

NEW SINGLE FAMILY HOUSE

LOT-74, 1516 ARBOR AVE LOS ALTOS, CA



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ZONING COMPLIANCE

THE PROJECT SHALL COMPLY WITH
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING
STANDARDS CODE

CITY OF LOS ALTOS ORDINANCE
APN : 331-10-074

TYPE OF CONSTRUCTION : V-B & SPRINKLED
ZONE: R1E-20-n1

NET LOT AREA: 11,500 SF
GROSS LOT AREA: 12,632 SF
HISTORICAL: NO

NEW STRUCTURE
NEW TWO STOREY ALLOWABLE FLOOR AREA
4950 Sq.ft. MAX

TOTAL FLOOR AREA

MAIN HOUSE LIVING AREA 3,636 SF
JADU = 499 SF
DETACHED GARAGE = 499 SF

TOTAL COUNTABLE AREA 4,634 SF

ZONING COMPLIANCE

	EXISTING	PROPOSED	Allowed/Required
LOT COVERAGE <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8FT IN HEIGHT</small>	<u>1,965</u> SF	<u>3,070</u> SF (26.70 %) <small>FIRST LEVEL = 1,735 Sq.ft. PATIO = 327 Sq.ft. D.GARAGE = 499 Sq.ft. JADU = 499 Sq.ft.</small>	<u>3,789.6</u> + 500 = <u>4,289.6</u> SF (37 %)
FLOOR AREA <small>MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS</small>	<u>1,965</u> SF	<u>4,135</u> SF (36%) <small>FIRST LEVEL = 1,735 Sq.ft. SECOND LEVEL = 1,891 Sq.ft. D.GARAGE = 499 Sq.ft.</small>	<u>4,150</u> SF (43 %)
JADU		499 SF	500 SF
SETBACKS (MAIN HOUSE)			
FRONT	<u>50</u> feet	<u>30</u> feet	<u>30</u> feet
REAR	<u>120</u> feet	<u>121</u> feet	<u>25</u> feet
RIGHT SIDE (1st/2nd)	<u>10</u> feet	<u>10</u> feet/ <u>10</u> feet	<u>10</u> feet / <u>10</u> feet
LEFT SIDE (1st/2nd)	<u>9' 6"</u> feet	<u>10</u> feet/ <u>10</u> feet	<u>10</u> feet / <u>10</u> feet
HEIGHT	<u>14</u> feet	<u>26' 6"</u> feet	<u>27</u> feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change In	Total Proposed
HABITABLE LIVING AREA <small>INCLUDES HABITABLE BASEMENT AREAS</small>	<u>1,556</u> Square feet	<u>4,135</u> Square feet <small>MAIN HOUSE = 3636 JADU = 499</small>	<u>5,569</u> Square feet
NON-HABITABLE AREA <small>DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES</small>	<u>409</u> Square feet	<u>499</u> Square feet	<u>499</u> Square feet

LOT CALCULATIONS

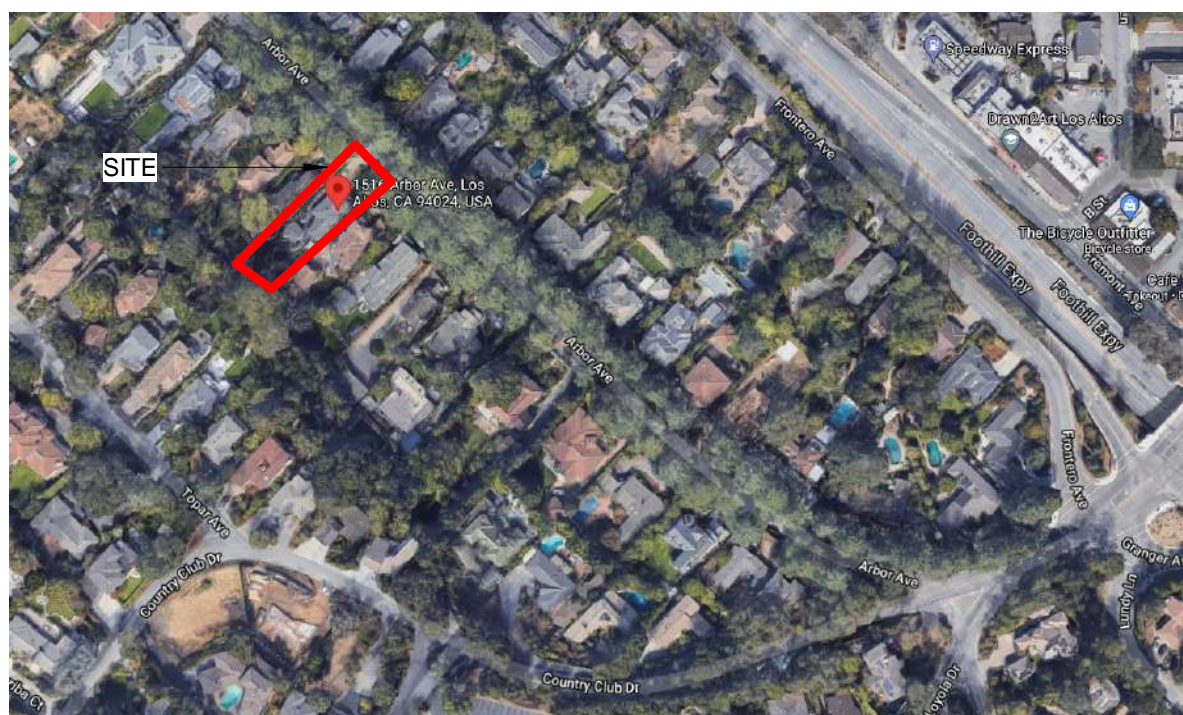
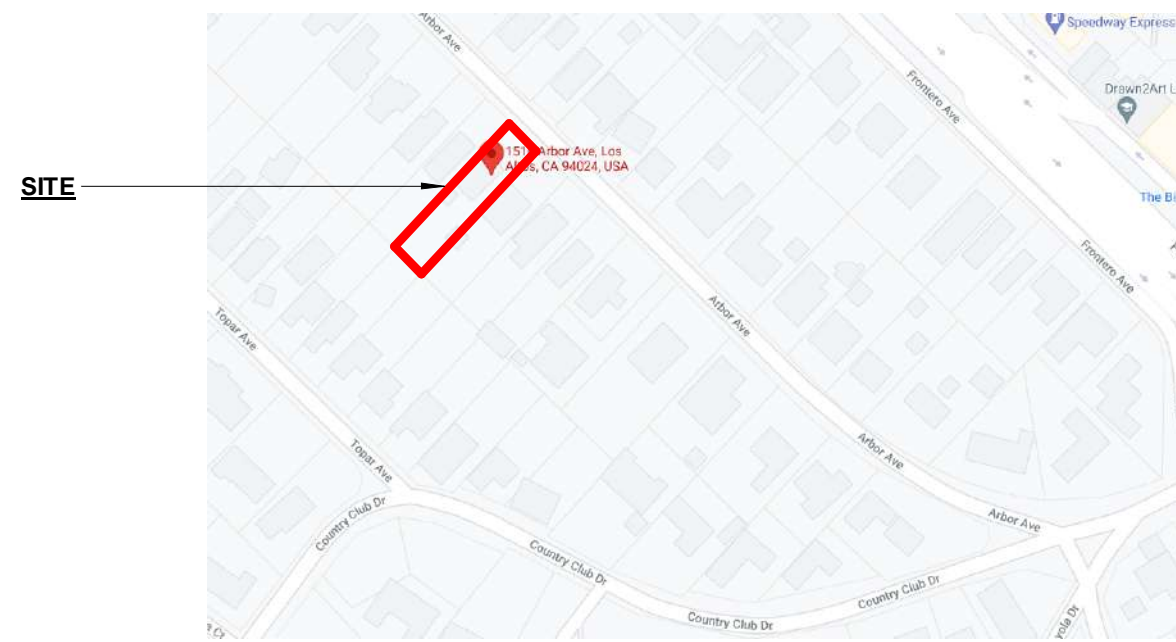
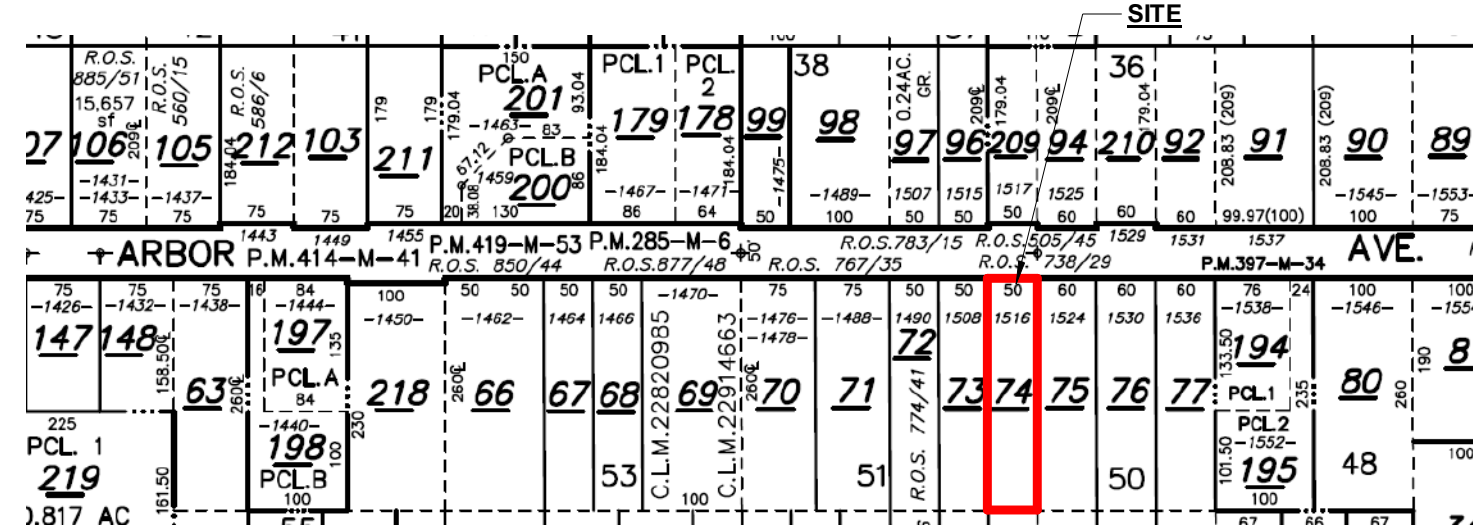
NET LOT AREA	<u>11,500</u> Square feet
LANDSCAPE BREAKDOWN :	<small>TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):</small> <u>6,608</u> Sq. ft. <small>EXISTING SOFTSCAPE (UNDISTURBED):</small> <u>0</u> Sq. ft. <small>NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING)AREA:</small> <u>4,892</u> Sq. ft. <small>SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA</small> <u>11,500</u> Sq.ft (Net Lot Area)

SCOPE OF WORK

DEMOLITION OF 1,965 SF OF EXISTING RESIDENCE STRUCTURE, NEW CONSTRUCTION OF 3,070 SF SINGLE FAMILY RESIDENCE OVER LOT 11,500 SF

VICINITY MAP

N.T.S



NOTES:

SARDANA'S RESIDENCE

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
<u>1</u>	REVISED AS PER COMMENTS	10-DEC-2021	SAGAR
<u>2</u>	REVISED AS PER COMMENTS	13-JAN-2022	SAGAR
<u>3</u>	REVISED AS PER COMMENTS	17-FEB-2022	RUPGANDHA
<u>4</u>	REVISED AS PER COMMENTS	04-MARCH-2022	SAGAR

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-1.001

TITLE SHEET

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

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

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

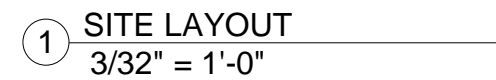
EMAIL : team@golivio.com



SET NAIL
ELEVATION=99.03' NAVD 1988 DATUM

SET NAIL
ELEVATION=99.03' NAVD 1988 DATUM

THE BEARING N46°16'00" OF CENTERLINE OF ARBOR AVENUE
AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE LOS
ALTOS COUNTRY CLUB PROPERTIES LOYOLA" FILED IN BOOK "R"
OF MAPS AT PAGE 50-53, SANTA CLARA COUNTY RECORDS.



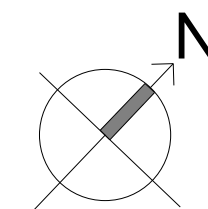
1516 ARBOR AVENUE
LOS ALTOS, CA
APN: 331-10-074
NET LOT AREA= 11,500 S.F.

NOTES:

[illegible]

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-1.002

SITE LAYOUT

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

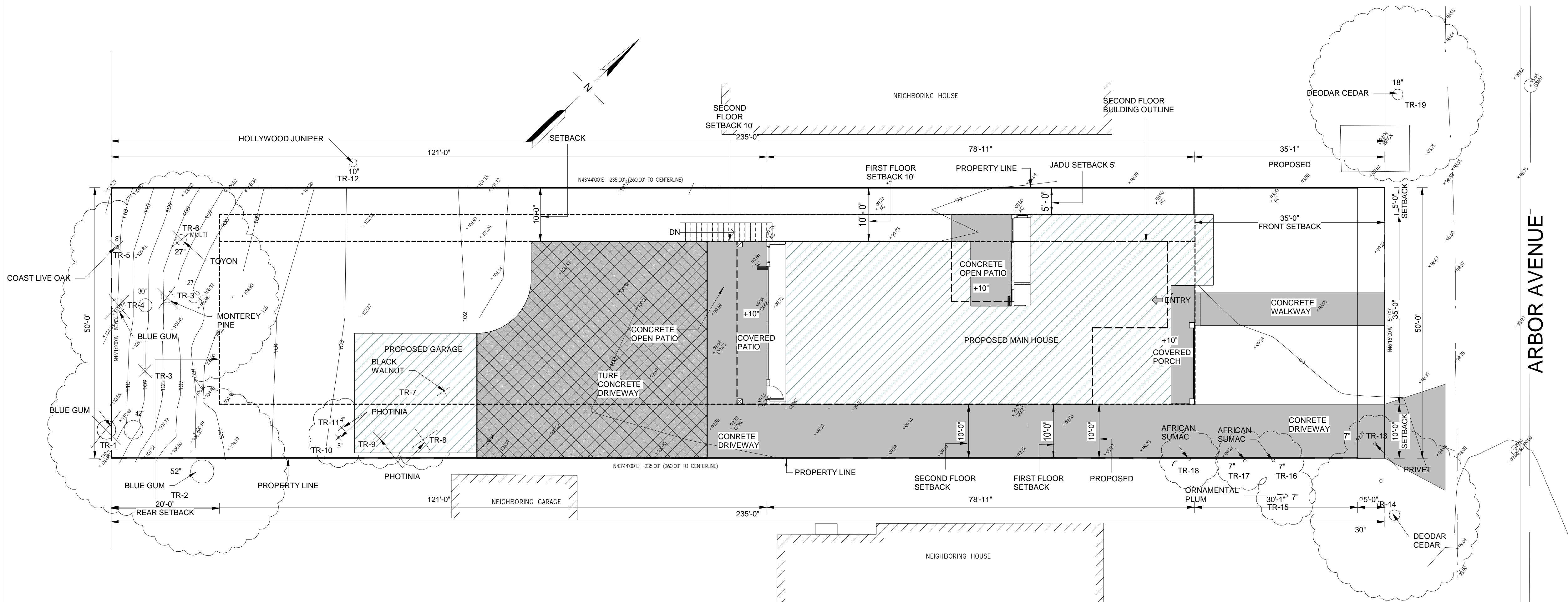
SCALE: As indicated

ADDRESS: 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT: 650-209-6500

EMAIL : team@golivio.com





① TREE PROTECTION
3/32" = 1'-0"

TABLE

TREE	SIZE	NOTE	NAME OF TREE
TR-1	42"	TO BE REMOVED	BLUE GUM
TR-2	52"	PROTECTED BY CITY	BLUE GUM
TR-3	27"	TO BE REMOVED	MONTEREY PINE
TR-4	30"	TO BE REMOVED	BLUE GUM
TR-5	8"	TO BE REMOVED	COAST LIVE OAK
TR-6	10"	TO BE REMOVED	TOYON
TR-7	7"	TO BE REMOVED	BLACK WALNUT
TR-8	6"	TO BE REMOVED	PHOTINIA
TR-9	6"	TO BE REMOVED	PHOTINIA
TR-10	5"	TO BE REMOVED	PHOTINIA
TR-11	4"	TO BE REMOVED	PHOTINIA
TR-12	10"		HOLLYWOOD JUNIPER
TR-13	7"		PRIVET
TR-14	30"	PROTECTED BY CITY	DEODAR CEDER
TR-15	6"		ORNAMENTAL PLUM
TR-16	7"		AFRICAN SUMAC
TR-17	7"		AFRICAN SUMAC
TR-18	7"		AFRICAN SUMAC
TR-19	18"	PROTECTED BY CITY	DEODAR CEDER

TOTAL 19

TOTAL NUMBER OF TREES EXISTED AT SITE -
09 NOS

TREE PROTECTION NOTE :
TREE PROTECTION FENCING AROUND
TREES NO. 2,14,19 (DRIP LINE)
PROTECTED BY CITY ORDINANCE

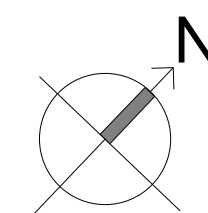
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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-1.003

TREE PROTECTION PLAN

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

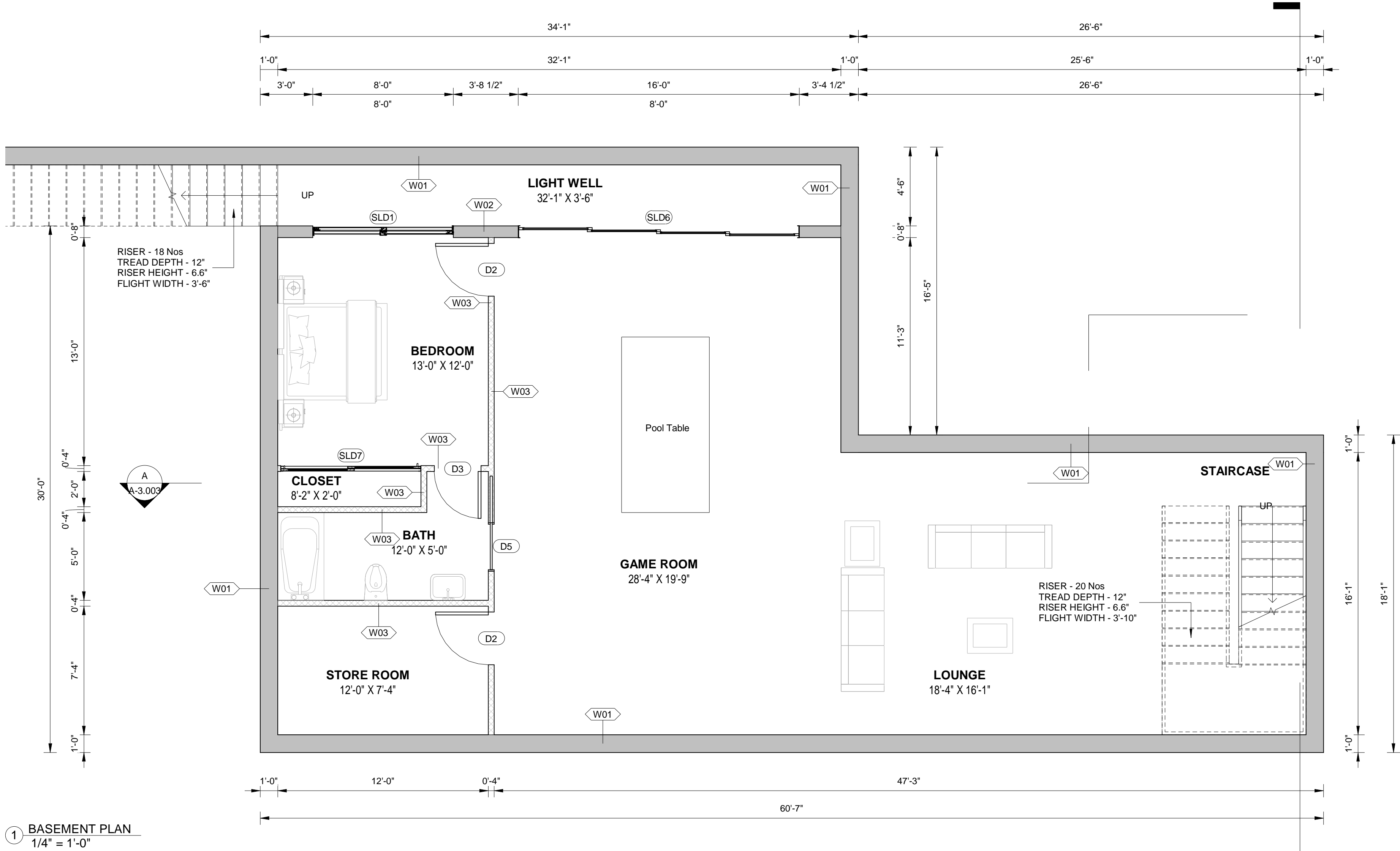
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1 BASEMENT PLAN
1/4" = 1'-0"

WALL LEGEND (BASEMENT LEVEL)

- W01 TYPICAL 12" CONCRETE WALL
W02 TYPICAL 8" CONCRETE WALL
W03 TYPICAL 2x4 INT WALLS @ 16" OC
W04 TYPICAL 2x6 EXT WALLS @ 16" OC

GENERAL NOTES

- A. ALL PLANS TO BE CONSTRUCTED TO ALL APPLICABLE BUILDING CODES, INCLUDING THE 2019 CBC AND THE CRC.
B. THE BUILDING ADDRESS SHALL COMPLY WITH SECTION R319 CRC.
C. ALL WALLS IN SHOWER AREAS WILL BE PROTECTED UP TO 72" A.F.F. PER SECTION R307 CRC.
D. WALL FRAMING SHALL BE 2x6 AT 16" O.C. WITH 1/2" EXTERIOR SHEATHING AT EXTERIOR WALLS AND 2x4 AT 16" O.C. WITH 5/8" GYP. BOARD AT INTERIOR WALLS. SHEAR WALL PANELS AND SPECIAL FRAMING CONDITIONS WILL BE NOTED IN THE STRUCTURAL DRAWINGS.
E. INTERIOR STAIR CONSTRUCTION - VERIFY VERTICAL DISTANCE IN FIELD. MAXIMUM RISE SHALL NOT EXCEED 7.75" AND MINIMUM TREAD SHALL NOT BE LESS THAN 10". HANDRAILS AS REQUIRED. CLEAR VERTICAL HEAD HEIGHT SHALL BE 6'-8" MINIMUM.
F. PROVIDE 1/2" GYP. BOARD AT WALLS AND CEILING UNDER STAIR USABLE ENCLOSED SPACES.
G. THE MINIMUM HEIGHT OF ALL GUARDRAILS SHALL BE 42". SPACING OF PICKETS IS TO BE LESS THAN 4" O.C. THE SPACE BELOW THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4". CRC SECTION R312.1.3
H. STANDARD DOOR FRAMING SHALL OCCUR 4" FROM RETURN WALL UNLESS OTHERWISE NOTED. HARDWARE PER OWNER.
I. ALL EXTERIOR DOORS SHALL HAVE A LANDING WITH A MAXIMUM 7.75" STEP.
J. ALL BEDROOMS SHALL HAVE A WINDOW THAT MEETS EGRESS REQUIREMENTS. THIS WINDOW SHALL BE DESIGNATE BY AN (E) AFTER THE WINDOW SIZE AND STYLE. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES. GRADE FLOOR AND BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ FT. EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. WINDOWS BELOW GRADE SHALL BE PROVIDED WITH A WINDOW WELL. CRC R310.2
P. ALL OTHER WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE SPECIFIED.
Q. ALL GLAZING IN SLIDING GLASS DOORS, SHOWER ENCLOSURES, AND OTHER REQUIRED SAFETY LOCATIONS SHALL HAVE SAFETY TEMPERED GLASS. CRC R308.4
R. BALCONY FLOOR SHALL BE 2" BELOW FINISH FLOOR AND SLOPED 1/4" PER FOOT AWAY FROM DOORS. DOOR OPENINGS SHALL BE PROPERLY FLASHED. DRAINAGE PIPE WILL GO THROUGH FASCIA TO GUTTER OVER GARAGE DOOR.
S. EXTERIOR A/C UNITS ARE ANCHORED TO 3" CONCRETE SLABS SHOWN ON PLANS.

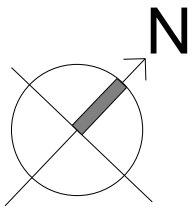
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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-2.001

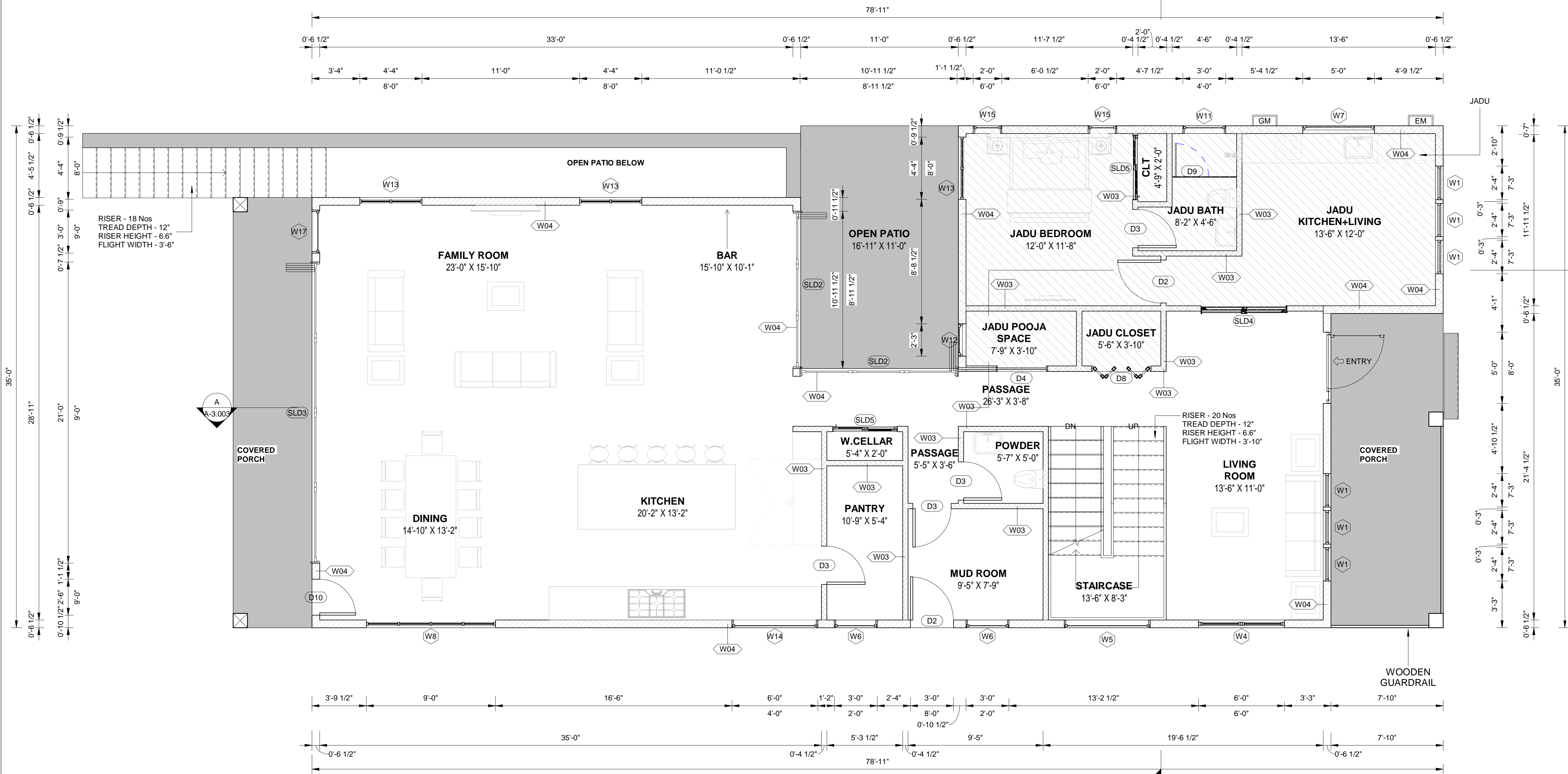
BASEMENT FLOOR PLAN

DATE:	04-MARCH-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU

PROJECT NO:
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com





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

WALL LEGEND (FIRST LEVEL)

W01		TYPICAL 12" CONCRETE WALL
W02		TYPICAL 8" CONCRETE WALL
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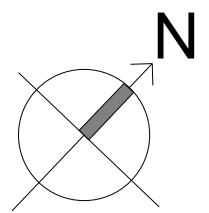
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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-2.002

FIRST FLOOR PLAN

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

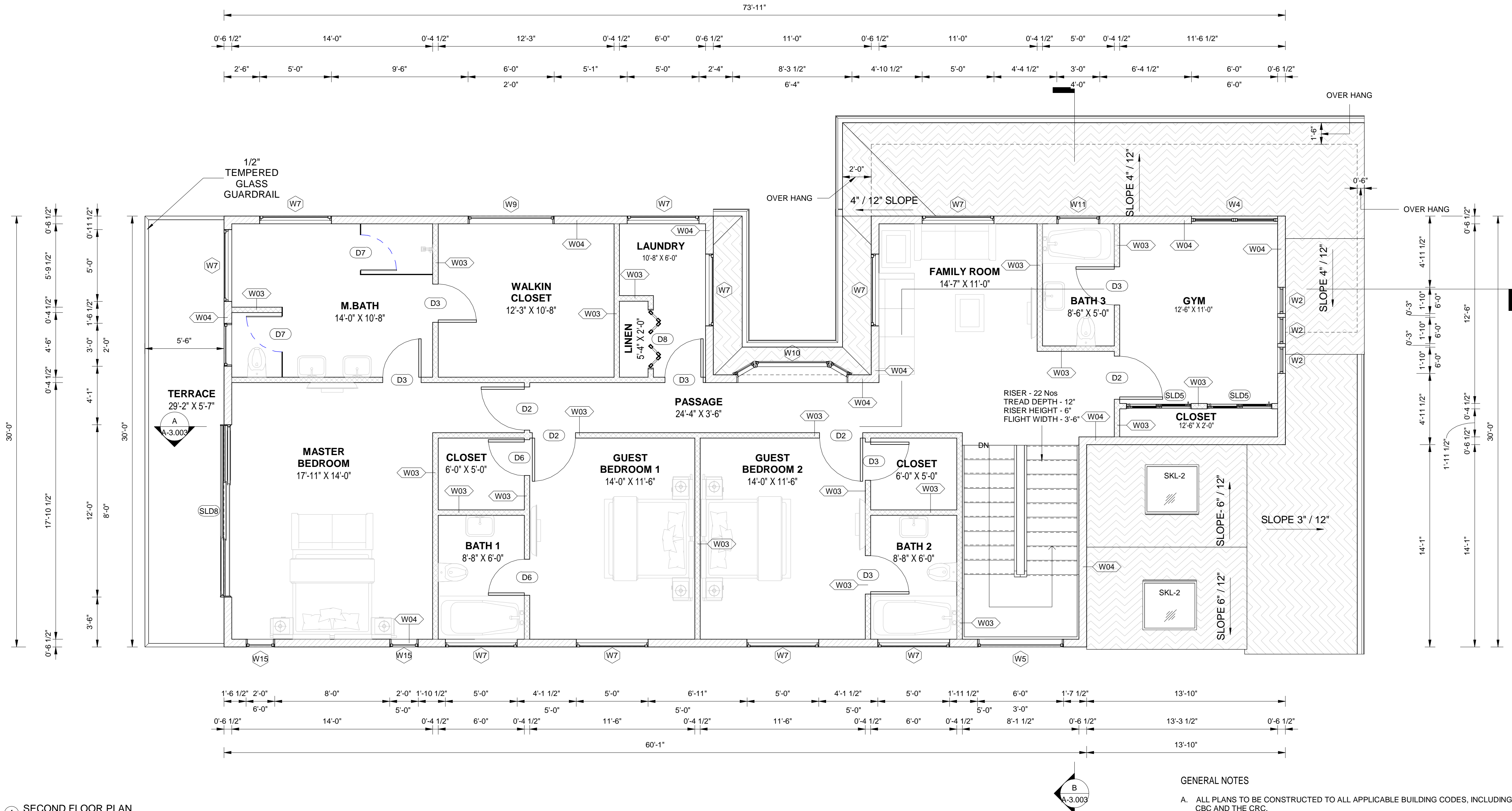
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ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com





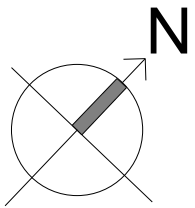
NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	10-DEC-2021	SAGAR
2	REVISED AS PER COMMENTS	13-JAN-2022	SAGAR
3	REVISED AS PER COMMENTS	17-FEB-2022	RUPGANDHA
4	REVISED AS PER COMMENTS	04-MARCH-2022	SAGAR

NOTES:

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-2.003

SECOND FLOOR PLAN

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

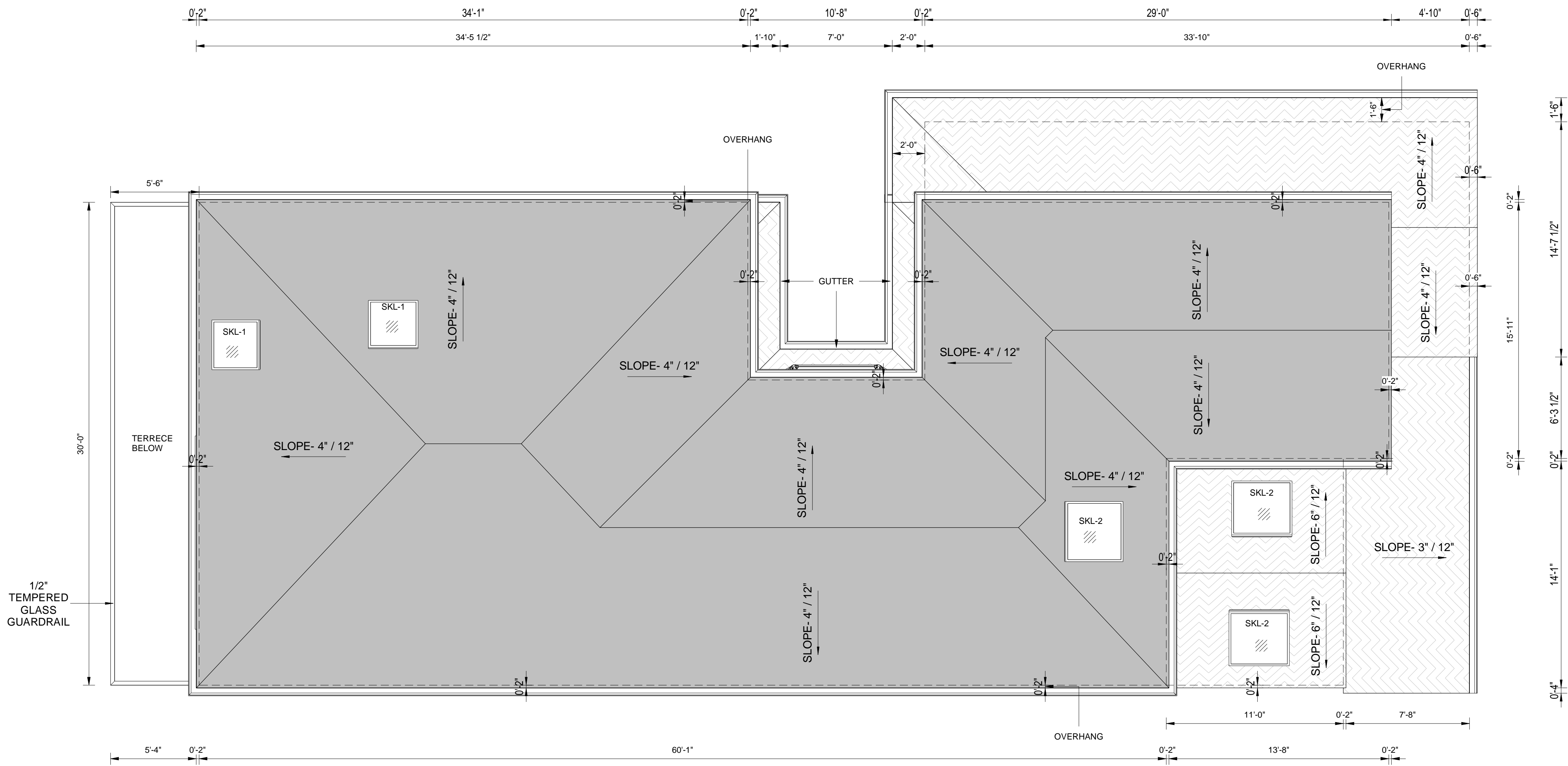
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com





1 ROOF LEVEL PLAN
1/4" = 1'-0"

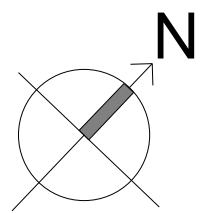
NOTES:

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-2.004

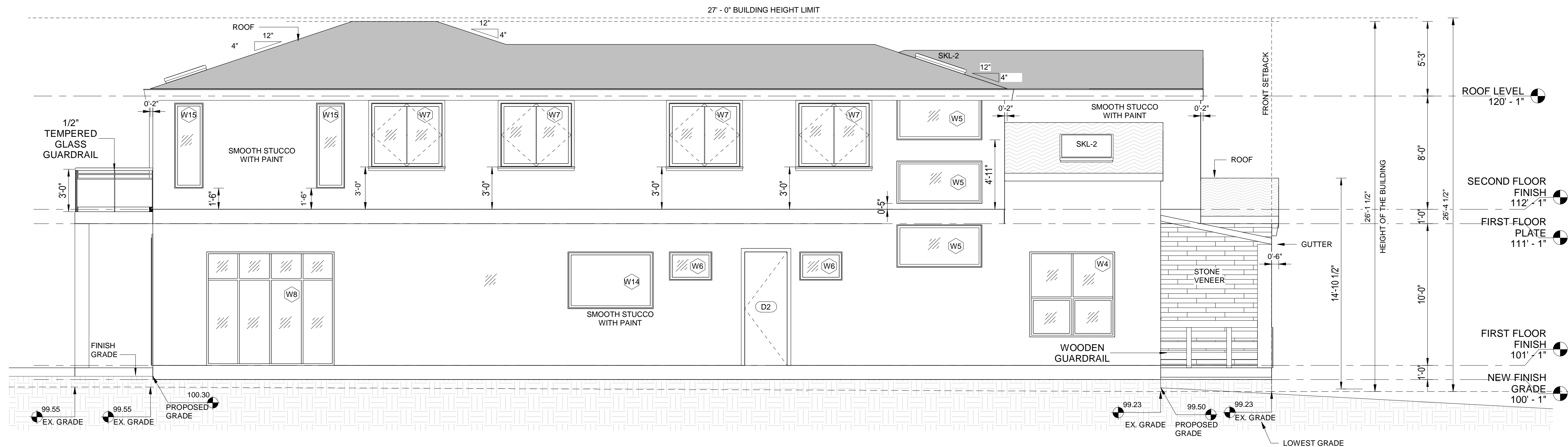
ROOF LEVEL PLAN

DATE: 04-MARCH-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU

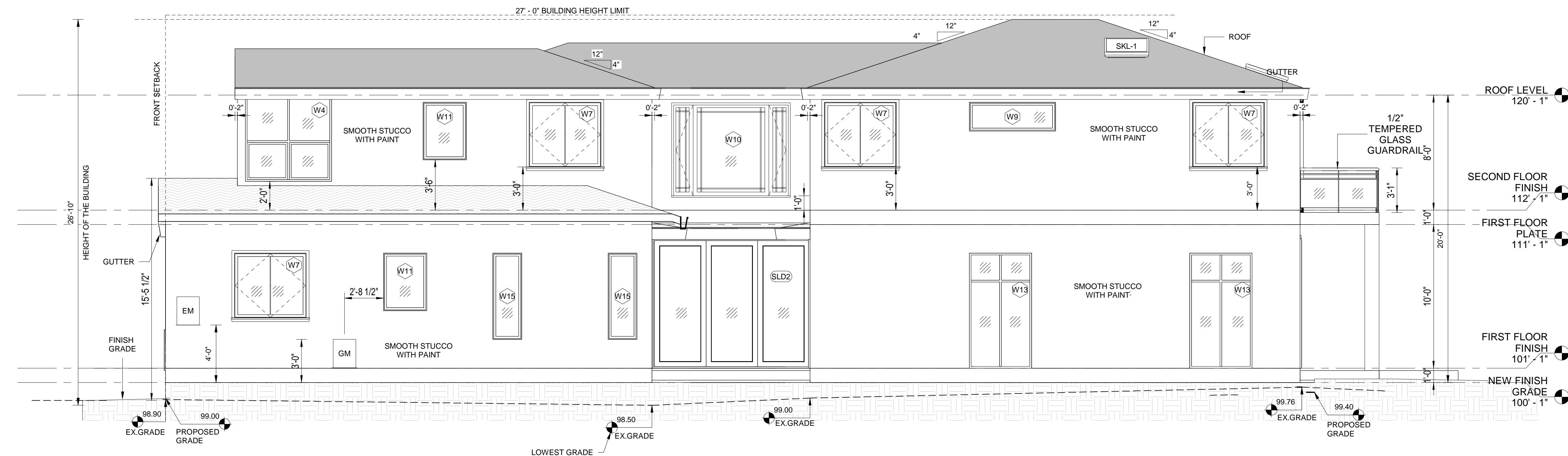
PROJECT NO:
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com





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



2 NORTH ELEVATION
1/4" = 1'-0"

NOTES:

REVISIONS :

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4	REVISED AS PER COMMENTS	04-MARCH-2022	SAGAR

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-3.001

SOUTH AND NORTH ELEVATION

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

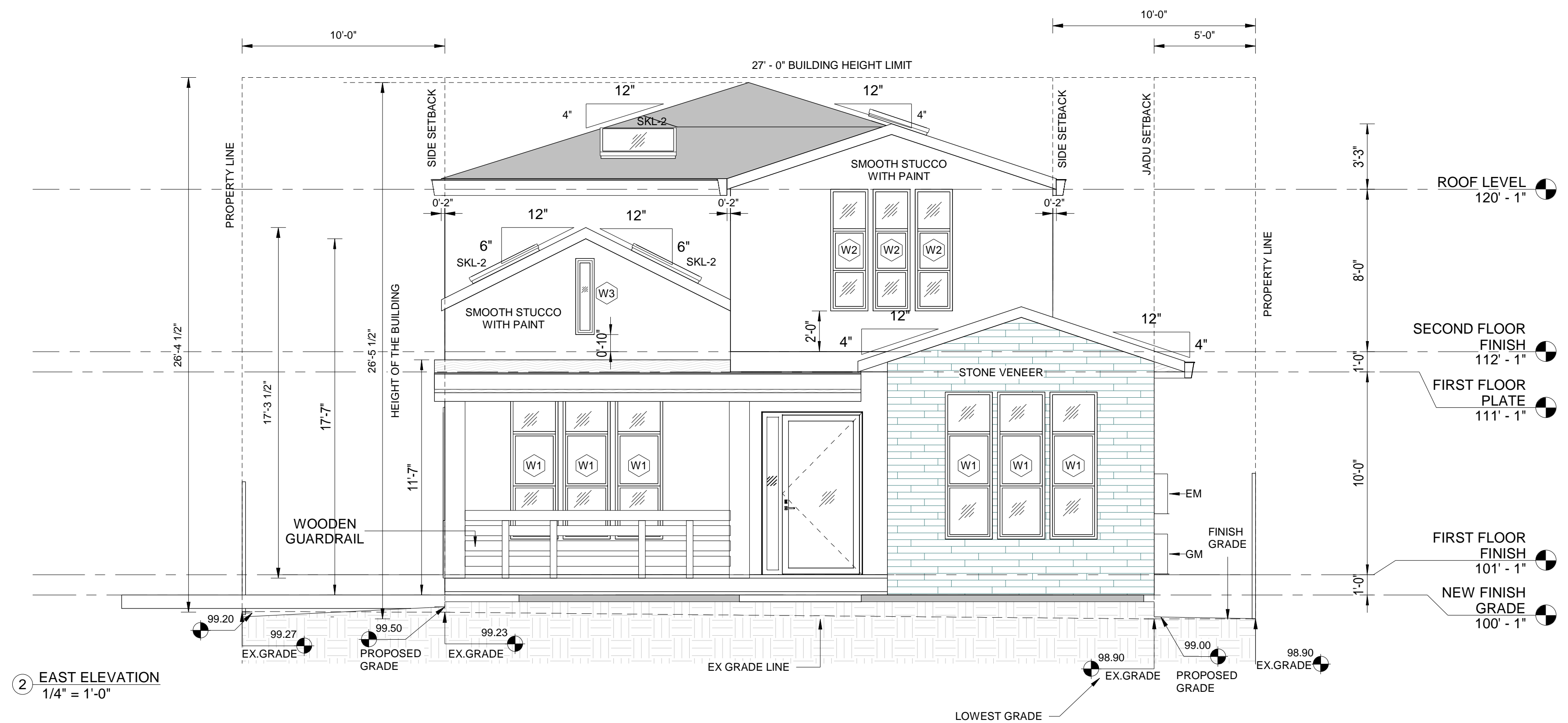
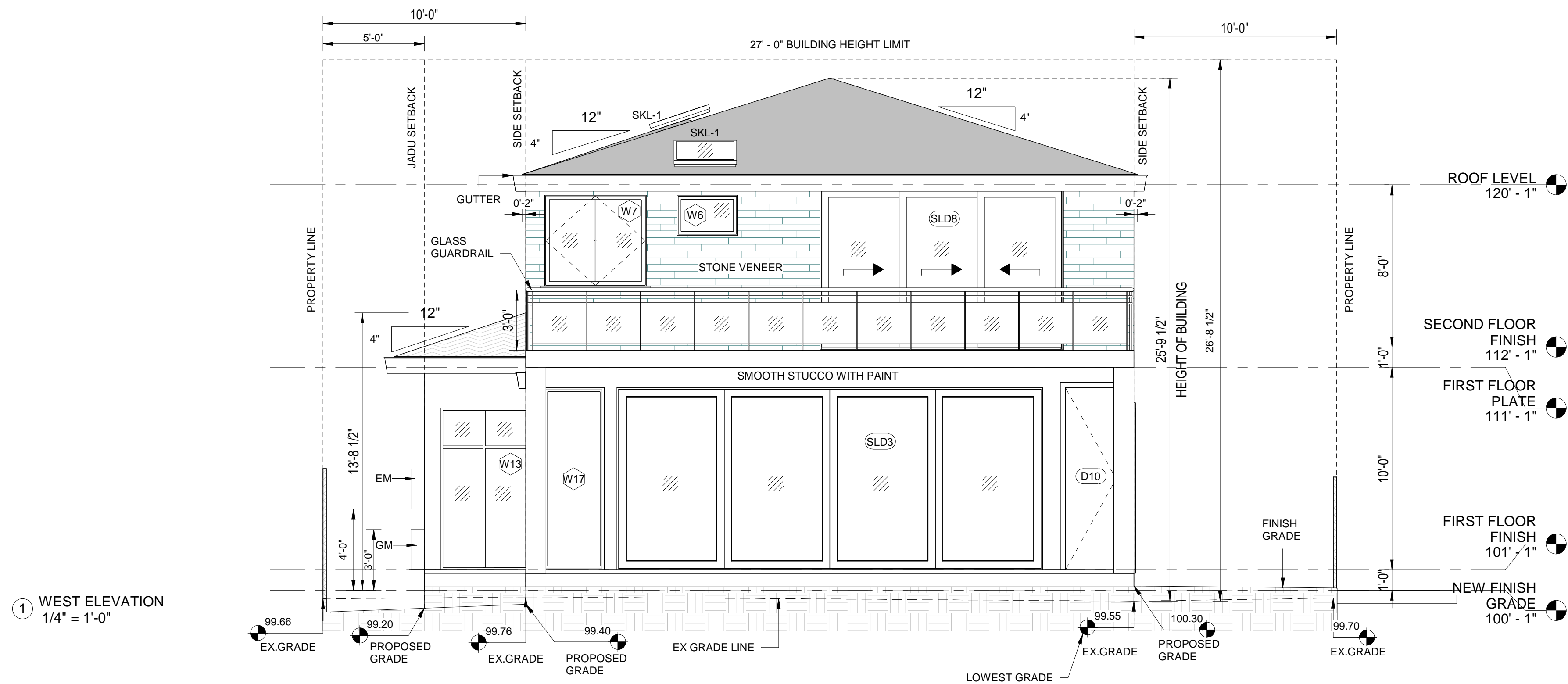
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com





NOTES:

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-3.002

WEST AND EAST ELEVATION

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

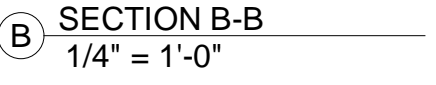
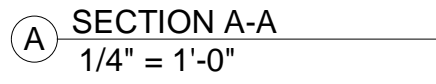
CHECKED BY: SUBHENDU

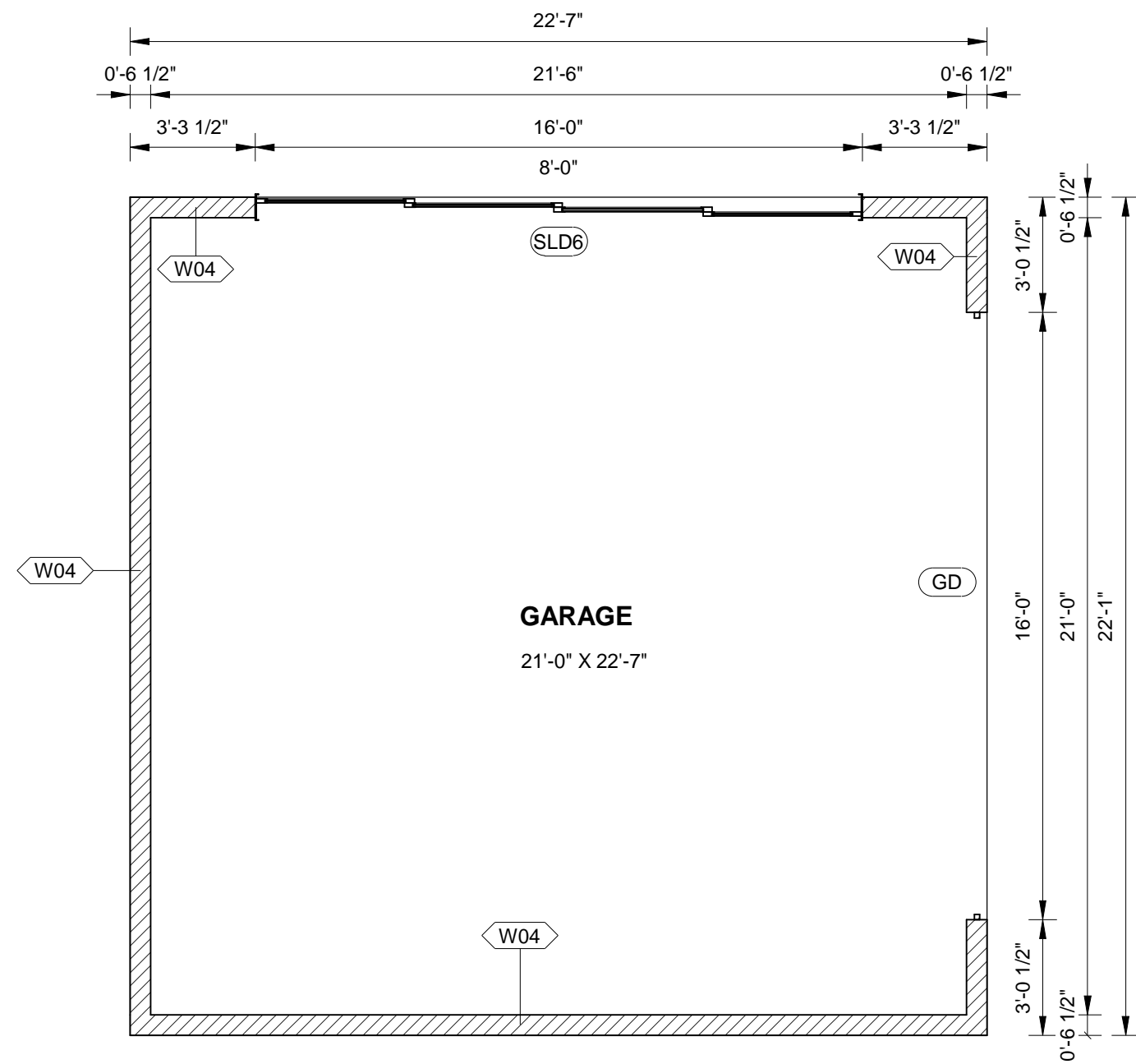
PROJECT NO:

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

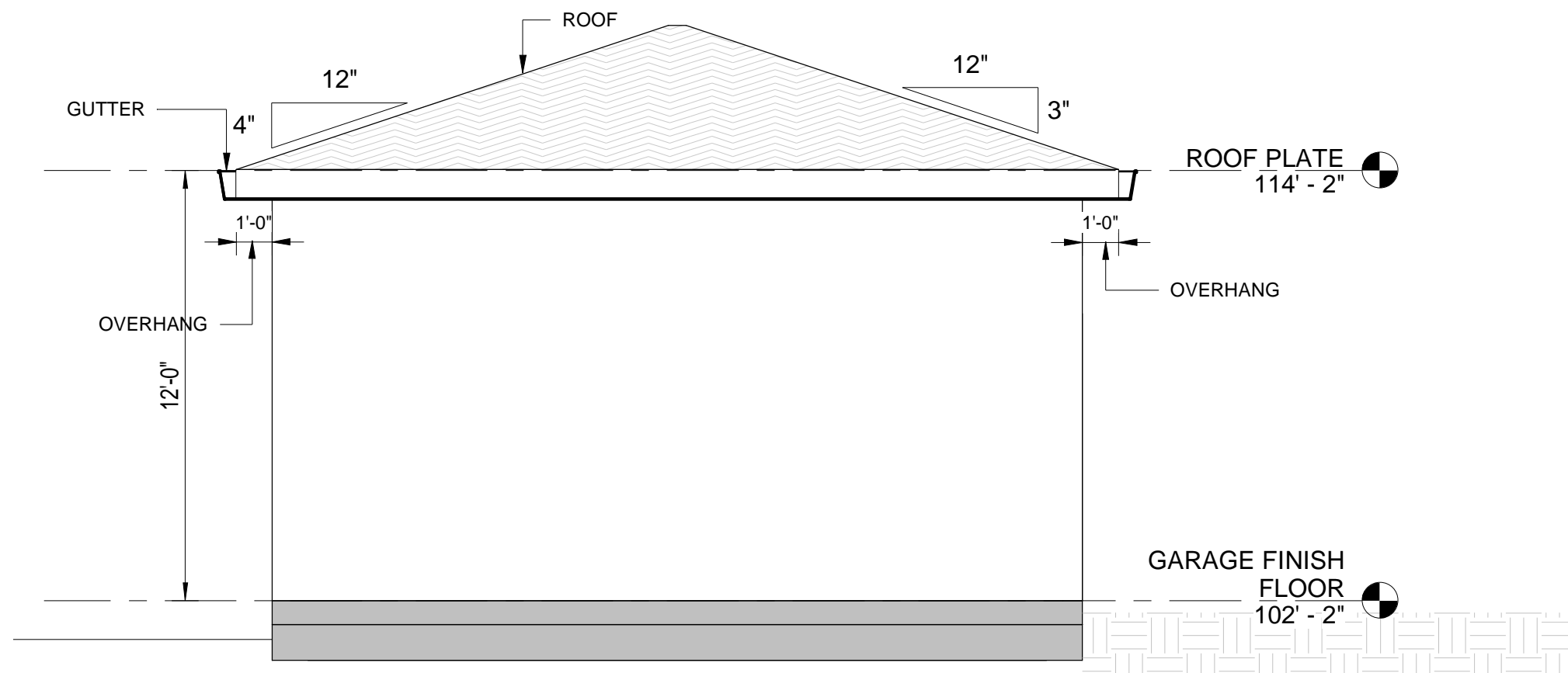
ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



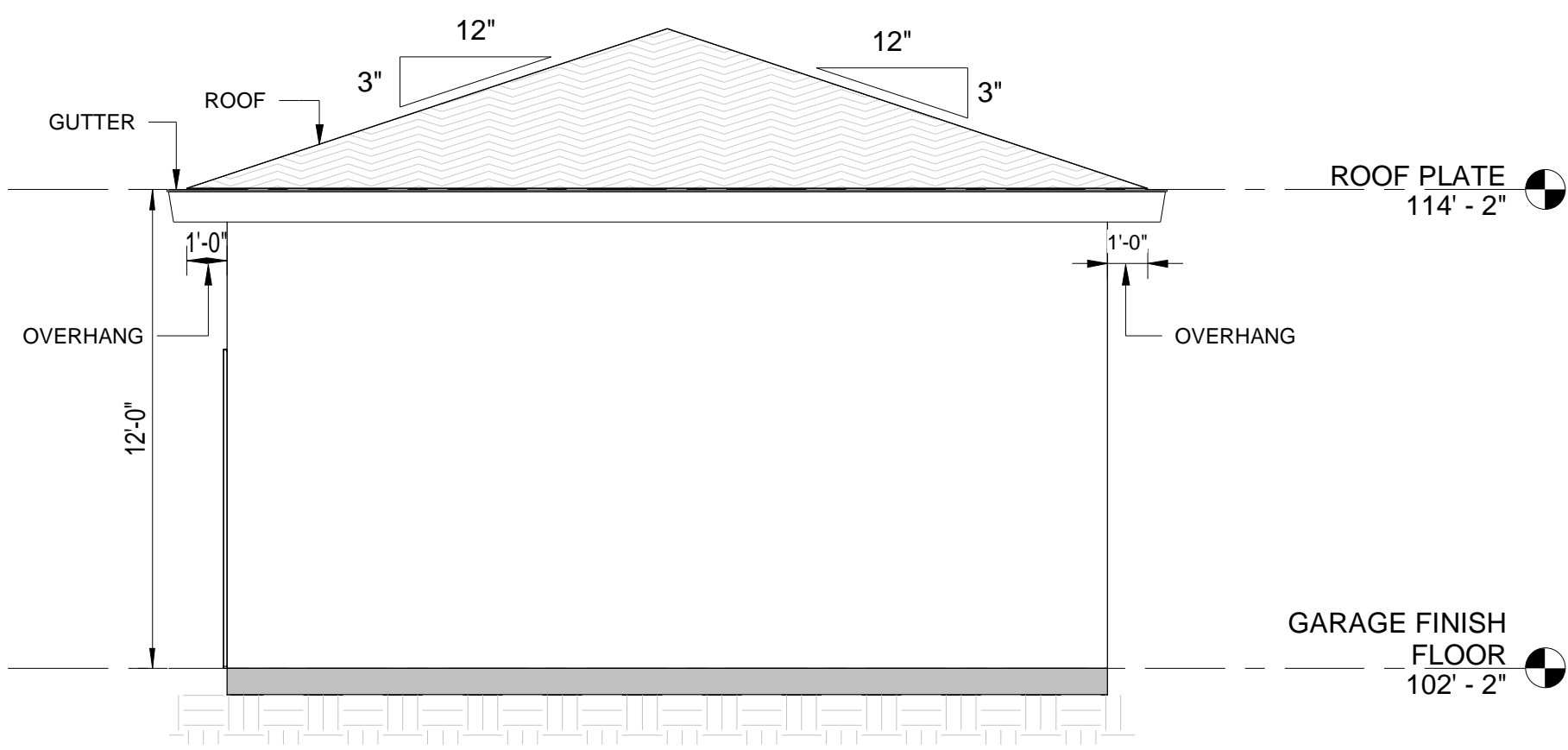




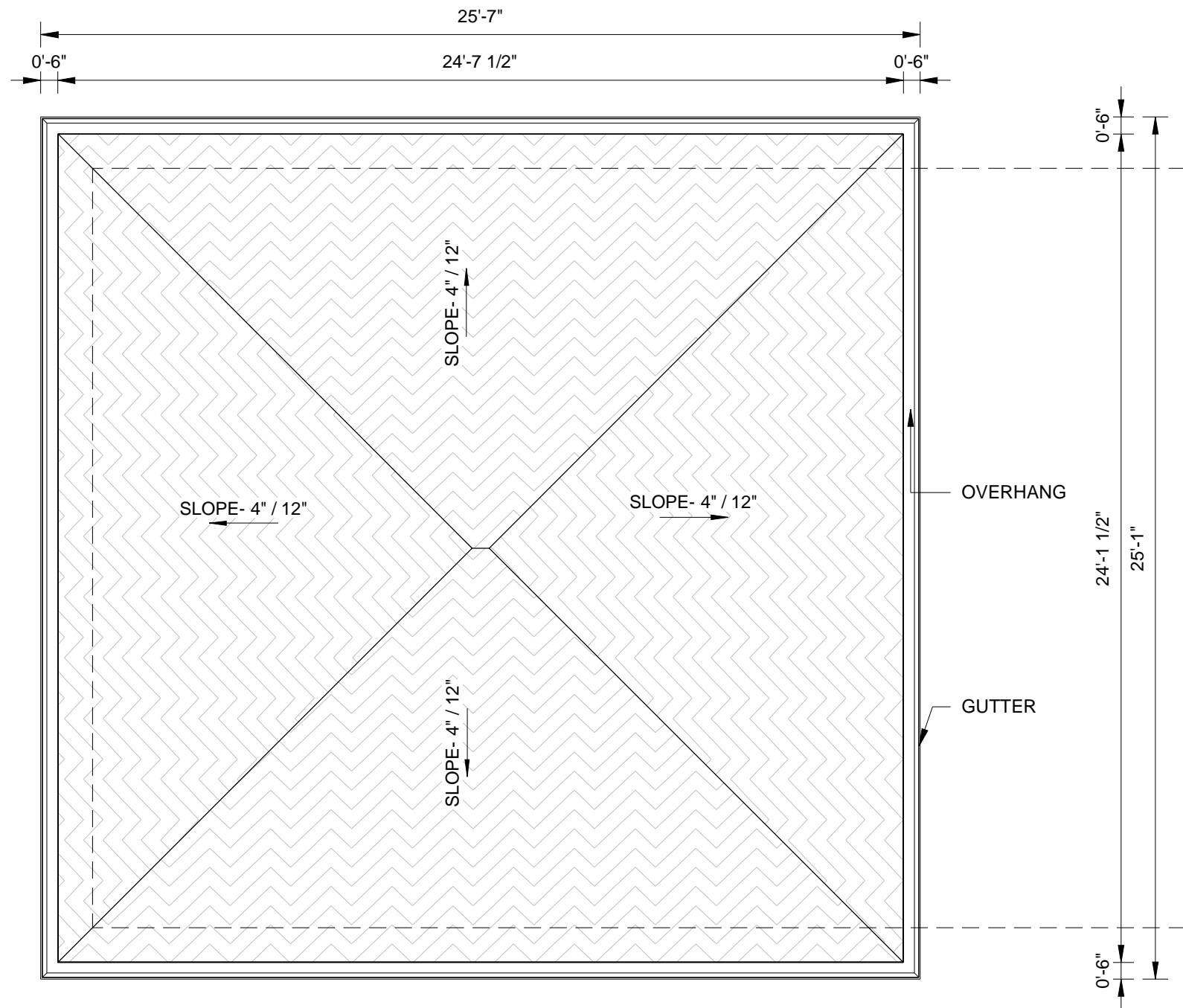
① GARAGE PLAN
1/4" = 1'-0"



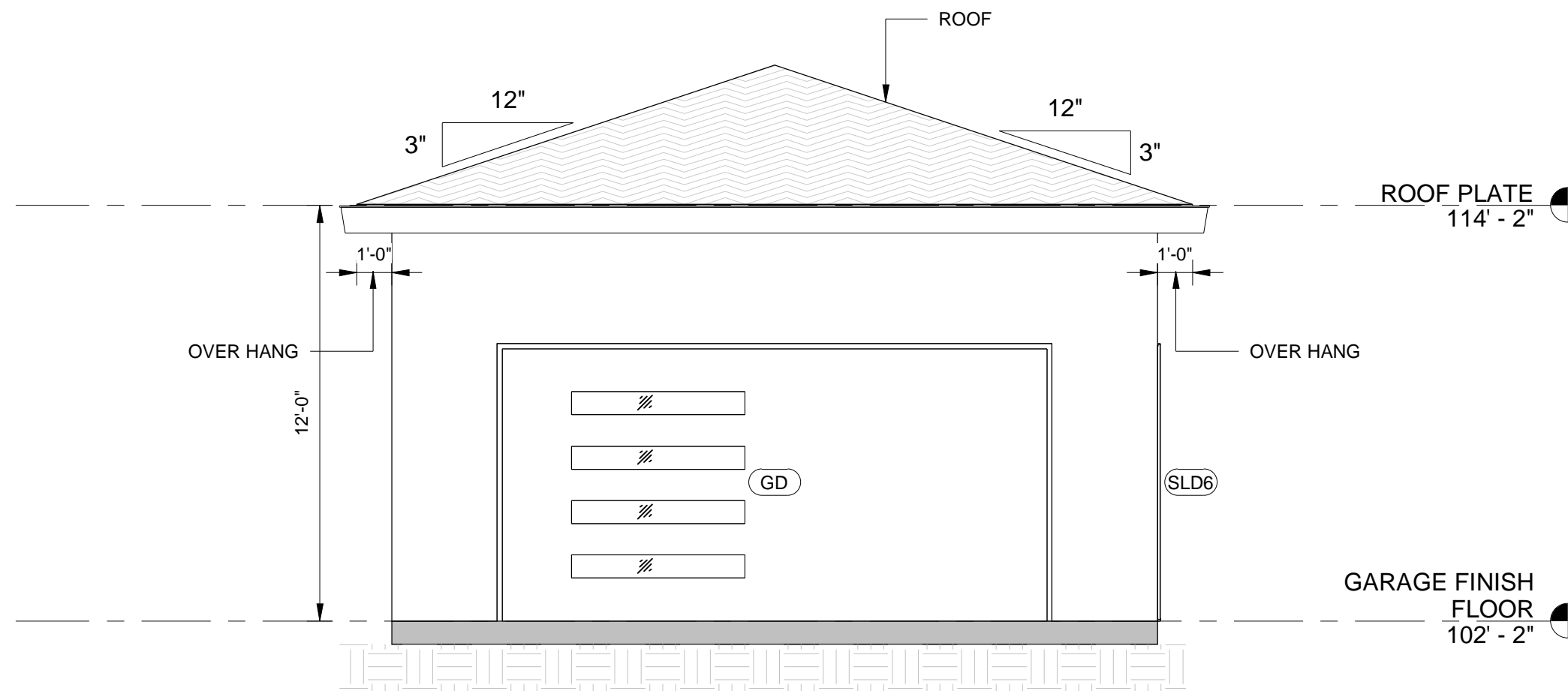
③ GARAGE SOUTH ELEVATION
1/4" = 1'-0"



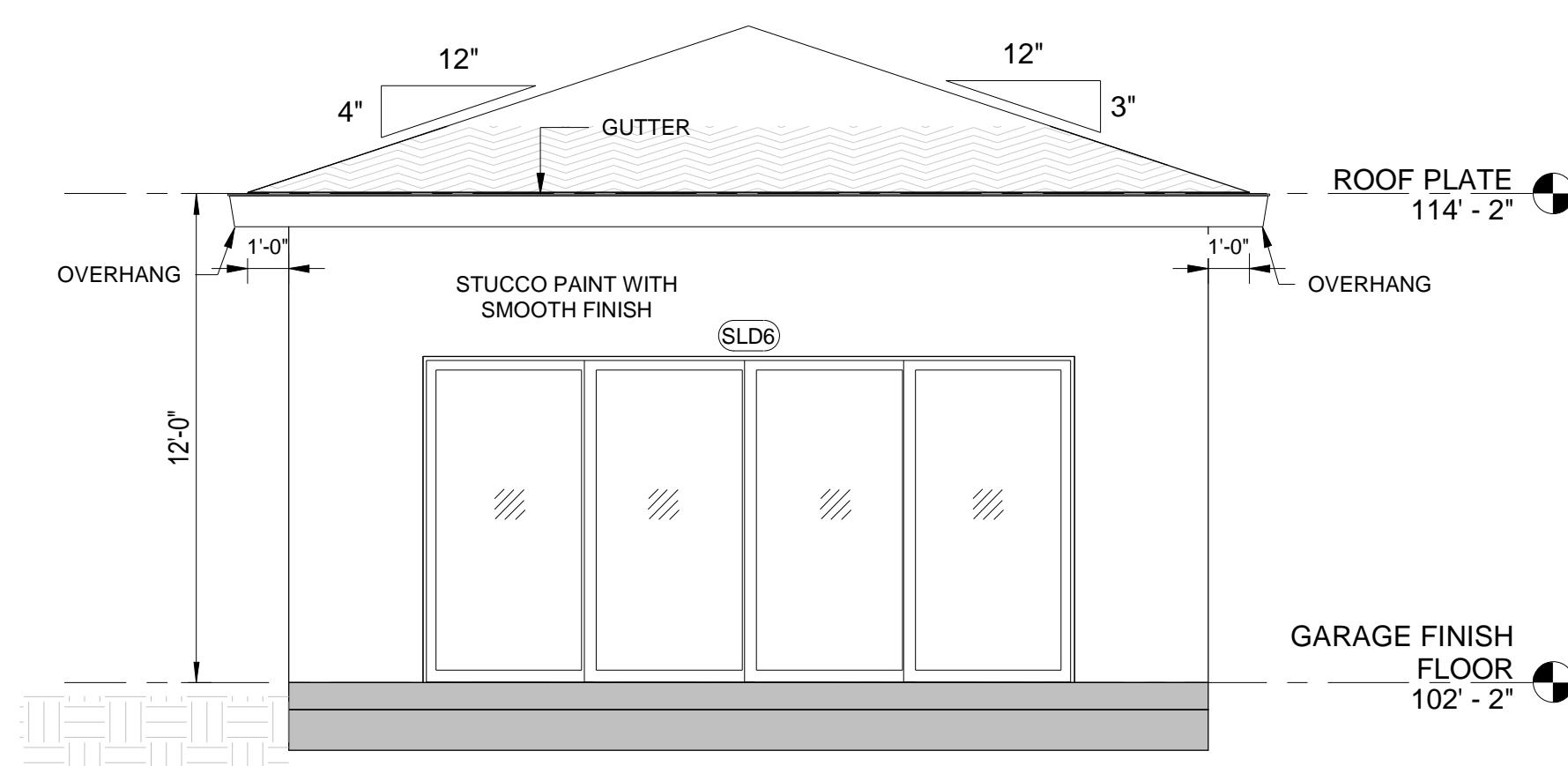
④ GARAGE WEST ELEVATION
1/4" = 1'-0"



② GARAGE ROOF LEVEL PLAN
1/4" = 1'-0"



⑤ GARAGE EAST ELEVATION
1/4" = 1'-0"



⑥ GARAGE NORTH ELEVATION
1/4" = 1'-0"

NOTES:

WALL LEGEND (FIRST LEVEL)

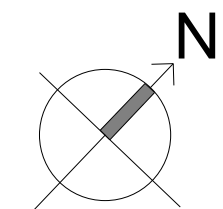
- W01 TYPICAL 12" CONCRETE WALL
W02 TYPICAL 8" CONCRETE WALL
W03 TYPICAL 2x4 INT WALLS @16" OC
W04 TYPICAL 2x6 EXT WALLS @16" OC

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
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③	REVISED AS PER COMMENTS	17-FEB-2022	RUPGANDHA
④	REVISED AS PER COMMENTS	04-MARCH-2022	SAGAR

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-4.001

GARAGE PLAN

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

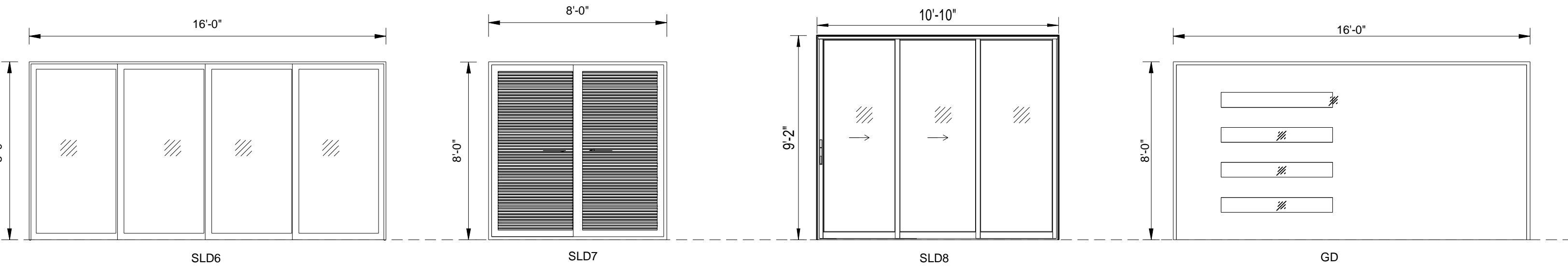
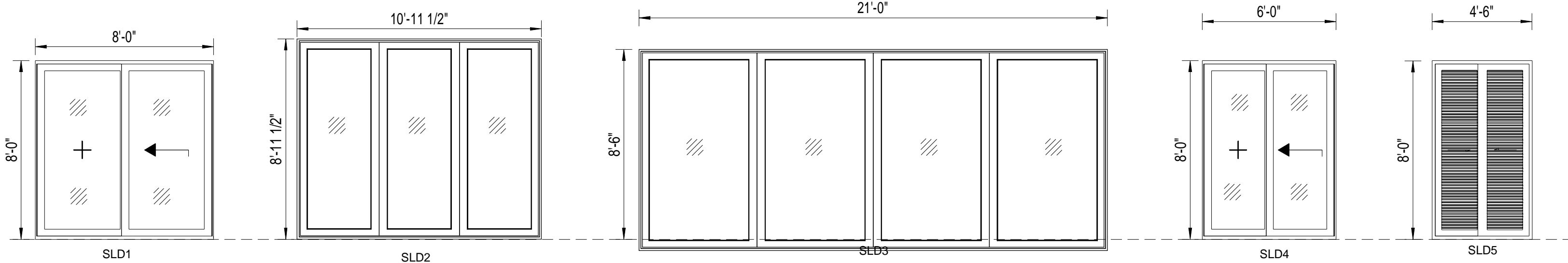
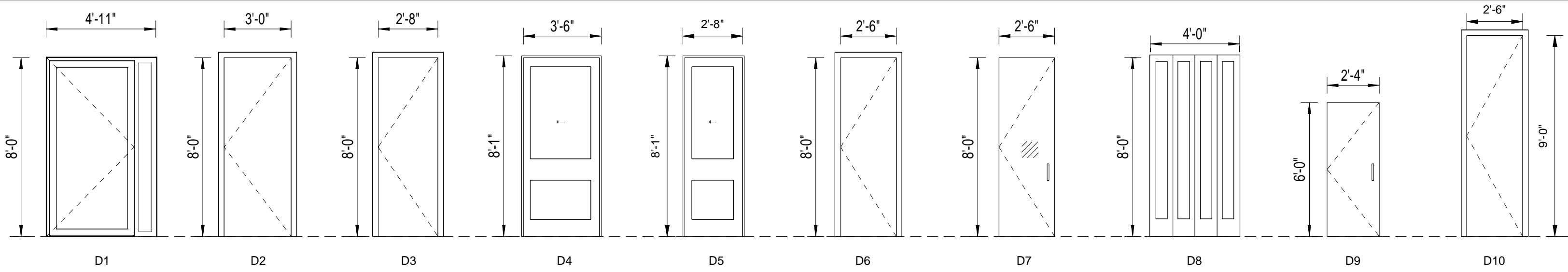
SCALE: 1/4" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

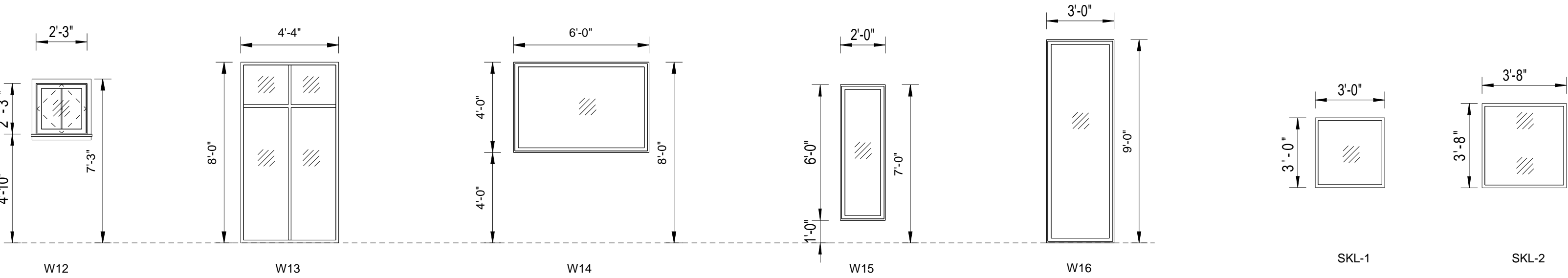
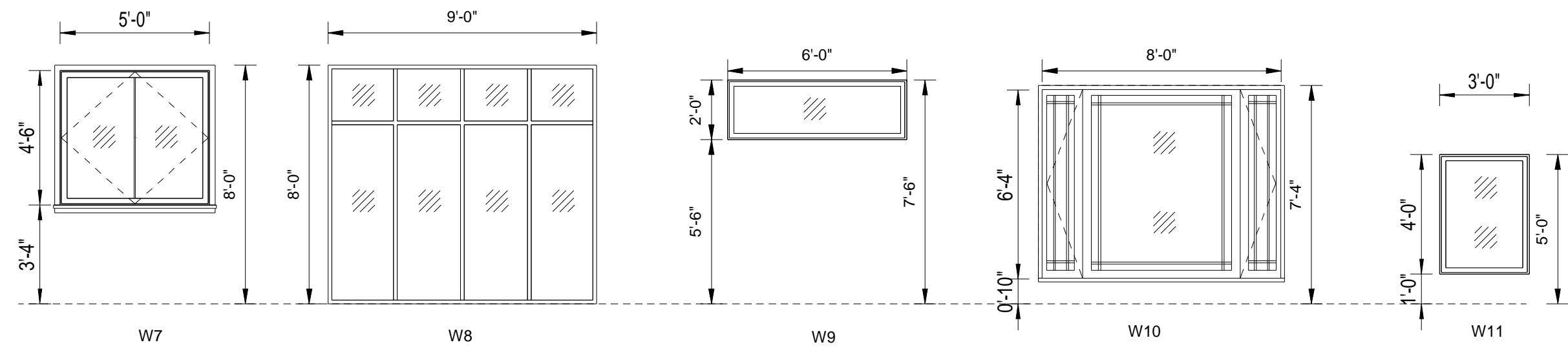
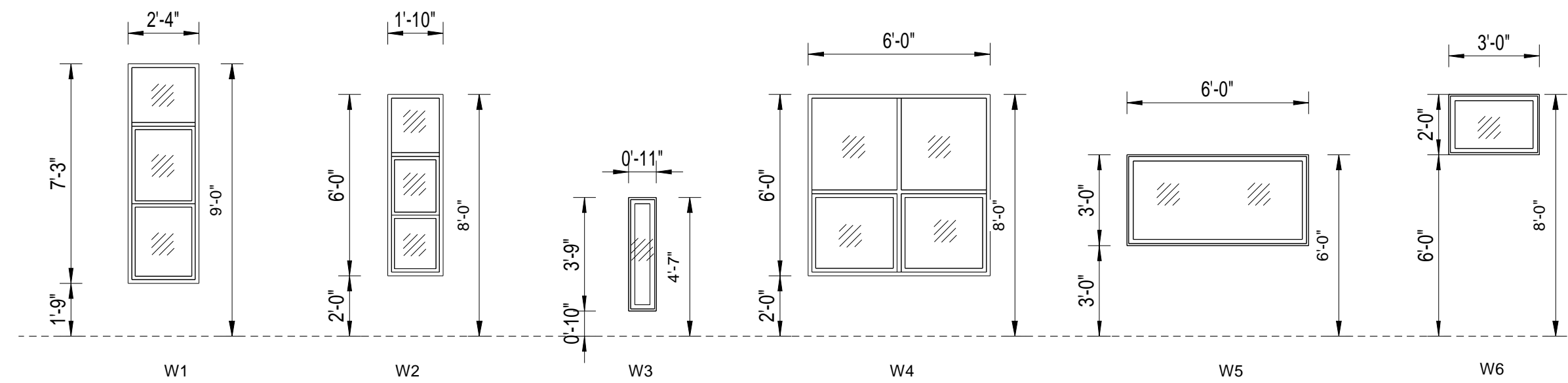
EMAIL : team@golivio.com





DOOR SCHEDULE

MARK	COUNT	WIDTH	HEIGHT
D1	1	4' - 11"	8' - 0"
D2	8	3' - 0"	8' - 0"
D3	11	2' - 8"	8' - 0"
D4	1	3' - 6"	8' - 0"
D5	1	2' - 8"	8' - 0"
D6	2	2' - 6"	8' - 0"
D7	2	2' - 6"	8' - 0"
D8	2	4' - 0"	8' - 0"
D9	1	2' - 4"	6' - 0"
D10	1	2' - 6"	9' - 0"
GD	1	16' - 0"	8' - 0"
SLD1	1	8' - 0"	8' - 0"
SLD2	2	10' - 11 1/2"	8' - 11 1/2"
SLD3	1	21' - 0"	9' - 0"
SLD4	1	6' - 0"	8' - 0"
SLD5	4	4' - 6"	8' - 0"
SLD6	2	16' - 0"	8' - 0"
SLD7	1	8' - 0"	8' - 0"
SLD8	1	12' - 0"	8' - 0"



WINDOW SCHEDULE

MARK	COUNT	WIDTH	HEIGHT
SKL1	2	3' - 0"	3' - 0"
SKL2	3	3' - 8"	3' - 8"
W1	6	2' - 4"	7' - 3"
W2	3	1' - 10"	6' - 0"
W3	1	0' - 11"	3' - 9"
W4	2	6' - 0"	6' - 0"
W5	3	6' - 0"	3' - 0"
W6	3	3' - 0"	2' - 0"
W7	11	5' - 0"	4' - 6"
W8	1	9' - 0"	8' - 0"
W9	1	6' - 0"	2' - 0"
W10	1	8' - 0"	6' - 4"
W11	2	3' - 0"	4' - 0"
W12	1	2' - 3"	2' - 3"
W13	3	4' - 4"	8' - 0"
W14	1	6' - 0"	4' - 0"
W15	4	2' - 0"	6' - 0"
W16	1	3' - 0"	9' - 0"

NOTES:

REVISIONS :

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-5.001

DOOR AND WINDOW SCHEDULE

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

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

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com



NOTES:

FIRST LEVEL AREA + SECOND LEVEL AREA + JADU + DETACHED GARAGE = TOTAL FLOOR AREA

1,735 + 1,901 + 499 + 499 = 4,634 SF

ALLOWABLE FLOOR AREA = 4634 SF

FIRST LEVEL AREA + PATIO AREA + JADU + DETACHED GARAGE = TOTAL LOT COVERAGE AREA

1,735 + 337 + 499 + 499 = 3,070 SF

ALLOWABLE LOT COVERAGE AREA = 3789.6 + 500 = 4289.6 SF

BASEMENT FLOOR AREA = 1502 SF

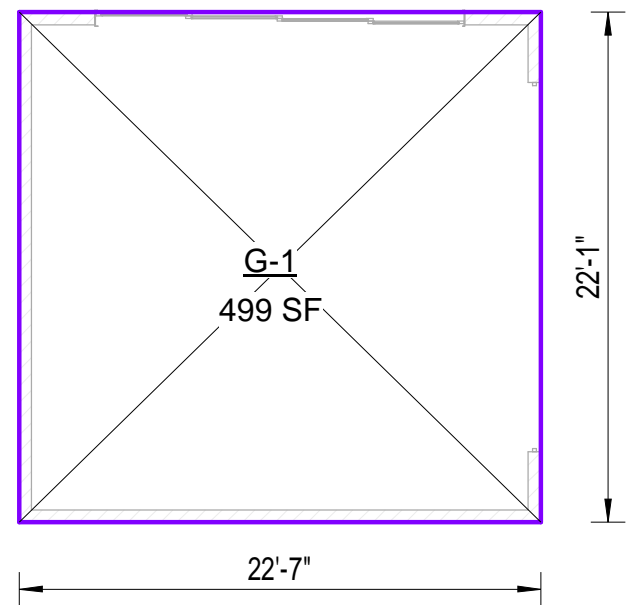
AREA CALCULATION BASEMENT			
MARK	AREA LENGTH	AREA WIDTH	AREA
A	30' - 0"	34' - 1"	1023 SF
B	18' - 1"	26' - 6"	479 SF
Grand total: 2			1502 SF

AREA CALCULATION FIRST FLOOR			
MARK	AREA LENGTH	AREA WIDTH	AREA
D	7' - 6"	12	86 SF
E	3' - 4"	26	86 SF
F	14' - 7"	37	540 SF
H	30' - 0"	34	1023 SF
TOTAL: 4			1735 SF

AREA CALCULATION JADU			
MARK	AREA LENGTH	AREA WIDTH	AREA
A	7' - 10"	13	102 SF
B	12' - 11"	26	336 SF
C	4' - 3"	15	61 SF
TOTAL: 3			499 SF

AREA CALCULATION PORCH			
MARK	AREA LENGTH	AREA WIDTH	AREA
P1	5' - 6"	30	165 SF
P2	7' - 10"	22	172 SF
TOTAL: 2			337 SF

AREA CALCULATION SECOND FLOOR			
MARK	AREA LENGTH	AREA WIDTH	AREA
A	30'-0"	34	1022 SF
B	11'-0"	19	209 SF
C	14'-1"	15	211 SF
D	15'-11"	29	459 SF
TOTAL: 4			1901 SF



2 DETACHED GARAGE
1/8" = 1'-0"

AREA CALCULATION DETACHED GARAGE			
MARK	AREA LENGTH	AREA WIDTH	AREA
G-1	22' - 1"	23	499 SF
TOTAL: 1			499 SF

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-6.001

AREA CALCULATION

DATE: 04-MARCH-2022	
DRAWN BY: PRAKASH	
CHECKED BY: SUBHENDU	
PROJECT NO:	ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022
SCALE: 1/8" = 1'-0"	CONTACT : 650-209-6500
	EMAIL : team@golivio.com

EXTERIOR COLOR / MATERIAL SCHEDULE				
ROOF	MATERIAL / APPLICATION	CODE	COLOR	MANUFACTURE
	METAL ROOFING	M1	BLACK	GAF OR EQ
WALL	CONCRETE	M2	GREY	-
	BLUE STREAK QUARRY STONE VENEER	M3	CREAM	FLOOR & DECOR ,ACME BRICK OR EQ
	SMOOTH STUCCO	M4	WHITE	-
	WOODEN SIDING		BROWN	JAMES HARDIE OR EQ
MISC.	GARAGE DOOR	M5	BLACK	CLOPAY DOOR OR EQ
	METAL WINDOW FRAMES	M6	BLACK	MILGARD OR EQ
	SLIDING GLASS DOOR	M7	BLACK	MILGARD OR EQ
	ACCORDION GLASS DOOR	M8	BLACK	LACANTINA DOOR OR EQ
	GLASS GUARDRAIL	M9	BLACK	VIEWRAIL OR EQ
	WOODEN GUARDRAIL	M10	BROWN	STAIRSUPPLIES OR EQ

* NOTES: EXACT COLORS TO BE VERIFIED w/ OWNER & ARCHITECT



WOODEN GUARDRAIL

M10



GLASS GUARDRAIL

M9



METAL ROOFING

M1



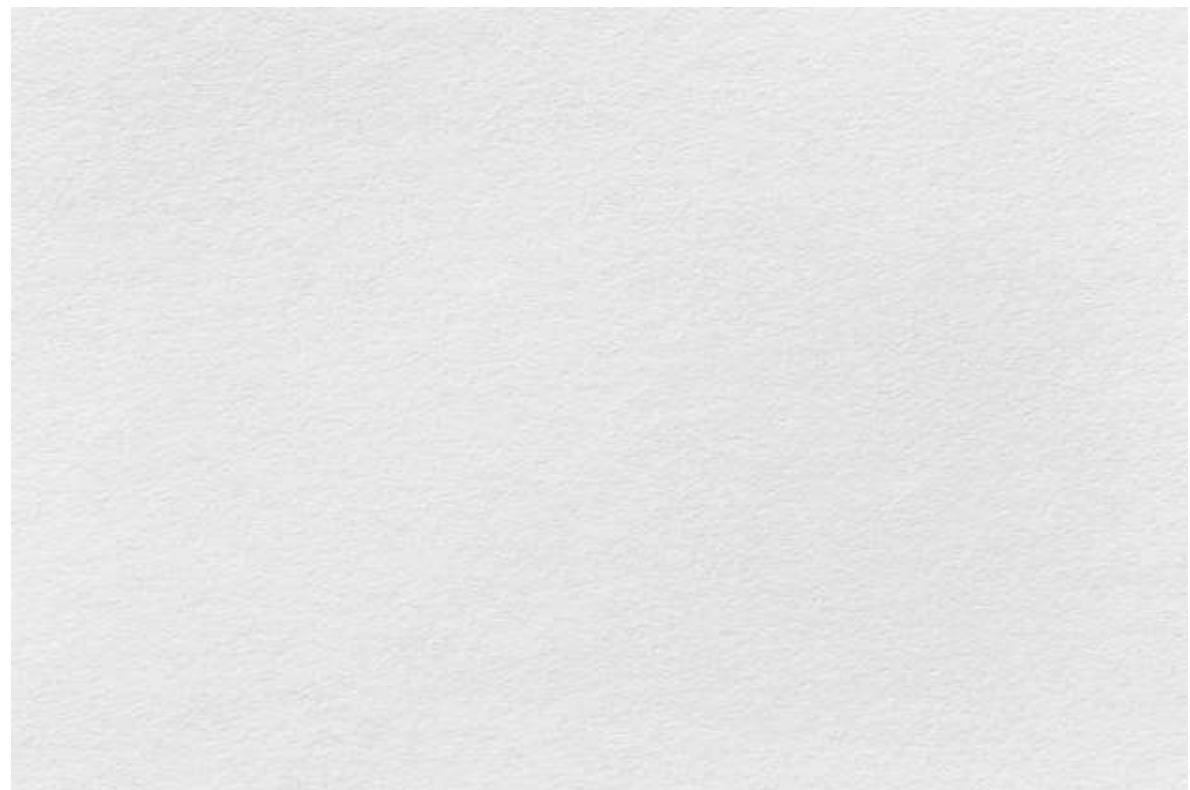
TURF TURN AROUND

M2



STONE VENEER

M3



WHITE SMOOTH STUCCO WITH PAINT

M4



GARAGE DOOR

M5



METAL WINDOW FRAME

M6



SLIDING GLASS DOOR

M7



ACCORDION GLASS DOOR

M8

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	10-DEC-2021	SAGAR
2	REVISED AS PER COMMENTS	13-JAN-2022	SAGAR
3	REVISED AS PER COMMENTS	04-MARCH-2022	SAGAR

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL CENTERLINES ARE FROM THE CENTER OF COLUMN/ WALL AND THE DIMENSIONS GIVEN ARE CENTERLINE DIMENSIONS- -UNLESS OTHERWISE MENTIONED.
- IN CASE OF ANY DISCREPANCY FOUND IN DRAWINGS AND DETAILS, IT SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT, AND RECTIFIED, PRIOR TO ITS EXECUTION.
- THIS DRAWING IS ISSUED STRICTLY WITH AN UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSE MENTIONED AND SHALL BE RETURNED AFTER COMPLETION.
- LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
- THIS DRAWING SHALL BE REFERRED ONLY FOR THE PURPOSE MENTIONED IN ITS TITLE (FLOORING PATTERN, FALSE CEILING, SHUTTERING PATTERN, ELECTRICAL, PLUMBING, ETC.)

THIS DOCUMENT IS THE PROPERTY OF LIVIO BUILDING SYSTEMS AND SHALL NOT BE REFERRED, REPRODUCED, COPIED, ETC, WITHOUT EXPLICIT WRITTEN PERMISSION FROM LIVIO BUILDING SYSTEMS. LOS ALTOS, CA USA

PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: A-7.001

MATERIAL BOARD

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

SCALE: 12" = 1'-0"

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com



COUNTY OF SANTA CLARA

General Construction
Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ AND DATED _____. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER. THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FEET VERTICAL CLEARANCE FOR ROADWAY AREA. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNLESS AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORNER AT (4008) 454-2520 AND LAND DEVELOPMENT ENGINEERING OFFICE AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION B6-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. THE STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR ROAD MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR INSPECTION AND ACCEPTANCE, AND REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING & GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
- A) TO A MINIMUM DEPTH OF 2' BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
- B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 800-277-2600 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BE DONE UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY. GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL MAY BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IS SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCH AND THE FILL KEYED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL, THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH FILL MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	VERT. DEPTH
RESIDENCE/BASEMENT	550	0	9.6'
DETACHED GARAGE	30	0	2'
HARDSCAPE	5	10	1'
LANDSCAPE	5	0	1'
DRIVEWAY	0	35	1'
OFFSITE IMPROVEMENTS			
TOTAL	590	45	

NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE. EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.

7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE FIELD.
8. ALL MATERIALS FOR FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95%.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING AND PRESENT THE RESULTS TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT 6,750 SF.
15. VOID NO.
16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
- A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIFLINE OF THE TREE OR GROVE OF TREES.
- B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
- C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
- D. SIGNAGE STATING, "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.gov/>" SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLATOR SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED OUTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SECTION 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. ALL VEHICLE SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY A CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM THE ROAD DISTRICT PRIOR TO INSTALLATION OF SIGN IF REQUIRED.
- A. 15 MILES PER HOUR (MPH) SPEED LIMIT.
- B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES.
- C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGIONAL OFFICE. NOTE PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAIN HOTLINE OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS. WHEN OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE SEEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FILLED APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER, WATERWAYS, ROADWAY INFRASTRUCTURE. BMPS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING;
- A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
- B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
17. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES 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, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
18. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004 / ORDER NO. 2013-0001-DW0.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS, WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTFALL DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

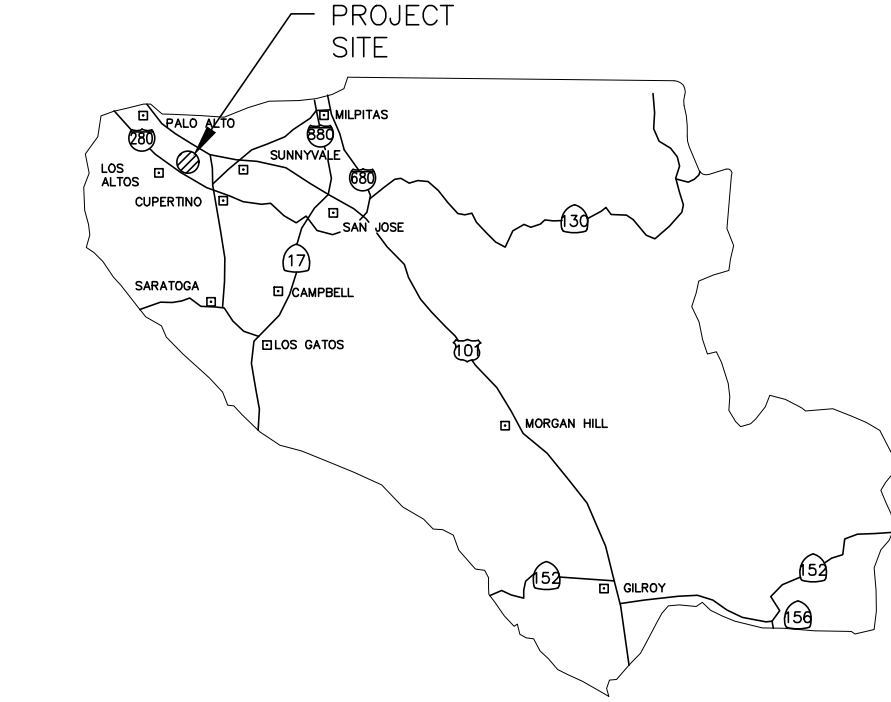
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (*), THERE (____ WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL (Δ).

DATE _____ SIGNATURE _____

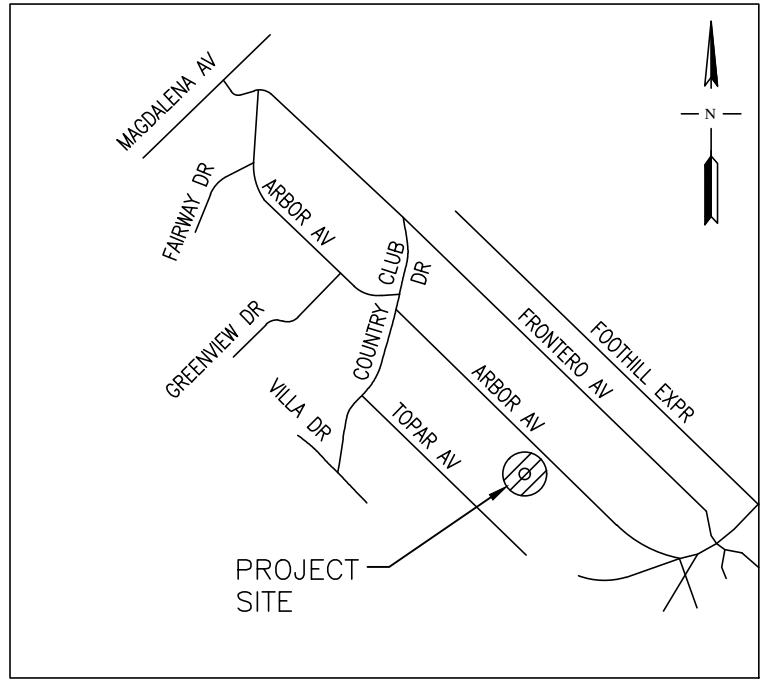
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK, A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.



COUNTY LOCATION
MAP



VICINITY MAP
NOT TO SCALE

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION AREA.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH THE COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.

BENCHMARK

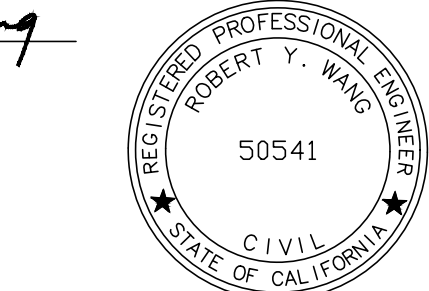
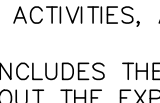
SET NAIL FOR SITE BENCHMARK
ELEVATION=99.03' NAVD 1988 DATUM

BASEIS OF BERINGS

THE BEARING N46°16'00"W OF CENTERLINE OF ARBOR AVENUE AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE LOS ALTOS COUNTY CLUB PROPERTIES LOYOLA" FILED IN BOOK "R" OF MAPS AT PAGE 50-53, SANTA CLARA COUNTY RECORDS.

EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.



ENGINEER'S STATEMENT

I HERBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED BUILDING SITE APPROVAL AND CONDITIONS OF APPROVAL PERTAINING THERETO.

DATE 2/18/2022 SIGNATURE Robert Wang

50541

R.C.E. NO.

6/30/23

RENEWAL DATE

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITTEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____

R.C.E. NO.

EXPIRATION DATE

GRADING & DRAINAGE PLAN
1516 ARBOR AVENUE
LOS ALTOS, CA

SCOPE OF WORK

WITHIN RIGHT-OF-WAY COVERED UNDER ENCROACHMENT PERMIT

1. RECONSTRUCT EX. AC DRIVEWAY TO COUNTY STD. B4A DRIVEWAY.
2. INSTALL NEW UNDERGROUND UTILITIES AND TEMPORARY CONSTRUCTION POWER BY RESPECTIVE UTILITY COMPANIES.
3. INSTALL AND MAINTAIN PROPER BMPS.
4. INSTALL, MAINTAIN AND REMOVAL OF TRAFFIC CONTROL.

OUTSIDE RIGHT-OF-WAY COVERED UNDER BUILDING PERMIT

1. CLEARING OF ORGANIC AND FOREIGN MATERIALS FROM AREA TO BE GRADED. REMOVAL AND DISPOSING OF THESE MATERIAL TO THE COUNTY APPROVED DUMP SITES.
2. INSTALL EROSION AND SEDIMENTATION CONTROL.
3. GRADING FOR THE PROPOSED BUILDING PAD.
4. DEVELOP GROUND COVER ON ALL EXPOSED DISTURBED SURFACES.
5. CONSTRUCT NEW BUILDING STRUCTURE, HARDSCAPE, DRIVEWAY, DETENTION BASIN, AND ALL UTILITIES UPGRADES & CONNECTIONS.
6. CLEAN UP THE SITE.

LEGEND

DESCRIPTION

TO BE CONST.

EXISTING

PROPERTY LINE

R

R

LIMITS OF WORK OR BOUNDARY

RIGHT-OF-WAY

R/W

CURB AND GUTTER

SIDEWALK

CITY SURVEY MONUMENT

⊙

⊙

SEPTIC TANK

⊙

⊙

SANITARY SEWER LINE

SS

SS

STORM SEWER

W

W

STORM SEWER LINE

SD

SD

STORM DRAIN MANHOLE

⊙ MH

⊙ MH

DRAINAGE INLET

⊙

⊙

ELECTROLATOR

⊙

⊙

EDGE OF PAVEMENT

PAVING CONFORM OR OVERLAY TO FORM SMOOTH A.C. TRANSITION

EX. TREE TO BE REMOVED

✕

CONTOUR LINE

200

200

WATER METER

WM

WM

POWER POLE AND OVERHEAD WIRE

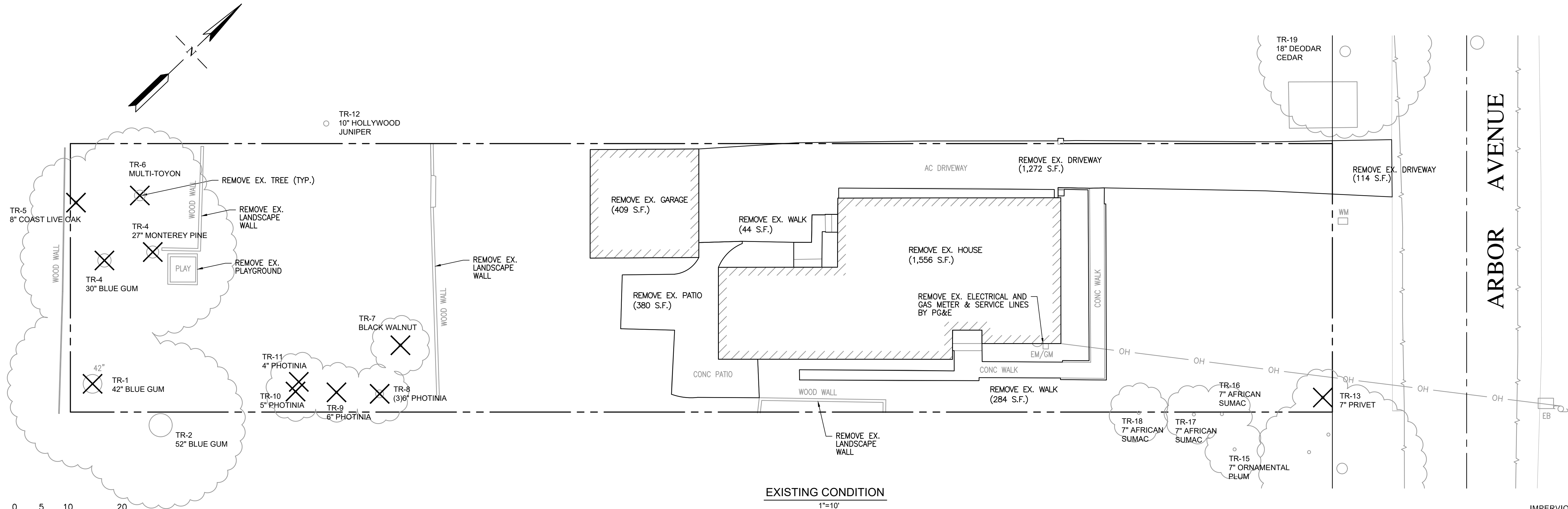
OH

OH

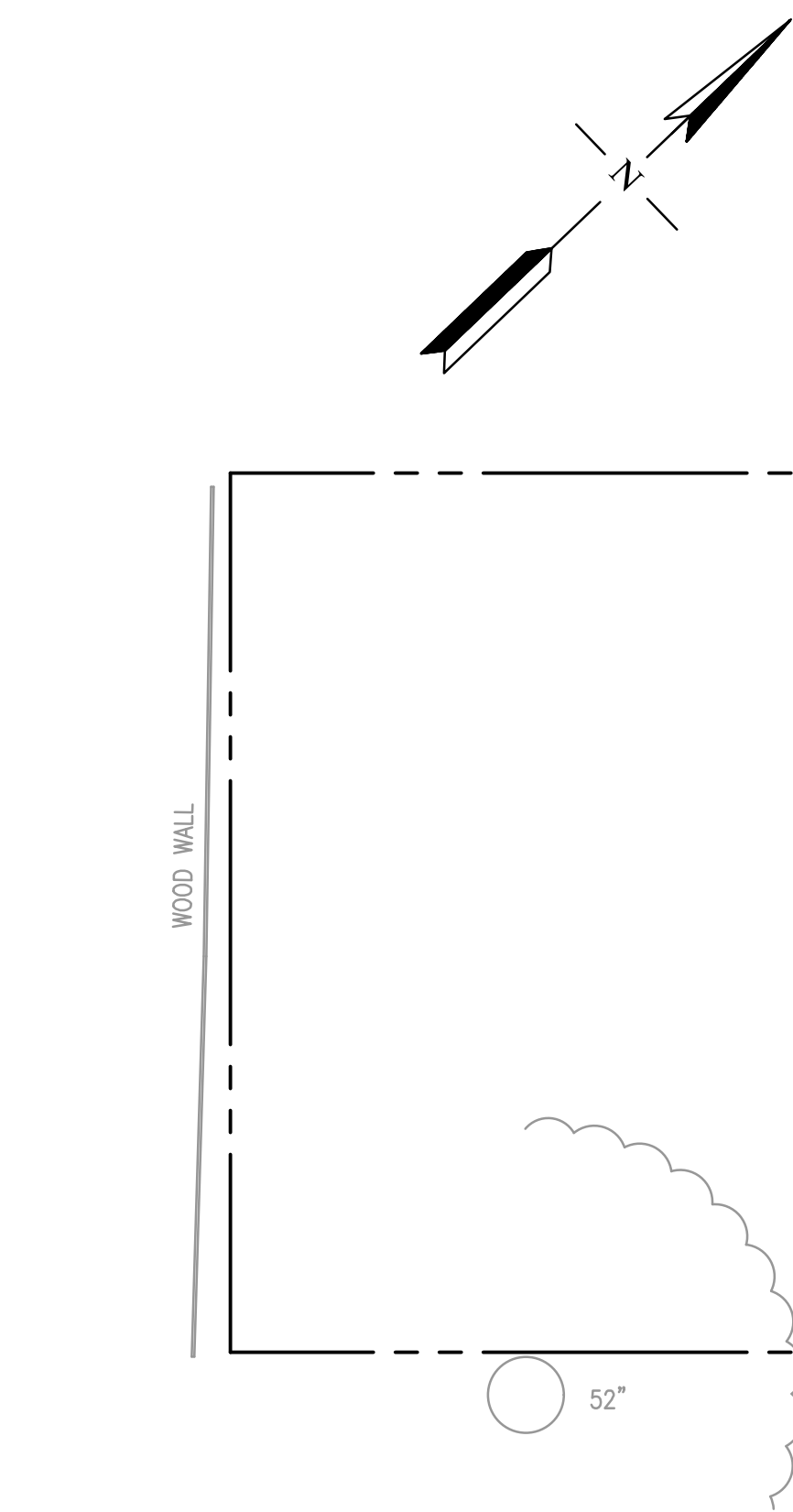
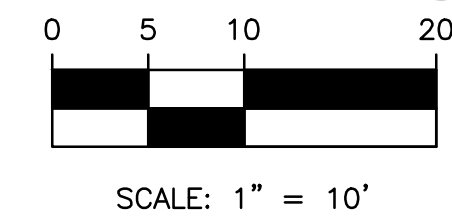
SPOT ELEVATION

⊙

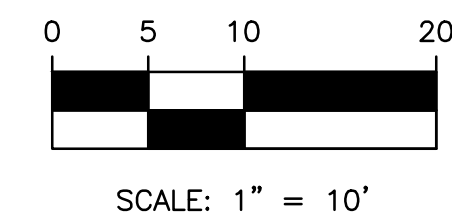
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EXISTING CONDITION
1"=10'



PROPOSED CONDITION
1"=10'



IMPERVIOUS SURFACES (OUTSIDE COUNTY R/W)

LOCATION	EXISTING (SF)	PROPOSED (SF)	
DRIVEWAY	1,272	1,250	
HOUSE & GARAGE	1,965	2,703	
WALKWAY	328	210	
PORCH & PATIO	380	941	NET CHANGE
TOTAL	3,945	5,104	+1,159

IMPERVIOUS SURFACES (WITHIN COUNTY R/W)

LOCATION	EXISTING (SF)	PROPOSED (SF)	
DRIVEWAY	144	245	NET CHANGE
TOTAL	144	245	101

RW RW ENGINEERING, INC.
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(408) 262-1899
(408) 824-5556 (FAX)

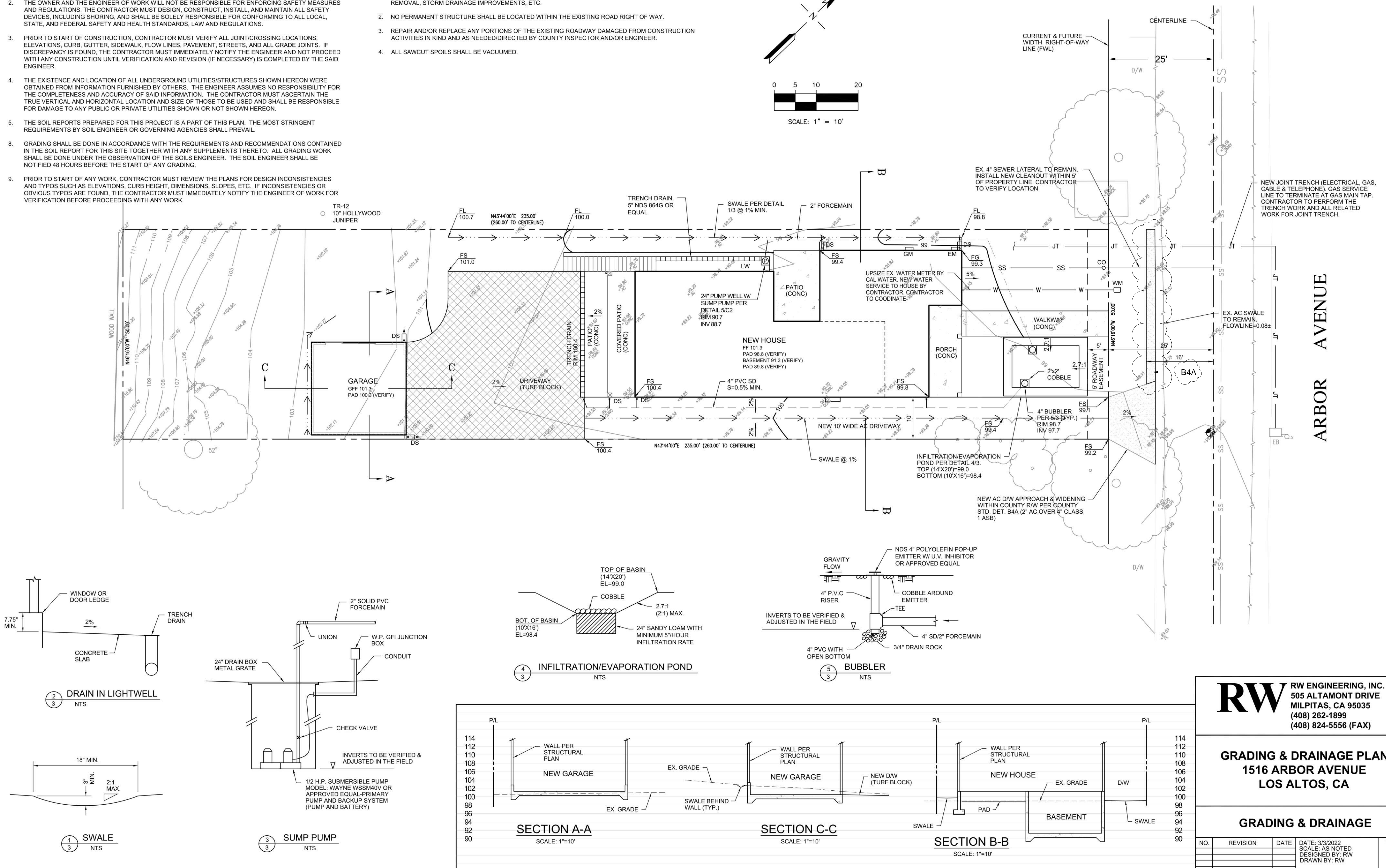
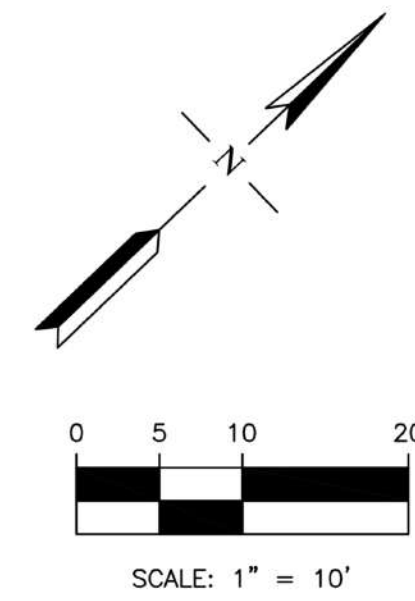
GRADING & DRAINAGE PLAN
1516 ARBOR AVENUE
LOS ALTOS, CA

DEMOLITION PLAN

NO.	REVISION	DATE	DATE: 3/2/2022 SCALE: AS NOTED DESIGNED BY: RW DRAWN BY: RW	SHEET 2 OF 8

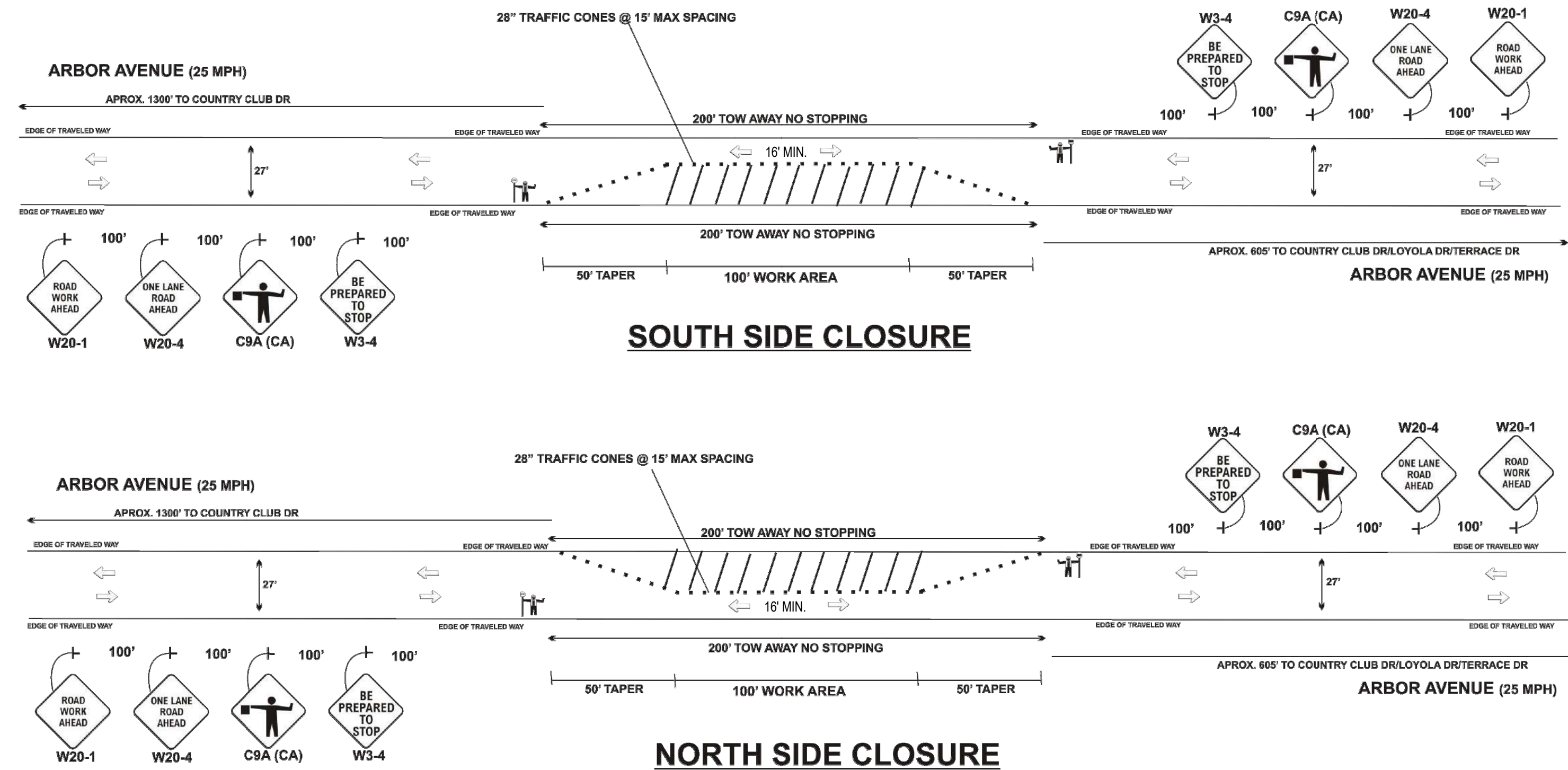
1. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF CITY AND COUNTY STANDARDS AND SPECIFICATIONS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JAIL/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
5. THE SOIL REPORTS PREPARED FOR THIS PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
6. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
7. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPUS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPUS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.

1. ALL WORK IN THE COUNTY ROAD RIGHT OF WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT - I.E. CABLE, ELECTRIC, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC.
2. NO PERMANENT STRUCTURE SHALL BE LOCATED WITHIN THE EXISTING ROAD RIGHT OF WAY.
3. REPAIR AND/OR REPLACE ANY PORTIONS OF THE EXISTING ROADWAY DAMAGED FROM CONSTRUCTION ACTIVITIES IN KIND AND AS NEEDED/DIRECTED BY COUNTY INSPECTOR AND/OR ENGINEER.
4. ALL SAWCUT SPOILS SHALL BE VACUUMED.

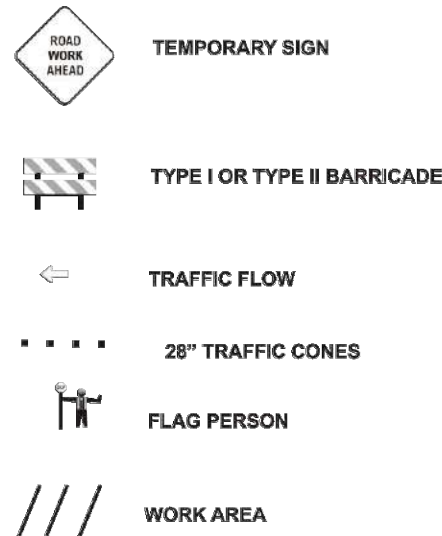


COUNTY FILE NO.:

TRAFFIC CONTROL PLAN - 1516 ARBOR AVENUE, LOS ALTOS



LEGEND:



NOTES:

1. ALL ADVANCED WARNING SIGNS SHALL BE EQUIPPED WITH 2 18\"
2. NO PARKING SIGNS SHALL BE PLACED A MIN OF 72HRS PRIOR TO START OF WORK. CONTRACTOR SHALL NOTIFY LOCAL AUTHORITIES ONCE SIGNS ARE POSTED.
3. ALL CONFLICTING SIGNS SHALL BE COVERED WHILE TEMPORARY SIGNS ARE IN PLACE
4. ACCESS TO RESIDENTS AND LOCAL BUSINESSES SHALL BE MAINTAINED AT ALL TIMES. ACCESS TO BE DETERMINED IN FIELD BASED ON ACTUAL EXISTING CONDITIONS
5. CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ROUTES AT ALL TIMES A 5' MIN. WALKWAY SHALL BE MAINTAINED WHEN WALKWAY LEFT OPEN
6. ALL TRAFFIC CONTROL PLANS AND DEVICES SHALL CONFORM TO THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES SECTION 6 DATED 2014

PREPARED BY: ROBERT SCULLY
CAL-VET CONSTRUCTION SERVICES DVBE
4850 BANNOCK CIRCLE
SAN JOSE, CA. 95130
408-477-6850
408-379-1435 FAX
CONTRACTORS LIC. #894938
DVBE CERT. #1791297

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MILPITAS, CA 95035
(408) 262-1899
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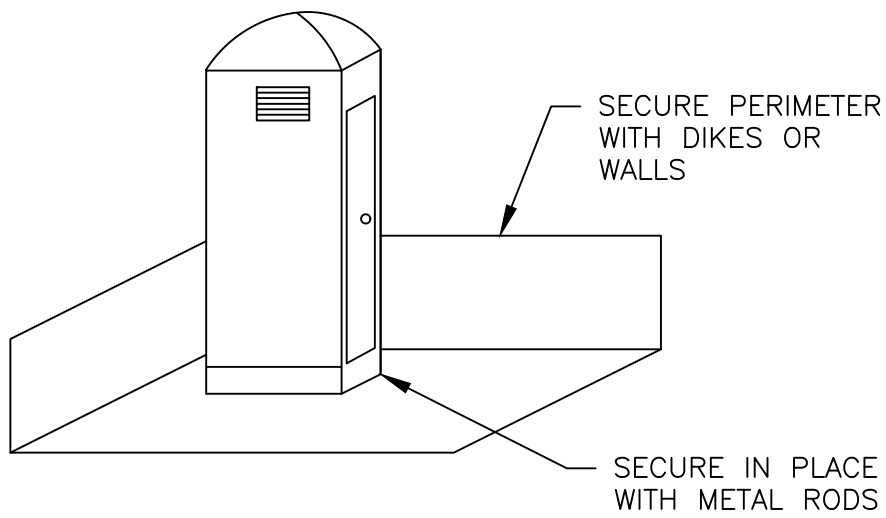
GRADING & DRAINAGE PLAN
1516 ARBOR AVENUE
LOS ALTOS, CA

STANDARD DETAILS & NOTES

NO.	REVISION	DATE	DATE: 11/16/21 SCALE: AS NOTED DESIGNED BY: RW DRAWN BY: RW	SHEET 5 OF 8

GRADING WORK BETWEEN OCTOBER 15 AND APRIL 15 IS AT THE DISCRETION OF THE SANTA CLARA COUNTY BUILDING OFFICIAL

NOTE:
SEDIMENT/EROSION CONTROL MEASURES SHOWN ON THIS SHEET ARE THE MINIMUM REQUIREMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL SEDIMENT/EROSION CONTROL MEASURES AS DEEMED NECESSARY TO ASSURE ADEQUATE PROTECTION DURING THE PROGRESS OF CONSTRUCTION AND AT THE CONTRACTOR'S EXPENSE.



- NOTES:
1. LOCATE PORTABLE TOILET IN CONVINIENT LOCATION.
 2. PREPARE LEVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILET FOR SERVICING AND FOR ON-SITE PERSONNEL.
 2. SECURE PERIMETR CONTROL FOR SPILL/PROTECTION LEAK.

PORTABLE TOILET
NOT TO SCALE

- NOTES:
1. "THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) WITHIN THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY. THE BMPs ARE USED THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - i. REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGE FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS,
 - ii. PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIAL ONTO PUBLIC ROAD RIGHT OF WAY, AND
 - iii. PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY."
 2. "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, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE SANTA CLARA COUNTY ROAD RIGHT OF WAY."

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. 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.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. 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.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION 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.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMNET CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. 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.
2. 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. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE--STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
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. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. 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.

MAINTENANCE NOTES

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 TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 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.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.

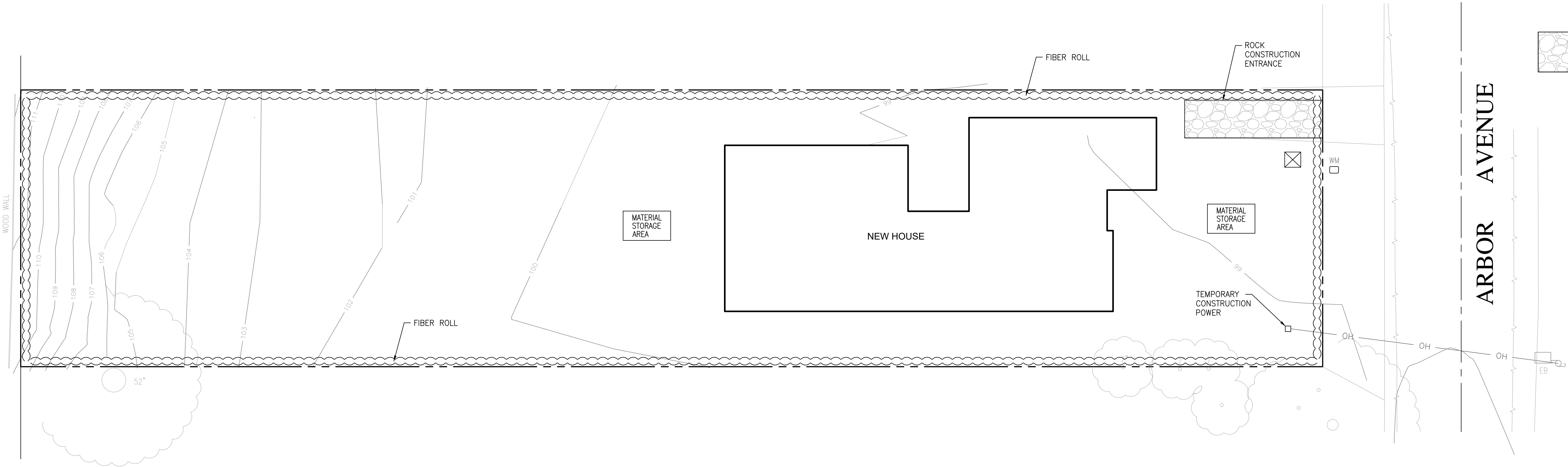
HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373--4417:

FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16--20--0)	350 LBS/ACRE
M--BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	

LEGEND

- FIBEL ROLL
- CONCRETE WASH AREA
- CONSTRUCTION ENTRANCE
- PORT--A--POTY



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505 ALTAMONT DRIVE
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GRADING & DRAINAGE PLAN
1516 ARBOR AVENUE
LOS ALTOS, CA

EROSION CONTROL

NO.	REVISION	DATE	DATE: 11/16/21 SCALE: AS NOTED DESIGNED BY: RW DRAWN BY: RW	SHEET 6 OF 8

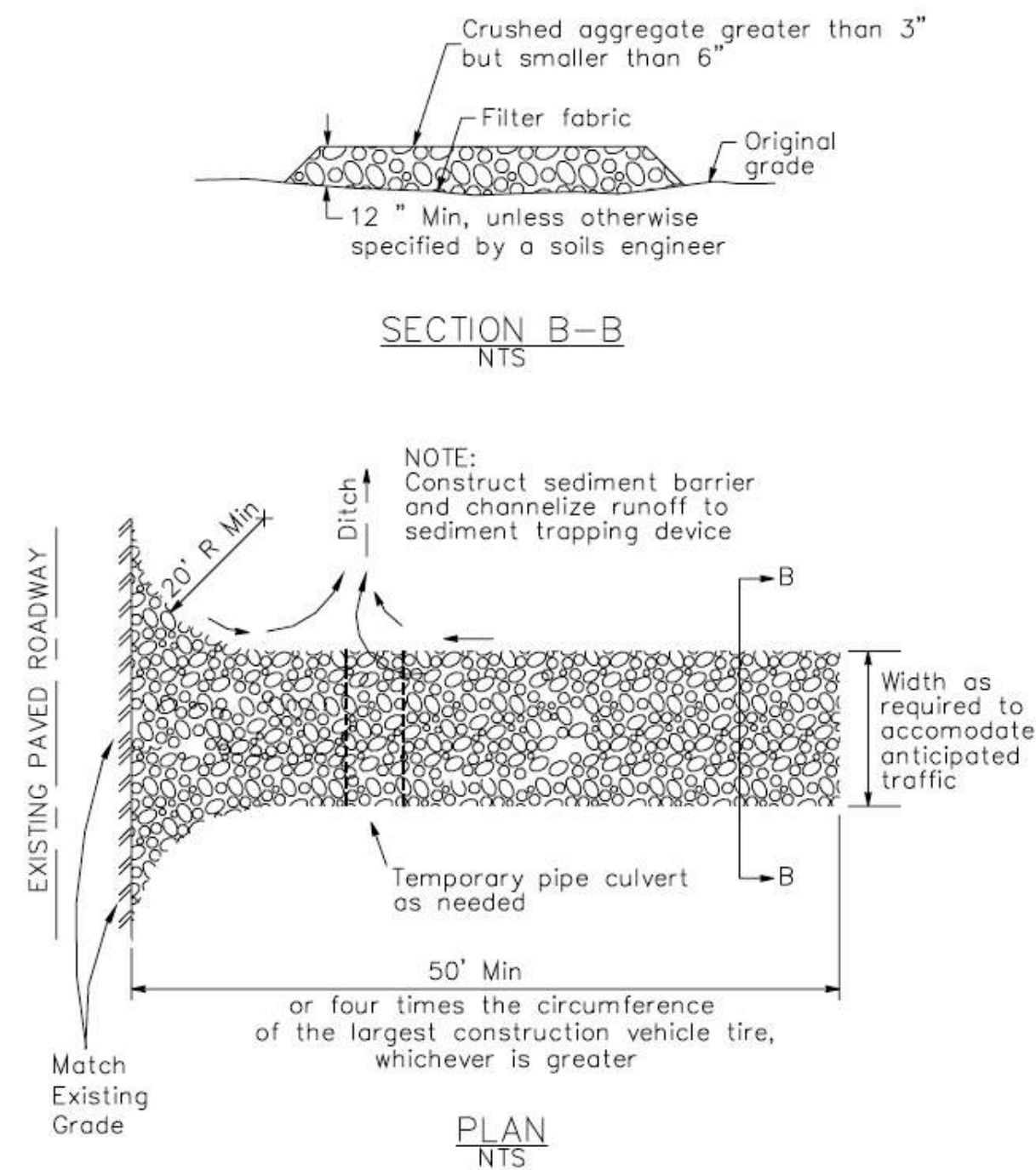
APPLICANT:

ROAD: ARBOR AVENUE

COUNTY FILE NO.:

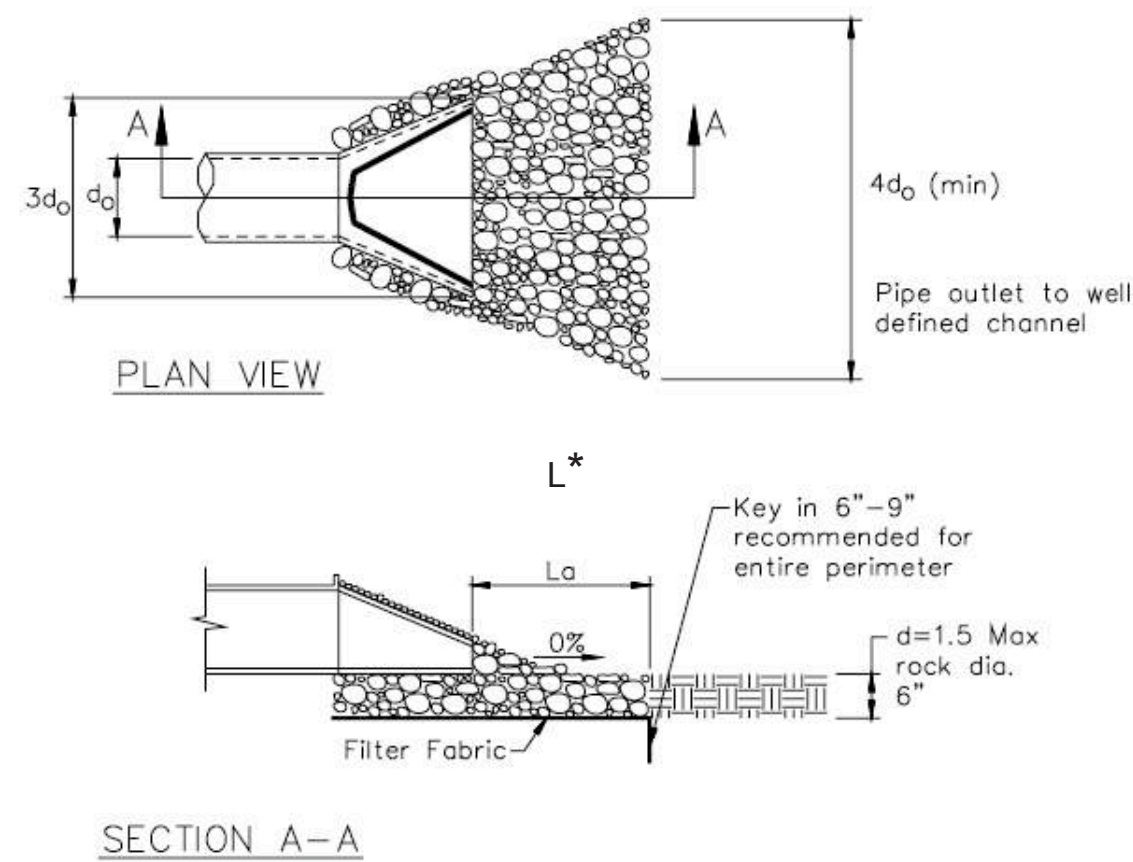
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



4 Velocity Dissipation Devices

CASQA Detail EC-10

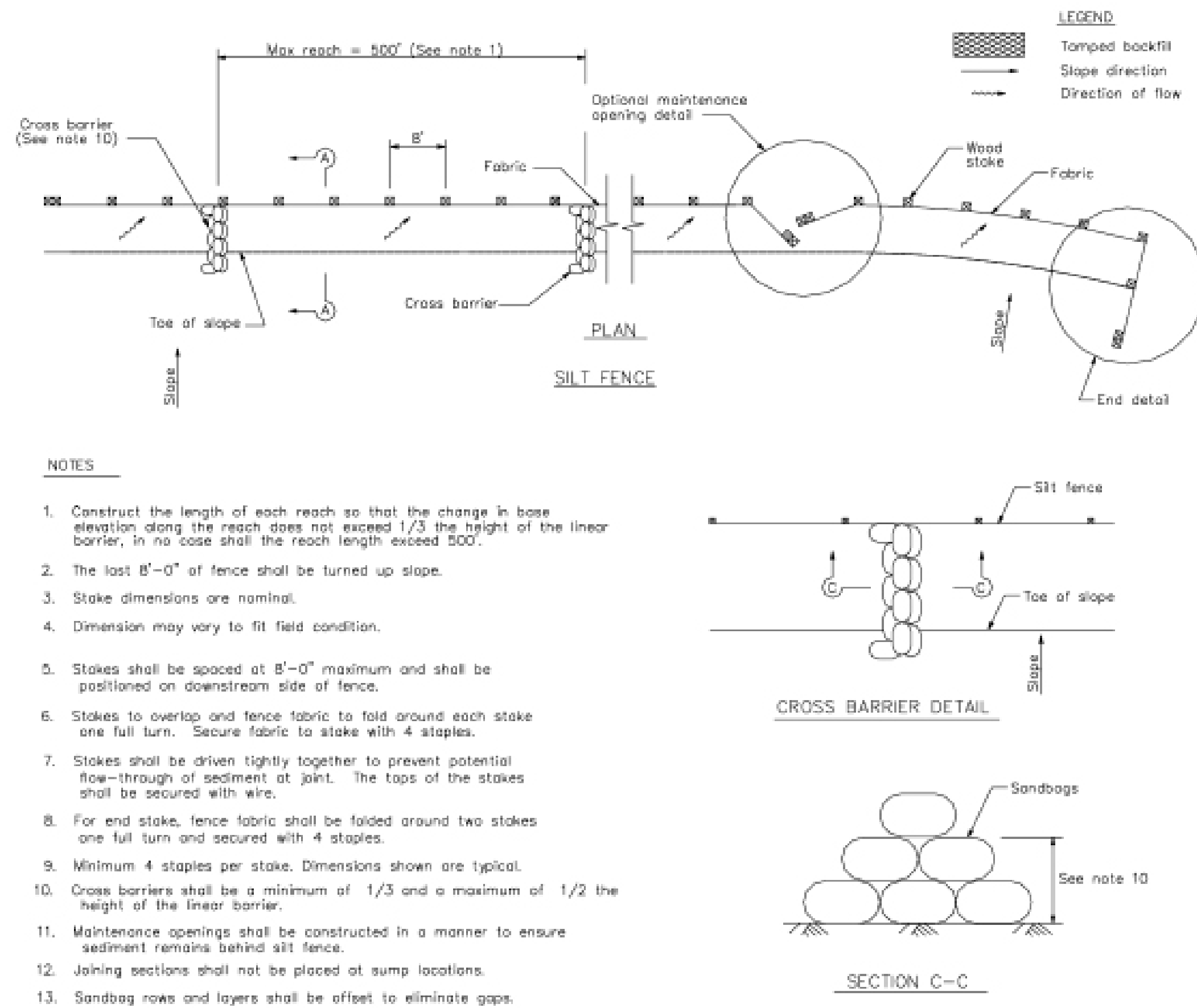


* Length per ABAG Design Standards

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

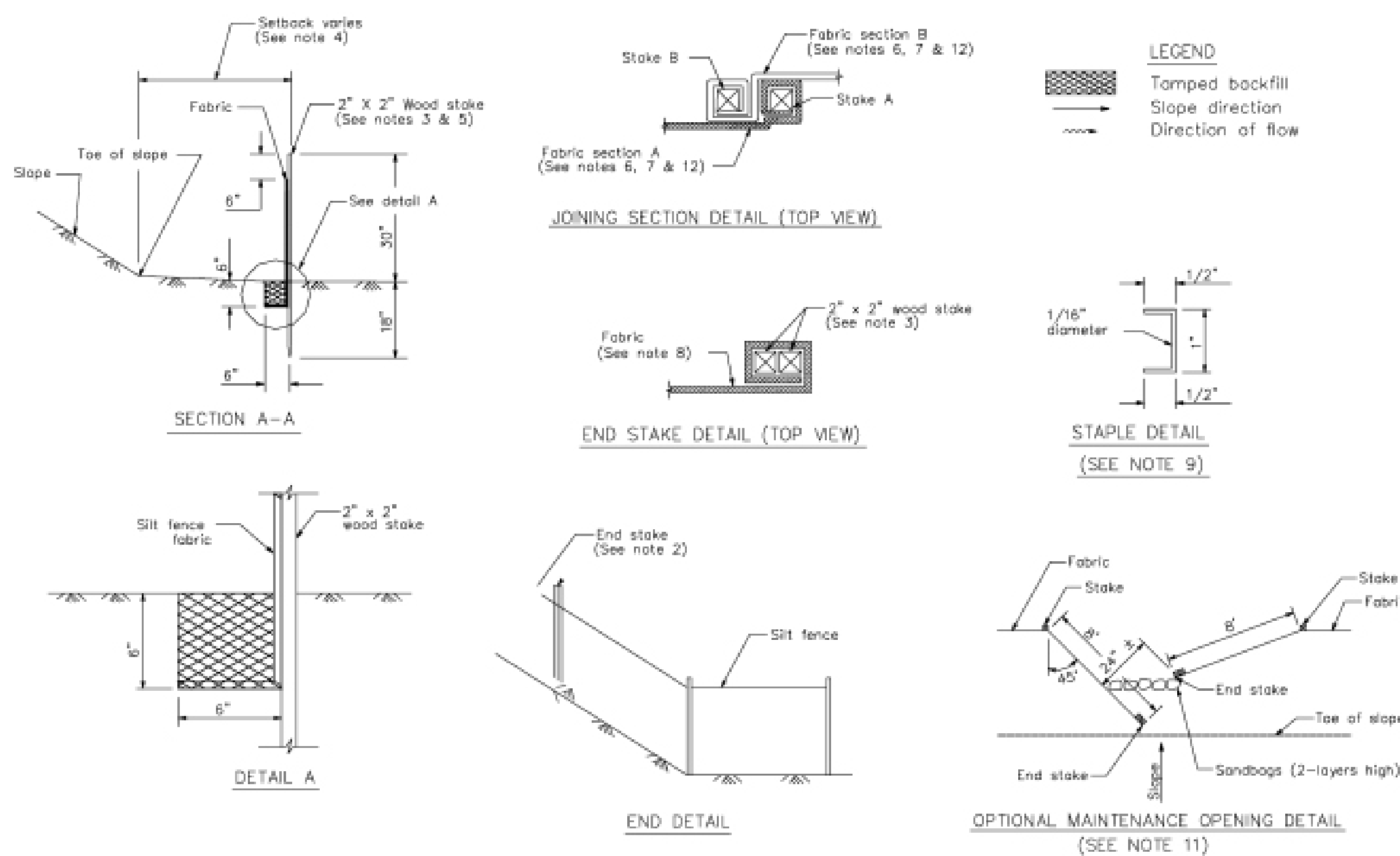
1 Silt Fence

CASQA Detail SE-1



2 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, etc.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

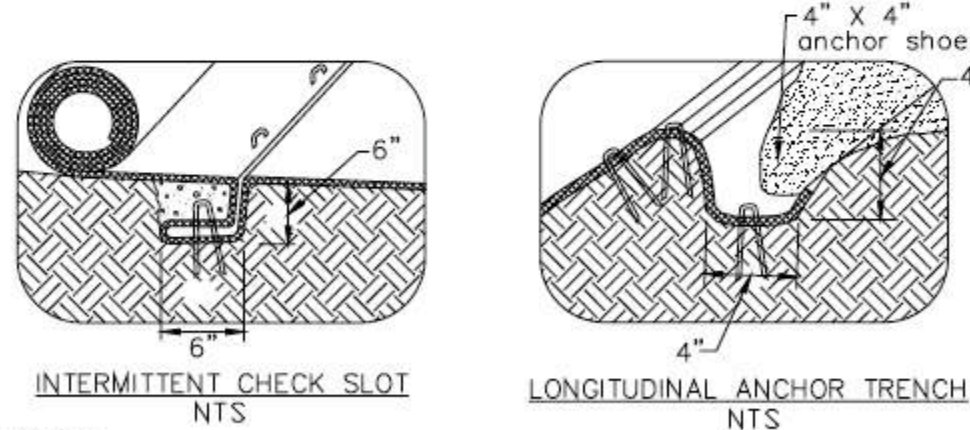
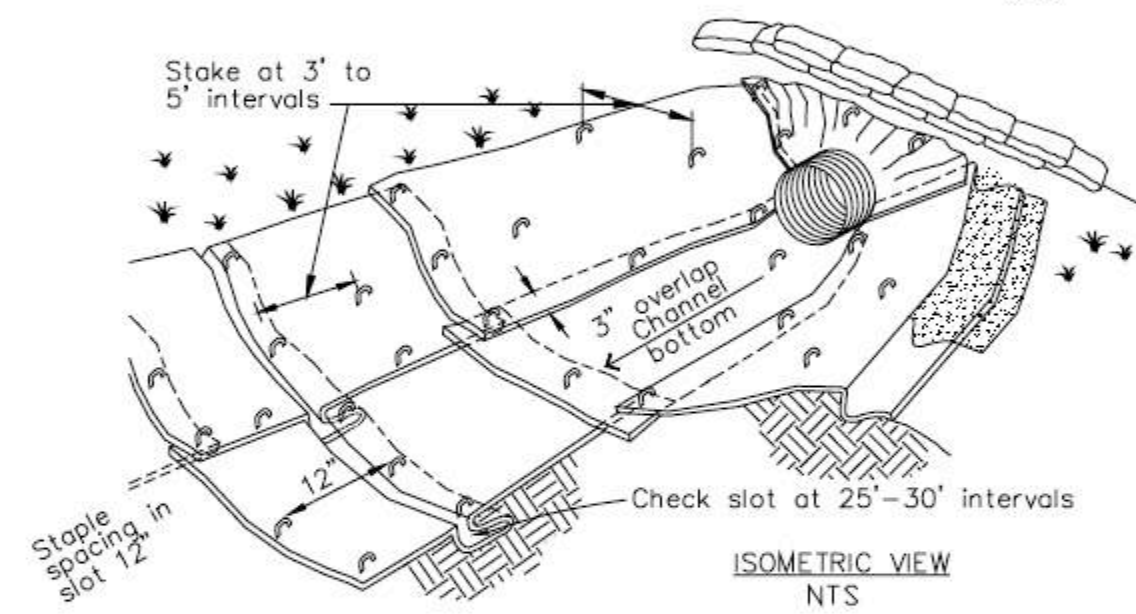
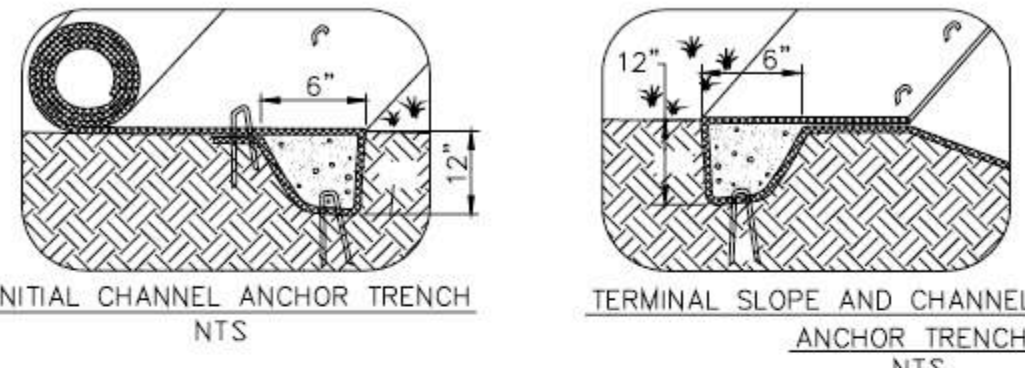
Project Information



7

Geotextiles and Mats

CASQA Detail EC-7



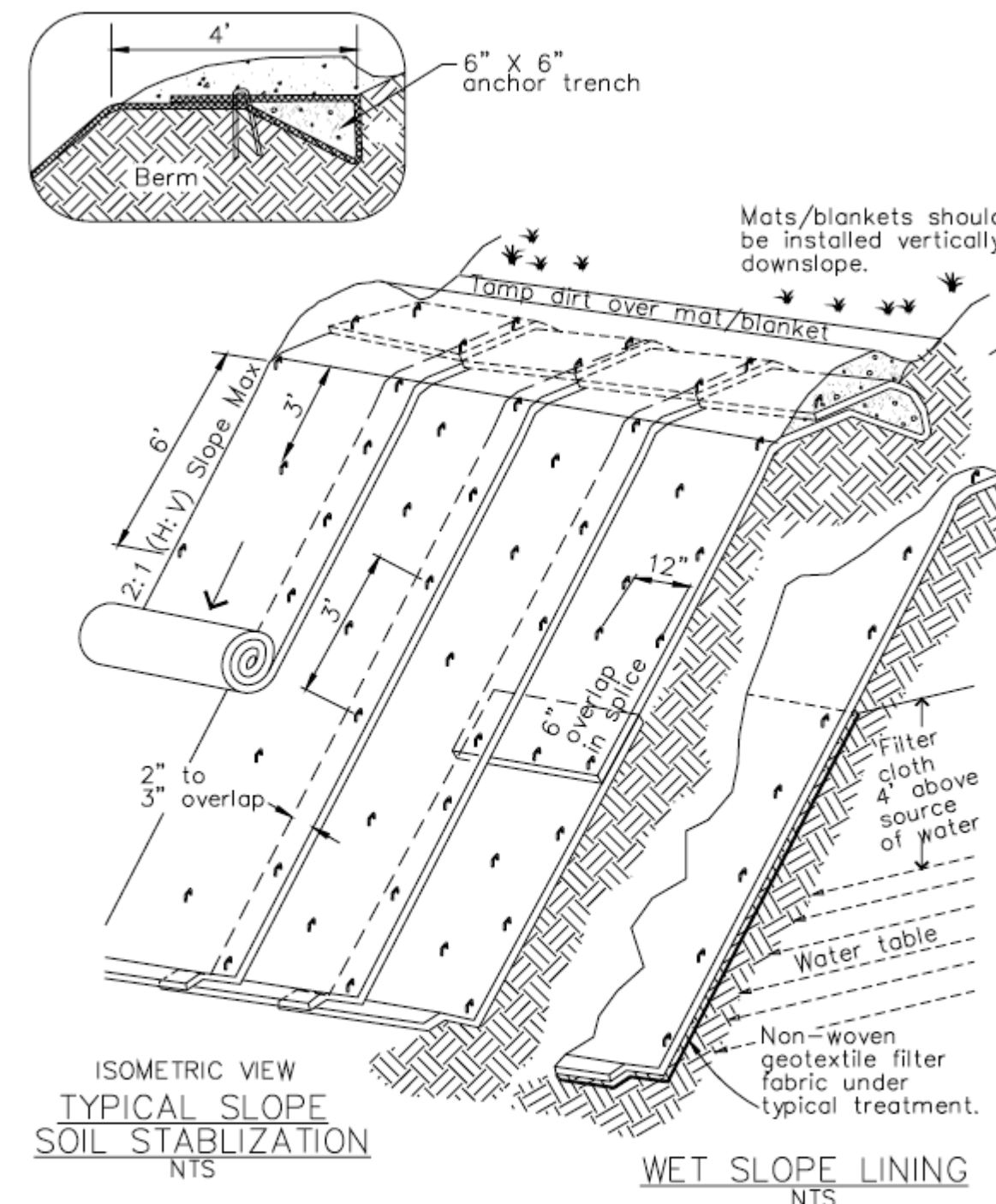
- NOTES:
1. Check slots to be constructed per manufacturers specifications.
 2. Staking or stapling layout per manufacturers specifications.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

5

Geotextiles and Mats

CASQA Detail EC-7



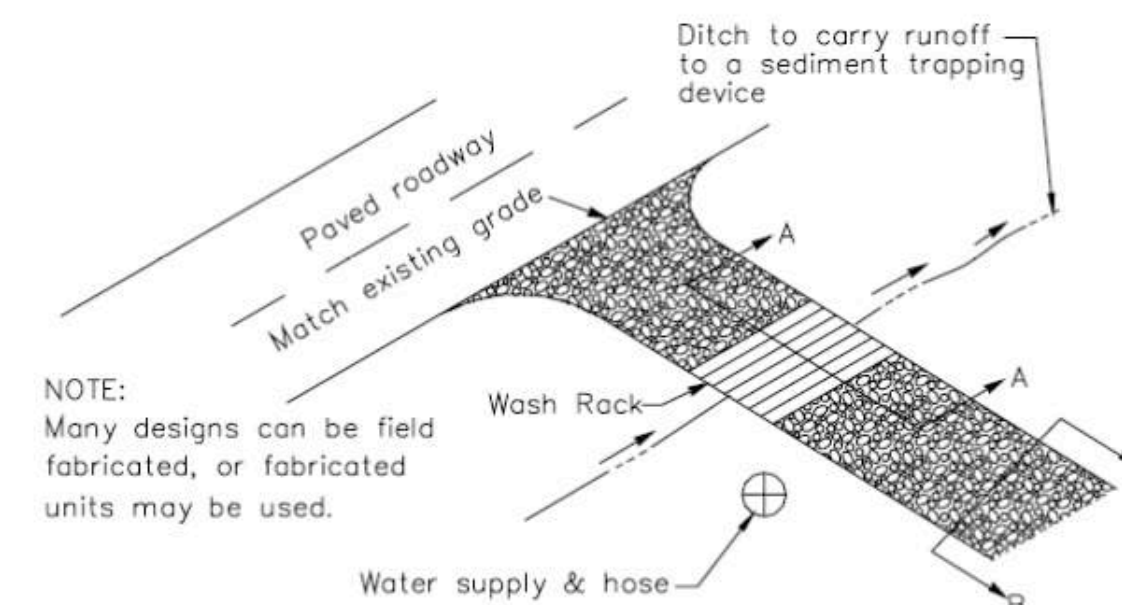
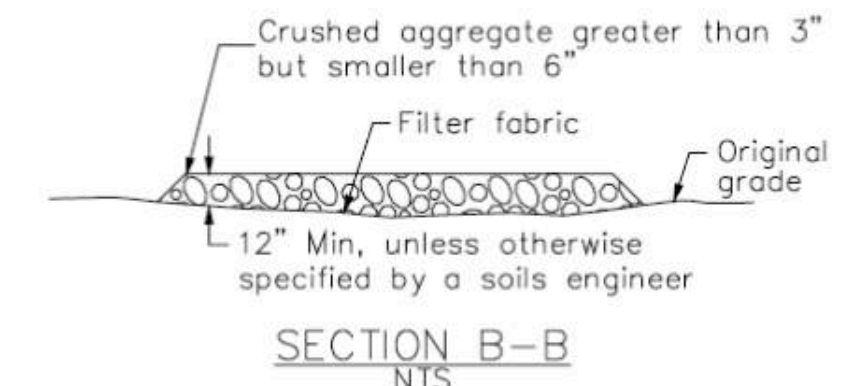
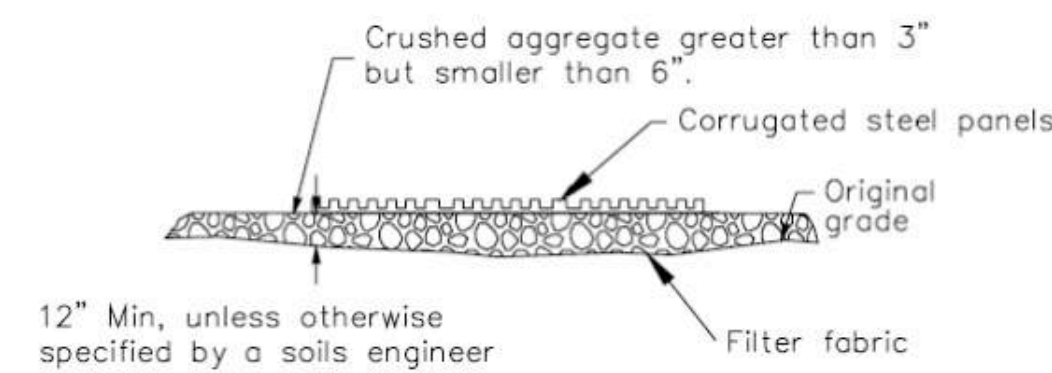
- NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
 2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
 3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

3

Entrance/Outlet Tire Wash

CASQA Detail TC-3



NOTE:

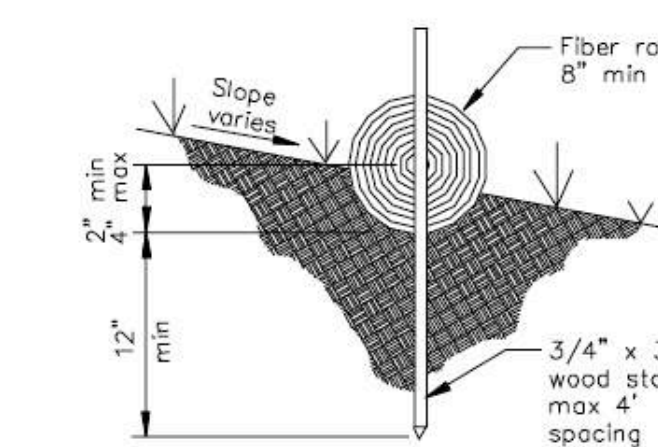
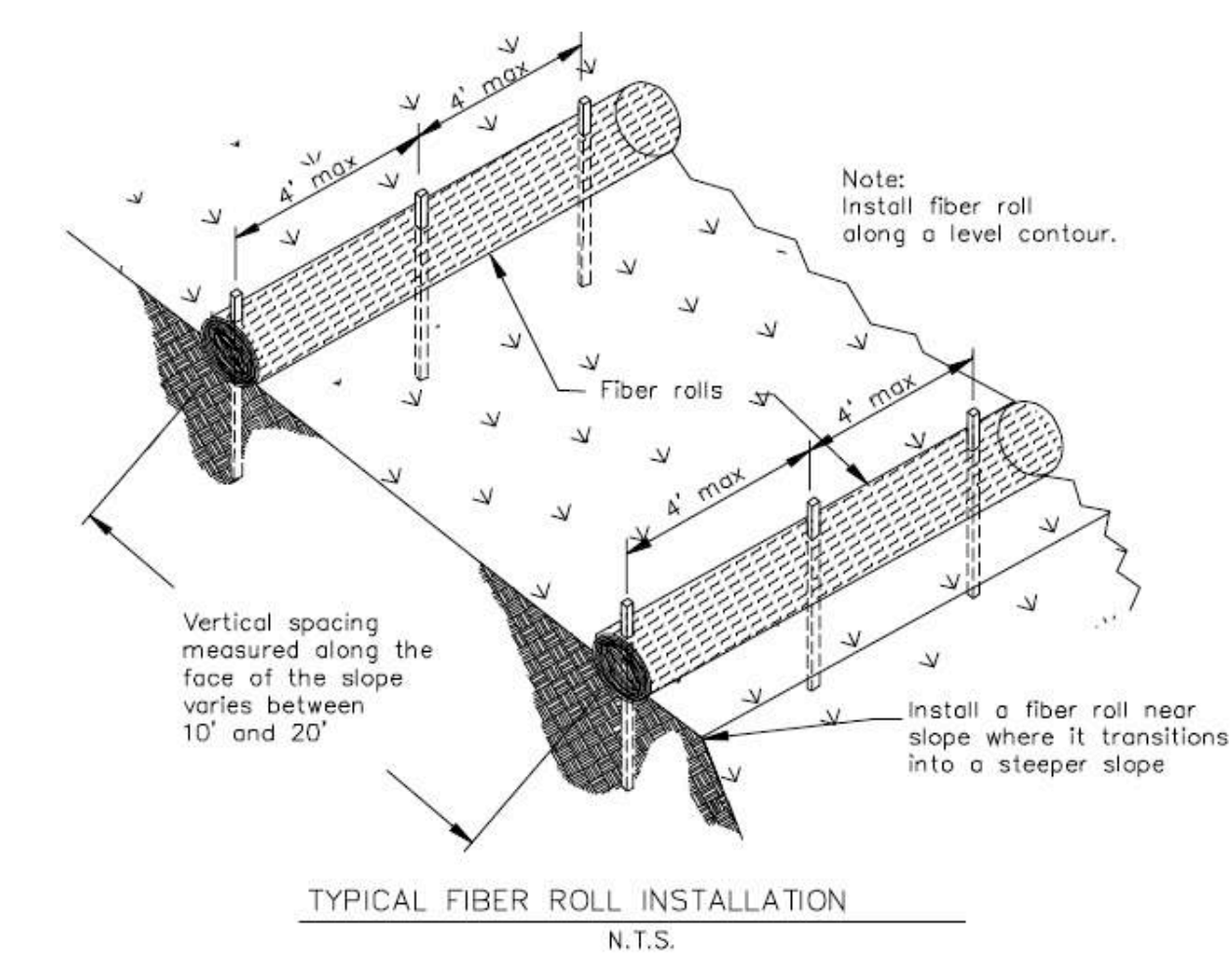
Many designs can be field fabricated, or fabricated units may be used.

TYPICAL TIRE WASH

1

Fiber Rolls

CASQA Detail SE-5

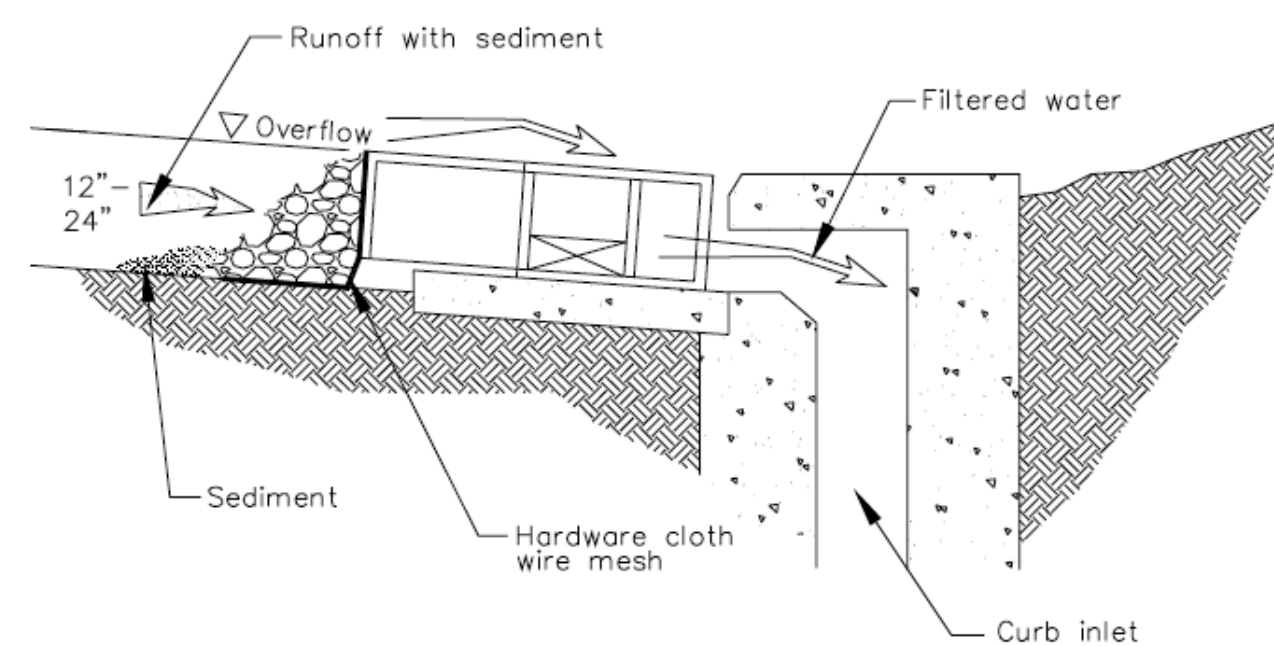
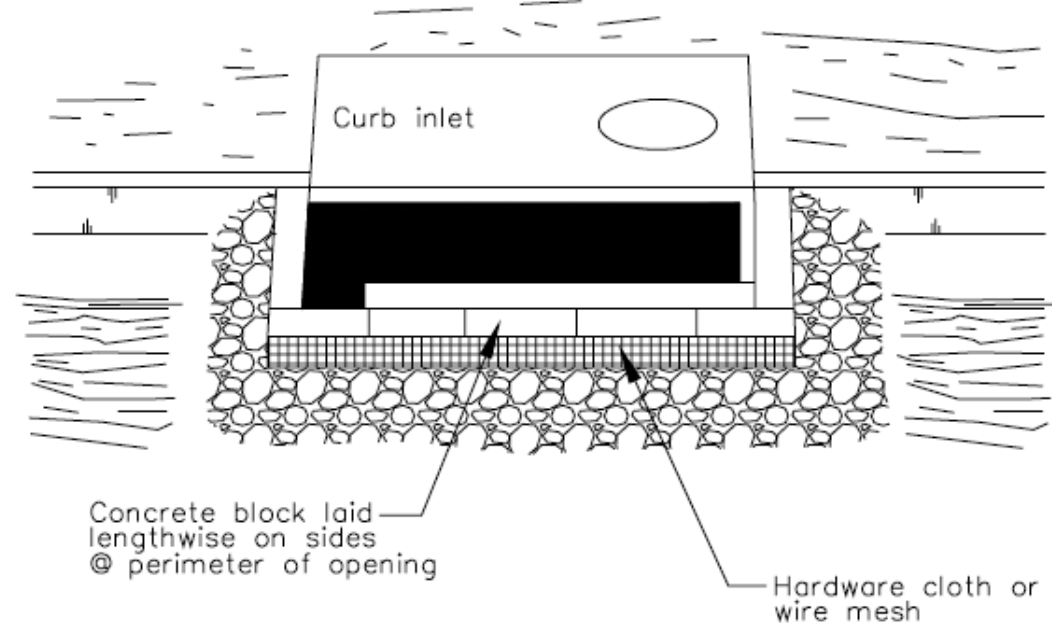


ENTRENCHMENT DETAIL

8

Storm Drain Inlet Protection

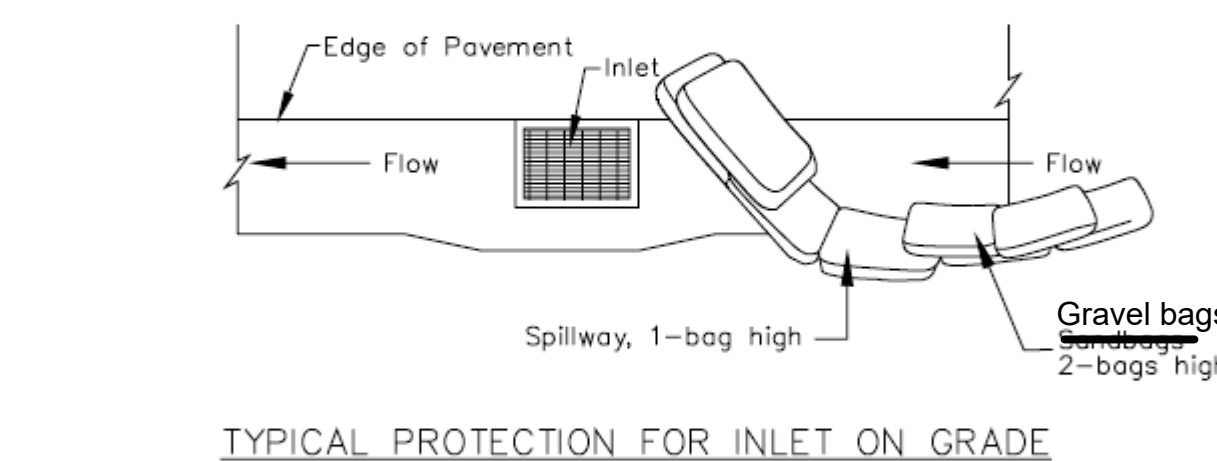
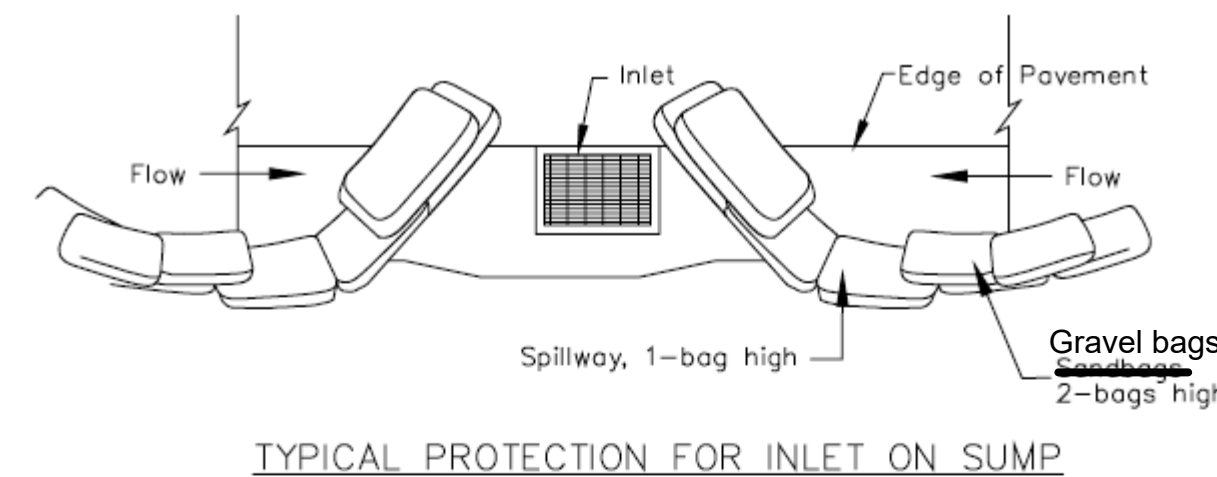
CASQA Detail SE-10



6

Storm Drain Inlet Protection

CASQA Detail SE-10



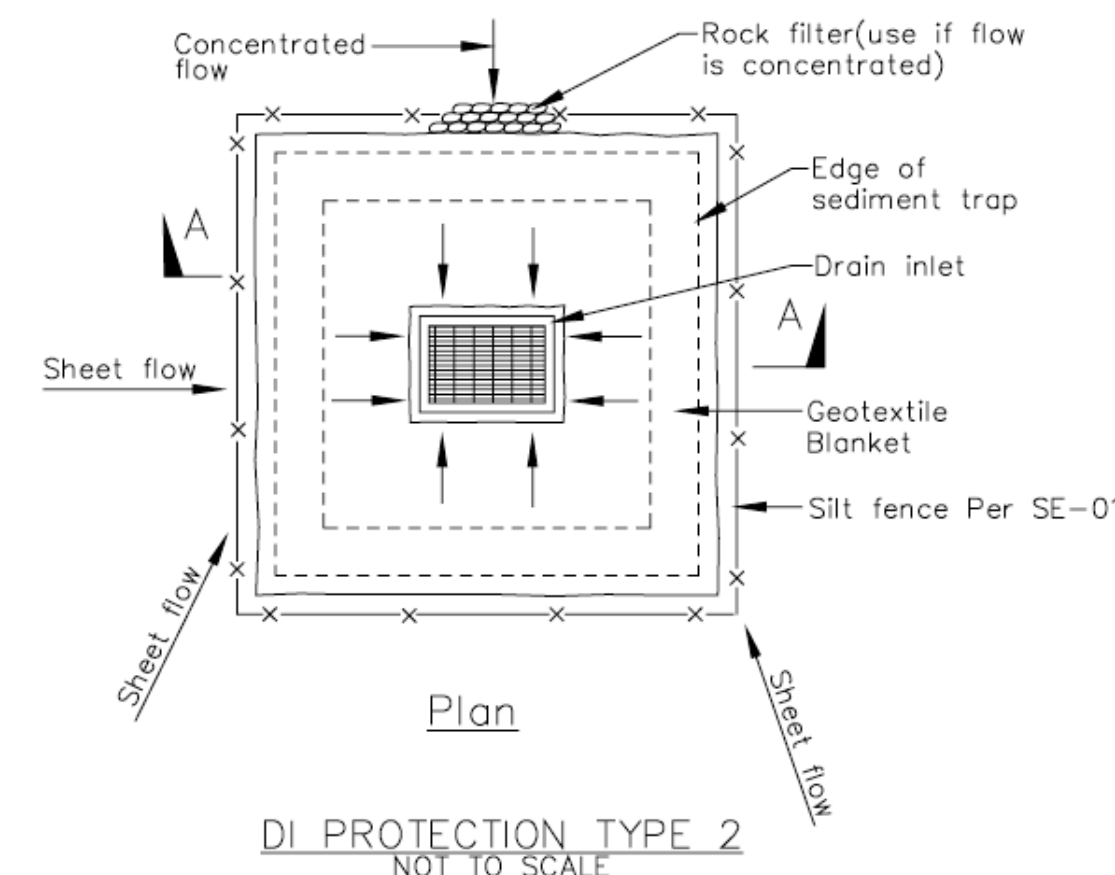
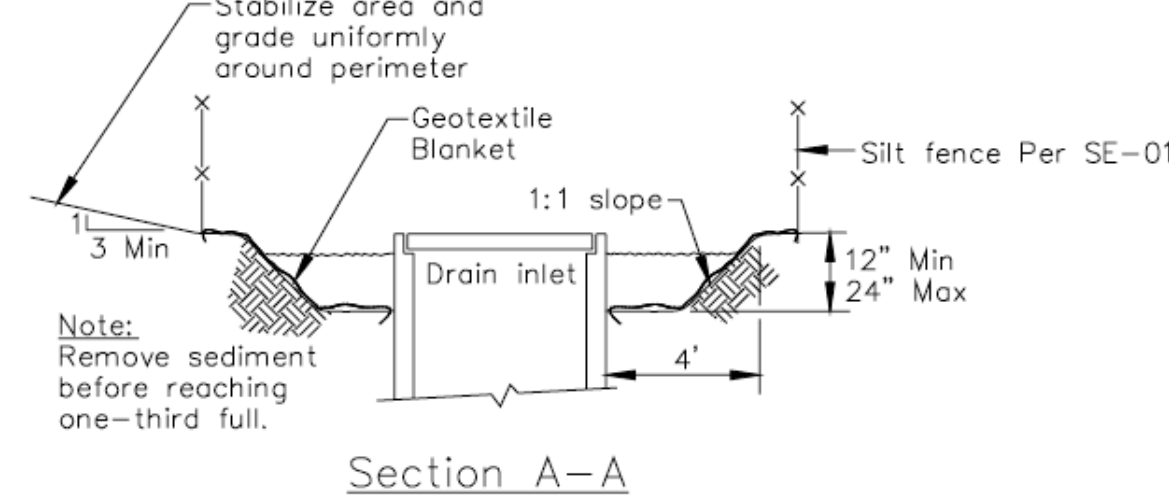
- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed
 5. Not applicable in areas with high silts and clays without filter fabric.

DI PROTECTION TYPE 3

4

Storm Drain Inlet Protection

CASQA Detail SE-10

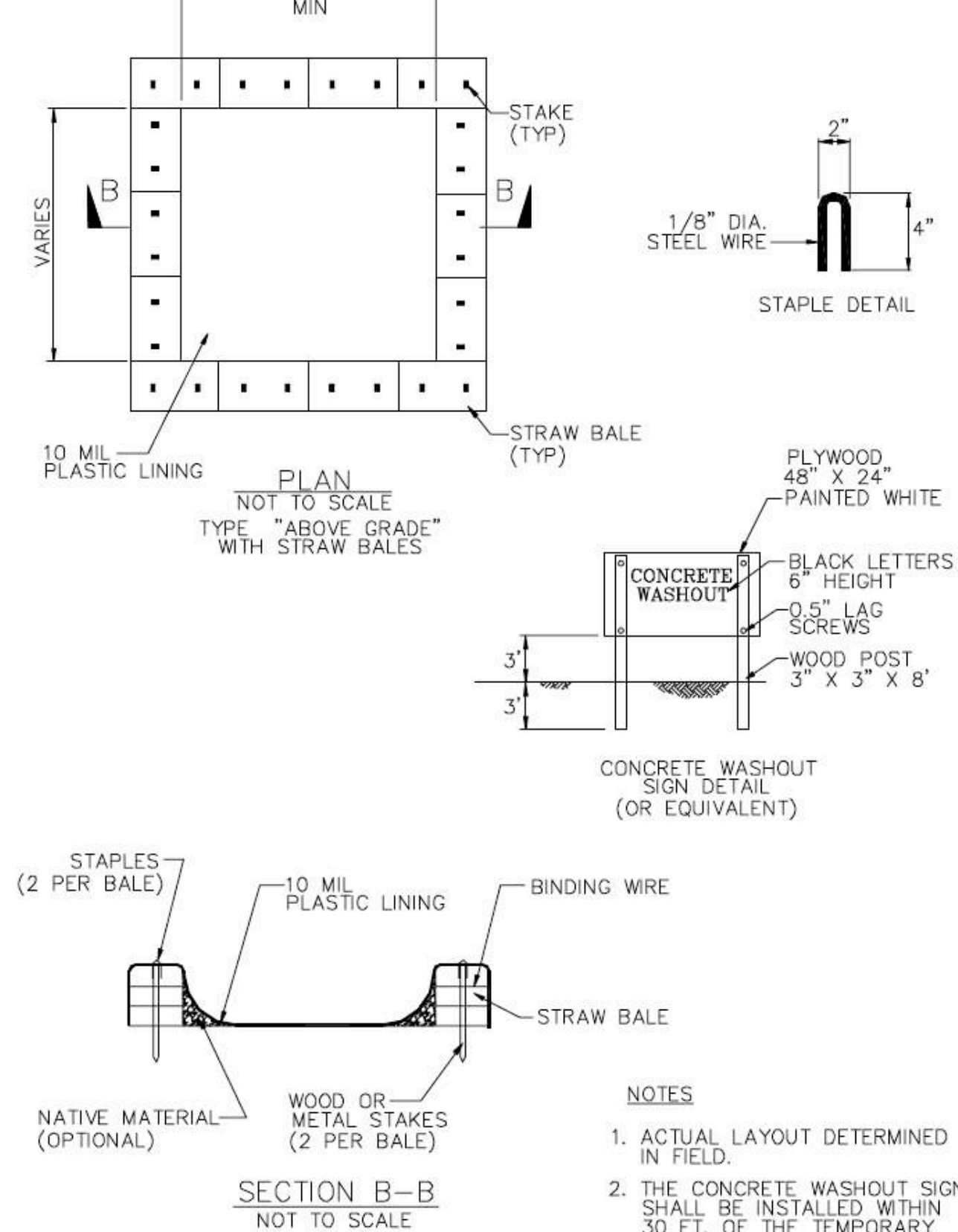


- Notes
1. For use in cleared and grubbed and in graded areas.
 2. Shape basin so that longest inflow area faces longest length of trap.
 3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2

Concrete Waste Management

CASQA Detail WM-8



- NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003.
Available from www.cabmphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 2

County of Santa Clara

APPLICANT: ROAD: ARBOR AVENUE

FILE NO.:



BMP-2

LEGEND

--- -- PROPERTY LINE
--- -- CENTERLINE
--- SS --- UTILITY LINE-TYPE AS NOTED
☼ STREET LIGHT
☐ PG&E UTILITY BOX-TYPE AS NOTED
☐ WM/GM WATER/GAS METER
⚡ WV WATER VALVE
☐ CURB CATCH BASIN
⚡ FIRE HYDRANT
○ MH MANHOLE-TYPE AS NOTED
○ CO SANITARY SEWER CLEANOUT
PP ○ OH POWER POLE W/ OVERHEAD WIRE
⬮ BENCHMARK
--- 200 --- CONTOUR LINE
● MON MONUMENT
○ 12" TREE-TRUNK DIAMETER IN INCHES
SPECIES NOTED WHEN KNOWN
--- GUY WIRE

ABBREVIATION

AD AREA DRAIN
A.E. ANCHOR EASEMENT
AC ASPHALT CONCRETE
BR BRICK
C/G CURB & GUTTER
C CONCRETE
DI DRAIN INLET
FF FINISH FLOOR GRADE
FL FLOWLINE
GM GAS METER
LG LIP OF GUTTER
MB MAIL BOX
P.U.E. PUBLIC UTILITY EASEMENT
P.S.E. PUBLIC SERVICE EASEMENT
SDMH STORM DRAIN MANHOLE
SSCO SANITARY SEWER CLEANOUT
SSMH SANITARY SEWER MANHOLE
S/W SIDEWALK
TC TOP OF CURB
TRC TOP OF ROLLED CURB
W.C.E. WIRE CLEARANCE EASEMENT
WM WATER METER

SITE BENCHMARK:

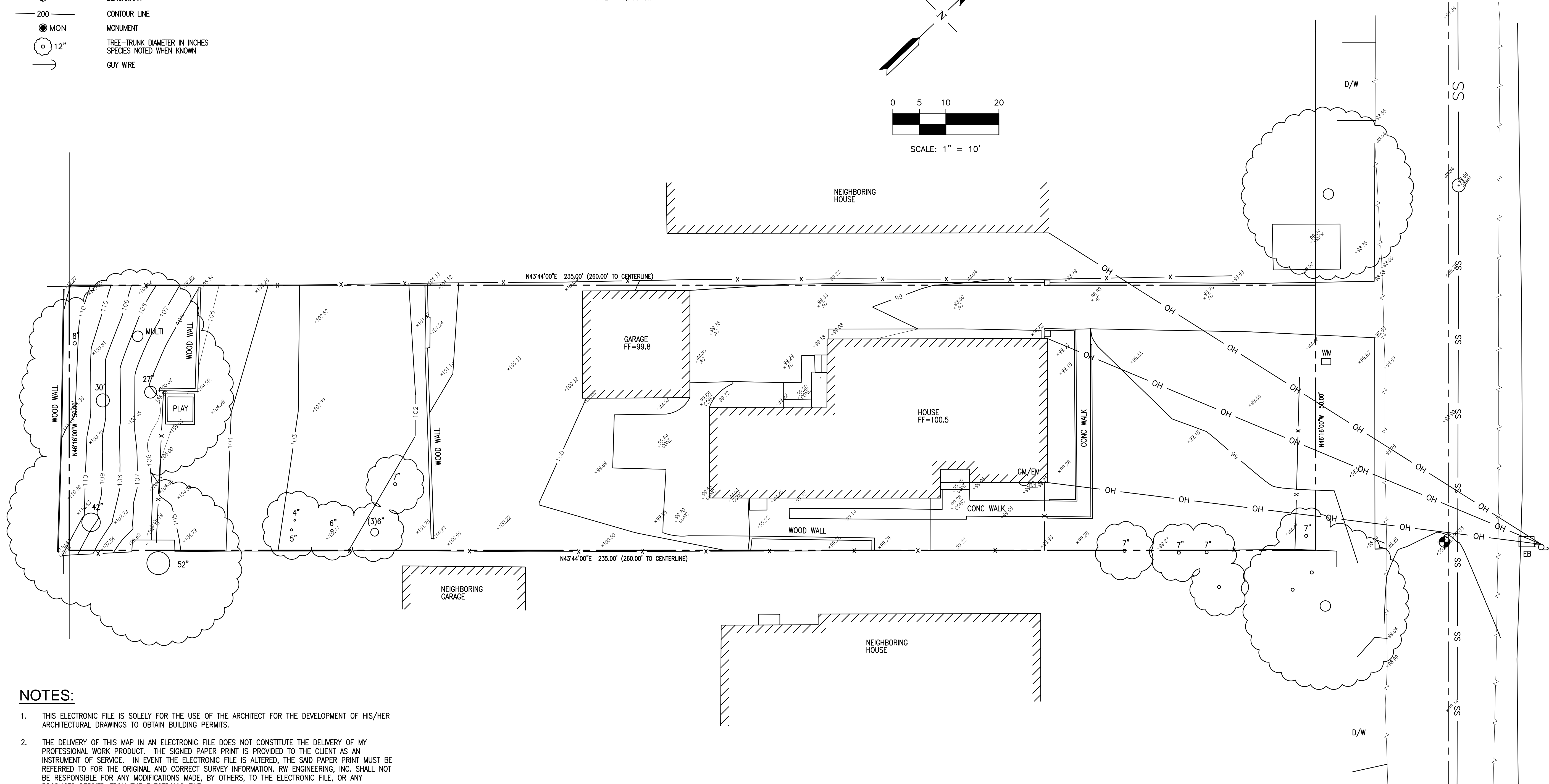
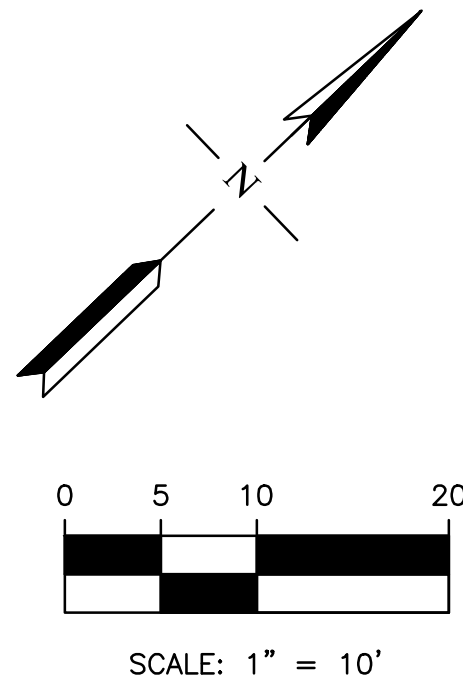
SET NAIL
ELEVATION=99.03' NAVD 1988 DATUM

BASIS OF BEARINGS:

THE BEARING N46°16'00"W OF CENTERLINE OF ARBOR AVENUE
AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE LOS
ALTOS COUNTRY CLUB PROPERTIES LOYOLA" FILED IN BOOK "R"
OF MAPS AT PAGE 50-53, SANTA CLARA COUNTY RECORDS.

SITE DATA:

1516 ARBOR AVENUE
LOS ALTOS, CA
APN: 331-10-074
AREA=11,750 S.F.±



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NO.	REVISION	DATE	BY

RW RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rweengineering@gmail.com

LAND SURVEY
ROBERT Y. MAJORS
NO. 8831
RENEWAL DATE:
08-30-22
STATE OF CALIFORNIA

1516 ARBOR AVENUE
LOS ALTOS, CA

APN: 331-10-074

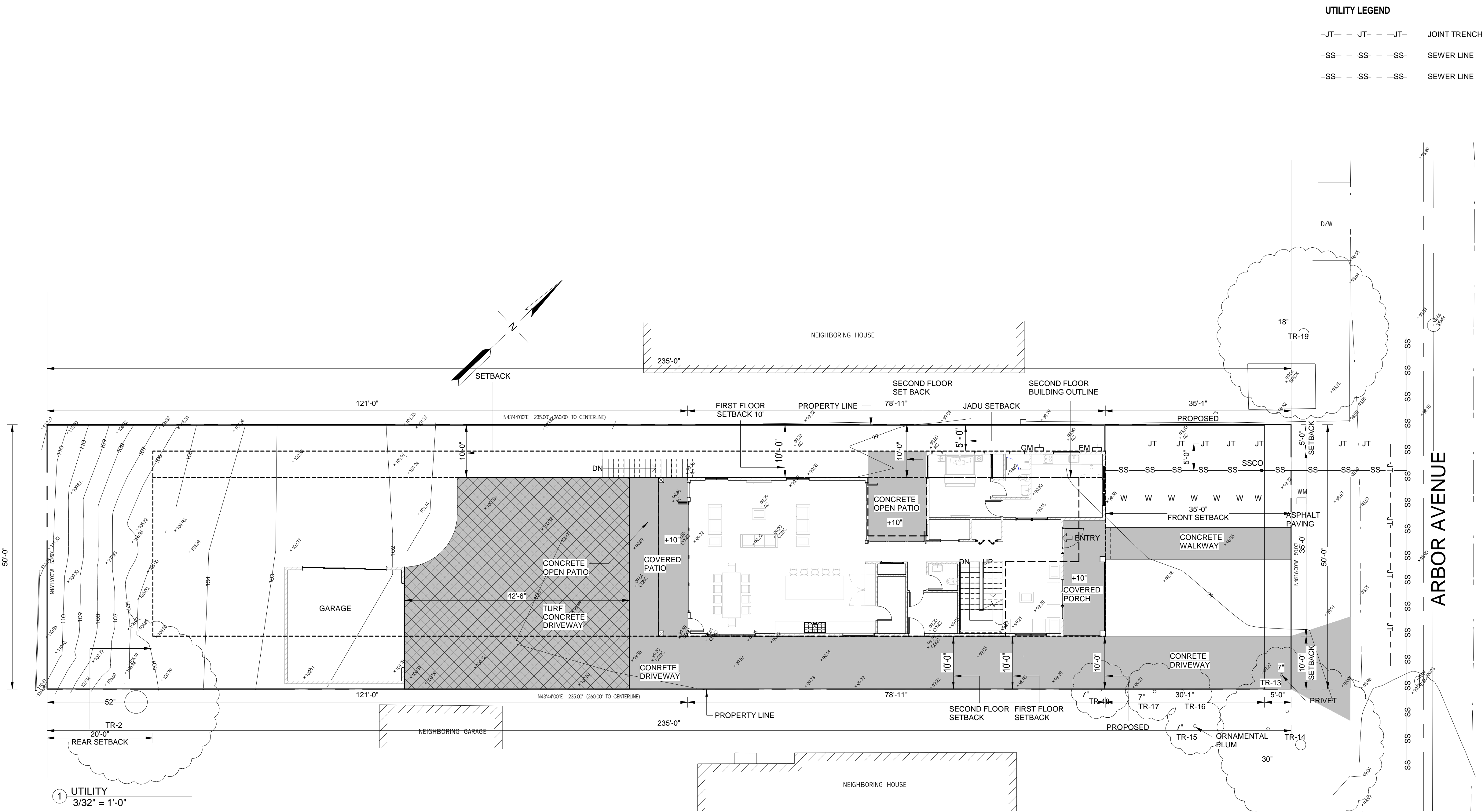
SANTA CLARA COUNTY

TOPOGRAPHIC MAP

SU-1

OF 1 SHEETS

DATE: 12/17/2020
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.



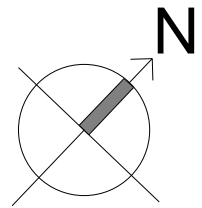
NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER COMMENTS	10-DEC-2021	SAGAR
2	REVISED AS PER COMMENTS	13-JAN-2022	SAGAR
3	REVISED AS PER COMMENTS	17-FEB-2022	RUPGANDHA
4	REVISED AS PER COMMENTS	04-MARCH-2022	SAGAR

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PROJECT : 1516 ARBOR AVE LOS ALTOS

DRG NO: U-1

UTILITY PLAN

DATE: 04-MARCH-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

PROJECT NO:

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

SCALE: As indicated

CONTACT : 650-209-6500

EMAIL : team@golivio.com

