



745 FAXON AVENUE
 SAN FRANCISCO, CA 94112
 415.587.2004
 www.beausoleil-architects.com

Submittal:

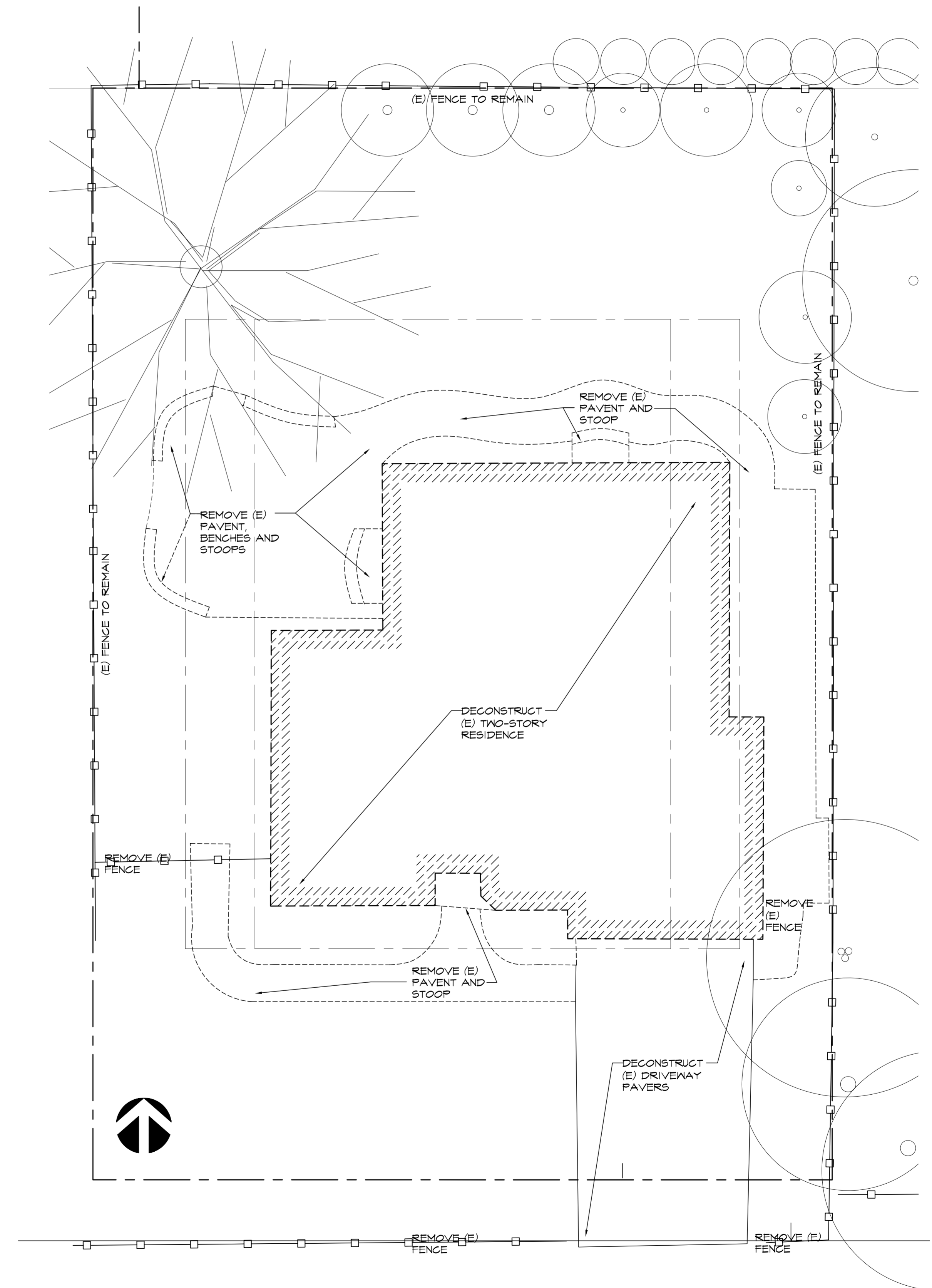
OWNER REVIEW	10.17.18
DESIGN REVIEW	11.20.18
DESIGN REV. REV'S	3.20.19

Yang Residence
 New single family home
 871 Clinton Road
 Los Altos, CA

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Sheet Title	
SITE DEMOLITION PLAN	
Scale	1/8"=1'-0"
Project No.	1801
Drawn By	CB/RB

A1.1



1 Demolition Site Plan

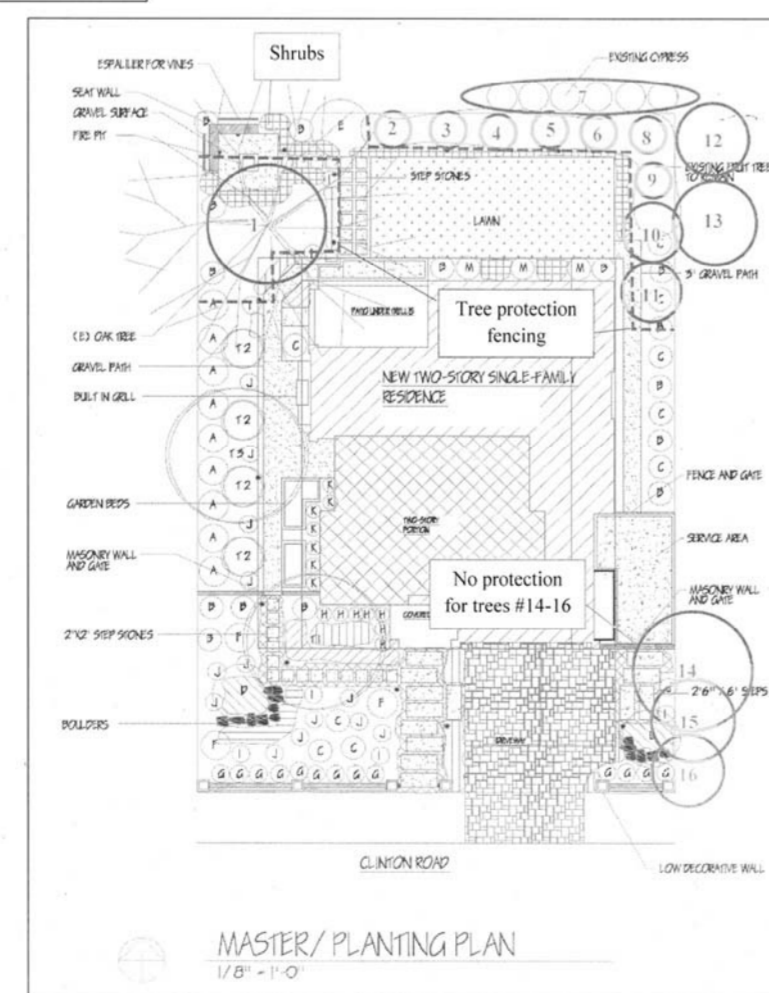
1801-Plan

Tree #	Common Name	Species	DBH (inches)	Vigor (0 = dead, 3 = healthy)	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (feet)	Project Impact Level	Project Features Impacting	Notes
1	Coast live oak	Quercus agrifolia	27.4	3	3	13.7	Moderate	Corner of new house; patio under trellis; seat wall; fire pit and gravel surface; gravel path at northeast corner of new house; step stones; new lawn	Poor attachment between two large leaders
2	Orange	Citrus sinensis	3	2	2	3	Minor		Homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
3	Orange	Citrus sinensis	3	2	2	3	Minor		Homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
4	Orange	Citrus sinensis	3	3	2	2.25	Minor		Homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
5	Cherry	Prunus avium	3	3	1	3	Minor		Homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
6	Tangerine or mandarin	Citrus sp.	3	3	2	2.25	Minor		Homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
7	Italian cypress	Cupressus sempervirens	6	3	2	4.5	Minor		Neighbor hedge of about 12-20 trees; difficult to distinguish individuals. All appear to be below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
8	Stone fruit	Prunus sp.	3	3	1	3	Minor		Homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
9	Pomegranate	Punica granatum	2	3	3	1	Minor		Small shrub; homeowner wants to preserve; below City-protected DBH. DBH estimated visually. Species construction tolerance based on my own observations.
10	Apple	Malus domestica	8	3	3	4	Minor	Gravel path at northeast corner of new house	Homeowner wants to preserve; below City-protected DBH. DBH estimated visually.
11	Apple	Malus domestica	3	3	3	1.5	Moderate	Gravel path at northeast corner of new house	Homeowner wants to preserve; below City-protected DBH. DBH estimated visually.
12	Southern magnolia	Magnolia grandiflora	8	2	2	8	Minor		Neighbor tree; canopy is thin for the species. Appears to be below City-protected DBH. DBH estimated visually.
13	Southern magnolia	Magnolia grandiflora	12	2	2	12	Minor		Neighbor tree; canopy is thin for the species. Appears to be below City-protected DBH. DBH estimated visually.

Tree #	Common Name	Species	DBH (inches)	Vigor (0 = dead, 3 = healthy)	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (feet)	Project Impact Level	Project Features Impacting	Notes
14	African fern pine	Araucarius gracilior	30	3	3	15	Moderate	New driveway; new steps right of driveway; masonry wall and gate at southeast corner of new house; service area	Neighbor tree; very poor structure, with many stems. DBH estimated visually. Species construction tolerance based on my own observations.
15	African fern pine	Araucarius gracilior	24	3	3	12	Minor	New driveway; new steps right of driveway; low decorative wall	Neighbor tree; very poor structure, with many stems. DBH estimated visually. Species construction tolerance based on my own observations.
16	African fern pine	Araucarius gracilior	20	3	3	10	Minor	New driveway; low decorative wall	Neighbor tree; very poor structure, with many stems. DBH estimated visually. Species construction tolerance based on my own observations.

Recommendations:

- Minimize insofar as practical all concrete subbases, wall footings, and other underground objects near trees. This applies to the following project features, and potentially others:
 - Patio and trellis at northwest corner of house
 - Fire pit
 - Seat wall
 - Espaliers for vines
 - Stepping stones around fire pit area
 - The four steps leading from the driveway to the southeastern backyard gate
- Low decorative wall at the east end of the property frontage
- Install tree protection fencing for trees #1-11, approximately as shown in the Tree Map above. These fences must remain in this configuration during house construction.
 - Insofar as practical, tree protection fencing shall be placed at a distance from the trunk equal to the ideal TPZ radius shown in the tree table below.
 - Tree protection fencing shall consist of chain link fabric securely mounted on metal posts.
 - No construction activities shall occur within tree protection fencing. Construction activities include, but are not limited to:
 - Vehicle or pedestrian traffic
 - Materials storage
 - Vehicle exhaust
 - Concrete cleanout water dumping
 - After house construction is complete, tree protection fencing may be moved as needed for landscape and landscape installation.
- If live roots over one inch in diameter are encountered at any time, in any location, prune with a sharp saw or bypass pruners, as close as practical to the edge of the disturbed area.
- If excavated areas are to be left open for longer than 3-4 days, cover exposed or severed roots with burlap or jute netting.
 - Irrigate fabric daily until excavation work is completed.



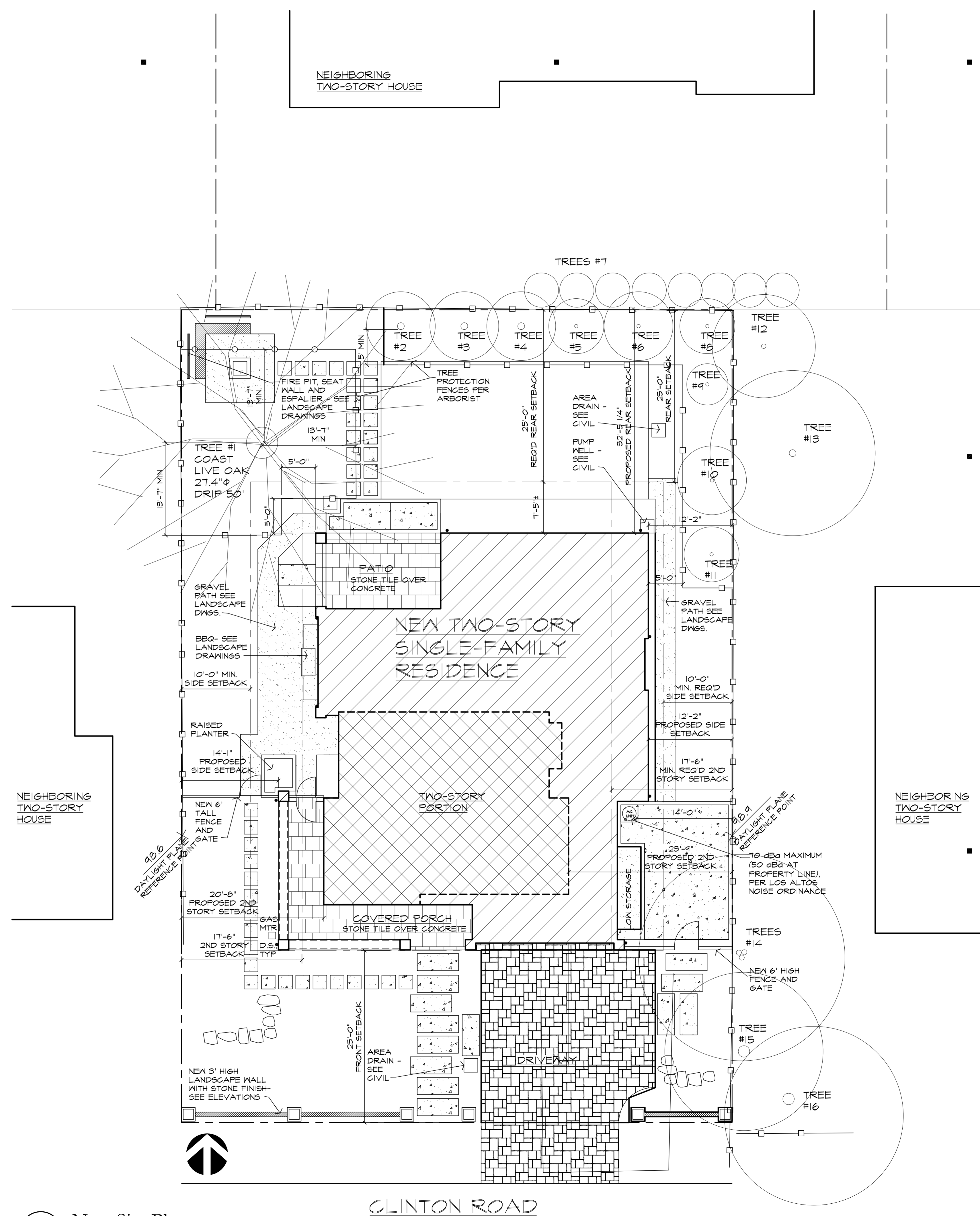
Prepared by Katherine Naegele for Jim & Nancy Yang Page 8

2 Arborist Report

1801-Plan

1 New Site Plan

1801-Plan



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Sheet Title
PROPOSED
SITE PLAN

Scale 1/8"=1'-0"
Project No. 1801
Drawn By CB/RB

A1.2



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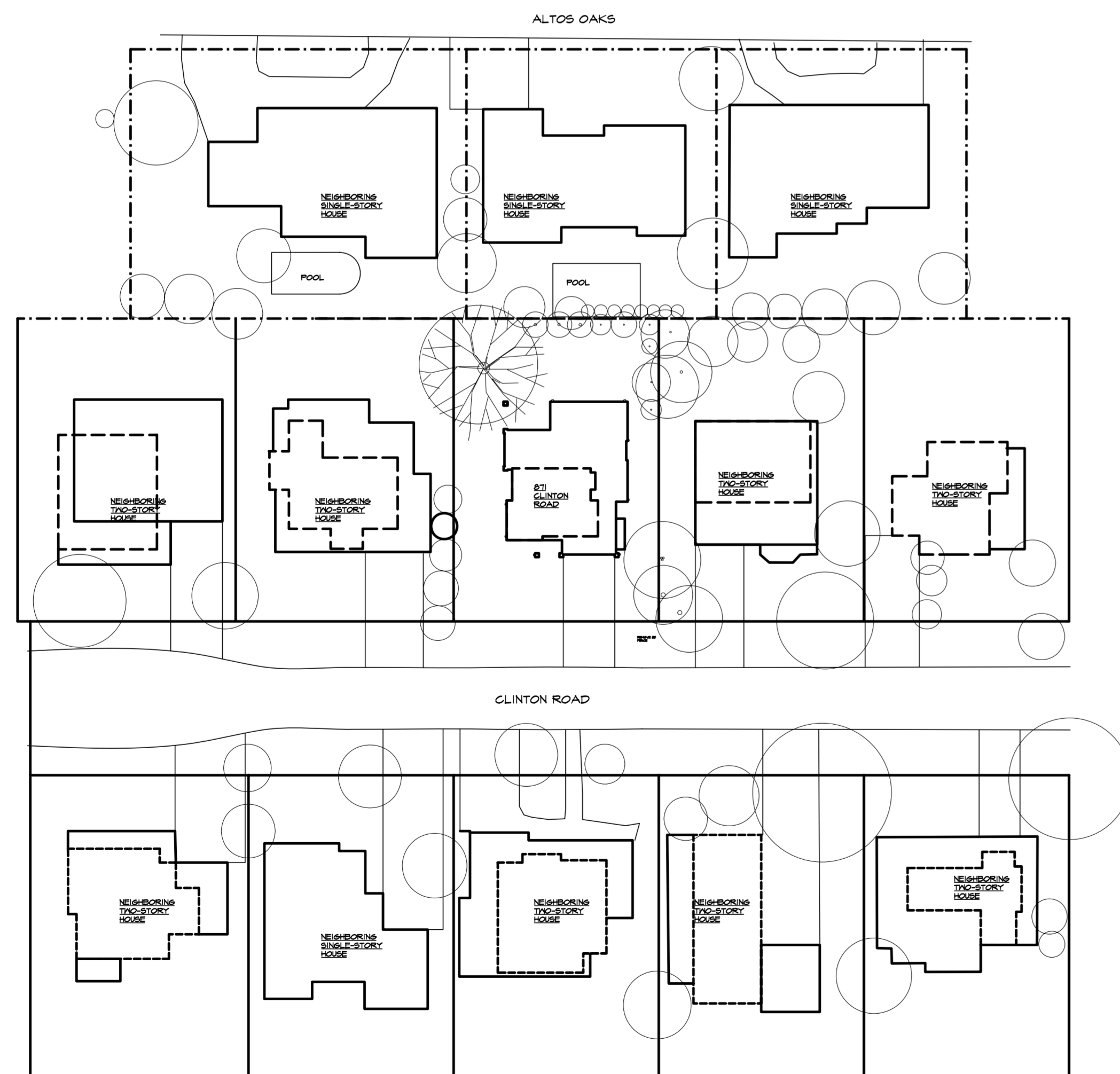
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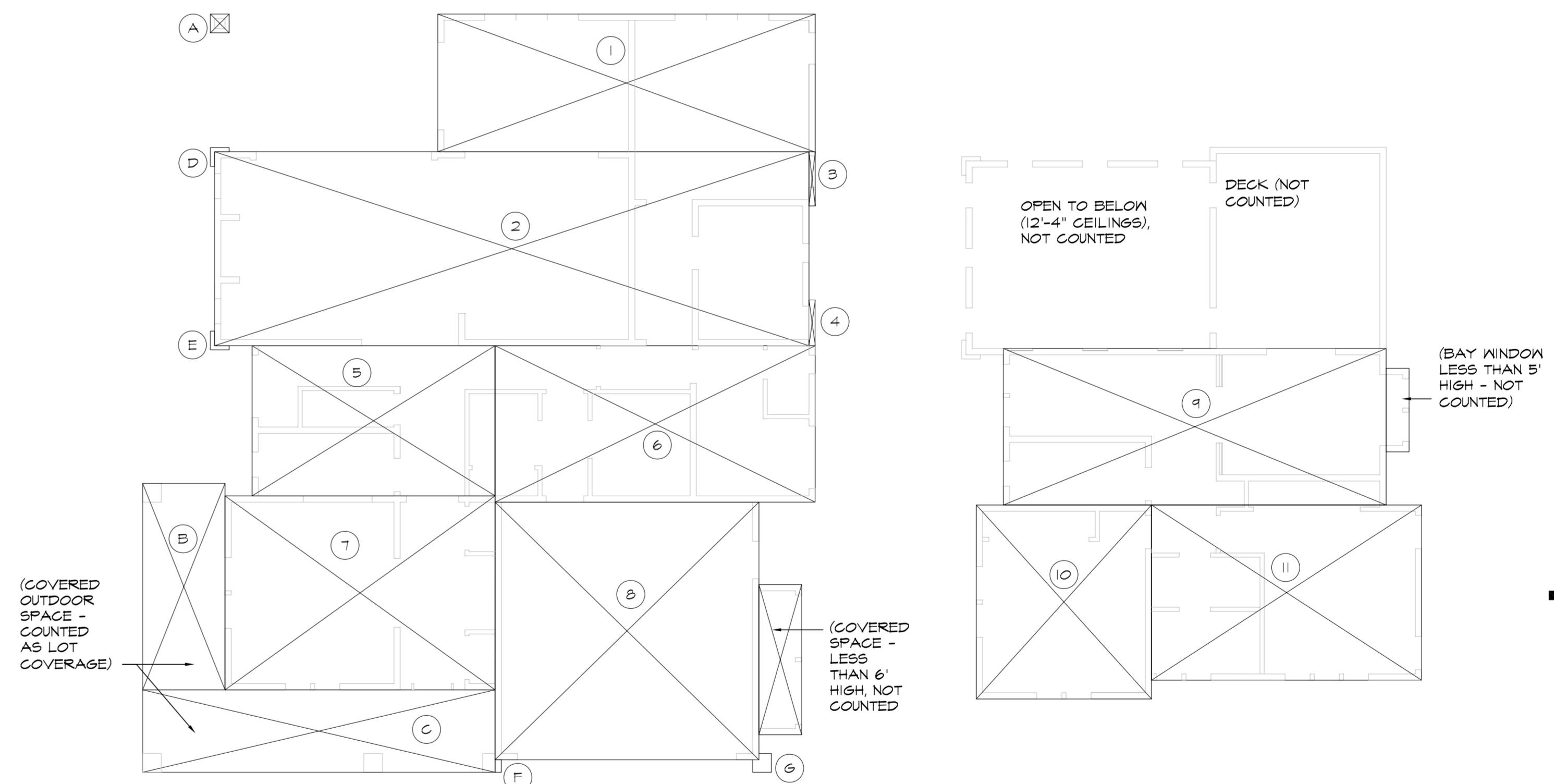
Sheet Title
AREA CALCS & NEIGHBORHOOD CONTEXT PLAN
Scale AS NOTED
Project No. 1801
Drawn By CB/RB

A1.3



12 Neighborhood Context Plan

1"=40'



FLOOR AREA CALCULATIONS
NOTE: NONE OF THE ATTIC SPACE MEETS THE DEFINITION OF 'HABITABLE SPACE' PER UBC

FIRST FLOOR			SECOND FLOOR		
SECTION	DIMENSIONS	SQ.FT.	SECTION	DIMENSIONS	SQ.FT.
1	30'-1" x 11'-0"	331.8	9	30'-7" x 12'-6"	382.3
2	47'-6" x 15'-6"	736.3	10	14'-0" x 15'-6"	217.0
3	5 x 4'-4"	2.2	11	21'-7" x 14'-0"	302.2
4	5 x 3'-8"	1.8			
5	14'-5" x 12'-0"	233.0			
6	25'-7" x 12'-6"	319.0			
7	21'-7" x 15'-6"	334.5			
8 GAR.	21'-1" x 20'-7"	434.0			
FIRST FLOOR TOTAL AREA 2343.4			SECOND FLOOR SUBTOTAL 901.5		
TOTAL FLOOR AREA = 2,343.4 + 901.5 = 3,244.9					

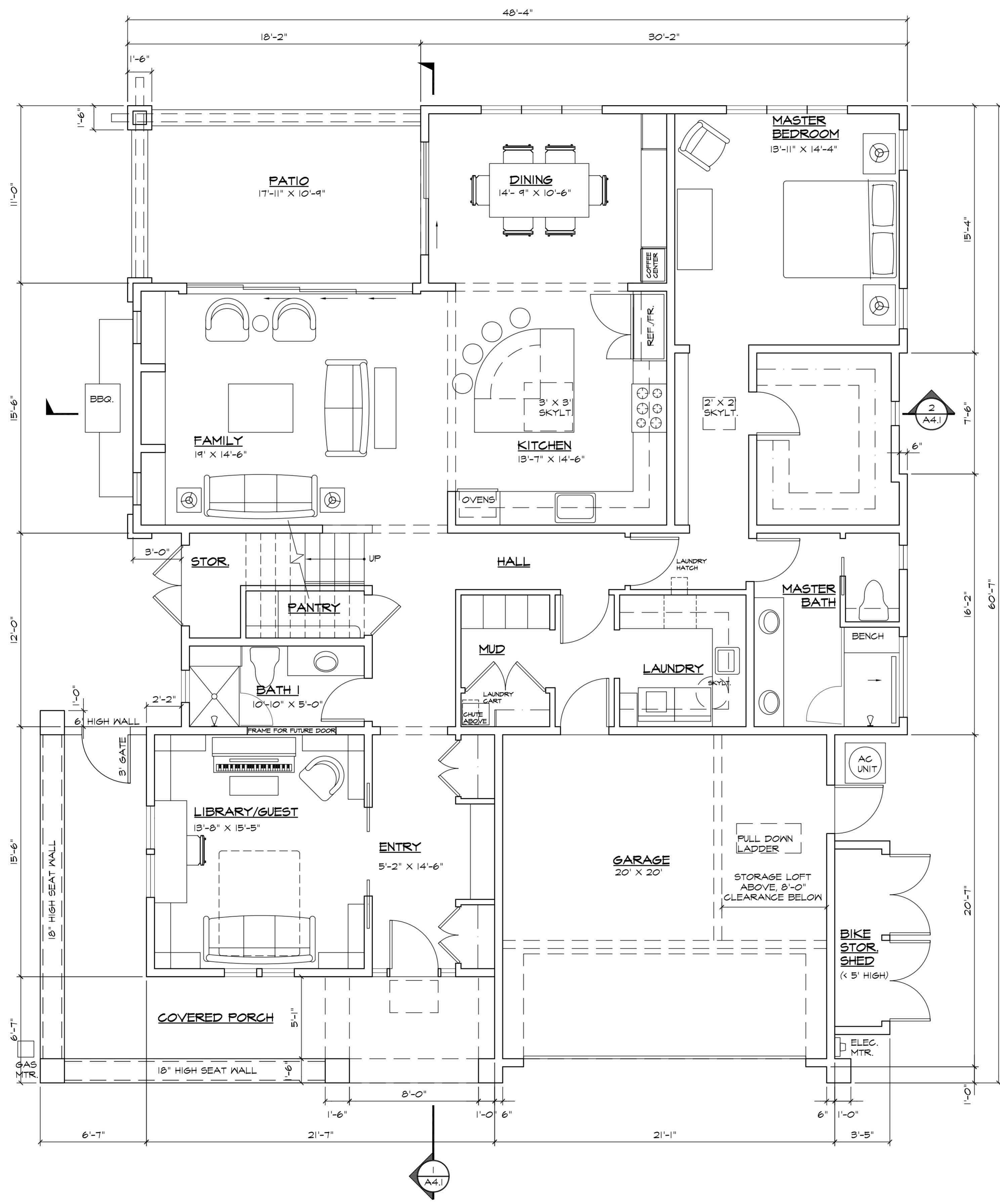
LOT COVERAGE

SECTION	DIMENSIONS	SQ.FT.
A (COL)	1'-6" x 1'-6"	2.3
B	6'-7" x 16'-6"	108.3
C	28'-2" x 6'-7"	185.4
D (COL)	IRREGULAR	0.9
E (COL)	IRREGULAR	0.9
F (COL)	IRREGULAR	0.5
G (COL)	IRREGULAR	2.1
EXTERIOR STRUCTURES		300.4
FIRST FLOOR AREA		2,343.4
TOTAL LOT COVERAGE		2,643.8

(MINOR ERRORS FROM ROUNDING - TOTALS REPRESENT COMPUTER AIDED AREA CALCULATIONS)

6 Area Calculations

1"=8'-0"



1 First Floor Plan

1801-Plan

LEGEND AND NOTES

- NEW CONSTRUCTION:
EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N.
INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.
- - - ELEMENT ABOVE
- ▭ NEW CONCRETE WALL S.S.D.
- - - - - CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD
- ⊕ DOOR REFERENCE
- ⊕ WINDOW REFERENCE
- ⊕ KEY NOTE REFERENCE

FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.
EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.
INTERIOR WALLS STUDS ARE 2X4'S, TYP. U.O.N.



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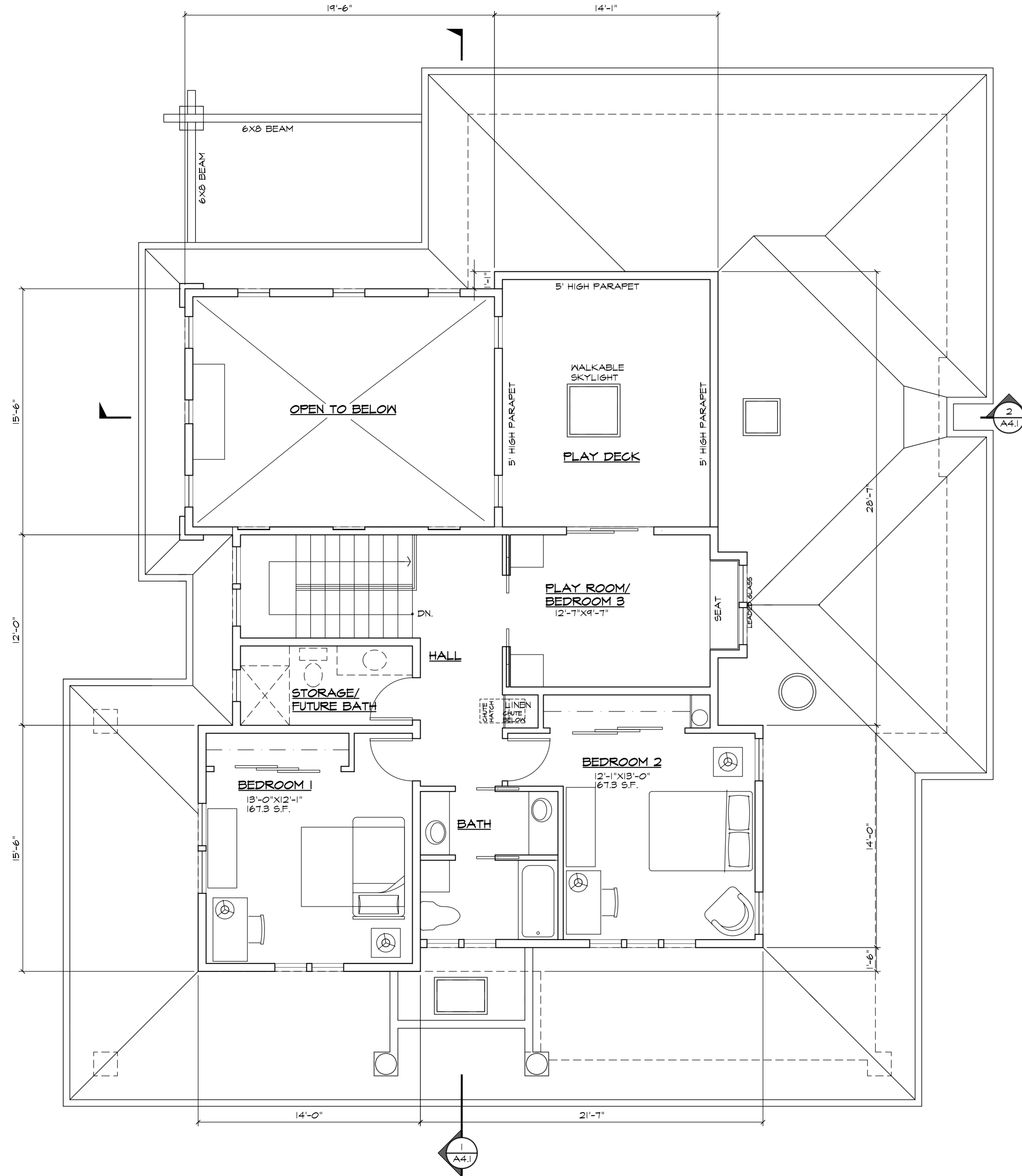
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Sheet Title
FIRST FLOOR PLAN

Scale 1/4"=1'-0"
Project No. 1801
Drawn By CB/RB

A2.1



1 Second Floor Plan

1801-Plan

LEGEND AND NOTES

- NEW CONSTRUCTION:
EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N.
INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.
- - - ELEMENT ABOVE
- ▭ NEW CONCRETE WALL S.S.D.
- - - - - CABINET ABOVE OR ELEMENT BELOW
- WOOD SHELF AND ROD
- ⬠ # DOOR REFERENCE
- ◊ # WINDOW REFERENCE
- ⊠ # KEY NOTE REFERENCE

FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.
EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.
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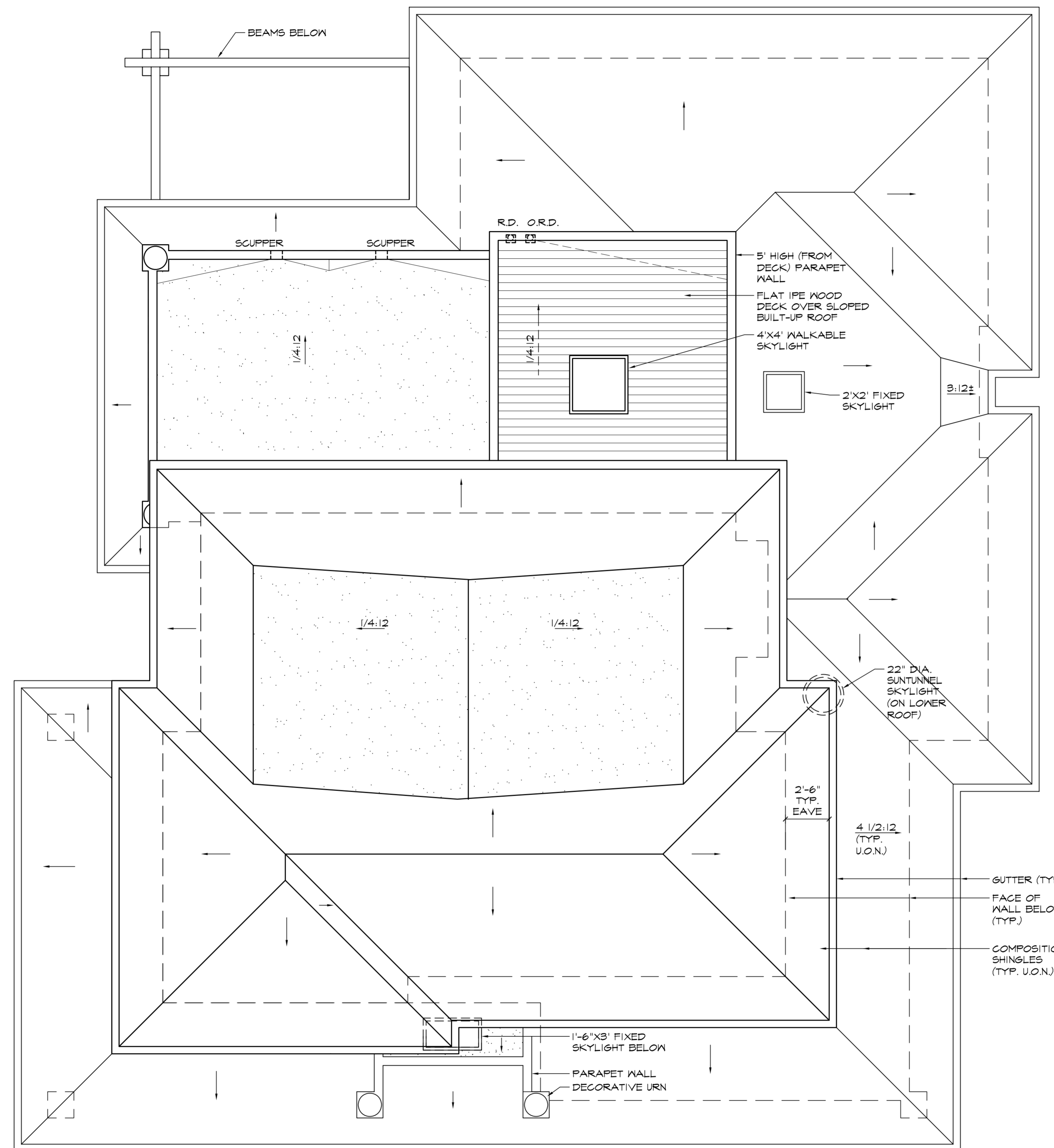
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Sheet Title
SECOND FLOOR PLAN

Scale 1/4"=1'-0"
Project No. 1801
Drawn By CB/RB

A2.2



LEGEND AND NOTES

- DIRECTION OF DOWN SLOPE
- - - FACE OF WALL BELOW
- [Pattern] BUILT UP ROOF AREA WITH MIN. 1/4":12" SLOPE
- D.S. DOWNSPOUT
- # KEY NOTE REFERENCE

ROOF PLAN NOTES

1. ROOFING IS COMPOSITION SHINGLE U.O.N.
2. ROOF SLOPE IS 4 1/2 : 12 U.O.N.



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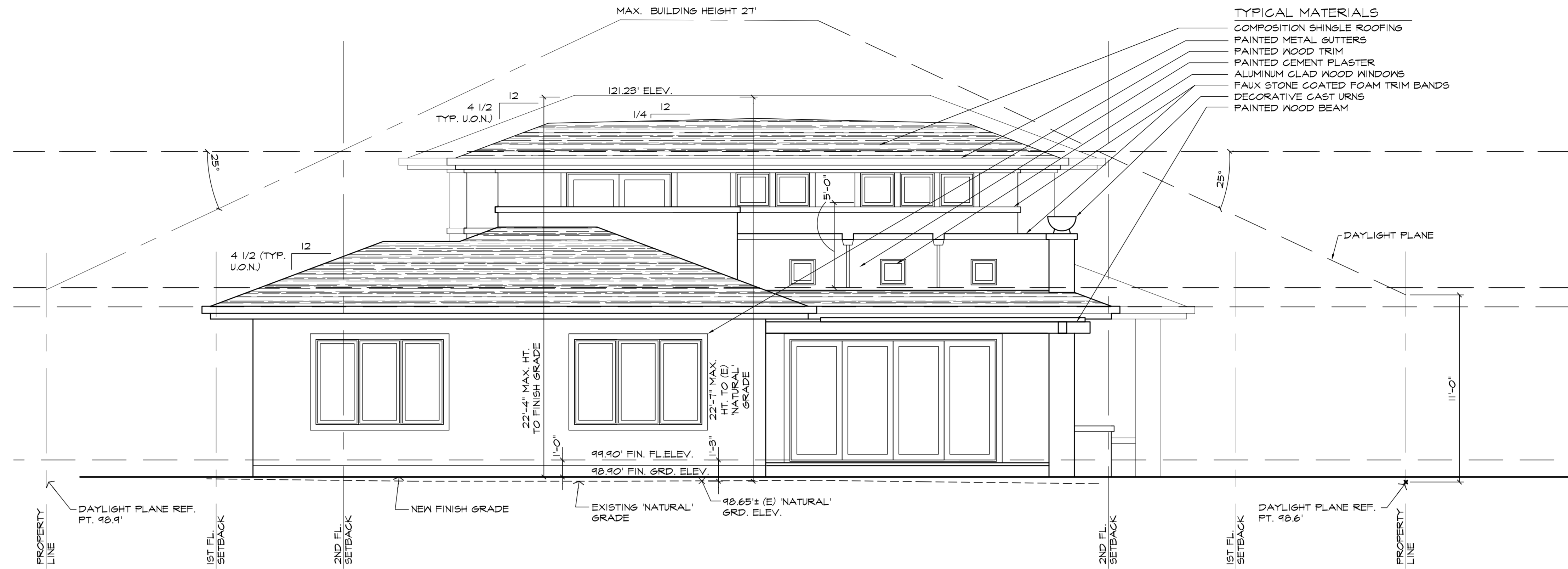
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 ROOF PLAN

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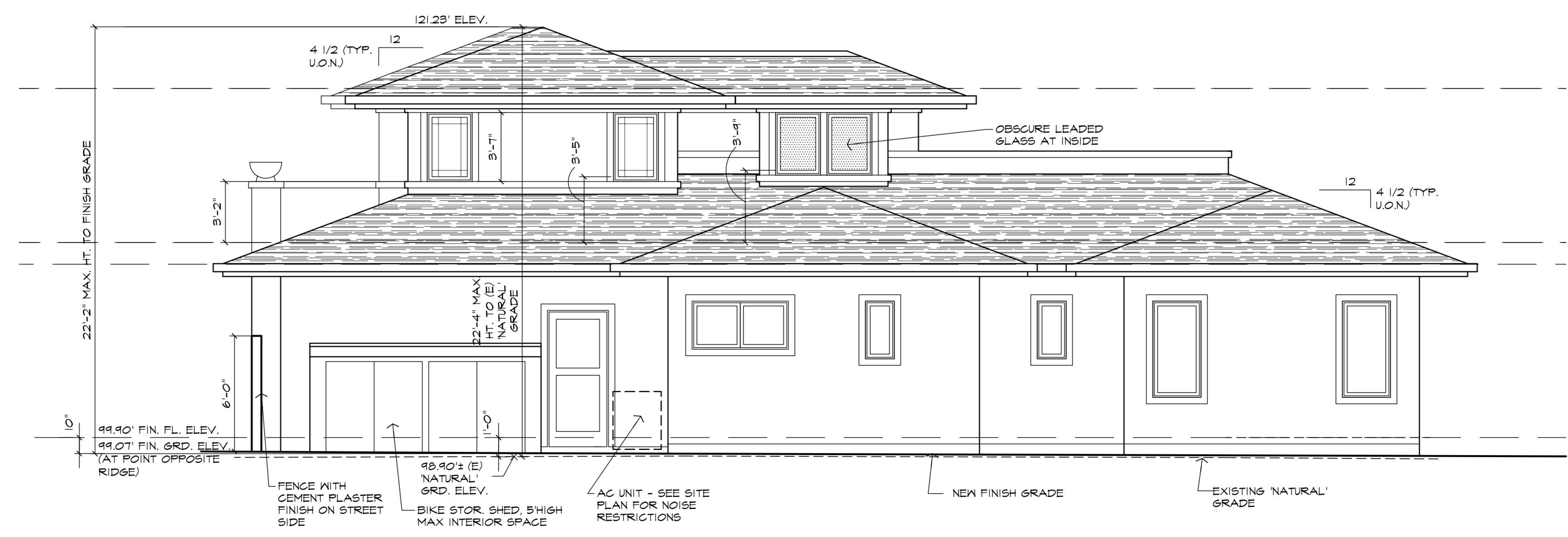
A2.3

1 Roof Plan
 1801-Plan



- TYPICAL MATERIALS**
- COMPOSITION SHINGLE ROOFING
 - PAINTED METAL GUTTERS
 - PAINTED WOOD TRIM
 - PAINTED CEMENT PLASTER
 - ALUMINUM GLAD WOOD WINDOWS
 - FAUX STONE COATED FOAM TRIM BANDS
 - DECORATIVE CAST URNS
 - PAINTED WOOD BEAM

1 Rear (North) Elevation
1801-Elev



2 Right Side (East) Elevation
1801-Elev



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Sheet Title
ELEVATIONS

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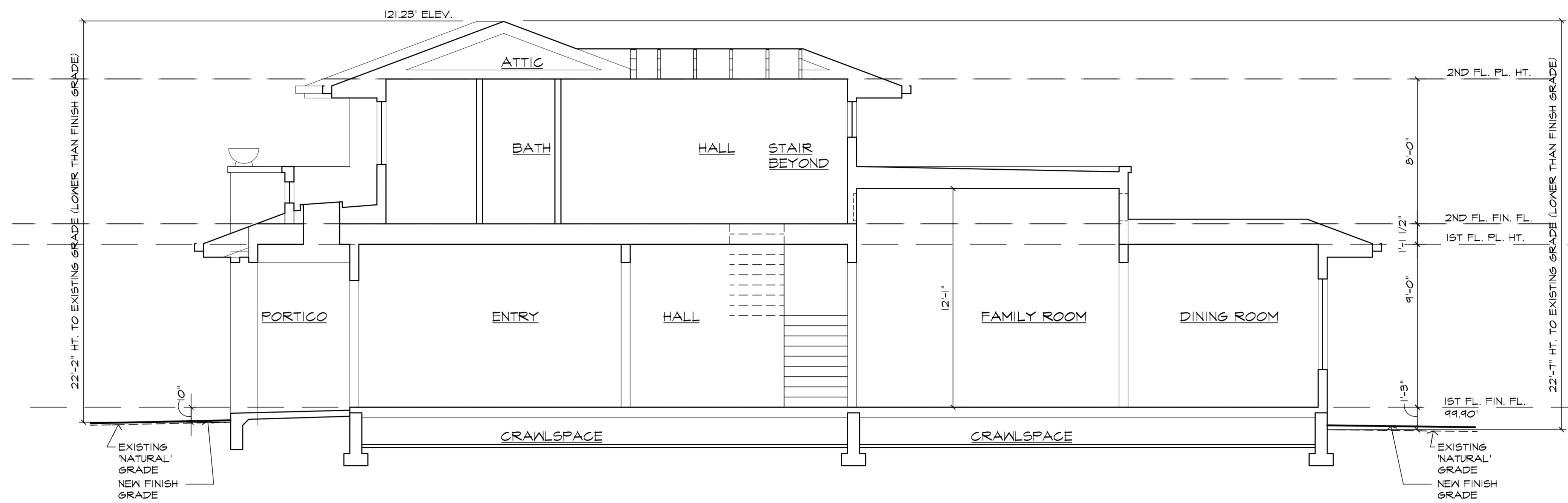
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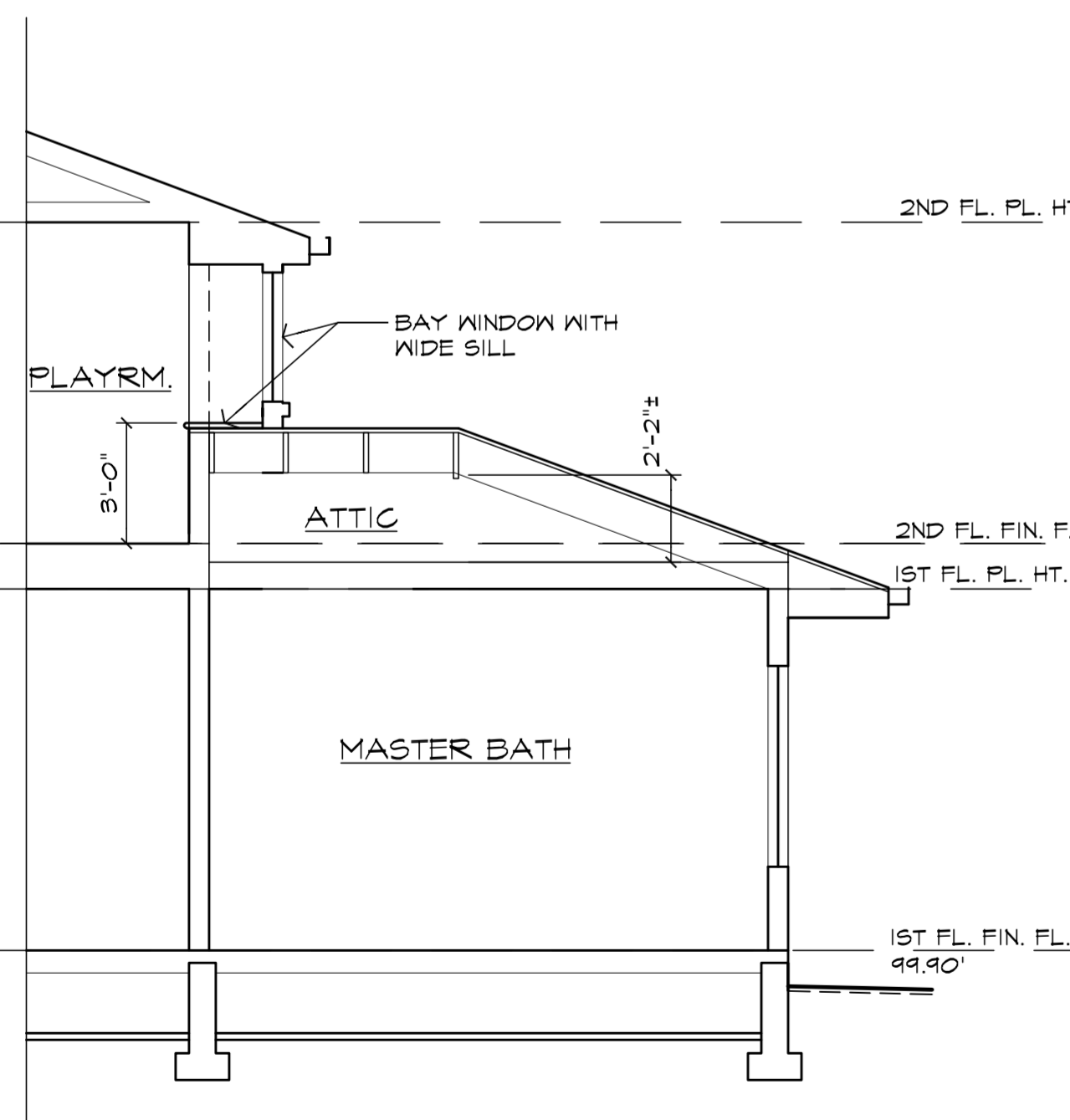
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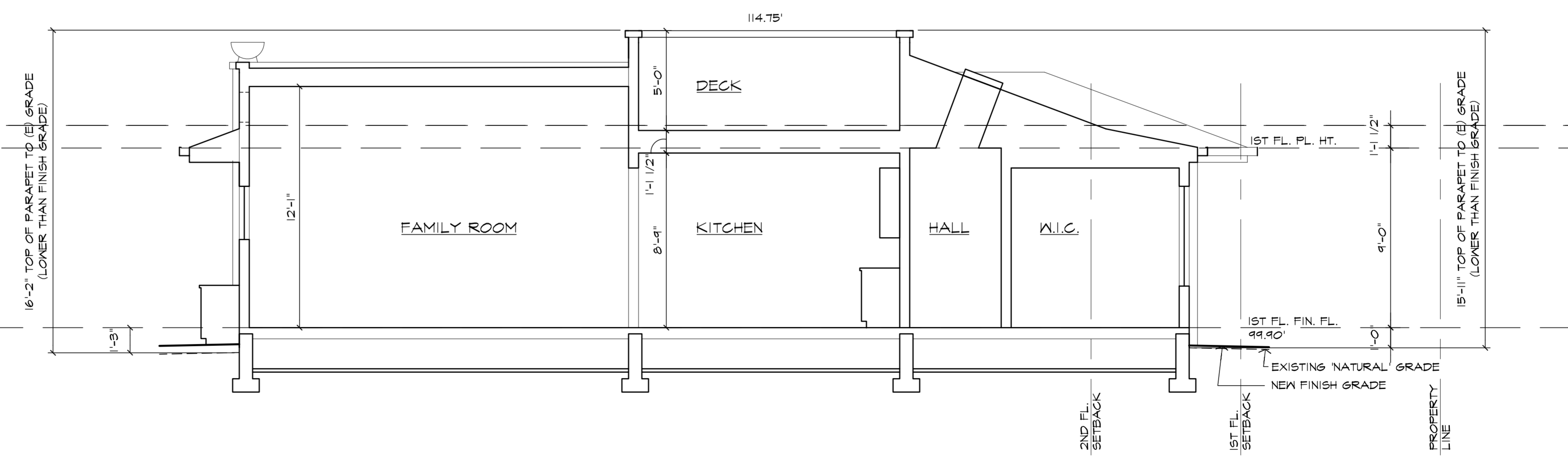
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1 Building Section
 1801-Elev



3 Section @ Bay Window
 1801-Elev



2 Building Section
 1801-Elev

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Sheet Title
 BUILDING SECTIONS

Scale 1/4"=1'-0"
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 Drawn By CB/RB

A4.1

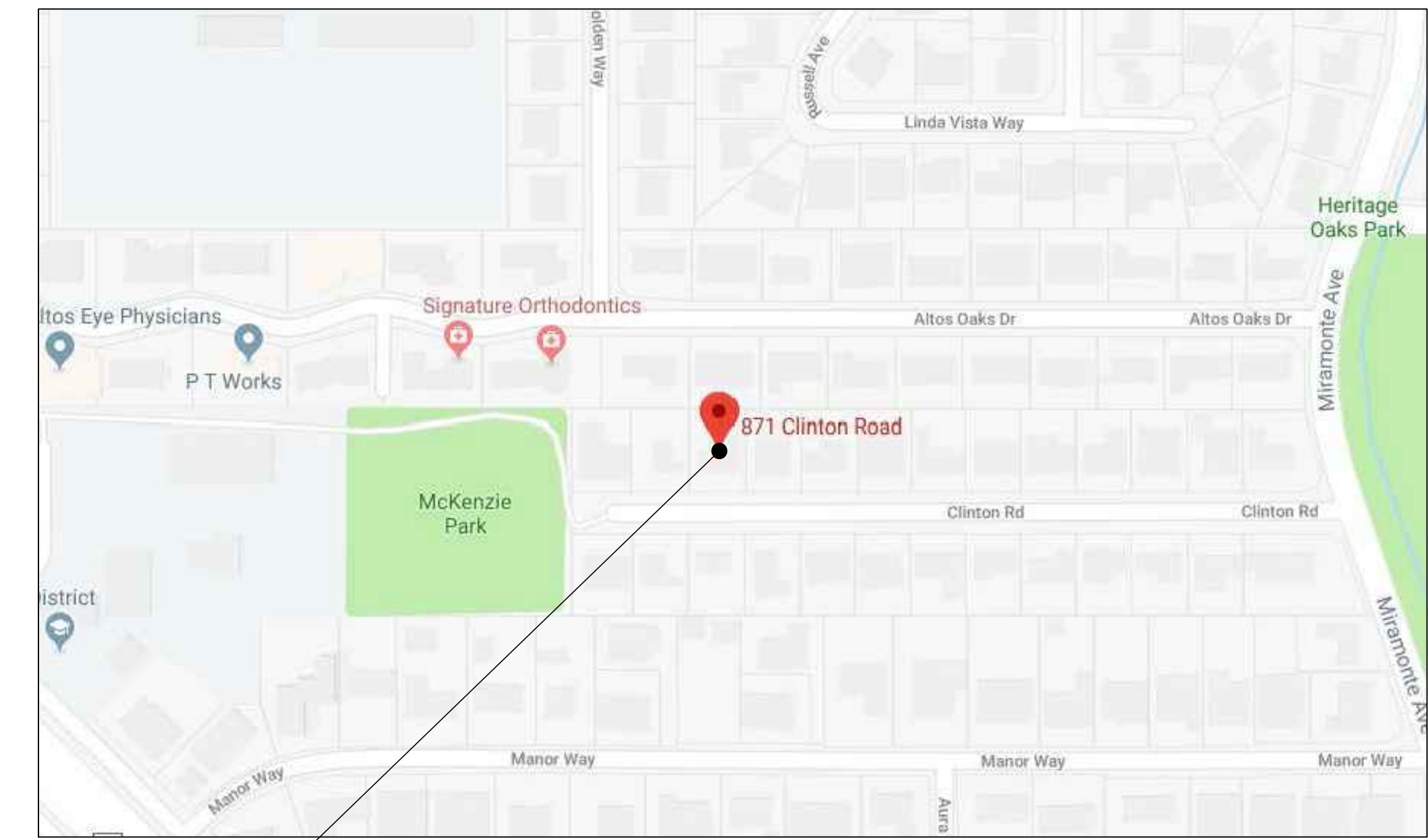
GRADING AND DRAINAGE PLANS

NEW, SINGLE FAMILY RESIDENTIAL

871 CLINTON RD., LOS ALTOS, CA 94024

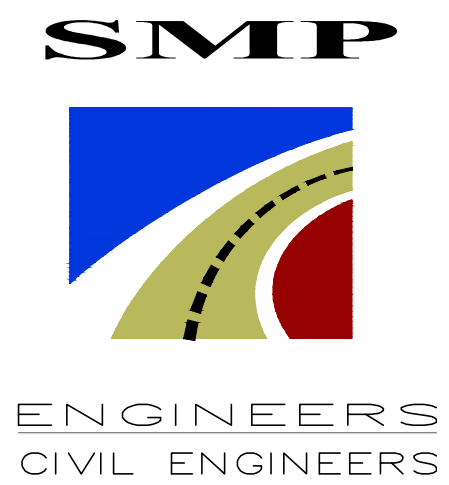
APN: 189-13-021

ABBREVIATIONS			
	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BW	BACK OF WALK	R.PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CF	GARAGE FINISH FLOOR (BACK)	PPP	PLASTIC PERFORATED PIPE
CL	CENTERLINE	PSE	PUBLIC SERVICE EASEMENT
CLSW	CENTERLINE SWALE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT OF WAY
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CONTROL POINT	SD	STORM DRAIN
DDW	DIRT DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SS	SANITARY SEWER LINE
DETAIL	DAYLIGHT	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	SW	SIDEWALK
EP	EDGE OF PAVEMENT ELEVATION	TC	TOP OF CURB
EUC	EUCALYPTUS TREE	TOB	TOP OF BANK
EX	EXISTING	TOE	TOE OF SLOPE
FF	FINISHED FLOOR	TF	TOP OF FOUNDATION
FG	FINISH GRADE	TP	TOP OF PIPE
FH	FIRE HYDRANT	UG	UNDERGROUND GAS
FL	FLOW LINE	USS	UNDERGROUND SANITARY SEWER
FNC	FENCE	UST	UNDERGROUND STORM DRAIN
FG	FOG LINE	UT	UNDERGROUND TELEPHONE
GB	GRADE BREAK	UW	UNDERGROUND WATER
GFF	GARAGE FINISHED FLOOR (FRONT)	VCP	VITRIFIED CLAY PIPE
GUY	GUY WIRE	WL	WHITE LINE STRIPE
HP	HIGH POINT	WLK	WALKWAY
IP	IRON PIPE	WM	WATER METER
LIP	LIP OF GUTTER	WV	WATER VALVE
C&G	CURB AND GUTTER	YL	YELLOW LINE STRIPE



PROJECT SITE

LOCATION MAP
N.T.S.



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
871 CLINTON RD., LOS ALTOS, CA 94024
APN: 189-13-021
COVER SHEET

Revisions:



Saeed Razavi

Date: 03/18/2019
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 218020

Sheet:

1 OF 4
C-1

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
~ 102 ~	~ 102 ~	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
○ OH e,T,TV	○ OH e,T,TV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
⊠ SLV	⊠ SLV	STREET LIGHT VAULT
○ SSCO	● SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊛	⊛	ELECTROLIER
⊠ WM	⊠ WM	WATER METER
⊙	⊙	TREE WITH TRUNK
— x —	— x —	6" WOODEN FENCE
x 102.23	← 102.23	SPOT ELEVATION
—	—	TREE PROTECTION FENCE 5' TALL CHAIN LINK
—	—	SWALE
→	→	DIRECTION OF FLOW IN PIPE
●	●	AREA DRAIN/ INLET
⇨	⇨	OVERLAND RELEASE PATH
~	~	GRADING DIRECTION
⊗	⊗	(E) TREE TO BE REMOVE
○	○	DOWN-SPOUT
●	●	POP-UP EMITTER

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE	0	82		
SITE	6	19		
TOTAL	6	101	0	95

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN/ DETAILS
- C-3 DETAILS
- C-4 EROSION CONTROL PLAN

DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARING N 90°00'00" E OF CENTERLINE OF CLINTON RD., AS SHOWN ON CERTAIN TRACT NO. 464, RECORDED IN BOOK 15 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED AT CLINTON RD. IN FRONT OF PROPERTY EL: 100.00'

NOTE:

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

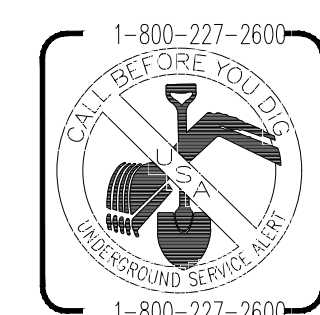
THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____

BY C.E.G. # _____ BY G.E. # _____

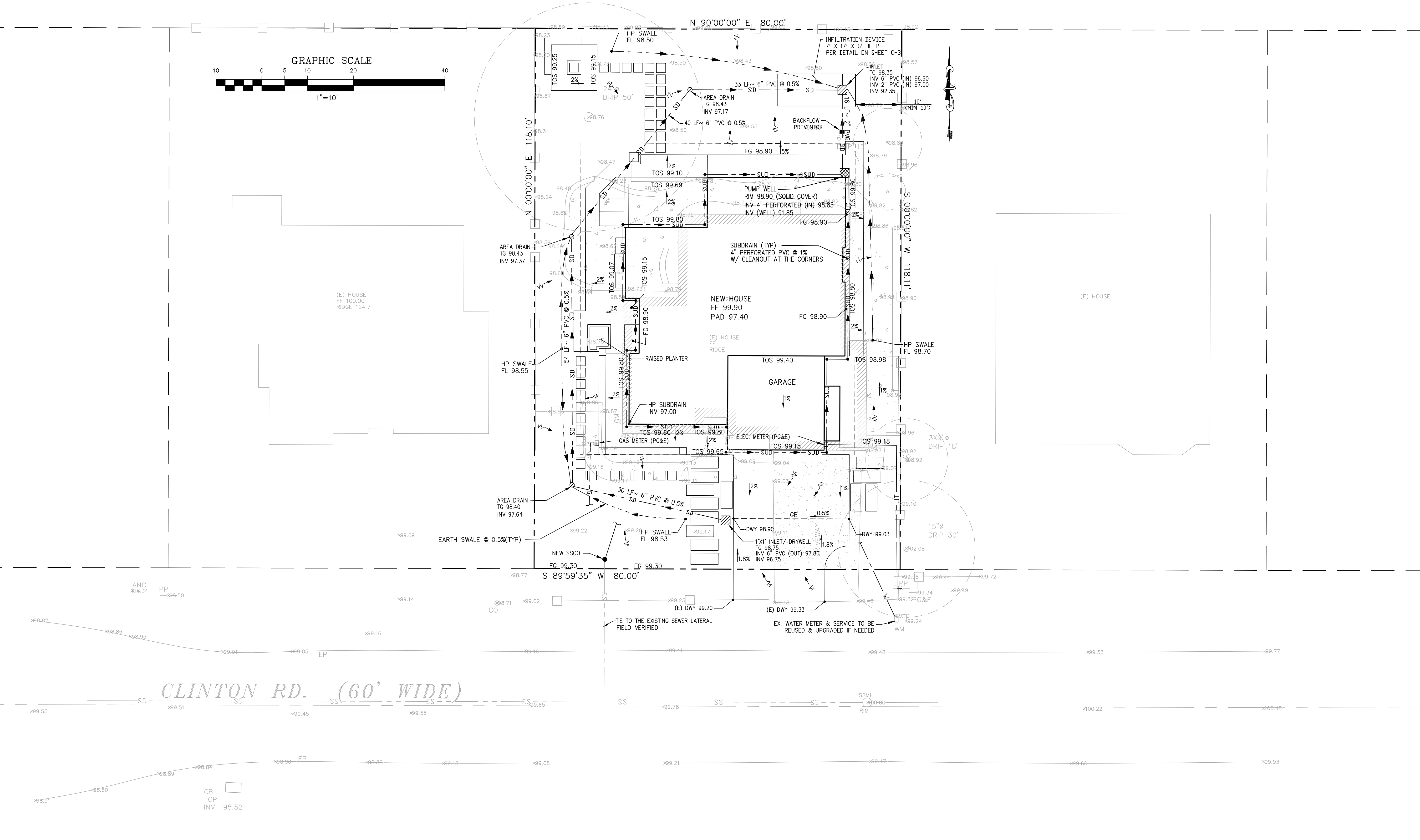
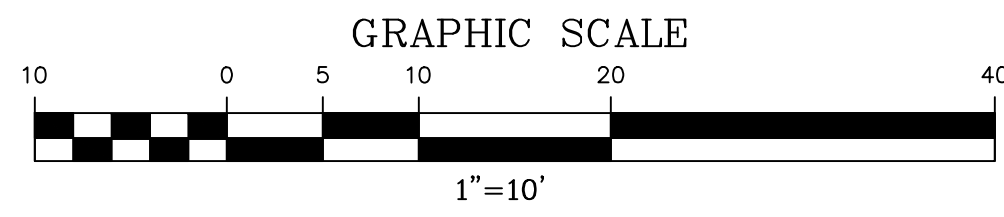
NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



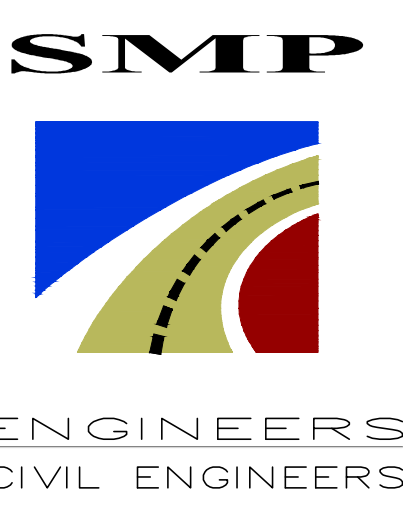
GEOTECHNICAL NOTE:

EARTHWORK, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, FOUNDATION CONSTRUCTION, UTILITY TRENCH BACKFILLING, PAVEMENT CONSTRUCTION, AND SITE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED APRIL 23, 2018. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT.



CLINTON RD. (60' WIDE)

CB
TOP
INV 95.52



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
871 CLINTON RD., LOS ALTOS, CA 94024
APN: 189-13-021
GRADING AND DRAINAGE PLAN

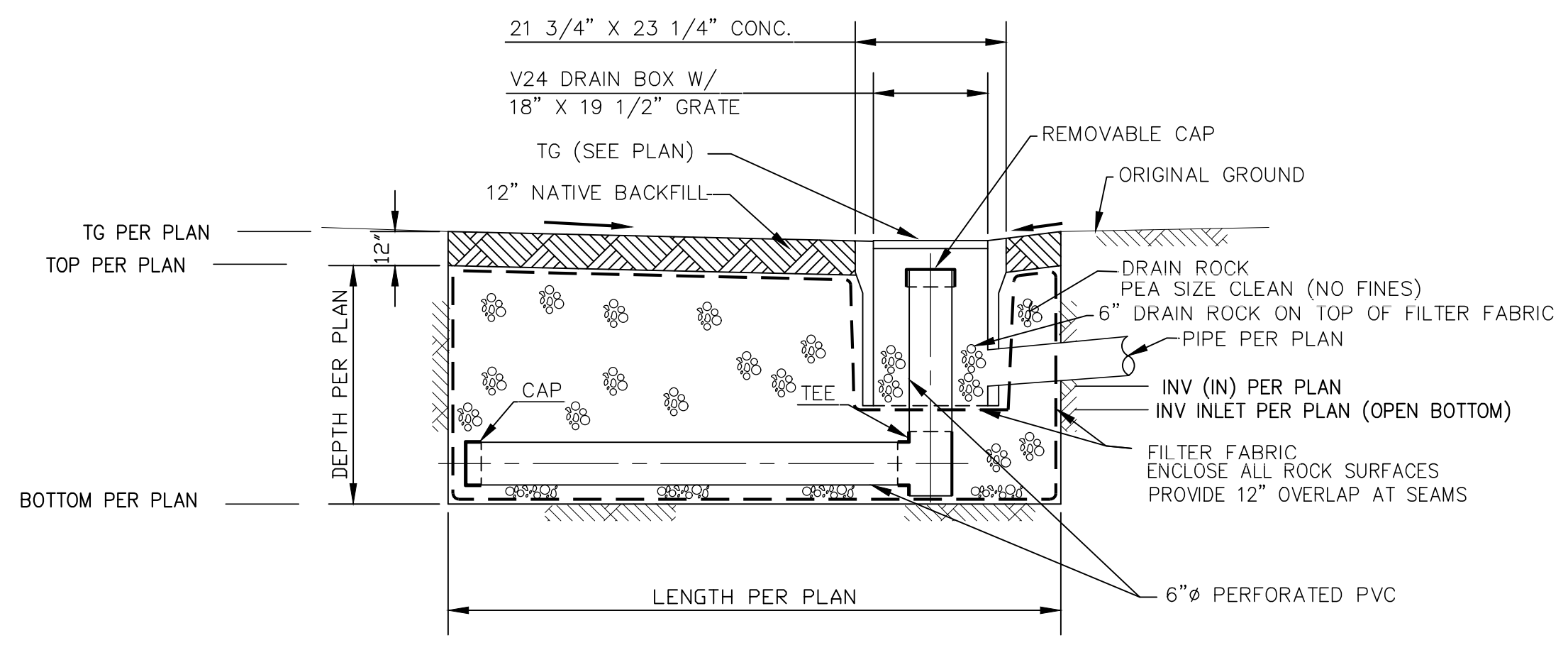
Revisions:



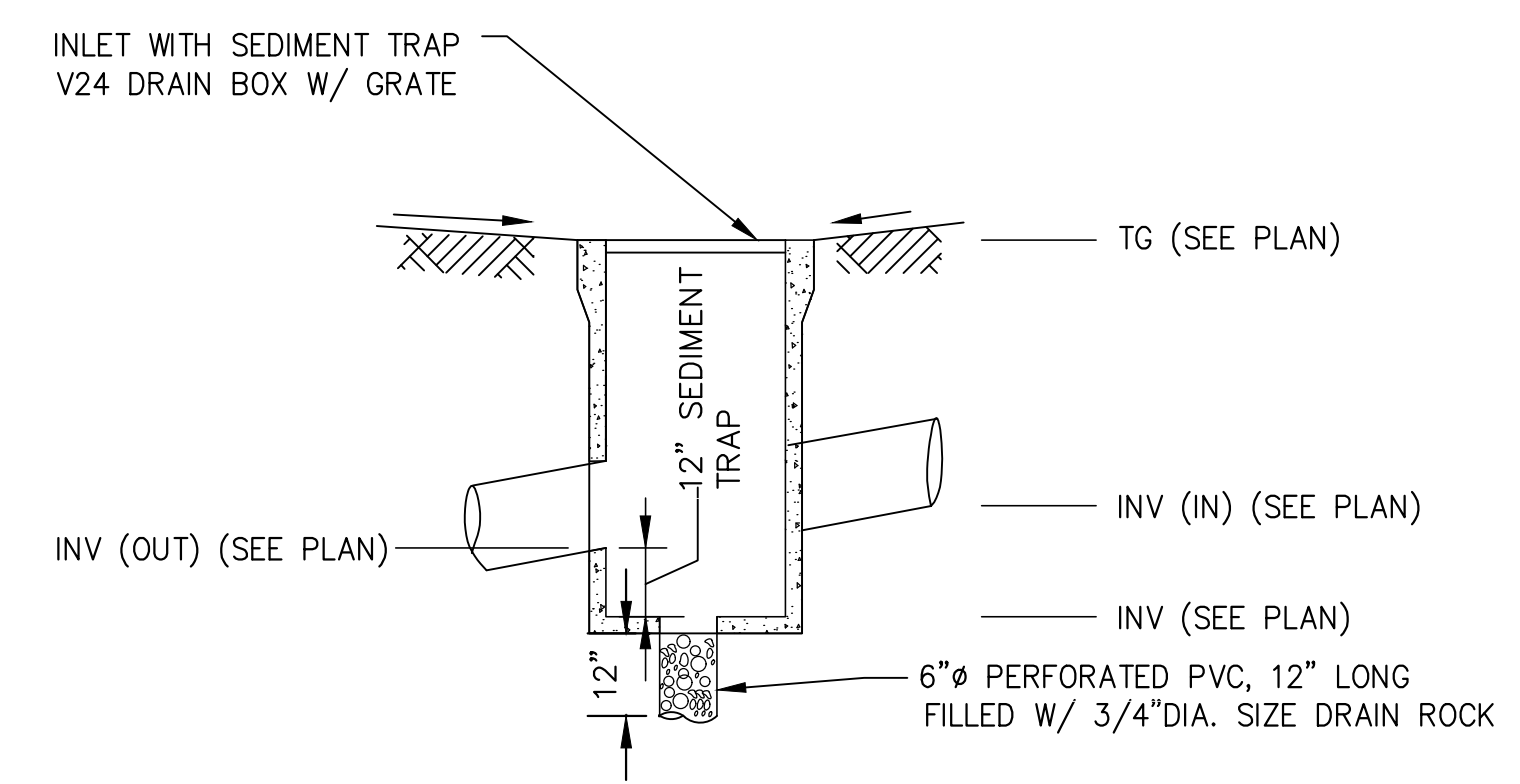
Saeed Razavi

Date: 03/18/2019
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 218020

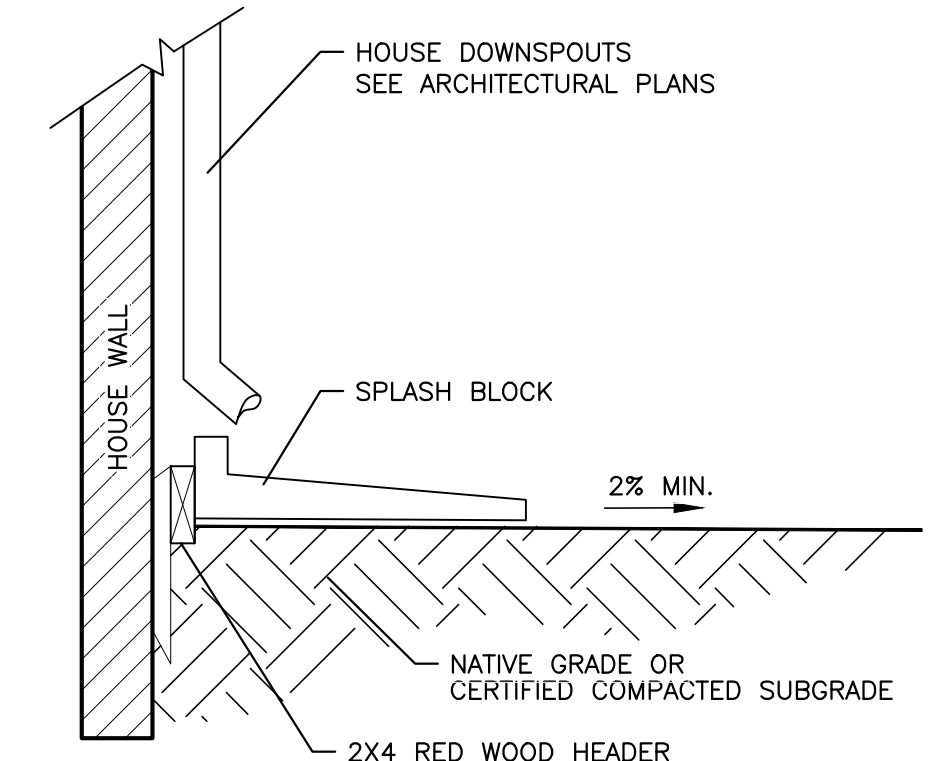
Sheet: 2OF 4
C-2



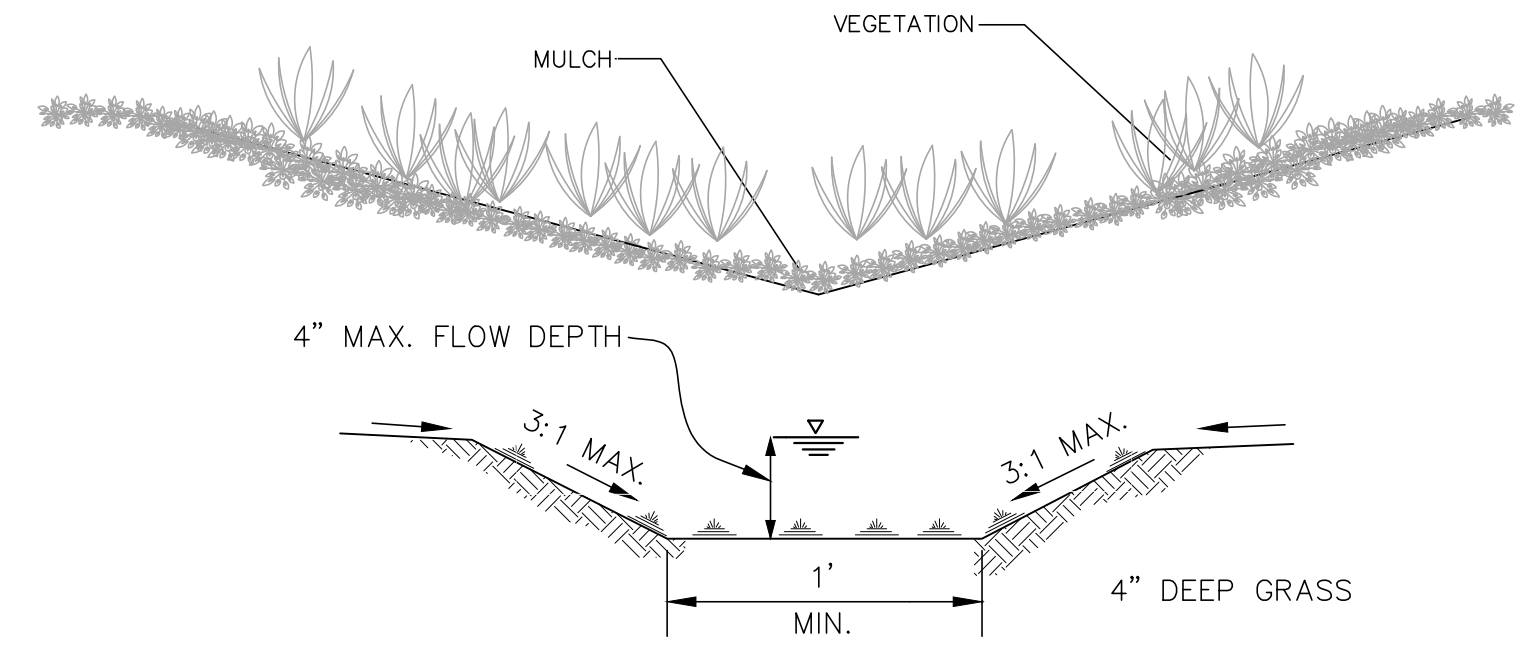
INFILTRATION DEVICE
ELEVATION VIEW- N.T.S.



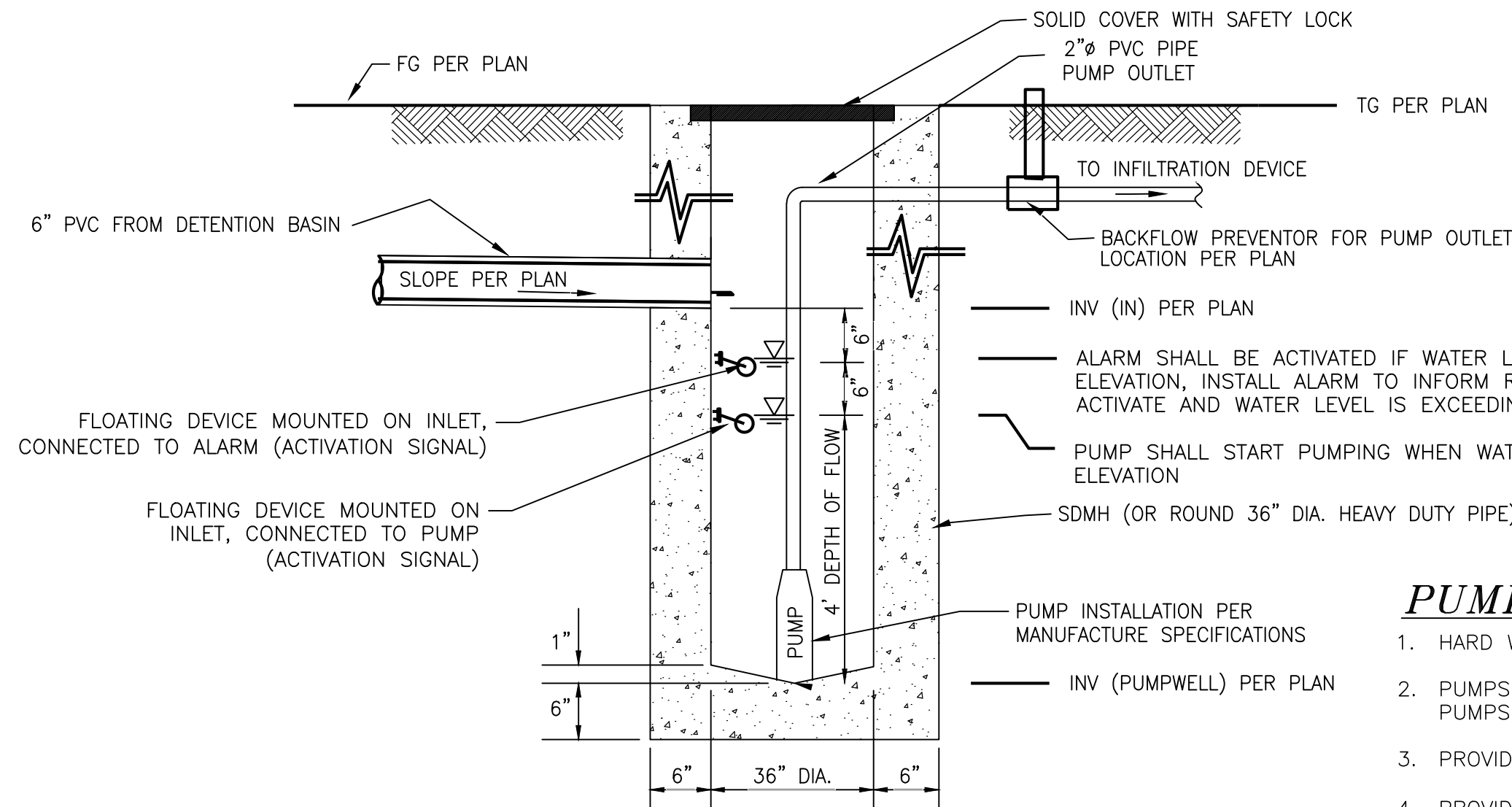
INLET/ DRYWELL
N.T.S.



SPLASH BLOCK
N.T.S.

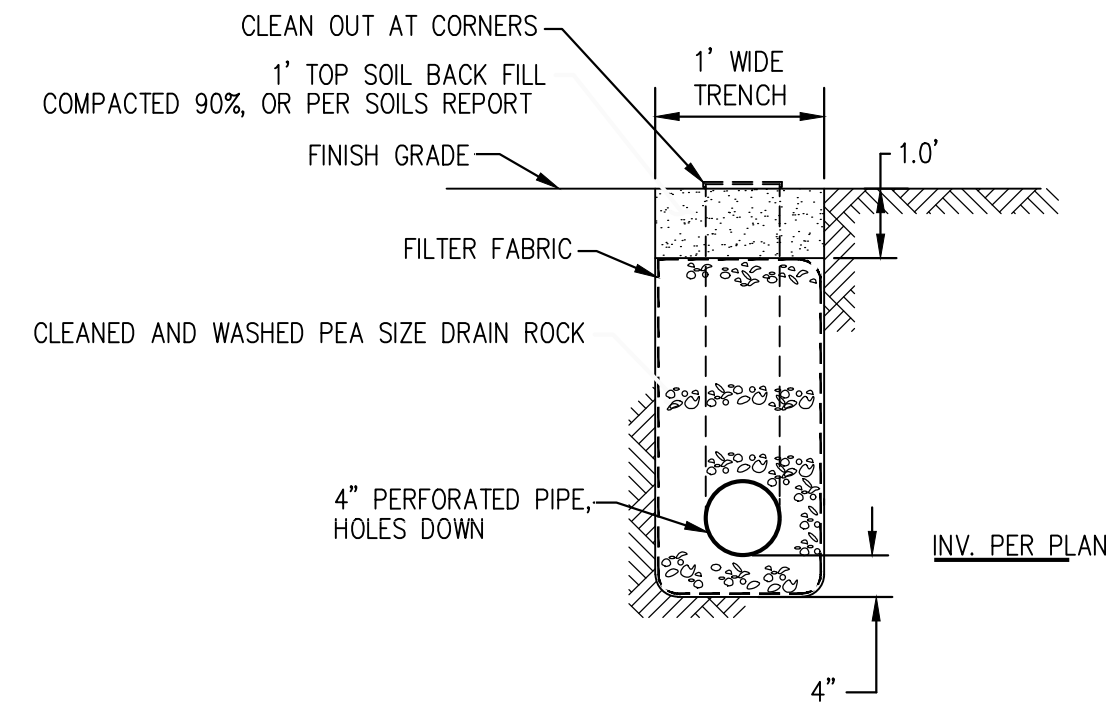


EARTH SWALE DETAIL
N.T.S.

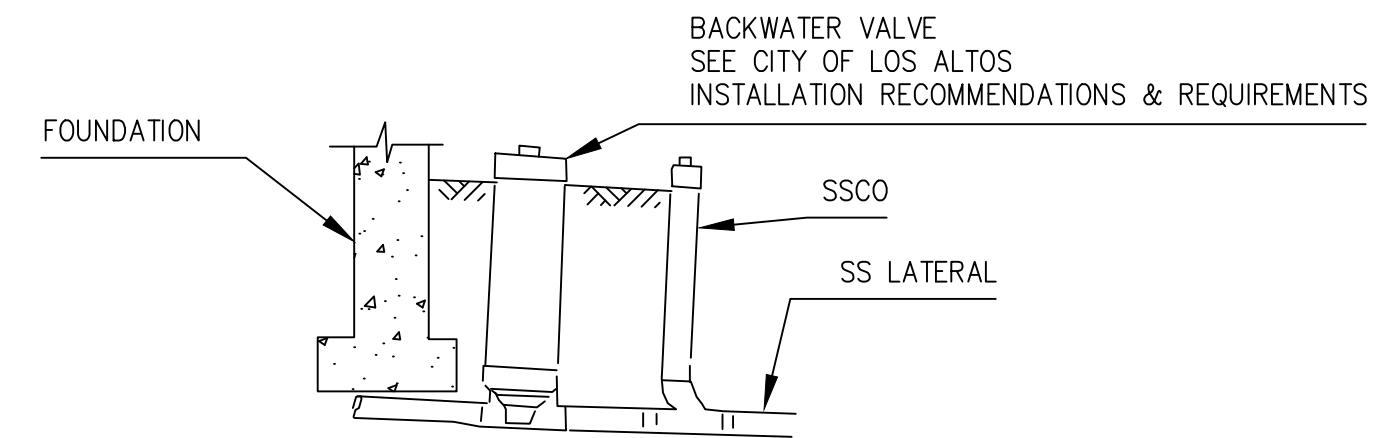


PUMPWELL DETAIL FOR OVERFLOW
N.T.S.

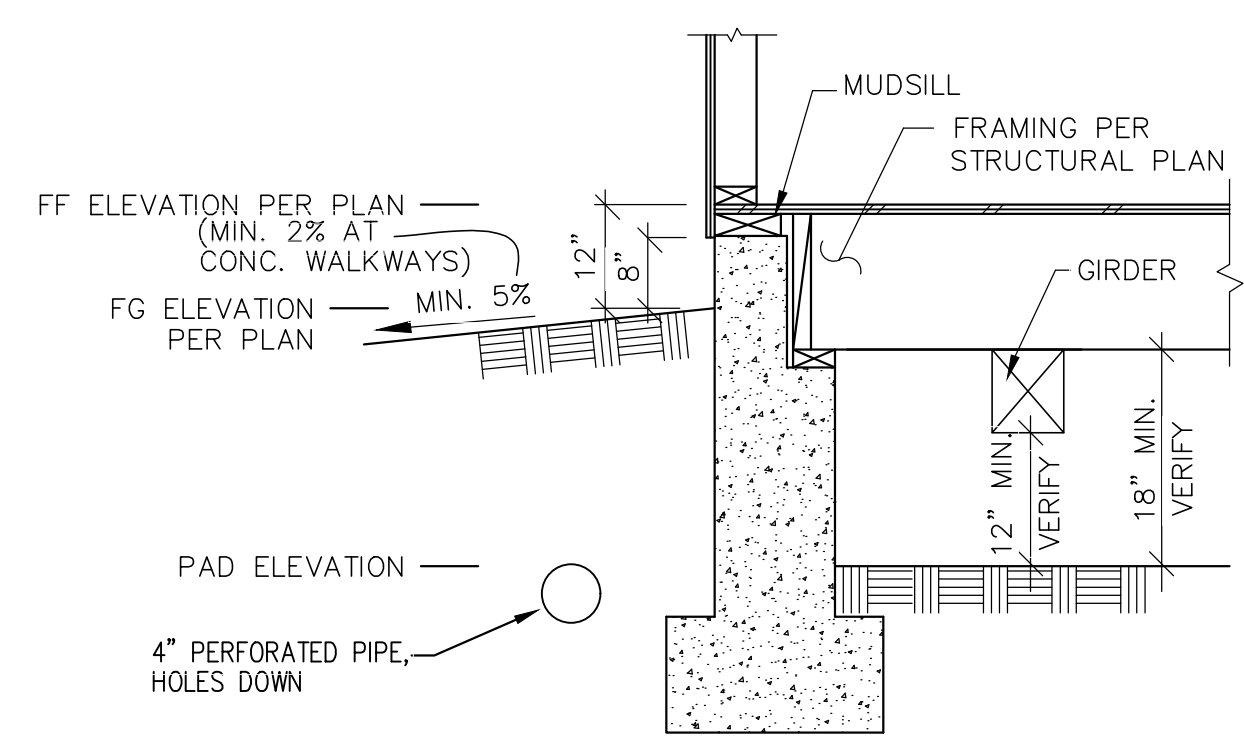
- PUMP NOTES:**
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
 2. PUMPS TO BE CONNECTED TO BACKUP BATTERY OPERATED PUMPS, TO PREVENT FLOODING IN CASE OF BLACKOUT.
 3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
 4. PROVIDE RESERVE PUMP (BATTERY OPERATED) FOR EACH PUMP WELL.
 5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



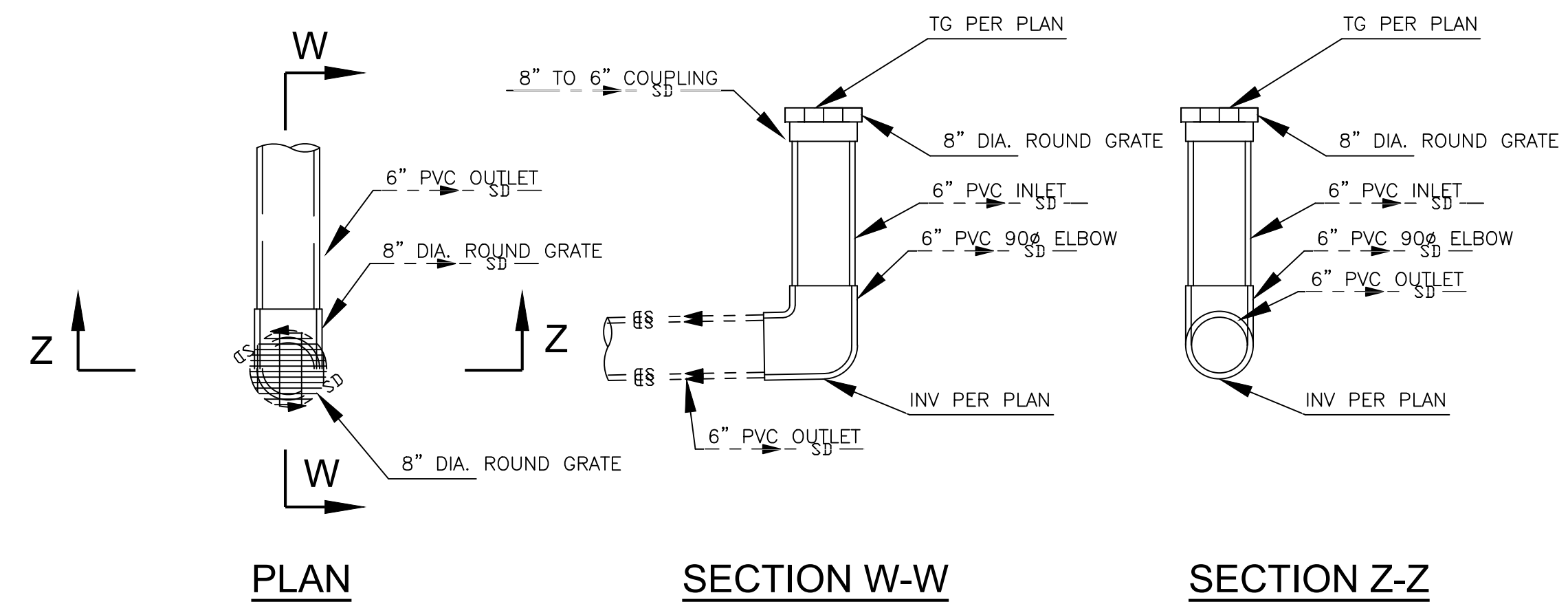
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- NTS



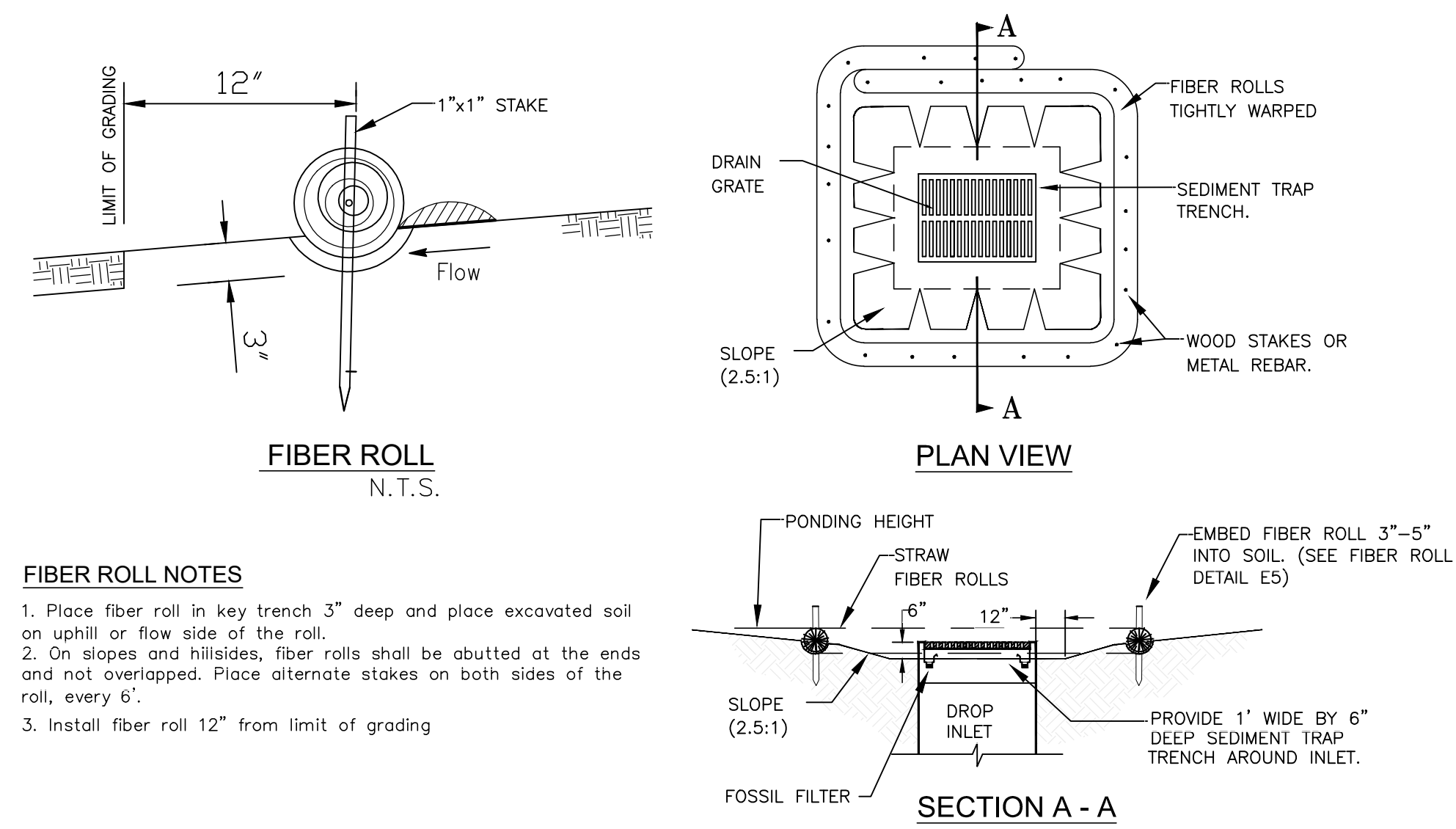
SANITARY SEWER BACKFLOW PREVENTOR DETAIL
NTS



DROPPED FOUNDATION CONCEPTUAL DETAIL
FOR MORE DETAILS SEE STRUCTURAL PLAN
NTS

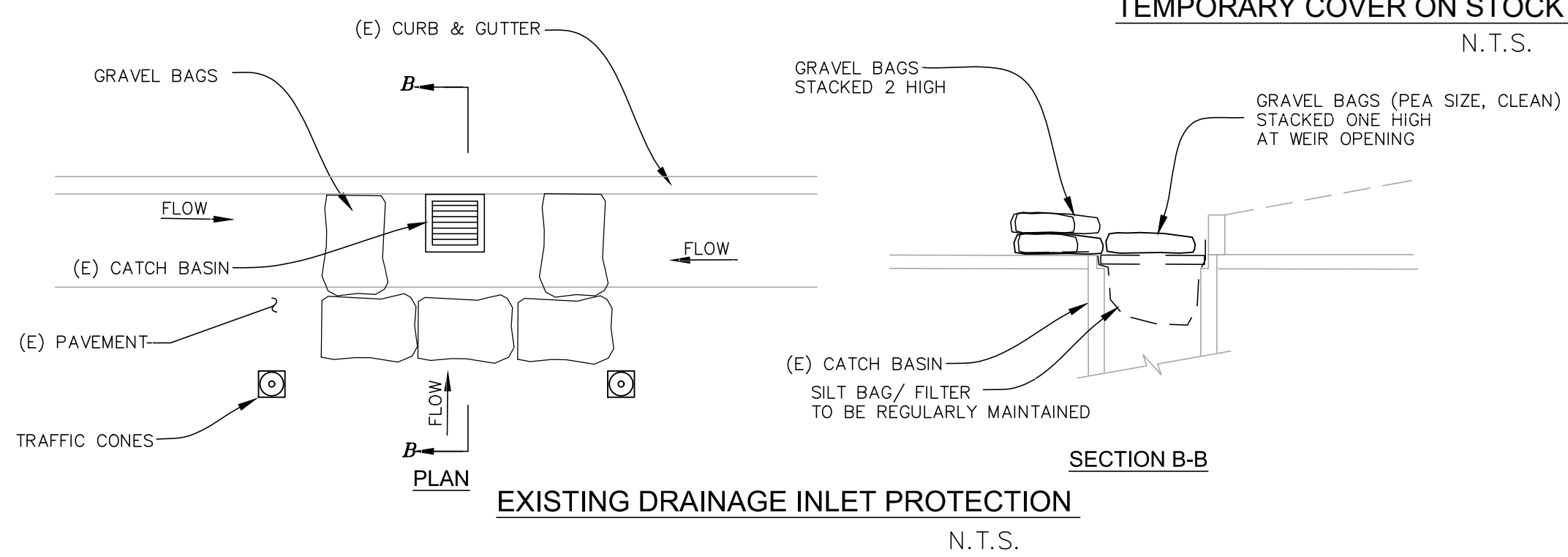
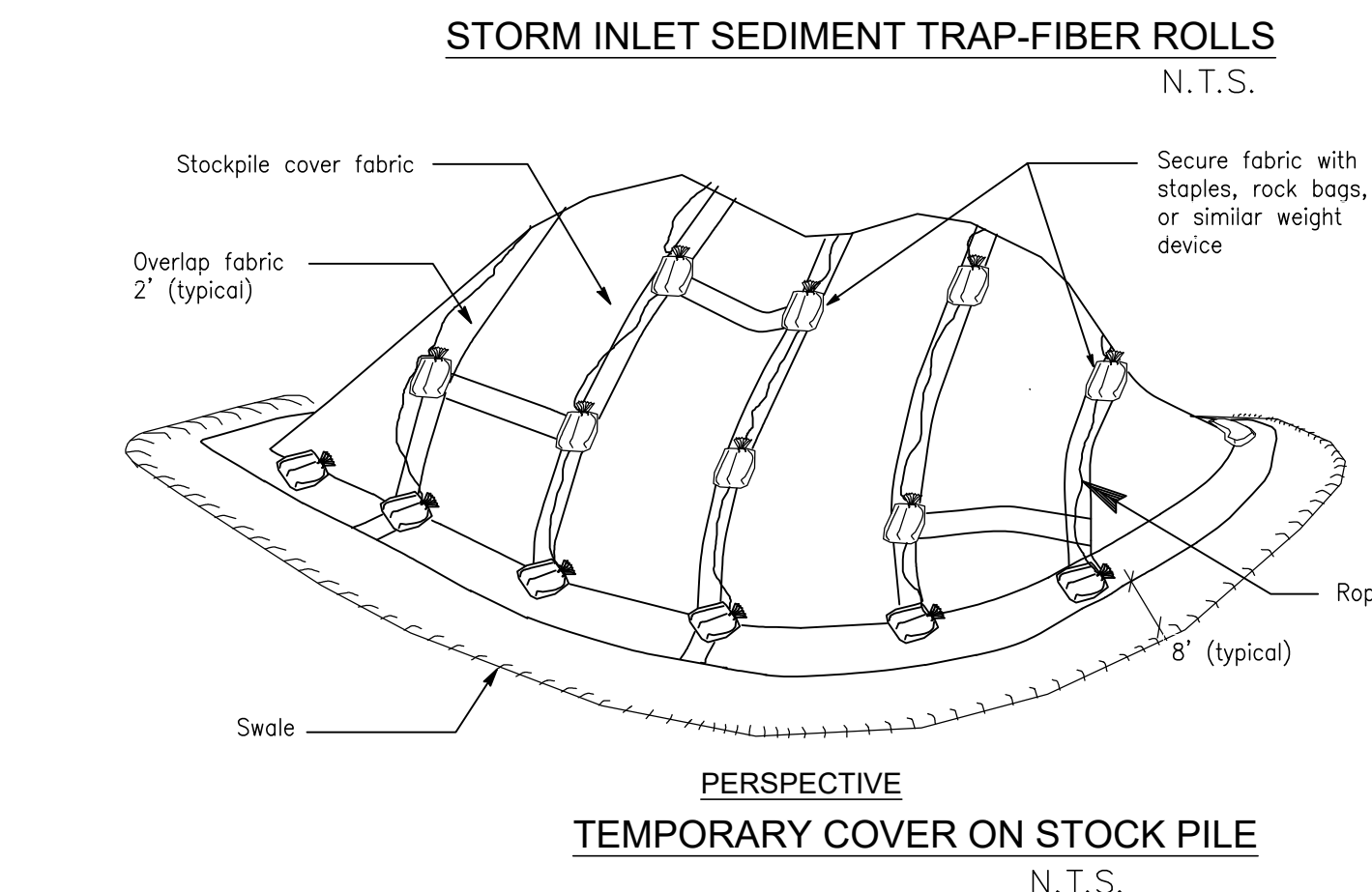


STORM DRAIN AREA DRAIN
NTS



- NOTES:**
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
 3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
 4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES, INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

- FIBER ROLL NOTES**
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
 2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
 3. Install fiber roll 12" from limit of grading



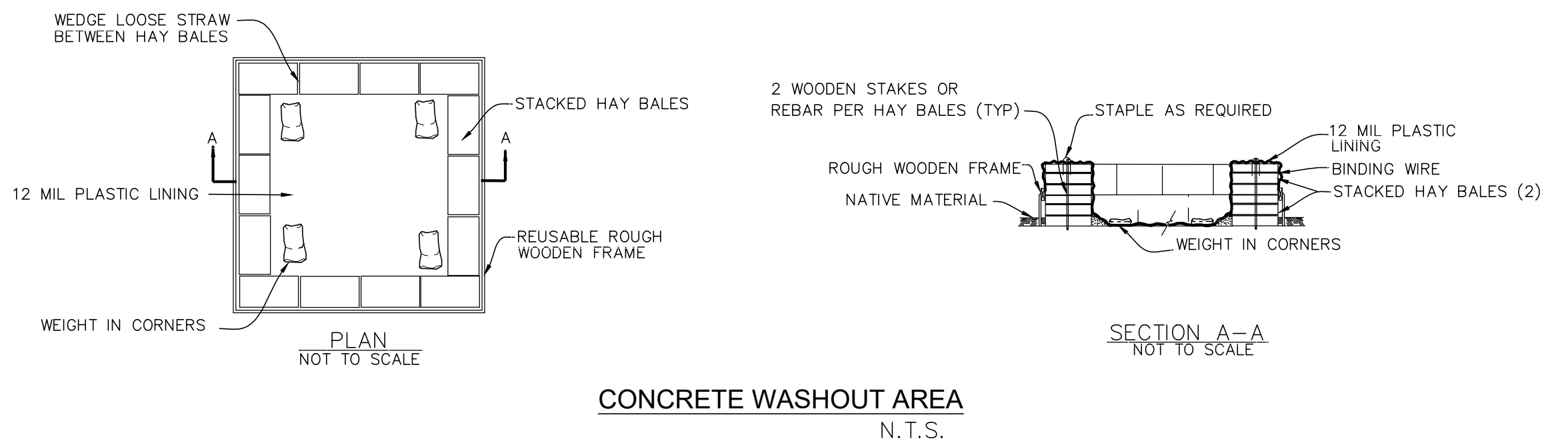
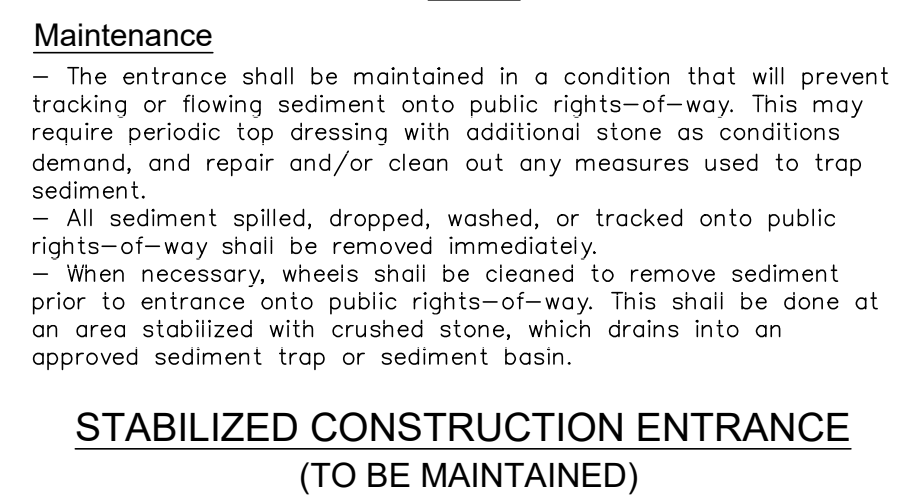
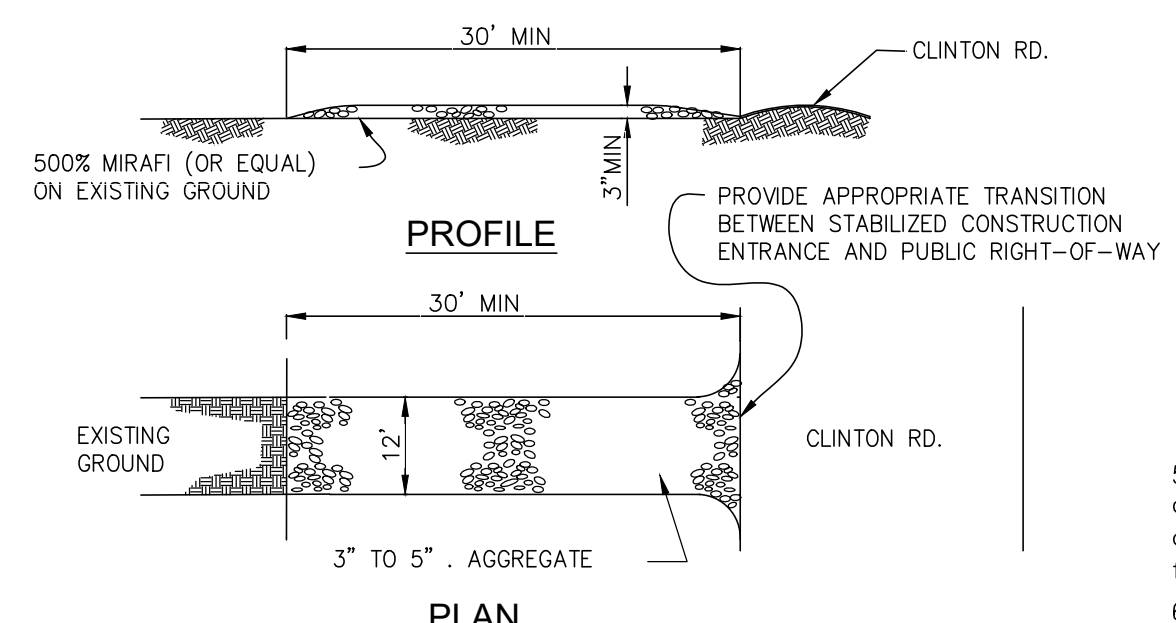
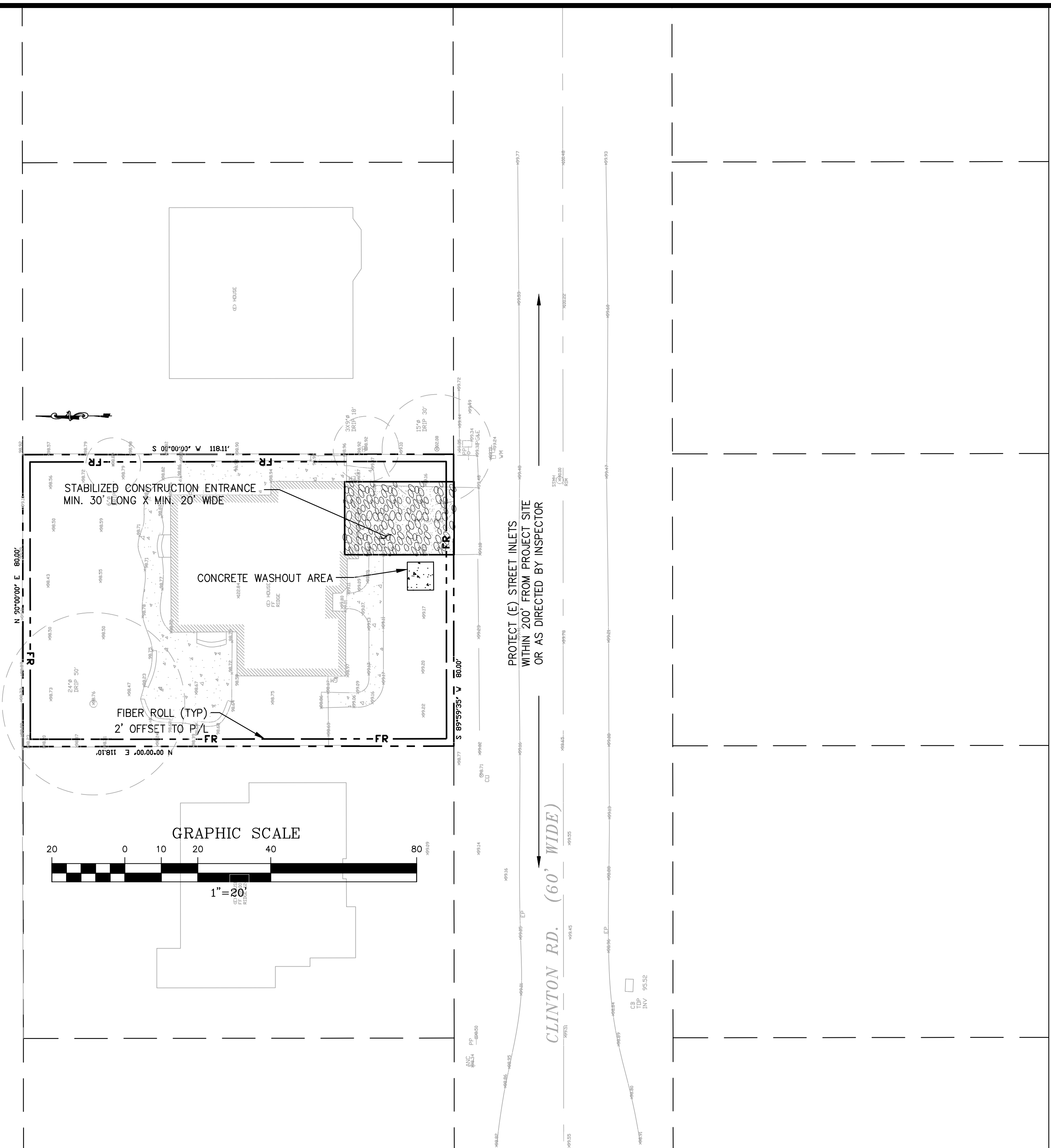
EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. 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 systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.



W. Jeffrey Held
Landscape Architect
C-2235

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San Jose, California 95125
Tel 408 691-9207
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email wjheld@comcast.net

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by the owner are to be used only for the project and site for which they are prepared. They are not to be used for any other project, nor are they to be used for any other purpose without the written consent of W. Jeffrey Held Landscape Architect. In the event of any dispute, the original drawings shall govern over any copies. All drawings are the property of W. Jeffrey Held Landscape Architect. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of W. Jeffrey Held Landscape Architect.

REVISED 6/18/18
REVISED 7/14/18
REVISED 11/3/18
REVISED 2/12/19
REVISED 3/18/19
REVISED 3/20/19
REVISED 4/1/19



YANG RESIDENCE

for:
NANCY AND JAMES YANG
871 CLINTON ROAD
LOS ALTOS, CA. 94024

MASTER/PLANTING PLAN

date: 5/8/18
scale: NOTED
drawn by: WJH
job no. 21820
sheet 1
of 3 sheets

LIGHTING LEGEND

- FX, or equal, DM led path light, antique bronze
 - ◐ FX, or equal, CG led wall light
- 1) Verify placement of all lights and circuiting.
 - 2) All work to be according to local and state electrical code.
 - 3) Verify placement of transformer in garage.

TREE NOTES

- 1) See arborist report for tree identification and protection measures during construction.
- 2) See architectural site plan for placement of temporary tree protection fence.

LANDSCAPE SCREENING NOTES

The proposed landscape screening at the western side of the property consists of a combination of shrub and trees. The Pittosporum shrub will be approximately 8' tall at the time of planting and will grow to over 20' high. The two trees, Chinese Pistache and Ornamental Pear, will be approximately 10' tall at planting with a canopy of 7'-4' wide. They will become trees with an approximate height of 25'-35' and a canopy of 15'-25'. See proposed plant layout.

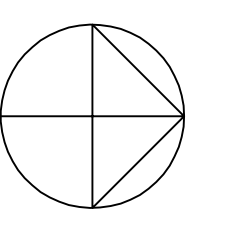
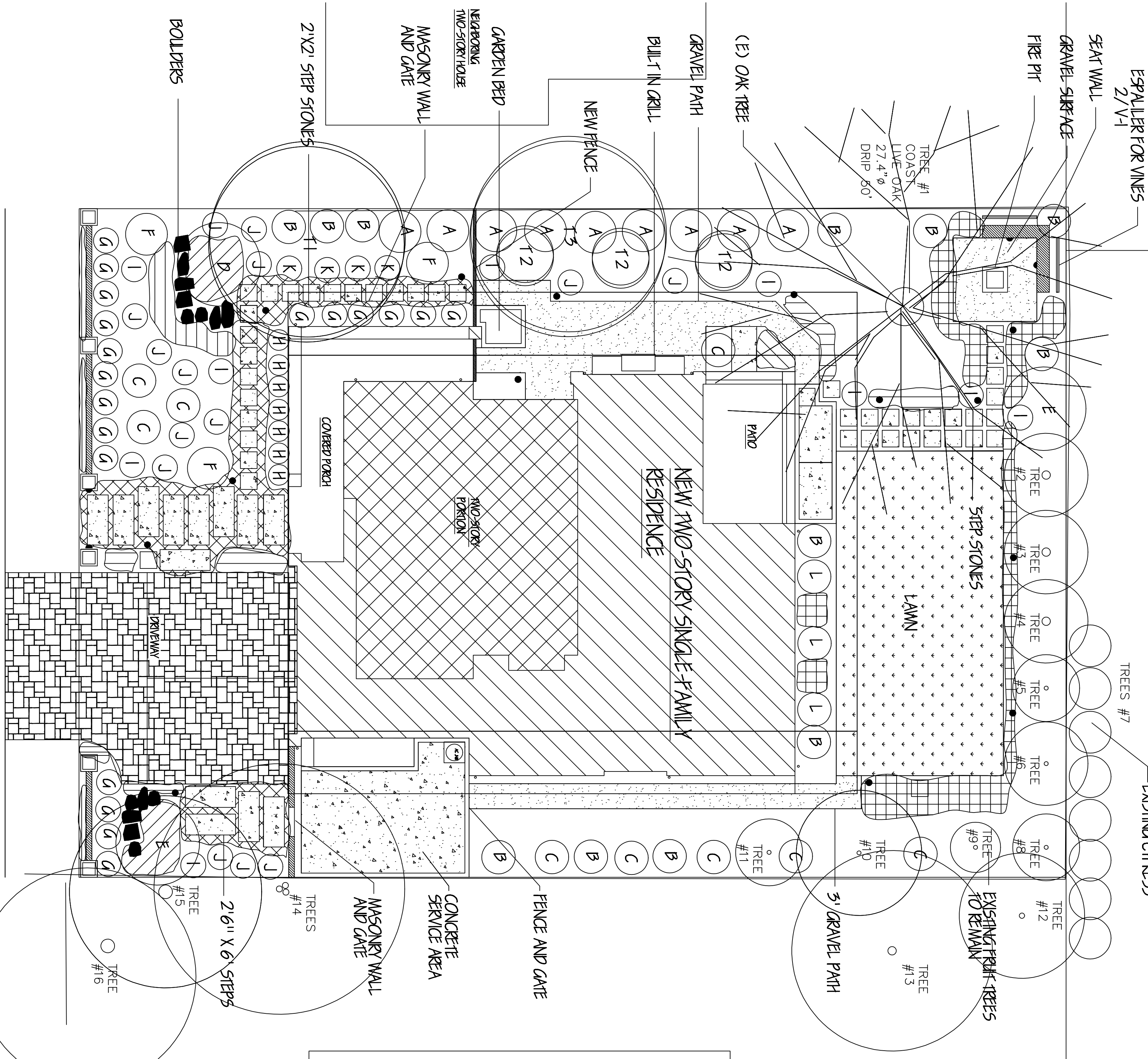
PLANT LEGEND AND NOTES

Symbol	Species	Size	Number	Water	WILCO-5
	Sod lawn - 100% dwarf fescue				
	Helictotrichon/ Blue Oat Grass @ 24" ac	1 gallon	low	3	
	Carex dubia/ Berkeley Sedge @ 36" ac	1 gallon	low	3	
	Tillandsia violacea/ Society Garlic @ 36" ac	1 gallon	low	3	
	Taxodium prostrata/ Gumbo @ 36" ac	1 gallon	low	3	
	Thymus Purple Carpet/ Thyme @ 12" ac	flat	low	3	
	Asparagus Peter Pan @ 24" ac	1 gallon	med	3	
	Philosporum tenuifolium - 20' h x 10' w	15 gallon	low	5	
	Loropetalum dense - mod rate	5 gallon	low	3	
	Lananda Presaze - mod rate	5 gallon	low	3	
	Colinus Royal Purple/ Smoke Tree - slow rate	15 gallon	low	3	
	Colinus Golden Spire/ Smoke Tree - slow rate	15 gallon	low	3	
	Prunium Apricot Queen/ Flax - slow rate	5 gallon	low	3	
	Chondropetalum texanum/ Cape Rush - mod rate	5 gallon	low	3	
	Eurynurus Dwarf Variegated - slow rate	5 gallon	low	3	
	Dietes vegeta/ Fortnight Lilly - mod rate	5 gallon	low	3	
	Lananda Grosso/ Lanander - mod rate	5 gallon	low	3	
	Salvia Bee's Bliss/ Sage - mod rate	5 gallon	low	3	
	Hydrangea oerficida/ Oak Leaf Hydrangea - mod rate	5 gallon	med	5	
	Hardy Geranium Happy Wanderer - fast rate	5 gallon	low	3	
	Pyrus calleryana Crataegus/ Ornamental Pear 30' h x 15' wide - mod growth	24" box	med	5	
	Fruit trees to be determined	15 gallon			
	Pistachia chinensis Keith Davou/ Chinese Pistache 35' h x 25' w - mod growth	24" box	low	3	

- 1) Verify placement of all plants in the field.
- 2) Incorporate 4 cu of compost per 1000 sq ft, 6" into native soil.
- 3) Spread 5" of wood chip mulch, earth tone, at all planting beds. Allow native oak tree mulch to remain under canopy of existing Oak tree. Shredded bark is not acceptable.
- 4) Have complied with the criteria of the Water Efficient Landscape Ordinance and applied them in the design of the landscape.



PISTACHIA CHINESE PISTACHE



MASTER/PLANTING PLAN

1/8" = 1'-0"

