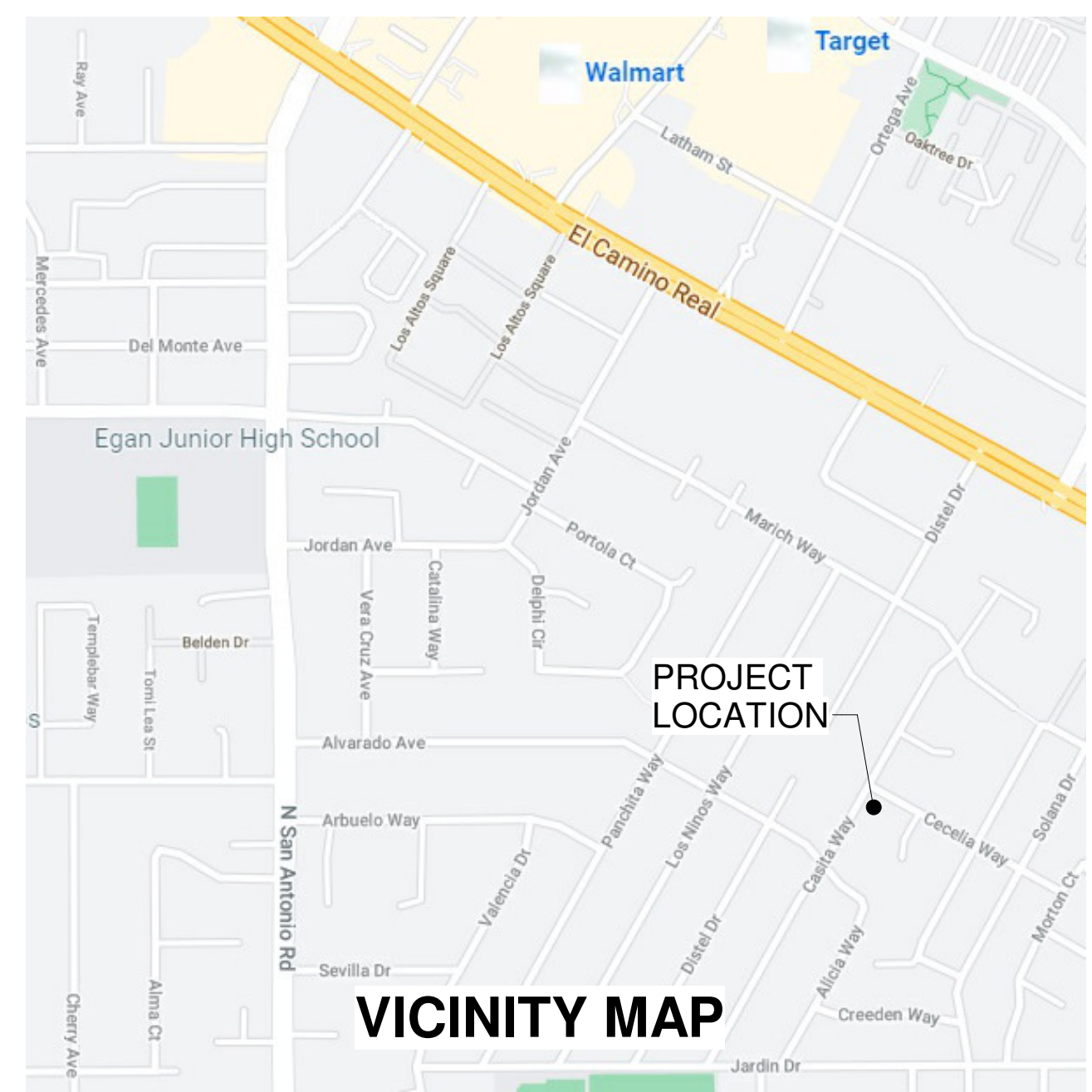


RECEIVED
Date: 8/10/2022
CITY OF LOS ALTOS
PLANNING



DANG-HOLME RESIDENCE

390 CECELIA WAY

LOS ALTOS, CALIFORNIA



ZONING COMPLIANCE			
	Existing	Proposed	Allowed / Required
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height	2,616 Sq.Ft. (19.49%)	2,815 Sq.Ft. (20.97%)	4,027 Sq.Ft. (30.00%)
FLOOR AREA: Measured to the outside surface of exterior walls	1st Floor: 2,616 Sq.Ft. 2nd Floor: ---- Total: 2,616 Sq.Ft. (19.49%)	1st Floor: 2,515 Sq.Ft. 2nd Floor: 1,575 Sq.Ft. Total: 4,090 Sq.Ft. (30.47%)	4,092 Sq.Ft. (30.48%)
SETBACKS:			
FRONT - North, Ceceleia Way	24'-4"	25'-2"	25'-0"
REAR - South	34'-11 3/4"	28'-8 5/8"	25'-0"
STREET SIDE - West, Casita Way	23'-4 1/2"	20'-0 3/4"	20'-0"
INTERIOR SIDE - East (1st/2nd)	10'-5 1/4" / N/A	20'-2 3/4" / 25'-2 3/4"	10'-0" / 17'-6"
HEIGHT:	+/- 15'-0"	+/- 26'-6 1/2"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement area	2,096 Sq.Ft.	4,356 Sq.Ft.	6,452 Sq.Ft.
NON-HABITABLE AREA: Does not include porches or open structures	520 Sq.Ft.	- 68 Sq.Ft.	452 Sq.Ft.
ADU:	445 Sq.Ft.	317 Sq.Ft.	762 Sq.Ft.

LOT CALCULATIONS		
NET LOT AREA:	13,424 Sq.Ft.	
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	407 Sq.Ft. (13.4%)	
LANDSCAPE BREAKDOWN:	Total hardscape area (existing and proposed):	8,286 SF
	Existing softscape (undisturbed) area:	0 SF
	New softscape (new or replaced landscaping) area:	5,138 SF
	Sum of all three should equal the site's net lot area	

NOTICE: THIS SET HAS BEEN PRODUCED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THESE DRAWINGS ARE NOT INTENDED TO BE ACCURATE "AS-BUILTS," NOR INCLUSIVE OF ALL DETAILS, DRAWINGS, MATERIAL SPECIFICATIONS, ETC. NEEDED TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES. THE DESIGNER HAS PREPARED THESE DOCUMENTS ONLY FOR THE IMPROVEMENTS AND CONSTRUCTION NOTED, INDICATED OR SHOWN AS "NEW" WORK AND ASSUMES NO RESPONSIBILITY FOR ALL OTHER CONSTRUCTION, MATERIALS OR EQUIPMENT NOTED, INDICATED OR SHOWN AS "EXISTING" OR AS PROVIDED "BY OTHERS".

THE DESIGNER HAS NOT BEEN RETAINED TO SURVEY FOR OR OTHERWISE DISCOVER THE PRESENCE OF HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS, ASBESTOS PRODUCTS, PCB'S, OR OTHER TOXIC SUBSTANCES.

THE DESIGNER IS NOT RESPONSIBLE FOR THE HANDLING, REMOVAL OR DISPOSAL OF OR EXPOSURE OR PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. OWNER HEREBY WARRANTS THAT IF IT KNOWS OR HAS ANY REASON TO KNOW OR HAS ANY REASON TO SUSPECT THAT HAZARDOUS MATERIALS EXIST AT THE PROJECT SITE, THAT IT WILL INFORM THE ARCHITECT AND THAT OWNER WILL CAUSE SUCH ITEMS TO BE REMOVED OR TREATED BY A PROFESSIONAL AND LICENSED ASBESTOS ABATEMENT CONTRACTOR IN A MANNER PRESCRIBED BY ALL APPLICABLE CODES AND REGULATIONS.

PROJECT SIZE	
1st FLOOR	2,515 SF (Including Garage)
2nd FLOOR	1,575 SF
BASEMENT	2,814 SF
ADU	762 SF
TOTAL	7,666 SF

GENERAL PROJECT INFORMATION

Address: 390 CECELIA WAY, LOS ALTOS, CA 94022
Zoning District: R-10
Occupancy Type: R3, U
Construction Type: V-B

For Code Compliance:
2019 CALIFORNIA CODES (CBC, CRC, CEC, CMC, CPC)
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CALGreen)
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
CITY OF LOS ALTOS ORDINANCES

PROPOSED HOUSE SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM, TO BE APPROVED UNDER A DEFERRED SUBMITTAL.

PROJECT DESCRIPTION

- NEW HOUSE:
- REMOVE ALL EXISTING STRUCTURES.
 - BUILD A NEW TWO-STORY RESIDENCE WITH A BASEMENT, WITH A TOTAL OF SIX BEDROOMS FIVE FULL BATHROOMS AND TWO HALF BATHROOMS.
 - BUILD A NEW ATTACHED ACCESSORY DWELLING UNIT WITH ONE BEDROOM AND ONE BATHROOM.
 - FIRST FLOOR ON MAIN RESIDENCE TO INCLUDE AN ENTRY FOYER, LIBRARY, OFFICE, DINING ROOM, KITCHEN, FAMILY ROOM, TWO POWDER ROOMS, MUD ROOM, ATTACHED GARAGE AND COVERED PATIO AND PORCH.
 - SECOND FLOOR TO INCLUDE FOUR BEDROOMS, THREE BATHROOMS AND A LAUNDRY ROOM.
 - BASEMENT TO INCLUDE AN OPEN RECREATION ROOM, GUEST BEDROOM WITH A PRIVATE BATH, KIDS BEDROOM AND A BATHROOM.

PROJECT TEAM

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andy@gkmeengineering.com

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CIVIL
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2495 INDUSTRIAL PRKY. WEST
HAYWARD CA, 94545
TEL: (510) 887-4086 x178
ATTN: KATHLENE CACHO
kcacho@leabraze.com

SHEET INDEX

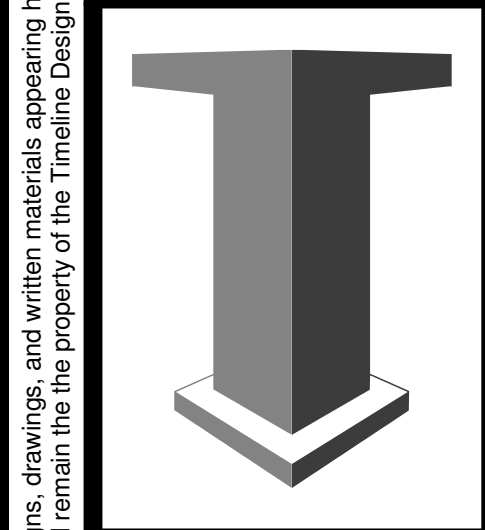
		Design Review 2.15.2022	Design Review 6.21.2022
A0.1	COVER SHEET	•	•
A0.2	AREA CALCULATIONS	•	•
A0.3	CONTEXT MAP	•	•
A0.4	STREETSCAPE ELEVATIONS, EXISTING ELEVATIONS	•	•
A0.5	EXISTING AND PROPOSED VIEWS	•	•
A1.1	SITE PLAN	•	•
A2.0	BASEMENT PLAN	•	•
A2.1	PROPOSED FIRST FLOOR PLAN	•	•
A2.2	PROPOSED SECOND FLOOR PLAN	•	•
A2.3	PROPOSED ROOF PLAN	•	•
A3.1	EXTERIOR ELEVATIONS	•	•
A3.2	EXTERIOR ELEVATIONS	•	•
A4.1	SECTIONS	•	•
A8.1	DETAILS	•	•
-	SURVEY	•	•
C-1.0	CIVIL TITLE SHEET	•	•
C-2.0	GRADING AND DRAINAGE PLAN	•	•
C-2.1	UTILITY PLAN	•	•
C-3.0	GRADING SPECIFICATIONS	•	•
C-4.0	DETAILS	•	•
C-4.1	DETAILS	•	•
ER-1	EROSION CONTROL PLAN	•	•
ER-2	EROSION CONTROL DETAILS	•	•
BMP-1	BLUEPRINT FOR A CLEAN BAY	•	•
L-1	LANDSCAPE PLAN	•	•
L-2	IRRIGATION PLAN	•	•
L-3	IRRIGATION DETAILS	•	•
L-4	PLANTING DETAILS	•	•

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

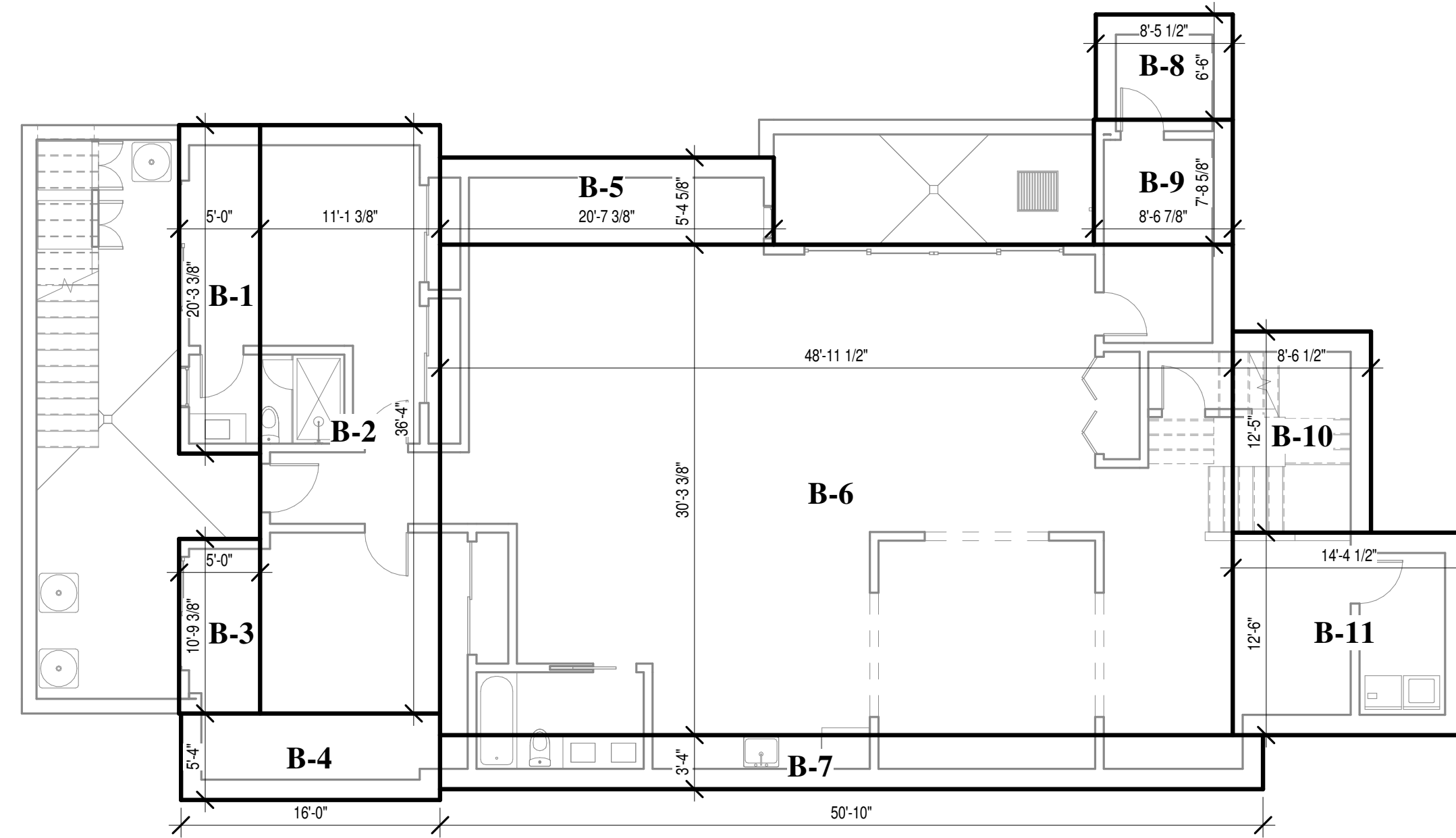
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DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

TIMELINE
DESIGN + BUILD
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



A0.1
COVER SHEET

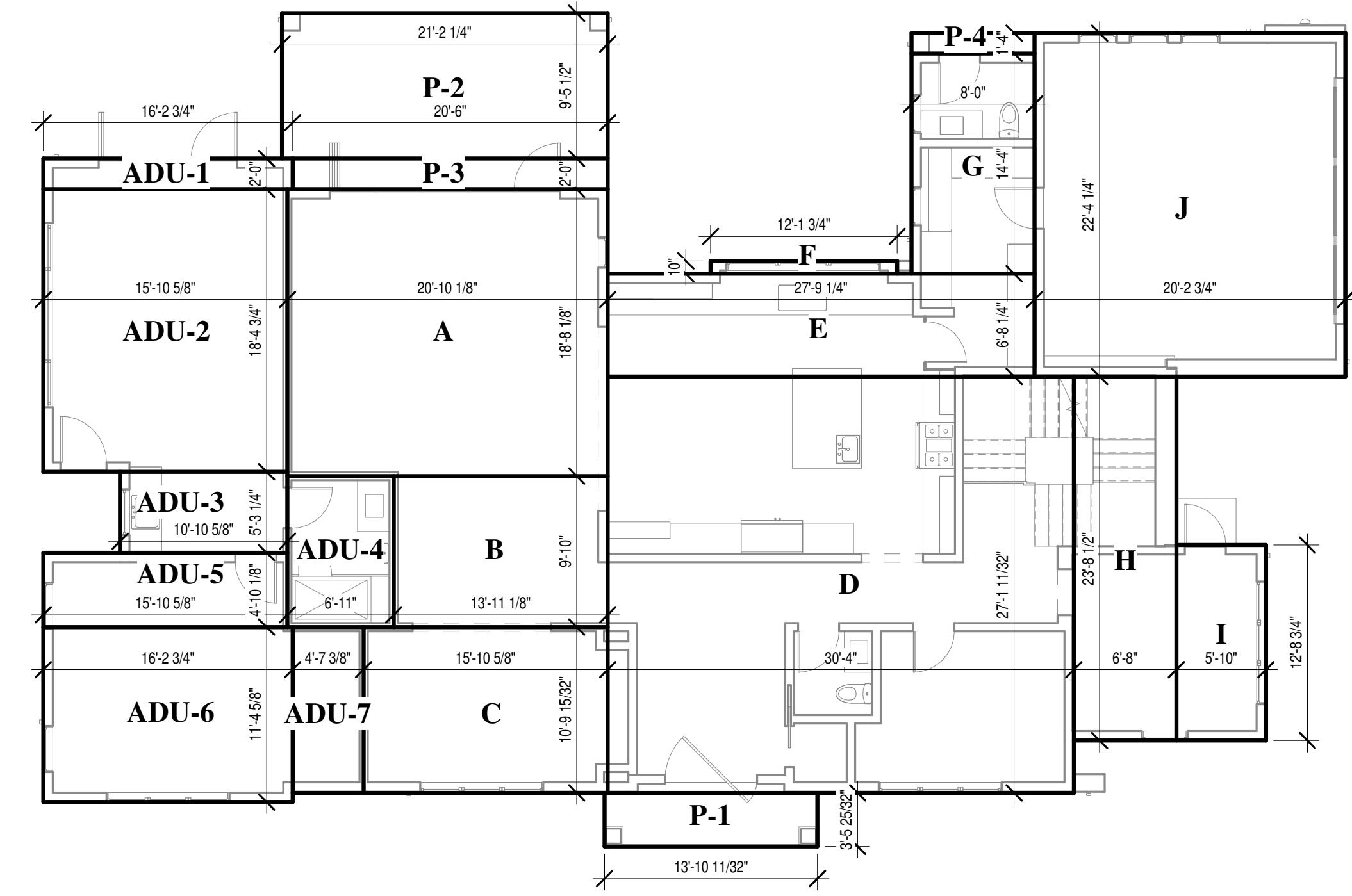
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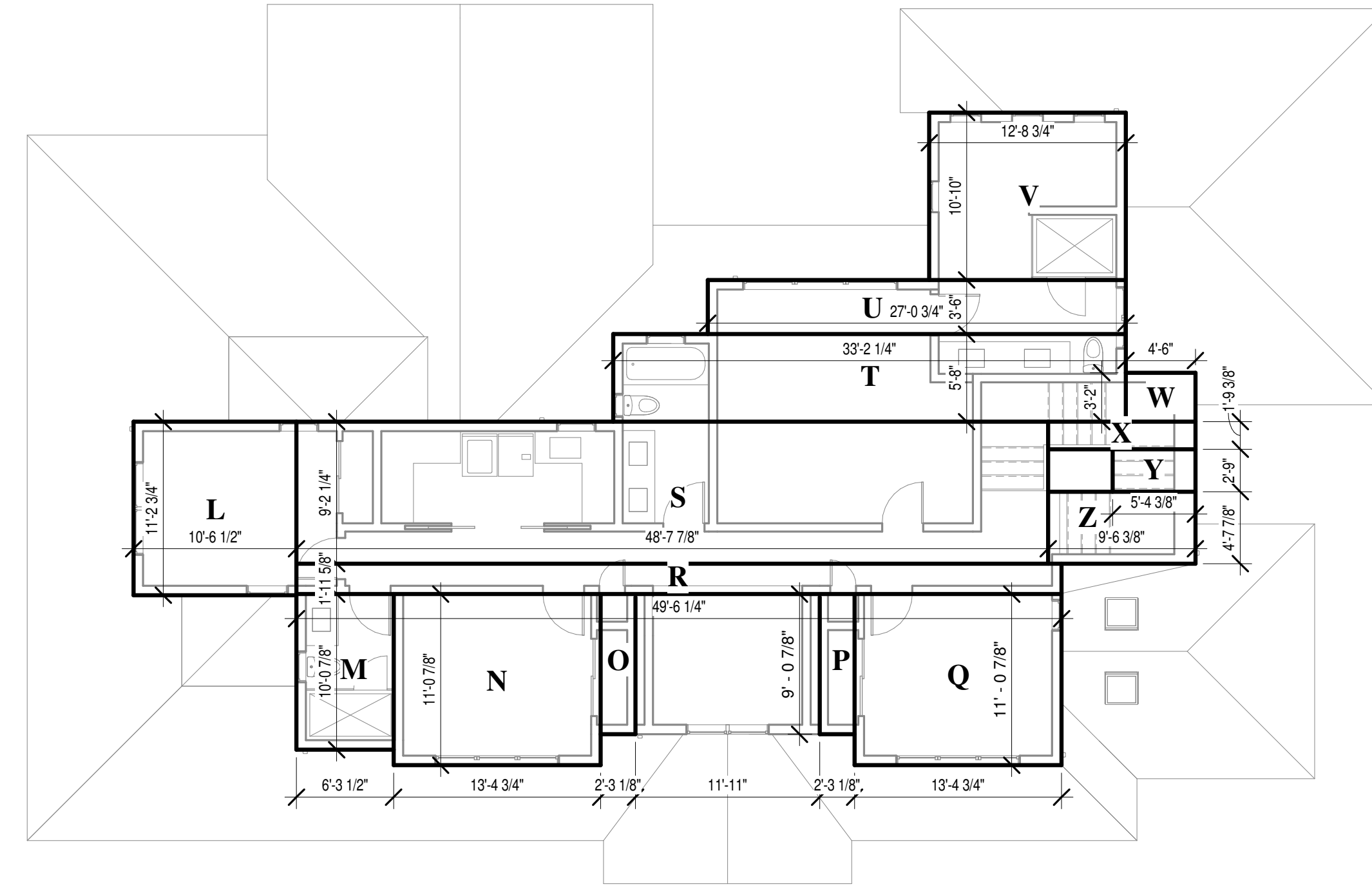
3 AREA DIAGRAM - BASEMENT
1/8" = 1'-0"

LOT COVERAGE CALCULATIONS			
Main House			
1st Floor			
A	18' - 8 1/8" x 20' - 10 1/8"		389.30 SF
B	9' - 10" x 13' - 11 1/8"		136.95 SF
C	10' - 9 15/32" x 15' - 10 5/8"		171.38 SF
D	27' - 1 11/32" x 30' - 4"		822.38 SF
E	6' - 8 1/4" x 27' - 9 1/4"		185.72 SF
F	0' - 10" x 12' - 1 3/4"		10.12 SF
G	8' - 0" x 14' - 4"		114.67 SF
H	6' - 8" x 23' - 8 1/2"		158.06 SF
I	5' - 10" x 12' - 8 3/4"		74.25 SF
			2062.83 SF
Garage			
J	20' - 2 3/4" x 22' - 4 1/4"		452.21 SF
			452.21 SF
			2515.03 SF
Porch and Patios			
1st Floor			
P-1	3' - 5 25/32" x 13' - 10 11/32"		48.27 SF
P-2	9' - 5 1/2" x 21' - 2 1/4"		200.40 SF
P-3	2' - 0" x 20' - 6"		41.00 SF
P-4	1' - 4" x 8' - 0"		10.67 SF
			300.33 SF
			300.33 SF
			2815.37 SF

AREA CALCULATIONS			
ADU			
1st Floor			
ADU-1	2' - 0" x 16' - 2 3/4"		32.46 SF
ADU-2	15' - 10 5/8" x 18' - 4 3/4"		292.23 SF
ADU-3	5' - 3 1/4" x 10' - 10 5/8"		57.38 SF
ADU-4	6' - 11" x 9' - 10"		68.01 SF
ADU-5	4' - 10 1/8" x 15' - 10 5/8"		76.94 SF
ADU-6	11' - 4 5/8" x 16' - 2 3/4"		184.78 SF
ADU-7	4' - 7 3/8" x 10' - 9 15/32"		49.78 SF
			761.58 SF
			761.58 SF
Basement (Habitable)			
B-1	5' - 0" x 20' - 3 3/8"		101.41 SF
B-2	11' - 1 3/8" x 36' - 4"		403.83 SF
B-3	5' - 0" x 10' - 9 3/8"		53.91 SF
B-4	5' - 4" x 16' - 0"		85.33 SF
B-5	5' - 4 5/8" x 20' - 7 3/8"		111.02 SF
B-6	30' - 3 3/8" x 48' - 11 1/2"		1482.52 SF
B-7	3' - 4" x 50' - 10"		169.44 SF
B-8	6' - 6" x 8' - 5 1/2"		54.98 SF
B-9	7' - 8 5/8" x 8' - 6 7/8"		66.17 SF
B-10	8' - 6 1/2" x 12' - 5"		106.06 SF
B-11	12' - 6" x 14' - 4 1/2"		179.69 SF
			2814.36 SF
			2814.36 SF
Main House			
1st Floor			
A	18' - 8 1/8" x 20' - 10 1/8"		389.30 SF
B	9' - 10" x 13' - 11 1/8"		136.95 SF
C	10' - 9 15/32" x 15' - 10 5/8"		171.38 SF
D	27' - 1 11/32" x 30' - 4"		822.38 SF
E	6' - 8 1/4" x 27' - 9 1/4"		185.72 SF
F	0' - 10" x 12' - 1 3/4"		10.12 SF
G	8' - 0" x 14' - 4"		114.67 SF
H	6' - 8" x 23' - 8 1/2"		158.06 SF
I	5' - 10" x 12' - 8 3/4"		74.25 SF
			2062.83 SF
2nd Floor			
L	10' - 6 1/2" x 11' - 2 3/4"		118.37 SF
M	6' - 3 1/2" x 10' - 0 7/8"		63.38 SF
N	11' - 0 7/8" x 13' - 4 3/4"		148.33 SF
O	2' - 3 17/32" x 8' - 11 9/32"		20.51 SF
P	2' - 3 17/32" x 8' - 11 9/32"		20.51 SF
Q	11' - 0 7/8" x 13' - 4 3/4"		148.33 SF
R	1' - 11 5/8" x 49' - 6 1/4"		97.49 SF
S	9' - 2 1/4" x 48' - 7 7/8"		447.03 SF
T	5' - 8" x 33' - 2 1/4"		188.06 SF
U	3' - 6" x 27' - 0 3/4"		94.72 SF
V	10' - 10" x 12' - 8 3/4"		137.90 SF
W	3' - 2" x 4' - 6"		14.25 SF
X	1' - 9 3/8" x 9' - 6 3/8"		16.98 SF
Y	2' - 9" x 5' - 4 3/8"		14.75 SF
Z	4' - 7 7/8" x 9' - 6 3/8"		44.38 SF
			1574.99 SF
Garage			
J	20' - 2 3/4" x 22' - 4 1/4"		452.21 SF
			452.21 SF
			4090.03 SF
Porch and Patios			
1st Floor			
P-1	3' - 5 25/32" x 13' - 10 11/32"		48.27 SF
P-2	9' - 5 1/2" x 21' - 2 1/4"		200.40 SF
P-3	2' - 0" x 20' - 6"		41.00 SF
P-4	1' - 4" x 8' - 0"		10.67 SF
			300.33 SF
			300.33 SF



1 AREA DIAGRAM - FIRST FLOOR
1/8" = 1'-0"



2 AREA DIAGRAM - SECOND FLOOR
1/8" = 1'-0"

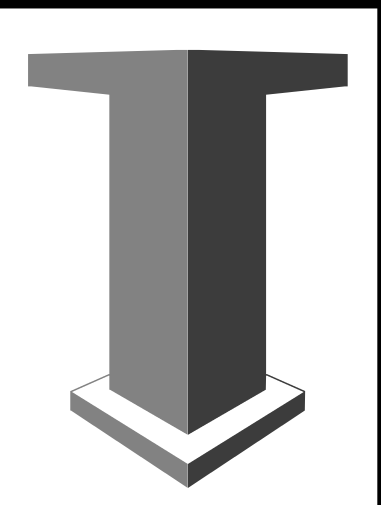
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No.	Description	Revisions	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/8" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

TIMELINE
DESIGN + BUILD
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SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



A0.2
AREA CALCULATIONS



562 Cecelia Ct., Los Altos



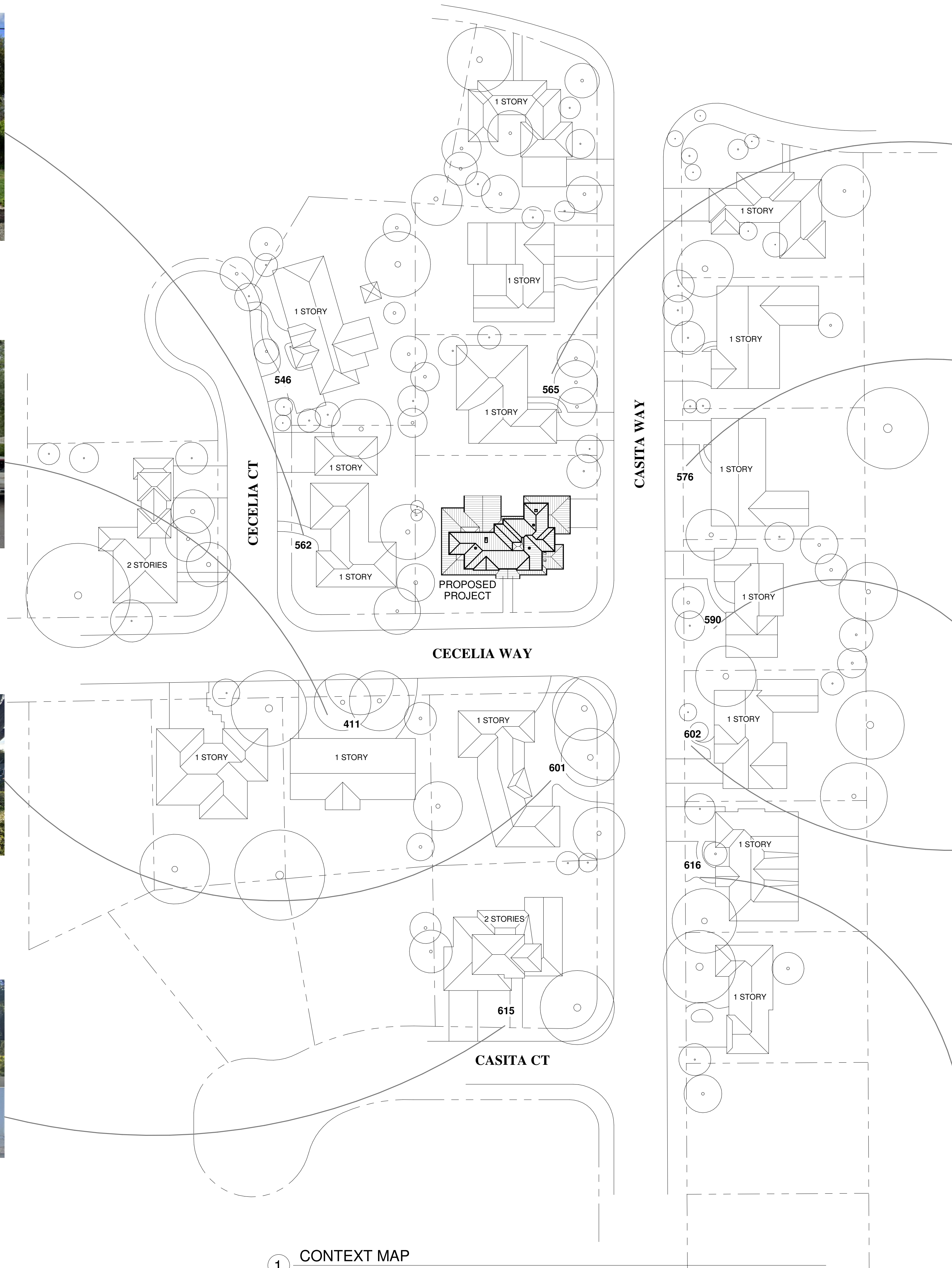
411 Cecelia Way, Los Altos



601 Casita Way, Los Altos



615 Casita Way, Los Altos



1 CONTEXT MAP
1" = 40'-0"



565 Casita Way, Los Altos



576 Casita Way, Los Altos



590 Casita Way, Los Altos



602 Casita Way, Los Altos



616 Casita Way, Los Altos

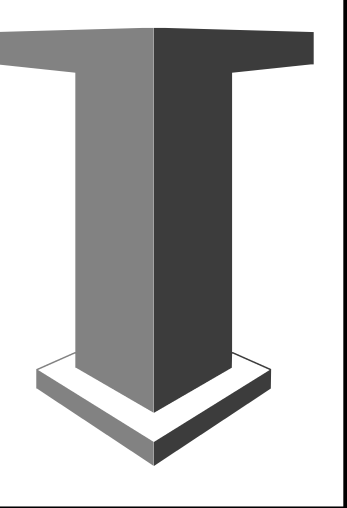
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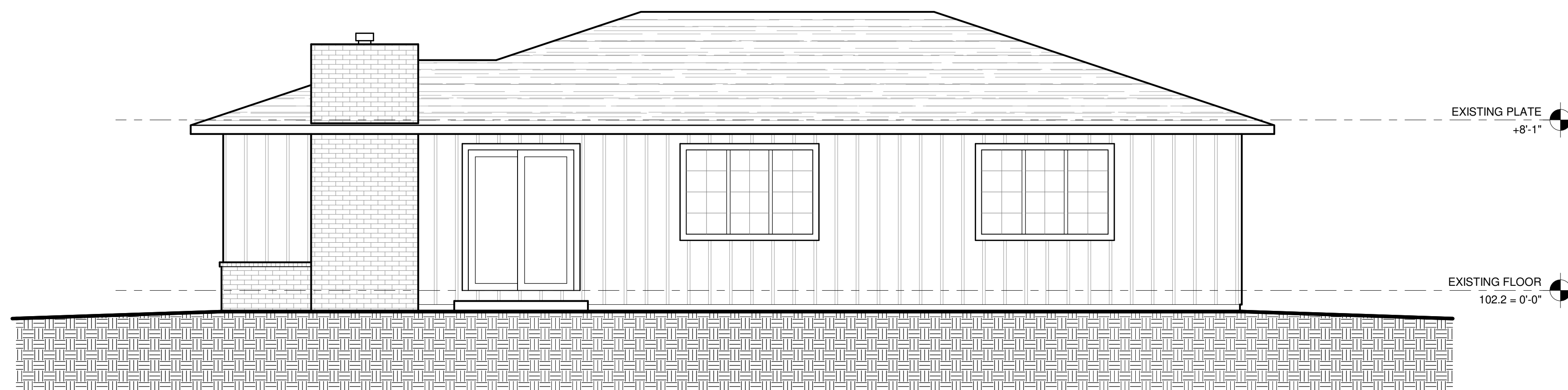
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DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

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SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

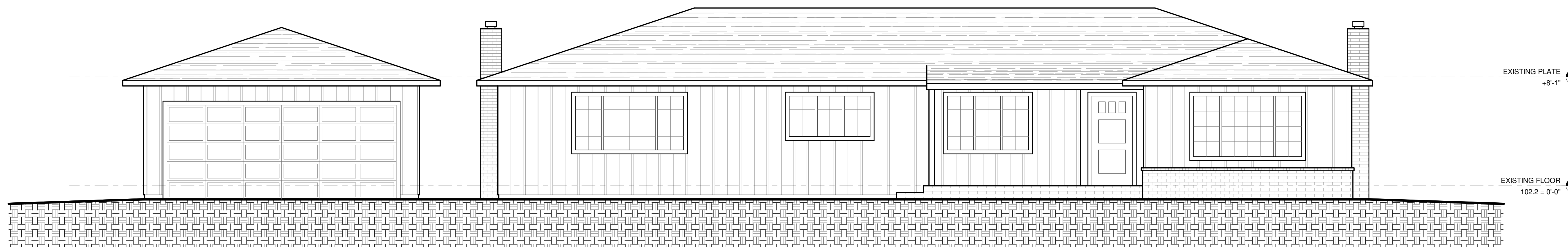


A0.3

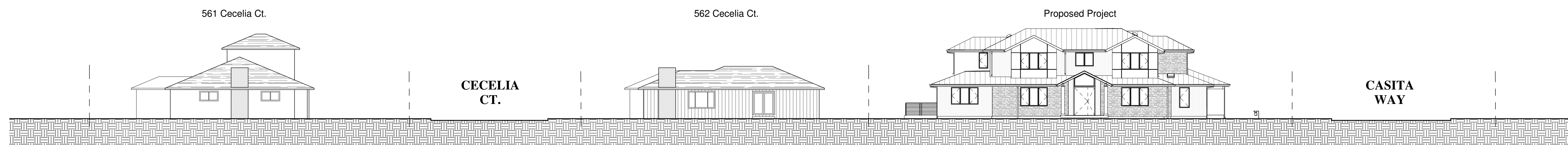
CONTEXT MAP



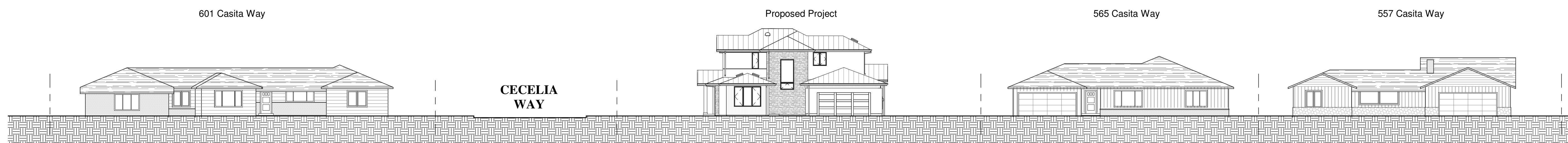
① ZZZ--EXISTING ELEVATION, FACING CASITA WAY (NORTH)
1/4" = 1'-0"



② ZZZ--EXISTING ELEVATION, FACING CECELIA WAY (WEST)
1/4" = 1'-0"



③ PROPOSED FRONT ELEVATION (NORTH, FACING CECELIA WAY)
1/16" = 1'-0"



④ PROPOSED STREET SIDE ELEVATION (WEST, FACING CASITA WAY)
1/16" = 1'-0"

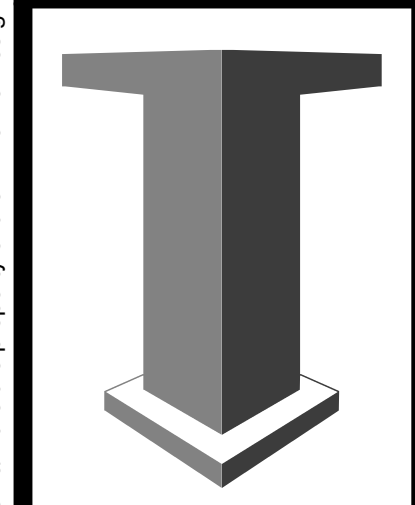
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JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
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SCALE: As indicated
DRAWN BY: SC
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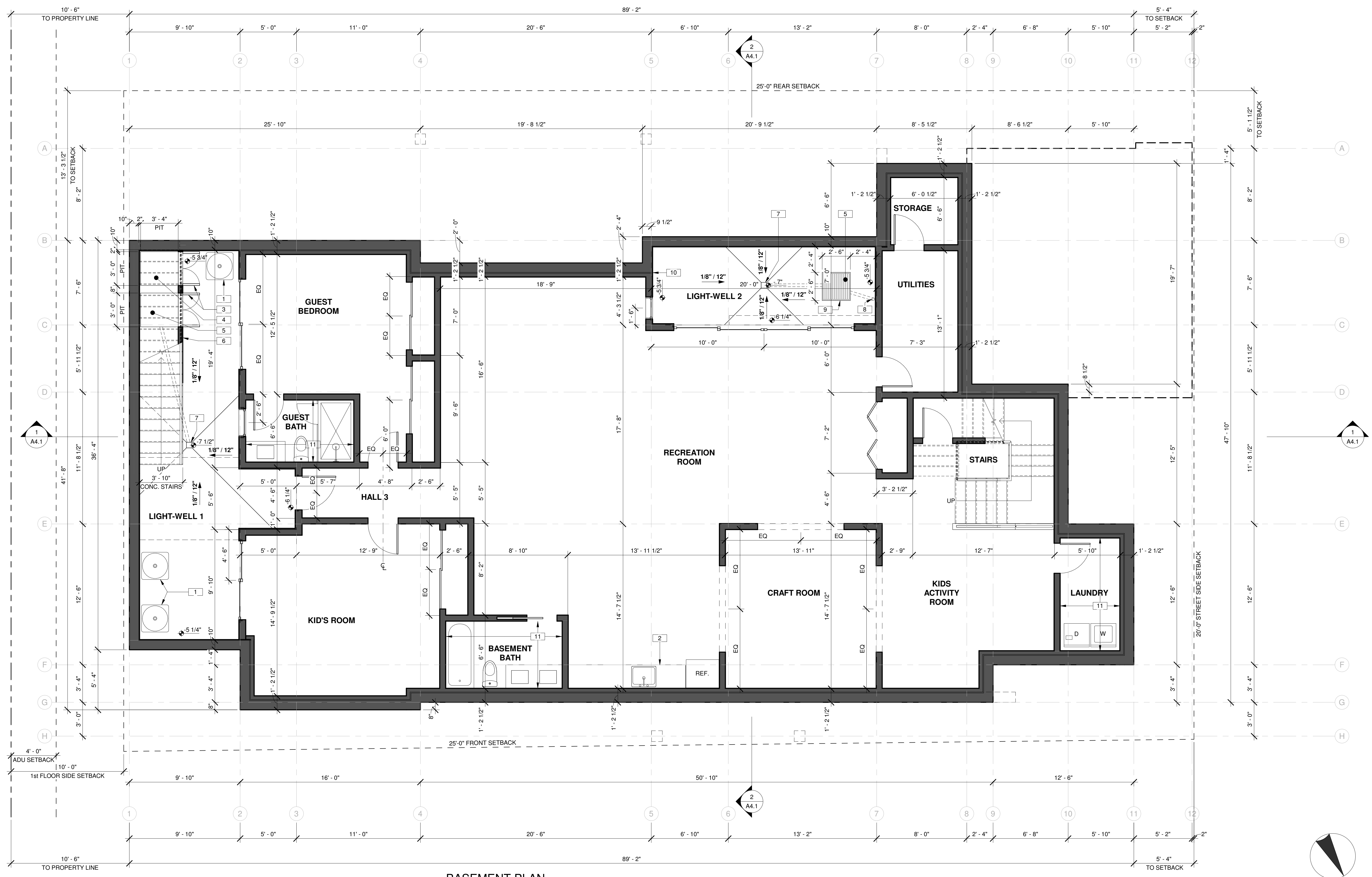
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PHONE: 408.741.3000 FAX: 408.317.1708



A0.4
STREETSCAPE
ELEVATIONS,
EXISTING
ELEVATIONS

KEYNOTES	
1	NEW A/C UNIT
2	WET BAR SHALL BE WIRED WITH 110-VOLTAGE OUTLETS
3	FLSJH DOORS WITH WOOD SIDING FINISH TO MATCH WALL
4	SEWER PUMP, REFER TO CIVIL DRAWINGS
5	SERVICE PUMP, REFER TO CIVIL DRAWINGS
6	METAL STUD WALL BELOW STAIRS, PROVIDE WOOD SIDING FACING THE LIGHTWELL
7	FLOOR DRAIN; SLOPE LIGHTWELL FLOOR TO DRAIN 1/8" PER FOOT, CONNECT TO SERVICE PUMP AS REQUIRED, REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
8	RAIN WATER LEADER DIRECTED INTO SERVICE PUMP BELOW LIGHTWELL SLAB, REFER TO ROOFING SHCHEDULE ON A2.3 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
9	METAL GRATE OVER PIT

KEYNOTES	
10	VERTICAL STUCCO CONTROL JOINT AT TRANSITION BETWEEN WALL TYPES
11	DROP TOP OF CONCRETE 3/4" AT BATHROOMS AND LAUNDRY ROOM, REFER TO DETAIL 2/A8.1 (D)



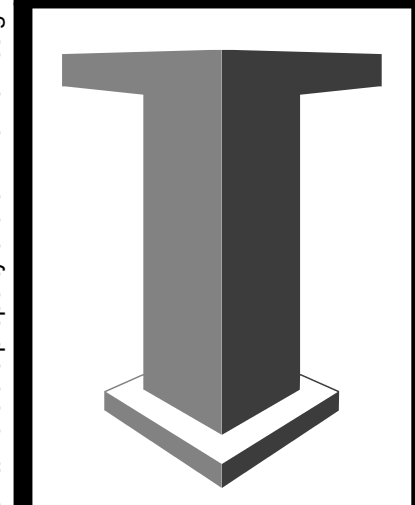
1 BASEMENT PLAN
1/4" = 1'-0"

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
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DATE: 08/09/22

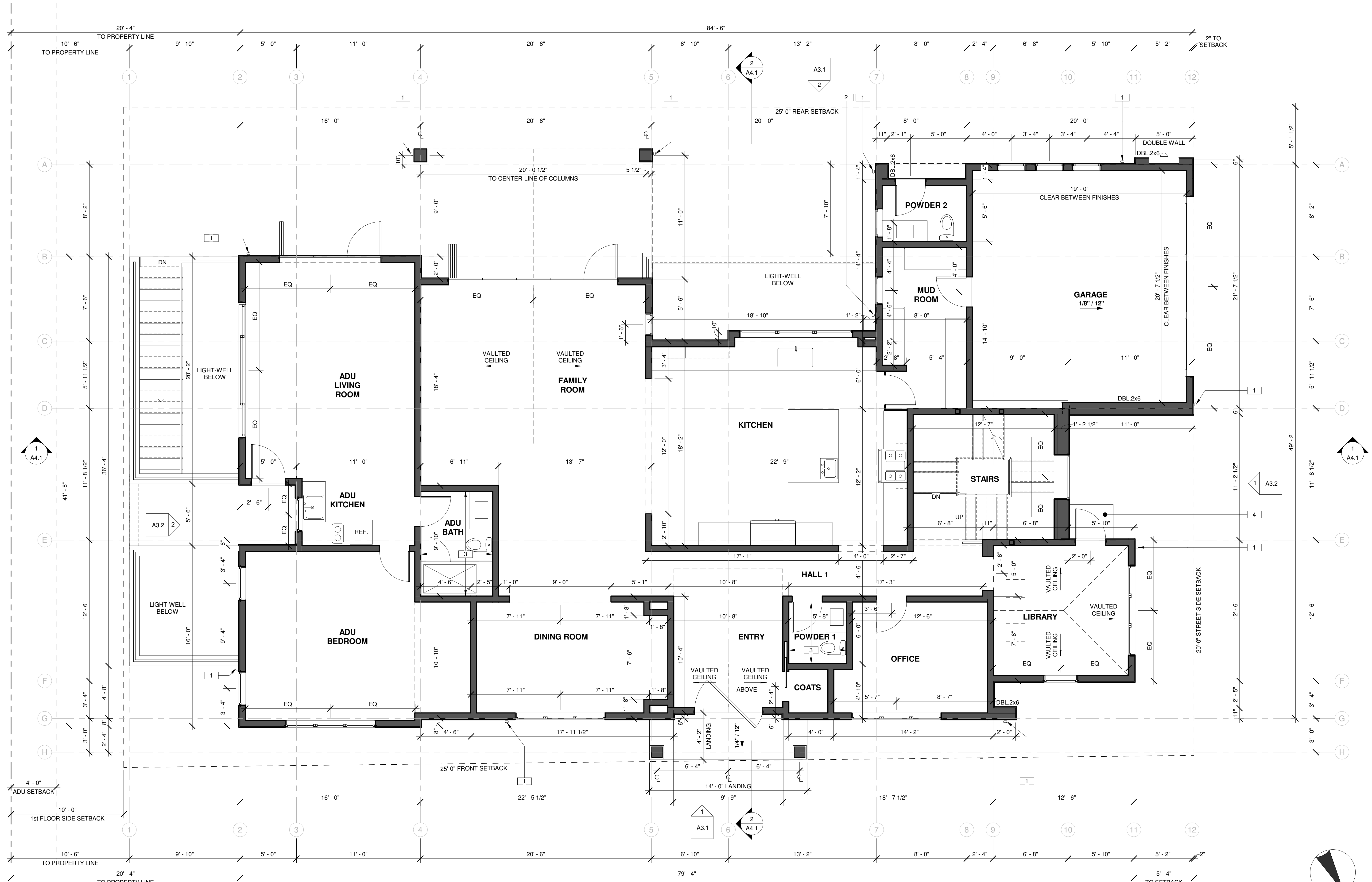
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SARATOGA, CALIFORNIA 95070
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A2.0
BASEMENT PLAN

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KEYNOTES	
1	RAIN WATER LEADER INTO UNDERGROUND DRAINAGE SYSTEM, REFER TO ROOFING SCHEDULE ON A2.3 FOR ADDITIONAL INFORMATION, REFER TO CIVIL DRAWINGS FOR DRAINAGE SYSTEM
2	RAIN WATER LEADER DIRECTED INTO SERVICE PUMP BELOW LIGHTWALL SLAB, REFER TO ROOFING SCHEDULE ON A2.3 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
3	PROVIDE DEPRESSED FLOOR PER DETAIL 2/A.1 (B)
4	3'-0" MIN. LANDING; 1" MAX. STEP AT DOOR THRESHOLD, SLOPE 2% AWAY FROM BUILDING



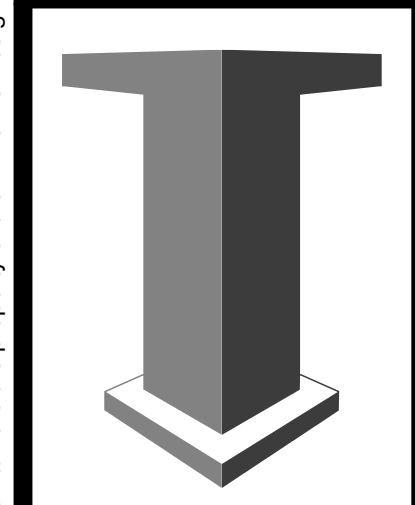
1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
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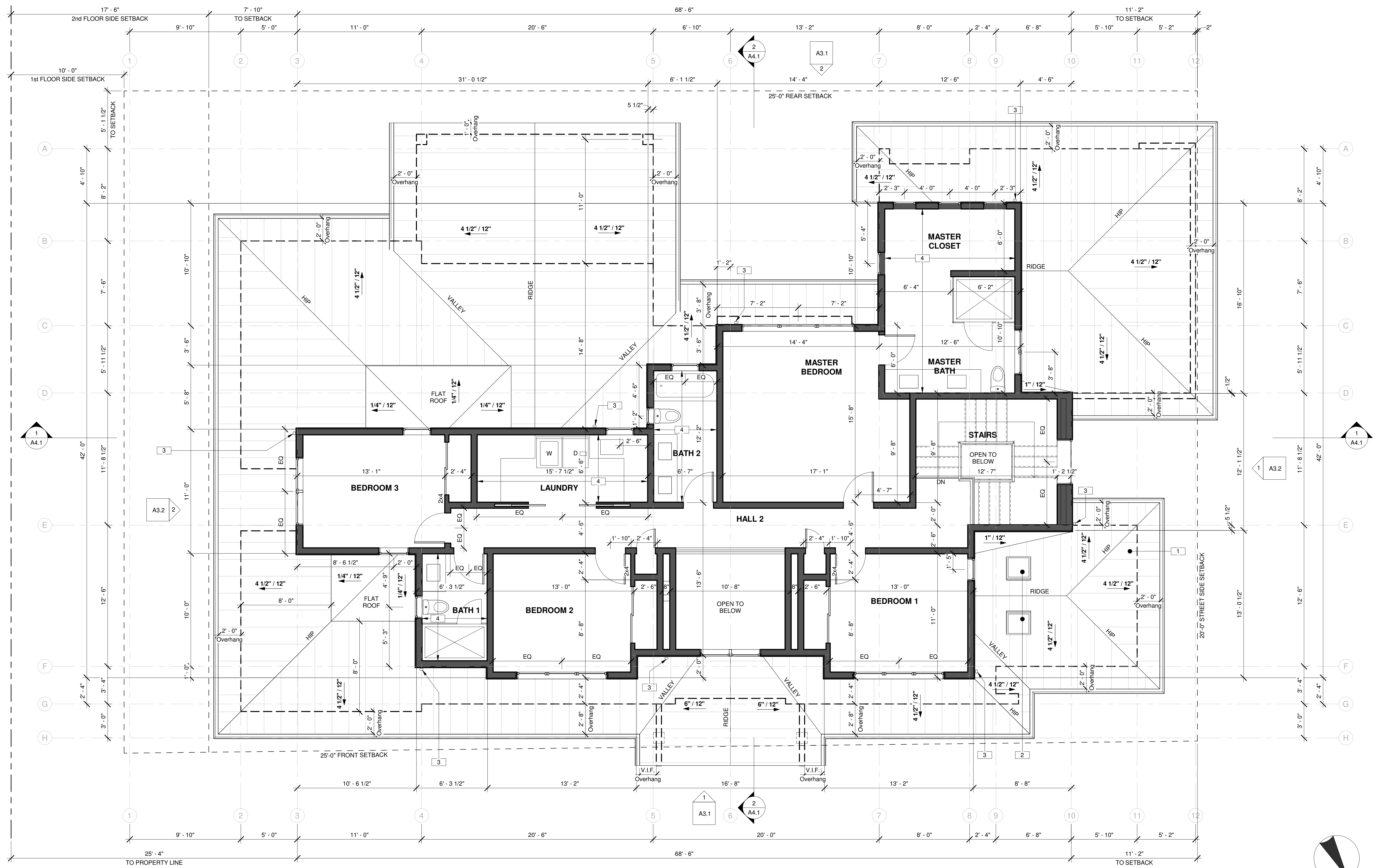
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PHONE: 408.741.3000 FAX: 408.317.1708



A2.1
PROPOSED FIRST FLOOR PLAN

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KEYNOTES	
1	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD
2	FIXED SKYLIGHT
3	RAIN WATER LEADER ONTO LOWER ROOF, REFER TO ROOFING SHCHEDULE ON A2.3 FOR ADDITIONAL INFORMATION
4	PROVIDE DEPRESSED FLOOR PER DETAIL 2/A.1 (B)



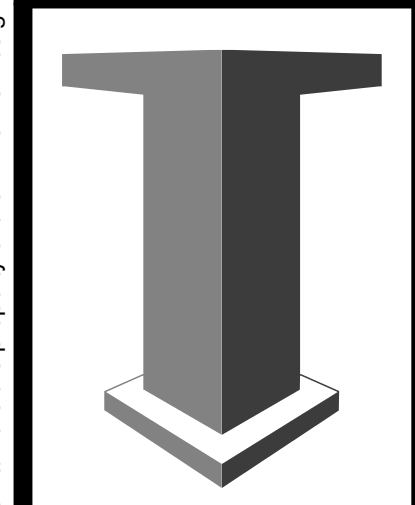
1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"

No.	Revisions	Date
	Description	

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

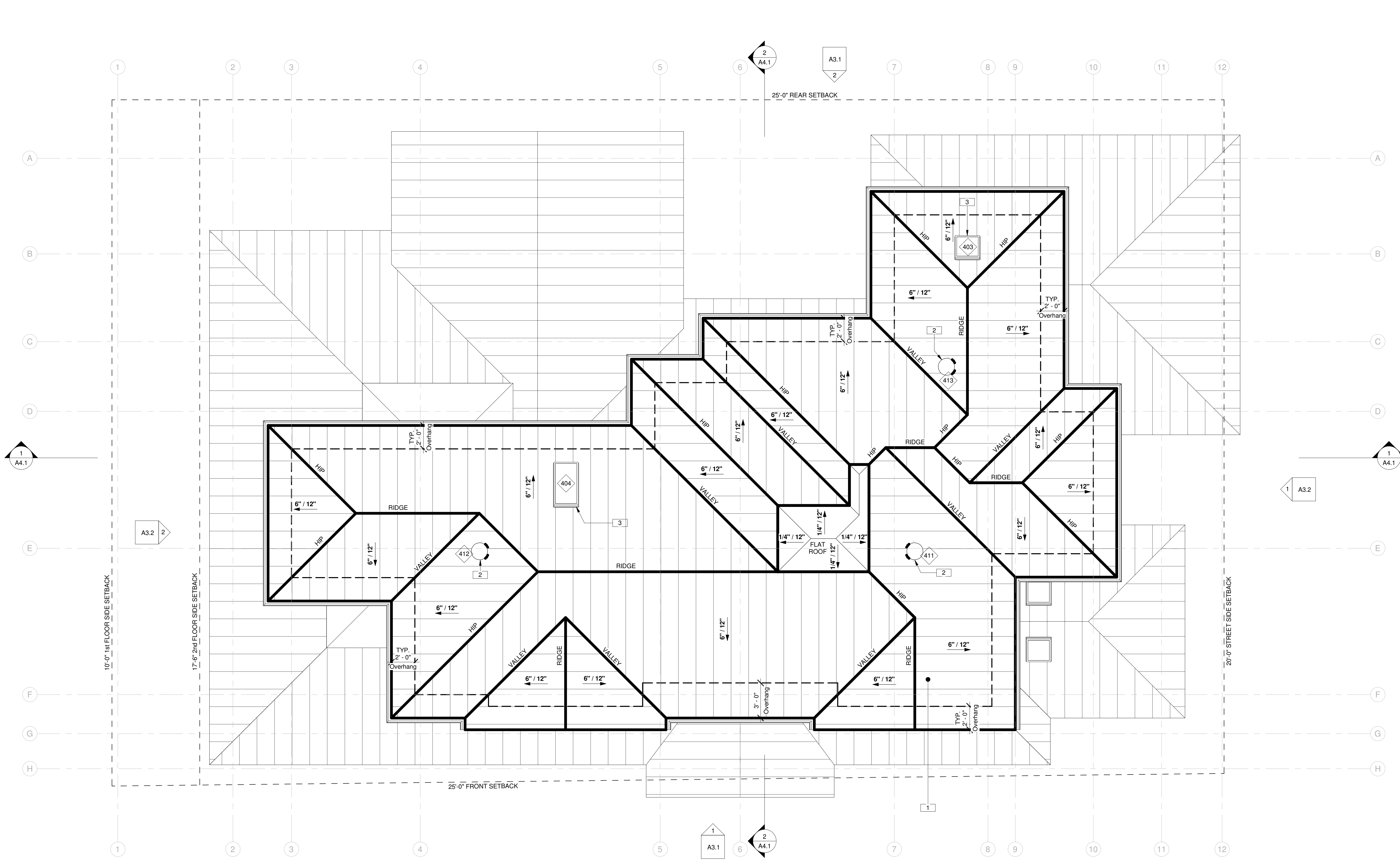
TIMELINE
DESIGN + BUILD
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708



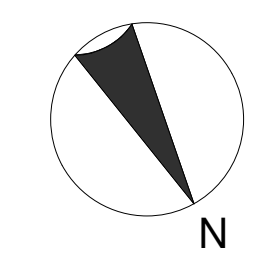
A2.2
PROPOSED
SECOND
FLOOR PLAN

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KEYNOTES	
1	STANDING SEAM METAL ROOF. REFER TO MATERIAL BOARD
2	SUNLIGHT TUNNEL
3	FIXED SKYLIGHT



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

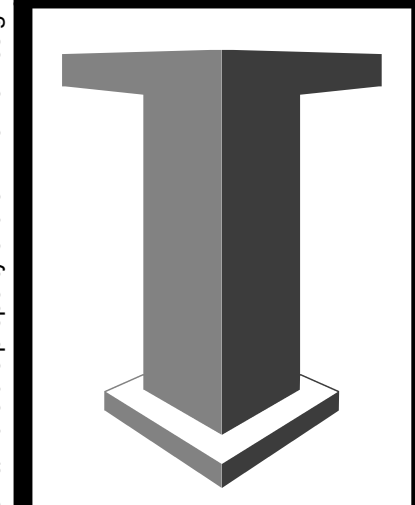


No.	Revisions	Date
	Description	

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

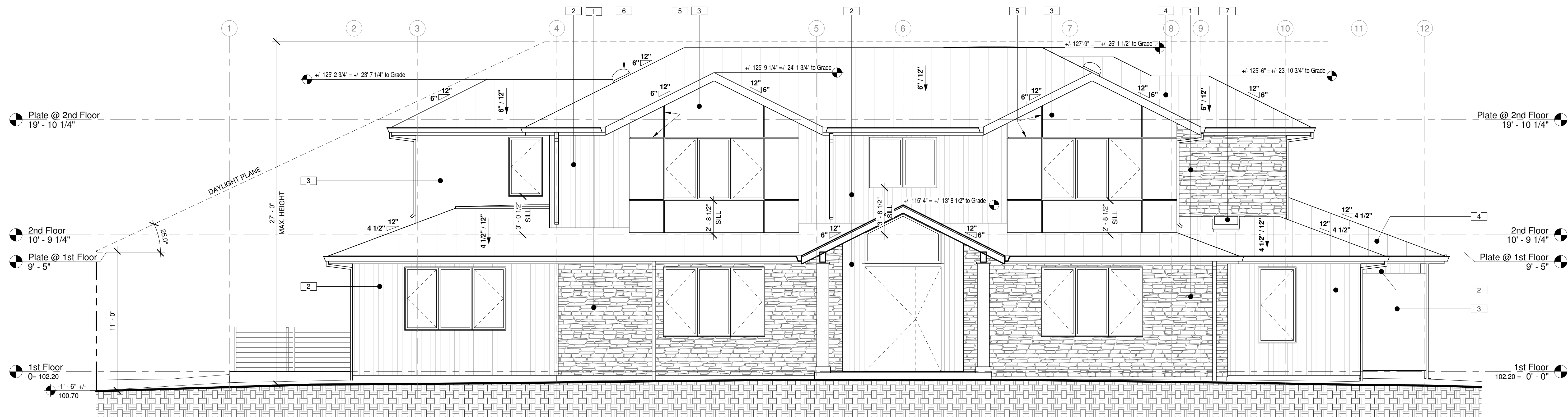
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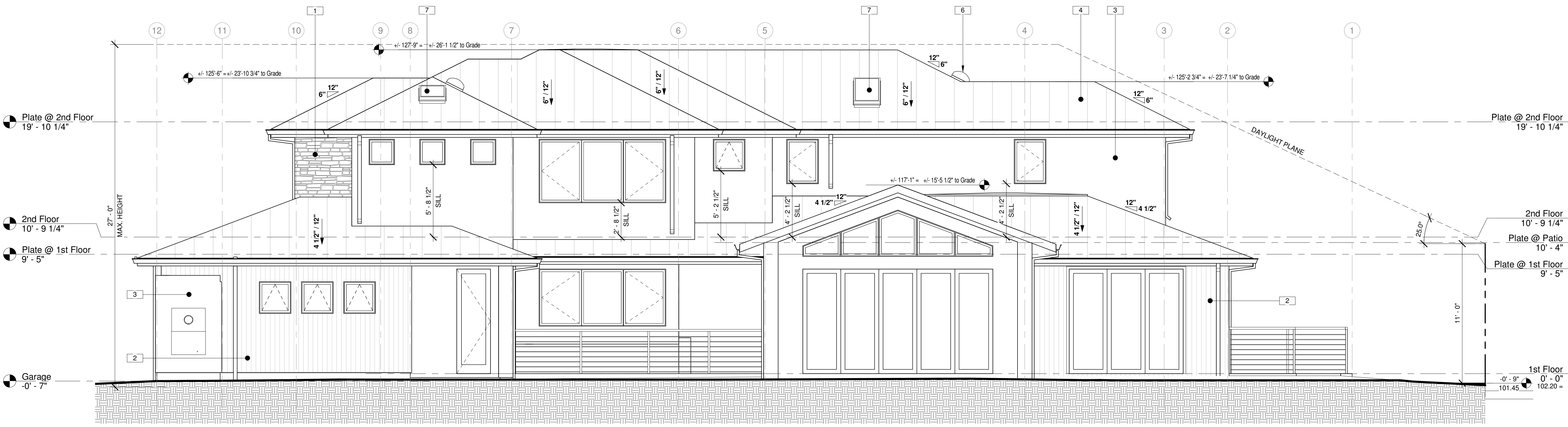
A2.3
PROPOSED ROOF PLAN

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KEYNOTES	
1	STONE VENEER, REFER TO MATERIAL BOARD
2	VERTICAL COMPOSITE SIDING, REFER TO MATERIAL BOARD
3	3 COAT CEMENT PLASTER SYSTEM, REFER TO MATERIAL BOARD
4	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD
5	1" REVEAL, FRY REGLET PROFILE PCS-75-100
6	SUNLIGHT TUNNEL
7	FIXED SKYLIGHT



1 PROPOSED FRONT ELEVATION (NORTH, FACING CECELIA WAY)
1/4" = 1'-0"



2 PROPOSED REAR ELEVATION (SOUTH)
1/4" = 1'-0"

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

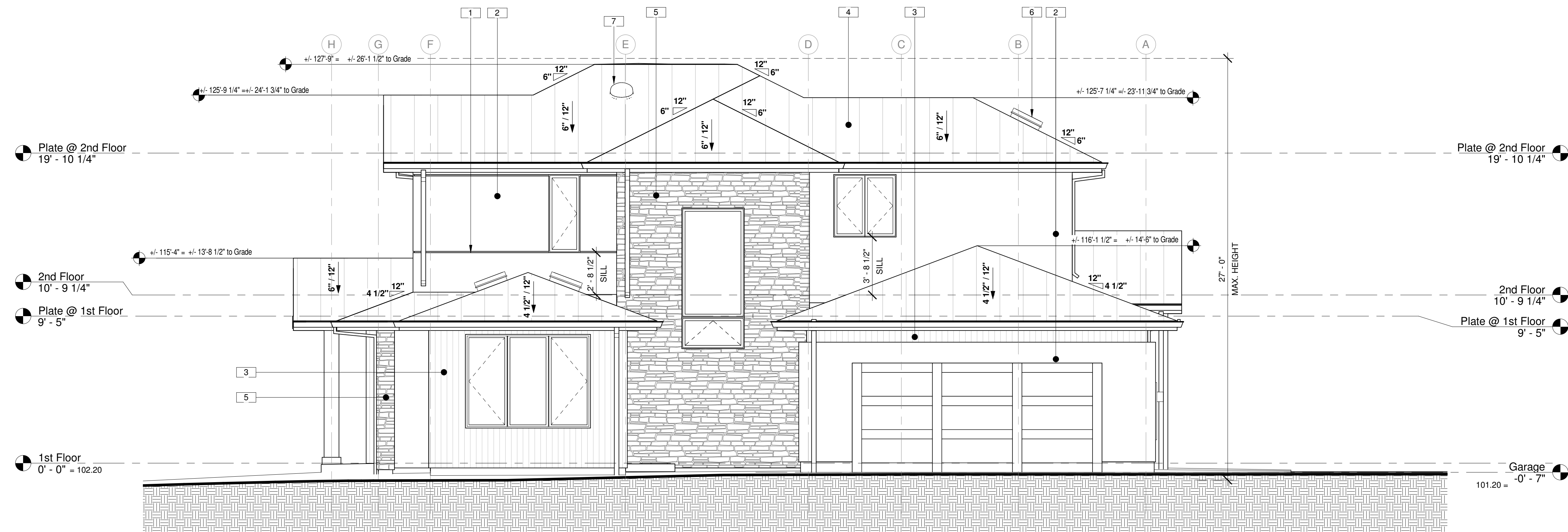
SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

TIMELINE
DESIGN + BUILD
14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

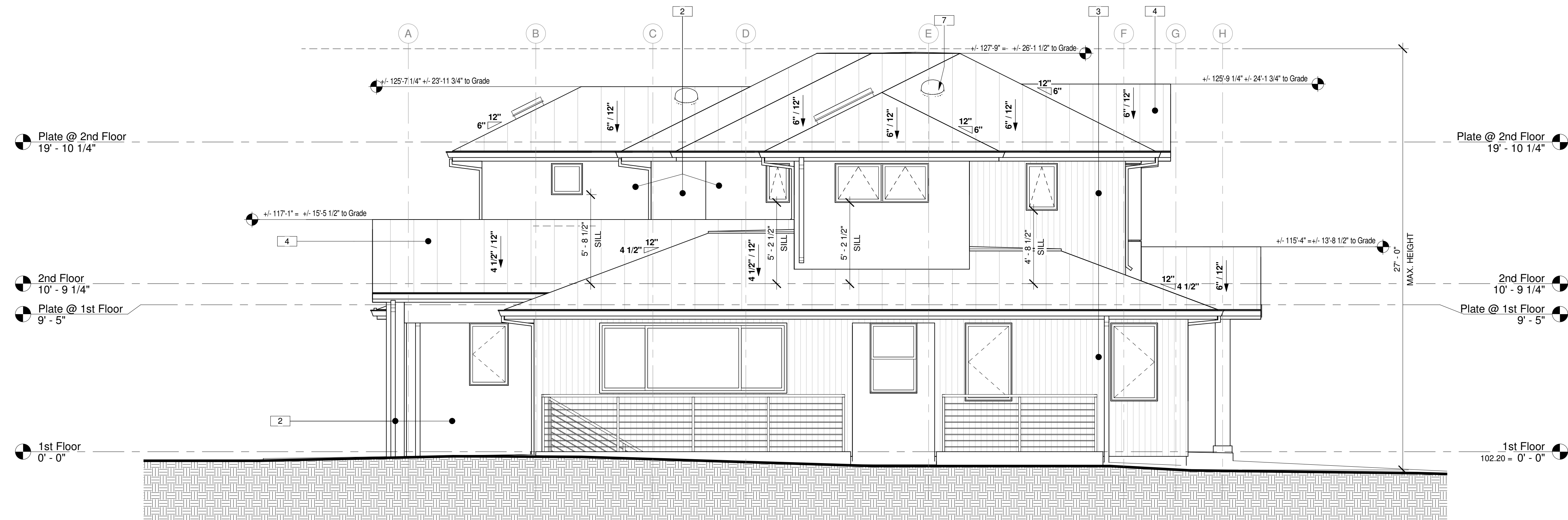
A3.1
EXTERIOR ELEVATIONS

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KEYNOTES	
1	1" REVEAL, FRY REGLET PROFILE PCS-75-100
2	3-COAT CEMENT PLASTER SYSTEM, REFER TO MATERIAL BOARD
3	VERTICAL COMPOSITE SIDING, REFER TO MATERIAL BOARD
4	STANDING SEAM METAL ROOF, REFER TO MATERIAL BOARD
5	STONE VENEER, REFER TO MATERIAL BOARD
6	FIXED SKYLIGHT
7	SUNLIGHT TUNNEL



1 PROPOSED STREET SIDE ELEVATION (WEST, FACING CASITA WAY)
1/4" = 1'-0"



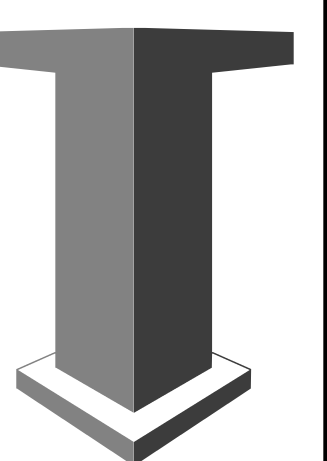
2 PROPOSED SIDE ELEVATION (EAST)
1/4" = 1'-0"

No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

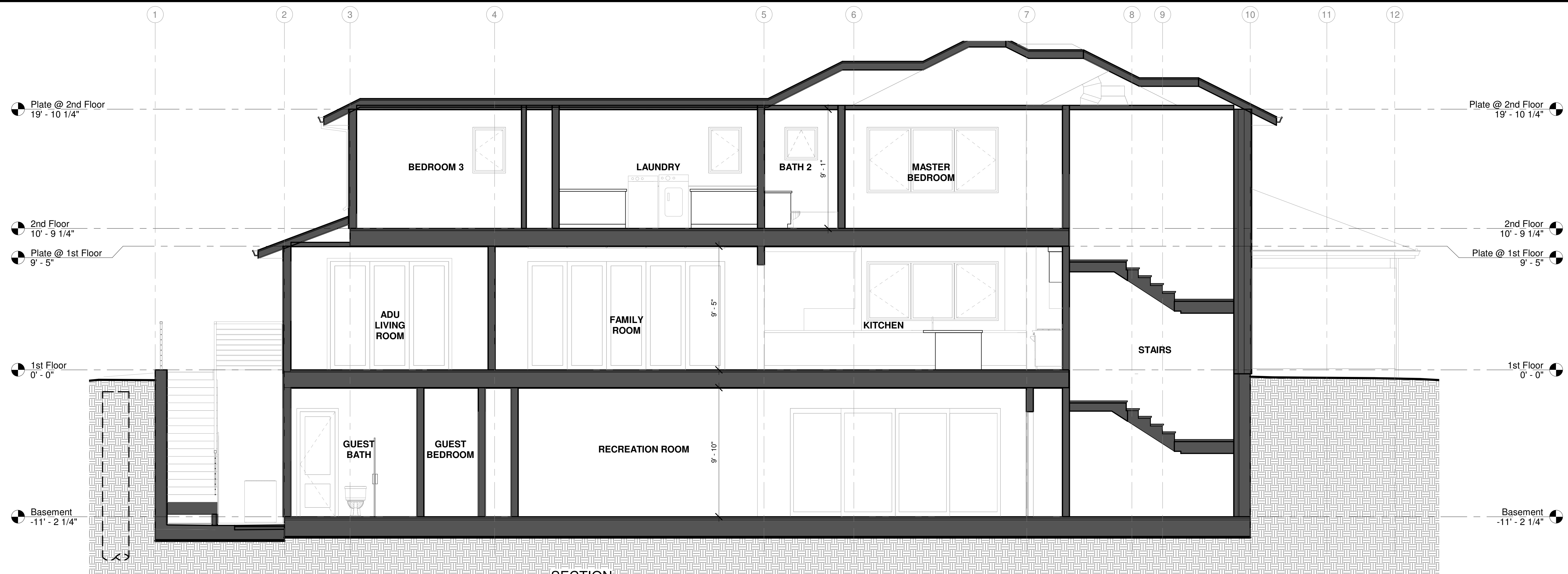
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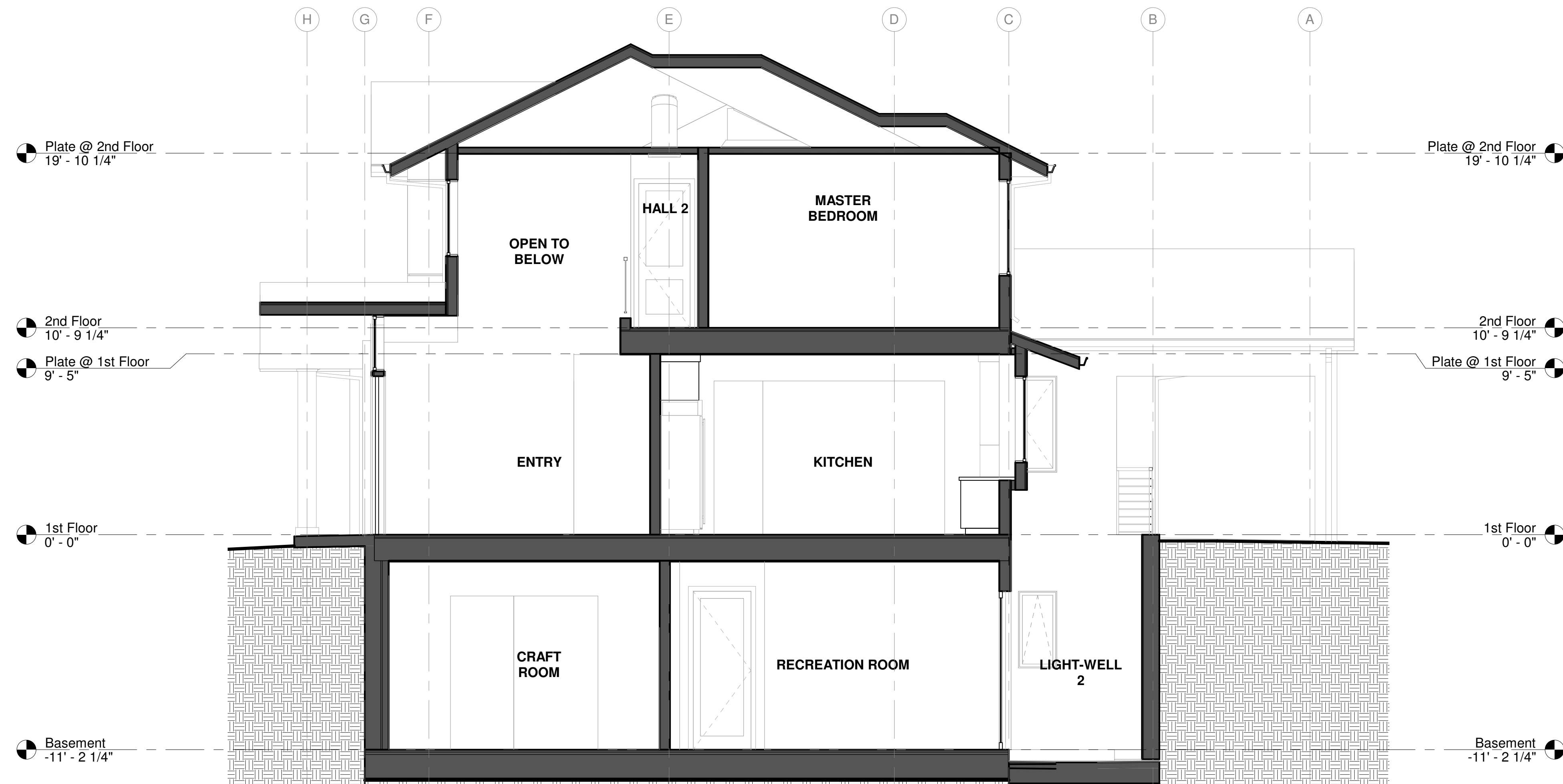
A3.2

EXTERIOR ELEVATIONS

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



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

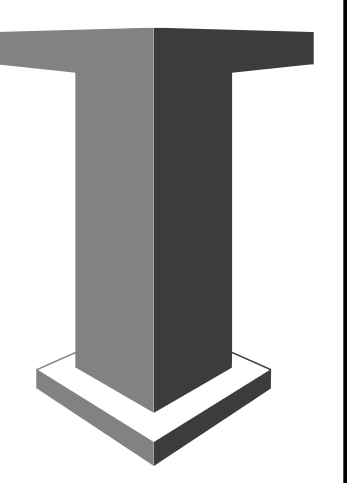
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No.	Description	Date

NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

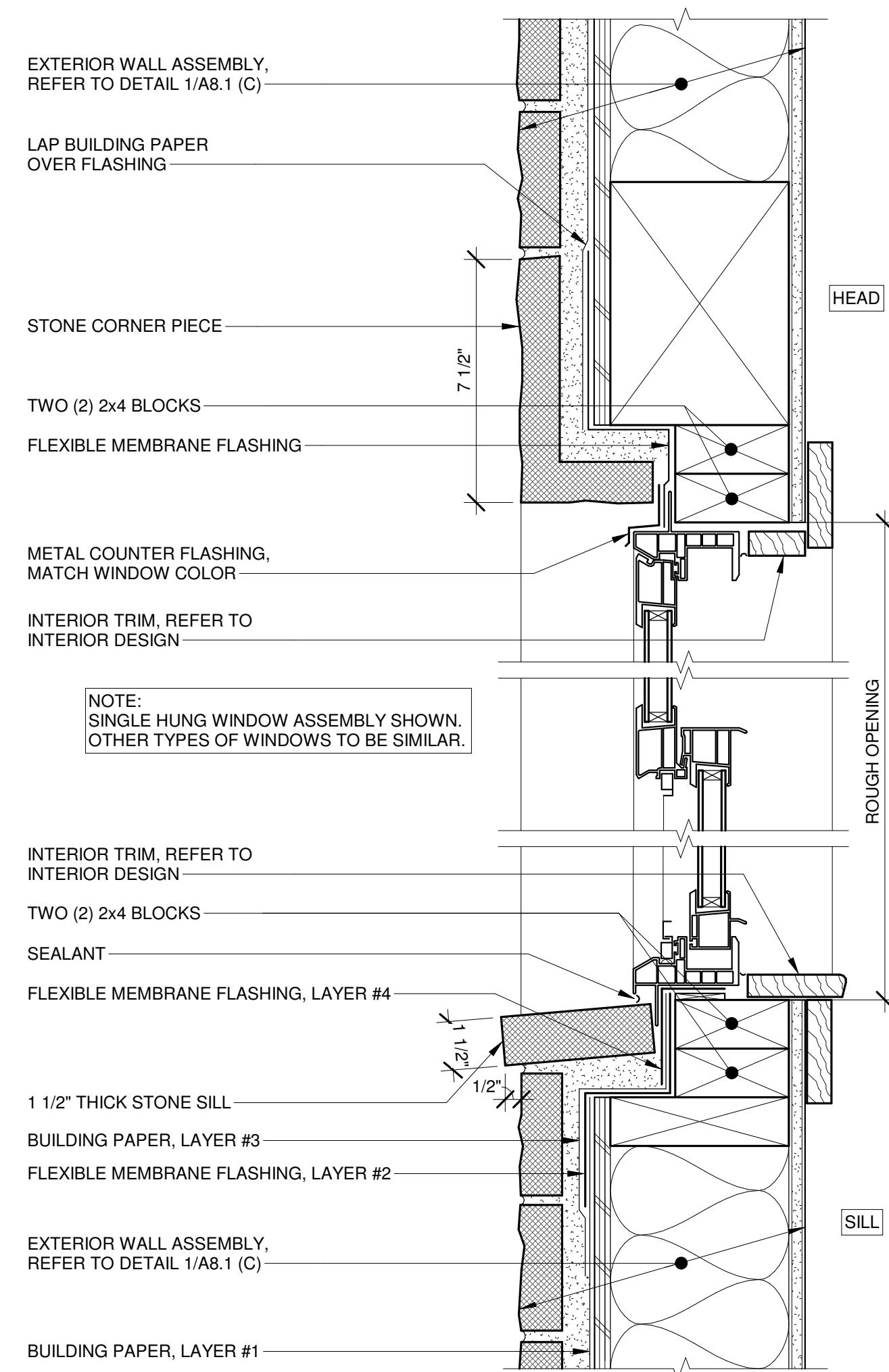
SCALE: 1/4" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

TIMELINE
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14401 BIG BASIN WAY
SARATOGA, CALIFORNIA 95070
PHONE: 408.741.3000 FAX: 408.317.1708

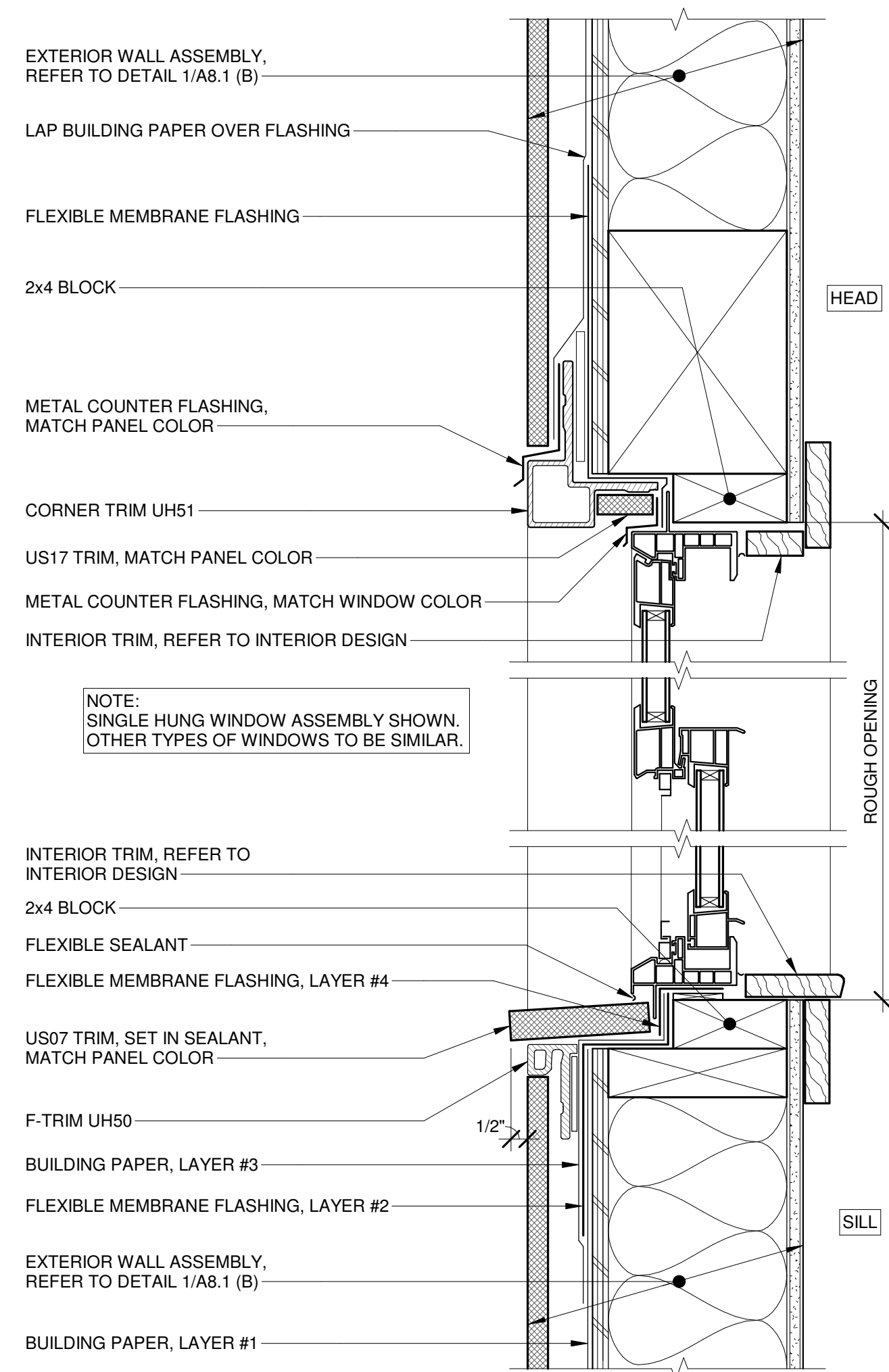


A4.1

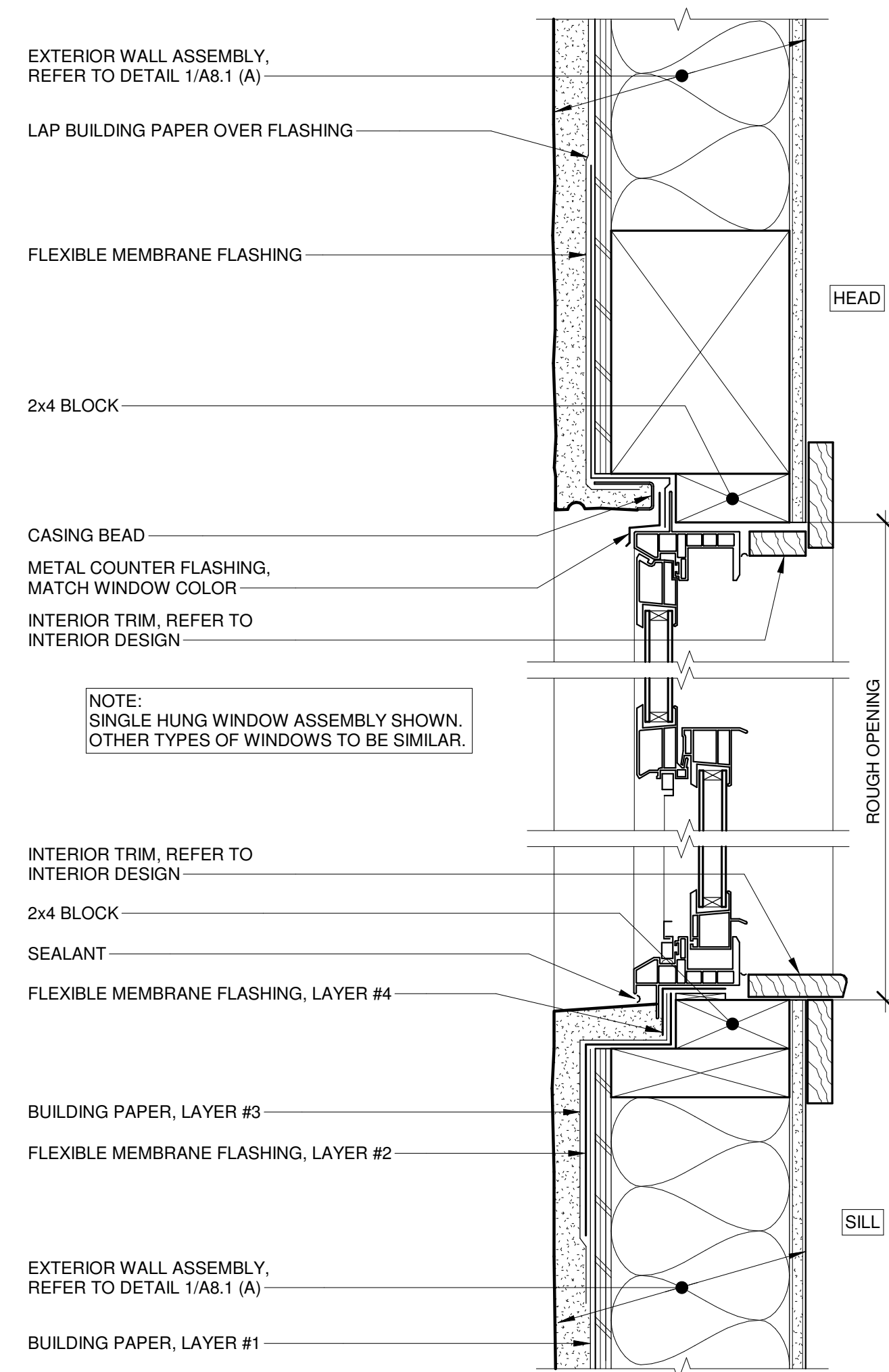
SECTIONS



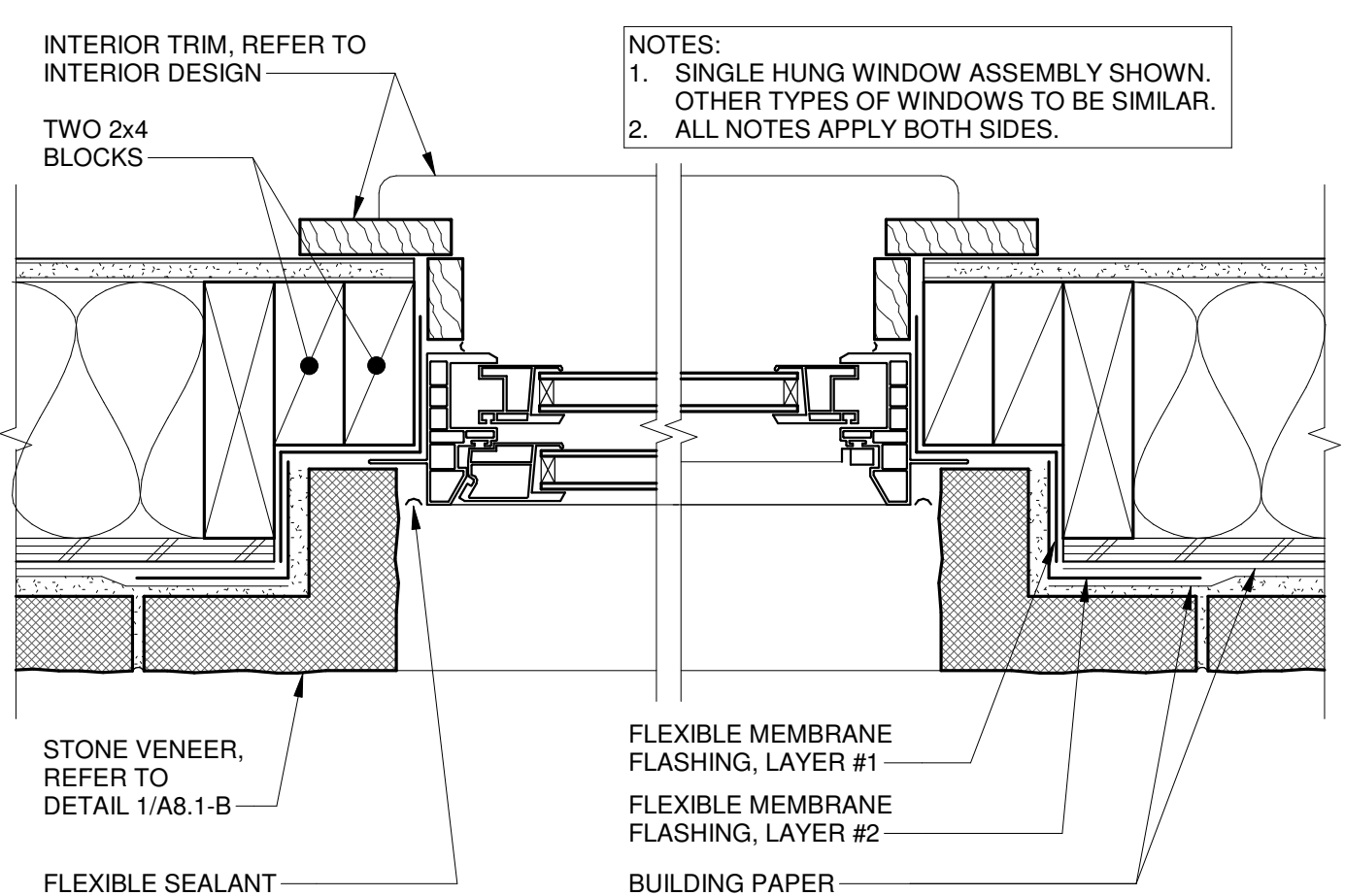
8 WINDOW SECTION AT STONE
3" = 1'-0"



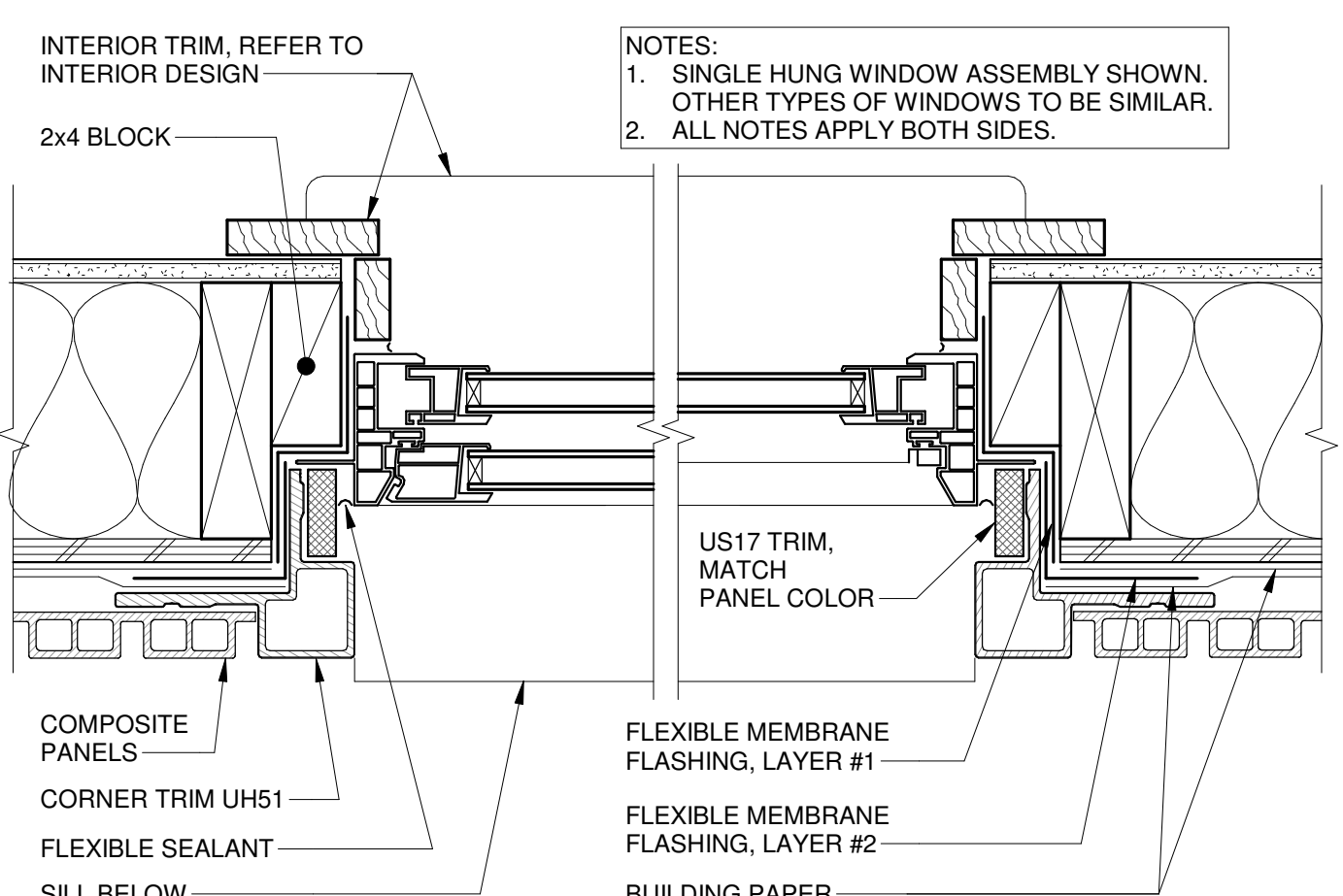
5 WINDOW SECTION AT COMPOSITE PANELS
3" = 1'-0"



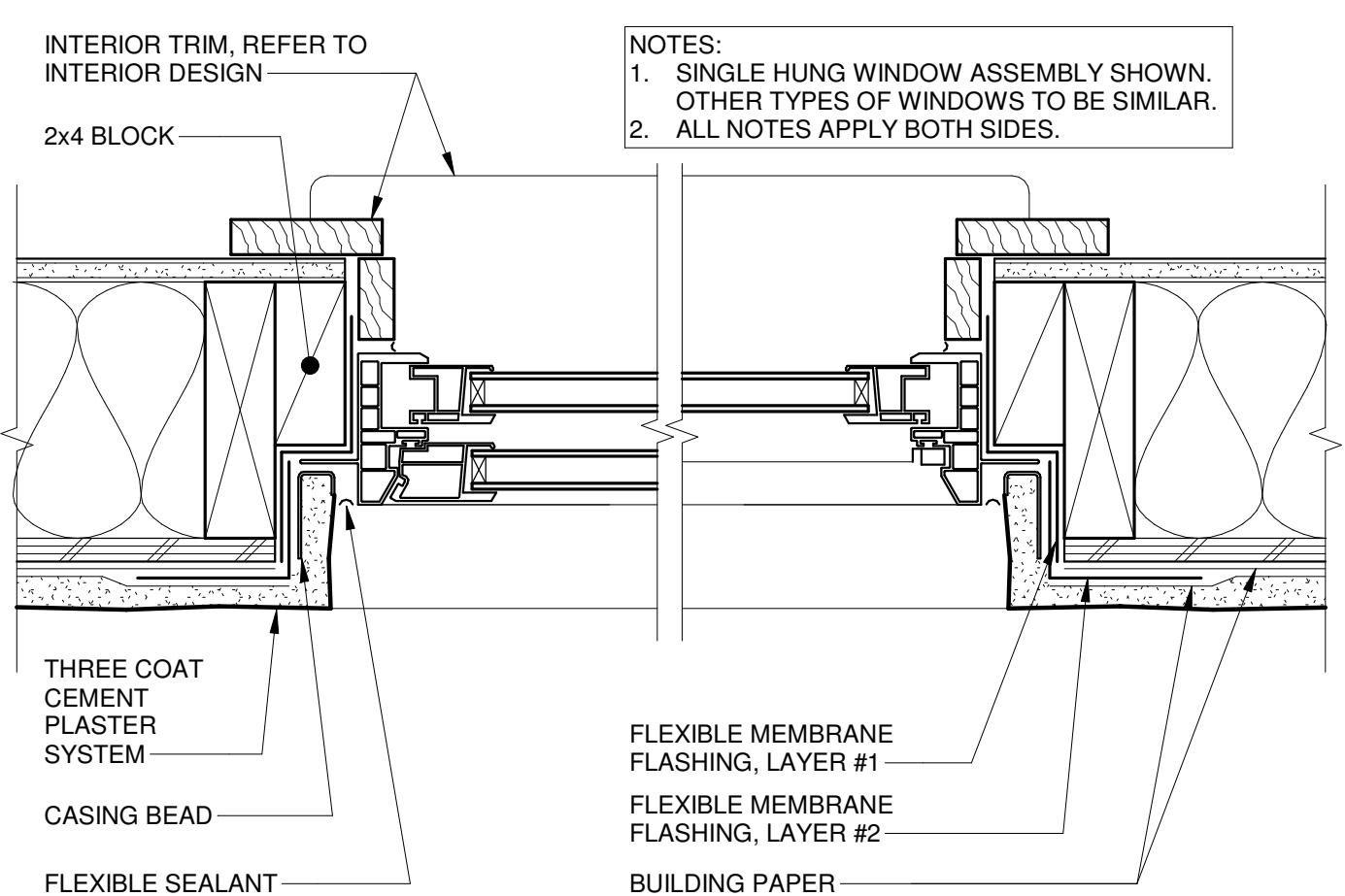
2 WINDOW SECTION AT STUCCO
3" = 1'-0"



9 WINDOW JAMBS AT STONE
3" = 1'-0"



6 WINDOW JAMBS AT COMPOSITE PANELS
3" = 1'-0"



3 WINDOW JAMBS AT STUCCO
3" = 1'-0"

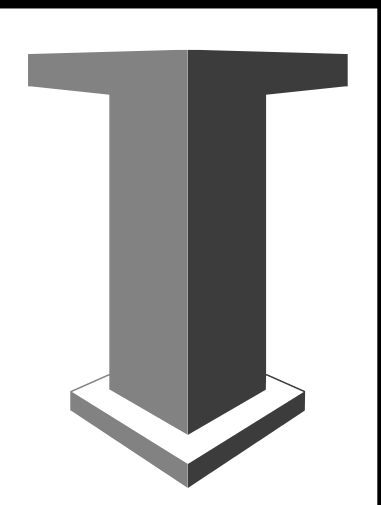
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No.	Description	Date

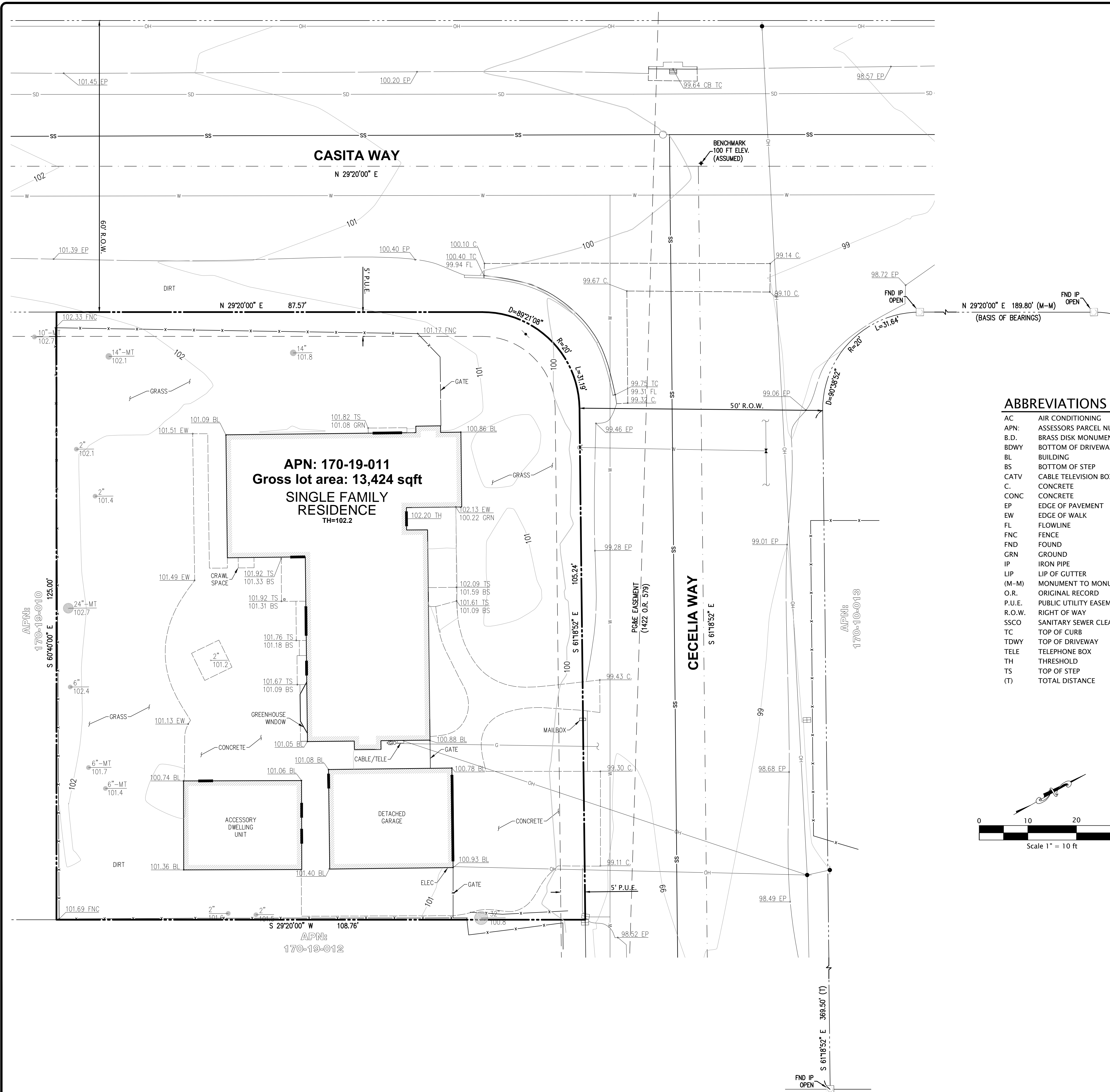
NEW HOUSE FOR :
JESS DANG AND TIM HOLME
390 CECELIA WAY, LOS ALTOS, CALIFORNIA, 94022
A.P.N. 170-19-011

SCALE: 3" = 1'-0"
DRAWN BY: SC
APPROVED BY: MH
DATE: 08/09/22

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PHONE: 408.741.3000 FAX: 408.317.1708



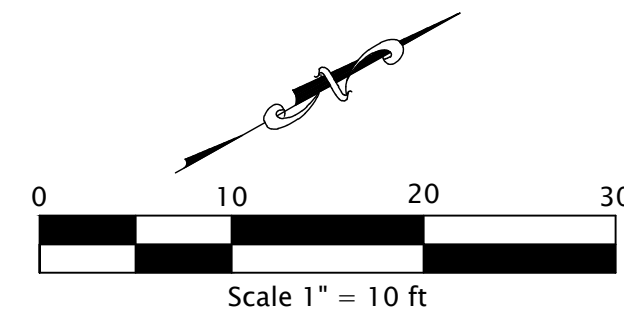
A8.1
DETAILS



APN: 170-19-011
Gross lot area: 13,424 sqft
SINGLE FAMILY RESIDENCE
 TH=102.2

ABBREVIATIONS

AC	AIR CONDITIONING
APN:	ASSESSORS PARCEL NUMBER
B.D.	BRASS DISK MONUMENT
BDWY	BOTTOM OF DRIVEWAY
BL	BUILDING
BS	BOTTOM OF STEP
CATV	CABLE TELEVISION BOX
C.	CONCRETE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
EW	EDGE OF WALK
FL	FLOWLINE
FNC	FENCE
FND	FOUND
GRN	GROUND
IP	IRON PIPE
LIP	LIP OF GUTTER
(M-M)	MONUMENT TO MONUMENT
O.R.	ORIGINAL RECORD
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT OF WAY
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
TDWY	TOP OF DRIVEWAY
TELE	TELEPHONE BOX
TH	THRESHOLD
TS	TOP OF STEP
(T)	TOTAL DISTANCE



NOTES

- The boundary easements, and other encumbrances shown on this drawing are based solely upon information contained in the following documents:
 Tract Map No. 921 entitled "Garden Land Estates", filed with Santa Clara County Recorder on April 29th, 1952 in Book 36 of Maps at Pages 41-43. No liability is assumed for matters of record not stated in said documents that may affect the boundary lines, exceptions, or easements affecting the property.
 This is not a boundary survey. No liability is assumed by GKM Engineering for the existence of any easement, encumbrances, discrepancies in boundary or title defects not mentioned in said documents and therefore not shown on this drawing.
- The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the engineer can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
- Benchmark:**
 Set mag nail at center of intersection of Cecelia Way and Casita Way, approximately 10 feet East of sewer manhole cover.
 Elevation: 100.000 ft (Assumed)
- A.P.N.:** 170-19-011
- Basis of Bearings:**
 The bearing of North 29° 20' 00" East as shown on that certain Tract Map filed for record on April 29th, 1952 in Book 36 of Maps at Pages 41-43, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.
- Flood Zone Note:**
 This site is in Flood Zone "X", Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas of protected levees from 1% annual chance flood. Per Flood Insurance Rate Map Community No. 060341 0038H dated May 18, 2009.

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY LINE	- - - - -
CENTERLINE	—————
EASEMENT	- - - - -
MONUMENT LINE	—————
BUILDING LINE	—————
BUILDING OVERHANG	—————
BENCHMARK	+
CLEAN OUT	⊙
GAS METER	⊙
VALVE	⊙
CATCH BASIN / DROP INLET	⊙
WATER METER	⊙
UTILITY BOX (SIZE VARIES)	⊙
SIGN	+
POST	+
TREE W/ SIZE AND ELEVATION	⊙
SPOT ELEVATION	100.0
CURB	—————
CURB AND GUTTER	—————
CONCRETE	—————
FENCE	—————
EDGE OF PAVEMENT	—————
SANITARY SEWER	SS
STORM DRAIN	SD
WATER	W
GAS	G
OVERHEAD LINE	OH

ENGINEER'S STATEMENT

The existing fixed works and Topographic Survey shown hereon, as defined in Section 6731.1 of the Business and Professions Code (Professional Engineers Act), was provided by, or under the direct supervision of George K. Marinakis

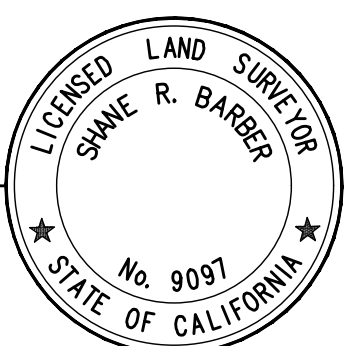
10/07/2021
 DATE GEORGE K. MARINAKIS, RCE 77629



SURVEYOR'S STATEMENT

The existing boundary lines, easements and encumbrances shown hereon, as defined in Section 8726 of the Business and Professions Code (Professional Land Surveyor's Act), was provided by, or under the direct supervision of Shane R. Barber

10/07/2021
 DATE SHANE R. BARBER L.S. 9097



 CIVIL ENGINEERING • SURVEYING • LAND PLANNING 285 Carlton Way Los Gatos, CA 95032 CKMEngineering.com	TOPOGRAPHIC SURVEY APN: 170-19-011 390 CECELIA WAY LOS ALTOS, CALIFORNIA
	DATE OCT 2021 SCALE 1"=10' DESIGNER GM DRAFTER GM JOB SHEET OF 1 SHEETS

GENERAL NOTES

ALL GENERAL NOTES, SHEET NOTES, AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT, IF INCONSISTENCIES ARE FOUND IN THE VARIOUS NOTATIONS, NOTIFY THE ENGINEER IMMEDIATELY IN WRITING REQUESTING CLARIFICATION.

THESE DRAWINGS AND THEIR CONTENT ARE AND SHALL REMAIN THE PROPERTY OF LEA AND BRAZE ENGINEERING, INC. WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSONS ON OTHER PROJECTS OR EXTENSIONS OF THE PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ENGINEER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK INCLUDING, BUT NOT LIMITED TO, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRANS STANDARDS AND SPECIFICATIONS, AND ALL APPLICABLE STATE AND/OR LOCAL CODES AND/OR LEGISLATION.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND ALL SUBCONTRACTORS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, LINES AND LEVELS INDICATED. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY NOTIFY THE ENGINEER FOR CORRECTION OR ADJUSTMENT THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERROR.

ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB BY EACH SUBCONTRACTOR BEFORE HE/SHE BEGINS HIS/HER WORK. ANY ERRORS, OMISSION, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER/CONTRACTOR BEFORE CONSTRUCTION BEGINS.

COMMENCEMENT OF WORK BY THE CONTRACTOR AND/OR ANY SUBCONTRACTOR SHALL INDICATE KNOWLEDGE AND ACCEPTANCE OF ALL CONDITIONS DESCRIBED IN THESE CONSTRUCTION DOCUMENTS, OR EXISTING ON SITE, WHICH COULD AFFECT THEIR WORK.

WORK SEQUENCE

IN THE EVENT ANY SPECIAL SEQUENCING OF THE WORK IS REQUIRED BY THE OWNER OR THE CONTRACTOR, THE CONTRACTOR SHALL ARRANGE A CONFERENCE BEFORE ANY SUCH WORK IS BEGUN.

SITE EXAMINATION: THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND FAMILIARIZE HIM/HERSELF WITH THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS/HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTIONS OF THE SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR EXPENSES DUE TO HIS/HER NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS/HER WORK.

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CONSTRUCTION IS ALWAYS LESS THAN PERFECT SINCE PROJECTS REQUIRE THE COORDINATION AND INSTALLATION OF MANY INDIVIDUAL COMPONENTS BY VARIOUS CONSTRUCTION INDUSTRY TRADES. THESE DOCUMENTS CANNOT PORTRAY ALL COMPONENTS OR ASSEMBLIES EXACTLY. IT IS THE INTENTION OF THESE ENGINEERING DOCUMENTS THAT THEY REPRESENT A REASONABLE STANDARD OF CARE IN THEIR CONTENT. IT IS ALSO PRESUMED BY THESE DOCUMENTS THAT CONSTRUCTION REVIEW SERVICES WILL BE PROVIDED BY THE ENGINEER. SHOULD THE OWNER NOT RETAIN THE ENGINEER TO PROVIDE SUCH SERVICES, OR SHOULD HE/SHE RETAIN THE ENGINEER TO PROVIDE ONLY PARTIAL OR LIMITED SERVICES, THEN IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO FULLY RECOGNIZE AND PROVIDE THAT STANDARD OF CARE.

IF THE OWNER OR CONTRACTOR OBSERVES OR OTHERWISE BECOMES AWARE OF ANY FAULT OR DEFECT IN THE PROJECT OR NONCONFORMANCE WITH THE CONTRACT DOCUMENTS, PROMPT WRITTEN NOTICE THEREOF SHALL BE GIVEN BY THE OWNER AND/OR CONTRACTOR TO THE ENGINEER.

THE ENGINEER SHALL NOT HAVE CONTROL OF OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SITE PROTECTION

PROTECT ALL LANDSCAPING THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION, GRADING, OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING SITE UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATIONS (IF ANY) TO AVOID ANY INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM/HERSELF OF MUNICIPAL REGULATIONS AND CARRY OUT HIS/HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARDS AND INJURIES TO THE PUBLIC.

STORMWATER POLLUTION PREVENTION NOTES

- 1) STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
- 2) CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING SOLID WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENT, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATER COURSES.
- 3) USE SEDIMENT CONTROL OR FILTRATION TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- 4) AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON SITE, EXCEPT IN A DESIGNATED AREA IN WHICH RUNOFF IS CONTAINED AND TREATED.
- 5) DELINEATE CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREES AND DISCHARGE COURSE WITH FIELD MARKERS.
- 6) PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OF FILTERS, DIKES, MULCHING, OR OTHER MEASURES AS APPROPRIATE.
- 7) PERFORM CLEARING AND EARTH MOVING ACTIVITIES DURING DRY WEATHER TO THE MAXIMUM EXTENT PRACTICAL.
- 8) LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.
- 9) LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
- 10) AVOID TRACKING DIRT OR MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS TO THE MAXIMUM EXTENT PRACTICAL.

SUPPLEMENTAL MEASURES

- A. THE PHRASE "NO DUMPING - DRAINS TO BAY" OR EQUALLY EFFECTIVE PHRASE MUST BE LABELED ON STORM DRAIN INLETS (BY STENCILING, BRANDING, OR PLAQUES) TO ALERT THE PUBLIC TO THE DESTINATION OF STORM WATER AND TO PREVENT DIRECT DISCHARGE OF POLLUTANTS INTO THE STORM DRAIN.
- B. USING FILTRATION MATERIALS ON STORM DRAIN COVERS TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
- C. STABILIZING ALL DENuded AREAS AND MAINTAINING EROSION CONTROL MEASURES CONTINUOUSLY FROM OCTOBER 15 AND APRIL 15.
- D. REMOVING SPOILS PROMPTLY, AND AVOID STOCKPILING OF FILL MATERIALS, WHEN RAIN IS FORECAST. IF RAIN THREATENS, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH A TARP OR OTHER WATERPROOF MATERIAL.
- E. STORING, HANDLING, AND DISPOSING OF CONSTRUCTION MATERIALS AND WASTES SO AS TO AVOID THEIR ENTRY TO THE STORM DRAIN SYSTEMS OR WATER BODY.
- F. AVOIDING CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN AN AREA DESIGNATED TO CONTAIN AND TREAT RUNOFF.

GRADING & DRAINAGE NOTES:

1. SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLANS PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT NECESSARY FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION PREPARATION FOR SOIL RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF ANY REQUIRED FILL MATERIAL, PROCESSING, PLACEMENT AND COMPACTION OF FILL AND SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADING AND SLOPE SHOWN ON THE PROJECT GRADING PLANS.

2. GENERAL

- A. ALL SITE GRADING AND EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE SPECIFICATIONS, THE SOILS REPORT ; AND THE CITY OF LOS ALTOS.
- B. ALL FILL MATERIALS SHALL BE DENSIFIED SO AS TO PRODUCE A DENSITY NOT LESS THAN 90% RELATIVE COMPACTION BASED UPON ASTM TEST DESIGNATION D1557. FIELD DENSITY TEST WILL BE PERFORMED IN ACCORDANCE WITH ASTM TEST DESIGNATION 2922 AND 3017. THE LOCATION AND FREQUENCY OF THE FIELD DENSITY TEST WILL BE AS DETERMINED BY THE SOILS ENGINEER. THE RESULTS OF THESE TEST AND COMPLIANCE WITH THE SPECIFICATIONS WILL BE THE BASIS UPON WHICH SATISFACTORY COMPLETION OF THE WORK WILL BE JUDGED BY THE SOILS ENGINEER. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED AS SHOWN ON PLANS, BUT NO STEEPER THAN TWO (2) HORIZONTAL TO ONE (1) VERTICAL.
- C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SATISFACTORY COMPLETION OF ALL THE EARTHWORK IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. NO DEVIATION FROM THESE SPECIFICATIONS SHALL BE MADE EXCEPT UPON WRITTEN APPROVAL BY THE SOILS ENGINEER. BOTH CUT AND FILL AREAS SHALL BE SURFACE COMPLETED TO THE SATISFACTION OF THE SOILS ENGINEER AT THE CONCLUSION OF ALL GRADING OPERATIONS AND PRIOR TO FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER AT LEAST TWO (2) WORKING DAYS PRIOR TO DOING ANY SITE GRADING AND EARTHWORK INCLUDING CLEARING.

3. CLEARING AND GRUBBING

- A. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION. ALL EXISTING PUBLIC IMPROVEMENTS SHALL BE PROTECTED. ANY IMPROVEMENTS DAMAGED SHALL BE REPLACED BY THE CONTRACTOR AS DIRECTED BY THE LOCAL JURISDICTION WITH NO EXTRA COMPENSATION.
- B. ALL ABANDONED BUILDINGS AND FOUNDATIONS, TREE (EXCEPT THOSE SPECIFIED TO REMAIN FOR LANDSCAPING PURPOSES), FENCES, VEGETATION AND ANY SURFACE DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF THE SITE BY THE CONTRACTOR.
- C. ALL ABANDONED SEPTIC TANKS AND ANY OTHER SUBSURFACE STRUCTURES EXISTING IN PROPOSED DEVELOPMENT AREAS SHALL BE REMOVED PRIOR TO ANY GRADING OR FILL OPERATION. ALL APPURTENANT DRAIN FIELDS AND OTHER CONNECTING LINES MUST ALSO BE TOTALLY REMOVED.
- D. ALL ABANDONED UNDERGROUND IRRIGATION OR UTILITY LINES SHALL BE REMOVED OR DEMOLISHED. THE APPROPRIATE FINAL DISPOSITION OF SUCH LINES DEPEND UPON THEIR DEPTH AND LOCATION AND THE METHOD OF REMOVAL OR DEMOLITION SHALL BE DETERMINED BY THE SOILS ENGINEER. ONE OF THE FOLLOWING METHODS WILL BE USED:
 - (1) EXCAVATE AND TOTALLY REMOVE THE UTILITY LINE FROM THE TRENCH.
 - (2) EXCAVATE AND CRUSH THE UTILITY LINE IN THE TRENCH.
 - (3) CAP THE ENDS OF THE UTILITY LINE WITH CONCRETE TO PREVENT THE ENTRANCE OF WATER. THE LOCATIONS AT WHICH THE UTILITY LINE WILL BE CAPPED WILL BE DETERMINED BY THE UTILITY DISTRICT ENGINEER. THE LENGTH OF THE CAP SHALL NOT BE LESS THAN FIVE FEET, AND THE CONCRETE MIX EMPLOYED SHALL HAVE MINIMUM SHRINKAGE.

4. SITE PREPARATION AND STRIPPING

- A. ALL SURFACE ORGANICS SHALL BE STRIPPED AND REMOVED FROM BUILDING PADS, AREAS TO RECEIVE COMPACTED FILL AND PAVEMENT AREAS.
- B. UPON THE COMPLETION OF THE ORGANIC STRIPPING OPERATION, THE GROUND SURFACE (NATIVE SOIL SUBGRADE) OVER THE ENTIRE AREA OF ALL BUILDING PADS, STREET AND PAVEMENT AREAS AND ALL AREAS TO RECEIVE COMPACTED FILL SHALL BE PLOWED OR SCARIFIED UNTIL THE SURFACE IS FREE OF RUTS, HUMMOCKS OR OTHER UNEVEN FEATURES WHICH MAY INHIBIT UNIFORM SOIL COMPACTION. THE GROUND SURFACE SHALL THEN BE DISCD OR BLADED TO A DEPTH OF AT LEAST 6 INCHES. UPON ENGINEER'S SATISFACTION, THE NEW SURFACE SHALL BE WATER CONDITIONED AND RECOMPACTED PER REQUIREMENTS FOR COMPACTING FILL MATERIAL.

5. EXCAVATION

- A. UPON COMPLETION OF THE CLEARING AND GRUBBING, SITE PREPARATION AND STRIPPING, THE CONTRACTOR SHALL MAKE EXCAVATIONS TO LINES AND GRADES NOTED ON THE PLAN, WHERE REQUIRED BY THE SOILS ENGINEER. UNACCEPTABLE NATIVE SOILS OR UNENGINEERED FILL SHALL BE OVER EXCAVATED BELOW THE DESIGN GRADE. SEE PROJECT SOILS REPORT FOR DISCUSSION OF OVER EXCAVATION OF THE UNACCEPTABLE MATERIAL. RESULTING GROUND LINE SHALL BE SCARIFIED, MOISTURE-CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE.
- B. EXCAVATED MATERIALS SUITABLE FOR COMPACTED FILL MATERIAL SHALL BE UTILIZED IN MAKING THE REQUIRED COMPACTED FILLS. THOSE NATIVE MATERIALS CONSIDERED UNSUITABLE BY THE SOILS ENGINEER SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

6. PLACING, SPREADING AND COMPACTING FILL MATERIAL

A. FILL MATERIALS

THE MATERIALS PROPOSED FOR USE AS COMPACTED FILL SHALL BE APPROVED BY THE SOILS ENGINEER BEFORE COMMENCEMENT OF GRADING OPERATIONS. THE NATIVE MATERIAL IS CONSIDERED SUITABLE FOR FILL; HOWEVER, ANY NATIVE MATERIAL DESIGNATED UNSUITABLE BY THE SOILS ENGINEER SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR. ANY IMPORTED MATERIAL SHALL BE APPROVED FOR USE BY THE SOILS ENGINEER IN WRITING, BEFORE BEING IMPORTED TO THE SITE AND SHALL POSSESS SUFFICIENT FINES TO PROVIDE A COMPETENT SOIL MATRIX AND SHALL BE FREE OF VEGETATIVE AND ORGANIC MATTER AND OTHER DELETERIOUS MATERIALS. ALL FILL VOIDS SHALL BE FILLED AND PROPERLY COMPACTED. NO ROCKS LARGER THAN THREE INCHES IN DIAMETER SHALL BE PERMITTED.

B. FILL CONSTRUCTION

THE SOILS ENGINEER SHALL APPROVE THE NATIVE SOIL SUBGRADE BEFORE PLACEMENT OF ANY COMPACTED FILL MATERIAL. UNACCEPTABLE NATIVE SOIL SHALL BE REMOVED AS DIRECTED BY THE SOILS ENGINEER. THE RESULTING GROUND LINE SHALL BE SCARIFIED MOISTURE CONDITIONED AND RECOMPACTED AS SPECIFIED IN SECTION 4 OF THESE SPECIFICATIONS. COMPACTED FILL MATERIAL SHALL BE PLACED TO BRING GROUND LEVEL BACK TO DESIGN GRADE. GROUND PREPARATION SHALL BE FOLLOWED CLOSELY BY FILL PLACEMENT TO PREVENT OYING OUT OF THE SUBSOIL BEFORE PLACEMENT OF THE FILL.

THE APPROVED FILL MATERIALS SHALL BE PLACED IN UNIFORM HORIZONTAL LAYERS NO THICKER THAN 8" IN LOOSE THICKNESS. LAYERS SHALL BE SPREAD EVENLY AND SHALL BE THOROUGHLY MIXED DURING THE SPREADING TO ENSURE UNIFORMITY OF MATERIAL IN EACH LAYER. THE SCARIFIED SUBGRADE AND FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO AT LEAST OPTIMUM MOISTURE. WHEN THE MOISTURE CONTENT OF THE FILL IS BELOW THAT SPECIFIED, WATER SHALL BE ADDED UNTIL THE MOISTURE DURING THE COMPACTION PROCESS. WHEN THE MOISTURE CONTENT OF THE FILL IS ABOVE THAT SPECIFIED, THE FILL MATERIAL SHALL BE REDUCED BY BLADING OR OTHER SATISFACTORY METHODS UNTIL THE MOISTURE CONTENT IS AS SPECIFIED.

AFTER EACH LAYER HAS BEEN PLACED, MIXED, SPREAD EVENLY AND MOISTURE CONDITIONED, IT SHALL BE COMPACTED TO AT LEAST THE SPECIFIED DENSITY.

THE FILL OPERATION SHALL BE CONTINUED IN COMPACTED LAYERS AS SPECIFIED ABOVE UNTIL THE FILL HAS BEEN BROUGHT TO THE FINISHED SLOPES AND GRADES AS SHOWN ON THE PLANS. NO LAYER SHALL BE ALLOWED TO DRY OUT BEFORE SUBSEQUENT LAYERS ARE PLACED.

COMPACTION EQUIPMENT SHALL BE OF SUCH DESIGN THAT IT WILL BE ABLE TO COMPACT THE FILL TO THE SPECIFIED MINIMUM COMPACTION WITHIN THE SPECIFIED MOISTURE CONTENT RANGE. COMPACTION OF EACH LAYER SHALL BE CONTINUOUS OVER ITS ENTIRE AREA UNTIL THE REQUIRED MINIMUM DENSITY HAS BEEN OBTAINED.

7. CUT OR FILL SLOPES

ALL CONSTRUCTED SLOPES, BOTH CUT AND FILL, SHALL BE NO STEEPER THAN 2 TO 1 (HORIZONTAL TO VERTICAL), DURING THE GRADING OPERATION, COMPACTED FILL SLOPES SHALL BE OVERLAPPED BY AT LEAST ONE FOOT HORIZONTALLY AT THE COMPLETION OF THE GRADING OPERATIONS. THE EXCESS FILL EXISTING ON THE SLOPES SHALL BE BLADED OFF TO CREATE THE FINISHED SLOPE EMBANKMENT. ALL CUT AND FILL SLOPES SHALL BE TRACK WALKED AFTER BEING BROUGHT TO FINISH GRADE AND THEN BE PLANTED WITH EROSION CONTROL SLOPE PLANTING. THE SOILS ENGINEER SHALL REVIEW ALL CUT SLOPES TO DETERMINE IF ANY ADVERSE GEOLOGIC CONDITIONS ARE EXPOSED. IF SUCH CONDITIONS DO OCCUR, THE SOILS ENGINEER SHALL RECOMMEND THE APPROPRIATE MITIGATION MEASURES AT THE TIME OF THEIR DETECTION.

8. SEASONAL LIMITS AND DRAINAGE CONTROL

FILL MATERIALS SHALL NOT BE PLACED, SPREAD OR COMPACTED WHILE IT IS AT AN UNSUITABLY HIGH MOISTURE CONTENT OR DURING OTHERWISE UNFAVORABLE CONDITIONS. WHEN THE WORK IS INTERRUPTED FOR ANY REASON THE FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TEST PERFORMED BY THE SOILS ENGINEER INDICATE THAT THE MOISTURE CONDITIONS IN AREAS TO BE FILLED ARE AS PREVIOUSLY SPECIFIED. ALL EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. ALL EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY.

9. DUST CONTROL

THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY FOR THE ALLEVATION OR PREVENTION OF ANY DUST NUISANCE ON OR ABOUT THE SITE CAUSED BY THE CONTRACTOR'S OPERATION EITHER DURING THE PERFORMANCE OF THE GRADING OR RESULTING FROM THE CONDITION IN WHICH THE CONTRACTOR LEAVES THE SITE. THE CONTRACTOR SHALL ASSUME ALL LIABILITY INCLUDING COURT COST OF CO-DEFENDANTS FOR ALL CLAIMS RELATED TO DUST OR WIND-BLOWN MATERIALS ATTRIBUTABLE TO HIS WORK. COST FOR THIS ITEM OF WORK IS TO BE INCLUDED IN THE EXCAVATION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

10. INDEMNITY

THE CONTRACTOR WILL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ENGINEER, THE OWNER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS, FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGE ARISING OR ALLEGED TO HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, THE ARCHITECT, THE ENGINEER AND HIS CONSULTANTS AND EACH OF THEIR OFFICERS AND EMPLOYEES AND AGENTS.

11. SAFETY

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEERS TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

12. GUARANTEE

NEITHER THE FINAL PAYMENT, NOR THE PROVISIONS IN THE CONTRACT, NOR PARTIAL, NOR ENTIRE USE OR OCCUPANCY OF THE PREMISES BY THE OWNER SHALL CONSTITUTE AN ACCEPTANCE OF THE WORK NOT DONE IN ACCORDANCE WITH THE CONTRACT OR RELIEVES THE CONTRACTOR OF LIABILITY IN RESPECT TO ANY EXPRESS WARRANTIES OR RESPONSIBILITY FOR FAULTY MATERIAL OR WORKMANSHIP.

THE CONTRACTOR SHALL REMEDY ANY DEFECTS IN WORK AND PAY FOR ANY DAMAGE TO OTHER WORK RESULTING THEREFROM WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) CALENDAR YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.

13. TRENCH BACKFILL

EITHER THE ON-SITE INORGANIC SOIL OR APPROVED IMPORTED SOIL MAY BE USED AS TRENCH BACKFILL. THE BACKFILL MATERIAL SHALL BE MOISTURE CONDITIONED PER THESE SPECIFICATIONS AND SHALL BE PLACED IN LIFTS OF NOT MORE THAN SIX INCHES IN HORIZONTAL UNCOMPACTED LAYERS AND BE COMPACTED BY MECHANICAL MEANS TO A MINIMUM OF 90% RELATIVE COMPACTION. IMPORTED SAND MAY BE USED FOR TRENCH BACKFILL MATERIAL PROVIDED IT IS COMPACTED TO AT LEAST 90% RELATIVE COMPACTION. WATER LETTING ASSOCIATED WITH COMPACTION USING VIBRATORY EQUIPMENT WILL BE PERMITTED ONLY WITH IMPORTED SAND BACKFILL WITH THE APPROVAL OF THE SOILS ENGINEER. ALL PIPES SHALL BE BEDDED WITH SAND EXTENDING FROM THE TRENCH BOTTOM TO TWELVE INCHES ABOVE THE PIPE. SAND BEDDING IS TO BE COMPACTED AS SPECIFIED ABOVE FOR SAND BACKFILL.

14. EROSION CONTROL

- A. ALL GRADING, EROSION AND SEDIMENT CONTROL AND RELATED WORK UNDERTAKEN ON THIS SITE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COUNTY GRADING ORDINANCE AND MADE A PART HEREOF BY REFERENCE.
- B. THE CONTRACTOR WILL BE LIABLE FOR ANY AND ALL DAMAGES TO ANY PUBLICLY OWNED AND MAINTAINED ROAD CAUSED BY THE AFORESAID CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE.
- C. THE EROSION CONTROL MEASURES ARE TO BE OPERABLE DURING THE RAINY SEASON, GENERALLY FROM OCTOBER FIRST TO APRIL FIFTEENTH. EROSION CONTROL PLANTING IS TO BE COMPLETED BY OCTOBER FIRST. NO GRADING OR UTILITY TRENCHING SHALL OCCUR BETWEEN OCTOBER FIRST AND APRIL FIFTEENTH UNLESS AUTHORIZED BY THE LOCAL JURISDICTION.
- D. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE SOILS ENGINEER.
- E. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- F. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY DURING THE RAINY SEASON.
- G. WHEN NO LONGER NECESSARY AND PRIOR TO FINAL ACCEPTANCE OF DEVELOPMENT, SEDIMENT BASINS SHALL BE REMOVED OR OTHERWISE DEACTIVATED AS REQUIRED BY THE LOCAL JURISDICTION.
- H. A CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT ANY POINT OF EGRESS FROM THE SITE TO ROADWAY. A CONSTRUCTION ENTRANCE SHOULD BE COMPOSED OF COARSE DRAIN ROCK (2" TO 3" MINIMUM DIAMETER) AT LEAST EIGHT INCHES THICK BY FIFTY (50) FEET LONG BY TWENTY (20) FEET WIDE UNLESS SHOWN OTHERWISE ON PLAN AND SHALL BE MAINTAINED UNTIL THE SITE IS PAVED.
- I. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS:
 - FIBER, 2000 LBS/ACRE
 - SEED, 200 LBS/ACRE (SEE NOTE J, BELOW)
 - FERTILIZER (11-0-4), 500 LBS/ACRE
 - WATER, AS REQUIRED FOR APPLICATION
- J. SEED MIX SHALL BE PER CALTRANS STANDARDS.
- K. WATER UTILIZED IN THE STABILIZATION MATERIAL SHALL BE OF SUCH QUALITY THAT IT WILL PROMOTE GERMINATION AND STIMULATE GROWTH OF PLANTS. IT SHALL BE FREE OF POLLUTANT MATERIALS AND WEED SEED.
- L. HYDROSEEDING SHALL CONFORM TO THE PROVISIONS OF SECTION 20, EROSION CONTROL AND HIGHWAY PLANTING, OF THE STANDARD SPECIFICATIONS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED.
- M. A DISPERSING AGENT MAY BE ADDED TO THE HYDROSEEDING MATERIAL PROVIDED THAT THE CONTRACTOR FURNISHES SUITABLE EVIDENCE THAT THE ADDITIVE WILL NOT ADVERSELY AFFECT THE PERFORMANCE OF THE SEEDING MIXTURE.
- N. STABILIZATION MATERIALS SHALL BE APPLIED AS SOON AS PRACTICABLE AFTER COMPLETION OF GRADING OPERATIONS AND PRIOR TO THE ONSET OF WINTER RAINS, OR AT SUCH OTHER TIME AS DIRECTED BY THE COUNTY ENGINEER. THE MATERIAL SHALL BE APPLIED BEFORE INSTALLATION OF OTHER LANDSCAPING MATERIALS SUCH AS TREES, SHRUBS AND GROUND COVERS.
- O. THE STABILIZATION MATERIAL SHALL BE APPLIED WITHIN 4-HOURS AFTER MIXING. MIXED MATERIAL NOT USED WITHIN 4-HOURS SHALL BE REMOVED FROM THE SITE.
- P. THE CONTRACTOR SHALL MAINTAIN THE SOIL STABILIZATION MATERIAL AFTER PLACEMENT. THE COUNTY ENGINEER MAY REQUIRE SPRAY APPLICATION OF WATER OR OTHER MAINTENANCE ACTIVITIES TO ASSURE THE EFFECTIVENESS OF THE STABILIZATION PROCESS. APPLICATION OF WATER SHALL BE ACCOMPLISHED USING NOZZLES THAT PRODUCE A SPRAY THAT DOES NOT CONCENTRATE OR WASH AWAY THE STABILIZATION MATERIALS.

15. CLEANUP

THE CONTRACTOR MUST MAINTAIN THE SITE CLEAN, SAFE AND IN USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION MATERIAL MUST BE REMOVED FROM THE SITE BY THE CONTRACTOR DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. COST FOR THIS ITEM OF WORK SHALL BE INCLUDED IN THE EXCAVATION AND COMPACTION ITEM AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

NOTE:
THESE NOTES ARE INTENDED TO BE USED AS A GENERAL GUIDELINE. THE REFERENCED SOILS REPORT FOR THE PROJECT AND GOVERNING AGENCY GRADING ORDINANCE SHALL SUPERSEDE THESE NOTES. THE SOILS ENGINEER MAY MAKE ON-SITE RECOMMENDATIONS DURING GRADING OPERATIONS.

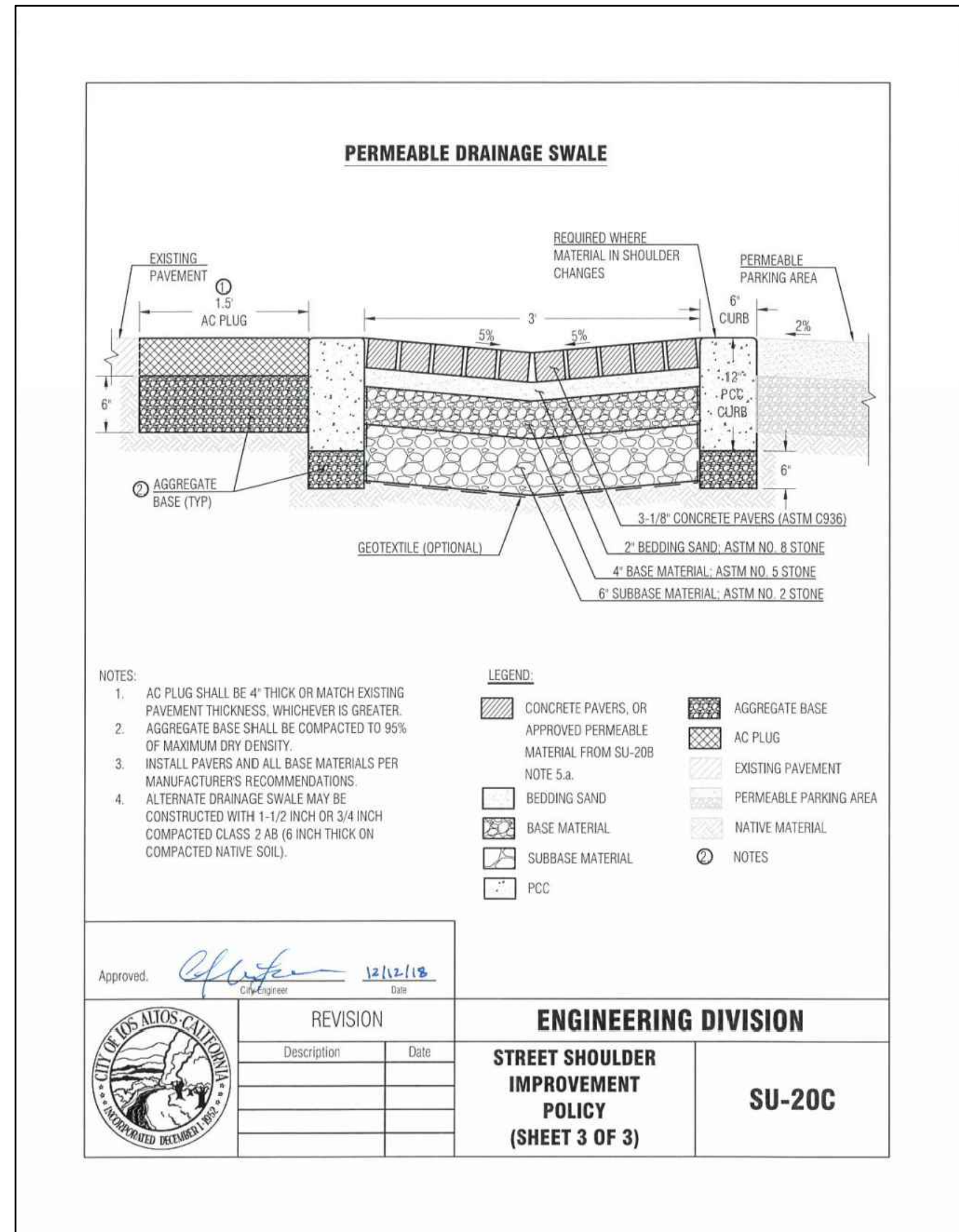
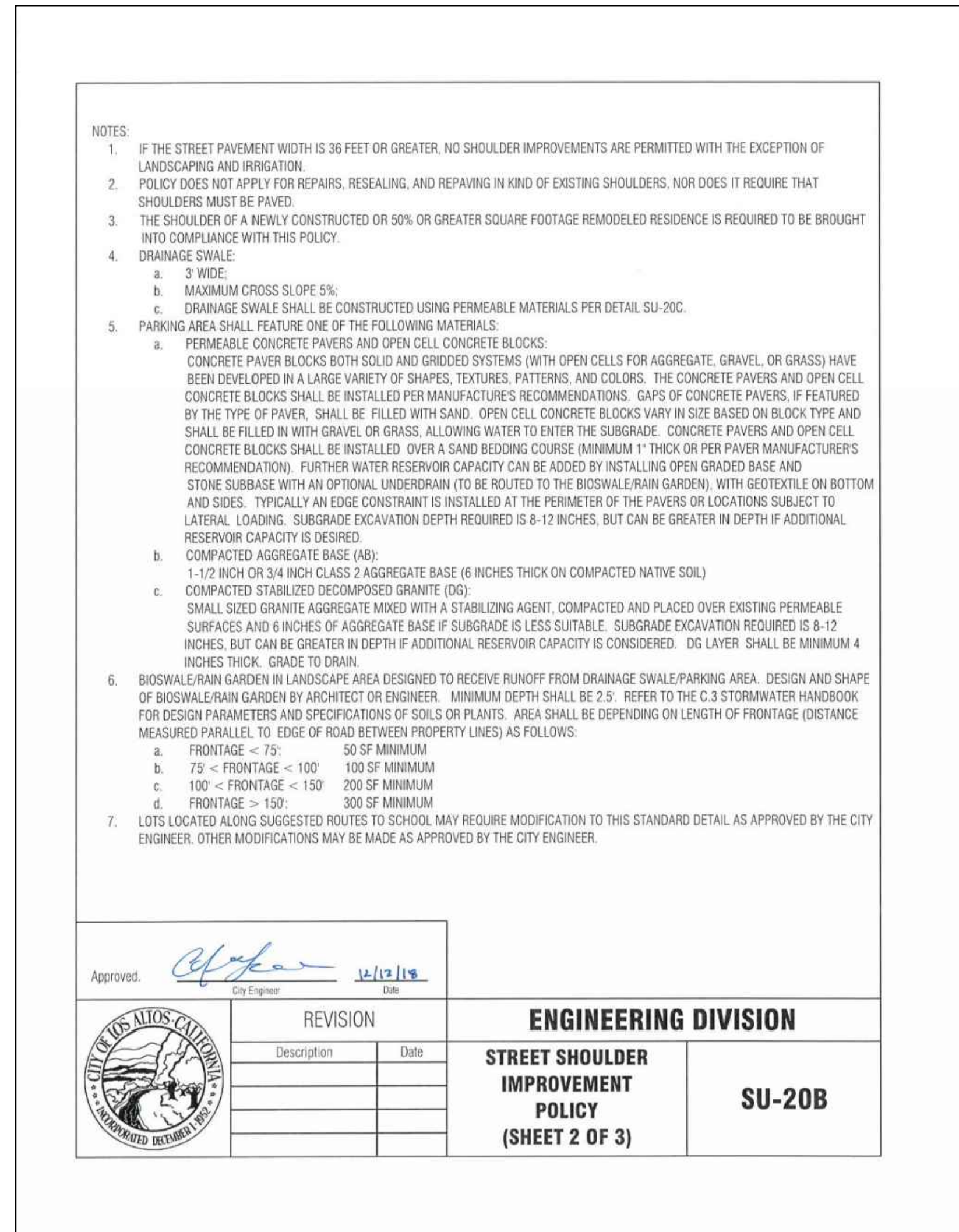
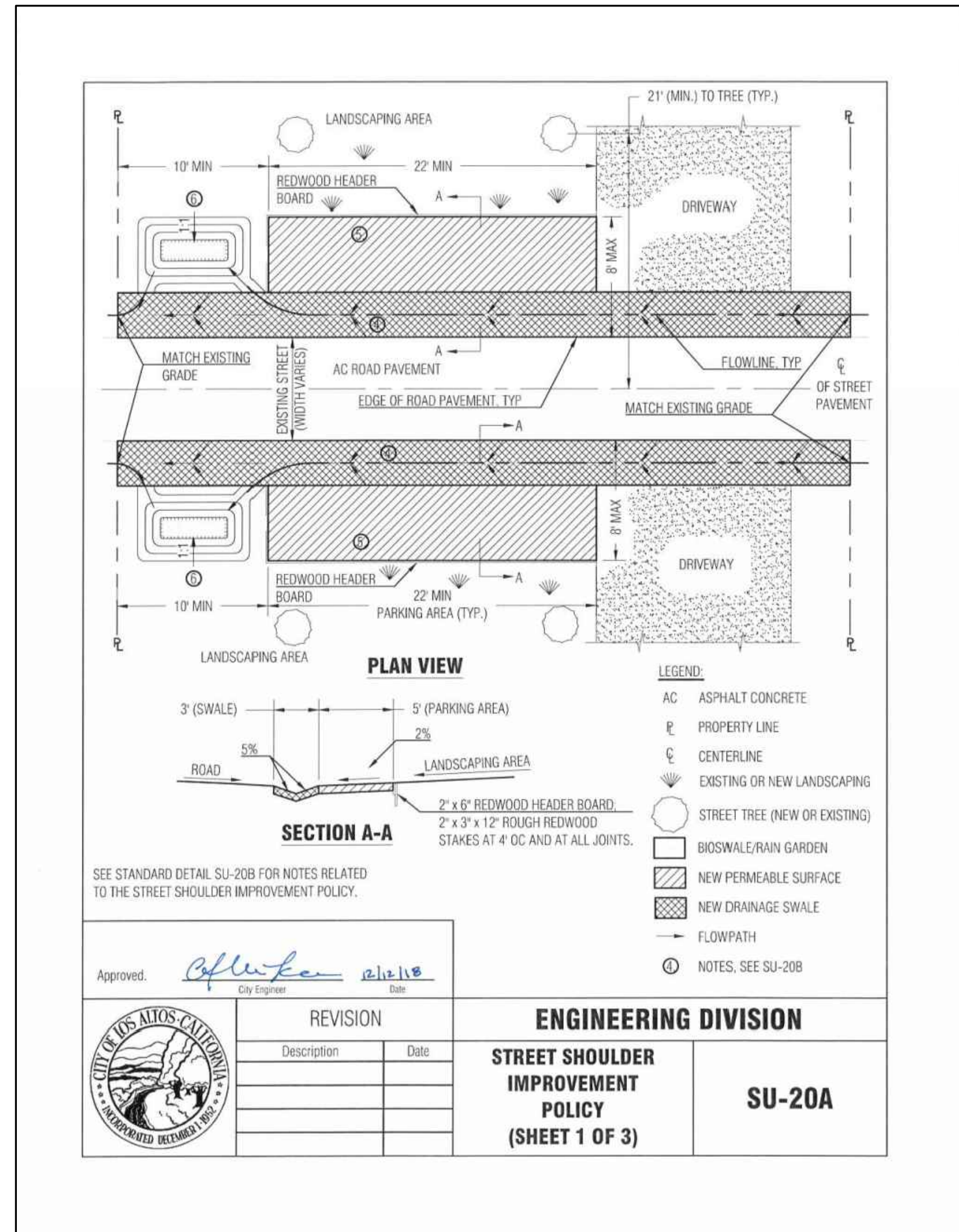


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DANG-HOLME RESIDENCE
390 CECELIA WAY
LOS ALTOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 170-19-011

GRADING SPECIFICATIONS

REVISIONS	BY
JOB NO:	2220055
DATE:	01-21-22
SCALE:	NO SCALE
DESIGN BY:	KBC
CHECKED BY:	JK
SHEET NO:	

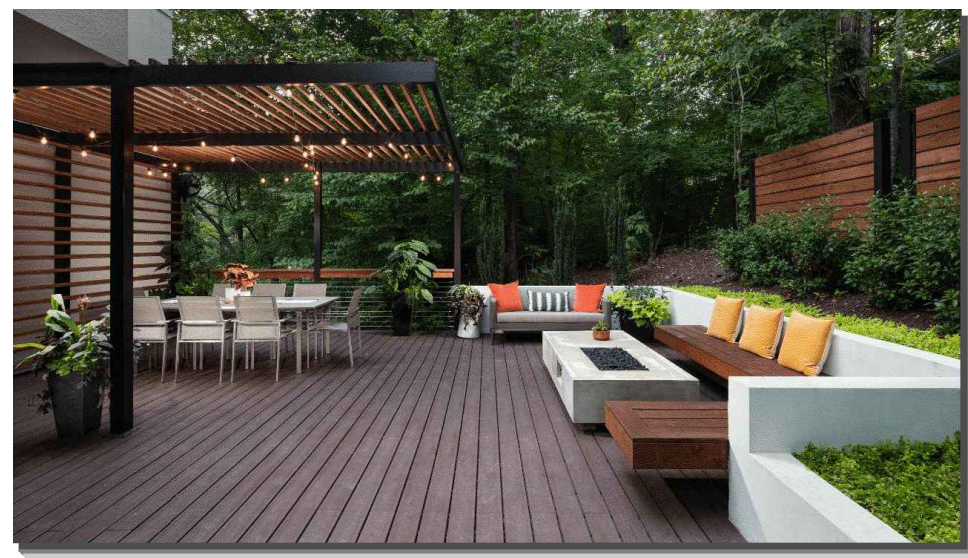


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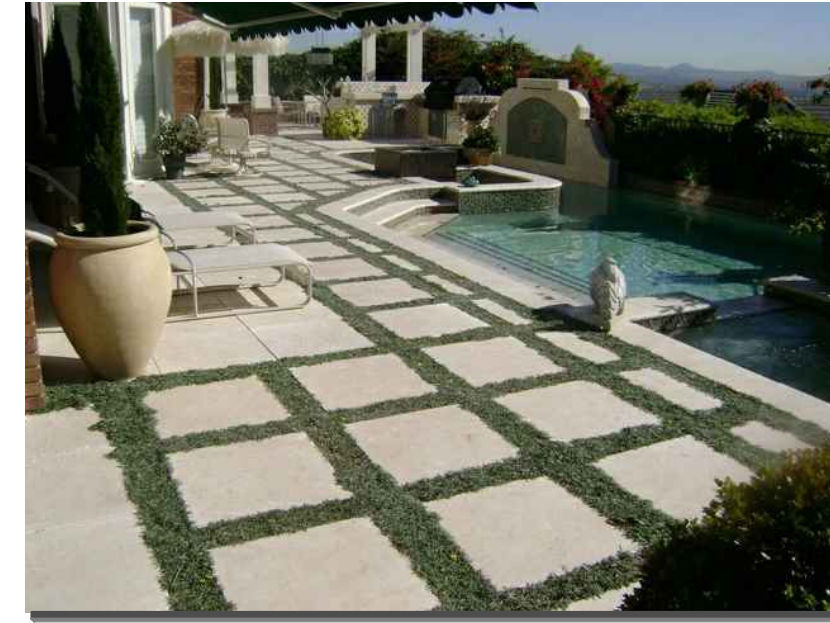
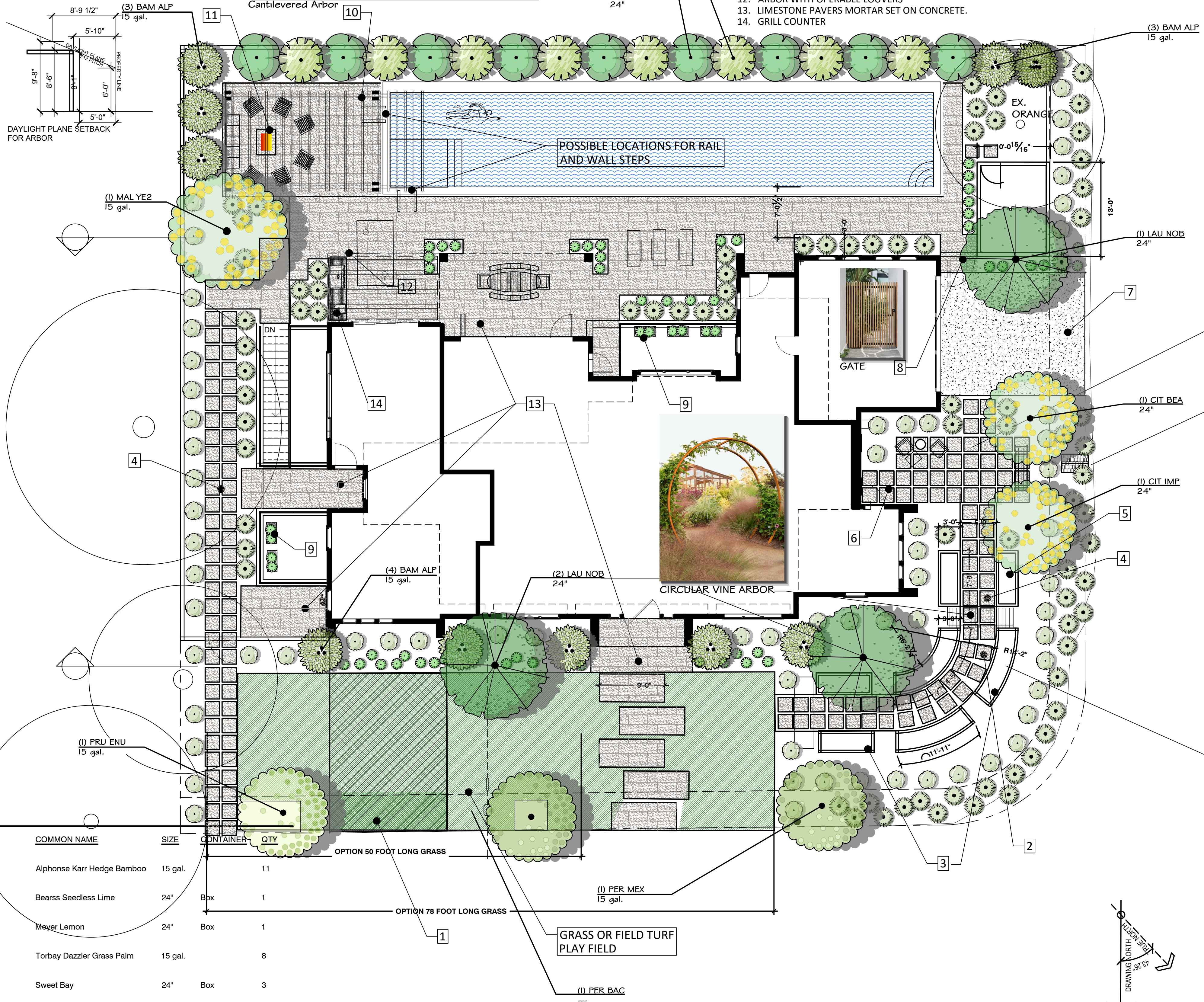
DETAILS

REVISIONS	BY
JOB NO: 2220055	
DATE: 01-21-22	
SCALE: NTS	
DESIGN BY: KBC	
CHECKED BY: JH	
SHEET NO:	
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06 OF 09 SHEETS	



KEY NOTES

1. STABILIZED GRASS AT ADU REQUIRED PARKING IF NEEDED.
2. CIRCULAR VINE ARBOR WITH BEANS OR SQUASH
3. VEGGIE PLANTERS. POSSIBLE USE WEATHERED STEEL
4. 2'X2' LIMESTONE SAND SET WITH STABILIZED GRAVEL OR GROUNDCOVER BETWEEN
5. BLACKBERRY TRELLIS
6. SQUARE LIMESTONE PAVERS WITH GRAVEL OR GROUNDCOVER BETWEEN
7. DRIVEWAY . POURED CONCRETE WITH SAND WASH FINISH.
8. METAL FRAME GATE WITH 2X2 CEDAR PICKETS
9. POSSIBLE PLANTERS OR BUILT IN PLANTER IN LIGHT WELL WITH BAMBOO OR OTHER PLANTS
10. ARBOR FIREPIT LOUNGE
11. FIREPIT
12. ARBOR WITH OPERABLE LOUVERS
13. LIMESTONE PAVERS MORTAR SET ON CONCRETE.
14. GRILL COUNTER



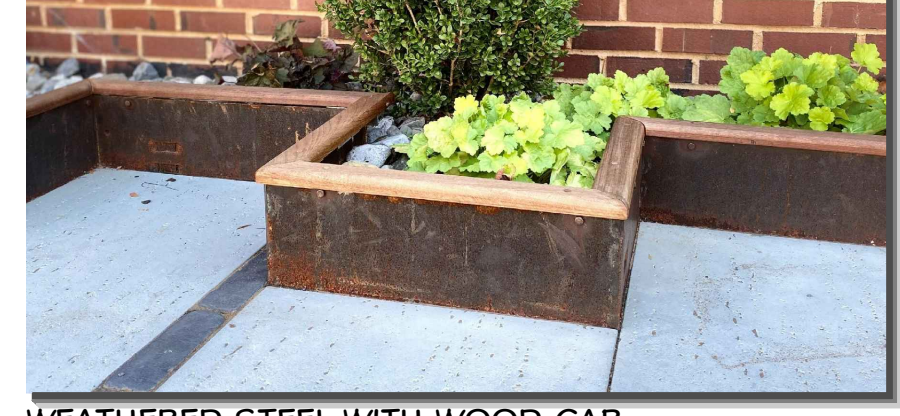
PAVERS WITH DYMONDIA GC



PATIO PAVERS WITH STABILIZED GRAVEL OR GROUND COVER BETWEEN



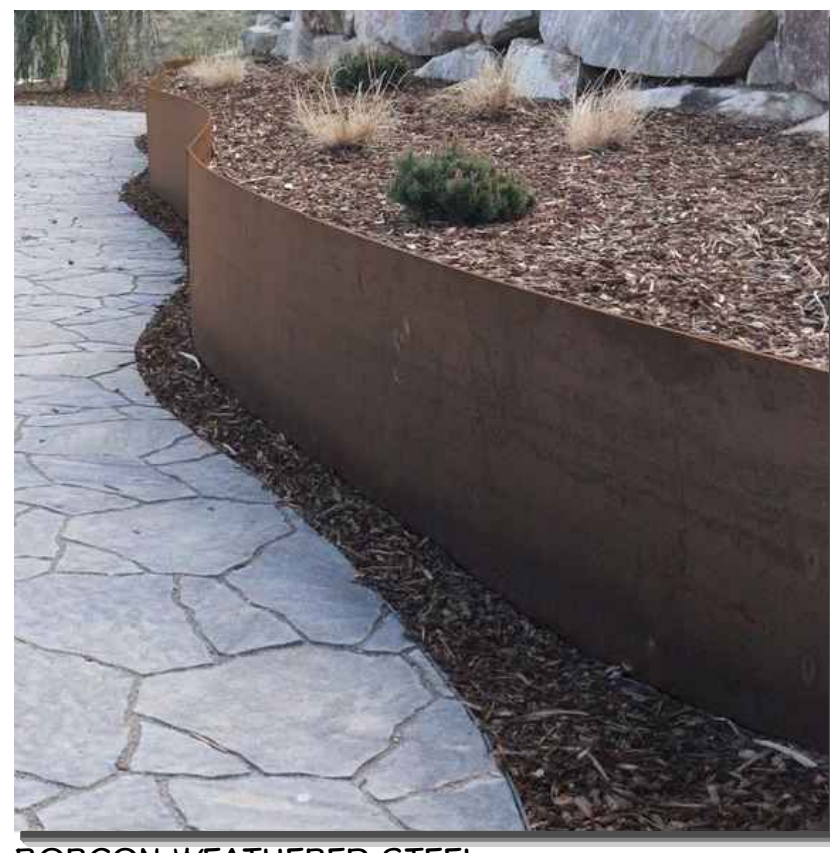
LIBRARY



WEATHERED STEEL WITH WOOD CAP



WEATHERED STEEL PLANTER BOXES



BORCON WEATHERED STEEL

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY
	BAM ALP	Bambusa multiplex 'Alphonse Karr'	Alphonse Karr Hedge Bamboo	15 gal.		11
	CIT BEA	Citrus x aurantifolia 'Bears Seedless'	Bears Seedless Lime	24"	Bpx	1
	CIT IMP	Citrus x limon 'Improved Meyer'	Meyer Lemon	24"	Box	1
	COR TOR	Cordyline australis 'Torbay Dazzler'	Torbay Dazzler Grass Palm	15 gal.		8
	LAU NOB	Laurus nobilis	Sweet Bay	24"	Box	3
	MAL YE2	Malus x domestica 'Golden Delicious'	Golden Delicious Apple	15 gal.		1
	PER BAC	Persea americana 'Bacon'	Bacon Avocado	---		1
	PER MEX	Persea americana 'Mexicola'	Mexicola Avocado	15 gal.		1
	PRU ENU	Prunus persica nucipersica 'Double Delight'	Double Delight Nectarine	15 gal.		1
	STR NIC	Strelitzia nicolai	Giant Bird of Paradise	24"	Box	9

OPTION 50 FOOT LONG GRASS

OPTION 78 FOOT LONG GRASS

GRASS OR FIELD TURF PLAY FIELD

REVISIONS

APPROVALS

PROJECT

DANG HOLME
RESIDENCE

390 CECELIA WAY
LOS ALTOS CALIFORNIA 94920

APN. XX

DRAWN BY: PW

DATE: 06/29/2022

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

NEW SWIMMING POOL
&
LANDSCAPE

SHEET TITLE

SCHEMATIC
LANDSCAPE PLAN

SHEET NO

L-1.0

PLAN 1/8" = 1'-0"

