

REVISIONS		
No.	Description	Date
A	review	1/11/19
1	submit	1/20

**GENERAL NOTES:**

SOIL TYPE: 70%-URBAN LAND; 20%-FLASKAN; 10%-OTHER (O-2SLOPE)

HYDROLOGIC SOIL GROUP: C-SANDYCLAY

DEPTH TO GROUNDWATER: MORE THAN 80 INCHES

NEAREST CREEK: HALE CREEK (APPROX 250 FT)

CAPACITY TO TRANSMIT WATER (KSAT): MODERATELY HIGH (0.20-0.51INHR)

MEAN ANNUAL PRECIPITATION: 14-24 INCHES

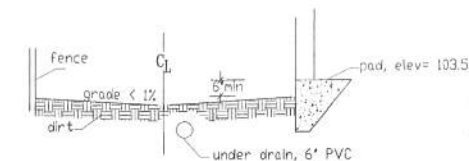
WATER STORAGE IN URBAN SOIL TYPE: LOW (ABOUT 5.4 INCHES)

MAINTENANCE: BIO-RETENTION AREA

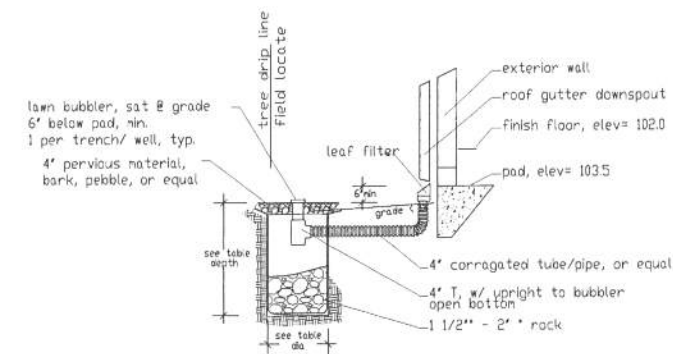
1. THE SITE IS SLOPING SOUTH TOWARDS PERMA ROAD WITH APPROXIMATELY 2 FEET OF ELEVATION 105.0 TO 100.0 RESPECTIVELY. DUE TO SITE LAYOUT, SUFFICIENT TREATMENT FROM LANDSCAPE IS AVAILABLE ON THE PROJECT SITE.

2. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE MAP: ZONE: X(SHADED)- MAP NUMBER: 0608 500202H, EFFECTIVE DATE: MAY 18, 2009

3. THE COST OF ALL MAINTENANCE WILL BE BORNE BY THE PROPERTY OWNER OR ASSOCIATION.



**SECTION B, SIDE YARD SLOPE DETAIL**



**TREE WELL / INFILTRATION TRENCH DETAIL**

**WELL INFILTRATION**

size	(area)	depth	
A	3'x 24' (72ft <sup>2</sup> )	3 ± ft	A or dry creek
	dry creek 10'x 10' (100ft <sup>2</sup> )	2.5 ± ft	
B	8'x 20' (160ft <sup>2</sup> )	3 ft	

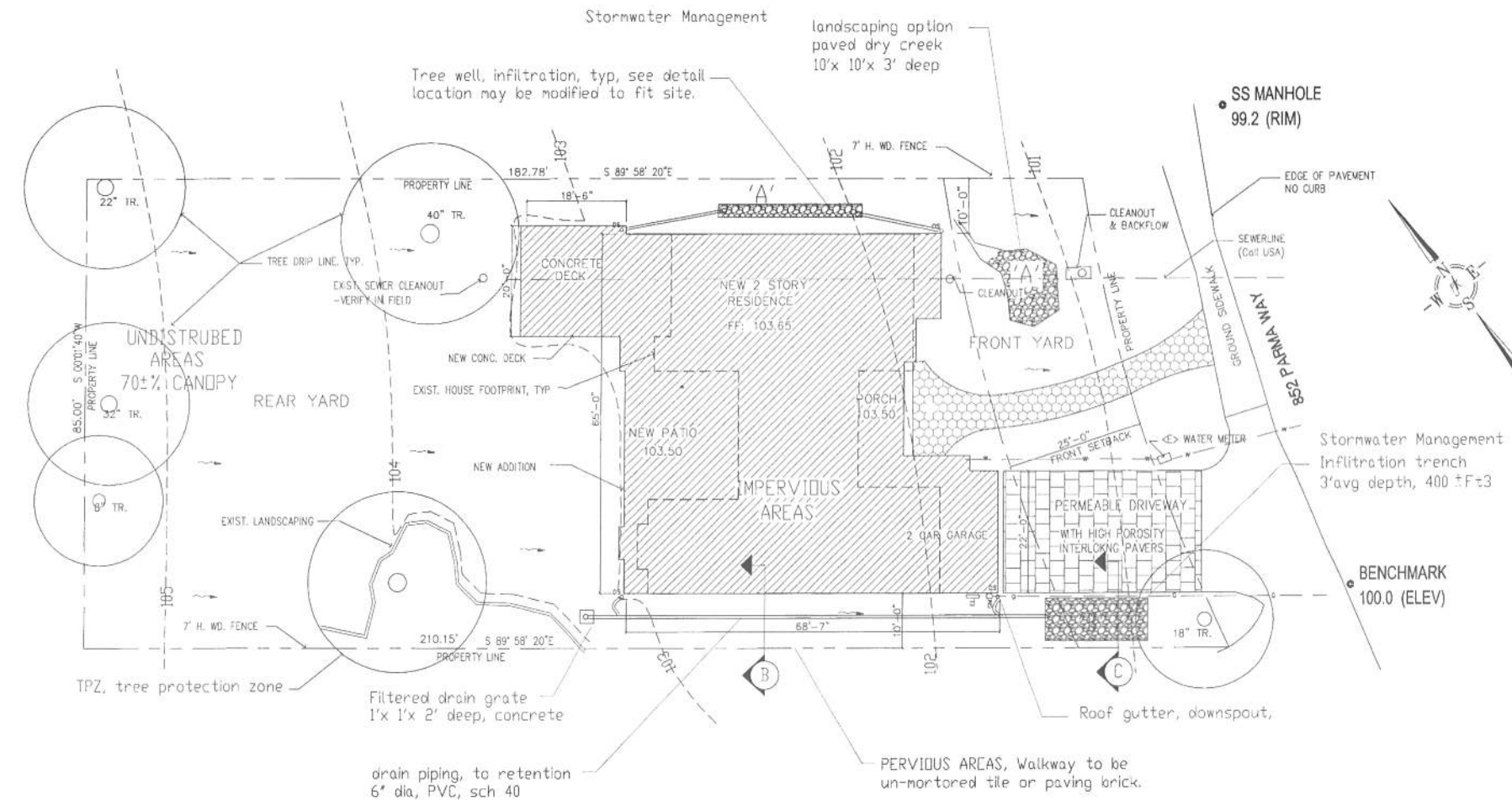


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852 Parma Way  
 Los Altos, California  
**GRADING & DRAINAGE PLAN**

DRAWN BY:	PK
DATE:	01/11/19
CHECKED BY:	
APPROVED BY:	
SCALE:	as noted
PK:	grading & drainage
COPY:	1

GRADING PLAN



**DRAINAGE & GRADING PLAN**

**TREE PROTECTION (TPZ) NOTES:**  
 12 : 1, root coverage to diameter, typical

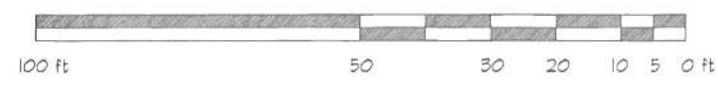
Trenching through TPZ, tree protection zone, or Oak tree drip lines to be hand dug, all roots over 1 1/2" dia, to be protected, and left intact.

**SCOPE OF WORK**  
 Construction of rain water infiltration structures for on-site collection. Down spouts from new roof will be directed toward collection, and infiltration sumps. The trenches are sized to meet a 10 year storm from the tributary roof areas. The bio-retention includes storage volumes from the rear yard.

\* rainwater quantity, base on SCVUPPP, C3 workbook,

**GENERAL GRADING NOTES:**  
 Slope area around building perimeter away from foundation @2%min. for at least 5 feet (center of side easements) and divert to positive outflow. All fine grading shall be done in a manner to promote positive drainage, prevent erosion, prevent ponding, and to direct flows (either sheet or concentrated) to appropriate outfall.

- LEGEND**
- property line
  - approximate new elevation,
  - existing elevation, pad= 103.58
  - grade slope, < 1%, surface flow
  - down spout,
  - tree well/ infiltration trench
  - tree drip line, from Google Map, 2018 image
  - 4" drainage piping, shallow, 12' depth, max



plot scale: 3/32" = 1' @ M:\projects\19\190101\grading\drainage\010819.dwg

**LEGEND:**



**ABBREVIATIONS:**

AC ASPHALT  
 AD AREA DRAIN  
 ANC ANCHOR  
 C&G CURB AND GUTTER  
 CB CATCH BASIN  
 DW DRIVEWAY  
 FB ELECTRIC BOX  
 EP EDGE OF PAVEMENT  
 FH FIRE HYDRANT  
 GM GAS METER  
 GA GUY ANCHOR  
 P.U.E. PUBLIC UTILITY EASEMENT  
 PP POWER POLE  
 S.D.E. STORM DRAINAGE EASEMENT  
 SDMH STORM DRAINAGE MANHOLE  
 SSMH SANITARY SEWER MANHOLE  
 CO CLEAN OUT  
 VU VALVE  
 WY WATER METER

**DISCLAIMER:**

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

**NOTE:**

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

**BASIS OF BEARINGS:**

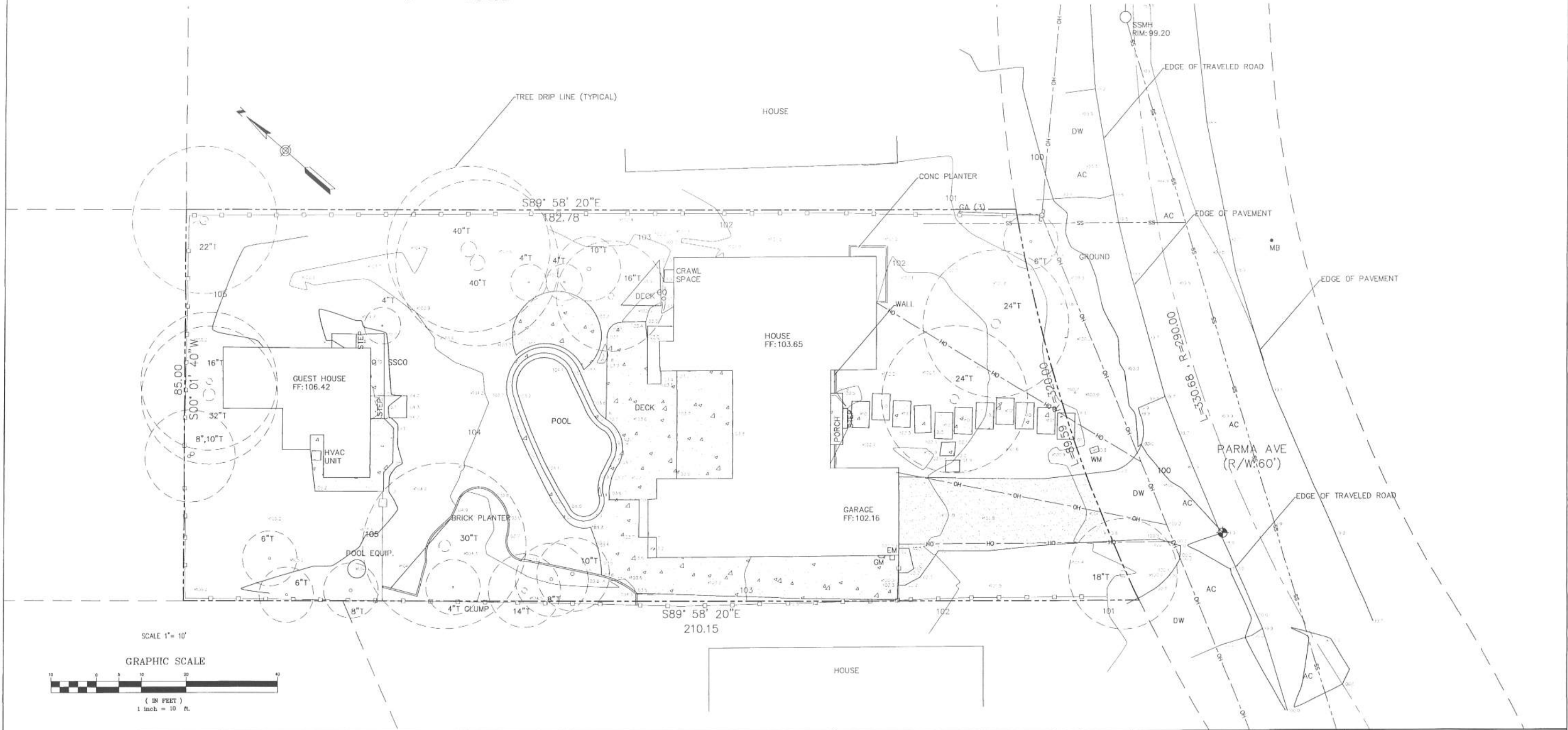
RECORD INFORMATION WAS USED PER RECORD MAP, BOOK 254 PAGE 4 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

**SITE BENCHMARK:**

SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

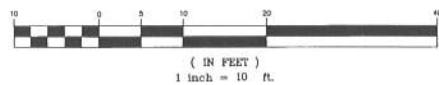
**NOTES:**

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS XXXXX SQ. FT. ±.
3. THE SURVEY WAS BASED ON A GRANT DEED DOC # 23861199 BY CHICAGO TITLE CO. DATED 2/2/2018, RECORDED IN SANTA CLARA COUNTY.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



SCALE 1" = 10'

GRAPHIC SCALE



852 PARMA WAY  
 LOS ALTOS, CA  
 APN: 189-41-059

Scale: 1" = 10'  
 Prepared by:  
 Checked by:  
 Date: 9/16/2019  
 Project No: 218092



**BOUNDARY AND TOPOGRAPHIC SURVEY MAP**

Sheet No.

T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS



PROJECT NAME:

REMODEL  
AND  
2nd STORY ADDITION  
AT  
852 PARMA WAY  
LOS ALTOS, CA 94024

CLIENT NAME:

ALLA PETRASHEN  
852 PARMA WAY  
LOS ALTOS, CA 94024

SHEET NAME:



ROOF SHINGLES  
Owens Corning TruDefinition Quarry Gray  
Laminated Architectural Roof Shingles  
www.lowes.com



COPPER GUTTER  
www.kobettmetals.com



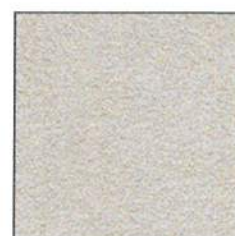
THIN STONE VENEER  
BY RED LEAF STONE  
www.redleafstone.com



COPPER CHIMNEY  
www.kobettmetals.com



WROUGHT IRON BALCONY RAILING  
www.gomezironworksca.net

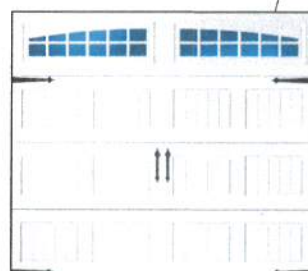


PAINTED STUCCO  
BENJAMIN MOORE  
ALEXANDRIA BEIGE HC77  
www.benjaminmoore.com

CAST STONE CORBEL  
BY RED LEAF STONE  
www.redleafstone.com



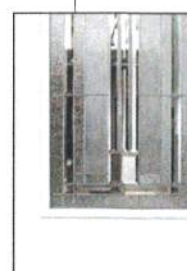
CAST STONE SURROUND  
BY RED LEAF STONE  
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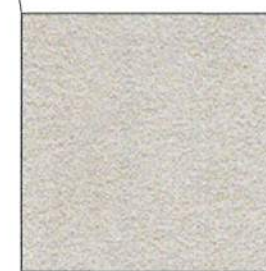
WHITE PAINTED WOOD CARRIAGE GARAGE DOORS  
BY BAY AREA OVERHEAD GARAGE DOOR COMPANY  
www.bayareaoverheaddoor.com



STONE CAST COLUMN  
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WOOD WHITE PAINTED ENTRY DOOR  
BY PELLA WINDOWS AND DOORS  
www.pella.com



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BENJAMIN MOORE  
ALEXANDRIA BEIGE HC77  
www.benjaminmoore.com

MATERIAL BOARD

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AND OWNER AND MAY NOT BE REPRODUCED, COPIED OR OTHERWISE  
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REVISIONS:		
DESIGN REVIEW	10/23/18	J. LEONOV
RESPONSE TO DESIGN REVIEW COMMENTS	01/23/19	J. LEONOV
RESPONSE TO DESIGN REVIEW COMMENTS	02/22/19	J. LEONOV

STAMP(S):

DRAWN BY: J.

DATE: 10/07/18

PROJECT: 852 PARMA WAY, LOS ALTOS

SHEET  
A-5