EXTERIOR RENDERING

PROJECT DESCRIPTION

NEW 3-BEDROOM 3-BATHROOM 3,942 SF HOUSE WITH AN 800 SF ATTACHED ADU AND A 500 SF DETACHED ACCESSORY STRUCTURE. THERE ARE NO IMPROVEMENTS IN THE RIGHT-OF-WAY.

PROJECT INFORMATION

PROJECT ADDRESS:	1611 BELVOIR DRIVE, LOS ALTOS, CA 94024
APN:	331-11-023
ZONING:	R1E-20-n1
CONSTRUCTION TYPE:	TYPE VB - WOOD FRAME

*FIRE SPRINKLERS SYSTEM SUBMITTED SEPERATLY

LOT AREA (GROSS):	16,424 SF
LOT AREA (NET):	14,434 SF
OCCUPANCY:	R-3 / U-SINGLE FAMILY RESIDENCE

AREA CALCULATIONS:

DWELLING (NOT INCL ADU)	3,942 G.S.F.
ATTACHED ADU	800 G.S.F.
ACCESSORY STRUCTURE	500 G.S.F.
TOTAL PROPOSED SQUARE FOOTAGE:	5,242 G.S.F.

FLOOR AREA RATIO (FAR)

ALLOWABLE FAR (DWELLING / NET LOT AREA):	XX%
PROPOSED FAR (5,242 SF/ 14,434 SF):	XX%

PROPOSED HEIGHT (FROM LOWEST FINISH GRADE):

MAX. HEIGHT ALLOWED	27'-0"
MAX. HEIGHT PROPOSED	24'-0"

PROJECT IS LOCATED WITHIN A WILDLIFE-URBAN INTERFACE (WUI) FIRE ZONE, SEE PROJECT FIRE REQUIREMENTS BELOW???

APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE (2018 IBC)
2022 CALIFORNIA RESIDENTIAL CODE (2018 IRC)
2022 CALIFORNIA ELECTRIC CODE (2017 NEC)
2022 CALIFORNIA MECHANICAL CODE (2018 IMC)
2022 CALIFORNIA PLUMBING CODE (2018 IPC)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN
2019 CALIFORNIA ENERGY CODE
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE
COUNTY AMENDMENT TO THE CALIFORNIA BUILDING STANDARDS CODES CAN BE FOUND IN THE COUNTY MUNICIPAL CODE DIV C3

DIRECTORY

OWNER:
FABIO SOLDO & SUNDAY LAI
1611 BELVOIR DR,
LOS ALTOS, CA 94024

DESIGN:
MAK STUDIO
1228 SUTTER STREET
SAN FRANCISCO, CA 94109
T: 415-861-5646 x 1
E: MICHAEL@MAKSTUDIO.NET
CONTACT: MICHAEL KAO

CONTRACTOR:
TBD

SURVEYOR:
OSUNA ENGINEERING INC.
117 BERNAL ROAD STE 70-336
SAN JOSE, CA 95119
T: 408-772-4381
E: INFO@OSUNAENGINEREING.COM
CONTACT: OSCAR OSUNA

GEOTECHNICAL ENGINEER:
AMERICAN SOILS TESTING
735 E. BROKAW RD.
SAN JOSE, CA 95112
T: 408-559-6400

CIVIL ENGINEER:
BKF ENGINEERING
255 SHORELINE DRIVE SUITE 200
REDWOOD CITY, CA 94065
T: 650-435-1251
E: DLEDA@BKF.COM
CONTACT: DALE LEDA

STRUCTURAL:
SEMCO ENGINEERING
360 LANGDON STREET
SAN FRANCISCO, CA 94103
T: 415-553-8810
E: SHAUN@SEMCOENGINEERING.NET
CONTACT: SHAUN MOYNAHAN

TITLE 24 ENERGY CONSULTANT:
ENERGY SOFT
1025 5TH STREET, SUITE A
NOVATO, CA 94945-2413
T: 415-897-6400 EXT. 304
E: NATHAN@ENERGYSOFT.COM
CONTACT: NATHAN MITNICK

SOLAR CONSULTANT:
TBD

GREEN POINT RATER:
BUILDERS ENERGY SERVICES, INC.
460 W. EDMUNDSON AVENUE
MORGAN HILL, CA 95037
T: 844-437-7824x1
E: HEATHER@BUILDERS-ENERGY.NET
CONTACT: HEATHER CLARK

MEP:
MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD SUITE 8
CARMEL, CA 93923
T: 831-372-8328
E: ZAC@MEG4.COM
CONTACT: ZAC SHYVERS

LANDSCAPE ARCHITECT:
TBD

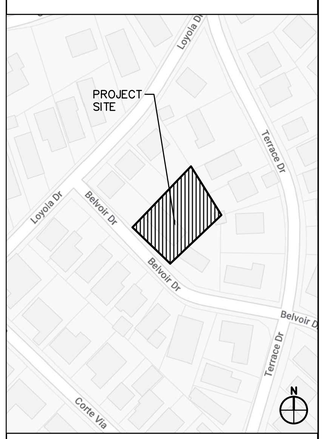
M A K S T U D I O

49 Rodgers StreetSan Francisco, CA 94103
Tel. 415.861.5646 Fax. 415.861.5641
michael@makstudio.net

OWNER: FABIO SOLDO & SUNDAY LAI

DESIGN:
MAK STUDIO
49 RODGERS STREET
SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
E: MICHAEL@MAKSTUDIO.NET
CONTACT: MICHAEL KAO

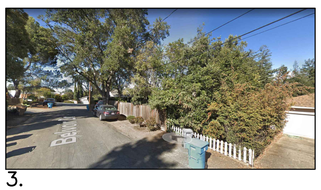
LOCATION MAP



SITE PHOTOS

1.

2.



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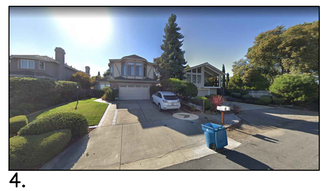


4.

SYMBOLS

- BLDG. SECTION DETAIL NUMBER SHEET (1 / A4.0)
- EXTERIOR ELEVATION DETAIL NUMBER SHEET (1 / A3.0)
- INTERIOR ELEVATION DETAIL NUMBER SHEET (A / B / C / D / 1 / A5.0)
- DETAIL REFERENCE DETAIL NUMBER SHEET (3 / A6.0)
- MATCH LINE (MATCH LINE / A.X (D))
- DATUM POINT
- CENTER LINE
- PROPERTY LINE
- KEY NOTES (2)
- DOOR TAG (6)
- WINDOW TAG (H)

ADDITIONAL SUBMITTALS

1. DETAILED DRAWINGS OF ALL FIRE SPRINKLER SYSTEM MODIFICATIONS, INCLUDING SPRINKLER PLANS, CUT SHEETS, LISTING SHEETS, AND CALCULATIONS, SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ALL SPRINKLER SYSTEM COMPONENTS SHALL REMAIN IN COMPLIANCE WITH THE APPLICABLE N.F.P.A. 13D STANDARD, THE CALIFORNIA FIRE CODE, AND THE CALIFORNIA BUILDING CODE. BOTH MAIN DWELLING AND NEW ADU TO BE SPRINKLERED.
2. ELECTRICAL LOAD CALCULATIONS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
3. SIZE AND LOCATION OF THE ELECTRICAL PANEL SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
4. HVAC EQUIPMENT WILL BE A SEPARATE PERMIT
5. LANDSCAPE AND SWIMMING POOL SHALL BE SEPARATE SUBMITTALS

TWO COPIES OF EACH DEFERRED SUBMITTAL WILL FIRST BE SUBMITTED TO THE ARCHITECT/ ENGINEER-OF-RECORD, WHO WILL REVIEW THEM AND FORWARD THEM TO THE BUILDING DEPARTMENT WITH NOTATIONS INDICATING THAT THE SUBMITTALS CONFORM TO THE DESIGN OF THE BUILDING. THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND WET-SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

PROJECT REQUIREMENTS / INSPECTIONS

PER THE XXXX FIRE DEPT.-APPROVED ALTERNATE MEANS OF FIRE PROTECTION REQUEST, THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:

1. THE ENTIRE RESIDENCE AND GARAGE SHALL BE PROTECTED BY FIRE SPRINKLERS IN ALL ROOMS, INCLUDING THE ATTIC, BATHROOMS AND CLOTHES/UTILITY CLOSETS. THE SPRINKLER SYSTEM SHALL BE DESIGNED UNDER A 4-HEAD DESIGN CALCULATION.
2. ALL EXTERIOR WALLS SHALL BE OF 1-HR.-RATED CONSTRUCTION.
3. ALL GLAZING SHALL BE DOUBLE-PANED, 100% (BOTH PANES) TEMPERED GLAZING.
4. VENTING ON THE UNDERSIDE OF EAVES AND CORNICES IS NOT PERMITTED.

DRAWING LIST

ABBREVIATIONS

@	AT
A.B.	ANCHOR BOLT
ACOUST.	ACOUSTICAL
ACT	ACOUSTICAL TILE
A.C.T.	ABOVE COUNTER TOP
A.D.	AREA DRAIN
ADDNL	ADDITIONAL
ADJ.	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANC.	ANCHOR/ANCHORAGE
ARCH.	ARCHITECTURAL
AVG.	AVERAGE
BD	BOARD
B.F.	BOTH FACES
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.O.W.	BOTTOM OF WALL
B.P.	BUILDING PAPER
BDRM.	BEDROOM
BLW.	BELOW
BRG.	BEARING
BRKT.	BRACKET
BRZ.	BRONZE
BTM.	BOTTOM
BTN.	BATTEN
BTR.	BETTER
BTWN.	BETWEEN
B.U.R.	BUILT-UP ROOFING
BVL.	BEVELED
B.W.	BOTH WAYS
C.B.	CATCH BASIN
CAB.	CABINET
C.A.T.	COLD AIR RETURN
CATV	CABLE TELEVISION
C.C.	CENTER TO CENTER
C.F.	CUBIC FEET
C.G.	CORNER GUARD
C.I.P.	CAST-IN-PLACE CONCRETE
C.J.	CONTROL JOINT
CL	CENTER LINE
CLKG	CAULKING
CLG.	CEILING
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR.	COUNTER
CO.	CLEANOUT
CO.T.G.	CLEANOUT TO GRADE
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRUGATED
CPT.	CARPET
CRS.	COURSE/COURSES
CSK.S.	COUNTERSUNK SCREW
C.T.	CERAMIC TILE
CTR.	CENTER
CUST.	CUSTODIAN
C.W.	COLD WATER
C.Y.	CUBIC YARD
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DOUGLAS FIR
D.I.B.	DRILL-IN-BOLT
DIA.	DIAMETER
DIAPH.	DIAPHRAGM
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION/DIVIDER
DL.	DEAD LOAD
DN.	DOWN
DR.FNTN.	DRINKING FOUNTAIN
DR.	DOOR
DS.	DOWN SPOUT
DW.	DISHWASHER
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
E.B.	EXPANSION BOLT
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
E.J.	EXPANSION JOINT
ELECT.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATION
EMER.	EMERGENCY
E.N.	EDGE NAILING
ENCL.	ENCLOSURE
E.O.P.	EDGE OF PAVEMENT
E.O.S.	EDGE OF SLAB
E.P.B.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQUIP.	EQUIPMENT
ESMT.	EASEMENT
E.W.C.	ELECTRIC WATER COOLER
E.X.H.	EXHAUST
EXP.	EXPOSED
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.C.P.	FIRE ALARM CONTROL PANEL
F.A.U.	FORCED AIR UNIT
F.C.C.	FIRE CONTROL CENTER
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPARTMENT CONNECTION
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.F.B.	FINISH FLOOR BREAK
F.F.E.	FINISH FLOOR ELEVATION
F.G.	FIXED GLASS/GLAZING
F.H.	FIRE HYDRANT
F.H.C.	FIRE HOSE CABINET
F.H.V.	FIRE HOSE VALVE
FIN.	FINISH
FL.	FLOWLINE
F.J.	FLUSH JOINT
FLSHG.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.P.	FIREPLACE
F.PR.	FIREPROOF
FRMG.	FRAMING
FTG.	FOOTING
FUR.	FURRED/FURRING
G.	GAS
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.F.I.	GROUND FAULT INTERRUPTER
GL.	GLASS
G.I.	GALVANIZED IRON
G.L.B.	GLU-LAM BEAM
GND.	GROUND
GR.	GRADE
GRDR.	GIRDER
G.S.	GYPSUM SHEATHING
G.S.M.	GYPSUM SHEET METAL
G.W.B.	GYPSUM WALL BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
H.D.	HOLD DOWN
HDR.	HEADER
HDWD.	HARDWOOD
HDWR.	HARDWARE
HGR.	HANGER
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HR.	HOUR
HT.	HEIGHT
HTG.	HEATING
H.V.A.C.	HEATING/VENTILATING/ AIR CONDITIONING
H.W.	HOT WATER
I.B.	INFILTRATION BARRIER
I.D.	INSIDE DIAMETER
INCL.	INCLUDED/INCLUDING
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
INTER.	INTERMEDIATE
INV.	INVERT
JST.	JOIST
JT.	JOINT
K.D.	KILD DRIED
K.P.	KICK PLATE
KIT.	KITCHEN
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MED.	MEDIUM
MEMB	MEMBRANE
MFD.	MANUFACTURED
MFR.	MANUFACTURER
M.H.	MANHOLE
MICRO.	MICROWAVE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANCE
M.R.O.	MASONRY ROUGH OPENING
MOD.	MODULE
MOV.	MOVABLE
MTD.	MOUNTED
MTG.	MOUNTING METAL
MTL.	MULLION
MUL.	
N.	NORTH
(N)	NEW
N.I.C.	NOT IN CONTRACT
N/A	NOT APPLICABLE
NO.	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
OBS.	OBSCURE
O.A.	OVER ALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
O.F.D.	OVERFLOW DRAIN
OH.	OVERHEAD
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OVHG.	OVERHANG
PART.	PARTITION
P.C.	PRECAST CONCRETE
P.C.F.	POUNDS PER CUBIC FOOT
P.D.F.	POWDER DRIVEN FASTENER
PERF.	PERFORATED
PFB.	PREFABRICATED
PKT.	POCKET
PLT.	PLATE
P.L.F.	POUNDS PER LINEAL FOOT
P.LAM.	PLASTIC LAMINATE
PLAST.	PLASTER
PLYWD.	PLYWOOD
P.H.	PAPERHOLDER
PNT.	PAINT
PRJ.	PROJECT/PROJECTED
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
PT.	POINT
P.T.	PRESSURE TREATED
P.T.D.	PAPER TOWEL DISPENSER
P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
P.T.D.R.	PAPER TOWEL DISPENSER AND RECEPTACLE
P.T.R.	PAPER TOWEL RECEPTACLE
P.V.C.	POLYVINYLCHLORIDE PIPE
PVMT.	PAVEMENT
Q.T.	QUARRY TILE
R.	RISER
(R)	REMODELED
RAD.	RADIUS
R.A.G.	RETURN AIR GRILLE
R.B.	RUBBER BASE
R.C.	REINFORCED CONCRETE
R.D.	ROOF DRAIN
RDWD.	REDWOOD
REINF.	REINFORCING STEEL
REF.	REFERENCE
REFR.	REFRIGERATOR/ REFRIGERATION
REG.	REGISTER
REQ'D.	REQUIRED
RET.	RETAIN/RETAINING
REV.	REVISION
RM.	ROOM
R.O.	ROUGH OPENING
ROOF'G.	ROOFING
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.B.	SOLID BLOCKING
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
S.DR.	STORM DRAIN
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SQUARE FOOT
S.F.B.	SPLIT FACE BLOCK
S.F.S.D.	SEE FOOD SERVICE DRAWINGS
SHT.	SHEET
SHTHG.	SHEATHING
SHLVS.	SHELVES/SHELVING
SHWR.	SHOWER
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SLR.	SEALER
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPECS.	SPECIFICATIONS
S.P.D.	SEE PLUMBING DRAWINGS
SPL.BLK.	SPLASH BLOCK
SQ.	SQUARE
S&P	SHELF AND POLE
S.S.	SANITARY SEWER
S.S.D.	SEE STRUCTURAL DRAWINGS
S.SK.	SERVICE SINK
S.ST.	STAINLESS STEEL
STA.	STATION
S.T.C.	SOUND TRANSMISSION COEFFICIENT
STD.	STANDARD
STL.	STEEL
STO.	STORAGE
STRUCT.	STRUCTURE/STRUCTURAL
SUSP.	SUSPENDED
S.W.	SHEAR WALL
S.Y.	SQUARE YARD
SYM.	SYMMETRICAL
SYS.	SYSTEM
T.	THREAD
T.B.	TOWER BAR
T.C.	TRASH COMPACTOR
TEL.	TELEPHONE
TEMP.	TEMPERED
T.O.C.	TOP OF CONCRETE
T&G	TONGUE AND GROOVE
THK.	THICK/THICKNESS
THR.	THRESHOLD
T.O.B.	TOP OF BEAM
T.O.G.	TOP OF GRATE
T.O.P.	TOP OF PAVING
T.O.S.	TOP OF SLAB
T.O.STL.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENSER
T.S.	TUBE STEEL
T.T.B.	TELEPHONE TERMINATION BOARD
TV.	TELEVISION
TXT.	TEXTURE
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
V.B.	VINYL BASE
V.BR.	VAPOR BARRIER
V.C.P.	VITRIFIED CLAY PIPE
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATOR/VENTILATION
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUGLASS FIR
V.I.F.	VERIFY IN FIELD
VIN.	VINYL
VNR.	VENEER
V.T.	VINYL TILE
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/D	WASHER/DRYER
W.G.	WIRED GLASS
W.H.	WATER HEATER
W.HYD.	WALL HYDRANT
WNDW.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF
W.P.	WORK POINT
WSCT.	WAINSCOT
WT.	WEIGHT
W.W.F.	WELDED WIRE
YD.ALV.	YARD

BELVOIR

1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

COVER SHEET

PLANNING DOCUMENTS

SCALE

DATE 04/18/2023

A0.0

SHEET NUMBER

GENERAL NOTES

A. GENERAL NOTES:

1. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS AS MAY BE REQUIRED BY LOCAL AUTHORITIES, SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, GRADING OR OTHER PERMITS. ISSUANCE OF A BUILDING PERMIT BASED ON THESE DOCUMENTS DOES NOT CONSTITUTE GRANTING OF THESE SEPARATE PERMITS.
2. DOCUMENTS PREPARED BY THE ARCHITECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THEY ARE NOT TO BE REUSED BY THE CONTRACTOR OR ANY SUBCONTRACTOR OR SUPPLIER FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
3. ALL WORK SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE WORK. CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ENERGY CODE, & LOCAL JURISDICTIONAL AMENDMENTS TO THESE CODES. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK IN CONFORMANCE WITH THE CODE AND TO BRING TO THE ARCHITECT'S ATTENTION ANY CONFLICT BETWEEN THE CODE AND THE DRAWINGS BEFORE PROCEEDING WITH THE WORK. IF CONFLICTS OCCUR BETWEEN REGULATIONS THE MORE STRINGENT REGULATION GOVERNS.
4. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, MATERIALS, THEIR RELATIONSHIPS, DIMENSIONS AND LOCATIONS AND SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES WITH THESE DOCUMENTS. PROCEEDING WITH THE WORK IS INDICATION OF ACCEPTANCE OF CONDITIONS. ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THE DRAWINGS SHALL HAVE PRECEDENCE. DETAILED DRAWINGS HAVE PRECEDENCE OVER MORE GENERAL DRAWINGS.
6. DIMENSIONS SHOWN ON PLAN ARE SHOWN FACE OF FINISH U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES.
7. ALL DIMENSIONS ARE TO FACE OF FINISH U.O.N.
8. ALL DIMENSIONS NOTED AS "V.I.F." ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.
9. TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" ONLY ONCE, WHEN THEY FIRST OCCUR.
10. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS, ORIENTATION, AND CONDITIONS ON PLANS AND ELEVATIONS.
11. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO SHOW GRAPHICALLY THE DESIGN CONCEPT EXPRESSED IN THE DRAWINGS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND COORDINATION OF THE WORK, AND FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. THE CONTRACTOR SHALL INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND IN ACCORDANCE WITH THE LATEST EDITION OF TRADE STANDARDS, PUBLISHED BY TRADE ASSOCIATIONS, AND APPLICABLE CODES.
13. NEW WALL SURFACES SHALL ALIGN WITH EXISTING, ADJACENT, OR ADJOINING SURFACES, U.N.O. JOINTS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALL, BULKHEAD, AND OTHER DRYWALL CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THE DRAWINGS WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS.
15. GRID LINED AND COLUMN CENTERLINES ARE SHOWN FOR REFERENCE ONLY. VERIFY EXACT LOCATION IN FIELD.
16. FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
17. SEALANT, CAULKING AND FLASHING LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURERS RECOMMENDATIONS AND STANDARD INDUSTRY PRACTICE.
18. PROVIDE ALL NECESSARY BACKING FOR TOWEL BARS, HANDRAILS, GRAB BARS, SINKS, AND TUBS ETC. CONTRACTOR TO REVIEW THESE BLOCKING LOCATIONS WITH THE ARCHITECT IN FIELD.
19. THE CONTRACTOR IS RESPONSIBLE FOR CUTTING, FITTING AND PATCHING AS REQUIRED TO MAKE SEVERAL PARTS FIT TOGETHER PROPERLY.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION, SUPERVISION OF PERSONNEL AND CONSTRUCTION, CONTROL OF MACHINERY, FALSE WORK, AND TEMPORARY CONSTRUCTION AIDS.
21. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN-, ON- AND ABOUT THE JOBSITE AT ALL TIMES; INCLUDING BUT NOT LIMITED TO SAFETY OF PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH OSHA STANDARDS AND ALL OTHER APPLICABLE REGULATION AT ALL TIMES.
22. CONTRACTOR SHALL CONTACT PG&E AND UNDERGROUND SERVICE ALERT (USA) PREVIOUS TO THE START OF ANY EXCAVATION, AND SHALL FOLLOW THE BEST PRACTICES MANUAL FOR EXCAVATION ESTABLISHED BY THE COMMON GROUND ALLIANCE (CGA).
23. THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A NEAT AND SAFE CONDITION AT ALL TIMES THROUGHOUT THE CONSTRUCTION PERIOD, AND SHALL PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
24. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK WITH PUBLIC UTILITIES FOR ANY NEW OR REPLACED UTILITY LINES, METERS AND/OR SERVICES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES SO THAT THE WORK MAY PROCEED SAFELY AND SHALL BE COORDINATED AMONG EFFECTED TRADES.
25. THE ARCHITECT SHALL HAVE THE AUTHORITY TO REJECT ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
26. DURING ALL PHASES OF CONSTRUCTION, DO NOT INTERFERE WITH THE USE OF ADJACENT BUILDINGS OR TENANT SPACES, INCLUDING BUT NOT LIMITED TO UTILITIES, AND MAINTAIN SAFE PASSAGE TO AND FROM ADJACENT BUILDINGS AND SPACES.
27. IF ANY MATERIALS SUSPECTED OF CONTAINING ASBESTOS ARE ENCOUNTERED, DO NOT DISTURB THE MATERIALS. IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER.
28. ALL WOOD EXPOSED TO WEATHER SHALL RECEIVE PAINT OR STAIN, U.N.O.
29. PROVIDE BATT INSULATION IN AFFECTED EXTERIOR WALLS TYP. U.O.N.
30. PROVIDE (N) FINISH FLOORING ON EXISTING OR NEW SUBFLOOR ASSEMBLY THROUGHOUT AS REQUIRED TO ACHIEVE SMOOTH, CONTIGUOUS, LEVEL NEW FINISH FLOORING. TYP.
31. REFERENCE S-SERIES FOR STRUCTURAL INFORMATION. TYP.
32. CEILING FINISH TO BE 5/8" DRYWALL WITH #4 FINISH TYP.
33. WHERE REQUIRED BY INSTALLATION OF NEW CONSTRUCTION, REPLACE AND/OR PROVIDE NEW BATT INSULATION AT ALL EXTERIOR ASSEMBLIES AS INDICATED BELOW:

1.	WALLS:	R-13 @ 2X4 FRAMING
2.	WALLS:	R-19 @ 2X6 FRAMING
3.	CEILING:	R-30
4.	RAISED FLOOR:	R-13

34. ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THIS MEASUREMENT SHALL BE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN.
35. ALL BATHTUB AND SHOWER WALLS TO BE HARD, NONABSORBENT SURFACE OVER MOISTURE RESISTANT UNDERLAYMENT TO A MINIMUM OF 70" ABOVE DRAIN INLET.

B. MECHANICAL, ELECTRICAL, PLUMBING NOTES:

1. REFERENCE MECHANICAL, ELECTRICAL, PLUMBING SHEET FOR NOTES, SYMBOLS, AND SCHEDULES.
2. MECHANICAL, ELECTRICAL, PLUMBING AND UTILITY WORK AS PART OF THESE DOCUMENTS IS TO BE DONE ON A DESIGN-BUILD BASIS. DETAILED DRAWINGS, CALCULATIONS AND PRODUCT SUBMITTALS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION FOR REVIEW BY THE ARCHITECT AND REQUIRED JURISDICTIONAL ENTITIES.
3. MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN-BUILD CONTRACT. MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT SHOWN ON PLANS ARE FOR SCHEMATIC DESIGN PURPOSES ONLY. DESIGN-BUILD CONTRACTORS SHALL VERIFY FULL SCOPE OF WORK, PROVIDE ENGINEERING AND DOCUMENTATION, AND PROVIDE OPERATIONAL EQUIPMENT AND SYSTEMS REQUIRED THAT ARE CODE COMPLIANT.
4. ALL PLUMBING, WIRING, DUCTING SHALL BE CONCEALED. U.O.N.

B.1. MECHANICAL NOTES:

1. ALL MECHANICAL WORK SHALL COMPLY WITH THE CURRENT REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE'S CURRENT EDITION, ANY LOCAL AMENDMENTS, AND T24 ENERGY EFFICIENCY STANDARDS.
2. ALL EXHAUST FANS SHALL BE PROVIDED WITH AN AUTOMATIC DAMPER TO PREVENT AIR LEAKAGE.
3. EXHAUST FANS SHALL BE SIZED TO PROVIDE THE PROPER CFM AND AIR EXCHANGES/ HOUR PER CURRENT APPLICABLE MECHANICAL CODE, AND LOCAL JURISDICTION.
4. EXHAUST FANS SHALL BE CONTROLLED BY A TIMER SWITCH WHERE REQUIRED.
5. CONTRACTOR TO PROVIDE CEIING MOUNTED EXHAUST FANS TO COMPLY WITH "WHOLE BUILDING VENTILATION REQUIREMENTS" ASHRAE 62.2, SECTION 4. THE TOTAL AIRFLOW REQUIREMENT SHOULD BE 80 CFM WITH A SOUND RATING OF 1 SONE OR LESS.

B.2. ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA ELECTRICAL CODE, TO LOCAL AMENDMENTS, AND TO THE CURRENT EDITION OF T24 ENERGY STANDARDS.
2. ALL ELECTRICAL WORK TO BE DESIGN-BUILD. CONTRACTOR TO VERIFY THE EXISTING ELECTRICAL SERVICE, EQUIPMENT, AND DISTRIBUTION SYSTEM AND PROVIDE UPGRADE AS NECESSARY TO ACHIEVE PROPOSED DESIGN.
3. WHERE MULTIPLE SWITCHES ARE SHOWN, CONTRACTOR TO GROUP SWITCHES ON A SINGLE FACE PLATE TO THE GREATEST EXTENT POSSIBLE.
4. CONTRACTOR TO SUBMIT TYPICAL FACE PLATE SELECTIONS WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
5. CONTRACTOR TO PROVIDE NEW OUTLETS AS REQUIRED TO ACHIEVE CODE REQUIREMENTS. THE ELECTRICAL PLAN IS FOR SCHEMATIC DESIGN INTENT PURPOSE ONLY.
6. ALL ELECTRICAL OUTLETS IN BATHROOMS, KITCHENS, GARAGE, LAUNDRY ROOM, AND EXTERIOR SHALL BE GFCI PROTECTED PER NEC.
7. ELECTRICAL SUB TO PREPARE ELECTRICAL LOAD CALCULATIONS FOR DETERMINATION OF NEW PANEL SIZE. LOAD CALCULATIONS WILL BE MADE AVAILABLE FOR REVIEW BY THE FIELD INSPECTOR PRIOR TO COMMENCEMENT OF WORK.
8. VERIFY ELECTRICAL, TELEPHONE, TV, CATV, AUDIO, ETC., REQUIREMENTS WITH OWNER AND ARCHITECT BEFORE ORDERING OR INITIATING ANY WORK ON THE PROJECT.
9. COORDINATE MEDIA AND WIRELESS WITH OWNERS.
10. ANY PROPOSED INSTALL OF ELECTRICAL PANEL WITHIN A SHEAR WALL SHALL BE ADDRESSED WITH ENGINEER.
11. OVER CURRENT DEVICES (SUB PANELS) SHALL NOT BE LOCATED IN VICINITY OF EASILY IGNITABLE MATERIAL SUCH AS IN CLOTHES CLOSETS. THEY SHALL ALSO NOT BE LOCATED IN BATHROOMS.
12. SUFFICIENT WORK SPACE AND ACCESS SHALL BE PROVIDED AND MAINTAINED AT MAIN ELECTRICAL PANEL AND SUB PANEL LOCATIONS TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF EQUIPMENT. THIS AREA SHALL BE A CLEAR AREA WITH MIN 30" WIDE AND 36" DEEP.
13. AT ALL BEDROOMS AND ADJACENT SPACES, ALL OPPOSING OUTLETS, JUNCTION BOXES, ETC INSTALLED IN WALLS SHALL BE STAGGERED BY AT LEAST ONE FULL STUD BAY. SUCH OUTLET BOXES SHALL HAVE LOWRY'S OUTLET BOX PADS APPLIED (AIR TIGHT) TO ALL SIDES OF BOXES.
14. GFCI PROTECTION IS REQUIRED FOR RECEPTACLES INSTALLED IN BATHROOMS, GARAGES, OUTDOORS, KITCHENS (ALL OUTLETS SERVING THE COUNTERTOP SPACES), WITHIN 6' OF WET BAR SINKS, ON CONSTRUCTION POWER POLE, IN CRAWL SPACES AT OR BELOW GRADE, IN UNFINISHED BASEMENTS.
15. LOCATE OUTLET TO NEAREST STUD TO DRAWING SYMBOL SHOWN.
16. VERIFY ALL ELECTRICAL APPLIANCE LOCATIONS AND POWER REQUIREMENTS MATCH THE DRAWINGS, CODE, AND MANUFACTURER'S REQUIREMENTS BEFORE ANY SHEETROCK INSTALLATION OCCURS.
17. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR LABELING ALL DEDICATED CIRCUITS.
18. ELECTRICAL PANEL LOCATIONS TO BE REVIEWED AND APPROVED BY ARCHITECT BEFORE INSTALLATION.
19. ELECTRICAL PANEL TO BE DESIGN-BUILD. CONTRACTOR TO NOTIFY ARCHITECT ON SUGGESTED LOCATION FOR APPROVAL BEFORE INSTALLATION.
20. NOTIFY ARCHITECT REGARDING CONFLICTS BETWEEN THE ELECTRICAL/RCP PLANS AND OTHER DRAWINGS PRIOR TO INSTALLATION.

B.3. PLUMBING NOTES:

1. ALL PLUMBING FIXTURES TO BE OWNER SUPPLIED. CONTRACTOR TO INSTALL.
2. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL PLUMBING PARTS AND ASSEMBLIES AS REQUIRED TO ACHIEVE A FULLY OPERATIONAL AND CODE COMPLIANT DEVICE.
3. CONTRACTOR TO VERIFY AND COORDINATE ALL PLUMBING FIXTURE HEIGHTS AND LOCATIONS WITH THE ARCHITECT IN THE FIELD.
4. FOR WALL MOUNTED PLUMBING FIXTURE LOCATIONS REFER TO INTERIOR ELEVATIONS OR COORDINATE WITH ARCHITECT IN THE FIELD.
5. ALL VANITY AND COUNTERTOP SHOULD BE PROVIDED WITH GFI OUTLET AS PER CODE.
6. ALL WATER PIPES TO SINKS SHALL BE INSTALLED WITH SOUND DEADENING MATERIAL TO PREVENT NOISE TRANSFER.
7. GAS WATER HEATERS SHALL BE WRAPPED WITH INSULATION WITH AN INSTALLED THERMAL RESISTANCE OF K-12 OR GREATER.
8. APPLIANCES DESIGNED TO BE FIXED IN ONE POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE LIMITATION SPECIFIED IN THE BUILDING CODE. ANCHOR STRAPS FOR WATER HEATERS SHALL BE LOCATED WITHIN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION, LOWER ANCHOR/STRAP LOCATION TO MAINTAIN A MINIMUM DISTANCE OF 4" ABOVE THE CONTROLS. (STEEL BRACES REQUIRED, NOT PLUMBER'S TAPE).
9. SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHALL BE PROVIDED ON VALVES AND ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MIXED MAXIMUM WATER TEMPERATURE OF 120-DEGREES F. PER SECTION 420 OF THE CPC. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION.
10. ALL PLUMBING FIXTURES SHALL MEET 2010 CAL GREEN STANDARDS, RESIDENTIAL MANDATORY MEASURES, CHAPTER 4 (SHOWER HEADS 2.5 GPM, FAUCETS 2.2 GPM, TOILETS 1.6 GPF).
11. RELOCATE (E) PLUMBING LINES AS REQUIRED TO ACHIEVE PROPOSED NEW DESIGN, ALL PLUMBING LINES ARE TO BE CONCEALED WITHIN WALLS; TYP- REFER TO DESIGN-BUILD PLUMBING DOCUMENTS FOR EXACT SCOPE AND NATURE OF PLUMBING WORK.

C. APPLIANCE AND EQUIPMENT NOTES:

1. ALL APPLIANCES TO BE ENERGY STAR RATED, TYPICAL. IF SUBSTITUTION OCCURS, GC TO NOTIFY ARCHITECT.
2. CONTRACTOR TO COORDINATE NECESSARY POWER AND OUTLET LOCATIONS PER APPLIANCE SPECS AND INSTRUCTIONS.
3. CONTRACTOR TO PROVIDE NECESSARY SUPPORT AND BLOCKING FOR ALL APPLIANCES.
4. CONTRACTOR TO ENSURE MEP REQUIREMENTS ARE MET FOR ALL APPLIANCES TO BE OPERATIONAL AND CODE COMPLIANT.
5. ALL WASHER/DRYER TO BE PROVIDED WITH A NEW PAN, AND ALL PLUMBING REQUIREMENTS TO BE VERIFIED WITH BUILDING OFFICIAL.
6. GAS FIREPLACE OPERATION TO BE INTEGRATED WITH DAMPER AND EXHUAST FAN PER MANUFACTURER'S RECOMMENDATIONS TO ENSURE THE PROPER OPERATION AND COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS.
7. PROVIDE NEW 4" DIAMETER RIGID METAL DRYER DUCT WITH APPROVED TERMINATION AND PROPER BACKDRAFT DAMPER. PROVIDE FLEXIBLE CONNECTOR BETWEEN DRYER AND DUCT. FLEXIBLE DUCT TO BE RECESSED INTO THE WALL THROUGH "DRYBOX" OR A COMPARABLE PRODUCT. MAINTAIN CODE FOR DISTANCE REQUIRED AT ROOF AND PROPERTY LINE IF APPLICABLE.

D. FIRE PROTECTION NOTES:

1. ALL FIRE-RATED WALLS, CEILINGS, ROOFS, COLUMNS, ETC SHALL BE CONSTRUCTED PER CODE AND PER FIRE RESISTANCE DESIGN MANUAL, CURRENT EDITION, BY THE GYPSUM ASSOCIATION. ALL CONSTRUCTION SHALL CONFORM WITH CBC CHAPTER 7 FOR FIRE RESISTANT TYPES SHOWN IN THE DRAWINGS, INCLUDING INSTALLING FIRE BLOCKS, DRAFT STOPS, SHAFT ENCLOSURES AND OTHER FIRE PROTECTIVE MEASURES.
2. ALL PENETRATIONS THROUGH 1 HOUR RATED ASSEMBLIES SHALL BE PROPERLY SEALED TO MAINTAIN THE RATING.
3. GARAGE CEILING TO BE 1-HOUR FIRE-RATED ASSEMBLY.
4. IF SPRINKLER SYSTEM IS REQUIRED, CONTRACTOR TO PROVIDE SPRINKLER SYSTEM. CONTRACTOR TO ENSURE THE SPRINKLER SYSTEM IS PART OF FINAL BID. THE SYSTEM IS TO BE DESIGN-BUILD ENGINEERED PER NFPA 13 STANDARDS. SPRINKLER HEADS TO BE FULLY CONCEALED FLAT WHITE COVERS. CONTRACTOR TO PROVIDE SUBMITTAL OF PLAN WITH SUGGESTED LOCATION OF SPRINKLER HEADS TO ARCHITECT FOR APPROVAL BEFORE START OF INSTALL. THE DESIGN OF LAYOUT SHALL COMPLY WITH BOTH NFPA REQUIREMENTS AS WELL AS COORDINATED WITH ARCHITECT'S DESIGN.
5. SMOKE DETECTORS SHALL BE KIDDE SILOUHETTE 120V, HARDWIRED. MODEL KN-SMFM-I. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
6. CARBON MONOXIDE DETECTOR SHALL BE KIDDE SILOUHETTE. 120V. HARDWIRED. INSTALL PER MANUFACTURER'S INSTRUCTIONS. MODEL KN-COPF-I.
7. HARDWIRED SMOKE DETECTOR WITH BATTERY BACK UP SHALL BE PLACED IN EACH BEDROOM AND IN THE CORRIDOR GIVING ACCESS TO THE SLEEPING AREAS.

E. DEMOLITION NOTES:

1. THE ARCHITECT SHALL HAVE NO RESPONSIBILITY OF THE DISCOVERY, PRESENCE, HANDLING, REMOVAL OR DISPOSAL OF HAZARDOUS MATERIALS AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO ASBESTOS, POLYCHLORINATED BIPHENYL (PCB) OR OTHER TOXIC SUBSTANCES.
2. CAREFULLY CHECK THE STABILITY OF ALL ELEMENTS OF THE BUILDING STRUCTURE BEFORE DOING ANY WORK ON OR DEMOLITION OF THE EXISTING STRUCTURE. THE CONTRACTOR SHALL BRACE OR STRENGTHEN ANY PORTION OF THE STRUCTURE, WHICH MAY BE WEAKENED BY DEMOLITION ACTIVITIES.
3. DEMOLITION DRAWINGS ARE TO FACILITATE THE REHABILITATION OF THIS BUILDING. ALL DEMOLITION WORK MUST BE COORDINATED WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION AND LIGHTING DRAWINGS TO VERIFY REASON AND INTENT OF DEMOLITION WORK.
4. IN THE COURSE OF DEMOLITION, SHOULD ANY UNFORESEEN ISSUES BECOME APPARENT CONTRARY TO THE APPROVED PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
5. THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITY WITH THE OWNER INCLUDING PLACEMENT OF DEBRIS BOX, TIME AND DURATION OF WORK.
6. ALL EXISTING CONDITIONS THAT WILL REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. CONTRACTOR SHALL PROMPTLY REPAIR DAMAGE CAUSED DURING OPERATIONS WITH SIMILAR MATERIALS AND CRAFTSMANSHIP.
7. THE CONTRACTOR SHALL NOT EXPOSE ANY PORTION OF THE EXISTING STRUCTURE OR CONTENTS TO THE WEATHER FOR A PROLONGED PERIOD OF TIME. CONTRACTOR SHALL PROVIDE A DUST SEALED BARRIER TO PROTECT THE EXISTING STRUCTURE'S CONTENTS. SALVAGE AND STORE IN A SAFE, WEATHER PROOF ENVIRONMENT ALL MATERIALS REQUESTED BY THE OWNER TO BE SALVAGED AND/OR REINSTALLED IN THE NEW CONSTRUCTION.
8. WHERE UNFINISHED SURFACES ARE EXPOSED BY REMOVAL OF EXISTING CONSTRUCTION, PATH, REPAIR, AND FINISH AS REQUIRED MATCHING EXISTING ADJACENT FINISHED SURFACE SO AS TO APPEAR SEAMLESS AND UNIFORM, U.N.O.
9. WHERE (E) ELECTRICAL WIRING AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO SERVICE. REFER TO DESIGN-BUILD ELECTRICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF ELECTRICAL WORK.
10. WHERE (E) MECHANICAL DUCTS AND DEVICES ARE TO BE REMOVED, REMOVE COMPLETE BACK TO FURNACE. REFER TO DESIGN-BUILD MECHANICAL DOCUMENTS FOR EXACT SCOPE AND NATURE OF MECHANICAL WORK.
11. REMOVE (E) FLOOR FINISHES DOWN TO SUBSTRATE. CONTRACTOR SHALL INVESTIGATE AND VERIFY EXISTENCE AND CONDITION OF SUBFLOOR. PROVIDE NEW ¾" PLYWOOD SUBFLOOR WHERE NO SUBFLOOR IS PRESENT AND/OR EXISTING SUBFLOOR IS INADEQUATE FOR INSTALLATION OF NEW FINISH FLOORING; U.N.O., TYP.
12. REMOVE ALL INTERIOR GYPSUM WALLBOARD AND PLASTER WALL & CEILING FINISHES BACK TO EXISTING FRAMING. PREPARE (E) FRAMING AS REQUIRED FOR INSTALLATION OF NEW FINISHES; U.N.O., TYP.
13. REMOVE EXISTING BASE, TRIM, AND PICTURE RAILS; U.N.O., TYP
14. REMOVE ALL (E) INTERIOR DOORS AND FRAMES & TRIMS COMPLETE, U.N.O., TYP.
15. WHERE NOT SPECIFICALLY INDICATE, REMOVE EXISTING FINISHES AND EXISTING CONSTRUCTION AS REQUIRED FOR INSTALLATION OF NEW MECHANICAL, STRUCTURAL, AND ELECTRICAL WORK. PATCH AND REPAIR.
16. CAP AND TERMINATE ALL ABANDONED AND INTERRUPTED PLUMBING LINES, ELECTRICAL CIRCUITS, AIR HANDLING DUCTS AND/OR GAS LINES IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

F. SUBMITTALS:

THE CONTRACTOR SHALL SUBMIT THE FOLLOWING SAMPLES, SHOW DRAWINGS, MOCK-UPS, AND OTHER INFORMATION AS REQUESTED TO BE REVIEWED BY THE ARCHITECT FOR APPROVAL IN SUCH A MANNER THAT ALLOWS FOR SUFFICIENT REVIEW TIME AND DOES NOT DELAY THE WORK.

SAMPLES AND PRODUCT CUT SHEETS:

- ☐ TILE GROUT COLORS
- ☐ MILLWORK / CABINETRY STAIN SAMPLES
- ☐ TYP INTERIOR STEEL SAMPLE (FINISHED)
- ☐ INTERIOR BRAKE METAL SAMPLE (FINISHED)
- ☐ EXTERIOR BRAKE METAL SAMPLE (FINISHED)
- ☐ EXTERIOR DOOR AND WINDOW SYSTEM SAMPLE (FINISHED)
- ☐ EXTERIOR GLASS SAMPLE (PATTERNED OR COLOR CUT SHEET)
- ☐ EXTERIOR CONCRETE SAMPLE
- ☐ INTERIOR WALL STONE / TILE SAMPLE AT EACH LOCATION
- ☐ EXTERIOR DECKING SAMPLE (FINISHED)
- ☐ TYP HARDWOOD FLOORING (WD-01, WD-02) SAMPLES (FINISHED)
- ☐ CABINETRY HARDWARE PRODUCT DATA CUT SHEETS
- ☐ LIGHT FIXTURE PRODUCT DATA CUT SHEETS
- ☐ PLUMBING FIXTURE PRODUCT DATA CUT SHEETS
- ☐ DOOR HARDWARE DATA CUT SHEETS INCLUDING HINGES AND DOOR STOPPERS
- ☐ LIGHT SWITCHES CUT SHEETS
- ☐ OUTLET FACEPLATE CUT SHEETS
- ☐ INTERIOR BATHROOM ACCESSORIES CUT SHEETS
- ☐ WATERPROOFING MEMBRANE AND DRAINAGE MAT PRODUCT DATA CUT SHEETS
- ☐ GAS FIREPLACE PRODUCT DATA CUT SHEETS

SHOP DRAWINGS:

- ☐ EXTERIOR DOOR, WINDOW, AND SKYLIGHT SHOP DRAWINGS AND HARDWARE PRODUCT INFO CUT SHEETS
- ☐ GARAGE DOOR SHOP DRAWINGS AND PRODUCT INFO CUT SHEETS
- ☐ MILLWORK / CABINETRY SHOP DRAWINGS

MAK STUDIO

49 Rodgers Street, San Francisco, CA 94103
Tel. 415.861.5646 Fax. 415.861.5641
michael@makstudio.net

CONSULTANTS

OWNER: FABIO SOLDO & SUNDAY LAI

DESIGN:
MAK STUDIO
49 RODGERS STREET
SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
E: MICHAEL@MAKSTUDIO.NET
CONTACT: MICHAEL KAO

BELVOIR

1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

GENERAL NOTES

PLANNING DOCUMENTS

SCALE

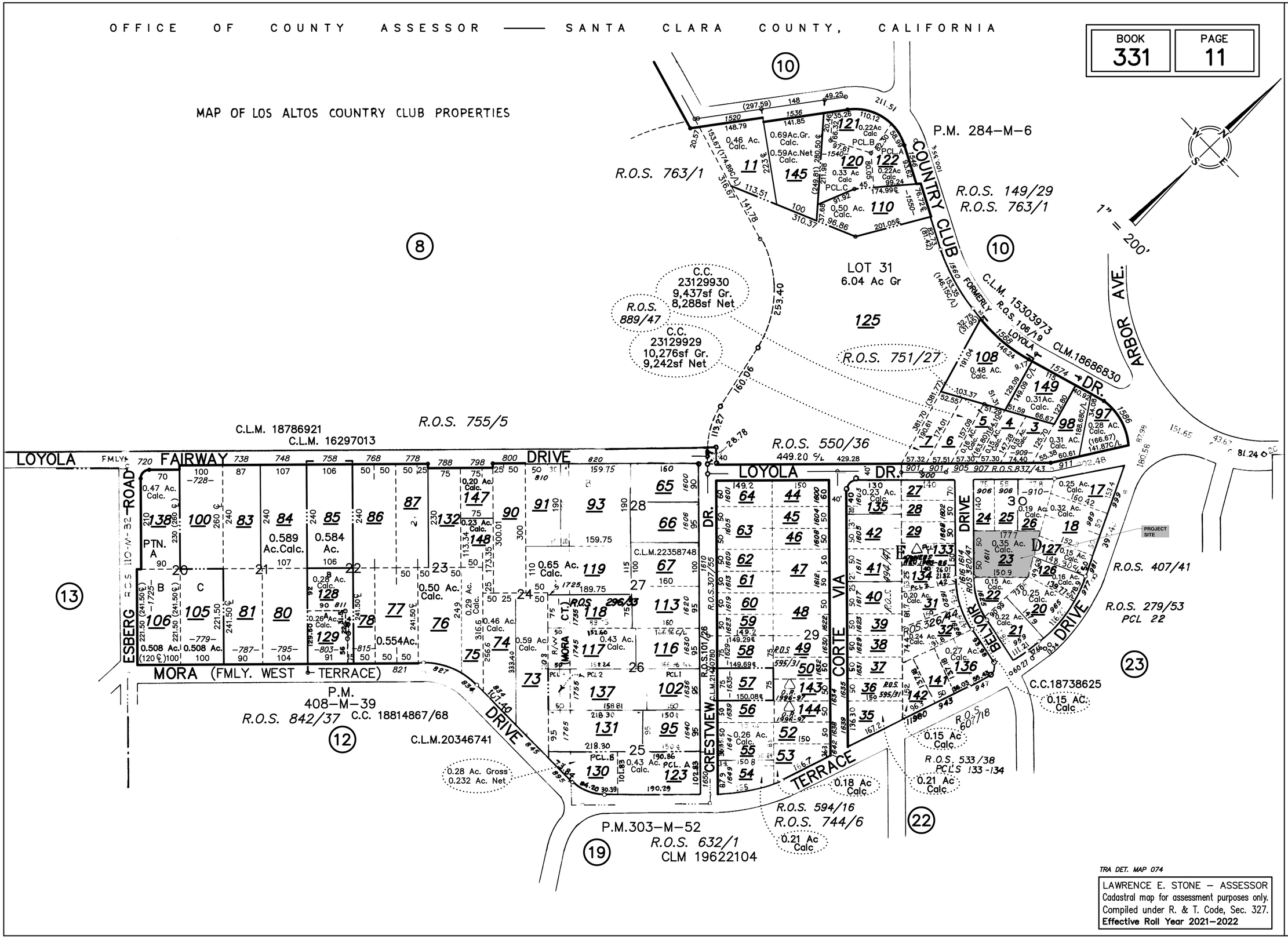
DATE 04/18/2023

A0.1

SHEET NUMBER

OFFICE OF COUNTY ASSESSOR —— SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
331	11



TRA DET. MAP 074

LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2021–2022

MAK STUDIO

49 Rodgers Street, San Francisco, CA 94103
Tel. 415.861.5646 Fax. 415.861.5641
michael@makstudio.net

CONSULTANTS

OWNER: FABIO SOLDO & SUNDAY LAI

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49 RODGERS STREET
SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
E: MICHAEL@MAKSTUDIO.NET
CONTACT: MICHAEL KAO

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ASSESSOR'S PARCEL MAP

PLANNING DOCUMENTS

SCALE	NTS
DATE	04/18/2023

A0.5

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MAK STUDIO
49 Rodgers Street,
Tel. 415.861.5646
mak@makstudio.net
San Francisco, CA 94103
Fax. 415.861.5641

CONSULTANTS

OWNER: FABIO SOLDO & SUNDAY LAI

DESIGN:
MAK STUDIO
49 RODGERS STREET
SAN FRANCISCO, CA 94103
T: 415-861-5646 X 1
E: MICHAEL@MAKSTUDIO.NET
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DESCRIPTION	DATE
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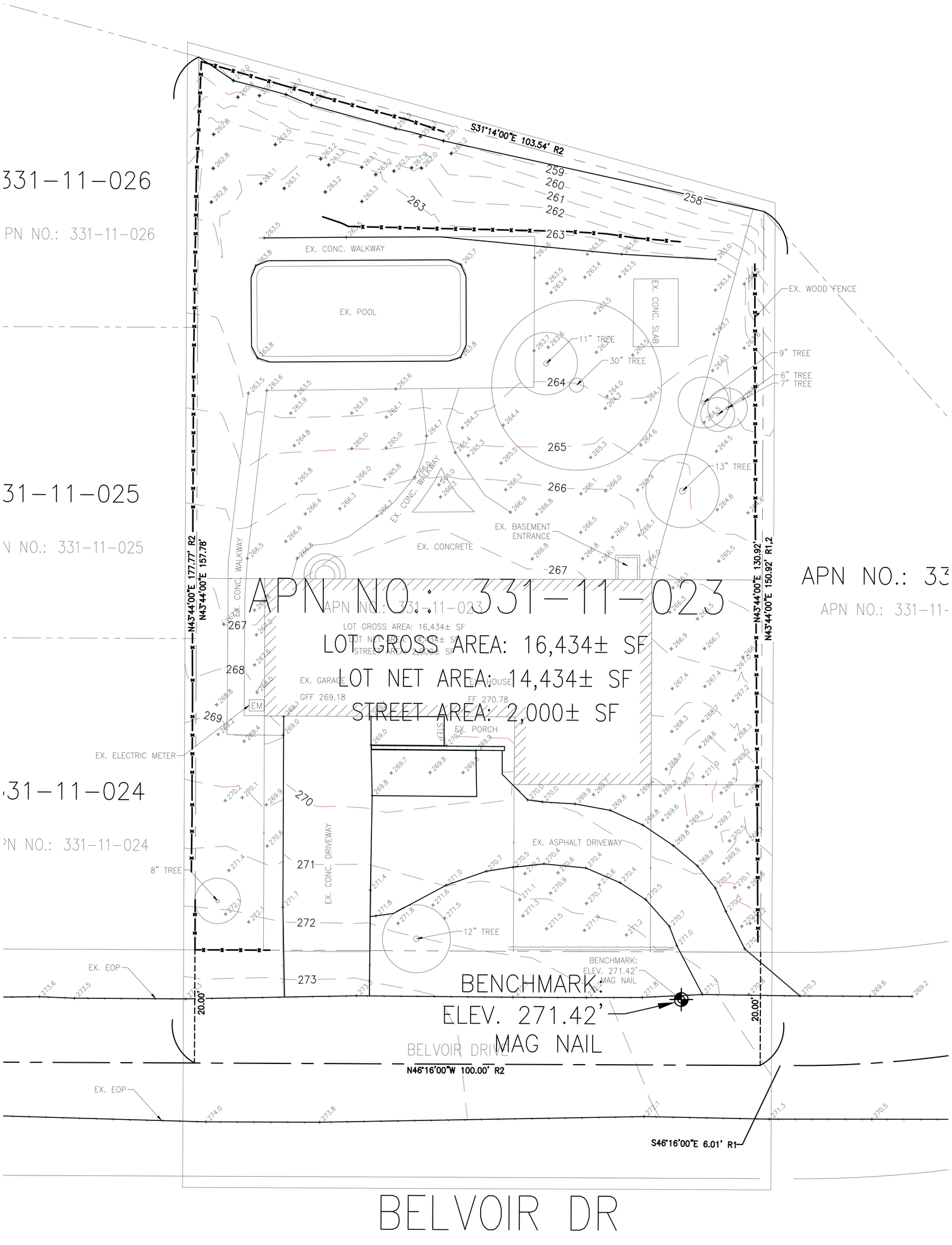
PLANNING COMMENTS	02/06/23
PLANNING COMMENTS	04/18/23
PLANNING COMMENTS	06/30/23

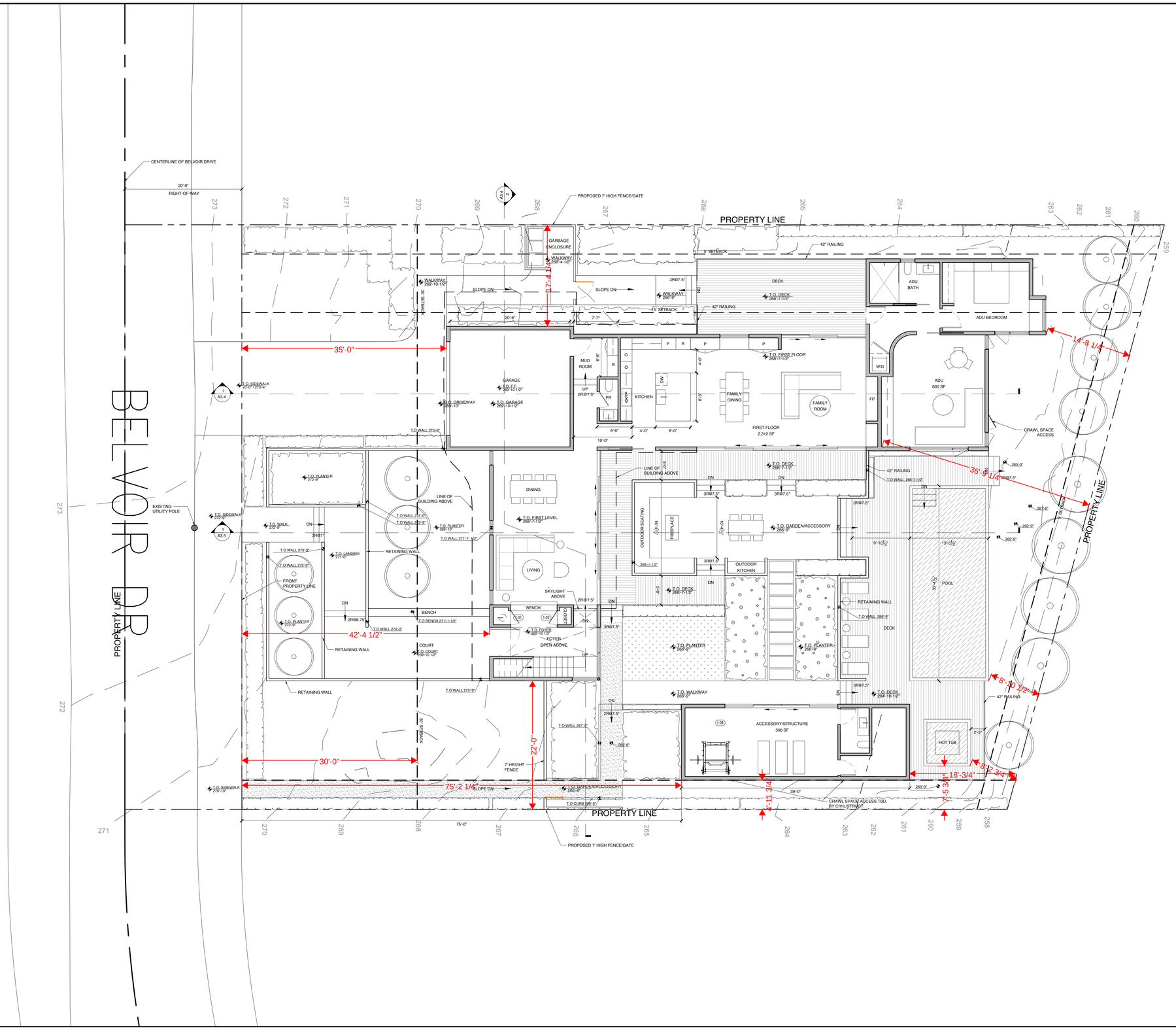
SURVEY

PLANNING DOCUMENTS

SCALE 1/8" = 1'-0"
DATE 04/18/2023

SHEET NUMBER
SU1.0





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1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

PROPOSED SITE PLAN

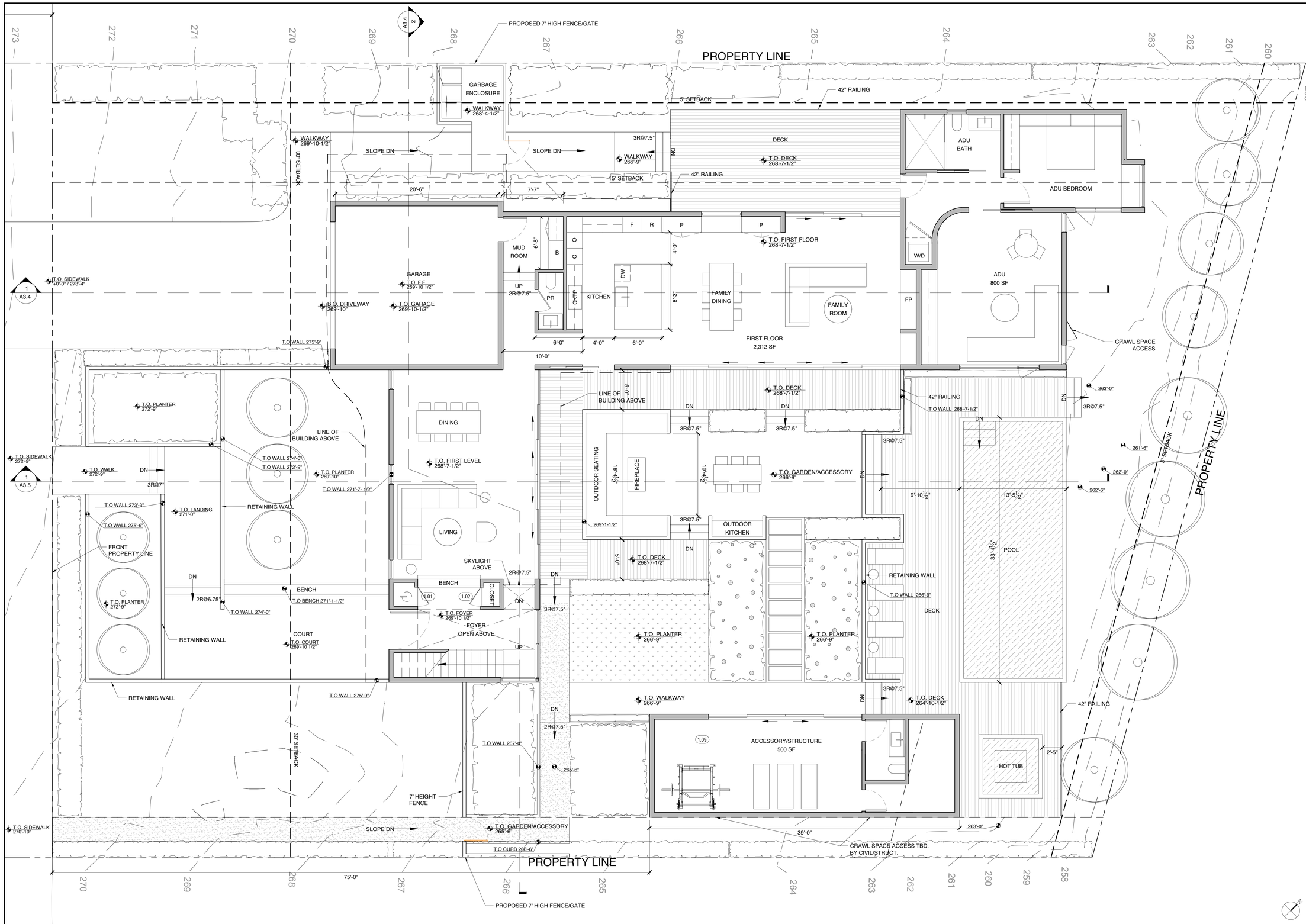
PLANNING DOCUMENTS

SCALE	1/8" = 1'-0'
DATE	04/18/2023

A1.0

SHEET NUMBER

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



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DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

PROPOSED SITE PLAN (ENLARGED)

PLANNING DOCUMENTS

SCALE	3/16" = 1'-0"
DATE	04/18/2023

A1.1

SHEET NUMBER

PROPOSED SITE PLAN (ENLARGED) | 3/16" = 1'-0" | 1

MAK STUDIO

49 Rodgers Street, San Francisco, CA 94103
Tel. 415.861.5646 Fax. 415.861.5641
michael@makstudio.net

CONSULTANTS

OWNER: FABIO SOLDO & SUNDAY LAI

DESIGN:
MAK STUDIO
49 RODGERS STREET
SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
E: MICHAEL@MAKSTUDIO.NET
CONTACT: MICHAEL KAO

BELVOIR

1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

FIRE HYDRANT LOCATION PLAN

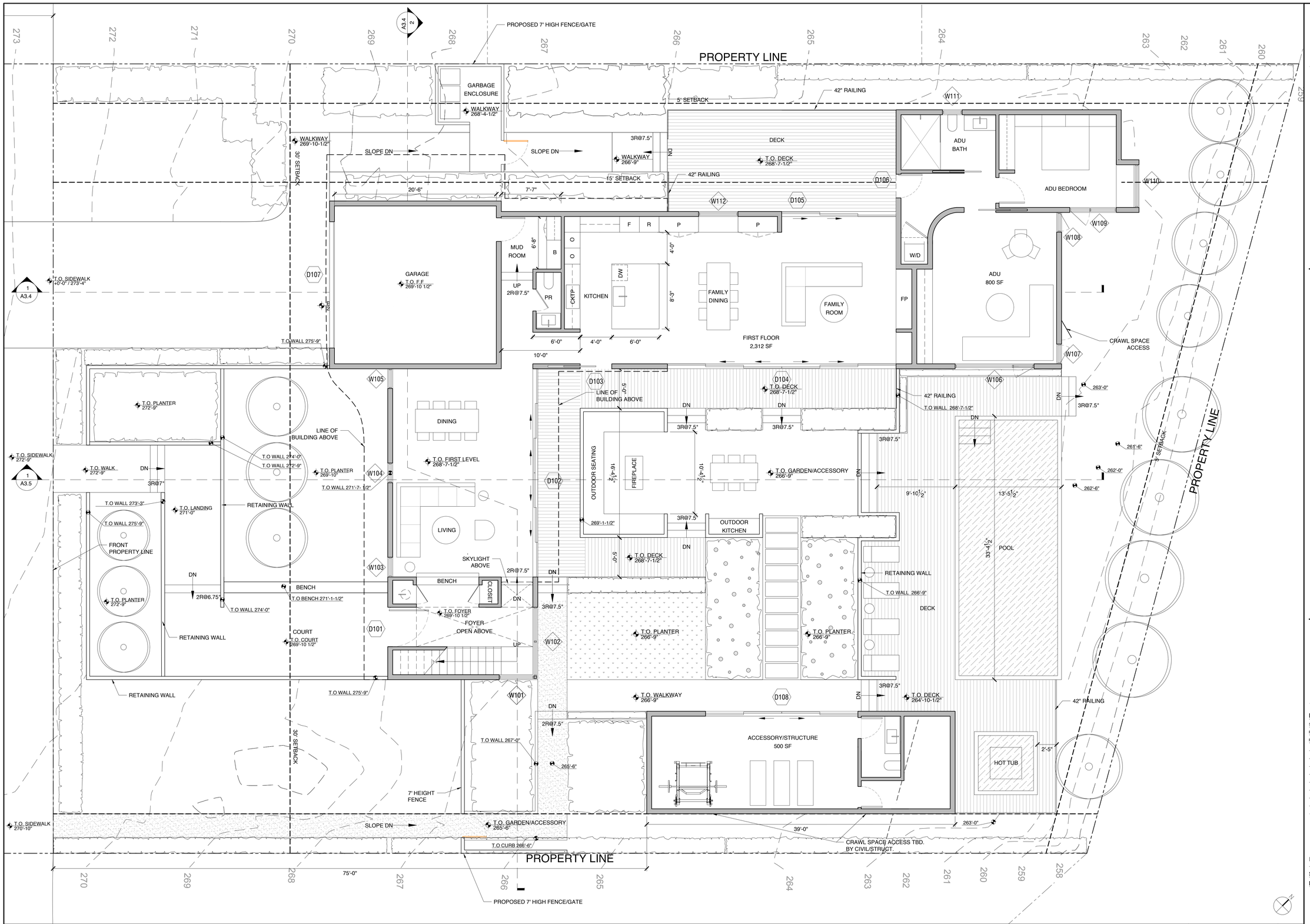
PLANNING DOCUMENTS

SCALE	1/32" = 1'-0"
DATE	04/18/2023

A1.2

SHEET NUMBER

FIRE HYDRANT LOCATION PLAN	1/32" = 1'-0"	1



PROPOSED FIRST FLOOR PLAN | 3/16" = 1'-0" | 1

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49 Rodgers Street, San Francisco, CA 94103
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SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
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BELVOIR

1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

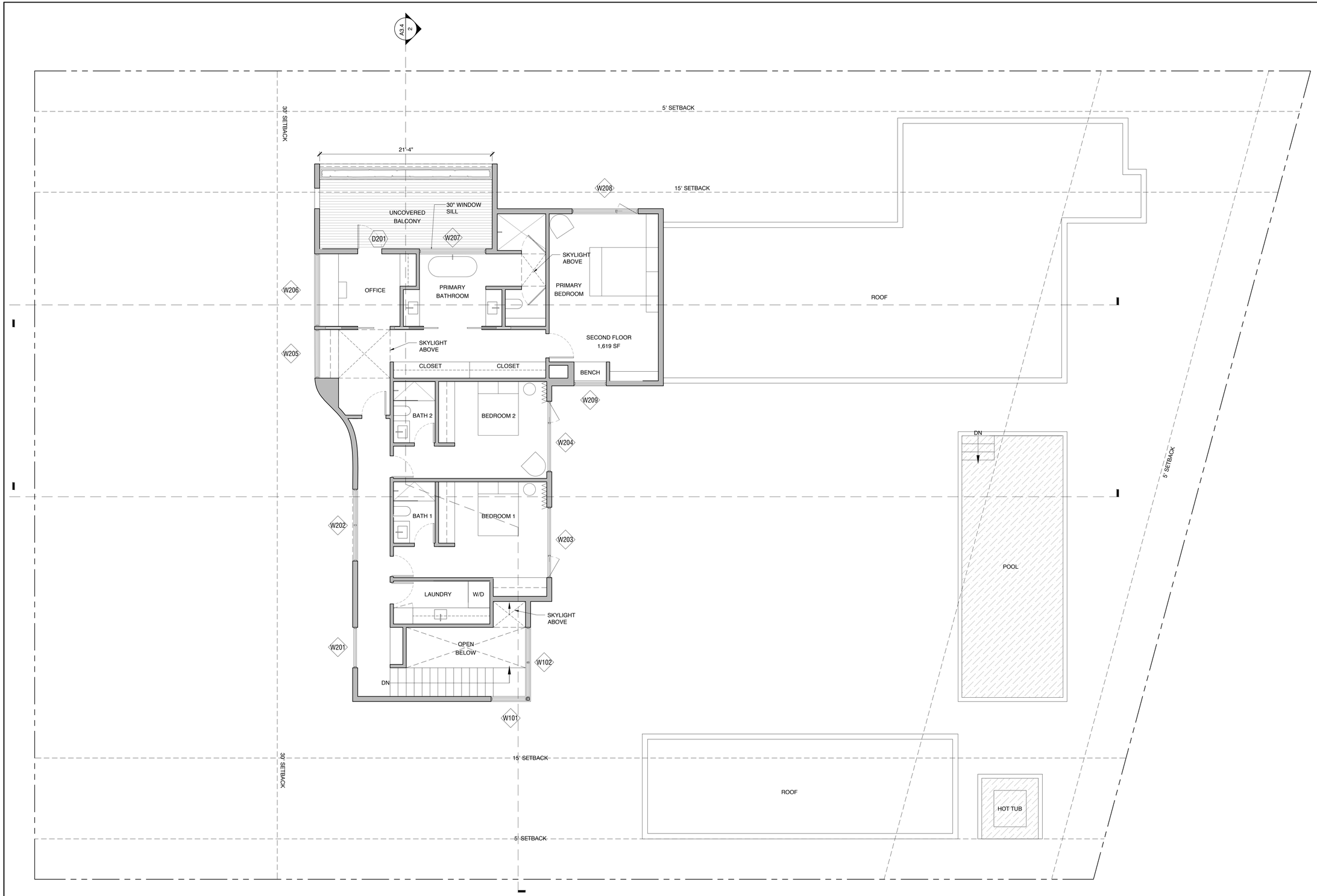
PROPOSED FIRST FLOOR PLAN

PLANNING DOCUMENTS

SCALE	AS NOTED
DATE	04/18/2023

A2.0

SHEET NUMBER



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SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
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LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

PROPOSED SECOND FLOOR PLAN

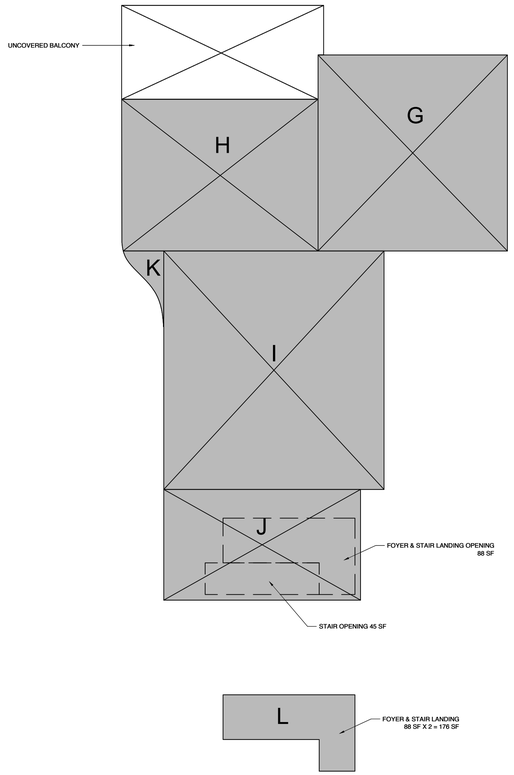
PLANNING DOCUMENTS

SCALE	AS NOTED
DATE	04/18/2023

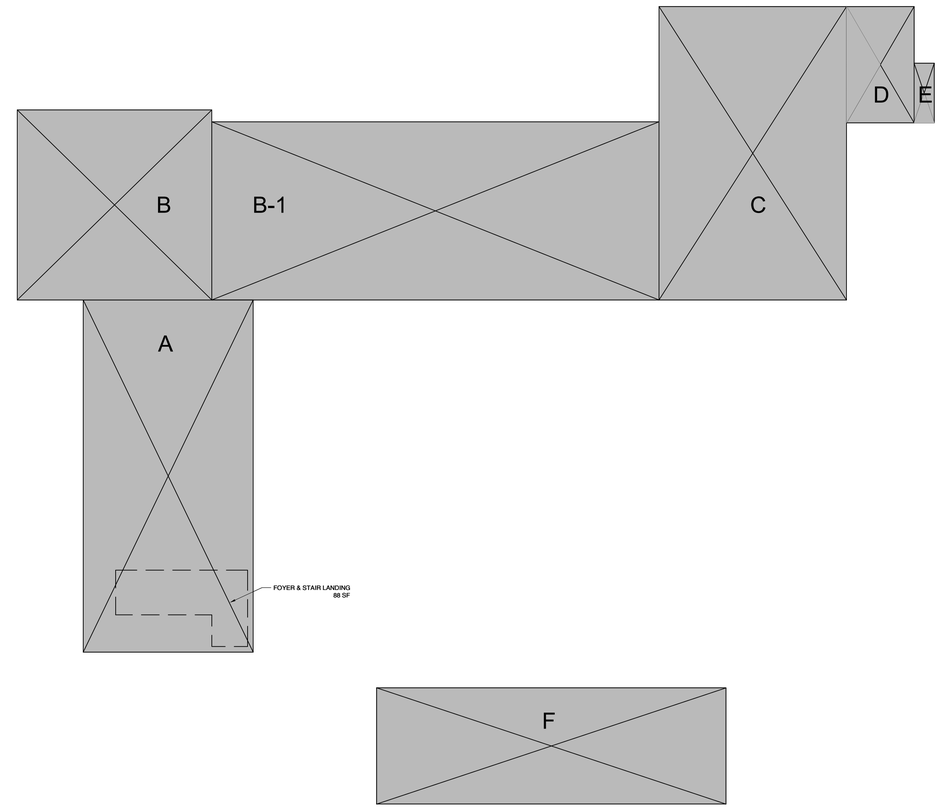
A2.1

SHEET NUMBER

PROPOSED SECOND FLOOR PLAN | 3/16" = 1'-0" | 1



PROPOSED SECOND FLOOR PLAN | 1/8" = 1'-0" | 2



PROPOSED FIRST FLOOR PLAN | 1/8" = 1'-0" | 1

DWELLING

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA
A	19'-0" x 39'-4"	748 -88 (FOYER & LANDING) 660
B	21'-3" x 21'-9"	462
B-1	19'-11" x 50'-0"	996
G	21'-2" x 21'-11"	464
H	21'-11" x 16'-11"	372
I	24'-7" x 26'-8"	657
J	22'-0" x 12'-4"	273 -88 (FOYER & LANDING) -45 (STAIR OPENING) 140
K	4'-6" x 8'-6"	15
L	14'-9" x 8'-6"	88 x 2 = 176 (FOYER & LANDING)
TOTAL		3942

ADU

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA
C	21'-0" x 32'-9"	687
D	7'-6" x 13'-0"	98
E	2'-3" x 6'-8"	15
TOTAL		800

ACCESSORY BUILDING

POLYGON/AREA DESIGNATION	DIMENSIONS	AREA
F	12'-0" x 41'-8"	500
TOTAL		500

M A K S T U D I O

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49 RODGERS STREET
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BELVOIR

1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

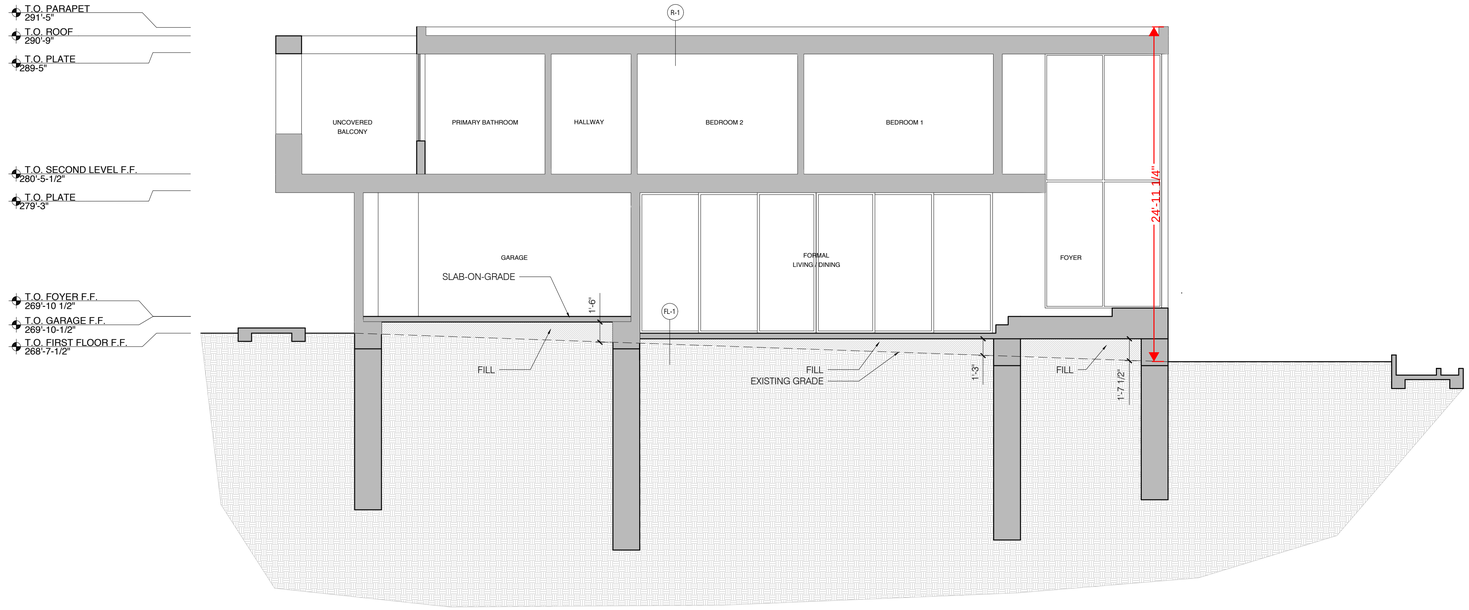
PROPOSED FIRST FLOOR PLAN

PLANNING DOCUMENTS

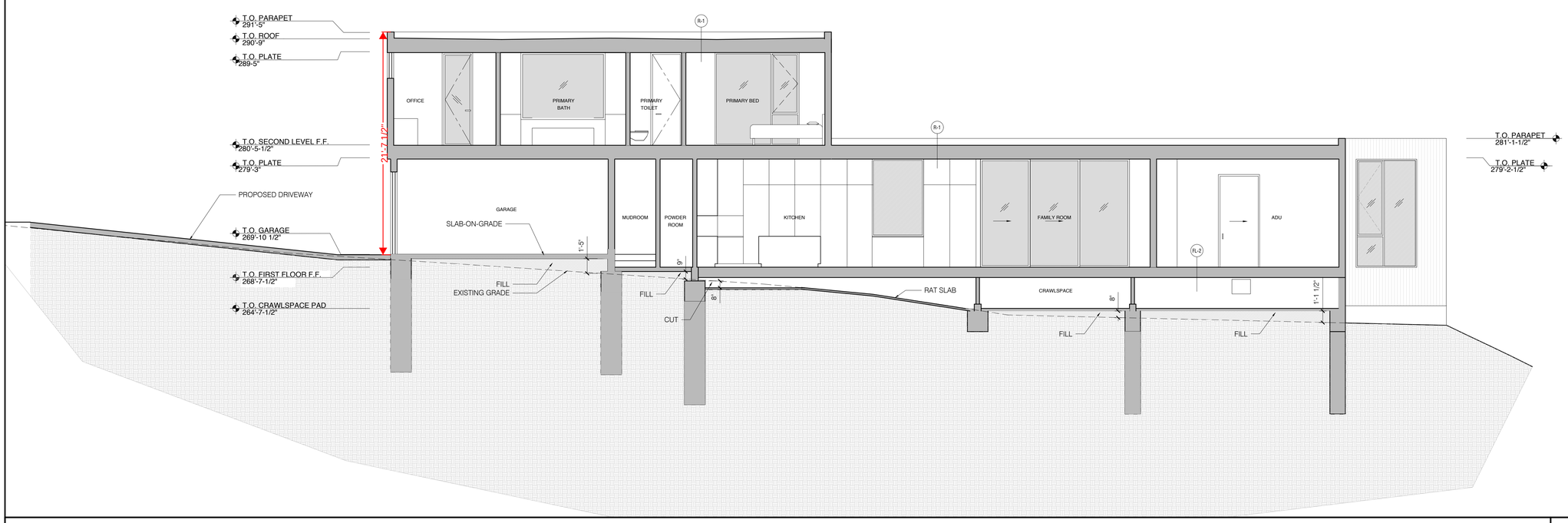
SCALE	AS NOTED
DATE	04/18/2023

A2.01

SHEET NUMBER



PROPOSED SECTION | 3/16" = 1'-0" | 2



PROPOSED SECTION | 3/16" = 1'-0" | 1

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BELVOIR

1611 BELVOIR DRIVE
LOS ALTOS, CA

DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

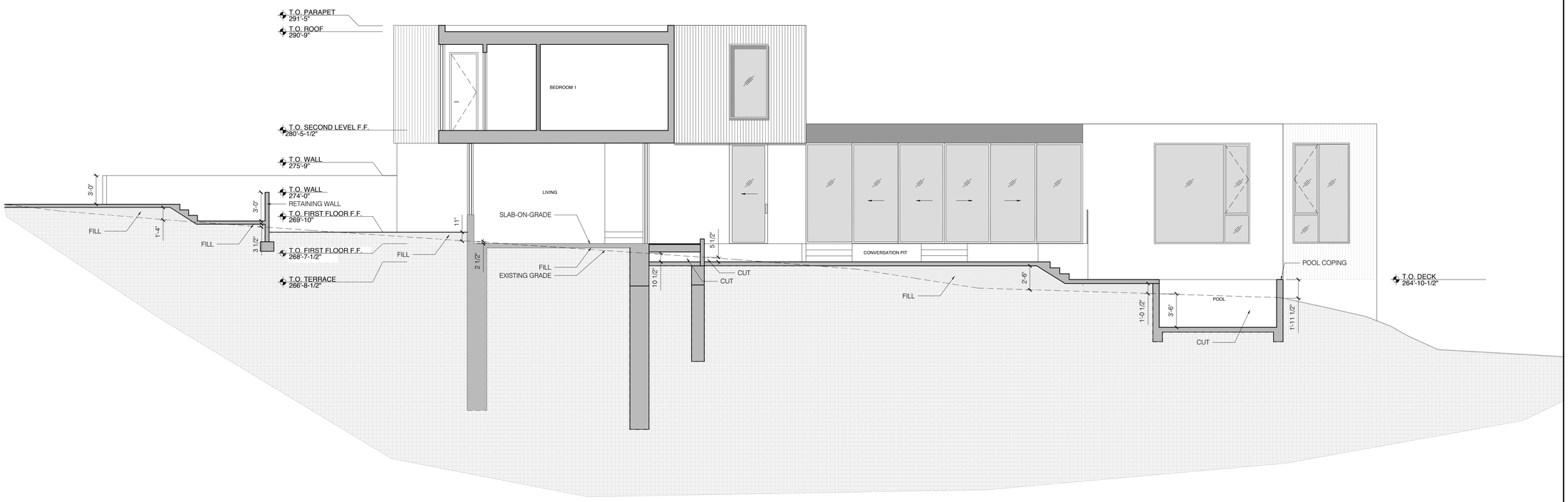
PROPOSED BUILDING SECTIONS

PLANNING DOCUMENTS

SCALE	AS NOTED
DATE	04/18/2023

A3.4

SHEET NUMBER



PROPOSED SECTION | 3/16" = 1'-0" | 1

M A K S T U D I O

49 Rodgers Street, San Francisco, CA 94103
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michael@makstudio.net

CONSULTANTS

OWNER: FABIO SOLDO & SUNDAY LAI

DESIGN:
MAK STUDIO
49 RODGERS STREET
SAN FRANCISCO, CA 94103
T: 415-861-5645 X 1
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BELVOIR

1611 BELVOIR DRIVE
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DESCRIPTION	DATE
SCHEMATIC DESIGN	07/12/22
PLANNING COMMENTS	02/01/23
PLANNING COMMENTS	04/18/23

PROPOSED BUILDING SECTIONS

PLANNING DOCUMENTS

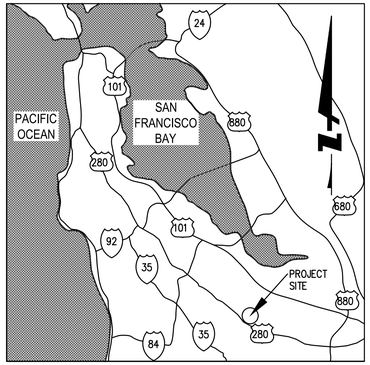
SCALE	AS NOTED
DATE	04/18/2023

A3.5

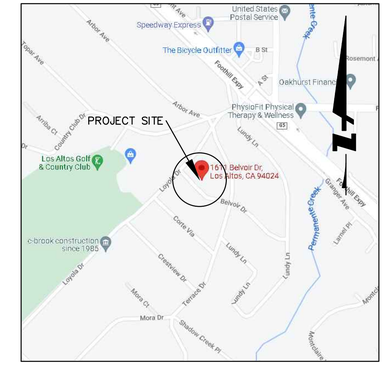
SHEET NUMBER

BELVOIR
1611 BELVOIR DRIVE
LOS ALTOS, CA

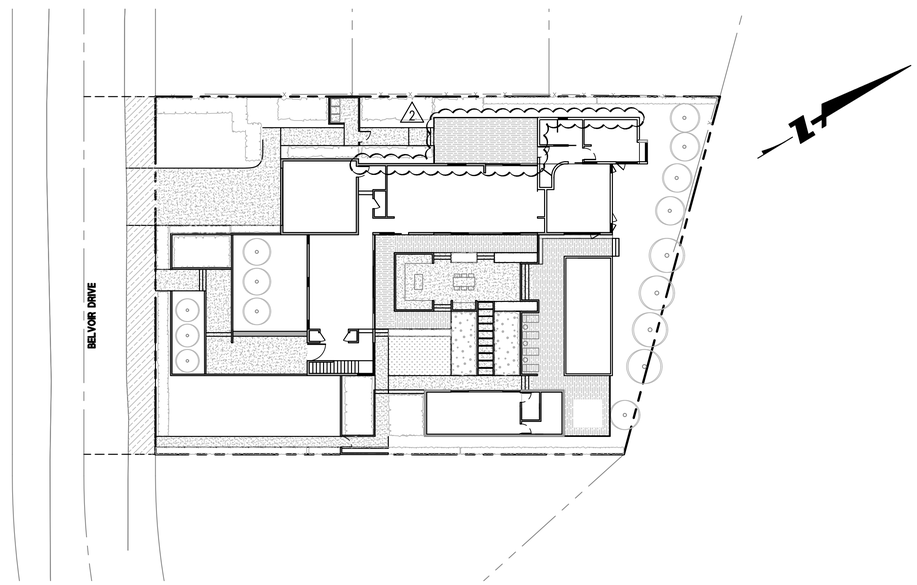
APN: 331-11-023



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFPD	BACK FLOW PREVENTION DEVICE
BOT	BOTTOM OF TANK OR PIPE
BSTD	BRICKSLOT TRENCH DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWL	DRYWELL CATCH BASIN
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TOP	TOP OF TANK OR PIPE
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
USD	UNDERSLAB DRAIN
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

IMPERVIOUS AREAS

TOTAL PROPERTY AREA	14,434 SF
TOTAL DISTURBED AREA	14,434 SF
IMPERVIOUS AREAS:	
PRE-CONSTRUCTION	6,100 SF
POST-CONSTRUCTION	6,620 SF

2

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2" FM	FORCE MAIN
10" FW	10" FW	FIRE SERVICE
2" W	2" W	DOMESTIC WATER SERVICE
IRR	2" IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		DOUBLE DETECTOR CHECK VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		ATRIUM DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		SPLASH BLOCK
	2 / C5.1	DETAIL NUMBER / SHEET LOCATION

ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

BRIAN K. SCOTT — DATE
PRINCIPAL
P.E. #61034
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — BRIAN K. SCOTT — C 61034 — CIVIL — STATE OF CALIFORNIA

ENGINEER OF WORK

I HEREBY DECLARE THAT I AM THE CIVIL ENGINEER OF WORK FOR THIS PROJECT AND THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS DEFINED IN SECTION 6703 OF THE STATE OF CALIFORNIA, BUSINESS PROFESSIONAL CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

DALE LEDA — DATE
PROJECT MANAGER
P.E. #78436
BKF ENGINEERS

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA

SOILS REPORT NOTES:

1. PROJECT SOILS REPORT WHICH INCLUDES EXPLORATION OF SUBSURFACE CONDITIONS HAS BEEN PREPARED BY BY AMERICAN SOIL TESTING & ENGINEERING DATED, JUNE 28, 2021.
2. PER THE REPORT AND ASSOCIATED BORINGS, SURFICIAL SOILS IN THE AREA OF WORK GENERALLY CONSIST OF VERY STIFF BROWN SANDY SILTY CLAY WITH GRAVEL OVER LIGHT BROWN GRAVELLY SANDY SILTY CLAY AT LOWER DEPTH.
3. GROUNDWATER WAS NOT ENCOUNTERED AT THE SITE.
4. REFER TO THE REPORT FOR MORE DETAILED ASSESSMENT OF SUBSURFACE CONDITIONS
5. ALL WORK ONSITE SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT SOILS REPORT AND AS DIRECTED IN THE FIELD BY THE PROJECT GEOTECHNICAL ENGINEER.

FEMA FLOOD PLAIN NOTES:

1. THE PROJECT SITE IS LOCATED IN ZONE D, WITH BASE FLOOD ELEVATION UNDETERMINED.
2. REFER TO FEMA PANEL 06085C0202H FOR MORE DETAIL.

SHEET INDEX

0 20 40
GRAPHIC SCALE

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SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
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BKF

CALIFORNIA

TITLE SHEET
BELVOIR
1611 BELVOIR DRIVE
SANTA CLARA COUNTY

LOS ALTOS

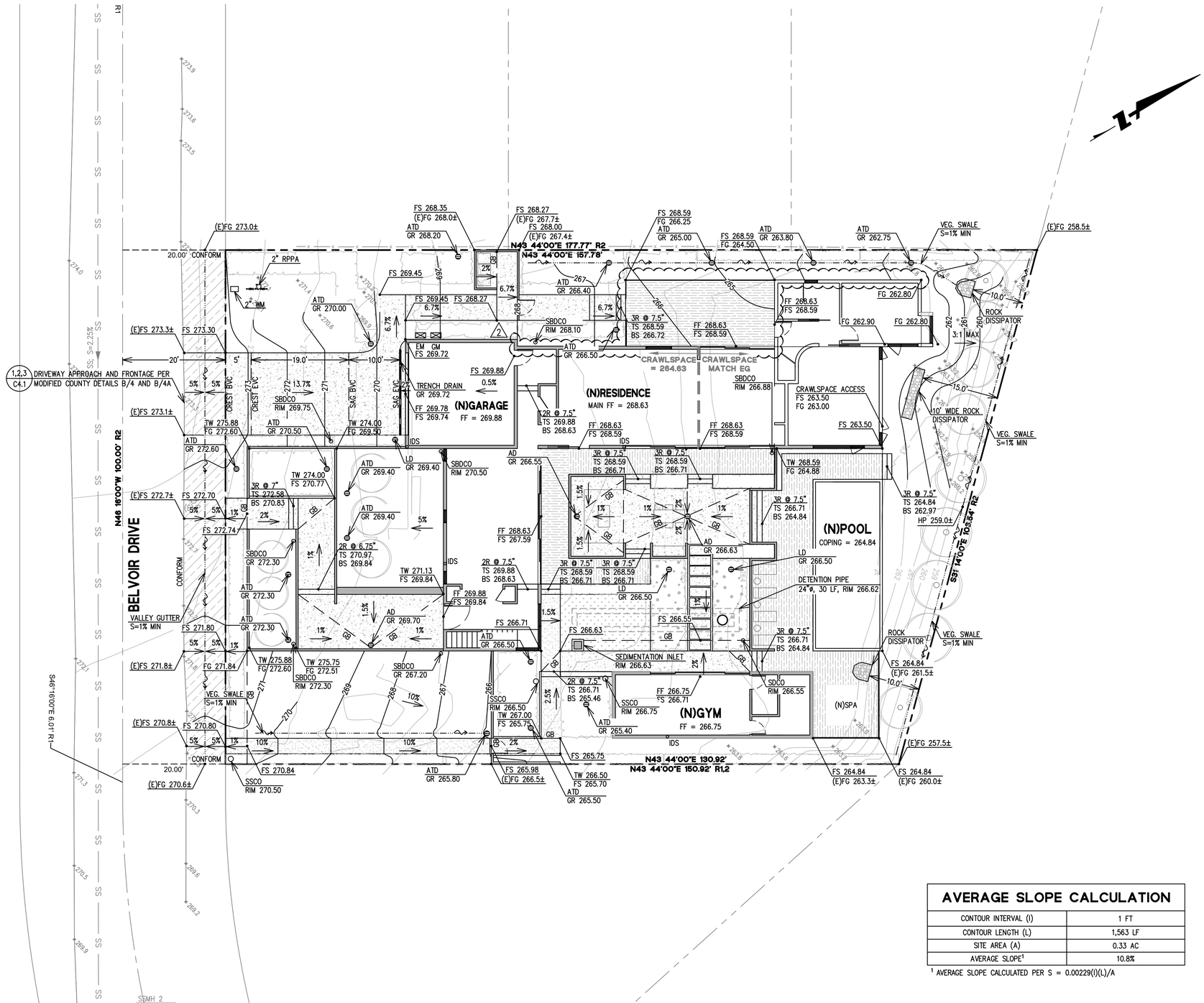
REGISTERED PROFESSIONAL ENGINEER — DALE J. LEDA — C 78436 — CIVIL — STATE OF CALIFORNIA
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
1	BSA PLAN CHECK COMMENTS	02/01/2023
2	BSA PLAN CHECK COMMENTS	04/04/2023

Date	10/04/2022
Scale	AS SHOWN
Design	DJP
Drawn	DLG
Approved	DJL
Job No	20220896

Drawing Number:
C0.0
OF

DRAWING NAME: K:\2022\220896_1611_Belvoir_Drive\ENG-L\bdsheets.dwg
PLOT DATE: 04-14-23 PLOTTED BY: gold



GRADING NOTES:

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT 5% FOR A DISTANCE OF 10', WHERE POSSIBLE, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM, STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTORS RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S GEOTECHNICAL ENGINEER TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05', HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
14. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.

PAVEMENT/HATCH LEGEND:

SEE GEOTECHNICAL REPORT FOR EXACT RECOMMENDATION FOR GRADING OPERATIONS AND OVEREXCAVATION ON-SITE.

CONCRETE	5" CONCRETE W/#4 BARS 16" O.C. – EACH WAY OVER 12" OF CALTRANS CLASS 2 BASE ROCK. SEE LANDSCAPE PLANS FOR SCORE JOINTS.
ASPHALT PAVING	3" AC OVER 12" OF CALTRANS CLASS 2 BASE ROCK.
WALKWAY GRAVEL	SLP FOR SECTION DETAILS.
WOOD DECK	SLP AND SSP FOR SECTION DETAILS.
TURF	SLP FOR PLANTING.

PAVEMENT NOTES:

1. PAVEMENT SECTION TO BE APPROVED BY GEOTECHNICAL ENGINEER
2. COLOR AND FINISH OF CONCRETE TO BE SPECIFIED BY LANDSCAPE ARCHITECT.
3. SEE LANDSCAPE PLANS FOR ALL WALKWAY FINISHES AND MATERIALS

AVERAGE SLOPE CALCULATION

CONTOUR INTERVAL (I)	1 FT
CONTOUR LENGTH (L)	1,563 LF
SITE AREA (A)	0.33 AC
AVERAGE SLOPE[1]	10.8%

[1] AVERAGE SLOPE CALCULATED PER S = 0.00229(I)(L)/A

EARTHWORK SUMMARY

USE	CUT (CY)	FILL (CY)	IMPORT (CY)	EXPORT (CY)	MAX. VERTICAL DEPTH (FT)
RESIDENCE PAD	80	200	120	–	3
POOL	60	0	–	60	4
DRIVEWAY	0	10	10	–	1.1
SITEWORK AND LANDSCAPING	70	220	150	–	2.5

0 10 20
GRAPHIC SCALE

SEE SHEET CO.0 FOR NOTES AND LEGENDS

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GRADING PLAN
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SANTA CLARA COUNTY, CALIFORNIA

LOS ALTOS

REGISTERED PROFESSIONAL ENGINEER
DAVID J. FEE
No. 78670
CIVIL
STATE OF CALIFORNIA
REVIEW ONLY
NOT FOR CONSTRUCTION

No.	Revisions	Date
1	BSA PLAN CHECK COMMENTS	02/01/2023
2	BSA PLAN CHECK COMMENTS	04/04/2023

Date 10/04/2022
Scale 1" = 10'
Design DJP
Drawn DLG
Approved DJL
Job No 20220896

Drawing Number:
C1.1
OF

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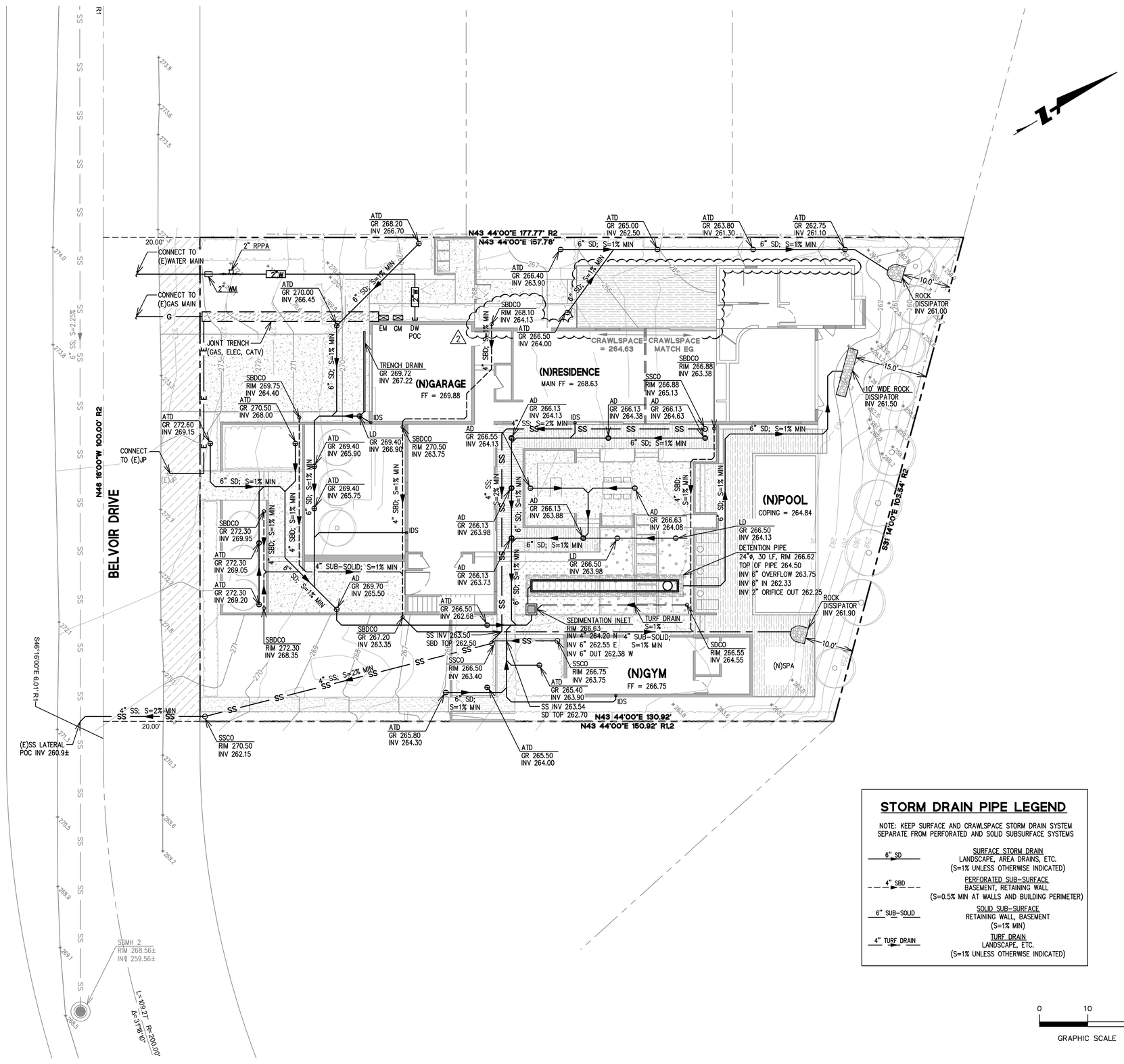
PLOT DATE: 04-14-23 PLOTTED BY: gald



STORM DRAIN NOTES:

1. PRIVATE STORM DRAIN LINE 4–INCH THROUGH 12–INCH WITH A MINIMUM OF TWO (2) FEET OF COVER IN NON–TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 WHITE PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS, 45° ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
2. PRIVATE STORM DRAIN LINE 6–INCH THROUGH 12–INCH WITH LESS THAN THREE (3) FEET OF COVER IN VEHICULAR TRAFFIC AREAS SHALL BE POLYVINYL CHLORIDE (PVC) C900, RATED FOR 150 PSI CLASS PIPE. PROVIDE AND INSTALL "STORM DRAIN" MARKER TAPE FOR THE ENTIRE LENGTH OF PIPE TRENCH IN ACCORDANCE WITH CITY/TOWN STANDARDS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, OBTUSE ELBOWS OR LONG SWEEP ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED.
3. ALL AREA DRAINS AND CATCH BASINS GRATES WITHIN PEDESTRIAN ACCESSIBLE AREAS SHALL MEET ADA REQUIREMENTS.
4. ALL TRENCHES SHALL BE BACK FILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
5. FOR GRAVITY FLOW SYSTEMS CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION OF ANY GRAVITY FLOW SYSTEM.
6. DRAINS SHOWN ON CIVIL PLANS ARE NOT INTENDED TO BE THE FINAL NUMBER AND LOCATION OF ALL DRAINS. PLACEMENT AND NUMBER OF LANDSCAPING DRAINS ARE HIGHLY DEPENDENT ON GROUND COVER TYPE AND PLANT MATERIAL. CONTRACTOR SHALL ADD ADDITIONAL AREA DRAINS AS NEEDED AND AS DIRECTED BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER.
7. ALL DOWN SPOUTS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM WITH 4" PVC SDR 35 PIPE OR EQUIVALENT. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE DOWN SPOUTS.

SANITARY SEWER NOTES:

1. ALL SEWER WORK SHALL BE IN CONFORMANCE WITH THE CITY/TOWN OR APPROPRIATE SANITARY SEWER DISTRICT.
2. PRIVATE SANITARY SEWER SERVICE LINE 4–INCH THROUGH 8–INCH SHALL BE POLYVINYL CHLORIDE (PVC) SDR 26 GREEN SEWER PIPE AND SHALL CONFORM TO THE REQUIREMENTS OF ASTM DESIGNATION D 3034–73 WITH GLUED JOINTS. ALL DIRECTION CHANGES SHALL BE MADE WITH WYE CONNECTIONS, 22.5° ELBOWS or 45° ELBOWS, 90° ELBOWS AND TEE's ARE PROHIBITED. PUBLIC SANITARY SEWER LINES AND MAINS SHALL BE PER CITY/TOWN STANDARDS.
3. ALL LATERALS SHALL HAVE A CLEANOUT AT FACE OF BUILDING AND AS SHOWN ON PLANS PER THE CITY STANDARD OR APPROPRIATE SANITARY SEWER DISTRICT.
4. IF (E) SEWER LATERAL IS TO BE USED, CONTRACTOR SHALL PERFORM PRESSURE TEST ON (E) SEWER LATERAL, AND SHALL PERFORM ANY NEEDED REPAIRS. EXTEND (N) OR (E) SEWER LINE AS SHOWN ON THE PLANS SLOPED AT 2% MINIMUM. INSTALL CLEANOUT AT FACE OF BUILDING AND AT PROPERTY LINE.

WATER SYSTEM NOTES:

1. MAINTAIN WATER LINES 10' AWAY FROM SANITARY SEWER LINES.
2. WHERE WATER LINES HAVE TO CROSS SANITARY SEWER LINES, DO SO AT A 90 DEGREE ANGLE AND WATER LINES SHALL BE MINIMUM OF 12" ABOVE TOP OF SANITARY SEWER LINES.
3. WATER LINES ARE SHOWN SCHEMATICALLY, CONTRACTOR SHALL IDENTIFY EACH ANGLE AND/OR BEND THAT MAY BE REQUIRED TO ACCOMPLISH THE INTENDED DESIGN.
4. ALL WATER SERVICE CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY/TOWN OR APPLICABLE WATER DISTRICT STANDARDS.
5. CONNECTIONS TO THE EXISTING WATER MAIN SHALL BE APPROVED BY THE CITY/TOWN. THE CONTRACTOR SHALL PAY THE ACTUAL COSTS OF CONSTRUCTION. THE CONTRACTOR SHALL PERFORM ALL EXCAVATION, PREPARE THE SITE, FURNISH ALL MATERIALS, INSTALL TAPPING TEE, VALVE AND ALL THRUST BLOCKS, BACKFILL, RESTORE THE SURFACE, AND CLEAN UP. THE CITY/TOWN WILL PROVIDE THE CLIENT WITH A LIST OF APPROVED CONTRACTORS FOR MAKING WET TAPS. NONMETALLIC WATER LINES SHALL HAVE TRACER WIRES INSTALLED.
6. ALL WATER LINES SHALL BE INSTALLED WITH 36" MINIMUM COVER.
7. CONTRACTOR SHALL SIZE AND INSTALL ALL NEW DESIGN BUILD DOMESTIC IRRIGATION AND FIRE WATER LINE(S) IN ACCORDANCE WITH THE LATEST EDITION OF THE UNIFORM/CALIFORNIA PLUMBING AND FIRE CODES. (ALL FIXTURE UNIT COUNTS SHALL BE REVIEWED AND APPROVED BY THE CITY/TOWN'S BUILDING AND/OR WATER DEPARTMENT PRIOR TO CONSTRUCTION.)
8. CONCRETE THRUST BLOCKS SHALL BE INSTALLED AT ALL TEES, CROSSES, BENDS (HORIZONTAL AND VERTICAL), AT SIZE CHANGES AND AT FIRE HYDRANTS PER CITY/TOWN STANDARD, AWWA C600, SECTION 3.8 UNLESS NOTED OTHERWISE.
9. ALL ON AND OFF–SITE LANDSCAPE IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS AND SHALL BE CONNECTED TO THE EXISTING AND/OR NEW WATER SYSTEM AND METERED ACCORDINGLY.
10. INSTALL CITY/TOWN APPROVED PRESSURE REGULATOR AND REDUCED BACKFLOW PREVENTOR ON WATER LINE AT ENTRANCE TO BUILDING. REFERENCE PLUMBING PLANS FOR MORE DETAIL.

STORM DRAIN PIPE LEGEND

NOTE: KEEP SURFACE AND CRAWLSPACE STORM DRAIN SYSTEM SEPARATE FROM PERFORATED AND SOLID SUBSURFACE SYSTEMS

6" SD	SURFACE STORM DRAIN LANDSCAPE, AREA DRAINS, ETC. (S=1% UNLESS OTHERWISE INDICATED)
4" SBD	PERFORATED SUB–SURFACE BASEMENT, RETAINING WALL (S=0.5% MIN AT WALLS AND BUILDING PERIMETER)
6" SUB–SOLID	SOLID SUB–SURFACE RETAINING WALL, BASEMENT (S=1% MIN)
4" TURF DRAIN	TURF DRAIN LANDSCAPE, ETC. (S=1% UNLESS OTHERWISE INDICATED)

0 10 20
GRAPHIC SCALE

SEE SHEET CO.0 FOR NOTES AND LEGENDS

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SANTA CLARA COUNTY, CALIFORNIA
LOS ALTOS

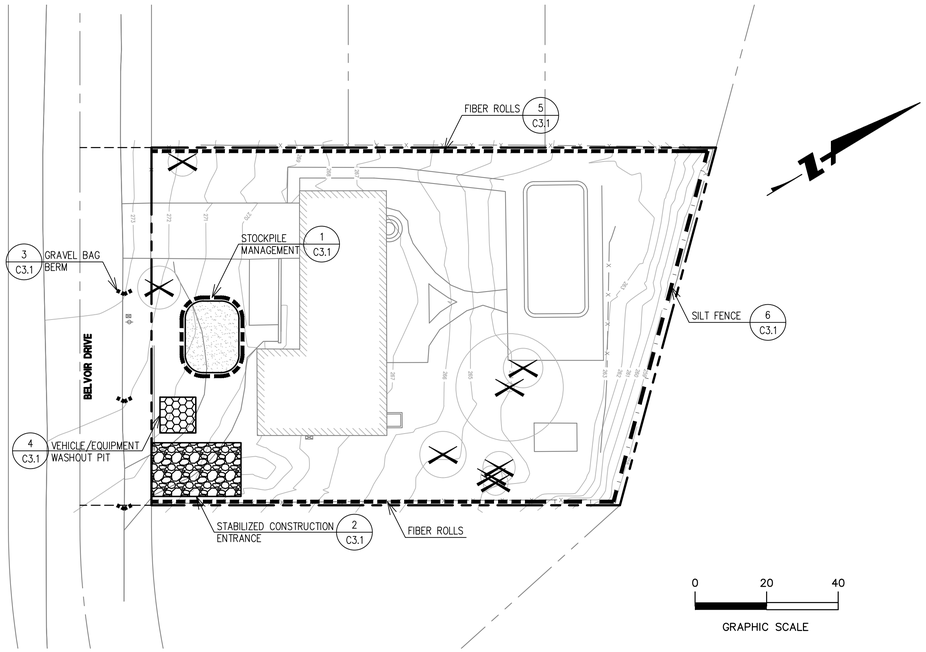
REGISTERED PROFESSIONAL ENGINEER DANIELLE J. LEONARD 76842 CIVIL STATE OF CALIFORNIA
REVIEW ONLY NOT FOR CONSTRUCTION

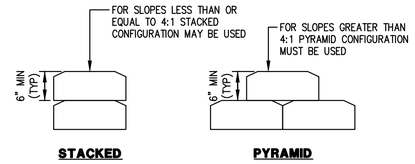
No.	Revisions	Date
1	BSA PLAN CHECK COMMENTS	02/01/2023
2	BSA PLAN CHECK COMMENTS	04/04/2023

Date	10/04/2022
Scale	1" = 10'
Design	DJP
Drawn	DLG
Approved	DJL
Job No	20220896

Drawing Number:
C2.1
OF

DRAWING NAME: K:\2022\220896_1611_Belvoir_Drive\ENG-L\bdsheets.dwg
PLOT DATE: 04-14-23 PLOTTED BY: gald

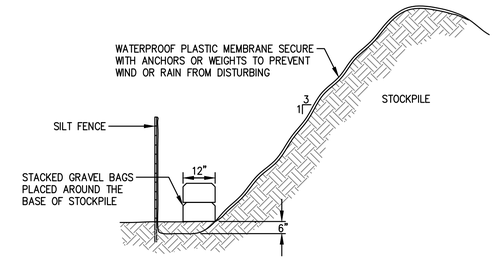




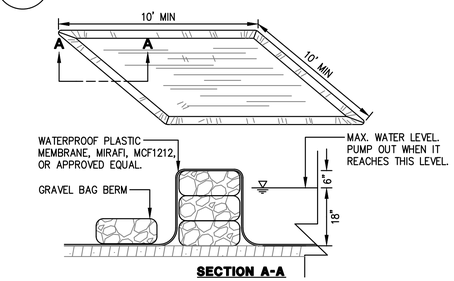
NOTES:

1. INSTALL AT LOCATIONS AS SHOWN ON EROSION CONTROL PLAN, AND IN ADDITION, PROTECT ALL EXISTING AND PROPOSED STORM DRAIN STRUCTURES WITH GRAVEL BAGS.

3 GRAVEL BAG BERM
NTS



1 STOCKPILE COVERING
NTS



4 VEHICLE/EQUIPMENT WASHOUT PIT
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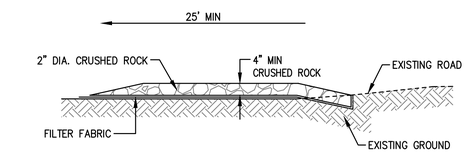


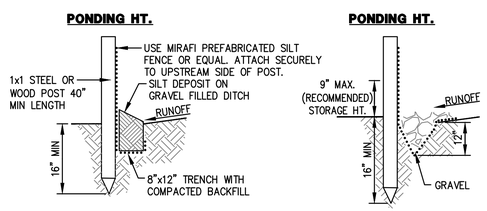
NOTES:

1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET.
2. INSTALL ALONG NEW DWY CORRIDOR FOR THE FULL PROPOSED WIDTH.

2 STABILIZED CONSTRUCTION ENTRANCE
NTS

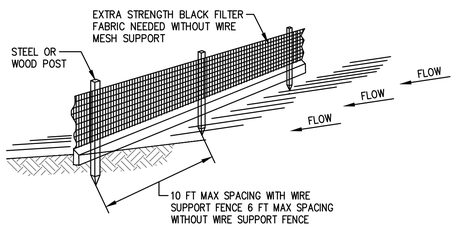
PERMANENT EROSION/SEDIMENT CONTROLS:

1. CONTRACTOR SHALL PROVIDE POST-CONSTRUCTION PERMANENT EROSION/SEDIMENT CONTROL THROUGHOUT THE SITE IN THE FORM OF FINISH LANDSCAPING.
2. PERMANENT EROSION CONTROLS SHOULD CONSIST OF VEGETATION OR OTHER MEANS OF STABILIZING ALL DISTURBED AREAS OF THE SITE. SUITABLE EROSION CONTROLS INCLUDE TURF, SHRUBS, ESTABLISHED HYDROSEEDING, MULCH, BARK, AND OTHER GROUNDCOVERS.
3. ALL DISTURBED GROUND SURFACES SHALL BE STABILIZED UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
4. FINAL LANDSCAPING PLAN TO BE DEVELOPED IN COORDINATION WITH THE PROJECT ARCHITECT AND TO BE CONSISTENT WITH EXISTING LANDSCAPING AND TREES TO REMAIN, AND MEET THE APPROVAL OF THE PROJECT ARBORIST.
5. LANDSCAPING PROPOSED SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
6. DISTURBED AREAS OF THE SITE SHOULD BE STABILIZED DURING THE RAINY SEASON USING STRAW MULCH (EC-6) OR WOOD MULCHING (EC-8).
7. PERMANENT EROSION CONTROL SHALL BE PROVIDED BY LANDSCAPING SUCH AS SHRUBS, SOD OR MULCH. LANDSCAPE DESIGN MAY BE SUBJECT TO CHANGE.



STANDARD DETAIL TRENCH WITH NATIVE BACKFILL

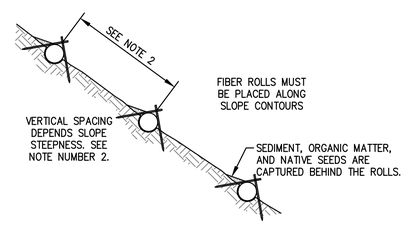
ALTERNATE DETAIL TRENCH WITH GRAVEL

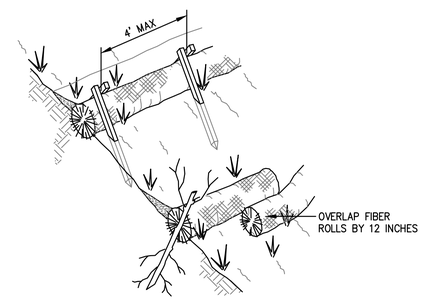


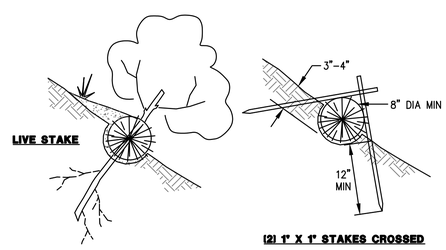
NOTES:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

6 SILT FENCE
NTS







NOTES:

1. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
1. VERTICAL SPACING FOR SLOPE INSTALLATIONS:
   SLOPE OF 2:1 OR GREATER = 10 FEET APART
   SLOPE BETWEEN 4:1 AND 2:1 = 15 FEET APART
   SLOPE OF 4:1 OR FLATTER = 20 FEET APART
2. INSPECT AND REPAIR FIBER ROLLS AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

5 FIBER ROLL
NTS

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LOS ALTOS

REGISTERED PROFESSIONAL ENGINEER — DALE J. LEGG — No. 75870 — CIVIL — STATE OF CALIFORNIA

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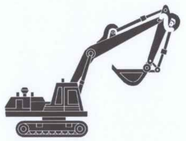
Drawing Number: C3.1 OF

DRAWING NAME: K:\2022\220896_1611_Belvoir_Drive\ENG-L\bdsheets.dwg
PLOT DATE: 04-14-23 PLOTTED BY: gald

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

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

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

- ☐ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ☐ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ☐ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ☐ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ☐ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ☐ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ☐ Avoid creating excess dust when breaking asphalt or concrete.
- ☐ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ☐ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ☐ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related 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.

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 bermed 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.

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

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.

- ☐ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ☐ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ☐ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ☐ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ☐ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ☐ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ☐ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

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

Paint Removal

- ☐ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ☐ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ☐ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and 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.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

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

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 Principals

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

Advance Planning To Prevent Pollution

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

Good Housekeeping Practices

- ☐ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed 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.
- ☐ 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 vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ☐ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

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, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

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

Dewatering Operations

1. Check for Toxic Pollutants

- ☐ Check for odors, discoloration, or an oily sheen on groundwater.
- ☐ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ☐ If contamination is suspected, have the water tested by a certified laboratory.
- ☐ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

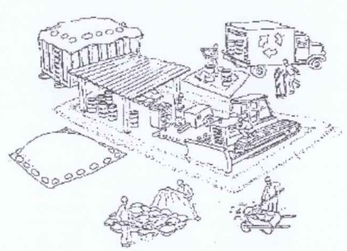
2. Check for Sediment Levels

- ☐ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ☐ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ☐ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ☐ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

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	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO:

BKF
255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

BEST MANAGEMENT PRACTICES
BELVOIR
1611 BELVOIR DRIVE
SANTA CLARA COUNTY

LOS ALTOS CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER CLYDE J. LEE 17843 CIVIL STATE OF CALIFORNIA
REVIEW ONLY NOT FOR CONSTRUCTION

No.	Revisions	Date
1	BSA PLAN CHECK COMMENTS	02/01/2023
2	BSA PLAN CHECK COMMENTS	04/04/2023

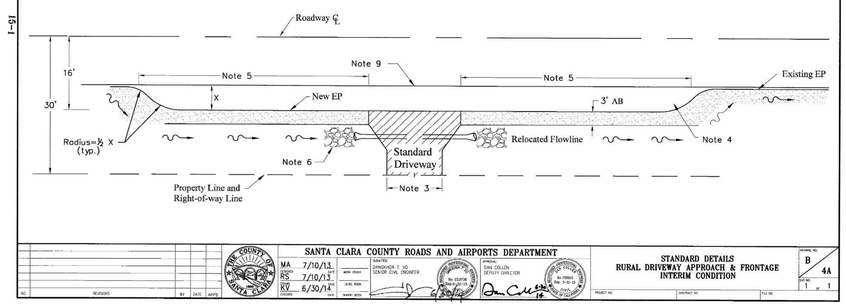
Date 10/04/2022
Scale AS SHOWN
Design DJP
Drawn DLG
Approved DJL
Job No 20220896

Drawing Number:
C3.2
OF

DRAWING NAME: K:\2022\220896_1611_Belvoir_Drive\ENG-L\bdsheets.dwg
PLOT DATE: 04-14-23 PLOTTED BY: gald

NOTES:

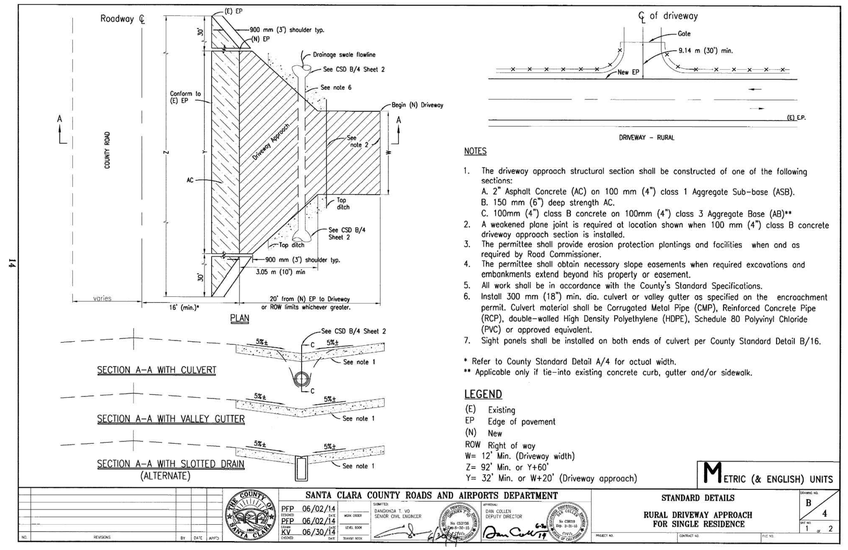
1. Single residence (County Standard Detail B/4) and/or Multiple Residence (County Standard Detail B/5).
2. New or existing retrofit driveway/driveway approach.
3. Driveway approach pavement section and dimensions per County Standard Detail B/4 or B/5.
4. Minimum roadway structural section per County Standard Details A/1 through A/9 or match in kind, the more restrictive shall apply.
5. Minimum 50 linear feet or to property corner limits, whichever is greater shall apply.
6. Rip rap rock energy dissipaters, owner's engineer to determine/calculate size, type and dimensions in conformance with most current County Drainage Manual, as appropriate.
7. Provide positive drainage flow across frontage.
8. 3-ft aggregate base (AB) shoulder shall be compacted to 90%. Refer to County Standard Detail A/4 for minimum structural section.
9. Replace existing shoulder stripe/fog line in kind [e.g., thermoplastic or white reflective paint (2 coats min) etc].



SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT — STANDARD DETAILS: RURAL DRIVEWAY APPROACH & FRONTAGE INTERIM CONDITION — B/4A

3 RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE (B/4A)

NTS



NOTES

1. The driveway approach structural section shall be constructed of one of the following sections:
   A. 2" Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
   B. 150 mm (6") deep strength AC.
   C. 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)**
2. A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
3. The permittee shall provide erosion protection plantings and facilities when and as required by Road Commissioner.
4. The permittee shall obtain necessary slope easements when required excavations and embankments extend beyond his property or easement.
5. All work shall be in accordance with the County's Standard Specifications.
6. Install 300 mm (18") min. dia. culvert or valley gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
7. Sight panels shall be installed on both ends of culvert per County Standard Detail B/16.

* Refer to County Standard Detail A/4 for actual width.
** Applicable only if tie-into existing concrete curb, gutter and/or sidewalk.

LEGEND

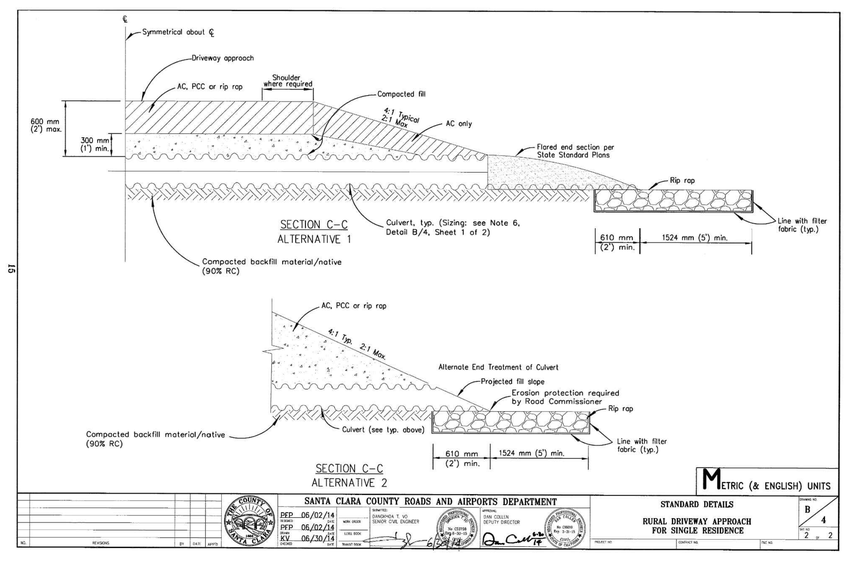
(E) Existing
EP Edge of pavement
(N) New
ROW Right of way
W= 12' Min. (Driveway width)
Z= 92' Min. or Y+60'
Y= 32' Min. or W+20' (Driveway approach)

METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT — STANDARD DETAILS: RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE — B/4

1 RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE (B/4)

NTS



METRIC (& ENGLISH) UNITS

SANTA CLARA COUNTY ROADS AND AIRPORTS DEPARTMENT — STANDARD DETAILS: RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE — B/4

2 RURAL DRIVEWAY APPROACH FOR SINGLE RESIDENCE (B/4)

NTS

255 SHORELINE DRIVE
SUITE 200
REDWOOD CITY, CA 94065
(650) 482-6300
www.bkf.com

DETAIL SHEET
BELVOIR
1611 BELVOIR DRIVE
SANTA CLARA COUNTY, CALIFORNIA, LOS ALTOS

REGISTERED PROFESSIONAL ENGINEER — REVIEW ONLY NOT FOR CONSTRUCTION — CIVIL — STATE OF CALIFORNIA

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