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Date: 1/19/2024
CITY OF LOS ALTOS
PLANNING

DESIGN REVIEW APPLICATION

NEW TWO STORY HOUSE

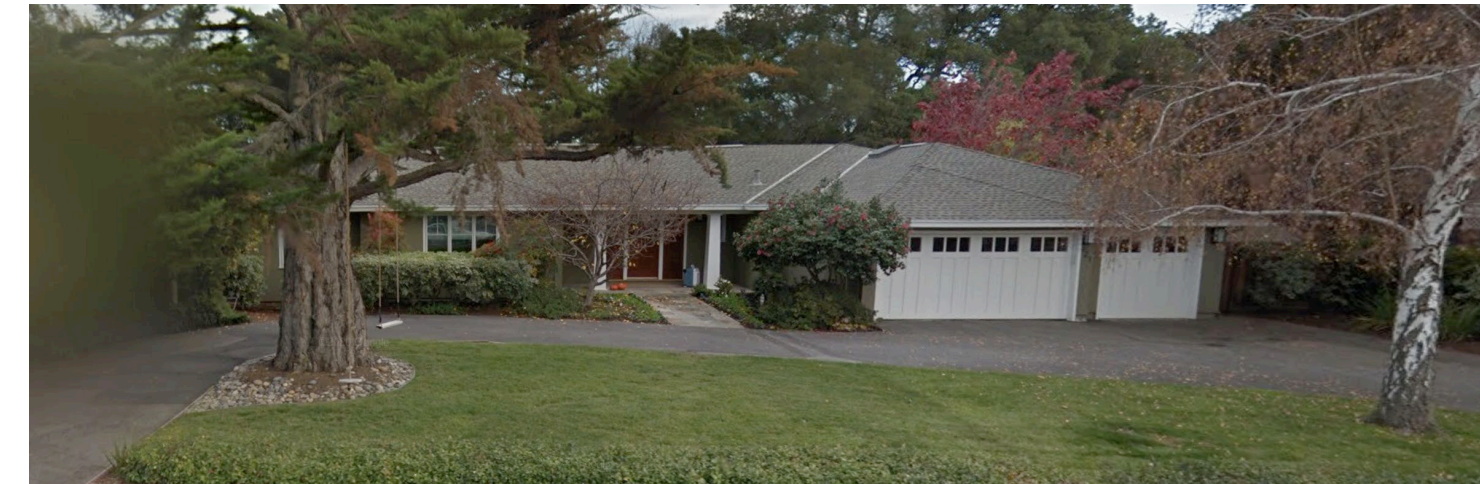
CHENG RESIDENCE

627 COVINGTON ROAD LOS ALTOS, CA 94024

360 design studio
ARCHITECTURE
1491 BEN ROE DRIVE
LOS ALTOS, CA 94024
phone 650.360.2905
info@360designstudio.net



933 PARMA WAY



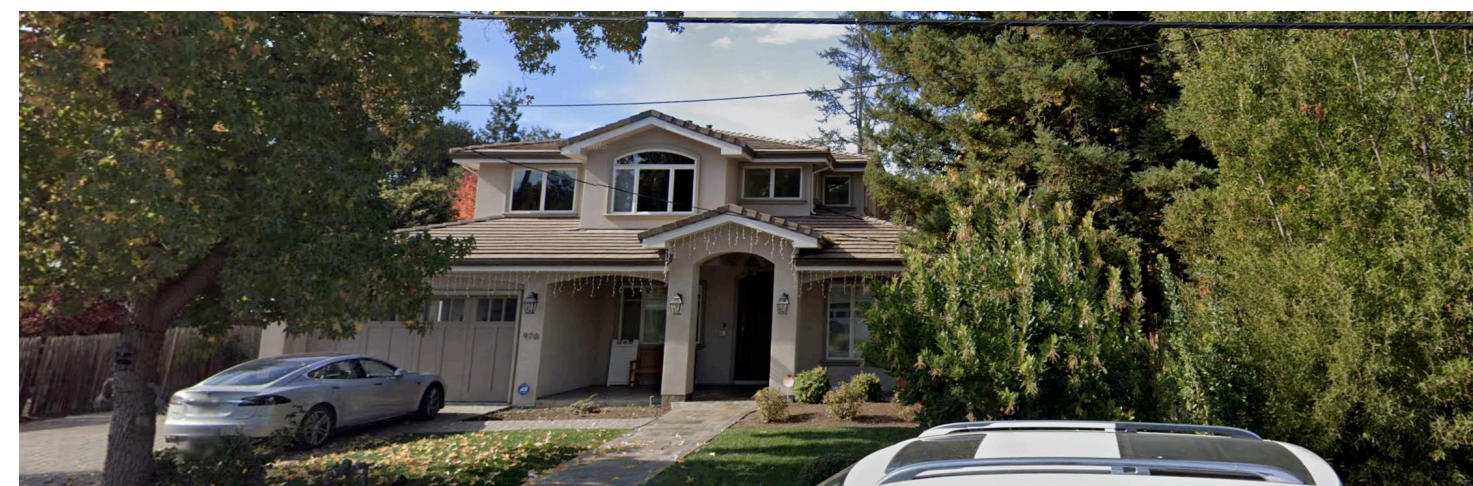
921 PARMA WAY



622 COVINGTON RD



975 PARMA WAY



970 PARMA WAY



960 PARMA WAY (UNDER CONSTRUCTION)



607 COVINGTON RD



607 COVINGTON RD/ VIEW FROM PARMA WAY



932 PARMA WAY



922 PARMA WAY



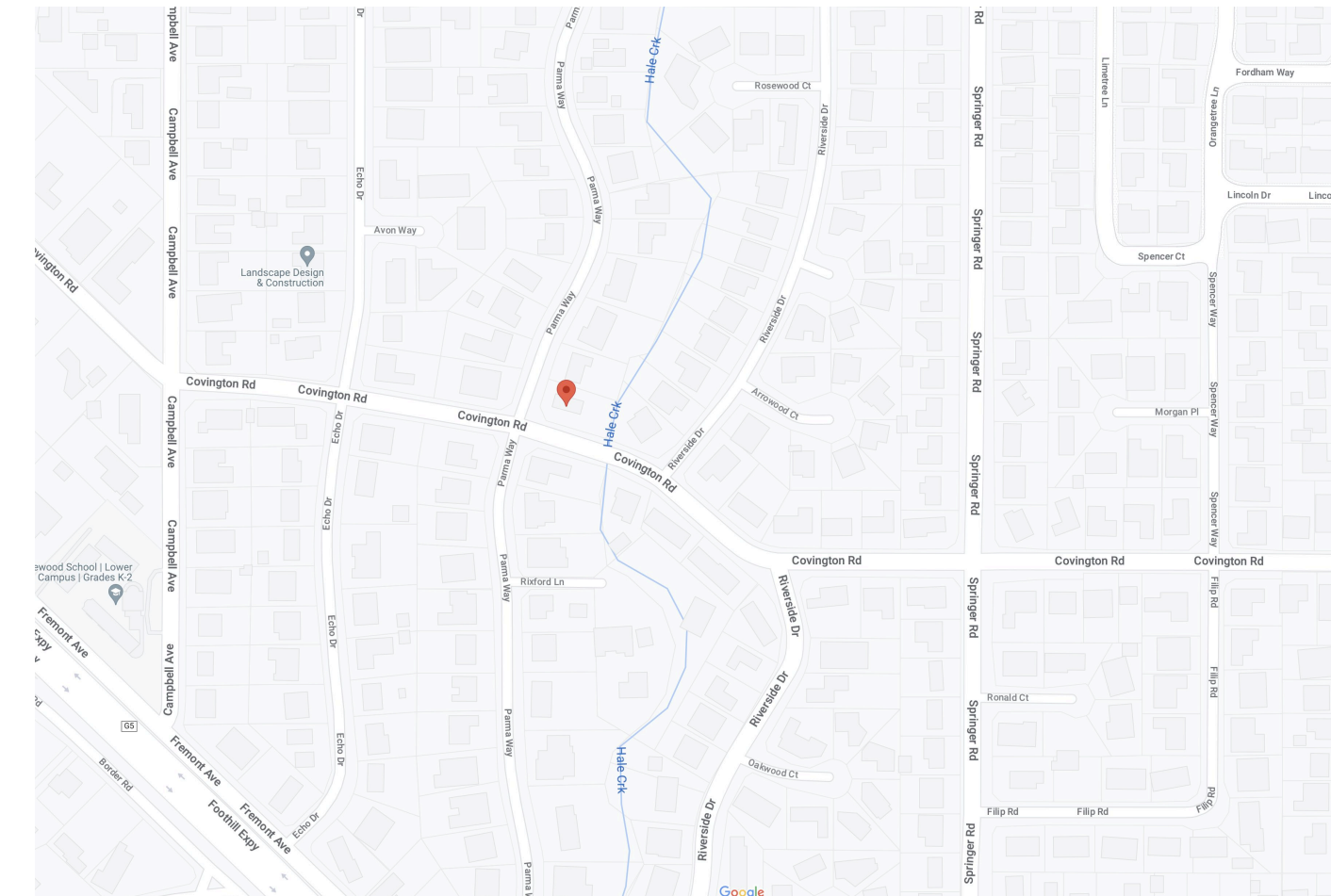
962 RIVERSIDE WAY



954 RIVERSIDE WAY

PROJECT CONSISTS OF A NEW TWO STORY HOUSE + ATTACHED ACCESSORY DWELLING UNIT

PROJECT DESCRIPTION 5



VICINITY MAP 6

OWNERS:
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408-480-3900

CIVIL ENGINEERS
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LANDSCAPE ARCHITECTURE
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PROJECT DIRECTORY 1

- A0.1 COVER SHEET
- EC1 EXISTING CONDITIONS
- A1.1 PROPOSED SITE PLAN
- A1.2 AREA CALCULATION DIAGRAM
- A2.1 PROPOSED GROUND FLOOR PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED ROOF PLAN
- A3.1 PROPOSED FRONT AND REAR ELEVATIONS
- A3.2 PROPOSED SIDE ELEVATIONS
- A4.1 PROPOSED SECTIONS
- A4.2 PROPOSED SECTIONS
- A5.1 PROPOSED MATERIALS & FINISHES
- A6.1 3D IMAGES
- A6.2 3D IMAGES

- L1 PLANTING PLAN
- L2 LIGHTING & MATERIAL PLAN
- L3 IRRIGATION PLAN
- L4 IRRIGATION & PLANTING DETAILS

- C1 GRADING AND DRAINAGE PLAN
- C2 MISC. DETAILS
- C3 EROSION CONTROL PLAN
- C4 MISC. DETAILS
- C5 BLUEPRINT FOR A CLEAN BAY
- T1 SITE SURVEY MAP

SHEET INDEX 2

627 COVINGTON ROAD
LOS ALTOS, CA 94024
APN: 189-42-028
ZONE: R1-10
LOT SIZE: 14,121 SF
OCCUPANCY GROUP: GROUP R DIVISION 3
GARAGE OCCUPANCY: U
CONSTRUCTION TYPE: VB
FLOOD ZONES: X / AE
EXISTING HOUSE TO REMOVED: 1,727, SF

PROPOSED FLOOR AREA

GROUND FLOOR AREA: 2,368 SF
SECOND FLOOR AREA: 1,331 SF
GARAGE: 433 SF
COVERED PORCH: 553 SF
ATTACHED ADU: 842 SF

GENERAL PROJECT INFORMATION 3

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
Lot Coverage:	1,776 SF (12.5%)	3,365 SF (23.8%)	4,236 SF (30%)
Floor Area:	1,727 SF	4,132 SF	4,162 SF [3,850+0.1*(14,121-11,000)]
Setbacks:			
Front (Parma Way)	29'-11 1/2"	25'-0"	25'-0"
Rear	69'-11"	50'-10"	25'-0"
Interior Side (Ground Flr)	26'-4"	10'-0"	10'-0"
Interior Side (Second Flr)	-	19'-6"	17'-6"
Exterior Side (Covington Rd)	29'-11 1/4"	17'-0"	17'-0" (20% of lot width 85')
Height:		24'- 9"	27'-0"
ADU Area:	-	842 SF	
ADU Exterior Side (Covington Rd)	-	7'-2"	4'-0"
ADU Rear:	-	62'-8"	4'-0"
ADU Height:	-	11'-2"	16'-0"

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
Habitable Living Area	1,148 SF	+3,393 SF	4,541 SF
Non-Habitable Floor area	628 SF	-195 SF	433 SF

LOT CALCULATIONS			
	Existing	Change in	Total Proposed
Net Lot Area:	14,121 SF		
Total Front Yard area	2,038 SF		
Front Yard Hardscape area	742 SF (36%)		
Landscaping breakdown			
Total Hardscape area (existing and proposed)			8,152 SF
Existing Softscape (undisturbed) area:			1,565 SF
New Softscape area:			4,404 SF

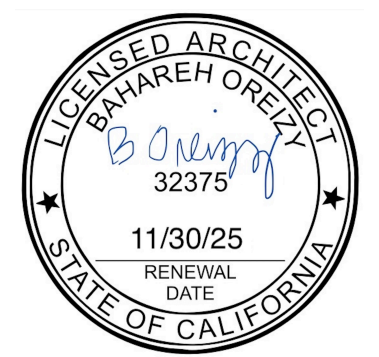
PROJECT SUMMARY TABLE 4

NEIGHBORHOOD PHOTOS 8

NEIGHBORHOOD CONTEXT MAP 7

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Date: 10/31/23
Rev: DESIGN REVIEW REV 01/19/24

Sheet Title
Cover Sheet
Sheet No.
A0.1

DESIGN REVIEW SUBMITTAL - REVISION 1

Cheng Residence

627 Covington Road
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DESIGN REVIEW SUBMITTAL - REVISION 1

Date	10/31/23
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Sheet Title	Existing Conditions
Sheet No.	EC1

1. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION DRAWINGS TO DETERMINE DIMENSIONS AND TO ENSURE THAT NO SERVICES WHICH ARE TO REMAIN ARE DISTURBED.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION, CONDITIONS PRIOR TO COMMENCEMENT OF DEMOLITION OPERATIONS.
3. THE SCOPE OF WORK SHALL INCLUDE ALL REMOVALS AS REQUIRED BY THE DRAWINGS AS WELL AS ALL REMOVALS NOT SPECIALLY INDICATED ON DRAWINGS BUT NECESSARY FOR THE COMPLETION OF THE WORK.
4. UPON COMPLETION OF THE DEMOLITION WORK, THE CONTRACTOR SHALL LEAVE AREAS BROOM CLEAN.
5. TREE #3, 4, 6 - CREATE TREE PROTECTIVE FENCE AROUND EXISTING TREE TO REMAIN AS REQUIRED.

GENERAL NOTES 1

- A. REMOVE ENTIRE EXISTING HOUSE, GARAGE AND ROOF. REFER TO PROPOSE FLOOR PLAN.
- B. REMOVE ENTIRE EXISTING STRUCTURE AND CRAWL SPACE. REFER TO PROPOSED SITE PLAN AND FLOOR PLAN FOR NEW HOUSE LOCATION.
- C. REMOVE EXISTING SHED
- D. ALL PAVED OUTDOORS CONCRETE PATH, SURFACES, ENTRY PATH AND DRIVEWAY ARE TO BE REMOVED.
- E. EXISTING FENCE TO BE REMOVED.
- F. TREE #3, 4, 6 TO REMAIN. ALL OTHER EXISTING TREES ARE PROPOSED TO BE REMOVED. SEE TREE SCHEDULE.
- G. ALL EXISTING WOOD STUMPS TO BE REMOVED.

DEMO SHEET NOTES 2



AERIAL VIEW

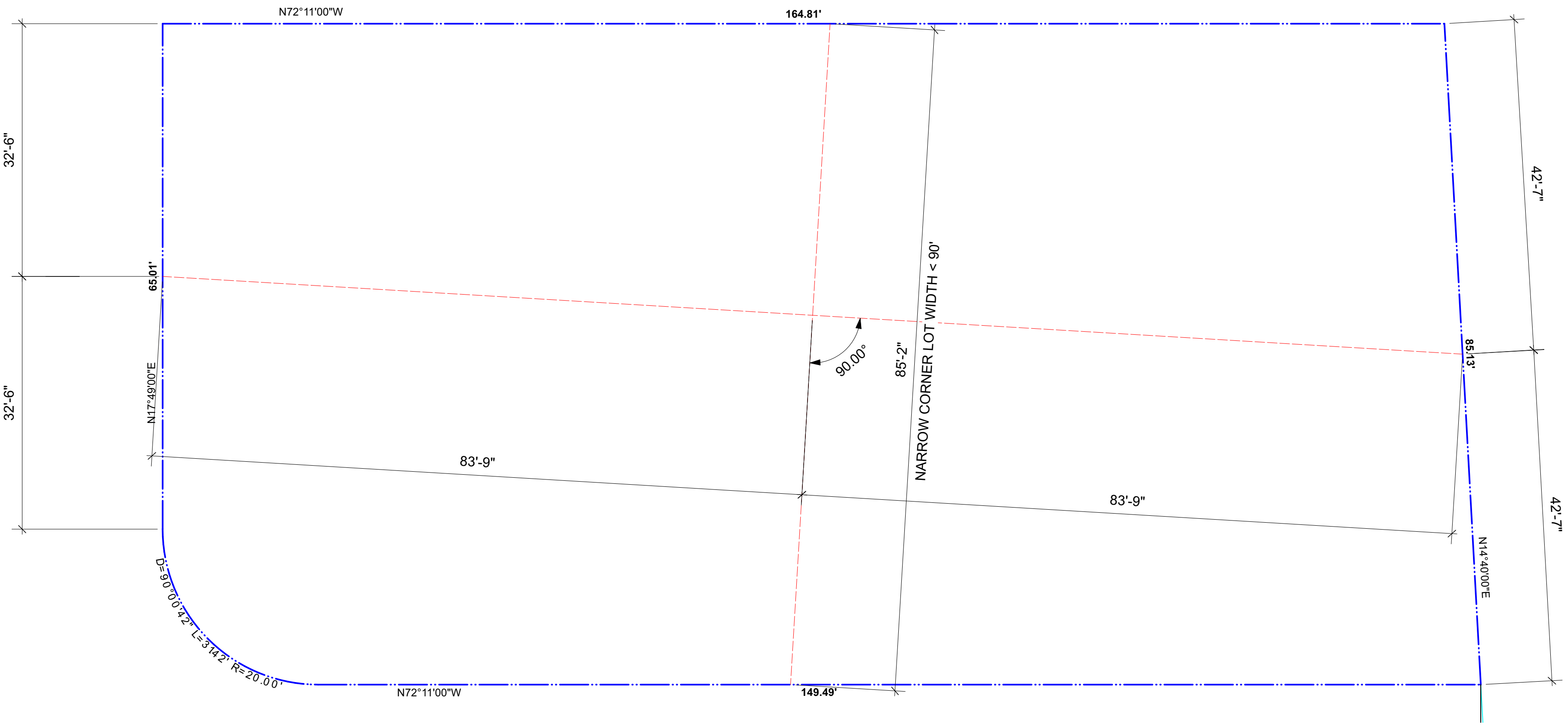


VIEW FROM COVINGTON ROAD

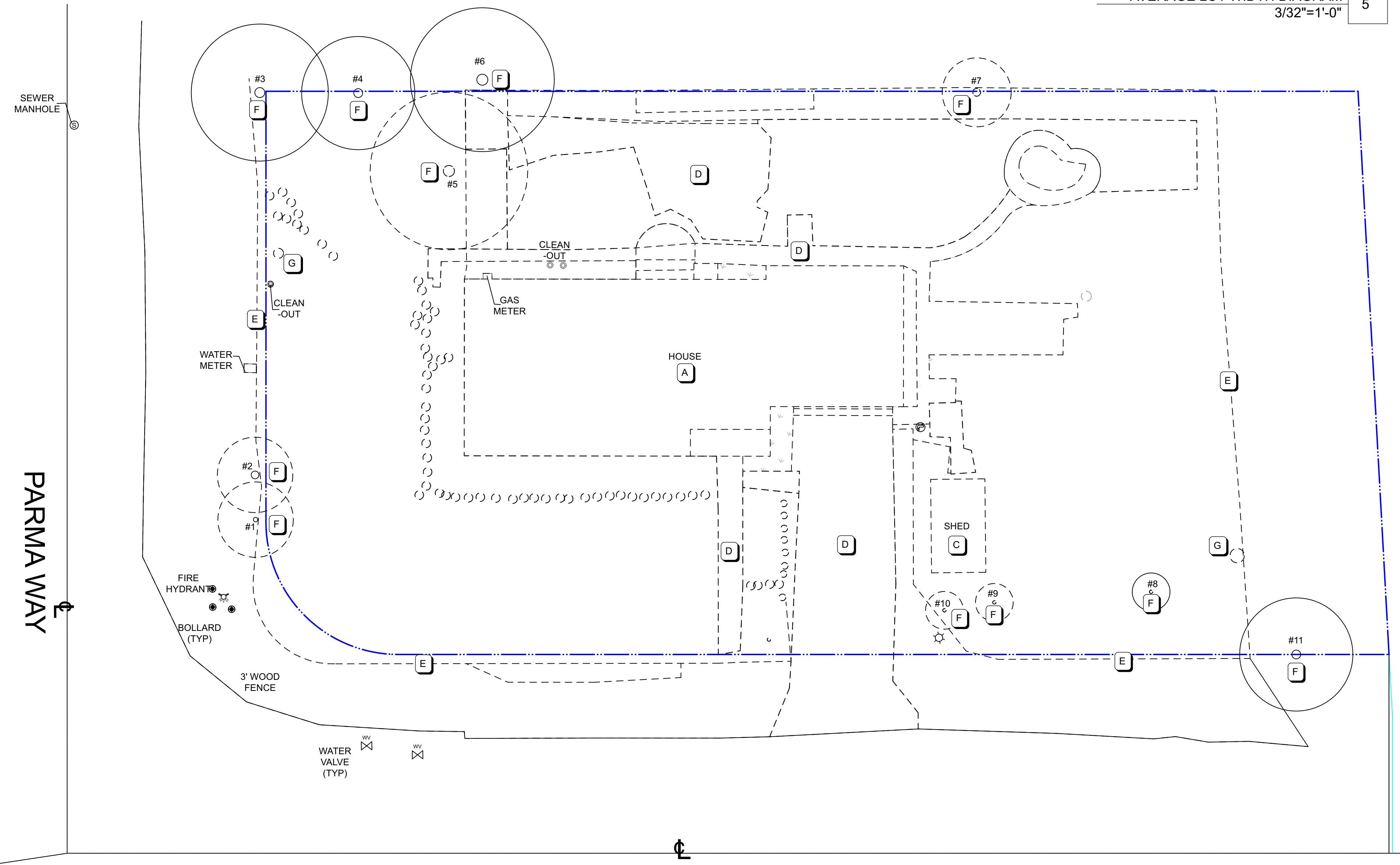


VIEW FROM PARMA WAY

VIEWS OF EXISTING CONDITION 3



AVERAGE LOT WIDTH DIAGRAM
3/32"=1'-0" 5



EXISTING SITE PLAN
3/32"=1'-0" 4

COVINGTON ROAD

PARMA WAY

Cheng Residence

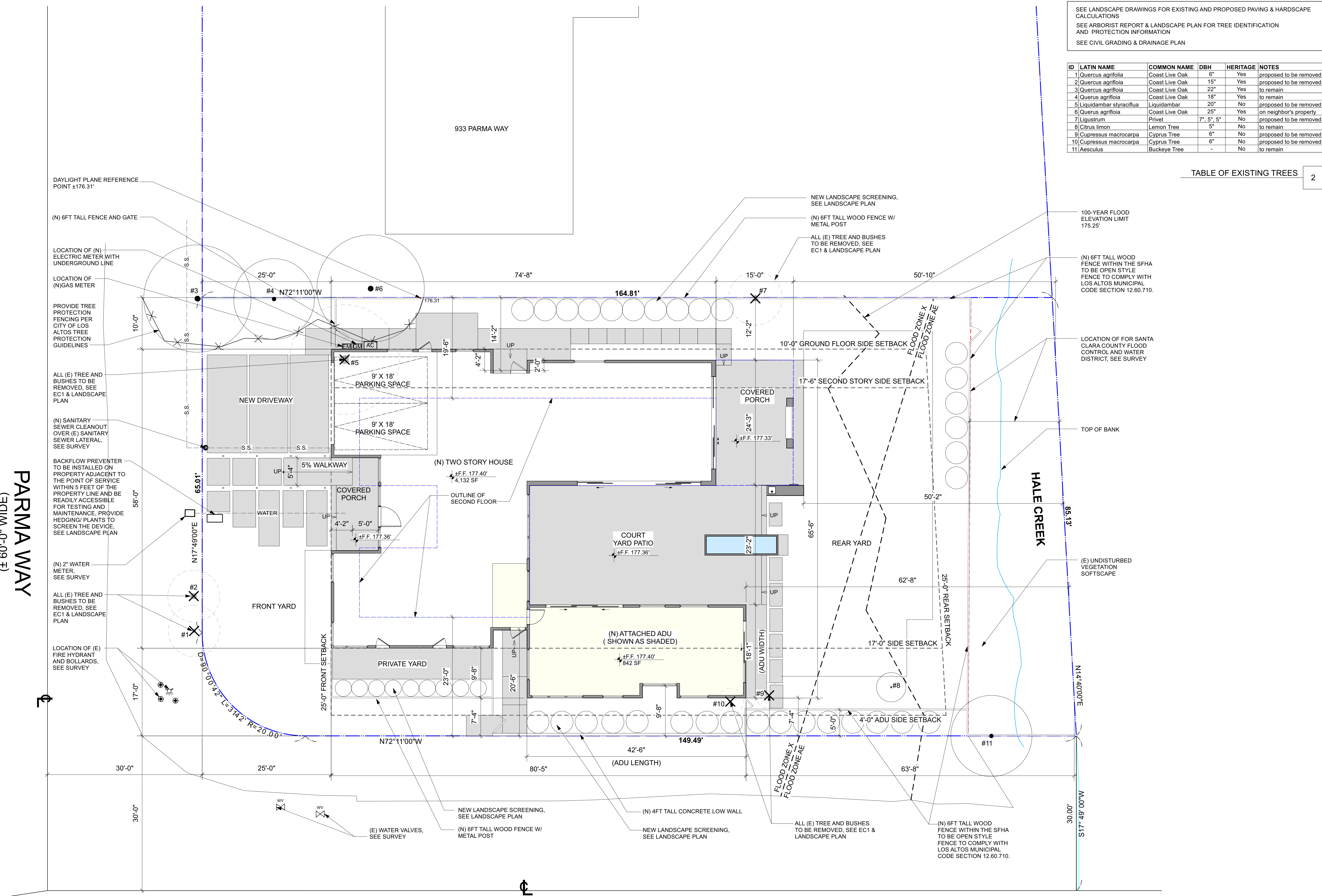
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SEE LANDSCAPE DRAWINGS FOR EXISTING AND PROPOSED PAVING & HARDSCAPE CALCULATIONS
SEE ARBORIST REPORT & LANDSCAPE PLAN FOR TREE IDENTIFICATION AND PROTECTION INFORMATION
SEE CIVIL GRADING & DRAINAGE PLAN

ID	LATIN NAME	COMMON NAME	DBH	HERITAGE	NOTES
1	Quercus agrifolia	Coast Live Oak	6"	Yes	proposed to be removed
2	Quercus agrifolia	Coast Live Oak	15"	Yes	proposed to be removed
3	Quercus agrifolia	Coast Live Oak	22"	Yes	to remain
4	Quercus agrifolia	Coast Live Oak	18"	Yes	to remain
5	Liquidambar styraciflua	Liquidambar	20"	No	proposed to be removed
6	Quercus agrifolia	Coast Live Oak	25"	Yes	on neighbor's property
7	Ligustrum	Privet	7", 5", 5"	No	proposed to be removed
8	Citrus limon	Lemon Tree	5"	No	to remain
9	Cupressus macrocarpa	Cyprus Tree	6"	No	proposed to be removed
10	Cupressus macrocarpa	Cyprus Tree	6"	No	proposed to be removed
11	Aesculus	Buckeye Tree	-	No	to remain

TABLE OF EXISTING TREES 2



PARMA WAY
(± 60'-0" WIDE)

COVINGTON ROAD
(± 60'-0" WIDE)

PROPOSED SITE PLAN
Scale: 1/8" = 1'-0"

3/8" = 1'-0"

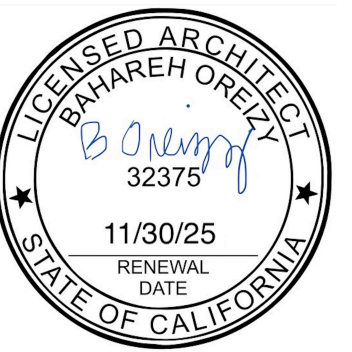
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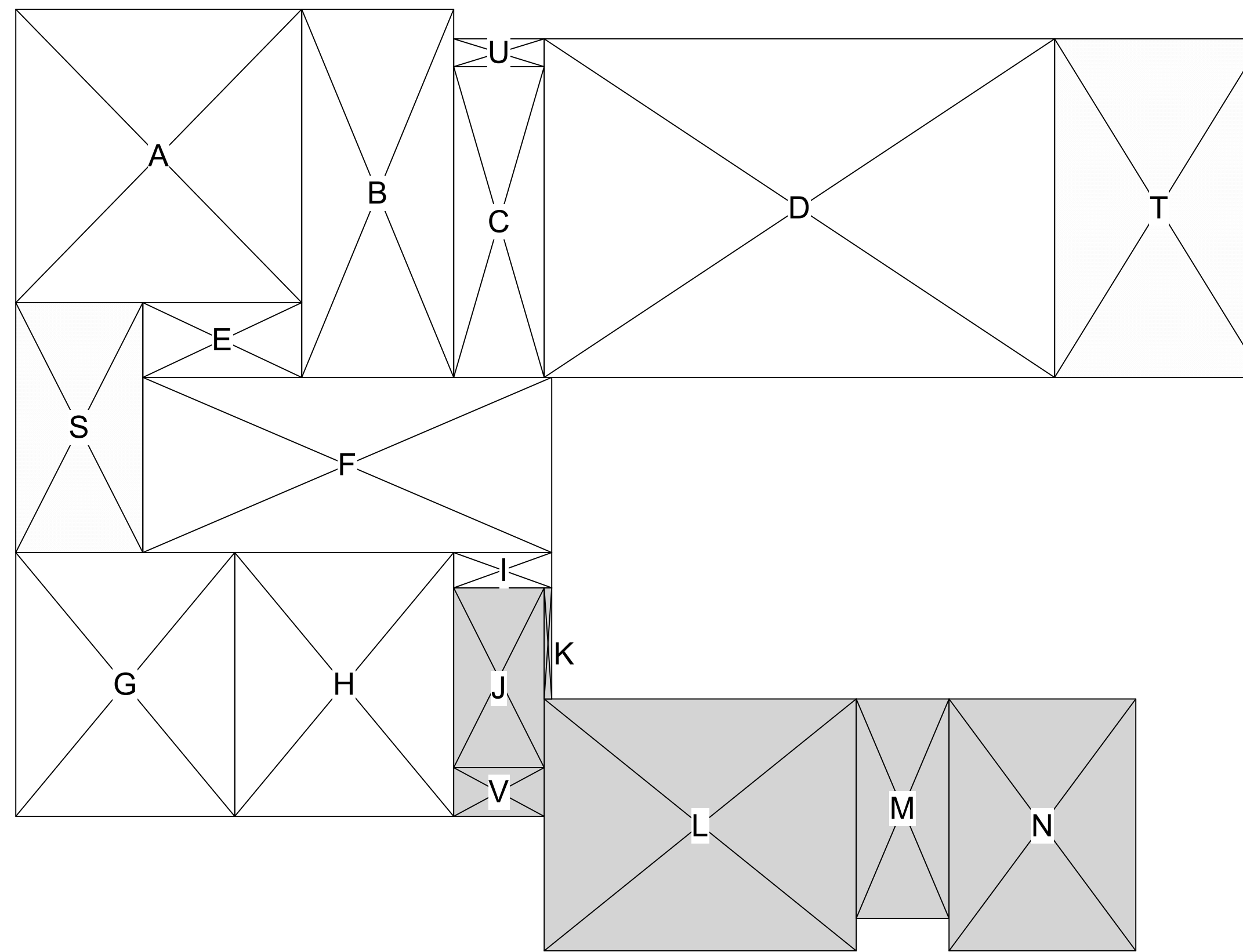
Sheet Title	Site Plan
Sheet No.	A1.1

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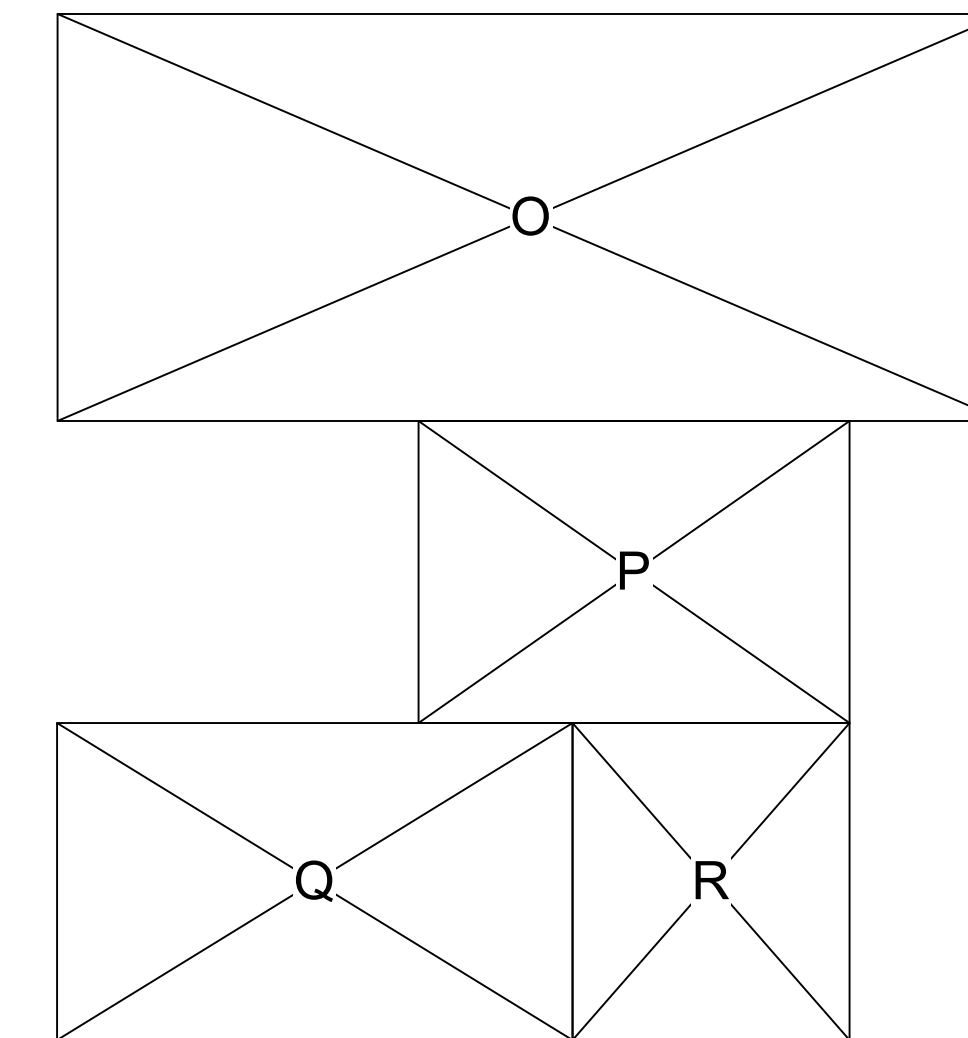
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Summary Table		
Section	Dimensions	Area (SF)
GROUND FLOOR		
GARAGE - A	20'-6" X 21'-1"	433
B	10'-11" X 26'-6"	289
C	6'-6" X 22'-4"	145
D	36'-8" X 24'-4"	892
E	11'-4" X 5'-5"	61
F	29'-4" X 12'-7"	367
G	15'-9" X 18'-11"	298
H	15'-9" X 18'-11"	298
I	7'-0" X 4'-1"	18
GROUND FLOOR AREA		2801
SECOND FLOOR		
O	39'-6" X 16'-11"	669
P	17'-11" X 12'-7"	226
Q	21'-6" X 13'-3"	284
R	11'-7" X 13'-2"	152
SECOND FLOOR AREA		1331
TOTAL FLOOR AREA		4132
COVERED PORCH		
T	24'-4" x 15'-0"	365
U	6'-6" x 2'-0"	13
S	18'-0" x 9'-2"	164
TOTAL COVERED PORCH AREA		542
ATTACHED ADU		
J	6'-6" X 11'-5"	84
K	6.5" X 6'-6"	4
L	22'-5" X 18'-3"	406
M	6'-8" X 15'-9"	105
N	13'-5" X 18'-3"	243
TOTAL ATTACHED ADU AREA		842
COVERED PORCH		
V	6'-6" x 3'-6"	22
TOTAL ATTACHED ADU COVERED PORCH AREA		22
GRAND TOTAL PROPOSED =		4974



Area Calculations Ground Floor
Scale: 1/8" = 1'-0" 2



Area Calculations Second Floor
Scale: 1/8" = 1'-0" 1

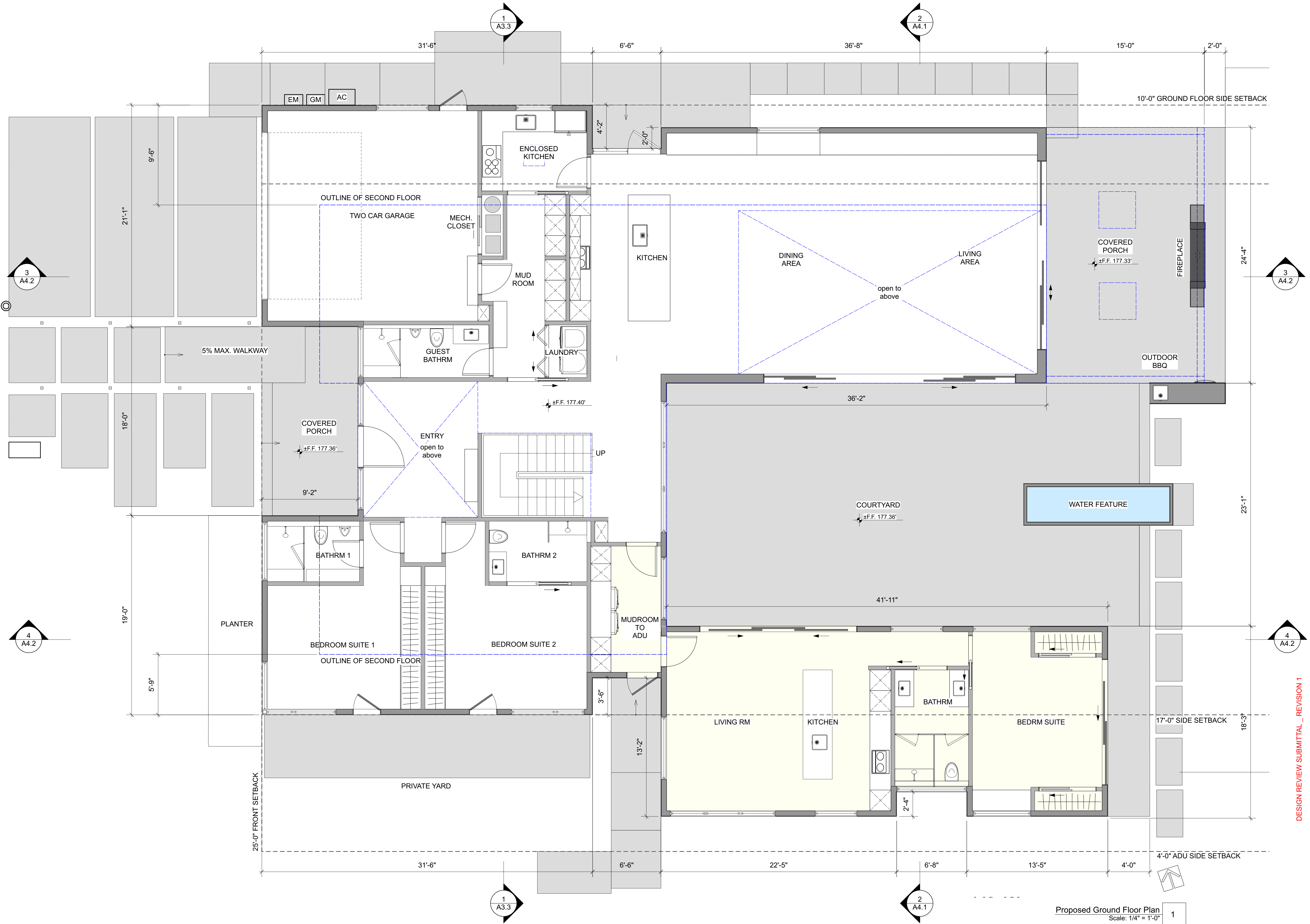
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Sheet Title	Area Calcs
Sheet No.	A1.2

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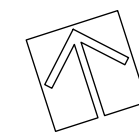
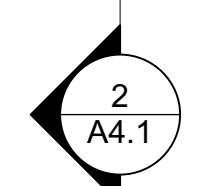
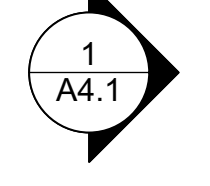
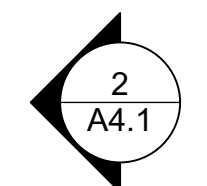
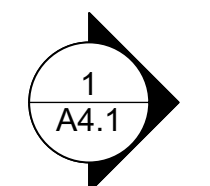
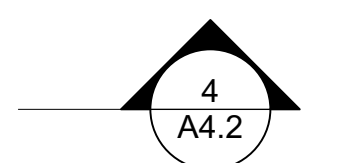
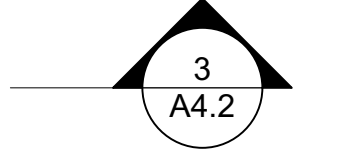
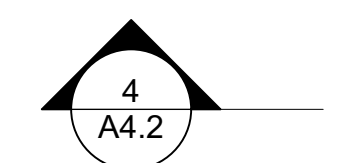
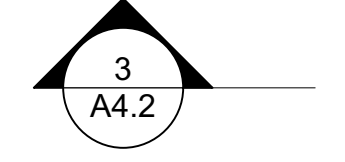
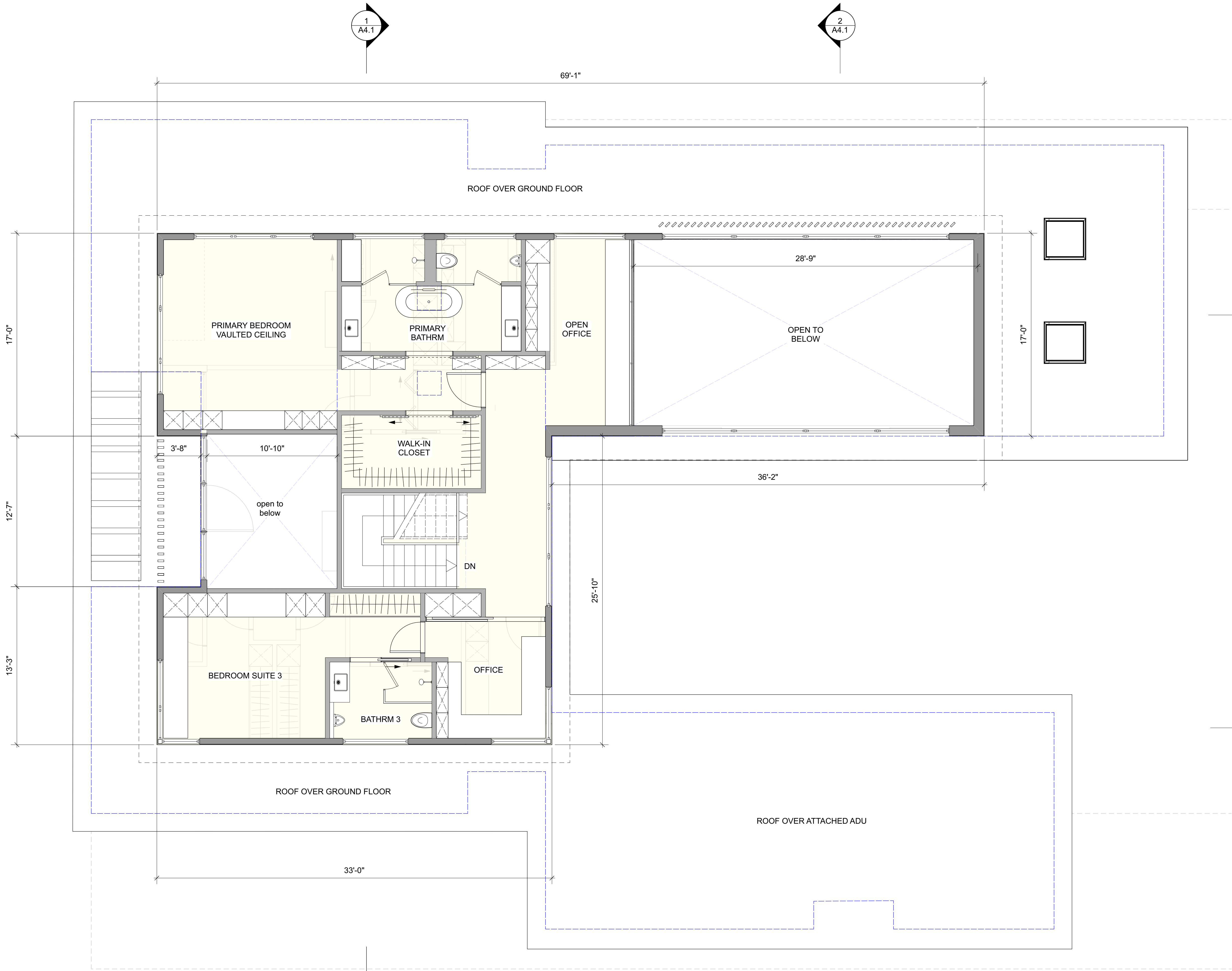
Proposed Ground Floor Plan
Scale: 1/4" = 1'-0" 1

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Sheet Title	Ground Floor
Sheet No.	A2.1

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Proposed Second Floor Plan
Scale: 1/4" = 1'-0" 1

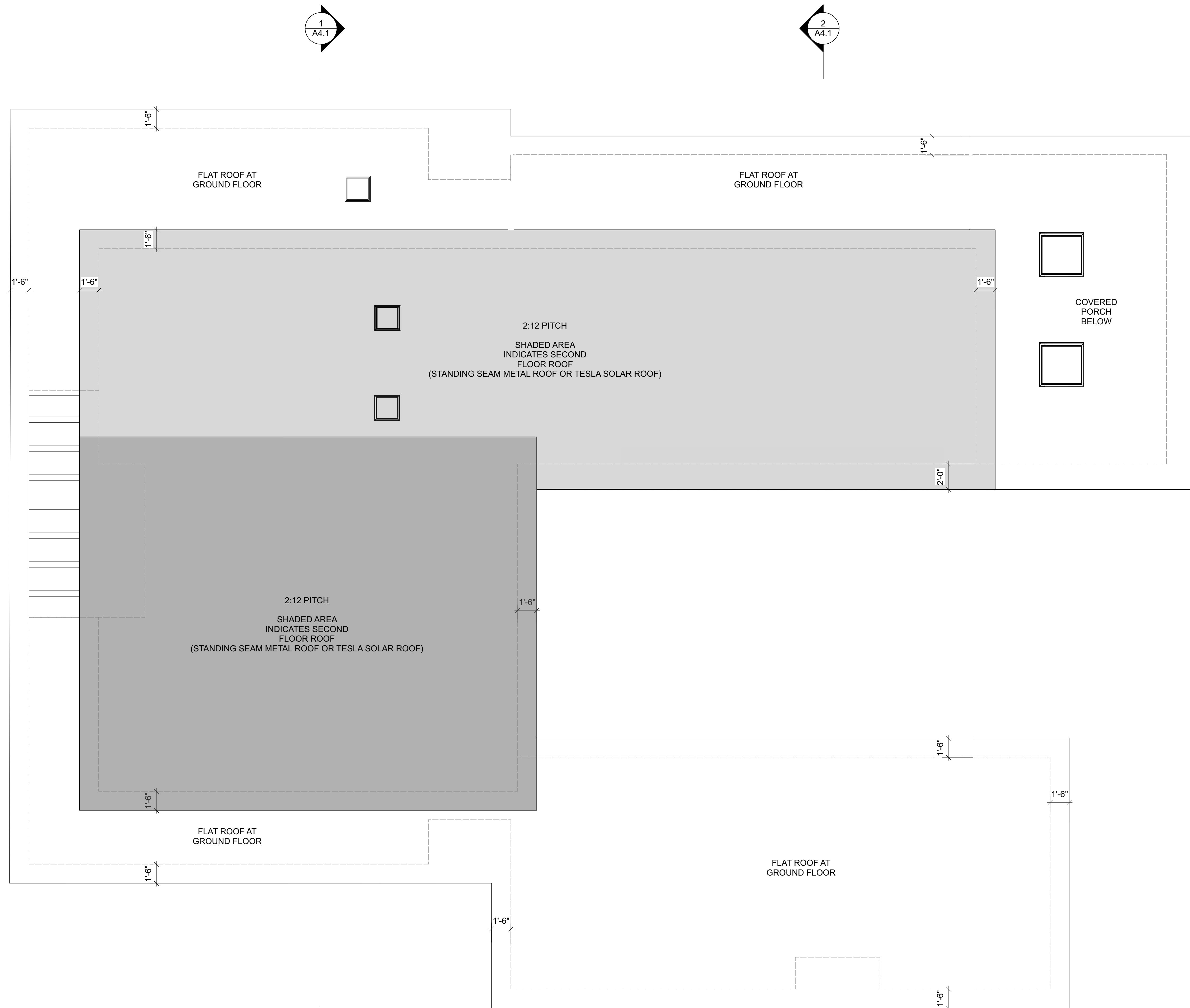
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Sheet Title	Second Floor
Sheet No.	A2.2

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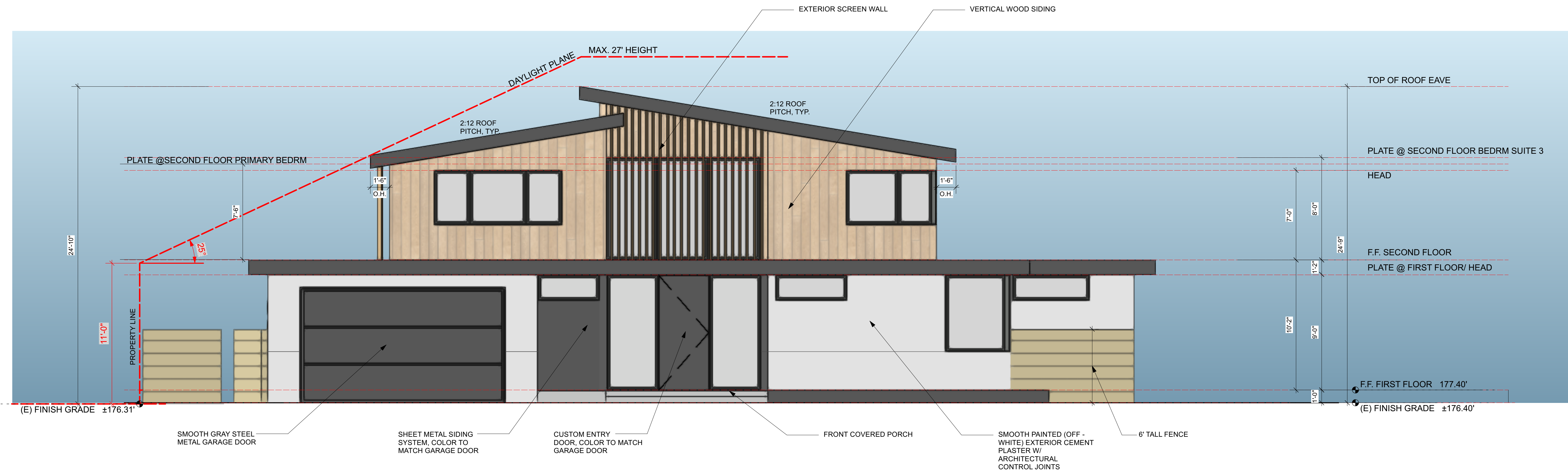


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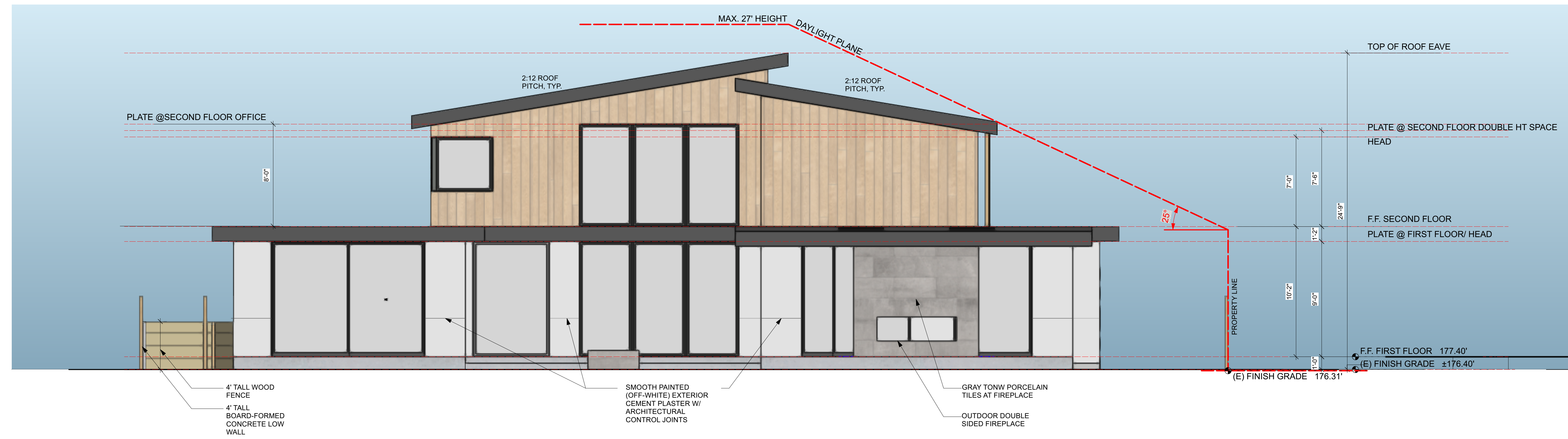
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Sheet Title	Roof Plan
Sheet No.	A2.3

Proposed Roof Plan
Scale: 1/4" = 1'-0" 1



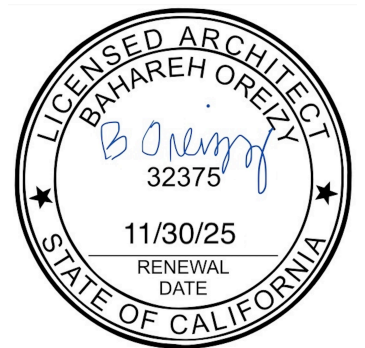
SEE A5.1 COLOR & MATERIAL PALETTE
 Proposed Front West Elevation
 Scale: 1/4" = 1'-0" 1



Proposed Rear East Elevation
 Scale: 1/4" = 1'-0" 2

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Sheet Title	Front and Rear Elevations
Sheet No.	A3.1

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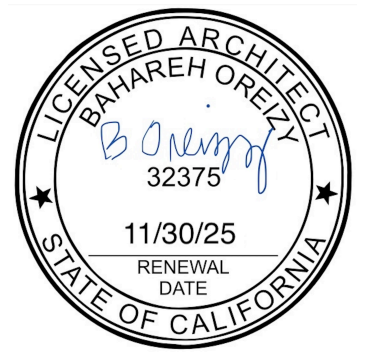


SMOOTH PAINTED (OFF-WHITE) EXTERIOR CEMENT PLASTER W/ ARCHITECTURAL CONTROL JOINTS

SHEET METAL SIDING SYSTEM, COLOR TO MATCH GARAGE DOOR

SEE A5.1 COLOR & MATERIAL PALETTE

Proposed Side South Elevation 3
Scale: 1/4" = 1'-0"



COVERED PORCH

SMOOTH PAINTED (OFF-WHITE) EXTERIOR CEMENT PLASTER W/ ARCHITECTURAL CONTROL JOINTS

Proposed Side Elevation 4
Scale: 1/4" = 1'-0"

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Sheet Title	Side Elevations
Sheet No.	A3.2

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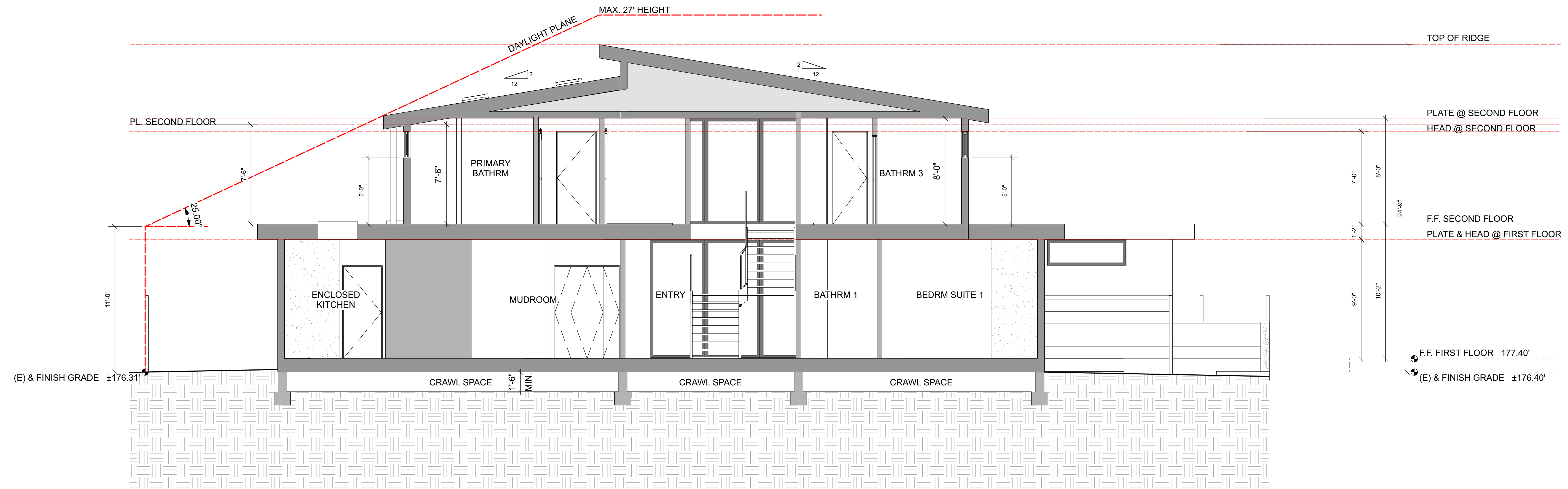
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Sheet Title
Neighborhood Elevations

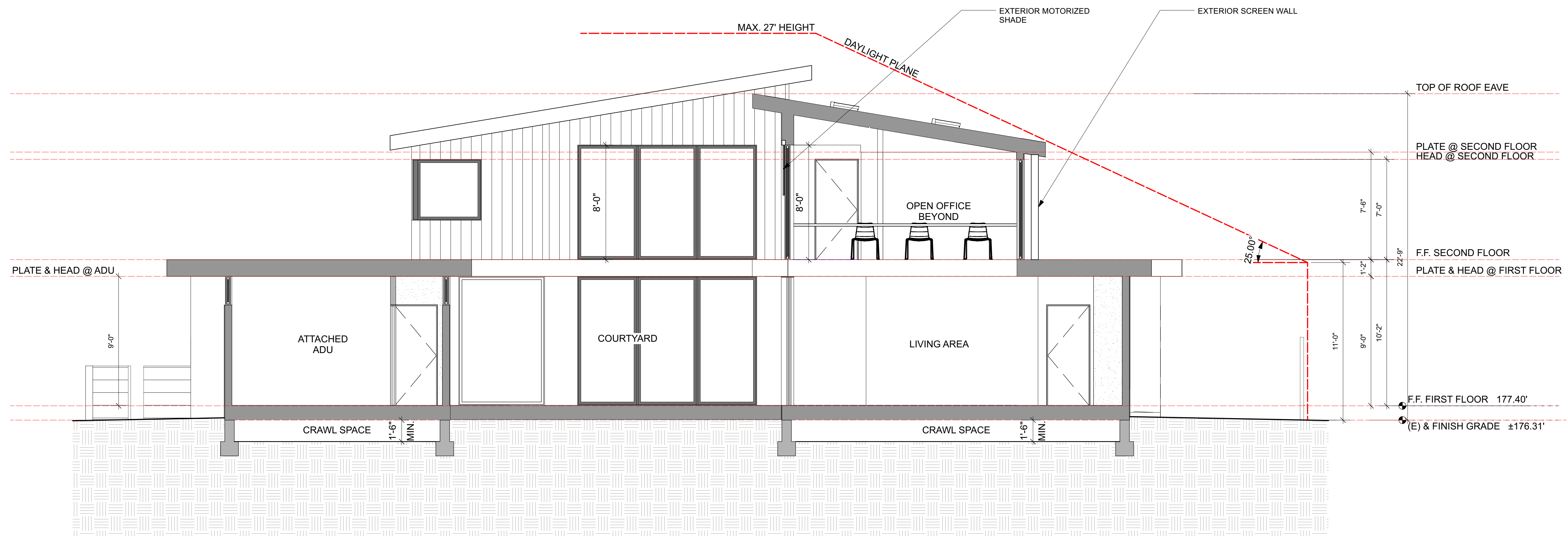
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A3.3

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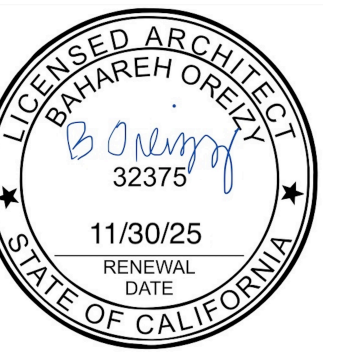
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Section Thru Entry, Mudroom & Bedroom Suite
Scale: 1/4" = 1'-0" 1



Section Thru Living Area, Courtyard & ADU
Scale: 1/4" = 1'-0" 2



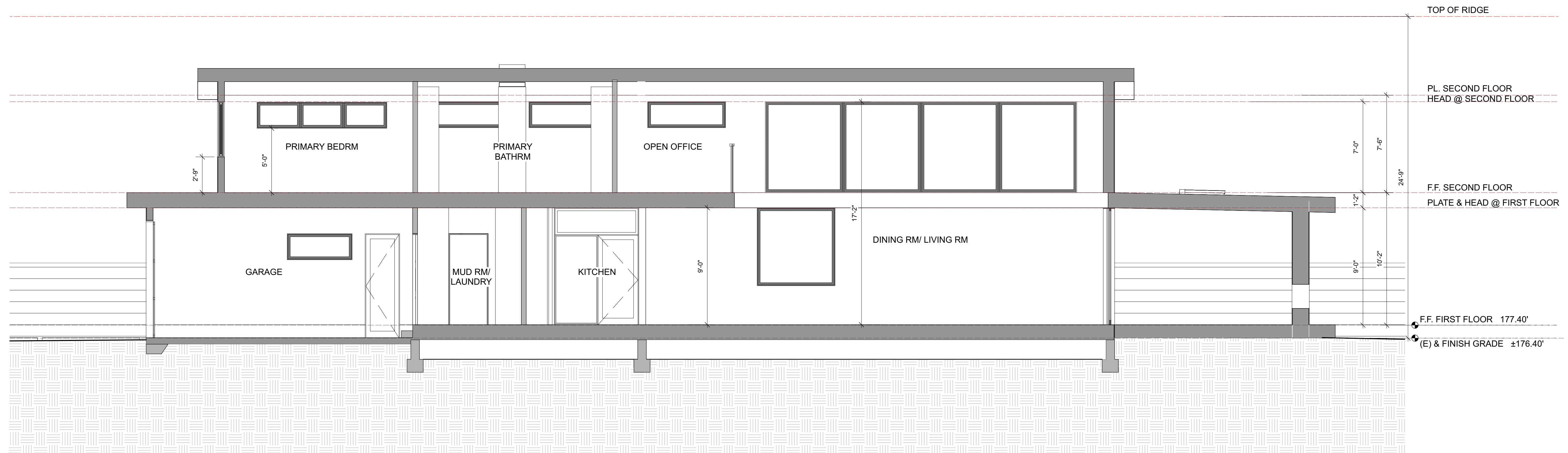
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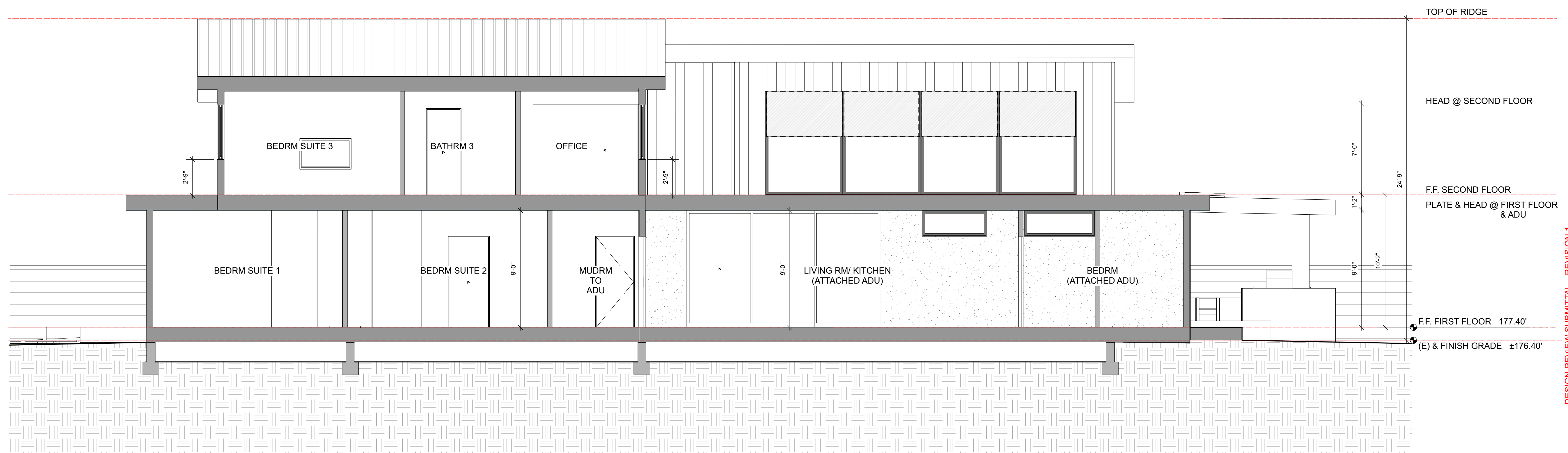
Sheet Title	Sections
Sheet No.	A4.1

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Section Thru Garage, Living Rm & Primary Suite
Scale: 1/4" = 1'-0" 3



Section Thru Bedrm Suites & Attached ADU
Scale: 1/4" = 1'-0" 4



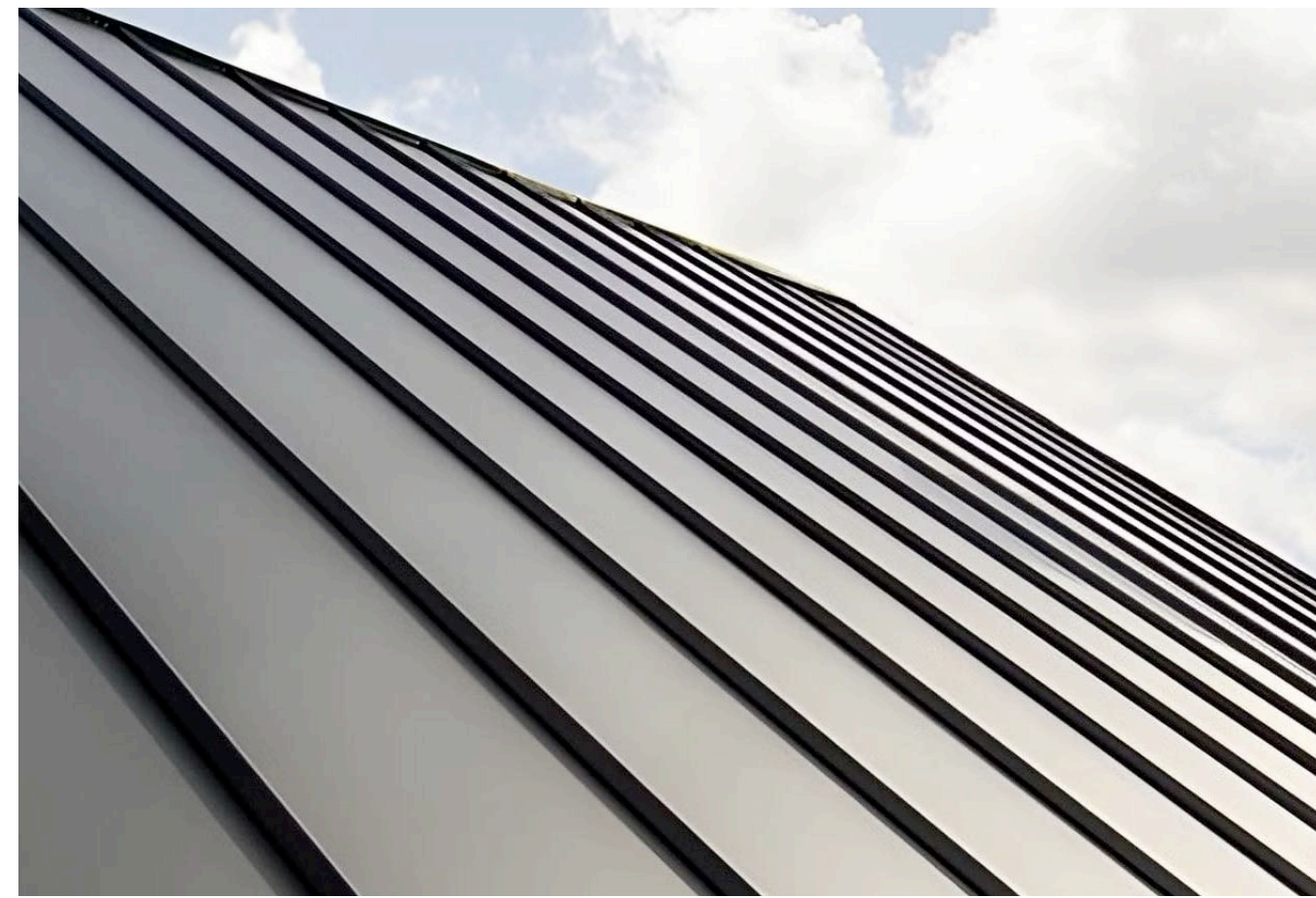
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Sheet Title	Sections
Sheet No.	A4.2

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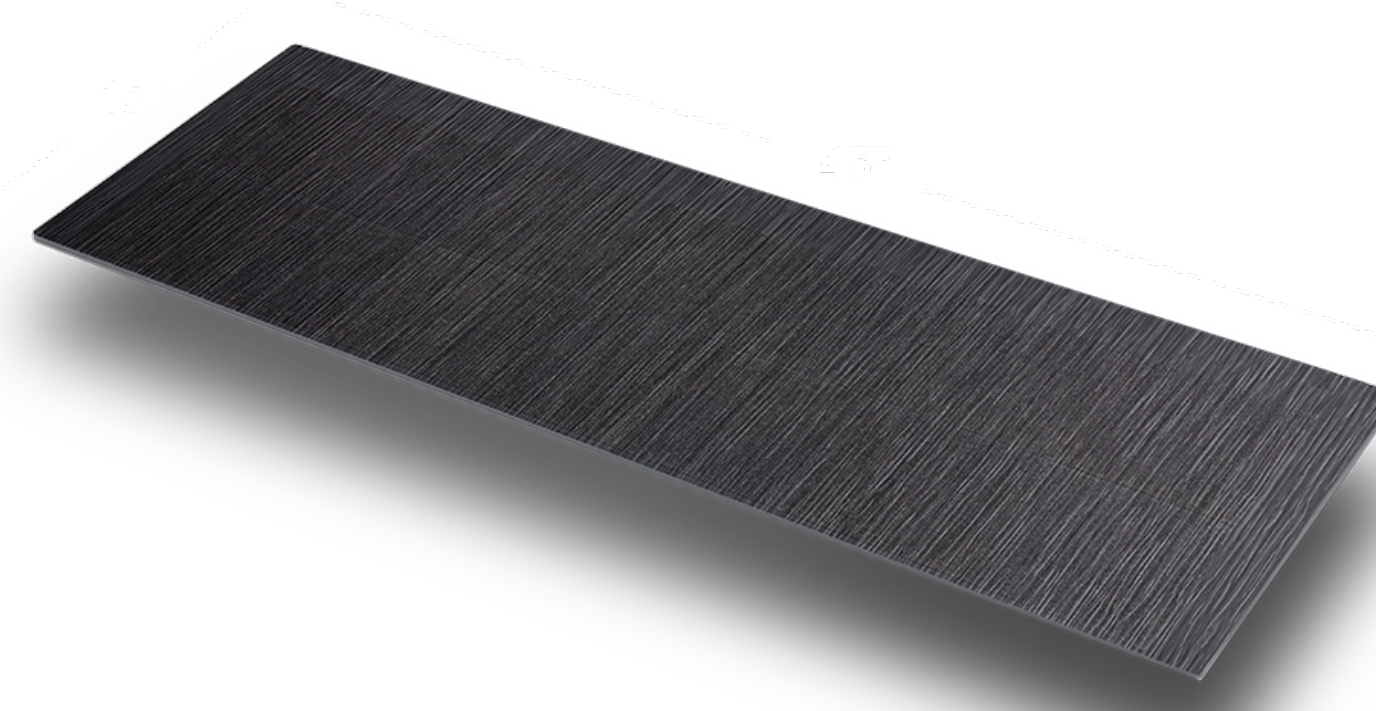
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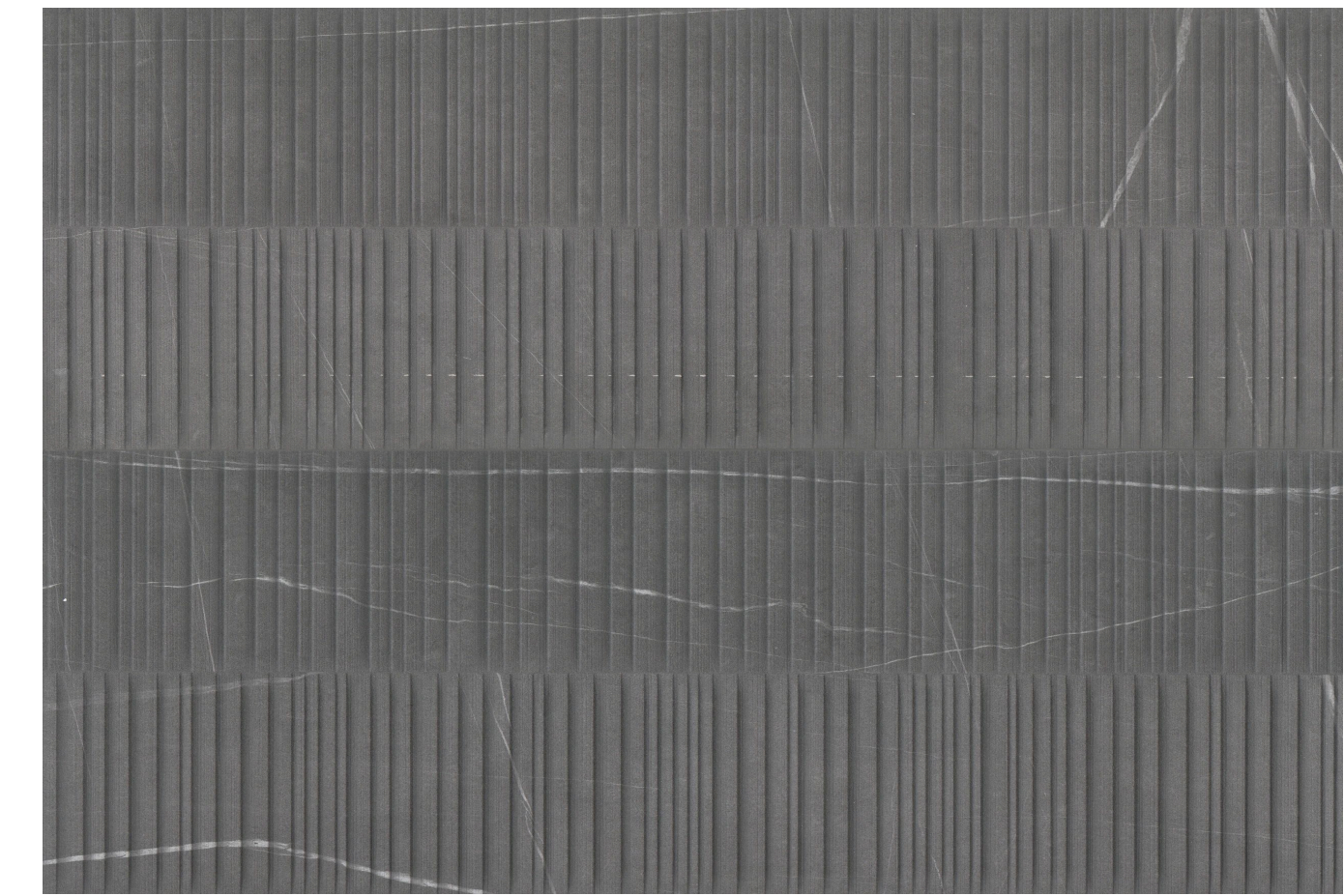
ROOF @ SECOND FLOOR
Standing Seam Metal Flat Roof



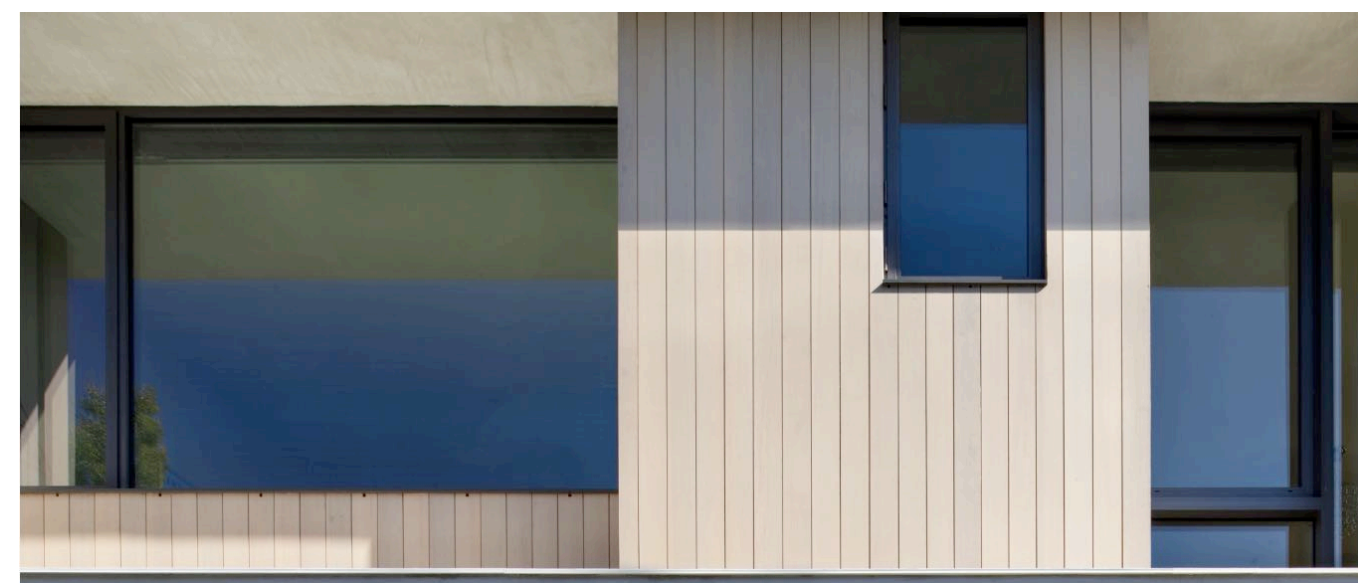
ROOF @ Second Floor
TESLA Solar Roof System



ROOF TILE @ Second Floor
TESLA Solar Roof System



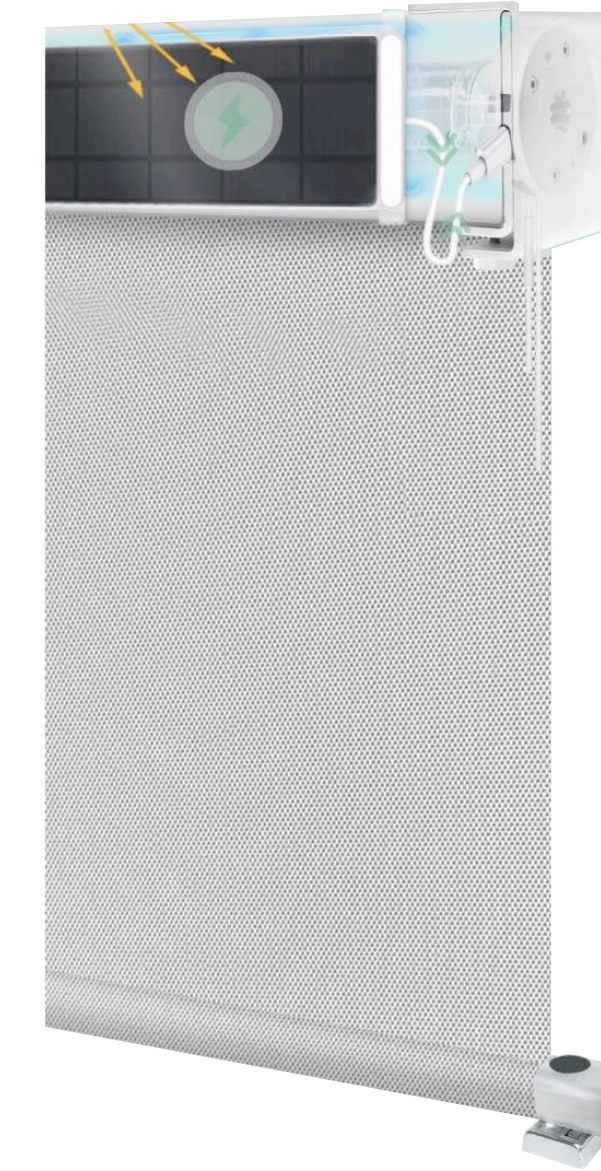
EXTERIOR FIREPLACE
Gray Tone Porcelain Tiles



EXTERIOR WALLS @ SECOND FLOOR
Exterior Wood Siding
Color - Aged Teak



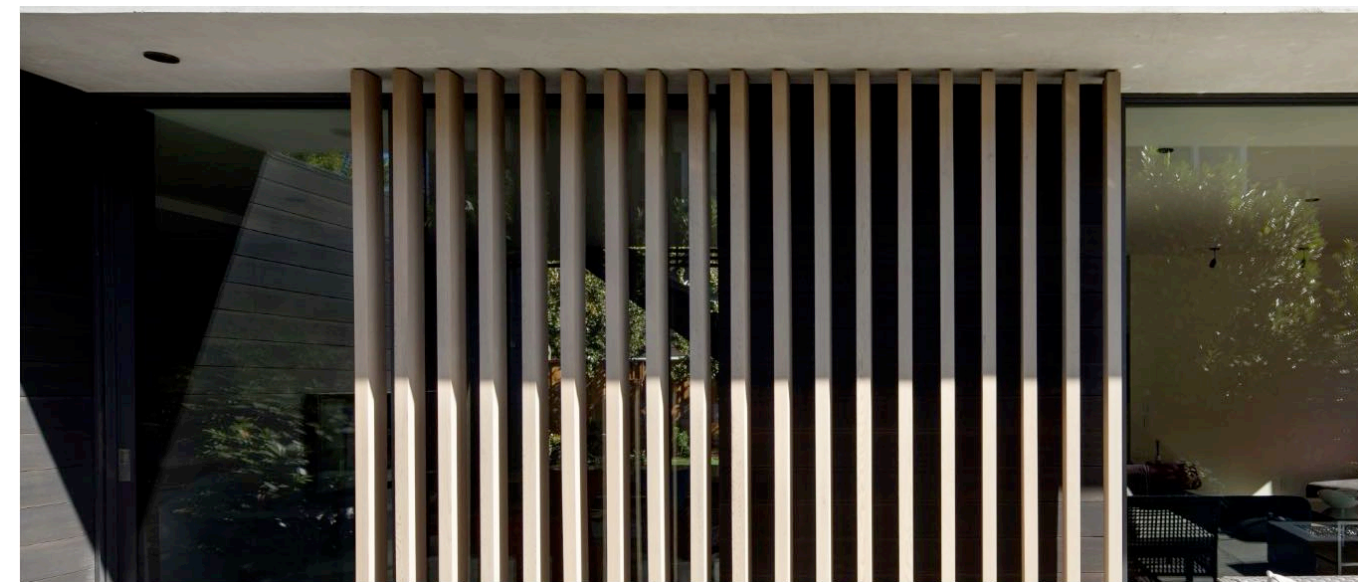
EXTERIOR WINDOWS
- Trimless window units
- Dark Anodized ALuminum, Windows by Feetwood or Western



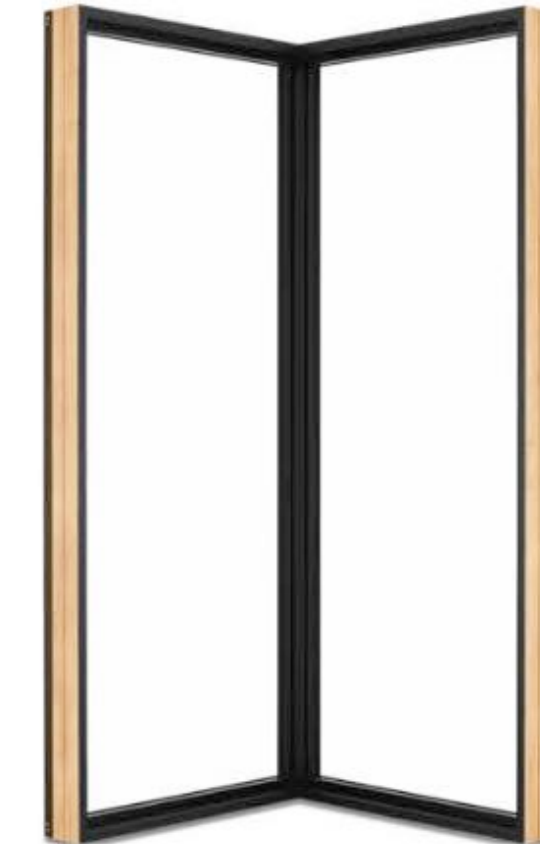
SOUTH FACING EXTERIOR WINDOWS @ SECOND FLOOR/COURTYARD
- Motorized waterproof and wind resistant shade w/ optional timer setting



REAR COURTYARD PATIO
Gray Tone Porcelain Tiles w/ Water Fountain



EXTERIOR SCREEN WALLS @ SECOND FLOOR
Exterior Wood Screen Wall System, Color to Match Exterior Wood Siding



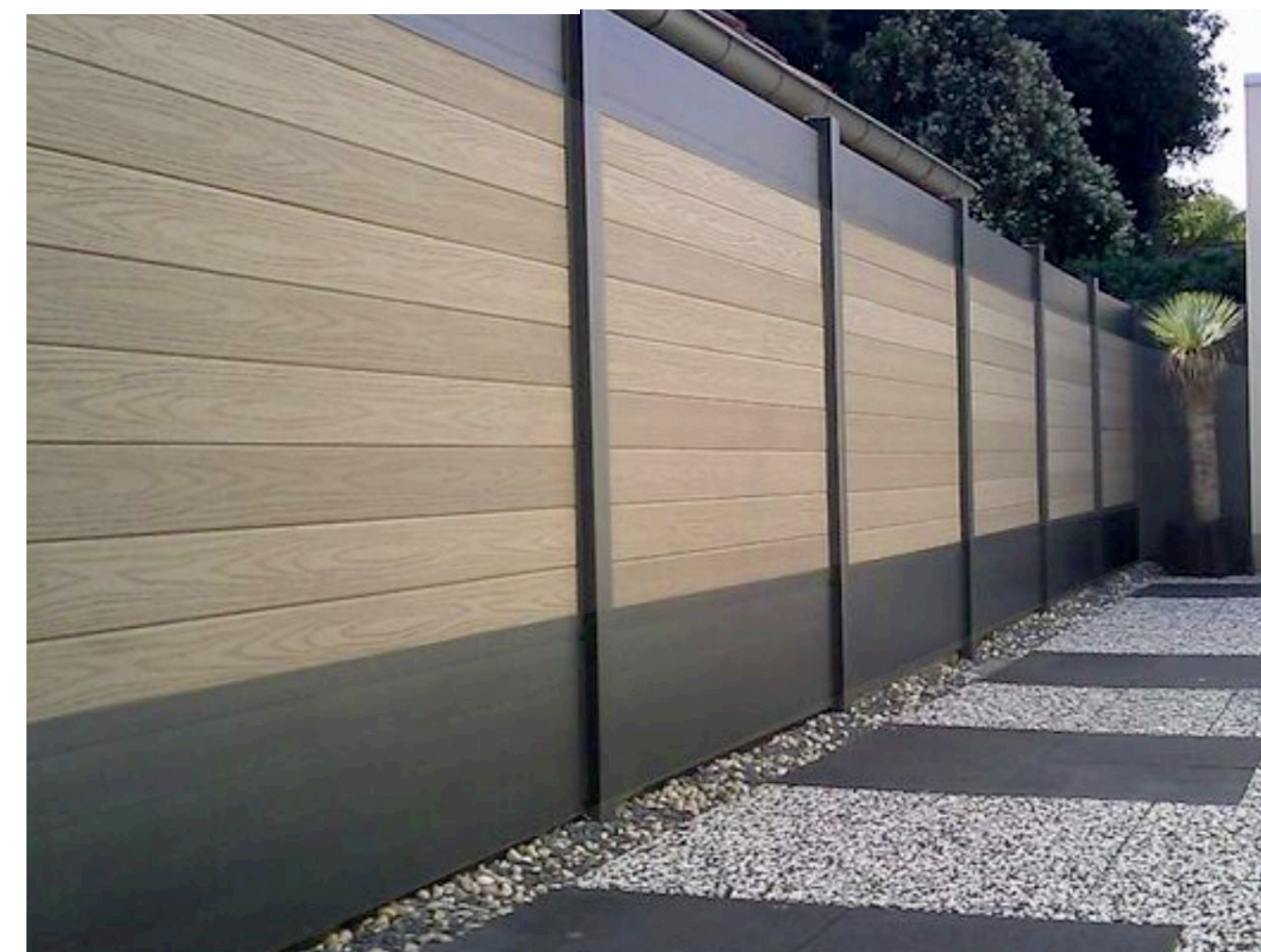
GARAGE DOOR
Steel Metal Door
Color: Dark Gray



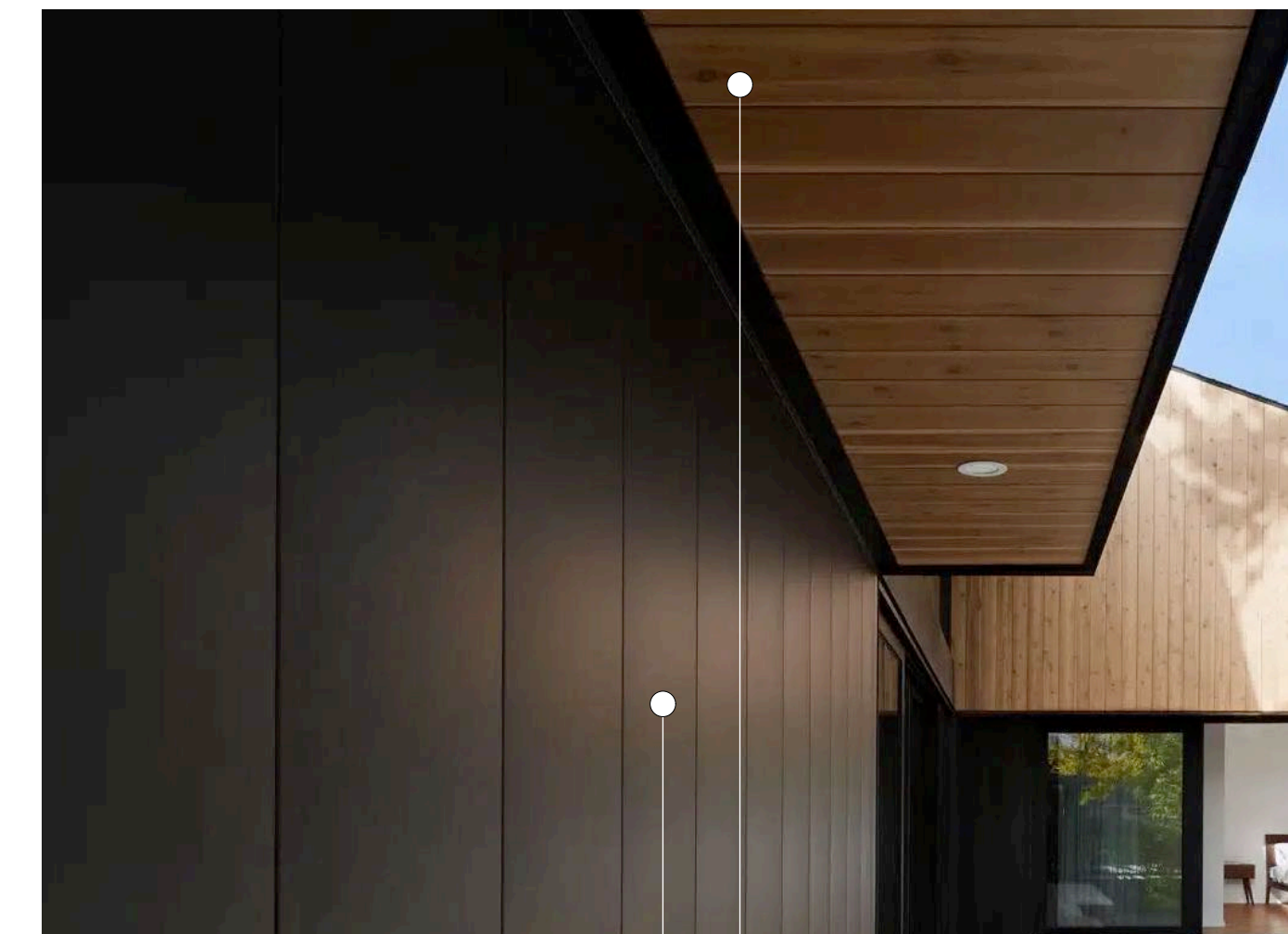
EXTERIOR WALLS @ GROUND FLOOR
Off-white Cement Plaster Exterior Wall System w/ Control Joints



EXTERIOR LOW WALLS @ ADU
4' Height Board-formed Concrete Low Wall @ Covington Rd in front of ADU



6' HEIGHT FENCE
Wood Fence w/ Metal Posts @ Covington Rd, and @ Property Line Adjacent to Neighbor's Lot



PARTIAL EXTERIOR WALLS @ GROUND FLOOR
Sheet Metal Siding System
Color to Match Garage Door

ROOF EAVE @ GROUND FLOOR
Exterior Wood Siding

DESIGN REVIEW SUBMITTAL_ REVISION 1

Date	10/31/23
Rev	1 DESIGN REVIEW REV 01/19/24

Sheet Title	Material & Finishes
Sheet No.	A5.1



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Cheng Residence

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Los Altos, CA 94024



DESIGN REVIEW SUBMITTAL _ REVISION 1

Date	10/31/23
Rev	1 DESIGN REVIEW REV 01/19/24

Sheet Title
3D Views

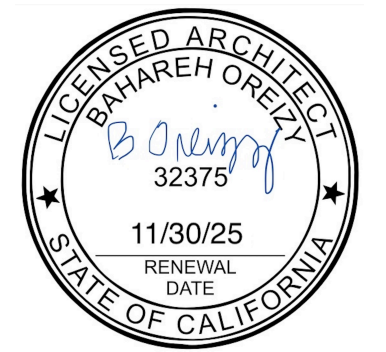
Sheet No.
A6.1



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DESIGN REVIEW SUBMITTAL _ REVISION 1

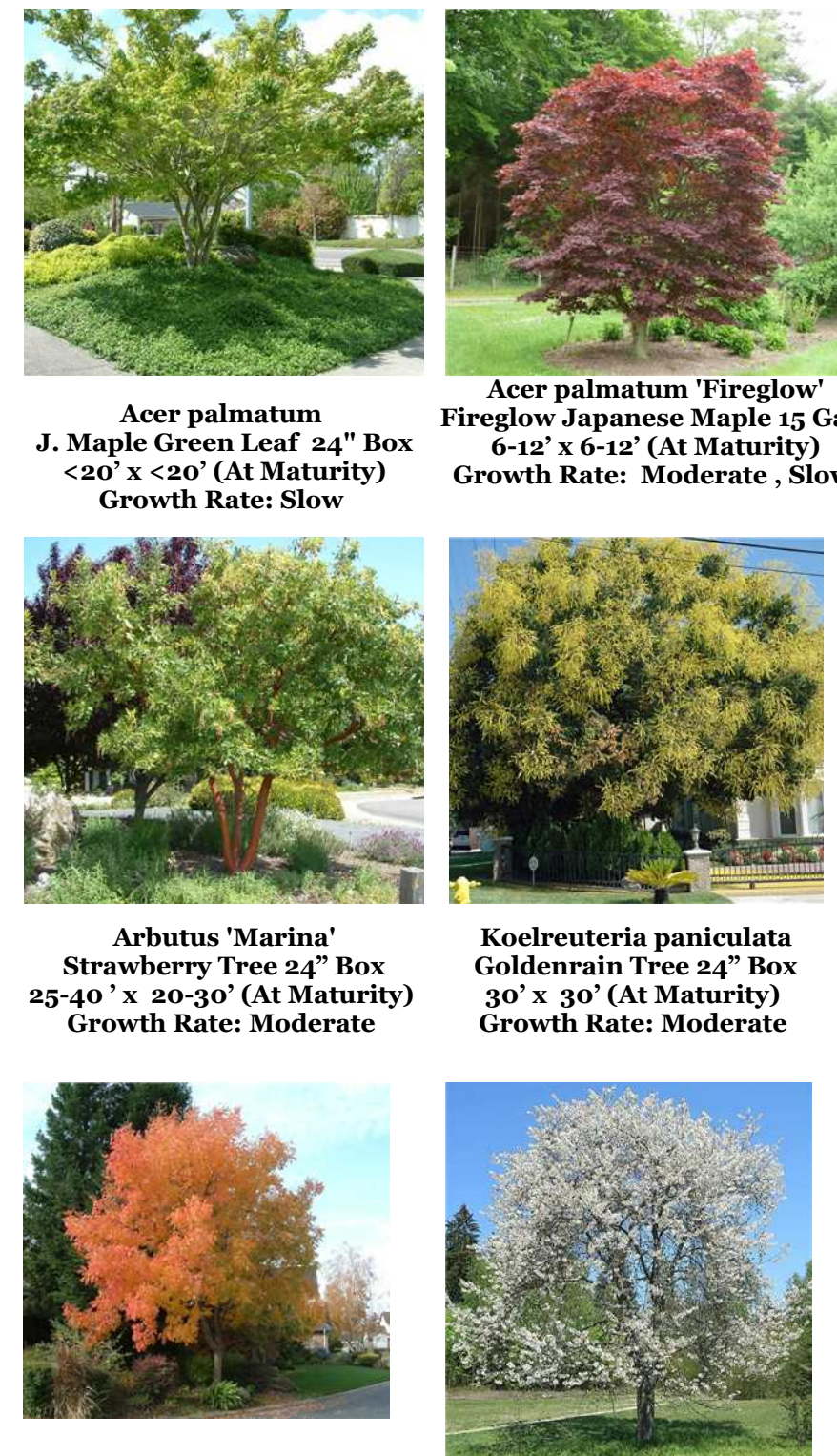
Date	10/31/23
Rev	1 DESIGN REVIEW REV 01/19/24

Sheet Title
 3D Views

Sheet No.
 A6.2

Plant Legend					
Botanical	Common	Size	Qty	Water	Remarks
Tree					
<i>Acer palmatum</i>	Japanese Maple	24" box	1	Medium, Extra in Summer	
<i>Acer palmatum 'Fireglow'</i>	Fireglow Japanese Maple	24" box	1	Medium, High, Extra in Summer	
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	24" box	2	Low	
<i>Koeleruteria paniculata</i>	Goldenrain Tree	24" box	1	Low	
<i>Pistacia chinensis</i>	Chinese Pistache	24" box	1	Low	
<i>Prunus avium</i>	Sweet Cherry	15 gal	1	Medium	'Rainer'
<i>Prunus cerasus 'Bing'</i>	'Bing' Cherry Tree	15 gal	1	Medium	
<i>Quercus agrifolia</i>	Coast Live Oak	24" box	1	Very Low, Low	
Shrub					
<i>Dodonaea viscosa 'Purpurea'</i>	Purple Hop Bush	5 gal	8	Very Low, Extra in Summer	
<i>Heteromeles arbutifolia</i>	Toyon	5 gal	3	Very Low, Low	
<i>Hydrangea macrophylla 'Nikko Blue'</i>	Nikko Blue Hydrangea	5 gal	6	High, Extra in Summer	
<i>Pittosporum tenuifolium</i>	Blackstem Pittosporum	15 gal	10	Medium	
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	5 gal	6	Low	
<i>Prunus ilicifolia ssp. 'Nictitans'</i>	Hollyleaf Cherry	5 gal	6	Low	
<i>Rhamnus californica</i>	Coffeeberry	5 gal	6	Very Low	
Ground cover					
<i>Dymondia maritima</i>	Dymondia, Rock Ditty	1 gal	20	Low	
<i>Lantana montevidensis</i>	Trailing Lantana	5 gal	9	Low	
Perennial					
<i>Liriope muscari</i>	Blue Lily Turf	1 gal	6	Medium	
Grass					
<i>Calamagrostis 'Karl Foerster'</i>	Karl Foerster Feeder Reed Grass	5 gal	16	Medium, Extra in Summer	
<i>Chondropetalum tectorum</i>	Cape Rush	5 gal	5	Low	
<i>Deschampsia cespitosa</i>	Tufted Hair Grass	5 gal	17	Low	
<i>Juncus patens 'Elk Blue'</i>	Elk Blue California Gray Rush	1 gal	38	Low, Medium, Extra in Summer	
Bamboo					
<i>Phyllostachya aurea</i>	Golden Bamboo, Fish Pole Bamboo	1 gal	8	Medium, Extra in Summer	

Trees



Acer palmatum
J. Maple Green Leaf 24" Box
6-12" x 6-12" (At Maturity)
Growth Rate: Slow

Acer palmatum 'Fireglow'
Fireglow Japanese Maple 15 Gal.
6-12" x 6-12" (At Maturity)
Growth Rate: Moderate, Slow

Arbutus 'Marina'
Strawberry Tree 24" Box
25-40" x 20-30" (At Maturity)
Growth Rate: Moderate

Koeleruteria paniculata
Goldenrain Tree 24" Box
30" x 30" (At Maturity)
Growth Rate: Moderate

Pistacia chinensis
Chinese Pistache 24" Box
30-60" x 20-40" (At Maturity)
Growth Rate: Moderate

Prunus avium 'Rainer'
Sweet Cherry 15" Gal.
40"-80" x 30"-60" (At Maturity)
Growth Rate: Moderate

Evergreen Screening Plants



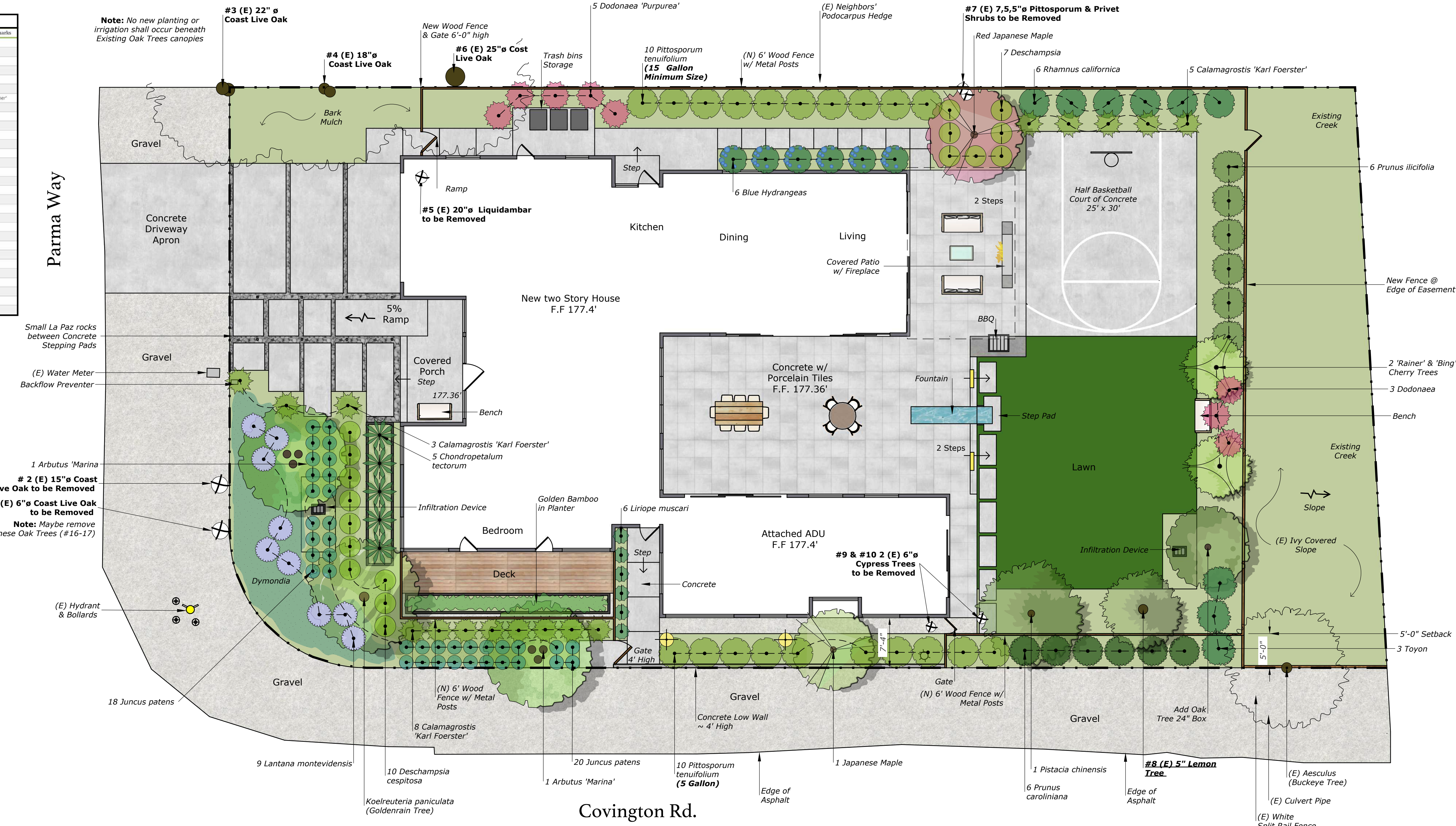
Dodonaea viscosa 'Purpurea'
Purple Hopsseed Bush 5 Gal.
10-15" x 10-15" (At Maturity)
Growth Rate: Fast

Heteromeles arbutifolia
Toyon 5 Gal.
6-20" x 6-10" (At Maturity)
Growth Rate: Moderate

Rhamnus californica 'Eve Case'
Eve Case Compact Coffeeberry 5 Gal.
6-8" x 6-8" (At Maturity)
Growth Rate: Moderate

Prunus ilicifolia
Hollyleaf Cherry 5 Gal.
10-25" x 10-25" (At Maturity)
Growth Rate: Moderate

Pittosporum tenuifolium
Blackstem Pittosporum 5 Gal.
12-16" x 6-8" (At Maturity)
Growth Rate: Moderate



REVISIONS	BY

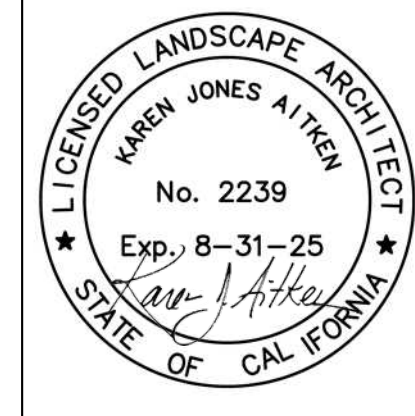


KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS

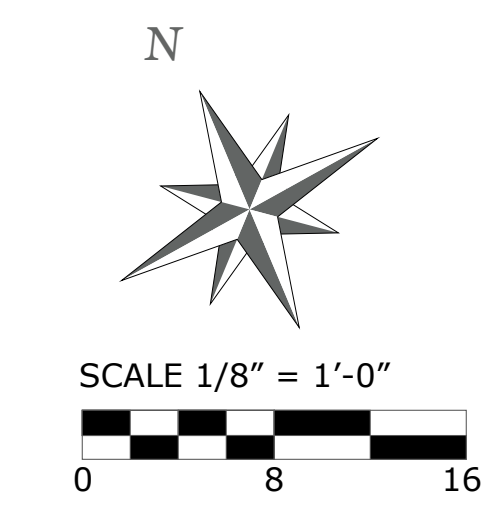
8262 Rancho Real Gilroy Ca. 95020
Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

CHENG RESIDENCE
627 Covington Rd, Los Altos, CA

PLANTING PLAN



DATE	01-18-23
SCALE	1/8" = 1'-0"
DRAWN	AD-SL
JOB	CHENG



* NOTES (E) = Existing

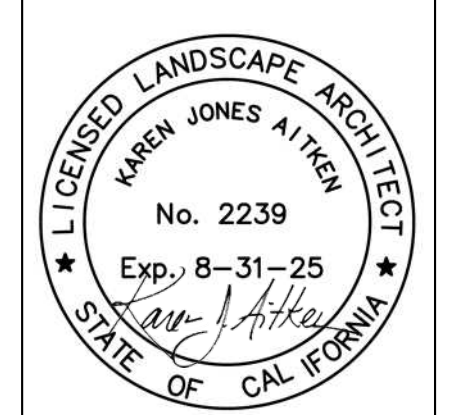
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REVISIONS	BY

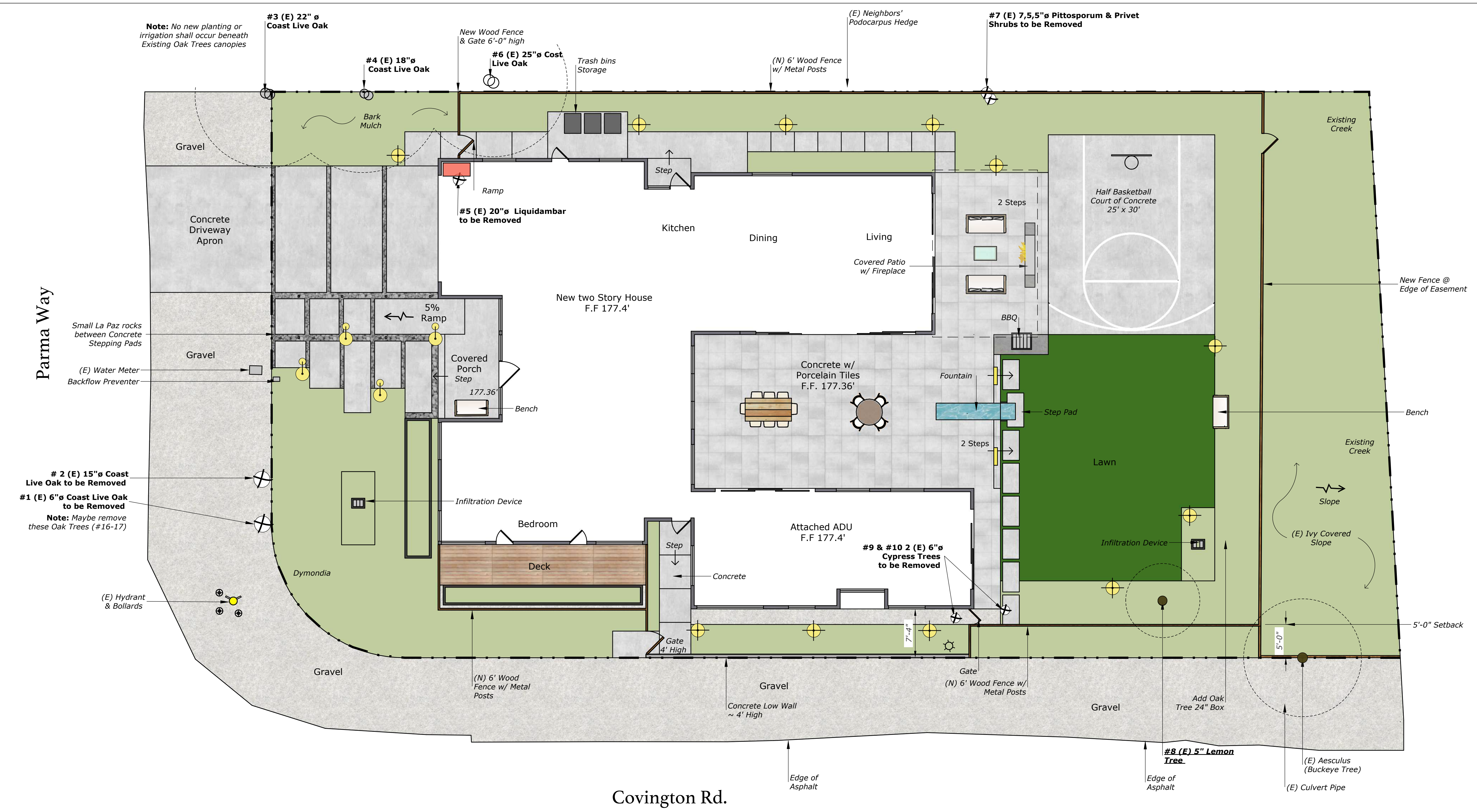


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CHENG RESIDENCE
 627 Covington Rd, Los Altos, CA
LIGHTING & MATERIAL PLAN



DATE 12-07-23
 SCALE 1/8" = 1'-0"
 DRAWN AD-SL
 JOB CHENG



Low Voltage Lights- by Alliance

Symbol	Manufacturer / Model / Description	Qty.
[Transformer Symbol]	Alliance IT150 Transformer	01
[Path Light Symbol]	Path Light - PL250-LED Hat 7.75" Diameter. Order code: AL250, Brass, (AB) Aged Brass, ALSTEM18 LBIPIN-200lm, 2.5W/13.75VA, 2700K.	11
[Path Light Symbol]	Path Light - PL300-bt "L" Shaped Brass Fixture. 22.1" H x 6.1" L Order code: BL200, Brass, (AB) Aged Brass	04
[Step Light Symbol]	Step Light - SL300-LED Brass Fixture, aged brass Finish. 9" W x 2.87" D. Order code: SL 300, Brass, (AB) Aged Brass Lamp: LBIPIN-LED-3W	02



Concrete Wall (In Front ADU)
(Reference Image)



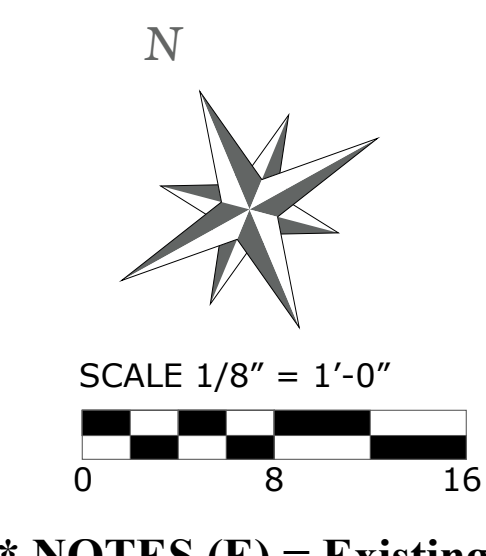
Fountain
(Reference Image)

Surface Chart

Hardscape	
Concrete Paths & pads	1,335 Sq. Ft.
Concrete Patio w/ tile	1,550 Sq. Ft.
Concrete Sport Court	750 Sq. Ft.
Total	3,635 Sq. Ft.
Softscape	
Deck	190 Sq. Ft.
Gravel Path	100 Sq. Ft.
La Paz Rock between pads	125 Sq. Ft.
Total	415 Sq. Ft.



Fence
(Reference Image)



* NOTES (E) = Existing

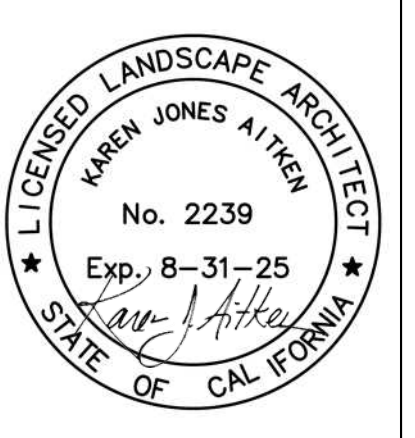
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REVISIONS	BY



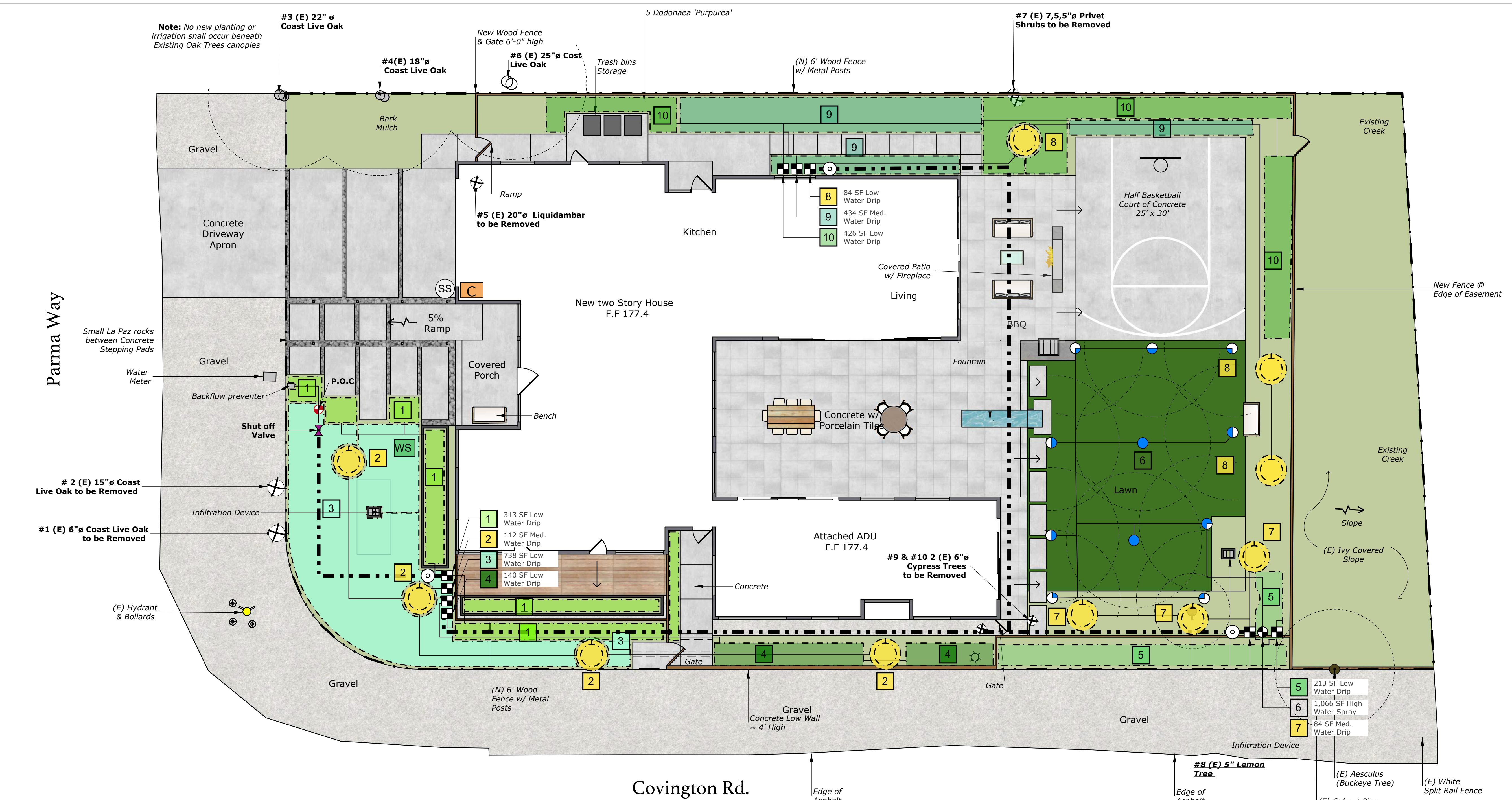
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CHENG RESIDENCE
 627 Covington Rd, Los Altos, CA
IRRIGATION PLAN



DATE	12-07-23
SCALE	1/8" = 1'-0"
DRAWN	SL
JOB	CHENG

L-3



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

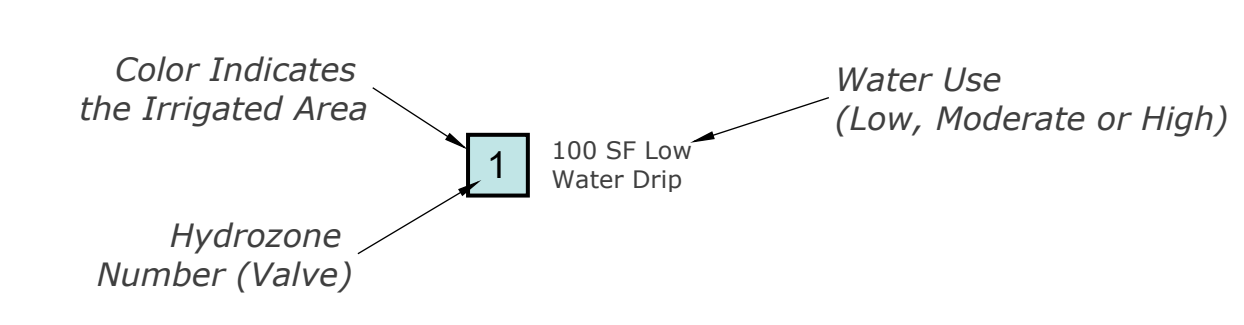
C	Hunter ACC-1200 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
WS	Hunter SOIL-CLIK The Soil-Click probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
SS	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and 1-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.

SOIL PREPARATION, MULCH AND AMENDMENTS

THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:

- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
- B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
- C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
- D) A MINIMUM THREE INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

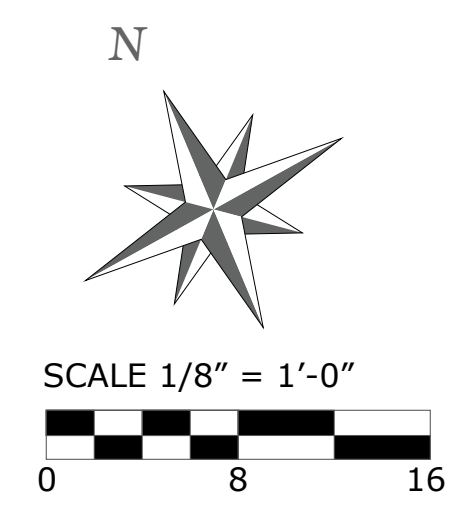
IRRIGATION KEY	
	Irrigation Lateral Line: 1 in. PVC Class 200
	Irrigation Mainline: 1 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 - Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	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.
	Hunter ICV-G 1" Plastic Electric Remote Control Valves, Globe Configuration.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	Hunter PROS-06-PRS30 10' radius. Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings. Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.



"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 plans."

Karen Aitken

Refer to L-4 for
Water Calculations & Irrigation Details



* NOTES (E) = Existing

GRADING AND DRAINAGE CONSTRUCTION NOTES:

1. TIE ROOF DOWNSPOUT LEADERS WITH 4" SOLID PIPE TO DISCHARGE AT INFILTRATION DEVICE.
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. 4" SDR-26 SS. LAT. @ 2% MIN.
4. NEW 2" WATER METER AND SERVICE LINE. DESIGN BY OTHERS.
5. APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES:
6. 6" PVC (SDR-35) @ S=0.5% MIN.
7. CONSTRUCT (N) CONC DRIVEWAY. "PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC R/W, A PERMIT TO OPEN STREET AND/OR AN ENCRoACHMENT PERMIT WILL BE REQUIRED".
8. INSTALL DOUBLE CHECK VALVES PER CALIFORNIA WATER SERVICE.
9. INSTALL (N) 4" SSCO OVER EXISTING SS. LATERAL PER CITY STD. DETAIL SS-5, ON SHEET C-3.
10. INSTALL COMBO BACK WATER WITH ATMOSPHERIC RELIEF VALVE INSTALLED UPSTREAM OF THE BACKWATER VALVE OUTSIDE OF THE BUILDING IN CLOSE PROXIMITY TO THE FOUNDATION
11. NEW ELECT. METER.
12. INFILTRATION DEVICE, 5'X11'X5' DEEP, SEE DETAIL ON SHEET C-2.
13. EARTH SWALE, SEE DETAIL ON SHEET C-2.

UNDERGROUND NOTES

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

DRAINAGE NOTE:

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

ENCROACHMENT PERMIT NOTE:

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

ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB, GUTTER 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 AT (650) 947-2680

UTILITY SERVICE

THE APPLICANT SHALL SUBMIT WRITTEN CERTIFICATION FROM THE APPROPRIATE ENERGY AND COMMUNICATION UTILITIES TO THE PUBLIC WORKS DEPARTMENT AND THE PLANNING DIVISION STATING THAT THEY WILL PROVIDE ENERGY AND COMMUNICATION SERVICES TO THE PROPOSED PARCELS OF THIS SUBDIVISION.

THE LOCATIONS OF THE MAIN WATER SERVICE AND SANITARY SEWER LINES ARE APPROXIMATE, PRIOR TO THE CONNECTION POINTS SHOWN. AS A REMINDER, A SEWER CONNECTION PERMIT FROM SANITATION DISTRICT, AND A CONNECTION LETTER FROM THE WATER COMPANY ARE REQUIRED.

MAINTENANCE NOTE:

IT SHALL BE THE OWNER'S RESPONSIBILITY TO ENSURE THAT ALL DRAINAGE IMPROVEMENTS SHOWN HEREON ARE MAINTAINED IN GOOD WORKING ORDER. THIS INCLUDES PERIODICALLY INSPECTING THE STORM DRAIN PIPES FOR SEDIMENT AS WELL AS THE DRAIN INLETS, SEDIMENT BASINS AND PERMEABLE PAVEMENT FOR SEDIMENT. ANY BUILT UP SEDIMENT SHOULD BE PERIODICALLY CLEANED TO ENSURE THE DRAINAGE FEATURES FUNCTION AS INTENDED.

TREES PROTECTION NOTE:

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

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.

LEGEND:

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

DRAINAGE NOTE

- | | | |
|-------------------------------|--------------------------------|--------------------------------|
| 1 AD RIM 175.5±
INV 173.5± | 6 AD RIM 176.0±
INV 174.0± | 12 CB RIM 175.0±
INV 171.5± |
| 2 AD RIM 175.7±
INV 173.1± | 7 AD RIM 176.0±
INV 173.7± | |
| 3 AD RIM 175.9±
INV 172.8± | 8 AD RIM 176.0±
INV 173.5± | |
| 4 AD RIM 176.0±
INV 172.6± | 9 AD RIM 175.8±
INV 173.8± | |
| 5 CB RIM 176.0±
INV 172.3± | 10 AD RIM 175.8±
INV 173.1± | |
| EG 176.3 | 11 AD RIM 175.3±
INV 172.5± | |

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.

TREE PROTECTION NOTE: SEE ARCHITECTURAL PLAN FOR TREE PROTECTION FENCING

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

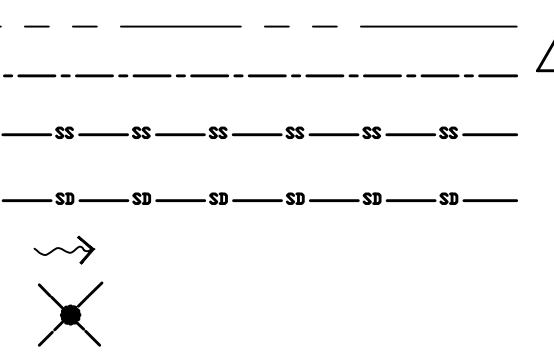
ABBREVIATION

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

DESCRIPTION

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

LEGEND



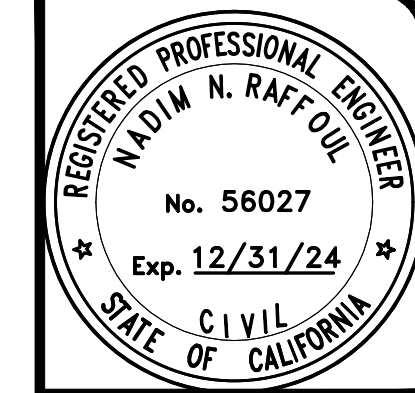
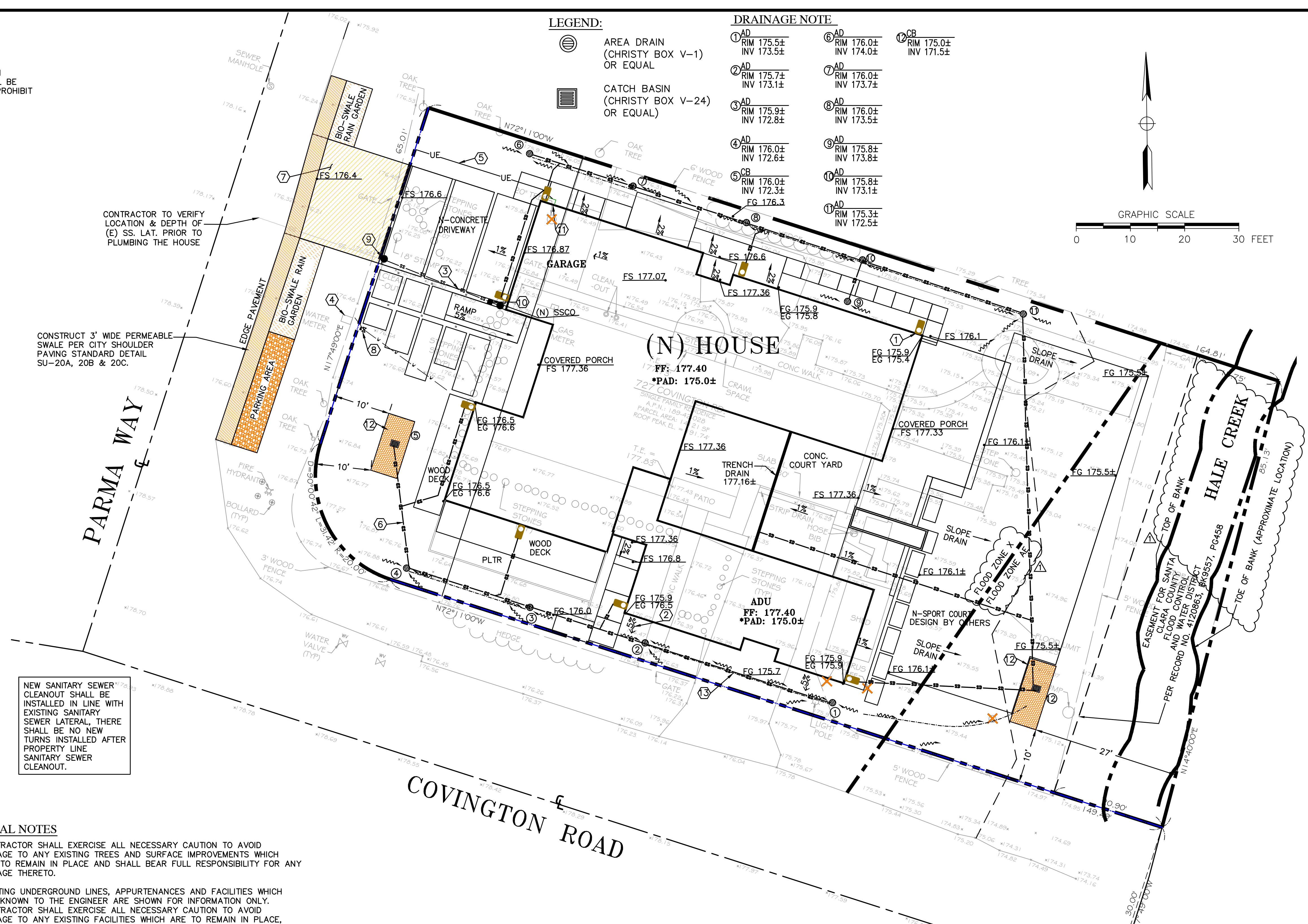
EARTH WORK NOTE:

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

NOTE:

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

APPROXIMATE CUT REQUIRED	130± CY
FILL REQUIRED	20± CY



NIR ENGINEERING
 SERVICES CO.
 505 HERZOG DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 948-7883

627 COVINGTON ROAD
 LOS ALTOS
 APN 189-42-028
 SANTA CLARA COUNTY
 CALIFORNIA

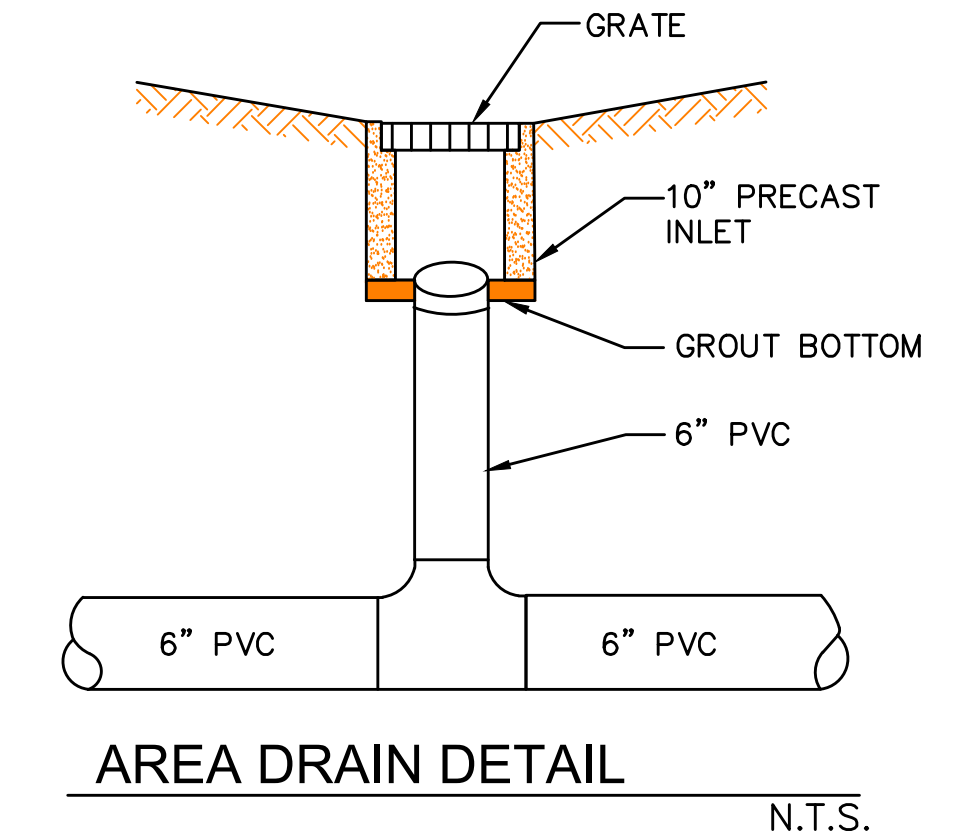
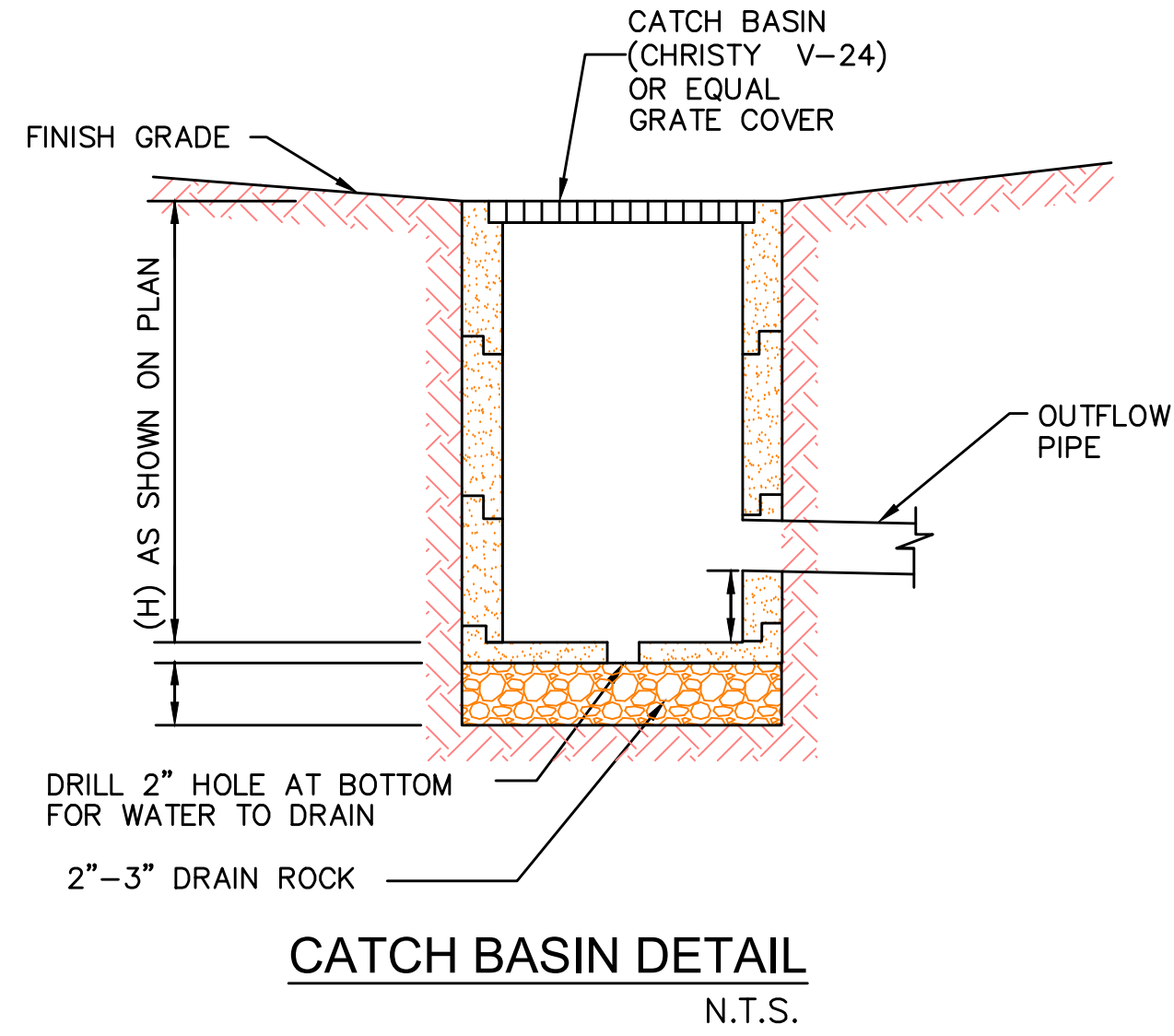
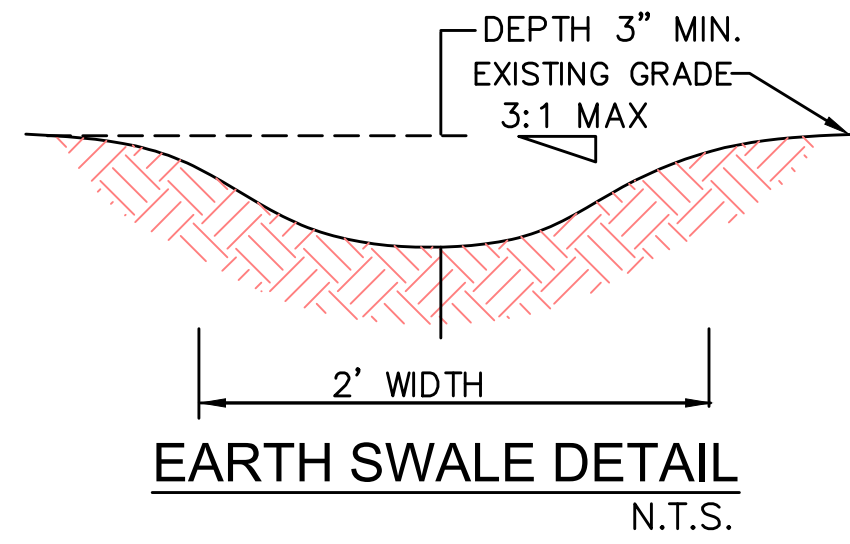
GRADING AND DRAINAGE PLAN

PLANNING COMMENTS	1/18/24
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REVISIONS	DATE
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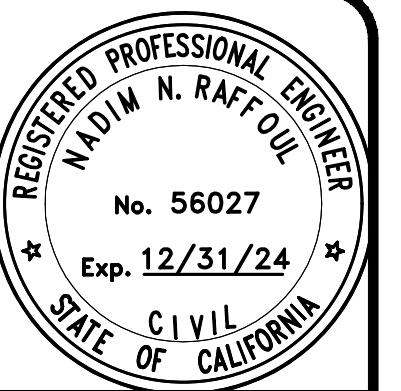
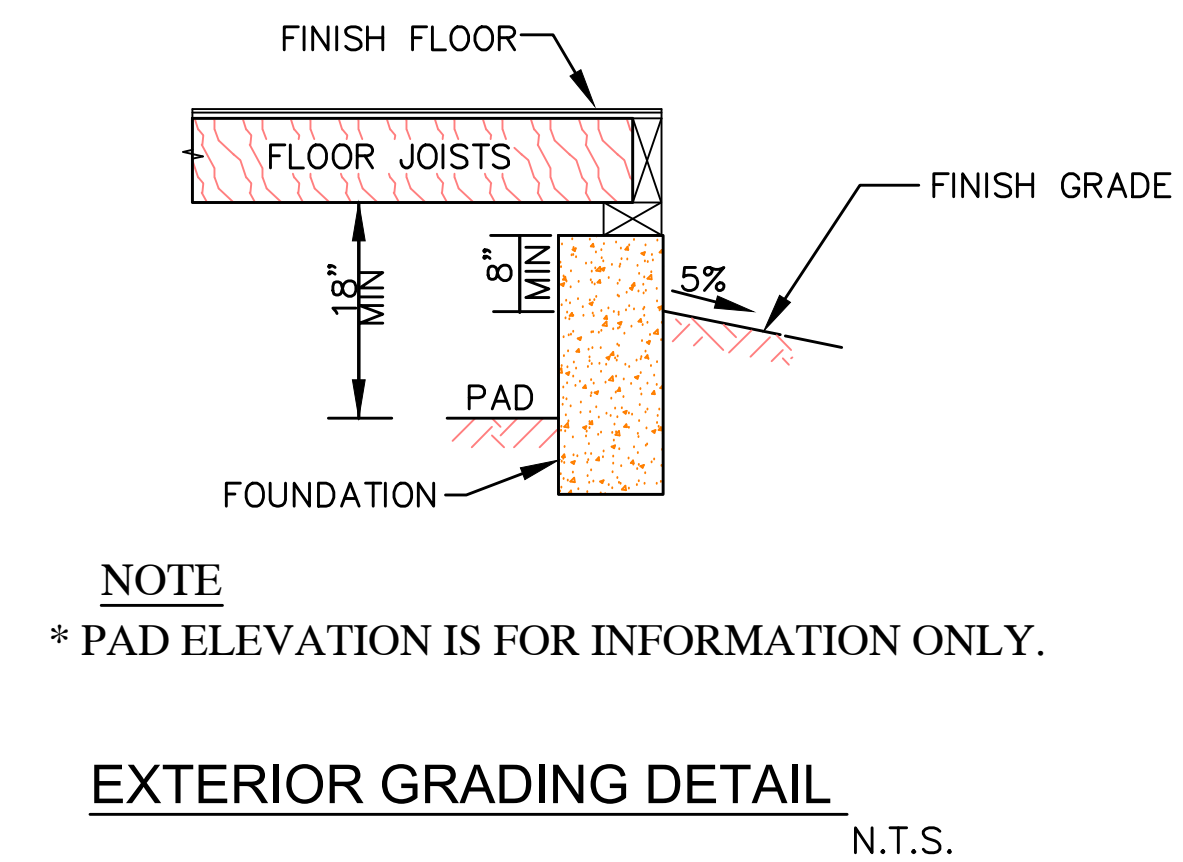
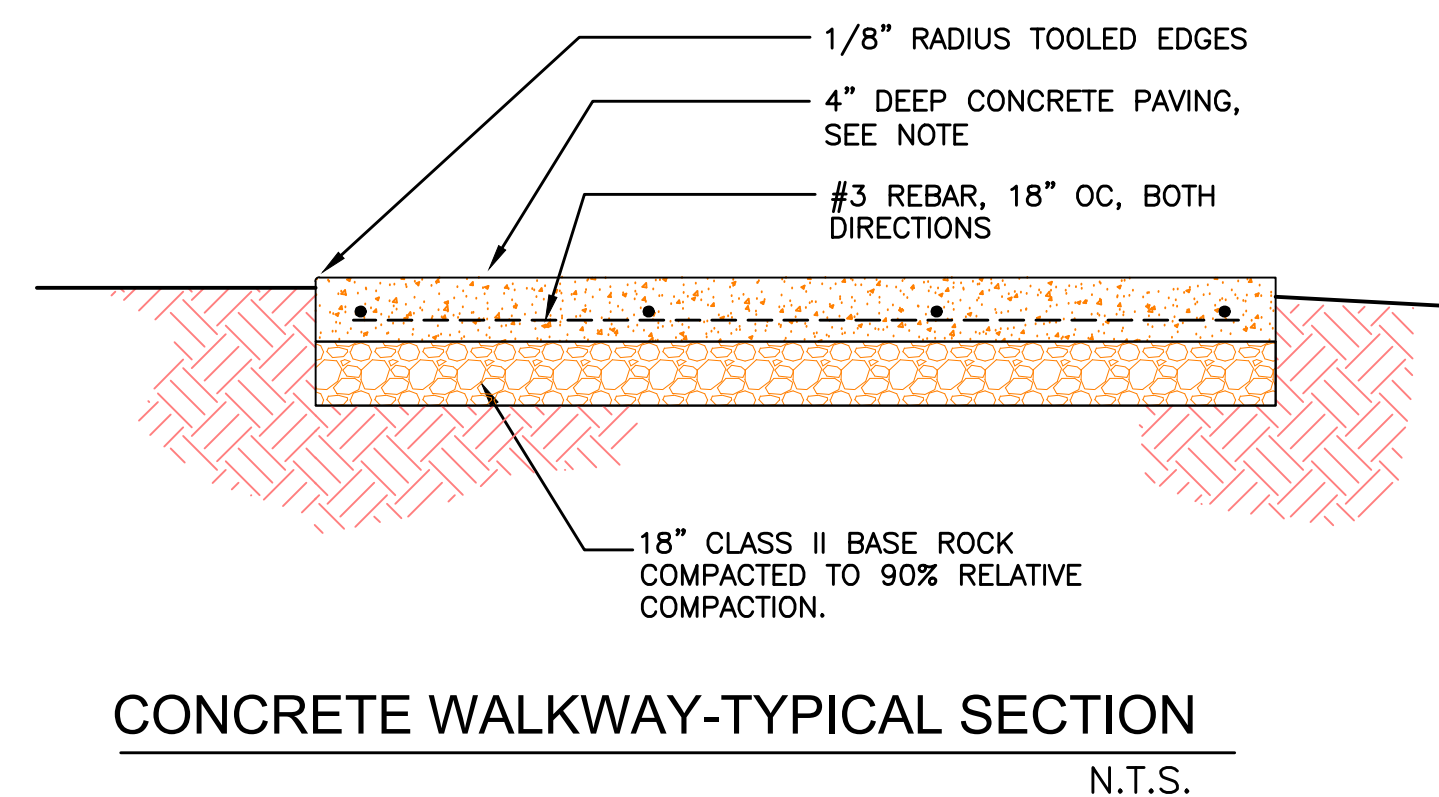
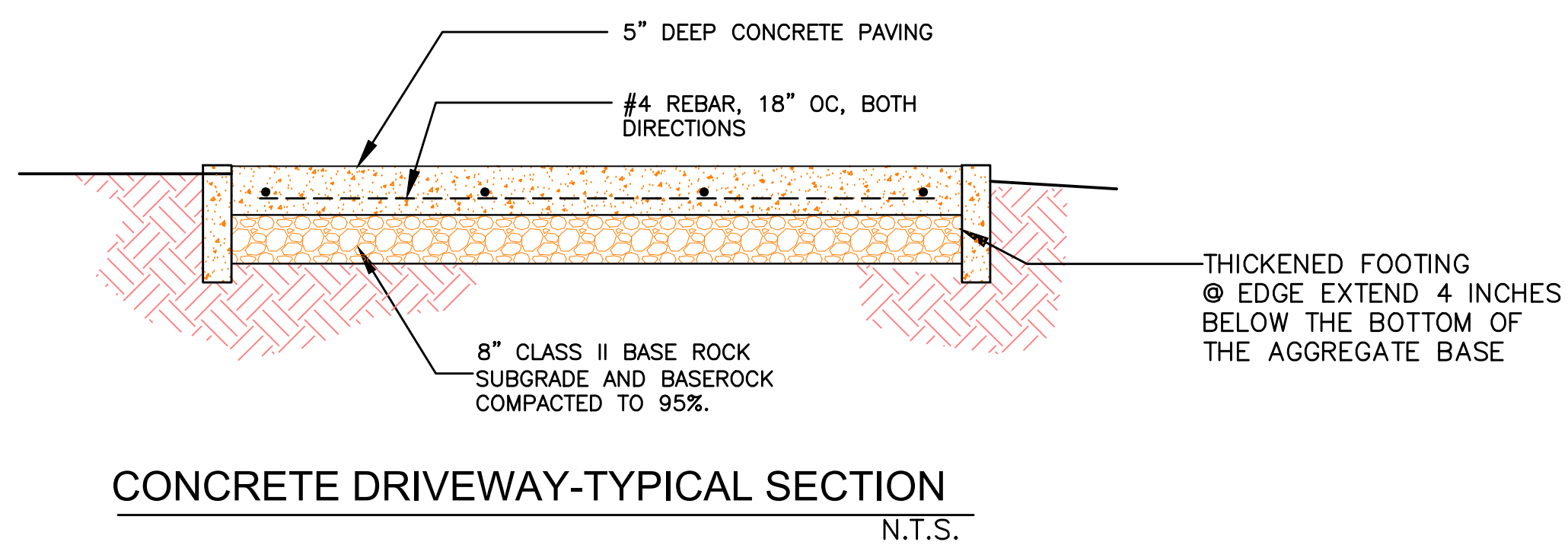
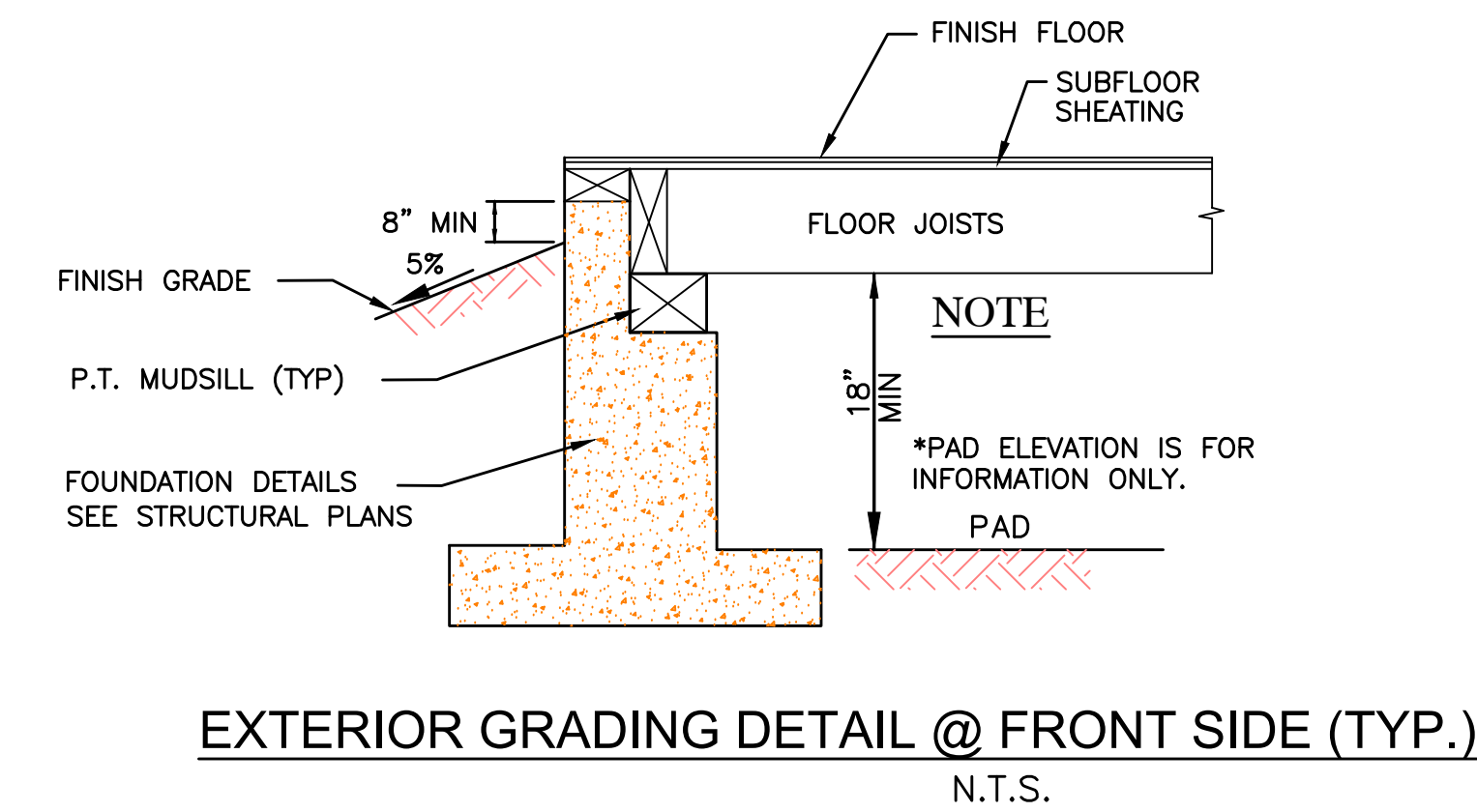
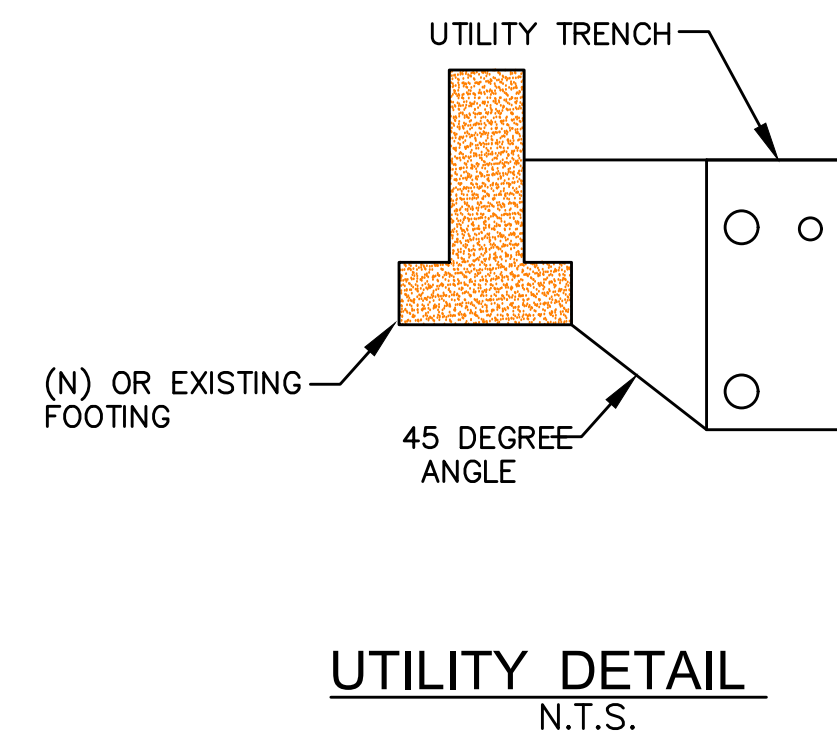
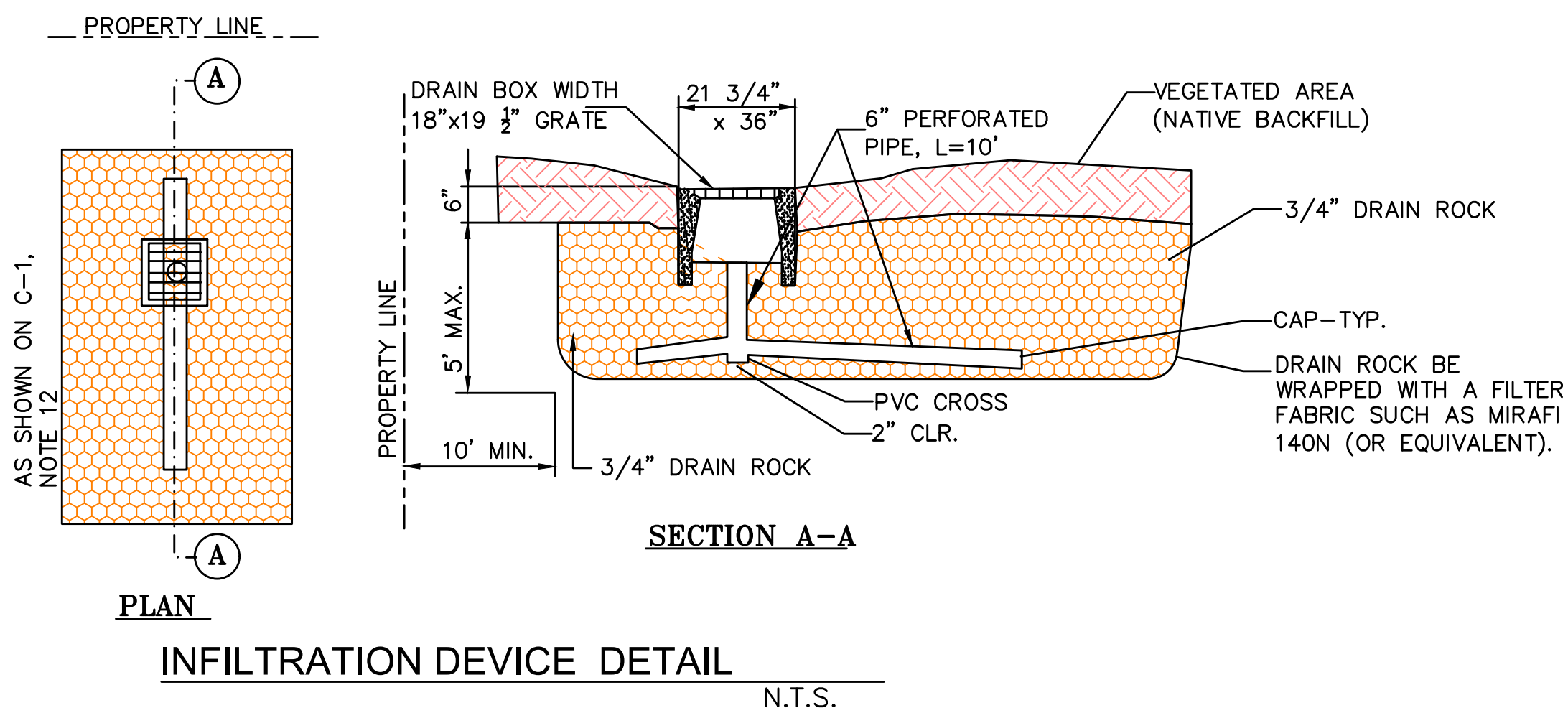
JOB NO:	
DATE:	10-22-2023
SCALE:	1" = 10'

DRAWN BY:	NR
SHEET NO:	C-1



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.



NNR ENGINEERING
SERVICES CO.
685 WEBER DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 948-7813

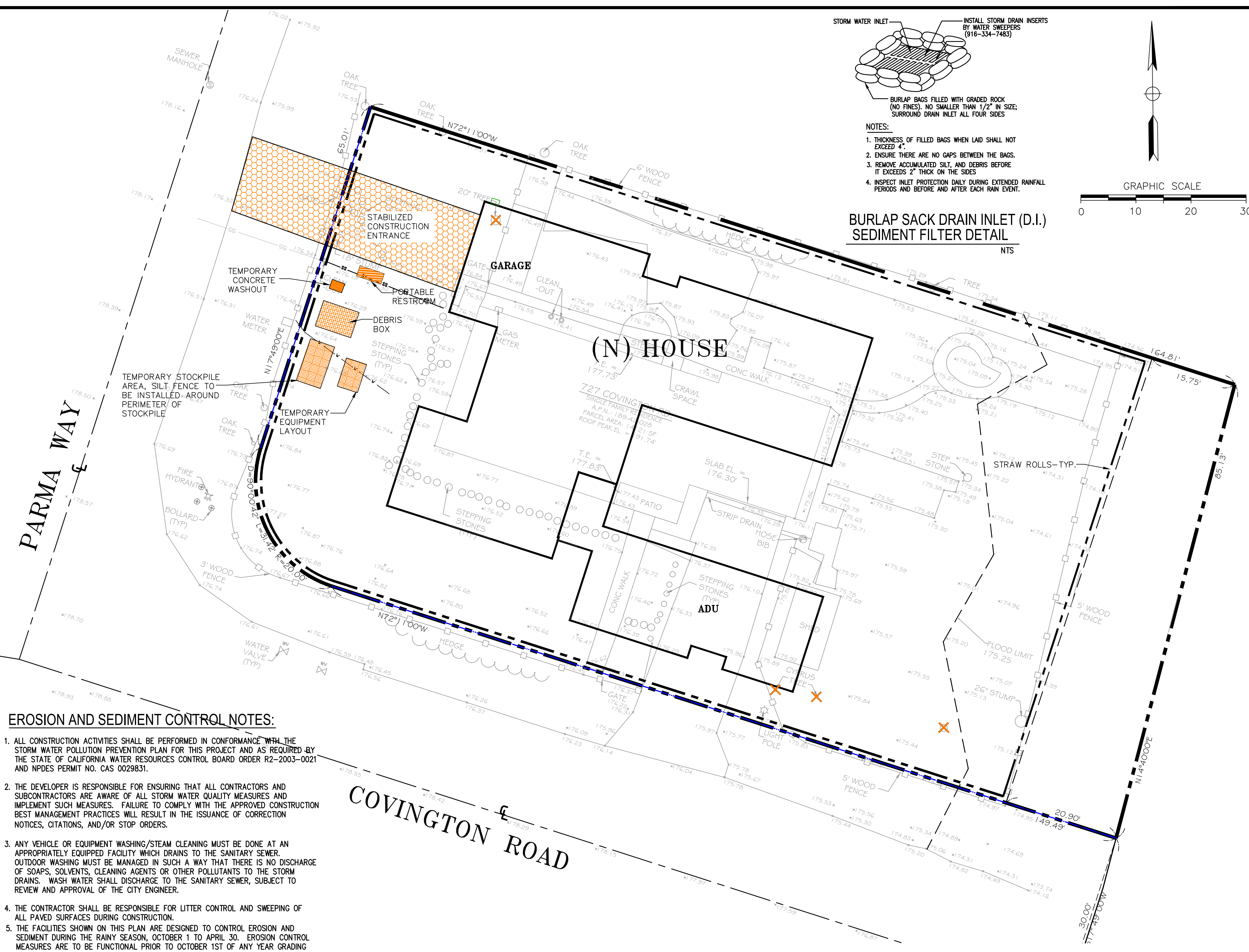
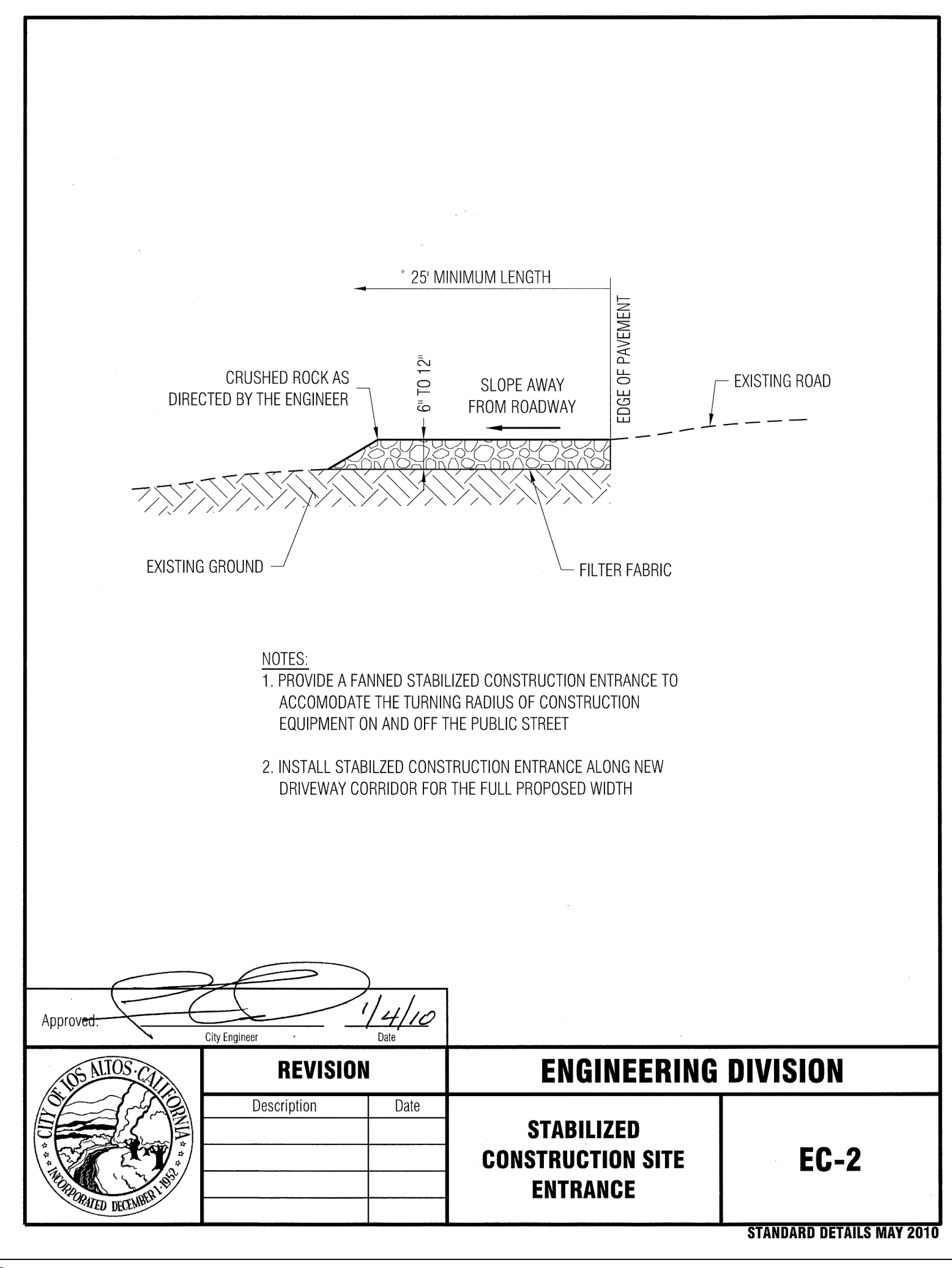
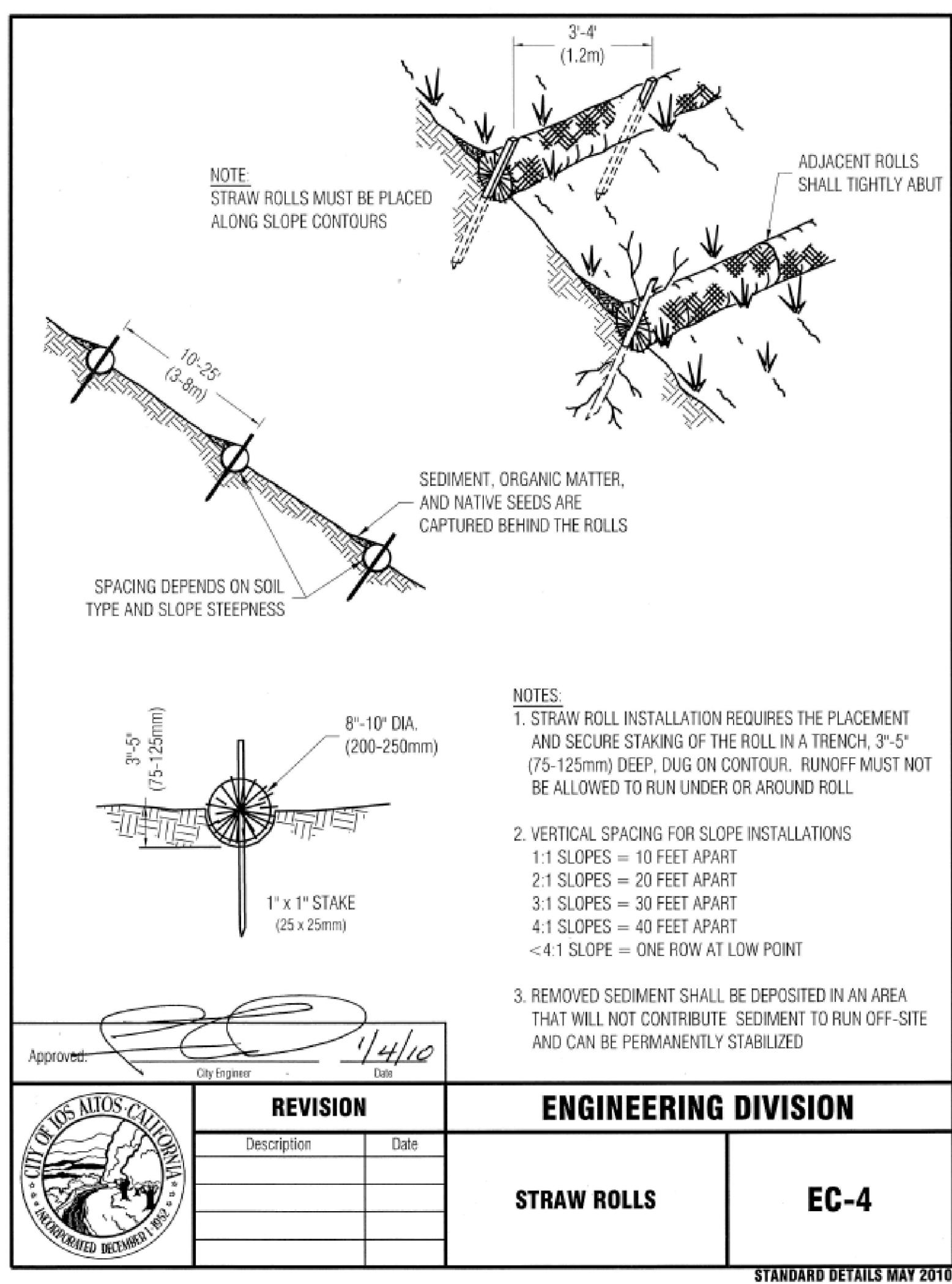
627 COVINGTON ROAD
LOS ALTOS
APN 189-42-028

SANTA CLARA COUNTY
CALIFORNIA

MISC. DETAILS

REVISIONS	DATE

JOB NO:
DATE: 10-22-2023
SCALE: N.T.S.
DRAWN BY: NR
SHEET NO:

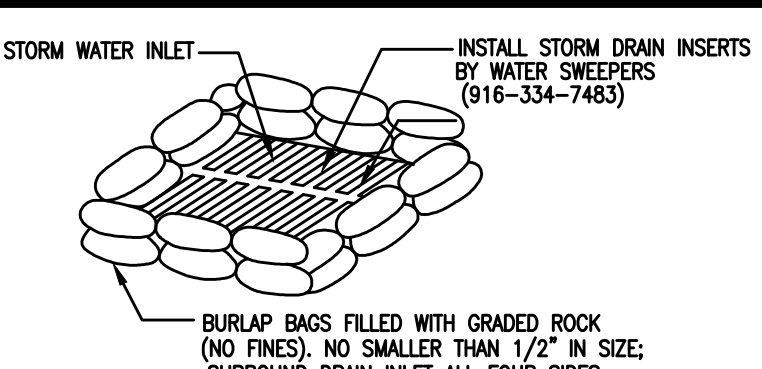


EROSION AND SEDIMENT CONTROL NOTES:

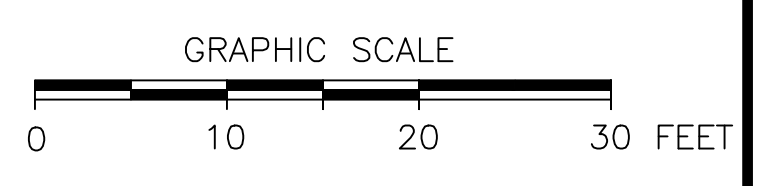
1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND NPDES PERMIT NO. CAS 0029831.
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT 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 UNLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
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 TACKLER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL:

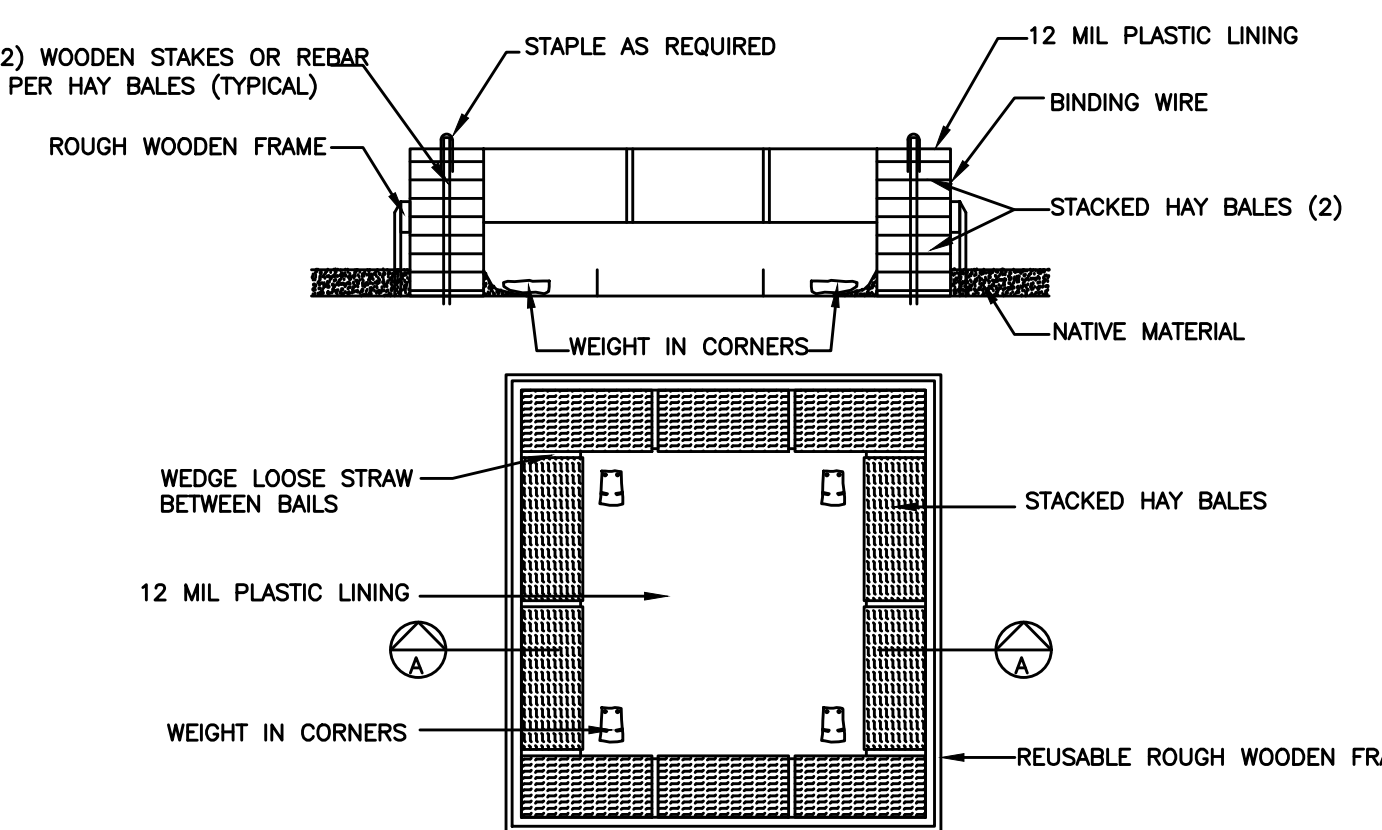
1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY IN TO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, 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 PLAN FOR OTHER INFORMATION.
7. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD FIELD MANUAL.



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



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)
NTS



NMR ENGINEERING
SERVICES CO.
638 WETHERS DRIVE
SAN JOSE, CALIFORNIA 95133
(408) 948-7818

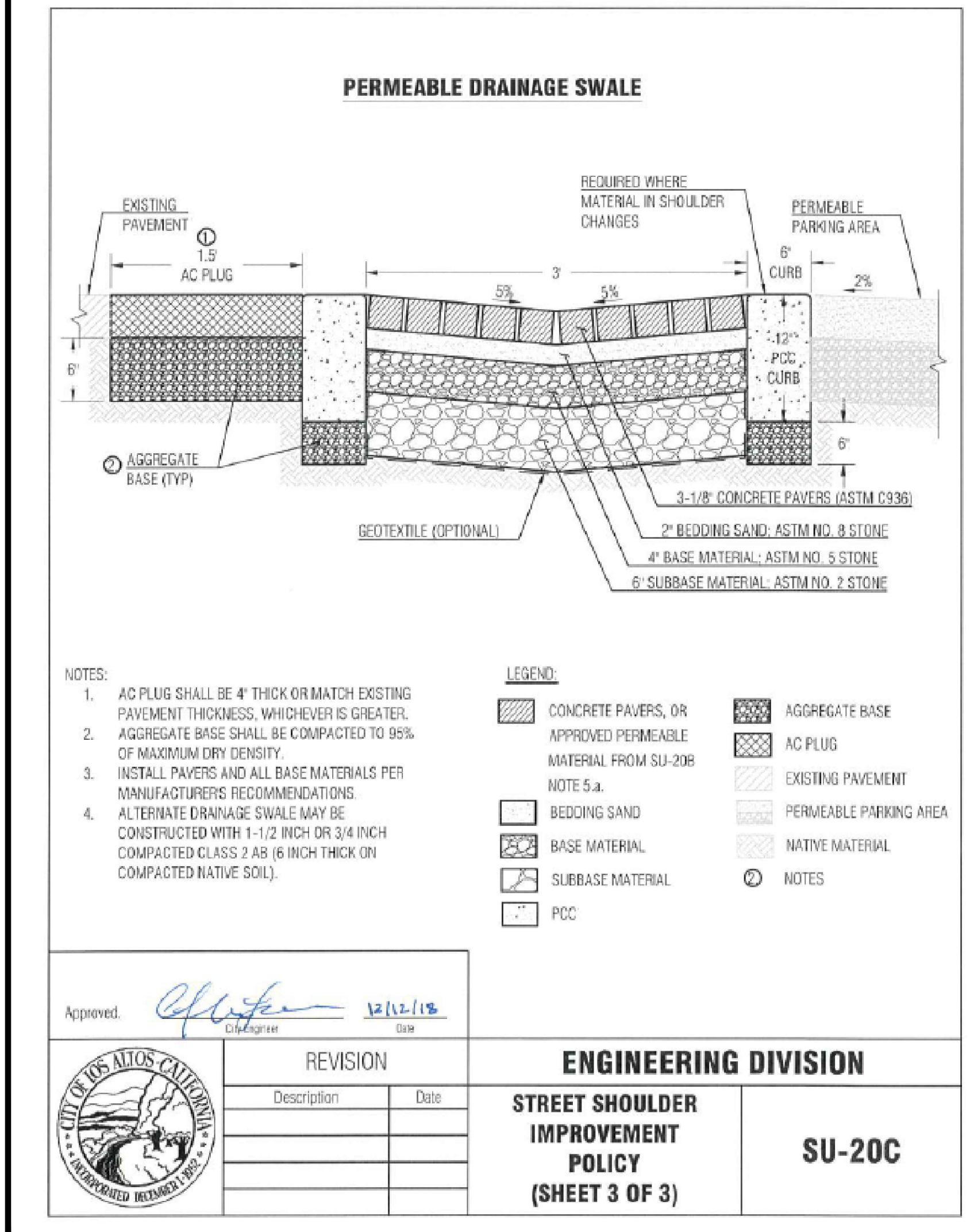
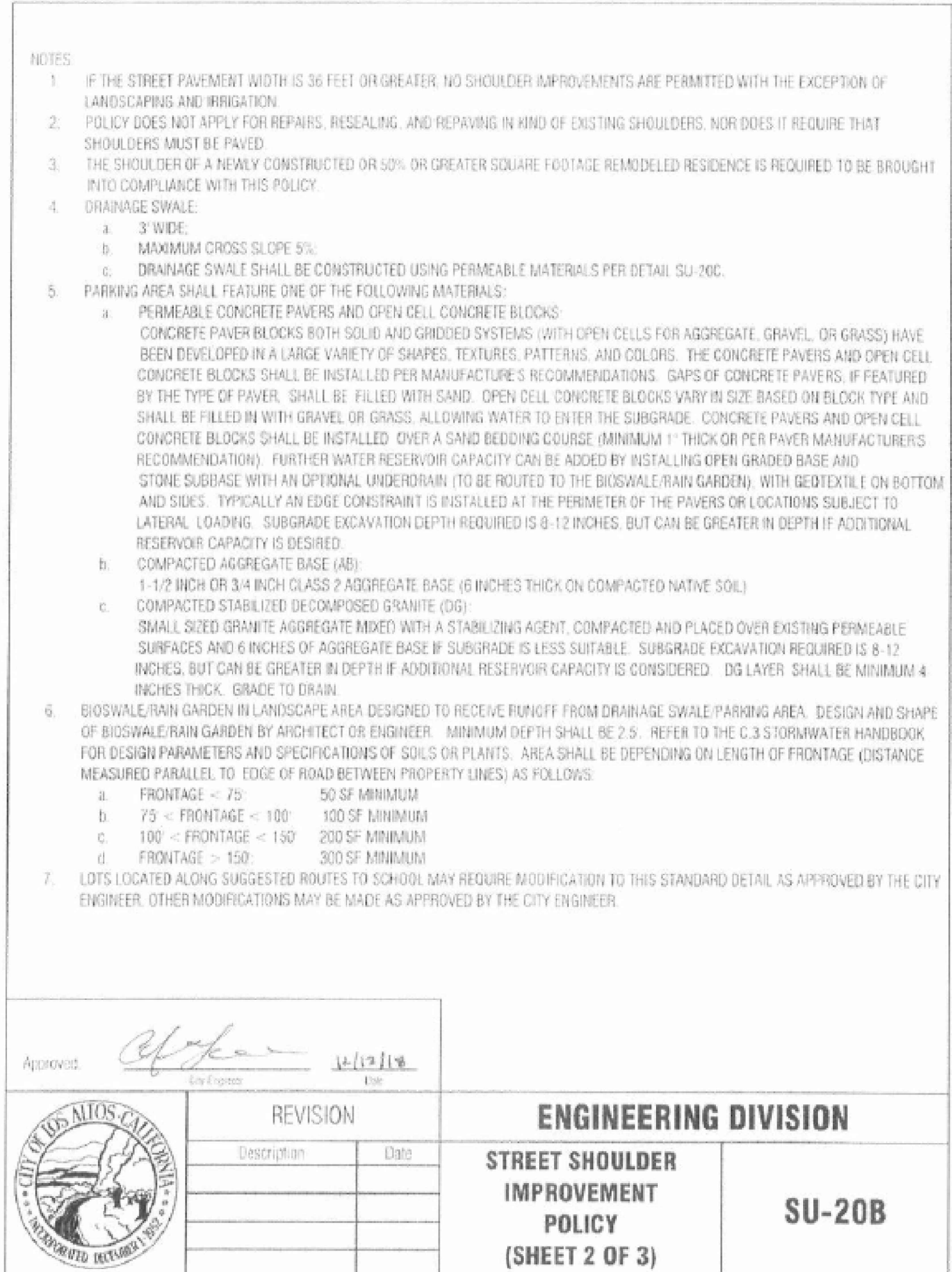
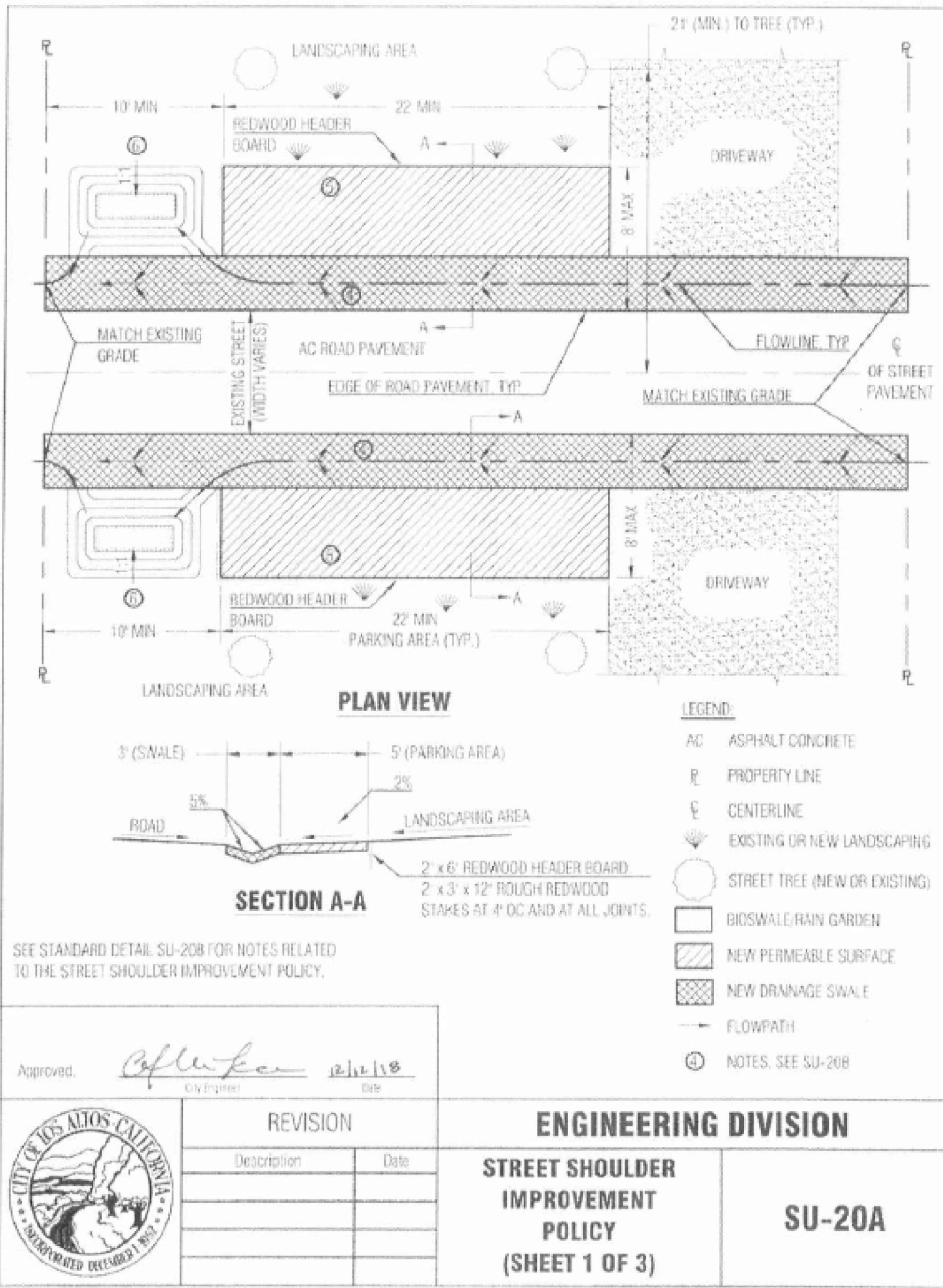
627 COVINGTON ROAD
LOS ALTOS
APN 189-42-028

SANTA CLARA COUNTY CALIFORNIA

EROSION CONTROL PLAN

REVISIONS	DATE

JOB NO:
DATE: 10-22-2023
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO:
C-3
OF 5 SHEETS



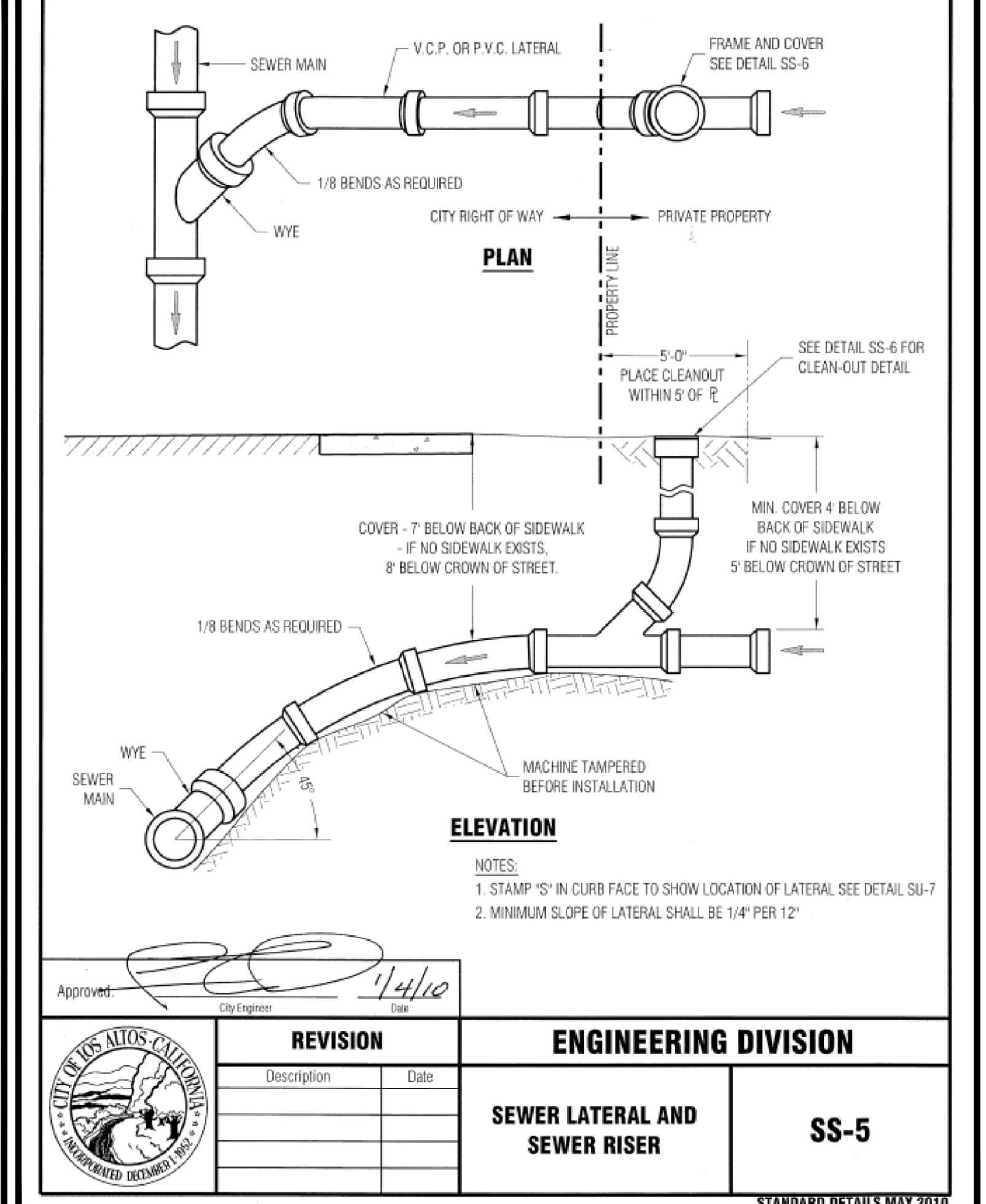
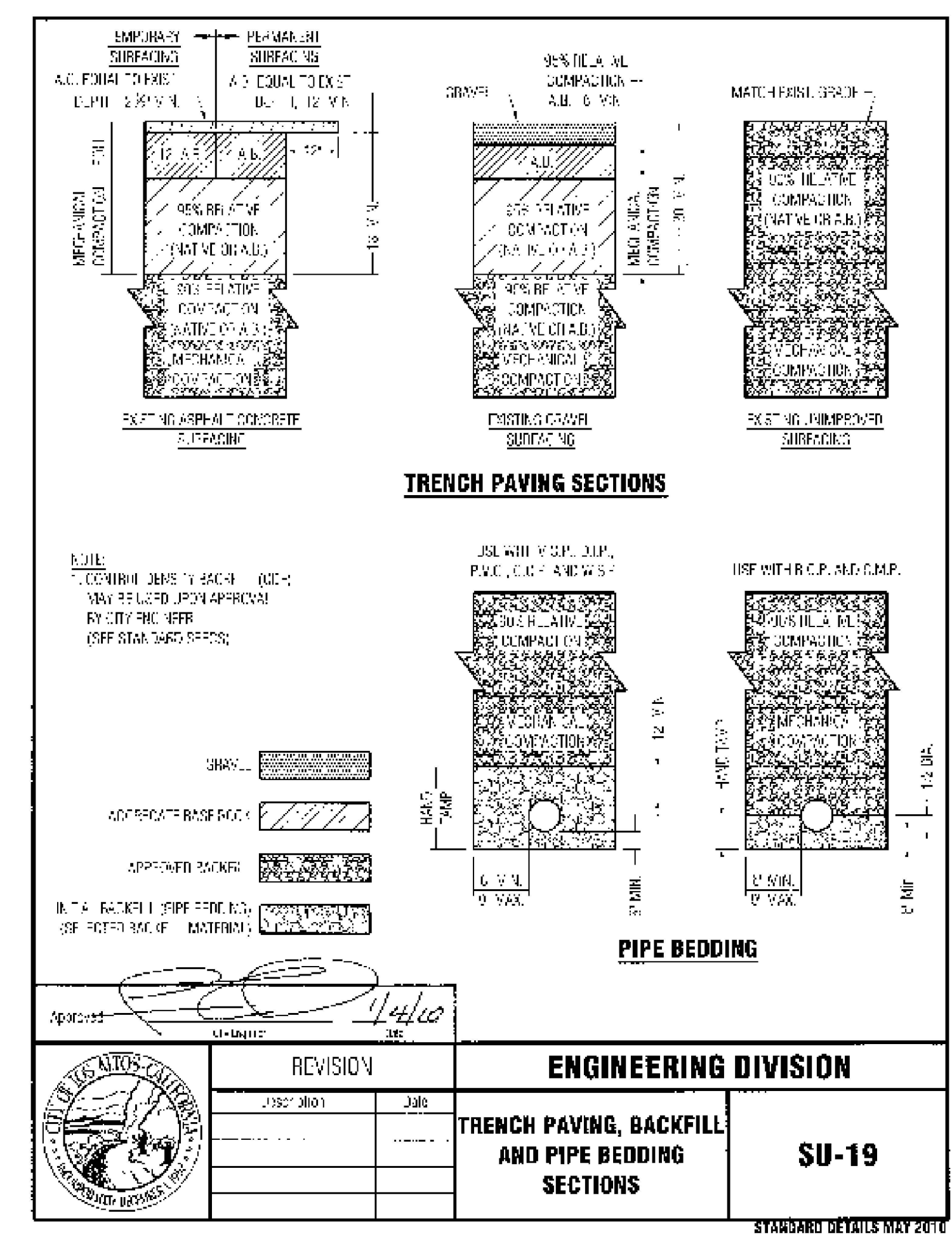
NRR ENGINEERING
 REGISTERED CIVIL ENGINEER
 635 WEYBROOK DRIVE
 SAN JOSE, CALIFORNIA 95128
 (408) 946-7985

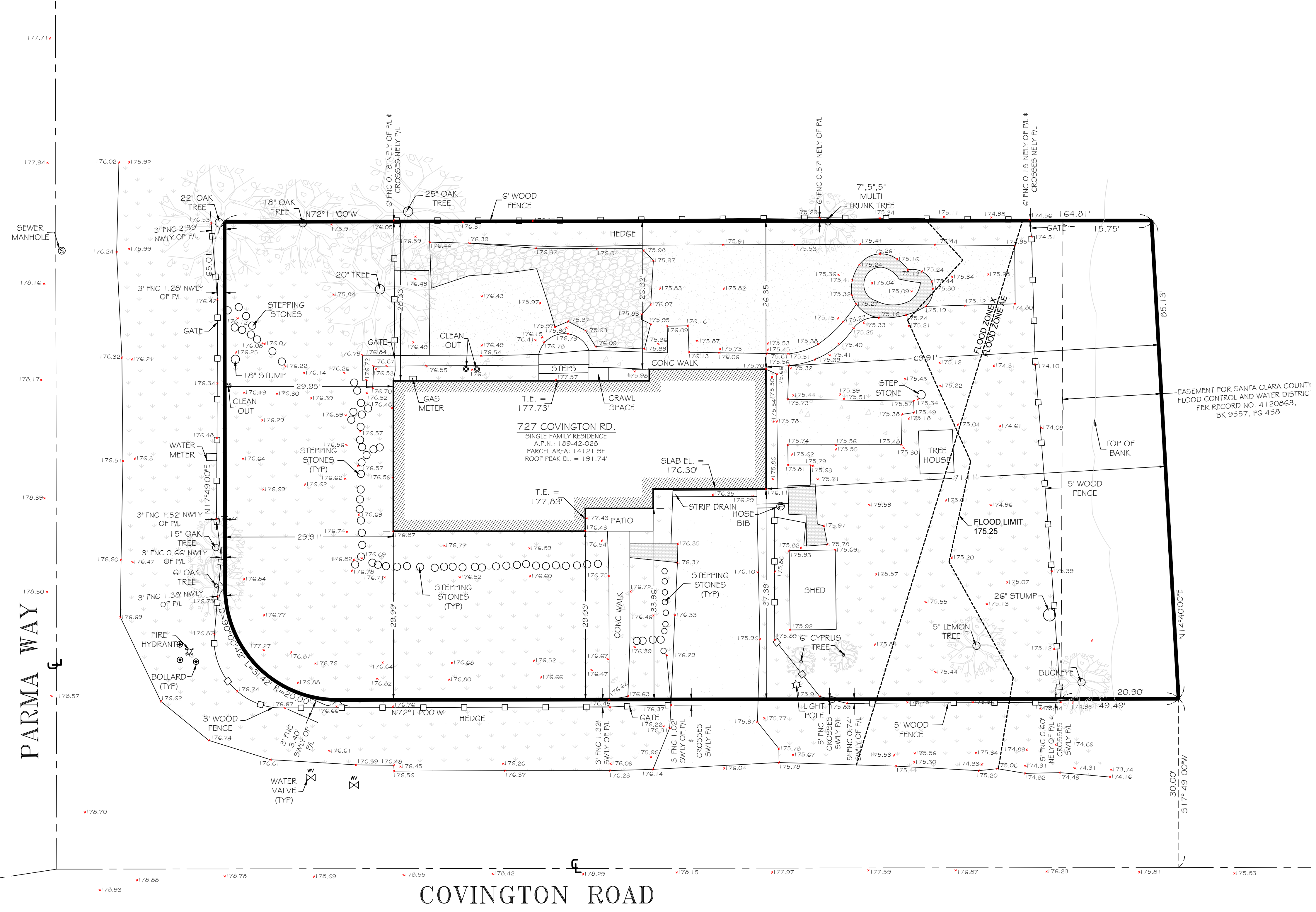
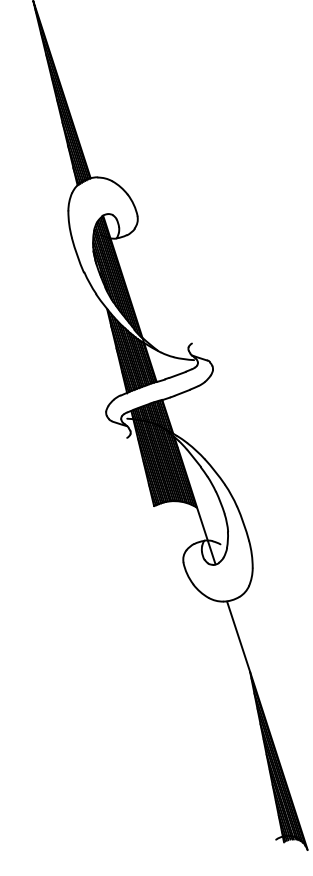
627 COVINGTON ROAD
LOS ALTOS
APN 189-42-028

CALIFORNIA
 SANTA CLARA COUNTY

MISC. DETAILS

REVISIONS	DATE
JOB NO:	
DATE:	10-22-2023
SCALE:	N.T.S.
DRAWN BY:	NR
SHEET NO:	C-4
OF 5 SHEETS	





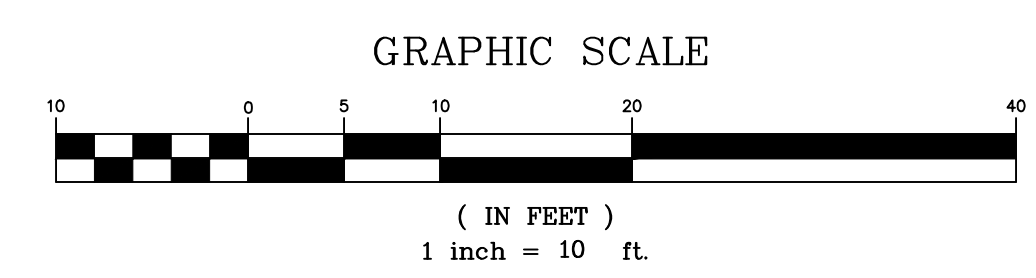
LEGEND:

	PROPERTY LINE
	WOOD FENCE
	CHAINLINK FENCE
	OVERHEAD WIRES
	MAJOR CONTOUR
	BUILDING
	WALL
	CONCRETE
	PAVEMENT
	BRICK
	SLATE / STONE
	GRASS
	SPOT ELEVATION
	TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
	TREE DRIPLINE
	T. E. THRESHOLD ELEVATION

ABBREVIATIONS

ADJ	ADJACENT
BLDG	BUILDING
CL	CENTERLINE
CONC	CONCRETE
EL	ELEVATION
FNC	FENCE
NELY	NORTHEASTERLY
NWLY	NORTHWESTERLY
PLY	PROPERTY LINE
SELY	SOUTHEASTERLY
SWLY	SOUTHWESTERLY

EASEMENT FOR SANTA CLARA COUNTY FLOOD CONTROL AND WATER DISTRICT PER RECORD NO. 4120663, BK 9557, PG 458



LEGAL DESCRIPTION

LOT 15, BLOCK 6, TRACT #354 DOUD JONES TRACT, RECORDED IN BOOK 12 PAGES 40 & 41 OF SANTA CLARA COUNTY RECORDS

SURVEYOR'S NOTES

- PROJECT BENCHMARK: VALLEY WATER VERTICAL DATABASE BM350; BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL LOCATED AT THE NORTHWEST END OF SAID HEADWALL ON HALE CREEK BRIDGE AT COVINGTON ROAD, CITY OF LOS ALTOS ELEVATION = 174.20 FT (NAVD88)
- ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
- DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

SURVEYOR'S CERTIFICATE

I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013) I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.

KACIE A. PLOUFF, PLS 9013

CHRISTENSEN & PLOUFF
LAND SURVEYING
101 CHURCH STREET, SUITE 201
LOS ALTOS, CALIFORNIA 94024
408-252-9784
www.christensenplouff.com

DATE: 04/28/2020 rev 10/31/23
DRAWING SCALE: 1" = 10'
PREPARED BY: KACIE PLOUFF
APPROVED BY: KACIE PLOUFF
FILE NAME: NCA-20-059-627 COVINGTON RD LOS ALTOS, TOPO

627 COVINGTON RD, LOS ALTOS
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA
APN: 189-42-028

PROJECT:
TOPOGRAPHIC SURVEY

PROJECT NO.
NCA-20-059

SHEET NO.
1 OF 1