NEW SINGLE FAMILY HOUSE

LOT-6, 166 LYELL STREET,
LOS ALTOS,CA

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A-1.003	NEIGHBOURHOOD CONTEXT	25-JAN-2022
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A-1.008	TREE PROTECTION PLAN	25-JAN-2022
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C-3	EROSION CONTROL PLAN	25-JAN-2022
C-4	STANDARD DETAILS	25-JAN-2022
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L-4	IRRIGATION PLAN	25-JAN-2022
L-5	LANDSCAPE DETAILS	25-JAN-2022
L-6	LANDSCAPE SPECIFICATIONS	25-JAN-2022
LC-1	COLORED LANDSCAPE SITE / PLANTING PLAN	25-JAN-2022
S-001	TEMPORARY SHORING PLAN & SECTION	25-JAN-2022
SU-1	TOPOGRAPHIC MAP	25-JAN-2022
U-1	UTILITY PLAN	25-JAN-2022

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN

ZONING COMPLIANCE

THE PROJECT SHALL COMPLY WITH
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF LOS ALTOS ORDINANCE
APN : 170-37-006

TYPE OF CONSTRUCTION : VB. CRC
SECTION 1.1.3.1
ZONE: R1-10

LOT AREA: 9600 SF
HISTORICAL: NO

NEW STRUCTURE
NEW TWO STOREY ALLOWABLE FLOOR AREA
4160 Sq.ft. MAX

TOTAL FLOOR AREA

FIRST FLOOR LIVING AREA 1879 SF

SECOND FLOOR LIVING AREA 1306 SF

TOTAL COUNTABLE AREA 3185 SF

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE *LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6FT IN HEIGHT*	2058 SF (21 %)	2,895 (1879+136+880) SF (30 %) *FIRST LEVEL=1879 Sq.ft, PORCH=136 Sq.ft, ADU=880 Sq.ft.*	3,730 SF (39 %)
FLOOR AREA *MEASURED TO THE OUTSIDE SURFACE OF EXTERIOR WALLS*	2058 SF (21 %)	3,185 (1879+1306) SF (33.17 %) *FIRST LVL=1879 Sq.ft, SECOND LVL=1306 Sq.ft*	3,360 SF (35 %)
	999 SF *ADU*	880 SF *Demolish 119 sq ft of existing ADU*	800 SF *ADU*
TOTAL	3050 SF	4,065 SF	4,160 SF
SETBACKS (MAIN HOUSE)			
FRONT	24' 8" feet	25' 0" feet	25' feet
REAR	24' 3" feet	80' 0" feet	25' feet
RIGHT SIDE (1st/2nd)	5' 8" feet	6' 6" feet/ 17' 6" feet	6' 4" feet/ 13' 10" feet
LEFT SIDE (1st/2nd)	10' 0" feet	13' 0" feet/ 13' 0" feet	12'5" feet/ 12' 5" feet
HEIGHT	12 feet	23'-6" feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change In	Total Proposed
HABITABLE LIVING AREA *INCLUDES HABITABLE BASEMENT AREAS*	2,938 Square feet *EXISTING=2,058 Sq.ft, ADU=880 Sq.ft.*	4,162 Square feet *FIRST LEVEL=1,434 Sq.ft, SECOND LEVEL= 1,306 Sq.ft BASEMENT=1,422 Sq.ft.*	5,042 Square feet
NON-HABITABLE AREA *DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES*	220 Square feet	445 Square feet	445 Square feet

LOT CALCULATIONS

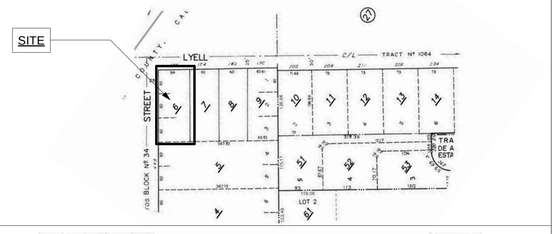
NET LOT AREA	9600 Square feet	
FRONT YARD HARDSCAPING AREA : *HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%*	701 SF (40%)	
LANDSCAPE BREAKDOWN :	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	4,379 Sq. ft.
	EXISTING SOFTSCAPE (UNDISTURBED):	0 Sq. ft.
	NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING)AREA:	5,221 Sq. ft.
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	9,600 Sq.ft (Net Lot Area)

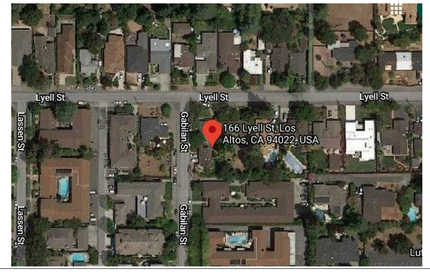
SCOPE OF WORK

DEMOLITION OF 2058 SF OF EXISTING RESIDENCE + ADU STRUCTURE, NEW

CONSTRUCTION OF 2,895 SF SINGLE FAMILY RESIDENCE OVER LOT 9,600 SF

VICINITY MAP N.T.S





CONTACT INFO

OWNER :	NAVNEET ARON 650-380-0644
ARCHITECT:	LIVIO BUILDING SYSTEMS
CIVIL ENGINEER /LAND SURVEYOR:	RW ENGINEERING 408-262-1899
LANDSCAPE ARCHITECT:	GREGORY LEWIS 831-359-0960

GENERAL NOTES

1. HERS VERIFICATION REQUIRED FOR THE HVAC COOLING, HVAC DISTRIBUTION SYSTEM FAN SYSTEMS, AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
2. AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBSC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
3. ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR.
4. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.
5. PRIOR TO OCCUPANCY OF THE BUILDING, PROVIDE A LETTER FROM THE CERTIFIED GREENPOINT RATER THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM REQUIRED POINTS WERE ACHIEVED.
6. PROPERTY LINE SURVEY WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION
7. BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION
8. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION

NEW SINGLE FAMILY HOUSE

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JUL-2021	PRAKASH

NOTES:

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SHEET CONTENT:

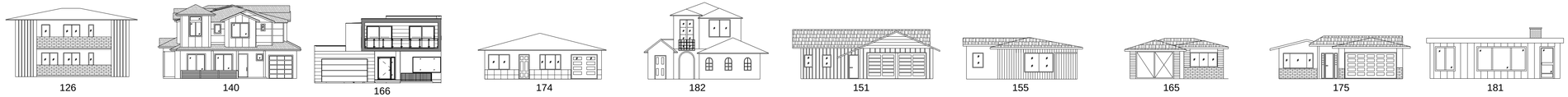
TITLE SHEET

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

DRG NO: A-1.001

TITLE SHEET

DATE: 25-JAN-2022	LIVIO
DRAWN BY: PRAKASH	
CHECKED BY: SUBHENDU	
PROJECT NO: -	ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
SCALE: 1/4" = 1'-0"	CONTACT : 650-209-6500
	EMAIL : team@gollivio.com

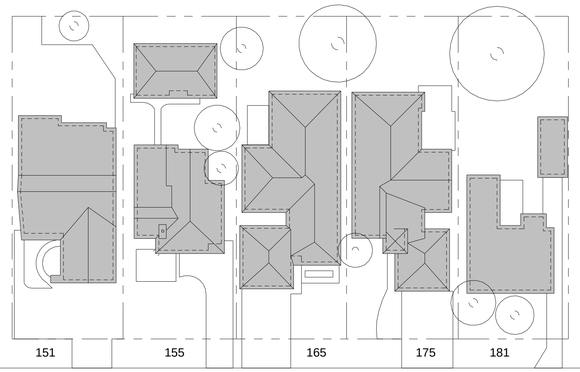


LYELL STREET ELEVATION

GABALIAN STEET ELEVATION

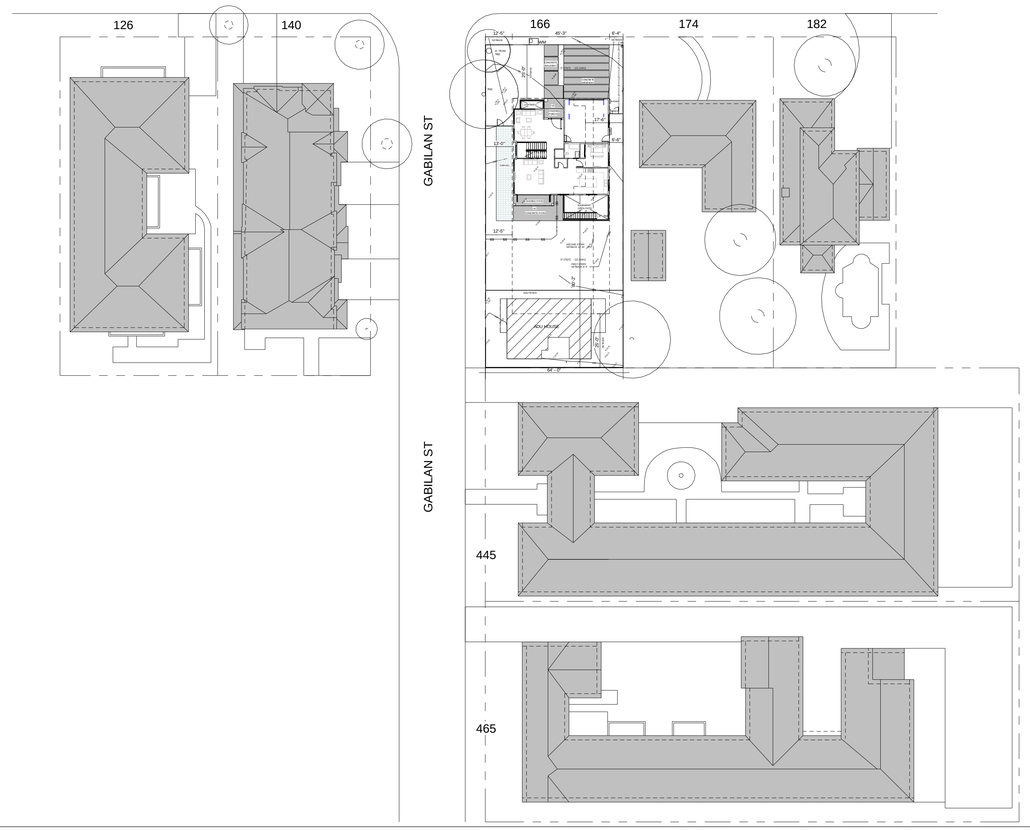
VIEW LOOKING OF 166 LYELL STEET
EXISTING HOUSE

VIEW LOOKING OF 166 GABILAN STEET
EXISTING HOUSE



LYELL ST

LYELL ST



NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
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N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

SITE NEIGHBOURHOOD

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

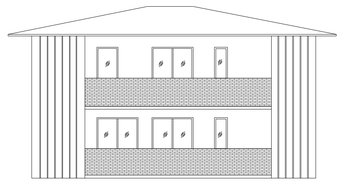
SCALE: As indicated

SHEET NO:

A-1.002

LIVIO

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



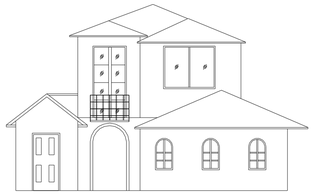
126 TWO STORY, HIP AND GABLE ROOF, WIDE TILING

LYELL STREET ELEVATION :

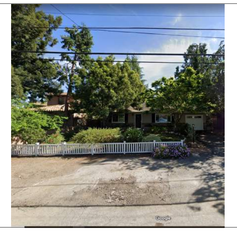
140 TWO STORY, HIP AND GABLE ROOF, WIDE VERTICAL SIDING

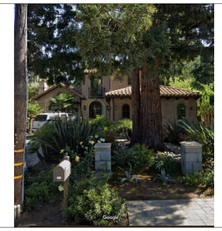
166 TWO STORY, FLAT ROOF, WIDE HORIZONTL SIDING

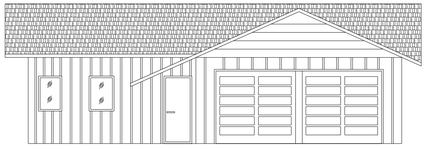
174 ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTL SIDING



182 TWO STORY, HIP AND GABLE ROOF, WIDE HORIZONTL SIDING

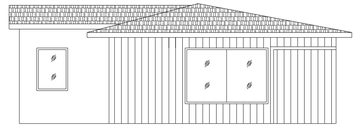




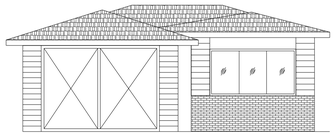


151 ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTL SIDING

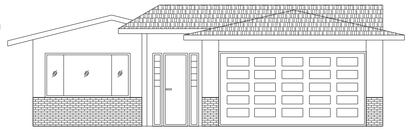
LYELL STREET ELEVATION :



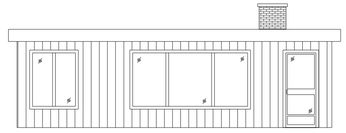
155 ONE STORY, HIP AND GABLE ROOF, WIDE VERTICAL SIDING



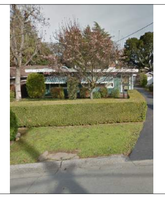
165 ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTL SIDING



175 ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTL TILING

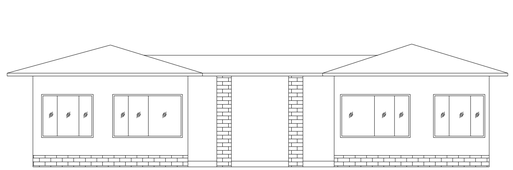


181 ONE STORY, TPO ROOF, WIDE VERTICAL SIDING



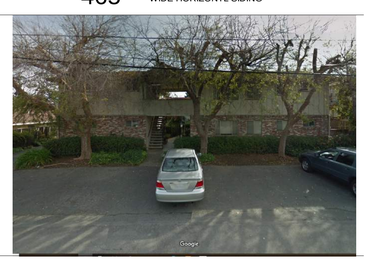
166 TWO STORY, FLAT ROOF, WIDE HORIZONTL SIDING

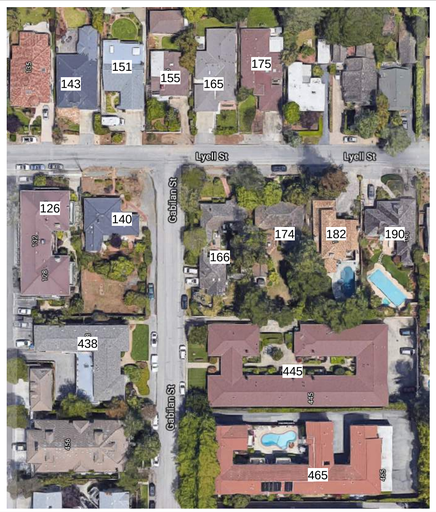
GABILAN STREET ELEVATION :



445 ONE STORY, HIP AND GABLE ROOF, WIDE HORIZONTL SIDING

465 TWO STORY, HIP AND GABLE ROOF, WIDE HORIZONTL SIDING





CONTEXT MAP

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

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N

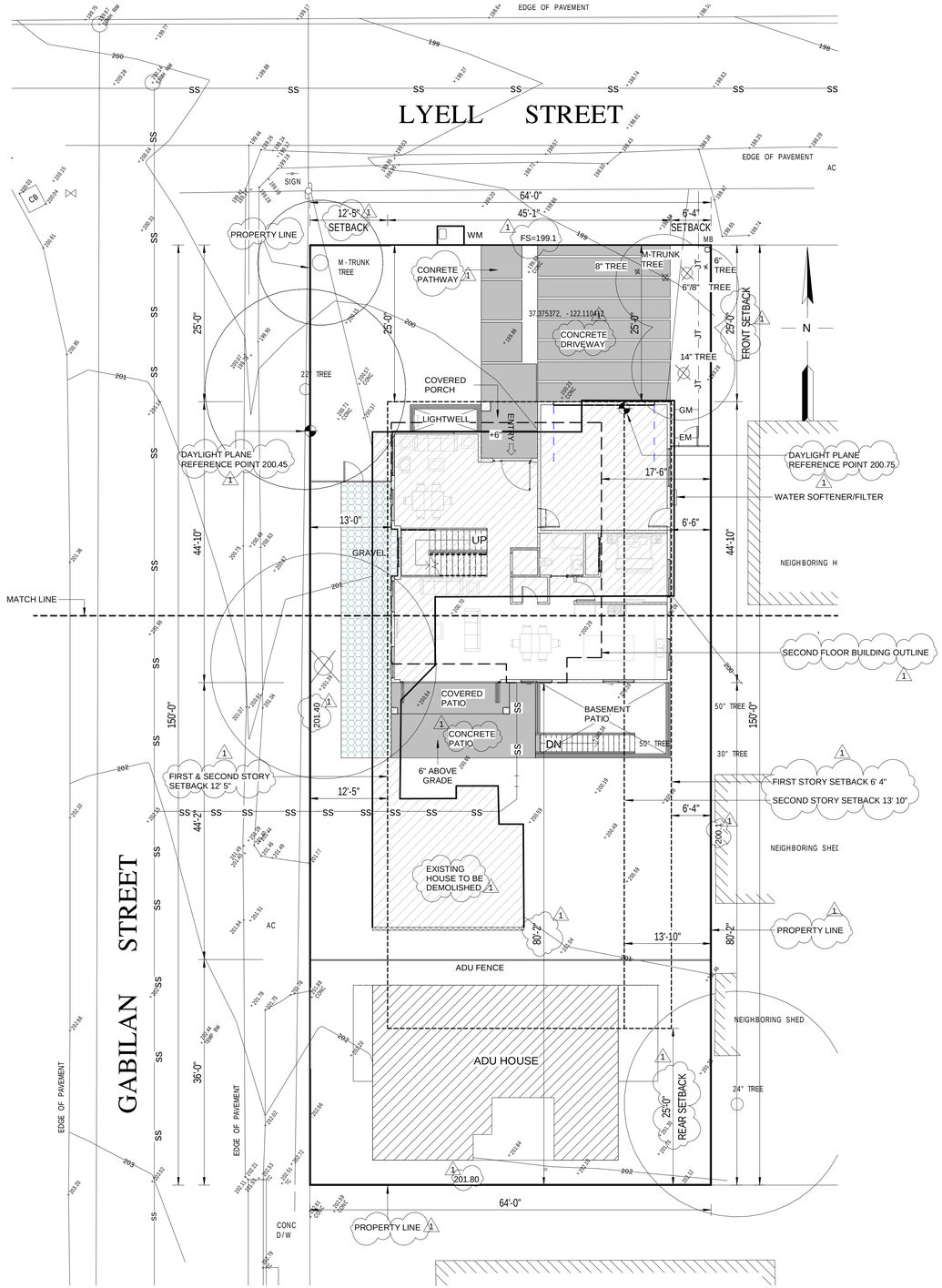
PROJECT : 166, LYELL STREET, LOS ALTOS, CA

NEIGHBOURHOOD CONTEXT

DATE:	25-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
SCALE:	As indicated

SHEET NO:
A-1.003

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



1 SITE LAYOUT
1" = 10'-0"

NOTES:

SITE BENCHMARK

SET NAIL
ELEVATION = 202.44 NAVD 1988

BASIS OF BEARINGS

THE BEARING EAST OF THE CENTRELINE OF LYELL STREET AS SHOWN ON MAP NO. 3 THE TOWN OF LOS ALTOS. FILED FOR RECORD IN BOOK M OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS.

REFERENCES

R1 MAP NO. 3 TH TOWN OF LOS ALTOS (M MAPS 1)

SITE DATA:

166 LYELL STREET
LOS ALTOS, CA
APN: 170-37-006
AREA= 9,600 S.F.+/-

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
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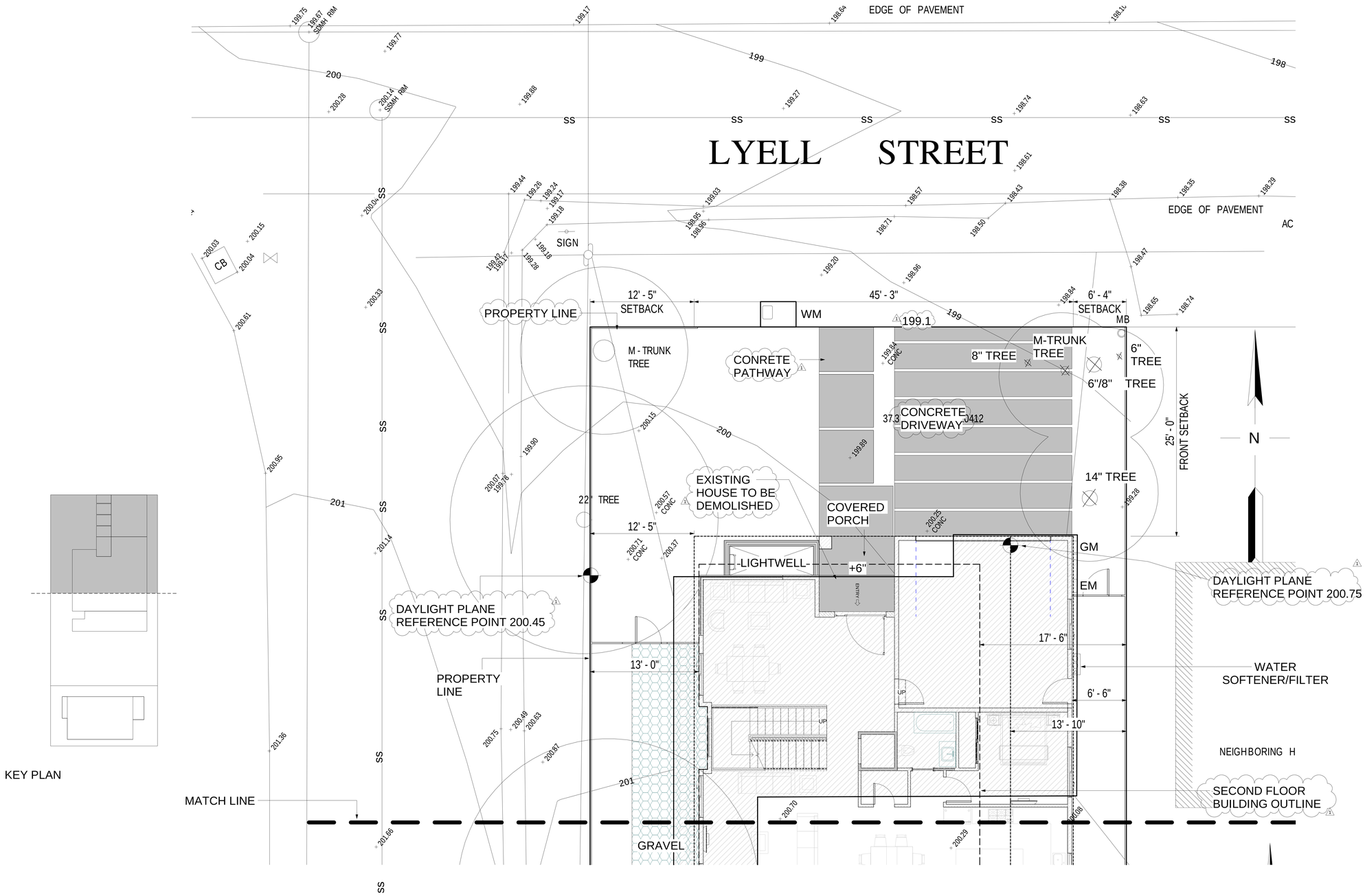
PROJECT : 166, LYELL STREET, LOS ALTOS, CA

SITE LAYOUT

DATE:	25-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
SCALE:	As indicated

SHEET NO:
A-1.004

LIVIO
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



1 SITE LAYOUT PART - 1
1/4" = 1'-0"

NOTES:

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- -LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
- THIS DRAWING SHALL BE REFERRED ONLY FOR THE PURPOSE MENTIONED IN ITS TITLE (FLOORING PATTERN, FALSE CEILING, SHUTTERING PATTERN, ELECTRICAL, PLUMBING, ETC.)

N

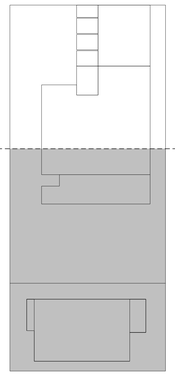
PROJECT : 166, LYELL STREET, LOS ALTOS, CA

DRG NO: A-1.005

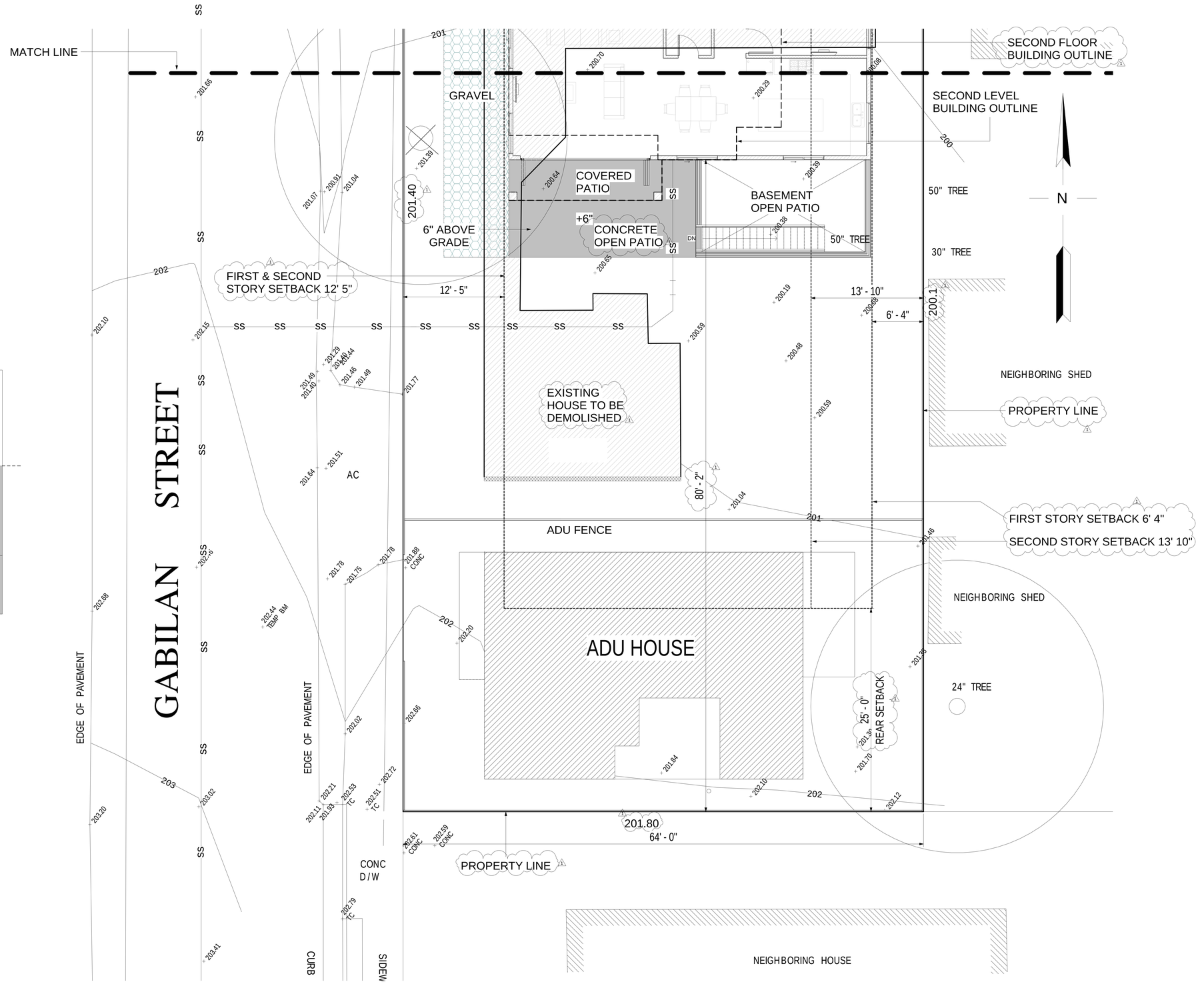
SITE LAYOUT PART - 1

DATE:	25-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
PROJECT NO:	-
SCALE:	As indicated

LIVIO
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



KEY PLAN



1 SITE LAYOUT PART -2
1/4" = 1'-0"

NOTES:

SITE BENCHMARK

SET NAIL
ELEVATION = 202.44 NAVD 1988

BASIS OF BEARINGS

THE BEARING EAST OF THE CENTRELINE OF LYELL STREET AS SHOWN ON MAP NO. 3 THE TOWN OF LOS ALTOS. FILED FOR RECORD IN BOOK M OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS.

REFERENCES

R1 MAP NO. 3 TH TOWN OF LOS ALTOS (M MAPS 1)

SITE DATA:

166 LYELL STREET
LOS ALTOS, CA
APN: 170-37-006
AREA= 9,600 S.F.+/-

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JUL-2021	PRAKASH

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
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N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

DRG NO: A-1.006

SITE LAYOUT PART -2

DATE:	25-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
PROJECT NO:	-
SCALE:	As indicated

LIVIO
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

SITE BENCHMARK

SET NAIL
ELEVATION = 202.44 NAVD 1988

BASIS OF BEARINGS

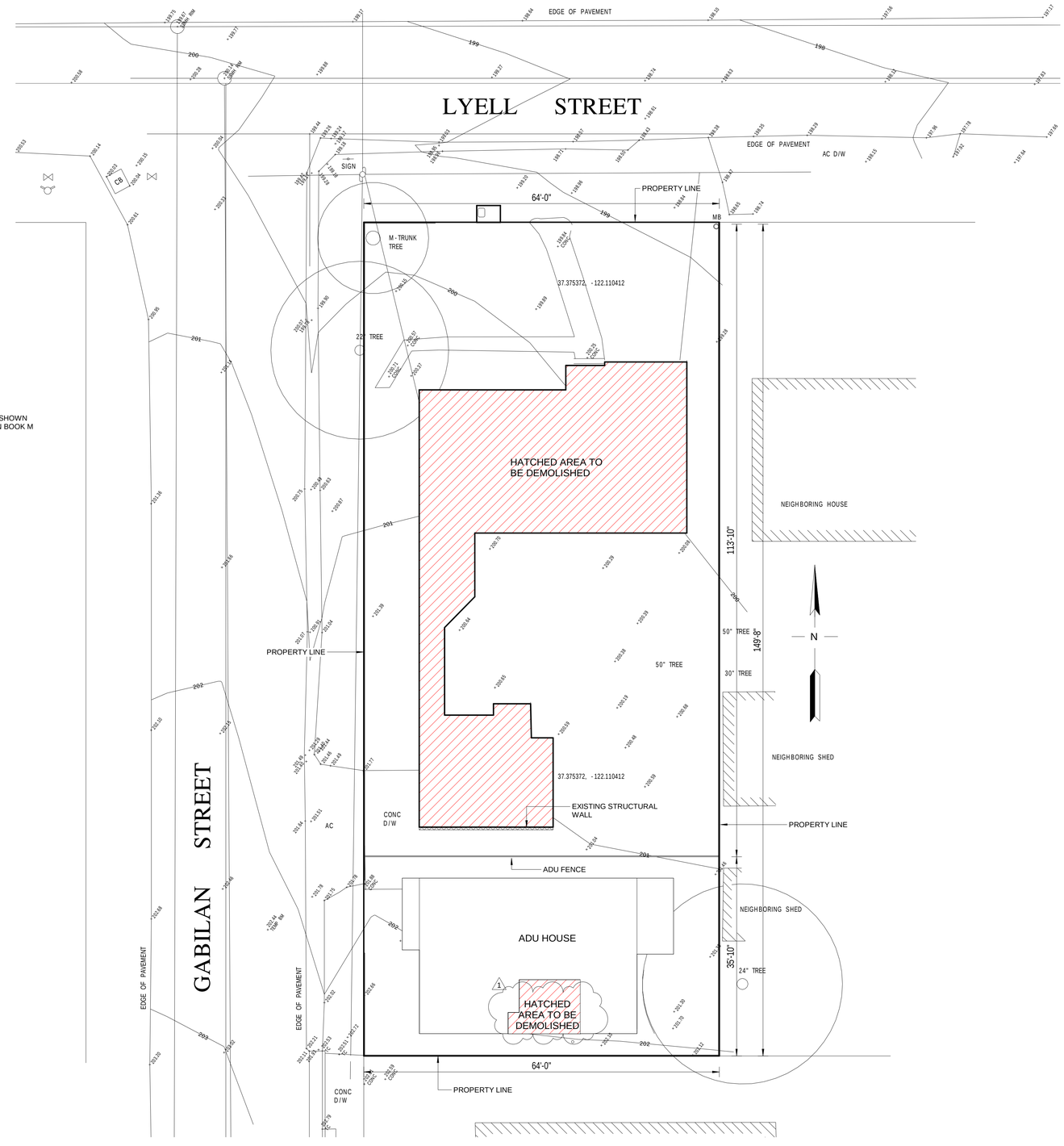
THE BEARING EAST OF THE CENTRELINE OF LYELL STREET AS SHOWN ON MAP NO. 3 THE TOWN OF LOS ALTOS. FILED FOR RECORD IN BOOK M OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS.

REFERENCES

R1 MAP NO. 3 TH TOWN OF LOS ALTOS (M MAPS 1)

SITE DATA:

166 LYELL STREET
LOS ALTOS, CA
APN: 170-37-006
AREA= 9,600 S.F.+/-



3 SITE DEMOLITION LAYOUT
1" = 10'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

NOTES:

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N

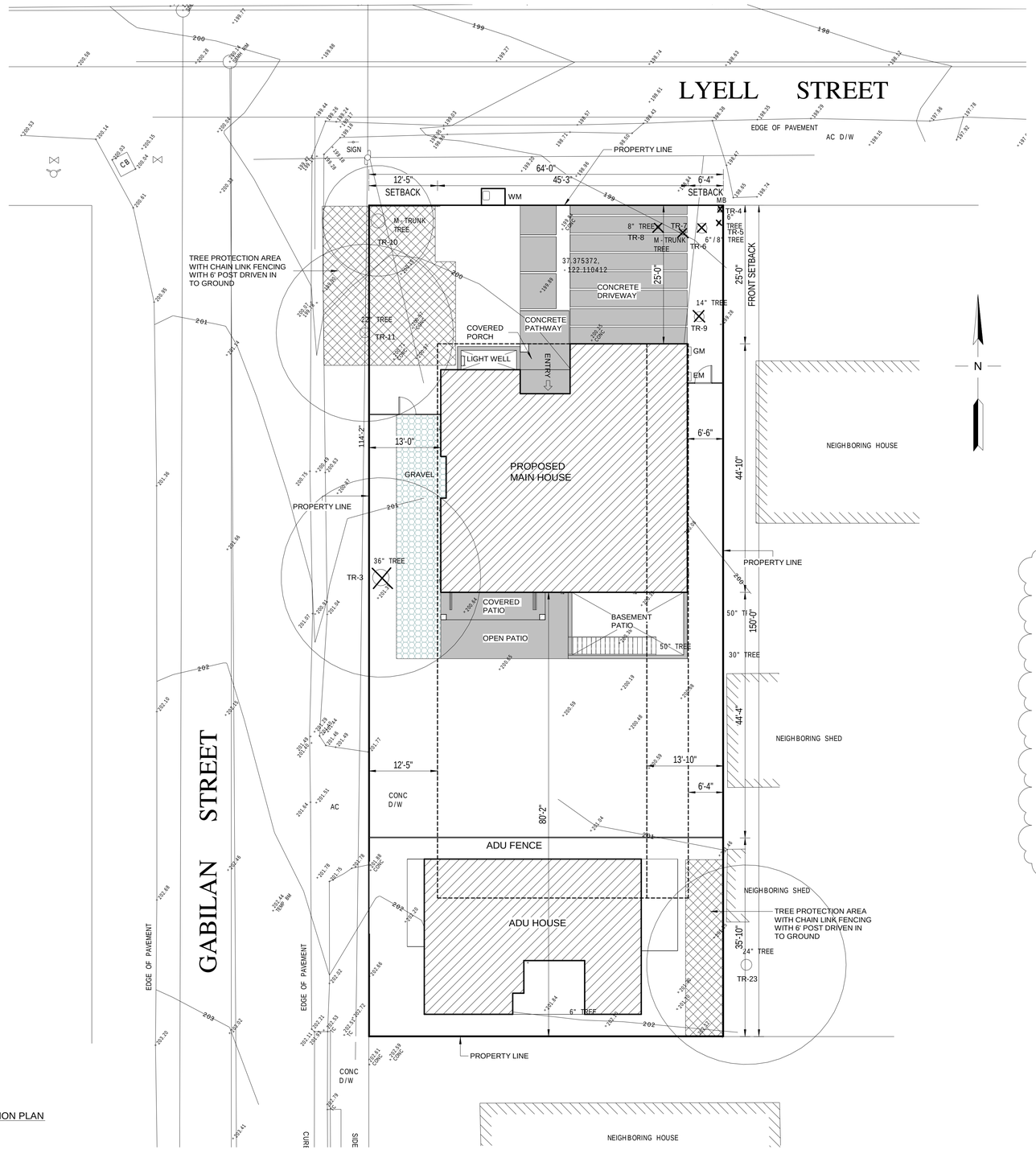
PROJECT : 166, LYELL STREET, LOS ALTOS, CA

SITE DEMOLITION LAYOUT

DATE:	25-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
SCALE:	As indicated

SHEET NO:
A-1.007

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



1 TREE PROTECTION PLAN
1" = 10'-0"

SITE DATA:

166 LYELL STREET
LOS ALTOS, CA
APN: 170-37-006
AREA= 9,600 S.F.+/-

TABLE

TREE	SIZE	NOTE	NAME OF TREE
TR-3	36"	TO BE REMOVED	LANDON PLAN
TR-4	6"	TO BE REMOVED	BIRCH
TR-5	8"	TO BE REMOVED	BIRCH
TR-6	6"	TO BE REMOVED	BIRCH
TR-7	M TRUNK TREE	TO BE REMOVED	BIRCH
TR-8	8"	TO BE REMOVED	BIRCH
TR-9	14"	TO BE REMOVED	JAPANESE MAPLE
TR-10	M TRUNK TREE	TO BE PROTECTED	BIRCH
TR-11	22"	TO BE PROTECTED	JEFFREY PINE
TR-23	24"	TO BE PROTECTED	COAST LIVE OAK
TOTAL	10		

TOTAL NUMBER OF TREES EXISTED AT SITE - 03 NOS

TREE PROTECTION NOTE :
TREE PROTECTION FENCING AROUND TREES NO. 23,10,11 (DRIP LINE) SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND."

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

NOTES:

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N

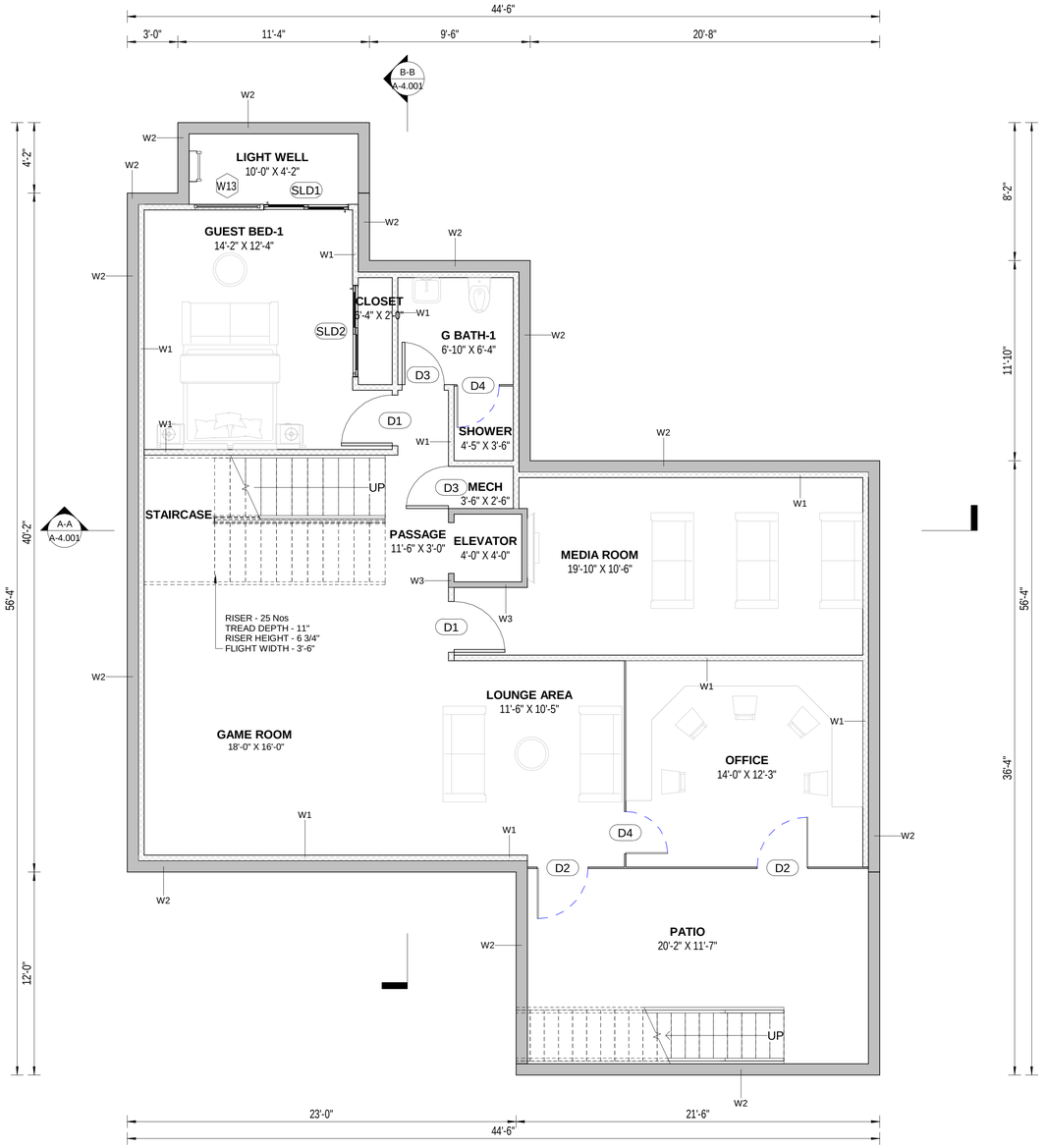
PROJECT : 166, LYELL STREET, LOS ALTOS, CA

TREE PROTECTION PLAN

DATE: 25-JAN-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU
SCALE: As indicated

SHEET NO:
A-1.008

LIVIO
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



1 BASEMENT LEVEL PLAN
1/4" = 1'-0"

GENERAL NOTES

A. ALL PLANS TO BE CONSTRUCTED TO ALL APPLICABLE BUILDING CODES, INCLUDING THE 2019 CBC AND THE CRC.
B. THE BUILDING ADDRESS SHALL COMPLY WITH SECTION R319 CRC.
C. ALL WALLS IN SHOWER AREAS WILL BE PROTECTED UP TO 72" A.F.F. PER SECTION R307 CRC.
D. WALL FRAMING SHALL BE 2x6 AT 16" O.C. WITH 1/2" EXTERIOR SHEATHING AT EXTERIOR WALLS AND 2x4 AT 16" O.C. WITH 5/8" GYP. BOARD AT INTERIOR WALLS. SHEAR WALL PANELS AND SPECIAL FRAMING CONDITIONS WILL BE NOTED IN THE STRUCTURAL DRAWINGS.
E. INTERIOR STAIR CONSTRUCTION -VERIFY VERTICAL DISTANCE IN FIELD. MAXIMUM RISE SHALL NOT EXCEED 7.75" AND MINIMUM TREAD SHALL NOT BE LESS THAN 10". HANDRAILS AS REQUIRED. CLEAR VERTICAL HEAD HEIGHT SHALL BE 6'-8" MINIMUM.
F. PROVIDE 1/2" GYP. BOARD AT WALLS AND CEILING UNDER STAIR USABLE ENCLOSED SPACES.
G. THE MINIMUM HEIGHT OF ALL GUARDRAILS SHALL BE 42". SPACING OF PICKETS IS TO BE LESS THAN 4" O.C. THE SPACE BELOW THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4". CRC SECTION R312.1.3
H. STANDARD DOOR FRAMING SHALL OCCUR 4" FROM RETURN WALL UNLESS OTHERWISE NOTED. HARDWARE PER OWNER.
I. ALL EXTERIOR DOORS SHALL HAVE A LANDING WITH A MAXIMUM 7.75" STEP.
J. ALL BEDROOMS SHALL HAVE A WINDOW THAT MEETS EGRESS REQUIREMENTS. THIS WINDOW SHALL BE DESIGNATE BY AN (E) AFTER THE WINDOW SIZE AND STYLE. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES. GRADE FLOOR AND BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ FT. EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. WINDOWS BELOW GRADE SHALL BE PROVIDED WITH A WINDOW WELL. CRC R310.2
P. ALL OTHER WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE SPECIFIED.
Q. ALL GLAZING IN SLIDING GLASS DOORS, SHOWER ENCLOSURES, AND OTHER REQUIRED SAFETY LOCATIONS SHALL HAVE SAFETY TEMPERED GLASS. CRC R308.4
R. BALCONY FLOOR SHALL BE 2" BELOW FINISH FLOOR AND SLOPED 1/4" PER FOOT AWAY FROM DOORS. DOOR OPENINGS SHALL BE PROPERLY FLASHED. DRAINAGE PIPE WILL GO THROUGH FASCIA TO GUTTER OVER GARAGE DOOR.
S. EXTERIOR A/C UNITS ARE ANCHORED TO 3" CONCRETE SLABS SHOWN ON PLANS.
T. 4" DRYER VENT REQUIRED TO EXTERIOR WALL WITH NO LESS THAN 36" TO CLOSEST OPENING PER SECTION 504 CMC.
U. PROVIDE SMOOTH DUCTING FOR DRYERS AND COOK HOODS.
V. ALL EXHAUST DUCTS SHALL HAVE BACKDRAFT DAMPERS.
W. ALL FANS TO BE ENERGY STAR COMPLIANT WITH HUMIDITY CONTROLS ADJUSTING FROM 50% -80%.X. VERIFY ALL REQUIRED CLEARANCES FOR ELECTRICAL AND MECHANICAL EQUIPMENT.
Y. COMBUSTION AIR VENTS/DUCTS WILL BE PROVIDED FOR ALL UTILITY ROOMS. VERIFY TOTAL BTU LOADS OF EQUIPMENT IN EACH ROOM TO SIZE VENTS
Z. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION, PER LOS ALTOS MUNICIPAL CODE SECTION 12.08.020B

WALL LEGEND (BASEMENT LEVEL)

W1		TYPICAL 2x4 INT CFS WALLS @16" OC
W2		8" CONCRETE FOUNDATION/ BASEMENT WALLS, SEE STRUCTIRAL DWG FOR SPECIFIC SIZE AND REINFORCEMENT
W3		4" CONCRETE ELEVATOR WALLS, SEE STRUCTIRAL DWG FOR SPECIFIC SIZE AND REINFORCEMENT
W6		TYPICAL 2x6 EXT CFS WALLS @16" OC

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

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N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

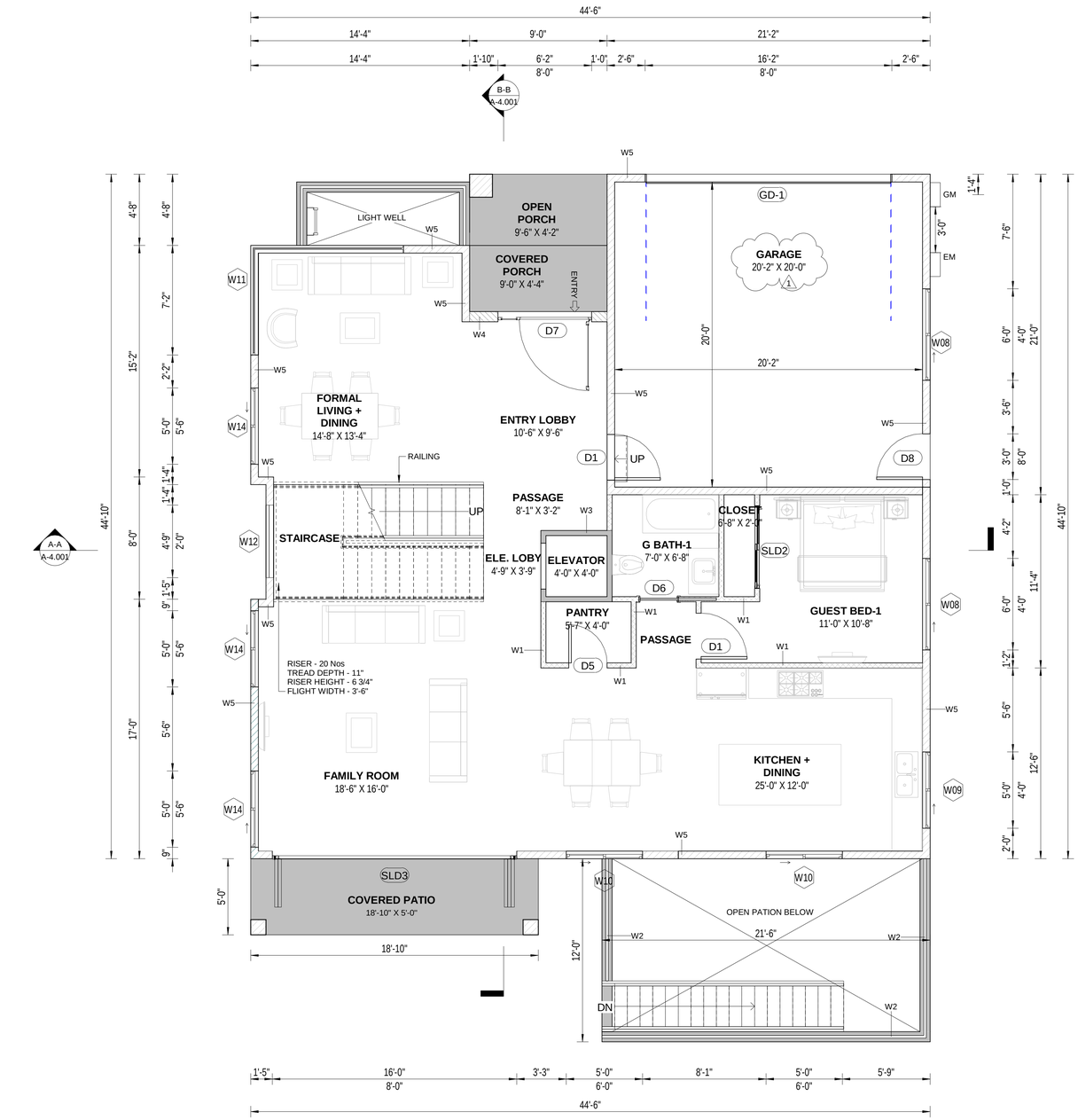
BASEMENT LEVEL PLAN

DATE: 25-JAN-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU
SCALE: 1/4" = 1'-0"

SHEET NO:
A-2.001

LIVIO

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



1 FIRST LEVEL PLAN
1/4" = 1'-0"

GENERAL NOTES

A. ALL PLANS TO BE CONSTRUCTED TO ALL APPLICABLE BUILDING CODES, INCLUDING THE 2019 CBC AND THE CRC.
B. THE BUILDING ADDRESS SHALL COMPLY WITH SECTION R319 CRC.
C. ALL WALLS IN SHOWER AREAS WILL BE PROTECTED UP TO 72" A.F.F. PER SECTION R307 CRC.
D. WALL FRAMING SHALL BE 2x6 AT 16" O.C. WITH 1/2" EXTERIOR SHEATHING AT EXTERIOR WALLS AND 2x4 AT 16" O.C. WITH 5/8" GYP. BOARD AT INTERIOR WALLS. SHEAR WALL PANELS AND SPECIAL FRAMING CONDITIONS WILL BE NOTED IN THE STRUCTURAL DRAWINGS.
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H. STANDARD DOOR FRAMING SHALL OCCUR 4" FROM RETURN WALL UNLESS OTHERWISE NOTED. HARDWARE PER OWNER.
I. ALL EXTERIOR DOORS SHALL HAVE A LANDING WITH A MAXIMUM 7.75" STEP.
J. ALL BEDROOMS SHALL HAVE A WINDOW THAT MEETS EGRESS REQUIREMENTS. THIS WINDOW SHALL BE DESIGNATE BY AN (E) AFTER THE WINDOW SIZE AND STYLE. EGRESS WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQ FT. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES. GRADE FLOOR AND BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQ FT. EGRESS WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. WINDOWS BELOW GRADE SHALL BE PROVIDED WITH A WINDOW WELL. CRC R310.2
P. ALL OTHER WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE SPECIFIED.
Q. ALL GLAZING IN SLIDING GLASS DOORS, SHOWER ENCLOSURES, AND OTHER REQUIRED SAFETY LOCATIONS SHALL HAVE SAFETY TEMPERED GLASS. CRC R308.4
R. BALCONY FLOOR SHALL BE 2" BELOW FINISH FLOOR AND SLOPED 1/4" PER FOOT AWAY FROM DOORS. DOOR OPENINGS SHALL BE PROPERLY FLASHED. DRAINAGE PIPE WILL GO THROUGH FASCIA TO GUTTER OVER GARAGE DOOR.
S. EXTERIOR A/C UNITS ARE ANCHORED TO 3" CONCRETE SLABS SHOWN ON PLANS.
T. 4" DRYER VENT REQUIRED TO EXTERIOR WALL WITH NO LESS THAN 36" TO CLOSEST OPENING PER SECTION 504 CMC.
U. PROVIDE SMOOTH DUCTING FOR DRYERS AND COOK HOODS.
V. ALL EXHAUST DUCTS SHALL HAVE BACKDRAFT DAMPERS.
W. ALL FANS TO BE ENERGY STAR COMPLIANT WITH HUMIDITY CONTROLS ADJUSTING FROM 50% -80%.X. VERIFY ALL REQUIRED CLEARANCES FOR ELECTRICAL AND MECHANICAL EQUIPMENT.
Y. COMBUSTION AIR VENTS/DUCTS WILL BE PROVIDED FOR ALL UTILITY ROOMS. VERIFY TOTAL BTU LOADS OF EQUIPMENT IN EACH ROOM TO SIZE VENTS
.
Z. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION, PER LOS ALTOS MUNICIPAL CODE SECTION 12.08.020B

WALL LEGEND (FIRST LEVEL)

W1		TYPICAL 2x4 INT CFS WALLS @16" OC
W2		8" CONCRETE FOUNDATION/ BASEMENT WALLS, SEE STRUCTIRAL DWG FOR SPECIFIC SIZE AND REINFORCEMENT
W3		4" CONCRETE BASEMENT ELEVATOR WALLS, SEE STRUCTIRAL DWG FOR SPECIFIC SIZE AND REINFORCEMENT
W4		TYPICAL 2x8 EXT CFS WALLS @16" OC
W5		TYPICAL 2x6 EXT CFS WALLS @16" OC

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
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N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

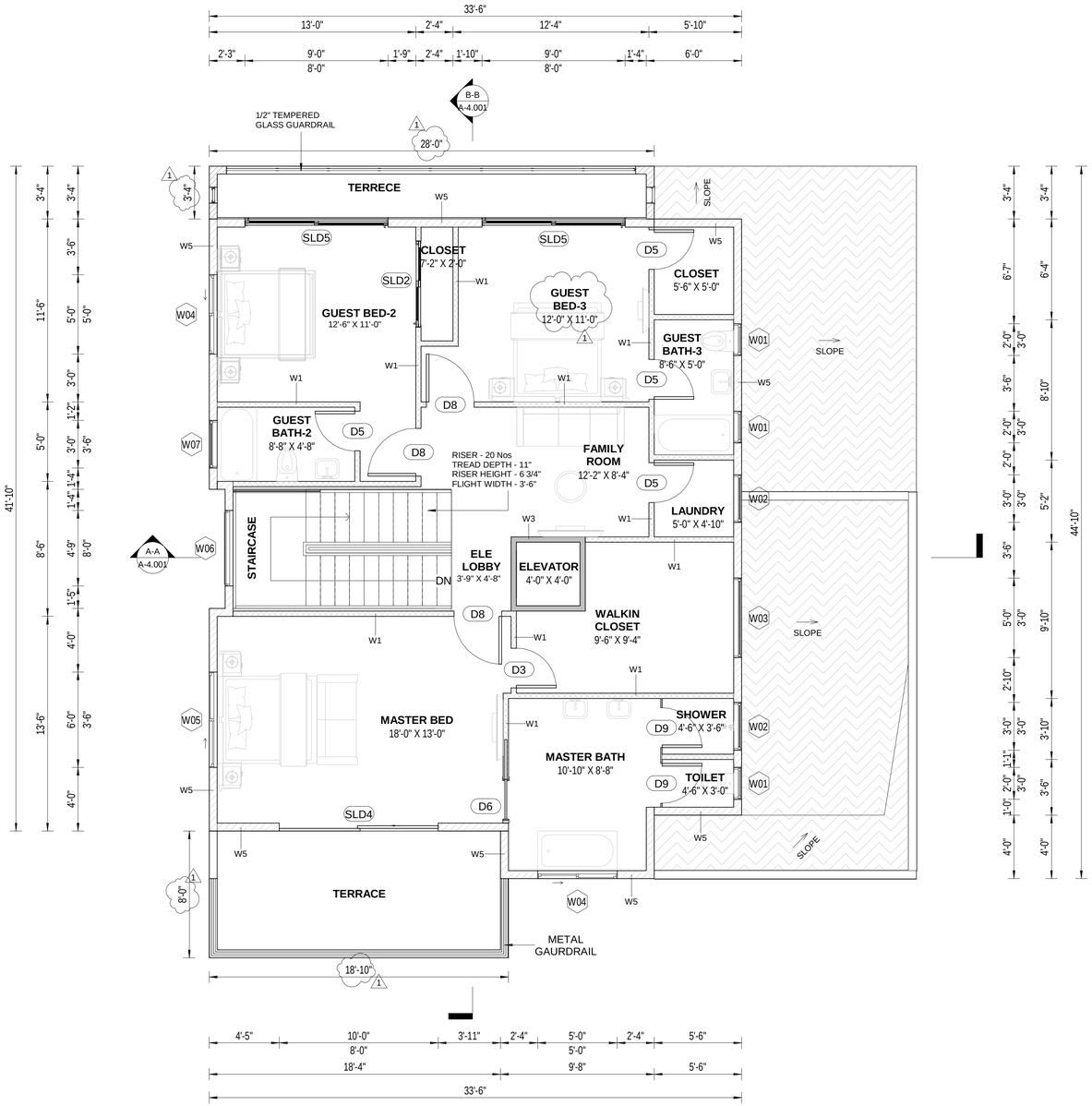
FIRST LEVEL PLAN

DATE: 25-JAN-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU
SCALE: 1/4" = 1'-0"

LIVIO

SHEET NO:
A-2.002

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



1 SECOND LEVEL PLAN
1/4" = 1'-0"

GENERAL NOTES

A. ALL PLANS TO BE CONSTRUCTED TO ALL APPLICABLE BUILDING CODES, INCLUDING THE 2019 CBC AND THE CRC.
B. THE BUILDING ADDRESS SHALL COMPLY WITH SECTION R319 CRC.

C. ALL WALLS IN SHOWER AREAS WILL BE PROTECTED UP TO 72" A.F.F. PER SECTION R307 CRC.

D. WALL FRAMING SHALL BE 2x6 AT 16" O.C. WITH 1/2" EXTERIOR SHEATHING AT EXTERIOR WALLS AND 2x4 AT 16" O.C. WITH 5/8" GYP. BOARD AT INTERIOR WALLS. SHEAR WALL PANELS AND SPECIAL FRAMING CONDITIONS WILL BE NOTED IN THE STRUCTURAL DRAWINGS.

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F. PROVIDE 1/2" GYP. BOARD AT WALLS AND CEILING UNDER STAIR USABLE ENCLOSED SPACES.

G. THE MINIMUM HEIGHT OF ALL GUARDRAILS SHALL BE 42". SPACING OF PICKETS IS TO BE LESS THAN 4" O.C. THE SPACE BELOW THE BOTTOM RAIL OF THE GUARD SHALL NOT EXCEED 4". CRC SECTION R312.1.3

H. STANDARD DOOR FRAMING SHALL OCCUR 4" FROM RETURN WALL UNLESS OTHERWISE NOTED. HARDWARE PER OWNER.

I. ALL EXTERIOR DOORS SHALL HAVE A LANDING WITH A MAXIMUM 7.75" STEP.

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P. ALL OTHER WINDOWS SHALL BE OPERABLE UNLESS OTHERWISE SPECIFIED.

Q. ALL GLAZING IN SLIDING GLASS DOORS, SHOWER ENCLOSURES, AND OTHER REQUIRED SAFETY LOCATIONS SHALL HAVE SAFETY TEMPERED GLASS. CRC R308.4

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T. 4" DRYER VENT REQUIRED TO EXTERIOR WALL WITH NO LESS THAN 36" TO CLOSEST OPENING PER SECTION 504 CMC.

U. PROVIDE SMOOTH DUCTING FOR DRYERS AND COOK HOODS.

V. ALL EXHAUST DUCTS SHALL HAVE BACKDRAFT DAMPERS.

W. ALL FANS TO BE ENERGY STAR COMPLIANT WITH HUMIDITY CONTROLS ADJUSTING FROM 50% -80%.X. VERIFY ALL REQUIRED CLEARANCES FOR ELECTRICAL AND MECHANICAL EQUIPMENT.

Y. COMBUSTION AIR VENTS/DUCTS WILL BE PROVIDED FOR ALL UTILITY ROOMS. VERIFY TOTAL BTU LOADS OF EQUIPMENT IN EACH ROOM TO SIZE VENTS
.

Z. FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION, PER LOS ALTOS MUNICIPAL CODE SECTION 12.08.020B

WALL LEGENDS (SECOND LEVEL)

W1		TYPICAL 2x4 INT CFS WALLS @16" OC
W3		4" CONCRETE ELEVATOR WALLS, SEE STRUCTIRAL DWG FOR SPECIFIC SIZE AND REINFORCEMENT
W5		TYPICAL 2x6 EXT CFS WALLS @16" OC

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

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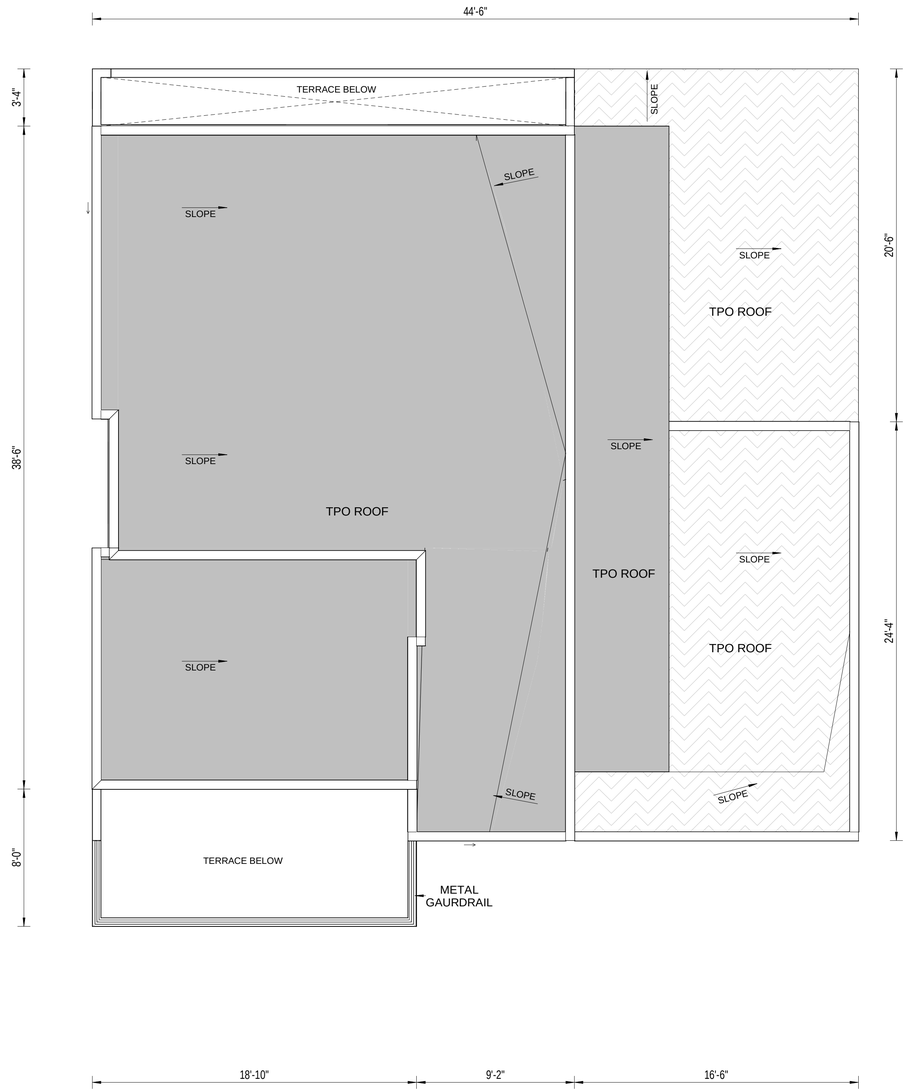
N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

SECOND LEVEL PLAN

DATE: 25-JAN-2022	
DRAWN BY: PRAKASH	
CHECKED BY: SUBHENDU	
SCALE: 1/4" = 1'-0"	
SHEET NO: A-2.003	ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022 CONTACT : 650-209-6500 EMAIL : team@golivio.com

LIVIO



1 ROOF LEVEL PLAN
1/4" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

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N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

ROOF LEVEL PLAN

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

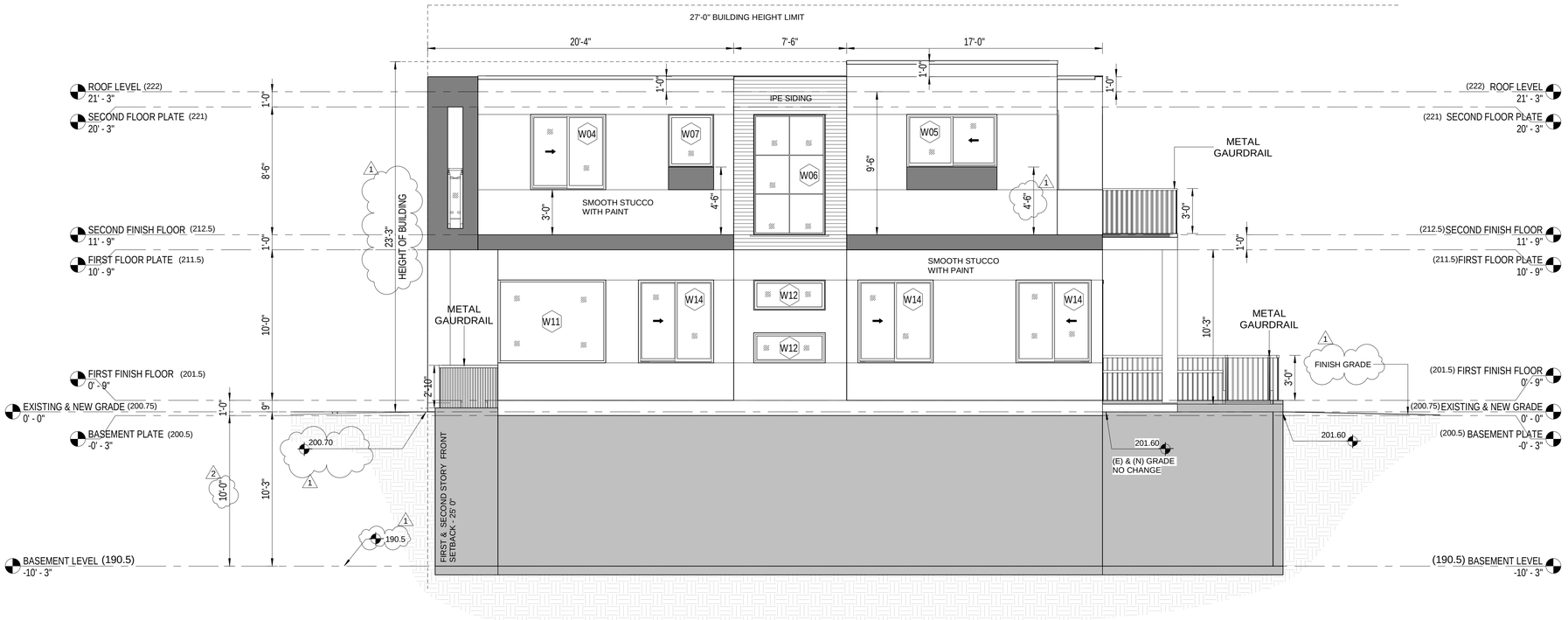
CHECKED BY: SUBHENDU

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

SHEET NO:
A-2.004

LIVIO

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



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

2 EAST SIDE ELEVATION
1/4" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
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PROJECT : 166, LYELL STREET, LOS ALTOS, CA

WEST AND EAST SIDE ELEVATION

DATE: 25-JAN-2022

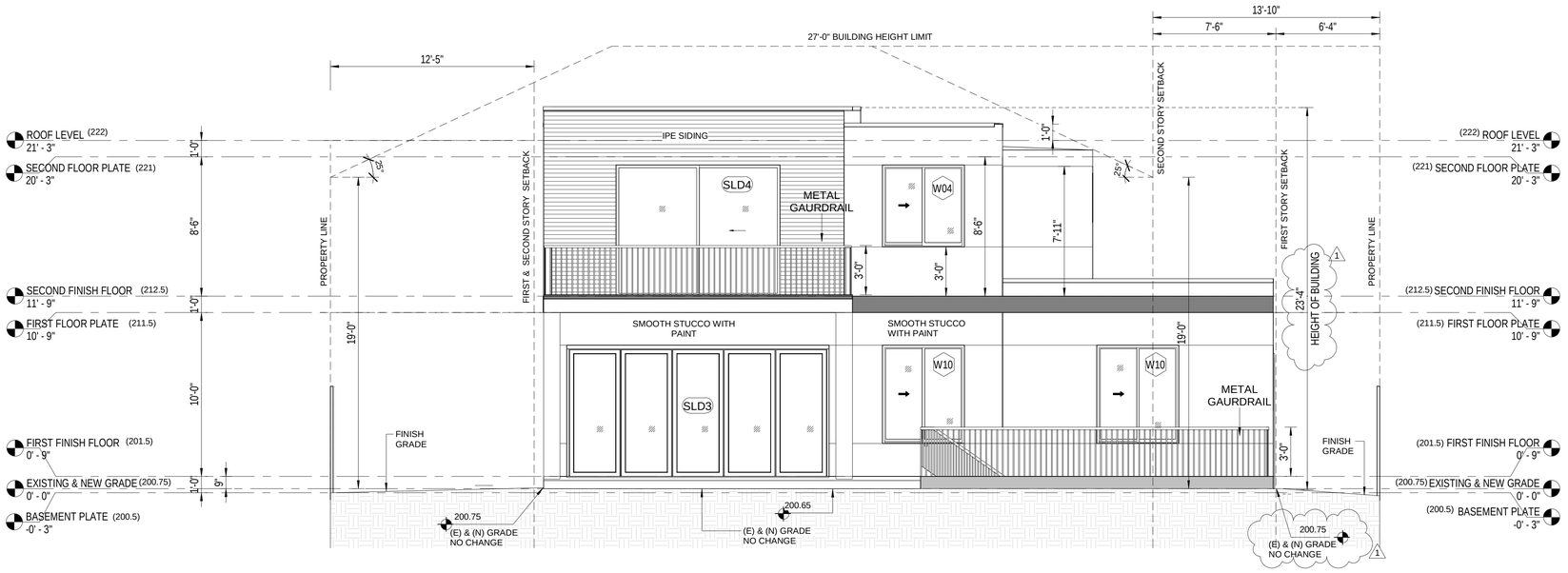
DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

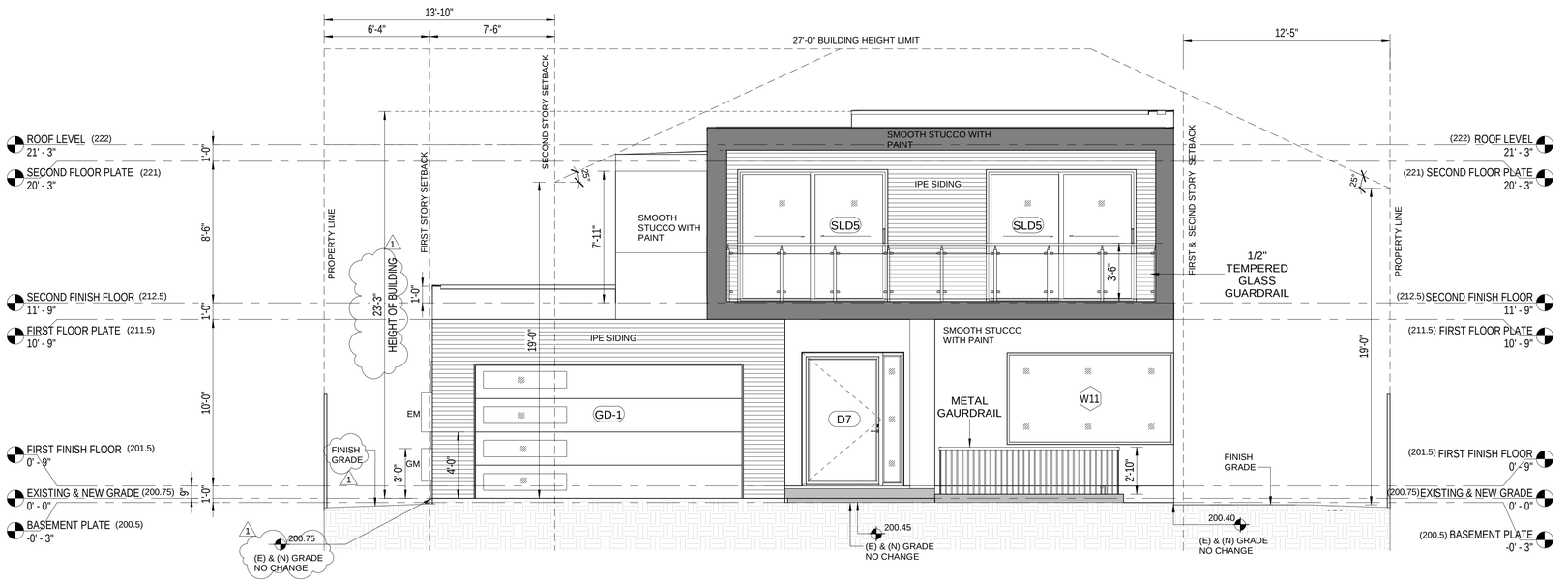
SCALE: 1/4" = 1'-0"

SHEET NO:
A-3.001

LIVIO
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



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



2 NORTH SIDE ELEVATION
1/4" = 1'-0"

NOTES:

REVISIONS :

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PROJECT : 166, LYELL STREET, LOS ALTOS, CA

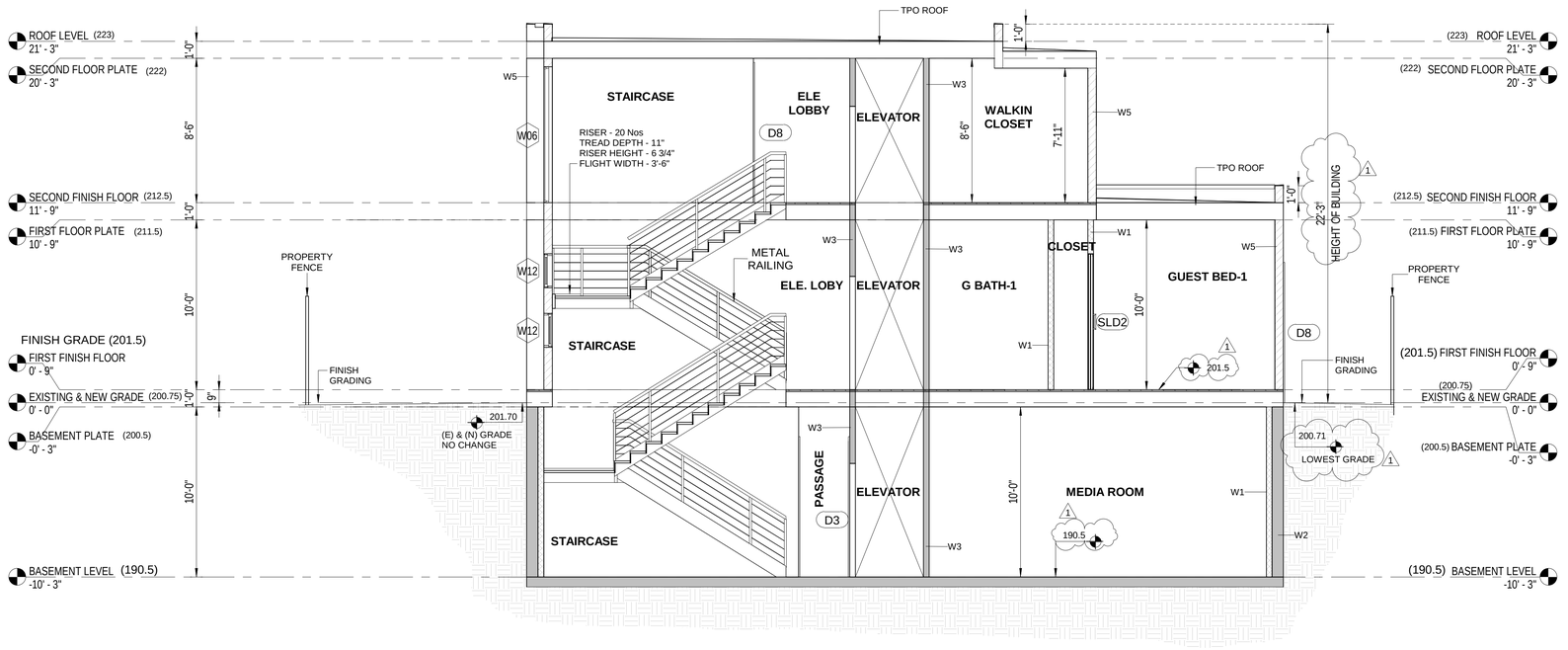
SOUTH AND NORTH SIDE ELEVATION

DATE: 25-JAN-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU
SCALE: 1/4" = 1'-0"

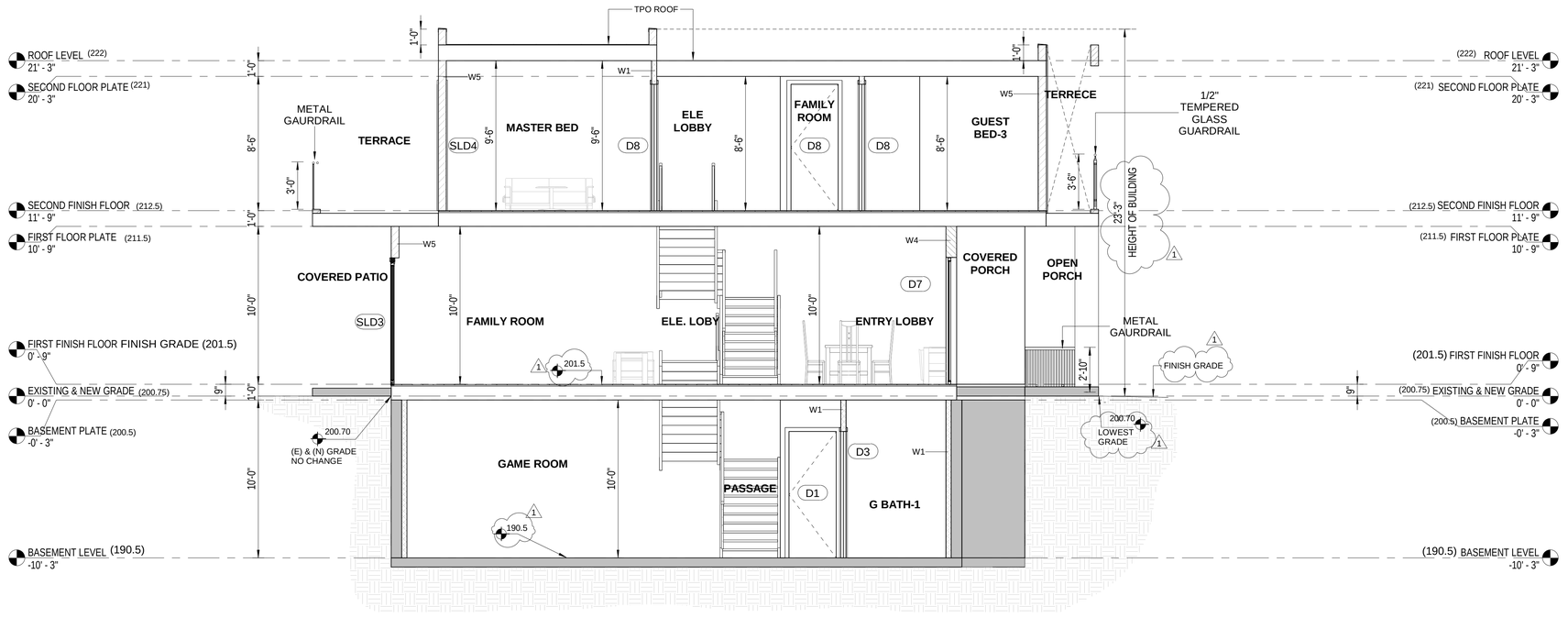
LIVIO

SHEET NO:
A-3.002

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



A-A SECTION A-A
1/4" = 1'-0"



B-B SECTION B-B
1/4" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

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PROJECT : 166, LYELL STREET, LOS ALTOS, CA

SECTION A-A & B-B

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

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

SHEET NO:
A-4.001

LIVIO

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
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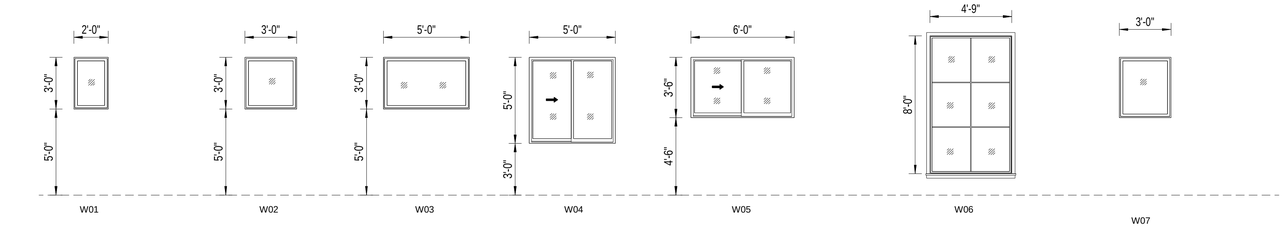

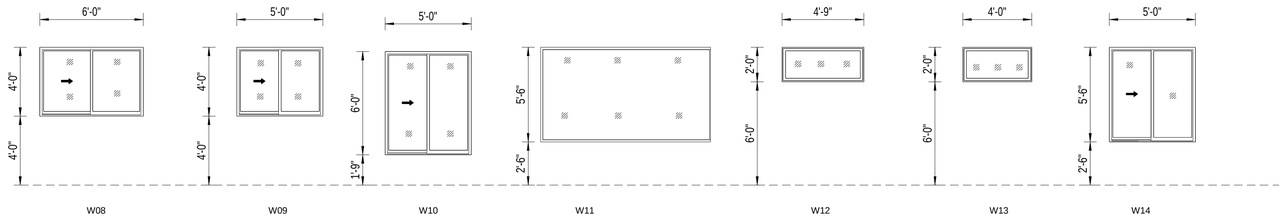

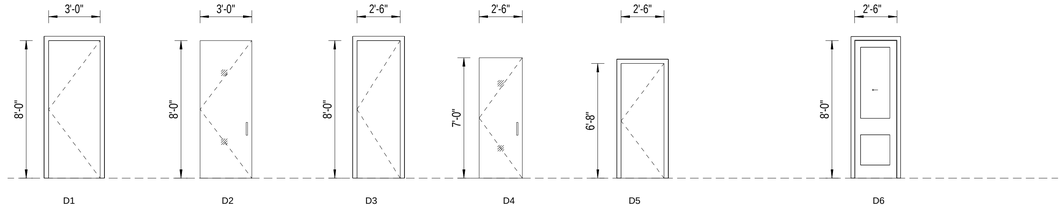

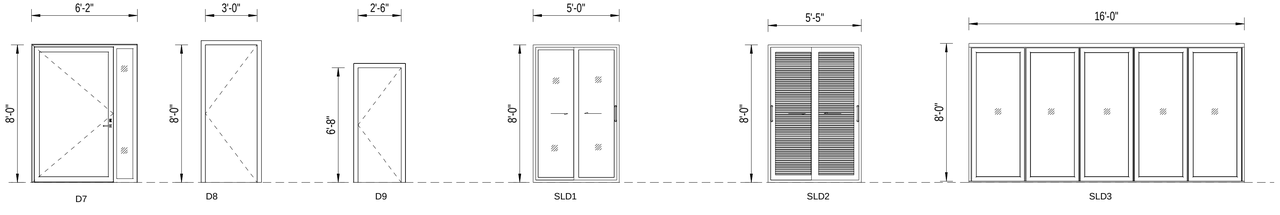

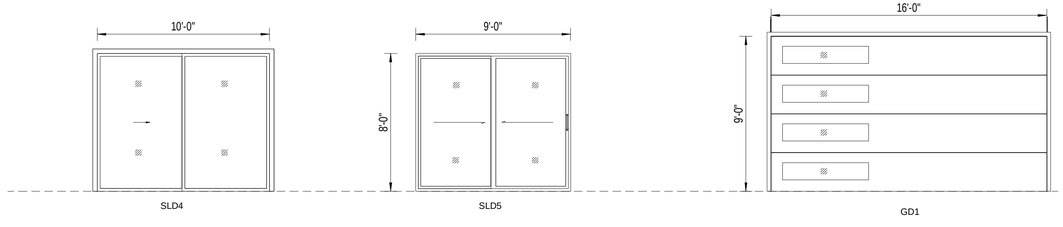

WINDOW SCHEDULE				
MARK	COUNT	WIDTH	HEIGHT	HEAD HEIGHT
W01	1	2' - 0"	3' - 0"	7' - 6"
W02	2	3' - 0"	3' - 0"	7' - 6"
W03	1	5' - 0"	3' - 0"	7' - 6"
W04	2	5' - 0"	5' - 0"	8' - 0"
W05	1	6' - 0"	3' - 6"	8' - 0"
W06	1	4' - 9"	8' - 0"	8' - 0"
W07	1	3' - 0"	3' - 6"	8' - 0"
W08	2	6' - 0"	4' - 0"	8' - 0"
W09	1	5' - 0"	4' - 0"	8' - 0"
W10	2	5' - 0"	6' - 0"	8' - 0"
W11	1	10' - 0"	5' - 6"	8' - 0"
W12	2	4' - 9"	2' - 0"	
W13	1	4' - 0"	2' - 0"	8' - 0"
W14	3	5' - 0"	5' - 6"	8' - 0"

DOOR SCHEDULE				
MARK	Count	WIDTH	HEIGHT	HEAD HEIGHT
D1	4	3' - 0"	8' - 0"	8' - 0"
D2	2	3' - 0"	8' - 0"	8' - 0"
D3	3	2' - 6"	8' - 0"	8' - 0"
D4	2	2' - 6"	7' - 0"	7' - 0"
D5	5	2' - 6"	6' - 8"	6' - 8"
D6	2	2' - 6"	8' - 0"	8' - 0"
D7	1	6' - 1"	8' - 0"	8' - 0"
D8	4	3' - 0"	8' - 0"	8' - 0"
D9	2	2' - 6"	6' - 8"	6' - 8"
GD-1	1	16' - 0"	8' - 0"	8' - 0"
SLD1	1	5' - 0"	8' - 0"	8' - 0"
SLD2	3	5' - 5"	8' - 0"	8' - 0"
SLD3	1	16' - 0"	8' - 0"	8' - 0"
SLD4	1	10' - 0"	8' - 0"	8' - 0"
SLD5	2	9' - 0"	8' - 0"	8' - 0"

NOTES:

REVISIONS :

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PROJECT : 166, LYELL STREET, LOS ALTOS, CA

DOOR & WINDOW SCHEDULE

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

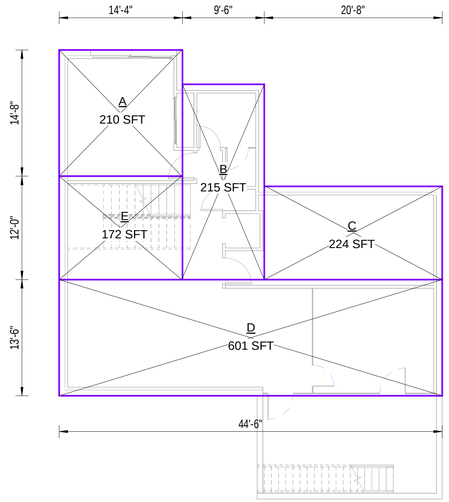
CHECKED BY: SUBHENDU

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

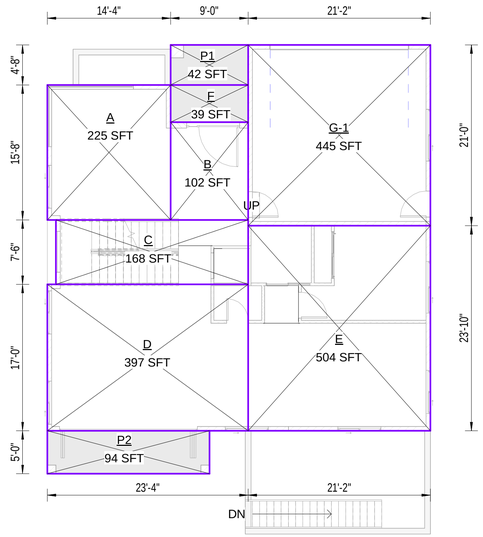
SHEET NO:

A-5.001

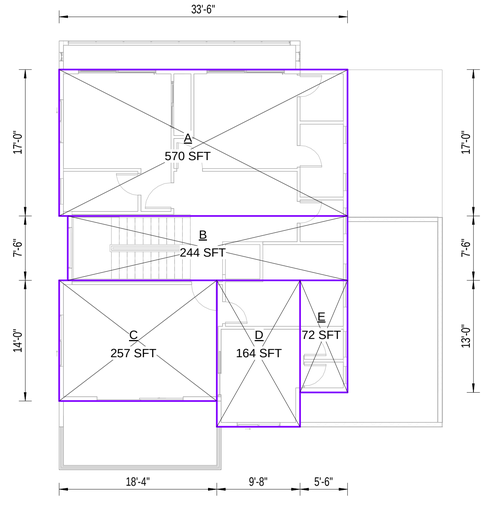
ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



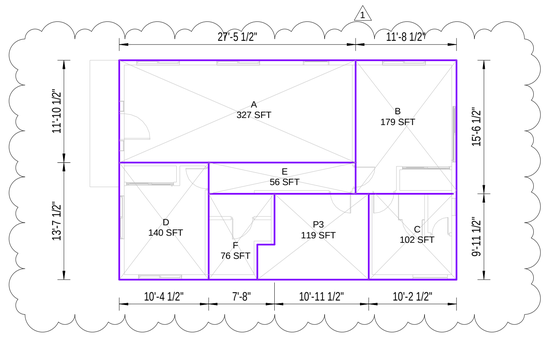
1 BASEMENT LEVEL
1/8" = 1'-0"



2 FIRST FINISH FLOOR
1/8" = 1'-0"



3 SECOND LEVEL
1/8" = 1'-0"



4 EXISTING LYELL ADU FIRST FLOOR PLAN
1/8" = 1'-0"

FIRST LEVEL AREA + SECOND LEVEL AREA = **TOTAL FLOOR AREA**

1879 + 1306 = 3,185 SF

ALLOWABLE TOTAL FLOOR AREA = 4,160 SF

FIRST LEVEL AREA + PATIO AREA + ADU = **TOTAL LOT COVERAGE AREA**

1879 + 136 + 880 = 2,895 SF

ALLOWABLE LOT COVERAGE AREA = 3,680 SF

BASEMENT LEVEL AREA CALCULATIONS

NAME	AREA LENGTH	AREA WIDTH	AREA
BASEMENT LEVEL			
A	14'-4"	14'-8"	210 SF
B	9'-6"	22'-8"	215 SF
C	10'-10"	20'-8"	224 SF
D	13'-6 1/2"	44'-4"	601 SF
E	12'-0"	14'-4"	172 SF
TOTAL: 5			1422 SF

TOTAL BASEMENT FLOOR AREA = 1422 SF

FIRST LEVEL AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
A	14'-4"	15'-8"	225 SF
B	9'-0"	11'-4"	102 SF
C	7'-6"	22'-4"	168 SF
D	17'-0"	23'-4"	397 SF
E	21'-2"	23'-10"	504 SF
F	4'-4"	9'-0"	39 SF
G-1	21'-0"	21'-2"	445 SF
TOTAL: 7			1879 SF

PORCH AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
P1	4'-8"	9'-0"	42 SF
P2	5'-0"	18'-10"	94 SF
TOTAL			136 SF

SECOND LEVEL AREA CALCULATION

NAME	AREA LENGTH	AREA WIDTH	AREA
A	17'-0"	33'-6"	570 SF
B	7'-6"	32'-6"	244 SF
C	14'-0"	18'-4"	257 SF
D	9'-8"	17'-0"	164 SF
E	5'-6"	13'-0"	72 SF
TOTAL: 5			1306 SF

ADU FIRST FLOOR AREA CALCULATION

NAME	ROOM WIDTH	ROOM DEPTH	AREA
A	27'-5 1/2"	11'-10 1/2"	327 SF
B	11' - 8 1/2"	15' - 1 1/2"	179 SF
C	9' - 9 1/2"	10' - 4 1/2"	102 SF
D	13' - 7 1/2"	10' - 4 1/2"	140 SF
E	17' - 1"	3' - 3"	56 SF
F	7' - 3 1/2"	10' - 4 1/2"	76 SF
TOTAL : 6			880 SF

NOTES:

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N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

AREA CALCULATION

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

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

SHEET NO:
A-6.001

LIVIO

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

EXTERIOR COLOR / MATERIAL SCHEDULE

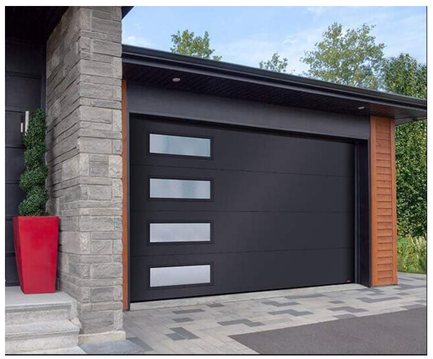
	MATERIAL / APPLICATION	CODE	COLOR	MANUFACTURE
ROOF	TPO ROOFING	M1	GREY	GAF EVERGUARD@ TPO 60-MIL MEMBRANE
WALL	SMOOTH STUCCO FINISH	M2	WHITE	-
	SMOOTH STUCCO FINISH	M3	DARK GREY	-
	IPE SIDING	M4	WOODEN	-
MISC.	GARAGE DOOR	M5	BLACK	C.H.I. OR EQ.
	ALUMINIUM WINDOW FRAMES	M6	DARK BRONZE	MILGARD OR EQ
	SLIDING GLASS DOOR	M7	DARK BRONZE	LA-CANTINA OR EQ
	METAL RAILINGS	M8	METAL RAILING	VIEWRAIL OR EQ
	GLASS RAILINGS	M9	GLASS RAILING	VIEWRAIL OR EQ
	METAL AWNING	M10	BLACK	AWNTECH OR EQ
	CONCRETE	M11		-

* NOTES: EXACT COLORS TO BE VERIFIED W/ OWNER & ARCHITECT

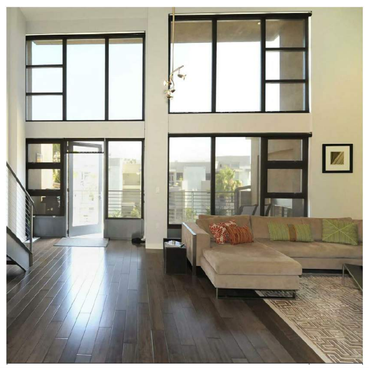
TPO ROOFING (GREY) M1

WHITE SMOOTH STUCCO FINISH M2

DARK GREY SMOOTH STUCCO FINISH M3



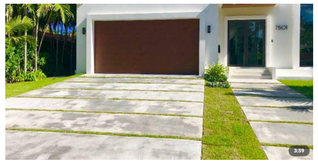
GARAGE DOOR M5



ALUMINIUM WINDOW FRAMES M6

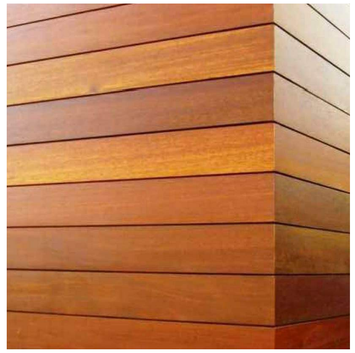
NANA GLASS DOOR M7

GLASS RAILING M9



CONCRETE PATHWAY & DRIVEWAY M11

METAL AWNING M10



IPE SIDING M4

METAL RAILING M8

NOTES:

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NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL CENTERLINES ARE FROM THE CENTER OF COLUMN/ WALL AND THE DIMENSIONS GIVEN ARE CENTERLINE DIMENSIONS- -UNLESS OTHERWISE MENTIONED.
- IN CASE OF ANY DISCREPANCY FOUND IN DRAWINGS AND DETAILS, IT SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT, AND RECTIFIED, PRIOR TO ITS EXECUTION.
- THIS DRAWING IS ISSUED STRICTLY WITH AN UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSE MENTIONED AND SHALL BE RETURNED AFTER COMPLETION.
- -LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
- THIS DRAWING SHALL BE REFERRED ONLY FOR THE PURPOSE MENTIONED IN ITS TITLE (FLOORING PATTERN, FALSE CEILING, SHUTTERING PATTERN, ELECTRICAL, PLUMBING, ETC.)

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

MATERIAL BOARD

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

CHECKED BY: SUBHENDU

SCALE: 12" = 1'-0"

SHEET NO:

A-7.001

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

GABILAN STREET VIEW

ADU NORTH VIEW

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL CENTERLINES ARE FROM THE CENTER OF COLUMN/ WALL AND THE DIMENSIONS GIVEN ARE CENTERLINE DIMENSIONS- -UNLESS OTHERWISE MENTIONED.
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PROJECT : 166, LYELL STREET, LOS ALTOS, CA

RENDER VIEWS

DATE: 25-JAN-2022

DRAWN BY: PRAKASH

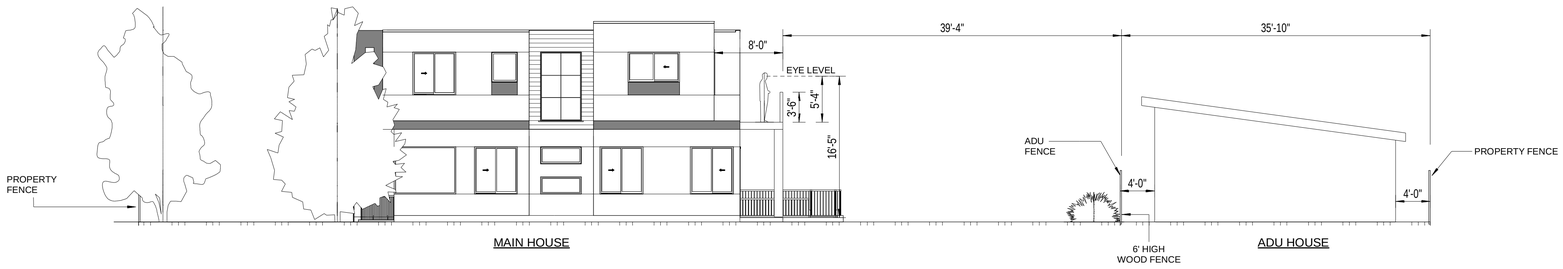
CHECKED BY: SUBHENDU

SCALE:

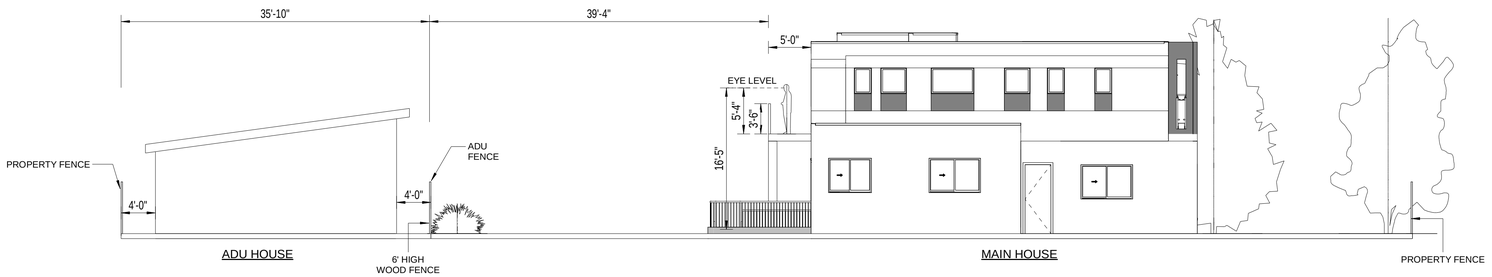
SHEET NO:
A-7.002

LIVIO

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com



2 SITE SECTION-1
1/8" = 1'-0"



1 SITE SECTION-2
1/8" = 1'-0"

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
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- IN CASE OF ANY DISCREPANCY FOUND IN DRAWINGS AND DETAILS, IT SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT, AND RECTIFIED, PRIOR TO ITS EXECUTION.
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- ·LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
- THIS DRAWING SHALL BE REFERRED ONLY FOR THE PURPOSE MENTIONED IN ITS TITLE (FLOORING PATTERN, FALSE CEILING, SHUTTERING PATTERN, ELECTRICAL, PLUMBING, ETC.)

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

SITE SECTIONS

DATE: 25-JAN-2022
DRAWN BY: PRAKASH
CHECKED BY: SUBHENDU
SCALE: 1/8" = 1'-0"

LIVIO

SHEET NO:
A-7.003

ADDRESS : 329 S San Antonio Road Suite #4, Los Altos, CA 94022
CONTACT : 650-209-6500
EMAIL : team@golivio.com

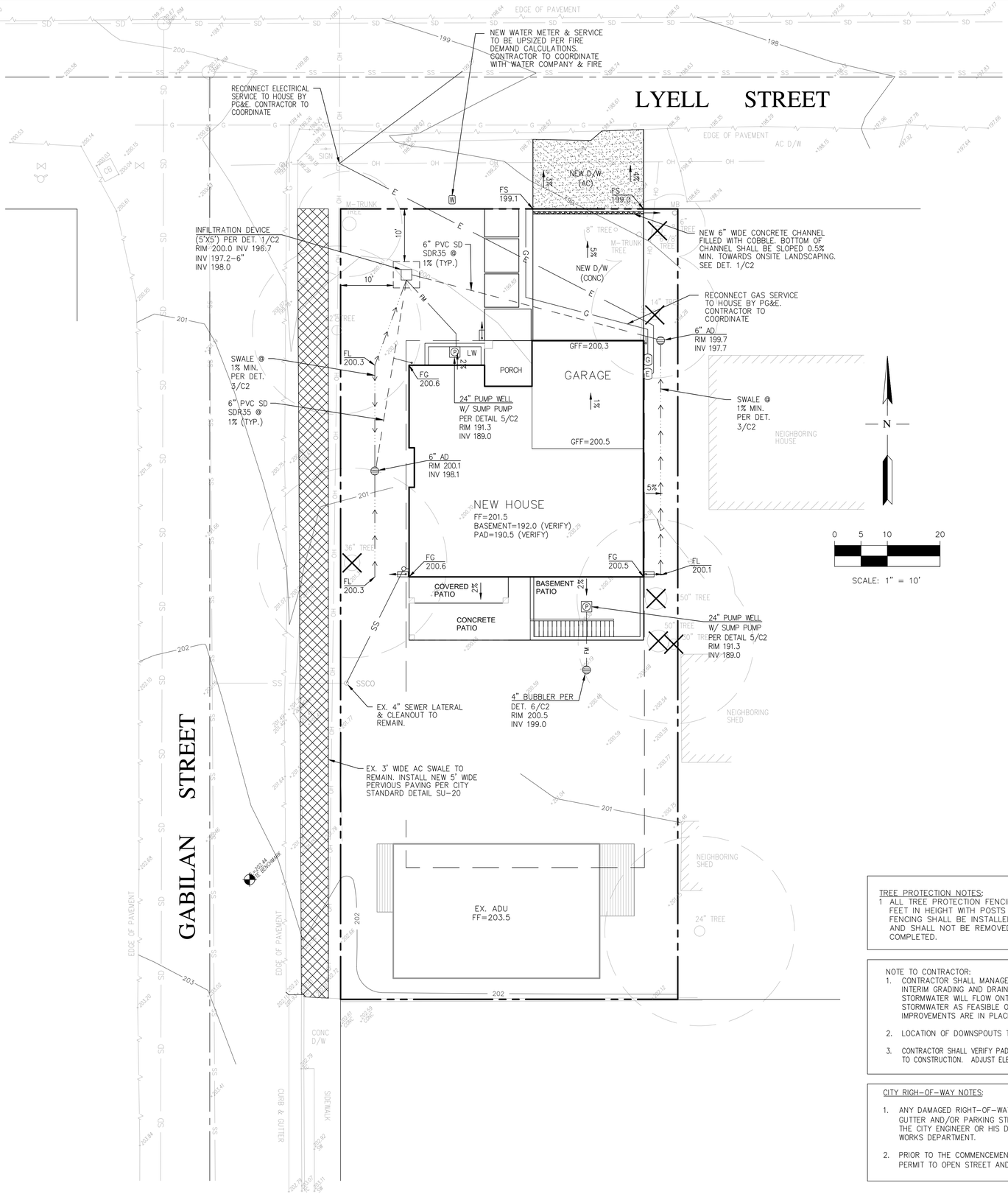
GRADING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC, OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS FOR CONSISTENCY PRIOR TO CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY AND CALCULATE BASEMENT FINISH FLOOR AND PAD ELEVATIONS, IF ANY, PRIOR TO EXCAVATION.

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	5	
HOUSE (PAD)	640	0	
TOTAL	645	5	640

NOTE: EARTHWORK QUANTITIES SHOWN ON THIS TABLE ARE APPROXIMATE AND FOR INFORMATION ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.



LEGEND

- PROPERTY LINE
- CENTERLINE
- SS — UTILITY LINE–TYPE AS NOTED
- STREET LIGHT
- ELEC — UTILITY BOX–TYPE AS NOTED
- WM — WATER METER
- WV — WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MH — MANHOLE–TYPE AS NOTED
- CO — SANITARY SEWER CLEANOUT
- PP OH — POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- MON — MONUMENT
- 200 — CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DS — DOWNSPOUT WITH SPLASH–BLOCK
- 12" — TREE–TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

ABBREVIATION

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BB	BOTTOM OF BASIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TB	TOP OF BASIN
TC	TOP OF CURB

SITE BENCHMARK:

SET NAIL
ELEVATION= 202.44 NAVD 1988

BASIS OF BEARINGS:

THE BEARING EAST OF THE CENTERLINE OF LYELL STREET AS SHOWN ON MAP NO. 3 THE TOWN OF LOS ALTOS, FILED FOR RECORD IN BOOK M OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS.

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

NOTE TO CONTRACTOR:
1. CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
2. LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.

CITY RIGH-OF-WAY NOTES:
1. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER AND/OR PARKING STRIP SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT.
2. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NO.	REVISION	DATE	BY

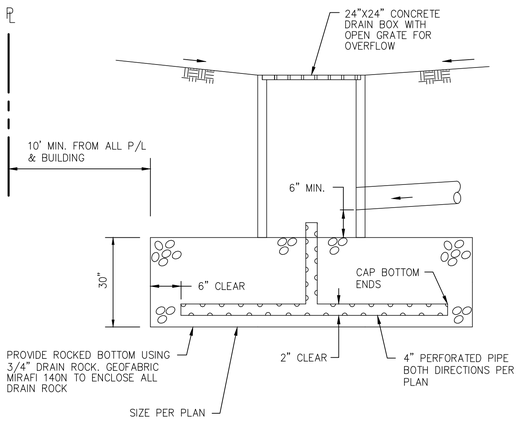
RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 CIVIL RENEWAL DATE: 06-30-23 STATE OF CALIFORNIA

NEW ADU
166 LYELL STREET
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-37-006

GRADING AND DRAINAGE PLAN

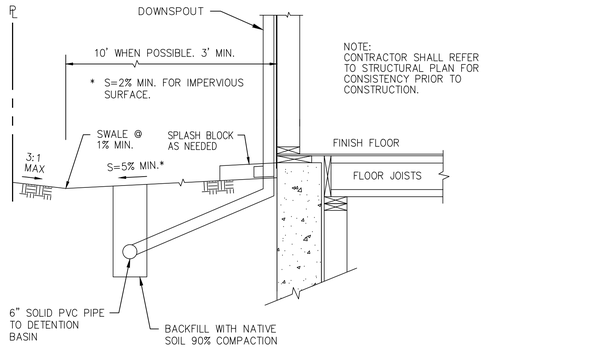
DATE: 1/3/2022
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-1



NOT TO SCALE

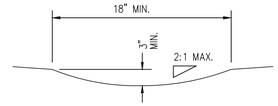
1 STORMWATER INFILTRATION BOX

NOTE:
CONTRACTOR SHALL VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH STRUCTURAL PLAN PRIOR TO CONSTRUCTION.



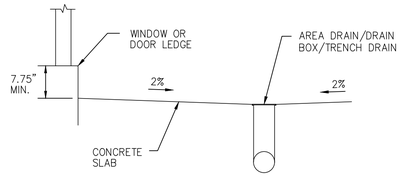
NOT TO SCALE

2 TYPICAL GRADING AROUND FOUNDATION



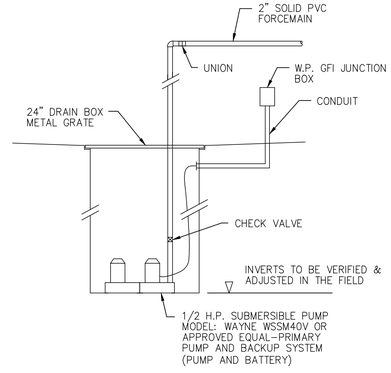
NOT TO SCALE

3 SWALE



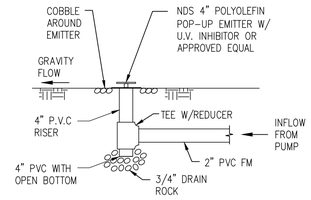
NOT TO SCALE

4 DRAIN IN LIGHT WELL



NOT TO SCALE

5 SUMP WELL



NOT TO SCALE

6 BUBBLER

NO.	REVISION	DATE	BY

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505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
50541
Expires: 06-30-23
CIVIL
STATE OF CALIFORNIA

NEW RESIDENCE
306 COVINGTON ROAD
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-47-014

DETAILS

DATE: 1/3/2022
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-2

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. 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 DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMNET CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 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.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. 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 CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, 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.
6. 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.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. 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. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	

ADDITONAL NOTES:

1. STABILIZE ALL DENUDED AREAS AND INSTALL AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROLS CONTINUOUSLY BETWEEN OCTOBER 15TH AND APRIL 15TH OF EACH YEAR, UNTIL PERMANENT EROSION CONTROL HAVE BEEN ESTABLISHED.
2. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTE PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
3. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
4. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETWATERING SITE AND OBTAIN ALL NECESSARY PERMITS.
5. AVOID CLEANING, FUELING, OR MAINTENING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
6. DELINEATE WITH FIELD MARKERS CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DRAINAGE COURSES.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
8. PERFORM CLEARING AND EARTH MOVING ACTIVITIES ONLY DURING DRY WEATHER.
9. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
10. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
11. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
12. THE CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE CONSTRUCTION BMPS.

LEGEND

- ROCKED CONSTRUCTION ENTRANCE
- FIBER ROLL
- PORT-A-POTY
- CONCRETE WASH AREA
- INLET PROTECTION (ROCK BAGS)

— N —

0 5 10 20

SCALE: 1" = 10'

STOCKPILE NOTE:

STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAVE BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINING SEASON.

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

ENCROACHMENT PERMIT:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

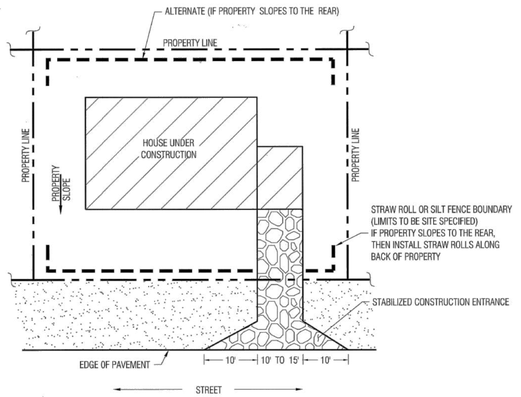
REGISTERED PROFESSIONAL ENGINEER — ROBERT Y. WANG — 50541 — RENEWAL DATE: 06-30-21 — CIVIL — STATE OF CALIFORNIA

NEW ADU
166 LYELL STREET
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-37-006

EROSION CONTROL PLAN

DATE: 11/03/20
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

C-2



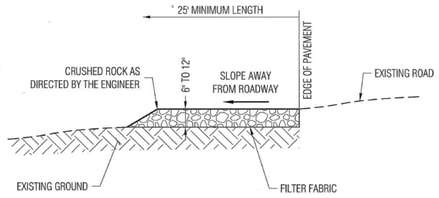
GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA INCORPORATED DECEMBER 1952

REVISION		ENGINEERING DIVISION	
Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010



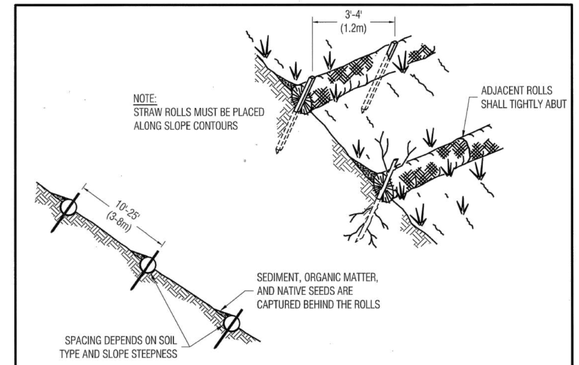
NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA INCORPORATED DECEMBER 1952

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

STANDARD DETAILS MAY 2010



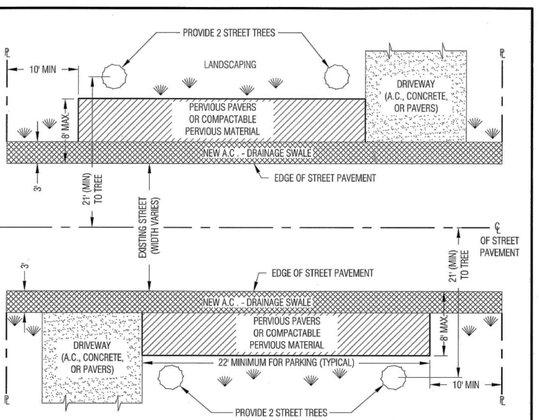
NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: City Engineer 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA INCORPORATED DECEMBER 1952

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



PLAN VIEW

NOTES:
1. **IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER,** NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.

LEGEND:
- A.C. ASPHALT CONCRETE
- ℄ PROPERTY LINE
- ℄ CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- NEW PERMEABLE SURFACE
- NEW A.C. - DRAINAGE SWALE

Approved: City Engineer 1/4/10 Date

CITY OF LOS ALTOS, CALIFORNIA INCORPORATED DECEMBER 1952

REVISION		ENGINEERING DIVISION	
Description	Date	SHOULDER PAVING POLICY	SU-20

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 CIVIL STATE OF CALIFORNIA
RENEWAL DATE: 06-30-21

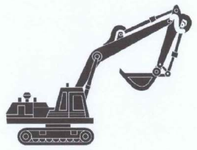
NEW ADU
166 LYELL STREET
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-37-006

STANDARD DETAILS

DATE: 3/6/21
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.
C-3

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Doing the Job Right

Site Planning and Preventive Vehicle Maintenance

- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- ❑ If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- ❑ Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Spill Cleanup

- ❑ Clean up spills immediately when they happen.
- ❑ Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Use as little water as possible for dust control. Ensure water used doesn't leave silt or discharge to storm drains.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately.
- ❑ If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services

Storm water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible

Roadwork and Paving

Best Management Practices for the Construction Industry

Best Management Practices for the

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ❑ Develop and implement erosion/sediment control plans for roadway embankments.
- ❑ Schedule excavation and grading work during dry weather.
- ❑ Check for and repair leaking equipment.
- ❑ Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
- ❑ When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- ❑ Do not use diesel oil to lubricate equipment parts or clean equipment.
- ❑ Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.

During Construction

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting stormwater runoff.
- ❑ Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

- ❑ Never wash excess material from exposed- aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- ❑ Cover stockpiles (asphalt, sand, etc.) and other construction materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- ❑ Park paving machines over drip pans or absorbent material (cloth, rags, etc.) to catch drips when not in use.
- ❑ Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up, remove, and properly dispose of contaminated soil.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- ❑ Avoid over-application by water trucks for dust control.

Asphalt/Concrete Removal

- ❑ Avoid creating excess dust when breaking asphalt or concrete.
- ❑ After breaking up old pavement, be sure to remove all chunks and pieces. Make sure broken pavement does not come in contact with rainfall or runoff.
- ❑ When making saw cuts, use as little water as possible. Shovel or vacuum saw-cut slurry and remove from the site. Cover or protect storm drain inlets during saw-cutting. Sweep up, and properly dispose of, all residues.
- ❑ Sweep, never hose down streets to clean up tracked dirt. Use a street sweeper or vacuum truck. Do not dump vacuumed liquor in storm drains.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Doing The Job Right

General Business Practices

- ❑ Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- ❑ Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- ❑ Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- ❑ Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- ❑ Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems, and is prohibited by law.

During Construction

- ❑ Don't mix up more fresh concrete or cement than you will use in a two-hour period.
- ❑ Set up and operate small mixers on tarps or heavy plastic drop cloths.
- ❑ When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- ❑ Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- ❑ When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
- ❑ Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- ❑ Never dispose of washout into the street, storm drains, drainage ditches, or streams.

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors most comply with the practices described this drawing sheet.

Spill Response Agencies

DIAL 9-1-1

State Office of Emergency Services Warning Center (24 hours): **800-852-7550**

Santa Clara County Environmental Health Services: (408) 299-6930

Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195

County of Santa Clara Integrated Waste Management Program: (408) 441-1198

County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS

Santa Clara County Recycling Hotline: 1-800-533-8414

Santa Clara Valley Water District: (408) 265-2600

Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151

Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300

Palo Alto Regional Water Quality Control Plant: (650) 329-2598
Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos

Building Department: (650) 947-2752

Engineering Department: (650) 947-2780

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Doing The Right Job

General Business Practices

- ❑ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ❑ Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- ❑ Schedule grading and excavation projects during dry weather.
- ❑ Use temporary check dams or ditches to divert runoff away from storm drains.
- ❑ Protect storm drains with sandbags or other sediment controls.
- ❑ Re-vegetation is an excellent form of erosion control for any site

Landscaping/Garden Maintenance

- ❑ Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
- ❑ Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- ❑ In communities with curbside pick-up of yard waste, place clippings and pruning waste at the curb in approved bags or containers. Or, take to a landfill that composts yard waste. No curbside pickup of yard waste is available for commercial properties.

Storm Drain Pollution From Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- ❑ Do not blow or rake leaves, etc. into the street, or place yard waste in gutters or on dirt shoulders, unless you are piling them for recycling (allowed by San Jose and unincorporated County only). Sweep up any leaves, litter or residue in gutters or on street.
- ❑ In San Jose, leave yard waste for curbside recycling pickup in piles in the street, 18 inches from the curb and completely out of the flow line to any storm drain.

Pool/Fountain/Spa Maintenance

Draining Pools Or Spas

When it's time to drain a pool, spa, or fountain, please be sure to call your local wastewater treatment plant before you start for further guidance on flow rate restrictions, backflow prevention, and handling special cleaning waste (such as acid wash). Discharge flows shall not exceed 100 gallon per minute.

- ❑ Never discharge pool or spa water to a street or storm drain; discharge to a sanitary sewer cleanout.
- ❑ If possible, when emptying a pool or spa, let chlorine dissipate for a few days and then recycle/reuse water by draining it gradually onto a landscaped area.
- ❑ Do not use copper-based algaecides. Control algae with chlorine or other alternatives, such as sodium bromide.

Filter Cleaning

- ❑ Never clean a filter in the street or near a storm drain. Rinse cartridge and diatomaceous earth filters onto a dirt area, and spade filter residue into soil. Dispose of spent diatomaceous earth in the garbage.
- ❑ If there is no suitable dirt area, call your local wastewater treatment plant for instructions on discharging filter backwash or rinse water to the sanitary sewer.

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Doing The Job Right

Handling Paint Products

- ❑ **Keep all liquid paint products and wastes away from the gutter, street, and storm drains.** Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- ❑ When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
- ❑ Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- ❑ If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Painting Cleanup

- ❑ **Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.**
- ❑ For **water-based paints**, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For **oil-based paints**, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Paint Removal

- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury or tributyl tin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor.
- ❑ When stripping or cleaning building exteriors with high-pressure water, block storm drains. Direct wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer. Sampling of the water may be required to assist the wastewater treatment authority in making its decision.

Recycle/Reuse Leftover Paints Whenever Possible

- ❑ Recycle or donate excess **water-based (latex) paint,** or return to supplier.
- ❑ Reuse leftover **oil-based paint**. Dispose of non-recyclable thinners, sludge and unwanted paint, as hazardous waste.
- ❑ Unopened cans of paint may be able to be returned to the paint vendor. Check with the vendor regarding its "buy-back" policy.

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grading; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.08.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

Criminal and judicial penalties can be assessed for non-compliance.

General Construction And Site Supervision

Best Management Practices For Construction

Best Management Practices for the

- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay.

As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Doing The Job Right

General Principals

- ❑ Keep an orderly site and ensure good housekeeping practices are used.
- ❑ Maintain equipment properly.
- ❑ Cover materials when they are not in use.
- ❑ Keep materials away from streets, storm drains and drainage channels.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Advance Planning To Prevent Pollution

- ❑ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the *Erosion and Sediment Control Manual*, available from the Regional Water Quality Control Board, as a reference.
- ❑ Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
- ❑ Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.

Good Housekeeping Practices

- ❑ Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
- ❑ Keep materials out of the rain – prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- ❑ Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
- ❑ Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.

Materials/Waste Handling

- ❑ Practice Source Reduction -- minimize waste when you order materials. Order only the amount you need to finish the job.
- ❑ Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
- ❑ Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

Permits

- ❑ In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry

Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Doing The Job Right

General Business Practices

- ❑ Schedule excavation and grading work during dry weather.
- ❑ Perform major equipment repairs away from the job site.
- ❑ When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- ❑ Do not use diesel oil to lubricate equipment parts, or clean equipment.

Practices During Construction

- ❑ Remove existing vegetation only when absolutely necessary. Plant *temporary* vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's *Erosion and Sediment Control Field Manual* for proper erosion and sediment control measures.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site *and* slow the flow with check dams or roughened ground surfaces.

Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation.

Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

- ❑ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Dewatering Operations

1. Check for Toxic Pollutants

- ❑ Check for odors, discoloration, or an oily sheen on groundwater.
- ❑ Call your local wastewater treatment agency and ask whether the groundwater must be tested.
- ❑ If contamination is suspected, have the water tested by a certified laboratory.
- ❑ Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer, OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.

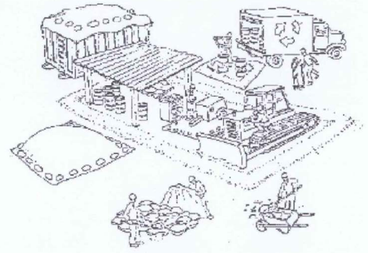
2. Check for Sediment Levels

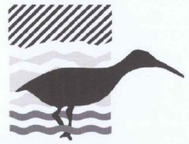
- ❑ If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
- ❑ If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
- ❑ If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
  - Pumping through a perforated pipe sunk part way into a small pit filled with gravel;
  - Pumping from a bucket placed below water level using a submersible pump;
  - Pumping through a filtering device such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
- ❑ When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR pump water through a grassy swale prior to discharge.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry





Santa Clara Urban Runoff Pollution Prevention Program

DESIGNED BY: LARRY LIND	APPROVED BY: CITY OF LOS ALTOS		DATE: OCTOBER, 2003
DRAWN BY: VICTOR CHEN	CITY ENGINEER	48056 R.C.E.	SCALE: N.T.S.
CHECKED BY: JIM GUSTAFSON	SHEET OF SHEETS		DRAWING NO:

CERTIFICATE OF COMPLETION

This certificate is to be filled out by the project applicant and signed by the property owner and landscape installer upon completion of the landscape project.

Part 1. PROJECT INFORMATION

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.	
City	Latitude/Longitude (optional)	
State	Zip Code	

Property Owner:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

Landscape Architect or Designer:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

Landscape Installer:

Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Landscape Installer Signature Date

Part 3. LANDSCAPE IRRIGATION AUDIT REPORT

Attach a Landscape Irrigation Audit Report per Section 492.12. The Landscape Irrigation Audit Report is intended to ensure that the subject irrigation system is functioning as designed and should address the following topics:

- Confirmation that all elements of the system were inspected;
- Outline any system tune-ups that were necessary to ensure that the system is functioning as designed;
- Confirmation that the system was tested for distribution uniformity, overspray and runoff that causes overland flow;
- Preparation of an irrigation schedule that includes configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming.
- Provide additional information as necessary to confirm that the subject irrigation system is functioning as designed

WATER EFFICIENT LANDSCAPE WORKSHEET

Date: 12/31/2012
Project Single Family Residence
Address: 166 Lyell, Los Altos

Total Planted Area (sq.ft.) 2,643

Reference Evapotranspiration (Eto): 43 Palo Alto/Los Altos

HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor PF	Irrig. Method	Irrig. Efficiency IE	ETAF PF/IE	LDSCP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)
Regular Landscape Areas									
1	4,5,7	Drip,low water,shrub	0.25	Drip	0.81	0.3086	1,861	574.38	15,313
2	3,6	Drip med water, shrub	0.5	Drip	0.81	0.6173	535	330.25	8,804
3	2	Drip,med water tree	0.5	Drip	0.81	0.6173	202	124.69	3,324
4	1	Drip, high water shrub	0.8	Drip	0.81	0.9877	45	44.44	1,185
5									
6									
7									
8									
						Totals	2,643	1,074	28,626
Special Landscape Areas									
						1	0		
						1			
						1			
						Totals	0		0
								ETWU Total	28,626
								Maximum Allowed Water Allowance (MAWA)	38,754

Residential ETAF for MAWA calc. 0.55 MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1,074
Total Area	2,643
Average ETAF	0.41

All Lanscape Areas

Total ETAF x Area	1,074
Total Area	2,643
Sitewide ETAF	0.41

Average total ETAF must be .55 or less for residential

Landscape Documentation Package Checklist

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

1 - PROJECT INFORMATION

a Date - 12/31/21
b Applicant - Greg Lewis - Landscape Architect
c Project Address - 166 Lyell St., Los Altos
d Total Landscape Area 2643 sf
e Type of project -single family residential
g Checklist of all documents in package - see this page
h Contacts of Applicant -
Owner - Navneet Aron
navneet@golivio.com
i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

A. APPENDIX **B** - WATER EFFICIENT LANDSCAPE WORKSHEET - SEE SHEET L0

B. APPENDIX C - LANDSCAPE (PLANTING) PLAN - SEE SHEET L1 AND IRRIGATION PLAN - SEE SHEET L2, L3, L4,L5

GRADING PLAN - see civil engineers drawings

All landscaping and irrigation specified in the approved landscape documentation package shall be installed before a building permit can be signed-off and finalized. To verify that the landscaping and irrigation was installed per the approved plans, a certificate of completion shall be submitted to the City.

LANDSCAPE SHEET INDEX

Revision
12/31/21

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis 12/30/2022 STATE OF CALIFORNIA

New Residence
166 Lyell St., Los Altos, CA

LANDSCAPE DOCUMENTATION

Date 3/5/21
Scale As Noted
Drawn Greg
Job
Sheet L0
of 7

Plant Legend

KEY	QTY	SIZE GALLONS	SPACING	WUCOLS RATING	BOTANICAL NAME	High x Width	COMMON NAME
TALL SHRUBS - SCREENING							
LN	9	5	3' - 5'	LOW	Laurus nobilis	15 - 40'x15-30'	Grecian Laurel
	growth rate 12" to 24" per year						
PE	4	15	5' - 8'	MED	Pittosporum eugenioides	15-40'x6-15'	
	growth rate 24" per year						
GROUND COVERS							
LB	18	1	3' - 5'	LOW	Lomandra Breeze		
DV	7	1	3' - 5'	LOW	Dietes irridioides		Fortnight Lily
NC	9	1	3' - 5'	LOW	Nandina Gulf Stream		
E	9	1	2' - 3'	HIGH	Equisetum hyemale		Horsetail

Install 18" deep root barrier around grouping of E plants or use small Agave, Douglas Iris, or row of basalt rock columns instead

Ask owners if they want to upsize some of 1 gal plants to 5 gal plants

Plant quantities are for planning purposes only. Contractor to do own plant count and install all plants on plan

Planting Notes

1 LESS THAN 25% OF PLANTING AREA IS TURF (0% OF LANDSCAPE AREA IS TURF)

2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES

3 AT LEAST4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOUROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)

4 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. USE GRAVEL MULCH TO BE SELECTED BY OWNERS. PROVIDE SAMPLES AND PRICES PRIOR TO FINALIZING BID

5 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES

6 SEE SHEETS L5 AND L6 FOR PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS IN FINAL CONSTUCTION DRAWING FOR BUILDING PERMIT

7 DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER

8 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES

9 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS

10 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY OTHERS

Landscape Site Legend

1 Driveway - Concrete with score and expansion joints - color and finish to be determined by owner - possibly have 3.5 inch spaces filled with rounded mexican pebbles

2 Front walkways - Concrete - pattern and color to be determined later by owner - possibly to match driveway with 3.5 inch spaces filled with rounded mexican pebbles

3 Existing fence to remain - repair as required

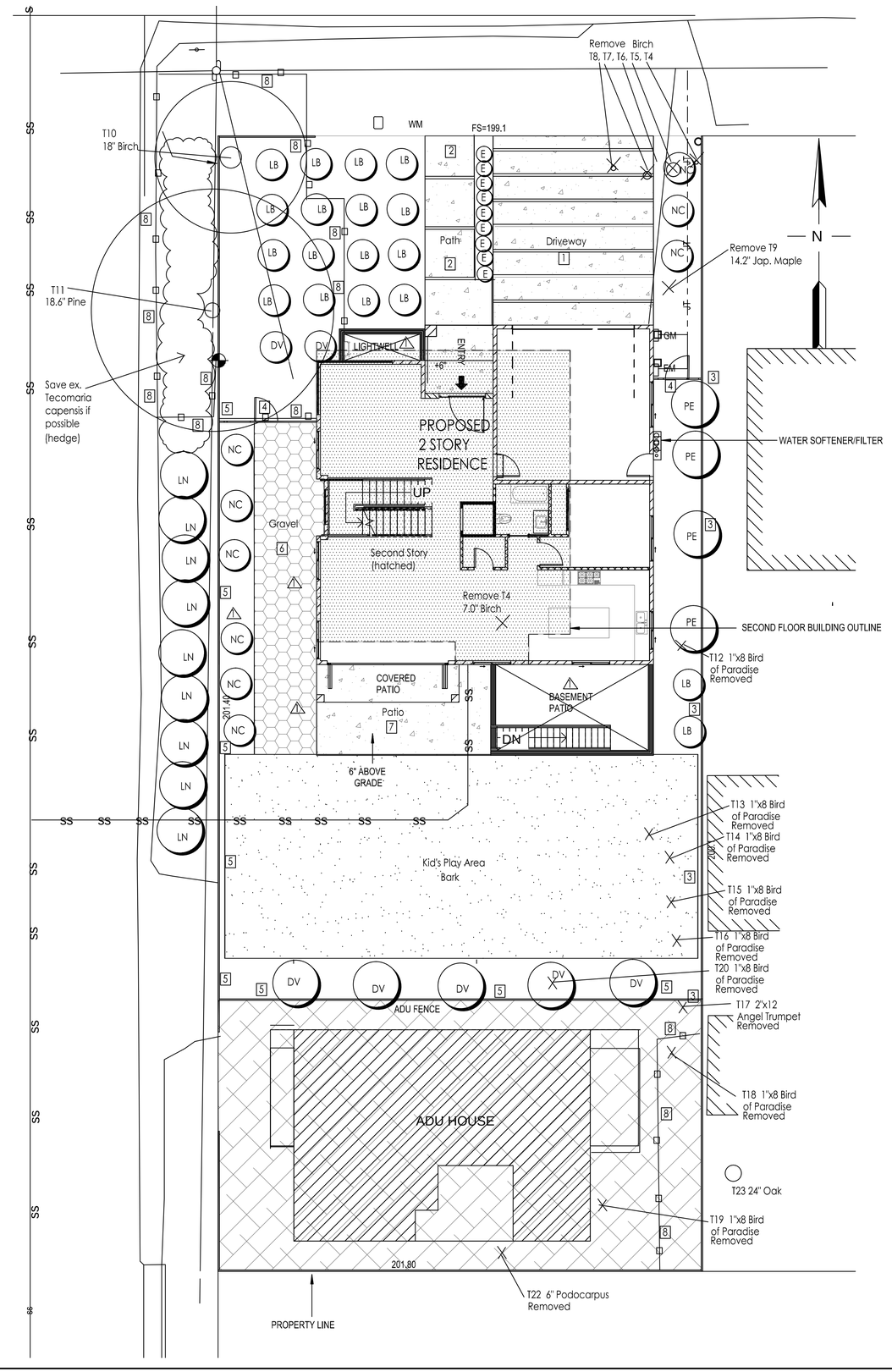
4 6 foot tall x 3 foot wide gate and 6 foot tall fence

5 6 foot tall solid wood plus 1 foot of lattice fence

6 Side gravel area - 3.5" deep with high quality weed cloth and steel landscape edging - gravel to be selected by owner

7 Rear patio - Concrete or pavers - pattern and color to be determined by owner later

8 Tree protection fence up to within 3 feet of house to allow for construction. Any where under existing tree canopy that you can't put fence install 6 inch deep coarse bark covered with thick plywood or steel plates - see arborist report for tree protection measures



Total Front Yard Setback Area

64 x 25 = 1600

50% of 1600 = 800

Allowed non permeable

Non- permeable paving proposed

Driveway = 25x21 = 525

Entry walk = 176

non permeable total = 701

less than 800 allowed

"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

Greg Lewis

Gregory Lewis - Landscape Architect Lic. #2176 12/31/21

Revision

12/31/21

GREGORY LEWIS LANDSCAPE ARCHITECT #2176

736 Park Way Santa Cruz, CA 95065 (831) 359-0960

lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis 4/30/2022 12/31/21 STATE OF CALIFORNIA

New Residence

166 Lyell St., Los Altos, CA

1/8"=1'-0"

0' 8'

LANDSCAPE SITE/ PLANTING PLAN

Date 7/2/21

Scale As Noted

Drawn Greg

Job

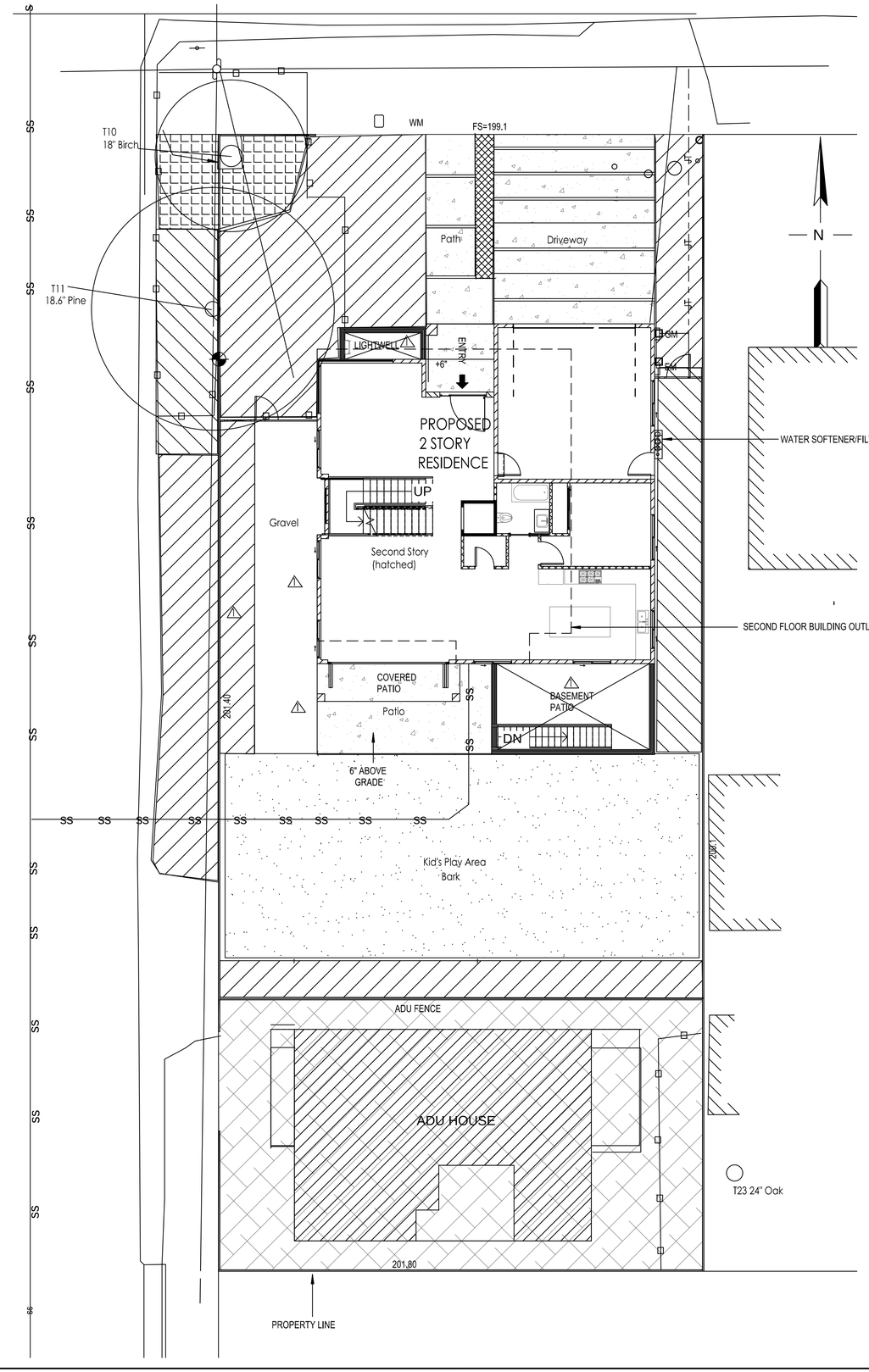
Sheet L1

of 7

Hydrozone Summary Sheet

HYDROZONE	VALVES	IRRIG. METHOD	AREA (Sq.Ft.)	% of NEW LANDSCAPE
1 Low Water Shrubs	4,5,7	Drip	1861	70.0%
2 Med Water Shrubs	3,6	Drip	535	20.0%
3 Med Water Tree	2	Drip	202	8.0%
4 High Water Shrub	1	Drip	45	2.0%
TOTAL			2643	100%

SUMMARY by HYDROZONE	AREA (Sq.Ft.)	% of LANDSCAPE
High Water Use	45	2%
Medium Water Use	737	28%
Low Water Use	1861	70%
TOTAL	2643	100%



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0' 8'

HYDROZONE PLAN

Date 7/2/21
Scale As Noted
Drawn Greg
Job
Sheet L2
of 7

Plant Legend

KEY	QTY	SIZE GALLONS	SPACING	WUCOLS RATING	BOTANICAL NAME	High x Width	COMMON NAME
TALL SHRUBS - SCREENING							
LN	9	5	3' - 5'	LOW	Laurus nobilis	15 - 40'x15-30'	Grecian Laurel
	growth rate 12" to 24" per year						
PE	4	15	5' - 8'	MED	Pittosporum eugenioides	15-40'x6-15'	
	growth rate 24" per year						
GROUND COVERS							
LB	8	1	3' - 5'	LOW	Lomandra Breeze		
DV	6	1	3' - 5'	LOW	Dietes irridioides		Fortnight Lily
NC	5	1	3' - 5'	LOW	Nandina Gulf Stream		
E	5	1	2' - 3'	HIGH	Equisetum hyemale		Horsetail

Install 18" deep root barrier around grouping of E plants or use small Agave, Douglas Iris, or row of basalt rock columns instead

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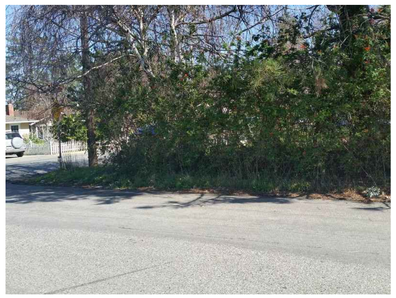
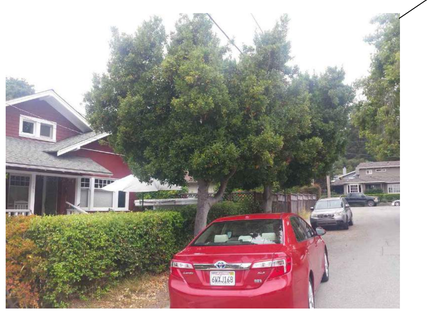
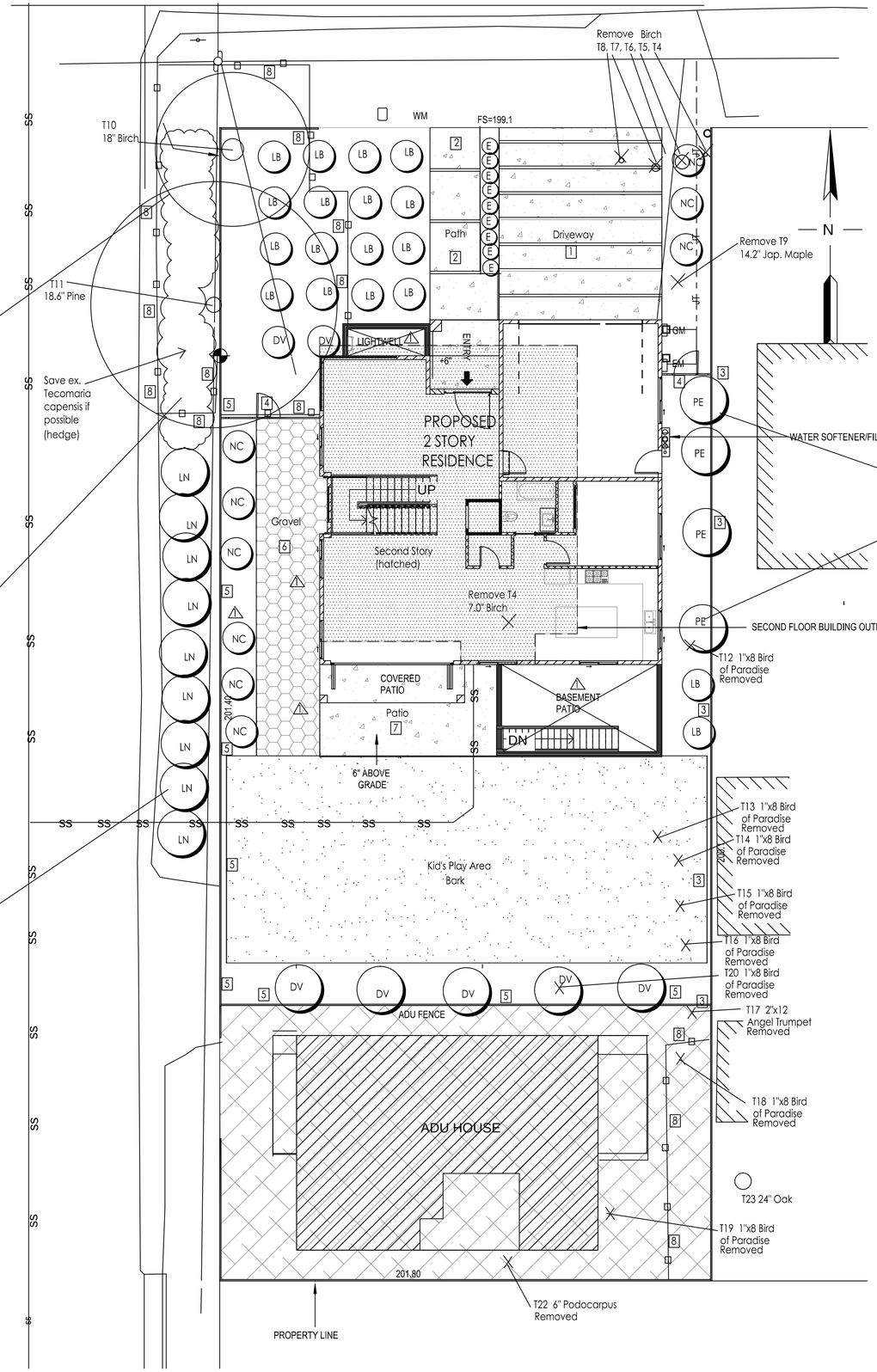


Ex. Tecomaria capensis along west property line

Ex. Tecomaria capensis along west property line further south



Laurus nobilis trained as tree that you can walk under



Landscape Screening

1 To the south there is a one story ADU on this same parcel that will screen views of the proposed 2 story house from neighbors further south

2 To the west there are some existing trees, existing Tecomaria capensis (see pictures), and proposed Laurus nobilis (see pictures)

3 On the east side of the proposed house we have added 15 gal. Pittosporum that will grow tall and screen views from the 2nd story east facing windows

Pittosporum eugenioides - this hedge has been topped a number of times to control it's height and will grow taller

Revision

⚠ 12/31/21

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New Residence

166 Lyell St., Los Altos, CA

1/8"=1'-0"

0' 8'

LANDSCAPE SCREENING PLAN

Date 7/2/21

Scale As Noted

Drawn Greg

Job

Sheet L3

of 7

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
D L5 / C	Hunter	Pro-HC-12	12 station Wi-Fi controller with enough modules for 12 stations exterior wall mount with multiple programing, cycle start, and calender program System will adjust valve run times according to weather
C L5	Hunter	PGV-ASV 075	3/4" antisiphon valve with 3/4" Amiad Filter, Senniger PR30 pressure regulator, and adaptor to drip tubing
F L5	Hunter	ICV-100G	1" automatic globe valve master valve below grade in valve box
A L5			1" manual brass ball valves - same size as pressure line
B L5 — 3/4"			Nonpressure line - Sch 40 PVC 3/4" unless noted for larger
B L5 — 1"			size - 12" of cover
			Pressure line - Sch 40 PVC : 1" unless noted for smaller size - 18" of cover
PL			LINES UNDER PAVING - 24" deep with sand backfill 1" Sch 40 PVC pressure line in 1-1/2 " sleeve
W			1-1/4 " gray elec PVC sleeve
NP			3/4" Sch 40 PVC nonpressure line in 1-1/4 " sleeve
G L5 / E L5			3/4" PE drip tubing with compression fittings - see drip notes
H L5			Rainbird XFS sub surface drip tubing - (Drippers with copper root intrusion prevention). Soil is loam in existing birch area. Use .6 GPH emitters 18" apart with laterals 18" apart. Verify that soil is loam. Install on surface and cover with mulch.Use the regular layout with supply and exhaust headers . Blank 1/2" Dripline tubing is OK for flows less than 5 GPM. Keep consistent spacing between the rows of tubing and don't exceed max. lateral length in charts. Use 3/4 PE or Sch 40 PVC headers for flows 4 to 8 GPM, 1" Sch 40 PVC for flows 8 to 13 GPM and 1-1/4" for 13 to 22 GPM
J L5 / F			Manual flush valve in valve box - for regular system flushing maintenance Install at a low point at the end of the circuit opposite the valve Install flush valves at ends of all drip lines for both types of systems when not shown on plan.

Irrigation Notes

1 THE AUTOMATIC IRRIGATION CONTROLLER USES EVAPOTRANSPIRATION DATA AND UTILIZES A RAIN SENSOR

2 THE IRRIGATION CONTROLLER DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED

3 PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE

4 MANUAL SHUT-OFF VALVES ARE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY

5 ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014

6 IRRIGATION SUBMETERS ARE REQUIRED FOR RESIDENTIAL PROJECTS WITH MORE THAN 5000 SQ.FT. OF LANDSCAPE AREA - THEY ARE NOT REQUIRED ON THIS PROJECT WITH LESS THAN 5000 SQ.FT.

7 THERE IS NO POOL OR WATER FEATURE ON THIS PROJECT. THERE IS NO LAWN.

8 SEE SHEET L4 AND L5 FOR DETAILS AND SPECIFICATIONS

9 THIS SYSTEM IS DESIGNED TO OPERATE WITH MINIMUM 5 GPM AT MINIMUM 60 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REDESIGN. (YOU CAN ADD SOME VALVES TO REDUCE THE FLOW THRU THE VALVES WITH MORE FLOW). THERE IS 65 STATIC PSI IN THIS AREA. IF PRESSURE EXCEEDS 75 PSI AT POINT OF CONNECTION INSTALL A WILKINS 600 1" PRESSURE REGULATOR

10 THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREES. STAY 8' TO 10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINE IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE.

11 POINT OF CONNECTION WILL TYPICALLY BE JUST BEFORE WATER ENTERS HOUSE. INSTALL 1" TEE AND A BALL VALVE AND RUN 1" SCH 40 PVC TO VALVE LOCATIONS. KEEP ANTISIPHON VALVES IN INCONSPICUOUS PLACES, INSTALLED 6" TO 12" ABOVE HIGHEST SPRINKLER OR DRIP EMITTER ON THE CIRCUIT. KEEP VALVES OUT OF PATHS.

12 INSTALL 2 EXTRA CONTROL WIRES AT EACH VALVE GROUPING SO THAT TWO EXTRA VALVES COULD BE INSTALLED IN THE FUTURE IF NECESSARY

13 BE SURE AND FOLLOW THE PLANS. YOU WILL PROBABLY BE REQUIRED TO HAVE A LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL OBSERVE THE LANDSCAPE CONSTRUCTION AT PERIODIC INTERVALS AND FILL OUT A CERTIFICATE OF INSTALLATION. THIS PERSON WILL ALSO BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SCHEDULE FOR NEW PLANTINGS AND MATURE PLANTINGS AND A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.
READ A COPY OF THE LOS ALTOS WATER EFFICIENT LANDSCAPE ORDINANCE PRIOR TO STARTING THE PROJECT

14 MAKE SURE YOU HAVE THE MOST CURRENT LANDSCAPE PLANS BY CHECKING WITH THE LANDSCAPE ARCHITECT BEFORE YOU AGREE ON YOUR FINAL BID AND START THE INSTALLATION

Drip Irrigation Notes

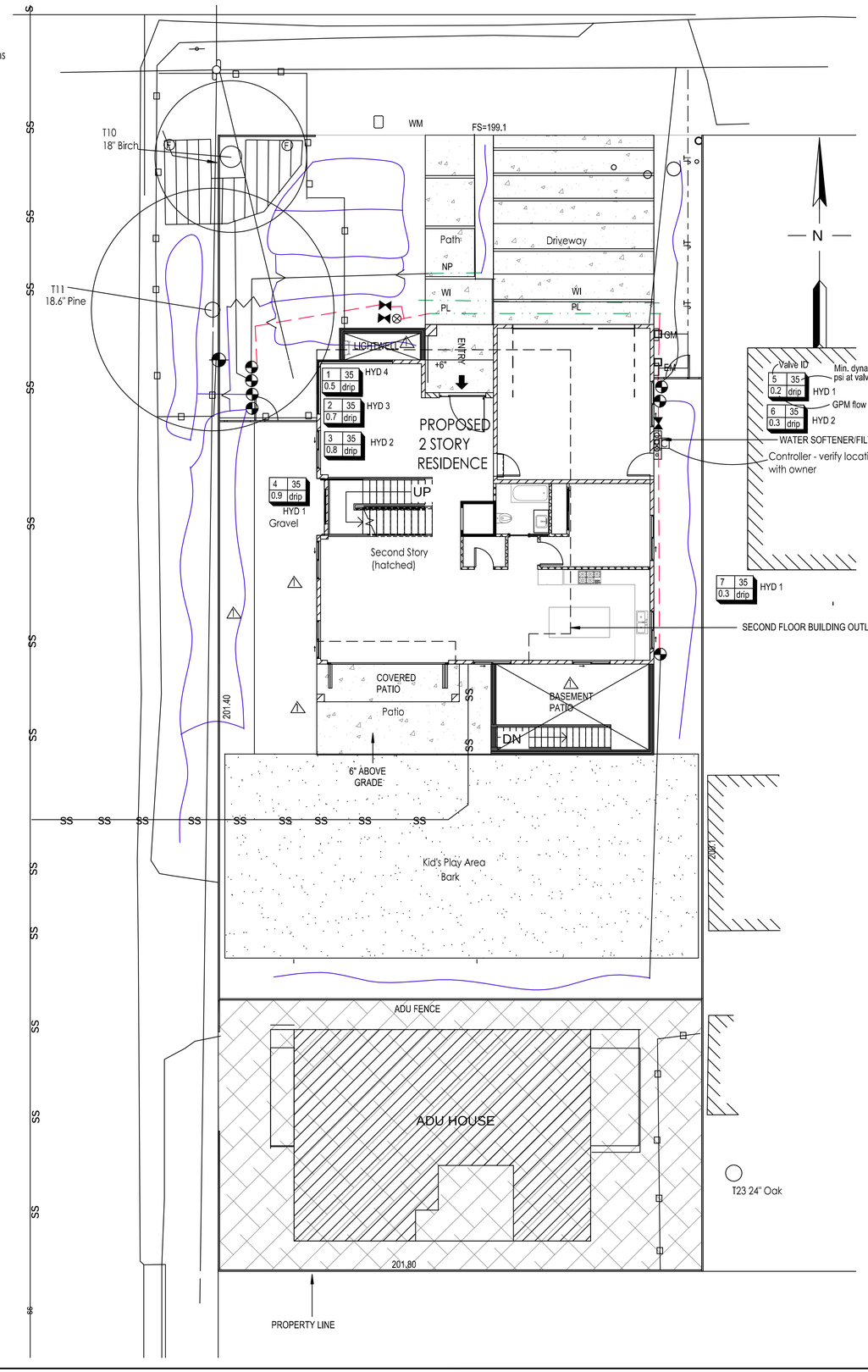
1) SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3 FEET ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GETS BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
2) RUN LARGE TUBING OVER AND NEXT TOROOTBALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO PLANT ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.
3) AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.
4) INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/4 TUBING CAN BE CONNECTED TO. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.

EMITTER SCHEDULE:
TWO 1 GPH EMITTERS AT SMALL SHRUBS (EVENTUAL SIZE) none
THREE 1 GPH EMITTERS AT MEDIUM SHRUBS LB,DV,NC,E
FOUR 1 GPH EMITTERS AT LARGE SHRUBS LN,PE
WITH SHRUBS THAT HAVE MULTIPLE EMITTERS, PUT SOME OVER ROOT BALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTERS EVENLY IN ROOT ZONE AREA.

EX. TECOMARIA - INSTALL 4 GPH EMITTERS AT EACH PLANT OR AT 2 FEET APART UNDER PLANT CANOPY

EXISTING BIRCH - INSTALL 0.6 gpm EMITTERS ON 18" X 18" GRID

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the irrigation design plan"
GregLewis
Gregory Lewis - Landscape Architect Lic. #2176 12/31/21



Revision
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736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

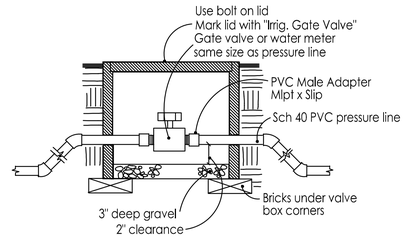
LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 Greg Lewis 4/30/2022 12/31/21 STATE OF CALIFORNIA

New Residence
166 Lyell St., Los Altos, CA

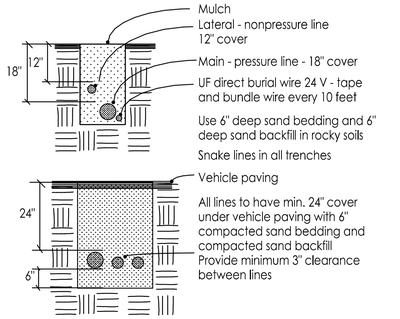
1/8"=1'-0"
0' 8'

IRRIGATION PLAN

Date 7/2/21
Scale As Noted
Drawn Greg
Job
Sheet L4
of 7

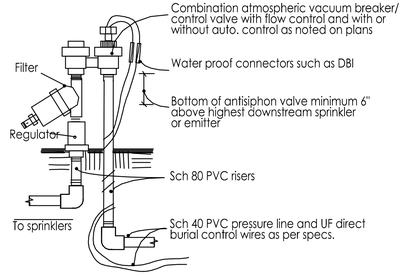


Manual Gate Valve
No Scale — A



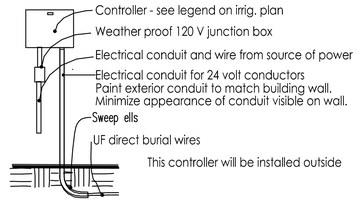
Trenches/Lines
No Scale — B

Valves for spray sprinklers do not require filter and regulator

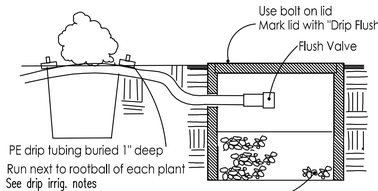


Auto. Antisiphon Valve
with Filter and Regulator for Drip
No Scale — C

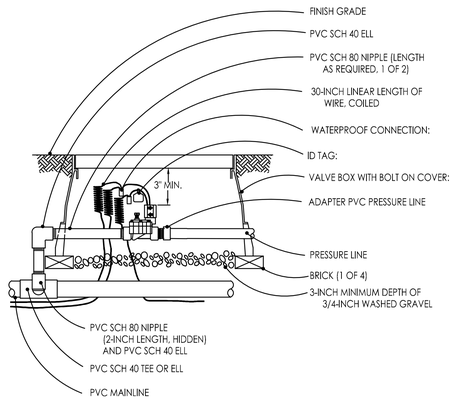
Install as per local code and manuf. instructions - Secure controller to wall with suitable anchors as approved by inspector



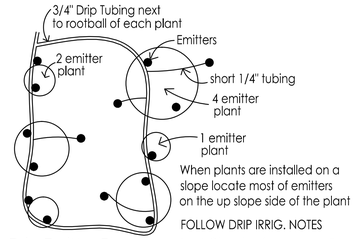
Wall Mount Controller
No Scale — D



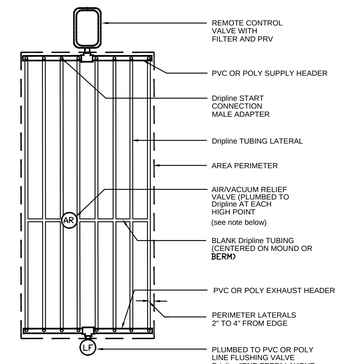
Drip Emitter and Flush Valve
No Scale — E



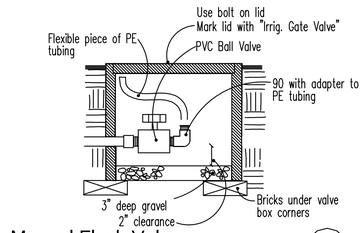
Remote Control Master Valve
No Scale — F



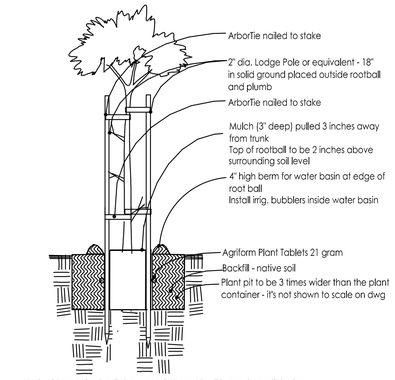
Drip Emitter Placement at Shrubs/ Ground Covers
No Scale — G



Dripline END FEED LAYOUT
DETAIL - NO SCALE — H



Manual Flush Valve
No Scale — I



1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
3) Gouge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface
4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16"dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball
6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other

Tree Planting
No Scale

1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls
2) Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3) Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water .
4) Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5) Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6) Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7) Make the water basin.
8) Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet
9) Install mulch

Shrub Planting
No Scale

Revision
12/31/21

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New Residence
166 Lyell St., Los Altos, CA

LANDSCAPE DETAILS

Date 7/2/21
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GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:
A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION
A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE
A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS
A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS
A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS
A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS
A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS
A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION
A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS
A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE
A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES
A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION
A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE
A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE
A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION
A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty–four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE
A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT
A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK
A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING
A. All testing shall be done in the presence of the Owner's Representative. Center–load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT
A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop–up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop–ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS–BUILT DRAWINGS AND INSTRUCTION
A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION
A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE
A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS
A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.
An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrolized RWD sawdust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE
A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING
A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti–dessicant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS
A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL
A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL
A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL
A. Import landscape soil must be tested and meet the following specification:
1. TEXTURE:
Sandy loam to loam
2. GRADING:

SEIVE SIZE	PERCENT PASSING SIEVE
25.4 mm (1")	95 – 100
9.51 mm (3/8")	85 – 100
53 Micron (270 mesh)	10 – 30

3. CHEMISTRY – SUITABILITY CONSIDERATIONS:
a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ration (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight
4. PESTS:
a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.
5. ORGANIC MATTER
a. Soil is to have 5% to 10% organic matter at below 18 inches in depth.
Soil is to have less than 30% organic matter at 0 to 18 inches in depth
Organic matter to be less than 1" dia. Do not use mushroom compost.
No noxious weeds are allowed.
6. FERTILITY CONSIDERATIONS:
a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.
7. COMPACTION
a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture.
Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT
A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH
A. See Planting Plan

2.6 PLANTER SOIL MIX
A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS
A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER
A. Fertilizer needs and amounts will be based on the results of the soil test

B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES
A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS
A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS
A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.
C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT
A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotohammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or baserock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be +– 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING
A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING
A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL
A. The Contractor is responsible for pre–emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre–emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE
A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION
A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION
A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision
⚠ 12/31/21

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 4/30/2022 12/31/21 STATE OF CALIFORNIA

New Residence
166 Lyell St., Los Altos, CA

LANDSCAPE SPECIFICATIONS

Date 7/2/21
Scale As Noted
Drawn Greg
Job
Sheet L6
of 7

Planting Notes

1 LESS THAN 25% OF PLANTING AREA IS TURF (0% OF LANDSCAPE AREA IS TURF)

2 PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES. EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES

3 AT LEAST 4 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12–12–12 FERTILIZER PER 1000 SF OF PLANTING AREA SHALL BE THOUROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)

4 INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. USE GRAVEL MULCH TO BE SELECTED BY OWNERS. PROVIDE SAMPLES AND PRICES PRIOR TO FINALIZING BID

5 GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN–OFF AND WATER WASTE ADDITIONAL NOTES

6 SEE SHEETS L5 AND L6 FOR PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS IN FINAL CONSTUCTION DRAWING FOR BUILDING PERMIT

7 DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER

8 PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES

9 ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS. SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS

10 GRADING AND DRAINAGE TO BE DONE ACCORDING TO THE APPROVED GRADING AND DRAINAGE PLANS DONE BY OTHERS

Landscape Site Legends

1 Driveway – Concrete with score and expansion joints – color and finish to be determined by owner – possibly have 3.5 inch spaces filled with rounded mexican pebbles

2 Front walkways – Concrete – pattern and color to be determined later by owner – possibly to match driveway with 3.5 inch spaces filled with rounded mexican pebbles

3 Existing fence to remain – repair as required

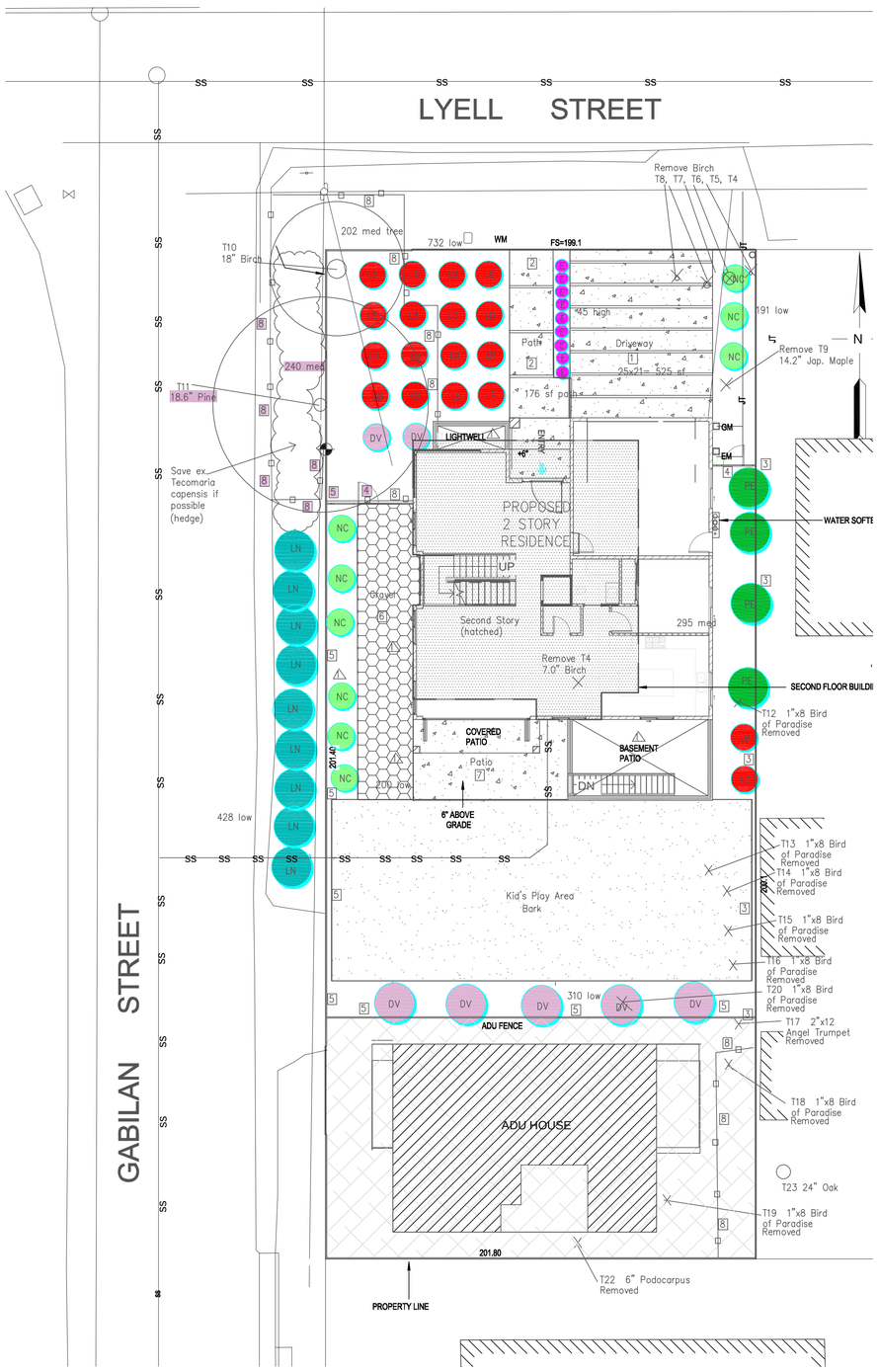
4 6 foot tall x 3 foot wide gate and 6 foot tall fence

5 6 foot tall solid wood plus 1 foot of lattice fence

6 Side gravel area – 3.5" deep with high quality weed cloth and steel landscape edging – gravel to be selected by owner

7 Rear patio – Concrete or pavers – pattern and color to be determined by owner later

8 Tree protection fence up to within 3 feet of house to allow for construction. Any where under existing tree canopy that you can't put fence install 6 inch deep coarse bark covered with thick plywood or steel plates – see arborist report for tree protection measures



PROPOSED PLANT LEGEND				
KEY	COMMON NAME	ANTICIPATED HEIGHT AND SPREAD AT MATURITY	AVERAGE RATE OF GROWTH	IMAGE
DV	DIETES IRRIDIOIDES	3' X 5'	12" PER YEAR	
LB	LOMANDRA BREEZE	3' X 5'	12" PER YEAR	
NC	NANDINA GULF STREAM	3' X 5'	12" PER YEAR	
PE	PITTOSPORUM EUGENIOIDES	15–40' X 6–15'	24" PER YEAR	
LN	LAURUS NOBILIS	15–40' X 15–30'	12"–24" PER YEAR	
E	EQUISETUM HYEMALE	2' X 3'	10"–12" PER YEAR	

EXISTING TREE LEGEND				
KEY	COMMON NAME	ANTICIPATED HEIGHT AND SPREAD AT MATURITY	AVERAGE RATE OF GROWTH	IMAGE
T10	BIRCH	25' X 25'	13"– 24" PER YEAR	
T11	PINE	25' x 25'	12"–24" PER YEAR	
T23	OAK	35' x 30'	18"–24" PER YEAR	

Total Front Yard Setback Area
64 x 25 = 1600
50% of 1600 = 800
Allowed non permeable

Non– permeable paving proposed
Driveway = 25x21 = 525
Entry walk = 176
non permeable total = 701
less than 800 allowed

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPE ORDIANCEAND APPLIED THEM FOR THE EFFECIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

GregLewis

Gregory Lewis – Landscape Architect Lic. #2176 12/31/21

Revision
1 12/31/21

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
738 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net

LICENSED LANDSCAPE ARCHITECT GREGORY LEWIS No. 2176 GregLewis 12/31/2022 STATE OF CALIFORNIA

New Residence
283 Sunkist, Los Altos, CA

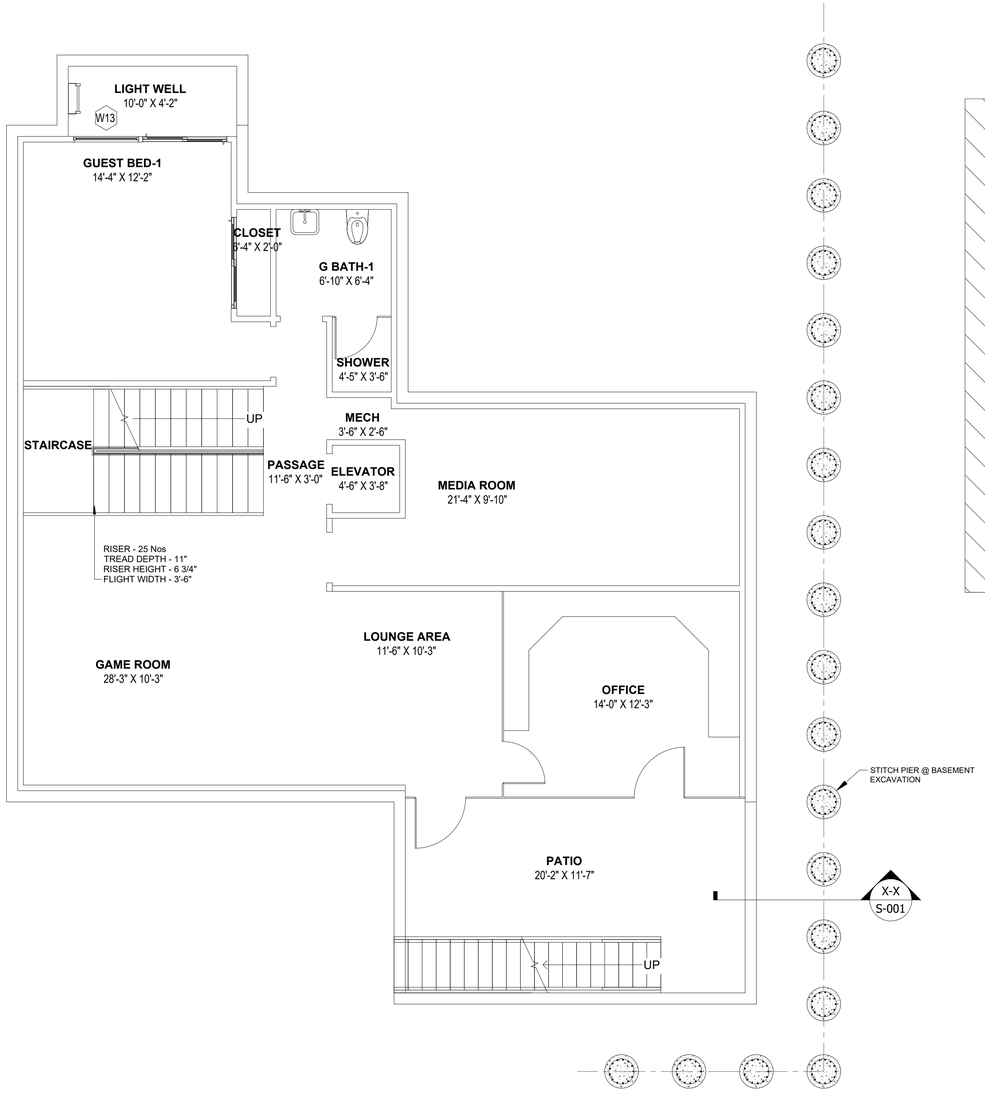
1/8"=1'–0
0' 4' 8'

LANDSCAPE SITE/ PLANTING PLAN COLORED

Date 7/2/21
Scale As Noted
Drawn Greg
Job
Sheet
LC-1
of

NOTE :-

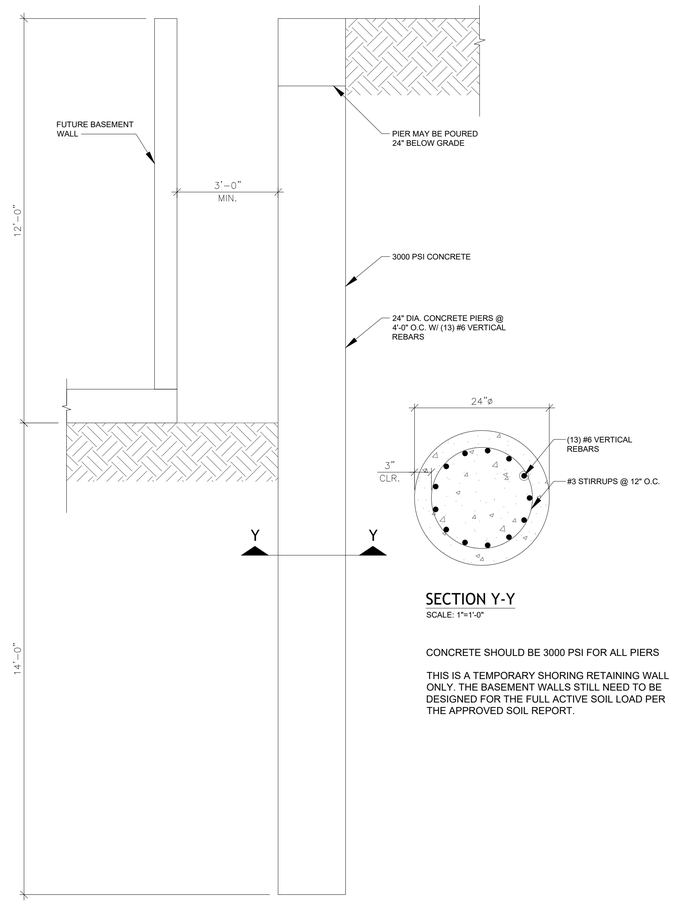
DRILL AND POUR EVERY OTHER PIER TO HELP PREVENT COLLAPSE OF PIER HOLES. THEN REMAINING PIERS MAY BE DRILLED AND POURED



TEMPORARY SHORING PLAN

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

DO NOT EXCAVATE THE SOIL UNTIL THE CONCRETE HAS ACHIEVED 3000 PSI



SECTION X-X

SCALE: 1/2"=1'-0"

SECTION Y-Y

SCALE: 1"=1'-0"

CONCRETE SHOULD BE 3000 PSI FOR ALL PIERS

THIS IS A TEMPORARY SHORING RETAINING WALL ONLY. THE BASEMENT WALLS STILL NEED TO BE DESIGNED FOR THE FULL ACTIVE SOIL LOAD PER THE APPROVED SOIL REPORT.

BUILDER:

LIVIO

ADDRESS : 329 S San Antonio Road #4, Los Altos, CA 94022

CONTACT : 650-209-6500

EMAIL : team@golivio.com

PROJECT ADDRESS:

166, LYELL STREET, LOS ALTOS, CA

---.

PROJECT NO: DATE: 04 JAN. 2022

SHEET NAME:

TEMPORARY SHORING PLAN & SECTION

DRAWN BY: Sunil ☐

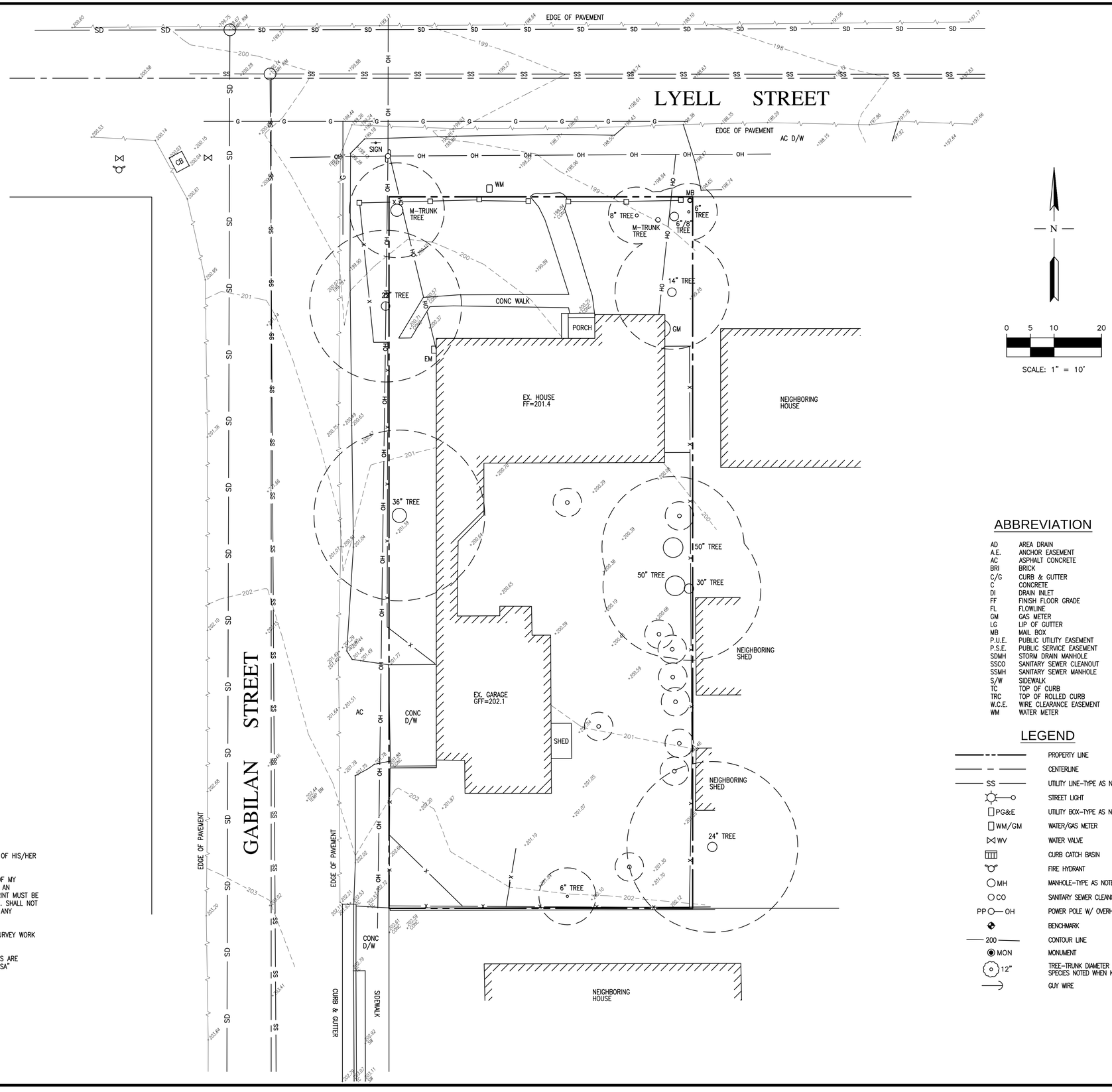
REVIEWED BY: Anand ☐

REVISIONS

SCALE: AS NOTED

SHEET

S-001



SITE BENCHMARK:

SET NAIL
ELEVATION= 202.44 NAVD 1988

BASIS OF BEARINGS:

THE BEARING EAST OF THE CENTERLINE OF LYELL STREET AS SHOWN ON MAP NO. 3 THE TOWN OF LOS ALTOS, FILED FOR RECORD IN BOOK M OF MAPS AT PAGE 1, SANTA CLARA COUNTY RECORDS.

REFERENCES:

R1 MAP NO. 3 THE TOWN OF LOS ALTOS (M MAPS 1)

SITE DATA:

166 LYELL STREET
LOS ALTOS, CA
APN: 170-37-006
AREA= 9,600 S.F.±

NOTES:

1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
2. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
3. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

ABBREVIATION

AD	AREA DRAIN
A.E.	ANCHOR EASEMENT
AC	ASPHALT CONCRETE
BRI	BRICK
C/G	CURB & GUTTER
C	CONCRETE
DI	DRAIN INLET
FF	FINISH FLOOR GRADE
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
MB	MAIL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
W.C.E.	WIRE CLEARANCE EASEMENT
WM	WATER METER

LEGEND

	PROPERTY LINE
	CENTERLINE
SS	UTILITY LINE-TYPE AS NOTED
	STREET LIGHT
PG&E	UTILITY BOX-TYPE AS NOTED
WM/GM	WATER/GAS METER
WV	WATER VALVE
	CURB CATCH BASIN
	FIRE HYDRANT
MH	MANHOLE-TYPE AS NOTED
CO	SANITARY SEWER CLEANOUT
PP OH	POWER POLE W/ OVERHEAD WIRE
	BENCHMARK
200	CONTOUR LINE
MON	MONUMENT
12"	TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
	GUY WIRE

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALTAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rwengineering@gmail.com

LICENSED LAND SURVEYOR
ROBERT Y. WANG
NO. 8931
RENEWAL DATE: 09-30-20
STATE OF CALIFORNIA

166 LYELL STREET
LOS ALTOS, CA

SANTA CLARA COUNTY

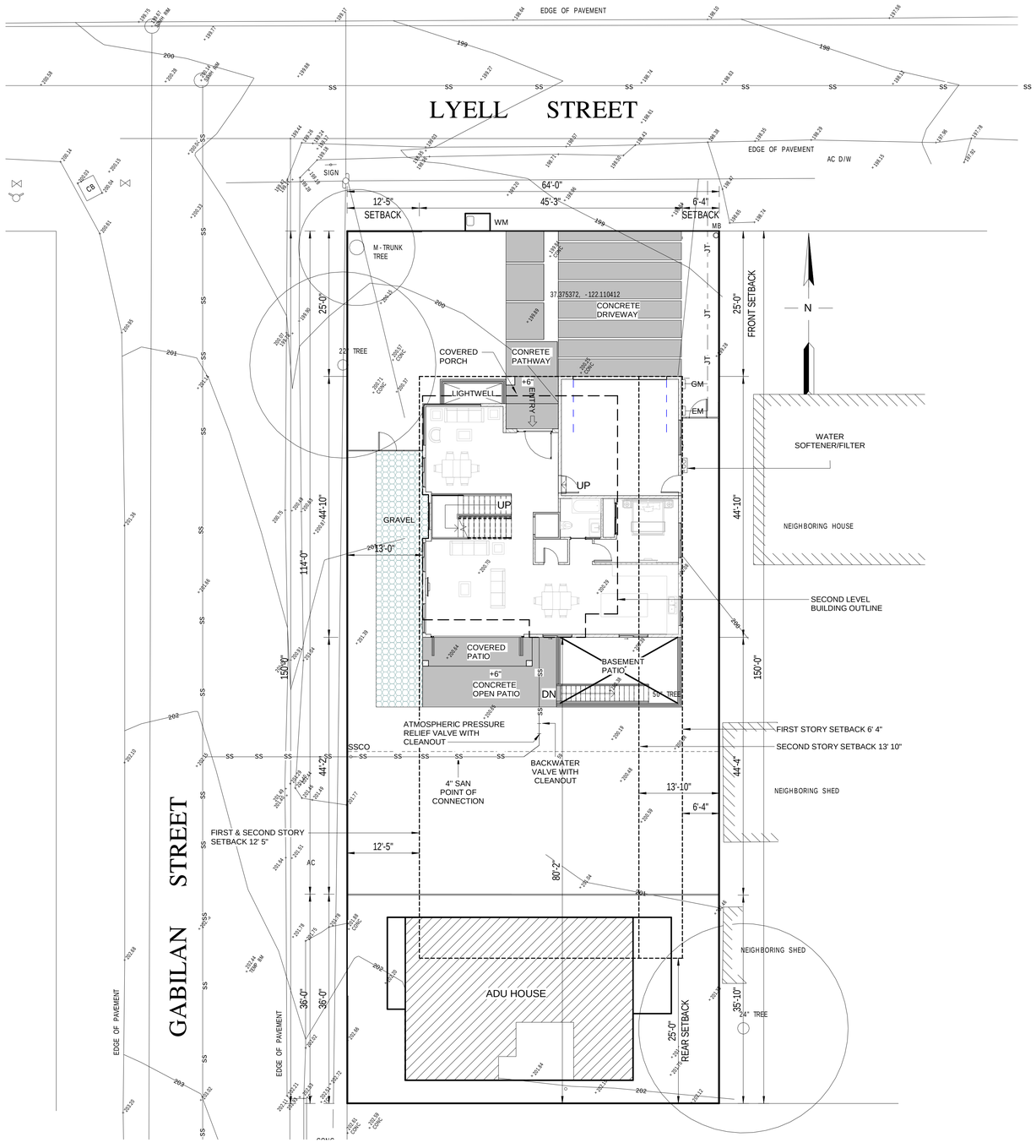
APN: 170-37-006

TOPOGRAPHIC MAP

DATE: 4/27/20
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

SU-1

OF 1 SHEETS



1 MAIN HOUSE UTILITY PLAN
1" = 10'-0"

UTILITY LEGEND

-JT— — JT— — —JT— JOINT TRENCH

-SS— — SS— — —SS— SANITORY SEWER LINE

NOTES:

REVISIONS :

REV.	DESCRIPTION	DATE	REV BY
1	REVISED AS PER PLANNING APPROVAL COMMENTS	07-JULY-2021	PRAKASH

NOTES:

- ALL DIMENSIONS ARE IN FEET AND INCHES.
- DRAWING SHALL NOT BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED.
- ALL CENTERLINES ARE FROM THE CENTER OF COLUMN/ WALL AND THE DIMENSIONS GIVEN ARE CENTERLINE DIMENSIONS- -UNLESS OTHERWISE MENTIONED.
- IN CASE OF ANY DISCREPANCY FOUND IN DRAWINGS AND DETAILS, IT SHALL BE BROUGHT TO THE NOTICE OF THE ARCHITECT, AND RECTIFIED, PRIOR TO ITS EXECUTION.
- THIS DRAWING IS ISSUED STRICTLY WITH AN UNDERSTANDING THAT IT WILL BE USED ONLY FOR THE PURPOSE MENTIONED AND SHALL BE RETURNED AFTER COMPLETION.
- -LARGER SCALE DRAWINGS AND DETAILS SUPERCEDE THE SMALLER SCALE DRAWINGS AND DETAILS.
- THIS DRAWING SHALL BE REFERRED ONLY FOR THE PURPOSE MENTIONED IN ITS TITLE (FLOORING PATTERN, FALSE CEILING, SHUTTERING PATTERN, ELECTRICAL, PLUMBING, ETC.)

N

PROJECT : 166, LYELL STREET, LOS ALTOS, CA

UTILITY PLAN

DATE:	25-JAN-2022
DRAWN BY:	PRAKASH
CHECKED BY:	SUBHENDU
SCALE:	As indicated

SHEET NO: U-1

LIVIO
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