LAOR RESIDENCE

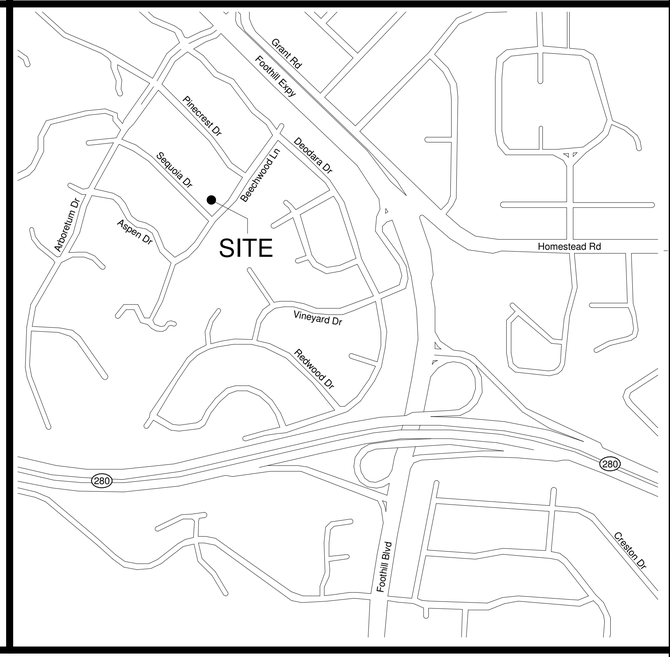
596 SEQUOIA DRIVE

LOS ALTOS, CALIFORNIA

ABBREVIATIONS

&	AND	JT.	JOINT
@	AT	K.D.	KILN DRIED
ø	DIAMETER	LAM.	PLASTIC LAMINATE
A.B.	ANCHOR BOLT	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MAT.	MATERIAL
APPROX.	APPROXIMATELY	MECH.	MECHANICAL
BD.	BOARD	MFR.	MANUFACTURER
BLKG.	BLOCKING	MIN.	MINIMUM
BM.	BEAM	(N)	NEW
B.O.___	BOTTOM OF ___	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT	O/	OVER
CLG.	CEILING	O.C.	ON CENTER
CLR.	CLEAR	O.D.	OUTSIDE DIAMETER
C.M.U.	CONCRETE MASONRY UNIT	PL.	PLATE
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	(P)	PROPOSED
CONT.	CONTINUOUS	P.T.	PRESSURE TREATED
D	DRYER	(R)	REMODEL
DBL.	DOUBLE	R.	RADIUS
DTL.	DETAIL	REF.	REFRIGERATOR
DN.	DOWN	REQ'D.	REQUIRED
D.F.	DOUGLAS FIR	RM.	ROOM
DR.	DOOR	RND.	ROUND
D.W.	DISHWASHER	R.O.	ROUGH OPENING
DWG.	DRAWING / DRAWINGS	RWD.	REDWOOD
EA.	EACH	S.C.	SOLID CORE
EL.	ELEVATION	SIM.	SIMILAR
EQ.	EQUAL	SPEC.	SPECIFICATIONS
EQUIP.	EQUIPMENT	SQ.	SQUARE
(E), EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
F.O.___	FACE OF ___	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	THK.	THICK
F.O.F.	FACE OF FINISH	T.O.___	TOP OF ___
F.O.S.	FACE OF STUD	T.O.C.	TOP OD CONCRETE
FT.	FOOT / FEET	T.O.P.	TOP OF PLATE
FTG.	FOOTING	T.O.S.	TOP OF SLAB
GA.	GAUGE	T.O.W.	TOP OF WALL
GALV.	GALVANIZED	TYP.	TYPICAL
G.I.	GALVANIZED IRON	U.O.N.	UNLESS OTHERWISE NOTES
G.L.B.	GLUE LAM BEAM	VERT.	VERTICAL
H.C.	HOLLOW CORE	V.I.F.	VERIFY IN FIELD
HDR.	HEADER	W	WASHER
H.M.	HOLLOW METAL	W/	WITH
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
HT.	HEIGHT	WD.	WOOD
I.D.	INSIDE DIAMETER	W.H.	WATER HEATER
IN.	INCHES	W/O	WITHOUT
INSUL.	INSULATION	WT.	WEIGHT
INT.	INTERIOR		

VICINITY MAP



PROJECT DATA

Address:	596 SEQUOIA DRIVE., LOA ALTOS, CA 94022
APN:	342-03-043
Zoning District:	R-10
Occupancy Type:	R3, U
Construction Type:	V-B

For Code Compliance:
2019 CALIFORNIA CODES (CBC, CRC, CEC, CMC, CPC)
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGreen)
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA ENERGY CODE
CITY OF LOS ALTOS ORDINANCES

PROPOSED HOUSE SHALL BE EQUIPED WITH A FIRE SPRINKLER SYSTEM, TO BE APPROVED UNDER A DEFERRED SUBMITTAL.

PROJECT DESCRIPTION

NEW HOUSE:

- REMOVE ALL EXISTING STRUCTURES.
- BUILD A NEW TWO-STORY RESIDENCE WITH A BASEMENT, WITH A TOTAL OF SIX BEDROOMS, SEVEN FULL BATHROOMS AND TWO HALF BATHROOMS.
- FIRST FLOOR TO INCLUDE A DOUBLE HEIGHT SPACE FOR LIVING ROOM AND DINING ROOM, KITCHEN, FAMILY ROOM, OFFICE WITH PRIVATE BATHROOM, POWDER ROOM, AND COVERED PATIO AND PORCH.
- SECOND FLOOR TO INCLUDE 3 BEDROOMS, EACH WITH A PRIVATE BATHROOM, MASTER BEDROOM WITH MASTER CLOSET AND BATH, HALL LOOKING OVER THE LIVING / DINING AREA ON THE FIRST FLOOR AND THREE BALCONIES.
- BASEMENT TO INCLUDE AN OPEN GAME ROOM WITH A BAR AREA, MEDIA ROOM, STORAGE ROOM, TWO BEDROOMS, EACH WITH A PRIVATE BATHROOM, POWDER ROOM AND, LAUNDRY ROOM.
- SITE UPGRADES INCLUDE NEW SWIMMING POOL AT BACK YARD, LIGHTWELL AT SIDE YARD, NARROW LIGHTWELL AT FRONT, NEW TREES, LANDSCAPING AND HARDSPACE, INCLUDING WALKWAYS AND A DRIVEWAY FACING SQUOIA DRIVE..

PROJECT TEAM

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ARBORIST
BO FIRESTONE CONSULTING AND DESIGN
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LANDSCAPE
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A0.3	CONTEXT MAP	•
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ADDITIONAL NOTES

PROJECT SUMMARY TABLES

ZONING COMPLIANCE

	Existing	Proposed	Allowed / Required
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height	3,717 Sq.Ft. (24.65%)	3,006 Sq.Ft. (19.93%)	4,524 Sq.Ft. (30.00%)
FLOOR AREA: Measured to the outside surface of exterior walls	1st Floor: 3,717 Sq.Ft. 2nd Floor: ---- Total: 3,717 Sq.Ft. (24.65%)	1st Floor: 2,488 Sq.Ft. 2nd Floor: 1,768 Sq.Ft. Total: 4,256 Sq.Ft. (28.22%)	4,258 Sq.Ft. (28.24%)
SETBACKS:			
FRONT (Sequoia Dr.)	32'-10 1/2"	25'-1 3/4"	25'-0"
REAR	56'-10 1/4" (Garage 10'-0 1/4")	67'-5 1/2"	25'-0"
SIDE - Street (Beechwood Lane)	21'-1 1/2" (Garage 5'-11")	20'-5 1/2"	20'-0"
SIDE - Interior (1st/2nd)	9'-11 1/4" / N/A	16'-9" / 21'-9 1/2"	10'-0" / 17'-6"
HEIGHT:	16'-4"	22'-10 1/2"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement area	2,894 Sq.Ft.	2,950 Sq.Ft.	6,311 Sq.Ft.
NON-HABITABLE AREA: Does not include porches or open structures	823 Sq.Ft.	-410 Sq.Ft.	413 Sq.Ft.

LOT CALCULATIONS

NET LOT AREA:	15,080 Sq.Ft.	
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	967 Sq.Ft. (36%)	
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and proposed):	7,660 SF
	Existing softscate (undisturbed) area:	--- SF
	New softscape (new or replaced landscaping) area:	7,420 SF
	Sum of all three should equal the site's net lot area	

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PREPARED BY:
SHLOMI CASPI

LAOR RESIDENCE
596 SEQUOIA DRIVE, LOS ALTOS, CALIFORNIA, 94024

JOB NUMBER: 143
PHASE: SD■ CD☐ CA☐

DATE: 10/05/20

REVISIONS

SHEET NAME :
COVER SHEET

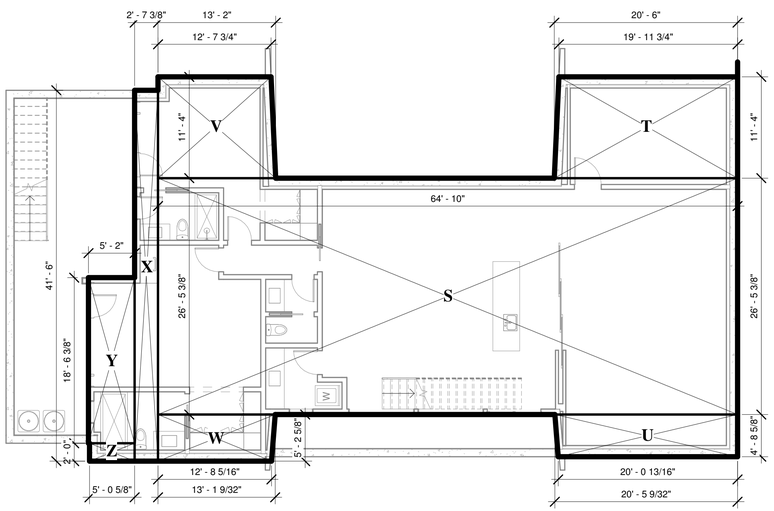
SHEET NUMBER :
A0.1

S	64'-10" x 26'-5 3/8" =	1714.71 SF
T	(20'-6" + 19'-11 3/4") / 2 x 11'-4" =	229.38 SF
U	(20'-5 9/32" + 20'-0 13/16") / 2 x 4'-8 5/8" =	95.57 SF
V	(13'-2" + 12'-7 3/4") / 2 x 11'-4" =	146.27 SF
W	(13'-1 9/32" + 12'-8 5/16") / 2 x 5'-2 5/8" =	67.32 SF
X	2'-7 3/8" x 41'-6" =	108.51 SF
Y	5'-2" x 18'-6 3/8" =	95.74 SF
Z	5'-0 5/8" x 2'-0" =	10.10 SF
TOTAL BASEMENT AREA:		2467.60 SF

I	65'-0 3/4" x 26'-6 3/4" =	1728.22 SF
J	(20'-8 11/16" + 20'-2 7/16") / 2 x 11'-4" =	231.92 SF
K	(20'-6 21/32" + 20'-2 1/16") / 2 x 4'-10" =	98.42 SF
L	(13'-4 11/16" + 12'-10 7/16") / 2 x 11'-4" =	148.81 SF
M	(13'-2 21/32" + 12'-10 1/16") / 2 x 4'-10" =	62.98 SF
N	2'-6" x 39'-8 3/4" =	99.32 SF
-P	31'-8 5/8" x 17'-7 7/8" =	-560.03 SF
-Q	11'-11 5/8" x 3'-6" =	-41.89 SF
TOTAL SECOND FLOOR AREA:		1767.75 SF

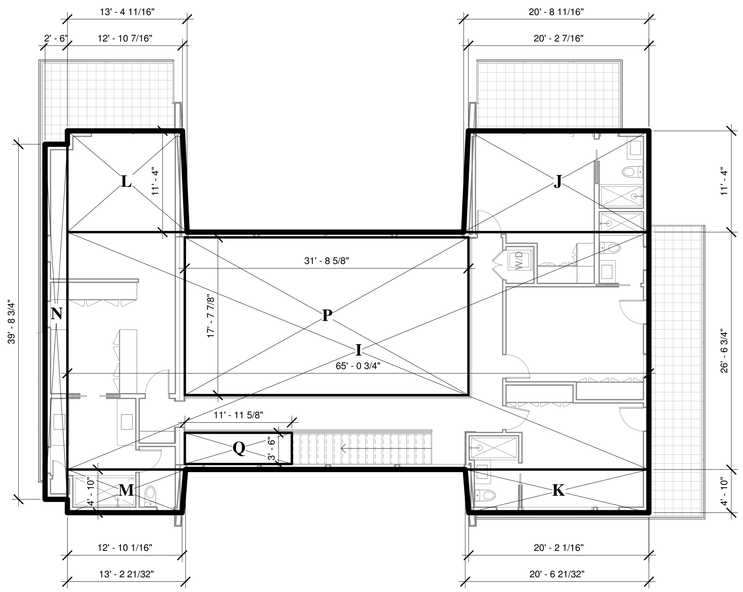
A	52'-11 3/8" x 26'-6 3/4" =	1406.43 SF
B	(20'-8 11/16" + 20'-2 7/16") / 2 x 11'-4" =	231.92 SF
C	(20'-6 21/32" + 20'-2 1/16") / 2 x 4'-10" =	98.42 SF
D	(13'-4 11/16" + 12'-10 7/16") / 2 x 11'-4" =	148.81 SF
E	12'-1 3/8" x 11'-3" =	136.29 SF
F	2'-6" x 21'-1" =	52.71 SF
TOTAL HABITABLE SPACE 1st FLOOR:		2074.58 SF
G	(20'-10 21/32" + 20'-5 19/32") / 2 x 5'-4" =	110.28 SF
H	19'-9 3/8" x 15'-3 3/4" =	302.90 SF
TOTAL GARAGE:		413.18 SF
TOTAL FIRST FLOOR AREA:		2487.76 SF

P1	(8'-7 25/32" + 8'-2 23/32") / 2 x 5'-4" =	45.00 SF
P2	9'-5 3/8" x 1'-0" =	9.48 SF
P3	(31'-11 7/8" + 30'-11 3/8") / 2 x 11'-4" =	356.65 SF
P4	33'-8 3/4" x 3'-2" =	106.81 SF
TOTAL COVERED PORCH & PATIO:		517.94 SF
TOTAL COVERAGE:		3005.70 SF



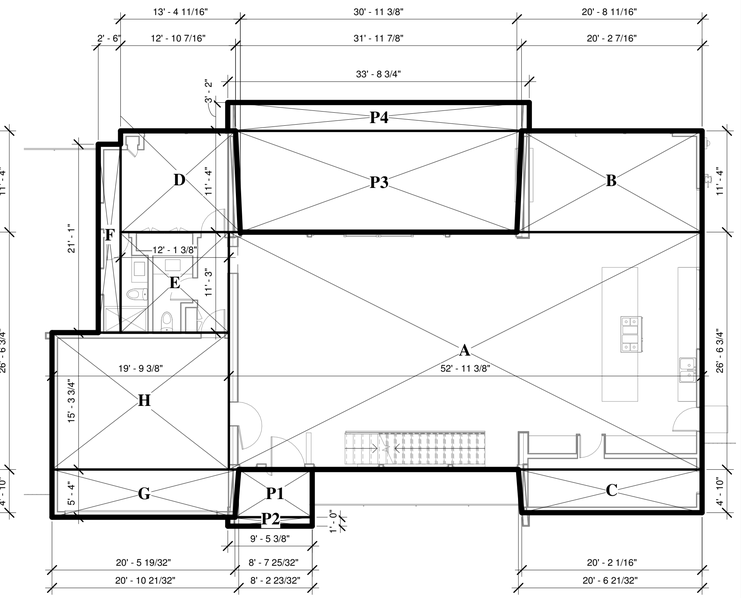
3 AREA DIAGRAM - BASEMENT

1/8" = 1'-0"



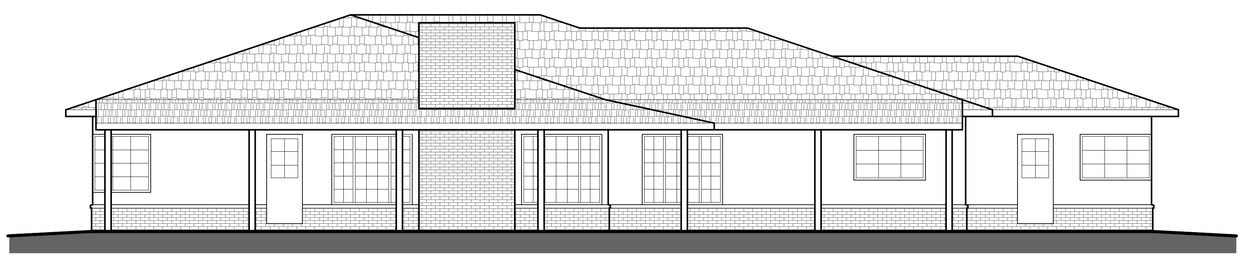
2 AREA DIAGRAM - SECOND FLOOR

1/8" = 1'-0"

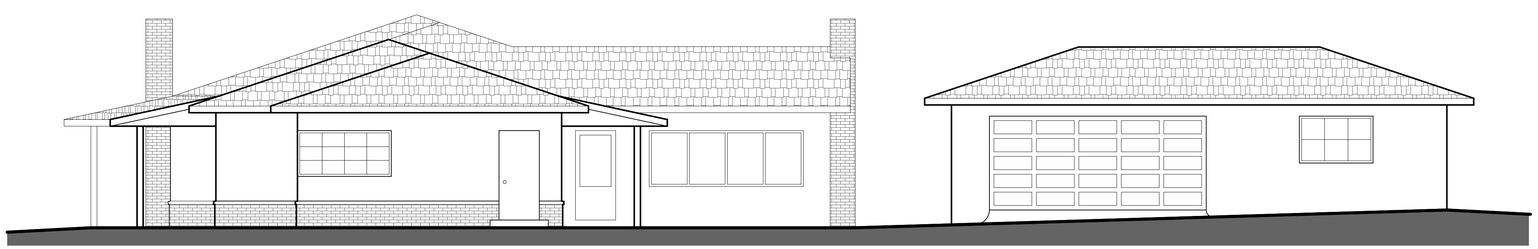


1 AREA DIAGRAM - FIRST FLOOR

1/8" = 1'-0"



ELEVATION FACING SEQUOIA DRIVE



ELEVATION FACING BEECHWOOD LANE

4 EXISTING ELEVATIONS

3/16" = 1'-0"

N

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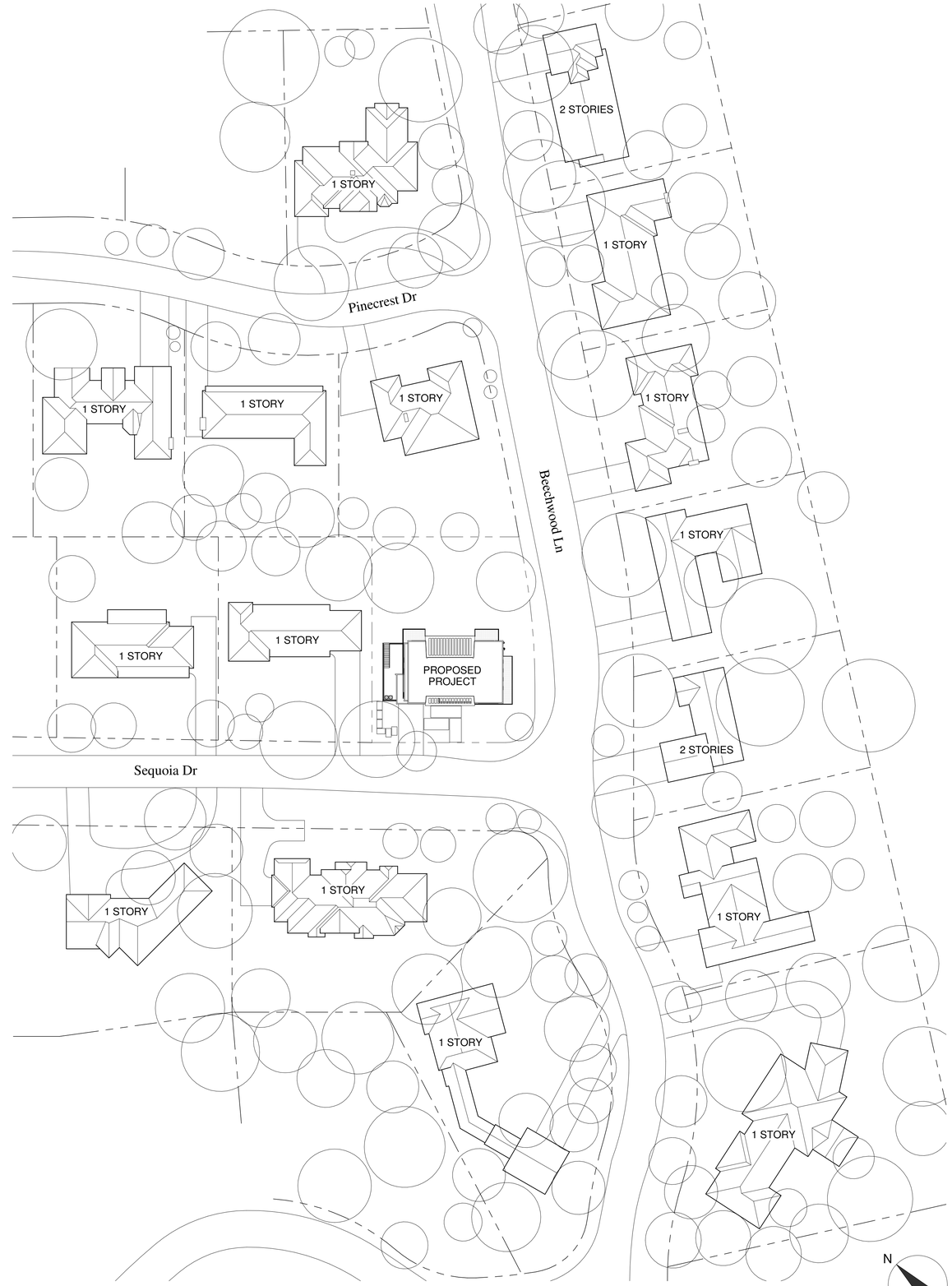
SHEET NAME :

AREA CALCULATIONS, EXISTING ELEVATIONS

SHEET NUMBER :

A0.2



1 NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"

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CONTEXT MAP

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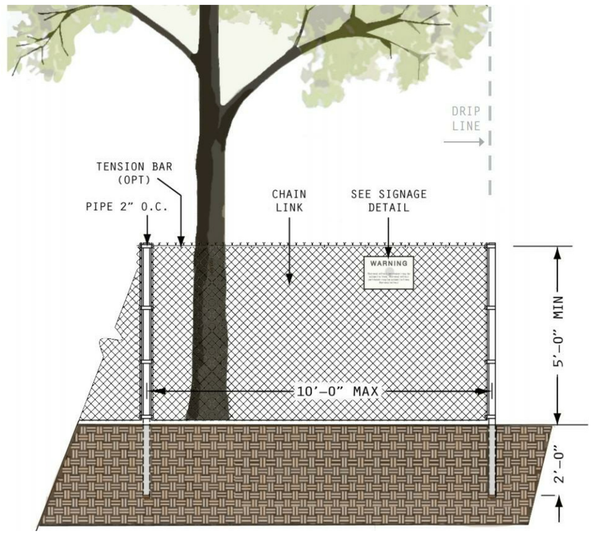
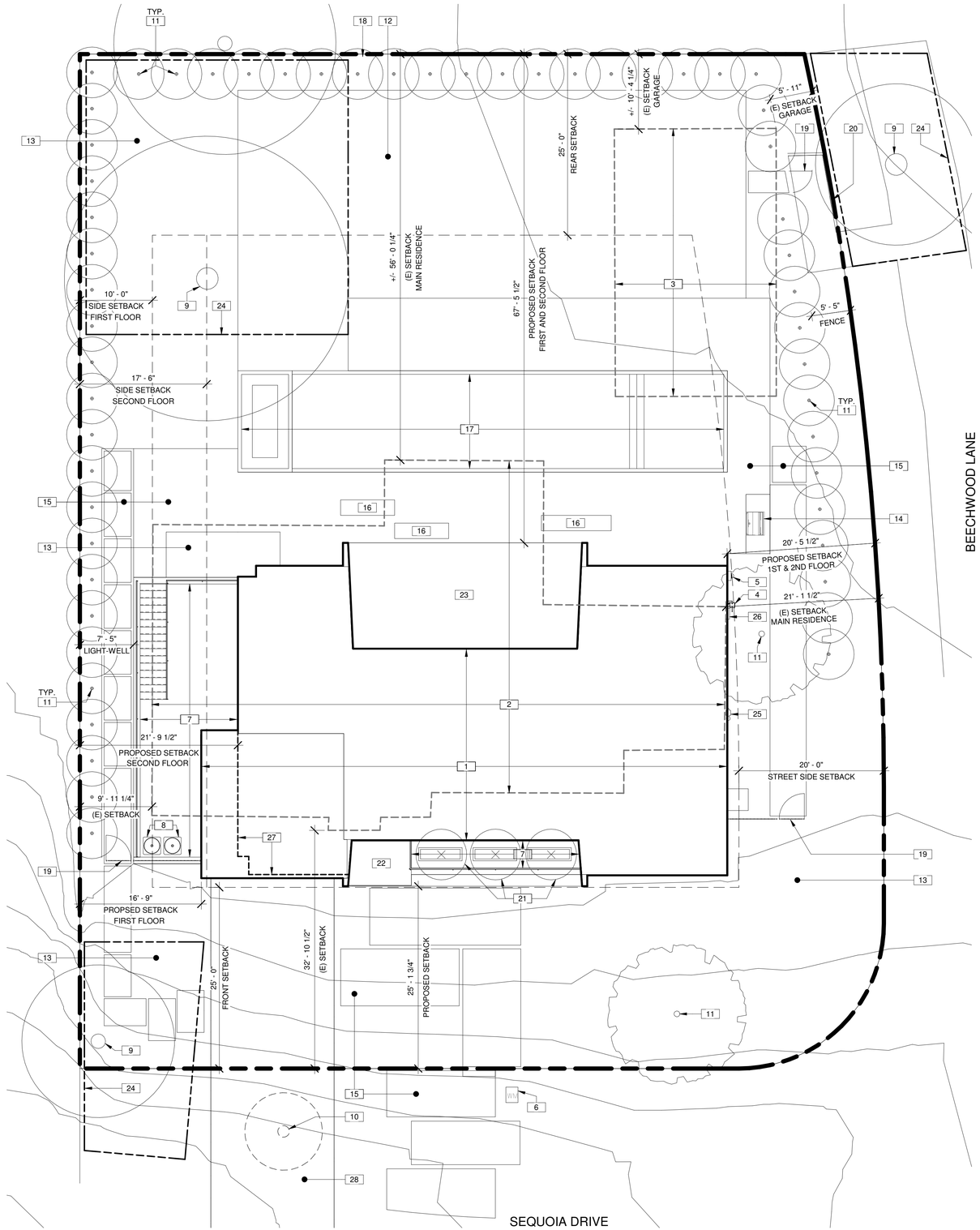


REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION

2 TREE PROTECTION FENCE

1/2" = 1'-0"



1 SITE PLAN

1/8" = 1'-0"

N

KEYNOTES

1	PROPOSED HOUSE FOOTPRINT
2	REMOVE EXISTING HOUSE
3	REMOVE EXISTING GARAGE
4	NEW GAS METER
5	NEW ELECTRICAL PANEL
6	EXISTING WATER METER TO REMAIN
7	PROPOSED LIGHT WELL
8	NEW A/C UNITS IN LIGHT WELL
9	EXISTING TREE TO REMAIN; WRAP TREE TRUNK, REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION
10	EXISTING TREE TO BE REMOVED, REFER TO ARBORIST REPORT
11	PROPOSED TREE, REFER TO LANDSCAPE DRAWINGS
12	PROPOSED LAWN, REFER TO LANDSCAPE DRAWINGS
13	PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
14	PROPOSED OUTDOOR KITCHEN, REFER TO LANDSCAPE DRAWINGS
15	PROPOSED HARDSPACE, REFER TO LANDSCAPE DRAWINGS
16	PROPOSED PLANTER, REFER TO LANDSCAPE DRAWINGS
17	PROPOSED SWIMMING POOL, REFER TO LANDSCAPE DRAWINGS
18	PROPOSED WOOD FENCE, REFER TO LANDSCAPE DRAWINGS
19	PROPOSED GATE, REFER TO LANDSCAPE DRAWINGS
20	PROPOSED GARBAGE CAN SCREEN, REFER TO LANDSCAPE DRAWINGS
21	PROPOSED PLANTS AT LIGHTWELL, REFER TO LANDSCAPE DRAWINGS
22	PROPOSED COVERED PORCH
23	PROPOSED COVERED PATIO
24	TREE PROTECTION FENCE TO BE 5'-0" HIGH CHAINLINK, MOUNTED ON 2" DIAMETER G.I. POSTS DRIVEN 2'-0" MIN. INTO THE GROUND AT 10'-0" MAX. SPACING; REFER TO DETAIL 2/A1.1 AND ARBORIST REPORT
25	REMOVE EXISTING GAS METER
26	REMOVE EXISTING ELECTRICAL PANEL
27	FOOTPRINT OF PROPOSED SECOND FLOOR
28	PROPOSED DRIVEWAY, REFER TO LANDSCAPE DRAWINGS

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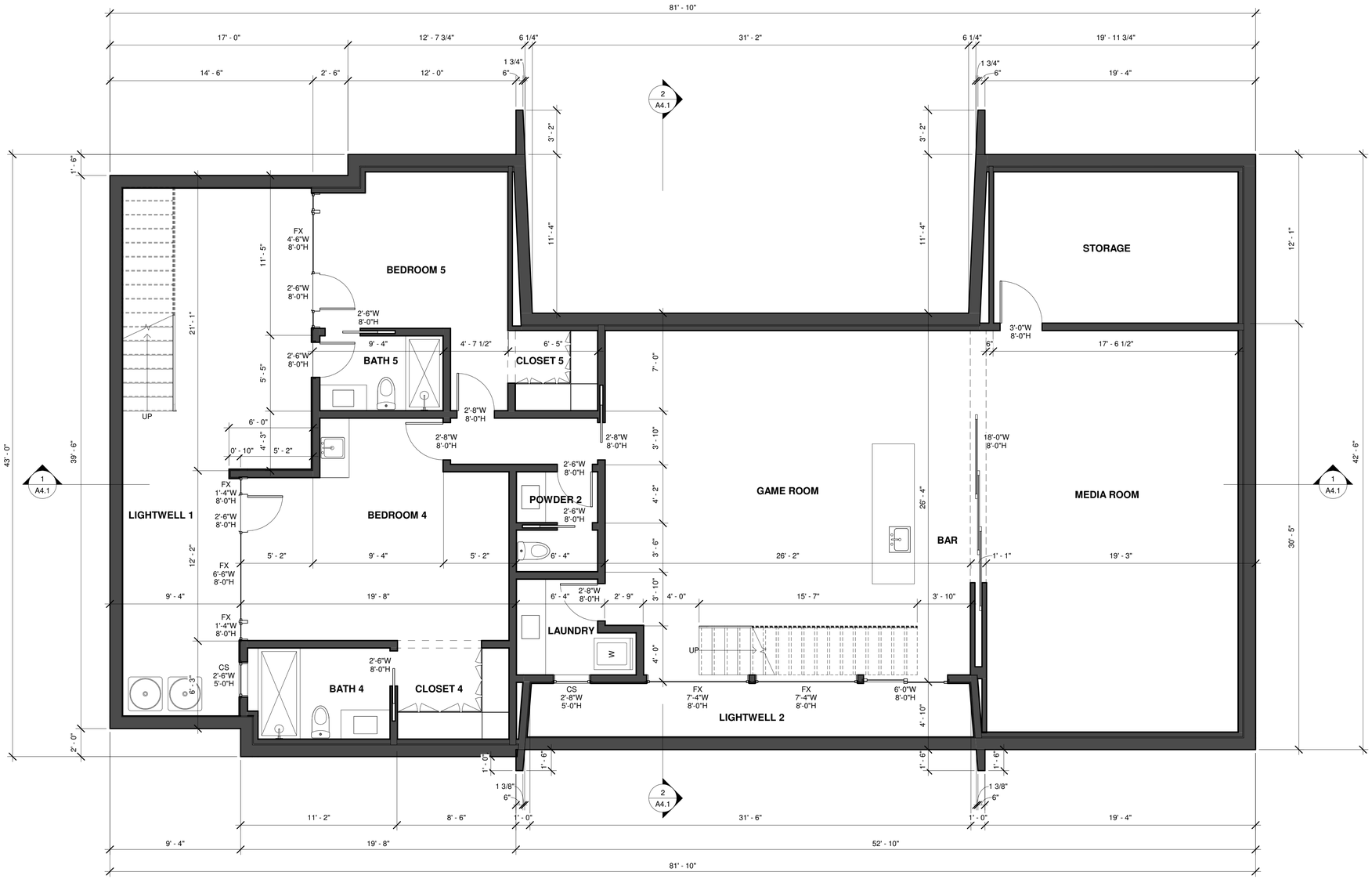
SHEET NAME :

SITE PLAN

SHEET NUMBER :

A1.1



1 PROPOSED BASEMENT PLAN

1/4" = 1'-0"

N

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REVISIONS

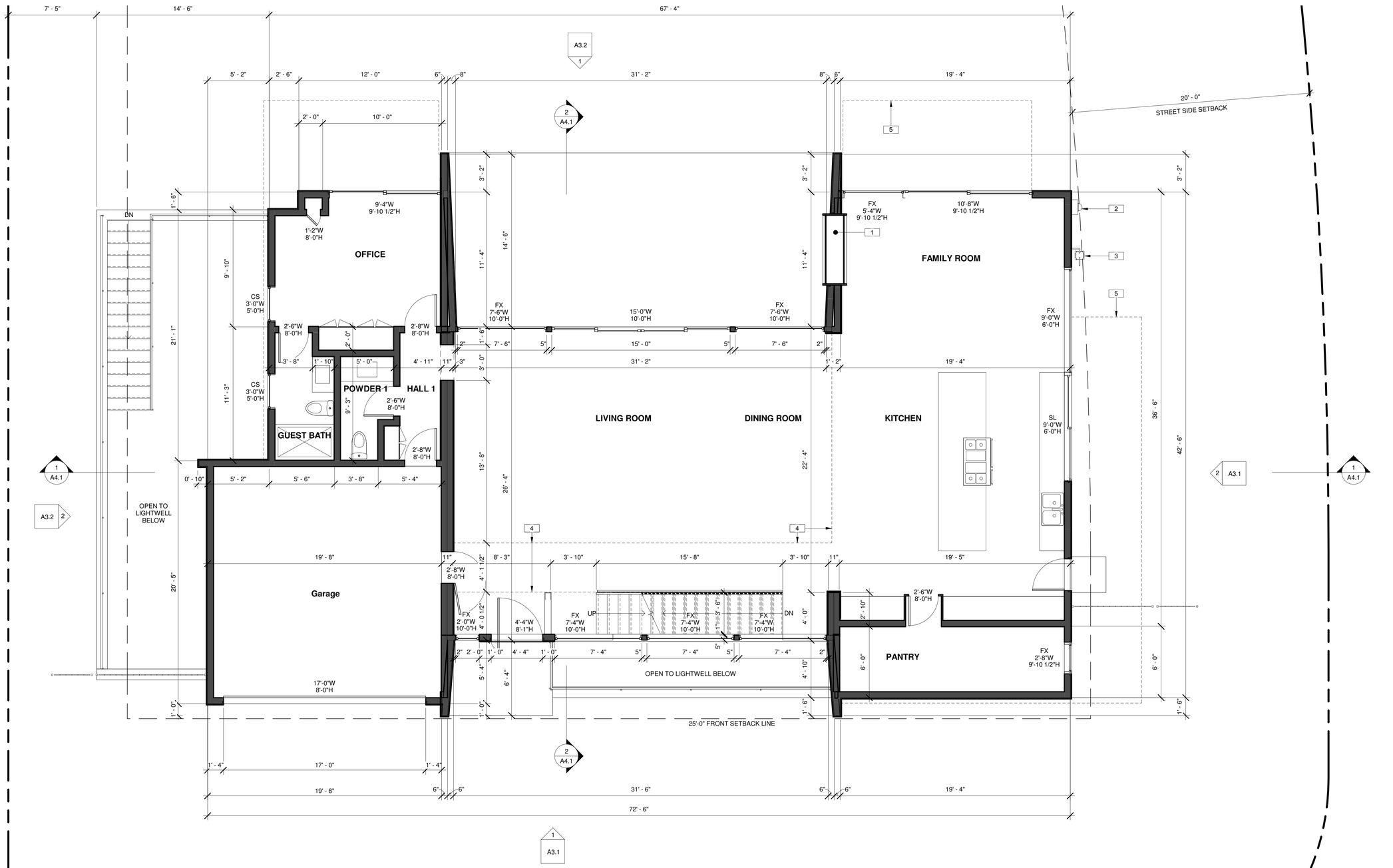
SHEET NAME :

PROPOSED BASEMENT PLAN

SHEET NUMBER :

A2.0

KEYNOTES	
1	DOUBLE SIDED GAS FIRE PLACE
2	NEW ELECTRICAL PANEL
3	NEW GAS METER
4	LINE OF FLOOR ABOVE
5	LINE OF BALCONY ABOVE



1 PROPOSED FIRST FLOOR PLAN

1/4" = 1'-0"

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SHEET NAME :

PROPOSED FIRST FLOOR PLAN

SHEET NUMBER :

A2.1

1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

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LAOR RESIDENCE

596 SEQUOIA DRIVE, LOS ALTOS, CALIFORNIA, 94024

JOB NUMBER: 143
PHASE: SD■ CD☐ CA☐

DATE: 10/05/20

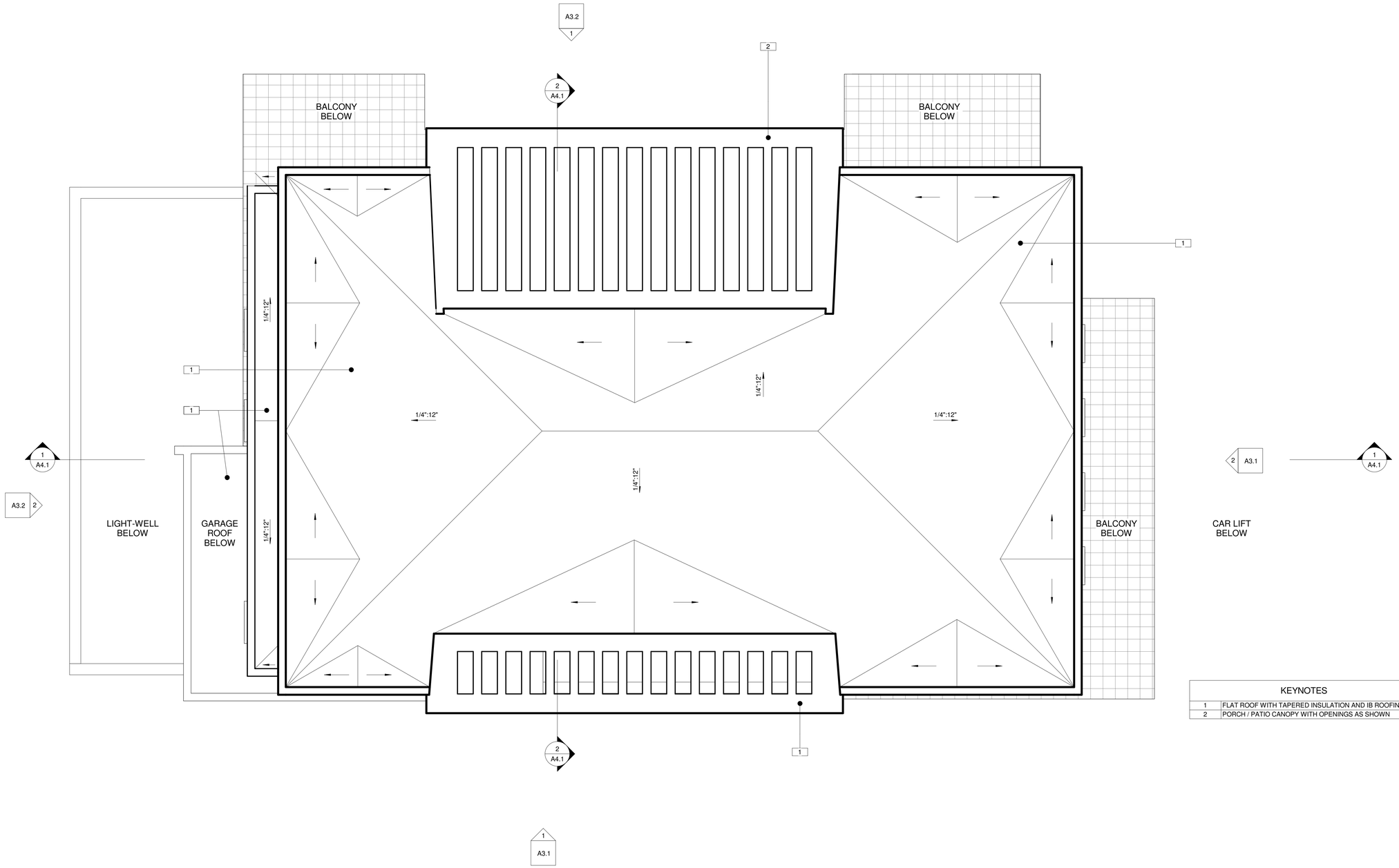
REVISIONS

SHEET NAME :

PROPOSED SECOND FLOOR PLAN

SHEET NUMBER :

A2.2



KEYNOTES	
1	FLAT ROOF WITH TAPERED INSULATION AND IB ROOFING
2	PORCH / PATIO CANOPY WITH OPENINGS AS SHOWN

1 PROPOSED ROOF PLAN

1/4" = 1'-0"

N

Shlomi Caspi
Architectural Design

2360 CARLTON AVENUE
SAN JOSE , CA 95124
(408) 358-0469

IN COLLABORATION WITH:
SADEH architects + DAGAN
studio@sadehdagan.co.il
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PREPARED BY:
SHLOMI CASPI

LAOR RESIDENCE

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JOB NUMBER: 143

PHASE: SD■ CD☐ CA☐

DATE: 10/05/20

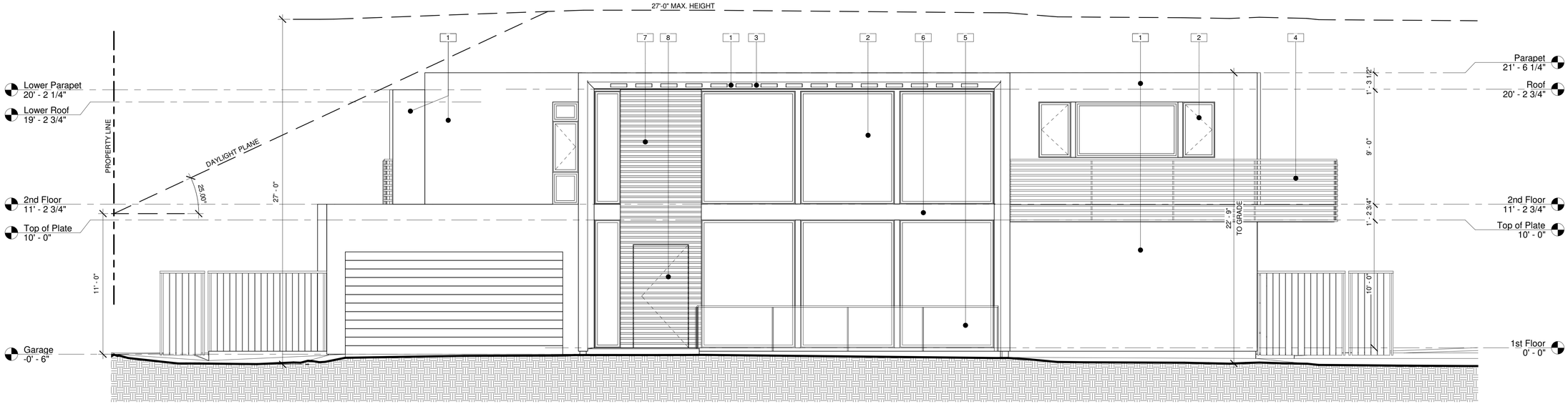
REVISIONS

SHEET NAME :

PROPOSED ROOF PLAN

SHEET NUMBER :

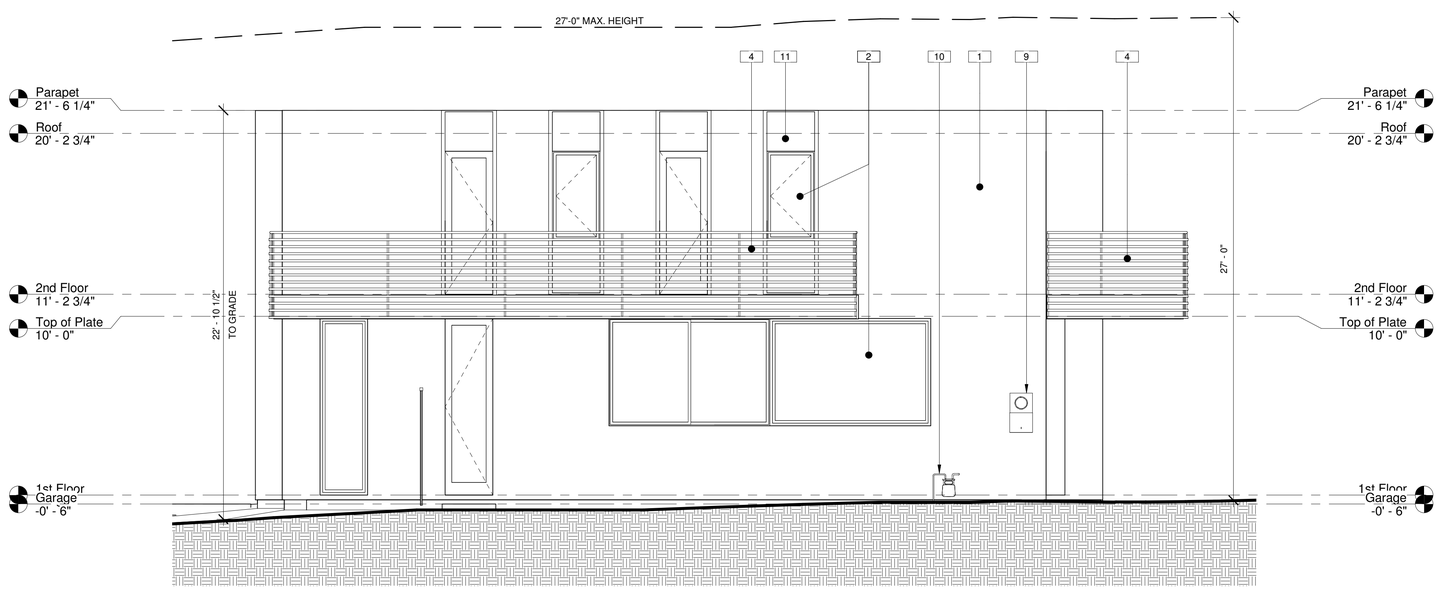
A2.3



1 PROPOSED FRONT ELEVATION (SOUTH)

1/4" = 1'-0"

KEYNOTES	
1	CEMENT PLASTER SYSTEM; PROVIDE 3 COATS OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER
2	ALUMINUM FRAMED EXTERIOR DOORS AND WINDOWS
3	PORCH / PATIO CANOPY WITH OPENINGS AS SHOWN
4	GUARD RAIL WITH HORIZONTAL ALUMINUM BARS
5	SOLID GLASS GUARD RAIL WITH ALUMINUM HANDRAIL
6	STEEL WIDE FLANGE BEAM PAINTED TO MATCH WALL
7	HORIZONTAL ALUMINUM BARS OVER WOOD BAORDS
8	ENTRY DOOR FINISH TO MATCH TO MATCH SURROUNDING WALL
9	NEW ELECTRICAL PANEL
10	NEW GAS METER
11	ALUMINUM PANEL TO MATCH WINDOW FRAME



2 PROPOSED SIDE ELEVATION (EAST)

1/4" = 1'-0"

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JOB NUMBER: 143
PHASE: SD ■ CD ☐ CA ☐

DATE: 10/05/20

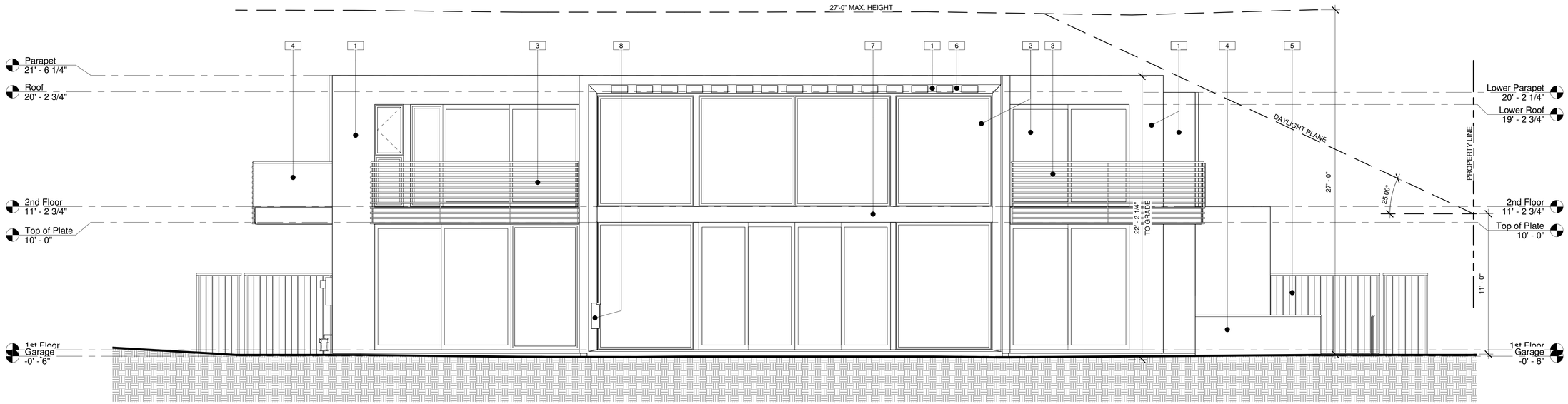
REVISIONS

SHEET NAME :

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER :

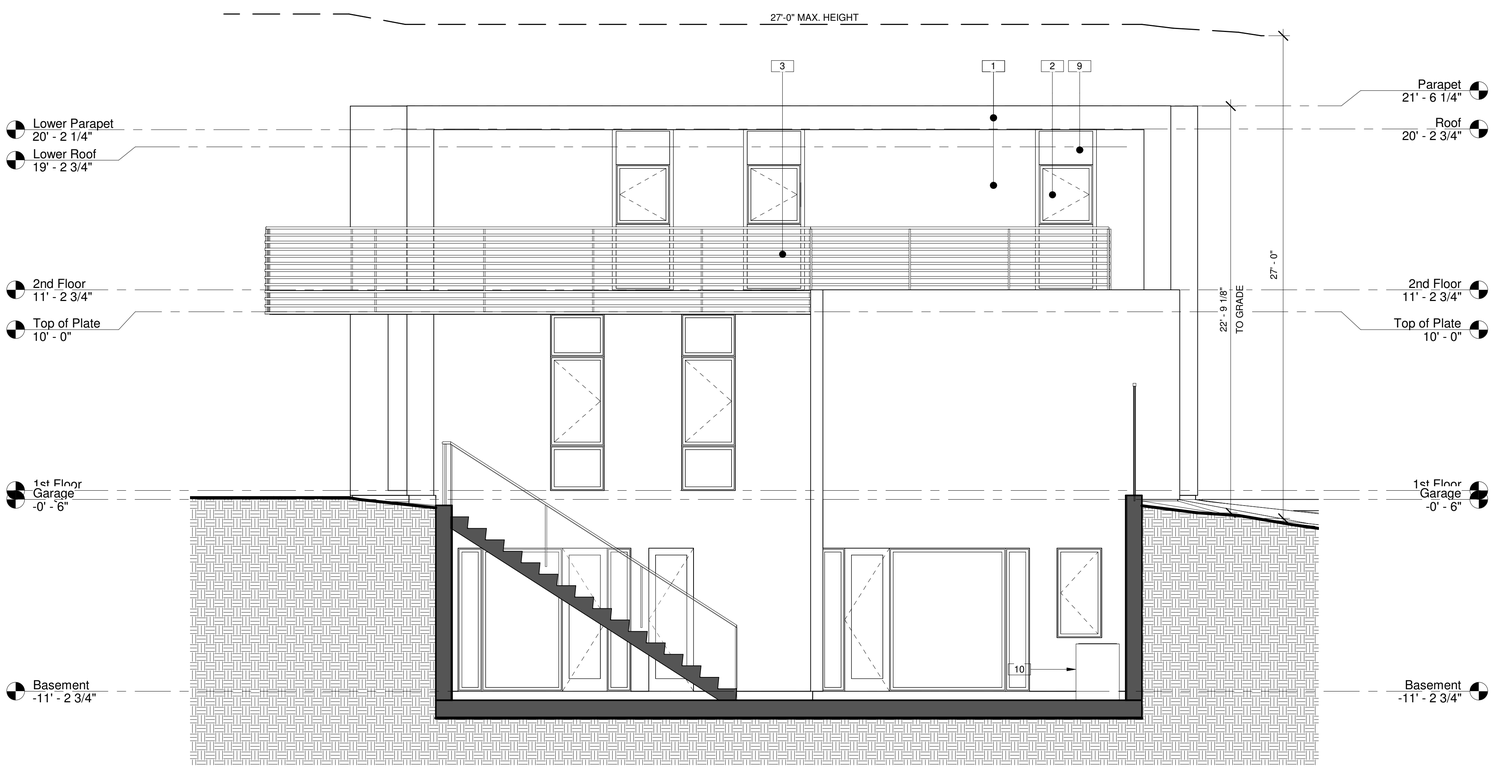
A3.1



1 PROPOSED REAR ELEVATION (NORTH)

1/4" = 1'-0"

KEYNOTES	
1	CEMENT PLASTER SYSTEM; PROVIDE 3 COATS OVER 2 LAYERS OF GRADE 'D' BUILDING PAPER
2	ALUMINUM FRAMED EXTERIOR DOORS AND WINDOWS
3	GUARD RAIL WITH HORIZONTAL ALUMINUM BARS
4	SOLID GLASS GUARD RAIL WITH ALUMINUM HANDRAIL
5	PROPOSED WOOD FENCE, REFER TO LANDSCAPE DRAWINGS
6	PORCH / PATIO CANOPY WITH OPENINGS AS SHOWN
7	STEEL WIDE FLANGE BEAM PAINTED TO MATCH WALL
8	DOUBLE SIDED GAS FIRE PLACE
9	ALUMINUM PANEL TO MATCH WINDOW FRAME
10	NEW A/C UNITS IN LIGHT WELL



2 PROPSOED SIDE ELEVATION (WEST)

1/4" = 1'-0"

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596 SEQUOIA DRIVE, LOS ALTOS, CALIFORNIA, 94024

JOB NUMBER: 143
PHASE: SD ■ CD ☐ CA ☐

DATE: 10/05/20

REVISIONS

SHEET NAME :

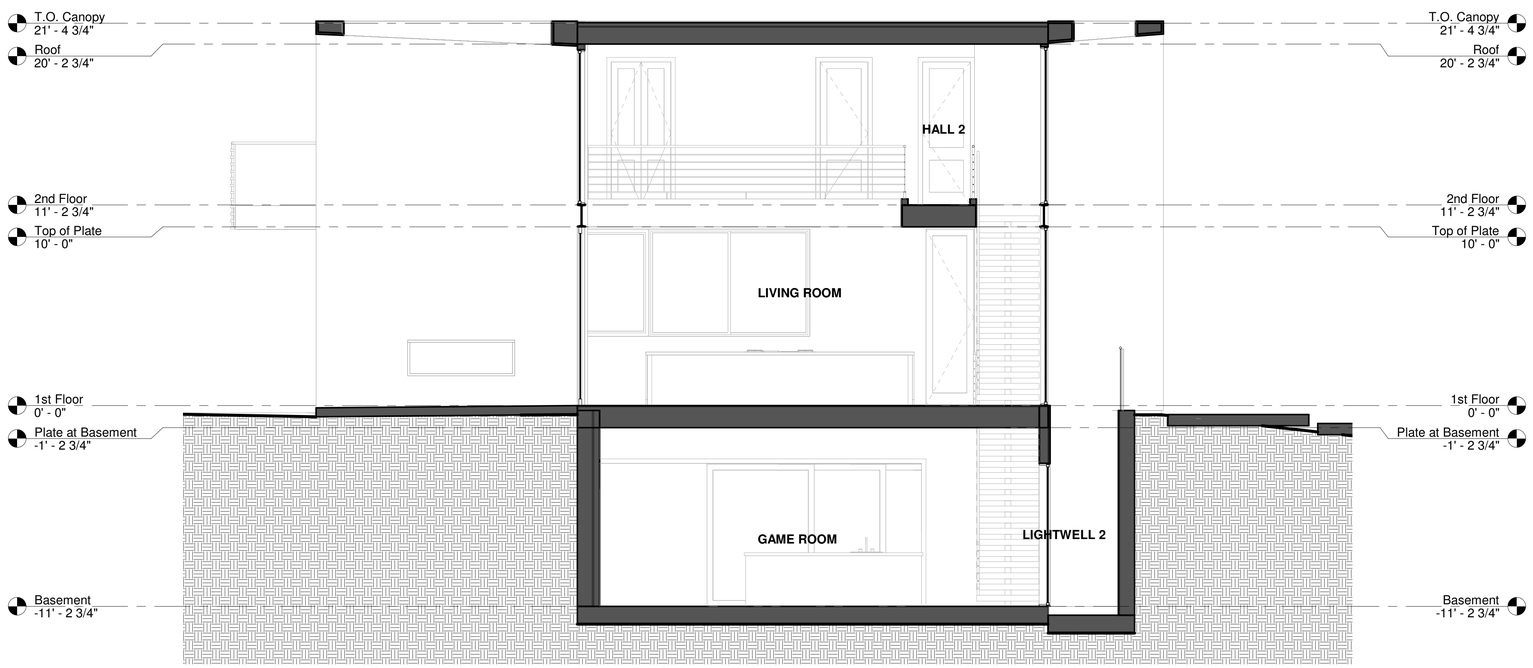
PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER :

A3.2

1 SECTION

1/4" = 1'-0"



2 SECTION

1/4" = 1'-0"

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596 SEQUOIA DRIVE, LOS ALTOS, CALIFORNIA, 94024

JOB NUMBER: 143

PHASE: SD■ CD☐ CA☐

DATE: 10/05/20

REVISIONS

SHEET NAME :

SECTIONS

SHEET NUMBER :

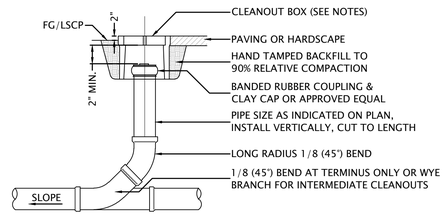
A4.1

NEW RESIDENCE
APN: 342-03-043
596 SEQUOIA DRIVE, LOS ALTOS, CA

GENERAL NOTES

I. GENERAL:

1. ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
2. COMPACTION TO BE DETERMINED USING ASTM D1557-LATEST EDITION.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES.) HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO ANY SITE WORK. ALL WORK FOR STORM AND SANITARY INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UPSTREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY.
5. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING UTILITY CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY GKM ENGINEERS, AT (408) 656-5917 BEFORE ADJUSTING UTILITY DESIGN.
6. CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY AND SEWER LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. IF THE CONTRACTOR REQUIRES ASSISTANCE HE SHALL CALL GKM ENGINEERS AT (408) 656-5917 AND REQUEST A SURVEY CREW TO MAKE THE DETERMINATION. PIPE SHALL NOT BE STRUNG NOR TRENCHING COMMENCED UNTIL ALL CROSSINGS HAVE BEEN VERIFIED FOR CLEARANCE. IF THE CONTRACTOR FAILS TO FOLLOW THIS PROCEDURE, HE WILL BE SOLELY RESPONSIBLE FOR ANY EXTRA WORK OR MATERIAL REQUIRED IF MODIFICATIONS TO THE DESIGN ARE NECESSARY.
7. THE CONTRACTOR SHALL SET HIS STRING OR WIRE THROUGH AT LEAST THREE GRADE STAKES TO VERIFY THE GRADE. IF THE STAKES DO NOT PRODUCE A UNIFORM GRADE, NOTIFY THE ENGINEER IMMEDIATELY AND HAVE THE GRADES CHECKED PRIOR TO TRENCHING.
8. STORM DRAIN PIPES DESIGNATED AS "SD FROM 4" TO 24" IN DIAMETER SHALL BE SDR-35 P.V.C. (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL), CLASS HDPE SMOOTH INTERIOR PIPE PER ASTM D3212 (HANCOR SURE-LOK WT PIPE OR APPROVED EQUAL) OR DUCTILE IRON PIPE (D.I.P.), IF SPECIFIED ON PLANS. NO MATERIAL SUBSTITUTION SHALL BE ALLOWED FOR DUCTILE IRON PIPE. ANY PIPES LARGER THAN 24" IN DIAMETER SHALL BE CLASS III REINFORCED CONCRETE PIPE (R.C.P.). HDPE AND P.V.C. PIPE SHALL ONLY BE USED WHEN THE MANUFACTURER RECOMMENDATION REQUIREMENTS ARE MET. PIPE MADE OF ANY OTHER MATERIAL MAY BE USED ONLY AFTER APPROVAL OF THE ENGINEER.
9. ALL UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES THAT LIE WITHIN AREAS EFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR OR THE RESPECTIVE UTILITY COMPANY. THE CONTRACTOR IS RESPONSIBLE TO AFFECT COORDINATION.
10. ALL AREAS TO BE GRADED AT 1% MINIMUM FOR DRAINAGE EXCEPT ALONG FLOWLINE OF CURB AND GUTTER OR VALLEY GUTTER, AS SHOWN.
11. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
12. PROPOSED SPOT GRADES (ELEVATIONS) SHOWN HEREON ARE FINISHED PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS NOTED OTHERWISE.
13. ESTIMATED EARTHWORK QUANTITIES: EARTHWORK QUANTITIES SHOWN (IF ANY), OR OTHERWISE SUPPLIED BY GKM, ARE APPROXIMATE ONLY AND SHOWN FOR THE PURPOSES OF CALCULATING GRADING PERMIT FEES. GKM ASSUMES NO LIABILITY FOR THE ACCURACY OF THESE QUANTITIES.
14. WHEN A GRADING PERMIT IS ISSUED ON THIS PROJECT THE AGENCY APPROVAL APPLIES ONLY TO GRADING. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL OTHER NECESSARY PERMITS TO ACCOMPLISH PROPOSED SITE WORK. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR OBTAIN ALL NECESSARY UNDERGROUND PERMITS BEFORE ROUGH GRADING THE SITE, AS REVISIONS TO UNDERGROUND FACILITIES MANDATED BY PLAN CHECKING AGENCIES MAY SUBSTANTIALLY EFFECT GRADING INCLUDING FINISHED FLOOR ELEVATIONS.
15. THE CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESSES OF THE BUILDING SLAB SECTION (IE: CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS AND THE ELEVATIONS SHOWN HEREON PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
16. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
17. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
18. WHERE OFF-SITE DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED THE ON-SITE DRIVEWAY SHALL NOT BE CONSTRUCTED UNTIL THE OFF-SITE IMPROVEMENTS ARE INSTALLED. THE ON-SITE DRIVEWAY SHALL CONFORM TO THE COMPLETED OFF-SITE DRIVEWAY.
19. ALL PIPES SHALL HAVE A MINIMUM COVER OF 3' FROM FINISH GRADE UNLESS OTHERWISE SPECIFIED ON THE PLANS.
20. BENCHMARK:_____



ELEVATION

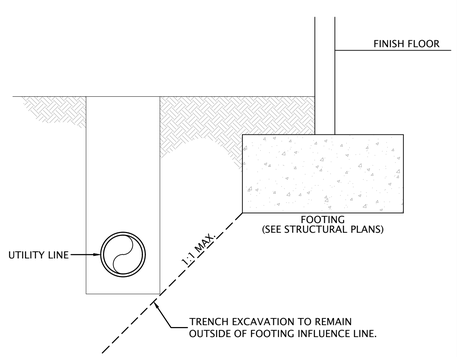
RECTANGULAR BOXES

NOTES:

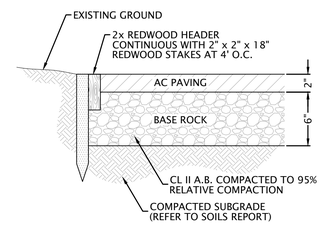
1. A RECTANGULAR BOX AS SHOWN ABOVE SHALL BE USED FOR CLEANOUTS THAT ARE CAPPED USING A BANDED RUBBER COUPLING.
2. CIRCULAR BOXES ARE PERMITTED FOR CLEANOUTS THAT ARE CAPPED WITH A SCREW TYPE CAP OR OTHER APPROVED TOP OPENING CAPS. TYPE AND MANUFACTURER SUBJECT TO APPROVAL BY ENGINEER.
3. CIRCULAR BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE A SOLID COVER WITHOUT HOLES.
4. APPROVED RECTANGULAR BOXES ARE:
   A) CHRISTY CONCRETE PRODUCT B3 BOX WITH A B3D CONCRETE LID OR A B3C METAL LID, OR
   B) BROOKS PRODUCTS, INC. NO.3 METER BOX WITH A NO.3 HEAVY DUTY CONCRETE LID OR A NO.3 CAST IRON TRAFFIC LID OR APPROVED EQUAL.
5. CONCRETE LIDS ARE ACCEPTABLE FOR USE IN NON VEHICULAR TRAFFIC AREAS, METAL, TRAFFIC RATED LIDS MUST BE USED IN TRAFFIC AREAS.
6. ALL CLEANOUT BOX LIDS SHALL BE MARKED WITH A LETTER "S" OR THE WORD "SEWER".
7. TERMINATE CLEANOUT AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUB-GRADE MADE IN AREAS TO BE PAVED THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.

NOT TO SCALE

CLEANOUT TO GRADE | 3

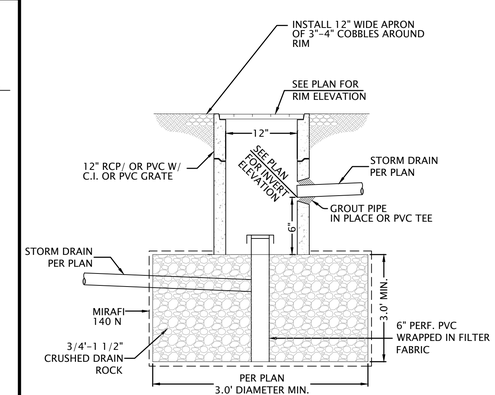


UTILITY LINE PARALLEL TO FOOTING | 5



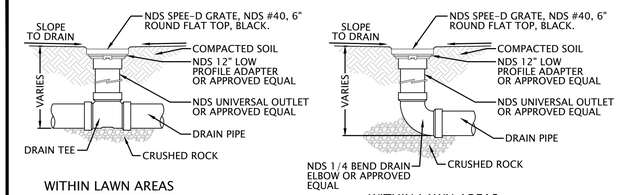
NOT TO SCALE

REDWOOD HEADER | 12



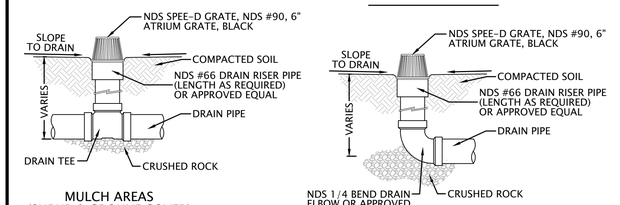
NOT TO SCALE

INFILTRATION DEVICE | 6



WITHIN LAWN AREAS

WITHIN LAWN AREAS

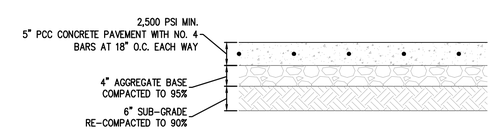


MULCH AREAS (SHRUB & GROUNDCOVER)

MULCH AREAS (SHRUB & GROUNDCOVER)

NOT TO SCALE

AREA DRAIN | 1



NOT TO SCALE

CONCRETE PAVEMENT SECTION | 7

SHEET INDEX

C1.0	COVER SHEET, DETAILS, & GENERAL NOTES
C1.1	BEST MANAGEMENT PRACTICES
C2.0	GRADING AND DRAINAGE PLAN
C3.0	TOPOGRAPHIC SITE SURVEY

REGISTERED PROFESSIONAL ENGINEER GEORGE K. MARINOS No. 77629 Exp. 6-30-2021 CIVIL STATE OF CALIFORNIA

No.	BY	REVISION

No.	BY	REVISION
		RESPONSE TO PLANNING COMMENTS

GKM Engineering
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
285 Carlton Way
Los Gatos, Ca 95032
(408) 656 5917
GKMengineering.com

COVER SHEET, DETAILS AND GENERAL NOTES
NEW RESIDENCE
596 SEQUOIA DRIVE
LOS ALTOS CALIFORNIA

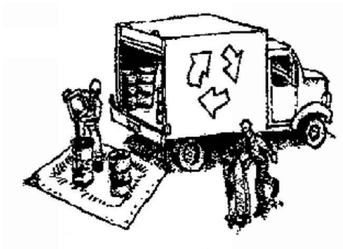
DATE	NOV. 2020
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A190703
SHEET	C1.0
OF	4 SHEETS

FOR PLANNING PURPOSES ONLY

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

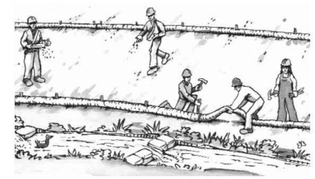
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazrd to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

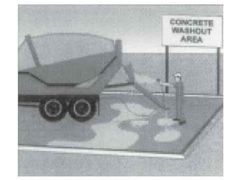
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work

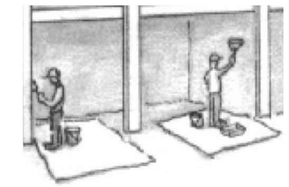
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to $10,000 per day!

REGISTERED PROFESSIONAL ENGINEER GEORGE K. MARINOVICH No. 77629 Exp. 6-30-2021 CIVIL STATE OF CALIFORNIA

No.	REVISION	BY
1	RESPONSE TO PLANNING COMMENTS	
2		
3		
4		
5		
6		

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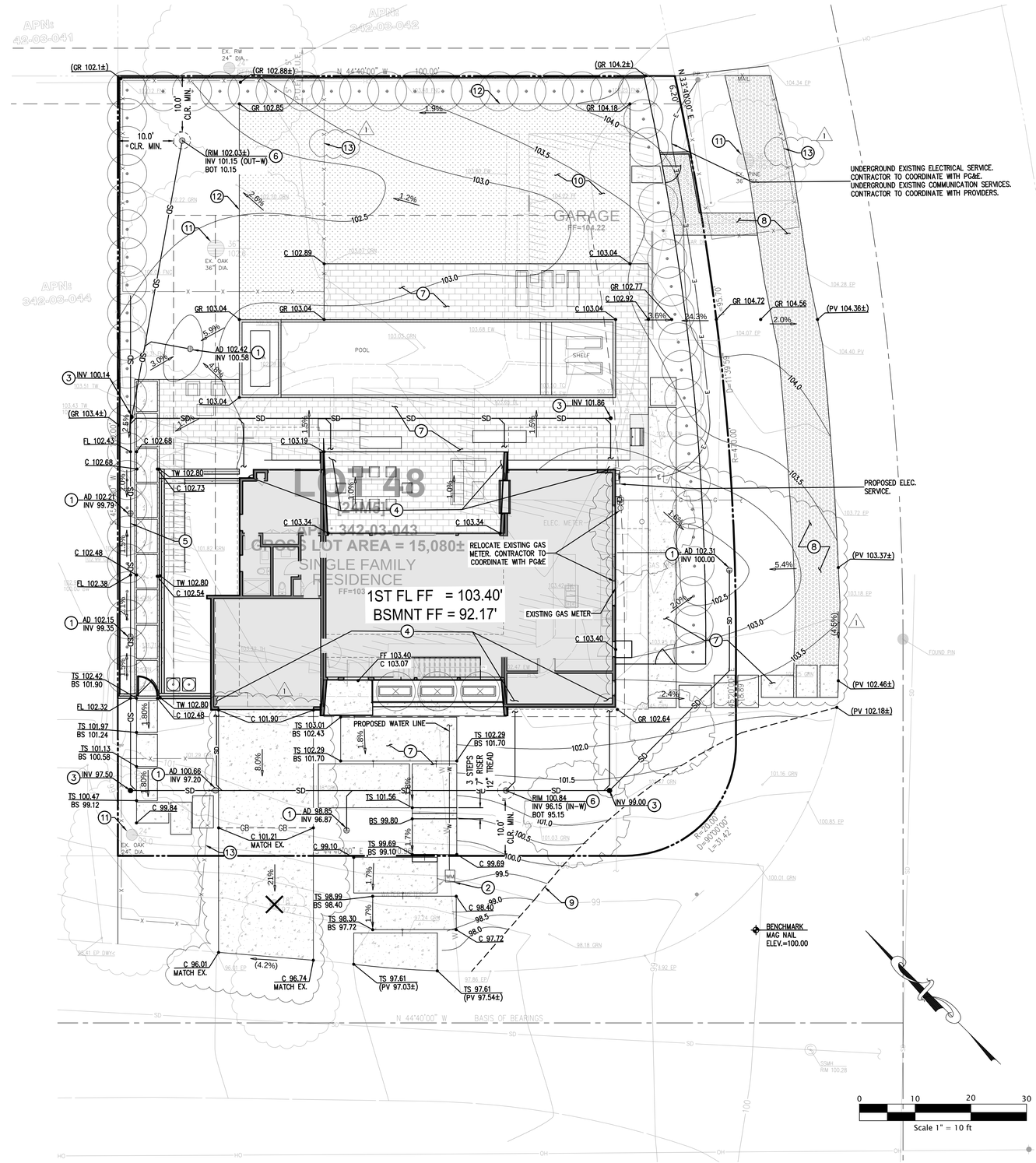
Los Gatos, Ca 95032
(408) 656 5917
GKMengineering.com

BEST MANAGEMENT PRACTICES
NEW RESIDENCE
596 SEQUOIA DRIVE
LOS ALTOS CALIFORNIA

DATE	NOV. 2020
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A190703
SHEET	C1.1
OF	4 SHEETS

FOR PLANNING PURPOSES ONLY



CONSTRUCTION NOTES

1. PROVIDE AREA DRAIN PER DETAIL 1/C1.0.
2. ADJUST EXISTING STRUCTURE TO GRADE
3. PROVIDE CLEAN OUT PER DETAIL 3/C1.0
4. ALL ROOF RAINWATER LEADERS ARE TO BE DISCHARGED ONTO SPLASH BLOCKS THAT ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPE AREAS AS SHEET FLOW
5. SEE DETAIL 5/C1.0 FOR UTILITY LINE PARALLEL TO FOOTING.
6. PROVIDE INFILTRATION DEVICE PER DETAIL 6/C1.0.
7. NEW CONCRETE PAVING PER DETAIL 7/C1.0.
8. NEW DECOMPOSED GRANITE PAVING SEE LANDSCAPE PLANS
9. LIMITS OF GRADING
10. EXISTING GARAGE TO BE REMOVED
11. TREE TO REMAIN PROTECT IN PLACE PER TOWN OF LOS ALTOS STANDARDS
12. CONSTRUCT REDWOOD HEADER PER DETAIL 12/C1.0.
13. TREE PROTECTION ZONE SEE ARCHITECTURAL PLANS AND ARBORIST REPORT FOR DETAILS.

LEGEND

- CONCRETE PAVING
- TILE PAVING. SEE LANDSCAPE PLANS.
- SYNTHETIC TURF. SEE LANDSCAPE PLANS.
- DECOMPOSED GRANITE. SEE LANDSCAPE PLANS.
- TREE PROTECTION ZONE. 3 SEE PLANS BY OTHERS
- ZONING BUILDING SETBACK LINE
- SD — STORM DRAIN LINE
- E — UNDERGROUND ELECTRIC
- W — WATER
- GB — GRADE BREAK
- R — RIDGE LINE
- LIMITS OF GRADING
- GS 102.18 — SPOT GRADE
- GS 102.18 OR (GS 102.18) — EX GRADE
- DIRECTION OF FLOW
- TREE TO BE REMOVED
- GAS METER
- WATER METER

ABBREVIATIONS

AB	AGGREGATE BASE	IRR	IRRIGATION
AC	ASPHALTIC CONCRETE	L/S	LANDSCAPE
AD	AREA DRAIN	MAX	MAXIMUM
BOT	BOTTOM	MIN	MINIMUM
BS	BOTTOM OF STEP	MIN.	MINIMUM
C	CONCRETE	NO.	NUMBER
C&G	CURB AND GUTTER	O.C.	ON CENTER
CL	CENTERLINE	PV	PAVEMENT
CLR	CLEAR	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RIM	RIM ELEVATION
DWY	DRIVEWAY	RWL	RAIN WATER LEADER
EX.	EXISTING	RYSB	REAR YARD SETBACK
F.F.	FINISH FLOOR	SD	STORM DRAIN
FF	FINISH FLOOR	SDCB	STORM DRAIN CATCH BASIN
FL	FLOW LINE	SDCO	STORM DRAIN CLEAN OUT
FS	FIRE SERVICE or FINISH SURFACE	STD.	STANDARD
FYSB	FRONT YARD SETBACK	SYSB	SIDE YARD SETBACK
GB	GRADE BREAK	TS	TOP OF SLAB
GS	GROUND SURFACE	TYP.	TYPICAL
HP	HIGH POINT	W/	WITH
ICV	IRRIGATION CONTROL VALVE		
INV	INVERT ELEVATION		

REGISTERED PROFESSIONAL ENGINEER GEORGE K. MARINATOS No. 77629 Exp. 6-30-2021 CIVIL STATE OF CALIFORNIA

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No.	REVISION	BY
A	RESPONSE TO PLANNING COMMENTS	

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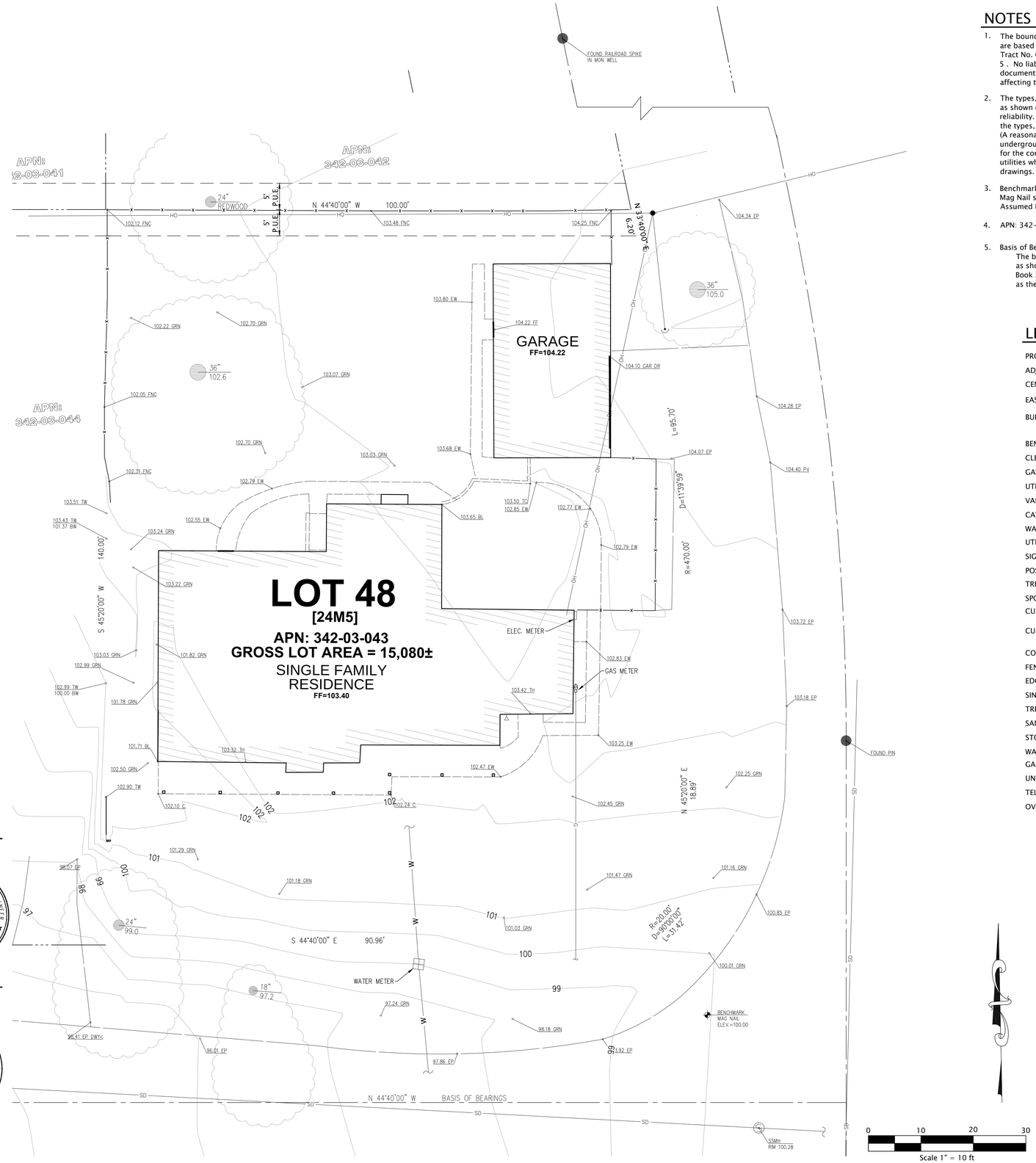
GRADING AND DRAINAGE PLAN

NEW RESIDENCE
596 SEQUOIA DRIVE
LOS ALTOS CALIFORNIA

DATE	NOV. 2020
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A190703
SHEET	C2.0
OF	4 SHEETS

GRADING AND DRAINAGE PLAN

FOR PLANNING PURPOSES ONLY



NOTES

1. The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents: Tract No. 605. Recorded in the county of Santa Clara Book 24 of Maps Page 5 . No liability is assumed for matters of record not stated in said documents that may affect the boundary lines, exceptions, or easements affecting the property.
2. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
3. Benchmark:
   Mag Nail set along Sequoia Ave. adjacent to site.
   Assumed ELEVATION = 100.00
4. APN: 342-03-043
5. Basis of Bearings:
   The bearing of North 44°40' West taken on the centerline of Sequoia Drive as shown on that certain Tract Map filed for record on June 13th, 1949 in Book 24of Maps at Pages 4 and 5, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.

LEGEND

PROPERTY LINE
ADJACENT PROPERTY LINE
CENTERLINE
EASEMENT
BUILDING LINE WITH DOOR
BENCHMARK
CLEAN OUT
GAS METER
UTILITY POLE W/ GUY WIRE
VALVE
CATCH BASIN / DROP INLET
WATER METER
UTILITY BOX (SIZE VARIES)
SIGN
POST
TREE W/ SIZE AND ELEVATION — 10" 100.0
SPOT ELEVATION — 100.00
CURB
CURB
CONCRETE
FENCE
EDGE OF PAVEMENT
SINGLE TREE
TREES AND BRUSH
SANITARY SEWER — SS
STORM DRAIN — SD
WATER — W
GAS — G
UNDERGROUND ELECTRIC — E
TELEPHONE/COMMUNICATION — T
OVERHEAD — OH

ABBREVIATIONS

APN:	ASSESSORS PARCEL NUMBER
BL	BUILDING
BW	BACK OF WALK
C.	CONCRETE
DR	DOOR
DWY	DRIVEWAY
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FF	FINISH FLOOR
FNC	FENCE
GAR	GARAGE
GRN	GROUND
P.U.E.	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
RIM	RIM ELEVATION
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TH	THRESHOLD
TW	TOP OF WALL

ENGINEER'S STATEMENT

The existing fixed works and Topographic Survey shown hereon, as defined in Section 6731.1 of the Business and Professions Code (Professional Engineers Act), was provided by, or under the direct supervision of George K. Marinakis

7/15/2019
DATE

GEORGE K. MARINAKIS, RCE 77629

REGISTERED PROFESSIONAL ENGINEER GEORGE K. MARINAKIS No. 77629 CIVIL STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

The existing boundary lines, easements and encumbrances shown hereon, as defined in Section 8726 of the Business and Professions Code (Professional Land Surveyor's Act) , was provided by, or under the direct supervision of Shane R. Barber

7/15/2019
DATE

SHANE R. BARBER L.S. 9097

LICENSED LAND SURVEYOR SHANE R. BARBER No. 9097 STATE OF CALIFORNIA

No.	REVISION	BY

No.	REVISION	BY

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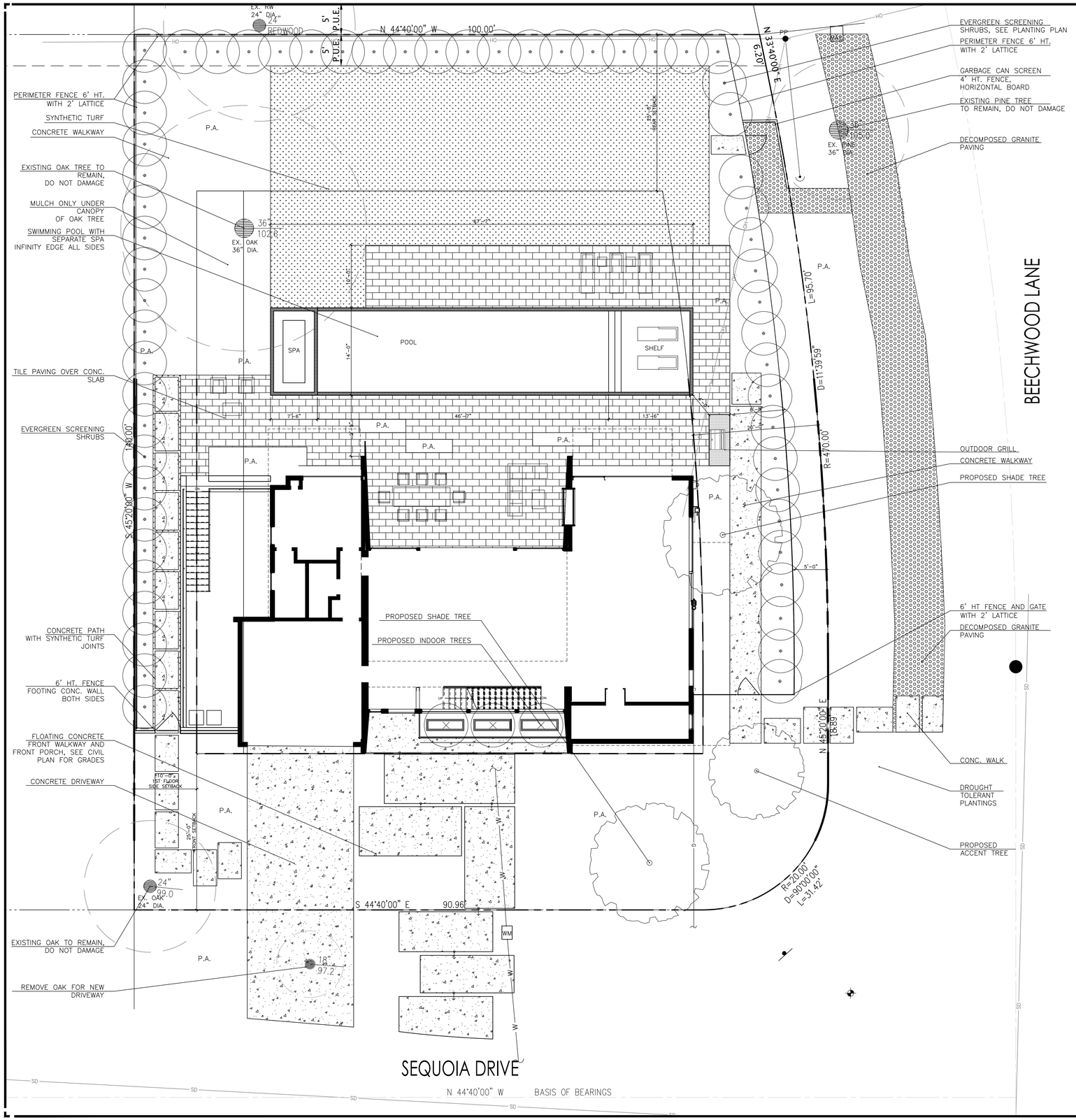
TOPOGRAPHIC SITE SURVEY
NEW RESIDENCE
596 SEQUOIA DRIVE
LOS ALTOS CALIFORNIA

DATE	MARCH 2020
SCALE	AS SHOWN
DESIGNER	GM
DRAFTER	GM
JOB	A190703
SHEET	C3.0
OF	4 SHEETS



MATERIALS LEGEND:

TILE PAVING
BELGARD MIRAGE 'PIERRE BLEUE SABLEE
24 X 48 X 3/4" RUNNING BOND

CONCRETE PAVING
DAVIS 'SILVERSMOKE' LIGHT SANDBLAST FINISH
DECORATIVE SCORE PATTERN AND EXPANSION JOINGS

DECOMPOSED GRANITE WITH METAL EDGING
1/4" MINUS GRAY FINES
PERMALOCK PROSLIDE LT, BLACK

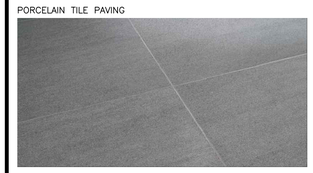
SYNTHETIC TUF LAWN
WITH METAL EDGING
SYNLAWN "NUTMEG LUSH" OR APPROVED EQUAL

LAYOUT LEGEND:

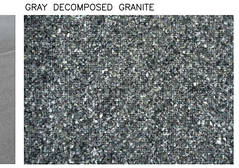
CONC.	CONCRETE
(E) OR EXIST.	EXISTING
EJ	EXPANSION JOINT: 1) SHOWN PER PLAN
PA	PLANTING AREA
℄	CENTER LINE
D.G.	DECOMPOSED GRANITE
	MATCH/ALIGN/FLUSH
	STAIR RISER 1) +/– 6" 2) SEE DETAIL
T.P.	TOP OF PAVING
T.W.	TOP OF WALL

INSPIRATIONAL IMAGES:

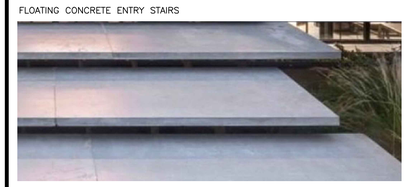
PORCELAIN TILE PAVING



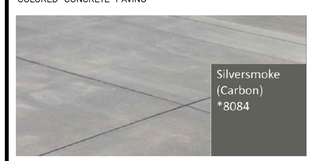
GRAY DECOMPOSED GRANITE



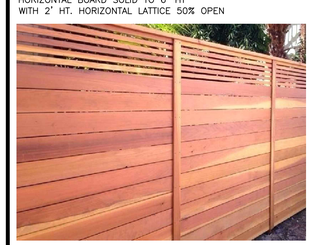
FLOATING CONCRETE ENTRY STAIRS



COLORED CONCRETE PAVING



PERIMETER FENCE
HORIZONTAL BOARD SOLID TO 6' HT
WITH 2' HT. HORIZONTAL LATTICE 50% OPEN



N

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

n t
l a
NATALIE TAN
LANDSCAPE ARCHITECTURE
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www.NTLADESIGN.com

PRIVATE RESIDENCE

596 SEQUOIA DRIVE
LOS ALTOS, CA 94024

APN: 342-03-043

SCHEMATIC LANDSCAPE PLAN

issue	date	description
00	01/14/2020	SCHEMATIC DESIGN – CLIENT REVIEW
01	01/27/2020	SCHEMATIC DESIGN – CLIENT REVIEW
02	02/04/2020	SCHEMATIC DESIGN – CLIENT REVIEW
03	02/11/2020	SCHEMATIC DESIGN – CLIENT REVIEW
04	02/17/2020	SCHEMATIC DESIGN – CLIENT REVIEW
05	02/20/2020	SCHEMATIC DESIGN – CLIENT REVIEW
06	10/15/2020	SCHEMATIC DESIGN

drawn by: NT

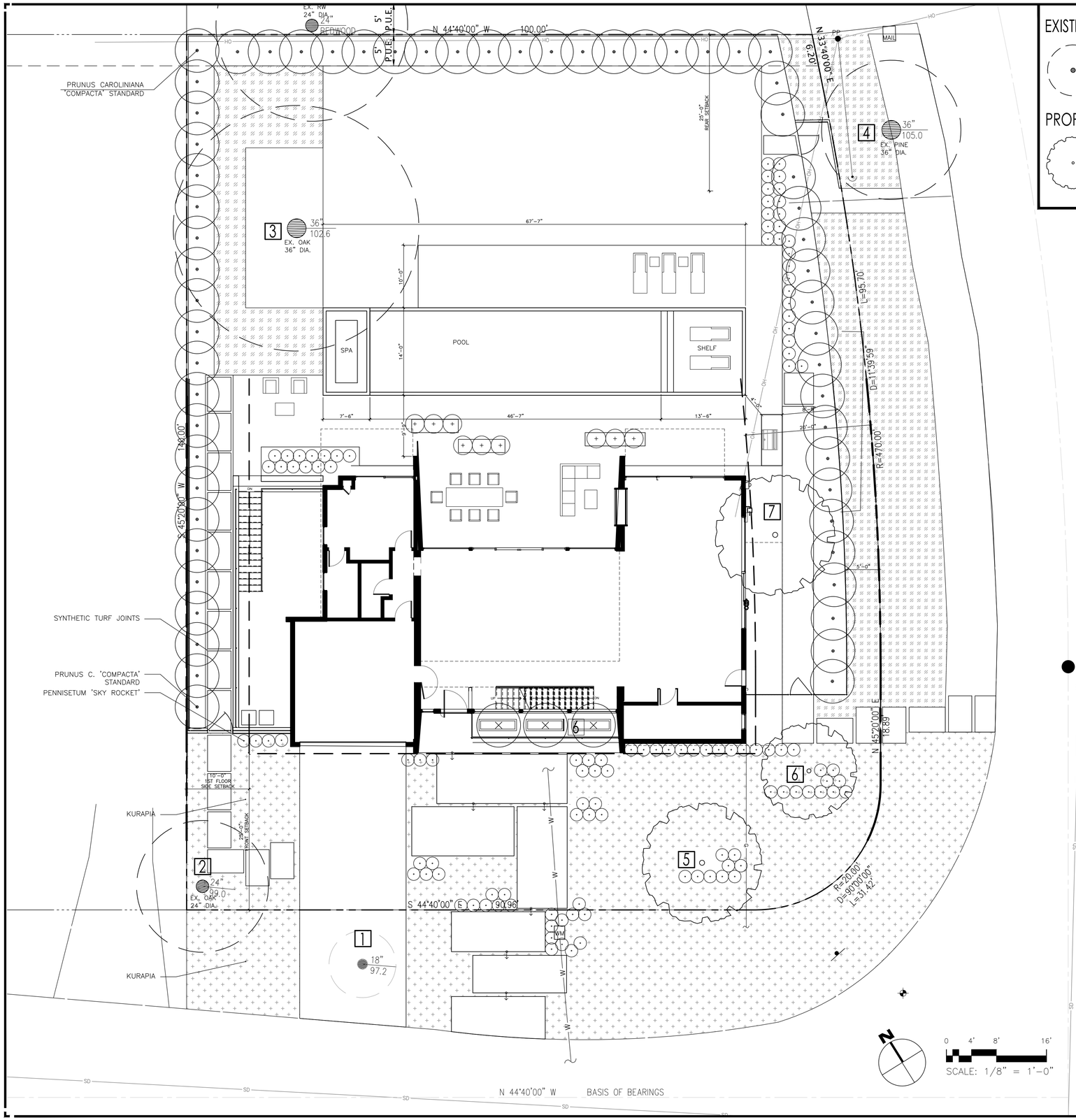
reviewed by:

approved by:

project number:

L1

sheet number



EXISTING TREE LIST:

#	COMMON NAME	BOTANICAL NAME	DIA. (IN.)	CONDITION	TO BE REMOVED
1	COAST LIVE OAK	QUERCUS AGRIFOLIA	18	FAIR	YES
2	COAST LIVE OAK	QUERCUS AGRIFOLIA	24	FAIR	NO
3	COAST LIVE OAK	QUERCUS AGRIFOLIA	36	GOOD	NO
4	PINE	PINUS SPECIES TBD	36	FAIR	NO

PROPOSED TREE LIST:

#	COMMON NAME	BOTANICAL NAME	MATURE HT (FT)	MATURE W (FT)	RATE OF GROWTH	NATIVE
5	OLIVE, FRUITLESS	OLEA EUROPEA	20–30	20–30	24–36"/SEASON	NO
6	REDBUD	CERSIS 'FOREST PANSY'	20–30	20–30	12–24"/SEASON	NO
7	OLIVE, FRUITLESS	OLEA EUROPEA	20–30	20–30	24–36"/SEASON	NO

PLANTING NOTES:
1. 75% OF PLANTING TO BE CALIFORNIA NATIVE OR NON–INVASIVE SPECIES.
2. HIGH EFFICIENCY IRRIGATION SYSTEM USING ONLY LOW–FLOW DRIP, BUBBLERS OR SPRINKLERS TO BE INSTALLED
3. SURFACE DRAINAGE TO FLOW TO ADOBE CREEK. DOWNSPOUTS TIED DIRECTLY TO DRY WELL PITS IN REAR.
4. CONTOUR 168.9 USED FOR BASEMENT REFERENCE.
5. ALL NON TURF PLANTING AREAS TO RECEIVE MINIMUM 3" THICK BARK MULCH.

PROPOSED TREE IMAGES:

CERCIS 'FOREST PANSY'
REDBUD
20–30' HT. X 15–25' WIDE

OLEA EUROPAEA 'WILSONII'
FRUITLESS OLIVE
20–30' HT. X 20–30' WIDE

SHRUBS:

PRUNUS C. 'COMPACTA, COLUMN
COMPACT CAROLINA CHERRY
10–12' HT. X 6–8' WIDE

FICUS MICROCARPA NITIDA
INDIAN LAUREL FIG
25–30' HT. X 35' WIDE

SHRUBS, GRASSES & GROUNDCOVERS:

P.A. PLANTING AREA FOR SHRUBS AND GRASSES
LOW TO MEDIUM WATER USE PLANTS

CAREX PRAEGRACILIS
CALIFORNIA FIELD SEDGE
6–8" HT. X SPREADING

KURAPIA

LAVANDULA X I. 'GROSSO'
GROSSO LAVANDIN
2–3' HT. X 2–3' WIDE

PENNISETUM SETACEUM 'SKY ROCKET'
SKY ROCKET FOUNTAIN GRASS
2–3' HT. X 1–2' WIDE

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SCHEMATIC PLANTING PLAN

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05	02/20/2020	SCHEMATIC DESIGN – CLIENT REVIEW
06	10/15/2020	SCHEMATIC DESIGN

drawn by: NT

reviewed by: NT

approved by: NT

project number:

L2

sheet number