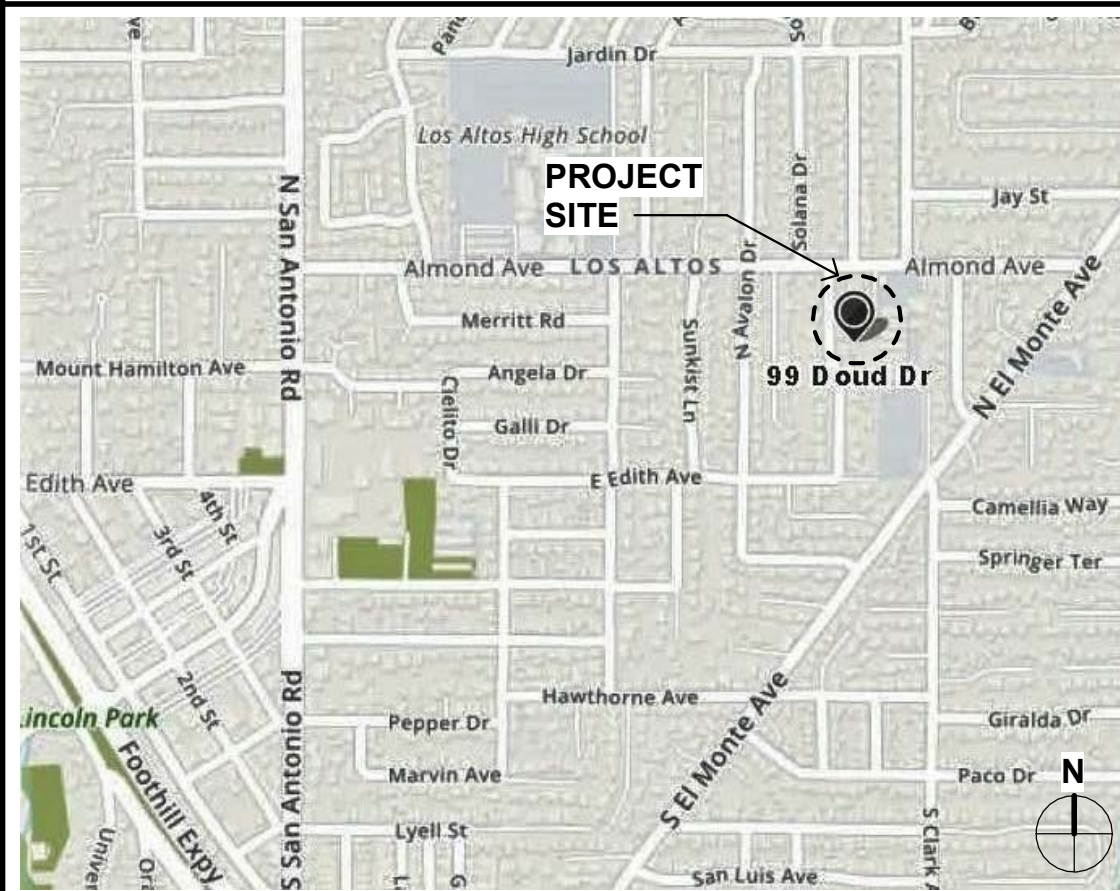


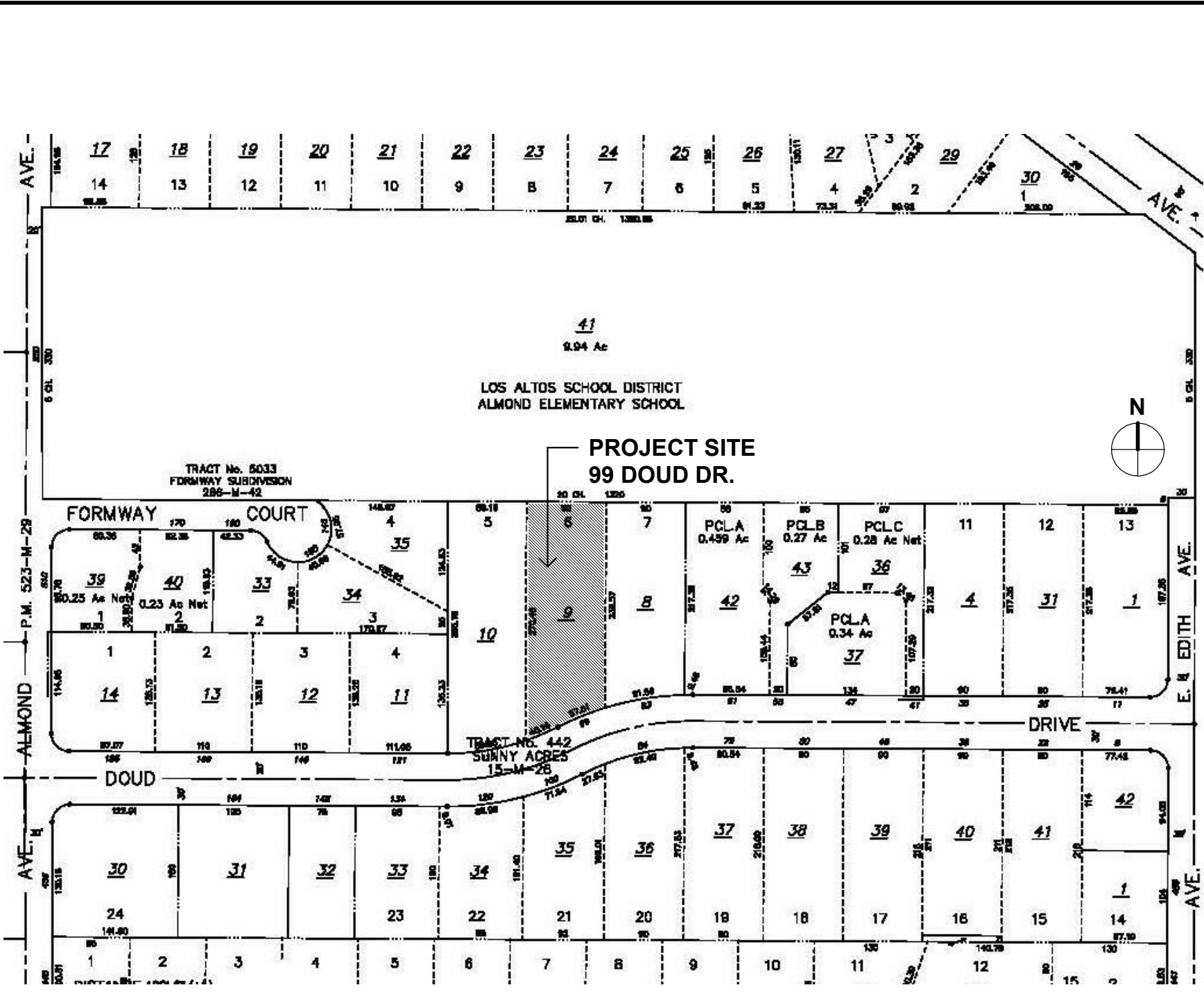


FRONT PERSPECTIVE

VICINITY MAP



PARCEL MAP



PLANNING DATA

**PROJECT ADDRESS:** 99 DOUD DRIVE, LOS ALTOS, CALIFORNIA

**PROJECT DESCRIPTION:** IT IS INTENDED TO DEMOLISH AN EXISTING 1-STORY RESIDENCE WITH DETACHED GARAGE AND ASSOCIATED OUTBUILDINGS AND TO CONSTRUCT A NEW 4,889 SF 2-STORY WOOD FRAMED R-3 RESIDENCE W/ ATTACHED GARAGE AND PARTIAL 1,599 SF BASEMENT. SITE IMPROVEMENTS INCLUDE A NEW 20'X48' POOL AND 117 SF CABANA BUILDING.

**APN:** 170-31-009

**ZONING:** R1-10 SINGLE FAMILY DISTRICT

**OCCUPANCY:** R-3/ U

**LOT AREA:** 22,591 SQ. FT. / 0.52 ACRES

**HISTORIC STATUS:** NO

**FLOOD ZONE:** NO

**STORIES:** 2

**FIRE SPRINKLERS:** YES

**MAXIMUM LOT COVERAGE:** 2 STORY DEVELOPMENT 6,777.3 SQ. FT. (30% OF LOT AREA)

**MAX. FLOOR AREA (MFA):** 5,009.1 SQ. FT. (3,850 + 10% [LOT AREA-11,000])

**HEIGHT LIMIT:** 27 FT FROM NATURAL GRADE

**DAYLIGHT PLANE:** 11 FT AT SIDE PROPERTY LINE, THEN SLOPE UPWARD 25° FROM THE HORIZONTAL

**ACCESSORY STRUCTURE:** 800 SQ. FT. & 12 FT HEIGHT IF LOCATED IN REAR YARD SETBACK  
120 SQ. FT. & 6 FT HEIGHT IF LOCATED IN SIDE YARD SETBACK

**REQUIRED PARKING:** 2 SPACES @ MAIN RESIDENCE (1 SPACE TO BE COVERED)

**BASEMENT:** NOT TO EXTEND BEYOND THE FIRST FLOOR

NOTE: SEE SHEET A3 FOR AREA DIAGRAMS AND CALCULATION BREAKDOWN

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	3,893.0 square feet (17.2%)	4,634.7 square feet (20.5%)	6,777.3 square feet (30.0%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr. 3,379 sq ft 2nd Flr. 1,535.2 sq ft <b>Total: 3,379 sq ft (15.2%)</b>	1st Flr. 3,470.3 sq ft 2nd Flr. 1,535.2 sq ft <b>Total: 5,009.1 sq ft (22.2%)</b>	5,009.1 square feet (22.2%)
<b>SETBACKS:</b>			
Front	43 feet	40.0 feet	40 feet
Rear	58 feet	109.16 feet	25 feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	10 feet / 10 feet	16.45 feet / 18.29 feet	10 feet / 17.5 feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	19 feet / 19 feet	10.29 feet / 18.29 feet	10 feet / 17.5 feet
<b>HEIGHT:</b>	17.0 feet	24.0 feet	27.0 feet
<b>SQUARE FOOTAGE BREAKDOWN</b>			
	EXISTING	PROPOSED	TOTAL PROPOSED
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,517 square feet	4,088 square feet	6,605 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	862 square feet	(-) 90 square feet	772 square feet
<b>LOT CALCULATIONS</b>			
<b>NET LOT AREA:</b>	22,591.0 square feet		
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	1,203.0 square feet (49.3%)		
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): 6,045 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 11,399 sq ft Bldg Footprint (house, cabana, porches, lightwells): 5,147 sq ft		

SHEET INDEX

- ARCHITECTURAL**
- A0 COVER SHEET, PROJECT SUMMARY, VICINITY MAP
  - A1 STREETScape
  - A2 NEIGHBORHOOD SITE CONTEXT
  - A3 AREA CALCULATIONS
  - A4 DEMOLITION & TREE PROTECTION PLAN
  - A5 SITE PLAN
  - A6 FIRST FLOOR PLAN
  - A7 SECOND FLOOR PLAN
  - A8 LOWER LEVEL PLAN
  - A9 ROOF PLAN
  - A10 CABANA PLANS
  - A11 EXISTING EXTERIOR ELEVATIONS
  - A12 EXTERIOR ELEVATIONS
  - A13 EXTERIOR ELEVATIONS
  - A14 CABANA ELEVATIONS AND SECTIONS
  - A15 SECTIONS & TYPICAL DETAILS
  - A16 SECTIONS & TYPICAL DETAILS
  - A17 MATERIAL COLOR BOARD
- CIVIL**
- C-1.0 TITLE SHEET
  - C-2.0 OVERALL SITE PLAN
  - C-2.1 GRADING AND DRAINAGE PLAN
  - ER-1 EROSION CONTROL PLAN
  - ER-2 EROSION CONTROL DETAILS
  - SU-1 SURVEY SHEET
- LANDSCAPE**
- L.1 LANDSCAPE PLAN
  - L.2 IRRIGATION PLAN
  - L.3 IRRIGATION GENERAL NOTES NAD SPECIFICATIONS
  - L.4 IRRIGATION DETAILS

PROJECT TEAM

**ARCHITECT**  
PACIFIC PENINSULA ARCHITECTURE, INC.  
718 OAK GROVE AVENUE,  
MENLO PARK, CA- 94025

**LANDSCAPE ARCHITECT**  
THOMAS KLOPE ASSOCIATES, INC.  
5150 EL CAMINO REAL - BLDG. B, STE. 20  
LOS ALTOS, CA- 94022

**SURVEYOR & CIVIL ENGINEER**  
LEA & BRAZE ENGINEERING, INC.  
2495 INDUSTRIAL PRKWAY WEST,  
HAYWARD, CA- 94545

**THE FAIR RESIDENCE**  
99 DOUD DRIVE  
LOS ALTOS, CALIFORNIA

**COVER SHEET**

Date:	9.26.19
Job:	1906
<b>A0</b>	

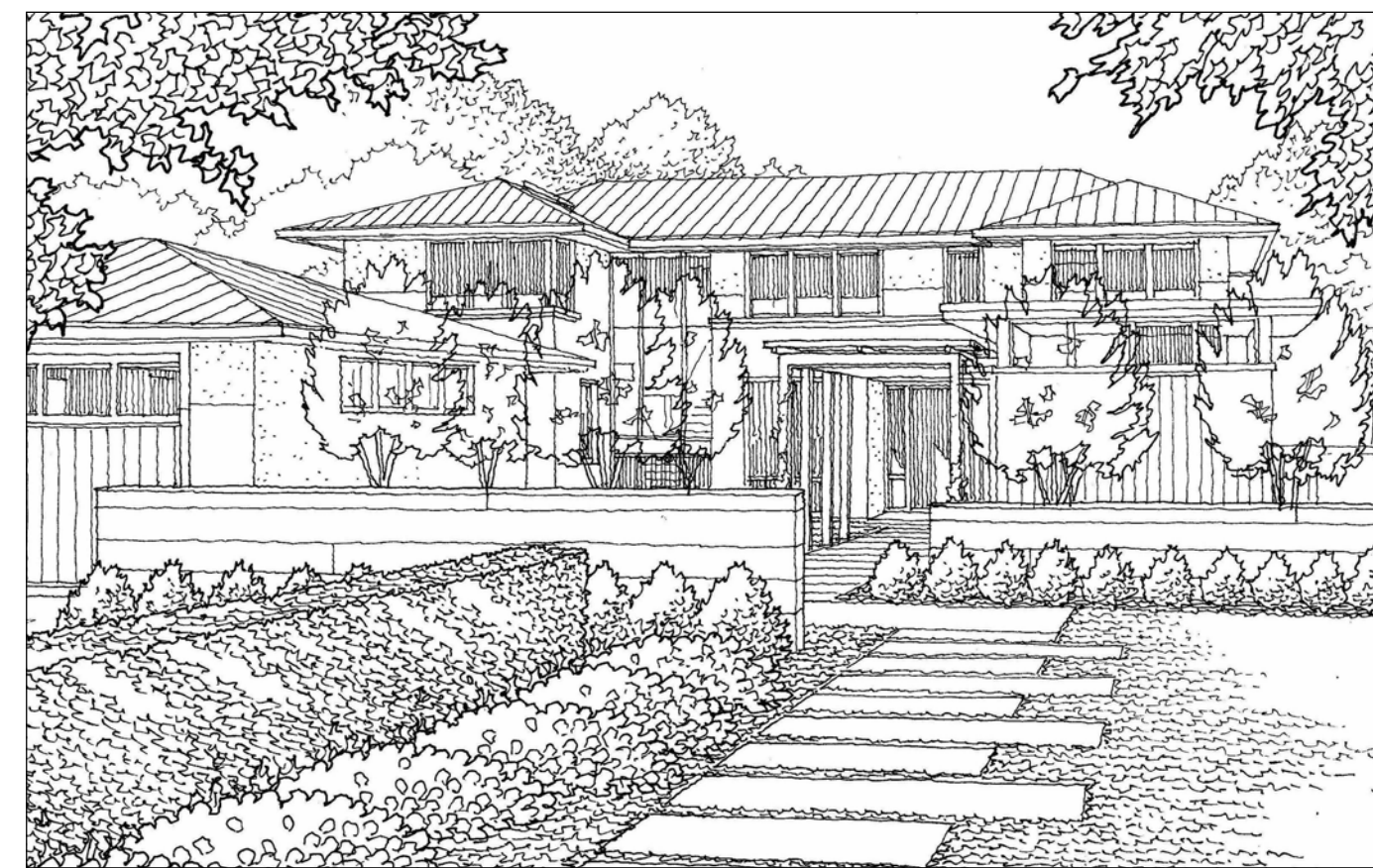




121 DOUD DRIVE



115 DOUD DRIVE



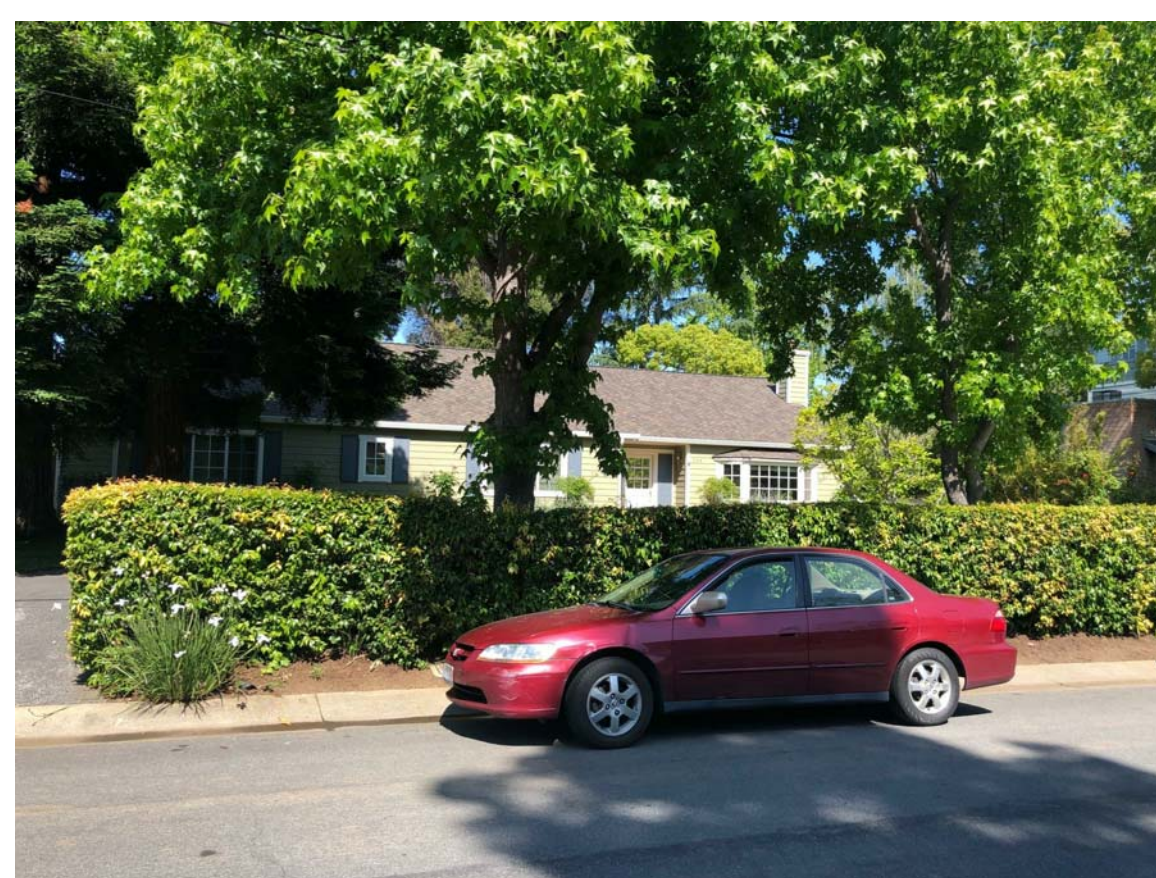
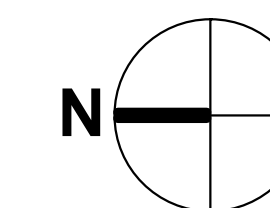
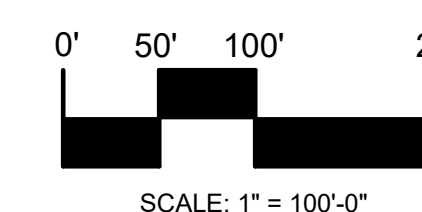
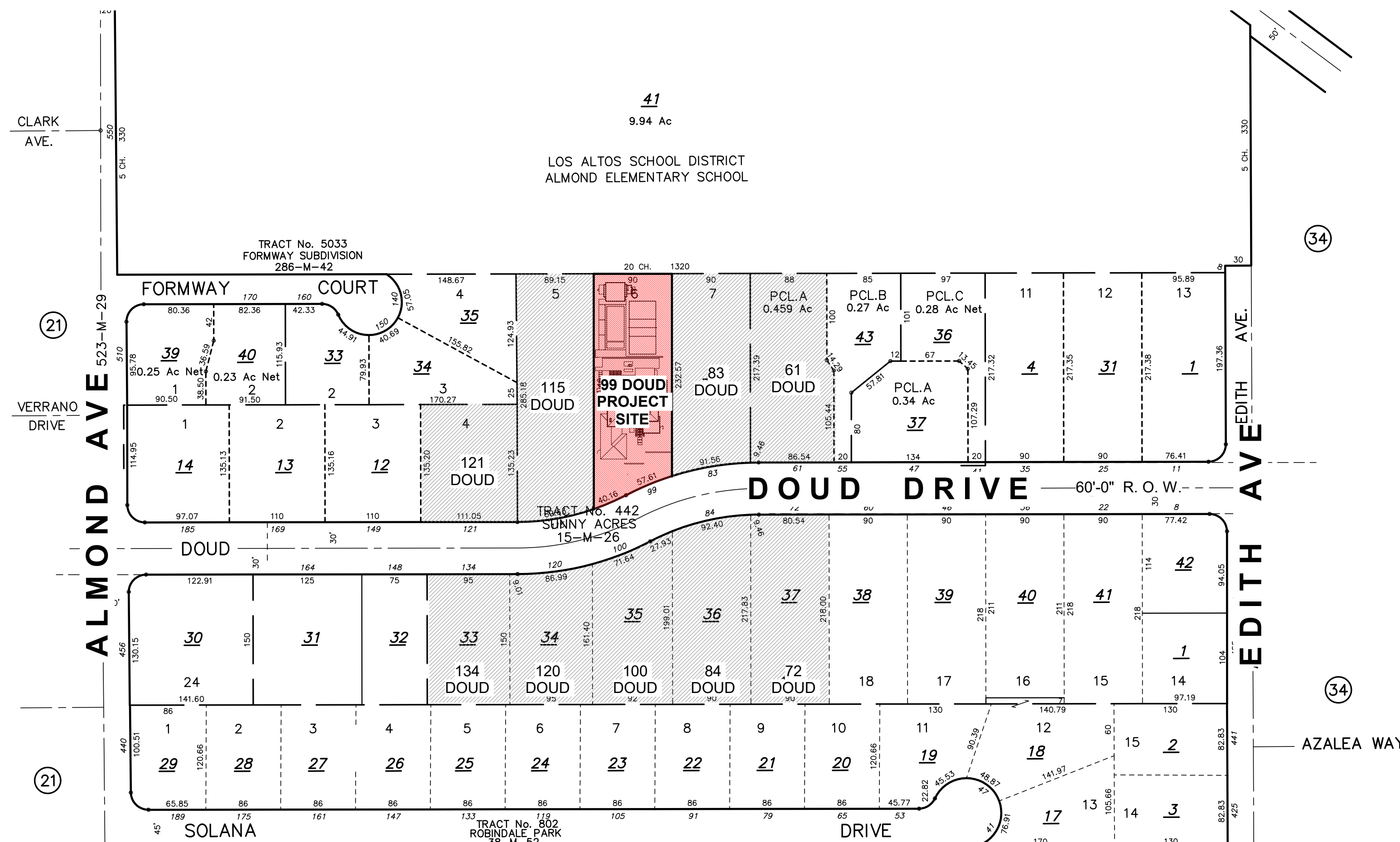
99 DOUD DRIVE



83 DOUD DRIVE



61 DOUD DRIVE



134 DOUD DRIVE



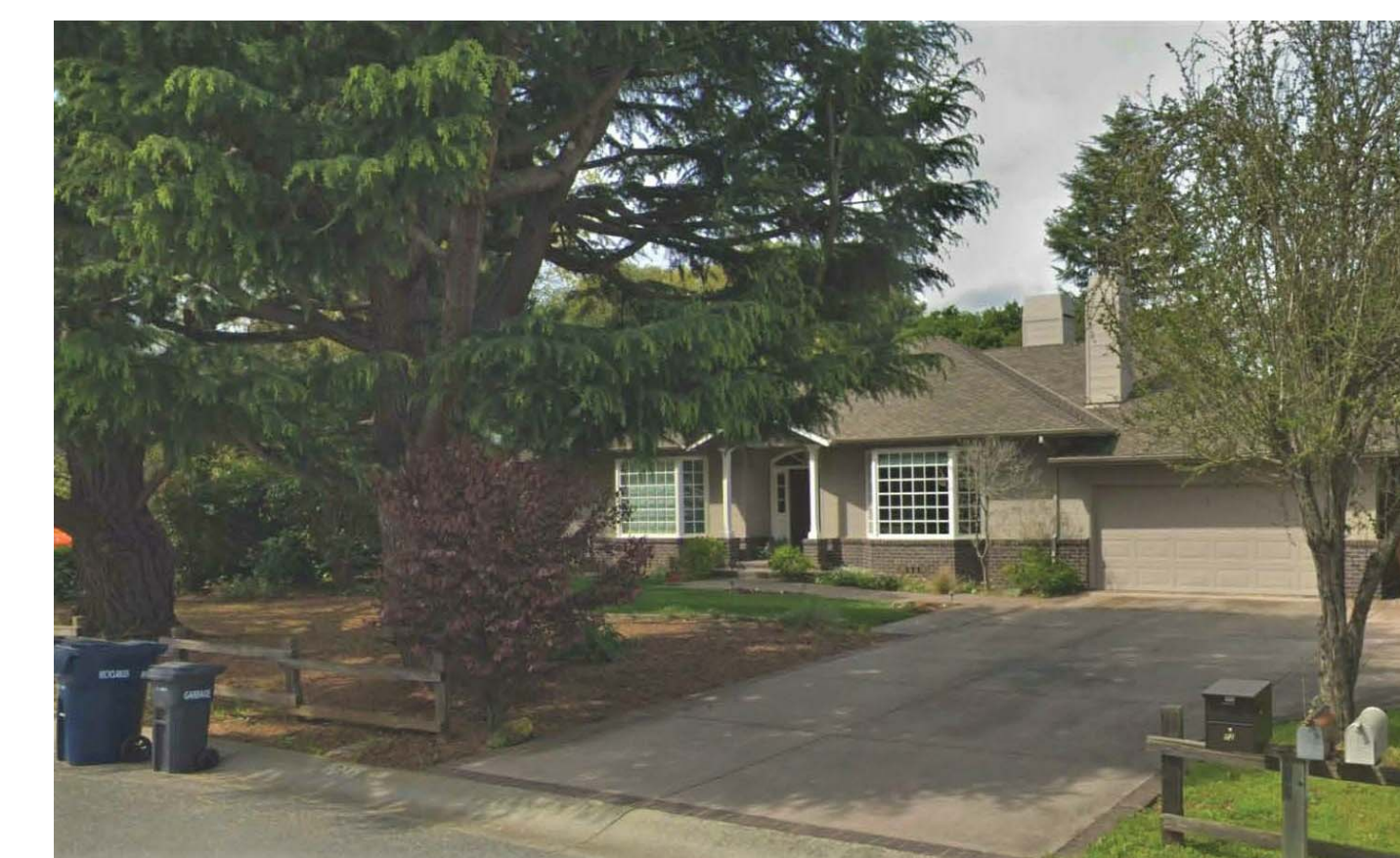
120 DOUD DRIVE



100 DOUD DRIVE



84 DOUD DRIVE



72 DOUD DRIVE

REV 11.14.19





115 DOUD  
FRONT ELEVATION



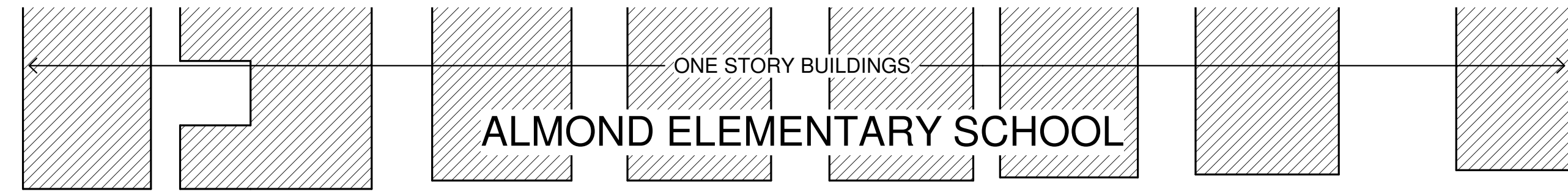
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FRONT ELEVATION



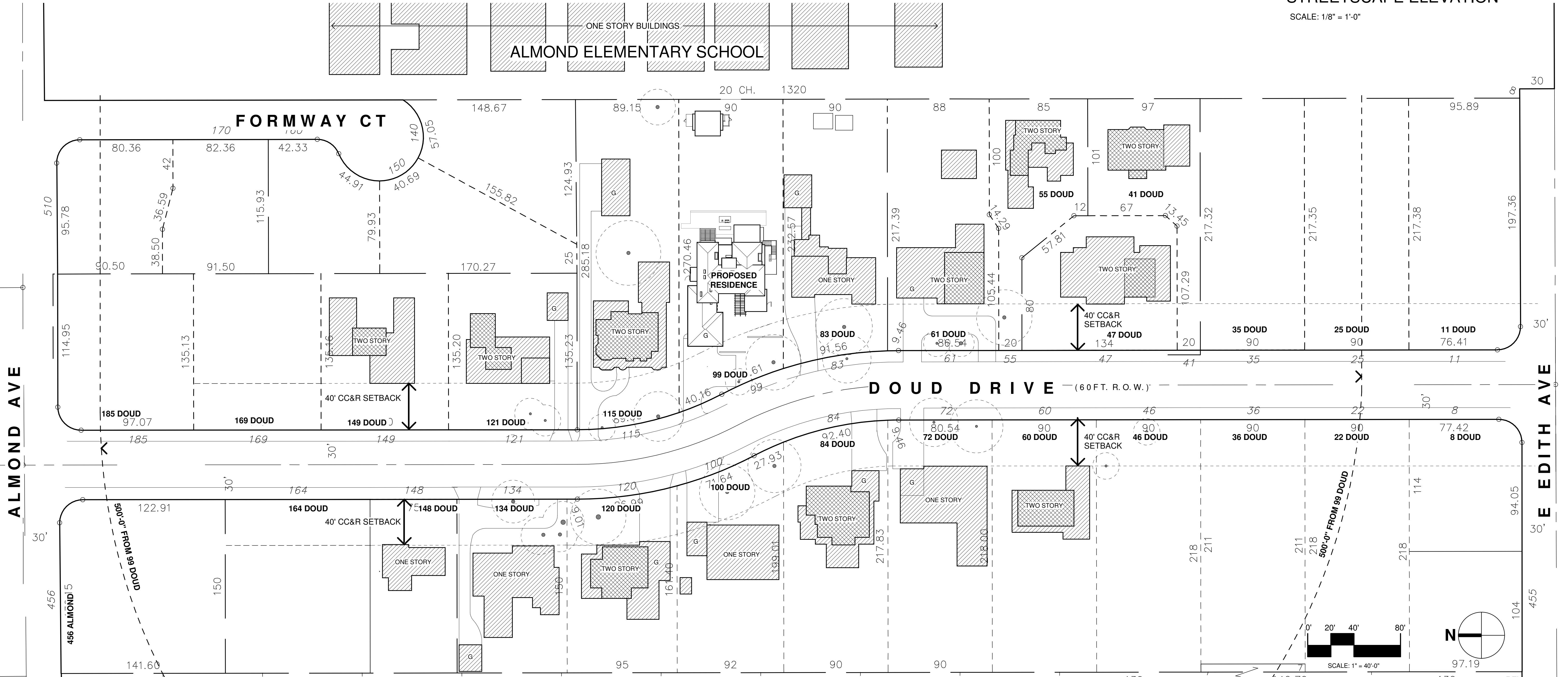
115 DOUD  
FRONT ELEVATION

STREETSCAPE ELEVATION

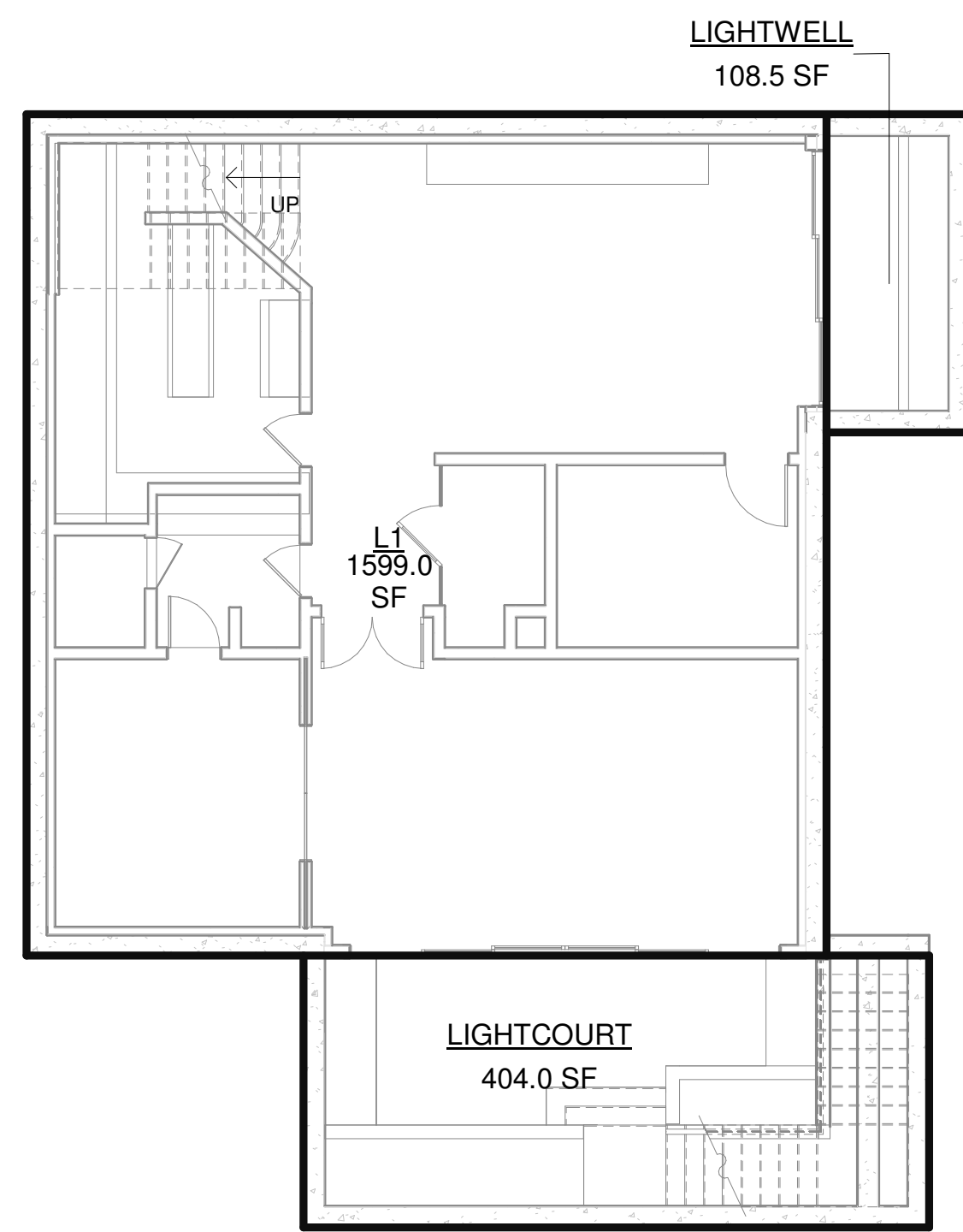
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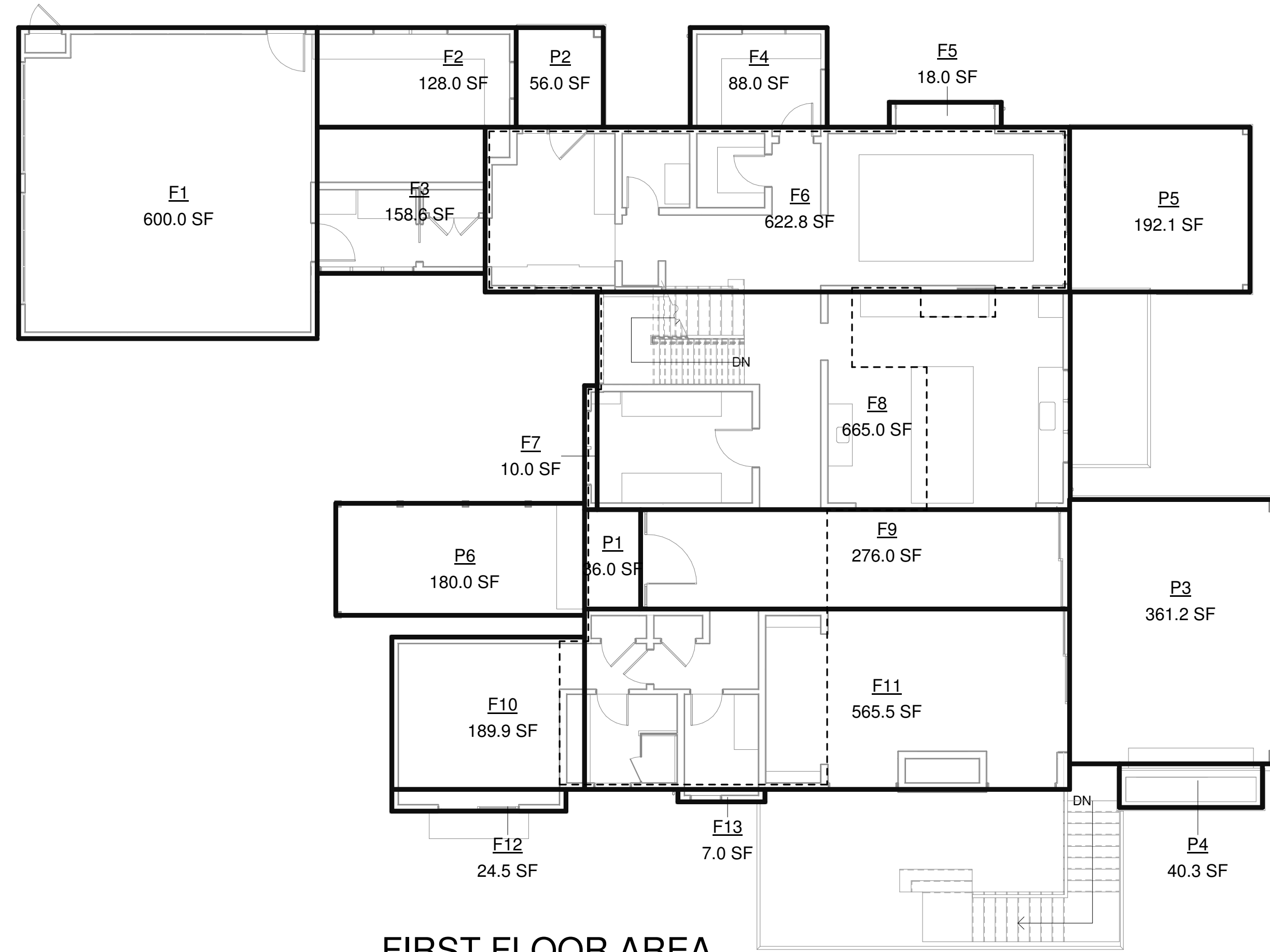
ONE STORY BUILDINGS  
ALMOND ELEMENTARY SCHOOL



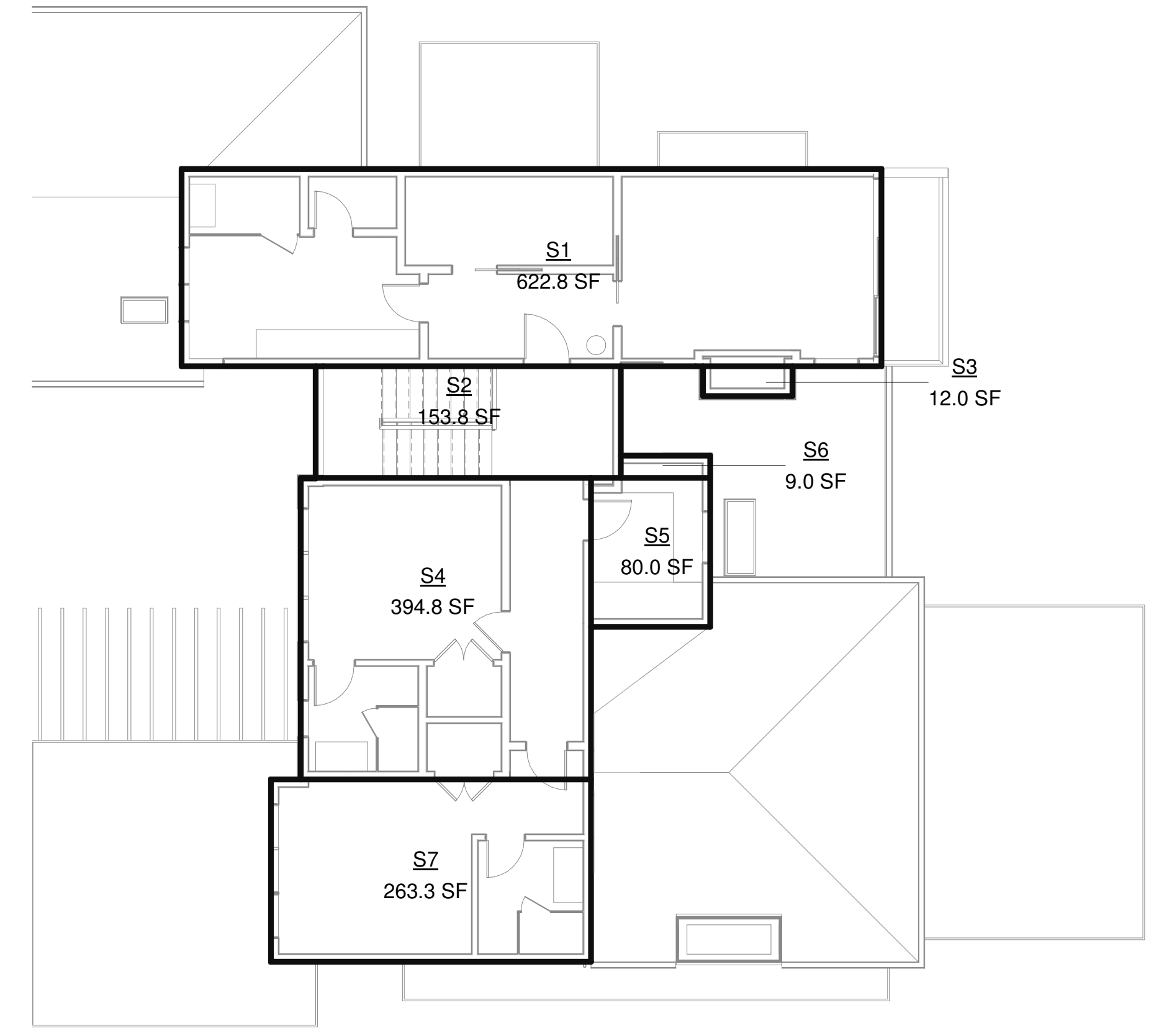
NEIGHBORHOOD CONTEXT SITE PLAN



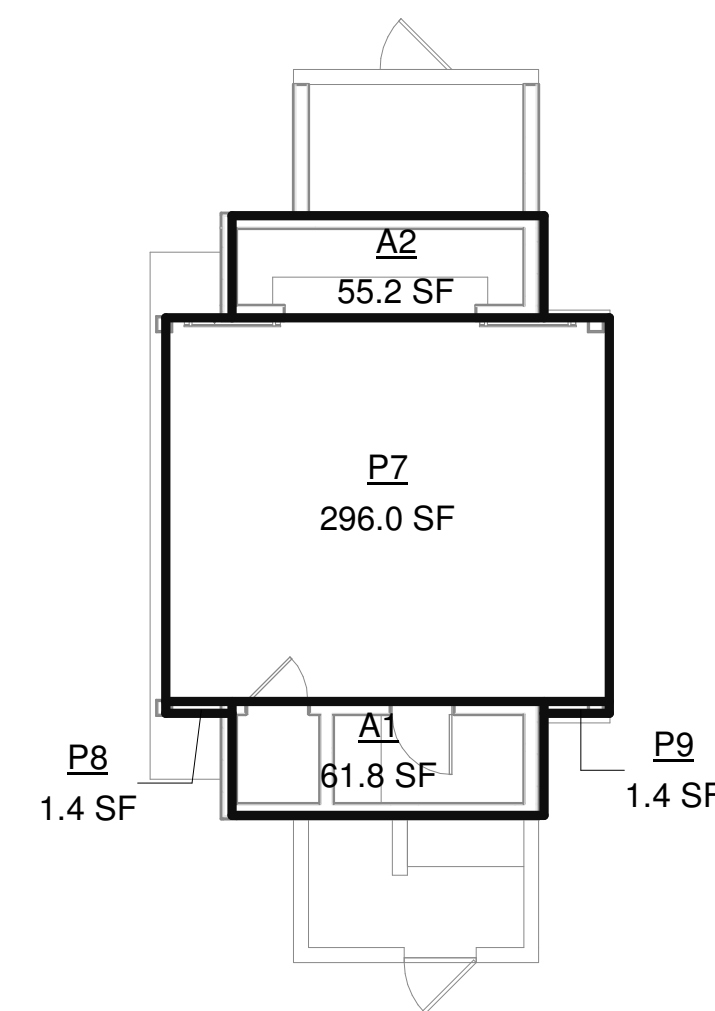
LOWER LEVEL AREA



FIRST FLOOR AREA



SECOND FLOOR AREA

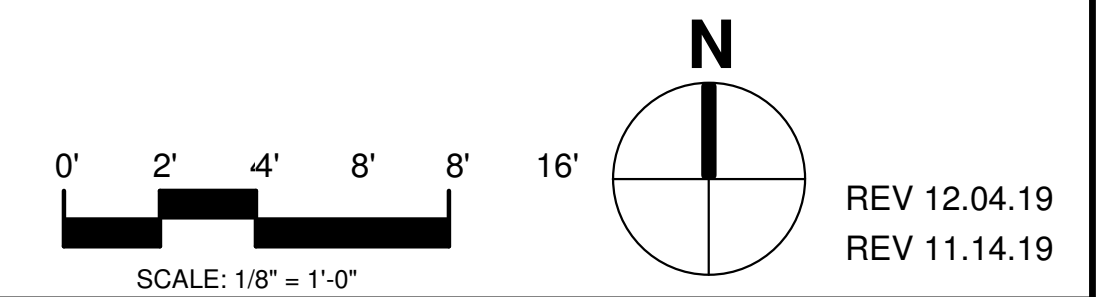


POOL HOUSE AREA

FLOOR AREAS		
<b>FIRST FLOOR AREA</b>		
NAME	DIMENSIONS	AREA
F1	24' x 25'	600.0 SF
F2	16' x 8'	128.0 SF
F3	13'-6" x 11'-9"	158.6 SF
F4	11' x 8'	88.0 SF
F5	9' x 2'	18.0 SF
F6	47' x 13'-3"	622.8 SF
F7	1' x 10'	10.0 SF
F8	38' x 17'-6"	665.0 SF
F9	34'-6" x 8'	276.0 SF
F10	15'-6" x 12'-3"	189.9 SF
F11	39' x 14'-6"	565.5 SF
F12	14' x 1'-9"	24.5 SF
F13	7' x 1'-0"	7.0 SF
SUBTOTAL:		3353.3 SF
<b>SECOND FLOOR AREA</b>		
NAME	DIMENSIONS	AREA
S1	47' x 13'-3"	622.8 SF
S2	20'-6" x 7'-6"	153.8 SF
S3	6' x 2'	12.0 SF
S4	19'-6" x 20'-3"	394.8 SF
S5	8' x 10'	80.0 SF
S6	6' x 1'-6"	9.0 SF
S7	21'-6" x 12'-3"	263.3 SF
SUBTOTAL:		1535.7 SF
<b>CABANA AREA</b>		
NAME	DIMENSIONS	AREA
A1	13' x 4'-9"	61.8 SF
A2	13' x 4'-3"	55.2 SF
SUBTOTAL:		117.0 SF
<b>TOTAL FLOOR AREA:</b>		5006.0 SF < 5009.1 SF

LOT COVERAGE		
<b>FIRST FLOOR AREAS</b>		
F1 - F13	3353.3 SF	
<b>CABANA AREAS</b>		
A1 - A2	117.0 SF	
<b>PORCH AREAS</b>		
NAME	DIMENSIONS	AREA
P1	4'-6" x 8'	36.0 SF
P2	7' x 8'	56.0 SF
P3	17' x 21'-3"	361.2 SF
P4	11'-6" x 3'-6"	40.3 SF
P5	14'-6" x 13'-3"	192.1 SF
P6	20' x 9'	180.0 SF
P7	18'-6" x 16'	296.0 SF
P8	0'-6" x 2'-9"	1.4 SF
P9	0'-6" x 2'-9"	1.4 SF
SUBTOTAL:		1164.4 SF
<b>TOTAL LOT COVERAGE:</b>	4634.7 SF < 6777.3 SF	

LOWER LEVEL AREA		
NAME	DIMENSIONS	AREA
L1	39' x 41'	1599.0 SF
LIGHTCOURT	30'-6" x 13'-3"	404.0 SF
LIGHTWELL	7' x 15'-6"	108.5 SF
		EXEMPT 2111.5 SF





**GENERAL TREE PROTECTION NOTES** (ARBORIST RECOMMENDATION)

**GENERAL TREE PROTECTION PLAN**  
 PROTECTIVE FENCING IS REQUIRED TO BE PROVIDED DURING THE CONSTRUCTION PERIOD TO PROTECT TREES TO BE PRESERVED. THIS FENCING MUST PROTECT A SUFFICIENT PORTION OF THE ROOT ZONE TO BE EFFECTIVE. FENCING IS RECOMMENDED TO BE LOCATED 8 TO 10 X THE DIAMETER AT BREAST HEIGHT (DBH) IN ALL DIRECTIONS FROM THE TREE. DBH FOR EACH TREE IS SHOWN IN THE ATTACHED DATA TABLE. THE MINIMUM RECOMMENDATION FOR TREE PROTECTION FENCING LOCATION IS 6 X THE DBH, WHERE A LARGER DISTANCE IS NOT POSSIBLE. THERE ARE AREAS WHERE WE WILL AMEND THIS DISTANCE BASED UPON TREE CONDITION AND PROPOSED CONSTRUCTION. IN MY EXPERIENCE, THE PROTECTIVE FENCING MUST:

A. CONSIST OF CHAIN LINK FENCING AND HAVING A MINIMUM HEIGHT OF 6 FEET.  
 B. BE MOUNTED ON STEEL POSTS DRIVEN APPROXIMATELY 2 FEET INTO THE SOIL.  
 C. FENCING POSTS MUST BE LOCATED A MAXIMUM OF 10 FEET ON CENTER.  
 D. PROTECTIVE FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.  
 E. PROTECTIVE FENCING MUST NOT BE MOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.  
 F. TREE PROTECTION SIGNAGE SHALL BE MOUNTED TO ALL INDIVIDUAL TREE PROTECTION FENCES.

BASED ON THE EXISTING DEVELOPMENT AND THE CONDITION AND LOCATION OF TREES PRESENT ON SITE, THE FOLLOWING IS RECOMMENDED:

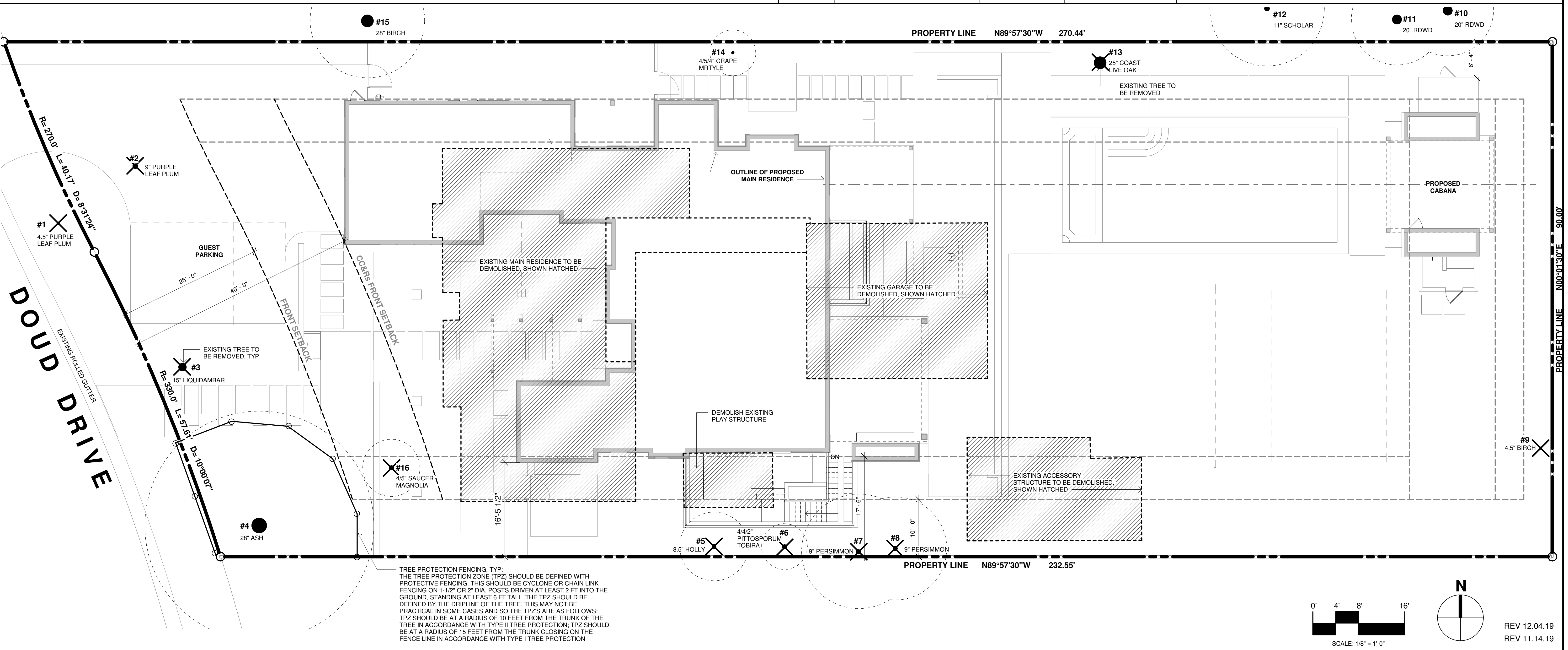
1. THE PROJECT ARBORIST IS ALLIE STRAND MICHAEL YOUNG (650) 321-0202. A PROJECT ARBORIST SHOULD SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THESE TREES.

2. ANY ROOTS EXPOSED DURING CONSTRUCTION ACTIVITIES THAT ARE LARGER THAN 2 INCHES IN DIAMETER SHOULD NOT BE CUT OR DAMAGED UNTIL THE PROJECT ARBORIST HAS AN OPPORTUNITY TO ASSESS THE IMPACT THAT REMOVING THESE ROOTS COULD HAVE ON THE TREES.
3. THE AREA UNDER THE DRIP LINE OF TREES SHOULD BE THOROUGHLY IRRIGATED TO A SOIL DEPTH OF 18" EVERY 3-4 WEEKS DURING THE DRY MONTHS.
4. MULCH SHOULD COVER ALL BARE SOILS WITHIN THE TREE PROTECTION FENCING. THIS MATERIAL MUST BE 6-8 INCHES IN DEPTH AFTER SPREADING, WHICH MUST BE DONE BY HAND. COURSE WOOD CHIPS ARE PREFERRED BECAUSE THEY ARE ORGANIC AND DEGRADE NATURALLY OVER TIME.
5. LOOSE SOIL AND MULCH MUST NOT BE ALLOWED TO SLIDE DOWN SLOPE TO COVER THE ROOT ZONES OR THE ROOT COLLARS OF PROTECTED TREES.
6. THERE MUST BE NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS SPECIFICALLY APPROVED BY A CERTIFIED ARBORIST. FOR TRENCHING, THIS MEANS: TRENCHES FOR ANY UNDERGROUND UTILITIES (GAS, ELECTRICITY, WATER, PHONE, TV CABLE, ETC.) MUST BE LOCATED OUTSIDE THE DRIPLINES OF PROTECTED TREES, UNLESS APPROVED BY A CERTIFIED ARBORIST. ALTERNATIVE METHODS OF INSTALLATION MAY BE SUGGESTED. LANDSCAPE IRRIGATION TRENCHES MUST BE LOCATED A MINIMUM DISTANCE OF 10 TIMES THE TRUNK DIAMETER FROM THE TRUNKS OF PROTECTED TREES UNLESS OTHERWISE NOTED AND APPROVED BY THE ARBORIST.
7. MATERIALS MUST NOT BE STORED, STOCKPILED, DUMPED, OR BURIED INSIDE THE DRIPLINES OF PROTECTED TREES.

8. EXCAVATED SOIL MUST NOT BE PILED OR DUMPED, EVEN TEMPORARILY, INSIDE THE DRIPLINES OF PROTECTED TREES.
9. LANDSCAPE MATERIALS (COBBLES, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES BECAUSE OF THE RISK OF SERIOUS DISEASE INFECTION.
10. LANDSCAPE IRRIGATION SYSTEMS MUST BE DESIGNED TO AVOID WATER STRIKING THE TRUNKS OF TREES, ESPECIALLY OAK TREES.
11. ANY PRUNING MUST BE DONE BY A COMPANY WITH AN ARBORIST CERTIFIED BY THE ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) AND ACCORDING TO ISA, WESTERN CHAPTER STANDARDS, 1998.
12. ANY PLANTS THAT ARE PLANTED INSIDE THE DRIPLINES OF OAK TREES MUST BE OF SPECIES THAT ARE COMPATIBLE WITH THE ENVIRONMENTAL AND CULTURAL REQUIREMENTS OF OAKS TREES. A PUBLICATION DETAILING PLANTS COMPATIBLE WITH CALIFORNIA NATIVE OAKS CAN BE OBTAINED FROM THE CALIFORNIA OAK FOUNDATION'S 1991 PUBLICATION "COMPATIBLE PLANTS UNDER & AROUND OAKS" DETAILS PLANTS COMPATIBLE WITH CALIFORNIA NATIVE OAKS AND IS CURRENTLY AVAILABLE ONLINE AT: <http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

**EXISTING TREES** (SEE ARBORIST TREE SURVEY DATA)

NUMBER	COMMON NAME	DIAMETER	WIDTH / HEIGHT	RETAINED / REMOVE
1	PURPLE LEAF PLUM	4.5"	12' / 12'	REMOVE
2	PURPLE LEAF PLUM	9"	24' / 24'	REMOVE
3	LIQUID AMBAR	15"	30' / 32'	REMOVE
4	ASH	28"	42' / 32'	RETAINED
5	HOLLY / VARIEGATED	8.5"	12' / 15'	REMOVE
6	PITISPORUM TOBIRA	4", 4", 2"	8' / 10'	REMOVE
7	PERSIMMON	9"	25' / 25'	REMOVE
8	PERSIMMON	9"	18' / 18'	REMOVE
9	BIRCH	4.5"	8' / 15'	REMOVE
10	REDWOOD	20"	16' / 48'	RETAINED
11	REDWOOD	20"	16' / 48'	RETAINED
12	SCHOLAR	11"	20' / 25'	RETAINED
13	COAST LIVE OAK	25"	35' / 35'	REMOVE
14	GRAPE MRTYLE	5", 5", 4"	8' / 14'	RETAINED
15	BIRCH	28"	20' / 43.5'	RETAINED
16	SAUCER MAGNOLIA	4", 5"	10' / 12'	REMOVE



**PACIFIC PENINSULA ARCHITECTURE, inc.**  
 718 OAK GROVE AVENUE MENLO PARK, CA 94025  
 650.323.7900 FAX: 650.323.0625  
 WWW.PACIFICPENINSULA.COM

**THE FAIR RESIDENCE**  
 99 DOUD DRIVE  
 LOS ALTOS, CALIFORNIA

**DEMOLITION/  
 TREE  
 PROTECTION**

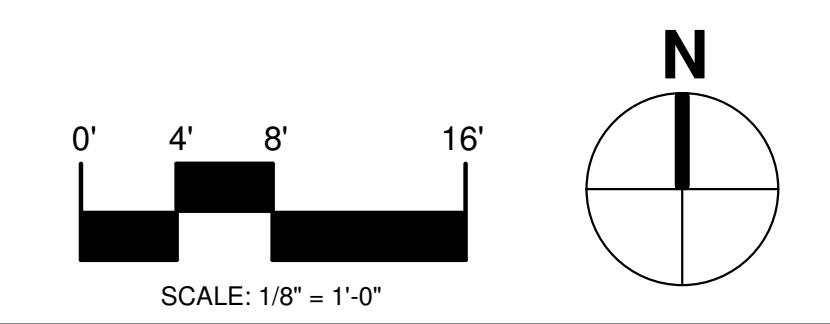
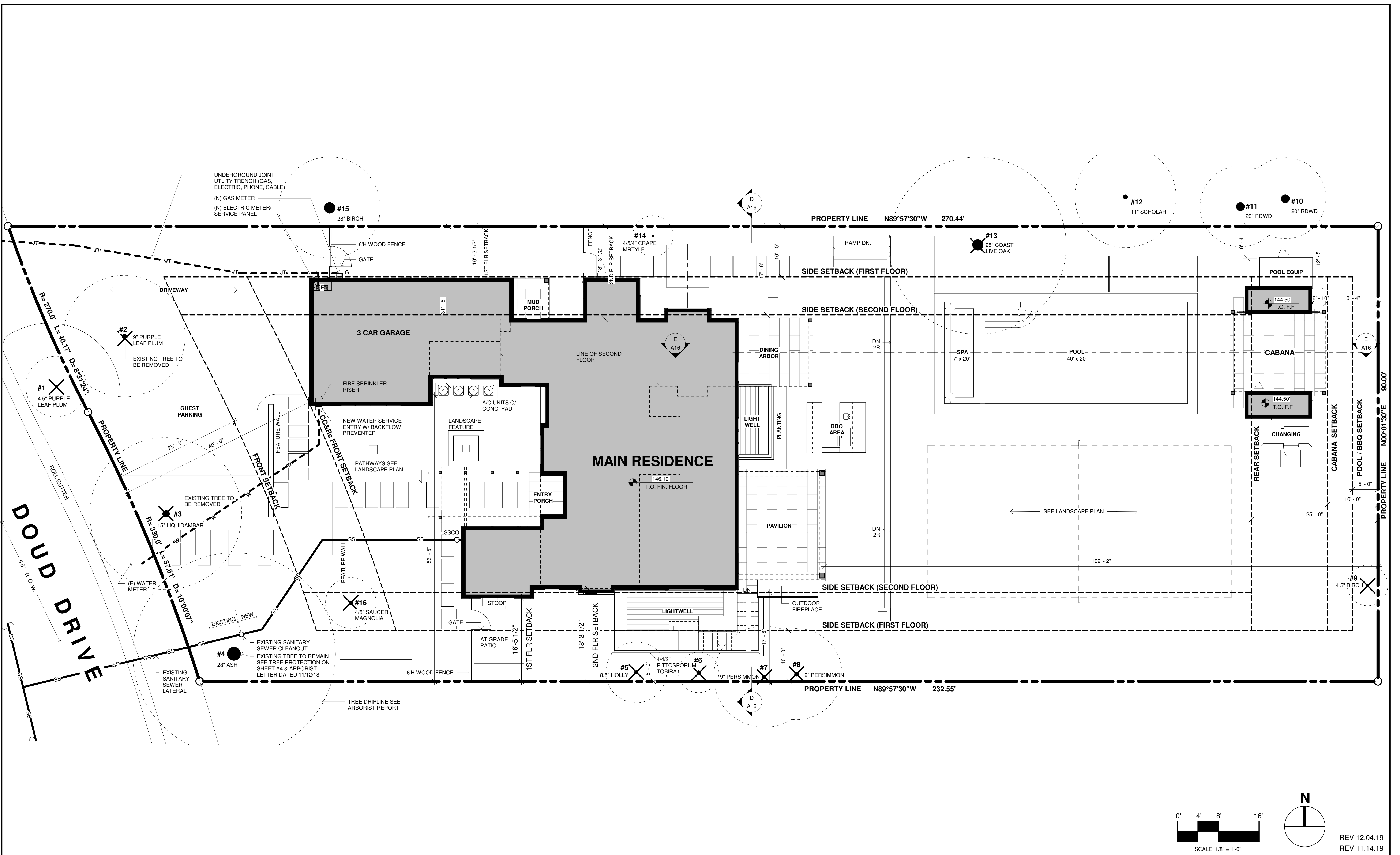
Date: 9.26.19

Job: 1906

**A4**

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Date: 9.26.19  
 REV 12.04.19  
 REV 11.14.19

**PACIFIC PENINSULA ARCHITECTURE, inc.**  
 718 OAK GROVE AVENUE, MENLO PARK, CA 94025  
 650.323.7900 FAX: 650.323.0625  
 WWW.PACIFICPENINSULA.COM

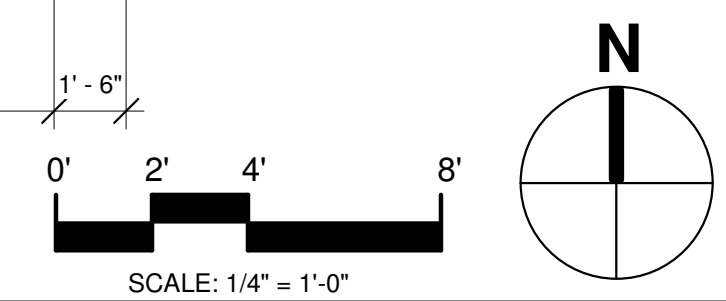
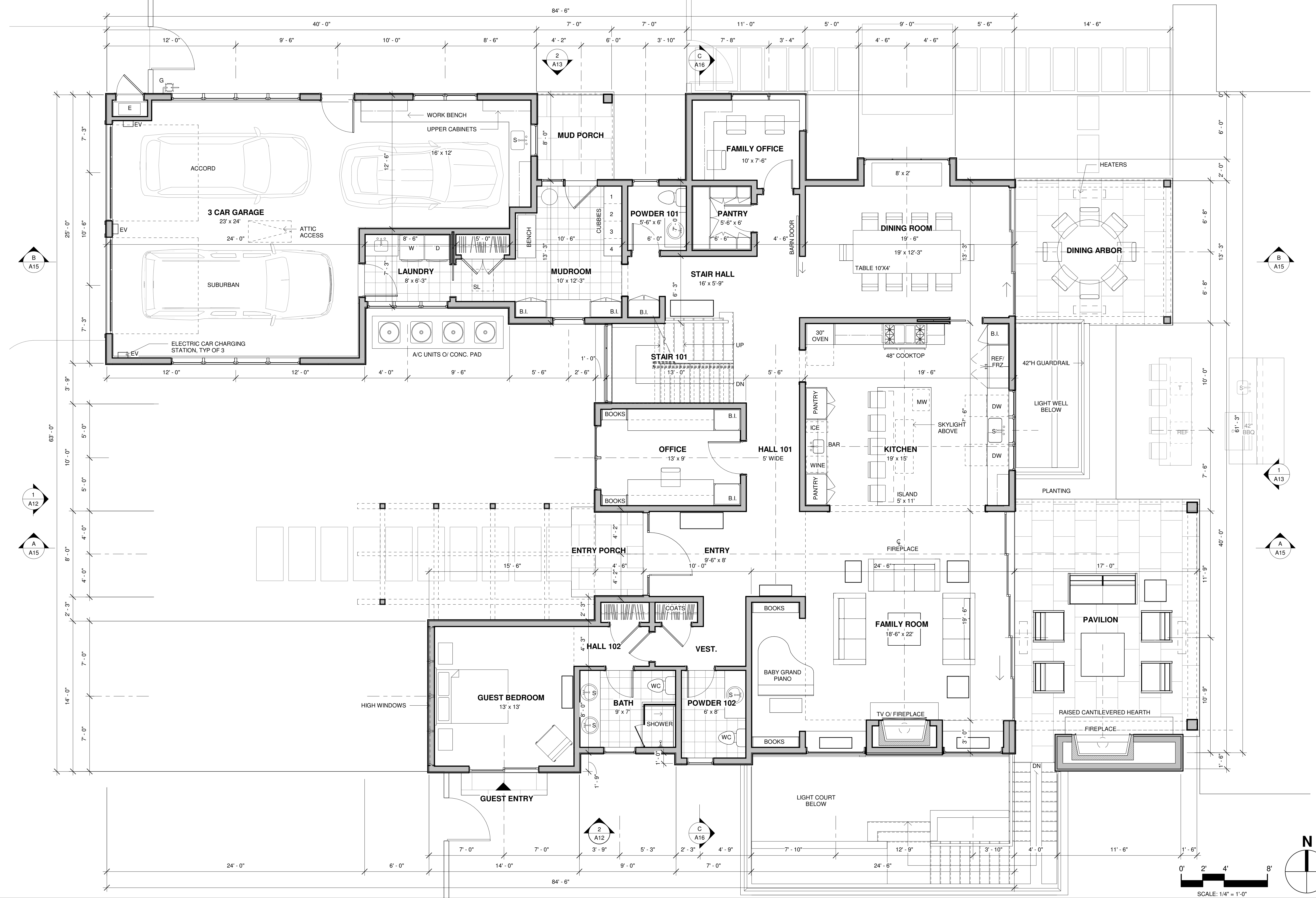
**THE FAIR RESIDENCE**  
 99 DOUD DRIVE  
 LOS ALTOS, CALIFORNIA

**SITE PLAN**

Date: 9.26.19  
 Job: 1906  
**A5**

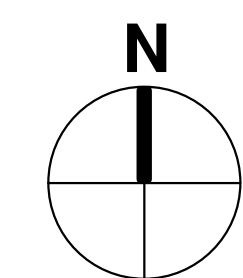
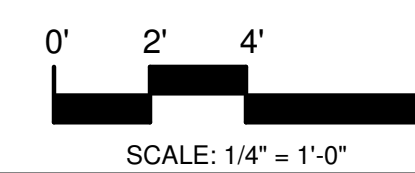
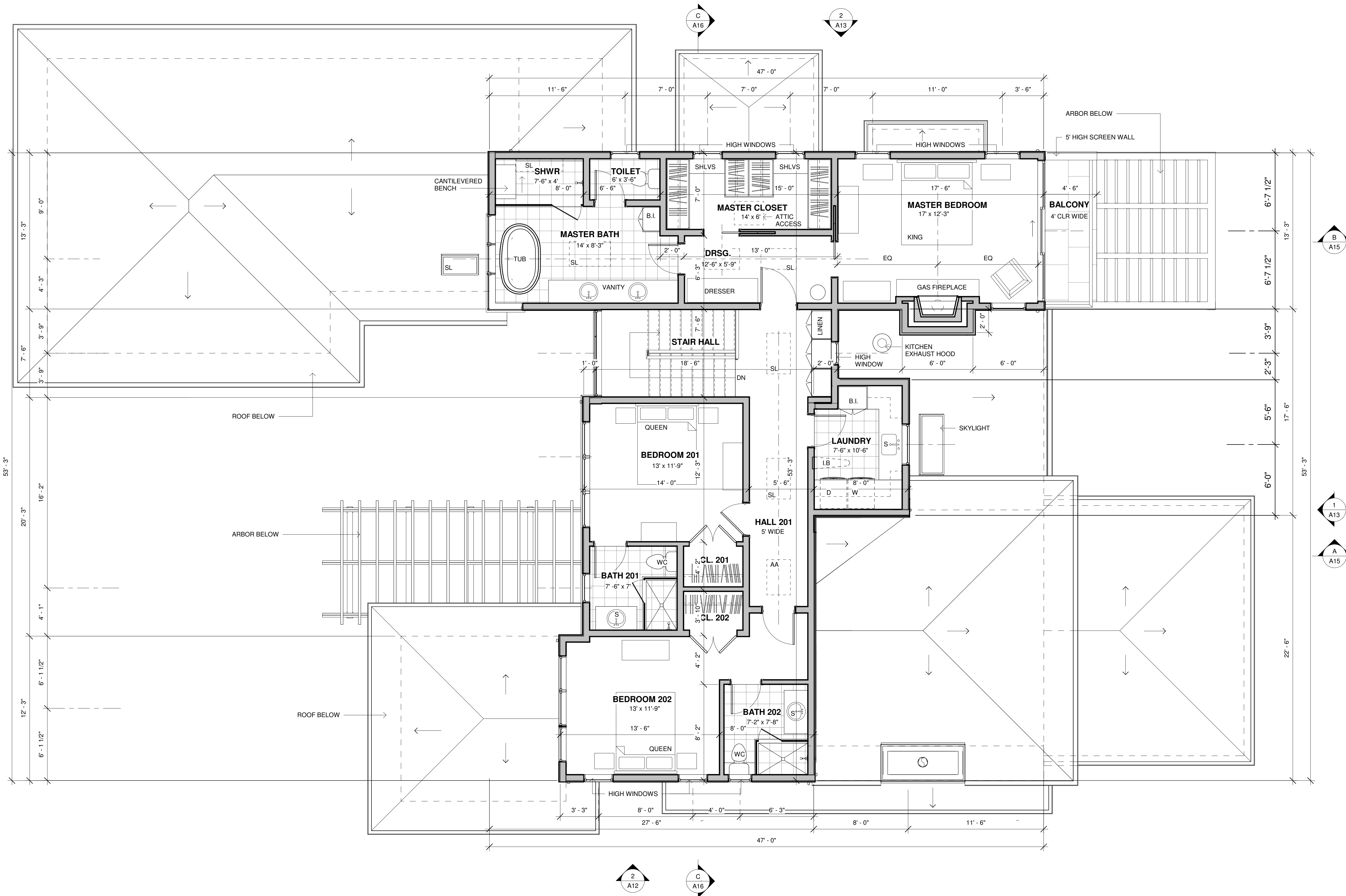
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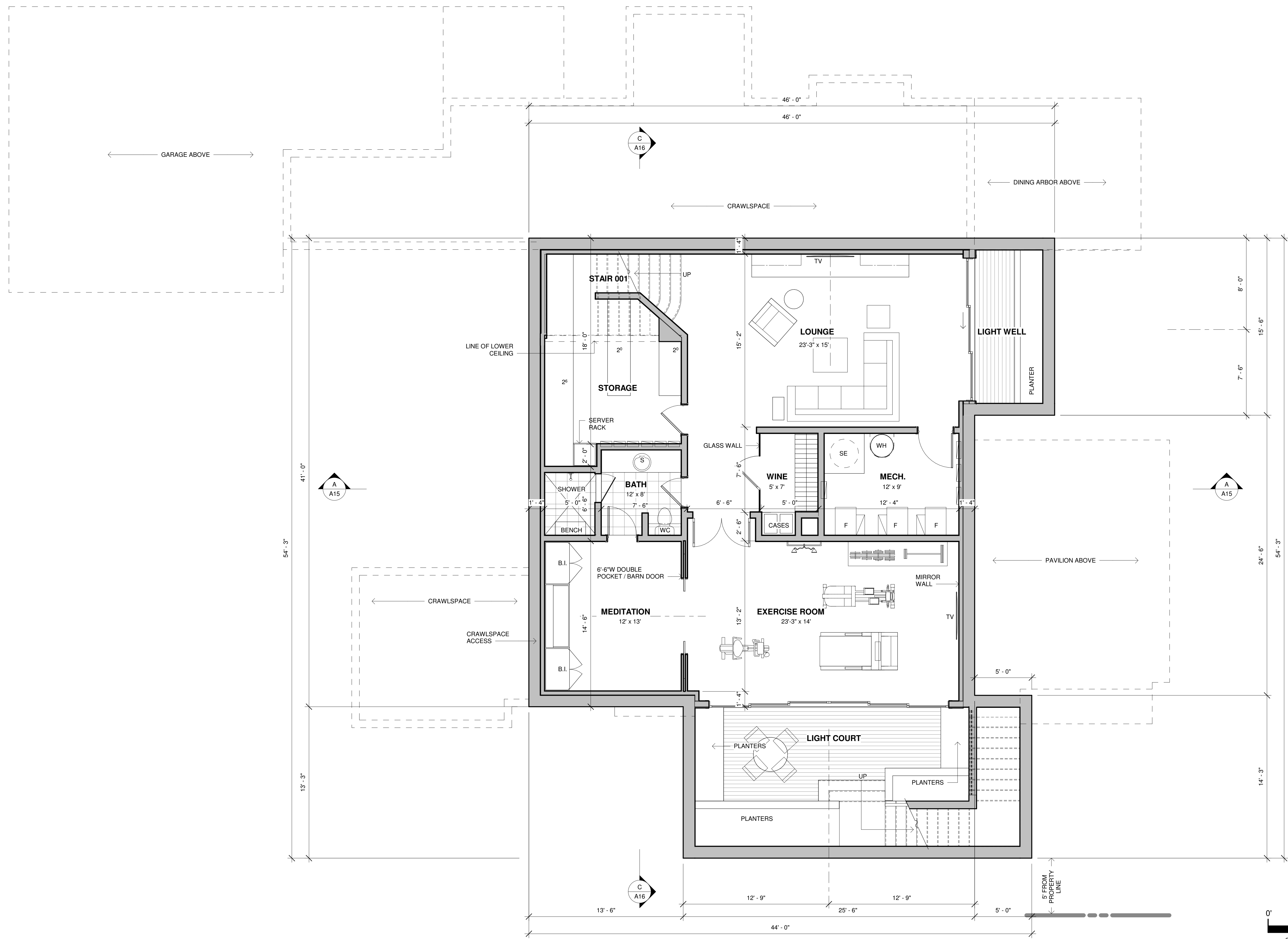
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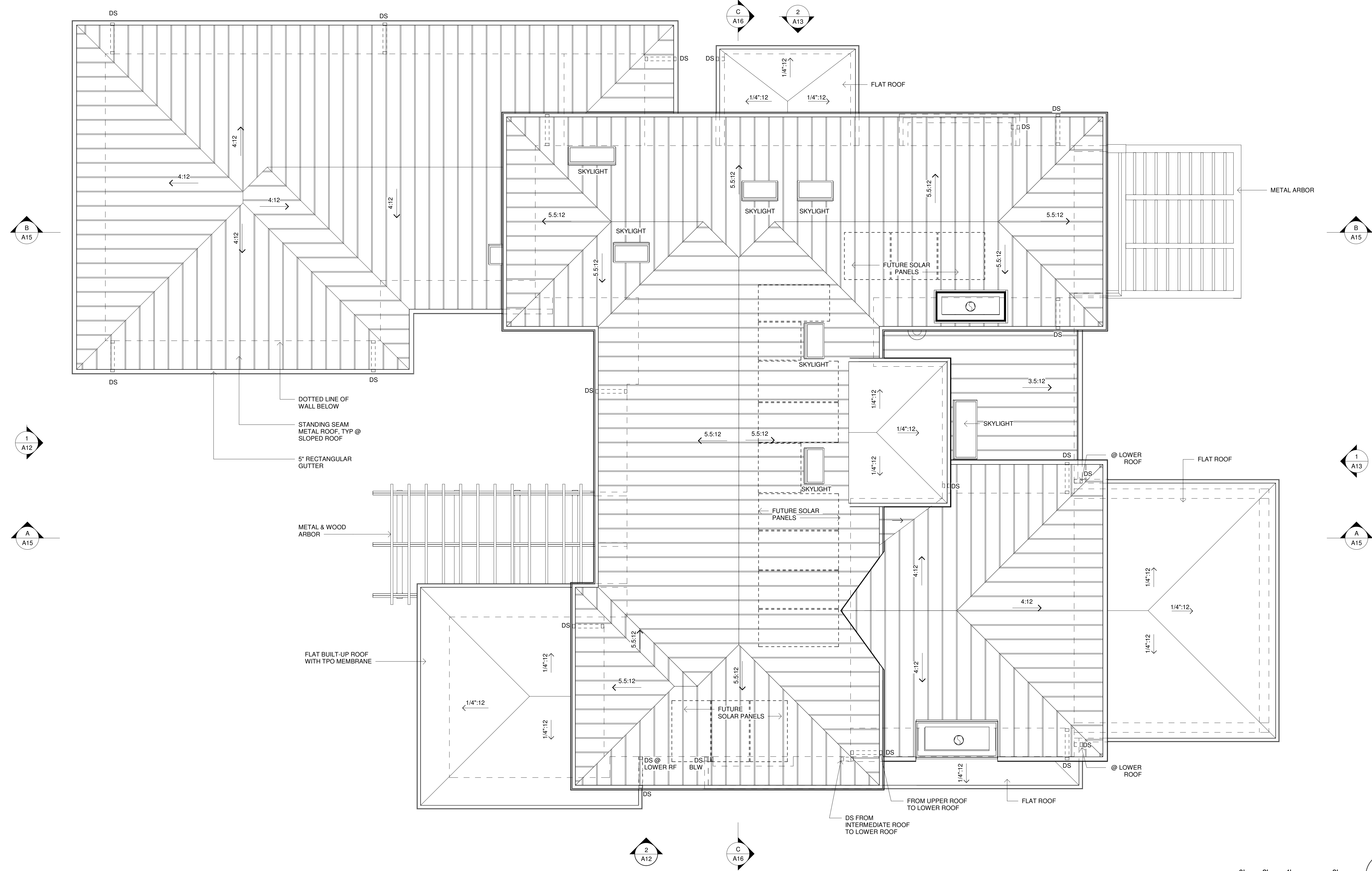




**THE FAIR RESIDENCE**  
 99 DOUD DRIVE  
 LOS ALTOS, CALIFORNIA

**LOWER LEVEL  
 PLAN**





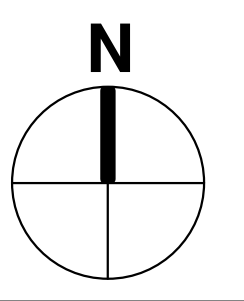
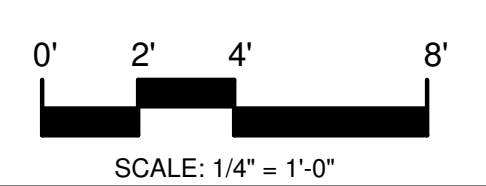
DOTTED LINE OF WALL BELOW  
 STANDING SEAM METAL ROOF, TYP @ SLOPED ROOF  
 5" RECTANGULAR GUTTER

METAL & WOOD ARBOR

FLAT BUILT-UP ROOF WITH TPO MEMBRANE

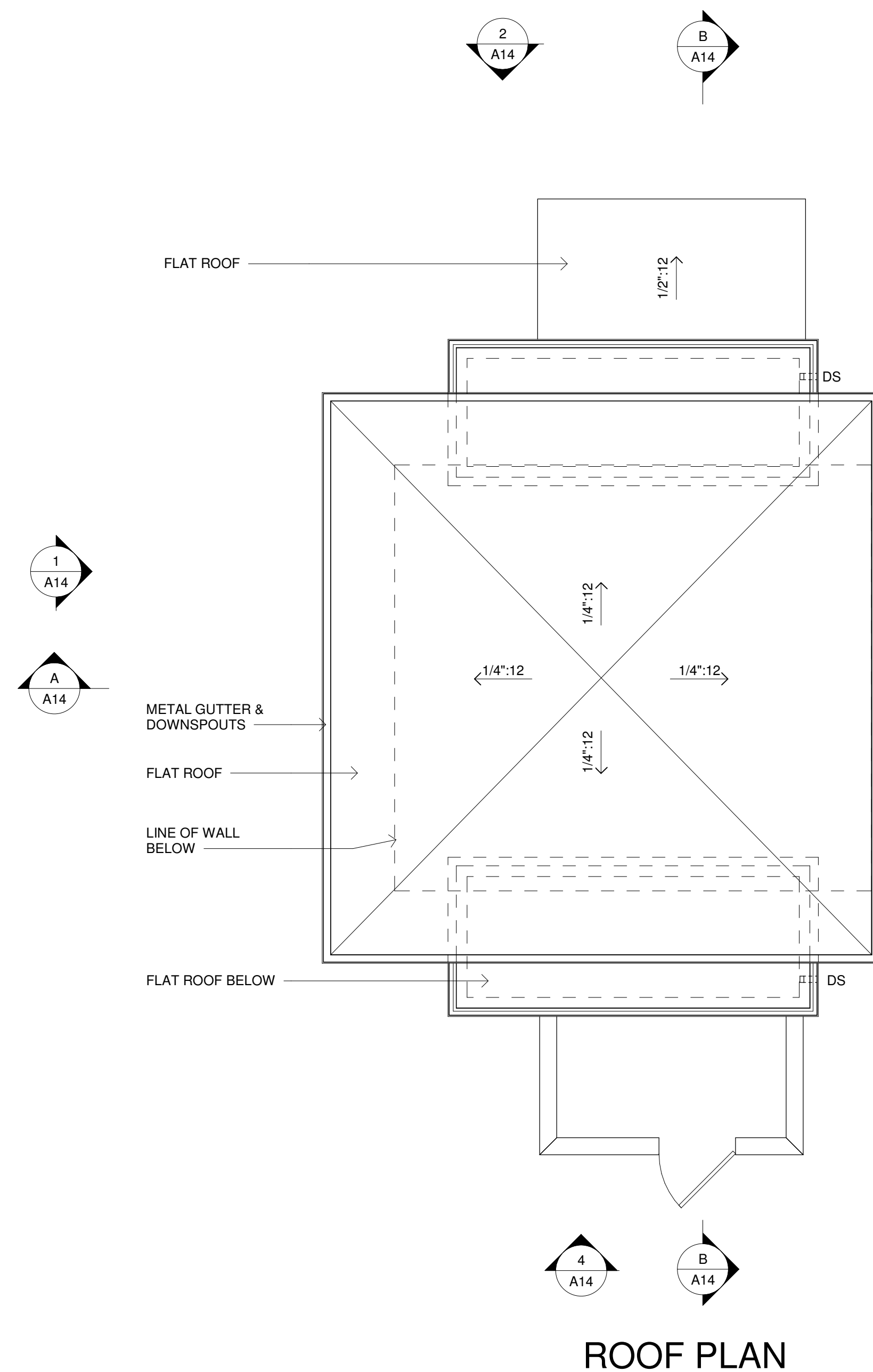
FROM UPPER ROOF TO LOWER ROOF

DS FROM INTERMEDIATE ROOF TO LOWER ROOF

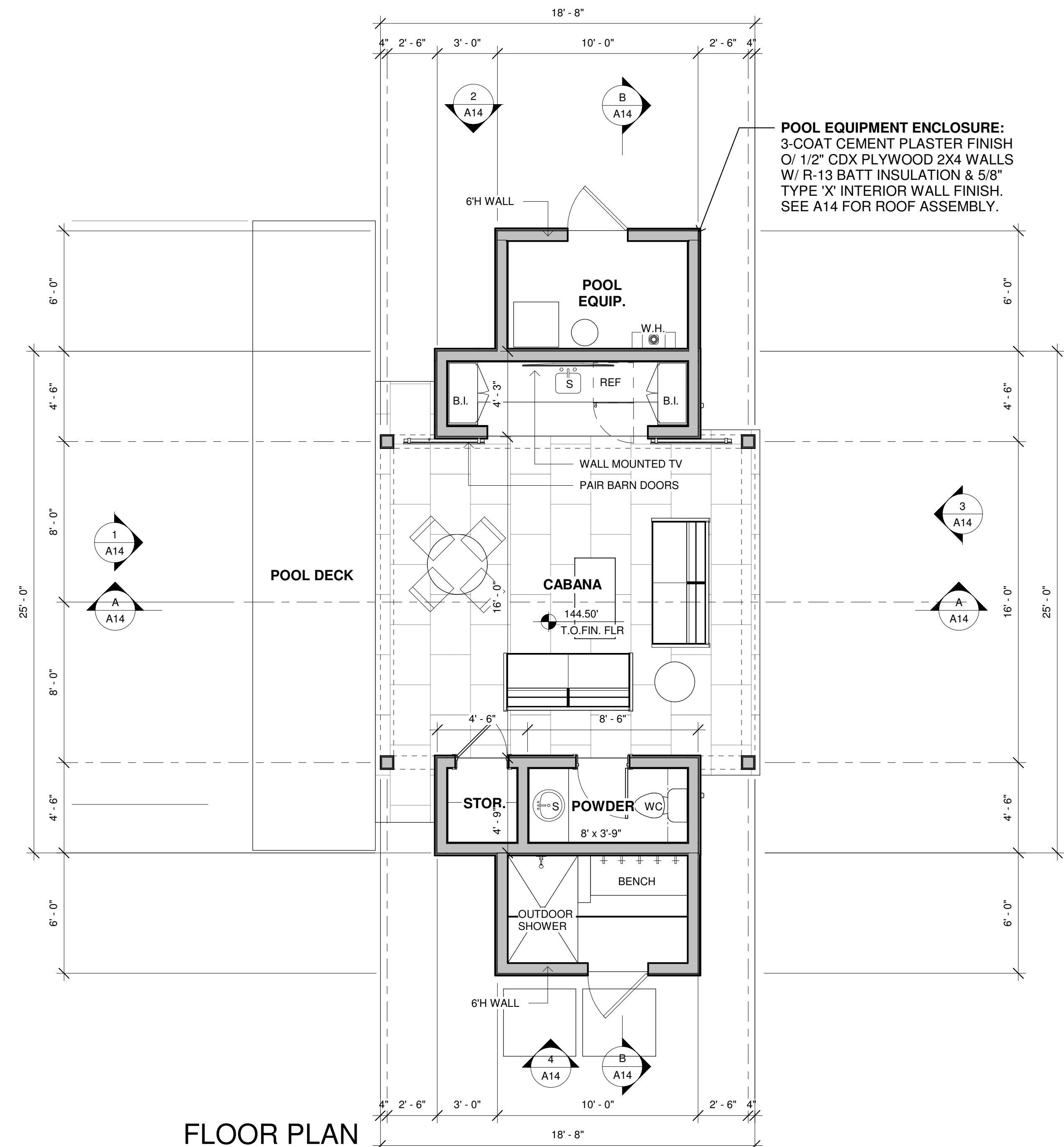


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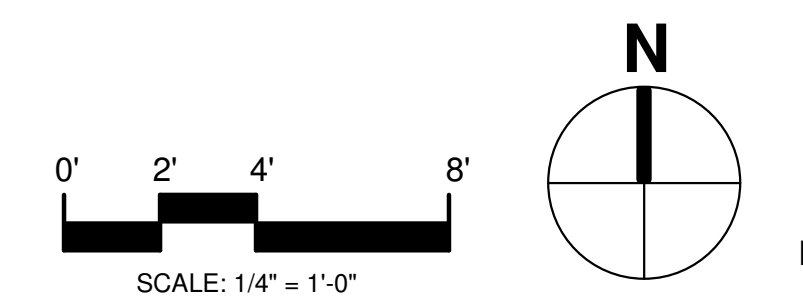


ROOF PLAN



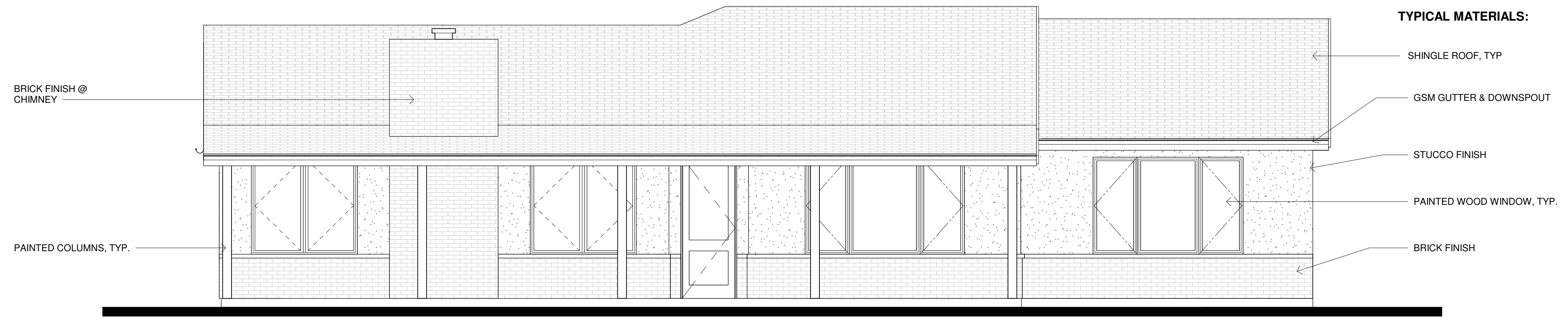
FLOOR PLAN

**POOL EQUIPMENT ENCLOSURE:**  
 3-COAT CEMENT PLASTER FINISH  
 O/ 1/2" CDX PLYWOOD 2X4 WALLS  
 W/ R-13 BATT INSULATION & 5/8"  
 TYPE 'X' INTERIOR WALL FINISH.  
 SEE A14 FOR ROOF ASSEMBLY.

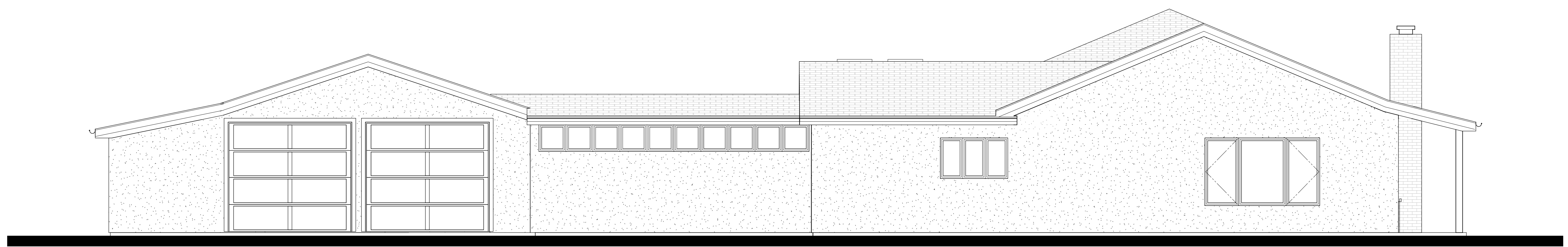


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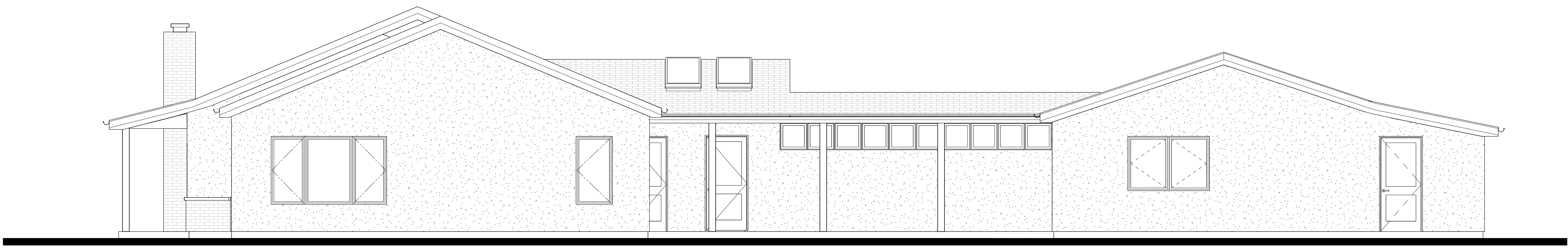




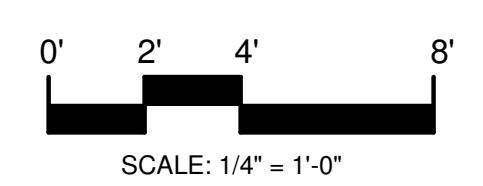
① FRONT ELEVATION (WEST)



② LEFT SIDE ELEVATION (NORTH)

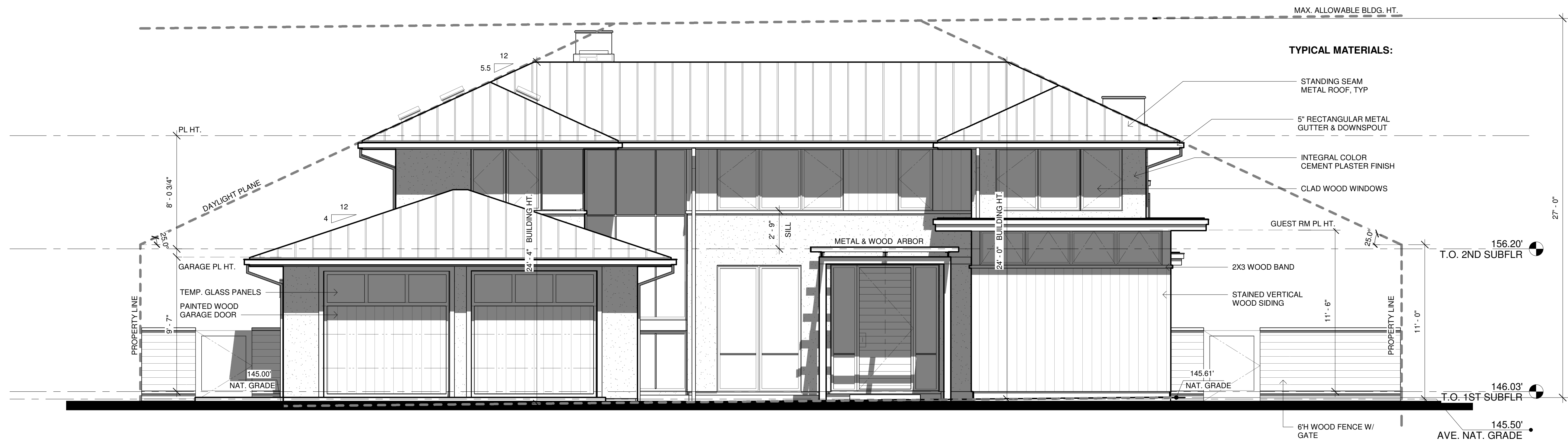


③ RIGHT SIDE ELEVATION (SOUTH)

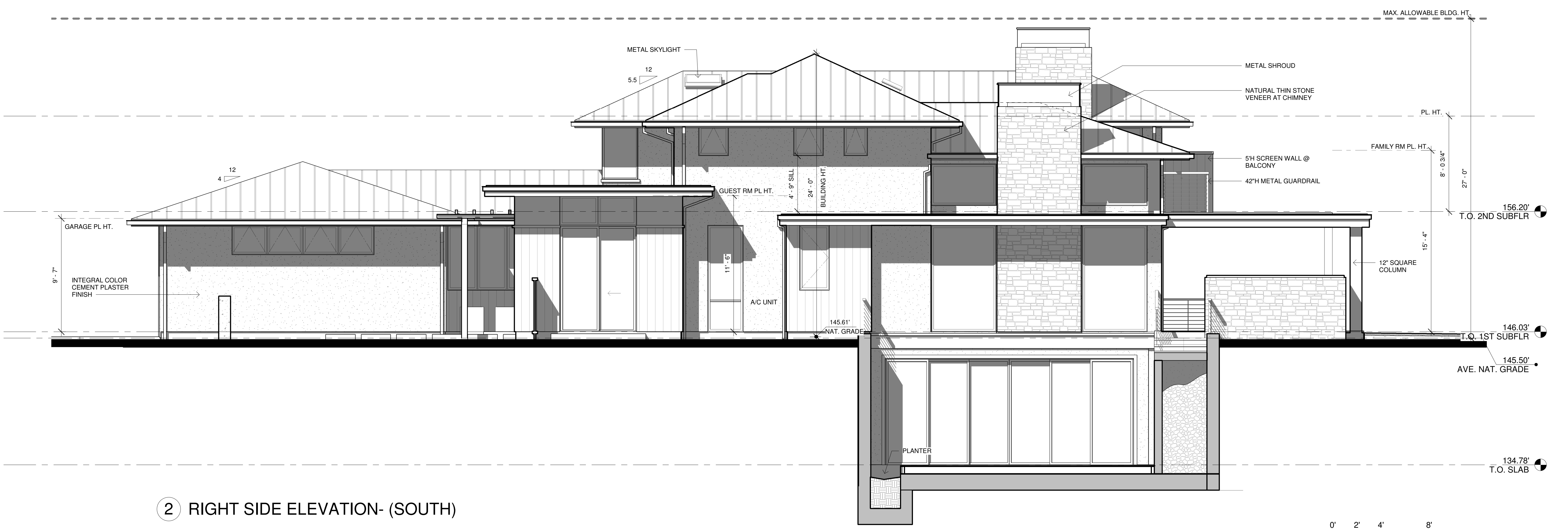


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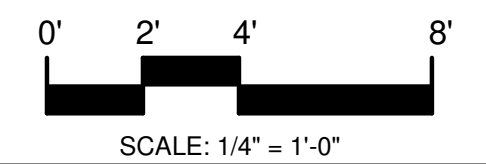




1 FRONT ELEVATION (WEST)

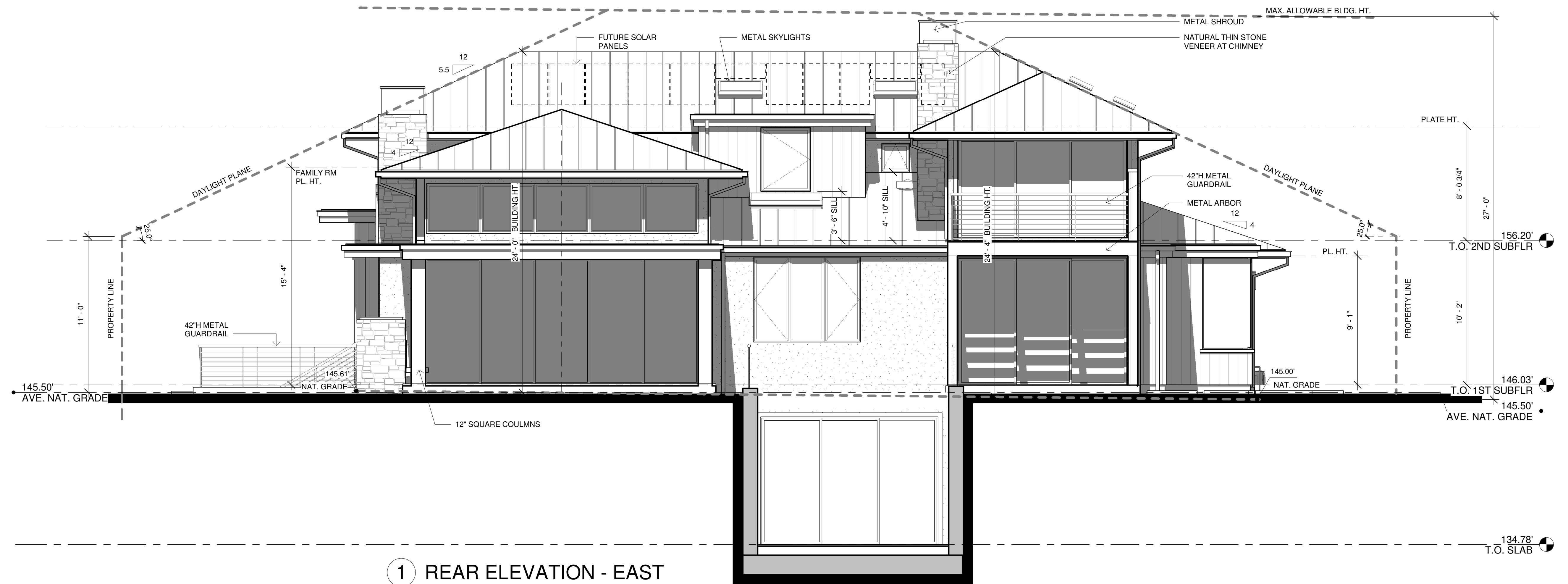


2 RIGHT SIDE ELEVATION- (SOUTH)

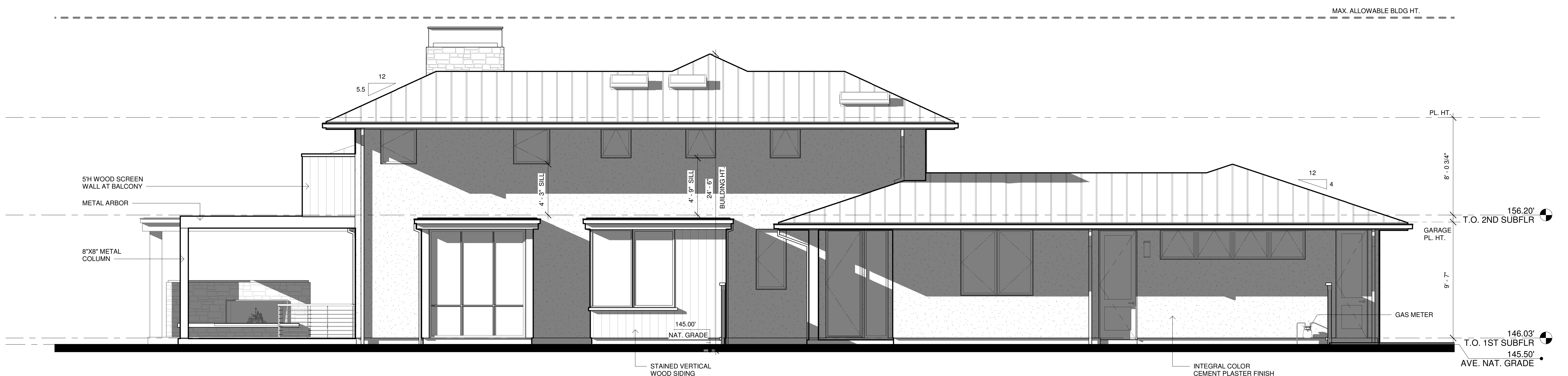


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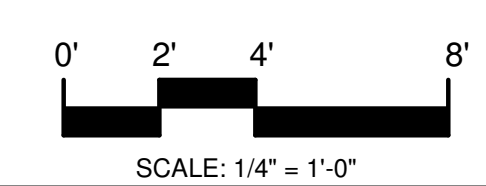




1 REAR ELEVATION - EAST

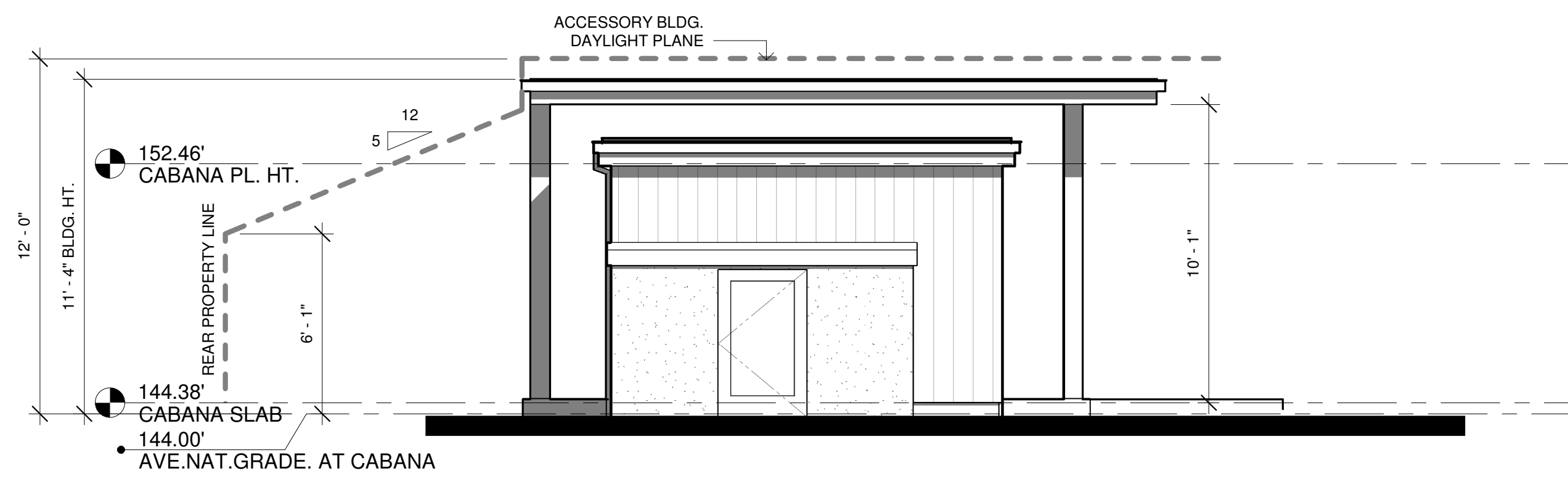


2 LEFT SIDE ELEVATION - NORTH

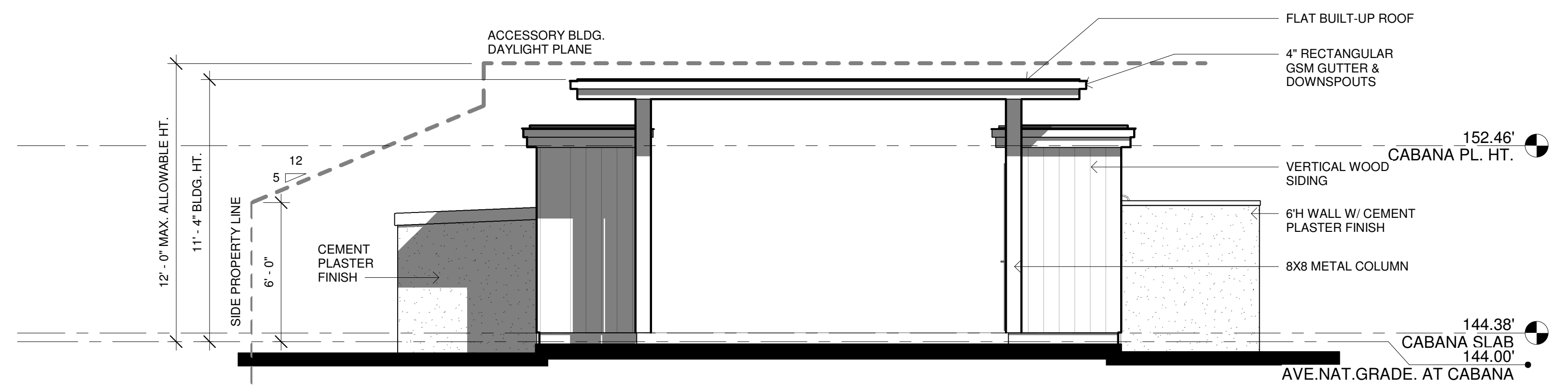


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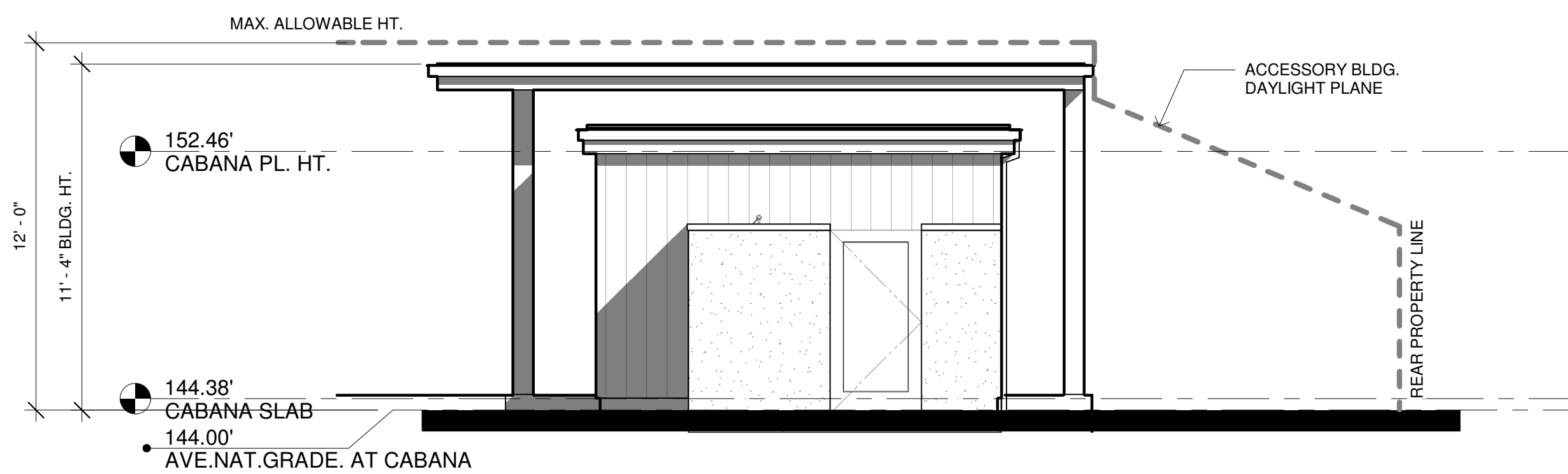




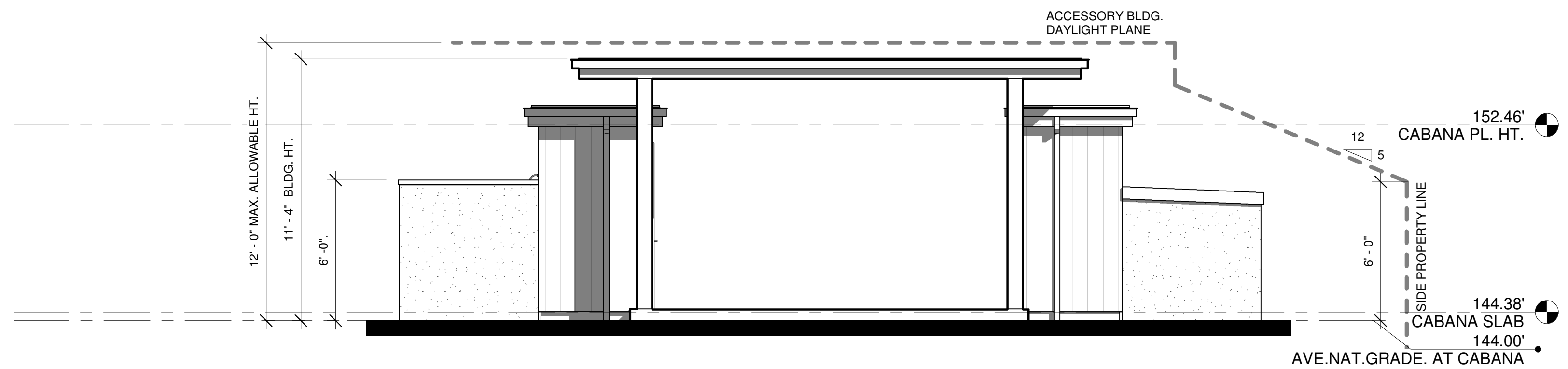
2 LEFT SIDE ELEVATION



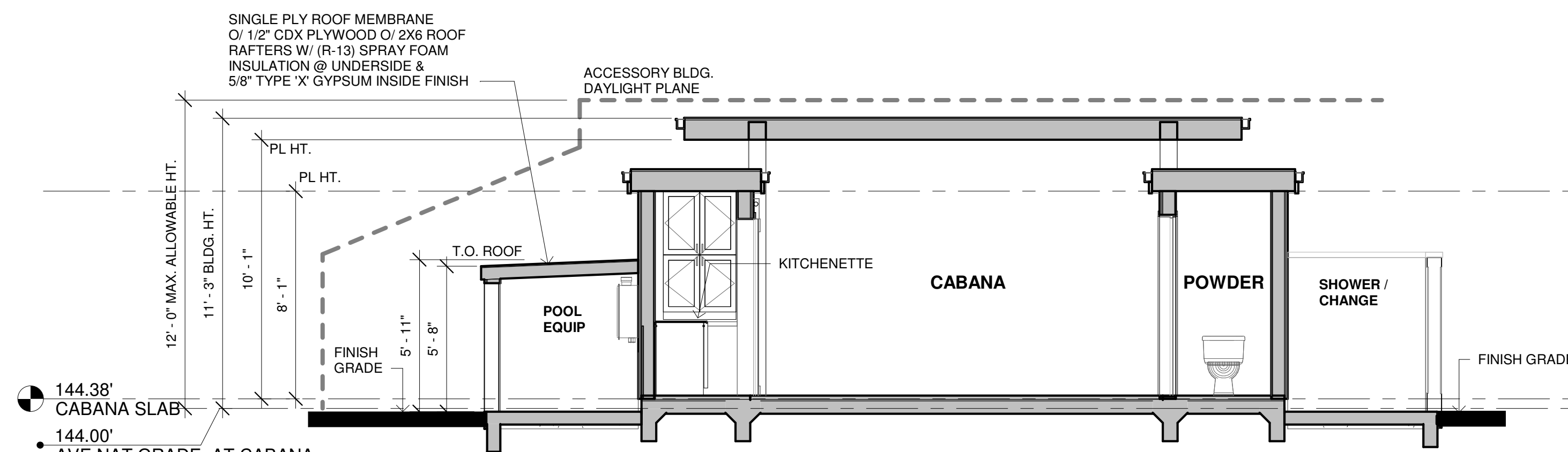
1 FRONT ELEVATION



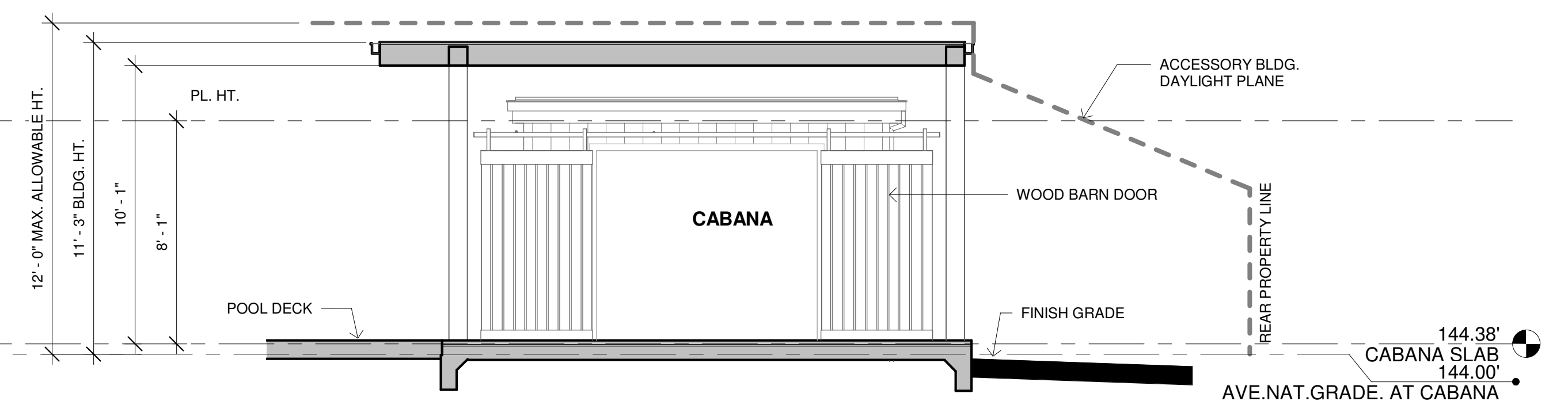
4 RIGHT SIDE ELEVATION



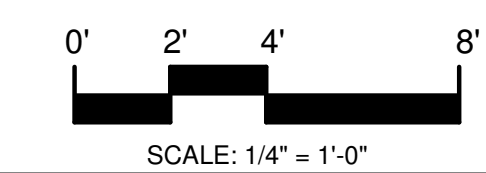
3 REAR ELEVATION



SECTION B-B

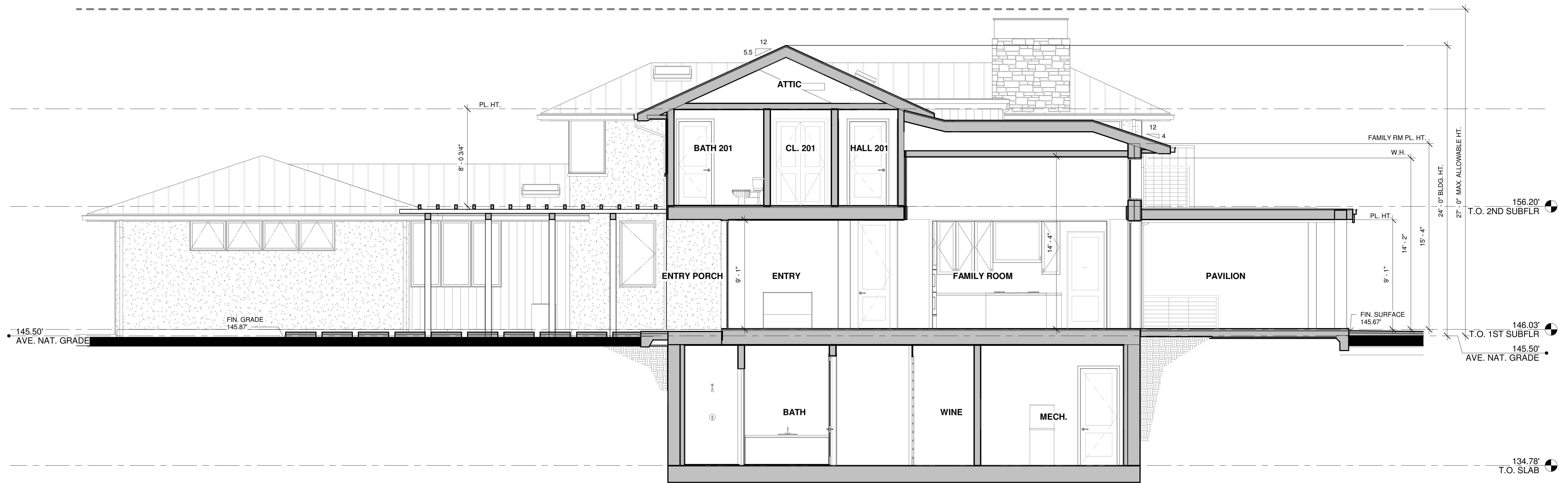


SECTION A-A

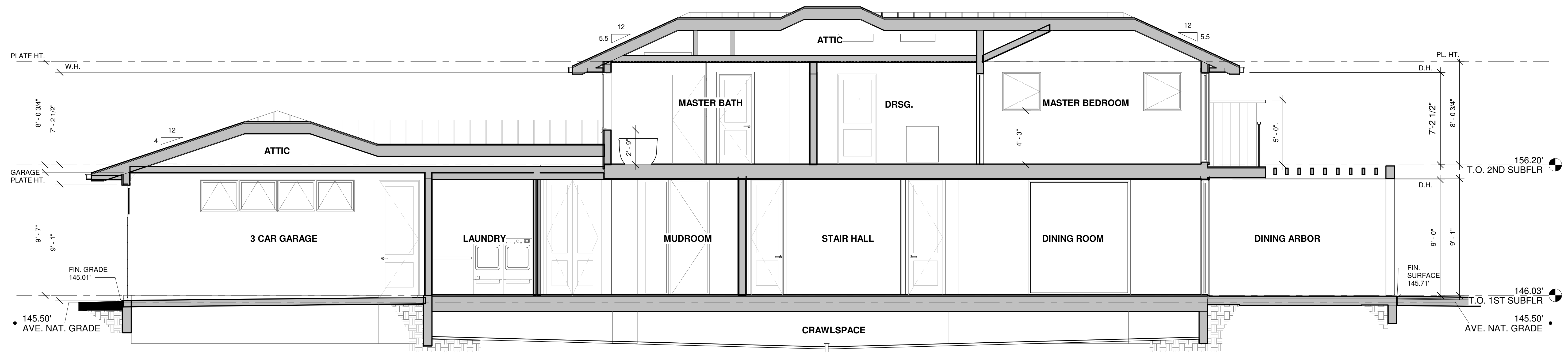


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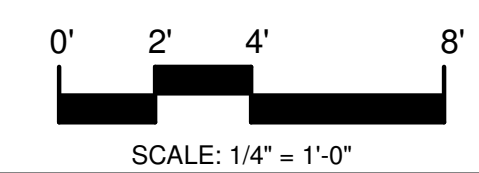




SECTION A-A



SECTION B-B



REV 11.14.19









KOLBE POLYMER COATING:  
'ONYX'

WINDOW AND DOOR CLADDING



CABOT SEMI-TRANSPARENT STAIN:  
'FIELDSTONE'

WOOD SIDING



TAYLOR METAL, MS 150 STANDING SEAM:  
'CHARCOAL GREY'

STANDING SEAM METAL ROOF



OMEGA FLEX ACRYLIC SEMI-SMOOTH:  
'#9258 GRAVITY'

CEMENT PLASTER COLOR



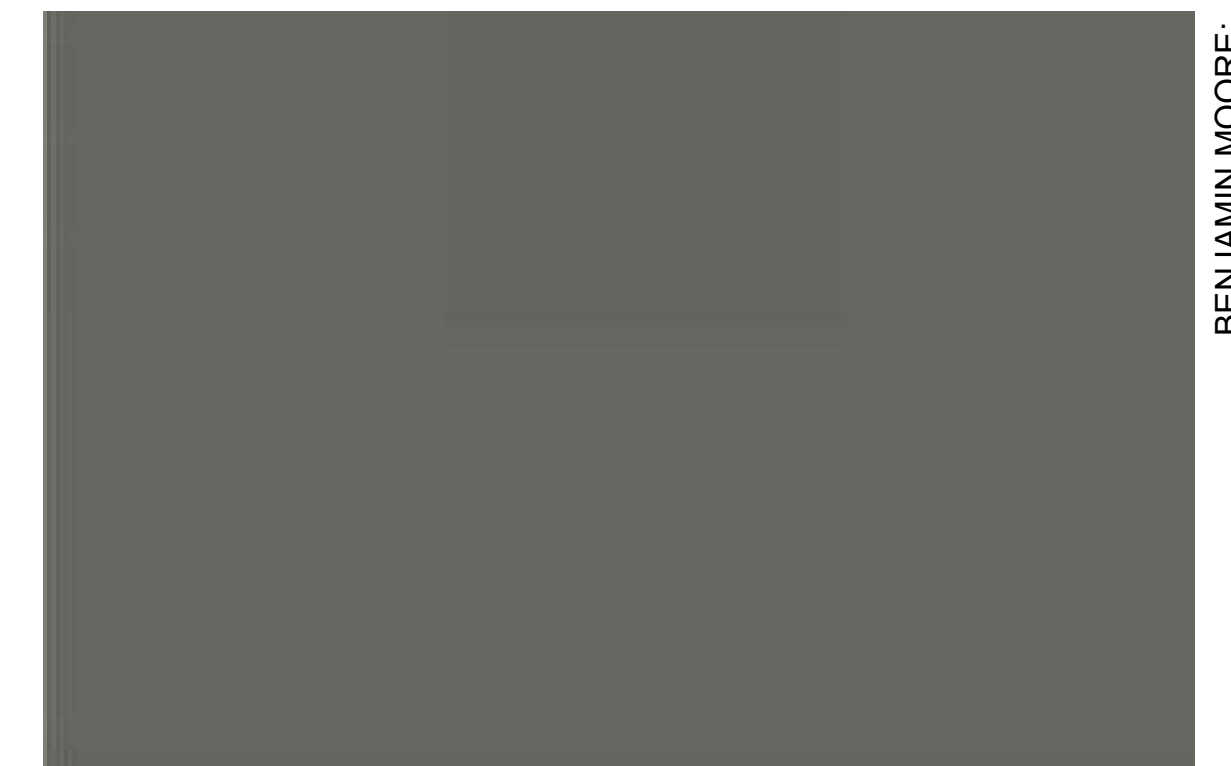
WINDOW AND DOOR IMAGE



WOOD SIDING IMAGE

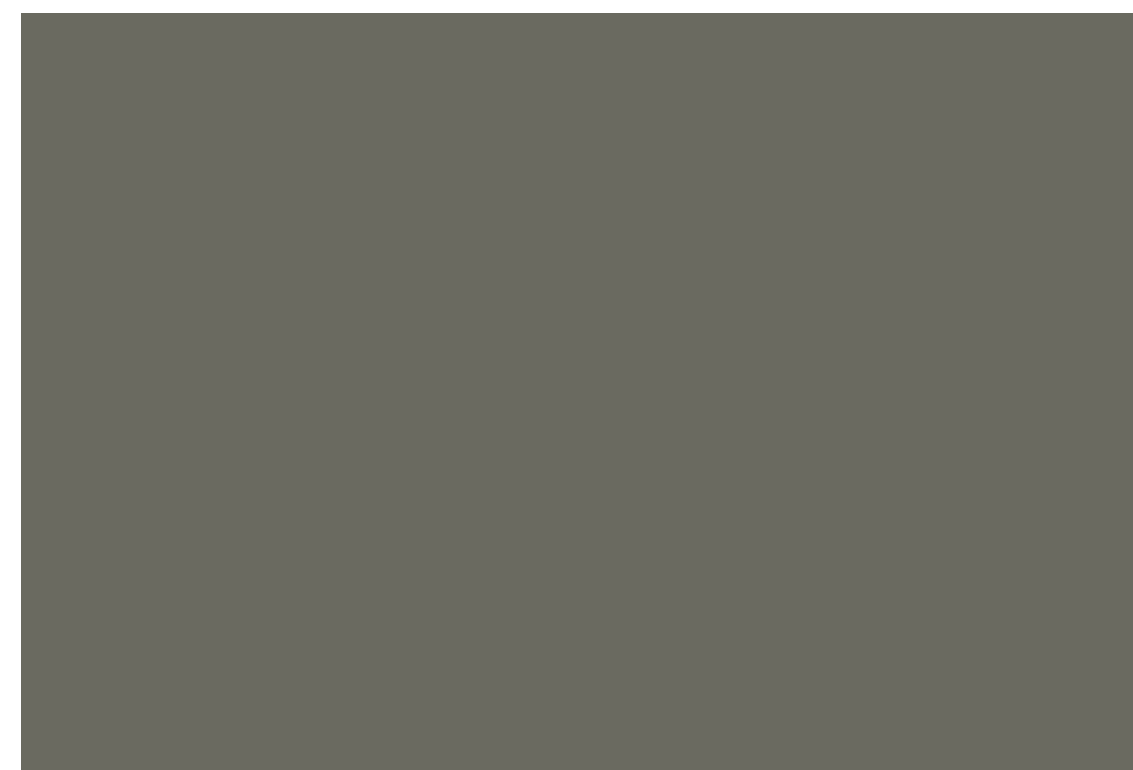


STANDING SEAM ROOF IMAGE



BENJAMIN MOORE:  
KENDALL CHARCOAL HC-166

WOOD TRIM COLOR



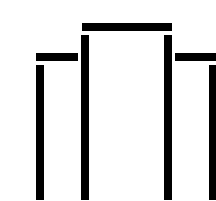
CONCRETE, DAVIS COLORS:  
'PEWTER', LIGHT ACID WASH

EXTERIOR FLATWORK



CHILTON IVORY, SPLIT FACE

NATURAL STONE VENEER



PACIFIC PENINSULA  
ARCHITECTURE, inc.  
718 OAK GROVE AVENUE, MENLO PARK, CA 94025  
650.323.7900 FAX: 650.323.0625  
WWW.PACIFICPENINSULA.COM

# THE FAIR RESIDENCE

99 DOUD DRIVE  
LOS ALTOS, CALIFORNIA

## MATERIAL COLOR BOARD

Date: 9.26.19

Job: 1906

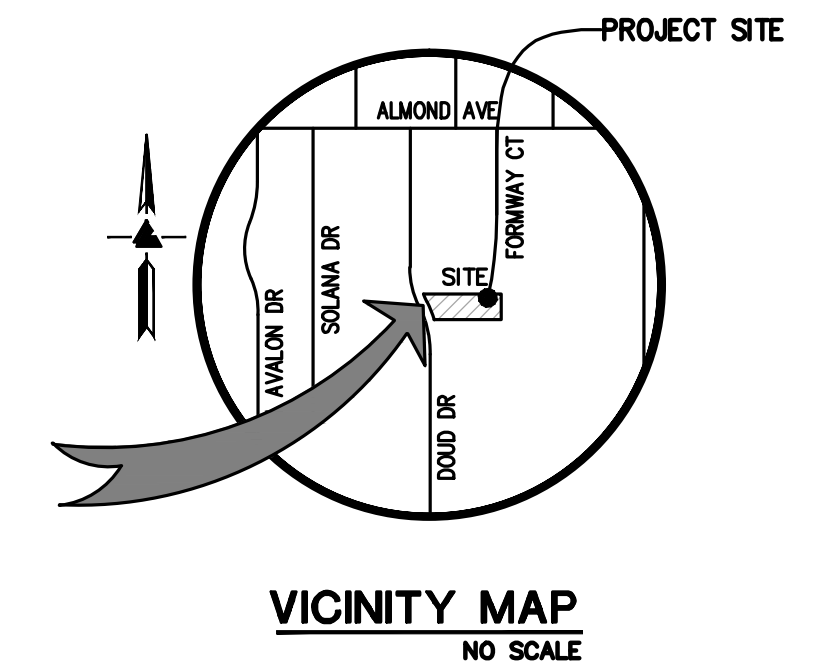
### A17

REV 11.14.19

12/4/2019 7:16:41 PM



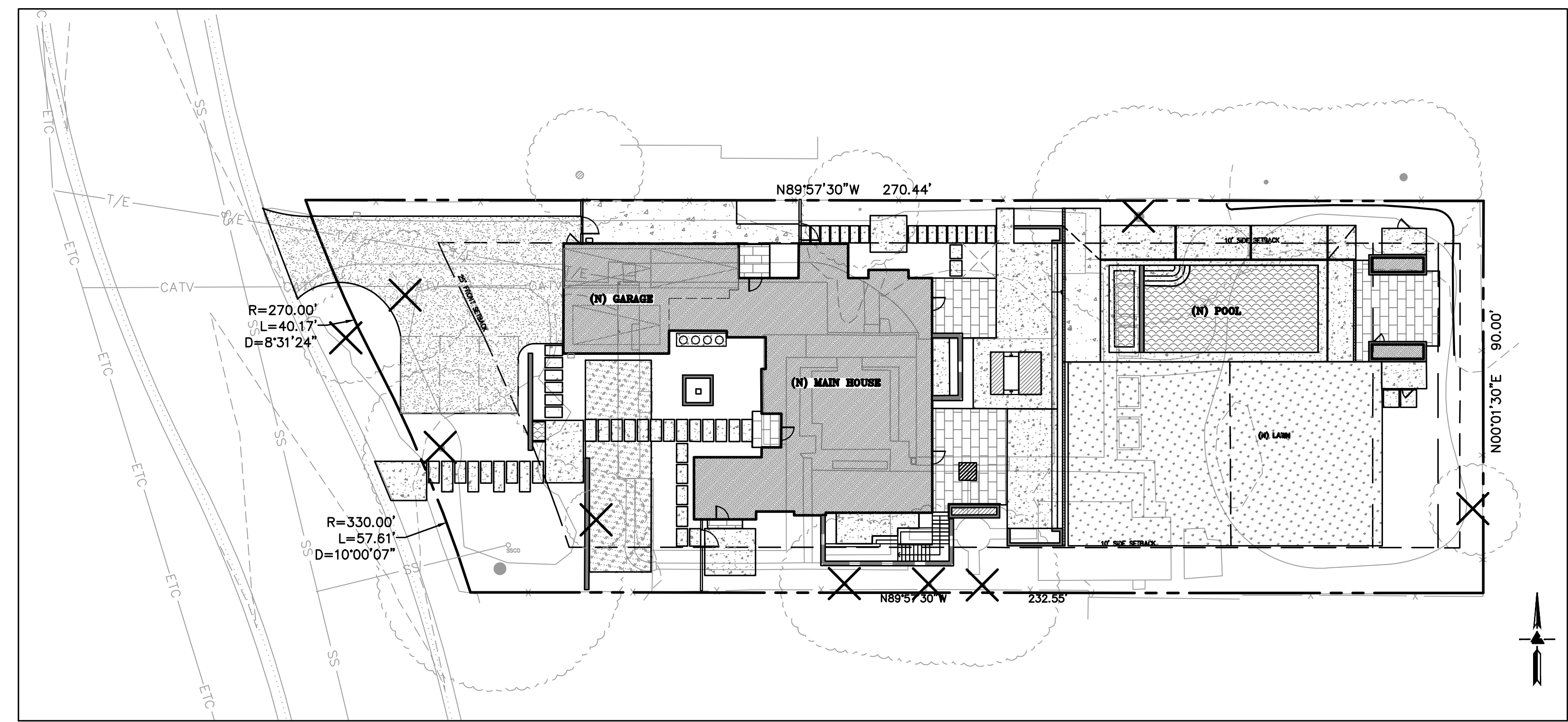
# FAIR RESIDENCE 99 DOUD DRIVE LOS ALTOS, CALIFORNIA



**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 REGIONAL OFFICES:  
 DUBLIN, CALIFORNIA 94568  
 HAYWARD, CALIFORNIA 94545  
 SAN JOSE (COMING SOON)  
 (510) 887-4086  
 WWW.LEABRAZE.COM

**FAIR RESIDENCE  
99 DOUD DRIVE  
LOS ALTOS, CALIFORNIA**  
 APN: 170-31-009  
 SANTA CLARA COUNTY

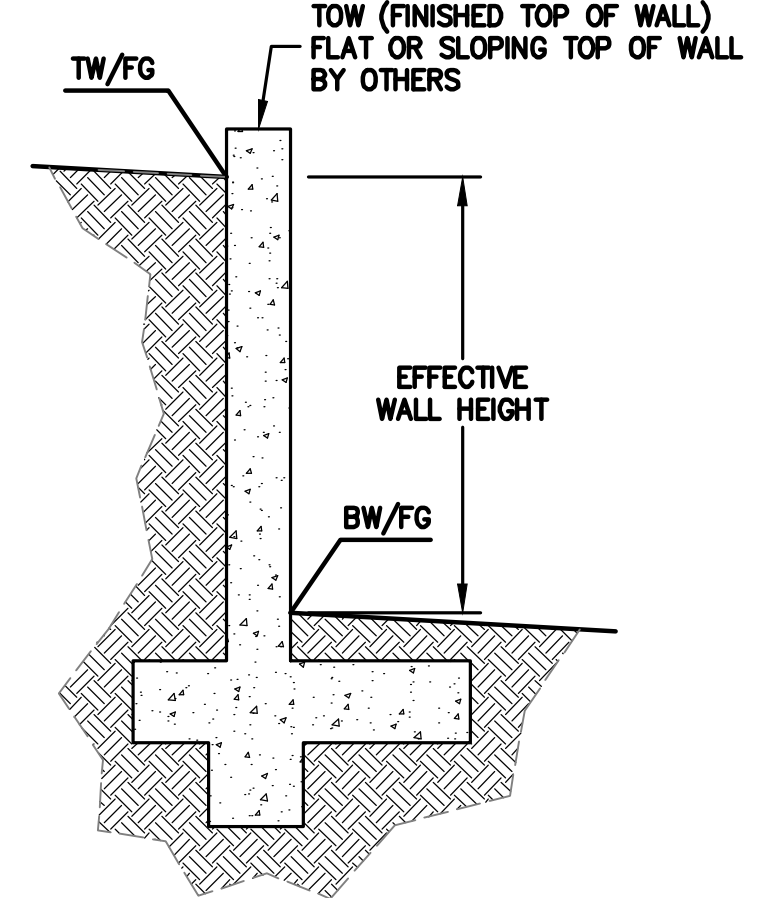
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING



**KEY MAP**  
1" = 20'

### RETAINING WALL NOTES

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL; NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL NOT INCLUDING FILL FOUNDATION. GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X"] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



**SCHEMATIC RETAINING WALL**  
PLEASE NOTE: THE DETAIL ABOVE IS SCHEMATIC ONLY AND DOES NOT PERTAIN TO ANY SPECIFIC RETAINING WALL LOCATED ON-SITE.

### NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

**EASEMENT NOTE**  
 NO EASEMENTS ARE LISTED IN TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, POLICY NO. F58C-0301501174, DATED NOVEMBER 29, 2016.

**BENCHMARK**  
 CITY OF LOS ALTOS BENCHMARK BM12 TOP OF CURB @ SOUTHERLY SIDE OF ALMOND AVE @ CENTER LINE NORTH CLARK AVE EXTENDED.  
 ELEVATION = 134.9370'  
 (NAVD 88 DATUM)

**SITE BENCHMARK**  
 SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 145.47'  
 (NAVD 88 DATUM)

**FEMA FLOOD NOTE**  
 PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA) PER CURRENT FLOOD INSURANCE RATE MAP.

### OWNER'S INFORMATION

OWNER:  
 GREG AND NATALIE FAIR  
 99 DOUD DRIVE  
 LOS ALTOS, CA 94022

APN: 170-31-009

### REFERENCES

- TOPOGRAPHIC SURVEY BY LEA AND BRAZE ENGINEERING, ENTITLED: "99 DOUD DRIVE TOPOGRAPHIC SURVEY" 2495 INDUSTRIAL PKWY WEST, HAYWARD, CA DATED: 04-29-19 JOB#: 2190447 SU
- SITE PLAN BY PACIFIC PENINSULA ARCHITECTURE, INC. ENTITLED: "THE FAIR RESIDENCE" 718 OAK GROVE AVENUE, MENLO PARK, CA
- SOIL REPORT BY MURRY ENGINEERS. ENTITLED: "GEOTECHNICAL INVESTIGATION, FAIR RESIDENCE" 935 FREMONT AVENUE, LOS ALTOS, CA 94024 JOB#: 3215-1R1 DATE: 08-06-19
- LANDSCAPE PLAN BY THOMAS KLOPE ASSPCATE, INC. ENTITLED: "FAIR RESIDENCE" 5150 EL CAMINO REAL LOS ALTOS, CA 94022

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.



### SHEET INDEX

- C-1.0 TITLE SHEET
- C-2.0 OVERALL SITE PLAN
- C-2.1 GRADING & DRAINAGE PLAN
- ER-1 EROSION CONTROL
- ER-2 EROSION CONTROL DETAILS

### ABBREVIATIONS

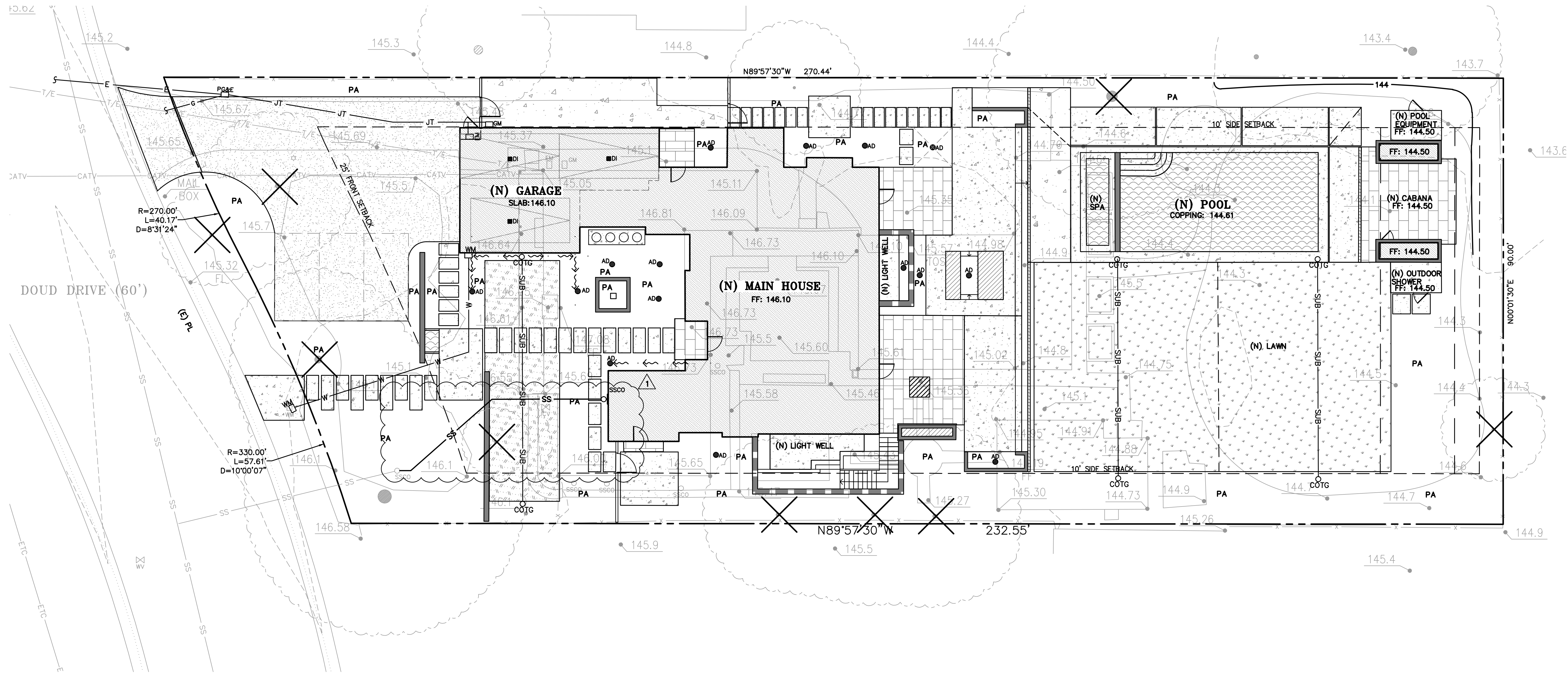
AB	AGGREGATE BASE	LF	LINEAR FEET
AC	ASPHALT CONCRETE	MAX	MAXIMUM
ACC	ACCESSIBLE	MH	MANHOLE
AD	AREA DRAIN	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	MRO	METERED RELEASE OUTLET
BM	BENCHMARK	(N)	NEW
BUB	BUBBLER BOX	NO	NOT TO SCALE
BW/FG	BOTTOM OF WALL/FINISH GRADE	O.C.	OVER CENTER
CB	CATCH BASIN	O/	OVER
C & G	CURB AND GUTTER	(PA)	PLANTING AREA
CL	CENTER LINE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PIV	POST INDICATOR VALVE
CO	CLEANOUT	PSS	PUBLIC SERVICES EASEMENT
COTG	CLEANOUT TO GRADE	P	PROPERTY LINE
CONC	CONCRETE	PP	POWER POLE
CONST	CONSTRUCT or -TION	PUE	PUBLIC UTILITY EASEMENT
CONC COR	CONCRETE CORNER	PVC	POLYVINYL CHLORIDE
CY	CUBIC YARD	R	RADIUS
D	DIAMETER	RCP	REINFORCED CONCRETE PIPE
DI	DROP INLET	RIM	RIM ELEVATION
DIP	DUCTILE IRON PIPE	RW	RAINWATER
EA	EACH	R/W	RIGHT OF WAY
EC	END OF CURVE	S	SLOPE
EG	EXISTING GRADE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EL	ELEVATIONS	SAN	SANITARY
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
EQ	EQUIPMENT	SDMH	STORM DRAIN MANHOLE
EW	EACH WAY	SHT	SHEET
(E)	EXISTING	S.L.D.	SEE LANDSCAPE DRAWINGS
FC	FACE OF CURB	SPEC	SPECIFICATION
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	ST	STREET
FS	FINISHED SURFACE	STA	STATION
G	GAGE OR GAUGE	STD	STANDARD
GA	GRADE BREAK	STRUC	STRUCTURAL
GB	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	T	TELEPHONE
HDPE	HORIZONTAL	TC	TOP OF CURB
HORIZ	HORIZONTAL	TOW	TOP OF WALL
HI PT	HIGH POINT	TEMP	TEMPORARY
ID	INSIDE DIAMETER	TP	TOP OF PAVEMENT
INV	INVERT ELEVATION	TW/FG	TOP OF WALL/FINISH GRADE
JB	JUNCTION BOX	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
JP	JOINT UTILITY POLE	VCP	VITRIFIED CLAY PIPE
L	LENGTH	VERT	VERTICAL
LNDG	LANDING	W	WITH
		W/L	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

TITLE SHEET

PLAN CHECK	CS
11-14-19	
REVISIONS	BY
JOB NO:	2191113
DATE:	09-26-19
SCALE:	1"=20'
DESIGN BY:	CS
CHECK BY:	AH
SHEET NO:	

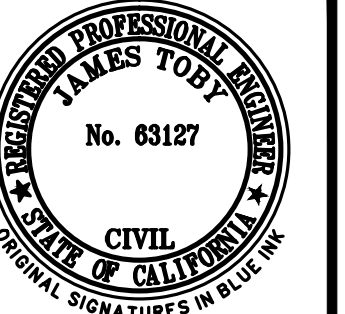
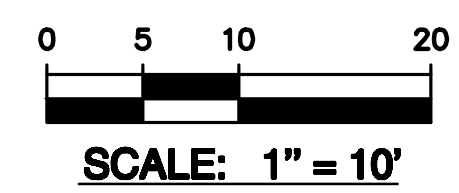
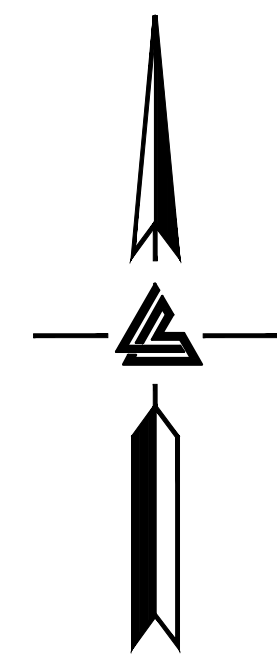
**C-1.0**  
1 OF 5 SHEETS





**LEGEND:**

- (N) AC DRIVEWAY
- (N) CONCRETE PAVEMENT
- (N) POOL/WATER FEATURE (DESIGN BY OTHERS)
- (N) DECOMPOSED GRANITE OR GRAVEL
- (N) LAWN
- (N) LANDSCAPE WALL (DESIGN BY OTHERS)
- (N) STRUCTURAL WALL (DESIGN BY OTHERS)
- (E) FENCE



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 SAN JOSE, CALIFORNIA 95131  
 SAN JOSE (COMING SOON)  
 WWW.LEABRAZE.COM

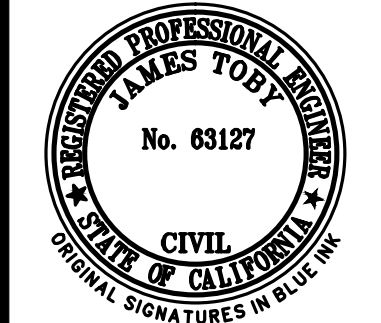
**FAIR RESIDENCE**  
**99 DOUD DRIVE**  
**LOS ALTOS, CALIFORNIA**  
 SANTA CLARA COUNTY  
 APN: 170-31-009

**OVERALL SITE PLAN**

PLAN CHECK	CS
REVISIONS	BY
JOB NO:	2191113
DATE:	09-26-19
SCALE:	1" = 10'
DESIGN BY:	CS
CHECK BY:	AH
SHEET NO:	

**C-2.0**  
 2 OF 5 SHEETS





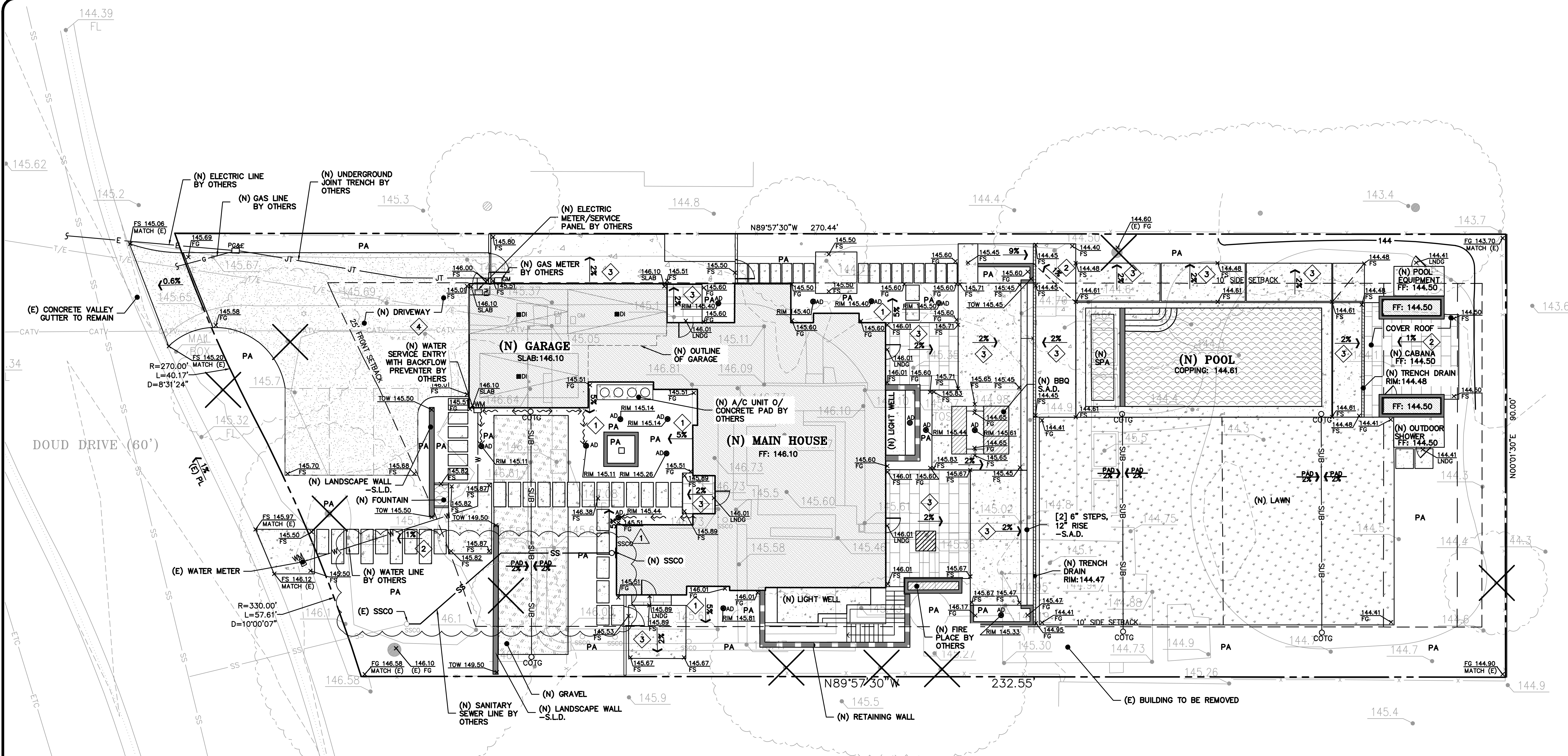
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
 REGIONAL OFFICES:  
 OAKLAND, CALIFORNIA  
 OAKVILLE, OHIO  
 SAN JOSE, CALIFORNIA 95128  
 SAN JOSE (COMING SOON)  
 WWW.LEABRAZE.COM

**FAIR RESIDENCE**  
**99 DOUD DRIVE**  
**LOS ALTOS, CALIFORNIA**  
 SANTA CLARA COUNTY  
 APN: 170-31-009

**GRADING & DRAINAGE PLAN**

NO.	REVISIONS	BY
1	PLAN CHECK	CS
11-14-19		

JOB NO: 2191113  
 DATE: 09-26-19  
 SCALE: 1" = 10'  
 DESIGN BY: CS  
 CHECK BY: AH  
 SHEET NO:  
**C-2.1**  
 3 OF 5 SHEETS



- FLATWORK KEYNOTES 1 TO 7**
- 1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.
  - 2 SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP
  - 3 PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.
  - 4 (N) AC DRIVEWAY.
  - 5 GRIND AC TO TIE (N) AC INTO (E) AC PAVING.
  - 6 (N) CONCRETE PAVING.
  - 7 (N) GRAVEL PAVING.

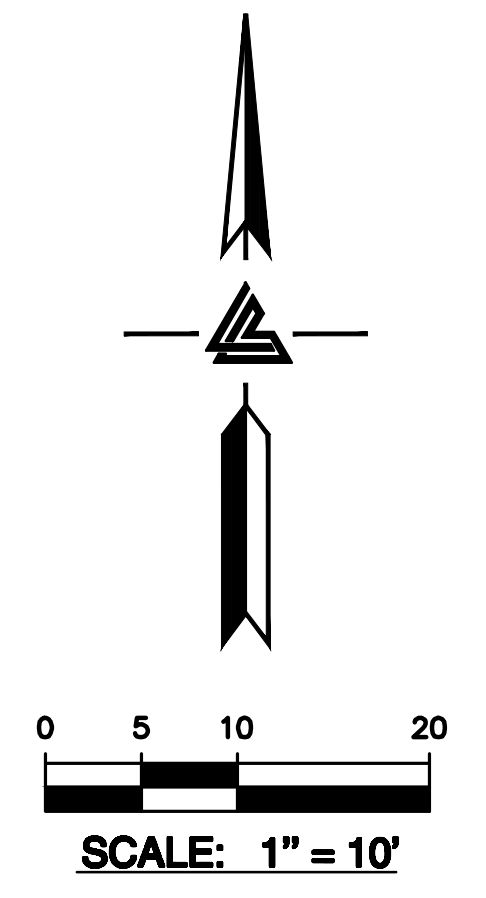
- STORM DRAIN KEYNOTES 10 TO 17**
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.
  - 11 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL.
  - 12 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE. SLOPED AT 1% MINIMUM. DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES.
  - 13 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE).
  - 14 INSTALL (N) "CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM.
  - 15 INSTALL (N) "CHRISTY V-24" BUBBLER BOX W/ SILT BASIN FLUSH TO THE LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.
  - 16 DIRECT SPLASHBLOCK TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE.
  - 17 INSTALL (N) GRAVEL SUBDRAIN.

- UTILITIES KEYNOTES 31 TO 35**
- 31 INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.
  - 32 (N) SEWER LATERAL, SEPTIC TANK, AND LEACH FIELD (BY SEPARATE DESIGN). LATERAL SHALL BE 4" PVC (SDR-26 OR BETTER) SLOPED AT 2%.
  - 33 INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM.
  - 34 CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.
  - 35 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

- DEMOLITION KEYNOTES 41 TO 43**
- 41 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
  - 42 REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.
  - 43 PROVIDE TREE PROTECTION AROUND TREES TO REMAIN.

**LEGEND:**

- (N) AC DRIVEWAY
- (N) CONCRETE PAVEMENT
- (N) POOL/WATER FEATURE (DESIGN BY OTHERS)
- (N) DECOMPOSED GRANITE OR GRAVEL
- (N) LAWN
- (N) LANDSCAPE WALL (DESIGN BY OTHERS)
- (N) STRUCTURAL WALL (DESIGN BY OTHERS)





**PURPOSE:**

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

**EROSION CONTROL NOTES:**

- IT SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY TO MAINTAIN CONTROL OF THE ENTIRE CONSTRUCTION OPERATION AND TO KEEP THE ENTIRE SITE IN COMPLIANCE WITH THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER X THROUGH APRIL X, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION. METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

**EROSION CONTROL NOTES CONTINUED:**

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

**EROSION CONTROL MEASURES:**

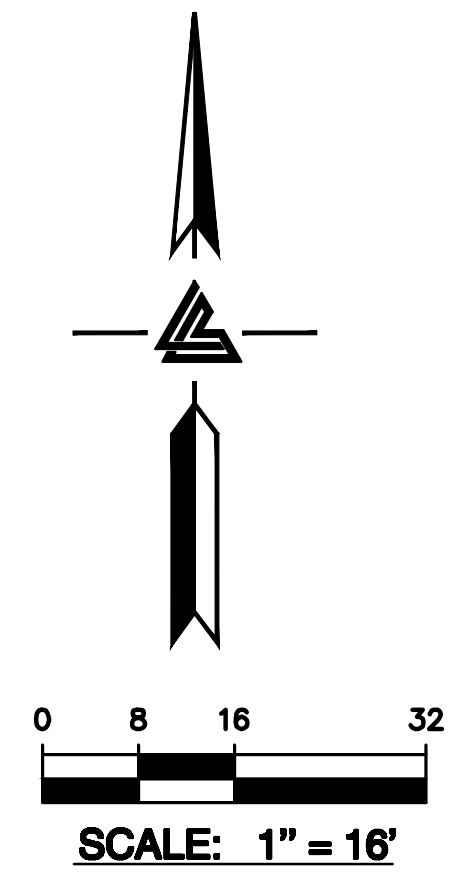
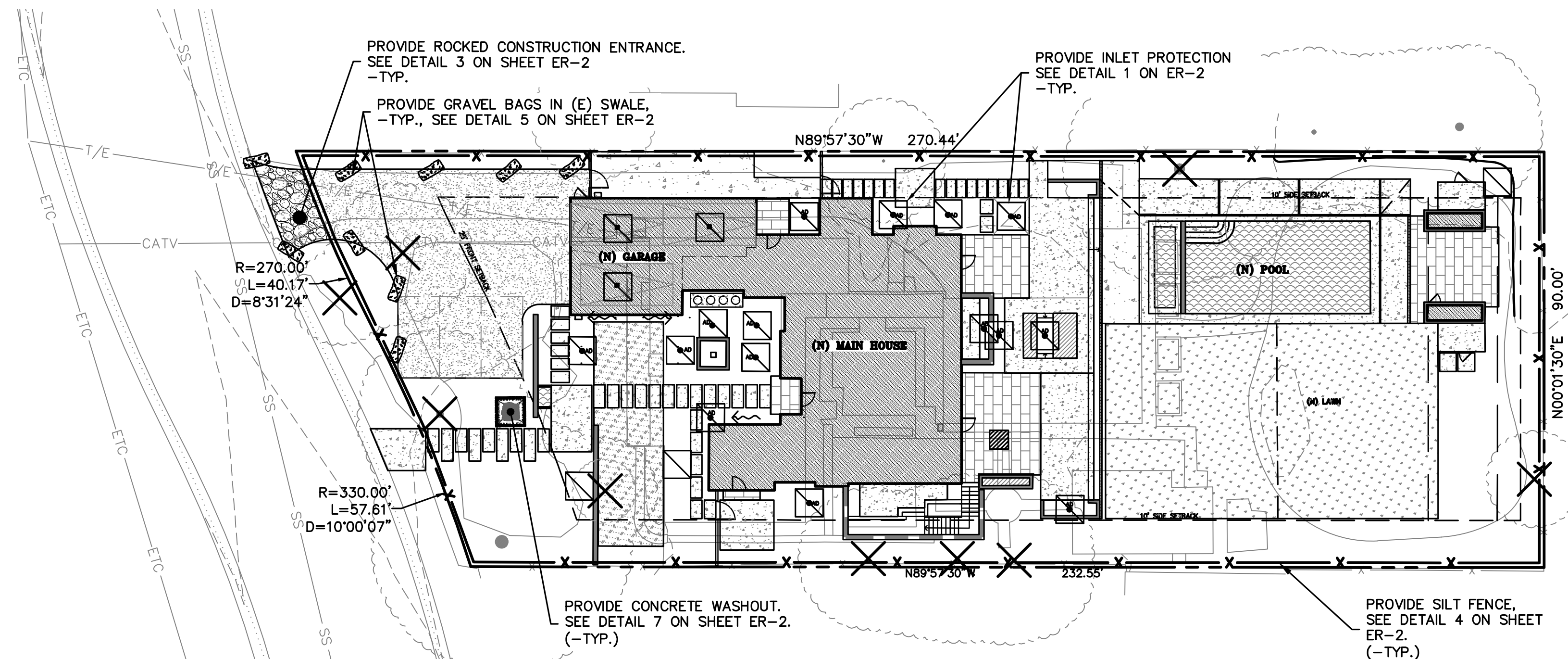
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. 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 GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- 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. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- 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. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

**REFERENCES:**

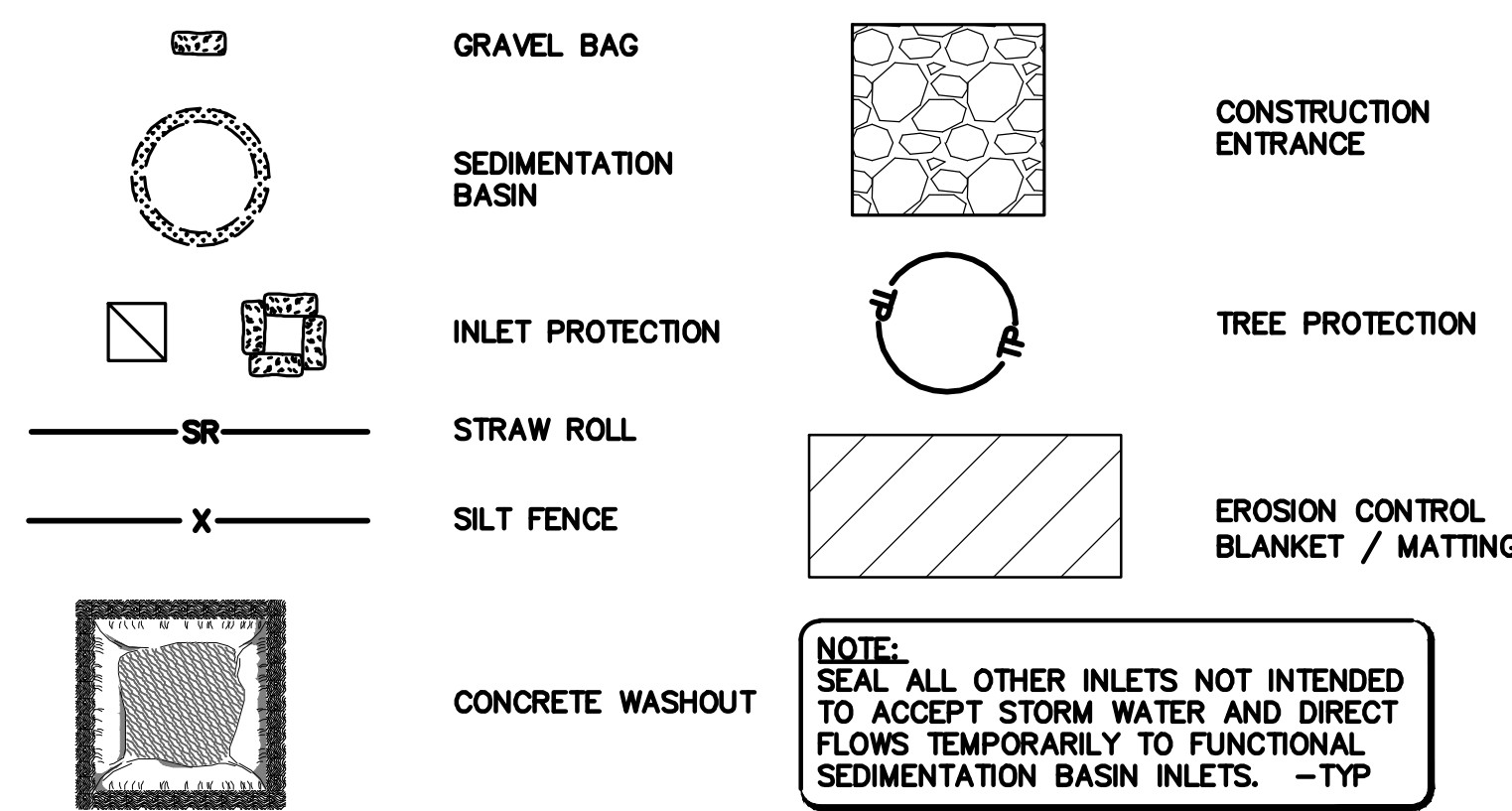
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

**PERIODIC MAINTENANCE:**

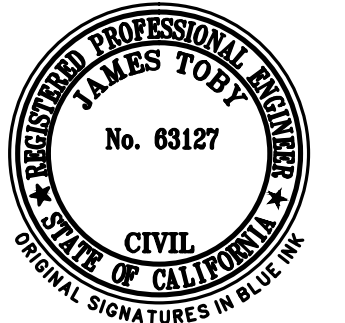
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
  - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



**EROSION CONTROL LEGEND**



**NOTE:**  
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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 WWW.LEABRAZE.COM

**FAIR RESIDENCE**  
**99 DOUD DRIVE**  
**LOS ALTOS, CALIFORNIA**  
 SANTA CLARA COUNTY  
 APN: 170-31-009

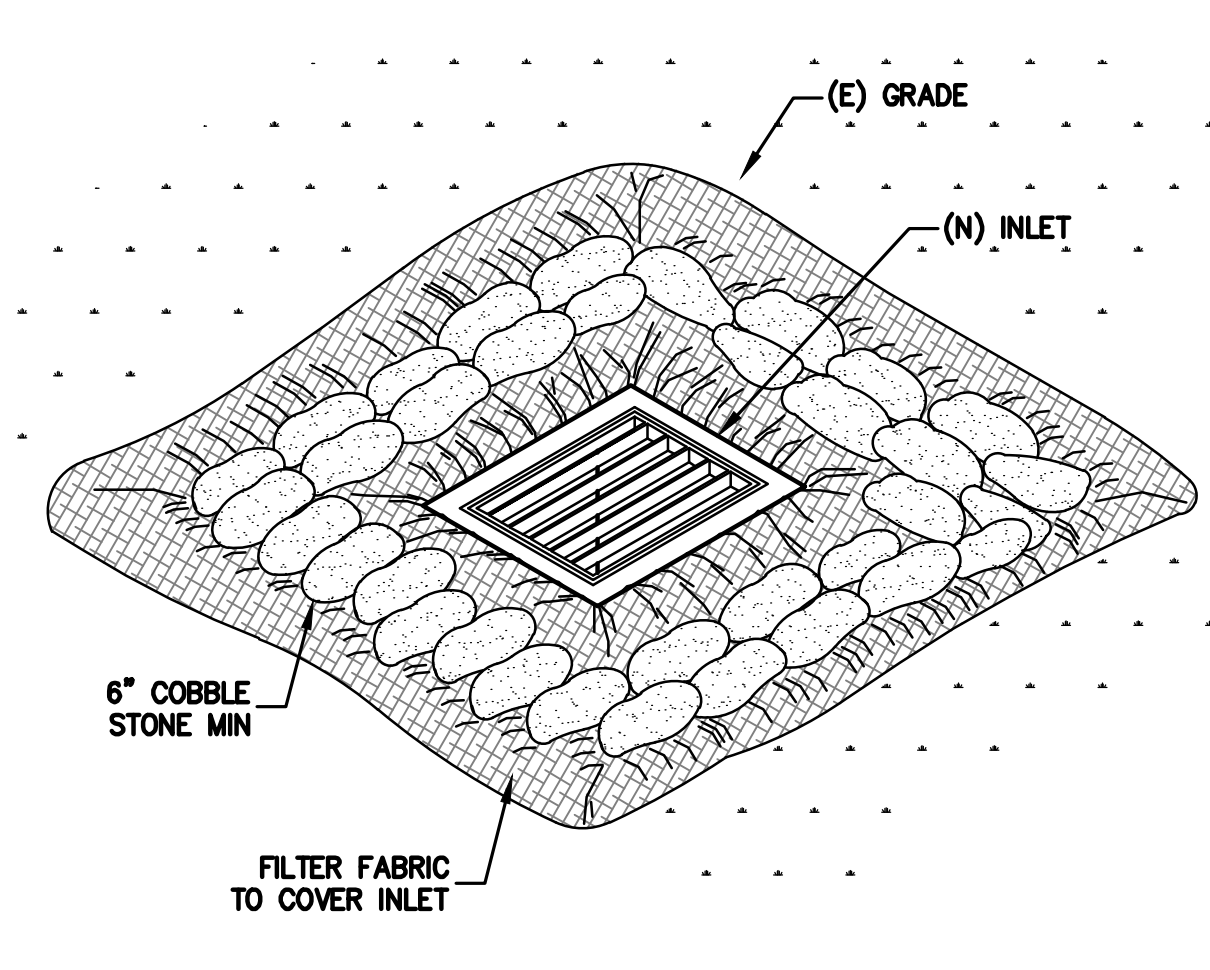
**EROSION CONTROL PLAN**

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REVISIONS	BY
JOB NO:	219113
DATE:	09-26-19
SCALE:	1"=20'
DESIGN BY:	CS
CHECK BY:	AH
SHEET NO:	

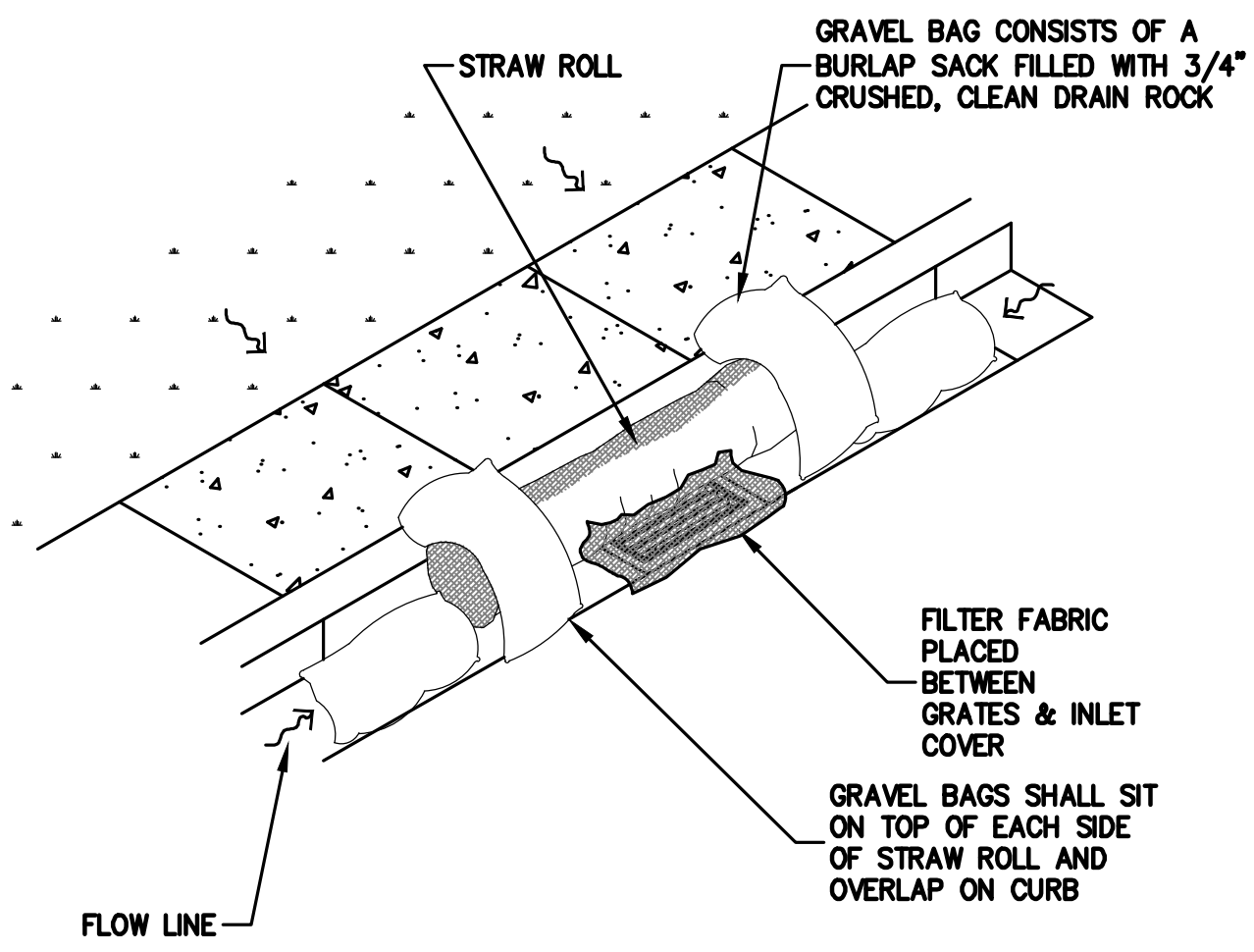
**ER-1**  
4 OF 5 SHEETS



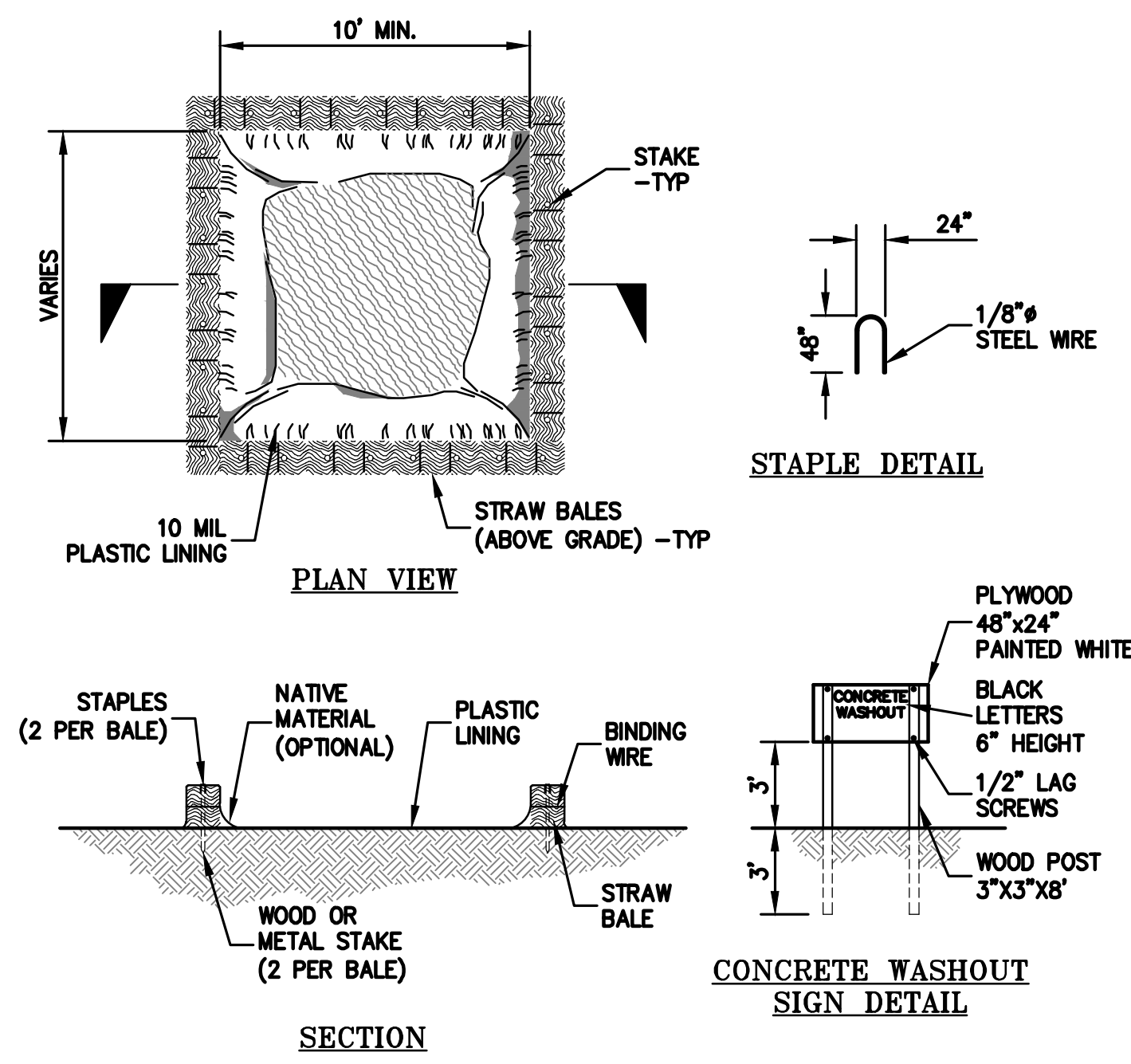
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11-14-19	
REVISIONS	BY
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SHEET NO:	



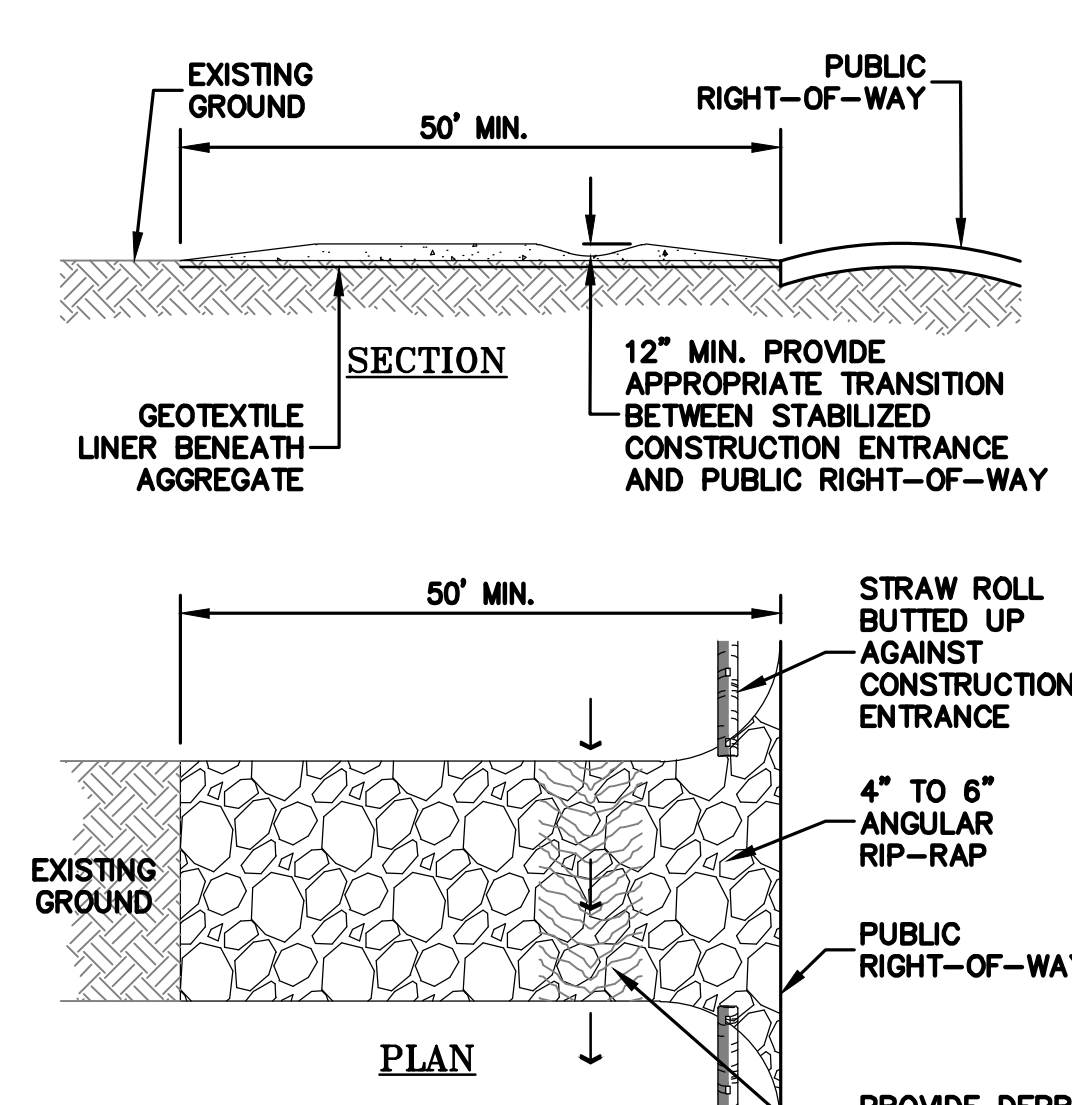
**1 INLET PROTECTION**
  
 ER-2 NTS



**2 STREET INLET PROTECTION**
  
 ER-2 NTS

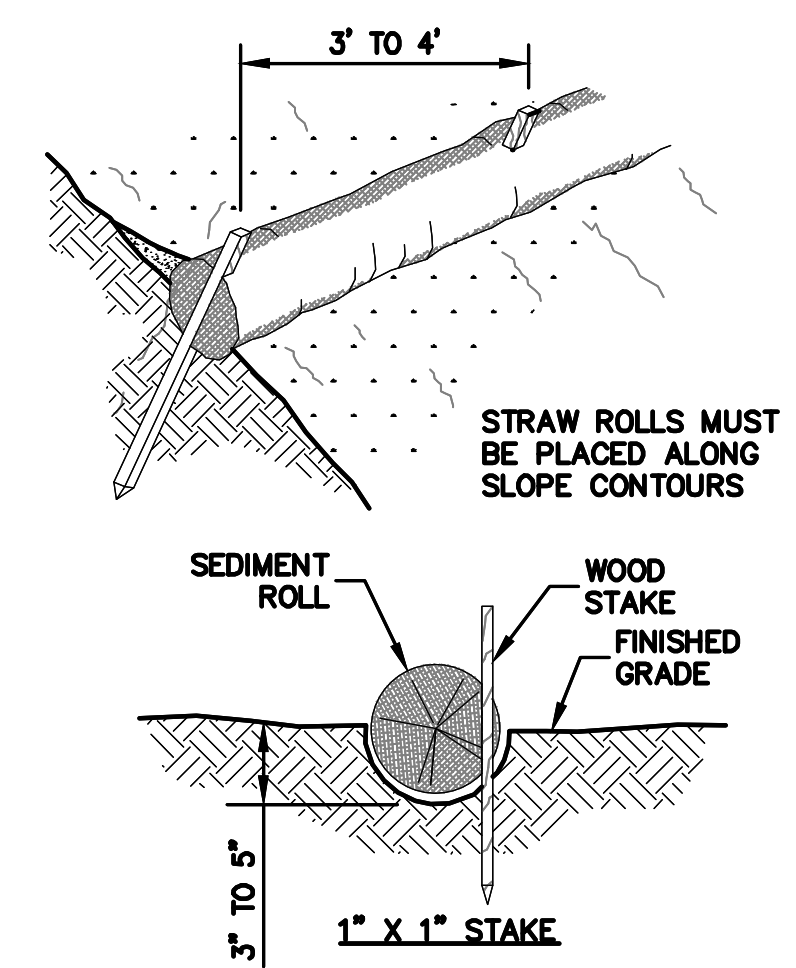


**3 CONCRETE WASHOUT**
  
 ER-2 NTS

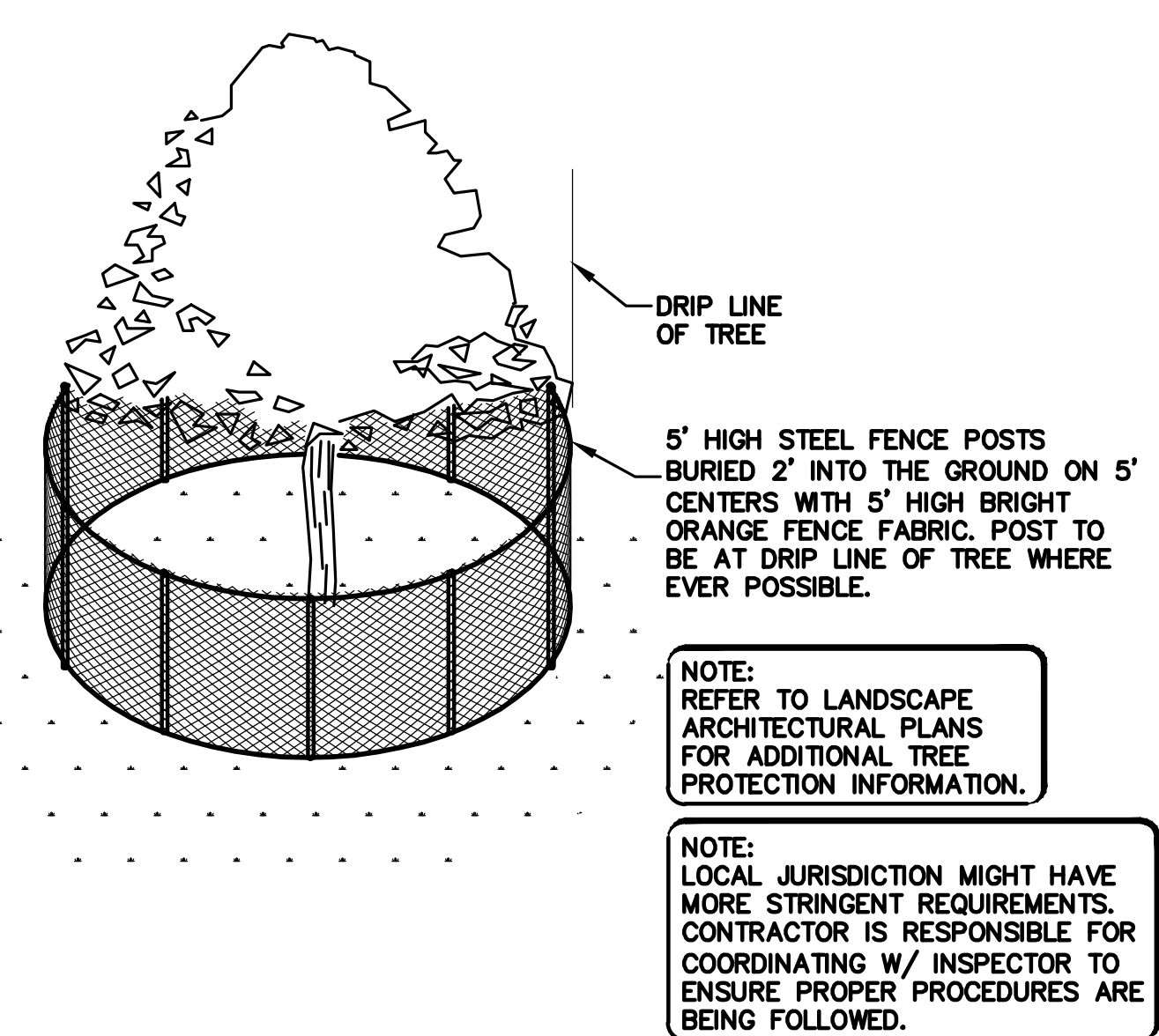


**4 CONSTRUCTION ENTRANCE**
  
 ER-2 NTS

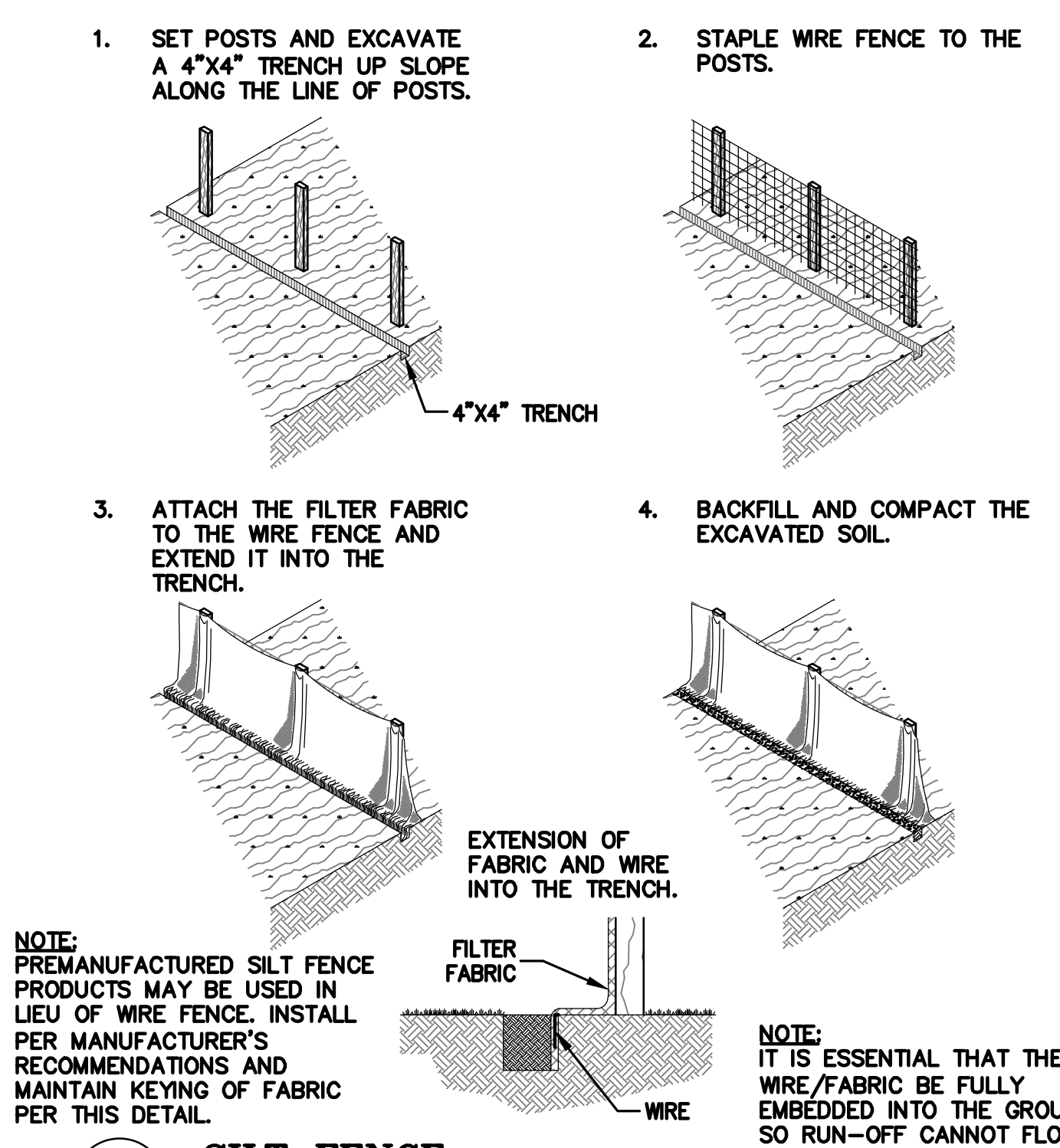
**NOTES:**
  
 STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3" TO 4" WASHED, FRACTURED STONE AGGREGATE.
   
 MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12". LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 50'.
   
 WIDTH SHALL BE A MIN. OF 15' OR GREATER IF NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS. PROVIDE AMPLE TURNING RADI.
   
 THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN ABOVE NOTE.
   
 ACCESSES SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING NORMAL USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY.
   
 PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



**5 STRAW ROLLS FLAT LOT**
  
 ER-2 NTS



**6 EXISTING TREE PROTECTION DETAIL**
  
 ER-2 NTS

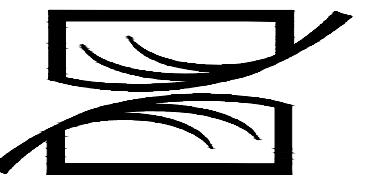


**7 SILT FENCE**
  
 ER-2 NTS







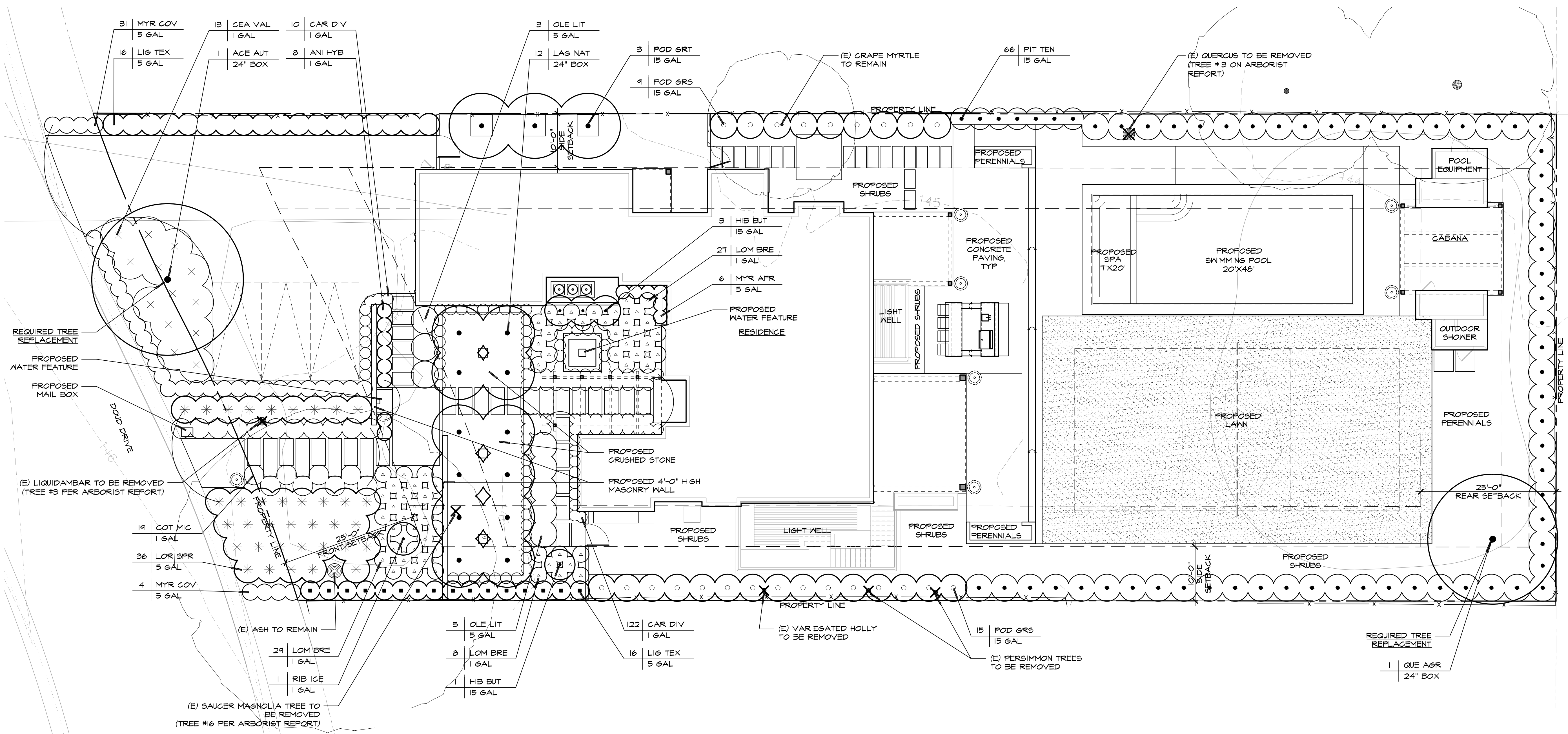


**THOMAS KLOPE ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTS

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CALIFORNIA RLA # 2337

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**FRONT YARD PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	RATE OF GROWTH
<b>TREES</b>					
ACE AUT	Acer rubrum 'Autumn Blaze' - std	Autumn Blaze Maple	24" box	1	Medium
HIB BUT	Hibiscus rosa-sinensis 'Butterfly' - std.	Yellow Tropical Hibiscus	15 gal	4	Fast
LAG NAT	Lagerstroemia 'Natchez' - std.	White Crape Myrtle	24" box	12	Fast
<b>SHRUBS</b>					
LIG TEX	Ligustrum japonicum 'Texanum'	Japanese Privet	5 gal	34	Fast
LOR SPR	Loropetalum chinense 'Spring Snow'	Green Chinese Fringe Flower	5 gal	36	Medium
MYR AFR	Myrsine africana	African Boxwood	5 gal	6	Slow
MYR COV	Myrtus communis 'Compacta Variegata'	Variegated Compact Myrtle	5 gal	35	Slow
OLE LIT	Olea europaea 'Little Ollie'	Olive	5 gal	8	Slow
RIB ICE	Ribes sanguineum 'White Icicle'	White Winter Current	5 gal	1	Medium
<b>PERENNIALS</b>					
ANI HYB	Anigozanthos hybridus-Gold	Kangaroo Paw	1 gal	8	Fast
<b>GROUND COVER</b>					
CEA VAL	Ceanothus maritimus 'Valley Violet'	Valley Violet Ceanothus	1 gal	13	Slow
COT MIC	Cotoneaster microphyllus	Rockspray Cotoneaster	1 gal	19	Medium
<b>GRASSES</b>					
CAR DIV	Carex divulsa	Berkeley Sedge	1 gal	123	Fast
LOM BRE	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal	55	Fast

**LANDSCAPE SCREENING PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	RATE OF GROWTH
<b>TREES</b>					
POD GRT	Podocarpus gracilior	Fem Pine	15 gal	3	Medium
<b>SHRUBS</b>					
PIT TEN	Pittosporum tenuifolium	Black Twig Tenuifolium	15 gal	66	Fast
POD GRS	Podocarpus gracilior	Fem Pine	15 gal	24	Medium

**TREE REPLACEMENT PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	RATE OF GROWTH
<b>TREES</b>					
ACE AUT	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple	24" box	1	Medium
QUE AGR	Quercus agrifolia	Coast Live Oak	24" box	1	Slow



POD GRT : PODOCARPUS GRACILIOR (TREE FORM)  
SIZE AT PLANTING : 6'-7" T x 3" W  
SIZE AT ~15 YEARS : 14' T x 7" W



POD GRS : PODOCARPUS GRACILIOR (SHRUB FORM)  
SIZE AT PLANTING : 5'-6" T x 2" W  
SIZE AT ~15 YEARS : 12' T x 6" W



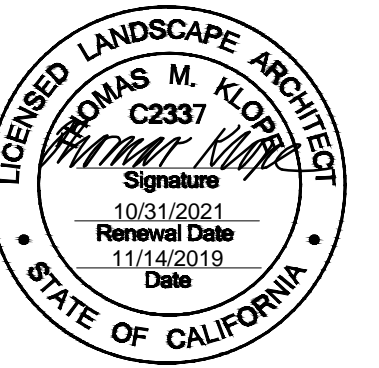
PIT TEN : PITTOSPORUM TENUIFOLIUM  
SIZE AT PLANTING : 5'-6" T x 2" W  
SIZE AT ~15 YEARS : 20' T x 6" W



ACE AUT : ACER RUBRUM 'AUTUMN BLAZE'  
SIZE AT PLANTING : 10'-11" T x 4" W  
SIZE AT ~15 YEARS : 25' T x 10" W



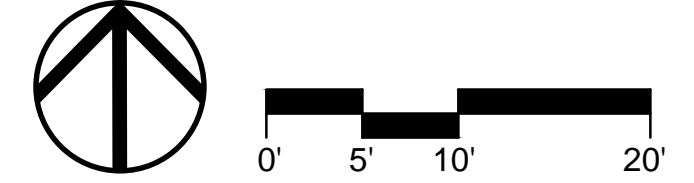
QUE AGR : QUERCUS AGRIFOLIA  
SIZE AT PLANTING : 8'-10" T x 3'-4" W  
SIZE AT ~15 YEARS : 25' T x 10" W



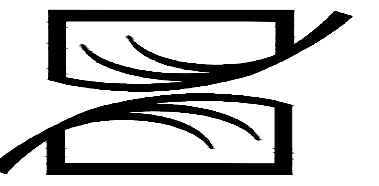
DATE: REVISION:  
11/14/19 PER TOWN COMMENTS  
DATED ON 11/08/19

**LANDSCAPE PLAN**

DATE: 09/26/19  
DRAWN: KL JPB  
CHECKED: TK DS  
SCALE: 1" = 10'-0"







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LANDSCAPE ARCHITECTS

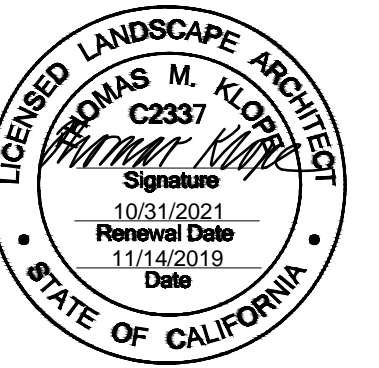
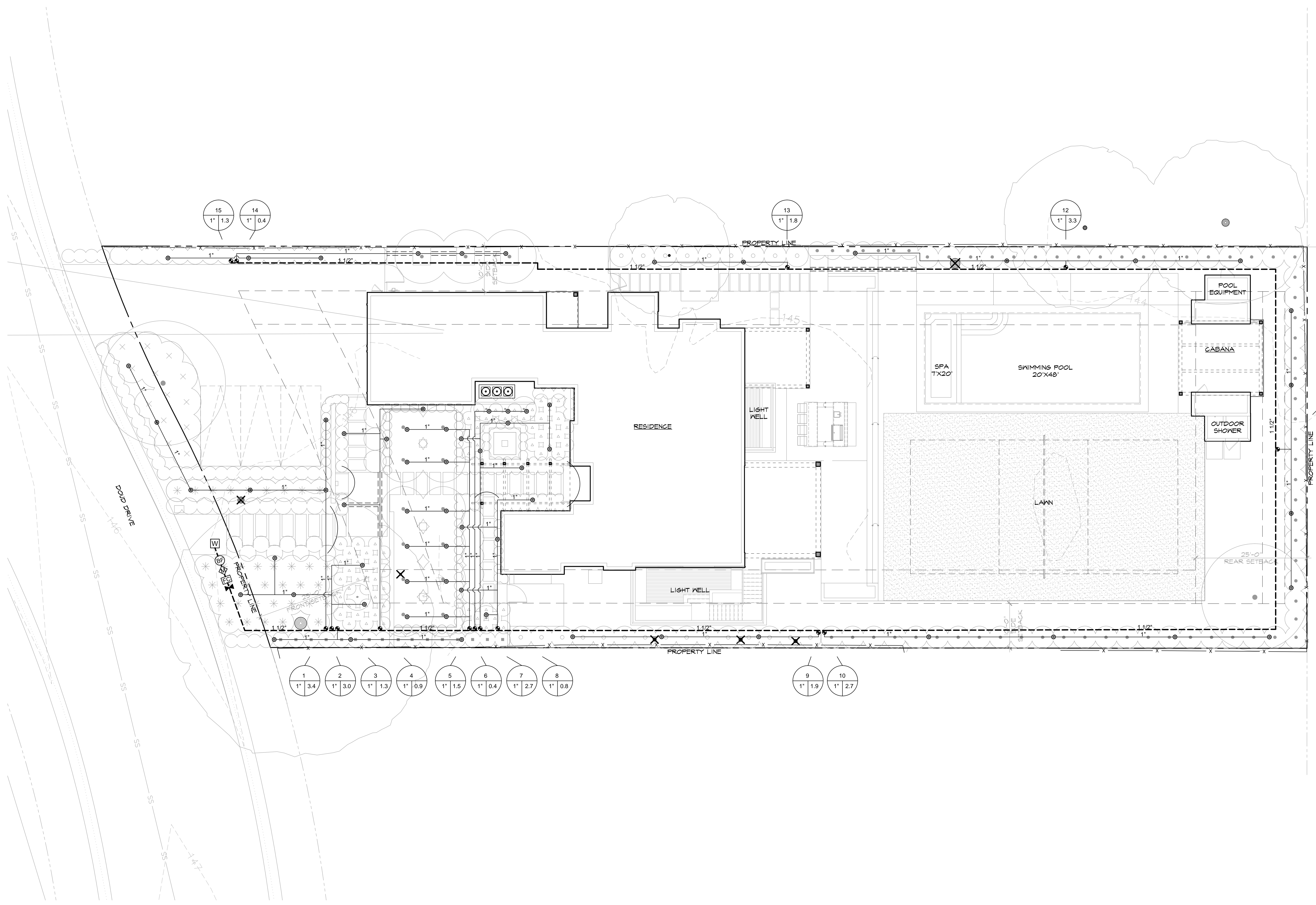
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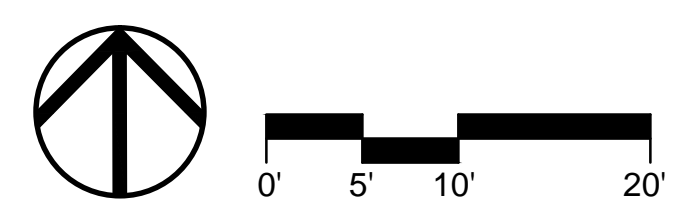
99 DOUD DRIVE  
LOS ALTOS, CALIFORNIA



DATE: REVISION:  
11/14/19 PER TOWN COMMENTS  
DATED ON 11/08/19

**IRRIGATION PLAN**

DATE: 09/26/19  
DRAWN: KL JPB  
CHECKED: TK DS  
SCALE: 1" = 10'-0"





## IRRIGATION SCHEDULE

FOR THE EFFICIENT USE OF WATER, ALL IRRIGATION SCHEDULES SHALL BE DEVELOPED, MANAGED, AND EVALUATED TO UTILIZE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH. IRRIGATION SCHEDULES SHALL MEET THE FOLLOWING CRITERIA:

- IRRIGATION SCHEDULING SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS.
- OVERHEAD IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00 P.M. AND 10:00 A.M. UNLESS WEATHER CONDITIONS PREVENT IT. IF ALLOWABLE HOURS OF IRRIGATION DIFFER FROM THE LOCAL WATER PURVEYOR, THE STRICTER OF THE TWO SHALL APPLY. OPERATION OF THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW IS ALLOWED FOR AUDITING AND SYSTEM MAINTENANCE.
- FOR IMPLEMENTATION OF THE IRRIGATION SCHEDULE, PARTICULAR ATTENTION MUST BE PAID TO IRRIGATION RUN TIMES, EMISSION DEVICE, FLOW RATE, AND CURRENT REFERENCE EVAPOTRANSPIRATION, SO THAT APPLIED WATER MEETS THE ESTIMATED TOTAL WATER USE (ETWU). TOTAL ANNUAL APPLIED WATER SHALL BE LESS THAN OR EQUAL TO MAXIMUM APPLIED WATER ALLOWANCE (MAWA). ACTUAL IRRIGATION SCHEDULES SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS USING CURRENT REFERENCE EVAPOTRANSPIRATION DATA (E.G., CIMIS) OR SOIL MOISTURE SENSOR DATA.
- PARAMETERS USED TO SET THE AUTOMATIC CONTROLLER SHALL BE DEVELOPED AND SUBMITTED FOR EACH OF THE FOLLOWING:
  - THE PLANT ESTABLISHMENT PERIOD.
  - THE ESTABLISHED LANDSCAPE.
  - TEMPORARILY IRRIGATED AREAS.
- EACH IRRIGATION SCHEDULE SHALL CONSIDER FOR EACH STATION ALL OF THE FOLLOWING THAT APPLY:
  - IRRIGATION INTERVAL (DAYS BETWEEN IRRIGATION)
  - IRRIGATION RUN TIMES (HOURS OR MINUTES PER IRRIGATION EVENT TO AVOID RUNOFF)
  - NUMBER OF CYCLE STARTS REQUIRED FRO EACH IRRIGATION EVENT TO AVOID RUNOFF
  - AMOUNT OF APPLIED WATER SCHEDULED TO BE APPLIED ON A MONTHLY BASIS
  - APPLICATION RATE SETTING
  - ROOT DEPTH SETTING
  - PLANT TYPE SETTING
  - SOIL TYPE
  - SLOPE FACTOR SETTING
  - SHADE FACTOR SETTING
  - IRRIGATION UNIFORMITY OR EFFICIENCY SETTING
- THE CONTRACTOR SHALL SET UP SOAK CYCLES WITH MULTIPLE START TIMES WHICH WILL ELIMINATE POOLING AND RUN OFF. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MANAGE LANDSCAPE SO AS TO NOT EXCEED THE ESTIMATED ETWU.
- FOR IRRIGATION ZONE SCHEDULING, REFER TO MWELC CALCULATIONS FOR VALVE ZONE ETWU.
- APPROXIMATE IRRIGATION DAYS (52 TOTAL)
 

JANUARY (1), FEBRUARY (2), MARCH (4), APRIL (5), MAY (7), JUNE (8), JULY (8), AUGUST (7), SEPTEMBER (5), OCTOBER (3), NOVEMBER (3), DECEMBER (1)

## GENERAL IRRIGATION NOTES

- THESE IRRIGATION PLANS ARE DIAGRAMMATIC ONLY. ALL PIPING, VALVES, ETC. SHALL BE LOCATED IN PLANTING AREAS EVEN THOUGH THEY MAY APPEAR IN PAVING AREAS.
- ALL IRRIGATION COMPONENTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND PER LOCAL CODES.
- THE CONTRACTOR SHALL NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACK FLOW PREVENTION DEVICE.
- THE CONTRACTOR SHALL VERIFY ADEQUATE WATER PRESSURE PRIOR TO CONSTRUCTION. NOTIFY THE LANDSCAPE ARCHITECT IF MEASURED PRESSURE IS MORE THAN 85 P.S.I. OR LESS THAN 50 P.S.I.
- PRIOR TO TRENCHING, CONTACT USA NORTH 811 ONLINE AT WWW.USANORTH811.ORG.
- WHERE IT IS NECESSARY TO EXCAVATE AROUND (E) TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREE AND TREE ROOTS. IN AREAS WHERE 2 INCHES AND LARGER ROOTS OCCUR, EXCAVATION SHALL BE DONE BY HAND. ROOTS 2 INCHES AND LARGER IN DIAMETER SHALL BE WRAPPED IN A PLASTIC BAG AND SECURED WITH A RUBBER BAND. TRENCHES ADJACENT TO TREES SHOULD BE CLOSED WITHIN TWENTY FOUR (24) HOURS; WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY 120 VOLT SERVICE TO THE CONTROLLER LOCATION AND THE LANDSCAPE CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE STUB-OUT TO THE CONTROLLER. IRRIGATION CONTROL WIRE SHALL BE #14 U.L. APPROVED FOR DIRECT BURIAL. THE COMMON WIRE SHALL BE #12.
- ALL IRRIGATION VALVE BOXES SHALL BE BLACK PLASTIC WITH NON-HINGED COVERS. INSTALL VALVE BOXES IN SHRUB AREAS AND A MINIMUM OF 12 INCHES FROM AND PERPENDICULAR TO WALK, CURB, ETC. OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC., AND EACH BOX SHALL BE A MINIMUM OF 12 INCHES APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC.
- SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36 INCH COIL OF ACCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
- ALL SPRINKLER HEADS SHALL BE PERPENDICULAR TO FINISH GRADE. INSTALL CHECK VALVES IN AREAS OF VARIABLE PRESSURE AND/OR STEEP SLOPES TO PREVENT LOW HEAD DRAINAGE.
- THE CONTRACTOR SHALL FLUSH ALL IRRIGATION LINES AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS AND BUILDINGS.
- INSTALL TREE BUBBLERS ON UPHILL SIDE OF TRUNK AND ADJUST FOR DEEP ROOT WATERING.
- THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETE AS-BUILT DRAWING OF THE IRRIGATION SYSTEM PRIOR TO RECEIPT OF FINAL PAYMENT.

## LANDSCAPE & IRRIGATION MAINTENANCE SCHEDULE

THE LANDSCAPE SHALL BE MAINTAINED TO INSURE WATER EFFICIENCY PER STATE CODE. THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ADJUST THE IRRIGATION SYSTEM TO APPLY WATER IN ACCORDANCE WITH PLANT REQUIREMENTS BASED ON WEATHER, SOIL, AND SITE CONDITIONS. THE IRRIGATION CONTROLLER SHALL BE PROGRAMMED TO MINIMIZE RUNOFF AND TO UTILIZE CYCLE SOAK WHEN APPLICABLE. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE:

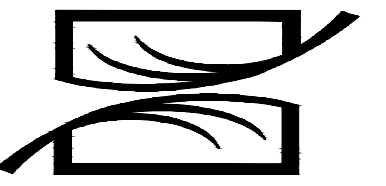
- ROUTINE INSPECTIONS INCLUDING AUDITING, ADJUSTING AND REPAIRING IRRIGATION SYSTEM AND COMPONENTS.
- AERATING AND DETHATCHING TURF AREAS.
- TOP DRESSING WITH COMPOST AND REPLENISHING MULCH.
- FERTILIZING, PRUNING AND WEEDING IN ALL LANDSCAPE AREAS.
- REMOVING OBSTRUCTIONS TO EMISSION DEVICES.
- OPERATING THE IRRIGATION SYSTEM OUTSIDE THE NORMAL WATERING WINDOW FOR AUDITING AND SYSTEM MAINTENANCE, WHICH IS ALLOWED.
- REPAIRING IRRIGATION EQUIPMENT SHALL BE DONE WITH ORIGINALLY SPECIFIED MATERIALS.
- MONITORING ALL TURF AREAS FOR ADEQUATE IRRIGATION. FREQUENCY AND DURATION WILL BE DEPENDENT ON LOCAL WEATHER AND SITE CONDITIONS. DEEP ROOT WATERING, LONGER IRRIGATION TIMES WITHOUT RUN OFF, AND THE USE OF CYCLE SOAK IS PREFERRED TO ENCOURAGE DEEP ROOT GROWTH.
- MAINTAINING ALL BACKFLOW PREVENTION DEVICES AS PER LOCAL CITY OR COUNTY CODES.

## IRRIGATION LEGEND

SYMBOL	DESCRIPTION	MODEL	FLOW RATE/APP RATE
	HUNTER DRIP ZONE VALVE KIT (REMOTE CONTROL VALVE, WYE FILTER AND PRESSURE REGULATOR), OR APPROVED EQUAL. INSTALL BALL VALVE UPSTREAM OF REMOTE CONTROL VALVE	ICZ-101-LF-25	
	HUNTER REMOTE CONTROL VALVE, OR APPROVED EQUAL (LINE SIZE)	ICV-G	
	COMPRESSION FITTING- RIGID PIPE/POLY PIPE POINT OF DRIP CONNECTION ABOVE GRADE		
	NIBCO GATE VALVE (LINE SIZE)		
	WATER METER		
	SUPERIOR 1 1/2" MASTER CONTROL VALVE, OR APPROVED EQUAL	3300150	
	WILKINS REDUCED PRESSURE BACKFLOW PREVENTER, OR APPROVED EQUAL	975XL2-1 1/2"	
	HUNTER PVC FLOW SENSOR	HFS-FCT-(LINE SIZE)	
	HUNTER I-CORE CONTROLLER (36 STATION) WALL MOUNT W/ REMOTE, OR APPROVED EQUAL.	IC-3600-PL-ROAM-KIT	
	HUNTER SOLAR SYNC WIRELESS WEATHER SENSOR, OR APPROVED EQUAL	WSS-SEN	
	POINT OF CONNECTION		
	ARROWHEAD HOSE BIB W/ INTERNAL VACUUM BREAKER	261	
	LATERAL LINE: 1120- SCHEDULE 40 PVC. SOLVENT WELD PIPE W/ SCHEDULE 40 SOLVENT WELD FITTINGS. (12" COVER)		
	MAINLINE: 1120- SCHEDULE 40 PVC. SOLVENT WELD PIPE W/ SCHEDULE 40 SOLVENT WELD FITTINGS. (18" COVER)		
	4" PVC SLEEVE (24" COVER)		
	VALVE NUMBER GALLONS PER MINUTE		
	VALVE SIZE		

\*I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.\*

SIGNED:



**THOMAS  
KLOPE  
ASSOCIATES, INC.**  
**LANDSCAPE ARCHITECTS**

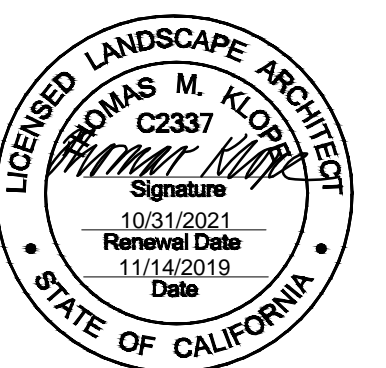
5150 EL CAMINO REAL  
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CALIFORNIA RLA # 2337

## FAIR RESIDENCE

99 DOUD DRIVE  
LOS ALTOS, CALIFORNIA



DATE: REVISION:

11/14/19 PER TOWN COMMENTS  
DATED ON 11/08/19

## IRRIGATION GENERAL NOTES AND SPECIFICATIONS

DATE: 09/26/19  
DRAWN: KL JPB  
CHECKED: TK DS  
SCALE:

L.3



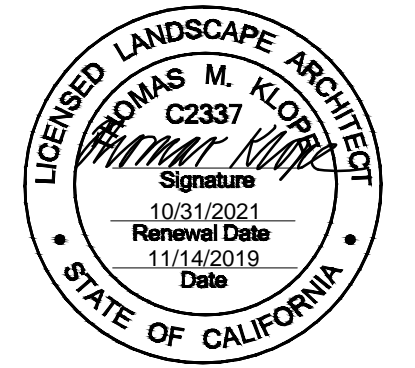


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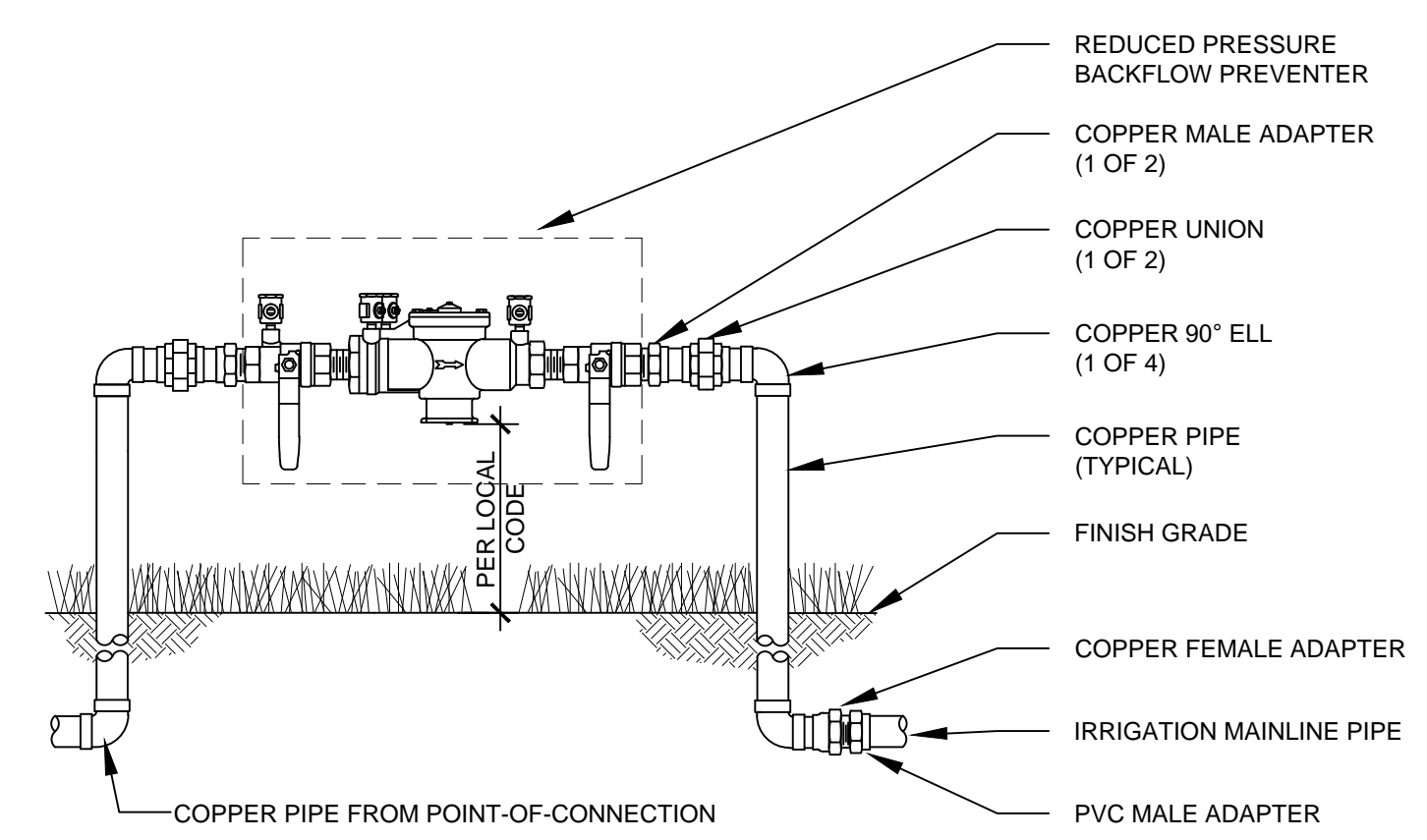
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DATE: REVISION:  
11/14/19 PER TOWN COMMENTS DATED ON 11/08/19

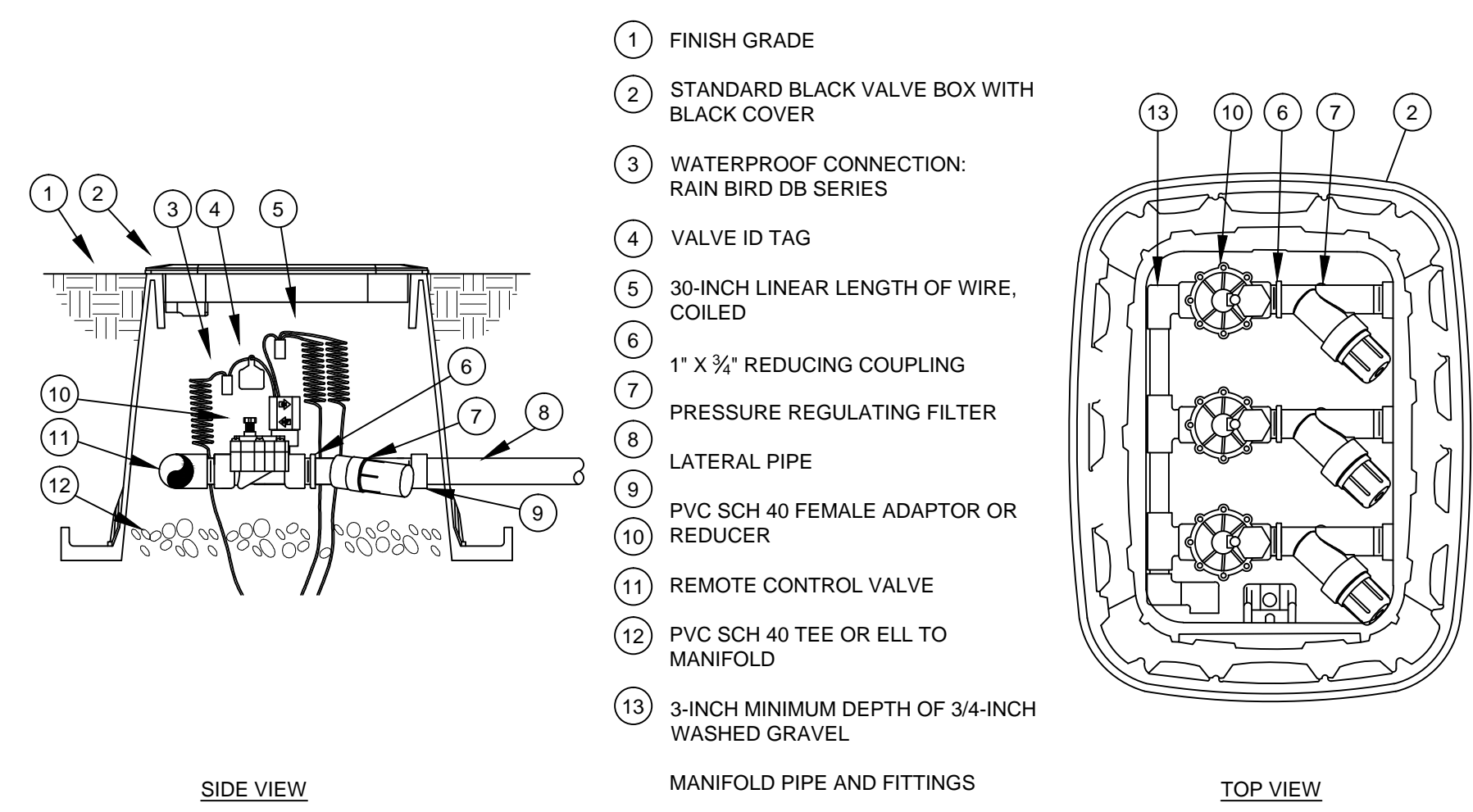
**IRRIGATION DETAILS**

DATE: 09/26/19  
DRAWN: KL JPB  
CHECKED: TK DS  
SCALE:



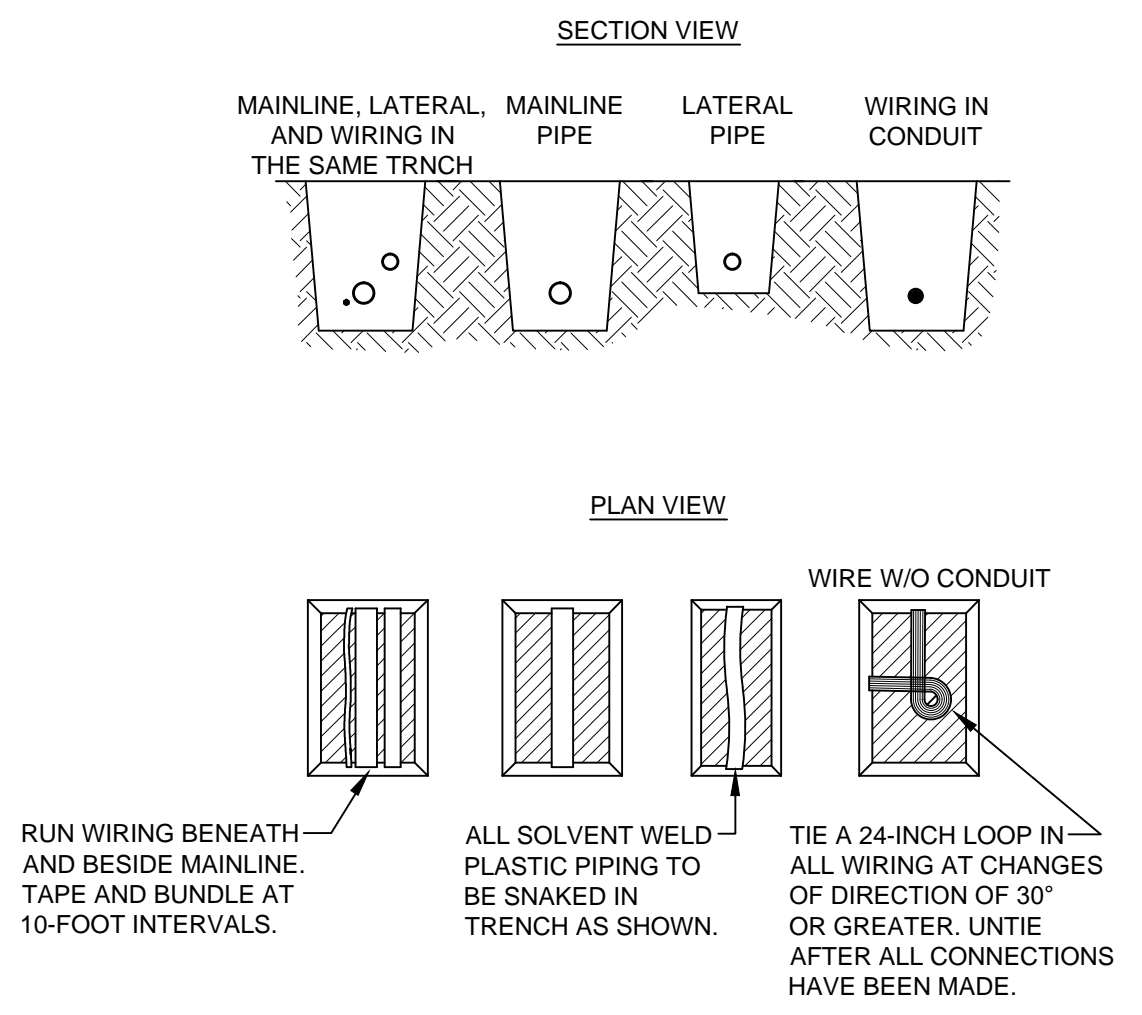
NOTE:  
1. INSTALL BACKFLOW PREVENTER AS REQUIRED BY LOCAL CODES AND HEALTH DEPARTMENT. VERIFY LOCAL REQUIREMENTS PRIOR TO INSTALLATION.

**1 REDUCED PRESSURE BACKFLOW PREVENTER DETAIL**  
SCALE: NTS



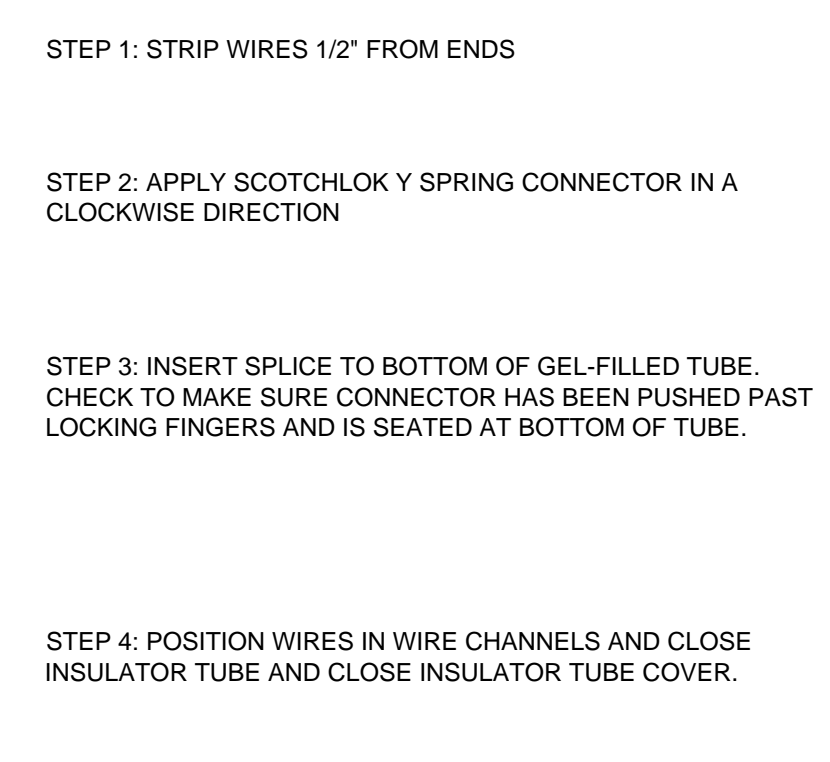
- 1 FINISH GRADE
- 2 STANDARD BLACK VALVE BOX WITH BLACK COVER
- 3 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 4 VALVE ID TAG
- 5 30-INCH LINEAR LENGTH OF WIRE, COILED
- 6 1" X 1/2" REDUCING COUPLING
- 7 PRESSURE REGULATING FILTER
- 8 LATERAL PIPE
- 9 PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- 10 REMOTE CONTROL VALVE
- 11 PVC SCH 40 TEE OR ELL TO MANIFOLD
- 12 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 13 MANIFOLD PIPE AND FITTINGS

**2 HUNTER DRIP ZONE VALVE KIT**  
SCALE: NTS



NOTES:  
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.  
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

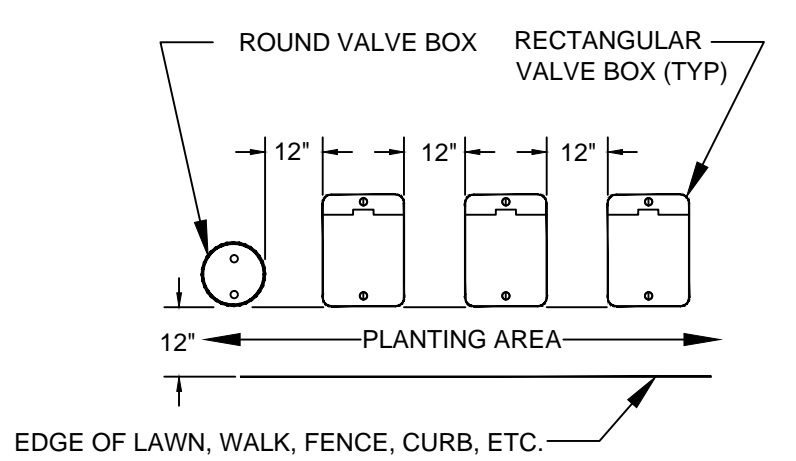
**3 PIPE AND WIRE TRENCHING DETAIL**  
SCALE: NTS



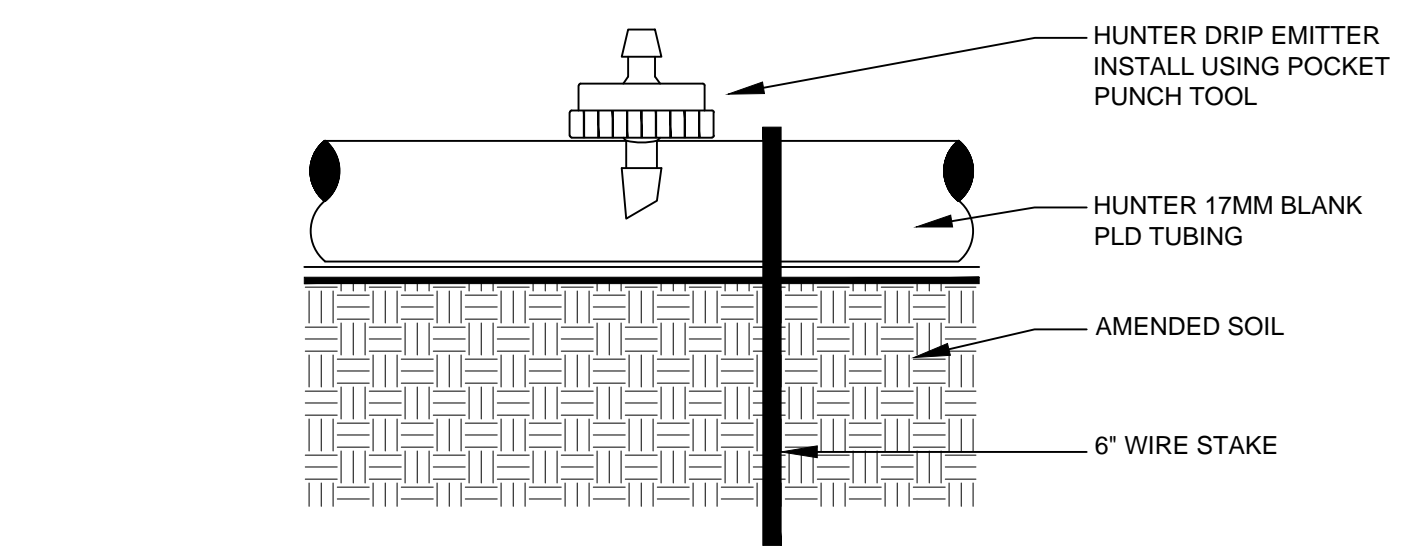
NOTE:  
MAXIMUM WIRE SIZES PER CONNECTOR ARE (3) #14'S OR (2) #12'S

**4 WIRE CONNECTION DETAIL**  
SCALE: NTS

NOTES:  
1. RECTANGULAR BLACK PLASTIC VALVE BOX W/ NON-HINGED BOLT DOWN BLACK LID. INSTALL ON MIN. 6" DEPTH OF DRAIN ROCK.  
2. CENTER BOXES OVER VALVES.  
3. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.  
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.  
5. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.



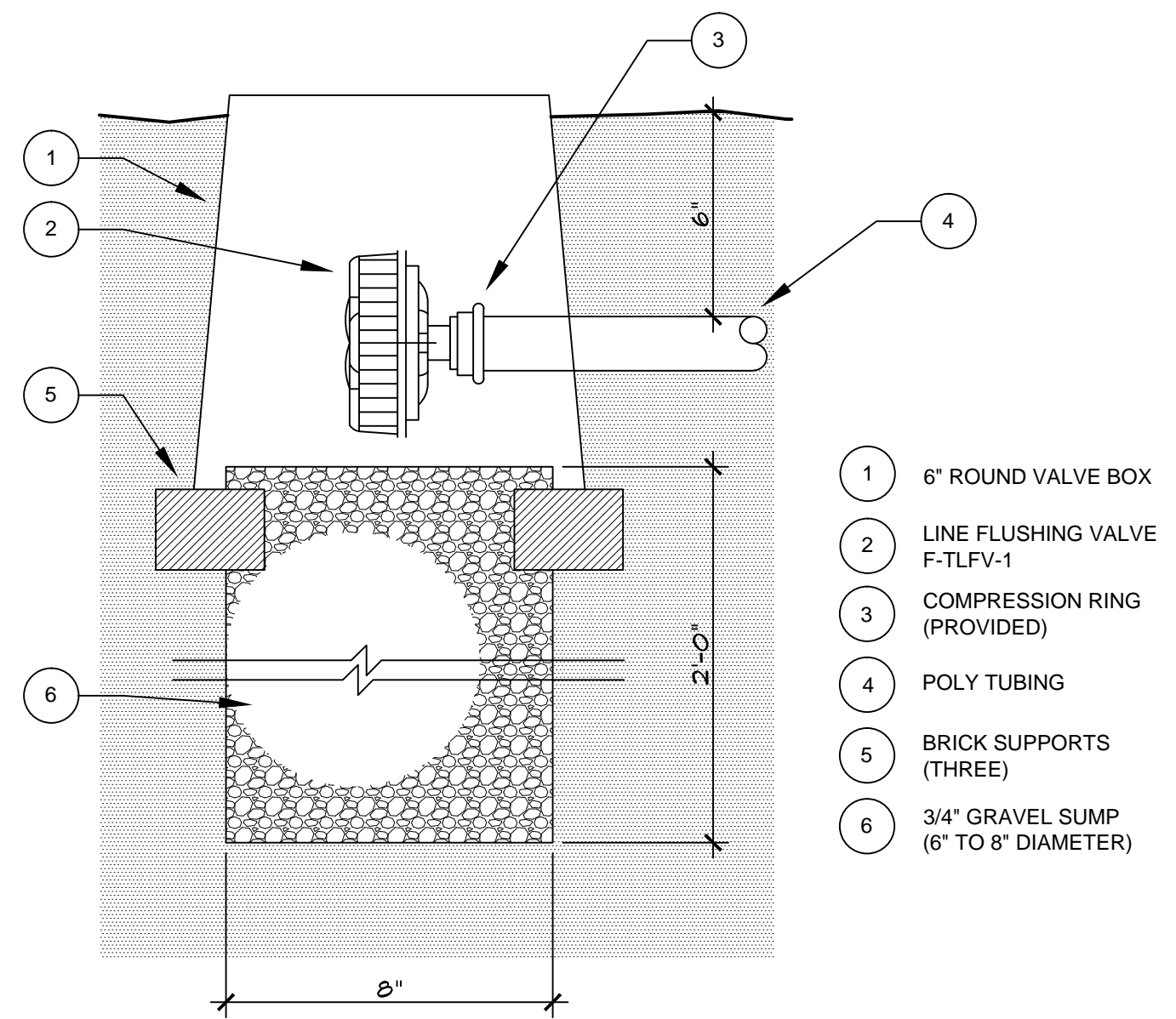
**5 VALVE BOX INSTALLATION DETAIL**  
SCALE: NTS



HUNTER PC POINT SOURCE-1 GPH EMITTER								
CONTAINER SIZE	1 GAL	5 GAL	15 GAL/24" BOX	36" BOX	48" BOX	60" BOX	72" BOX	FIELD DUG
QTY EMITTERS	1	2	4	6	10	14	20	20

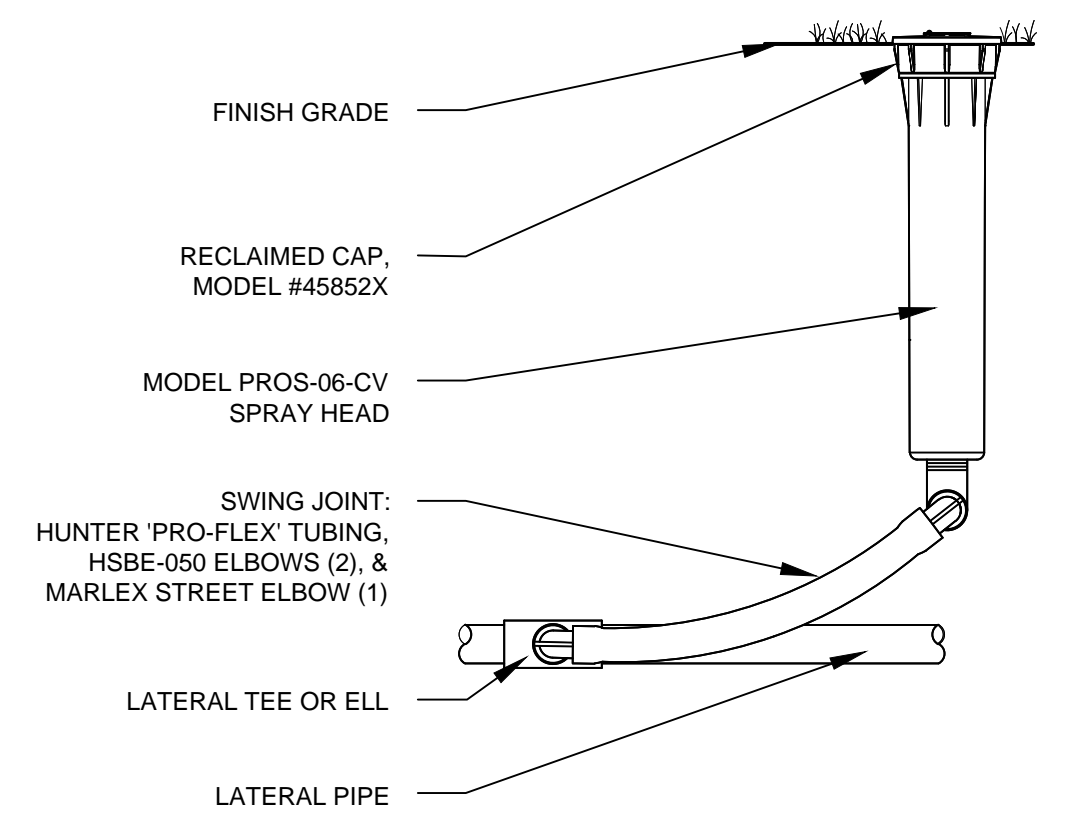
\* DISTRIBUTE EMITTERS ON 2 DRIP RINGS

**7 POINT SOURCE DRIP EMITTER DETAIL**  
SCALE: NTS

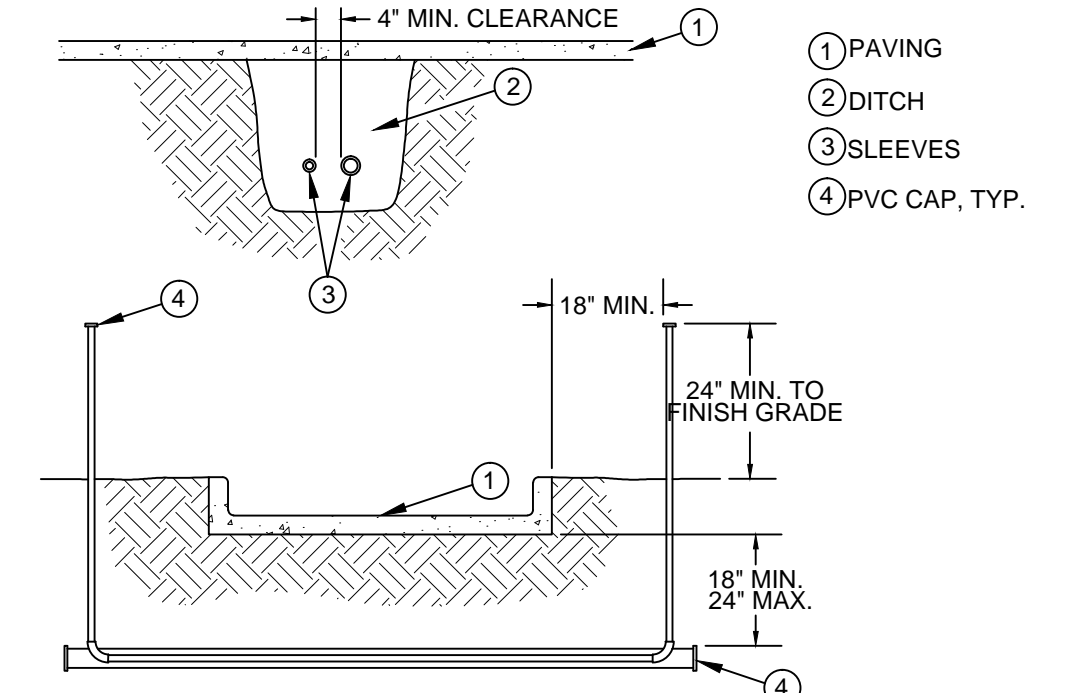


- 1 6" ROUND VALVE BOX
- 2 LINE FLUSHING VALVE F-TL-FV-1
- 3 COMPRESSION RING (PROVIDED)
- 4 POLY TUBING
- 5 BRICK SUPPORTS (THREE)
- 6 3/4" GRAVEL SUMP (6" TO 8" DIAMETER)

**8 FLUSH VALVE - DRIP LINE**  
SCALE: NTS

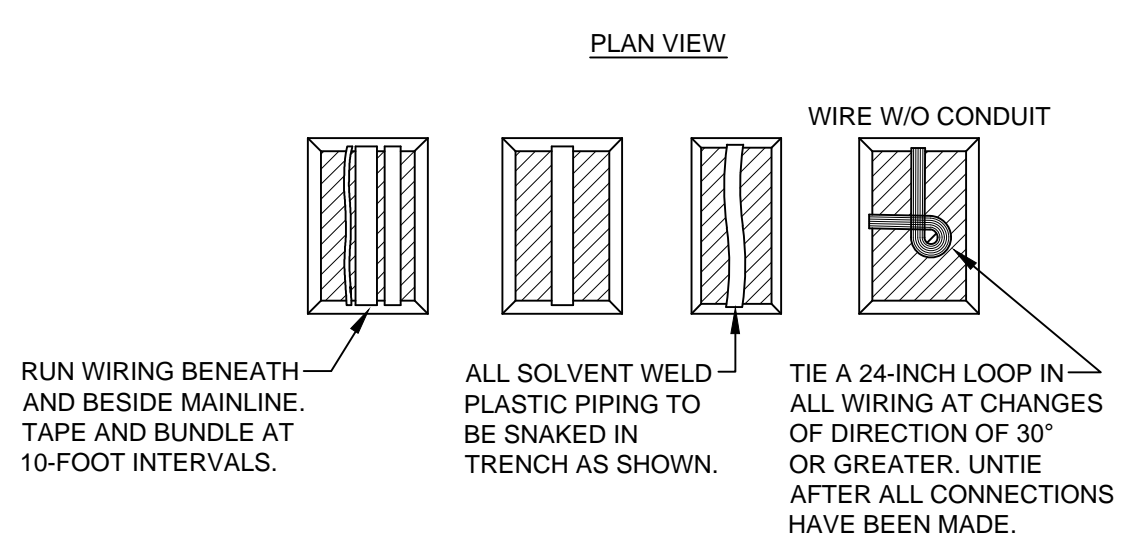
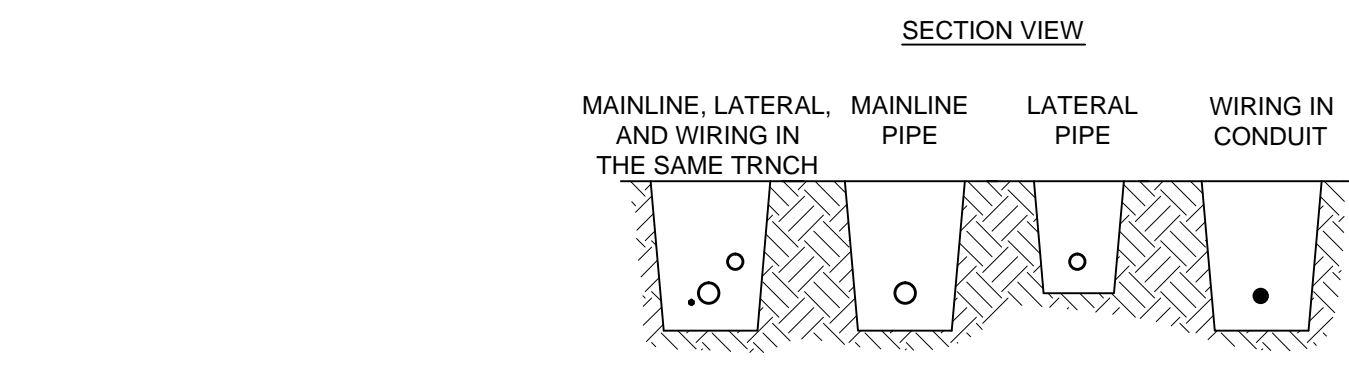


**9 TURF ROTATOR - 6" POP-UP DETAIL**  
SCALE: NTS



NOTES:  
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.  
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.  
3. WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.  
4. MECHANICALLY TAMP TO 95% PROCTOR.

**6 SLEEVE DETAIL**  
SCALE: NTS



NOTES:  
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 200 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.  
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.