



BRYAN ARCHITECTS AND ASSOCIATES

10070 PASADENA AVENUE, SUITE 1
CUPERTINO, CALIFORNIA 95014-5917
408 / 257-7500

851 MANOR WAY RESIDENCE

851 MANOR WAY
LOS ALTOS, CA

PROGRESS PLAN



BUZZ BRYAN, ARCHITECT C20561

REVISIONS

NO.	DESCRIPTION	DATE

SCALE AS NOTED

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DRAWN BY: DATE: 4/12/2021

CHKD BY: JOB NO:

COVER SHEET

T.1

SHEET NO.

ZONING COMPLIANCE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2040 square feet (19 %)	2888 square feet (27 %)	3201 square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2040 sq ft 2nd Flr: 1291 sq ft Total: 3331 sq ft (19 %)	1st Flr: 2503 sq ft 2nd Flr: 1731 sq ft Total: 4234 sq ft (35 %)	3734.5 square feet (35 %)
SETBACKS:			
Front	25 feet	30 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1 st /2 nd)	10 feet / 10 feet	10 feet / 17 feet	10 feet / 17 feet
Left side (1 st /2 nd)	10 feet / 10 feet	10 feet / 20 feet	10 feet / 17 feet
HEIGHT:	16 feet	23 feet	27 feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1,530 square feet	1,766 square feet	3,296 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	510 square feet	-73 square feet	437 square feet

LOT CALCULATIONS	
NET LOT AREA:	10,670 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	769 square feet (32 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4,742 sq ft Existing softscape (undisturbed) areas: 3,443 sq ft New softscape (new or replaced landscaping) areas: 2,488 sq ft <i>Sum of all three should equal the site's net lot area</i> 10,670

PROJECT DATA

ADDRESS: 851 MANOR WAY
A.P.N.: 189 - 13 - 075
ZONING: R1-10
SITE AREA: 10,670 +/- (0.245 +/- ACRES)
BLDG USE: SINGLE FAMILY RESIDENCE
OCC. GROUP: R3/U
CONST. TYPE: V - B
CLIMATE ZONE: 4
BLDG. CODE: 2019 CALIFORNIA RESIDENTIAL CODE
FIRE SPRINKLERS: REQUIRED

SCOPE OF WORK:
 REMOVE EXISTING ONE STORY RESIDENCE W/ ATTACHED GARAGE. CONSTRUCT NEW TWO STORY WD. FRAME 4 BED RM, 4 1/2 BATH RESIDENCE W/ ATTACHED GARAGE

PROJECT TEAM

OWNER:
 Bourgan Family Trust
 25875 Estacada Way
 Los Altos Hills, CA 94022
 650-492-1369
 abbie@bourgan.net

ARCHITECT:
 BUZZ BRYAN, ARCHITECT C20561
 10070 Pasadena Ave., Suite 1
 Cupertino, CA
 OFFICE PHONE: 408-746-0300
 OFFICE FAX: 408-343-1265
 cyberbuzz@sbcglobal.net

STRUCTURAL ENGINEER:
 Rosa3 Engineering
 Joey Rosa
 1250 Ames Ave. Suite 109
 Milpitas, CA 95035
 408-821-1335
 joey@rosa3.com

GEOTECHNICAL ENGINEER:
 Farshad Safaian, PE
 12193 Brookglen Dr.
 Saratoga, CA 95070
 408-505-3165
 farshadsafaian@gmail.com

TITLE 24 ENGINEER:
 Energy Design Group
 Miles Hancock
 2149 Dartmouth Ave.
 Palo Alto, CA 94306
 650-424-1189
 energy@pacbell.net

FIRE PROTECTION:
 Advanced Automatic Sprinkler, Inc.
 Dan Mendoza
 1947 San Ramon Valley BLVD
 San Ramon, CA 94583
 925-552-5870
 dan@aaasprink.com

SURVEYOR & CIVIL ENGINEER:
 NNR Engineering
 Nadim Raffoul
 535 Weybridge Dr.
 San Jose, CA 95123
 408-348-7813
 nnrengineering@yahoo.com

LANDSCAPE DESIGN:
 GreenTek Homes
 25875 Estacada Way
 Los Altos Hills, CA 94024
 650-492-4087
 abbie@greentekco.com

IRRIGATION DESIGN:
 Architectural Solutions
 Andrew Bolt
 918 Sycamore Ave.
 Modesto, CA 95350
 202-404-1746
 a.bolt@architecturalsolutions.us.com

SHEET INDEX

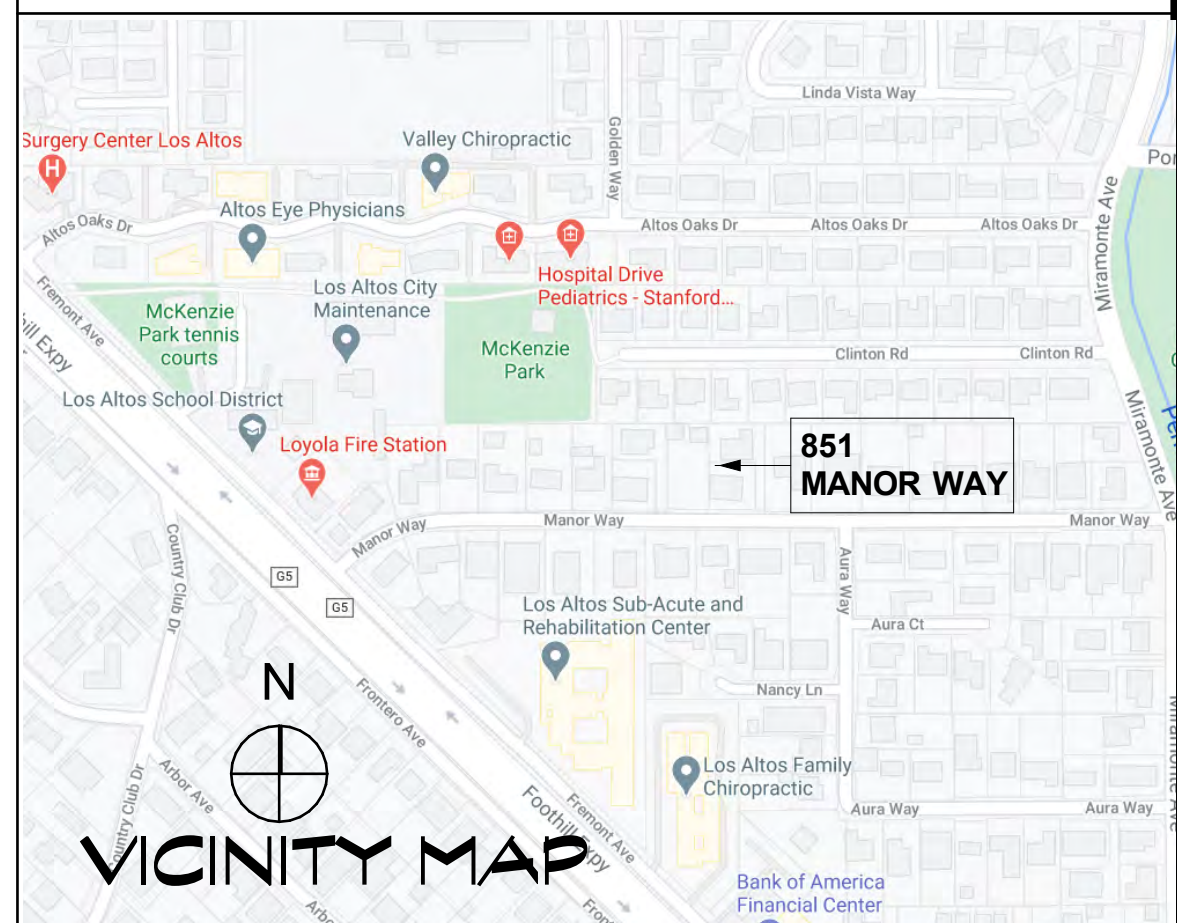
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827 Manor



847 Manor



851 Manor



871 Manor



883 Manor



961 Manor



944 Manor



923 Manor



789 Manor



802 Manor



810/820 Manor



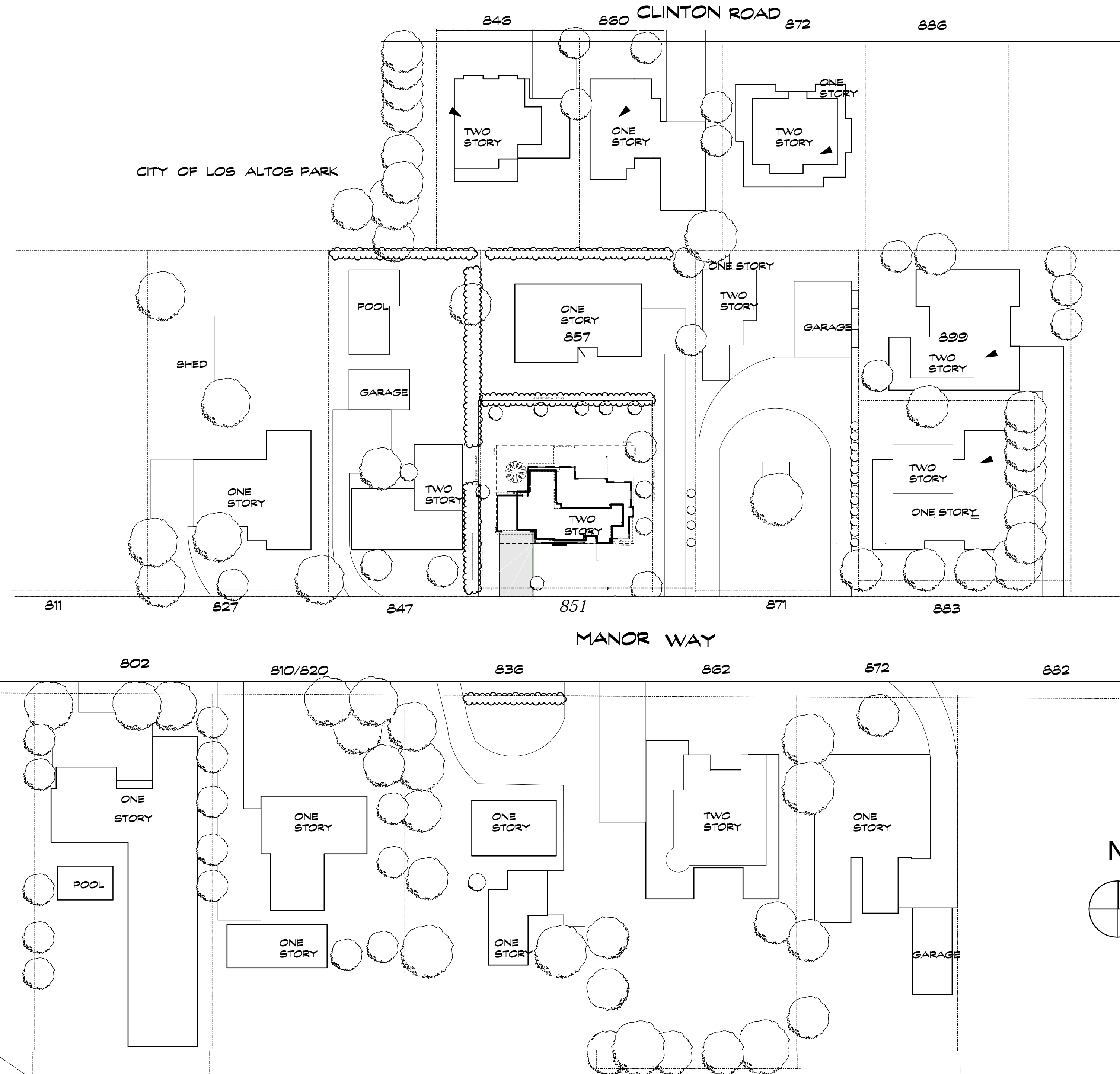
836 Manor



862 Manor



872 Manor



846 Clinton



860 Clinton



872 Clinton



857 Manor

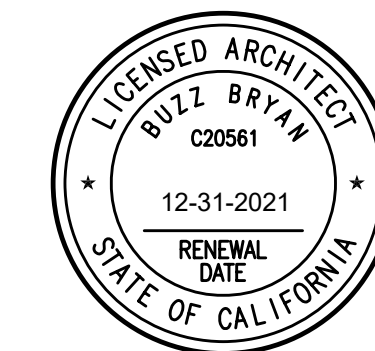
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SCALE AS NOTED

1" = ACTUAL

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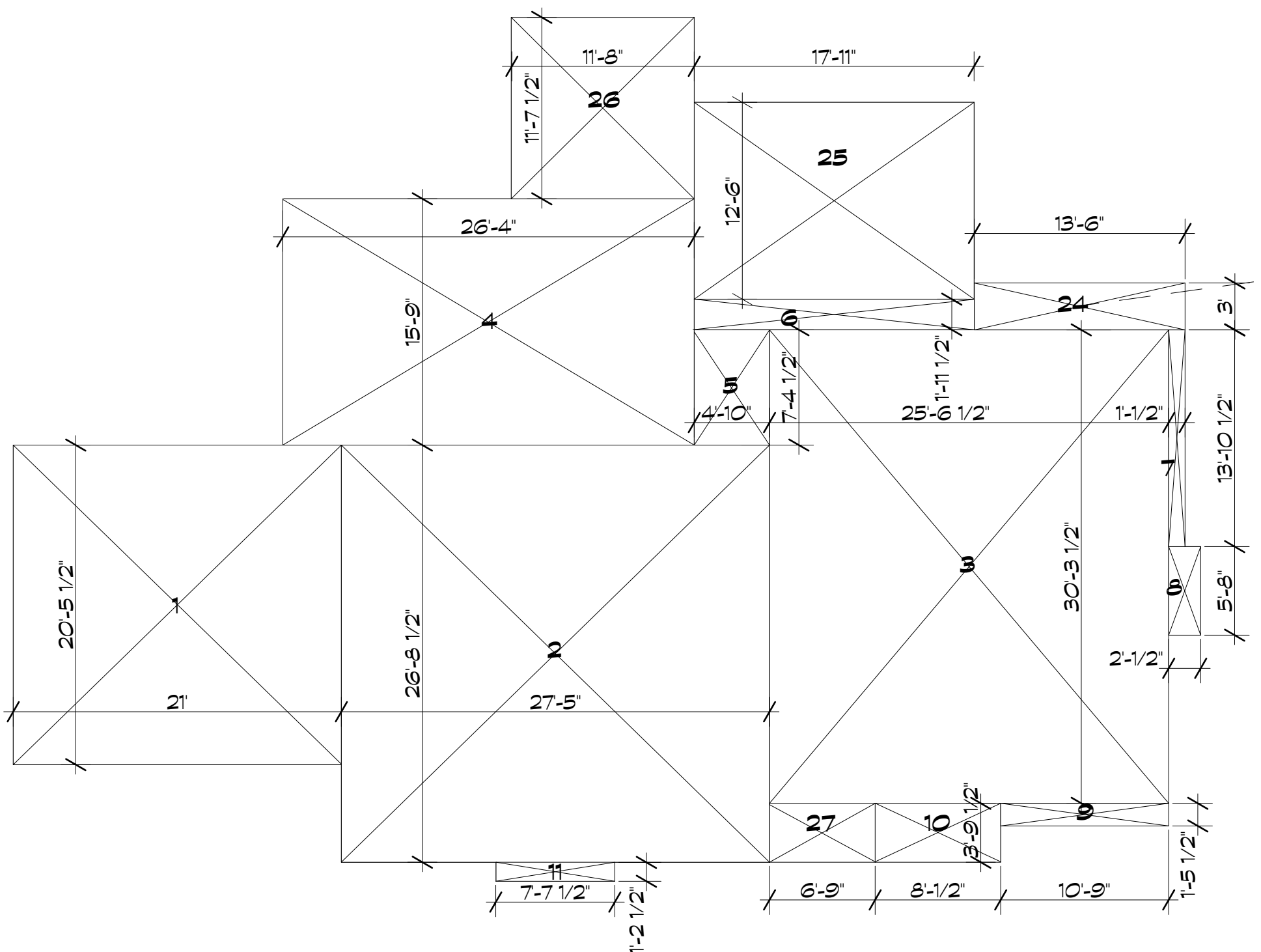
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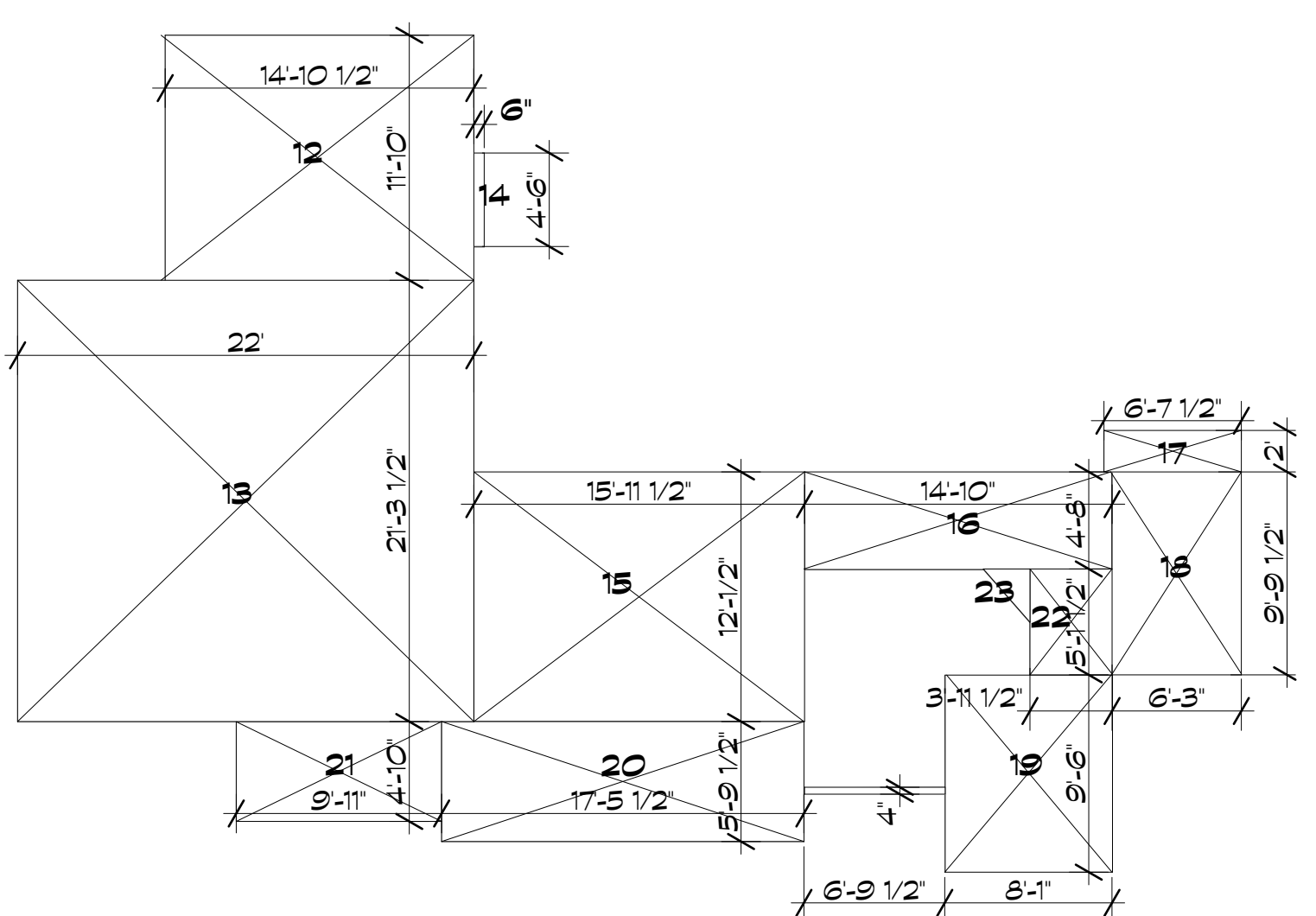
CONTEXT MAP

CM.1

SHEET NO.



FIRST FLOOR



SECOND FLOOR

AREA DIAGRAMS

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

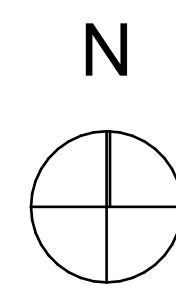
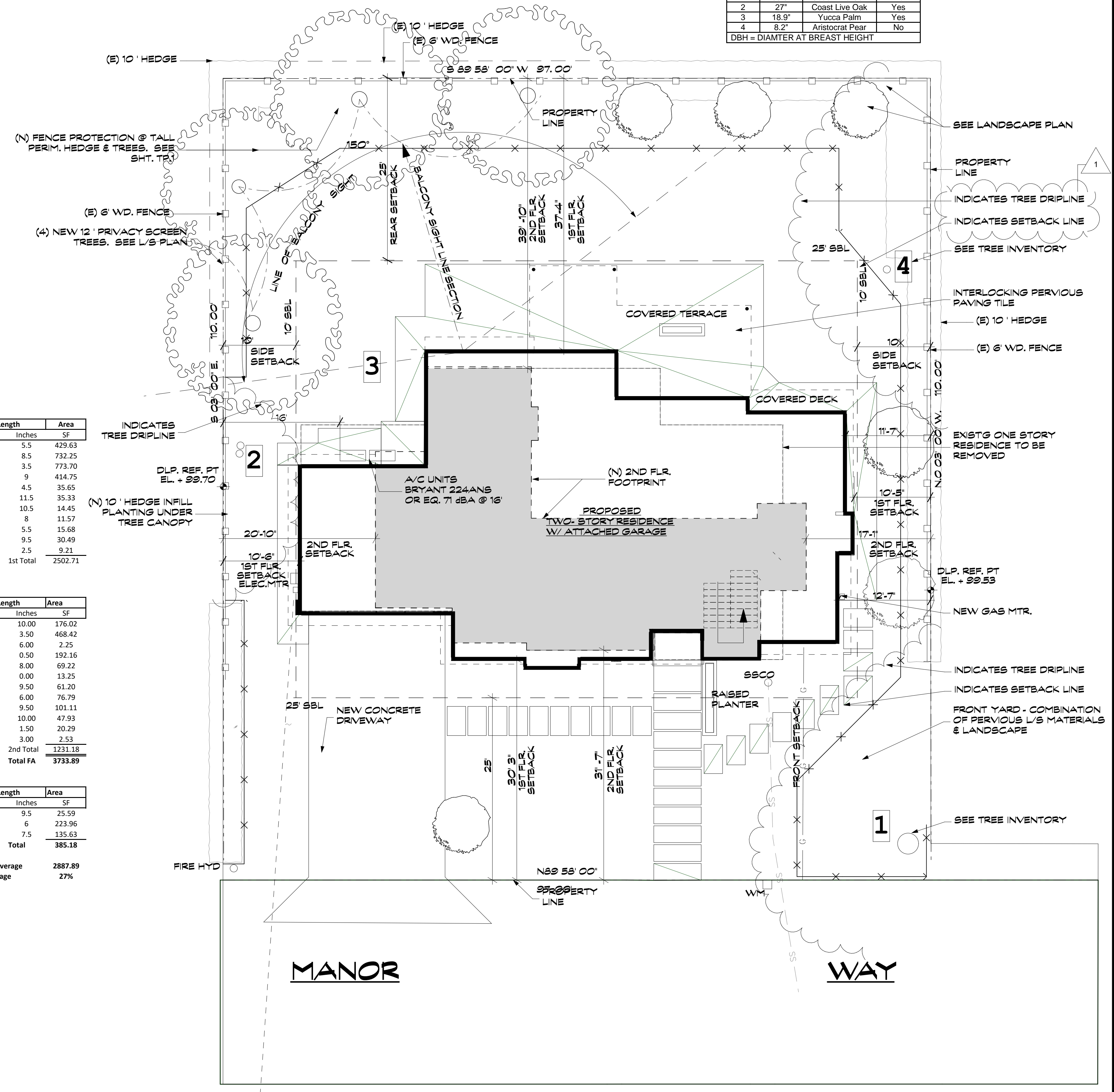
1st Floor					
Item	Width		Length		Area SF
	Feet	Inches	Feet	Inches	
1	21.00	0	20	5.5	429.63
2	27	5	26.00	8.5	732.25
3	25.00	6.5	30	3.5	773.70
4	26.00	4	15	9	414.75
5	4.00	10	7	4.5	35.65
6	18.00	0.5	1	11.5	35.33
7	1.00	0.5	13	10.5	14.45
8	2.00	0.5	5	8	11.57
9	10.00	9	1	5.5	15.68
10	8.00	0.5	3	9.5	30.49
11	7	7.5	1	2.5	9.21
1st Total					2502.71

2nd Floor					
Item	Width		Length		Area SF
	Feet	Inches	Feet	Inches	
12	14.00	10.50	11.00	10.00	176.02
13	22.00	0.00	21.00	3.50	468.42
14	0.00	6.00	4.00	6.00	2.25
15	15.00	11.50	12.00	0.50	192.16
16	14.00	10.00	4.00	8.00	69.22
17	6.00	7.50	2.00	0.00	13.25
18	6.00	3.00	9.00	9.50	61.20
19	8.00	1.00	9.00	6.00	76.79
20	17.00	5.50	5.00	9.50	101.11
21	9.00	11.00	4.00	10.00	47.93
22	3.00	11.50	5.00	1.50	20.29
23	2.00	3.00	2.00	3.00	2.53
2nd Total					1231.18
Total FA					3733.89

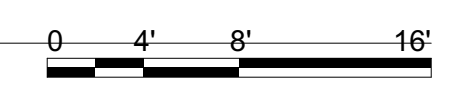
Covered Patios					
Item	Width		Length		Area SF
	Feet	Inches	Feet	Inches	
24	6	9	3	9.5	25.59
25	17	11	12	6	223.96
26	11	8	11	7.5	135.63
Total					385.18
Total Coverage					2887.89
% Coverage					27%

TREE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	33.5"	Coast Live Oak	No
2	27"	Coast Live Oak	Yes
3	18.9"	Yucca Palm	Yes
4	8.2"	Arctostaphylos	No

DBH = DIAMETER AT BREAST HEIGHT



SITE PLAN
1/8" = 1'-0"



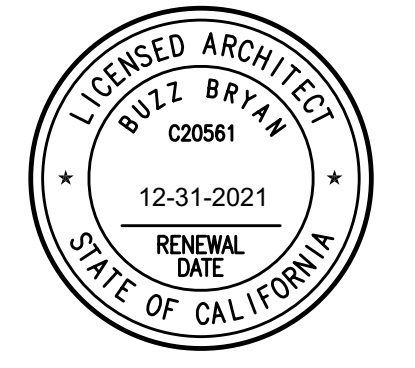
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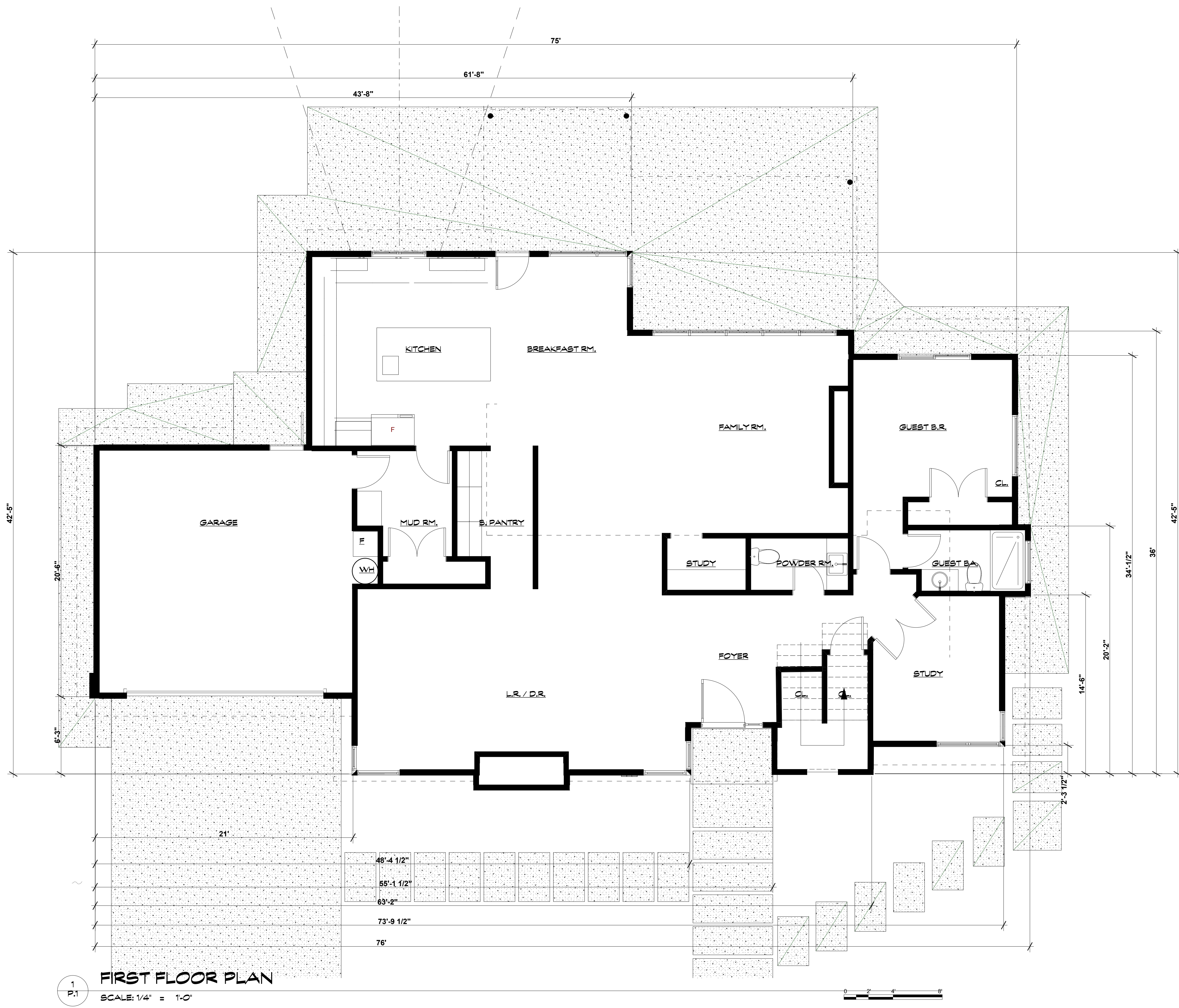
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SITE PLAN

SP.1

SHEET NO.

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1
P.1
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

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FIRST FLR.

P.1

SHEET NO.

Plotted On: 4/12/2021

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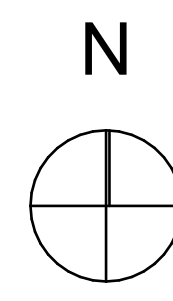
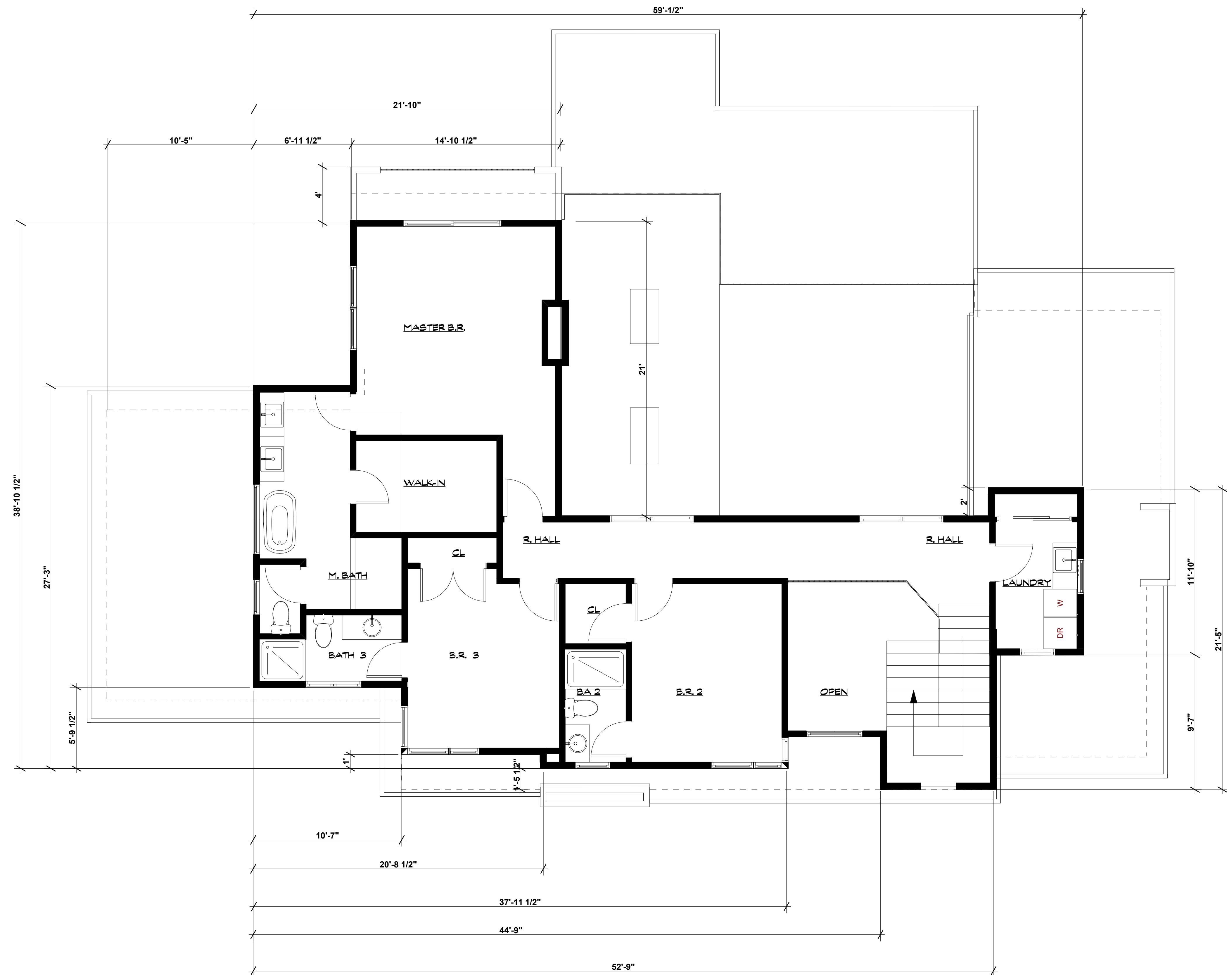
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SECOND FLR.

P.2

SHEET NO.



1

SECOND FLOOR

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



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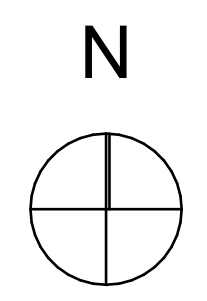
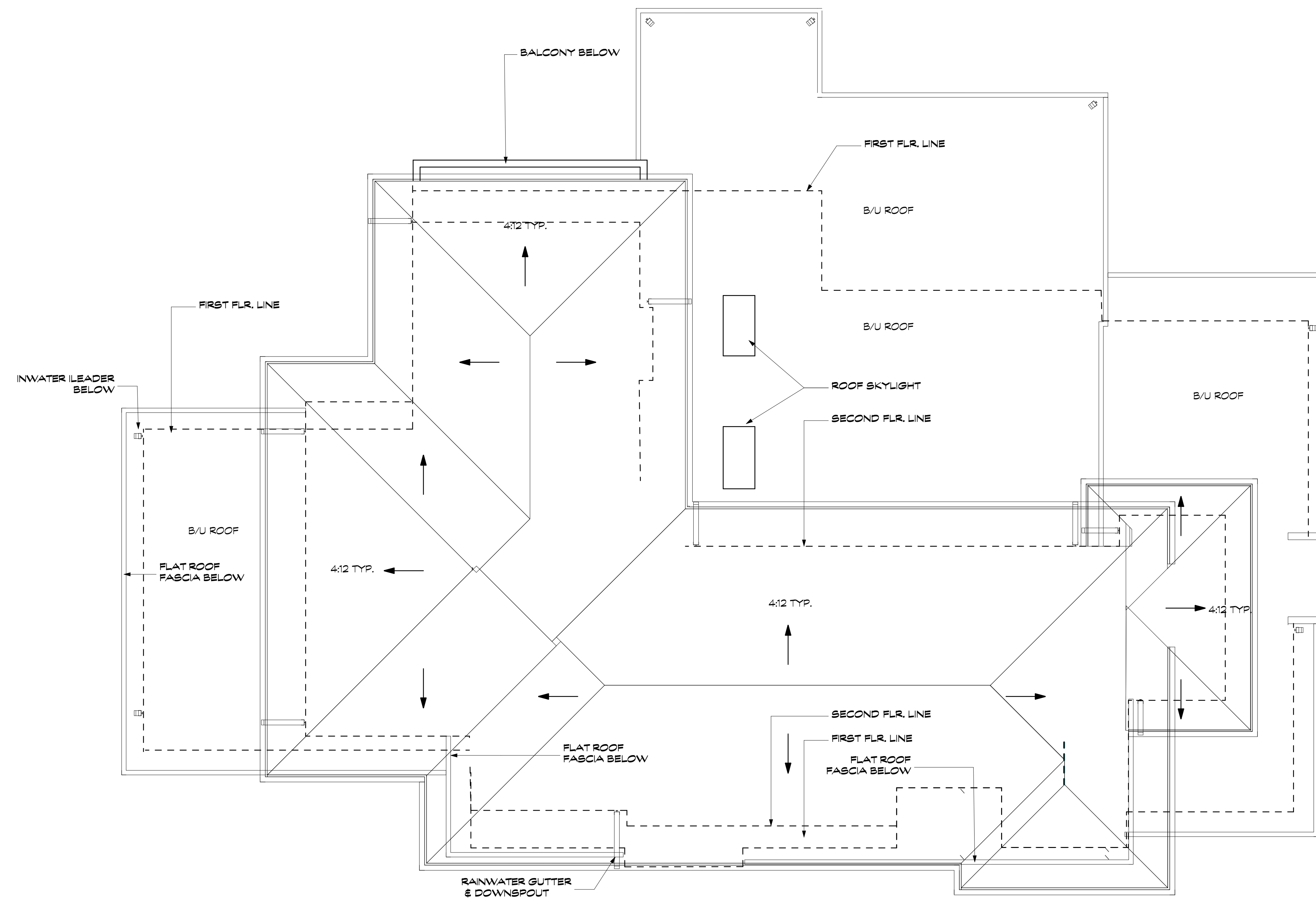
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ROOF PLAN

P.3

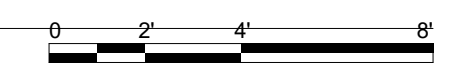
SHEET NO.



1
P.3

UPPER ROOF PLAN

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



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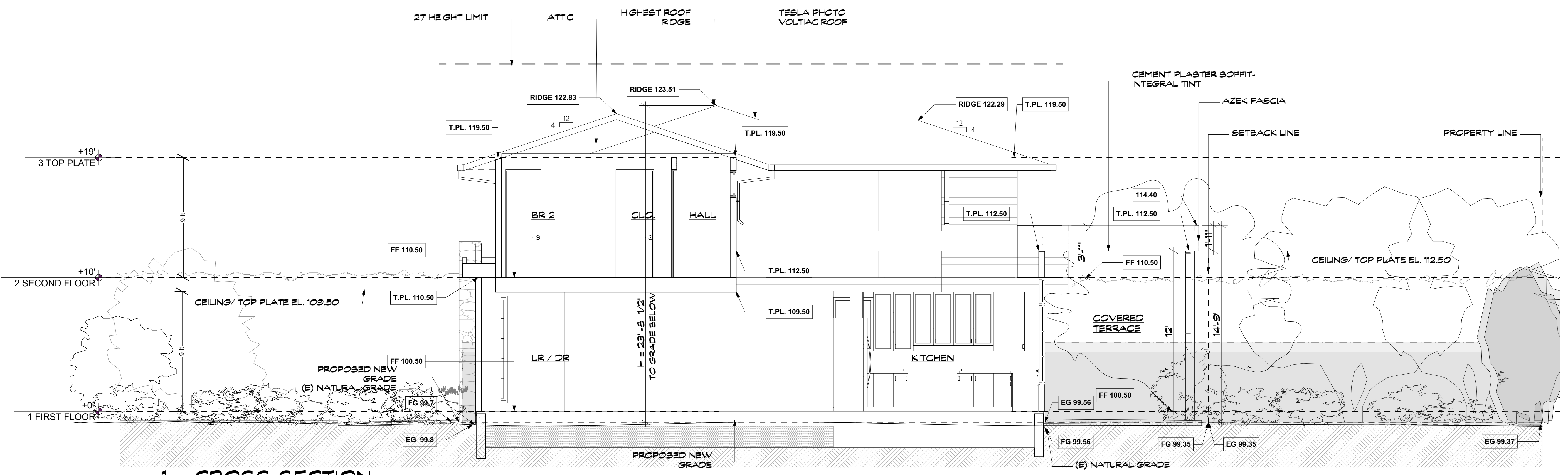
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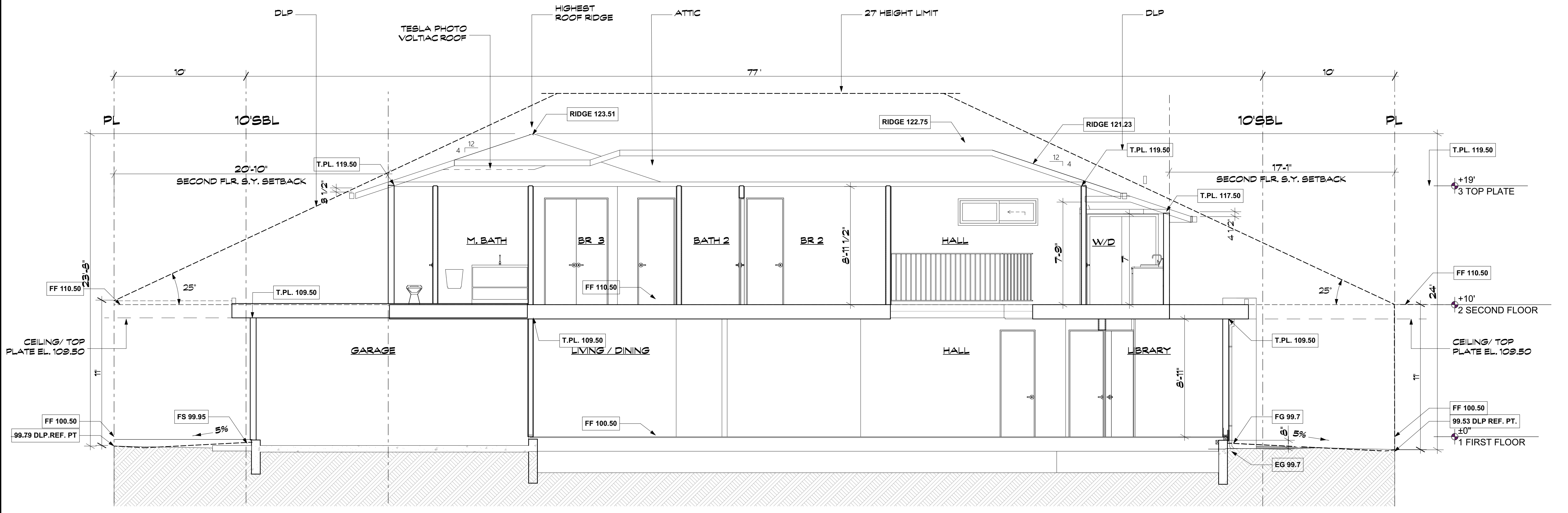
SECTIONS

P.4

SHEET NO.



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

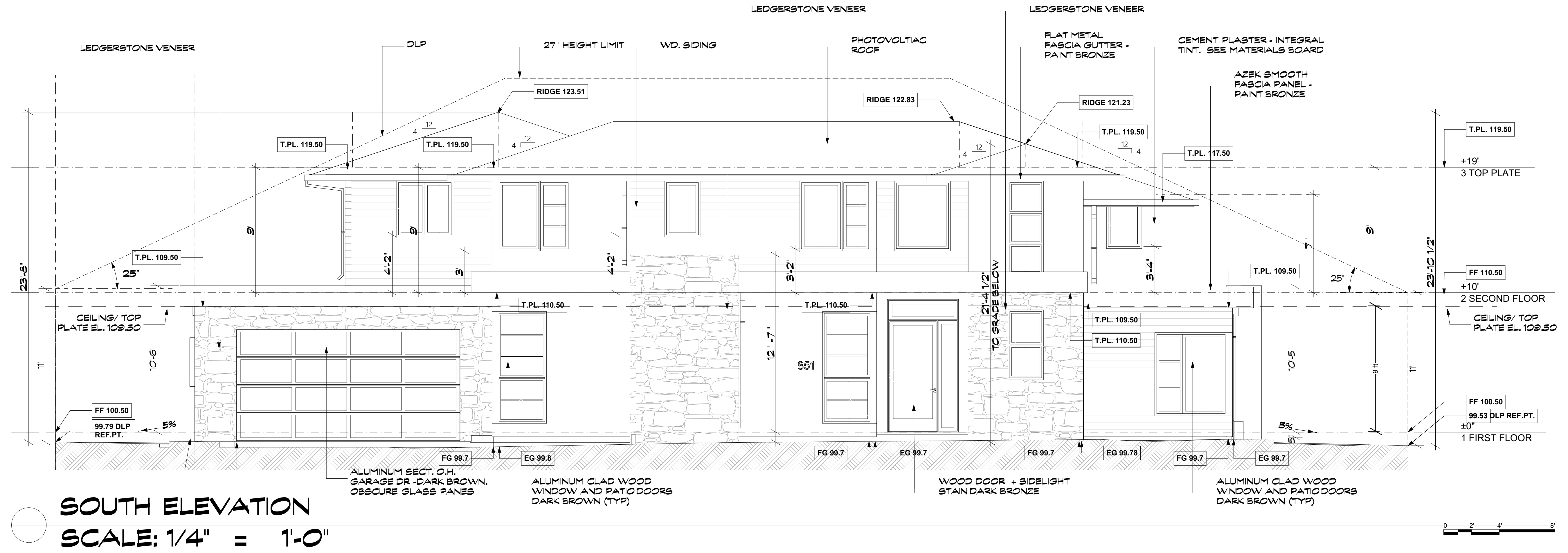


2 LONGITUDNAL SECTION
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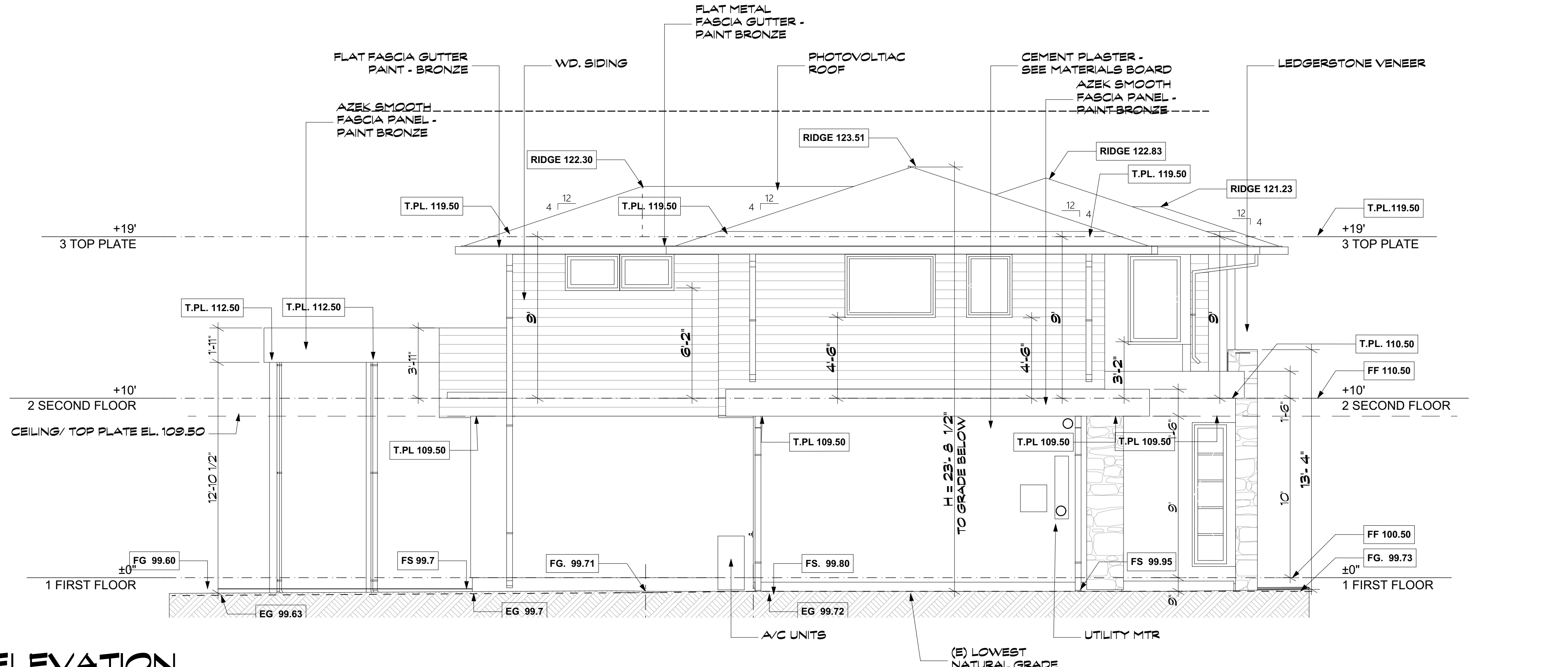


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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

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ELEV S & W

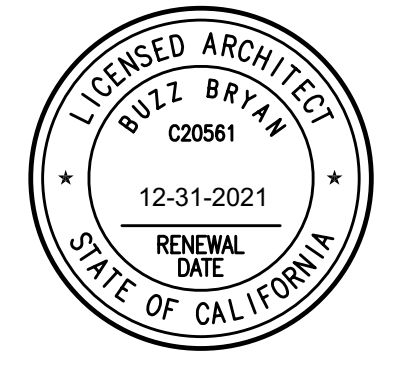
P.5

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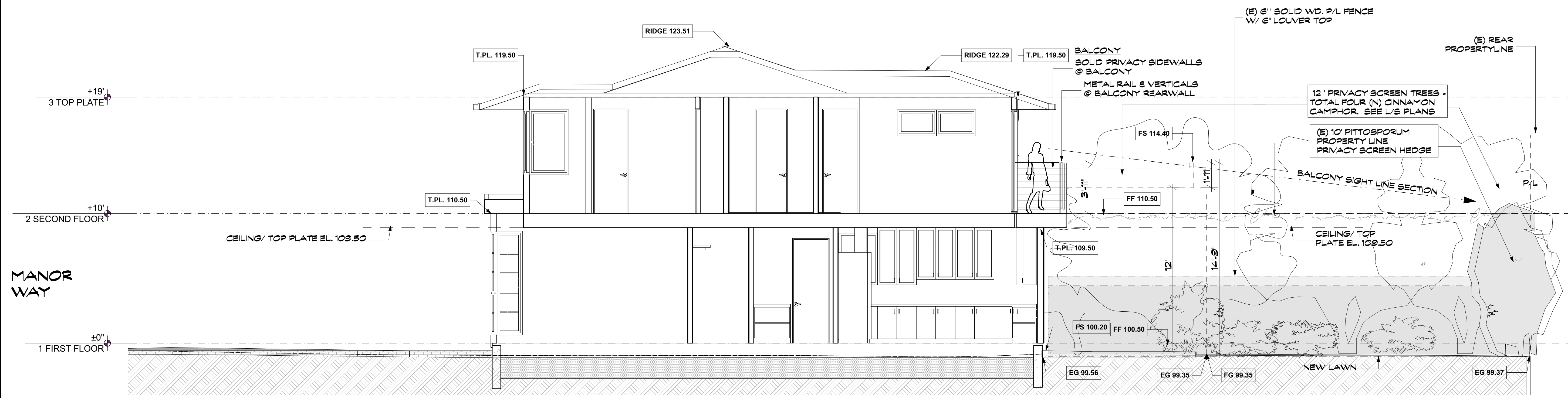
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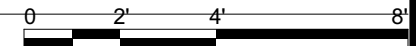
SECTION BALC

P.7

SHEET NO.



SECOND STORY CROSS SECTION @ BALCONY
SCALE: 1/4" = 1'-0"



GRADING AND DRAINAGE CONSTRUCTION NOTES:

- ① TIE ROOF DOWNSPOUT LEADERS WITH 4" PVC (SDR-35) @S=1%.
- ② DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 10 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- ③ 4" SDR-26 SS. LAT. @ 2% MIN.
- ④ (N) 2" WATER METER AND SERVICE LINE. DESIGN BY OTHERS.
- ⑤ APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES:
ALL GAS/COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
- ⑥ 6" PVC (SDR-35) @ S=0.5% MIN.
- ⑦ CONSTRUCT (N) ASPHALT DRIVEWAY.
"PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED".
- ⑧ INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
- ⑨ INSTALL (N)"ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE".
- ⑩ INSTALL (N) SSSO PER CITY STD. DETAIL SS-5.
- ⑪ THE EARTHQUAKE- ACTUATED GAS SHUTOFF VALVE SHALL BE CERTIFIED BY THE STATE ARCHITECT AS CONFORMING TO CALIFORNIA REFERENCED STANDARD 12-16-1.
- ⑫ GRAVEL BASIN, 4'X9'X4.5' DEEP, SEE DETAIL ON SHEET C-2.
- ⑬ EARTH SWALE, SEE DETAIL ON SHEET C-2.
- ⑭ CONSTRUCT 3' WIDE PERMEABLE SWALE PER CITY SHOULDER PAVING STANDARD DETAIL SU-20A, 20B & 20C.

GENERAL NOTES

- 1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
- 2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN FOR INFORMATION ONLY. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING FACILITIES WHICH ARE TO REMAIN IN PLACE, WHETHER OR NOT SUCH FACILITIES ARE SHOWN ON THE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO. NO WARRANTY IS GIVEN AS TO THE COMPLETENESS AND ACCURACY OF SUCH FACILITIES INFORMATION.
- 3. ALL CONTRACTORS WILL BE RESPONSIBLE FOR VERIFICATION OF THE LOCATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
- 4. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT "USA" CENTER AT 800/642-2444, A TOLL-FREE NUMBER, 48 HOURS IN ADVANCE OF ANY EXCAVATION ACTIVITY SO ALL UNDERGROUND FACILITIES CAN BE LOCATED AND MARKED.
- 5. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, THE OWNER, AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONJUNCTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OR THE ENGINEER.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO COORDINATE THEIR WORK SO AS TO ELIMINATE CONFLICTS AND TO INSURE COMPLETION OF THE ENTIRE PROJECT WITHIN THE SPECIFIED PERIOD.
- 7. THE CONTRACTOR SHALL MAINTAIN THE STREET, SIDEWALKS AND ALL OTHER RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

UNDERGROUND NOTES

- 1. CONTRACTORS SHALL EXPOSE AND VERIFY PIPE MATERIAL, LINE SIZE, LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING SANITARY SEWERS, STORM DRAINS, AND WATER LINES AT ALL TIE-INS AND CROSSINGS PRIOR TO CONSTRUCTING NEW FACILITIES.
- 2. UNLESS OTHERWISE NOTED, ALL STORM DRAINS, SANITARY SEWERS, MANHOLES AND INLETS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND STANDARD PLAN DETAILS AS DESIGNATED AND TO DETAILS AS SHOWN ON THE PLAN.
- 3. ALL TRENCH EXCAVATION, BACKFILL AND BEDDING FOR STORM DRAINS AND SANITARY SEWERS SHALL CONFORM TO THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS, AND DETAILS.
- 4. ALL TRENCHES AND EXCAVATIONS SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE APPLICABLE SECTIONS OF CALIFORNIA AND FEDERAL O.S.H.A. REQUIREMENTS AND OTHER APPLICABLE SAFETY ORDINANCES. CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR TRENCH SHORING DESIGN AND INSTALLATION.
- 5. ALL GAS, ELECTRICAL, TELEPHONE AND CABLE T.V. UTILITIES, WILL BE DESIGNED AND CONSTRUCTED BY OTHERS UNDER SEPARATE CONTRACTS AND PLANS.

ENCROACHMENT PERMIT

NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.
ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS, DEPARTMENT AT (650) 947-2780

TREE NOTE:

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. IT SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED. TYPICAL AS NOTED.

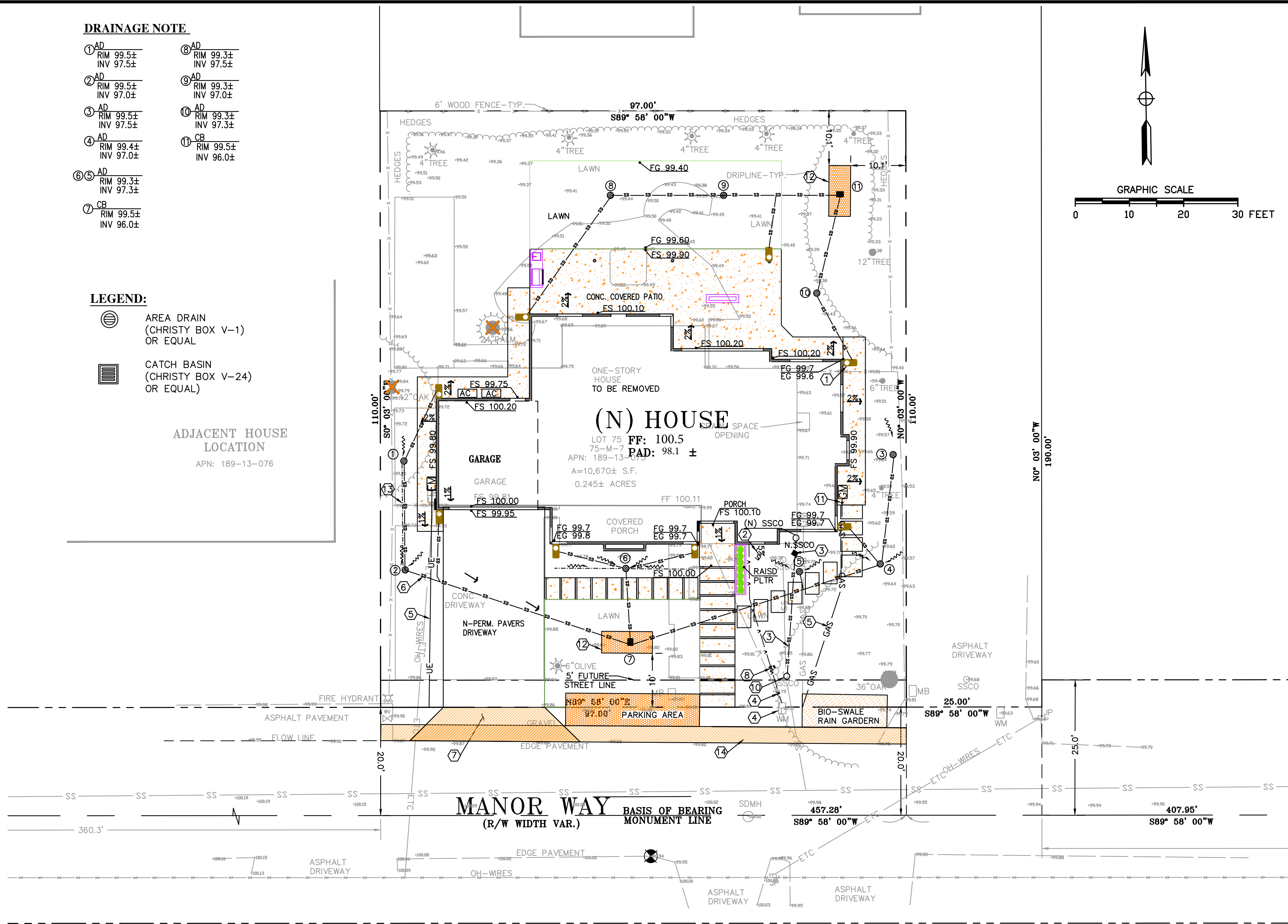
DRAINAGE NOTE

- ① AD RIM 99.5± INV 97.5±
- ② AD RIM 99.5± INV 97.0±
- ③ AD RIM 99.5± INV 97.5±
- ④ AD RIM 99.4± INV 97.0±
- ⑤ AD RIM 99.3± INV 97.5±
- ⑥ CB RIM 99.5± INV 96.0±
- ⑦ AD RIM 99.3± INV 97.0±
- ⑧ AD RIM 99.3± INV 97.5±
- ⑨ AD RIM 99.3± INV 97.0±
- ⑩ AD RIM 99.3± INV 97.3±
- ⑪ CB RIM 99.5± INV 96.0±

LEGEND:

- ⊕ AREA DRAIN (CHRISTY BOX V-1) OR EQUAL
- ⊞ CATCH BASIN (CHRISTY BOX V-24) OR EQUAL

ADJACENT HOUSE LOCATION
APN: 189-13-076



SHEET INDEX

GRADING AND DRAINAGE PLAN	C-1
MISC. DETAILS	C-2
MISC. DETAILS	C-3
EROSION CONTROL PLAN	C-4
BLUEPRINT FOR A CLEAN BAY	C-5

BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL
ASSUMED ELEVATION=99.94'

ABBREVIATION

- AD AREA DRAIN
- CO CLEANOUT
- (E) EXISTING
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SLAB
- INV INVERT
- (N) NEW
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- RDS ROOF DOWNSPOUT
- CB CATCH BASIN

DESCRIPTION

- PROPERTY LINE
- CENTERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- DRAINAGE FLOW
- REMOVE TREE

LEGEND

-
-
-
-
-
-

EARTH WORK NOTE:

THE CONTRACTOR SHALL STRICTLY ADHERE TO THE SOILS ENGINEER'S RECOMMENDATIONS ON STRIPPING AND SITE PREPARATION FOR ALL PERTINENT GRADING, PAVING AND TRENCH BACKFILL ON THIS SITE.

NOTE: THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.	APPROXIMATE CUT REQUIRED	80± CY
	FILL REQUIRED	00± CY



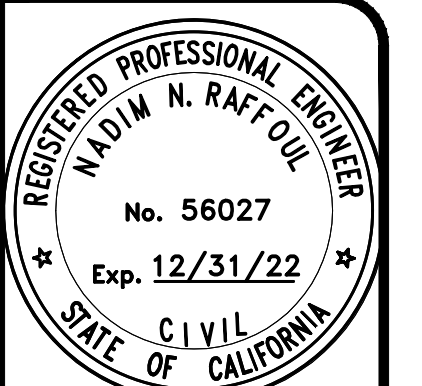
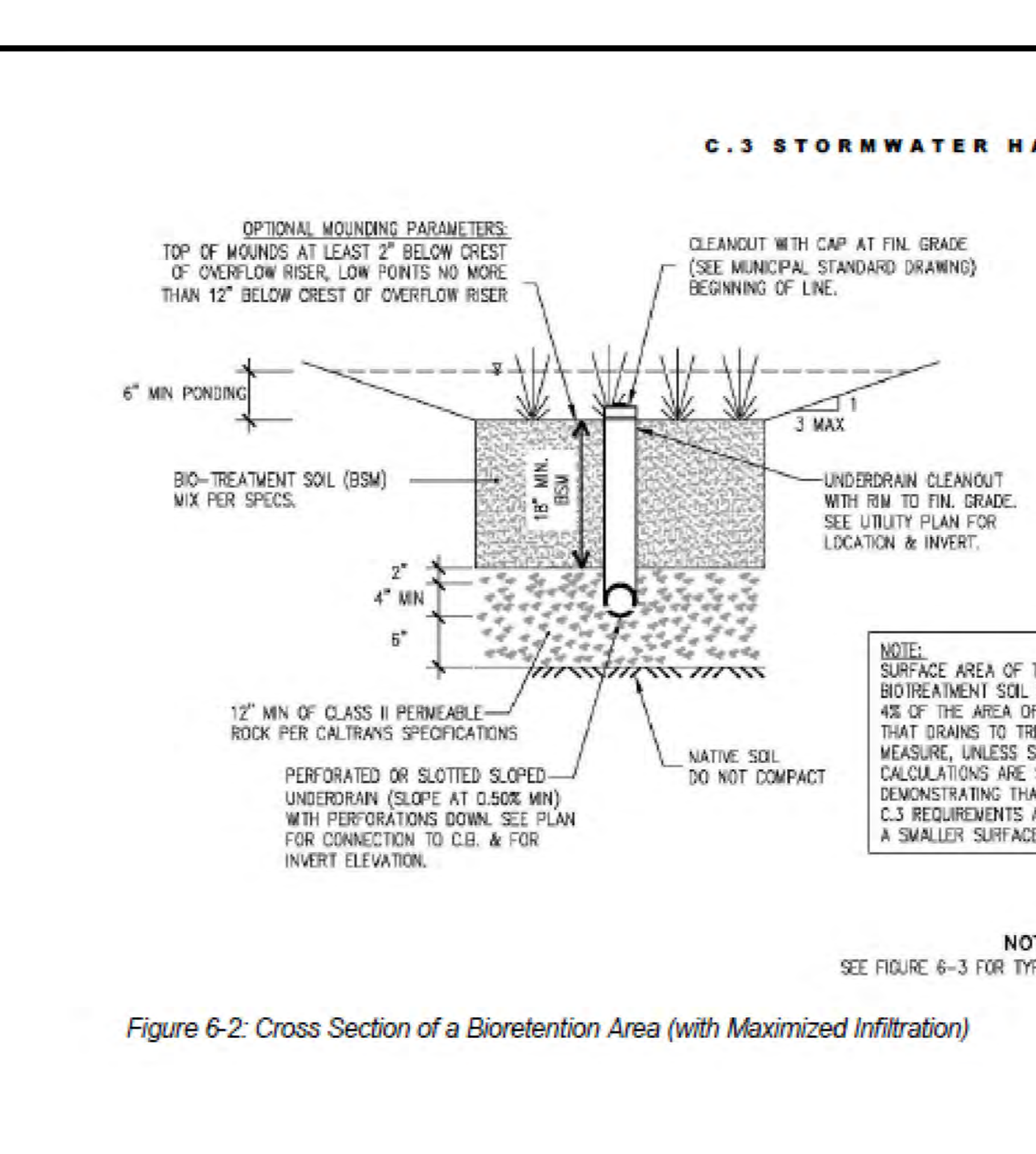
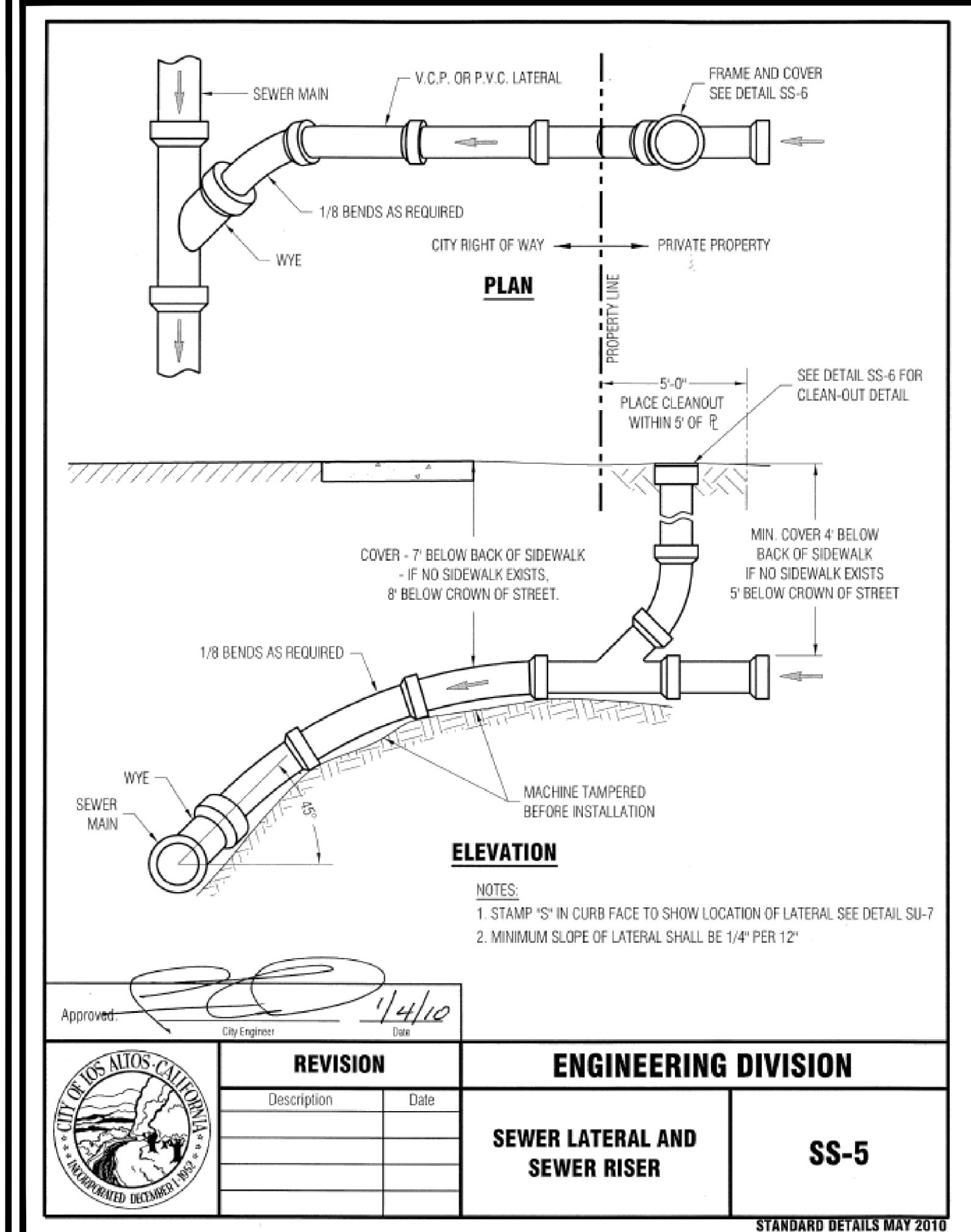
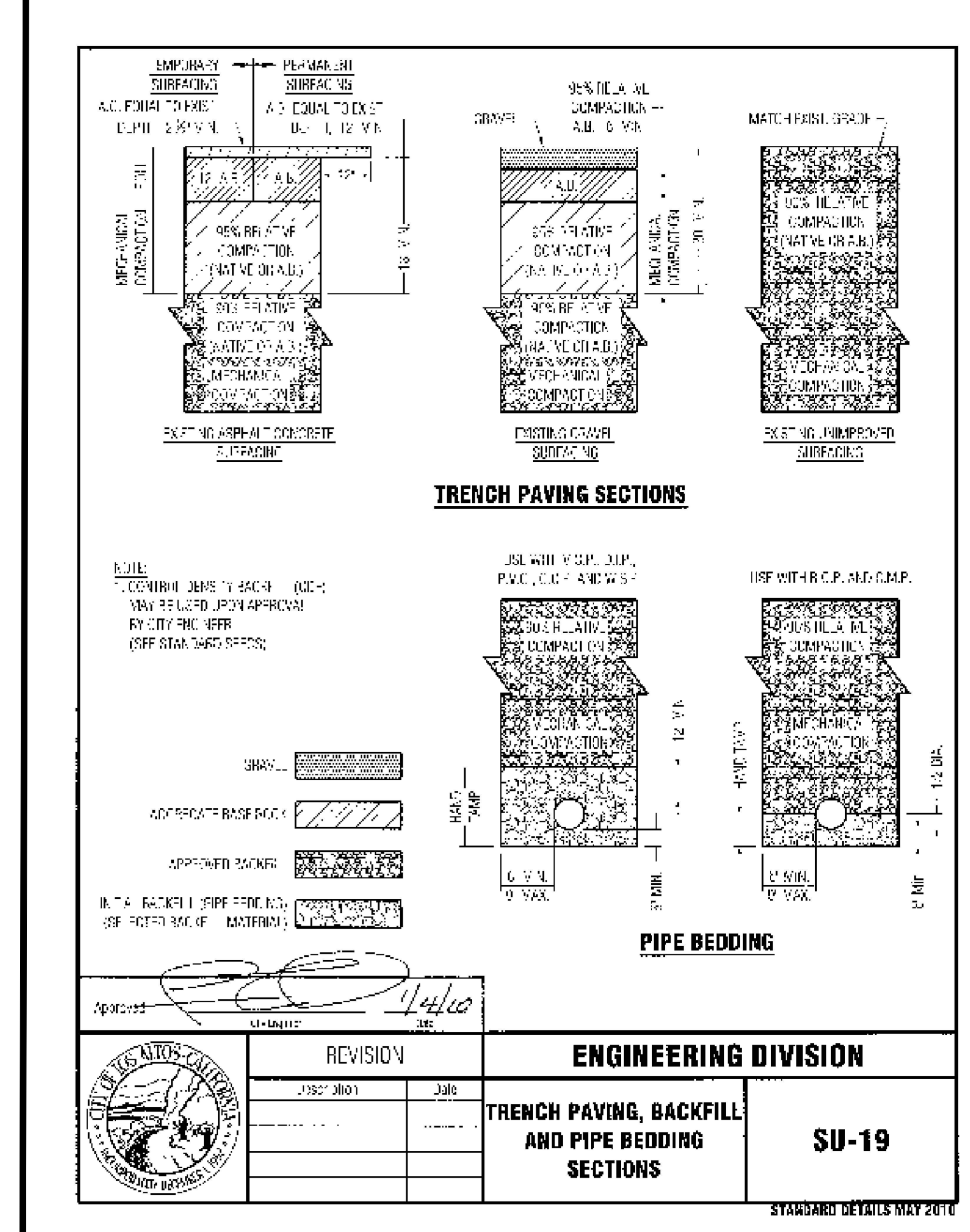
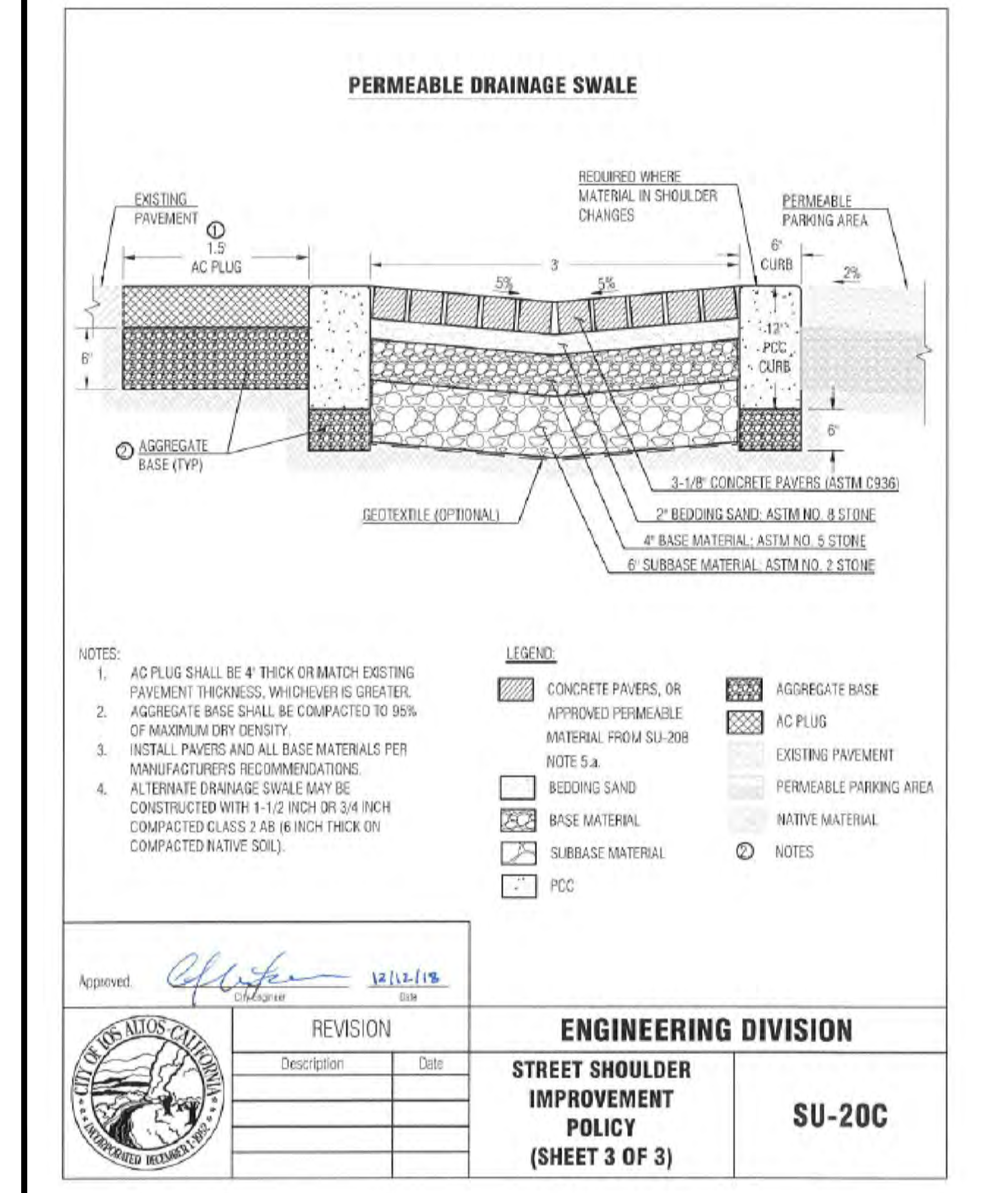
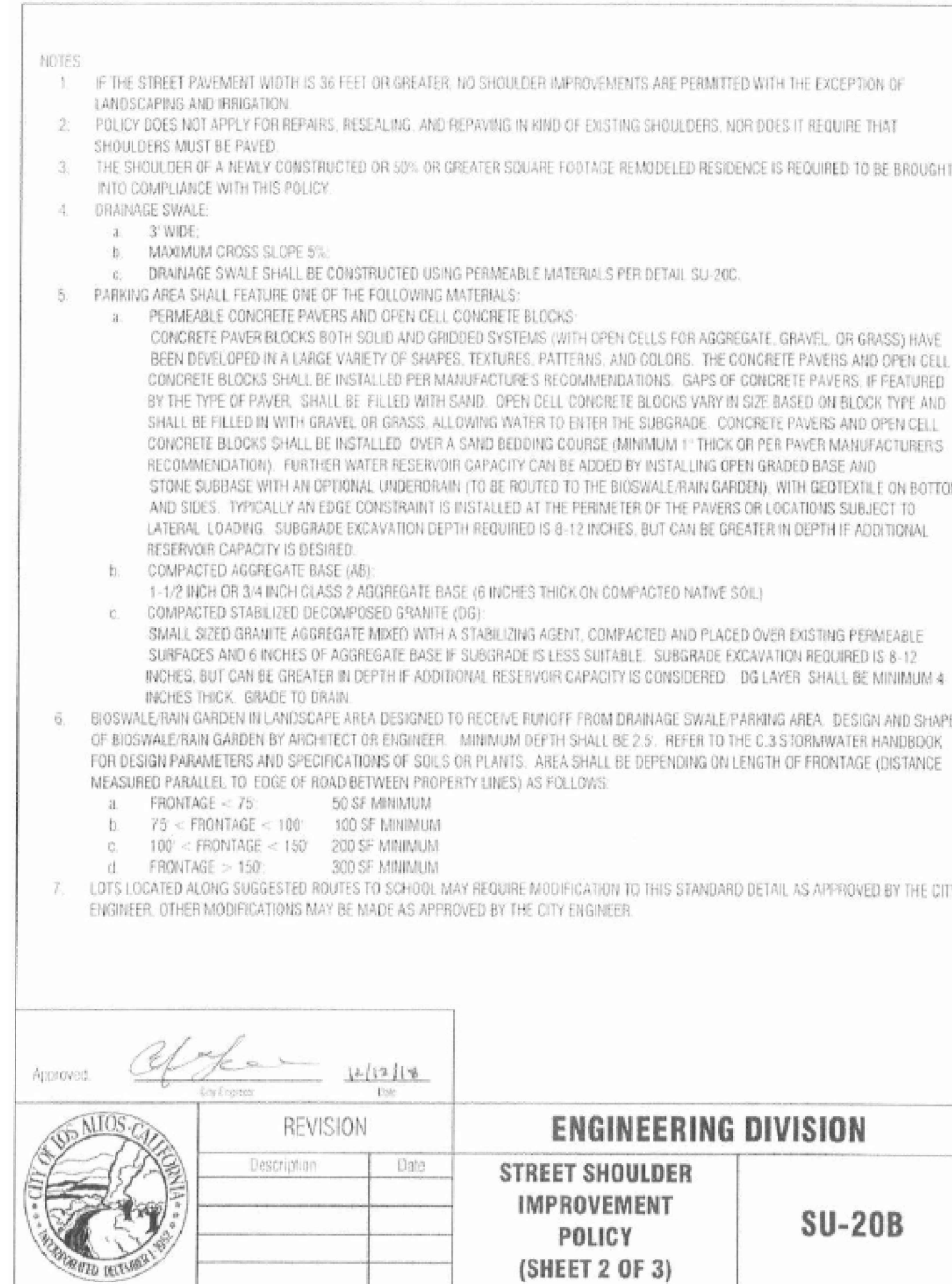
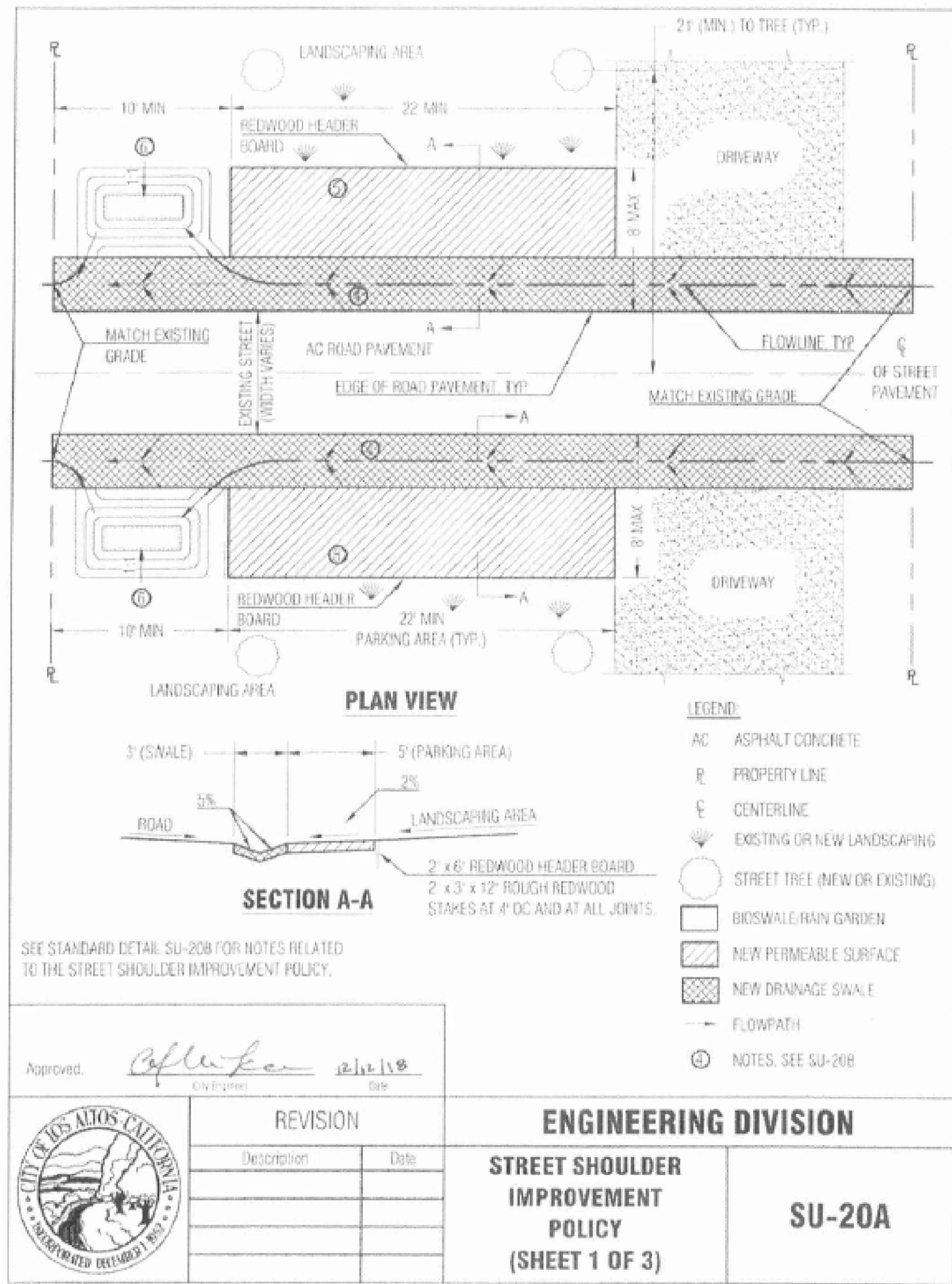
NNR ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
NO. 56027
EXP. 12/31/22
CIVIL
STATE OF CALIFORNIA
585 WETHERS DRIVE
SAN JOSE, CALIFORNIA 95128
(408) 948-7983

851 MANOR WAY
LOS ALTOS
APN: 189-13-075

SANTA CLARA COUNTY
CALIFORNIA

GRADING AND DRAINAGE PLAN

REVISIONS	DATE
JOB NO:	
DATE:	12-22-2020
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	C-1
OF 5 SHEETS	



NNR ENGINEERING
REGISTERED CIVIL ENGINEER
MADIM N. RAFFOUL
585 WEYBROOKE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 948-7983

851 MANOR WAY
LOS ALTOS
APN: 189-13-075

CALIFORNIA
SANTA CLARA COUNTY

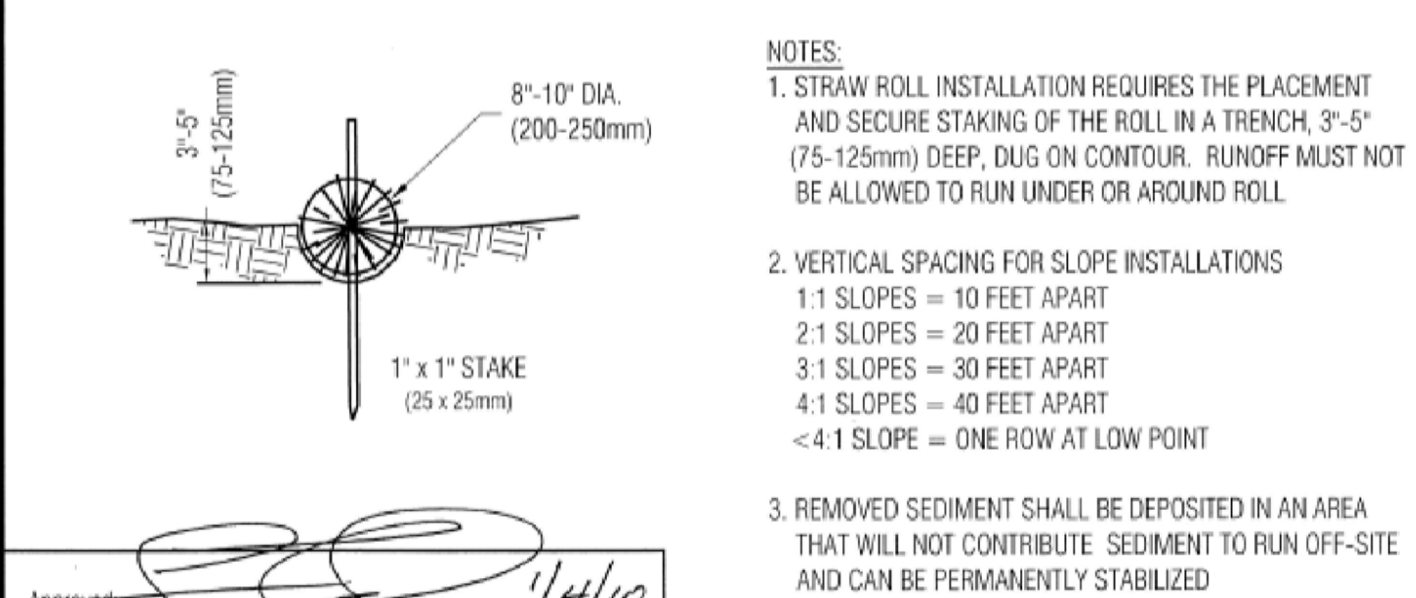
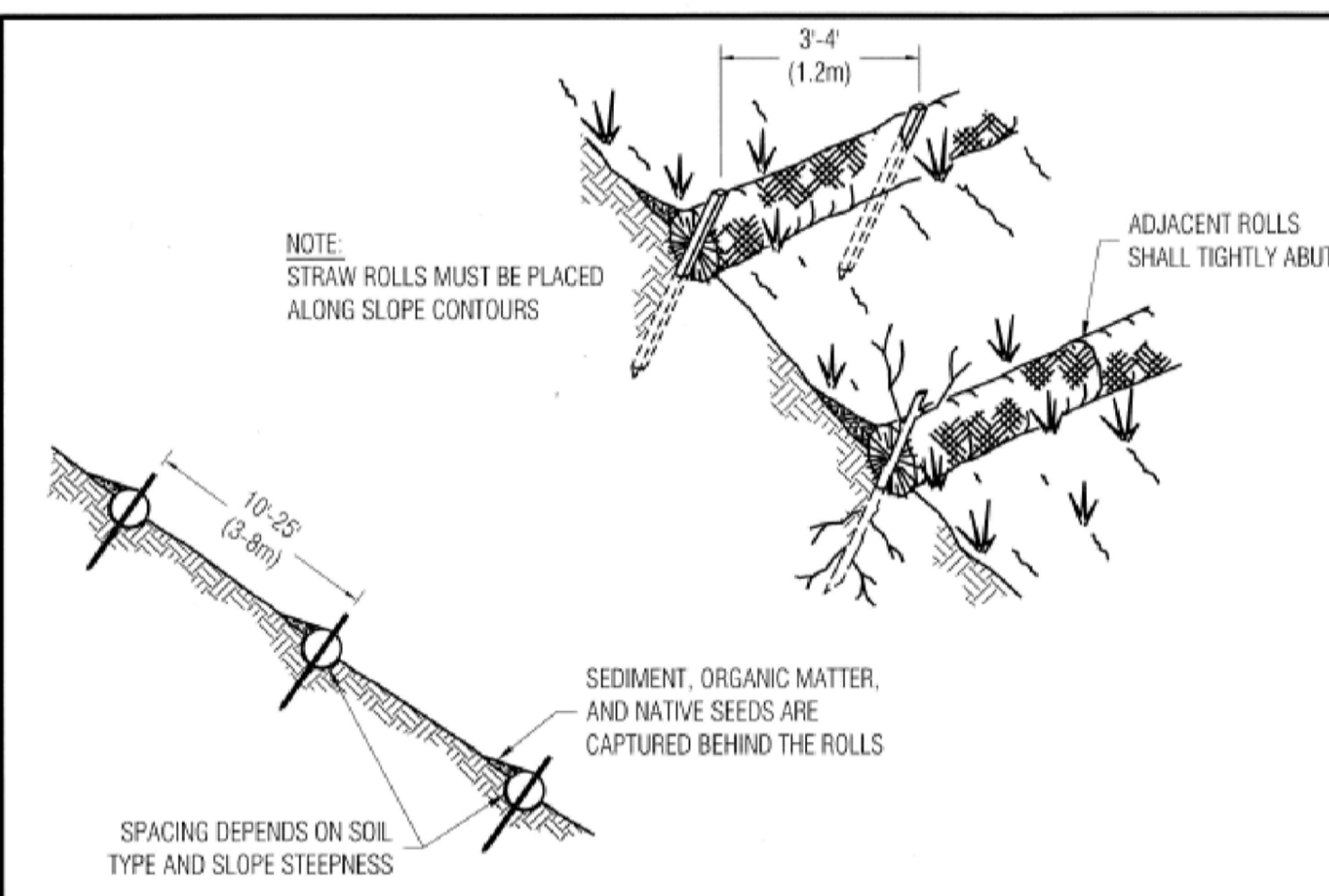
REVISIONS		DATE

JOB NO: DATE: 12-22-2020

SCALE: N.T.S.

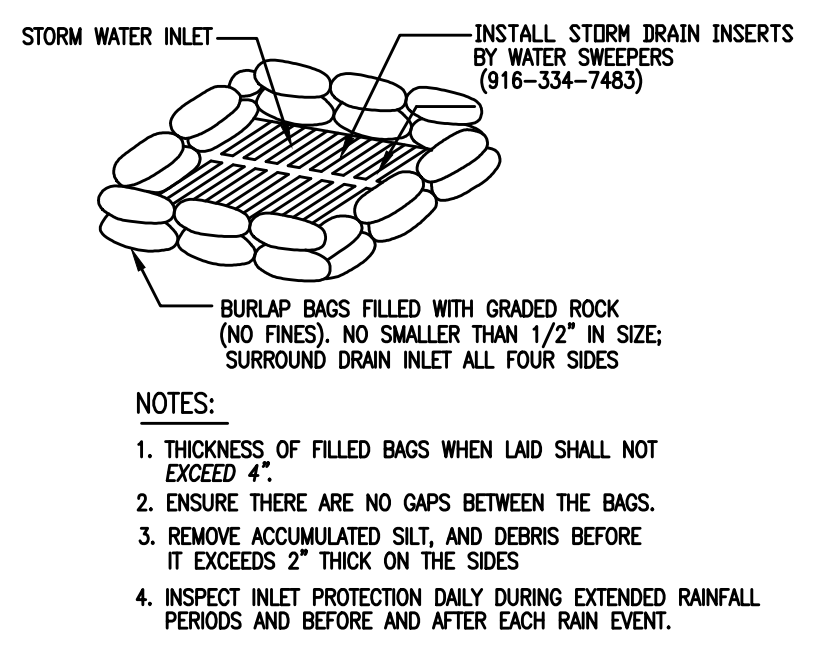
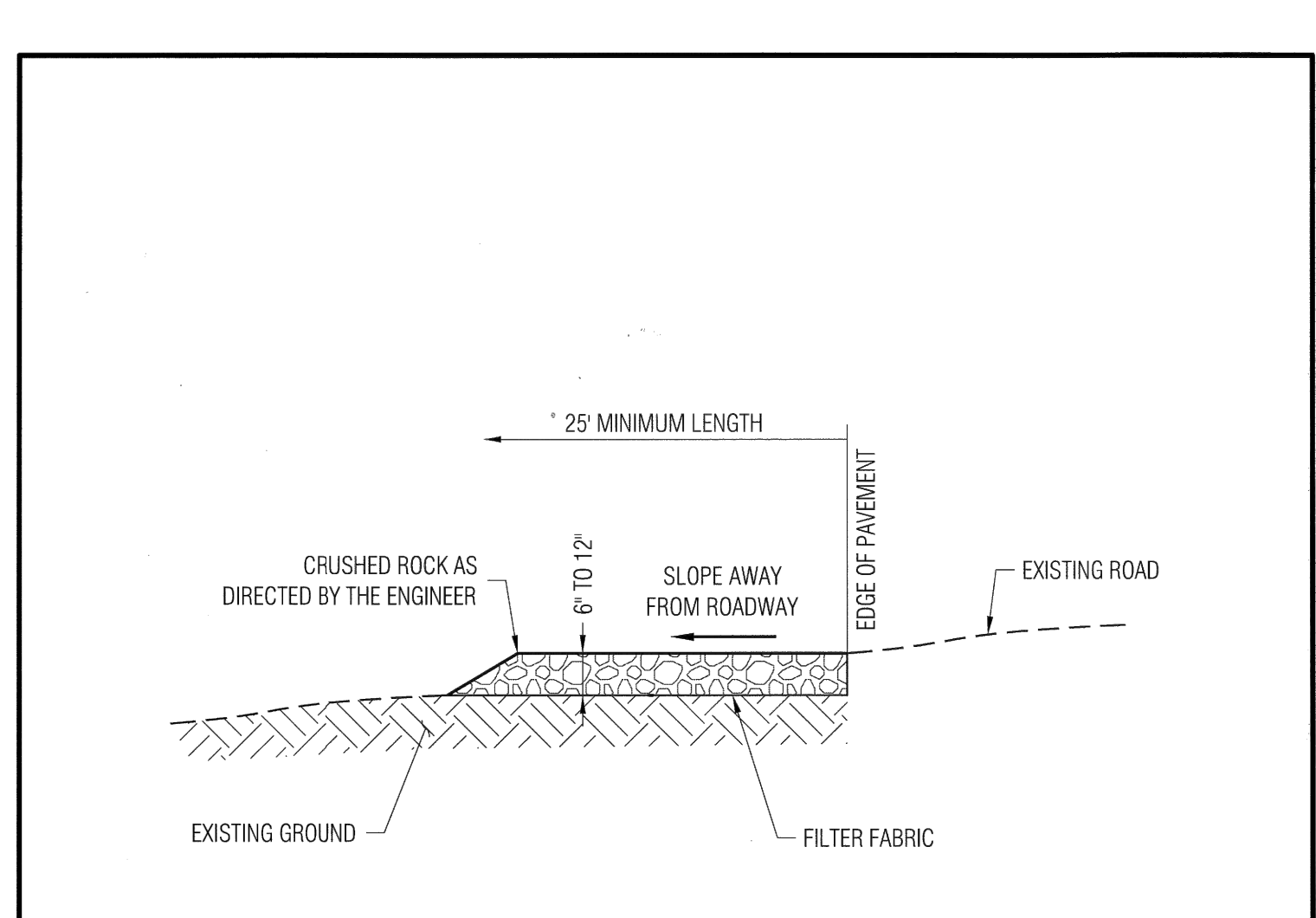
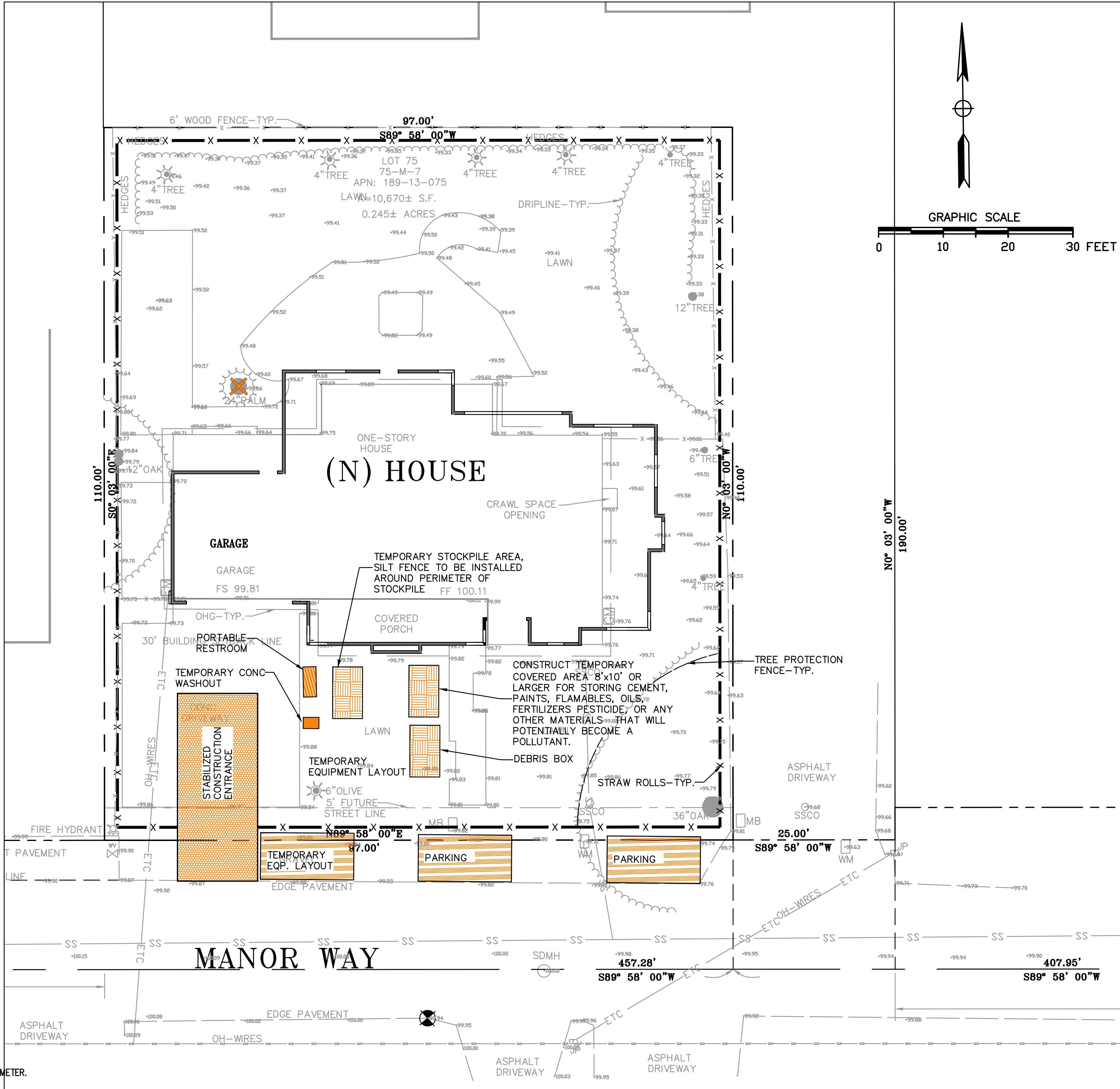
DRAWN BY: NR
SHEET NO: C-3

OF 5 SHEETS



REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

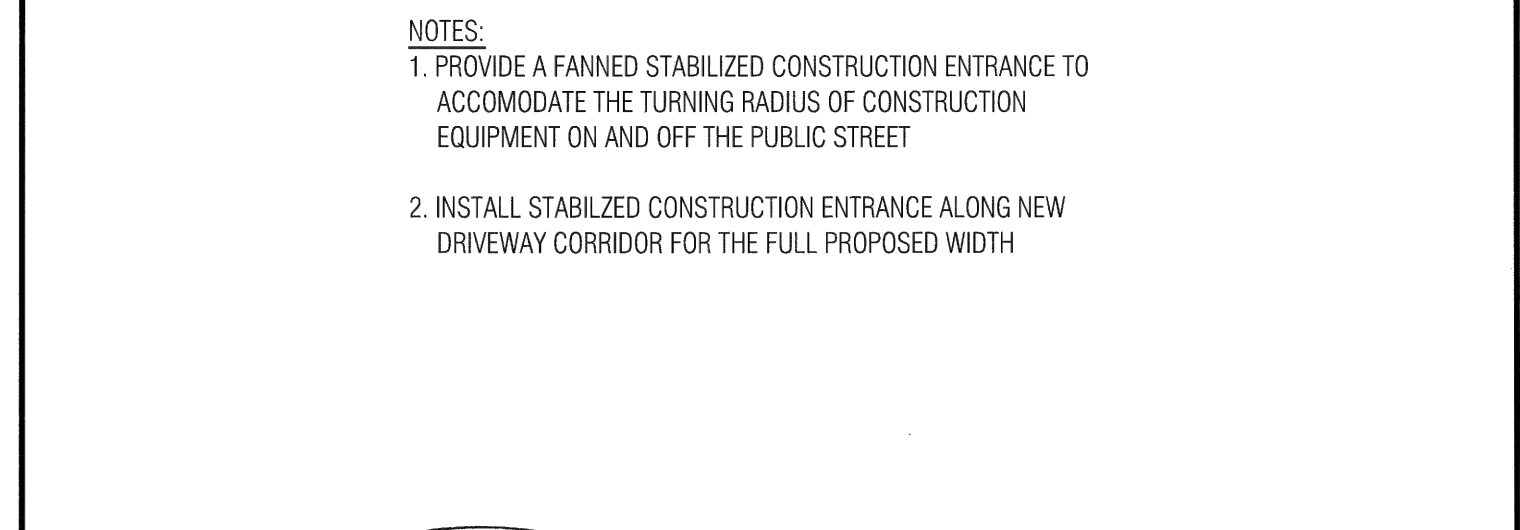
- EROSION AND SEDIMENT CONTROL NOTES:**
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
 - THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
 - ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
 - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
 - ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
 - IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
 - DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
 - CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3/4" FRACTURED STONE AGGREGATE UNLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
 - INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
 - BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
 - NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
 - ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.



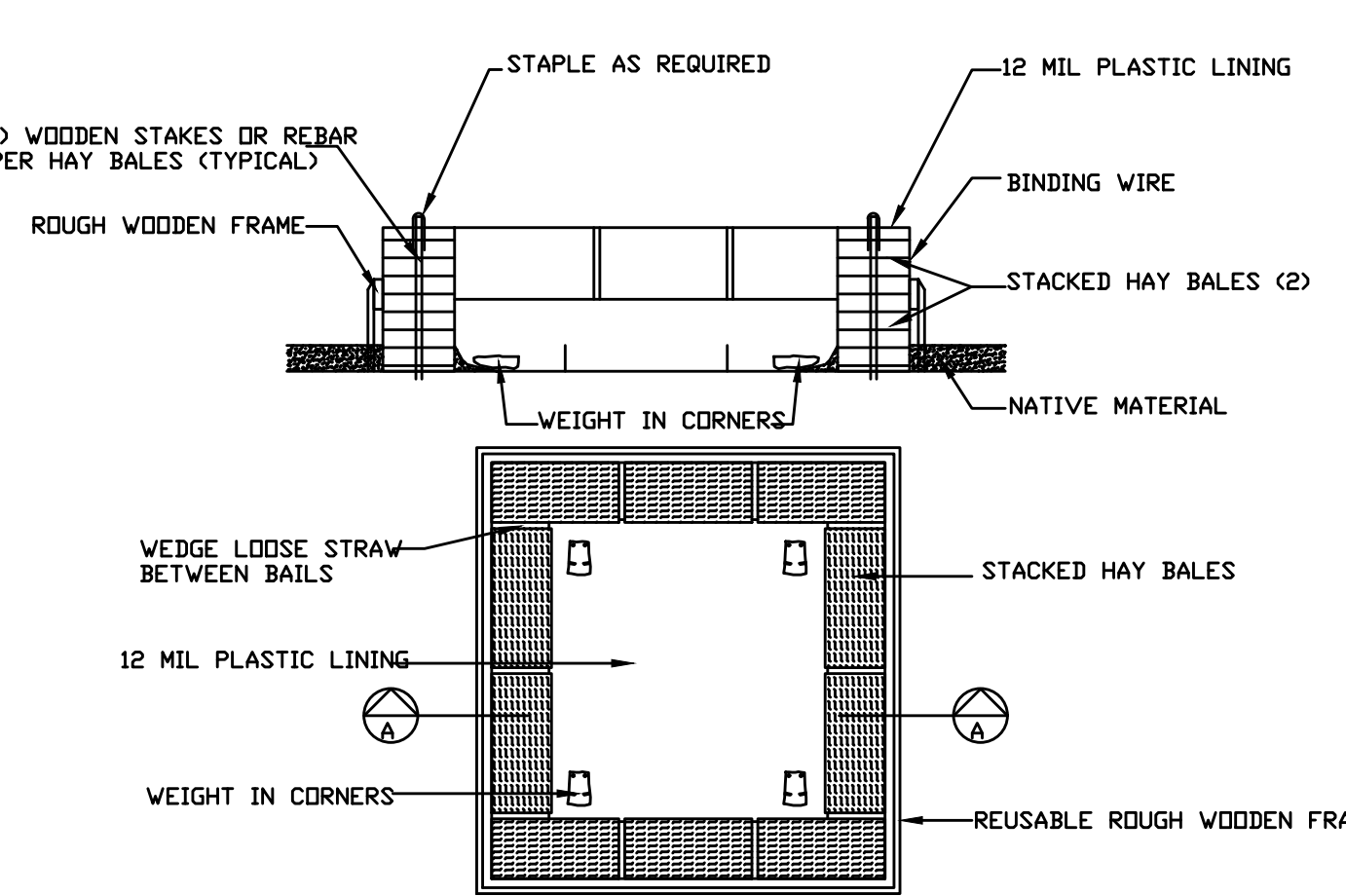
BURLAP SACK DRAIN INLET (D.I.) SEDIMENT FILTER DETAIL
NTS

SEQUENCE OF CONSTRUCTION

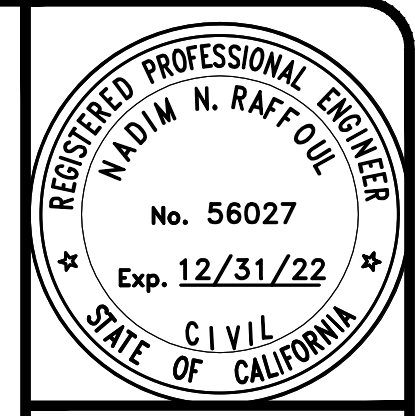
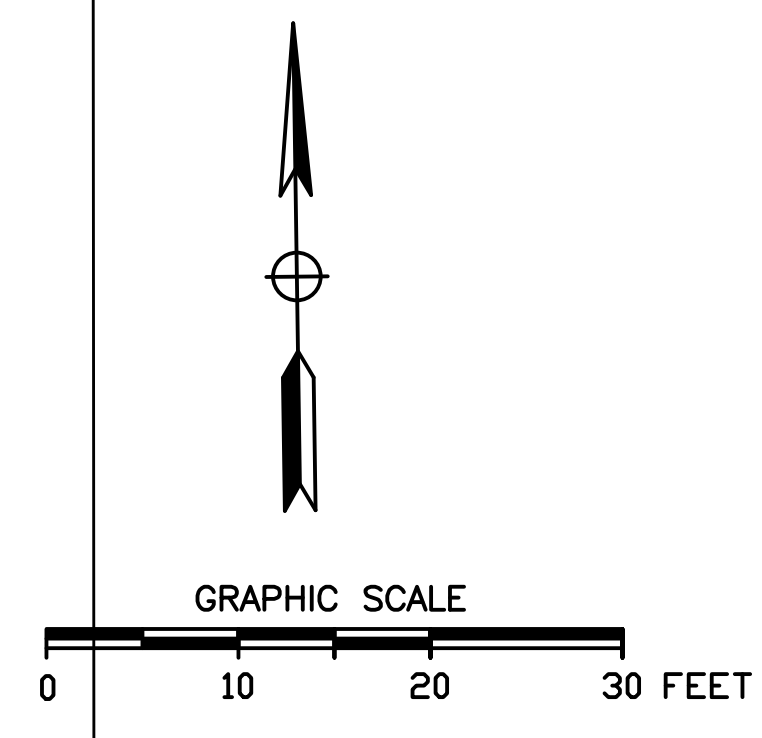
- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT AND MAINTAIN TEMPORARY CHAIN LINK FENCE AT THE SITE PERIMETER.
- CONSTRUCT FIBER ROLLS ON THE SITE PERIMETER.
- PROVIDE WATER ON SITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
- CLEAR AND GRUB THE SITE.
- BEGIN GRADING THE SITE.
- INSTALL CHECK DAMS, SEDIMENT TRAPS AND BASINS, TEMPORARY SWALES.
- COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
- REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



REVISION		ENGINEERING DIVISION	
Description	Date		
		STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)
NTS



NRF ENGINEERING
ENGINEERING CO.
635 WETTERODE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7883

851 MANOR WAY
LOS ALTOS
APN: 189-13-075

SANTA CLARA COUNTY
CALIFORNIA

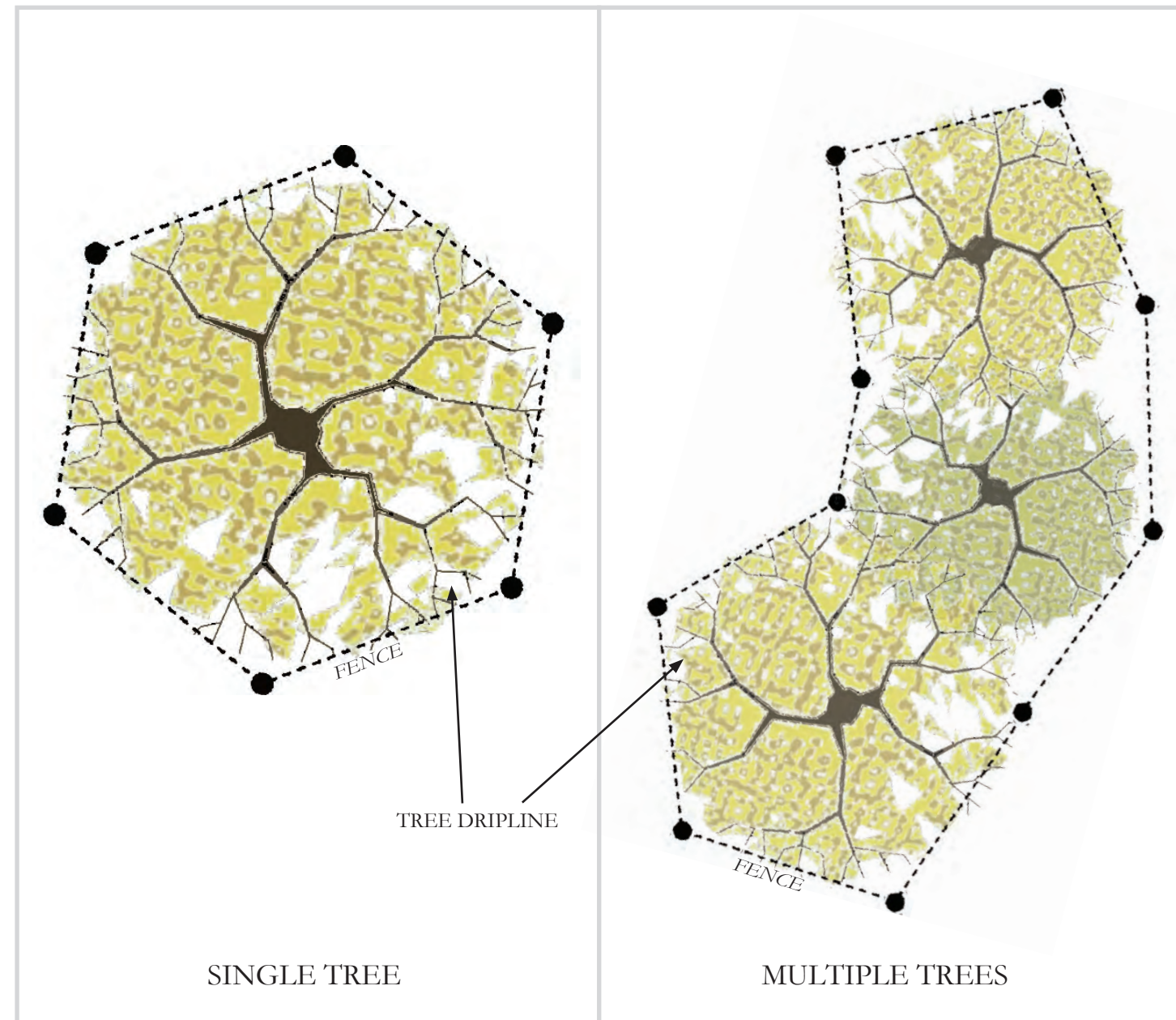
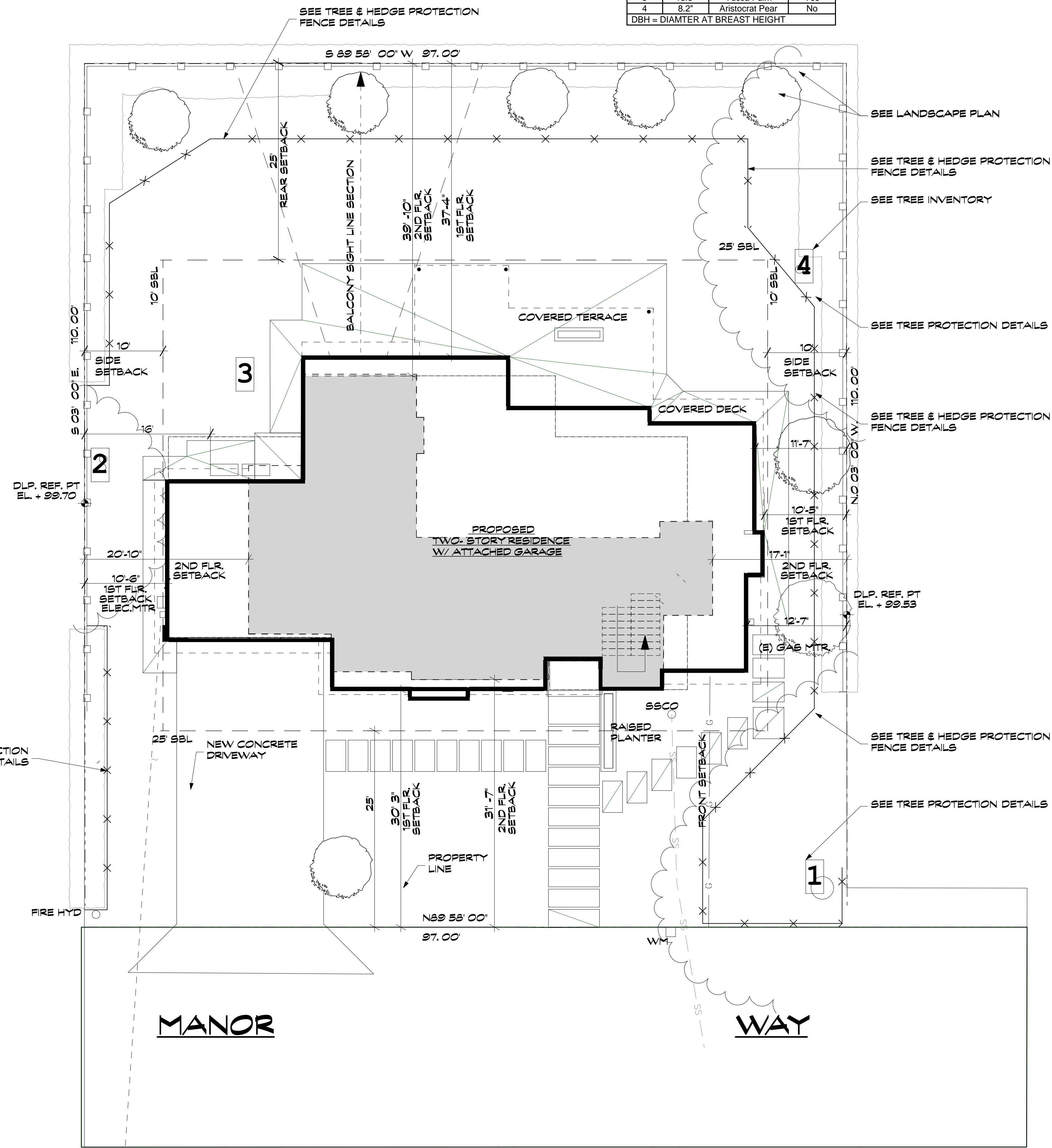
EROSION CONTROL PLAN

REVISIONS	DATE

JOB NO:
DATE: 12-22-2020
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO:

TREE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	33.5"	Coast Live Oak	No
2	27"	Coast Live Oak	Yes
3	18.9"	Yucca Palm	Yes
4	8.2"	Aristocrat Pear	No

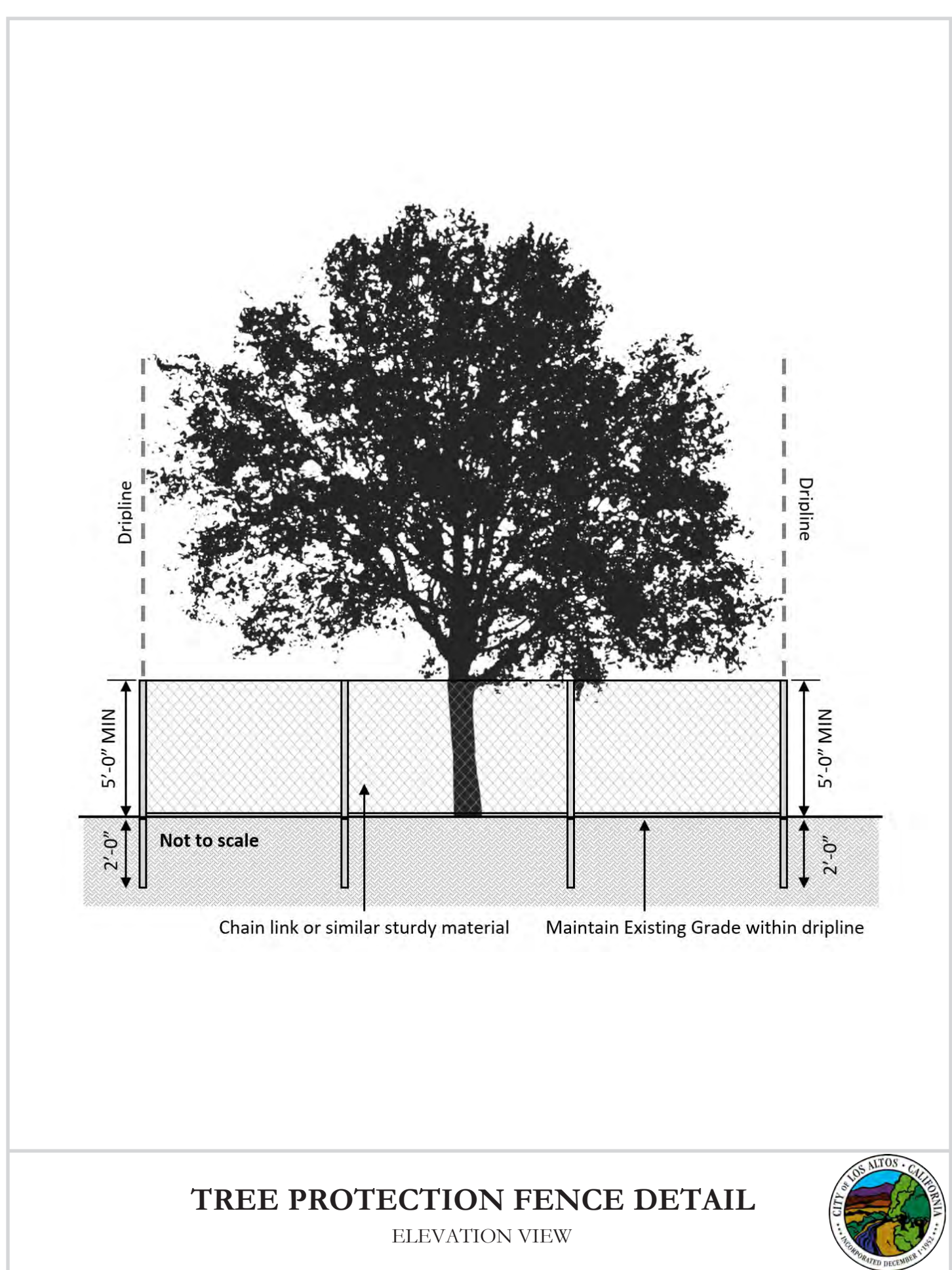
DBH = DIAMETER AT BREAST HEIGHT



Notes per Section 11.08.120 of the Municipal Code:

- Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree.
- The fence shall be chain link and a minimum of five feet in height. Fence shall be supported by vertical posts driven 2 feet (min) into the ground.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. No signs, wires, or any other object shall be attached to the tree.
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW

1 SITE PLAN - TREE PROTECTION
1/8" = 1'-0"

Copyright : Buzz Bryan, Architect C20,561

BRYAN ARCHITECTS AND ASSOCIATES

10070 PASADENA AVENUE, SUITE 1
CUPERTINO, CALIFORNIA 95014-5917
408 / 257-7500

851 MANOR WAY RESIDENCE

851 MANOR WAY
LOS ALTOS, CA

PROGRESS PLAN



BUZZ BRYAN, ARCHITECT C20561

REVISIONS		
NO.	DESCRIPTION	DATE

SCALE AS NOTED

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: DATE: 4/12/2021

CHKD BY: JOB NO:

TREE PROTECT

TP.1

SHEET NO.



Meyer Lemon



Orange Tree



Pittosporum Hedge (Existing)
20'H x 10'W at maturity
Growth Rate: Fast



Camphor Tree
40' H x 40' W at maturity
Growth Rate: Fast



Chinese Silver Grass



French Lavender



Cape Rush



Phormium 'Amazing Red'



Kurapia



Horsetail Reed



Golden Breath of Heaven



Bird of Paradise



Dwarf Heavenly Bamboo



Phormium 'Yellow Wave'



Lion's Tail



Creeping Thyme



African Daisy



650-492-4087
www.GreenTekCo.com
Lic. 936918

851 Manor Way
Los Altos, CA 94024

OWNER

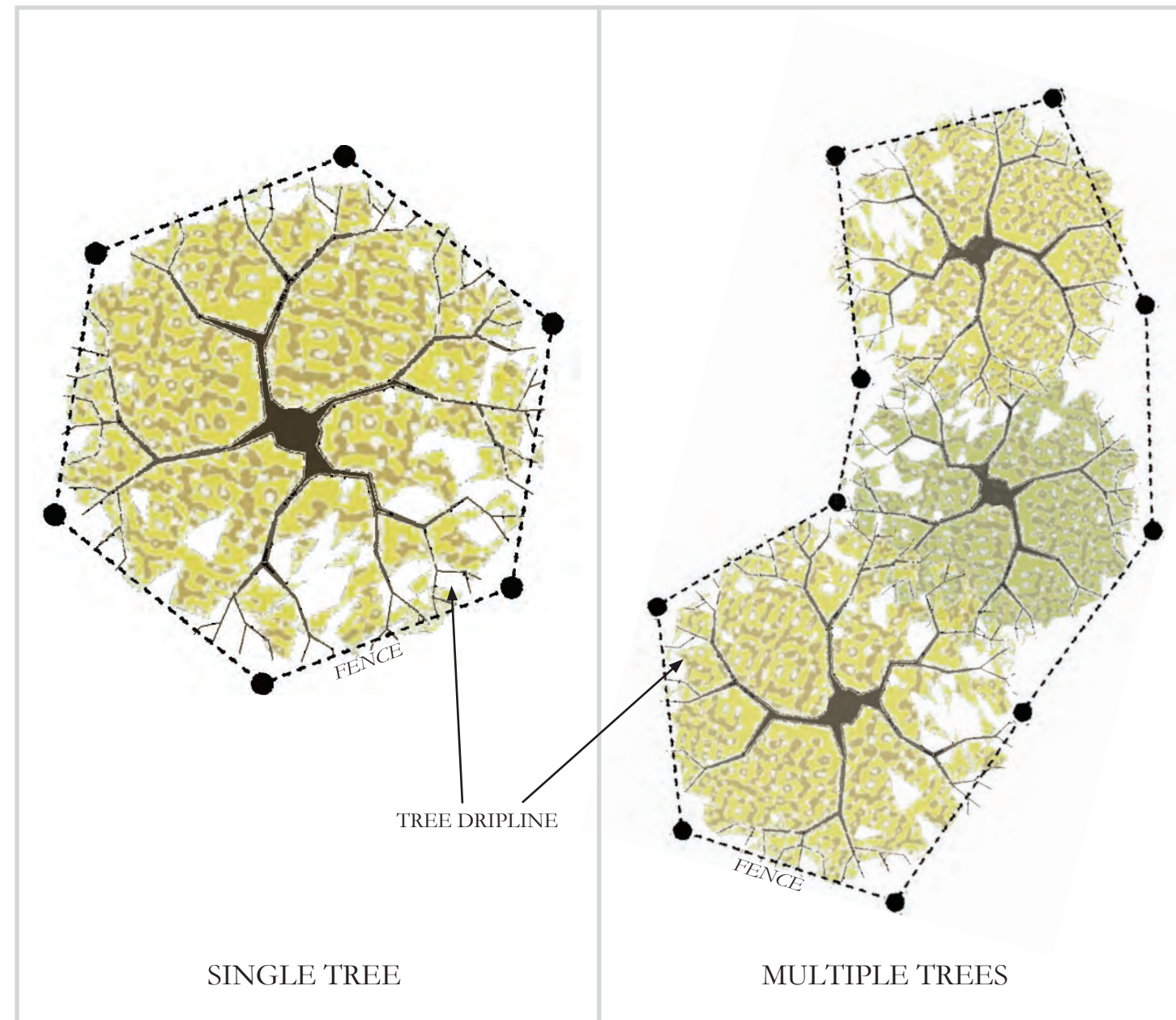
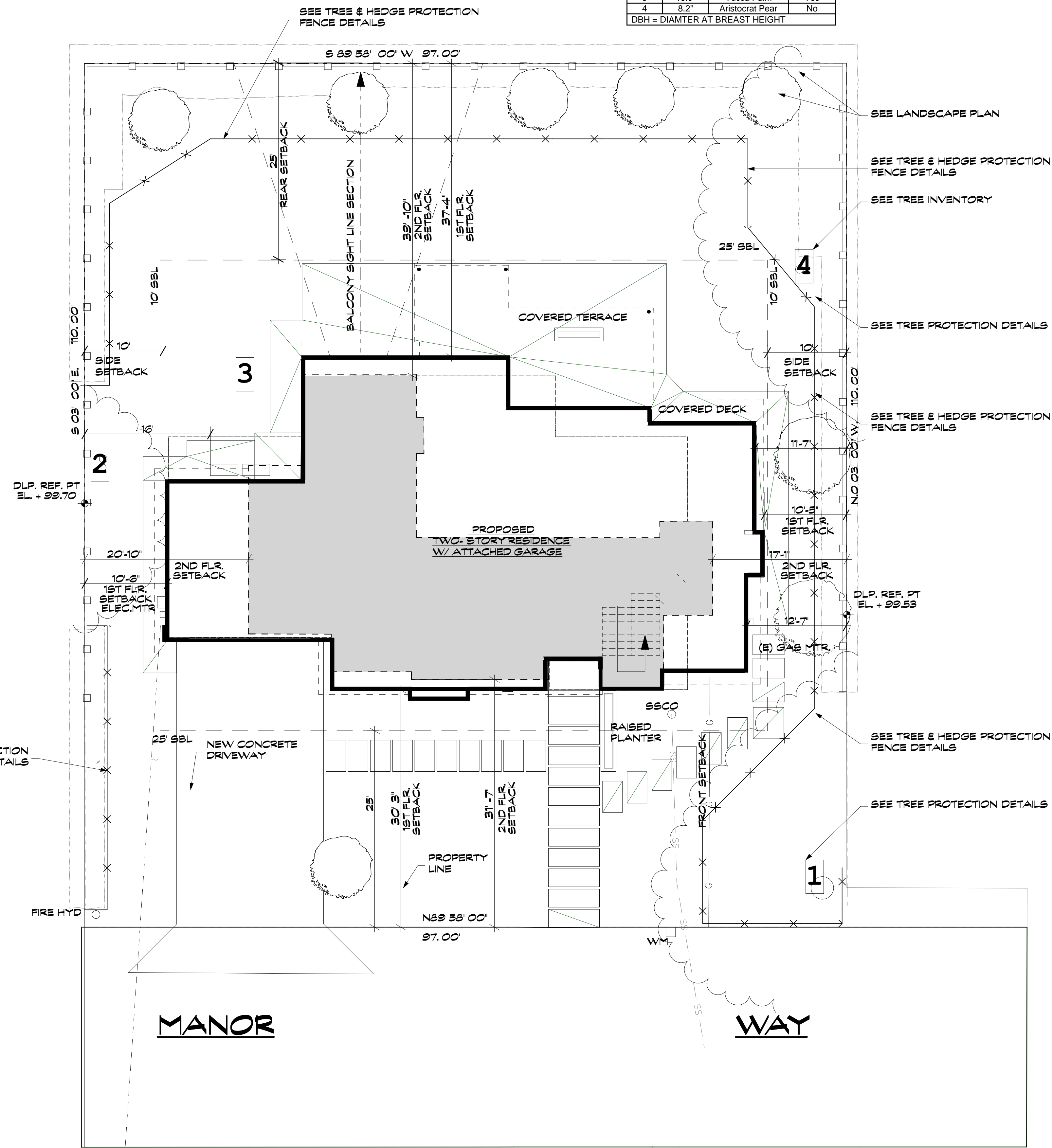
MARK	DATE	DESCRIPTION

PROJECT NO: _____
 CAD DWG FILE: L2 851 MANOR LANDSCAPING PLAN.DWG
 DRAWN BY: AB
 CHK'D BY: -
 COPYRIGHT: GreenTek Homes, Inc.

851 MANOR LANDSCAPING PLAN

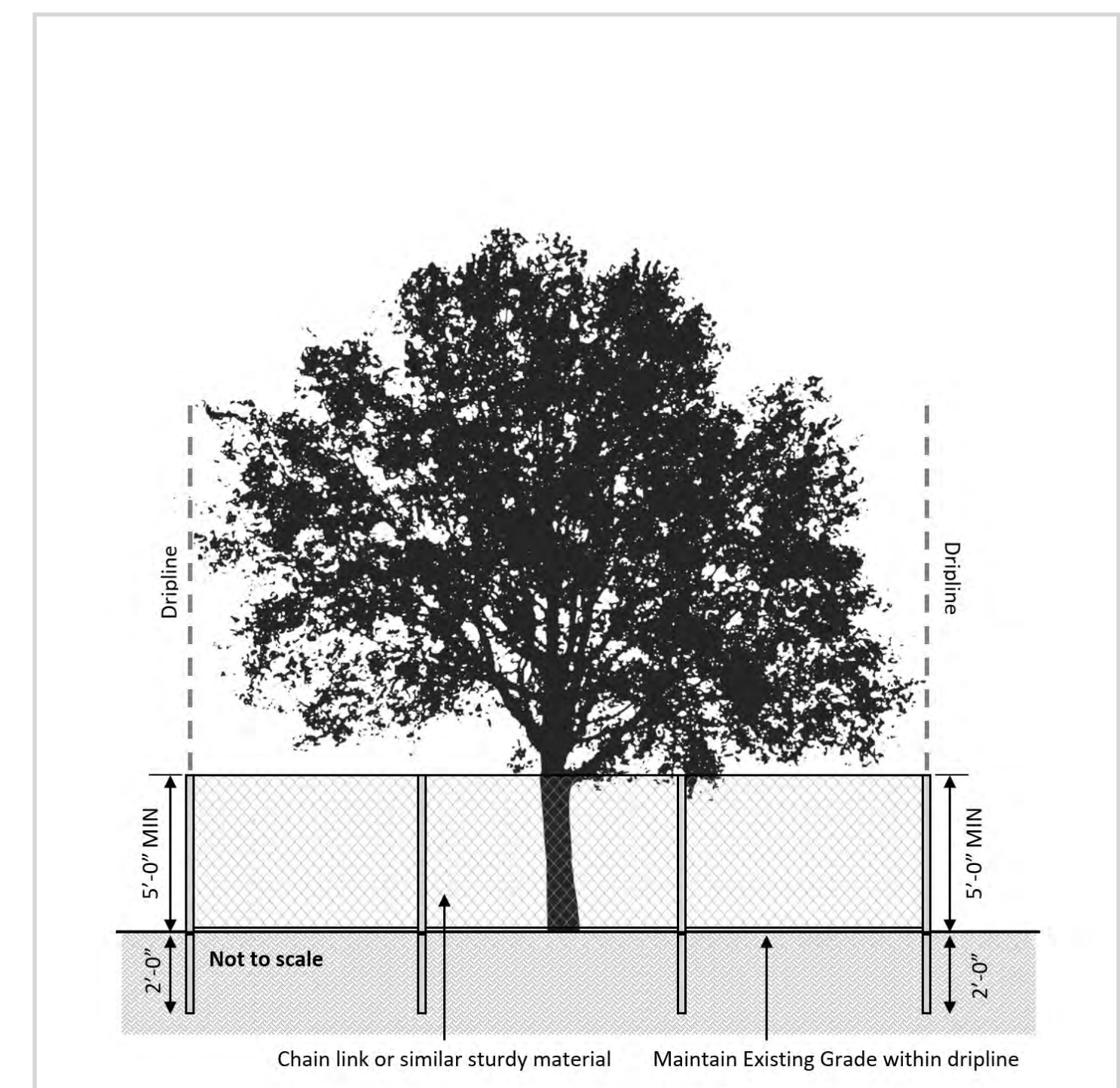
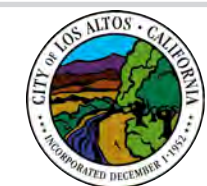
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DBH = DIAMETER AT BREAST HEIGHT

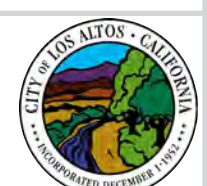


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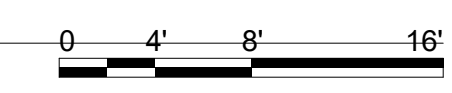
TREE PROTECTION FENCE DETAIL
PLAN VIEW



TREE PROTECTION FENCE DETAIL
ELEVATION VIEW



1 SITE PLAN - TREE PROTECTION
1/8" = 1'-0"



Copyright : Buzz Bryan, Architect C20,561

BRYAN ARCHITECTS AND ASSOCIATES

10070 PASADENA AVENUE, SUITE 1
CUPERTINO, CALIFORNIA 95014-5917
408 / 257-7500

851 MANOR WAY RESIDENCE

851 MANOR WAY
LOS ALTOS, CA

PROGRESS PLAN



BUZZ BRYAN, ARCHITECT C20561

REVISIONS		
NO.	DESCRIPTION	DATE

SCALE AS NOTED

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

DRAWN BY: DATE: 4/12/2021

CHKD BY: JOB NO:

TREE PROTECT

TP.1

SHEET NO.

Printed On: 4/12/2021