

GENERAL NOTES:

- The following architectural specifications shall conform with the 2019 CRC, 2019 CBC, and local ordinances. The California Building Standards is based on the current CBC, CFC and CEC in use.
- Civil, Soil and Structural Engineers Specifications take precedence over the following architectural specifications.
- The contractor and/or subcontractor shall verify all dimensions on the drawings and shall notify the Designer of any discrepancies prior to starting the work.
- Trade names and manufacturers referred to are for quality standards only. Specifications will be permitted as approved by the owner.
- The contractor shall be responsible for the satisfactory completion of all work in accordance with the project plans and specifications and to meet any or exceed standard construction industry building practice.
- All doors and windows to the outside or unconditioned areas shall be weather stripped. All manufacturers products shall be approved by the American National Standard Institute (ANSI).
- Pre-fab fireplace manufacturer shall provide models and approve to the City Building Department.
- Skylight manufacturers shall submit the design detail with engineer's calculations and brochure to the City Building Department for review and approval. Provide ICG listings or equal.
- Guardrails shall be built to resist 200 lb. per in any direction. Guardrails shall be 42" high with intermediate members 4" o.c.
- Provide 30" min. clear width at water closets (15" min. each way from center of water closets).
- Provide underfloor access 18" x 24"
- Provide underfloor ventilation not less than 1/150th of the area of the attic.
- Veneer anchors shall be design per 2019 CRC.
- Stairway designs shall per 2019 CRC.
- Tempered safety glass typical at all exterior sliding doors, sidelights adjacent to doors, or glass less than 18" from floor, interior shower enclosures and any window above tub or inside shower enclosures or any hazardous location for which glazing can be subject to human impact.
- Smoke detectors shall be installed in every room and at a point centrally located in the corridor or area giving access to each separate sleeping areas. In new construction, all smoke detectors shall be hardwired with a battery back-up. Smoke detectors installed in existing buildings may be solely battery operated.
- All lath and plaster shall conform to 2019 CRC. Exterior lath and plaster (stucco) shall be applied 1/8" thick min. in no less than 3 coats over wire mesh lath over 2 layer 1/2" grade D' felt with keep screeds (typical unless noted otherwise).
- Provide approved flashing at all openings in the exterior walls such as doors, windows, skylights, vents, pipes, ducts, etc. in such a manner as to make them water proof. All metal flashing shall be ga. 26 G, unless noted otherwise.
- Provide a min. 12" x 12" access to all tub shut off.
- All dimensions are given as face of stud unless noted otherwise.
- All dimensions take precedence over scale. Do not scale drawings.
- These documents were prepared for a negotiated contract between owner and builder / contractor. Not all conditions and details are shown. It shall be the owner and builder / contractor's responsibility to select all finishes and fixtures.

CONCRETE and FOUNDATION (refer to Structural General Notes for additional information)

- Slabs on grade shall be 4" min. thickness. See drawings for sand, rock base and reinforcement. Slab on grade shall be poured in alternate panels. No panel shall exceed 25 linear feet in width or 600 sq. ft. in area, unless separated by control joints.
- All exterior concrete slabs (Patios, driveways, and walkways) to have a minimum slope of 1/8" per foot to prevent ponding of water.
- Construction joints shall be thoroughly air and water cleaned and roughened to expose coarse aggregates. Surface to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
- For footing: ultimate compressive strength at 28 days shall be 2500 PSI, max. aggregate size 1-1/2", slump 4" and min. cement of 4-1/2" sacks per cu. yd. of mix, max. water content 7 gallons per sack. Slab on grade: ultimate compressive strength at 28 days shall be 2800 PSI. Max. aggregate size 3/4", slump 3-1/2" and min. cement content of 5-1/2" sacks per cu. yd. of mix, max. water content 7-1/2 gallons per sack.
- Transit mixed concrete shall conform to ASTM specification C-14 and above provision.
- Concrete strength to be verified by standard cylinder tests made by an approved testing laboratory.
- The excavated bottom of all footings shall extend to elevation marked on Foundation Detail sheet.
- Footing shall be poured in neat excavation without side forms whenever possible.
- Anchors, bolts, inserts and other hardware to be set in concrete shall be firmly set in position before concrete is placed.
- Stepped foundations shall be used where the ground slopes more than 1 foot vertical to 10 feet horizontal. Top and bottom of foundation to be level.
- Reinforcing steel shall be grade 60 with deformation per ASTM specification A-615 and welded wire mesh per ASTM specification A-185.
- Splices in reinforcing shall lap 32 diameters in concrete and 48 diameters in concrete block. Reinforcing shall be bent 18" min. around corners in walls and pilasters.
- No. 4 rebars continuous top and bottom of all concrete stem walls w/ 20" lap at all joints and corners. Horizontal rebars to be placed 3" from respective top or bottom of concrete foundation.
- Provide UFER electric ground w/ 2 no. 4 rebars 20" long embedded in footing in opposite directions. Install SEC continuous from UFER to water pipe, but not to gas pipe.
- Provide 5/8" diameter x 10" (min) anchor bolts w/ 3" sq. x 1/4" thk. steel plate washer and nut at 4'-0" o.c. one-story and at 4'-0" o.c. two-story unless noted otherwise on shear wall schedule. Locate anchor bolts within 12" from corners and butt joint.
- See Shear Wall Schedule for anchor bolt spacing at shear walls.
- Install 6" x 14" galvanized screen foundation vents.
- Provide two 6" x 14" galvanized screen foundation vent per car space in garage exterior wall. For additions, extend existing utilities (i.e. pipes, hose bibs, etc.) removed due to placement of new addition, to exterior wall of new addition.
- For cold joints, drill 1/2" dia. holes into existing concrete, brush and air clean hole and epoxy grout (use 'Adhesive Engineer's' compressive or equal). Provide 24" min. lap into new concrete and tie to continuous rebar at top and bottom of new footing.

CARPENTRY:

- Rafters, joists, beams, girders, posts and mullions to be Douglas Fir, Coast region grade based on Standard Grading and Dressing rules no. 16 of the West Coast Lumber Inspection Bureau.
 - Minimum grade to be used except as noted on drawings:
- | | |
|------------------------------|-------------|
| Structural joists | #2 |
| Plank and Rafters | |
| Structural light framing | #2 |
| Light framing and Wall studs | Std. Grade. |
| Beams and stringers | #1 |
| Posts and timber | #1 |

- Nailing for framing shall be with box nails, number and size per 2019 CRC Nailing Table, except as noted on plans and details. Nails shall not be driven closer together than 1/2 of their length, nor closer to the edge of member than 1/4 their length except for sheathing. Min. penetration of 1/2 their length.
- Sill plates on concrete shall be 3x6 (min.) Foundation Grade Redwood, or treated DF. Sill plates shall be bolted to the concrete w/ 5/8" dia x 10" (min.) anchor bolts w/ 3"x3"x1/4" thk. washer. Bolts shall not be placed more than 12" from end of plates.
- Metal framing devices shall be as manufactured by Simpson company or as approved equal.
- Framing clips (i.e. FC & FB) shall be provided top and bottom of all posts, mullions and double studs at edges of openings.
- Provide double joists under all parallel partition.
- Where plywood sheathing is used on roof or floor, sheets shall be laid perpendicular direction of joists. Plywood sheets shall be staggered. Min. area of sheet to be 16 sq. ft. All plywood is to be DF structural II grade or exterior use C-C or C-D grade.
- Edge of plywood sheet not nailed to stud, joists or solid blocking shall be blocked by 2 x 4 and nailed with edge nailing, unless tongue and groove is used.
- Subfloor to be 3/4" DF C-D T & G plywood, nailed perpendicular to floor joists with 8d at 6" o.c. edges and 10" o.c. field.
- Subfloor applied directly over girders to be 1-1/8" DF C-D T & G plywood, nailed with 10d at 6" o.c.
- Provide rafter ties at 48" o.c. where ceiling joists are perpendicular to rafters.
- Furline shall be 2x6 min. or the same size as rafter, whichever is greater.
- Bolts bearing on wood shall have standard cast iron or stainless washers. Bolt holes shall be drilled 1/16" larger than bolt diameter. Threads shall not bear on wood. Lag screws pre-drill holes same as diameter of root thread. Enlarge to shank diameter for length of shank.
- Columns and posts at exterior locations or subject to water splash shall be 1" above finished floor and shall bear on a metal base plate or a foundation plate or sill as specified Sec. 234.11.2.1.
- Where stud wall abut masonry walls the stud shall be 2 x 4 DF FT member and anchored with 1/8" x 3" Rammed' driveways @ 24" o.c.
- All studs shall be continuous and uninterrupted for the entire full height of the wall unless supported laterally by ceiling, floor or rafter joists perpendicular to the wall. The max. allowable wood stud height shall be per Sec. 230B.9, CBC.
- Provide firestop to cut off all concealed draft openings (both vertical and horizontal) not to exceed 10'-0".
- No cripple wall studs supporting a floor shall be less than 1 1/2" high. For cripple walls exceeding 4'-0" in height, such walls shall be framed of studs having the size required for an additional story.
- Plaster, metal lath and drywall shall comply w/ current CBC requirements.

MECHANICAL:

- All mechanical shall be installed per Uniform Mechanical Code and city ordinances currently in use.
- Solid fuel, oil, gas require outside / attic / underfloor combustion air. Size and location of combustion air vents determined by 2019 UMC.
- Furnace rooms shall comply w/ 2019 CMC.
- Provide automatic night setback thermostats on all furnaces. Total output for all furnaces shall not exceed 125,000 BTUs.
- Provide 6" clearance in combustion air side of furnace room and 30" working space in front of all heating controls.
- Where there is a water heater or gas furnace located in the garage and a door from the garage to dwelling, provide min. 1 sq. ft. outside combustion air per 1000 BTU w/ 1/2 high and 1/2 low vents for water heater.
- Garage applications shall have flame ignition 18" above floor and protected from auto impact.
- Venting of appliances shall comply w/ 2019 CMC.
- Provide clearance at range top to combustible materials per 2016 CMC. For exception, see 2019 CMC for requirements.
- All appliances shall be approved by a recognized testing agency.
- Provide seismic strapping for water heater, top and bottom.
- All interior bathroom fans shall provide 5 air changes per hour.
- Provide automatic dampener at all ventilation fans.
- Gas piping shall not be embedded in or below slabs within building or pass under foundation.
- Sheet metal to be a minimum of 26 ga. gi. unless otherwise noted. Provide valley flashing.
- Provide spark arrestors on all chimneys.



NEW 2-STORY RESIDENCE and ADU FOR:
Ms. JENNY JUNG HEE SOHN
1730 HOLT AVENUE, LOS ALTOS CA 94014

PLUMBING:

- All plumbing installation shall conform to the California Plumbing Code 2019 and City ordinances currently in use.
- Provide approval from the Sanitary District.
- Provide a 6" sand bed and cover it plastic or VCP is used for sewer line.
- A 4" cleanout to grade shall be installed within the first 4 feet from property line, where lateral enters the property and shall be housed in a concrete box with removable cover.
- Backflow device shall be installed if required by Sanitary District.
- Condensate drains shall not enter sanitary system.
- Regulators are required for pressures in excess of 80 psi.
- Floor drains shall be equipped with trap primers.
- Water heaters located within the building shall have drain from heater to exterior location.
- Water closets installed in any building within the City shall be limited to not more than 128 gallons per flush. EXCEPTION: Excessive long sewer laterals or other unforeseen circumstances that would impair the proper removal of wastes need not comply.
- Shower heads shall meet the following flow rate requirements:
 - Single Showerhead- 1.8 gpm at 80 PSI. C6BSC SECT. 4.303.1.1
 - Multiple showerheads serving one shower- Combined flow rate of all showerheads and/or other shower outlets controlled by a single valve- 1.8 gpm at 80 psi. C6BSC SECT. 4.303.1.2
- Faucets shall have flow rate requirements:
 - Lavatory faucet- 1.2 gpm at 60 psi (minimum shall not be less than 0.8 gpm at 20 psi).
 - Kitchen faucet- 1.8 gpm at 60 psi. C6BSC SECT. 4.303.1.4.

ATTIC VENTILATION CALCULATION:

- REQUIRED ATTIC VENTILATION=1/150th OF ATTIC SPACE:
- AT FIRST FLOOR ROOF:
00 SF / 150 = 00 SF (00 SQ INCH)
00 SQ. INCH / 3.14 SQ INCH = 00 UNITS OF EAVE VENT UNITS REQUIRED.
- AT SECOND FLOOR AREA:
REQUIRED ATTIC VENTILATION=1/150th OF ATTIC SPACE:
00 SF / 150 = 00 SF (00 SQ INCH)
00 SQ. INCH / 3.14 SQ INCH = 00 UNITS OF EAVE VENT UNITS REQUIRED.
- PROVIDE (3)-2" DIA VENT HOLES W/ INSECT MESH AT FRIEZE BLOCK AT EVERY BAY. ATTIC VENTING SHALL BE SUPPLEMENTED BY CONTINUOUS RIDGE VENT UNIT (BY 6"AF), RIDGE LENGTH OVER NEW FAMILY ROOM, 20 FT. PER 6"AF RIDGE VENT SPECIFICATION, 1 UNIT OF 4' LENGTH RIDGE VENT UNIT CAN PROVIDE 16 SQ INCH OF NET FREE VENTILATING AREA (NFVA), INSTALL PER MANUFACTURER SPECIFICATIONS.
- AT DETACHED ADU:
00 SF / 150 = 00 SF (00 SQ INCH)
00 SQ. INCH / 3.14 SQ INCH = 00 UNITS OF VENTS REQUIRED (10 EAVE BAY TOTAL).
- PROVIDE (3)-2" DIA VENT HOLES W/ INSECT MESH AT FRIEZE BLOCK AT EVERY BAY.

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	1772 square feet (18 %)	2391.55 square feet (25 %)	3393.3 square feet (35 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1772 sq ft 2nd Flr: 0 sq ft Total: 1772 sq ft (18 %)	1st Flr: 2015.23 sq ft 2nd Flr: 1198.87 sq ft Total: 3214.10 sq ft (33 %)	3393.3 square feet (35 %)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	25'-9"feet 90'-0"feet 12'-3"feet/0'-0"feet 10'-3"feet/0'-0"feet	25'-0"feet 74'-7"feet 10'-2"feet/17'-10"feet 13'-2"feet/25'-9"feet	25'-0"feet 25'-0"feet/13'-11"feet 6'-5"feet/13'-11"feet
HEIGHT:	15' feet	26'-8"feet	27'-0"feet

SQUARE FOOTAGE BREAKDOWN (EXCLUDING ADU)

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1372 square feet	2345.22 square feet	2745.22 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	400 square feet	68.88 square feet	468.88 square feet

LOT CALCULATIONS

NET LOT AREA:	9709.45 square feet	
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	605 square feet (6 %)	(2197.34 sf front yard setback area)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 6219 sq ft Existing softscape (undisturbed) area: 630 sq ft New softscape (new or replaced landscaping) area: 2985 sq ft <i>Sum of all three should equal the site's net lot area</i>	

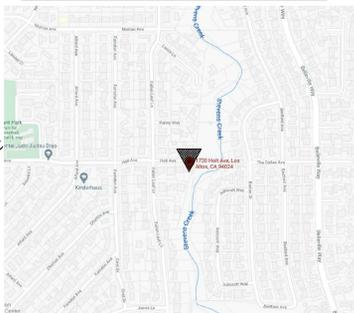
ACCESSORY DWELLING UNIT AREA CALCULATION

LIVING AREA	842.57 SF
COVERED PORCH	84.16 SF
TOTAL BUILDING AREA	926.73 SF

SHEET INDEX:

- CS-1 COVER SHEET, LOCATION MAP, PROJECT DATA, SCOPE OF WORK, GENERAL NOTES, ZONING COMPLIANCE TABLE.
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- T-1 BOUNDARY and TOPOGRAPHIC SURVEY MAP
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- ER-2 EROSION CONTROL DETAILS
- TPP TREE PROTECTION PLAN
- L-0 LANDSCAPE PLAN
- L-1 LANDSCAPE PLAN

LOCATION MAP:



PROJECT DATA:

OWNER:	MS. JENNY JUNG HEE SOHN
ADDRESS:	1730 HOLT AVENUE LOS ALTOS, CA 94024
USE DESCRIPTION:	SINGLE FAMILY RESIDENCE
OCCUPANCY TYPE:	R3/U
AP.N.:	318-23-016
CONSTRUCTION TYPE:	V-B
ZONING DISTRICT:	R1-10
LOT AREA:	9709.45 SF
MAIN RESIDENCE:	
FIRST FLOOR LIVING AREA:	1,546.95 SF
SECOND FLOOR LIVING AREA:	1,198.87 SF
TOTAL LIVING AREA:	2,745.22 SF
ATTACHED 2-CAR GARAGE AREA:	468.88 SF
TOTAL BUILDING AREA:	3,214.10 SF
COVERED PORCH AREA:	241.75 SF
ALLOWABLE LOT COVERAGE:	3,393.3 SF (35%)
PROPOSED LOT COVERAGE:	2,306.98 SF (23.7%)
MAXIMUM ALLOWED FLOOR AREA RATIO:	3,393.3 SF (35%)
PROPOSED FLOOR AREA RATIO:	3,214.10 SF (33%)
DETACHED ACCESSORY DWELLING UNIT (ADU):	842.57 SF
COVERED PORCH AREA:	84.16 SF
TOTAL BUILDING AREA:	926.73 SF

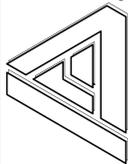
SCOPE OF WORK:

- NEW 2-STORY SINGLE FAMILY RESIDENCE TO INCLUDE THE FOLLOWING AMENITIES:
 - COVERED ENTRY PORCH
 - ENTRY FOYER
 - GREAT ROOM
 - KITCHEN
 - POWDER ROOM (1/2- BATH)
 - GUEST ROOM
 - BEDROOM
 - OFFICE/ DEN
 - LAUNDRY/ UTILITY ROOM
 - ATTACHED 2-CAR GARAGE
 - COMMON FULL BATHROOM
 - SECOND FLOOR:
 - BONUS ROOM
 - 2-BEDROOMS
 - SHARED BATHROOM (JACK-N-JILL)
 - WALK-IN CLOSET
 - DETACHED ACCESSORY DWELLING UNIT (ADU) TO INCLUDE THE FOLLOWING AMENITIES:
 - COVERED ENTRY PORCH
 - LIVING AREA
 - KITCHEN W/ DINING AREA
 - COMMON FULL BATHROOM
 - 2-BEDROOMS
- FIRE SPRINKLER NOTES:**
- FIRE SPRINKLER SYSTEM IS REQUIRED. AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D. PLANS, SPECIFICATIONS AND DETAILS OF FIRE SPRINKLER SYSTEM SHALL BE PROVIDED BY A LICENSED FIRE SPRINKLER INSTALLER/ CONTRACTOR AND SUBMITTED TO THE COUNTY OF SANTA CLARA FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER PLANS AND DETAILS SHALL BE SUBMITTED SEPARATELY FROM THIS BUILDING PERMIT APPLICATION (UNLESS OTHERWISE REQUIRED) BY OWNER SELECT LICENSED FIRE SPRINKLER CONTRACTOR.
- CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:**
- 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA PLUMBING CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
 - 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
 - 2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS.
 - AND ANY ADDITIONAL LOCAL CITY PLANNING AND BUILDING CODE AND REQUIREMENTS.

REVISED	DATE	BY
08/20/2020	02/11/2021	FTK
08/21/2020	NOV 29 2021	FTK

NOTICE
These drawings were prepared by ATELIER DESIGNS and are subject to the terms and conditions of the contract between the Client and ATELIER DESIGNS. The Client is responsible for the accuracy of all information provided in these drawings. No warranty is made by ATELIER DESIGNS for any errors or omissions. ATELIER DESIGNS is not responsible for any delays or interruptions in the construction process.

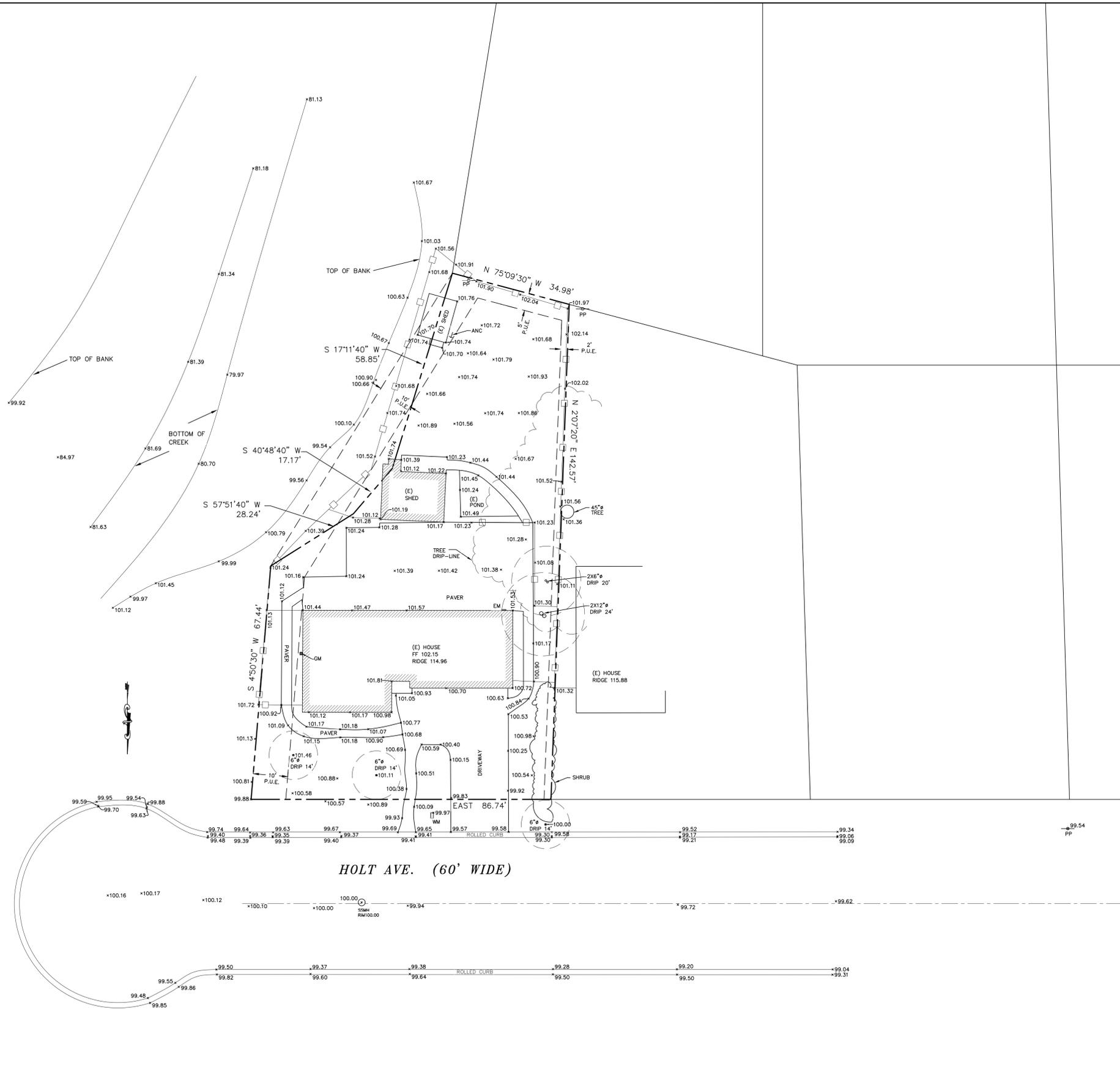
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NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JENNY JUNG HEE SOHN
1730 HOLT AVENUE
LOS ALTOS, CA 94024

JOB NO:	JH SOHN
DATE:	5/17/2021
DRAWN BY:	FT Kun
SCALE:	1/4" = 1'-0"

CS-1



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SS	C&G	CURB AND GUTTER
---	SANITARY SEWER LINE	CB	CATCH BASIN
---	SD	CO	CLEAN OUT
---	STORM DRAIN LINE	DW	DRIVEWAY
---	OH	EB	ELECTRIC BOX
---	OVERHEAD POWER LINE	EM	ELECTRIC METER
---	WOOD FENCE	EP	EDGE OF PAVEMENT
---		FH	FIRE HYDRANT
---		GA	GUY ANCHOR
---		GM	GAS METER
---		GV	GAS VALVE
---		IV	IRRIGATION VALVE
---		LP	LIGHT POLE
---		MB	MAIL BOX
---		MH	UTILITY MANHOLE
---		P.U.E.	PUBLIC UTILITY EASEMENT
---		P	BRICK CONC PILLAR
---		PP	POWER POLE
---		(R)	RADIAL BEARING
---		SL	STREET LIGHT
---		SDMH	STORM DRAINAGE MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	SANITARY SEWER CLEAN OUT
---		TCD	THROUGH CURB DRAIN
---		TS	TRAFFIC SIGN
---		VG	VALLEY GUTTER
---		WM	WATER METER
---		WV	WATER VALVE

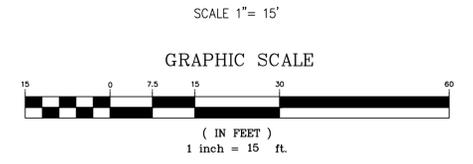
DISCLAIMER:
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NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444).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

BASIS OF BEARINGS:
THE BEARING N 90°00'00" E OF THE SOUTHERLY LINR OF HOLT AVE., AS SHOWN ON CERTAIN TRACT NO. 1029, FILED FOR RECORD IN BOOK 40 OF MAPS AT PAGE 21, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
REFERENCED ASSUMED BM:
TOP OF SANITARY SEWER MANHOLE LOCATED AT HOLT AVE.
IN FRONT OF PROPERTY EL: 100.00'

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 9,709.45 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 23573673 BY OLD REPUBLIC TITLE CO. DATED 02/01/2017, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



1730 HOLT AVE.,
LOS ALTOS, CA 94024
APN: 318-23-016



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 15'
Prepared by: S.P.
Checked by: S.R.
Date: 10/12/2021
Project No: 221021

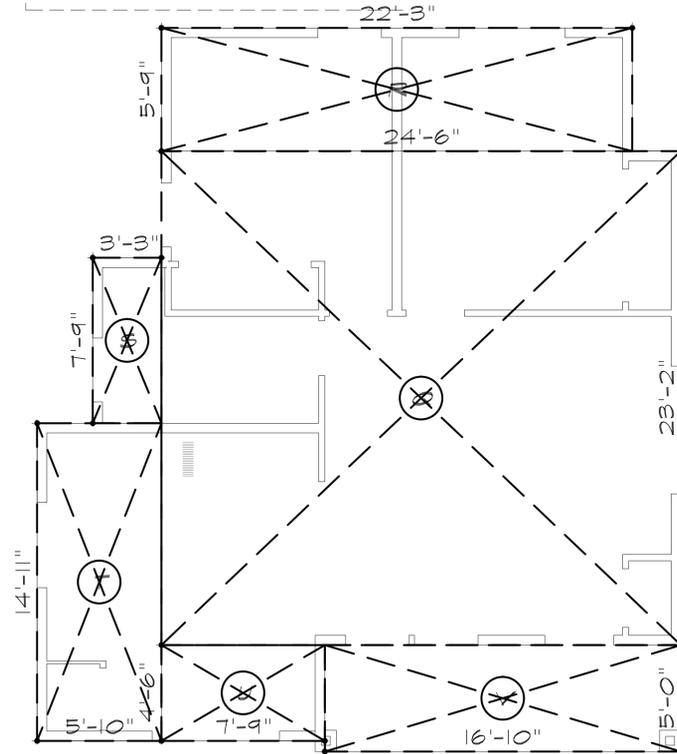
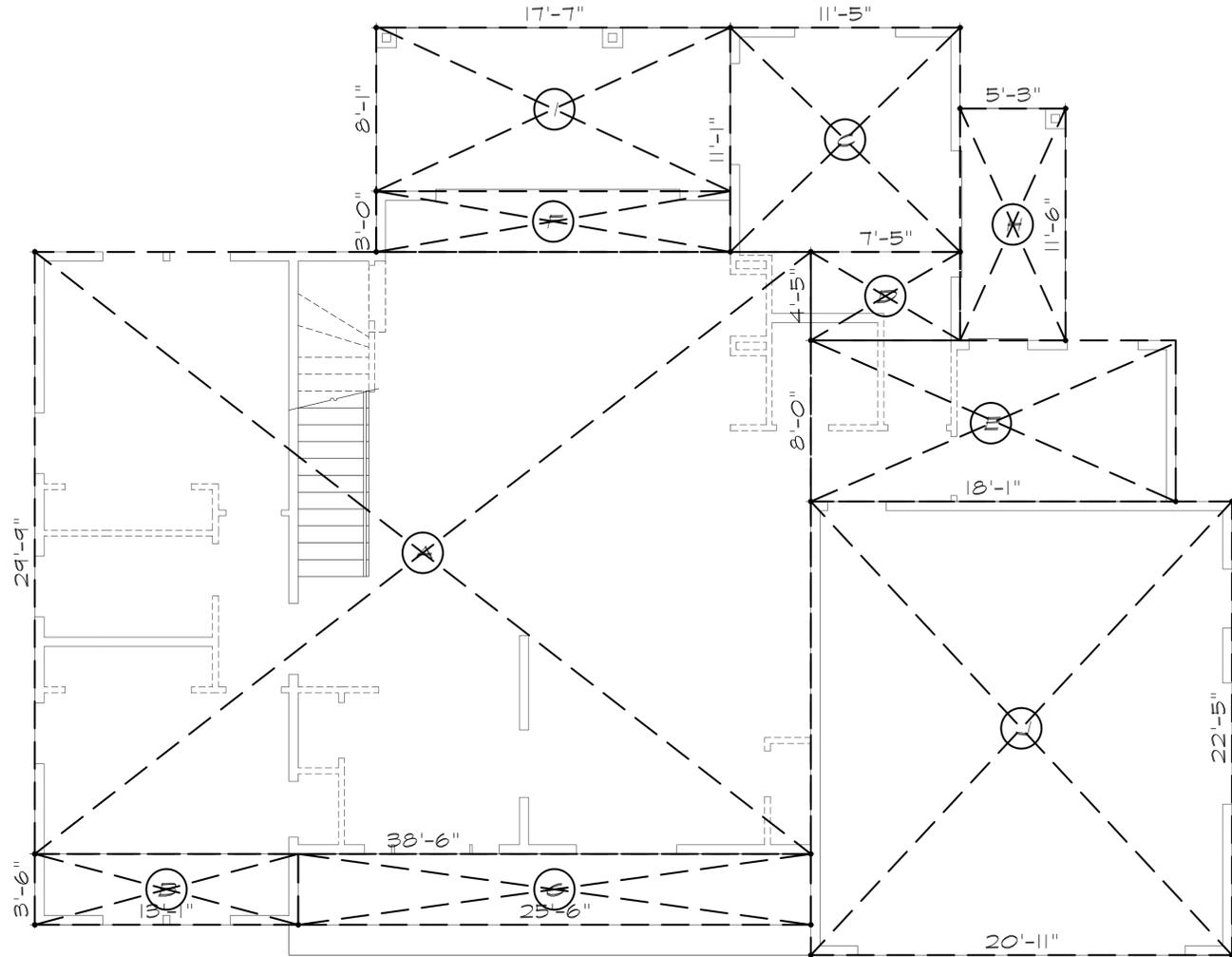
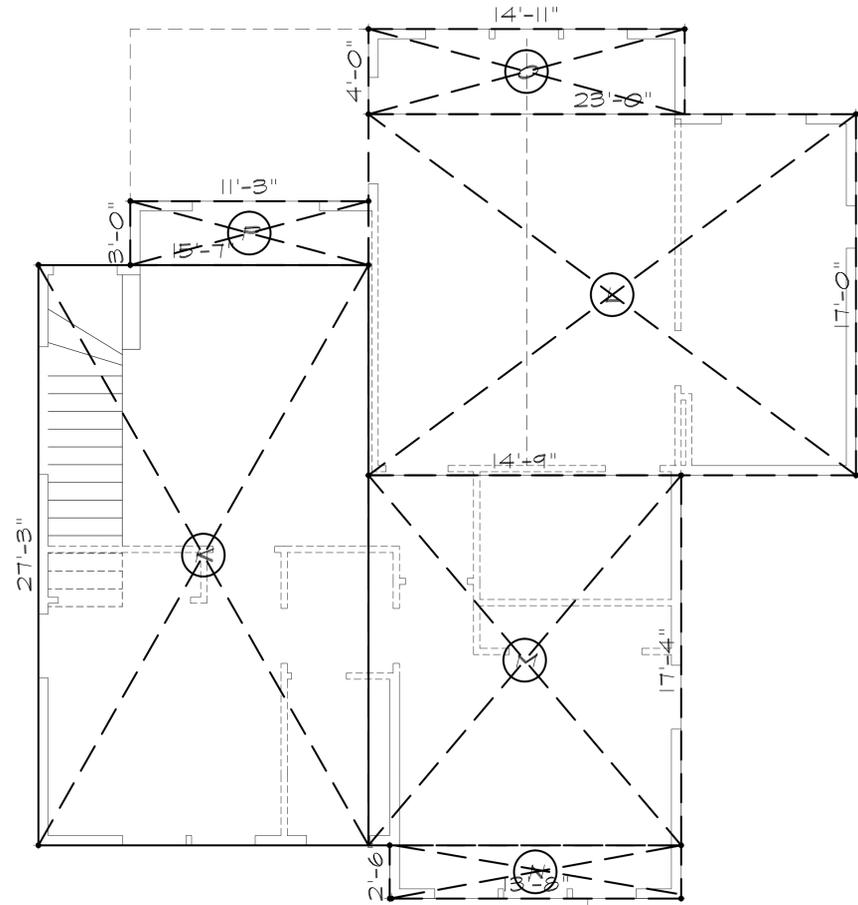
PRELIMINARY BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

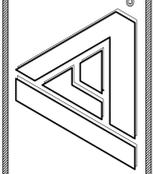
FLOOR AREA CALCULATION DIAGRAM



FIRST FLOOR AREA (MAIN RESIDENCE)		COVERED PORCH AREA AT MAIN RESIDENCE	
(A)	30'-7" x 24'-4" = 1149.37 SF	(G)	25'-6" x 3'-6" = 84.25 SF
(B)	13'-1" x 5'-6" = 45.78 SF	(H)	5'-5" x 11'-6" = 60.37 SF
(C)	11'-5" x 11'-1" = 126.55 SF	(I)	17'-7" x 8'-4" = 142.19 SF
(D)	7'-5" x 4'-6" = 32.75 SF	TOTAL COVERED PORCH AREA: 241.75 SF	
(E)	10'-1" x 8'-0" = 144.66 SF	TOTAL BUILDING AREA AT MAIN RESIDENCE: 2306.40 SF	
(F)	17'-1" x 3'-0" = 51.25 SF	ACCESSORY DWELLING UNIT (ADU)	
TOTAL FIRST FLOOR LIVING AREA: 1546.35 SF		(Q)	24'-6" x 23'-2" = 567.50 SF
SECOND FLOOR (MAIN RESIDENCE)		(R)	22'-3" x 5'-4" = 121.43 SF
(K)	15'-7" x 21'-3" = 424.64 SF	(S)	3'-5" x 7'-4" = 25.10 SF
(L)	23'-0" x 17'-0" = 391.0 SF	(T)	5'-10" x 14'-11" = 87.01 SF
(M)	14'-4" x 17'-4" = 255.66 SF	(U)	7'-4" x 4'-6" = 34.07 SF
(N)	13'-8" x 2'-6" = 34.16 SF	TOTAL ADU LIVING AREA: 642.51 SF	
(O)	14'-11" x 4'-0" = 54.66 SF	COVERED PORCH AREA AT ADU	
(P)	11'-5" x 3'-0" = 35.75 SF	(V)	16'-10" x 3'-0" = 49.16 SF
SECOND FLOOR LIVING AREA: 1180.81 SF		TOTAL BUILDING AREA AT ADU: 426.73 SF	
ATTACHED 2-CAR GARAGE AREA		LOT AREA: 4704.45 SF (100%)	
(J)	20'-11" x 22'-5" = 460.80 SF	ALLOWABLE LOT COVERAGE: 3340.3 SF (85%)	
		MAIN RESIDENCE FIRST FLOOR AREA + GARAGE: 2306.40 SF (23.7%)	
		PROPOSED LOT COVERAGE: 2306.40 SF (23.7%)	
		PROPOSED FLOOR AREA RATIO FOR MAIN RESIDENCE: 3023.77 SF (31.14%)	

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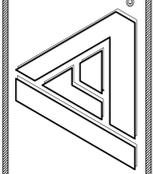
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:

JUNG HEE SOHN
1750 HOLT AVENUE
LOS ALTOS, CA 94024

JOB NO: JH SOHN
DATE: 5/17/2021
DRAWN BY: FT KUN
SCALE: 1/4" = 1'-0"
A-10

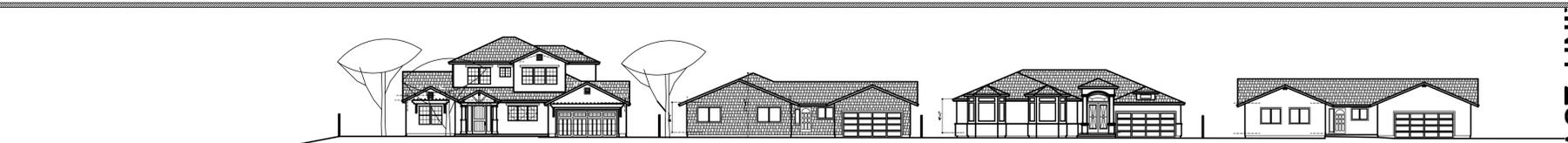
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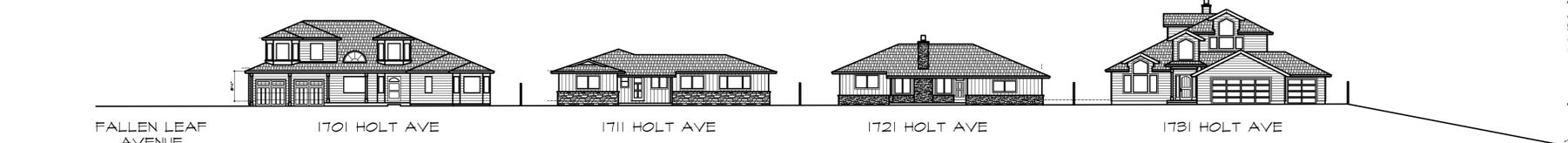
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JENNY JUNG HEE SOHN
 1730 HOLT AVENUE
 LOS ALTOS, CA 94024

JH SOHN
 5/17/2021
 FT KUS
 1/4" = 1'-0"



STREET SCAPE ELEVATION (NORTH)

SCALE 1" = 20'-0"
 0' 20' 40'



STREET SCAPE ELEVATION (SOUTH)

SCALE 1" = 20'-0"
 0' 20' 40'



1730 HOLT AVE WITH PROPOSE 2-STORY HOME



1720 HOLT AVE

1710 HOLT AVE

1700 HOLT AVE

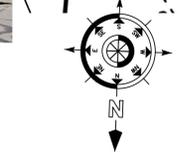
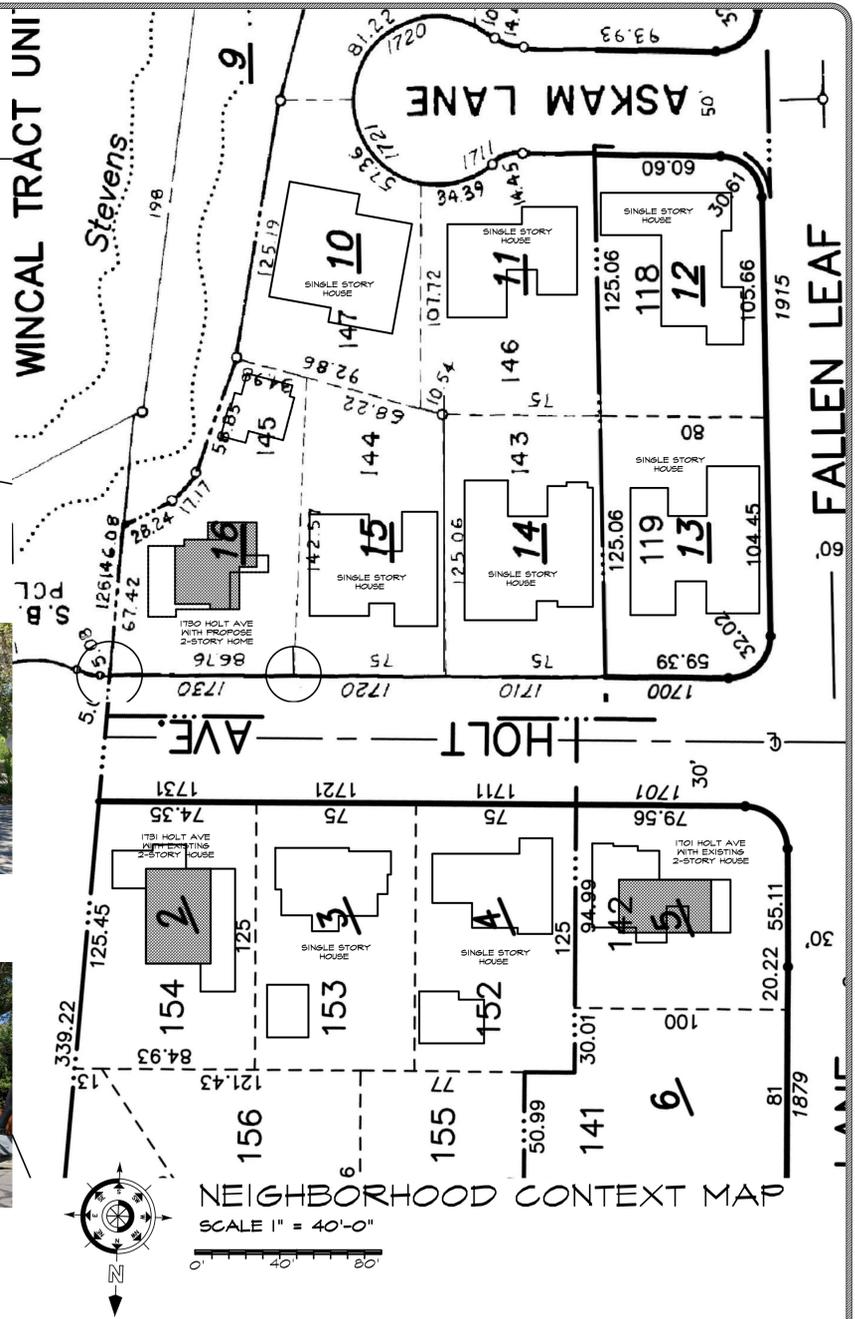


1701 HOLT AVE

1711 HOLT AVE

1721 HOLT AVE

1731 HOLT AVE



WINCAL TRACT UNIT

FALLEN LEAF

LANE

NEW 2-STORY RESIDENCE and ADU FOR:
Ms. JENNY JUNG HEE SOHN
 1730 HOLT AVENUE, LOS ALTOS CA 95014



New Fawn
 KM4614

KELLY MOORE
 SOFFIT: REDWOOD T&G
 (PAINTED)

Canvas Cloth
 KM4583

KELLY MOORE
 WINDOW TRIM: 2x4
 REDWOOD (PAINTED)

Japanese Sable
 KMA88

KELLY MOORE
 FRONT DOOR: WOOD
 GARAGE DOOR: WOOD

KELLY MOORE

Midnight Escape
 KMA86

MATERIAL: 2x6 REDWOOD
 FASCIA (PAINTED)
 ARBOR: REDWOOD
 (PAINTED)
 GUTTERS, DOWNSPOUT

EAGLE ROOFING
Golden Eagle



MATERIAL: LIGHTWEIGHT
 CONCRETE FLAT TILE

KELLY MOORE

Whitest White
 KMW43

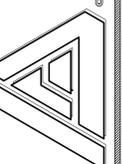
EXTERIOR FINISH:
 TEXTURED STUCCO

WINDOWS BY:
 ANDERSEN WINDOWS
 WOOD WINDOWS

REVISIONS:
 621-0080
 NOV 29 2021 FTK

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NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JENNY JUNG HEE SOHN
 1730 HOLT AVENUE
 LOS ALTOS, CA 94024

JOB NO: JH SOHN
 DATE: 5/17/2021
 DRAWN BY: FT Kus
 SCALE: NO SCALE

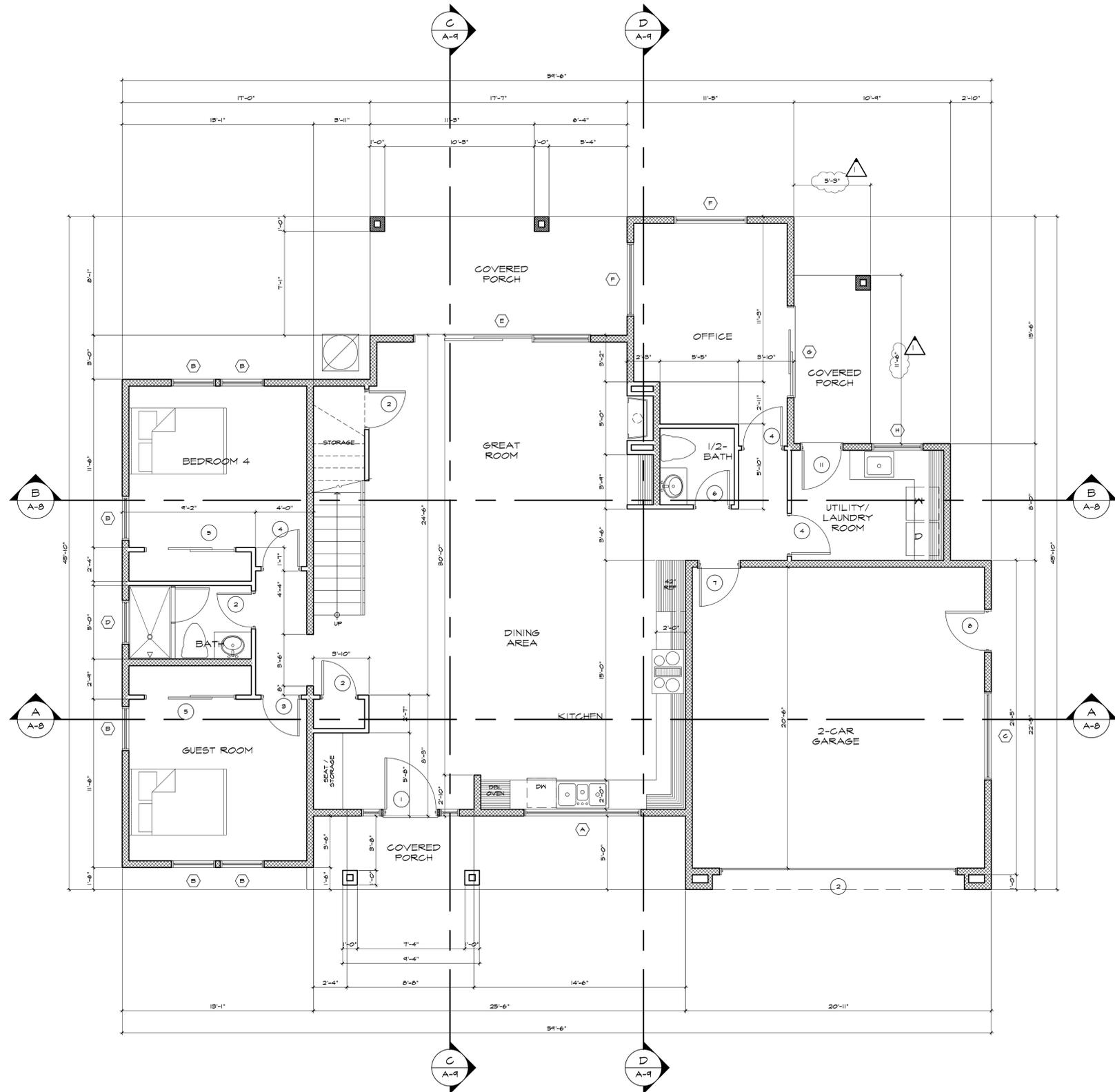
CB-1

ABBREVIATIONS:

- A/C..... AIR CONDITIONER
- AL..... ALUMINUM
- A.B..... ANCHOR BOLT
- A.P.A..... AMERICAN FLYWOOD
- A.S.A..... ASSOCIATION
- A.P.N..... ASSESSOR PARCEL NUMBER
- BM..... BEAM
- BLK'G..... BLOCKING
- BLDG..... BUILDING
- BOTT..... BOTTOM
- CAB..... CABINET
- CLO..... CLOSET
- C.J..... CEILING JOIST
- COL..... COLUMN
- CONC..... CONCRETE
- CONT..... CONTINUOUS
- D..... DRYING MACHINE
- DET..... DETAIL
- DIA..... DIAMETER
- DIAG..... DIAGRAM
- D.W..... DISH WASHER
- DBL..... DOUBLE
- DR..... DOOR
- D.S..... DOWN SPOUT
- D.F..... DOUGLAS FIR
- D.H..... DOUBLE HUNG WINDOW
- EA..... EACH
- ELECT..... ELECTRICITY
- ELEV..... ELEVATION
- ENCL..... ENCLOSED
- EQ..... EQUAL
- EXT..... EXTERIOR
- (E), EX..... EXISTING FOR
- F.F..... FACE FRAMED
- FIN. FLR..... FINISH FLOOR
- F.O.C..... FACE OF CURB or FACE OF CONCRETE
- F.O.S..... FACE OF STUD
- FIB..... FIBERGLASS
- FIX..... FIXTURE
- FLASH..... FLASHING
- FLOUR..... FLOURESCENT
- FLR..... FLOOR
- FTG..... FOOTING
- F.A.U..... FORGED AIR UNIT
- G.I..... GALVANIZE IRON
- GA..... GAUGE
- GLS..... GLASS
- GLU. LAM..... GLUE LAMINATED
- GLZ..... GLAZING
- G.P.F..... GALLONS PER FLUSH
- GR..... GRADE
- GYP. BD..... GYPSUM BOARD
- HDR..... HEADER
- H.V..... HEAT VENT
- H.D..... HOLD DOWN
- I.C.B.O..... INTERNATIONAL CONFERENCE OF BUILDING OFFICIAL
- INSUL..... INSULATION
- JST..... JOIST
- LINO..... LINOLEUM
- M.B..... MACHINE BOLT
- MFR..... MANUFACTURER
- M.C..... MEDICINE CABINET
- MTL..... METAL
- MIN..... MINIMUM
- (N)..... NEXT
- N.T.S..... NOT TO SCALE
- O.V..... OVEN
- O.C..... ON CENTER
- O/..... OVER
- O.H..... OVER HANG
- PR..... PAIR
- P.C..... PHOTO CELL
- P.S..... PAINT GRADE
- PLY.F.W..... PLYWOOD
- PKT..... POCKET
- P.B..... PUSH BUTTON
- P.T..... PRESSURE TREATED
- REF..... REFRIGERATOR
- RDWD..... REDWOOD
- REQ'D..... REQUIRED
- RS..... RESAWN
- REV..... REVERSE
- R.O..... ROUGH OPENNING
- SEL..... SELECT STRUCTURAL
- STR..... STRENGTH
- S.H..... SINGLE HUNG
- SL. GLS..... SLIDING GLASS
- DR..... DOOR
- SHTG..... SHEATING
- SHT..... SHEET
- S & P..... SHELF & POLE
- SHWR..... SHOWER
- S.C..... SOLID CORE
- S/CLO..... SELF CLOSER
- S.G..... STAIN GRADE
- SPEC'S..... SPECIFICATIONS
- SQ..... SQUARE
- STD..... STANDARD
- SURR..... SURROUND
- SIM..... SIMILAR
- TEMP..... TEMPERED
- GLS..... GLASS
- T & G..... TONGUE & GROOVE
- THK..... THICK
- TYP..... TYPICAL
- U.N.O..... UNLESS NOTED OTHERWISE
- U.B.C..... UNIFORM BUILDING CODE
- U.P.C..... UNIFORM PLUMBING CODE
- U.M.C..... UNIFORM MECHANICAL CODE
- VERT..... VERTICAL
- W..... WASHING MACHINE
- W/C..... WATER CLOSET
- WH..... WATER HEATER
- W/..... WITH
- WD..... WOOD
- W.I..... WROUGHT IRON
- WIND, WDW..... WINDOW
- W.P..... WATER PROOF
- W.S..... WEATHER STRIP
- W.W.M..... WELDED WIRE MESH

NOTES and LEGEND:

-
- INDICATES NEW WALLS WITH 2x6 WOOD STUDS AT 16" O.C. WALLS (TYPICAL U.O.N.)
-
- INDICATES NEW WALLS WITH 2x4 WOOD STUD AT 16" O.C. (TYPICAL U.O.N.)



NEW FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

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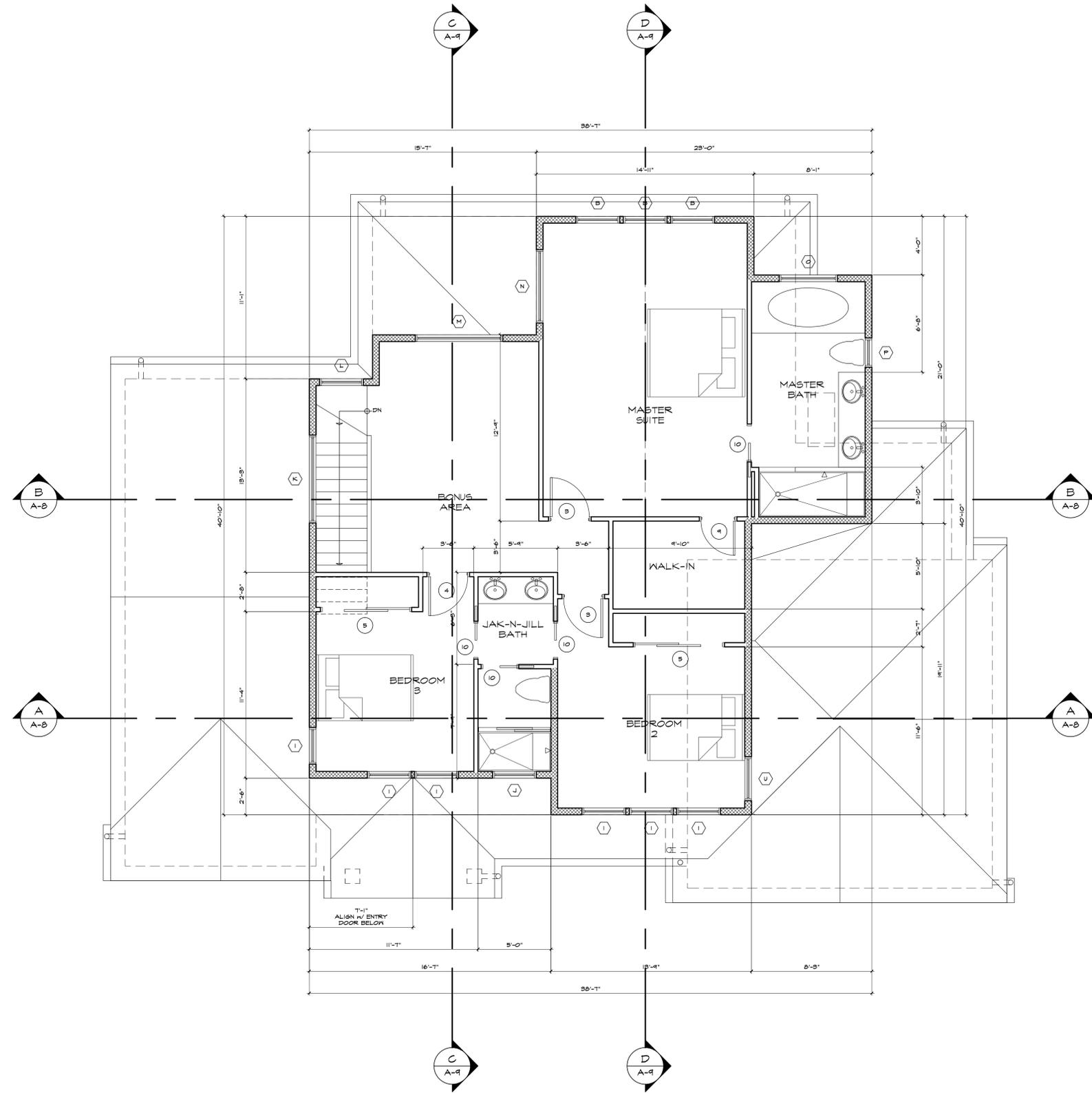
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JUNG HEE SOHN
1750 HOLT AVENUE
LOS ALTOS, CA 94024

JH SOHN
DATE: SEPT 2 2021
DRAWN BY: FT KUS
SCALE: 1/4" = 1'-0"

A-3

NOTES and LEGEND:

-  INDICATES NEW WALLS WITH 2x6 WOOD STUDS AT 16" O.C. WALLS (TYPICAL U.O.N.)
-  INDICATES NEW WALLS WITH 2x4 WOOD STUD AT 16" O.C. (TYPICAL U.O.N.)

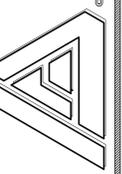


NEW SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

NO. 2021-0090	PTK
OCT 11 2021	

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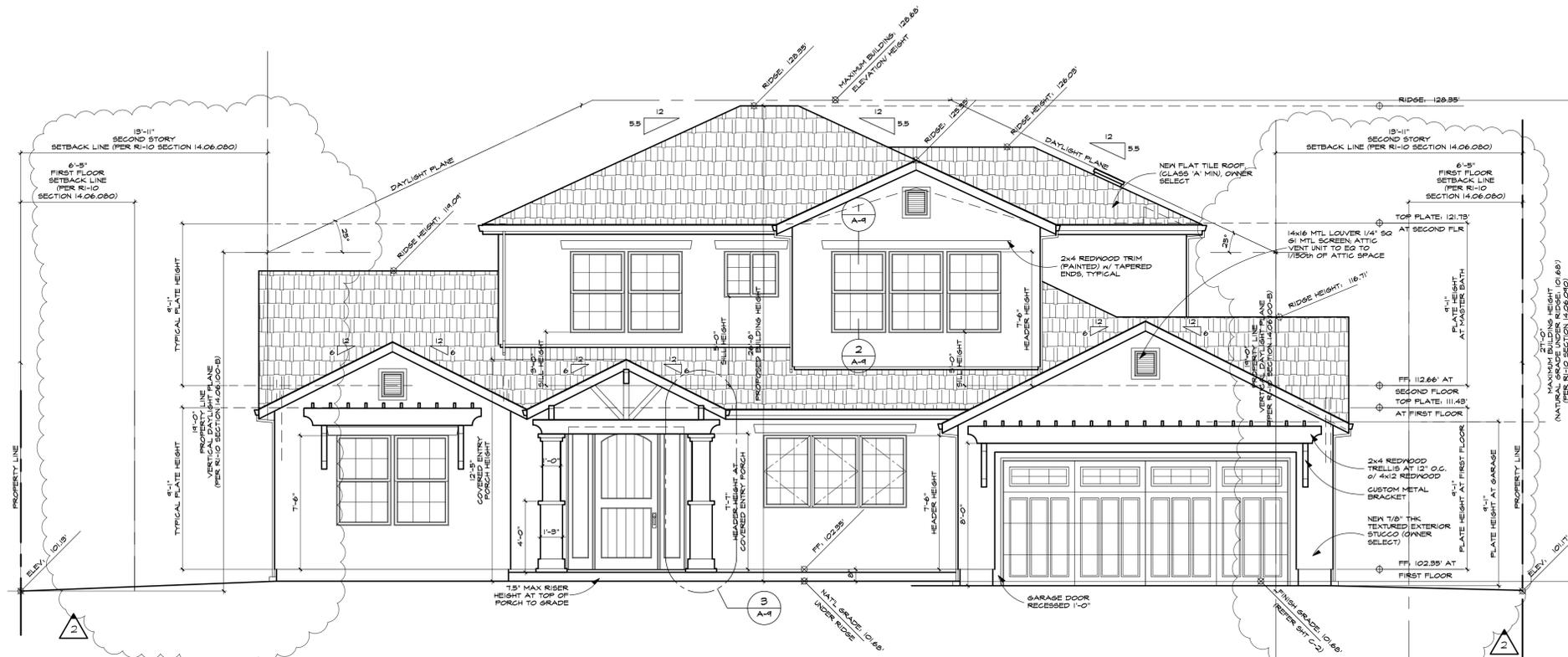
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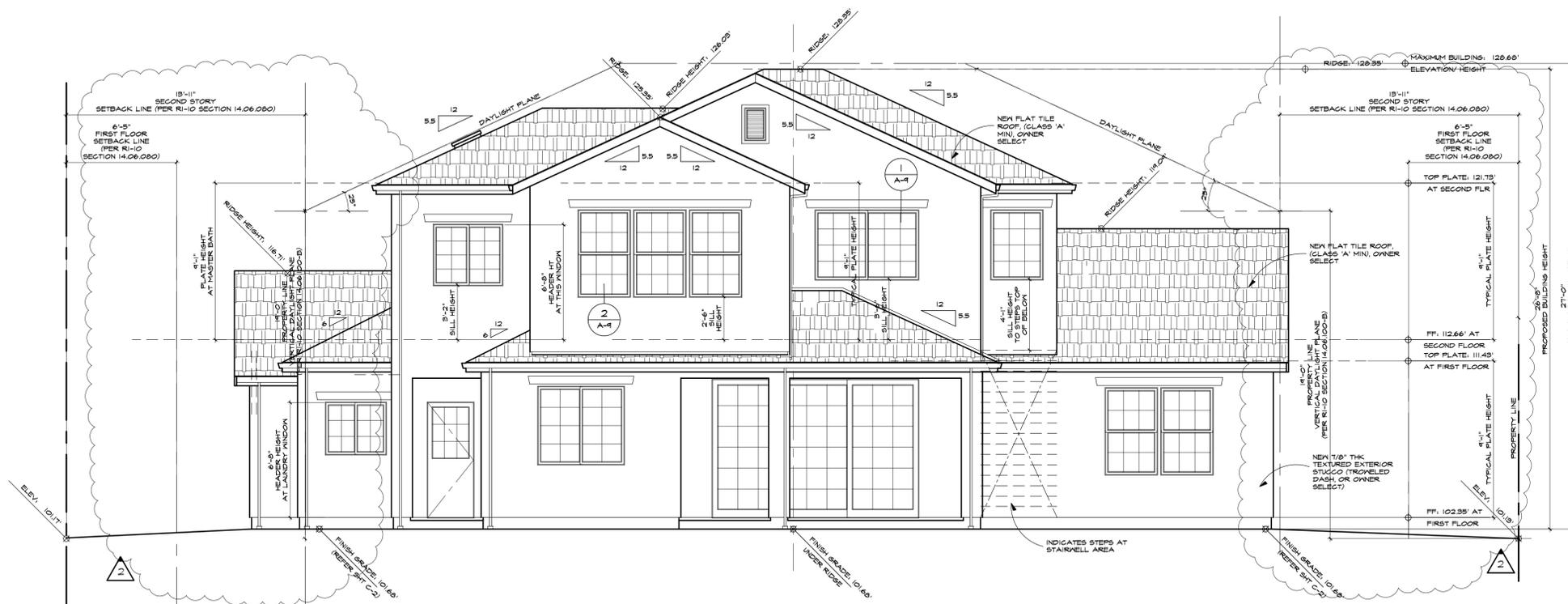
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JUNG HEE SOHN
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LOS ALTOS, CA 94024

JOB NO.	JH SOHN
DATE	SEPT 2 2021
DRAWN BY	PT KUS
SCALE	1/4" = 1'-0"

A-4



NORTH ELEVATION
SCALE 1/4" = 1'-0"

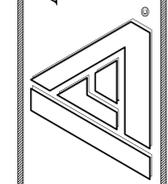


SOUTH ELEVATION
SCALE 1/4" = 1'-0"

REVISIONS	DATE	BY
1	OCT 11 2021	FTK
2	OCT 11 2021	FTK
3	NOV 29 2021	FTK

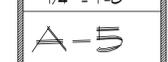
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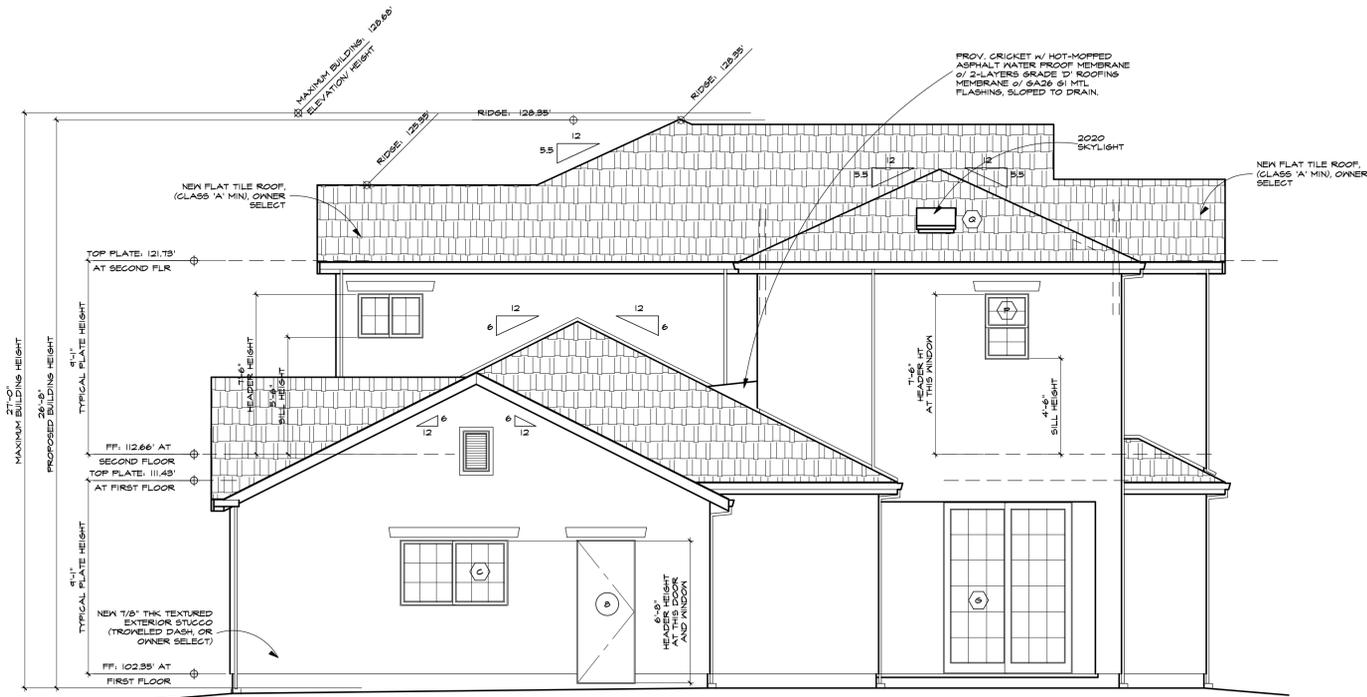
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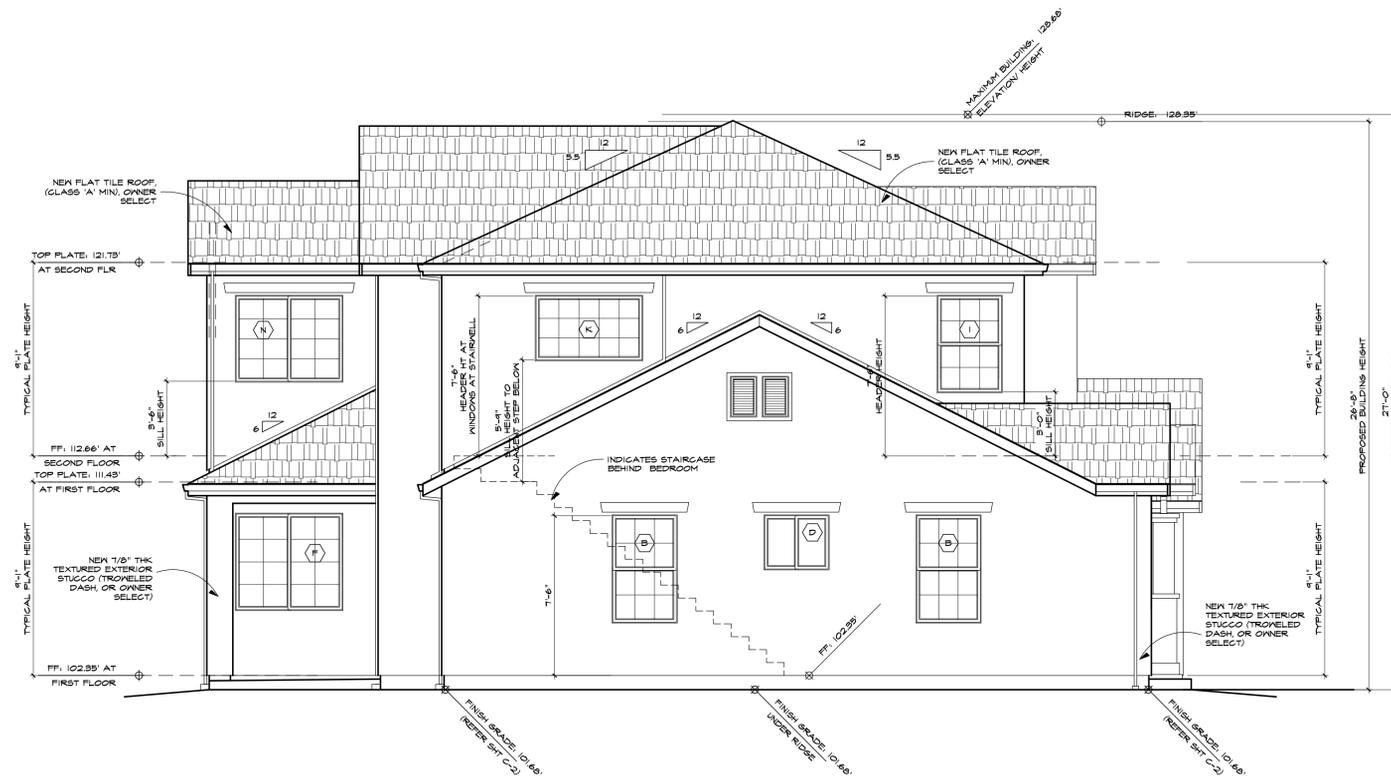
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JUNG HEE SOHN
1780 HOLT AVENUE
LOS ALTOS, CA 94024

JOB NO.	JH SOHN
DATE	SEPT 2 2021
DRAWN BY	FT KUS
SCALE	1/4" = 1'-0"





EAST ELEVATION
SCALE 1/4" = 1'-0"

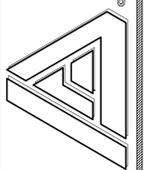


WEST ELEVATION
SCALE 1/4" = 1'-0"

8/21/2021	FTK
OCT 11 2021	FTK
8/21/2021	FTK
NOV 29 2021	FTK

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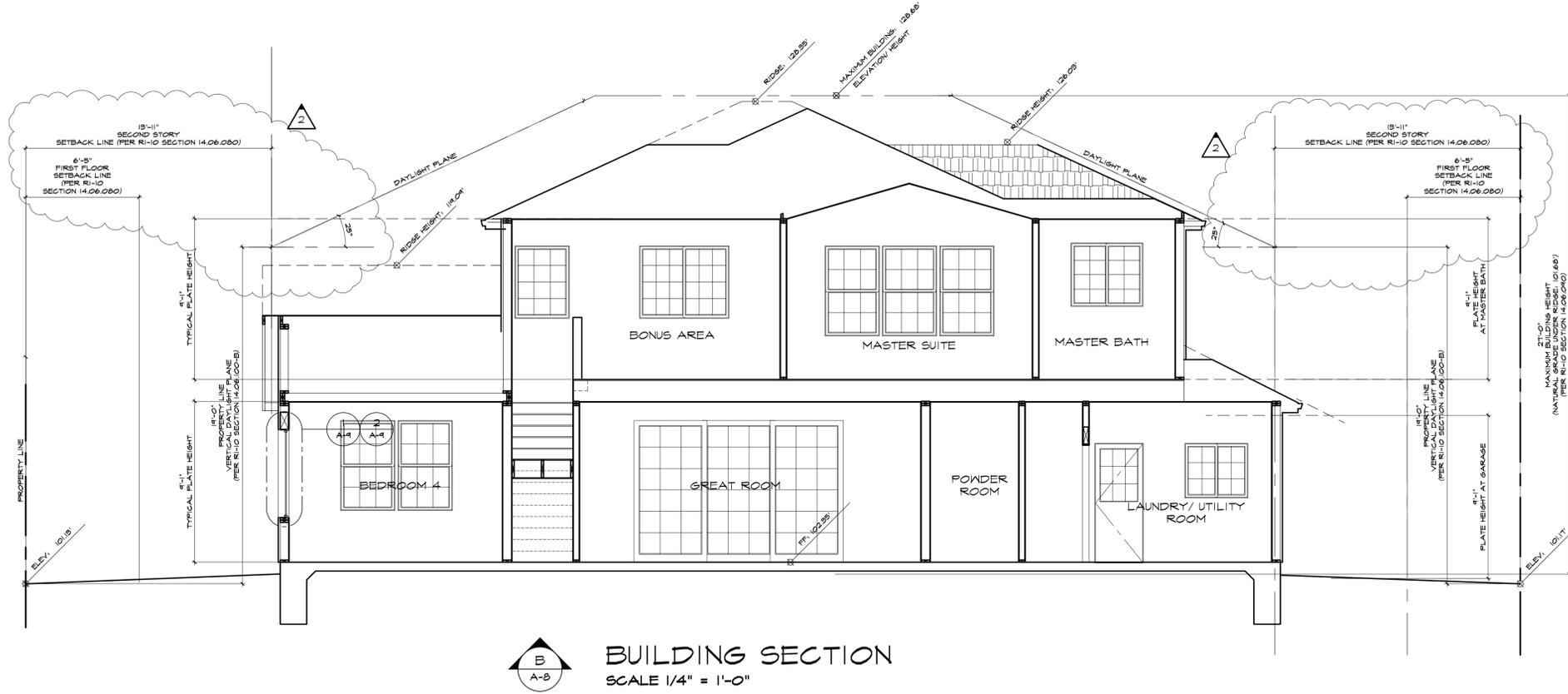
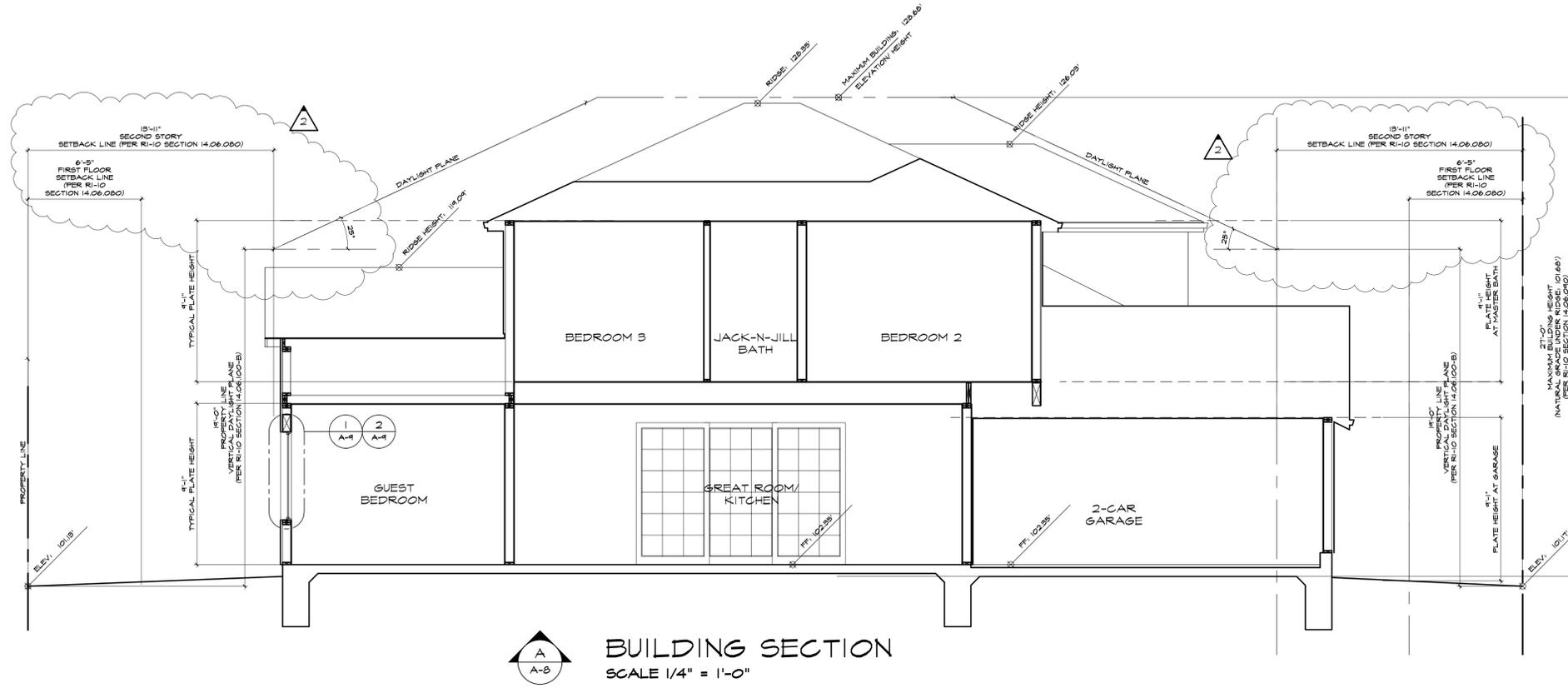
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:

JUNG HEE SOHN

1780 HOLT AVENUE
LOS ALTOS, CA 94024

JH SOHN
DATE: SEPT 2 2021
DRAWN BY: FT KUS
SCALE: 1/4" = 1'-0"

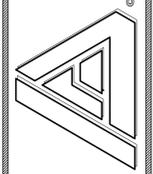
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100	5/17/2021	FTK

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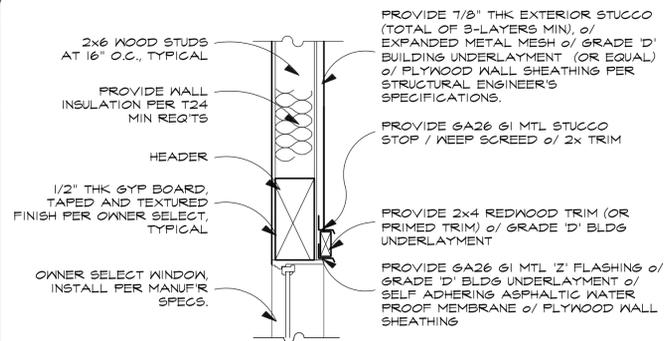
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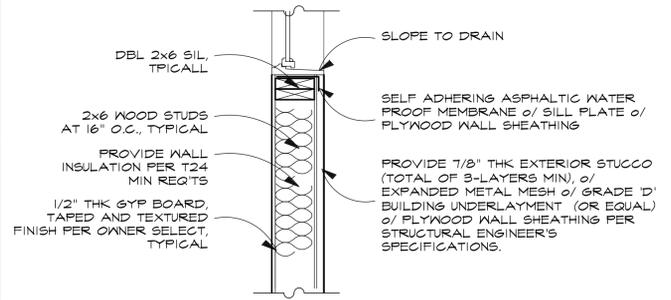
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1750 HOLT AVENUE
LOS ALTOS, CA 94024

JOB NO.	JH SOHN
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DRAWN BY	FT KUS
SCALE	1/4" = 1'-0"

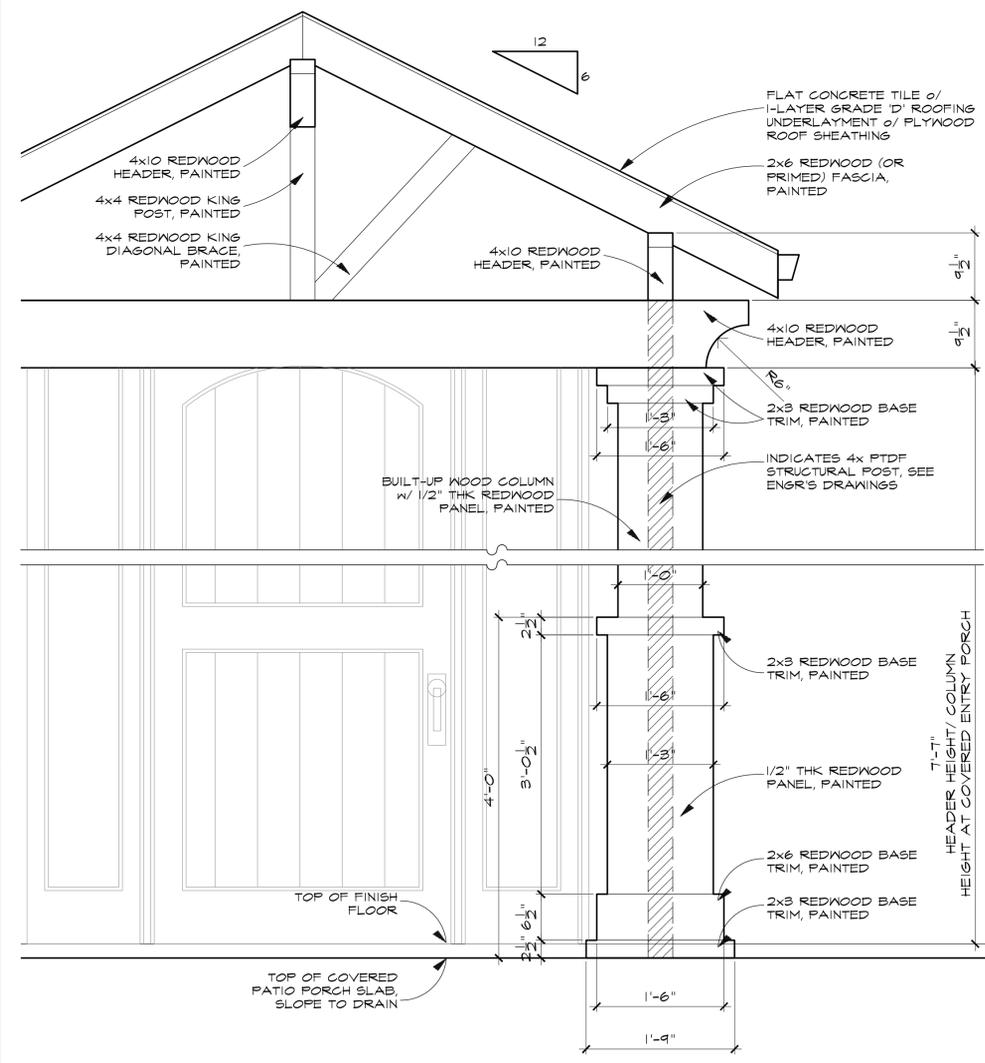
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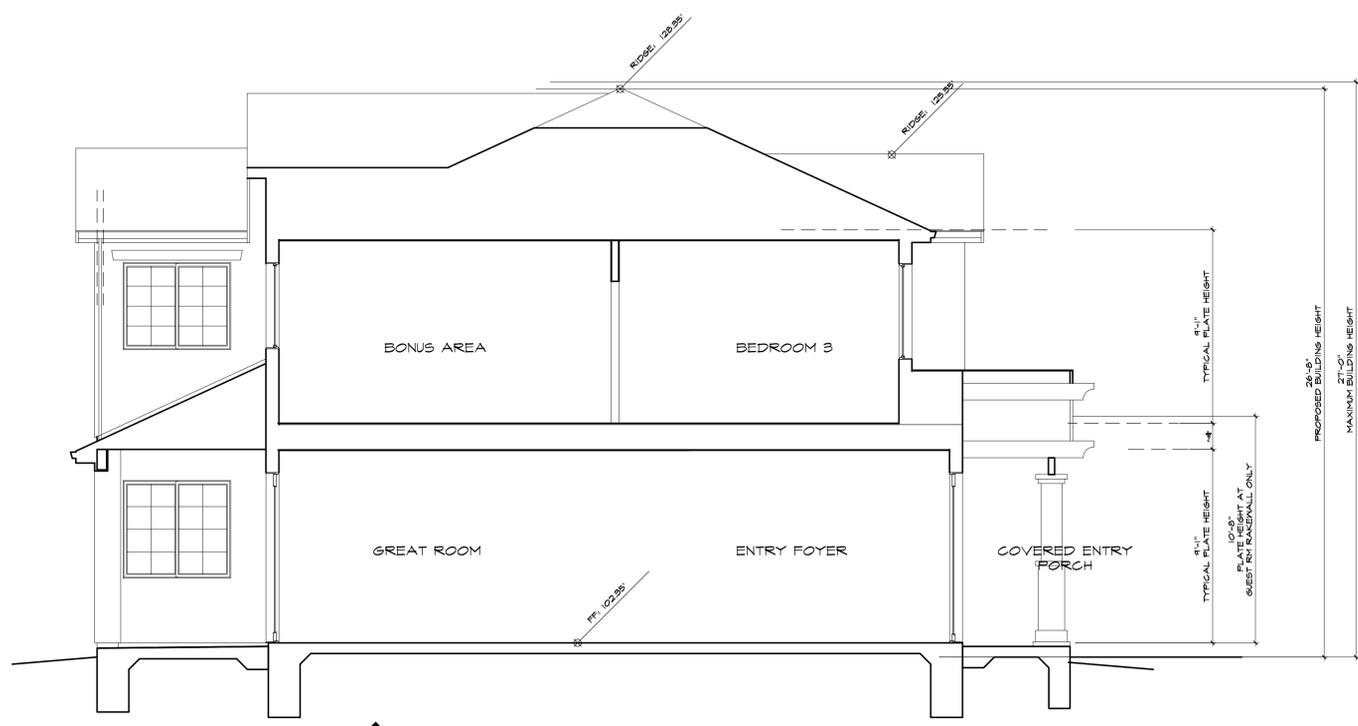
1 WINDOW HEADER/ TRIM DETAIL
SCALE 1/2" = 1'-0"



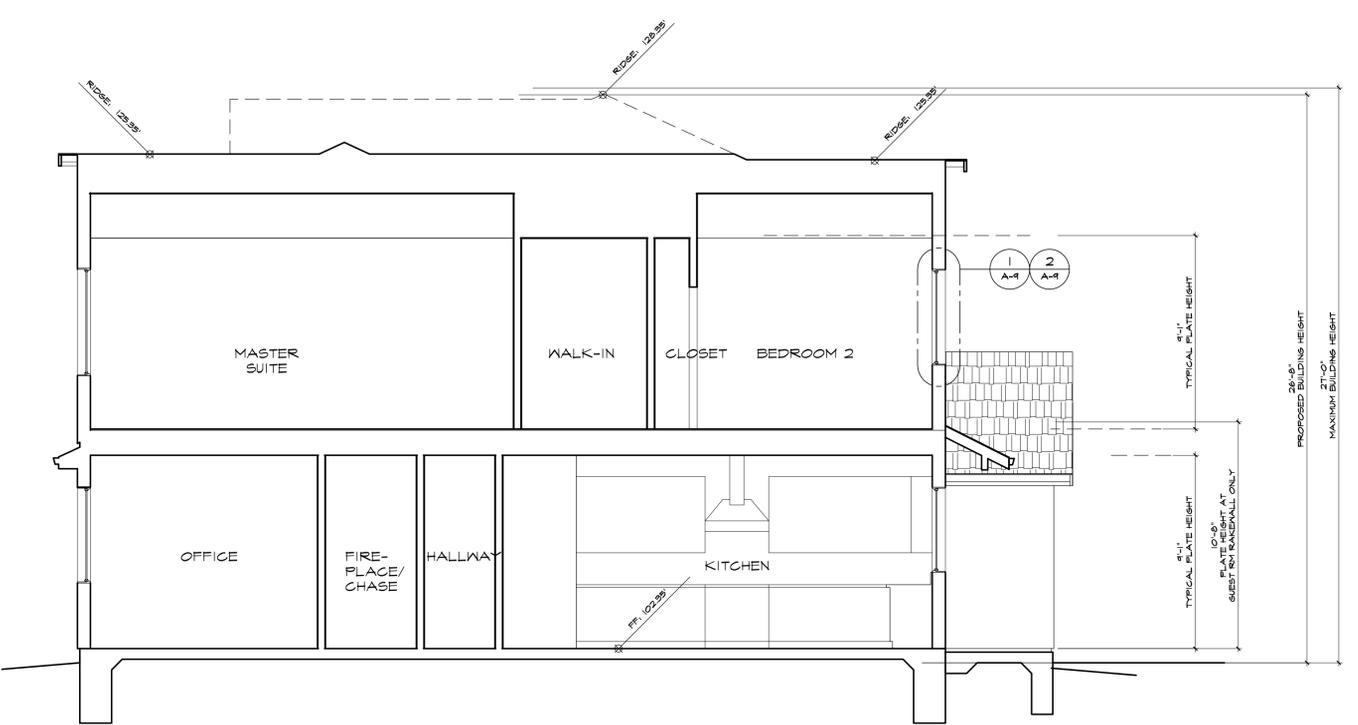
2 WINDOW SILL DETAIL
SCALE 1/2" = 1'-0"



3 ENTRY PORCH COLUMN DETAIL
SCALE 1/2" = 1'-0"



C BUILDING SECTION
SCALE 1/4" = 1'-0"



D BUILDING SECTION
SCALE 1/4" = 1'-0"

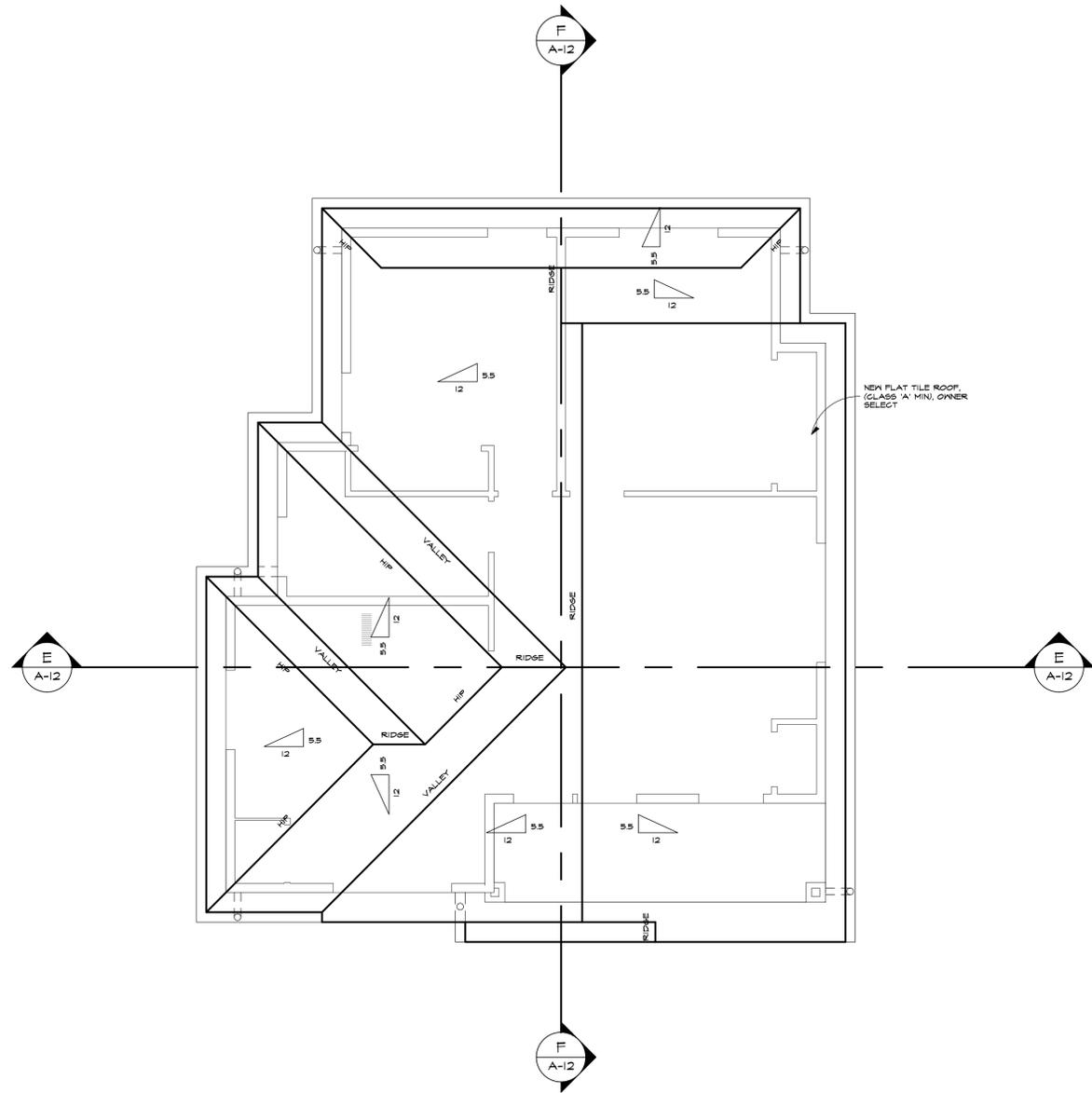
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:
JUNG HEE SOHN
1750 HOLT AVENUE
LOS ALTOS, CA 94024

ATELIER DESIGNS
Drafting and Design Service Firm
P.O. BOX 2169
GILROY, CA 95021
Phone nos. (408) 858-9968 (408) 806-8188
Website: www.atdes.net

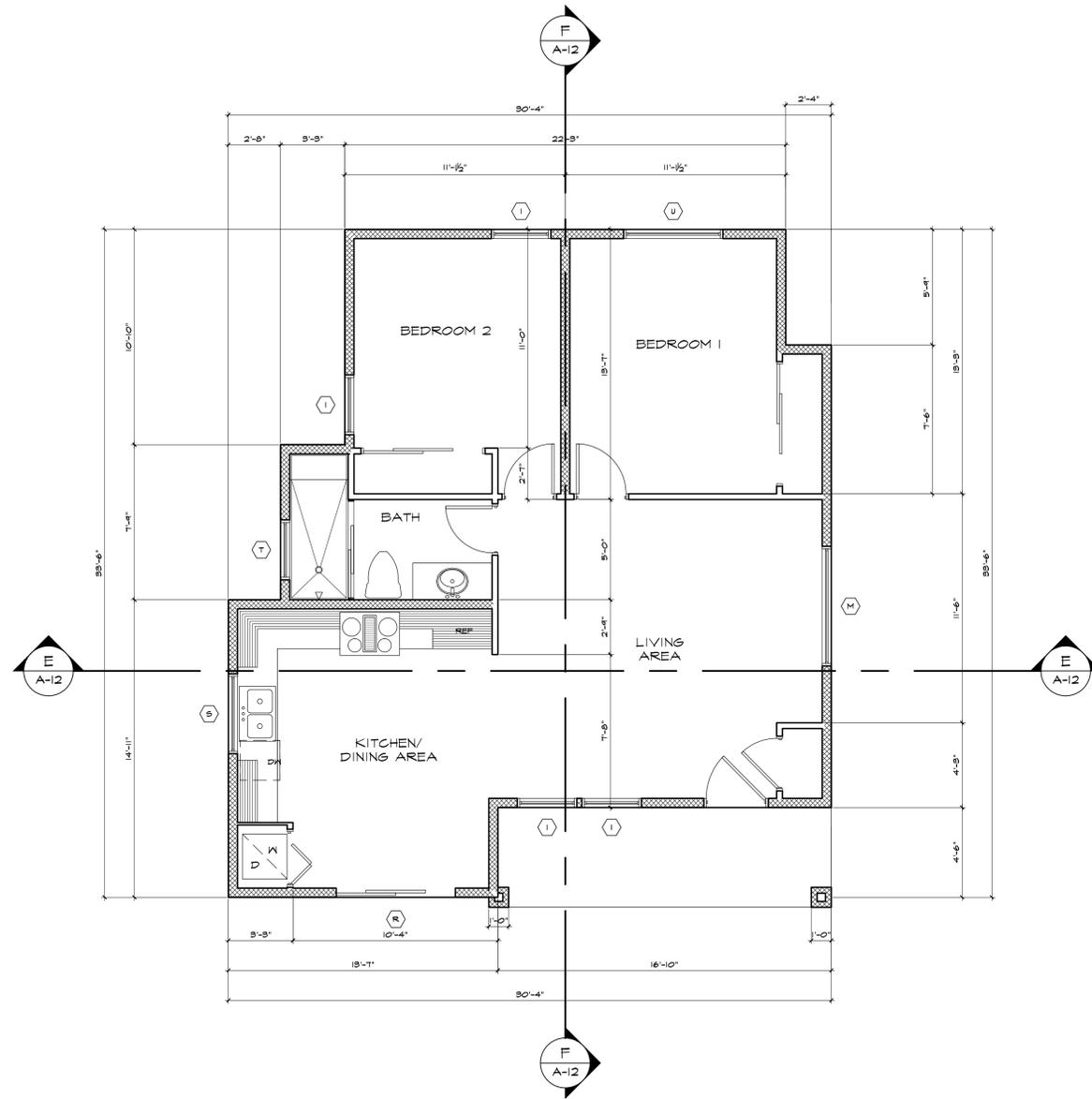
These drawings were prepared by the undersigned in accordance with the California Professional Engineers Act and the rules and regulations of the State Board of Professional Engineers and Surveyors. I, the undersigned, am a duly Licensed Professional Engineer in the State of California, No. 40888. I am the author of these drawings and I am responsible for their accuracy. No other person has been authorized to make any changes or alterations to these drawings without my written consent. I am not responsible for any errors or omissions in these drawings.

DATE: 10/5/2021
DRAWN BY: FT KUS
SCALE: 1/4" = 1'-0"

JOB NO: JH SOHN
DATE: 10/5/2021
DRAWN BY: FT KUS
SCALE: 1/4" = 1'-0"



ACCESSORY DWELLING
UNIT ROOF PLAN
SCALE 1/4" = 1'-0"

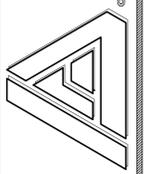


ACCESSORY DWELLING UNIT
NEW FLOOR PLAN
SCALE 1/4" = 1'-0"

REVISED
OCT 11 2021 FTK

NO TITLE
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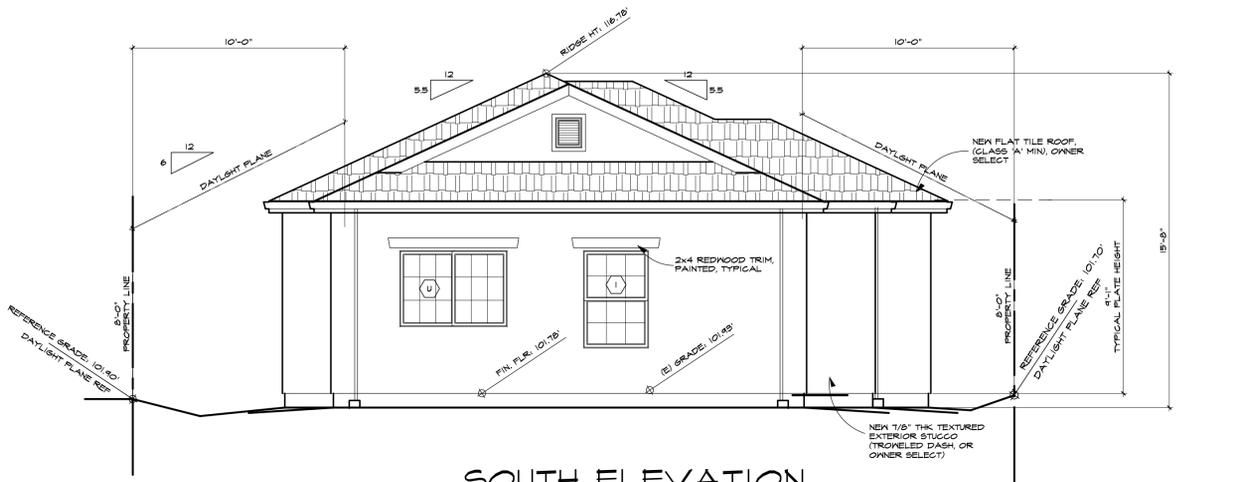
NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:

JUNG HEE SOHN

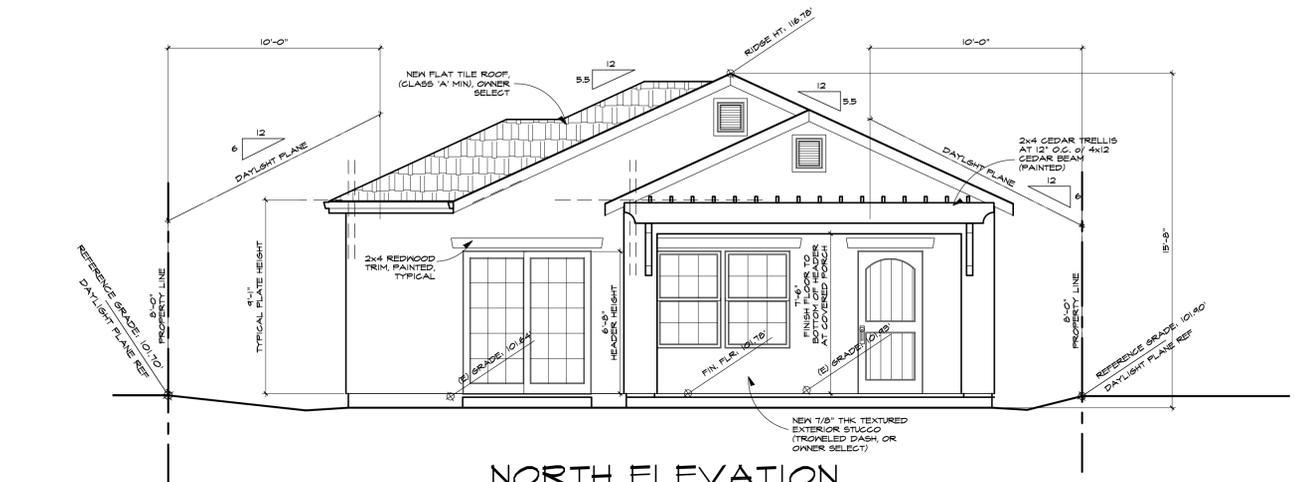
1780 HOLT AVENUE
LOS ALTOS, CA 94024

JH SOHN
5/17/2021
FT KUS
1/4" = 1'-0"

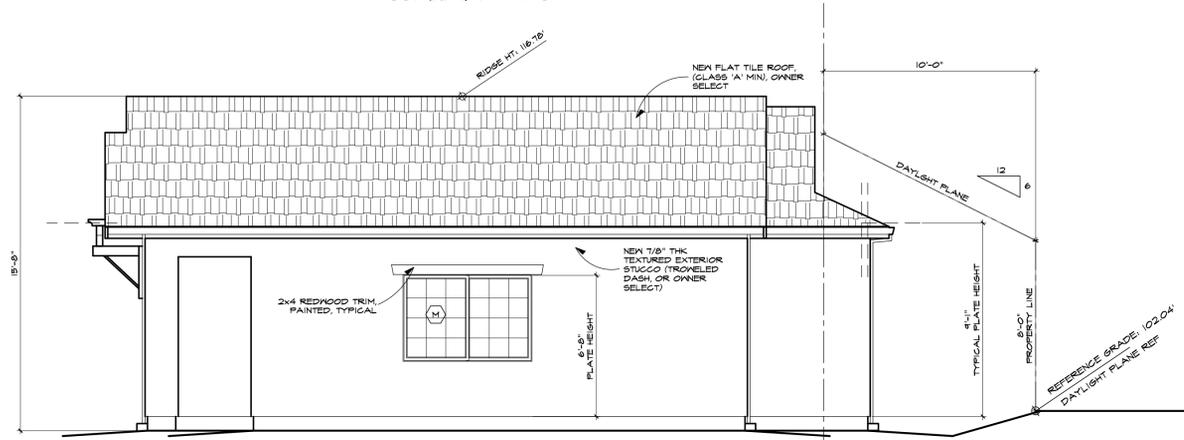
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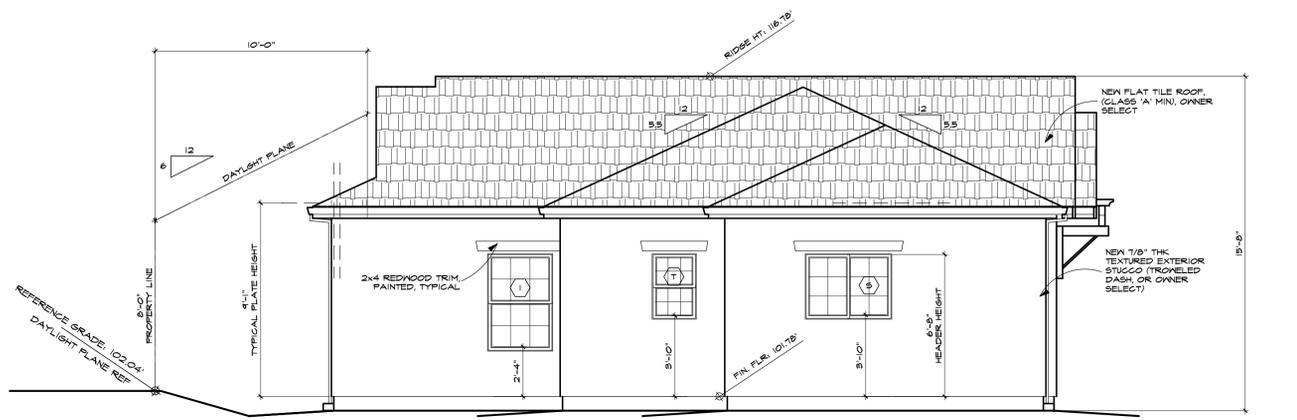
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



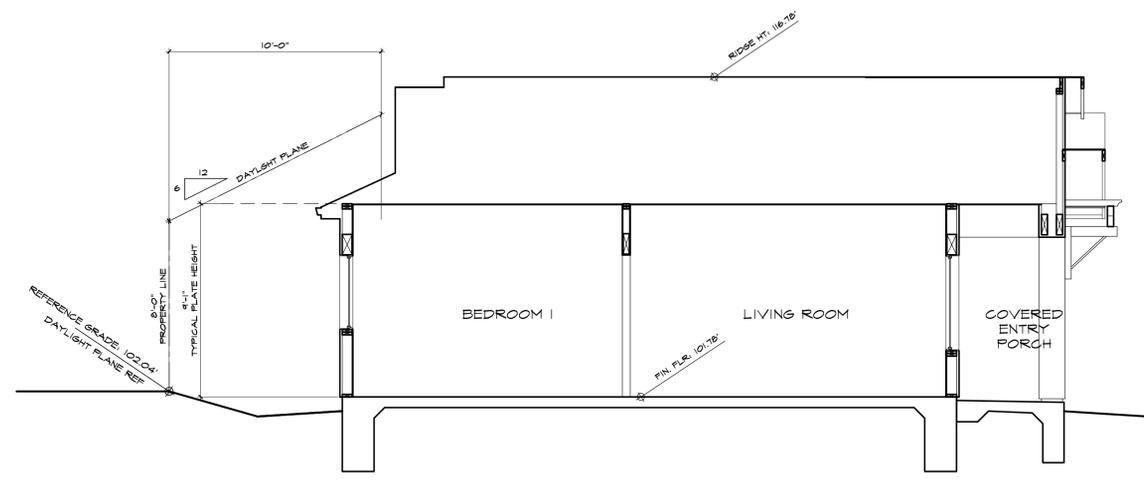
NORTH ELEVATION
SCALE 1/4" = 1'-0"



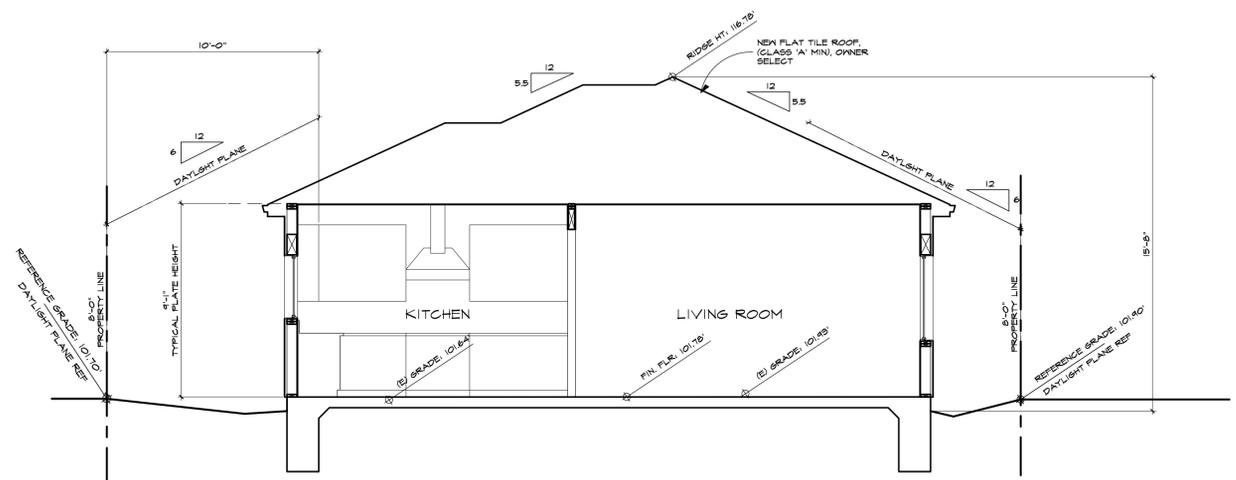
WEST ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



BUILDING SECTION
SCALE 1/4" = 1'-0"

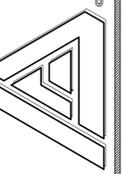


BUILDING SECTION
SCALE 1/4" = 1'-0"

REVISED
5/17/2021
OCT 11 2021 FTK

These drawings were prepared by the drafter, under the supervision of the architect, and are not to be used for construction without the approval of the architect. The architect is not responsible for the accuracy of the information provided in these drawings. No warranty is made by the architect for the use of these drawings for any purpose other than that intended. The architect's liability is limited to the services rendered and the amount of the fee.

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GILROY, CA 95021
Phone nos. (408) 858-9968 (408) 806-8188
Website: www.atelier.net



NEW 2-STORY RESIDENCE and ACCESSORY DWELLING UNIT FOR:

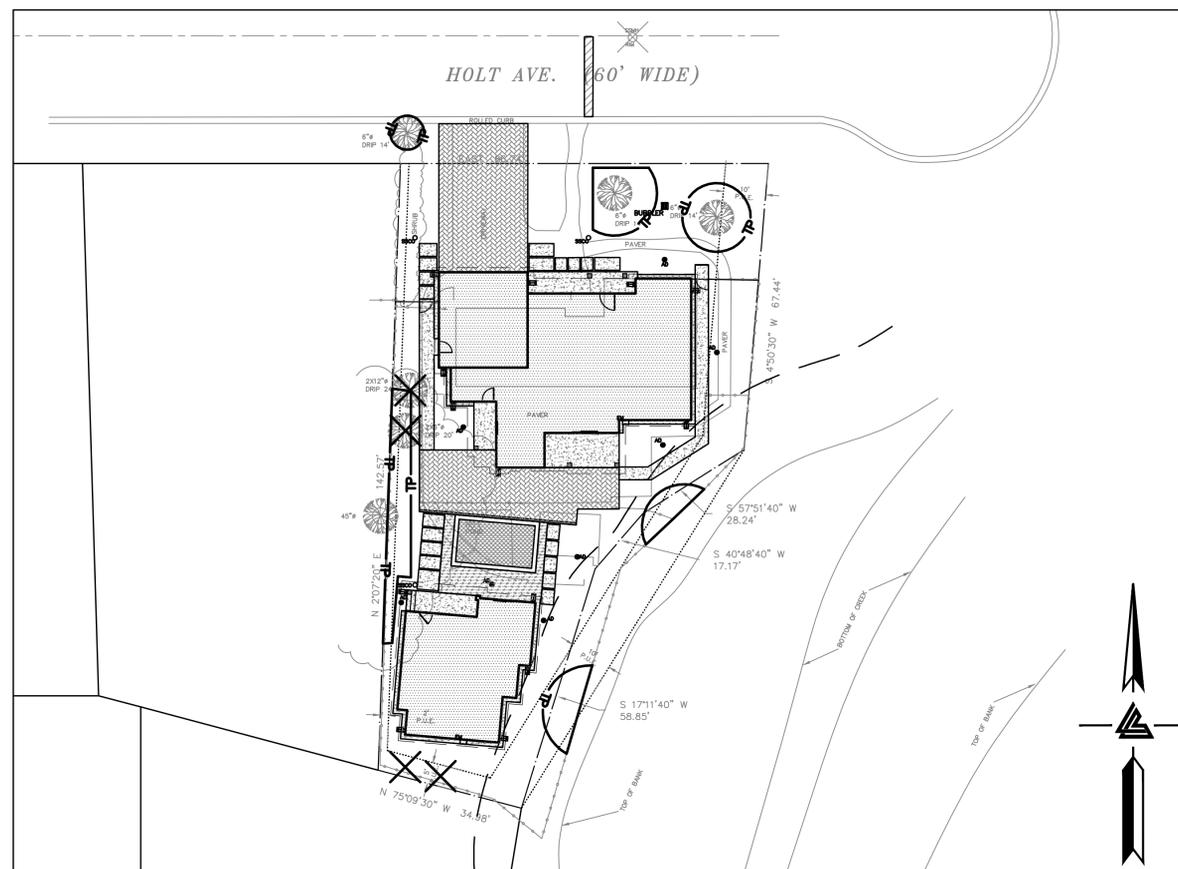
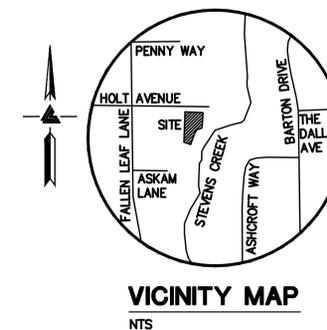
JUNG HEE SOHN

1780 HOLT AVENUE
LOS ALTOS, CA 94024

JOB NO: JH SOHN
DATE: 5/17/2021
DRAWN BY: FTK
SCALE: 1/4" = 1'-0"

A-II

SOHN RESIDENCE 1730 HOLT AVENUE LOS ALTOS, CALIFORNIA



KEY MAP
1" = 20'

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
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER 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

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.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH GRADE	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
CL	CENTER LINE	(PA)	PLANTING AREA
CPP	CORRUGATED PLASTIC PIPE (SMOOTH INTERIOR)	PED	PEDESTRIAN
CO	CLEANOUT	PIV	POST INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PSS	PUBLIC SERVICES EASEMENT
CONC	CONCRETE	P	PROPERTY LINE
CONST	CONSTRUCT or -TION	PP	POWER POLE
CONC COR	CONCRETE CORNER	PUE	PUBLIC UTILITY EASEMENT
CY	CUBIC YARD	PVC	POLYVINYL CHLORIDE
D	DIAMETER	R	RADIUS
DI	DROP INLET	RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
EA	EACH	RW	RAINWATER
EC	END OF CURVE	R/W	RIGHT OF WAY
EG	EXISTING GRADE	S	SLOPE
EL	ELEVATIONS	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EP	EDGE OF PAVEMENT	SAN	SANITARY
EQ	EQUIPMENT	SD	STORM DRAIN
EW	EACH WAY	SDMH	STORM DRAIN MANHOLE
(E)	EXISTING	SHT	SHEET
FC	FACE OF CURB	S.L.D.	SEE LANDSCAPE DRAWINGS
FF	FINISHED FLOOR	SPEC	SPECIFICATION
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	ST.	STREET
G	GAGE OR GAUGE	STA	STATION
GB	GRADE BREAK	STD	STANDARD
HDPE	HIGH DENSITY CORRUGATED POLYETHYLENE PIPE	STRUCT	STRUCTURAL
HORIZ	HORIZONTAL	T	TELEPHONE
HI PT	HIGH POINT	TC	TOP OF CURB
H&T	HUB & TACK	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	VCP	VERTICAL CURVE
JP	JOINT UTILITY POLE	VCP	VITRIFIED CLAY PIPE
L	LENGTH	VERT	VERTICAL
LNDG	LANDING	W/	WATER LINE
		WM	WATER METER
		WWF	WELDED WIRE FABRIC

ESTIMATED EARTHWORK QUANTITIES

CUBIC YARDS	WITHIN BUILDING FOOTPRINT	OUTSIDE BUILDING FOOTPRINT	TOTAL CUBIC YARDS
CUT	99	16	115
FILL	1	84	85
EXPORT			30

NOTE:
GRADING QUANTITIES REPRESENT BANK YARDAGE. IT DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND IS INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS, OR POOL EXCAVATION (IF ANY). NOTE ADDITIONAL EARTHWORKS, SUCH AS KEYWAYS OR BENCHING MAY BE REQUIRED BY THE GEOTECHNICAL ENGINEER IN THE FIELD AT TIME OF CONSTRUCTION. CONTRACTOR TO VERIFY QUANTITIES.

INSPECTIONS REQUIRED
LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
PETER CARLINO
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 pcarlino@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com



SHEET INDEX

C-1.0	TITLE SHEET
C-2.0	GRADING & DRAINAGE PLAN
C-2.1	UTILITY PLAN
C-3.0	GRADING SPECIFICATIONS
C-4.0	DETAILS
ER-1	EROSION CONTROL
ER-2	EROSION CONTROL DETAILS
BMP-1	BLUEPRINT FOR A CLEAN BAY

NOTES

CONTRACTOR SHALL OBTAIN THE PROPER PERMITS PRIOR TO ANY GRADING.

A SEPARATE PERMIT IS REQUIRED FOR ANY & ALL WORK WITHIN THE CITY RIGHT-OF-WAY. THE CONTRACTOR(S) SHALL OBTAIN AN APPROVED STREET WORK (ENCROACHMENT PERMIT) PERMIT FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE COMMENCEMENT OF THIS WORK WITHIN THE CITY RIGHT-OF-WAY.

ALL GRADED SLOPES SHALL BE PLANTED WITH FAST GROWING, DEEP ROOTED GROUND COVER TO REDUCE THE EROSION DURING HEAVY RAINS.

REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION, INCLUDING BUT NOT LIMITED TO: ADDITIONAL UTILITY SERVICES, DIMENSION CONTROL, DEMOLITION, DETAILS, TREE PROTECTION MEASURES, AND LANDSCAPING.

FINISHED GRADE ELEVATIONS NOTED AS [FG (MAX.)] ARE THE MAXIMUM ALLOWABLE GRADE AT THE BUILDING PERIMETER TO PROVIDE 6" MIN. CLEAR TO GRADE PER U.B.C. SECTION 2317.8, THESE GRADES MAY BE LOWER PROVIDED PROPER FLOW AWAY FROM THE FOUNDATION IS ACHIEVED. REFER TO ARCHITECTURAL & STRUCTURAL DRAWINGS FOR SPECIAL DETAILS AS REQUIRED.

CONTRACTOR SHALL NOTIFY THE OWNER AND/OR MAINTENANCE STAFF IN WRITING OF THE NEED OF PERIODIC MAINTENANCE OF THE DRAINAGE SYSTEM AND STRUCTURES.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
DUBLIN, CA
HAYWARD, CA
SAN JOSE, CA
WWW.LEABRAZE.COM

OWNER'S INFORMATION

OWNER:
JENNY SOHN
1730 HOLT AVENUE
LOS ALTOS, CA

APN: 318-23-016

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:
1. TOPOGRAPHIC SURVEY BY SMP ENGINEERS, ENTITLED;
"TOPOGRAPHIC SURVEY"
1730 HOLT AVENUE
LOS ALTOS, USA
DATED: 02/01/2017
JOB 221021

2. SITE PLAN BY ATELIER DESIGN ENTITLED:
"JUNG HEE SOHN RESIDENCE"
1730 HOLT AVENUE
CUPERTINO CA, USA

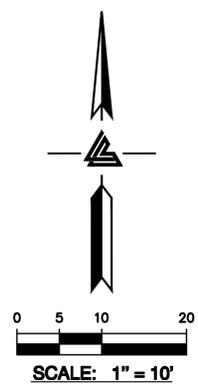
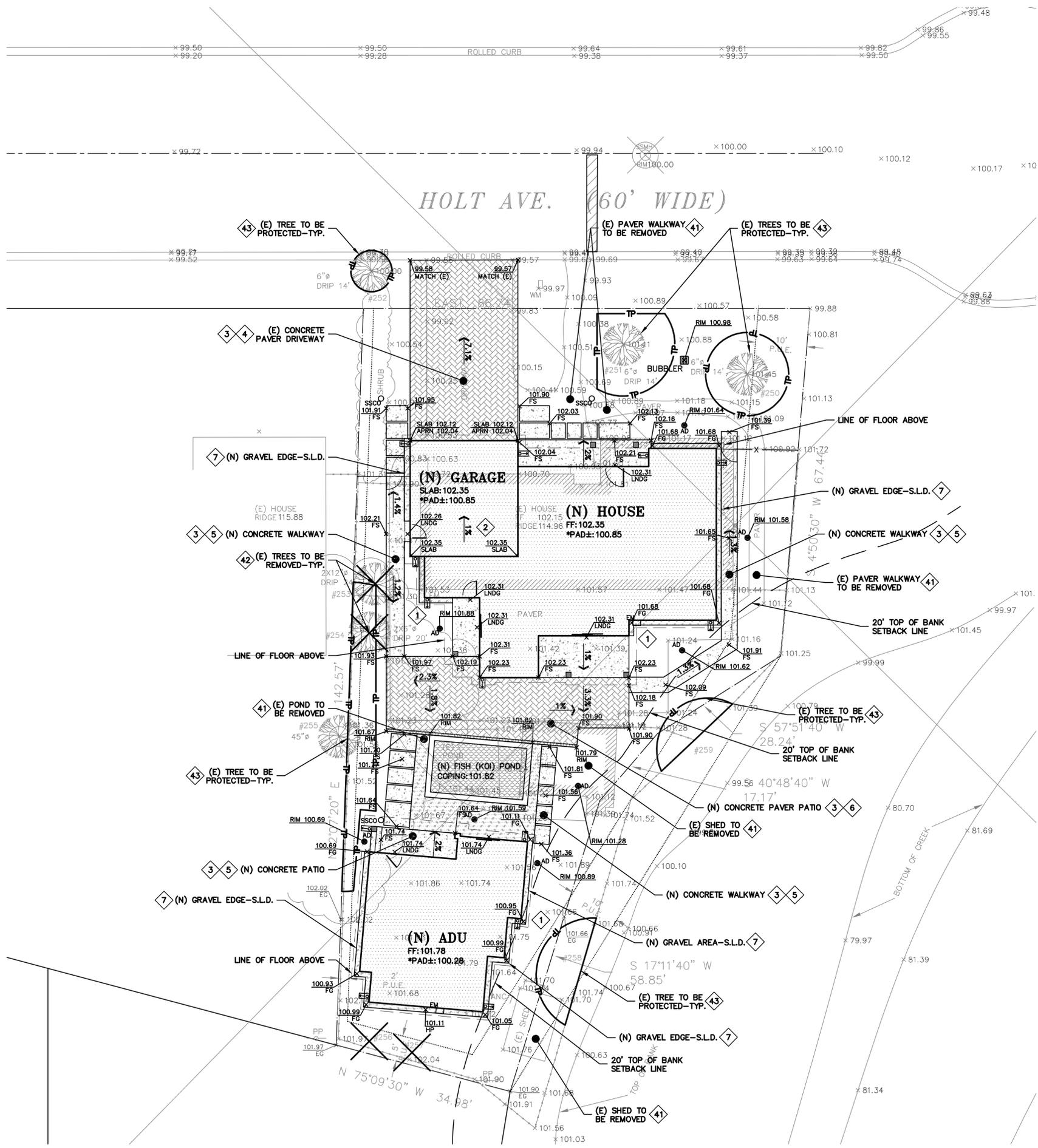
THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SOHN RESIDENCE
1730 HOLT AVENUE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 318-23-016

TITLE SHEET

PLAN CHECK	DATE	BY
1	10-19-21	KBC
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
REVISIONS	BY	
JOB NO:	2210663	
DATE:	04-22-21	
SCALE:	AS NOTED	
DESIGN BY:	RDD/KBC	
CHECKED BY:	JH	
SHEET NO:		

C-1.0
01 OF 08 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 INSTALL (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL 1 ON SHEET C-4.0.
 - 5 (N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 2 ON SHEET C-4.0.
 - 6 (N) CONCRETE PAVER PATIOS/WALKWAYS. SEE DETAIL 3 ON SHEET C-4.0.
 - 7 (N) GRAVEL AREA AND GRAVEL EDGE ALONG (N) RESIDENCE AND (N) ADU. SEE LANDSCAPE DRAWINGS.
- 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. SEE DETAIL 5 ON SHEET ER-2.

REFERENCED ASSUMED BENCHMARK
TOP OF SANITARY SEWER MANHOLE
LOCATED AT HOLT AVE. IN FRONT
OF PROPERTY. EL: 100.00'

INSPECTIONS REQUIRED
LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

POINT OF CONTACT:
PETER CARLINO
LEA & BRAZE ENGINEERING, INC.
(510)887-4086 pcarlino@leabrazec.com

WORK WITHIN THE CITY ROW NOTES:
ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE DONE FROM PROPERTY LINE TO PROPERTY LINE
PRIOR TO ANY WORK DONE IN THE PUBLIC RIGHT OF WAY, AN ENCROACHMENT PERMIT OR PERMIT TO OPEN STREETS IS REQUIRED.
APPLICANT SHALL REPAIR ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR SIDEWALKS TO CURRENT CITY STANDARD AS DIRECTED BY THE CITY ENGINEER OR HIS/HER DESIGNEE IF DAMAGED DURING CONSTRUCTION.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabrazec.com

*** BUILDING PAD NOTE:**
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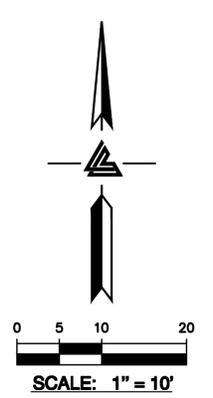
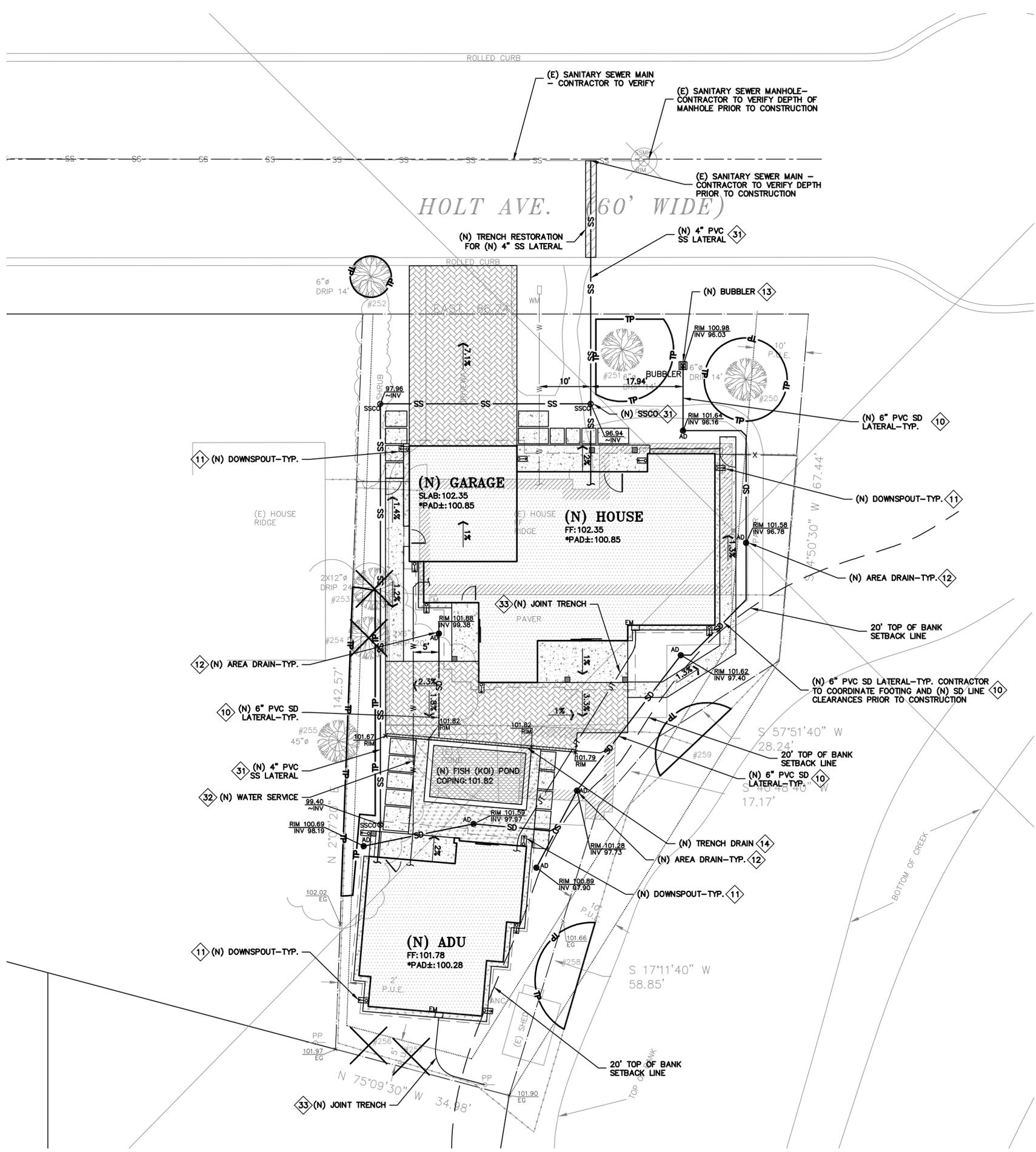


LEA & BRAZE ENGINEERING, INC.
REGISTERED PROFESSIONAL ENGINEERS
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
SAN JOSE
DUBLIN
SAN JOSE
SAN JOSE
WWW.LEABRAZE.COM

SOHN RESIDENCE
1730 HOLT AVENUE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 318-23-016

GRADING &
DRAINAGE PLAN

PLAN CHECK 1	10-19-21	KBC
REVISIONS	BY	
JOB NO:	2210663	
DATE:	04-22-21	
SCALE:	AS NOTED	
DESIGN BY:	RDD/KBC	
CHECKED BY:	JH	
SHEET NO:		



- STORM DRAIN KEYNOTES 10 TO 15**
- 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 DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL 5 ON SHEET C-4.0.
 - 12 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). SEE DETAIL 6 ON C-4.0.
 - 13 INSTALL (N) 'CHRISTY V-24" SILT BASIN WITH GRAVEL BOTTOM. SEE DETAIL 7 ON SHEET C-4.0.
 - 14 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.
 - 15 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL 8 ON SHEET C-4.0.

- UTILITIES KEYNOTES 31 TO 33**
- 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 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.
 - 33 INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

REFERENCED ASSUMED BENCHMARK
TOP OF SANITARY SEWER MANHOLE
LOCATED AT HOLT AVE. IN FRONT
OF PROPERTY. EL: 100.00'

SEWER INVERT NOTE
EXISTING MAIN ELEVATION WAS NOT PROVIDED AND IS
ASSUMED TO BE 4" BELOW THE RIM. CONTRACTOR TO
VERIFY DEPTH OF MAIN PRIOR TO CONSTRUCTION.
NOTIFY THE ENGINEER IF DEPTH IS SHALLOWER THAN 4".

INSPECTIONS REQUIRED
LEA & BRAZE ENGINEERING, INC. TO INSPECT ALL STORM DRAINAGE AS IT IS INSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT LEA & BRAZE ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION TO SET UP A PRE-CONSTRUCTION MEETING, AND TO CALL AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS. PIPES ARE TO REMAIN UNCOVERED UNTIL AN INSPECTION OCCURS.

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FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
MAIN OFFICE: 1730 HOLT AVENUE, LOS ALTOS, CALIFORNIA 94024
SAN JOSE OFFICE: 1000 CALIFORNIA AVENUE, SAN JOSE, CALIFORNIA 95128
(510) 887-4086
WWW.LEA-BRAZE.COM

SOHN RESIDENCE
1730 HOLT AVENUE
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 318-23-016

UTILITY PLAN

1	PLAN CHECK 1	KBC
-	10-19-21	-
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REVISIONS	BY	
JOB NO:	2210663	
DATE:	04-22-21	
SCALE:	AS NOTED	
DESIGN BY:	RDD/KBC	
CHECKED BY:	JH	
SHEET NO:		



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
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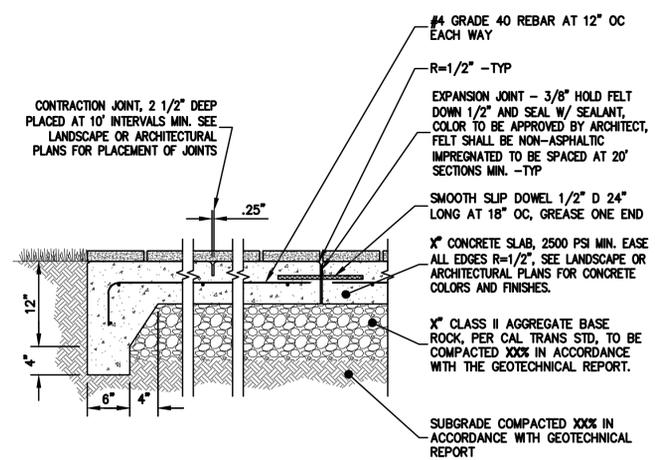
SOHN RESIDENCE
1730 HOLT AVENUE
LOS ALTOS, CALIFORNIA
 SANTA CLARA COUNTY
 APN: 318-23-016

DETAILS

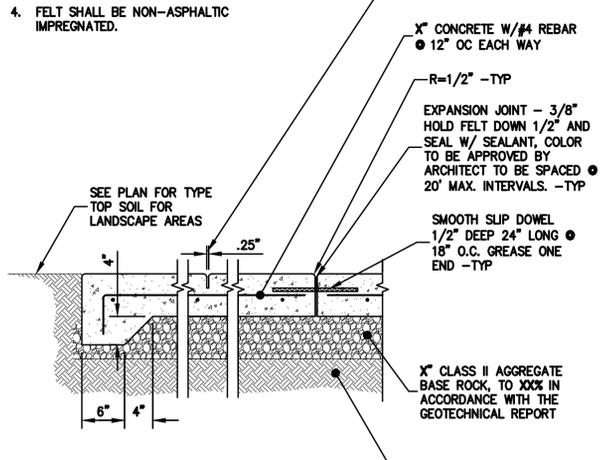
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REVISIONS	BY		
JOB NO:	2210663		
DATE:	04-22-21		
SCALE:	NTS		
DESIGN BY:	RDD/KBC		
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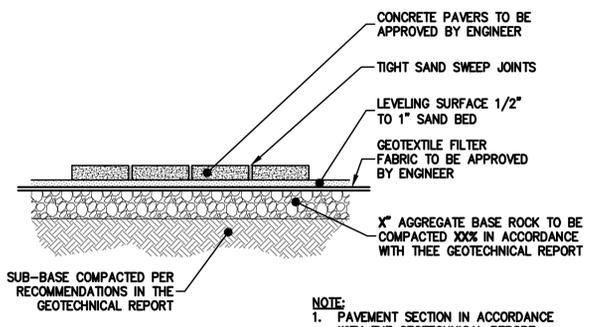
1. SLOPE ALL CONCRETE TO DRAIN 1% MIN.
2. SEE LANDSCAPE OR ARCHITECTURAL PLANS FOR CONCRETE COLORS AND FINISHES.
3. EASE ALL EDGES R=1/2"
4. FELT SHALL BE NON-ASPHALTIC IMPREGNATED.



1 DRIVEWAY SLAB OR CONC. PAVING
 C-4.0 NTS

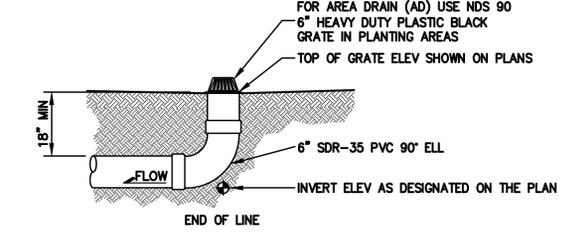
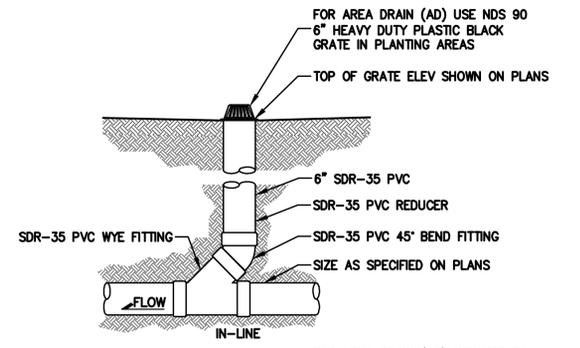


2 CONCRETE PAVING
 C-4.0 NTS



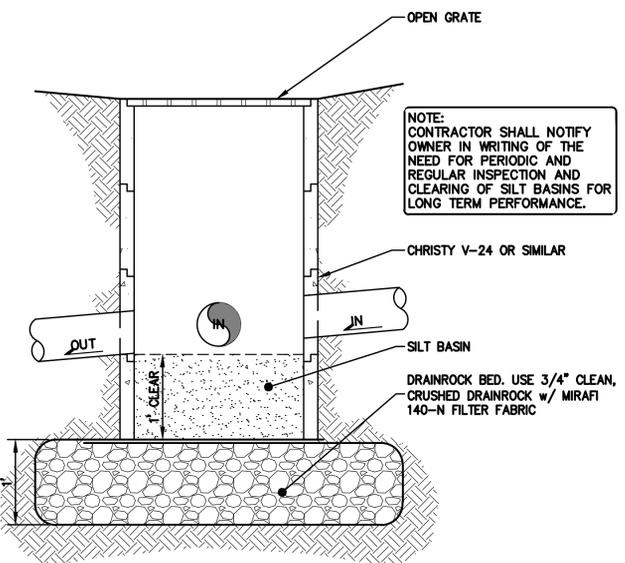
3 PAVER DETAIL
 C-4.0 NTS

- NOTE:**
1. PAVEMENT SECTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 2. SUBGRADE TO BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

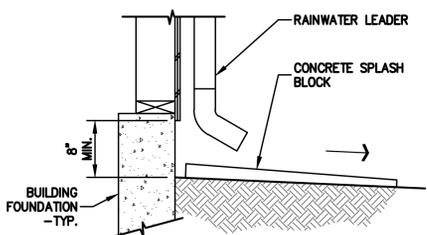


6 AREA DRAIN
 C-4.0 NTS

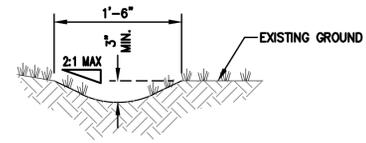
NOTE:
 GLUED FITTINGS MAY BE SUBSTITUTED FOR GASKETED FITTINGS AT THE OPTION OF THE INSTALLATION CONTRACTOR.



7 DRAIN INLET/SILT BASIN
 C-4.0 NTS



5 SPLASHBLOCK AT RAIN WATER LEADER
 C-4.0 NTS



8 EARTHEN SWALE DETAIL
 C-4.0 NTS

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 MATERIAL 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 APPROVED 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 15 THROUGH APRIL 15, 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:

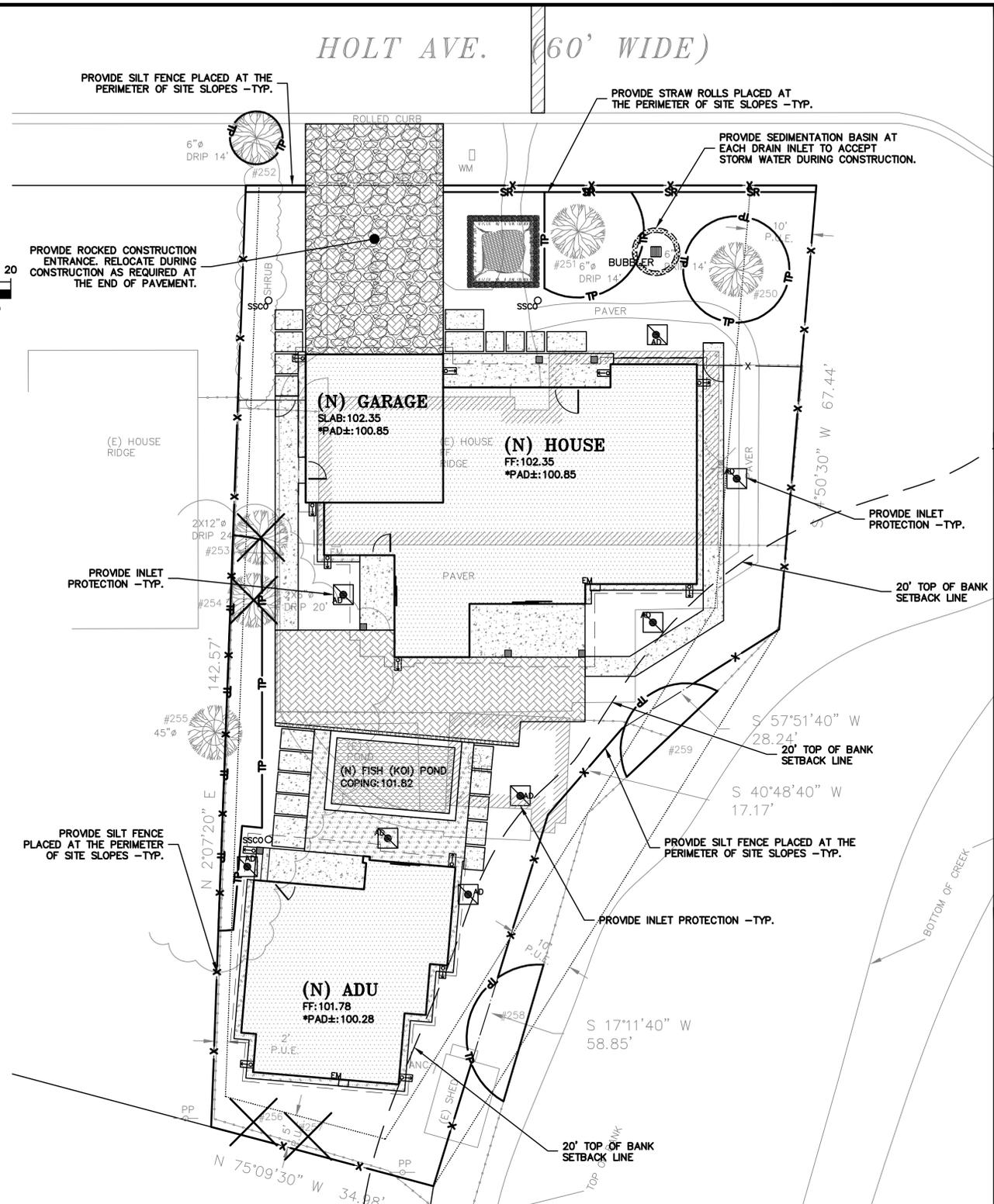
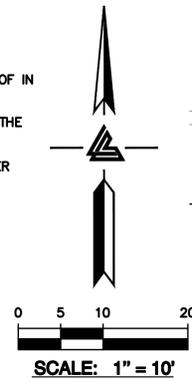
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED 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 HYDROSEEDED. 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 EDGES SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

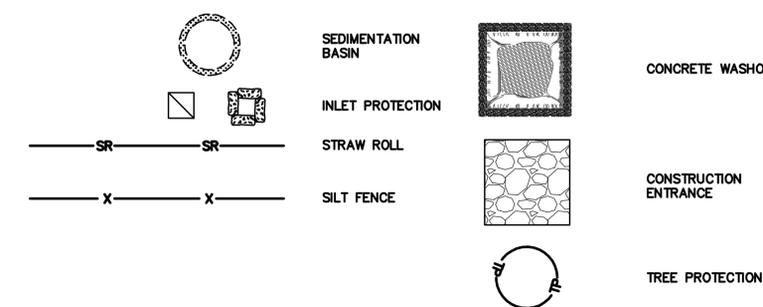
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

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

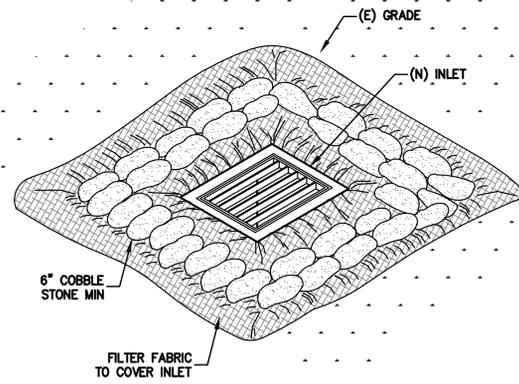


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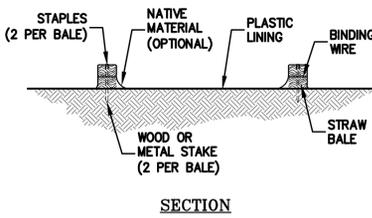
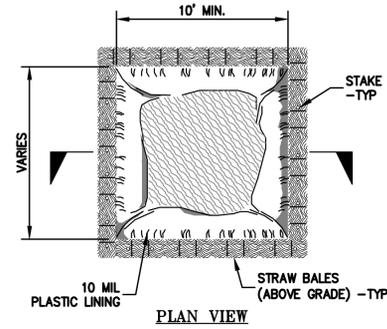
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EROSION CONTROL PLAN

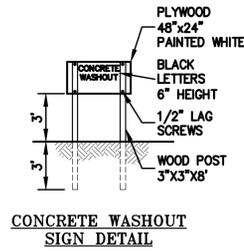
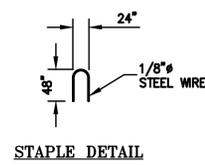
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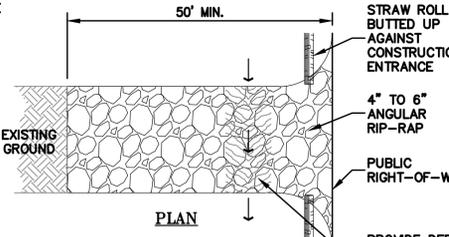
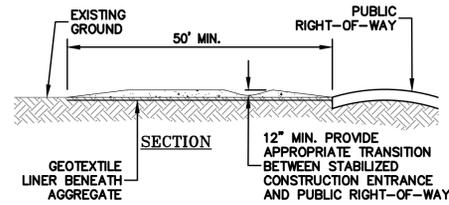
1 INLET PROTECTION
ER-2 NTS



2 CONCRETE WASHOUT
ER-2 NTS



NOTES:
ACTUAL LAYOUT DETERMINED IN FIELD.
THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



3 CONSTRUCTION ENTRANCE
ER-2 NTS

NOTES:

STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3\"/>

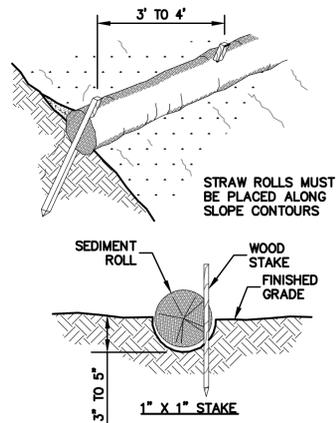
MATERIAL SHALL BE PLACED TO A MINIMUM THICKNESS OF 12\"/>

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.

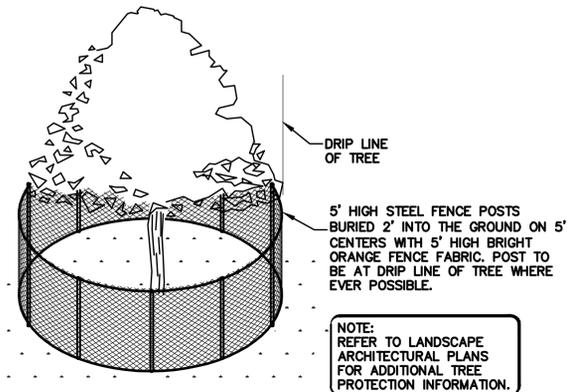
PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



NOTE:

1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3\"/>
2. CONTRACTOR IS RESPONSIBLE FOR REGULAR MAINTENANCE AND INSPECTION. THE SILT SHALL BE CLEANED OUT WHEN IT REACHES HALF THE HEIGHT OF THE ROLL.

4 STRAW ROLLS FLAT LOT
ER-2 NTS

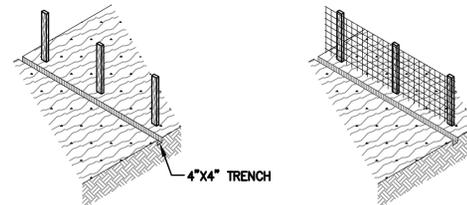


NOTE:
REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR ADDITIONAL TREE PROTECTION INFORMATION.

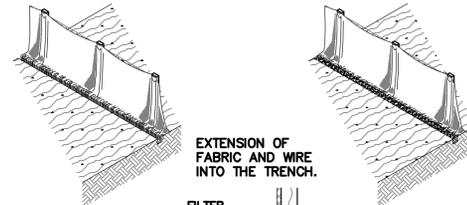
NOTE:
LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED.

5 EXISTING TREE PROTECTION DETAIL
ER-2 NTS

1. SET POSTS AND EXCAVATE A 4\"/>
2. STAPLE WIRE FENCE TO THE POSTS.



3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTE:
PREMANUFACTURED SILT FENCE PRODUCTS MAY BE USED IN LIEU OF WIRE FENCE. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND MAINTAIN KEYING OF FABRIC PER THIS DETAIL.

NOTE:
IT IS ESSENTIAL THAT THE WIRE/FABRIC BE FULLY EMBEDDED INTO THE GROUND SO RUN-OFF CANNOT FLOW FREELY UNDER FENCE.

6 SILT FENCE
ER-2 NTS



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EROSION CONTROL
DETAILS

1	PLAN CHECK 1	KBC
-	10-19-21	-
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SHEET NO:		



PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS	Community/water use
TREES						
T-Ap	Acer palmatum 'Bloodgood'	Red Japanese Maple	2	15 gal.		Medium Water
T-Cc	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	3	15 gal.	Multi Trunk	Native/Low water
SHRUBS AND PERENNIALS						
Aa	Agave attenuata	Fox Tail Agave	7	1 gal.		Low water
As	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	3	5 gal.		Native/Low water
Ct	Carex divulsa	Berkeley Sedge	18	1 gal.		Native/Low water
Cp	Cistus purpureus	Orchid Rockrose	5	5 gal.		Low water
F	Festuca glauca 'Siskiyou Blue'	Siskiyou Blue Fescue	26	1 gal.		Low water
Gs	Galvezia speciosa 'Firecracker'	Island Snapdragon	2	1 gal.		Native/Low water
Ha	Heteromeles arbutifolia	Toyon	4	15 gal.	Screen Shrub - 8' O.C., 6' min. height at planting	Native/Low water
ld	Iris douglasiana (Purple)	Douglas Iris	5	1 gal.		Native/Low water
lc	Iris douglasiana 'Canyon Snow'	Canyon Snow Iris	8	1 gal.		Native/Low water
La	Lavandula angustifolia	English Lavender	3	5 gal.		Low water
Mc	Morella cerifera	Wax Myrtle	8	15 gal.	6' min. height at planting	Native/Low water
Pt	Pittosporum tenuifolium	Blackstem Pittosporum	1	15 gal.	Screen Shrub - 8' O.C., 6' min. height at planting	Moderate water
GROUND COVER						
G-Se	Senecio Mandraliscae	Blue Senecio/Chalk Sticks	1	Flat	3' o.c.	Low water

NEW PRIVACY SCREENING - EVERGREEN (NON-DECIDUOUS) TREES AND SHRUBS

PLANT SYMBOL	Species	Common Name	Anticipated height at maturity	Anticipated Spread at maturity	Average rate of growth	Planting Distance - Maximum at planting	Planting height - Minimum at planting
Ha	Heteromeles arbutifolia	Toyon	15-25'	10-15'	2-3 feet of growth per year	8'	6'
Mc	Myrica californica	Wax Myrtle	15-25'	10-15'	3-5 feet of growth per year	8'	6'
Pt	Pittosporum tenuifolium	Blackstem Pittosporum	25-40'	12'-20'	2-3 feet of growth per year	8'	6'

REFER TO L-1 SHEET FOR SPECIFIC PLANT SYMBOL

REVISIONS

△	Planning	07/16/21
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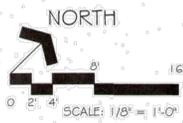
AFLA LANDSCAPE ARCHITECTURE
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NEW 2-STORY RESIDENCE & ACCESSORY DWELLING UNIT FOR:
MS. JUNG HEE SOHN
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 Los Altos, CA 94024

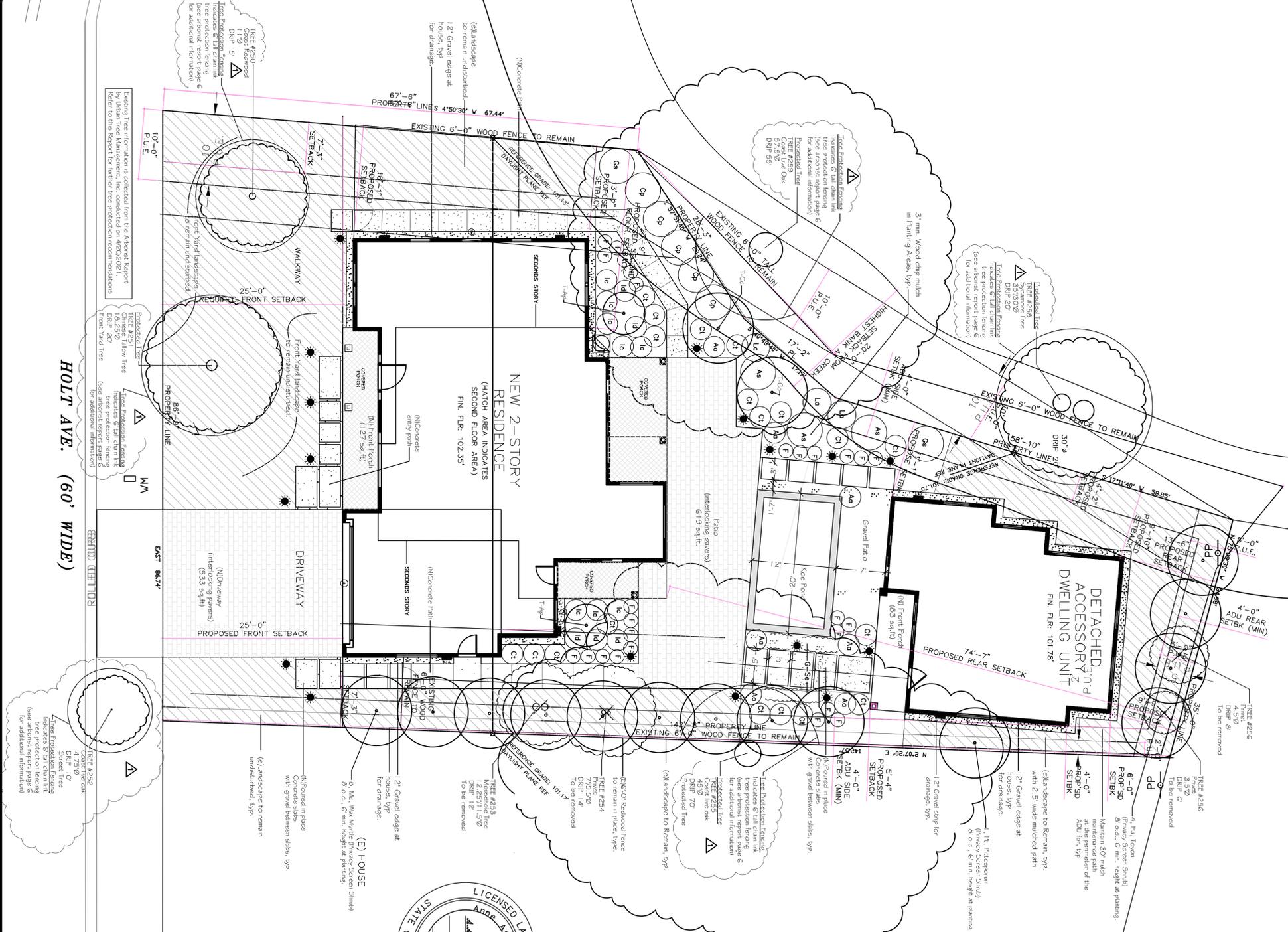
PLANNING SUBMITTAL
 COLOR RENDERING
 OF LANDSCAPE PLAN

DRAWN	AF
CHECKED	AF
DATE	10/08/2021
SCALE	1/8" = 1'-0"
JOB NO.	1120
SHEET	L-0

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AS REQUESTED BY Design Review Commission



IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION
	Faucet	625Y	1" Backflow preventer
	Rainbird	BLT	1" Gate Valve
	Rainbird	FE8 series	Remote control valve
	Nelson	NLC-1008 CONVENTIONAL	Wall Mounted
	Nelson	ET MANAGER	With Rain Gauge
	Nelson	HYDROMETER 1-1/2" MWT	With Shimmer
	New City Water meter	SKL-40 pre-assembly (1-1/4")	
	Sewer cleanout	Class 315 sleeve - size per plan	
	Hose bib	Class 315 sleeve - size per plan	
	Infiltration zone		

BIBBLER PRODUCTS - FOR TREES AND SCREEN SHRUBS

MANUFACTURER: **VALVE** MODEL: **VALVE #**

INSTALLER: **DRIP LINE** MODEL: **DRIP LINE #**

DRIP PRODUCTS - ALL OTHERS PLANTING

Drip Irrigation Valve Assemblies:

- VALVE/FILTER/PRESSURE REGULATOR MEDIUM FLOW RATE (3.0GPM) TO 15.0GPM; XC2-100-PRE
- INCLUDES 1" VALVE, 1" RV FILTER, 45 PSI PRESSURE REGULATOR
- NETAEM TECHNIQUE ON SURFACE LAYOUT
- NETAEM TECHNIQUE ON SURFACE LAYOUT - 1/2" DRIPPER SPACING, A GPH FLOW RATE, THE ROW SPACING TO FLUCTUATE BETWEEN 12" TO 18" AS PER PLANT LAYOUT.
- INSTALL 120 MESH FILTERS AT END OF DRIP LINE (OPPOSITE SIDE OF VALVE)
- PROVIDE MANUAL FLUSH VALVES AT END OF DRIP LINE (OPPOSITE SIDE OF VALVE)
- PROVIDE VALVES AT THE TRICHODIN SYSTEM (ON-SITE)
- REFER TO SHEET 1-2 FOR LAYOUT DETAILS

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS	Community/Water use
T-AP	Acer palmatum 'Bloodgood'	Red Japanese Maple	2	15 gal.	Medium Water	Medium Water
T-Cc	Cercis canadensis 'Forest Panay'	Forest Panay Eastern Redbud	3	15 gal.	Multi Trunk	Medium/Low water
SHRUBS AND PERENNIALS						
As	Agave attenuata	Fox Tail Agave	7	1 gal.		Low water
As	Acrostaphylos 'Pacific Mist'	Pacific Mist Manzanita	3	5 gal.		Medium/Low water
Ct	Carex divisa	Barkley Sedge	18	1 gal.		Medium/Low water
Cd	Clatua purpurea	Orchid Rockrose	5	5 gal.		Low water
F	Festuca glauca 'Saskyou Blue'	Saskyou Blue Fescue	26	5 gal.		Low water
Gs	Galearia speciosa 'Firecracker'	Island Shardsragon	2	1 gal.		Medium/Low water
Ha	Heteromesa arbutifolia	Toyon	4	15 gal.	Screen Shrub - 8" O.C., 6 min. height at planting	Medium/Low water
Id	Iris douglasiana (Purple)	Douglas Iris	5	1 gal.		Medium/Low water
Id	Iris douglasiana 'Common Snow'	Common Snow Iris	8	1 gal.		Medium/Low water
La	Lavandula angustifolia	English Lavender	3	5 gal.		Low water
Mc	Morrelia cerifera	Wax Myrtle	8	15 gal.		Medium/Low water
Pl	Pitopsisom tenuifolium	Barkstem Pitopsisom	1	15 gal.	Screen Shrub - 8" O.C., 6 min. height at planting	Moderate water
GROUNDCOVER						
G-Se	Senecio Mandraliscae	Blue Senecio/Chalk Sticks	1	Flat	3" o.c.	Low water

NEW PRIVACY SCREENING - EVERGREEN (NON-DECIDUOUS) TREES AND SHRUBS

Species	Common Name	Anticipated height at maturity	Anticipated spread at maturity	Average rate of growth	Planting Distance - Maximum at planting	Planting height - Minimum at planting
Heteromesa arbutifolia	Toyon	15-25'	10-15'	2-3 feet of growth per year	8'	6'
Myrica californica	Wax Myrtle	15-25'	10-15'	3-5 feet of growth per year	8'	6'
Pitopsisom tenuifolium	Barkstem Pitopsisom	25-40'	12-20'	2-3 feet of growth per year	8'	6'

DEMOLITION NOTES

- Contractor shall walk the project with Owner prior to submitting bid.
- Existing street tree in front to remain and to be protected in place.
- Any items to remain that is damaged or removed by contractor shall be restored and/or replaced at contractor's expense.
- Lay plywood across a path used during demolition and construction. All foot traffic and wheelbarrow traffic to use this path. Avoid compacting the soil under steam in any way.
- Landscape Contractor to be responsible for any damage caused by storm water pollution from city approved documents for overall conduct on site.

GRADING NOTES

- The Contractor shall verify locations of electrical, water, gas, sewer, drainage boxes, and lateral lines prior to any grading.
- Contractor shall verify all existing site conditions, site dimensions, and grades prior to beginning any grading.
- Contractor shall verify all existing site conditions, site dimensions, and grades prior to beginning any grading.
- Finish grades shall be at least 6" below top of foundation at all points.
- All landscape shall maintain a min. 1% cross slope away from all structures.
- All soil shall drain away from building at 2% min. and swale to drain.

LAYOUT & CONSTRUCTION NOTES

- The Contractor shall verify all dimensions in the field and shall bring any discrepancies to the attention of the Landscape Architect prior to proceeding with the work.
- Any alternatives to reduce cost shall be proposed by Contractor and submitted as bid alternate.
- Contractor shall bid items as per construction items on this sheet and list all bid options as a separate line item.
- All finish material shall be approved by owner prior to installation.

LIGHTING NOTES:

- Landscape contractor to install 1/2" multi-tap transformers at existing gfi outlets.
- Install all products per manufacturer's recommendations and/or specifications.
- All 1/2" lighting components are available from ewing Irrigation.
- Contractor shall bury all 12-2 wire (minimum size) 6" deep.
- Contractor shall bury all 12-2 wire (minimum size) 6" deep. contractor shall size wire as required for run.
- Lighting suggestions are recommendations only; verify with owner before purchase and installation.

LIGHTING LEGEND

SYM	DESCRIPTION	SPECIFICATION	SPACING	QTY
	Path Light	PR-20H-21-12R, FX Luminaire 'Dialabatic', 20 Watt Halogen, Flick (Standard copper)	max. 12'	17
	Down Light	CL-20H, FX Luminaire 'Openhalcus', 20 Watt Halogen	max. 9'	-
	Security Sensor Light	Owner's Choice	-	6

TREE PROTECTION NOTES

- Remove any construction material and debris away from drip line of trees.
- Install tree protection fencing as shown on plan.
- Avoid physical injury to Trunk and Crown of trees and composition under the tree's drip line. Construction equipment injure the aboveground portion of a tree by breaking branches, tearing the bark, and wounding the trunk. Excessive foot traffic compact the soil and damage the root system. These injuries are permanent and, if extensive, can be fatal to the tree.
- Tree Protection Fence:

 - A five foot high chain link fencing, mounted on the four diameter galvanized iron posts. Posts to be supported by a concrete base. No posts will be driven into the ground.
 - A warning sign stating, "WARNING - Tree Protection Zone" shall be prominently displayed on a 8.5" X 11" sign on fence, during construction.

- Lay plywood across a path used during construction. All foot traffic and wheelbarrow traffic to use this path. Avoid compacting the soil under trees in any way.
- If trenching must be dug under trees, every effort should be made to put all utilities, etc., in one trench. Use trench shields and hand trenching (alternating to machine trenching). Preferably, a bored underground trench/shield method below would do best to avoid destroying feeder roots while trenching. Consult Landscape Architect prior to trenching.
- Under no circumstances there will be any vehicle parked under the drip line of trees.
- Prohibit disposal or depositing of oil, gasoline, chemicals, or other harmful materials within the drip line of or drainage channels. Refer to the Best Management Practices Guidelines included in the City approved documents for overall conduct on site.
- Do not store or spread any extra soil under drip line of trees.
- Apply 3" of mulch under tree after the construction walkways. Avoid mulch at root collar/trunk out. Any construction shall not begin before tree protection fencing is installed and plywood path laid out. Landscape contractor shall be liable for damage sustained to the tree and its root system during construction.

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REVISIONS

NO.	DATE	DESCRIPTION
1	07/16/21	Planning

AFLA LANDSCAPE ARCHITECTURE

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NEW -2 STORY RESIDENCE & ACCESSORY DWELLING UNIT FOR:

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 1730 HOLT AVENUE
 CUPERTINO, CA 95014

PLANNING SUBMITTAL LANDSCAPE PLAN

DATE	CHECKED	DRAWN
10/08/2021	AF	AF
SCALE 1/8" = 1'-0"		
JOB NO. 1120		
SHEET 1-1		