770 UNIVERSITY AVENUE

LOS ALTOS, CA 94022

NEW TWO STORY RESIDENCE

PLANNING PERMIT SUBMISSION SET: 8.21.2015

Ali's Construction & Remodeling
1011 S DE ANZA BLVD, SAN JOSE, CA 95129
(408) 441-0967
alis_construction@yahoo.com

PLNG SUBMISSION SET
8.21.2015

PLNG REVISION SET
4.7.2016

Sheet Revisions:

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770 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

COVER SHEET

A0.1

PROJECT NUMBER: 1513
770 UNIVERSITY AVE

PROJECT TEAM

OWNER
770 UNIVERSITY AVENUE LOS ALTOS LLC
CONTACT: GLORIA YOUNG
1382 FOREST AVENUE
PALO ALTO, CA 94301
650-380-9918
gloria@gloriayounghomes.com

ARCHITECT
KYLE CHAN, ARCHITECT
5205 PROSPECT ROAD, #135-120
SAN JOSE, CA 95129
PH: 510-396-9731
kyle@kylechan.com

SURVEYOR
OSCAR OSUNA
GREENBLUEARTH, INC.
408-772-4381
OSUNAENGINEERING@GMAIL.COM

GENERAL CONTRACTOR
ALI'S CONSTRUCTION & REMODELING, INC.
1011 SOUTH DE ANZA BLVD,
SAN JOSE, CA 95129
PH: 408-441-0967
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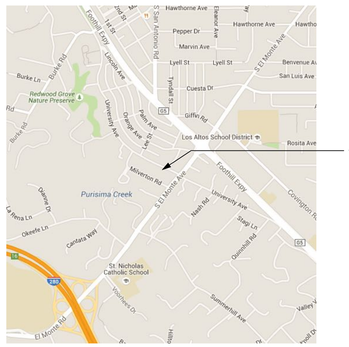
LANDSCAPE DESIGNER
KINGSBURY GARDEN DESIGNS LLC
1320 WEBSTER STREET
PALO ALTO, CA 94301
650-269-5667
DORRIT KINGSBURY
dorrit@kingsburygardendesigns.com

VICINITY MAP



ZONING INFORMATION

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	1,882 square feet (16 %)	2,893 square feet (25 %)	3,465 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1,882 square feet (16 %)	1ST FLR: 2,508 SF 2ND FLR: 1,397 SF TOTAL: 3,905 SF (35%)	3,905 square feet (35 %)
SETBACKS:			
Front	37'3 feet	26'6 feet	25' feet
Rear	25 feet	59'8 feet	25 feet
Right side (1st/2nd)	14' feet/N.A.feet	14'6 feet/17'6feet	7'8 3/8 feet/17'6feet
Left side (1st/2nd)	0' feet/N.A.feet	7'8 3/8feet/17'6feet (10% LOT WIDTH)	7'8 3/8 feet/17'6feet (10% LOT WIDTH)
HEIGHT:	15' feet	22' feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1,460 square feet	1,906 square feet	3,366 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	422 square feet	116 square feet	538 square feet

LOT CALCUATIONS

NET LOT AREA:	11,550 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	777 square feet (38 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4,645 sq ft Existing softscape (undisturbed) area: 3,719 sq ft New softscape area: 3,186 sq ft *Sum of all three should equal the site's net lot area*

PROJECT INFORMATION

PROJECT DESCRIPTION:
1. DEMOLISH EXISTING RESIDENTIAL BUILDING.
2. PROPOSED A NEW 2-STORY BUILDING
3. NEW (N) KITCHEN (230 SF).
4. NEW (N) BATHROOMS:
   1ST FLOOR: 71 SF
   2ND FLOOR: 243 SF
5. INSTALL (N) 200AMP ELECTRICAL SERVICE.
6. (N) 2-CAR PARKING GARAGE.
7. (N) MECHANICAL UNIT (HVAC AND FURNACE)

APN: 175-18-039

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 / U

BUILDING CODES:
2013 CBC (BASED ON 2012 IBC)
2013 CRC (BASED ON 2012 IRC)
2013 CEC (BASED ON 2011 NEC)
2013 CMC (BASED ON 2012 UMC)
2013 CPC (BASED ON 2012 UPC)
2013 CALIFORNIA ENERGY CODE
2013 CFC (BASED ON 2012 IFC)
LOS ALTOS CITY MUNICIPAL CODE
ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLER: EXISTING
NON-SPRINKLERED

DRAWING INDEX

Date: 4/4/15/16
File name: 1513.A0.1.vwx

1513.A0.1.vwx

SCALE: 1" = 80'

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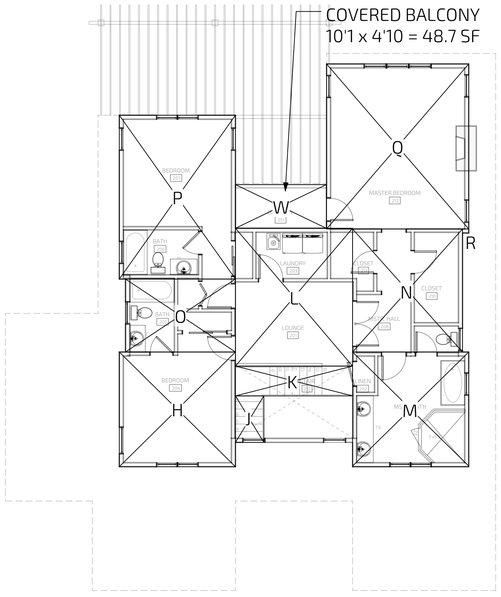
STREETSCAPE DIAGRAM

A0.2

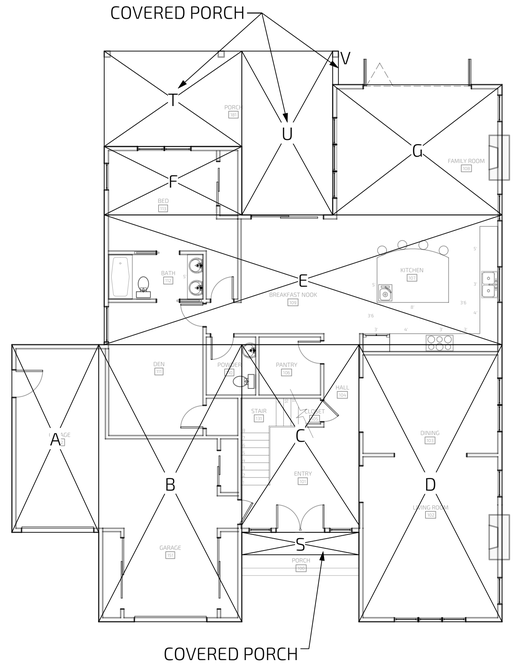
PROJECT NUMBER: 1513
770 UNIVERSITY AVE

Date: 4/6/16
File name: 1513 A0.2.vwx



FIRST FLOOR DEMOLITION PLAN 2

SCALE 1/8" = 1'-0"



FIRST FLOOR PROPOSED PLAN 1

SCALE 1/8" = 1'-0"

FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA	SECTION	DIMENSIONS	AREA
A	9'8-1/2 X 21'	203.9 SF	H	13' X 12'10	166.8 SF
B	16' X 31'	496 SF	J	3'2 X 5'2-1/2"	16.5 SF
C	13'1 X 21'	274.8 SF	K	13'1 X 3'4	43.6 SF
D	16' X 31'	496 SF	L	13'1 X 15'6	201.7 SF
E	44'5-1/2" X 14'6	644.6 SF	M	13' X 12'10	166.8 SF
F	15'4-1/2" X 7'7-1/2"	117.2 SF	N	12'3-1/2 X 13'9	169 SF
G	18'11" X 14'6-3/4"	275.5 SF	O	12'3 X 8'2	100.4.3 SF
			P	13' X 18'3-3/4"	238.1 SF
FIRST STORY SUBTOTAL		2,508 SF	Q	15'11 X 18'5-1/2	293.8 SF
			R	8-1/2" X 5-1/2"	0.3 SF
			SECOND STORY SUBTOTAL		1,397 SF
			TOTAL FLOOR AREA		3,904.6 SF
			S	13'1 X 2'6	32.7 SF
			T	15'4-1/2" X 10'8	164 SF
			U	10'2 X 18'3-1/2"	186 SF
			V	7-1/2" X 3'9	2.3 SF
			FIRST STORY SUBTOTAL		2,508 SF
			TOTAL LOT COVERAGE		2,893 SF

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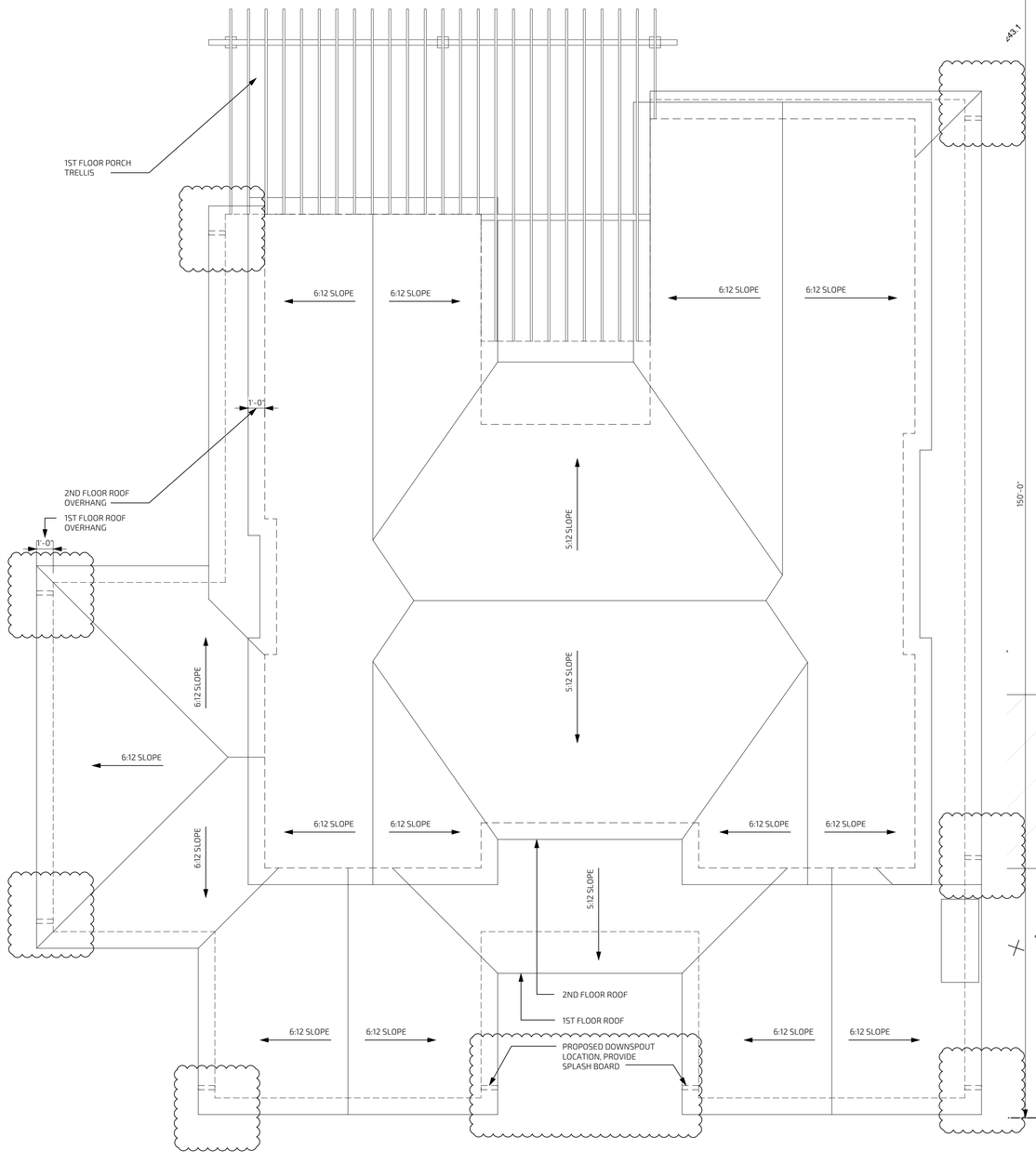
FLOOR AREA & COVERAGE CALCULATIONS

A0.3

PROJECT NUMBER: 1513
770 UNIVERSITY AVE

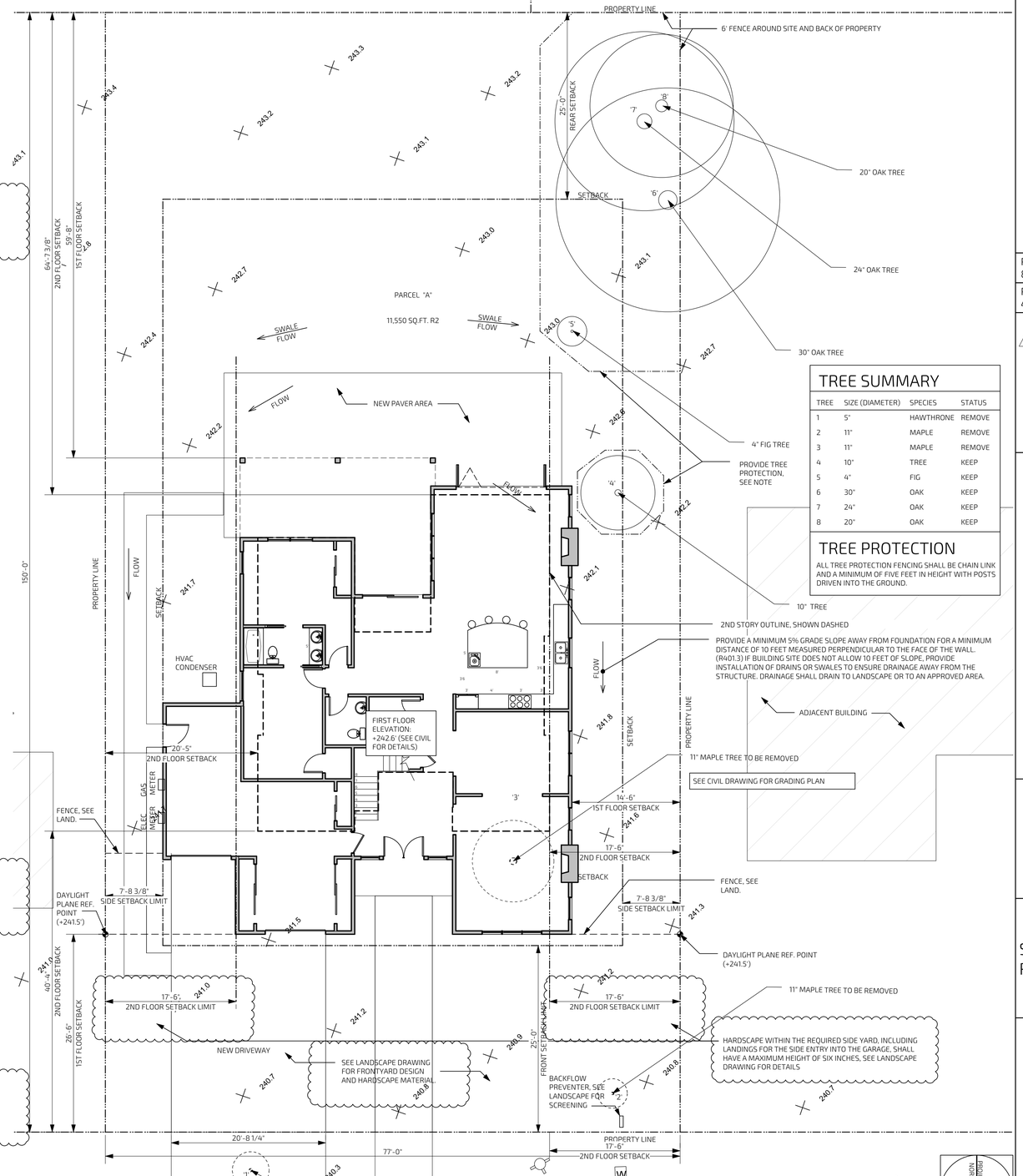
Date: **4/6/16**
File name: **1513 A0.3.vwx**



0' 2.5' 5' 7.5' 10' 12.5' 15'

ROOF PLAN 2

SCALE 1/4" = 1'-0"



TREE SUMMARY

TREE	SIZE (DIAMETER)	SPECIES	STATUS
1	5"	HAWTHRONE	REMOVE
2	11"	MAPLE	REMOVE
3	11"	MAPLE	REMOVE
4	10"	TREE	KEEP
5	4"	FIG	KEEP
6	30"	OAK	KEEP
7	24"	OAK	KEEP
8	20"	OAK	KEEP

TREE PROTECTION

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.

0' 5' 10' 15' 20'

SITE PLAN 1

SCALE 1/8" = 1'-0"

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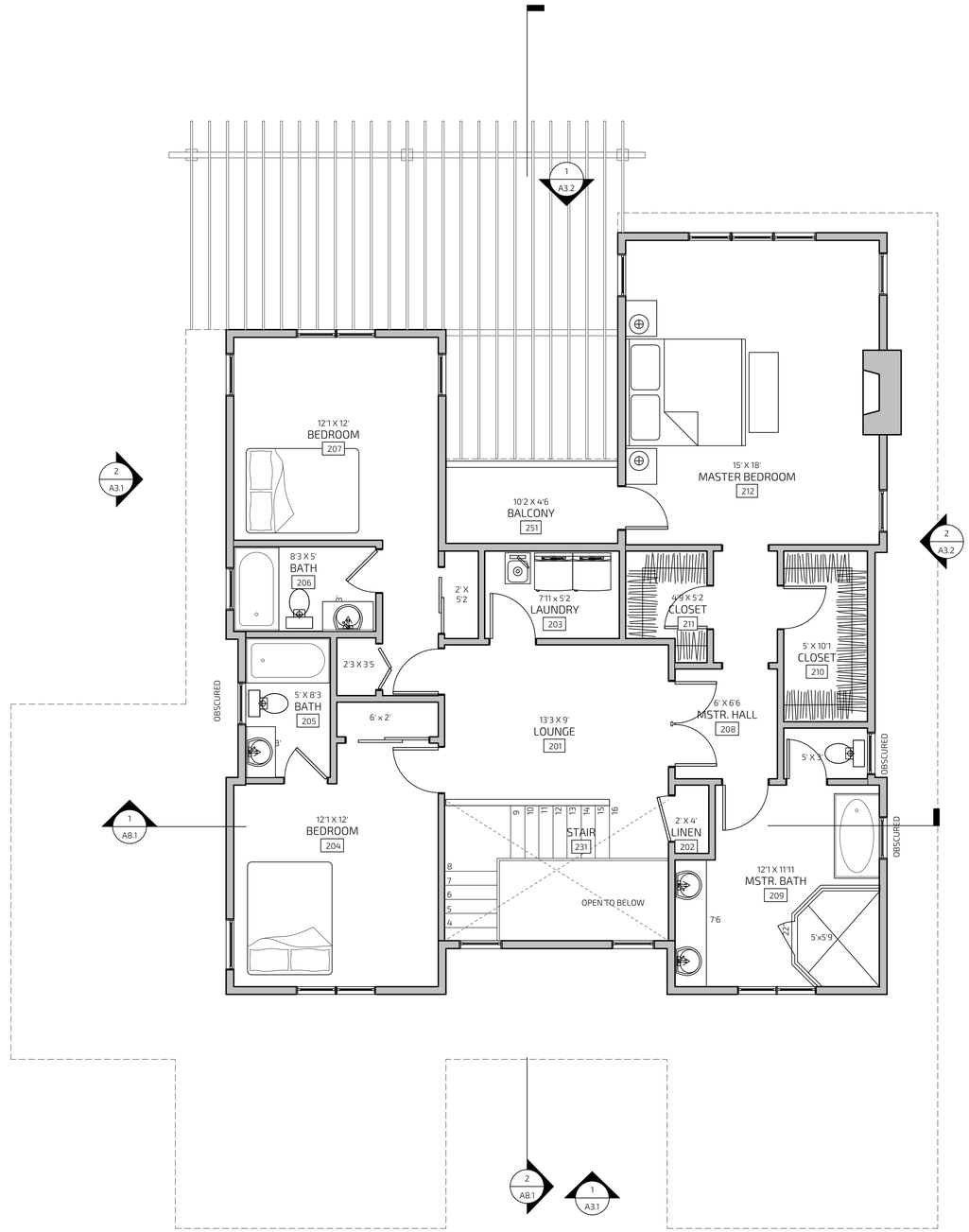
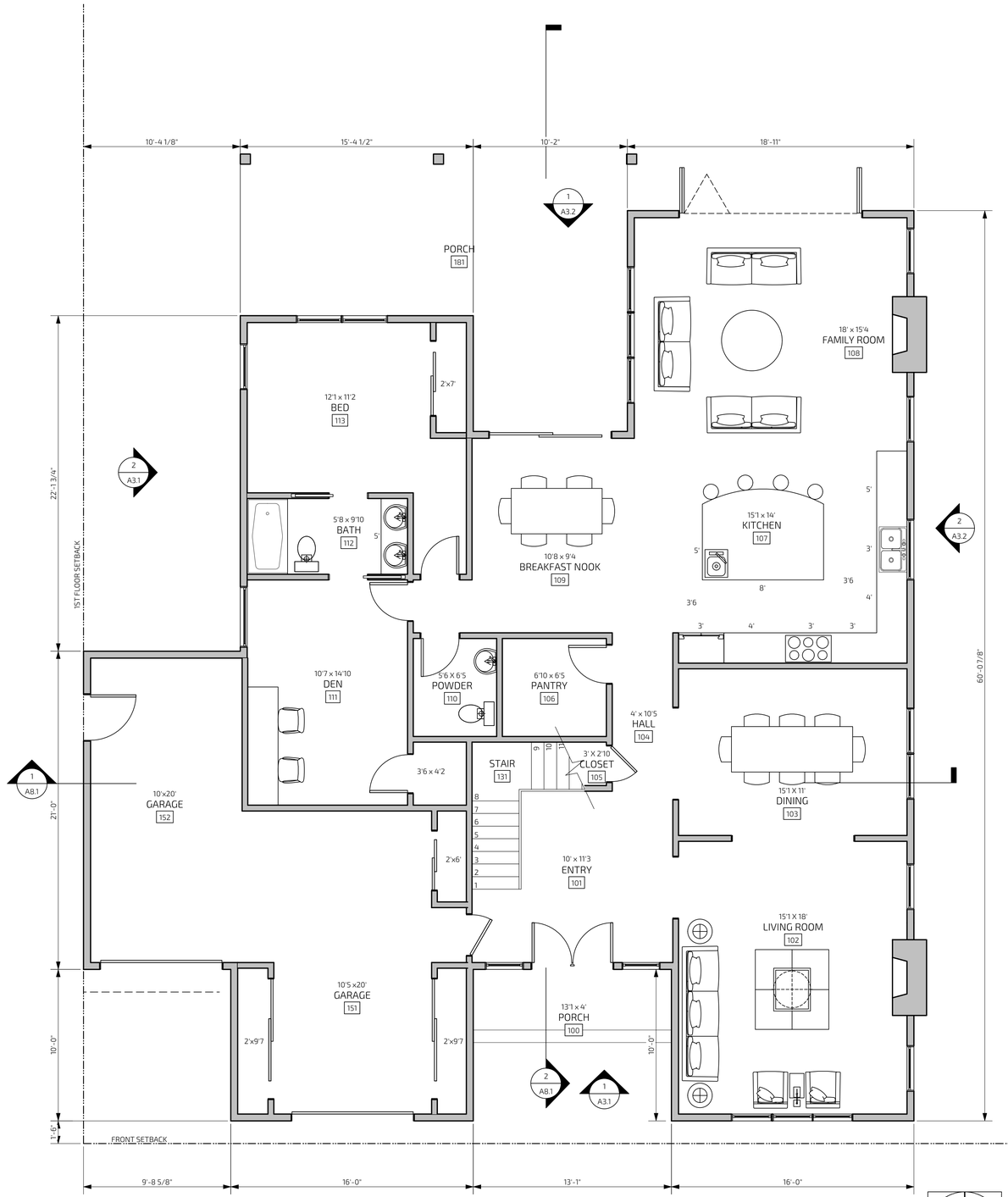
SITE PLAN / ROOF PLAN

A0.5

PROJECT NUMBER: 1513
770 UNIVERSITY AVE

Date: 4/6/16
File name: 1513 A0.5.vwx





0' 2.5' 5' 7.5' 10' 12.5' 15'

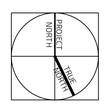
SECOND FLOOR PROPOSED PLAN 2

SCALE 1/4" = 1'-0"

0' 2.5' 5' 7.5' 10' 12.5' 15'

FIRST FLOOR PROPOSED PLAN 1

SCALE 1/4" = 1'-0"



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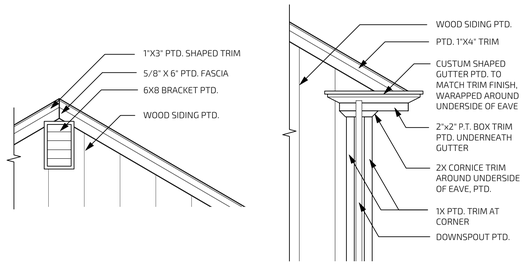
FIRST / SECOND FLOOR PROPOSED PLAN

A2.1

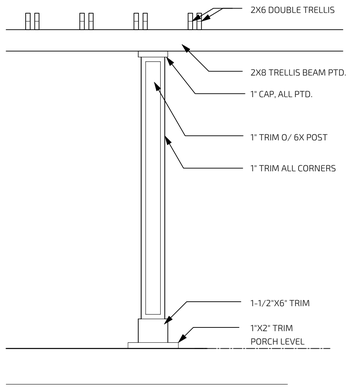
PROJECT NUMBER: 1513
770 UNIVERSITY AVE

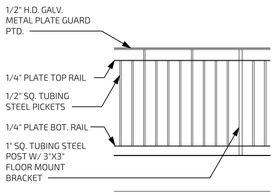
Date: **4/6/16**
File name: **1513 A2.1.vwx**



RIDGE / ROOF EAVE DETAIL 4

SCALE 1/2" = 1'-0"





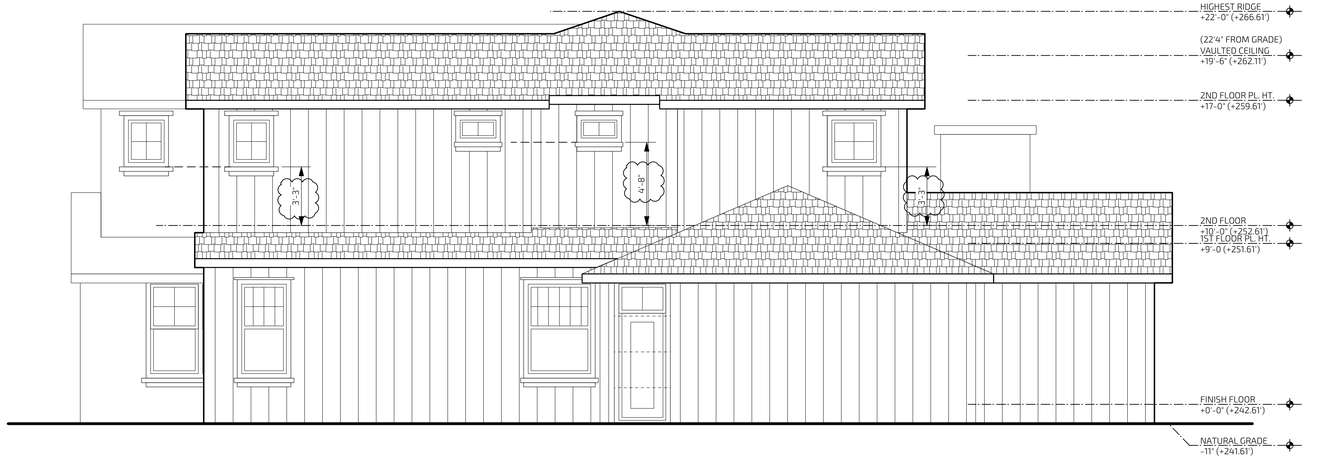
PORCH COLUMNS AND RAILING DETAIL 3

SCALE 1/2" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
M	MASONRY CHIMNEY	-	MASONRY CHIMNEY, PAINTED WHITE	WHITE
R1	ASPHALT ROOF SHINGLES	-	NEW ASPHALT ROOF SHINGLE PER CRC R905.2. ROOF TO BE CLASS 'B' OR BETTER.	LIGHT GRAY
R2	ROLL ROOFING OR BUILT-UP ROOF	-	CRICKET ROOFING PER CRC R905.5 & 905.9. ROOF TO BE CLASS 'B' OR BETTER.	LIGHT GRAY
G1	GUTTER	-	PAINTED GUTTER TO MATCH TRIM COLOR	WHITE
BB	BATT & BOARD SIDING	-	PAINTED BATT & BOARD WOOD SIDING W./ 2" BATT SPACED 12" ON CENTER TYP.	MATCH P1
P1	EXTERIOR PAINT	-	WHITE EXTERIOR PAINT	WHITE
P2	TRIM PAINT	-	LIGHT GRAY ACCENT TRIM PAINT	LIGHT GRAY
W1	SIDING	-	HORIZONTAL WOOD SIDING	WHITE

1. PAINT ALL EXTERIOR WINDOW TRIM, SILLS, NON-VINYL SASH, MUTTINS, DECK RAILINGS, DECK FASCIA, BEAMS AND TRELLISES, RAFTER TAILS AND EAVE SHEATHING BOARDS. PROTECT ANY AND ALL VINES / PLANTINGS FROM DAMAGE.
2. CONTRACTOR TO CONFIRM ALL FINISH WITH OWNER BEFORE ORDERING.
3. PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAG STONE SURFACE.



PROPOSED EAST (LEFT) ELEVATION 2

SCALE 1/4" = 1'-0"

PROPOSED NORTH (FRONT) ELEVATION 1

SCALE 1/4" = 1'-0"

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PROPOSED ELEVATIONS

A3.1

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Date: 4/6/16
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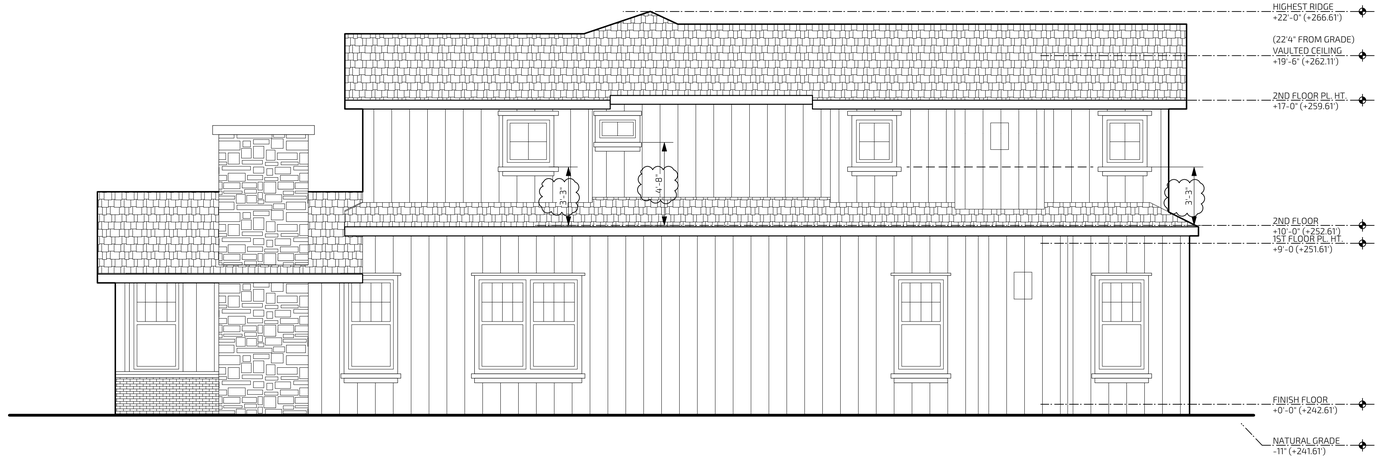
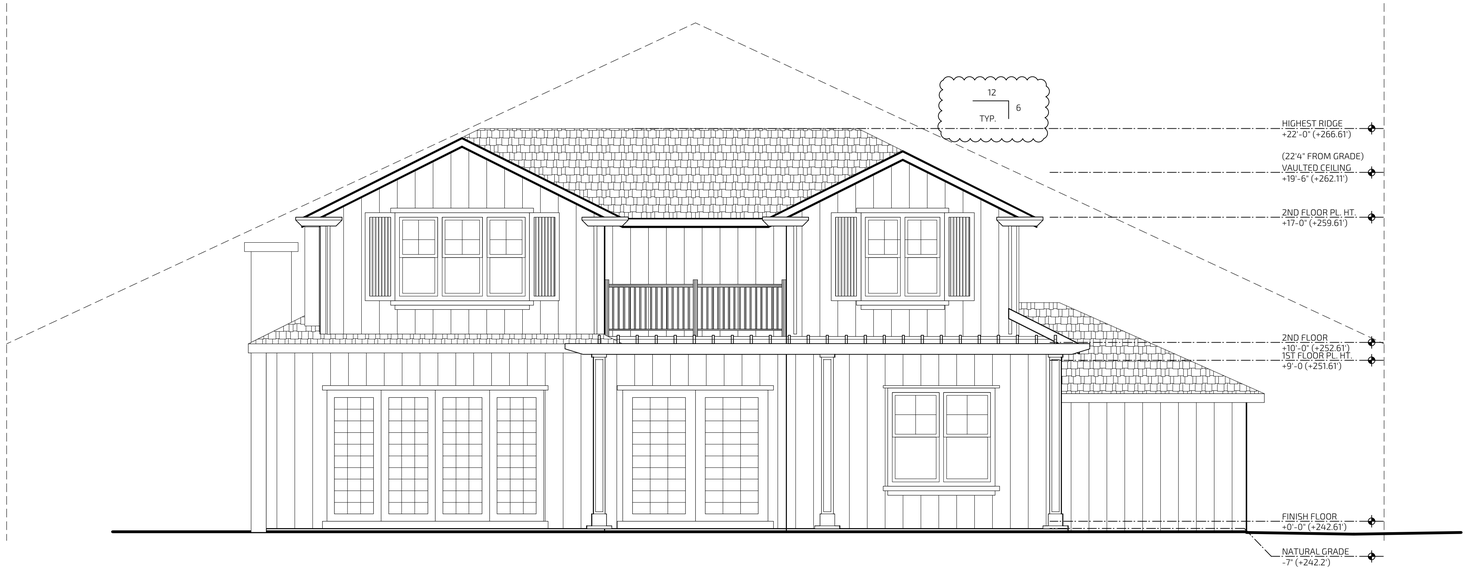


PROPOSED WEST (RIGHT) ELEVATION 2

SCALE 1/4" = 1'-0"



PROPOSED SOUTH (BACK) ELEVATION 1

SCALE 1/4" = 1'-0"

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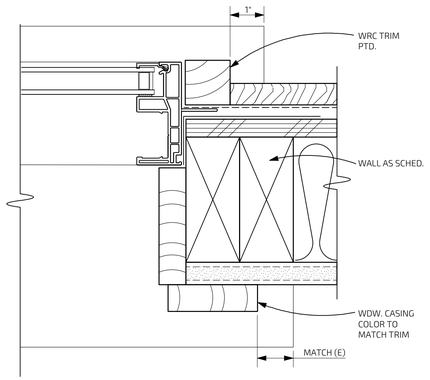
PROPOSED
ELEVATIONS

A3.2

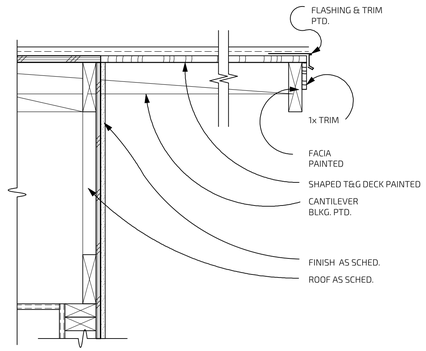
PROJECT NUMBER: 1513
770 UNIVERSITY AVE

Date: **4/6/16**
File name: **1513 A3.2.vwx**



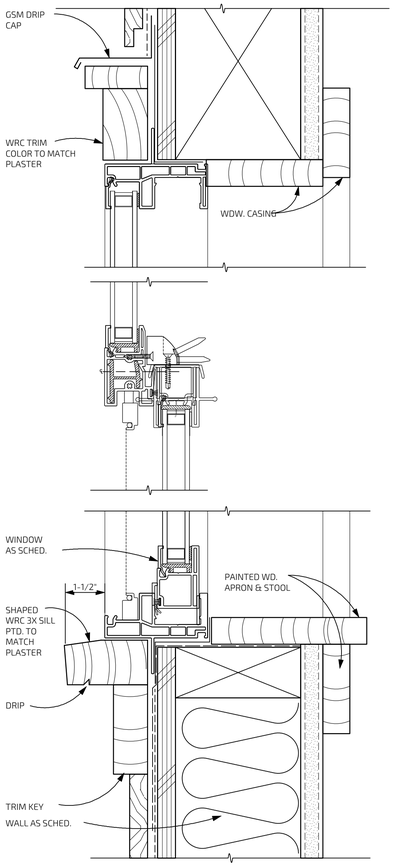
TYP. WDW. JAMB DETAIL
@ CEMENT PLASTER FINISH 11

SCALE 6" = 1'-0"



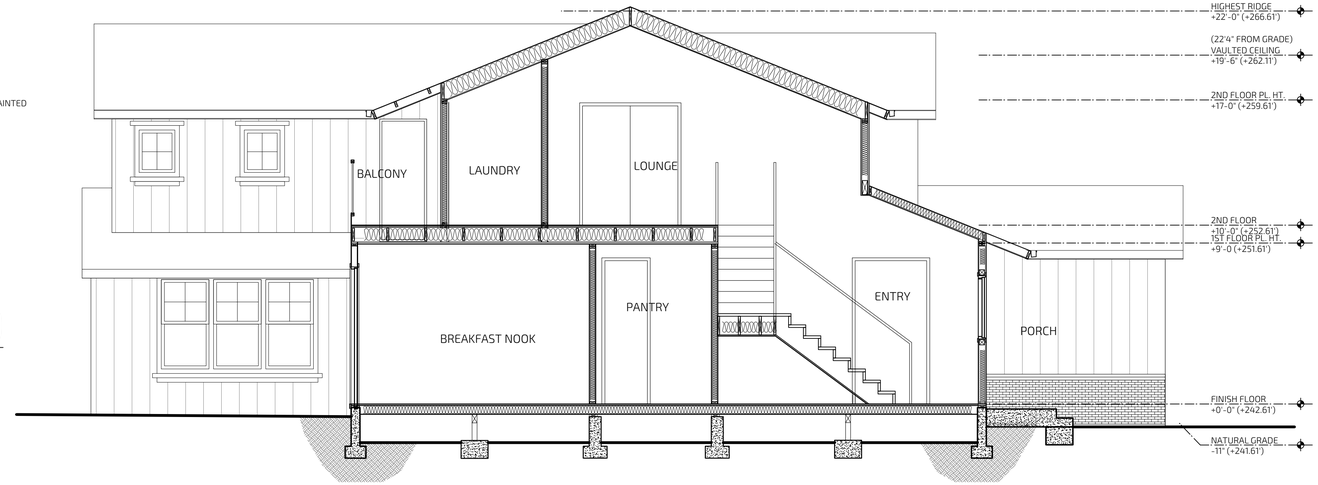
GABLE AT RIDGE 9

SCALE 1-1/2" = 1'-0"



TYPICAL WDW. SILL,
MEETING RAIL & HEAD DETAILS @ CEM.
PLASTER FINISH (DR HEAD SIM.) 10

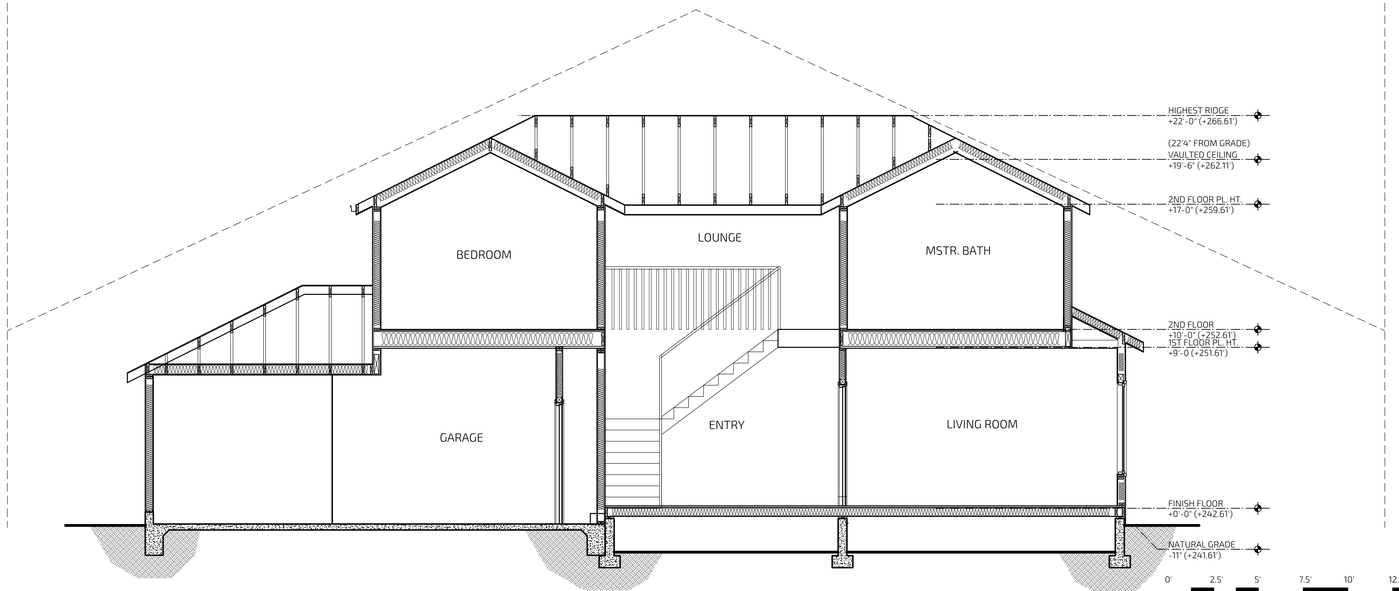
SCALE: 6" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED EAST (LEFT) ELEVATION 2

SCALE 1/4" = 1'-0"



0' 2.5' 5' 7.5' 10' 12.5' 15'

PROPOSED NORTH (FRONT) ELEVATION 1

SCALE 1/4" = 1'-0"

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SECTIONS

A8.1

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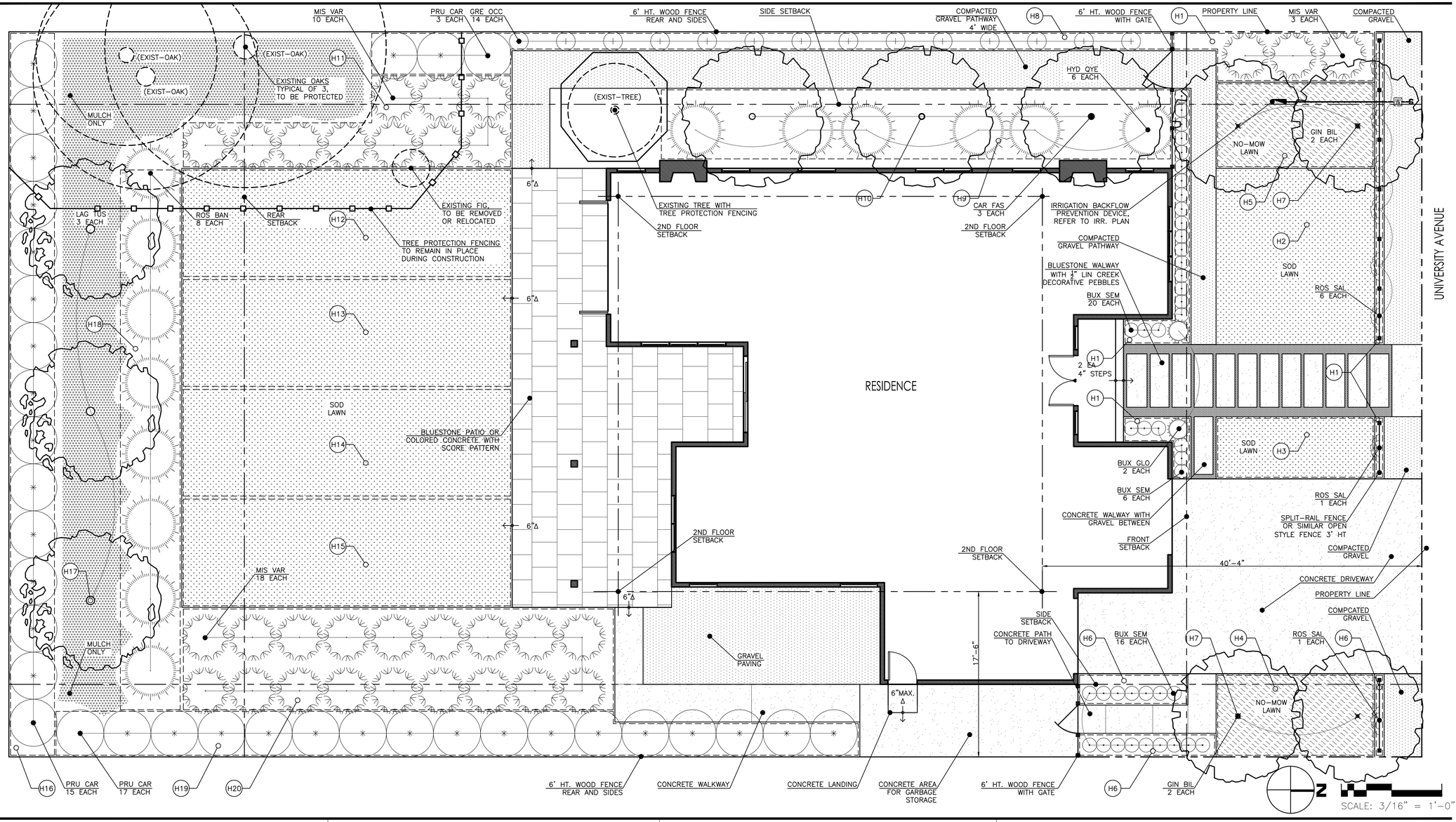


HYDROZONE TABLE:

HYDROZONE OUTLINE — HYDROZONE NUMBER (#)

HYDROZONE	SQ.FT.	WATER NEEDS	DESCRIPTION	EXPOSURE	METHOD
H1	214	MOD	FRONT SHRUBS	SUN	DRIP
H2	315	HIGH	FRONT TURF	SUN	SPRAY
H3	112	HIGH	FRONT TURF	SUN	SPRAY
H4	149	LOW	FRONT NO-MOW	SUN	SPRAY
H5	154	LOW	FRONT NO-MOW	SUN	SPRAY
H6	84	MOD	FRONT SHRUBS	SUN	DRIP
H7	–	MOD	FRONT TREES	SUN	BUBBLERS
H8	180	LOW	BACK HEDGE	SUN	DRIP
H9	396	MOD	BACK SHRUBS	SUN	DRIP
H10	–	MOD	BACK TREES	SUN	DRIP
H11	236	MOD	BACK SHRUBS	SUN	DRIP
H12	409	HIGH	BACK LAWN	SUN	SPRAY
H13	409	HIGH	BACK LAWN	SUN	SPRAY
H14	409	HIGH	BACK LAWN	SUN	SPRAY
H15	409	HIGH	BACK LAWN	SUN	SPRAY
H16	335	LOW	BACK HEDGE	SUN	DRIP
H17	–	LOW	BACK TREES	SUN	BUBBLERS
H18	364	LOW	BACK SHRUBS	SUN	DRIP
H19	384	LOW	BACK HEDGE	SUN	DRIP
H20	498	MOD	BACK SHRUBS	SUN	DRIP

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBCONTRACTORS.
2. PLANTING PLAN IS DIAGRAMMATIC. SOME ADJUSTMENTS TO PLANT MATERIAL PLACEMENT MAY BE REQUIRED DUE TO OBSTRUCTIONS OR ELEMENTS NOT SHOWN ON THE PLANTING PLAN. ADJUSTMENTS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. PLANT QUANTITIES ARE ONLY APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL GRAPHICALLY SHOWN PLANT MATERIAL.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A HORTICULTURAL SOILS REPORT FOR ALL PLANTING AREAS AND TO AMEND ALL PLANTING AREA PER HORTICULTURAL SOILS REPORT PRIOR TO PLANTING.
4. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF PLANT UNAVAILABILITY AFTER BID AWARD.
5. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPATED SOILS SHALL BE TRANSFORMED INTO A FRIABLE CONDITION.
6. TOP DRESS ALL NON-TURF AREAS WITH 3" THICK SMALL BARK MULCH. PROVIDE SAMPLES FOR APPROVAL.

PLANT LIST:

CODE	TREES	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
CAR FAS	CARPINUS BETULUS 'FASTIGIATA'	UPRIGHT HORNBEAM	3	15 GAL	MOD	
GIN BIL	GINKGO B. 'PRINCETON SENTRY'	UPRIGHT MAIDENHAIR TREE	4	15 GAL	MOD	STANDARD
LAG TUS	LAGERSTROEMIA I. 'NATCHEZ'	WHITE CRAPE MYRTLE	3	15 GAL	LOW	STANDARD
	SHRUBS, GRASSES AND PERENNIALS	COMMON NAME	QTY	SIZE	WUCOLS	NOTES
BUX SEM	BUXUS S. 'GREEN BEAUTY'	JAPANESE BOXWOOD	42	1 GAL	MOD	
BUX GLO	BUXUS SEMP. – 30" GLOBE	JAPANESE BOXWOOD GLOBE	2	5 GAL	MOD	30" GLOBE
GRE OCC	GREWIA OCCIDENTALIS – STAKED	LAVENDER STARFLOWER	14	1 GAL	LOW	STAKED
HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	6	5 GAL	MOD	
PRU CAR	PRUNUS C. 'BRIGHT N TIGHT'	COMPACT CAROLINA CHERRY	35	5 GAL	LOW	
MIS VAR	MISCANTHUS S. 'VARIEGATUS'	JAPANESE SILVER GRASS	31	5 GAL	MOD	
ROS BAN	ROSA BANKSIAE	LADY BANKS ROSE	8	1 GAL	LOW	
ROS SAL	ROSA 'SALLY HOLMES' – STAKED	SALLY HOLMES ROSE	8	5 GAL	MOD	STAKED
	TURF AND GROUNDCOVERS					
LAWN	DOUBLE DWARF CHAMPION	GRASS FARM – WATER SAVER CERTIFIED – OR APPROVED EQUAL.				
NO-MOW	MOW FREE – FESCUE BLEND	DELTA BLUEGRASS – OR APPROVED EQUAL.				

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

REFER TO L2.00 FOR IRRIGATION PLAN

n t
l a
NATALIE TAN LANDSCAPE ARCHITECTURE
1591 Marietta Drive
San Jose, California 95118
(408) 605-7228
www.ntladesign.com

NEW RESIDENCE

770 University Aveue
Los Altos, CA
94022

LANDSCAPE PLAN

issue	date	description
	03/25/16	PUBLIC HEARING REVIEW
	04/04/16	COMMUNITY DEVELOPMENT REVIEW

drawn by: NT

reviewed by:

approved by:

project number:

LICENSED LANDSCAPE ARCHITECT
Natalie Tan LIC. #2895
Signature
03/25/16
Date
EXPIRATION DATE
01/31/18
STATE OF CALIFORNIA

L1.00

sheet number

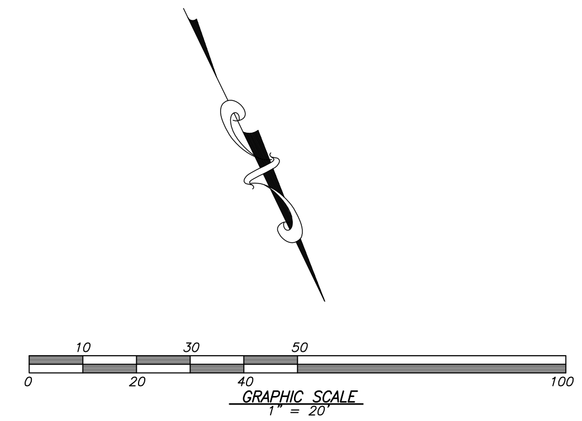
LEGEND

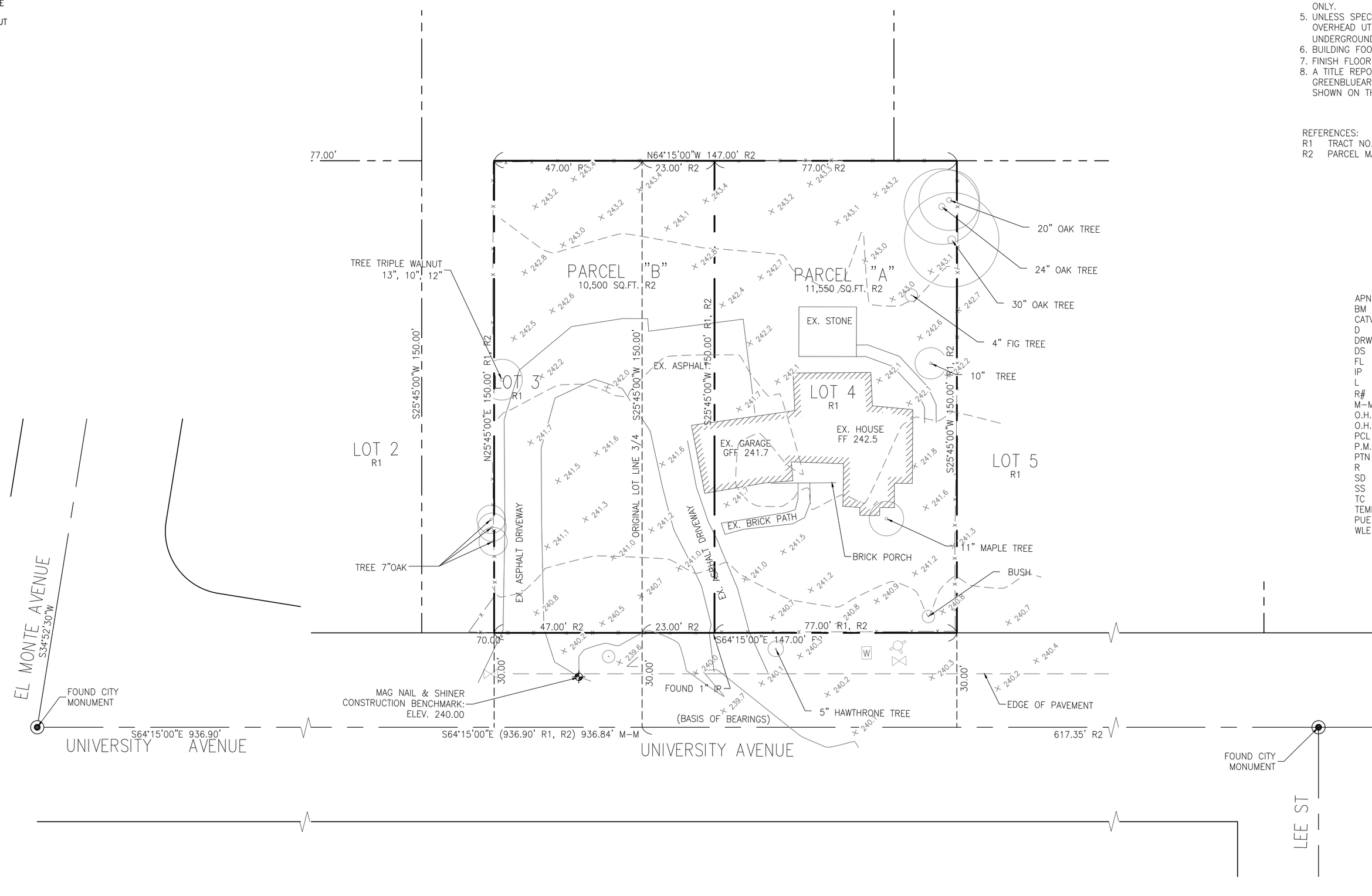
- EXISTING CONTOUR LINE
- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- RECORD INFORMATION
- CENTERLINE
- CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- FIRE HYDRANT
- FLAT GRATE INLET
- OVERHEAD POWER LINE
- OVERHEAD TELEPHONE LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN
- STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- WATER LINE
- WATER METER
- WATER VALVE
- ELECTRIC METER
- WATER HEATER
- GAS

THE BEARING SOUTH 64°15'00" EAST OF THE CENTER LINE OF UNIVERSITY AVE AS SHOWN ON THAT MAP OF TRACT NO 135 FILED FOR RECORD IN BOOK 4 OF MAPS PAGE 40, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK

DESCRIPTION: BENCHMARK ID: 5R – ELEVATION 267.96 (NAVD 88) TOWN OF LOS ALTOS HILLS BENCH MARK, SET DISK LOCATED AT THE SOUTHWESTERLY CORNER OF THE CONCRETE TRAFFIC ISLAND ON THE EASTERLY SIDE OF EL MONTE AVENUE AT SUMMERHILL AVENUE.





ABREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FL	FLOW LINE ELEVATION
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M–M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. THE BOUNDARY SHOWN ARE TAKEN FROM RECORDED MAPS AND DEEDS FOR REFRENCE ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTOLITIES CALL "USA" (1–800–642–2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GREENBLUEARTH, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

REFERENCES:

R1	TRACT NO. 135	1–M–40
R2	PARCEL MAP	282–M–49

PROFESSIONAL LAND SURVEYOR
PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9–30–16
STATE OF CALIFORNIA

SUPERVISED BY
PROFESSIONAL LAND SURVEYOR NO. 8921
EXPIRES 9/30/16

DATE
REVISIONS

DATE 8–20–15
SCALE AS SHOWN
DRAWN BY O.OSUNA
CHECKED BY O.O.

BOUNDARY AND TOPOGRAPHIC MAP
LANDS OF VOORSANGER DC 1999 TRUST
770 & 772 UNIVERSITY AVE
LOS ALTOS, CALIFORNIA

JOB NO. 1212

SHEET C0 OF

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF LOS ALTOS DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.

2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.

4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.

5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.

8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.

9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.

10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.

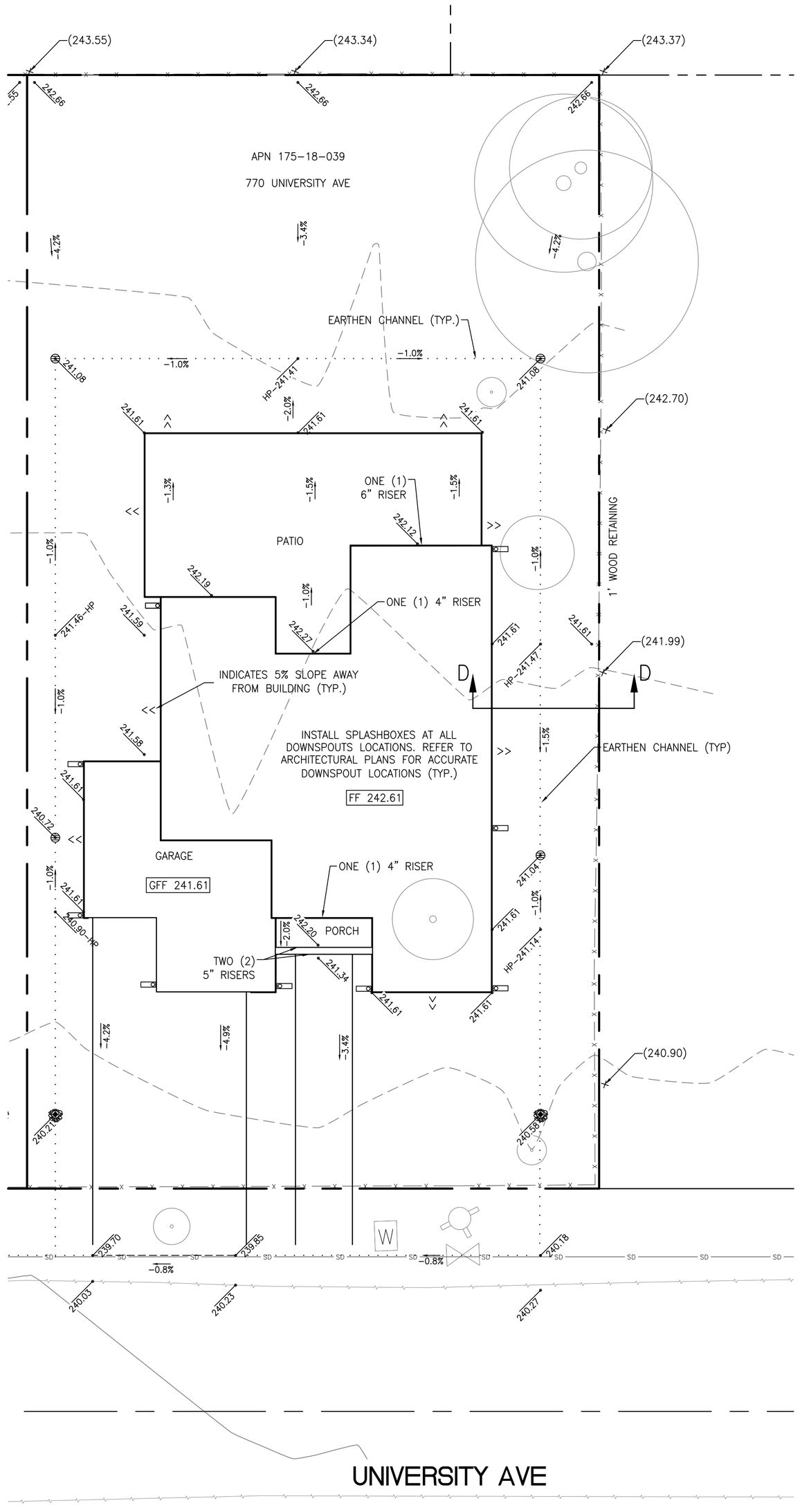
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

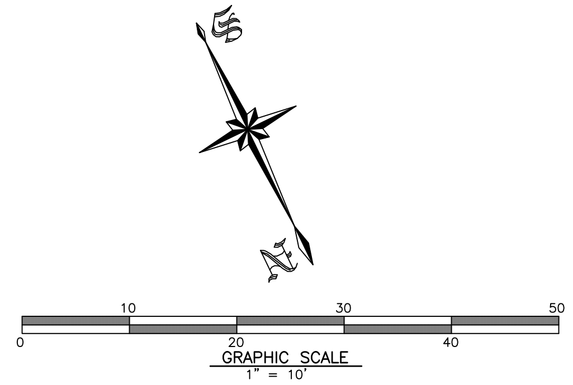
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM

13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

° BENCH MARK

DESCRIPTION: BENCHMARK ID: 5R – ELEVATION 267.96 (NAVD 88) TOWN OF LOS ALTOS HILLS BENCH MARK, SET DISK LOCATED AT THE SOUTHWESTERLY CORNER OF THE CONCRETE TRAFFIC ISLAND ON THE EASTERLY SIDE OF EL MONTE AVENUE AT SUMMERHILL AVENUE.





LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	x x
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
SE SLOPE AWAY FROM BUILDING	>>

ABBREVATIONS

AC = ASPHALT CONCRETE
AD = AREA DRAIN
BC = BEGIN CURVE
BS = BOTTOM OF STAIR
BU = BUBBLE UP
BVC = BEGIN VERTICAL CURVE
BRW = BOTTOM OF RETAINING WALL
CB = CATCH BASIN
CL = CENTERLINE
CO = CLEANOUT
DS = DOWNSPOUT WITH SPLASH BOX
EC = END CURVE
ELEV. = ELEVATION
EVC = END VERTICAL CURVE
EX. = EXISTING
F/C = FACE OF CURB
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
GFF = GARAGE FINISH FLOOR
HP = HIGH POINT
HC = HANDICAP UNIT
INV = INVERT
LP = LOW POINT
PAD = PAD ELEVATION
PCC = PORTLAND CEMENT CONCRETE
PL = PROPERTY LINE
PV = PAVEMENT GRADE
PVC = POLYVINYL CHLORIDE PIPE
PVI = POINT OF VERTICAL INTERSECTION
RCP = REINFORCED CONCRETE PIPE
ROW = RIGHT OF WAY
S=.004> SLOPE
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SG = SUBGRADE ELEVATION
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
STA = STATION
TC = TOP OF CURB
TF = TOP OF FENCE
TRW = TOP OF RETAINING WALL
TS = TOP OF STAIR
TW = TOP OF WALL
VCP = VITRIFIED CLAY PIPE
WM = WATER METER
WV = WATER VALVE

REVISIONS	BY	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-17
CIVIL
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-17

GreenBluEarth Inc.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336 SAN JOSE, CA 95119
TEL. (408) 772-4381
OsunaEngineering@gmail.com

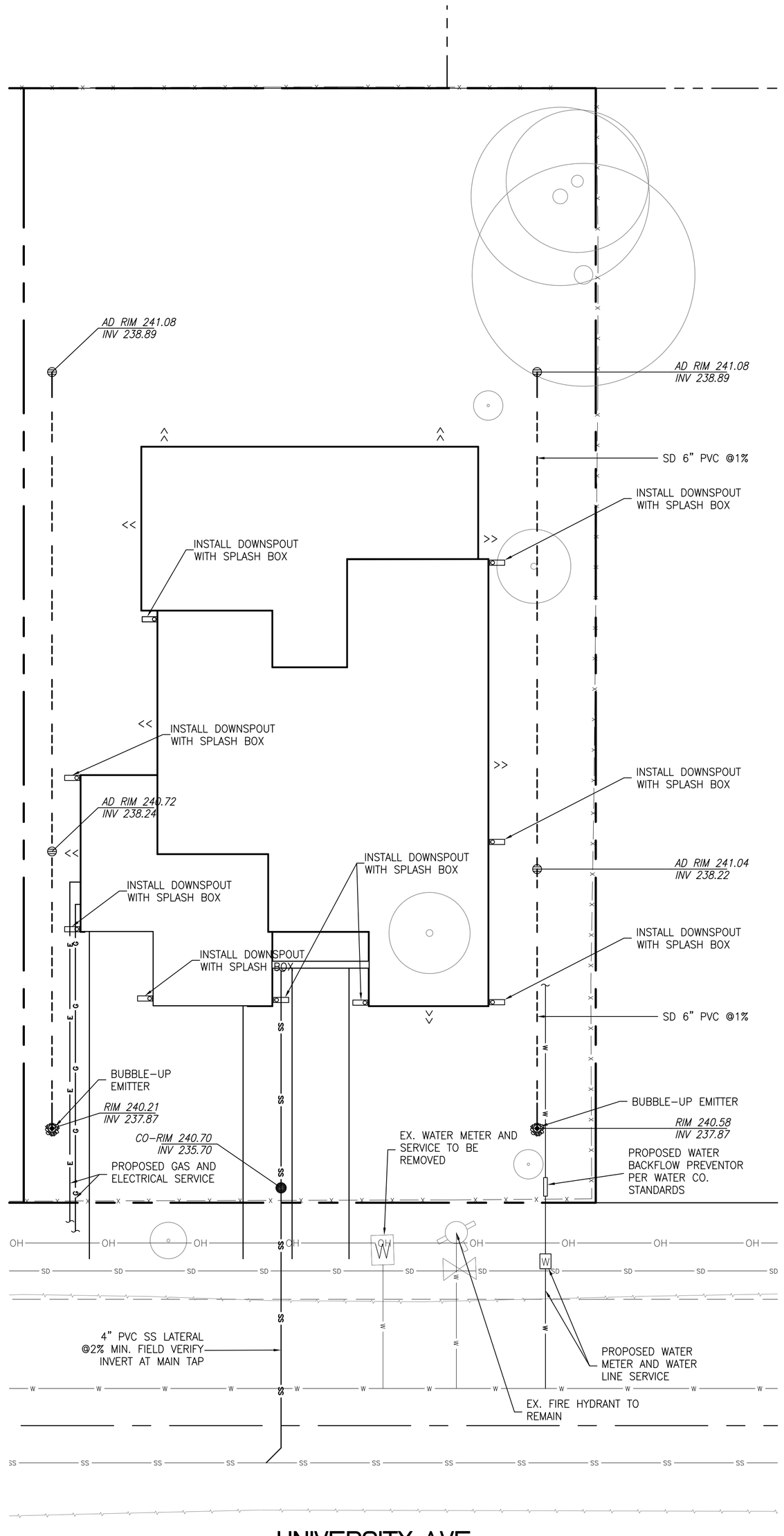
GRADING AND DRAINAGE PLAN
PROPOSED NEW RESIDENCE
770 UNIVERSITY AVE.
CITY OF LOS ALTOS CALIFORNIA

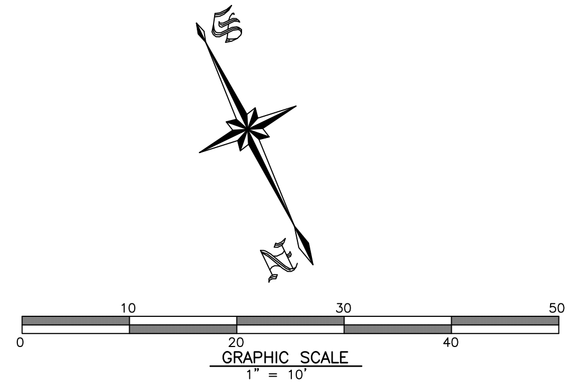
Project No.: 1212	Designed: O.O.	Checked: O.O.	Date: 4/06/16

SHEET
C1
OF 4 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

CONTRACTOR TO POTHOLE AND EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.





LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	x x
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	SD
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STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
SW SLOPE AWAY FROM BUILDING	>>

ABBREVATIONS

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REVISIONS	BY	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-17
CIVIL
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-17

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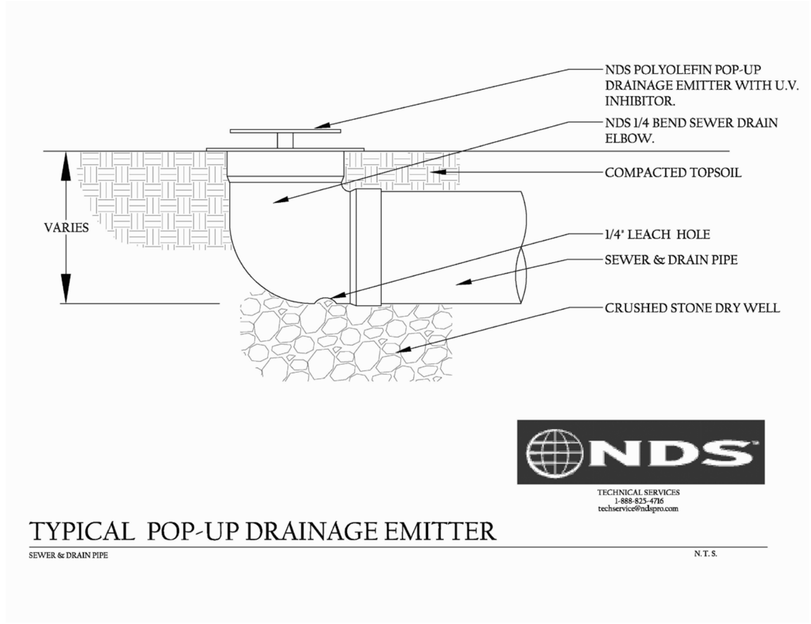
TEL. (408) 772-4381
OsunaEngineering@gmail.com

GRADING AND DRAINAGE PLAN
UTILITY PLAN
770 UNIVERSITY AVE.

CITY OF LOS ALTOS | CALIFORNIA

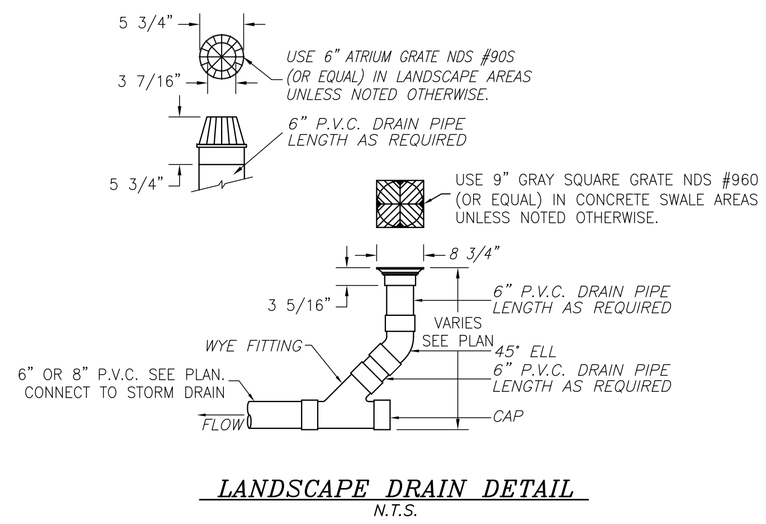
Project No.: 1212 | Designed: 0.0 | Checked: 0.0 | Date: 4/08/16

SHEET
C2
OF 4 SHEETS



N.T.S.

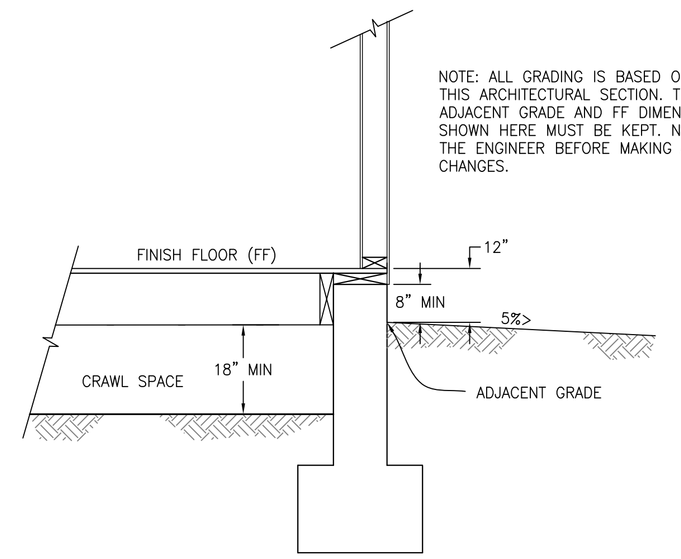
A BUBBLE-UP EMITTER DETAIL



LANDSCAPE DRAIN DETAIL
N.T.S.

N.T.S.

B AREA DRAIN DETAIL



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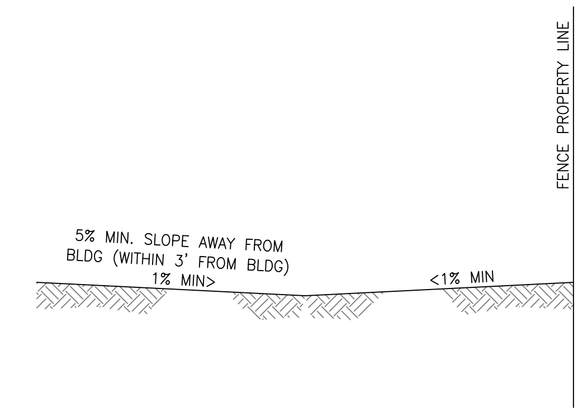
C TYPICAL FOUNDATION/FF/GROUND SECTION



N.T.S.

D EARTHEN CHANNEL SECTION

N.T.S.

E NOT USED

N.T.S.

F NOT USED

N.T.S.

G NOT USED

N.T.S.

H NOT USED

N.T.S.

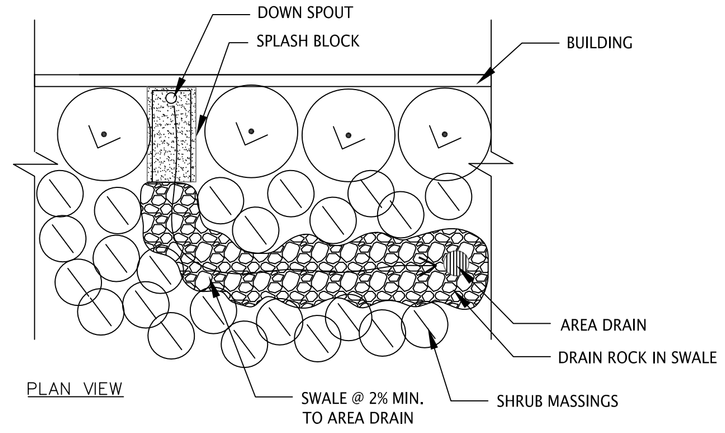
I NOT USED

SPLASH BLOCK IMAGE

NOTES:

1. SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BLDG. DOWNSPOUTS.

2. SWALE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDIHNG TO AREA DRAIN. MIN. SWALE SLOPE 2%. AREA DRAINS PER CIVIL.



PLAN VIEW

N.T.S.

J SPLASH BLOCK DETAIL

REVISIONS	BY	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-17
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-17

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GRADING AND DRAINAGE PLAN
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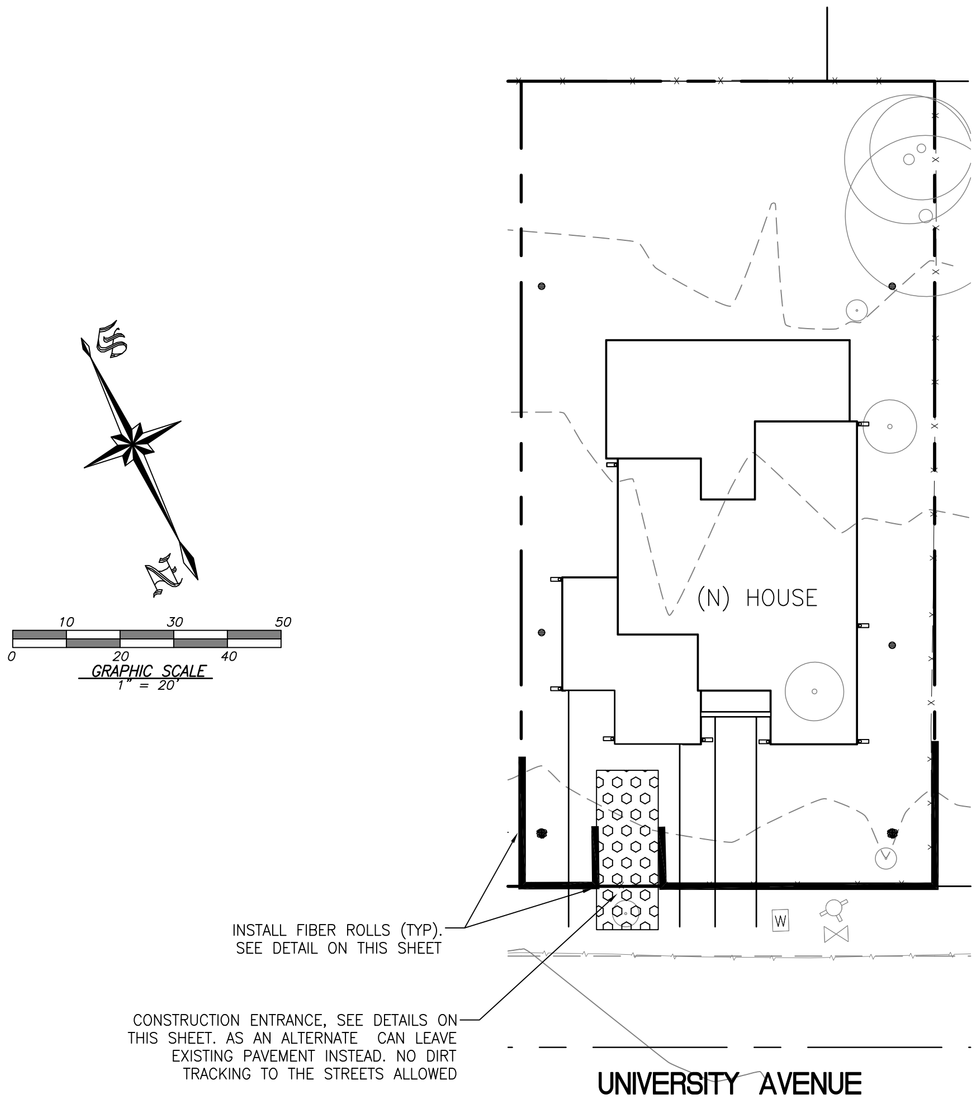
SHEET
C3
OF 4 SHEETS



NOTES:
1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
2. ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

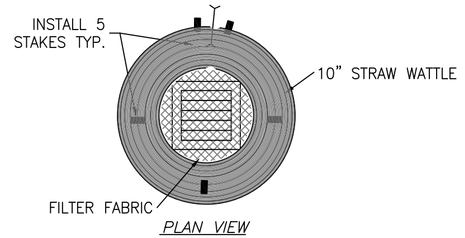
LEGEND

PROPOSED	*DESCRIPTION*
	SITE BOUNDARY
	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
	FIBER ROLL

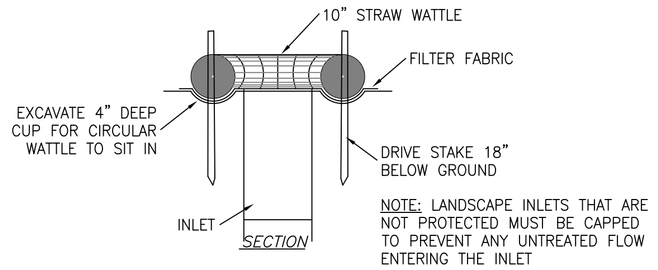
MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.



PLAN VIEW



SECTION

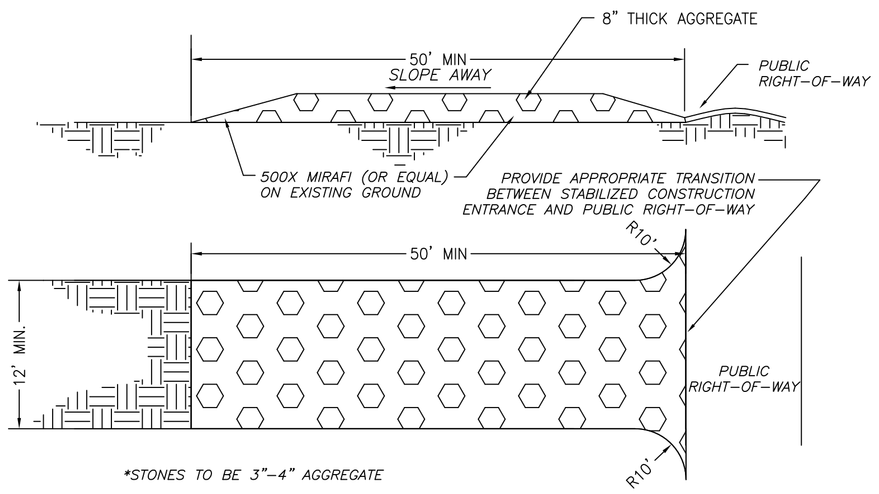
ALTERNATE FIBER ROLL INLET PROTECTION MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.

EROSION & SEDIMENT CONTROL NOTES

1. NOT USED
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. – ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



*STONES TO BE 3"-4" AGGREGATE

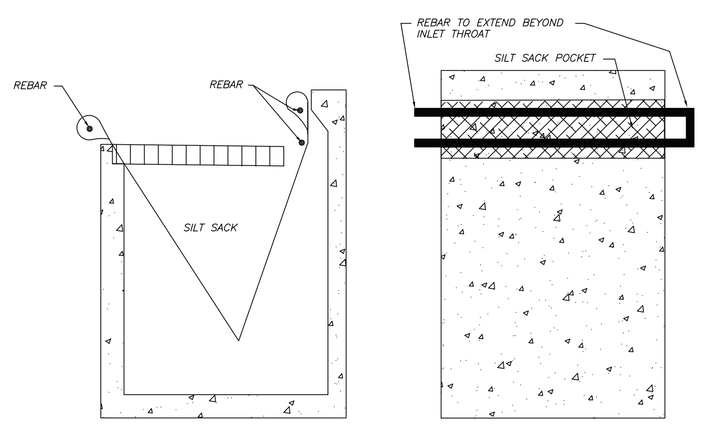
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

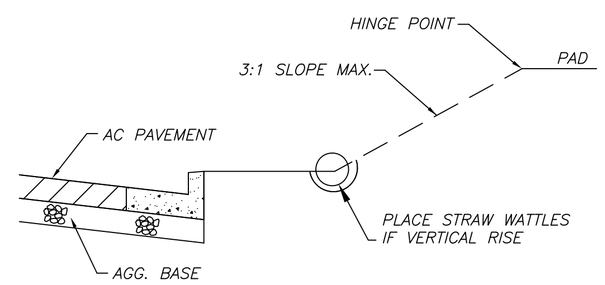
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

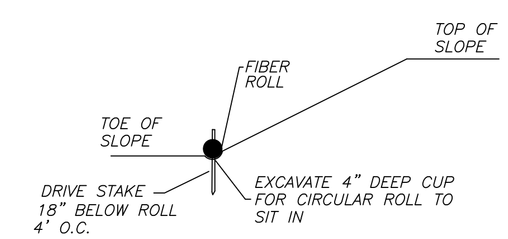
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.



FRONT YARD SLOPE DETAIL AFTER STREET ARE PAVED
N.T.S.



FIBER ROLL INSTALLATION DETAIL
N.T.S.

BY	CITY	DATE	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-17
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-17

GreenBluEarth Inc.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119
TEL. (408) 772-4381
OsunaEngineering@gmail.com

GRADING AND DRAINAGE PLAN
EROSION CONTROL PLAN
770 UNIVERSITY AVE.
CITY OF LOS ALTOS CALIFORNIA

Project No.: 1212	Designed: O.O.	Checked: O.O.	Date: 4/06/16

SHEET
C4
OF 4 SHEETS