

New Home:

CORSO RESIDENCE

656 BENVENUE AVE LOS ALTOS, CA 94024



Vicinity Map

	Existing	Proposed	Allowed/ Required
Lot Coverage <i>Land area covered by all structures over 6 feet in height</i>	2649.47 sf (26%)	2794.35 sf (27.86%)	3008.32 sf (30%)
Floor Area <i>Measured to the outside surface of exterior walls</i>	2649.47 sf (26%)	3465.35 sf (34.5%)	3509.7 sf (35%)
Setbacks			
Front	24.49' ft	25' ft	25' ft
Rear	41.7' ft	56.1' ft	25' ft
Right side (1st/ 2nd)	10' ft N/A ft	10' ft 19.875' ft	7.4' ft 14.9' ft
Left side (1st/ 2nd)	9.73' ft N/A ft	10.43' ft 21.49' ft	7.4' ft 14.9' ft
Height	15.75' feet	25.29' feet	27' feet
	Existing	Change In	Total Proposed
Habitable Living Area <i>Includes habitable basement areas</i>	2245.37 sf	2261.38 sf	4506.75 sf
Non- Habitable Area <i>Does not include covered porches or open structures</i>	404.1 sf	113.03 sf	517.13 sf
Net Lot Area:	10027.74 square feet		
Front Yard Hardscape Area <i>Hardscape area in the front yard setback shall not exceed 50%</i>	645.12 square feet (34.8%)		
Landscaping Breakdown	Total Hardscape Area (existing and proposed) 3836.32 sq ft		
	Existing softscape (undisturbed) area 6733.15 sq ft		
	New softscape area (-541.73) sq ft <i>Sum of all three should equal the site's net lot area</i>		

FLOOR AREA (numbers limited to 2 decimal places)

1st Floor (Non-Habitable)

A	22.74' x 5.17'	117.48 sf
B	24.14' x 5.95'	143.55 sf
C	22.25' x 11.51'	256.1 sf
Total Non Habitable		517.13 sf

1st Floor Continued (Habitable)

D	27.81' x 5.95'	164.55 sf
E	29.7' x 14.98'	444.85 sf
F	20.1' x 21.54'	433.07 sf
G	29.7' x 18.07'	527.87 sf
H	36.92' x 6.53'	241.13 sf
I	9.62' x 2.57'	24.76 sf
1st Floor Habitable		1836.23 sf
1st Floor Total Floor Area		2353.36 sf

Coverage

P	29.21' x 5.17'	150.9 sf
Q	24.34' x 11.92'	290.09 sf
Sub total		440.99 sf
TOTAL COVERAGE		2794.35 SF

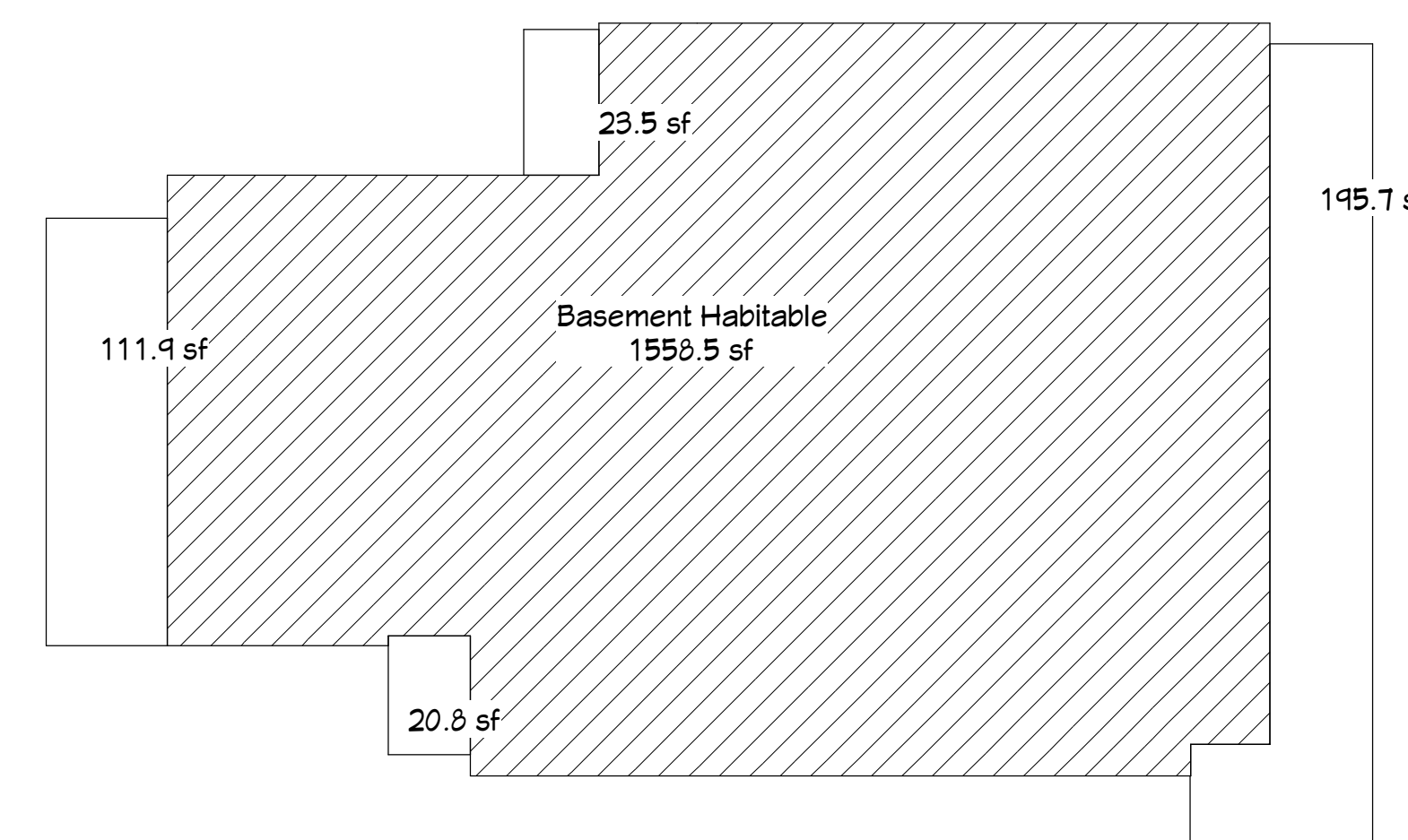
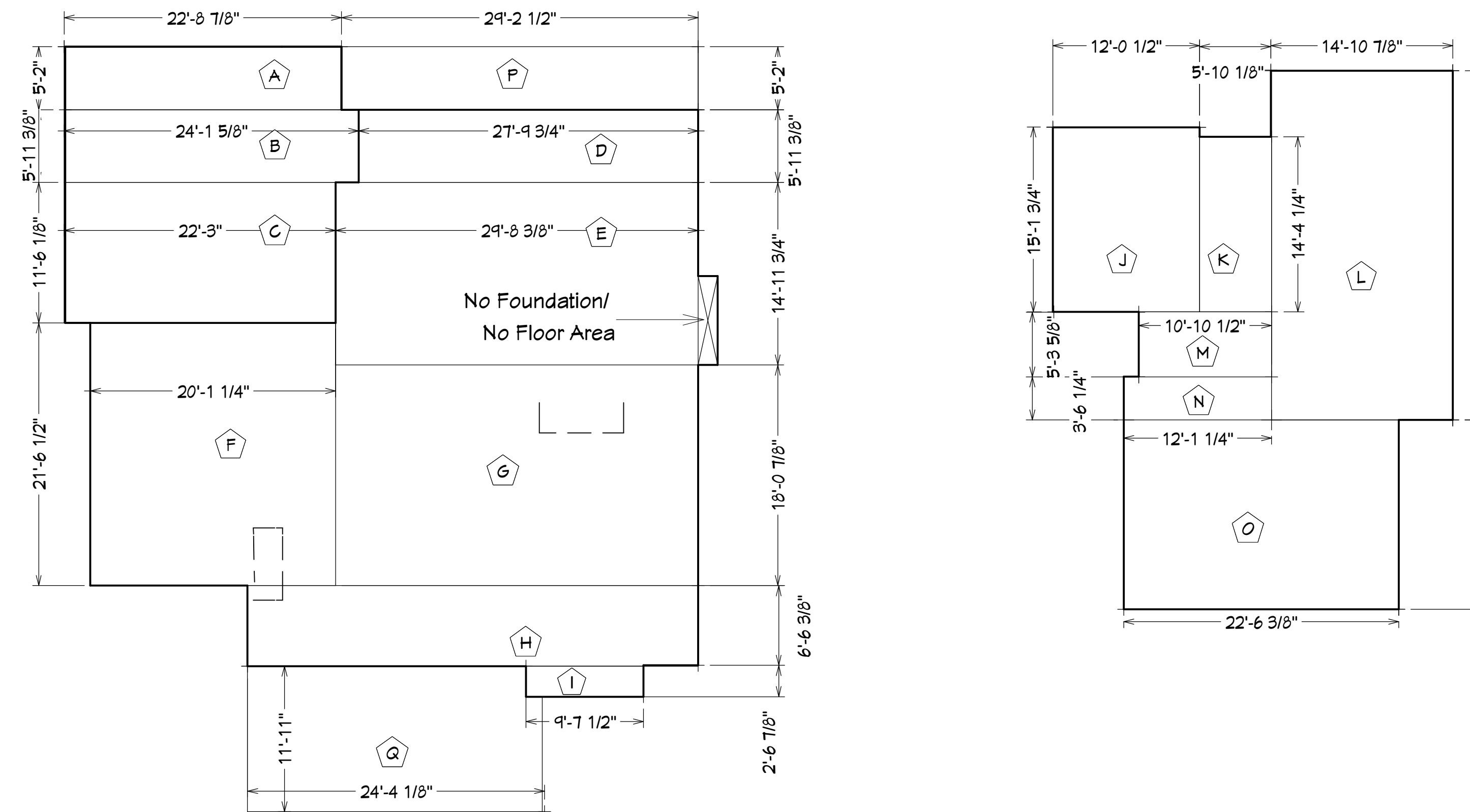
2nd Floor Habitable

J	12.04' x 15.15'	182.38 sf
K	5.84' x 14.35'	83.88 sf
L	14.91' x 28.62'	426.69 sf
M	10.87' x 5.3'	26.73 sf
N	12.1' x 3.52'	42.61 sf
O	22.53' x 15.52'	349.70 sf
2nd Floor Total Floor Area		1111.99 sf

TOTAL FLOOR AREA (1st Fir + 2nd Floor) 3465.35 SF

TOTAL HABITABLE (All Floors - Garage) 4506.75 SF

Floor Area Calculations



Foundation (shown for Bldg Permit Fee Calc Only)
Lightwells shown for reference only. Not included in any calculation.

Project Summary

- Demolition of existing 2245 sf (4BD/3BA)
- Build 3155 sf Two-Story w/ Basement (6BD/ 6.5 BA)
- Fire Sprinklers Required- Licensed C-16 fire sprinkler contractor to submit directly to SCCFD

656 Benvenue Ave, Los Altos
APN: 189-38-043
District: R1-10
Property Size: 10027.74 sf
Occupancy Type: R3/U
Type of construction: V-B

Lot Coverage: Allowed lot coverage is 35% x property size:
.30 x 10027.74sf= 3008.3 sf
(E) Lot Coverage: 2649 sf
(N) Lot Coverage: 2794.35 sf

Floor Area: Allowed Floor Area is 35% x Net Lot Area:
.35 x 10000 sf= 3509.7 sf
(E) Floor Area: 2649 sf
(N) Floor Area: 3465.35 sf

Setbacks	Allowed	Proposed
Front	25'	25'
1st Floor R Side	10'	10'
2nd Floor R Side	17.5'	19' 10.5"
1st Floor L Side	10'	10' 5.25"
2nd Floor L Side	17.5'	21' 5.875"
Rear	25'	56' 1.25"

Height from Grade 27' 25' 3.5"
- Coverage less than 30%

OWNER

Michael Corso
656 Benvenue Ave
Los Altos, CA 94022

CONTRACTOR

Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077
LIC#717805

ENGINEER

Advanced Engineering
3361 Walnut Blvd #100
Brentwood, CA 94513
925-516-3502

CIVIL ENGINEER

Giuliani & Kull
4880 Stevens Creek Blvd
#205
San Jose, CA 95129
408-615-4000

Applicable Codes

- 2016 California Residential Code
- 2016 California Building Code
- 2016 California Electrical Code
- 2016 California Energy Code
- 2016 California Mechanical Code
- 2016 California Plumbing Code
- 2016 California Green Building Standards
- 2016 California Fire Code

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I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package.

Jonathan Fahn 12-27-17

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

CORSO RESIDENCE
656 Benvenue Ave
LOS ALTOS, CA 94024

Project Information

DRAWINGS PROVIDED BY: LIC #717805

Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

Via

DATE:

4/23/2019

SCALE:

SHEET:

A-1

MISCELLANEOUS NOTES:

- EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN., height of 24 in. AND A SILL LESS THAN 44" ABOVE FIN. FLR.
- ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING
- SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.
- ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.
- ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.
- PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.
- PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.
- BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.
- RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.
- ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.
- INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS. ATTIC R-38, WALLS R-21, FLOORS R-30
- PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2016 EDITION OF THE C.R.C.

- PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2006 INTERNATIONAL BUILDING CODE.
- 1/2" gypsum board installed from foundation to roof sheathing on the garage side at separation wall between garage and residence (CRC Table R302.6)
- 5/8" Type 'X' gypsum board installed on ceilings and supporting members (i.e. beams, columns and bearing walls) where living areas are above or ceiling is used as the separation (CRC Table R302.6)
- 1-3/8" minimum solid core or 20 min rated door with self closing and self latching devices at separation wall between garage and residence (CRC R302.5.1)
- Tub/Shower walls must be smooth, hard, non-absorbent surface (e.g. ceramic tile or fiberglass) to a height not less than 6' above the floor and protected with Green or Backer Board with (CRC R307.2)
- Minimum 36" deep landing outside all exterior doors not more than 7-3/4" lower than threshold for in-swing doors; and at the same elevation on each side of the door for out-swing doors. (CRC R311.3)
- Depth of landing must be equal to width of stairs (CRC 1009.8)
- 7-3/4" Rise maximum and 10" Run Minimum for all stairs (CRC 302.7)
- 1/2" gypsum board at walls and soffit of enclosed space under stairs
- Must have 6'-8" minimum headroom at stairway (CRC311.7.2)
- Handrails to have a 1-1/4" minimum and 2" maximum grippable cross section, no sharp corners, and at a height of 34' to 38" above nosing, extended continuously from top to bottom of riser, and terminate at newel posts or return walls (CRC R311.7.8.3)
- Guard is required on the open side of the stairway at a height of 34' to 38" and shall have intermediate rails spaced such that a sphere 4" in diameter cannot pass through (CRC R312.1.3)
- Fireplace and chimney must be pre-manufactured and are required to be listed and installed in accordance with their listings and manufacturer's instructions (CRC R1004)
- Concrete Foundation wall shall extend at least 6" above the finished grade (CRC R404.1.6)
- All fire blocking to be installed per CRC R302.11
- All wood in contact with the foundation must be pressure treated and properly fire blocked

Mechanical

- All air ducts penetrating separation wall or ceiling between garage and living area shall be 26 GA. minimum (CRC R302.5.2)
- Door to furnace room must be 24" wide minimum
- Furnace room shall provide a minimum 30" clear working space
- Indoor Air Quality and Exhaust- each bathroom shall be mechanically vented and shall comply with the following per Calgreen Section 4.506
 - i. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
 - ii. Unless functioning as a component of a whole house ventilation system, fans must be controlled by humidity control

Electrical

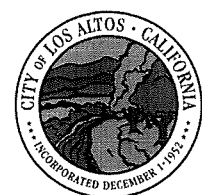
- Carbon monoxide alarms shall be installed in this dwelling unit per CRC R315
- Carbon Monoxide alarms shall be listed as complying with UL 2034 and UL 2075
- Two small appliance brach circuits are required for the kitchen and are limited to supplying wall and counter space outlets for the kitchen, pantry, breakfast room, dining room or similar areas. These circuits can not serve outside plugs, range hood, disposals, dishwashers or microwaves- only the required countertop wall outlets including the refrigerator.
- All branch circuits that supply 120-volt, single phase, 15- and 20- ampere outlets installed in dwelling unit family rooms, Kitchens, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, or similar rooms or areas shall be ARC-fault circuit interrupter (AFCI) protected per CEC 210.12(B)
- GFCI protection is required Bathrooms, Garages, outdoor receptacles & receptacles serving countertop within 6' of laundry, utility or wet bar sink
- A dedicated 20 amp branch circuit shall be provided to supply the laundry receptacle outlet
- A dedicated 20 amp circuit is required to serve the bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. (Exception- where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied.)
- Outdoor lighting must be high efficacy and include a manual on/off switch as well as one of the following: photocontrol & motion sensor, photocontrol & automatic time switch control or energy management control system per 2016 CEC
- At least one fixture in each bathroom, garage, laundry room, and utility room/ area(s) must be controlled by a vacancy sensor.
- A listed raceway shall be installed to accommodate a dedicated 208/240 volt branch circuit which shall originate at the main service or sub panel and shall terminate into a listed cabinet, box or other enclosure to facilitate the future installation and use of Electric (ev) Vehicle chargers. The raceway shall not be less than 1" inside and shall be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/ or sub-panel shall provide capacity to install a 40-ampere minimum branch circuit. The raceway termination location shall be permanently and visibly marked as "EV CAPABLE"
- Electrical receptacles must be tamper resistant per CEC 406.12

Plumbing

- Per California Civil Code 1101.4(a), all noncompliant plumbing fixtures throughout the entire house must be upgraded to meet new water efficient plumbing fixtures:
 - a. Water Closets to be upgraded to 1.28 gpf maximum
 - b. Shower heads to be upgraded to 2.0 gpm @ 80 psi
 - c. Bathroom faucets to be upgraded to 1.2 gpm @ 60 psi
 - d. Kitchen faucets to be upgraded to 1.8 gpm @ 60 psi
- Seismic anchorage of water heater to include anchors or straps at points within the upper & lower 1/3rd of its verticle dimension. Lower strap must be a minimum 4" above the controls
- Water Heater shall have a pressure relief valve with a drain to the exterior
- Water Heater shall installed at least 18" above floor and be protected from vehicle impact (e.g. Bollard)
- Shower and tub shower combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type (CPC Section 418.0)
- First hour rating of Water Heater must be 80 gallons per CPC Table 5-1

California Green Building Code

- A copy of the operation & maintenance manual will be given to the building occupant or owner addressing items 1 through 10 in section 4.401.1.
- Duct systems are to be sized, designed, and equipment shall be selected per section 4.507.2. HVAC system installers must be trained and certified and special inspectors employed by the enforcing agency must be qualified.
- Automatic irrigation systems controllers installed at the time of final inspection shall be weather based (4.304.1)
- Rodent Proofing- Annular spaces around pipes, electrical cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency per Calgreen Section 4.406.1
- Cover duct openings and other related air distribution component openings during construction per Calgreen Section 4.504.1
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits per Calgreen Section 4.504.2.1
- Paints, stains and other coatings shall be compliant with VOC limits per Calgreen Section 4.504.2.2
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Verification of compliance shall be provided per Calgreen Section 4.504.2.3
- Carpet and carpet systems shall be compliant with VOC limits per Calgreen Section 4.504.3
- Minimum 80% of floor area receiving resilient flooring shall comply with 4.504.4
- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards per Calgreen Section 4.504.5
- Install capillary break and vapor retarder at slab on grade foundations (4.505.2)
- Check moisture content of building materials in wall and floor framing before enclosure (4.505.3)
- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan, and fan must be controlled by humidity control (4.506.1)



CONDITIONS

17-SC-27 – 656 Benvenue Avenue

GENERAL

1. **Approved Plans**
The approval is based on the plans and materials received on October 11, 2017, except as may be modified by these conditions.
 2. **Protected Trees**
Trees Nos. 4-7 and 10-11 and the new evergreen screening trees along the side and rear property lines shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.
 3. **Encroachment Permit**
An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall follow the City's Shoulder Paving Policy.
 4. **Landscaping**
The landscape plan is subject to the City's Water Efficient Landscape Regulations pursuant to Chapter 12.36 of the Municipal Code.
 5. **Fire Sprinklers**
Fire sprinklers shall be required pursuant to Section 12.10 of the Municipal Code.
 6. **Underground Utilities**
Any new utility service drops shall be located underground from the nearest convenient existing pole pursuant to Chapter 12.68 of the Municipal Code.
 7. **Indemnity and Hold Harmless**
The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.
- PRIOR TO BUILDING PERMIT SUBMITTAL**
8. **Conditions of Approval**
Incorporate the conditions of approval into the title page of the plans.
 9. **Tree Protection Note**
On the grading plan and/or the site plan, show all tree protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."
 10. **Water Efficient Landscape Plan**
Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

17-SC-27



**FIRE DEPARTMENT
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



PLAN REVIEW NO. 17 2797
BLDG PERMIT NO. 1107893

DEVELOPMENTAL REVIEW COMMENTS

3. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

4. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CPC Chp. 33

5. **Address identification.** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1 This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

CITY	PLANS	SPEEDS	NEW	RMFL	AS	OCCUPANCY	CONST. TYPE	Applicant/Name	DATE	PAGE
LOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-3/U	V-B	Via Builders Inc.	10/9/2017	2 of 2
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
1/2/Bst	4,547 Sq Ft		Residential Development		Design Review					
NAME OF PROJECT			LOCATION							
SFR			656 Benvenue Los Altos							
TABULAR FIRE FLOW		REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 30 PSI		BY					
875 GPM		50%	875 GPM		Hokanson, Wayne					

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

11. **Green Building Standards**
Provide verification that the house will comply with the California Green Building Standards pursuant to Section 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.
12. **Underground Utility Location**
Show the location of underground utilities pursuant to Section 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.
13. **Air Conditioner Sound Rating**
Show the location of any air conditioning units on the site plan and the manufacturer's specifications showing the sound rating for each unit.
14. **Storm Water Management**
Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

15. **Tree Protection**
Tree protection fencing shall be installed around the dripline(s), or as required by the project arborist, of trees Nos. 4-7 and 10-11 as shown on the site plan. Tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

PRIOR TO FINAL INSPECTION

16. **Landscaping Installation**
All landscaping, street trees and privacy screening trees shall be maintained and/or installed as shown on the approved plans or as required by the Planning Division.
17. **Green Building Verification**
Submit verification that the house was built in compliance with the City's Green Building Ordinance (Section 12.26 of the Municipal Code).
18. **Water Efficient Landscaping Verification**
Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the landscaping and irrigation were installed per the approved landscape documentation package.

17-SC-27



**FIRE DEPARTMENT
SANTA CLARA COUNTY**

14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org



PLAN REVIEW NO. 17 2797
BLDG PERMIT NO. 1107893

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
The California Fire (CFC), Building (CBC) and Residential (CRC) Code, 2016 edition, as adopted by the City of Los Altos Municipal Code (LOSMC), California Code of Regulations (CCR) and Health & Safety Code.

The scope of this project includes the following:
Review of a proposed new 4,547 square foot single family residence with basement, two stories above and an attached garage.

Plan Status:
Plans are NOT APPROVED. Revise and re-submit drawings and provide a response letter addressing comments on this plan review.

Plan Review Comments:

1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **Fire Sprinklers Required:** Per R313.2 An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings and in existing dwellings, when additions are made that increase the building area to more than the allowable Fire-Flow Appendix Tables B105.1(1) and B105.1(2) of the 2016 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated garages shall be included. Additions over fifty (50) percent and/or seven hundred fifty (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems.

CITY	PLANS	SPEEDS	NEW	RMFL	AS	OCCUPANCY	CONST. TYPE	Applicant/Name	DATE	PAGE
LOS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	R-3/U	V-B	Via Builders Inc.	10/9/2017	1 of 2
SECFLOOR	AREA	LOAD	PROJECT DESCRIPTION		PROJECT TYPE OR SYSTEM					
1/2/Bst	4,547 Sq Ft		Residential Development		Design Review					
NAME OF PROJECT			LOCATION							
SFR			656 Benvenue Los Altos							
TABULAR FIRE FLOW		REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 30 PSI		BY					
875 GPM		50%	875 GPM		Hokanson, Wayne					

Organized as the Santa Clara County Central Fire Protection District
Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

CORSO RESIDENCE
656 Benvenue Ave
LOS ALTOS, CA 94024

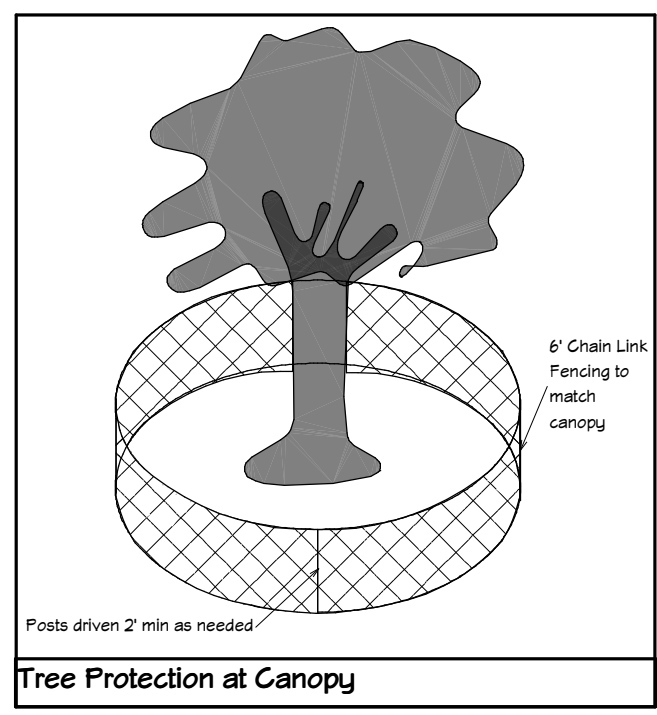
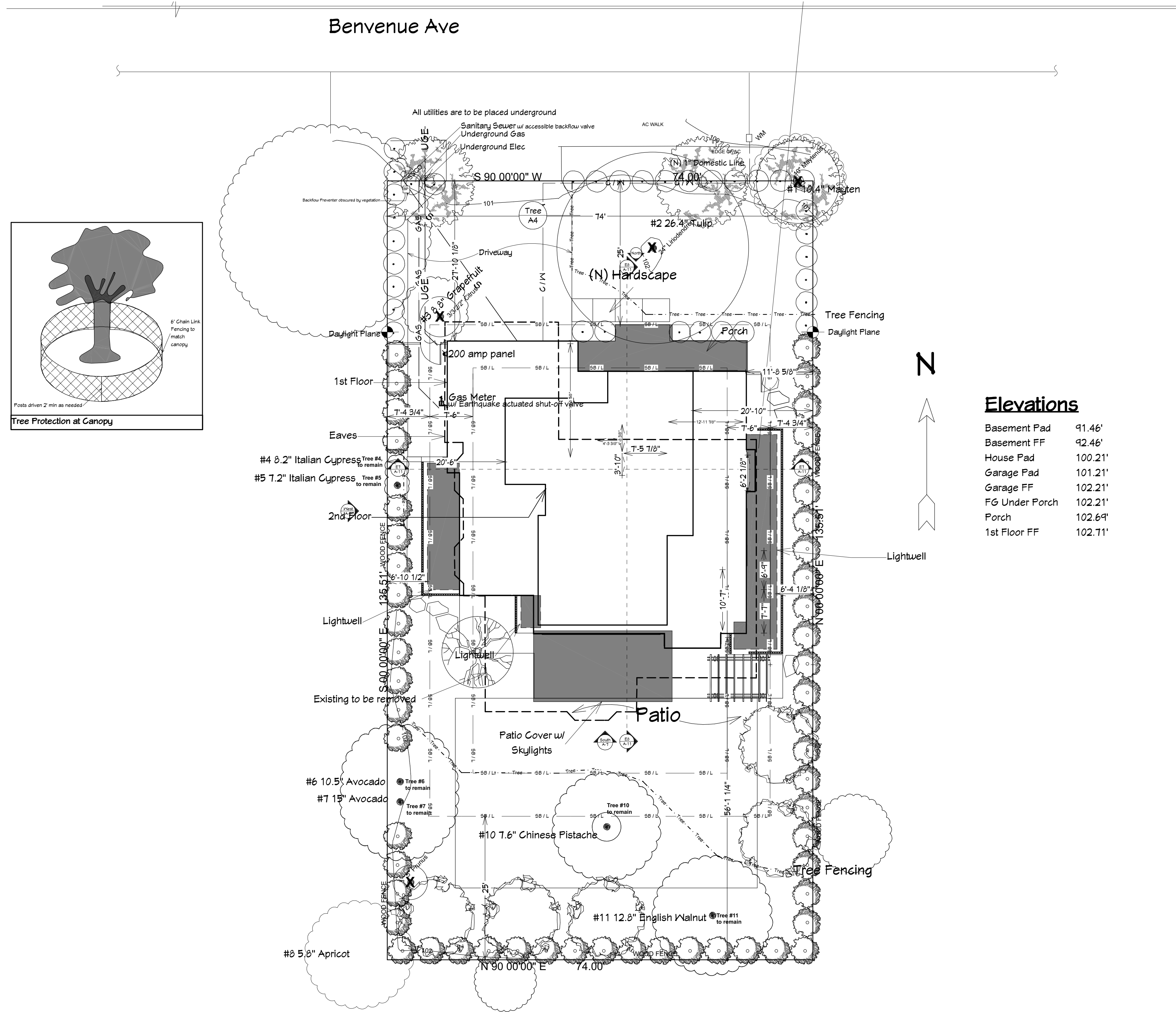
Notes & Conditions of Approval

DRAWINGS PROVIDED BY: LIC #117805
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:
4/23/2019

SCALE:

SHEET:
A-1.1



Elevations

Basement Pad	91.46'
Basement FF	92.46'
House Pad	100.21'
Garage Pad	101.21'
Garage FF	102.21'
FG Under Porch	102.21'
Porch	102.69'
1st Floor FF	102.71'

1st Floor

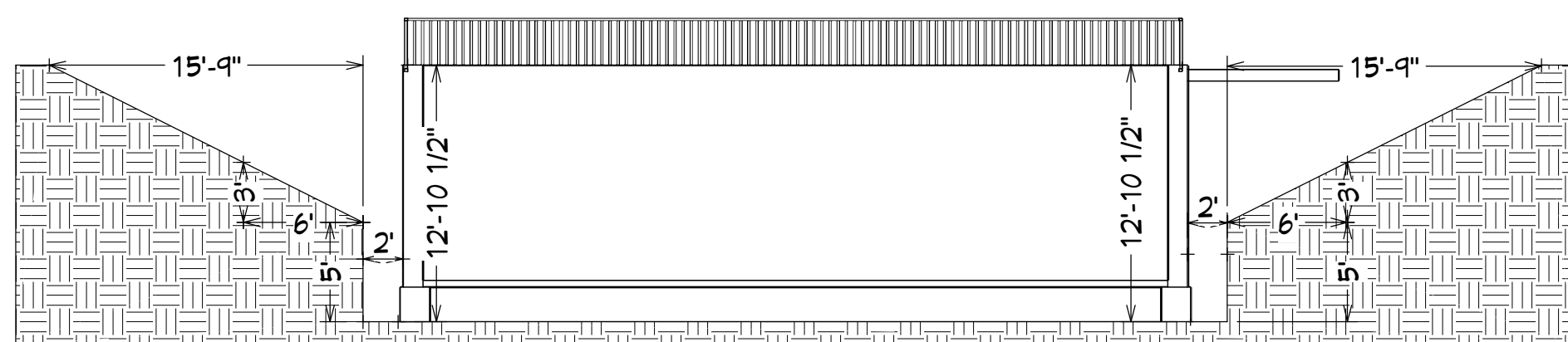
NUMBER	DATE	REVISION BY	DESCRIPTION

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

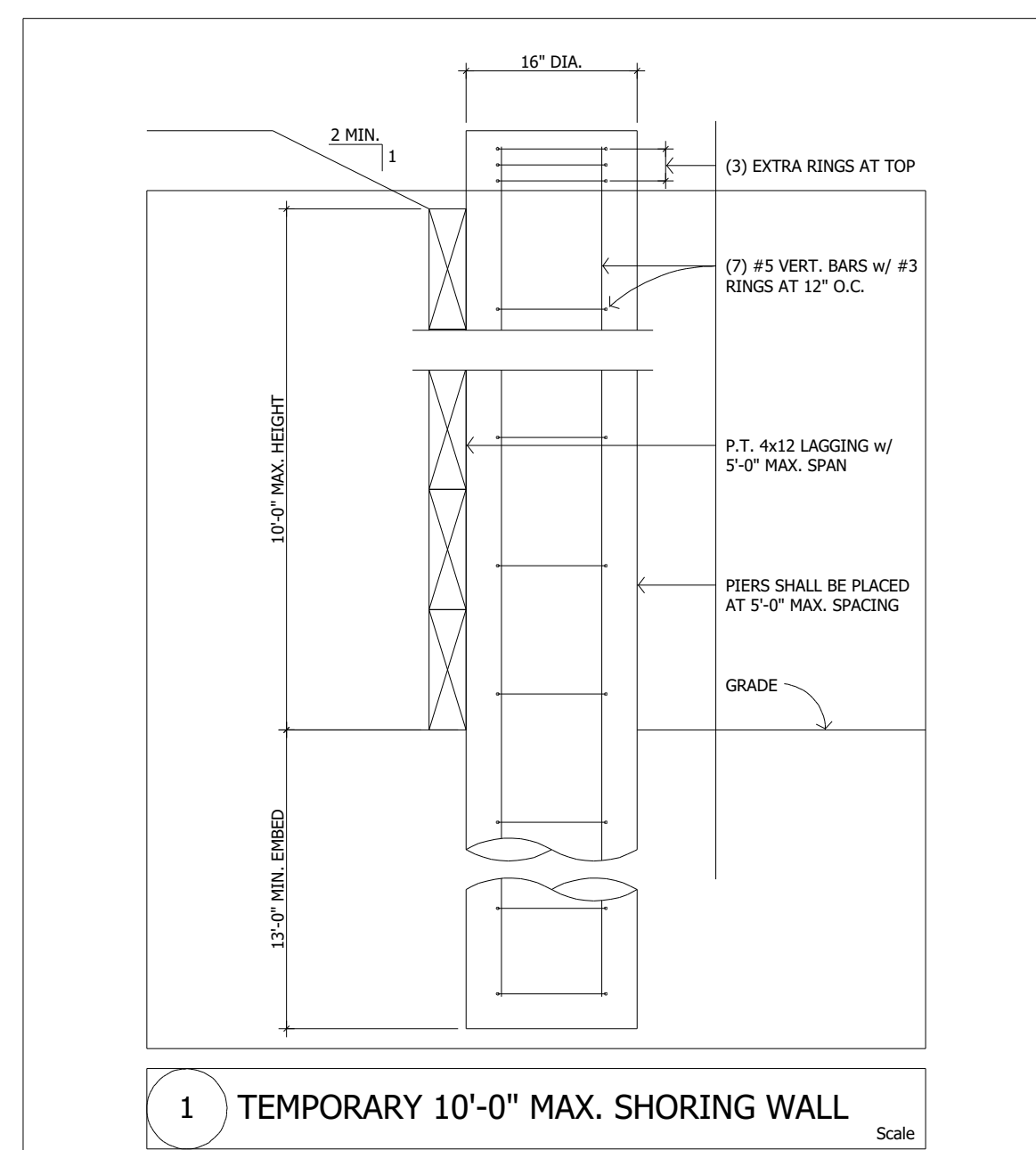
Site Plan

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Via Builders, Inc.
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 Los Altos, CA 94022-1328

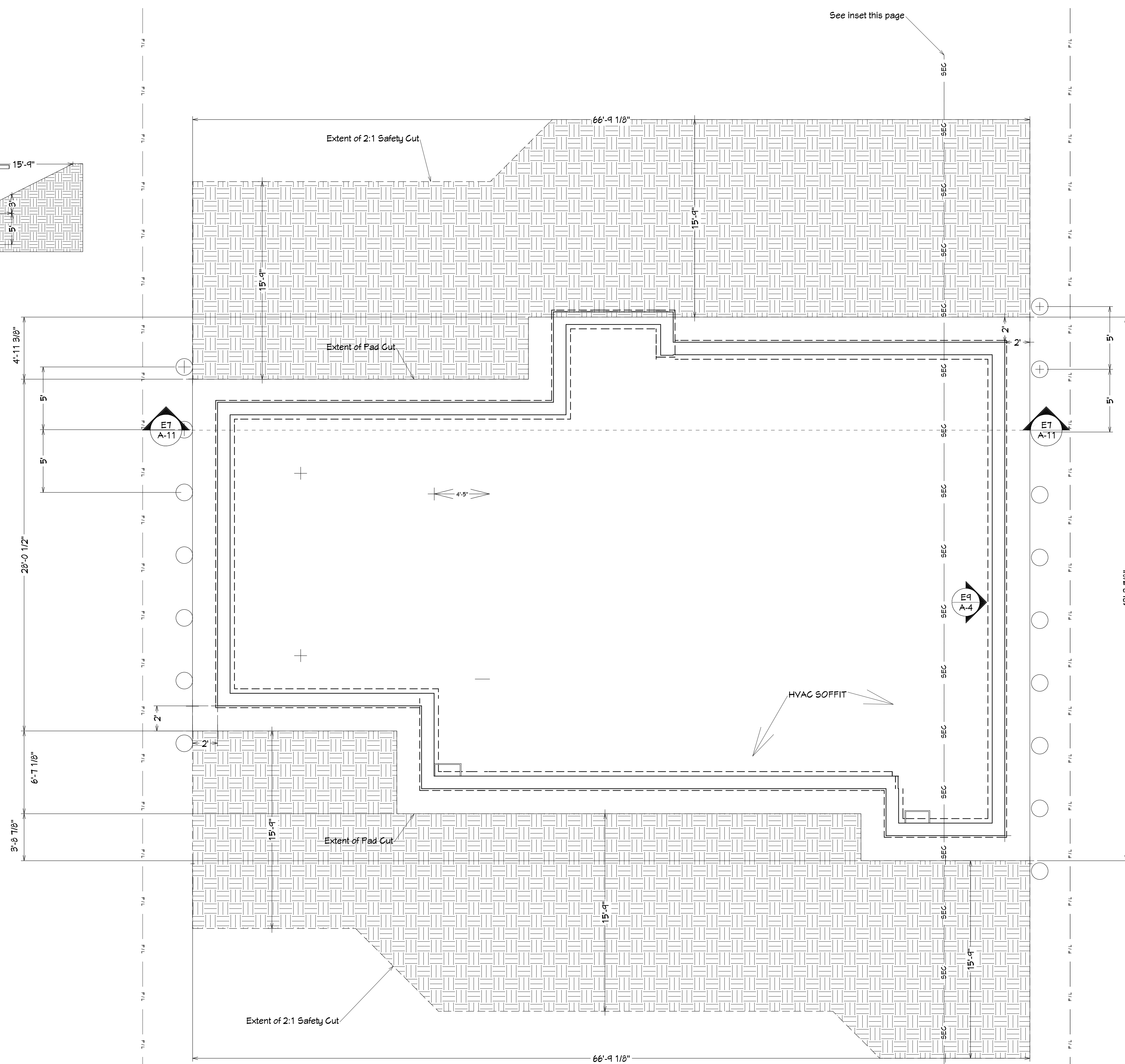
DATE:
4/23/2019
SCALE:
1/10" = 1'
SHEET:
A-3



E9 Cross Sec 1/8" = 1'



1 TEMPORARY 10'-0" MAX. SHORING WALL



Shoring

NUMBER	DATE	REVISION BY	DESCRIPTION

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Shoring Plan

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Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:

4/23/2019

SCALE:

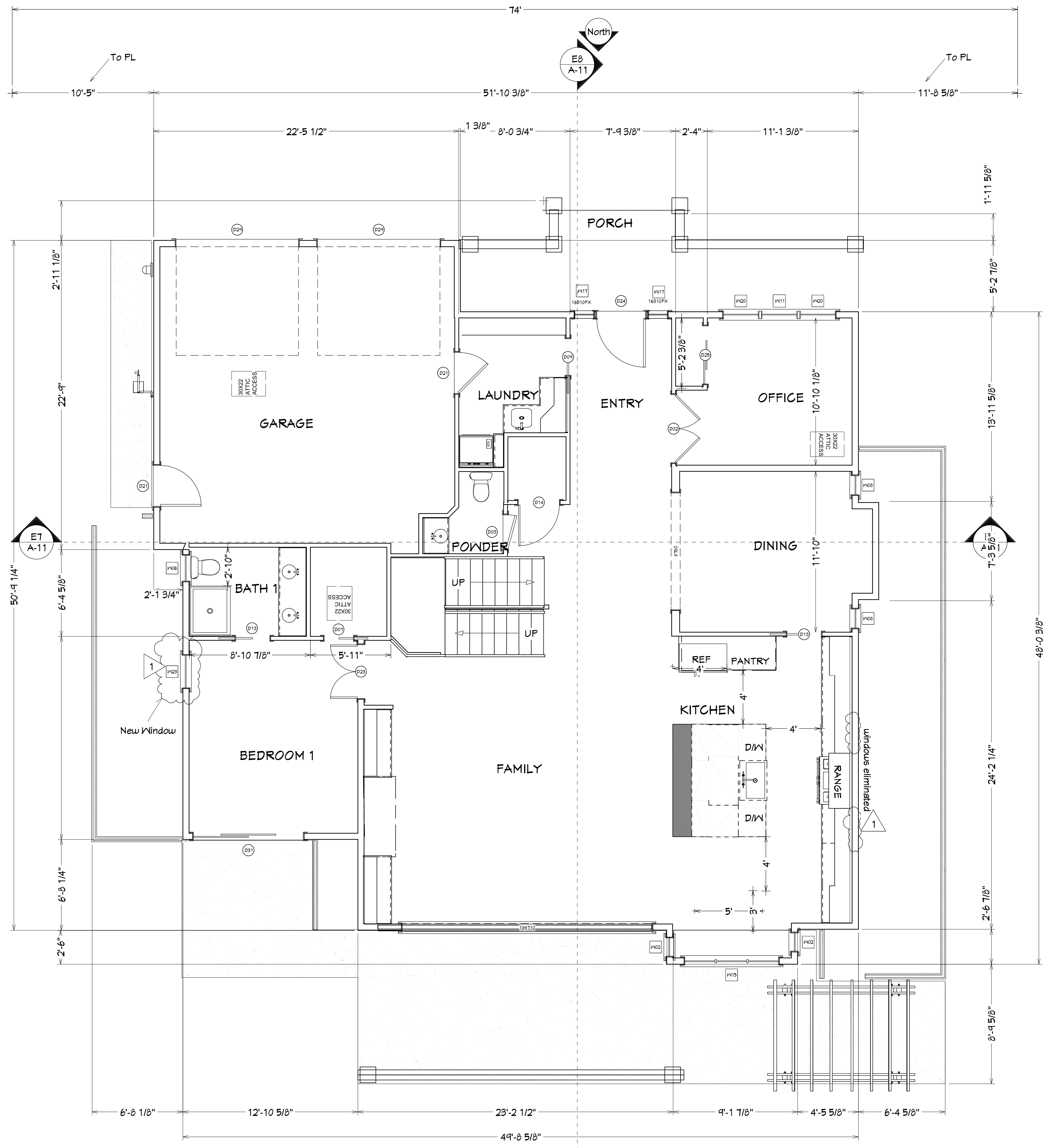
1/10" = 1'

SHEET:

A-4

WINDOW SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	TEMPERED
W01	2020FX	1	2	2020FX	24"	24"	25"X25"		YES
W02	1550FX	2	1	1550FX	17 7/16"	60"	18 7/16"X61"		
W03	3040SC	2	2	3040SC	36"	48"	31"X49"	YES	
W04	2626SC	1	2	2626SC	30"	30"	31"X31"		YES
W05	2026SC	1	2	2026SC	24"	30"	25"X31"		YES
W06	2040SC	1	1	2040SC	24"	48"	25"X49"		YES
W07	3040FX	2	2	3040FX	36"	48"	31"X49"	YES	
W08	1650SC	2	1	1650SC	18"	60"	19"X61"		YES
W09	2040SC	2	2	2040SC	24"	48"	25"X49"		YES
W10	5050RS	1	0	5050RS	60"	60"	61"X61"	YES	YES
W11	2856FX	1	1	2856FX	32"	66"	33"X67"	YES	
W12	4050RS	1	0	4050RS	48"	60"	49"X61"	YES	YES
W13	2840FX	2	2	2840FX	32"	48"	33"X49"	YES	
W14	2840SC	4	2	2840SC	32"	48"	33"X49"	YES	
W15	7050TC	1	1	7050TC	84"	60"	85"X61"		
W16	5050RS	1	0	5050RS	60"	60"	61"X61"	YES	
W17	1639FX	2	1	1639FX	18"	45"	19"X46"		YES
W18	2826SC	2	2	2826SC	32"	30"	33"X31"		YES
W19	6040DC	1	2	6040DC	72"	48"	73"X49"		YES
W20	2856SC	2	1	2856SC	32"	66"	33"X67"	YES	
W21	2826SC	1	2	2826SC	32"	30"	33"X31"	YES	
W22	2626SC	2	2	2626SC	30"	30"	31"X31"		
W23	2640SC	1	1	2640SC	30"	48"	31"X49"		YES

DOOR SCHEDULE									
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	FIRE	TEMPERED
D01	16080	1	0	16080 L/R EX	192"	96"	194"X99"		
D02	5068	1	1	5068 L/R IN	60"	80"	62"X82 1/2"		
D03	2670	1	1	2670 R EX	30"	84"	32"X87"	YES	
D04	21068	1	2	21068 R IN	34"	80"	36"X82 1/2"		
D05	3268	1	2	3268 R IN	38"	80"	40"X82 1/2"		
D06	2168	1	2	2168 R IN	24 15/16"	80"	26 15/16"X82 1/2"		
D07	2268	1	1	2268 R	25 9/16"	80"	53 1/16"X82 1/2"		
D08	2368	1	2	2368 L	26 7/8"	80"	55 13/16"X82 1/2"		
D09	2868	1	1	2868 L	32"	80"	66"X82 1/2"		
D10	2668	4	0	2668 R IN	30"	80"	32"X82 1/2"		
D11	2668	1	0	2668 R	30"	80"	62"X82 1/2"		
D12	3168	1	0	3168 R IN	36 9/16"	80"	38 9/16"X82 1/2"		
D13	2668	2	1	2668 L	30"	80"	62"X82 1/2"		
D14	3070	1	1	3070 R IN	36"	84"	38"X86 1/2"		
D15	2668	1	2	2668 L IN	30"	80"	32"X82 1/2"		
D16	2668	3	2	2668 R	30"	80"	62"X82 1/2"		
D17	2868	1	2	2868 L IN	32 3/16"	80"	34 3/16"X82 1/2"		
D18	41168	1	0	41168 R IN	54 3/16"	80"	61 3/16"X82 1/2"		
D19	3068	1	0	3068 R IN	36"	80"	38"X82 1/2"		
D20	2668	2	0	2668 L IN	30"	80"	32"X82 1/2"		
D21	3068	2	1	3068 R EX	36"	80"	38"X83"		
D22	31168	1	0	31168 R IN	46 7/8"	80"	48 7/8"X82 1/2"		
D23	31168	1	1	31168 L/R IN	47 5/16"	80"	49 5/16"X82 1/2"		
D24	3780	1	1	3780 L EX	43"	96"	45"X99"		
D25	4368	1	1	4368 R IN	51 1/8"	80"	53 1/8"X82 1/2"		
D27	4968	1	2	4968 R IN	57"	80"	59"X82 1/2"		
D28	5668	1	2	5668 R IN	66"	80"	68"X82 1/2"		
D29	9080	2	1	9080	108"	96"	110"X99"		
D30	7080	1	0	7080 R EX	84"	96"	86"X99"		
D31	8180	1	1	8180 L EX	96 13/16"	96"	98 13/16"X99"		YES
D32	3070	1	0	3070 R EX	36"	84"	38"X87"		YES
D33	2668	2	2	2668 R IN	30"	80"	32"X82 1/2"		
D34	2368	1	2	2368 R IN	27 3/8"	80"	29 3/8"X82 1/2"		



1st Floor

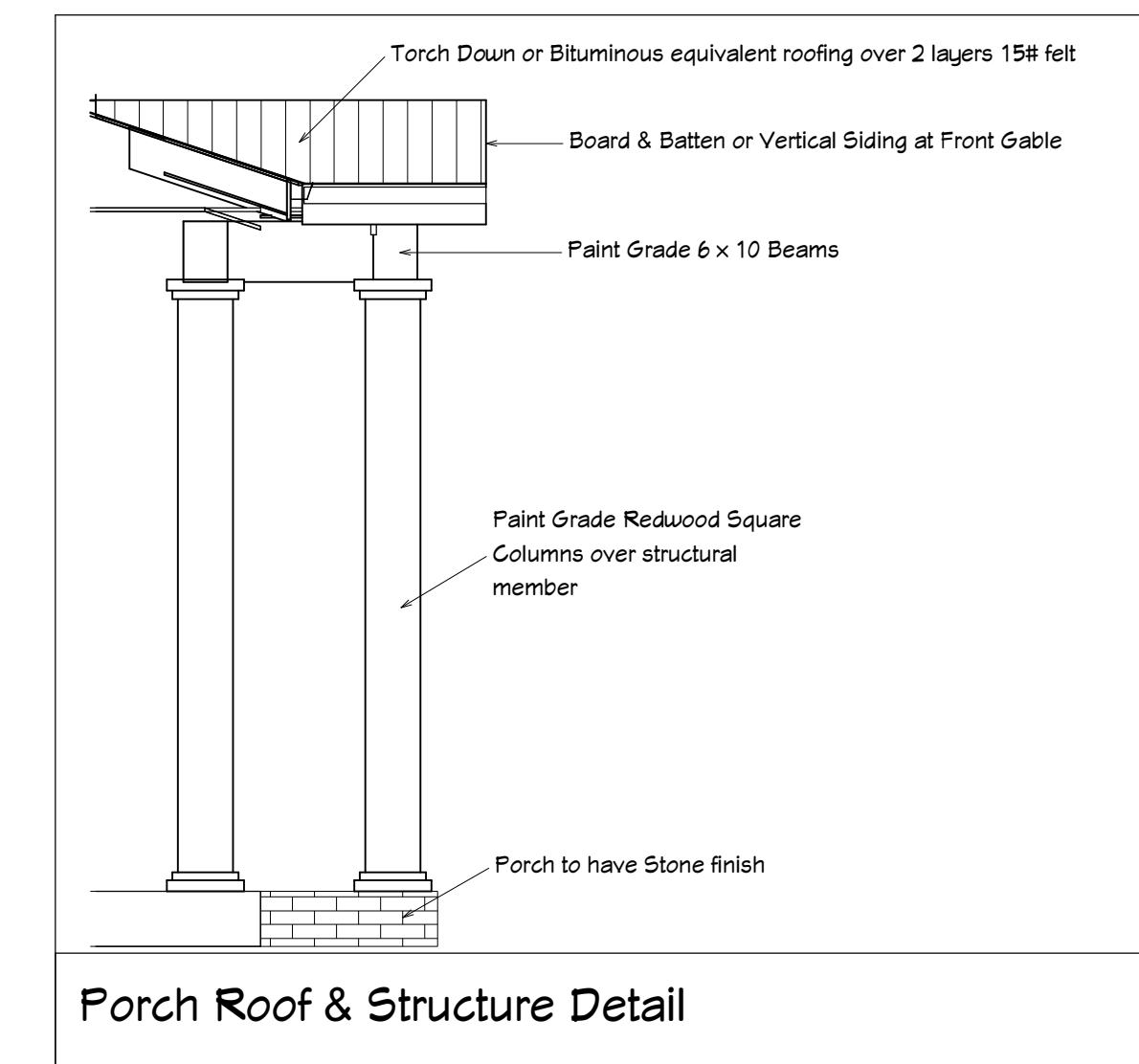
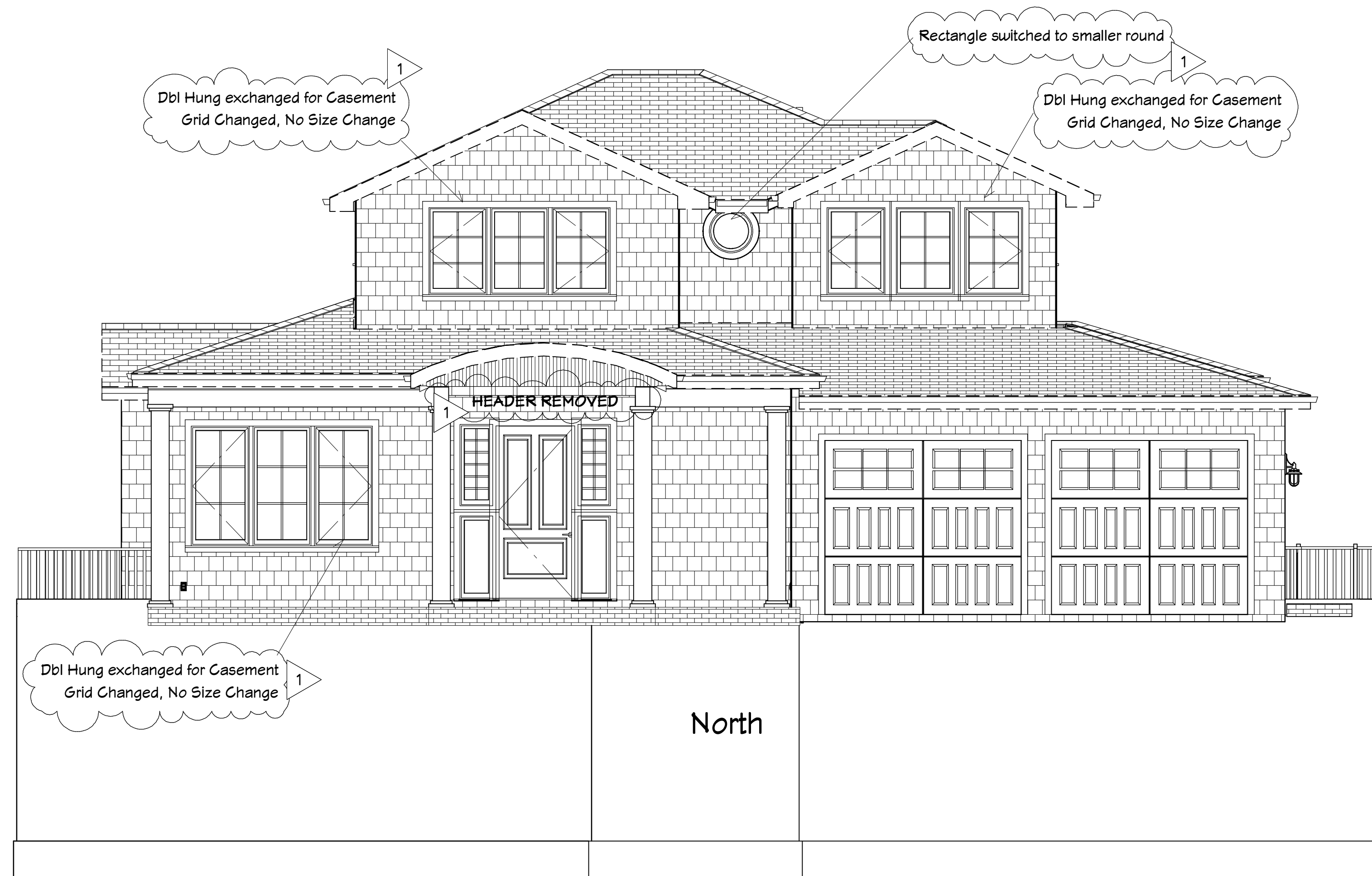
REVISION TABLE		
NUMBER	DATE	DESCRIPTION
1	1/14/2019	VIA OWNER ADJUSTMENTS

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

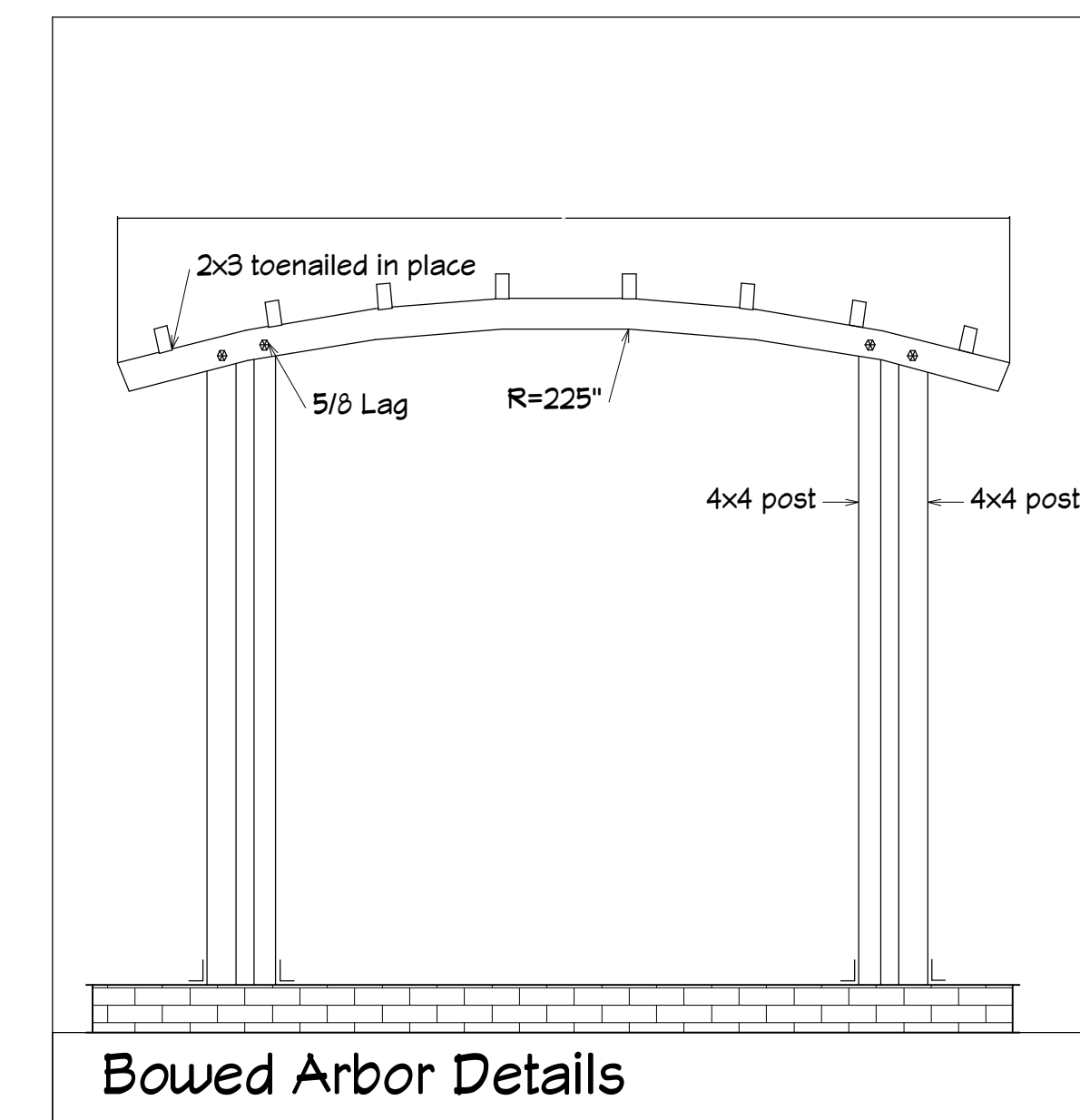
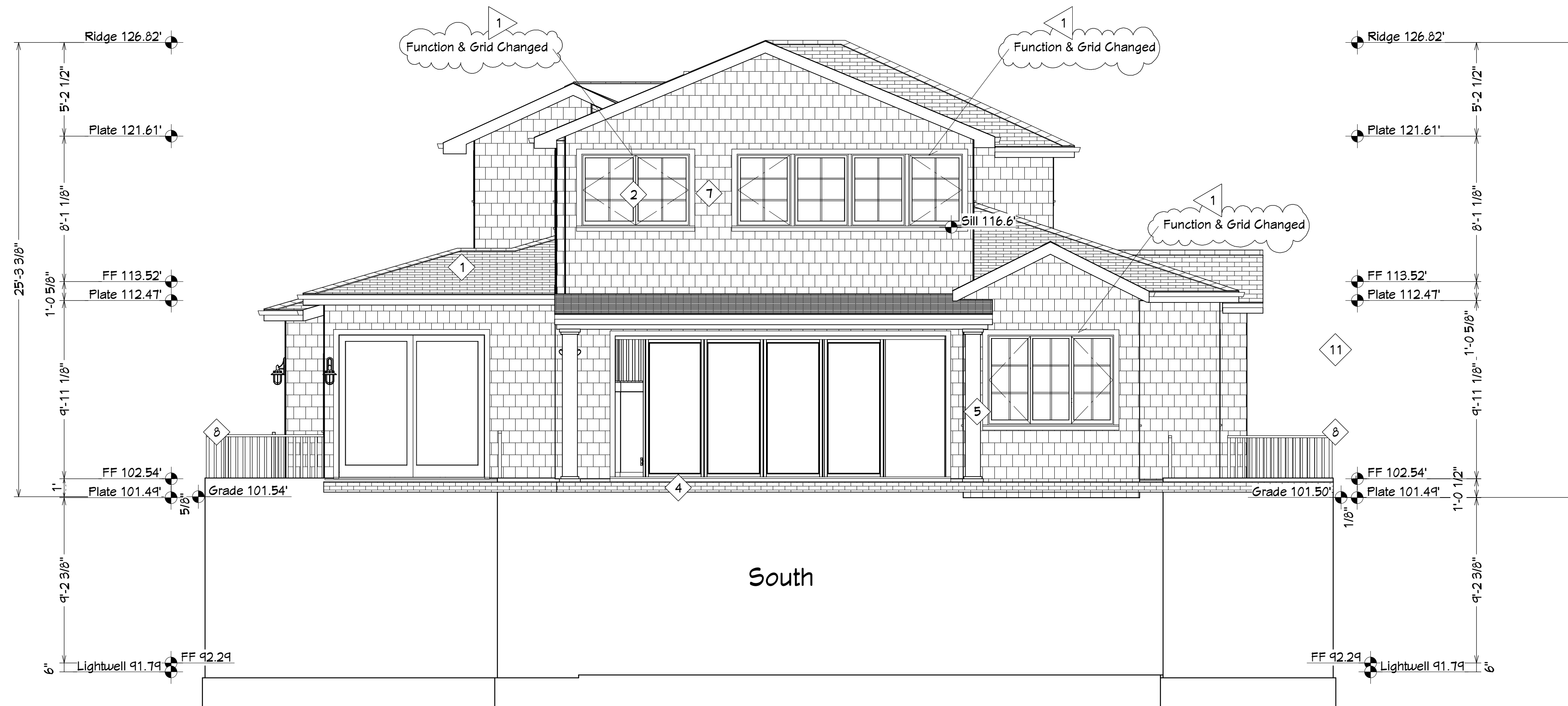
Floor Plan

DRAWINGS PROVIDED BY: LIC #111805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:	4/23/2019
SCALE:	1/4" = 1'
SHEET:	A-5



- Exterior Materials**
- 1) Straight Edge Fiber Cement Shingles over 2 layers #15 felt typ
 - 2) Wood/ Glad windows with upper divided lites only
 - 3) Entry Door with half side lites
 - 4) Gray Flagstone porch & patio covering
 - 5) Paint Grade Square Redwood Columns
 - 6) Raised Panel Style Garage Door
 - 7) Hardie Plank Shingle Siding over two layers grade D paper typ.
 - 8) 42" Wrought Iron Guard Rail
 - 9) Gas Meter
 - 10) Electrical Meter
 - 11) Redwood Gazebo
 - 12) Board & Batten siding over two layers grade D paper typ.



NUMBER	DATE	REVISION	DESCRIPTION
1	1/10/2019	VIA	OWNER ADJUSTMENTS

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Elevations

DRAWINGS PROVIDED BY: LIC #117805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:

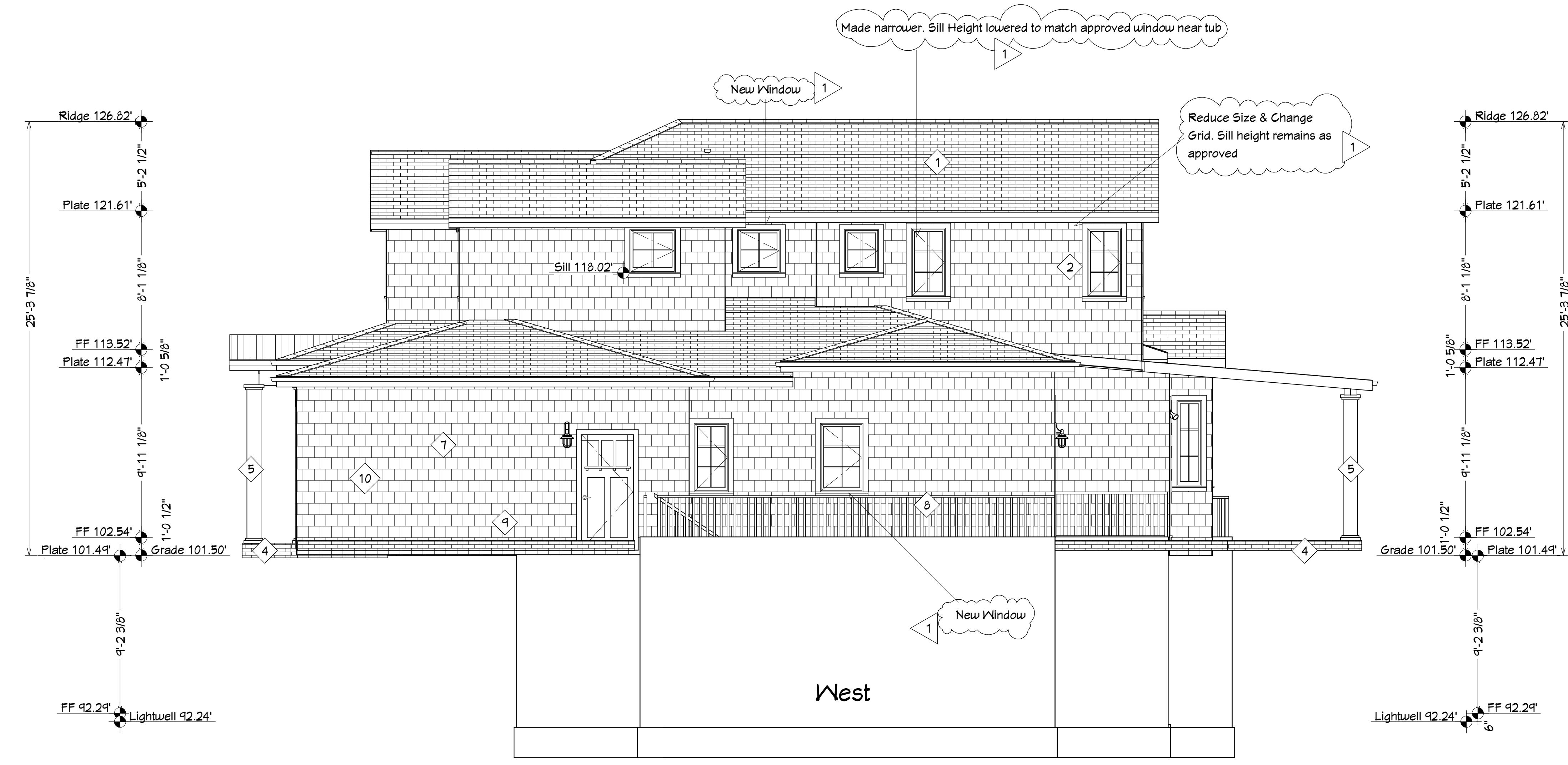
4/23/2019

SCALE:

1/4" = 1'

SHEET:

A-7



- Exterior Materials**
- 1) Straight Edge Fiber Cement Shingles over 2 layers #15 felt typ
 - 2) Wood/Clad windows with upper divided lites only
 - 3) Entry Door with half side lites
 - 4) Gray Flagstone porch & patio covering
 - 5) Paint Grade Square Redwood Columns
 - 6) Raised Panel Style Garage Door
 - 7) Hardie Plank Shingle Siding over two layers grade D paper typ.
 - 8) 42" Wrought Iron Guard Rail
 - 9) Gas Meter
 - 10) Electrical Meter
 - 11) Redwood Gazebo
 - 12) Board & Batten siding over two layers grade D paper typ.

NUMBER	DATE	REVISION	DESCRIPTION
1	1/10/2019	REVISED VIA	OWNER CHANGES 1-10-19

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Elevations

DRAWINGS PROVIDED BY: LIC #117805
Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:

4/23/2019

SCALE:

1/4" = 1'

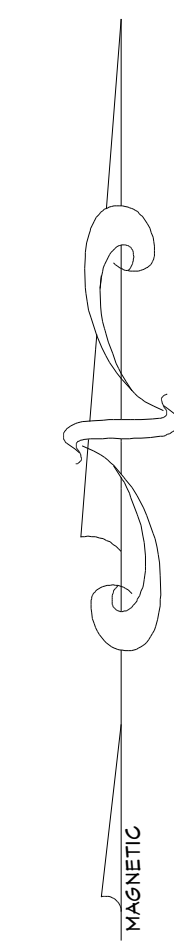
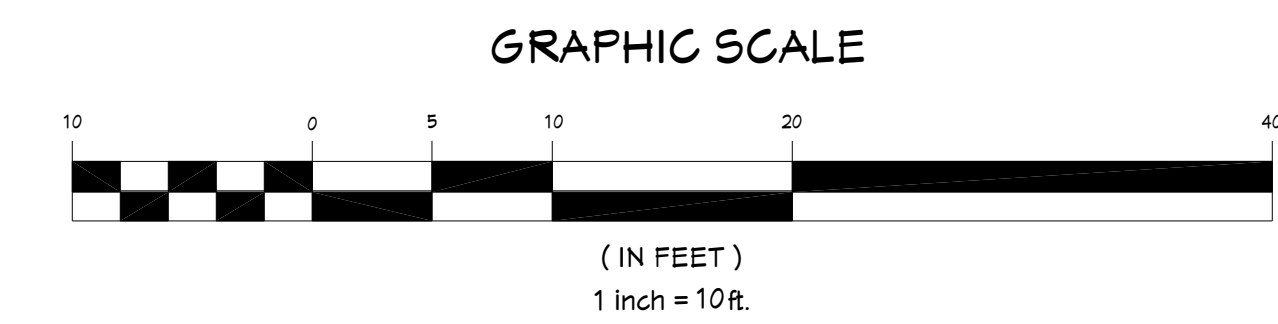
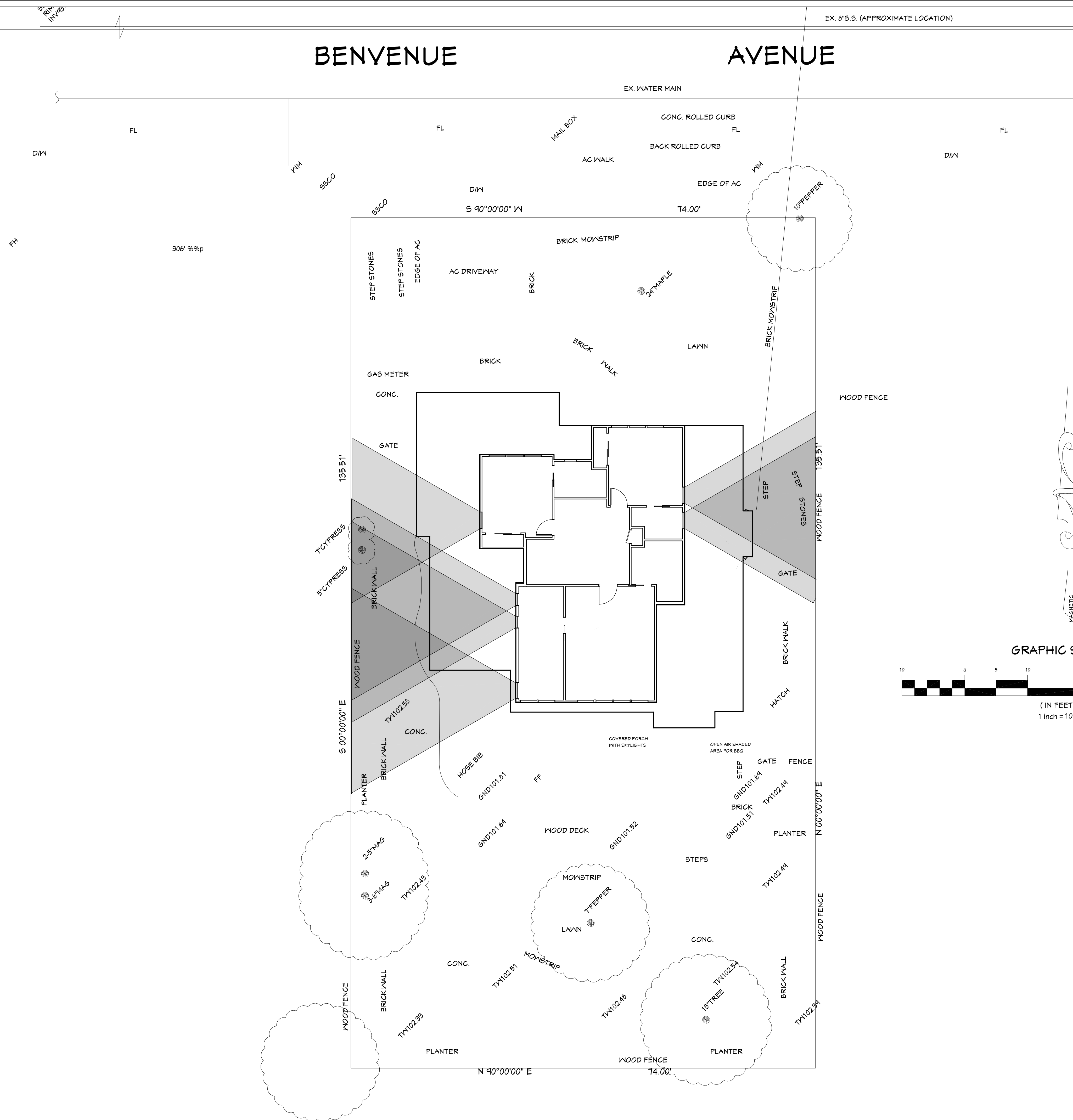
SHEET:

A-8

BENVENUE

AVENUE

EX. 8" S.S. (APPROXIMATE LOCATION)



REVISION TABLE	
NUMBER	DATE

CORSO RESIDENCE
656 Benvenue Ave
LOS ALTOS, CA 94024

Privacy Impact Plan

DRAWINGS PROVIDED BY: LIC #117805
Via
Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328

DATE:

4/23/2019

SCALE:

SHEET:

A-9

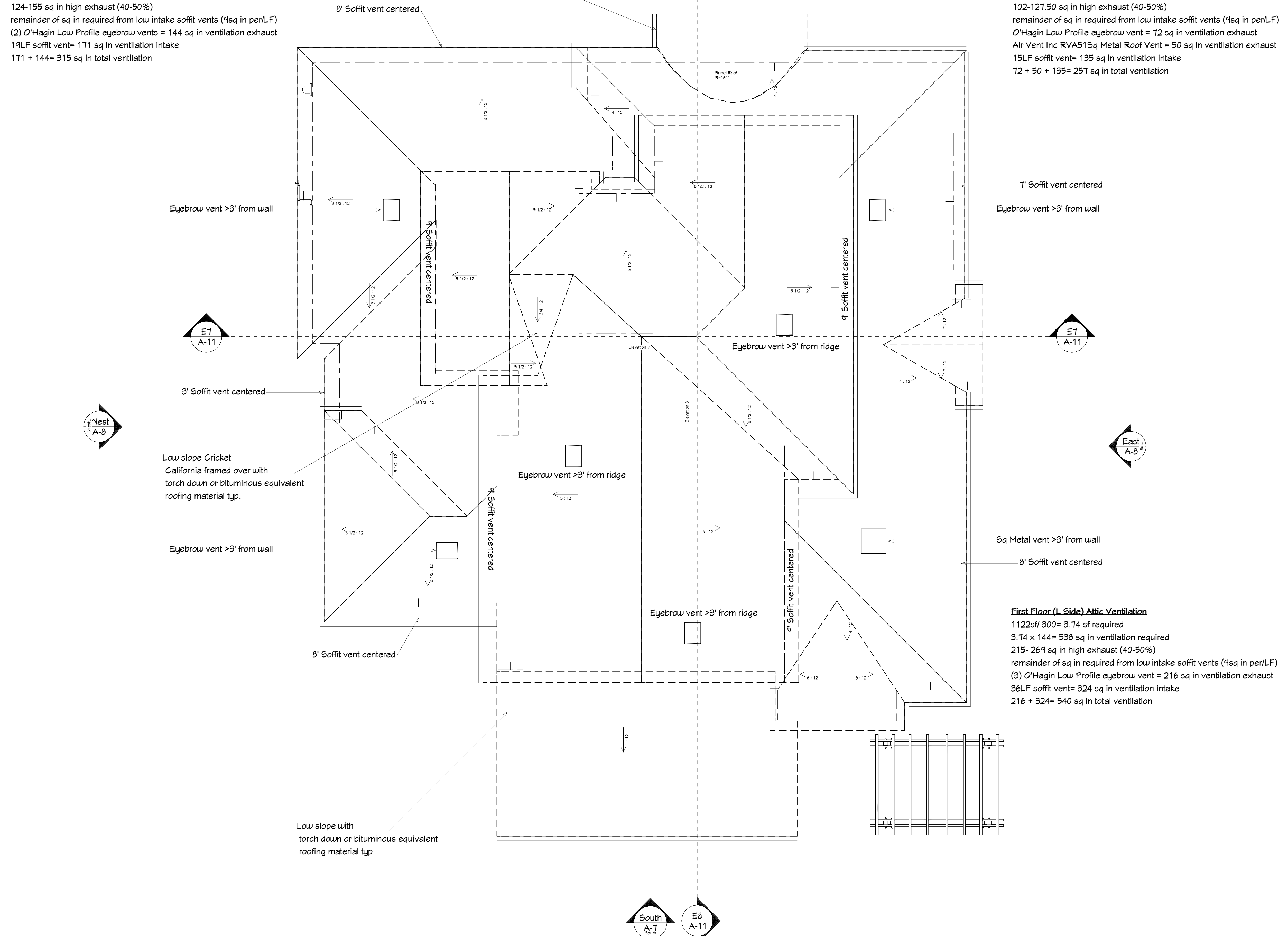
Notes:
 Slopes > 2.5:12 to be Dark Gray Straight Edge Lt Wt Shingles
 Slopes < 2.5:12 to be Dark Gray Torch Down or Bituminous equivalent
 All roofing to have 2 layers #15 felt underlayment where applicable
 Roof to Wall flashing required where applicable
 Metal in all valleys where applicable
 Finish roofing material shall be installed and completed prior to frame inspection

First Floor (R Side) Attic Ventilation

650sf/ 300= 2.16 sf required
 2.16 x 144= 311sq in ventilation required
 124-155 sq in high exhaust (40-50%)
 remainder of sq in required from low intake soffit vents (9sq in per/LF)
 (2) O'Hagin Low Profile eyebrow vents = 144 sq in ventilation exhaust
 19LF soffit vent= 171 sq in ventilation intake
 171 + 144= 315 sq in total ventilation

First Floor (L Side) Attic Ventilation

532sf/ 300= 1.77 sf required
 1.77 x 144= 255 sq in ventilation required
 102-127.50 sq in high exhaust (40-50%)
 remainder of sq in required from low intake soffit vents (9sq in per/LF)
 O'Hagin Low Profile eyebrow vent = 72 sq in ventilation exhaust
 Air Vent Inc RVA519q Metal Roof Vent = 50 sq in ventilation exhaust
 15LF soffit vent= 135 sq in ventilation intake
 72 + 50 + 135= 257 sq in total ventilation



NUMBER	DATE	REVISION BY	DESCRIPTION

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Roof Plan

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 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:

4/23/2019

SCALE:

1/4" = 1'

SHEET:

A-10



Elevation 7



Elevation 8

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Cross Sections

DRAWINGS PROVIDED BY: LIC #117805
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 Los Altos, CA 94022-1328

DATE:

4/23/2019

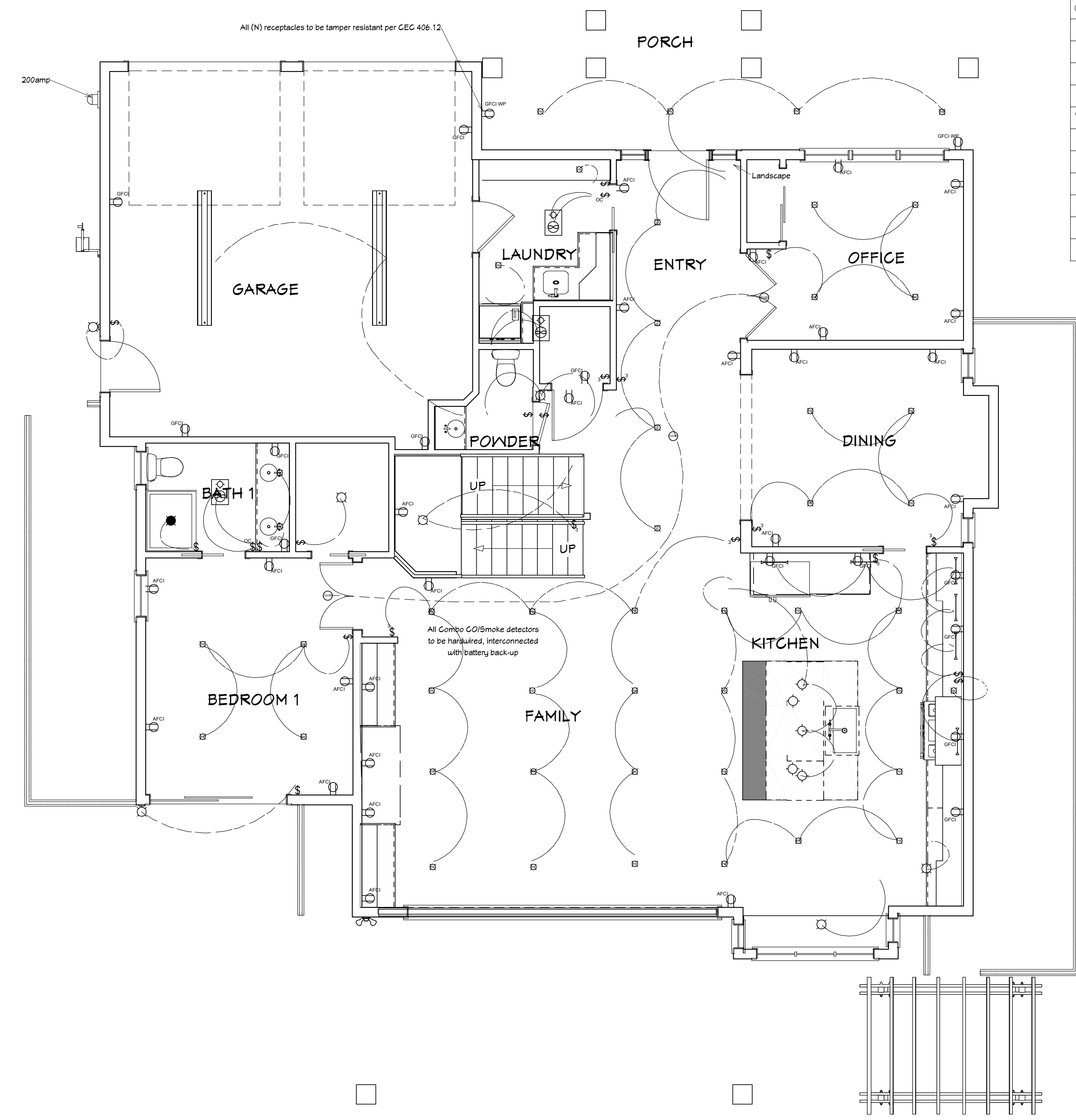
SCALE:

1/4" = 1'

SHEET:

A-11

ELECTRICAL - DATA - AUDIO LEGEND	
Note: All Luminaries shall be high efficacy in accordance with Table 150.0-A	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans Light Combo: Ceiling Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Recessed Vapor
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Steam Unit
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches:Vacancy, Occupancy, Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	CO/ Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel



1st Floor

NUMBER	DATE	REVISION BY	DESCRIPTION

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Electrical Plan

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 Los Altos, CA 94022-1328

DATE:

4/23/2019

SCALE:

1/4" = 1'

SHEET:

A-12

ELECTRICAL - DATA - AUDIO LEGEND
 Note: All Luminaries shall be high efficacy in accordance with Table 150.0-A

SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans Light Combo: Ceiling Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Recessed Vapor
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Steam Unit
	Fluorescent Light Fixture
	240V Receptacle
	110V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, 3-Way, 4-Way
	Switches: Vacancy, Occupancy, Dimmer, Timer
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	CO/Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

Per CMC 701.6.2 One Permanent Opening Method.

One permanent opening, commencing within 12 inches (305mm) of the top of the enclosure, shall be provided. The appliance shall have clearances of not less than 1 inch (25.4 mm) from the sides and back and 6 inches (152mm) from the front of the appliance. The opening shall directly communicate with the outdoors or shall communicate through a vertical or horizontal duct to the outdoors or spaces that freely communicate with the outdoors (see Figure 701.6.2) and shall have a free area not less than the following: (1) One square inch per 3000 Btu/h (0.0007 m²/kW) of the total input rating of appliances located in the enclosure. (2) Not less than the sum of the areas of vent connectors in the space. [NFPA 54:9.3.3.2]

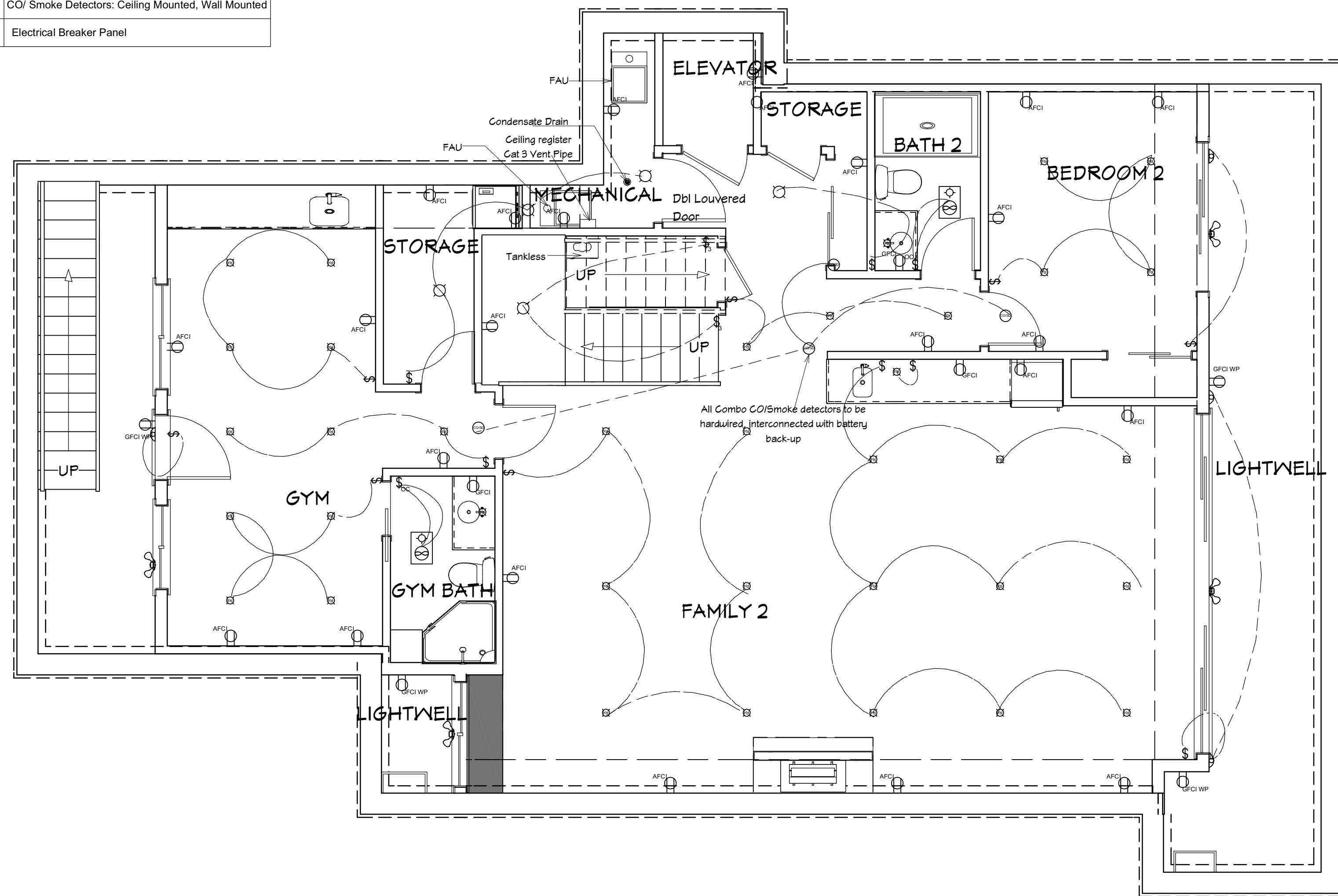
FAU: 100k Btu per unit

200k / 3000 = 66.6 sq in opening required

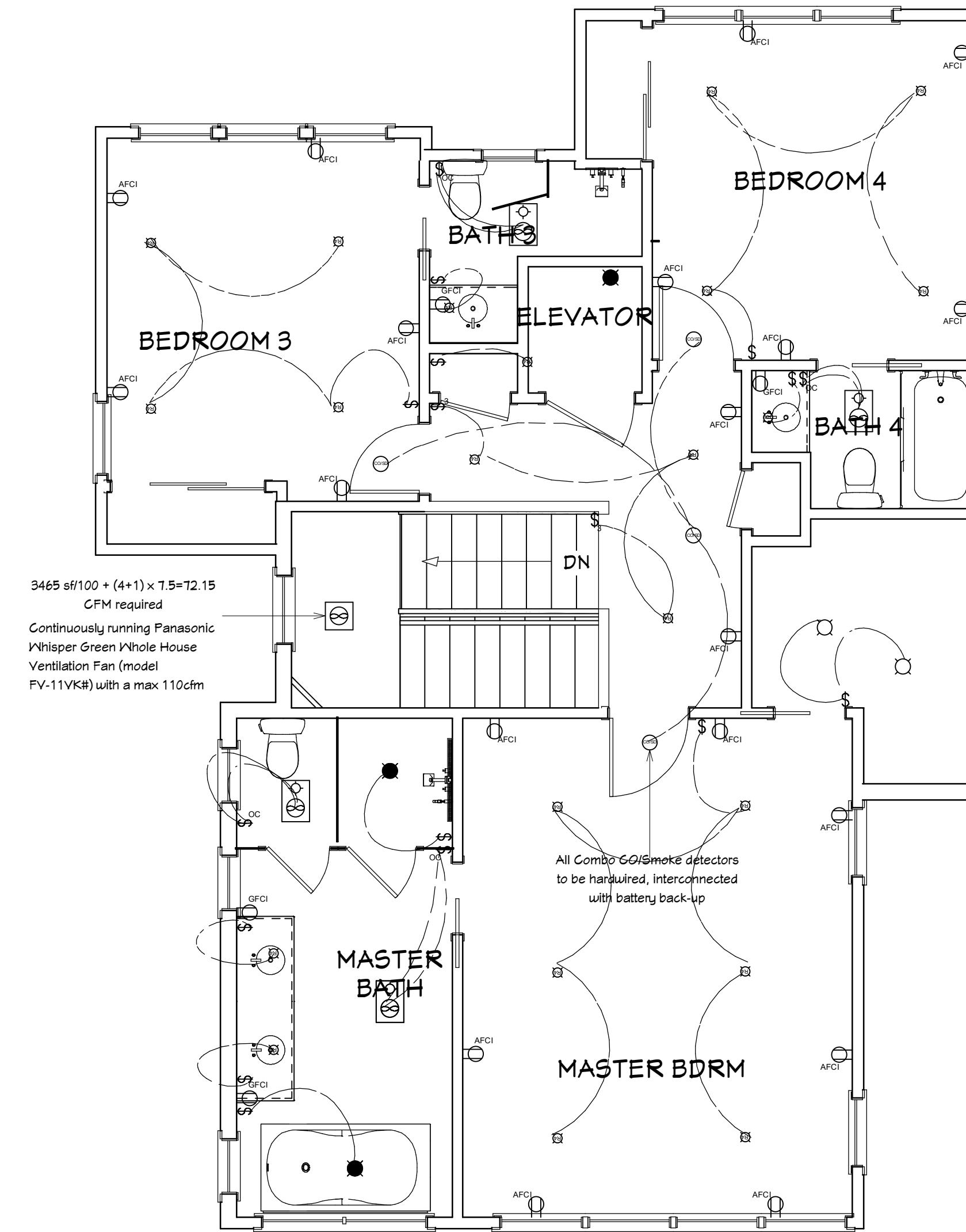
12 x 6 vent = 72 sq in

Per California Energy code 150.0(n), water heating systems installed in new homes using gas or propane shall include:

- 120v electrical receptacle that is within 3ft from the water heater and accessible to the water heater with no obstructions
- A category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed
- A condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance
- A gas supply line with a capacity of at least 200,000 Btu/hr



Foundation



2nd Floor

NUMBER	DATE	REVISION TABLE	DESCRIPTION

CORSO RESIDENCE
 656 Benvenue Ave
 LOS ALTOS, CA 94024

Electrical Plan

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Via Builders, Inc.
 4600 El Camino Real, Suite 209
 Los Altos, CA 94022-1328

DATE:

4/23/2019

SCALE:

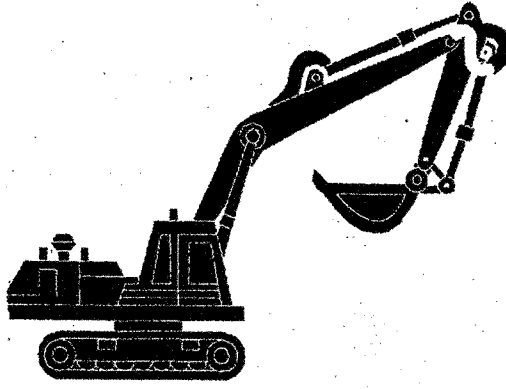
1/4" = 1'

SHEET:

A-13

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

Site Planning and Preventive Vehicle Maintenance

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

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Spill Cleanup

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

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Right Job

General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance
 - Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
 - Collected lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
 - In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pick-up of yard waste is available for commercial properties.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

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

Pool/Fountain/Spa Maintenance

- Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or debris in gutters or on street.
- In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.
- When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.
- Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/use water by draining it gradually onto a landscaped area.
- Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

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

Roadwork and Paving

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

During Construction

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

Storm Drain Pollution from Roadwork

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

Doing The Job Right

General Business Practices

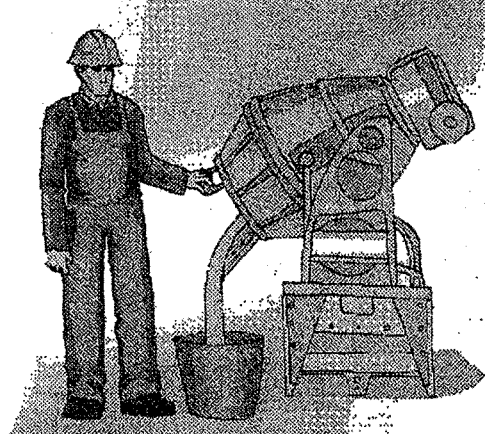
- Never wash excess material from exposed-aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary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

Asphalt/Concrete Removal

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

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Fresh Concrete and Mortar Applications

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

During Construction

- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- Never bury waste material. Dispose of small amounts of excess dry concrete, gravel, and mortar in the trash.
- Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

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

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

Spill Response Agencies

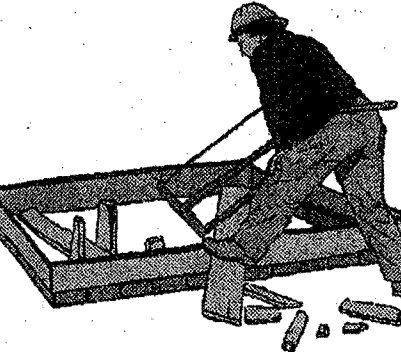
DIAL 9-1-1
State Office of Emergency Services Warning Center (24 hours): 800-852-7550
Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
County of Santa Clara Integrated Waste Management Program: (408) 441-1198
County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
Santa Clara County Recycling Hotline: 1-800-533-8414
Santa Clara Valley Water District: (408) 265-2600
Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford
City of Los Altos
Building Department: (650) 947-2752
Engineering Department: (650) 947-2780

General Construction And Site Supervision

Best Management Practices For Construction



Best Management Practices for the

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

Storm Drain Pollution from Construction Activities

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

Doing The Job Right

General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.
- Advance Planning To Prevent Pollution
 - Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
 - Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
 - Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.
- Good Housekeeping Practices
 - Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be Pumping from a storm drain inlet, bermed if necessary. Make major repairs off site.
 - Keep materials out of the rain - prevent runoff concentration at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.

Materials/Waste Handling

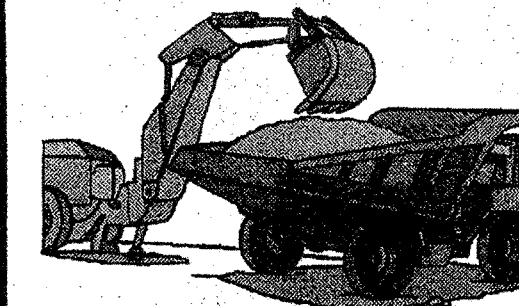
- Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.
- 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, sorap metal, solvents, degreasers, cleaned vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

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

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



Best Management Practices for the

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

Doing The Job Right

General Business Practices

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

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff carried to a site and slow the flow with check dams or treated ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, ground water under 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

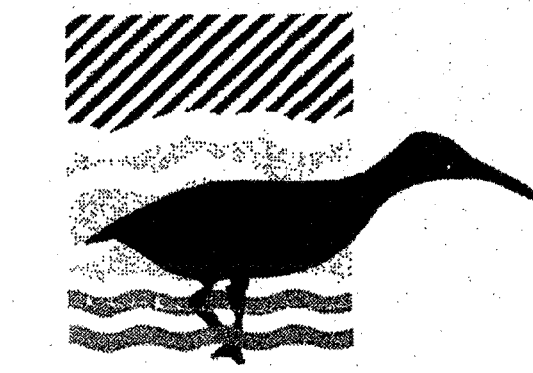
General Business Practices

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations
 - 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 perforated pipe sunk part way into a small pit filled with gravel.
 - Pumping from a bucket placed below water level using a submersible pump.
 - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
 - When discharging to a storm drain, protect the dewatering site with a berm of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

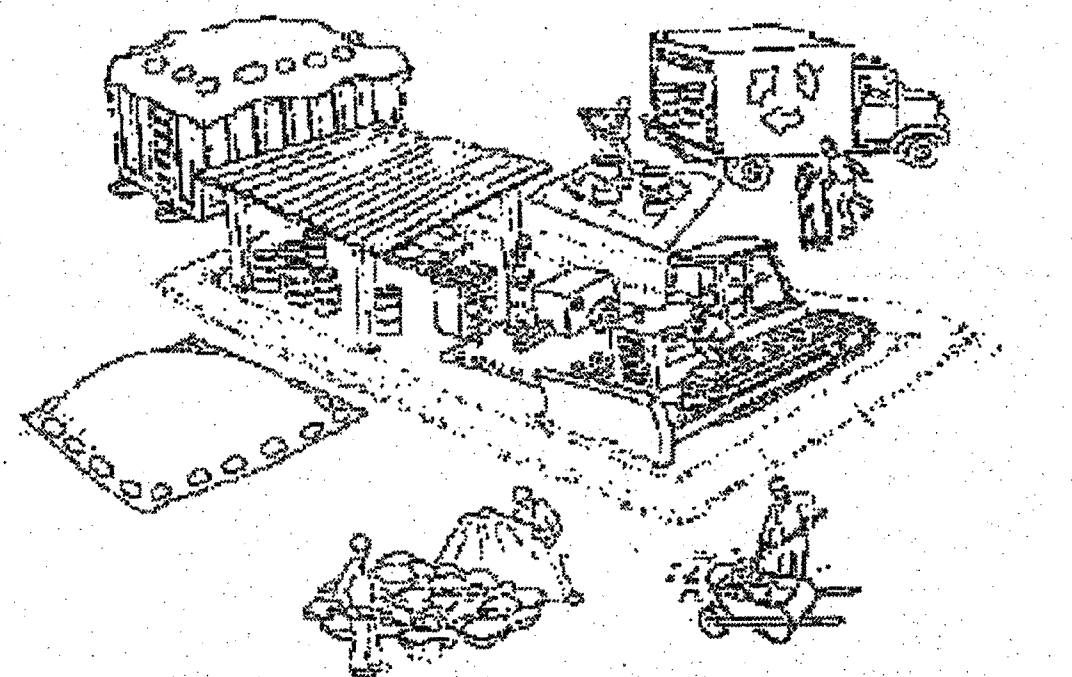
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

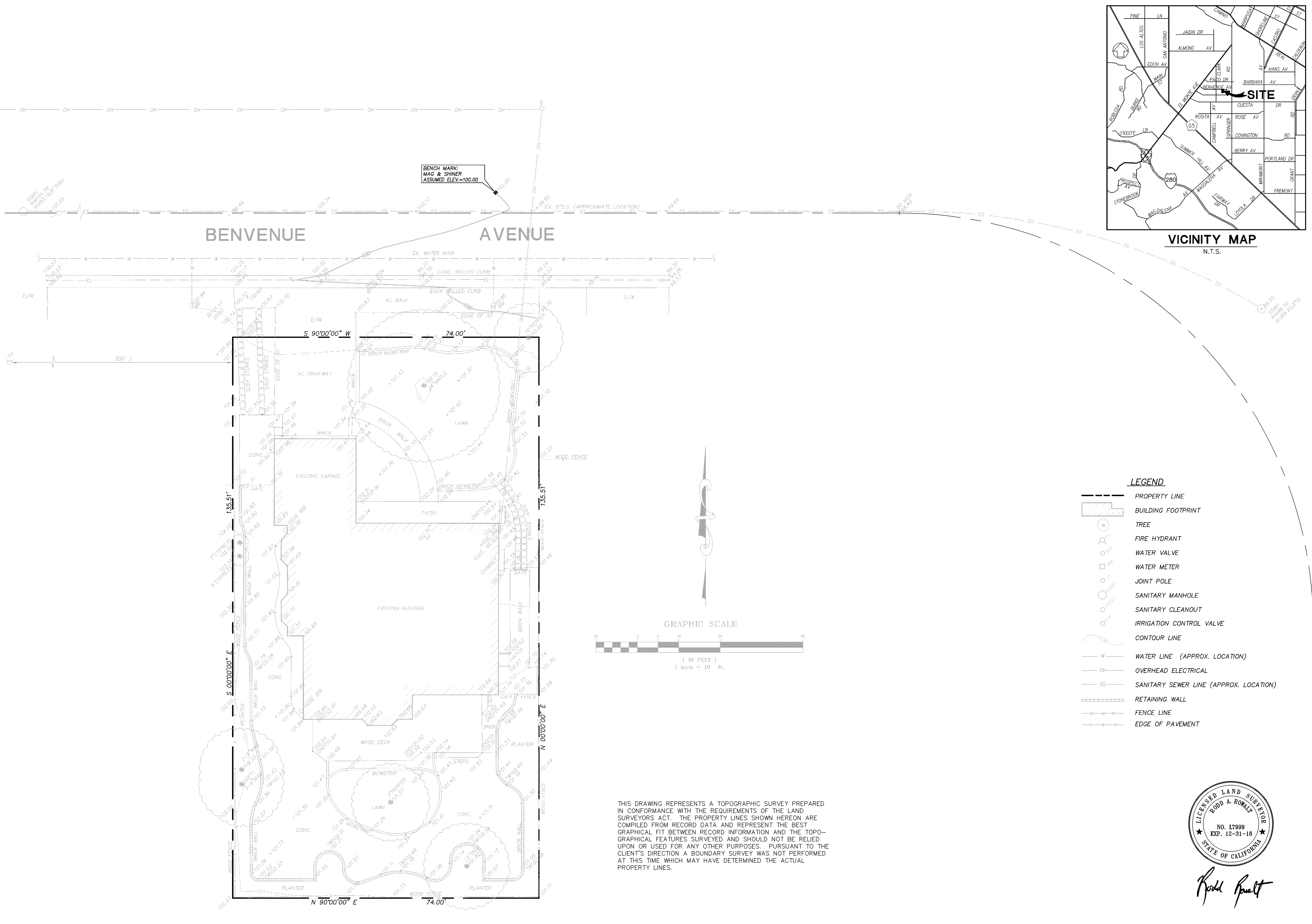


Santa Clara Urban Runoff Pollution Prevention Program

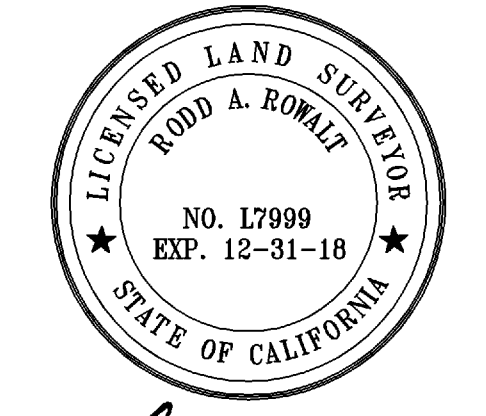


DESIGNED BY: LARRY LIND	APPROVED BY: CITY OF LOS ALTOS	DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	SCALE: N.T.S.	
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS	DRAWING NO:

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Rodolfo Romo

SCALE 1"=10'	
REVISIONS	NO. DATE
DESIGNED BY	E. T.
DRAWN BY	E. T.
CHECKED BY	
Giuliani & Kull, Inc. Engineers • Planners • Surveyors 4880 Stevens Creek Blvd. Suite 205 San Jose, CA 95129 (408) 615-4000 Fax (408) 615-4004 Auburn • San Jose • Oakland	
656 BENVENUE AVENUE LOS ALTOS, CALIFORNIA	
TOPOGRAPHIC SURVEY	
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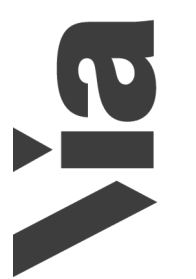
North

REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

CORSO RESIDENCE
656 Benvenue Ave
LOS ALTOS, CA 94024

DRAWINGS PROVIDED BY: LIC #117805

Via Builders, Inc.
4600 El Camino Real, Suite 209
Los Altos, CA 94022-1328



DATE:

4/23/2019

SCALE:

SHEET: