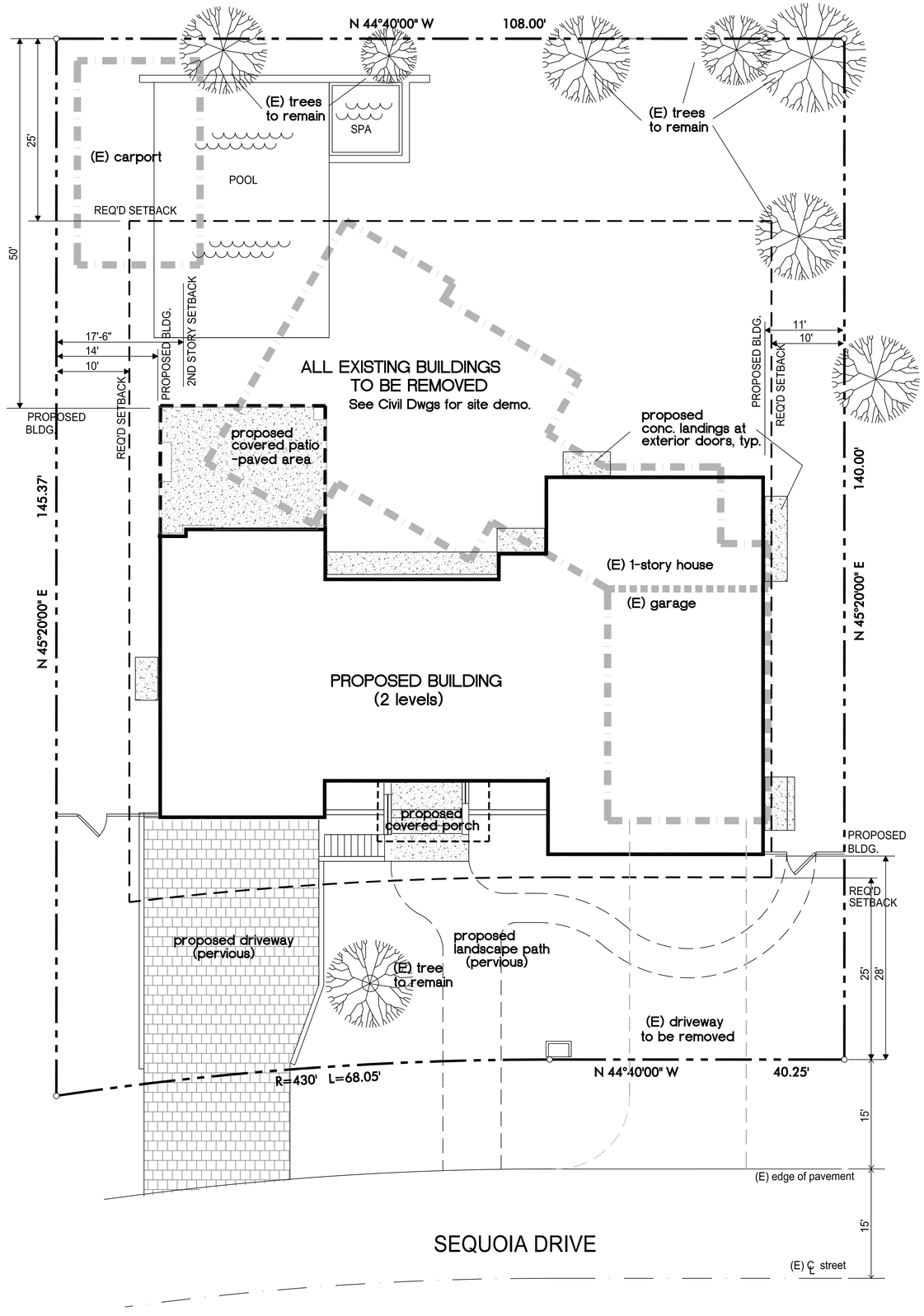

GENERAL SCOPE OF WORK 1/8" = 1'-0"

see A3 + A7 for detailed site plan notes.

NORTH

SCOPE OF WORK

Removal of existing single story residential building (see Civil Drawings for notes.)
Construction of new single story residential building with a basement level.

GENERAL PROJECT INFORMATION

OWNER:	JIM + ZITA NETZEL
ADDRESS:	538 SEQUOIA DRIVE LOS ALTOS, CA
APN:	342-03-47
DISTRICT:	R1-10, single family
LOT SIZE:	15,241 SF
FLOOR AREA:	5,831 SF

PROJECT SUMMARY TABLES

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ'D
ALLOW. LOT COVERAGE:			
Land area covered by all structures >6' high	2,970 S.F.	3,728 S.F. (15,241 X .25)	4,572 S.F. (15,241 X .30)
Percent of Lot Area	19 %	25 %	30 %
ALLOW. FLOOR AREA:			
Basement Level	0 sf	0 sf	
Garage	700 sf	920 sf	
Ground Level	2,270 sf	3,348 sf	
Total Floor Area	2,970 S.F.	4,268 S.F.	4,274 S.F.
Percent of Lot Area	19 %	28 %	28 %
SETBACKS:			
Front	33 feet	28 feet	25 feet
Rear	25 feet	50 feet	25 feet
Right Side 1st Flr.	10 feet	11 feet	10 feet
Left Side 1st Flr.	20 feet	14 feet	10 feet
Left Side - 2nd Flr.			17.5 feet
HEIGHT (above nat. grade) see Elevations, A5	14'-5" feet	16 feet	20 feet

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED		
HABITABLE AREA:	1,770 S.F.	2,492 S.F.	4,262 S.F.	A,B,C,E,F,J	SEE A8 FOR 'A', 'B', 'C', etc AREA DIAGRAMS
NON-HABITABLE AREA:	1,200 S.F.	300 S.F.	1,500 S.F.	D,G,H,I,K	

SEE A3 + A7 SITE PLANS FOR LANDSCAPE AND HARDSCAPE NOTES

LOT CALCULATIONS

	EXISTING	PROPOSED
NET LOT AREA:	15,241 S.F.	15,241 S.F.
Front Yard Hardscape Area (% of total lot):	1,179 S.F. (8 %)	825 S.F. (5 %)
LANDSCAPING BREAKDOWN:		
Total hardscape area (porch, landings, pools):	2,068 sf	1,125 sf
Softscape (undisturbed) area:	10,083 sf	9,616 sf
TOTAL:	12,151 S.F.	10,741 S.F.
Building footprint (incl covered Patio):	3,090 sf	4,500 sf
TOTAL:	15,241 S.F.	15,241 S.F.

FIRE SPRINKLER NOTE

An automatic sprinkler system shall be provided for the proposed building. The fire sprinkler plans shall be submitted directly to the County Fire Department by a Licensed C-16 fire sprinkler contractor.

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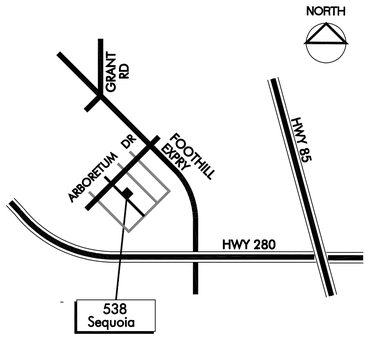
VICINITY MAP NOT TO SCALE

SEE NEIGHBORHOOD CONTEXT MAP ON A2.



ARCHITECTURAL DESIGN PLANS

A1	COVER SHEET, PROJECT SUMMARY
A2	NEIGHBORHOOD CONTEXT MAP
A3	SITE PLAN: HARDSCAPE
A4.0	FLOOR PLAN: EXISTING
A4.1	FLOOR PLAN: BASEMENT LEVEL
A4.2	FLOOR PLAN: GROUND LEVEL
A5.1	BUILDING ELEVATIONS: (E)FRONT, PROP. FRONT + REAR
A5.2	BUILDING ELEVATIONS: (E) SIDES, PROP. SIDES
A6	BUILDING SECTIONS, DETAILS
A7	SITE PLAN: ROOF, LANDSCAPE
A8	FLOOR AREA + COVERAGE CALCULATION DIAGRAMS
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	DEVELOPMENT PLAN, SITE SPECIFIC
C4	GRADING + DRAINAGE PLAN
C5	EROSION CONTROL PLAN

B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:
NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:
COVER SHEET
PROJECT SUMMARY

SCALE: as noted
DATE: 3-9-16
REV: B

DWG. NO: A1

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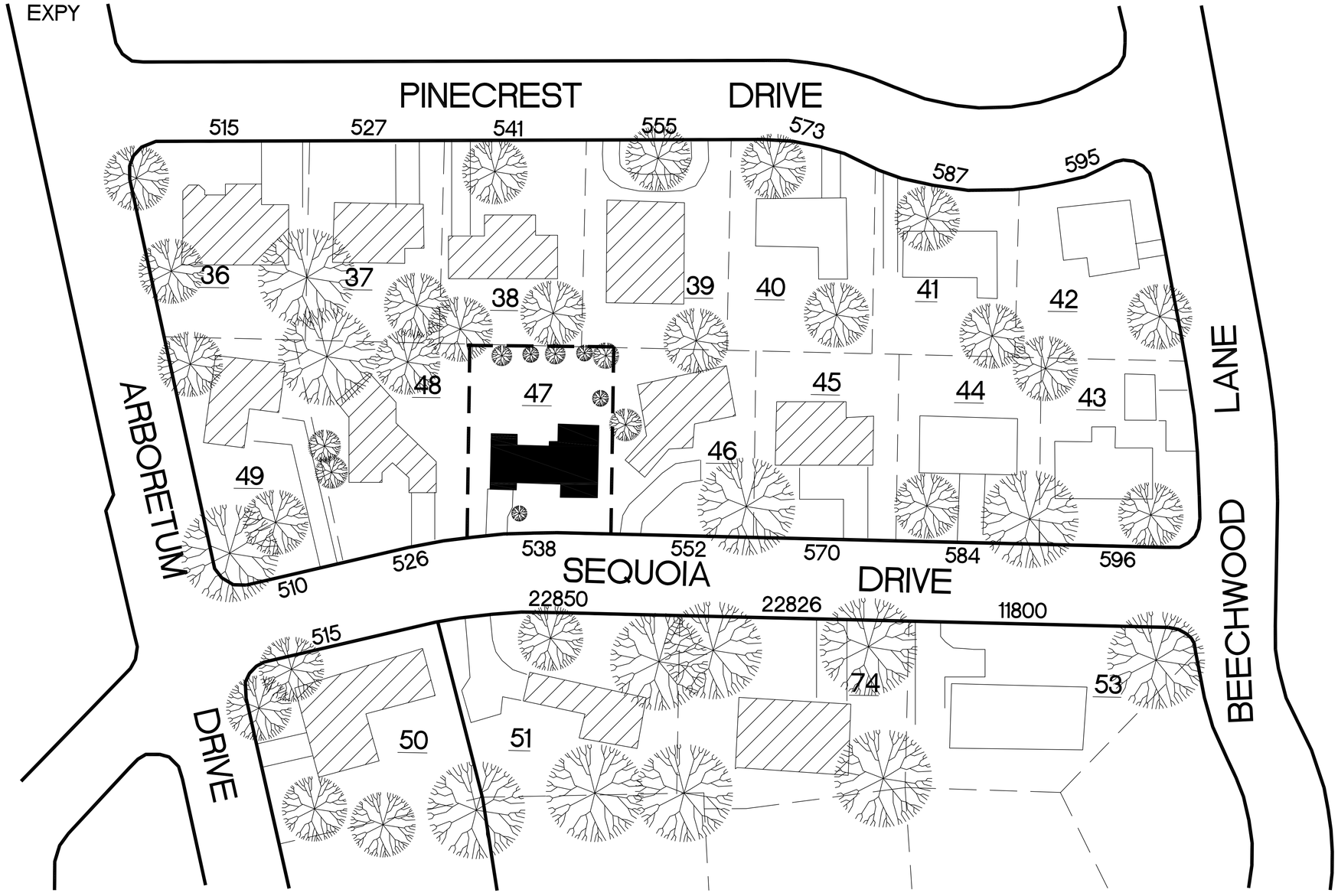


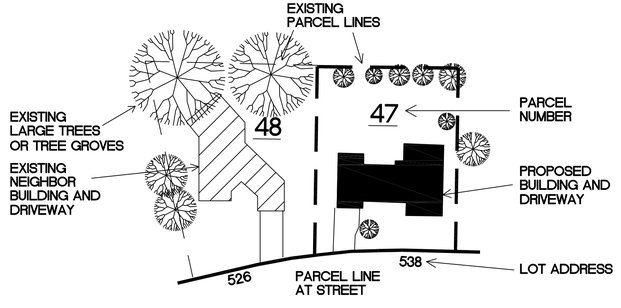
NEIGHBORHOOD CONTEXT MAP

NORTH

1" = 40'

GENERAL NOTES

1. SOURCE FOR PARCEL LINES AND DATA: ASSESSOR'S MAP 342-03.
2. SOURCE FOR BUILDING FOOTPRINTS, DRIVEWAYS & MAJOR TREES: GOOGLE MAPS.



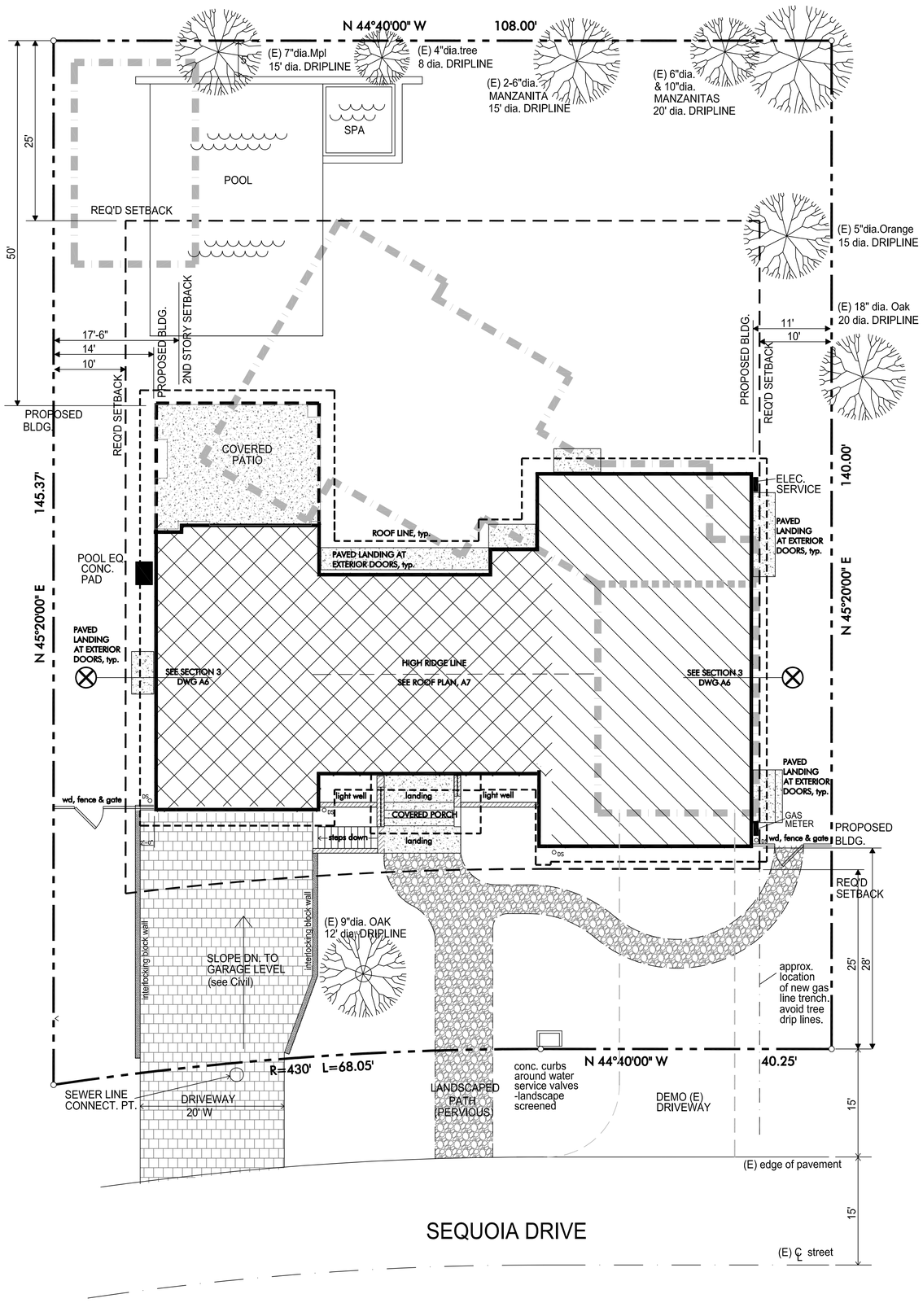
C	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
B	PLANNING REVIEW	Feb 8, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:
NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:
NEIGHBORHOOD CONTEXT MAP

SCALE: 1" = 40'
DATE: 3-9-16
REV: C

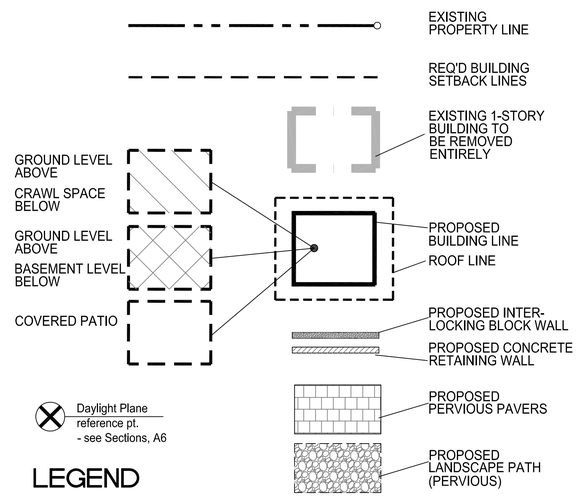
DWG. NO:
A2



SITE PLAN

1/8" = 1'-0"

NORTH



GENERAL NOTES

1. SEE A7 FOR ROOF PLAN, LANDSCAPE PLAN & TREE PROTECTION NOTES.
2. SEE CIVIL DRAWING FOR GRADING AND SURFACE DRAINAGE NOTES.

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C	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
B	PLANNING REVIEW	Feb 8, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:

NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:

SITE PLAN - HARDSCAPE, UTILITIES

SCALE: 1/8" = 1'-0"
DATE: 3-9-16
REV: C

DWG. NO: A3

Architect

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EXISTING FLOOR PLAN

1/4" = 1'-0"

NORTH

B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:

NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:

EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"
DATE: 3-9-16
REV: B

DWG. NO:
A4.0

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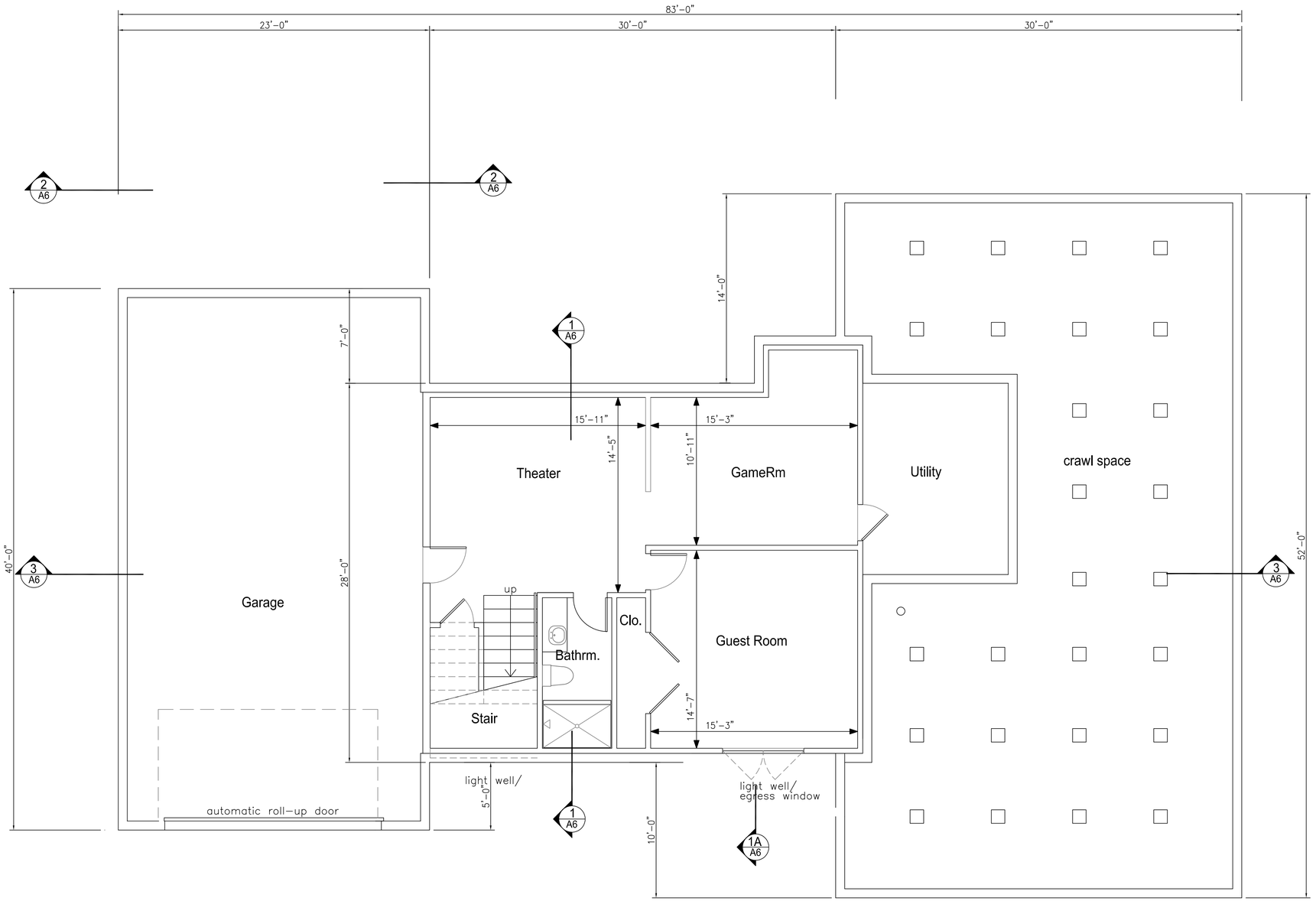


BASEMENT LEVEL FLOOR PLAN

1/4" = 1'-0"

NORTH

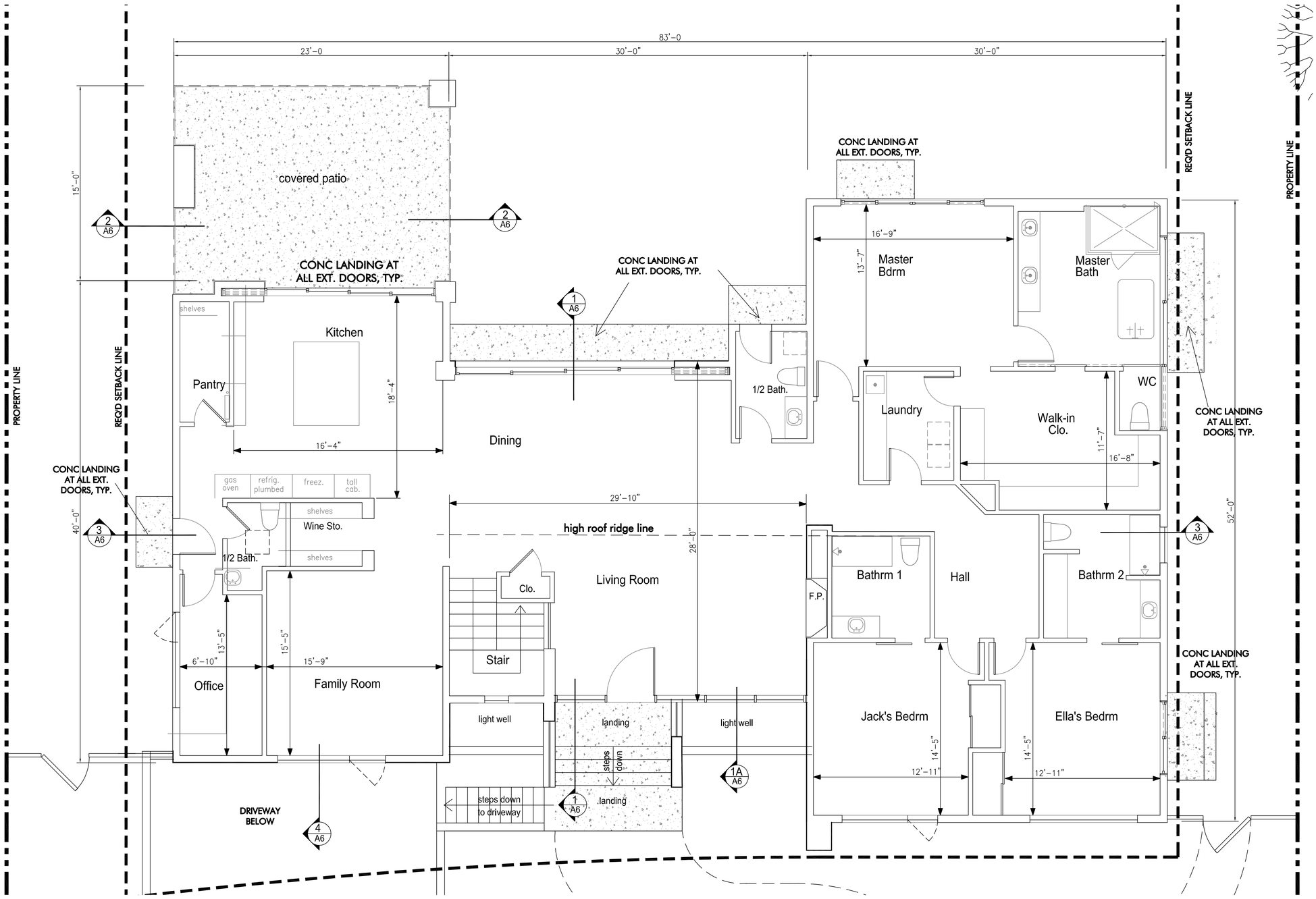
B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:
NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:
BASEMENT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"
DATE: 3-9-16
REV: B

DWG. NO:
A4.1



GROUND LEVEL FLOOR PLAN

1/4" = 1'-0"

NORTH

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B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:

NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:

GROUND LEVEL FLOOR PLAN

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

DWG. NO: A4.2

DATE: 3-9-16

REV: B

Architect

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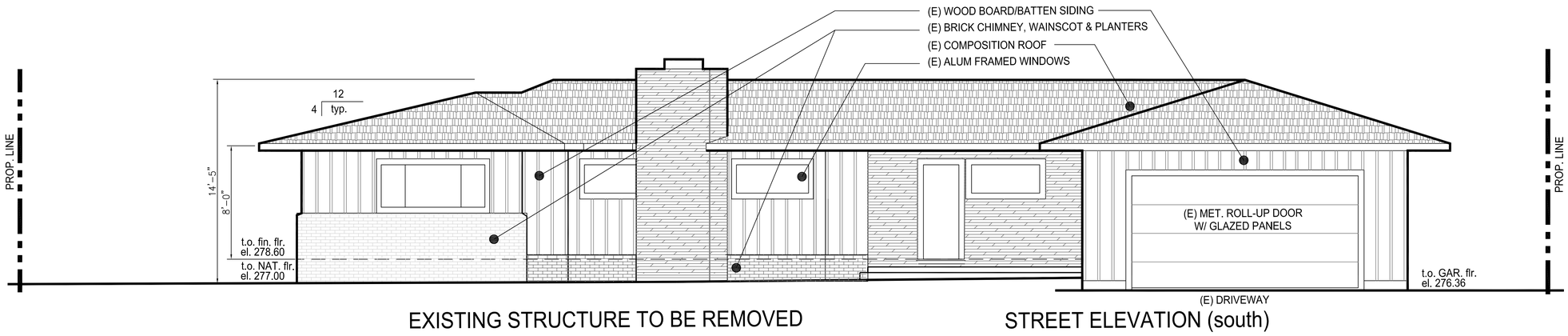
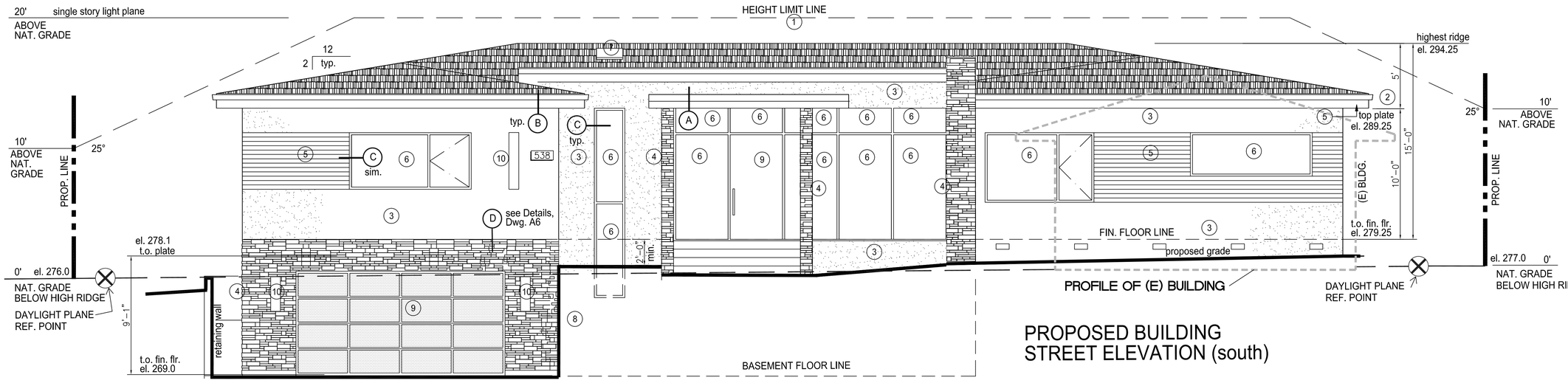
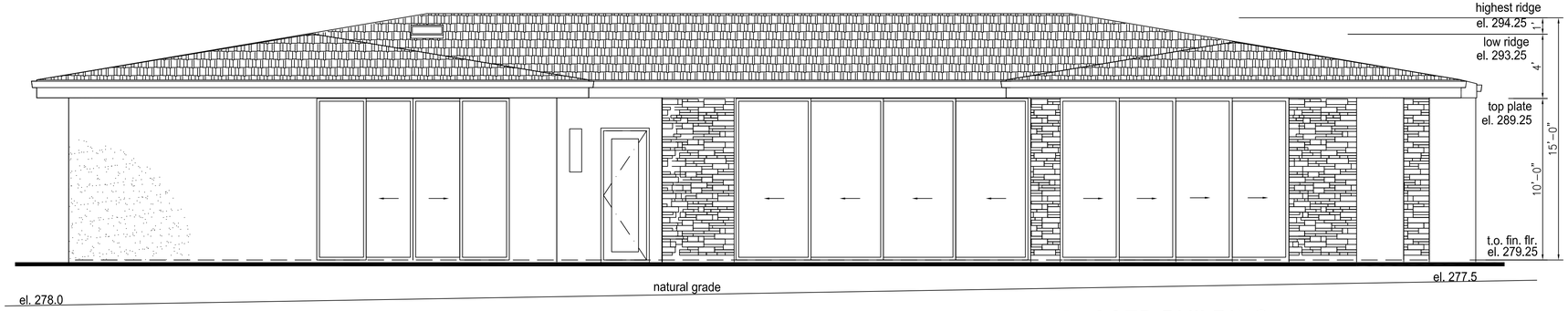


EXISTING STRUCTURE TO BE REMOVED

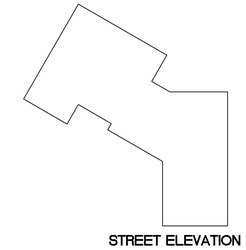
STREET ELEVATION (south)



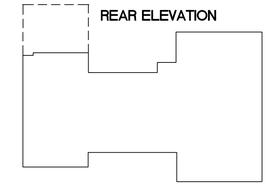
PROPOSED BUILDING
STREET ELEVATION (south)



PROPOSED BUILDING
REAR ELEVATION (north)


STREET ELEVATION

EXISTING BUILDING


REAR ELEVATION

STREET ELEVATION

PROPOSED BUILDING

TYPICAL MATERIAL KEYNOTES:

1. COMPOSITION SHINGLE ROOF
   Certainteed Patriot, Prairie Wood 40yr.
2. WOOD FASCIAS: 2x10 CLEAR CEDAR
   GUTTERS: 5-½" Galv. Steel, Smooth surface,
   Painted - Kelly Moore, 'Buckingham Palace 'HLS4225'
3. STUCCO SIDING, 3 coat, smooth finish,
   Painted - Kelly Moore Antique White #49
4. STONE CLADDING: US Stone Industries,
   Delavan Collection,split, honed and belt
   smooth finish, equal ratio, Silverdale color.
5. WOOD SIDING, ACCENTS & SOFFITS:
   1x6 CLEAR CEDAR, Stained - Duckback
   Canyon Brown
6. WINDOWS, CASEMENTS: Jeld-Wen Clad, bronze ext.;
   GLASS: ¼" OBSCURE
7. FIXED SKYLIGHTS.
8. AUTOMATIC GARAGE DOOR: Wayne Dalton,
   bronze ext., obscure glass panels.
9. ALL DOORS: Fleetwood, bronze ext.
10. LIGHT FIXTURE.

B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:

NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:

BUILDING ELEVATONS:
EXISTING FRONT
PROPOSED FRONT + REAR

SCALE: 1/8" = 1'-0"
DATE: 3-9-16
REV: B

DWG. NO: A5.1

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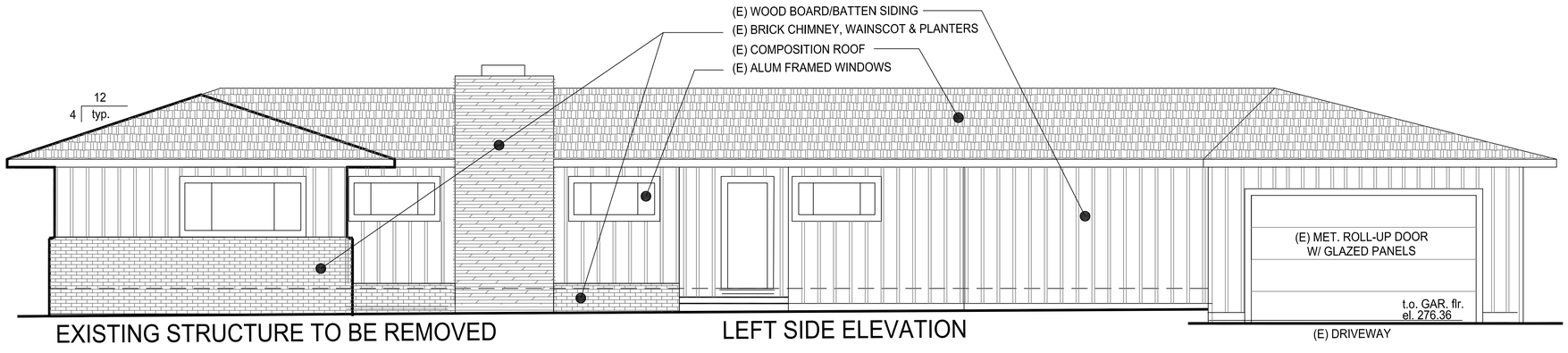
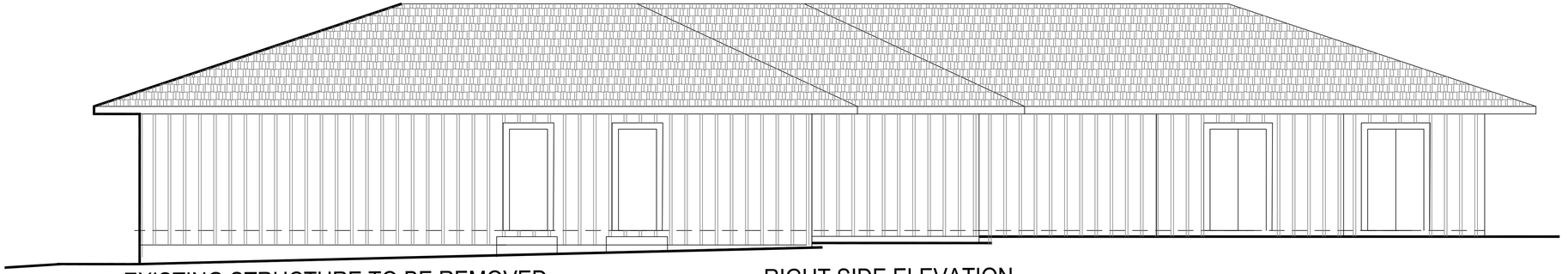


EXISTING STRUCTURE TO BE REMOVED

LEFT SIDE ELEVATION



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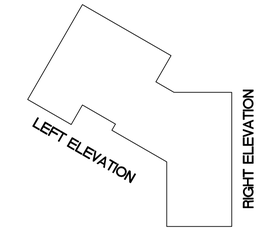
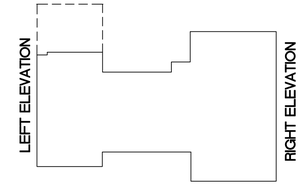
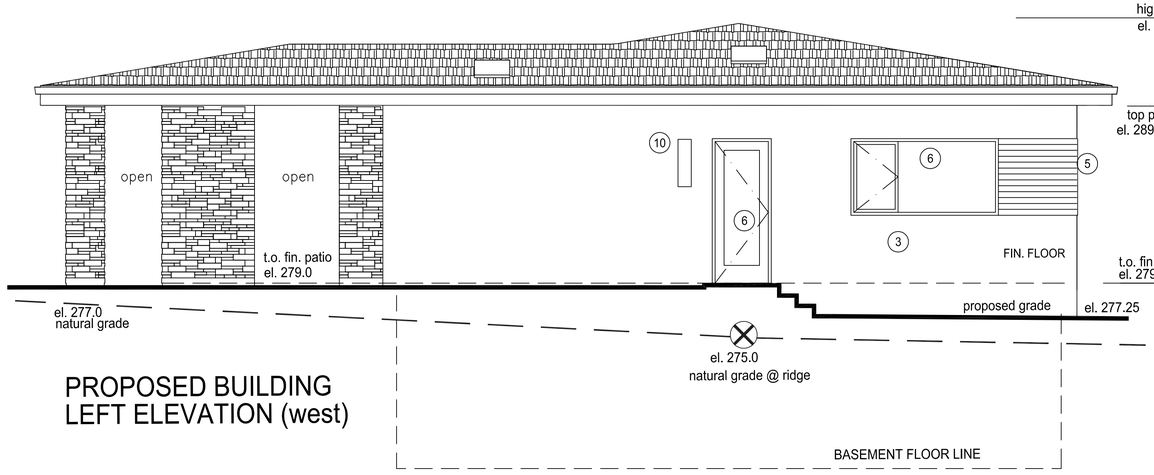
RIGHT SIDE ELEVATION



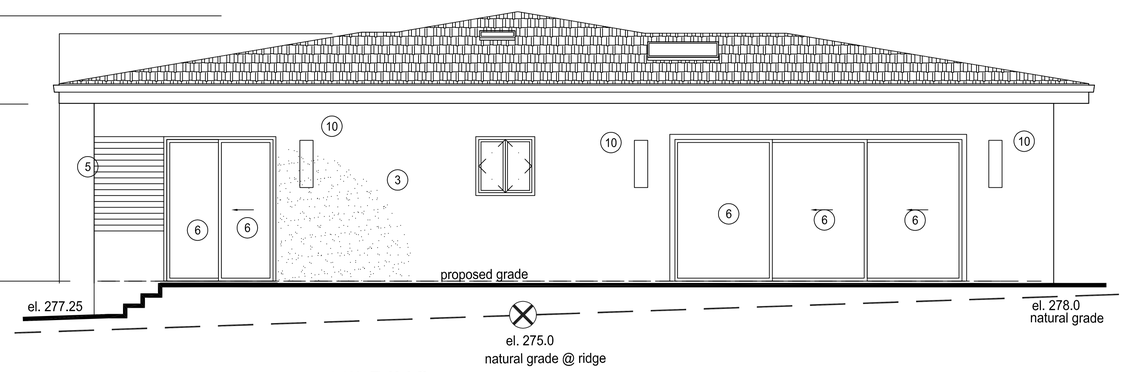
EXISTING BUILDING



PROPOSED BUILDING

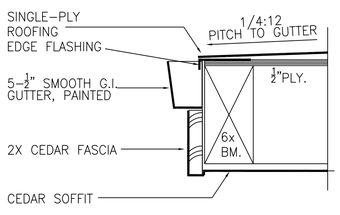


PROPOSED BUILDING
LEFT ELEVATION (west)

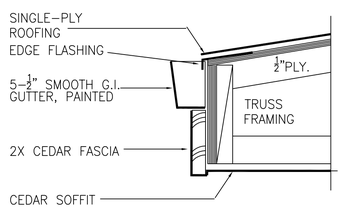


PROPOSED BUILDING
RIGHT ELEVATION (east)

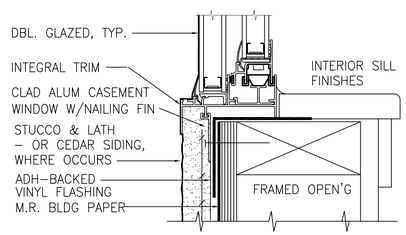
TYPICAL MATERIAL KEYNOTES:
(#) SEE A5.1



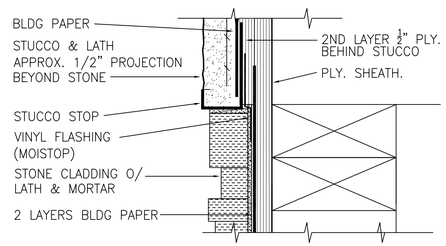
A PORCH COVER EAVE
1-1/2"=1'-0"



B TYP. EAVE
1-1/2"=1'-0"



C TYP. WINDOW EDGE
SIMILAR AT EXTERIOR DOORS
3"=1'-0"



D ROCK / STUCCO JOINT
3"=1'-0"

B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:
NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:
BUILDING ELEVATONS:
EXISTING SIDES
PROPOSED SIDES
TYP. EXTERIOR DETAILS

SCALE: 1/8" = 1'-0"
DATE: 3-9-16
REV: B

DWG. NO:
A5.2

Architect

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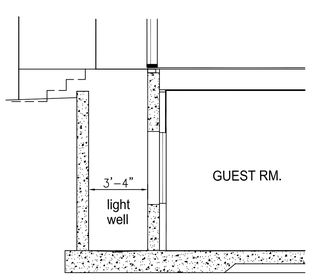
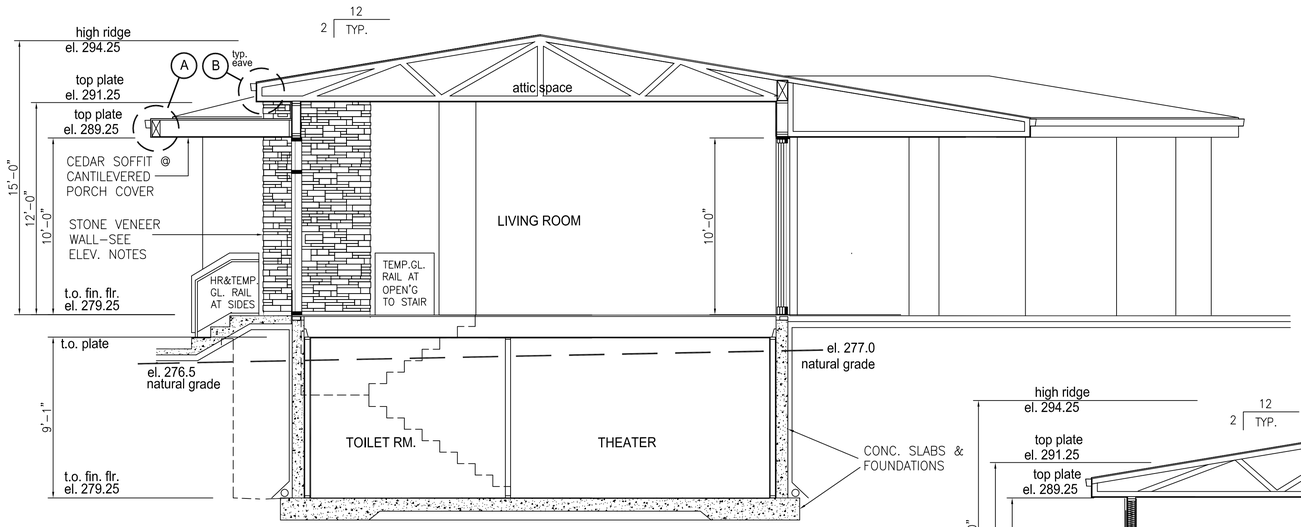
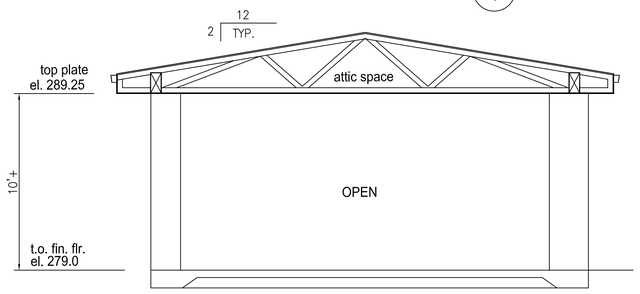


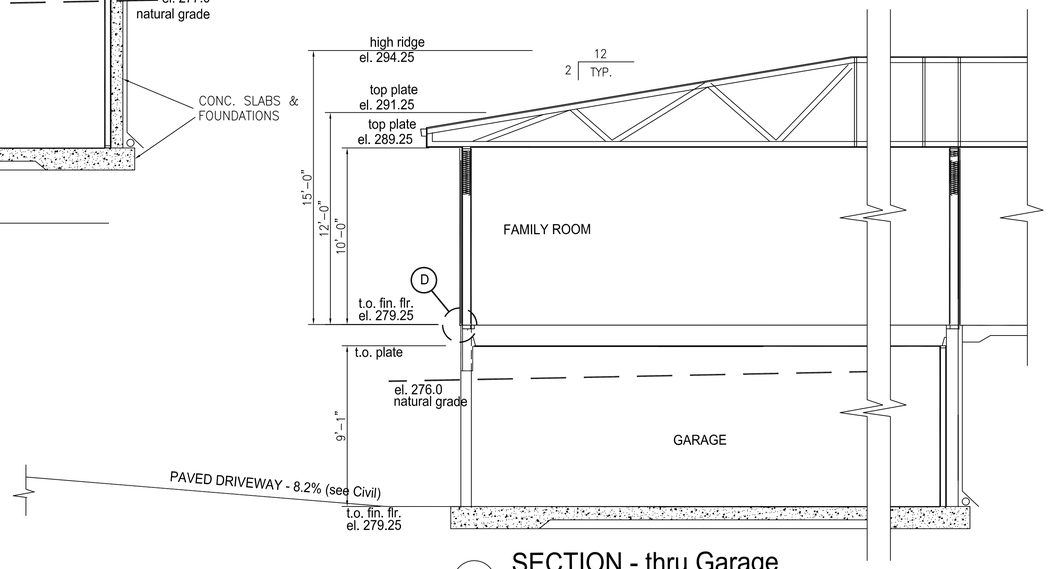
1A SECTION



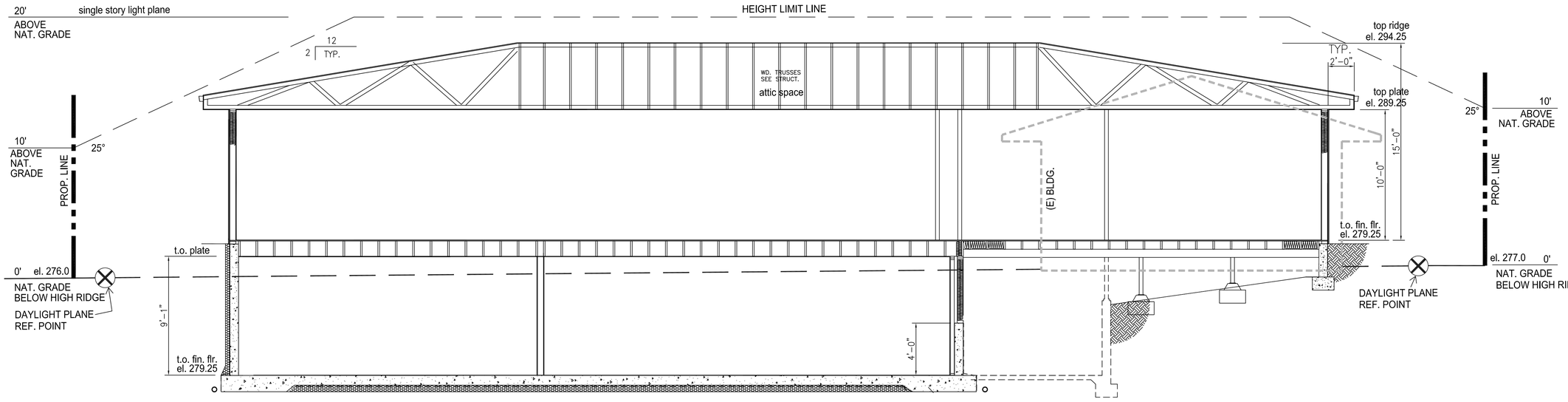
1 SECTION - thru Entry Porch



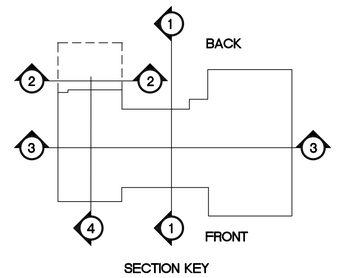
2 SECTION - covered patio



4 SECTION - thru Garage



3 SECTION



SECTION KEY

B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:
NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:
BUILDING SECTIONS

SCALE: 1/8" = 1'-0"
DATE: 3-9-16
REV: B

DWG. NO:
A6

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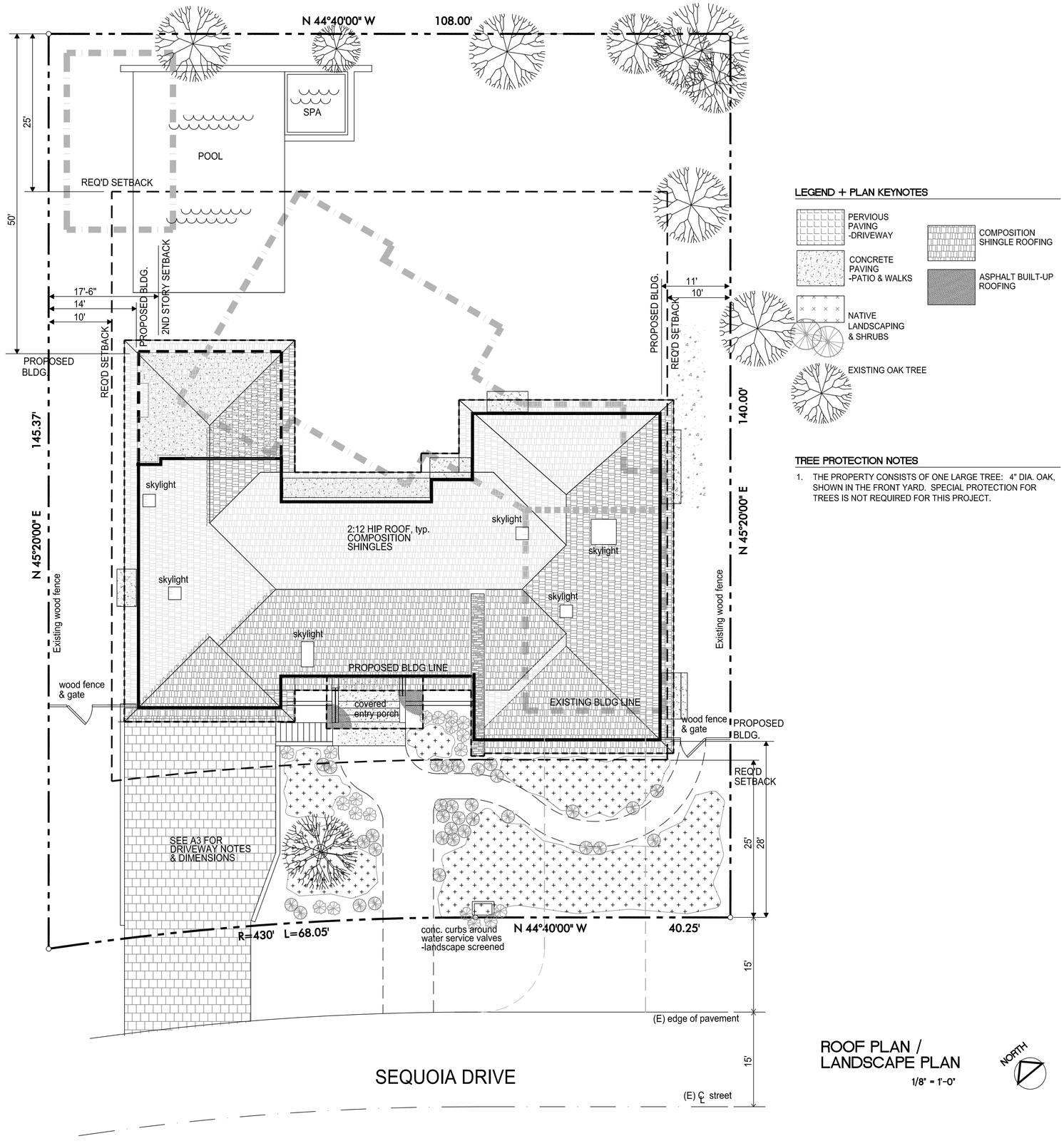


LEGEND + PLAN KEYNOTES

- PERVIOUS PAVING -DRIVEWAY
- CONCRETE PAVING -PATIO & WALKS
- NATIVE LANDSCAPING & SHRUBS
- EXISTING OAK TREE
- COMPOSITION SHINGLE ROOFING
- ASPHALT BUILT-UP ROOFING

TREE PROTECTION NOTES

1. THE PROPERTY CONSISTS OF ONE LARGE TREE: 4" DIA. OAK, SHOWN IN THE FRONT YARD. SPECIAL PROTECTION FOR TREES IS NOT REQUIRED FOR THIS PROJECT.

ROOF PLAN / LANDSCAPE PLAN

1/8" = 1'-0"

NORTH

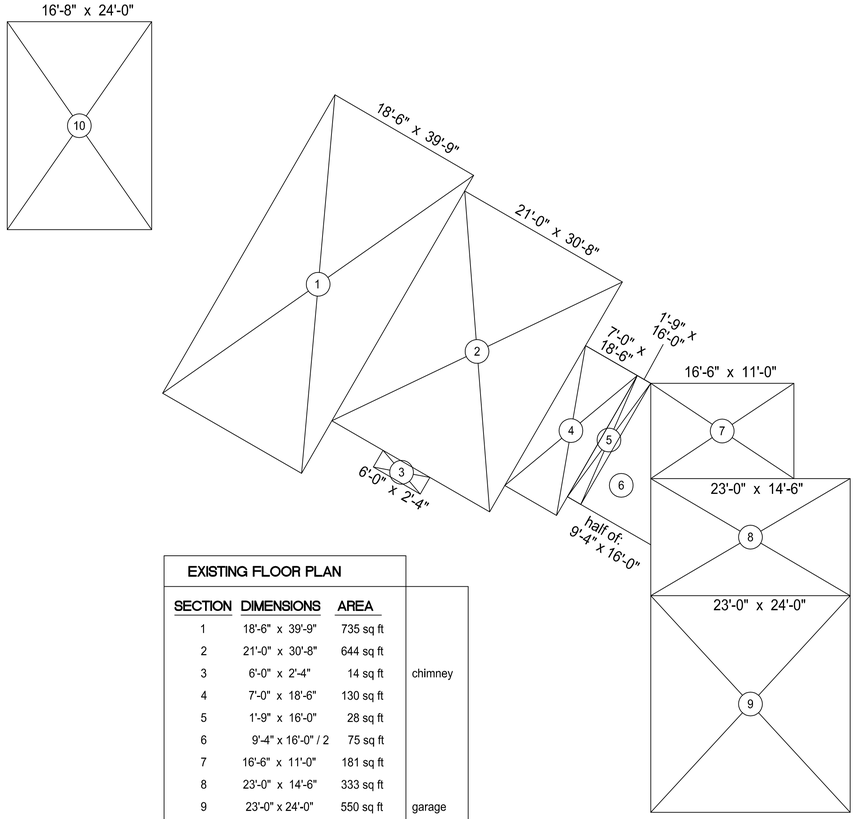
B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:
NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:
ROOF PLAN
LANDSCAPE PLAN
TREE PROTECTION NOTES

SCALE: 1/8" = 1'-0"
DATE: 3-9-16
REV: B

DWG. NO: A7

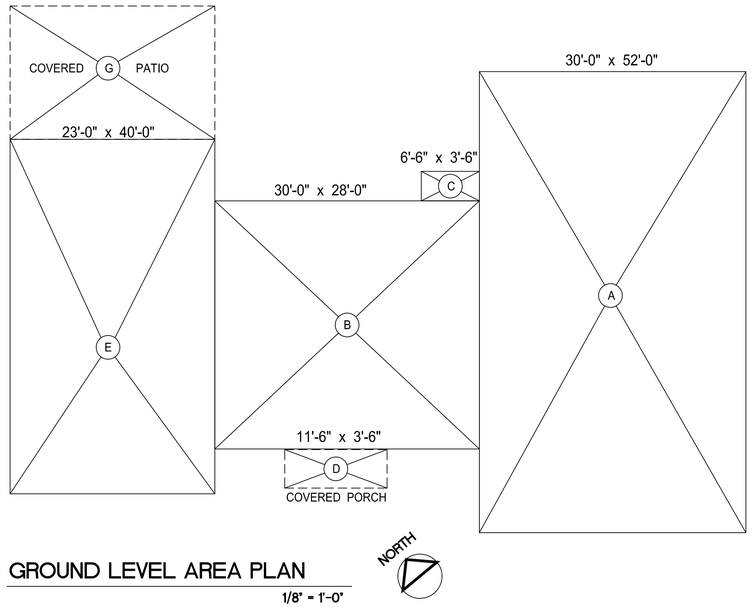


EXISTING FLOOR PLAN			
SECTION	DIMENSIONS	AREA	
1	18'-6" x 39'-9"	735 sq ft	
2	21'-0" x 30'-8"	644 sq ft	
3	6'-0" x 2'-4"	14 sq ft	chimney
4	7'-0" x 18'-6"	130 sq ft	
5	1'-9" x 16'-0"	28 sq ft	
6	9'-4" x 16'-0" / 2	75 sq ft	
7	16'-6" x 11'-0"	181 sq ft	
8	23'-0" x 14'-6"	333 sq ft	
9	23'-0" x 24'-0"	550 sq ft	garage
10	16'-8" x 24'-0"	400 sq ft	carport
TOTAL =	3,090 sq ft		

EXISTING FLOOR PLAN

1/8" = 1'-0"

NORTH

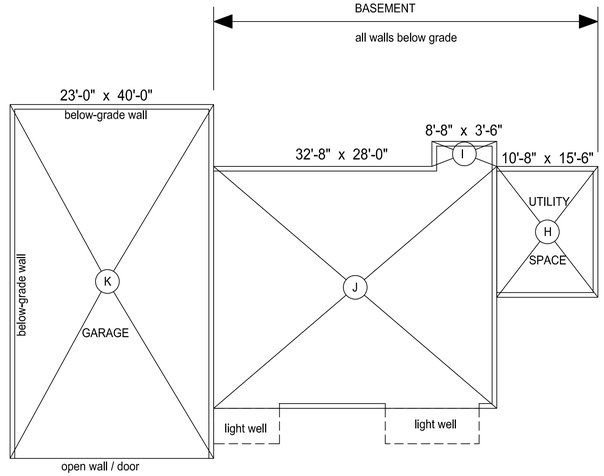


GROUND LEVEL AREA PLAN

1/8" = 1'-0"

NORTH

GROUND LEVEL AREA PLAN		
SECTION	DIMENSIONS	AREA
A	30'-0" x 52'-0"	1,560 sq ft
B	30'-0" x 28'-0"	840 sq ft
C	6'-6" x 3'-6"	23 sq ft
D	11'-6" x 3'-6"	40 sq ft
E	23'-0" x 40'-0"	920 sq ft
F	not used	--
G	23'-0" x 15'-0"	345 sq ft
SUBTOTAL =	3,728 sq ft	



BASEMENT LEVEL AREA PLAN

1/8" = 1'-0"

NORTH

BASEMENT LEVEL AREA PLAN		
SECTION	DIMENSIONS	AREA
H	10'-8" x 15'-6"	165 sq ft
I	8'-8" x 3'-6"	30 sq ft
J	32'-8" x 28'-0"	914 sq ft
K	23'-0" x 40'-0"	920 sq ft
SUBTOTAL =	2,029 sq ft	

ALLOWABLE FLOOR AREA CALCULATION: (for lots exceeding 11,000 sf)	
Lot Area:	15,241 sq ft
	- 11,000
Net Lot Area:	4,241 sq ft
Net Lot Area x 10%:	424
	+3,850
FA, Max. Allowable:	4,274 sq ft
FA, Max. Actual:	4,263 sq ft
(excludes areas D, G, H, I + J)	

ALLOWABLE LOT COVERAGE CALCULATION: (structures over 6' high)	
TOTAL LOT COVERAGE:	3,812 sq ft
TOTAL LOT AREA:	15,241 sq ft
RATIO:	25.0%
MAX. ALLOWABLE:	30.0% (4,572.3 sq ft)

Architect

Stephen M. Clarke
P.O. BOX 254
El Granada, CA 94018
925-286-5209

B	PLANNING REVIEW (VARIANCE)	Mar 9, 2016
A	PLANNING REVIEW	Jan 10, 2016

PROJECT:

NETZEL RESIDENCE
538 SEQUOIA DRIVE
LOS ALTOS, CA

DWG. TITLE:

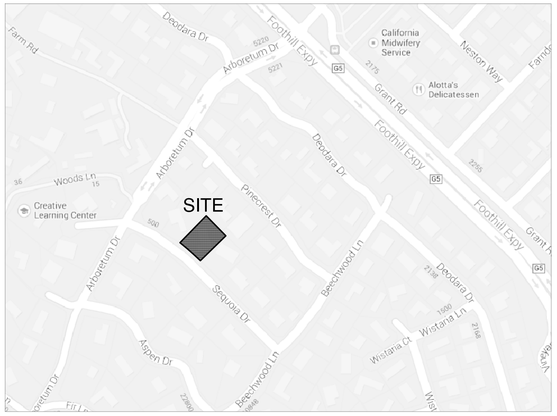
FLOOR AREA AND COVERAGE CALCULATION DIAGRAM

SCALE: 1/8" = 1'-0"
DATE: 3-9-16
REV: B

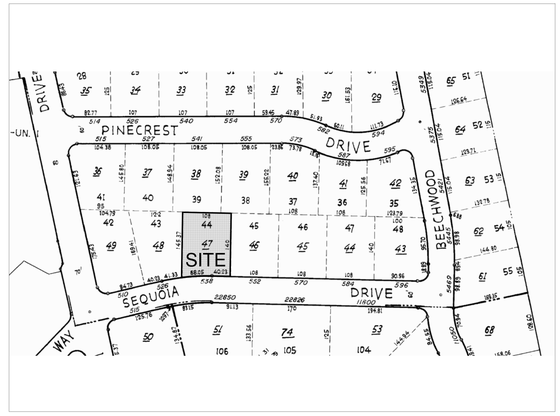
DWG. NO: A8

PLANS FOR
NEW SINGLE FAMILY RESIDENCE
NETZEL RESIDENCE

LANDS OF NETZEL
538 SEQUOIA DRIVE, LOS ALTOS
SANTA CLARA COUNTY
A.P.N. 342-03-047



VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	DEMOLITION PLAN
C3	DEVELOPMENT PLAN - SITE SPECIFIC
C4	GRADING AND DRAINAGE PLAN
C5	EROSION CONTROL PLAN

ABBREVIATIONS

AC. or A.C.	= Asphalt Concrete
B.S.L.	= Building Setback Line
B.W.	= Bottom of Wall
C.O.	= Clean Out
CL	= Centerline
Conc.	= Concrete
D/W	= Driveway
E.P.	= Edge of Pavement
Ex, or Exist.	= Existing
F.F.	= Finish Floor
F.L.	= Flow Line
Fnd.	= Found
INV.	= Invert
IP.	= Iron Pipe
L.F.	= Linear Feet
Max.	= Maximum
M.H.	= Manhole
Min.	= Minimum
N.T.S.	= Not To Scale
NAT.	= Natural
Pav.	= Pavement
PL or Prop.	= Property Line
R/W	= Right-of-Way
Ret.	= Retaining
S.S.	= Sanitary Sewer
T.W.	= Top of Wall
Typ.	= Typical
W	= Water
W.M.	= Water Meter

GENERAL NOTES

OWNER:	MR. JIM NETZEL 538 SEQUOIA DRIVE LOS ALTOS, CA 94024
DEVELOPER:	MR. JIM NETZEL (SAME AS OWNER)
PROPERTY ADDRESS:	538 SEQUOIA DRIVE LOS ALTOS, CA 94024
EXISTING ZONING:	R1
PROPOSED ZONING:	R1
NET ACREAGE:	15,241 S.F. (0.35 Ac.)
EXISITNG USE:	SINGLE FAMILY RESIDENCE
PROPOSED USE:	SINGLE FAMILY RESIDENCE
STORM:	NATURAL DRAINAGE PATTERNS EXISTING SHEET FLOW ON-SITE
SANITARY:	CITY OF LOS ALTOS EXISTING IN SEQUOIA DRIVE AND ON-SITE
WATER:	CALIFORNIA WATER COMPANY EXISTING IN SEQUOIA DRIVE AND ON-SITE
GAS:	P.G.&E. EXISTING IN SEQUOIA DRIVE AND ON-SITE
ELECTRIC:	P.G.&E. EXISTING IN SEQUOIA DRIVE AND ON-SITE
TELEPHONE:	AT&T EXISTING IN SEQUOIA DRIVE AND ON-SITE
CABLE TV:	COMCAST EXISTING IN SEQUOIA DRIVE AND ON-SITE
A.P.N.	342-03-047

BUILDING SETBACKS

FRONT	25'
SIDE	10'
REAR	25'

AERIAL VIEW
N.T.S.

GRADING NOTE:
ALL GRADING SHALL BE IN ACCORDANCE WITH THE SOILS REPORT FOR THIS PROJECT

GENERAL NOTES

1. THIS TOPOGRAPHIC MAP REPRESENTS SURFACE FEATURES ONLY.
2. BENCHMARK IS TOWN OF LOS ALTOS DATUM.
   SANTA CLARA VALLEY WATER DISTRICT
   BM1176 ELEV. = 241.47
3. PROPERTY LINES SHOWN ARE RECORD DATA PER TRACT NO. 605.
4. ALL GRADING SHALL BE IN ACCORDANCE WITH THE SOILS REPORT FOR THIS PROJECT.
5. EXISTING SEQUOIA DRIVE IS FULLY DEVELOPED.
6. MAINTAIN EXISTING DRAINAGE PATTERNS & EXISTING SHEET FLOW.
7. ALL DOWNSPOUTS SHALL HAVE A SPLASH BOX AND DIVERT WATER AWAY FROM BUILDING INTO LANDSCAPED AREA.

REGISTERED PROFESSIONAL ENGINEER
DONALD R. PEOPLES
C 29588
S 2464
Exp. 3-31-17
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

BY	REVISION DESCRIPTION	DATE	REV
V.S.			
V.S.	REVISED PER CITY COMMENTS	03.16	1
	RELEASED TO CLIENT & CITY	06.14	0

DESIGNED BY: V.S.
DRAWN BY: R.S.C.
CHECKED BY: V.S.
SCALE: AS SHOWN

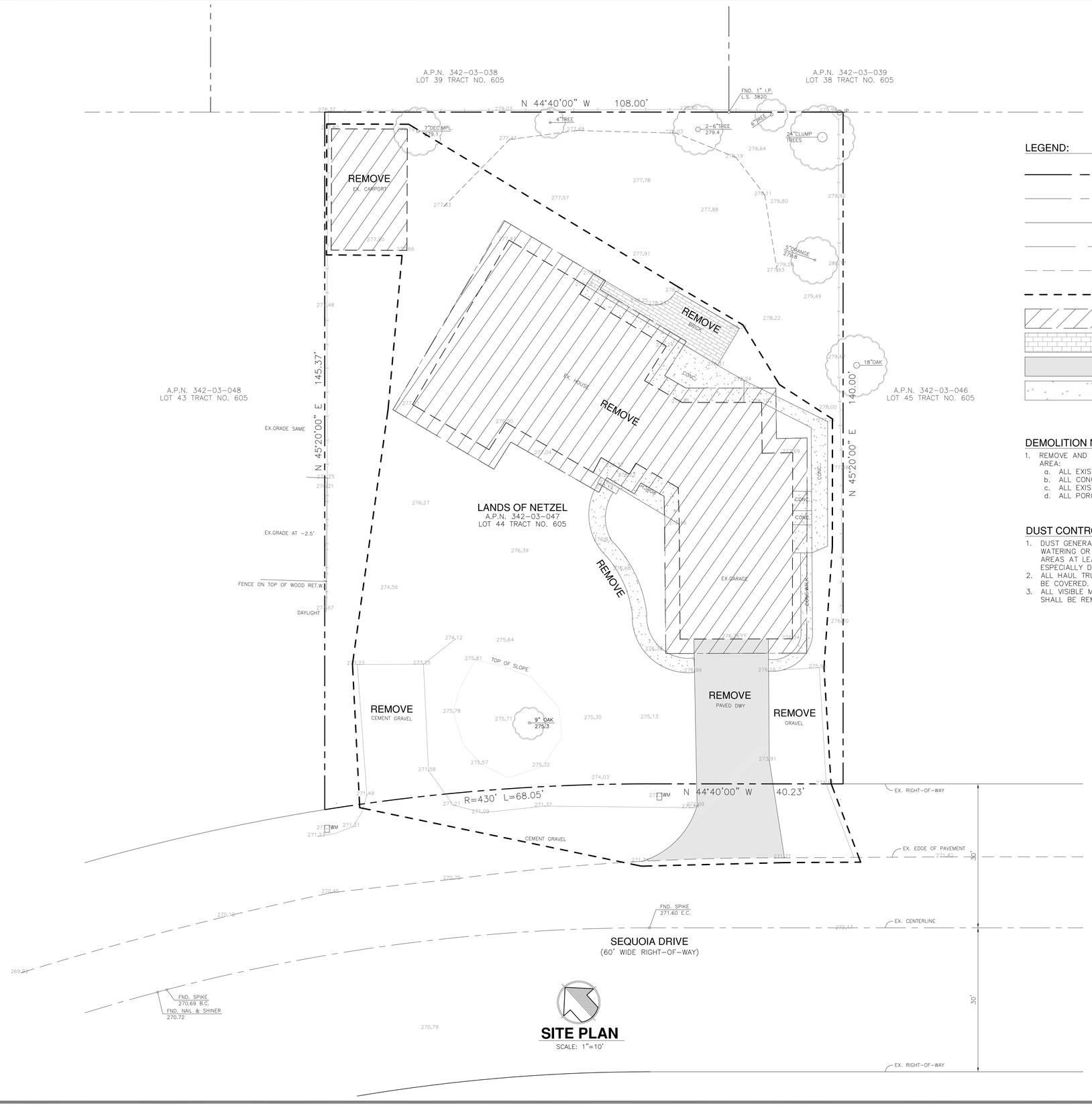
PEOPLES ASSOCIATES
STRUCTURAL ENGINEERS
1996 Tarob Court • Milpitas, CA 95035
408-957-9220 Fax 408-957-9221

APPROVED BY:
R.E. NO. 29,588
DATE 6-17-14
REGISTRATION EXPIRES MARCH 31, 2017

TITLE SHEET
LANDS OF NETZEL
538 SEQUOIA DRIVE
LOS ALTOS, CALIFORNIA

SHEET NUMBER
C1
OF 5 SHEETS
DRAWING NO.
14023-C1

NOTES:
All bearings & distances shown are Record Data or as noted. Dimensions shown are in feet & decimals thereof.



SITE PLAN
SCALE: 1"=10'

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT-OF-WAY
- CENTERLINE
- EXISTING EDGE OF PAVEMENT
- LIMIT OF DEMOLITION AND CLEARING AREA
- EXISTING STRUCTURES
- EXISTING BRICKS
- EXISTING ASPHALT DRIVEWAY
- EXISTING CONCRETE

DEMOLITION NOTE:

1. REMOVE AND HAUL AWAY ALL DEBRIS WITHIN DEMOLITION AND CLEARING AREA:
   a. ALL EXISTING STRUCTURES
   b. ALL CONCRETE & BRICK PATIOS AND WALKWAYS
   c. ALL EXISTING ASPHALT DRIVEWAY AND CEMENT GRAVEL
   d. ALL PORCHES AND PATIOS

DUST CONTROL NOTES:

1. DUST GENERATED ON THE PROJECT SITE SHALL BE CONTROLLED BY WATERING OR APPLYING APPROVED DUST PALLIATIVE ON ALL EXPOSED AREAS AT LEAST TWICE DAILY DURING DEMOLITION, EXCAVATION AND ESPECIALLY DURING CLEARING AND GRADING OPERATIONS.
2. ALL HAUL TRUCKS TRANSPORTING LOOSE MATERIAL OFF-SITE SHALL BE COVERED.
3. ALL VISIBLE MUD OR DIRT TRACKED OUT ONTO ADJACENT ROADS SHALL BE REMOVED USING WET POWER VACUUM STREET SWEEPERS.

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R.E. no. 29,588

REGISTRATION EXPIRES: MARCH 31, 2017

DEMOLITION PLAN

LANDS OF NETZEL
538 SEQUOIA DRIVE
LOS ALTOS, CALIFORNIA

SHEET NUMBER
C2
OF 5 SHEETS
DRAWING NO.
14023-C2

NOTES:
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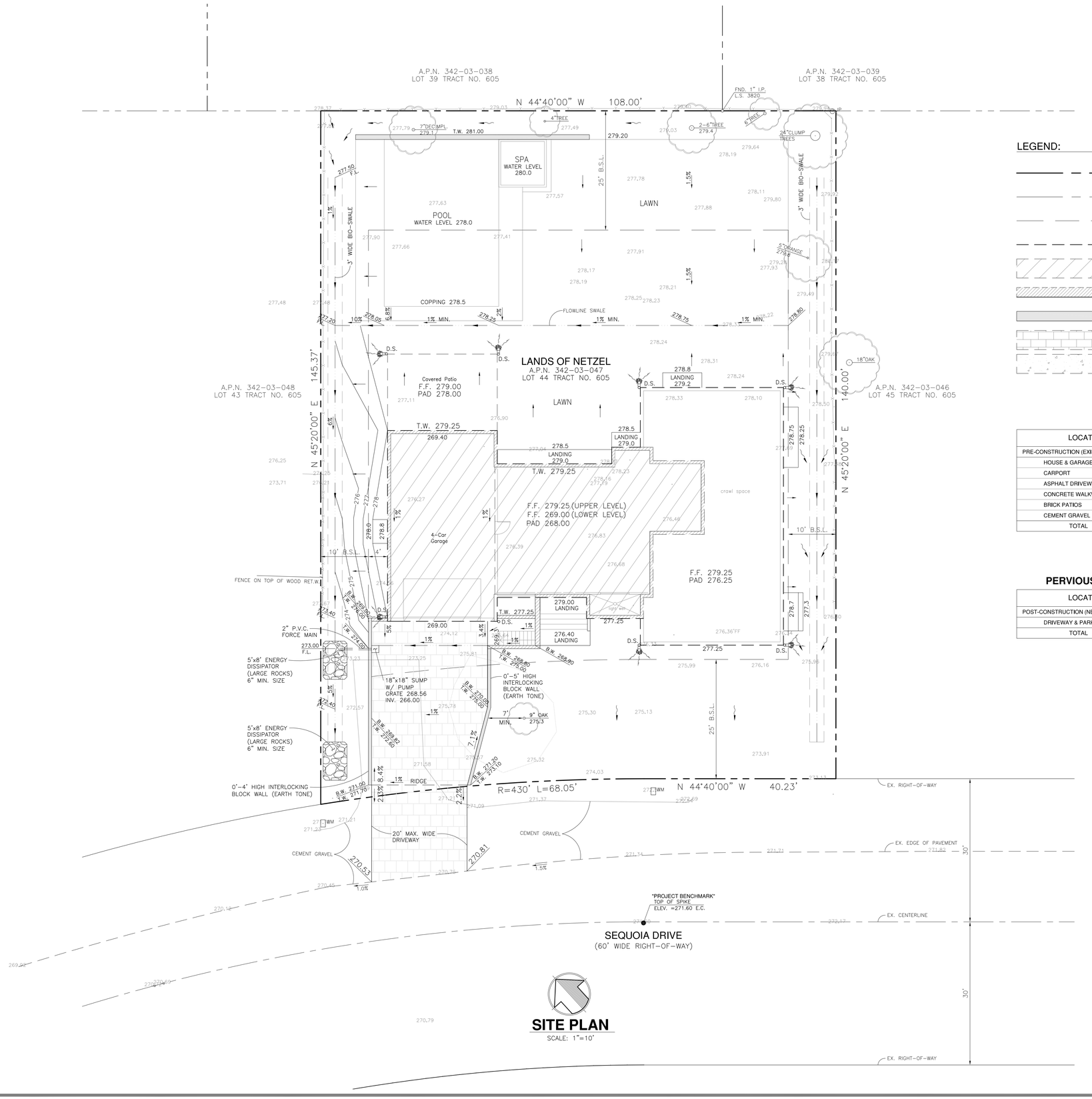

SITE PLAN
SCALE: 1"=10'

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- BUILDING ENVELOPE LINE
- LIMIT OF BASEMENT/GARAGE
- RETAINING WALL WITHIN HOUSE
- INTERLOCKING BLOCK WALL
- PERVIOUS PAVERS
- CONCRETE

IMPERVIOUS COVERAGE

LOCATION	SQUARE FEET
PRE-CONSTRUCTION (EXISTING)	
HOUSE & GARAGE	3,612
CARPORT	400
ASPHALT DRIVEWAY	769
CONCRETE WALKWAYS/PATIOS	697
BRICK PATIOS	192
CEMENT GRAVEL	410
TOTAL	6,080

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
HOUSE, GARAGE & COVERED PATIO ROOF	4,500
COVERED PORCH	90
CONCRETE STAIRWAY & LANDINGS	95
TOTAL	4,685
POST-CONSTRUCTION (FUTURE)	
POOL & SPA	940
NEW + FUTURE TOTAL	5,625

455 S.F. LESS IMPERVIOUS AREA THAN EXISTING

PERVIOUS COVERAGE

LOCATION	SQUARE FEET
POST-CONSTRUCTION (NEW)	
DRIVEWAY & PARKING (PERVIOUS)	825
TOTAL	825

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DEVELOPMENT PLAN
SITE SPECIFIC
LANDS OF NETZEL
538 SEQUOIA DRIVE
LOS ALTOS, CALIFORNIA

SHEET NUMBER
C3
OF 5 SHEETS
DRAWING NO.
14023-C3

NOTES:
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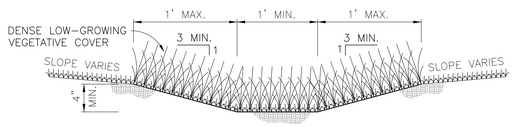
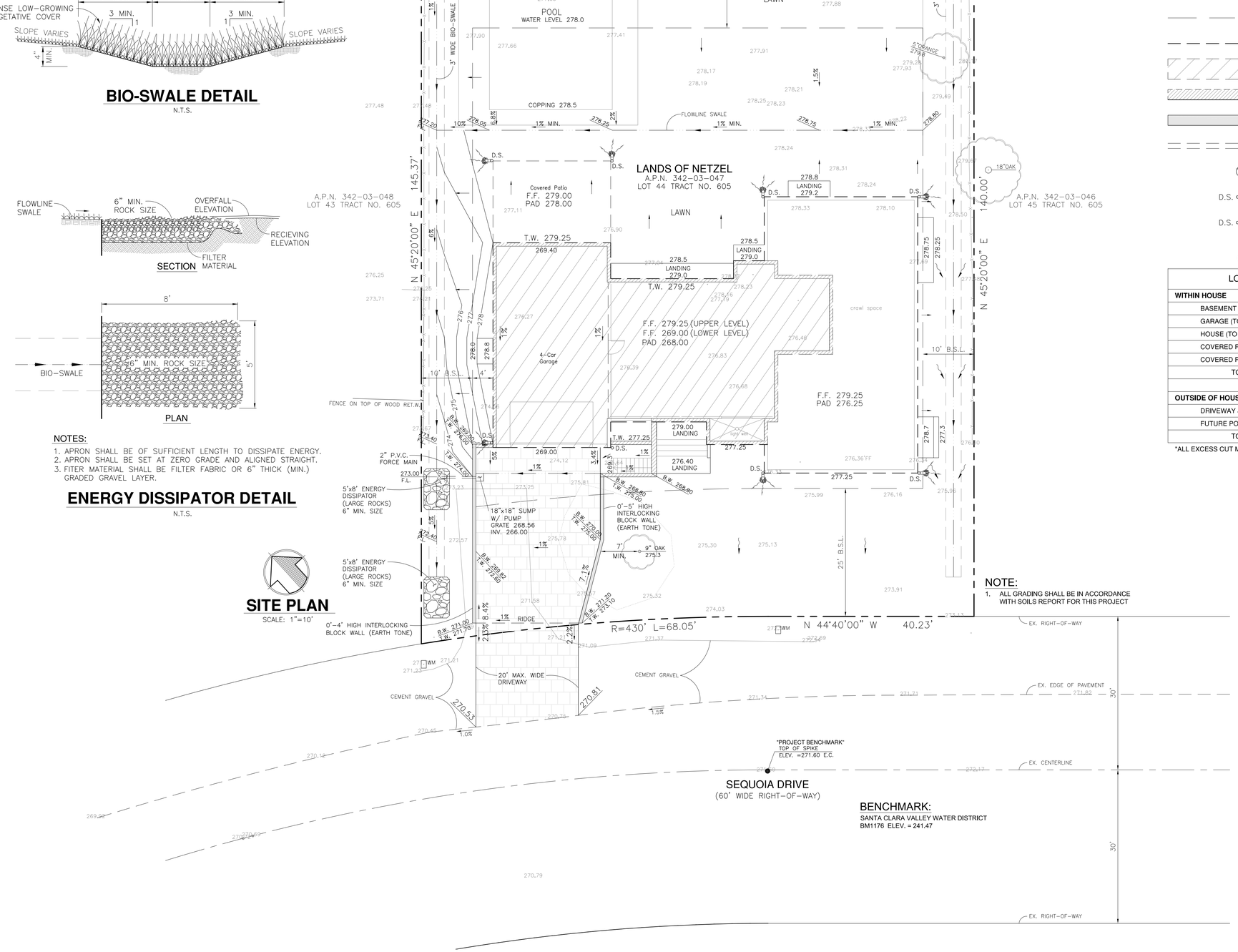


BIO-SWALE DETAIL
N.T.S.

NOTES:
1. APRON SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT ZERO GRADE AND ALIGNED STRAIGHT.
3. FITER MATERIAL SHALL BE FILTER FABRIC OR 6" THICK (MIN.) GRADED GRAVEL LAYER.

ENERGY DISSIPATOR DETAIL
N.T.S.



SITE PLAN
SCALE: 1"=10'

NOTE:
1. ALL GRADING SHALL BE IN ACCORDANCE WITH SOILS REPORT FOR THIS PROJECT

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- BUILDING ENVELOPE LINE
- LIMIT OF BASEMENT/GARAGE
- RETAINING WALL WITHIN HOUSE
- INTERLOCKING BLOCK WALL
- P.V.C. FORCE MAIN
- AREA DRAIN
- D.S. DOWNSPOUT W/ SPLASHBOX (INTO LANDSCAPE AREA)
- D.S. DOWNSPOUT W/ SPLASHBOX (INTO HARD SURFACE)

GRADING QUANTITIES

LOCATION	CUT (In Cubic Yards)	FILL (In Cubic Yards)
WITHIN HOUSE		
BASEMENT (TO PAD 268.0)	371	0
GARAGE (TO PAD 268.0)	273	0
HOUSE (TO PAD 276.3 DAYLIGHT)	2	0
COVERED PATIO (TO PAD 278.0)	0	12
COVERED PORCH (TO PAD 279.0)	0	7
TOTAL	646	19
OUTSIDE OF HOUSE		
DRIVEWAY & PARKING	85	0
FUTURE POOL & SPA	146	0
TOTAL	231	0

*ALL EXCESS CUT MATERIAL SHALL BE HAULED AWAY.

TYPICAL SPLASH BOX
N.T.S.

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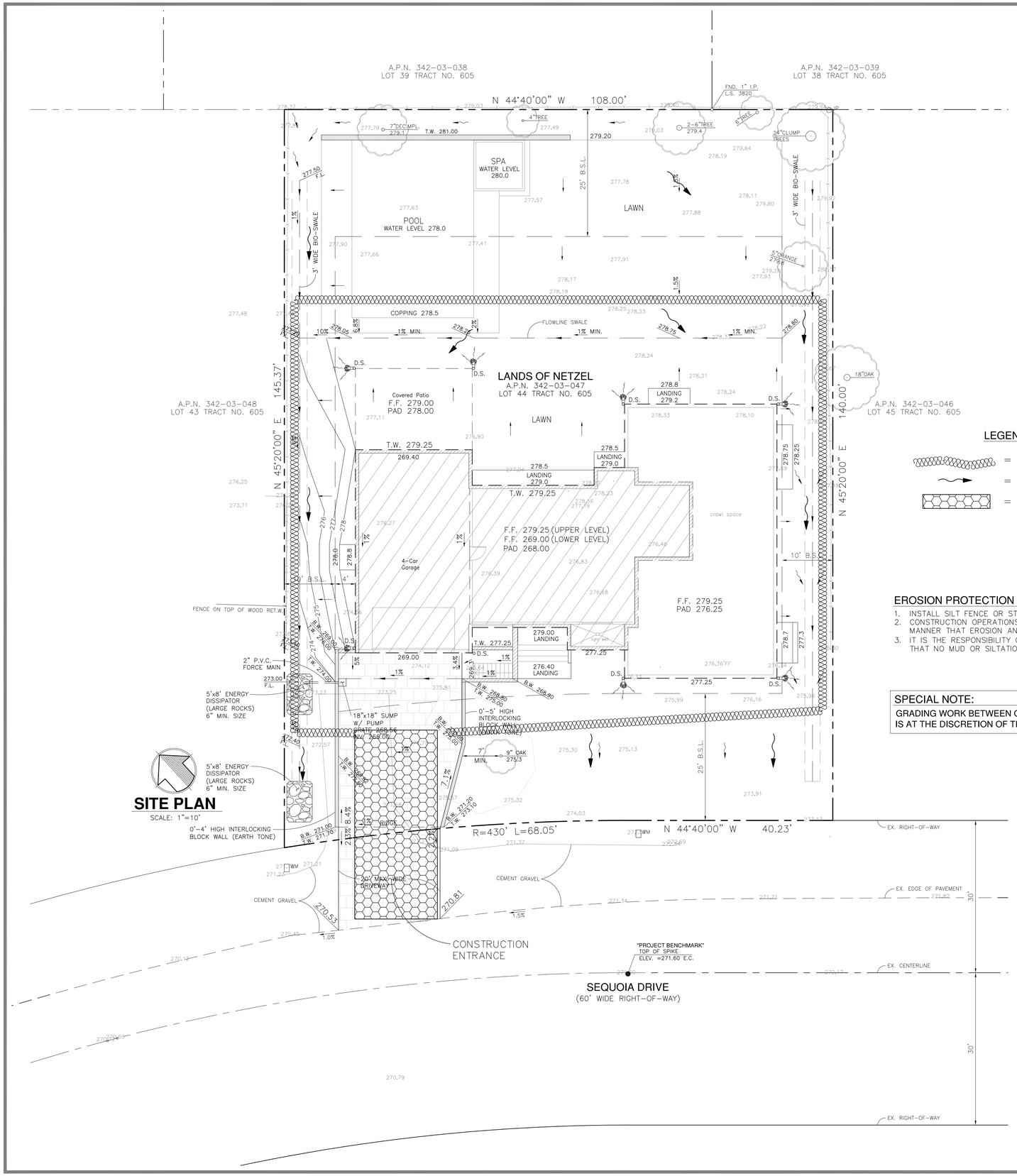
GRADING AND DRAINAGE PLAN

LANDS OF NETZEL
538 SEQUOIA DRIVE
LOS ALTOS, CALIFORNIA

SHEET NUMBER
C4
OF 5 SHEETS
DRAWING NO.
14023-C4



SITE PLAN

SCALE: 1"=10'

LEGEND:

= Silt Fence or Straw Bales

= Direction of Flow

= Construction Entrance

EROSION PROTECTION MEASURES:

1. INSTALL SILT FENCE OR STRAW BALE DIKES WHERE SHOWN.
2. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION ARE MINIMIZED.
3. IT IS THE RESPONSIBILITY OF THE OWNER/CONTRACTOR TO INSURE THAT NO MUD OR SILTATION LEAVES THE PROJECT SITE.

SPECIAL NOTE:

GRADING WORK BETWEEN OCTOBER 15TH & APRIL 15TH IS AT THE DISCRETION OF THE CITY OF LOS ALTOS.

SEEDING NOTES:

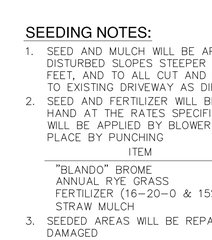
1. SEED AND MULCH WILL BE APPLIED BY OCTOBER 15 TO ALL DISTURBED SLOPES STEEPER THAN 5% AND HIGHER THAN 3 FEET, AND TO ALL CUT AND FILL SLOPES WITHIN OR ADJACENT TO EXISTING DRIVEWAY AS DIRECTED BY THE CITY INSPECTOR.
2. SEED AND FERTILIZER WILL BE APPLIED HYDRAULICALLY OR BY HAND AT THE RATES SPECIFIED BELOW. ON SLOPES, STRAW WILL BE APPLIED BY BLOWER OR BY HAND AND ANCHORED IN PLACE BY PUNCHING

ITEM	POUNDS PER ACRE
"BLANDO" BROME	30
ANNUAL RYE GRASS	20
FERTILIZER (16-20-0 & 15% SULFUR)	500
STRAW MULCH	4,000

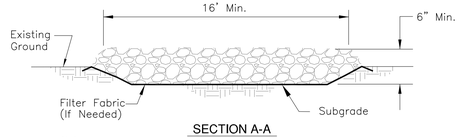
3. SEEDED AREAS WILL BE REPAIRED, RESEEDED AND MULCHED IF DAMAGED

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL CONFORM WITH ABAG STANDARDS OR CITY OF LOS ALTOS STANDARDS.
2. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON.
3. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
5. ALL CUT SLOPES SHALL BE PROTECTED BY SEEDING AND COVERED WITH STRAW MULCH.
6. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY THE SOILS ENGINEER.
7. CONTRACTOR SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY PAVED ROAD.



PLAN VIEW

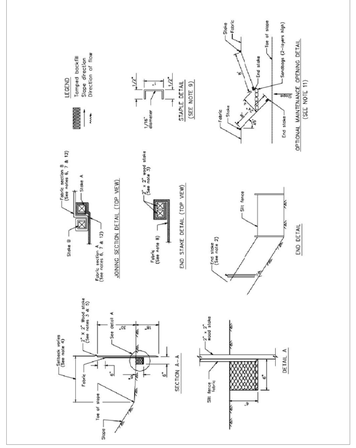


SECTION A-A

Notes:
1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require top dressing repair and/or any measures used to trap sediment.

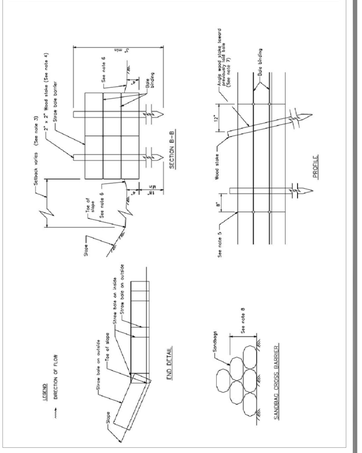
Temporary Gravel Construction Entrance/Exit

SE-1 Silt Fence



CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

SE-9 Straw Bale Barrier



CALIFORNIA STORMWATER BMP HANDBOOK
JANUARY 2003

REGISTERED PROFESSIONAL ENGINEER
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408-957-9220 Fax 408-957-9221
R.E. NO. 29,588 DATE 6-17-14
REGISTRATION EXPIRES: MARCH 31, 2017
APPROVED BY:

EROSION CONTROL PLAN

LANDS OF NETZEL
538 SEQUOIA DRIVE
LOS ALTOS, CALIFORNIA

SHEET NUMBER
C5
OF 5 SHEETS
DRAWING NO.
14023-C5