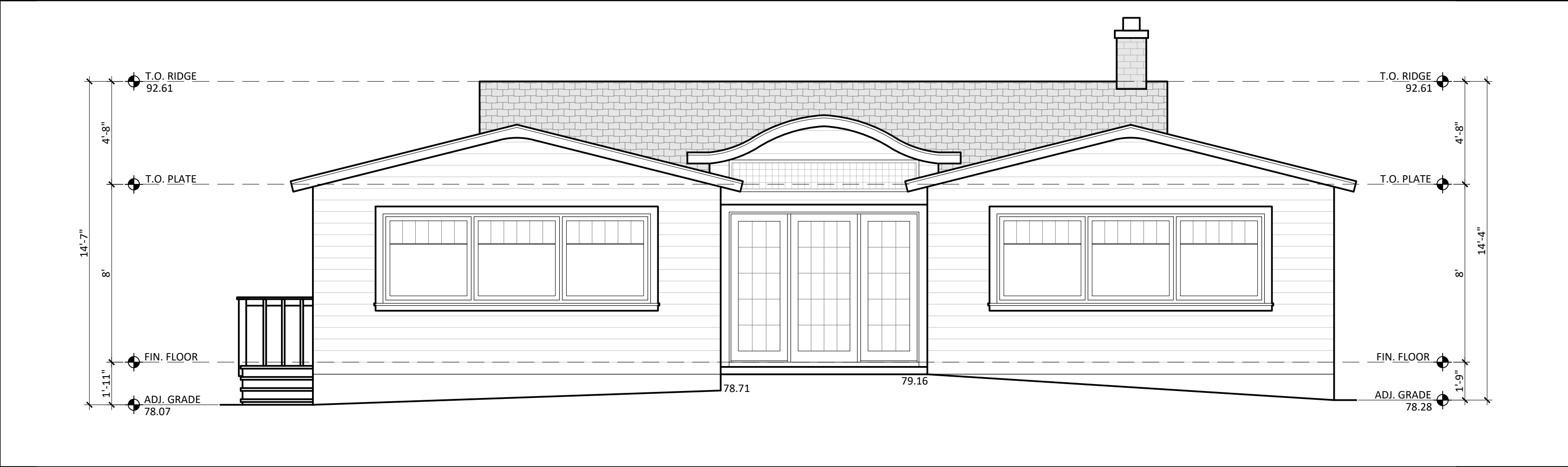
Drawings Prepared By:

*Dino Garcia*  
DINO GARCIA  
PBD



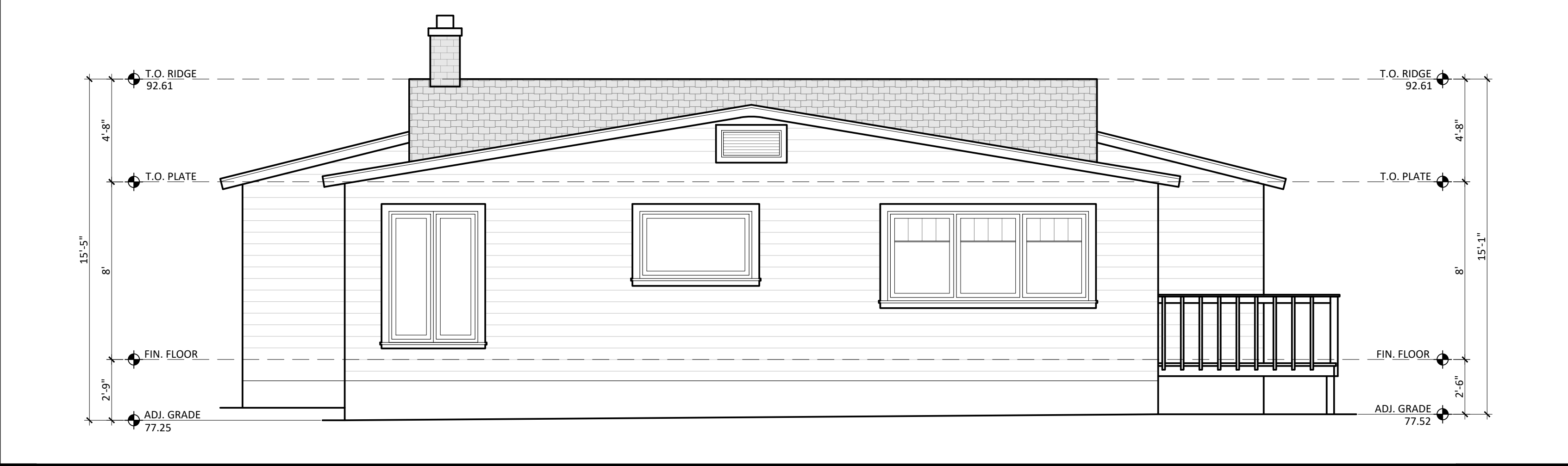
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2 PROPOSED ACCESSORY STRUCTURE FLOOR PLAN SCALE: 1/4" = 1'-0"



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

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



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

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

Project Title  
GIOVANNOTTO RESIDENCE  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

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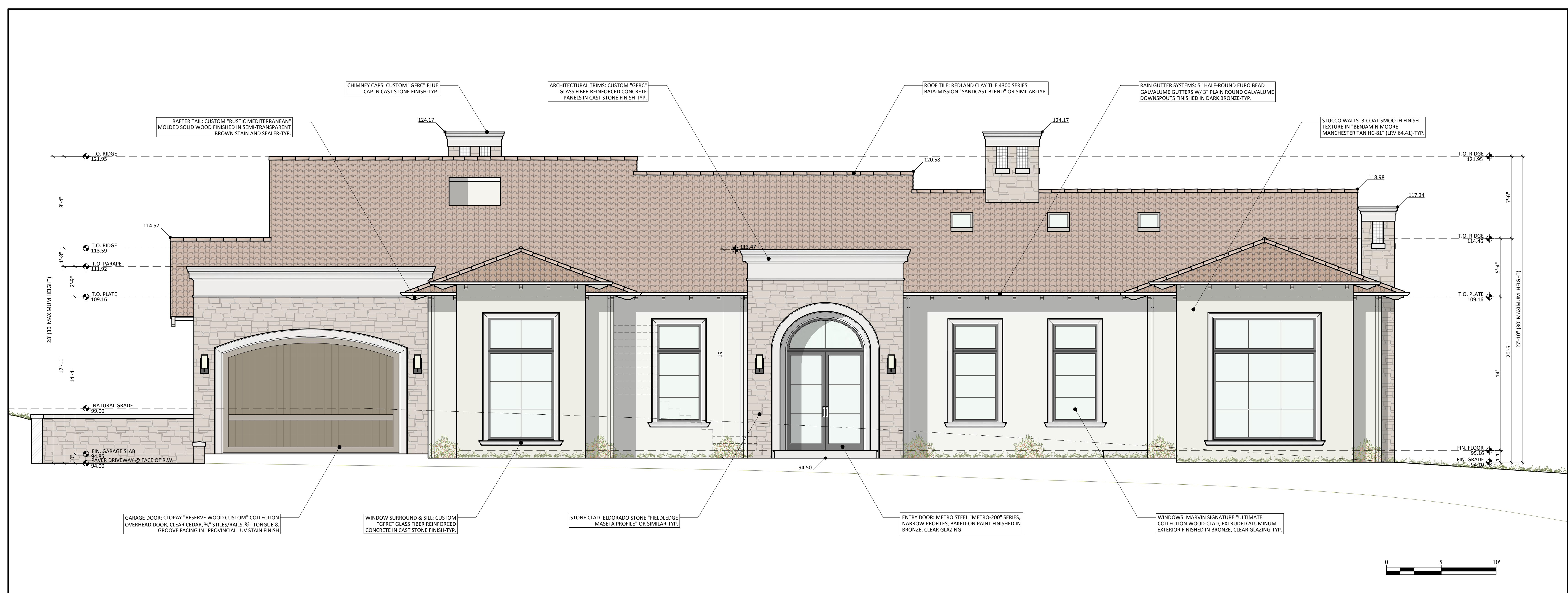
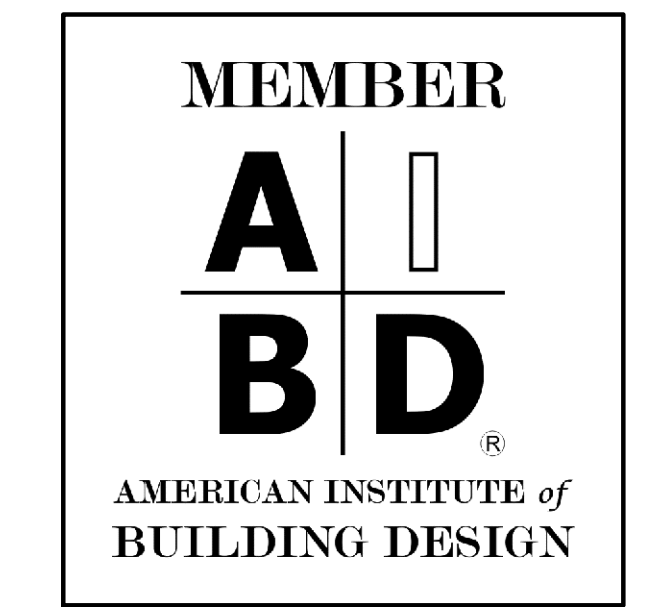
Sheet Title  
EXISTING RESIDENCE

Drawing No.  
A2.4

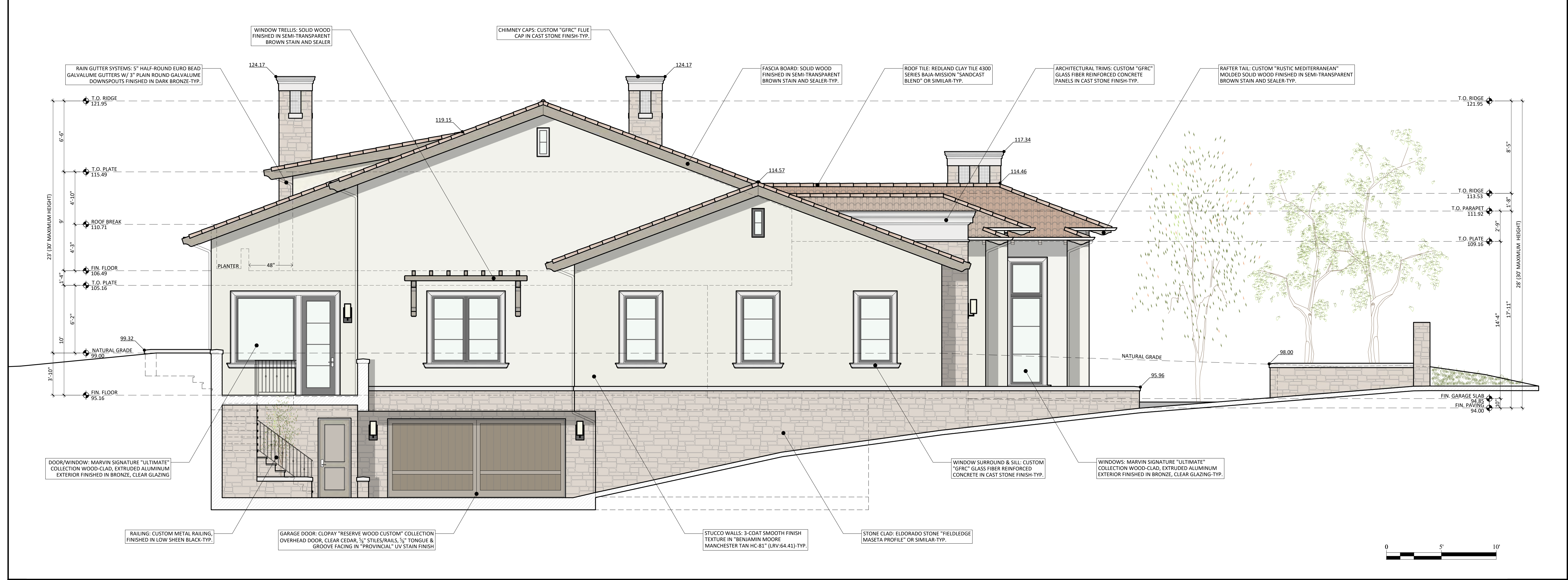


Drawings Prepared By:

*Dino Garcia*  
DINO GARCIA  
PBD



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



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

Project Title  
GIOVANNOTTO RESIDENCE  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

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Mark	Date	Description

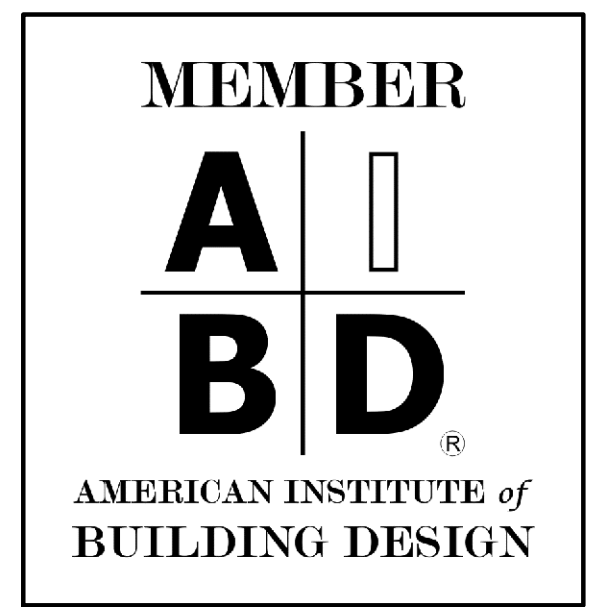
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CAD File Name  
Drawn By: DG  
Checked By: MG  
Plot Date: 04/13/2021

Sheet Title  
EXTERIOR ELEVATIONS  
Drawing No.  
A3.1



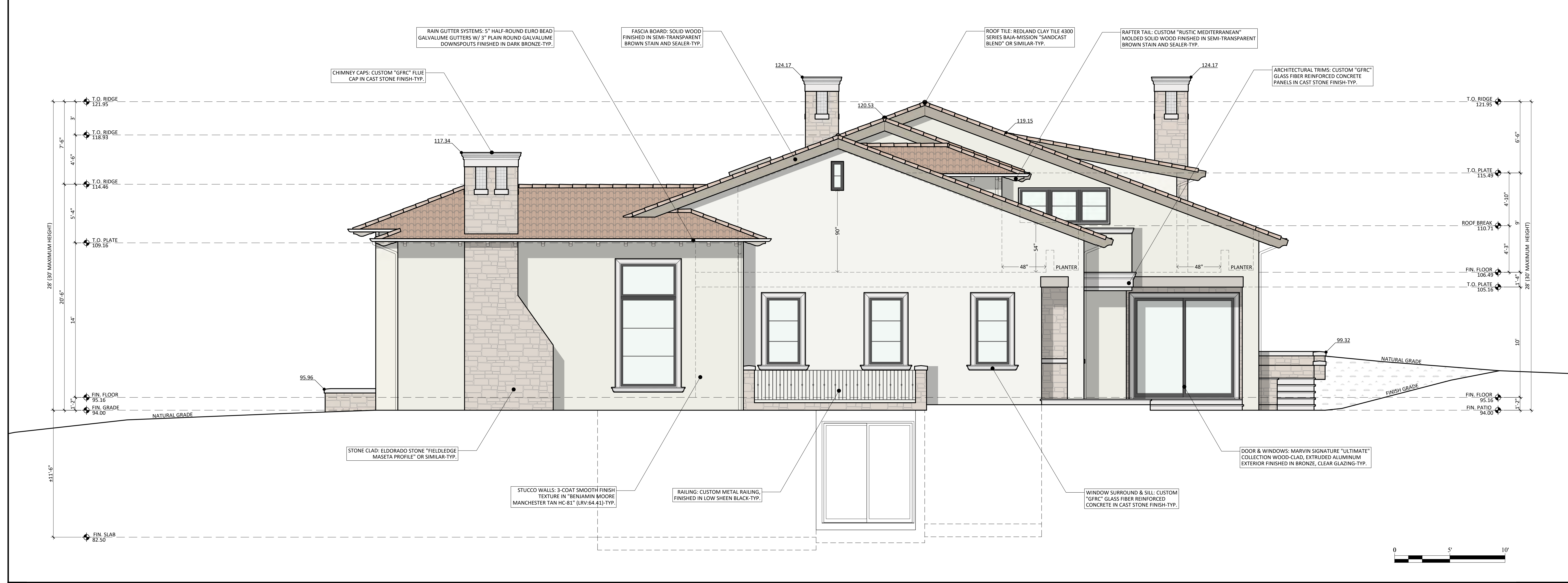
Drawings Prepared By:

*Dino Garcia*  
**DINO GARCIA**  
PBD



**1 WEST ELEVATION**

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



**2 EAST ELEVATION**

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

Project Title  
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

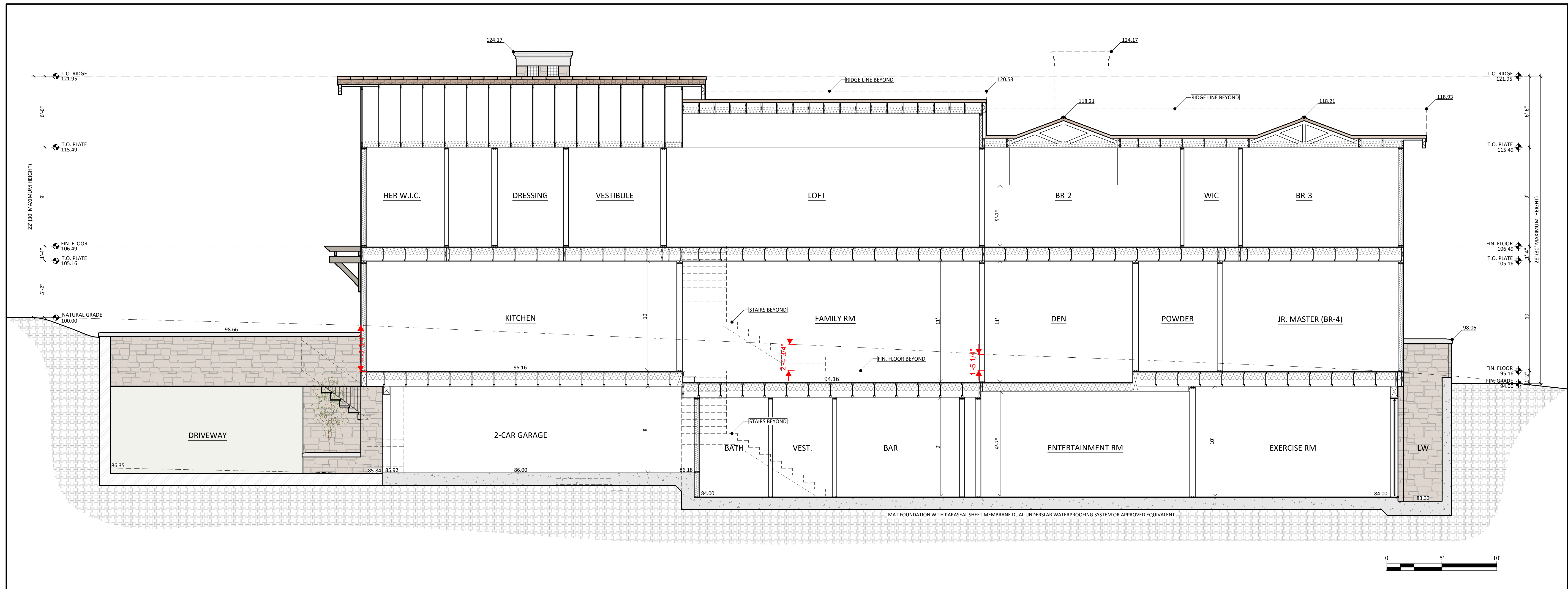
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Drawn By:	DG	
Checked By:	MG	
Plot Date:	04/13/2021	

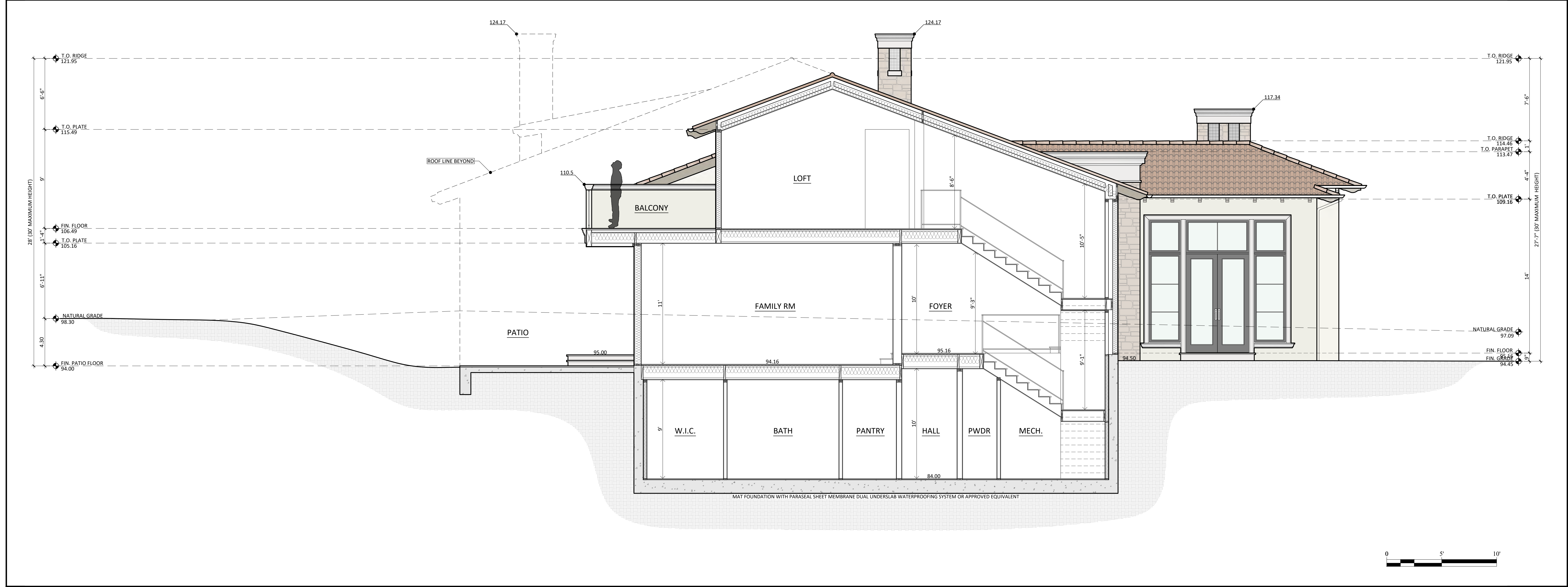
Sheet Title  
**EXTERIOR ELEVATIONS**

Drawing No.  
**A3.2**





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



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

**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

☎ 510-579-2004  
☎ 925-400-7766  
✉ dgdesign.ca@comcast.net

Drawings Prepared By:

*Dino Garcia*  
**DINO GARCIA**  
PBD



Project Title  
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
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Drawn By:	DG	
Checked By:	MG	
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Sheet Title  
**CROSS SECTIONS**

Drawing No.  
**A4.1**





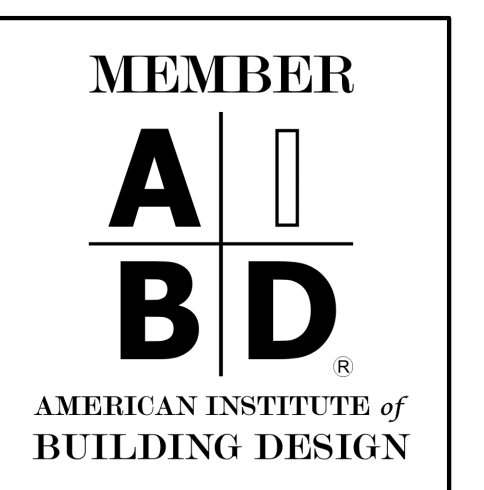
**DG Design**

4355 CONEJO DRIVE  
DANVILLE, CA 94506

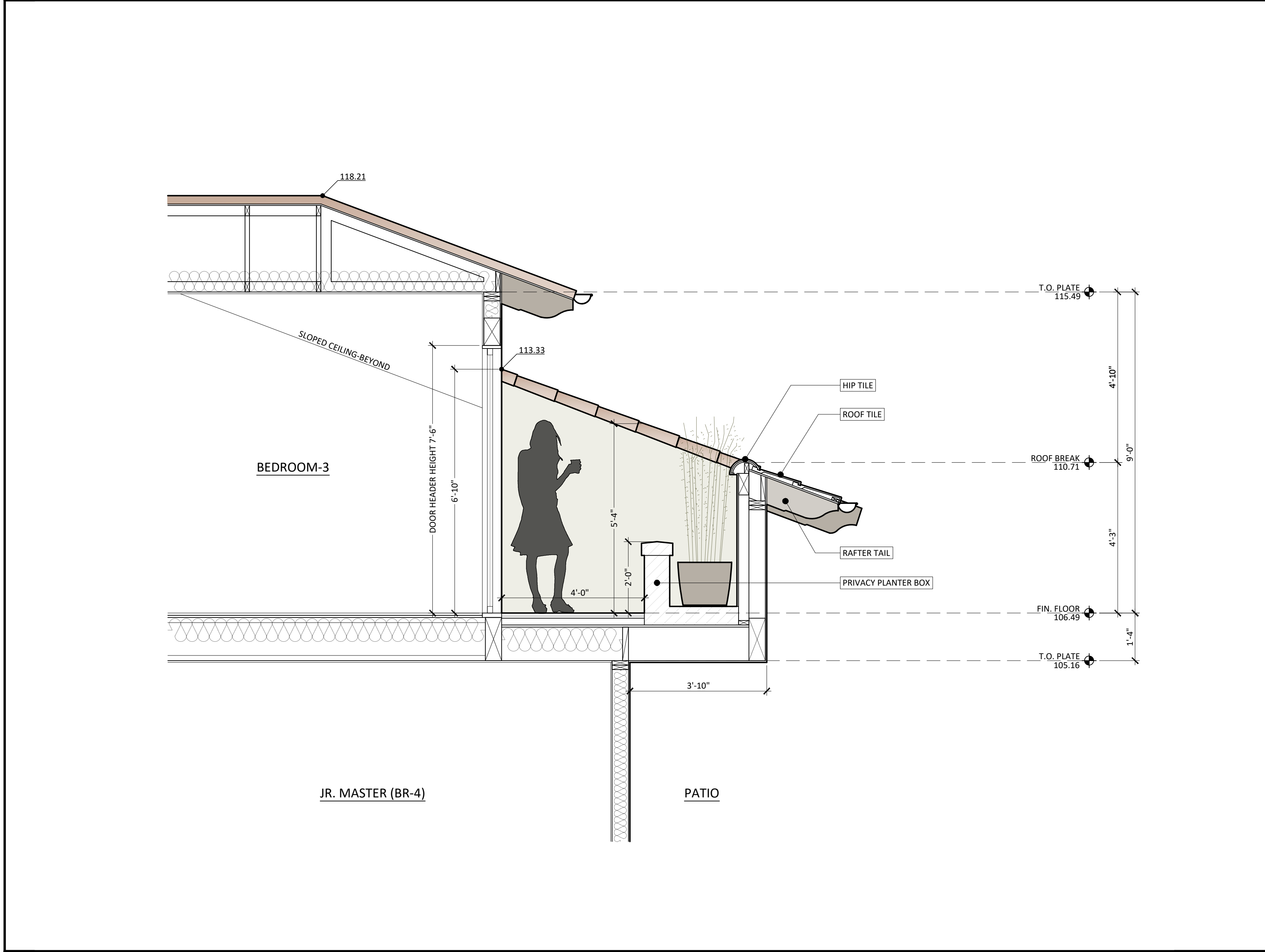
510-579-3004  
925-400-7766  
DGDESIGN.CA@COMCAST.NET

PREPARED BY:

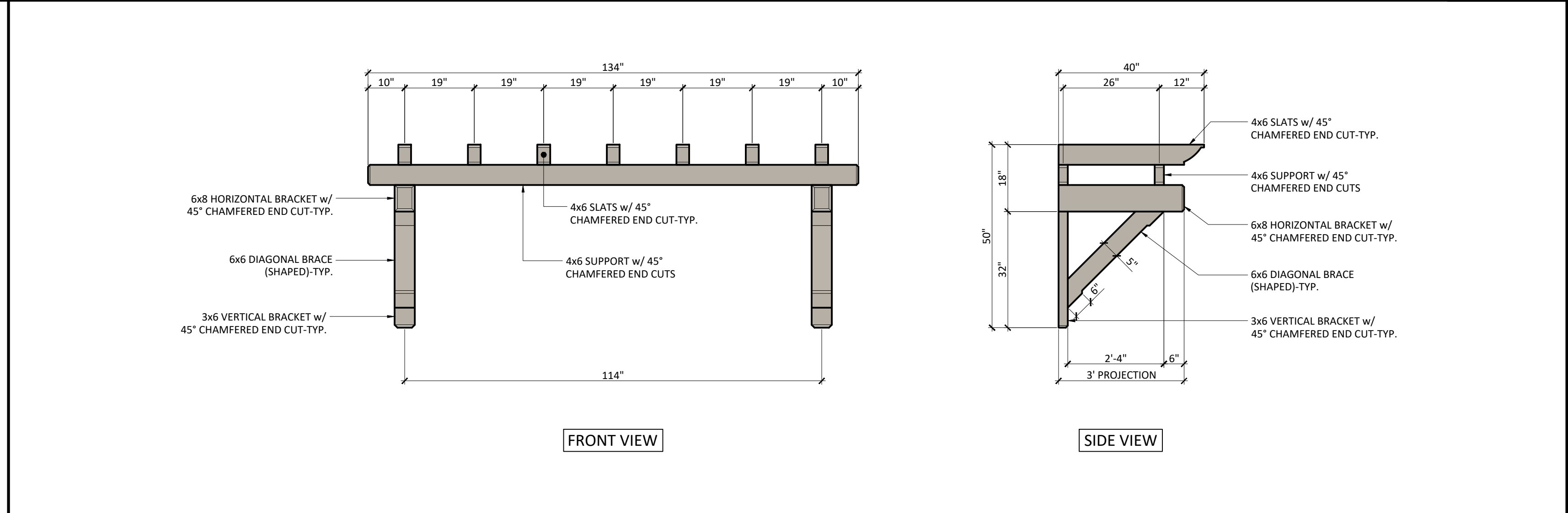
*Dino Garcia*  
DINO GARCIA  
PBD



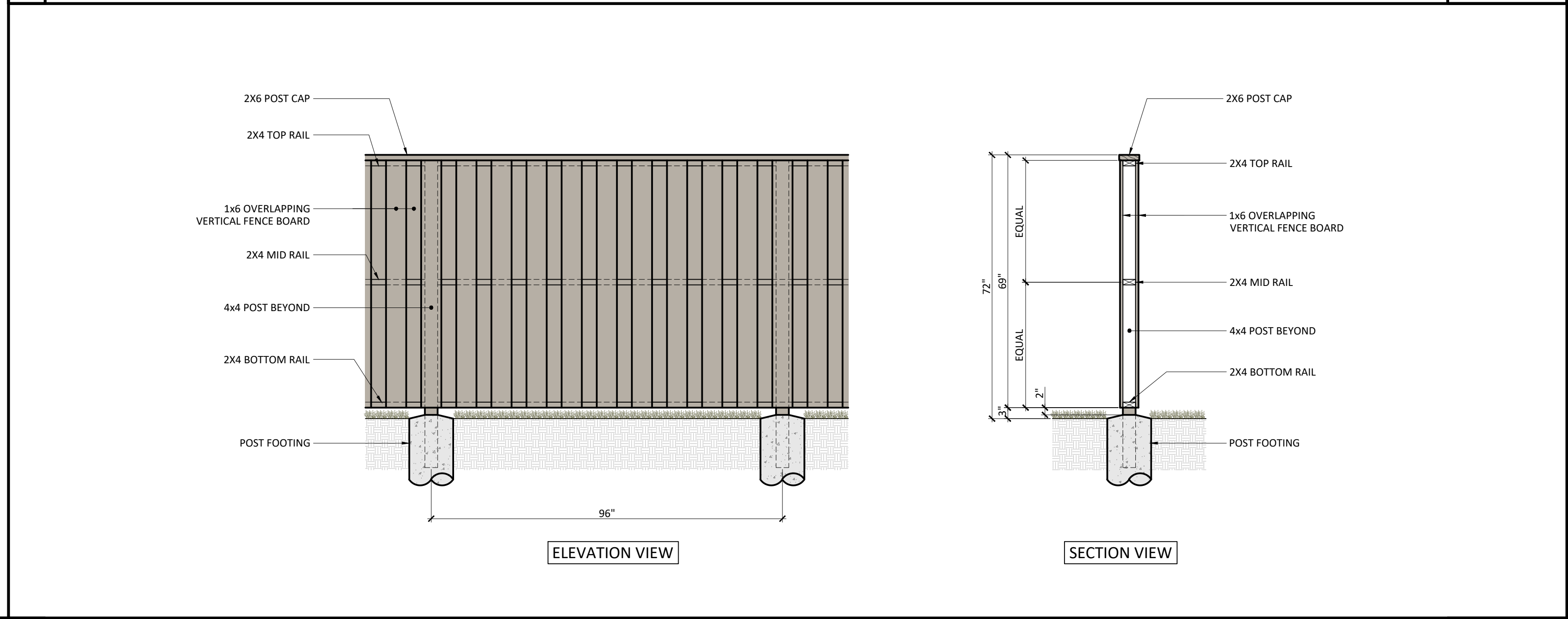
1 CROSS SECTION SCALE: 1/4" = 1'-0"



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



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



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

PROJECT TITLE  
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
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CAD FILE NAME:		
DRAWN BY:	DG	
CHECKED BY:	MG	
PLOT DATE:	04/13/2021	

SHEET TITLE  
**CROSS SECTIONS AND DETAILS**

DRAWING NO.  
**A4.2**



REVISIONS	BY
	KS

**Schoppet Landscape Architects Inc.**  
 CALIFORNIA  
 P.O. BOX 508 LOS ALTOS, CA 94024  
 (650) 823-6572  
 KEN@KSLA.US

**GIOVANNOTTO RESIDENCE**  
 604 MILVERTON ROAD  
 LOS ALTOS, CA

LANDSCAPE PLAN

DRAWN KS
CHECKED
DATE 2/21/2023
SCALE 1/8" = 1'-0"
JOB NO.
SHEET <b>L1</b>
OF X SHEETS

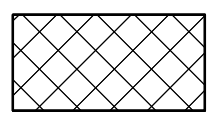
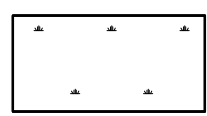
**LANDSCAPE LEGEND**

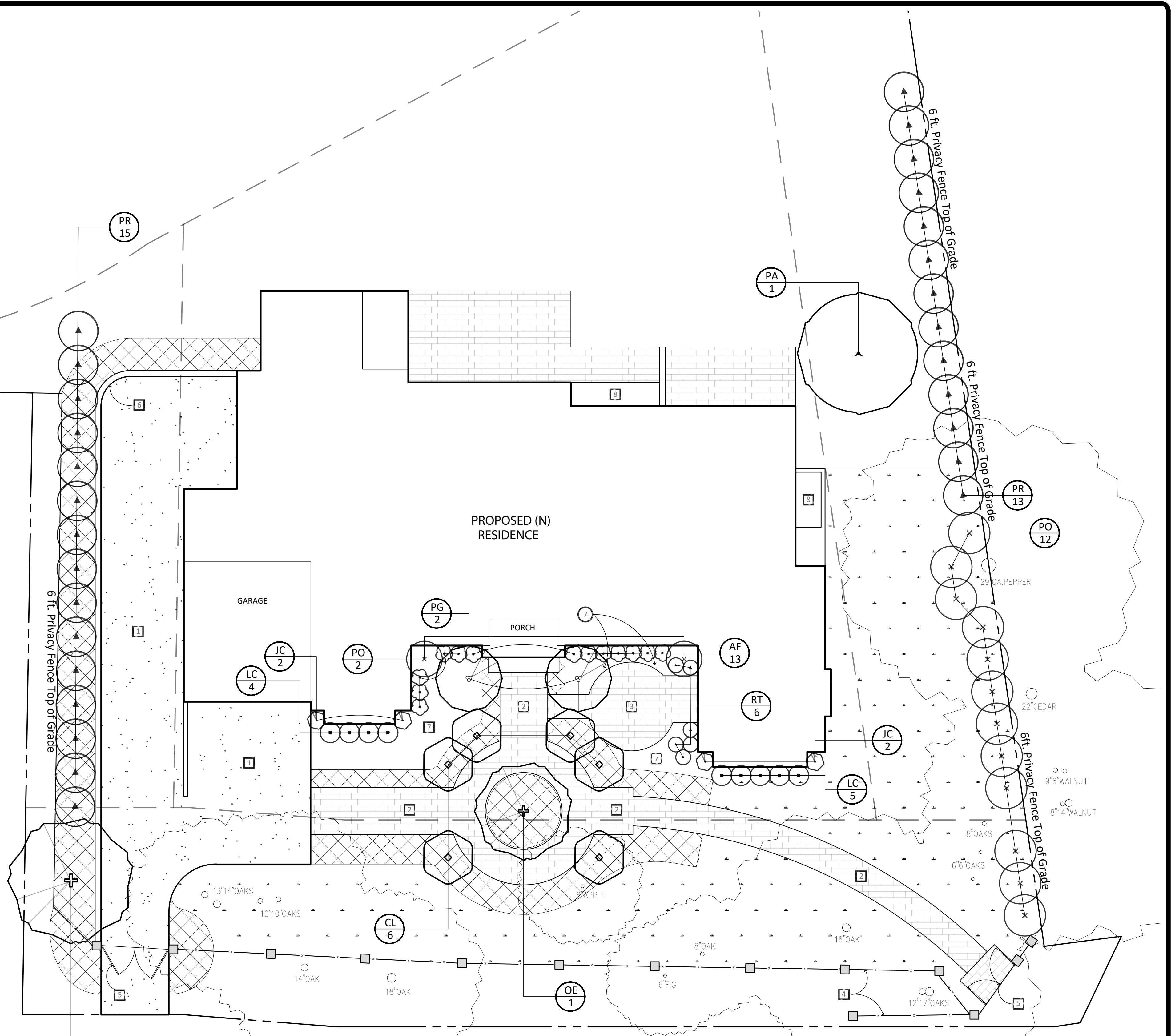
- 1 (E) PAVER DRIVEWAY
- 2 (E) PAVER WALKWAY
- 3 PROPOSED CONCRETE PATIO
- 4 (E) FENCE TO REMAIN, 6' (TYP)
- 5 PROPOSED WROUGHT IRON ENTRY GATE
- 6 PROPOSED STUCCO RETAINING WALL
- 7 MULCH
- 8 LIGHTWELL

**SCREENING PLANT LEGEND**

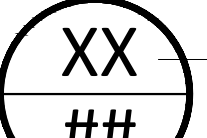

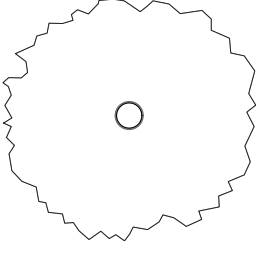

TREE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
CL	CITRUS X LIMON, STAND	LEMON	15 GAL	MED	6
OE	OLEA EUROPEA, MULTI	FRUITING OLIVE	36" BOX	V LOW	2
PA	PERSEA AMERICANA, STAND	AVOCADO	24" BOX	LOW	1
PG	PUNICA GRANATUM	POMEGRANATE	15 GAL	LOW	2
SHRUB					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	#
AI	AZALEA I. 'FORMOSA'	FORMOSA AZALEA	5 GAL	MED	13
JC	JUNIPERUS C. 'BLUE POINT'	BLUE POINT JUNIPER	15 GAL	LOW	4
LC	LOROPETALUM C. 'PIPA'S RED'	PIPA'S RED FRINGE FLOWER	5 GAL	MED	9
PO	PODOCARPUS GRACILIOR, BUSH	AFRICAN FERN PINE	15 GAL	MED	14
PR	PRUNUS CAROLINIANA, BUSH	CAROLINE CHERRY	15 GAL	LOW	28
RO	ROSMARINUS O. 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	5 GAL	LOW	6

**GROUNDCOVER LEGEND**

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

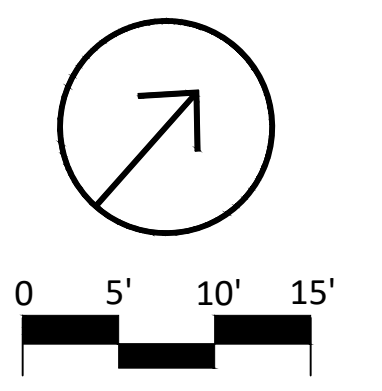


**LABEL KEY**

-  PLANT KEY
-  QUANTITY
-  EXISTING TREE THAT CORRESPONDS TO (E) ARBORIST REPORT / SURVEY, TRUNK DIAMETER & DRIPLINE
-  EXISTING TREE TO BE REMOVED

**NOTES:**

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





(CL) Citrus x limon 'Meyer'

Common Name(s): Meyer Lemon

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



(OE) Olea Europa

Common Name(s): European Olive

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



(PA) Persea Americana

Common Name(s): Avocado

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



(PG) Punica Granatum

Common Name(s): Pomegranate

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



(AI) AZALEA I. 'FORMOSA'

Common Name(s): Formosa Azalea

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



(JC) Juniperus Chinensis 'Blue Point'

Common Name(s): Blue Point Juniper

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



(LC) Loropetalum C. 'Pippas Red'

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

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



(PO) Podocarpus Gracilior

Common Name(s): Bush African Fern Pine

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



(PR) PRUNUS CAROLINIANA

Common Name(s): Bush Caroline Cherry

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



(RO) ROSMARINUS O. 'TUSCAN BLUE'

Common Name(s): Tuscan Blue Rosemary

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



Groundcover: Rosmarinus Prostratus

Common Name(s): Creeping Rosemary

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



Groundcover: Native Wildflower Mix

CALIFORNIA NATIVE WILDFLOWER MIX

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

Height range: 12-36 inches



REVISIONS	BY

Schoppert Landscape Architects Inc.

LANDSCAPE PLAN

GIOVANNOTTO RESIDENCE

604 MILVERTON ROAD  
LOS ALTOS, CA

DRAWN

CHECKED

DATE  
10/9/2020

SCALE  
1/2" = 1'-0"

JOB NO.

SHEET

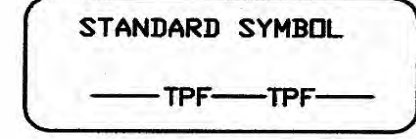
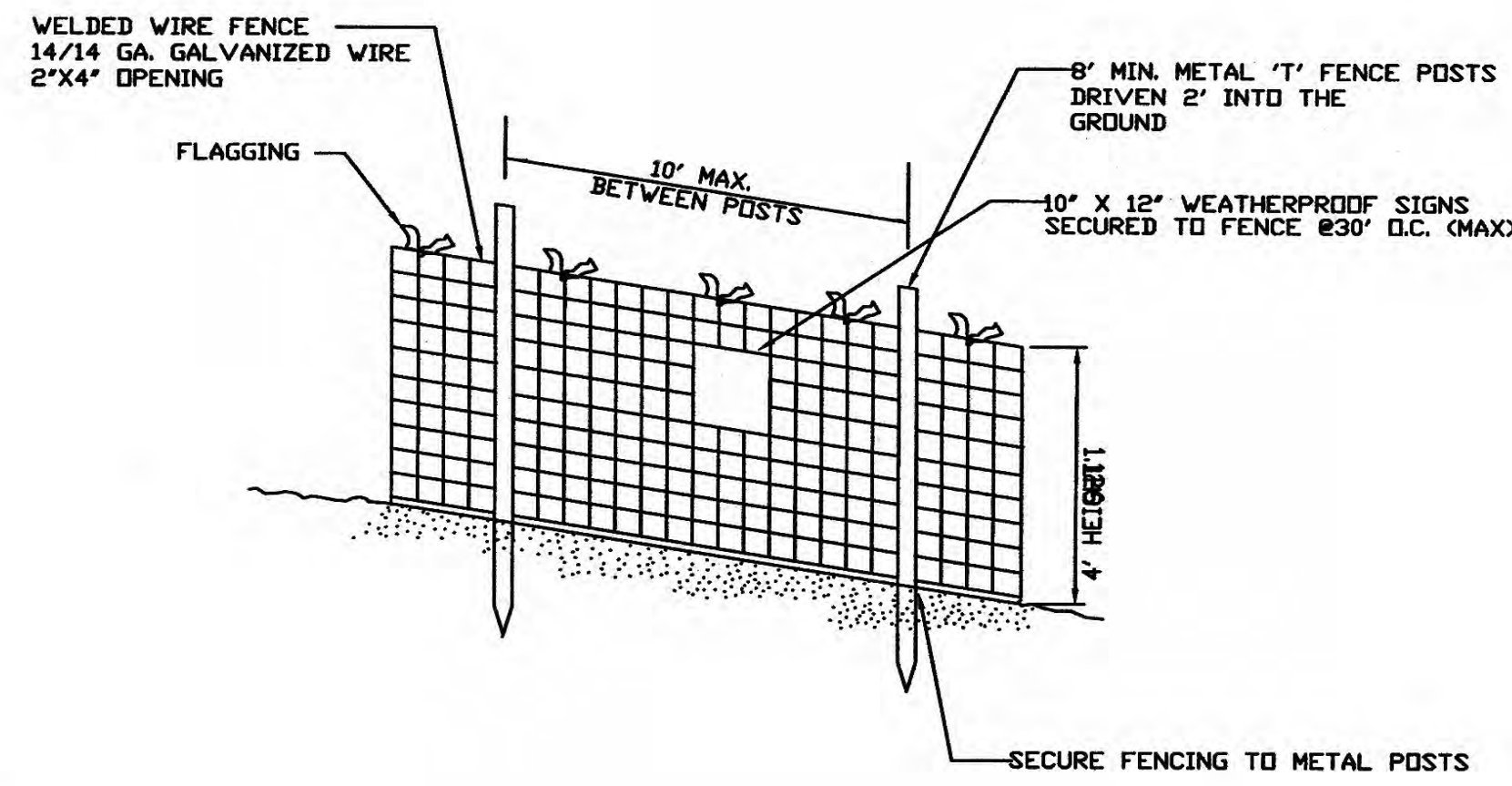
L2

OF X SHEETS



# (TPZ) TREE PROTECTION ZONE FENCING DETAIL

In Accordance with Los Altos Tree Protection Regulations (11.08.120)



## TREES CATEGORY RATINGS AND RECOMMENDED OUTCOMES

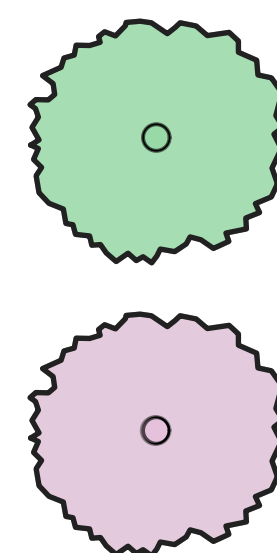
KEY	SPECIES	SIZE	RECOMMENDATION	PROTECTIVE MEASURES NEEDED
01	Coast Live Oak, Quercus Agrifolia	13"	Retain	TPZ Fencing, Note #1
02	Coast Live Oak, Quercus Agrifolia	14"	Retain	TPZ Fencing, Note #1
03	Coast Live Oak, Quercus Agrifolia	10"	Retain	TPZ Fencing, Note #1
04	Coast Live Oak, Quercus Agrifolia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

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

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

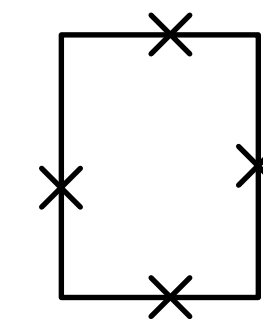
**Note #2.** Domestic Fruiting Apple (Tree #7) severely damaged by Fire Blight. Tree removal recommended.

### LABEL KEY

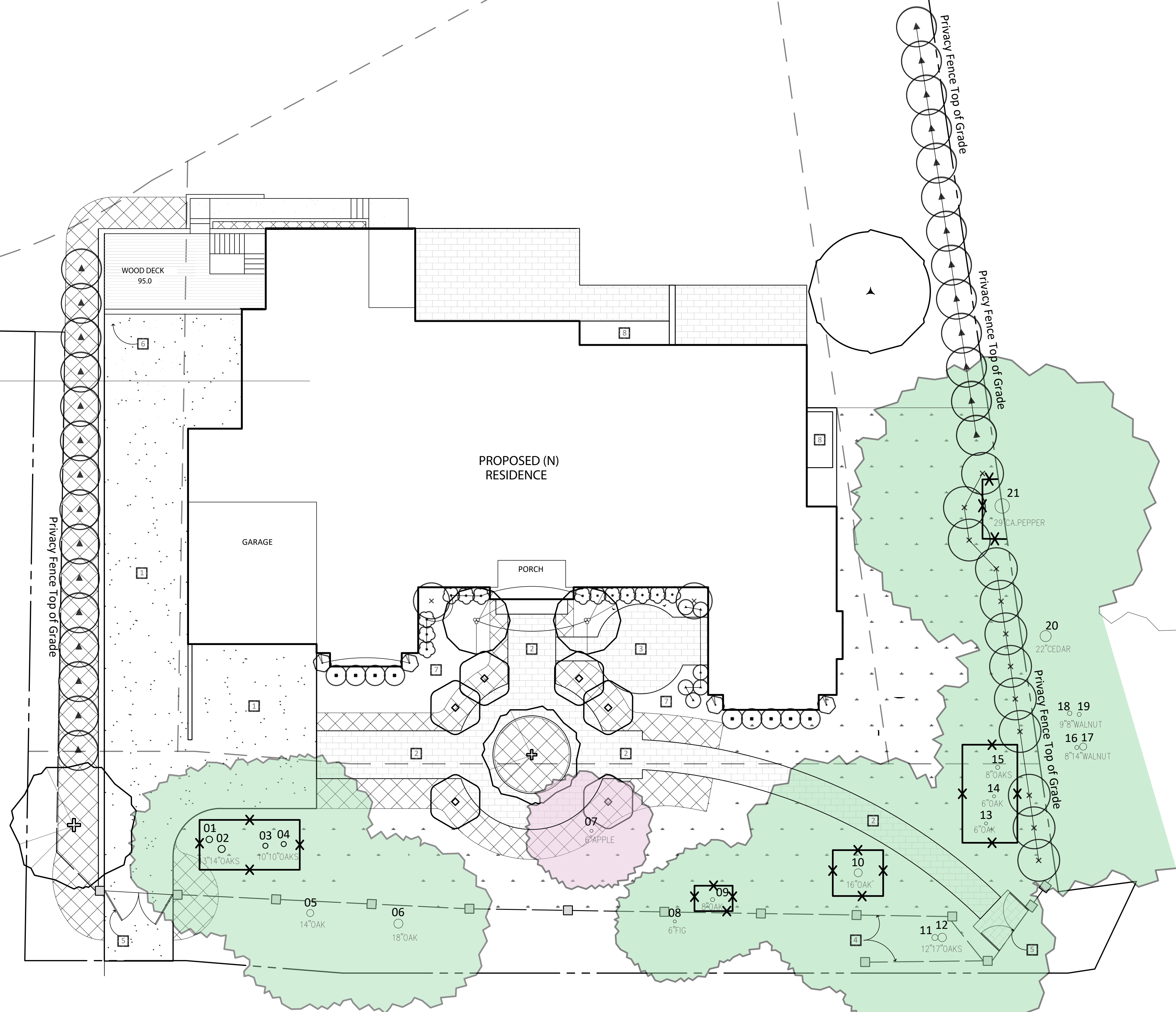


EXISTING TREE THAT CORRESPONDS TO (E) ARBORIST REPORT / SURVEY, TRUNK DIAMETER & DRIPLINE

EXISTING TREE TO BE REMOVED



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



REVISIONS	BY

Jose Larios, ISA Certified Arborist WE7601A

ARBORIST REPORT AND TREE PROTECTION PLAN

**GIOVANNOTTO RESIDENCE**

604 MILVERTON ROAD  
LOS ALTOS, CA

DRAWN	JL
CHECKED	
DATE	2/21/2023
SCALE	1/8" = 1'-0"
JOB NO.	

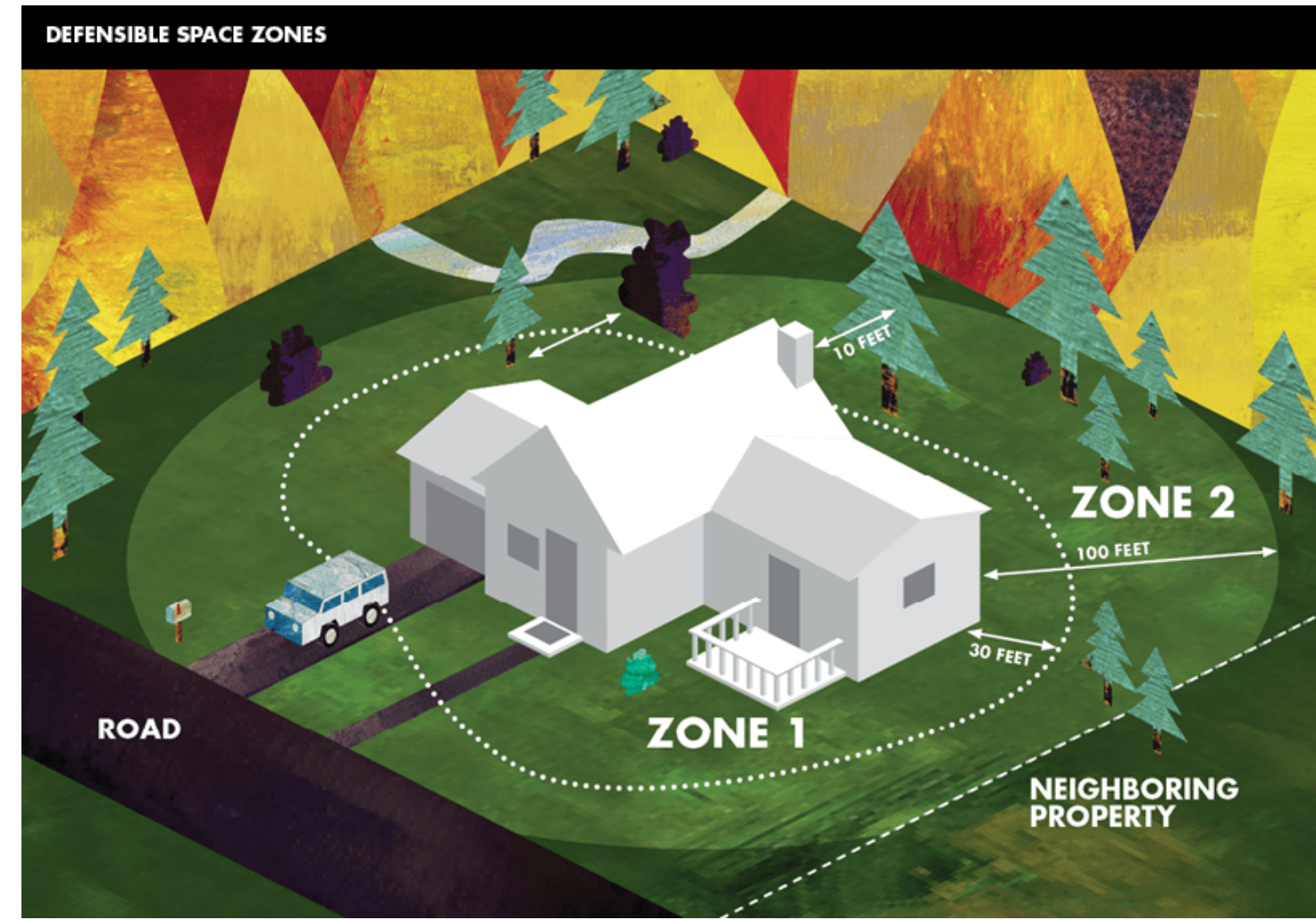
SHEET  
**L3**  
OF X SHEETS



# FIRE HAZARD EVALUATION OF TREES NEAR COTTAGE

## DEFENSIBLE SPACE:

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



## Zone 1 – Lean, Clean and Green Zone

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

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Relocate wood piles to Zone 1.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks, balconies and stairs.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

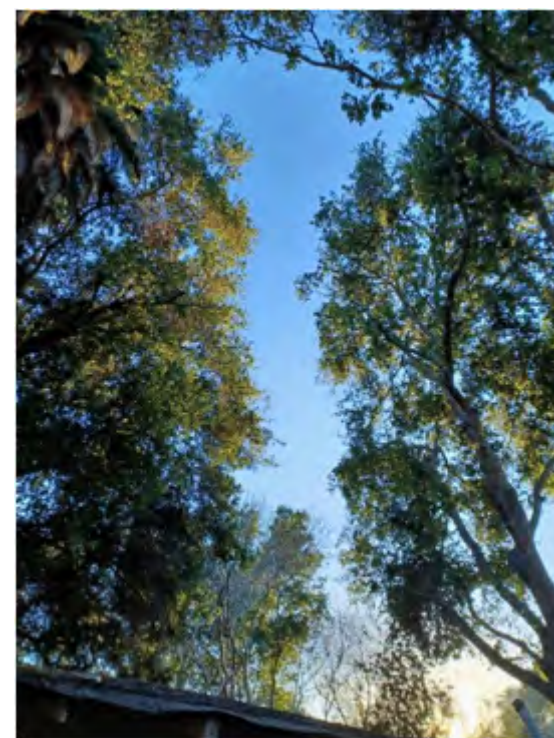
## LARIOS TREE SERVICE EVALUATION:

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

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

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

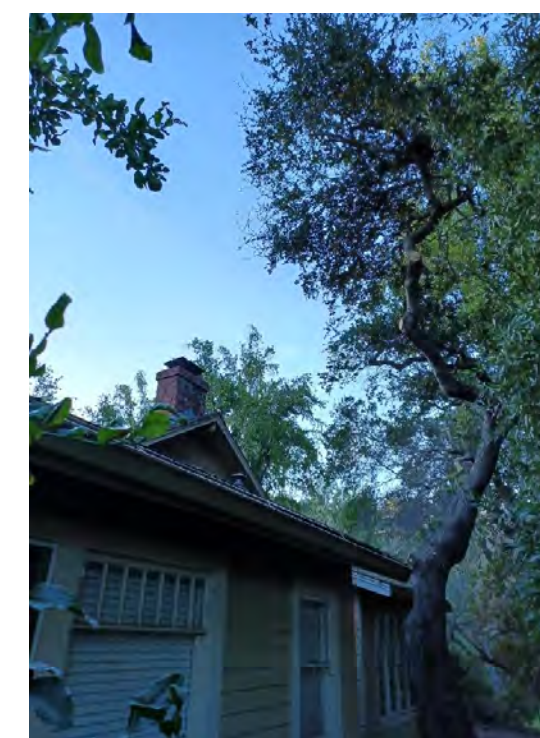
## PHOTOGRAPHS OF SOME OF THE CORRECTED TREES



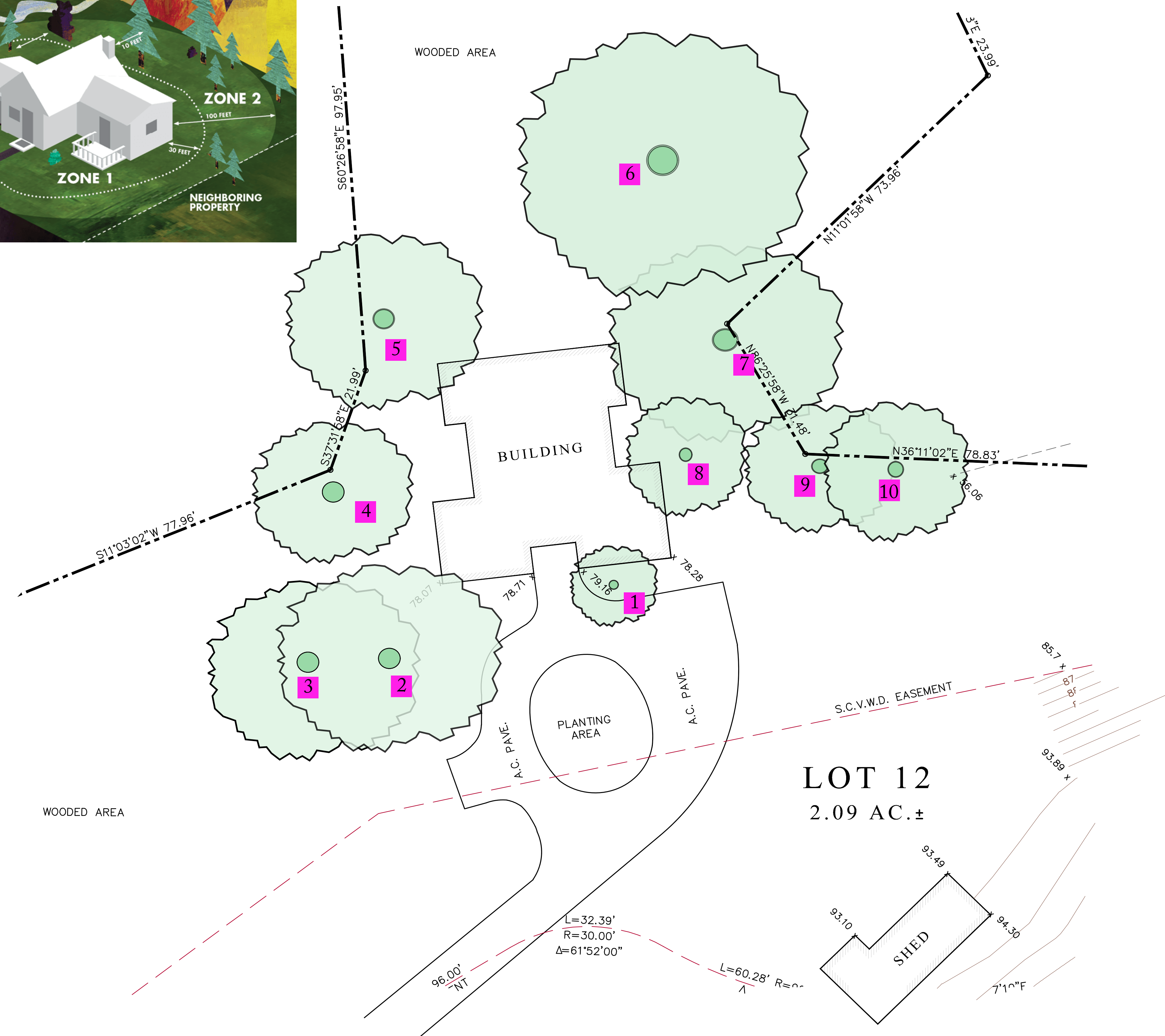
10 Foot Clearance to adjacent Vegetation (Tree 2, 3)



Clearance to Cottage (Tree 7, 8)



10 foot Chimney Separation (Tree 7)



REVISIONS	BY

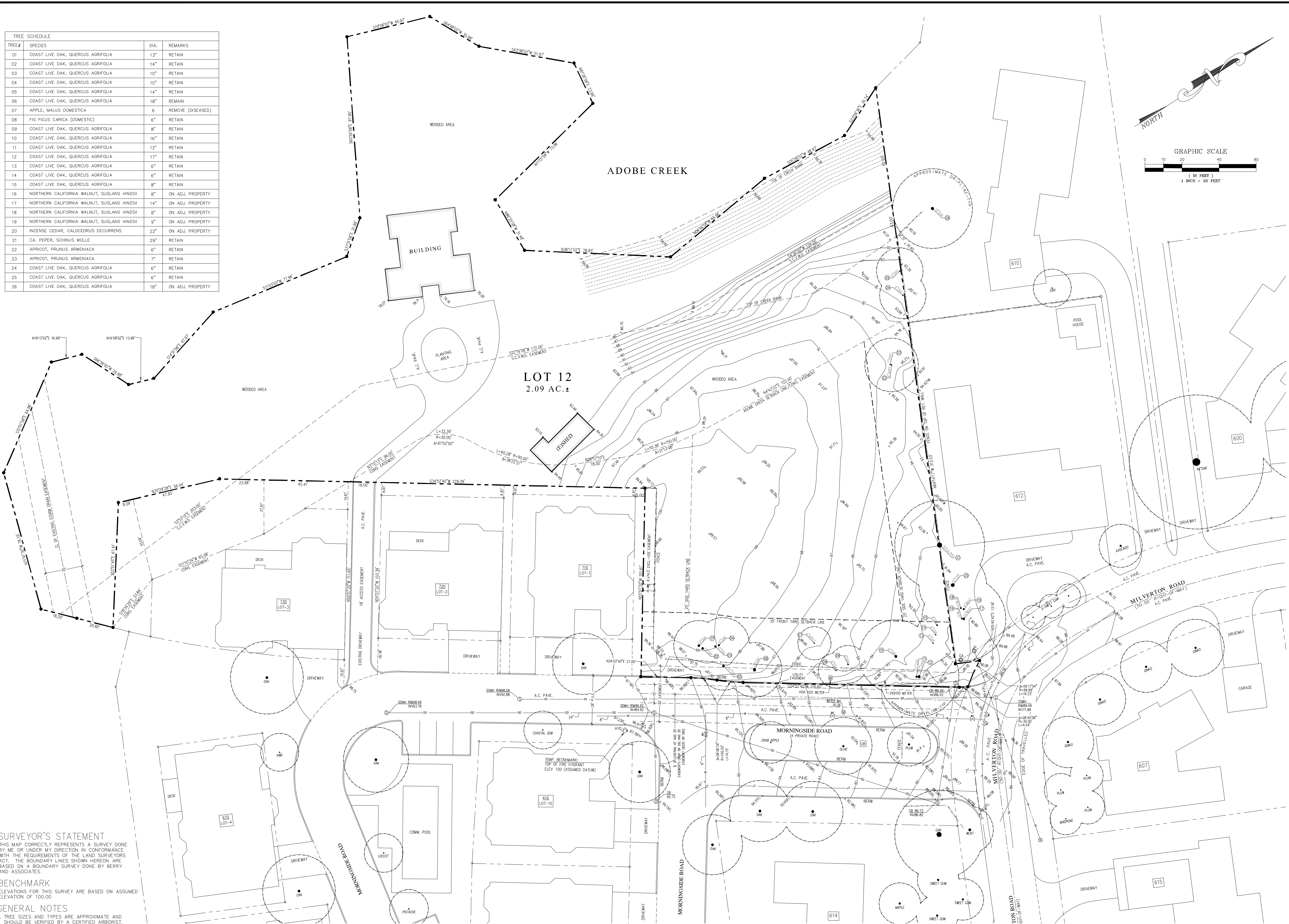
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA

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

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



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



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

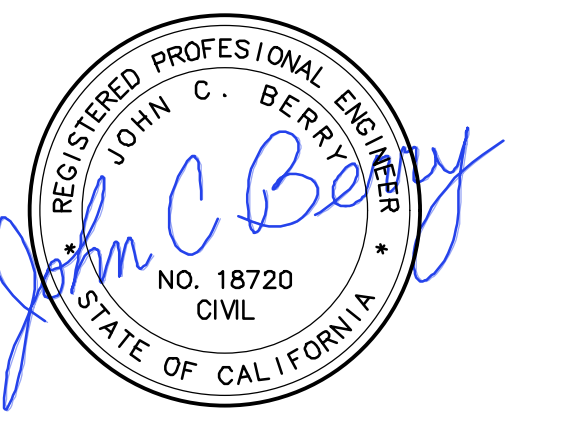
**SURVEYOR'S STATEMENT**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY BERRY & ASSOCIATES.

**BENCHMARK**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 100.00

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

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

**BERRY & ASSOCIATES**  
 2149 AVY AVE., MENLO PARK, CA 94025  
 PHONE: (650) 400-9003  
 EMAIL: JOHN@BERRY7@GMAIL.COM



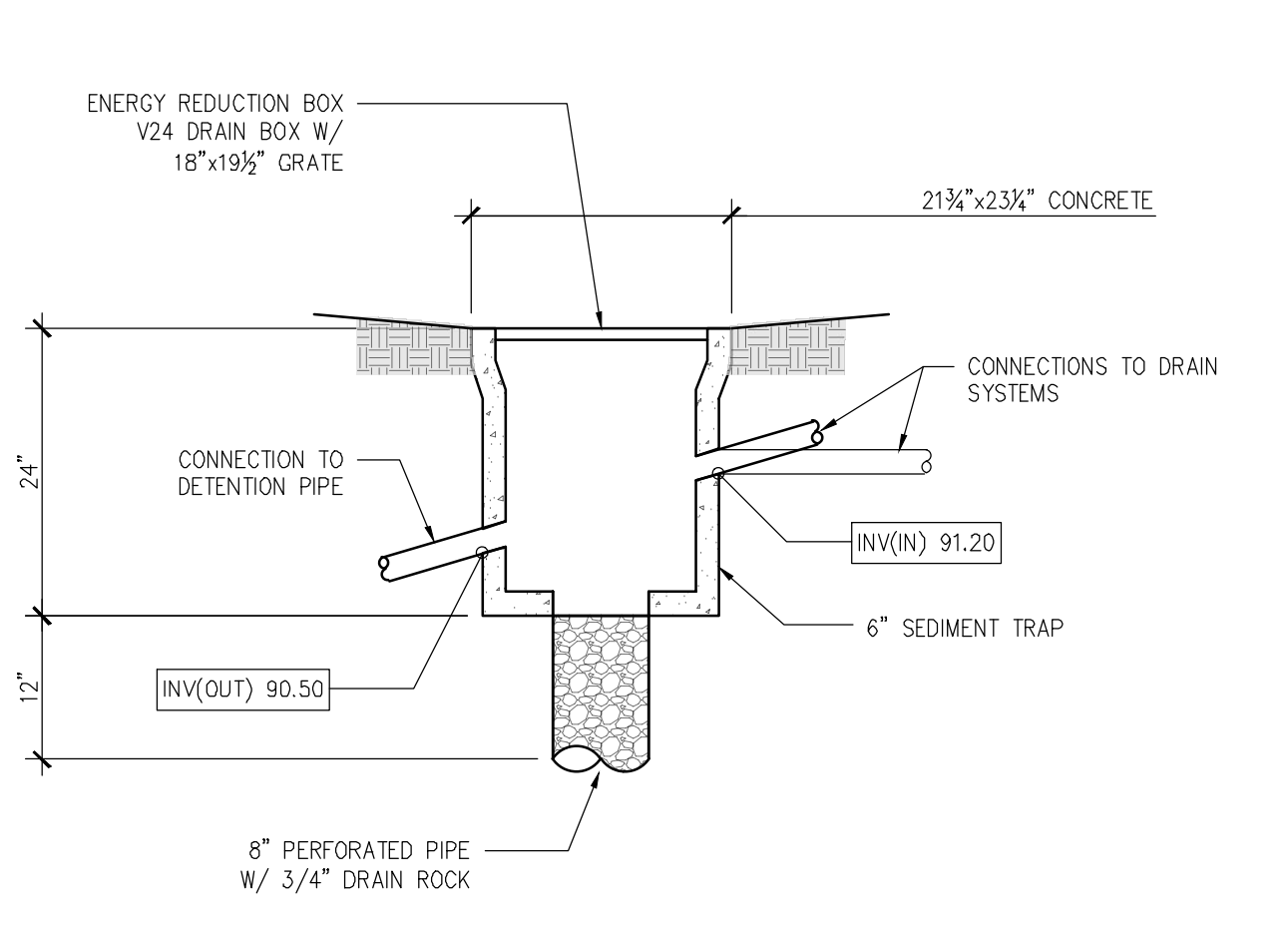
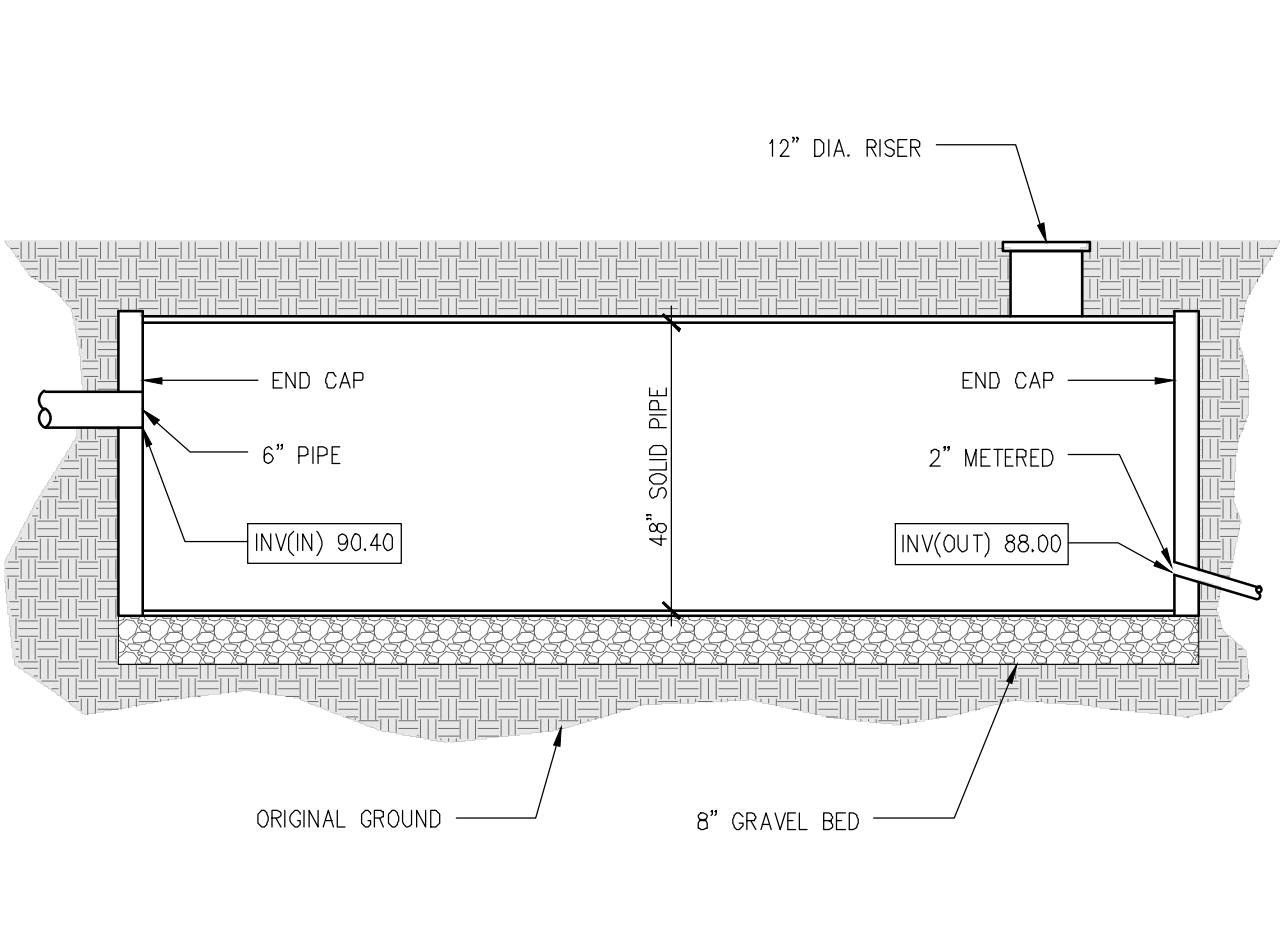
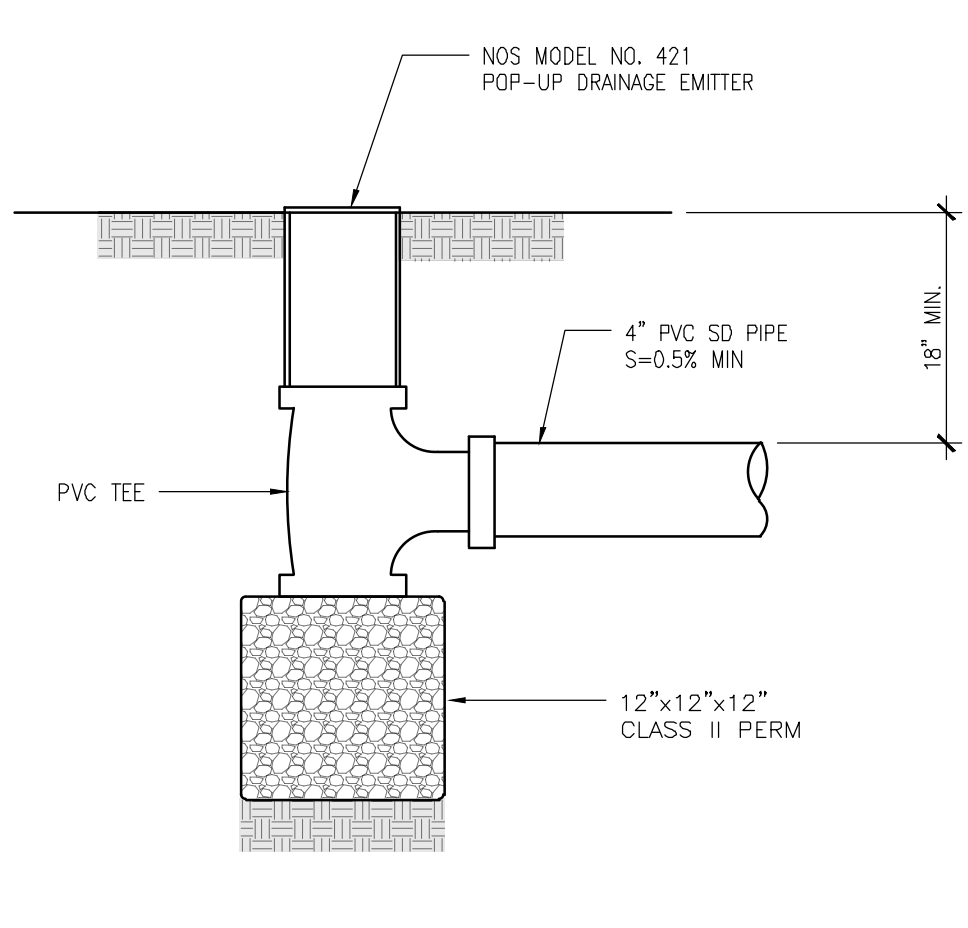
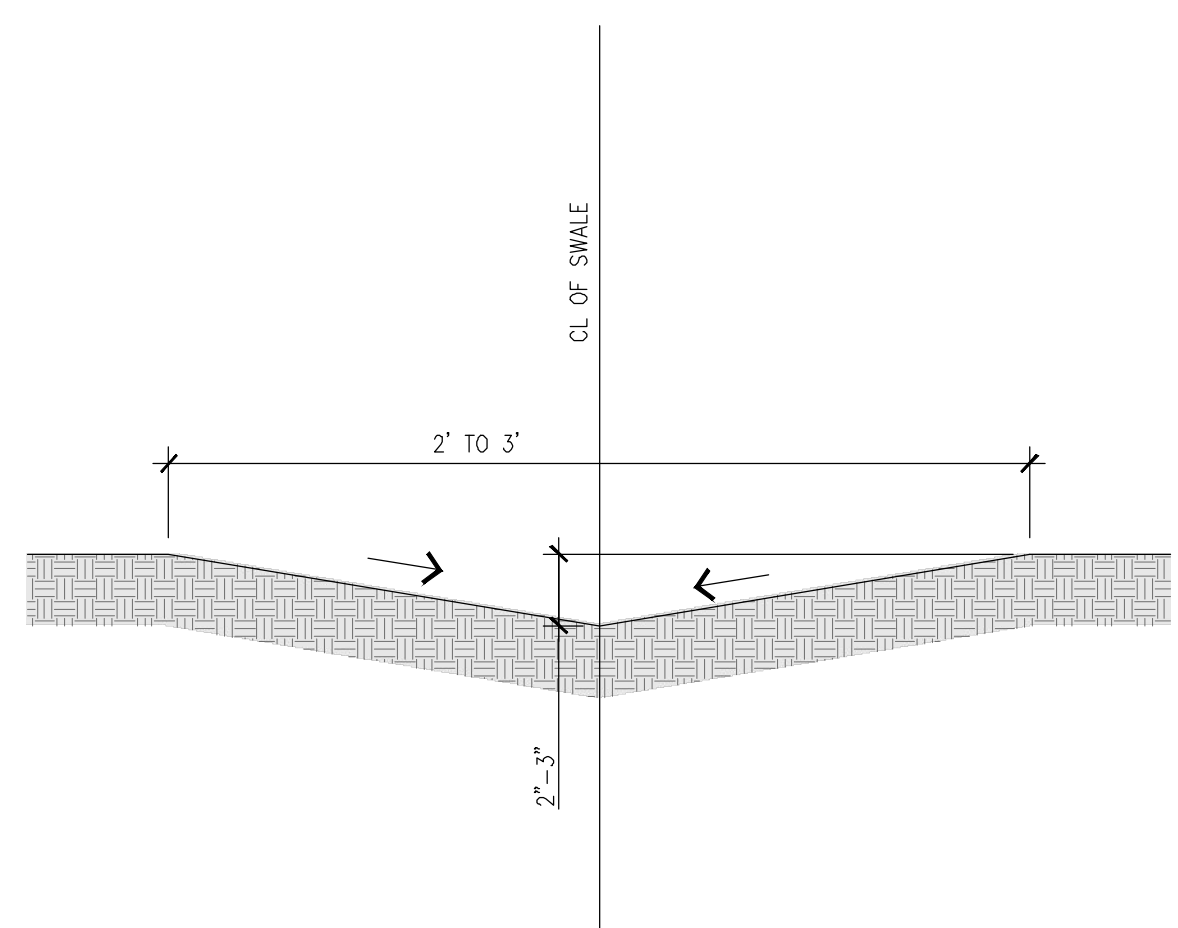
Project Title  
**GIOVANNOTTO RESIDENCE**  
**604 MILVERTON ROAD**  
**LOS ALTOS, CA 94022**  
 APN: 175-19-042

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

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

Sheet Title  
**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 Drawing No.  
**TS.1**





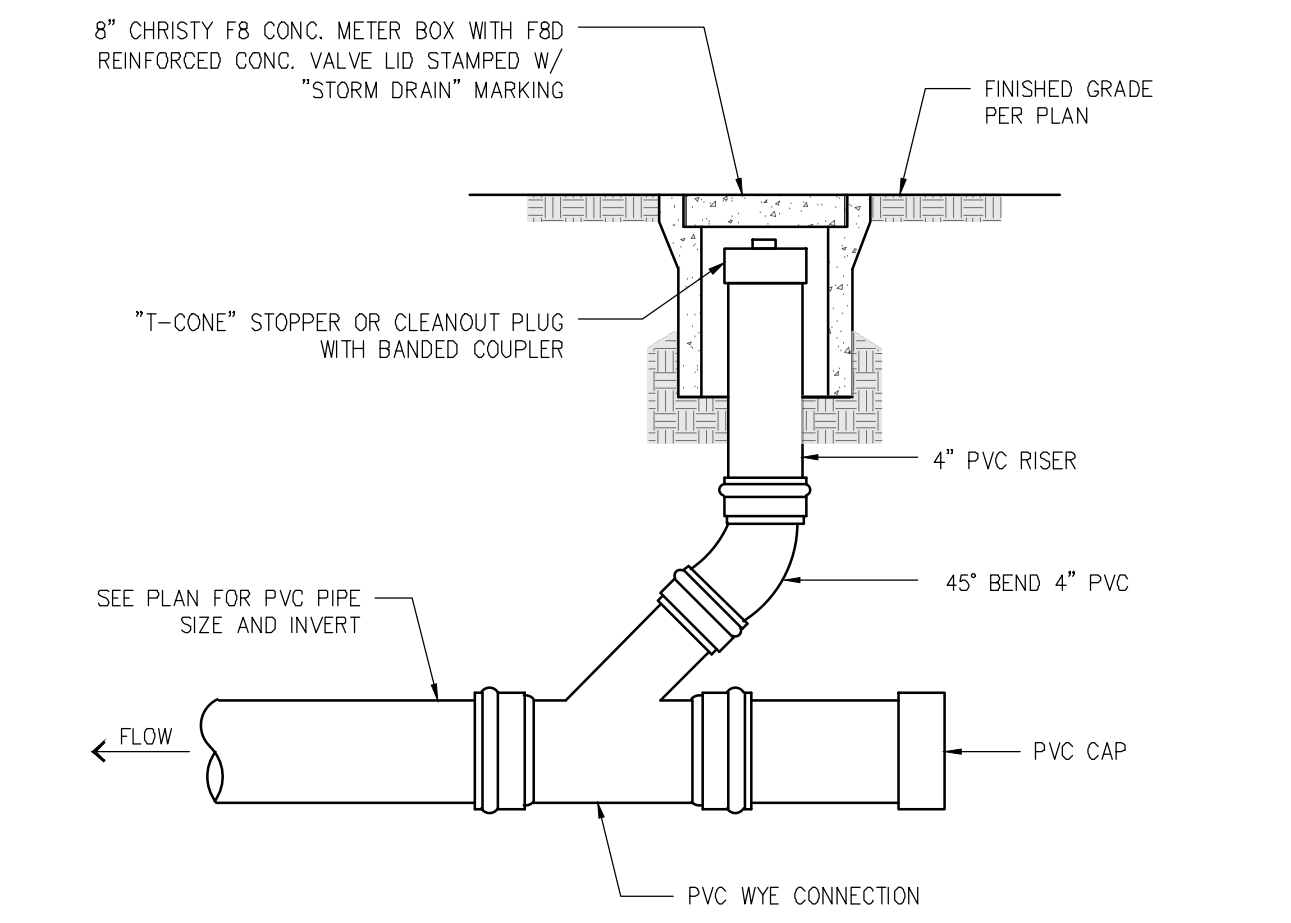
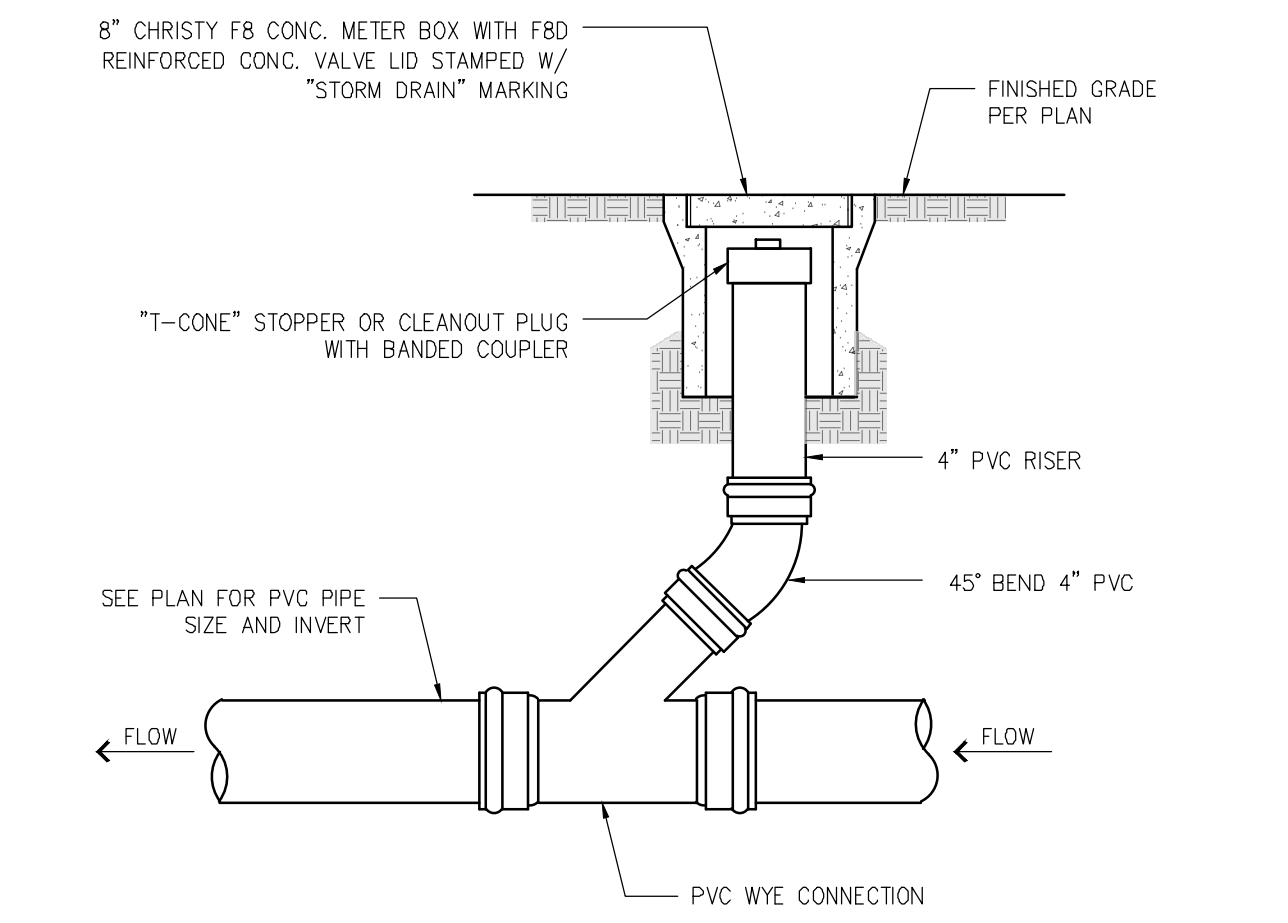
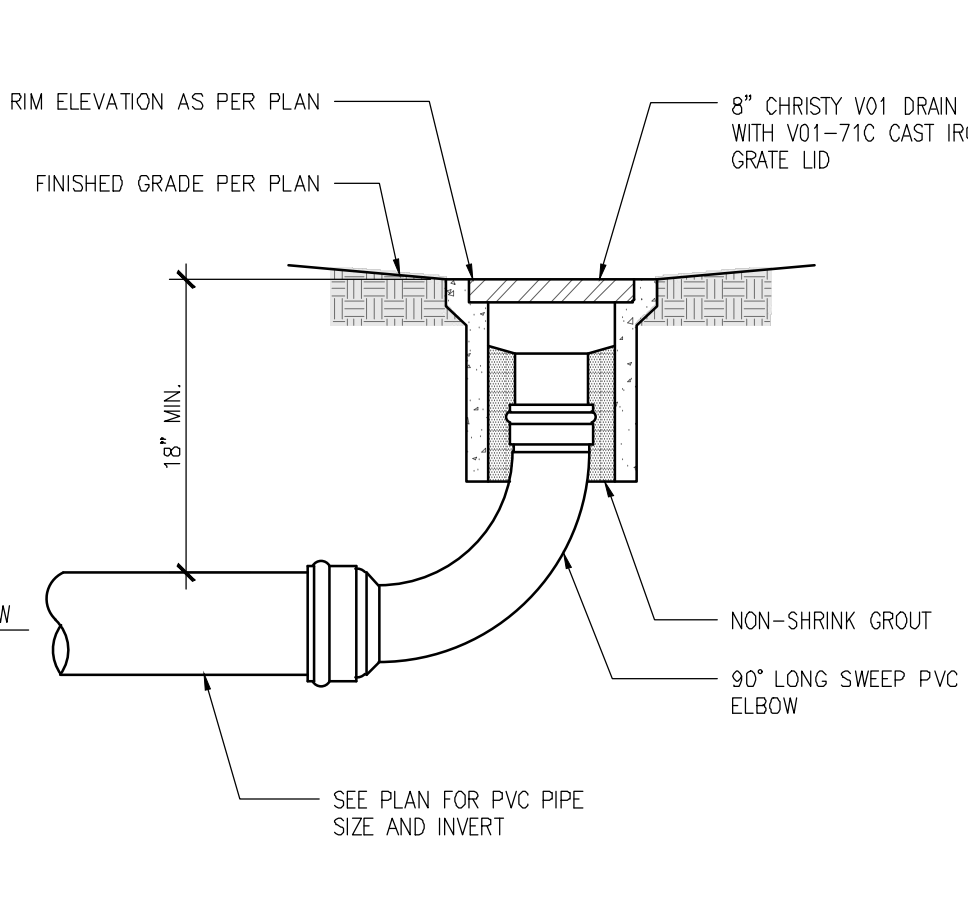
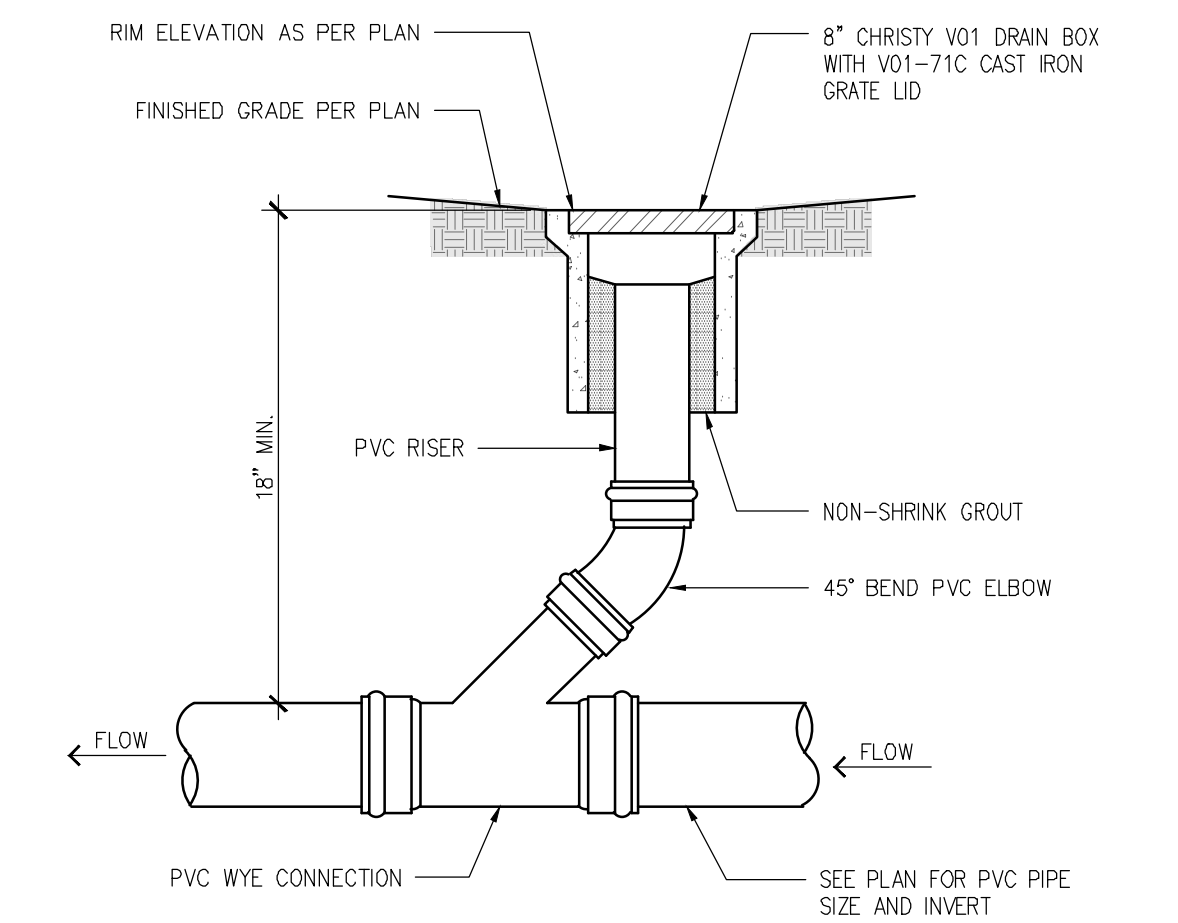
HP	HIGHPOINT	AB	AGGREGATE BASE
AD	AREA DRAIN	AC	ASPHALT CONCRETE
FD	FLOOR DRAIN	AD	AREA DRAIN
RL	ROOF LEADER	BW	BOTTOM OF WALL
RL	ROOF LEADER W/ SPLASH BLOCK	CB	CATCH BASIN
CO	CLEAN OUT	CCP	CAST IRON PIPE
SD	STORM DRAIN	CL	CENTER LINE
CG	CONCRETE	CONC	CONCRETE
SS	SANITARY SEWER LINE	CS	CRAWL SPACE ELEV.
SD	STORM DRAIN LINE	DD	DECK DRAIN
W	WATER LINE	DP	DUCT IRON PIPE
WT	WATER TRENCH LINE	DS	DOWNSPOUT
FF	FINISHED FLOOR	DWY	DRIVEWAY
PP	PERFORATED PIPE	(E)	EXISTING
SP	SANITARY SEWER LINE	EG	EXISTING GRADING
EM	ELECTRICAL METER	EM	EDGE OF PAVEMENT
EP	EDGE OF PAVEMENT	FC	FACE OF CURB ELEV.
FD	FRENCH LINE	FD	FRENCH LINE
FF	FINISH FLOOR ELEVATION	FG	FINISHED GROUND ELEV.
FM	FORCE MAIN LINE	FL	FLOW LINE ELEVATION
FS	FINISHED SURFACE ELEV.	FM	FORCE MAIN LINE
FW	FIRE WATER LINE	FP	FINISHED PAVEMENT
GB	GRADE BREAK	FS	FINISH SURFACE ELEV.
GM	GAS METER	FW	FIRE WATER LINE
GR	GRATE ELEVATION	GB	GRADE BREAK
HP	HIGH POINT	GM	GAS METER
INV	INVERT ELEVATION	GR	GRATE ELEVATION
JP	JOINT RISE	HP	HIGH POINT
LD	LANDSCAPE DRAIN	INV	INVERT ELEVATION
LF	LINEAR FEET	JP	JOINT RISE
(N)	NEW	LD	LANDSCAPE DRAIN
PKG	PARKING	LF	LINEAR FEET
POC	POINT OF CONNECTION	(N)	NEW
RET	RETAINING WALL	PKG	PARKING
RM	RIM ELEVATION	POC	POINT OF CONNECTION
S	SLOPE	RET	RETAINING WALL
SD	STORM DRAIN LINE	RM	RIM ELEVATION
SDC	STORM DRAIN CLEANOUT	S	SLOPE
SDFM	STORM DRAIN FORCED MAIN	SD	STORM DRAIN LINE
SS	SANITARY SEWER	SDC	STORM DRAIN CLEANOUT
SSCO	SANITARY SEWER CLEANOUT	SDFM	STORM DRAIN FORCED MAIN
TW	TOP OF WALL ELEVATION	SS	SANITARY SEWER
TYP	TYPICAL	SSCO	SANITARY SEWER CLEANOUT
W	DOMESTIC WATER LINE	TW	TOP OF WALL ELEVATION
WM	WATER METER	TYP	TYPICAL

1 SECTION AT SWAIL

2 POP-UP DRAIN DETAIL

3 DETENTION FACILITY

4 SILTATION / BUBBLE BOX



APPROXIMATE DRILLING	EXISTING TREES
----------------------	----------------

5 IN-LINE AREA DRAIN

6 END OF LINE AREA DRAIN

7 IN-LINE STORM DRAIN CLEANOUT

8 END OF LINE STORM DRAIN CLEANOUT

9 LEGEND AND ABBREVIATIONS

**CAUTION:**

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

**GENERAL SITE NOTES:**

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

**FRONTAGE IMPROVEMENTS:**

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

**TREE/PLANT PROTECTION NOTES:**

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

**HORIZONTAL CONTROL NOTES:**

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

**DRAINAGE GRADIENTS:**

- THE FOLLOWING MINIMUM GRADIENTS FOR DRAINAGE ARE REQUIRED FOR DEVELOPMENT OF PRIVATE PROPERTY:
  - DIRT/GRASS SWALES .....2% (LONGITUDINAL)
  - SLOPE AWAY FROM STRUCTURE ON IMPERVIOUS SURFACE .....5% (WITHIN 10- FEET)
  - SLOPE AWAY FROM STRUCTURE ON IMPERVIOUS SURFACE .....2% (WITHIN 10- FEET)
  - TERRACE/INTERCEPTOR DRAINS .....5%
- THE FOLLOWING ARE MAXIMUM GRADIENTS:
  - GRADED EARTH SWALES .....6%
  - DRIVEWAYS .....20%

**GRADING NOTES:**

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

**GENERAL UTILITY SYSTEM NOTES:**

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

WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

**13. HORIZONTAL SEPARATION REQUIREMENTS:**

- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, 90° OR A 90° ANGLE AND WATER LINES SHALL BE A MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

**SANITARY SEWER NOTES:**

- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED SANITARY SEWER LINE BELOW".
- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH WITH A MINIMUM OF TWENTY FOUR (24) INCHES OF COVER SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-13 WITH GLEED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS OR 45° ELBOWS, 90° ELBOWS AND TEES ARE PROHIBITED.
- ALL LATERALS SHALL HAVE A CLEAN-OUT AT FACE OF BUILDING, AT THE PROPERTY LINE AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER LINE BELOW.
- ABANDON EXISTING SEWER LATERAL AS FOLLOWS: PLUG WITH NON SHRINK GROUT A MINIMUM OF 5' AT BOTH THE UPSTREAM AND DOWNSTREAM SIDES OF ALL PIPE SEGMENTS TO BE ABANDONED. UPPER PIPE SECTIONS TO BE PLUGGED MAY REQUIRE INSTALLING SOMETHING IN THE PIPE TO PREVENT NON SHRINK GROUT FROM FLOWING FURTHER DOWN THE ABANDONED MAIN, IN LIEU OF FILLING THE ENTIRE PIPE SECTION WITH NON SHRINK GROUT.

**STORM DRAIN NOTES:**

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

**WATER SYSTEM NOTES:**

- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-BURIED WATER LINE BELOW".
- ALL WATER SERVICE CONNECTIONS INCLUDING BUT NOT LIMITED TO WATER VALVES TEMPORARY AND PERMANENT AIR RELEASE VALVES AND BLOW OFF VALVES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FUTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
- ALL PIPES SHALL BE HOP SCHEDULE 24 OR EQUIVALENT.
- ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
- PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4" THROUGH 12-INCH SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL MEET AWWA C900, RATED FOR 200 PSI CLASS PIPE WITH EPOXY COATED DUCTILE IRON FITTINGS AND FUSION EPOXY COATED GATE VALVES. ALL JOINTS SHALL BE FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS.
- ALL WATER LINES 2" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS OR HOPE BRILL. CONTRACTOR TO VERIFY PRESSURES ON EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLAN.

CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THROST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY WILL PROVIDE THE CONTRACTOR WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TIES.

- ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND DELIVERING WATER SAMPLES FOR ANALYSIS TO A CITY APPROVED LAB.
- ALL ON AND OFF-SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
- INSTALL CITY APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING.

**BASIC CONSTRUCTION BEST MANAGEMENT PRACTICES:**

ALL OF THESE BMP'S SHOULD BE IMPLEMENTED DURING CONSTRUCTION

- ALL EXPOSED SURFACES (E.G., PARKING AREAS, STAGING AREAS, SOIL PILES, GRADED AREAS, AND UNPAVED ACCESS ROADS) SHALL BE WATERED TWO TIMES PER DAY.
- ALL HAUL TRUCKS TRANSPORTING SOIL, SAND, OR OTHER LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
- ALL VISIBLE MUD OR DIRT TRACK-OUT ON ADJACENT PUBLIC ROADS SHALL BE REMOVED USING MET POWER VACUUM STREET SWEEPERS AT LEAST ONCE PER DAY. THE USE OF DRY POWER SWEEPING IS PROHIBITED.
- ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MPH.
- ALL ROADWAYS, DRIVEWAYS, AND SIDEWALKS TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE.
- BUILDING PADS SHALL BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
- IDLING TIMES SHALL BE MINIMIZED EITHER BY SHUTTING EQUIPMENT OFF WHEN NOT IN USE OR REDUCING THE MAXIMUM IDLING TIME TO 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXICS CONTROL MEASURE TITLE 13, SECTION 24845 OF CALIFORNIA CODE OF REGULATIONS [CCR]). CLEAR STORAGE SHALL BE PROVIDED FOR CONSTRUCTION WORKERS AT ALL ACCESS POINTS.
- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED VISIBLE EMISSIONS EVALUATOR.
- POST A PUBLICLY VISIBLE SIGN WITH THE TELEPHONE NUMBER AND PERSON TO CONTACT AT THE LEAD AGENCY REGARDING DUST COMPLAINTS. THIS PERSON SHALL RESPOND AND TAKE CORRECTIVE ACTION WITHIN 48 HOURS. THE AIR DISTRICT'S PHONE NUMBER SHALL ALSO BE VISIBLE TO ENSURE COMPLIANCE WITH APPLICABLE REGULATIONS.

**ADDITIONAL CONSTRUCTION BEST MANAGEMENT PRACTICES:**

- ALL EXPOSED SURFACES SHALL BE WATERED AT A FREQUENCY ADEQUATE TO MAINTAIN MINIMUM SOIL MOISTURE OF 12 PERCENT. MOISTURE CONTENT CAN BE VERIFIED BY LAB SAMPLES OR MOISTURE PROBE.
- ALL EXCAVATION, GRADING, AND/OR DEMOLITION ACTIVITIES SHALL BE SUSPENDED WHEN AVERAGE WIND SPEEDS EXCEED 20 MPH.
- WIND BREAKS (E.G., TREES, FENCES) SHALL BE INSTALLED ON THE WINDWARD SIDE(S) OF ACTIVELY DISTURBED AREAS OF CONSTRUCTION. WIND BREAKS SHOULD HAVE AT MAXIMUM 50 PERCENT AIR POROSITY.
- VEGETATIVE GROUND COVER (E.G., FAST-GERMINATING NATIVE GRASS SEED) SHALL BE PLANTED IN DISTURBED AREAS AS SOON AS POSSIBLE AND WATERED APPROPRIATELY UNTIL VEGETATION IS ESTABLISHED.
- THE SIMULTANEOUS OCCURRENCE OF EXCAVATION, GRADING, AND GROUND-DISTURBING CONSTRUCTION ACTIVITIES ON THE SAME AREA AT ANY ONE TIME SHALL BE LIMITED. ACTIVITIES SHALL BE PHASED TO REDUCE THE AMOUNT OF DISTURBED SURFACES AT ANY ONE TIME.
- ALL TRUCKS AND EQUIPMENT, INCLUDING THEIR TIRES, SHALL BE WASHED OFF PRIOR TO LEAVING THE SITE.
- SITE ACCESSES TO A DISTANCE OF 100 FEET FROM THE PAVED ROAD SHALL BE TREATED WITH A 6 TO 12 INCH COMPACTED LAYER OF WOOD CHIPS, MULCH, OR GRAVEL.
- SANDBAGS OR OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS FROM SITES WITH A SLOPE GREATER THAN ONE PERCENT.
- MINIMIZE THE IDLING TIME OF DIESEL-POWERED CONSTRUCTION EQUIPMENT TO TWO MINUTES.
- THE PROJECT SHALL DEVELOP A PLAN DEMONSTRATING THAT THE OFF-ROAD EQUIPMENT (MORE THAN 40 HORSEPOWER) TO BE USED IN THE CONSTRUCTION PROJECT (I.E., OWNED, LEASED, AND SUBCONTRACTOR VEHICLES) WOULD ACHIEVE A PROJECT WIDE FLEET-AVERAGE 20 PERCENT NOX REDUCTION AND 45 PERCENT PM REDUCTION COMPARED TO THE MOST RECENT AFB FLEET AVERAGE. ACCEPTABLE OPTIONS FOR REDUCING EMISSIONS INCLUDE THE USE OF LATE MODEL ENGINES, LOW-EMISSION DIESEL PRODUCTS, ALTERNATIVE FUELS, ENGINE RETROFIT TECHNOLOGY, AFTER-TREATMENT PRODUCTS, ADD-ON DEVICES SUCH AS PARTICULATE FILTERS, AND/OR OTHER OPTIONS AS SUCH BECOME AVAILABLE.
- USE LOW VOC (I.E., ROOF COATINGS BEYOND THE LOCAL REQUIREMENTS (I.E., REGULATION 8, RULE 3. ARCHITECTURAL COATINGS).
- REQUIRE THAT ALL CONSTRUCTION EQUIPMENT, DIESEL TRUCKS, AND GENERATORS BE EQUIPPED WITH BEST AVAILABLE CONTROL TECHNOLOGY FOR EMISSION REDUCTIONS OF NOX AND PM.
- REQUIRE ALL CONTRACTORS USE EQUIPMENT THAT MEETS CARB'S MOST RECENT CERTIFICATION STANDARD FOR OFF-ROAD HEAVY DUTY DIESEL ENGINES.

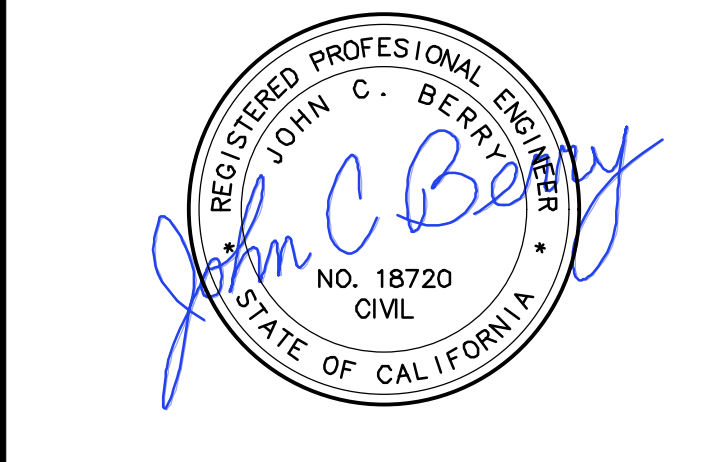
**RESIDENTIAL CONSTRUCTION HOURS:**

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

**NO CONSTRUCTION ON SUNDAY OR THE CITY OBSERVED HOLIDAYS OR:**

- NEW YEARS DAY
- VETERANS DAY
- THANKSGIVING DAY
- CHRISTMAS DAY
- MEMORIAL DAY
- INDEPENDENCE DAY
- LABOR DAY

**LEGEND AND ABBREVIATIONS**



Project Title  
**GIOVANNOTTO RESIDENCE**  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022  
APN: 175-19-042

Revision No.	Date	Description
1	10/10/22	Design Review Comments
2	06/15/23	Design Review Comments

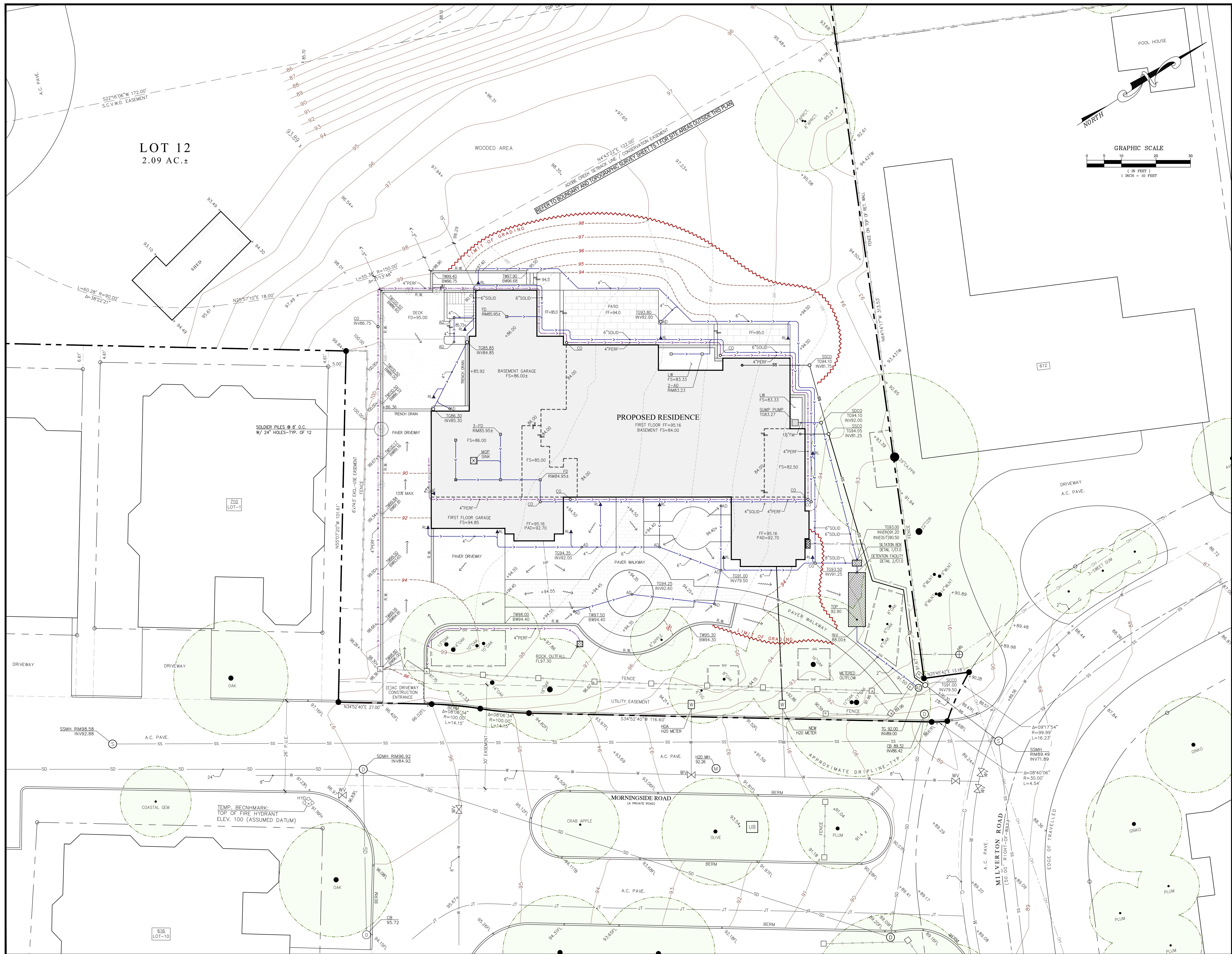
Mark	Date	Description
Issue:	DESIGN REVIEW	
Issue Date:		
CAD File Name		
Drawn By	DG	
Checked By	MG	
Plot Date:	10/19/2021	

Sheet Title  
**GRADING AND DRAINAGE NOTES AND DETAILS**

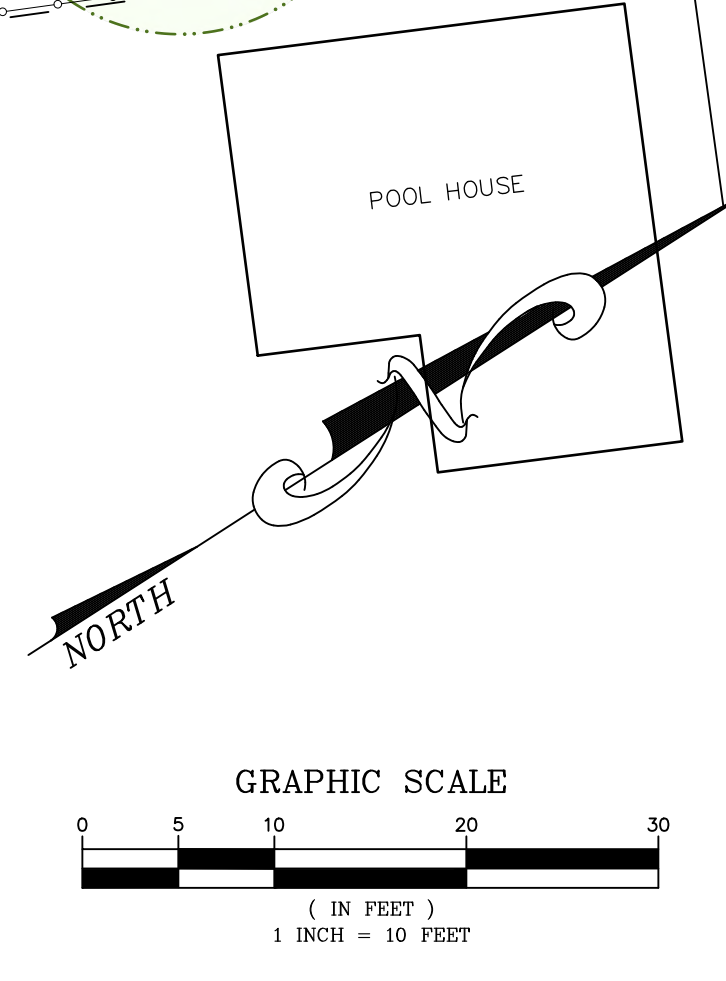
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**C1.0**

10 GENERAL NOTES

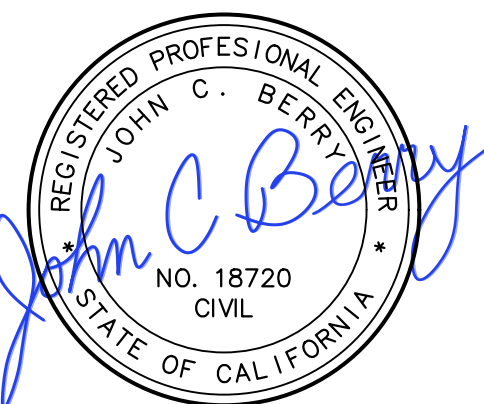




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**BERRY & ASSOCIATES**  
2149 AVY AVE., MENLO PARK, CA 94025  
PHONE: (650) 400-9003  
EMAIL: JOHNCBERRY7@GMAIL.COM



Project Title  
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604 MILVERTON ROAD  
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APN: 175-19-042

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

Issue: DESIGN REVIEW  
Issue Date:  
CAD File Name:  
Drawn By: DG  
Checked By: MG  
Plot Date: 10/19/2021

Sheet Title  
**GRADING AND DRAINAGE PLAN**  
Drawing No.  
**C2.0**

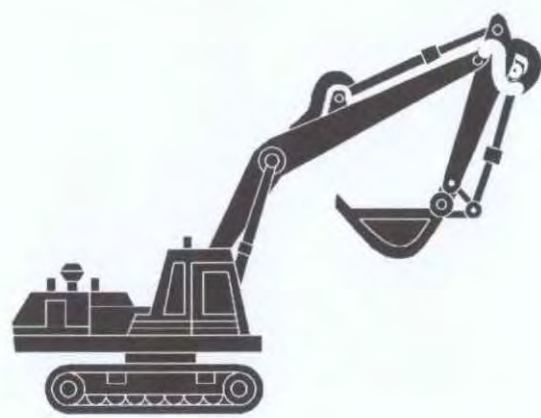






# Heavy Equipment Operation

Best Management Practices for the Construction Industry



## Best Management Practices for the

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

### Doing the Job Right

#### Site Planning and Preventive Vehicle Maintenance

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

#### Storm Water Pollution from Heavy Equipment on Construction Sites

Properly 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.

# 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 accepts yard waste. No curbside pick-up 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.

### 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, oil 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, report to the environment, you must also report it to the State Office of Emergency Services.

# Roadwork and Paving

Best Management Practices for the Construction Industry



## Best Management Practices for the

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

### Doing The Job Right

#### General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, whenever possible. 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 other treatments.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

#### Storm Drain Pollution from Roadwork

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

# 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 storm 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 rain.
- 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

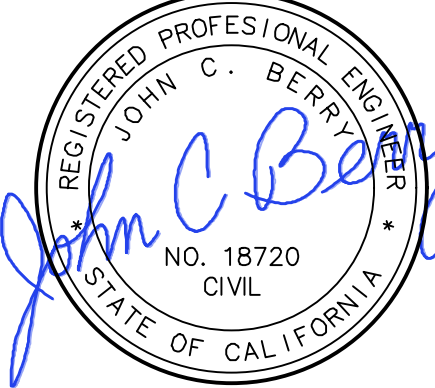
County of Santa Clara Pollution Prevention Program: (408) 441-1195  
County of Santa Clara Integrated Waste Management Program: (408) 441-1198  
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS  
Santa Clara County Recycling Hotline: 1-800-533-8414  
Santa Clara Valley 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

BERRY & ASSOCIATES

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



GIOVANNOTTO RESIDENCE  
604 MILVERTON ROAD  
LOS ALTOS, CA 94022

APN: 175-19-042

# 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 areas should be well away from streams or storm drain inlets. Remove or clean up any oil or grease that leaks from the site to minimize litter.
- Keep materials out of the rain - prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

### Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.
- 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, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

#### Materials/Waste Handling

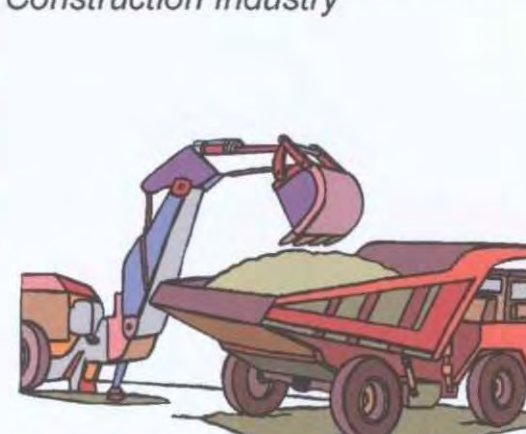
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#### Permits

- 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 discharges one acre or more. Obtain information from the Regional Water Quality Control Board.

# Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



## Best Management Practices for the

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

### Doing The Job Right

#### General Business Practices

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

#### Practices During Construction

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

#### Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

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

#### Dewatering Operations

1. Check for Toxic Pollutants
  - Check for odors, discoloration, or an oily sheen on groundwater.
  - Call your local wastewater treatment agency and ask whether the groundwater 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 siltation fabric wrapped around end of suction pipe.
  - When discharging to a storm drain, protect the inlet using a barrier of burlap bags placed with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

# Los Altos Municipal Code Requirements



## Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

- A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempt 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. 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.
- B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

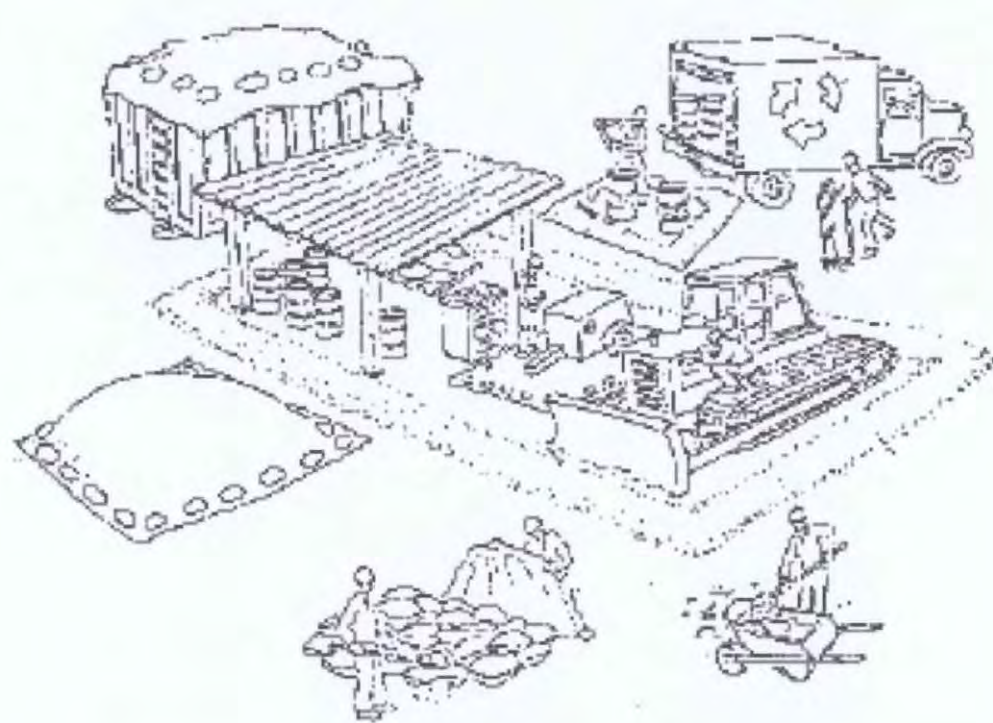
# Blueprint for a Clean Bay

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

# Best Management Practices for the Construction Industry



## Santa Clara Urban Runoff Pollution Prevention Program



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

Project No.	Revisions	Mark	Date	Description
1	10/10/22			Design Review Comments
2	06/15/23			Design Review Comments

Issue Date:	DESIGN REVIEW
CAD File Name:	
Drawn By:	DG
Checked By:	MG
Plot Date:	10/19/2021
Sheet Title:	BEST MANAGEMENT PRACTICES
Drawing No.:	C3.0



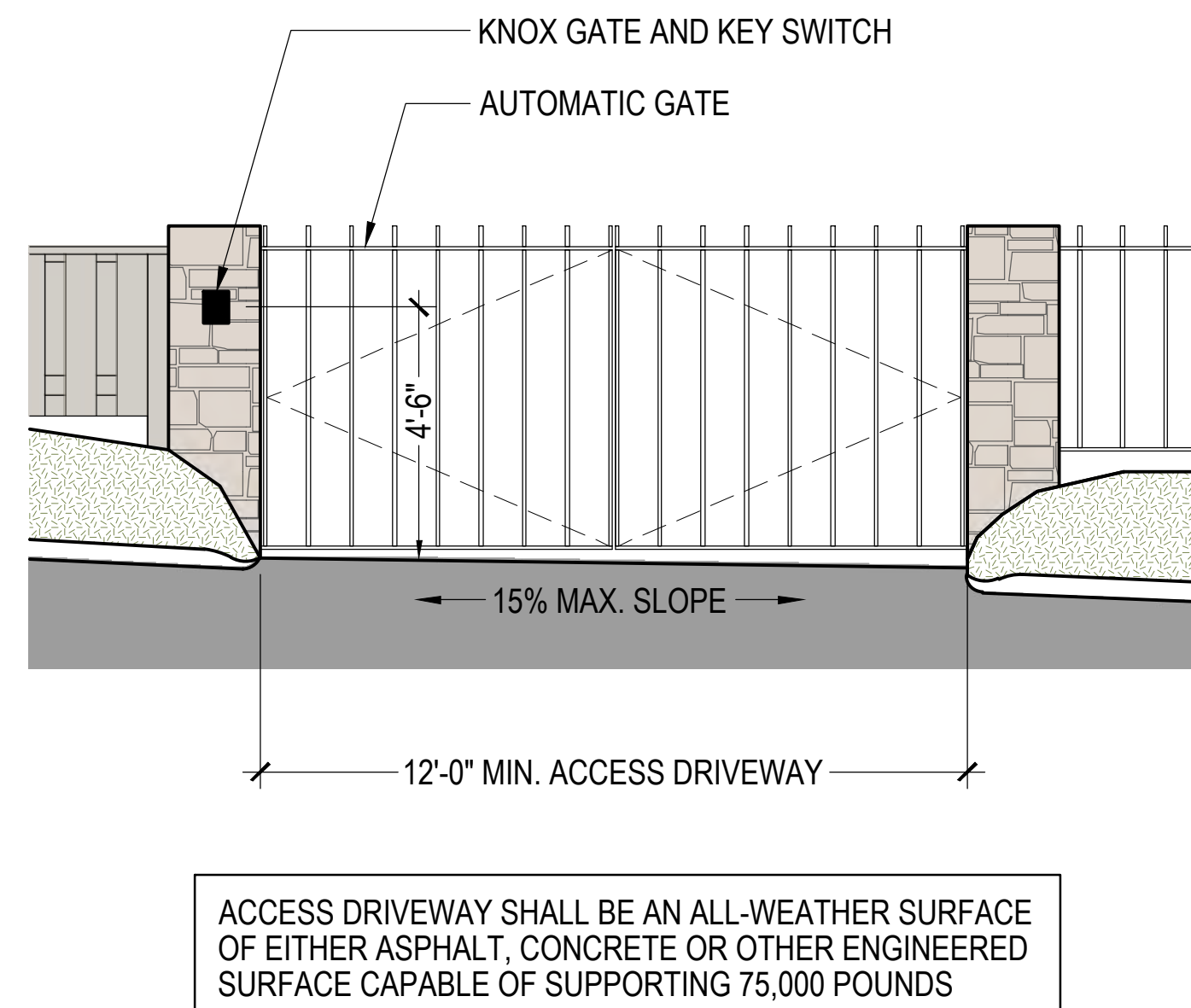
- THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA FIRE (CFC) & BUILDING (CBC) CODE, CURRENT EDITION, AS ADOPTED BY THE CITY OF LOS ALTOS MUNICIPAL CODE (LAMC), CALIFORNIA CODE OF REGULATIONS (CCR) AND HEALTH & SAFETY CODE.
- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS. WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B105.1(1) AND B105.1(2) OF THE CALIFORNIA FIRE CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS.
- THE MINIMUM REQUIRE FIRE FLOW FOR THIS PROJECT IS 1500 GALLONS PER MINUTE (GPM) AT 20 PSI RESIDUAL PRESSURE. THIS FIREFLOW ASSUMES INSTALLATION OF AUTOMATIC FIRE SPRINKLERS PER CFC [903.3.1.3].

- PROVIDE AN ACCESS ROADWAY WITH A PAVED ALL-WEATHER SURFACE. A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET A-1. CFC SEC. 503.
- DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS. PROVIDE AN APPROVED FIRE DEPARTMENT ENGINE ROADWAY TURNAROUND WITH A MINIMUM RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE AND A MAXIMUM SLOPE OF 5% IN ANY DIRECTION. INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION SHEET A-1.
- AN ACCESS DRIVEWAY SHALL BE PROVIDED HAVING AN ALL-WEATHER SURFACE OF EITHER ASPHALT, CONCRETE OR OTHER ENGINEERED SURFACE CAPABLE OF SUPPORTING 75,000 POUNDS AND APPROVED BY A CIVIL ENGINEER. IT SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 12 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM TURNING RADIUS OF 40 FEET OUTSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D-1.

- GATE INSTALLATIONS SHALL CONFORM WITH FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATION G-1 AND, WHEN OPEN SHALL NOT OBSTRUCT ANY PORTION OF THE REQUIRED WIDTH OF 12' FOR EMERGENCY ACCESS ROADWAYS OR DRIVEWAYS. LOOKS, IF PROVIDED, SHALL BE FIRE DEPARTMENT APPROVED PRIOR TO INSTALLATION. GATES ACROSS THE EMERGENCY ACCESS ROADWAYS SHALL BE EQUIPPED WITH AN APPROVED ACCESS DEVICES. GATES WHICH ARE OPERATED ELECTRICALLY, AN APPROVED KNOX KEY SWITCH SHALL BE INSTALLED; IF THEY ARE OPERATED MANUALLY, THEN AN APPROVED KNOX PADLOCK SHALL BE INSTALLED. CFC SEC. 503.6 & 506. CONTACT WWW.KNOXBOX.COM TO ORDER KEY SWITCH FOR GATE.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER

- PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). CURRENT CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
  - ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT.

1 FIRE DEPARTMENT NOTES



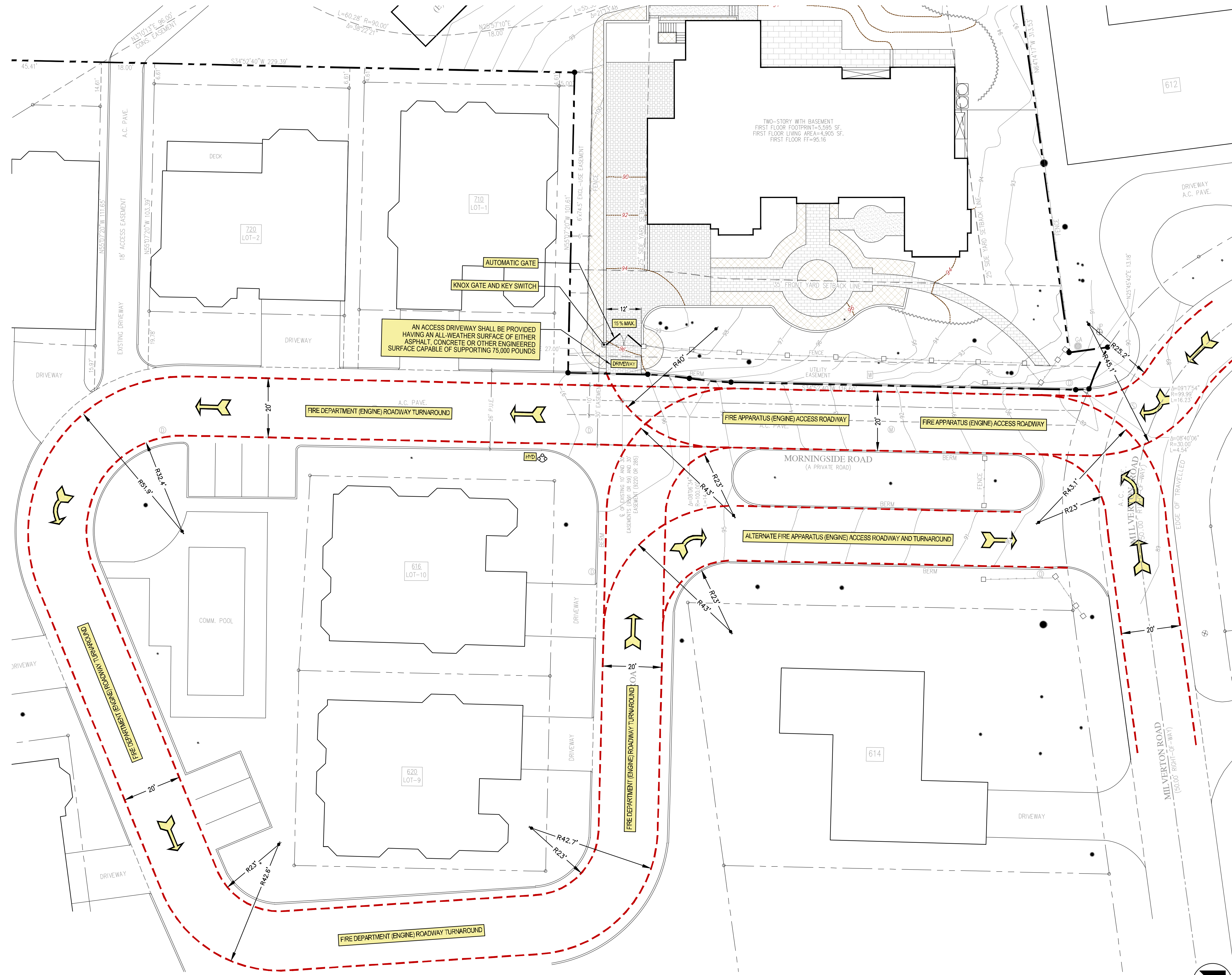
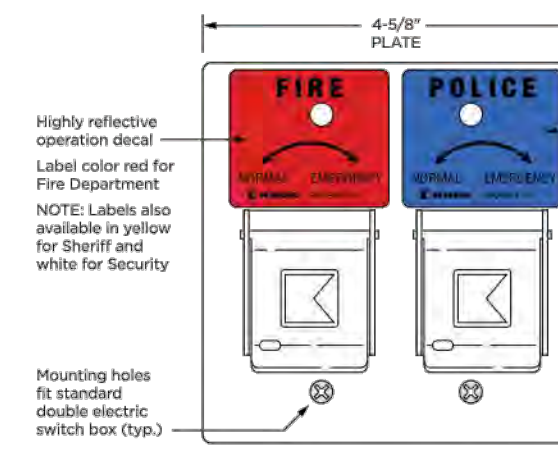
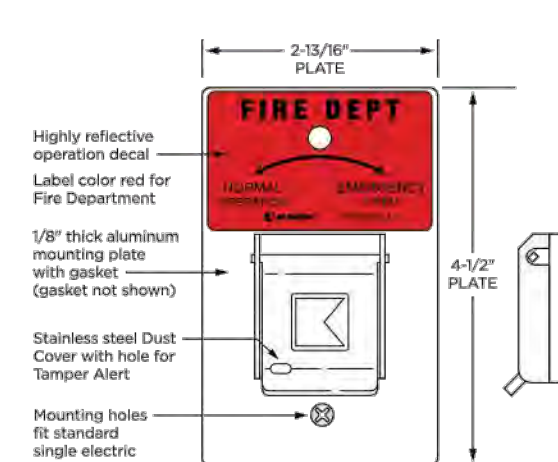
2 AUTOMATIC GATE REQUIREMENTS

**KNOX** KNOX GATE & KEY SWITCH™

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



- FEATURES**
- One position, two position or momentary switch
  - Face plate and lock cover ensure weather resistant operation
  - Dual locks enable shared access with other agencies
- BENEFITS**
- Gain rapid access through electronic gates without forced entry
  - Overrides electronic gates, motorized doors, electrical switches
  - Can share access with multiple agencies
  - Utilizes Knox Master Key solution
- OPTIONS**
- Single or dual key switch
  - Fire, EMS, security or law enforcement identification labels
- ELECTRICAL DATA**
- Switch: SPDT or DPDT
  - 7 A resistive, 4 A inductive, (sea level), 28 VDC
  - 7 A resistive, 2.5 A inductive, (50,000 ft.), 28 VDC
  - 7 A resistive or inductive, 115 VAC, 60 Hz
  - UL® and CSA listed: 7 A, 250 VAC
  - Temperature tolerance up to +180° F
- ORDERING SPECIFICATIONS**
- To insure procurement and delivery of the Knox Gate & Key Switch, it is suggested that the following specification paragraph be used:
- Dimensions: Requires 2 1/4" recessed depth x 3/4" diameter  
 Switch: SPDT or DPDT; 7 A resistive, 4 A inductive, key removable two position  
 Mounting: Key switch is designed to be recess mounted  
 P/N: 3500 Series Knox Gate & Key Switch (mfr's cat. ID)  
 Mfr's Name: KNOX COMPANY
- ABOUT KNOX COMPANY**
- Over forty years ago, a unique concept in rapid access for emergency response was born. The KnoxBox®, a high-security key lock box, was designed to provide rapid access for emergency responders to reduce response times, minimize injuries and protect property from forced entry.
- Today, one revolutionary lock box has grown into a complete system providing rapid access for public safety agencies, industries, military, and property owners across the world. The Knox Company is trusted by over 14,000 fire departments, law enforcement agencies, and governmental entities.
- 1601 W. DEER VALLEY RD, PHOENIX, AZ 85027 | T: 800-552-5669 | F: 623-687-2290 | INFO@KNOXBOX.COM | KNOXBOX.COM  
 ©Knox Company. All rights reserved.



3 KNOX GATE & KEY SWITCH SPECIFICATION SHEET

4 ACCESS ROADWAY AND TURNAROUND PLAN

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

**BERRY & ASSOCIATES**

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



Project Title  
**GIOVANNOTTO RESIDENCE**  
 604 MILVERTON ROAD  
 LOS ALTOS, CA 94022  
 APN: 175-19-042

Mark	Date	Description
1	10/10/22	Design Review Comments
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Issue	Date	Description
Issue:	DESIGN REVIEW	
Issue Date:		
CAD File Name:		
Drawn By:	DG	
Checked By:	MG	
Plot Date:	10/13/2021	

Sheet Title  
**SCCFD ROADWAY AND DRIVEWAY REQUIREMENTS**

Drawing No.  
**C4.0**





ITEM NO. 1



ITEM NO. 2

ITEM NO. 4

ITEM NO. 4

ITEM NO. 6



ITEM NO. 3



ITEM NO. 9

ITEM NO. 8

ITEM NO. 7

ITEM NO. 4



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





**MORNINGSIDE RD ENTRANCE FROM MILVERTON RD**



**MORNINGSIDE RD GATE**



**MORNINGSIDE RD**



**604 MILVERTON DRIVEWAY**





**720 AND 710 MORNINGSIDE RD**

**604 MILVERTON RD**



**604 MILVERTON RD**



**710 MORNINGSIDE RD**





**710 MORNINGSIDE RD AND 604 MILVERTON RD**



**720 AND 710 MORNINGSIDE RD**



**614 MILVERTON RD**



**612 MILVERTON RD**



**607 MILVERTON RD**