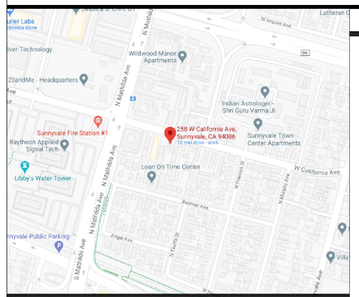
SUBDIVISION

SUNNYVALE . CALIFORNIA

PROJECT INFO



VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	258 W. CALIFORNIA SUNNYVALE, CA
APN:	204-51-005
DESCRIPTION OF WORK:	<N> SUBDIVISION ONE LOT INTO 2 WITH TWO NEW TWO STORY HOMES WITH ATTACHED GARAGE
ARCHITECT / DESIGNER OF RECORD:	GEO. DESIGN 367 SANTANA HEIGHTS 3089 SAN JOSE CA 95128 GNOVITSKIY@GMAIL.COM 408.603.02.33
ZONING:	R-2
OCCUPANCY GROUP:	R-3/U
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	TWO STORY /ATTACHED GARAGE
LOT SIZE:	9,397 SQ.FT.

SET-BACK INFORMATION

SETBACK:	REQUIRED:	PROPOSED:
FRONT	20'-0"	SEE A1.0
SIDE	4'-0" MIN 10'	SEE A1.0
REAR	20'-0"	SEE A1.0
MAX. HEIGHT	30'-0"	SEE A3.0

CODE & REGULATION

ALL WORK TO COMPLY WITH THE 2022 C.R.C., C.B.C., C.M.C., C.P.C. & 2022 C.E.C., CALIFORNIA TITLE 24 AMENDMENTS, AND CITY OF SUNNYVALE MUNICIPAL CODE.

BUILDING CODE USED PERFORM THE WORK ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION OF THE PROJECT WHICH INCLUDE BUT ARE NOT LIMITED TO:

A. 2022 California Residential Code
B. 2022 California Mechanical Code
C. 2022 California Plumbing Code
D. 2022 California Electrical Code
E. 2022 California Fire Code
F. 2022 California Green Building Standard Code

PROJECT DATA

FLOOR CALCULATION

PROPOSED LOT 1	LOT: 5,127.94 SQ.FT.
MAIN FLOOR	1,148 SQ.FT.
SECOND FLOOR	1,035.9 SQ.FT.
ATTACHED GARAGE	403 SQ.FT.
COVERED PORCH	60 SQ.FT.
(N) TOTAL BUILDING COUNTED AREA	2,586.9 SQ.FT.
PROPOSED LOT 2	LOT: 4,269.06 SQ.FT.
MAIN FLOOR	1,101.3 SQ.FT.
SECOND FLOOR	1,064.8 SQ.FT.
ATTACHED GARAGE	404 SQ.FT.
COVERED PORCH	34.3 SQ.FT.
(N) TOTAL BUILDING COUNTED AREA EXCLUDED SQUARE FOOTAGE	2,570.1 SQ.FT.
FRONT PORCH LOT 1	60 SQ.FT.
FRONT PORCH LOT 2	34.3 SQ.FT.
(N) TOTAL BUILDING FOOT PRINT	3,150.6 SQ.FT.
(N) TOTAL LIVING AREA ON SITE	4,350 SQ.FT.
(N) TOTAL BUILDING COUNTED AREA	5,157 SQ.FT.
REAR YARD SPACE LOT 1	1,510 SQ.FT.
REAR YARD SPACE LOT 2	1,050 SQ.FT.
F.A.R. CALC MAX ALLOWED 55%:	5,168.35 SQ.FT.
F.A.R. CALC PROPOSED LOT 1 2,586.9 LOT 2 2,570.1	TOTAL: 5,157 SQ.FT.

LOT COVERAGE AREA:
PROPOSED: 3,150.6 SQ.FT. 33.5%

LANDSCAPING NOTES

PROJECT LANDSCAPING TO FOLLOW PROPOSED SET ATTACHED TO THIS SET OF PLANS.

CONTACT INFORMATION

SHEET INDEX

ARCHITECTURAL

LANDSCAPE PLAN

CIVIL PLAN

GREEN BUILDING NOTES

FIRE DEPARTMENT NOTES

A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN BOTH THE SINGLE FAMILY RESIDENCE AND THE ACCESSORY STRUCTURE; THEY SHALL BE IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS.

FOR PLACEMENT OF SMOKE ALARMS AND CARBON MONOXIDE ALARMS IN ROOMS WITH VARIATIONS IN CEILING HEIGHT (SLOPED, PITCHED ETC.), REFER TO THE MANUFACTURERS GUIDELINES FOR PROPER PLACEMENT.

APPROVED LADDER ACCESS CONSISTS OF A MAXIMUM 70 DEGREE CLIMBING ANGLE, AT LEAST 3 FEET OF CLEAR SPACE BEHIND THE BASE OF THE LADDER TO ALLOW ACCESS AND APPROVED CONCRETE OR GRAVEL LADDER PADS HAVING A MINIMUM DIMENSION OF 3' X 6' AND POSITIONED SO THAT THE 6' LENGTH IS PERPENDICULAR TO THE STRUCTURE.

A NFPA 13 FIRE SPRINKLER SYSTEM FOR THE REAR DWELLING UNIT WITH A FIRE DEPARTMENT CONNECTION AT THE PUBLIC SIDEWALK.THIS REQUIREMENT IS FOR THE REAR PROPOSED UNIT

ADDITIONAL NOTES:

THE PROJECT MUST INSTALL A FIRE SUPPRESSION SYSTEM PERMITS TO BE DEFERRED.

AUTOMATIC GARAGE DOOR OPENERS IF PROVIDED SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 325. R309.4

ALL DEMOLITION AND CONSTRUCTION RELATED MATERIALS, EQUIPMENT, AND CONSTRUCTION WORKERS PARKING NEED TO BE MANAGED ON-SITE AND NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENT

PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS

CAL GREEN NOTES

GENERAL NOTES

1. WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M., MONDAY THROUGH FRIDAY, NOR SHALL ANY WORK BE PERMITTED ON SATURDY OF SUNDAY UNLESS PRIOR APPROVAL IS GRANTED BY THE BUILDING OFFICAL.
2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G. C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G. C. SHALL BECOME FAMILIAR WITH ALL CITY ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER.
5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.
6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT.
10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER.
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.
13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.
14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.

NEW 2 SINGLE FAMILY HOUSE
258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

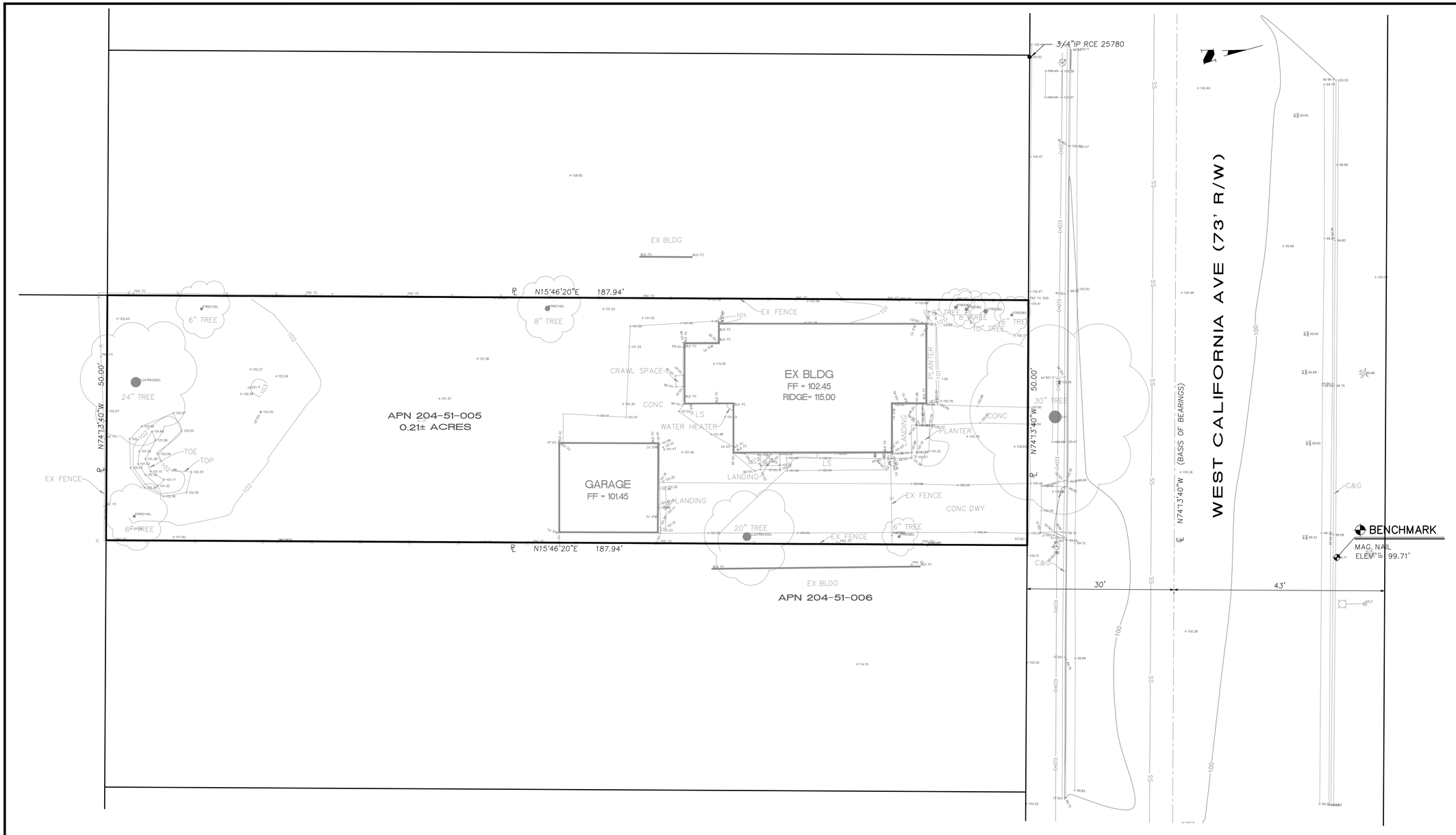
GEO DESIGN
367 SANTANA HEIGHTS 3089
SAN JOSE CA 95128

REVISION
03.18.21 PLANNING SUBMITTAL

PROJECT NO. 2038 DATE 03.18.21

SITE PLAN

A-0.0



LEGEND & ABBREVIATIONS

AC	ASPHALT CONCRETE	EVA	VEHICLE ACCESS EASEMENT	PSUE	PUBLIC SERVICE UTILITY EASEMENT
AD	AREA DRAIN				
BLDG	BUILDING	FC	FACE OF CURB	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	FD	FOUND	PVMT	PAVEMENT
BW	BOTTOM OF WALL/BACK OF WALK	FG	GROUND FINISH GRADE	PVC	POLYVINYL CHLORIDE
		FH	FIRE HYDRANT	R	RADIUS
CG	CURB & GUTTER	FL	FLOW LINE	RW	RETAINING WALL
℄	CENTERLINE	G	GARAGE SLAB	R/W	RIGHT OF WAY
CLF	CHAIN LINK FENCE		ELEVATION/GAS LINE	SD	STORM DRAIN
CO	SANITARY SEWER CLEANOUT	GM	GAS METER	SE	SLOPE EASEMENT
		INV	INVERT	SS	SANITARY SEWER/LATERAL
CONC	CONCRETE	LIP	LIP OF GUTTER	SSE	SANITARY SEWER EASEMENT
DI	DRAINAGE INLET	LS	LANDSCAPED AREA		
DWY	DRIVEWAY	MAX	MAXIMUM	SW	SIDEWALK
EA	EASEMENT	MH	MANHOLE	TC	TOP OF CURB
ELEV	ELEVATION	MIN	MINIMUM	TOE	TOE OF BANK
EM	ELECTRIC METER	MW	MONUMENT WELL	TW	TOP OF WALL
E(OH)	ELECTRIC OVERHEAD	NTS	NOT TO SCALE	W	WATER
EP	EDGE OF PAVEMENT	OH	OVERHEAD	WLK	WALKWAY
EX	EXISTING	P℄	PROPERTY LINE	WM	WATER METER
		PSE	PUBLIC SERVICE EASEMENT	WV	WATER VALVE

AREA DRAIN	HYDRANT	W	UTILITY
BENCHMARK	INLET		VERTICAL SHORING
BOUNDARY	JOINT POLE	WM	WATER METER
CATCH BASIN	LIGHTING	WV	WATER VALVE
CONCRETE	LIGHTING POLE		WELL
CONTOUR	MAIL BOX		
DRAINAGE EMITTER	MONUMENT WELL		
EASEMENT LINE	PROJECT SITE		
EXISTING ELEVATION	RIGHT OF WAY		
FENCE	SANITARY SEWER CLEAN OUT MANHOLE		
TREE	SANITARY SEWER MANHOLE		
IRON PIPE	STORM DRAIN MANHOLE		
GAS METER	SUMP PUMP		
GAS VALVE	ELECTRICAL BOX		
	ELECTRIC METER		

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 204-51-005
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WEST CALIFORNIA AVENUE SHOWN ON PARCEL MAP RECORDED ON DECEMBER 29, 1966, IN BOOK 217 OF MAPS AT PAGE 53, SANTA CLARA COUNTY RECORDS.

SURVEYOR'S STATEMENT

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438

12/05/16
DATE

PROFESSIONAL LAND SURVEYOR
Tom H. Milo
No. 6438
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D	BY

NC 12/05/16 DESIGNED DATE
NC 12/05/16 DRAWN DATE
1" = 10' SCALE
NL 12/05/16 CHECKED DATE

LC ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
LANDS OF CHONG
258 WEST CALIFORNIA AVE
APN 204-51-005

Sunnyvale California

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO. 1 OF 1
FILE NO.

APPLICANT : CHONG ROAD NAME : WEST CALIFORNIA FILE NO : .

NEW 2 SINGLE FAMILY HOUSE
258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

GEO DESIGN
367 SANTANA HEIGHTS
3089
SAN JOSE CA 95128

EX BLDG

3/4"IP RCE 25780

NOTE: PLEASE SEE LANDSCAPE PLAN FOR ALL SITE DESIGN CONDITIONS

2-NEW RADIO-READ DOMESTIC WATER METERS

NEW FREE STANDING FDC

PROPOSED 3' STREET EASEMENT DEDICATION

3' PRIVATE WATER LINE EASEMENT BENEFIT TO LOT 2

SAWCUT & CONFORM

CG

2-1" WATER LINES

CONNECT TO EX W MAIN

NEW STREET TREE (24" BOX SHUMARDII OAK) ROOT BARRIER

ELECTRICAL (OH) LINE TO BE UNDERGROUNDED PK-81 & PK-82

SAWCUT & CONFORM

WATER METER

WATER LINE TO BE ABANDONED

CONNECT TO EX SS MAIN

W SS

SW

NEW FENCE

N15°46'20"E 187.94'

85.38'

175'-6"

102.56'

50.00'

N74°13'40"W

29.68'

N74°13'40"W 45.11'

LOT 2 = 4,269.06 SF

BALCONY

BLDG 2
FF = 79.27

PORCH 79.23

ADDITIONAL 2 PARKING SPOTS (16.42'x18')

GARAGE 1%

2ND FLOOR LIMIT

B5=35 SF

PC 0+12.17

L=32.2', S=1.09%

4°-9'00.00", T=10.32'

L=21', R=10.32'

A5 = 763 SF

FOR LANDSCAPE PLAN PLEASE SEE SHEET L1

FOR DRAINAGE AND GRADING PLAN PLEASE SEE C4 AND CIVIL SET OF PLANS

A1 = 1,097 SF

B1 = 1,563 SF

BLDG 1
FF = 79.27

2ND FLOOR LIMIT

GARAGE 2%

LOT 1 AREA
GROSS = 5,127.94± SF
NET = 3,778.16± SF

A4 = 139 SF

B2 = 57 SF

78.77'

SSCO (CSD 15A)

NEW DWY PERVIOUS BLOCKING

B3 = 463 SF

N6°12'51"E 12.05'

N15°46'20"E 8.90'

38.00'

18.00'

12.00'

A2=367 SF

PRIVATE ACCESS ROAD FOR LOT 2

N15°46'20"E 71.46'

NEW DWY

A3 = 256 SF

B6 = 1,965 SF

6" PVC L=91.12' S=1.00%

FSCO

10' PIEE, PUE, SDE BENEFIT TO LOT 2, AREA = 1,042.17 SF

CONNECT TO PGE

SAWCUT & CONFORM

PARKSTRIP

EX FENCE

EX BLDG

EX BLDG

EX BLDG

WEST CALIFORNIA AVENUE

(BASIS OF BEARINGS) MON-MON

N74°13'40"W

— 1-0 PROPOSED PLAN
SCALE: ⅛" = 1'-0"

SITE NOTES:
ALL DIMENSIONS AND SETBACK POINTS NEED TO BE CHECKED BEFORE THE ADDITION TAKES PLACE. PLEASE VERIFY ALL SETBACKS FROM THE BOUNDARY OF THE PROPERTY TO THE <E> HOUSE AND <N> ADDITIONS PRIER TO DIGGING NEW FOUNDATION AND POURING OF THE CONCRETE OR FORM WORK SETUP.
IF THE SETBACK AT THE SITE DOES NOT MATCH UP TO THE DRAWING OR IS OVER THE ALLOWABLE SETBACK PLEASE CONTACT THE PROJECT ARCHITECT FOR FURTHER GUIDANCE ON THE PROJECT.

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PROJECT NO. 2038 DATE 03.18.21

SITE PLAN

A-1.0

NEW 2 SINGLE FAMILY HOUSE

258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

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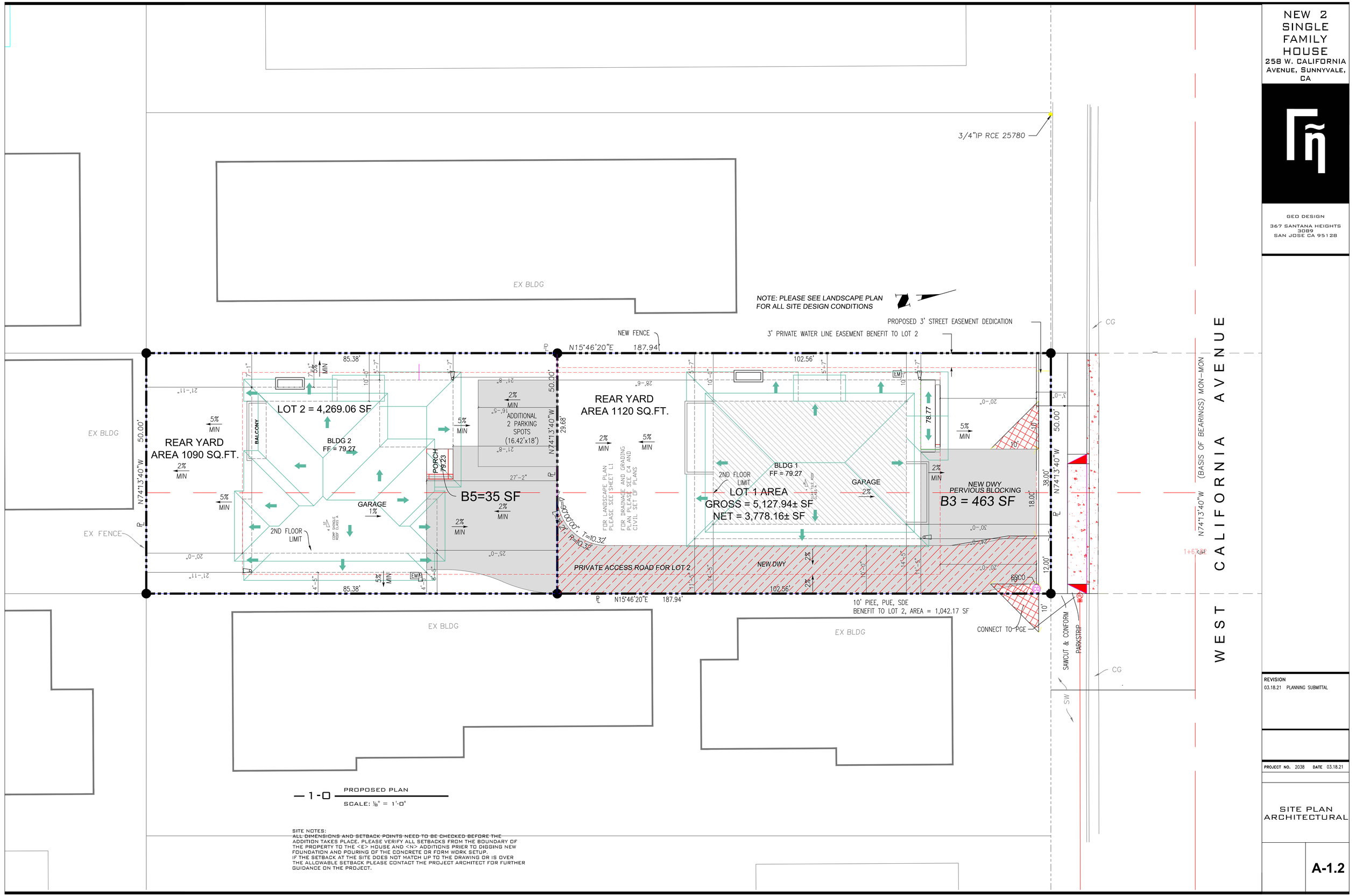

— 1-0 — PROPOSED PLAN
SCALE: ⅛" = 1'-0"

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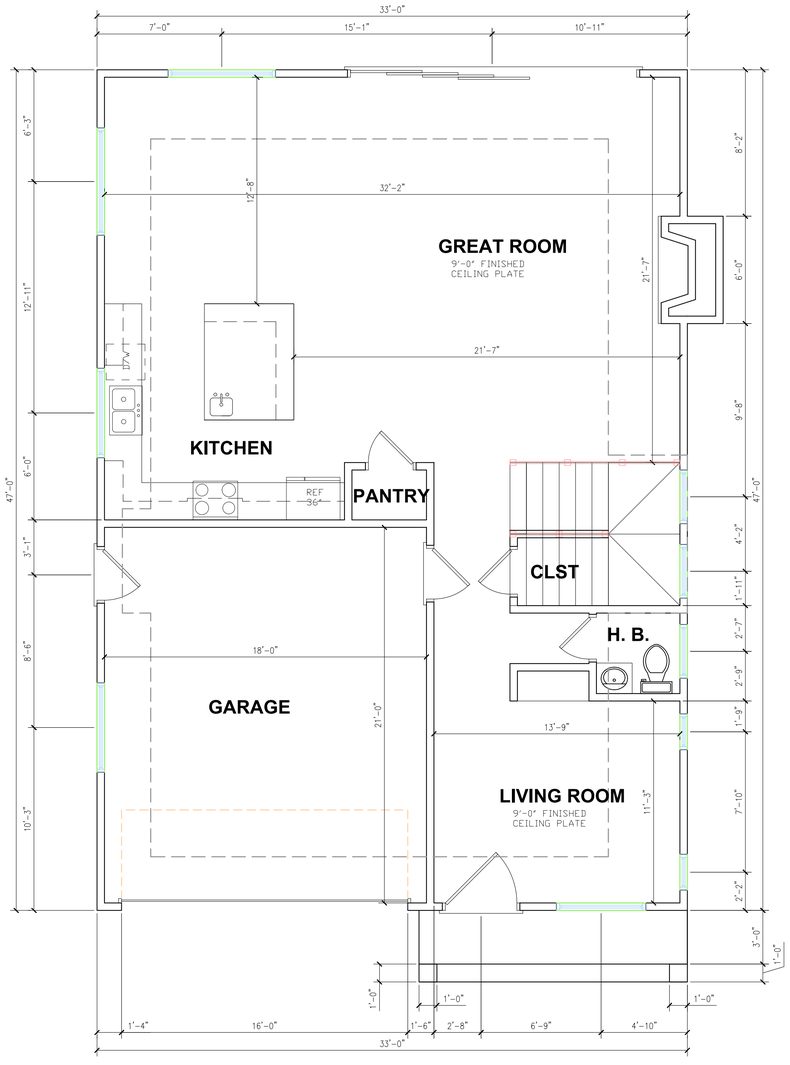
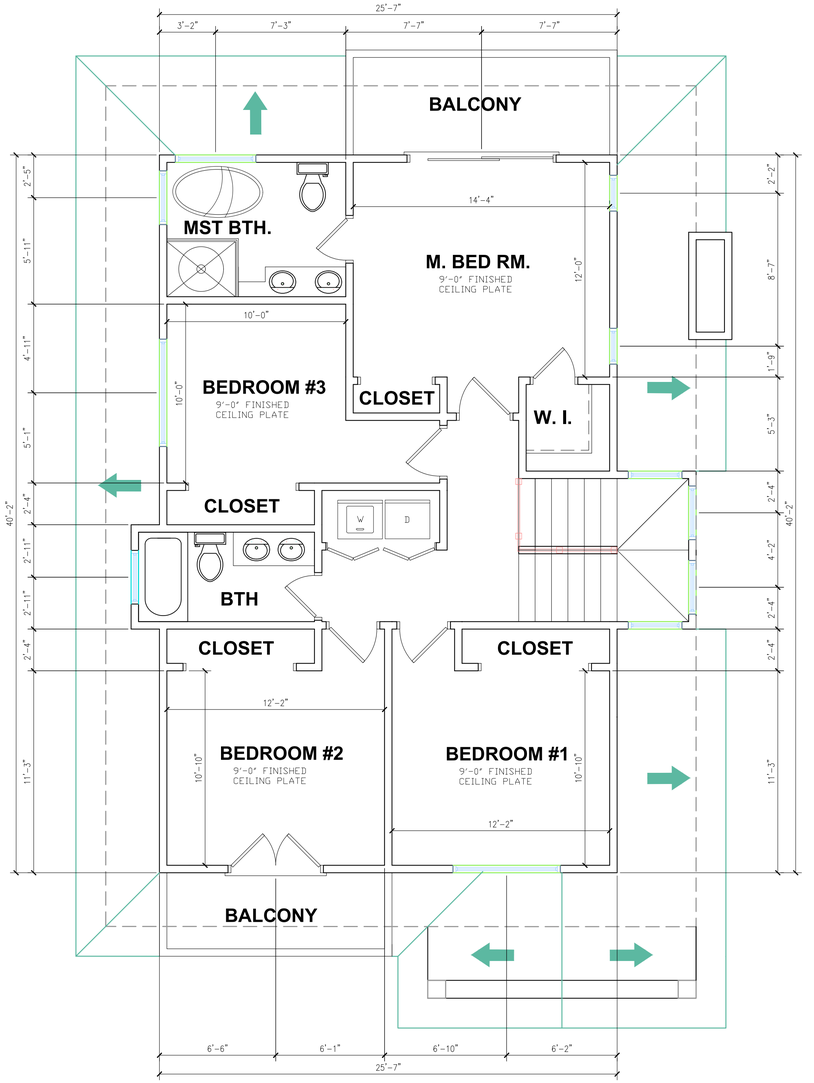
SITE PLAN ARCHITECTURAL

A-1.2





1-0 PROPOSED PLAN

0 2' 4' 8'

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

NEW 2 SINGLE FAMILY HOUSE
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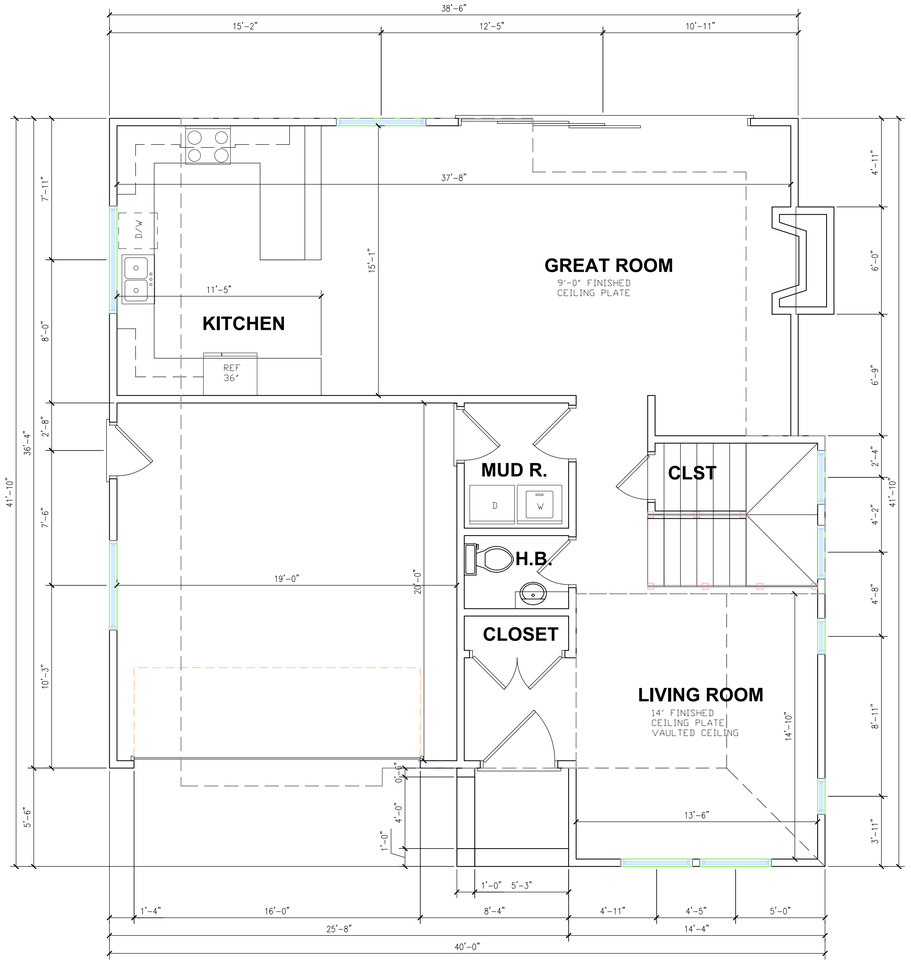
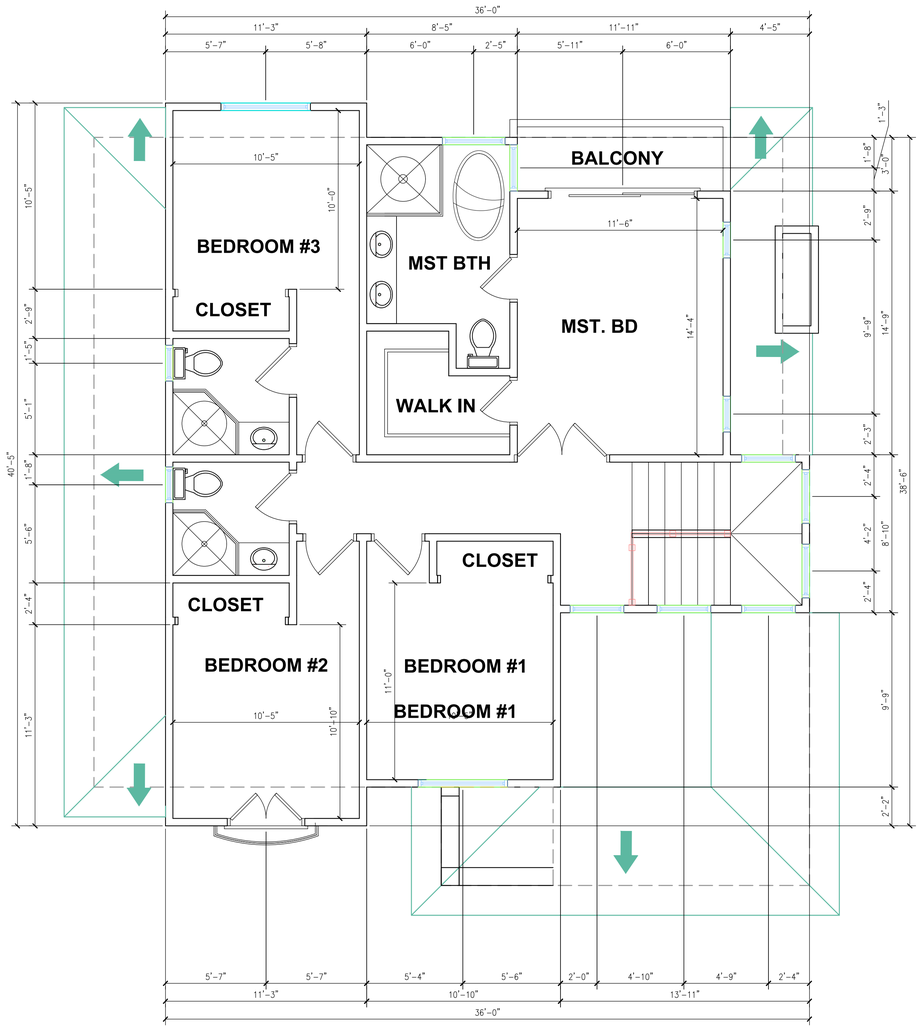
PROPOSED FLOOR PLAN LOT 1

A-2.0





1-0 PROPOSED PLAN

0 2' 4' 8'

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

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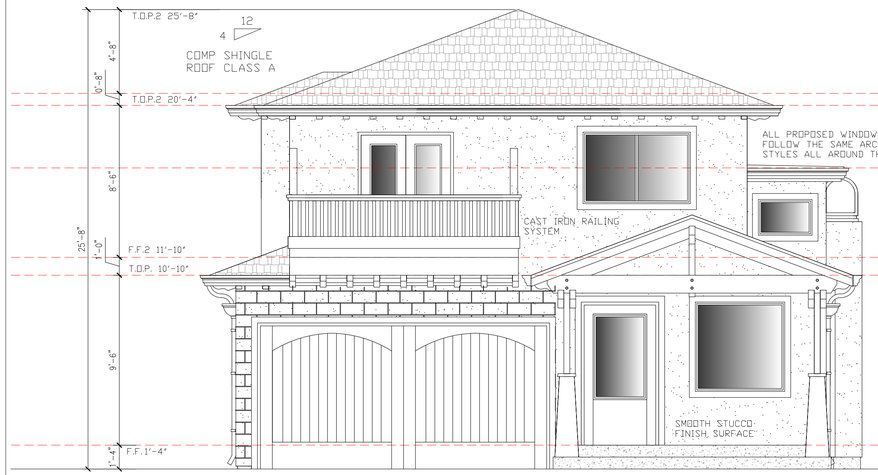
PROPOSED FLOOR PLAN LOT 2

A-2.1



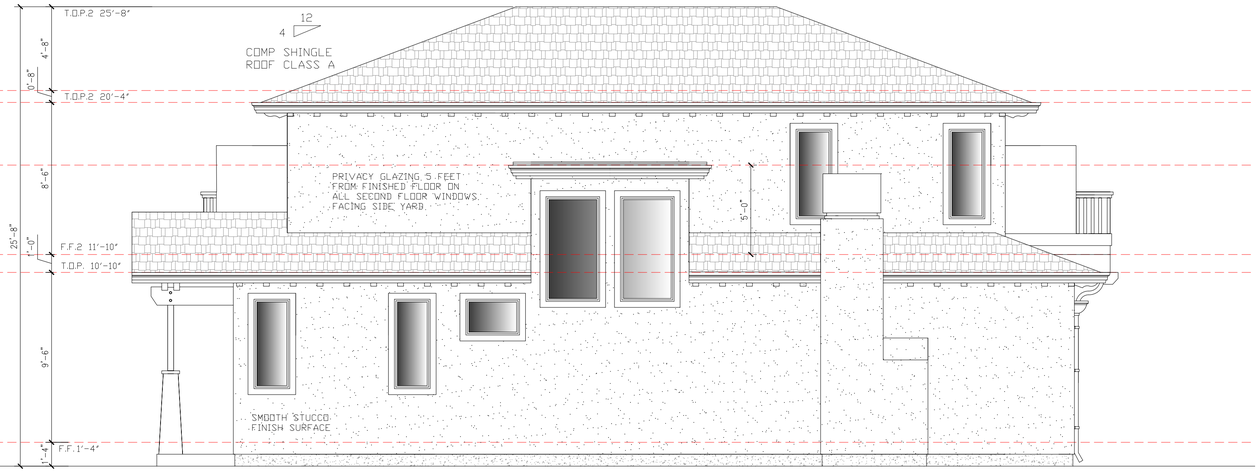
PROPOSED STONE VENEER MAYBE USED TO PROVIDE ACCENT FINISH ON THE FRONT OF THE GARAGE

THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH.

— 1-0 PROPOSED ELEVATION FRONT

0 2' 4' 8'

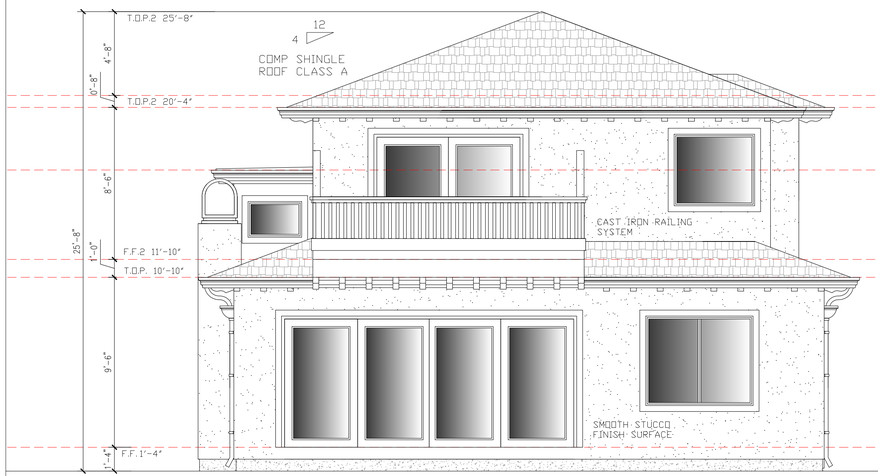
SCALE: 1/4" = 1'-0"



— 2-0 PROPOSED ELEVATION RIGHT SIDE

0 2' 4' 8'

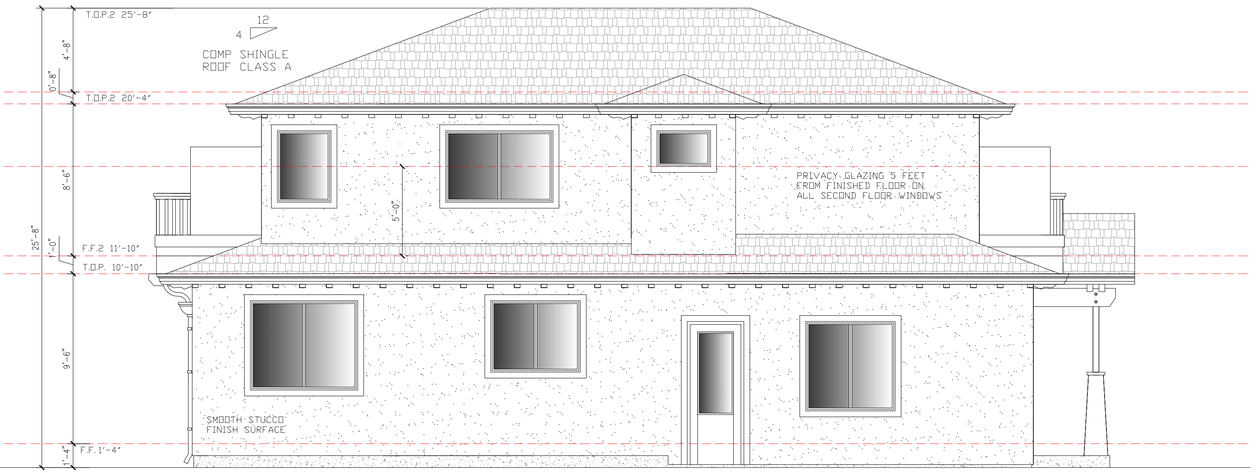
SCALE: 1/4" = 1'-0"



— 3-0 PROPOSED ELEVATION REAR

0 2' 4' 8'

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



— 4-0 PROPOSED ELEVATION LEFT SIDE

0 2' 4' 8'

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

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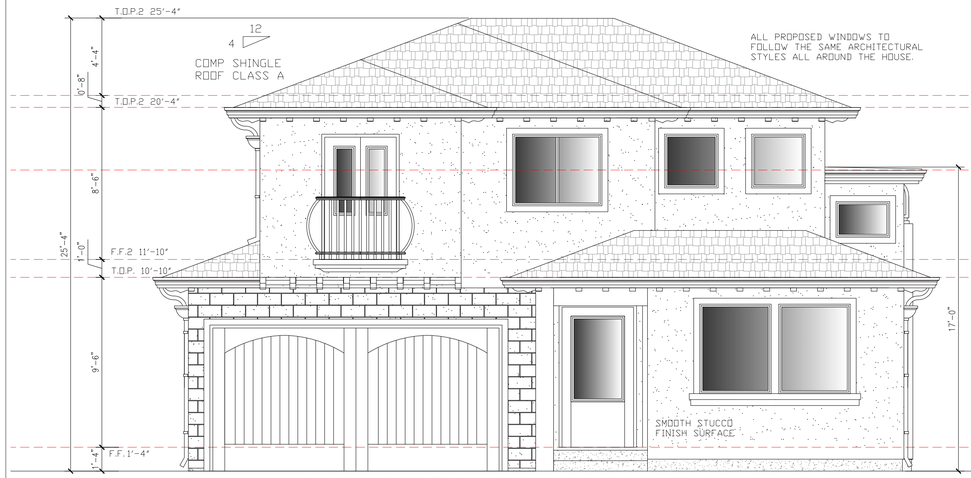
PROPOSED EXTERIOR ELEVATIONS LOT 1

A-3.0



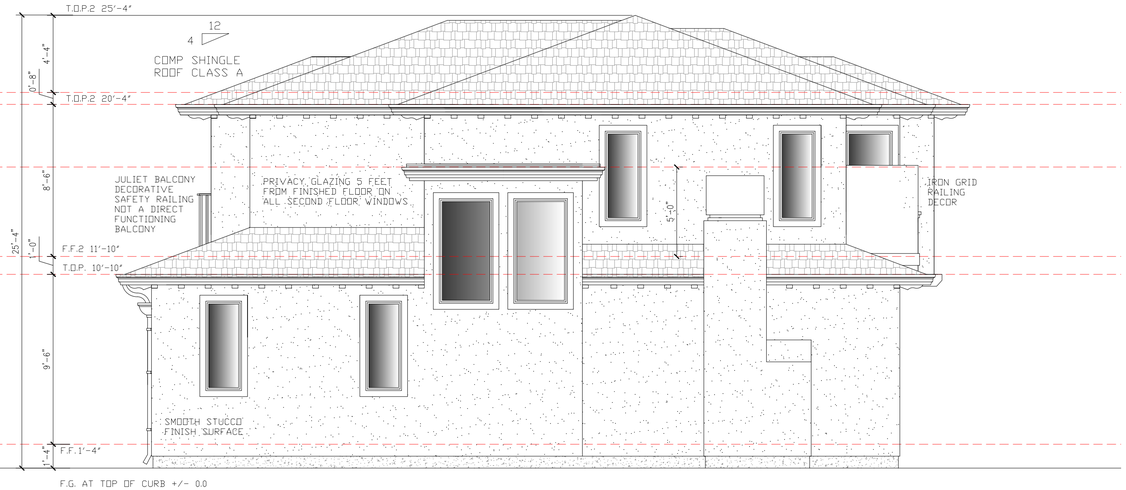
PROPOSED STONE VENEER MAYBE USED TO PROVIDE ACCENT FINISH ON THE FRONT OF THE GARAGE

THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH.

— 1-0 PROPOSED ELEVATION FRONT

0 2' 4' 8'

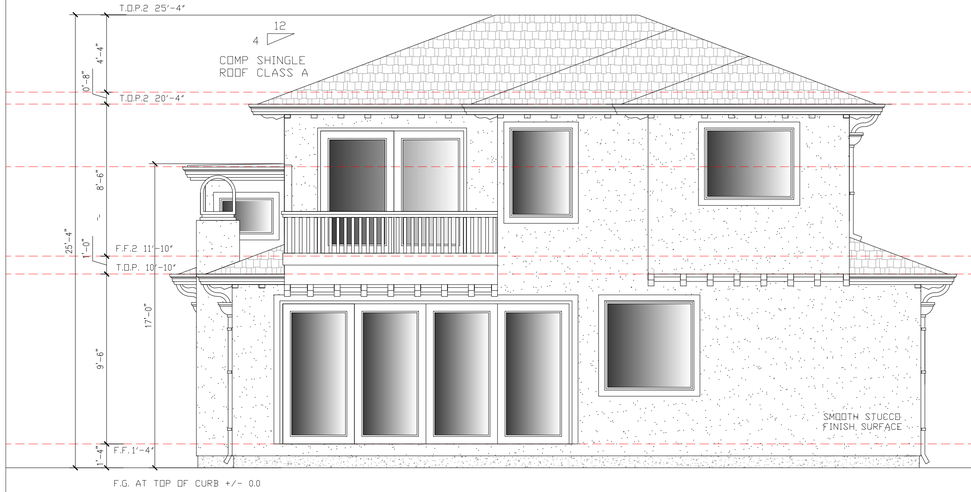
SCALE: 1/4" = 1'-0"



— 2-0 PROPOSED ELEVATION RIGHT SIDE

0 2' 4' 8'

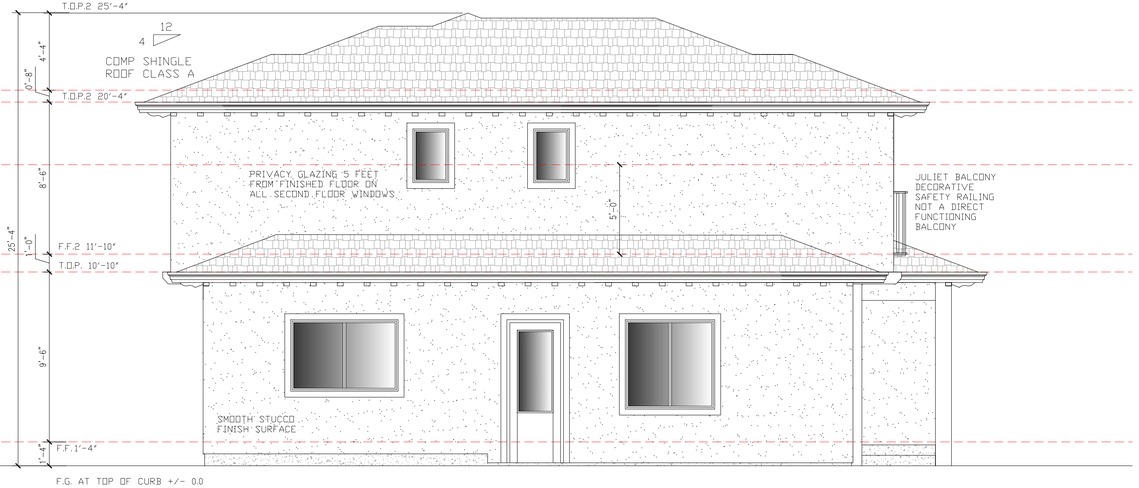
SCALE: 1/4" = 1'-0"



— 3-0 PROPOSED ELEVATION REAR

0 2' 4' 8'

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



— 4-0 PROPOSED ELEVATION LEFT SIDE

0 2' 4' 8'

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

NEW 2 SINGLE FAMILY HOUSE
258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

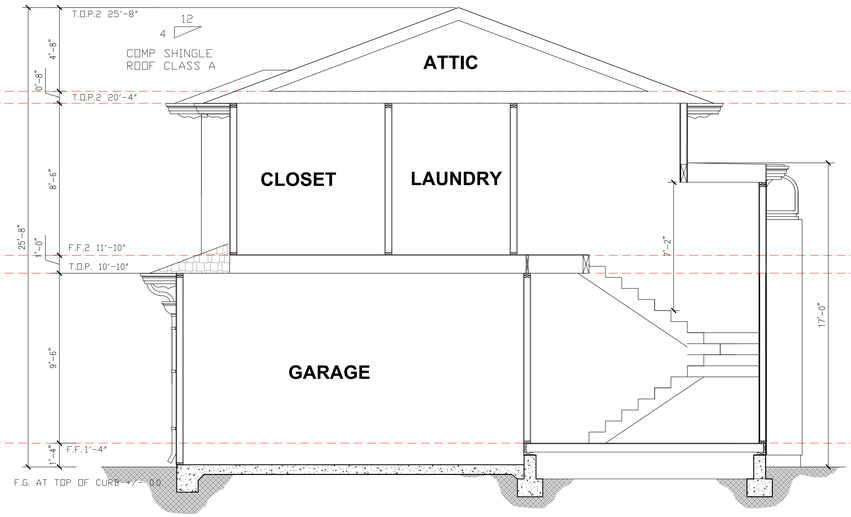
GEO DESIGN
367 SANTANA HEIGHTS
3089
SAN JOSE CA 95128

REVISION
03.18.21 PLANNING SUBMITTAL

PROJECT NO. 2038 DATE 03.18.21

PROPOSED EXTERIOR ELEVATIONS LOT 2

A-3.1

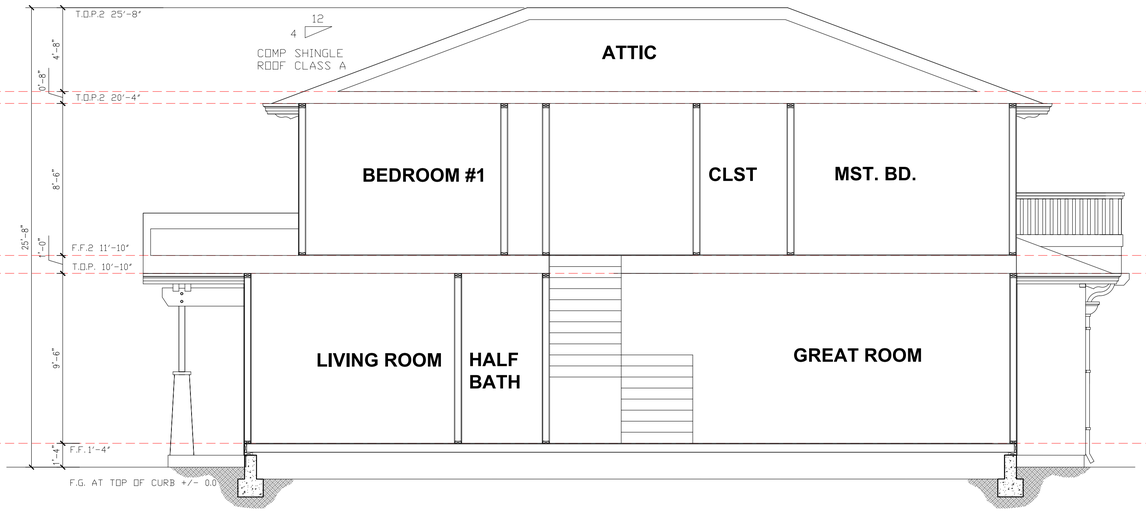


PROPOSED CROSS SECTION

— A-A —

0 2' 4' 8'

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



PROPOSED PROPOSED CROSS SECTION

— B-B —

0 2' 4' 8'

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

NEW 2 SINGLE FAMILY HOUSE

258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

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367 SANTANA HEIGHTS 3089
SAN JOSE CA 95128

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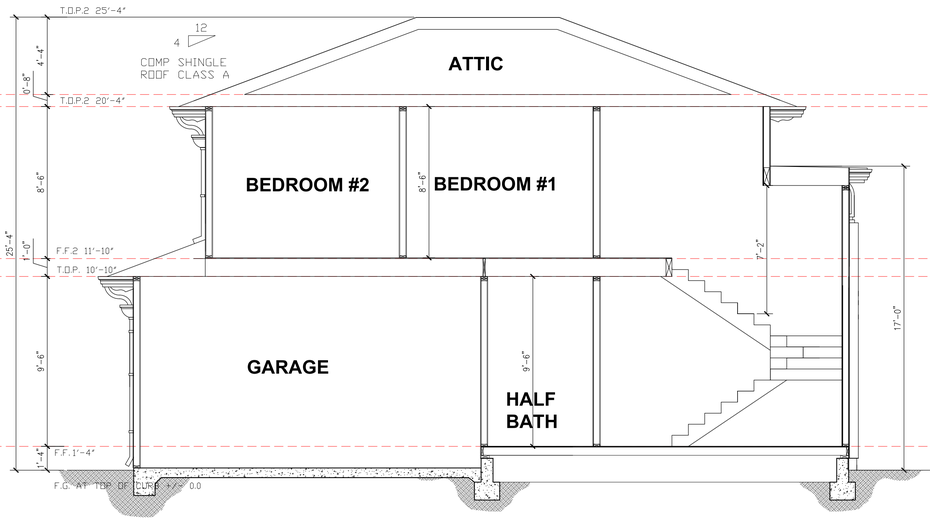
03.18.21 PLANNING SUBMITTAL

PROJECT NO. 2038 DATE 03.18.21

PROPOSED CROSS SECTION LOT 1

A-4.0

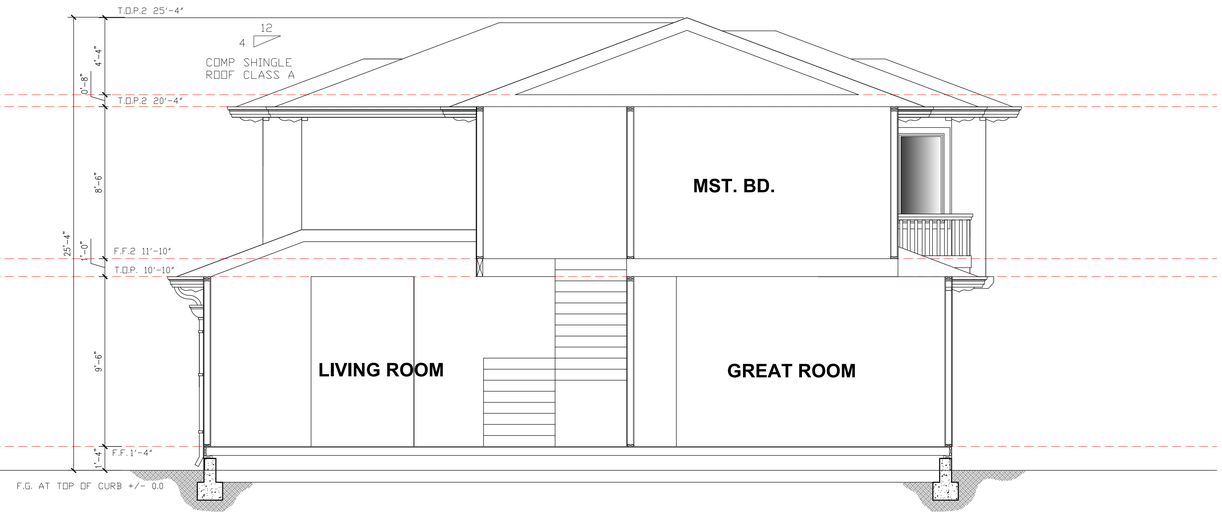


PROPOSED CROSS SECTION

— A-A —

0 2' 4' 8'

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



PROPOSED PROPOSED CROSS SECTION

— B-B —

0 2' 4' 8'

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

NEW 2 SINGLE FAMILY HOUSE

258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

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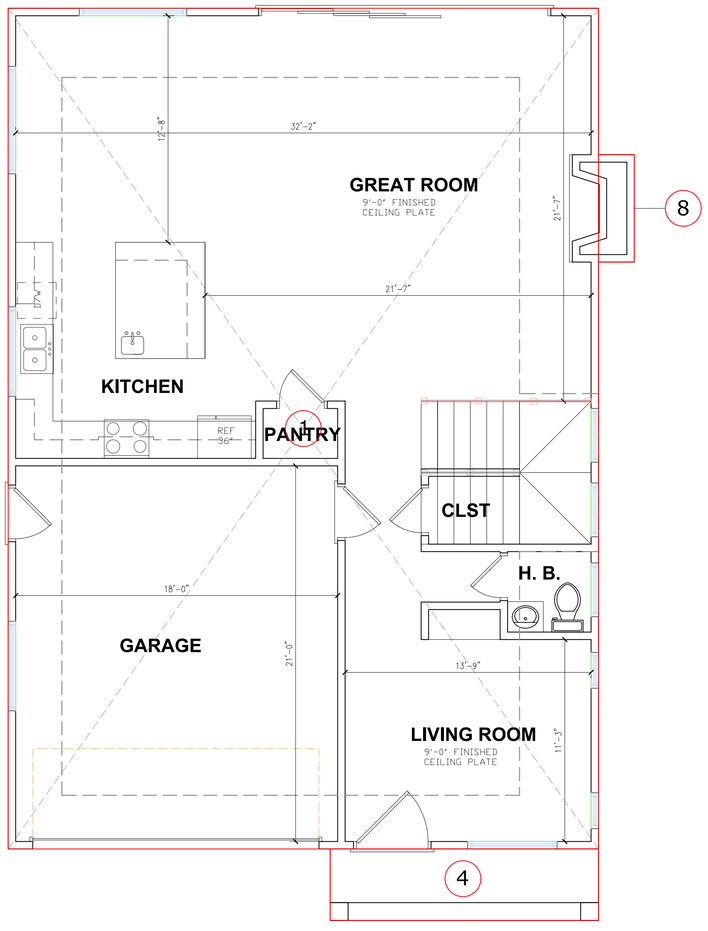
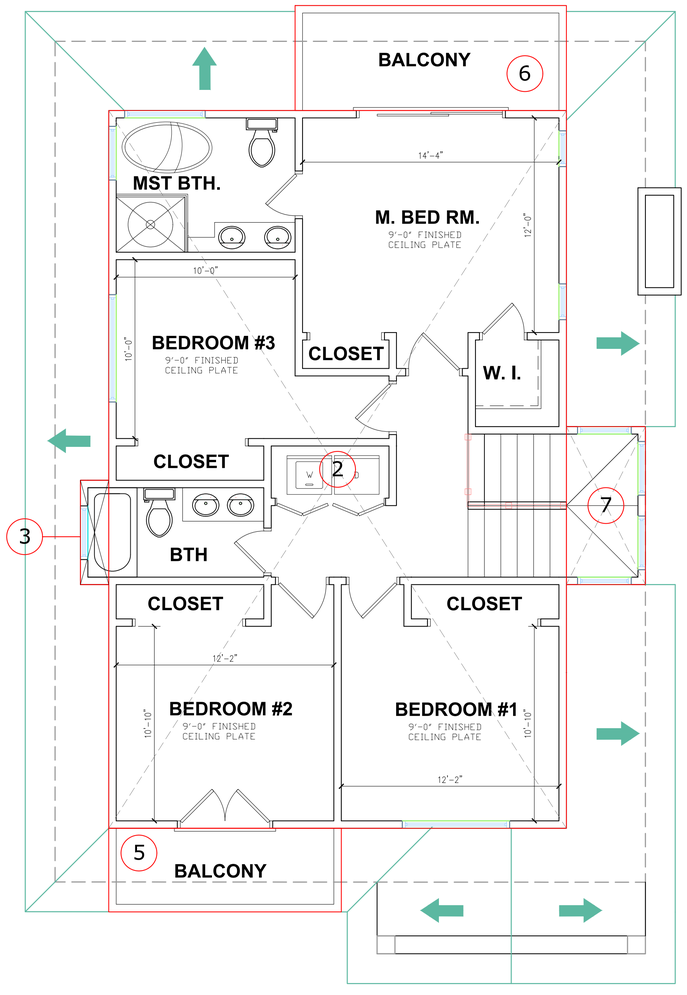
PROPOSED CROSS SECTION LOT 2

A-4.1





(1) = FIRST FLOOR	1,551 SQ.FT.
(2) = SECOND FLOOR	1,026.7 SQ.FT.
(3) = BATHROOM	9.2 SQ.FT.
(4) = FRONT PORCH(*)	60 SQ.FT.
(5) = FRONT BALCONY(*)	60.7 SQ.FT.
(6) = REAR BALCONY(*)	88.9 SQ.FT.
(7) = STAIR TOWER(*)	39 SQ.FT.
(8) = CHIMNEY(*)	12 SQ.FT.

TOTAL:	2,847.5 SQ.FT.
TOTAL WITH NONE COUNTED SPACE (*)	2,586.9 SQ.FT.

NEW 2 SINGLE FAMILY HOUSE
258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

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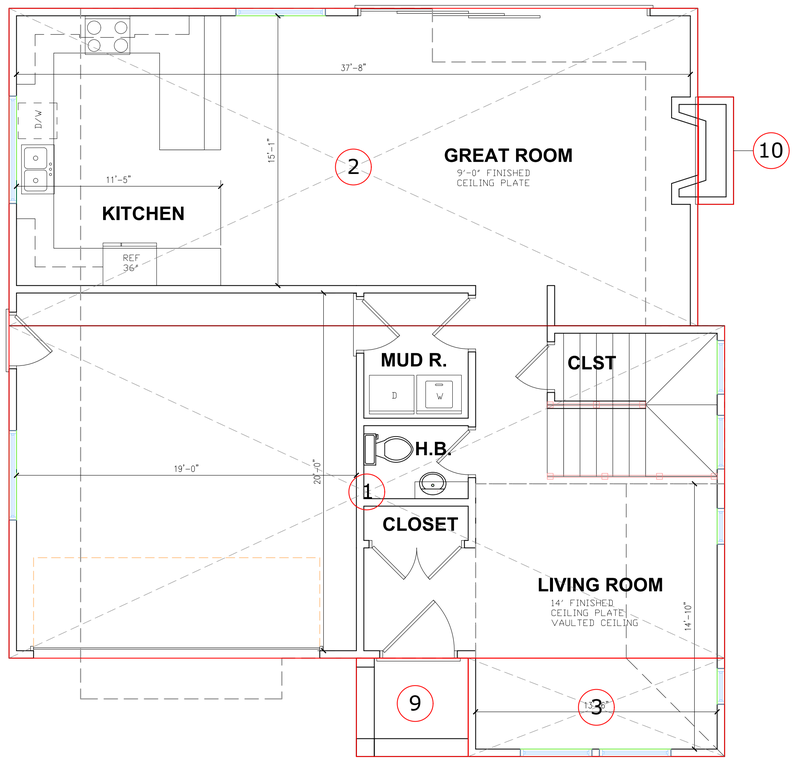
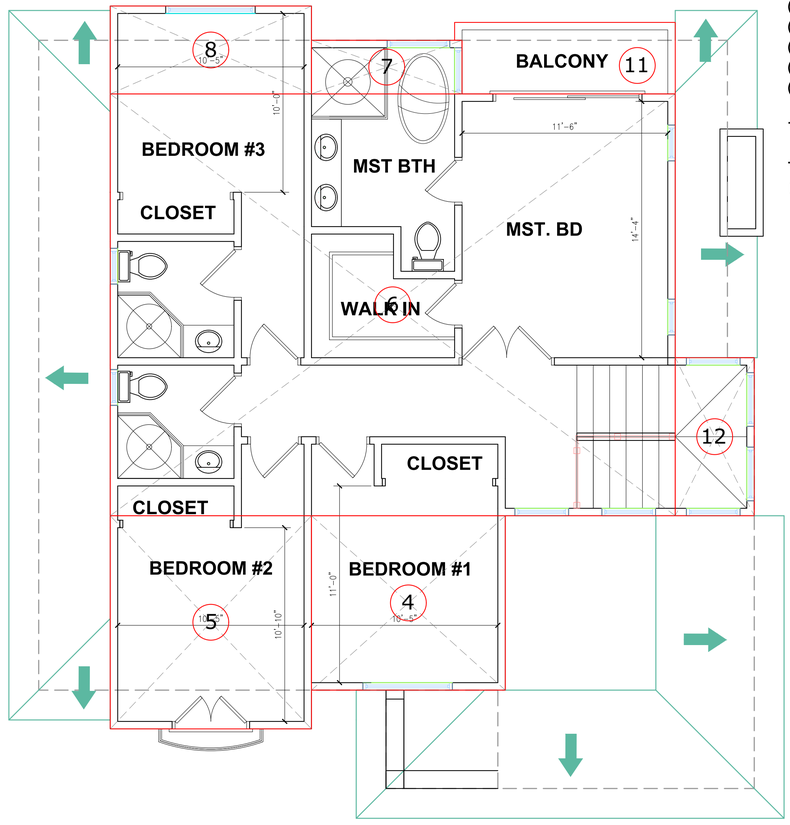
PROJECT NO. 2038 DATE 03.18.21

BLOCK DIAGRAM LOT 1

A-5.0





(1) = GARAGE LIVING	743.3 SQ.FT.
(2) = KITCHEN GREAT	683.2 SQ.FT.
(3) = LIVING ROOM	78.8 SQ.FT.
(4) = BEDROOM 1	105.6 SQ.FT.
(5) = BEDROOM 2	134 SQ.FT.
(6) = 2ND MAIN	744.7 SQ.FT.
(7) = MB BATHROOM	25.2 SQ.FT.
(8) = BEDROOM 3	55.3 SQ.FT.
(9) = FRONT PORCH(*)	34.3 SQ.FT.
(10) = CHIMNEY(*)	12 SQ.FT.
(11) = BALCONY(*)	48 SQ.FT.
(12) = STAIR TOWER(*)	39 SQ.FT.
TOTAL:	2,703.4 SQ.FT.
TOTAL WITH NONE COUNTED SPACE (*)	2,570.1 SQ.FT.

NEW 2 SINGLE FAMILY HOUSE
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BLOCK DIAGRAM LOT 2

A-5.1

SITE PLAN SHADOW STUDY

1,602 ROOF SQ.FT.
0 SQ.FT. SHADOW AREA
0%

2,961 ROOF SQ.FT.
228 SQ.FT. SHADOW AREA
7.7%

3,471 ROOF SQ.FT.
0 SQ.FT. SHADOW AREA
0%

SUN LIGHT AM

SUN LIGHT AM

EX BLDG

EX BLDG

AREA EFFECTED
SUN ANGLES ARE PER
DECEMBER 21ST 9:00 A.M.
DECEMBER 21ST 3:00 P.M.

CENTER LINE

CENTER LINE

LOT 1

LOT 2

CLAY TILE 4" PITCH CLASS A ROOF

CONCRETE TILE 4" PITCH CLASS A ROOF

BALCONY

98'

79'

98'

79'

NEW 2 SINGLE FAMILY HOUSE
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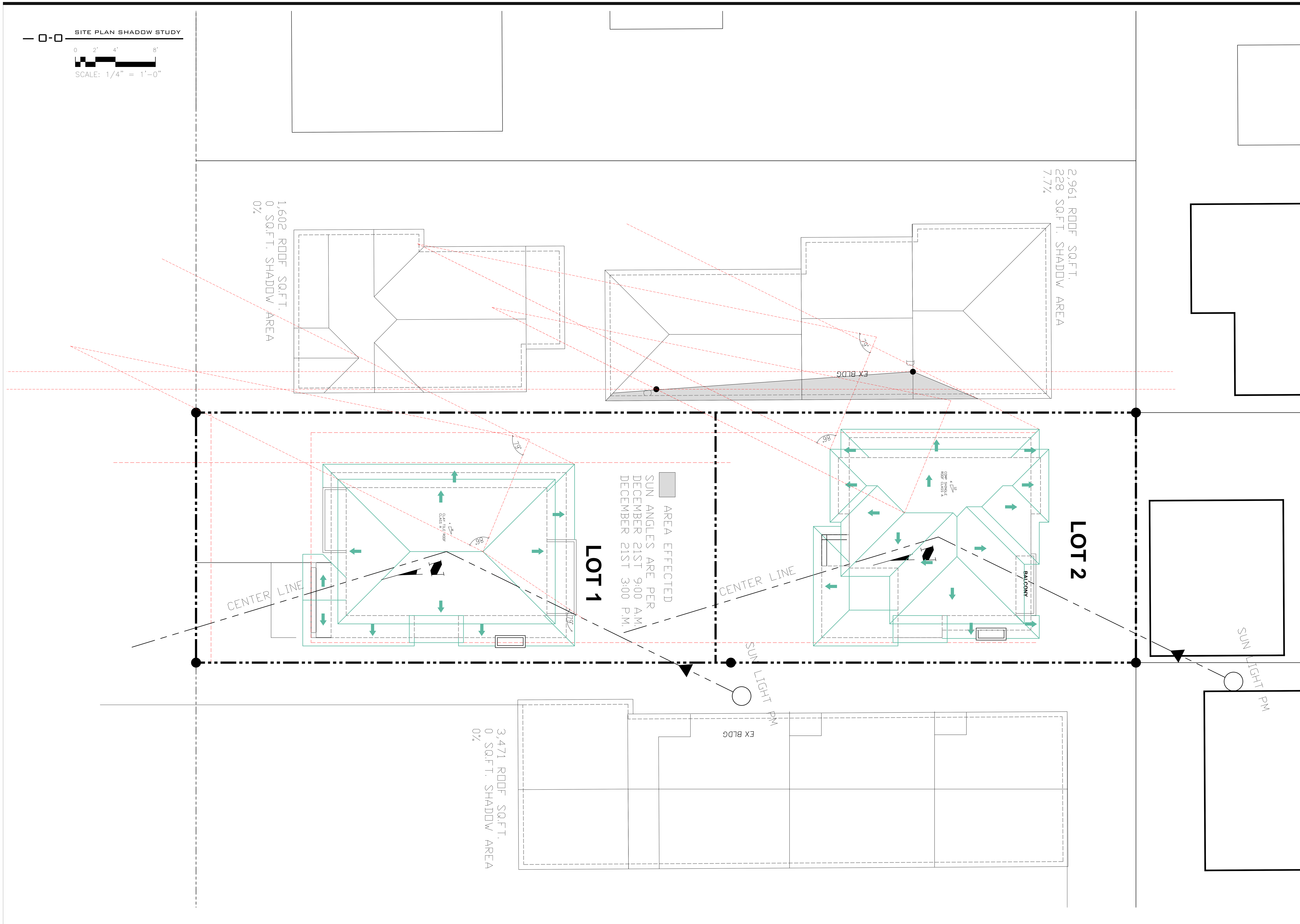
03.18.21 PLANNING SUBMITTAL

PROJECT NO. 2038 DATE 03.18.21

SITE PLAN SHADOW STUDY

A-6.0



NEW 2 SINGLE FAMILY HOUSE

258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

GEO DESIGN
367 SANTANA HEIGHTS 3089
SAN JOSE CA 95128

REVISION
03.18.21 PLANNING SUBMITTAL

PROJECT NO. 2038 DATE 03.18.21

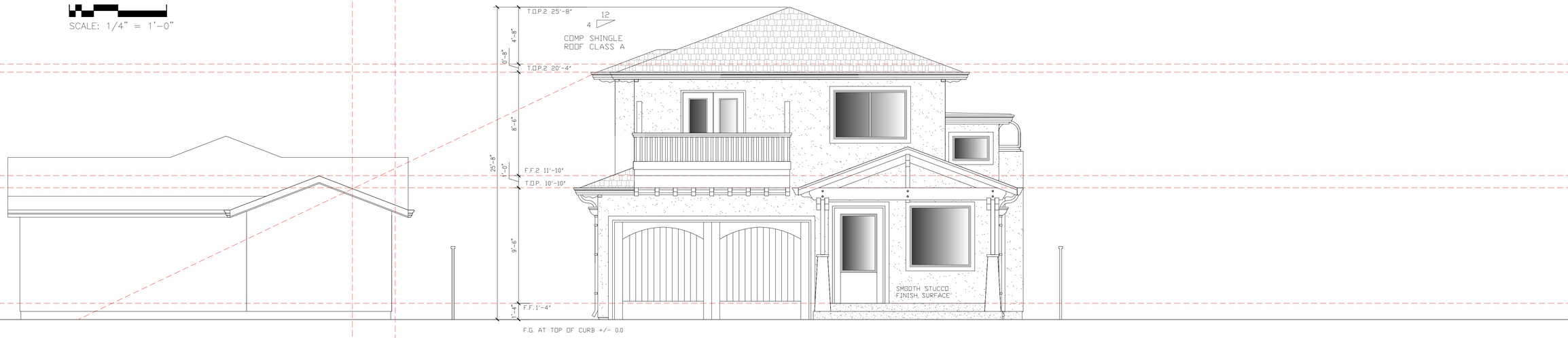
SITE PLAN SHADOW STUDY

A-6.1

1-0 SHADOW STUDY LOT 1

0 2' 4' 8'

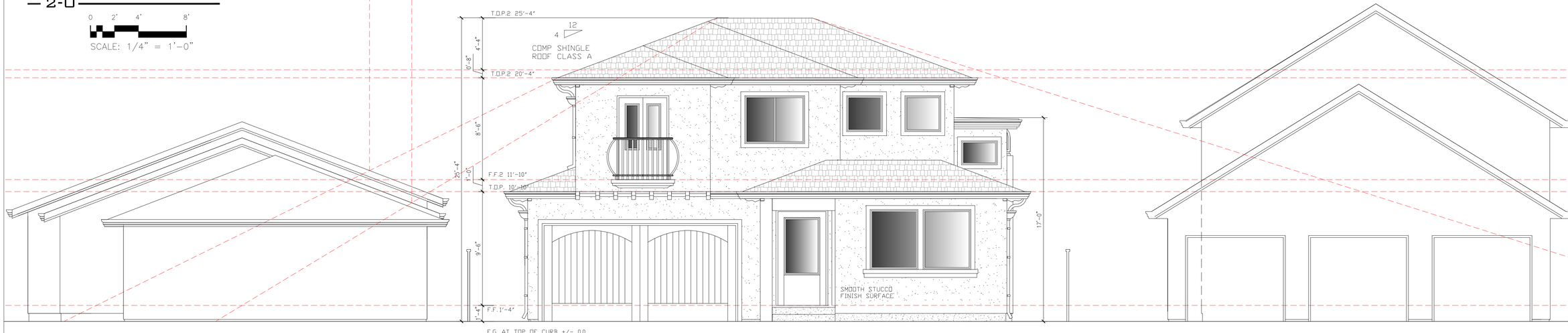
SCALE: 1/4" = 1'-0"



2-0 SHADOW STUDY LOT 2

0 2' 4' 8'

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



NEW 2 SINGLE FAMILY HOUSE

258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

GEO DESIGN
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03.18.21 PLANNING SUBMITTAL

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SITE PLAN
SHADOW
STUDY
ELEVATIONS

A-6.2

— 1-0 HOUSE LOT 1

— 2-0 HOUSE LOT 2

NEW 2 SINGLE FAMILY HOUSE
258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

GEO DESIGN
367 SANTANA HEIGHTS 3089
SAN JOSE CA 95128

REVISION
03.18.21 PLANNING SUBMITTAL

PROJECT NO. 2038 DATE 03.18.21

COLOR BOARD

A-7.0

REAR PROPERTY LOT 2 ELEVATION FRONT

REAR PROPERTY LOT 2 ELEVATION REAR

FRONT PROPERTY LOT 1 ELEVATION FRONT

FRONT PROPERTY LOT 1 ELEVATION REAR

NEW 2 SINGLE FAMILY HOUSE

258 W. CALIFORNIA AVENUE, SUNNYVALE, CA

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PROJECT NO. 2038 DATE 03.18.21

RENDERINGS

A-7.1

Sunnyvale

CALGREEN RESIDENTIAL MANDATORY CHECKLIST

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2020

Following is a standardized checklist of the 2019 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (Chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Field Inspection Verification
4.1 Planning and Design	4.106.2 **Storm Water Drainage and Retention during construction.** A plan is developed and implemented to manage storm water drainage during construction.	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.3 **Grading and paving.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.4.1 **New one- and two-family dwellings and townhouses with attached private garages** shall install a listed raceway to accommodate a dedicated 208.240-volt branch circuit	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.4.2 **New multifamily dwellings.** If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces capable of supporting future EVSE.	Sheet:	Initials and Date:
4.1 Planning and Design	4.106.4.3 **New hotels and motels.** All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE.	Sheet:	Initials and Date:
4.2 Energy Efficiency	4.201.1 **Scope** Compliance with the California Energy Commission mandatory standards.	Sheet:	Initials and Date:

4.3 Water Efficiency and Conservation	4.303.1.1 **Water Closets.** Effective flush volume of all water closets shall not exceed 1.28 gallons per flush.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.2 **Urinals**. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.3 **Showerheads.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. When a shower is served by more than one showerhead, the combined flow rate of all shower heads shall not exceed 1.8 gallons per minute at 80 psi.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.1.4 **Faucets.** Residential lavatory faucets shall not exceed 1.2 gpm at 60 psi. Lavatory faucets in common and public use areas in residential buildings shall not exceed 0.5 gpm at 60 psi. Metering faucets installed in residential buildings shall not deliver more than 0.2 gallons per cycle. Kitchen faucets shall not exceed 1.8 gpm at 60 psi.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.303.2 **Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed per the California Plumbing Code.	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.304.1 **Outdoor potable water use in landscape areas.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO).	Sheet:	Initials and Date:
4.3 Water Efficiency and Conservation	4.305.1 **Recycled water supply systems.** Newly constructed residential developments, where recycled water is available from a municipal source may be required to have recycled water supply systems installed.	Sheet:	Initials and Date:

4.4 Material Conservation and Resource Efficiency	4.406.1 **Rodent Proofing.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents.	Sheet:	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 **Construction waste management.** Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste.	Sheet:	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.408.2 **Construction waste management plan.** Submit a construction waste management plan.	Sheet:	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.1 **Operation and maintenance manual.** An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet:	Initials and Date:
4.4 Material Conservation and Resource Efficiency	4.410.2 **Recycling by occupants.** Where 5 or more multifamily dwelling units are constructed on a building site, readily accessible areas shall be identified for the collection of recycling.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.503.1 **Fireplaces.** Any installed gas fireplace shall be a direct-vent sealed-combustion type.	Sheet:	Initials and Date:

4.5 Environmental Quality	4.503.3 **Moisture content of building materials.** Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.504.1 **Covering of duct openings and protection of mechanical equipment during construction.** Duct openings and other related air distribution component openings shall be covered during construction.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.504.2 **Finish material pollutant control.** **Adhesives, sealants and caulks.** Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. **Paints and coatings.** Paints, stains and other coatings shall be compliant with voelimits. **Aerosol paints and coatings.** Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. **Verification.** Documentation shall be provided to verify that compliant voe limit finish materials have been used.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.504.3 **Carpet systems.** All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSFI ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. **Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. **Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.	Sheet:	Initials and Date:

4.5 Environmental Quality	4.504.4 **Resilient flooring systems.** Where resilient flooring is in stalled, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350).	Sheet:	Initials and Date:
4.5 Environmental Quality	4.504.5 **Composite wood products.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those section s, as shown in Table 4.504.5.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.505.2 **Concrete slab foundations.** Vapor retarder and capillary break is installed at slab-on-grade foundations.	Sheet:	Initials and Date:
4.5 Environmental Quality	4.507.2 **Heating and air-conditioning system design.** Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1	Sheet:	Initials and Date:

	Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual 5-2014 or equivalent.		
Chapter 7: Installer and Special Inspector Qualifications	702.1 **Installer Training. HVAC system** installers are trained and certified in the proper installation of HVAC systems. 702.2 **Special Inspection.** Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. 703.1 **Documentation.** Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet:	Initials and Date:

ADDITION

GEO DESIGN
367 SANTANA HEIGHTS
#2089
SAN JOSE CA 95128

REVISION
08.30.21 BUILDING SUBMITTAL

PROJECT NO. 2162 DATE 08.30.21

CALGREEN

CalG

258 W. California Avenue GPR Rater, Paul Correa ID 13117 New Home Single Family v. 7.0.1		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
			Possible Points				
CALGreen							
Yes	**CALGreen Res (REQUIRED)**	4		1	1	1	1
A. SITE							
	A2. Job Site Construction Waste Diversion						
Yes	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2	
Yes	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	1				1	
	A6. Stormwater Control: Prescriptive Path						
Yes	A6.1 Permeable Paving Material	1					1
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1
Yes	A6.3 Non-Leaching Roofing Materials	1					1
Yes	A6.4 Smart Stormwater Street Design	0	1				
B. FOUNDATION							
Yes	**B4. Moisture Controlled Crawlspace**	1			1		
	B5. Structural Pest Controls						
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	1				1	
Yes	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	1				1	
C. LANDSCAPE							
20.00%	Enter the landscape area percentage						
Yes	**C1. Plants Grouped by Water Needs (Hydrozoning)**	1					1
Yes	**C2. Three Inches of Mulch in Planting Beds**	1					1
	C3. Resource Efficient Landscapes						
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size	1				1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	3					3
	C4. Minimal Turf in Landscape						
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2
≤10%	C4.2 Turf on a Small Percentage of Landscaped Area	2					2
Yes	**C6. High-Efficiency Irrigation System**	2					2
Yes	**C7. One Inch of Compost in the Top Six to Twelve Inches of Soil**	2					2
Yes	**C10. Submeter or Dedicated Meter for Landscape Irrigation**	2					2
≤0.5 Eto	**C11. Landscape Meets Water Budget**	1					2
Yes	**C13. Reduced Light Pollution**	1	1				
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
	D3. Engineered Lumber						
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
16 inches	**D8. Overhangs and Gutters**	1		1		1	
Yes	**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1	
E. EXTERIOR							
Yes	**E4. Durable and Non-Combustible Cladding Materials**	1				1	
	E5. Durable Roofing Materials						
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
G. PLUMBING							
	G1. Efficient Distribution of Domestic Hot Water						
Yes	G1.1 Insulated Hot Water Pipes	1		1			
	G2. Install Water-Efficient Fixtures						
Yes	G2.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2					2
Yes	G2.2 WaterSense Bathroom Faucets	1					1
≤1.28 gpf	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams 1.28gpf OR 1.1 gpf	1					2
Yes	**G5. Thermostatic Shower Valve or Auto-Diversion Tub Spout**	1					1

H. HEATING, VENTILATION, AND AIR CONDITIONING							
	H1. Sealed Combustion Units						
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
	H3. Effective Ductwork						
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
Yes	**H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified**	1			1		
	H5. Advanced Practices for Cooling						
Yes	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1			
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality						
Yes	H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
	H7. Effective Range Hood Design and Installation						
Yes	H7.1 Effective Range Hood Ducting and Design	1			1		
Yes	**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1		
Yes	**H10. No Fireplace or Sealed Gas Fireplace**	1			1		
Yes	**H12. Register Design Per ACCA Manual T**	1		1			
I. RENEWABLE ENERGY							
Yes	**I2. Preparation for Future Photovoltaic Installation**	1		1			
K. FINISHES							
Yes	**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2		
Yes	**K3. Low-VOC Caulks and Adhesives**	1			1		
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.2 Cabinets and Countertops	2			2		
L. FLOORING							
≥75%	**L1. Environmentally Preferable Flooring**	3				3	
≥50%	**L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential**	2			3		
Yes	**L3. Durable Flooring**	1				1	
M. APPLIANCES AND LIGHTING							
Yes	**M1. ENERGY STAR® Dishwasher**	1					1
	M2. Efficient Clothes Washing and Drying						
CEE Tier 2	M2.1. CEE-Rated Clothes Washer	2		1			2
Yes	M2.2 Energy Star Dryer	2		2			
<25 cubic feet	**M3. Size-Efficient ENERGY STAR Refrigerator**	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
Yes	M4.1 Built-In Recycling Center	1				1	
	M5. Lighting Efficiency						
Yes	M5.1 High-Efficacy Lighting	2		2			
Yes	**M6. Electric Vehicle Charging Stations and Infrastructure**	1		1			
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
Yes	N1.4 Cluster Homes for Land Preservation	2	1			1	
Yes	N2.2. Within 1/2 mile of a Major Transit Stop	2	2				
	N4. Outdoor Gathering Places						
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Callers	1	1				
Yes	N5.2 Entrances Visible from Street and/or Other Front Doors	1	1				
Yes	N5.3 Porches Oriented to Street and Public Space	1	1				
Yes	N9.2 Community Location	2	1		1		
O. OTHER							
Yes	**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R
Yes	**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5
Yes	**O7. Green Appraisal Addendum**	Y	R	R	R	R	R
Summary			Community	Energy	IAQ/Health	Resources	Water
	Total Available Points in Specific Categories	302.5	29	75.5	60	88	50
	Minimum Points Required in Specific Categories	50	2	25	6	6	6
	Total Points Targeted	**90.0**	**10.0**	**13.5**	**18.0**	**21.0**	**27.5**

PLANT LEGEND LOT 2

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Acer palmatum	Japanese Maple	1	24" Box	Medium, Extra in Summer	
Acer palmatum 'Fireglow'	Fireglow Japanese Maple	2	24" Box	Medium, High, Extra in Summer	1
Arbutus 'Marina'	Marina Strawberry Tree	1	24" Box	Low	
Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	1	24" Box	Very Low, Medium	'Multi-Trunk'
Shrub					
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	3	1 Gallon	Medium	
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	9	5 Gallon	Very Low	
Pittosporum tenuifolium	Blackstem Pittosporum	4	5 Gallon	Medium	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5	5 Gallon	Low	
Verbena 'Homestead Purple'	Homestead Purple Verbena	4	1 Gallon	Very Low, Low	
Ground cover					
Erigeron karvinskianus	Santa Barbara Daisy, Mexican Daisy	8	1 Gallon	Low, Extra in Summer	
Trachelospermum jasminoides	Star Jasmine	8	1 Gallon	Low, Medium	
Perennial					
Salvia x sylvestris 'May Night'	May Night Meadow Sage	3	1 Gallon	Low	

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of Landscape Area.

PLANT LEGEND LOT 1

BOTANICAL	COMMON	QTY	SIZE	WATER	REMARKS
Tree					
Acer palmatum 'Fireglow'	Fireglow Japanese Maple	1	24" Box	Medium, High, Extra in Summer	1
Olea europaea 'Swan Hill'	Swan Hill Olives® Tree	2	24" Box	Very Low, Medium	'Multi-Trunk'
Quercus shumardii	Shumard Oak	1	24" Box	Low	Street Tree
Shrub					
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	9	1 Gallon	Medium	
Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	8	5 Gallon	Very Low	
Pittosporum tenuifolium	Blackstem Pittosporum	5	5 Gallon	Medium	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	6	5 Gallon	Low	
Verbena 'Homestead Purple'	Homestead Purple Verbena	5	1 Gallon	Very Low, Low	
Ground cover					
Erigeron karvinskianus	Santa Barbara Daisy, Mexican Daisy	8	1 Gallon	Low, Extra in Summer	
Trachelospermum jasminoides	Star Jasmine	5	1 Gallon	Low, Medium	
Perennial					
Lavandula x intermedia 'Grosso'	Grosso Long Stemmed Lavender	9	1 Gallon	Low	
Salvia 'Waverly'	Waverly Sage	3	1 Gallon	Low, Medium, Extra in Summer	
Salvia x sylvestris 'May Night'	May Night Meadow Sage	3	1 Gallon	Low	

A minimum three (3) inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).

IRRIGATION KEY

Main Line SCH 40 2"	
Sleeves SCH 40 4" or contractor to locate and use existing if possible	
Lateral Line SCh 40 1"	
Drip Line: Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.	
1300 Series Bubblers: -1 Bubbler per 15 Gallon Tree -2 Bubbler per 24" Box Tree	
Rainbird Drip Valve XCS-100-PRF	
Rainbird Valves PEB or PEBS	
Rainbird 1800 series 6" Heads	
C	Rainbird Controller 4 to 22- station ESP-Me
R	Rainbird RSD Series Rain Shut Off
MS	Rainbird SMRT-Y Soil Moisture Sensor

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

Refer to L-3 for Irrigation Details

REVISIONS	BY
1 01-30-23	KAA

Karen Aitken & Associates Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

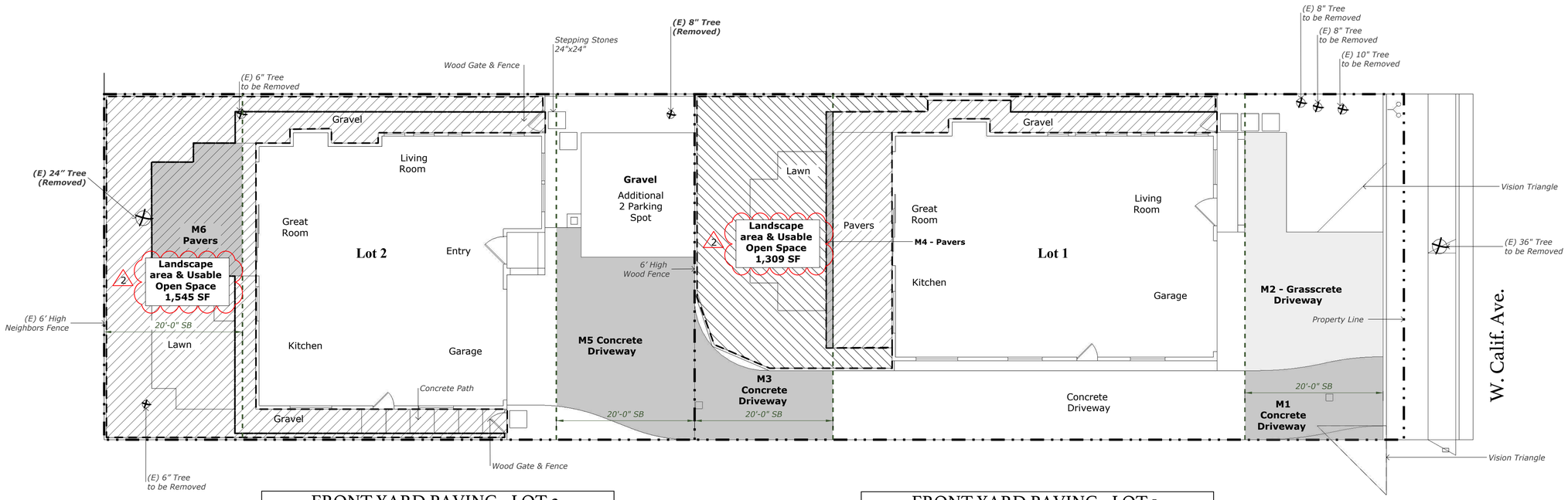
258 W. CALIFORNIA AVE.
258 W California Ave, Sunnyvale, CA.

IRRIGATION & LANDSCAPE PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp., 8-31-23
STATE OF CALIFORNIA

DATE	02-02-24
SCALE	1/8"=10'-0"
DRAWN	AD - IN
JOB	

L-1



FRONT YARD PAVING - LOT 2-	
M5 - Concrete Driveway	500 sf.
Total Paved Surface	500 sf.

*** NOTE:**

Front Setback - Limitation on Amount of Paved Surface (50% max.)

Total Paved Surface of the Required Front Setback = 1,000 sf. Represents 50% (impervious surface)

REAR YARD PAVING - LOT 2-	
M6 - Pavers	220 sf.
Total Paved Surface	220 lf.

*** NOTE:**

Rear Setback - Limitation on Amount of Paved Surface (25% max.)

Total Paved Surface of the Required Front Setback = 1,000 sf. Represents 22% (impervious surface)

FRONT YARD PAVING - LOT 1-	
M1 - Concrete Driveway	217 sf.
M2 - Grasscrete Driveway - 470 sf. (50% Pervious)	235 sf.
Total Paved Surface	452 sf.

*** NOTE:**

Front Setback - Limitation on Amount of Paved Surface (50% max.)

Total Paved Surface of the Required Front Setback = 1,000 sf. Represents 45.2% (impervious surface)

REAR YARD PAVING - LOT 1-	
M3 - Concrete Driveway	220 sf.
M4 - Pavers	30 sf.
Total Paved Surface	250 sf.

*** NOTE:**

Rear Setback - Limitation on Amount of Paved Surface (25% max.)

Total Paved Surface of the Required Front Setback = 1,000 sf. Represents 25% (impervious surface)

SCALE 1/8" = 1'-0"

0 8 16

*** NOTES (E) = Existing**

REVISIONS	BY
1 01-30-23	KAA
2 02-02-24	KAA

Karen Aitken & Associates
Landscape Architecture & Design

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

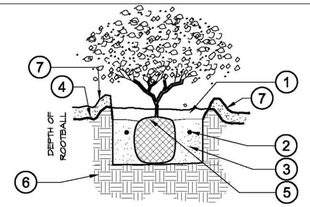
258 W. CALIFORNIA AVE.
258 W California Ave, Sunnyvale, CA.

LAYOUT PLAN

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp., 8-31-23
STATE OF CALIFORNIA

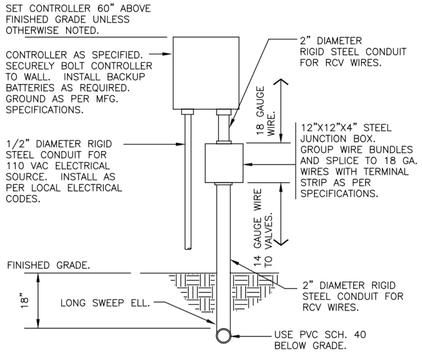
DATE	02-02-24
SCALE	1/8"=10'-0"
DRAWN	AD - IN
JOB	

L-2

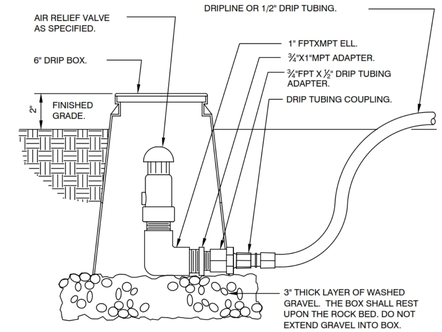


1. WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
2. TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
3. BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
4. FINISH GRADE
5. ROOTBALL 1"-2" ABOVE FINISH GRADE
6. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
7. 3" MULCH LAYER

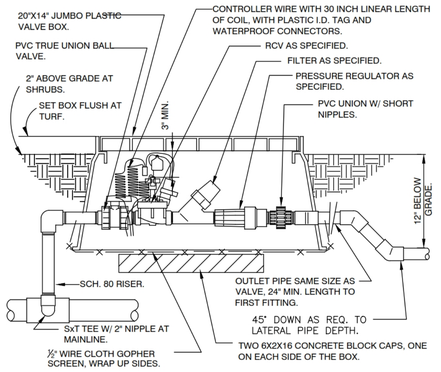
TYPICAL SHRUB PLANTING



WALL MOUNT CONTROLLER



DRIP AIR RELIEF VALVE IN BOX



IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT;

B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED;

C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING;

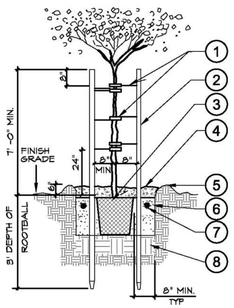
D) A MINIMUM 3 INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE
MULCH IS CONTRAINDICATED. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5 % OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH. DESIGNATED INSECT HABITAT MUST BE INCLUDED IN THE LANDSCAPE DESIGN PLAN AS SUCH;

E) STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS;

F) THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE
MULCHING REQUIREMENT;

G) ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. ORGANIC MULCHES ARE NOT REQUIRED WHERE PROHIBITED BY LOCAL FUEL MODIFICATION PLAN GUIDELINES OR OTHER APPLICABLE LOCAL ORDINANCES.

NOTE:
ALL TREES 5' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



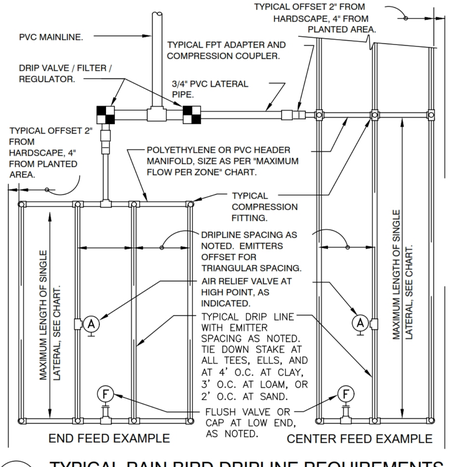
LEGEND

1. 'CINCH-TIE' TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURE'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
2. LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
3. SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
4. 2" SHREDDED BARK MULCH, (APPROX. 3' DIA. RING)
5. WATER BASIN (SHRUB AREAS ONLY)
6. BACKFILL MIX- 1/3 SITE SOIL 1/3 SAND, 1/3 GROW MULCH
7. PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
8. NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE

FLOW SENSOR ASSEMBLY

1" DRIP VALVE/FILTER/REGULATOR



TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

MAXIMUM LATERAL LENGTH (FEET)

	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

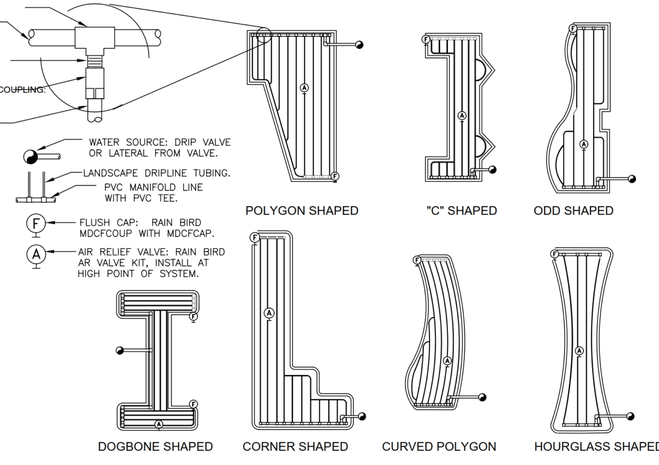
LATERAL FLOW PER 100 FT (GPM)

EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE

	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



REVISIONS	BY

Karen Aitken & ASSOCIATES
LANDSCAPE ARCHITECTURE & DESIGN

KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
8262 Rancho Real Gilroy Ca. 95020
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karen@kaa.design

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258 W California Ave, Sunnyvale, CA.

PLANTING & IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
KAREN JONES AITKEN
No. 2239
Exp., 8-31-23
STATE OF CALIFORNIA

DATE	02-02-24
SCALE	N.T.S
DRAWN	AD - IN
JOB	

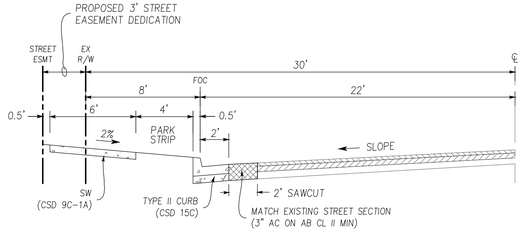
L-3

TENTATIVE PARCEL MAP
FOR TWO LOT SUBDIVISION
LANDS OF CHONG
258 W CALIFORNIA AVENUE
SUNNYVALE, CALIFORNIA

LEGEND & ABBREVIATIONS

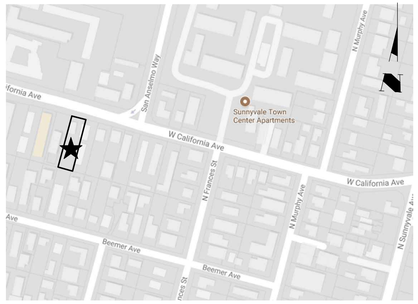
AC	ASPHALT CONCRETE
BB	BUBBLER BOX
BLDG	BUILDING
CG	CURB & GUTTER
℄	CENTERLINE
CO	SANITARY SEWER CLEANOUT
CSD	CITY STANDARD DETAIL
DWY	DRIVEWAY
EA	EASEMENT
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FL	FLOW LINE
EM	ELECTRICAL METER
G	GARAGE SLAB ELEVATION/GAS LINE
GM	GAS METER
HP	HIGH POINT
INV	INVERT
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NTS	NOT TO SCALE
OG	ORIGINAL GROUND
OHW	OVERHEAD WIRE
P	PAVEMENT FINISH GRADE
PIEE	PRIVATE INGRESS/EGRESS EASEMENT
ℙ	PROPERTY LINE
PLE	POLE LINE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
R/W	RIGHT OF WAY
SB	SETBACK
SE	STREET EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER/LATERAL
SW	SIDEWALK
TG	TOP OF GRATE
TYP	TYPICAL
VEG	VEGETATED
W	WATER
WM	WATER METER
WV	WATER VALVE

BENCHMARK
EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
CONCRETE
550 EXISTING CONTOUR AFTER GRADING ORIGINAL
DOWNSPOUT WITH SPLASHBLOCK
DRAINAGE SWALE
EASEMENT LINE
+101.70 OR (101.70) EXISTING ELEVATION
EXISTING FENCE
EXISTING IMPROVEMENT TO BE REMOVED
EXISTING TREE TO BE REMOVED
EXISTING TREE TO REMAIN
GM GAS METER
GRADE TO DRAIN
SEWER CLEANOUT
SS SANITARY SEWER MANHOLE
STREET LIGHT
W EXISTING UTILITY
W PROPOSED OR NEW
WM WATER METER
WV WATER VALVE
EASEMENT AREA



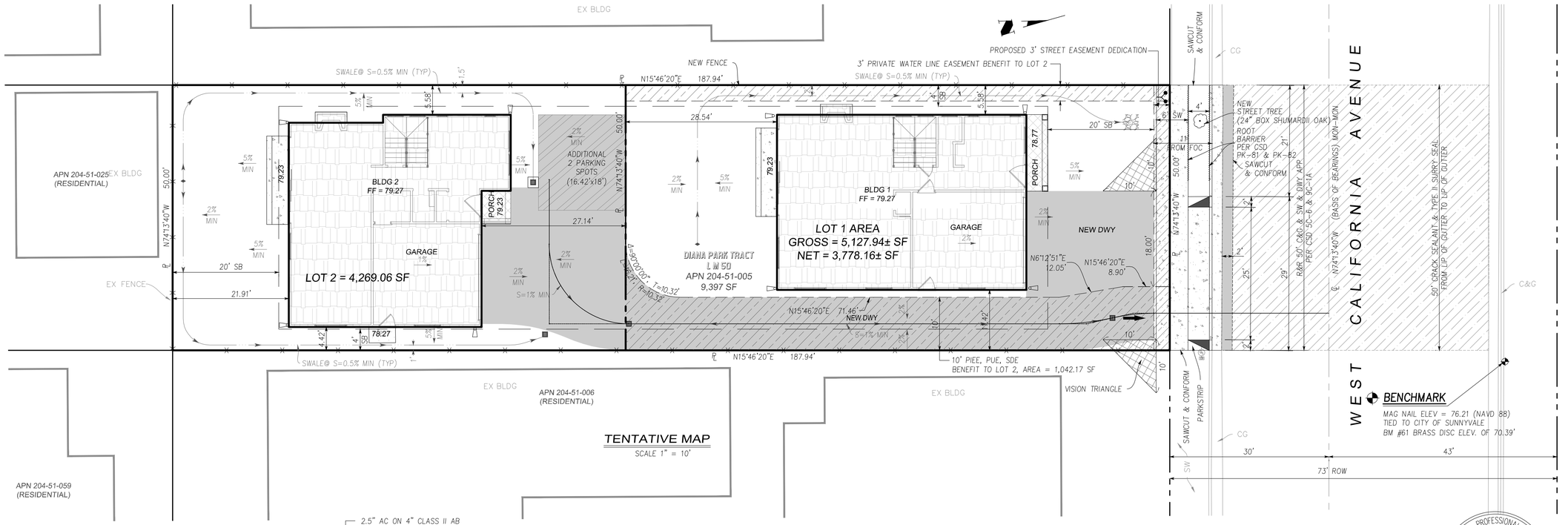
TYPICAL HALF WEST CALIFORNIA AVENUE
SCALE 1" = 5'

NOTE: TYPE II SLURRY SEAL ALONG ENTIRE FRONTAGE PROPERTY FROM LIP OF GUTTER TO LIP OF GUTTER. FINAL STREET RESTORATION LIMITS TO BE DETERMINED BY DPW INSPECTOR AFTER CONSTRUCTION.

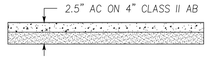


VICINITY MAP
NTS

APN 204-51-055, 056 AND 057 (RESIDENTIAL)



TENTATIVE MAP
SCALE 1" = 10'



TYPICAL DRIVEWAY SECTION
NTS

NOTES:
1. ALL EXISTING STRUCTURES "TO BE DEMOLISHED"
2. ABANDONMENT OF WATER LATERALS ARE TO BE PERFORMED BY THE CITY OF SUNNYVALE AT THE OWNER'S EXPENSE.

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

GENERAL NOTE:

1. PROJECT NAME : 258 WEST CALIFORNIA AVENUE SUNNYVALE, CA 94086
2. ASSESSOR PARCEL NO: 204-51-005
3. LOT SIZE: 0.216± ACRES (9,397 SF)
4. OWNER : CHEE YEE CHONG P.O. BOX 4631 MOUNTAIN VIEW, CA 94040 TEL: (650)-961-7747
5. ENGINEER : NINH M LE, PE 598 E SANTA CLARA ST #270, SAN JOSE, CA 95112 TEL: (408)-806-7187
6. GEOTECHNICAL ENGINEER:.....
7. SURVEYOR: TOM H. MILO / TKM LAND SURVEYORS 550 BOHANNON DR, SANTA CLARA, CA 95050 TEL: (408)-615-8855 DATE OF TOPOGRAPHIC SURVEY: 01/02/2019
8. SITE ADDRESS: 258 WEST CALIFORNIA AVENUE, SUNNYVALE, CA 94086
9. LOT AREA: 0.28± ACRES
10. EXISTING ZONING: R2
11. PROPOSED ZONING: NO CHANGE
12. EXISTING USE: 1 RESIDENTIAL PARCEL WITH SINGLE FAMILY HOUSE
13. PROPOSED USE: 2 RESIDENTIAL PARCEL 2 SINGLE FAMILY HOUSE
14. PROPOSED NUMBER OF LOTS: 2 LOT
15. ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN
16. WATER: SUNNYVALE UTILITY SERVICES
17. SEWER: SUNNYVALE UTILITY SERVICES
18. STORM: SUNNYVALE UTILITY SERVICES
19. GAS & ELECTRIC: PG&E
20. TELEPHONE: AT&T
21. CABLE TV: COMCAST
22. WELLS: NONE
23. IF EXISTING WATER METER IS NOT BEING USED, IT SHALL BE REMOVED AND CAPPED AT MAIN
24. IF EXISTING INLETS ARE NOT BEING USED, THEY SHALL BE REMOVED AND CAPPED
25. REMOVE ALL EXISTING IMPROVEMENT WITHIN PROPERTY LIMITS.
26. BASIS OF BEARINGS: BEARINGS SHOWN HERON ARE BASED ON THE CENTERLINE WEST CALIFORNIA AVENUE SHOWN ON PARCEL MAP RECORDED ON DECEMBER 29, 1966, IN BOOK 217 OF MAPS AT PAGE 53, SANTA CLARA COUNTY COUNTY RECORDS.
27. BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASE ON NAVD1988 DATUM. A MAG NAIL WAS SET IN THE TOP OF CURB (LOCATION SEE PLAN). ELEVATION: 76.21' (NAVD1988) TIED TO CITY BM#61: ELEVATION=70.39', BRASS DISC IN TOP OF CURB ON NORTHWEST END OF MATHILDA AVENUE OVERPASS AT CENTRAL EXPRESSWAY.

BENCHMARK
MAG NAIL ELEV = 76.21 (NAVD 88)
TIED TO CITY OF SUNNYVALE
BM #61 BRASS DISC ELEV. OF 70.39'

NO.	REVISIONS	DATE	APP'D	BY
	REVISED PER CITY'S COMMENTS DATED 01/03/2022	05/14/21		PT

DESIGNED PT 05/14/21 DATE
DRAWN AS NOTED SCALE
CHECKED NL 05/14/21 DATE

ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

SITE PLAN
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale California

DRAWING NO. TM
SHT NO. 1 OF 1
PROJECT NO.
CONTRACT NO.
FILE NO.

APPLICANT : CHONG ROAD NAME : WEST CALIFORNIA AVENUE FILE NO : .

GRADING AND DRAINAGE IMPROVEMENTS

I. STANDARD GRADING NOTES

1. PRIOR TO COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION ION MEETING. THE MEETING SHALL INCLUDE THE CITY OF SUNNYVALE GRADING INSPECTOR (408) 868-1201, THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK/ GRADING ACTIVITIES.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND ACTIVITIES.
4. THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS- OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
5. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
6. ALL WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 X2600 TO ARRANGE FOR DISTRICT OBSERVATIONS OF WELL ABANDONMENT.
7. THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE PROJECT CIVIL ENGINEER, DESIGNED THIS PROJECT TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY
9. ALL GRADING AND EARTHWORK ACITIVITIES SHALL CONFORM TO THE APPROVED PLANS AND HAS SPECIFICATIONS. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR EARTHWORK ACTIVITIES. UNOBSERVRED OR UNAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
10. ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.
11. GRADING ACITIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM.
12. ALL GRADING SHALL COMPLY WITH THE CITY OF SUNNYVALE STANDARD SPECIFICATIONS, AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE. \
13. THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
14. THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY.
15. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
16. ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTON PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
17. EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
18. DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 1%.
19. THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
20. SOIL ENGINEER TO PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING IN ACCORDANCE WITH APPENDIX SECTION 3318, 1997 EDITION OF THE UNIFORM BUILDING CODE.
21. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
22. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
23. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
24. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
25. EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
26. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
27. SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
28. DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.
29. IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
30. ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE,

    CALL : UNDERGROUND SERVICE ALERT (USA)
32. THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
33. ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 mm) PLUS 2% THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
34. COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
35. ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2010 UNIFORM BUILDING CODE.

II. DUST CONTROL

1. ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
2. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
3. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
4. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
5. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEPT (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

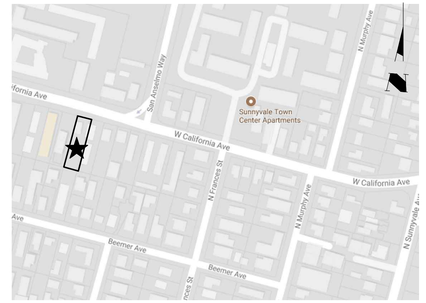
EARTHWORK QUANTITY

CUT = 66 CY ; MAXIMUM CUT DEPTH = 1.0'±
FILL = 0 CY ; MAXIMUM FILL DEPTH = 0'±

IMPORT 0 CY
EXPORT 66 CY

EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

GRADING AND DRAINAGE PLAN FOR LANDS OF CHONG 258 W CALIFORNIA AVENUE APN 254-01-055 SUNNYVALE CALIFORNIA SEPT. 14, 2021



VICINITY MAP
NTS

LEGEND & ABBREVIATIONS

AB	AGGREGATE BASE		AREA DRAIN
AC	ASPHALT CONCRETE		BENCHMARK
AD	AREA DRAIN		BOUNDARY
AE	ANCHOR EASEMENT		PROPOSED PROPERTY LINE
BB	BUBBLER BOX		CATCH BASIN
BLDG	BUILDING		COBBLE ROCK ENERGY DISSIPATOR
BSL	BUILDING SETBACK LINE		CONCRETE
BW	BOTTOM OF WALL /BACK OF WALK	550	EXISTING CONTOUR AFTER GRADING
CG	CURB & GUTTER	550	ORIGINAL GROUND PRIOR TO GRADING
℄	CENTERLINE	100.46	DESIGN GRADE
CLF	CHAIN LINK FENCE		DOWNSPOUT WITH SPLASHBLOCK
CO	SANITARY SEWER CLEANOUT	DE	DRAINAGE EMITTER
COP	CURB OPENING	DV	DIVERSION VALVE
CONC	CONCRETE		BACKWATER VALVE
CSD	COUNTY STANDARD DETAIL		DRAINAGE SWALE
DE	DRAINAGE EMITTER		EASEMENT AREA
DI	DRAINAGE INLET		EASEMENT LINE
DS	DOWNSPOUT	+101.7 OR (101.70)	EXISTING ELEVATION
DWY	DRIVEWAY		EXISTING FENCE
EA	EASEMENT		EXISTING TREE TO BE REMOVED
ELEV	ELEVATION		EXISTING TREE TO REMAIN
EGR	EGRESS		FOUND IRON PIPE AT PROPERTY CORNER
EM	ELECTRIC METER		FIBER ROLLS
E(OH)	ELECTRIC OVERHEAD	GM	GAS METER
E(UG)	ELECTRIC UNDERGROUND		GAS VALVE
EP	EDGE OF PAVEMENT		GRADE TO DRAIN
EX	EXISTING		GUY POLE
FC	FACE OF CURB		GUY WIRE ANCHOR
FD	FOUND		HIGH POINT
FDC	FIRE DEPARTMENT CONNECTION		HYDRANT: EXISTING
FF	FINISH ELEVATION OF SUBFLOOR		HYDRANT: PROPOSED
FG	GROUND FINISH GRADE		FDC
FH	FIRE HYDRANT	IR	IRRIGATION BOX
FL	FLOW LINE		INLET
FW	FRONT OF WALK		JOINT POLE
G	GARAGE SLAB ELEVATION /GAS LINE		LIGHTING
GPE	GENERAL PUBLIC EASEMENT		LIGHTING POLE
GSB	GRADING SETBACK		LOW POINT
GM	GAS METER	MB	MAIL BOX
HP	HI POINT		MONUMENT WELL
INGR	INGRESS		OVERLAND FLOW DIRECTION
IEE	INGRESS/EGRESS EASEMENT	PGE	PGE BOX
INV	INVERT	BMP	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
LIP	LIP OF GUTTER		PROJECT SITE
LS	LANDSCAPED AREA		ROCK RETAINING WALL
MAX	MAXIMUM		RIGHT OF WAY
MH	MANHOLE		SANITARY SEWER CLEAN OUT MANHOLE
MIN	MINIMUM		SANITARY SEWER MANHOLE
N&S	NAIL AND SHINER		STORM DRAIN MANHOLE
NTS	NOT TO SCALE		SUMP PUMP
OH	OVERHEAD	EB	ELECTRICAL BOX
OG	ORIGINAL GROUND	EM	ELECTRIC METER
P	PAVEMENT FINISH GRADE	TEL	TELEPHONE BOX
PAD	PAD ELEVATION	TV	TELEVISION BOX
P.L.	PROPERTY LINE		TEST PIT
PERF	PERFORATED	1	TREE NUMBER
PIEE	PRIVATE INGRESS/EGRESS EASEMENT	T	T-VAULT
PP	POWER POLE PROP PROPOSED	W	UTILITY: EXISTING
PSDE	PRIVATE STORM DRAINAGE EASEMENT	W	UTILITY: PROPOSED OR NEW
PSE	PUBLIC SERVICE EASEMENT		WATER METER (NEW)
PUE	PUBLIC UTILITY EASEMENT	WV	WATER VALVE
PVMT	PAVEMENT		HEART WATER TANK
PVC	POLYVINYL CHLORIDE		WELL
R	RADIUS	A / S1	SECTION NUMBER / SHEET NUMBER
RW	RETAINING WALL		
REM	REMOVE		
R/W	RIGHT OF WAY		
SD	STORM DRAIN		
SDE	STORM DRAIN EASEMENT		
SE	STREET DEDICATION IN FORM OF EASEMENT		
SEP	SLOPE EASEMENT PRIVATE		
SS	SANITARY SEWER/LATERAL		
SSE	SANITARY SEWER EASEMENT		
STA	STATION		
STD	STANDARD CITY DETAIL		
SW	SIDEWALK		
TB	TOP OF BANK		
TC	TOP OF CURB		
TEMP	TEMPORARY		
TOC	TOP OF COVER		
TOE	TOE OF BANK		
TG	TOP OF GRATE		
TPF	TREE PROTECTION FENCE		
TW	TOP OF WALL		
TYP	TYPICAL		
VG	VALLEY GUTTER		
W	WATER		
WCE	WIRE CLEARANCE EASEMENT		
WLK	WALKWAY		
WM	WATER METER		
WOE	WIRE OVERHANG EASEMENT		
WV	WATER VALVE		

CITY ABANDONMENT NOTES:

POTABLE AND RECYCLED WATER:

1. CITY VALVES: CONTRACTOR SHALL NOT OPEN, CLOSE, OR IN ANY WAY ADJUST ANY CITY VALVES INCLUDING BUT NOT LIMITED TO VALVES ON MAINS, LATERALS, AND WATER METERS. VALVE OPERATION SHALL ONLY BE PERFORMED BY CITY CREWS.
2. BACKFLOW PREVENTERS (BFPS): CONTRACTOR SHALL NOT REMOVE OR RELOCATE ANY BFPS WITHOUT FIRST OBTAINING A BACKFLOW INSTALLATION, REMOVAL, AND RELOCATION PERMIT (BACKFLOW PERMIT) FROM THE UTILITY BILLING OFFICE, CITY HALL ANNEX, 650 W. OLIVE AVENUE (408-730-7400). THIS PERMIT WILL PROVIDE REQUIRED STEPS FOR BFP REMOVAL. AFTER REMOVAL OF AN UNDERGROUND BFP, CONTRACTOR SHALL REMOVE THE VAULT AND BACKFILL THE TRENCH
3. WATER METERS (WMS): CONTRACTOR SHALL NOT REMOVE ANY WMS. REMOVAL OF WM SHALL ONLY BE PERFORMED BY CITY CREWS. AFTER WM REMOVAL BY CITY, CONTRACTOR SHALL DISPOSE OF WM BOX/VAULT, BACKFILL TRENCH, AND RESTORE SURFACE PER CITY STANDARDS AND REQUIREMENTS.
4. SERVICE INTERRUPTION: PRIOR TO ABANDONMENT, CONTRACTOR SHALL COORDINATE WITH THE DEPT OF PUBLIC WORKS (DPW) INSPECTOR TO SCHEDULE THE WATER SHUTDOWN. THE CONTRACTOR SHALL SUBMIT A DRAFT SERVICE INTERRUPTION NOTIFICATION FOR INSPECTOR REVIEW. AFTER APPROVAL, THE CONTRACTOR SHALL DISTRIBUTE THE NOTIFICATION TO ALL AFFECTED CUSTOMERS WITHIN THE SHUTDOWN AREA AS DEFINED BY THE INSPECTOR.
5. LATERAL CONNECTIONS AT MAINS: CONTRACTOR SHALL NOT REMOVE ANY TAPPING SADDLES OR TEES FROM PUBLIC MAINS. THIS TASK WILL ONLY BE DONE BY CITY CREWS. AT THESE LOCATIONS, CONTRACTOR SHALL EXCAVATE ACCESS TRENCH TO THE DIMENSIONS REQUIRED BY THE DPW INSPECTOR AND SHALL INSTALL SHORING FOR ALL SUCH TRENCHES, INCLUDING TRENCHES LESS THAN 5 FEET DEEP. DPW INSPECTOR WILL ARRANGE FOR CITY CREWS TO PERFORM DISCONNECTION AND RESTORATION OF THE MAIN. AFTER CITY COMPLETES ITS WORK, CONTRACTOR SHALL REMOVE ANY ABANDONED PIPE WITHIN 3 HORIZONTAL FEET OF THE MAIN AND BACKFILL THE TRENCH.
6. FIRE HYDRANTS: AFTER LATERAL ABANDONMENT, REMOVE THE HYDRANT BURY AND ANY OTHER PIPE FEATURES TO MINIMUM 24-INCHES BELOW GRADE. DELIVER HYDRANT BARREL TO THE CITY'S CORP YARD AT 221 COMMERCIAL ST. CONTACT THE DPW INSPECTOR FOR DROP-OFF COORDINATION.
7. MAINS AND LATERALS: PIPES MAY BE ABANDONED IN PLACE OR REMOVED. PIPES 4" AND LARGER TO BE ABANDONED IN PLACE SHALL BE FILLED WITH LIGHTWEIGHT CELLULAR CONCRETE (LCC) OF 28-DAY COMPRESSIVE STRENGTH BETWEEN 50 AND 200 PSI. LCC INSTALLER MUST FIRST BE APPROVED BY THE DPW INSPECTOR. SMALLER PIPE MAY BE LEFT IN PLACE EMPTY.

SEWERS:

1. LATERAL CONNECTIONS AT MAINS:
   (A) DISCONNECT LATERAL FROM MAIN. REMOVE EXISTING WYE AND/OR SEGMENT OF EXISTING MAIN AS NEEDED TO MEET THE FOLLOWING REQUIREMENT. NEW PVC MAIN SEGMENT MUST CONNECT TO MINIMUM 2 HORIZONTAL FEET OF BURIED & UNDAMAGED MAIN WHERE NEAREST BURIED JOINTS ARE MINIMUM 2 FEET AWAY FROM THE TRENCH WALL. USE FLASHLIGHT INSIDE THE MAIN TO CHECK DISTANCE TO JOINTS. EXPOSE AND REMOVE ADDITIONAL MAIN AS NEEDED TO MEET THIS REQUIREMENT.
   (B) INSTALL SEGMENT OF NEW SDR 26 PVC MAIN ON ¾" CRUSHED ROCK BEDDING. CONNECT NEW PVC TO EXISTING MAIN VIA COUPLINGS WITH STAINLESS STEEL SHEAR BANDS, MISSION FLEX-SEAL ARC OR APPROVED EQUAL. FOR NEW LATERAL AT SAME LOCATION, INSTALL PVC WYE WITH SDR 26 PVC STUBS. DO NOT BACKFILL BEFORE INSPECTION AND APPROVAL FROM THE DPW INSPECTOR.
   (C) REMOVE ABANDONED LATERAL WITHIN 3 HORIZONTAL FEET OF THE ACTIVE SEWER MAIN. REMOVE OR ABANDON IN PLACE ANY REMAINING LATERAL EXTENDING TO THE BACK OF WALK OR PROPERTY LINE, WHICHEVER IS FURTHER. REMOVE ANY PROPERTY LINE CLEANOUT TO MINIMUM 24" BELOW GRADE, AND CAP REMAINING RISER.
2. MAINS & LATERALS: PIPES MAY BE ABANDONED IN PLACE OR REMOVED. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE FILLED WITH LIGHTWEIGHT CELLULAR CONCRETE (LCC) OF 28-DAY COMPRESSIVE STRENGTH BETWEEN 50 AND 200 PSI. LCC INSTALLER MUST FIRST BE APPROVED BY THE DPW INSPECTOR.
3. ABANDONED PIPE CONNECTIONS AT MANHOLES (MHS): WHERE ABANDONED PIPE CONNECTS TO MH(S), ENTER MH(S) AND PLUG THE PIPE HOLE WITH CONCRETE. PLUG SHALL BE FINISHED FLUSH WITH MANHOLE WALL, AND ANY ABANDONED CHANNEL SHALL BE FILLED WITH CONCRETE FLUSH WITH THE BENCH, SUCH THAT NO EVIDENCE OF A PREVIOUS CONNECTION REMAINS. REPAIR ANY REMAINING ACTIVE CHANNEL(S) AS DIRECTED BY THE DPW INSPECTOR. PERFORM THE SAME TASK AT ANY PRIVATE MH TO REMAIN AT THE UPSTREAM END OF AN ABANDONED LATERAL.
4. MANHOLE ABANDONMENT: BREAK APART EXISTING MH BASE. INSTALL NEW SDR 26 PVC MAIN SEGMENT PER SEWER NOTE 1 ABOVE. HINGED MH FRAMES AND LIDS SHALL BE DELIVERED TO THE CITY'S CORP YARD AT 221 COMMERCIAL ST. REMOVE ALL OTHER MH PARTS TO 4 FEET BELOW GRADE. ABANDON IN PLACE ALL DEEPER MH FEATURES. FOR HARDSCAPE SURFACE, BACKFILL VOID WITH CLASS 2 AB TO 95% COMPACTION. FOR UNPAVED SURFACE, BACKFILL WITH NATIVE SOIL TO 85% COMPACTION.

STORM DRAINS:

1. MAINS & LATERALS: FOLLOW SEWER NOTE 2.
2. ABANDONED PIPES AT MANHOLES AND CATCH BASINS: FOLLOW SEWER NOTE 3.
3. MANHOLE ABANDONMENT: FOLLOW SEWER NOTE 4, THOUGH RESTORE THE MAIN WITH NEW RCP, CLASS III OR HIGHER.

GENERAL:

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES.
2. CONTACT THE CITY OR OTHER UTILITY OWNERS AS NEEDED FOR REMOVAL, ABANDONMENT, OR RELOCATION OF THEIR FACILITIES.
3. UPON DISCOVERY OF ANY UNIDENTIFIED UTILITIES, COORDINATE WITH THE DPW INSPECTOR FOR DIRECTION.
4. SEE DEMOLITION PLANS FOR REMOVAL OF ON-SITE IMPROVEMENTS.
5. ABANDONMENT OF ALL PIPES AND FEATURES SHALL BE SHOWN IN THE CONTRACTOR'S DETAILED REDLINES. THESE REDLINES SHALL BE PROVIDED TO THE ENGINEER OF RECORD FOR THE PREPARATION OF ACCURATE RECORD DRAWINGS.

GENERAL NOTES:

1. OWNER/DEVELOPER:	CHEE-YEE CHONG P.O. BOX 4631, MOUNTAIN VIEW, CA 94040 TEL: (650) 961-7747 EMAIL: CYCHONG@PACBELL.NET
2. CIVIL ENGINEER:	NINH LE / LC ENGINEERING 598 E SANTA CLARA ST, SUITE 270 SAN JOSE, CA 95112 TEL: (408) 806-7187
3. SURVEYOR:	TKM LANDS SURVEYOR 2250 BOHANNON DR, SANTA CLARA, CA 95050 TEL: (408) 615-8855
4. ASSESSORS PARCEL NO:	204-51-005
5. SITE ADDRESS:	258 W CALIFORNIA AVENUE, SUNNYVALE
6. EXISTING ZONING: PROPOSED ZONING:	R2 (LOW MEDIUM DENSITY RESIDENTIAL) R2 (LOW MEDIUM DENSITY RESIDENTIAL)
7. EXISTING USE: PROPOSED USE:	RESIDENTIAL RESIDENTIAL
8. LOT AREA:	GROSS: 0.216± ACRES (9,397± SF) PROPOSED: LOT 1 = 0.097± ACRES (4,224± SF) LOT 2 = 0.119± ACRES (5,173± SF)

SHEET INDEX

PROJECT ENGINEER

SUBMITTED BY:
LC ENGINEERING SAN JOSE, CALIFORNIA

NINH M. LE R.C.E. 47518
PROJECT ENGINEER

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D	BY
	REVISED PER CITY'S COMMENTS DATED 01/03/2022	05/14/21		PT

DESIGNED PT 05/14/21
DRAWN DATE
AS NOTED
SCALE
NL 05/14/21
CHECKED DATE

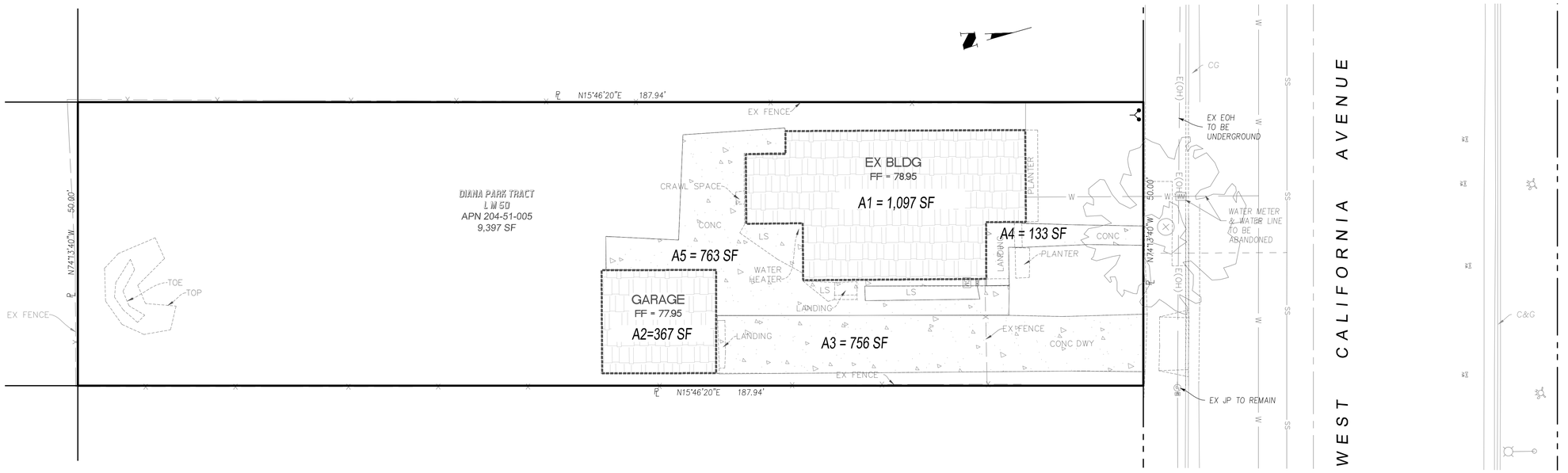
LC ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

TITLE SHEET
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale California

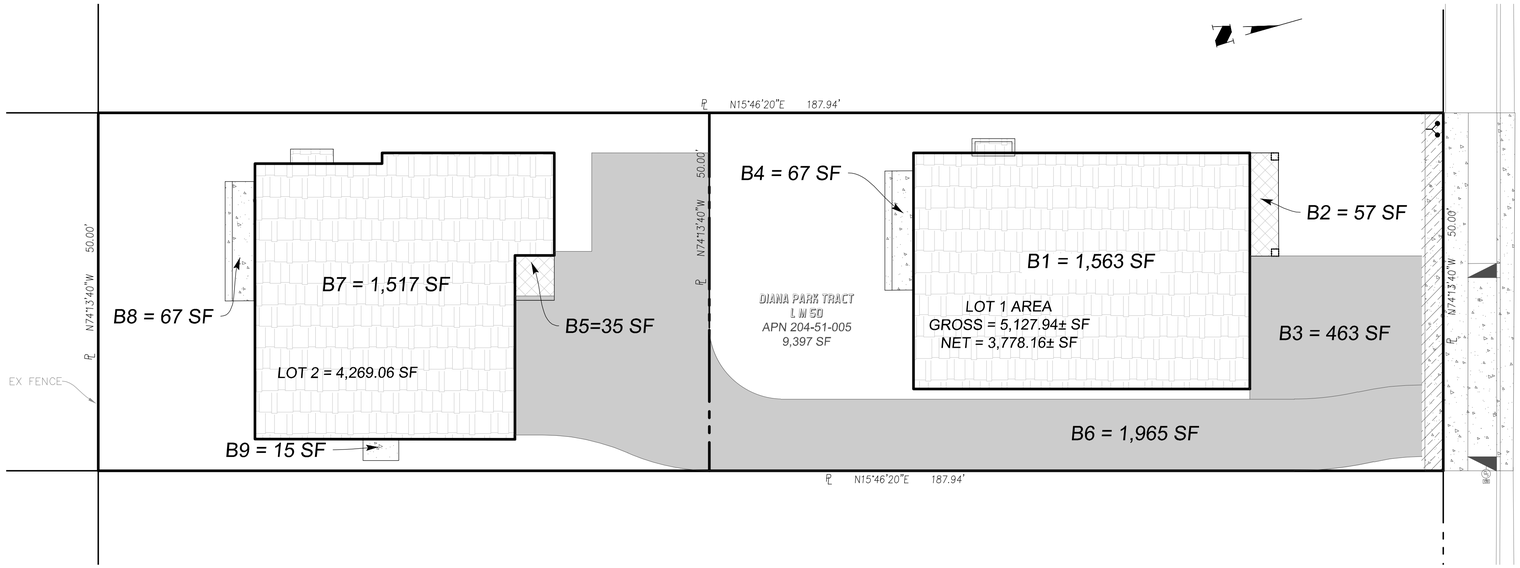
PROJECT NO.
CONTRACT NO.
DRAWING NO. C1
SHT NO. 1 OF 8
FILE NO.

APPLICANT : CHONG ROAD NAME : WEST CALIFORNIA AVENUE FILE NO : .



NOTES:

1. THE ELECTRIC OVERHEAD ALONG THE PROPERTY FRONTAGE SHALL BE UNDERGROUND.
2. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDON PER CITY ABANDONMENT NOTES ON SHEET C1.



POST - DEVELOPMENT IMPERVIOUS AREA

NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
B1	BUILDING	PROPOSED	1,563 SF	
B2	PORCH	PROPOSED	57 SF	
B3	DRIVEWAY	PROPOSED	463 SF	
B4	LANDING	PROPOSED	67 SF	
B5	LANDING	PROPOSED	35 SF	
B6	DRIVEWAY	PROPOSED	1,965 SF	
B7	BUILDING	PROPOSED	1,517 SF	
B8	LANDING	PROPOSED	67 SF	
B9	LANDING	PROPOSED	15 SF	
	LANDSCAPING			3,648 SF
	TOTAL		5,749 SF	3,648 SF

PREDEVELOPMENT IMPERVIOUS AREA

NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A1	BUILDING	REMOVE	1,097 SF	
A2	GARAGE	REMOVE	367 SF	
A3	DRIVEWAY	REMOVE	756 SF	
A4	WALKWAY	REMOVE	133 SF	
A5	WALKWAY	REMOVE	763 SF	
	LANDSCAPING			6,281 SF
	TOTAL		3,116 SF	6,281 SF

GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

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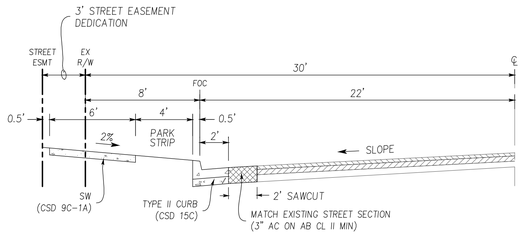
LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

PREDEVELOPMENT AND POST DEVELOPMENT PLAN
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale California

PROJECT NO.
CONTRACT NO.
DRAWING NO. C2
SHT NO. 2 OF 8
FILE NO.

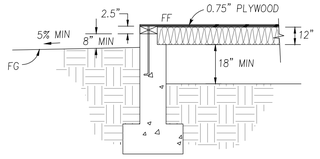
APPLICANT : CHONG ROAD NAME : WEST CALIFORNIA AVENUE FILE NO : .



TYPICAL HALF WEST CALIFORNIA AVENUE

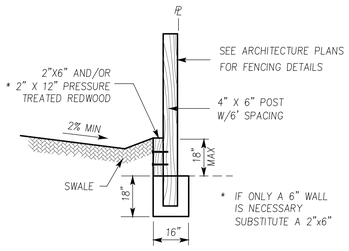
SCALE 1" = 5'

NOTE: TYPE II SLURRY SEAL ALONG ENTIRE FRONTAGE PROPERTY FROM LIP OF GUTTER TO LIP OF GUTTER. FINAL STREET RESTORATION LIMITS TO BE DETERMINED BY DPW INSPECTOR AFTER CONSTRUCTION.



FINISH GRADE DETAIL

AT BUILDING FOUNDATION
NTS



18" MAX. WALL/FENCE DETAIL

NTS

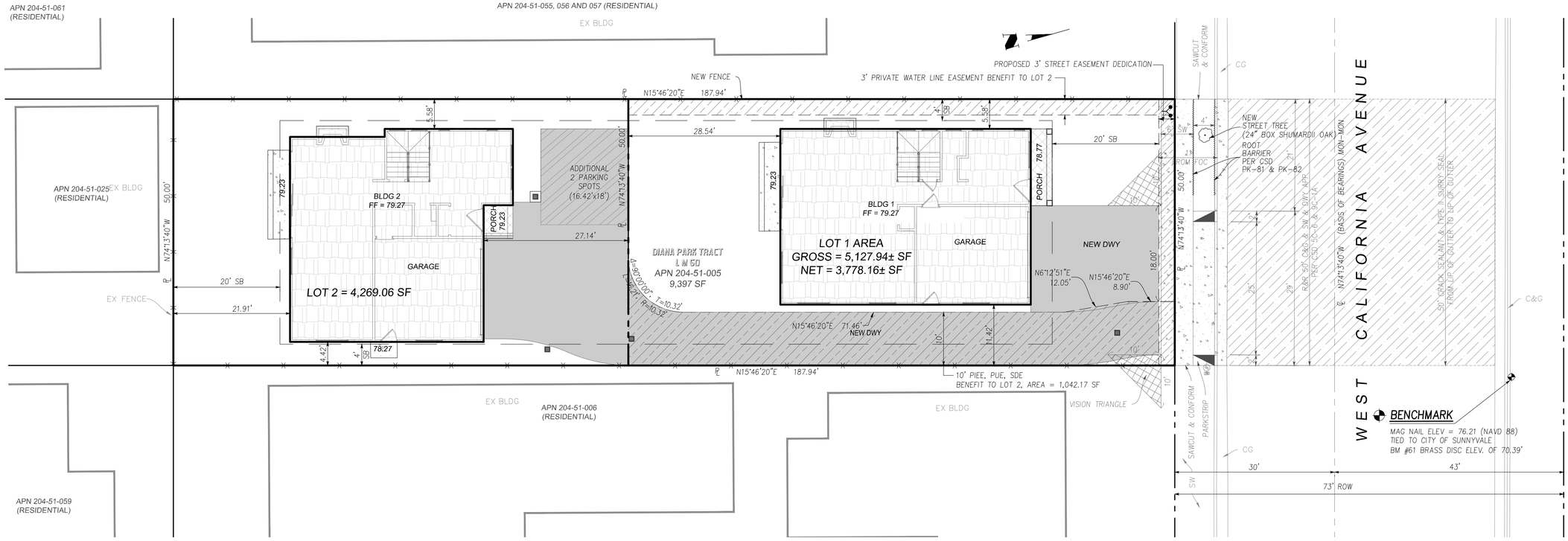
BASIS OF BEARINGS

BEARINGS SHOWN HERON ARE BASED ON THE CENTERLINE WEST CALIFORNIA AVENUE SHOWN ON PARCEL MAP RECORDED ON DECEMBER 29, 1966, IN BOOK 217 OF MAPS AT PAGE 53, SANTA CLARA COUNTY COUNTY RECORDS.

BENCHMARK INFORMATION

ELEVATIONS SHOWN HEREON ARE BASE ON CITY BM#61-ELEVATION = 70.39' (NAVD1988)

BRASS DISC IN TOP OF CURB ON NORTHWEST END OF MATHILDA AVENUE OVERPASS AT CENTRAL EXPRESSWAY.



GRAPHIC SCALE

0 10 20

(IN FEET)
1 inch = 10 ft.

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SCALE AS NOTED	DATE
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LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
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OVERALL SITE PLAN
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

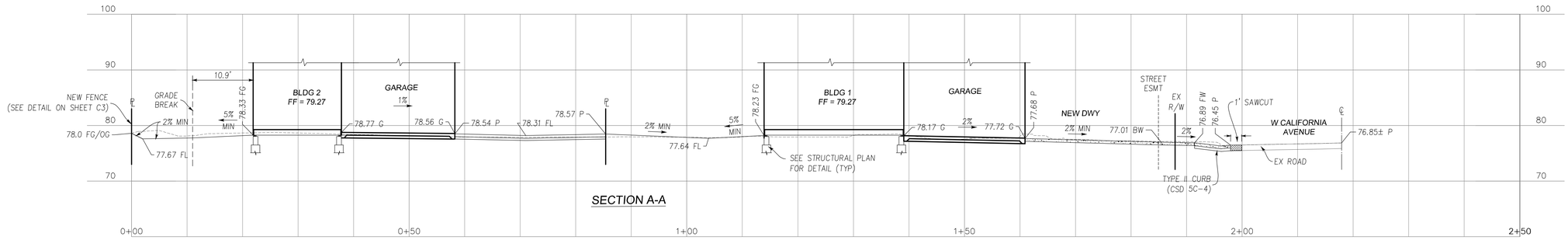
Sunnyvale California

PROJECT NO.
CONTRACT NO.
DRAWING NO. C3
SHT NO. 3 OF 8
FILE NO.

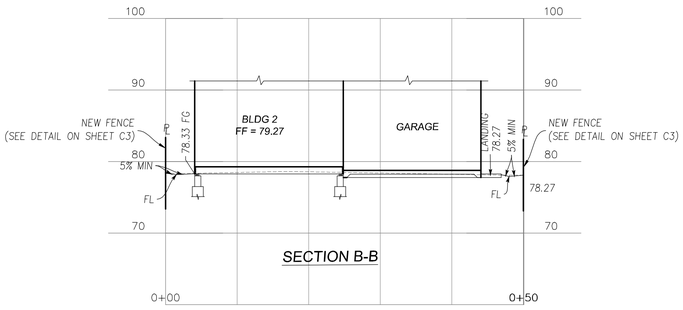
APPLICANT : CHONG

ROAD NAME : WEST CALIFORNIA AVENUE

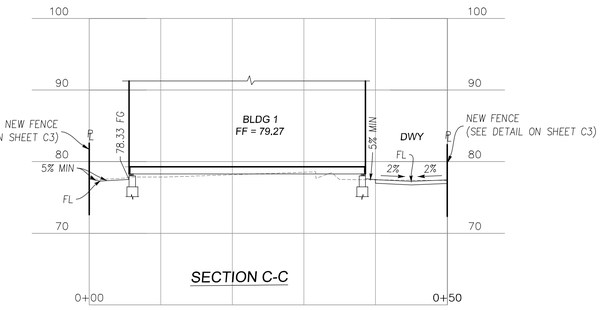
FILE NO : .



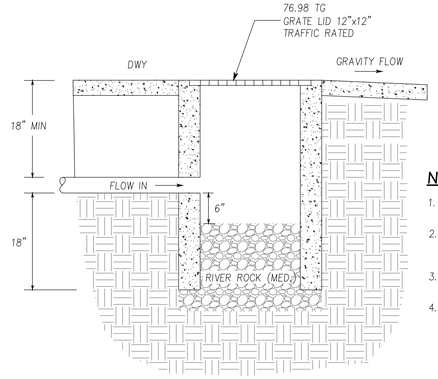
SECTION A-A



SECTION B-B



SECTION C-C

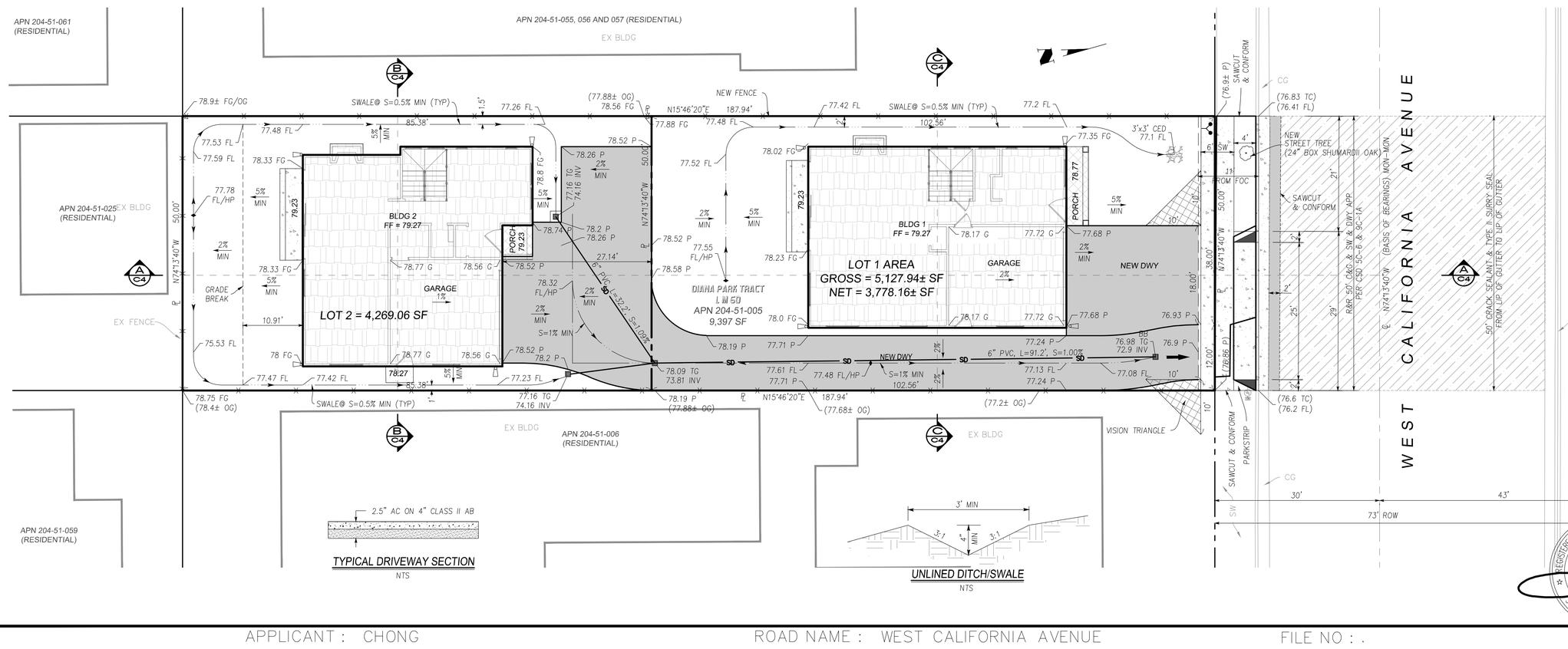


BOBBLER BOX

NTS

NOTES:

1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.



TYPICAL DRIVEWAY SECTION

NTS

UNLINED DITCH/SWALE

NTS

NO.	REVISIONS	APP'D	DATE	BY
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SCALE	AS NOTED	

LC ENGINEERING
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San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

GRADING AND DRAINAGE PLAN
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale California

PROJECT NO.

CONTRACT NO.

FILE NO.

DRAWING NO. C4

SHT NO. 4 OF 8

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47918
CIVIL
STATE OF CALIFORNIA

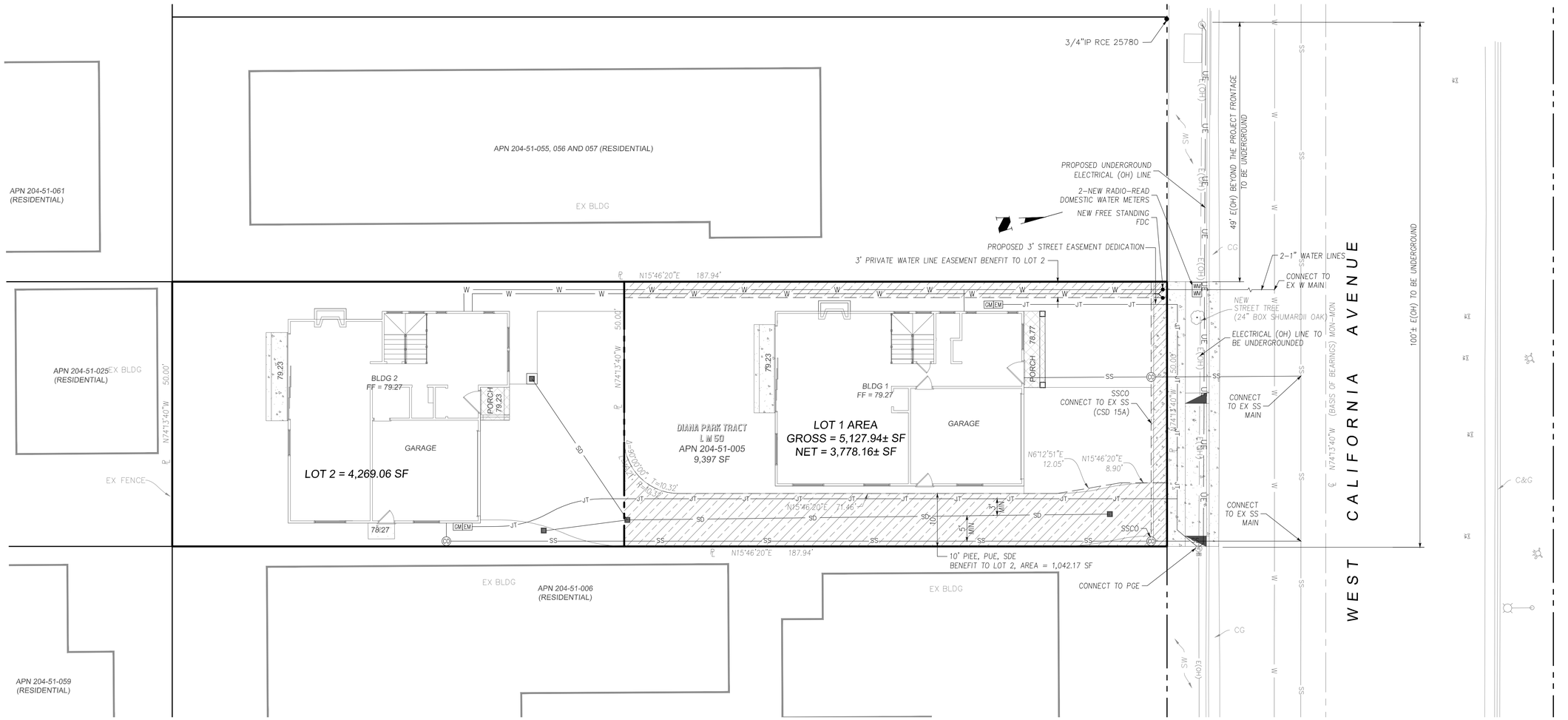
APPLICANT : CHONG

ROAD NAME : WEST CALIFORNIA AVENUE

FILE NO : .

LEGEND:

EXISTING		PROPOSED
UE	UNDERGROUND ELECTRIC LINE	UE
G	GAS LINE	G
GM	GAS METER	GM
JT	JOINT TRENCH	JT
SD	STORM DRAIN PIPE	SD
SD	SANITARY SEWER LINE	SS
CO	SANITARY SEWER CLEANOUT	CO
W	WATER LINE	W
WM	WATER METER	WM
WV	WATER VALVE	WV
E(OH)	ELECTRIC LINE TO BE REMOVED	
W	WATER LINE TO BE ABANDONED	



NOTES:

1. THE ELECTRIC OVERHEAD ALONG THE PROPERTY FRONTAGE SHALL BE UNDERGROUND.
2. ALL UTILITIES TO BE ABANDONED SHALL BE ABANDON PER CITY ABANDONMENT NOTES ON SHEET C1.

NO.	REVISIONS	DATE	APP'D
	REVISED PER CITY'S COMMENTS DATED 01/03/2022		

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DESIGNED	04/05/21	PT
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SCALE	1" = 10'	
CHECKED	05/14/21	NL

LE ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

UTILITY PLAN
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale | California

PROJECT NO.
CONTRACT NO.

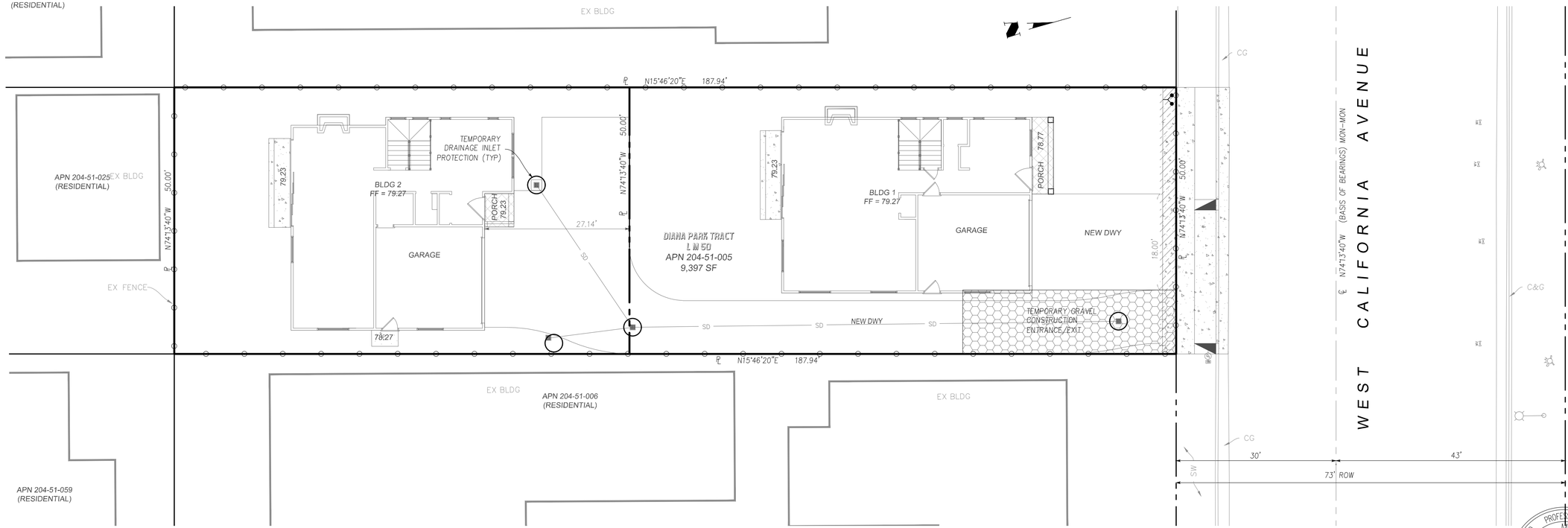
REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

DRAWING NO. C5
SHT NO. 5 OF 8
FILE NO.

APPLICANT : CHONG ROAD NAME : WEST CALIFORNIA AVENUE FILE NO : .

LEGEND:

- FIBER ROLLS
- TEMPORARY DRAINAGE INLET PROTECTION
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIST



NO.	REVISIONS	APP'D	DATE	BY
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PT	05/14/21	DATE
DESIGNED		
PT	05/14/21	DATE
DRAWN		
1" = 10'		
SCALE		
NL	05/14/21	DATE
CHECKED		

LC ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

EROSION CONTROL PLAN
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale California

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

DRAWING NO. C6
SHT NO. 6 OF 8
PROJECT NO.
CONTRACT NO.
FILE NO.

APPLICANT : CHONG
ROAD NAME : WEST CALIFORNIA AVENUE
FILE NO : .

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTRACTOR/OWNER: CHEE YEE CHONG
   ADDRESS: P.O. BOX 4631 MOUNTAIN VIEW, CA 94040
   PHONE NUMBER: (650)-961-7747
   IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THE SOIL EROSION CONTROL PLAN.
2. CIVIL ENGINEER: LC ENGINEERING
   ADDERSS: 598 E SANTA CLARA, SAN JOSE, CA 95112
   PHONE NUMBER: (408) 806-7187
3. CONTRACTOR:
   ADDRESS:
   24-HOUR PHONE NUMBER:
   CONSTRUCTION SUPERINTENDENT:
   ADDRESS:
   24-HOUR PHONE NUMBER:
4. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
5. DEVELOPER WILL SUBMIT TO THE CITY MONTHLY (AT THE FIRST OF EACH MONTH BETWEEN OCT 15TH AND APRIL 15TH) CERTIFICATIONS THAT ALL EROSION/SEDIMENT MEASURES IDENTIFIED ON THE APPROVED EROSION CONTROL PLAN ARE IN PLACE. IF MEASURES ARE NOT IN PLACE, DEVELOPER SHALL PROVIDE THE CITY WITH A WRITTEN EXPLANATION OF WHY THE MEASURE IS NOT IN PLACE AND WHAT WILL BE DONE TO REMEDY THIS SITUATION.
6. OWNER/CONTRACTER SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
7. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY, OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
8. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
9. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
10. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPILED WITH.
11. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

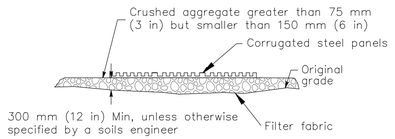
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN ARE NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALL PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ON TO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS OR THREE-STEP APPLICATIONS OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TRICKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION IN THE FIELD. DUE TO UNANTICIPATED FIELD CONDITION. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

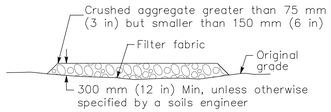
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE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

Entrance/Outlet Tire Wash

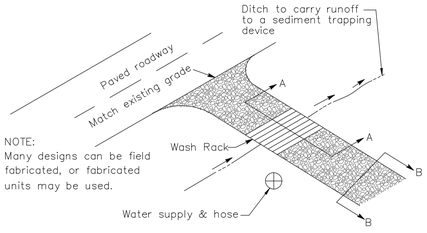
CASQA Detail TC-3



SECTION A–A
NOT TO SCALE



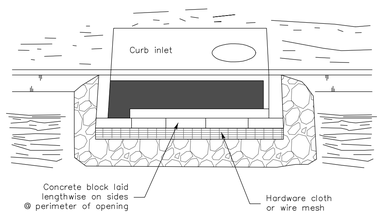
SECTION B–B
NOT TO SCALE

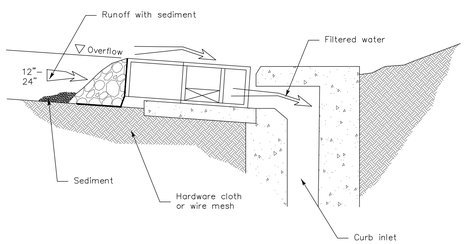


TYPICAL TIRE WASH
NOT TO SCALE

Storm Drain Inlet Protection

CASQA Detail SE-10

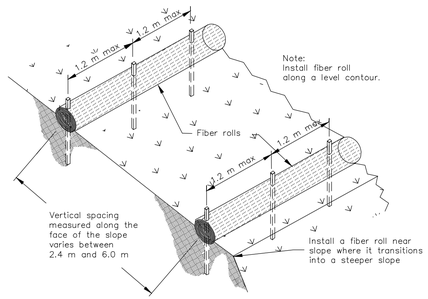




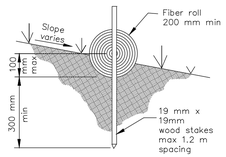
DI PROTECTION – TYPE
NOT TO SCALE

Fiber Rolls

CASQA Detail SE-5



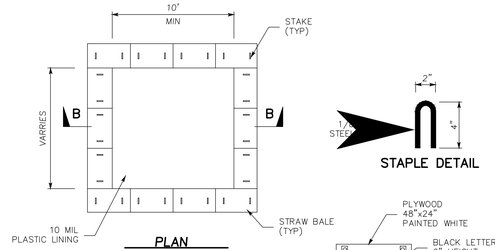
TYPICAL FIBER ROLL INSTALLATION
NOT TO SCALE



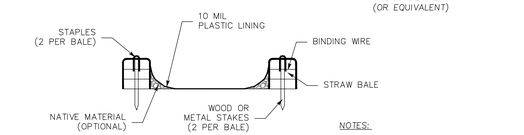
ENTRENCHMENT DETAIL
NOT TO SCALE

Concrete Waste Management

CASQA Detail WM-8



PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES

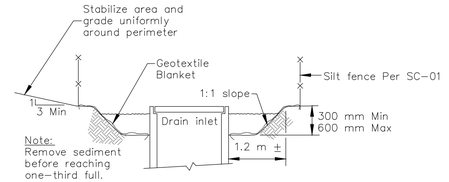


SECTION B–B
NOT TO SCALE

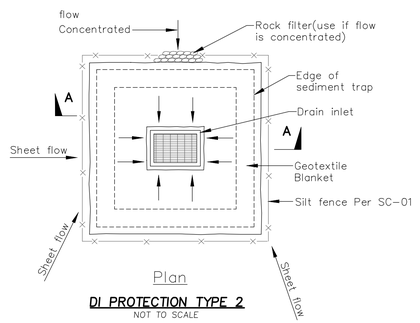
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

Storm Drain Inlet Protection

CASQA Detail SE-10



Section A–A



Plan

DI PROTECTION TYPE 2
NOT TO SCALE

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

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D
	REVISED PER CITY'S COMMENTS DATED 01/03/2022	05/14/21	PT

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AS NOTED	SCALE
NL	05/14/21
CHECKED	DATE

LC ENGINEERING
598 E Santa Clara St. #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

EROSION CONTROL DETAILS
LANDS OF CHONG
258 WEST CALIFORNIA AVENUE
APN 204-51-005

Sunnyvale California

PROJECT NO.
CONTRACT NO.
FILE NO.

DRAWING NO. C7
SHT NO. 7 OF 8

APPLICANT : CHONG
ROAD NAME : WEST CALIFORNIA AVENUE
FILE NO : .

Blueprint for a Clean Bay

Best Management Practices for the Construction Industry

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.

Sunnyvale

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. Stormwater pollution is a serious problem for wildlife dependent on our creeks and bays and for the people who live near polluted streams or baylands. 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.

Santa Clara Valley *Urban Runoff* Pollution Prevention Program

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 stormwater pollution. This "blueprint" summarizes "Best Management Practices (BMPs) for stormwater pollution prevention.

Spill Response Agencies:

In the City of Sunnyvale, DIAL 9-1-1.

State Office of Emergency Service Warning Center (24 hours) 1-800-852-7550

Santa Clara County Environmental Health Sevices . . . . . (408) 299-6930

Small Business Hazardous Waste Disposal Program

Santa Clara County businesses that generate less than 27 gallons or 220 pounds of hazardous waste per month are eligible to use Santa Clara County's Small Business Hazardous Waste Disposal Program. Call (408) 299-7300 for a quote, more information or guidance on disposal.

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

Santa Clara County Hazardous Waste Program . . . . . (408) 299-7300
For information on the disposal of hazardous waste

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

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

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

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

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

Sunnyvale Water Pollution Control Plant . . . . . **(408) 730-7270**

Sunnyvale Recycling Program . . . . . (408) 730-7262
Or visit www.ci.sunnyvale.ca.us/recycle

SMaRT Station®
(GreenTeam/Zanker of Sunnyvale) Recycling Drop-Off Center, Garbage Disposal . . . . . (408) 752-8530

General Construction and Site Supervision

Who should use this information?

- General Contractors
- Site Supervisors
- Inspectors
- Home Builders
- Developers
- Homeowners

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing the Job Right
General Principles

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

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Field Manual*, available form the Regional Water Quality Control Board San Francisco Bay Region, 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 stormwater runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make sure everyone who works at the construction site is familiar with this information. Inform subcontractors about the storm-water requirements and their own responsibilities. Use BAASMA, *Blueprint for a Clean Bay*, a construction best management practices guide available from the Santa Clara Valley Urban Runoff Pollution Prevention Program, and California Storm Water Quality Association Stormwater Best Management Practice Handbook: Construction; (Jan 2003) as references.

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 trash cans 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.
- ❑ Never hose down "dirty" pavement or surfaces where materials have spilled.
- ❑ 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.
- ❑ Place 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. (See Sunnyvale Recycling Program information listed above.) 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 grading and building permits, you will need to obtain coverage under the State's General Construction Activity Stormwater Permit if your construction site's disturbed area totals 1 acre or more. Information on the General Permit can be obtained from the Regional Water Quality Control Board.

Painting and Application of Solvents and Adhesives

Who should use this information?

- Painters
- Paperhangers
- Plasterers
- Graphic Artists
- Dry Wall Crews
- Floor Covering Installers
- General Contractors
- Home Builders
- Developers
- Homeowners

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.

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 as hazardous. Contact the Santa Clara County Hazardous Waste Program at (408) 299-7300.
- ❑ 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.

Paint Removal

- ❑ Buildings constructed before 1978 may have lead paint in them. Test paint for lead by taking samples to a local environmental testing laboratory to determine if removed paint must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ 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, or check Sunnyvale Water Pollution Control Plant (408) 730-7270 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.

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. Dispose of excess liquids and residue as hazardous waste.
- ❑ 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.
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Leave lids off paint cans so the refuse collector can see that they are empty. Empty, dry paint cans also may be recycled as metal.
- ❑ Dispose of empty aerosol paint cans as hazardous waste or at household hazardous waste collection events.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Donate excess water-based (latex) paint for reuse. Call the Santa Clara County Hazardous Waste Program at (408) 299-7300 for details.
- ❑ 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.

Landscaping,Gardening, And Pool Maintenance

Who should use this information?

- Landscapers
- Gardeners
- Swimming Pool/Spa Service and Repair Workers
- General Contractors
- Home Builders
- Developers
- Homeowners

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.

Doing the Job Right
General Business Practices

- ❑ Protect stockpiles (e.g. asphalt, sand, or soil) 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.
- ❑ Revegetation is an excellent form of erosion control for any site. Replant as soon as possible with temporary vegetation such as grass seed.

Landscaping/Garden Maintenance

- ❑ Consider using Integrated Pest Management Techniques. Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinsewater as product. Dispose of rinsed, empty containers in the trash.
- ❑ Dispose of unused pesticides as hazardous waste.
- ❑ Curbside pickup of yard waste is provided for Sunnyvale residences. Place yard waste in approved containers at curbside for pickup on waste collection days. Commercial entities may take yard waste to the Sunnyvale SMaRT station for recycling. Contact the Sunnyvale Recycling Program (408) 730-7262 for further information.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost if possible.
- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders. Sweep up any leaves, litter or residue in gutters or on street.

Pool/Fountain/Spa Maintenance
Draining pools or spas

When it's time to drain a pool, spa, or fountain, please be sure to call the Sunnyvale Water Pollution Control Plant (408) 730-7270 before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows should be kept to the low levels typically possible through a garden hose. Higher flow rates may be prohibited by local ordinance.

- ❑ 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. OR
- ❑ Contact the Sunnyvale Water Pollution Control Plant (408) 730-7270. You may be able to discharge to the sanitary sewer by running the hose to a utility sink or sewer pipe clean-out.
- ❑ 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 the Sunnyvale Water Pollution Control Plant (408) 730-7270 for instructions on discharging filter backwash or rinsewater to the sanitary sewer.

Earth-Moving and Dewatering Activities

Who should use this information?

- Bulldozer, Back Hoe, and Grading Machine Operators
- Dump Truck Drivers
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Storm Drain Pollution from Earth-Moving Activities

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.

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 downslope 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, and California Stormwater Quality Association Stormwater Best Management Practice Handbook (construction, 2003)
- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations
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.

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 perforate 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.

Detecting Contaminated Soil or Groundwater

Contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved know what to look for in detecting contaminated soil or groundwater, and testing ponded groundwater before pumping. Watch for any of these conditions:

1. Unusual soil conditions, discoloration or odor.
2. Abandoned under-ground tanks.
3. Abandoned wells.
4. Buried barrels, debris or trash.

If any of these are found follow the procedures below.

Fresh Concrete and Mortar Application

Who should use this information?

- Masons and Bricklayers
- Sidewalk Construction Crews
- Patio Construction Workers
- Construction Inspectors
- General Contractors
- Home Builders
- Developers
- Concrete Delivery/Pumping Workers

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.

Doing the Job Right
General Business Practices

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

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a 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 local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.
- ❑ 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.

Roadwork and Paving

Who should use this information?

- 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
- Developers
- Home Builders

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.

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.
- ❑ Take broken up concrete to a local recycling facility. Call the Sunnyvale Recycling Program at (408) 730-7262 for information.

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.
- ❑ 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) 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.

Heavy Equipment Operation

Who should use this information?

- Vehicle and Equipment Operators
- Site Supervisors
- General Contractors
- Home Builders
- Developers

Stormwater 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.

Doing the Job Right
Site Planning and Preventive Vehicle Maintenance

- ❑ Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance. Contain the area with berms, sand bags, or other barriers.
- ❑ 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. Recycle them wherever possible, otherwise, dispose of them as hazardous wastes.
- ❑ 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.
- ❑ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.

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.
- ❑ 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. In Sunnyvale, dial 9-1-1 if hazardous materials might enter the storm drain.
- ❑ 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 1-800-852-7500.

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

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