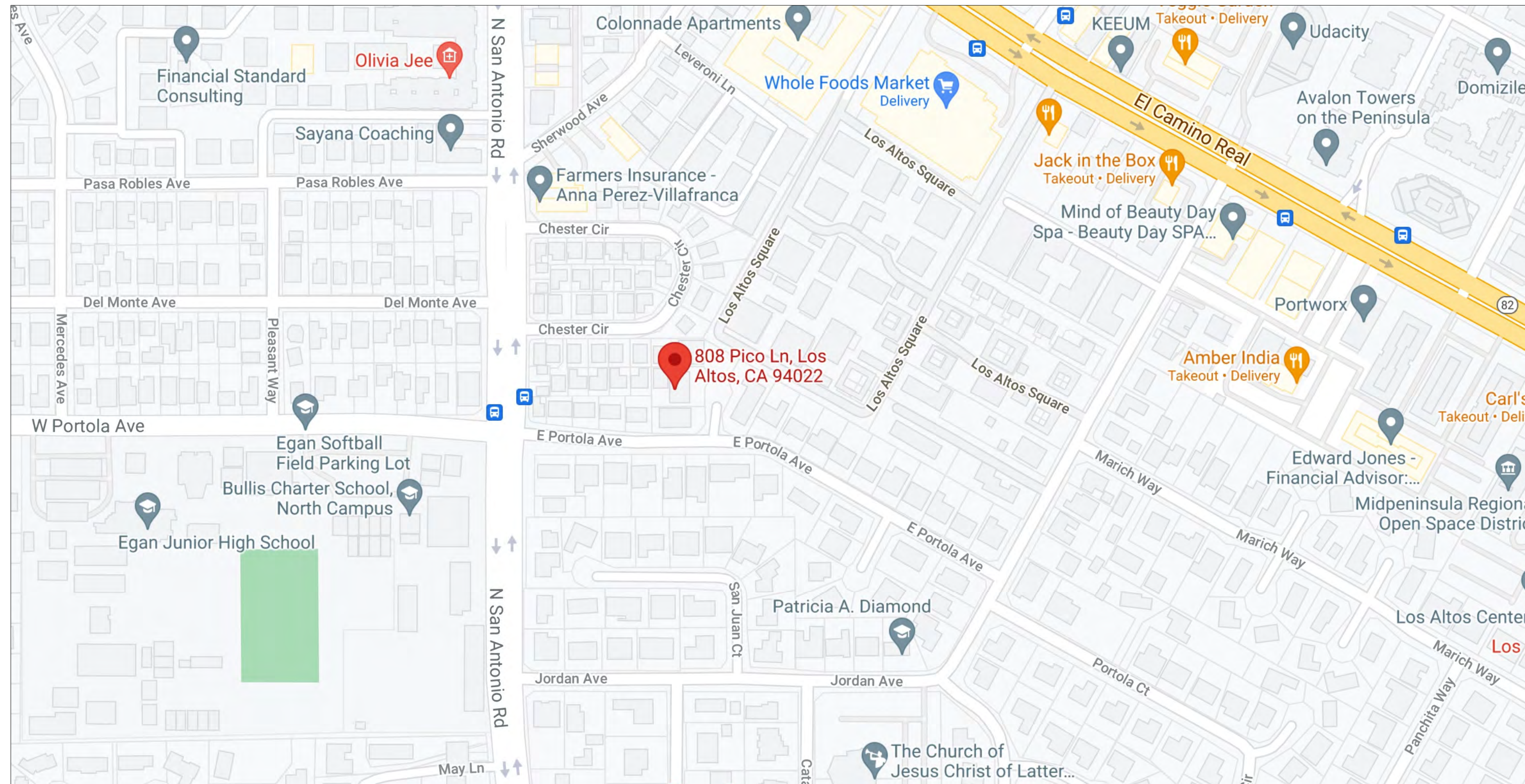




3D RENDERING

1/4" = 1'-0"



VICINITY MAP

PROPERTY DESCRIPTION

OWNER	TEDDY & SHILPA TOMS
ADDRESS	808 PICO LANE LOS ALTOS, CA 94022
PARCEL	170-13-013
ACREAGE	0.29
ZONING	R1-10
OCCUPANCY	R-3/U
CONSTR. TYPE	V-B
PROJECT DESCRIPTION	PROPOSED 1,885 SF. ADDITION TO AN EXISTING 2,427 SF. TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE. (SECOND STORY ADDITION OF (2) BEDROOMS & (2) BATHS. ADD LIVING RM., FAMILY RM., DINING RM. AND KITCHEN - INTERIOR ADDITION OF MASTER BATHROOM)

NOTE: AN AUTOMATIC SPRINKLER SYSTEM WILL BE INSTALLED AS DEFERRED SUBMITTAL

CONSULTANT DIRECTORY

SURVEYOR	SAVIOR P. MICALLEF LAND SURVEYING 421 WILDWOOD DRIVE SOUTH SAN FRANCISCO, CA 940780 (805) 709-2423
SOILS ENGINEER	GEOFORENSICS INC. 303 VINTAGE PARK DRIVE, STE. 220 FOSTER CITY, CA 94404 (650) 349-3369
CIVIL ENGINEER	GREEN CIVIL ENGINEERING 1905 S. NORFOLK ST., SUITE #350 SAN MATEO, CA 94403
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.
LANDSCAPE ARCHITECT	N/A

SHEET INDEX

ARCHITECTURAL SHEETS	
A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	SITE LANDSCAPE
A1.2	FIRE DEPARTMENT CONDITIONS OF APPROVAL
A1.3	NEIGHBORHOOD CONTEXT MAP
A1.4	STREETSCAPE
A1.5	FLOOR DIAGRAM & AREA CALCULATIONS
A2.0	DEMOLITION PLAN
A2.1	EXISTING ELEVATIONS
A3.0	MAIN FLOOR PLAN
A3.1	UPPER FLOOR PLAN
A3.2	ROOF PLAN
A4.0	N/A
A5.0	FRONT & REAR ELEVATIONS
A5.1	RIGHT & LEFT ELEVATIONS
A6.0	CROSS SECTIONS A-A & B-B
A6.1	CROSS SECTIONS C-C & D-D
CIVIL SHEETS	
C 1	GRADING AND DRAINAGE PLAN
C 2	EROSION CONTROL PLAN
C 3	DETAIL SHEET
C 4	DETAIL SHEET
C 5	CONSTRUCTION BMPS
SURVEY SHEET	
T - 1	TOPOGRAPHIC SURVEY

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA FIRE CODE
- LAMC LOS ALTOS MUNICIPAL CODE
- CCR CALIFORNIA CODE OF REGULATIONS AND HEALTH & SAFETY CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA GREEN BUILDING

* NOTE
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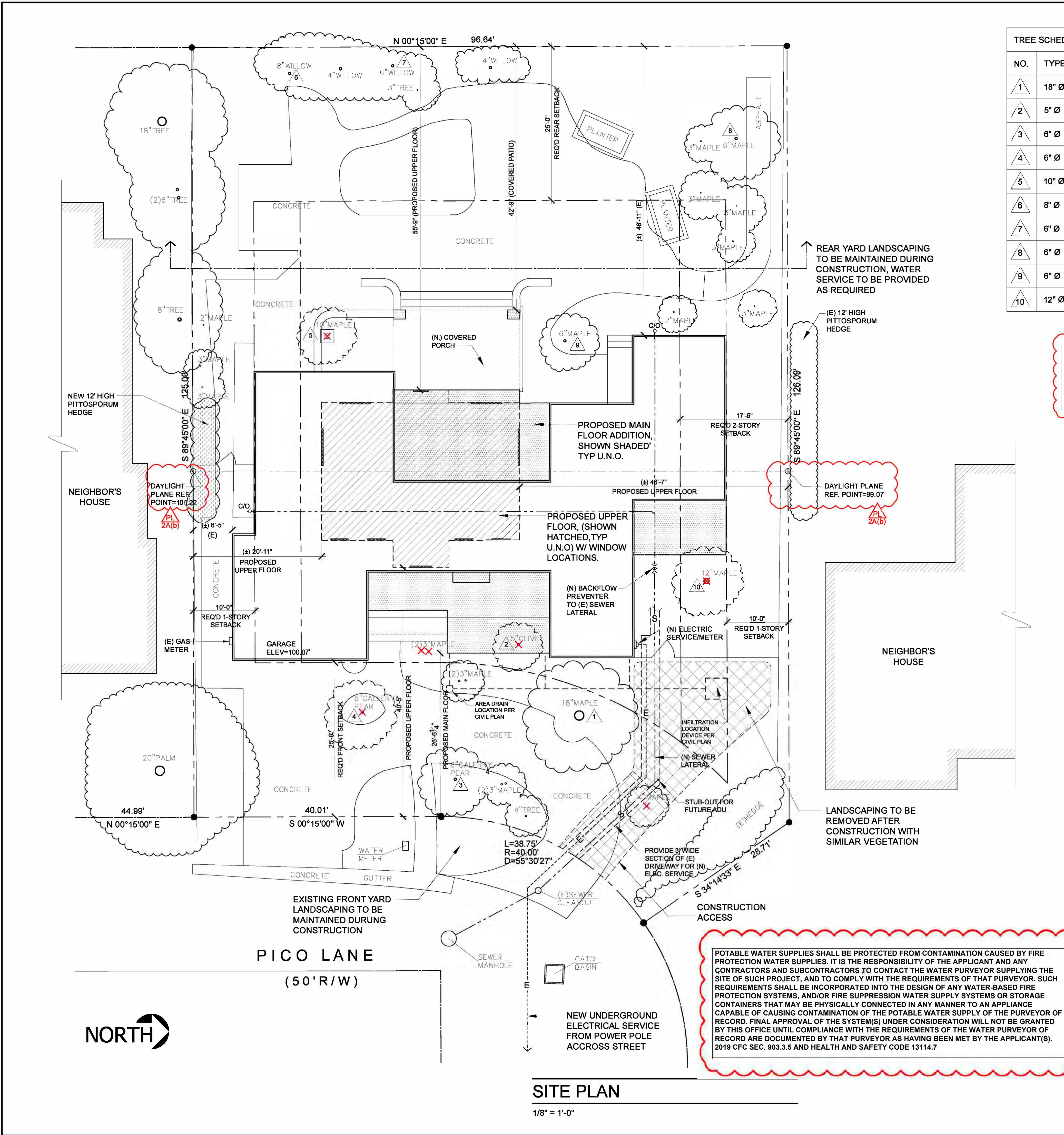
NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			

CLIENT (JOB No. 22120)
TEDDY & SHILPA TOMS
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LOS ALTOS, CA 94022

CHAPMAN
DESIGN
ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET
A0.0



TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	18" Ø JAPANESE MAPLE		✓
2	5" Ø OLIVE	✓	
3	6" Ø CALLERY PEAR		✓
4	6" Ø CALLERY PEAR	✓	
5	10" Ø JAPANESE MAPLE	✓	
6	8" Ø WILLOW	✓	
7	6" Ø WILLOW	✓	
8	6" Ø JAPANESE MAPLE	✓	
9	6" Ø PERSIMMON	✓	
10	12" Ø JAPANESE MAPLE	✓	

CONSTRUCTION FIRE SAFETY
 ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

GENERAL NOTES

A VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK

B DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS

C DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY

D CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

SITE PLAN NOTES

1 DRIVEWAY EXISTING CONCRETE TO REMAIN

2 FLATWORK EXISTING TO REMAIN

3 GRADING SEE GRADING AND DRAINAGE PLAN BY OTHERS

4 DRAINAGE SEE GRADING AND DRAINAGE PLAN BY OTHERS

5 STORM DRAINAGE SEE GRADING AND DRAINAGE PLAN BY OTHERS

6 SEWER LATERAL TIE INTO EXISTING IN CRAWL SPACE

7 GAS & ELEC SERVICE GAS SERVICE TO REMAIN NEW UNDERGROUND ELECTRICAL SERVICE AS SHOWN

8 SETBACKS AS SHOWN

9 TREES PROTECT EXISTING DURING CONSTRUCTION WITH CHAIN LINK & 2"Ø 5 FT. IN HEIGHT PIPES DRIVEN INTO THE GROUND

10 FENCES EXISTING TO REMAIN

11 LANDSCAPE PROTECT EXISTING LANDSCAPING WHERE POSSIBLE

TABULATIONS

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,878.68 s.f. (23.08 %)	3,532.96 s.f. (28.33 %)	3,740.36 (30.00%)
FLOOR AREA	2,426.68 s.f. (19.46 %)	3,993.48 s.f. (32.03 %)	3,996.79 s.f. (32.05%)
SETBACKS:			
Front	25.42 feet / N/A	26.50 feet / 40.42 feet	25.0 feet
Rear	46.92 feet / N/A	42.75 feet / 55.75 feet	25.0 feet
Right Side (1st / 2nd)	10.00 feet / N/A	10.00 feet / 46.58 feet	10.0 feet / 17.50 feet
Left Side (1st / 2nd)	6.50 feet / N/A	6.50 feet / 20.92 feet	10.0 feet / 17.50 feet
HEIGHT:	(±) 14'-8"	26'-2" PL 2A(a)	27'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1,919.51 sq. ft.	(+) 1,566.80 sq. ft.	3,486.31 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	452.76 sq. ft.	(+) 54.41 sq. ft.	507.17 sq. ft.
TOTAL PROPOSED FLOOR AREA:			3,993.48 sq. ft.

LOT CALCULATIONS

NET LOT AREA:	12,468.00 square feet PL 2A(a)2
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	1,130.27 square feet (9.15%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 4,254.70 sq. ft. Existing softscape (undisturbed area): 0.00 sq. ft. New softscape area: 4,680.34 sq. ft. Building footprint w/ all porches: 3,532.96 sq. ft. Total (Net size of lot): 12,468.00 sq. ft.

COVERAGE & F.A.R.

SITE PLAN	12,468.00	SQ. FT. = 0.28 ac.
COV. ALLOWABLE	3,740.38	SQ. FT. = 30.00 %
EXISTING	2,878.68	SQ. FT. = 23.08 %
PROPOSED	3,532.96	SQ. FT. = 28.33 %
FAR. ALLOWABLE	3,996.79	SQ. FT. = 32.05 %
EXISTING	2,426.68	SQ. FT. = 19.46 %
PROPOSED	3,993.48	SQ. FT. = 31.92 %

POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

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

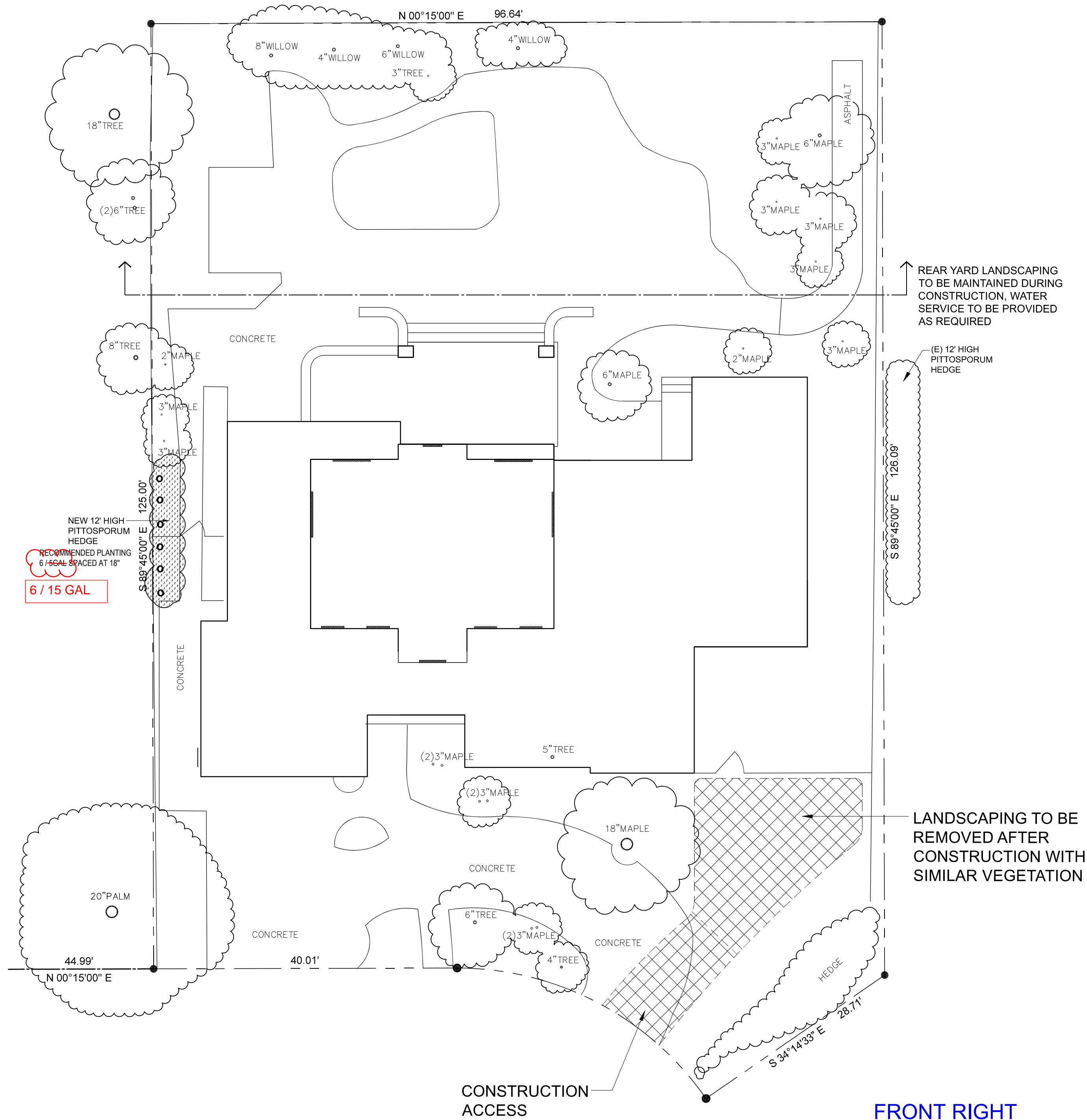
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DATE	REVISION
11/20/22	PLANNING COMMENTS

CLIENT (JOB No. 22120)
TEDDY & SHILPA TOMS
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 190 RYLAND ST. #4406, SAN JOSE, CA 95110
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 LOS ALTOS, CA 94022

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890



SITE LANDSCAPE

1" = 10'-0"

BACK FENCE-REAR LEFT



BACK FENCE-REAR RIGHT



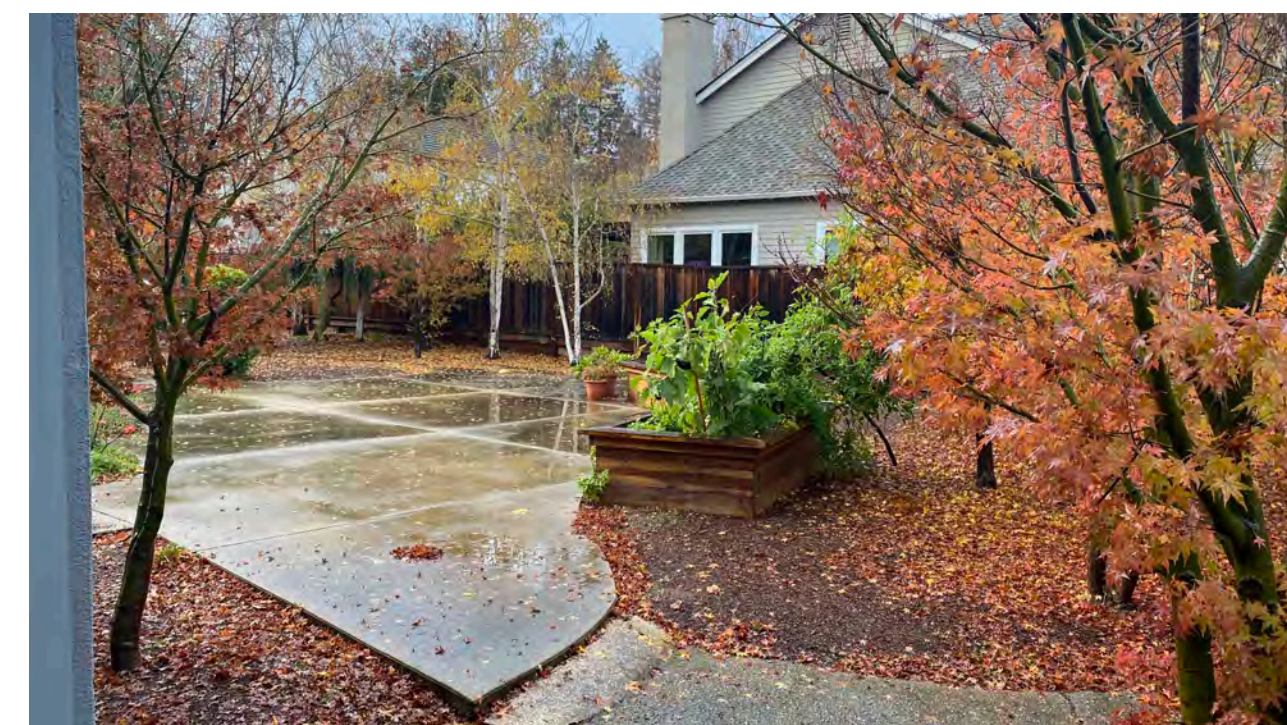
REAR LEFT CORNER



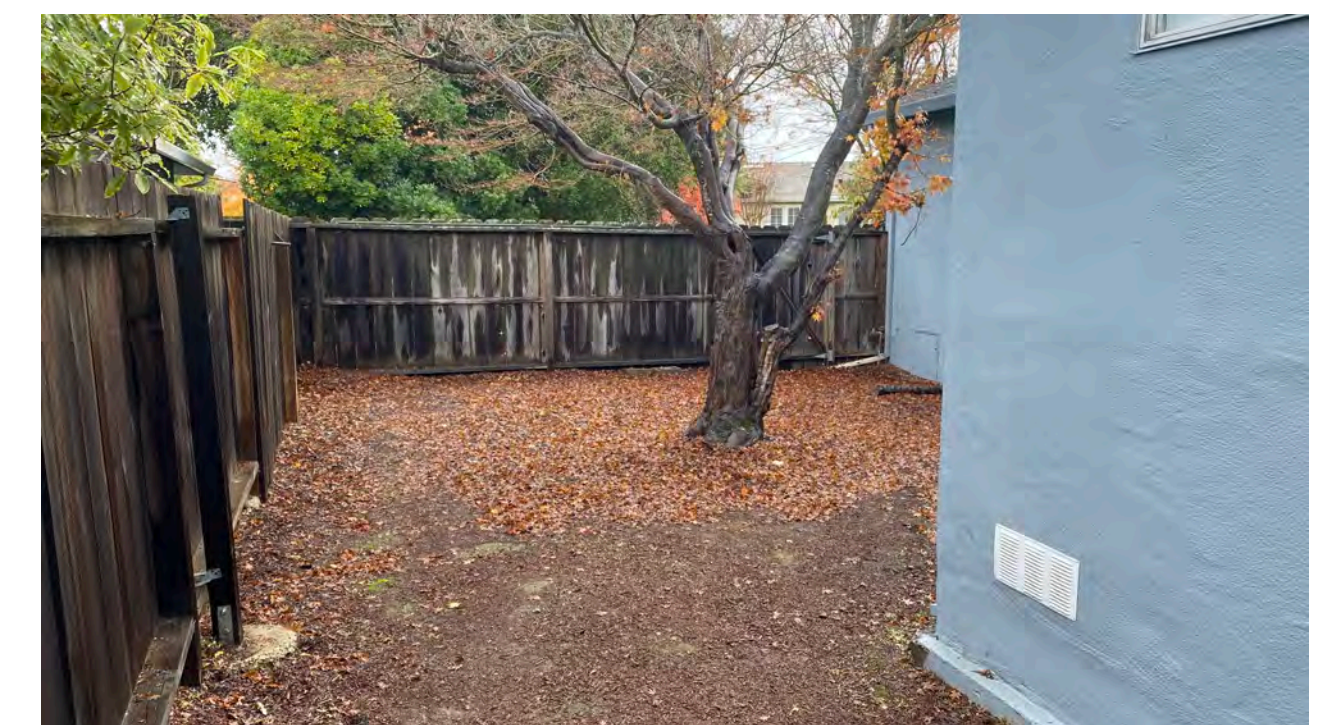
REAR CENTER



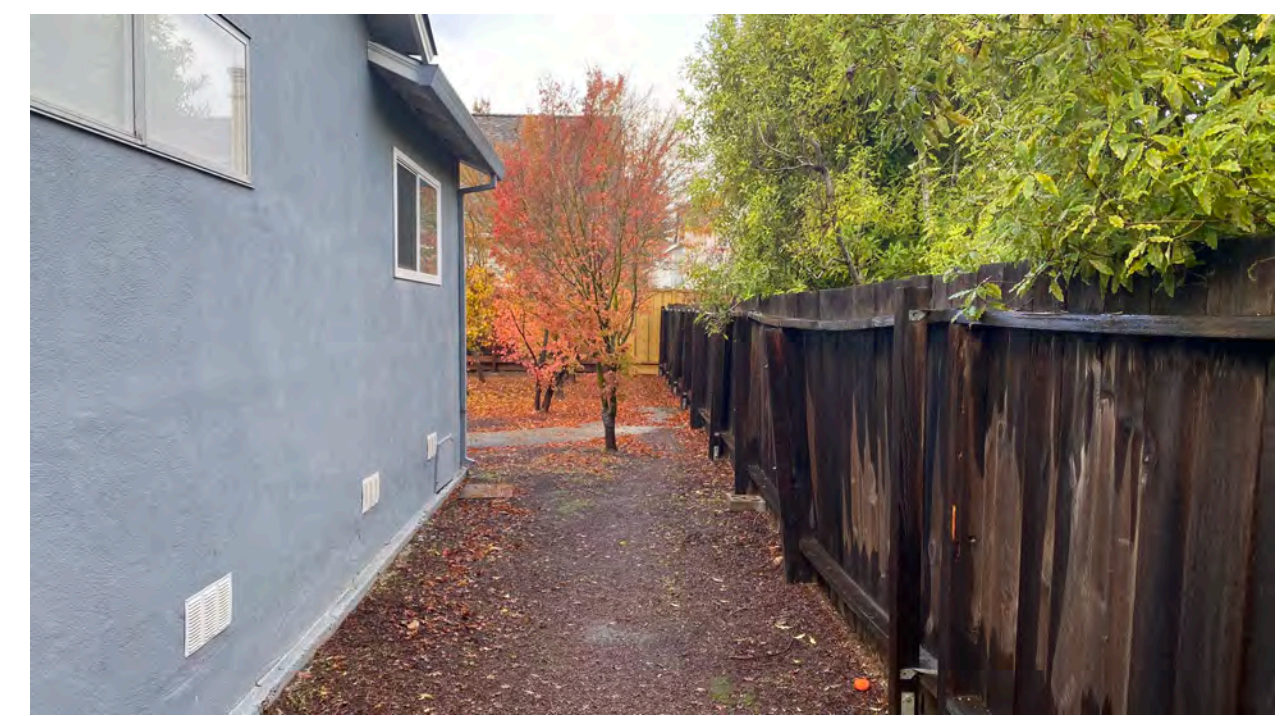
REAR RIGHT CORNER



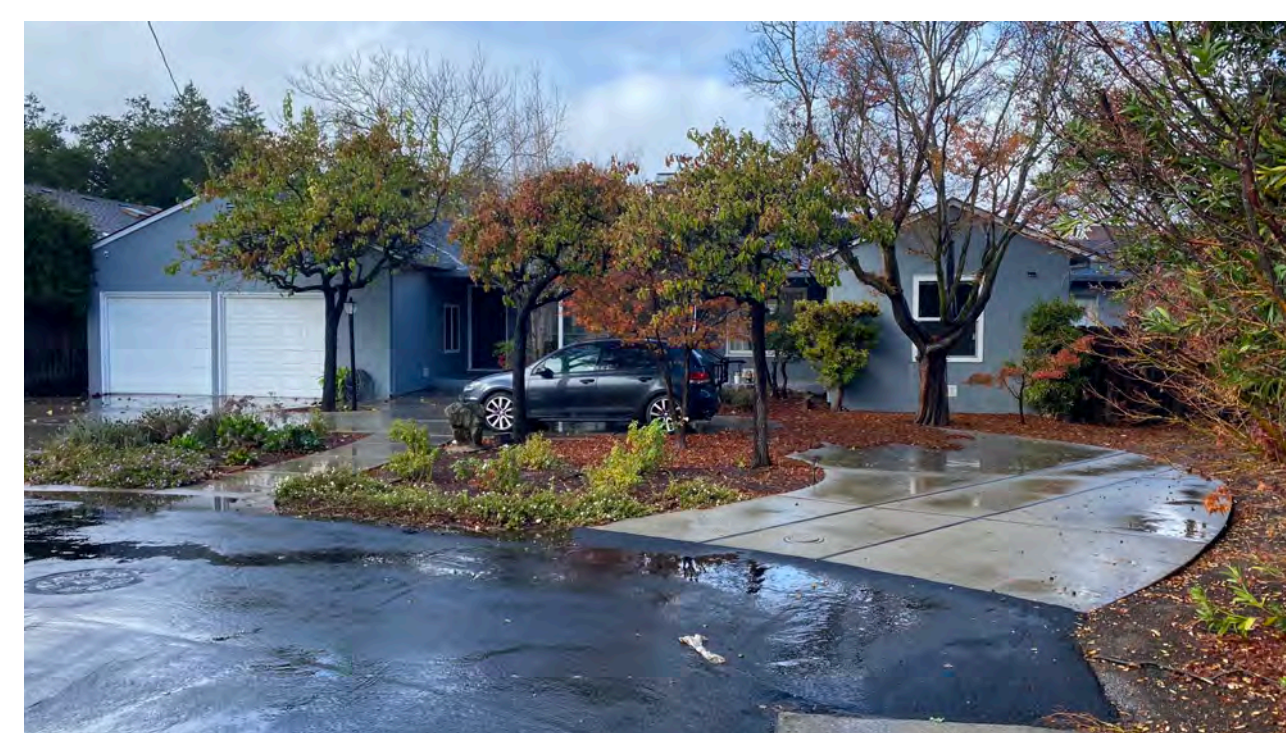
RIGHT SIDE FACING FRONT



RIGHT SIDE FACING REAR



FRONT RIGHT



FRONT RIGHT



Pittosporum (New)

- °Height of 8 to 12 feet at maturity
- °Growth rate of 1 or 2 feet to its height each year.
- °Maximum spread is 12 to 18 feet.

Willow Trees (Existing)

- °Height of 50-75 feet at maturity
- °Growth rate of 6-10 feet per year
- °Maximum spread is 20-30 feet.

Maple Trees (Existing)

- °Height of 50-75 feet at maturity
- °Growth rate of 6-10 feet per year
- °Maximum spread is 20-30 feet.

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1	1

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LOS ALTOS, CA 94022

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LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A1.1

PLAN REVIEW No. 22 0323
 BLDG PERMIT No. _____

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
 The California Fire (CFC) & Building (CBC) Code, 2019 edition, as adopted by the City of Los Altos Municipal Code (LAMC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
 Proposed 1,885 SF addition to an existing 2,427 SF two-story single-family residence with an attached garage.

Plan Status:
 Plans are **NOT APPROVED**. Revise and resubmit drawings and provide a response letter addressing comments on this plan review. All comments having **BOLD** font require correction prior to approval.

Plan Review Comments:
 1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings and in existing dwellings, when additions are made that increase the building area to more than the allowable Fire-Flow Appendix Tables B105.1(1) and B105.1(2) of the 2019 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated garages shall be included. *Additions over fifty (50) percent and/or seven hundred fifty (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems.* **Exceptions:** Detached Accessory Dwelling Units (ADUs), provided that all of the following are met: a) The unit meets the definition of an Accessory Dwelling Unit as defined in the Government Code Section 65852.2. b) The existing primary residence does not have automatic fire sprinklers. c) The detached ADU does not exceed 1,200 square feet in size. d) The unit is on the same lot as the primary residence. e) The unit meets all access and water supply requirements of Chapter 5 and Appendix B and C of the 2019 California Fire Code. **Additions exceed 750 SF. Note on Sheet A0.0 that an automatic sprinkler system will be installed as a deferred submittal.**

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE	
LOG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Chapman Design Associates	02/08/2022	1 OF 3	
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM						
2	4312		Residential Development		Design Review						
NAME OF PROJECT					LOCATION						
SFR					808 Pico Lane Los Altos						
TABULAR FIRE FLOW		REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI		BY						
1750		50%	875		Flanagan, Caleb						

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

PLAN REVIEW No. 22 0323
 BLDG PERMIT No. _____

DEVELOPMENTAL REVIEW COMMENTS

3. **Required Fire Flow:** The fire flow for this project is 1,750 GPM at 20 psi residual pressure from a single hydrant. If an automatic fire sprinkler system will be installed, the fire flow will be reduced by 50% establishing a required adjusted fire flow of 875 GPM at 20 psi residual pressure. **Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @ 20 psi residual from a fire hydrant located within 800' of the farthest exterior corner of the structure. Contact your local water purveyor (CalWater) for details on how to obtain the fire flow letter.**

4. **Fire Department (Engine) Driveway Turnaround Required:** Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Maximum grade in any direction shall be 5%. Installations shall conform with Fire Department Standard Details and Specifications D-1. [CFC Section 503.2.5]. *Turnaround C can fit within the existing out-de-sac.*

5. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

6. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Chapman Design Associates	02/08/2022	2 OF 3
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
2	4312		Residential Development		Design Review					
NAME OF PROJECT					LOCATION					
SFR					808 Pico Lane Los Altos					
TABULAR FIRE FLOW		REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI		BY					
1750		50%	875		Flanagan, Caleb					

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PLAN REVIEW No. 22 0323
 BLDG PERMIT No. _____

DEVELOPMENTAL REVIEW COMMENTS

7. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. ICFC, Ch.1, 105.3.81

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
LOG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	R-3/U	VB	Chapman Design Associates	02/08/2022	3 OF 3
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
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JOB SITE ADDRESS

808 PICO LANE
LOS ALTOS, CA 94022

CLIENT (JOB No. 22120)

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 620 S. EL MONTE AVENUE
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SHEET

A1.2



50 E. PORTOLA AVE.



42 E. PORTOLA AVE.



51 E. PORTOLA AVE.



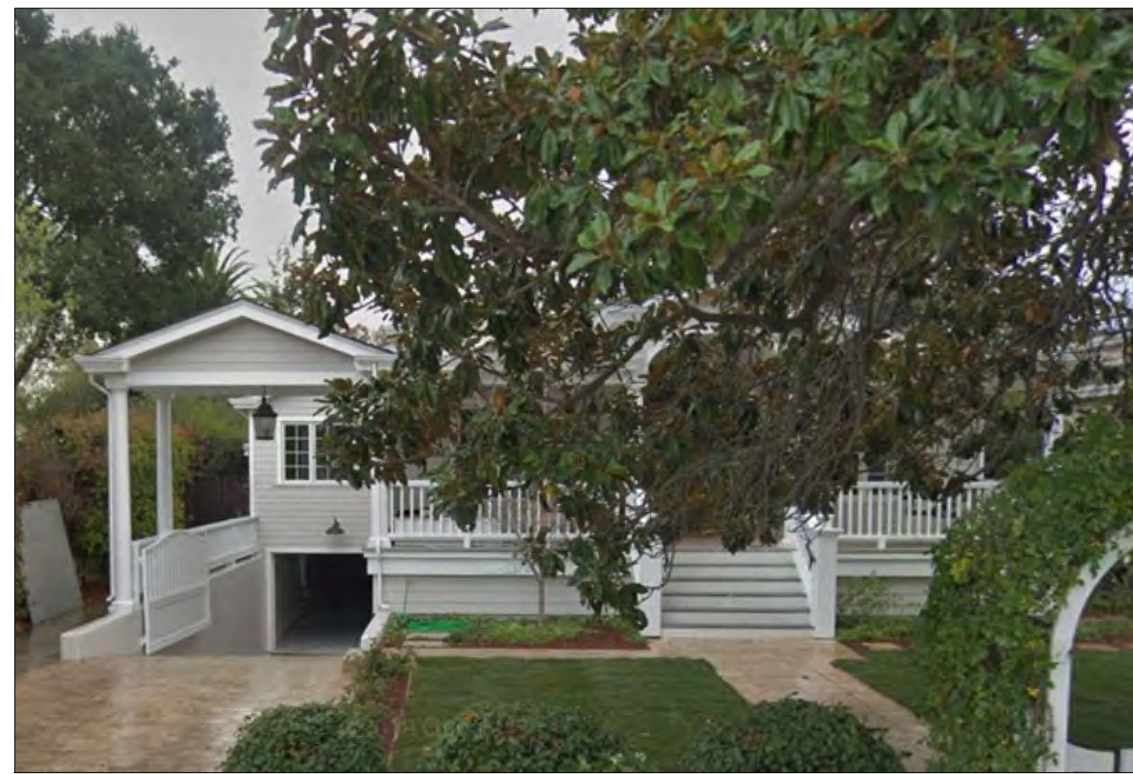
50 CHESTER CIRCLE



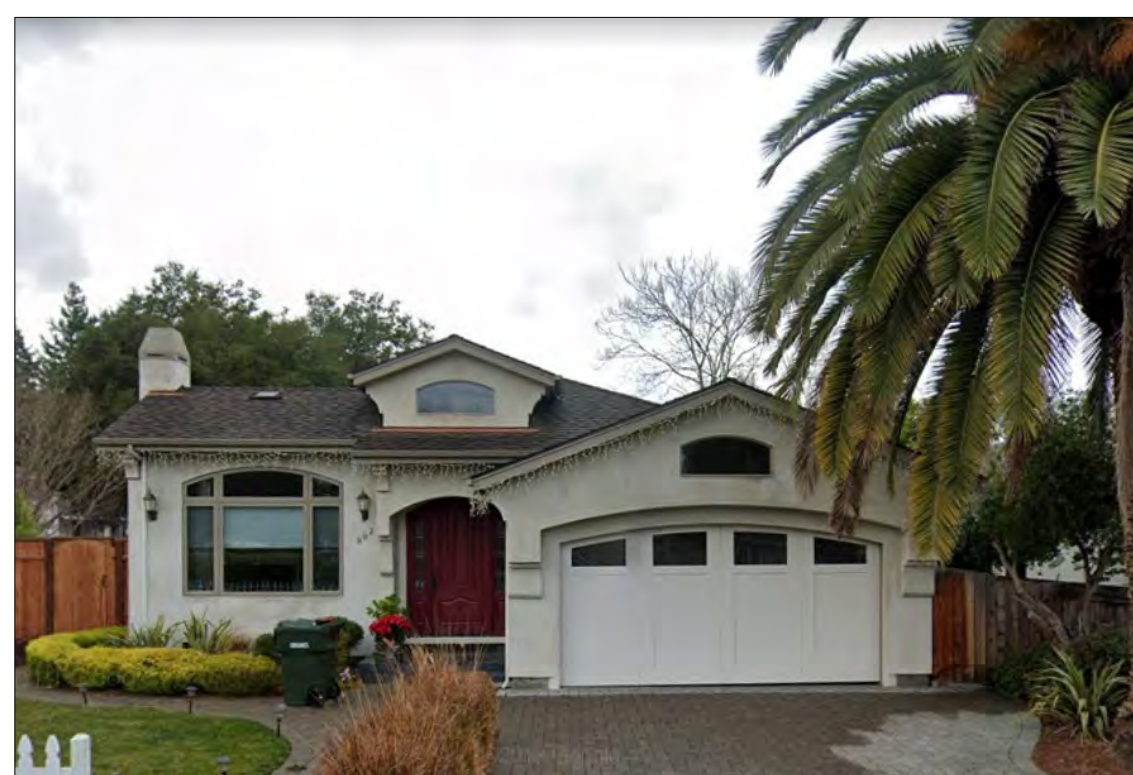
52 CHESTER CIRCLE



60 E. PORTOLA AVE.



70 E. PORTOLA AVE.



802 PICO LANE



80 E. PORTOLA AVE.



899 PICO LANE



61 CHESTER CIRCLE



56 CHESTER CIRCLE



815 PICO LANE



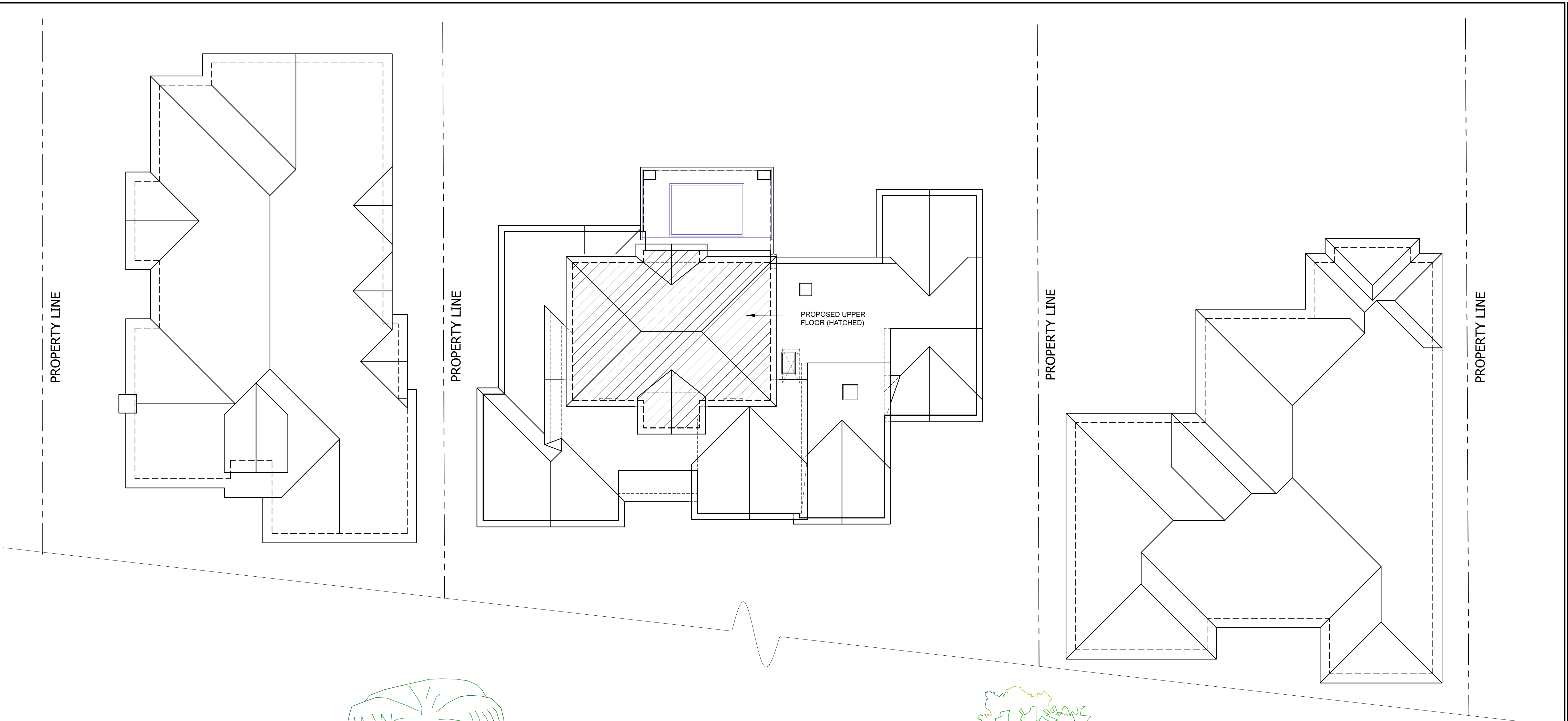
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SHEET
A1.3



802 Pico Ln.

808 Pico Ln.

815 Pico Ln.

STREETSCAPE

1/8" = 1'-0"

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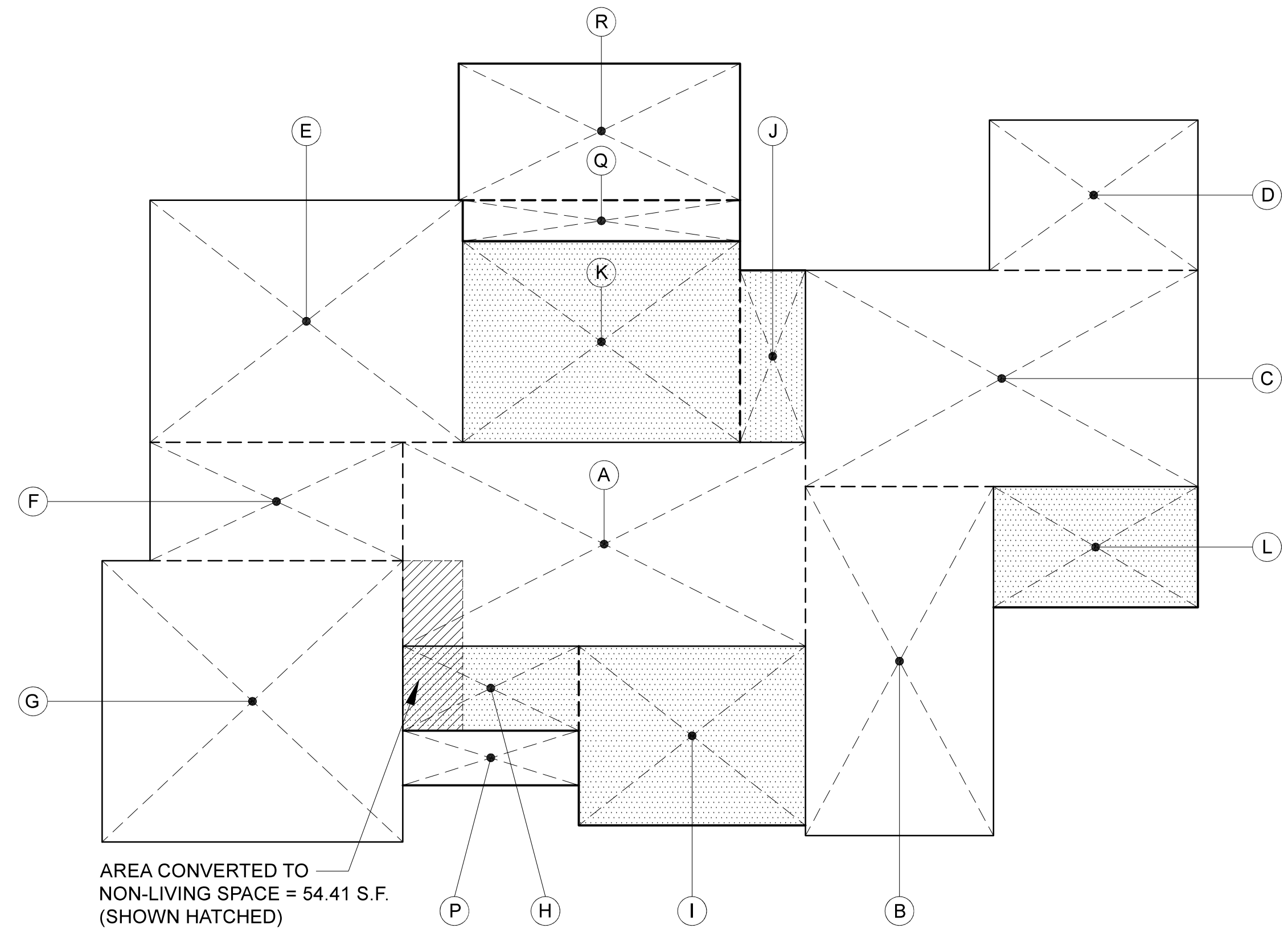
CLIENT (JOB No. 22120)
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 190 RYLAND ST. #4406, SAN JOSE, CA 95110
 PHONE No. (408) 421-3478

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 808 PICO LANE
 LOS ALTOS, CA 94022

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 LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A1.4



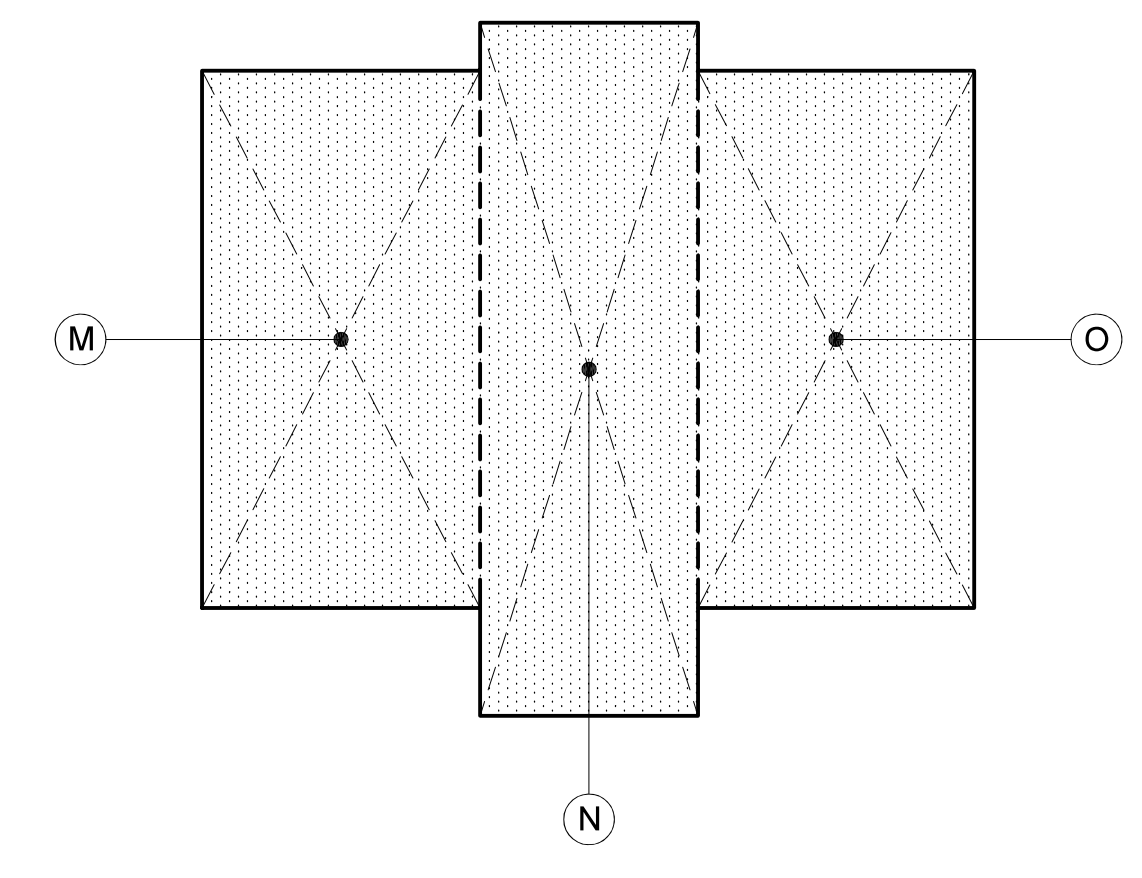
MAIN FLOOR DIAGRAM

FLOOR AREA CALCULATIONS

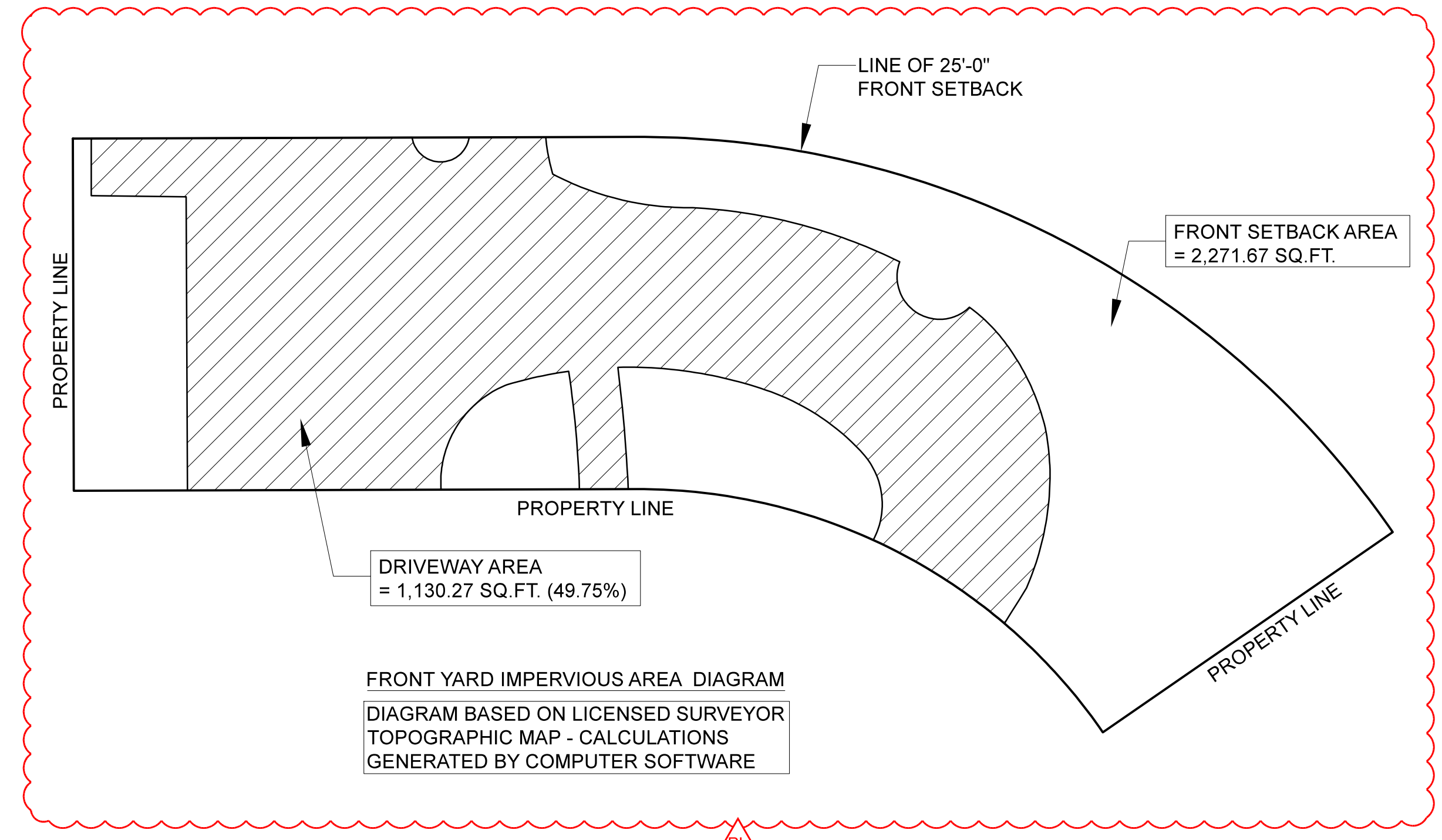
EXISTING HOUSE :		
A	14.91' X 29.458'	439.22 S.F.
B	13.75' X 25.54'	351.17 S.F.
C	15.83' X 28.71'	454.48 S.F.
D	11.00' X 15.25'	167.75 S.F.
E	17.71' X 22.875'	405.11 S.F.
F	8.66' X 18.00'	155.88 S.F.
		1,973.92 S.F.
PORTION OF (E) CONVERTED TO NON-LIVING AREA		54.41 S.F.
		1,919.51 S.F.
GARAGE :		
G	20.58' X 22.00'	452.76 S.F.
PORTION OF (E) ADDED TO NON-LIVING AREA		54.41 S.F.
TOTAL EXISTING		2,426.68 S.F.

FLOOR AREA CALCULATIONS

PROPOSED MAIN FLOOR ADDITION :		
H	6.19' X 12.875'	79.69 S.F.
I	13.125' X 16.58'	217.61 S.F.
J	4.79' X 12.58'	60.26 S.F.
K	14.71' X 20.29'	298.46 S.F.
L	8.83 X 14.96	132.09 S.F.
		788.11 S.F.
PROPOSED UPPER FLOOR:		
M	11.58 X 22.375	259.10 S.F.
N	9.08 X 28.88	262.28 S.F.
O	11.50 X 22.375	257.31 S.F.
		778.69 S.F.
TOTAL ADDITION		1,566.80 S.F.
TOTAL PROPOSED		3,993.48 S.F.
COVERAGE:		
P	4.00 X 12.875	51.50 S.F.
Q	3.00 X 20.29	60.87 S.F.
R	10.00 X 20.58	205.80 S.F.
		318.17 S.F.
TOTAL PROPOSED COVERAGE		3,532.96 S.F.



UPPER FLOOR DIAGRAM



FRONT YARD IMPERVIOUS AREA DIAGRAM
 DIAGRAM BASED ON LICENSED SURVEYOR
 TOPOGRAPHIC MAP - CALCULATIONS
 GENERATED BY COMPUTER SOFTWARE

FLOOR DIAGRAM & AREA CALCULATIONS

1/8" = 1'-0"

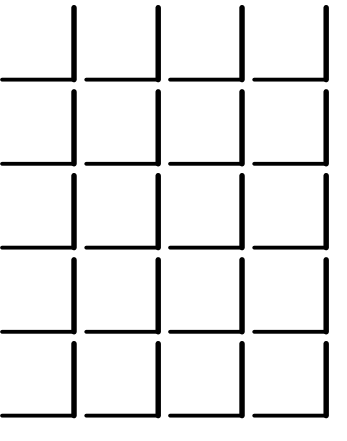
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DATE	PLANNING COMMENTS
11/10/2022	

JOB SITE ADDRESS
 808 PICO LANE
 LOS ALTOS, CA 94022

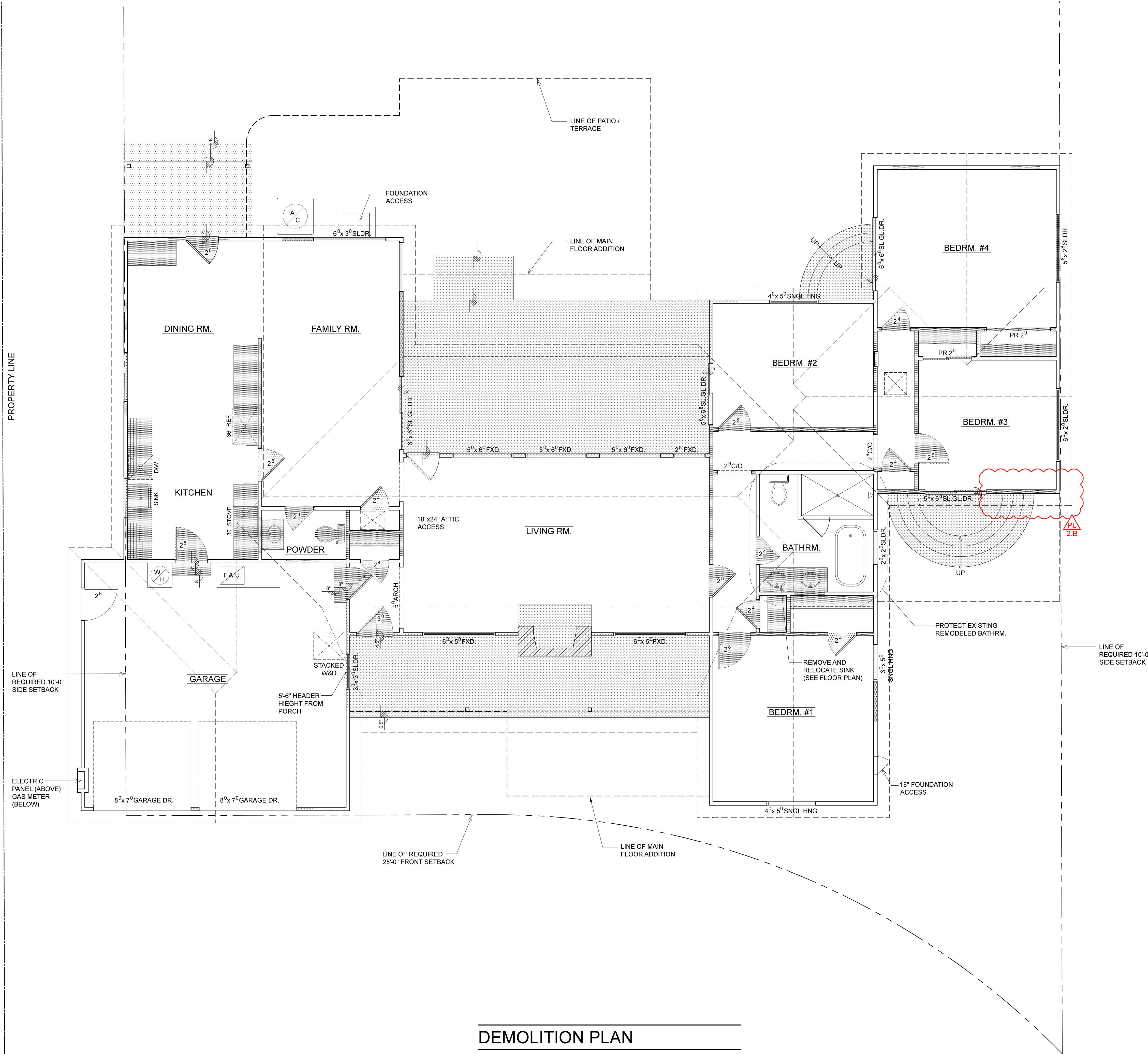
CLIENT (JOB No. 22120)
TEDDY & SHILPA TOMS
 MAILING ADDRESS :
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 PHONE No. (408) 421-9478

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SHEET

A1.5



DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C. D. A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS
- 2 WINDOWS & SKYLIGHTS
- 3 CABINETS
- 4 FLOOR COVERINGS
- 5 LIGHT FIXTURES
- 6 APPLIANCES
- 7 LANDSCAPE
- 8 FLATWORK
- 9 VENEER
- 10 ELECTRICAL METER
- 11 GAS METER

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

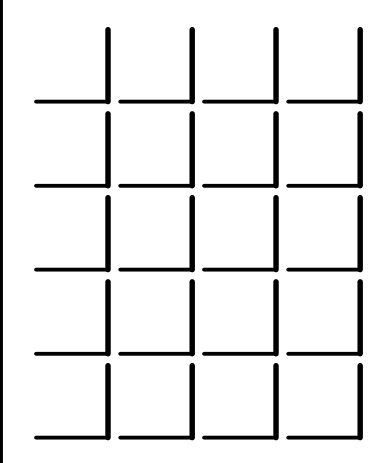
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NO.	REVISION	DATE	BY	CHKD.
1	PLANNING COMMENTS			

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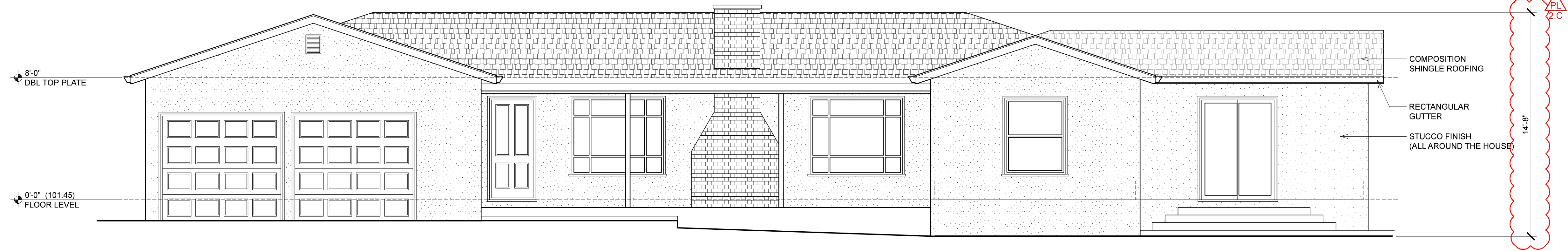
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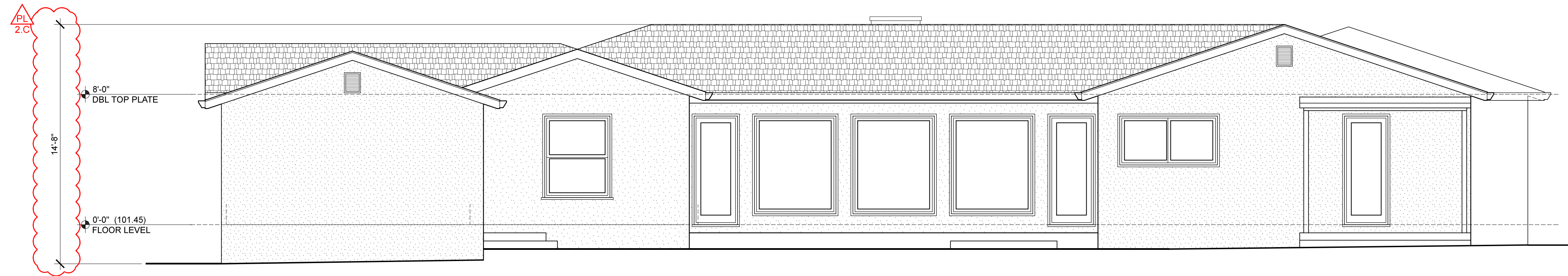


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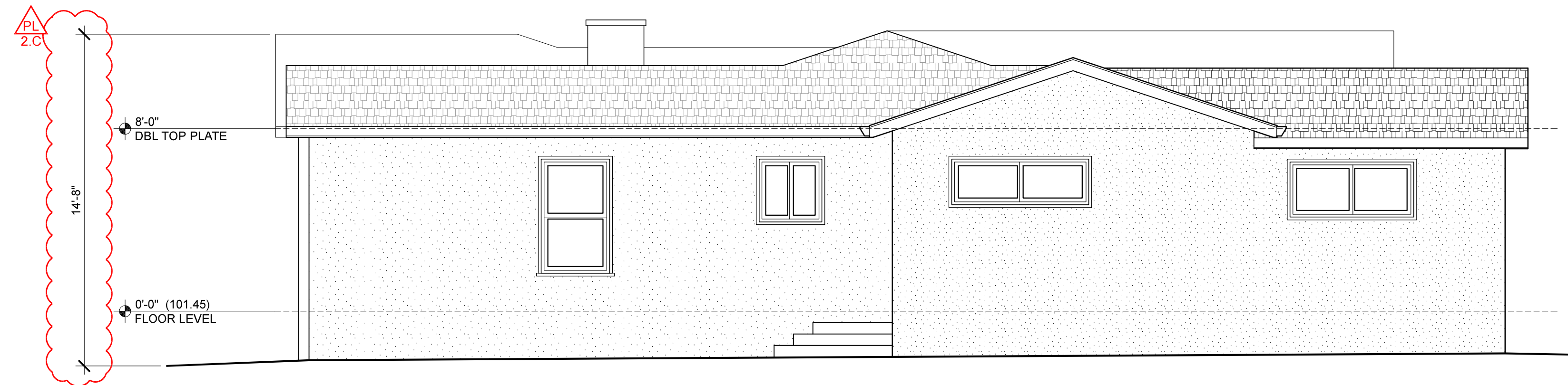
A2.0



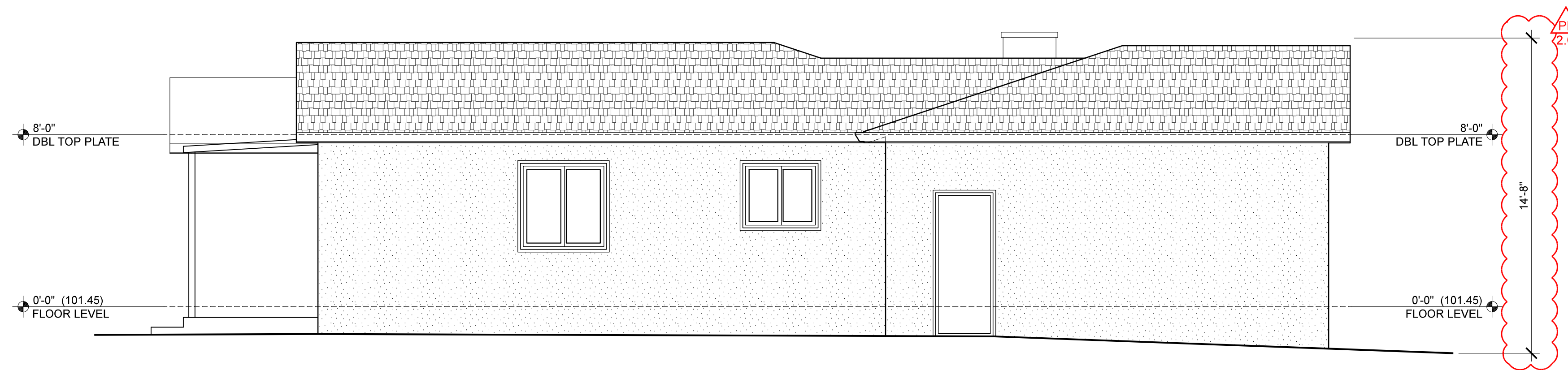
FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

EXISTING EXTERIOR ELEVATIONS

1/4" = 1'-0"

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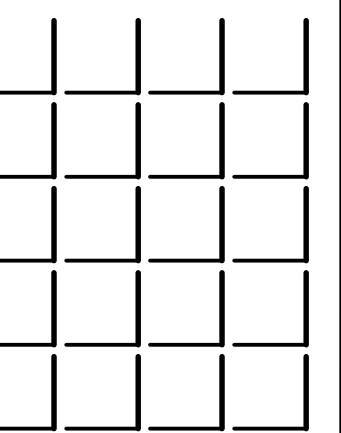
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SHEET

A2.1

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2019
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2019. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
 - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2019. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS** DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2019. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2019, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2019 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2019
- IX WATER CLOSETS** PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2019 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2019 CRC
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2019 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2019 CPC) SHALL CONFORM TO SEC. 402, 2019 CPC
 - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF
 - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
 - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

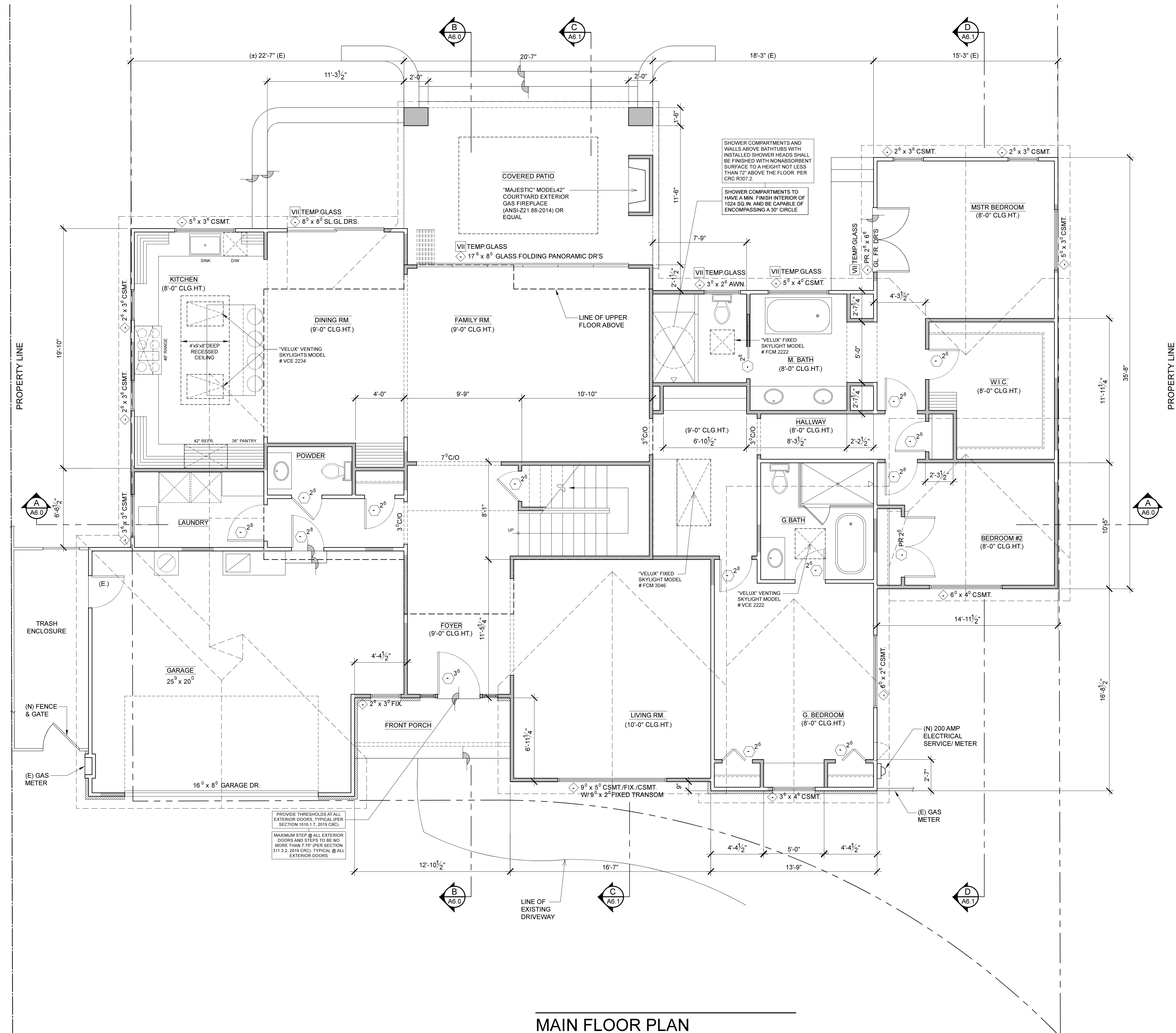
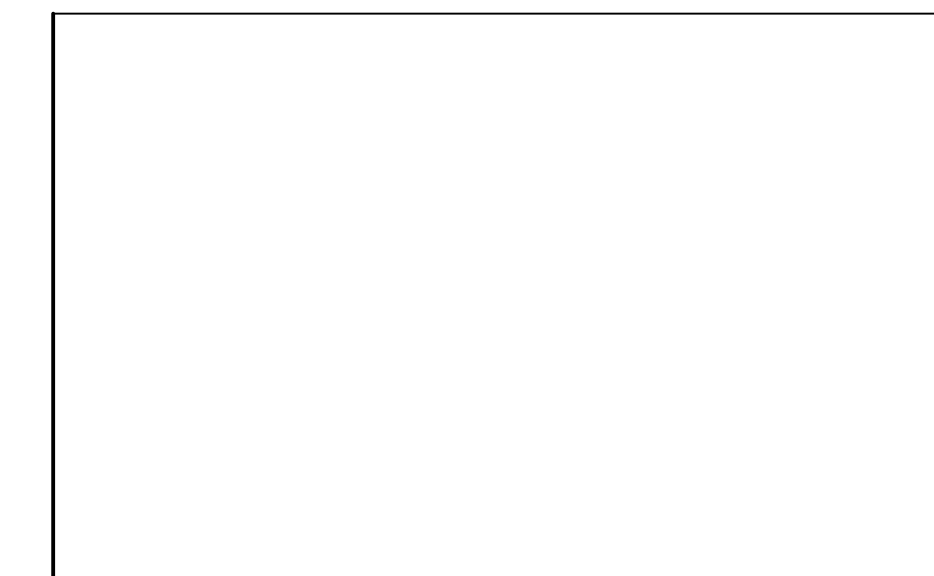
ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING
- NEW
- RELOCATED



MAIN FLOOR PLAN

1/4" = 1'-0"

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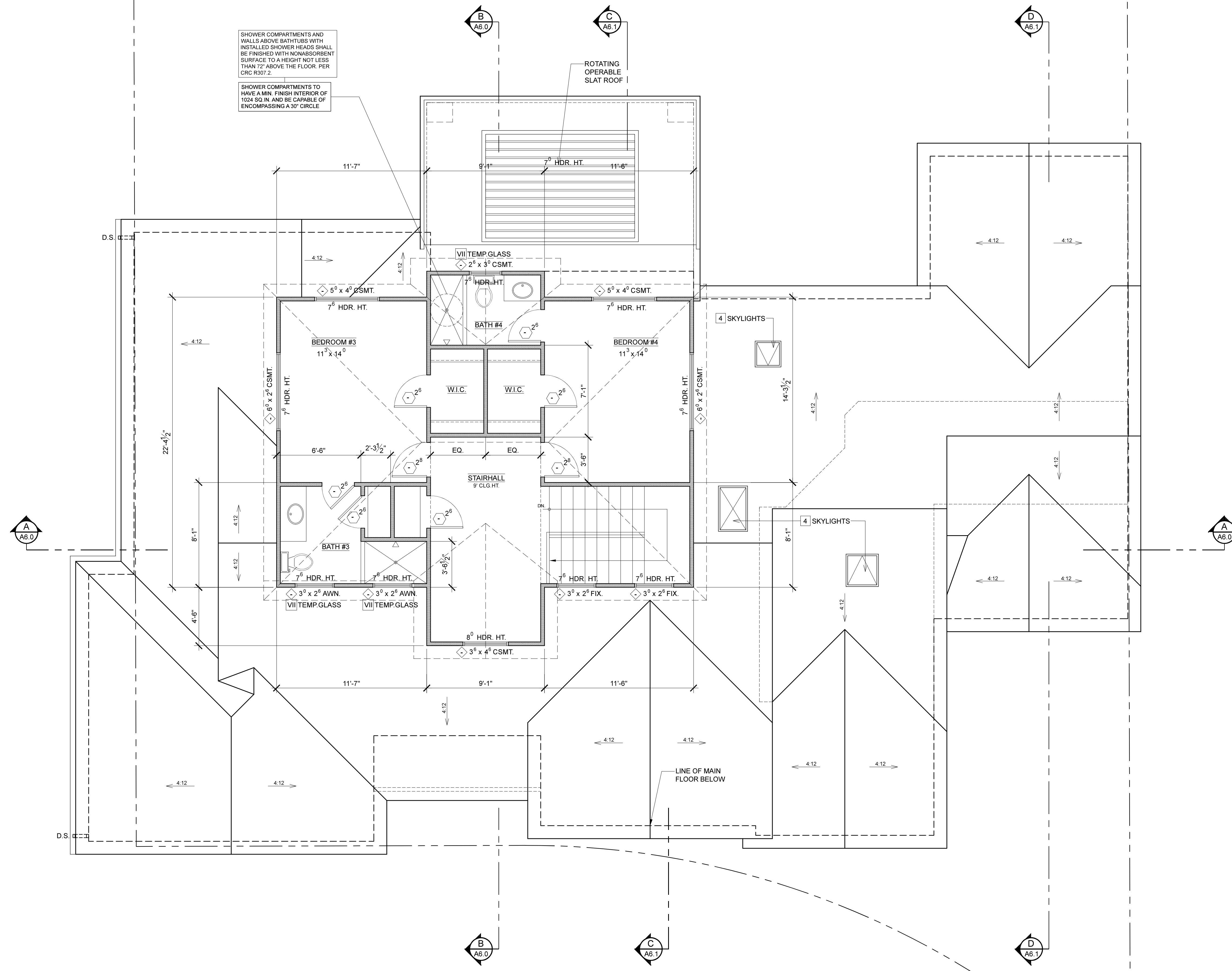
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SHEET

A3.0



UPPER FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- ◊ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ◊ DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ▬▬▬ EXISTING WALLS TO REMAIN
- ▬▬▬ NEW WALLS
- (E) EXISTING
- (N) NEW
- ◻ RELOCATED

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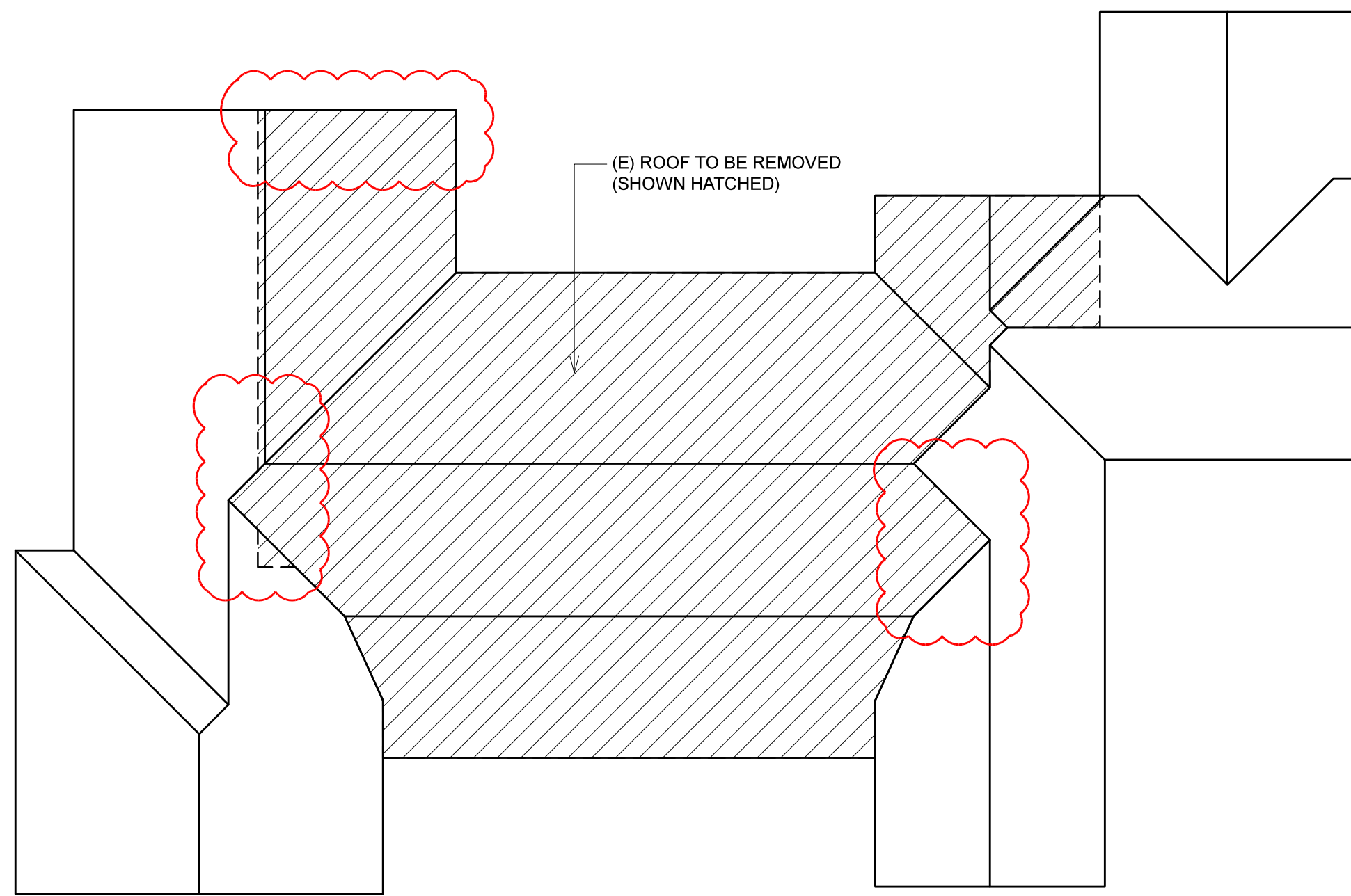
JOB SITE ADDRESS
 808 PICO LANE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22120)
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SHEET

A3.1



ROOF DEMO CALCULATIONS

TOTAL EXISTING ROOF STRUCTURE	2,813.15 SQ. FT.
(E) ROOF STRUCTURE TO BE REMOVED	1,256.80 SQ. FT. (44.67%)
(E) ROOF STRUCTURE TO REMAIN	1,556.35 SQ. FT. (55.32%)

PL 2.D(b)

ATTIC VENT CALCULATIONS

AREA = 778.69 SQ. FT. (UPPER ROOF ATTIC SPACE)

150
= 5.19 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

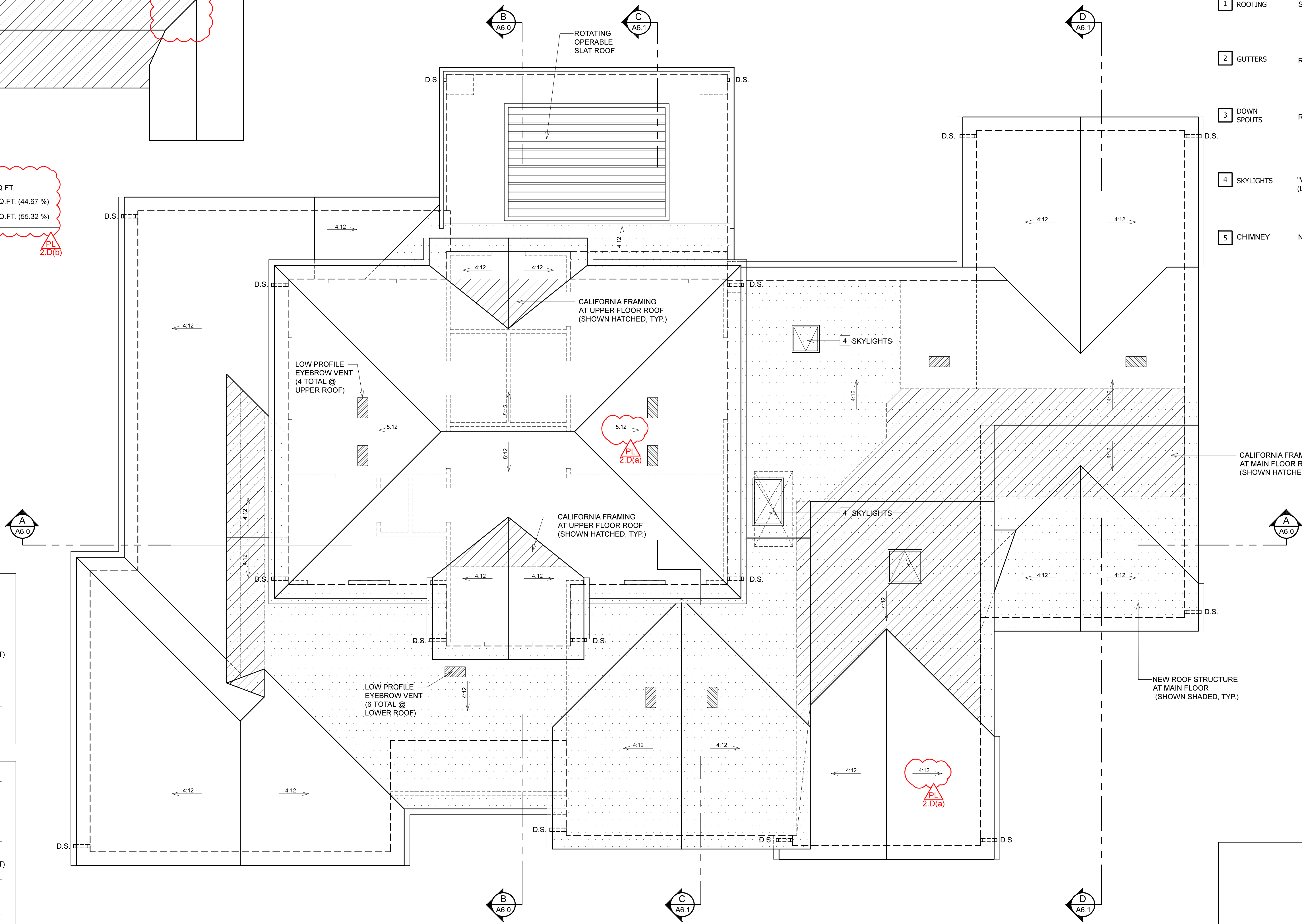
= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)	(NFVA = 0.73 S.F./VENT)
X 4	
= 2.92 SQ. FT.	
= 493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)	(NFVA = 0.493 S.F./VENT)
X 6	
= 2.96 SQ. FT.	
= 5.88 SQ. FT. (TOTAL PROPOSED VENTING AREA)	

AREA = 2,053.94 SQ. FT. (LOWER ROOF ATTIC SPACE)

150
= 13.69 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING

= 0.92 SQ. FT. (12"x15" GABLE EAVE VENT)	(NFVA = 0.902 S.F./VENT)
X 4	
= 3.68 SQ. FT.	
= 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)	(NFVA = 0.73 S.F./VENT)
X 5	
= 3.65 SQ. FT.	
= 493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)	(NFVA = 0.493 S.F./VENT)
X 13	
= 6.41 SQ. FT.	
= 13.74 SQ. FT. (TOTAL PROPOSED VENTING AREA)	



ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III VALLEY FLASHING 24 GA. G.I. OVER 1/8" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2019 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

- 1 ROOFING STANDING METAL SEAM
- 2 GUTTERS RECTANGULAR GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
- 5 CHIMNEY N/A

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NO.	DATE	REVISIONS
1	11/10/2022	PLANNING COMMENTS

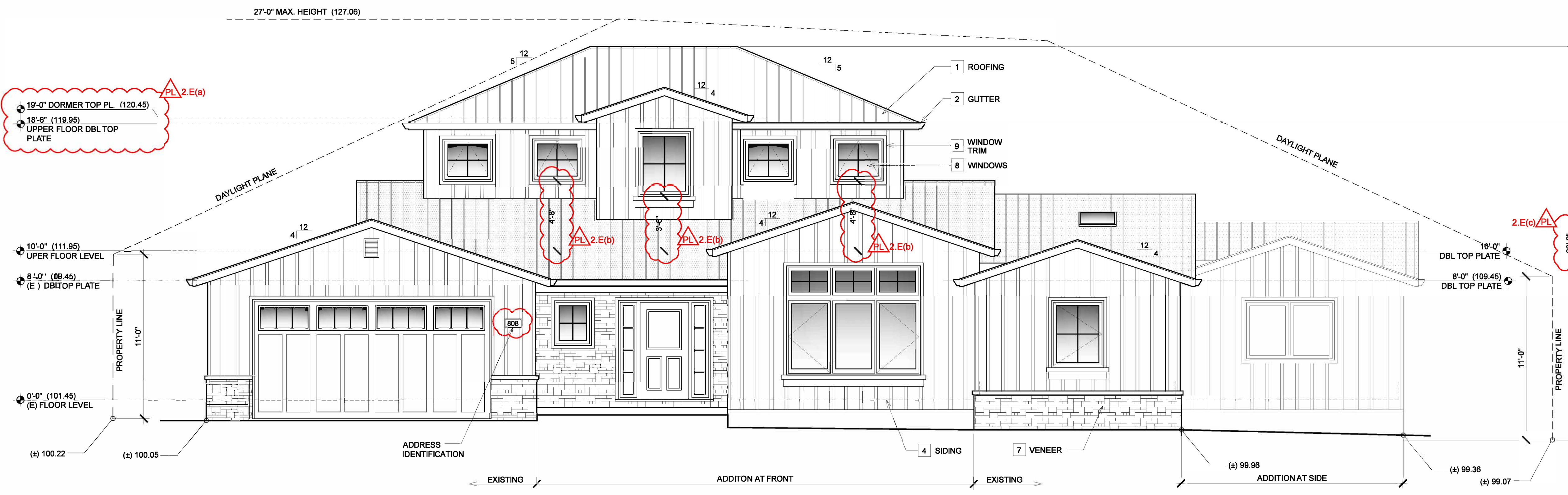
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SHEET

A3.2



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.8 & 2512.1.2 CBC 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

- 1 ROOFING STANDING METAL SEAM
- 2 GUTTER RECTANGULAR GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING BOARD & BATT
- 5 TRIM SAME AS BATTENS
- 6 STUCCO N/A
- 7 VENEER DRY STACKED STONE VENEER
- 8 WINDOWS DUAL GLAZED "MILGARD" VINYL WINDOWS
Aluminum Cased
- 9 WINDOW TRIM BATTENS, TYPICAL
- 10 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 (AMPO UES 0199) OR EQUIVALENT
- 11 CHIMNEY N/A

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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DATE	REVISION
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1/17/2022	PLANNING COMMENTS

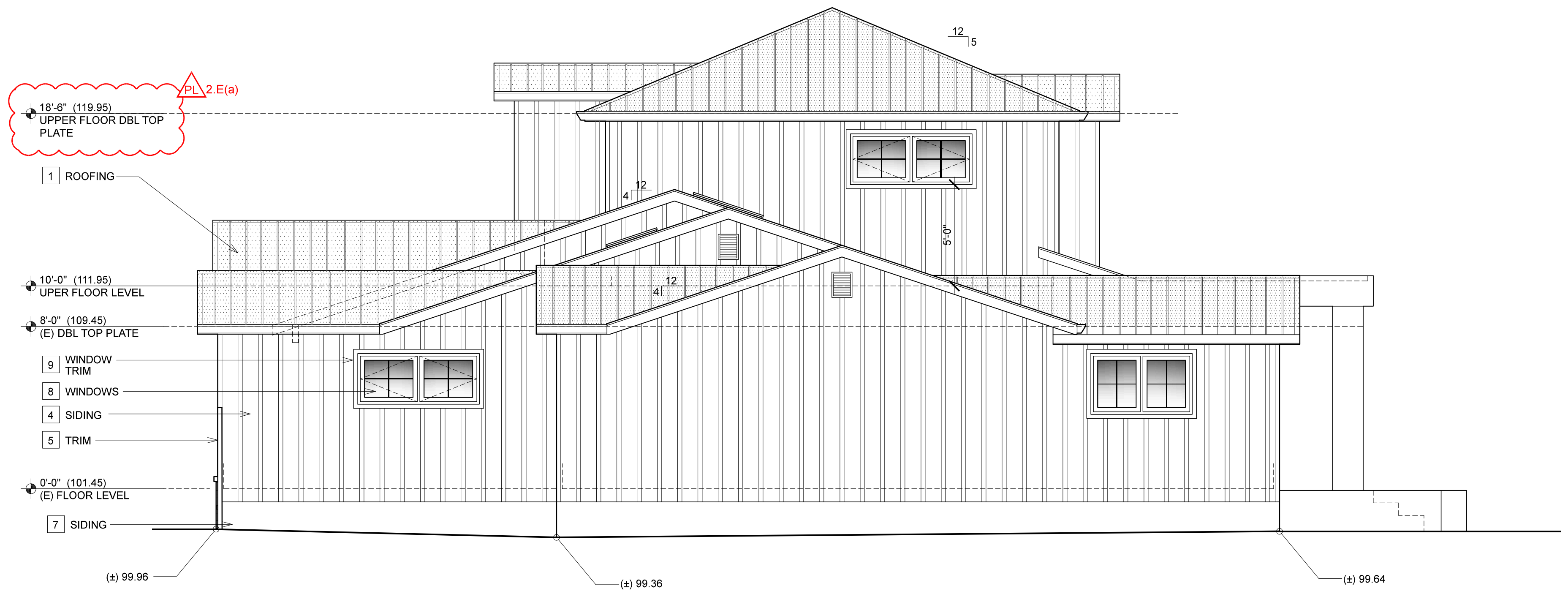
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PHONE No. (408) 421-3478

CHAPMAN DESIGN ASSOCIATES
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A5.0



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXT. MATERIAL NOTES

- 1 ROOFING STANDING METAL SEAM
- 2 GUTTER RECTANGULAR GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING BOARD & BATT
- 5 TRIM SAME AS BATTENS
- 6 STUCCO N/A
- 7 VENEER DRY STACKED STONE VENEER
- 8 WINDOWS DUAL GLAZED "MILGARD" VINYL WINDOWS
- 9 WINDOW TRIM BATTENS, TYPICAL
- 10 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 (IAMPO UES 0199) OR EQUIVALENT
- 11 CHIMNEY N/A

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

*** NOTE**
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DATE	REVISIONS
11/10/2022	PLANNING COMMENTS

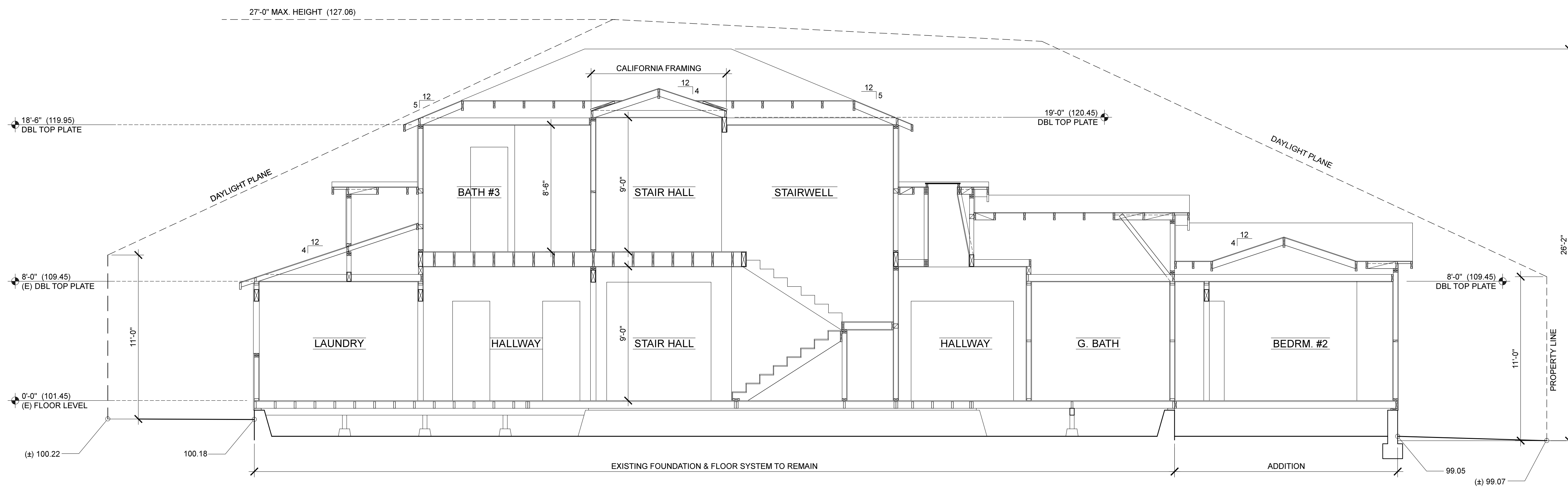
JOB SITE ADDRESS
 808 PICO LANE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22120)
TEDDY & SHILPA TOMS
 MAILING ADDRESS
 190 RYLAND ST. #4406, SAN JOSE, CA 95110
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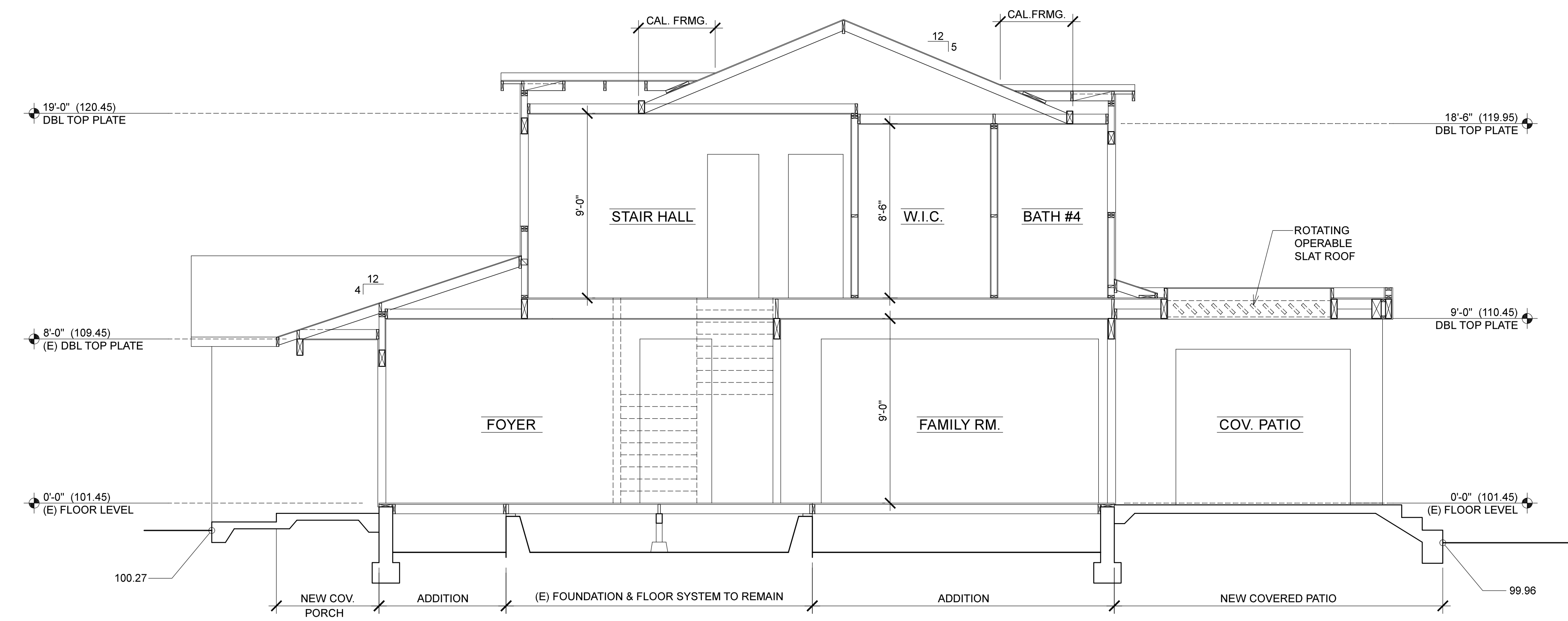
SHEET

A5.1



CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHEETROCK, TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK, TYPICAL U.O.N.
- 7 CRAWL SPACE SLAB 16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP O/ APPROVED WATER PROOF MEMBRANE O/ 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. O/ 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. O/ 15 mil VISQ O/ 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R -

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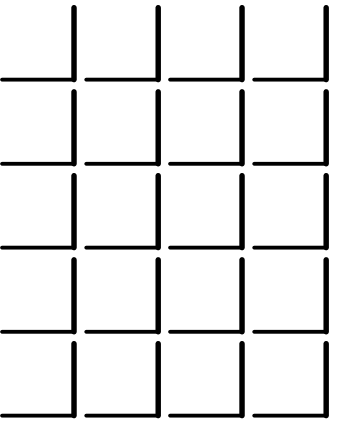
CLIENT (JOB No. 22120)

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PHONE No. (408) 421-3478

JOB SITE ADDRESS

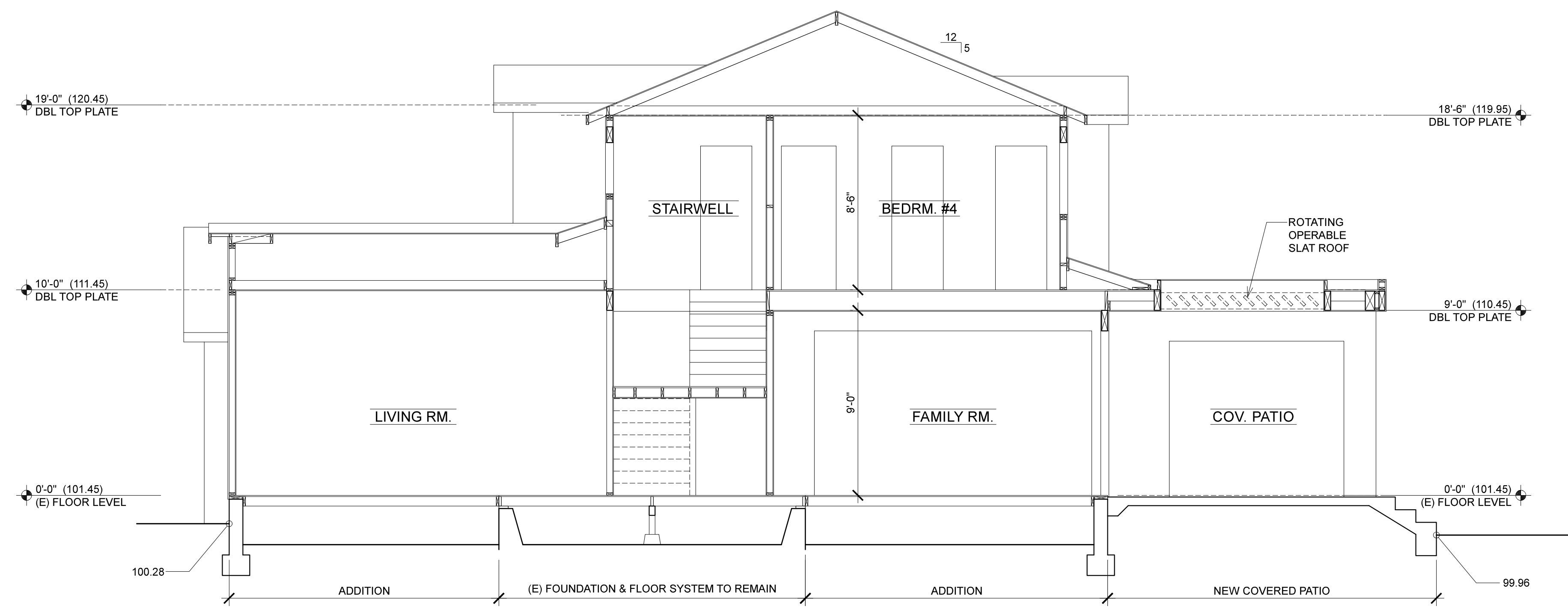
808 PICO LANE
LOS ALTOS, CA 94022

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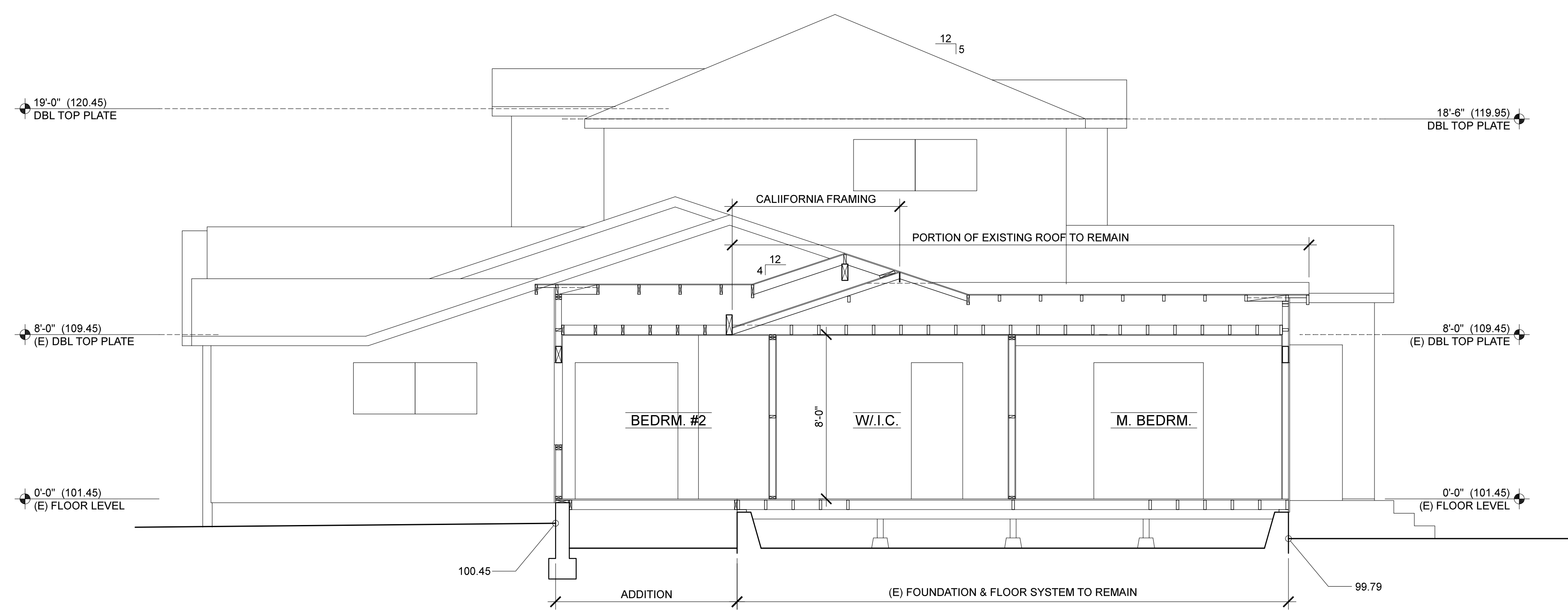


SHEET

A6.0



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



CROSS SECTION D-D
1/4" = 1'-0"

SECTION NOTES

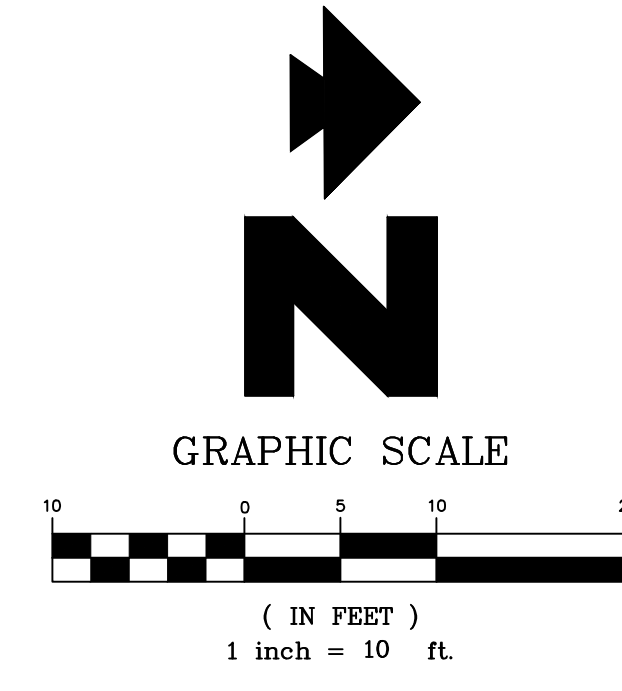
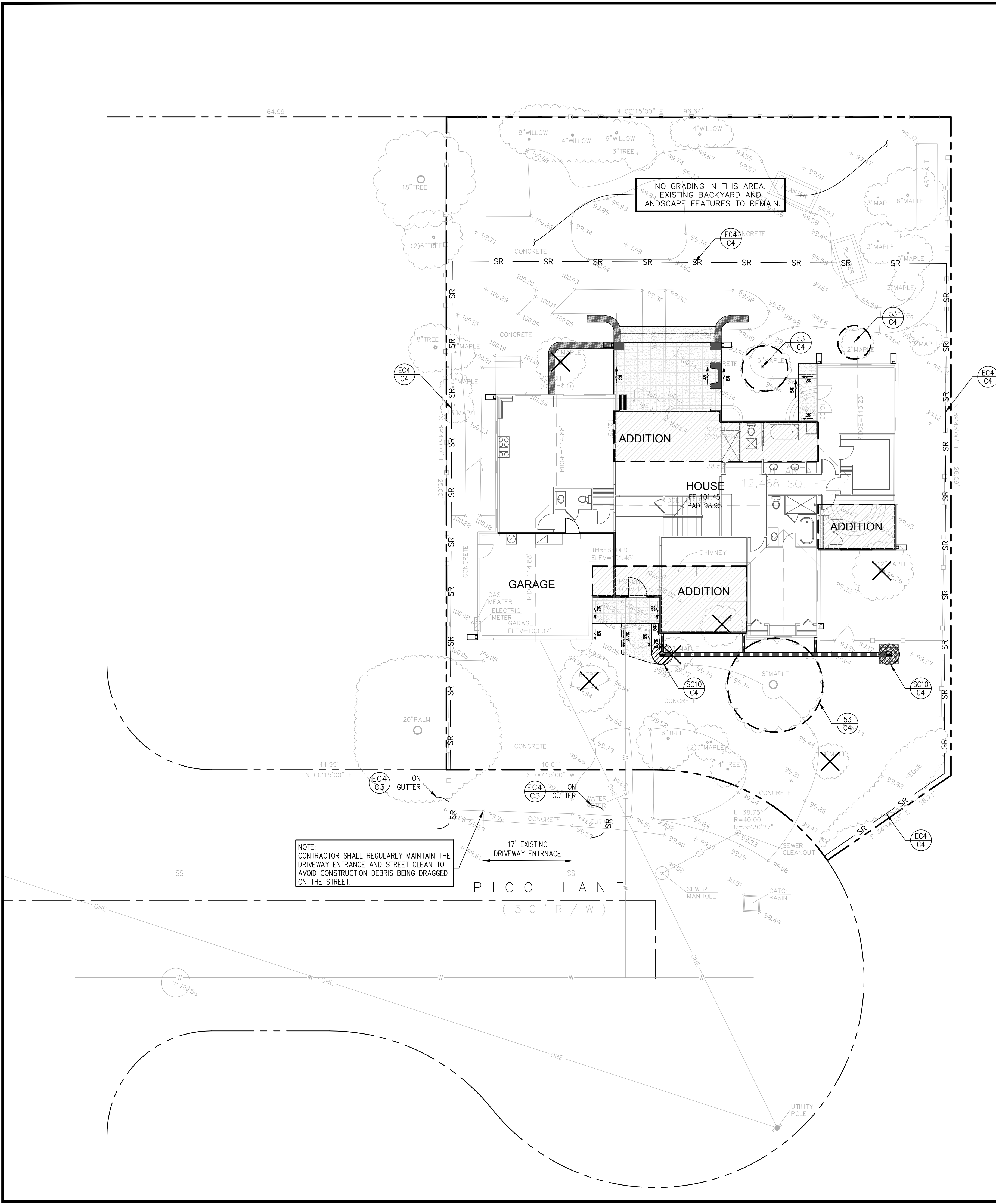
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EROSION AND SEDIMENT CONTROL NOTES & MEASURES:

- GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE LOS ALTOS GRADING OFFICIAL. REFER TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGH OUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL WITHIN SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FALLING INTO THE SAN MATEO COUNTY ROAD RIGHT OF WAY BEST MANAGEMENT PRACTICES (BMPs) TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WE USED MATERIALS, AND SEDIMENT, CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ANCHORING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT TO BE LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE TO THE PUBLIC ROAD FACILITIES:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
 - PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.
 - THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAY DOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THIS SITE WHERE STORM WATER RUN-OFF IS CORRECTLY FOLLOWING INTO SANTA CLARA COUNTY ROAD RIGHT OF WAY.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUEDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER.
- IF HYDROSEEDING IS NOT USED, THEN OTHER 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. CONTACT CITY OF LOS ALTOS FOR APPROVED SEED MIX. UTILIZE EROSION FABRIC ON DISTURBED SLOPES GREATER THAN 2:1.
- DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FORM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.
- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS OF FUTURE CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
- DEMOLITION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
- CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
- WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION 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 TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE 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.

DEMOLITION NOTES:

- EXISTING BUILDING TO BE REMOVED.
- LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

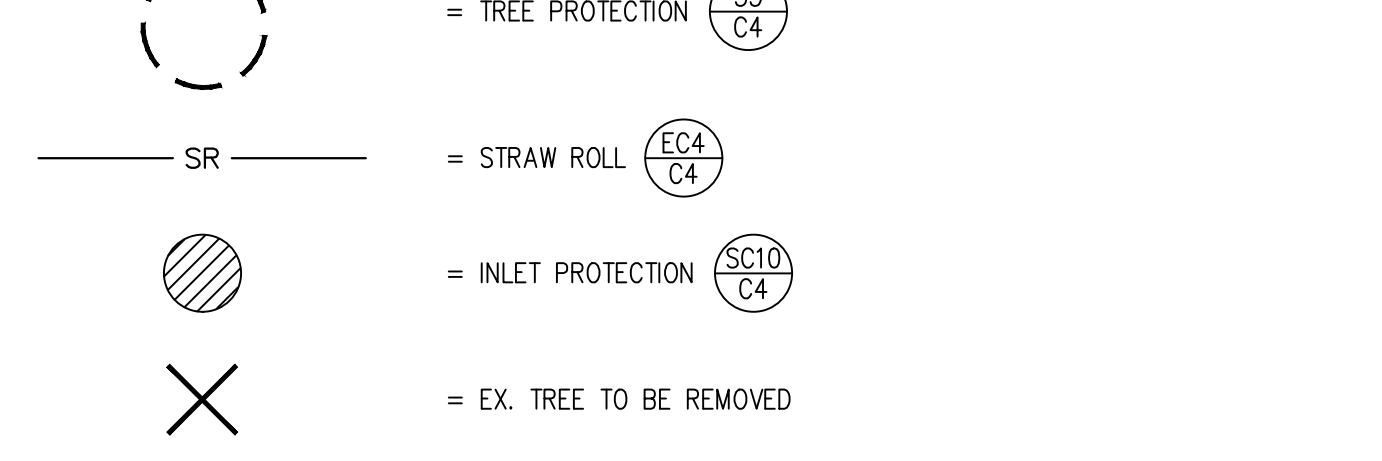
WATER SERVICE

- EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

GAS SERVICE

- A GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND

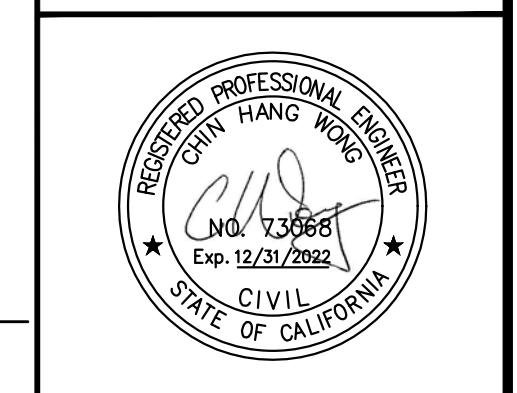


EROSION CONTROL POINT OF CONTACT:
 NAME: CHIN HANG WONG
 TITLE/QUALIFICATION: PE, QSD
 PHONE: (650) 931-2514
 E-MAIL: cwong@green-ce.com

REV.	DATE	DESCRIPTION
A		

EROSION CONTROL PLAN
TEDDY & SHILPA TOMS RESIDENCE
 808 PICO LANE
 LOS ALTOS, CA 94022

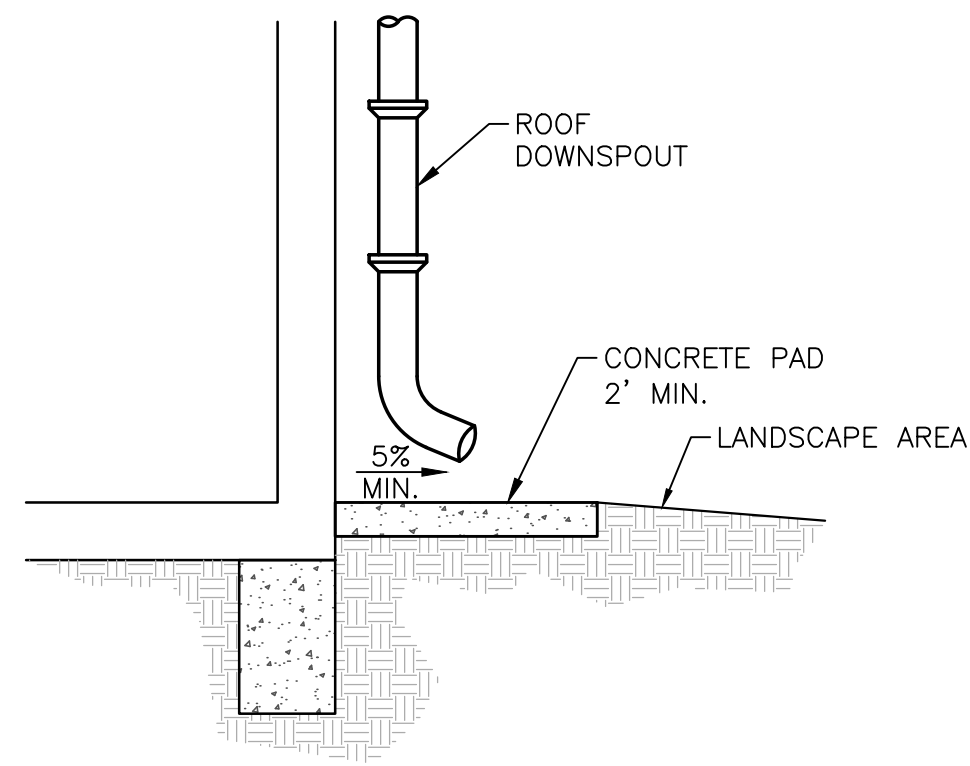
GREEN
 CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



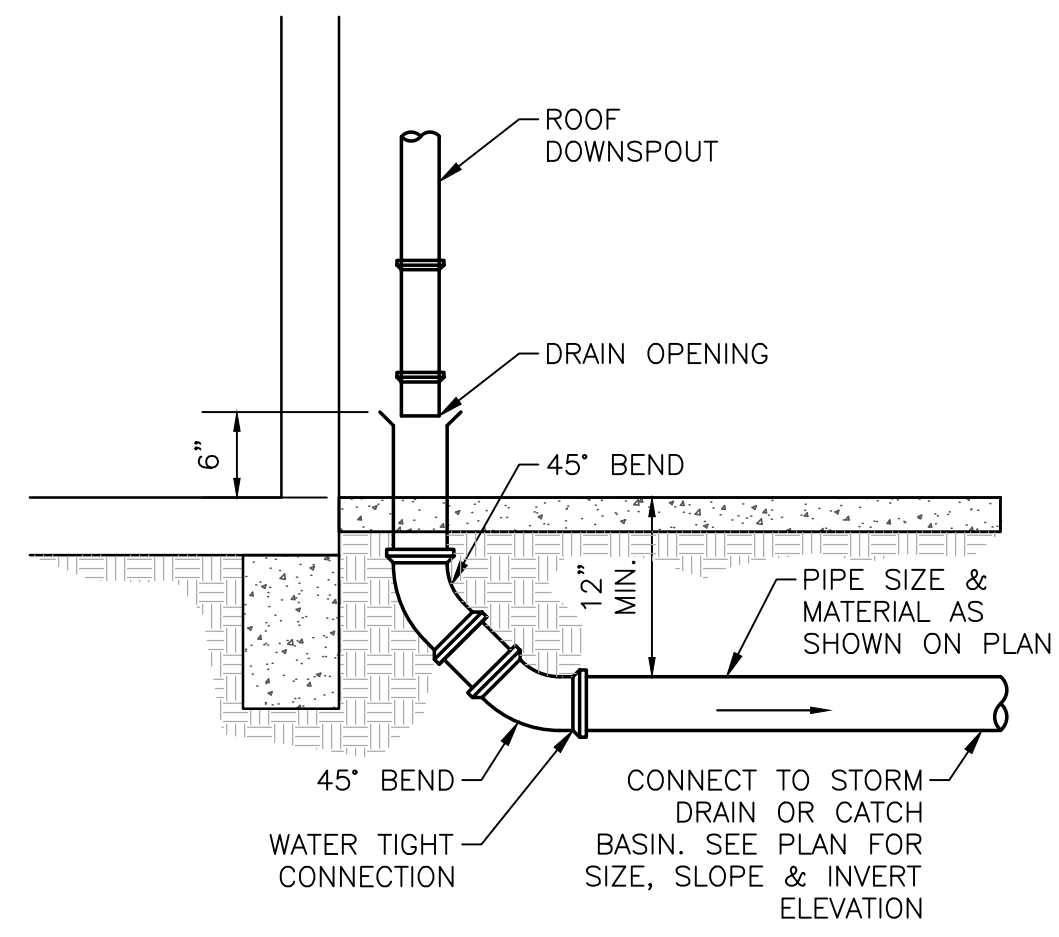
SCALE
 VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE:	11/22/2021
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210049

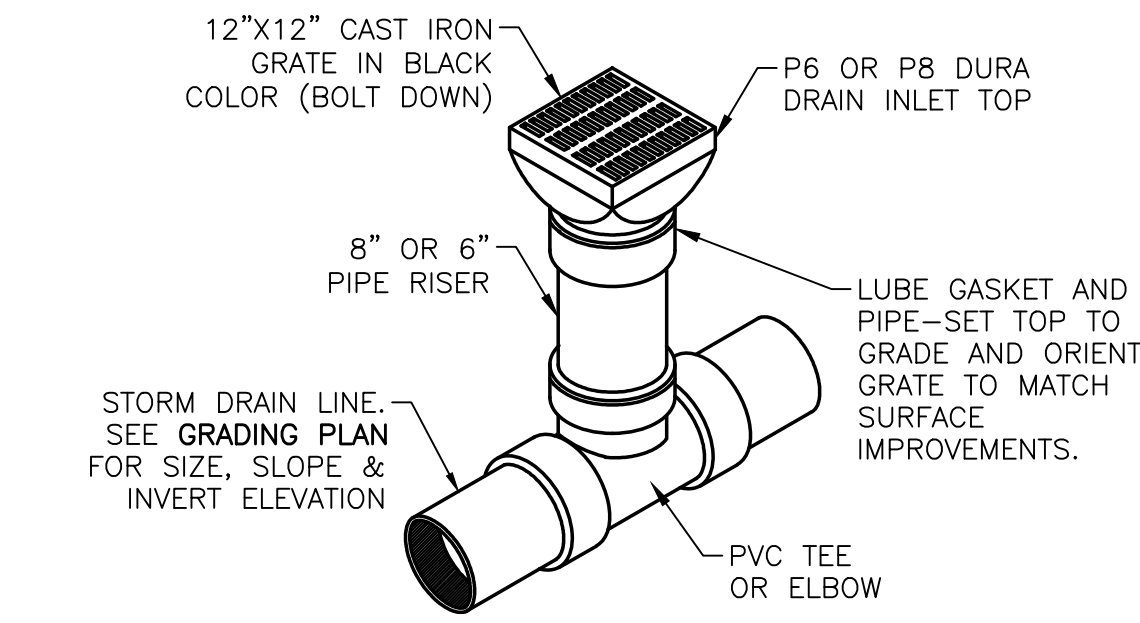
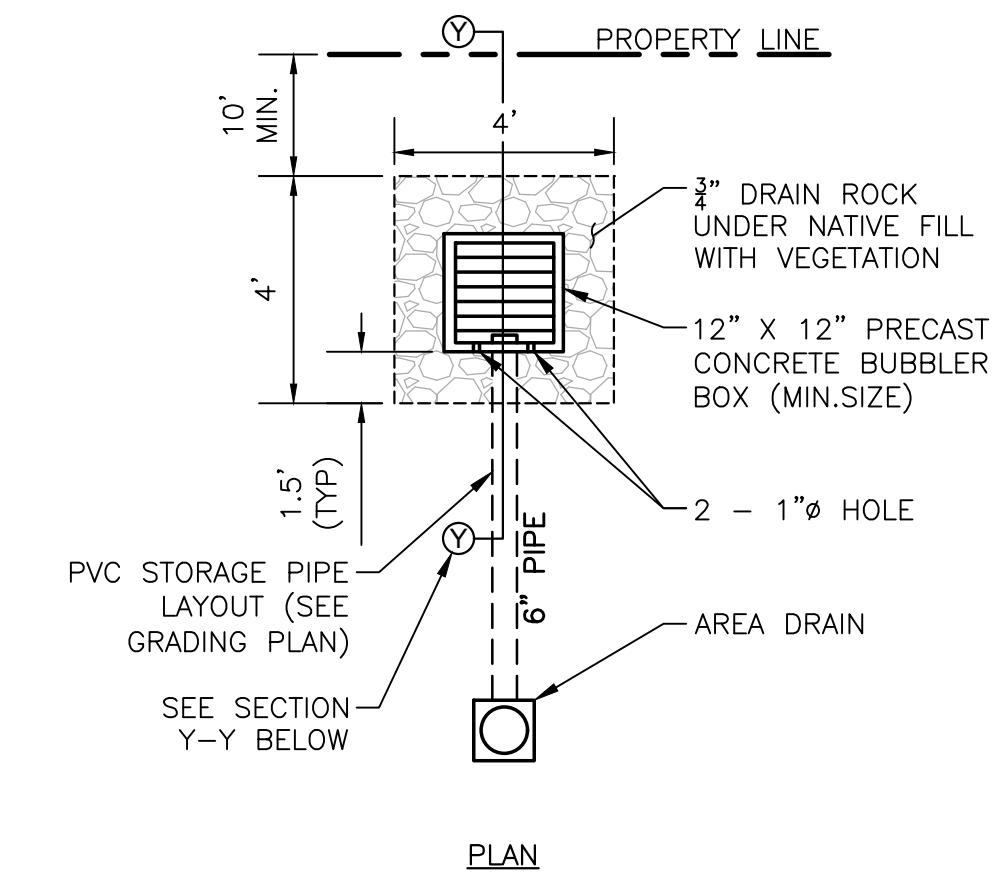
SHEET
C2
 2 OF 5 SHEET



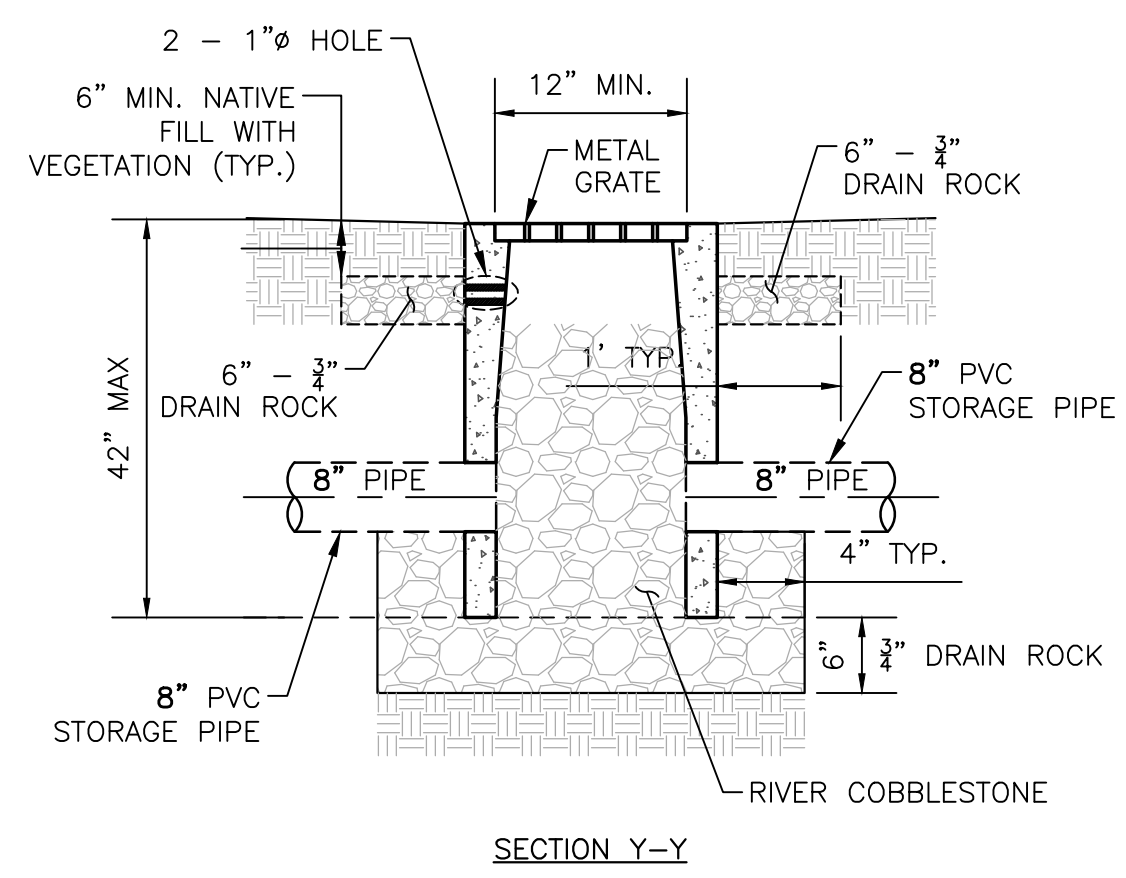
1A CONCRETE SPLASH PAD N.T.S.



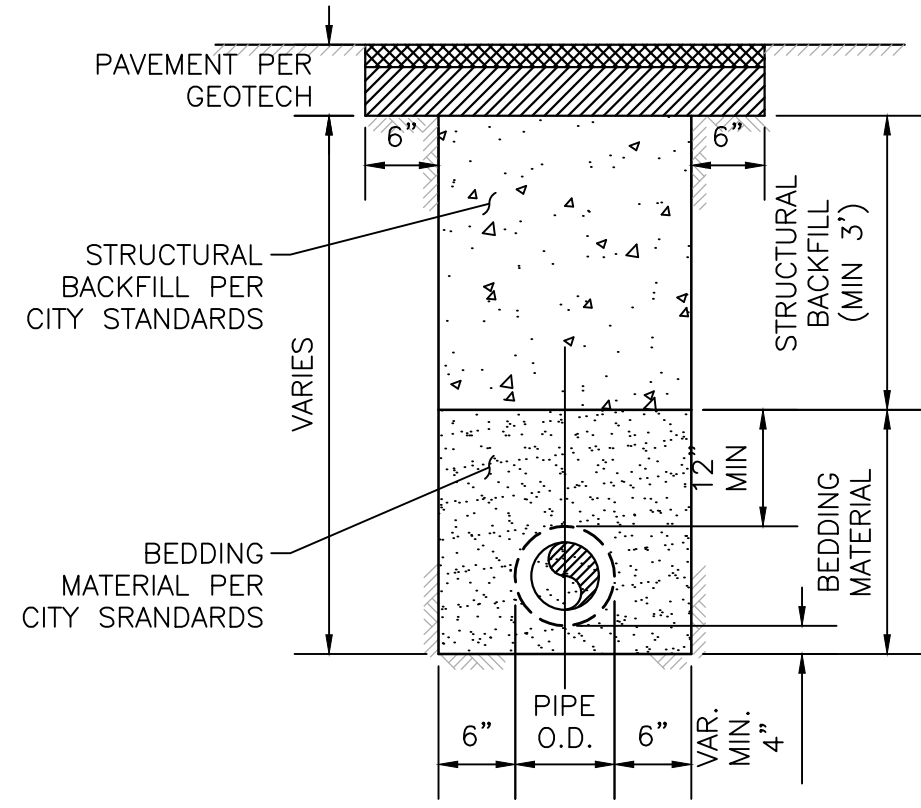
1D RAINWATER LEADER WITH DRAIN INLET N.T.S.



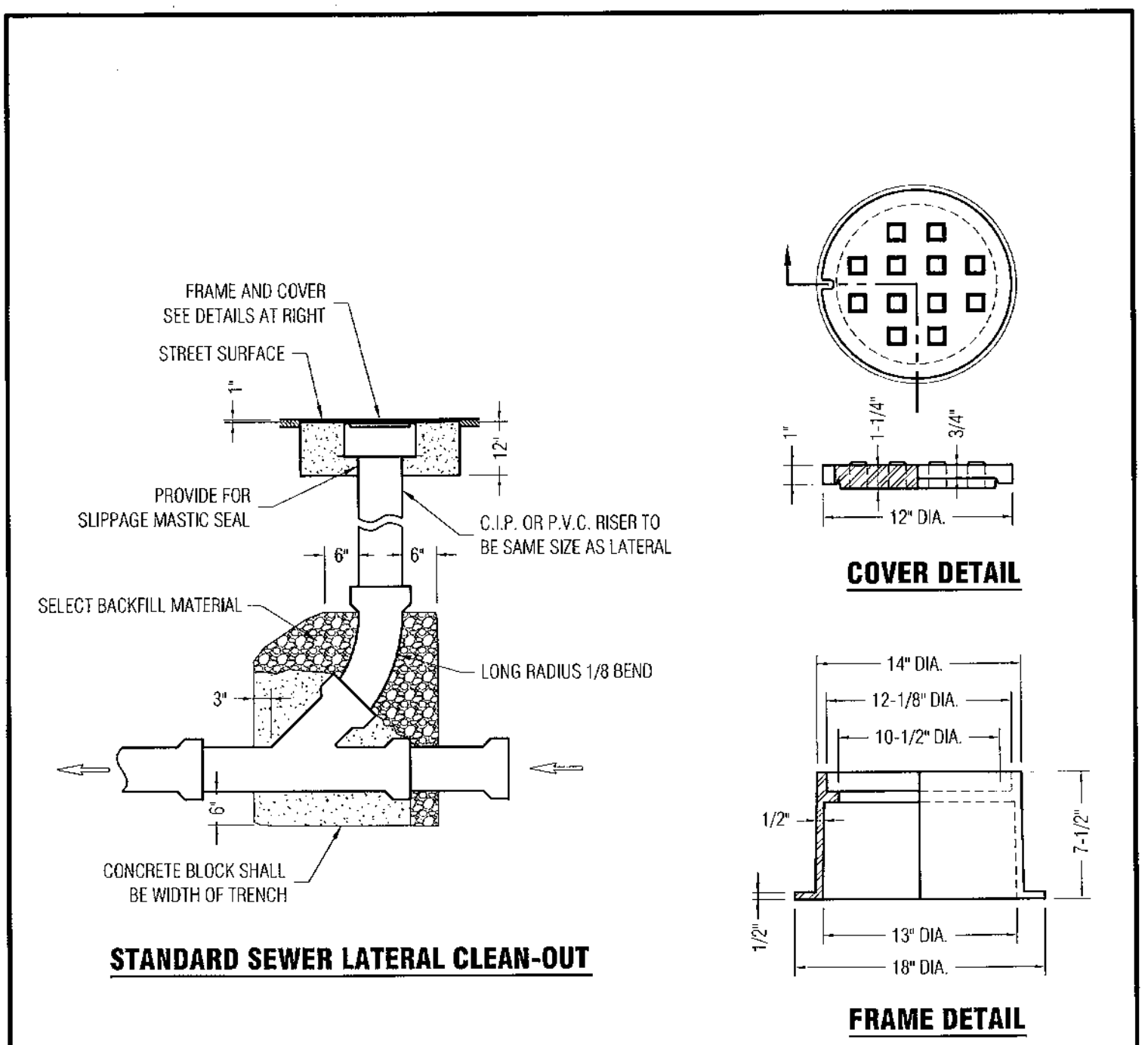
3A 12"X12" LANDSCAPE AREA DRAIN N.T.S.



5A INFILTRATION DEVICE N.T.S.



11 TRENCH DETAIL N.T.S.



Approved: *[Signature]* 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
Changed Detail Title	02/18/12	SEWER LATERAL CLEAN-OUT	SS-6

STANDARD DETAILS MAY 2010

REV.	DATE	DESCRIPTION

DETAIL SHEET
TEDDY & SHILPA TOMS RESIDENCE
808 PICO LANE
LOS ALTOS, CA 94022

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403



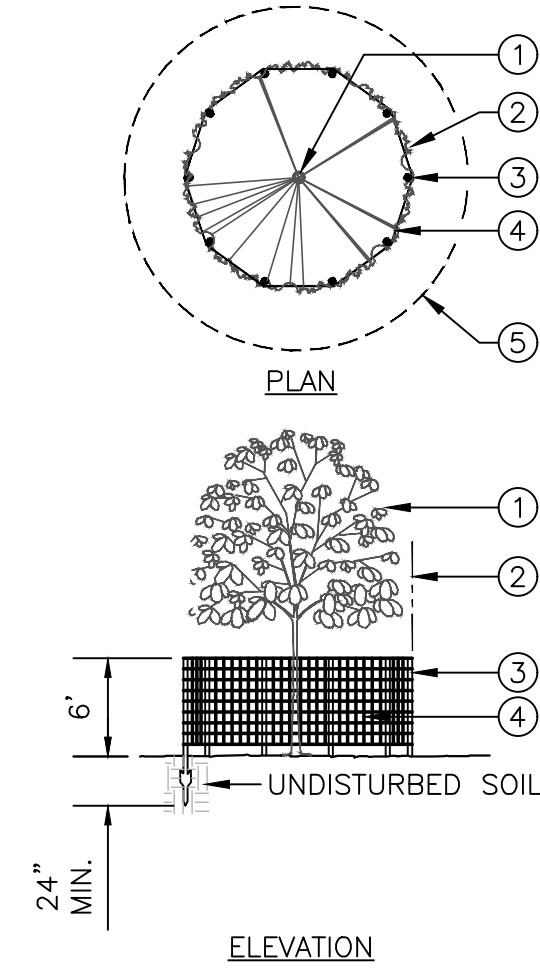
SCALE
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HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2021
DESIGNED: HCL
DRAWN: BL
REVIEWED: HCL
JOB NO.: 20210049

SHEET
C3
3 OF 5 SHEET

LEGEND:

- SEE ARBORIST REPORT FOR TREES TO BE PROTECTED FOR THIS DEMOLITION PROJECT.
- TREE DRIP LINE.
- STEEL T-POST, 6' O.C. MAX. DRIVE POST INTO UNDISTURBED SOIL, AVOIDING MAJOR ROOTS AS MUCH AS POSSIBLE.
- CHAIN LINK FENCING, 6' TALL.
- EXTEND FENCING 50% BEYOND DRIPLINE OF SIGNIFICANT MATURE SPECIMEN TREES WHERE POSSIBLE, UNLESS OTHERWISE SHOWN ON PLAN.



53 TREE PROTECTION FENCING N.T.S.

NOTE: STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS. ADJACENT ROLLS SHALL TIGHTLY ABUT.

SEDIMENT, ORGANIC MATTER, AND NATIVE SEEDS ARE CAPTURED BEHIND THE ROLLS.

SPACING DEPENDS ON SOIL TYPE AND SLOPE STEEPNESS.

8"-10" DIA. (200-250mm)

1" x 1" STAKE (25 x 25mm)

3" x 5" (75-125mm)

10'-25' (3-8m)

3'-4' (1.2m)

NOTE: STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
 1:1 SLOPES = 10 FEET APART
 2:1 SLOPES = 20 FEET APART
 3:1 SLOPES = 30 FEET APART
 4:1 SLOPES = 40 FEET APART
 <4:1 SLOPE = ONE ROW AT LOW POINT

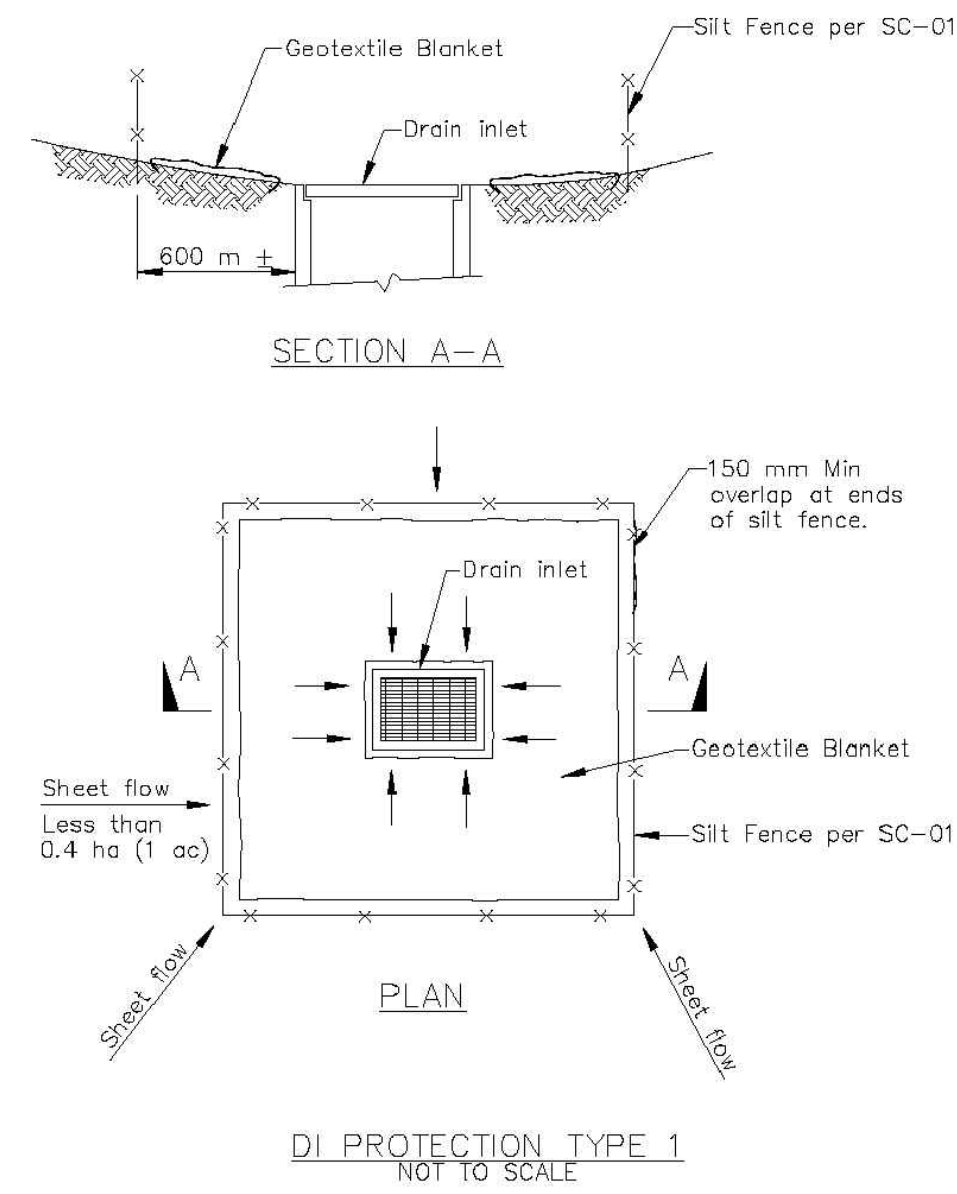
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

Approved: *[Signature]* 1/4/10
 City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

Storm Drain Inlet Protection **SC-10**



- NOTES:
- For use in areas where grading has been completed and final soil stabilization and seeding are pending.
 - Not applicable in paved areas.
 - Not applicable with concentrated flows.

Caltrans Storm Water Quality Handbooks Construction Site Best Management Practices Manual March 1, 2003 Section 4 Storm Drain Inlet Protection SC-10 5 of 7

REV.	DATE	DESCRIPTION

DETAIL SHEET
 TEDDY & SHILPA TOMS RESIDENCE
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 LOS ALTOS, CA 94022

GREEN
 CIVIL ENGINEERING, INC.
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403



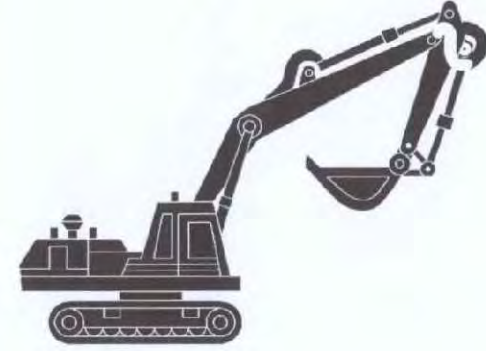
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 HORIZONTAL: 1"= AS SHOWN

DATE: 11/22/2021
 DESIGNED: HCL
 DRAWN: BL
 REVIEWED: HCL
 JOB NO.: 20210049

SHEET
C4
 4 OF 5 SHEET

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

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

- Best Management Practices for the**
- Vehicle and equipment operators
 - Site supervisors
 - General contractors
 - Home builders
 - Developers

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Doing The Right Job

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Landscaping/Garden Maintenance

- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product.
- Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

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

General Construction And Site Supervision

Best Management Practices For Construction



Doing The Job Right

General Principals

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

Advance Planning To Prevent Pollution

- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.

Train your employees and subcontractors.

- Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, berms if necessary. Make major repairs off site.
- Keep materials out of the rain - prevent runoff contaminants at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Storm Drain Pollution from Construction Activities

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

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related materials that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials in the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down excess aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a bermed surface from which it can be pumped and disposed of properly, or (3) be accumulated from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. To comply with this program, contractors most comply with the practices described in this drawing sheet.

Spill Response Agencies

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

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-6151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead. Or, check with the local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly at a hazardous waste collection facility from flowing into storm drains and watercourses.

Doing The Job Right

Painting Cleanup

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and space into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- Recycle or donate excess water-based (latex) paint, or return to supplier.
- Reuse leftover oil-based paint. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements



Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

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

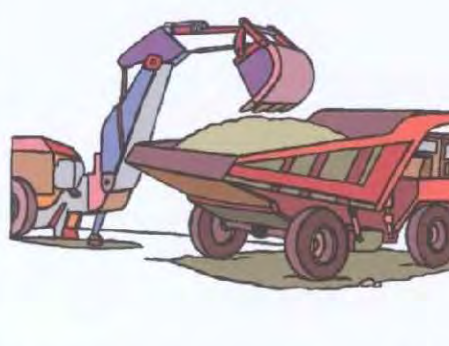
Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

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

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Practices During Construction

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

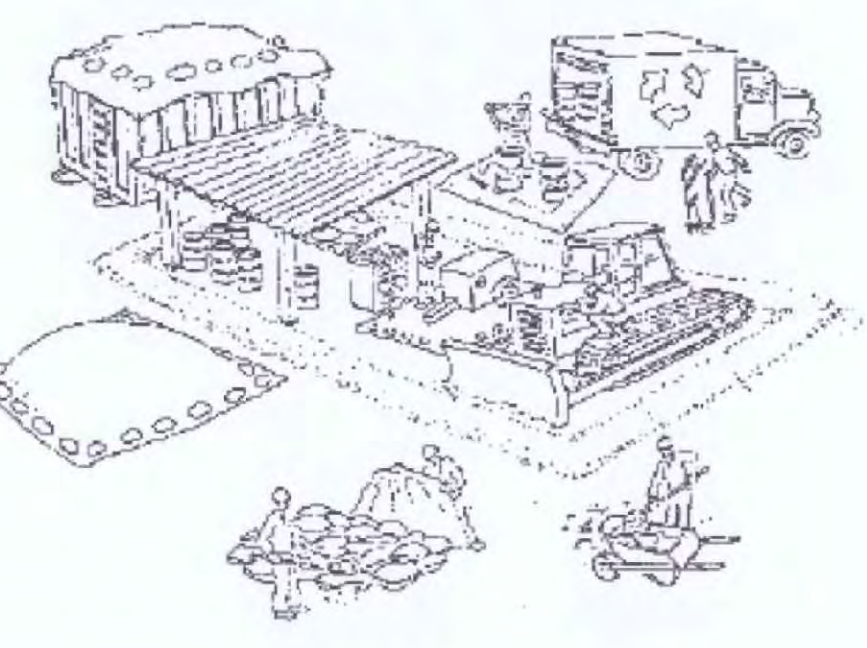
Storm Drain Pollution from Earth-Moving Activities and Dewatering

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

Blueprint for a Clean Bay

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

Best Management Practices for the Construction Industry



Santa Clara Urban Runoff Pollution Prevention Program

DESIGNED BY: LARRY LIND	APPROVED BY: 	CITY OF LOS ALTOS R.C.E.	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056	SCALE: N.T.S.
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