

NEW SINGLE FAMILY HOME
3342 ALLEN CT SANTA CLARA 95051
APN: 296-08-025

PROJECT DATA

ZONING DISTRICT: R-1-6L
NUMBER OF FLOORS: (2) TWO STORY
FIRE PROTECTION: HAS SPRINKLER
CONSTRUCTION TYPE: VB
OCCUPANCY CLASSIFICATION: R-3A1

APPLICABLE CODES:

A. CALIFORNIA FIRE CODE 2022 EDITION
B. CALIFORNIA BUILDING CODE 2022 EDITION
C. CALIFORNIA MECHANICAL CODE 2022 EDITION
D. CALIFORNIA PLUMBING CODE 2022 EDITION
E. CALIFORNIA ELECTRIC CODE 2022 EDITION ENERGY CODE
F. CALIFORNIA ENERGY CODE 2022 EDITION
G. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.

ALSO:
2022 CALIFORNIA RESIDENTIAL CODE AND
2022 CALIFORNIA GREEN BUILDING STANDARD CODE, WHICH ARE
ALSO APPLICABLE TO THIS PROJECT.

PROPOSED BATHROOMS 5
PROPOSED BEDROOMS 6

AREAS

LOT SIZE 9,301.51 SQ. FT.
NO. P.A.R. REQUIREMENTS
MAX. ALLOWABLE COVERAGE = $9,301.51 \times 0.40 = 3,720.62$ SQ. FT.
MAX. ALLOWABLE BUILDING HEIGHT 25'-0"
1. GARAGE AREA 420.22 SQ. FT.
2. FIRST FLOOR LIVING AREA 2,853.71 SQ. FT.
3. SECOND FLOOR LIVING AREA 1,489.38 SQ. FT.
4. BALCONIES AT SECOND FLOOR 199.09 SQ. FT.
5. COVERED FRONT PORCH 65.22 SQ. FT.

PROVIDED LOT COVERAGE:
(NO. 1) + (NO. 2) + (NO. 5) = 3,829.55 SQ. FT.

SECOND FLOOR AREA = 1,489.38 + 50.1 % (LESS THAN 66%)
TOTAL FIRST FLOOR AREA = 2,913.93

FOR MORE DETAILS SEE AREA
CALCULATIONS ON THIS SHEET.

CONSULTANTS

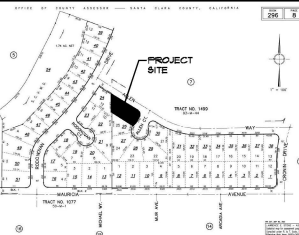
DESIGNER:
BAY AREA DESIGN AND CONSTRUCTION
CONTACT: PAYMAN FARZANEH
152 KENNEDY AVE. CAMPBELL, CA 95008
PH: (408) 209-8942
pafarzan1@yahoo.com

STRUCTURAL:

CIVIL: SMP ENGINEERS
CONTACT: SAIED RAZAVI
1534 CAROL LANE, LOS ALTOS, CA 94024
PH: (650) 941-8155
srazavi@smpengineers.com

TITLE 24:

PARCEL MAP



SCOPE OF WORK

BUILD NEW TWO STORY SINGLE FAMILY HOME INCLUDING:

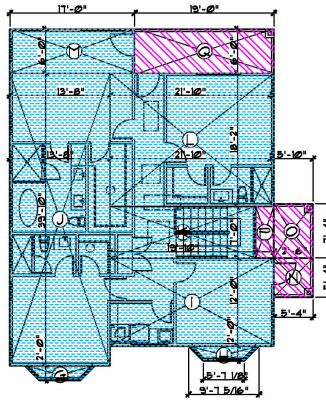
AT FIRST FLOOR:
TWO CAR GARAGE, PANTRY, MUD ROOM, DINING, LIVING,
FOYER, OFFICE, GUEST SUITE, KITCHEN AND FULL BATH.

AT SECOND FLOOR:
MASTER SUITE, TWO BEDROOM WITH OWN BATHROOMS,
LAUNDRY AND MEDIA ROOM PLUS COVERED
BALCONIES.

DRAWING INDEX

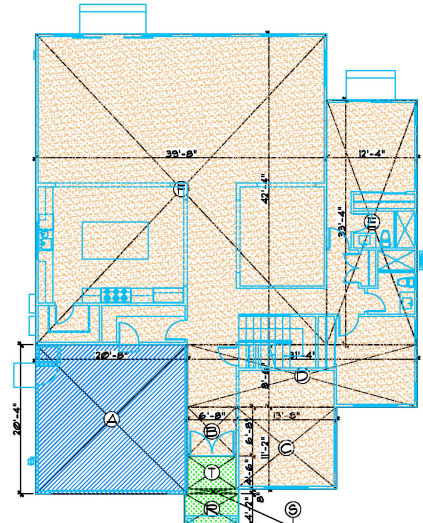
ARCHITECTURAL:

A0 COVER SHEET AND AREA CALCULATIONS
A1 EXISTING AND PROPOSED SITE PLAN
A2 PROPOSED FIRST AND SECOND FLOOR PLANS
A3 PROPOSED ROOF PLAN
A4 PROPOSED FRONT AND RIGHT ELEVATIONS
A5 PROPOSED LEFT AND REAR ELEVATIONS
PLUS BUILDING CROSS SECTION A-A
CB BLUE PRINT FOR CLEAN BAY
T-1 BOUNDARY AND TOPOGRAPHIC SURVEY MAP



SECOND FLOOR

SPACES	AREA SQ. FT.	TOTAL SQ. FT.
GARAGE	420.22	420.22
FIRST FLOOR LIVING	2,853.71	2,853.71
SECOND FLOOR LIVING	1,489.38	1,489.38
BALCONY	199.09	199.09
COVERED PORCH	65.22	65.22



FIRST FLOOR

AREA CALCULATIONS

GREEN HALO TRACKING NO.

Project Information:	
Project Name:	NEW SINGLE FAMILY HOME
Tracking No:	296-08-025
Address:	3342 ALLEN CT, SANTA CLARA, CA
Phone:	(408) 209-8942
Site Address:	152 KENNEDY AVE
Site Phone:	(408) 209-8942
Project Type:	NEW CONSTRUCTION
Building Type:	RESIDENTIAL
Project Status:	Submitted
Submitted For Final:	Submitted
Completed:	Completed

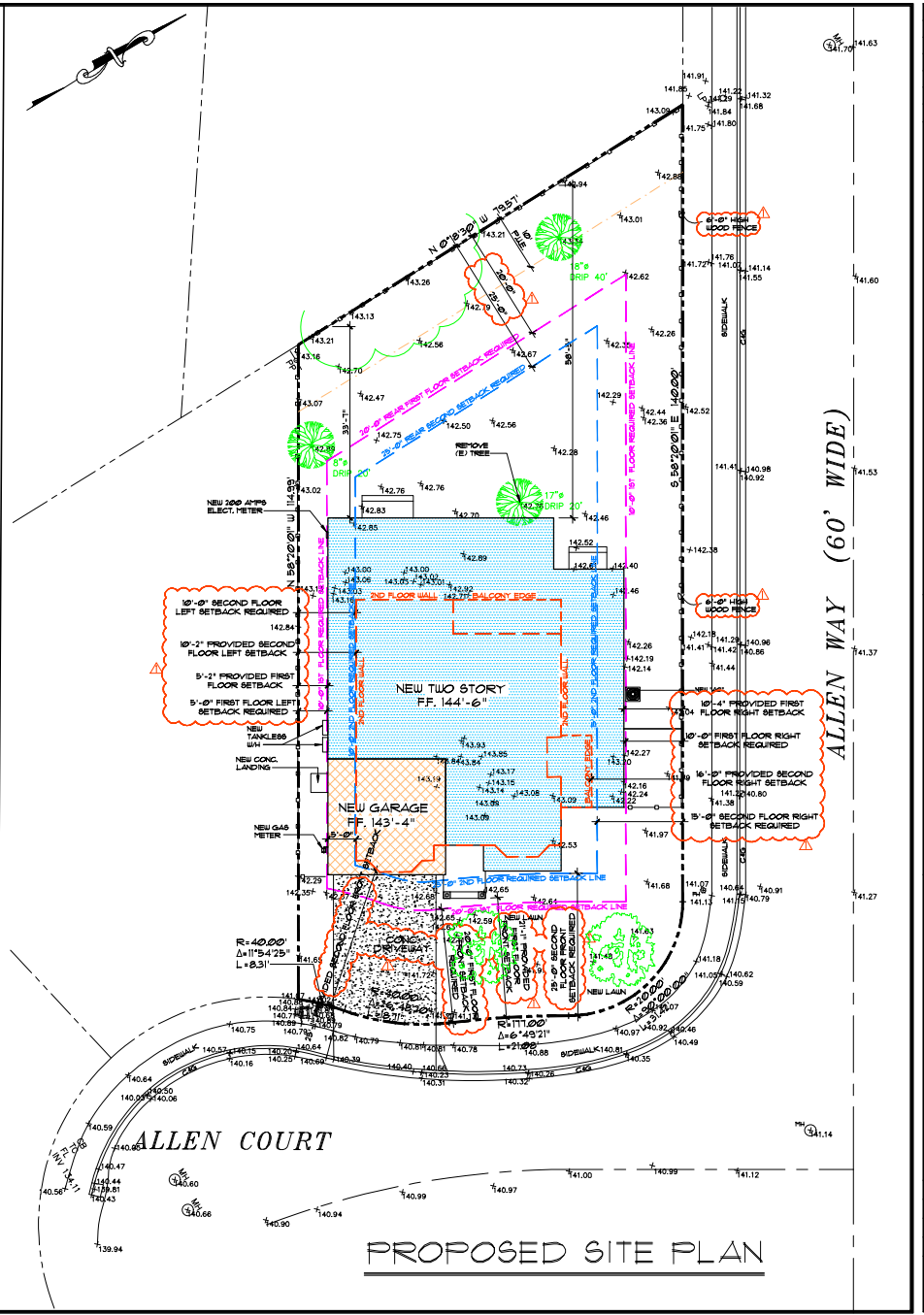
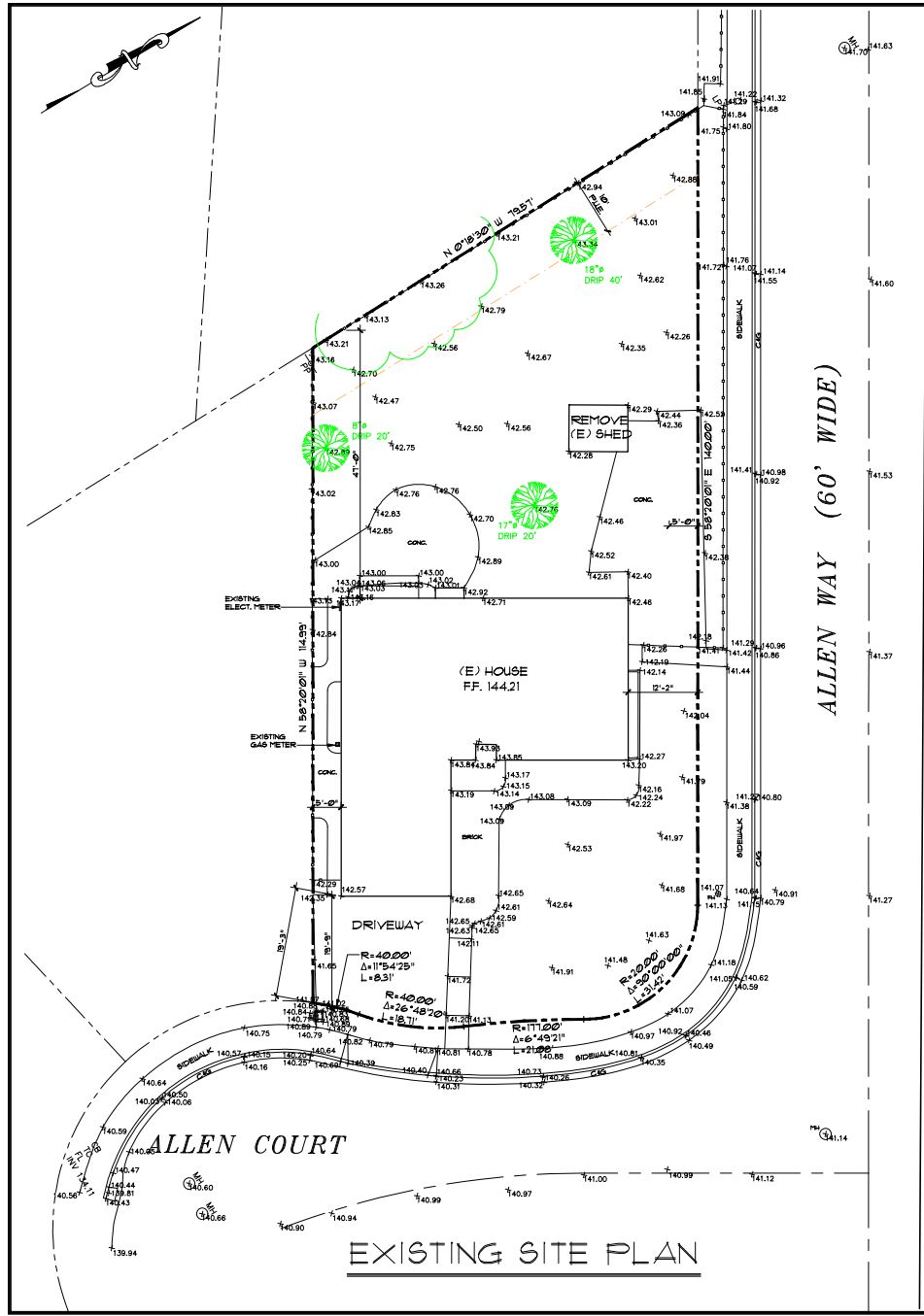
REVISIONS
11/30/2024 BK

DESIGNED BY: BAY AREA DESIGN & CONSTRUCTION
152 KENNEDY AVE. CAMPBELL, CA 95008
TEL: (408) 209-8942

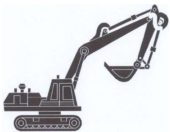






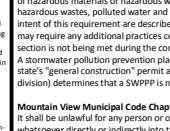





COVER SHEET AND
AREA CALCULATIONS

NEW SINGLE FAMILY HOME
3342 ALLEN COURT
SANTA CLARA, CA 95051
APN: 296-08-025

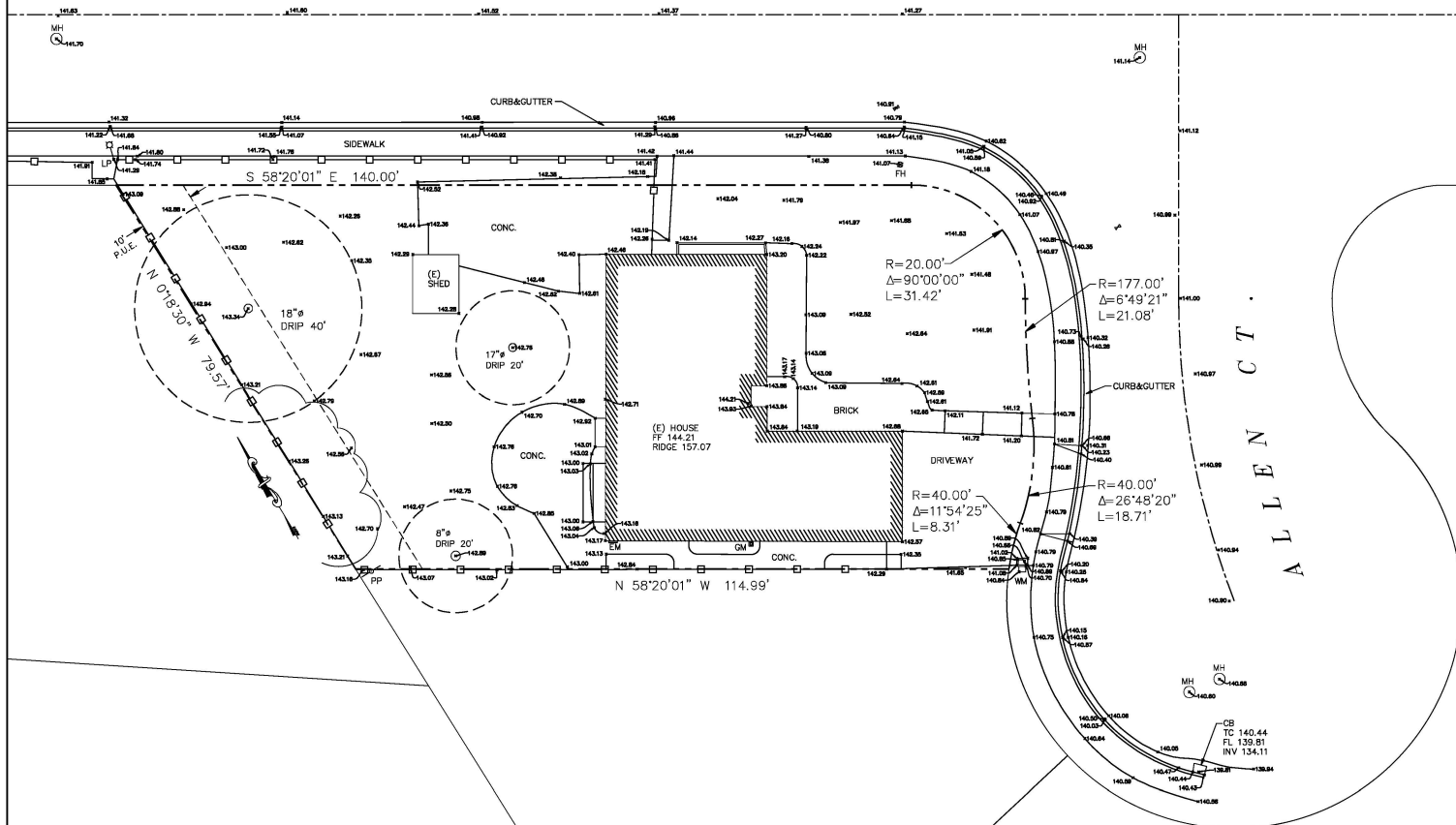
DATE: 09/29/2024
SCALE: 1"=10'-0"
DRAWN: BK
JOB: SHEET
OF: 40 SHEETS



REVISIONS	11/30/2024	JK
DESIGNED BY:	152 KENNEDY AVE.	
	BAY AREA DESIGN & CONSTRUCTION	
EXISTING, PROPOSED SITE PLANS		
NEW SINGLE FAMILY HOME	3342 ALLEN COURT	
	SANTA CLARA, CA 95051	
	APN: 296-08-025	
DATE	09/29/2024	
SCALE	1"=10'-0"	
DRAWN	JK	
JOB		
SHEET	A1	
OF	SHEETS	

<div> <h3>Heavy Equipment Operation</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>Site Planning and Preventive Vehicle Maintenance</p> <ul style="list-style-type: none"> Maintain all vehicles and heavy equipment. Inspect frequently for repair leaks. Perform major maintenance, repair jobs, and use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials. Do not mix drain and replace motor oil, radiator coolant, or other fluids on site, use dry pans or drop cloths to catch drips and spills. Collect all spent fluids, store in hazardous waste (recycle whenever possible). Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites. Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events. <p>Who should use this information?</p> <ul style="list-style-type: none"> Vehicle and Equipment Operators Site Supervisors General Contractors Home Builders Developers </div> <div> <p>Storm Water Pollution from Heavy Equipment on Construction Sites</p> <p>Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent leaks by properly maintaining equipment and shifting drive pans to place under any leaking equipment. Remove any leaking or malfunctioning equipment from the site as soon as possible.</p> </div>	<div> <h3>Roadwork and Paving</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> 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 of clean equipment. Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly. <p>During Construction:</p> <ul style="list-style-type: none"> Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting storm water 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. <p>Storm Water Pollution from Roadwork</p> <p>Road paving, surfacing, and pavement removal happen along the street where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to lightly enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.</p> <p>Who should use this information?</p> <ul style="list-style-type: none"> 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 </div>	<div> <h3>Fresh Concrete and Mortar Application</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> 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 as 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 rainfall. 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. <p>Who should use this information?</p> <ul style="list-style-type: none"> Masons and Bricklayers Sidewalk Construction Crews Patio Construction Workers Construction Inspectors General Contractors Home Builders Developers Concrete Delivery/Pumping Workers </div> <div> <p>Storm Drain Pollution from Fresh Concrete and Mortar Applications</p> <p>Fresh concrete and cement-related materials that wash into lakes, streams, or estuaries are toxic to native aquatic organisms. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems and is prohibited by law.</p> </div>	<div> <h3>Preventing Pollution: It's Up to Us!</h3> <p>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 in 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 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 blueprint.</p> <p>Small Business Hazardous Waste Disposal Program</p> <p>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.</p> <p>Local Accredited Laboratories List</p> <p>http://www.cdpb.ca.gov/certlabs/Documents/EALAP01b13.xls</p> </div>
<div> <h3>Landscaping, Gardening, and Pool Maintenance</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> 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 in a safe or storage facility. Schedule grading and excavation 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. <p>Landscaping/Garden Maintenance</p> <ul style="list-style-type: none"> Use pesticides sparingly, according to instruction on the label. Rinse empty containers, and use rinse water as a product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste. Collect lawn and garden clippings, pruning waste, and tree trimmings. Call a nursery, and compost. <p>Who should use this information?</p> <ul style="list-style-type: none"> Landscapers Gardeners Swimming Pool/Spa Service and Repair Workers General Contractors Home Builders Developers </div> <div> <p>Storm Water Pollution from Landscaping and Swimming Pool Maintenance</p> <p>Activities like landscaping, tree stumps, and increase the likelihood that rain and garden chemicals will run off into the street or storm drain. Irrigation or rain can cause erosion 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.</p> </div>	<div> <h3>Painting and Application of Solvents and Adhesives</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>Handling Paint Products</p> <ul style="list-style-type: none"> Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, sealers, and cleaning fluids are hazardous waste and must be disposed of at a hazardous waste collection facility. Contact the Santa Clara County Hazardous Waste Program at 408-299-7300. When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal. Wash water from painted buildings constructed before 1978 can contain high amounts of lead. Even if paint chips are not present. Before you begin stripping paint or cleaning per 1978 building exterior with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. If there is no 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 into the sanitary sewer, or if you must send it offsite for disposal as hazardous waste. <p>Painting Cleanup</p> <ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drains, or stream. <p>Who should use this information?</p> <ul style="list-style-type: none"> Homeowners Painters Paperhangers Plasterers Graphic Artists Dry Wall Crews Floor Covering Installers General Contractors Home Builders Developers </div> <div> <p>Storm Water Pollution from Paints, Solvents and Adhesives</p> <p>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 materials, or from cleaning rags or rags. Paint material and waste, adhesives and cleaning fluids should be recycled when possible, or disposed properly to prevent these materials from flowing into storm drains and waterways.</p> </div>	<div> <h3>Mountain View Municipal Code Requirements</h3> <p>Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlets It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.</p> <p>Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices</p> <p>Construction Areas. All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimizes the discharge of hazardous materials, pollutants, and sediment to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View's document "It's In the Contract (But Not in the Bay)." The city may require any additional practices consistent with the NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process.</p> <p>A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.</p> <p>Mountain View Municipal Code Chapter 35.32.2.2 Discharge Permit It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.</p> <p>Criminal and judicial penalties can be assessed for non-compliance.</p> </div>	<div> <p>State Office of Emergency Services: 800-532-7550</p> <p>State Office of Emergency Services: 800-532-7550</p> <p>Santa Clara County Environmental Health Services: 408-299-6930</p> <p>Local Pollution Control Agencies</p> <p>County of Santa Clara Pollution Prevention Program: 408-441-1155</p> <p>County of Santa Clara Integrated Waste Management Program: 408-441-1158</p> <p>County of Santa Clara District Attorney Environmental Crimes Hotline: 408-299-TIPS</p> <p>Santa Clara County Recycling Hotline: 800-533-8414</p> <p>Santa Clara Valley Water District: 408-265-2600</p> <p>Santa Clara Valley Water District Hotline: 888-510-5151</p> <p>Regional Water Quality Control Board San Francisco Bay Region: 510-422-2300</p> <p>Palo Alto Regional Water Quality Control Plant: 650-329-2598</p> <p>San Jose Regional Water Quality Control Plant: 408-299-7300</p> <p>City of Mountain View</p> <p>Building Division: 650-903-6313</p> <p>Fire & Environmental Protection Division: 650-903-6378</p> <p>Solid Waste Division: 650-903-6311</p> <p>Local Accredited Laboratories List</p> <p>http://www.cdpb.ca.gov/certlabs/Documents/EALAP01b13.xls</p> </div>
<div> <h3>General Construction and Site Supervision</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Principles</p> <ul style="list-style-type: none"> 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 storm drains. <p>Advance Planning to Prevent Pollution</p> <ul style="list-style-type: none"> 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. <p>General Housekeeping Practices</p> <ul style="list-style-type: none"> 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, berms if necessary. Make major repairs off site. Keep materials out of the rain—prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter. Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roof or cover with tarp 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. <p>Materials/Waste Handling</p> <ul style="list-style-type: none"> Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of a hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream. <p>Permits</p> <ul style="list-style-type: none"> In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board. <p>Who should use this information?</p> <ul style="list-style-type: none"> General Contractors Site Supervisors Construction Inspectors Home Builders Developers </div> <div> <p>Storm Water Pollution from Construction Activities</p> <p>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.</p> </div>	<div> <h3>Earth-Moving and Dewatering Activities</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> Schedule excavation and grading work during dry weather. Perform major equipment repairs away from the job site. When refueling or when 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. <p>Practices During Construction</p> <ul style="list-style-type: none"> Remove existing vegetation only when absolutely necessary. Plant temporary vegetation before rain begins. Use erosion control on slopes where construction is not immediately planned. Protect down slope drainage courses, streams, and storm drains with water blankets, dikes, or drainage ways. 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. <p>Storm Water Pollution from Earth-Moving Activities and Dewatering</p> <p>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. <p>Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and the 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.</p> <p>Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.</p> <p>Who should use this information?</p> <ul style="list-style-type: none"> Bulldozer, Back Hoe, and Grading Machine operators Dump Truck Drivers Site Supervisors General Contractors Home Builders Developers </p></div>	<div> <h3>Fresh Concrete and Mortar Application</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> 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 as 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 rainfall. 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. <p>Who should use this information?</p> <ul style="list-style-type: none"> Masons and Bricklayers Sidewalk Construction Crews Patio Construction Workers Construction Inspectors General Contractors Home Builders Developers Concrete Delivery/Pumping Workers </div> <div> <p>Storm Drain Pollution from Fresh Concrete and Mortar Applications</p> <p>Fresh concrete and cement-related materials that wash into lakes, streams, or estuaries are toxic to native aquatic organisms. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems and is prohibited by law.</p> </div>	<div> <h3>Preventing Pollution: It's Up to Us!</h3> <p>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 in 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 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 blueprint.</p> <p>Small Business Hazardous Waste Disposal Program</p> <p>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.</p> <p>Local Accredited Laboratories List</p> <p>http://www.cdpb.ca.gov/certlabs/Documents/EALAP01b13.xls</p> </div>
<div> <h3>Landscaping, Gardening, and Pool Maintenance</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> 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 in a safe or storage facility. Schedule grading and excavation 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. <p>Landscaping/Garden Maintenance</p> <ul style="list-style-type: none"> Use pesticides sparingly, according to instruction on the label. Rinse empty containers, and use rinse water as a product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste. Collect lawn and garden clippings, pruning waste, and tree trimmings. Call a nursery, and compost. <p>Who should use this information?</p> <ul style="list-style-type: none"> Landscapers Gardeners Swimming Pool/Spa Service and Repair Workers General Contractors Home Builders Developers </div> <div> <p>Storm Water Pollution from Landscaping and Swimming Pool Maintenance</p> <p>Activities like landscaping, tree stumps, and increase the likelihood that rain and garden chemicals will run off into the street or storm drain. Irrigation or rain can cause erosion 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.</p> </div>	<div> <h3>Painting and Application of Solvents and Adhesives</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>Handling Paint Products</p> <ul style="list-style-type: none"> Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, sealers, and cleaning fluids are hazardous waste and must be disposed of at a hazardous waste collection facility. Contact the Santa Clara County Hazardous Waste Program at 408-299-7300. When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal. Wash water from painted buildings constructed before 1978 can contain high amounts of lead. Even if paint chips are not present. Before you begin stripping paint or cleaning per 1978 building exterior with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. If there is no 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 into the sanitary sewer, or if you must send it offsite for disposal as hazardous waste. <p>Painting Cleanup</p> <ul style="list-style-type: none"> Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drains, or stream. <p>Who should use this information?</p> <ul style="list-style-type: none"> Homeowners Painters Paperhangers Plasterers Graphic Artists Dry Wall Crews Floor Covering Installers General Contractors Home Builders Developers </div> <div> <p>Storm Water Pollution from Paints, Solvents and Adhesives</p> <p>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 materials, or from cleaning rags or rags. Paint material and waste, adhesives and cleaning fluids should be recycled when possible, or disposed properly to prevent these materials from flowing into storm drains and waterways.</p> </div>	<div> <h3>Mountain View Municipal Code Requirements</h3> <p>Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlets It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.</p> <p>Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices</p> <p>Construction Areas. All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimizes the discharge of hazardous materials, pollutants, and sediment to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View's document "It's In the Contract (But Not in the Bay)." The city may require any additional practices consistent with the NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process.</p> <p>A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.</p> <p>Mountain View Municipal Code Chapter 35.32.2.2 Discharge Permit It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.</p> <p>Criminal and judicial penalties can be assessed for non-compliance.</p> </div>	<div> <p>State Office of Emergency Services: 800-532-7550</p> <p>State Office of Emergency Services: 800-532-7550</p> <p>Santa Clara County Environmental Health Services: 408-299-6930</p> <p>Local Pollution Control Agencies</p> <p>County of Santa Clara Pollution Prevention Program: 408-441-1155</p> <p>County of Santa Clara Integrated Waste Management Program: 408-441-1158</p> <p>County of Santa Clara District Attorney Environmental Crimes Hotline: 408-299-TIPS</p> <p>Santa Clara County Recycling Hotline: 800-533-8414</p> <p>Santa Clara Valley Water District: 408-265-2600</p> <p>Santa Clara Valley Water District Hotline: 888-510-5151</p> <p>Regional Water Quality Control Board San Francisco Bay Region: 510-422-2300</p> <p>Palo Alto Regional Water Quality Control Plant: 650-329-2598</p> <p>San Jose Regional Water Quality Control Plant: 408-299-7300</p> <p>City of Mountain View</p> <p>Building Division: 650-903-6313</p> <p>Fire & Environmental Protection Division: 650-903-6378</p> <p>Solid Waste Division: 650-903-6311</p> <p>Local Accredited Laboratories List</p> <p>http://www.cdpb.ca.gov/certlabs/Documents/EALAP01b13.xls</p> </div>
<div> <h3>General Construction and Site Supervision</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Principles</p> <ul style="list-style-type: none"> 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 storm drains. <p>Advance Planning to Prevent Pollution</p> <ul style="list-style-type: none"> 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. <p>General Housekeeping Practices</p> <ul style="list-style-type: none"> 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, berms if necessary. Make major repairs off site. Keep materials out of the rain—prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels. Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter. Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down. Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roof or cover with tarp 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. <p>Materials/Waste Handling</p> <ul style="list-style-type: none"> Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job. Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires. Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of a hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream. <p>Permits</p> <ul style="list-style-type: none"> In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm Water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board. <p>Who should use this information?</p> <ul style="list-style-type: none"> General Contractors Site Supervisors Construction Inspectors Home Builders Developers </div> <div> <p>Storm Water Pollution from Construction Activities</p> <p>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.</p> </div>	<div> <h3>Earth-Moving and Dewatering Activities</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> Schedule excavation and grading work during dry weather. Perform major equipment repairs away from the job site. When refueling or when 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. <p>Practices During Construction</p> <ul style="list-style-type: none"> Remove existing vegetation only when absolutely necessary. Plant temporary vegetation before rain begins. Use erosion control on slopes where construction is not immediately planned. Protect down slope drainage courses, streams, and storm drains with water blankets, dikes, or drainage ways. 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. <p>Storm Water Pollution from Earth-Moving Activities and Dewatering</p> <p>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. <p>Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and the 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.</p> <p>Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.</p> <p>Who should use this information?</p> <ul style="list-style-type: none"> Bulldozer, Back Hoe, and Grading Machine operators Dump Truck Drivers Site Supervisors General Contractors Home Builders Developers </p></div>	<div> <h3>Fresh Concrete and Mortar Application</h3> <p>Best Management Practices for the Construction Industry</p>  </div> <div> <p>Doing the Job Right</p> <p>General Business Practices</p> <ul style="list-style-type: none"> 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 as 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 rainfall. 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. <p>Who should use this information?</p> <ul style="list-style-type: none"> Masons and Bricklayers Sidewalk Construction Crews Patio Construction Workers Construction Inspectors General Contractors Home Builders Developers Concrete Delivery/Pumping Workers </div> <div> <p>Storm Drain Pollution from Fresh Concrete and Mortar Applications</p> <p>Fresh concrete and cement-related materials that wash into lakes, streams, or estuaries are toxic to native aquatic organisms. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems and is prohibited by law.</p> </div>	<div> <h3>Preventing Pollution: It's Up to Us!</h3> <p>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 in 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 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 blueprint.</p> <p>Small Business Hazardous Waste Disposal Program</p> <p>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.</p> <p>Local Accredited Laboratories List</p> <p>http://www.cdpb.ca.gov/certlabs/Documents/EALAP01b13.xls</p> </div>

ALLEN WAY (60' WIDE)



LEGEND

---	STREET CENTERLINE
---	PROPERTY LINE
---	WOOD FENCE
---	EASEMENT LINE
WM	WATER METER
GM	GAS METER
EM	ELECTRIC METER
CO	SEWER CLEANOUT
PP	POWER POLE
P.U.E.	PUBLIC UTILITY EASEMENT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAINAGE MANHOLE
FH	FIRE HYDRANT
C&G	CURB & GUTTER
WV	WATER VALVE

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N 58°20'01" W OF CENTERLINE OF ALLEN WAY, AS SHOWN ON CERTAIN TRACT NO. 1498, FILED FOR RECORD IN BOOK 83 OF MAPS AT PAGE 45, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:

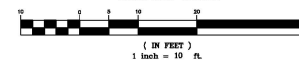
REFERENCED CITY OF SANTA CLARA BM:
BM# H-6, EL: 135.32' (NAVD83)

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 9,302 SQ. FT. ±
3. THE MAP WAS BASED ON A GRANT DEED DOC# 22565755 BY OLD REPUBLIC TITLE CO. DATED 04-11-2014, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. DUE TO THE ABSENCE OF A TITLE REPORT, ANY EASEMENT OF RECORD IS UNDETERMINABLE AND NOT SHOWN AND THE OWNER IS REQUIRED TO PROVIDE THE TITLE REPORT.
7. THIS IS A TOPOGRAPHIC MAP, NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA AND MAY VARY SOMEWHAT FROM ABSOLUTE BOUNDARY LOCATION.

SCALE 1" = 10'

GRAPHIC SCALE



3342 ALLEN CT.
SANTA CLARA, CA 95051
APN: 296-08-025



SMP ENGINEERS

CIVIL ENGINEERS—LAND SURVEYORS

1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by:
S.P.
Checked by:
S.P.
Date:
05/15/2024
Project No:
224058



BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No:

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF SANTA CLARA