



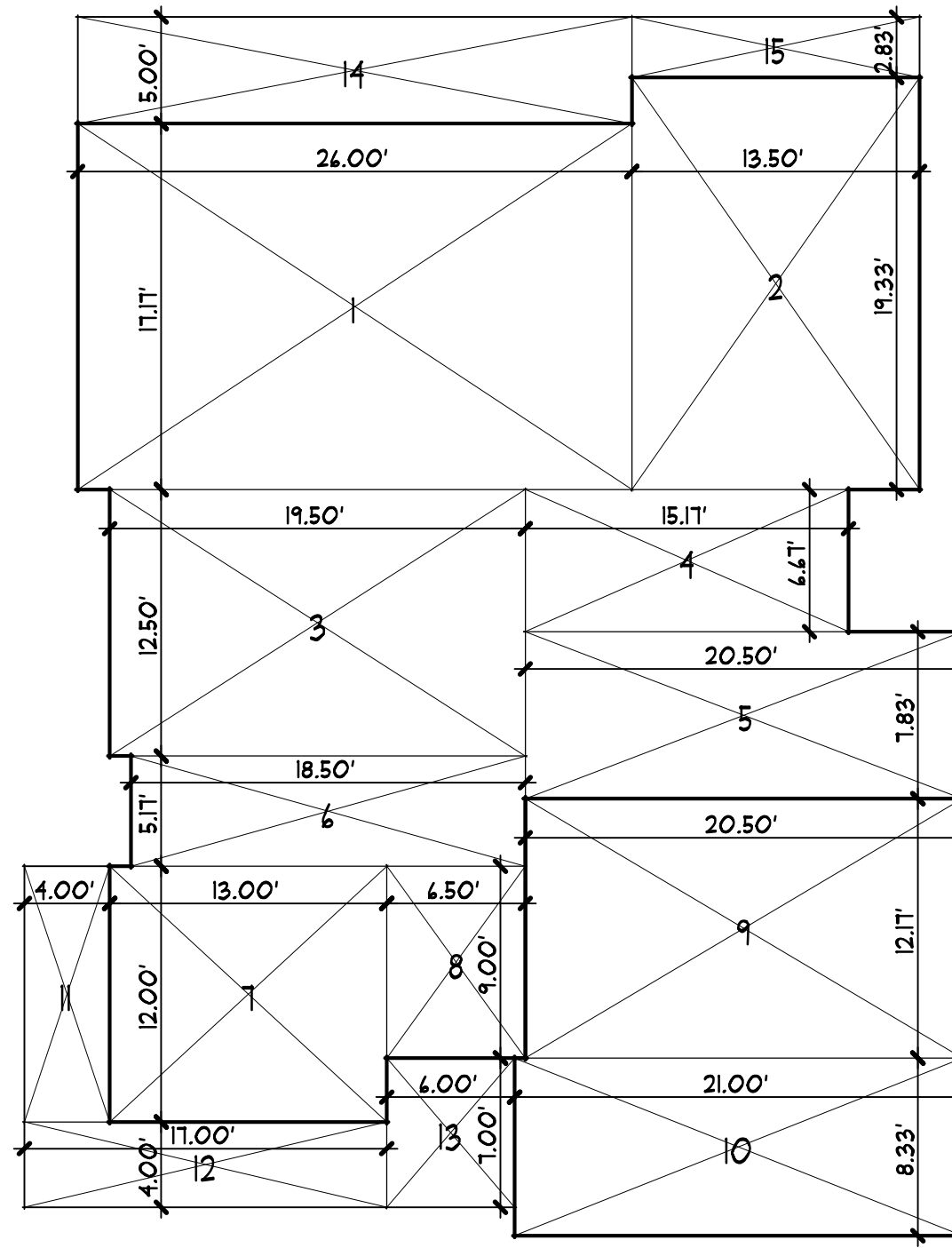
3D RENDERING

| ZONING COMPLIANCE   |   |  |                     |
|---|---|--|---------------------|
|   | EXISTING  | PROPOSED                                     | ALLOWED/REQ'D       |
| LOT COVERAGE:<br>LAND AREA COVERED BY ALL STRUCTURES<br>THAT ARE OVER 8' HIGH               | 2,565 S.F.<br>32.1%   | 2,273 S.F.<br>28.4%                          | 2,400 S.F.<br>30.0% |
| FLOOR AREA:<br>MEASURED TO THE OUTSIDE SURFACES OF<br>EXTERIOR WALLS                        | 1st FLR 2,565 S.F.<br>2nd FLR 0 S.F.<br>TOTAL 2,565 S.F.<br>35.0% | 1,947 S.F.<br>852 S.F.<br>2,799 S.F.<br>0.0% | 2,800 S.F.<br>35.0% |
| SETBACKS:   |   |  |                     |
| FRONT   | 27 FT.  | 25 FT.                                       | 25 FT.              |
| REAR  | 46.7 FT.  | 42.75 FT.                                    | 25 FT.              |
| RIGHT SIDE (1ST/2ND)  | 5.58 FT.  | 6.42/13.92 FT.                               | 6.42/13.92 FT.      |
| LEFT SIDE (1ST/2ND)   | 9 FT.   | 13.62/19.75 FT.                              | 12.83 FT.           |
| HEIGHT:   | 18 FT.  | 26.33 FT.                                    | 27 FT.              |
| SQUARE FOOTAGE BREAKDOWN  |   |  |                     |
|   | EXISTING  | CHANGE IN                                    | TOTAL PROPOSED      |
| HABITABLE LIVING AREA:<br>INCLUDES HABITABLE BASEMENT AREAS                                 | 2,065 S.F.  | 310 S.F.                                     | 2,375 S.F.          |
| NON-HABITABLE AREA:<br>DOES NOT INCLUDE COVERED PORCHES OR<br>SUN STRUCTURES                | 500 S.F.  | -76 S.F.                                     | 424 S.F.            |
| LOT CALCULATIONS  |   |  |                     |
| NET LOT AREA:   |   |  | 8,000 S.F.          |
| FRONT YARD HARDSCAPE AREA:<br>HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50% |   | 572 S.F.                                     | 35.8%               |
| LANDSCAPE BREAKDOWN:  |   |  |                     |
|   | EXISTING  | NEW  | TOTAL               |
| TOTAL HARDSCAPE AREA EXISTING & PROPOSED  | 3,362 S.F.  | 0 S.F.                                       | 3,362 S.F.          |
| EXISTING SOFTSCAPE (UNDERUSED) AREA   | 0 S.F.  | 0 S.F.                                       | 0 S.F.              |
| NEW SOFTSCAPE AREA  | 0 S.F.  | 4,638 S.F.                                   | 4,638 S.F.          |
| SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA                                       |   |  |                     |

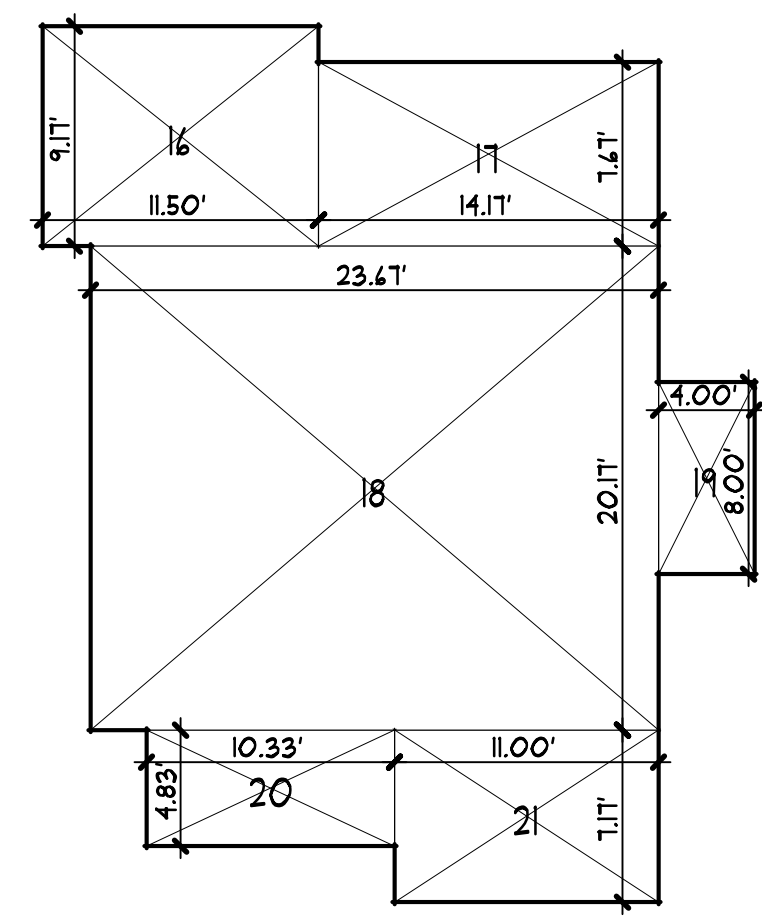
| LANDSCAPE INVENTORY |          |             |        |    |
|---------------------|----------|-------------|--------|----|
| ITEM #              | SIZE DBH | DESCRIPTION | REMOVE | NO |
| 1                   | 48"      | OAK         | NO     |    |
| 2                   | 12"      | TREE        | NO     |    |
| 3                   | 6"       | APPLE       | YES    |    |
| 4                   | 6"       | LEMON       | YES    |    |
| 5                   | 6"       | LEMON       | YES    |    |
| 6                   | 6"       | TREE        | NO     |    |
| 7                   | 20"      | TREE        | NO     |    |
| 8                   | 6"       | PALM        | NO     |    |
| 9                   | 6"       | LEMON       | NO     |    |
| 10                  | 6"       | LEMON       | NO     |    |
| 11                  | 12"      | FIG         | NO     |    |
| 12                  | 6"       | LOQUAT      | YES    |    |
| 13                  | 6"       | TREE        | YES    |    |
| 14                  | 6"       | TREE        | YES    |    |
| 15                  | 12"      | TREE        | NO     |    |

AREA CALCULATIONS

|                    |       |                     |     |
|--------------------|-------|---------------------|-----|
| LIVABLE AREA       | 444   | FRONT COVERED PORCH | 48  |
| 1 24.00 x 11.17    | 268   | 11 4.00 x 12.00     | 48  |
| 2 13.50 x 24.00    | 324   | 12 4.00 x 4.00      | 16  |
| 3 15.00 x 24.00    | 360   | 13 4.00 x 1.00      | 4   |
| 4 15.00 x 15.00    | 225   | 14 4.00 x 1.00      | 4   |
| 5 15.00 x 15.00    | 225   | 15 4.00 x 1.00      | 4   |
| 6 15.00 x 15.00    | 225   | 16 4.00 x 1.00      | 4   |
| 7 15.00 x 15.00    | 225   | 17 4.00 x 1.00      | 4   |
| 8 15.00 x 15.00    | 225   | 18 4.00 x 1.00      | 4   |
| 9 15.00 x 15.00    | 225   | 19 4.00 x 1.00      | 4   |
| 10 15.00 x 15.00   | 225   | 20 4.00 x 1.00      | 4   |
| 11 15.00 x 15.00   | 225   | 21 4.00 x 1.00      | 4   |
| 12 15.00 x 15.00   | 225   | 22 4.00 x 1.00      | 4   |
| 13 15.00 x 15.00   | 225   | 23 4.00 x 1.00      | 4   |
| 14 15.00 x 15.00   | 225   | 24 4.00 x 1.00      | 4   |
| 15 15.00 x 15.00   | 225   | 25 4.00 x 1.00      | 4   |
| TOTAL              | 1,523 | TOTAL               | 148 |
| REAR COVERED PORCH |       |                     |     |
| 1 24.00 x 5.00     | 120   | 1 1.00 x 1.00       | 1   |
| 2 15.00 x 5.00     | 75    | 2 1.00 x 1.00       | 2   |
| 3 15.00 x 5.00     | 75    | 3 1.00 x 1.00       | 2   |
| 4 15.00 x 5.00     | 75    | 4 1.00 x 1.00       | 2   |
| 5 15.00 x 5.00     | 75    | 5 1.00 x 1.00       | 2   |
| 6 15.00 x 5.00     | 75    | 6 1.00 x 1.00       | 2   |
| 7 15.00 x 5.00     | 75    | 7 1.00 x 1.00       | 2   |
| 8 15.00 x 5.00     | 75    | 8 1.00 x 1.00       | 2   |
| 9 15.00 x 5.00     | 75    | 9 1.00 x 1.00       | 2   |
| 10 15.00 x 5.00    | 75    | 10 1.00 x 1.00      | 2   |
| 11 15.00 x 5.00    | 75    | 11 1.00 x 1.00      | 2   |
| 12 15.00 x 5.00    | 75    | 12 1.00 x 1.00      | 2   |
| 13 15.00 x 5.00    | 75    | 13 1.00 x 1.00      | 2   |
| 14 15.00 x 5.00    | 75    | 14 1.00 x 1.00      | 2   |
| 15 15.00 x 5.00    | 75    | 15 1.00 x 1.00      | 2   |
| TOTAL              | 1,125 | TOTAL               | 28  |
| UPPER FLOOR        |       |                     |     |
| 1 11.50 x 9.17     | 105   | 1 1.00 x 1.00       | 1   |
| 2 14.17 x 14.17    | 201   | 2 1.00 x 1.00       | 2   |
| 3 23.41 x 20.11    | 471   | 3 1.00 x 1.00       | 3   |
| 4 10.00 x 8.00     | 80    | 4 1.00 x 1.00       | 4   |
| 5 10.00 x 4.83     | 48    | 5 1.00 x 1.00       | 5   |
| 6 11.00 x 1.11     | 12    | 6 1.00 x 1.00       | 6   |
| TOTAL              | 852   | TOTAL               | 25  |
| GARAGE             |       |                     |     |
| 1 21.00 x 12.11    | 254   | 1 1.00 x 1.00       | 1   |
| 2 21.00 x 8.33     | 175   | 2 1.00 x 1.00       | 2   |
| TOTAL              | 429   | TOTAL               | 3   |

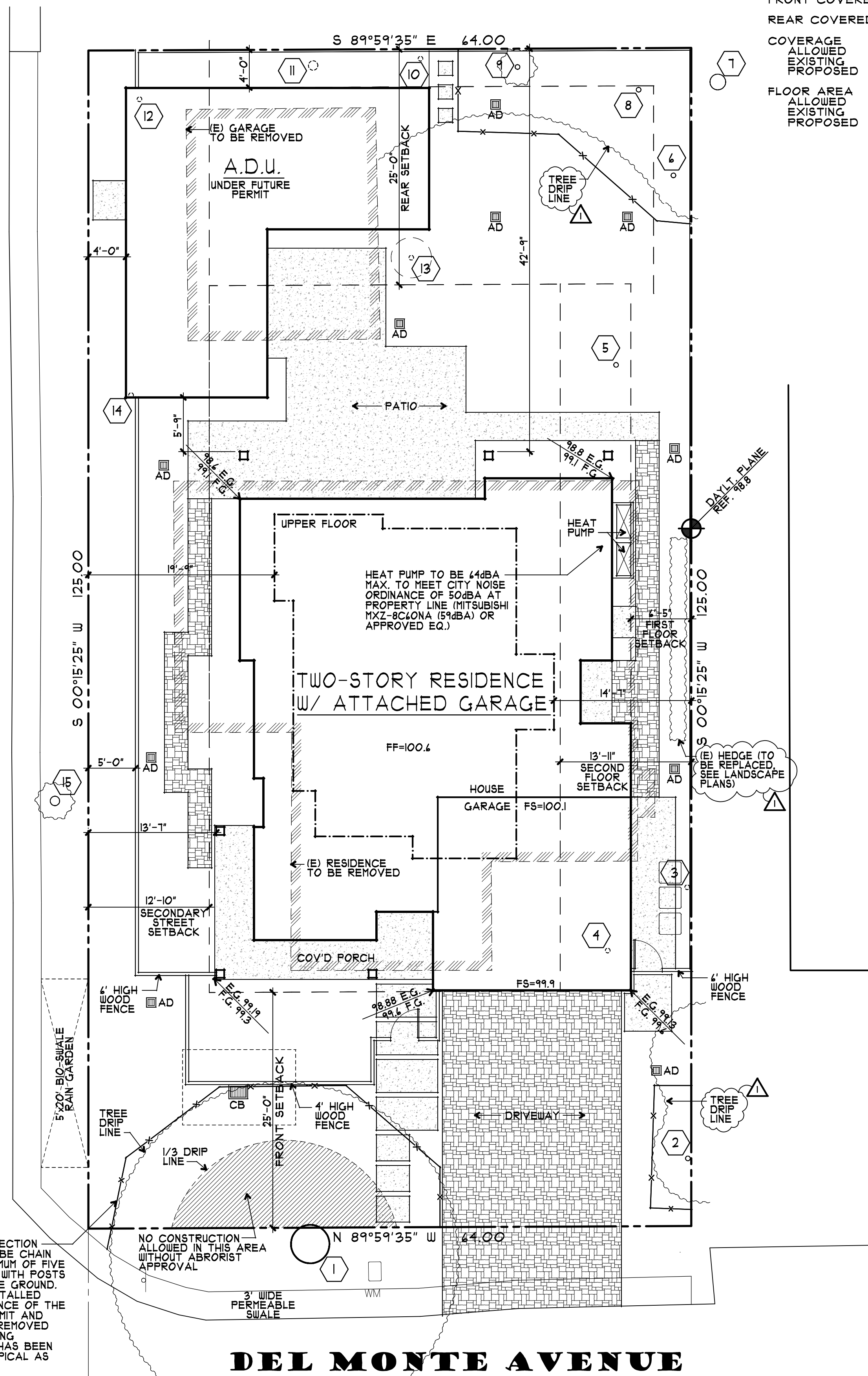


MAIN FLOOR



UPPER FLOOR

CARMEL AVENUE



DEL MONTE AVENUE

SEE CIVIL PLAN BY  
NNR ENGINEERING, INC.  
FOR GRADING AND  
DRAINAGE INFORMATION

AREA SCHEDULE

|                     |            |
|---------------------|------------|
| LOT AREA            | 8,000 S.F. |
| LIVABLE AREA        | 1,523 S.F. |
| MAIN FLOOR          | 852 S.F.   |
| UPPER FLOOR         | 2,375 S.F. |
| TOTAL               | 2,375 S.F. |
| GARAGE              | 424 S.F.   |
| FRONT COVERED PORCH | 158 S.F.   |
| REAR COVERED PORCH  | 148 S.F.   |
| COVERAGE            |            |
| ALLOWED (30%)       | 2,400 S.F. |
| EXISTING            | 2,545 S.F. |
| PROPOSED            | 2,273 S.F. |
| FLOOR AREA          |            |
| ALLOWED (35%)       | 2,800 S.F. |
| EXISTING            | 2,545 S.F. |
| PROPOSED            | 2,199 S.F. |

INDEX OF DRAWINGS

- A1 SITE PLAN  
AREA DIAGRAMS  
VICINITY MAP
- A2 MAIN FLOOR PLAN
- A3 UPPER FLOOR PLAN
- A4 ROOF PLAN  
NEIGHBORHOOD MAP
- A5 EXTERIOR ELEVATIONS
- A6 EXTERIOR ELEVATIONS
- A7 BUILDING SECTIONS
- 1 TOPOGRAPHIC SURVEY
- C-1 GRADING AND DRAINAGE PLAN
- C-2 CIVIL DETAILS
- C-3 EROSION CONTROL PLAN
- C-4 CITY STANDARD DETAILS
- C-5 BLUEPRINT FOR A CLEAN BAY
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- L-3 LANDSCAPE NOTES & DETAILS

PROJECT INFO

OWNER: ANNIE QU  
273 DEL MONTE AVENUE  
LOS ALTOS, CA 94022

JOB ADDRESS: 273 DEL MONTE AVENUE  
LOS ALTOS, CA 94022

BUILDING OCCUPANCY: R-3/U

GROUPS:

TYPES OF CONSTRUCTION: V-B

RISK CATEGORY: II

ZONING: R-1

FIRE SPRINKLERS: YES

A.P.N.: 170-29-054

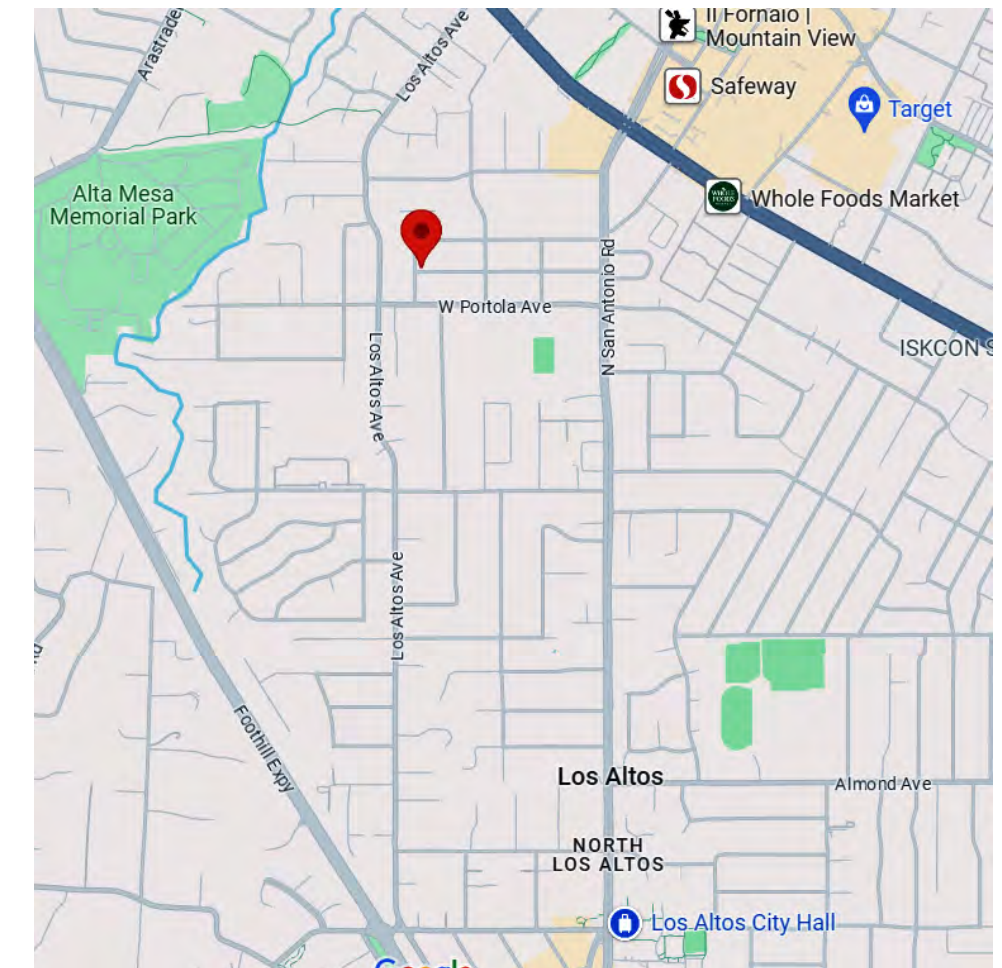
ARCHITECT: RH ASSOCIATES, ARCHITECTS  
11010 COMBIE RD, SUITE 210  
AUBURN, CA 95602  
CONTACT: J. STEVE COLLOM  
(916) 248-3055  
steve.collo@gmail.com

CIVIL ENGINEER: NNR ENGINEERING  
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CONTACT: NADIM RAFOUL  
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nnrengineering@yahoo.com

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(408) 842-0245  
aitkenassociates@gmail.com

GEOTECHNICAL ENGINEER: SILICON VALLEY SOIL ENGINEERING  
1114 OTTOLE WY  
SAN JOSE, CA 95131  
CONTACT: SEAN DEIVERT  
(408) 324-1400  
sdeivert@siliconvalleysoil.com

SCOPE OF WORK: NEW TWO-STORY RESIDENCE WITH  
ATTACHED GARAGE ON A PARCEL WITH  
AN EXISTING ONE-STORY RESIDENCE TO  
BE DEMOLISHED.



3 VICINITY MAP

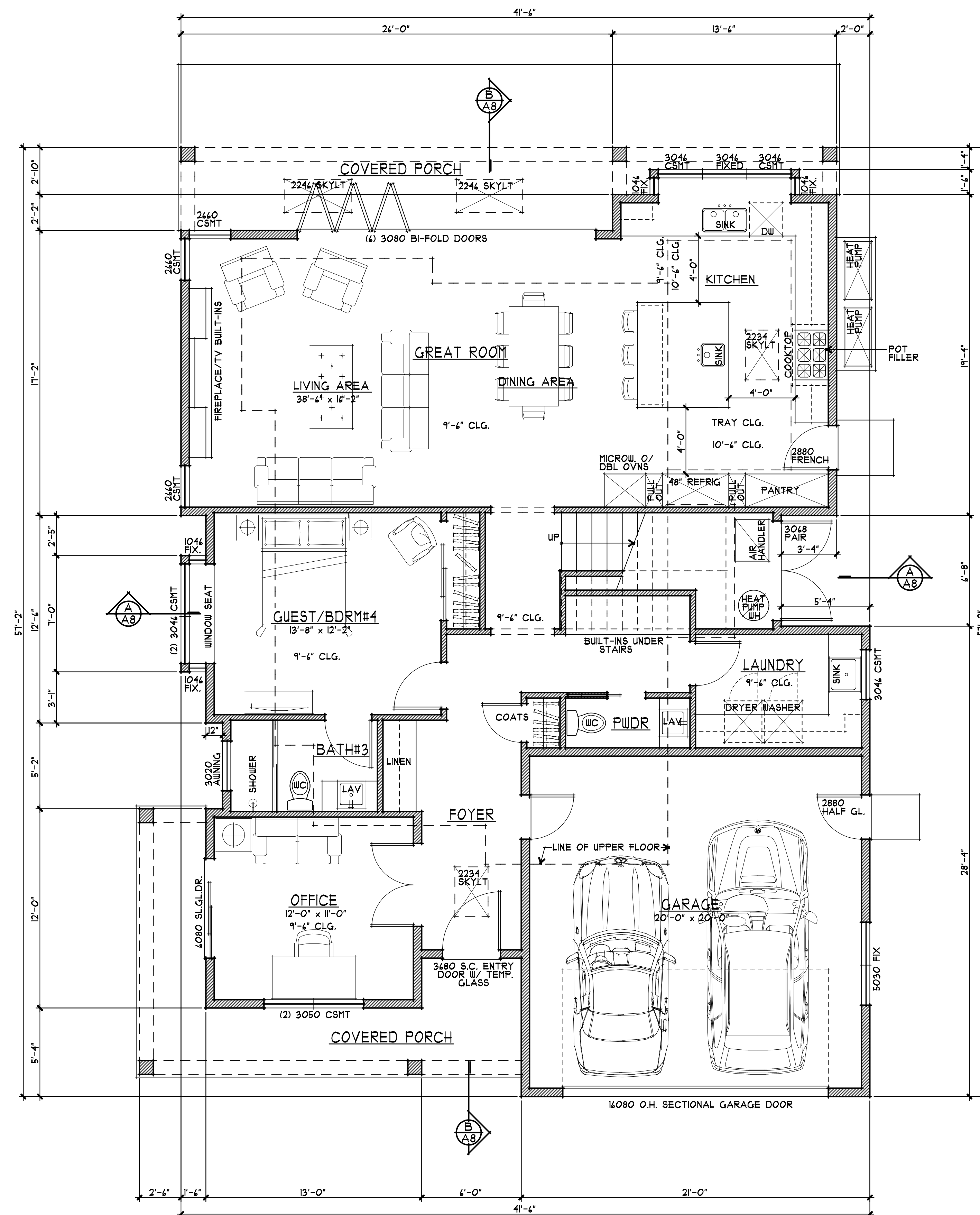
1 AREA DIAGRAMS

2 SITE PLAN

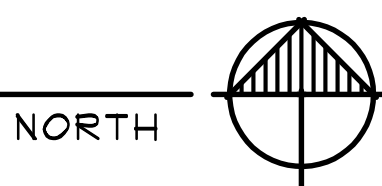


A PROPOSED RESIDENCE AND ADU FOR:  
**ANNIE QU**  
LOS ALTOS, CALIFORNIA  
273 DEL MONTE AVENUE

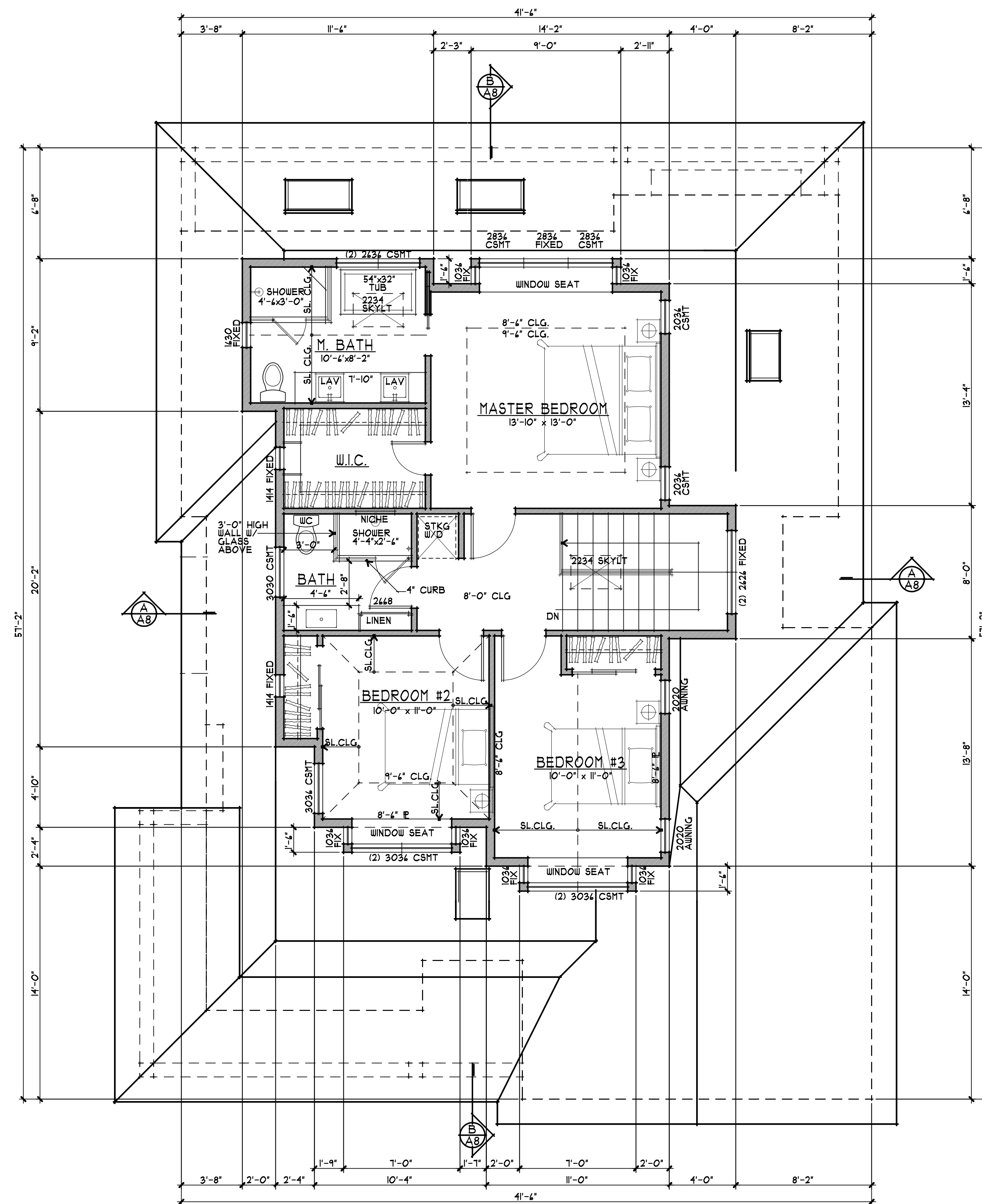
|                |                          |
|----------------|--------------------------|
| drawings       | SITE PLAN                |
| revisions      | 1-1-25 PLANNING COMMENTS |
| project number | 2453                     |
| date           | JAN 9, 2025              |
| sheet number   | A1                       |




**MAIN FLOOR PLAN**  
 1/4" = 1'-0"  
 0 1 3 6 10



|                |                          |
|----------------|--------------------------|
| drawings       | MAIN FLOOR PLAN          |
| revisions      | 1-T-25 PLANNING COMMENTS |
| project number | 2453                     |
| date           | JAN 9, 2025              |
| sheet number   | A2                       |




**UPPER FLOOR PLAN**  
 1/4" = 1'-0"  
 0 1 3 6 10

drawings  
UPPER FLOOR  
PLAN

revisions  
1-T-25 PLANNING  
COMMENTS

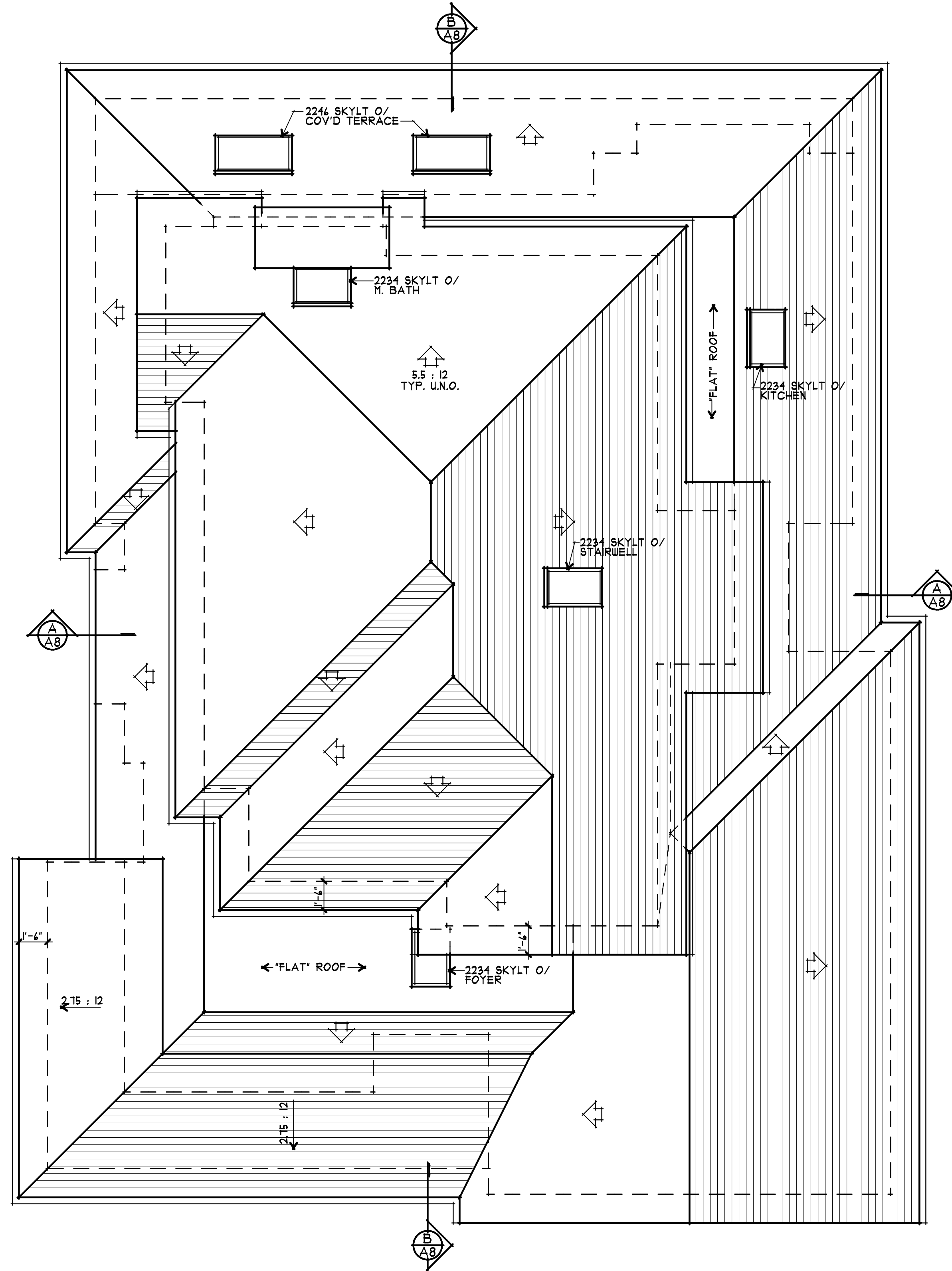
project number  
2453

date  
JAN 9, 2025

sheet number

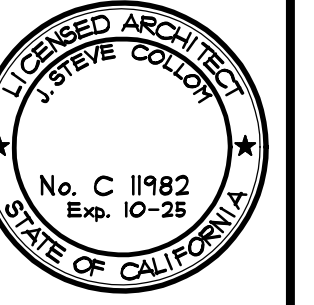


2 NEIGHBORHOOD MAP  
A4 NOT TO SCALE NORTH



1 ROOF PLAN  
A4 1/4" = 1'-0" 0 1 3 6 10 NORTH

**ASSOCIATES ARCHITECTS**  
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J. STEVE COLLOM  
rhaarchitects.com  
rhaassoc@bcglobal.net



A PROPOSED RESIDENCE AND ADU FOR:  
**ATZLINE**  
LOS ALTOS, CALIFORNIA  
273 DEL MONTE AVENUE

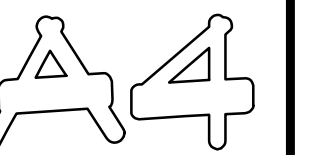
drawings  
ROOF PLAN

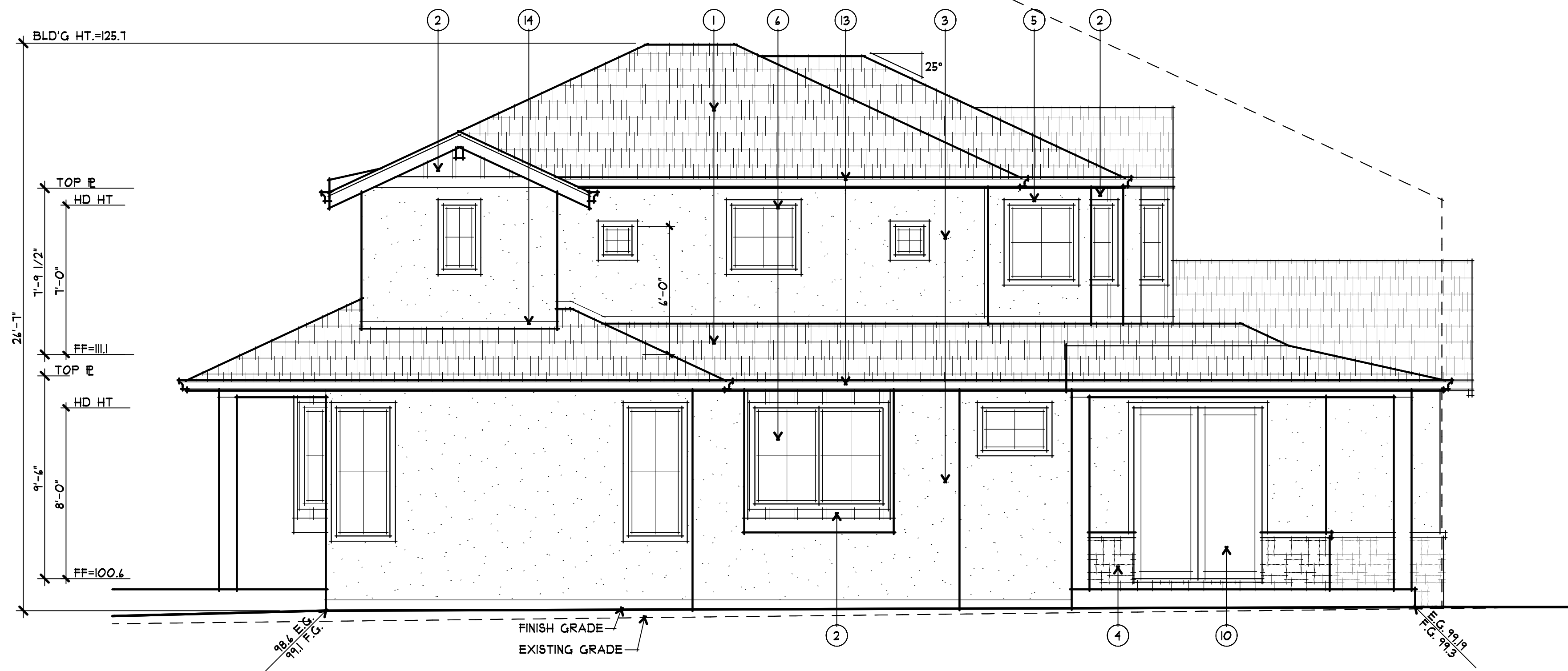
revisions  
1-T-25 PLANNING  
COMMENTS

project number  
2653

date  
JAN 9, 2025

sheet number



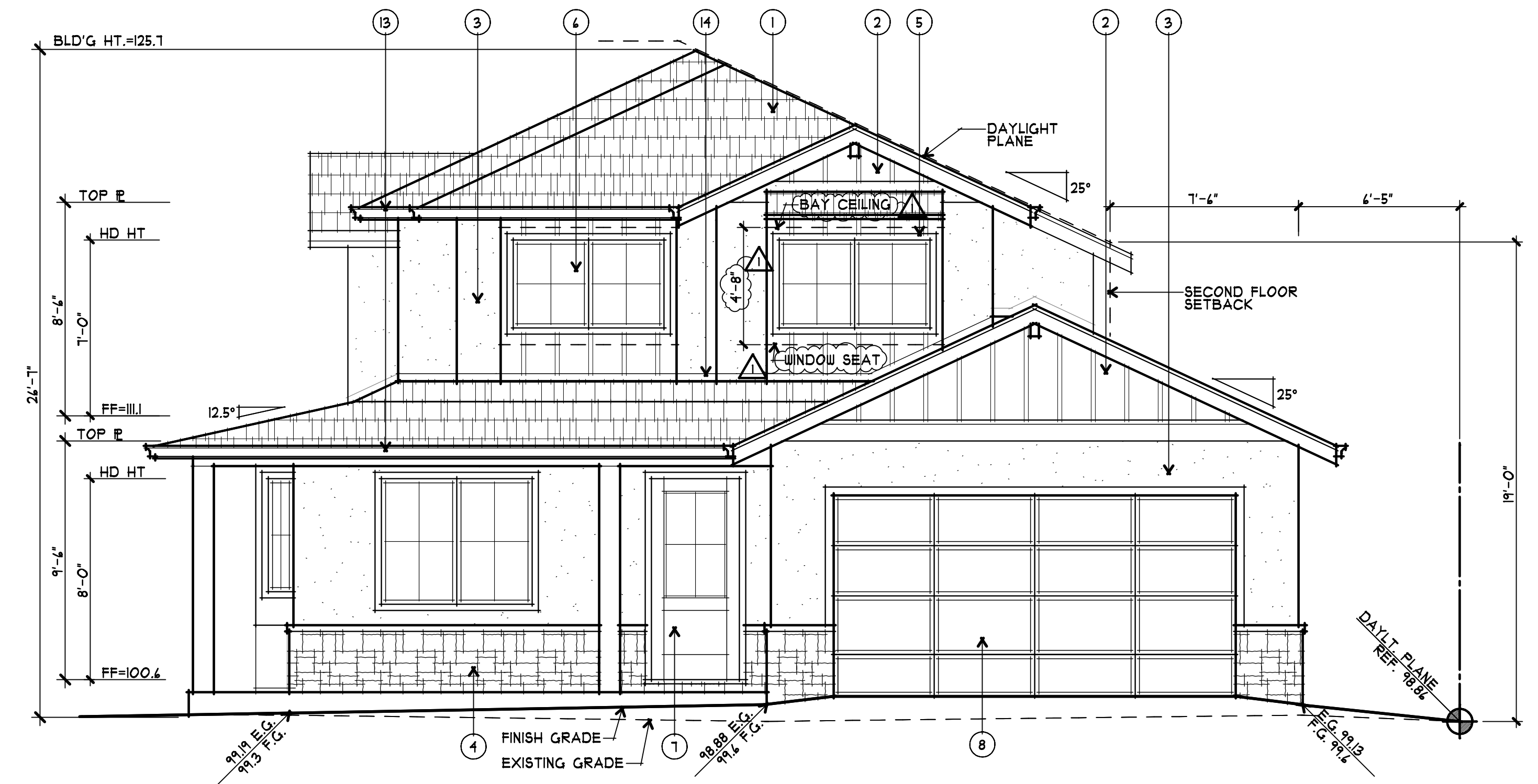


1 LEFT (WEST) ELEVATION  
 A5 1/4" = 1'-0" 0 1 3 6 10

| EXTERIOR FINISH SCHEDULE |         |   |
|--------------------------|---------|---|
| LOCATION                 | KEYNOTE | MATERIAL/COLOR  |
| ROOF                     | 1       | ARCHITECTURAL COMPOSITION SHINGLES                      |
| WALLS                    | 2       | BOARD AND BATTEN WOOD SIDING                            |
|                          | 3       | SMOOTH STUCCO   |
|                          | 4       | STONE VENEER  |
|                          | 5       | 2X3 WOOD TRIM   |
| WINDOWS                  | 6       | ALUMINUM CLAD WOOD WINDOWS                              |
| DOORS                    | 7       | WOOD ENTRY DOOR W/ GLASS                                |
|                          | 8       | CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES |
| GUTTERS & DOWNSPOUTS     | 9       | ALUMINUM CLAD WOOD BI-FOLD                              |
|                          | 10      | ALUMINUM CLAD WOOD SLIDING                              |
|                          | 11      | ALUMINUM CLAD WOOD HINGED                               |
|                          | 12      | WOOD SOLID CORE ONE PANEL HINGED                        |
|                          | 13      | SHAPED G.I. GUTTERS W/ RECTANGULAR DOWNSPOUTS           |
| FLASHING                 | 14      | G.I. FLASHING - PAINT                                   |
| SKYLIGHTS                | 15      | CURB MOUNTED BY VELUX OR EQ.                            |
|                          | 16      |   |
|                          | 17      |   |

**AS**  
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LICENSED ARCHITECT  
 J. STEVE COLLOM  
 No. C 11982  
 Exp. 10-25  
 STATE OF CALIFORNIA



4 FRONT (SOUTH) ELEVATION  
 A5 1/4" = 1'-0" 0 1 3 6 10

A PROPOSED RESIDENCE AND ADU FOR:  
**ANZINI**  
 LOS ALTOS, CALIFORNIA  
 273 DEL MONTE AVENUE

drawings  
 EXTERIOR  
 ELEVATIONS

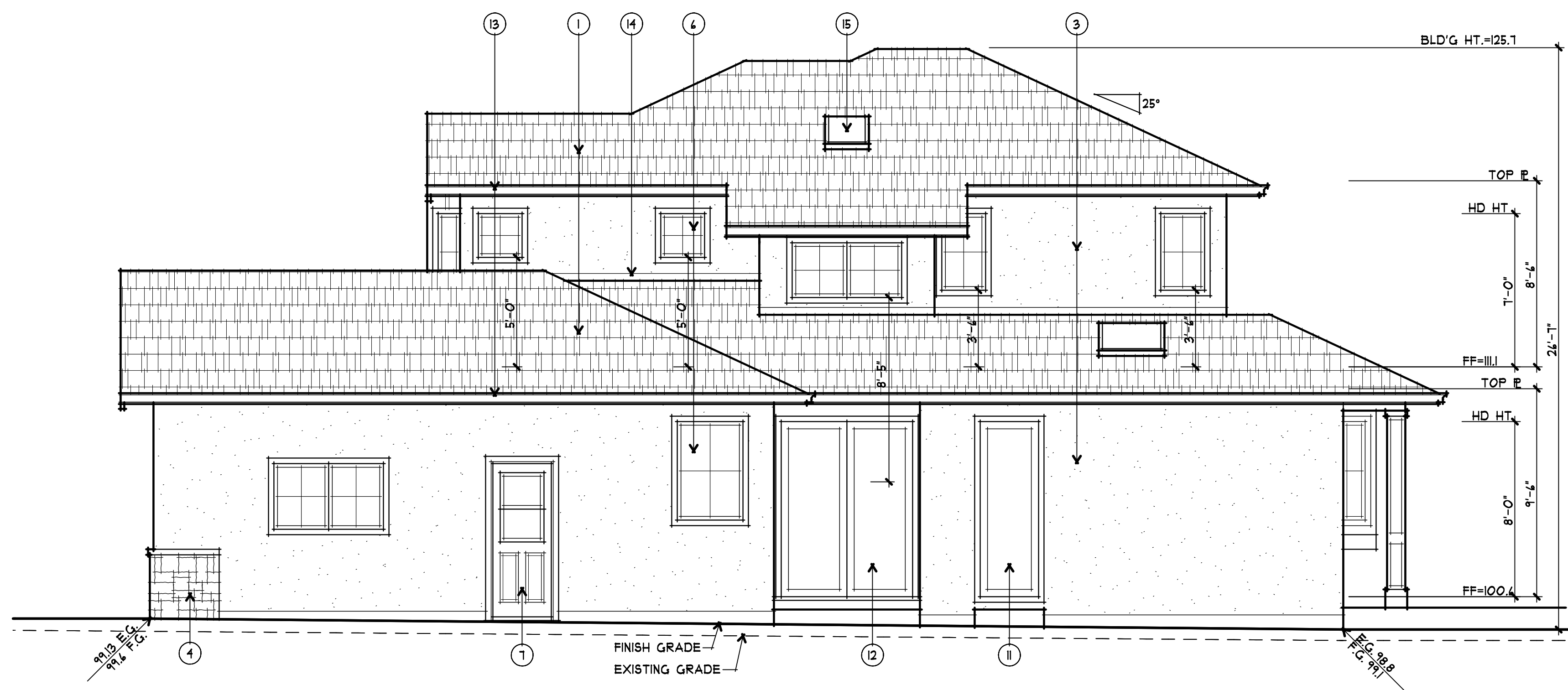
revisions  
 1-T-25 PLANNING  
 COMMENTS

project number  
 2453

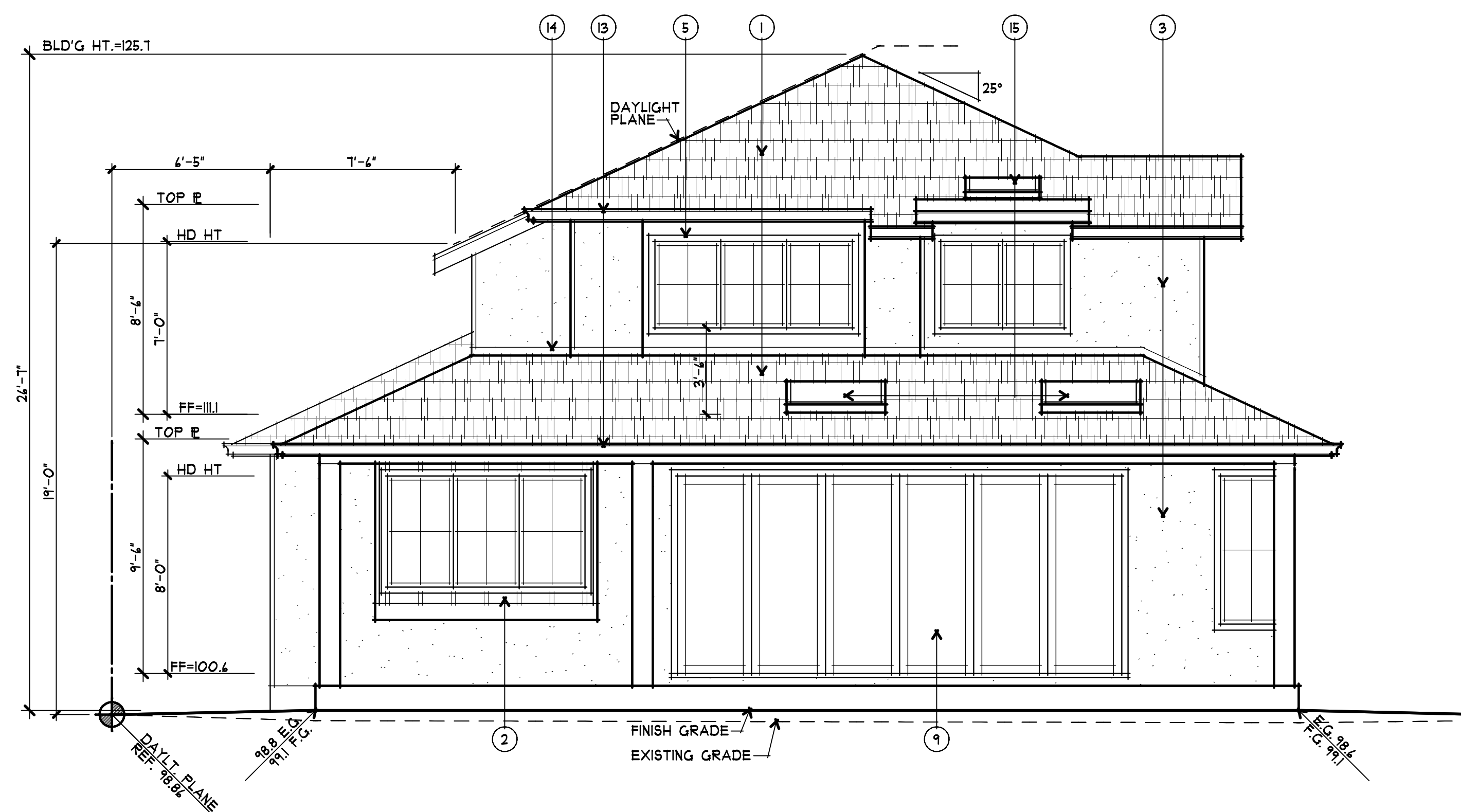
date  
 JAN 9, 2025

sheet number

**A5**



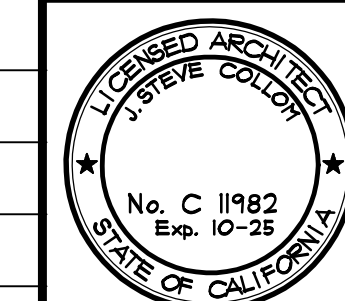
1 RIGHT (EAST) ELEVATION  
 A6 1/4" = 1'-0"  
 0 1 3 6 10



2 REAR (NORTH) ELEVATION  
 A6 1/4" = 1'-0"  
 0 1 3 6 10

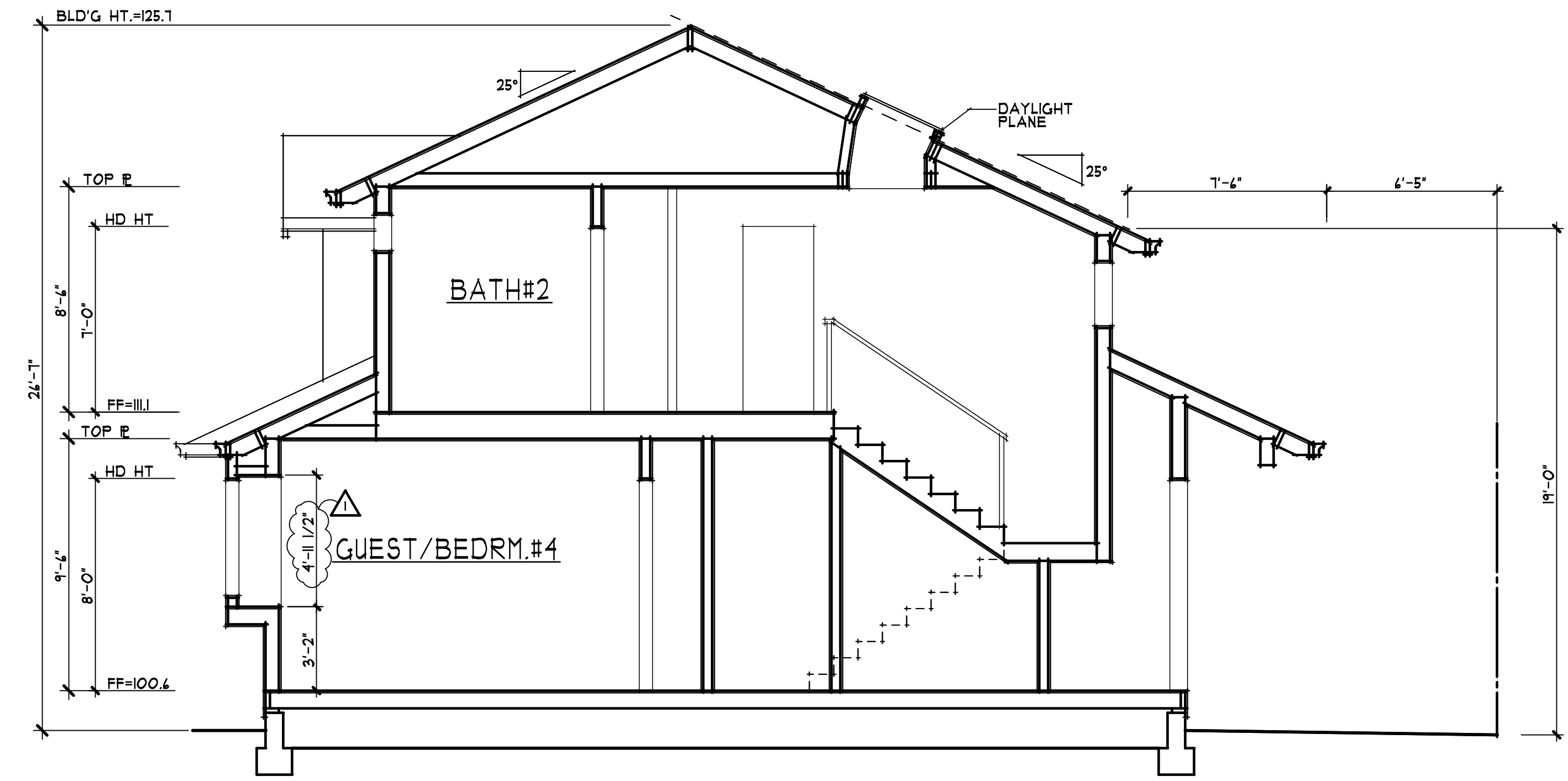
| EXTERIOR FINISH SCHEDULE |         |   |
|--------------------------|---------|---|
| LOCATION                 | KEYNOTE | MATERIAL/COLOR  |
| ROOF                     | 1       | ARCHITECTURAL COMPOSITION SHINGLES                      |
| WALLS                    | 2       | BOARD AND BATTEN WOOD SIDING                            |
|                          | 3       | SMOOTH STUCCO   |
|                          | 4       | STONE VENEER  |
|                          | 5       | 2X3 WOOD TRIM   |
| TRIM                     | 5       | 2X3 WOOD TRIM   |
| WINDOWS                  | 6       | ALUMINUM CLAD WOOD WINDOWS                              |
| DOORS                    | 7       | WOOD ENTRY DOOR W/ GLASS                                |
|                          | 8       | CARRIAGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES |
|                          | 9       | ALUMINUM CLAD WOOD BI-FOLD                              |
|                          | 10      | ALUMINUM CLAD WOOD SLIDING                              |
|                          | 11      | ALUMINUM CLAD WOOD HINGED                               |
|                          | 12      | WOOD SOLID CORE ONE PANEL HINGED                        |
| GUTTERS & DOWNSPOUTS     | 13      | SHAPED G.I. GUTTERS W/ RECTANGULAR DOWNSPOUTS           |
| FLASHING                 | 14      | G.I. FLASHING - PAINT                                   |
| SKYLIGHTS                | 15      | CURB MOUNTED BY VELUX OR EQ.                            |
|                          | 16      |   |
|                          | 17      |   |

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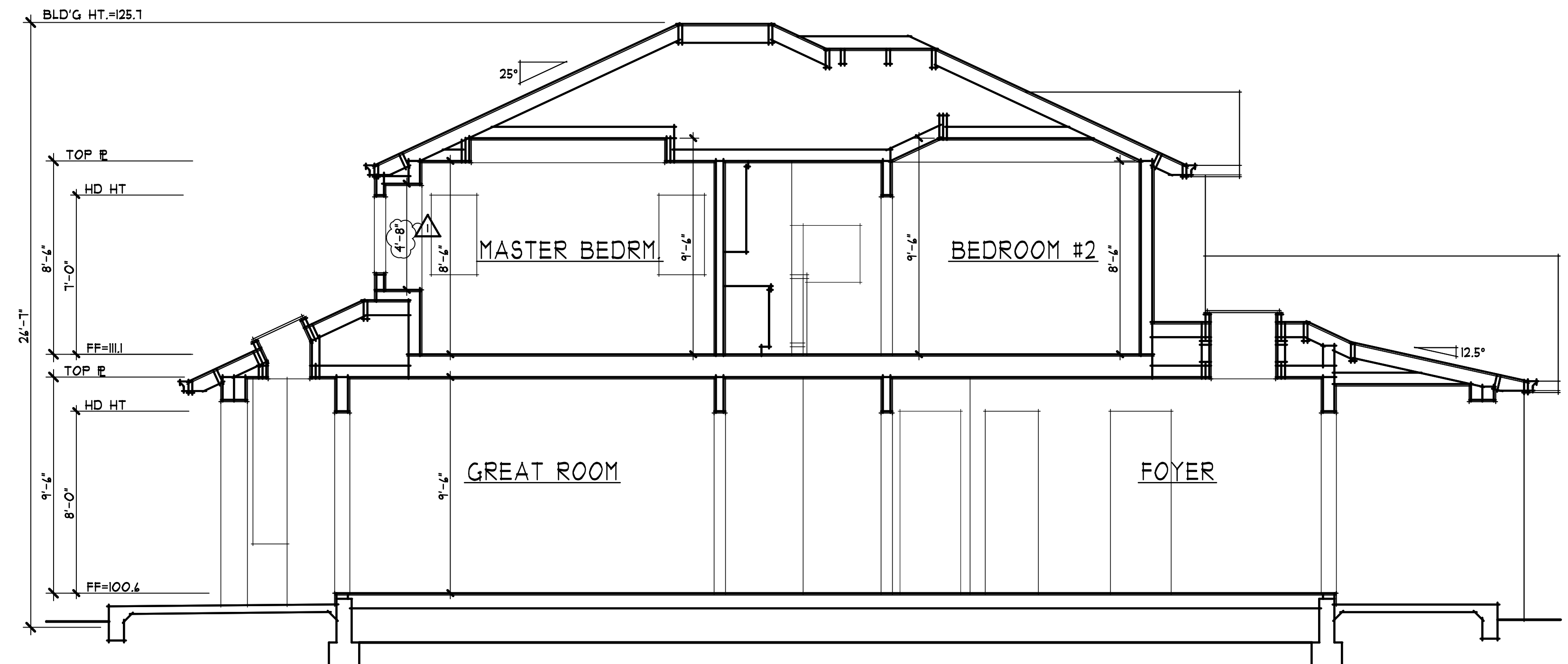


A PROPOSED RESIDENCE AND ADU FOR:  
**ANZINI**  
 LOS ALTOS, CALIFORNIA  
 273 DEL MONTE AVENUE

|  |
|--|
| drawings                                 |
| revisions<br>1-1-25 PLANNING<br>COMMENTS |
| project number<br>2453                   |
| date<br>JAN 9, 2025                      |
| sheet number<br><b>A6</b>                |

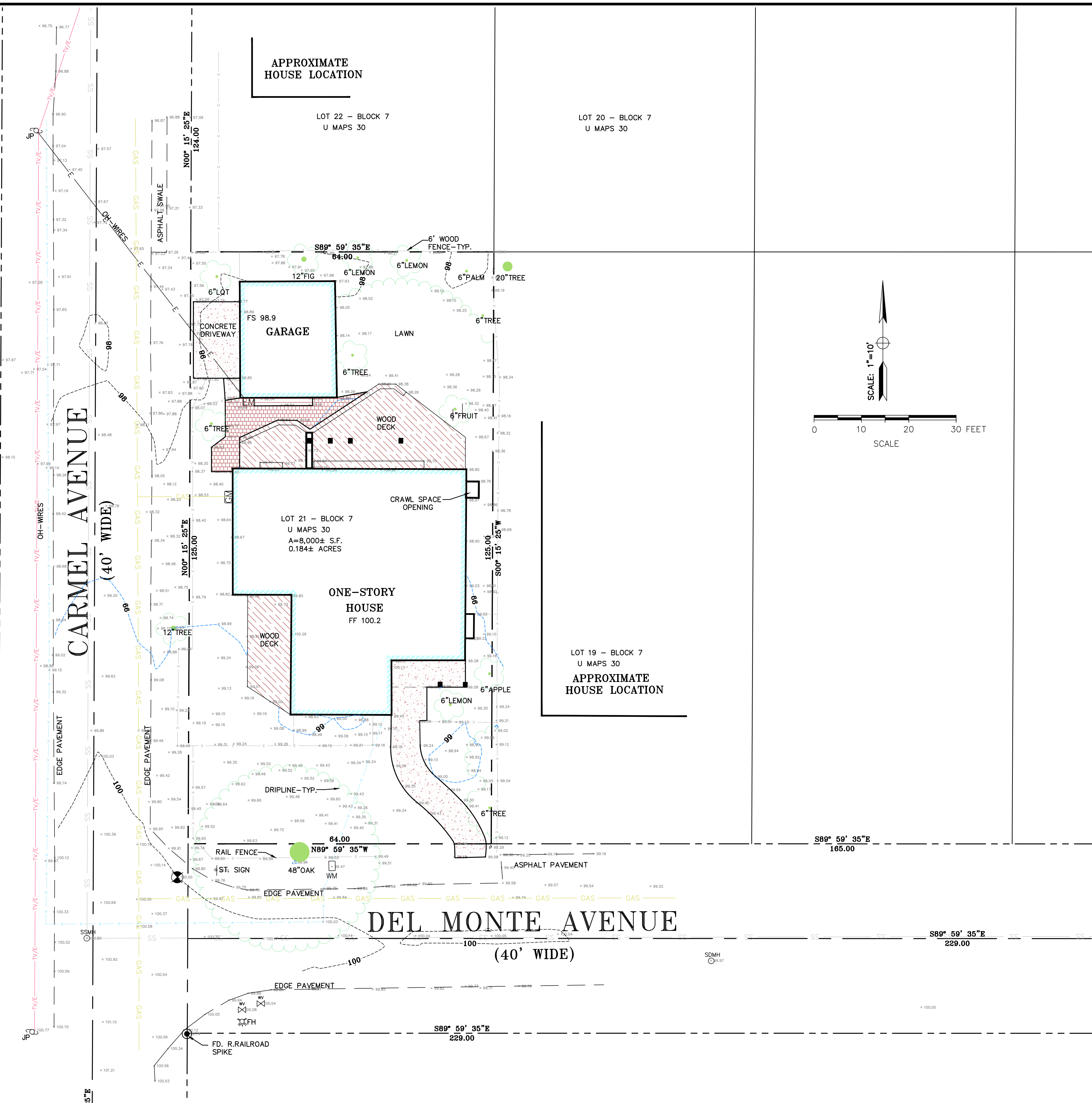


**A** BUILDING SECTION  
 1/4" = 1'-0"  
 0 1 3 6 10



**B** BUILDING SECTION  
 1/4" = 1'-0"  
 0 1 3 6 10

|                |                          |
|----------------|--------------------------|
| drawings       | BUILDING SECTIONS        |
| revisions      | 1-T-25 PLANNING COMMENTS |
| project number | 2453                     |
| date           | JAN 9, 2025              |
| sheet number   |                          |



APPROXIMATE HOUSE LOCATION

LOT 22 - BLOCK 7  
U MAPS 30

LOT 20 - BLOCK 7  
U MAPS 30

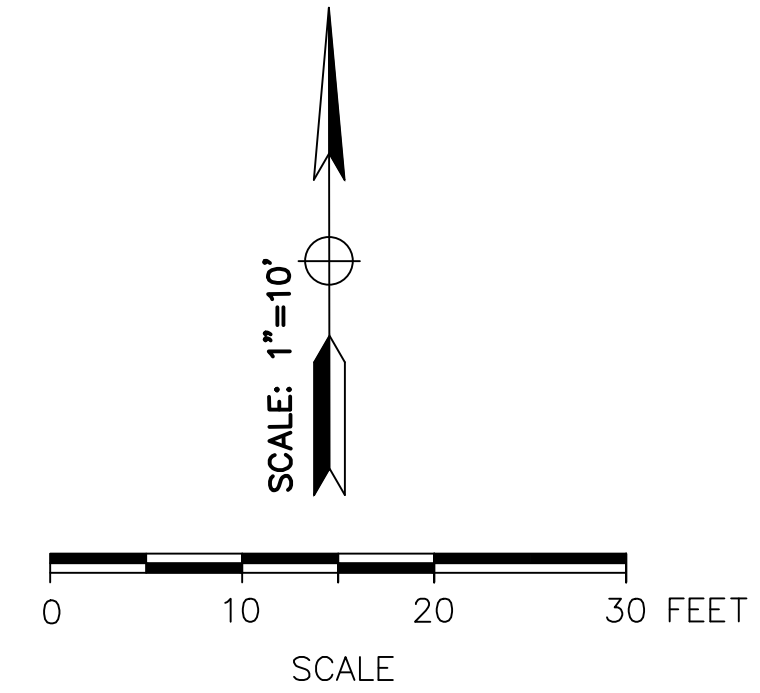
LOT 21 - BLOCK 7  
U MAPS 30  
A=8,000± S.F.  
0.184± ACRES

ONE-STORY HOUSE  
FF 100.2

LOT 19 - BLOCK 7  
U MAPS 30  
APPROXIMATE HOUSE LOCATION

DEL MONTE AVENUE  
(40' WIDE)

CARMEL AVENUE  
(40' WIDE)



**SURVEYOR'S NOTE:**

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

**LEGEND**

- SSO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- X- FENCE LINE
- WV WATER VALVE
- WM WATER METER
- FH FIRE HYDRANT
- JP JOINT POLE
- GA GUY ANCHOR
- XX" TREE TREE, SIZE AND TYPE AS NOTED
- G- GAS LINE
- W- WATER LINE
- CONC CONCRETE
- GM GAS METER

**ABBREVIATIONS**

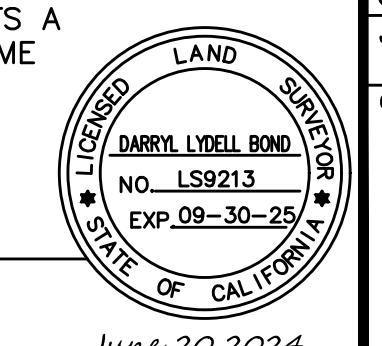
- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

**BENCHMARK**  
SURVEY CONTROL POINT  
SET MAG NAIL  
ASSUMED ELEVATION=100.00'

**BASIS OF BEARINGS**  
PER RECORD OF SURVEY FILED IN BOOK 838 OF MAPS AT PAGE 34, SANTA CLARA COUNTY RECORDS.

**SURVEYORS STATEMENT:**

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT  
Darryl Lydell Bond  
PLS 9213  
EXPIRES 9-30-25



|                                     |                 |   |                |
|-------------------------------------|-----------------|---|----------------|
| <b>NNR ENGINEERING SERVICES CO.</b> |                 | DARRYL LYDELL BOND PLS 9213<br>535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123<br>(408) 348-7813<br>nnrengineering@valcoo.com |                |
| <b>TOPOGRAPHICAL SURVEY</b>         |                 | <b>CALIFORNIA</b>   |                |
| <b>273 DEL MONTE AVENUE</b>         |                 | <b>SANTA CLARA COUNTY</b>   |                |
| APN: 167-18-029                     |                 | <b>LOS ALTOS</b>  |                |
| SCALE: 1"=10'                       | DATE: 6-20-2024 | CHECKED: D. BOND  | PROJ. MGR. DLB |
| BY: CK                              | DATE: 6-20-2024 | CHECKED: D. BOND  | PROJ. MGR. DLB |
| DATE: 6-20-2024                     | DATE: 6-20-2024 | CHECKED: D. BOND  | PROJ. MGR. DLB |
| SHEET NO. <b>1</b>                  |                 |   |                |
| OF 1 SHEETS                         |                 |   |                |
| JOB NO.                             |                 |   |                |
| CAD FILE:                           |                 |   |                |



**GRADING AND DRAINAGE CONSTRUCTION NOTES:**

- 1 DIRECT ROOF DOWNSPOUT LEADERS TO APPROVED SPLASH BLOCKS (2' LENGTH MIN.). DIRECT AWAY FROM BUILDING FOR POSITIVE FLOW, & TOWARDS PERVIOUS AREA OF THE SITE -TYP. SEE DETAIL ON SHEET C-2.
- 2 THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS, AND DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE WHERE LOT LINES PROHIBIT THE REQUIRED GRADING.
- 3 (N) 4" SDR-26 SS. LAT. @ 2% MIN.
- 4 (N) WATER SERVICE LINE, (DESIGN BY OTHERS). CONNECT WATER SERVICE WITH METER PER CITY STANDARD REQUIREMENTS.
- 5 APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD. DETAIL SU-19 SHOWN ON SHEET C-2.
- 6 6" PVC (SDR-35) @ S=1% MIN.
- 7 (N) INFILTRATION DEVICE (8'X12'X6'). SEE DETAIL ON C-2.
- 8 CONSTRUCT (N) CONCRETE DRIVEWAY.  
PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED\*.
- 9 INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
- 10 INSTALL (N)"ATMOSPHERIC & LISTED ACCESSIBLE BACK FLOW WATER VALVE".
- 11 NEW SSCO SHALL BE INSTALLED BETWEEN 2' AND 5' FROM THE FRONT PROPERTY LINE. SEE CITY STD. DETAIL SS-6.
- 12 UPGRADE EXISTING WATER METER-DESIGN BY OTHERS.
- 13 CONSTRUCT EARTHEN SWALE SLOPED @ 1% MIN. TOWARDS POSITIVE OUTFALL. SEE DETAIL ON SHEET C-2.

**ENCROACHMENT PERMIT**

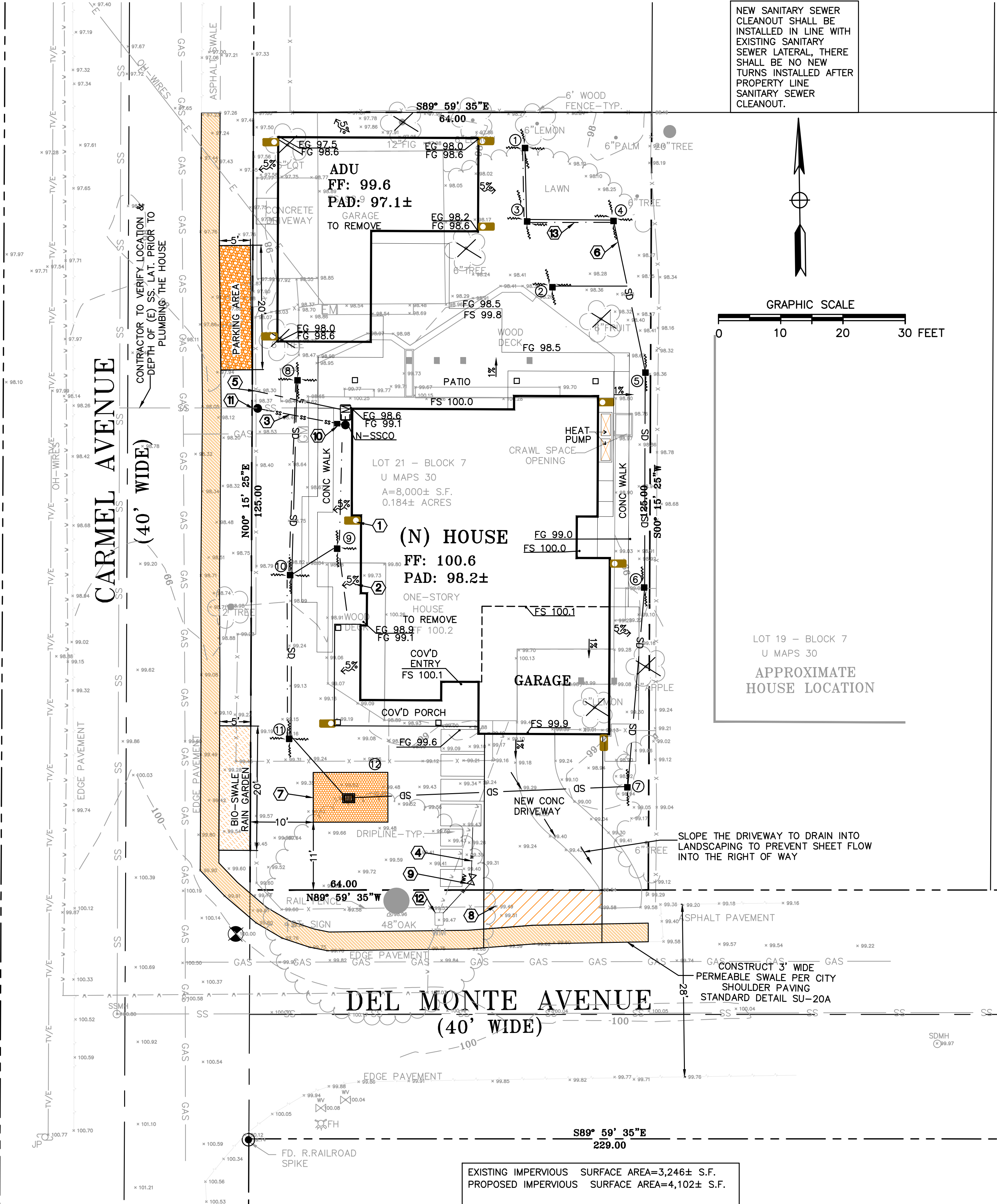
NO PROPOSED CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BEGIN UNTIL CITY REQUIREMENTS FOR THE ISSUANCE OF AN ENCROACHMENT PERMIT, INCLUDING REVIEW OF THE PLANS, HAVE BEEN MET AND AN ENCROACHMENT PERMIT ISSUED.

**GENERAL NOTES**

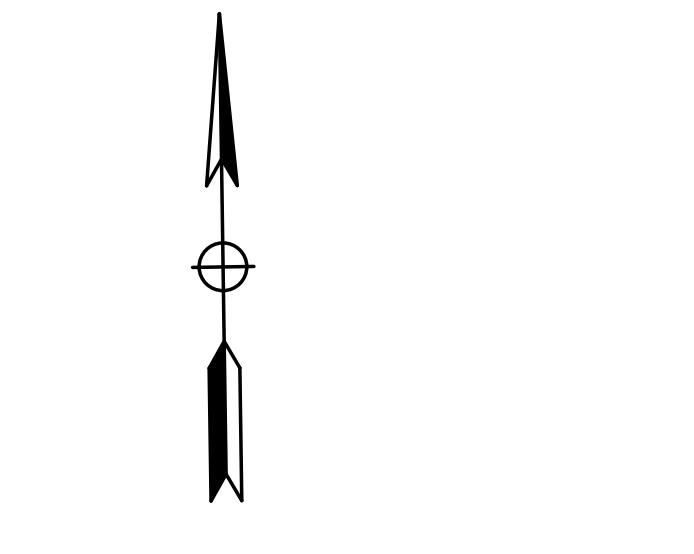
1. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING TREES AND SURFACE IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERETO.
2. EXISTING UNDERGROUND LINES, APPURTENANCES AND FACILITIES WHICH ARE KNOWN TO THE ENGINEER ARE SHOWN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

**UNDERGROUND NOTES**

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



NEW SANITARY SEWER CLEANOUT SHALL BE INSTALLED IN LINE WITH EXISTING SANITARY SEWER LATERAL, THERE SHALL BE NO NEW TURNS INSTALLED AFTER PROPERTY LINE SANITARY SEWER CLEANOUT.



EXISTING IMPERVIOUS SURFACE AREA=3,246± S.F.  
PROPOSED IMPERVIOUS SURFACE AREA=4,102± S.F.

**DRAINAGE NOTE**

- 2 1 CB RIM 98.1± INV 96.6±
- 3 CB RIM 98.1± INV 96.4±
- 4 CB RIM 98.0± INV 96.2±
- 5 CB RIM 98.0± INV 95.9±
- 6 CB RIM 98.7± INV 95.5±
- 7 CB RIM 98.8± INV 95.2±
- 8 CB RIM 98.3± INV 96.3±
- 9 CB RIM 98.5± INV 96.5±
- 10 CB RIM 98.5± INV 96.0±
- 11 CB RIM 98.8± INV 95.7±
- 12 CB RIM 99.0± INV 95.5±

**LEGEND:**

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

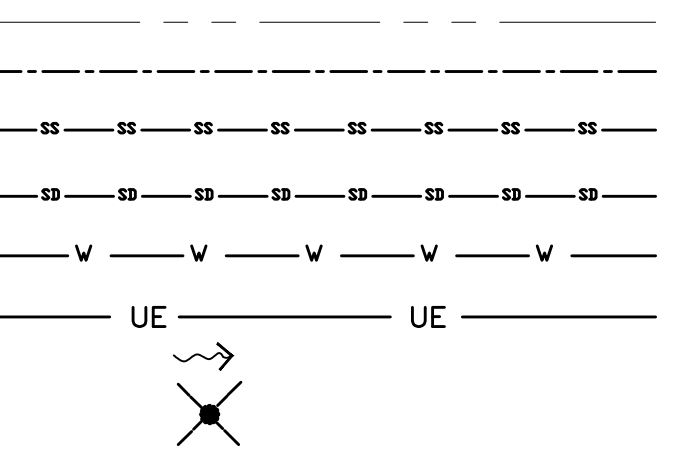
**ABBREVIATION**

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

**DESCRIPTION**

- PROPERTY LINE
- CENTERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- WATER LINE
- UNDERGROUND ELEC. LINE
- DRAINAGE FLOW
- REMOVE TREE

**LEGEND**



**\*PAD ELEVATION**

REFER TO STRUCTURAL PLANS/ SOIL REPORT FOR SLAB SECTION, CRAWL SPACE SUBGRADE TO ESTABLISH PAD LEVEL.

**EARTH WORK NOTE:**

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

**NOTE:**

THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR. CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

|                                    |        |
|------------------------------------|--------|
| HOUSE/ADU APPROXIMATE CUT REQUIRED | 50± CY |
| FILL REQUIRED                      | 0± CY  |

**SHEET INDEX**

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

**GENERAL NOTE**

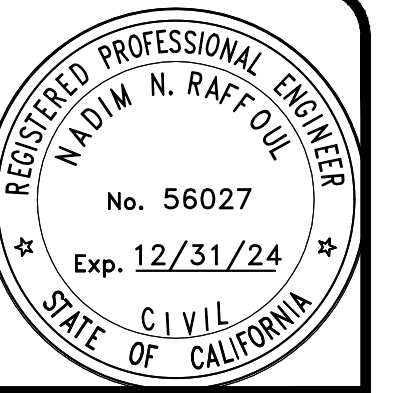
- A. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
- B. PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

**SITE BENCHMARK**

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 100.0'

**STANDARD NOTE:**

A. "UNDER NO CIRCUMSTANCE SHALL THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THIS PROJECT DIRECTLY SHEET FLOW ONTO THE NEIGHBORING PROPERTY."

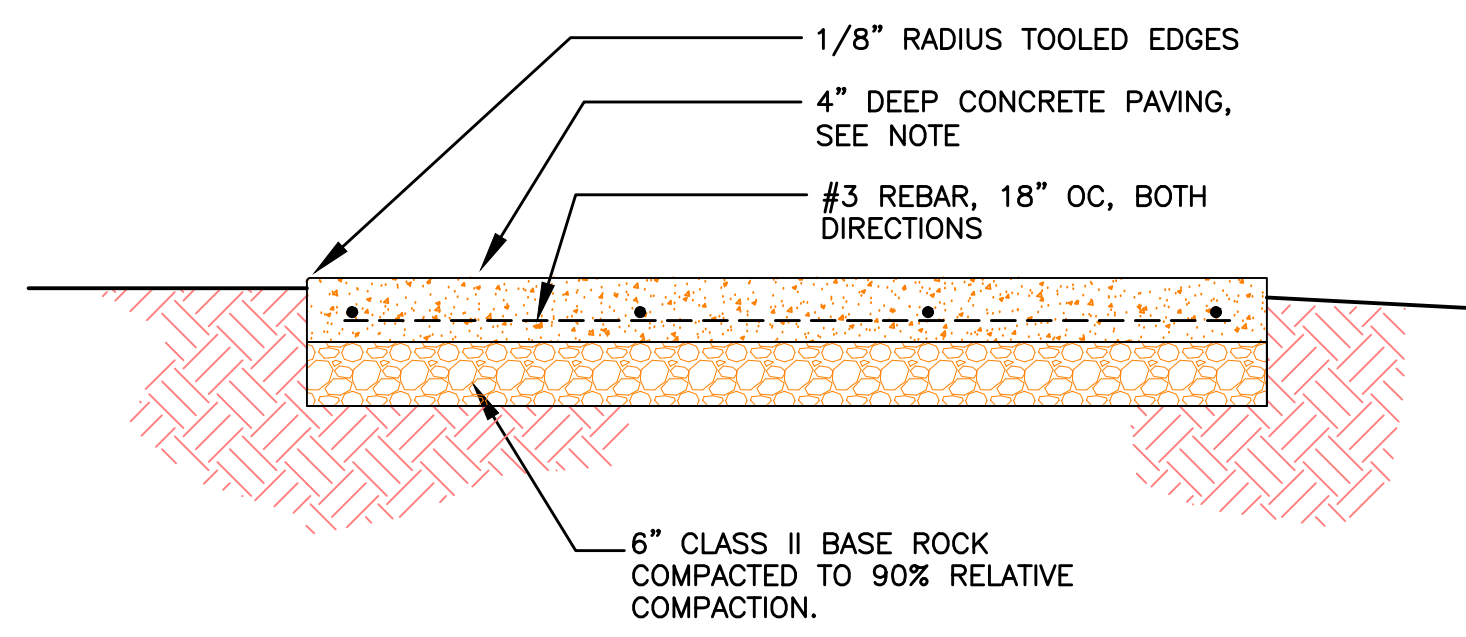


**NMR ENGINEERING**  
SERVICES CO.  
555 METRODRIVE DRIVE  
SAN JOSE, CALIFORNIA 95123  
(408) 348-7859

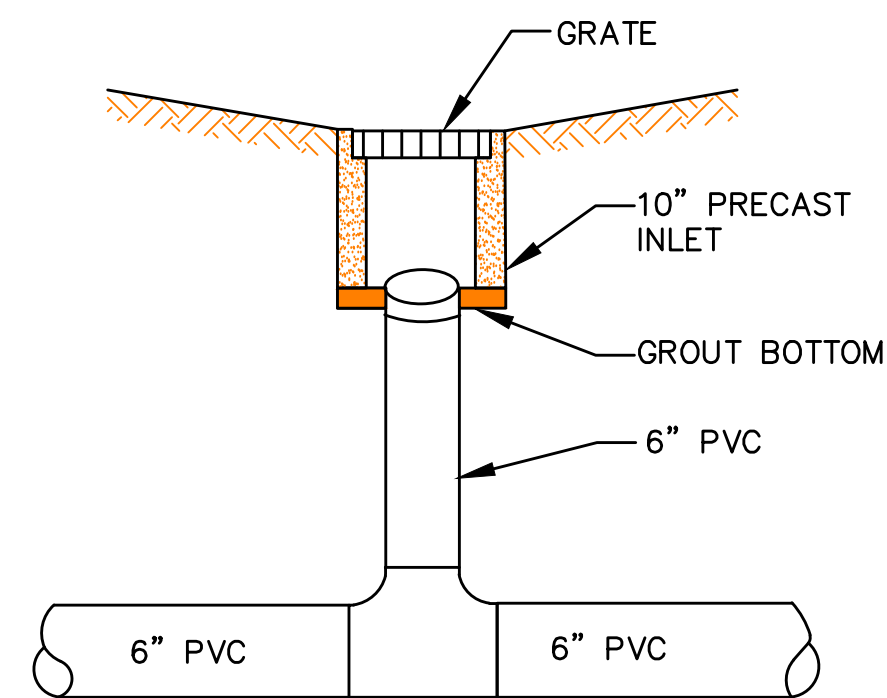
273 DEL MONTE AVENUE  
LOS ALTOS  
SANTA CLARA COUNTY CALIFORNIA

**GRADING AND DRAINAGE PLAN**

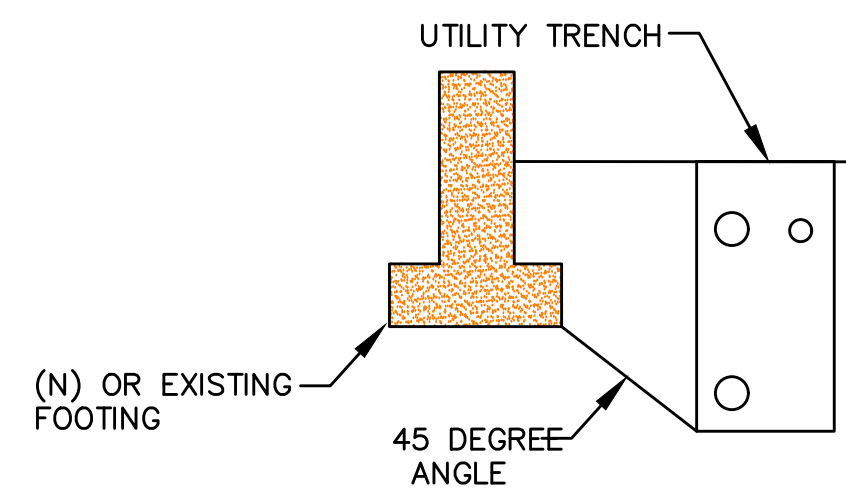
|             |            |
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| REVISIONS   | DATE       |
| JOB NO:     |            |
| DATE:       | 10-29-2024 |
| SCALE:      | 1" = 10'   |
| DRAWN BY:   | NR         |
| SHEET NO:   | C-1        |
| OF 5 SHEETS |            |



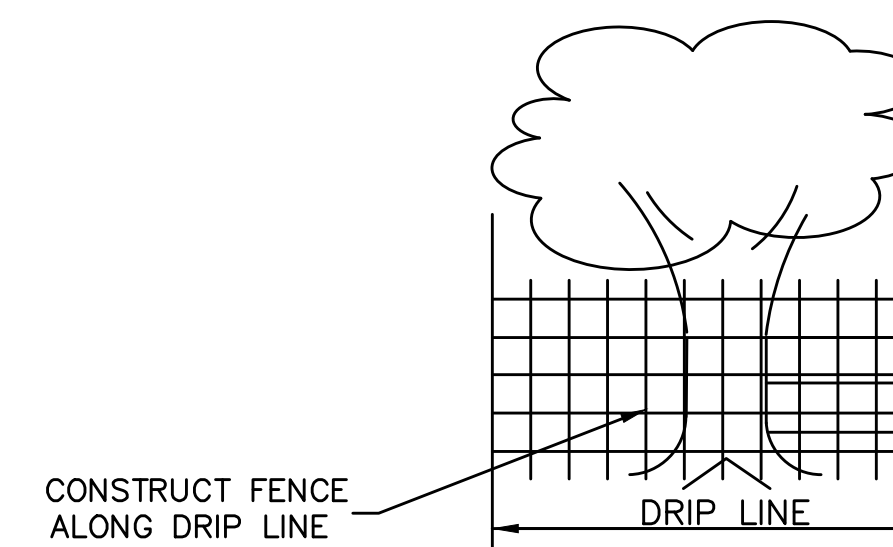
CONCRETE WALKWAY-TYPICAL SECTION  
N.T.S.



AREA DRAIN DETAIL  
N.T.S.

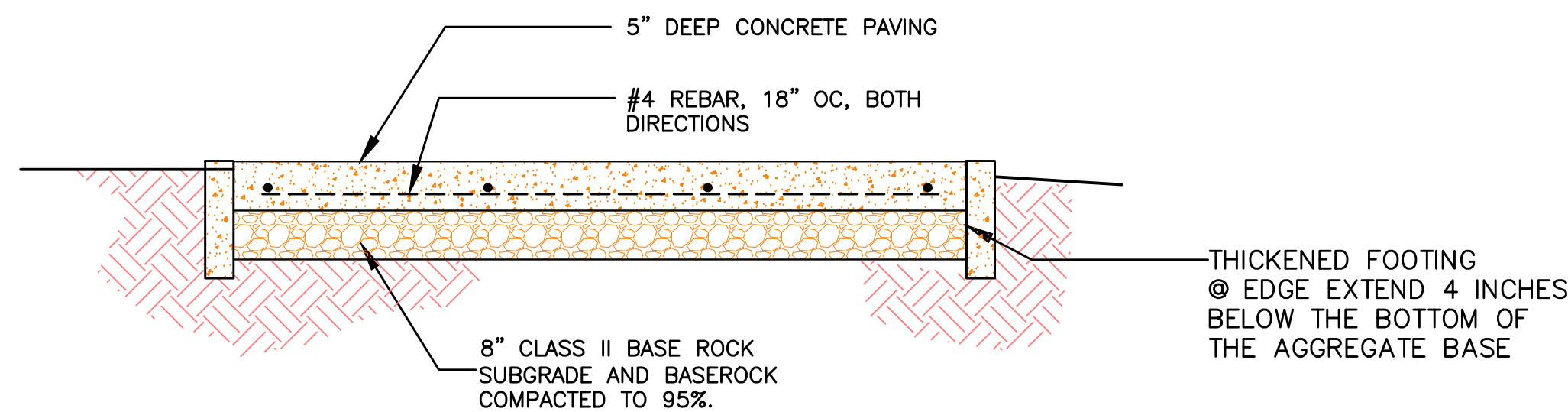


UTILITY DETAIL  
N.T.S.

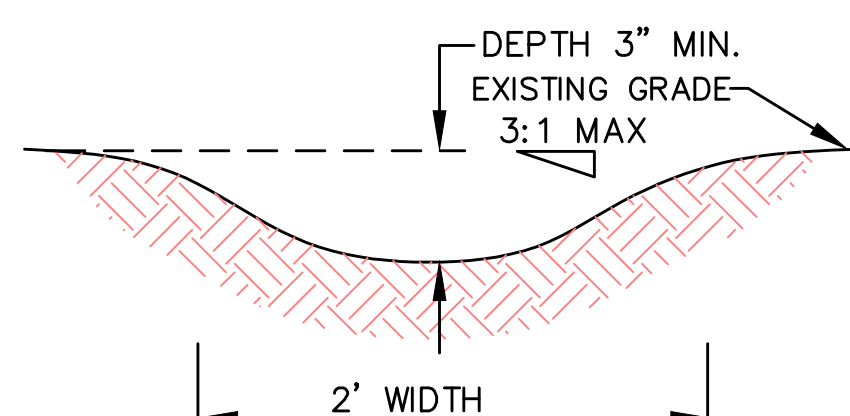


TREE PROTECTION DETAIL  
N.T.S.

- NOTES:
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
  2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
  3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
  4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



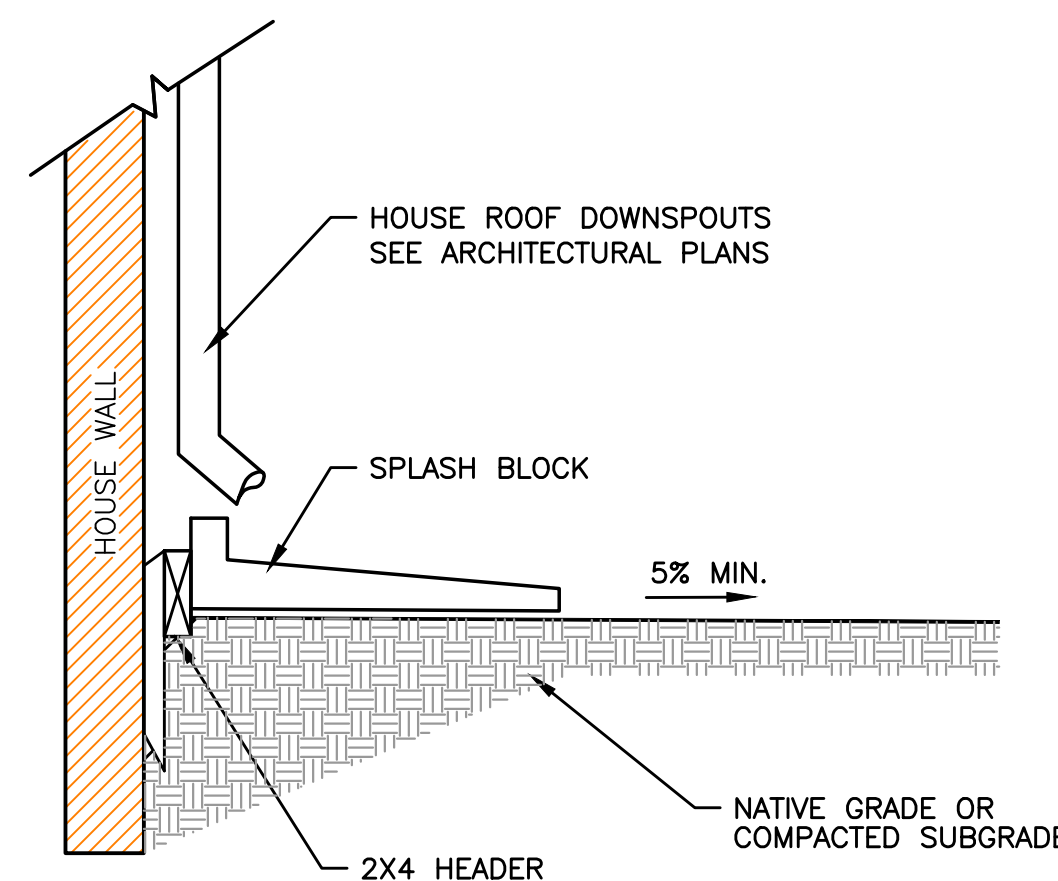
CONCRETE DRIVEWAY-TYPICAL SECTION  
N.T.S.



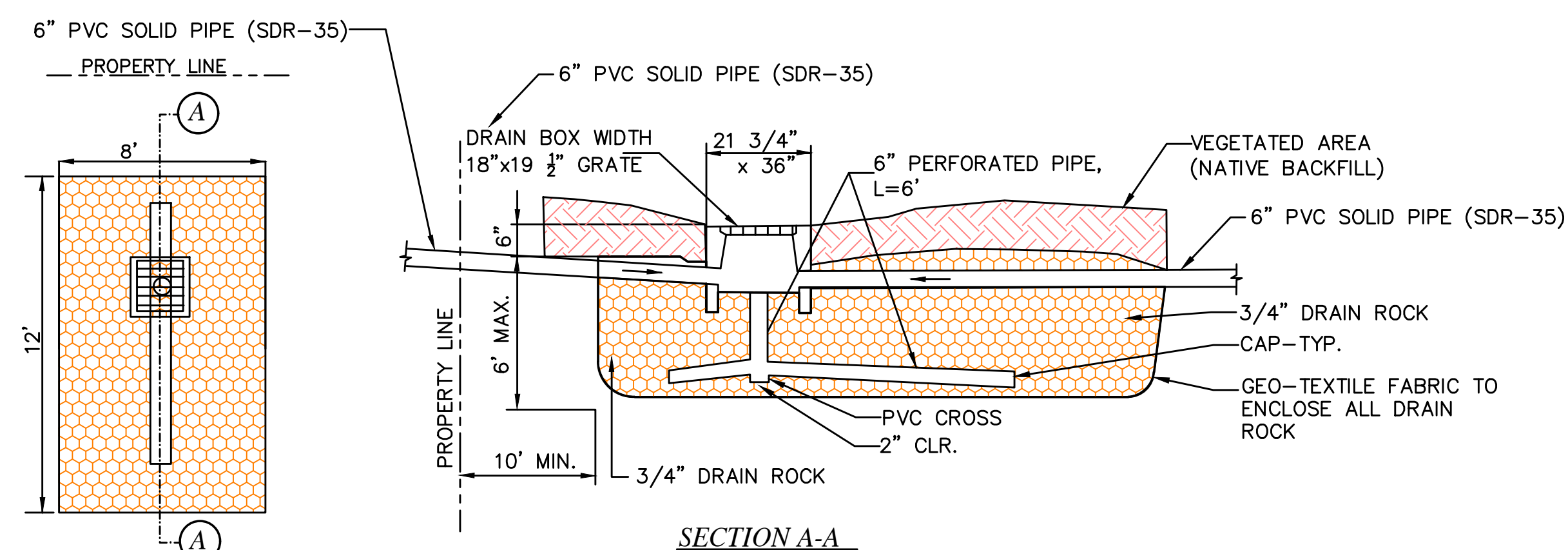
EARTH SWALE DETAIL  
N.T.S.

MAINTENANCE NOTES

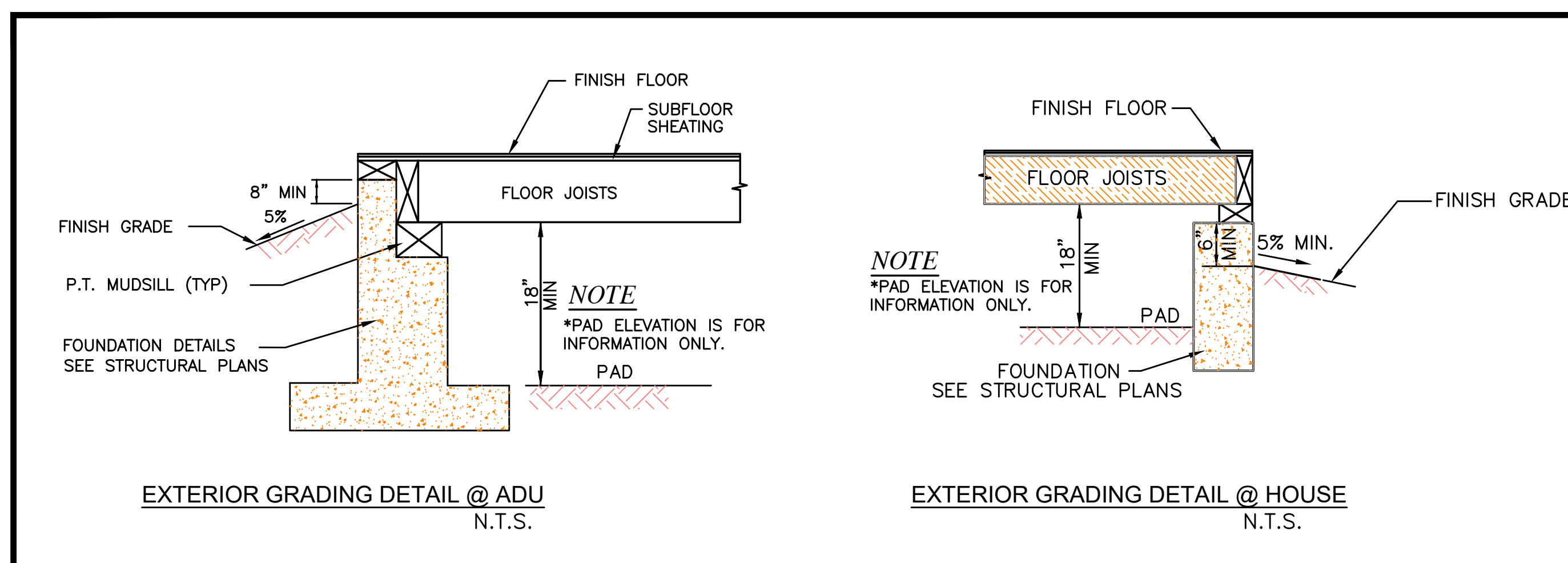
1. OWNER IS RESPONSIBLE FOR MAINTAINING ALL INLETS, RETENTION SYSTEM AND INFILTRATION DEVICE FROM TRASH, DEBRIS & SEDIMENTS.
2. THE REGULAR CLEARING OF SILT AND DEBRIS IS ESPECIALLY IMPORTANT PRIOR TO EACH RAINY SEASON.



ROOF DOWNSPOUT/SPLASH BLOCK  
N.T.S.

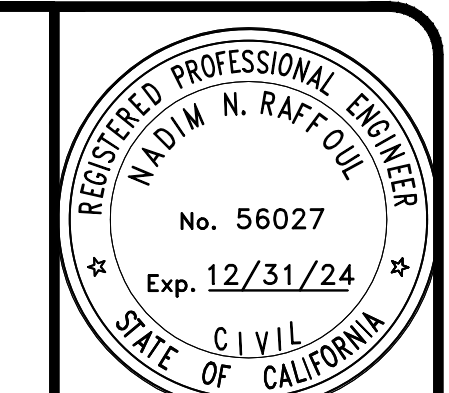


INFILTRATION DEVICE - DETAIL  
N.T.S.



EXTERIOR GRADING DETAIL @ ADU  
N.T.S.

EXTERIOR GRADING DETAIL @ HOUSE  
N.T.S.



**MNR ENGINEERING**  
SERVICES CO.  
555 WEBBIDGE DRIVE  
SAN JOSE, CALIFORNIA 95133  
(408) 348-7819

273 DEL MONTE AVENUE  
LOS ALTOS

LOS ALTOS

SANTA CLARA COUNTY APN: 467-18-029

MISC. DETAILS

| REVISIONS | DATE       |
|-----------|------------|
| JOB NO:   |            |
| DATE:     | 10-29-2024 |
| SCALE:    | N.T.S.     |
| DRAWN BY: | NR         |
| SHEET NO: |            |

NOTE: STRAW ROLLS MUST BE PLACED ALONG SLOPE CONTOURS

ADJACENT ROLLS SHALL TIGHTLY ABUT

SEDIMENT, ORGANIC MATTER, AND NATIVE SEEDS ARE CAPTURED BEHIND THE ROLLS

SPACING DEPENDS ON SOIL TYPE AND SLOPE STEEPNESS

8"-10" DIA. (200-250mm)

3'-5" (75-125mm)

1" x 1" STAKE (25 x 25mm)

**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: [Signature] 1/4/10  
City Engineer Date

| REVISION    |      | ENGINEERING DIVISION |      |
|-------------|------|----------------------|------|
| Description | Date | STRAW ROLLS          | EC-4 |
|             |      |                      |      |
|             |      |                      |      |

STANDARD DETAILS MAY 2010

25' MINIMUM LENGTH

CRUSHED ROCK AS DIRECTED BY THE ENGINEER

6" TO 12"

SLOPE AWAY FROM ROADWAY

EXISTING GROUND

EDGE OF PAVEMENT

EXISTING ROAD

FILTER FABRIC

**NOTES:**

1. PROVIDE A FINISHED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE 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: [Signature] 1/4/10  
City Engineer Date

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

STANDARD DETAILS MAY 2010

CARMEL AVENUE (40' WIDE)

DEL MONTE AVENUE (40' WIDE)

LOT 21 - BLOCK 7  
U MAPS 30  
A=8,000± S.F.  
0.184± ACRES

(N) HOUSE

LOT 19 - BLOCK 7  
U MAPS 30  
APPROXIMATE HOUSE LOCATION

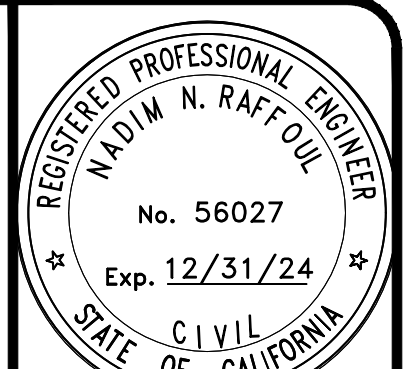
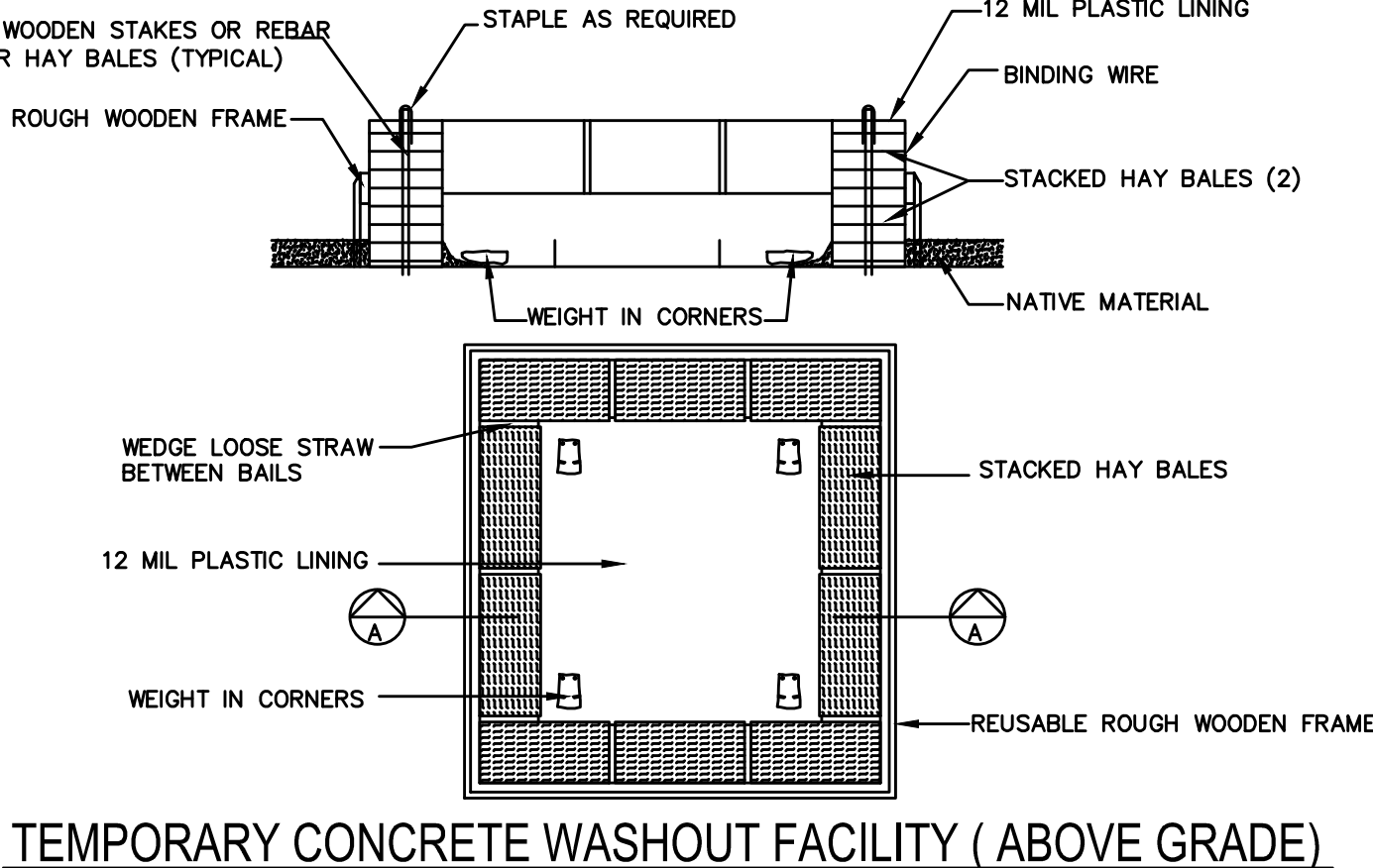
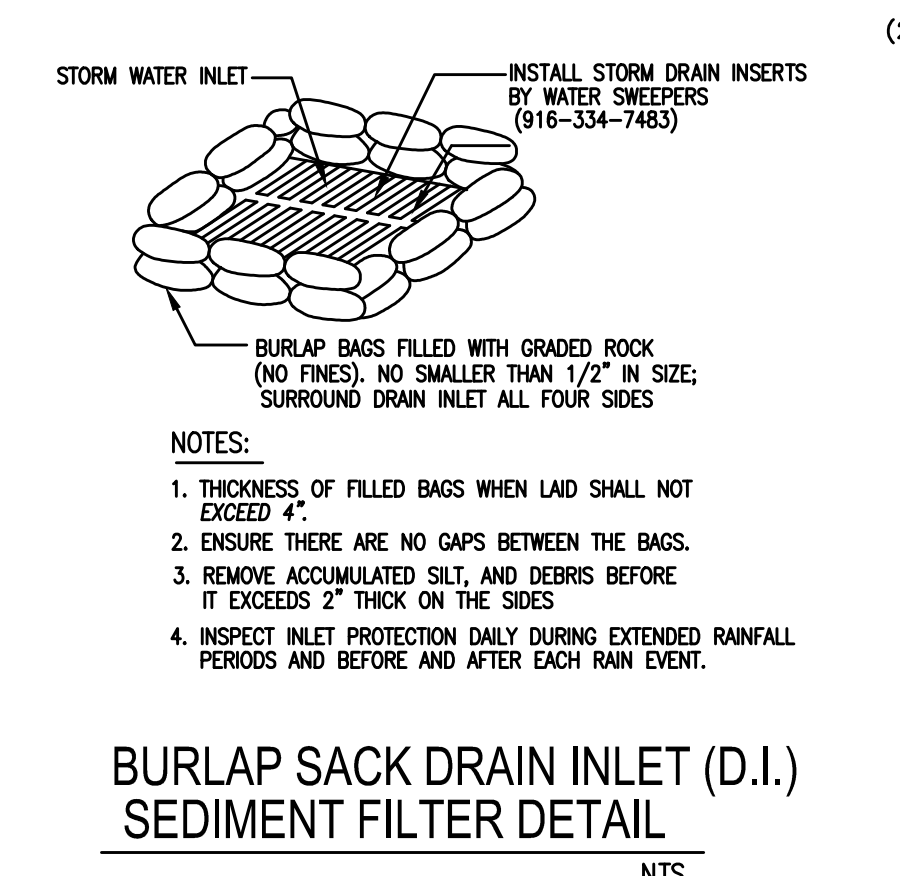
GRAPHIC SCALE  
0 10 20 30 FEET

**EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF THE CITY ENGINEER.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3/4" FRACTURED STONE AGGREGATE UNLINED WITH GEOTEXILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

**SUPPLEMENTAL:**

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY IN TO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BURLAP SACKS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN IN R.O.W.C.B. S.F. BAY AREA EROSION AND SEDIMENT CONTROL MANUAL.
3. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITION, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
5. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO OCTOBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
6. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING TO GRADING PLAN FOR OTHER INFORMATION.
7. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.



**NNR ENGINEERING**  
INCORPORATED  
635 WETMORE DRIVE  
SAN JOSE, CALIFORNIA 95025  
(408) 367-7818

273 DEL MONTE AVENUE  
LOS ALTOS  
SANTA CLARA COUNTY APR 18-2024

**EROSION CONTROL PLAN**

|           |      |
|-----------|------|
| REVISIONS | DATE |
|           |      |
|           |      |
|           |      |
|           |      |

JOB NO: 10-29-2024  
DATE: 10-29-2024  
SCALE: 1" = 10'  
DRAWN BY: NR  
SHEET NO: C-3



**NFR ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 STATE OF CALIFORNIA  
 No. 56027  
 Exp. 12/31/24

CALIFORNIA

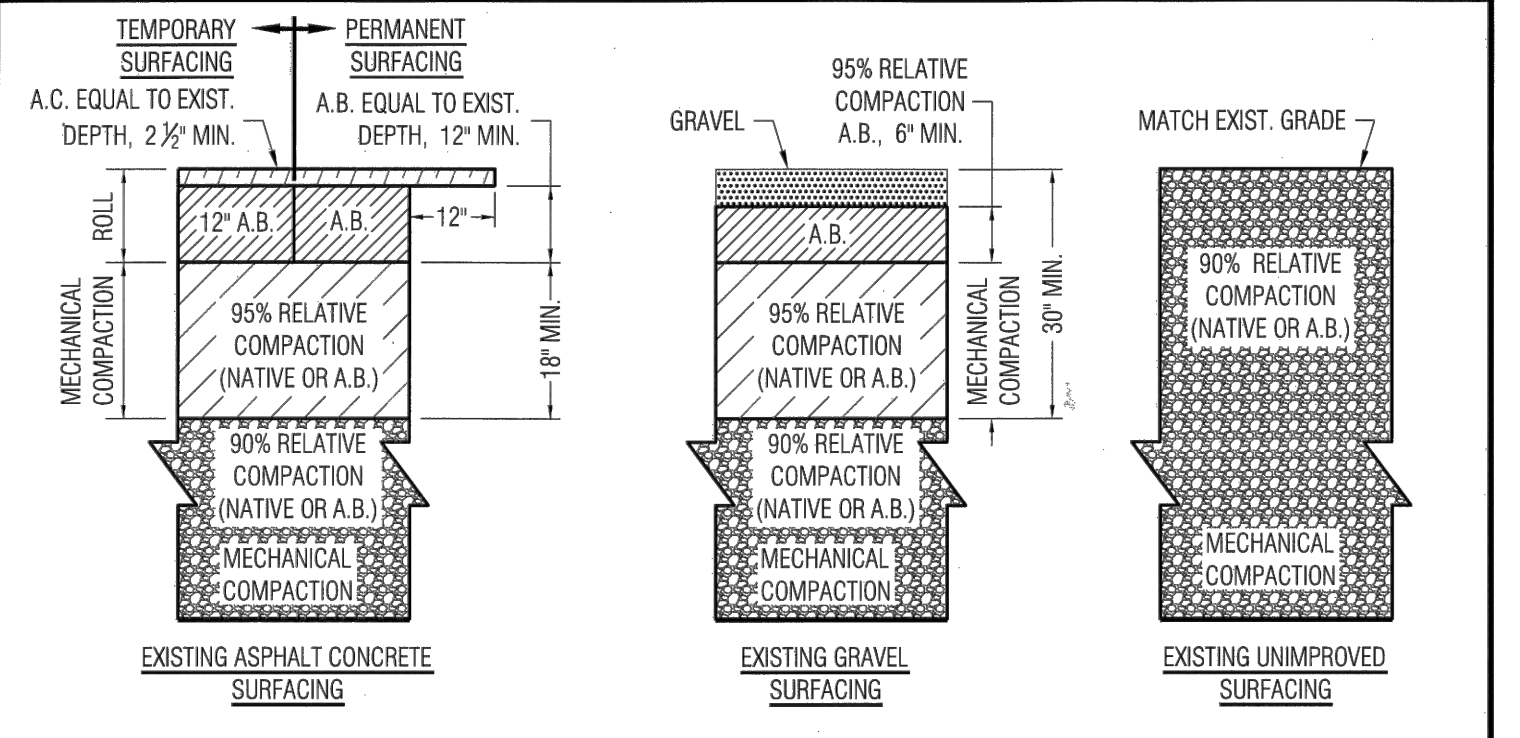
APN: 167-18-028

SANTA CLARA COUNTY

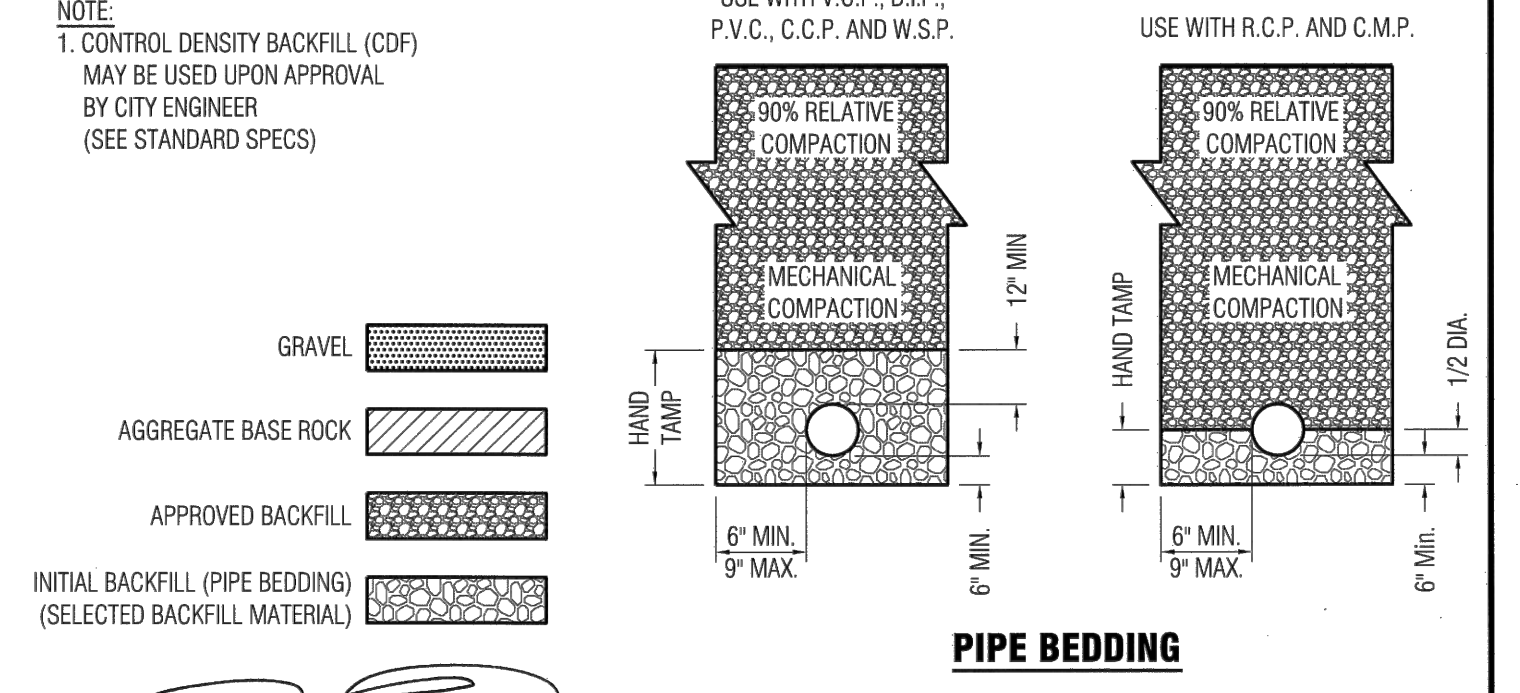
273 DEL MONTE AVENUE

LOS ALTOS

CITY STANDARD DETAILS



**TRENCH PAVING SECTIONS**

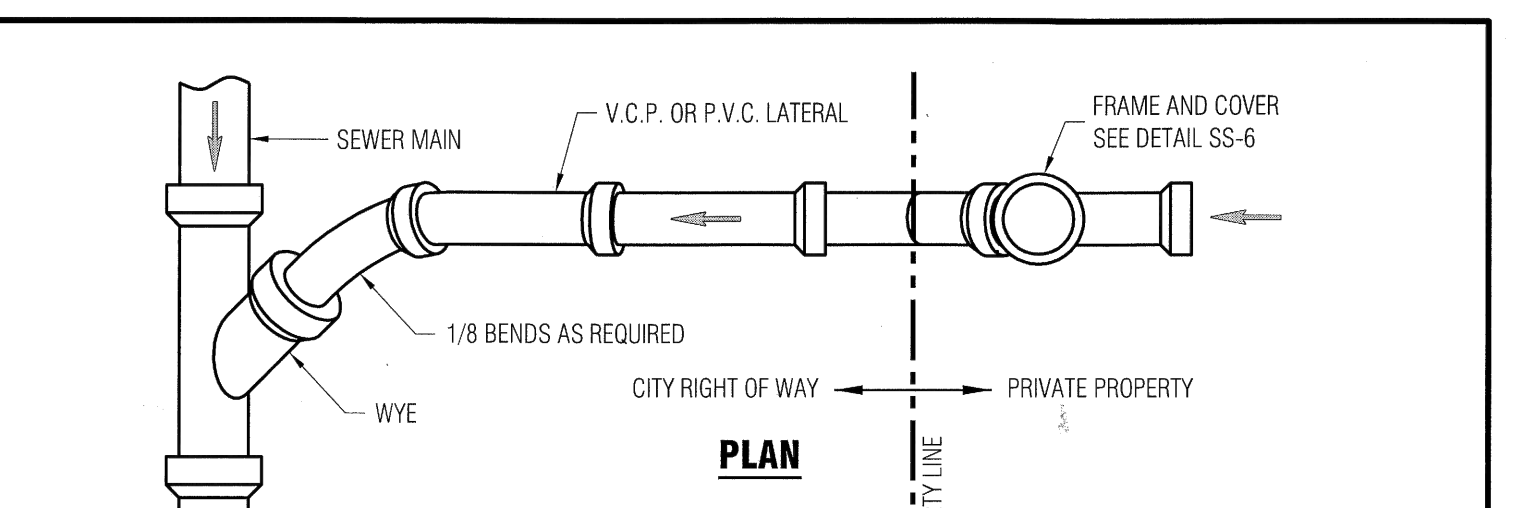


**PIPE BEDDING**

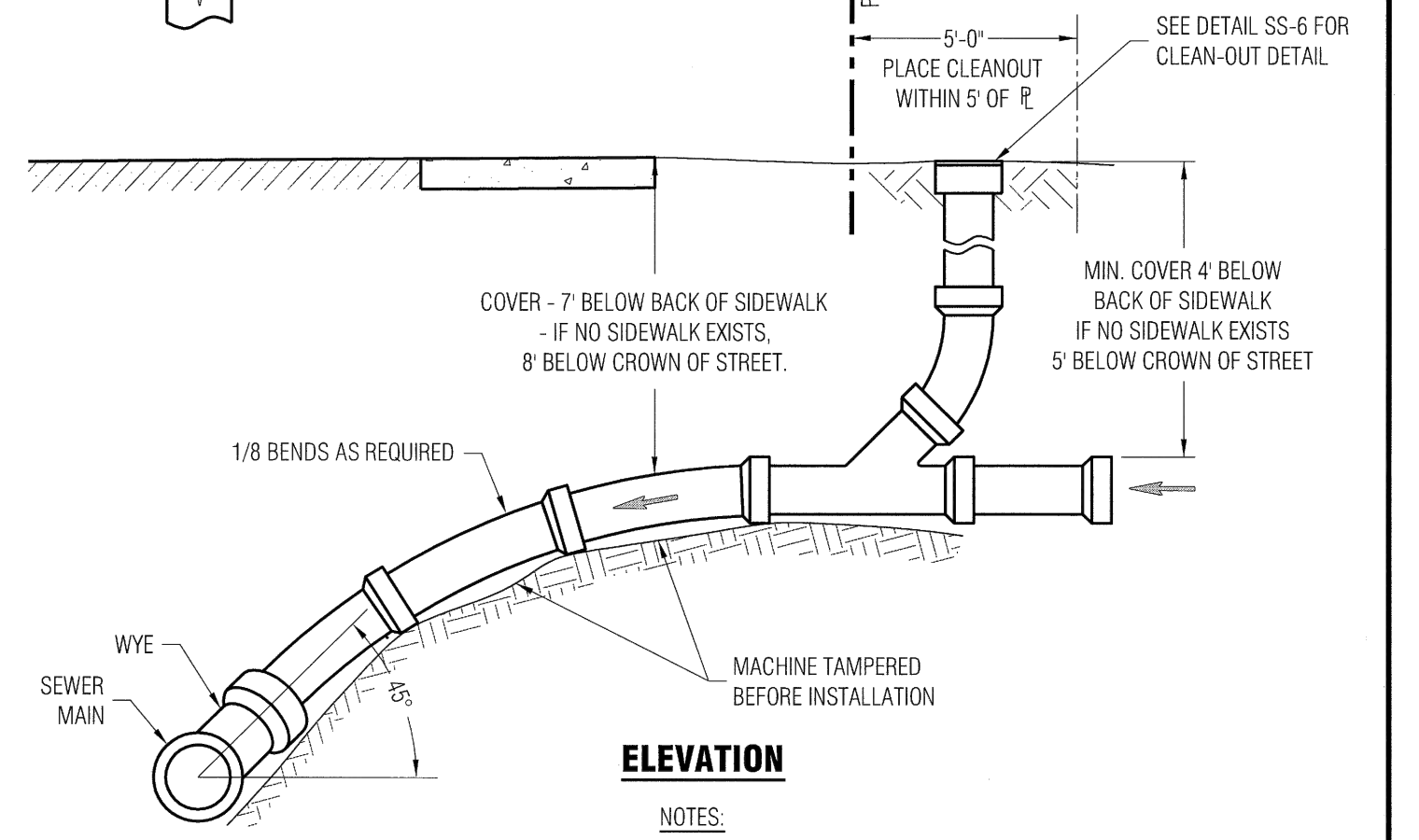
NOTE:  
 1. CONTROL DENSITY BACKFILL (CDF) MAY BE USED UPON APPROVAL BY CITY ENGINEER (SEE STANDARD SPECS)

| REVISION    |      | ENGINEERING DIVISION   |  |
|-------------|------|--|--|
| Description | Date |  |  |
|             |      | <b>TRENCH PAVING, BACKFILL AND PIPE BEDDING SECTIONS</b><br><b>SU-19</b> |  |
|             |      |  |  |

City Engineer: [Signature] Date: 1/4/10



**PLAN**

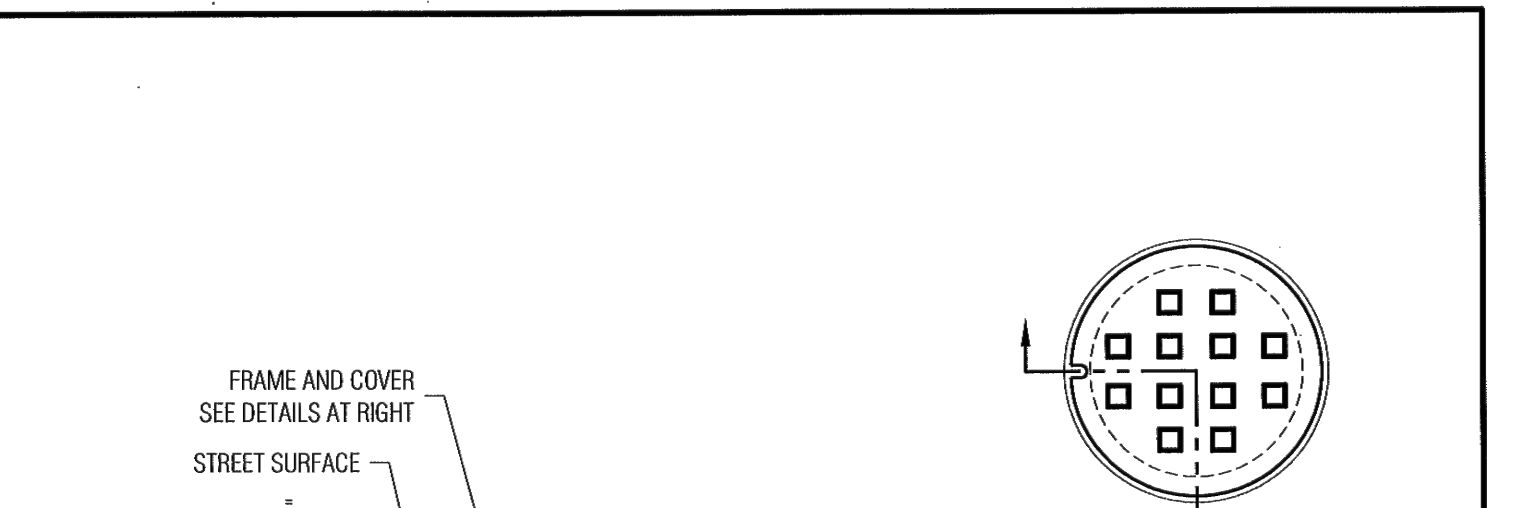


**ELEVATION**

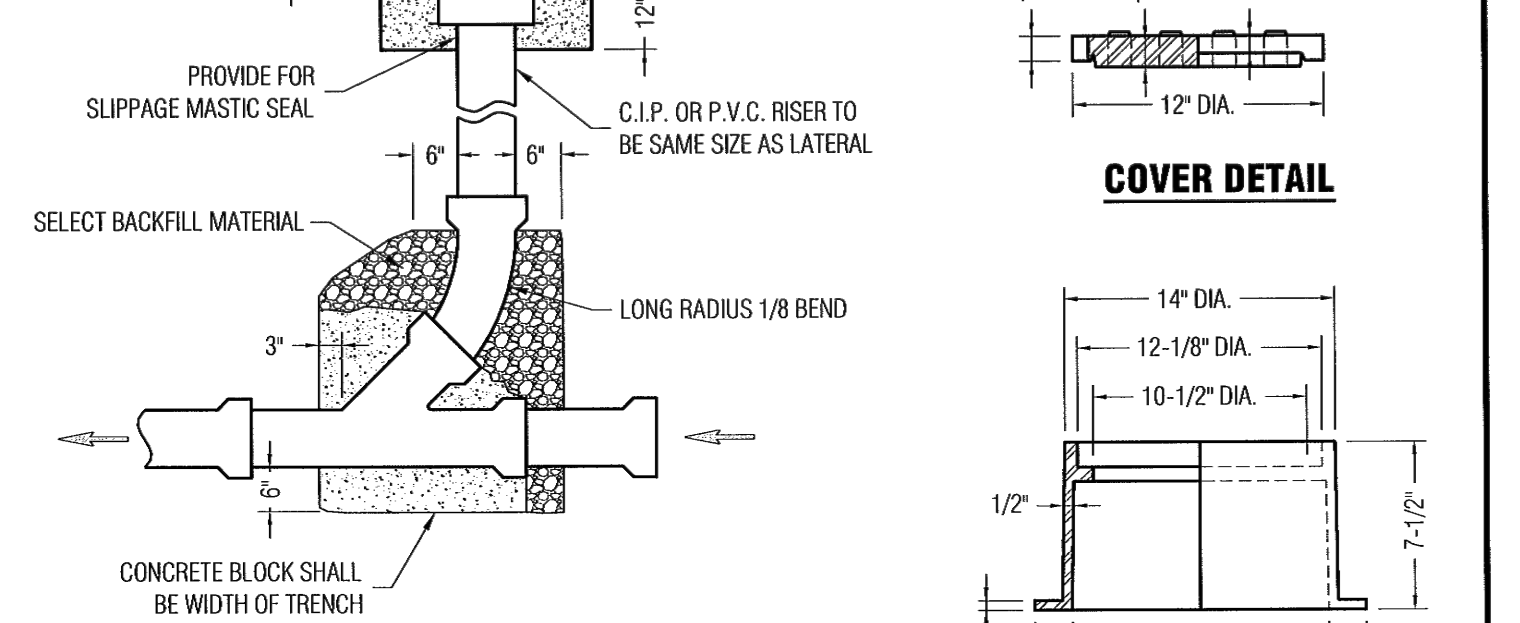
NOTES:  
 1. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL SEE DETAIL SU-7  
 2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

| REVISION    |      | ENGINEERING DIVISION                                |  |
|-------------|------|---|--|
| Description | Date |   |  |
|             |      | <b>SEWER LATERAL AND SEWER RISER</b><br><b>SS-5</b> |  |
|             |      |   |  |

City Engineer: [Signature] Date: 1/4/10



**COVER DETAIL**

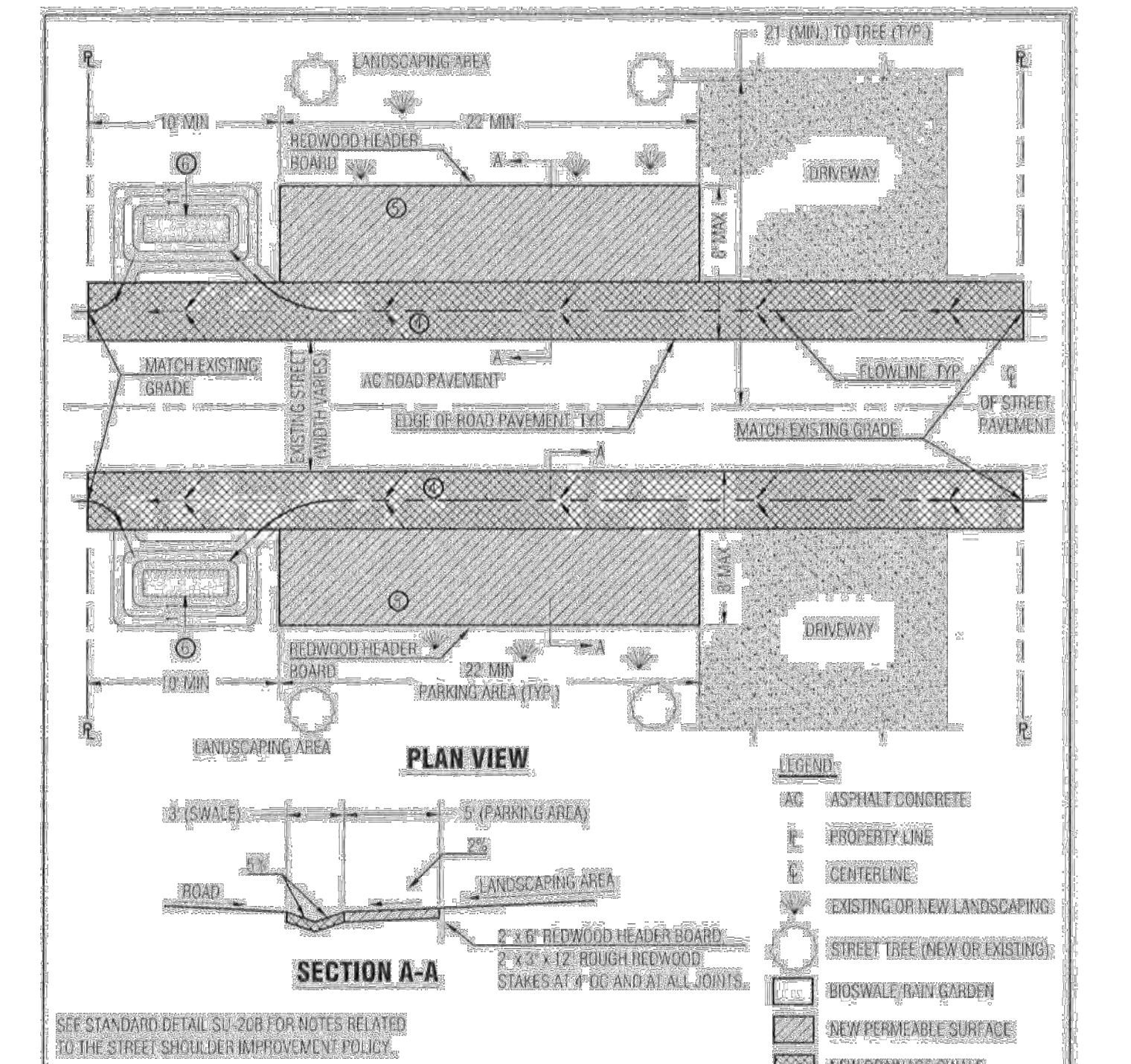


**FRAME DETAIL**

**STANDARD SEWER LATERAL CLEAN-OUT**

| REVISION             |          | ENGINEERING DIVISION                          |  |
|----------------------|----------|---|--|
| Description          | Date     |   |  |
| Changed Detail Title | 02/16/12 | <b>SEWER LATERAL CLEAN-OUT</b><br><b>SS-6</b> |  |
|                      |          |   |  |

City Engineer: [Signature] Date: 1/4/10

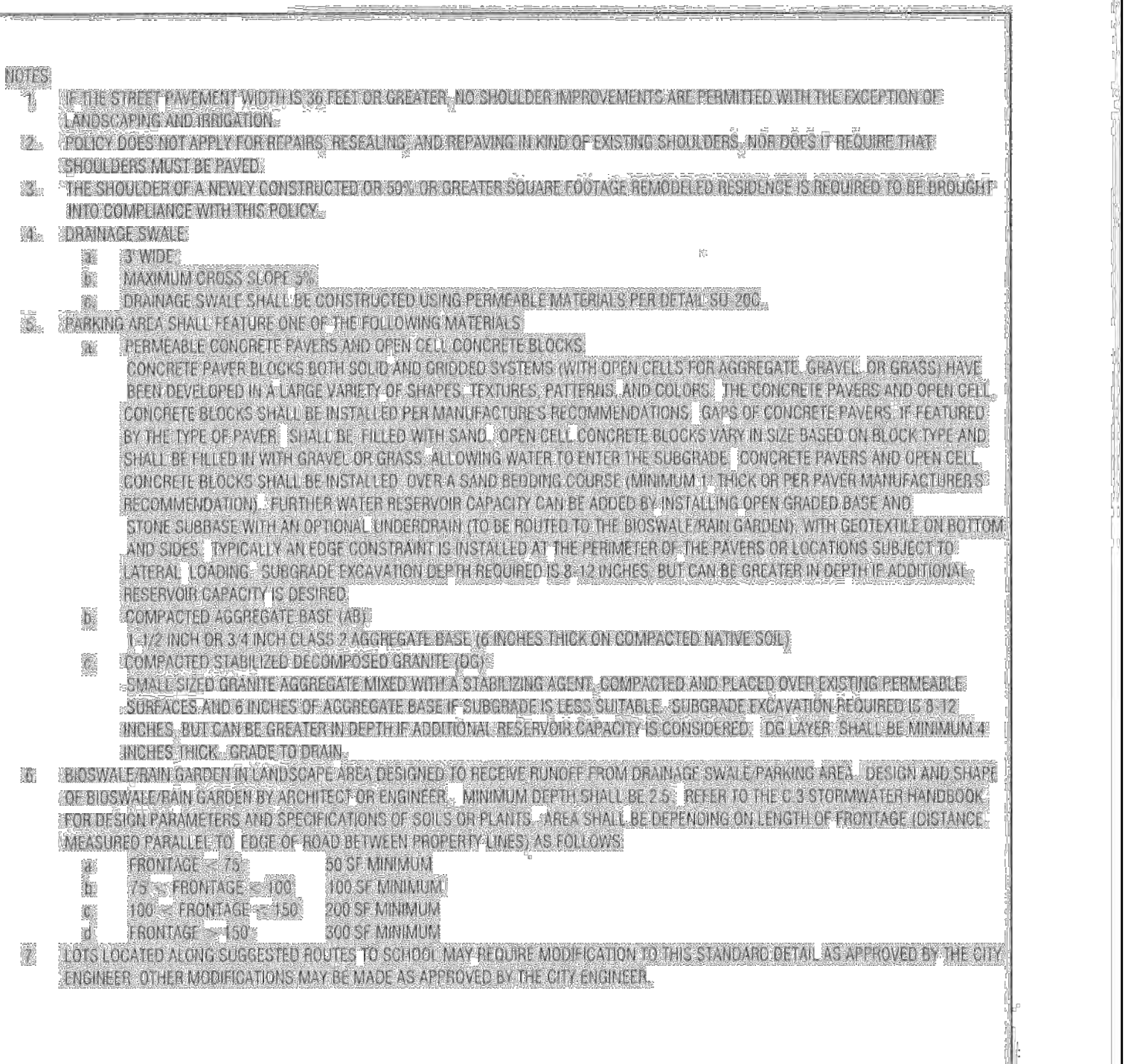


**PLAN VIEW**

**SECTION A-A**

| REVISION    |      | ENGINEERING DIVISION  |  |
|-------------|------|---|--|
| Description | Date |   |  |
|             |      | <b>STREET SHOULDER IMPROVEMENT POLICY</b><br><b>(SHEET 1 OF 3)</b><br><b>SU-20A</b> |  |
|             |      |   |  |

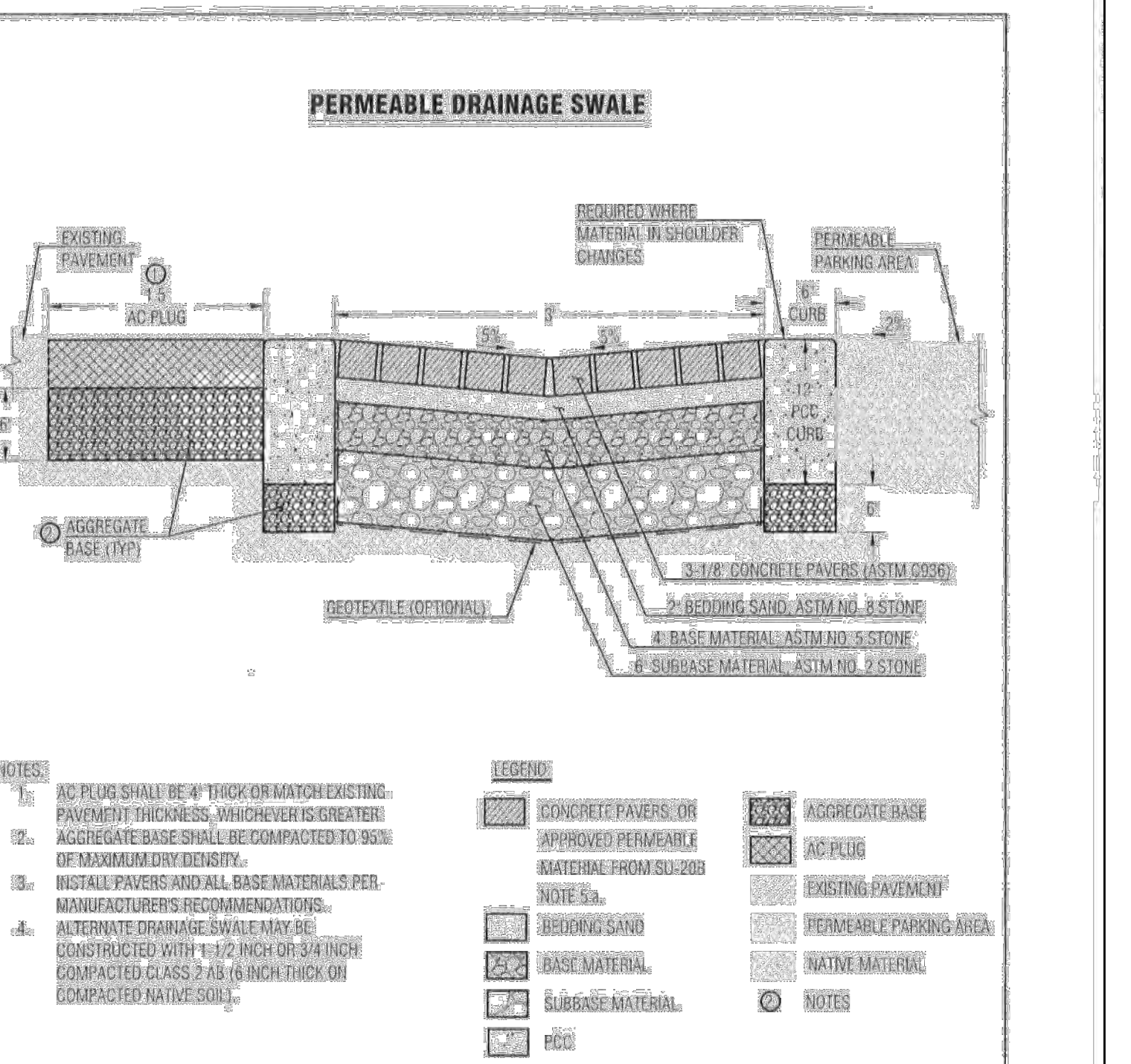
City Engineer: [Signature] Date: 12/13/18



**PERMEABLE DRAINAGE SWALE**

| REVISION    |      | ENGINEERING DIVISION  |  |
|-------------|------|---|--|
| Description | Date |   |  |
|             |      | <b>STREET SHOULDER IMPROVEMENT POLICY</b><br><b>(SHEET 2 OF 3)</b><br><b>SU-20B</b> |  |
|             |      |   |  |

City Engineer: [Signature] Date: 12/13/18



**PERMEABLE DRAINAGE SWALE**

| REVISION    |      | ENGINEERING DIVISION  |  |
|-------------|------|---|--|
| Description | Date |   |  |
|             |      | <b>STREET SHOULDER IMPROVEMENT POLICY</b><br><b>(SHEET 3 OF 3)</b><br><b>SU-20C</b> |  |
|             |      |   |  |

City Engineer: [Signature] Date: 12/13/18

| REVISIONS | DATE |
|-----------|------|
|           |      |

JOB NO:  
 DATE: 10-29-2024  
 SCALE: N.T.S.  
 DRAWN BY: NR  
 SHEET NO:

C-4

### 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 must comply with the practices described in 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

### Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



**Best Management Practices for the Construction Industry**

- Vendors and fabricators
- Successful construction crews
- Path construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/trucking workers

#### Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related materials that wash into creeks, streams, or storm drains can block storm drains, cause serious problems, and is prohibited by law.

## Blueprint for a Clean Bay

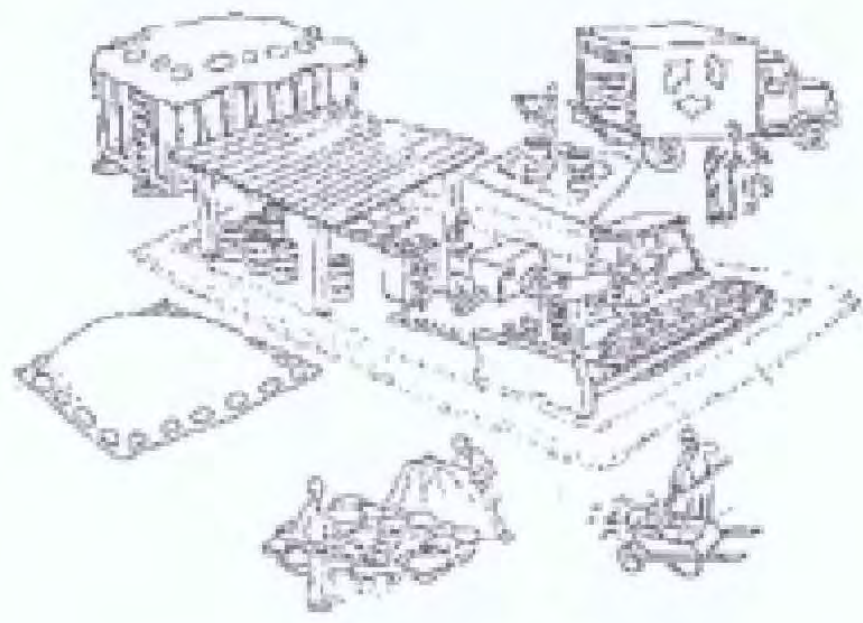
Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

### Best Management Practices for the Construction Industry



#### Santa Clara Urban Runoff Pollution Prevention Program

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.



|                              |  |                   |                        |
|------------------------------|--|-------------------|------------------------|
| DESIGNED BY:<br>LARRY LIND   | APPROVED BY:<br>[Signature]<br>CITY ENGINEER | CITY OF LOS ALTOS | DATE:<br>OCTOBER, 2003 |
| DRAWN BY:<br>VICTOR OHN      | CHECKED BY:<br>[Signature]<br>CITY ENGINEER  | SHEET OF SHEETS   | SCALE:<br>N.T.S.       |
| CHECKED BY:<br>JIM GUSTAFSON |  |                   | DRAWING NO:            |

### Heavy Equipment Operation

Best Management Practices for the Construction Industry



**Best Management Practices for the Construction Industry**

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

#### Storm Drain 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 leaks and spills by isolating equipment from runoff channels, and by maintaining 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 Construction Industry**

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

#### Storm Drain Pollution from Roadwork

Road paving, surfacing and pavement renewal happen right in the street, where there are many opportunities for spilled, washed slurry or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and prevent against pollution of storm drains, creeks and the Bay.

### Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



**Best Management Practices for the Construction Industry**

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

#### 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 drain 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.

### Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



**Best Management Practices for the Construction Industry**

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

#### 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 cleaners, thinners, primers, sealers, and adhesives. Paints and adhesives should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

### General Construction And Site Supervision

Best Management Practices For Construction



**Best Management Practices for the Construction Industry**

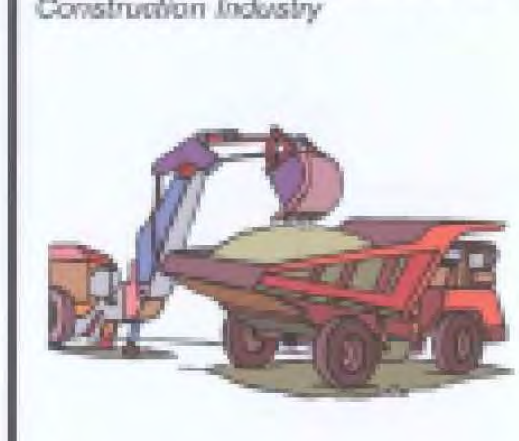
- General contractors
- Site supervisors
- Inspectors
- Home builders
- Developers

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

### Earth-Moving And Dewatering Activities

Best Management Practices for the Construction Industry



**Best Management Practices for the Construction Industry**

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

#### 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 causing 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 fuels (such as oil or solvents) or leach with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Diverting sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

**Doing The Job Right**

**General Business Practices**

- Develop and implement erosion/sediment control plans for replacement environments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Plan 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 (such as diesel equipment).
- Dispose of all hazardous liquid spillage, oil, whenever possible, or dispose of properly.

**During Construction**

- Avoid paving and seal coating in wet weather, or when rains 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.
- Prohibit storage yards by using earth dikes, silt fences, or other erosion control devices.
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### Plant Legend

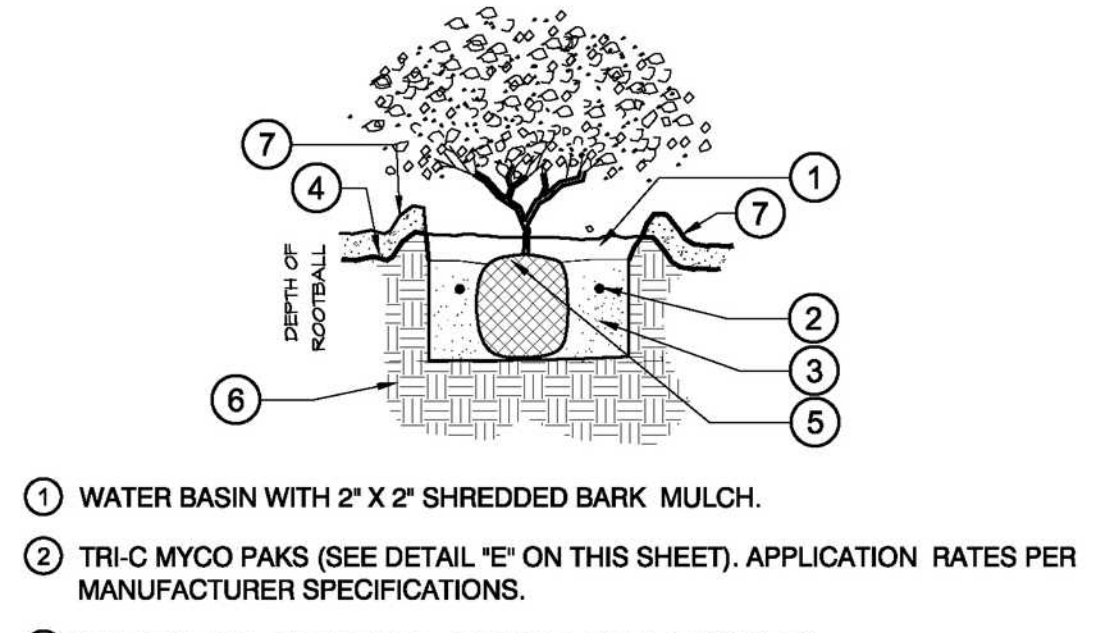
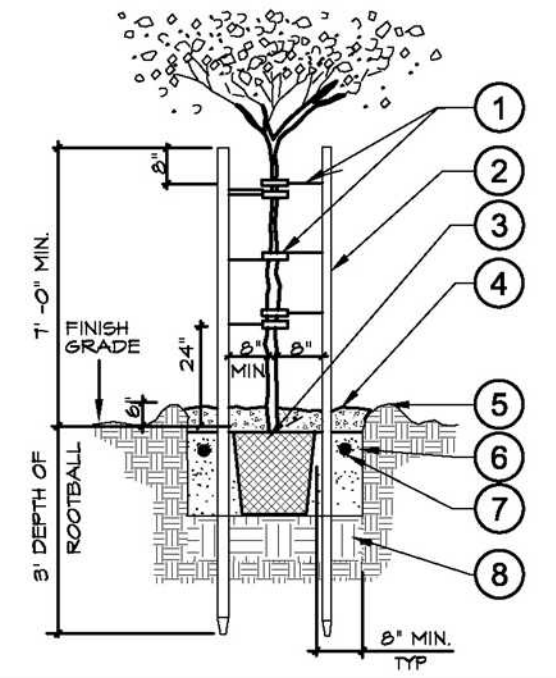
| BOTANICAL                             | COMMON                          | SIZE    | QTY | WATER    | REMARKS                 |
|---------------------------------------|---------------------------------|---------|-----|----------|-------------------------|
| <b>Tree</b>                           |                                 |         |     |          |                         |
| Acer palmatum 'Bloodgood'             | Bloodgood Japanese Maple        | 24" box | 1   | Medium   |                         |
| Arbutus Marina'                       | Marina Strawberry Tree          | 15 gal  | 1   | Low      | Or Fruitless Olive Tree |
| Citrus aurantifolia 'Bearss Seedless' | Bearss Seedless Lime            | 15 gal  | 1   | Medium   | Semi-Dwarf              |
| Citrus reticulata 'Algerian'          | Algerian Mandarin Orange        | 15 gal  | 1   | Medium   |                         |
| Citrus x Dwarf Meyer'                 | Dwarf Meyer Lemon               | 15 gal  | 1   | Medium   |                         |
| Olea europaea 'Fruitless Multi-trunk' | Fruitless Olive Multi-trunk     | 24" box | 1   | Very Low | Or Arbutus Marina       |
| <b>Shrub</b>                          |                                 |         |     |          |                         |
| Acacia cognata 'Cousin Itt'           | Little River Wattle             | 5 gal   | 4   | Low      |                         |
| Buxus 'Green Beauty'                  | Globe Japanese Boxwood          | 5 gal   | 20  | Medium   |                         |
| Coleonema pulchellum 'Compacta'       | Dwarf Breath of Heaven          | 5 gal   | 6   | Medium   |                         |
| Dodonaea viscosa 'Purpurea'           | Purple Hop Bush                 | 5 gal   | 10  | Low      |                         |
| Euonymus japonicus 'Green Spire'      | Green Spire Euonymus            | 5 gal   | 4   | Low      |                         |
| Hydrangea 'Blue Enchantress'          | Blue Enchantress Hydrangea      | 5 gal   | 5   | Medium   |                         |
| Lantana montevidensis                 | Trailing Lantana                | 5 gal   | 5   | Low      |                         |
| Loropetalum chinense 'Plum Delight'   | Plum Delight Fringe Flower      | 5 gal   | 4   | Low      |                         |
| Pittosporum tenuifolium               | Blackstem Pittosporum           | 5 gal   | 13  | Medium   |                         |
| Prunus caroliniana 'Bright n' Tight'  | Bright n' Tight Carolina Laurel | 5 gal   | 24  | Low      |                         |
| <b>Ground cover</b>                   |                                 |         |     |          |                         |
| Myoporum parvifolium                  | Ground Cover Myoporum           | 1 gal   | 15  | Low      |                         |
| Trachelospermum jasminoides           | Star Jasmine                    | 1 gal   | 3   | Medium   | Trained to Fence        |
| <b>Perennial</b>                      |                                 |         |     |          |                         |
| Heuchera 'Amber Lady'                 | Amber Lady Heuchera             | 1 gal   | 8   | Medium   |                         |
| <b>Grass</b>                          |                                 |         |     |          |                         |
| Muhlenbergia rigens                   | Deer Grass                      | 5 gal   | 5   | Low      |                         |
| Nassella tenuissima                   | Mexican Feather Grass           | 1 gal   | 7   | Low      |                         |
| Pennisetum 'Rubrum'                   | Purple Fountain Grass           | 1 gal   | 4   | Low      |                         |

### MATERIAL SURFACE TABLE

| Impervious Surfaces           | Total Sq. Ft.      |
|-------------------------------|--------------------|
| M1 - Pavers Driveway          | 633 Sq.Ft          |
| M2 - Concrete Pads & Porch    | 280 Sq.Ft          |
| M3 - Concrete Path & Landings | 146 Sq.Ft          |
| M4 - Pavers Path              | 224 Sq.Ft          |
| M5 - Concrete Patio           | 561 Sq.Ft          |
| <b>Sub Total Impervious:</b>  | <b>1,844 Sq.Ft</b> |
| <b>Pervious Surfaces</b>      |                    |
| M6 - Gravel                   | 500 Sq.Ft          |
| <b>Sub Total Pervious:</b>    | <b>500 Sq.Ft</b>   |

### Landscape Inventory

| Item # | Size DBH | Description | Remove |
|--------|----------|-------------|--------|
| 1      | 48"      | Oak         | No     |
| 2      | 12"      | Tree        | No     |
| 3      | 6"       | Apple       | Yes    |
| 4      | 6"       | Lemon       | Yes    |
| 5      | 6"       | Lemon       | Yes    |
| 6      | 6"       | Tree        | No     |
| 7      | 20"      | Tree        | No     |
| 8      | 6"       | Palm        | No     |
| 9      | 6"       | Lemon       | No     |
| 10     | 6"       | Lemon       | No     |
| 11     | 12"      | Fig         | No     |
| 12     | 6"       | Loquat      | Yes    |
| 13     | 6"       | Tree        | Yes    |
| 14     | 6"       | Tree        | Yes    |
| 15     | 12"      | Tree        | No     |



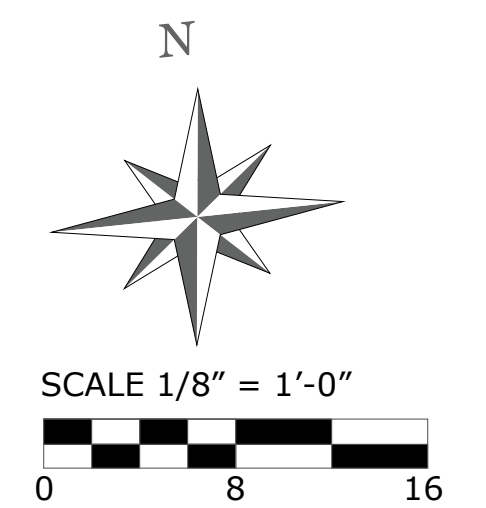
- ### LEGEND
- ① "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS. PLACE BELOW BRANCHING YOKE OF TREE.
  - ② LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
  - ③ SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
  - ④ 2" SHREDDED BARK MULCH, (APPROX. 3" DIA. RING)
  - ⑤ WATER BASIN (SHRUB AREAS ONLY)
  - ⑥ BACKFILL MIX: 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
  - ⑦ PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
  - ⑧ NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

- ### TYPICAL SHRUB PLANTING
- ① WATER BASIN WITH 2' X 2' SHREDDED BARK MULCH.
  - ② TRI-C MYCO PAKS (SEE DETAIL 'E' ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
  - ③ BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
  - ④ FINISH GRADE
  - ⑤ ROOTBALL 1'-2" ABOVE FINISH GRADE
  - ⑥ NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
  - ⑦ 3" MULCH LAYER



At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).



| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |

**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg. #2239 (408) 842-0245  
 karen@KAA.Design

## QU RESIDENCE

273 Del Monte Ave, Los Altos, CA.

### PLANTING PLAN

|       |            |
|-------|------------|
| DATE  | 01-10-25   |
| SCALE | 1/8"=1'-0" |
| DRAWN | PD-SL      |
| JOB   | QU         |

# L-1

**MAWA EPPT and ETWU Calculations**

Project Name: Qu Residence  
 Project Location: 273 Del Monte Avenue, Los Altos, CA.  
 Total Landscape Area: 2,621.0 sq. ft.  
 Date: 1/10/2025

**MAWA CALCULATION**

MAWA = (Eto)(.62)((.55xLA) + (1-ETAF x SLA))

MAWA = Maximum Applied Water Allowance (gallons per year)  
 Eto = Reference Evapotranspiration (inches per year)  
 .62 = Conversion Factor (to gallons)  
 .55 = EI Adjustment Factor (ETAF)  
 LA = Landscape Area including SLA (square feet)  
 .45 = Additional Water Allowance for SLA  
 SLA = Special Landscape Area (square feet)

|            |                             |
|------------|-----------------------------|
| Eto =      | 43                          |
| Conversion | 0.62                        |
| ETAF       | 0.55                        |
| LA =       | 2,621                       |
| SLA =      | 0                           |
| MAWA =     | 38,431.7 gallons per year   |
|            | 5,137.9 cubic feet per year |

**MAWA with EPPT**

MAWA = (Eto-EPPT)((.62)((.55xLA) + (1-ETAF x SLA))

EPPT= 25% of Annual precipitation

|                |                           |
|----------------|---------------------------|
| Eto =          | 43                        |
| EPPT =         | 3.77                      |
| ETAF =         | 0.55                      |
| LA =           | 2,621                     |
| SLA =          | 0                         |
| MAWA w/ EPPT = | 35,086.6 gallons per year |
|                | 4,690.7 cubic feet        |

**ETWU CALCULATION**

ETWU = (Eto)(.62)(PF/IE)(LA)

ETWU = Estimated Total Water Use Per Year (gallons)  
 Eto = Reference Evapotranspiration  
 PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)  
 LA = Landscape Area (High, Medium, and low water use areas) (square feet)  
 SLA = Special Landscape Area  
 .62 = Conversion Factor  
 IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)  
 ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto) 43 Palo Alto, CA

**REGULAR LANDSCAPE AREAS**

| Hydrozone #/ Plant Description | Irrigation Method | Plant Factor (PF) | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq. ft) | ETAF x Area | ETWU     |
|--------------------------------|-------------------|-------------------|----------------------------|--------------|-------------------------|-------------|----------|
| 1.) Med. Water Use / Shrubs    | Drip              | 0.4               | 0.81                       | 0.49382716   | 147.0                   | 72.6        | 1,935.3  |
| 2.) Low Water Use / Shrubs     | Drip              | 0.2               | 0.81                       | 0.24691358   | 310.0                   | 76.5        | 2,040.6  |
| 3.) Low Water Use / Shrubs     | Drip              | 0.2               | 0.81                       | 0.24691358   | 297.0                   | 73.3        | 1,955.1  |
| 4.) Med. Water Use / Shrubs    | Drip              | 0.4               | 0.81                       | 0.49382716   | 130.0                   | 64.2        | 1,711.5  |
| 5.) Med. Water Use / Shrubs    | Drip              | 0.4               | 0.81                       | 0.49382716   | 58.0                    | 28.6        | 763.6    |
| 6.) Low Water Use / Shrubs     | Drip              | 0.2               | 0.81                       | 0.24691358   | 238.0                   | 58.8        | 1,566.7  |
| 7.) Med. Water Use / Trees     | Drip              | 0.5               | 0.81                       | 0.617283951  | 112.0                   | 69.1        | 1,843.2  |
| 8.) Med. Water Use / Shrubs    | Drip              | 0.4               | 0.81                       | 0.49382716   | 232.0                   | 114.6       | 3,054.4  |
| 9.) High Water Use / Lawn      | Spray             | 0.8               | 0.75                       | 1.066666667  | 473.0                   | 504.5       | 13,450.9 |
| 10.) Low Water Use / Shrubs    | Drip              | 0.2               | 0.81                       | 0.24691358   | 252.0                   | 62.2        | 1,658.8  |
| 11.) Med. Water Use / Shrubs   | Drip              | 0.4               | 0.81                       | 0.49382716   | 232.0                   | 114.6       | 3,054.4  |
| 12.) Med. Water Use / Trees    | Drip              | 0.5               | 0.81                       | 0.617283951  | 140.0                   | 86.4        | 2,304.0  |
|                                |                   |                   |                            |              | Totals                  | 1,325.5     | 35,338.4 |
|                                |                   |                   |                            |              | Totals                  | 0           | 0.0      |

**SPECIAL LANDSCAPE AREAS**

| Hydrozone #/ Plant Description | Irrigation Method | Plant Factor (PF) | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq. ft) | ETAF x Area | ETWU |
|--------------------------------|-------------------|-------------------|----------------------------|--------------|-------------------------|-------------|------|
|                                |                   |                   |                            |              | Totals                  | 0           | 0.0  |
|                                |                   |                   |                            |              | Totals                  | 0           | 0.0  |

**ETAF CALCULATIONS**

|  |         |
|--|---------|
| Regular Landscape Areas  | 1,325.5 |
| Total ETAF x Area  | 2,621.0 |
| Total Area   | 0.51    |
| Average ETAF   | 0.51    |
| Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas. |         |

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

**IRRIGATION KEY/ DOMESTIC**

- Hunter PROS-06-PRS30**  
Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
- Hunter ICV-G**  
1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
- Hunter ICZ-101-25-LF**  
Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
- Superior Brass Valve 3100 1-1/2"**  
Master valve
- Hunter ACC-1200**  
12 Station Outdoor Modular Controller. No Module Required.
- Hunter SOIL-CLIK Sensor**  
The Soil-Clík probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
- Hunter Solar-Sync WSS-SEN**  
Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wireless.
- CST Flow Sensor - FSI-T10-001**  
Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
- HUNTER HC FLOW METER 1"**  
New Irrigation Water Meter
- Wilkins 975 XL2 1"**  
Lead-free Reduced Pressure Backflow Preventer
- Irrigation Lateral Line: 3/4" PVC Schedule 40
- Irrigation Mainline: 1" PVC Schedule 40
- Pipe Sleeve: PVC Class 200  
Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

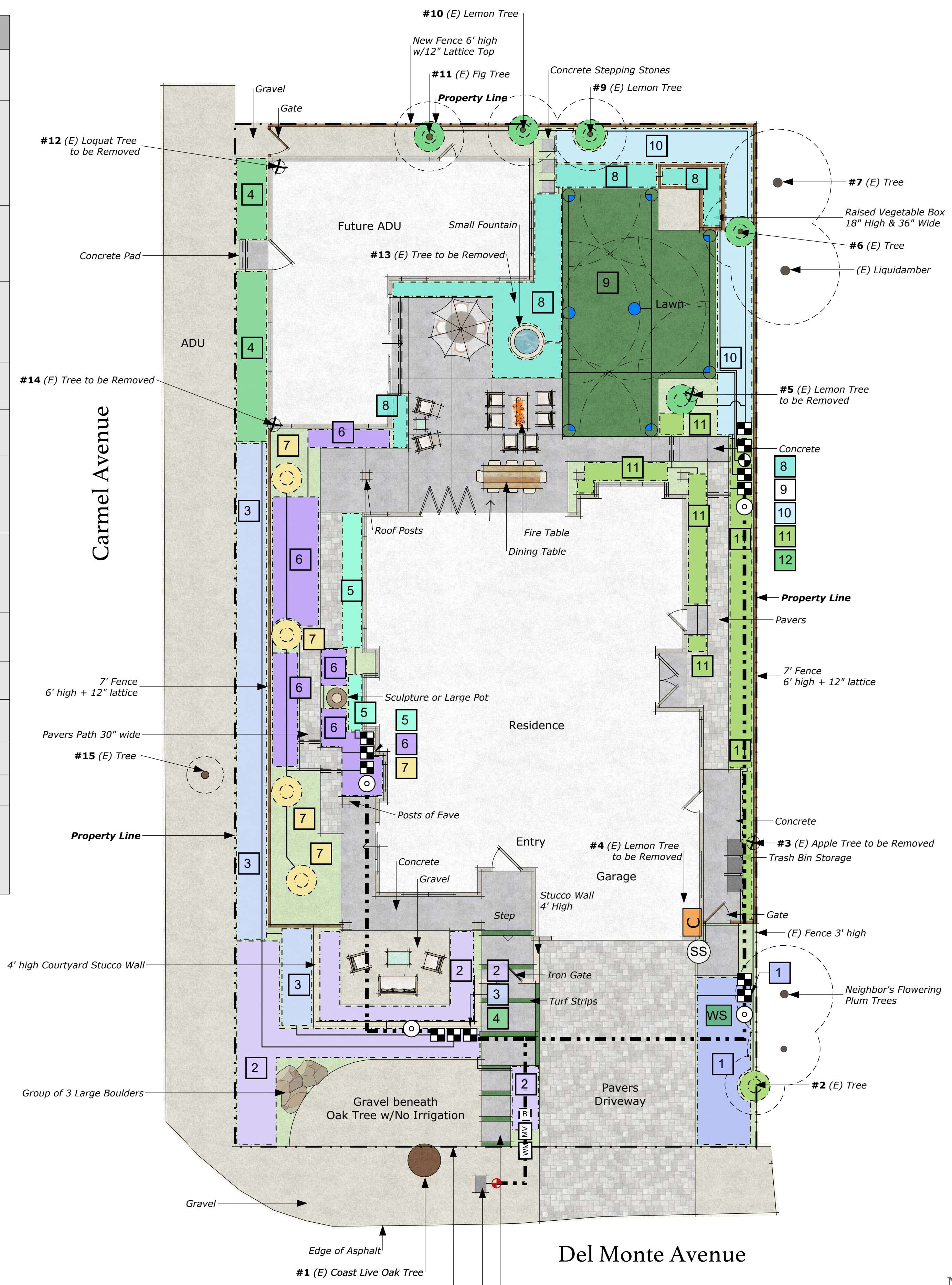
Color Indicates the Irrigated Area  
 Water Use (Low, Moderate or High)  
 Hydrozone Number (Valve)

**Hydrozones**

- 1 147 SF Med. Water Drip
- 2 310 SF Low Water Drip
- 3 297 SF Low Water Drip
- 4 130 SF Med. Water Drip
- 5 58 SF Med. Water Drip
- 6 238 SF Low Water Drip
- 7 112 SF Med. Water Drip
- 8 232 SF Med. Water Drip
- 9 473 SF High Water Spray
- 10 252 SF Low Water Drip
- 11 225 SF Med. Water Drip
- 12 140 SF Med. Water Drip

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

*Karen Aitken*



| REVISIONS | BY |
|-----------|----|
|-----------|----|



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 karen@KAA.Design

**QU RESIDENCE**  
 273 Del Monte Ave, Los Altos, CA.  
**IRRIGATION PLAN**



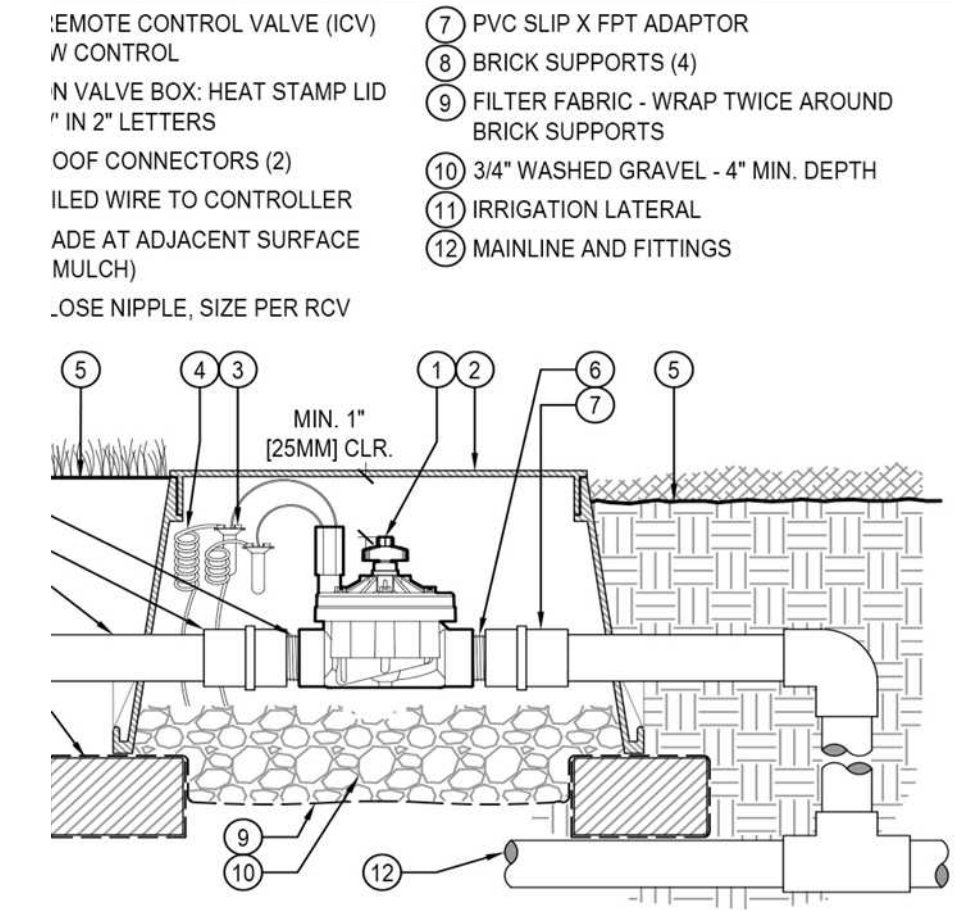
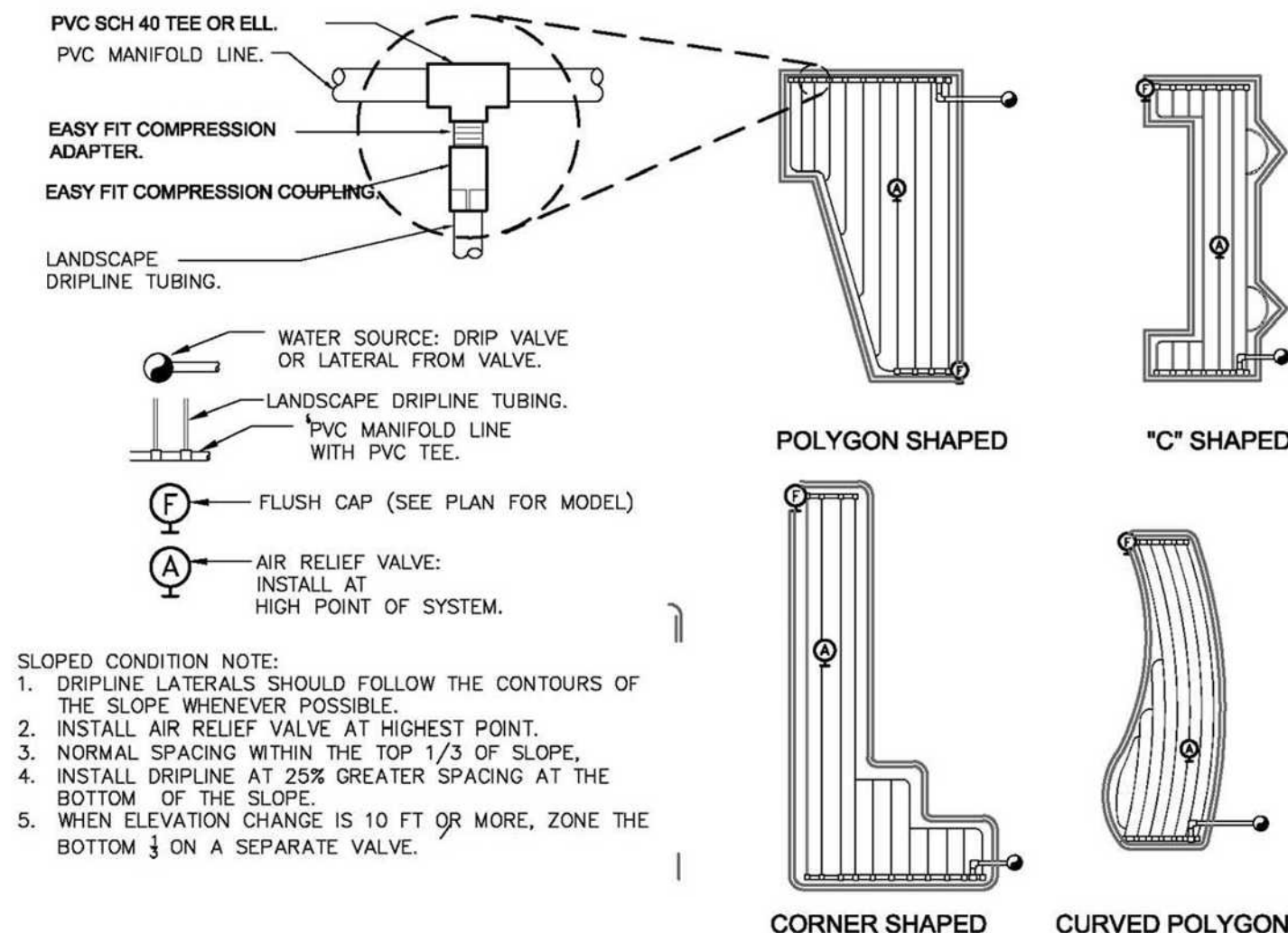
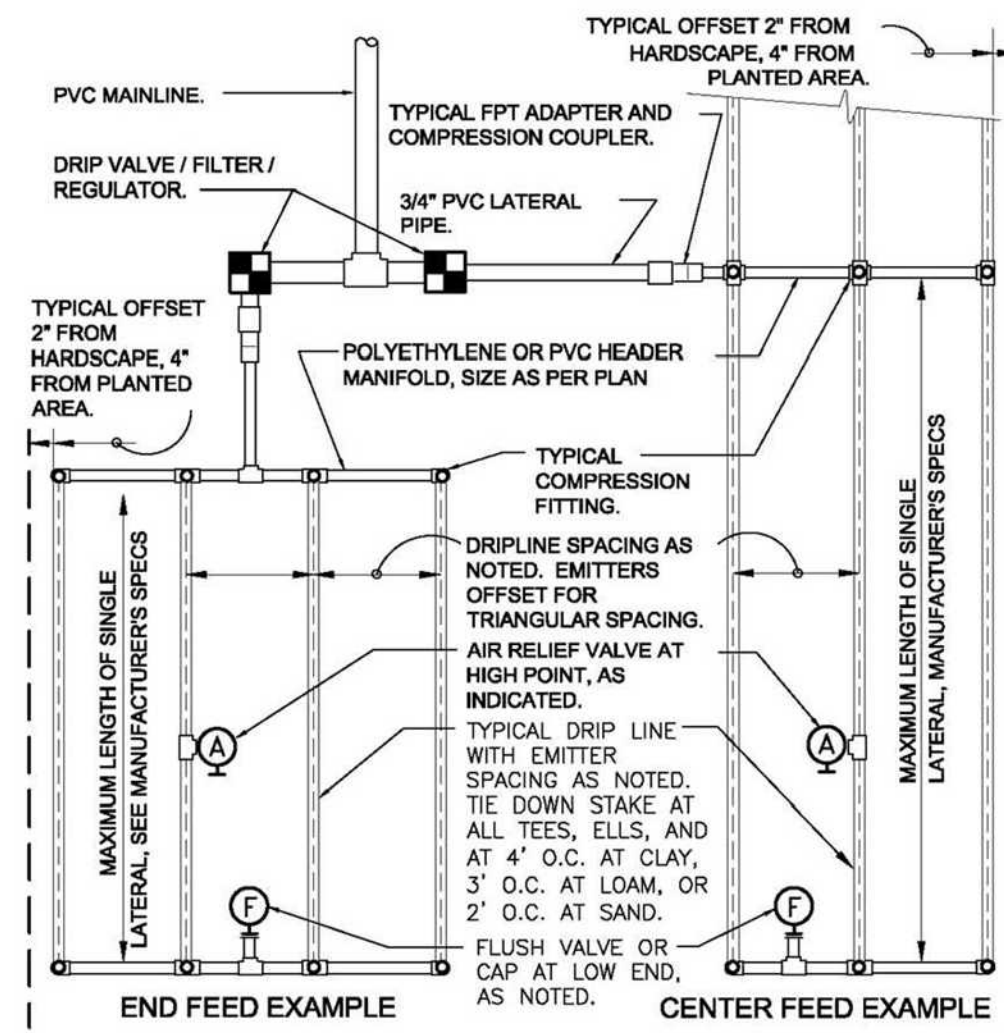
|       |            |
|-------|------------|
| DATE  | 01-10-25   |
| SCALE | 1/8"=1'-0" |
| DRAWN | SL         |
| JOB   | QU         |

**L-2**

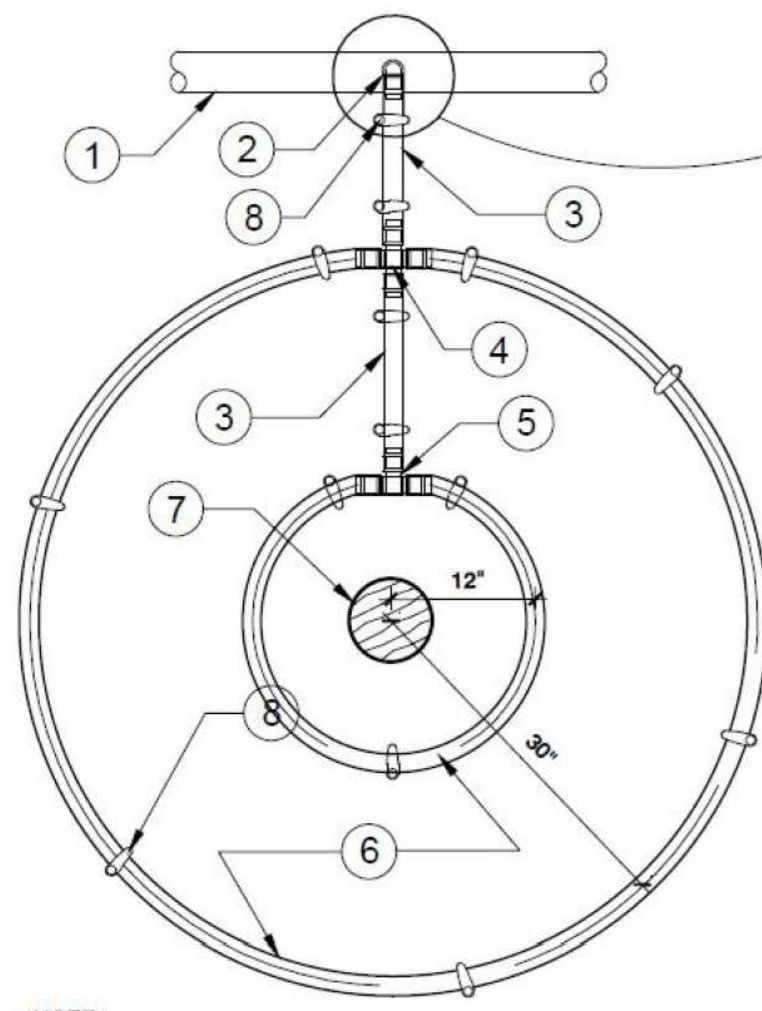
Karen Aitken & Associates -2023 These drawings are instruments of service, issued for a one-time single use by the owner. The entire contents of these drawings is copyright Karen Aitken & Associates. Landscape Architect retains all rights and title. No part may be reproduced in any fashion or medium without the express written approval of the landscape architect. The proper electronic transfer of data shall be the user's responsibility without liability to the landscape architect. Owner shall assume responsibility for compliance with all easements, setback requirements and property lines. Owner shall acquire all necessary permits required to perform work shown on plans. Base information has been provided by the owner. Karen Aitken & Associates assumes no liability for the accuracy of said property line boundaries, fence lines or property corners. \* NOTES (E) = Existing

**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION



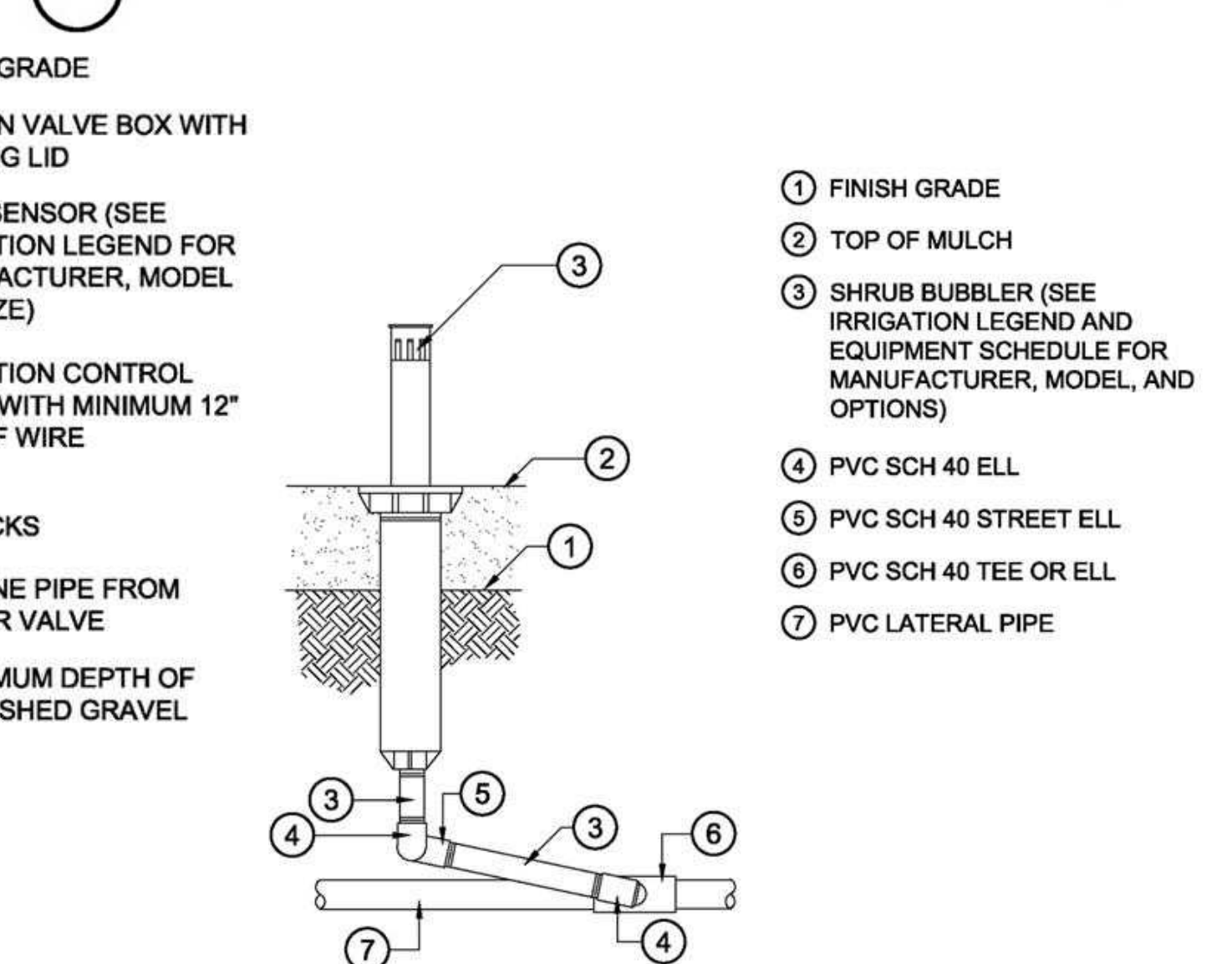
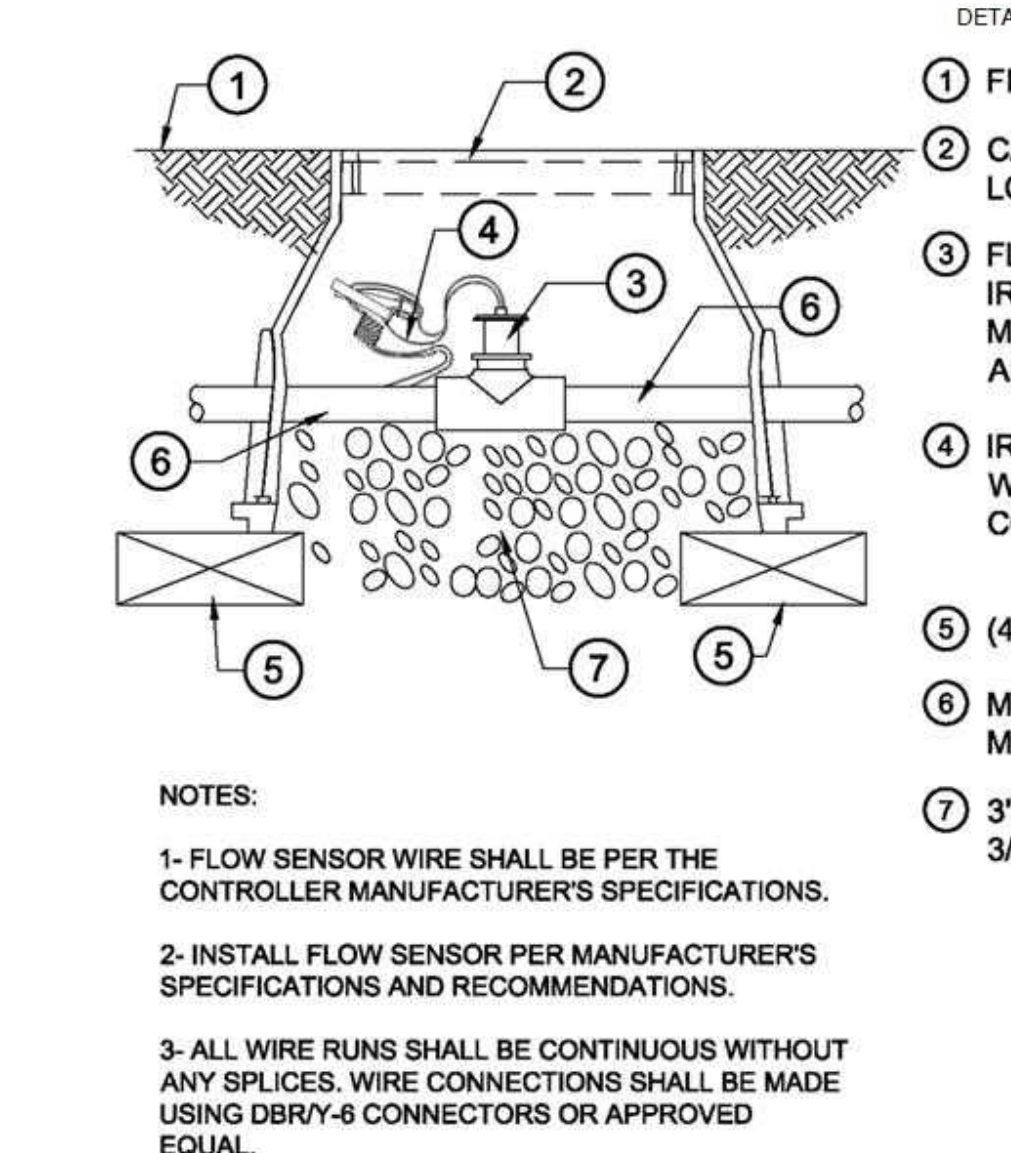
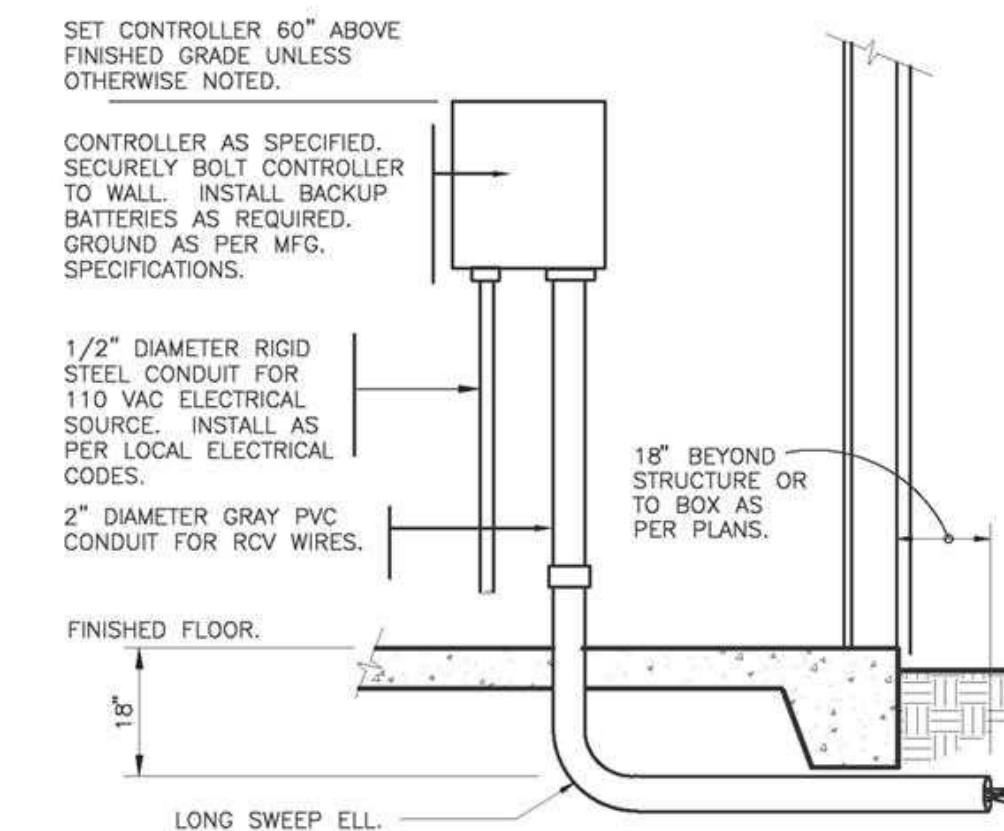
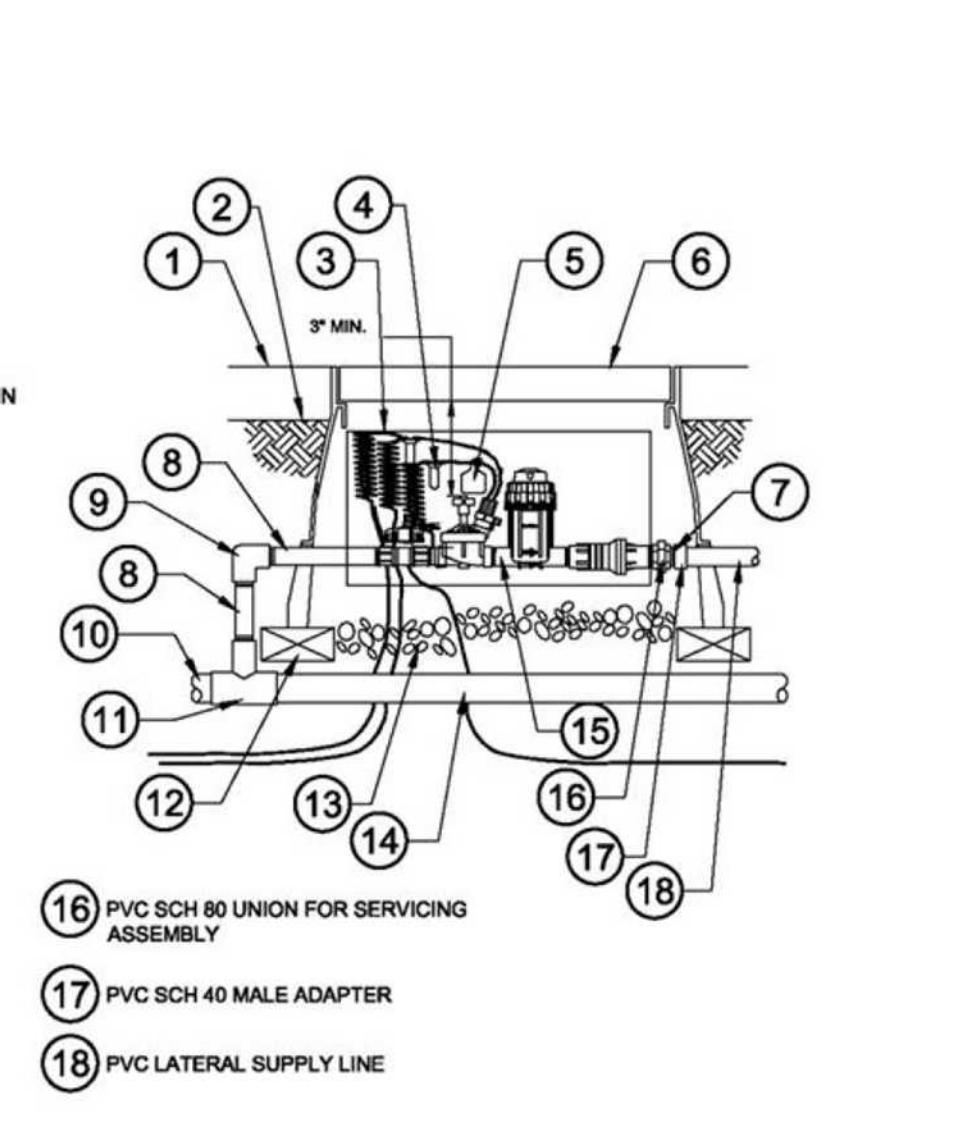
**TYPICAL DRIP UT**



NOTE: PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

- 1 PVC LATERAL SUPPLY PIPE. SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
- 2 DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
- 3 1/2" POLYETHYLENE BLANK TUBING, AS REQUIRED.
- 4 BARB CROSS INSERT FITTING.
- 5 BARB TEE INSERT FITTING.
- 6 AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
- 7 PLANT TRUNK.
- 8 TYPICAL ANTELCO ASTA TIE-DOWN STAKE. SEE NOTES.
- 9 DRIPLINE BARBED INSERT ELL.
- 10 RATCHET CLAMP AT ALL BARBED CONNECTIONS: ANTELCO PART NO. 44345.
- 11 INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM. PART NO. 45595.
- 12 13MM ANTELCO "CAPO": RUBBER GROMMET, NO. 45735.
- 13 DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

- 1 TOP OF MULCH
- 2 FINISH GRADE
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION (1 OF 2)
- 5 ID TAG
- 6 JUMBO VALVE BOX WITH COVER (TAN IN COLOR)
- 7 PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 BRICK (1 OF 4)
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC MAINLINE
- 15 DRIP CONTROL ZONE KIT (SEE IRRIGATION SCHEDULE)



**INTERIOR WALL MOUNT CONTROLLER**

**FLOW SENSOR**

**POP-UP BUBBLER ON SWING JOINT**

REVISIONS BY



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karen@KAA.Design

**QU RESIDENCE**  
273 Del Monte Ave, Los Altos, CA.  
IRRIGATION DETAILS



DATE 01-10-25  
SCALE 1/8"=1'-0"  
DRAWN SL  
JOB QU