1268
5PDU943

1268 POPLAR AVENUE HOMES

Z S D ARCHITECTS,INC
ARCHITECTURE . PLANNING . ILLUSTRATION

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Los Altos CA94024
tel. 408.348.6885
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LICENSED ARCHITECT HENG ZENG No.C29486 SEN. 2/01.23 STATE OF CALIFORNIA

henryhzeng@yahoo.com

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PROJECT DESCRIPTIONS

THIS PROJECT IS TO SUB-DIVIDE INTO THREE LOTS AND BUILD THREE TWO STORY SINGLE FAMILY HOMES

DRAWING INDEX

ARCHITECTURAL

A1.0 BIRD'S EYE VIEW & TITLE SHEET
A1.1 SITE PLAN
A1.2 OPEN SPACE AREA & ARBORIST REPORT
A2.0 HOME A FLOOR PLANS
A2.1 HOME B FLOOR PLANS
A2.2 HOME C FLOOR PLANS
A2.3 HOME A & B ROOF PLANS
A2.4 HOME C ROOF PLANS
A3.0 NORTH & STREET ELEVATIONS
A3.1 HOME A ELEVATIONS
A3.2 HOME B ELEVATIONS
A3.3 HOME C ELEVATIONS

CIVIL

C1 COVER SHEET
C2 STREET IMPROVEMENT PLAN
C3 GRADING PLAN
C4 STORM WATER CONTROL PLAN
C5 UTILITY PLAN
C6 GREEN BAY
C7 DETAILS
TM 1 TENTATIVE MAP
TM 2 TENTATIVE MAP

PROJECT DATA

ADDRESS:	1268 POPLAR AVE.	
	SUNNYVALE, CA	
APN #:	213-44-036	
NAME OF OWER:	SILICON VALLEY WZSV CAPITAL LLC.	
ZONE:	R2	
LOT SIZE:	0.278	ACRES
	60.0'X201'=12,060.	SQ. FT.
EXISTING BUILDING AREA:		
1ST FLOOR:	1,336 + 1,457 =2,793 ±	SQ. FT.
GARAGE:	456	SQ. FT.
TOTAL:	3,249 ±	SQ. FT.
AREA OF THIS IMPROVEMENT:	6,456	SQ. FT.
BUILDING COVERAGE:	33.7	%
F.A.R.:	0.538	

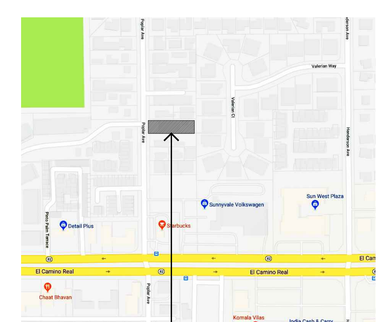
LOT 1 (HOME A):			LOT 2 (HOME B):			LOT 3 (HOME C):		
GROSS LOT AREA:	3,935	SF	GROSS LOT AREA:	3,874	SF	GROSS LOT AREA:	4,311	SF
NET LOT AREA:	3,875	SF	NET LOT AREA:	3,874	SF	NET LOT AREA:	4,311	SF
1ST FLOOR LIVING AREA:	724	SF	1ST FLOOR LIVING AREA:	742	SF	1ST FLOOR LIVING AREA:	960	SF
2ND FLOOR LIVING AREA:	911	SF	2ND FLOOR LIVING AREA:	925	SF	2ND FLOOR LIVING AREA:	884	SF
GARAGE:	400	SF	GARAGE:	400	SF	GARAGE:	400	SF
ENTRY PORCH:	202	SF	ENTRY PORCH:	92	SF	ENTRY PORCH:	119	SF
COVERED PATIOS:	0		COVERED PATIOS:	0		COVERED PATIOS:	0	
AREA WITH OVER 15' CEILING:	0		AREA WITH OVER 15' CEILING:	0	SF	AREA WITH OVER 15' CEILING:	110	SF
LOT COVERAGE AREA:	1,326	SF	LOT COVERAGE AREA:	1,234	SF	LOT COVERAGE AREA:	1,479	SF
LOT COVERAGE PERCENTAGE:	34.2 %		LOT COVERAGE PERCENTAGE:	31.9 %		LOT COVERAGE PERCENTAGE:	34.3 %	
FLOOR AREA:	2,035	SF	FLOOR AREA:	2,067	SF	FLOOR AREA:	2,354	SF
FLOOR AREA RATIO:	0.53		FLOOR AREA RATIO:	0.53		FLOOR AREA RATIO:	0.546	
COVERED PARKING:	2		COVERED PARKING:	2		COVERED PARKING:	2	
UNCOVERED PARKING:	2		UNCOVERED PARKING:	2		UNCOVERED PARKING:	2	
TOTAL PARKING:	4		TOTAL PARKING:	4		TOTAL PARKING:	4	
LANDSCAPED AREA:	1,466	SF	LANDSCAPED AREA:	1,056	SF	LANDSCAPED AREA:	1,600	SF
USABLE OPEN AREA:	500	SF	USABLE OPEN AREA:	538	SF	USABLE OPEN AREA:	618	SF
% OF LANDSCAPE AREA:	37.8 %		OF LANDSCAPE AREA:	27.3 %		OF LANDSCAPE AREA:	37.1 %	

APPLICABLE CODES

TYPE OF CONSTRUCTION:	V-N
OCCUPANCY	R-3
USE ZONE	R2
FIRE SPRINKLER SYSTEM	Y
CALIFORNIA BUILDING CODE	2016
CALIFORNIA FILRE CODE	2016
CALIFORNIA MECHANICAL CODE	2016
CALIFORNIA ELECTRICAL CODE	2016
CALIFORNIA PLUMBING CODE	2016
CALIFORNIA GREEN BUILDING CODE	2016
TITLE 24 ENERGY STANDARD	CA, 2016

CITY OF SUNNYVALE ZONING

VICINITY MAP



PROJECT SITE

NORTH

1268 POPLAR AVE.
HOMES

SILICON VALLEY WZSV CAPITAL, LLC

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Project No: 2018-06
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Scale: N/A

BIRD'S EYE VIEW AND TITLE SHEET

A1.0

1268 POPLAR AVENUE HOMES

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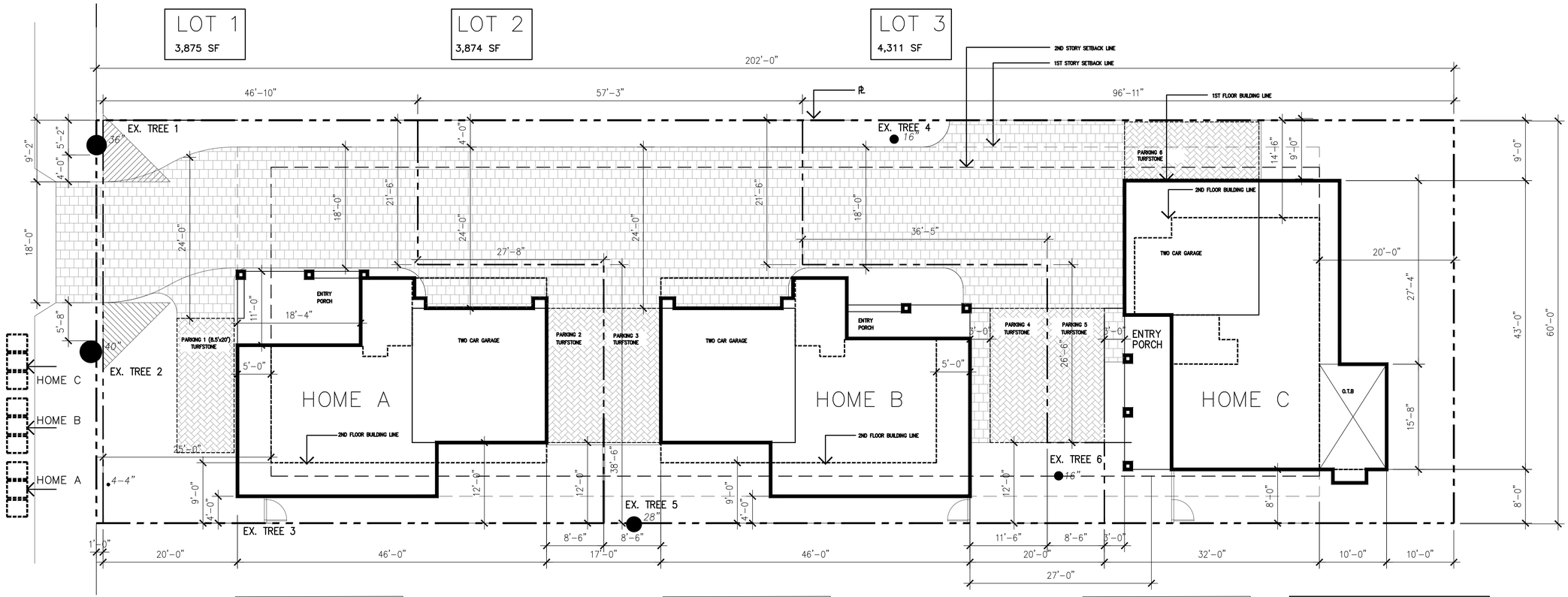

HOME A:		
1ST FLOOR LIVING:	724 SF	
2ND FLOOR LIVING:	911 SF	
GARAGE:	400 SF	
	2,035 SF	TOTAL
ENTRY PORCH:	202 SF	
OPEN DECK/PATIOS:	298 SF	
USABLE OPEN SPACE:	500 SF	TOTAL

HOME B:		
1ST FLOOR LIVING:	742 SF	
2ND FLOOR LIVING:	925 SF	
GARAGE:	400 SF	
	2,067 SF	TOTAL
ENTRY PORCH:	NA	
OPEN DECK/PATIOS:	538 SF	
USABLE OPEN SPACE:	538 SF	TOTAL

HOME C:		
1ST FLOOR LIVING:	960 SF	
2ND FLOOR LIVING:	884 SF	
DOUBLE HEIGHT:	110 SF	
GARAGE:	400 SF	
	2,354 SF	TOTAL
ENTRY PORCH:	NA	
OPEN DECK/PATIOS:	618 SF	
USABLE OPEN SPACE:	618 SF	TOTAL

REAR YARD SETBACK IS 10' BECAUSE:
THE REAR YARD ENCROACHMENT IS:
15'-8"X 10'-0"+ 27'-4"x 3'-0"=239 SF LESS THAN
60' (LOT WITH)X 20'-0"=1,200 SF X 25% =300 SF

SITE PLAN

1/8"=1'-0"

NORTH

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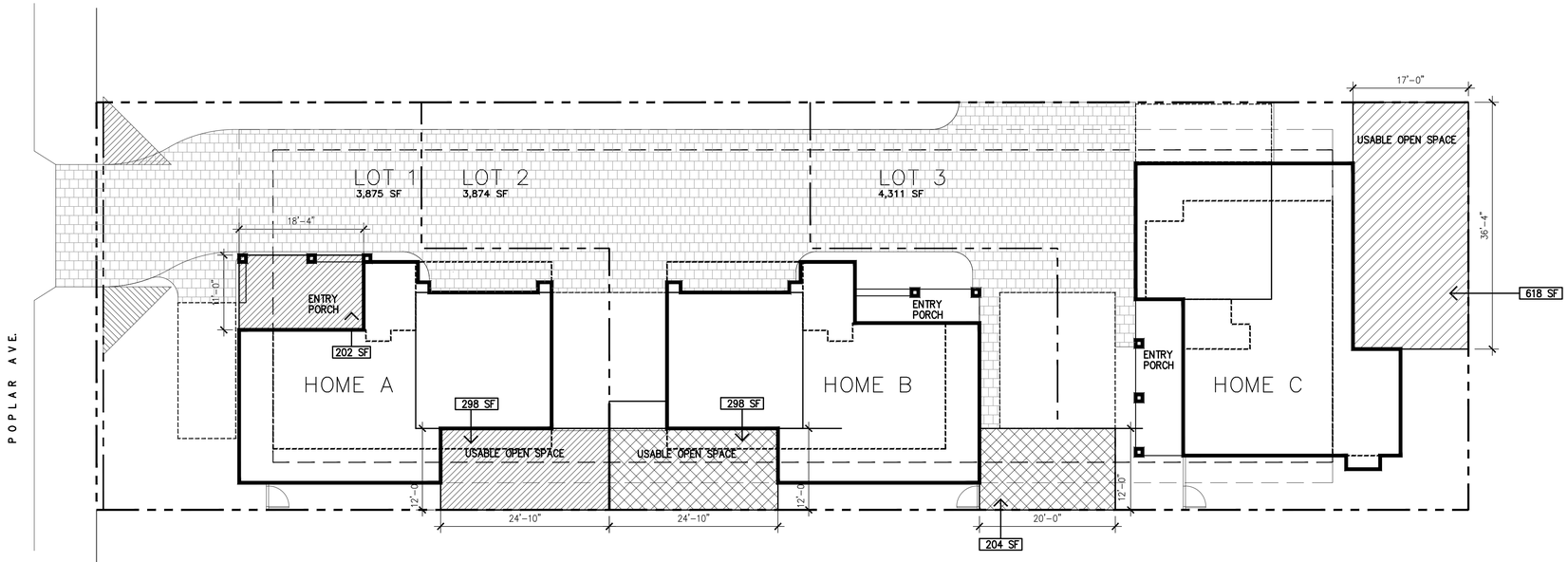
Scale: 1/8"=1'-0"

SITE PLAN

A1.1



HOME A: 12' X 24'-10"=(298 SF)+
11' X 18'-4" (202 SF) = 500 > 500 SF

HOME B: 12' X 24'-10"=(298 SF)+
20' X 12' (240 SF) =538 SF > 500 SF

HOME C:
17'-0" X 36'-4" = 618 SF > 500 SF

SITE PLAN W/ USABLE OPEN SPACE CALCULATION

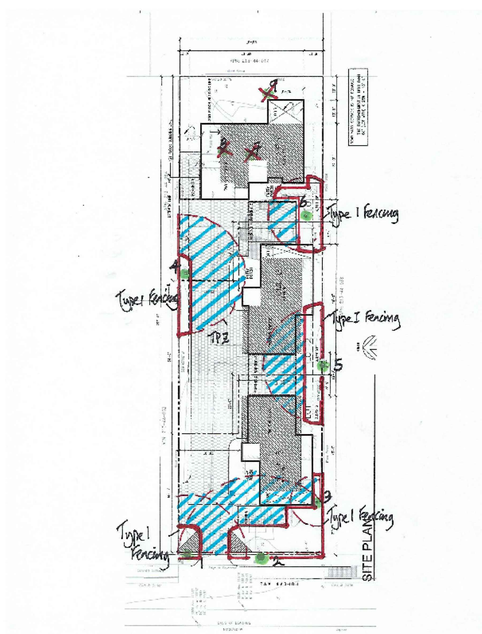
1"=10'-0"

NORTH

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

1268 Poplar Ave, Sunnyvale
January 31, 2019



Location of proposed new homes, protected trees and their Tree Protection Zones

Advanced Tree Care

965 East San Carlos Ave, San Carlos, CA 94070

1268 Poplar Ave, Sunnyvale
January 31, 2019

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Coast live oak *Quercus agrifolia*	31.2"	50/60	70	Healthy tree, not maintained, slight lean, **Regulated**
2	Coast live oak *Quercus agrifolia*	45.1"	50/60	55	Fair health and condition, *phytophthora* on low trunk, thin canopy, **Regulated**
3	Jacaranda *Jacaranda mimosifloia*	14.3"	25/30	60	Fair health and condition, suppressed by #2, **Regulated**
4	Silk tree *Albizia julibrissin*	15.8"	20/20	55	Fair health and condition, poorly pruned, some decay, **Regulated**
5	Coast live oak *Quercus agrifolia*	28.6"	50/70	70	Good health and condition, joint owned tree, **Regulated**
6	Avocado *Persea americana*	18.1"	20/20	30	Poor health and condition, drought stress, **Regulated**
7	Southern magnolia *Magnolia grandiflora*	24.2"	40/25	50	Fair health and condition, some dead wood drought stress, **Regulated**
8	Coast live oak *Quercus agrifolia*	16.2"	40/30	40	Fair health, poor condition, decay in trunk, poor structure, **Regulated**
9	Avocado *Persea americana*	10.9/8.2"	20/20	30	Poor health and condition, decay in trunk poorly pruned, **Not Regulated**

Summary:
The trees on the site are a variety of natives and non-natives.

There are 8 Regulated trees on the property in varying health and condition and 1 Non Regulated trees.

Tree #s 1, 2, 3, 4, 5 and 6 are all significant trees and should be protected during construction.

Tree #s 7 and 8 are located in the middle of the proposed 3rd unit and will be removed.

Tree # 9 is not significant and in poor health and condition. This tree should be removed.

EXISTING TREE LIST

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Scale: 1"=10'-0"

OPEN SPACE AREA &
ARBORIST REPORT

A1.2

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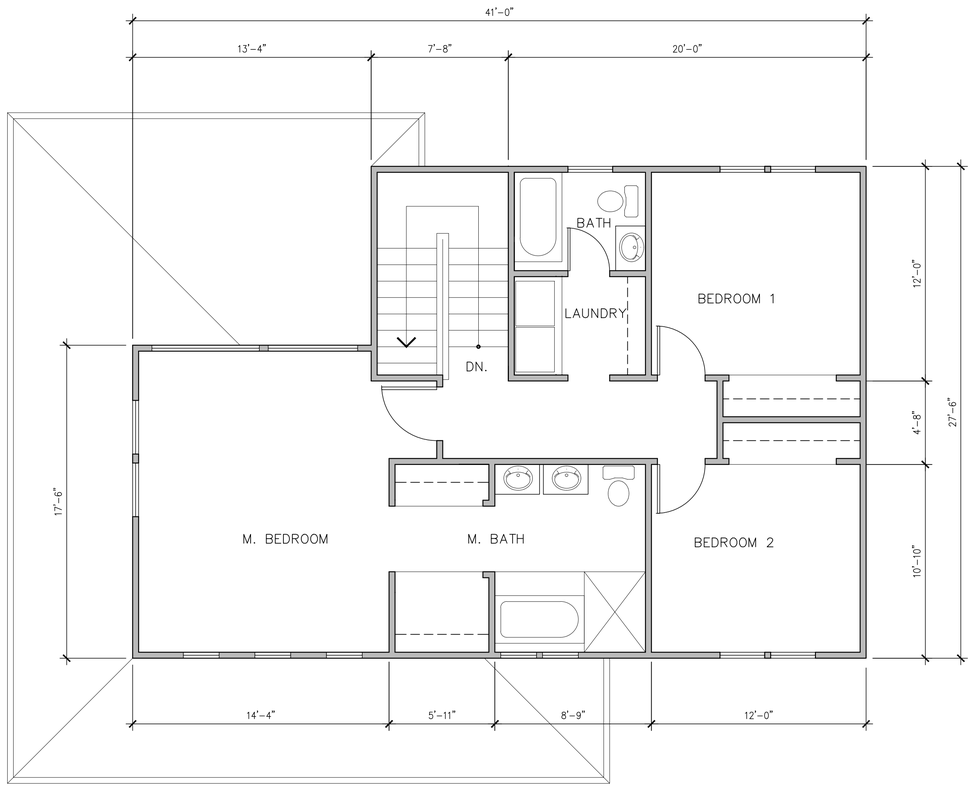
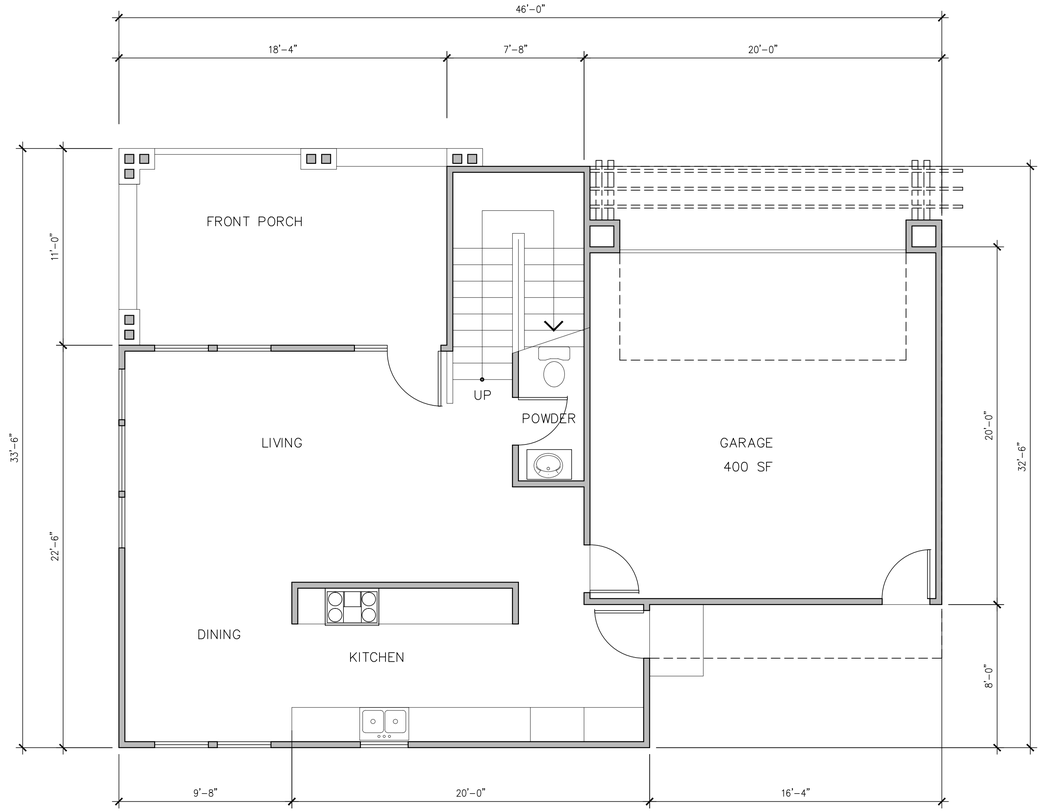


HOME A 2ND FLOOR PLAN

1/ 4"= 1'-0"



HOME A 1ST FLOOR PLAN

1/ 4"= 1'-0"

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

HOME A FLOOR PLANS

A2.0

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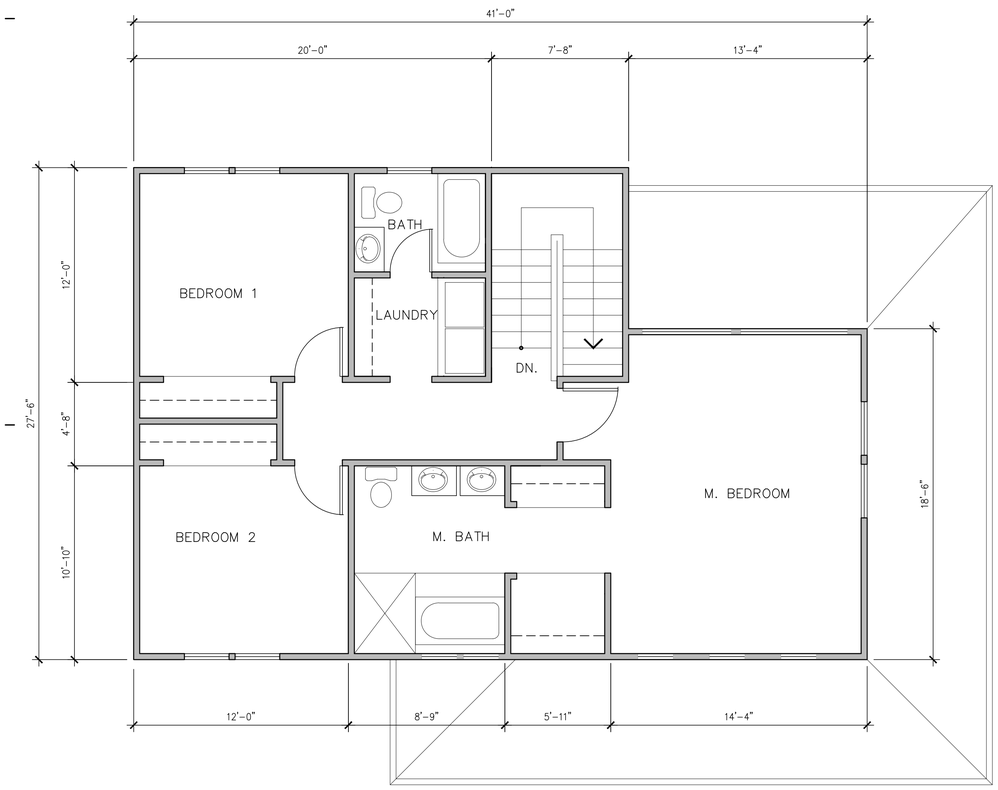
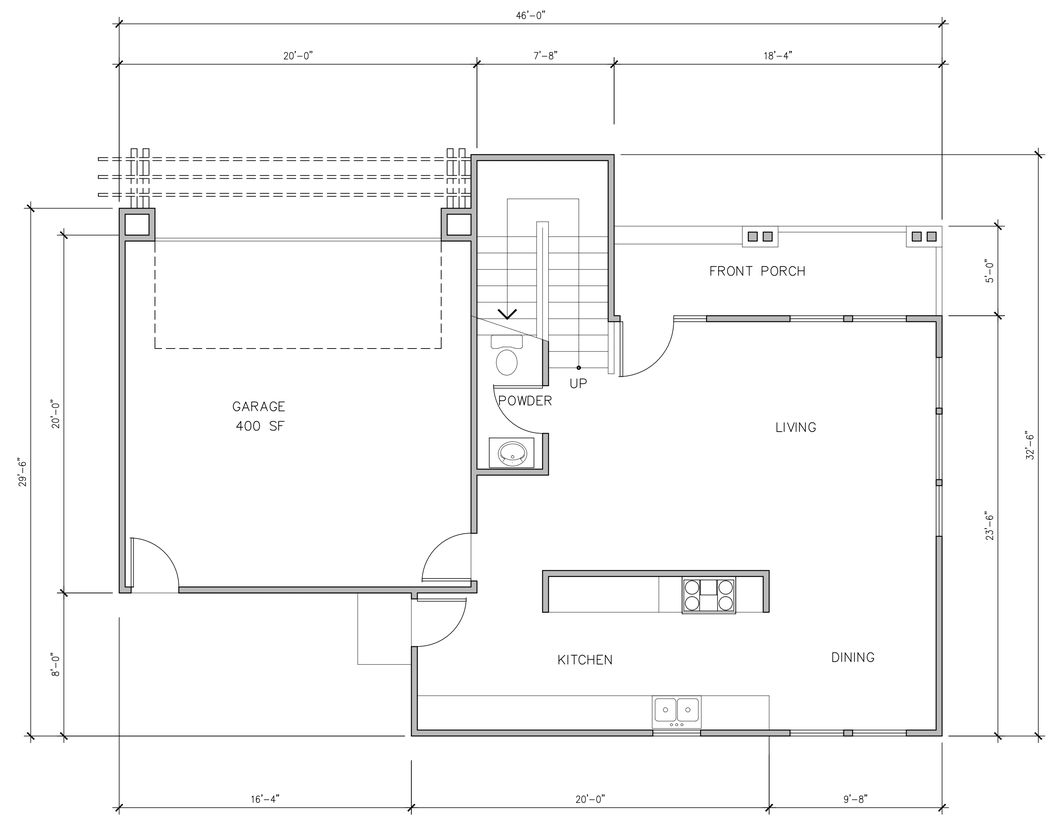


HOME B 2ND FLOOR PLAN

1/ 4"= 1'-0"



HOME B 1ST FLOOR PLAN

1/ 4"= 1'-0"

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

HOME B FLOOR PLANS

A2.1

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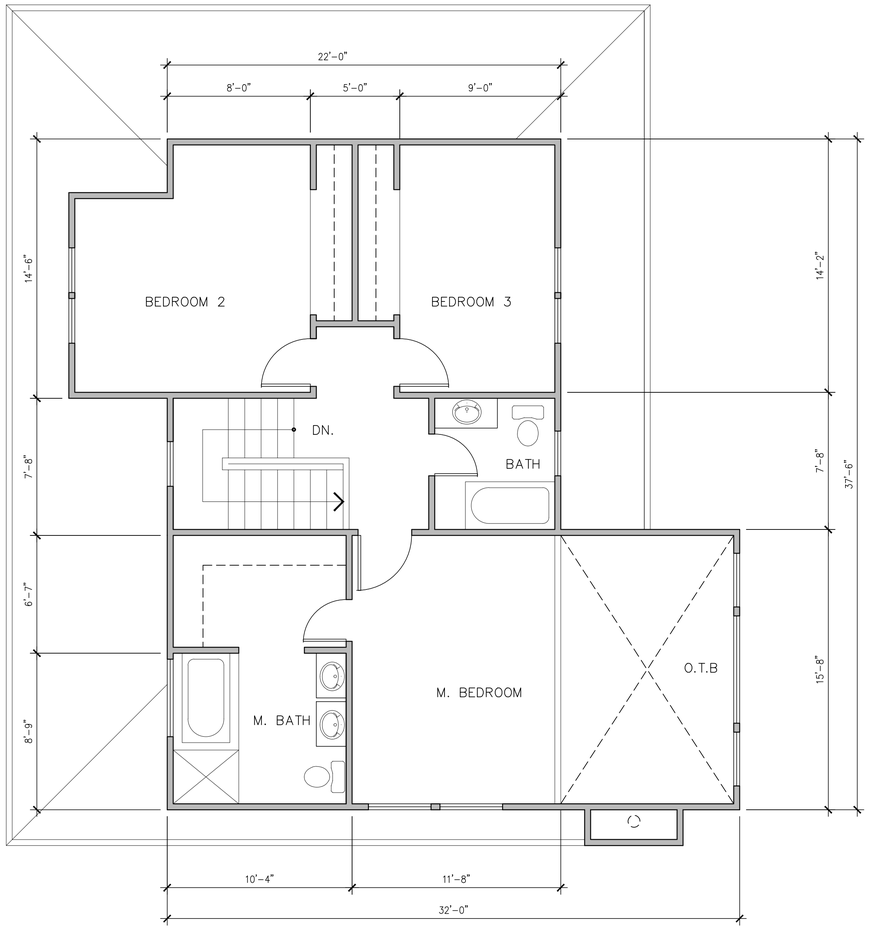
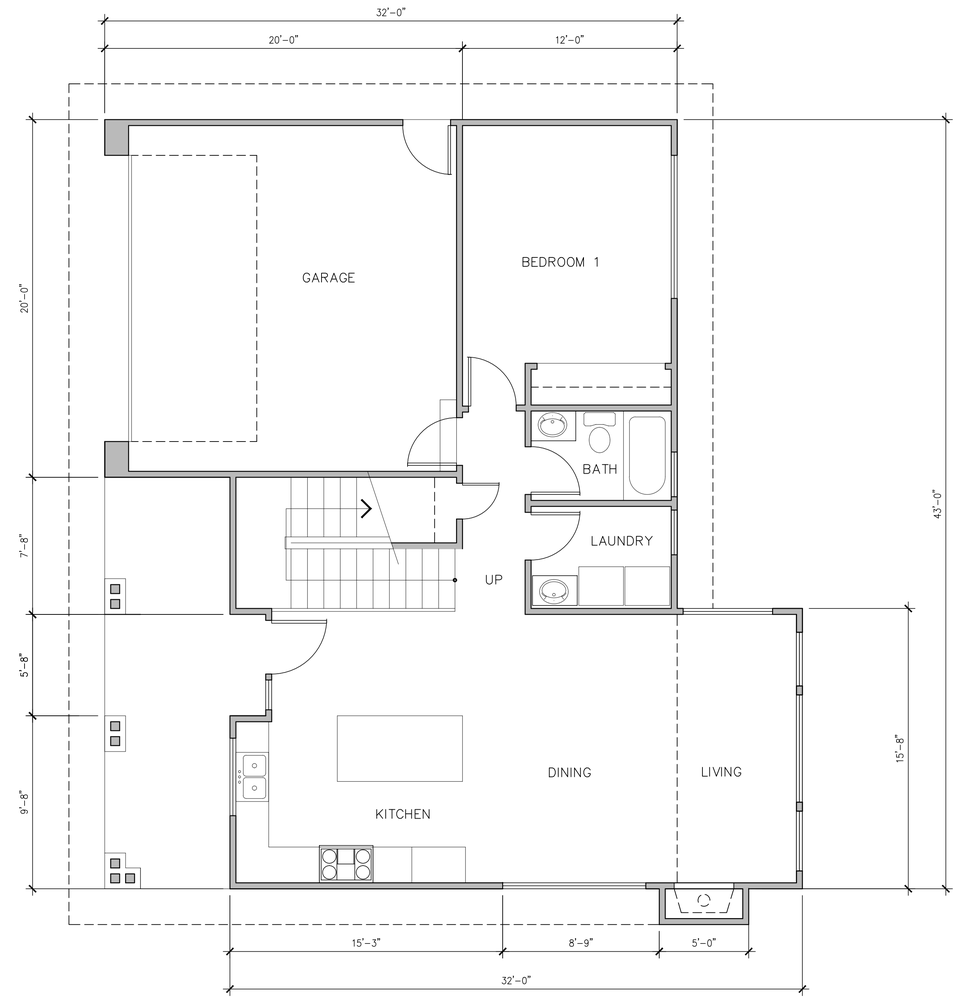


HOME C 2ND FLOOR PLAN

1/ 4"= 1'-0"



HOME C 1ST FLOOR PLAN

1/ 4"= 1'-0"

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HOME C FLOOR PLANS

A2.2

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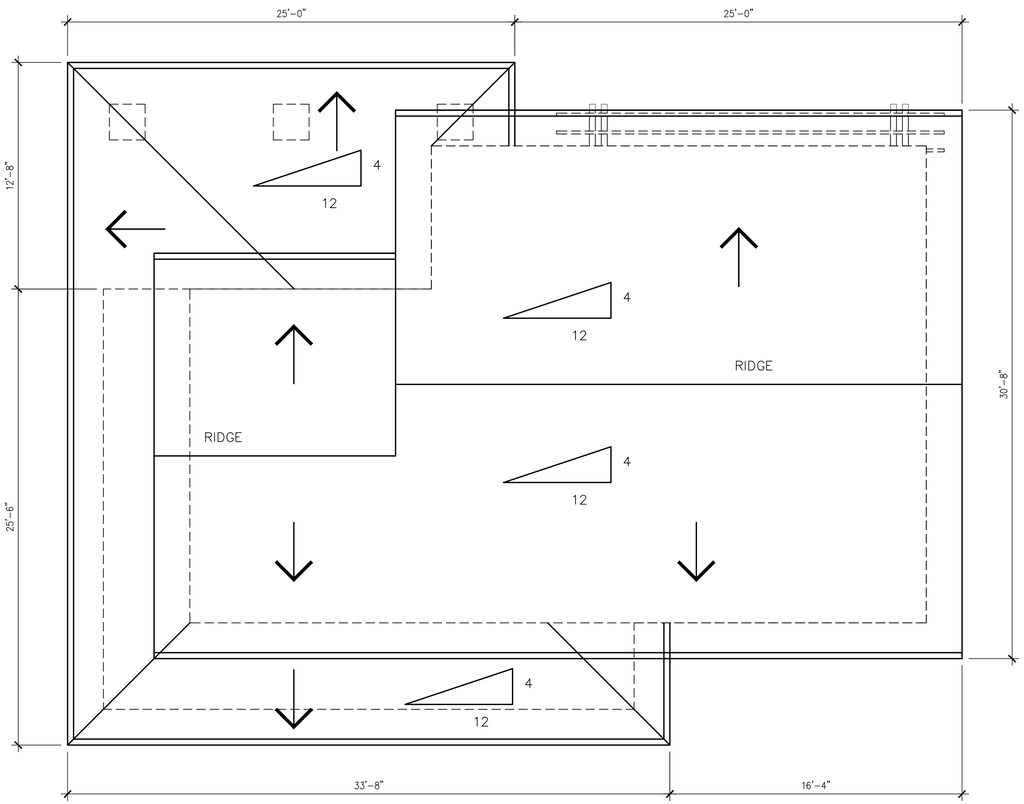
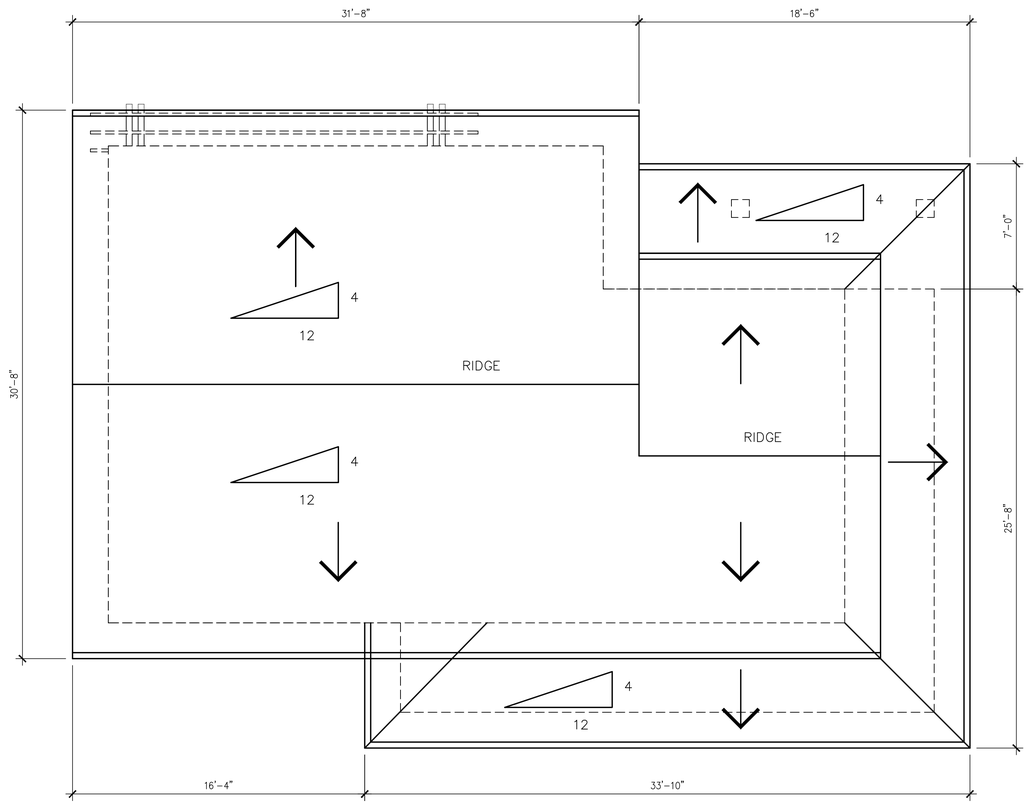


HOME A ROOF PLAN

1/ 4"= 1'-0"



HOME B ROOF PLAN

1/ 4"= 1'-0"

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HOME A & B ROOF PLANS

A2.3

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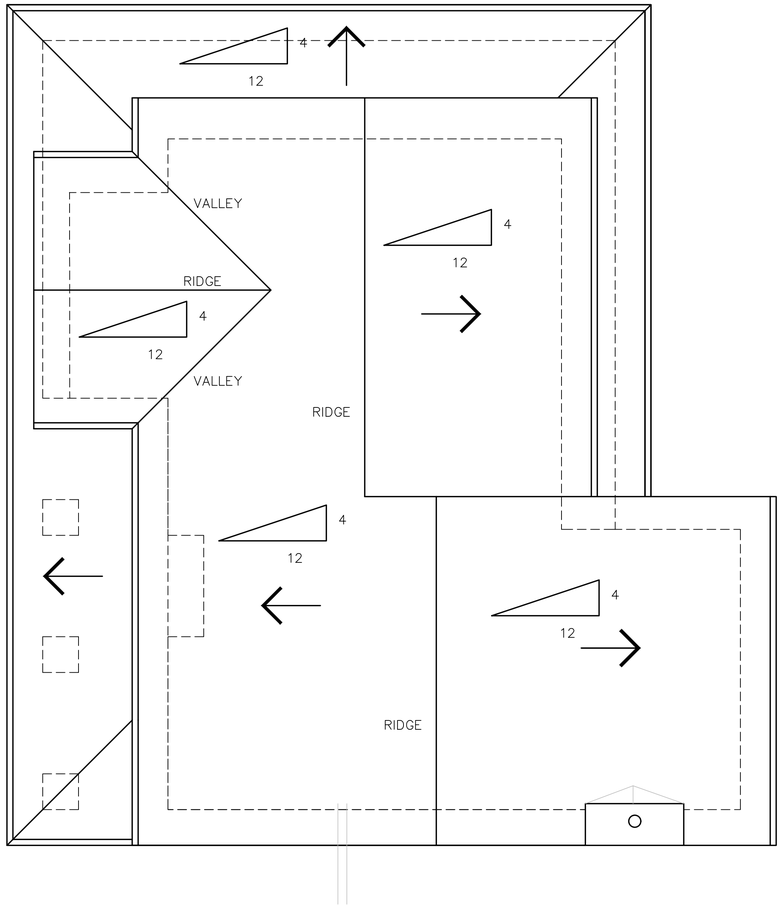

HOME C ROOF PLAN

1/ 4"= 1'-0"

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HOME C ROOF PLAN

A2.4

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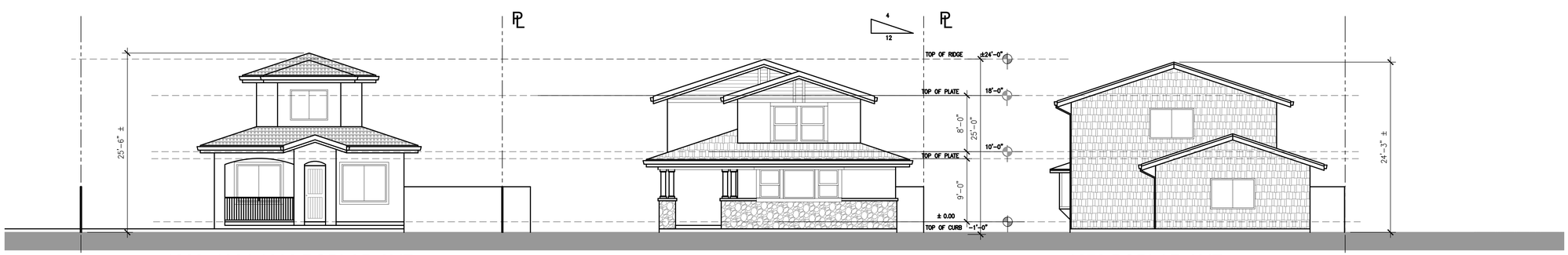
NORTH ELEVATION

1/ 8"= 1'-0"



1262, 1264,1266 POPLAR AVE.

1272 POPLAR AVE.

POPLAR AVE. STREET ELEVATION

1/ 8"= 1'-0"

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HOMES

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	03/18/2019	PLANNING
	02/12/2019	PLANNING

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Project No: 2018-06
Date: 03-10-2019
Scale: 1/8"=1'-0"

NORTH ELEVATION &
STREET ELEVATION

A3.0

1268 POPLAR AVENUE HOMES

Z S D ARCHITECTS,INC
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11675 Putter way
Los Altos CA94024
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henryhzeng@yahoo.com
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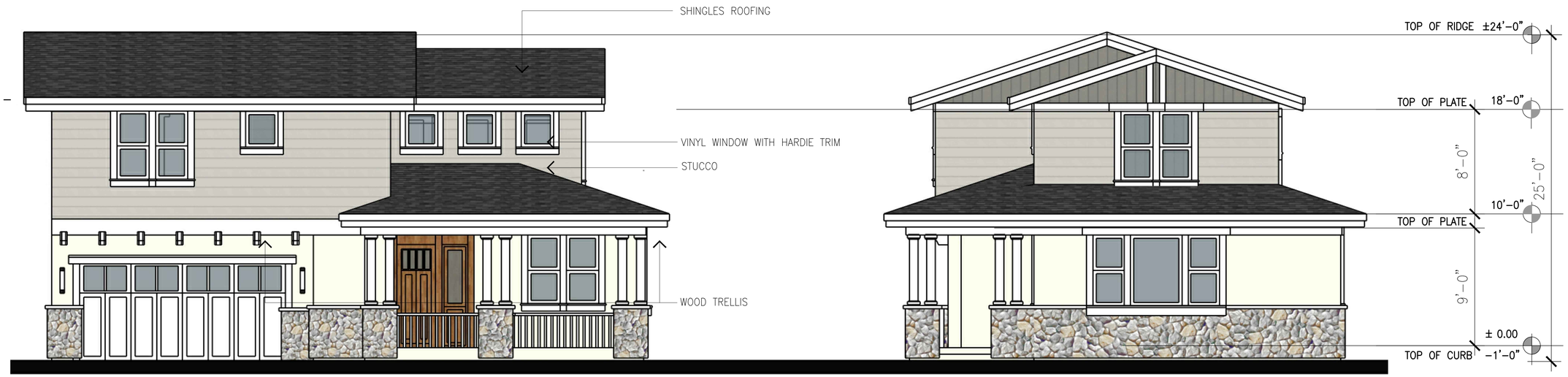
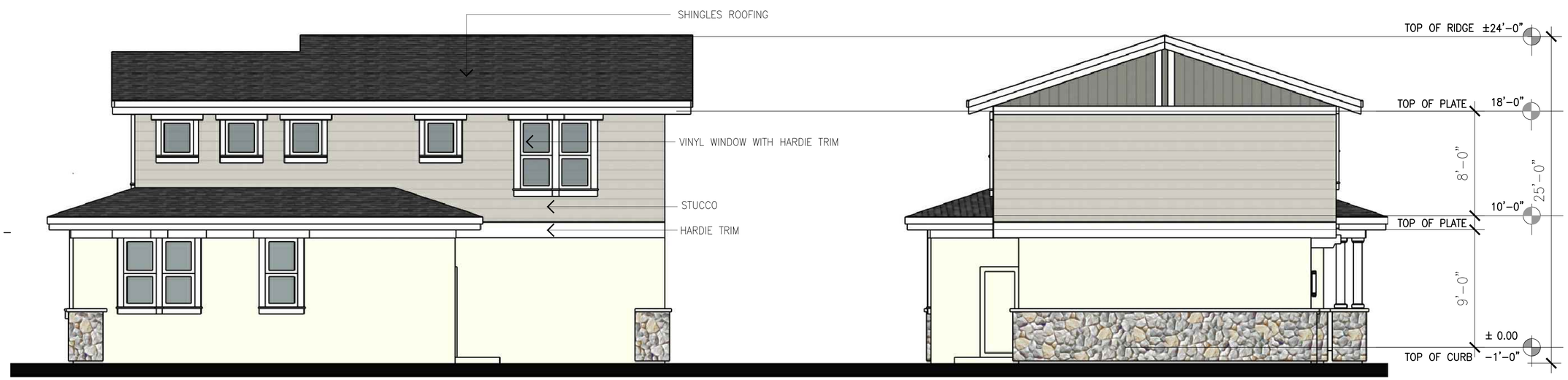


HOME A NORTH ELEVATION

1/ 4"= 1'-0"

HOME A WEST ELEVATION

1/ 4"= 1'-0"



HOME A SOUTH ELEVATION

1/ 4"= 1'-0"

HOME A EAST ELEVATION

1/ 4"= 1'-0"

1268 POPLAR AVE.
HOMES

SILICON VALLEY WZSV CAPITAL, LLC

1268 POPLAR AVENUE
SUNNYVALE,
CALIFORNIA, 94086

408.348.6885 cel
408.464.6623 cel

Rev.	Date	Issue
	06/22/2019	PLANNING
	05/18/2019	PLANNING
	05/01/2019	PLANNING
	03/25/2019	PLANNING
	03/18/2019	PLANNING
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Project No: 2018-06
Date: 03-10-2019
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HOME A ELEVATIONS

A3.1

1268 POPLAR AVENUE HOMES

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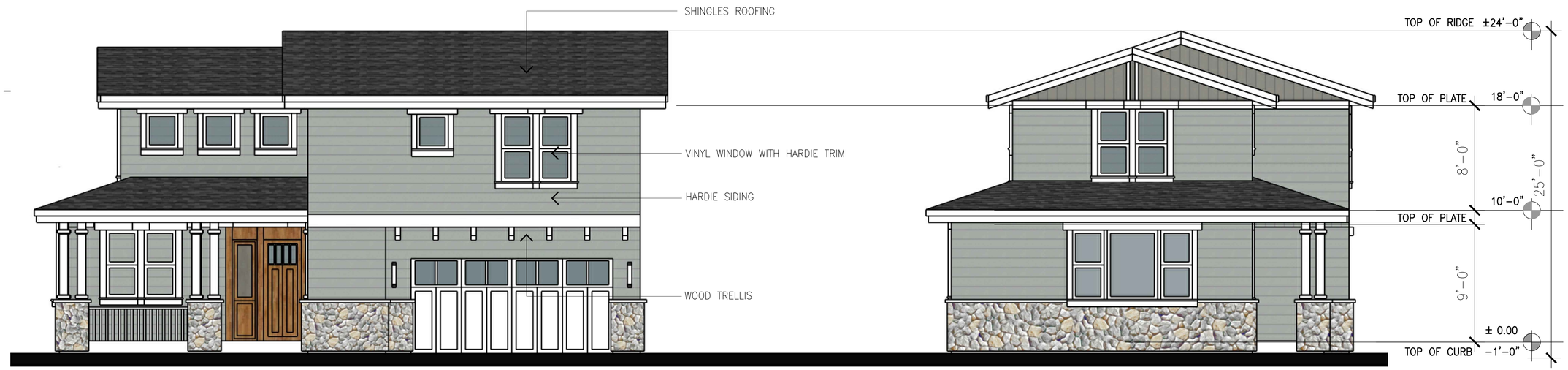
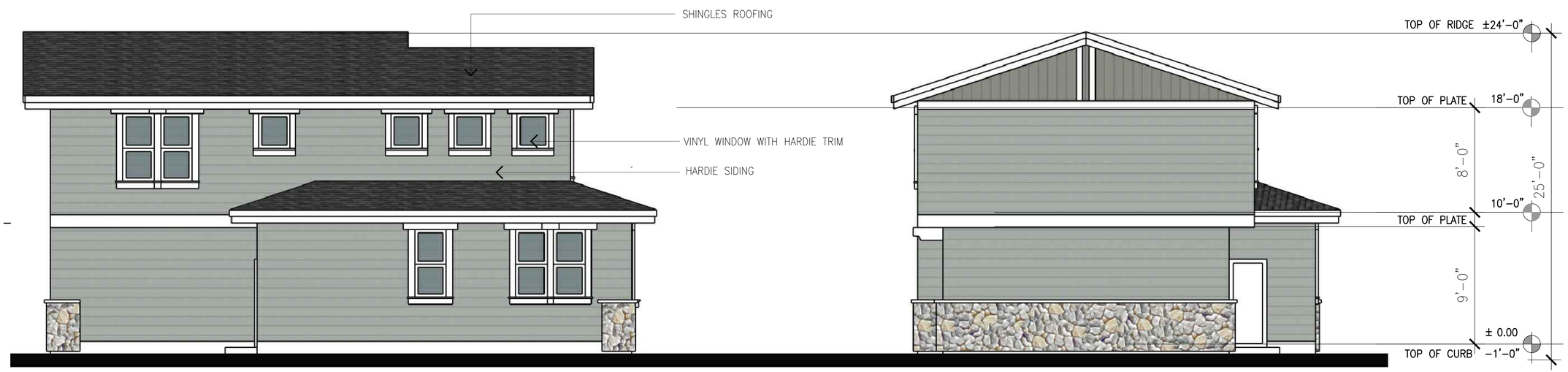


HOME B NORTH ELEVATION

1/ 4"= 1'-0"

HOME B EAST ELEVATION

1/ 4"= 1'-0"



HOME B SOUTH ELEVATION

1/ 4"= 1'-0"

HOME B WEST ELEVATION

1/ 4"= 1'-0"

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HOMES

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Date: 03-10-2019
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HOME B ELEVATIONS

A3.2

1268 POPLAR AVENUE HOMES

HOME C SOUTH ELEVATION

1/ 4"= 1'-0"

HOME C EAST ELEVATION

1/ 4"= 1'-0"

HOME C NORTH ELEVATION

1/ 4"= 1'-0"

HOME C WEST ELEVATION

1/ 4"= 1'-0"

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HOMES

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Project No: 2018-06
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Scale: 1/4"=1'-0"

HOME C ELEVATIONS

A3.3

DEVELOPMENT PLANS FOR

1268 POPLAR AVE. HOMES

1268 POPLAR AVE.

CITY OF SUNNYVALE, CALIFORNIA

CONSTRUCTION GENERAL NOTES:

1. **ENCROACHMENT PERMITS:** Obtain an encroachment permit from Public Works Department for all off-site improvements shown on this plan. See web-site link herein for permit application details.
http://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=23558
2. **STANDARD DETAILS AND CONSTRUCTION GUIDELINES:** All work shall be performed in accordance with the City's latest Standard Details and Specifications, Design Standards and, Design and Construction Guidelines, unless otherwise approved by the City. See web-site link herein.
http://sunnyvale.ca.gov/business/planning/permit/standards.htm
3. **NOTIFICATIONS:** Notify City Public Works Inspector at (408) 730-7415 before 4 pm a minimum of 24 hours in advance of starting work and for each inspection request, including the final inspection. Street light & traffic signal inspection shall require a minimum of 72 hours.
4. **UTILITY LOCATION VERIFICATION:** It is the contractor's responsibility to verify the location of all existing utilities with the appropriate agencies.
5. **UNDERGROUND SERVICE ALERT NOTIFICATION:** Contractor shall contact Underground Service Alert (USA) at (800) 227-2600 or 811 at least 48 hours prior to starting work. Contractor shall retain documentation to verify USA contact.
6. **TRAFFIC CONTROL:** Traffic control shall be per City-approved traffic control plan. Short term and/or long term traffic control plans are required to be submitted and approved by the Division of Transportation and Traffic prior to the start of any work impacting the public right-of-way. Traffic control plans shall be submitted at the same time as the encroachment permit application. Traffic control plans must be prepared and stamped by person trained/certified to prepare traffic control plans and to comply with California Manual on Uniform Traffic Control Devices (California MUTCD), latest edition A completed traffic control check list shall also be submitted with the encroachment permit application.
7. **ELEVATION DATUM:** All elevations shown are based upon City of Sunnyvale datum, unless otherwise noted on the plans.
8. **SURVEY MONUMENT PRESERVATION and RESTORATION:** All standard street monuments, lot corner pipes, and other permanent monuments disturbed during the process of construction shall be replaced and a record of survey or corner record per section 8771 of the professional land surveyor's act filed before acceptance of the improvements by the City. Copies of any record of survey or corner records shall be submitted to the City.
9. **ERRORS and OMISSIONS:** Approval of plans does not relieve the contractor/owner of the responsibility for the correction of mistakes, errors or omissions.
10. **RECORD DRAWINGS:** Contractor shall keep up-to-date a complete record set of prints of the contract drawings showing every change from the original drawings made during the course of construction including exact location, sizes, materials and equipment. A complete set of corrected and completed record drawing prints (as-builts) shall be submitted to the City Public Works Inspector prior to final acceptance for review and approval by the City.
11. **UTILITY INSTALLATION COORDINATION:** Contractor shall coordinate utility information shown on the plans with utility owners, including but not limited to PG&E, water, cable, telephone and/or joint trench facilities, for layout and details of installation, relocation, adjustment and abandonment.
12. **WATER SERVICE INSTALLATION:** Construction of water services shall be per section 306 and per City of Sunnyvale Standard Details. All wet (live) taps 12" and smaller shall be performed by the City and require a minimum 48 hours written advance notification to the City Public Works Inspector. All existing valve operations shall be operated only by the City.
13. **WATER METERS and METER BOXES:** Water meters and meter boxes shall be furnished and installed by the City upon acceptance of a water service lateral line, and the property owner has assumed responsibility for the connection on the discharge side of the meter.
14. **BACKFLOW PREVENTION DEVICES:** Backflow prevention devices shall be required on all non-single family residences for irrigation, domestic, and fire lines, per City standard detail drawings and as shown on City approved plans. A backflow prevention enclosure may be required for backflow devices from ¾" to 2". No meter shall be turned on until there is full compliance with the cross-connection control program.
15. **WATER SERVICE SADDLES, VALVES, and PIPE:** The contractor is responsible for furnishing the service saddle or tapping sleeve and tapping gate valve. A list of water valves and appurtenances can be found in the City standard specifications, section 208-7. Water main ductile iron pipe appurtenances can be found in section 207-9.2.1.2 of the City specifications.
16. **WATER VALVE LOCATION MARKING:** The location of all valves in the street shall be marked with an incised arrow on the top of the nearest curb pointing to the gate valve and the distance in feet to the valve marked with incised roman numerals on the face of the curb, all in 2" high characters.
17. **WATER SYSTEM DISINFECTION:** New water pipelines, valves, fittings, and appurtenances shall be disinfected, tested by the contractor, and shall pass all bacteriological and other water quality requirements before being put into service. Contractor shall supply all materials, labor and equipment required to disinfect and test the pipelines and appurtenances. Water main disinfecting and flushing shall be per section 306-1.4.7 of the City standard specifications, and shall be witnessed by the City inspector.
18. **WATER PRESSURE:** Water pressure test shall be performed per section 306 of the City standard specifications.
19. **WATER SERVICE SHUTDOWNS:** It is the contractor's responsibility to notify affected residents and businesses 48 hours in writing prior to the start of a water main shutdown. A water main shutdown will be done by City crews only.
20. **WET UTILITY INSTALLATION:** Wet utilities (sanitary, storm, water) pipe materials and appurtenances shall be per section 207 of the City of Sunnyvale standard specifications and in accordance with the latest City Design Standards. All water mains north of the CALTRAIN railroad tracks shall be AWWA C-900 Class 200 PVC or be poly wrapped and taped ductile iron pipe

    All work for storm and sanitary sewer installation shall begin at the downstream connection point. This will allow for any necessary adjustments to be made prior to the installation of the entire line.

    If the contractor fails to begin at the downstream connection point and work upstream, contractor shall proceed at contractor's own risk and be responsible for any adjustments necessary. Contractor shall verify location of sanitary sewer lateral with owner prior to construction. The re-use of any existing City utility service lines and appurtenances is subject to City's review and approval. Contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Contractor shall replace any deficient facilities as deemed necessary by City Public Works Inspector.
21. **SEWER AND STORM DRAIN ELEVATION DATA:** Contractor shall verify all existing invert elevations for storm drain and sanitary sewer construction prior to commencement of any work.
22. **UTILITY PROTECTION:** Contractor to protect all existing utilities and service laterals from damage due to contractor's operations. Any and all utility service laterals that are damaged during construction shall be repaired or replaced to the satisfaction of the City Public Works Inspector.
23. **UTILITY LOCATION POTHOLING:** It is the contractor's responsibility to pothole and/or uncover and expose existing utilities at crossing locations. Backfill, compaction, and pavement repair of potholed locations shall be done to the satisfaction of the City Public Works Inspector.
24. **UTILITY CROSSINGS:** The existing utilities crossing the new pipeline are shown according to the best available information. The contractor shall verify the type, size, location and depth of all the utility crossings (both mains and laterals) are correct as shown. No guarantee is made that all existing utilities (both mains and laterals) are shown.
25. **UTILITY CROSSING SEPARATION:** Contractor shall maintain a minimum 12 inch vertical and 4 feet horizontal clearance to other existing utilities. Five feet horizontal clearance must be maintained when working near natural gas lines. Where 12 inch vertical minimum clearances cannot be maintained, use the following:

    a. Install concrete saddle either on the upper or lower pipe in accordance with applicable standard details and as approved by the City; and

    b. Place new pipeline joints at a minimum 5 feet from the centerline of the existing pipe. The two joints on either side of new pipeline are to be restrained. This method applies to the new pipeline crossing below an existing water line or above an existing sewer; and/or.

    c. Place new pipeline joints at a minimum 9 feet from the centerline of the existing pipe. The two joints on either side of new pipeline are to be restrained. This method applies to the new pipeline crossing above an existing water line or below an existing sewer.

    d. Blanket protection for pipes or encasement for pipes may be required as directed and approved by the City Engineer.
26. **UTILITY VAULTS and PULLBOXES:** All existing utility vaults and/or pull boxes that are loose and/or broken shall be re-secured and/or replaced to the City Public Works Inspector's satisfaction. All existing and new utility structures shall be adjusted to finish grade.
27. **VEHICLE and PEDESTRIAN ACCESS:** Vehicle and pedestrian access in accordance with Americans with Disabilities Act (ADA) standards must be provided at all times to all abutting properties, except as approved by the City Public Works Inspector. 48 hours written notice must be given to the affected property owner(s) when access is affected.
28. **TEMPORARY TRENCH PAVING:** Trenches deemed by the inspector to be correctly backfilled but not permanently paved may be temporarily paved with cutback asphalt until the next working day.

    Trenches deemed by the inspector to be correctly backfilled but not permanently paved may be temporarily paved with high-performance patching material until permanent paving is installed. Due to the instability of cutback asphalt, it is not allowed as interim paving while waiting for permanent paving unless permanent paving is done the following workday.
29. **FINISH PAVING STANDARDS:** All paving – temporary or permanent – must installed in a manner that provides an acceptable safe passageway for traffic and pedestrians (including ADA).

    Asphalt concrete shall conform to section 203 of the City standard details. Asphalt concrete shall not be placed when the atmospheric temperature is below 10°c (50°f) and falling or during unsuitable weather, as determined by the inspector.
30. **CRACK SEALING:** Contractor shall hot-apply crack seal emulsion to all cracks in pavement prior to any slurry seal application.
31. **TRENCH PLATES:** Steel plates may be used per the City Public Works Inspector's approval and when in compliance with CALTRANS specification TR-0157, which addresses required plate thicknesses, edging design, placement, and anti-skid surfacing.
32. **TRENCH BACKFILL:** Typical trench backfill shall be per applicable City standard numbers 16a-1, 16a-2, 16a-3, 16a-4, 16a-5, and 16a-6. For CDF or CLSM, the 28-day compressive strength shall be a minimum of 50 psi and a maximum of 100 psi Typical trench backfill for water shall be sand 6" below the pipe up to the spring line of the pipe for bedding. Class 2 AB shall used for the remainder. Class 2 AB to be dampened and compacted with a rammer or vibration plate to 95% compaction every 12" lift.
33. **WARRANTY PERIOD:** The contractor is responsible for maintenance and repairs to trenches and pavement for a one-year warranty period after acceptance of the work by the City. One year after acceptance, the City will make a final inspection. If repairs have to be made, the contractor or developer will be notified to make repairs.
34. **GRADE BREAK DETAILS:** Grade breaks on curbs and sidewalks to be rounded off (while concrete finishing work is in progress) in form work and finished surfacing.
35. **TRAFFIC STRIPING:** Contractor shall replace existing curb markings and paint (or thermoplastic) after installation of new curb and gutter.

    Contractor shall replace existing traffic striping/legends and detector loops that are disturbed by construction operations to the City inspector's satisfaction. All pavement markings are to be thermoplastic material.
36. **JOBSITE MANAGEMENT:** Contractor is required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours.

    All construction materials, equipment, storage, stockpiling, and staging must be done on- site and the public right-of-way/street must be kept clear and free of debris.
37. **EMERGENCY CONTACT INFO:** The contractor shall provide 24-hour/7-day contact information to the City inspector.
38. **STORMWATER BEST MANAGEMENT PRACTICES:** Contractor shall familiarize himself with the State of California best management practices handbook for applicable stormwater runoff control measures and employ its provisions throughout all construction.
39. **STENCILS FOR CATCHBASINS and STORMWATER INLETS:** Contractor shall stencil all new or repaired catchbasins and stormdrain inlets with the non-point-source "No Dumping" message as shown on the City-approved plans. The stencil is available from the City's Environmental Services Department at (408) 730-7260.
40. **REMOVAL OF USA MARKINGS:** All underground service alert (USA) markings on concrete and asphaltic pavement or other structures shall be removed when they are no longer required. Acceptable means of removal include sand blasting or high pressure water blasting.

STREET LIGHTING NOTES

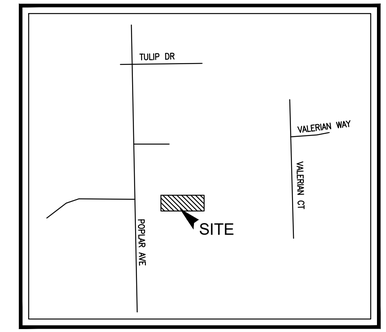
1. **MATERIALS LIST SUBMISSION:** A list of the materials proposed by the contractor to be used on this project for street lighting including, but not limited to, luminaires, poles, conduit, conductors, pull boxes and service equipment shall be submitted to the City's Traffic and Transportation Division for review prior to the start of work. The list shall include the manufacturer's specifications for all applicable products.
2. **ELECTRICAL SERVICES:**
    a. Install a 240v service next to each PG&E secondary box used for streetlight service, unless specified otherwise.
    b. All electric service points shown on these plans were determined by PG&E and are tentative and shown for reference only. The actual service point(s) must be confirmed with PG&E prior to construction of electrical work. All additional costs incurred for work modifications required due to final service point locations/adjustment shall be borne by the permittee. If the final service point location(s) differ from the tentative service point location(s) as shown on the plans, the permittee shall revise the plans and notify the Public Works inspector of any changes and shall obtain City approval of changes prior to installation of electrical work.
3. **EQUIPMENT SALVAGE:** All equipment to be salvaged shall be delivered to the City of Sunnyvale corporation yard at 221 Commercial Street in Sunnyvale. Contact City Public Works Inspector prior to delivery for further instructions.
4. **OVERHEAD LINE CLEARANCE:** Permittee is responsible for providing clearance for electroliers and traffic signal standards from overhead utility lines. Clearance must be a minimum of 10 feet from high voltage lines, 3 feet from secondary lines, and 1 foot from communication lines. No electrolier or traffic signal standard shall be installed until proper clearance is obtained. All expenses associated with providing these clearances must be borne by the developer.
5. **ELECTROLIER LOCATIONS:** All electrolier locations shall be staked in the field by the permittee.
6. **ELECTROLIER SPECIFICATIONS:** All new electroliers shall be City of Sunnyvale standard per City standard specifications (section 209) and details (numbers 1d through 5d).
7. **PULLBOXES:** All new pull boxes shall be #3-1/2 unless noted otherwise.
8. **GROUNDING CONDUCTOR(S):** A continuous #8 AWG grounding conductor shall be installed for each new luminaire on new or re-wired electroliers. The grounding conductor shall be terminated in the luminaire housing and connected to the grounding wire in base of the pole.
9. **POLE REPLACEMENT SPECIFICATIONS:** Any existing "San Jose Octoflutes" (metal poles) shall be replaced with City of Sunnyvale standard Marbelite poles.
10. **TESTING:** Contractor shall test all street lights before and after the project to ensure all work as expected.

RECYCLED WATER NOTES

1. **NOTIFICATIONS:** Forty-eight (48) hours before starting any excavation for off-site improvements, the CONTRACTOR must notify the City of Sunnyvale, Environmental Services Department, Reclaimed Water Use Section at telephone number (408) 730-7900.
2. **CONSTRUCTION GUIELINES:** All work is done in accordance with City of Sunnyvale Rules and Regulations for Reclaimed Water Use and Distribution within the City of Sunnyvale.
3. **SHIELDING:** All public facilities such as comfort stations, drinking fountains, outdoor eating areas, etc., must be prevented or shielded from spray and/or misting by recycled water.
4. **OVERSPRAY PREVENTION:** No ponding, runoff, misting or overspray is permitted. Relocate or adjust all irrigation heads to prevent overspraying onto sidewalks, streets, private lots, and nondesignated use areas.
5. **NON-DESIGNATED USE:** Non-designated use areas shall be protected from contact with recycled water, whether by windblown spray or by direct application through irrigation or other use. Lack of prevention, whether by design, construction practice, or system operation, is strictly prohibited.
6. **HOSE BIBS:** Hose bibs are prohibited on recycled water systems.
7. **CROSS-CONNECTIONS:** Off-site cross-connection between recycled water pipelines and potable water pipelines is strictly prohibited.
8. **QUICK COUPLING VALVES:** Quick coupling valves used in recycled water systems conform to the following:
    a. Quick coupling valves can be 1-inch or 3/4-inch nominal size Nelson #7645 with brass construction and a normal working pressure of 150 psi or equal.
    b. The valve cover must be permanently attached to the quick coupling valves. The valve cover is rubber or vinyl colored purple.
    c. Locking covers are required.
9. **PIPE SUBSTITUTIONS:** No substitution of pipe materials from those specified is allowed without prior approval by the City of Sunnyvale Public Works Department.
10. **STENCILS:** Install approved, non-metallic backed and stenciled warning tape over all pressure recycled water pipelines. Stencil and color code (purple Pantone 522) all irrigation pipe. Orient the stenciling to the top of the trench.
11. **MINIMUM COVER:** Provide a minimum cover of all pipe and wire in accordance with City of Sunnyvale Standard Detail Drawings.
12. **UTILITY CROSSINGS:** When potable water pipelines and recycled water pipelines cross, the recycled water pipeline is installed within a protective sleeve. The sleeve extends 10-feet from each side, from the centerline of the potable line, for a total of 20-feet.
13. **UTILITY CROSSING SEPARATIONS:** Maintain separation between potable water, recycled water, and/or sewer pipelines according to Standard Detail Drawings. Install a sewer pipeline below a recycled water pipeline and a recycled water pipeline below a potable water pipeline.
14. **VERTICAL SEPARATION:** Provide a minimum of 12-inches of vertical separation between potable water, recycled water, and sewer pipeline so that the potable water is on top of recycled and sewer pipelines and sewer pipelines are the bottom utility pipeline, in accordance Standard Detail Drawings.
15. **WATER SYSTEM:** All public and private potable water mains, including fire mains and any water wells and water courses within the recycled water project, are shown on the plans.
16. **IRRIGATION:** The site irrigation systems shown on these documents use potable water until the City of Sunnyvale makes recycled water available to the site.
17. **IRRIGATION FACILITIES:** Install purple-colored Pantone 522 material for all aboveground irrigation facilities per American Water Works Association (AWWA) Guidelines and Section 116815 of the California Health and Safety Code.
    a. Valve and other on-grade boxes – integral color
    b. Sprinkler heads – integral color plastic
18. **TAGS:** Tag all valves and other below-grade facilities in boxes with permanent recycled water labels that identify the facility as –RECYCLED WATER -- DO NOT DRINK– in English and –AVISO: AQUA IMPURA -- NO TOMAR-- in Spanish. Attach the label with either stainless steel wire or self-locking plastic ties.
19. **CROSS-CONNECTION TESTING:** The Customer or Contractor shall conduct a successful cross-connection control shutdown test and coverage test as directed by the City of Sunnyvale Water Division before the site shall be approved for the use of any recycled water.
20. **SIGNS:** The design and location for RECYCLED WATER – DO NOT DRINK signs must be called out on the drawings.
21. **CROSS-CONNECTION INSPECTION:** An annual cross-connection inspection is conducted by the City of Sunnyvale subject to approval.
22. **EMERGENCY CONTACT INFO:** Before a pipeline is converted to recycled water, an off-site supervisor shall be designated in writing. This individual shall be familiar with plumbing systems on the property, the basic concepts of backflow and/or cross-connection protection, and the specific requirements of recycled water systems. The designated site supervisor shall attend the county water authority class for recycled water site supervisors. Copies of the site supervisor's certificate with 24-hour contact telephone numbers in the form shown below must be provided to the City of Sunnyvale.

    In case of emergency, contact _____ at _____

    After hours, contact _____ at _____
24. **MAINTENANCE NOTIFICATIONS:** Educate all maintenance personnel continuously of the presence of recycled water. Personnel must be informed that recycled water is meant for irrigation purposes or any CDPH-approved nonpotable use only, and is not approved for drinking purposes, hand washing, cleaning of tools, etc. Given the high turnover rate of employees in the landscape industry, it is important this information be disseminated almost daily.
25. **PHYSICAL SEPARATION:** A physical separation shall be provided between adjacent areas of irrigation with recycled water and potable water. Separation is provided by concrete mow strips, chain fences, or other means approved by the City of Sunnyvale.



VICINITY MAP
N.T.S.

LEGEND:

EXISTING	(Symbol Size May Vary)	PROPOSED
	Property Boundary/Lot Line	
	Curb & Gutter	
	Curb	
	Storm Drain (HDPE/PVC)	STM->
	Storm Drain (RCP)	STM->
	Proposed Perforated 4" Pipe	
	Gas	G
	Sanitary Sewer Lines	<SAN
	Domestic Water Lines	W
	Underground Electric And Telephone	UGE&T
	Fire Line	FW
	Swale	
	Proposed concrete sidewalk (Per arch. plans)	
	Grate Drain (Nyloplast)	
	Sanitary Sewer cleanout	o

SHEET INDEX:

C1	COVER SHEET
	SURVEY
C2	STREET IMPROVEMENT PLAN
C3	GRADING PLAN
C4	STORM WATER CONTROL PLAN
C5	UTILITY PLAN
C6	BLUEPRINT FOR CLEAN BAY FOR CONSTRUCTION
C7	DETAILS
C8	DEMOLITION PLAN
TM 1	TENTATIVE MAP
TM 2	TENTATIVE MAP

Z S D ARCHITECTS,INC
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REV	BY	CSJ	DATE	REVISIONS

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Exp. 9-30-19
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STATE OF CALIFORNIA
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1268 POPLAR AVE. HOMES
COVER SHEET
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

SHEET
C1

PW PROJECT #

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 00°20'00" W	38.50'
L2	S 89°40'00" W	27.67'
L3	N 00°20'00" W	21.50'
L4	N 00°20'00" W	12.00'
L5	S 89°40'00" W	8.50'
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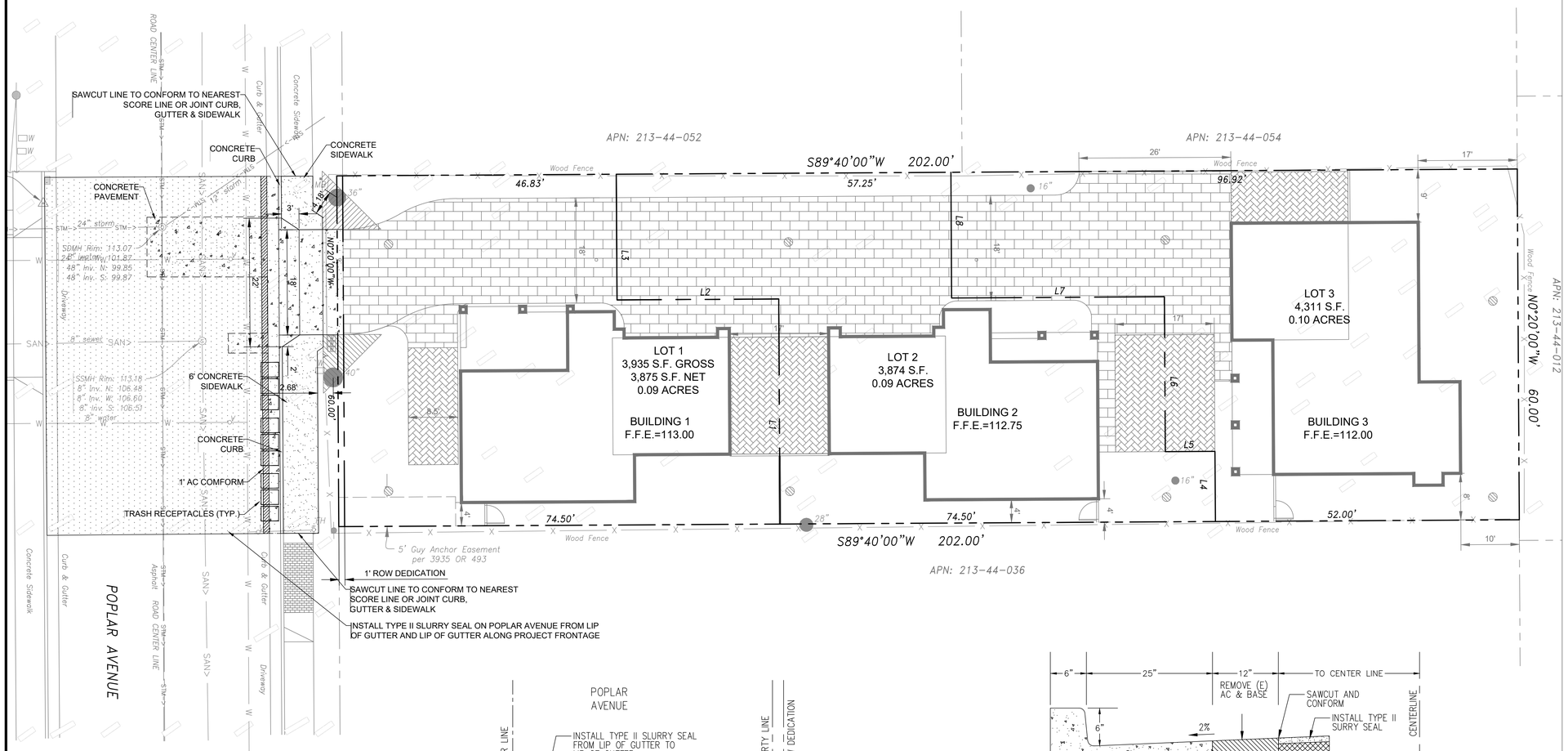
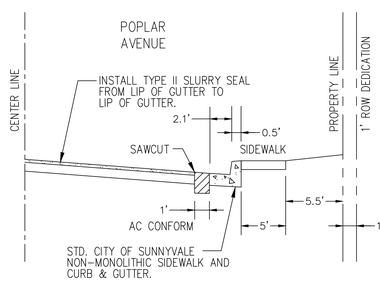
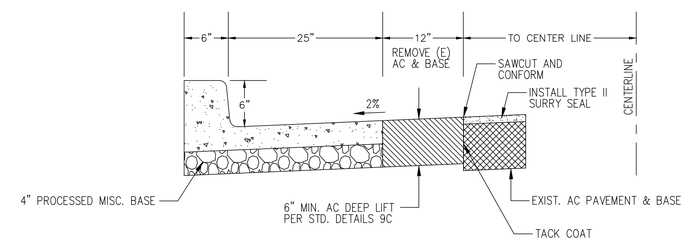




TYP. POPLAR AVE. HALF STREET SECTION

N.T.S.



AC PAVING NOTES:

1. THE INSPECTOR HAS THE AUTHORITY TO REQUIRE ADDITIONAL ASPHALT REPAIR IF DEEMED NECESSARY.

2. CLEAN AND TACK SIDES OF EXCAVATION WITH TYPE SS-1H EMULSION.

ASPHALT REPAIR FOR NEW CURB AND GUTTER – DETAIL

N.T.S.

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C. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.

D. REFER TO GEOTECHNICAL REPORT FOR SPECIFIC SITE SOIL CONDITIONS AND CONSIDERATIONS.

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REV	BY	CSJ	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
CHAN SIONG LOH
NO. 65491
Exp. 9-30-19
CIVIL
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CHAN SIONG LOH, P.E.

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1268 POPLAR AVE. HOMES
STREET IMPROVEMENT PLAN
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

SHEET
C2

PW PROJECT #

Basis of Bearings:

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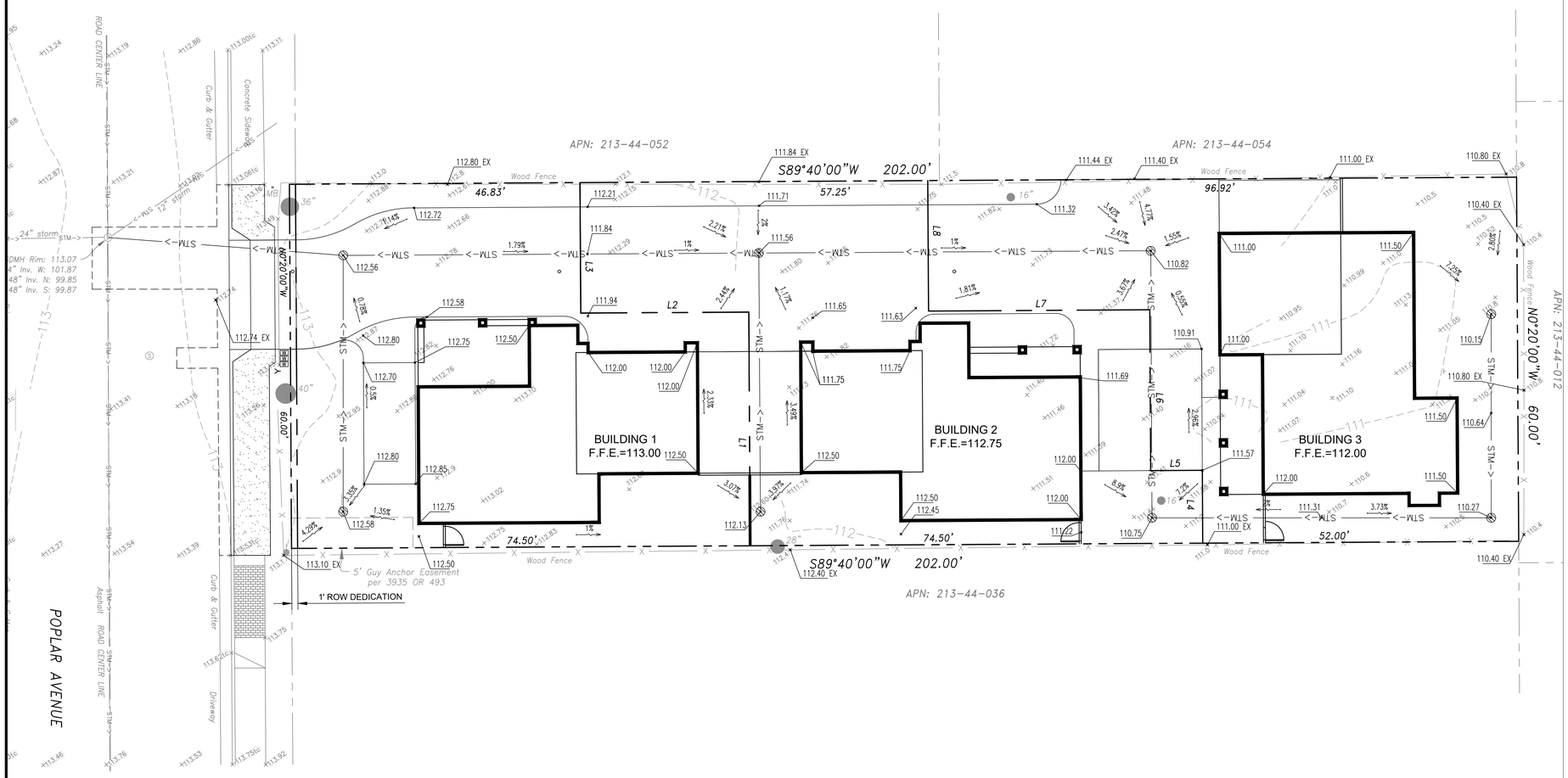

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B. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

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PROPOSED LEGEND:

— — — — —	PROPERTY LINE
═══	PROPOSED CURB & GUTTER
——STM—>——	STORM LINE
466.00	ELEVATION
1% →	DRAINAGE FLOW DIRECTION
⊘	GRATE INLET

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 00°20'00" W	38.50'
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1268 POPLAR AVE. HOMES
GRADING PLAN
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

SHEET
C3

PW PROJECT #

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE:

Type of Impervious[1] Surface	a Pre-Project Impervious[1] Surface (sq.ft.)	b Existing Impervious[1] Surface to be Retained[2] (sq.ft.)	c Existing Impervious[1] Surface to be Replaced[3] (sq.ft.)	d New Impervious[1] Surface to be Created[4] (sq.ft.)	e Post-Project Impervious[1] Surface (sq.ft.) (=b+c+d)
Roof area(s)	3,731		1,648	1,809	3,955
Impervious[1] sidewalks, patios, paths, driveways, streets	4,131		0	0	2,417
Impervious[1] uncovered parking[1]					
Totals of Impervious Surfaces:	7,862		1,648	1,809	3,457
Total Impervious[1] Surface Replaced and Created *(sum of totals for columns c and d)*:					3,457
Type of Pervious Surface	Pre-Project Pervious Surface (sq.ft.)				Post-project Pervious Surface (sq.ft.)
Landscaping	4,258				4,442
Pervious Paving					4,221
Green Roof					
Totals of Pervious Surfaces:	4,258				8,663
Total Site Area (Total Impervious[1]+Total Pervious)	12,120				12,120
Percent Replacement of existing impervious surface area *[(Total Existing Impervious Surface Replaced ÷ Total Pre-Project Impervious)x100]* Note: If the value exceeds 50%, C.3 requirements apply to the entire site.					20.96%
Estimated area of land disturbed during construction (includes clearing, grading or excavating) (sq.ft)					12,970

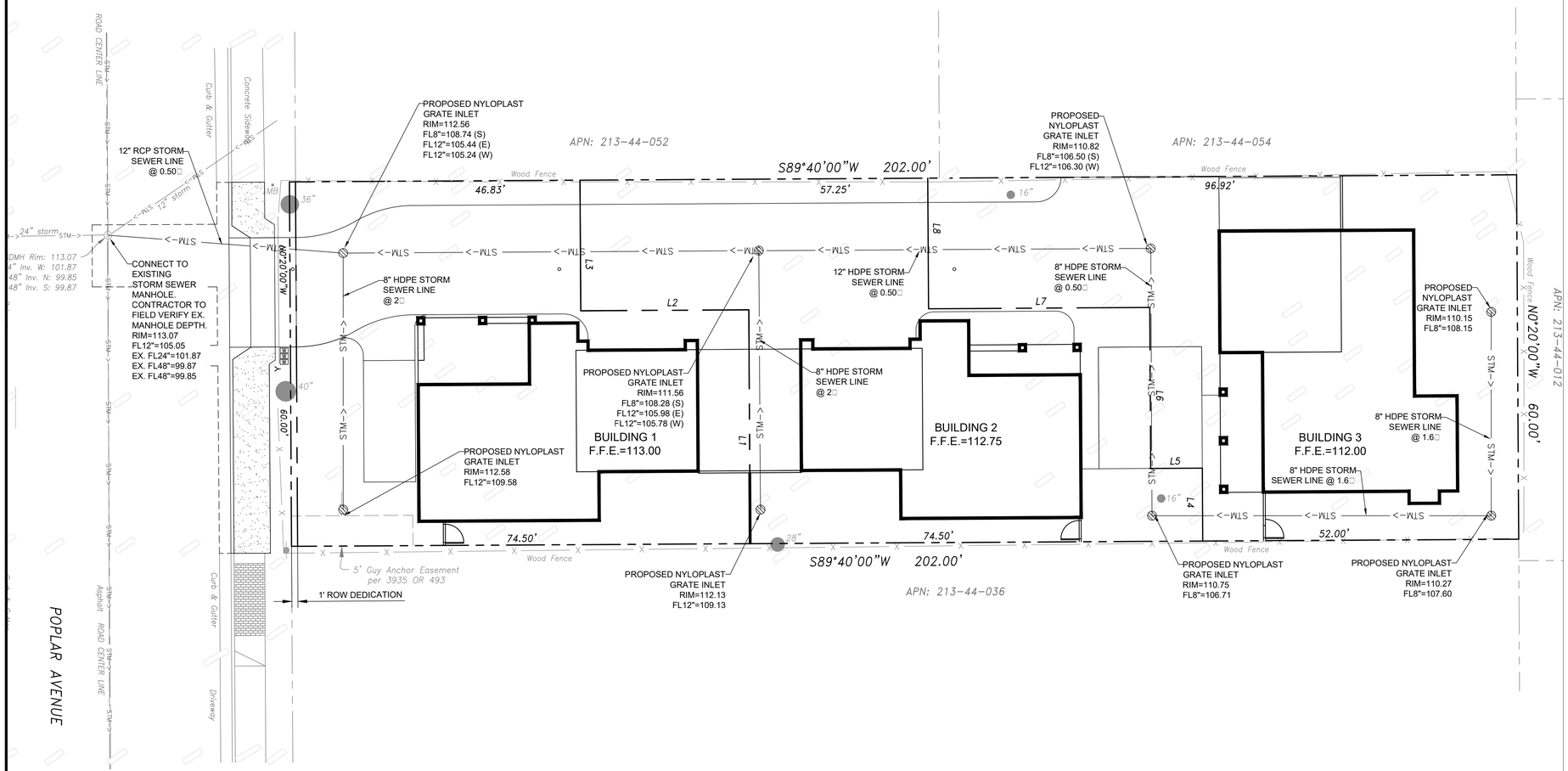
CITY OF SUNNYVALE STORMWATER COMPLIANCE NOTES:

1. THE PROJECT CREATES AND/OR REPLACES LESS THAN ONE ACRE OF IMPERVIOUS SURFACES, THEREFORE THE PROJECT IS EXEMPTED FROM HYDROMODIFICATION MANAGEMENT.

2. THE PROJECT TOTAL PROPOSED REPLACED AND NEW IMPERVIOUS IS 3,457 SQUARE FEET AND IS NOT SUBJECT TO PROVISION C.3 OF THE MRP AS A SMALL PROJECT. THE PROJECT WILL INCORPORATE THE FOLLOWING STORMWATER CONTROLS:
   - SITE DESIGN MEASURES
   - SOURCE CONTROL MEASURES

3. THE FOLLOWING SITE DESIGN MEASURES ARE PROPOSED:
   - CREATE NEW PERVIOUS AREAS
   - NOT PROVIDE PARKING IN EXCESS OF CODE.
   - DIRECT RUNOFF FROM SIDEWALKS AND PATIOS TO LANDSCAPED AREAS

4. THE FOLLOWING SOURCE CONTROL MEASURES ARE PROPOSED:
   - DROUGHT TOLERANT LANDSCAPING
   - USE WATER EFFICIENT IRRIGATION SYSTEM



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PROPOSED LEGEND:

- PROPERTY LINE
- PROPOSED CURB & GUTTER
- STM—> STORM LINE
- 1% DRAINAGE FLOW DIRECTION
- GRATE INLET

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REGISTERED PROFESSIONAL ENGINEER CHAN SIONG LOH NO. 65491 Exp. 9-30-19 CIVIL STATE OF CALIFORNIA

CHAN SIONG LOH, P.E.

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Sunnyvale, CA 94087

1268 POPLAR AVE. HOMES
STORM WATER CONTROL PLAN
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

SHEET
C4

PW PROJECT #

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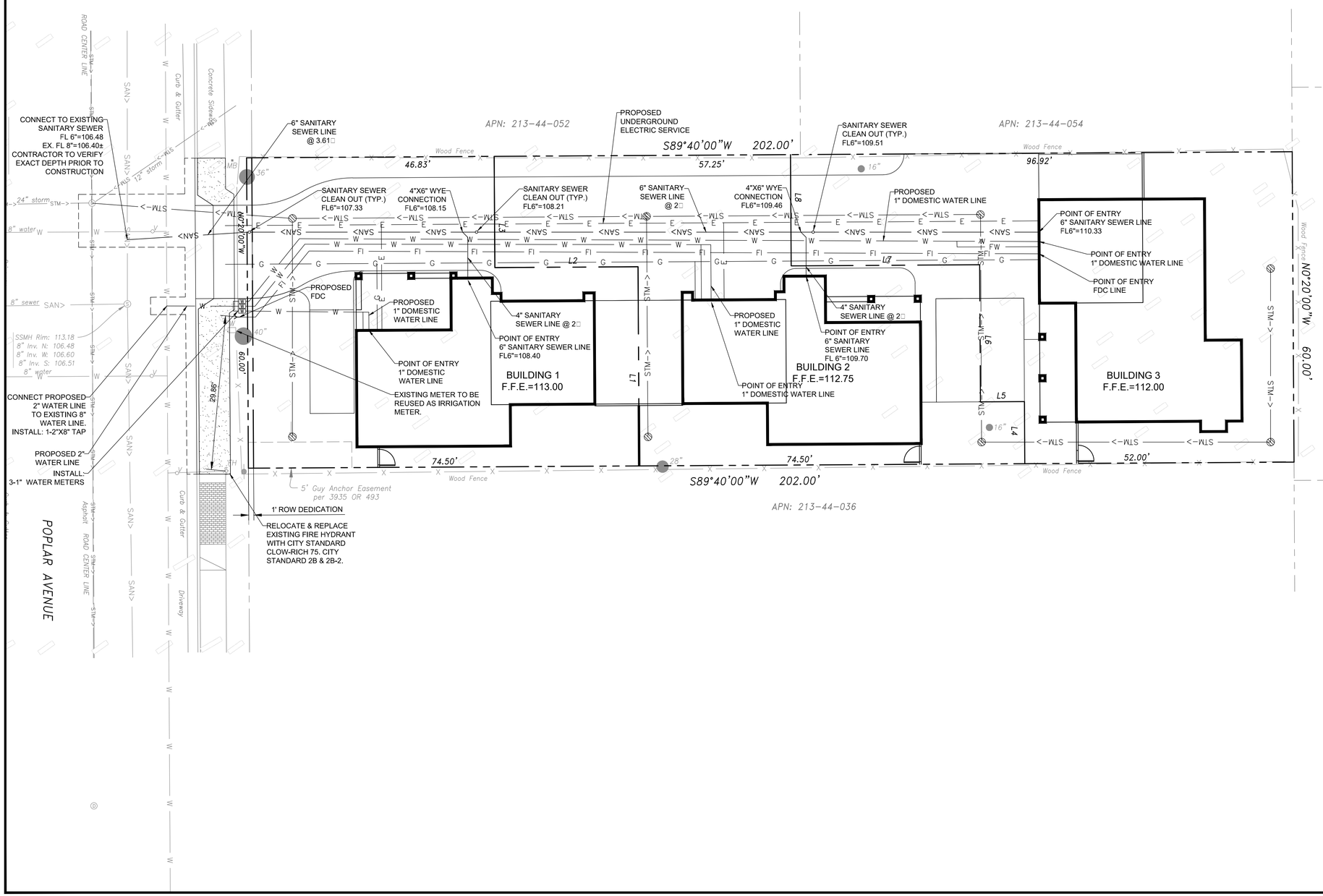
TWO (2) EXISTING MATURE TREES ALONG THE PROJECT FRONTAGE ON POPLAR AVENUE ARE TO REMAIN. HAND EXCAVATION AROUND THE MENTIONED EXISTING TREES IS REQUIRED DURING CONSTRUCTION. NO UTILITY TRENCH SHALL BE ALLOWED WITHIN 15' RADIUS OF AN EXISTING MATURE TREE. BORING, AIR SPADE OR OTHER EXCAVATION METHOD AS APPROVED BY THE CITY ARBORIST SHALL BE CONSIDERED TO PROTECT EXISTING MATURE TREE. CONSULT WITH THE CITY ARBORIST PRIOR TO ADJUSTING LOCATIONS OF UTILITY LINES.

DEVELOPER SHALL MAINTAIN A MINIMUM CLEARANCE OF 1 FOOT BETWEEN PROPOSED SIDEWALK AND TRUNK FLARE OF EXISTING MATURE TREES, AND A MINIMUM CLEARANCE OF 4 FEET BETWEEN PROPOSED DRIVEWAY AND TRUNK FLARE OF EXISTING MATURE TREES. SIDEWALK AND DRIVEWAY DESIGN CLEARANCE SHOWN ON PLANS SHALL BE FIELD-VERIFIED PRIOR TO CONSTRUCTION.



0 10 20 Feet

GENERAL UTILITY NOTES:

1. CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE APPROPRIATE UTILITY COMPANY PRIOR TO THE REMOVAL OF INDICATED UTILITIES ON SITE (SEE DEMOLITION PLAN). CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS REQUIRED FOR DEMOLITION AND HAUL OFF FROM THE APPROPRIATE AUTHORITIES.

2. AT THE COMPLETION OF THE WATER AND/OR SEWER CONSTRUCTION AND PRIOR TO RECORDING THE FINAL PLAT, THE CONTRACTOR WILL FURNISH THE WATER SYSTEM INSPECTOR RECORD DRAWINGS OF THE PROJECT AS REQUIRED BY THE GOVERNING AGENCY

3. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE GAS COMPANY FOR THE CONSTRUCTION OF THE GAS LINE BETWEEN METER AND MAIN.

4. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE POWER COMPANY FOR THE CONSTRUCTION OF ELECTRICAL CONDUIT TO PROVIDE SERVICE TO THE TRANSFORMER.

5. CONNECT TO EXISTING UTILITIES AND INSTALL UTILITIES IN COMPLIANCE WITH REQUIREMENTS OF APPROPRIATE JURISDICTIONAL AGENCIES.

6. COORDINATE WITH BUILDING PLANS TO ASSURE ACCURACY OF UTILITY CONNECTIONS AND COMPLIANCE WITH LOCAL CODES.

7. ALL SEWERS TO BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING CLEANING OF ANY SILT OR DEBRIS ACCUMULATED IN STRUCTURES.

8. ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH SHALL BE DISPOSED OFF THE SITE BY CONTRACTOR.

9. COORDINATE EXACT TRENCHING, ROUTING, AND POINT OF TERMINATION WITH ALL UTILITY COMPANIES.

10. ALL 2" DOMESTIC WATER LINES SCHEDULE 40 PVC RATED FOR USE WITH POTABLE WATER PER NSF STD. 61, WITH 36" MIN. COVER.

11. ALL SANITARY SEWER SERVICE LINE SHALL BE SDR-26 PVC PIPE. WITH A MIN. COVER OF 30".

12. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.

13. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AS APPLICABLE. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

14. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.

15. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF (72) HOURS PRIOR TO CONSTRUCTION. ENGINEER SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

16. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.

PROPOSED LEGEND:

— — — —	PROPERTY LINE
═══	PROPOSED CURB & GUTTER
—— G ——	GAS LINE
—— <SAN ——	SANITARY SEWER LINES
—— W ——	DOMESTIC WATER LINES
—— FW ——	FIRE LINE
—— STM–> ——	STORM LINE
—— E ——	UNDERGROUND ELECTRIC

BOUNDARY LINE DATA

LINE NO.	BEARING	DISTANCE
L1	N 00°20'00" W	38.50'
L2	S 89°40'00" W	27.67'
L3	N 00°20'00" W	21.50'
L4	N 00°20'00" W	12.00'
L5	S 89°40'00" W	8.50'
L6	N 00°20'00" W	26.50'
L7	S 89°40'00" W	36.42'
L8	N 00°20'00" W	21.50'

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REV	BY	CSJ	DATE

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Exp. 9-30-19
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1268 POPLAR AVE. HOMES
UTILITY PLAN
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

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PW PROJECT #

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

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

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

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.

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.

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 cam 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.

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1268 POPLAR AVE. HOMES
GREENBAY
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

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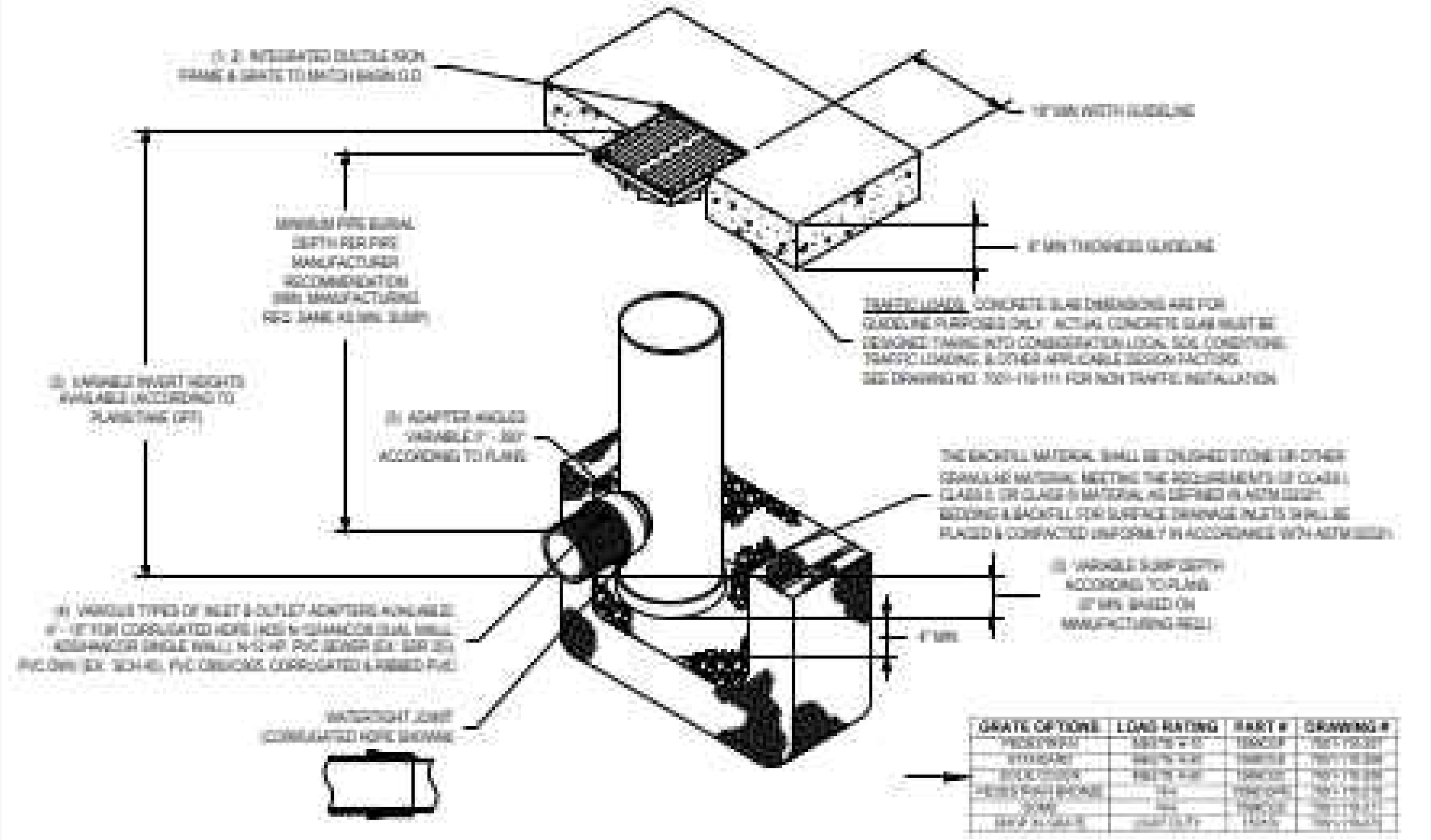
PW PROJECT #

NYLOPLAST 15" DRAIN BASIN: 2815AG _ _ X



DETAIL – 3

Section 2721

Engineered Surface Drainage Products

GENERAL
PVC surface drainage inlets shall include the drain basin type as indicated on the contract drawing and referenced within the contract specifications. The ductile iron grates for each of these fittings are to be considered an integral part of the surface drainage inlet and shall be furnished by the same manufacturer. The surface drainage inlets shall be as manufactured by Nyloplast a division of Advanced Drainage Systems, Inc., or prior approved equal.

MATERIALS
The drain basins required for this contract shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals. The flexible elastomeric seals shall conform to ASTM F477. The pipe bell spigot shall be joined to the main body of the drain basin or catch basin. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

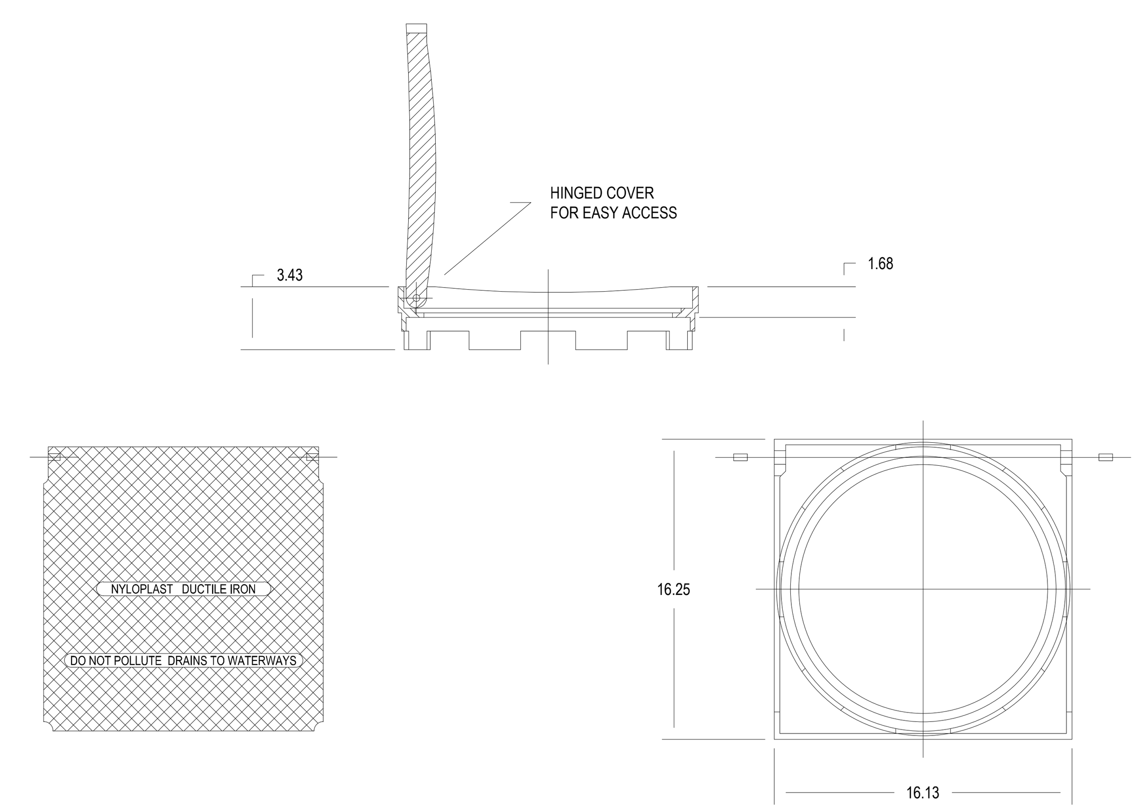
The grates and frames furnished for all surface drainage inlets shall be ductile iron for sizes 8", 10", 12", 15", 18", 24" and 30" and shall be made specifically for each basin so as to provide a round bottom flange that closely matches the diameter of the surface drainage inlet. Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast. 12" and 15" square grates will be hinged to the frame using pins. Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

INSTALLATION
The specified PVC surface drainage inlet shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of class 1, class 2, or class 3 material as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. The drain basin body will be cut at the time of the final grade. No brick, stone or concrete block will be required to set the grate to the final grade height. For load rated installations, a concrete slab shall be poured under and around the grate and frame. The concrete slab must be designed taking into consideration local soil conditions, traffic loading, and other applicable design factors. For other installation considerations such as migration of fines, ground water, and soft foundations refer to ASTM D2321 guidelines.

DETAIL – 1

1599CGC

APPROX. WEIGHT WITH FRAME = 59.00 LBS

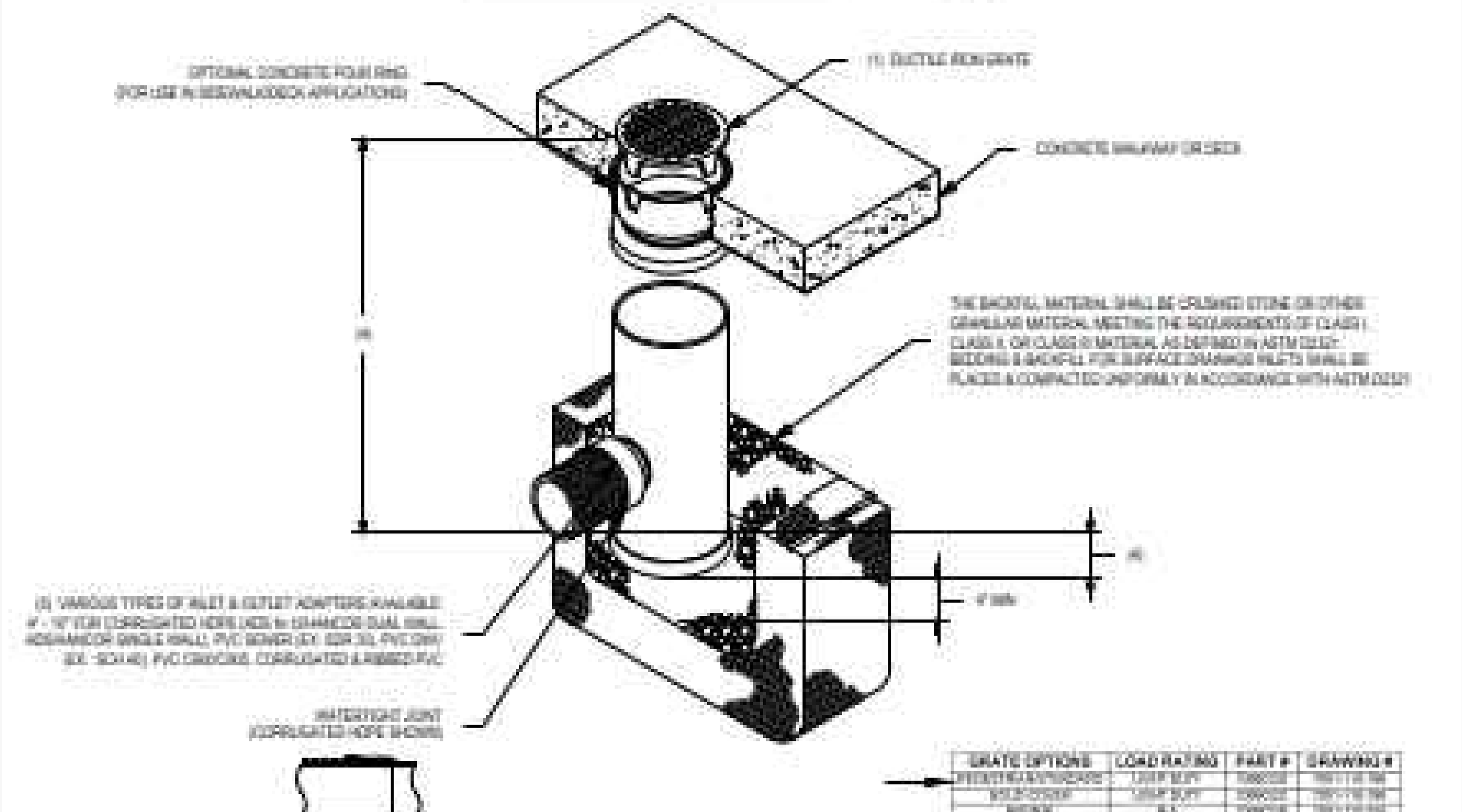


DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-20 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-030

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2010 NYLOPLAST	DRAWN BY EBC / DATE 3-7-06 / REVISED BY EBC / DATE 3-16-10 / DWG SIZE A	MATERIAL DUCTILE IRON / PROJECT NO./NAME / SCALE 1:8 SHEET 1 OF 1	Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com / TITLE 15 IN SOLID COVER ASSEMBLY / DWG NO. 7001-110-209 REV C

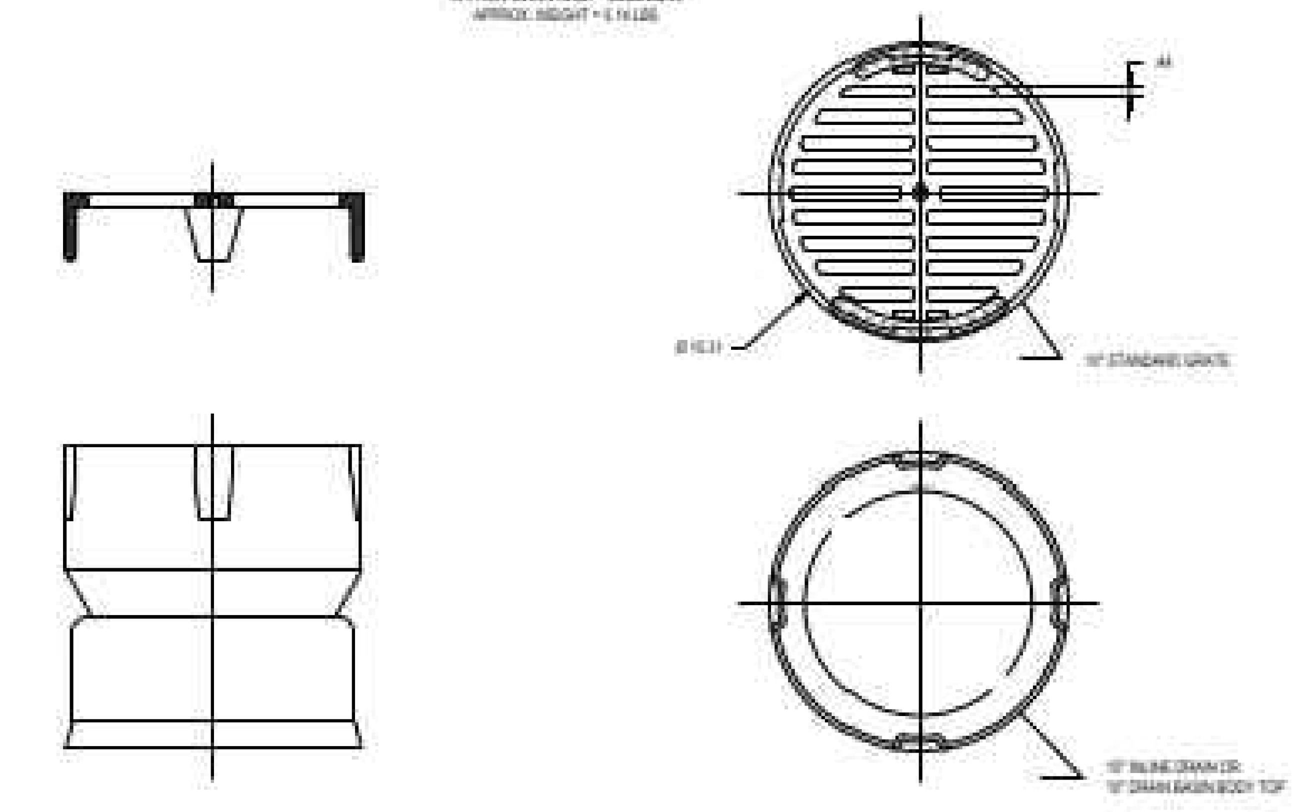
DETAIL – 1

NYLOPLAST 10" DRAIN BASIN: 2810AG _ _ X



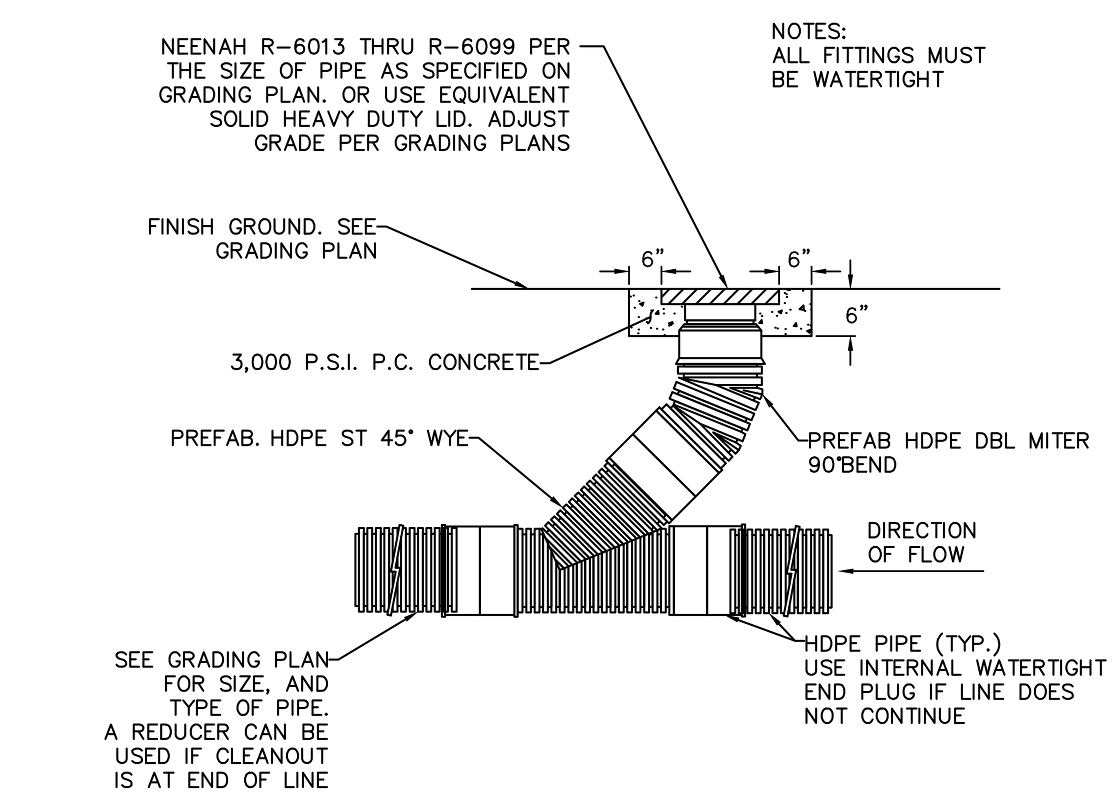
DETAIL – 4

1099CG5



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE HAS LIGHT DUTY RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-xxx

DETAIL – 2



STORM DRAIN CLEAN–OUT (FOR HDPE PIPE)

N.T.S.

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cel. 408.464.5631
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REV	BY	CSJ	DATE

REGISTERED PROFESSIONAL ENGINEER CHAN SIONG LOH NO. 65491 Exp. 9–30–19 CIVIL STATE OF CALIFORNIA

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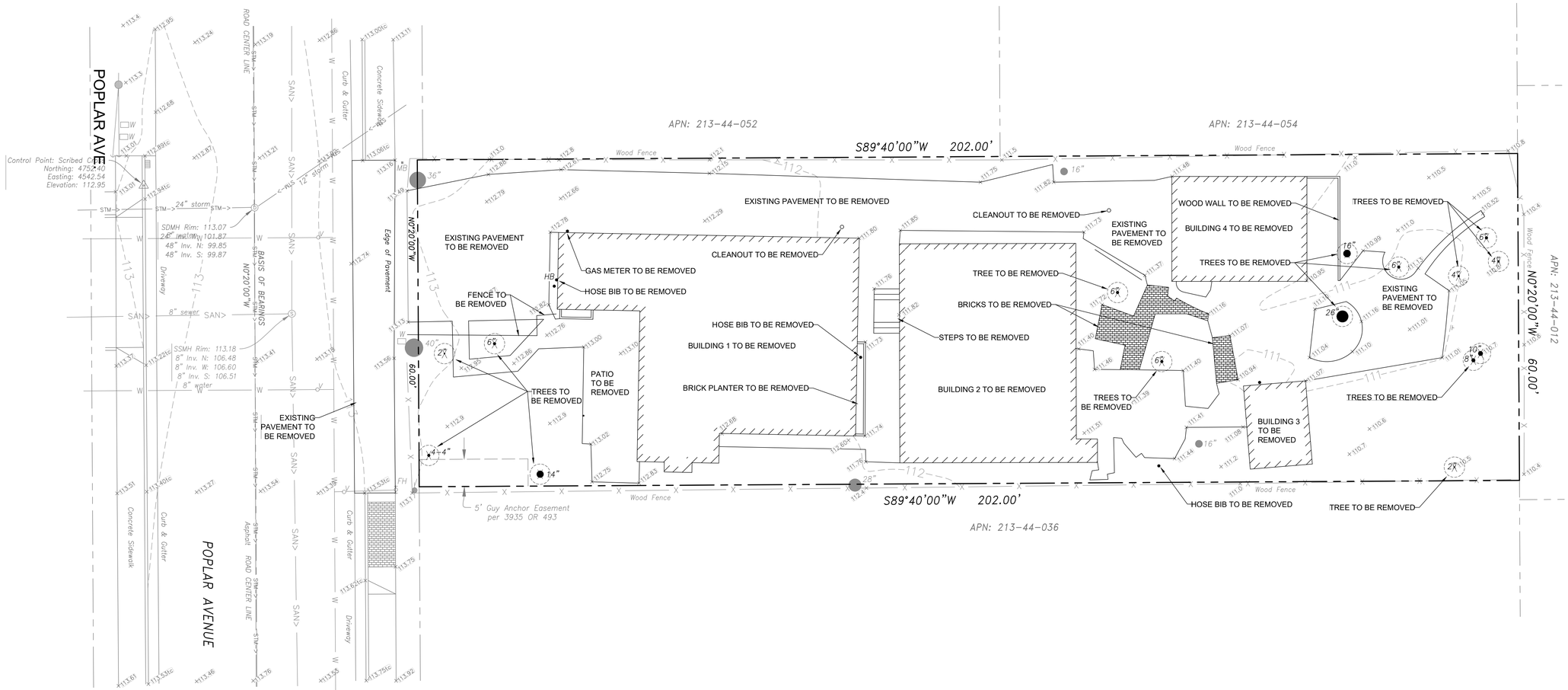
RCL STRUCTURAL ENGINEERS, INC
P 408.463.6832
F 408.685.2038
info@rclse.com
570 E. El Camino Real Ste. D
Sunnyvale, CA 94087

1268 POPLAR AVE. HOMES
DETAILS
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

Project No.: 2018–06 | Designed: KK | Checked: RL | Date: 6–21–19

SHEET
C7

PW PROJECT #



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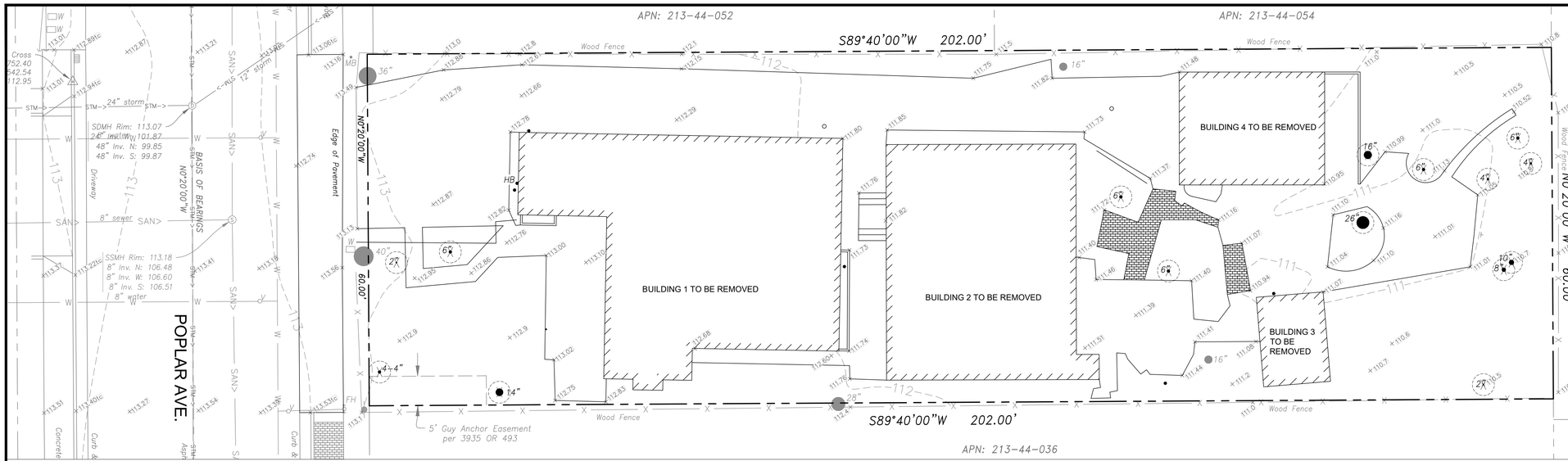
1268 POPLAR AVE. HOMES DEMOLITION PLAN

1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

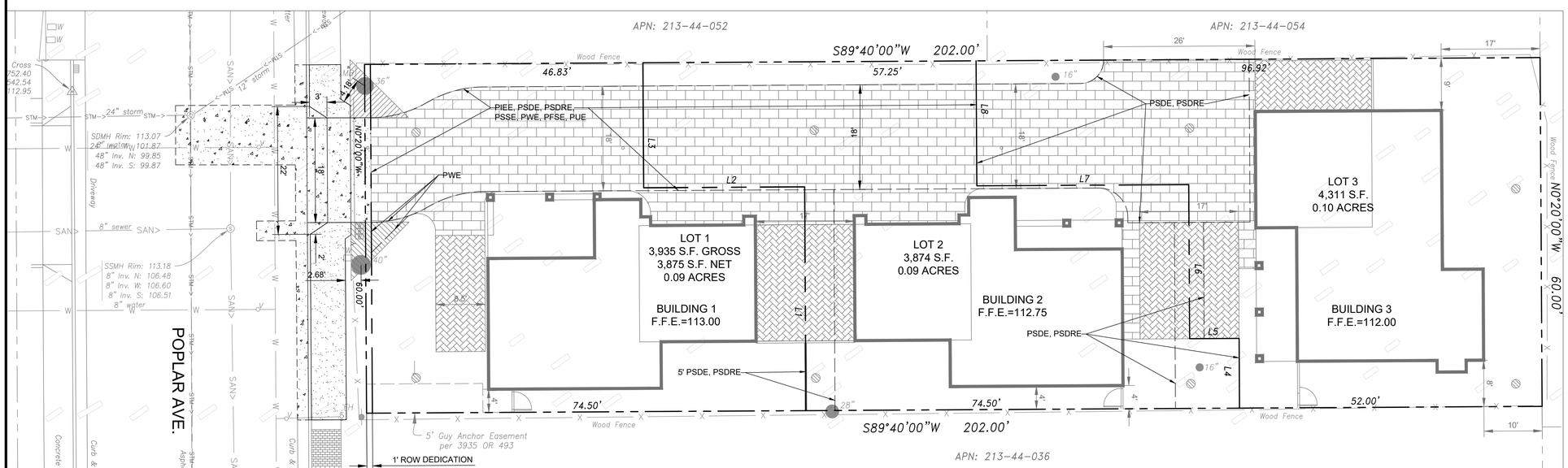
Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

SHEET
C8

PW PROJECT #

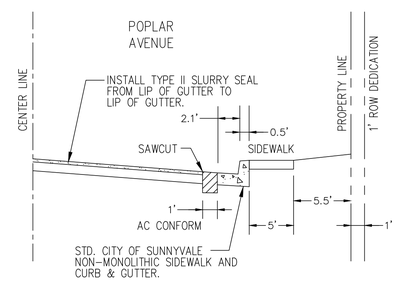


EXISTING CONDITION



PROPOSED SITE PLAN

BOUNDARY LINE DATA		
LINE NO.	BEARING	DISTANCE
L1	N 00°20'00" W	38.50'
L2	S 89°40'00" W	27.67'
L3	N 00°20'00" W	21.50'
L4	N 00°20'00" W	12.00'
L5	S 89°40'00" W	8.50'
L6	N 00°20'00" W	26.50'
L7	S 89°40'00" W	36.42'
L8	N 00°20'00" W	21.50'



TYP. POPLAR AVE. HALF STREET SECTION

N.T.S.

PROPOSED LOT AREA TABLE:

PROPOSED UNITS	SQ. FT.	ACRES
LOT 1 (UNIT 1)	3,935 (GROSS) /3,875 (NET)	0.09
LOT 2 (UNIT 2)	3,874	0.09
LOT 3 (UNIT 3)	4,311	0.10
TOTAL LOTS (SUBDIVISION BOUNDARY)	12,060	0.280

TENTATIVE PARCEL MAP

3 SINGLE FAMILY HOMES
3 LOT SUBDIVISION

1268 POPLAR AVE.
SUNNYVALE, CA 94086

GENERAL NOTES:

1. OWNERS/ DEVELOPERS:
   SILICON VALLEY WZSV CAPITAL, LLC
   11675 PUTTER WAY
   LOS ALTOS, CA 94024
2. CIVIL ENGINEER:
   RCL STRUCTURAL ENGINEERS, INC.
   570 EL CAMINO REAL SUITE D
   SUNNYVALE CA, 94087
3. ZONING: R2
4. GENERAL PLAN-LAND USE DESIGNATION:
5. APN# 213-44-036
6. EXISTING USE: RESIDENTIAL NEIGHBORHOOD
7. EXISTING BUILDINGS: HOUSE TO BE REMOVED
8. FLOOD ZONE: X
9. PROPOSED USE: THREE (3) NEW SINGLE FAMILY HOMES
10. PROPOSED # OF LOTS: THREE (3)
11. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
12. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL NEIGHBORHOOD
13. WATER: CALIFORNIA WATER SERVICE
14. FIRE PROTECTION: CITY OF SUNNYVALE FIRE DEPARTMENT
15. STORM AND SANITARY SEWER: CITY OF SUNNYVALE
16. POWER AND GAS: PACIFIC GAS & ELECTRIC
17. TELEPHONE: AT&T
18. STREET NAMES: N/A
19. STREET TREES: THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF SUNNYVALE.
20. PROPERTY AREA: 12,061 SQ.FT. (0.279 ACRES)
21. CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS. CITY BM#78, NAVD 88 DATUM
22. ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
23. ALL EXISTING STRUCTURES ON THE SITE ARE EXISTING AND WILL BE REMOVED.
24. EXISTING WELLS: NONE

LEGEND/ABBREVIATIONS:

	PROPOSED PROPERTY/LOT LINES
	EASEMENT LINES
(X)	EXISTING TREES TO BE REMOVED
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PWE	PRIVATE WATER EASEMENT
PFSE	PRIVATE FIRE SAFETY EASEMENT
PUE	PUBLIC UTILITY EASEMENT

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REV	BY	CSJ	DATE	REVISIONS

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Exp. 9-30-19
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STATE OF CALIFORNIA
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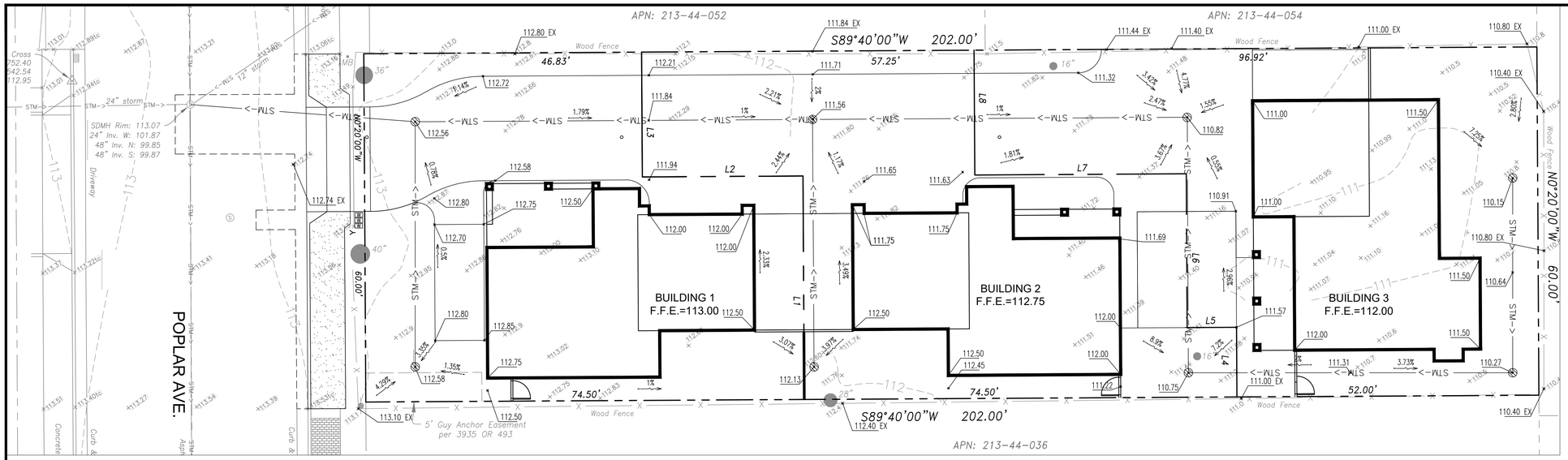
Sunnyvale, CA 94087

1268 POPLAR AVE. HOMES
TENTATIVE PARCEL MAP
1268 POPLAR AVE.
SUNNYVALE, CALIFORNIA

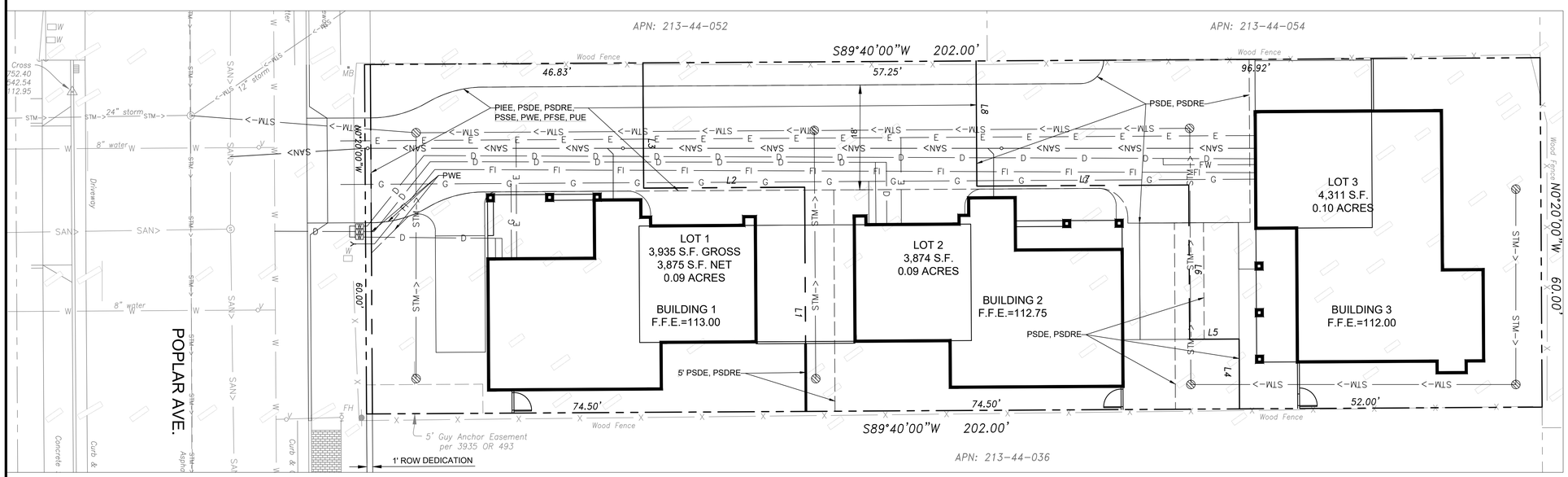
Project No.: 2018-06 | Designed: KK | Checked: RL | Date: 6-21-19

SHEET
TM 1

PW PROJECT #



PROPOSED GRADING PLAN



PROPOSED UTILITY PLAN

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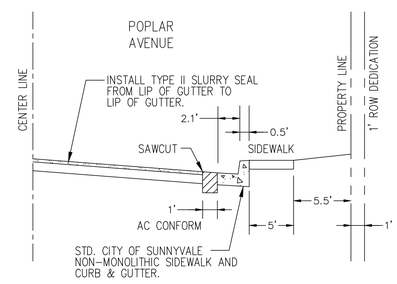

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3 LOT SUBDIVISION

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TENTATIVE PARCEL MAP
1268 POPLAR AVE.
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SHEET
TM 2

PW PROJECT #