

1000 Crooked Creek Dr Los Altos, CA

Assessor's Parcel No: # 342-10-032

Name of owner: Tal Fridman

Contact Person: anat sokol Phone: (408)5061229

ZONING : R1-10

LOT SIZE: 23,087 SQ. FT.

1

ZONING COMPLIANCE

LOT COVERAGE:

	EXISTING SF.	PROPOSED SF.	ALLOWED/REQUIRED
MAIN HOUSE:	2,504 SF	3,557 SF	30% X 23,087=6,926
ADU:		489 SF	850 SF

FLOOR AREA:

FIRST FLOOR HOUSE:	2,504 SF	3,125 SF	(23,087-11,000=12,087 X .10%=1,208
SECOND FLOOR HOUSE:	450 SF	1,803 SF	1,208 + 3,850 =5,058 SF
TOTAL:	2,954 SF	4,928 SF	
TOTAL FAR ADU:		489 SF	850 SF

SETBACKS:

MAIN HOUSE:			
FRONT	26.20 FT.	25.00 FT.	25.00 FT.
REAR	47.10 FT.	45.10 FT.	25.00 FT.
RIGHT SIDE (INTERIOR SIDE) FIRST FLOOR	32.60 FT.	10.00 FT.	10.00 FT.
RIGHT SIDE (INTERIOR SIDE) SECOND FLOOR	32.60 FT.	22.50 FT.	17.50 FT.
LEFT SIDE (INTERIOR SIDE) FIRST FLOOR	10.00 FT.	10.00 FT.	10.00 FT.
LEFT SIDE (INTERIOR SIDE) SECOND FLOOR	20.30 FT.	65.00 FT.	17.50 FT.
ADU			
FRONT	26.20 FT.		25.00 FT.
REAR	59.20 FT.		25.00 FT.
RIGHT SIDE (INTERIOR SIDE)	75.20 FT.		10.00 FT.
LEFT SIDE (INTERIOR SIDE)	10.00 FT.		10.00 FT.
HIGHT	18.1 FT.	26.1 FT.	27.00 FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING SF.	CHANG IN	TOTAL PROPOSED SF.
HABITUAL LIVING AREA: HOUSE:	2,442 SF	+1,910 SF	4,352 SF
GARAGE AREA:	512 SF	+64 SF	576 SF
TOTAL HABITABLE AREA ADU:	0 SF	+489 SF	489 SF

PROJECT DESCRIPTION:

THE PROJECT WILL INCLUDE ADDITION TO EXISTING 2 STORY HOUSE.

REMODEL AND ADDITION AREA WILL INCLUDE: KITCHEN, DINING ROOM 3 BEDROOM, FAMILY ROOM, MASTER BED ROOM AND BATHROOMS.

NEW CONSTRUCTION TO INCLUDE FOUNDATION WITH CRAWLSPACE WITH RAISED FLOOR WALL AND ROOF FRAMING PER STRUCTURAL PLAN.

Sprinklers - Yes: Throughout the house including Garage.

Deferred Submittal: Fire sprinklers and any other deferred submittal item required by the city of Los Altos will be submitted on a deferred submittal . CRC Sec 313.2

Any damage right-of-way infrastructure and otherwise displaced curb and gutter shall be removed and replaced as directed by the City or his designee. Contractor shall coordinate with Public work Department at (650) 947-2680.

2 PROJECT DATA:

1. PARCEL NO: # 342-10-032
YEAR BUILT: 1950
LOT AREA: 23,087 SF
ZONING: R1-10
TYPE OF CONSTR: VB
GROUP OCCUPANCY: R2

RESIDENTIAL PLAN: SOKOL DESIGN INC 408-5061229
DESIGN : ANAT SOKOL 4085061229
STRUCTURAL ENGINEER: BETTA- GROUP
ASHUR ABBASI: 4088886617
FRI ENERGY CONSULTANT LLC
TITLE 24 REPORT
NICK BIGNARDI 4088661853
GREEN CIVIL ENGINEERING,INC
1(650)888-5937

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SHEET NUMBER

A-1.0	Cover sheet
A-1.A	Neighborhood Context Map
A-1.F	Rendering Elevation
A-M	MATERIAL BOARD
A-1.1	Floor area and coverage calculation diagram
A-1.1.2	Site plan
A-2.0	Demolition plan
A-2.1	Existing plan
A-2.2 A-2.2.1	proposed floor plan first and second floor
A-3.0 A-3.1	Existing and Proposed Roof plan
A-4.1.1, A-4.1.2 A-4.1.3, A-4.1.4	Proposed elevation plan
A-5.1	Building section
A-8.1	MECHANICAL PLAN - TYPICAL DETAIL
C1-C4	survey map
LI-L2	grading and drainage plan
	landscape plan
	ARBORIST REPORT

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APPLICABLE CODE LIST

All work described herein shall comply with the latest building construction codes as adopted or amended by the California CRC Sec. R106.1.1,

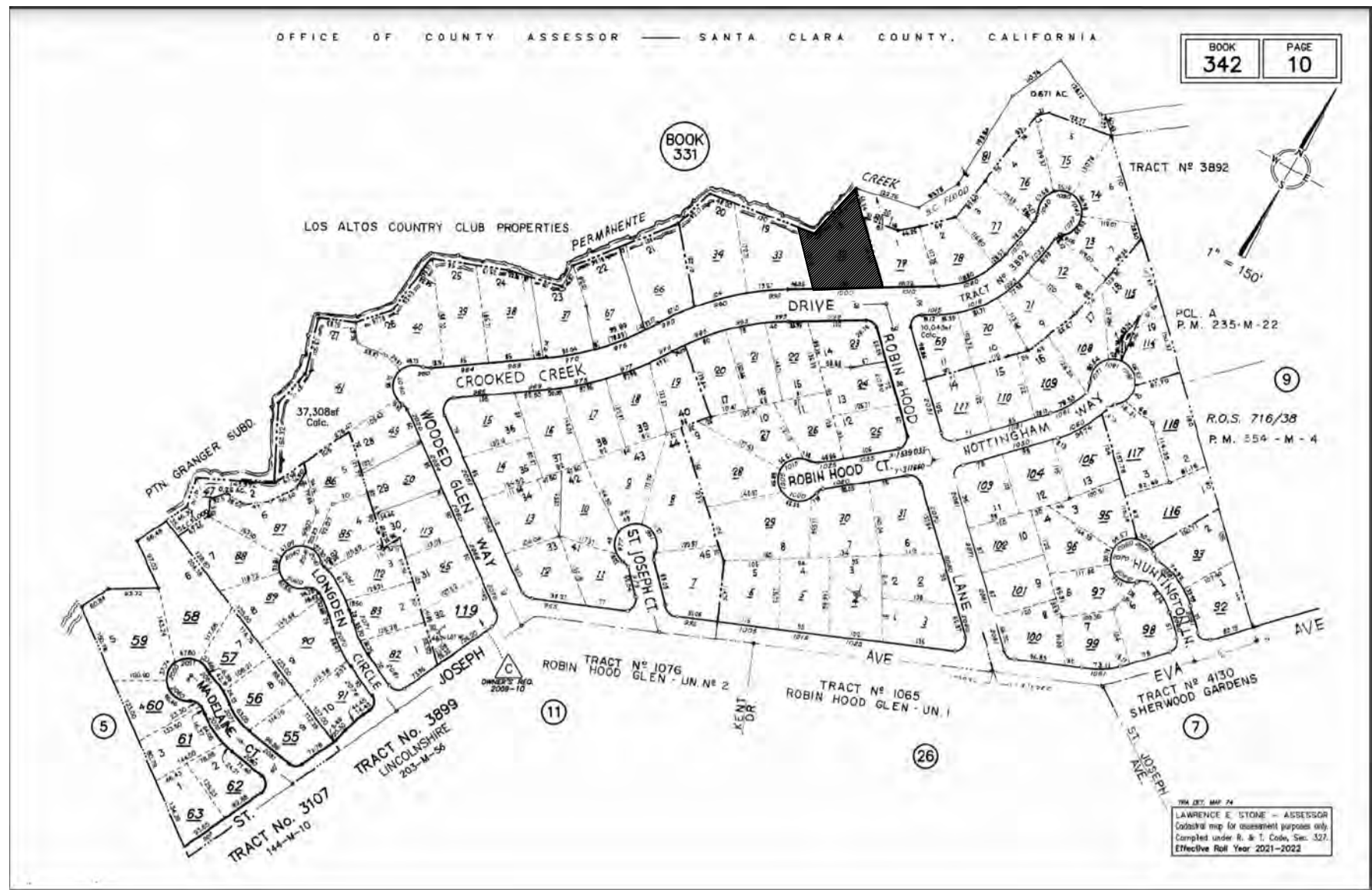
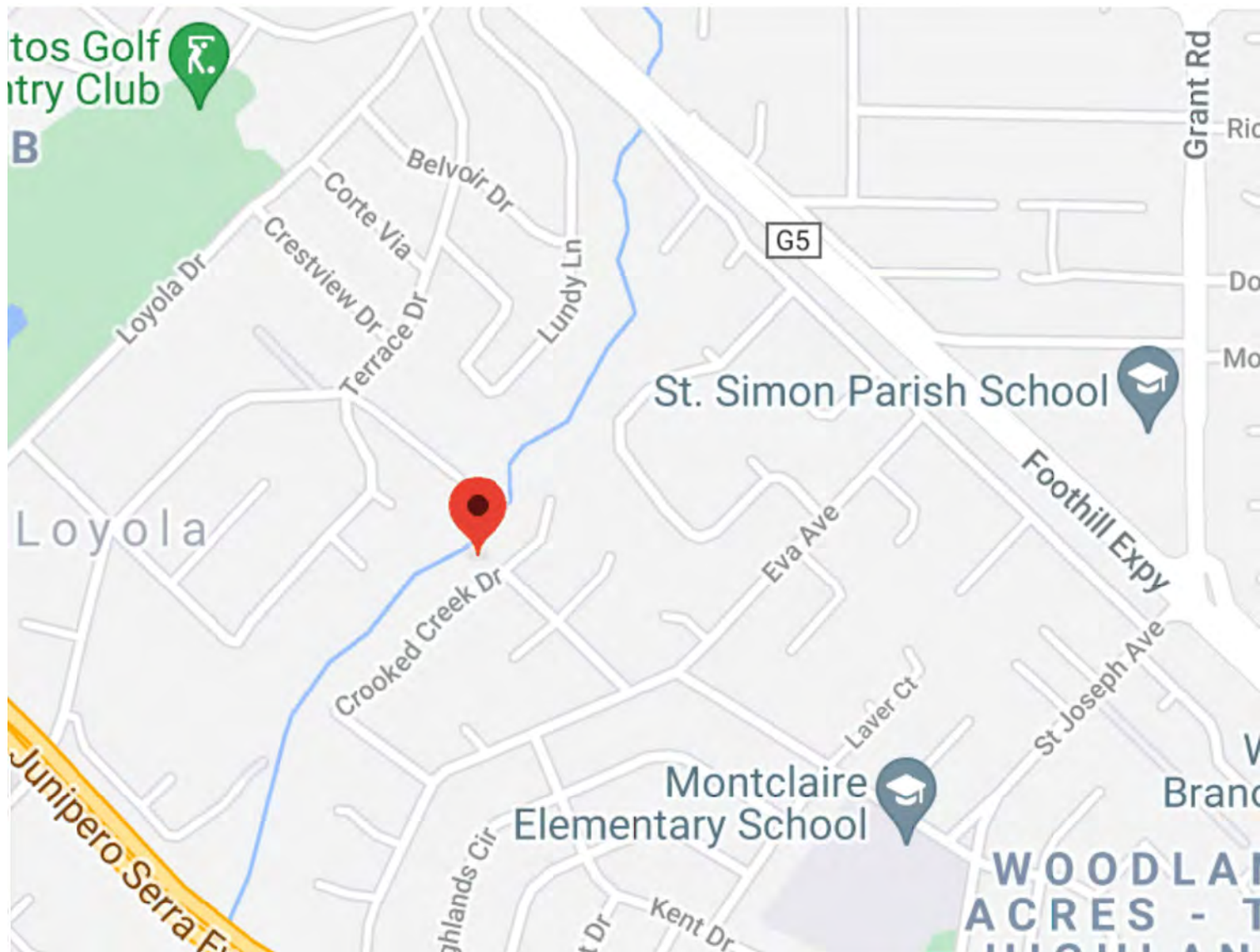
California Fire Code 2019 Edition
California Building Code 2019 Edition
California Residential Code 2019 Edition
California Mechanical Code 2019 Edition
California plumbing Code 2019 Edition
and the Town of Alhambra Municipal Code
California Electrical Code 2019 Edition
California Green Building Standards 2019 Edition (Title 24)
Energy Efficiency Standards 2019 Edition (Title 24)

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VICINITY MAP

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PARCEL MAP



GENERAL NOTE:

PROJECT COVER SHEET

ADDITION AND REMODEL FOR:

Tal Friedman RESIDENCE

1000 Crooked Creek Dr

LOS ALTOS, CA

Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-1

SOKOL DESIGN INC
Email: anat.sokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	

CHECKED BY: CHECKER



GENERAL NOTE:

NEIGHBORHOOD CONTEXT MAP

ADDITION AND REMODEL FOR:

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1000 Crooked Creek Dr
LOS ALTOS, CA

Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-1.A

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1020 CROOKED CREEK
TWO STORY HOUSE



1010 CROOKED CREEK
ONE STORY HOUSE



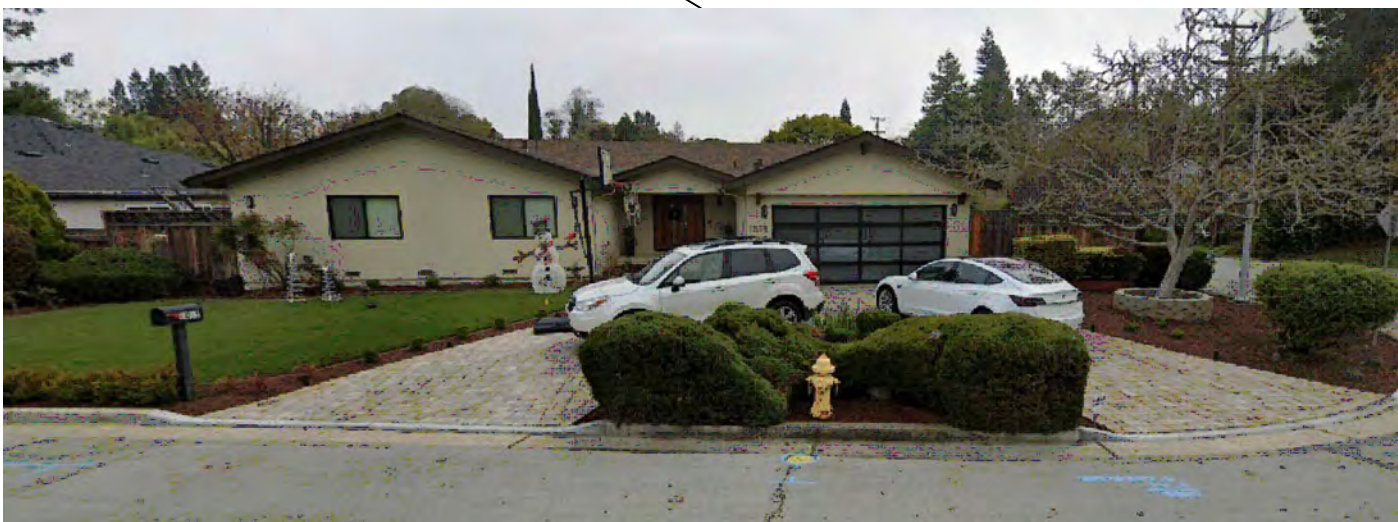
1025 CROOKED CREEK
TWO STORY HOUSE



1019 CROOKED CREEK
ONE STORY HOUSE



1015 CROOKED CREEK
ONE STORY HOUSE



999 CROOKED CREEK
ONE STORY HOUSE



2050 Robin Hood Ln
ONE STORY HOUSE



995 CROOKED CREEK
ONE STORY HOUSE



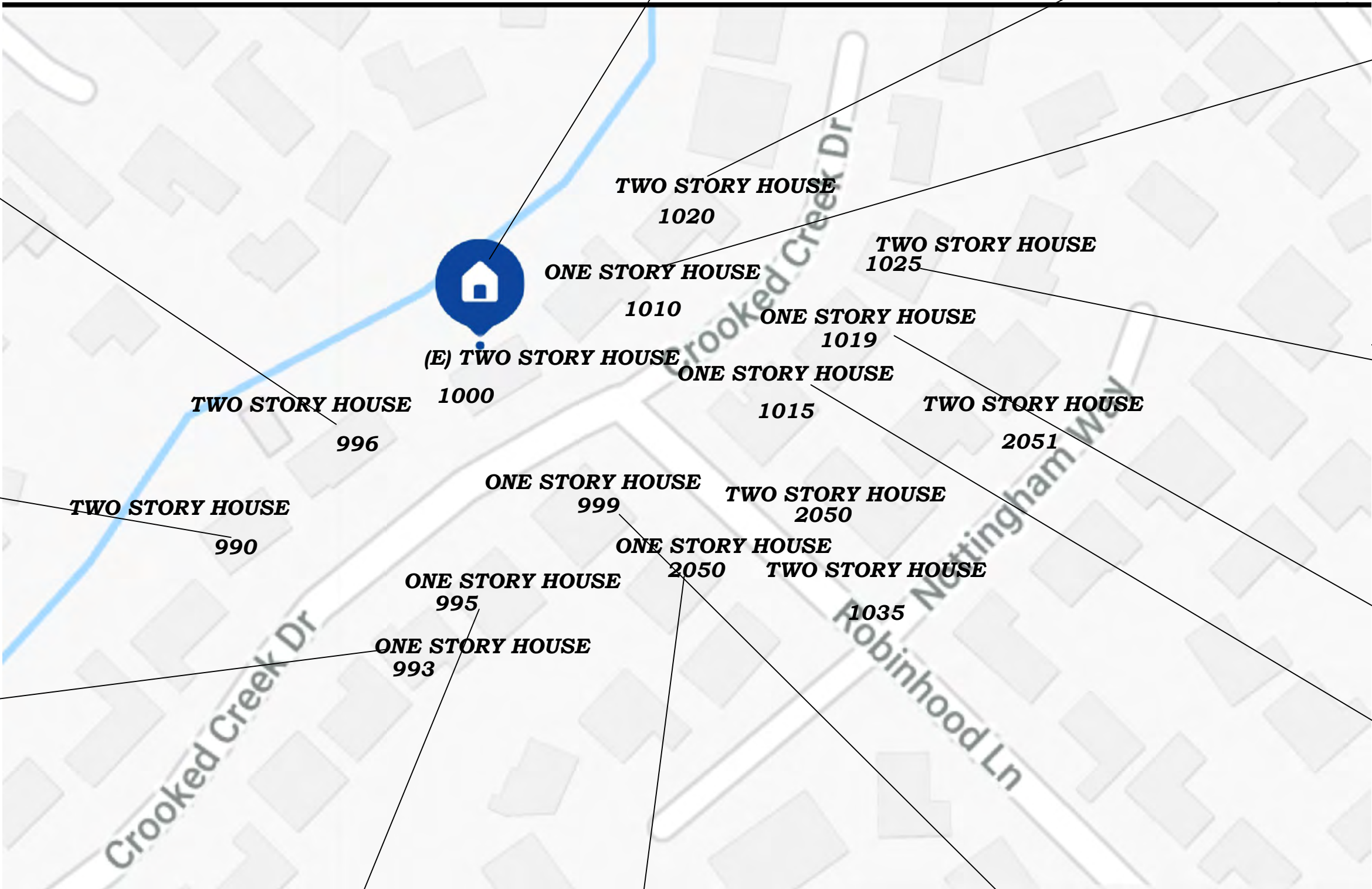
993 CROOKED CREEK
ONE STORY HOUSE



990 CROOKED CREEK
TWO STORY HOUSE



996 CROOKED CREEK
TWO STORY HOUSE





1 **FRONT SOUTH FACADE**



2 **FRONT SOUTH EAST FACADE**



3 **FRONT SOUTH WEST FACADE**



4 **REAR NORTH FACADE**



5 **REAR/WEST SIDE FACADE**



6 **REAR /EAST SIDE FACADE**

GENERAL NOTE:

RENDERING IMAGES

ADDITION AND REMODEL FOR:

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Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-R

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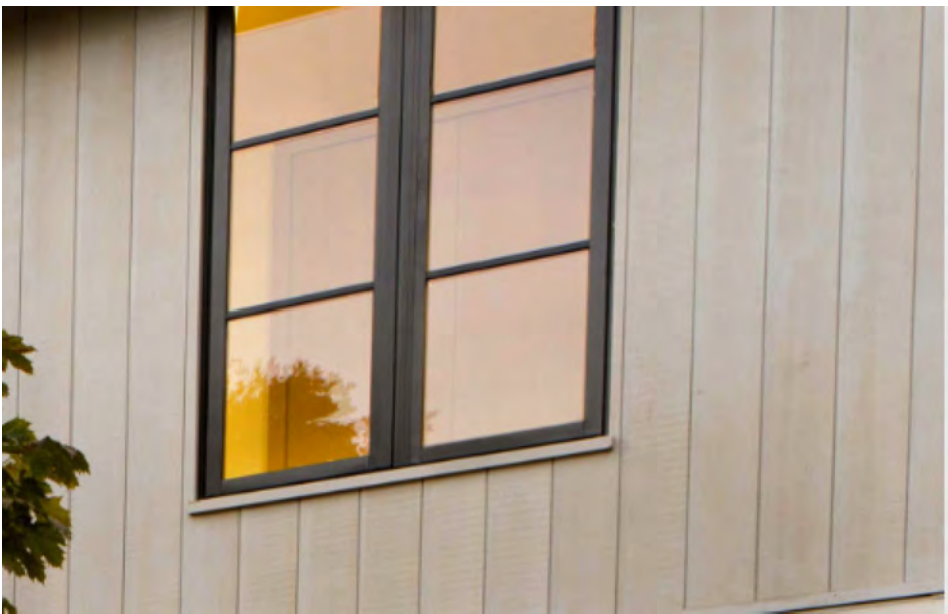
GARAGE DOOR:
ALUMINUM AND GLASS



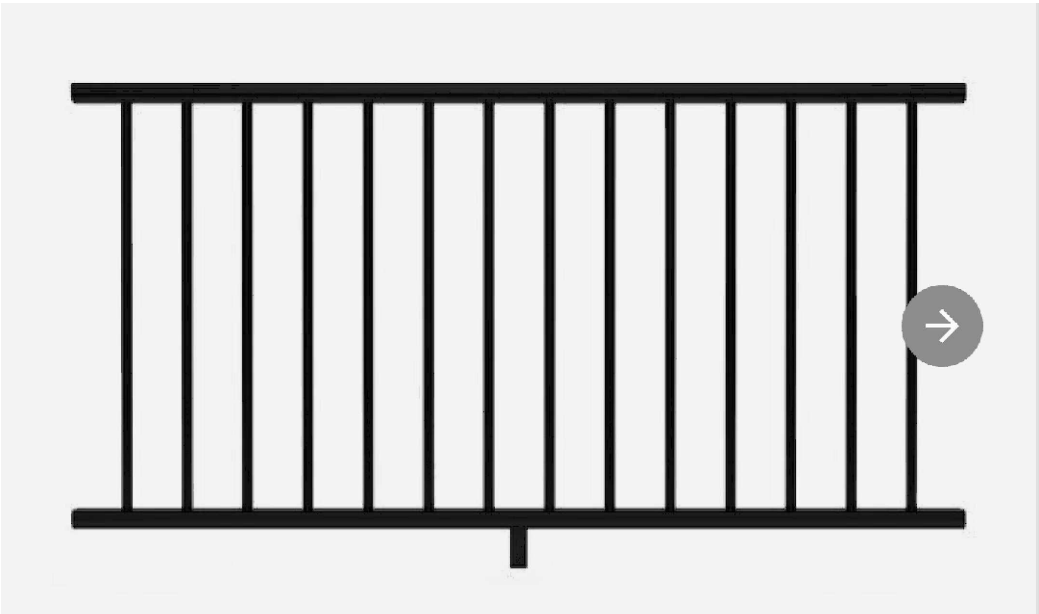
Window:
Window color: Dark bronze
Made of innovative Fibrex® composite material



wood side:
4" matt clear Beige stain finish



36-in Black aluminum railing



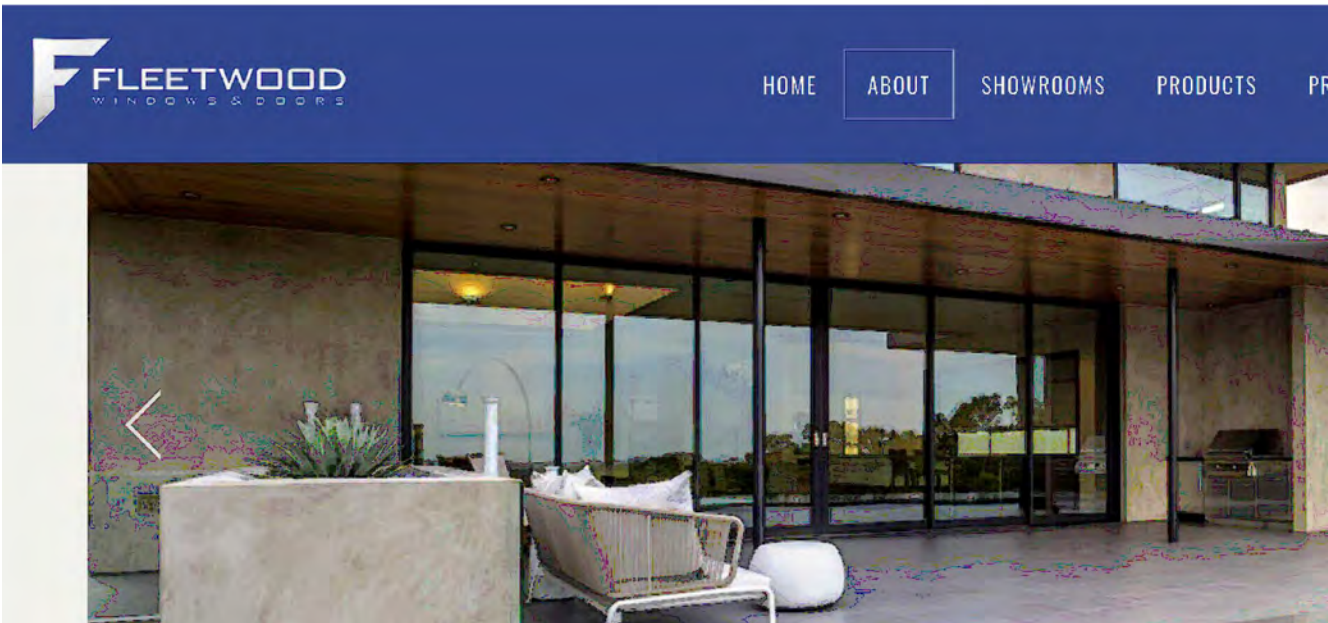
Limestone
Peninsula building material



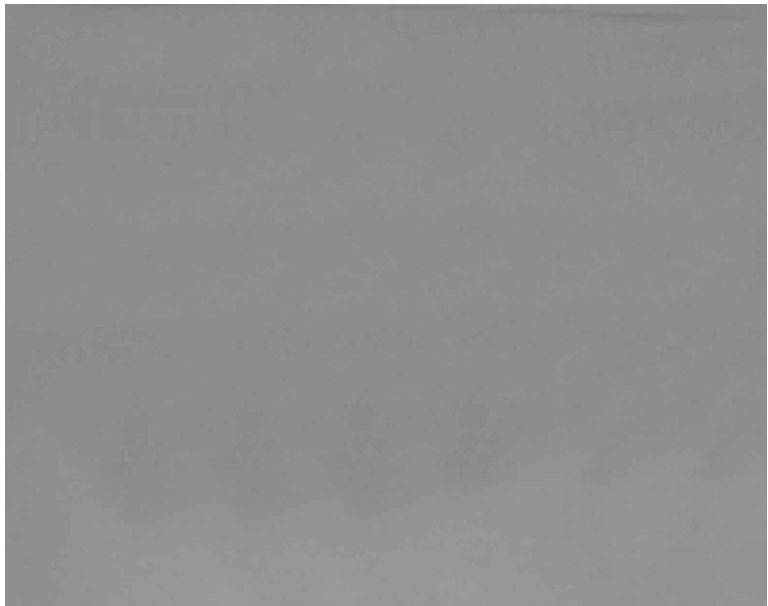
Roof:
STANDING SEAM METAL ROOF
Dark bronze



Doors
door: fleetwood thermal broken aluminum :
aluminum dark bronze narrow profile



pathway:
concrete



Fascia color: Dark brown
benjamin moore:
Black satin 2131-10



Stucco
Beige smooth acrylic



GENERAL NOTE:

MATERIAL BOARD

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LOS ALTOS, CA

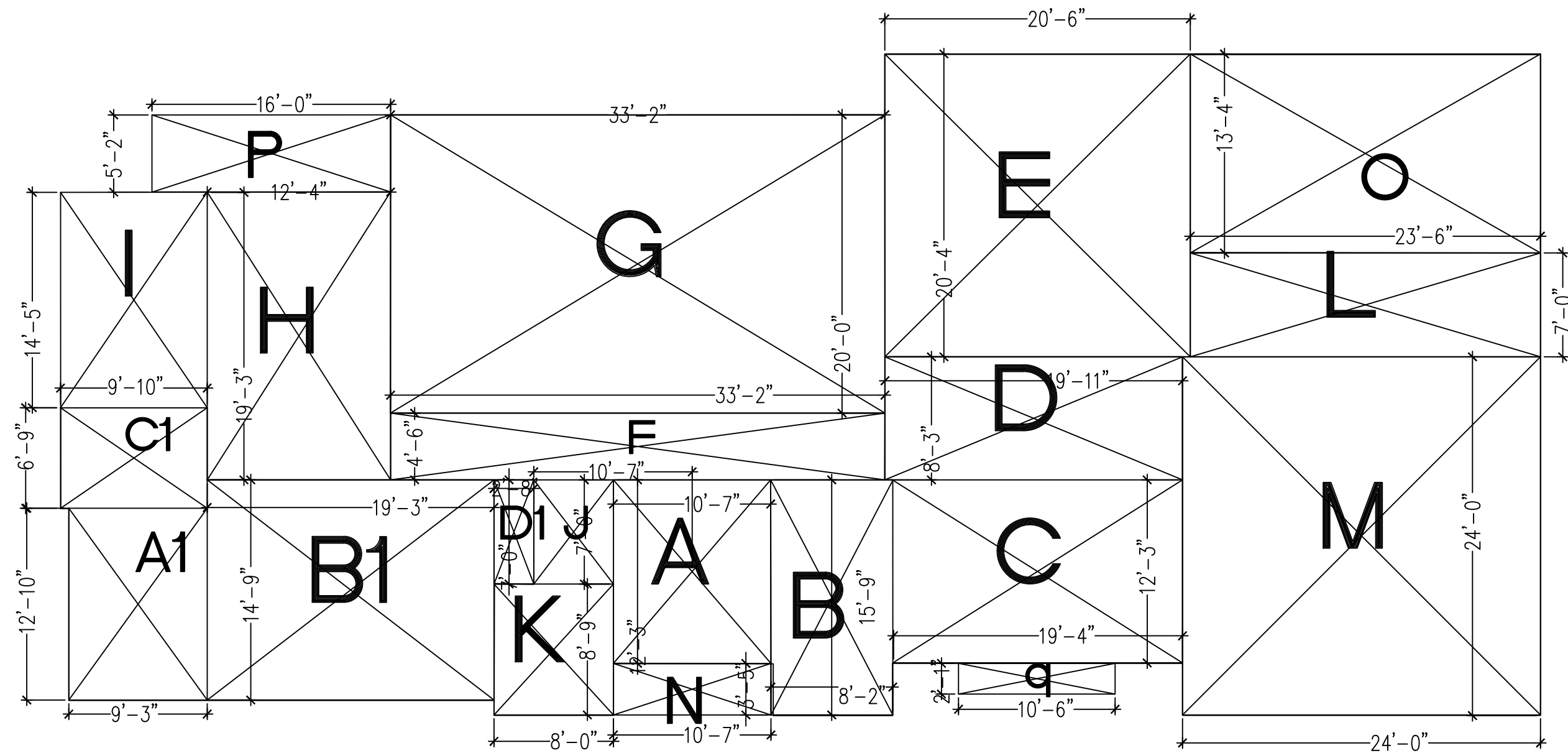
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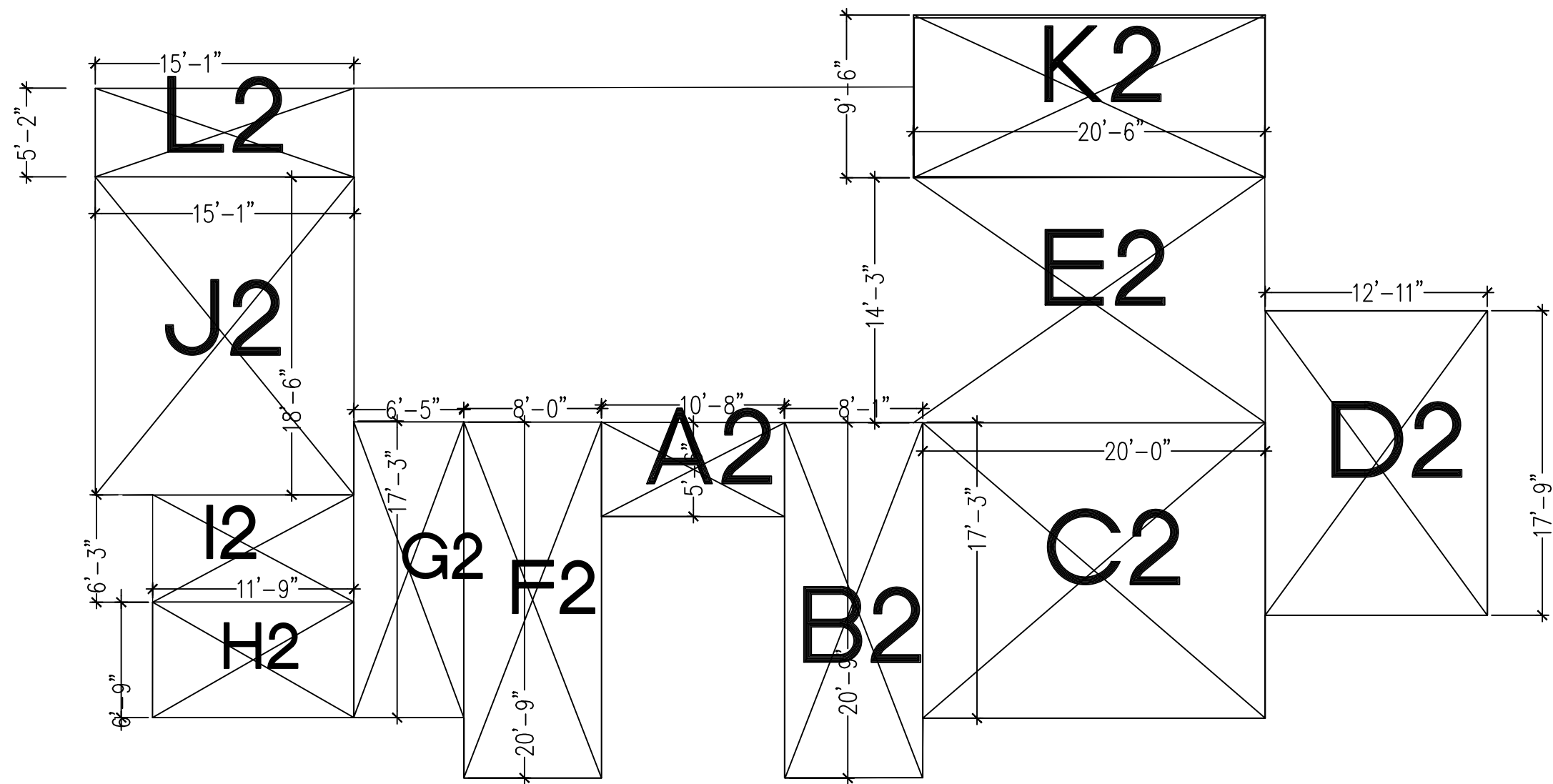
ISSUANCES:

No	Description	Date
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2.	BUILDING SUBMITTAL:	

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FLOOR AREA DIAGRAM
1/8"=1'-0"



FLOOR AREA DIAGRAM
1/8"=1'-0"

FLOOR AREA AND COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
FIRST FLOOR MAIN HOUSE		
A	10'-7"x12'-3"	130 sq. ft.
B	8'-2"x15'-9"	129 sq. ft.
C	19'-4"x12'-3"	238 sq. ft.
D	19'-11"x8'-3"	165 sq. ft.
E	20'-6"x20'-4"	416 sq. ft.
F	33'-2"x4'-6"	149 sq. ft.
G	33'-2"x20'-0"	650 sq. ft.
H	12'-4"x19'-3"	237 sq. ft.
I	9'-10"x14'-5"	142 sq. ft.
J	5'-4"x7'-0"	37 sq. ft.
K	8'-0"x8'-9"	70 sq. ft.
L	23'-6"x7'-0"	164 sq. ft.
q	10'-6"x2'-1"	22 sq. ft.

TOTAL LIVABLE AREA FIRST FLOOR:2,549 sq. ft.

M - GARAGE 24'-0"x24'-0" 576 sq. ft.

TOTAL FAR FIRST FLOOR: 3,125 sq. ft.

A2	10'-8"x5'-6"	59 sq. ft.
B2	8'-1"x20'-9"	167 sq. ft.
C2	20'-0"x17'-3"	344 sq. ft.
D2	12'-11"x17'-9"	230 sq. ft.
E2	20'-6"x14'-3"	293 sq. ft.
F2	8'-0"x20'-9"	166 sq. ft.
G2	6'-5"x17'-3"	111 sq. ft.
H2	11'-9"x6'-9"	79 sq. ft.
I2	11'-9"x6'-3"	74 sq. ft.
J2	18'-6"x15'-1"	280 sq. ft.

TOTAL LIVABLE AREA SECOND FLOOR:1,803 sq. ft.

FRONT PORCH

N	10'-7"x3'-5"	37 sq. ft.
BACK PORCH		
O	23'-6"x13'-4"	313 sq. ft.
P	16'-0"x5'-2"	82 sq. ft.

TOTAL PORCHES: 432 sq. ft.

TOTAL LOT COVERAGE MAIN HOUSE: 3,557 sq. ft.

A1	9'-3"x12'-10"	120 sq. ft.
B1	19'-3"x14'-9"	284 sq. ft.
C1	9'-10"x6'-9"	66 sq. ft.
D1	2'-8"x7'-0"	19 sq. ft.

TOTAL FAR ADU: 489 sq. ft.

TOTAL LOT COVERAGE : 489 sq. ft.

TOTAL LOT COVERAGE MAIN HOUSE+ADU :4,046 sq. ft.

K2	20'-6"x9'-6"	194 sq. ft.
L2	15'-1"x5'-2"	78 sq. ft.

TOTAL BALCONY SECOND FLOOR: 272 sq. ft.

GENERAL NOTE:

Floor area and coverage calculation diagram

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Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-1.1

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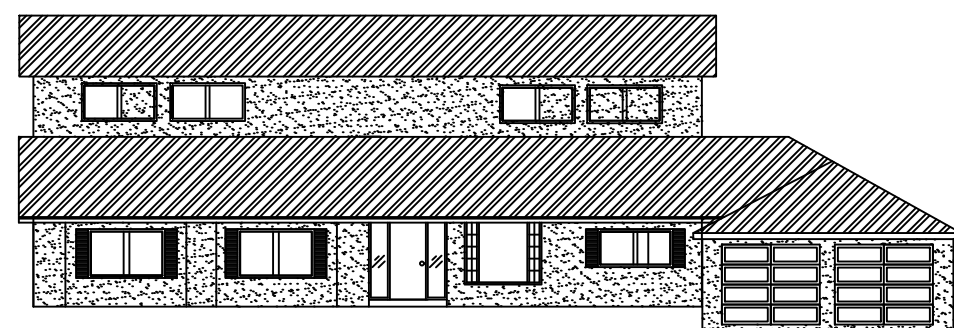
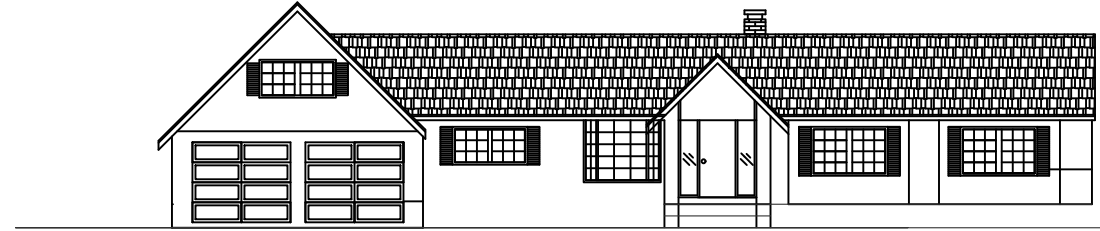
ISSUANCES:

No Description Date

1. PLANNING APPROVAL
2. BUILDING SUBMITTAL:

CHECKED BY:

CHECKER

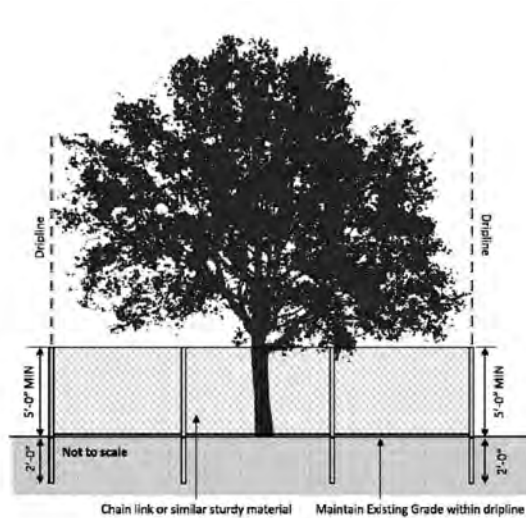


project
north

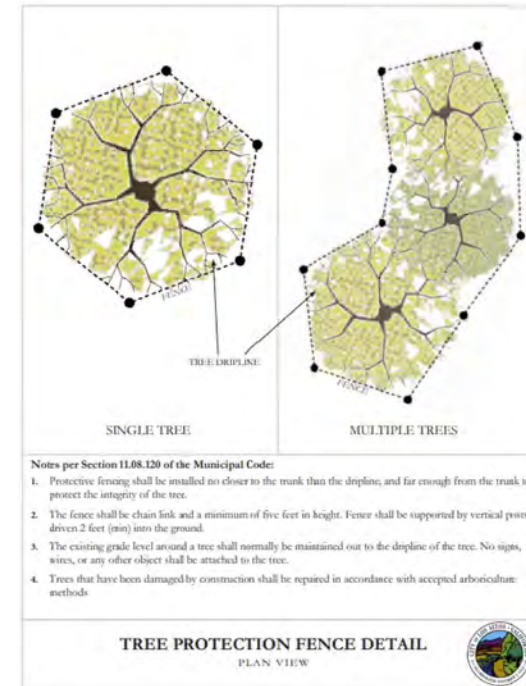


Notes per Section 11.08.120 of the Municipal Code:
1. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
2. The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
3. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
4. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

TREE PROTECTION FENCE DETAIL

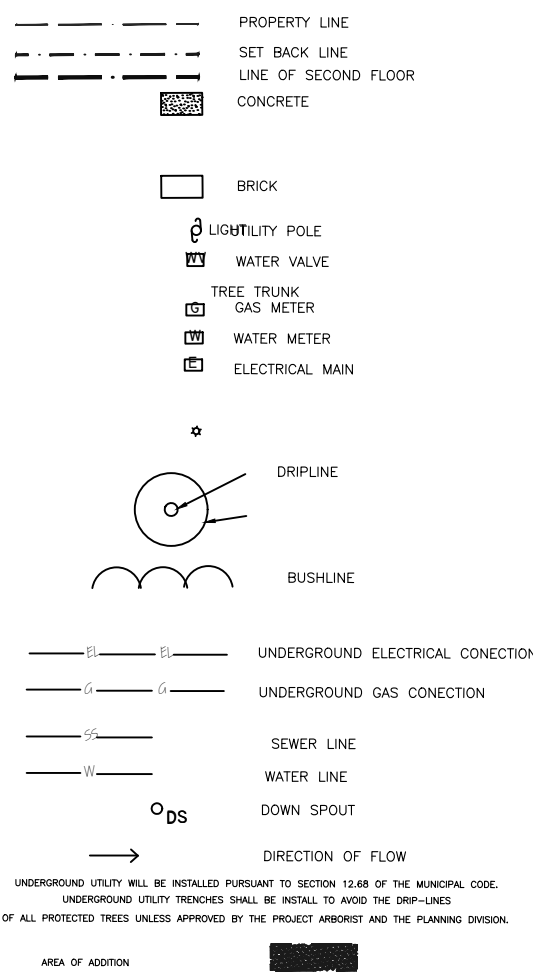


TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

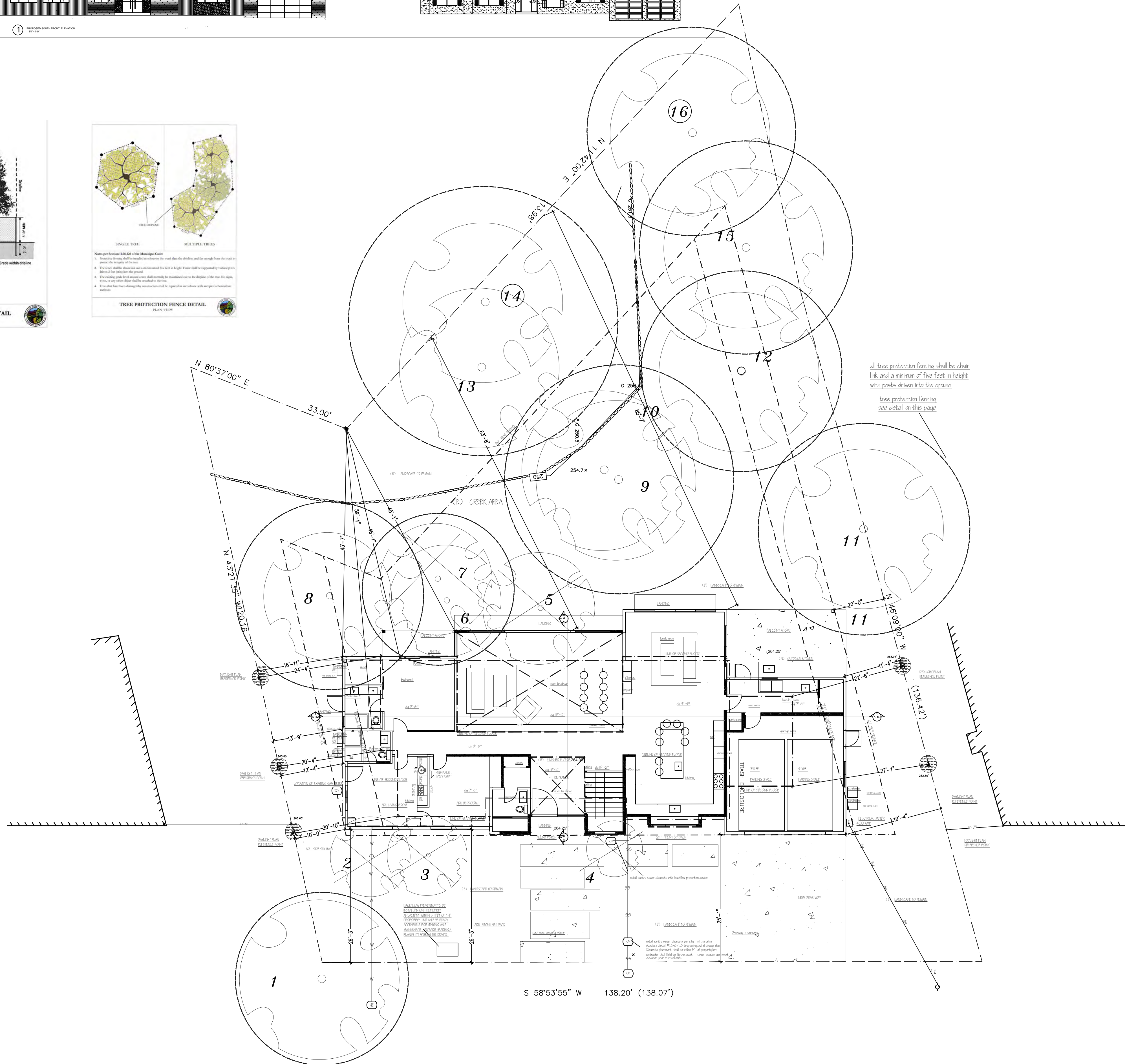


TREE PROTECTION FENCE DETAIL
PLAN VIEW

LEGEND:



TREE	SPECIES	DIAMETER (INCHES)	REMAIN	CONSTRUCTION W/IN 2/3 OF DRIP LINE
1	COAST LIVE OAK	22"	YES	NO
2	LIQUIDAMBAR	12"	NO	NO
3	LIQUIDAMBAR	12"	NO	NO
4	GINKO	20"	NO	YES
5	AMERICAN BEECH	18"	NO	YES
6	COAST LIVE OAK	18"	YES	NO
7	BAY TREE	22"	NO	NO
8	ENGLISH WALNUT	12"	YES	NO
9	COAST LIVE OAK	18"	YES	NO
10	COAST LIVE OAK	24"	YES	NO
11	COAST LIVE OAK	30"	YES	NO
12	BLACK WALNUT	16"	YES	NO
13	EUCALYPTUS	30"	YES	NO
14	SYCAMORE	24"	YES	NO
15	OAK	16"	YES	NO
16	SYCAMORE	48"	YES	NO



SITE PLAN
SCALE: 3/32" = 1'-0"

CROOKED CREEK DRIVE (60' R/W)

GENERAL NOTE:

site plan

ADDITION AND REMODEL FOR:

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LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-1.1.2

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Cell: 408 506 1229

ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	

CHECKED BY: CHECKER

GENERAL NOTES

All according to 2019 CRC

- ALL WORK DESCRIBED HEREIN SHALL COMPLY WITH THE LATEST BUILDING CONSTRUCTION CODES AS ADOPTED OR AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF LOS ALTOS- CALIFORNIA FIRE CODE 2019 EDITION, CALIFORNIA BUILDING CODE 2019 EDITION, CALIFORNIA RESIDENTAIL CODE 2019 EDITION, CALIFORNIA MECHANICAL CODE 2019 EDITION, CALIFORNIA PLUMBING CODE 2019 EDITON, CALIFORNIA ELECTRICAL CODE 2019 EDITION,AND 2019 ENERGY REGULATIONS.
- ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR COMPATILBITY WITH THE NEW CONSTRUCTION SHOWN HEREIN.
- ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION
- DRAWING ARE NOT TO BE SCALED FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL BE PREFERRED
- IN CASE OF DISCRAPENCIES BETWEEN THE DRAWING AND THE FIELD CONDITIONS, THE DESIGNER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOE SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROJECT.
- WORKMENSHP AND MATERIALS SHALL CONFORM WITH THE CURRENT UNIFORM BUILDING CODE.

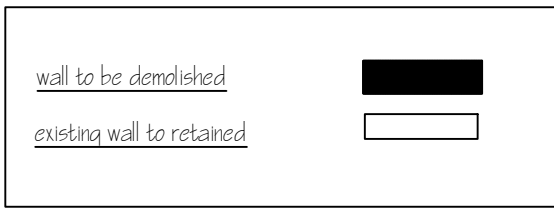
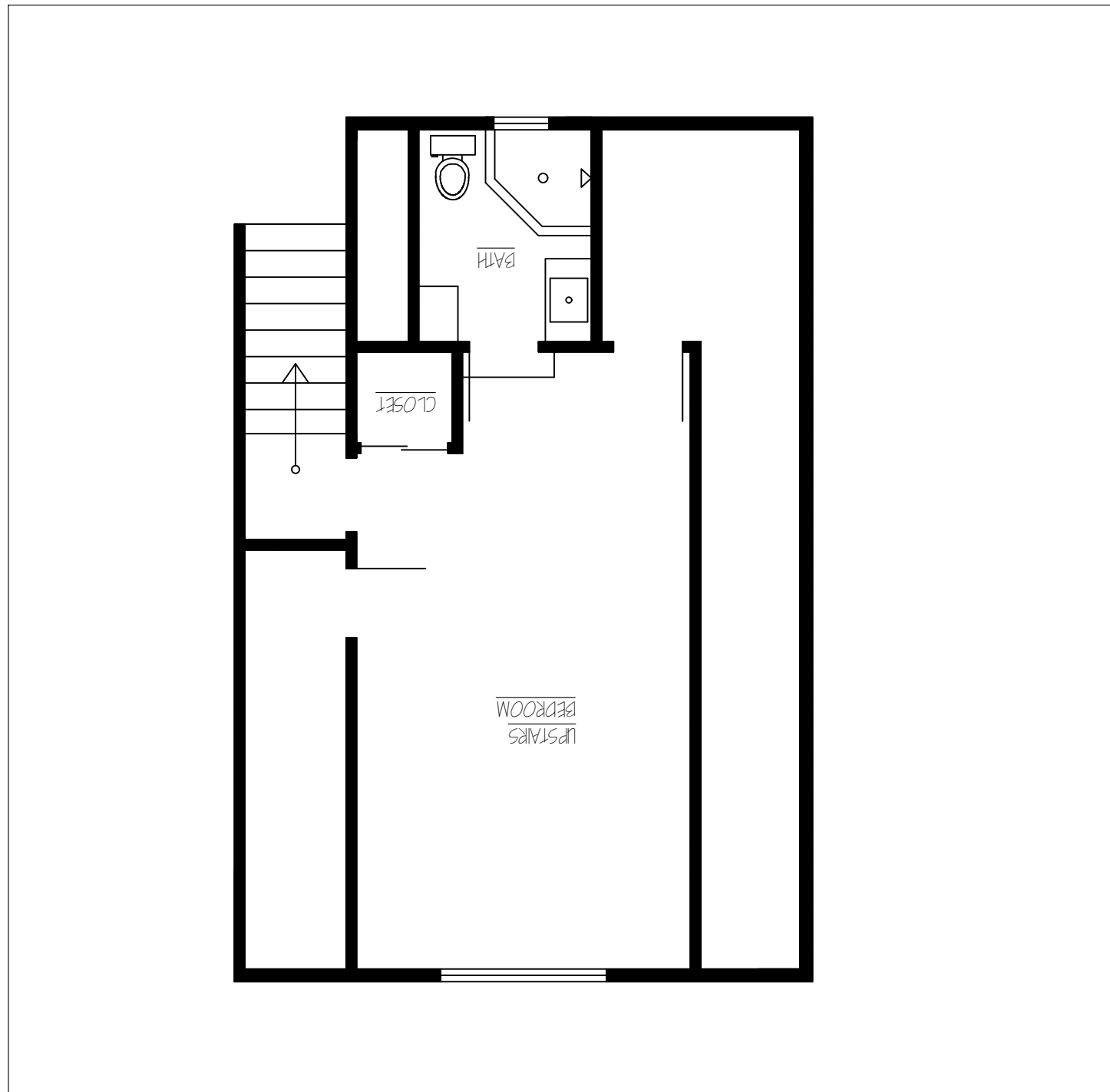
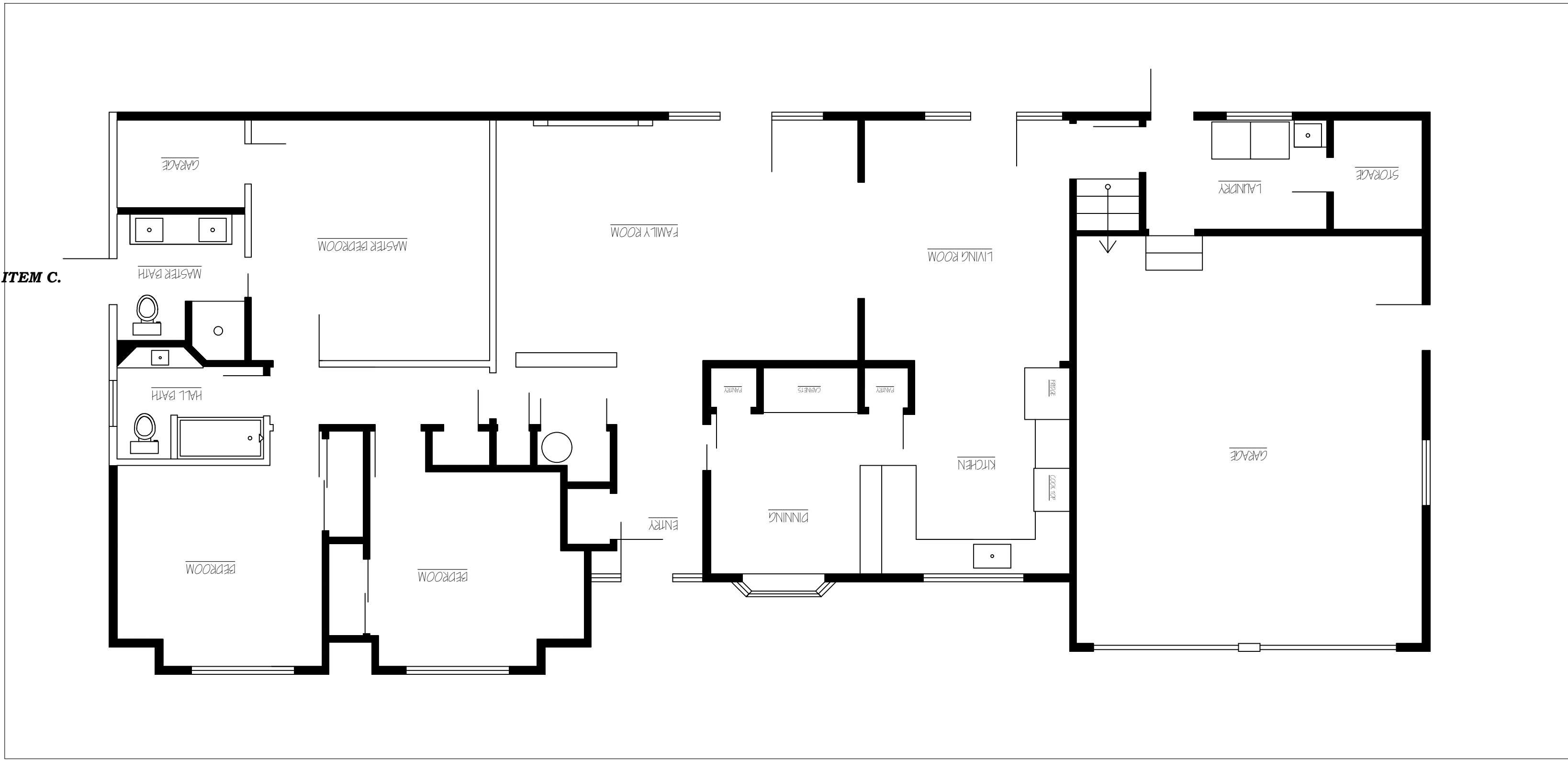
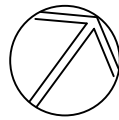
SITE NOTES:

- EXISTING GRADE ELEVATION SHALL BE MAINTAINED.
- PROVIDE A 2% MIN SLOPE AWAY FROM BUILDING AT ALL LANDING.
- UNDERGROUND UTILITY - ALL UTILITIES (ELECTRICAL, CABLE ETC.) SERVICING THE STRUCTURAL SHALL BE RAN UNDERGROUND FROM THE NEAREST UTILITY POLE AS PER THE CITY OF LOS ALTOS MUNICIPAL CODE.
- AN EARTHQUAKE-ACTUATED GAS SHUTOFF VALVE IS TO BE INSTALLED AT THE GAS METER. MUNICIPAL CODE SEC 12.12.020 ITEM C.

CONSTRUCTION NOTES:

- ALL DIMENSIONS ARE TO FINISHED FACE OF ALLS, FLOORS AND CEILING; UNLESS OTHERWISE NOTED.
- BEDROOM THAT DO NOT HAVE EGRESS DOORS, SHALL HAVE ONE WINDOW THAT MEETS EGRESS REQUIREMENTS: MIN 20" CLEAR WIDTH, MIN 24" CLEAR HIGHT WHEN OPEN, MIN 5.7 SQ. FT. OF OPENABLE AREA / 5 SQ. FT. FOR GRADE LEVEL ROOMS AND MAX. HIGHT OF 44" FROM FINISHED FLOOR TO BOTTOM OF CLEAR OPENING.
- GLAZED INSTALLED SHALL BE TEMPERED WHEN INSTALLED IN THE FOLLOWING LOCATION: A. ADJACENT TO AND WITHIN 24" OF A DOOR B. SHOWER/TUB ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE FINISHED FLOOR C. GLAZING IN A WALL ENCLOSING A STAIRWAY LANDING OR WITHIN 5' OF THE BOTTOM AND TOP OF THE STAIRWAY, WHERE LOCATION: A. ADJACENT TO AND WITHIN 24" OF A DOOR B. SHOWER/TUB ENCLOSURES WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS < 60" ABOVE THE FINISHED FLOOR C. GLAZING IN A WALL ENCLOSING A STAIRWAY LANDING OR WITHIN 5' OF THE BOTTOM AND TOP OF THE STAIRWAY, WHERE THE BOTTOM EDGE OF THE GLAZING IS < 60" ABOVE THE FLOOR. D. FINISHED FLOOR ANY GLAZING MEETING ALL THE FOLLOWING CONDITIONS D1: EXPOSED AREA OF AN INDIVIDUAL PLANE IS >9 SQ. FT. D2. EXPOSED BOTTOM EDGE IS < 18 ABOVE FINISHED FLOOR D3. EXPOSED TOP EDGE IS > 36" ABOVE FINISHED FLOOR D4. WITH IN A 36" HORIZONTAL DISTANCE OF A WALKING SURFACE.
- IF NOT EXISTING, NEW 110V SMOKE DETECTORS WITH BATTERY BACKUP, WHICH ARE AUDIBLE IN ALL SLEEPING AREAS SHALL BE INSTALL IN THE FOLLOWING LOCATION - BEDROOM, HALLWAYS LEADING TO BEDROOM, ABOVE TOPS OF STAIRS , ANY AREA WHERE CEILING HIGHT IS OVER 24" ABOVE A HALLWAY CEILING LEADING TO BEDROOM AND MIN. ONE ON EVERY LEVEL.
- IF NOT EXISTING, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AS PER CODE REQUIREMENTS.
- NEW TOILETS SHALL BE 1.28 GALLON PER FLUSH. CGBSC 4.303.
- NEW WATER TOILETS SHALL KEEP THE FOLLOWING CLEARANCE: MIN 15" CLEAR FROM CENTER OF TOILET ADJACENT WALL OR ANY OTHER BUILT OBSTACLE. 24" CLEARANCE SHALL BE KEPT IN FRONT OF THE TOILET.
- IF NOT EXISTING , PROVIDE MIN 22"X30" ATTIC ACCESS, SEE PLAN FOR LOCATION. ATTIC ACCESS TO HAVE A PULL DOWN CEILING PANEL WITH FOLDING LADDER. UNIT SHALL BE SELF CONTAINED WITH ITS OWN FRAME AND REQUIRE NO HEADROOM OR ATTIC CLEARANCE
- IF NOT EXISTING, PROVID 18"X24" CRAWL SPACE ACCESS. CRC SEC R408.4
- PROVIDE A FIRE SECTION WALL BETWEEN THE GARAGE AND THE HOUSE. CRC Table R302.6. WALL SHALL BE 5/8" TYPE X GYPSUM BOARD INSTALLED ON THE GARAGE SIDE, AND CEILLING/ATTIC, 1/2" GYPSUM BOARD.
- IF REPLACED DOOR SEPERATING THE GARAGE AND THE LIVING SPACE SHALL HAVE A 20 MINUTES FIRE PROTECTION RATING BE SELF CLOSING AND LATCHING, TIGHT FITTING SOLID, WOOD DOOR 1-3/8" THICKNESS ('FIRE DOOR') SEE CRC SEC. R302.5.1
- IF NOT EXISTING , PROVIDE A MINIMUM 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS. THE TOP OF THE EXTERIOR LANDING SHALL NOT BE MORE THAN 7 3/4 " LOWER THAN THE EXTERIOR LANDING FOR IN-SWINGING DOORS, AND NOT MORE THAN 1 1/2" LOWER FOR OUT SWINGING DOORS LCRC SEC. 311.3.1
FLOOR ELEVATION FOR OTHER EXTERIOR DOORS: DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDING OR FLOORS NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD. CRC Sec R311.3.2.
- IF REQUIRED, GUARDRAILS SHALL BE 42" HIGH ABOVE FINISH FLOOR . GUARDRAILS CONNECTION SHALL BE CAPABLE FOR RESISTING A CONCENTRATED LOAD OF 200 POUNDS APPLIED AT ANY POINT ALONG THE THE TOP RAILING AND 25 PSF HORIZONTAL LOAD PERPENDICULAR TO THE BALUSTERS.
- IF NEW, WATER HEATERS SHALL BE MOUNTED ON A PTALTFORM OR WALL MINIMUM 18" ABOVE FINISHED FLOOR, MEASURED TO THE FLAME.
- TYPICAL INSULATION. R-30 FOR ATTIC/CEILING/ROOF; B.R-15 FOR EXTERIOR WALLS; C.R-19 FOR FLOORS OVER UNHEATED SPACE; D.R-8 FOR HEATING AND COOLING DUCTS.
- STRUCTURAL WELDING: STRUCTUAL WEDLDING WILL BE COMPLETED AND INSPECTED IN AN APPROVED FABRICATION SHOP.
- UNDER FLOOR DUCKS, IF ANY, SHALL HAVE CLEARANCA TO EARTH AND NOT PASS THROUGH MINIMUM REQUIRED CRAWL SPACE ACCESS POINT.
- FINISH ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
- PROVIDE WATER HAMMER ARRESTORS AT ALL APPLIANCES THAT HAVE QUICK ACTING VALVES.
- CUSTOM SHOWER SHALL COMPLY WITH 2013 CRC. SEC R307.2 AND R702.4.2.
- FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENING (BOTH VERTICAL AND HORIZONTAL) IN THE FOLLOWING LOCATIONS AS PER 2019 CRC. R 302.11.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTE 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT AS APPROPRATE TO THE PROJECT . CFC CHP.33

project
north



DEMOLISHING FLOOR PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTE:

DEMOLITION PLAN

ADDITION AND REMODEL FOR:

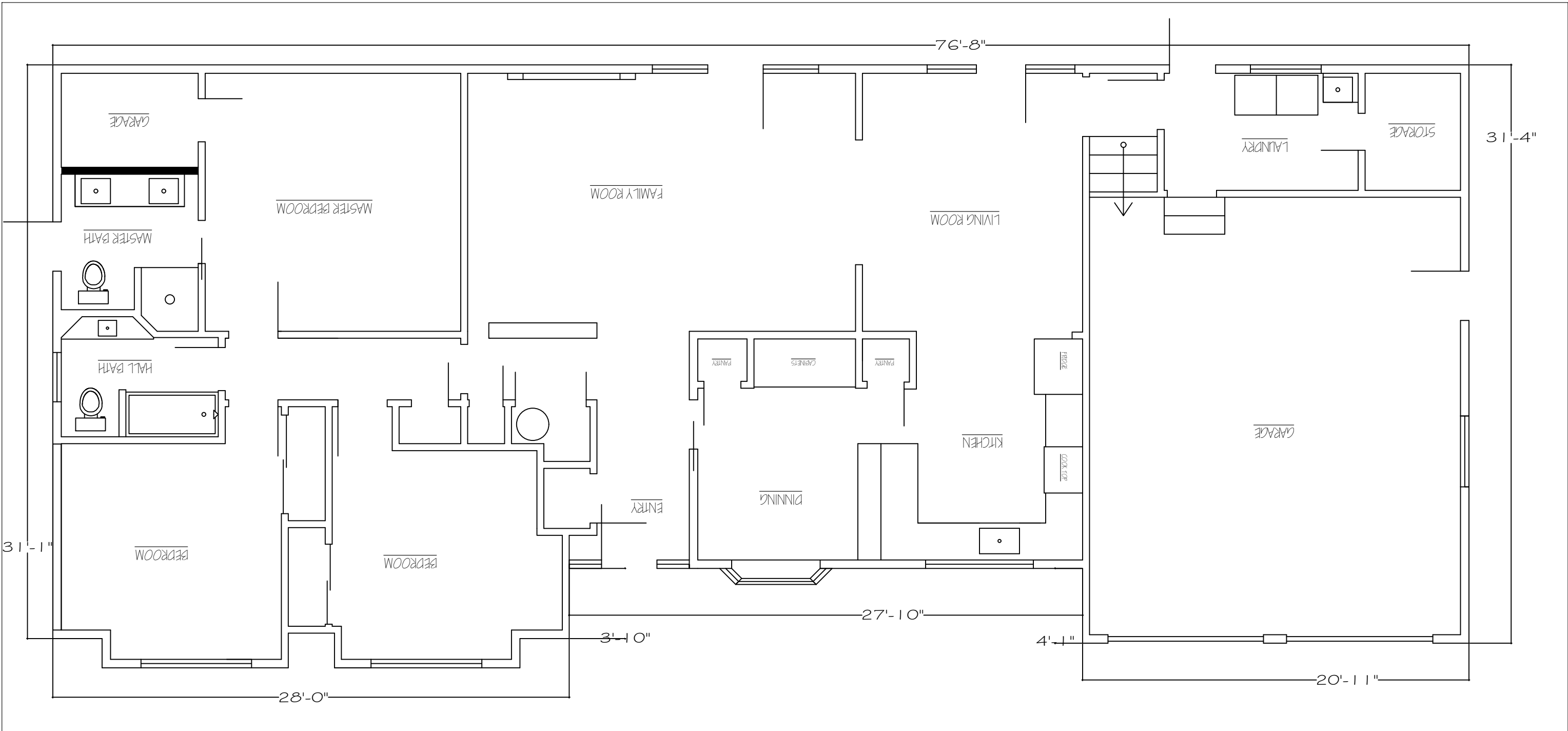
Tal Friedman
1000 Croolked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-2.0

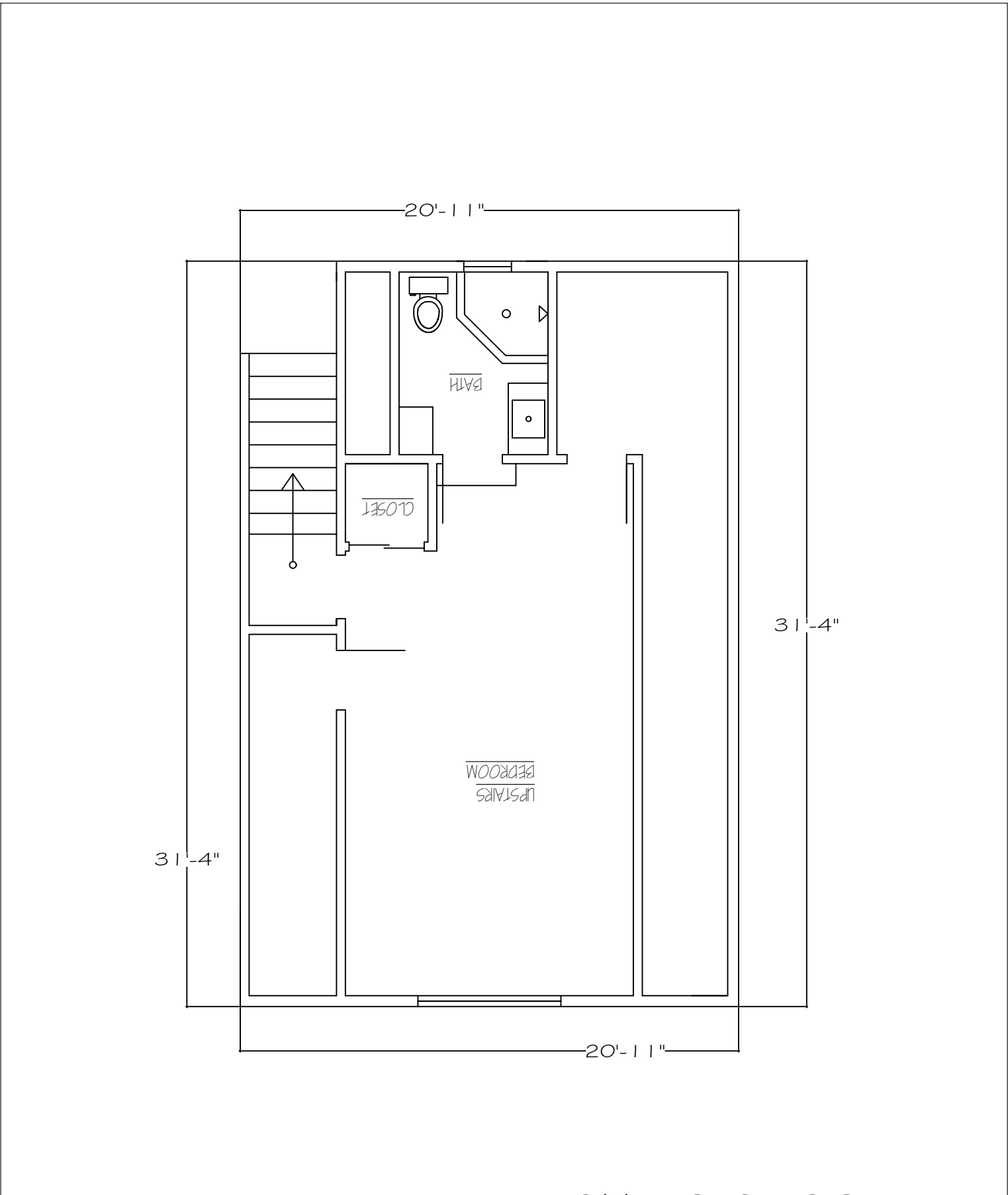
SOKOL DESIGN INC
Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:		
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	

CHECKED BY: CHECKER



EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

GENERAL NOTE:

EXISTING PLAN

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

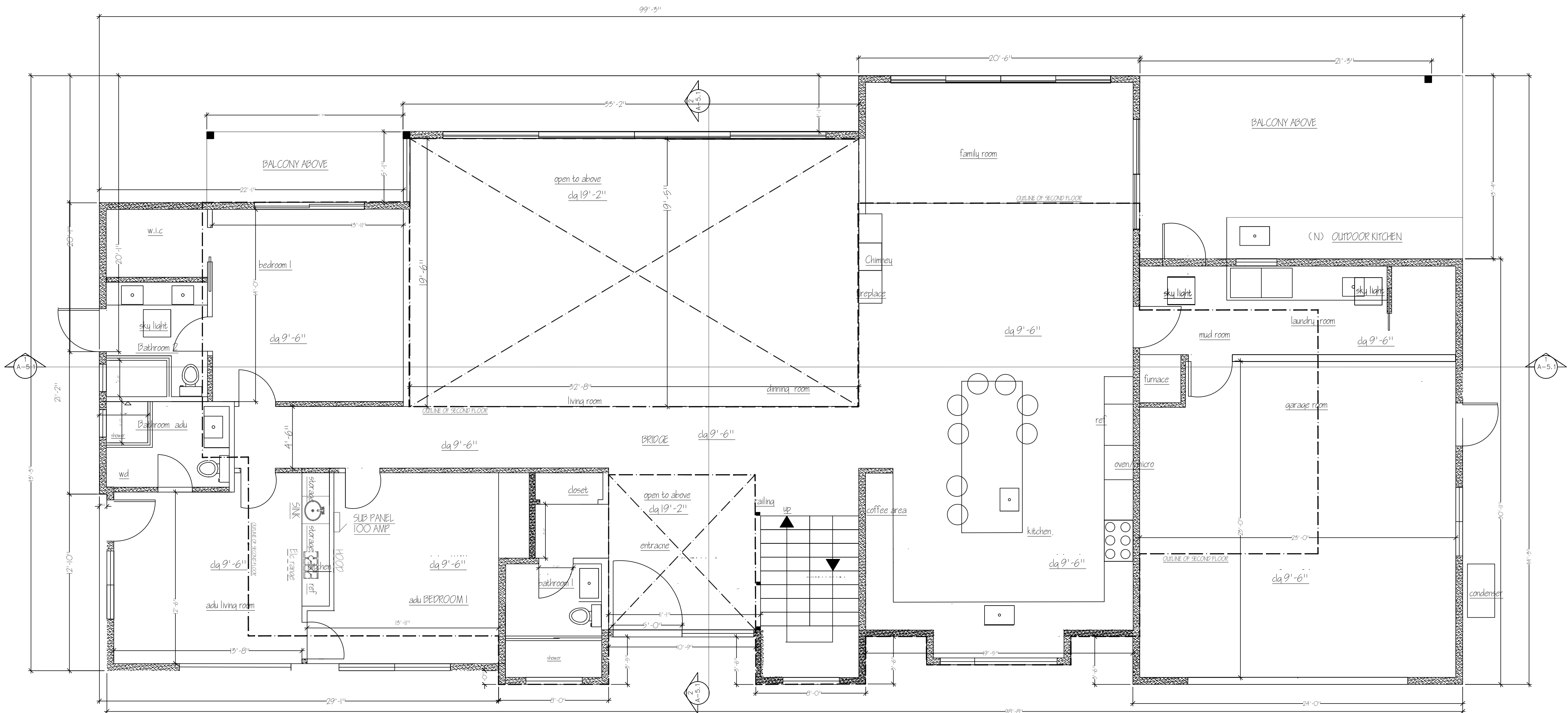
Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-2.1

SOKOL DESIGN INC
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Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	

CHECKED BY: _____ CHECKER: _____



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

GENERAL NOTE:

PROPOSED FIRST FLOOR PLAN

ADDITION AND REMODEL FOR:

Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-2.2

SOKOL DESIGN INC
Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:		
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	

CHECKED BY: CHECKER



balcony B angle 2



balcony B angle 1



balcony A angle 3

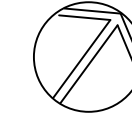


balcony A angle 1



balcony A angle 2

project
north



PROPOSED SECOND FLOOR PLAN

GENERAL NOTE:

ADDITION AND REMODEL FOR:

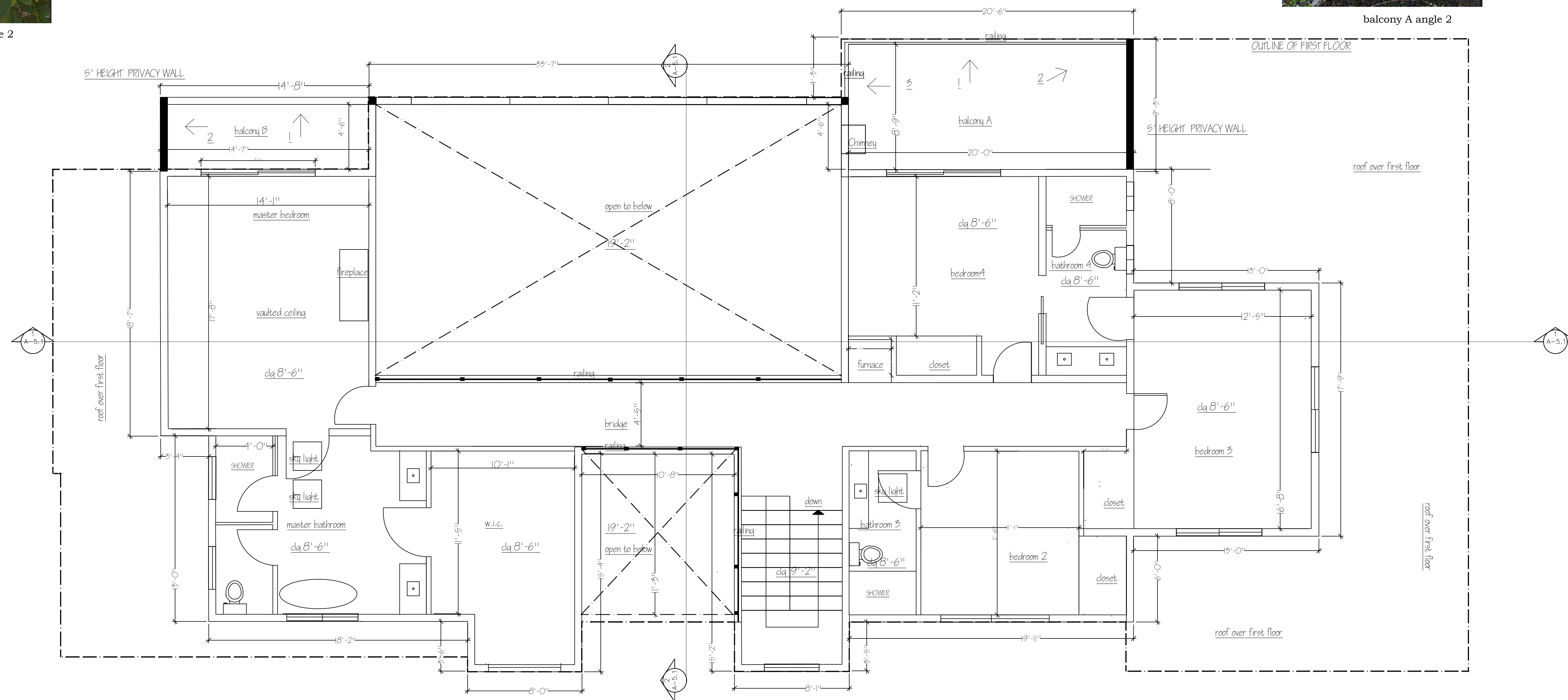
Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-2.2.1

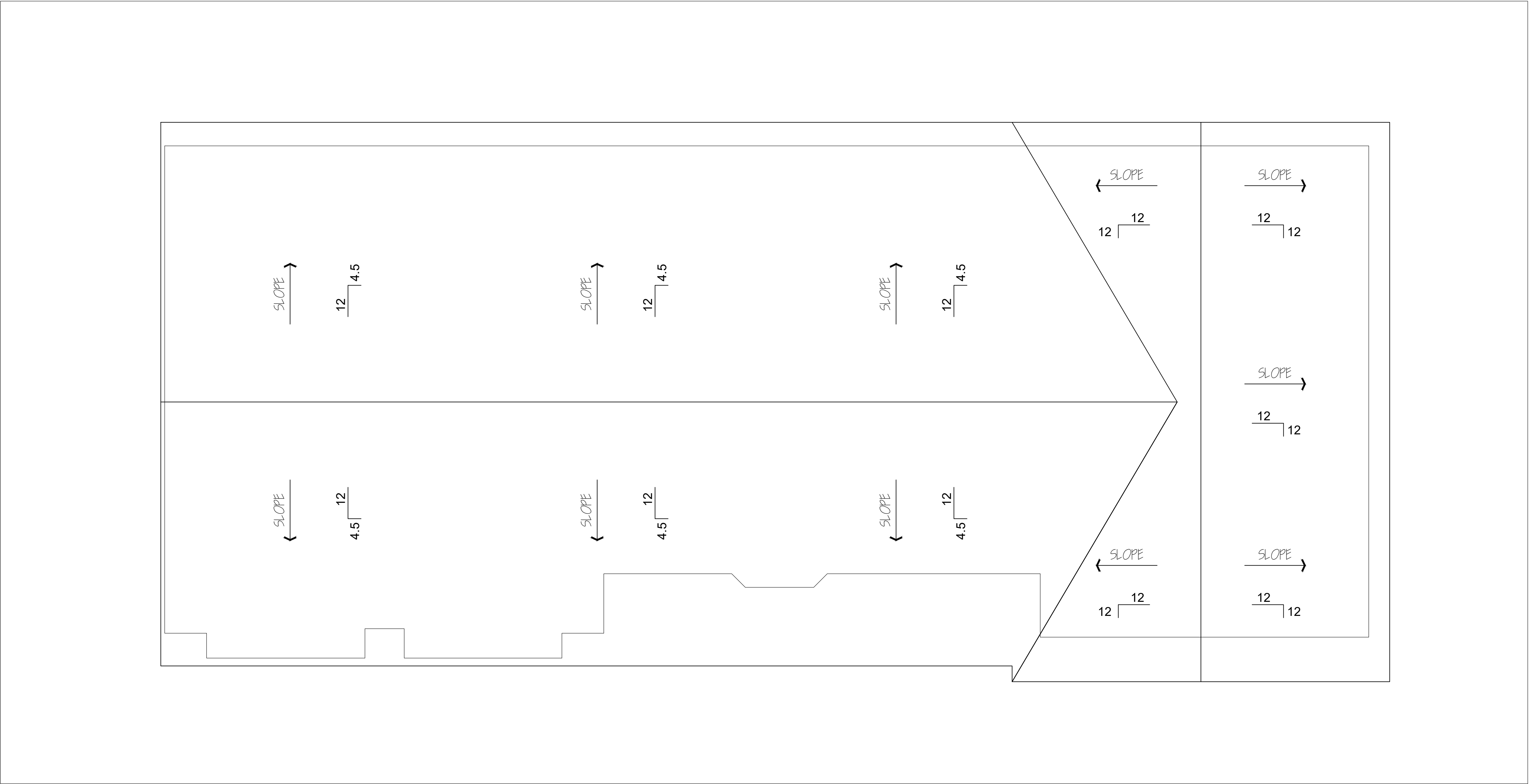
SOKOL DESIGN INC
Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

No	Description	Date
1. PLANNING APPROVAL		
2. BUILDING SUBMITTAL		

CHECKED BY: CHECKER



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



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

GENERAL NOTE:

EXISTING
ROOF PLAN

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-3.0

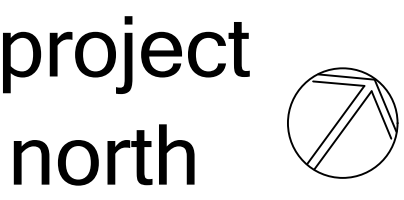
SOKOL DESIGN INC
Email: anat Sokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

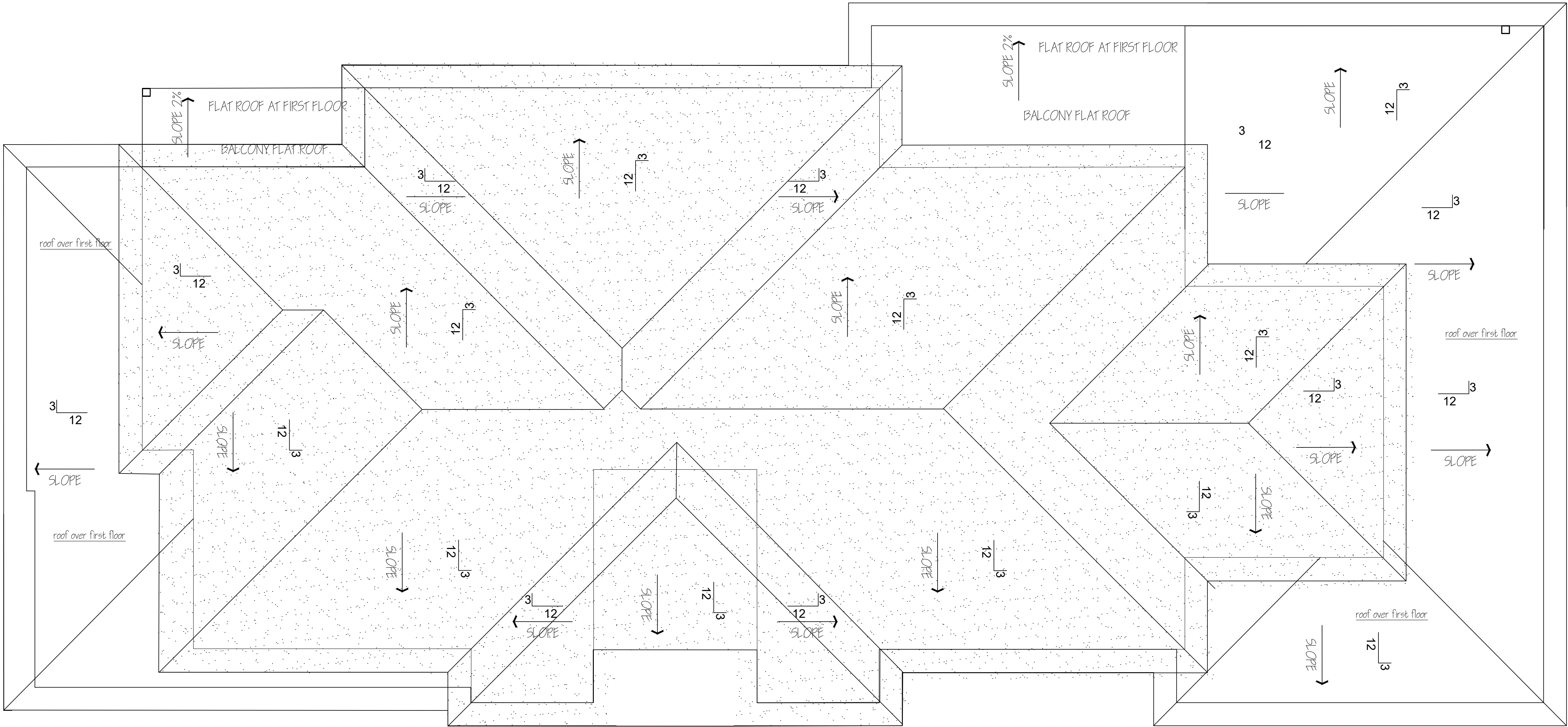
No	Description	Date
1. PLANNING APPROVAL		
2. BUILDING SUBMITTAL:		

CHECKED BY: CHECKER

- KEY NOTES**
ALL ACCORDING TO 2019 CRC
- 1 Gage galvanized sheet corrosion-resistant metal install over not less than two layers of underlayment material per cbc 1507.28, 1507.29, over not less than two layers of underlayment material per CBC 1507.2.8, 1507.2.9
 - 2 ROOF Cricket Minimum slope will be 3/12" per foot
 - 3 Proposed roof material: STANDING SEAM METAL ROOF
 - 4 Painted 7" fascia to match gutters
 - 5 Consealed box gutter cedar T&G
 - 6 Smooth stucco covered trim at eave sofit and exterior wall.
 - 7 FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17-PERCENT SLOPE) AND UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) , UNDERLAYMENT SHALL BE TWO LAYERS . CBC 1507.2.8
FOR ROOF SLOP OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33-PERCENT SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER. CBC 1507.2.8
STANDING SEAM METAL ROOF
 - 8 provide radiant barrier for all portions of the roof existing and new per the energy calculations.
 - 9 STANDING SEAM METAL ROOF
 - 10 provide a 1" clearance from the roof insulation to the bottom of the roof sheathing at the rafter boys with R30 Insulation.



3:12 PITCH
shade area indicates second floor roof
standing seam metal roof



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

GENERAL NOTE:

PROPOSED ROOF PLAN

ADDITION AND REMODEL FOR:

Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-3.1

SOKOL DESIGN INC Email: anat Sokol@yahoo.com Office: 408 735 7860 Cell: 408 506 1229		
ISSUANCES:		
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	
CHECKED BY: CHECKER		

ELEVATION PLAN

ADDITION AND REMODEL FOR:

Tal Friedman

1000 Crooked Creek Dr

LOS ALTOS, CA

Date JUNE 14 2021

Scale AS SHOWN

Sheet
A-4.1.1

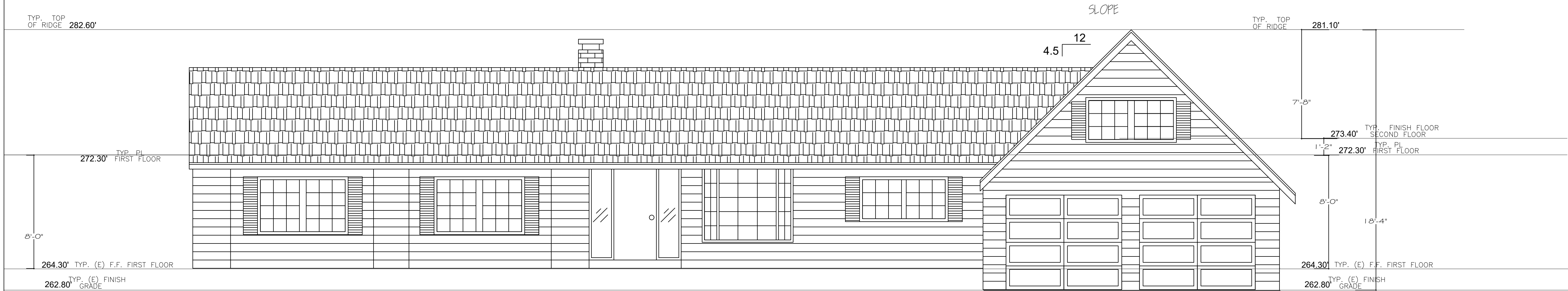
SOKOL
DESIGN INC

ISSUANCES:

No Description Date

1. PLANNING APPROVAL
2. BUILDING SUBMITTAL

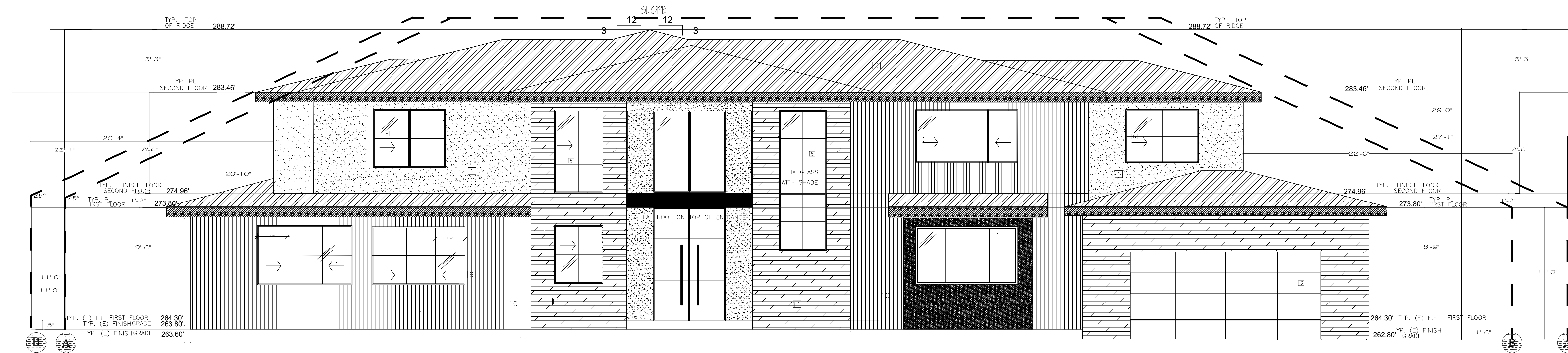
CHECKED BY: CHECKER



- KEY NOTES:
- [1] EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS 0/ 2 LAYERS OF 10" PAPER 0/ PLYWOOD SHEATHING W/ SMOOTH FINISH
 - [2] Building address will have minimum number on contrasting background per CRC R319
 - [3] roof materials: roof materials: SIM METAL ROOF
 - [5] Painted 7" fascia at gable roof to match gutters
 - [6] Windows: FLEETWOOD or by owner aluminum or fiberglass Dual glazed, w/low-e glazing, sash color DARK BRONZE
 - [7] The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 6" within the first 10' ft (5% slope).
 - [8] proposed smooth stucco finish. Exterior stucco is a 3-coat system. 7/8" inch minimum thick, has two layers of Grade D paper under stucco where occurs over plywood sheathing, and has 26 gauge galvanized weep screed at foundation plate line at least 4" above grade (or 2 inches above concrete or paving)
 - [9] outdoor light - the outdoor light at first and second story in the front of the house will direct the light downward rather than outward, to prevent any glare or direct illumination on any public street or other property.
 - [10] WOOD SIDING
 - [11] STONE VENEER
 - [12] GARAGE DOOR: GLASS ALUMINUM
 - [13] 36-in Black aluminum railing

1

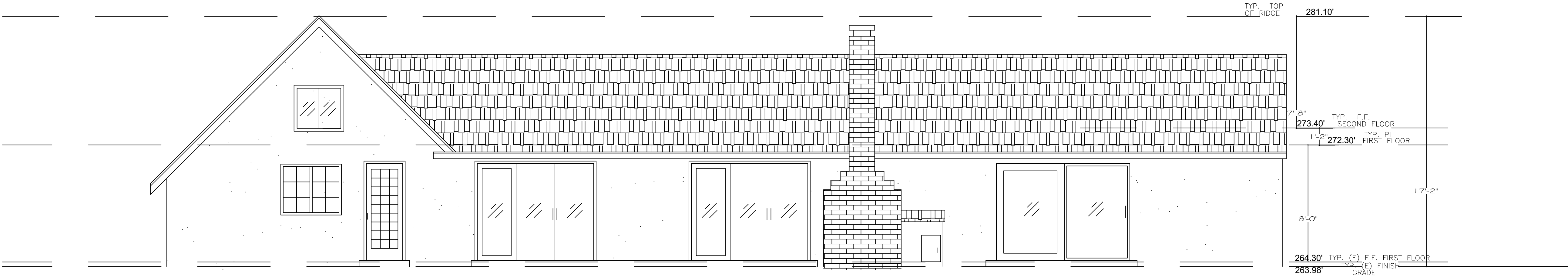
EXISTING SOUTH ELEVATION
1/4"=1'-0"



1

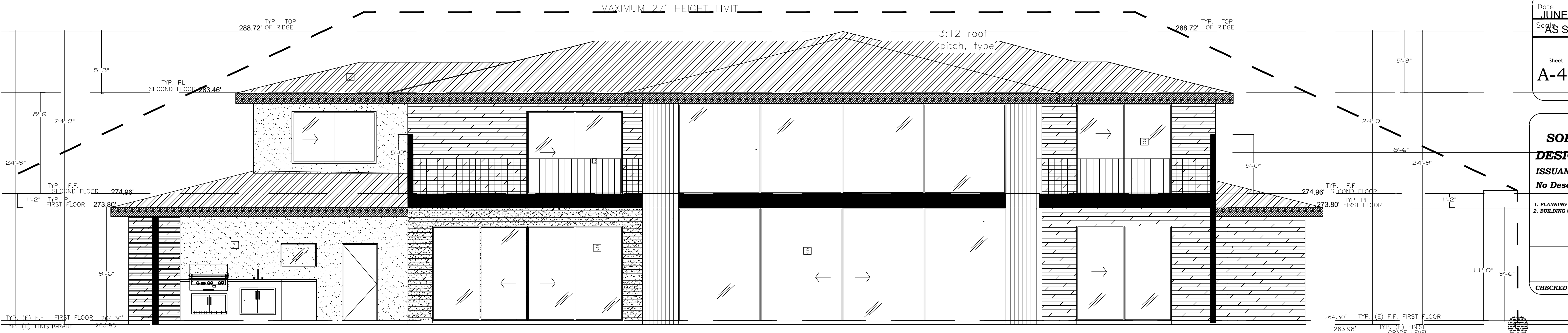
PROPOSED SOUTH FRONT ELEVATION
1/4"=1'-0"

project
north



2

EXISTING NORTH REAR ELEVATION
1/4"=1'-0"



2

PROPOSED NORTH REAR ELEVATION
1/4"=1'-0"

GENERAL NOTE:

ELEVATION PLAN

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

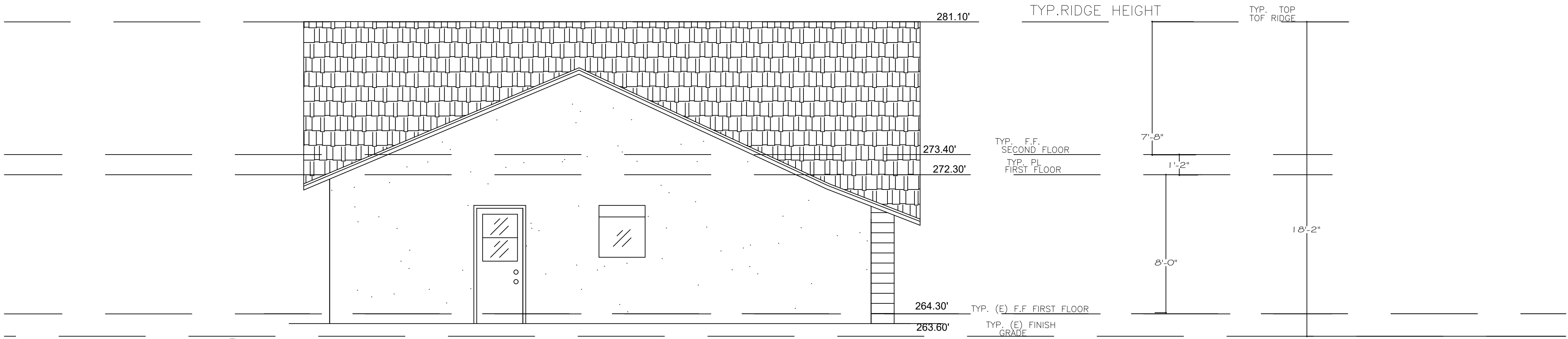
Date
JUNE 14 2021
Scale
AS SHOWN

Sheet
A-4.1.2

SOKOL
DESIGN INC
ISSUANCES:
No Description Date

1. PLANNING APPROVAL
2. BUILDING SUBMITTAL:

CHECKED BY: CHECKER



3

EXISTING WEST ELEVATION
1/4"=1'-0"



3

PROPOSED WEST REAR ELEVATION
1/4"=1'-0"

GENERAL NOTE:

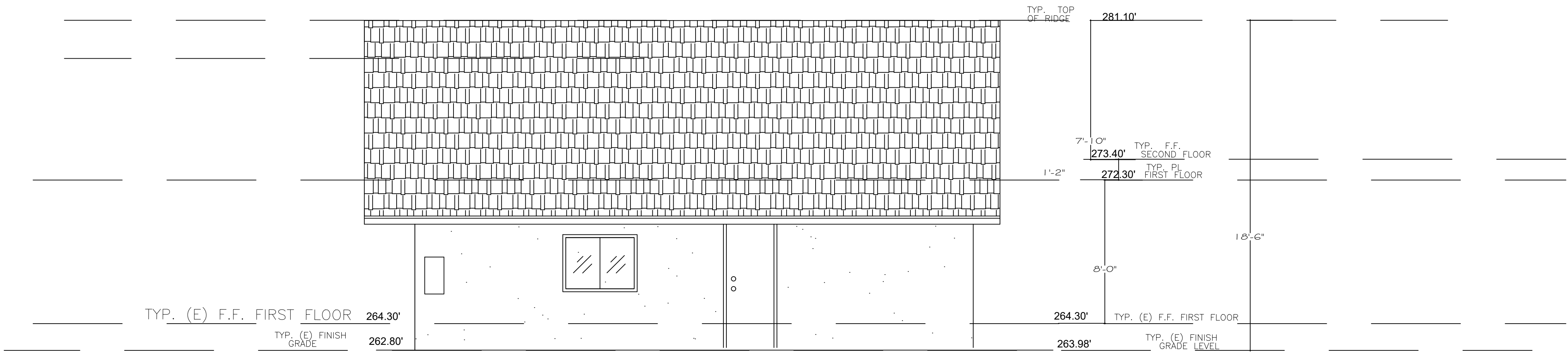
ELEVATION PLAN

ADDITION AND REMODEL FOR:

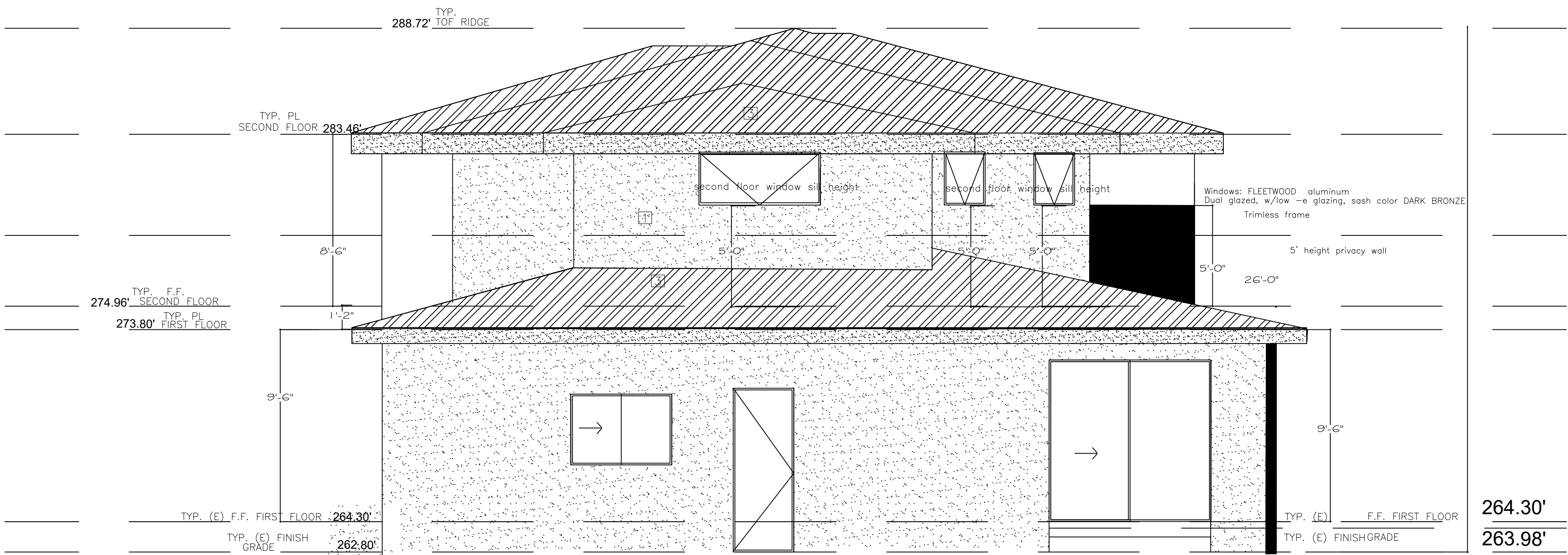
Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-4.1.3

SOKOL DESIGN INC Email: anatsokol@yahoo.com Office: 408 735 7860 Cell: 408 506 1229		
ISSUANCES:		
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	
CHECKED BY: _____		
CHECKER _____		



4 EXISTING EAST ELEVATION
1/4"=1'-0"



4 PROPOSED EAST REAR ELEVATION
1/4"=1'-0"

GENERAL NOTE:

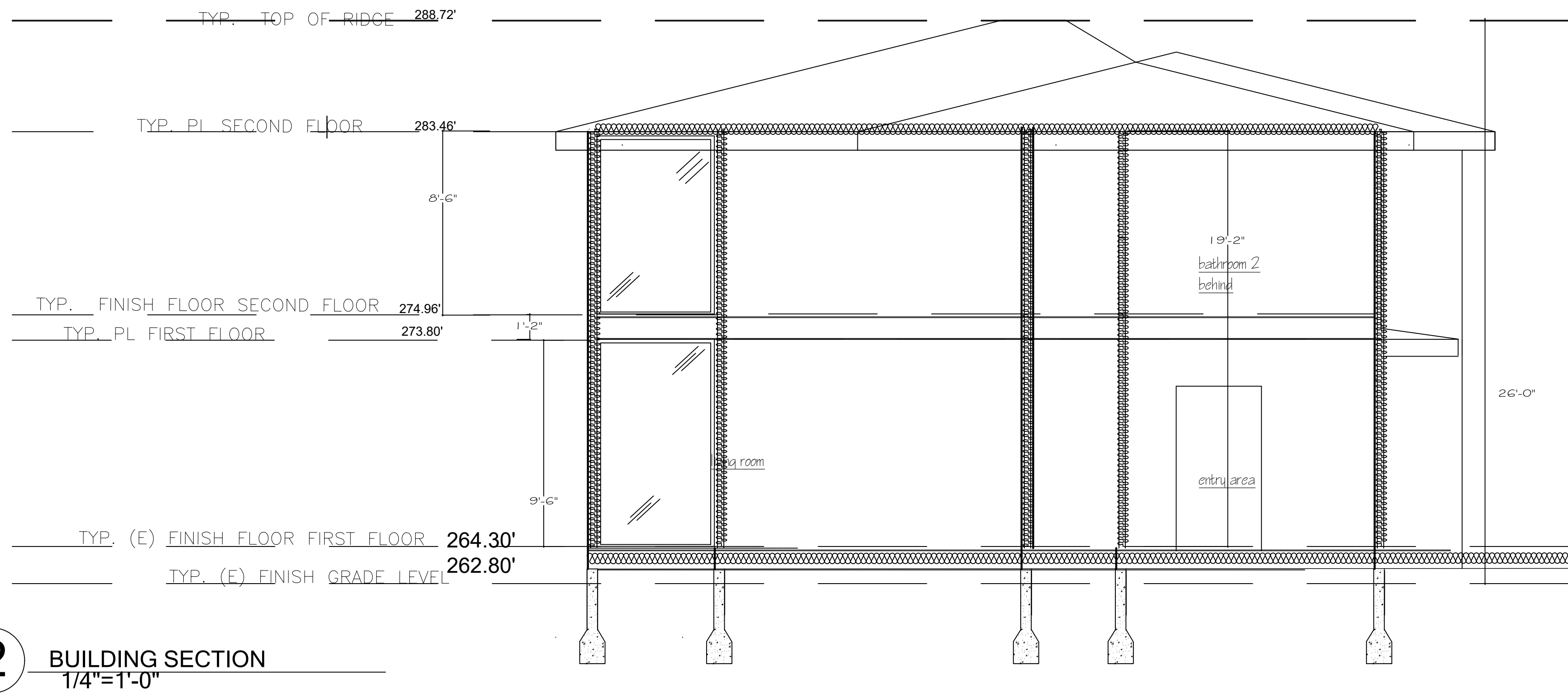
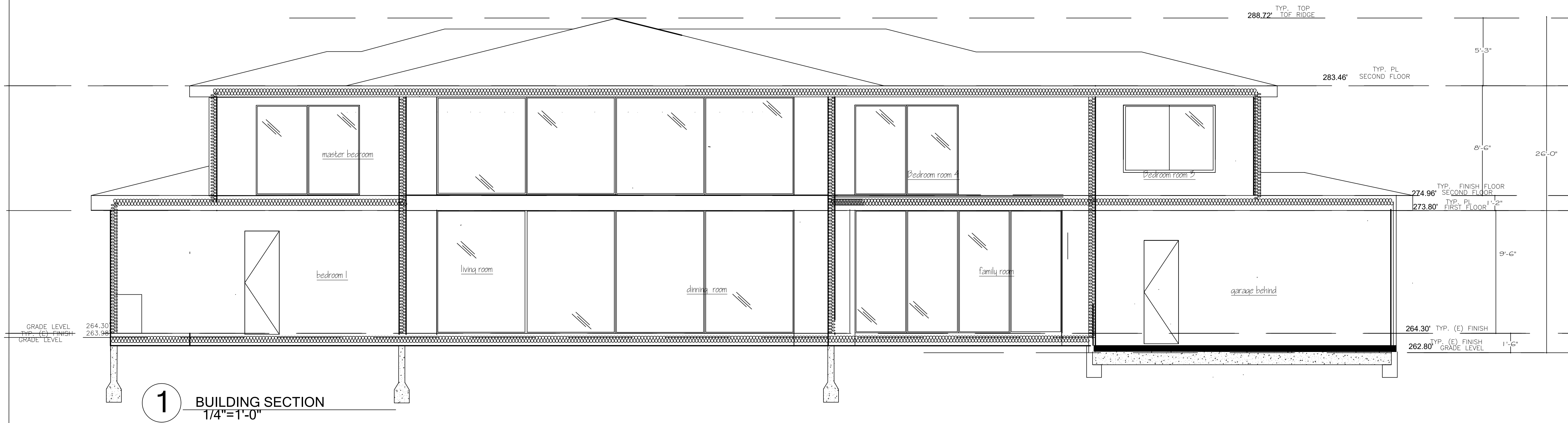
ELEVATION PLAN

ADDITION AND REMODEL FOR:

Tal Friedman
1000 Crooked Creek Dr
LOS ALTOS, CA

Date	JUNE 14 2021
Scale	AS SHOWN
Sheet	A-4.1.4

SOKOL DESIGN INC Email: anatsokol@yahoo.com Office: 408 735 7860 Cell: 408 506 1229		
ISSUANCES:		
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	
CHECKED BY:		CHECKER



GENERAL NOTE:

BUILDING SECTION

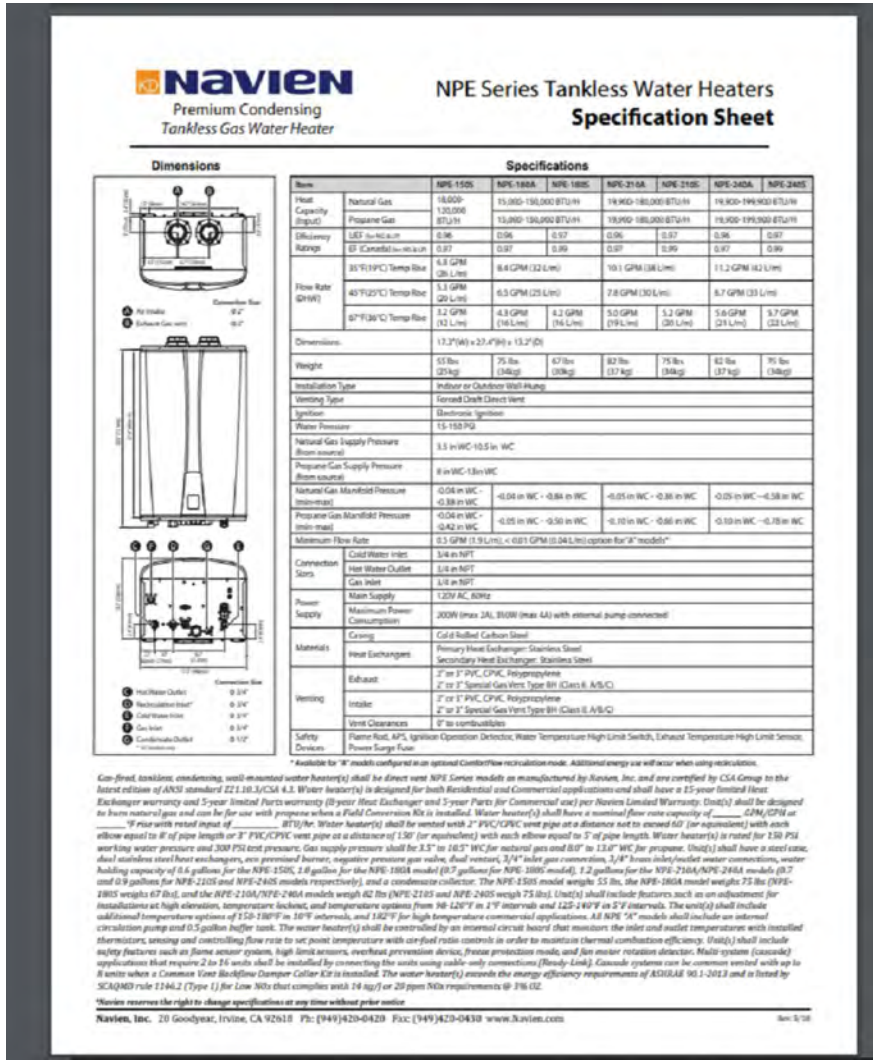
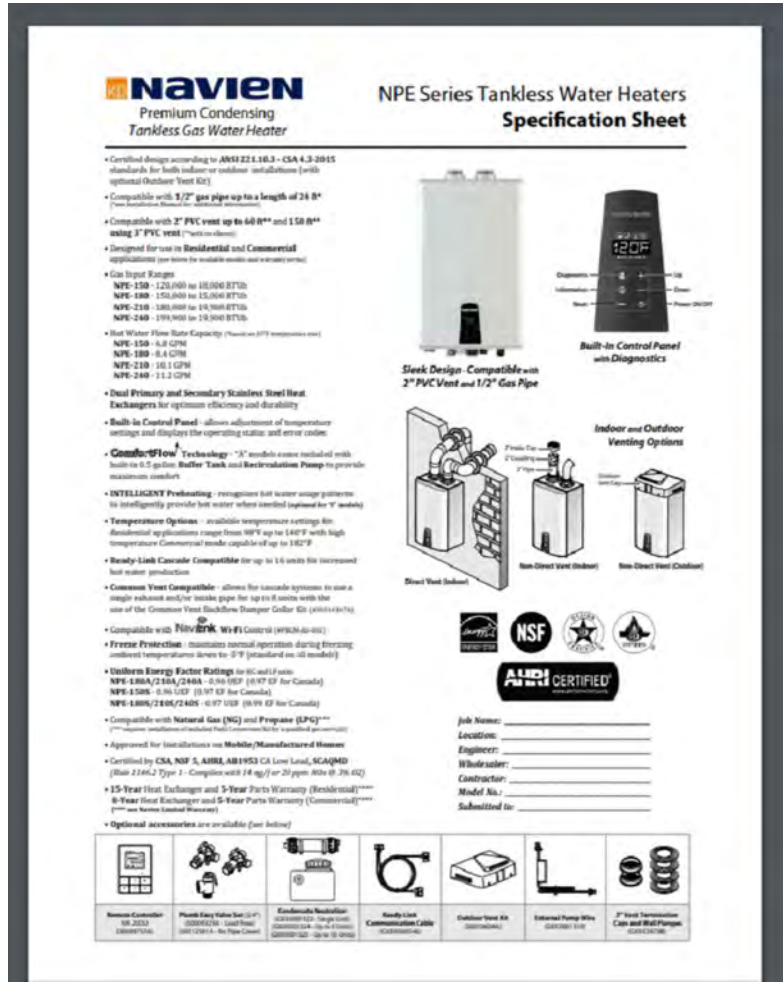
ADDITION AND REMODEL FOR:

Verma Choudhry Shweta
RESIDENCE

40 Deodora Dr ATHERTON , CA

Date	Jan 14 2021
Scale	AS SHOWN
Sheet	A-5.1

SOKOL DESIGN INC Email: anatsokol@yahoo.com Office: 408 735 7860 Cell: 408 506 1229		
ISSUANCES:		
No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL	
CHECKED BY: _____		
CHECKER _____		



Technical Specification	
Type	Single-Zone
Overall Efficiency	Not ENERGY STAR® certified
Cooling Efficiency	Up to 18 SEER
Heating Efficiency	Up to 11.5 HSPF
Sound Level (As Low As)	61.2 decibels Continuous
Application	
Wireless Remote	Not applicable



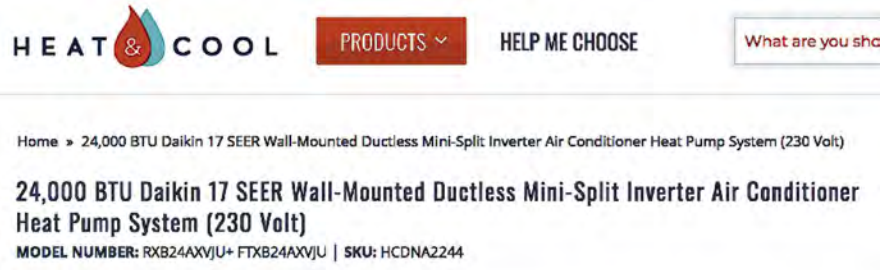
3 TANKLESS WATER HEATER

4 HEAT PUMP UNIT CARRIER MAIN HOUSE

PRODUCT SPECIFICATIONS

24,000 BTU 17 SEER Wall Mounted Daikin Mini-Split 17 Series Single Zone Heat Pump - FTXB24R3B	
Refrigerant Charge	precharged for: 25
Weight (in lbs)	128.000000
AHRI Certificate Number	10575515
Manufacturer	Daikin
Additional Information	Heat Pump
Additional Information	Precharged for: 25
Additional Information	Maximum Line Set Length: 98'
Additional Information	Drain: 3/4"
Additional Information	Indoor Unit Weight: 31 lbs Outdoor Unit Weight: 97 lbs
HSPF	9
Cooling BTU	21,200
Heating BTU	21,200
Maximum CFM	405-580 CFM
Decibel Level (dBA)	Indoor Unit: 41-47 Outdoor Unit: 52
Energy Star	No
Refrigerant	R410A
SEER	16-17
EER	11
Compressor Type	Swing
Liquid Line	1/4"
Suction Line	5/8"
Electrical	208/230V 1 Phase 60 Hz
Max Breaker Size	20 amps
Min. Breaker Size	16.2 amps
Mini-Split Type	Wall Mounted
Min/Max Outdoor Temp for Heating	5°F - 65°F

Zone Compatibility	Single Zone
Operating Mode	Cooling, Heating
Height	Indoor Unit: 12-5/8" Outdoor Unit: 29-11/16"
Width	Indoor Unit: 45-1/8" Outdoor Unit: 33-11/16"
Depth	Indoor Unit: 9-1/2" Outdoor Unit: 12-15/16"
Additional Info	Indoor Unit Weight: 31 lbs Outdoor Unit Weight: 97 lbs
Warranty	10 Years with Online Registration
Resources	• Brochure • Submittal • Indoor Installation Manual • Operation Manual • Service Manual You will need Adobe® Acrobat® Reader to view PDF documents.
Safety Information	PROPOSITION 65 WARNING



2 ADU DUCTLESS MINI SPLIT SYSTEM

GENERAL NOTE:

MECHANICAL PLAN - TYPICAL DETAIL

ADDITION AND REMODEL FOR:

Tal Friedman RESIDENCE
1000 Crooked Creek Dr
LOS ALTOS, CA

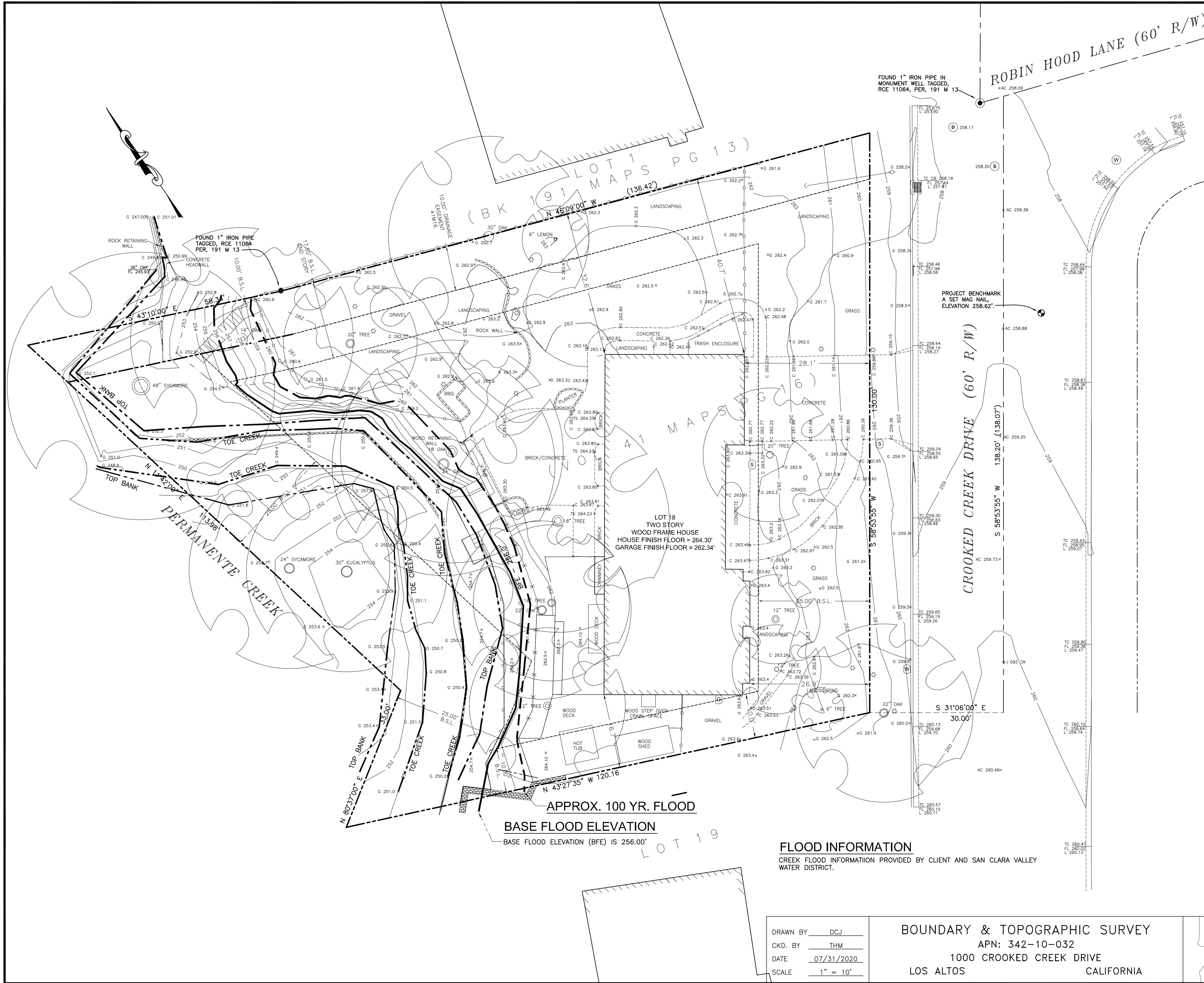
Date	NOV 14 2022
Scale	AS SHOWN
Sheet	A-8.1

SOKOL DESIGN INC
Email: anatsokol@yahoo.com
Office: 408 735 7860
Cell: 408 506 1229

ISSUANCES:

No	Description	Date
1.	PLANNING APPROVAL	
2.	BUILDING SUBMITTAL:	

CHECKED BY: CHECKER



LEGEND

BOUNDARY	---
PROPERTY LINE	---
CENTER LINE	---
SETBACK LINE	---
FACE OF BUILDING LINE	---
WOODEN FENCE	---
EDGE OF CREEK	---
GAS METER	(G)
WATER METER	(W)
LANDSCAPE LIGHT	(L)
SANITARY SEWER CLEANOUT	(S)
SANITARY SEWER MANHOLE	(S)
STORM DRAIN MANHOLE	(D)
WATER VALVE	(W)
CATCH BASIN	(C)
FOUND IRON PIPE AS NOTED	(●)
FOUND MONUMENT AS NOTED	(●)

ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
C	CONCRETE
L	LIP OF GUTTER
G	GROUND
AC	ASPHALTIC CONCRETE
TS	TOP OF STEP
B.S.L.	BUILDING SETBACK LINE

NOTES

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- ASSESSOR'S PARCEL NUMBER: 342-10-032
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES
- BASED ON THE HEC-RAS MODEL FOR PERMANENTE CREEK, PERFORMED BY THE SANTA CLARA VALLEY WATER DISTRICT, THE BASE FLOOD ELEVATION (BFE) FOR THE CREEK IN THIS AREA WILL BE 256.0 FEET. THIS IS BASED ON INTERPOLATING THE BFE FROM CREEK STATIONING AND SCALING THE LOCATION OF THE PROPERTY LOCATION FROM COMMON FEATURES SHOWN ON THE HEC-RAS MODEL.

PROJECT BENCHMARK

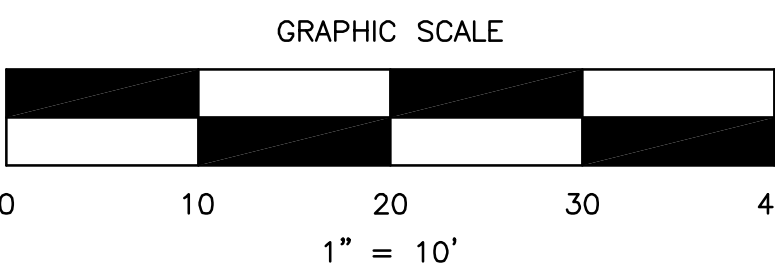
ELEVATIONS SHOWN HEREON ARE BASED ON A GPS OBSERVATION AND PROCESSED BY THE NGS. ELEVATIONS ARE ON THE NAVD-88 DATUM. A MAG NAIL WAS SET IN THE STREET IN FRONT OF THE SITE. ELEVATION 258.62'.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438 EXP. 12-31-2024

1/15/2023
DATE



FLOOD INFORMATION

CREEK FLOOD INFORMATION PROVIDED BY CLIENT AND SAN CLARA VALLEY WATER DISTRICT.

DRAWN BY DCJ
CKD. BY THM
DATE 07/31/2020
SCALE 1" = 10'

BOUNDARY & TOPOGRAPHIC SURVEY
APN: 342-10-032
1000 CROOKED CREEK DRIVE
LOS ALTOS CALIFORNIA

T.K.M.
Land Surveyors

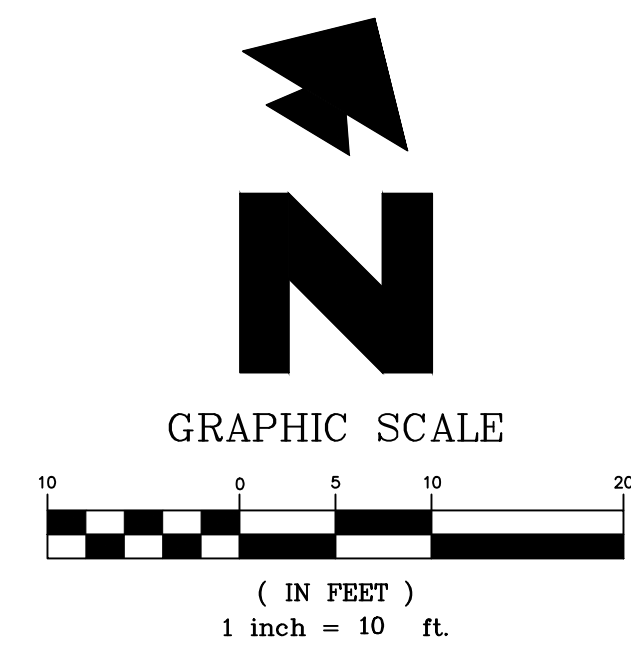
2250 Bohannon Drive
Santa Clara, CA 95050
408.615.8855 phone
408.615.1556 fax

JOB NO.

FILE NO.

SHEET

OF



EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	5
COMPACTION RATE: 15%	$5 \times 0.15 = 0.75$
TOTAL FILL	6 (ROUND UP)
CUT	15
TOTAL EARTHWORK	9 (HAUL OFF)

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	17,572 SF	17,572 SF
	0.403 ACRE	0.403 ACRE

HOUSE (ROOF)	2,300	4,337
DRIVEWAY	531	581
PATIO/HARDSCAPE	1,740	430
SHED	76	N/A
TOTAL IMPERVIOUS AREA	4,647	5,348
NET IMPERVIOUS AREA INCREASED:		701
WOOD DECK	1,389	N/A
HOT TUB	56	N/A
PERVIOUS AREA	11,480	12,224
TOTAL PERVIOUS AREA	12,925	12,224

TIME OF CONCENTRATION = 5 MIN
INTENSITY = 10 YEAR = 2.57 IN/HR
IMPERVIOUS AREA INCREASED = 701 SF = 0.166 ACRE

PRE-CONDITION
Q=CIA C=0.35
Q=0.35 X 2.57 X 0.016
Q=0.014 CFS

VOLUME REQUIRED:
Y=1/5(Q POST - Q PRE) X 10 MIN
Y=1/5(0.037 - 0.014) X 600
Q=20.7 CF

POST-CONDITION
Q=CIA
Q=0.90 X 2.57 X 0.016
Q=0.037 CFS

VOLUME PROVIDED:
Y=50 LF X 10" STORAGE PIPE
Y=27.5 CF (TOTAL)

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES SHALL NOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

	= PROPERTY LINE				
	= STREET CENTER LINE				
	= EX. ROLLED CURB				
	= EX. SPOT ELEVATION				
	= FLOW DIRECTION				
	= GRADE BREAK				
	= FLOW LINE				
	= TOE OF CREEK				
	= TOP OF BANK				
	= BASE FLOOD ELEVATION 256				
	= INFILTRATION DEVICE				
	= AREA INLET				
	= STORM DRAIN PIPE				
	= CONCRETE SPLASH PAD				
ABBREVIATIONS:					
BFE	= BASE FLOOD ELEVATION	FL	= FLOW LINE	S	= SLOPE
BS	= BOTTOM OF STEP	G	= GARAGE	SD	= STORM DRAIN
BOW	= BACK OF WALK	GB	= GRADE BREAK	SR	= STRAW ROLL
BC	= BOTTOM OF WALL	IE	= INVERT ELEVATION	TC	= TOP OF CURB
C	= CONCRETE	L	= LAWN	TG	= TOP OF GRATE
DWY	= DRIVEWAY	LF	= LINEAL FOOT	TP	= TOP OF PAVEMENT
EG	= EXISTING GRADE	LP	= LOW POINT	TS	= TOP OF STEP
EX	= EXISTING	N	= NEW	TW	= TOP OF WALL
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	Typ	= TYPICAL
FG	= FINISHED GRADE	R.O.W.	= RIGHT-OF-WAY		

- 1) MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- 2) DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C3.0
- 3) RAINWATER LEADER PER DETAIL #1D/C3.0
- 4) BEGIN/END CURB & GUTTER PER CITY OF LOS ALTOS STANDARD DETAIL #SU-6/C3
- 5) BEGIN/END RESIDENTIAL DRIVEWAY APPROACH WITHOUT SIDEWALK PER CITY OF LOS ALTOS STANDARD DETAILS #SU-9 & #SU-10/C3.0
- 6) PROTECT EXISTING TREE AND ROOTS DURING GRADING ACTIVITY.
- 10) EX. SANITARY SEWER LATERAL TO REMAIN
- 11A) EX SANITARY SEWER CLEANOUT TO BE REMOVED
- 11B) INSTALL SANITARY SEWER CLEANOUT PER CITY OF LOS ALTOS STANDARD DETAIL #SS-6/C3. CLEANOUT PLACEMENT SHALL BE WITHIN 5' OF PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY THE EXACT SEWER LOCATION AND INVERT ELEVATION PRIOR TO INSTALLATION.
- 12) INSTALL SANITARY SEWER CLEANOUT WITH BACKFLOW PREVENTION DEVICE
- 20) REMOVE EXISTING OVERHEAD SERVICE LINE AND PROVIDE NEW JOINT TRENCH LINE TO BUILDING

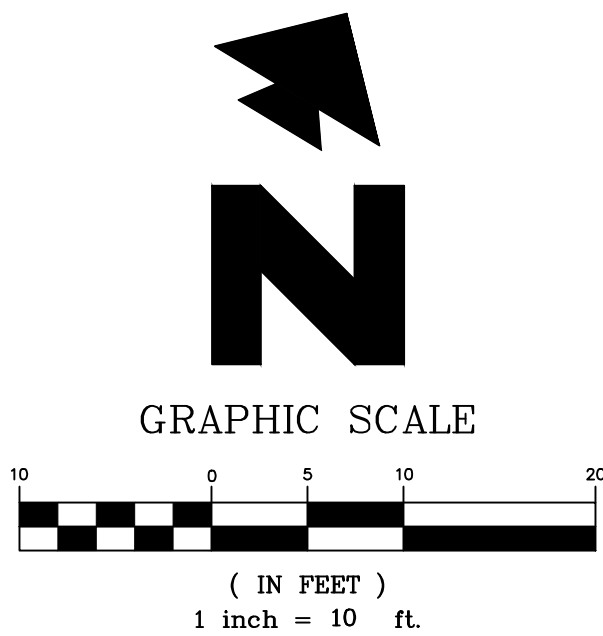
GRADING AND DRAINAGE PLAN
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024



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

JOB NO.: 20220015

SHEET
C1



1. GRADING WORK BETWEEN OCTOBER 1 AND APRIL 30 IS AT THE DISCRETION OF THE LOS ALTOS GRADING OFFICIAL. REFERR TO CITY'S STANDARD GUIDELINES FOR ADDITIONAL CONDITIONS.

A. THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT 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, WEATHERED 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:

- i. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM CONSTRUCTION SITE AND CONTRACTOR'S MATERIAL AND EQUIPMENT/STAGING AREAS.
- ii. PREVENTION OF TRACKING MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
- III. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY.

B. 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**.

2. 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 DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. 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.
4. 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.
5. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. 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.
8. 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.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
10. 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.
11. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
12. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEMS, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
13. 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.
14. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
15. WITH THE APPROVAL OF THE CITY INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAPS RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF ONE FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.

1. EXISTING BUILDING TO BE REMODELED AND EXPANDED. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

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

A. GAS LINE SHALL BE PROTECTED IN PLACE.

 = TREE PROTECTION 53
C.3.1

 = GRAVEL STABILIZED ENTRANCE

 = STRAW ROLL EC4
C.3.1

 = INLET PROTECTION SC10
C.3.1

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PHONE:
E-MAIL: awong@green-ce.com

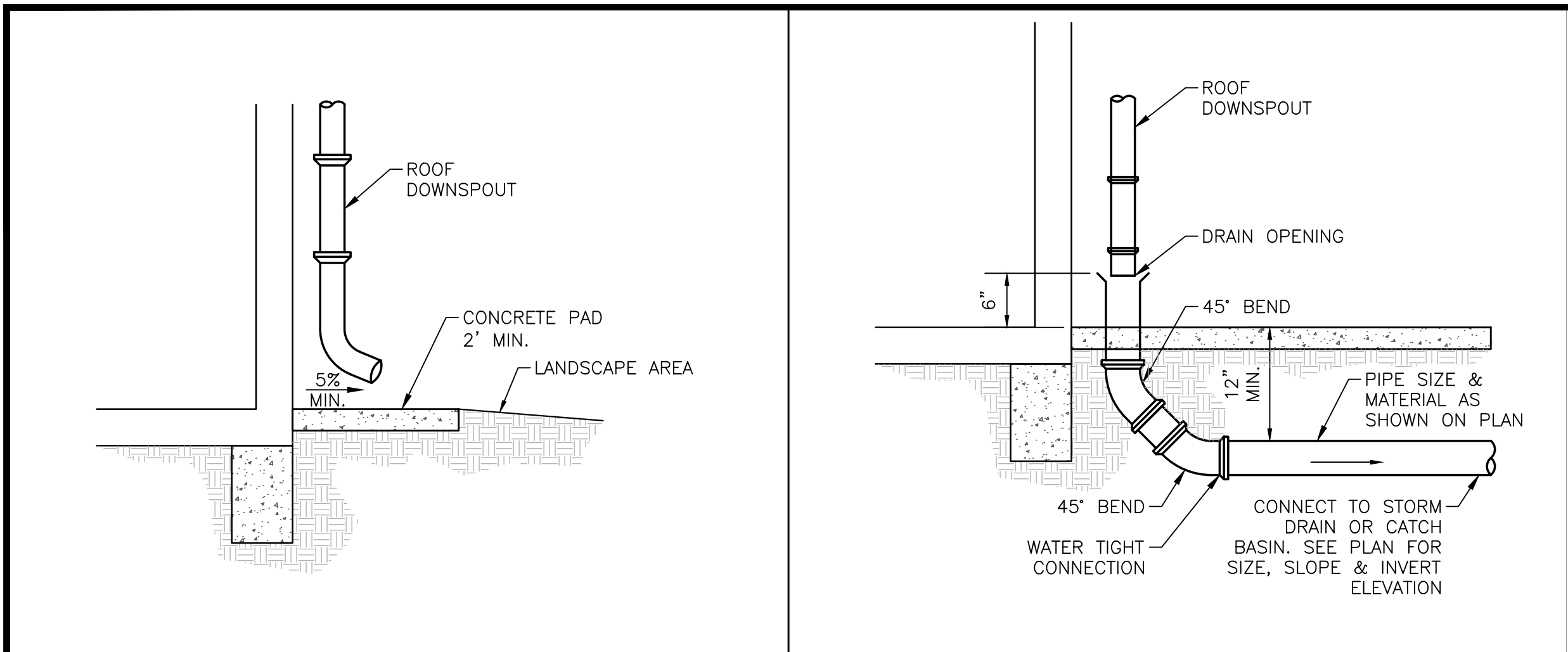
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EROSION CONTROL PLAN
TAL FRIDMAN RESIDENCE
1000 CROOKED CREEK DRIVE
LOS ALTOS, CA 94024

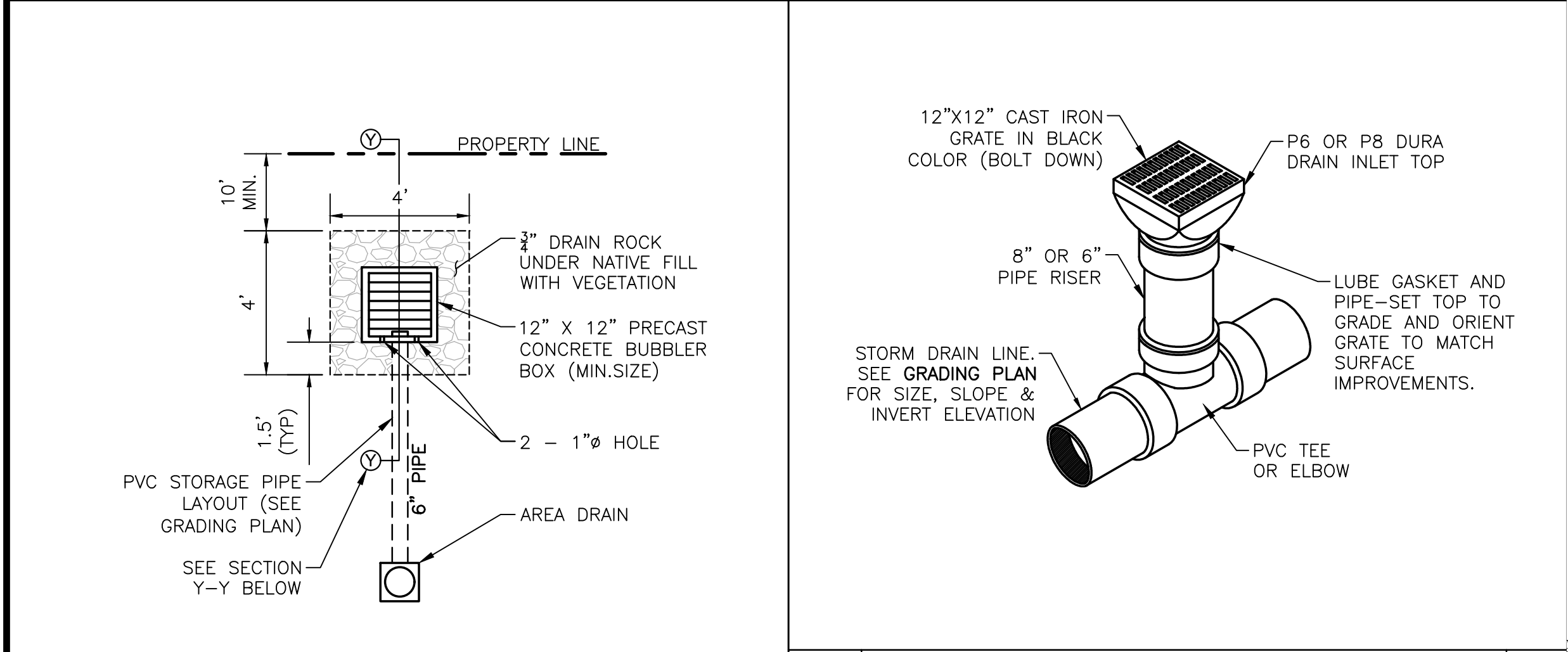


VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

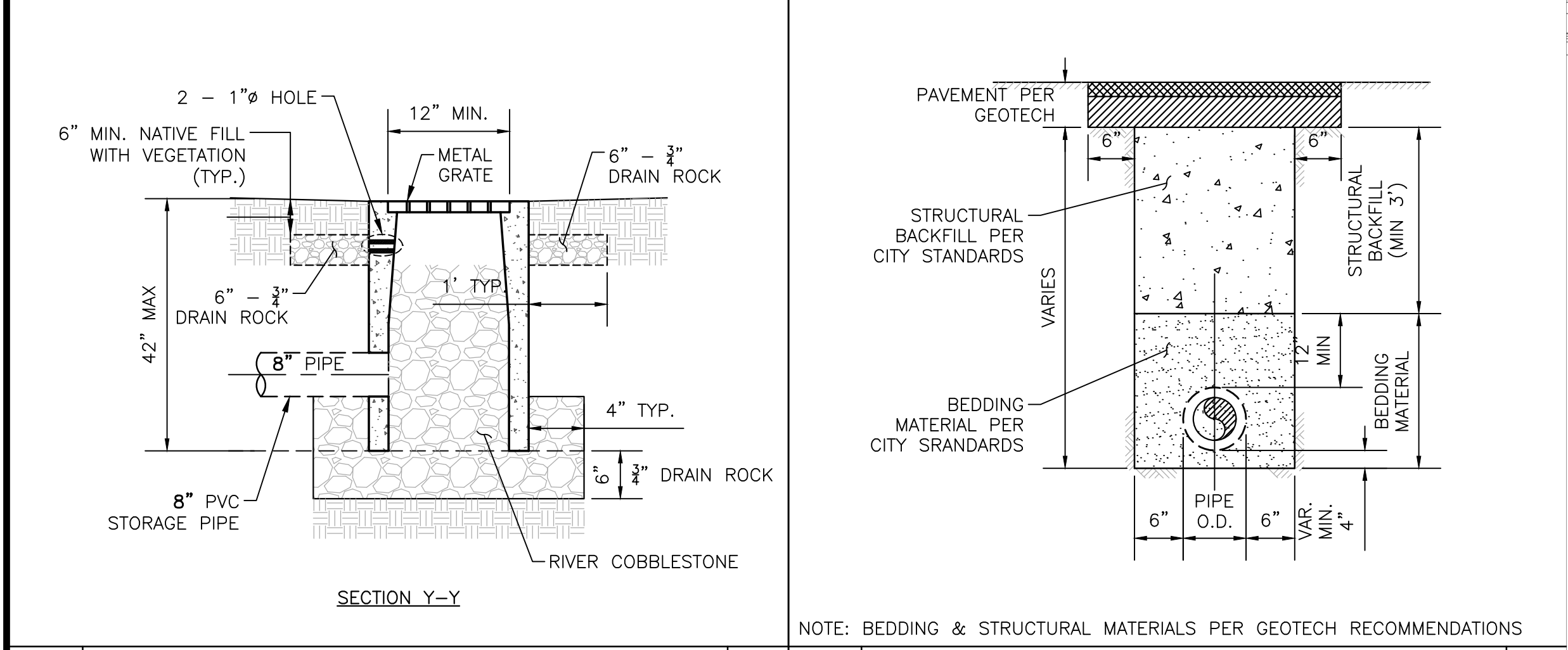
SHEET
C2



1A CONCRETE SPLASH PAD N.T.S.



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

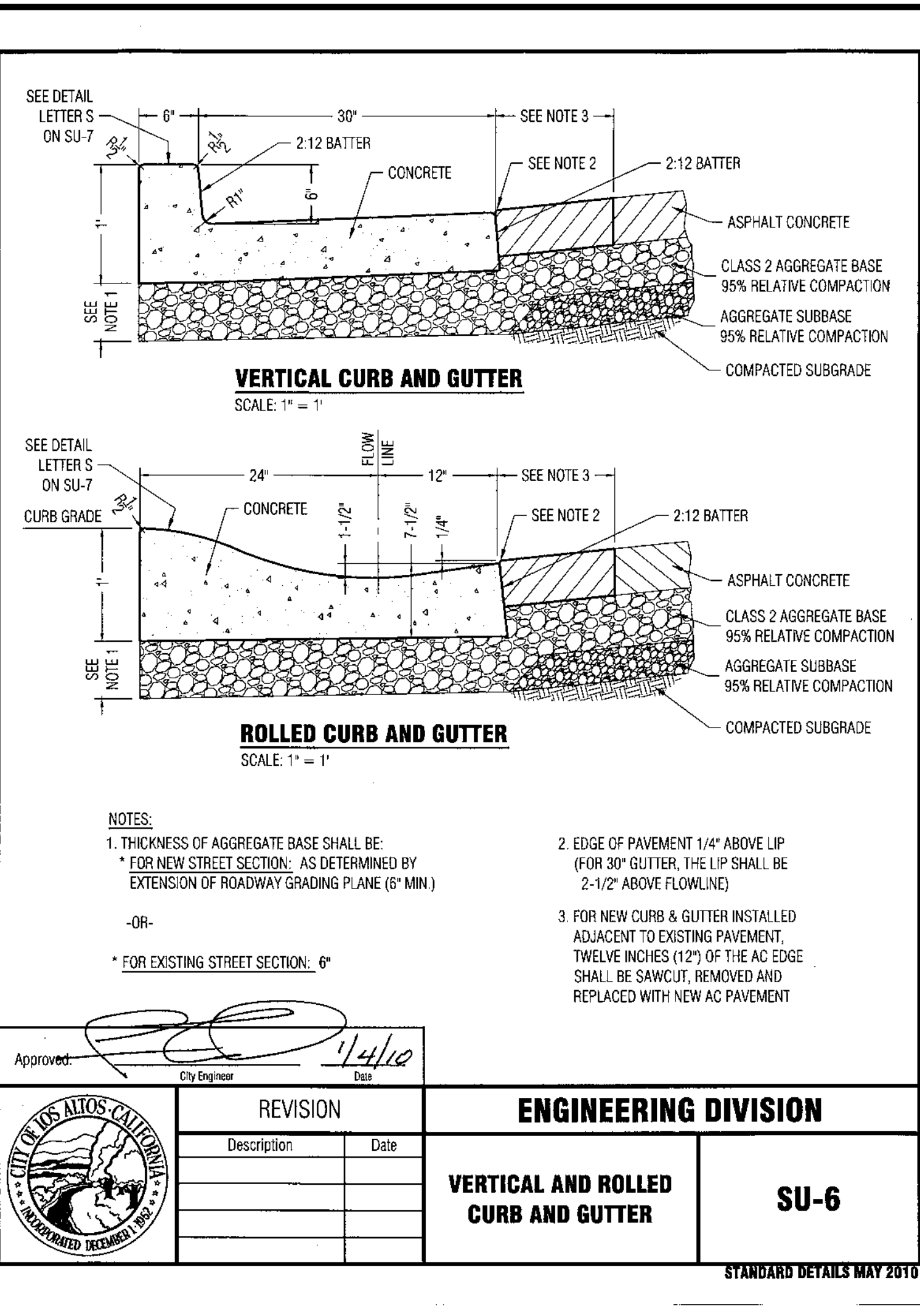


3A 12"x12" LANDSCAPE AREA DRAIN N.T.S.

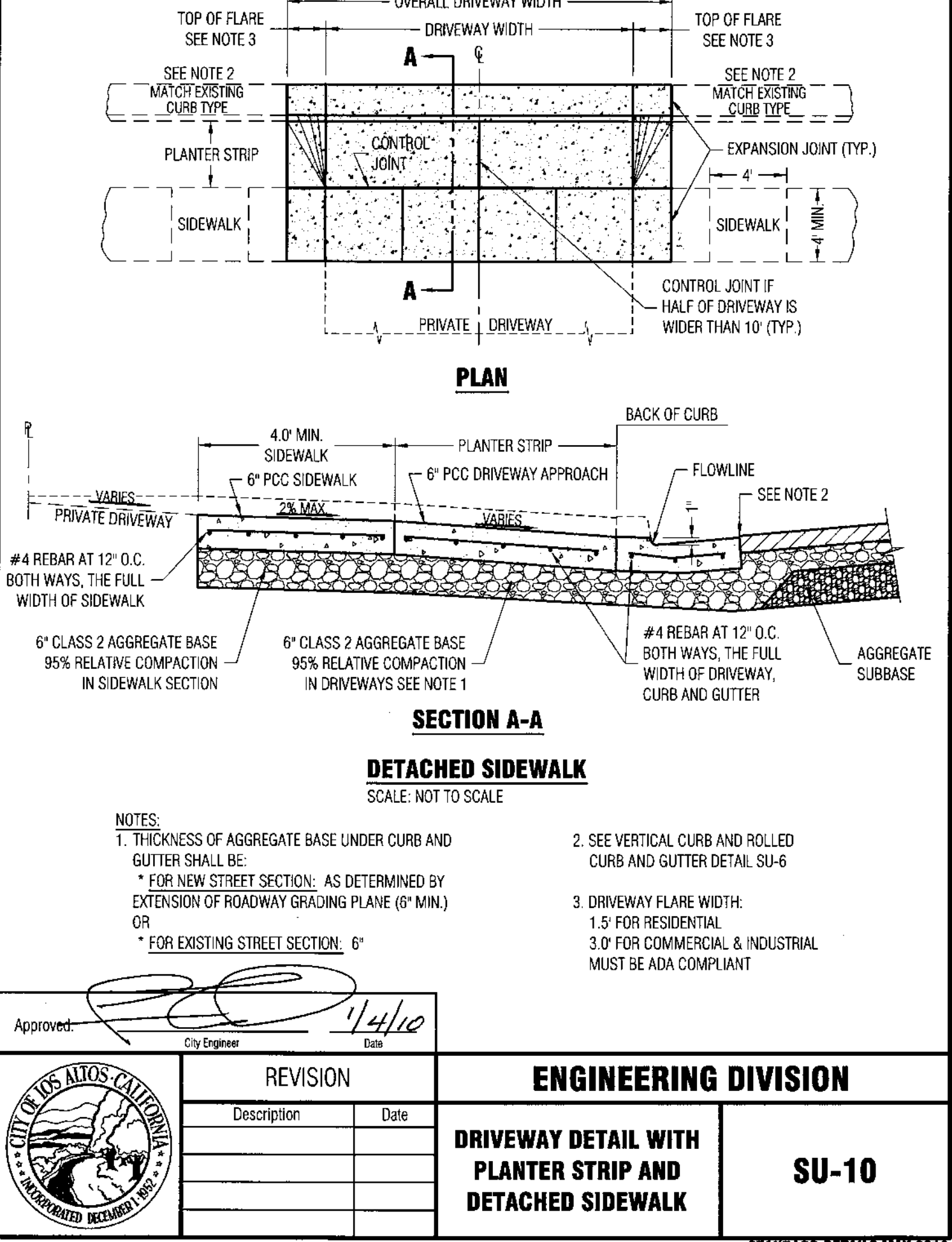


5A INFILTRATION DEVICE N.T.S.

11 TRENCH DETAIL N.T.S.

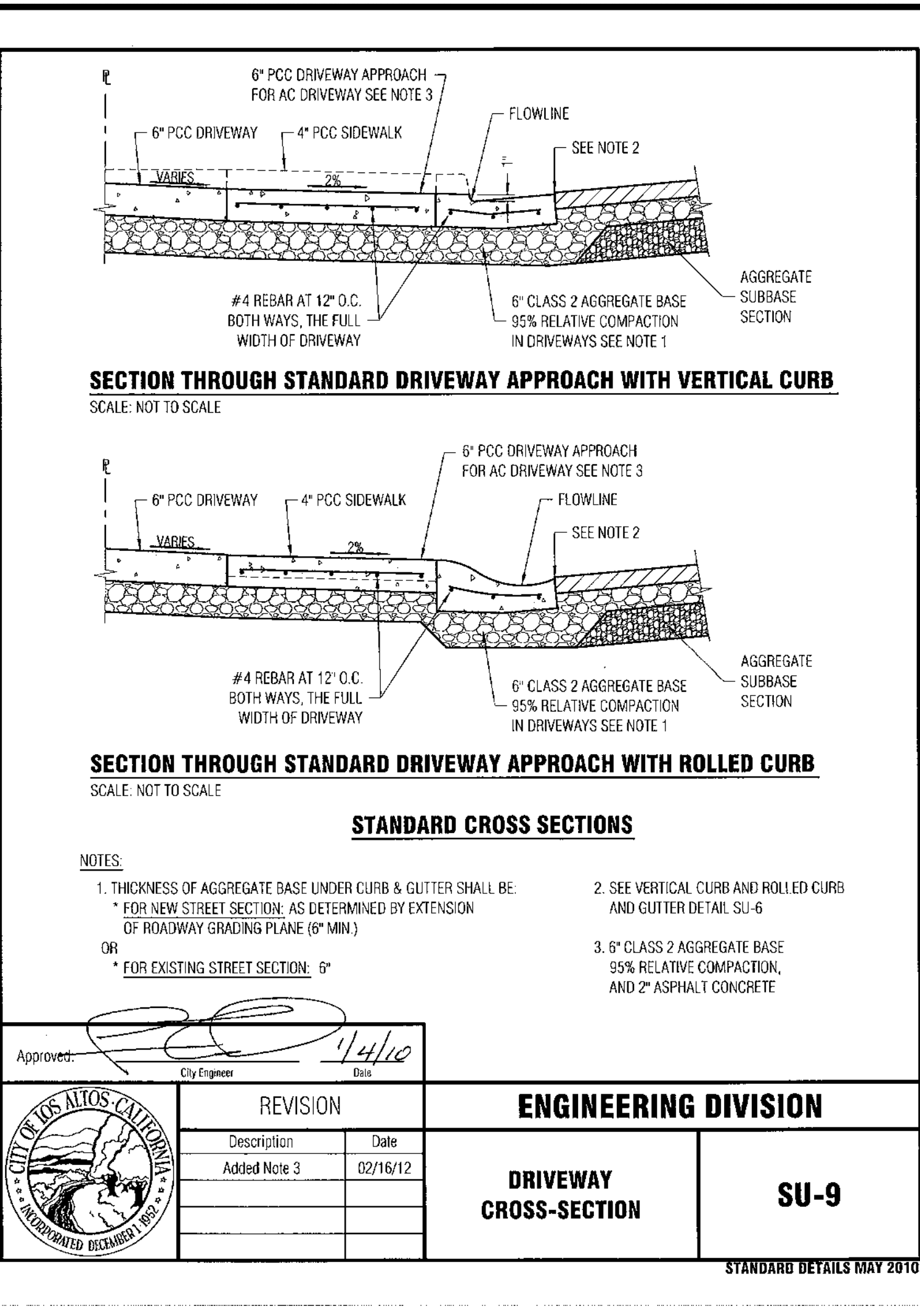


1D RAINWATER LEADER WITH DRAIN INLET N.T.S.

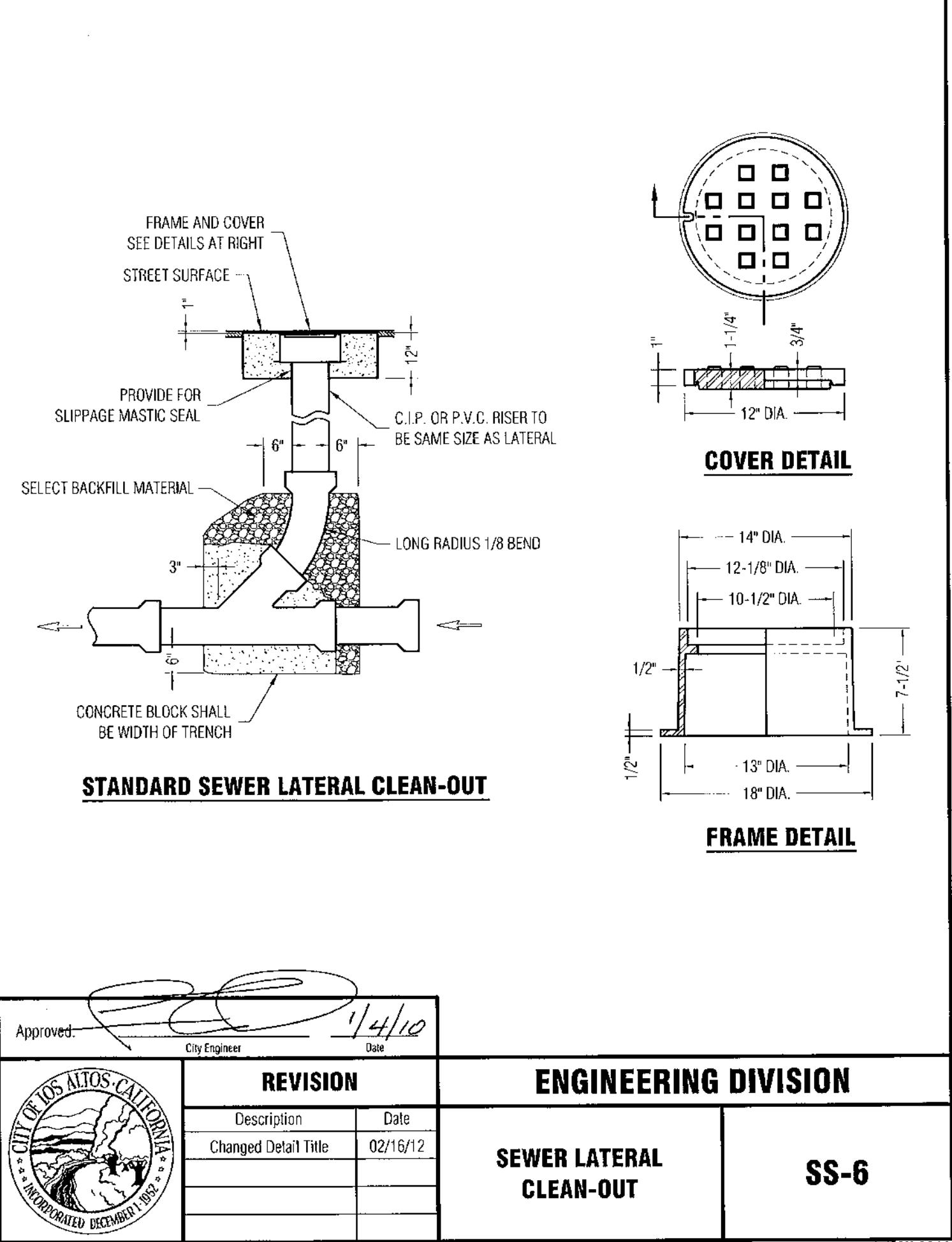


11 TRENCH DETAIL N.T.S.

11 TRENCH DETAIL N.T.S.



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



11 TRENCH DETAIL N.T.S.

11 TRENCH DETAIL N.T.S.

DETAIL SHEET

TAL FRIDMAN RESIDENCE

1000 CROOKED CREEK DRIVE

LOS ALTOS, CA 94024

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: 04/20/2022

DESIGNED: HCL

DRAWN: BL

REVIEWED: HCL

JOB NO.: 20220015

SHEET C3.0

3 OF 5 SHEET

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



4 OF 5 SHEET

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washup jobs at 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.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

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

Landscaping/Garden Maintenance

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

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Spill Cleanup

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, 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 prevent and eliminate 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.

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 exposed aggregate concrete only when the wash water can (1) flow onto a dirt area, (2) drain onto a banded surface from which it can be pumped and disposed of properly, or (3) be vacuumed 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.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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



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, 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 is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.
- Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.
- No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system, nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-6.643)

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

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 by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

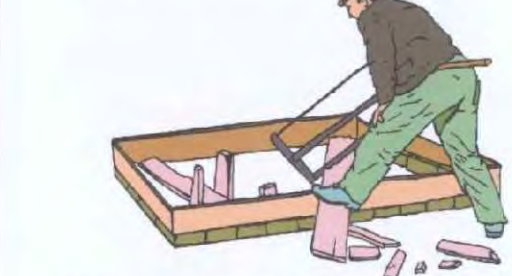
All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled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

Painting Cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible and clean with thinner and/or rags, or dip into a container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- ❑ Paint Removal
 - ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes.
 - ❑ Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment 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.

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

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

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

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

Doing The Job Right

- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ❑ Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and waste maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ❑ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, reduce 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 surface treatments. 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.

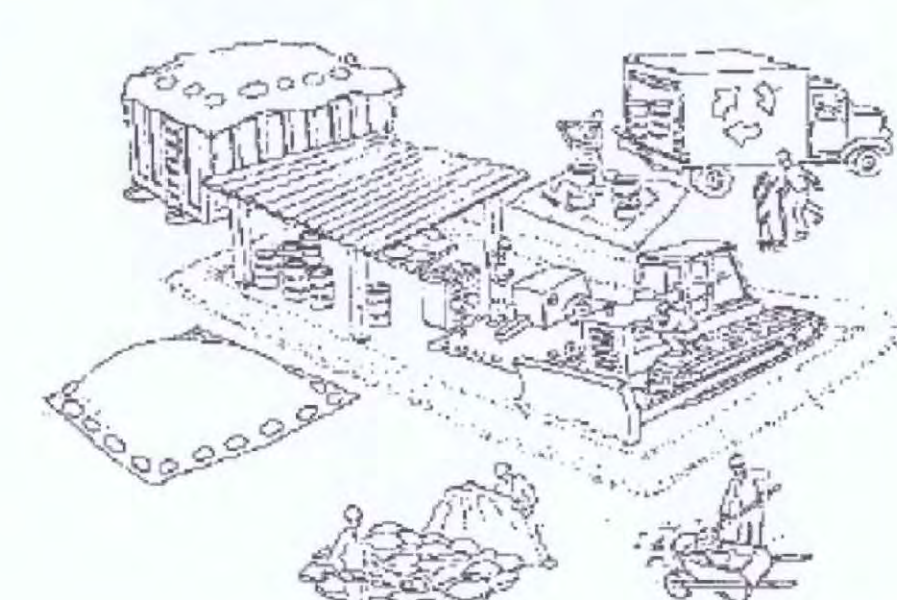
Blueprint for a Clean Bay

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		48056	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET	OF	DRAWING NO:

CONSTRUCTION BMPs

TAL FRIDMAN RESIDENCE

1000 CROOKED CREEK DRIVE

LOS ALTOS, CA 94024

GREEN

CIVIL ENGINEERING, INC

INFO@GREEN-CE.COM

1900 S. NORFOLK ST. SUITE #350

SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER

NO. 73688

Exp. 12/31/2004

CIVIL

STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE: 04/20/2022

DESIGNED: HCL

DRAWN: BL

REVIEWED: HCL

JOB NO.: 20220015

SHEET

C4

5 OF 5 SHEET

GENERAL PROJECT NOTES

1. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICES ALERT AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION ON THIS PROJECT (USA AT 800 642-2444).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD AND FOR FAMILIARIZING HIMSELF/HERSELF WITH ALL EXISTING UNDERGROUND CONDITIONS PRIOR TO CONSTRUCTION. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND REPLACING AT HIS/HER EXPENSE ANY STRUCTURES, FENCES, WALLS OR PLANT LIFE DAMAGED OR DESTROYED BY HIS/HER CONSTRUCTION OPERATIONS. ON ADJACENT PROPERTIES AND/OR ANYWHERE OUTSIDE THE CONTRACT LIMIT LINES. DAMAGED ITEMS WILL BE RESTORED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER.
4. ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGINS. ERRORS AND OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS OR IMMEDIATELY AS IDENTIFIED.
5. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES AND OTHER SERVICES AND RELATED TASKS NECESSARY FOR THE CONSTRUCTION AS REQUIRED BY THE CONTRACT DOCUMENTS.
6. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR JOB SITE CONDITIONS AND COMPLY WITH SAFETY REGULATIONS AND RESTRICTIONS AS REQUIRED FOR WORKERS AND PEDESTRIANS PROTECTION DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT.
7. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS APPLICABLE. NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES, AND REGULATIONS.
8. ALL NEW HARDSCAPE SURFACES SHALL MAINTAIN A MINIMUM 1.5% CROSS SLOPE AWAY FROM STRUCTURES AND WALLS AS SHOWN ON PLAN. ALL SOFTSCAPE SURFACES SHALL MAINTAIN 2% SLOPE AWAY FROM STRUCTURES AND WALLS. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT PROJECT AREA.
9. CONTRACTOR SHALL ADVISE ON INSTALLATION OF DRAINAGE FEATURES SUCH AS DRAIN INLETS, DRAIN LINES, AND FRENCH DRAINS IF NECESSARY TO ENSURE POSITIVE DRAINAGE THROUGHOUT THE PROJECT AREA.
10. CONTRACTOR SHALL INSTALL ALL MATERIALS AND PRODUCTS IN COMPLIANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION METHODS AND INSTRUCTIONS.
11. CONTRACTOR SHALL VERIFY IN FIELD THE LAYOUT OF ALL PROPOSED HARDSCAPE ELEMENTS WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION OR INSTALLATION.

PROPOSED CONDITIONS NOTES

PROPOSED SITE COVERAGE - FRONT YARD:

PROPOSED HARDSCAPE (IMPERVIOUS)	1,341 SF
PROPOSED SOFTSCAPE (PERVIOUS)	3,355 SF
PROPOSED TOTAL	4,696 SF
PERCENT PERVIOUS COVERAGE	71.44%

EXISTING CONDITIONS LEGEND

- EXISTING RESIDENCE FOOTPRINT
- EXISTING LANDSCAPE AREAS (SOFTSCAPE)
- EXISTING HARDSCAPE AREAS

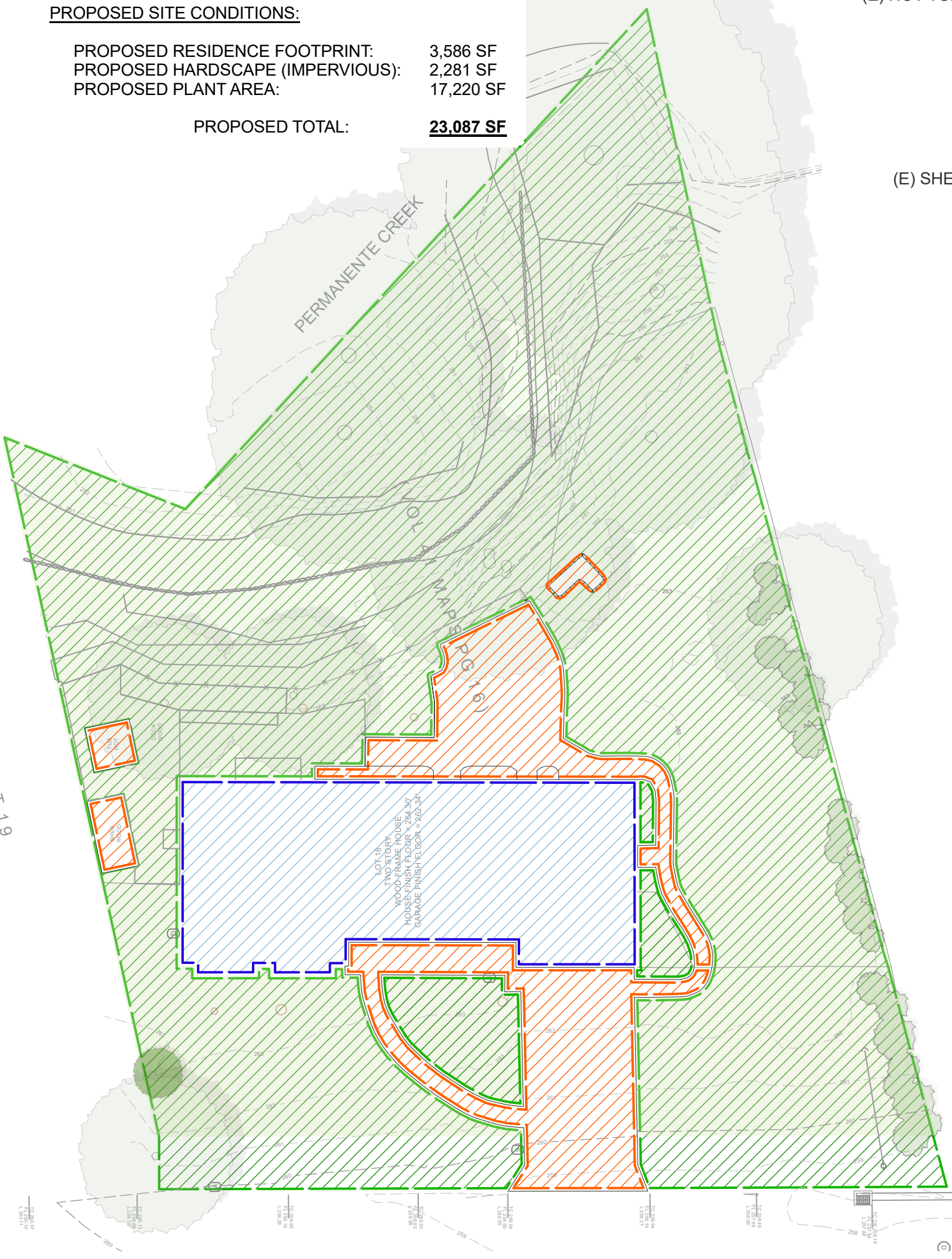
EXISTING CONDITIONS NOTES

EXISTING SITE CONDITIONS:

EXISTING RESIDENCE FOOTPRINT:	2,298 SF
EXISTING HARDSCAPE (IMPERVIOUS):	2,045 SF
EXISTING PLANT AREA:	18,744 SF
EXISTING TOTAL:	23,087 SF

PROPOSED SITE CONDITIONS:

PROPOSED RESIDENCE FOOTPRINT:	3,586 SF
PROPOSED HARDSCAPE (IMPERVIOUS):	2,281 SF
PROPOSED PLANT AREA:	17,220 SF
PROPOSED TOTAL:	23,087 SF



2 EXISTING CONDITIONS PLAN
Scale: 1" = 20'-0"



1 LANDSCAPE SITE PLAN
Scale: 1" = 1'-0"

LEGEND

- Concrete Driveway
- Flag Stone Paving, sand set
- Gravel Paving
- Wood Fencing, 6'-0" high max.
- Wood Decking
- Mulch Pathway

Trees, to be removed (See Arborist's Report)

GRADING LEGEND

- Existing Contour - Major
- Existing Contour - Minor
- Proposed Contour

FRIEDMAN RESIDENCE

1000 Crooked Creek Dr.
Los Altos, CA 94024

APN: 342-10-032

Issue set: Building Permit
Issue date: 14 DECEMBER 2022

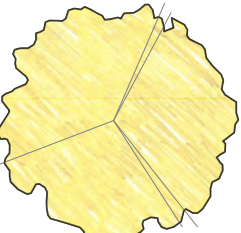
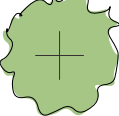
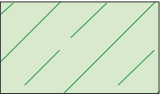
Previous Issue

REV.	DESCRIPTION	DATE
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LANDSCAPE SITE PLAN

Scale: 1/8" = 1'-0"
Drawn by: kbh

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	WUCOLS	Container Size	Spacing
TREES						
	5	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	M	24" box	as shown
SHRUBS						
	17	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	L	5 gal	as shown
	129	Carex divusla	Berkeley Sedge	L	1 gal	24" o.c.
	11	Frangula californica 'Eve Case'	Eve Case Coffeeberry	L	5 gal	as shown
	14	Heuchera micrantha	Coral Bells	M	1 gal	as shown
	19	Iris douglasiana	Douglas Iris	L	5 gal	as shown
	29	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	L	5 gal	30" o.c.
	421	Sesleria 'Campo Azul'	Autumn Moor Grass	M	1 gal	18" o.c.
NATIVE GRASS						
	686	Festuca rubra	Creeping Red Fescue	L	plugs	12" o.c.

PLANTING IMAGES



Ginkgo biloba 'Princeton Sentry' 40' tall x 15' wide, slow growing



NOT FOR CONSTRUCTION

FRIEDMAN RESIDENCE

1000 Crooked Creek Dr.
Los Altos, CA 94024

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PLANTING PLAN

Scale: 1/8" = 1'-0"
Drawn by: kbh

