

Desphande Residence

NEW RESIDENCE - DESIGN REVIEW

658 SPARGUR DRIVE
LOS ALTOS, CALIFORNIA 94022

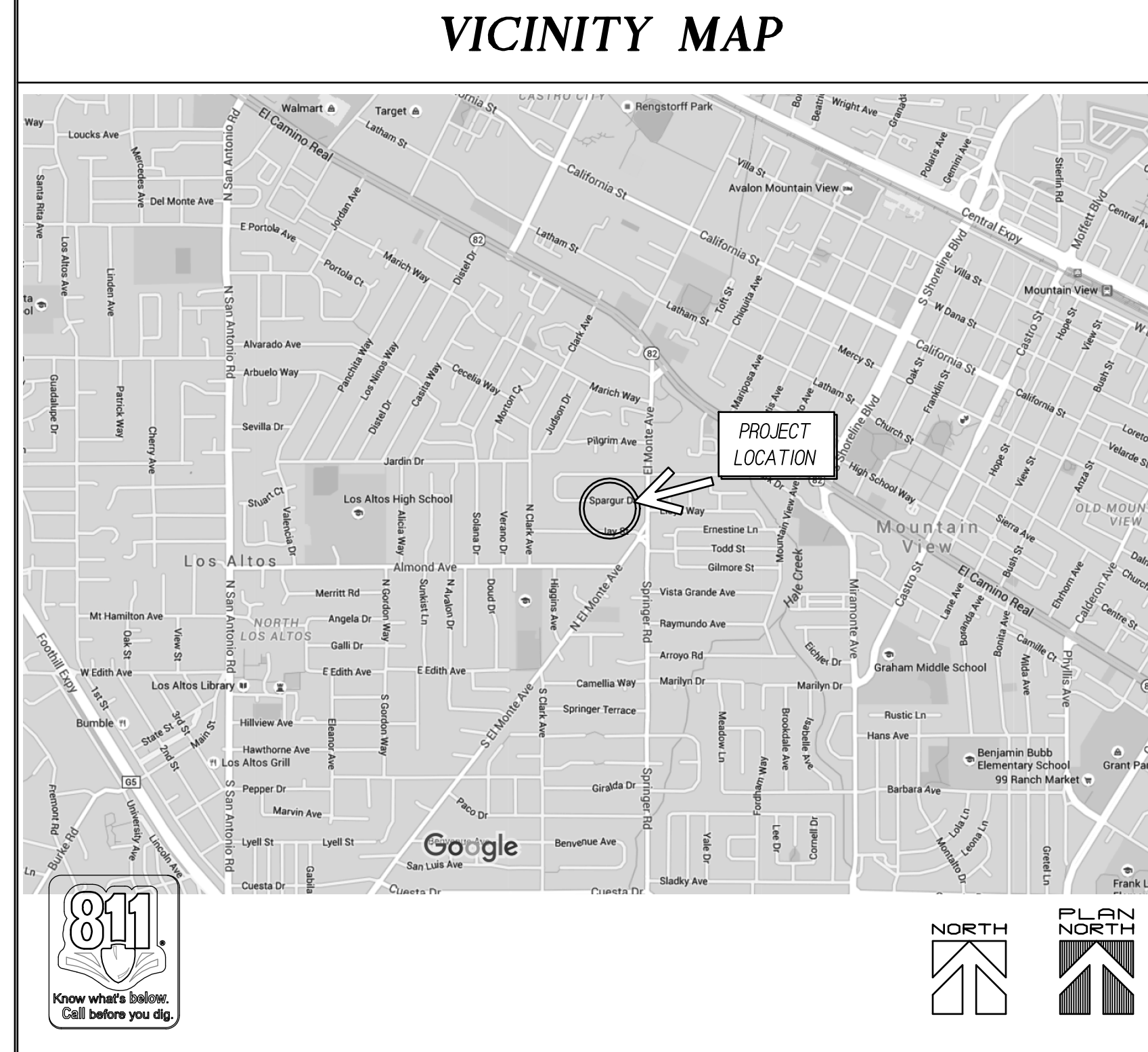
RECEIVED

Date: 7/25/2022

CITY OF LOS ALTOS
PLANNING

GENERAL NOTES

GENERAL	CODES	GREEN BUILDING CODE	Best Management Practices
<p>A. Permits: All permits and fees shall be secured and paid for by the Contractor.</p> <p>B. Substitutions: No substitutions shall be made without the Owner's and Architect's approval.</p> <p>C. Intent: The intent of the drawings is to include all labor, materials, equipment, and transportation necessary for complete and proper execution of the Work.</p> <p>D. Changes: The Owner may order extra Work or make changes by altering, adding to, or deducting from the Work. The Contract sum being adjusted accordingly.</p> <p>E. Cutting and Patching: All trades shall do their own cutting, fitting, patching, etc., to make the several parts come together properly and fit it to receive or be received by the Work of other Trades.</p> <p>F. Scope: All Trades shall furnish all equipment, labor, materials, and perform all Work indicated, necessary, reasonably inferred, or required by any code with jurisdiction to complete their Scope of Work for a complete and properly finished job.</p> <p>G. Clean-up: All Trades shall at all times keep the premises free from accumulation of waste materials or rubbish caused by their Work.</p> <p>H. Temporary Toilets: The Contractor shall provide temporary sanitary facilities for all Trades until completion of the Work.</p> <p>I. Lines and Levels: The Contractor shall be responsible for the accuracy of the Building Lines and Levels. The Contractor shall carefully compare the Lines and Levels shown on the Drawings with existing levels for location and construction of the Work and shall call to the attention of the Architect any differences before proceeding with the Work.</p> <p>J. On-site verification of all dimensions and conditions shall be the responsibility of the Contractor. Noted dimensions shall take precedence and measurements shall not be scaled from the Drawings. Contractor shall report to Architect all conditions that prevent the proper execution of the Work.</p> <p>K. The Architect shall be notified immediately by the Contractor should any discrepancy or other questions arise pertaining to the Drawings and/or Specifications.</p> <p>L. The Contractor shall insure that all Work is done in a professional and workmanlike manner by skilled mechanics and shall replace any material or items damaged by a Subcontractor's performance. Subcontractors and Suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine their exact extent and overlap of each other's Work and to successfully complete the execution of the Work.</p> <p>M. Refer to the Structural Calculations for any questions regarding lumber grade, beam and header sizes, footings and shear requirements. No deviation from structural details shall be made without the written approval of the Structural Engineer. Approval by a Building Department Inspector does not constitute authority to deviate from Drawings or Specifications.</p> <p>N. Specifications take precedence over the information on the Drawings. The Architect shall be notified at once in cases of conflict.</p>	<p>A. All construction shall conform to the California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24) incorporating the latest approved edition of model codes: 2019 California Building Code (CBC) 2019 California Residential Code (CRC) 2019 California Mechanical Code (CMC) 2019 California Plumbing Code (CPC) 2019 California Electrical Code (CEC) 2019 California Fire Code (CFC) 2019 California Energy Standards (CES) 2019 California Green Building Code (CGBC)</p> <p>B. All construction shall conform to local government amendments to the Building Standards Commission (per Bulletin 99-01).</p> <p>C. All construction shall conform to all local government laws, ordinances, regulations, and interpretations as applicable to this Project.</p> <p>D. Approval by a Building Department Inspector does not constitute approval from any of the above.</p>	<p>A. Automatic irrigation system controllers installed at time of final inspection shall be provided with integral rain sensors or soil moisture sensors that adjust irrigation in response to changes in watering needs as weather conditions change.</p> <p>B. Annular spaces around pipes, electrical cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or similar accepted method.</p> <p>C. A minimum of 65 percent of the construction waste generated at the site shall be diverted to recycle or salvage.</p> <p>D. An operation and maintenance manual shall be provided by the Contractor prior to final inspection.</p> <p>E. Gas fireplaces shall be direct-vent sealed-combustion type. Wood/pellet stoves shall comply with U.S. E.P.A. Phase II emission limits.</p> <p>F. Duct and vent openings shall be covered during construction.</p> <p>G. Adhesives, sealants, and caulks shall be compliant with V.O.C. and other toxic compound limits.</p> <p>H. Paint, stains, and other coatings shall be compliant with V.O.C. and other toxic compound limits.</p> <p>I. Aerosol paints and coatings shall be compliant with product weighted M.L.R. limits for V.O.C. and other toxic compounds.</p> <p>J. Documentation shall be provided to verify that compliant V.O.C. limited finish materials have been used.</p> <p>K. Carpet and carpet systems shall be compliant with V.O.C. limits.</p> <p>L. 80 percent of floor area receiving resilient flooring shall be compliant with V.O.C. limits.</p> <p>M. Particle board, medium density fiberboard, and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.</p> <p>N. Moisture content of building materials used in enclosed wall and floor framing is checked before enclosure and shall not exceed 19 percent.</p> <p>O. Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.</p> <p>P. HVAC system installers shall be trained and certified in the proper installation of the HVAC systems.</p>	<p>BASIC CONSTRUCTION PRACTICES</p> <ol style="list-style-type: none"> All exposed surfaces (e.g. parking areas, staging areas, soil piles, graded areas, and ungraded 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 tracked-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. All vehicle speeds on ungraded roads shall be limited to 15 miles per hour. All roadways, driveways, and sidewalks to be paved to be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. Laying times shall be minimized either by shutting equipment off when not in use or reducing the maximum liding time to 5 minutes. Clear signage shall be provided for construction works 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 telephone number shall be visible to ensure compliance with applicable regulations. <p>ADDITIONAL CONSTRUCTION PRACTICES</p> <ol style="list-style-type: none"> All exposed surface 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 speed exceeds 20 miles per hour. Wind breaks (e.g. trees, fences) shall be installed on the windward (side(s)) of actively disturbed areas of construction. Wind breaks should have a maximum of 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 access 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 1 percent. Minimize the idling time of diesel powered equipment to 2 minutes. The project shall develop a plan demonstrating that the off-road equipment (more than 50 HP) to be used in the project (i.e. owned, leased, and sub-contractor vehicles) would achieve a project-wide fleet average 20 percent NOx reduction and 45 percent PM reduction compared to the most recent ARB 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. ROG) coatings beyond the local requirements. 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 standards for off-road heavy duty diesel engines.
	<p>CONSTRUCTION WASTE MANAGEMENT</p> <p>A. Recycle and/or salvage for reuse of non-hazardous construction and demolition debris shall comply with City of Los Altos "Collection, Recycling and Disposal of Waste Generated from Construction and Renovation Projects within the City of Los Altos" ordinance - Los Altos Municipal Code, Title 6, Chapter 6.14 and/or LEED residential requirements for Silver Level.</p> <p>B. Documentation shall be prepared by the Contractor (Waste Management Plan) to demonstrate compliance with the ordinance and be made available to the Building Department Inspector as required.</p> <p>C. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).</p>		
	<p>FIRE SPRINKLER SYSTEM</p> <p>A. Fire sprinkler system design shall be a deferred submittal (where allowed). Contractor shall submit shop drawings and any required calculations to building department for review and approval a minimum of two (2) weeks prior to installation.</p> <p>B. An Owner's manual for the fire sprinkler system shall be provided to the Owner. A sign or valve tag shall be installed at the main shutoff valve to the water distribution system stating the following: "WARNING: The water system for this home supplies fire sprinklers that require certain flows and pressure to fight a fire. Devices that restrict the flow, decrease the pressure, or automatically shuts off the water to the fire sprinkler system, such as water softeners, filtration systems, or automatic shutoff valves shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. DO NOT REMOVE THIS SIGN"</p>		
	<p>CONSTRUCTION HOURS</p> <p>7:00 am - 5:30 pm MONDAY-FRIDAY 9:00 am - 3:00 SATURDAY NO CONSTRUCTION ALLOWED ON SUNDAY OR CITY OBSERVED HOLIDAYS</p>		
	<p>SHOP DRAWINGS AND WALK-THROUGH APPROVAL</p> <p>A. Shop drawings shall be prepared and submitted to the Architect for approval prior to the ordering, fabrication, or installation of the following: CASEWORK, DOORS, WINDOWS, FIRE SPRINKLERS, METAL FABRICATIONS, CUSTOM OR SPECIALIZED MATERIALS OR ASSEMBLIES, or any other item(s) or assembly(ies) that may be identified elsewhere in the drawings.</p> <p>B. Contractor shall arrange walk-through with the Owner and Architect for layout approval prior to the following: INTERIOR WALL FRAMING (chalk lines must be in place) and ELECTRICAL ROUGH-IN.</p>		



PROJECT SUMMARY TABLE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE:	3,855 square feet	3,543 square feet	4,047 square feet
	28.6 %	26.3 %	30 %
FLOOR AREA:			
1st Floor:	3,585 square feet	2,804 square feet	
2nd Floor:	N/A square feet	1,290 square feet	
Total:	3,585 square feet	4,094 square feet	4,099 square feet
F.A.R. Percentage:	26.6 %	30.3 %	30.4 %
SETBACKS:			
Front:	28.16 feet	25.33 feet	25 feet
Rear:	33.60 feet	30.01 feet	25 feet
Right side - 1st Chd:	18.45 (N/A) feet	19.19 (28.19) feet	10 (17.5) feet
Left side - 1st Chd:	10.34 (N/A) feet	18.15 (25.15) feet	10 (17.5) feet
HEIGHT:	19.32 feet	26.78 feet	27 feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement:	3,086 square feet	3,052 square feet	6,138 square feet
NON-HABITABLE AREA: Does not include covered porches or open structures:	499 square feet	-746 square feet	353 square feet

LOT CALCULATIONS	
NET LOT AREA:	13,493 square feet
FRONT YARD HARDSCAPE AREA: Hardscape in the front yard setback shall not exceed 50% (1,250 S.F.):	1,080 square feet 43 %
LANDSCAPING BREAKDOWN: Sum of all three should equal the site's net lot area.	
Total hardscape area (proposed):	5,165 square feet
Existing softscape (undisturbed) area:	6,938 square feet
New softscape area:	1,390 square feet

PROJECT DESCRIPTION

DEMOLITION OF AN EXISTING SINGLE-STORY SINGLE-FAMILY DETACHED RESIDENCE AND CONSTRUCTION OF A TWO-STORY (WITH BASEMENT) SINGLE-FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE

ZONE: R1-10
OCCUPANCY: R-3/U
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: TWO with BASEMENT
FIRE SPRINKLERS: YES
FLOOD ZONE: NO (FEMA Zone 'X')

W.E.L.O. DECLARATIONS

LANDSCAPE DESIGNER

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan(s).

Signed: _____
Date: _____

OWNER/APPLICANT

I agree to comply with the criteria of the Model Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package:

Signed: _____
Date: _____

PROJECT DIRECTORY

OWNER/APPLICANT	ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER	LANDSCAPE	GEOTECHNICAL	ARBORIST
Pawan and Smita Desphande 658 SPARGUR DRIVE LOS ALTOS, CA 94022	SCHWANKE ARCHITECTURE 1100 BAY LAUREL DR. MENLO PARK, CA 94025 (650) 321-4348 steve@sschwank-aia.com	XL ENGINEERING 1320 LINCOLN WAY AUBURN, CA 95630 (925) 803-9756 leiff@xl-engineering.net	CLARK CIVIL ENGINEERING 5500 NICASIO ROAD NICASIO, CA 94946 (510) 295-4450 wclark@clarkcivil.com	W. JEFFREY HEID 6179 ONEIDA DRIVE SAN JOSE, CA 95123 (408) 691-5207 w.jheid@ast@gmail.com	ROMIG ENGINEERS, INC. 1390 EL CAMINO REAL SAN CARLOS, CA 94070 (650) 591-5224	KIELTY ARBORIST SERVICE P.O. Box 6187 SAN MATEO, CA 94403 (650) 532-4418
		Project No.: STRUCTURAL ENGINEERING NOT INCLUDED IN PLANNING SUBMITTAL	Project No.: 222004 Date: 02/10/2022	Project No.: Date:	Project No.: Date:	Project No.: 658 Spargur Date: 02/11/2022

SHEET INDEX

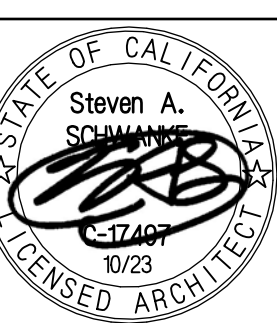
- AC.00 - COVER SHEET
- AC.01 - RENDERING/MATERIAL EXAMPLES/STREETSCAPE
- AS.00 - NEIGHBORHOOD CONTEXT MAP WITH PHOTOGRAPHS
- AS.01 - PROPOSED SITE PLAN
- ES.01 - EXISTING SITE PLAN
- EP.01 - EXISTING FLOOR PLAN
- EE.01 - EXISTING EXTERIOR ELEVATIONS
- AP.00 - AREA BLOCK DIAGRAMS
- AP.01 - BASEMENT FLOOR PLAN
- AP.02 - LOWER FLOOR PLAN
- AP.03 - UPPER FLOOR PLAN
- AR.01 - LOWER ROOF PLAN
- AR.02 - UPPER ROOF PLAN
- AE.01 - EXTERIOR ELEVATIONS
- AE.02 - EXTERIOR ELEVATIONS
- AE.03 - EXTERIOR ELEVATIONS
- AX.01 - BUILDING SECTIONS
- AX.03 - BUILDING SECTIONS
- CIVIL ENGINEERING
- TP01 - TOPOGRAPHIC SURVEY
- CO.1 - TITLE SHEET
- CO.2 - GRADING SPECIFICATIONS
- C2.1 - GRADING AND DRAINAGE PLAN
- C3.1 - DETAILS
- C3.2 - DETAILS
- C4.1 - EROSION CONTROL PLAN
- C4.2 - EROSION CONTROL DETAILS
- C4.3 - BEST MANAGEMENT PRACTICES
- LANDSCAPING
- L1 - LANDSCAPE MASTER PLAN
- L2 - HYDROZONE PLAN
- L3 - IRRIGATION PLAN

REVISIONS

REVISION	DATE	DESCRIPTION
1	05/31/2022	Planning Application Completeness Comments

1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@sschwank.com

SCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Desphande Residence
N E W R E S I D E N C E

RE: DATE:
RDR 02/18/2022
06/31/2022

SCALE: No Scale
FILE: desphande-0c.db

PLAN:

Cover Sheet

AC.00

Deshpande Residence

CeDUR
SYNTHETIC ROOFING PRODUCTS
Walden
Chocolate Brown

Century Stone
Shasta Blend

SW 7019
Gauntlet Gray
Interior / Exterior
Location Number: 244-CC

SHERWIN-WILLIAMS

CastleLite
Block LLC

CEMENT PLASTER: "Omega Products International"
#9211 'Quake' LIGHT SAND FINISH

WINDOWS: "Andersen Windows & Doors"
'Sandtone' CLAD WOOD WITH SIMULATED
TRUE DIVIDED LITES

TRIM PAINT: "Sherwin-Williams" #SW 7019
'Gauntlet Gray'

SHINGLES: "CeDUR" (SYNTHETIC SHAKE)
'Walden Chocolate Brown'

DRIVEWAY PAVERS: "CastleLite Block LLC"
'Century Stone Shasta Blend'

SKYLIGHTS: 'Velux' Dark Anodized Bronze FRAME

LIGHT FIXTURES and MISCELLANEOUS METAL:
Dark Anodized Bronze
Manufacturers vary

FENCES: Redwood or Cedar - natural coloring

9211 Quake

OMEGA
PRODUCTS INTERNATIONAL

ANDERSEN
WINDOWS & DOORS

Color renditions are approximate and will vary depending viewing media.

SCHWANKE
ARCHITECTURE



RENDERING AND MATERIAL/COLOR DEPICTIONS

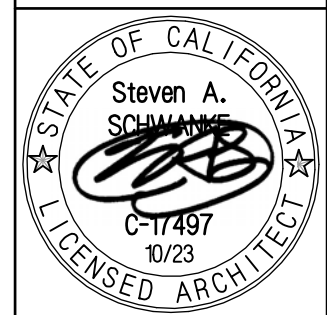


PROPOSED SPAGUR DRIVE STREETScape



1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@sschwanke.com

SCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
PERMIT No.:

Deshpande Residence
N E W R E S I D E N C E

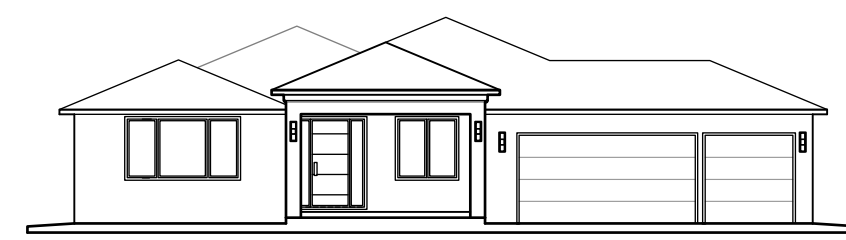
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RDR 02/18/2022
05/31/2022

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FILE: deshpande-0a.dwg

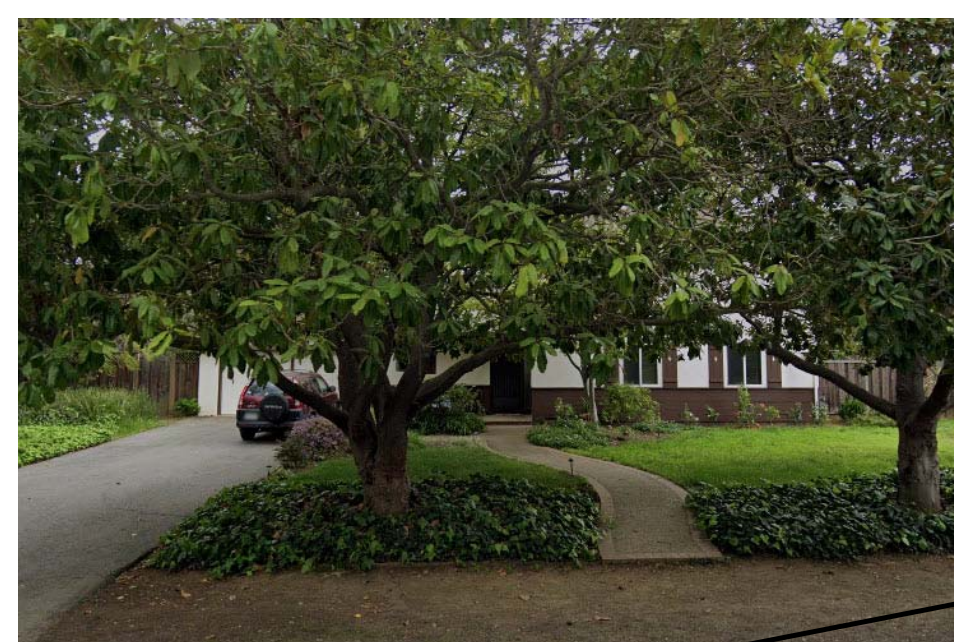
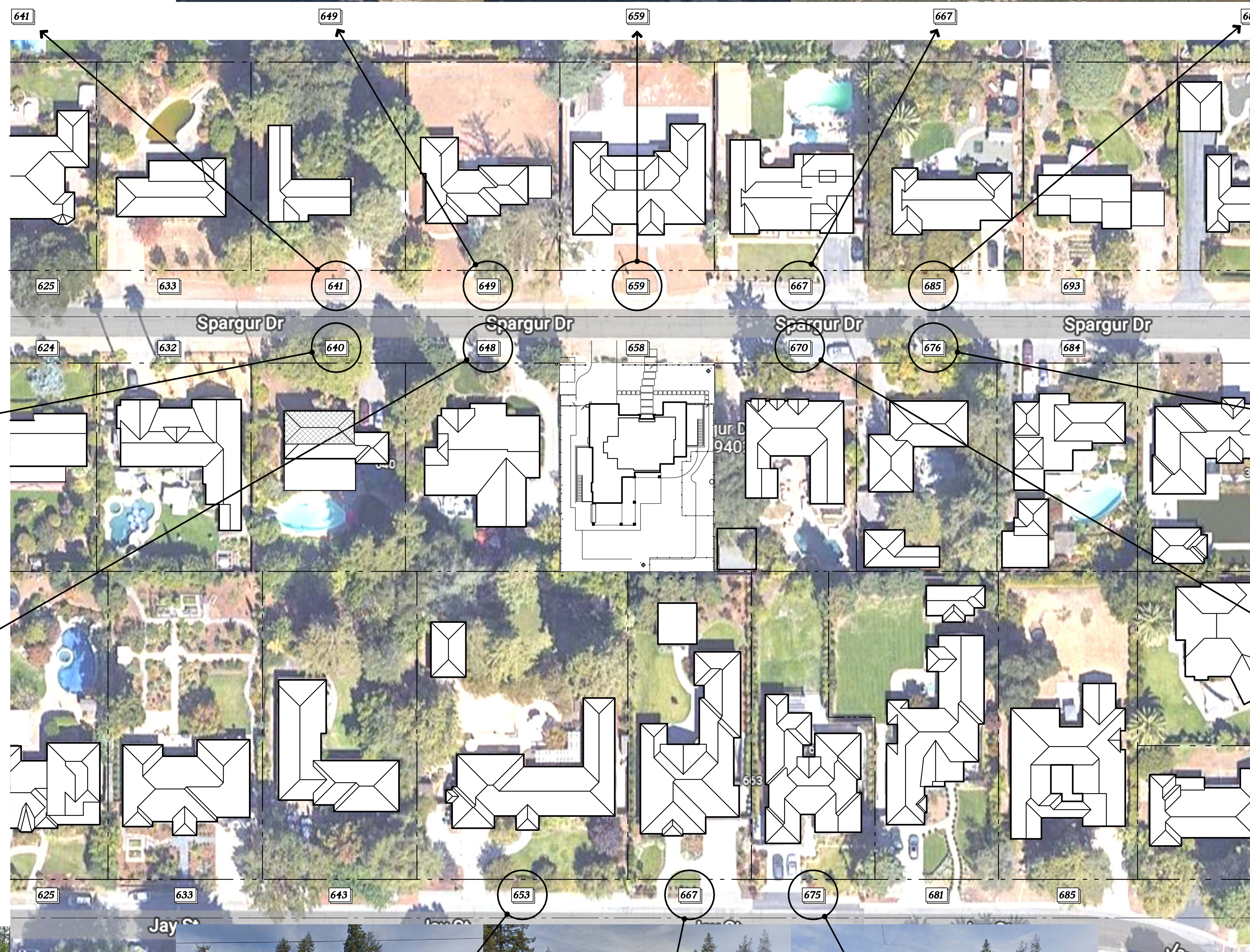
PLAN:

Rendering
and
Streetscape

AC.01



CURRENTLY UNDER DESIGN REVIEW
(Not to Scale)



640



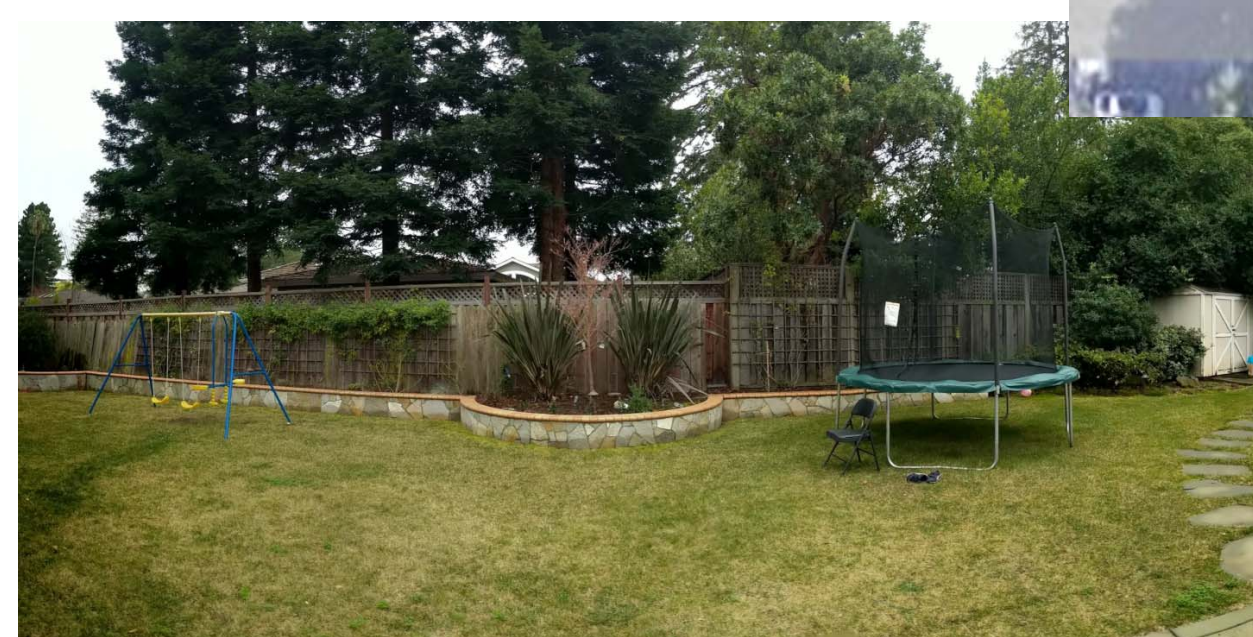
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676



670



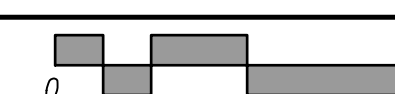
658 Spargur Drive REAR YARD (looking south)



653

667

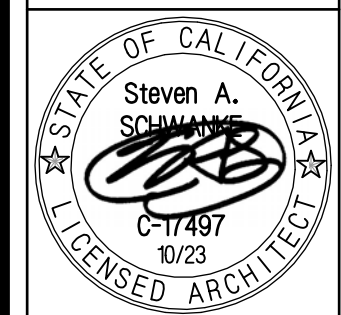
675



NEIGHBORHOOD CONTEXT MAP with STREETScape PHOTOGRAPHS

1100 BAY LAUREL
MENLO PARK,
CALIFORNIA
94025-5339
(650) 321-4348
steve@sschwanke.com

SCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
PERMIT No.:

Deshpande Residence
NEW RESIDENCE

RE:	DATE:
RDR	02/18/2022
▲	05/31/2022

SCALE: 1" = 40.0'
FILE: deshpande-0a.dwg

PLAN:

Context
Map/
Streetscape

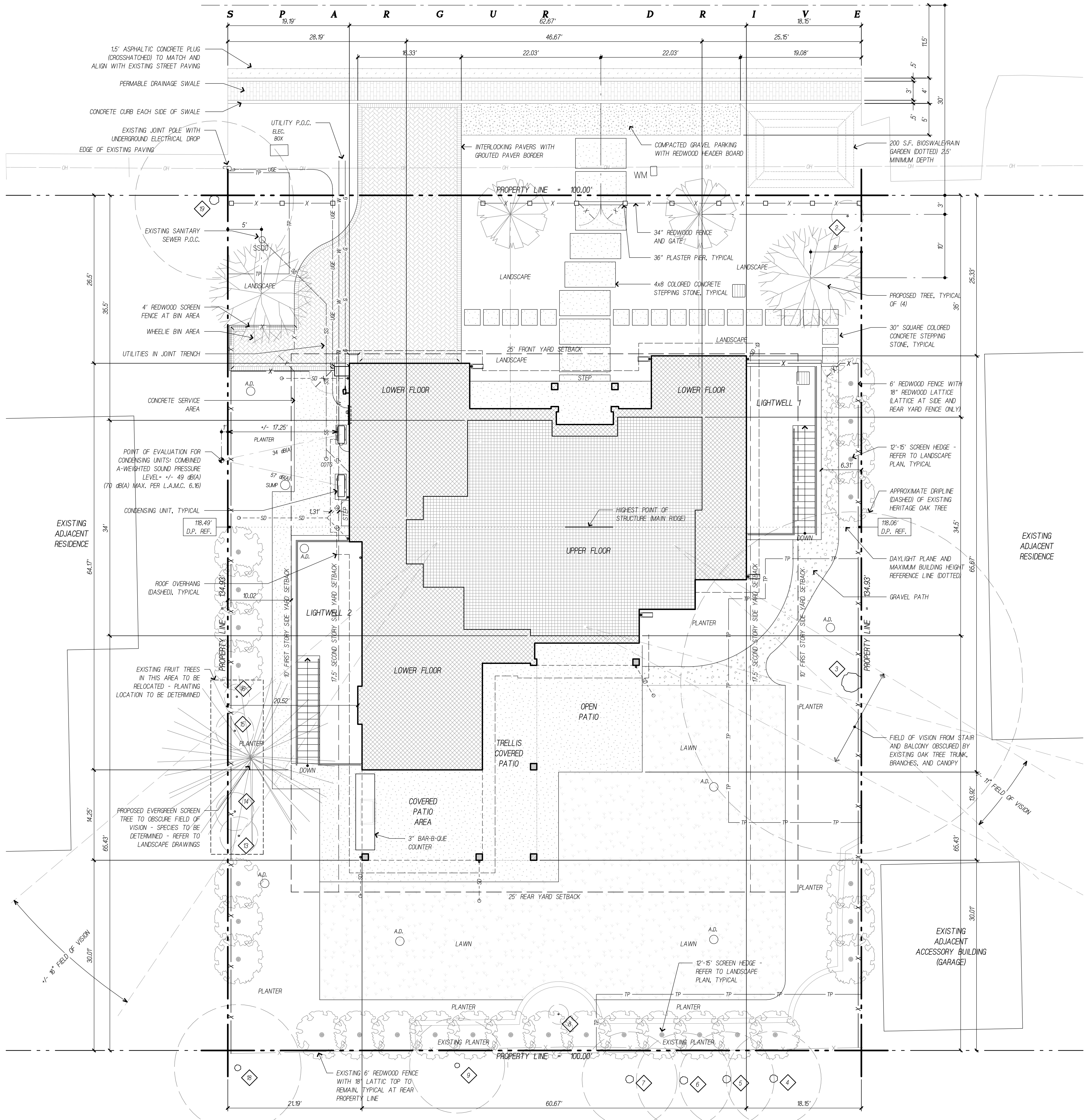
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TREE SCHEDULE

No.	SPECIES	DIA.	N	H	P	R
1	Weeping cherry	5"				X
2	Japanese maple	3.4"				X
3	Coast live oak	38.4"	X	X		
4	Redwood	15"	X	X	X	
5	Redwood	15"	X	X	X	
6	Redwood	15"	X	X	X	
7	Redwood	15"	X	X	X	
8	Japanese maple	2"				X
9	Marina madrone	8"	X			
10	Lemon	3"				X
11	Avocado	2"				X
12	Plum	2"				X
13	Cherry laurel	2"				X
14	Cherry laurel	2"				X
15	Cherry laurel	2"				X
16	Orange	2"				X
17	Orange	3"				X
18	Xylocopa	12"	X			
19	Redwood	18"	X	X	X	

* - ESTIMATED TREE DIAMETER
 N - TREE ON ADJACENT PROPERTY
 H - HERITAGE TREE PROTECTED BY ORDINANCE
 P - TREE PROTECTION REQUIRED
 R - TREE TO BE REMOVED (See note "C" below)
 - TREE TO BE RELOCATED

NOTES:
 A. TREE SCHEDULE BASE ON Kletty Arborist Services, DATED February 11, 2022
 B. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION REGARDING PROTECTION, PRUNING, AND MAINTENANCE OF TREES DURING CONSTRUCTION.
 C. NON-HERITAGE TREES MARKED AS "RETAIN" and "PROTECT" MAY NOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
 D. CITY APPROVED TREE PROTECTION WARNING SIGNS ARE REQUIRED TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. REQUIRED TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. NO CHANGES TO TREE PROTECTION CAN BE MADE UNTIL A REVISED TREE PROTECTION PLAN IS SUBMITTED AND APPROVED BY THE TOWN ARBORIST.
 E. FAILURE TO INSTALL AND MAINTAIN REQUIRED TREE PROTECTION WILL RESULT IN ISSUANCE OF STOP WORK ORDER AND IMPLEMENTATION OF A CORRECTIVE ACTION PLAN.
 F. ANY DIGGINGS WITHIN THE TREE PROTECTION ZONE (TPZ) SHALL BE DONE BY HAND (AIR-SPADE OR VACUUM SYSTEM) UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 G. TREES IDENTIFIED TO BE REMOVED AND RELOCATED SHALL BE REMOVED AND RELOCATED PRIOR TO DEMOLITION (REFER TO LANDSCAPE PLAN FOR PROPOSED LOCATIONS).



KEYNOTES

NOTE:
 SHORING IS REQUIRED FOR BASEMENT EXCAVATION IN THE AREA OF TREE #3 (REFER TO ARBORIST REPORT). SHORING PLAN SHALL BE INCLUDED IN DRAWINGS AND PERMIT PACKAGE SUBMITTAL FOR VERIFICATION.

NOTE:
 CONDENSING UNITS SHALL COMPLY WITH THE CITY NOISE CONTROL ORDINANCE (L.A.M.C. 6.16). THE SPECIFICATIONS FOR EACH CONDENSING UNIT SHALL BE INCLUDED IN THE BUILDING PERMIT PACKAGE SUBMITTAL FOR VERIFICATION.

FINISHED FLOORS

BASEMENT	107.25'
LOWER FLOOR	119.25'
UPPER FLOOR	130.07'

SITE ANALYSIS

ADDRESS: 658 SPARGUR DRIVE
 ACCESSOR'S PARCEL NUMBER: 170-020-046
 ZONE: R1-10
 SITE AREA: 13,493 S.F.
 AVERAGE NATURAL GRADE (A.N.G.): 118.32'

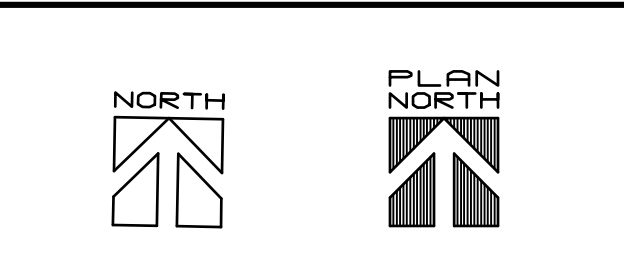
ALLOWABLE
 COVERAGE (30%): 4,047 S.F.
 FLOOR AREA RATIO: 4,099 S.F.
 MAXIMUM BUILDING HEIGHT: 27'
 DAYLIGHT PLANE: 25' at 11' (AT P.L.)

PROPOSED

COVERAGE:	3,424 S.F. (25.42%)
AREAS:	
LOWER FLOOR	2,451 S.F.
UPPER FLOOR	1,290 S.F.
GARAGE	353 S.F.
TOTAL:	4,094 S.F.
COVERED PATIOS/PORCH	617 S.F.
BASEMENT	2,392 S.F.
LIGHTWELLS	829 S.F.

SITE LEGEND

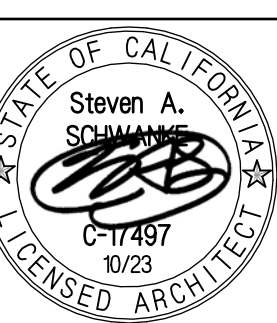
- OH- EXISTING OVERHEAD ELECTRICAL (AS OCCURS)
- W- EXISTING UNDERGROUND WATER (AS OCCURS)
- G- EXISTING UNDERGROUND GAS (AS OCCURS)
- SS- EXISTING SANITARY SEWER (AS OCCURS)
- OH- OVERHEAD ELECTRICAL (AS OCCURS)
- W- UNDERGROUND WATER (AS OCCURS)
- G- UNDERGROUND GAS (AS OCCURS)
- SS- SANITARY SEWER (AS OCCURS)
- SD- STORM DRAIN - TIGHT LINE FROM DOWNSLOUT TO POP-UP BUBBLER
- SSO- SANITARY SEWER CLEANOUT
- WM- WATER METER - VERIFY EXISTING SIZE WITH WATER DEPARTMENT
- CF- TEMPORARY 6'-0" CHAIN LINK CONSTRUCTION SECURITY FENCING - VERIFY EXTENT REQUIRED
- TP- TREE PROTECTION FENCING PER SAN MATED COUNTY STANDARDS - TO REMAIN FOR DURATION OF CONSTRUCTION
- ◇ TREE NUMBER - REFER TO TREE SCHEDULE
- 118.59' DAYLIGHT PLANE REFERENCE ELEVATION - (APPROXIMATE EXISTING GRADE AT PROPERTY LINE PERPENDICULAR TO PROPOSED BUILDING)



PROPOSED SITE PLAN - 658 Spargur Drive

1100 BAY LAUREL
 MENLO PARK,
 CALIFORNIA
 94025-5339
 (650) 321-4348
 steve@sschwanke.com

SCHWANKE
 ARCHITECTURE



658 SPARGUR DRIVE
 LOS ALTOS
 CALIFORNIA 94022
 A.P.N.: 170-020-046
 APPLICATION No.: SC22-0013

Deshpande Residence
 N E W R E S I D E N C E

RE: DATE:
 ROR 02/18/2022
 05/31/2022

SCALE: 1/8" = 1'-0"
 FILE: deshpande-03.db

PLAN:

Proposed Site Plan

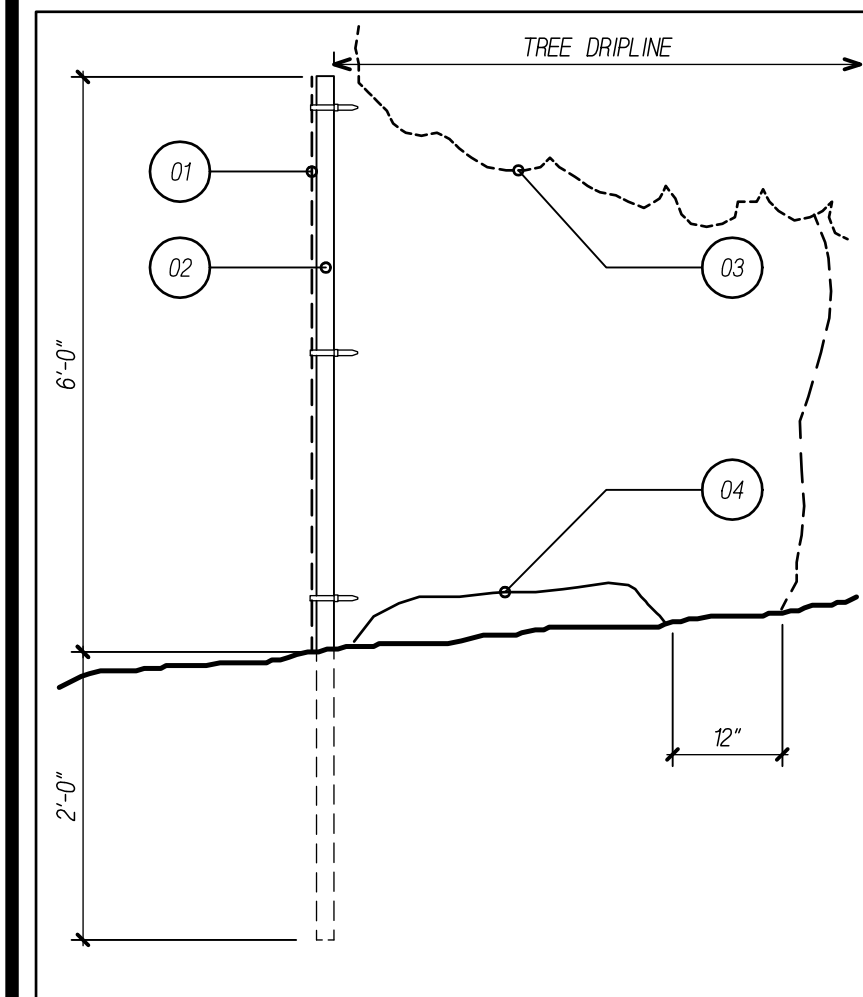
AS.01

TREE SCHEDULE

No.	SPECIES	DIA.	N	H	P	R
1	Weeping cherry	5"				X
2	Japanese maple	3.4"				
3	Coast live oak	38.4"	X	X		
4	Redwood	15" *	X	X	X	
5	Redwood	15" *	X	X	X	
6	Redwood	15" *	X	X	X	
7	Redwood	15" *	X	X	X	
8	Japanese maple	2"				
9	Marina madrone	8"	X			
10	Lemon	3"				X*
11	Avacado	2"				X*
12	Plum	2"				X*
13	Cherry laurel	2"				
14	Cherry laurel	2"				
15	Cherry laurel	2"				
16	Orange	2"				
17	Orange	3"				X*
18	Xylosma	12" *	X			
19	Redwood	18" *	X	X	X	

* - ESTIMATED TREE DIAMETER
 N - TREE ON ADJACENT PROPERTY
 H - HERITAGE TREE PROTECTED BY ORDINANCE
 P - TREE PROTECTION REQUIRED
 R - TREE TO BE REMOVED (See note 'C' below)
 * - TREE TO BE RELOCATED

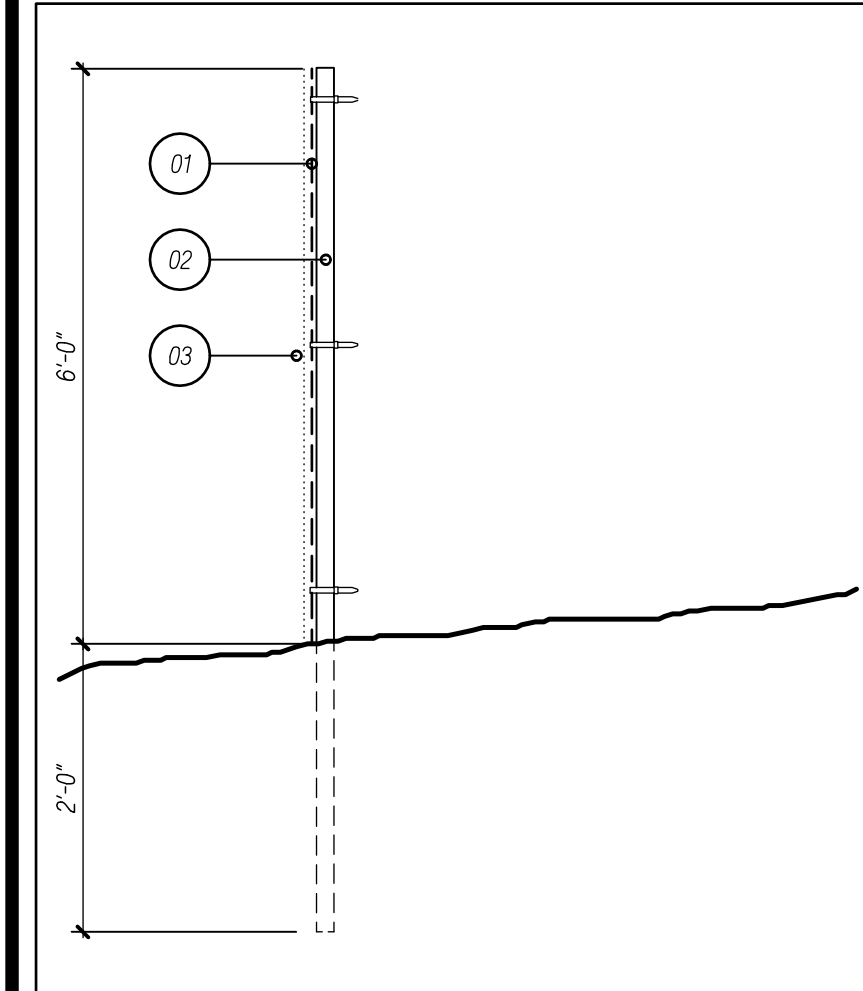
NOTES:
 A. TREE SCHEDULE BASE ON Kietly Arborist Services, DATED February 11, 2022.
 B. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION REGARDING PROTECTION, PRUNING, AND MAINTENANCE OF TREES DURING CONSTRUCTION.
 C. NON-HERITAGE TREES MARKED AS "RETAIN" and "PROTECT" MAY NOT BE REMOVED WITHOUT A TREE REMOVAL PERMIT FROM THE COMMUNITY DEVELOPMENT DIRECTOR.
 D. CITY APPROVED TREE PROTECTION WARNING SIGNS ARE REQUIRED TO BE INSTALLED AND MAINTAINED AT ALL TIMES UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
 E. REQUIRED TREE PROTECTION SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE. NO CHANGES TO TREE PROTECTION CAN BE MADE UNTIL A REVISED TREE PROTECTION PLAN IS SUBMITTED AND APPROVED BY THE TOWN ARBORIST.
 F. FAILURE TO INSTALL AND MAINTAIN REQUIRED TREE PROTECTION WILL RESULT IN ISSUANCE OF STOP WORK ORDER AND IMPLEMENTATION OF A CORRECTIVE ACTION PLAN.
 G. ANY DIGGING WITHIN THE TREE PROTECTION ZONE (TPZ) SHALL BE DONE BY HAND (AIR-SPADE OR VACUUM SYSTEM) UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 H. TREES IDENTIFIED TO BE REMOVED AND RELOCATED SHALL BE REMOVED AND RELOCATED PRIOR TO DEMOLITION REFER TO LANDSCAPE PLAN FOR PROPOSED LOCATIONS.



01 CHAIN LINK FENCING
 02 1 1/2" # GALVANIZED METAL 6'-0" O.C. MINIMUM TO 10'-0" O.C. MAX. TREE (DASHED) AS OCCURS
 04 6" LAYER OF COARSE MULCH OR WOODCHIPS

NOTES:
 A. TREE PROTECTION FENCING (TPF) MAY LOCATED WITHIN THE DRIPLINE OF THE TREE BUT NO CLOSER THAN 2" FROM THE TRUNK IF ALLOWED BY ARBORIST.
 B. MOVABLE BARRIERS OF CHAIN LINK FENCING MAY BE USED AT THE DISCRETION OF THE PROJECT AND CITY ARBORIST.
 C. CONTRACTOR SHALL OBTAIN A COPY OF CITY OF MENLO PARK "TREE PROTECTION SPECIFICATIONS" FOR COMPLETE LIST OF REQUIREMENTS FOR TREE PROTECTION

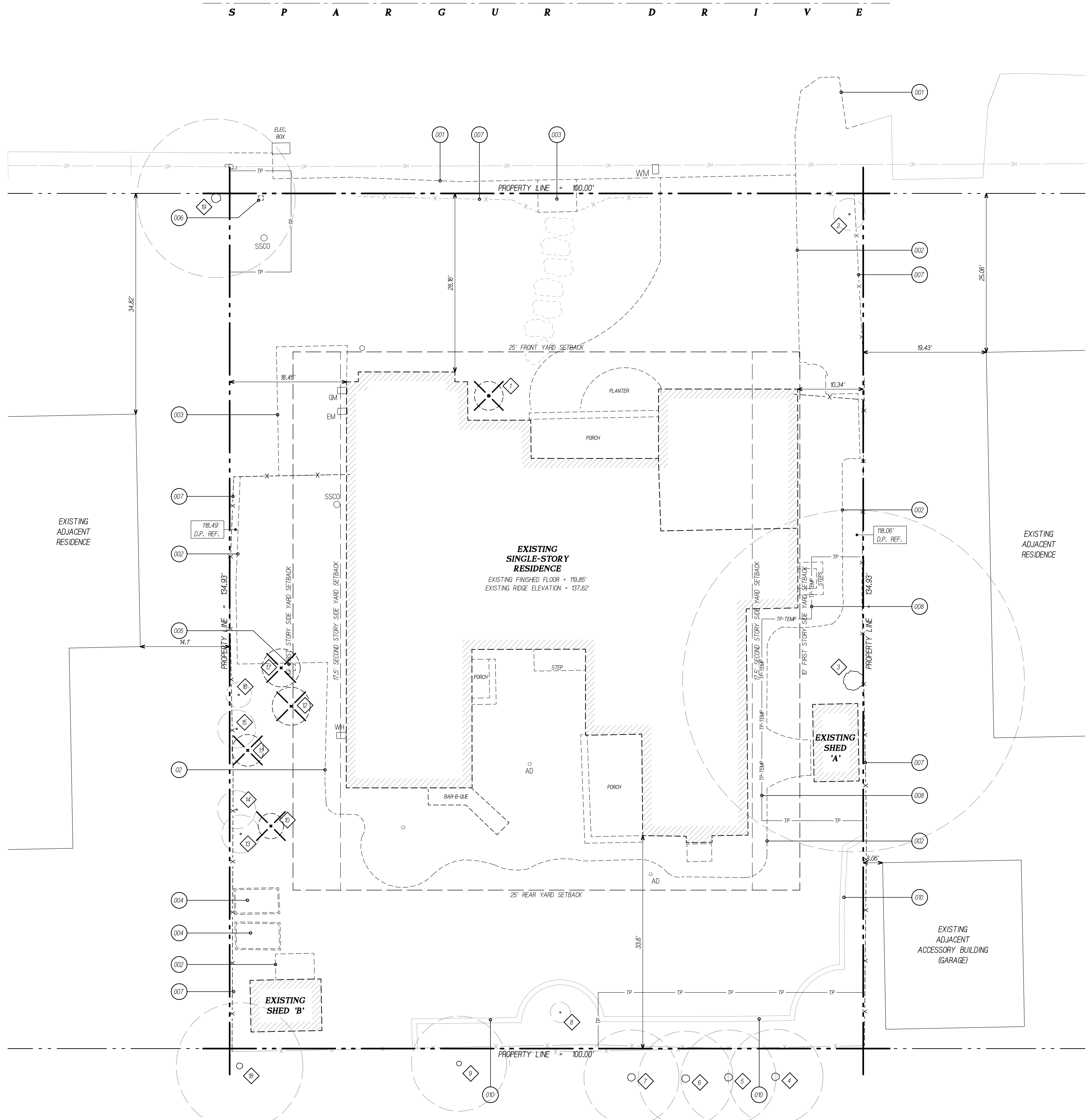
TREE PROTECTION FENCING SCALE: 3/4" = 1'-0" DF-DETAILS/Tresprot-memo.db 2



01 CHAIN LINK FENCING
 02 1 1/2" # GALVANIZED METAL 6'-0" O.C. MINIMUM TO 10'-0" O.C. MAX.
 03 GREEN WINDSCREEN PRIVACY SCREEN SHADE MESH - SECURE TO CHAIN LINK FENCING

NOTE: TREE PROTECTION FENCE MAY BE USED AS CONSTRUCTION SECURITY FENCE PROVIDED IT MEETS THE REQUIREMENTS FOR BOTH.

CONSTRUCTION SECURITY FENCE SCALE: 3/4" = 1'-0" securityfence.db 2



KEYNOTES

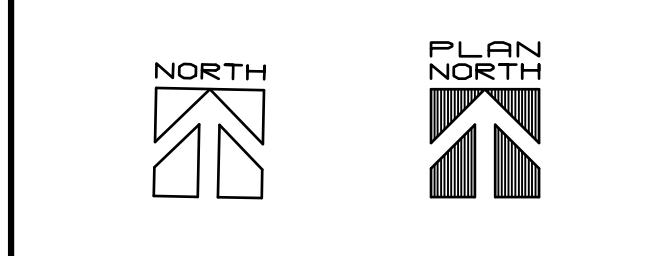
- 001 EXISTING EDGE OF PAVEMENT
- 002 EXISTING CONCRETE PAVING
- 003 EXISTING CONCRETE BLOCK PAVERS
- 004 EXISTING WOOD RAISED PLANTER
- 005 EXISTING BASKETBALL BACKSTOP/POLE
- 006 EXISTING POST
- 007 EXISTING FENCE
- 008 TEMPORARY TREE PROTECTION FENCING LOCATION (TP-TEMP) TO BE RELOCATED AS SHOWN ON SITE PLAN UPON COMPLETION OF DEMOLITION
- 010 EXISTING 12" HIGH CONCRETE PLANTER TO REMAIN

SITE DEMO NOTES

- A. ALL FEATURES SHOWN AS DASHED ARE EXISTING TO BE REMOVED - UNLESS NOTED OTHERWISE ON PLAN.
- B. TREE DRIPLINES (LONG DASH) SHOWN ARE APPROXIMATE.
- C. EXISTING ELECTRICAL SERVICE IS UNDERGROUND.
- D. AN ENCROACHMENT PERMIT FROM PUBLIC WORKS/ENGINEERING IS REQUIRED PRIOR TO ANY WORK BEING PERFORMED IN THE RIGHT-OF-WAY.

SITE LEGEND

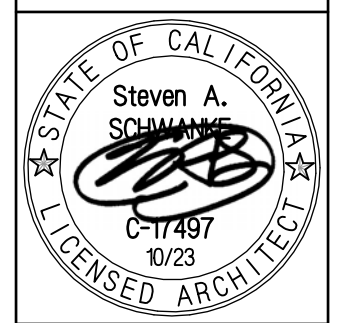
- OH- EXISTING OVERHEAD ELECTRICAL (AS OCCURS)
- W- EXISTING UNDERGROUND WATER (AS OCCURS)
- G- EXISTING UNDERGROUND GAS (AS OCCURS)
- SS- EXISTING SANITARY SEWER (AS OCCURS)
- EW- OVERHEAD ELECTRICAL (AS OCCURS)
- W- UNDERGROUND WATER (AS OCCURS)
- G- UNDERGROUND GAS (AS OCCURS)
- SS- SANITARY SEWER (AS OCCURS)
- SD- STORM DRAIN - TIGHT LINE FROM DOWNSOUT TO POP-UP BUBBLER
- SSCO SANITARY SEWER CLEANOUT
- WM WATER METER - VERIFY EXISTING SIZE WITH WATER DEPARTMENT
- CF- TEMPORARY 6'-0" CHAIN LINK CONSTRUCTION SECURITY FENCING - VERIFY EXTENT REQUIRED
- TP- TREE PROTECTION FENCING PER SAN MATEO COUNTY STANDARDS - TO REMAIN FOR DURATION OF CONSTRUCTION
- 0 TREE NUMBER - REFER TO TREE SCHEDULE
- 118.59' D.P. REF. DAYLIGHT PLANE REFERENCE ELEVATION - (APPROXIMATE EXISTING GRADE AT PROPERTY LINE PERPENDICULAR TO PROPOSED BUILDING)



EXISTING SITE (DEMOLITION) PLAN

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 steve@sschwanke.com

SCHWANKE
 ARCHITECTURE



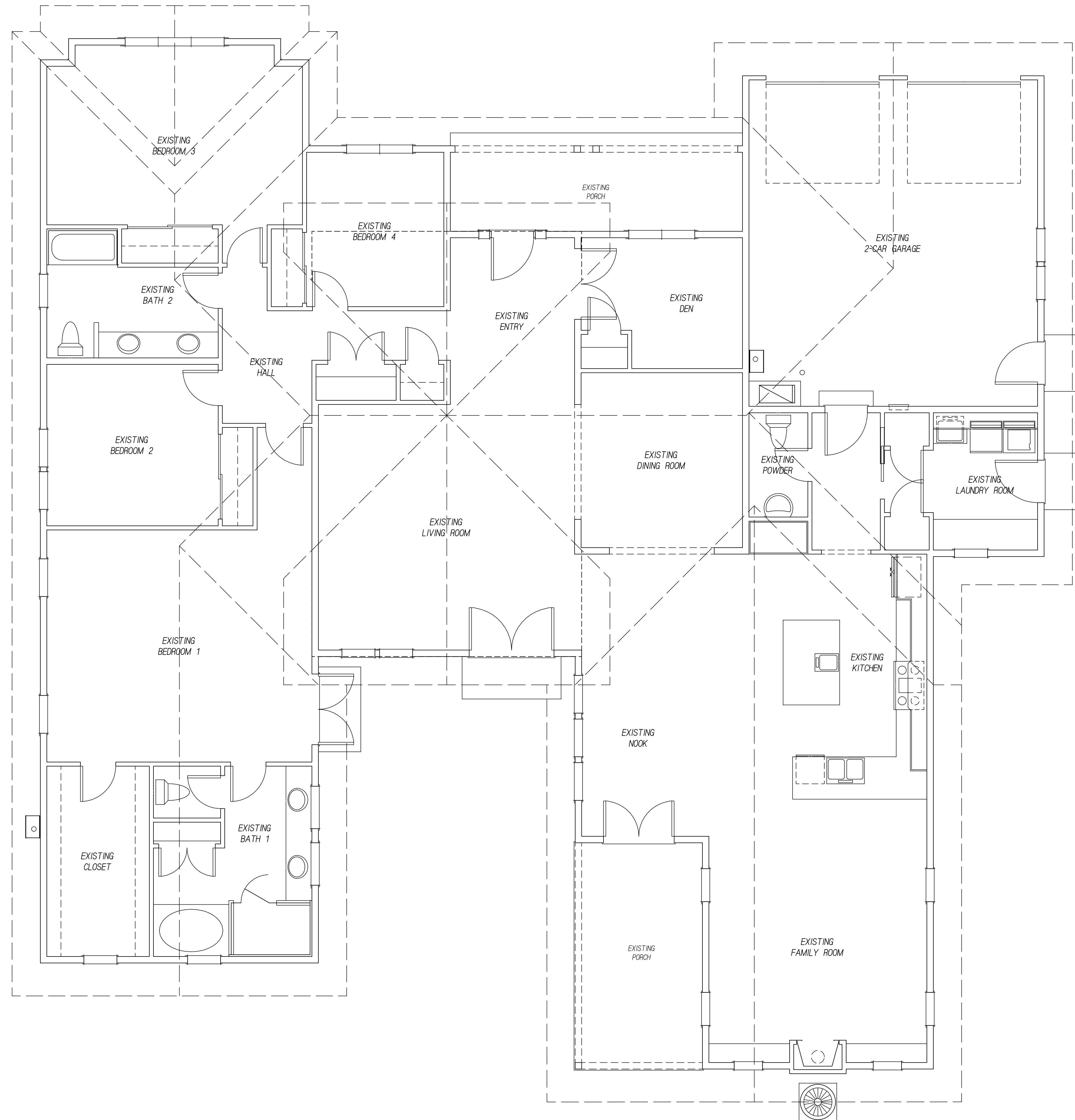
658 SPARGUR DRIVE
 LOS ALTOS
 CALIFORNIA 94022
 A.P.N.: 170-020-046
 APPLICATION No.: SC22-0013

Deshpande Residence
 N E W R E S I D E N C E

RE: DATE:
 RDR 02/18/2022
 05/31/2022

SCALE: 1/8" = 1'-0"
 FILE: deshpande-0v.db

PLAN:
Existing (Demolition) Site Plan
 ES.01



KEYNOTES

ALL DIMENSIONS ARE APPROXIMATE AND PROVIDED FOR GENERAL REFERENCE ONLY.

LEGEND

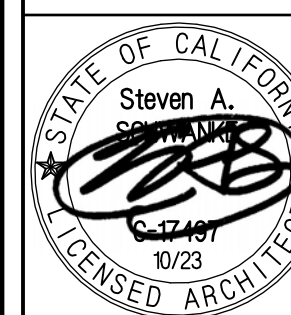
- 2x4 EXISTING WALL
- 2x6 EXISTING WALL
- EXISTING DOOR
- EXISTING WINDOW
- LINE OF EXISTING ROOF (LONG DASH)
- LINE OF EXISTING DORMER (SHORT DASH)



EXISTING FLOOR PLAN

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SSCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
PERMIT No.:

Deshpande Residence
EXISTING RESIDENCE

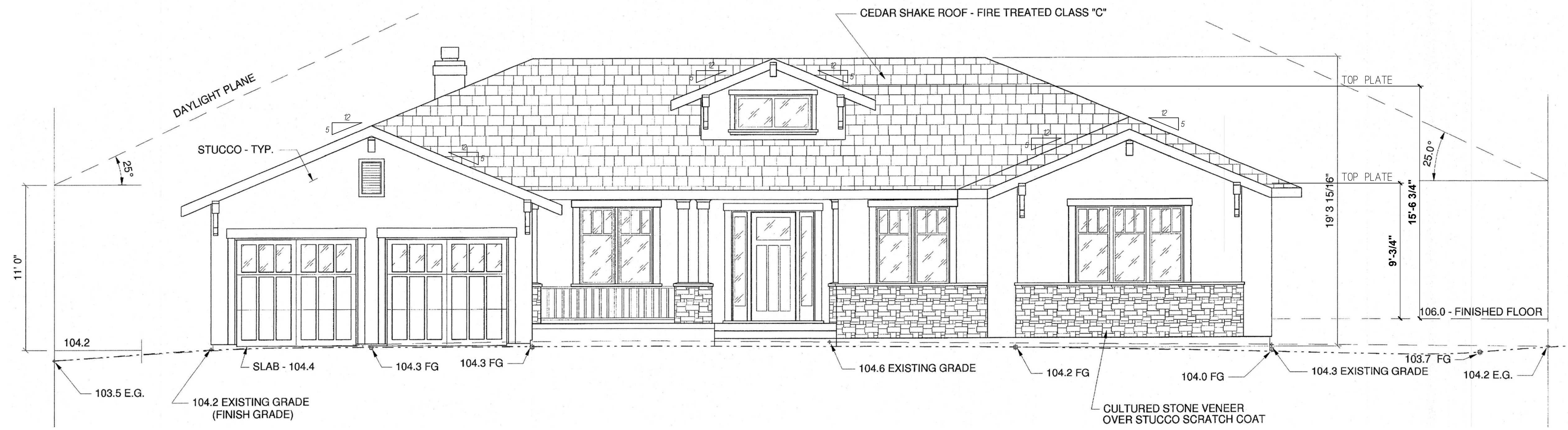
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RDR 02/18/2022

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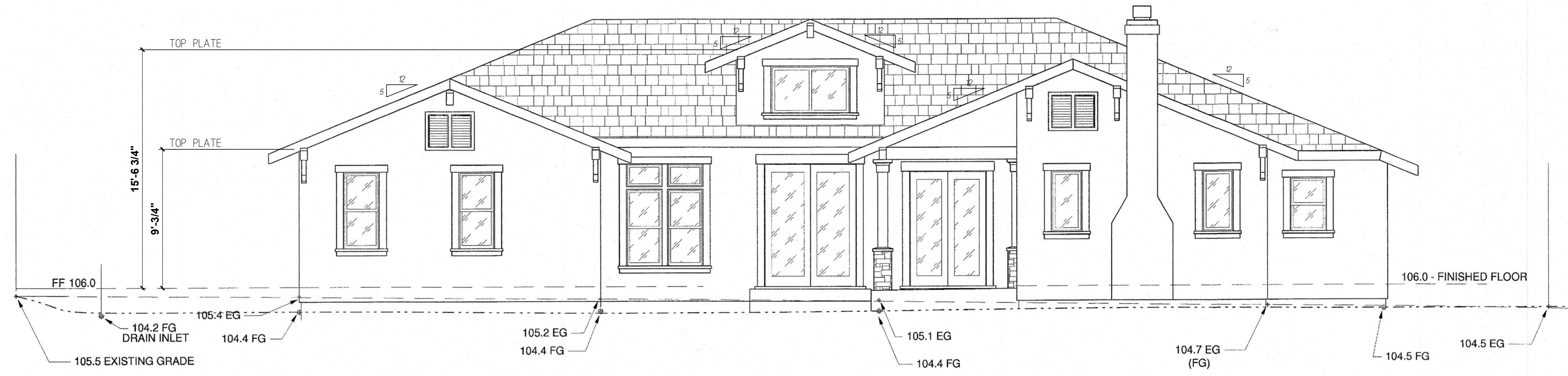
PLAN:

Existing Floor Plan

EP.01



EXISTING FRONT (north) EXTERIOR ELEVATION



EXISTING REAR (south) EXTERIOR ELEVATION



VIEWED FROM FRONT TOWARD REAR



VIEWED FROM REAR TOWARD FRONT



VIEWED FROM FRONT TOWARD REAR



VIEWED FROM REAR TOWARD FRONT

LEFT SIDE

RIGHT SIDE

SIDE ELEVATION PHOTOGRAPHS

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658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
EXISTING RESIDENCE

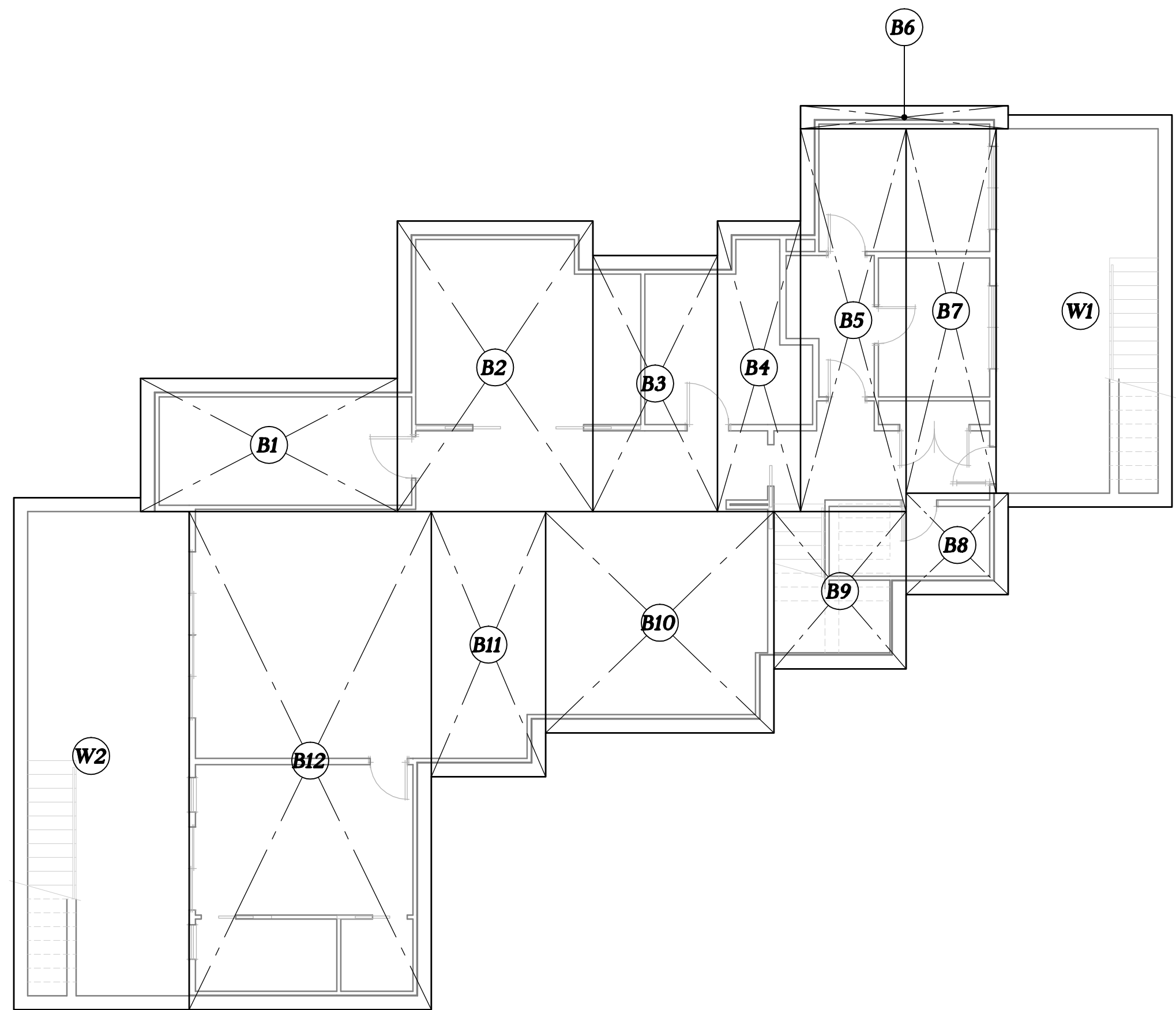
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ROR 02/18/2022
A 05/13/2022

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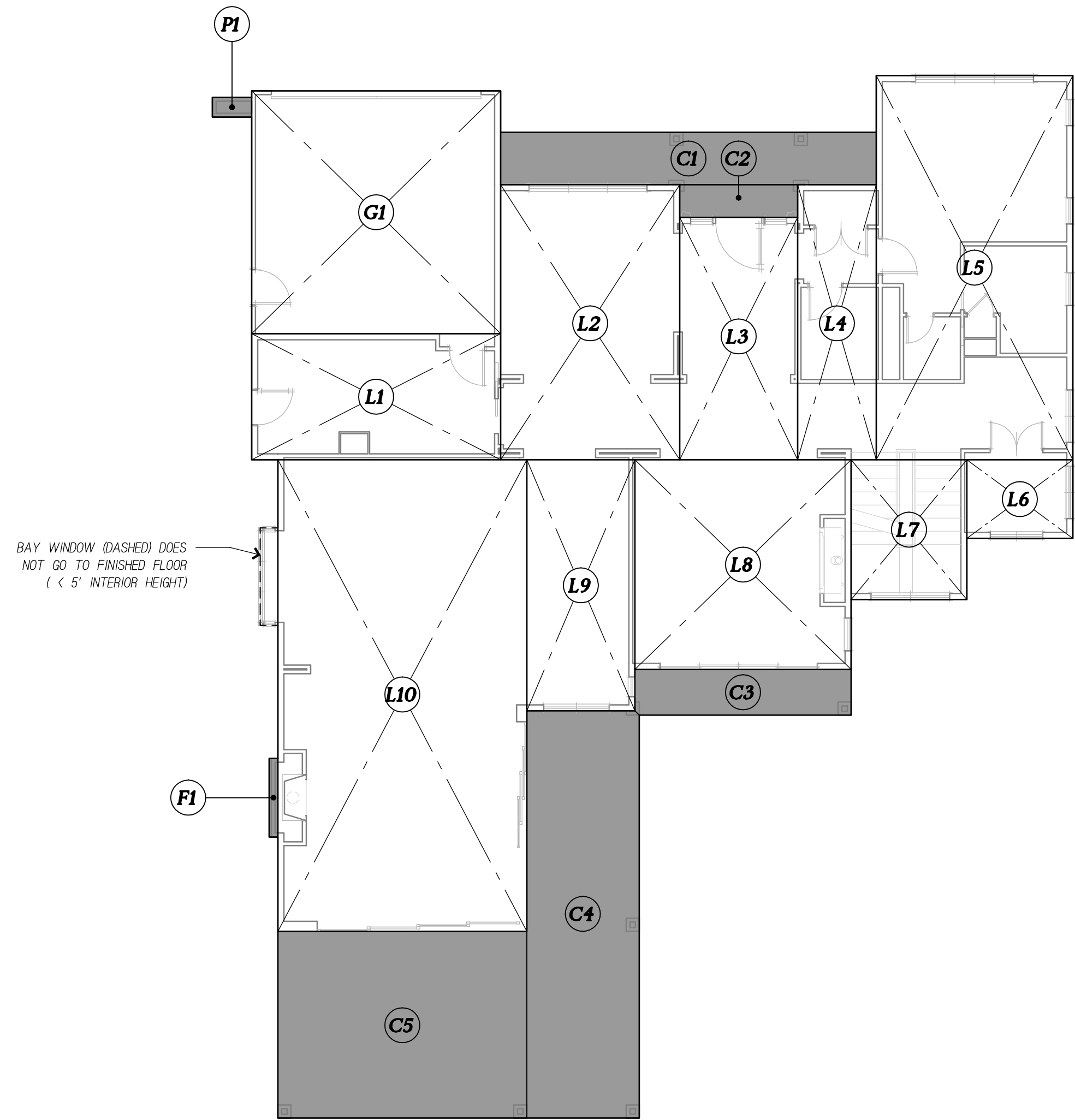
PLAN:

Existing
Exterior
Elevations

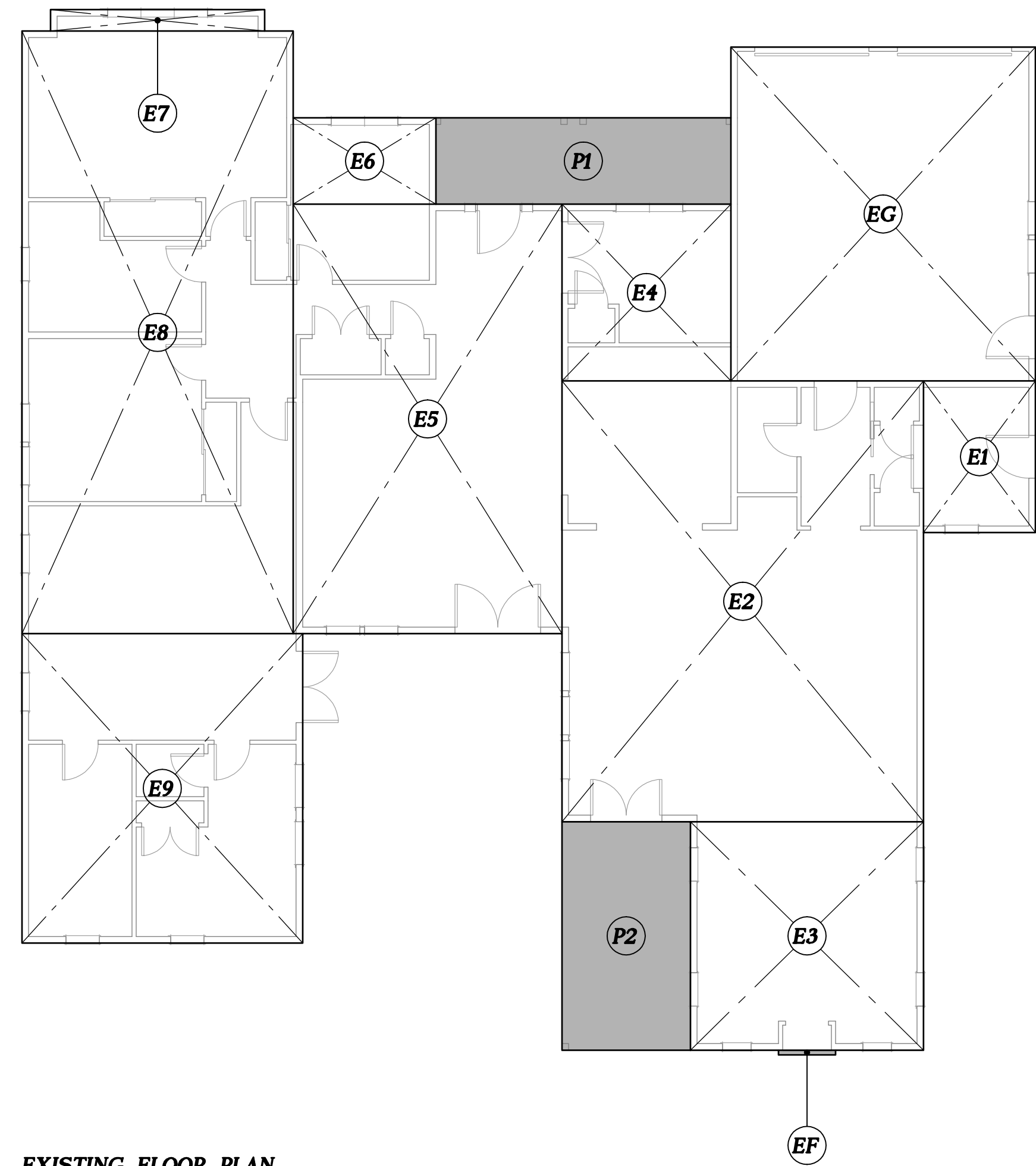
EE.01



BASEMENT FLOOR PLAN

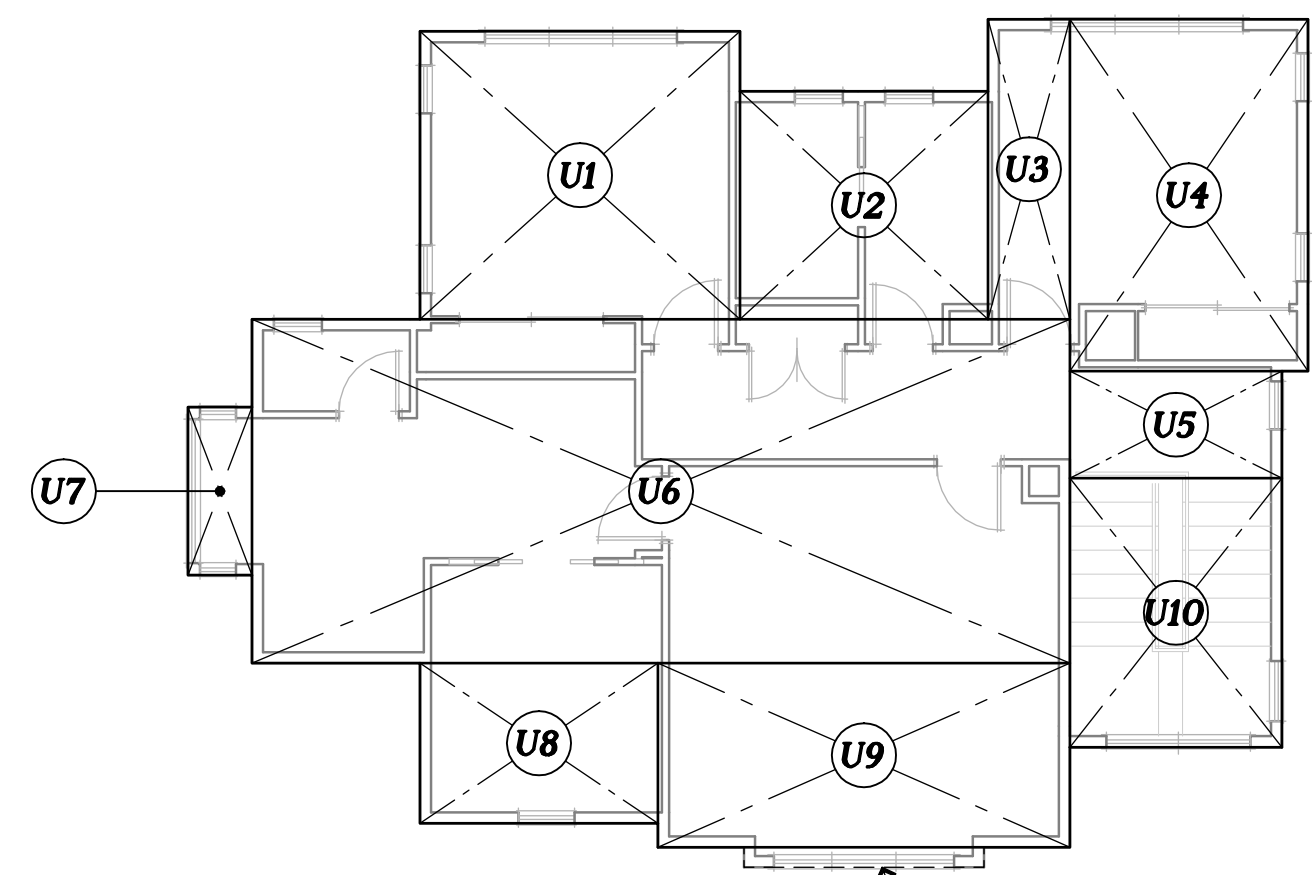


LOWER FLOOR PLAN



EXISTING FLOOR PLAN

EXISTING FLOOR AREA	
E1	7.83' x 10.62' = 83.16 S.F.
E2	25.33' x 30.87' = 781.94 S.F.
E3	16.33' x 16.00' = 261.28 S.F.
E4	11.83' x 12.38' = 146.46 S.F.
E5	18.83' x 30.00' = 566.41 S.F.
E6	10.00' x 6.04' = 60.40 S.F.
E7	15.00' x 1.50' = 22.50 S.F.
E8	19.00' x 42.21' = 801.99 S.F.
E9	19.67' x 21.67' = 361.24 S.F.
EXISTING GARAGE AREA	
EG	21.33' x 23.38' = 498.70 S.F.
ADDITIONAL COVERAGE AREAS	
P1 (porch)	20.67' x 6.04' = 124.85 S.F.
P2 (porch)	9.00' x 16.00' = 144.00 S.F.
EF (fireplace)	4.00' x 0.33' = 1.32 S.F.
SA (shed)	7.30' x 12.22' = 87.13 S.F.
SB (shed)	11.20' x 8.14' = 91.17 S.F.
TOTAL EXISTING FLOOR AREA:	3584.08 S.F.
TOTAL EXISTING COVERAGE:	4832.55 S.F.



UPPER FLOOR PLAN

BASEMENT FLOOR AREA	
B1	18.54' x 9.62' = 178.36 S.F.
B2	14.12' x 21.00' = 296.52 S.F.
B3	9.00' x 18.50' = 166.50 S.F.
B4	6.00' x 21.00' = 126.00 S.F.
B5	7.62' x 27.67' = 210.85 S.F.
B6	15.00' x 1.67' = 25.05 S.F.
B7	6.50' x 26.33' = 171.15 S.F.
B8	7.38' x 7.33' = 54.10 S.F.
B9	9.54' x 11.37' = 108.47 S.F.
B10	16.50' x 16.00' = 264.00 S.F.
B11	8.25' x 19.10' = 157.58 S.F.
B12	17.50' x 36.00' = 630.00 S.F.

LIGHTWELLS	
W1	12.71' x 28.33' = 360.07 S.F.
W2	12.67' x 37.00' = 468.79 S.F.

TOTAL BASEMENT FLOOR AREA (excluding lightwells): 2391.83 S.F.

LOWER FLOOR AREA	
L1	19.00' x 9.63' = 182.97 S.F.
L2	13.67' x 21.00' = 287.07 S.F.
L3	9.00' x 18.50' = 166.50 S.F.
L4	6.00' x 21.00' = 126.00 S.F.
L5	15.00' x 29.33' = 439.95 S.F.
L6	8.00' x 6.00' = 48.48 S.F.
L7	8.83' x 10.67' = 94.22 S.F.
L8	16.50' x 16.00' = 264.00 S.F.
L9	8.25' x 19.17' = 158.15 S.F.
L10	19.00' x 36.00' = 684.00 S.F.

GARAGE	
G1	19.00' x 18.54' = 352.26 S.F.

TOTAL LOWER FLOOR AREA: 2803.49 S.F.

UPPER FLOOR AREA	
U1	13.33' x 12.00' = 159.96 S.F.
U2	10.33' x 9.50' = 98.14 S.F.
U3	3.42' x 12.50' = 42.75 S.F.
U4	9.92' x 14.67' = 145.53 S.F.
U5	8.83' x 4.46' = 39.38 S.F.
U6	34.08' x 14.33' = 488.37 S.F.
U7	2.67' x 7.00' = 18.69 S.F.
U8	9.92' x 6.67' = 66.17 S.F.
U9	17.17' x 7.67' = 131.69 S.F.
U10	8.83' x 11.21' = 98.98 S.F.

TOTAL UPPER FLOOR AREA: 1289.66 S.F.

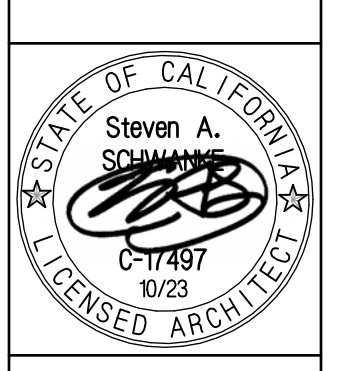
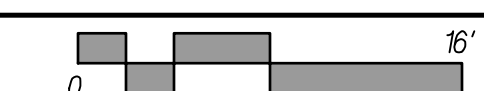
FLOOR AREA TOTALS	
LOWER FLOOR	2803.60 S.F.
UPPER FLOOR	1289.66 S.F.

TOTAL FLOOR AREA (F.A.R.): 4093.26 S.F.
MAXIMUM ALLOWABLE F.A.R.: 4099.00 S.F.

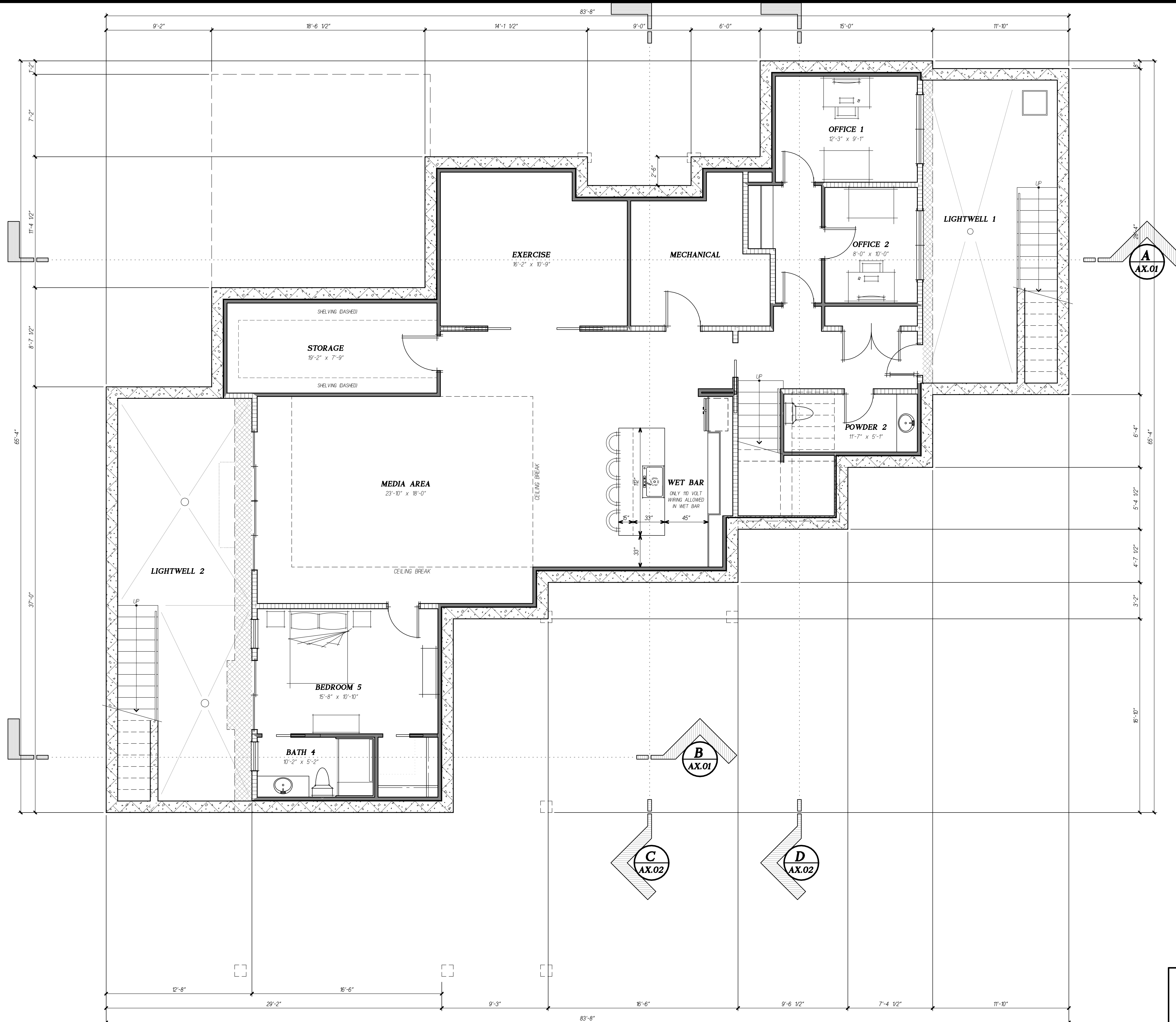
ADDITIONAL COVERAGE AREAS:	
COVERED PORCH (SHADED)	
C1	28.67' x 4.00' = 114.68 S.F.
C2	9.00' x 2.33' = 20.97 S.F.
C3	16.50' x 3.50' = 57.75 S.F.
C4	8.58' x 31.08' = 266.67 S.F.
C5	19.00' x 14.25' = 270.75 S.F.
OTHER COVERED AREAS (SHADED)	
F1 (fireplace)	0.67' x 6.00' = 4.02 S.F.
P1 (parcel drop)	3.00' x 1.50' = 4.50 S.F.

ADDITIONAL COVERAGE AREA TOTAL: 739.34 S.F.
LOWER FLOOR COVERAGE: 2803.60 S.F.

TOTAL BUILDING COVERAGE: 3542.94 S.F.
MAXIMUM ALLOWABLE BUILDING COVERAGE: 4047.00 S.F.



RE:	DATE:
RDR	02/18/2022
▲	05/31/2022

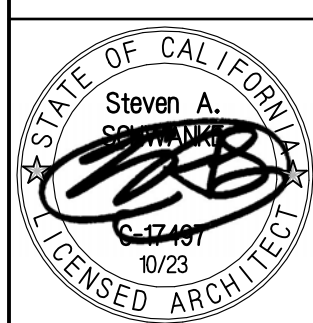


BASEMENT FLOOR PLAN



1100 BAY LAUREL
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SCHWANKE
ARCHITECTURE



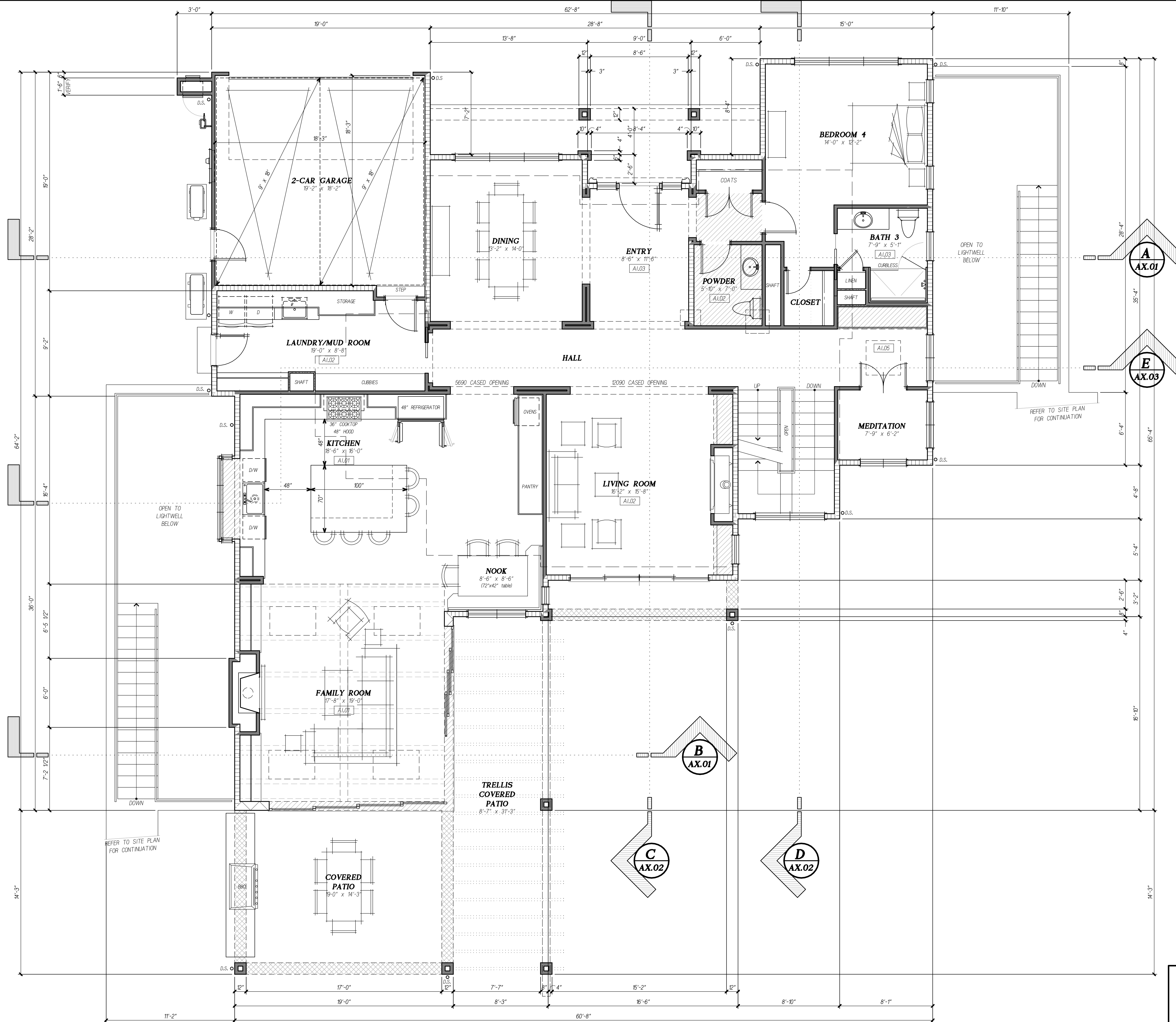
658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
NEW RESIDENCE

RE:	DATE:
RDR	02/18/2022
▲	06/31/2022

SCALE: 1/4" = 1'-0"
FILE: deshpande-Op2.db

PLAN:
Basement Floor Plan
AP.01

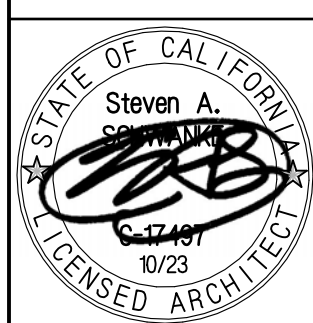


LOWER FLOOR PLAN



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SCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
N E W R E S I D E N C E

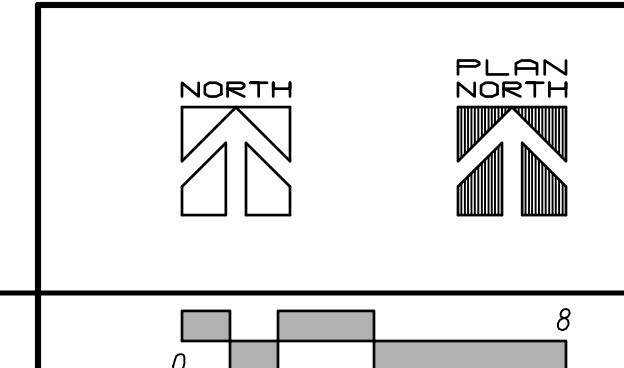
RE:	DATE:
RDR	02/18/2022
Δ	06/31/2022

SCALE: 1/4" = 1'-0"
FILE: deshpande-Op3.db

PLAN:
Lower Floor Plan
AP.02

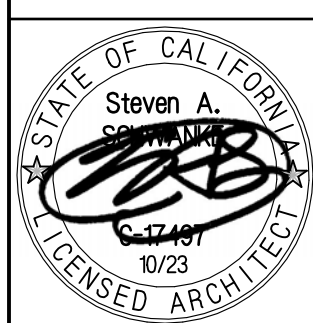


UPPER FLOOR PLAN



1100 BAY LAUREL
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SCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
N E W R E S I D E N C E

RE:	DATE:
RDR	02/18/2022
▲	06/31/2022

SCALE: 1/4" = 1'-0"
FILE: deshpande-Op3.dwg

PLAN:
Upper Floor Plan
AP.03

ATTIC VENTILATION CALCULATIONS

ATTIC VENTILATION CALCULATIONS PER C.R.C. Section R806.2

ATTIC VENTILATION REQUIRED:

LOCATION	(A)	(B)
GARAGE	350	336
PORCH/GUEST	410	394
KITCHEN/FAMILY RM.	1100	1056

WHERE:

- (A) AREA OF ATTIC (SQUARE FEET)
- (B) $A/150 \times 144$ = AREA OF VENTILATION REQUIRED (SQUARE INCHES)

ATTIC VENTILATION PROVIDED:

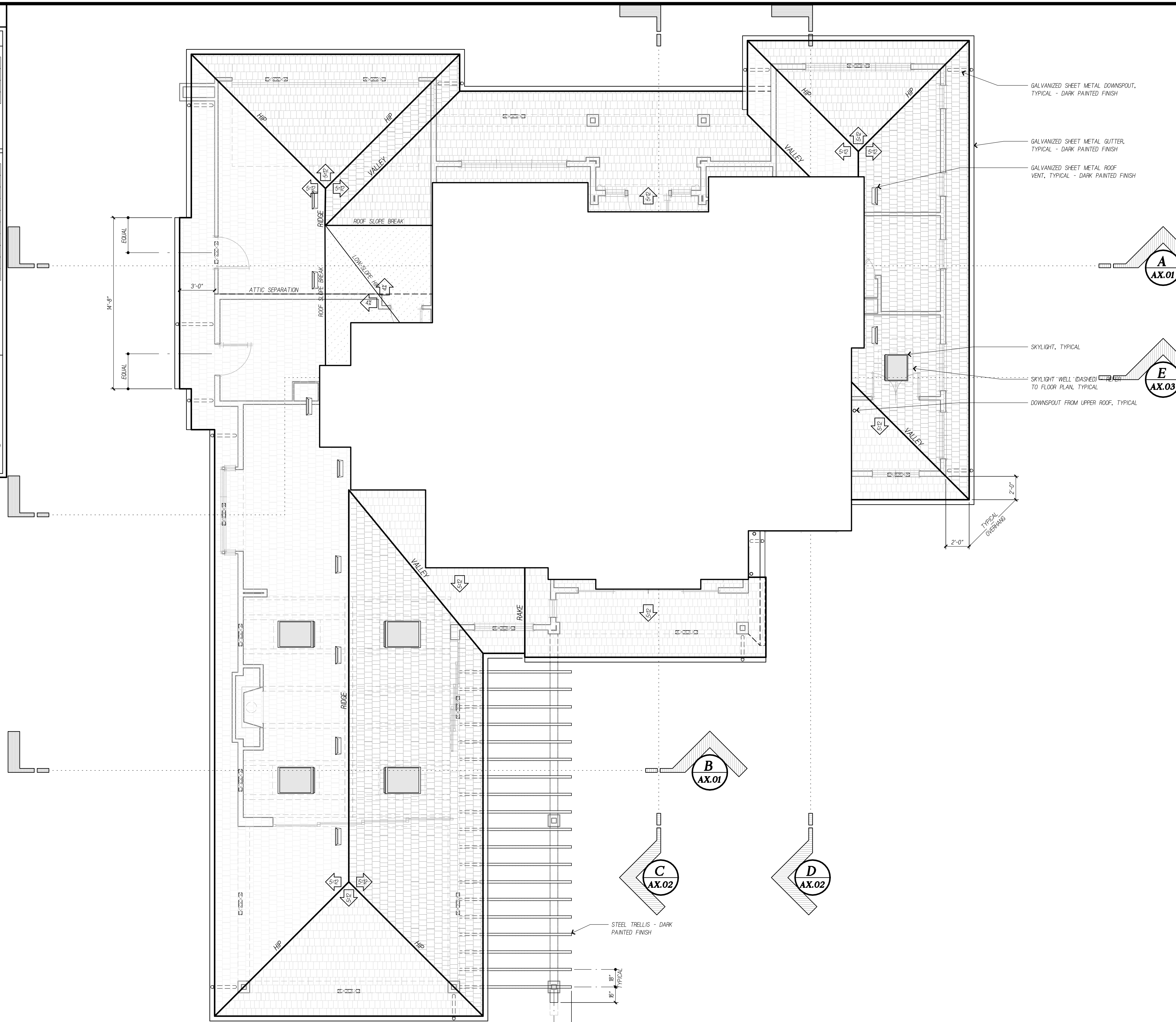
(A)	(B)	(C)	(D)
GARAGE			
2	low-profile	100	200
3	eave	65	195
PORCH/GUEST			
2	low-profile	100	200
3	eave	65	195
KITCHEN/FAMILY ROOM			
6	low-profile	100	600
9	eave	65	585

WHERE:

- (A) NUMBER OF VENTS
- (B) TYPE OF VENT - REFER TO NOTES BELOW
- (C) NET FREE AREA OF EACH VENT
- (D) TOTAL NET FREE AREA (A*B*C/D) = (SQUARE INCHES)

NOTES:

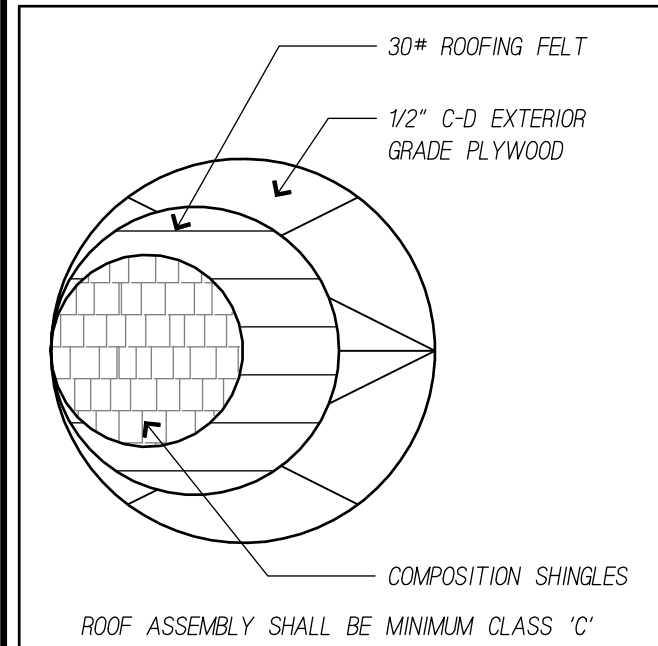
- A. ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT (GALVANIZED) METAL MESH WITH MESH OPENINGS OF NOT MORE THAN 1/4" INCH IN DIMENSION.
- B. COORDINATE VENT LOCATIONS AND OPENINGS WITH FRAMING/ROOF INSTALLATION.
- C. PROVIDE VAPOR BARRIER AT WARM SIDE OF ATTIC INSULATION (VAPOR BARRIER SHALL NOT EXCEED 1 perm).
- D. LOW-PROFILE VENT SHALL BE "Art's Sheet Metal Mfg." Model "Y20A4X0" (100 S.I. N.F.A) or "Y20A4" (50 S.I. N.F.A.)
- E. SCREEN VENT SHALL BE "Art's Sheet Metal Mfg." Model "Y24E" (41 S.I. NET FREE AREA EAD#)



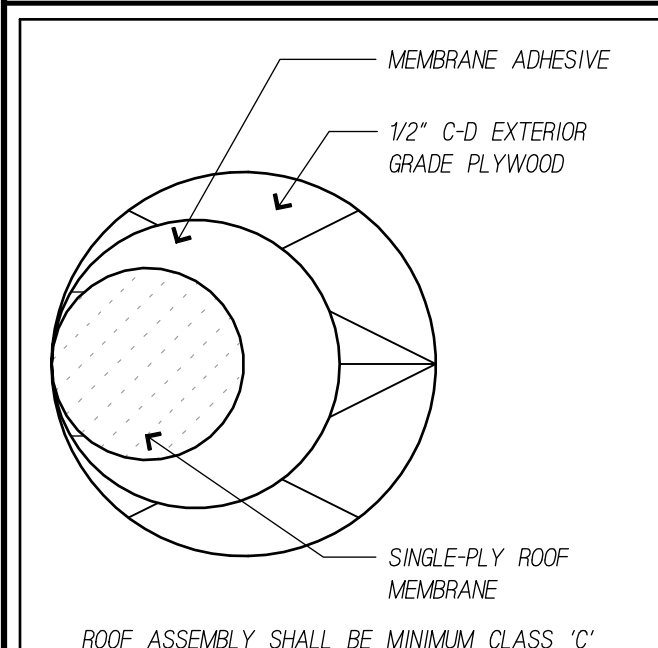
KEYNOTES

- GALVANIZED SHEET METAL DOWNSPOUT, TYPICAL - DARK PAINTED FINISH
- GALVANIZED SHEET METAL GUTTER, TYPICAL - DARK PAINTED FINISH
- GALVANIZED SHEET METAL ROOF VENT, TYPICAL - DARK PAINTED FINISH
- SKYLIGHT, TYPICAL
- SKYLIGHT WELL (DASHED) TO FLOOR PLAN, TYPICAL
- DOWNSPOUT FROM UPPER ROOF, TYPICAL

ROOF ASSEMBLY

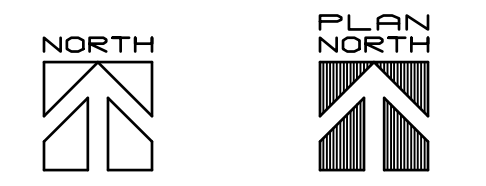


ROOF ASSEMBLY



ROOF NOTES

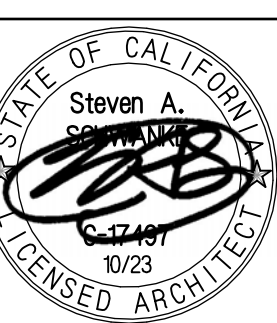
- A. VALLEY FLASHING SHALL BE 26 GAGE GALVANIZED SHEET METAL 20" WIDE OVER (1) LAYER OF MINIMUM 72" MINERAL SURFACE NON-PERFORATED CAP SHEET (ASTM D 3959) AT LEAST 36" WIDE AND RUNNING THE FULL LENGTH OF THE VALLEY.
- B. ALL AREAS OF OVER-BUILD (CALIFORNIA) FRAMING WITH CONTINUOUS SHEATHING ON THE UNDERLYING ROOF SHALL HAVE OPENINGS AS REQUIRED FOR ACCESS AND VENTILATION.
- C. SINGLE-PLY ROOF MEMBRANE SHALL BE "GAF" EverGuard TPO 60" - 60 mil FULLY ADHERED CLASS "A" ROOFING MEMBRANE (U.L. E11306-01, 5/29/2015, Report available upon request.)



LOWER ROOF PLAN

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SCHWANKE
ARCHITECTURE



658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
NEW RESIDENCE

RE:	DATE:
ROR	02/18/2022
▲	06/31/2022

SCALE: 1/4" = 1'-0"
FILE: deshpande-0p3.db

PLAN:

Lower Roof Plan

AR.01

ATTIC VENTILATION CALCULATIONS

ATTIC VENTILATION CALCULATIONS PER C.R.C. Section R806.2

ATTIC VENTILATION REQUIRED:

LOCATION	(A)	(B)
UPPER ROOF	1294	1243

WHERE:

(A) AREA OF ATTIC (SQUARE FEET)
 (B) $A/150 \times 144 =$ AREA OF VENTILATION REQUIRED (SQUARE INCHES)

ATTIC VENTILATION PROVIDED:

(A)	(B)	(C)	(D)
GARAGE			1300 S.I.
6/1	low-profile	100/50	650
10	eave	65	650

WHERE:

(A) NUMBER OF VENTS
 (B) TYPE OF VENT - REFER TO NOTES BELOW
 (C) NET FREE AREA OF EACH VENT
 (D) TOTAL NET FREE AREA (A×C×D) (SQUARE INCHES)

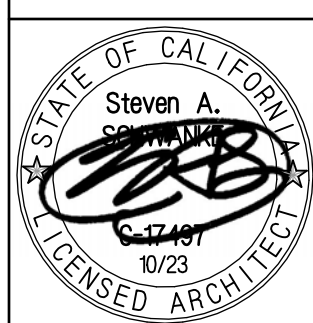
NOTES:

- ALL VENT OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT (GALVANIZED) METAL MESH WITH MESH OPENINGS OF NOT MORE THAN 1/4" INCH IN DIMENSION.
- COORDINATE VENT LOCATIONS AND OPENINGS WITH FRAMING/ROOF INSTALLATION.
- PROVIDE VAPOR BARRIER AT WARM SIDE OF ATTIC INSULATION (VAPOR BARRIER SHALL NOT EXCEED 1 perm).
- LOW-PROFILE VENT SHALL BE "A1's Sheet Metal Mfg." Model "Y20A1X00" (100 S.I. N.F.A.) or "Y20A4" (50 S.I. N.F.A.)
- SCREEN VENT SHALL BE "A1's Sheet Metal Mfg." Model "Y24A", (41 S.I. NET FREE AREA EACH)

KEYNOTES

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 steve@sschwanke.com

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 ARCHITECTURE

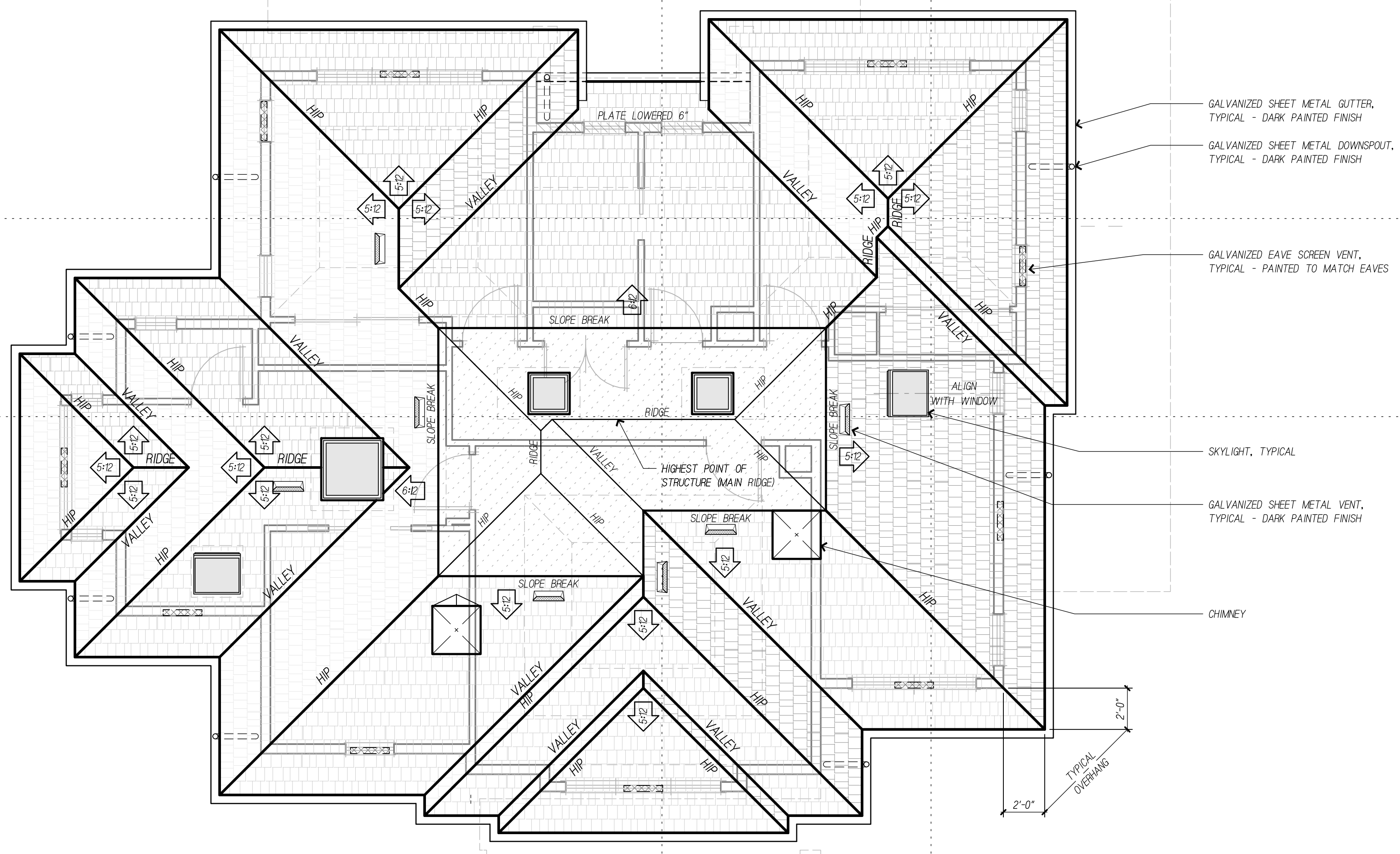


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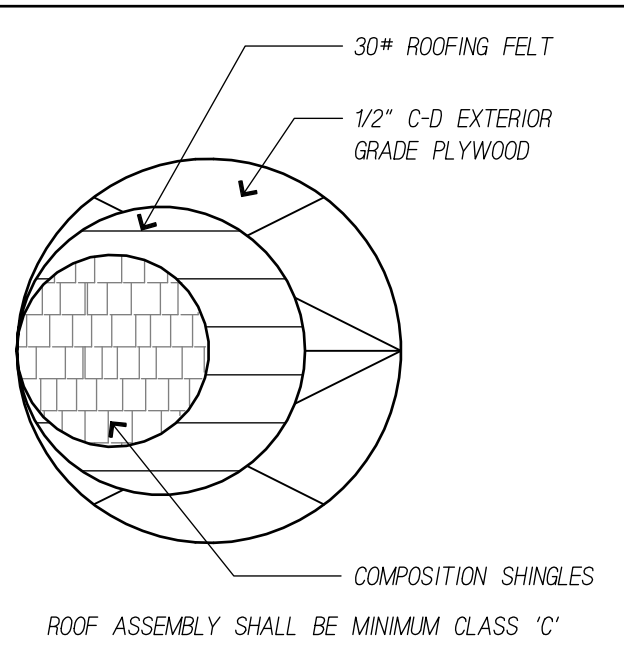
Deshpande Residence
 N E W R E S I D E N C E

RE: DATE:
 ROR 02/18/2022
 06/31/2022

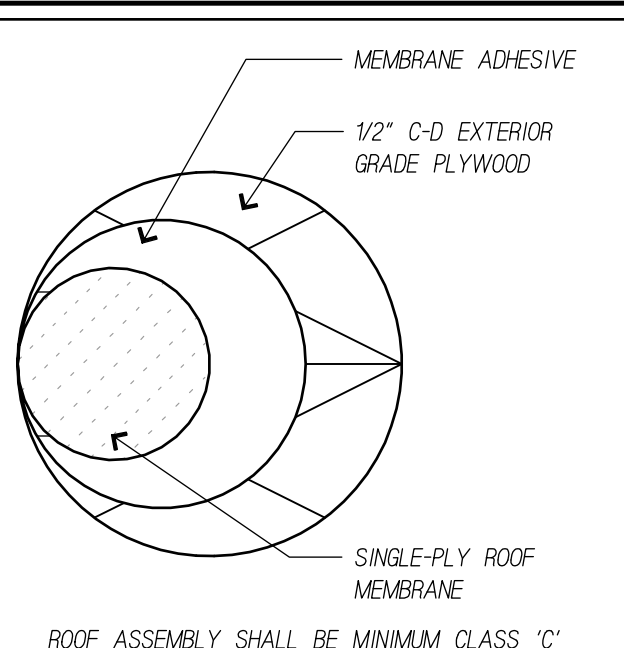
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 FILE: deshpande-Op3.db
 PLAN:
Upper Roof Plan
 AR.02



ROOF ASSEMBLY

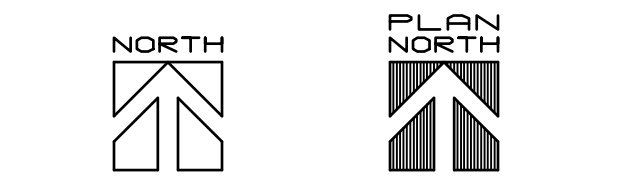


ROOF ASSEMBLY

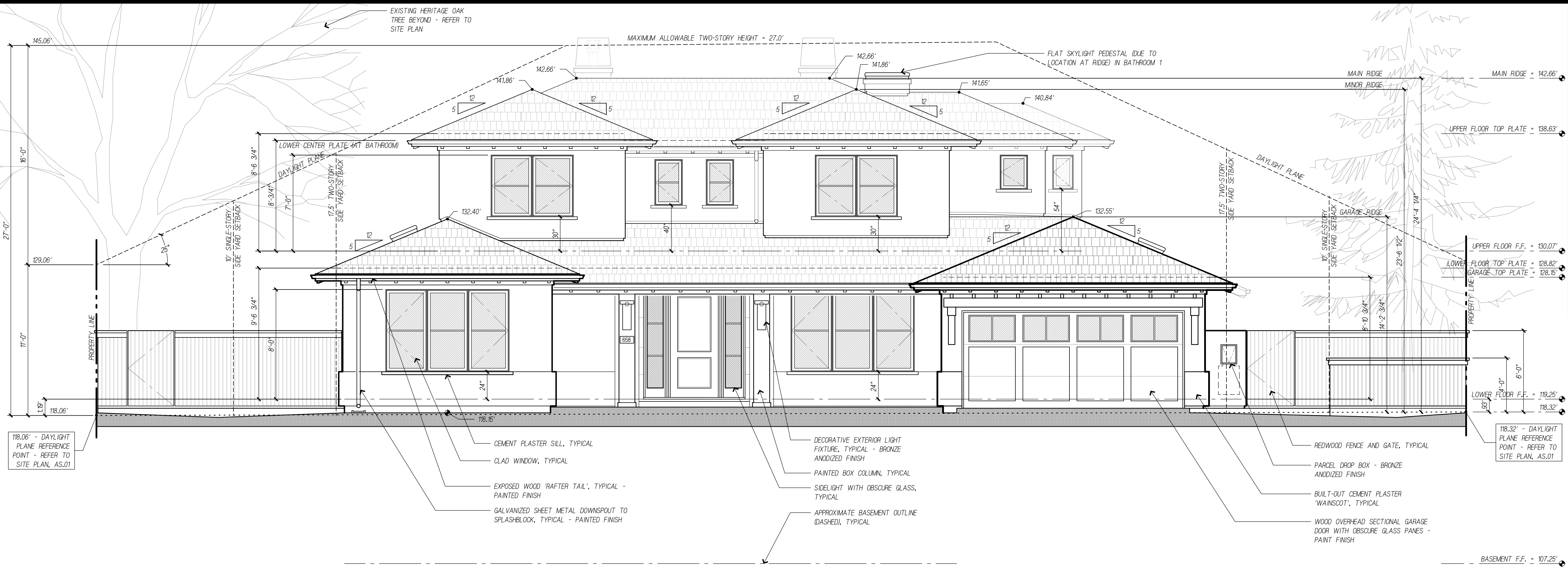


ROOF NOTES

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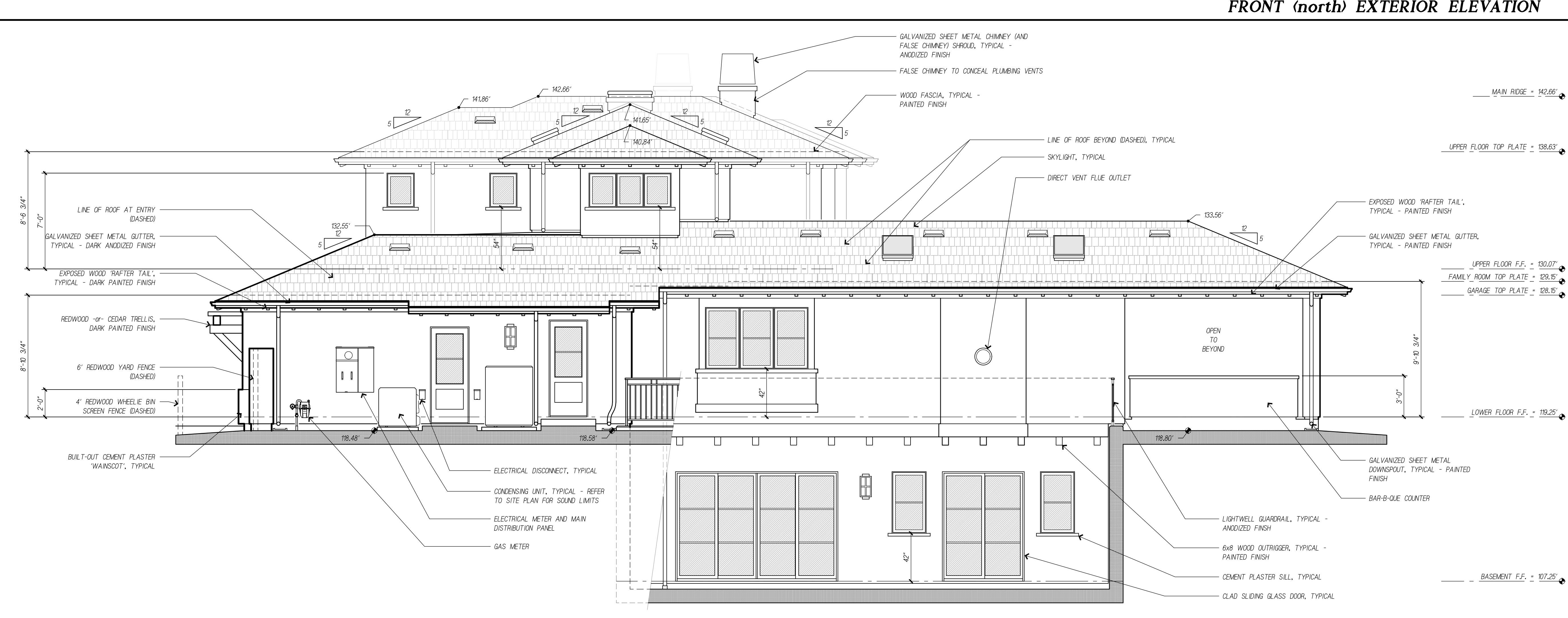


UPPER ROOF PLAN



- TYPICAL FINISHES**
- CEMENT PLASTER: "Omega Products International" #9211 "Ouke" LIGHT SAND FINISH
 - WINDOWS: "Andersen Windows & Doors" "Sandtone" CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES
 - TRIM PAINT: "Sherwin-Williams" #SW 7019 "Gauntlet Gray"
 - SHINGLES: "CeDUR" (SYNTHETIC SHAKE) "Walden Chocolate Brown"
 - DRIVEWAY PAVERS: "CastelLite Block LLC" "Century Stone Shasta Blend"
 - SKYLIGHTS: "Velux" Dark Anodized Bronze FRAME
 - LIGHT FIXTURES and MISCELLANEOUS METAL: Dark Anodized Bronze Manufacturers vary
 - FENCES: Redwood or Cedar - natural coloring

FRONT (north) EXTERIOR ELEVATION Spargur Drive Elev.



RIGHT SIDE (west) EXTERIOR ELEVATION

Deshpande Residence
NEW RESIDENCE

RE: DATE:
RDR 02/18/2022
06/31/2022

SCALE: 1/4" = 1'-0"
FILE: deshpande-063.db
PLAN:

Exterior Elevations

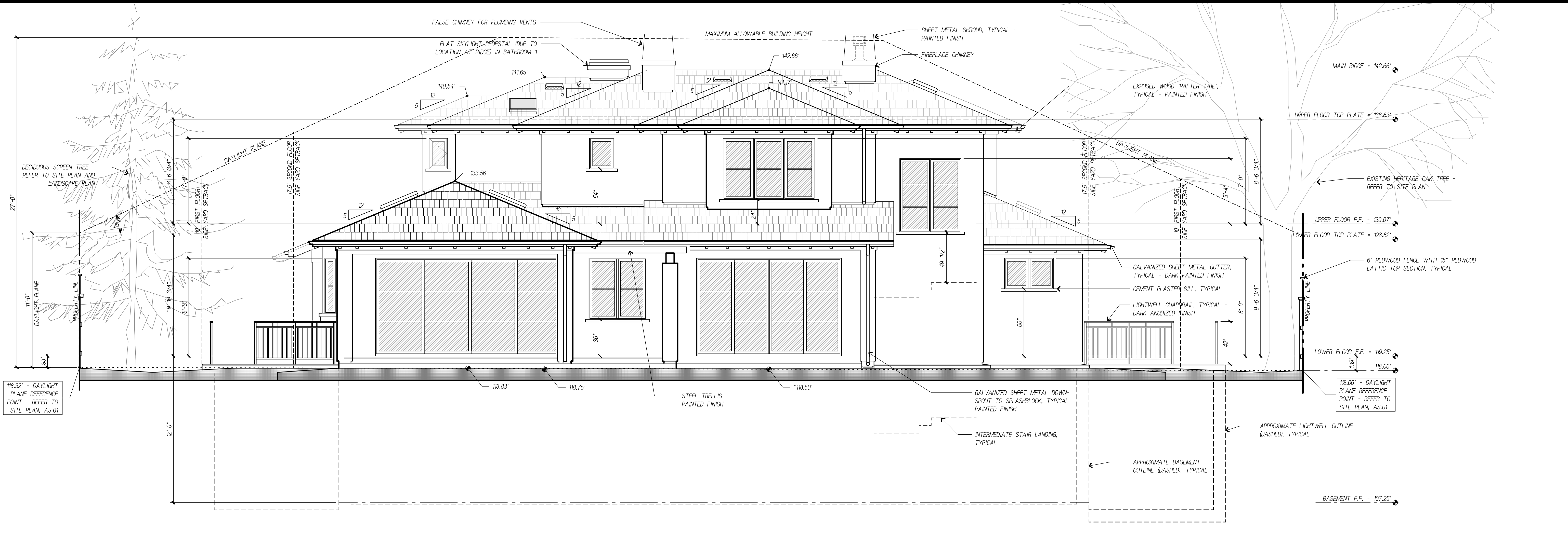
AE.01

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SCHWANKE
ARCHITECTURE

STATE OF CALIFORNIA
Steven A. Schwanke
C-4187
10/23
LICENSED ARCHITECT

658 SPARGUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013



REAR EXTERIOR ELEVATION



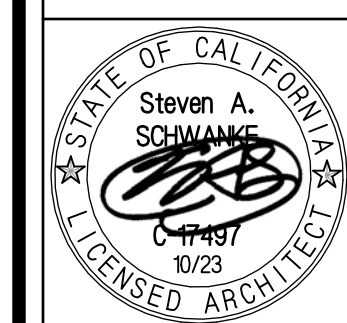
LEFT SIDE EXTERIOR ELEVATION

TYPICAL FINISHES

- CEMENT PLASTER: "Omega Products International" #9211 "Quake" LIGHT SAND FINISH
- WINDOWS: "Andersen Windows & Doors" "Sandtone" CLAD WOOD WITH SIMULATED TRUE DIVIDED LITES
- TRIM PAINT: "Sherwin-Williams" #SW 7019 "Gauntlet Gray"
- SHINGLES: "CeDUR" (SYNTHETIC SHAKE) "Walden Chocolate Brown"
- DRIVEWAY PAVERS: "CastleLite Block LLC" "Century Stone Shasta Blend"
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- LIGHT FIXTURES and MISCELLANEOUS METAL: Dark Anodized Bronze Manufacturers vary
- FENCES: Redwood or Cedar - natural coloring

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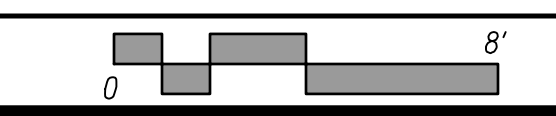
Deshpande Residence
NEW RESIDENCE

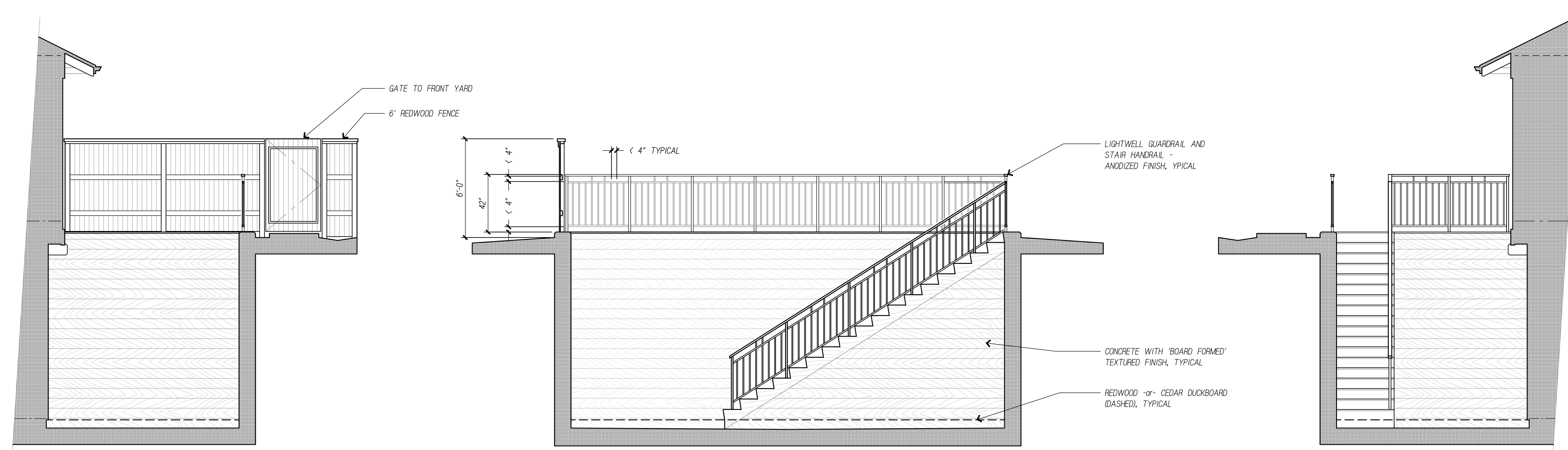
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RDR 02/18/2022
06/31/2022

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PLAN:

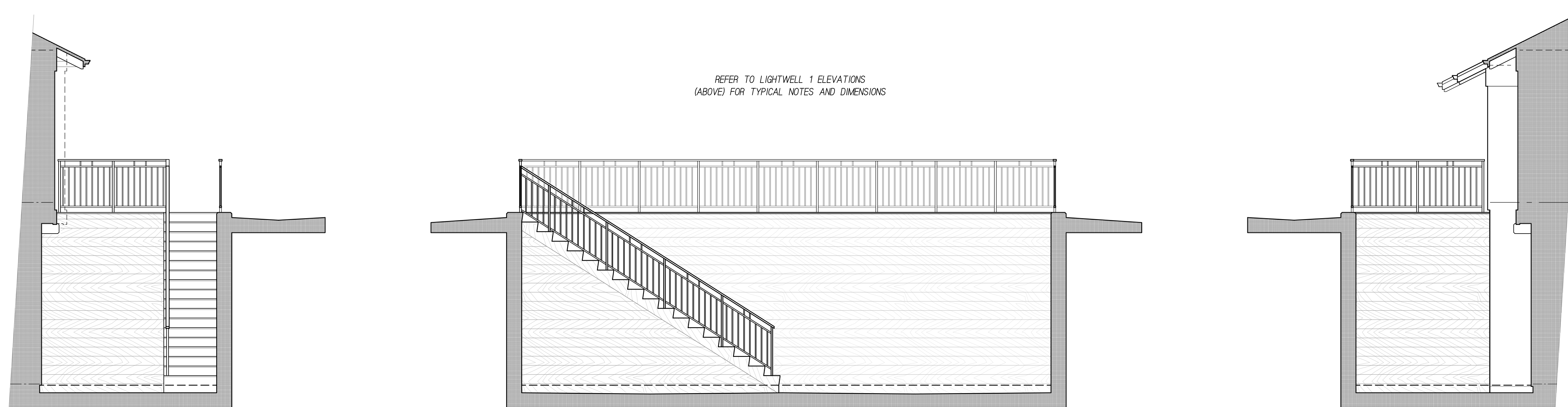
Exterior Elevations

AE.02





LIGHTWELL 1 ELEVATIONS

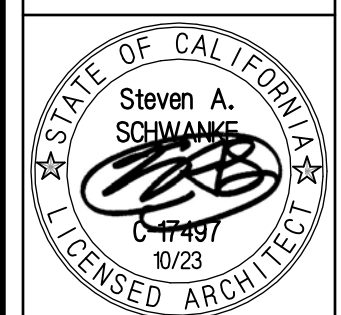


LIGHTWELL 2 ELEVATIONS



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A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
RESIDENCE

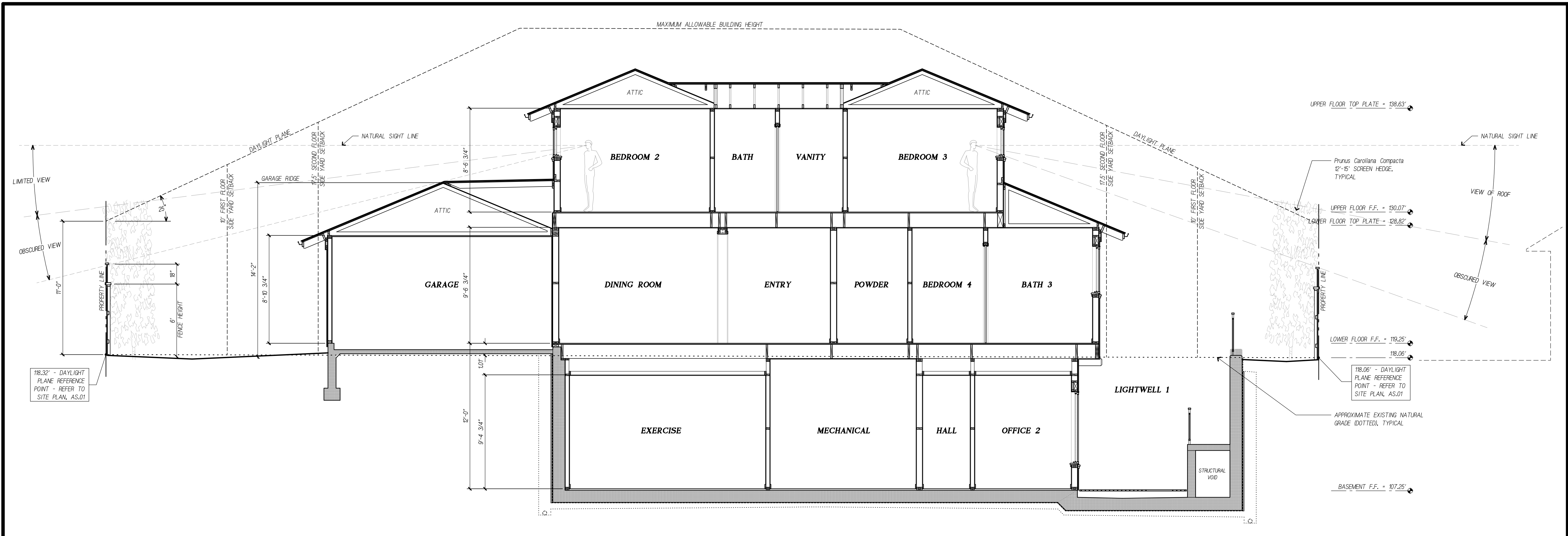
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RDR	02/18/2022
▲	06/31/2022

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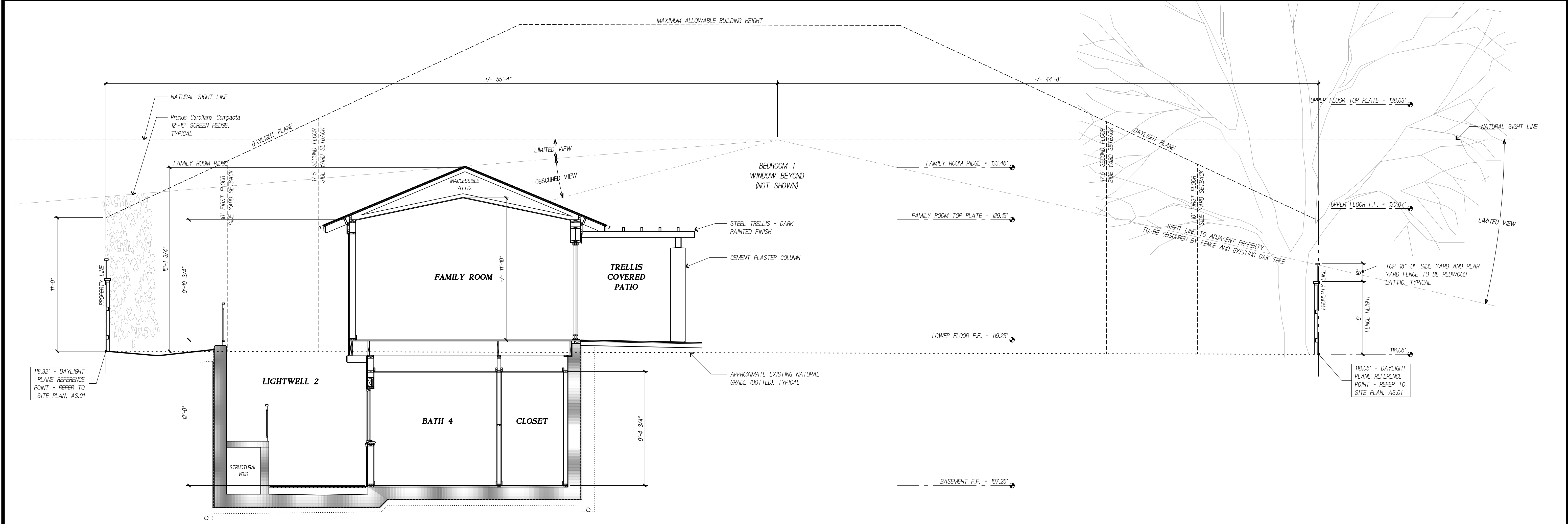
PLAN:

Exterior Elevations

AE.03



BUILDING SECTION 'A'

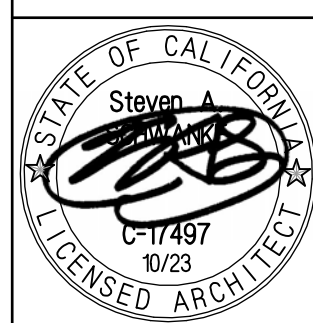


BUILDING SECTION 'B'



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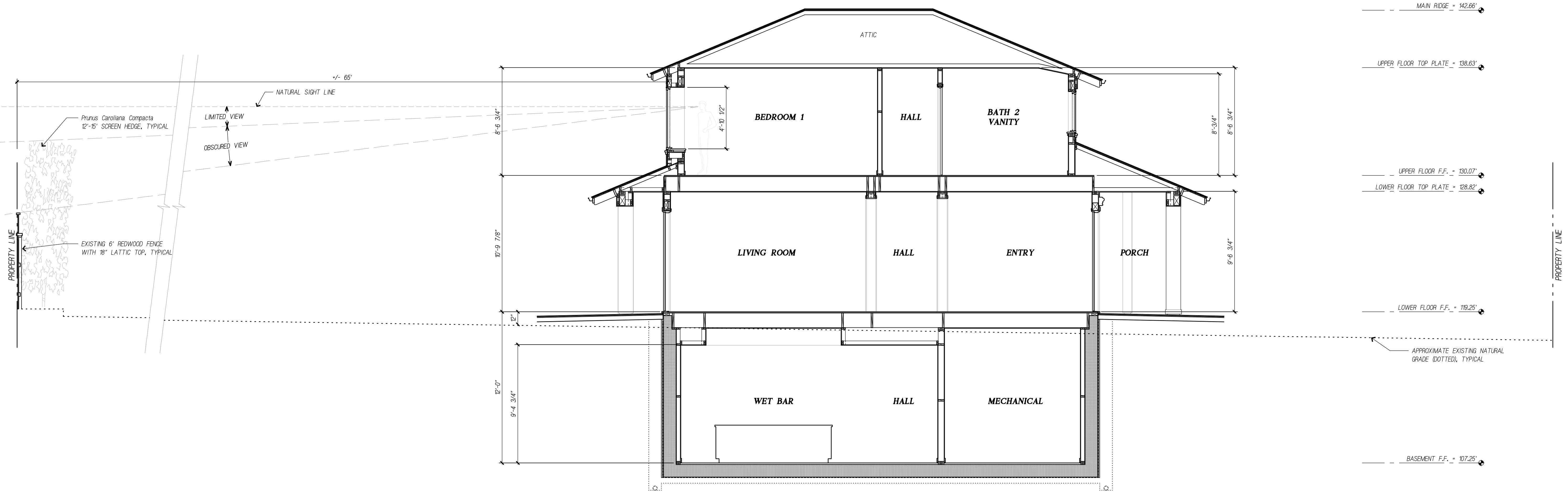
658 SPARCUR DRIVE
LOS ALTOS
CALIFORNIA 94022
A.P.N.: 170-020-046
APPLICATION No.: SC22-0013

Deshpande Residence
NEW RESIDENCE

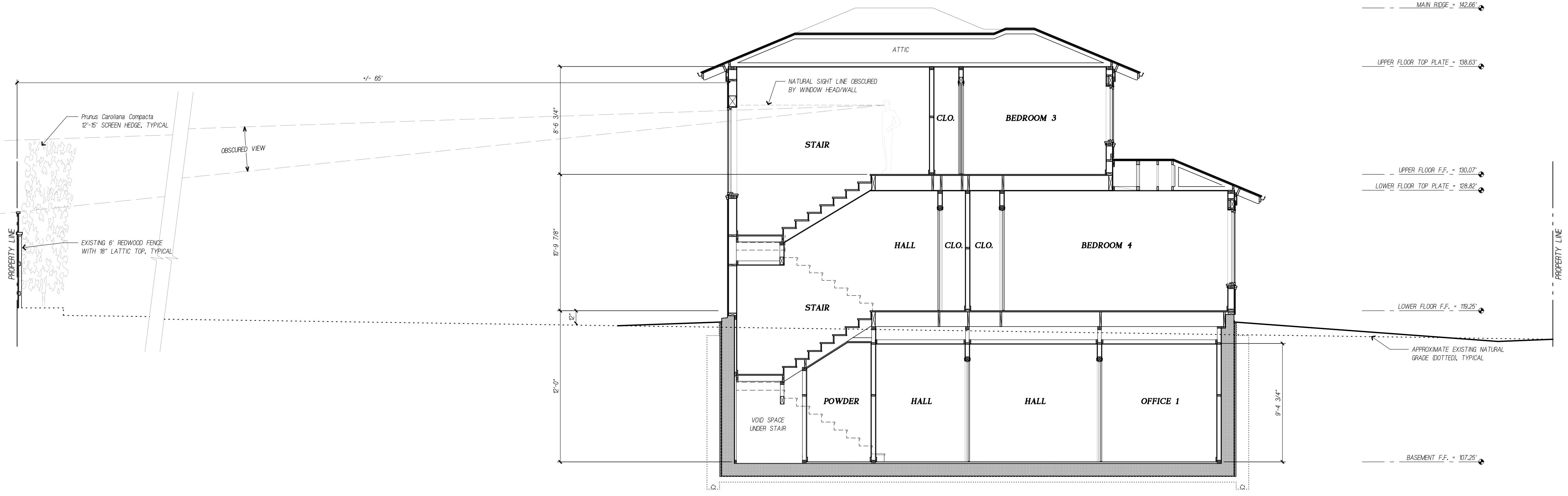
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RDR	02/18/2022
▲	05/31/2022

SCALE: 1/4" = 1'-0"
FILE: deshpande-0x3.dwg

PLAN:
Building Section 'A'/'B'
AX.01



BUILDING SECTION 'C'



BUILDING SECTION 'D'



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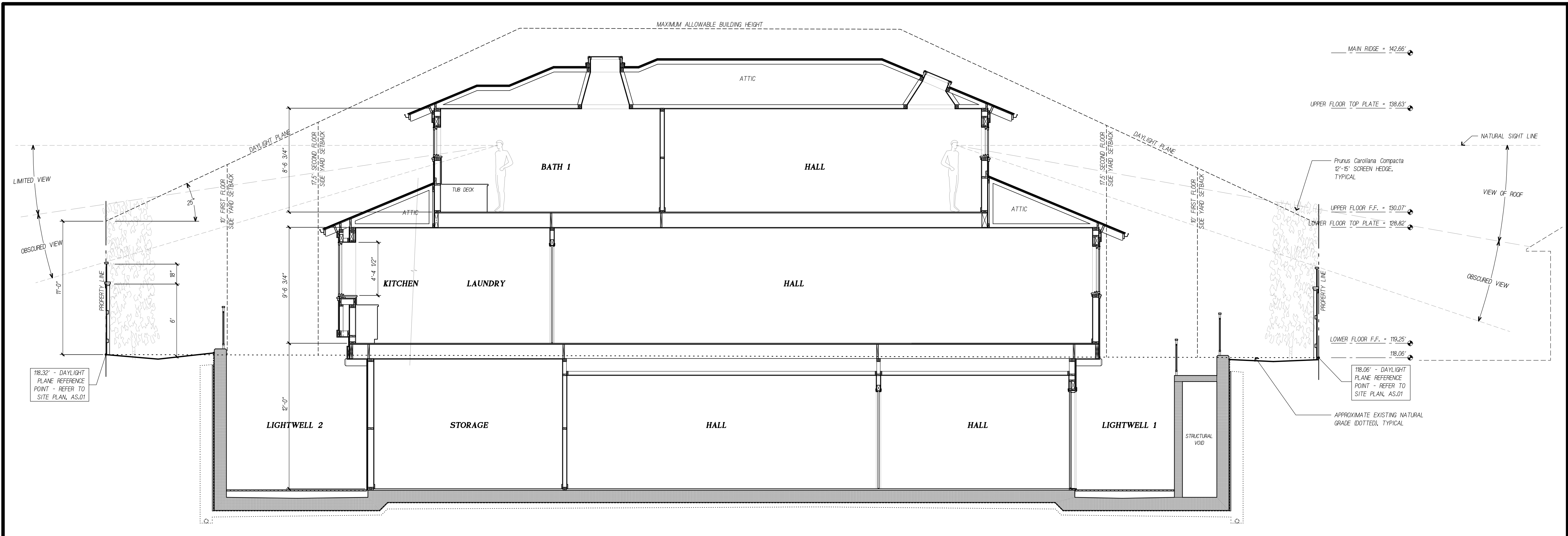
658 SPARCUR DRIVE
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A.P.N.: 170-020-046
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Deshpande Residence
N E W R E S I D E N C E

RE:	DATE:
RDR	02/18/2022
▲	05/31/2022

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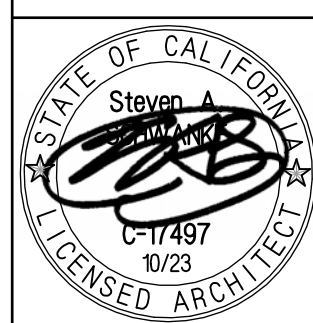
Building Section 'C'/'D'
AX.02



BUILDING SECTION 'E'

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658 SPARCUR DRIVE
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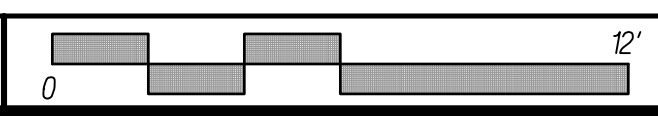
Deshpande Residence
 N E W R E S I D E N C E

RE:	DATE:
RDR	02/18/2022
▲	05/31/2022

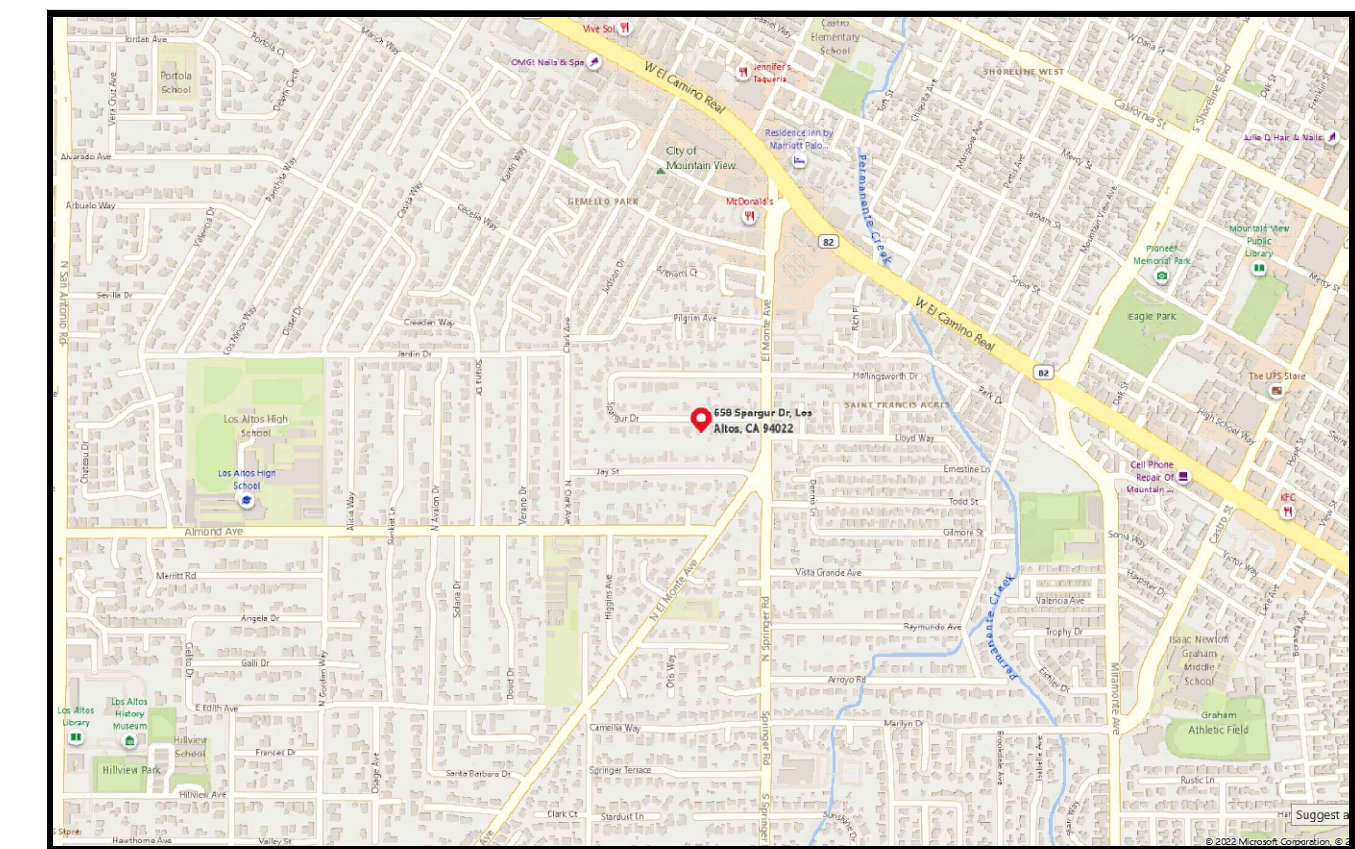
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 PLAN:

Building Section 'E'

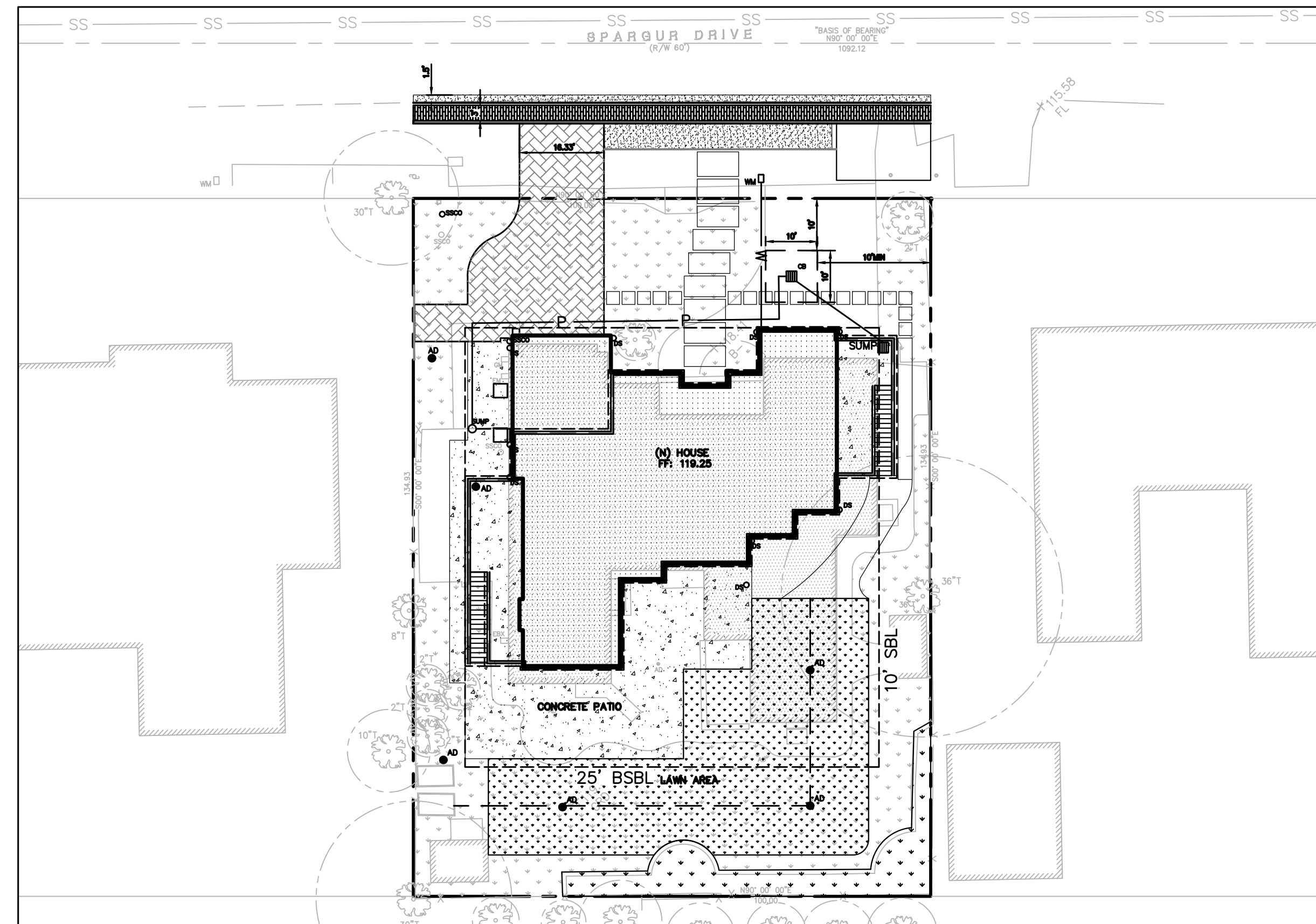
AX.03



658 SPARGUR DRIVE LOS ALTOS, CA. 94022



VICINITY MAP
NTS



KEY MAP
1" = 20'

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
SD	SD	STORM DRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	PRESSURE LINE
JT	JT	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	SWALE FLOW DIRECTION
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
AD	AD	AREA DRAIN
AD	AD	SQUARE AREA DRAIN
CB	CB	CURB INLET
SDMH	SDMH	STORM DRAIN MANHOLE
SSMH	SSMH	SANITARY SEWER MANHOLE
222.57 INV	222.57 INV	SPOT ELEVATION
---	---	FLOW DIRECTION
+	+	BENCHMARK
200	200	CONTOURS
XX TREE	XX TREE	TREE TO BE REMOVED

ABBREVIATIONS

AB	AGGREGATE BASE	LF	LINEAL FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
C	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONSTRUCT or -TION	R	PROPERTY LINE
CONC COR	CONCRETE CORNER	PP	POWER POLE
CY	CUBIC YARD	PUC	PUBLIC UTILITY EASEMENT
D	DIAMETER	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EA	EACH	RIM	RIM ELEVATION
EC	END OF CURVE	RW	RAINWATER
EG	EXISTING GRADE	R/W	RIGHT OF WAY
EL	ELEVATIONS	S	SLOPE
EQ	EDGE OF PAVEMENT	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EQ	EQUIPMENT	SAN	SANITARY
EW	EACH WAY	SD	STORM DRAIN
(E)	EXISTING	SDMH	STORM DRAIN MANHOLE
FC	FACE OF CURB	SHT	SHEET
FF	FINISHED FLOOR	S.L.D.	SEE LANDSCAPE DRAWINGS
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAS	STA	STATION
GA	GAGE OR GAUGE	STD	STANDARD
GB	GRADE BREAK	STRUCT	STRUCTURAL
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HORIZ	HORIZONTAL	TC	TOP OF CURB
HI PT	HIGH POINT	TEMP	TEMPORARY
H&T	HUB & TACK	TP	TOP OF PAVEMENT
ID	INSIDE DIAMETER	TW/FG	TOP OF WALL/FINISH GRADE
INV	INVERT ELEVATION	TYP	TYPICAL
JB	JUNCTION BOX	VC	VERTICAL CURVE
JT	JOINT TRENCH	VCP	VITRIFIED CLAY PIPE
JP	JOINT UTILITY POLE	VERT	VERTICAL
L	LENGTH	W/	WITH
LNDG	LANDING	W, WL	WATER LINE
		WM	WATER METER
		WVF	WELDED WIRE FABRIC

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

- TOPOGRAPHIC SURVEY CLARK CIVIL ENGINEERING
- ARCHITECTURAL PLAN BY ARCHIT STUDIO, LLP

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

ON-SITE IMPERVIOUS AREA

	EXISTING	PROPOSED
HOUSE	3585 S.F.	2810 S.F.
DRIVEWAY AND PATIO	2855 S.F.	3180 S.F.
NET DECREASE IN IMPERVIOUS SURFACE		450 S.F.

ESTIMATED EARTHWORK QUANTITIES

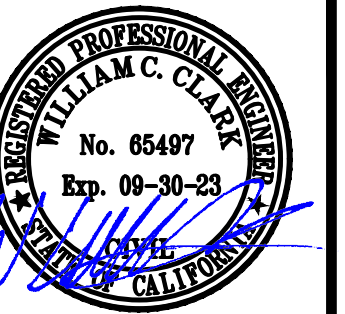
CUT	1,175 C.Y.	FILL	0 C.Y.
EXPORT	1,175 C.Y.		

NOTE: GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES

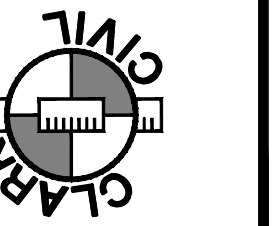


SHEET INDEX

C0.1	TITLE SHEET
C0.2	GRADING SPECIFICATIONS
C2.1	GRADING & DRAINAGE PLAN
C3.1	DETAILS
C4.1	EROSION CONTROL
C4.2	EROSION CONTROL DETAILS
C4.3	CONSTRUCTION BMP



CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
12700 Highway One, Point Reyes Station, CA
PH: 415-295-4450 FAX: 510-372-0259



658 SPARGUR DRIVE
LOS ALTOS, CA. 94022

APN: 170-020-046

SANTA CLARA COUNTY

TITLE SHEET

05/09/22	1	RG
-	-	-
-	-	-
-	-	-
-	-	-
REVISIONS	BY	

JOB NO:	222004
DATE:	3-10-22
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	RG
SHEET NO:	

CO.1

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 OF A BID.
- ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
- PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO OWNER'S PROJECT MANAGER AND CIVIL ENGINEER.
- DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
- CONTRACTOR SHALL REPLACE ALL STRUCTURES AND GRATE LIDS FOR VAULTS, CATCH BASINS, ETC., WITH VEHICULAR-RATED STRUCTURES IN ALL TRAFFIC ACCESSIBLE AREAS WITHIN NEW CONSTRUCTION AREA UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL ADJUST TO FINAL GRADE ALL EXISTING AND/OR NEW MANHOLES, CURB INLETS, CATCH BASIN, VALVES, MONUMENT COVERS, AND OTHER CASTINGS WITHIN THE CONSTRUCTION AREA TO FINAL GRADE IN PAVEMENT AND LANDSCAPE AREAS UNLESS OTHERWISE NOTED.
- 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 TO 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, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE CONSULTING ENGINEER.
- EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND ACCESSIBLE PATHWAYS SHALL BE MAINTAINED, WHERE FEASIBLE, DURING CONSTRUCTION.
- IF A CONFLICT ARISES BETWEEN THE SPECIFICATIONS AND THE PLANS NOTES, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY REQUIRED PERMITS AND COSTS ASSOCIATED WITH SAID PERMITS

TREE/PLANT PROTECTION NOTES:

- PRIOR TO BEGINNING CONSTRUCTION ON SITE, CONTRACTOR SHALL IDENTIFY, CONFIRM WITH OWNER AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROVIDE 5 FOOT TALL TREE PROTECTION FENCE WITH DISTINCTIVE MARKING VISIBLE TO CONSTRUCTION EQUIPMENT, ENCLOSING DRIP LINES OF TREES DESIGNATED TO REMAIN.
- WORK REQUIRED WITHIN FENCE LINE SHALL BE HELD TO A MINIMUM, AVOID UNNECESSARY MOVEMENT OF HEAVY EQUIPMENT WITHIN FENCED AREA AND DO NOT PARK ANY VEHICLES UNDER DRIP LINE OR TREES. DO NOT STORE EQUIPMENT OR MATERIALS WITHIN FENCE LINE.
- PRIOR TO REMOVING ROOTS AND BRANCHES LARGER THAN 2" IN DIAMETER OF TREES OR PLANTS THAT ARE TO REMAIN, CONSULT WITH THE OWNER'S PROJECT MANAGER.
- ANY GRADE CHANGES GREATER THAN 6" WITHIN THE DRIPLINE OF EXISTING TREES SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE ARCHITECT / CIVIL ENGINEER.
- PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIALS; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
- PROVIDE TEMPORARY IRRIGATION TO ALL TREES AND PLANTS THAT ARE IN OR ADJACENT TO CONSTRUCTION AREAS WHERE EXISTING IRRIGATION SYSTEMS MAY BE AFFECTED BY THE CONSTRUCTION. ALSO PROVIDE TEMPORARY IRRIGATION TO RELOCATE TREES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES AND PLANTS DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES OR PLANTS THAT DIE DUE TO LACK OF MAINTENANCE.
- TREE PROTECTION ZONES NEED TO BE SET UP WITH FENCING AROUND TREES TO A MINIMUM DISTANCE OF 10 FEET FROM THE BUTTRESS FLAIR. NO EQUIPMENT, MATERIALS STORAGE, OR DIGGING IS ALLOWED WITHIN THE TREE PROTECTION ZONE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE. ANY AUTHORIZED DIGGING WITHIN THE TREE PROTECTION ZONE MUST BE DONE BY HAND; I.E. PICK AND SHOVEL. CARE MUST BE TAKEN TO AVOID SEVERING ANY STRUCTURAL ROOTS. ANY ROOTS GREATER THAN 2" IN DIAMETER INCIDENTALLY SEVERED, WHETHER INSIDE OR OUTSIDE OF THE TREE PROTECTION ZONE, WILL NEED TO BE BROUGHT TO THE ATTENTION OF AND INSPECTED BY THE PROJECT ARBOHIST, ARBOHIST SUPERVISOR OR AUTHORIZED DESIGNATE; WHO WILL EVALUATE THE TREE IN QUESTION FOR IMPACTS TO BOTH LONG TERM HEALTH AND STABILITY. ANY ROOT SEVERANCE CONCLUDED TO COMPROMISE TREE STABILITY/SAFETY MAY RESULT IN TREE REMOVAL. ANY COSTS RESULTING FROM TREE REMOVALS WILL BE CHARGED TO THE PROJECT IN QUESTION. ANY COSTS FROM TREE REMOVALS RESULTING FROM VIOLATIONS OF THE COUNTY CODES WILL BE ABSORBED BY THE CONTRACTOR UP TO AND INCLUDING ANY FINES LEVIED BY THE COUNTY.

SITE MAINTENANCE:

- REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS ROUTES ONTO THE SITE AND PLACE GRAVEL PADS AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
- SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON-SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED-ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEEPED MANUALLY.
- CONTRACTOR SHALL: GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE IT IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A REGULAR BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER RUNOFF POLLUTION.
- IF THE STREET, SIDEWALKS AND/OR PARKING LOT ARE PRESSURE WASHED, DEBRIS MUST BE TRAPPED AND COLLECTED TO PREVENT ENTRY INTO THE STORM DRAIN SYSTEM. NO CLEANING AGENT MAY BE DISCHARGED INTO THE STORM DRAIN. IF ANY CLEANING AGENT OR DEGREASER IS USED, WASHED WATER MUST BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER, SUBJECT TO THE APPROVAL OF THE OWNER'S PROJECT MANAGER, OR OTHERWISE DISPOSED OF THROUGH APPROVED DISPOSAL METHODS.
- CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIAL USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING WIND-BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
- NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
- ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.
- THE ON-SITE STORM DRAIN FACILITIES SHALL BE CLEANED A MINIMUM OF TWICE A YEAR AS FOLLOWS: IMMEDIATELY PRIOR TO OCTOBER 15TH AND ONCE IN JANUARY. ADDITIONAL CLEANING MAY BE REQUIRED IF FOUND NECESSARY BY THE INSPECTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COST ASSOCIATED WITH CLEANING.
- PREVENT DUST FROM LEAVING THE SITE AND ACCUMULATING ON ADJACENT AREAS AS REQUIRED IN THE DUST CONTROL NOTES ON THIS SHEET.
- PREVENT SEDIMENT LADEN STORM RUN-OFF FROM LEAVING THE SITE OR ENTERING STORM DRAIN OR SANITARY SEWER SYSTEMS AS REQUIRED IN THE EROSION AND SEDIMENTATION CONTROL NOTES ON THIS SHEET.
- MAINTAIN EXISTING TREES AND PLANTS THAT ARE TO REMAIN AS REQUIRED BY THE TREE AND PLANT PROTECTION NOTES ON THE SHEET.

STORMWATER POLLUTION PREVENTION NOTES:

- STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- REMOVING SPOILS PROMPTLY, AND AVOID STOCKPIILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPIILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.
- LIMITING AND TIMING APPLICATIONS OF PESTICIDES AND FERTILIZER TO AVOID POLLUTING RUNOFF.

WATER SYSTEM NOTES:

- WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE THE TOP OF THE SANITARY SEWER LINES.
- WATER LINES ARE SHOWN SCHEMATICALLY; CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6" BELOW THE SURFACE, TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION-WATER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OR APPLICABLE WATER DISTRICT STANDARDS.
- PUBLIC AND PRIVATE WATER MAIN AND WATER SERVICE LINE 4-INCH 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 FACTORY MANUFACTURED WITH BELL AND SPIGOT ENDS AND RUBBER GASKETS. NONMETALLIC WATER LINES HAVE TRACER WIRE INSTALLED.
- CONNECTION TO THE EXISTING WATER MAIN SHALL BE APPROVED BY WATER COMPANY. THE DISTRICT 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 THRUST BLOCKS. BACKFILL, RESTORE THE SURFACE, AND CLEANUP. ALL WET TAPS SHALL BE APPROVED BY THE CITY OR APPLICABLE WATER DISTRICT. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
- ALL WATER LINES 3" OR SMALLER SHALL BE TYPE K COPPER WITH SILVER BRAZED JOINTS. POLYETHYLENE PIPE MAY BE SUBSTITUTED. CONTRACTOR SHOULD SEEK APPROVAL FROM DISTRICT BEFORE MAKING SUBSTITUTION. CONTRACTOR TO VERIFY PRESSURES FROM EXISTING LINES ARE ADEQUATE TO SERVICE BUILDINGS AS SPECIFIED BY THE PLUMBING PLANS.
- ALL WATER LINES SHALL BE INSTALLED WITH 3' MINIMUM COVER.
- ALL WATER VALVES SHALL BE PER CITY STANDARD.
- ALL TEMPORARY AND/OR PERMANENT AIR-RELEASE AND BLOW-OFF VALVES SHALL BE PER CITY STANDARD AND AS DIRECTED BY THE CITY ENGINEER.
- CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSINGS, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY STANDARD. AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
- MECHANICALLY RESTRAINED JOINTS SHALL BE INSTALLED AT VERTICAL BENDS IN ACCORDANCE WITH CITY STANDARDS AND AS APPROVED BY THE CITY ENGINEER.
- ALL WATER VALVES SHALL BE CLUSTERED, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

STORM DRAIN NOTES:

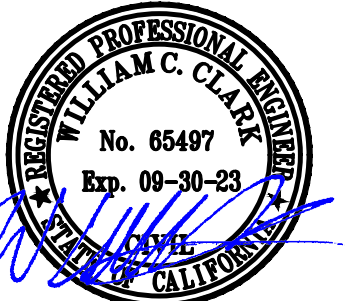
- ALL STORM DRAIN PIPE SHALL BE PVC PER SECTION 02630, SLOPED AT 2% UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPE SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL DIRECTION CHANGES SHALL BE MADE WITH A Y CONNECTION OR LONG SWEEP ELBOWS, REGULAR ELBOWS, AND TEE'S SHOULD BE AVOIDED.
- USE DETECTABLE METALIZED WARNING TAPE APPROXIMATE 6" BELOW THE SURFACE. TAPE SHALL BE A BRIGHT COLOR AND IMPRINTED WITH "CAUTION- STORM DRAIN LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- PAINT THE TOP OF THE CURBS ADJACENT TO EACH CATCH BASIN INSTALLED UNDER THE WORK OR ADJACENT TO THIS SITE WITH THE WORDS "NO DUMPING". WORDING TO BE BLUE 4" HIGH LETTERS ON A PAINTED WHITE BACKGROUND. A " NO DUMPING"
- ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS AND HAVE BOLT DOWN GRATES.
- ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS OF THE CIVIL ENGINEER TO VERIFY COMPACTION VALUES.
- FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO TRENCH OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
- COMPLETE SYSTEMS; ALL UTILITY SYSTEMS ARE DELINEATED IN 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.

SANITARY SEWER NOTES:

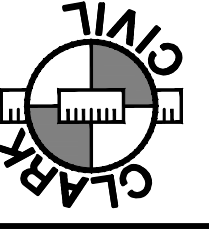
- INSTALL DETECTABLE METALIZED WARNING TAPE APPROXIMATELY 6"-12" BELOW THE SURFACE IN NON-PAVED AREAS, AND AT THE BOTTOM OF BASEROCK FOR PAVED AREAS. GREEN IMPRINTED WITH "CAUTION-SANITARY SEWER LINE BELOW", CALPICO TYPE 2 OR EQUAL.
- ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY OR APPROPRIATE SANITARY SEWER DISTRICT.
- PUBLIC AND PRIVATE SANITARY SEWER MAIN AND SERVICE LINE 4-INCH THROUGH 8-INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034-08 WITH GLUED JOINTS.

DEMOLITION NOTES:

- CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
- THE CONTRACTOR SHALL LOCATE AND 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.
- CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED CONTRACTOR SHALL PAY DISPOSAL FEES.
- CONTRACTOR SHALL PAY DISPOSAL FEES.
- BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION OF FOUNDATIONS & UTILITIES.
- WITHIN LIMITS OF WORK, REMOVE CURBS, GUTTERS, LANDSCAPING, SIGNAGE, TREES, SCRUBS, ASPHALT, UNDERGROUND PIPES, ETC. AS INDICATED ON THE PLANS AND SPECS.
- REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS.
- PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION & SEDIMENTATION CONTROL PLAN & DETAILS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING ALL DEMOLITION MATERIALS, OR STORING SELECTED ITEMS BY OWNER'S REPRESENTATIVE AT DESIGNATED LOCATIONS.
- 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.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OF ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
- COORDINATE WITH ELECTRICAL, MECHANICAL, FIRE PROTECTION AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT-DOWN / DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE OWNER. DO NOT INTERRUPT SERVICES ADJACENT OFF-SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL SCOPE OF WORK.
- DEMOLITION INCLUDES REMOVAL OF ALL ITEMS ASSOCIATED WITH THE UTILITIES AND SHALL INCLUDE PREPARING THE SITE FOR NEW UTILITIES, BUILDINGS, RETAINING WALLS, ETC.
- ALL MATERIALS TO BE DEMOLISHED AND REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LAWFULLY DISPOSED OF OFF-SITE.
- THE PLAN IS NOT INTENDED TO BE A COMPLETE CATALOGUE OF ALL EXISTING STRUCTURES AND UTILITIES. THIS PLAN INTENDS TO DISCLOSE GENERAL INFORMATION KNOWN BY THE ENGINEER AND TO SHOW THE LIMITS OF THE AREA WHERE WORK WILL BE PERFORMED. THIS PLAN SHOWS THE EXISTING FEATURES TAKEN FROM A FIELD SURVEY, FIELD INVESTIGATIONS AND AVAILABLE INFORMATION. THIS PLAN MAY OR MAY NOT ACCURATELY REFLECT THE TYPE OR EXTENT OF THE ITEMS TO BE ENCOUNTERED AS THEY ACTUALLY EXIST. WHERE EXISTING FEATURES ARE NOT SHOWN, IT IS IMPLIED THAT THEY ARE NOT TO BE DEMOLISHED OR REMOVED. THE CONTRACTOR SHALL PERFORM A THOROUGH FIELD INVESTIGATION AND REVIEW OF THE SITE WITHIN THE LIMIT OF WORK SHOWN IN THIS PLAN SET TO DETERMINE THE TYPE, QUANTITY AND EXTENT OF ANY AND ALL ITEMS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE EXTENT OF EXISTING STRUCTURES AND UTILITIES AND QUANTITY OR WORK INVOLVED IN REMOVING THESE ITEMS FROM THE SITE.



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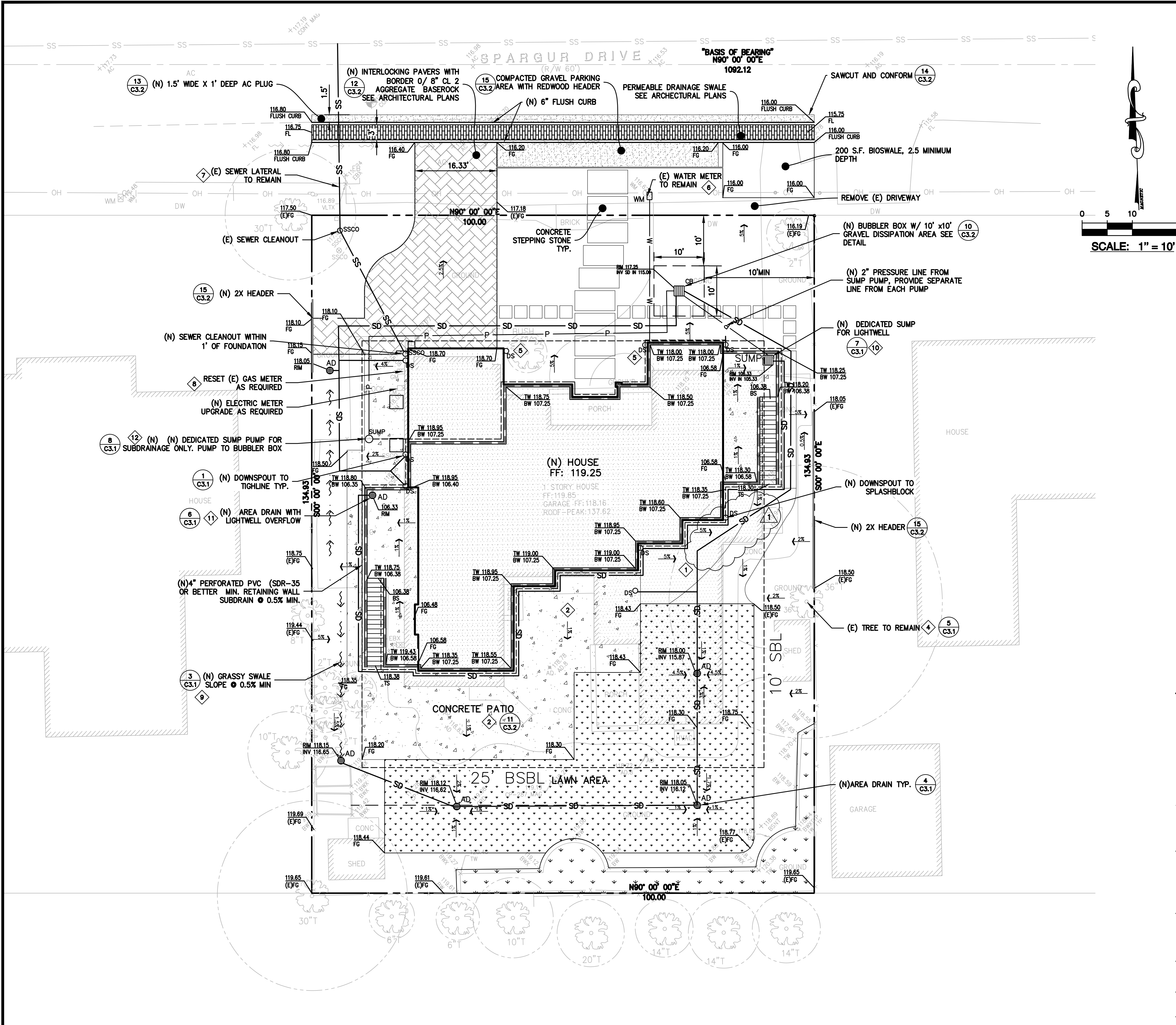
658 SPARGUR DRIVE
LOS ALTOS, CA. 94022

GRADING
SPECIFICATIONS

APN: 170-020-046 SANTA CLARA COUNTY

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REVISIONS	BY	
JOB NO:	222004	
DATE:	3-10-22	
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DRAWN BY:	RG	
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GRADING NOTES:

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES. UNDERGROUND FACILITIES DAMAGED DURING GRADING SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT NO ADDITIONAL COST TO CONTRACT. REFER TO TOPOGRAPHIC SURVEY AND UTILITY SURVEY FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

STANDARD TRUST ARCHAEOLOGICAL PROTOCOLS ISSUED THROUGH EXCAVATION CLEARANCE APPLICATION AND MONITORING WILL BE REQUIRED.

CONTRACTOR VERIFY EXISTING UTILITY STUB LOCATIONS AND DEPTHS PRIOR TO COMMENCING CONSTRUCTION.

FINISHED GRADES SHALL BE SLOPED TOWARD INLETS OR POSITIVE RELEASE AT 0.5% MIN. FOR CONCRETE AND 1% MIN FOR ASPHALT AREAS.

REFER TO ARCHITECTURAL AND/OR LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON FLAT WORK, PAVING TYPE AND SLOPING.

REFER TO ARCHITECTURAL PLANS FOR ACCESSIBLE PATH OF TRAVEL. GRADES SHALL BE DONE PER FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS. IF CONTRACTOR BECOMES AWARE OF GRADES THAT ARE NOT CONFORMING TO ACCESSIBILITY REQUIREMENTS, HE SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT AND THE ENGINEER.

CUT AND FILL SLOPES AND GRADING TRANSITIONS AT THE OUTER EDGES OF THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED AT THREE HORIZONTAL TO ONE VERTICAL (3:1) UNLESS OTHERWISE NOTED.

UTILITY NOTES:

STORM DRAIN PIPING SHALL BE PVC SDR-35 OR BETTER OR DOUBLE WALLED HDPE PIPING ADS N-12 OR APPROVED EQUAL. 6" MIN U.O.N.

CONTRACTOR SHALL VERIFY BUILDING CONNECTIONS AND ELEVATION. THIS INCLUDES RAIN WATER LEADER, SEWER CONNECTION AND WATER CONNECTION. NOTIFY ENGINEER OF ANY CONFLICTS.

DIMENSIONED & PIPE LENGTHS SHOWN ARE NOT MEANT TO PROVIDE BID QUANTITIES FOR CONTRACTOR, SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PROPOSED GRADES SHALL MEET EXISTING GRADES WITH A SMOOTH AND CONTINUOUS TRANSITION SO AS TO AVOID TRAPPING WATER. CONTRACTOR SHALL NOTIFY PROJECT REPRESENTATIVE IF PUDDLING IS SUSPECTED AND REDIRECT WORK SO AS TO AVOID DELAY WHILE AWAITING RESPONSE.

ALL EXISTING DRAINAGE STRUCTURES, BOXES, UTILITY VAULTS ETC. SHALL BE BROUGHT TO FINAL FINISH GRADE PRIOR TO FINAL SURFACE TREATMENT, UNLESS NOTED OTHERWISE.

COORDINATE ALL EXISTING AND PROPOSED DRAINAGE SLEEVES, AND UTILITY LOCATIONS AS SHOWN ON THE PLANS AND DETAILS CONTAINED WITHIN THESE CONTRACT DOCUMENTS.

THE CONTRACTOR IS TO ENSURE THAT ALL REMAINING ACTIVE AND NEW DRAINAGE AND UTILITY LINES ARE PROTECTED AND UNDAMAGED FROM TRENCHING AND FOOTING EXCAVATIONS FOR NEW FOOTINGS, PARTICULARLY FOR NEW FENCING AND WALLS.

CONTRACTOR IS TO ENSURE THAT ALL AREAS ARE GRADED TO PROVIDE POSITIVE DRAINAGE TO IDENTIFIED EXISTING AND PROPOSED DRAIN INLETS.

AREAS OF TRENCHING SHALL BE PATCHED TO MATCH EXISTING CONDITIONS TO LIKE NEW CONDITIONS, INCLUDING BUT NOT LIMITED TO SOD, CONCRETE AND ASPHALT.

SITE ANNOTATION KEYS

- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MIN. OF 5% FOR THE FIRST 10 FT. AWAY FROM THE BUILDING AND THEN SHALL CONTINUE TO SLOPE TO TOWARDS POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES (PER CBC), U.O.N. -TYP.
- 2 PROVIDE 2% (WITHIN 10 FOOT OF BUILDING) SLOPE ACROSS FLATWORK AND/OR PAVING AND SLOPE TO DAYLIGHT. REFER TO ARCHITECT'S PLANS FOR PAVEMENT TYPE, LAYOUT, AND FINISH. -TYP.
- 3 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION CITY PERMIT. SEE DEMOLITION PLAN.
- 4 PROVIDE TREE PROTECTION AROUND DRIP LINES OF (E) TREES. SEE LANDSCAPE AND/OR SEPARATE TREE PROTECTION PLANS FOR TREE PROTECTION DETAILS. CONTRACTOR TO USE EXTREME CARE WHEN EXCAVATING UNDER TREE CANOPY. HAND DIGGING MAY BE REQUIRED.
- 5 DIRECT ROOF DOWNSPOUT (DS) LEADERS TO SPLASH BLOCKS. PROVIDE 2' LONG SPLASH BLOCKS TO BE USED BELOW RAIN WATER LEADERS IN PERVIOUS AREAS.
- 6 INSTALL (N) WATER LATERAL & METER AS REQUIRED BY LOCAL UTILITIES. CONTRACTOR SHALL LOCATE PRIOR TO CONSTRUCTION PER UTILITY COMPANY STANDARDS.
- 7 CONNECT/RECONNECT TO (E) SEWER LATERAL AS REQUIRED. CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION AND VERIFY ADEQUACY OF SYSTEM VIA VIDEOTAPED INSPECTION. IF NEEDED, INSTALL (N) LATERAL MINIMUM 4" PVC (SDR-35 OR BETTER). SLOPED AT 2% MINIMUM. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES. REROUTE AS REQUIRED FOR NEW CONSTRUCTION.
- 8 REMOVE (E) GAS METER AND UPGRADE (N) GAS LINE AND SERVICE AS REQUIRED PER UTILITY COMPANY STANDARDS. CONTRACTOR TO VERIFY INVERTS AND/OR LOCATION OF (E) UTILITIES PRIOR TO CONSTRUCTION AND INFORM ENGINEER OF ANY DISCREPANCIES.
- 9 CONSTRUCT (N) GRASSY SWALE. SWALE SHALL BE 12-INCHES WIDE AND 3-INCHES DEEP MIN. SLOPE @ 1% TYPICAL (0.5% MIN). DIRECT TOWARDS DAYLIGHT. HAND DIGGING MAY BE REQUIRED UNDER THE TREE CANOPY. SEE DETAIL.
- 10 (N) DEDICATED LIGHTWELL SUMP PUMP PROVIDE 1/3 HP PUMP. PROVIDE HIGHWATER ALARM AND BACKUP POWER RECOMMENDED.
- 11 (N) LIGHTWELL DRAIN (SEE DETAIL C3) TO BE CONNECTED TO SUMP PUMP VIA DEDICATED 4" PCV STORM DRAIN LINE @ 0.5% MIN
- 12 (N) DEDICATED SUMP PUMP FOR SUBDRAINAGE ONLY PROVIDE 1/3 HP PUMP. PROVIDE HIGHWATER ALARM AND BACKUP POWER RECOMMENDED.

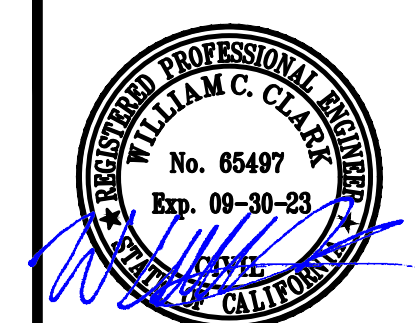
NOTE: CONTRACTOR SHALL TAKE CARE TO ESTABLISH GRADES AS SHOWN TO ALLOW FOR POSITIVE DRAINAGE FLOW OF RUNOFF.

NOTE: ANY UTILITIES, CURBS, GUTTERS, UTILITY BOXES & SIDEWALKS TO REMAIN THAT ARE DAMAGED DURING ANY PHASE OF DEMOLITION OR CONSTRUCTION SHALL BE REPAIRED AND/OR REPLACED TO LIKE NEW CONDITION AT THE CONTRACTORS EXPENSE.

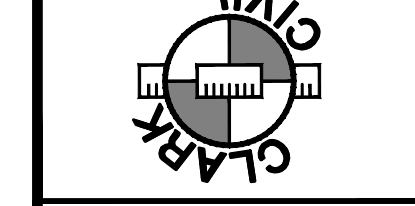
NOTE: ANY WORK WITHIN RIGHT OF WAY SHALL REQUIRE AND ENCROACHMENT PERMIT

HYDROLOGY NOTE

NO INCREASE TO THE RUN OFF FROM THE EXISTING CONDITION IS OCCURRING THE PROPOSED DEVELOPMENT RESULTS IN A NET DECREASE OF PERVIOUS SURFACE RESULTING IN A REDUCTION OF FLOW. AND NO MODIFICATIONS HAVE BEEN MADE TO THE NATURAL DRAINAGE PATTERNS HAVE RESULTED SO NO RETENTION OF DRAINAGE IS REQUIRED.



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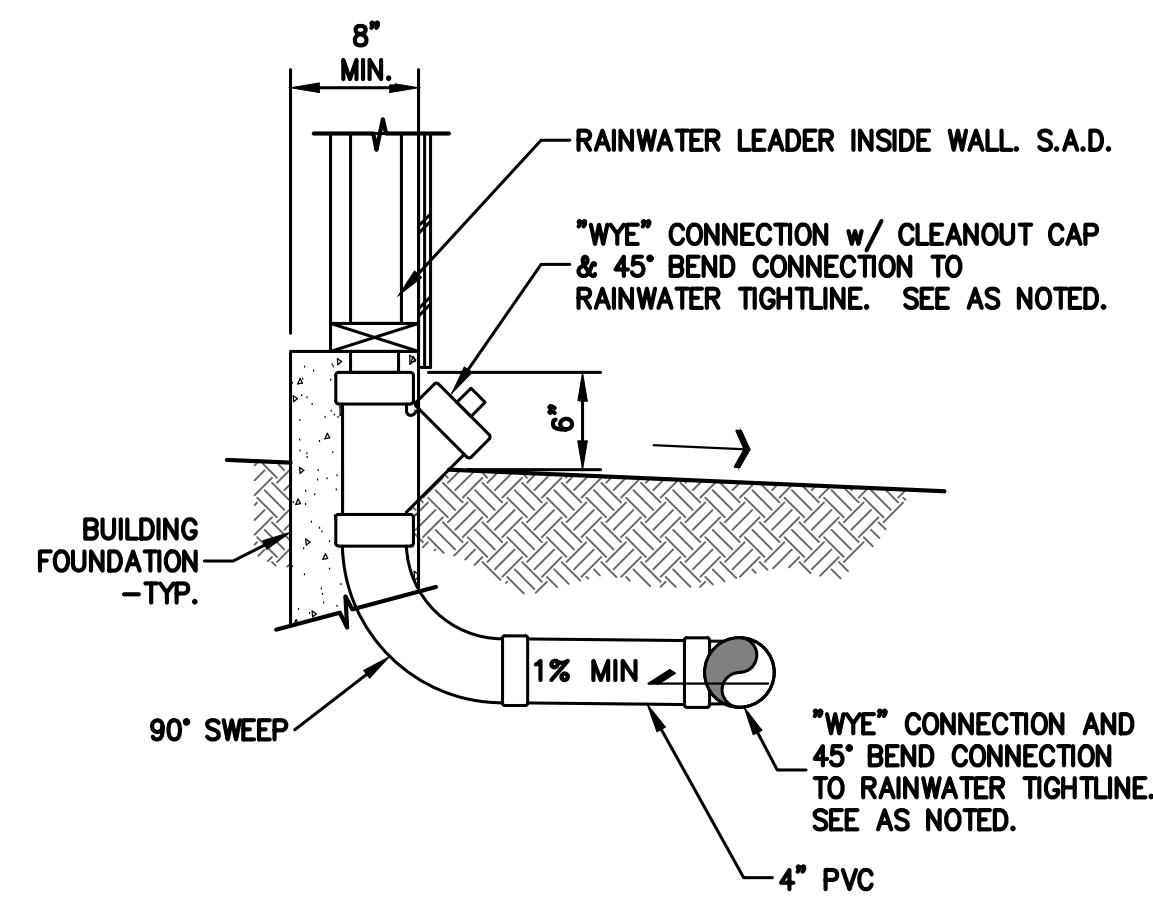
GRADING & DRAINAGE PLAN

NO.	DATE	BY
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-	-	-
-	-	-
-	-	-
-	-	-
REVISIONS	BY	

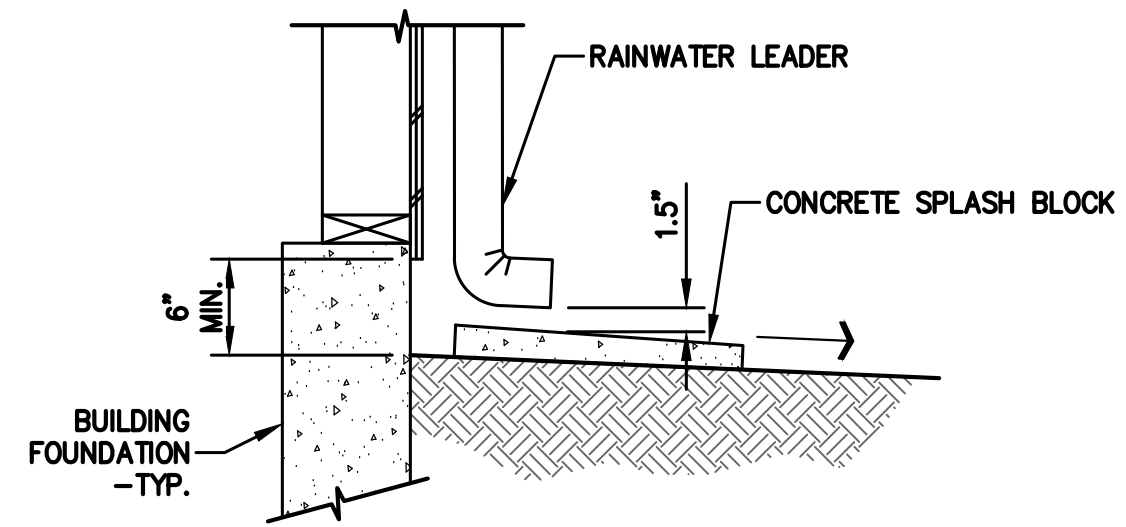
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DRAWN BY: RG
SHEET NO:



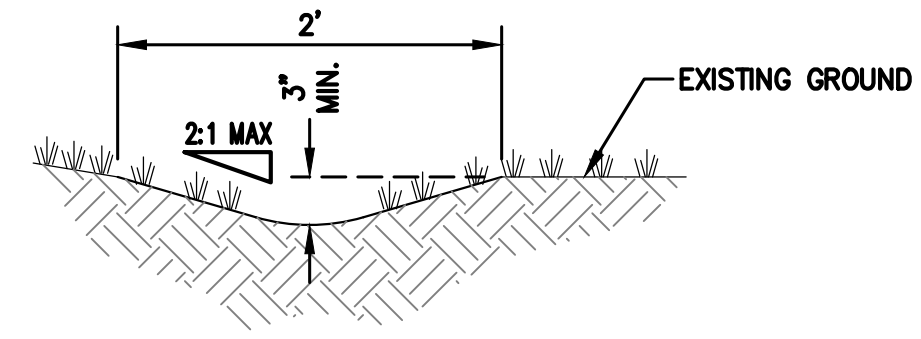
APN: 170-020-046 SANTA CLARA COUNTY



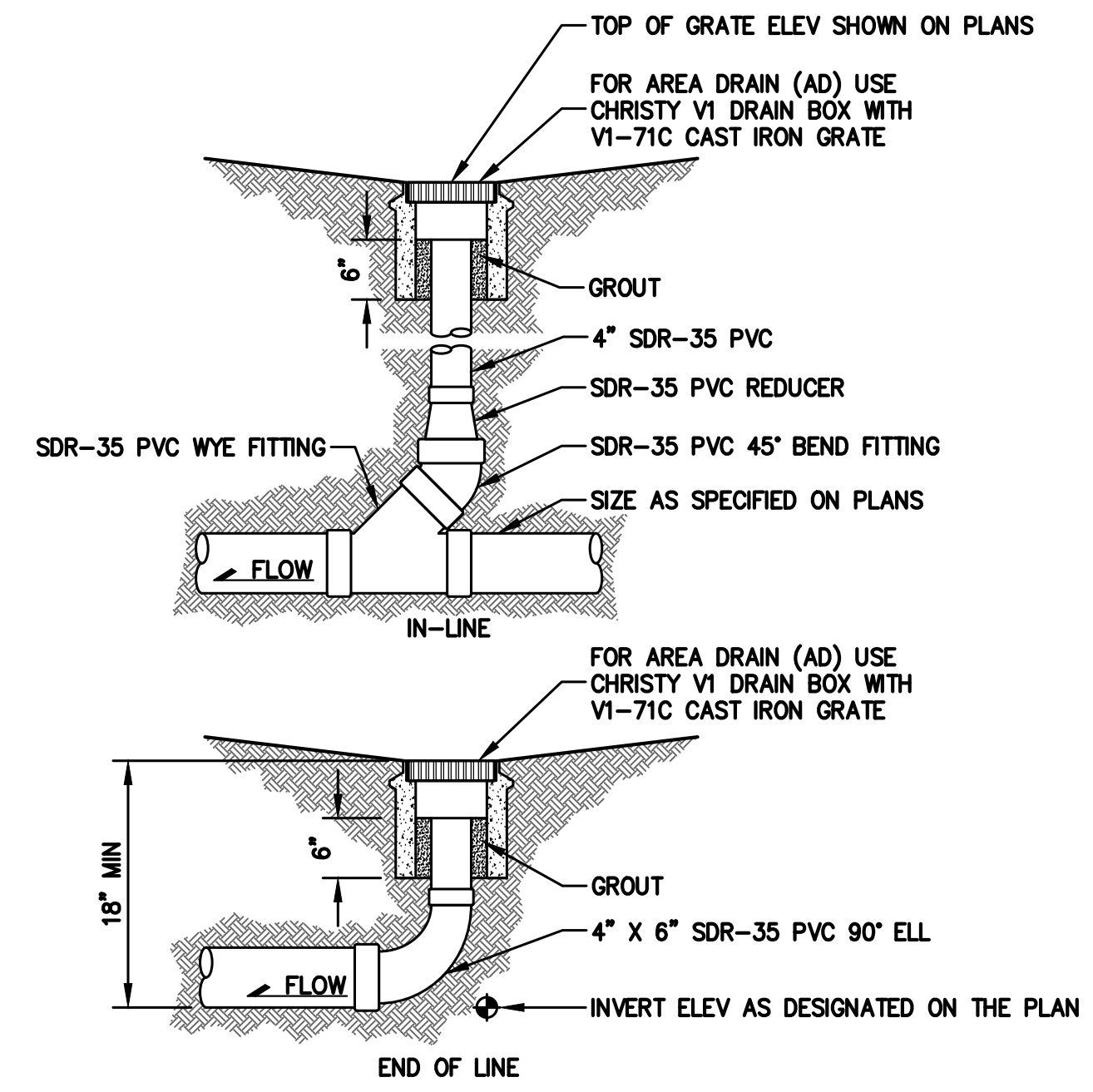
1 RAIN WATER LEADER TO TIGHTLINE CONNECTION
C3.1 NTS



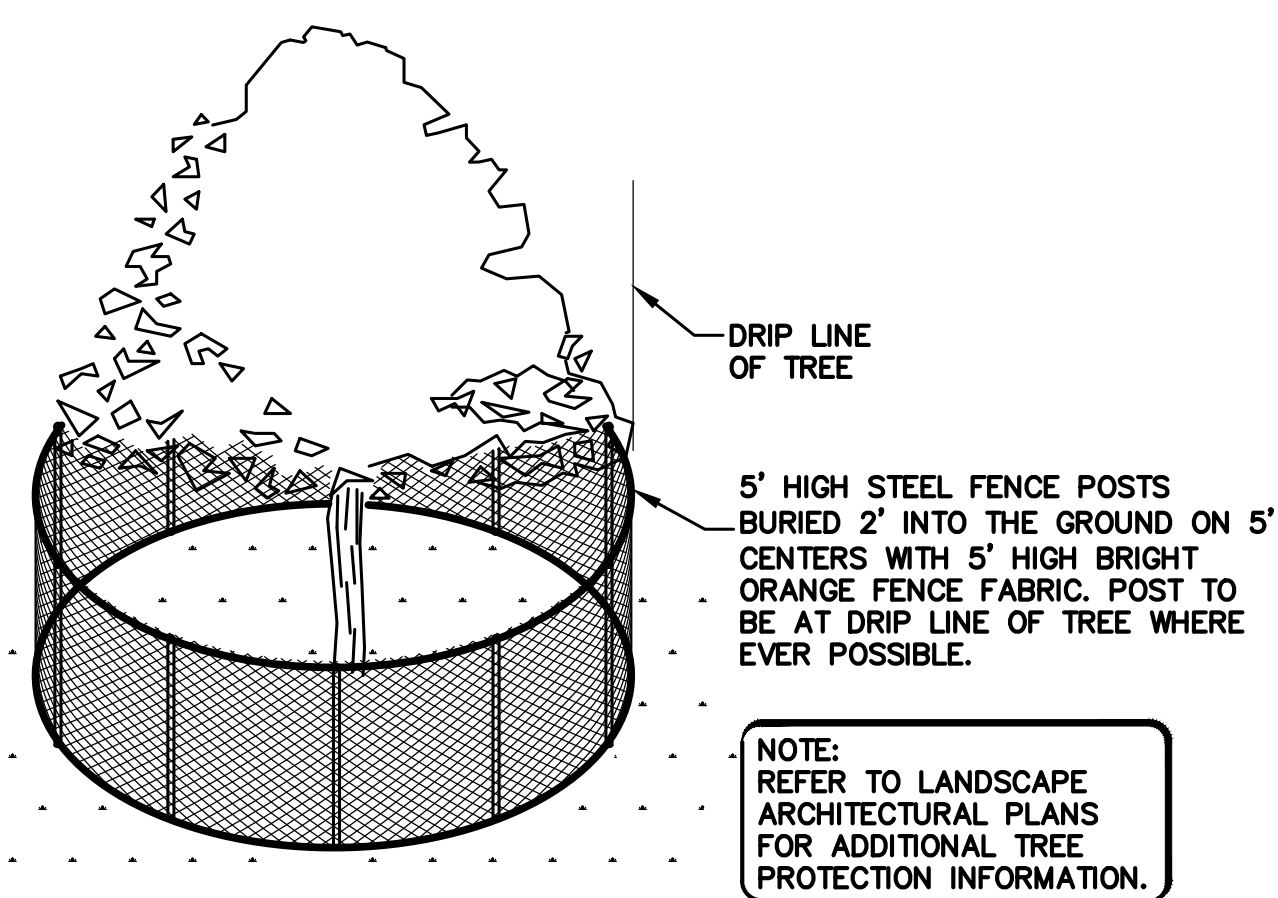
2 RAIN WATER LEADER TO CONCRETE SPLASH BLOCK
C3.1 NTS



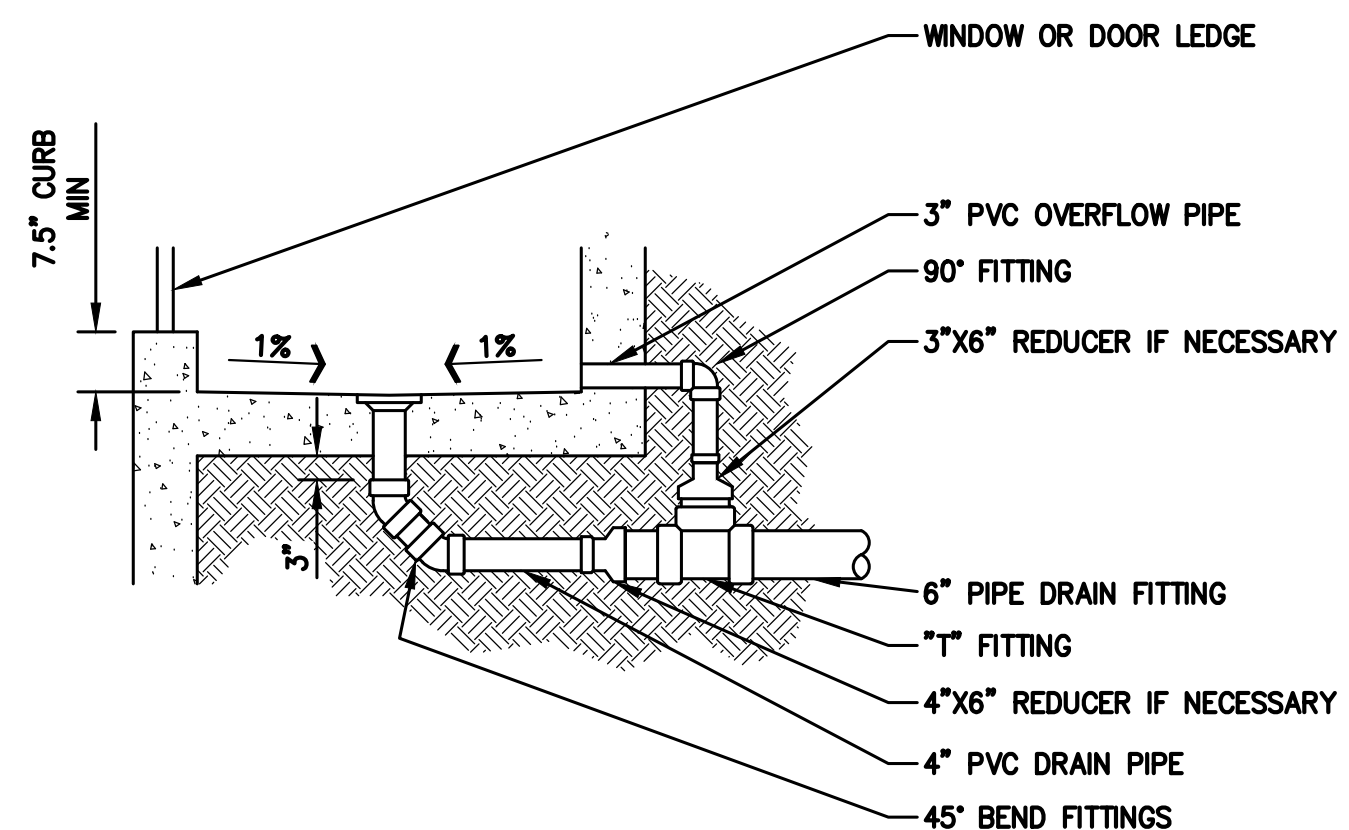
3 GRASSY SWALE DETAIL
C3.1 NTS



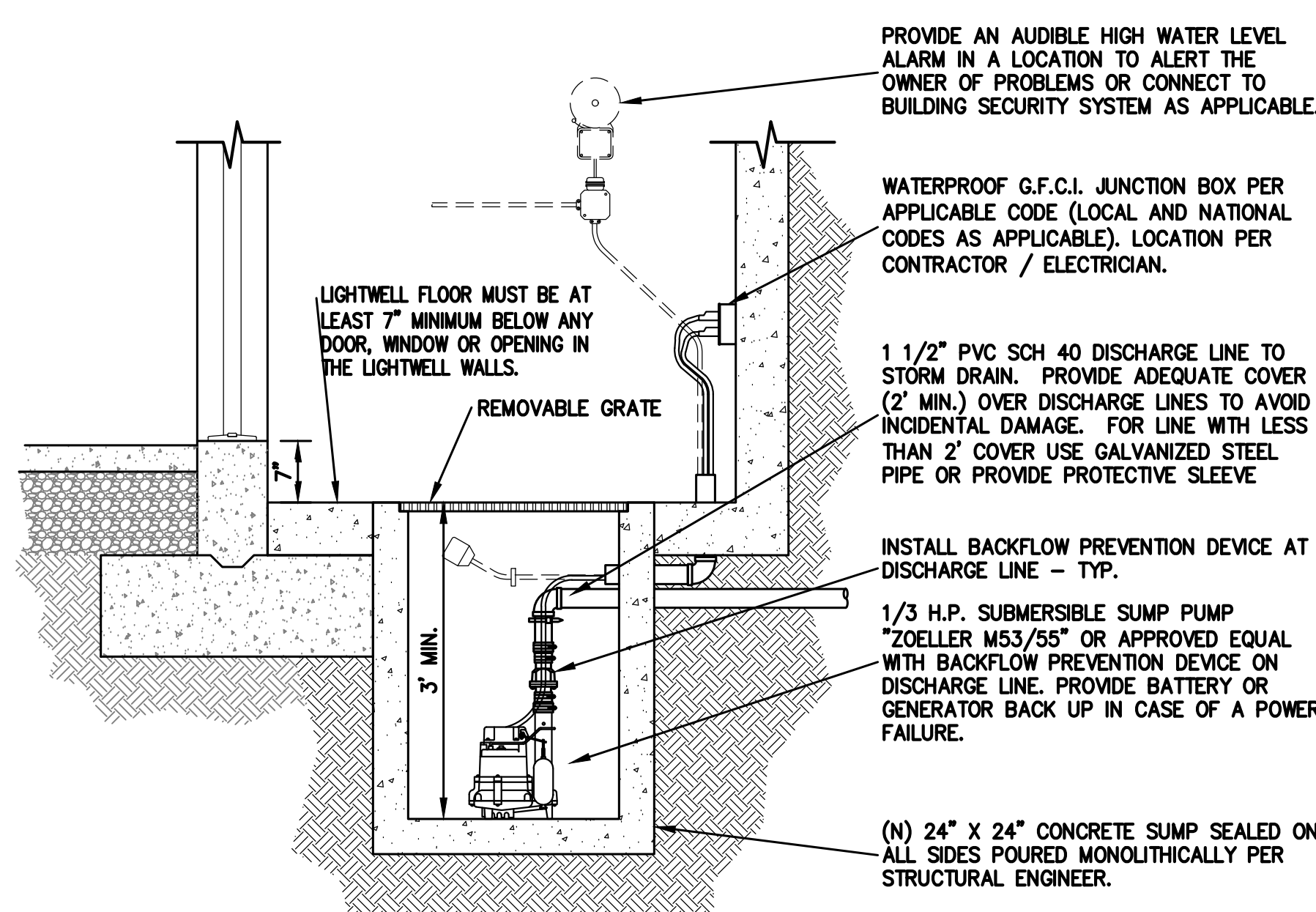
4 AREA DRAIN
C3.1 NTS



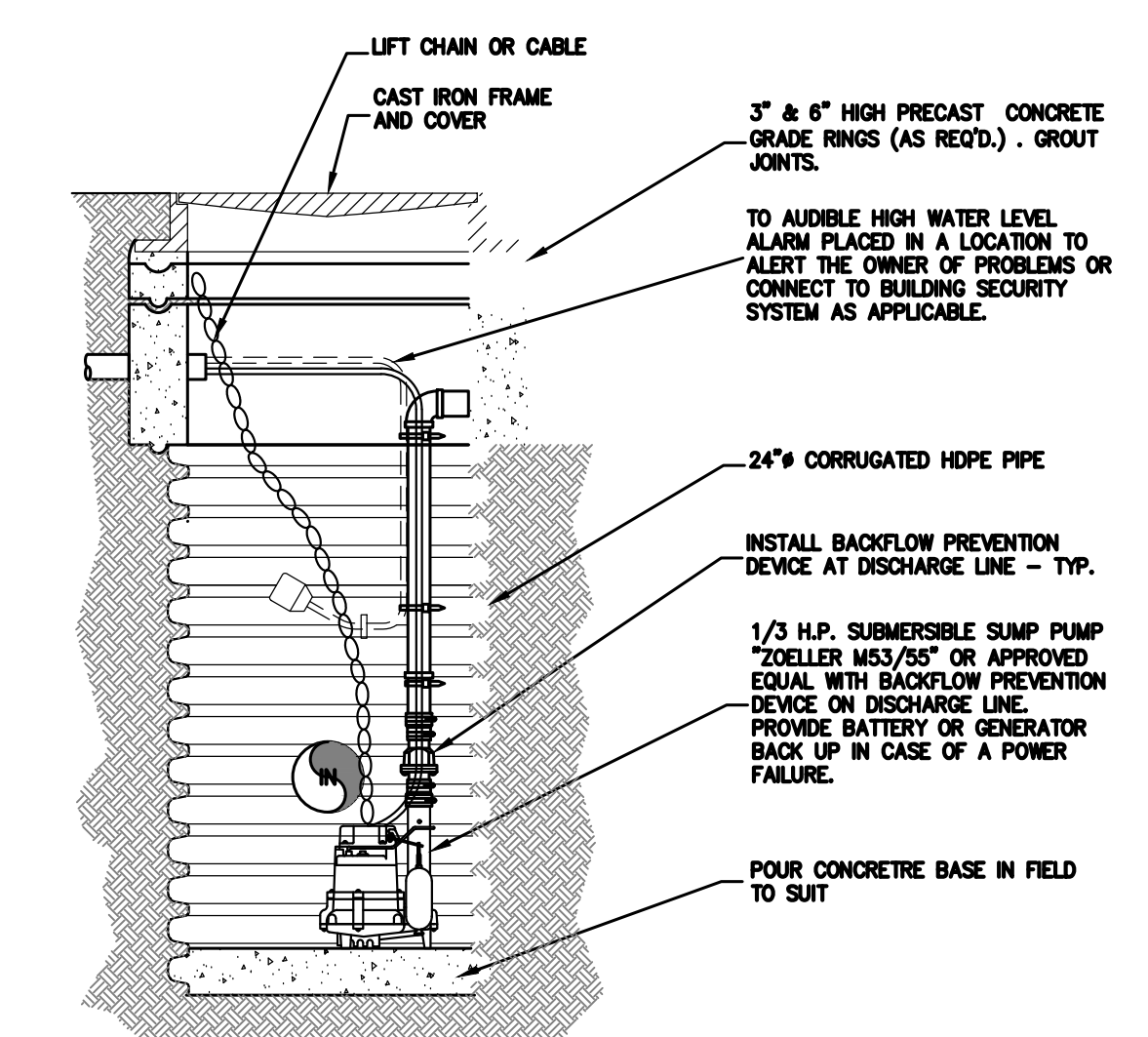
5 EXISTING TREE PROTECTION DETAIL
C3.1 NTS



6 LIGHTWELL OVERFLOW DETAIL
C3.1 NTS



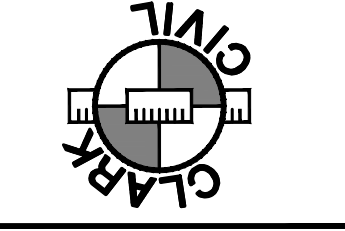
7 LIGHTWELL SUMP PUMP
C3.1 NTS



8 SUBDRAIN SUMP WITH PUMP
C3.2 NTS



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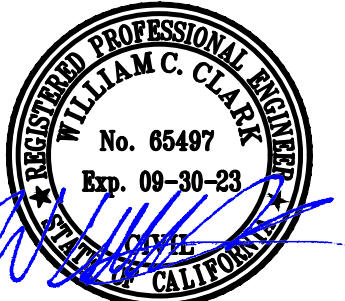


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SANTA CLARA COUNTY APN: 170-020-046

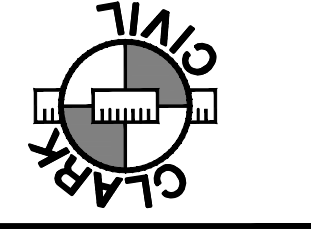
DETAILS

05/09/22	1	RG
REVISIONS	BY	
JOB NO:	222004	
DATE:	3-10-22	
SCALE:	AS NOTED	
DESIGN BY:	WCC	
DRAWN BY:	RG	
SHEET NO:		

C3.1



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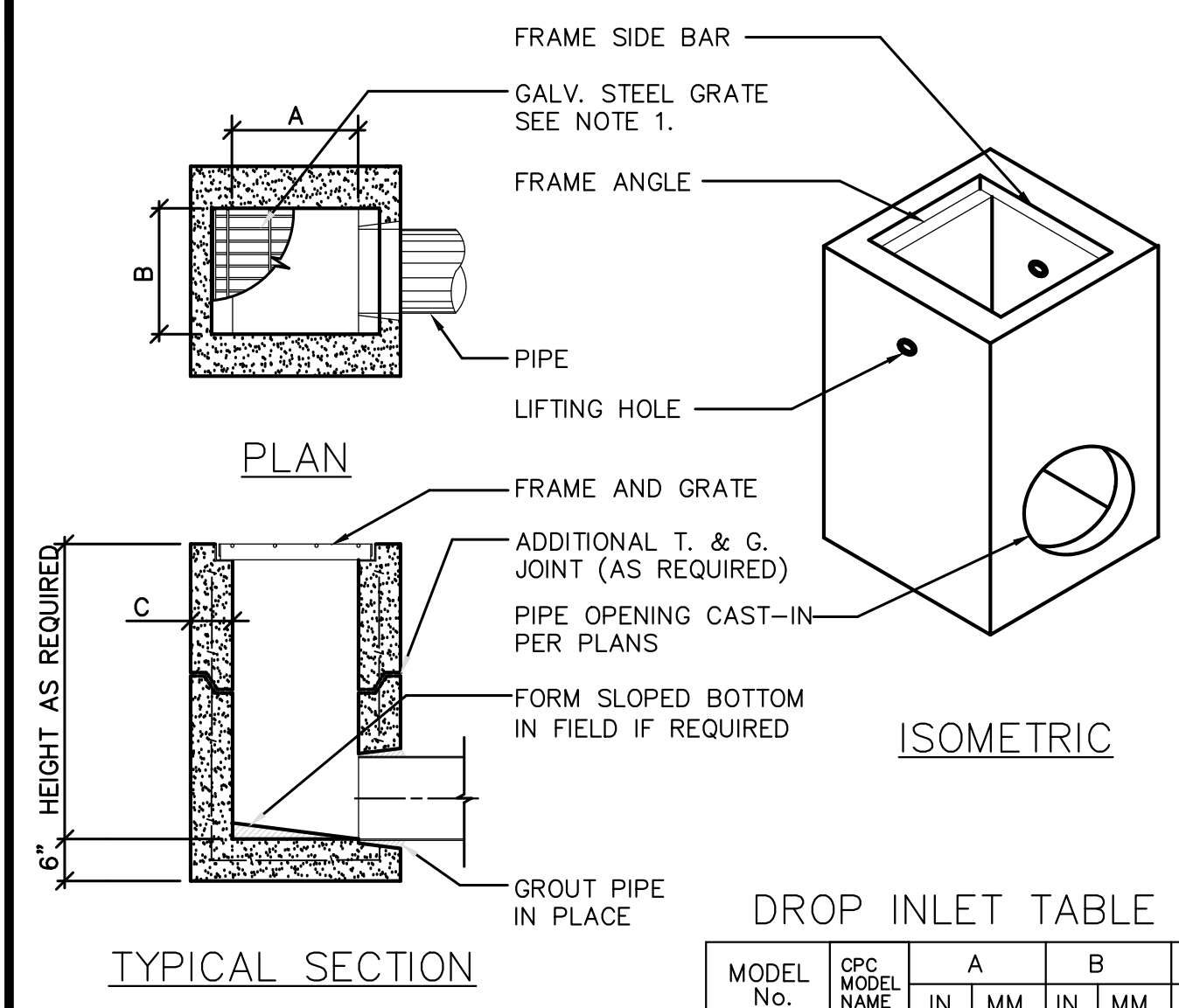
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SANTA CLARA COUNTY

DETAILS

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REVISIONS	BY	
JOB NO:	222004	
DATE:	3-10-22	
SCALE:	AS NOTED	
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SHEET NO:		

C3.2

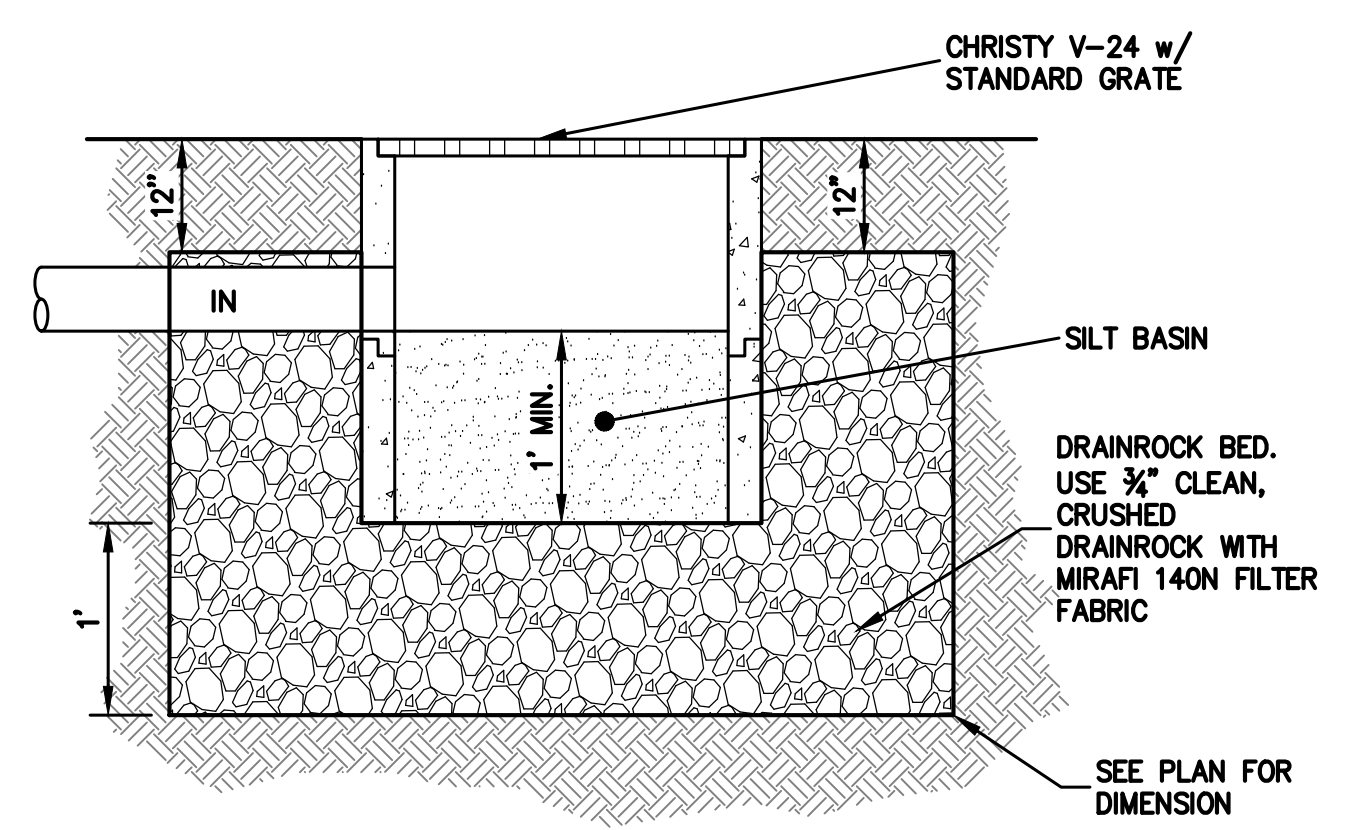


DROP INLET TABLE

MODEL No.	GPC MODEL NAME	A		B		C	
		IN	MM	IN	MM	IN	MM
CP1212	EK	12	300	12	300	4	100
CP1818	CK	18	450	18	450	5	125
CP1824	1K*	18	450	24	600	5	125
CP2424	2K	24	600	24	600	5	125
CP2430	3K	24	600	30	750	5	125
CP3030	5K	30	750	30	750	6	150
CP2436	1L	24	600	36	900	6	150
CP3636	1M	36	900	36	900	6	150
CP2448	3L	24	600	48	1200	6	150
CP3648	3M	36	900	48	1200	6	150
CP4848	1R	48	1200	48	1200	6	150

- NOTES :**
- FRAMES AND GRATES MAY BE SPECIFIED FOR PEDESTRIAN OR H2O TRAFFIC LOADING. ALL GRATES ARE BICYCLE PROOF. OPTIONAL GRATE LOCKING DEVICE AVAILABLE ON REQUEST. SEE DRAWING "LOOK" ON PAGE 1-7. CLOSED-MESH GRATES OR CAST IRON FRAME AND GRATES ARE AVAILABLE ON REQUEST.
 - FOR SURFACE AND DISCHARGE OPTIONS AVAILABLE SEE DRAWING NO. "DI-50" PAGE 1-6 AND "DI-D0" PAGE 1-5.
 - FRAMES AND GRATES DETAILS SEE PAGES 1-8, 1-9, AND 1-10.
 - WALL THICKNESSES ON ALL D.I.S. CAN BE CHANGED UPON REQUEST.
 - 18" WIDE D.I.'S REPLACE THE OLD 16" WIDE BOX BK & 1K.

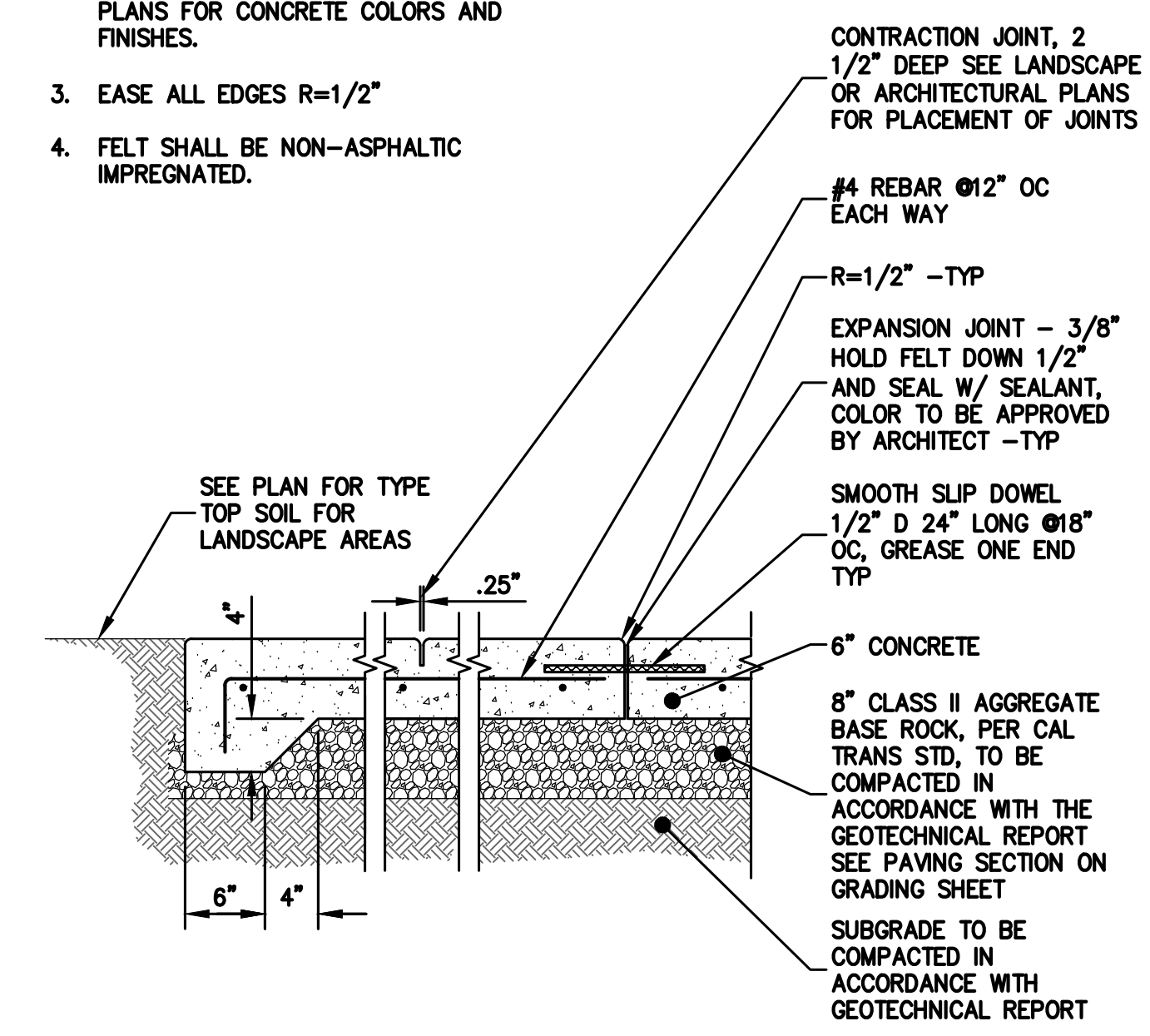
9 CATCH BASIN DETAIL
C3.2 NTS



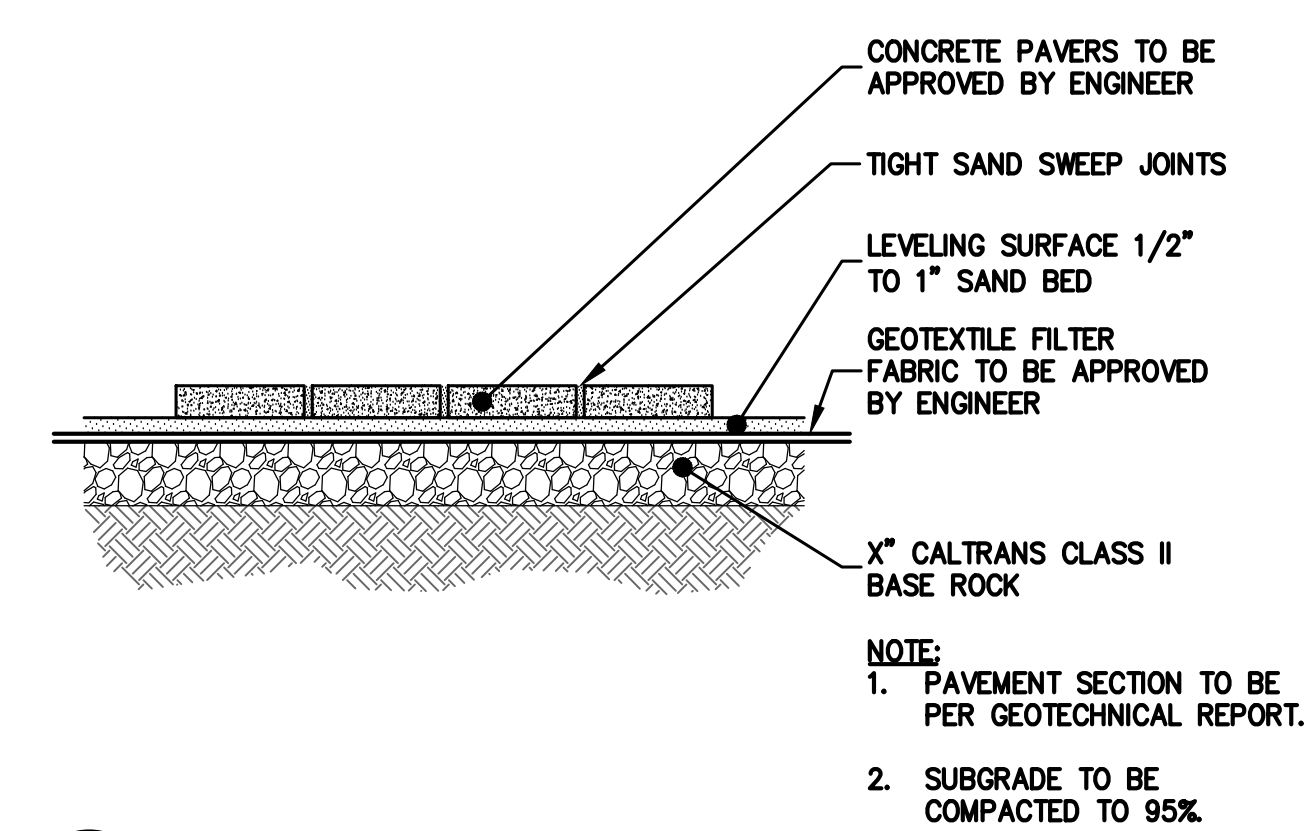
10 BUBBLER / SILT BASIN
C3.2 NTS

NOTE: CONTRACTOR SHALL NOTIFY OWNER IN WRITING OF THE NEED FOR PERIODIC AND REGULAR INSPECTION AND CLEARING OF SILT BASINS FOR LONG TERM PERFORMANCE.

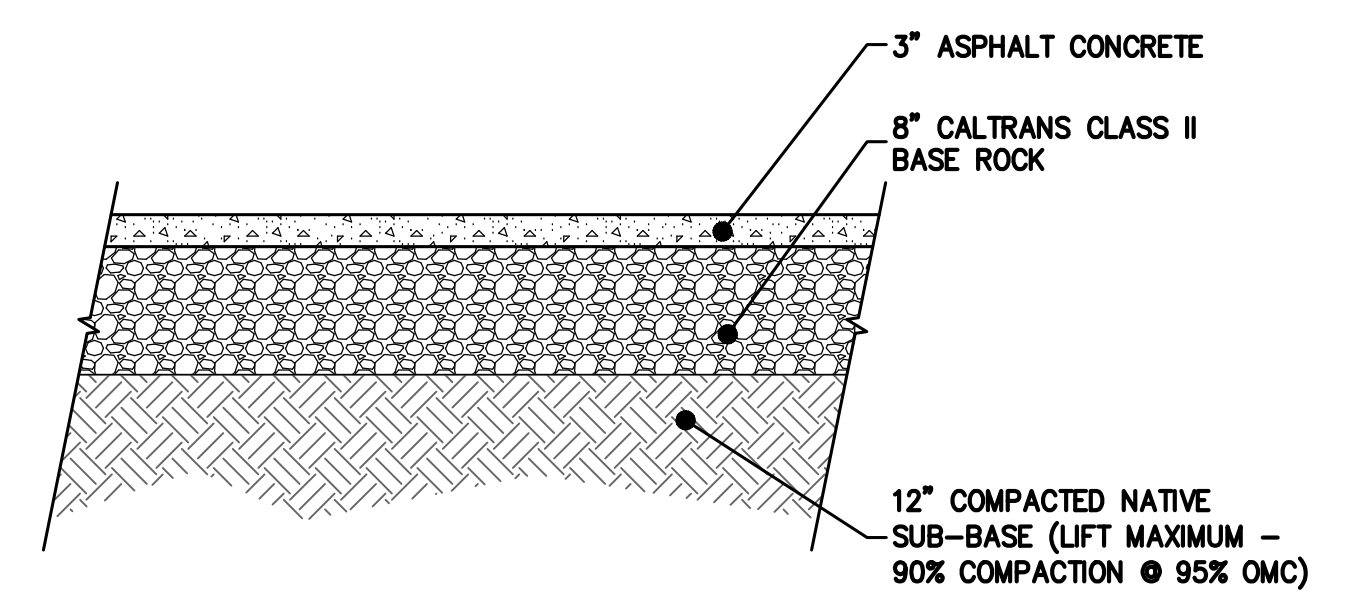
- NOTES:**
- SLOPE ALL CONCRETE TO DRAIN 1% MIN.
 - SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
 - EASE ALL EDGES R=1/2"
 - FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



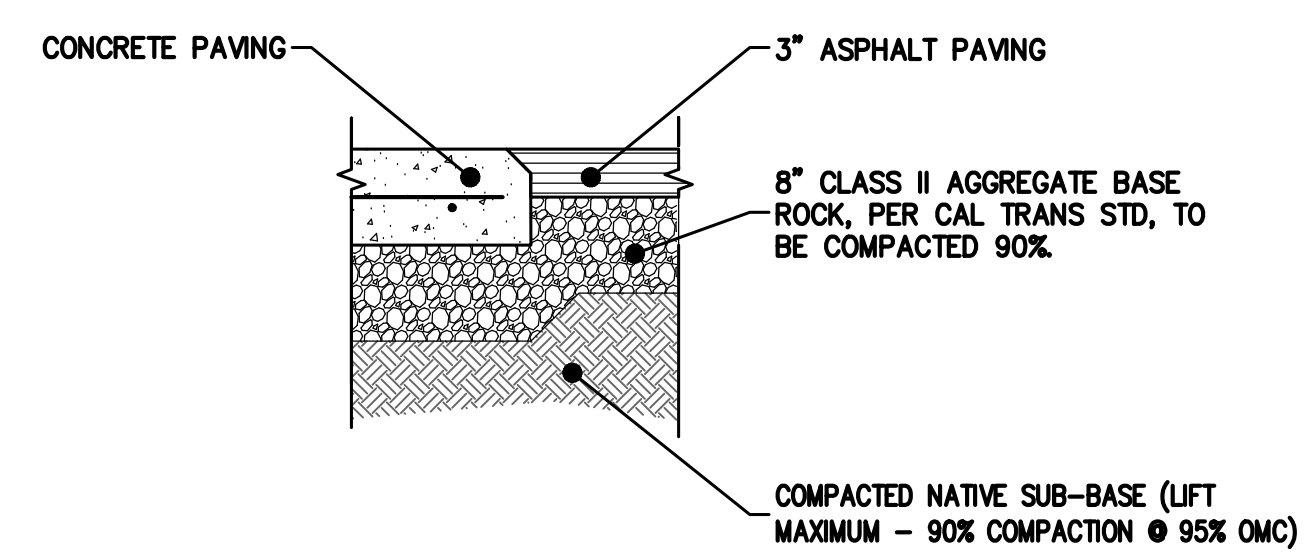
11 CONCRETE PAVING
C3.2 NTS



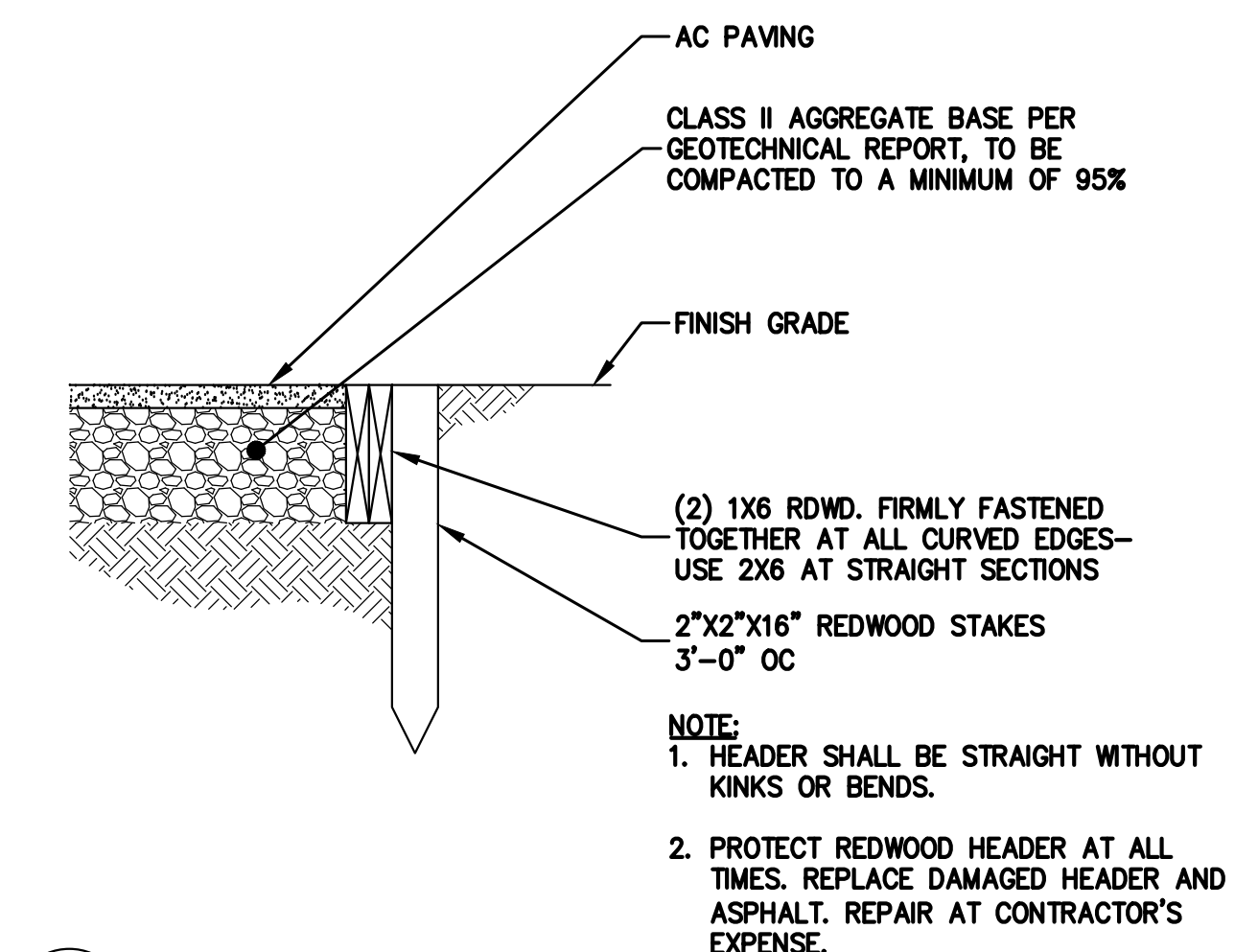
12 PAVER DETAIL
C3.1 NTS



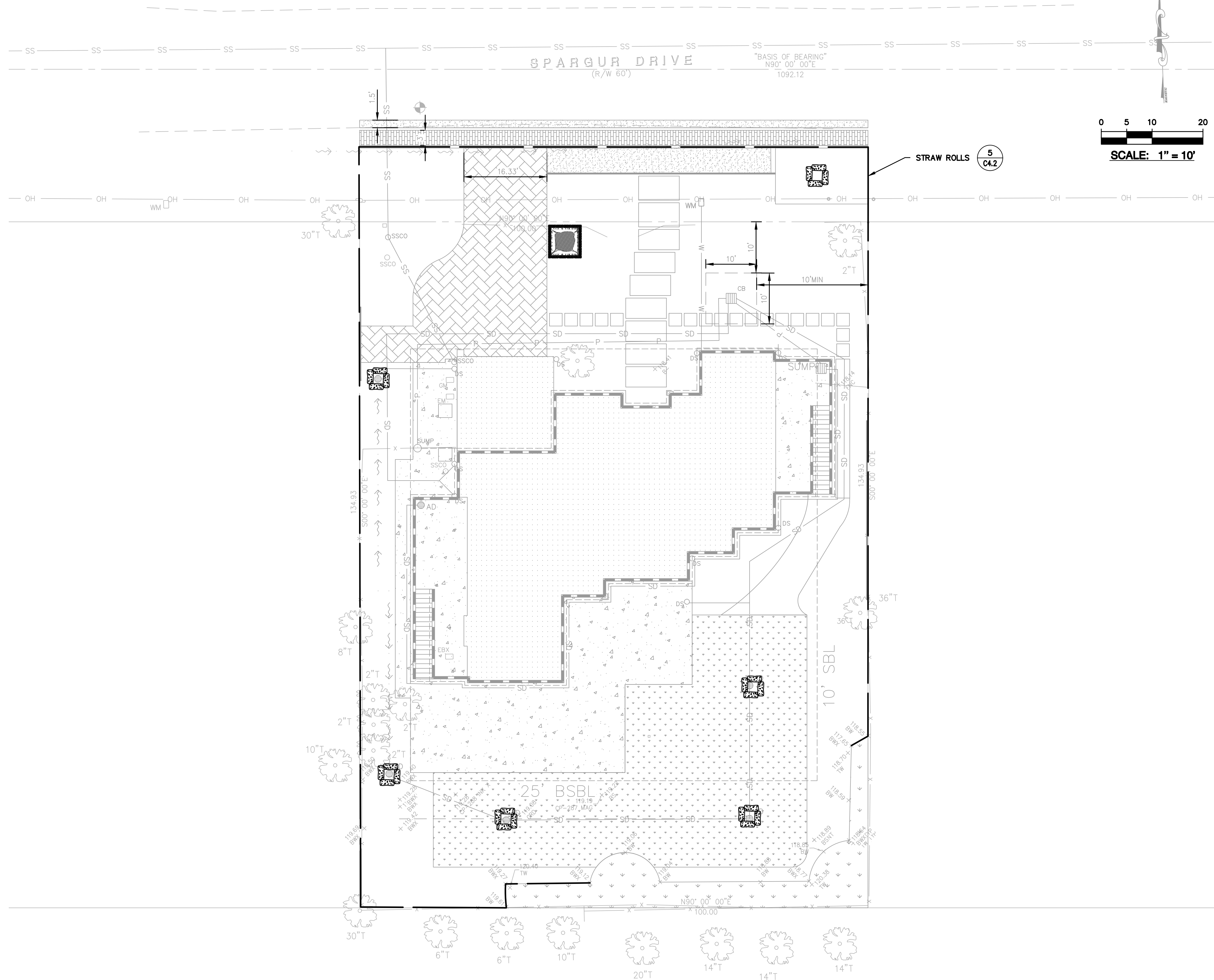
13 ASPHALT SECTION
C3.2 NTS



14 CONFORM FOR NEW ASPHALT AND NEW CONCRETE PAVING
C3.2 NTS



15 REDWOOD HEADER
C3.2 NTS



EROSION CONTROL MEASURES:

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1ST TO APRIL 30. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 1ST OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
4. ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF CLARK CIVIL ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY CLARK CIVIL ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
7. THE EROSION CONTROL MEASURES SHALL CONFORM TO THE COUNTY STANDARDS AND THE APPROVAL OF THE COUNTY'S ENGINEERING DEPARTMENT.
8. STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWNSLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY ENDBUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.




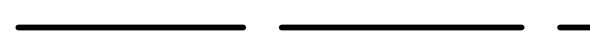

REFERENCES:

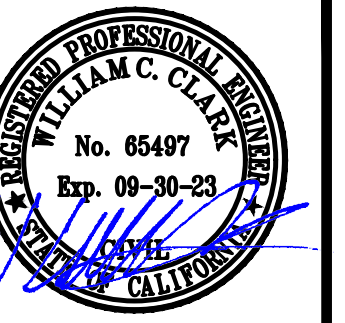
1. CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
2. CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PURPOSE:

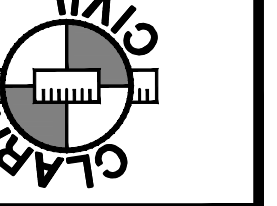
THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. CLARK CIVIL ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL LEGEND

-  GRAVEL BAG
-  INLET PROTECTION
-  CONCRETE WASHOUT
-  STRAW ROLL
-  SILT FENCE



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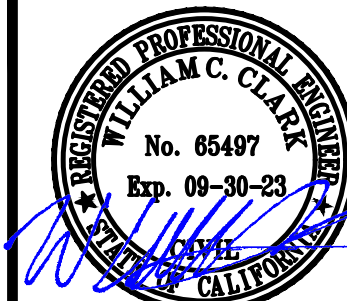
658 SPARGUR DRIVE
LOS ALTOS, CA. 94022

APN: 170-020-046
SANTA CLARA COUNTY

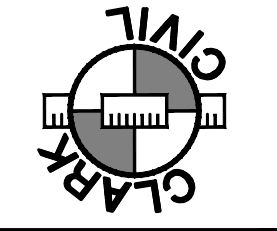
EROSION CONTROL PLAN

05/09/22	RG
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REVISIONS	BY
JOB NO:	222004
DATE:	3-10-22
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	RG
SHEET NO:	

C4.1



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EROSION CONTROL DETAILS

05/09/22	RG
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REVISIONS	BY
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DATE:	3-10-22
SCALE:	AS NOTED
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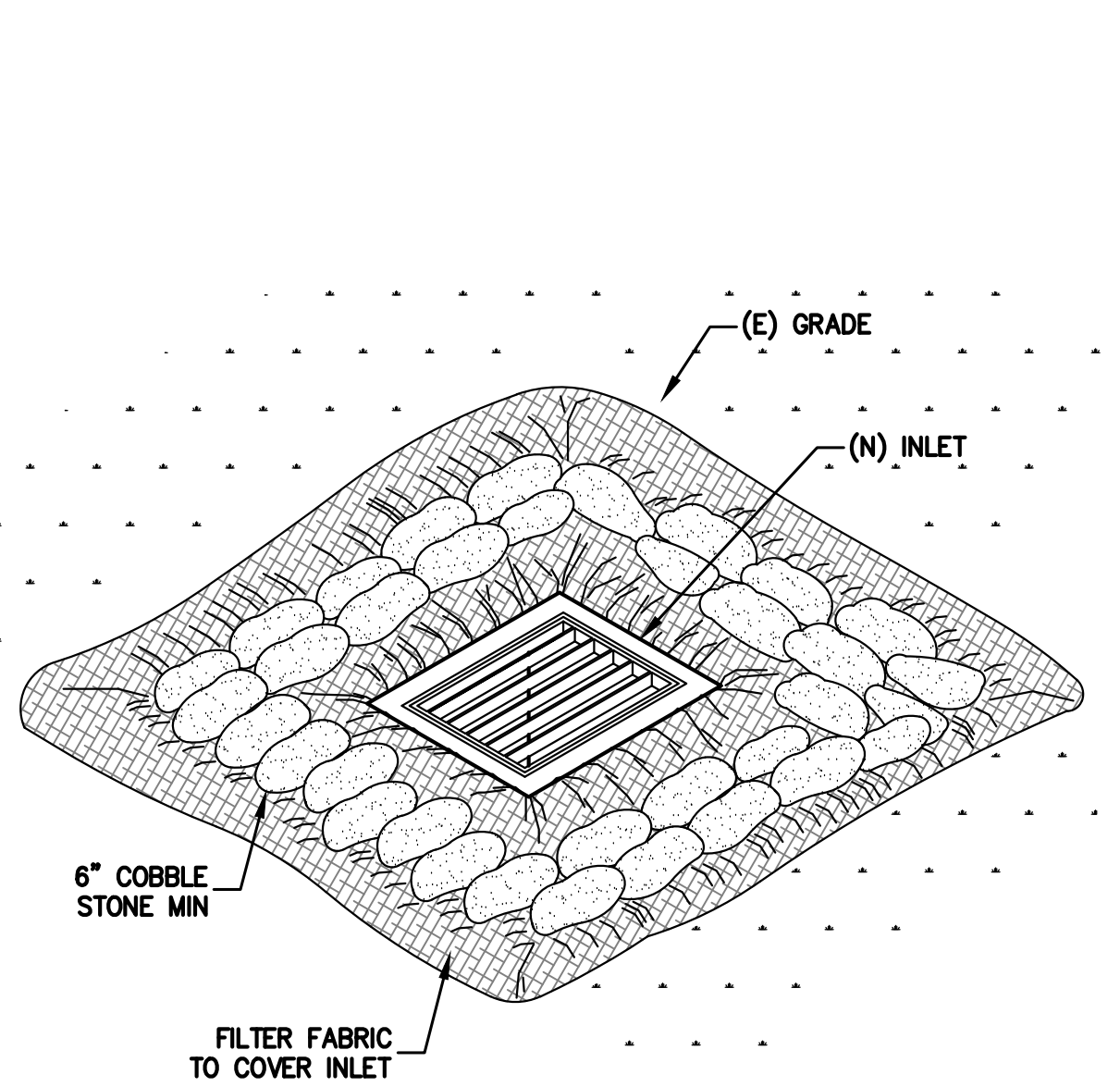
C4.2

EROSION CONTROL NOTES:

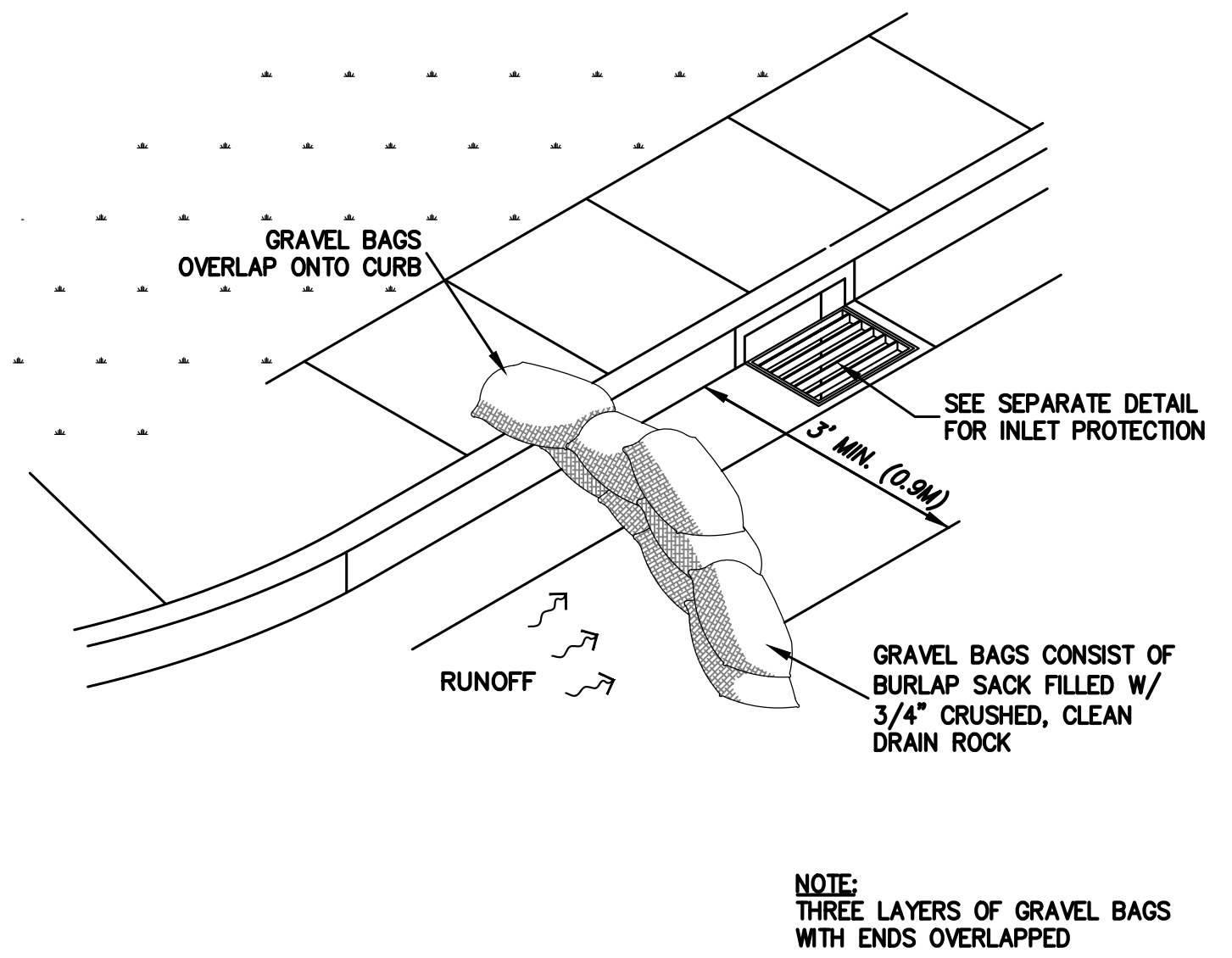
- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 1ST.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY COUNTY'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 30
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER 15 THRU APRIL 30, WHICHEVER IS GREATER.

PERIODIC MAINTENANCE:

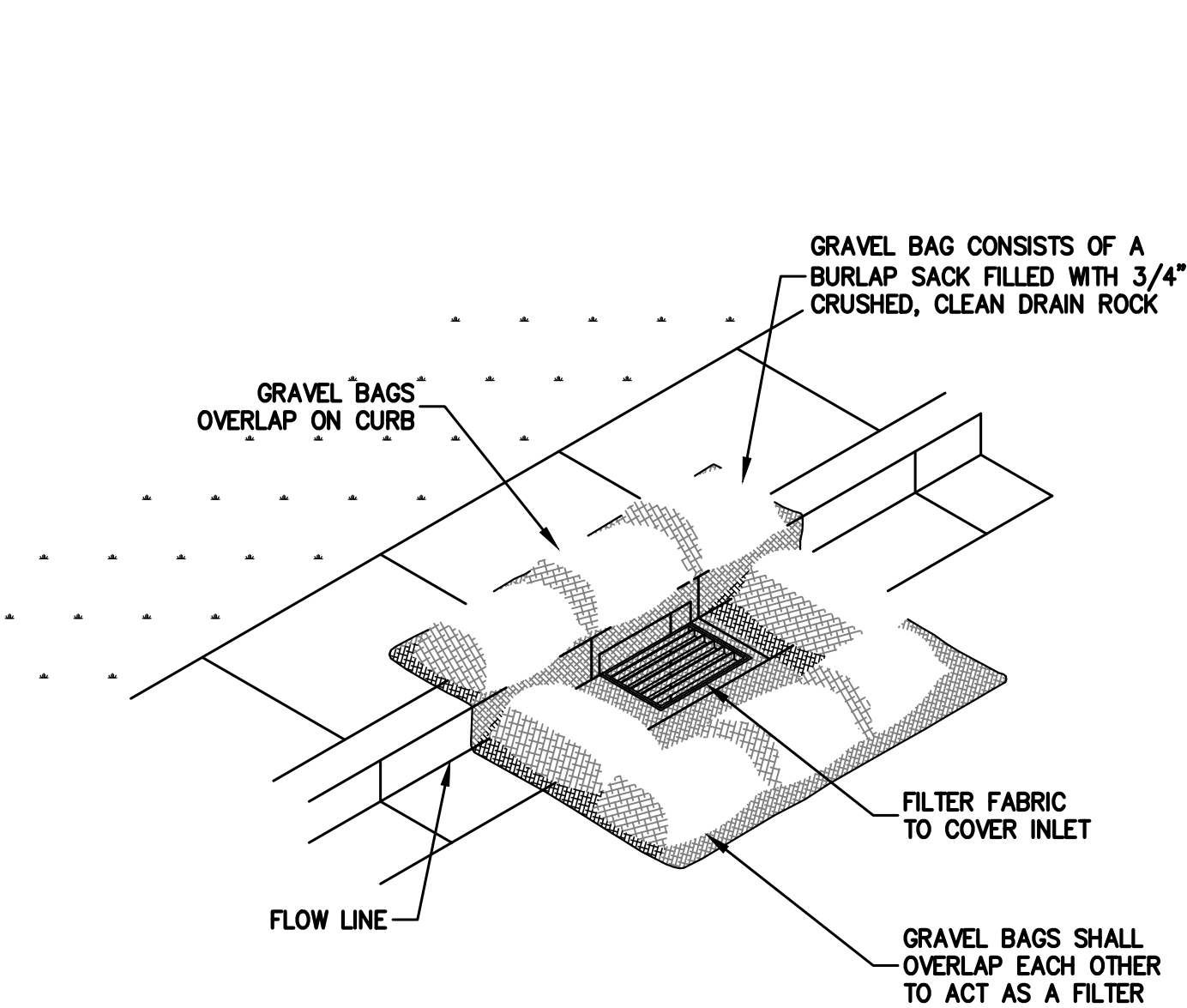
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



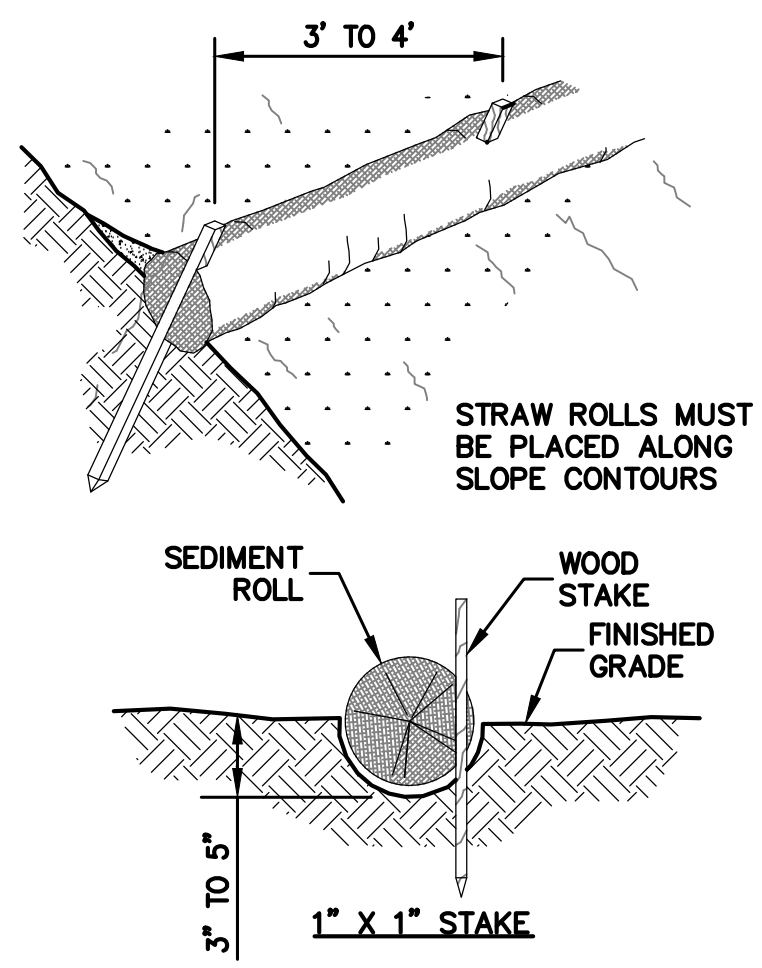
3 INLET PROTECTION
C4.2 NTS



2 GRAVEL BAG DIKE
C4.2 NTS

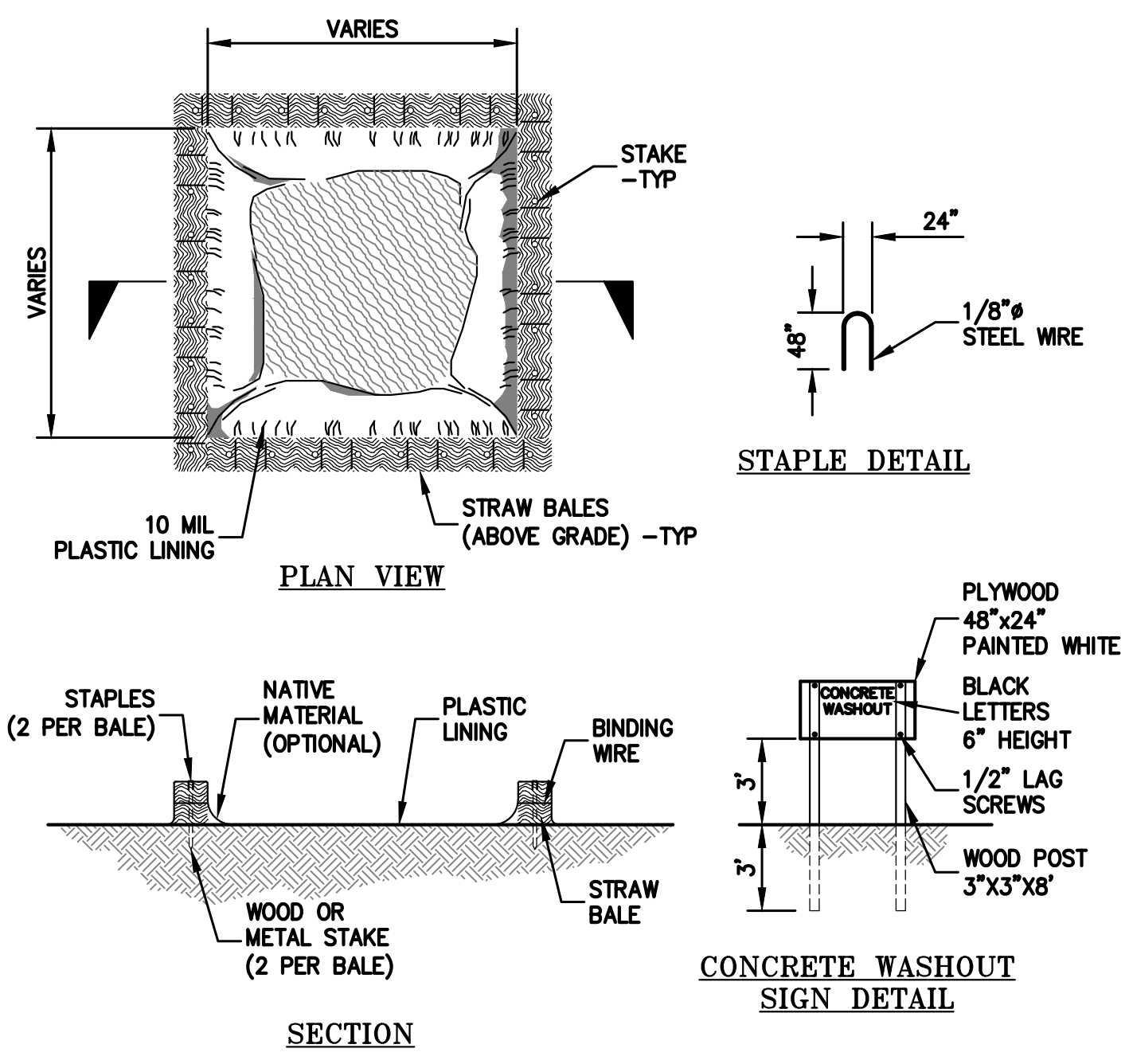


1 GRAVEL BAG INLET PROTECTION
C4.2 NTS



5 STRAW ROLLS
C4.2 NTS

NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>



4 CONCRETE WASHOUT
C4.2 NTS

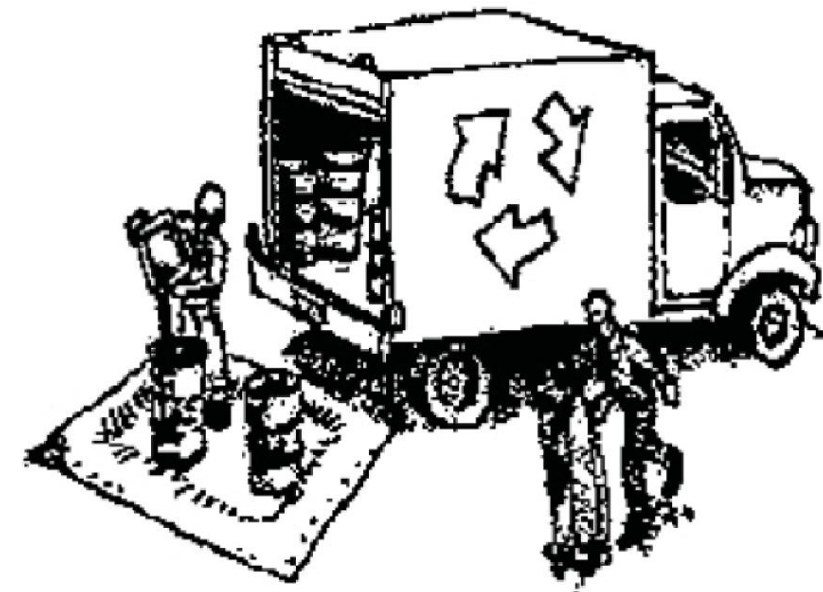
NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10\"/>

C4.2

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthwork & Contaminated Soils



Erosion Control

- Schedule grading and excavation work for dry weather only.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- Keep excavated soil on the site where it will not collect into the street.
- Transfer excavated materials to dump trucks on the site, not in the street.
- Contaminated Soils
- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

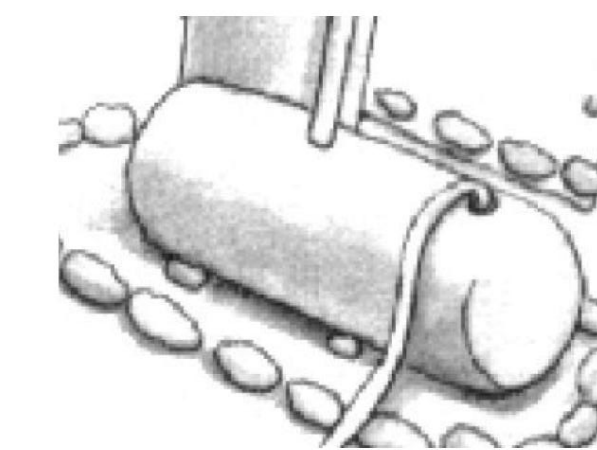
- Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



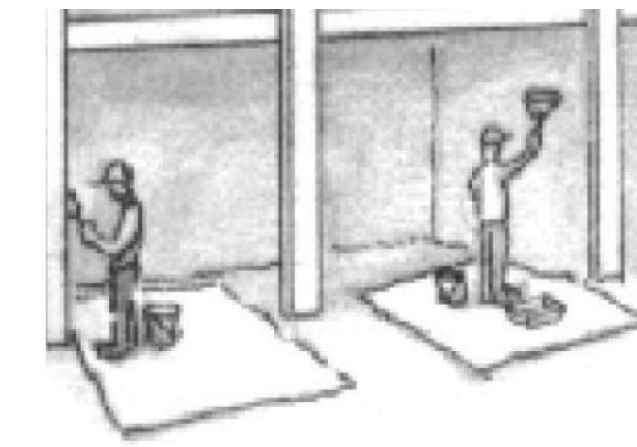
- Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

Dewatering



- Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

Painting & Paint Removal



Painting cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint removal

- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

Landscape Materials



- Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



CLARK CIVIL ENGINEERING
DESIGN • CONSULTING • SURVEY
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PH: 415-295-4450 FAX: 510-372-0259

658 SPARGUR DRIVE
LOS ALTOS, CA. 94022
SANTA CLARA COUNTY APN: 170-020-046

CONSTRUCTION BEST
MANAGEMENT PRACTICES
(SWPPP)

05/09/22	RG
-	-
-	-
-	-
-	-
REVISIONS	BY
JOB NO:	222004
DATE:	3-10-22
SCALE:	AS NOTED
DESIGN BY:	WCC
DRAWN BY:	RG
SHEET NO:	

C4.3

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water
	Rosa white carpet rose @ 30" oc	1 gallon low	
	Sedum apld @ 18" oc	1 gallon low	
	Dianella variegata @ 18" oc	1 gallon low	
	Gazania mitsuwaka yellow @ 18" oc	1 gallon low	
A	Chondropetalum tectorum/ Cape Rush	5 gallon low	
B	Loropetalum Jazz Hands	5 gallon low	
C	Prunus carolina Compacta/ Carolina Laurel mature size 12'-15' tall - 2'-3' per year growth	24" box low	
D	Cotinus Golden Spirit/ Smoke Tree	15 gallon low	
E	Lavandula Munstead/ Lavender	5 gallon low	
F	Phormium Apricot Queen/ Flax	5 gallon low	
G	Lomandra Baby Breeze	5 gallon low	
H	Pittosporum tenuifolium Silver Sheen mature size 15'-20' tall - 2'-3' per year growth	24" box low	
T1	Lagerstroemia Tuscorora std./ Grape Myrtle mature height 15' - 2' per year growth	24" box low	
T2	Olea europaea Swan Hill/ Fruitless Olive multi trunk mature size 25' tall - 2'-3' per year growth.	36" box low	
T3	Acer palmatum Bloodgood/ Japanese Maple	24" box low	
T4	Laurus nobilis Saratoga/ Laurel	24" box low	

- 1) Verify layout in field prior to construction.
- 2) Protect existing trees/ plant material to remain from damage throughout construction.
- 3) Soil to be thoroughly broken up and prepared prior to planting.
- 4) Incorporate 4 cu of compost per 1000 sf, 6" into native soil.
- 5) Verify location of all existing and proposed underground utilities.
- 6) Spread 3" of approved mulch in all planting areas.
- 7) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design.



ROSA SEDUM DIANELLA GAZANIA



CHONDROPETALUM LOROPETALUM



COTINUS LAVANDULA PHORMIUM LOMANDRA



PRUNUS PITTOSPORUM LAURUS



LAGERSTROEMIA OLEA ACER

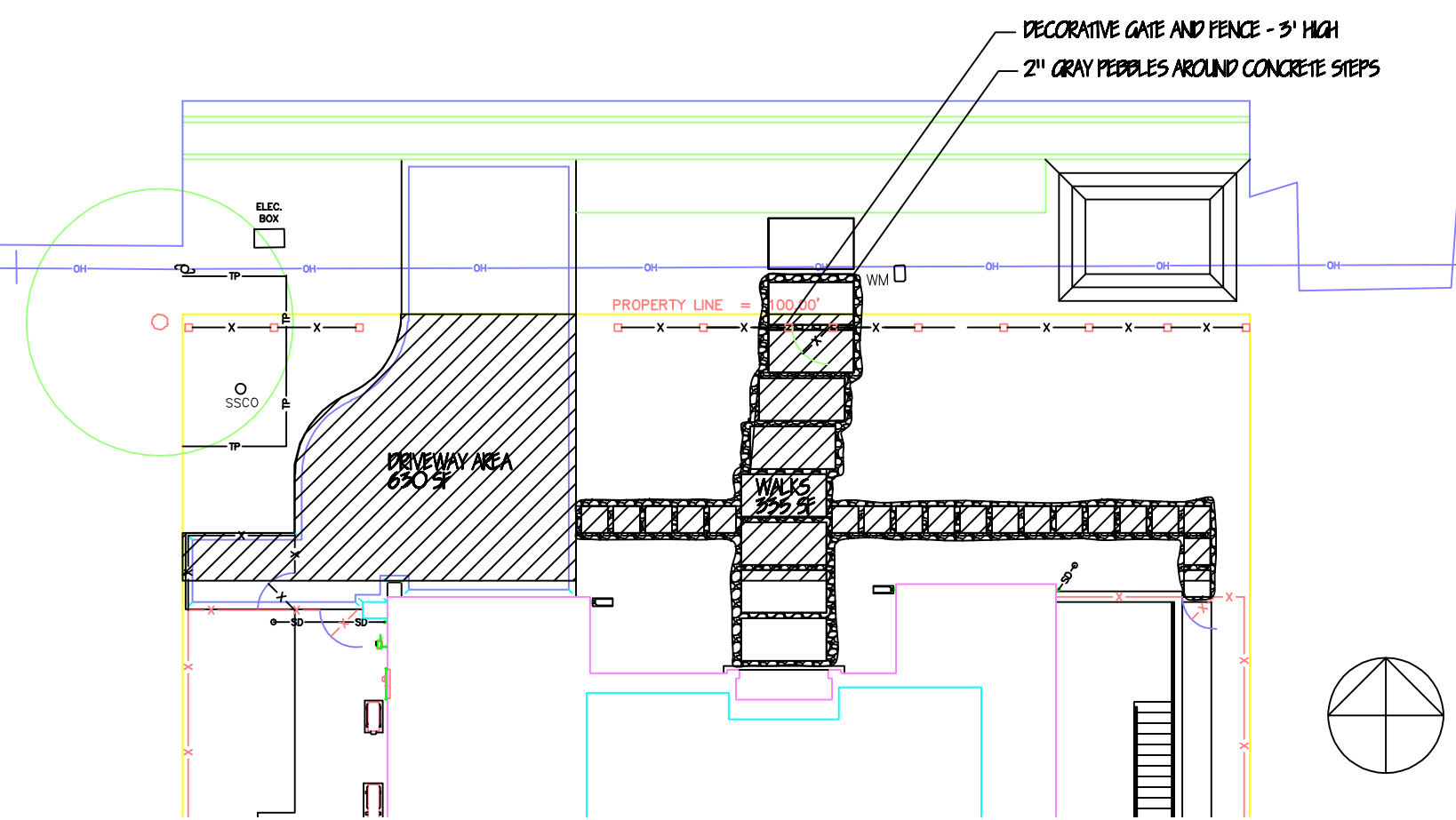
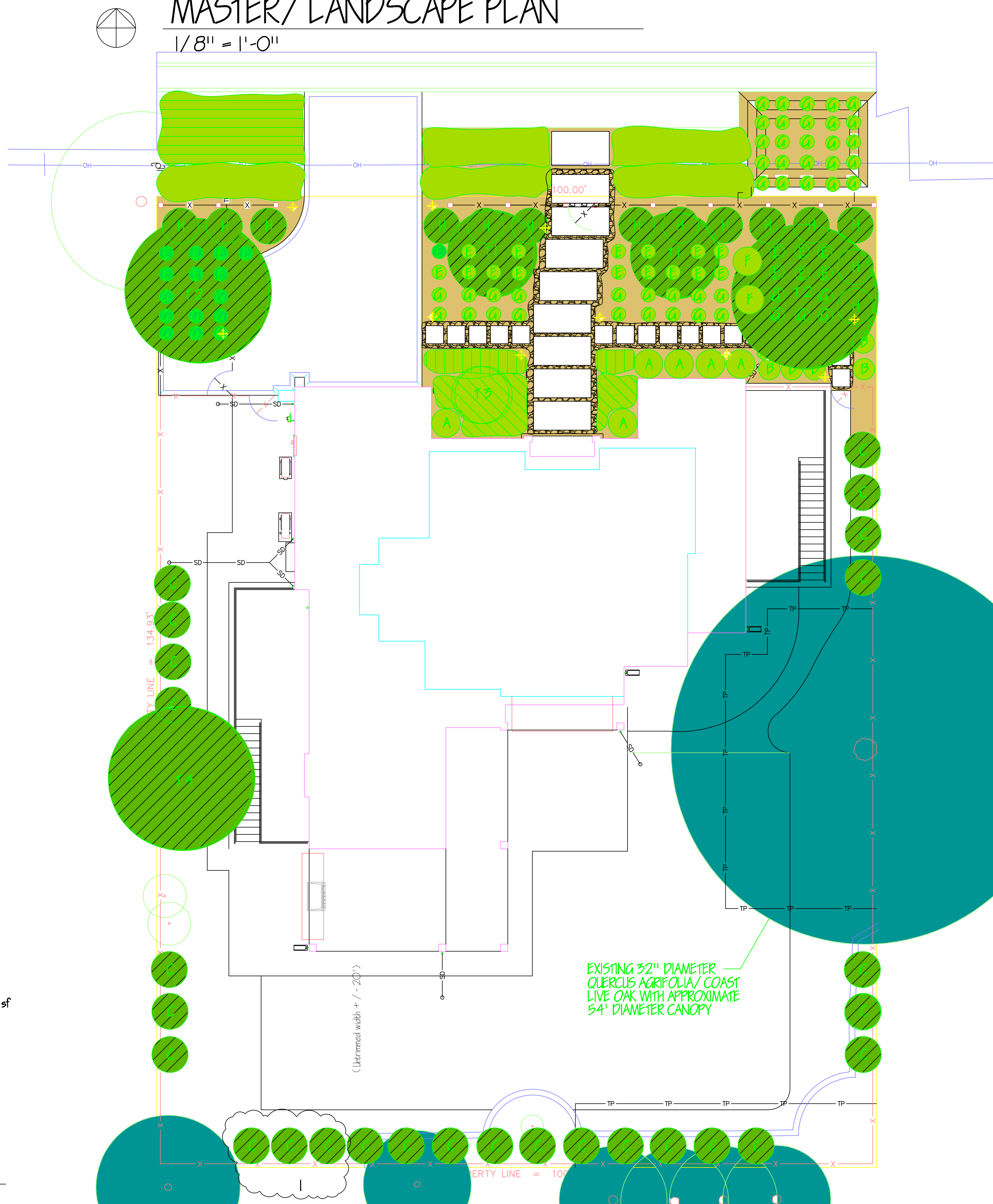
PROPOSED/ EXISTING PLANTING AND SCREENING

- Proposed planting
- Proposed planting/ screening
- Existing planting/ screening

SPARGUR DRIVE

MASTER/ LANDSCAPE PLAN

1/8" = 1'-0"



FRONT YARD COVERAGE CALCULATIONS

Front Yard Setback Area: 2500 sf
 Maximum Front Hardscape: 50% or 1250 sf
 Proposed Driveway Area: 630 sf
 Proposed Entry Walks: 335 sf
 Total Proposed Hardscape: 965 sf
 (below 50%)

FRONT YARD COVERAGE

1/16" = 1'-0"

W. Jeffrey Heid
 Landscape Architect
 C-2235

6179 Oneida Drive
 San Jose, California 95123

tel 408 691-5207
 fax 408 226-6085
 email wjheid@comcast.net

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REVISED 5/23/22
 REVISED 6/11/22



DESHPANDE
 RESIDENCE

for:
 SMITA AND PAWAN DESHPANDE
 658 SPARGUR DRIVE
 LOS ALTO, CA. 95020

MASTER PLAN

date: 5/11/22
 scale: NOTED
 drawn by: WJH
 job no. 202207
 sheet

of sheets

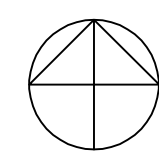
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REVISED 3/ 21/ 22

SPARGUR DRIVE

IRRIGATION PLAN

1/8" = 1'-0"

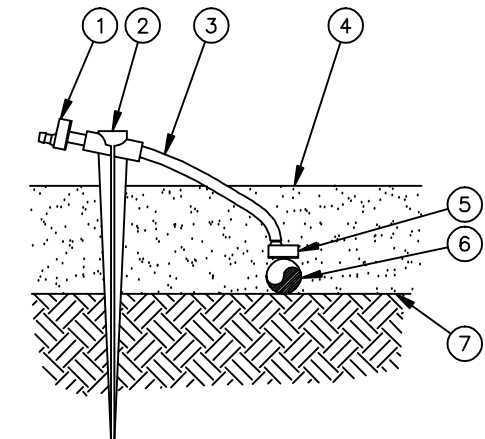
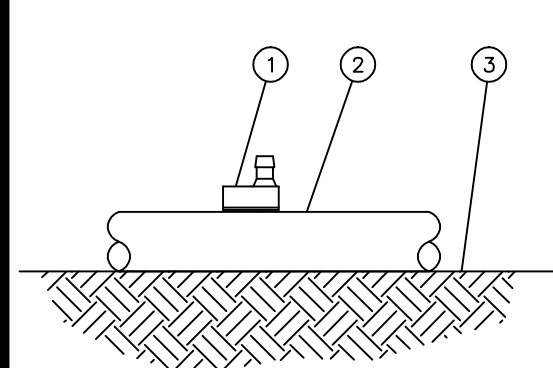


IRRIGATION LEGEND

- Radio weather based controller with rain sensor - verify placement in garage - run control wires from controller to irrigation main within schedule 80 conduit
- Febco #B25Y-1" reduced pressure backflow preventer - provide lockable cover - verify location point of connection and install per manufacturers specifications
- 1" schedule 40 pvc mainline - min. depth 18"
- Rainbird PEP series control valves with in line pressure reducer set to 35 psi and Y filter
- Schedule 40 pvc lateral lines - min. depth 12"
- Schedule 40 pvc sleeving - verify placement under patio and walks
- Rainbird Xeribuq 1 gph pressure compensating emitters set on 1/2" drip line (2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger) install flush end valve at the end of each drip line run - place emitters at opposite sides of the rootball
- Rainbird #1402 trickle bubbler two per tree
- Control valve number

- 1) Verify water source and placement of backflow preventer.
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify electrical source and placement of controller.
- 4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
- 5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
- 6) Verify control wire placement and operation of valves.
- 7) Verify placement of rain sensor in field.
- 8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warranty period.
- 10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 11) Verify and coordinate installation of any sleeving and/ or mainline and lateral lines access under all pavement.
- 12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
- 13) Existing system to be abandoned with heads and risers removed.

- 1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
- 2 5/8" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 3 FINISH GRADE



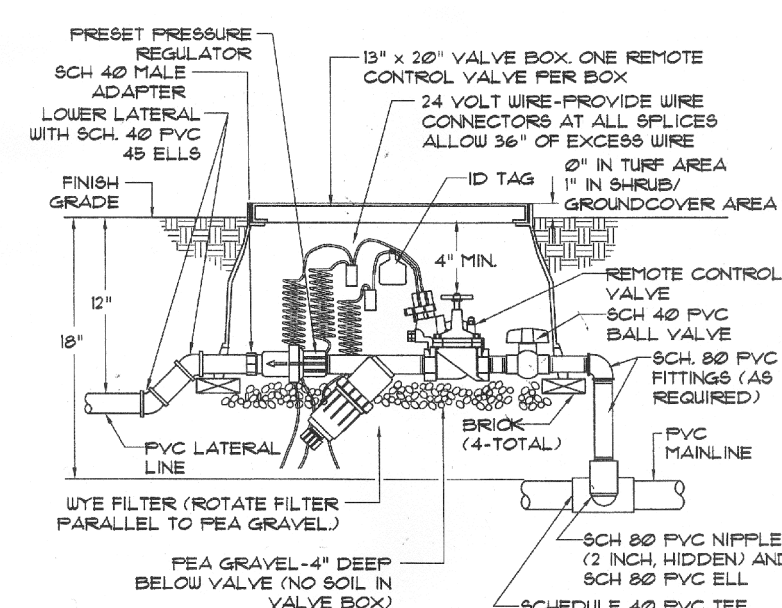
- 1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
- 2 UNIVERSAL 1/2" TUBING STAKE: RAIN BIRD TS-025
- 3 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
- 4 TOP OF MULCH
- 5 1/4" SELF-PIERCING BARB CONNECTOR: RAIN BIRD SPB-025
- 6 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 7 FINISH GRADE

- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

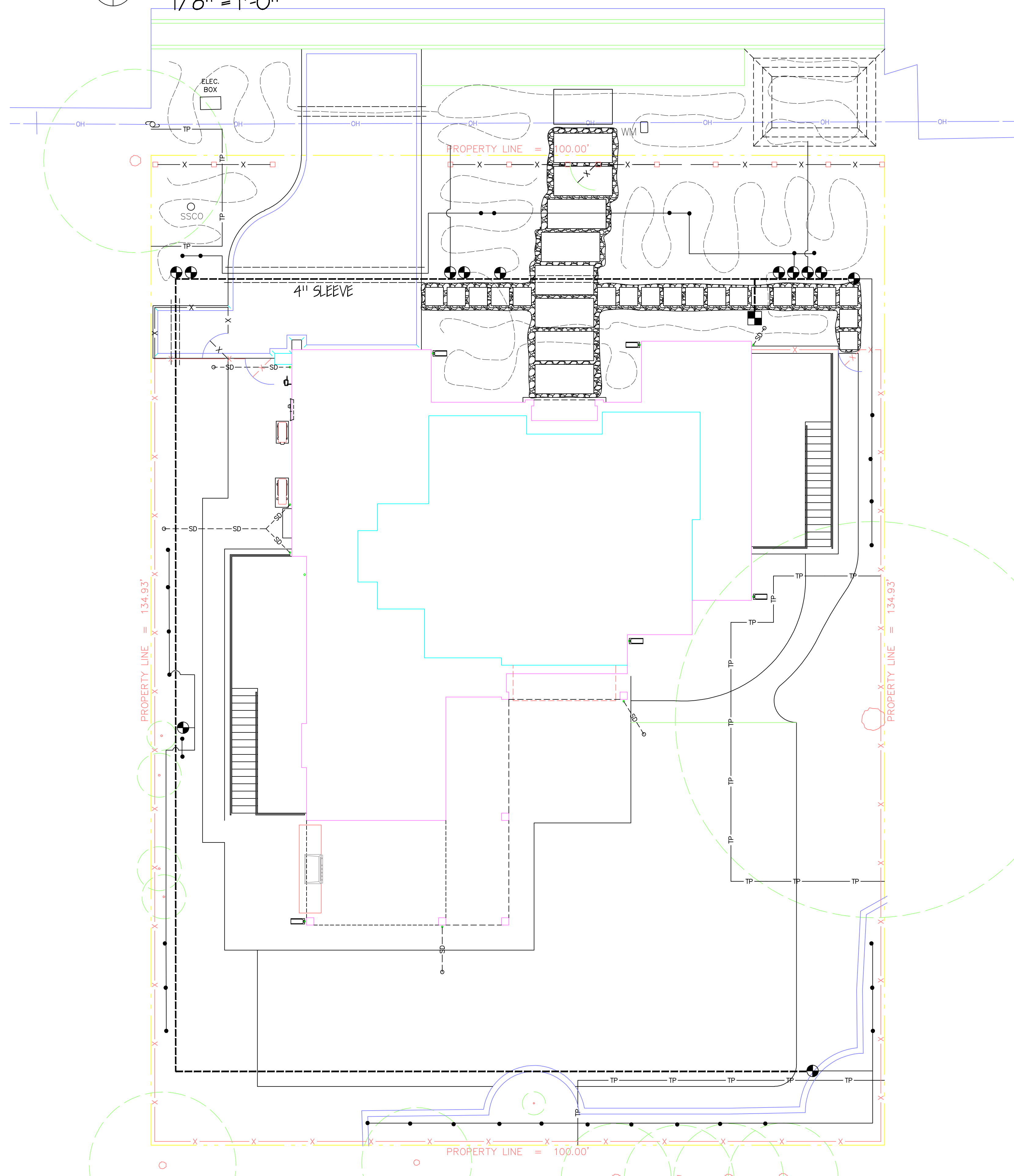
- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
 3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS: XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

A XERI-BUG INTO 1/2-INCH TUBING OPTION 1 1-14-10 N.T.S.

B BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG OPTION 3 1-18-10 N.T.S.



C CONTROL VALVE DETAIL



DESHPANDE RESIDENCE

for:
SMITA AND PAWAN DESHPANDE
658 SPARGUR DRIVE
LOS ALTOSES, CA. 95020

IRRIGATION PLAN

date: 3/14/22
scale: NOTED
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sheet

L 3

of sheets