

Z S D ARCHITECTS, INC
ARCHITECTURE . PLANNING . ILLUSTRATION

353 Costello Dr.
Los Altos CA 94024
tel. 408.348.6885
cel. 408.464.5631



henryzheng@yahoo.com
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PROPOSED RESIDENCE

PROJECT DESCRIPTIONS

THIS PROJECT IS TO DEMOLISH AN EXISTING ONE STORY HOUSE AND BUILD A NEW 4,148 S.F. TWO STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED DAYLIGHT BASEMENT 2-CAR GARAGE.

OWNER:	JUN ZHANG
ADDRESS:	353 COSTELLO DRIVE, LOS ALTOS, CA
APN:	342-240-38
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	VB
ZONING:	R1-10
NUMBER OF STORIES:	2

CODE INFORMATION

2019 CALIFORNIA BUILDING CODE (C.B.C.) STRUCTURAL ONLY

2019 CALIFORNIA RESIDENTIAL CODE

2019 CALIFORNIA MECHANICAL CODE

2019 CALIFORNIA PLUMBING CODE

2019 CALIFORNIA ELECTRIC CODE

2019 CALIFORNIA ENERGY CODE
(2019 BUILDING ENERGY EFFICIENCY STANDARDS)

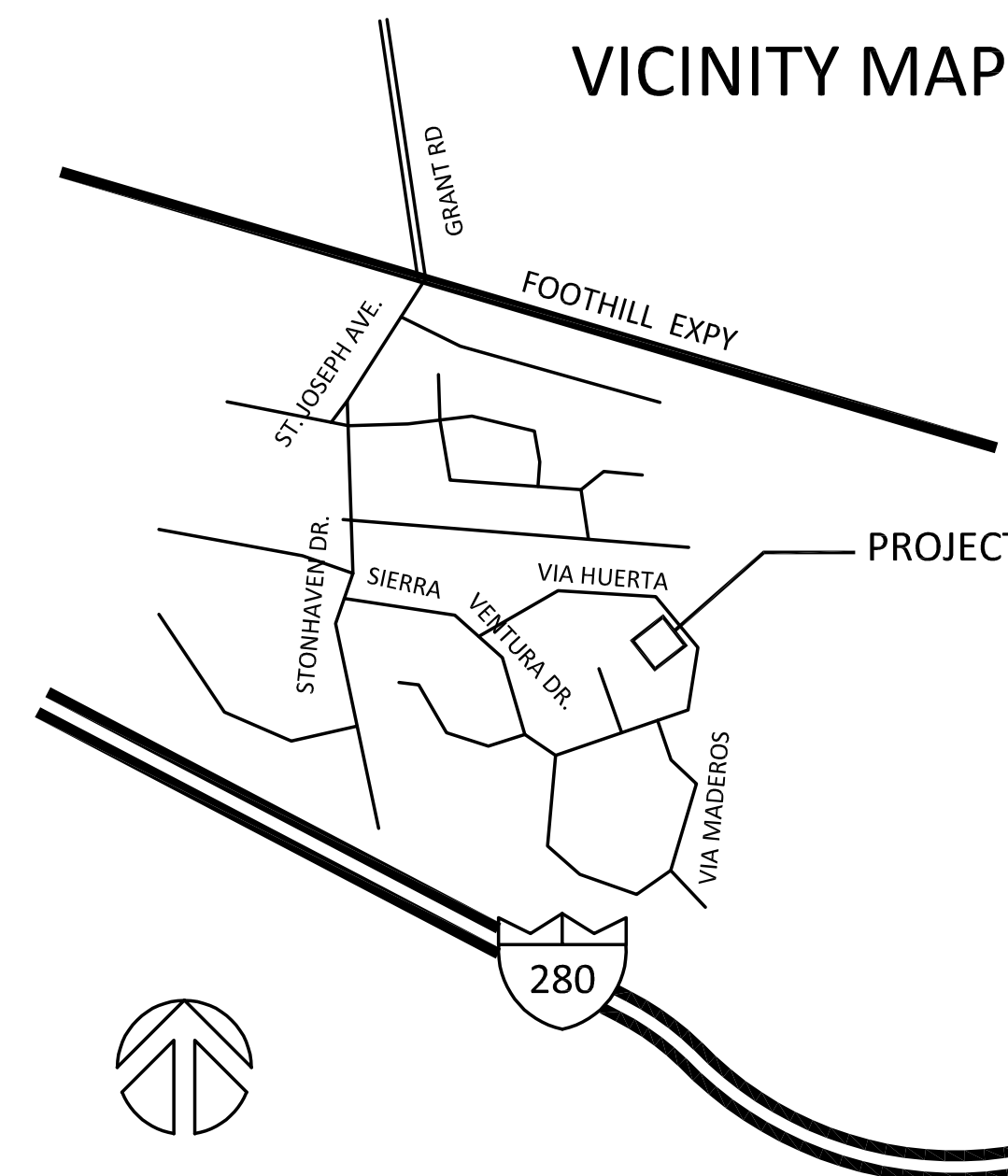
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

CITY OF LOS ALTOS ORDINANCES

PROJECT DATA

NET LOT AREA:	(0.32 ACRES) 14,074± S.F.		
LOT COVERAGE	EXISTING 2,369 S.F.	PROPOSED 3,127.47 S.F.	ALLOWED / REQUIRED 4,925.9 S.F.
FLOOR AREA	16.83% 2,369 S.F.	22.8% 4,126.29 S.F.	35% 3,850 + 307 = 4,157 S.F.
LIVABLE AREA	16.83% 2,369 S.F.	29.3% 4,126.29 S.F.	
SETBACK			
FRONT	1ST STORY 26.5± FEET	33.9 FEET	25 FEET
2ND STORY			
REAR	1ST STORY 77.2± FEET	42.3± FEET	25 FEET
2ND STORY			
RIGHT SIDE	1ST STORY 10± FEET	10 FEET	10 FEET
2ND STORY		25.2 FEET	17.5 FEET
LEFT SIDE	1ST STORY 11.5± FEET	17.35 FEET	10 FEET
2ND STORY		38.0.5 FEET	17.5 FEET
HEIGHT	23 ± FEET	26.3 ± FEET	27 FEET
NET LOT AREA:	(0.32 ACRES) 14,074± S.F.		
FRONT YARD HARDSCAPE AREA			
LANDSCAPE BREAKDOWN	EXISTING	PROPOSED CHANGE	EXISTING / PROPOSED
HARDSCAPE AREA	877.3 S.F.	370.6 S.F.	1,247.9 S.F.
SOFTSCAPE AREA	2,850.7 S.F.	87.5 S.F.	2,930.2 S.F.
BUILDING BREAKDOWN	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,969 ±S.F.	1,743.6 S.F.	3,712.6 S.F.
NON- HABITABLE LIVING AREA	400 S.F.	40 S.F.	440 S.F.

VICINITY MAP



DRAWING INDEX

T.0 PROJECT DATA, VICINITY MAP, DRAWING INDEX
C.0 TOPOGRAPHICAL & BOUNDARY SURVEY

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 NEIGHBORHOOD CONTEXT MAP AND AREA CALCULATION
A1.3 TREE PROTECTION PLAN
A2.1 FLOOR PLANS
A2.2 ROOF PLAN
A3.0 EXISTING ELEVATIONS
A3.1 FRONT AND REAR ELEVATIONS
A3.2 LEFT AND RIGHT ELEVATIONS
A4.1 SECTIONS 2-2 AND 2-2
A4.2 SECTION 3-3

MATERIAL AND COLOR BOARD

LANDSCAPE

L1.00 LANDSCAPE PLAN

CIVIL

CC 1 GRADING AND DRAINAGE PLAN

1248 VIA HUERTA RESIDENCE

JUN ZHANG

353 COSTELLO DRIVE
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CALIFORNIA, 94024
408.348.6885 cel

12.22.22 PLANNING RESUBMITTAL

10.18.22 PLANNING SUBMITTAL

Rev. Date Issue

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Project No: 2022-08

Date: 10-06-2022

Scale: N.T.S.

TITLE SHEET

T.0

ATTACHMENT G

General Notes:

1) All features shown hereon represent surface conditions of the project area compiled from a ground survey performed in September of 2022. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.

2) Boundary and easement data shown hereon are based upon a Preliminary Title Report prepared by Orange Coast Title Company as order no. 520-2345327-60, dated September 14, 2022.

Datum Note:

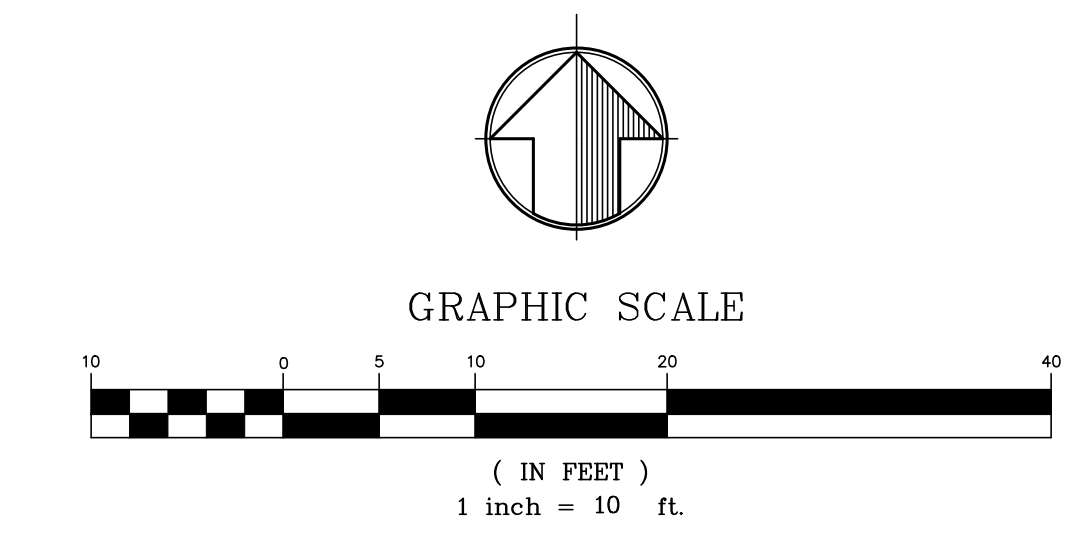
Horizontal datum is based upon a local assumed coordinate system. Vertical datum is based upon City of Los Altos Benchmark #40, a brass disc on the top of curb located at the southwest return of Stonehaven Drive & Kent Drive. Top of disc elevation taken as 276.45, NAVD83 datum. Temporary control points have been established hereon to perpetuate the project datum for future use.

Basis of Bearing:

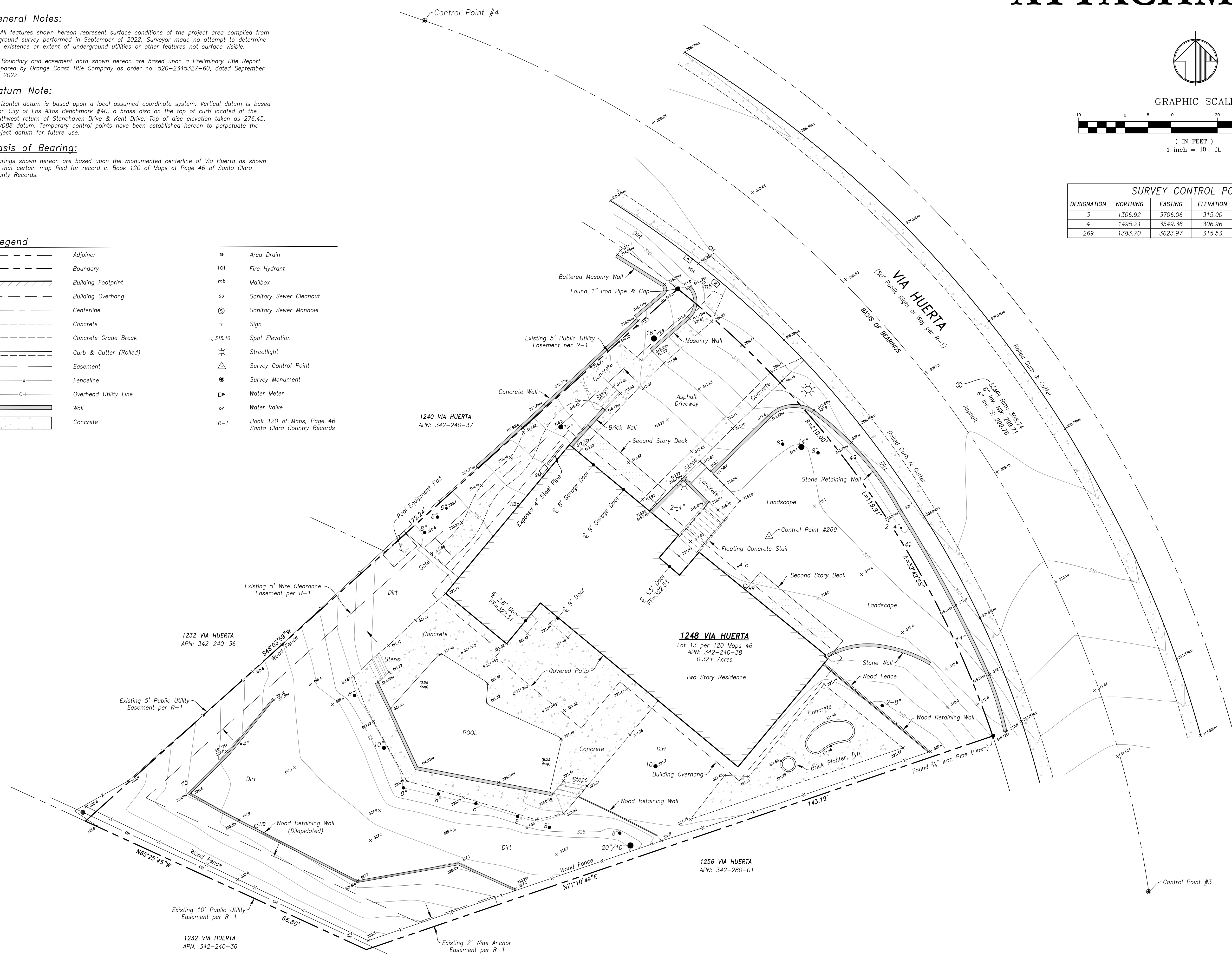
Bearings shown hereon are based upon the monumented centerline of Via Huerta as shown on that certain map filed for record in Book 120 of Maps at Page 46 of Santa Clara County Records.

Legend

	Adjoiner		Area Drain
	Boundary		Fire Hydrant
	Building Footprint		Mailbox
	Building Overhang		Sanitary Sewer Cleanout
	Centerline		Sanitary Sewer Manhole
	Concrete		Sign
	Concrete Grade Break		Spot Elevation
	Curb & Gutter (Rolled)		Streetlight
	Easement		Survey Control Point
	Fenceline		Survey Monument
	Overhead Utility Line		Water Meter
	Wall		Water Valve
	Concrete		Book 120 of Maps, Page 46 Santa Clara County Records



DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
3	1306.92	3706.06	315.00	2.5" BRASS DISK IN WELL
4	1495.21	3549.36	306.96	2.5" BRASS DISK IN WELL
269	1383.70	3623.97	315.53	GINNIE AND TACK



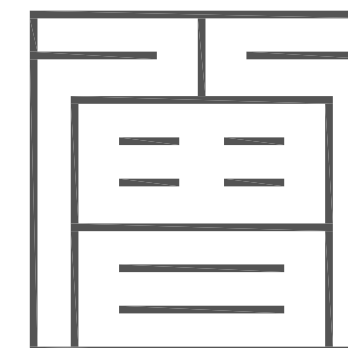
REV.	DATE	DESCRIPTION

DATE	APPROVED

MOUNTAIN PACIFIC SURVEYS
 1735 Enterprise Dr. Suite 109
 Fairfield, CA 94533
 PH (707) 425-6334
 FAX (707) 425-9669

BOUNDARY AND TOPOGRAPHIC SURVEY
1248 VIA HUERTA
 CITY OF LOS ALTOS - SANTA CLARA COUNTY - CALIFORNIA

DATE	10-05-22
SCALE	1" = 10'
DRAWN	SR / CH
CHECKED	CMW
JOB NO.	522074
SHEET NO.	1
OF	1

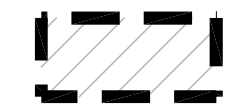




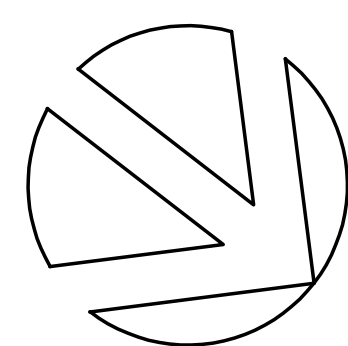
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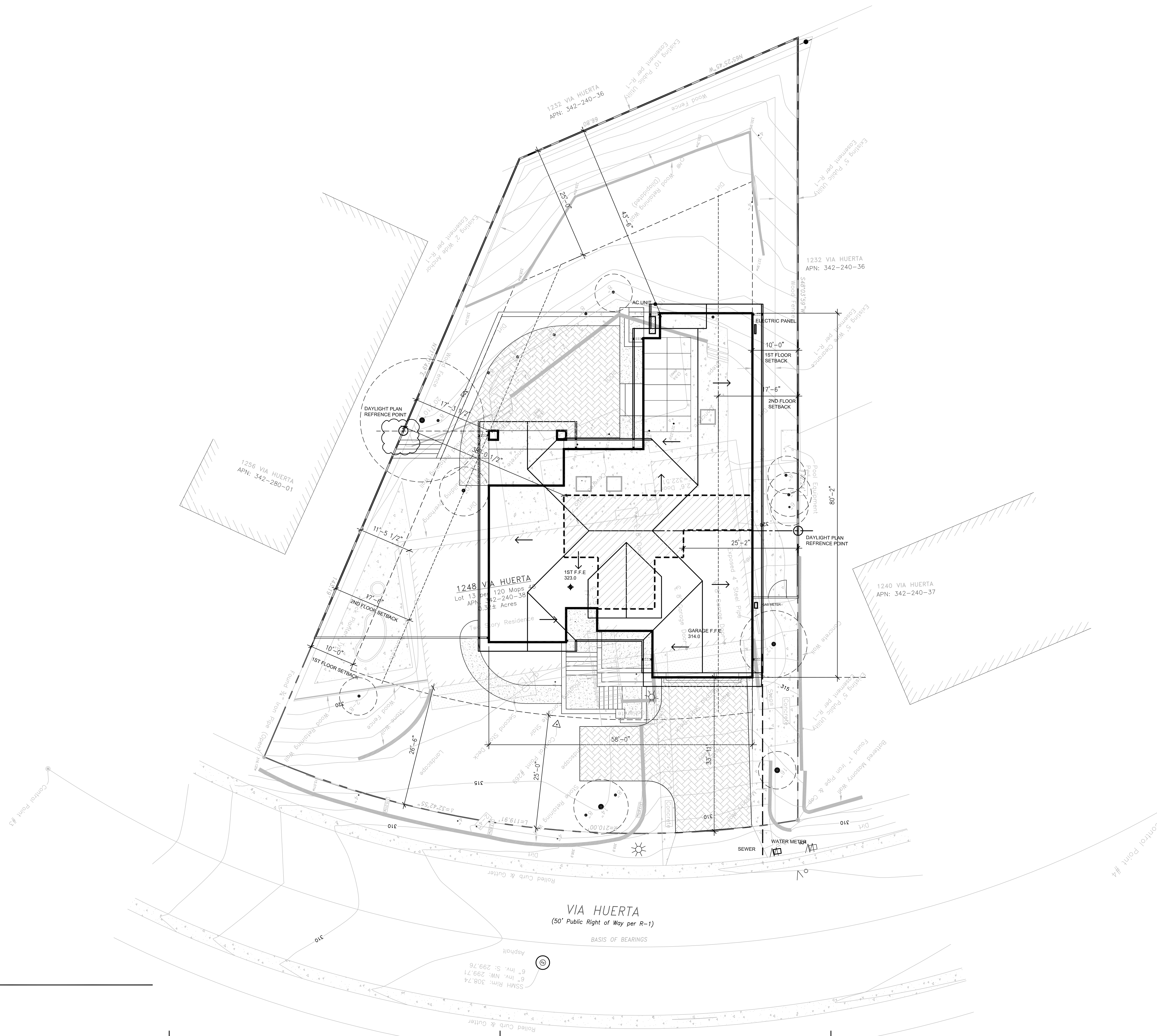
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-  NEW 2ND FLOOR
-  NEW 1ST FLOOR
-  EX. 1ST FLOOR



SITE PLAN

1"=10'-0"



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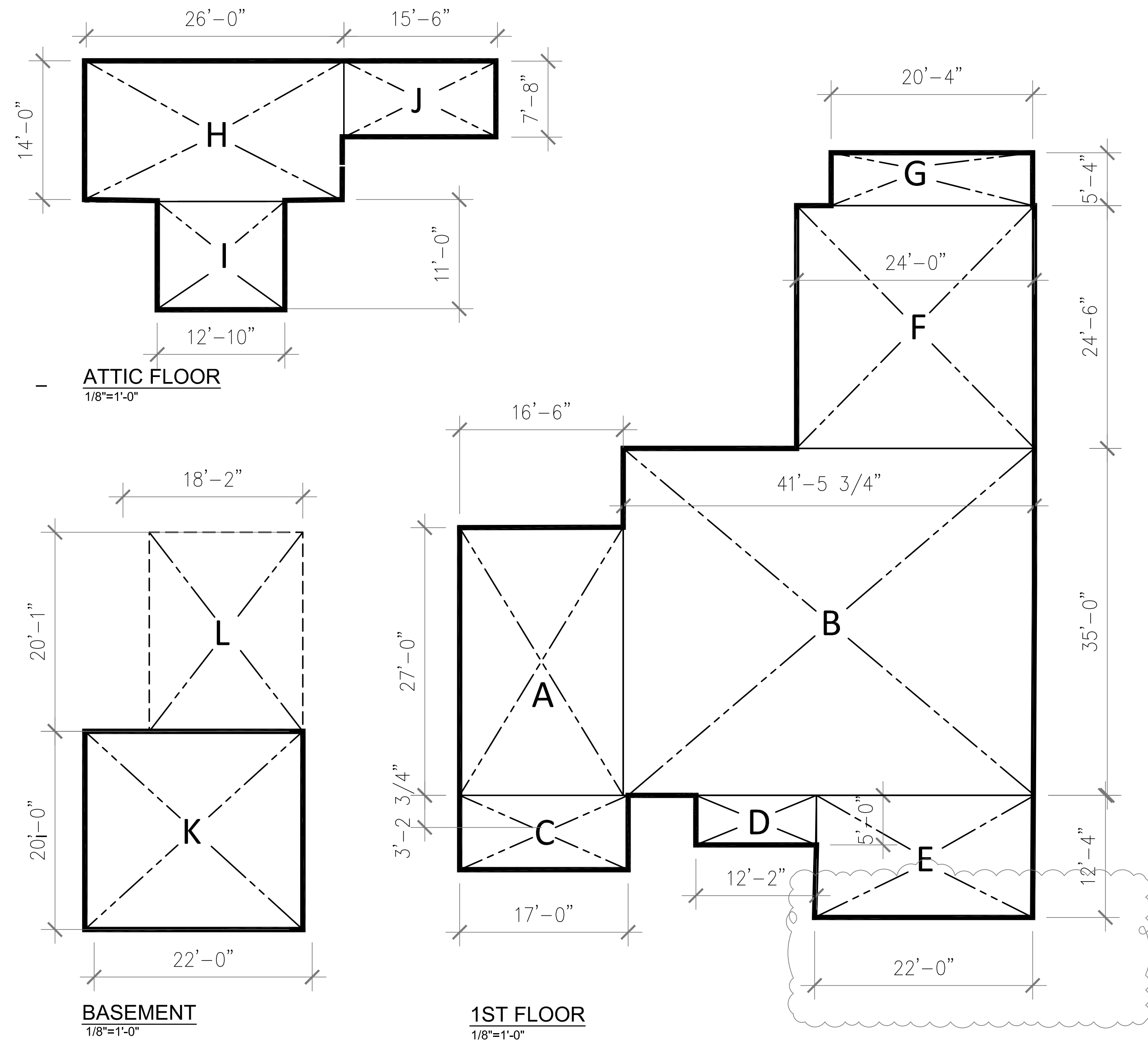
Project No: 2022-08

Date: 10-06-2022

Scale: 1"=10'-0"

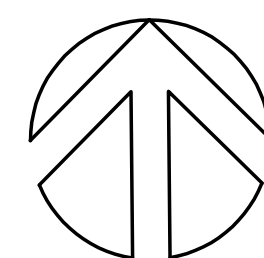
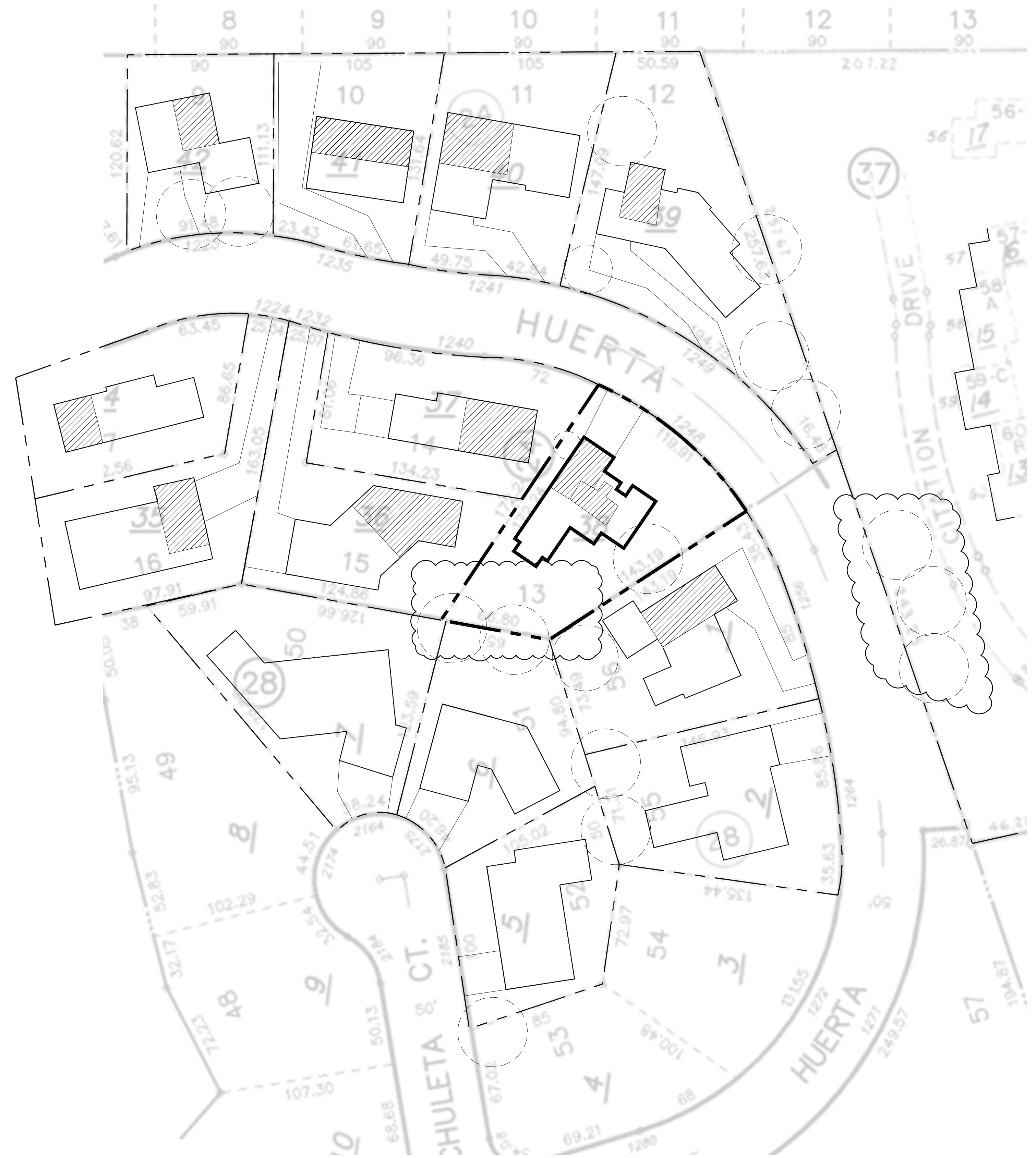
SITE PLAN

A1.1



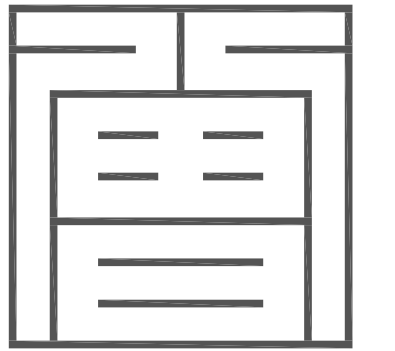
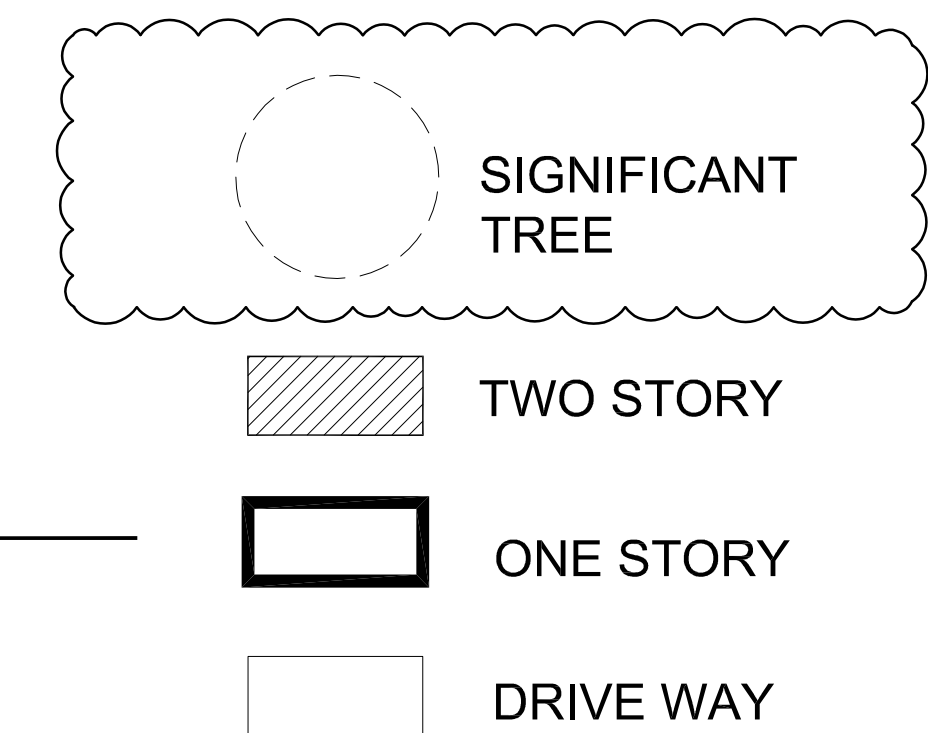
FLOOR AREA AND COVERAGE CALCULATION

SECTION	DIMENTION	AREA	
A	16'-6" X 27'-0"	453.75 S.F.	
B	41'-6" X 35'-0"	1,452.5 S.F.	
C	17'-0" X 7'-6"	127.5 S.F.	
D	12'-2" X 5'-0"	60.8 S.F.	
E	22'-0" X 12'-4"	271.33 S.F.	
F	24'-0" X 24'-6"	588.0 S.F.	
G	20'-4" X 5'-4"	108.44 S.F.	
1ST FLOOR AREA SUBTOTAL		3,062.32 S.F.	
H	26'-0" X 14'-0"	364.0 S.F.	
I	12'-10" X 11'-0"	141.17 S.F.	
J	15'-6" X 7'-8"	118.8 S.F.	
ATTIC LEVEL AREA SUBTOTAL		623.97 S.F.	
K (2 CAR DAYLIGHT GARAGE)	22'-0" X 20'-0"	440.0 S.F.	
L BASEMENT AREA (NOT COUNT TO FAR)	18'-2" X 20'-1"		364.85 S.F.
BASEMENT AREA SUBTOTAL		440.0 S.F.	
TOTAL FLOOR AREA		4,126.29 S.F.	
LIVABLE AREA		3,062.32+623.97+364.85	4,051.14 S.F.
LOT COVERED AREA		3,062.32+66	3,128.32 S.F.



NEIGHBORHOOD CONTEXT MAP

1"=40'-0"



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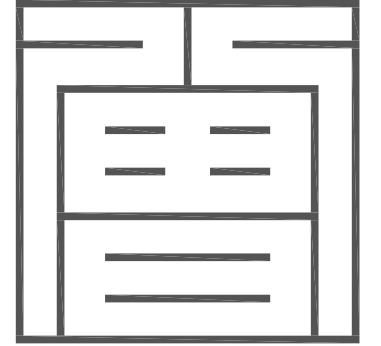
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	10.18.22	PLANNING SUBMITTAL

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Project No: 2022-08
Date: 10-06-2022
Scale: 1/8"=1'-0"

NEIGHBORHOOD MAP
AND AREA CALCULATION

A1.2



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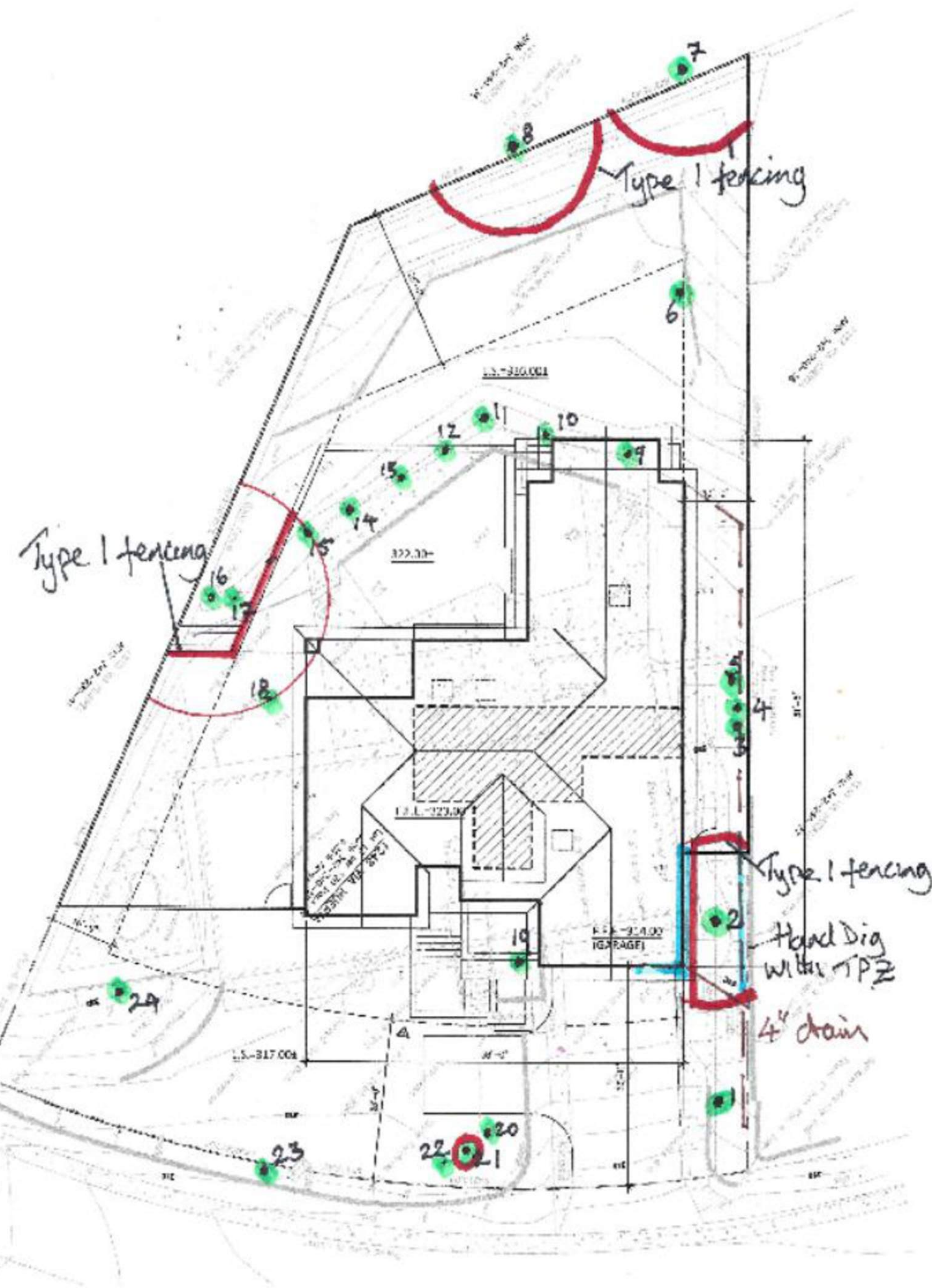
Project No: 2022-08

Date: 10-06-2022

Scale: N.T.S.

TREE PROTECTION PLAN

A1.3



Location of proposed new home and Tree Protection Fencing

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

I reviewed the plans for Grading, Drainage and Utilities by RCL Structural Engineers Inc, CC1, dated 10/24/22; and Preliminary Landscape Plan by Wes Arola, L-1.00, dated 12/20/22 and found them in accordance with recommendations in the Arborist Report dated December 20/2022.

If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
19	Japanese maple <i>Acer palmatum</i>	5.3"	12/5	30	Poor health and condition, almost dead, Not Regulated
20	Arborvitae <i>Thuja occidentalis</i>	6.8"@grade	10/5	30	Poor health and condition Not Regulated
21	Mexican fan palm <i>Washingtonia filifera</i>	19.5"	T4KH 4'	70	Good health and condition Regulated
22	Arborvitae <i>Thuja occidentalis</i>	7.8"@grade	10/5	30	Poor health and condition Not Regulated
23	Coast live oak <i>Quercus agrifolia</i>	4.4"	12/7	70	Good health and condition, poor location, Not Regulated
24	Coast live oak <i>Quercus agrifolia</i>	8.3"/5.1"	20/15	50	Fair health and condition, codominant at grade, thin canopy, Not Regulated

Summary:

There are 22 trees on this property with trunk diameters greater than 4 inches at 48 inches above grade.

Tree #s 2, 16 and 21 are Regulated trees on this property and should be protected during construction.

There are 2 trees on adjacent properties, Tree #s 7 and 8, both are Regulated trees that should be protected during construction.

All other trees are not protected and can be removed if desired.

Jun Zhang
1248 Via Huerta
Los Altos, CA 94024

Site: 1248 Via Huerta, Los Altos

Dear Jun,

At your request I visited the above site for the purpose of inspecting and commenting on the regulated trees around the property. A new home is proposed for this property, prompting the need for this tree protection report.

Method:

Los Altos protects all trees with a trunk diameter at 4 feet above ground level greater than 15.2 inches. Los Altos requests that all trees within the property or within 8 feet of the property lines be included on the report if the trunk diameter at standard height is greater than 4 inches.

The location of the regulated trees on this site can be found on the plan provided by you. Each tree is given an identification number. The trees are measured at 48 inches above ground level (DBH or Diameter at Breast Height). A condition rating of 1 to 100 is assigned to each tree representing form and vitality on the following scale:

1 to 29	Very Poor
30 to 49	Poor
50 to 69	Fair
70 to 89	Good
90 to 100	Excellent

The height and spread of each tree is estimated. A Comments section is provided for any significant observations affecting the condition rating of the tree.

A Summary and Tree Protection Plan are at the end of the survey providing recommendations for maintaining the health and condition of the trees during and after construction.

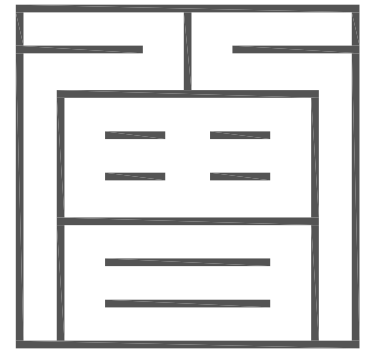
If you have any questions, please don't hesitate to call.

Sincerely

Robert Weatherill
Certified Arborist WE 1936A

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Italian cypress <i>Cupressus sempervirens</i>	14.3"@grade	25/5	70	Good health and condition Not Regulated
2	Italian cypress <i>Cupressus sempervirens</i>	16.0"@grade	20/5	60	Good health, fair condition Regulated
3	Hollywood juniper <i>Juniperus 'Hollywood'</i>	7.5"	10/5	50	Fair health and condition, leaning Not Regulated
4	Hollywood juniper <i>Juniperus 'Hollywood'</i>	8.0"	12/5	50	Fair health and condition, leaning Not Regulated
5	Hollywood juniper <i>Juniperus 'Hollywood'</i>	11.8"	12/8	60	Good health and condition Not Regulated
6	Coast live oak <i>Quercus agrifolia</i>	4.3"/2.1"/2.2"	15/6	60	Good health, fair condition, multi stemmed at grade, Not Regulated
7	Monterey pine <i>Pinus radiata</i>	16"est	20/15	50	Fair health, poor condition, topped by utility, neighbor's tree, Regulated
8	Monterey pine <i>Pinus radiata</i>	16"est	20/10	50	Fair health, poor condition, topped by utility, neighbor's tree, Regulated
9	Italian cypress <i>Cupressus sempervirens</i>	6.3"@1'	30/2	70	Good health and condition Not Regulated
10	Italian cypress <i>Cupressus sempervirens</i>	9.8"@grade	35/5	70	Good health and condition Not Regulated
11	Italian cypress <i>Cupressus sempervirens</i>	6.2"@grade	25/2	70	Good health and condition Not Regulated
12	Italian cypress <i>Cupressus sempervirens</i>	7.4"@grade	26/2	70	Good health and condition Not Regulated
13	Italian cypress <i>Cupressus sempervirens</i>	6.3"@grade	25/2	70	Good health and condition Not Regulated
14	Italian cypress <i>Cupressus sempervirens</i>	6.8"@grade	27/2	70	Good health and condition Not Regulated
15	Italian cypress <i>Cupressus sempervirens</i>	7.1"@grade	30/2	70	Good health and condition Not Regulated
16	Coast live oak <i>Quercus agrifolia</i>	17.1"/9.7"	30/20	60	Fair health and condition, codominant at grade, Regulated
17	Coast live oak <i>Quercus agrifolia</i>	8.7"	30/10	60	Fair health and condition, suppressed by #16, Not Regulated
18	Olive <i>Olea europaea</i>	11.0"	20/15	60	Fair health and condition, suppressed by #16, Not Regulated



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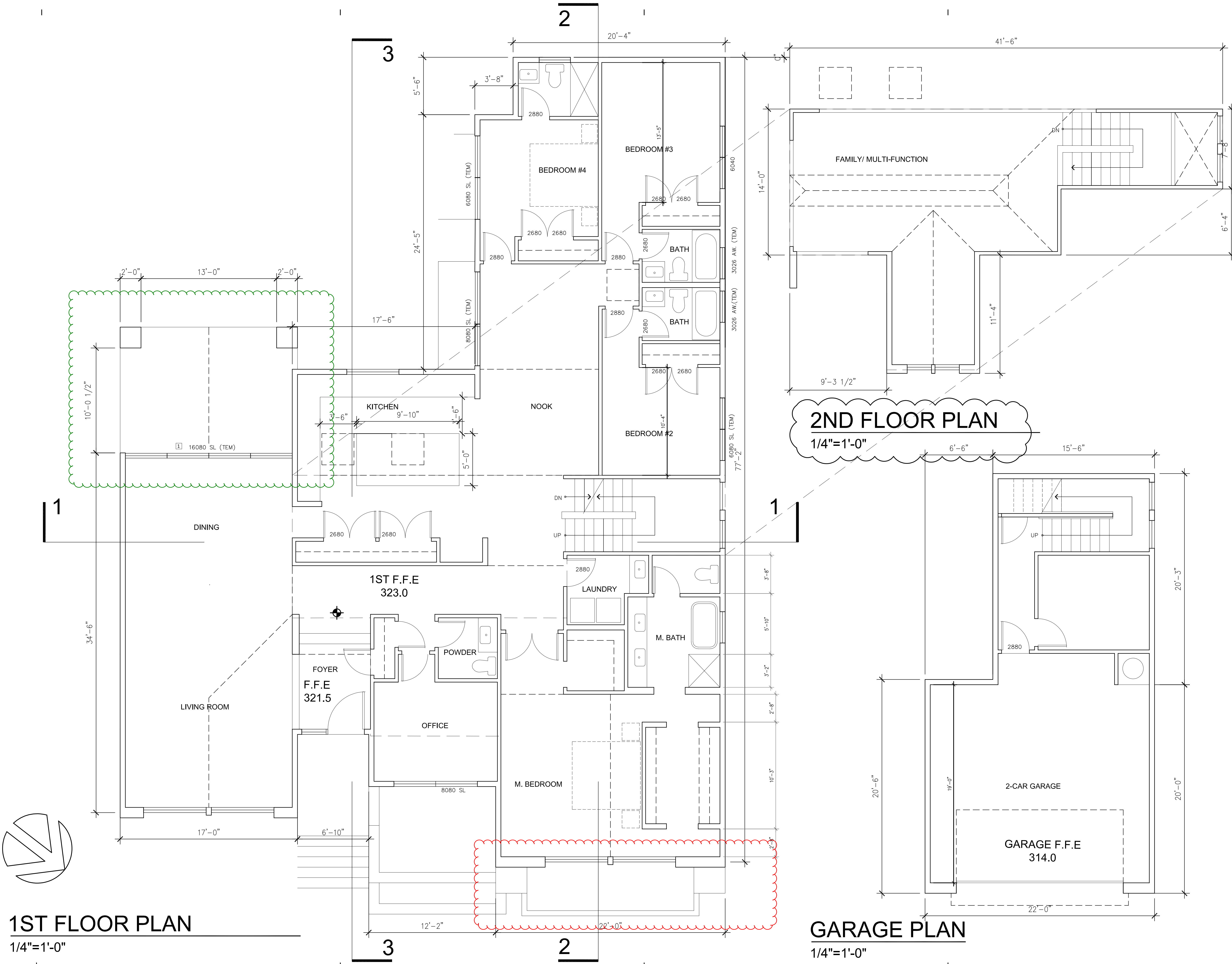
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12.22.22	12.22.22	PLANNING RESUBMITTAL
10.18.22	10.18.22	PLANNING SUBMITTAL

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Date: 10-06-2022
Scale: 1/4"=1'-0"

FLOOR PLANS

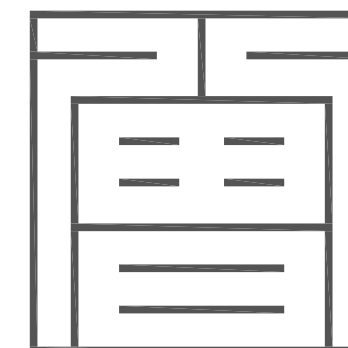
A2.1



1ST FLOOR PLAN
1/4"=1'-0"

2ND FLOOR PLAN
1/4"=1'-0"

GARAGE PLAN
1/4"=1'-0"

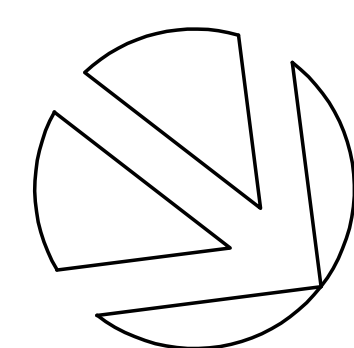
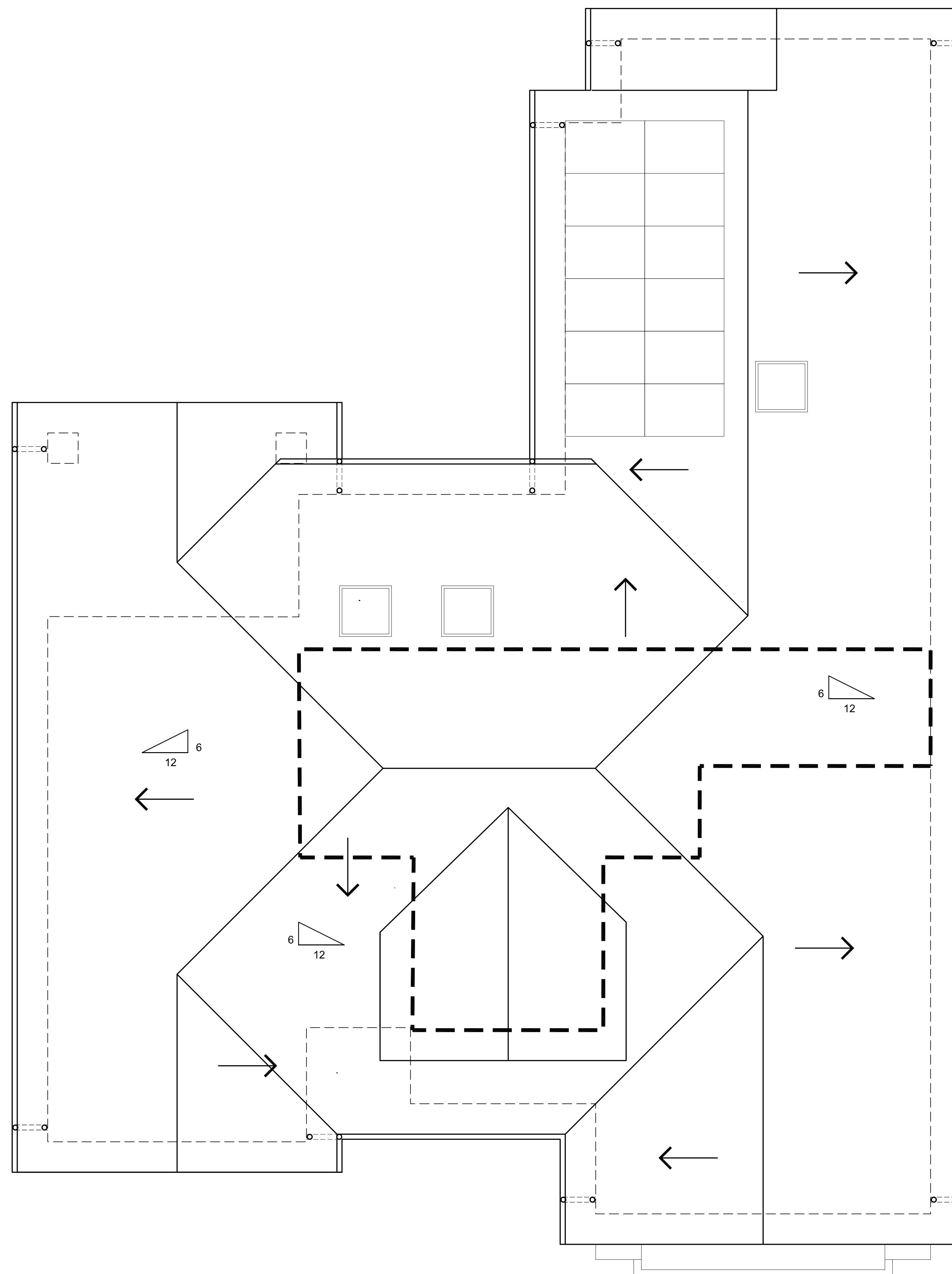


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ROOF PLAN

1/4"=1'-0"

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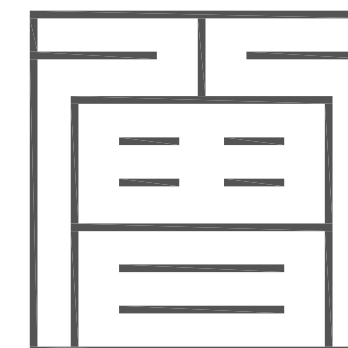
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ROOF PLAN

A2.2



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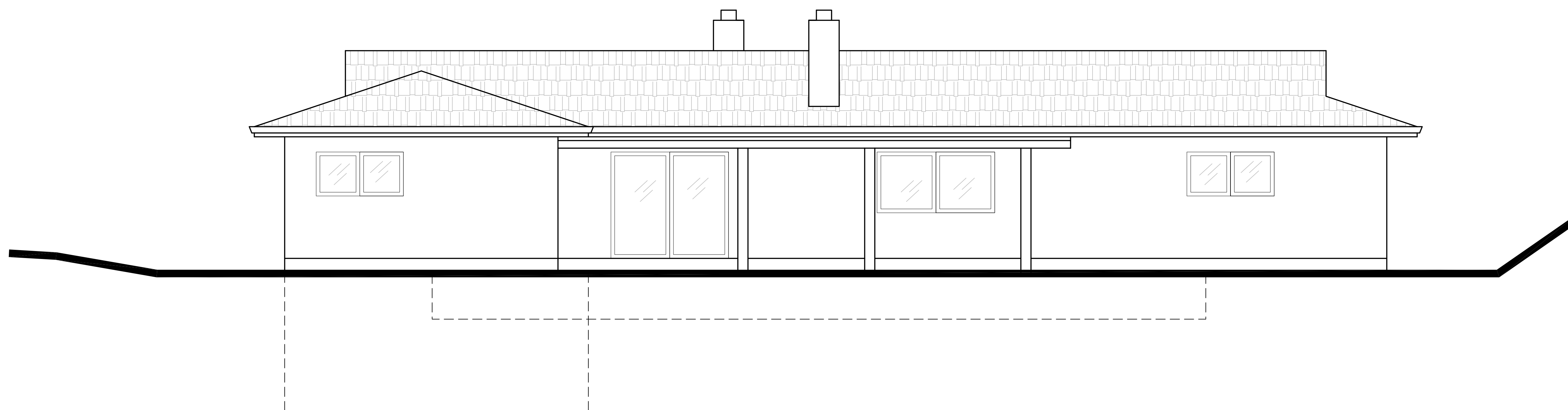


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EX. FRONT ELEVATION

1/4"=1'-0"



EX. REAL ELEVATION

1/4"=1'-0"

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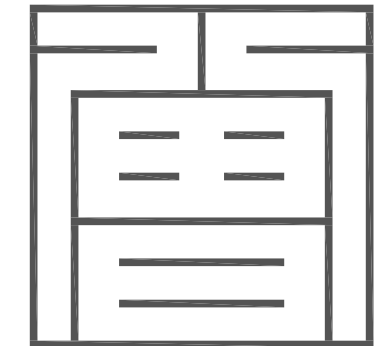
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EX. ELEVATIONS

A3.0



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02.08.23 PLANNING RESUBMITTAL

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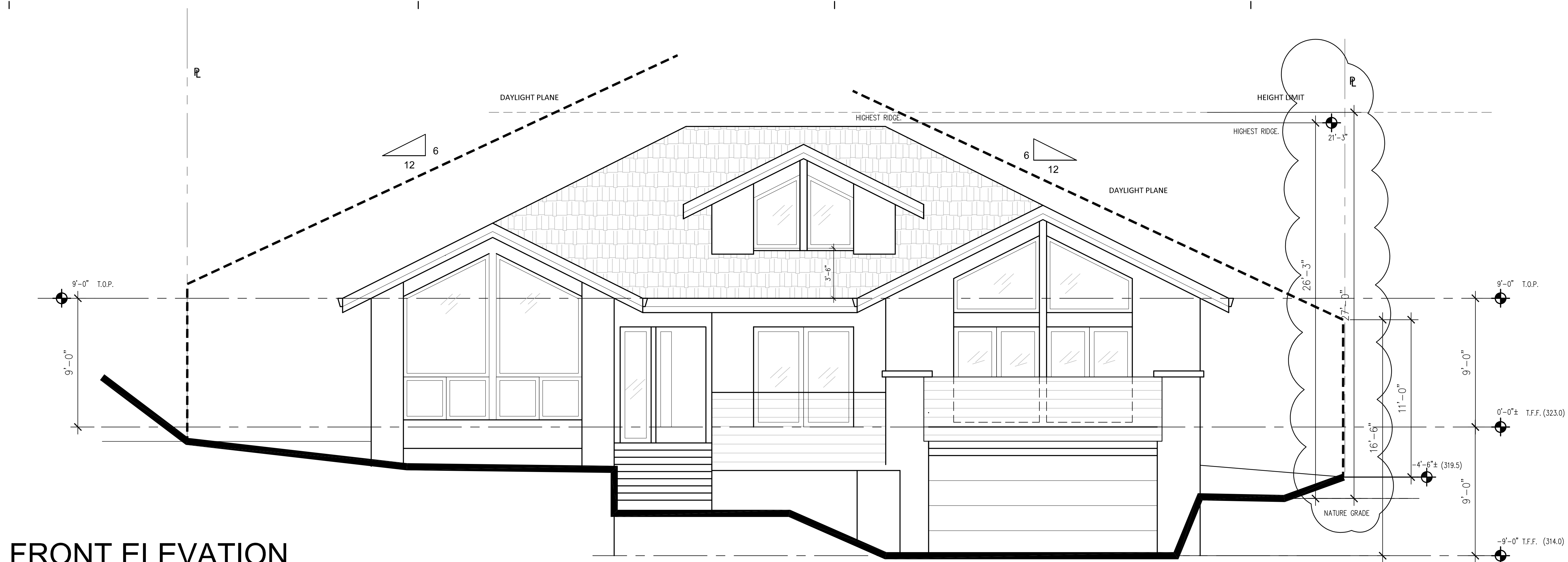
Project No: 2022-08

Date: 10-06-2022

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

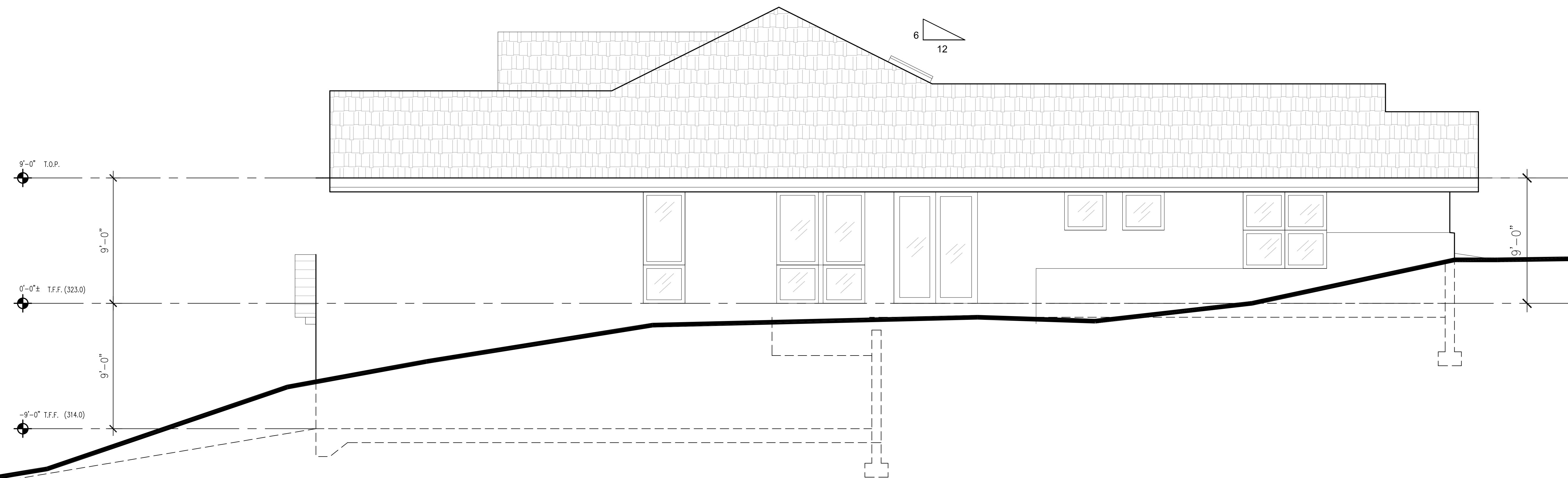
ELEVATIONS

A3.1



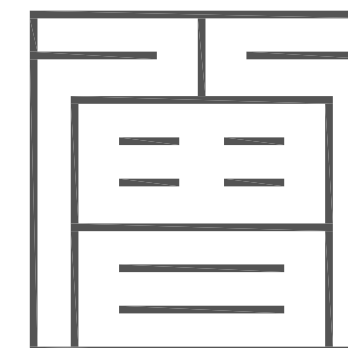
FRONT ELEVATION

1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

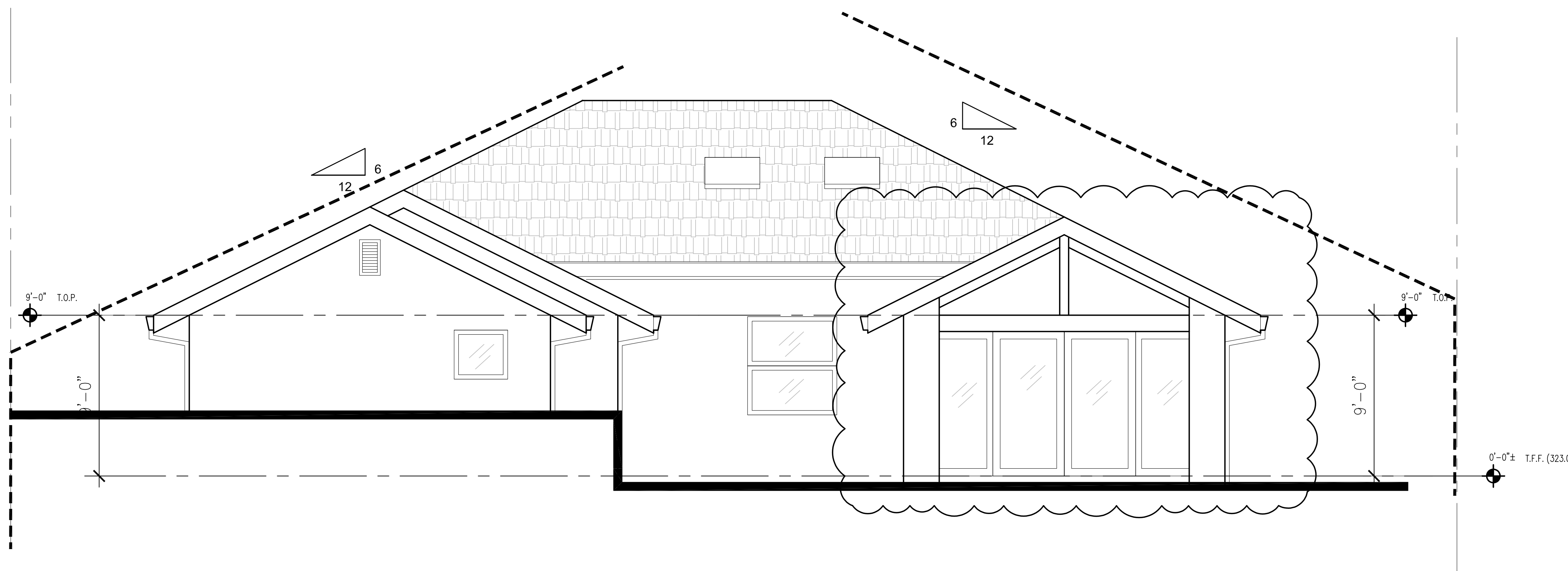


Z S D ARCHITECTS, INC.
ARCHITECTURE . PLANNING . ILLUSTRATION

353 Costello Dr.
Los Altos CA 94024
tel. 408.348.6885
cel. 408.464.5631

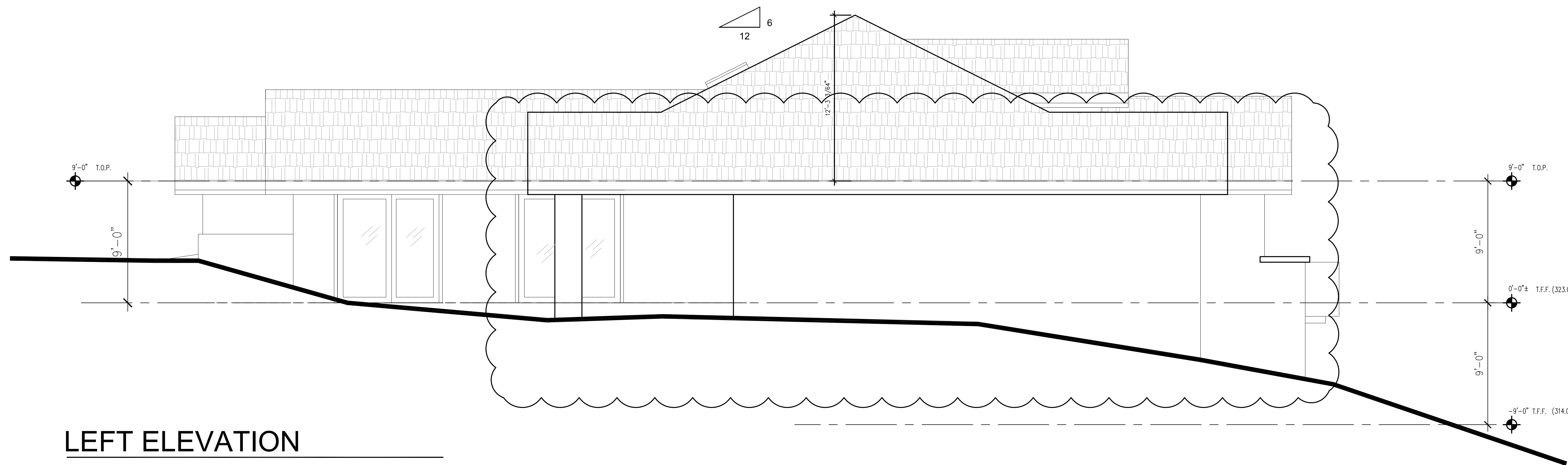


henryzeng@yahoo.com
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REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

1248 VIA HUERTA RESIDENCE

JUN ZHANG
353 COSTELLO DRIVE
LOS ALTOS,
CALIFORNIA, 94024
408.348.6885 cel

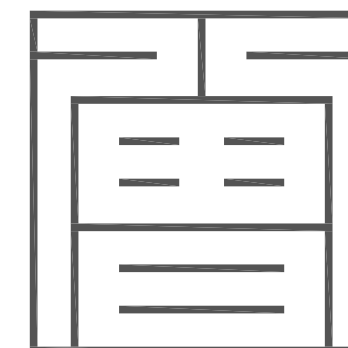
Rev.	Date	Issue
12.22.22		PLANNING RESUBMITTAL
10.18.22		PLANNING SUBMITTAL

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Project No: 2022-08
Date: 10-06-2022
Scale: 1/4"=1'-0"

ELEVATIONS

A3.2

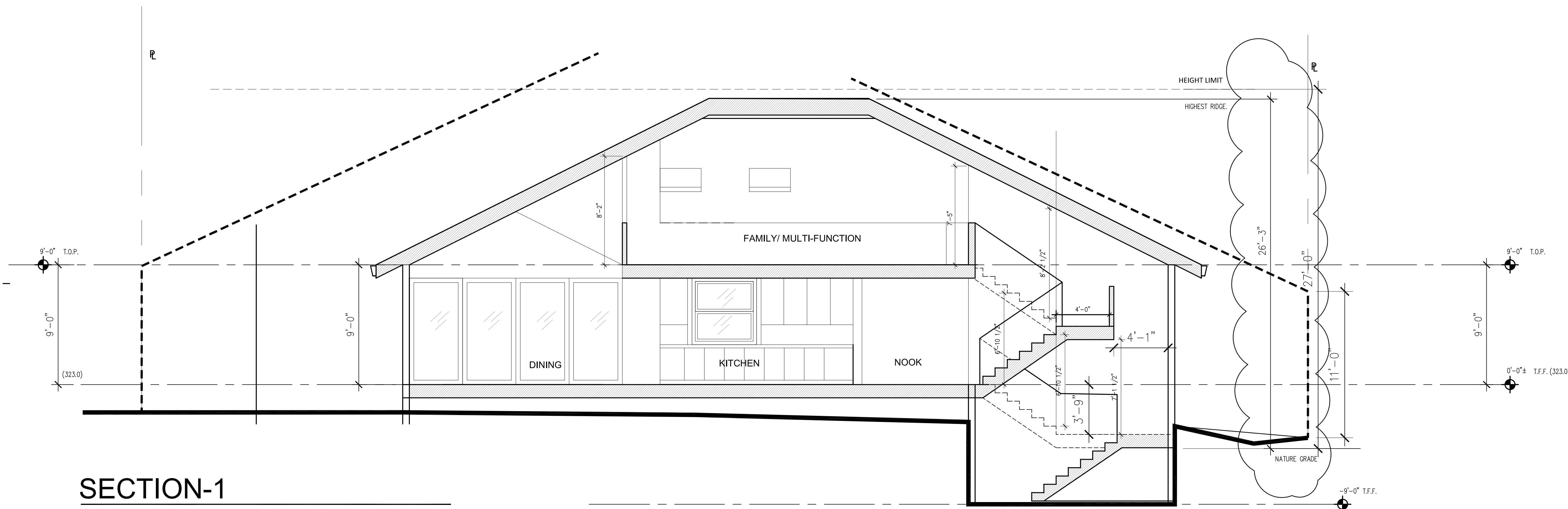


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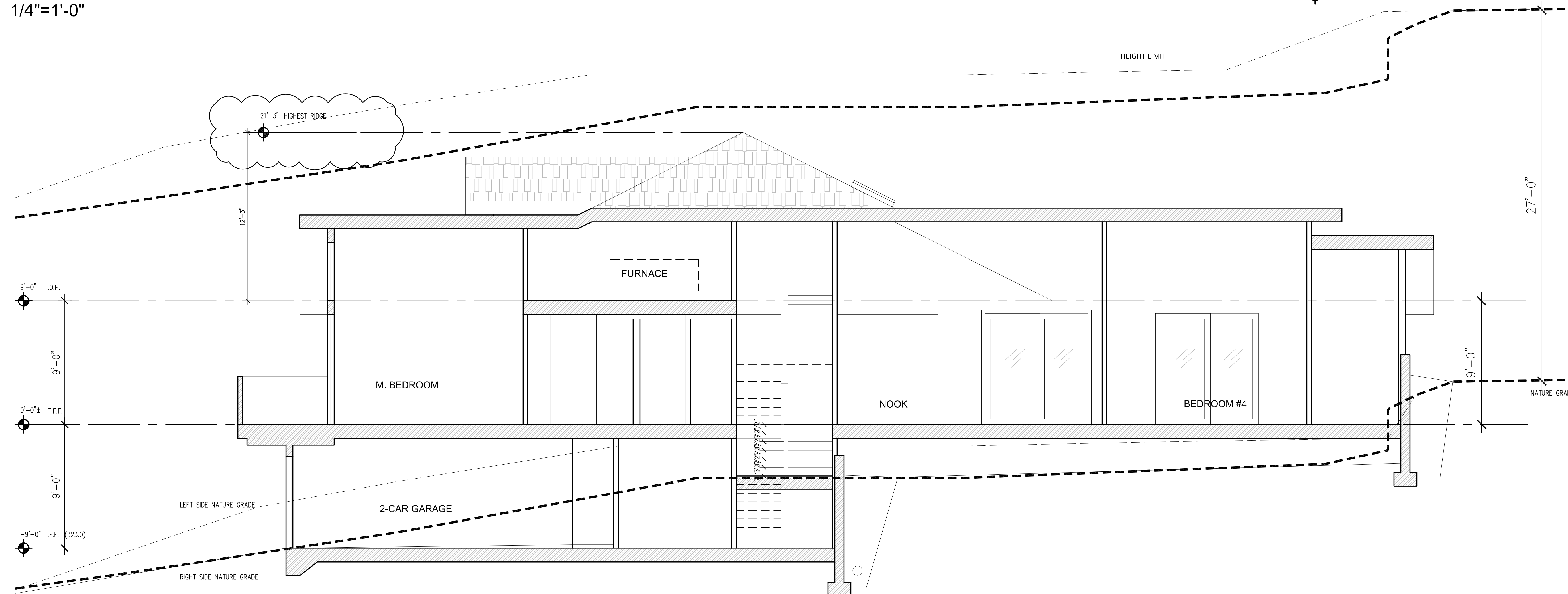


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SECTION-1

1/4"=1'-0"



SECTION-2

1/4"=1'-0"

1248 VIA HUERTA
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CALIFORNIA, 94024
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02.08.23 PLANNING RESUBMITTAL

12.22.22 PLANNING RESUBMITTAL

10.18.22 PLANNING SUBMITTAL

Rev. Date Issue

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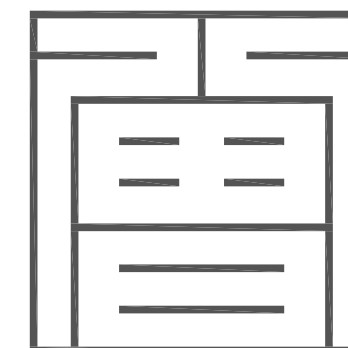
Project No: 2022-08

Date: 10-06-2022

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

SECTIONS

A4.1

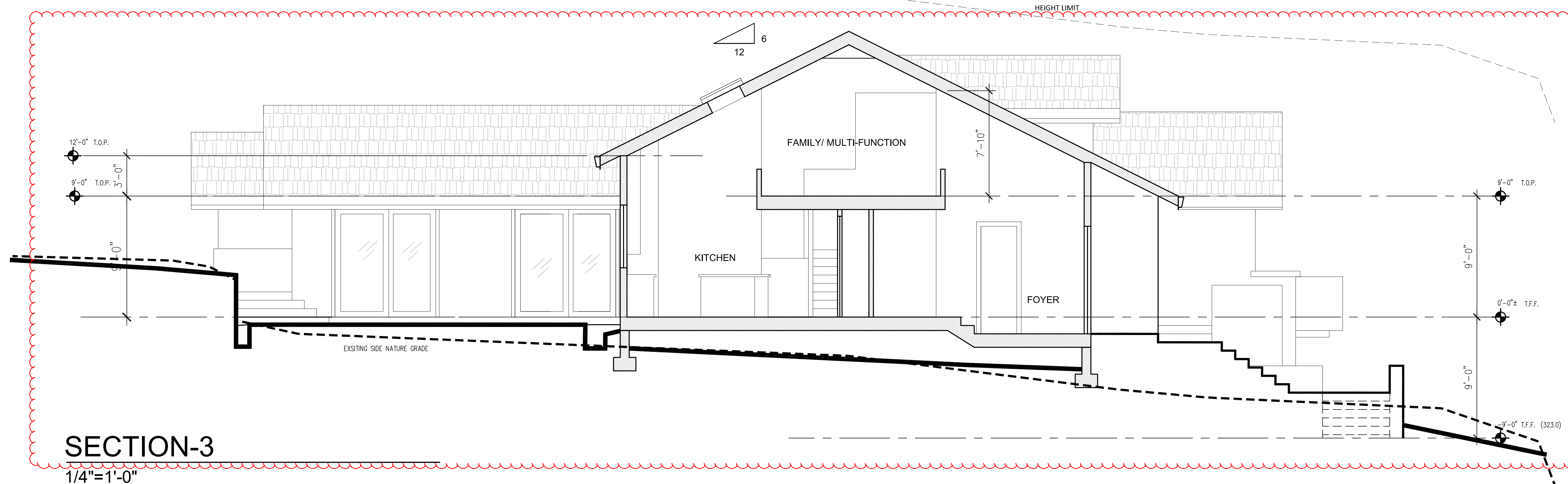


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SECTION-3

1/4"=1'-0"

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RESIDENCE

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CALIFORNIA, 94024
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12.22.22	PLANNING RESUBMITTAL	
10.18.22	PLANNING SUBMITTAL	
Rev.	Date	Issue

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Project No: 2022-08
Date: 10-06-2022
Scale: 1/4"=1'-0"

SECTIONS

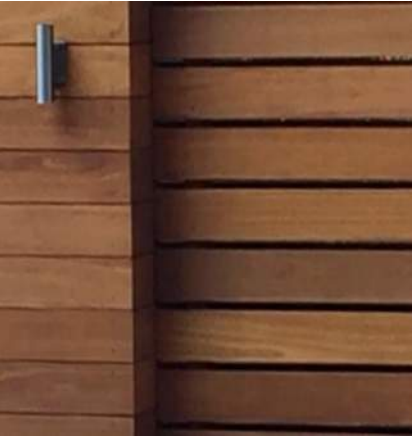
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MATERIAL BOARD

1248 VIA HUERTA
LOS ALTOS, CA



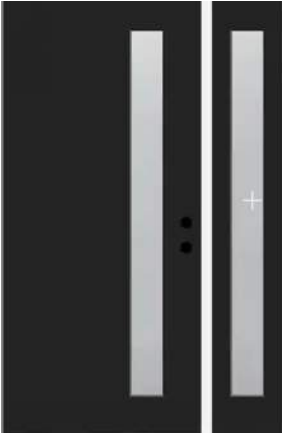
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FENCE



STUCCO WALL FINISH



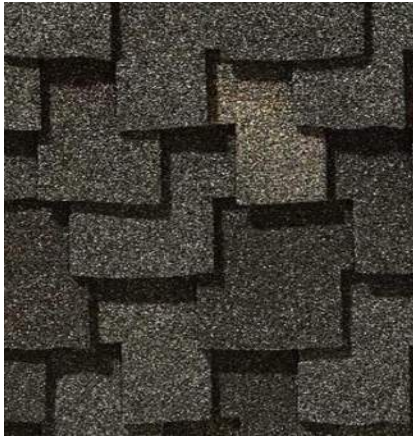
ENTRY DOOR



WOOD GARAGE DOOR



FIBERGLASS WINDOW



PRESIDENTIAL SINGLES ROOF



COMMON NAME // COAST LIVE OAK
HEIGHT AND SPREAD IN FEET // 40 X 60
GROWTH RATE // SLOW-MODERATE



COMMON NAME // FLAX LILY
HEIGHT AND SPREAD IN FEET // 2 X 1.5
GROWTH RATE // MODERATE



COMMON NAME // MATT RUSH
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE - FAST



COMMON NAME // LITTLE OLLIE
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE



COMMON NAME // MEXICAN SAGE
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // FAST



COMMON NAME // LOW COAST ROSEMARY
HEIGHT AND SPREAD IN FEET // 2 X 4
GROWTH RATE // MODERATE - FAST



COMMON NAME // CAPE RUSH
HEIGHT AND SPREAD IN FEET // 3 X 3
GROWTH RATE // MODERATE



COMMON NAME // SANTA BARBARA DAISY
HEIGHT AND SPREAD IN FEET // 1.5 X 3
GROWTH RATE // FAST



COMMON NAME // MYOPORUM
HEIGHT AND SPREAD IN FEET // 1 X 3
GROWTH RATE // FAST



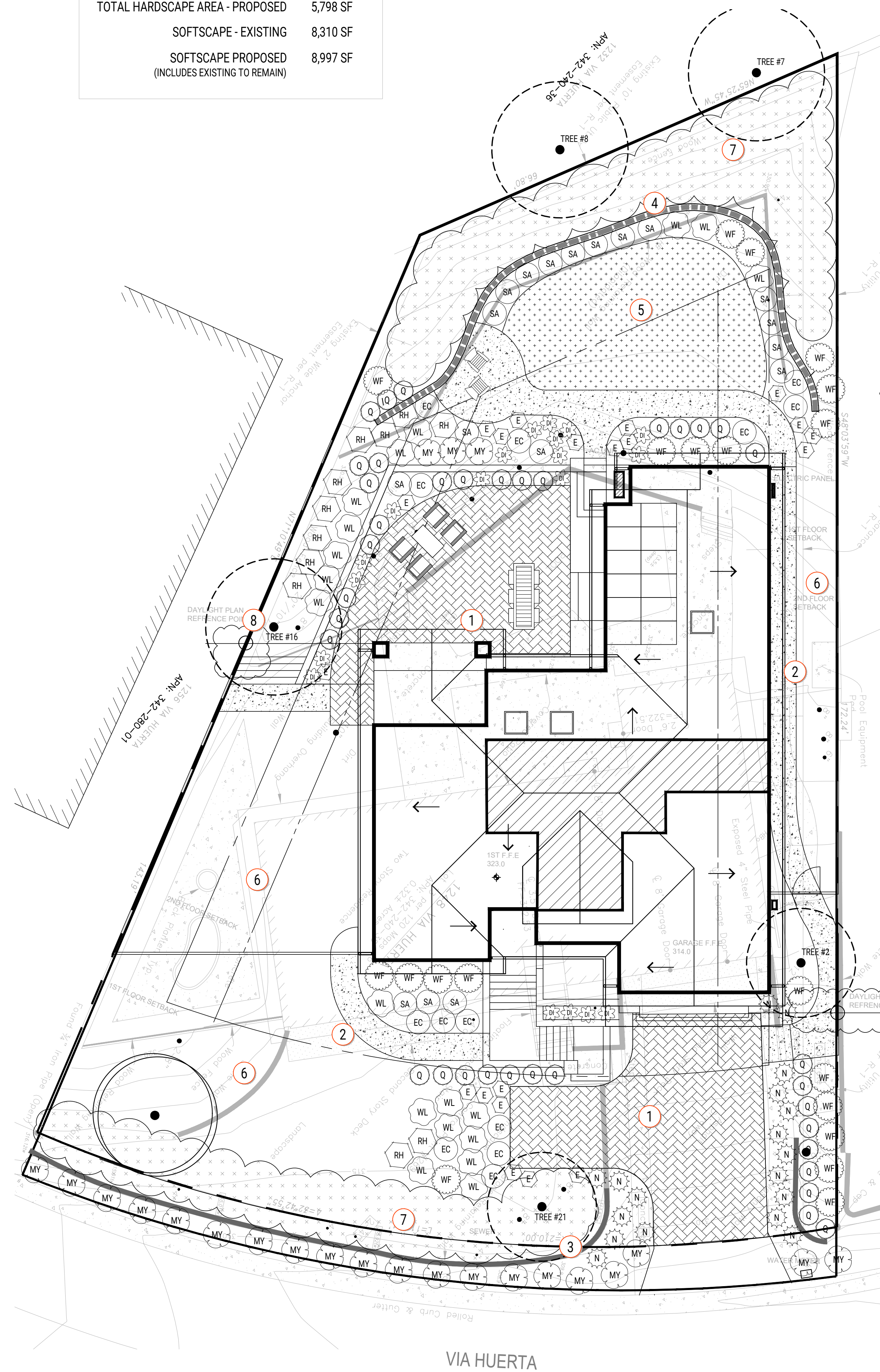
COMMON NAME // COFFEE BERRY
HEIGHT AND SPREAD IN FEET // 3 X 4
GROWTH RATE // MODERATE



COMMON NAME // BLUE COAST ROSEMARY
HEIGHT AND SPREAD IN FEET // 3 X 4
GROWTH RATE // MODERATE - FAST

LANDSCAPE DATA

TOTAL HARDSCAPE AREA - EXISTING	6,485 SF
TOTAL HARDSCAPE AREA - PROPOSED	5,798 SF
SOFTSCAPE - EXISTING	8,310 SF
SOFTSCAPE PROPOSED (INCLUDES EXISTING TO REMAIN)	8,997 SF



PLANTING SCHEDULE

TREES	BOTANICAL / COMMON NAME
	QUERCUS AGRIFOLIA / COAST LIVE OAK
SHRUBS	BOTANICAL / COMMON NAME
	CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
	DIANELLA CAERULEA 'CASSA BLUE' / FLAX LILY
	ERIGERON KARVINSKIANUS / SANTA BARBARA DAISY
	LOMANDRA LONGIFOLIA 'NYALLA' / NYALLA MAT RUSH
	MYOPORUM PARVIFOLIUM 'PINK' / PINK TRAILING MYOPORUM
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY
	SALVIA LEUCANTHA / MEXICAN BUSH SAGE
	WESTRINGIA FRUTICOSA 'WES03' TM / BLUE GEM COAST ROSEMARY
	WESTRINGIA FRUTICOSA 'WES06' TM / LOW HORIZON COAST ROSEMARY

DESIGN KEY

- 1 PAVER DRIVEWAY AND PATIO
- 2 GRAVEL WALKWAY
- 3 EXISTING WALL TO REMAIN
- 4 NEW GARDEN WALL
- 5 SODDED TURF
- 6 MULCHED SIDEYARD AREA
- 7 EXISTING VEGETATION TO BE PRUNED / THINNED
- 8 EXISTING TREE TO REMAIN/PROTECT PER ARBORIST REPORT

DESIGN CRITERIA

PLANTING DESIGN CRITERIA

THE PROPOSED PLANT LIST IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. ABOVE GROUND UTILITIES WILL BE SCREENED BY PLANTING. ALL LANDSCAPE AREAS WILL BE COVERED IN MIN 3" OF BARK MULCH

IRRIGATION DESIGN CRITERIA

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR THE PROPOSED LANDSCAPE MATERIAL HAS A LOW TO MEDIUM WATER USE.

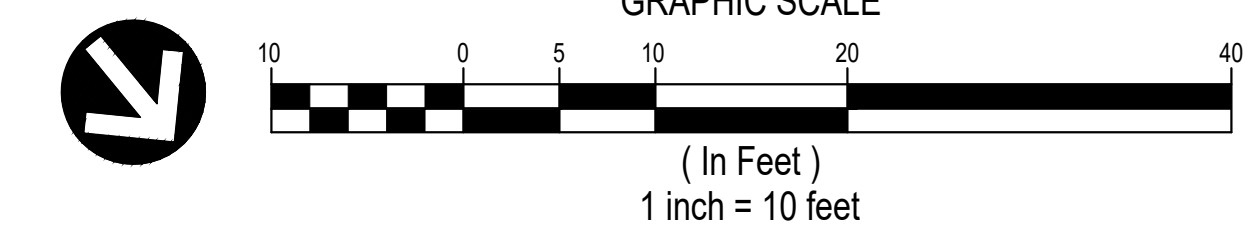
A WEATHER SENSING 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY DRIP, ON SEPARATE HYDROZONES, SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

COMPLIANCE STATEMENT

THE DESIGN WILL MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE MWEO

WES AROLA - CA 5958



WES AROLA LANDSCAPE ARCHITECTURE
W@WESAROLA.COM 831/247 9936



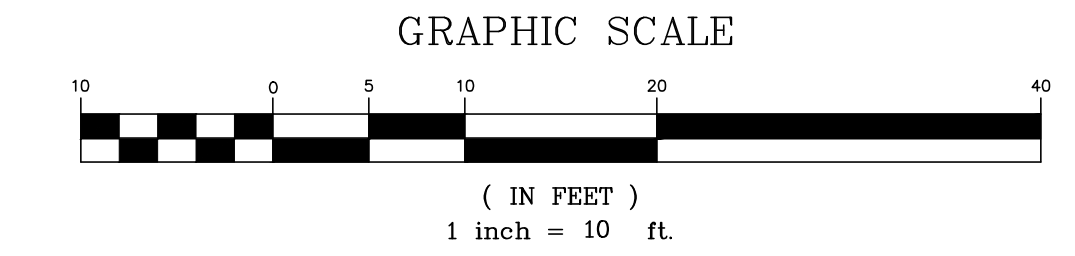
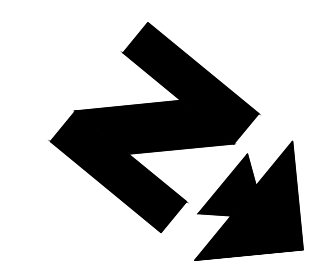
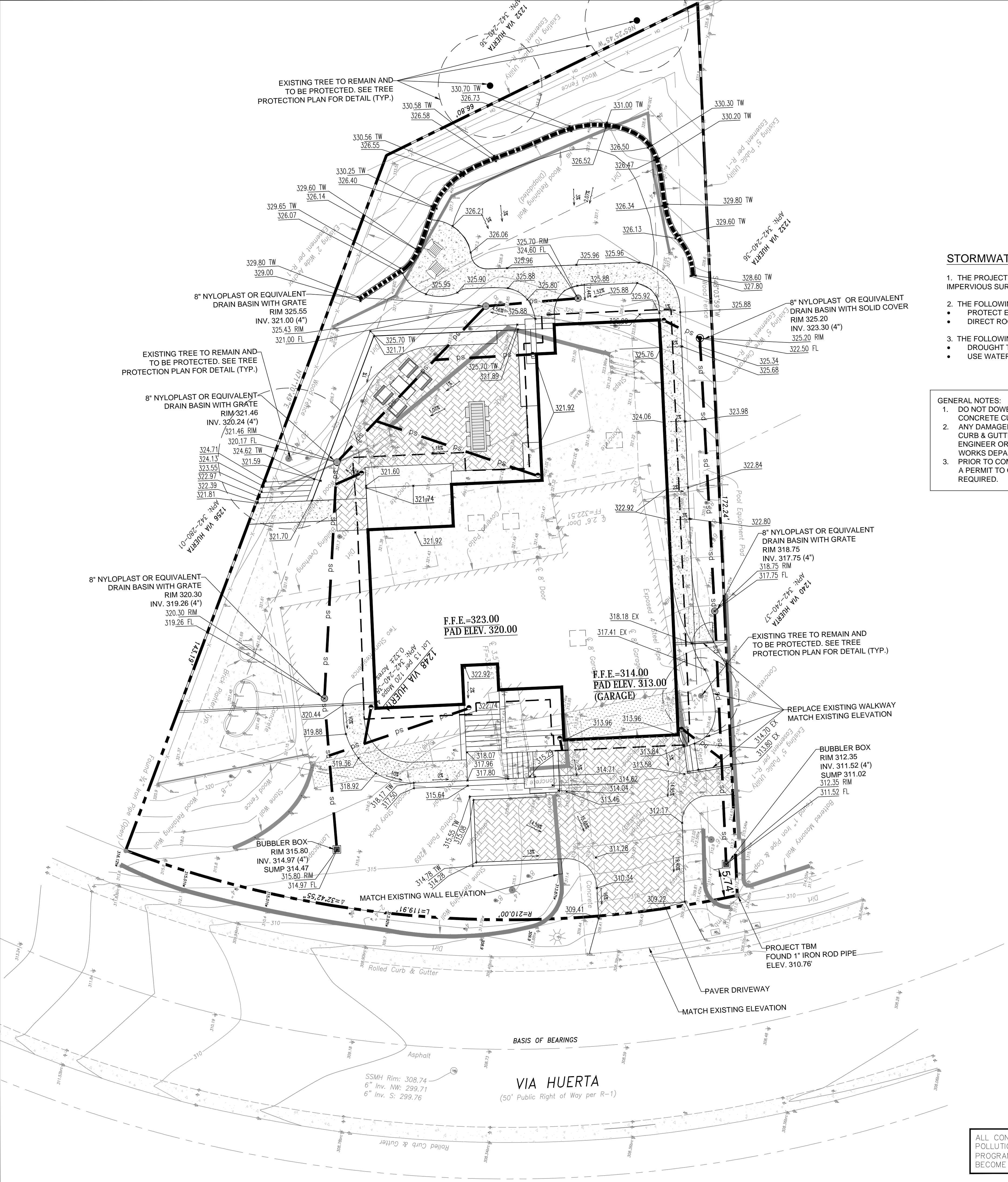
CUSTOM RESIDENCE
1248 VIA HUERTA . LOS ALTOS . 94024
LANDSCAPE PLANS

#	ITEM	DATE

DATE
12.20.2022

PRELIMINARY
LANDSCAPE PLAN

L-1.00



TOPOGRAPHIC SURVEY BY MOUNTAIN PACIFIC SURVEYS, DATED DECEMBER 10, 2020

STORMWATER COMPLIANCE NOTES:

1. THE PROJECT CREATES AND/OR REPLACES LESS THAN ONE ACRE OF IMPERVIOUS SURFACES.
2. THE FOLLOWING SITE DESIGN MEASURES ARE PROPOSED:
 - PROTECT EXISTING TREES AND SOIL.
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREA
3. THE FOLLOWING SOURCE CONTROL MEASURES ARE PROPOSED:
 - DROUGHT TOLERANT LANDSCAPING
 - USE WATER EFFICIENT IRRIGATION SYSTEM

- GENERAL NOTES:**
1. DO NOT DOWEL IN NEW DRIVEWAY AND WALKWAY INTO THE BACK OF EXISTING CONCRETE CURB
 2. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB & GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 974-2680.
 3. PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

General Note:

- 1) Features shown hereon represent surface conditions of the project area compiled from a ground survey performed on September of 2022. Surveyor made no attempt to determine the existence or extent of underground utilities or other features not surface visible.
- 2) Boundary and easement data shown hereon are based upon a Preliminary Title Report prepared by Orange Coast Title Company as order no. 520-2345327, dated September 14, 2022

Datum Note:

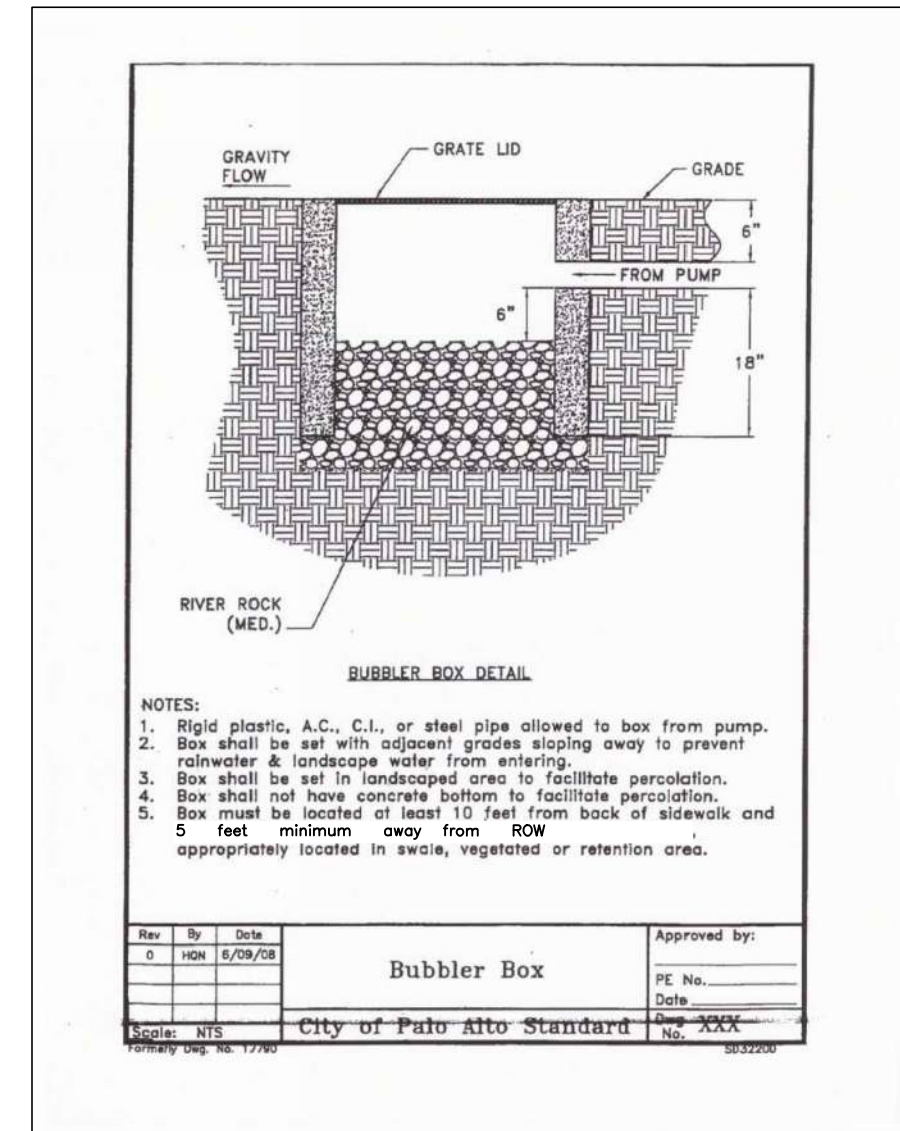
Horizontal datum is based upon an assumed local coordinate system. Vertical Datum is based upon City of Los Altos benchmark #40, a brass disc set in the top of curb located at the southwest return of Stonehaven Drive and Kant Drive. Top of disc taken as 276.46', NAVD88 Datum. Temporary control points have been established hereon to perpetuate the project datum for future use.

Basis of Bearings:

Bearings shown hereon are based upon the monumented centerline of Via Huerta as shown on that certain map filed for record in Book 120 of Maps at Page 46 of Santa Clara County Records.

GENERAL GRADING NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS
3. PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE OPERATOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
5. ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
6. FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
7. LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
8. INSTALL SIT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
9. MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
10. INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING
11. ALL ROOF DRAIN WILL BE DISCHARGED ONTO VEGETATED AREA PRIOR TO LEAVING SITE



EXISTING LEGEND:

	Building Footprint		Area Drain
	Building Overhang		Fire Hydrant
	Centerline		Mailbox
	Concrete		Sanitary Sewer Cleanout
	Concrete Grade Break		Sanitary Sewer Manhole
	Curb & Gutter (Rolled)		Sign
	Easement		Spot Elevation
	Fenceline		Streetlight
	Overhead Utility Line		Survey Control Point
	Wall		Survey Monument
	Concrete		Water Meter
			Water Valve
			Book 120 of Maps, Page 46 Santa Clara Country Records

PROPOSED LEGEND:

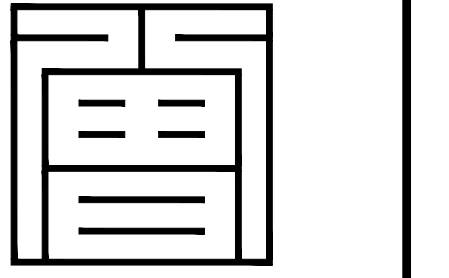
	EXISTING SPOT ELEVATION
	FLOWLINE ELEVATION
	RIM ELEVATION
	DRAINAGE SLOPE AND DIRECTION
	4" HDPE @ MIN 1.5%
	8" DRAIN BASIN W/ SOLID COVER (NYLOPLAST OR EQUIVALENT)
	8" DRAIN BASIN W/ GRATE TOP (NYLOPLAST OR EQUIVALENT)
	BUBBLER BOX
	ROOF DRAIN DOWNSPOUT

Call USA at:
1-800-227-2600



AT LEAST 48 HOURS BEFORE YOU DIG!

ALL CONTRACTOR AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL REFER TO SCVRP POLLUTION PREVENTION PROGRAM- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) AND BECOME FAMILIAR WITH ITS CONTENTS PRIOR TO CONSTRUCTION



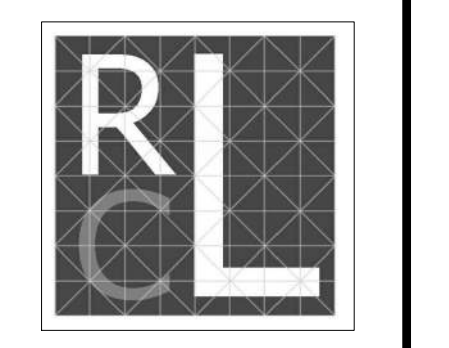
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NO.	REVISIONS	DATE	REV	BY



ECL STRUCTURAL ENGINEERS, INC.
P. 408.463.6632
info@eclse.com
570 E. El Camino Real Ste. D
Sunnyvale, CA 94087



RESIDENCE GRADING & DRAINAGE PLAN
1248 VIA HUERTA
LOS ALTOS, CALIFORNIA
Project No: XXXX-XX | Designed: RK | Checked: RL | Date: 10-10-24-22

SHEET CC1
PROJECT #