

JOB SITE CONSTRUCTION WASTE DIVERSION
ALLOCATE SPACE FOR RECYCLING BINS AND CONTAINERS ON THE JOB SITE AND TRAIN WORKERS TO USE THEM.
ESTABLISH AND USE THE CUT-PILE TO REDUCE WASTE FROM SCRAP PIECES OF WOOD, DRYWALL, ROOFING, AND SIDING
SEPARATE GREEN WASTE FROM OTHER WASTE.

AT THE END OF CONSTRUCTION, THE CONTRACTOR PROVIDES A POST-CONSTRUCTION DEBRIS RECOVERY STATEMENT OR
EQUIVALENT THAT INCLUDES ACHIEVED DIVERSION RATES.
SUPPORTING DOCUMENTATION MUST INCLUDE A SIGNED ACCOUNTABILITY FORM AND ANY ONE OF THE FOLLOWING:
HAULER LOAD TAGS AND CALCULATION SUMMARY
PROJECT WASTE TABULATION, SUPPLIED BY THE LOCAL WASTE AUTHORITY
DIVERSION/WASTE FACILITY RECEIPTS AND CALCULATION SUMMARY
AVERAGE RECYCLING RATES FOR THE LOCAL FACILITY
NOTE: WHEN A MIXED WASTE LOAD IS BROUGHT TO A FACILITY, THE FACILITY RATE FOR MIXED C&D MUST BE USED,
NOT THE OVERALL RECYCLE RATE FOR ALL TYPES OF DEBRIS, THAT IS THE COMMONLY REPORTED RATE FOR THE FACILITY.



SINGLE FAMILY HOUSE
ADL 10, LLC
11650 (Lot 5) WINDING WAY DR,
LOS ALTOS, CA 94024

PROJECT:

DESCRIPTION

DATE

REV

SITE PLAN

DATE: 03/25/2019

DRAWN BY: AC

SHEET NUMBER:

A-1.0

SITE PLAN



331-20-056

Lot Area	12,111 sqft ²
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SETBACK

Front Yard	30'
Side Yard	8'
Side Yard in Between	8'

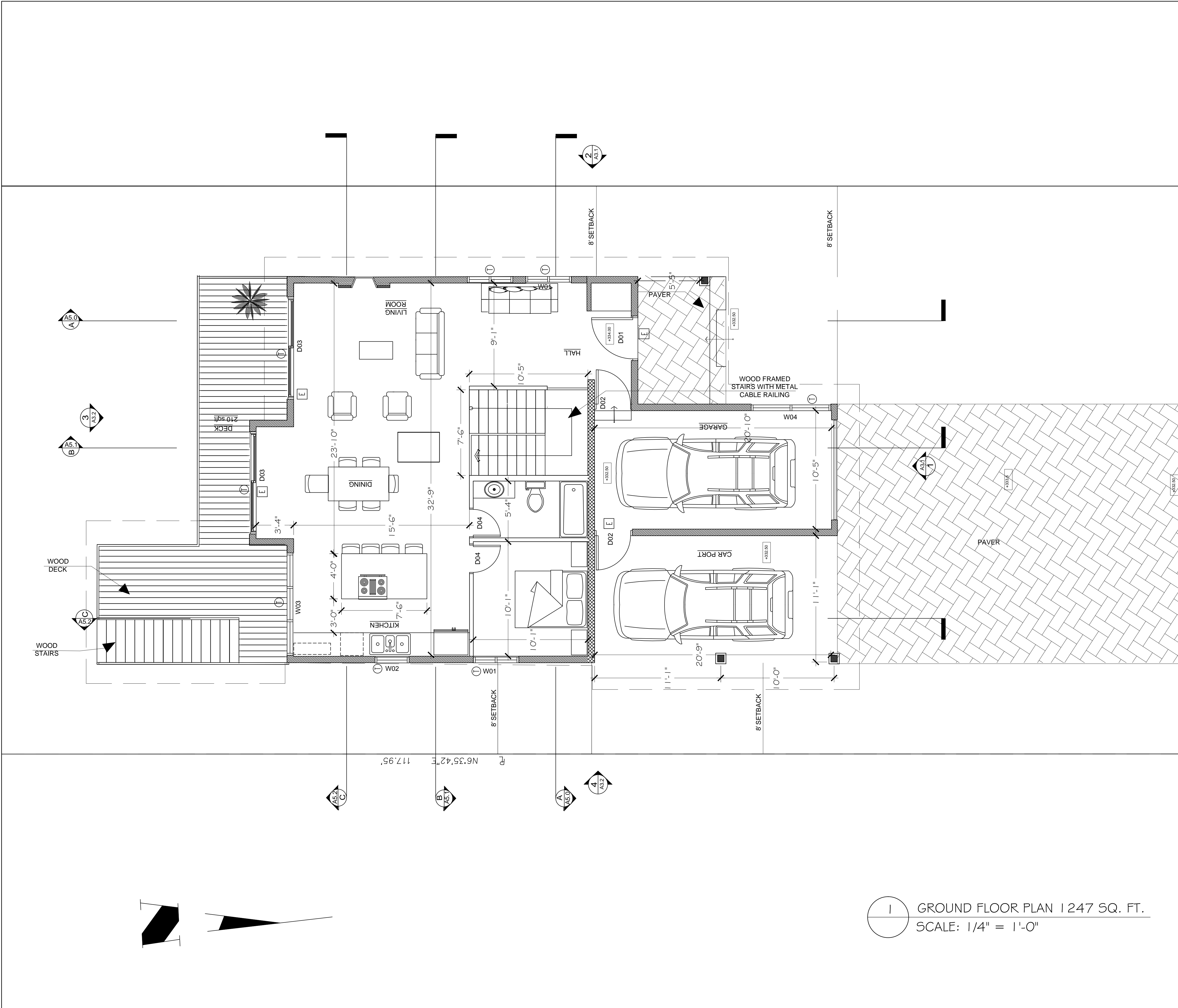
331-20-056-5

Area	6134.6 sqft ²
Max. Floor Area 0.25 x Lot Area	1533.4 sqft ²

HOUSE 2 INFORMATION

Area	
Ground Floor	1247 sqft ²
Basement	1111 sqft ²
TOTAL	2358 sqft ²

1 SITE PLAN
SCALE: 3/16" = 1'-0"



FLOOR PLAN NOTES

FIREPLACE NOTES:
MINI-SEEN GAS FIREPLACE OR EQUAL
MODEL RDV600N / PV7
FIREPLACE SHALL BE FACTORY-BUILT AND SHALL BE LISTED, LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH ITS LISTING AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
NO WOOD BURNING COMPONENTS

DRYER NOTES:
EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE OF BUILDING MIN. 3 FEET FROM ANY OPENING.

PLUMBING NOTES:
ALL WATER CLOSETS SHALL HAVE MAX 128 GPF
SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.
PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR 10 FEET AWAY FROM ALL OPERABLE SKYLIGHTS.

CONTRACTOR TO PROVIDE LAUNDRY TRAY - LAMBRO 1780 HEAVY DUTY LAUNDRY TRAY OR EQUAL.
ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1401.1 OF THE 2013 CPC.

BASEMENT SEWER PUMP NOTES:
MODEL: SANIACCESS 3 MACERATING PUMP OR EQUAL
SHALL HAVE A MINIMUM DISCHARGE CAPACITY OF 20 GALLONS PER MINUTE
SHALL BE CAPABLE OF PASSING A 1-1/2" DIAMETER SOLID BALL AND THE DISCHARGE PIPING SHALL HAVE A BACKWATER AND GATE VALVE OF MIN. 2" DIA.
THE DISCHARGE LINE FROM THE SEWAGE TANK EJECTOR SHALL BE PROVIDED WITH AN ACCESSIBLE BACKWATER VALVE AND GATE VALVE.

CONTRACTOR TO FOLLOW THE PLUMBING SCHEDULE BELOW:
SINGLE SHOWERHEAD - 2.0 GPM AT 80 PSI
MULTIPLE SHOWERHEADS SERVING IN SHOWER - COMBINE FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE 2.0 GPM AT 80 PSI.
LAVATORY FAUCETS - 1.5 GPM AT 60 PSI
KITCHEN FAUCETS - 1.8 GPM AT 60 PSI

MECHANICAL NOTE:
DUCTS IN GARAGE PENETRATING THE WALLS AND CEILING OF AT SEPARATION WALL SHALL BE CONSTRUCTED OF A MIN NO. 26 GAGE STEEL SHEET
VENTILATION FOR MECHANICAL CLOTHES DRYERS SHALL BE VENTED TO OUTSIDE

RAIL AND GUARDRAIL NOTE:
OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 42 INCHES.

PROVIDE MIN. OF 1/2" GYPBOARD UNDER STAIR CEILING
WROUGHT IRON HANDRAIL/ GUARDRAIL INSTALL PER MANUFACTURE WRITTEN RECOMMENDATIONS

EXTERIOR STUCCO FINISH NOTES:
· 3 COAT AND MIN. 7/8" THICK OVER PLYWOOD SHEETING
· PROVIDE 2 LAYERS OF GRADE D PAPER UNDER STUCCO WHERE OCCURS
· PROVIDE 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE PR 2" ABOVE CONCRETE OR PAVING

GENERAL NOTES

PROVIDE 1/2" GYPSUM BOARD ON SUPPORTING MEMBERS SUCH AS BEAMS, COLUMNS AND BEARING WALLS, WHERE LIVING AREAS ARE ABOVE AND CEILING IS USED AS THE SEPARATION.

ALL DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC.

LEGENDS

- CONCRETE WALL
- BUILT-OUT WALL
- 1 HR. FIRE RATED WALL
- SOUND INSULATED WALL
- NEW 2X4 STUD WALL
- NEW 2X6 STUD WALL

- TEMPERED GLASS
- SHUTOFF VALVE FOR GAS LOCATED OUTSIDE THE FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
- EMERGENCY EGRESS WINDOW OR DOOR



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DRYER NOTES:

EXHAUST AIR VENT FOR DRYER TERMINATES TO THE OUTSIDE OF BUILDING MIN. 3 FEET FROM ANY OPENING.

PLUMBING NOTES:

ALL WATER CLOSETS SHALL HAVE MAX 1.28 GPF

SHOWER AND TUB/SHOWER WALLS SHALL BE SMOOTH, HARD, NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO HEIGHT OF 72 INCHES ABOVE THE DRAIN INLET. WATER-RESISTANT BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS.

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FIREBOX AND WITHIN 3 FT. OF THE APPLIANCE.
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BASEMENT FLOOR

ATE: 03/25/2019

RAWN BY: AC

SHEET NUMBER: _____

A-2.1

SINGLE FAMILY HOUSE
ADL 10, LLC
11650 (Lot 5) WINDING WAY DR,
LOS ALTOS, CA 94024

PROJECT:

DESCRIPTION

DATE

REV. #

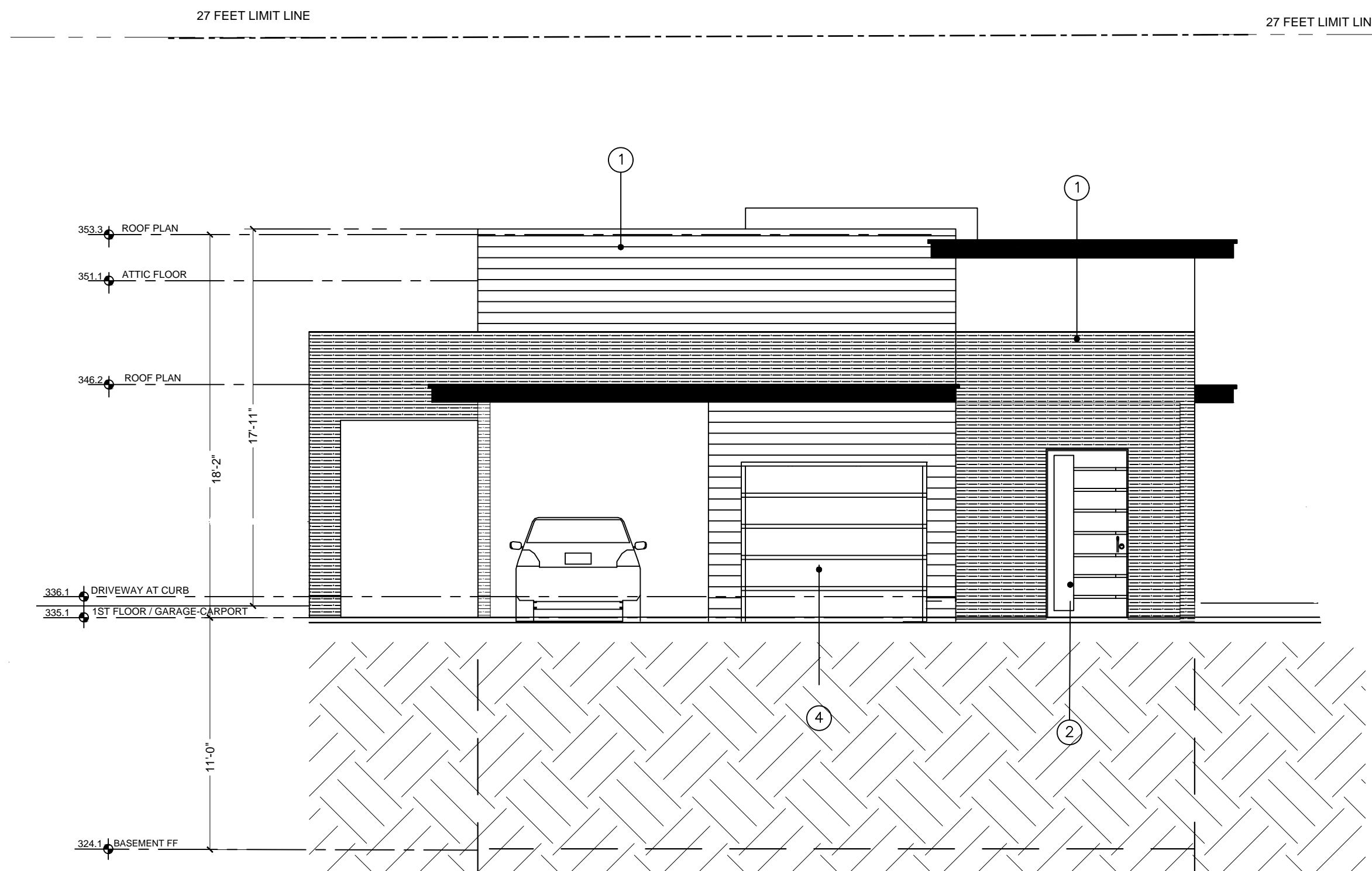
ELEVATIONS

DATE: 03/25/2019

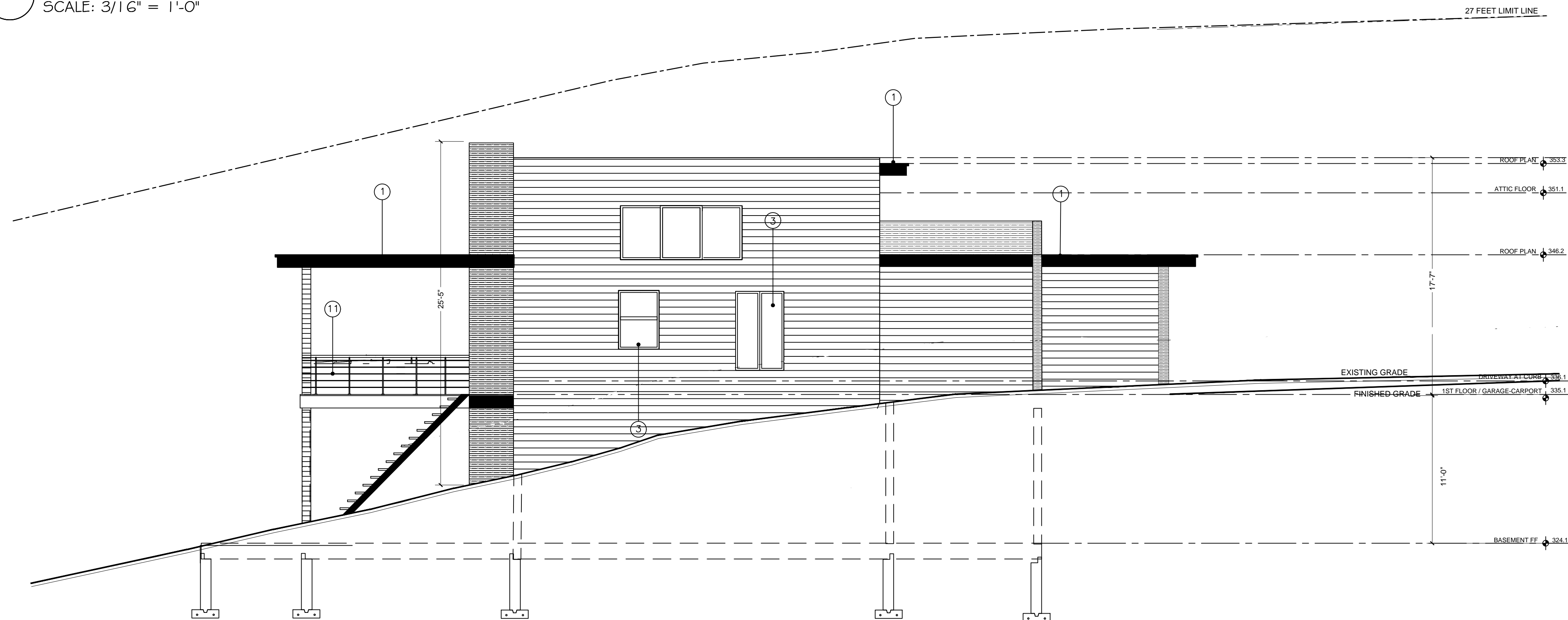
DRAWN BY: AC

SHEET NUMBER:

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1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

KEYNOTES

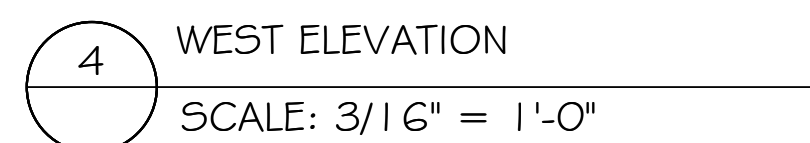
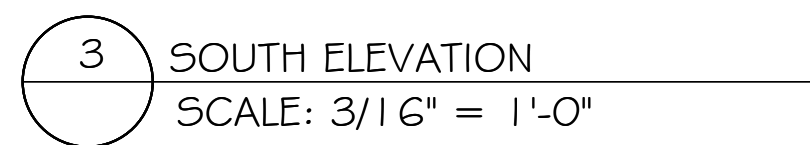
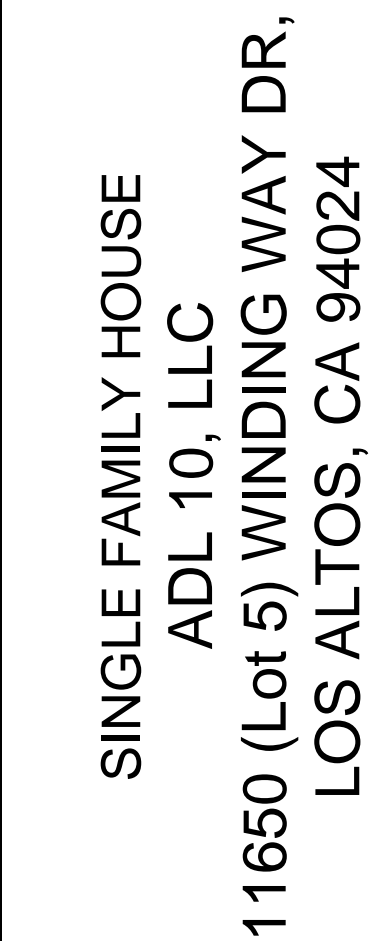
- 1 ROOFING - CORRUGATED METAL ROOF
- 2 DOOR
- 3 ALUMINUM WINDOW
- 4 GARAGE DOOR
- 5 EXTERIOR LIGHT - DOWN LIT ONLY
- 6 CONCRETE STEPS
- 7 CHIMNEY ARRESTOR
- 8 WOOD TRELLIS - STAINED
- 9 WOOD SIDING
- 10 STONE VENEER
- 11 METAL RAILING
- 12 HOUSE ADDRESS
- 13 1/2" ALUMINUM REVEAL
- 14 CONCRETE LOW WALL
- 15 GALVANIZE METAL FLASHING

GENERAL NOTES

HOUSE ADDRESS:
THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN POSITION THAT IS READILY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE ADDRESS NEEDS TO BE MINIMUM 4" HIGH AND 1/2" THICK.

EXTERIOR LANDING NOTE:
ALL EXTERIOR THRESHOLD HEIGHT AT ALL EXTERIOR DOORS. A DOOR MAY OPEN AT A LANDING THAT IS NOT MORE THAN 7'-3/4" LOWER THAN THE FLOOR LEVEL. IF THE DOOR DOES NOT SWING OVER THE LANDING.

WEATHER RESISTIVE BARRIER NOTES:
THE SIDING UNDERLAYMENT - WEATHERSMART HOUSE WRAPS
THE STONE MASONRY UNDERLAYMENT - SUPER JUMBO TEX WEATHER RESISTIVE BARRIER



- ① ROOFING - CORRUGATED METAL ROOF
- ② DOOR
- ③ ALUMINUM WINDOW
- ④ GARAGE DOOR
- ⑤ EXTERIOR LIGHT - DOWN LIT ONLY
- ⑥ CONCRETE STEPS
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[illegible]

SHEET NUMBER:

A-3.2

GENERAL NOTES

COOL ROOF PER TITLE 24:
IB PVC FLAT ROOF, COOL ROOF & WHITE ROOF SYSTEMS
OR EQUAL.

ICC EVALUATION REPORT: ESR-2852-IB ROOF SYSTEMS-ICC-ES

ENERGY EFFICIENT COOL METAL ROOF

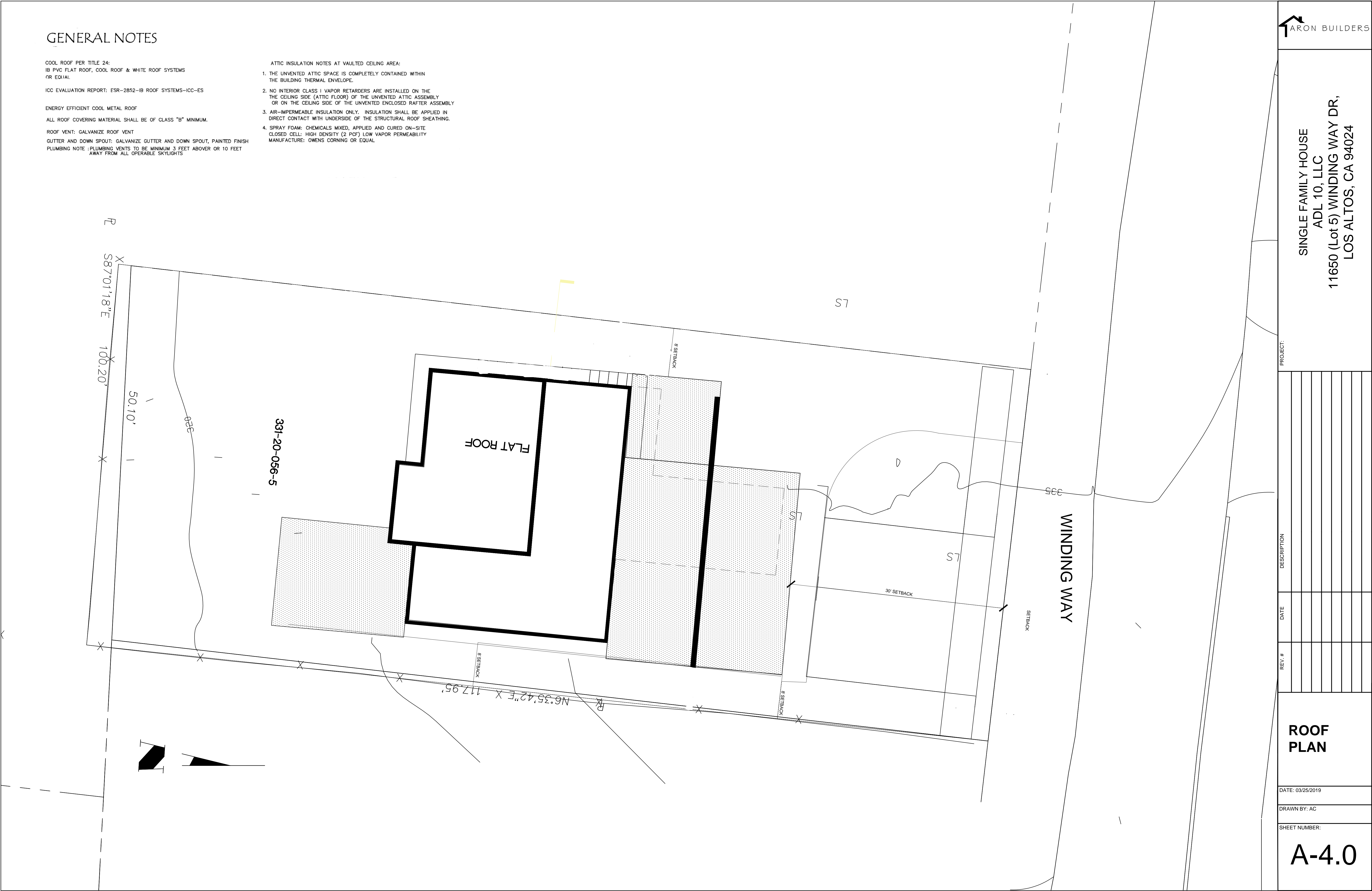
ALL ROOF COVERING MATERIAL SHALL BE OF CLASS "B" MINIMUM.

ROOF VENT: GALVANIZE ROOF VENT

GUTTER AND DOWN SPOUT: GALVANIZE GUTTER AND DOWN SPOUT, PAINTED FINISH

PLUMBING NOTE : PLUMBING VENTS TO BE MINIMUM 3 FEET ABOVE OR 10 FEET
AWAY FROM ALL OPERABLE SKYLIGHTS

- ATTIC INSULATION NOTES AT VAULTED CEILING AREA:
1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
 2. NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED RAFTER ASSEMBLY
 3. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
 4. SPRAY FOAM: CHEMICALS MIXED, APPLIED AND CURED ON-SITE
CLOSED CELL: HIGH DENSITY (2 PCF) LOW VAPOR PERMEABILITY
MANUFACTURE: OWENS CORNING OR EQUAL



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ADL 10, LLC
11650 (Lot 5) WINDING WAY DR,
LOS ALTOS, CA 94024

REV. #	DATE	DESCRIPTION

ROOF PLAN

DATE: 03/25/2019

DRAWN BY: AC

SHEET NUMBER:

A-4.0

1. INSULATION CONTRACTOR SHALL PROVIDE DOCUMENTATION THAT ALL INSULATION MEETS THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOC EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1 FEBRUARY 2010

2. AT LEAST 90% OF RESILIENT FLOORING SHALL COMPLY WITH VOC LIMITS AS SET BY THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01350. FLOORING CONTRACTOR TO PROVIDE DOCUMENTATION.

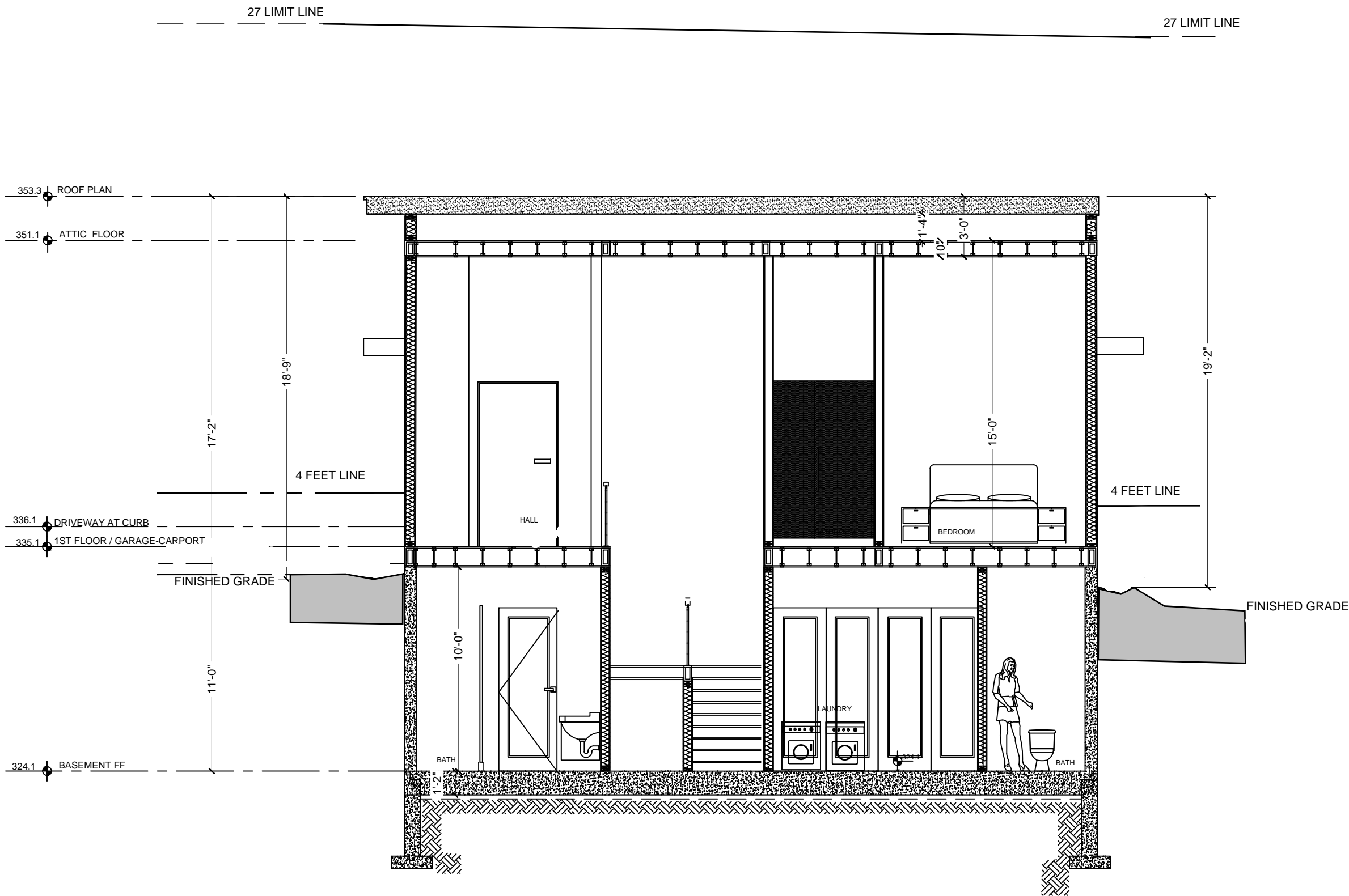
3. ALL CARPET, CARPET SYSTEMS, PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOC EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1 FEBRUARY 2010)

4. ALL ADHESIVES, SEALANT, CAULKS, PAINTS, STAINS, CARPETS AND CARPET SYSTEMS SHALL MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOC EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS" VERSION 1.1 FEBRUARY 2010)

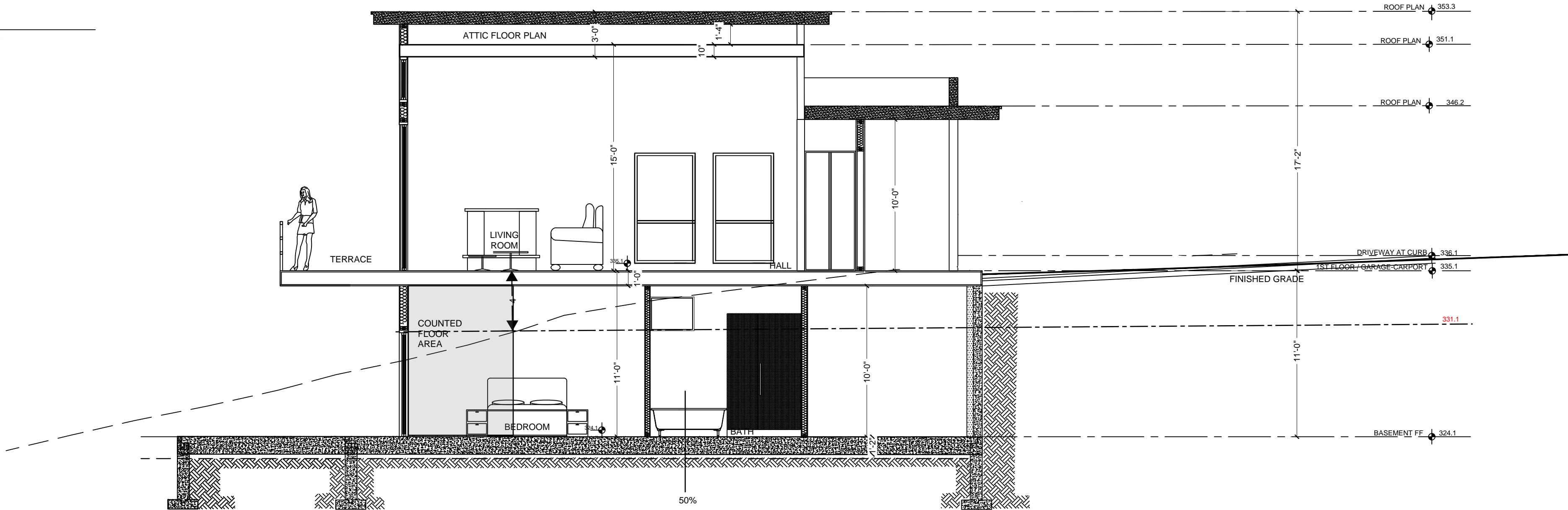
5. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.

SECTION NOTES

- A. GUARDRAIL TO BE MINIMUM 42" HIGH
- B. INTERMEDIATE RAILING AT GUARDS TO BE SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH
- C. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% AND SHALL BE CHECKED BEFORE ENCLOSURE



SECTION A
SCALE: 3/16" = 1'-0"



SECTION A
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SINGLE FAMILY HOUSE
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SECTIONS

DATE: 03/25/2019

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SHEET NUMBER:

A-5.0

SINGLE FAMILY HOUSE
ADL 10, LLC
11650 (Lot 5) WINDING WAY DR.,
LOS ALTOS, CA 94024

PROJECT:

DESCRIPTION

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SECTIONS

DATE: 03/25/2019

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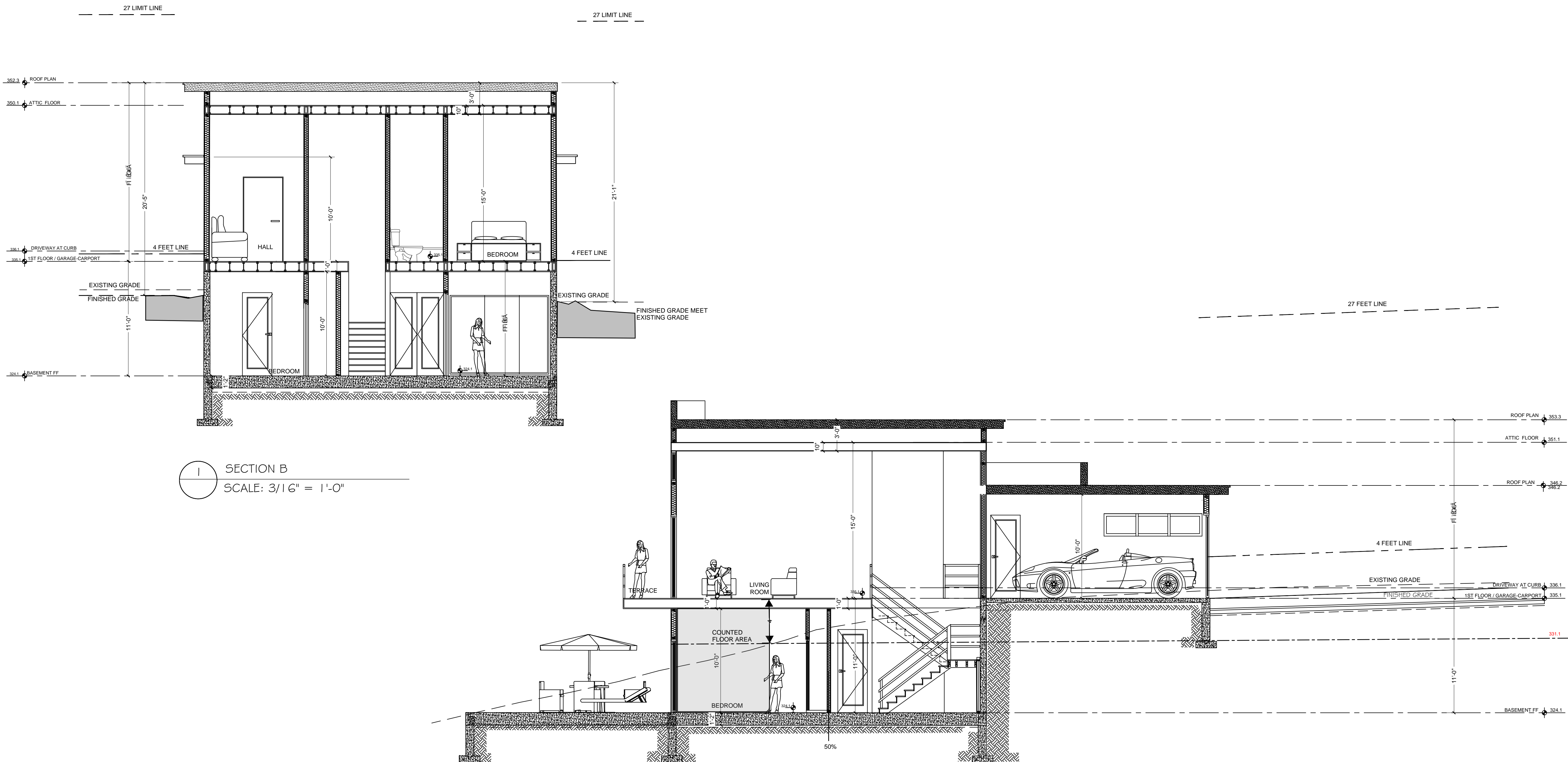
A-5.1

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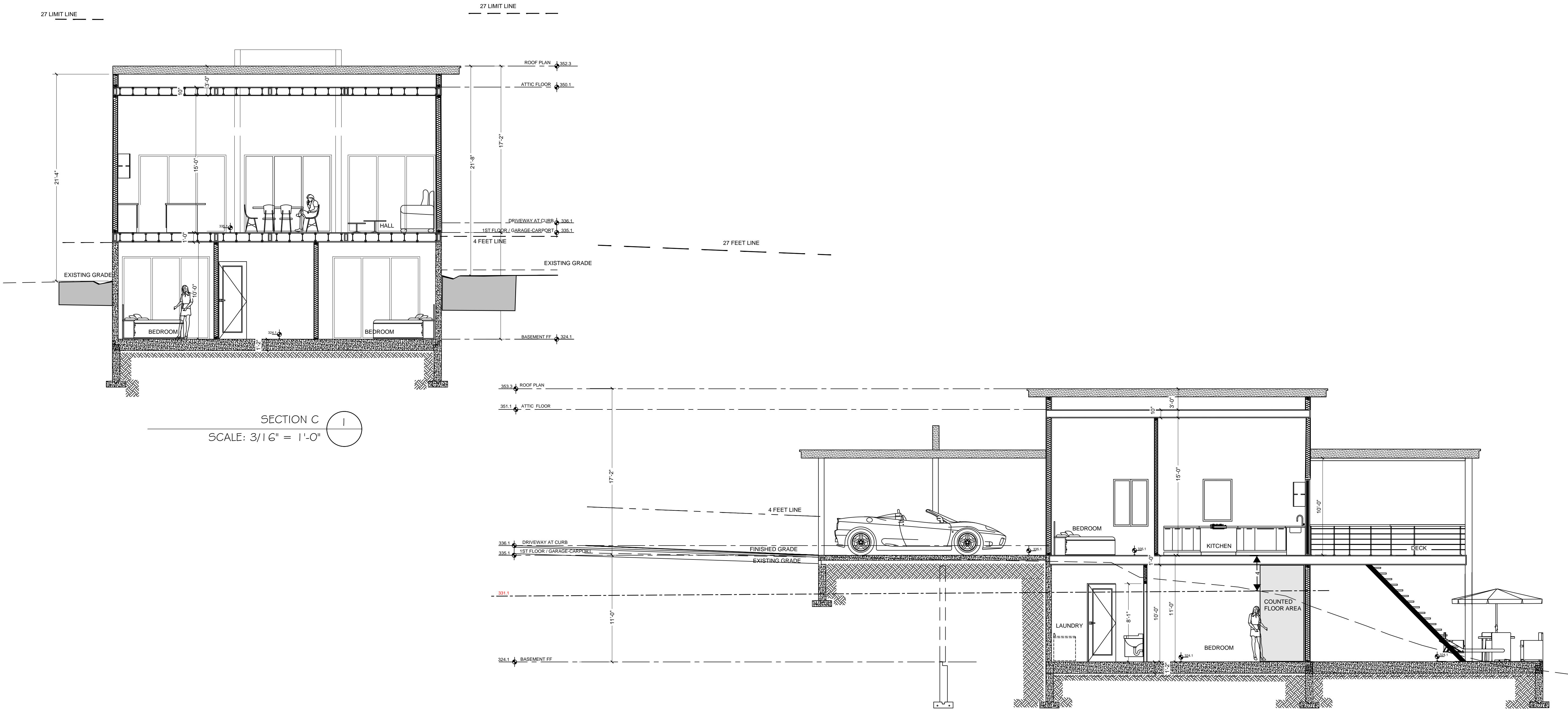
A-5.2

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2 SECTION C
SCALE: 3/16" = 1'-0"

DOOR SCHEDULE

ALUM	- ALUMINUM	HC	- HOLLOW CORE	MHP	- MAGNETIC HOLD OPEN	PLAM	- PLASTIC LAMINATE	SIM	- SIMILAR
CL	- CLOSURE	HM	- HOLLW METAL	MIN	- MINUTES	PR	- PAIR	VNL	- VINYL
DET	- AS DETAILED	HR	- HOUR	MC	- MINERAL CORE	PT	- PAINTED	TGL	- TEMPERED GLASS DOOR
EXT	- EXTERIOR	INS	- INSULATED	MCI	- METAL CLAD INSULATED	SC	- SOLID CORE	WD	- WOOD
		MAS	- MASONITE						

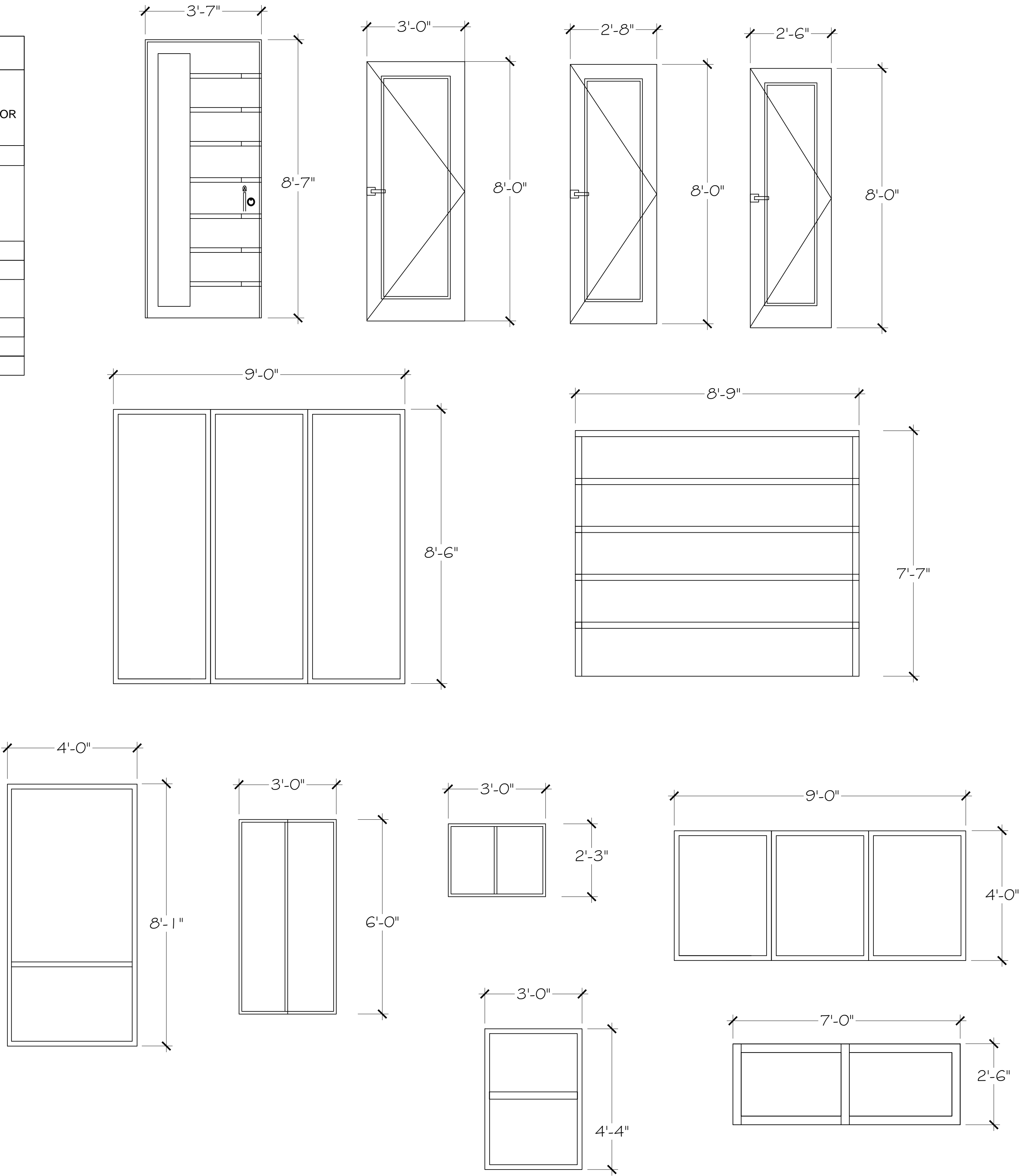
No.	DOOR LEAF							DOOR FRAME				NOTES
DOOR NUMBER	QUANTITY	MATERIAL	WIDTH	HEIGHT	THICK	RATED	GLAZING	RATED	TYPE	MATERIAL		
D01	1	INS. HM	3'-7"	8'-7"	1-3/4"	-	TGL.	-	-	INS. HM	FRONT DOOR [E]	
D02	2	WD	3'-0"	8'-0"	1-3/4"	-	-	-	-	INS. HM	GARAGE AND CARPORT DOOR	
D03	5	WD	2'-8"	8'-0"	1-3/4"	-	-	-	-	WD	MASTER BEDROOM & MAIN BATHROOM BEDROOMS 2 & 3	
D04	4	WD	2'-6"	8'-0"	1-3/4"	-	-	-	-	WD		BATHROOM
D05	6	INS. HM	9'-0"	8'-6"	1-3/4"	-	-	-	-	INS. HM	BACK YARD DOOR	
D06	1	INS. HM	8'-9"	7'-7"	1-3/4"	-	-	-	-	INS. HM	GARAGE DOOR	

WINDOW SCHEDULE

No.								
WINDOW NUMBER	QUANTITY	MATERIAL	WIDTH	HEIGHT	SILL HEIGHT	RATED	TYPE	NOTES
W01	3	VNL. INS.	1'-6"	8'-1"	3'-0" A.F.F.	-	-	OPERABLE (T)
W02	1	VNL. INS.	3'-0"	6'-0"	3'-0" A.F.F.	-	-	OPERABLE (T)
W03	3	VNL. INS.	3'-0"	2'-3"	3'-0" A.F.F.	-	-	OPERABLE (T)
W04	3	VNL. INS.	9'-0"	4'-0"	3'-0" A.F.F.	-	-	OPERABLE (T)
W05	1	VNL. INS.	7'-0"	2'-6"	3'-0" A.F.F.	-	-	OPERABLE (T)
W06	1	VNL. INS.	3'-0"	4'-4"	3'-0" A.F.F.	-	-	OPERABLE (T)
						-	-	

(T) TEMPERED GLASS

[E] EMERGENCY EGRESS WINDOW OR DOOR



SINGLE FAMILY HOUSE
ADL 10, LLC
11650 (Lot 5) WINDING WAY DR,
LOS ALTOS, CA 94024

PROJECT:

DESCRIPTION

DATE

REV. #

WINDOW AND DOOR SCHEDULE

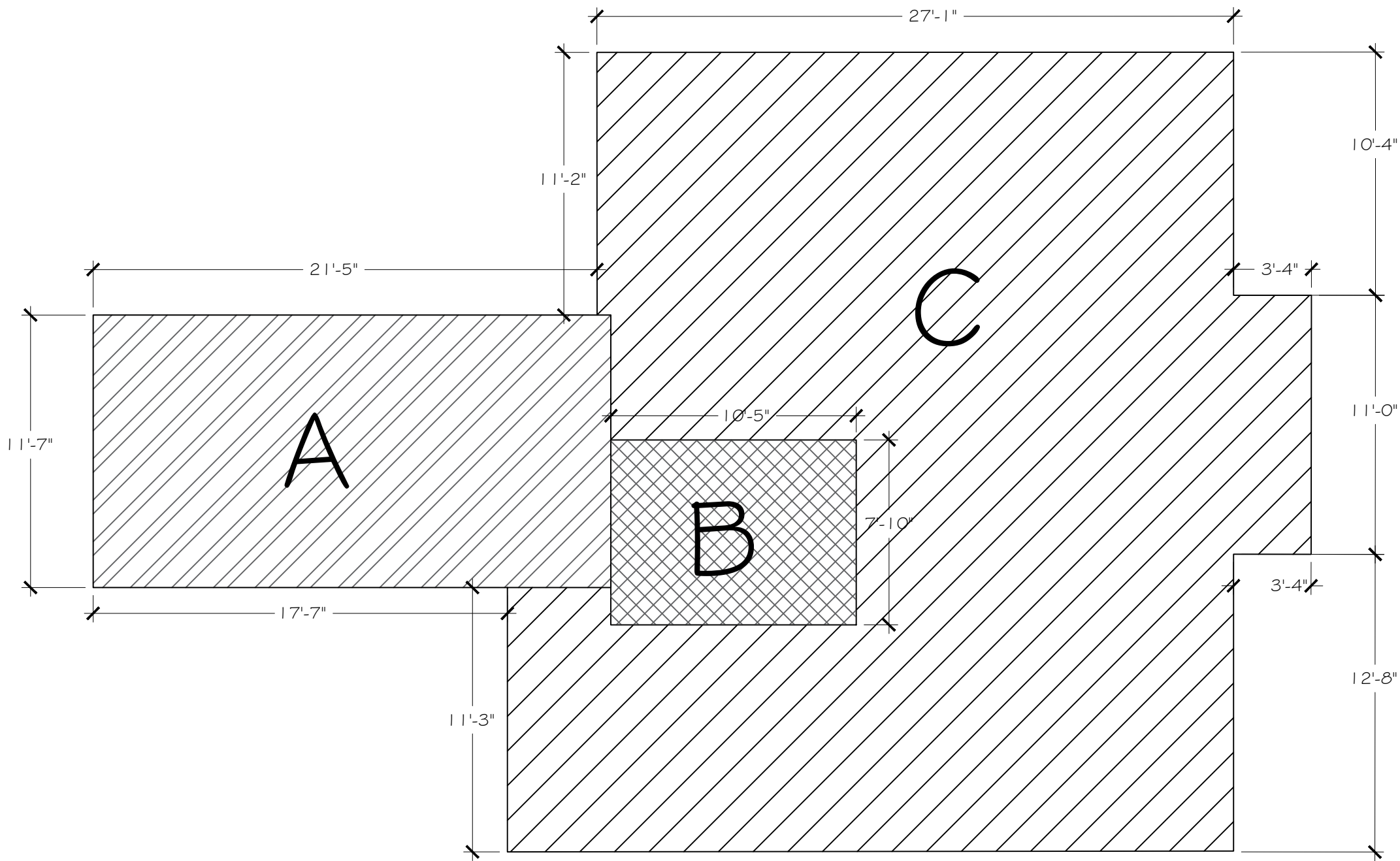
DATE: 03/25/2019

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SHEET NUMBER:

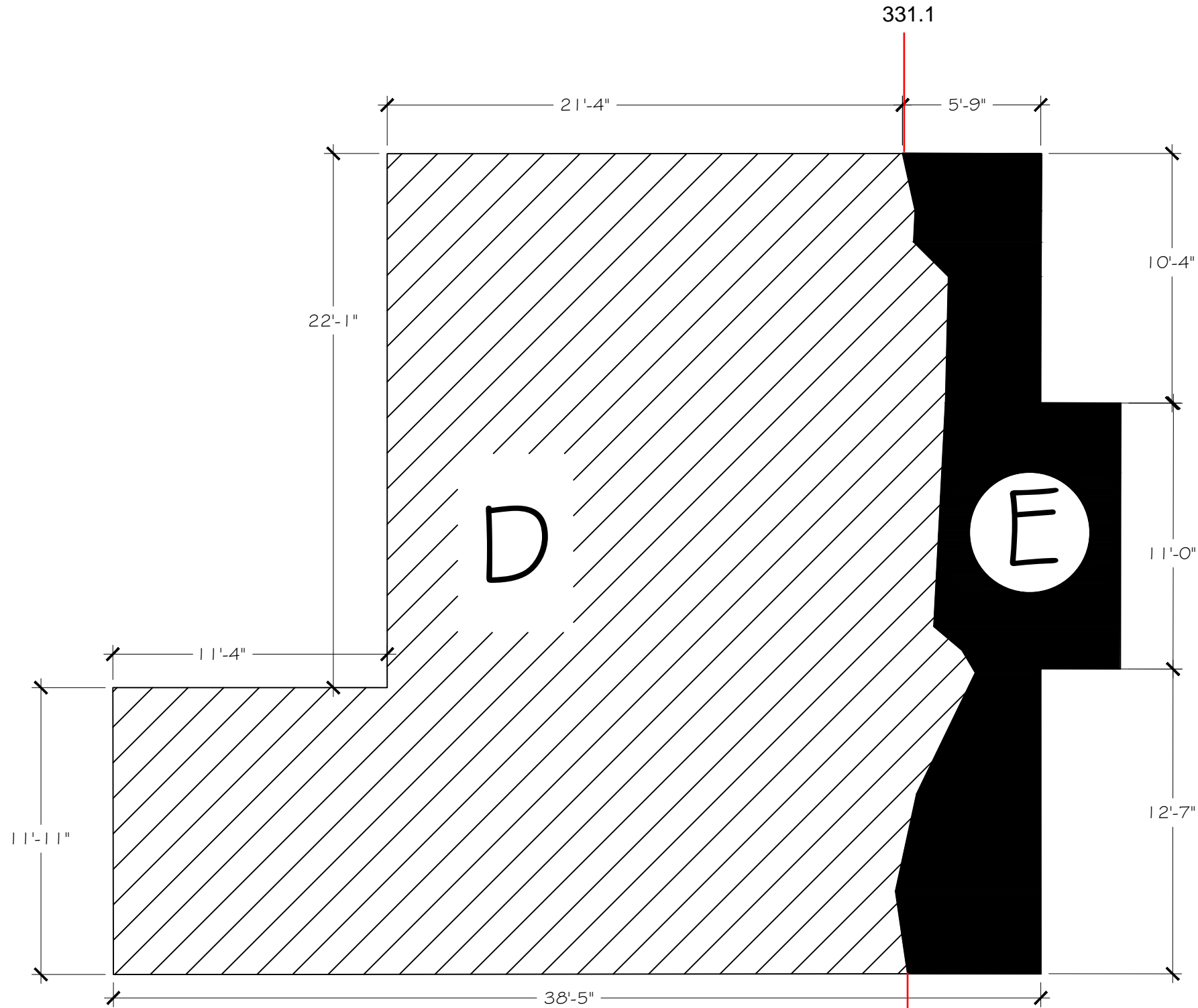
A-6.0

WINDING WAY



1 GROUND FLOOR PLAN 1206 SQ. FT.
SCALE: 3/16" = 1'-0"

WINDING WAY



2 BASEMENT FLOOR PLAN 1066. FT.
SCALE: 3/16" = 1'-0"

GROUND FLOOR AREA	
AREA A (garage)	255 sq.ft
AREA B	82 sq.ft.
AREA C	910 sq.ft
1247 sq.ft	
BASEMENT FLOOR AREA	
AREA D (uncountable area).....	824.00 sq.ft
AREA E (countable area).....	189.12sq.ft
1013.12 sq.ft	
TOTAL AREA	
GROUND FLOOR AREA	1247.00 sq.ft
BASEMENT AREA	1013.12 sq.ft
TOTAL 2260.12 sq.ft	
TOTAL COUNTABLE AREA	
GROUND FLOOR AREA	1247.00sq.ft
BASEMENT AREA	189.12 sq.ft
TOTAL 1436.12 sq.ft	

SINGLE FAMILY HOUSE
ADL 10, LLC
11650 (Lot 5) WINDING WAY DR,
LOS ALTOS, CA 94024

PROJECT:

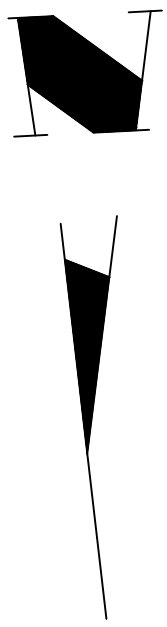
REV. #	DATE	DESCRIPTION

FLOOR AREA CALCULATIONS

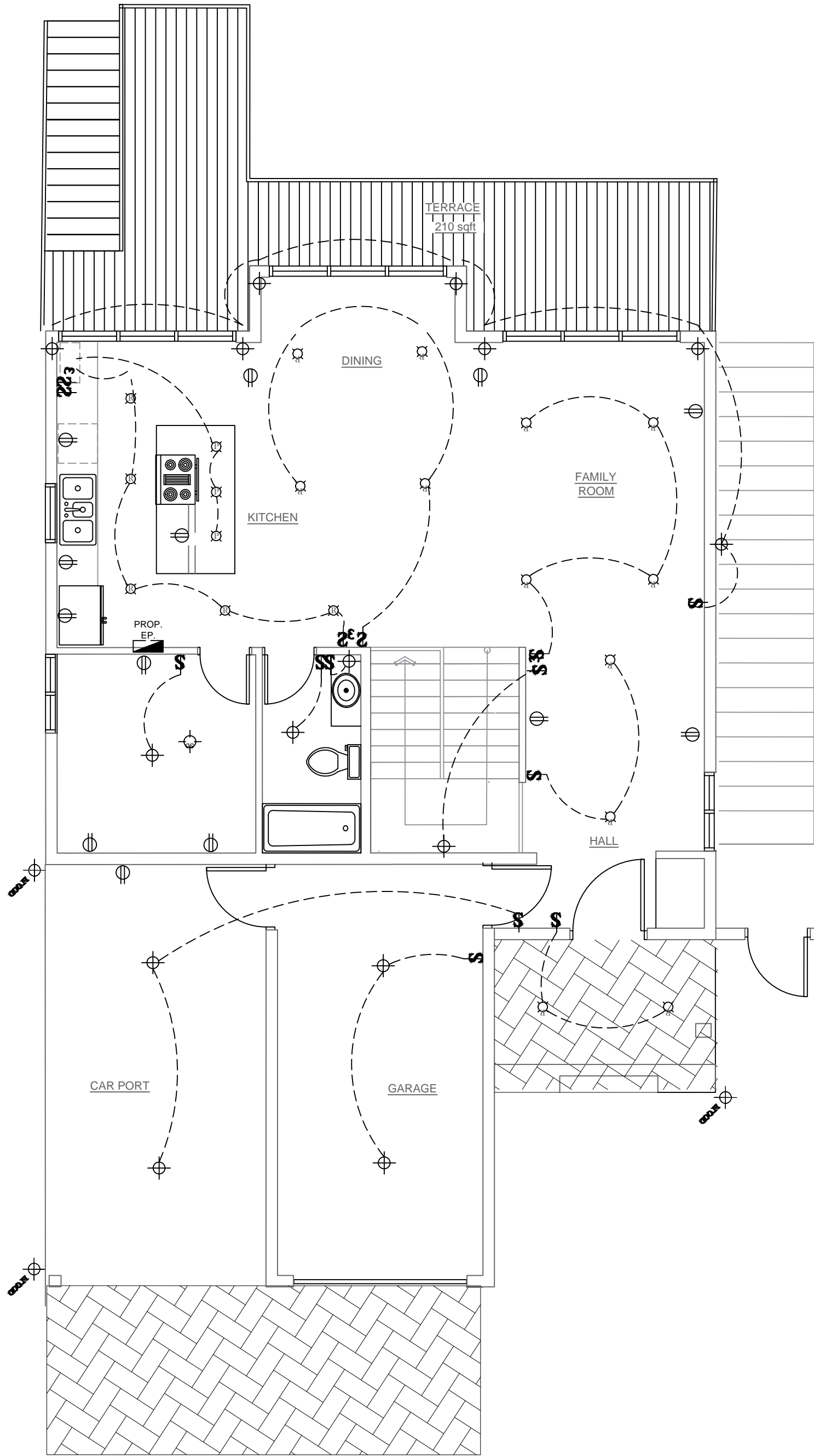
DATE: 03/25/2019

DRAWN BY: AC

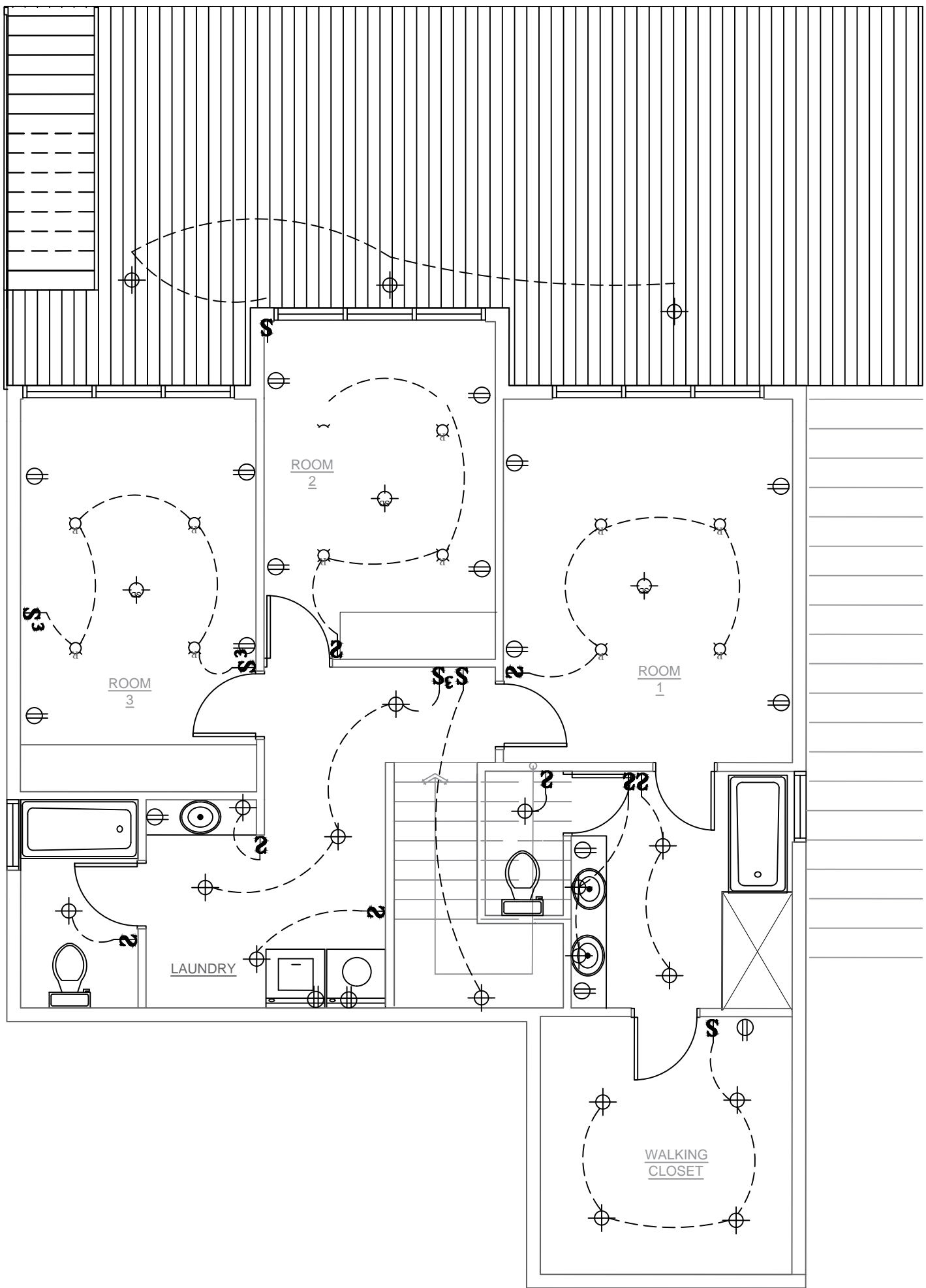
SHEET NUMBER:



ELECTRICAL LEGEND			
	BATHROOM EXHAUST FAN		STD. 110v RECEPTACLE
	SINGLE POLE TOGGLE SWITCH		220v RECEPTACLE
	THREE WAY TOGGLE SWITCH		WP GFI EXTERIOR, 110v RECEPTACLE (WATER PROOF, GROUND FAULT)
	LIGHTING FIXTURE		ELECTRIC WATER HEATER
	RECESSED LIGHTING		EXTERIOR FLOOD FIXTURE
	PENDANT LIGHTING		ELECTRICAL PANEL
	SMOKE DETECTOR PER SPEC.		
	FAN / LIGHT COMBO		



1 GROUND FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"



2 BASEMENT FLOOR ELECTRICAL PLAN
SCALE: 3/16" = 1'-0"

PROJECT:

DESCRIPTION

DATE

REV. #

ELECTRICAL PLAN

DATE: 03/25/2018

DRAWN BY: AC

SHEET NUMBER:

SCOPE OF WORK

THESE SPECIFICATIONS AND APPLICABLE PLAN PERTAIN TO AND INCLUDE ALL SITE GRADING AND EARTHWORK ASSOCIATED WITH THE PROJECT INCLUDING AND, BUT NOT LIMITED TO THE FURNISHING OF ALL LABOR, TOOLS AND EQUIPMENT FOR SITE CLEARING AND GRUBBING, SITE PREPARATION, DISPOSAL OF EXCESS OR UNSUITABLE MATERIAL, STRIPPING, KEYING, EXCAVATION, OVER EXCAVATION, RECOMPACTION, PREPARATION OF SOIL, RECEIVING FILL, PAVEMENT, FOUNDATION OF SLABS, EXCAVATION, IMPORTATION OF 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 ON THE PROJECT GRADING PLAN

GENERAL NOTES

1. ALL GENERAL NOTES, SHEET NOTES AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY TYPICALLY THROUGHOUT. CONTRACTOR TO FIELD CHECK ALL DIMENSIONS AND CONDITIONS AND VERIFY ALL CODE REQUIREMENTS WITH BUILDING AUTHORITY OF JURISDICTION PRIOR TO START OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER/CLIENT TO MAKE A REQUEST FOR INFORMATION (RFI) FROM THE DESIGNER WHEN CLARIFICATION IS NEEDED. ALL REQUESTS SHALL BE IN WRITTEN FORM ONLY. SUBMITTALS AND/OR WORKING DRAWINGS MAY BE REQUIRED TO RESPOND TO REQUESTS FOR INFORMATION.
2. THESE DRAWINGS HAVE BEEN PREPARED UNDER THE SUPERVISION AND DIRECTION OF THE OWNER/CLIENT. DRAWINGS REPRESENT THE GENERAL CONSTRUCTION PLAN AND CONCEPTS ONLY. PLANS DO NOT NECESSARILY SHOW ALL OFFSETS, TRANSITIONS, FITTINGS, OR DIFFICULTIES WHICH MAY BE ENCO NIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRAN STANDARDS AND OR LOCAL CODES.
4. THE ENGINEER SHALL NOT HAVE CONTROL OF AND 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 OF FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

SAFETY PRECAUTIONS

1. PRIOR TO EXCAVATIONS, DETERMINE THE EXISTENCE OF ALL UNDERGROUND FACILITIES WHICH MAY BE SUBJECT TO DAMAGE. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THEM AND MAINTAIN THEIR SERVICE AS REQUIRED BY THE OWNER. REPAIR ANY DAMAGE THAT OCCURS.
2. PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION WORK. SHORING SHALL REMAIN IN PLACE UNTIL THE STRUCTURE IS FULLY SELF-SUPPORTING. SHORING DESIGN AND PLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.

SITE PROTECTION

1. PROTECT ALL LANDSCAPE THAT IS TO REMAIN. ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION GRADING OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATION WITHOUT INTERRUPTION OF SERVICE TO ADJACENT AREAS. THE GENERAL CONTRACTOR SHALL INFORM HIM OR HERSELF OF MUNICIPAL REGULATION AND CARRY OUT HIS OR HER WORK IN COMPLIANCE WITH ALL FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARD AND INJURIES TO PUBLIC.
2. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
3. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH) DURABILITY.
4. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
5. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD. INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION. REPAIR AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
6. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

ESTIMATED EARTHWORK QUANTITY

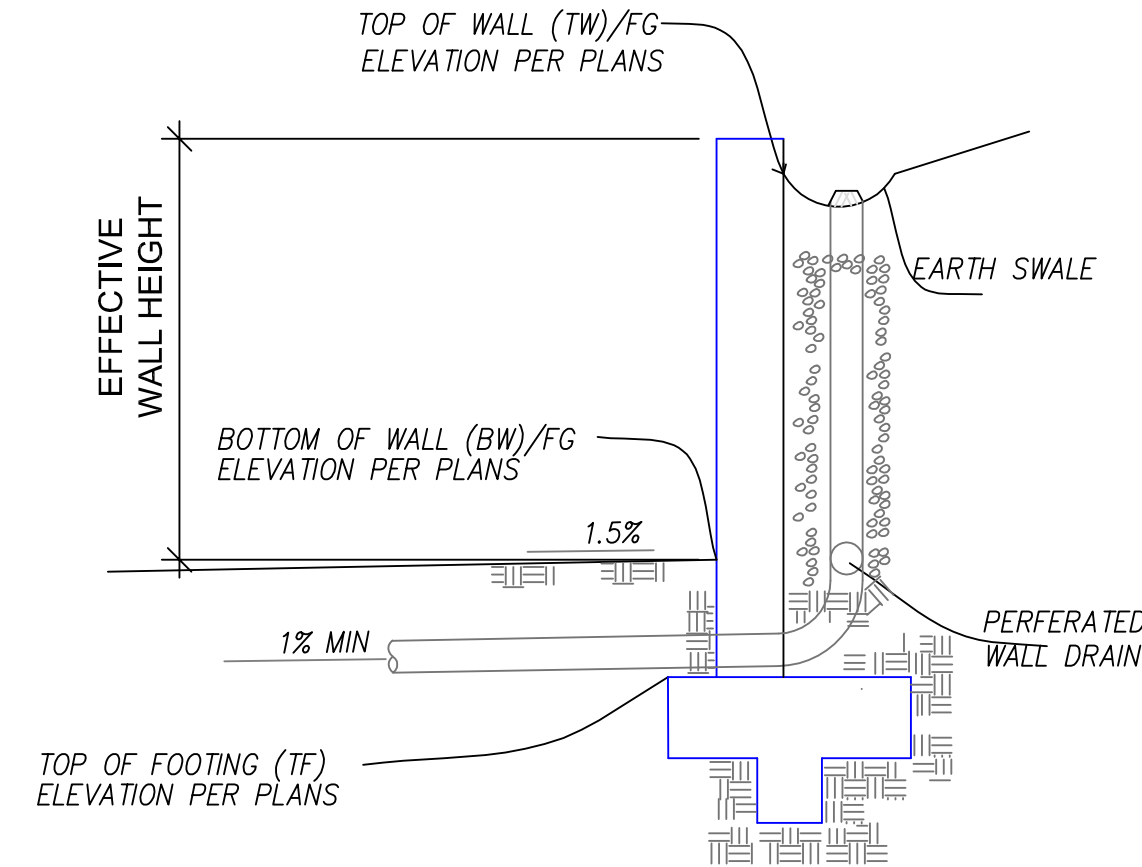
1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL. REFER TO ARCHITECTURAL / STRUCTURAL PLANS FOR DETAILS.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	HEIGHT: MAX
RESIDENCE	350	40	9.9 FT *
OUTSIDE BUILDING FOOTPRINT	50		3.5 FT *
TOTAL	400	40	
TOTAL EXPORT/IMPORT		360 CY	

*MAX HEIGHT OF CUT
MAX HEIGHT OF FILL
IS LESS THAN 2 FEET

RETAINING WALL

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL. REFER TO ARCHITECTURAL / STRUCTURAL PLANS FOR DETAILS.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.
3. TW/FG REPRESENT FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF THE WALL, NOT ACTUAL TOP OF THE WALL MATERIAL. BW/FG REPRESENT FINISH EARTHEN GRADE AT BOTTOM OF THE WALL, NOT INCLUDING FOOTING OR FREEBOARD.
4. DIMENSIONS IN THE BRACKET REPRESENT THE EFFECTIVE WALL HEIGHT NOT THE ACTUAL WALL HEIGHT. THE ACTUAL WALL HEIGHT AND DEPTH MAY DEFER DUE TO CONSTRUCTION REQUIREMENTS.
5. ALL RETAINING WALL SHOULD HAVE BACK OF WALL SUB-SURFACE DRAINAGE SYSTEM.
6. PROVIDE GUARDRAIL AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5 FEET HORIZONTALLY FROM THE FACE OF THE WALL AS PER CBC



TYPICAL RETAINING WALL

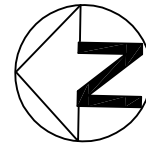
DEMOLITION NOTES

1. DEMOLISH EXISTING IMPROVEMENTS AS NECESSARY TO ACCOMMODATE NEW CONSTRUCTION. NO DEMOLITION WILL OCCUR WITHOUT REQUIRED DEMOLITION PERMIT
2. REMOVE EXISTING TREES. CONTRACTOR SHALL OBTAIN THE REQUIRED TREE CUTTING PERMIT
3. PROVIDE TREE PROTECTION AROUND THE TREE.

BUILDING PAD NOTE

ADJUST THE BUILDING PAD AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWLSPACE DEPTH TO ESTABLISH PAD LEVEL.

11666 WINDING WAY
LOS ALTOS, CALIFORNIA
SCALE : 1' - 3/32"



NO RETAINING WALL
PROPOSED ON THE
PROPERTY LINE
GRADE ON THIS SIDE
OF THE PROPERTY TO
REMAIN THE SAME AS
THE EXISTING

NON STRUCTURAL WOOD RETAINING WALL,
LESS THAN 3 FEET ALONG
THE RAIL ROAD STEPS

PROTECT EXISTING TREE

NO RETAINING WALL
PROPOSED ON THE
PROPERTY LINE
GRADE ON THIS SIDE
OF THE PROPERTY TO
REMAIN THE SAME AS
THE EXISTING

PROPOSED RETAINING WALL
FOR THE BASEMENT IS
8 FEET FROM THE
PROPERTY LINE

DESCRIPTION

SYMBOL

PROPERTY LINE	---
LOT LINE	---
WATERLINE	W---
SEWER MAIN	S---
JOINT UTILITY LINE	JP---
STORM DRAIN	SD---
SUBSURFACE PERF LINE	SD---
EXISTING GROUND CONTOUR	440
PROPOSED CUT/FILL SLOPE	2:1
RETAINING WALL (BY SEPARATE PERMIT)	
FUTURE SPOT ELEVATIONS	400.50TC 400.00P
6" CURB	
6" CURB & GUTTER	
FINISH PAVEMENT ELEV.	P
TOP OF CURB ELEV.	TC
FLOW LINE	FL
DIRECTION OF DRAINAGE	→
EXISTING SPOT ELEV.	98.0
REMOVE EXISTING TREES	X
AREA DRAIN	⊕
DRAIN INLET	
DOWNSPOUTS	●

ABBREVIATIONS

AB	AGGREGATE BASE	LNDG	LANDING
AC	ASPHALT CONCRETE	LF	LINEAR FEET
ACC	ACCESSIBLE	MAX	MAXIMUM
AD	AREA DRAIN	MH	MANHOLE
BFF	BASEMENT FINISHED FLOOR	MIN	MINIMUM
BC	BEGINNING OF CURVE	MON.	MONUMENT
B & D	BEARING & DISTANCE	(N)	NEW
BM	BENCHMARK	NO.	NUMBER
BW/FG	BOTTOM OF WALL/FINISH	NTS	NOT TO SCALE
CB	CATCH BASIN	O.C.	ON CENTER
C & G	CURB AND GUTTER	O/	OVER
E	CENTER LINE	(PA)	PLANTING AREA
EP	END OF CURVE	PED	PEDESTRIAN
CPP	CORRUGATED PLASTIC PIPE	PIV	POST INDICATOR VALVE
	(SMOOTH INTERIOR)	PSS	PUBLIC SERVICES EASEMENT
CO	CLEANOUT	R	PROPERTY LINE
COTG	CLEANOUT TO GRADE	RP	POWER POLE
CONC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CONST	CONSTRUCT OR -TION	PVC	POLYVINYL CHLORIDE
CONC COR	CONCRETE CORNER	RADIUS	RADIUS
CY	CUBIC YARD	RCP	REINFORCED CONCRETE PIPE
D	DIAMETER	RM	RM ELEVATION
DI	DROP INLET	RW	RAINWATER
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
EA	END OF AREA	S.A.D.	SEE ARCHITECTURAL DRAWINGS
EC	END OF CURVE	SAN	SANITARY
EG	EXISTING GRADE	SD	STORM DRAIN
EL	ELEVATION	SDMH	STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT	SMT	SHEET
EQ	EQUIPMENT	SEE	SEE LANDSCAPE DRAWINGS
EW	EACH WAY	SLLD	SPECIFICATION
(E)	EXISTING	SPEC	SPECIFICATION
FC	FACE OF CURB	SSCO	SANITARY SEWER
FF	FINISHED FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISHED GRADE	ST	STATION
FL	FINISHED GRADE	STD	STANDARD
FL	FINISHED GRADE	STRUCT	STRUCTURAL
FS	FINISHED SURFACE	T	TELEPHONE
G	GAGE OR GAUGE	TC	TOP OF CURB
GA	GRADE BREAK	TEMP	TEMPORARY
HDPE	HIGH DENSITY CORRUGATED	TP	TOP OF PAVEMENT
	POLYETHYLENE PIPE	TW/FG	TOP OF WALL/FINISH GRADE
HORIZ	HORIZONTAL	VC	VERTICAL
HI PT	HIGH POINT	VCP	VERTICAL CLAY PIPE
H&T	HUB & TACK	VERT	VERTICAL
ID	INSIDE DIAMETER	W	WATER LINE
INV	INVERT ELEVATION	WM	WATER METER
J	JUNCTION BOX	WWF	WELDED WIRE FABRIC
JT	JOINT TRENCH		
JP	JOINT UTILITY POLE		
L	LENGTH		

OWNER'S INFORMATION

ARON BUILDERS INC
655 CASTRO STREET MOUNTAIN VIEW CA
APN # 321-20-056

PROJECT ADDRESS

11666 WINDING WAY
LOS ALTOS CA

REFERENCES

1. TOPOGRAPHIC SURVEY BY TOM H.M.I.O ENTITLED BOUNDARY SURVEY AND TOPOGRAPHIC MAP 11666 WINDING WAY LOS ALTOS CALIFORNIA DATED # 10/29/2018
 2. SITE PLAN BY ARON BUILDERS ENTITLED " 11666 WINDING WAY "
- CONTRACTOR SHALL REFER TO THE ABOVE NOTED DOCUMENTS AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SURVEY NOTES

BASIS OF BEARINGS : BEARINGS ARE BASED UPON FOUND MONUMENT ALONG THE WINDING WAY PER 833 M 17 SANTA CLARA COUNTY RECORDS.

BASIS OF ELEVATION : BENCHMARK, MAG NAIL, ELEVATION 332.86'

SURVEY MONUMENT PRESRVATION

THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT OR PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYORS OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, DISTURBED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



UNDERGROUND SERVICE ALERT

SECTION 4216 & 4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE @ 1-800-227-2600 TWO (2) WORKING DAYS BEFORE YOU DIG. WEB ADDRESS: WWW.DIGALERT.ORG

ENGINEER
ARATHI GOPAKUMAR, PE # 72907
2504 LINCOLN AVE
BELMONT
CA 94002

PROJECT
CIVIL PLANS
11666 WINDING WAY - HOUSE 1
LOS ALTOS CALIFORNIA

TITLE SHEET

Date :01-12-2019

Scale: AS NOTED

Job: 11666

Sheet: T1
of 3 Sheets

COUNTY OF SANTA CLARA

General Construction Specifications

GENERAL CONDITIONS

1. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE SOILS AND/OR GEOTECHNICAL REPORT PREPARED BY _____ AND DATED _____. THIS REPORT IS SUPPLEMENTED BY: 1) THESE PLANS AND SPECIFICATIONS, 2) THE COUNTY OF SANTA CLARA STANDARD DETAILS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECS, 4) STATE OF CALIFORNIA STANDARD DETAILS, 5) STATE OF CALIFORNIA STANDARD SPECIFICATIONS, IN THE EVENT OF CONFLICT THE FORMER SHALL TAKE PRECEDENCE OVER THE LATTER, THE PERFORMANCE AND COMPLETION OF ALL WORK MUST BE TO THE SATISFACTION OF THE COUNTY.
2. DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF THE IMPROVEMENTS SHOWN ON THESE PLANS AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THEIR CONTINUED MAINTENANCE.
3. DEVELOPER SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS OR OMISSIONS IN THESE PLANS. THE COUNTY SHALL BE AUTHORIZED TO REQUIRE DISCONTINUANCE OF ANY WORK AND SUCH CORRECTION AND MODIFICATION OF PLANS AS MAY BE NECESSARY TO COMPLY WITH COUNTY STANDARDS OR CONDITIONS OF DEVELOPMENT APPROVAL.
4. DEVELOPER SHALL OBTAIN ENCROACHMENT PERMITS FROM THE SANTA CLARA VALLEY WATER DISTRICT AND CALIFORNIA DEPARTMENT OF TRANSPORTATION WHERE NEEDED. COPIES OF THESE PERMITS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE COUNTY'S INSPECTOR.
5. DEVELOPER SHALL REMOVE ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA.
6. THIS PLAN AUTHORIZES THE REMOVAL OF ONLY THOSE TREES WITH TRUNK DIAMETERS GREATER THAN 12 INCHES MEASURED 4.5 FEET ABOVE THE GROUND THAT ARE SHOWN TO BE REMOVED UNDER AN AMENDED PLAN IS APPROVED OR A SEPARATE TREE REMOVAL PERMIT IS OBTAINED FROM THE PLANNING OFFICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT REMOVAL OF ADDITIONAL TREES HAS BEEN PERMITTED.
7. DEVELOPER SHALL PROVIDE ADEQUATE DUST CONTROL AS REQUIRED BY THE COUNTY INSPECTOR.
8. ALL PERSONS MUST COMPLY WITH SECTION 4442 OF THE PUBLIC RESOURCES CODE AND SECTION 13005 OF THE HEALTH AND SAFETY CODE RELATING TO THE USE OF SPARK ARRESTERS.
9. UPON DISCOVERING OR UNEARTHING ANY BURIAL SITE AS EVIDENCED BY HUMAN SKELETAL REMAINS OR ARTIFACTS, THE PERSON MAKING SUCH DISCOVERY SHALL IMMEDIATELY NOTIFY THE COUNTY CORONER AT (408) 454-2520 AND LAND DEVELOPMENT ENGINEERING & SURVEYING AT (408) 299-5730. NO FURTHER DISTURBANCE OF THE SITE MAY BE MADE EXCEPT AS AUTHORIZED BY THE LAND DEVELOPMENT OFFICE IN ACCORD WITH PROVISIONS OF THIS ORDINANCE (COUNTY ORDINANCE CODE SECTION 86-18).
10. THESE PLANS ARE FOR THE WORK DESCRIBED IN THE SCOPE OF WORK ONLY. A SEPARATE PERMIT WILL BE REQUIRED FOR THE SEPTIC LINE CONSTRUCTION.
11. ANY DEVIATION FROM THESE APPROVED PLANS SHALL BE RE-APPROVED IN WRITING BY THE COUNTY ENGINEER PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING

1. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR THE INITIAL PLACEMENT AND REPLACEMENT OF CONSTRUCTION GRADE STAKES. STAKES ARE TO BE ADEQUATELY IDENTIFIED, LOCATED, STABILIZED, ETC. FOR THE CONVENIENCE OF CONTRACTORS. LATERAL OFFSET OF STAKES SET FOR CURBS AND GUTTERS SHALL NOT EXCEED 2 1/2 FEET FROM BACK OF CURB.
2. ANY PROPERTY LINE STAKES OR MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY DEVELOPER'S ENGINEER AND LICENSED LAND SURVEYOR.
3. PROPERTY LINE STAKING MUST BE PERFORMED BY THE PROJECT ENGINEER OR LAND SURVEYOR TO ESTABLISH OR RE-ESTABLISH THE PROJECT BOUNDARY AND SHALL BE INSPECTED BY THE COUNTY INSPECTOR PRIOR TO THE BEGINNING OF THE WORK.
4. PROPER CONSTRUCTION STAKES SHALL BE SET IN THE FIELD BY THE PROJECT ENGINEER OR LAND SURVEYOR AND VERIFIED BY THE COUNTY INSPECTOR PRIOR TO THE COMMENCEMENT OF GRADING.

CONSTRUCTION INSPECTION

1. CONTRACTOR SHALL NOTIFY PERMIT INSPECTION UNIT, SANTA CLARA COUNTY PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
2. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
3. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROGRESSES OF CONSTRUCTION TO OBSERVE THEIR COMPLIANCE WITH PLANS & SPECIFICATIONS BUT DOES NOT INCLUDE RESPONSIBILITY FOR THE SUPERINTENDENT OF CONSTRUCTION, SITE CONDITIONS, EQUIPMENT OR PERSONNEL. CONTRACTOR SHALL NOTIFY THE COUNTY LAND DEVELOPMENT INSPECTOR AT PHONE (408) 299-6868 AT LEAST 24 HOURS PRIOR TO COMMENCING WORK AND FOR FINAL INSPECTION OF WORK AND SITE.
4. DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE MUST SUBMIT WRITTEN REQUEST FOR FINAL INSPECTION AND ACCEPTANCE. SAID REQUEST SHALL BE DIRECTED TO THE INSPECTION OFFICE NOTED ON THE PERMIT FORM.
5. THE CONTRACTOR SHALL PROVIDE TO THE COUNTY CONSTRUCTION INSPECTOR WITH PAD ELEVATION AND LOCATION CERTIFICATES, PREPARED BY THE PROJECT ENGINEER OR LAND SURVEYOR, PRIOR TO COMMENCEMENT OF THE BUILDING FOUNDATION.

SITE PREPARATION (CLEARING AND GRUBBING)

1. EXISTING TREES AUTHORIZED FOR REMOVAL, ROOTS, AND FOREIGN MATERIAL IN AREAS TO BE IMPROVED WILL BE REMOVED TO AN AUTHORIZED DISPOSAL SITE AS FOLLOWS:
- A) TO A MINIMUM DEPTH OF TWO FEET BELOW THE FINISHED GRADE OF PROPOSED ROADWAYS (EITHER PRIVATE OR TO BE DEDICATED TO PUBLIC USE)
- B) FROM AREAS AFFECTED BY THE PROPOSED GRADING EXCEPT WHERE NOTED ON THE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO MOVE OR RELOCATE UTILITY POLES AND OTHER OBSTRUCTIONS IN THE WAY OF CONSTRUCTION.

UTILITY LOCATION, TRENCHING & BACKFILL

1. CONTRACTOR SHALL NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 1-800-277-2800 A MINIMUM OF 24 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES.
2. ACCURATE VERIFICATION AS TO SIZE, LOCATION, AND DEPTH OF EXISTING UNDERGROUND CONDUITS OR FACILITIES SHALL BE THE INDIVIDUAL CONTRACTORS RESPONSIBILITY. PLAN LOCATIONS ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
3. ALL UNDERGROUND INSTALLATIONS SHALL BE IN PLACE AND THE TRENCH BACKFILLED AND COMPACTED BEFORE PLACING AGGREGATE BASE MATERIAL OR SURFACE STRUCTURES. SURFACING MAY BE DONE IF THE UTILITY COMPANY CONCERNED INDICATES BY LETTER THAT IT WILL BORE, UNLESS SPECIFICALLY AUTHORIZED BY THE COUNTY, GAS AND WATER MAINS SHALL BE INSTALLED OUTSIDE THE PAVED AREAS.
4. TRENCH BACKFILL IN EXISTING PAVEMENT AREAS SHALL BE SAND MATERIAL IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE STATE SPECIFICATIONS. THE STRUCTURAL SECTION FOR TRENCH REPLACEMENT SHALL CONSIST OF NOT LESS THAN 12 INCHES OF APPROVED AGGREGATE BASE MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 95% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHWAY TYPE PAVEMENTS SHALL BE MADE IN KIND OR AS DIRECTED BY THE COUNTY.
5. TRENCH BACKFILL IN NEW CONSTRUCTION AREAS SHALL BE SAND MATERIAL COMPACTED TO A RELATIVE COMPACTION OF AT LEAST 90%. THE REQUIREMENT FOR SELECT MATERIAL SHALL BE WAIVED BY COUNTY IF THE NATIVE SOIL IS SUITABLE FOR USE AS TRENCH BACKFILL BUT THE COMPACTION REQUIREMENTS WILL NOT BE THEREBY WAIVED.
6. BACKFILL AND TRENCH RESTORATION REQUIREMENTS SHALL APPLY AS MINIMUM STANDARDS TO ALL UNDERGROUND FACILITIES INSTALLED BY OTHER FIRMS OR PUBLIC AGENCIES.

RETAINING WALLS

1. REINFORCED CONCRETE AND CONCRETE MASONRY UNIT RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR AND ENGINEER OF RECORD PRIOR TO POURING THE FOUNDATION AND FORMING THE WALL.
2. SEGMENTAL BLOCK RETAINING WALLS SHALL HAVE FOUNDATION AND REINFORCEMENT INSPECTED BY THE COUNTY ENGINEERING INSPECTOR.

GRADING

1. EXCAVATED MATERIAL SHALL BE PLACED IN THE FILL AREAS DESIGNATED OR SHALL BE HAULED AWAY FROM THE SITE TO A COUNTY APPROVED DISPOSAL SITE. WHERE FILL MATERIAL IS TO BE PLACED ON NATURAL GROUND, IT SHALL BE STRIPPED OF ALL VEGETATION, TO ACHIEVE A PROPER BOND WITH THE FILL MATERIAL, THE SURFACE OF THE GROUND SHALL BE SCARIFIED TO DEPTH OF 6" BEFORE FILL IS PLACED. WHERE NATURAL GROUND IS STEEPER THAN 5:1, IT SHALL BE BENCHED AND THE FILL KEVED IN TO ACHIEVE STABILITY. WHERE NEW FILL IS TO BE PLACED ON EXISTING FILL, THE EXISTING FILL SHALL BE REMOVED UNTIL MATERIAL COMPACTED TO 90% RELATIVE COMPACTION IS EXPOSED. THEN THE NEW FILL MATERIAL SHALL BE PLACED AS PER THESE CONSTRUCTION NOTES. FILL MATERIAL SHALL BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 6" IN UNCOMPACTED THICKNESS. BEFORE COMPACTION BEGINS, THE FILL SHALL BE BROUGHT TO A WATER CONTENT THAT WILL PERMIT PROPER COMPACTION BY EITHER 1) AERATING THE FILL IF IT IS TOO WET OR 2) MOISTENING THE FILL WITH WATER IF IT IS TOO DRY. EACH LIFT SHALL BE THOROUGHLY MIXED BEFORE COMPACTION TO ENSURE A UNIFORM DISTRIBUTION OF MOISTURE.
2. EXCESS CUT MATERIAL SHALL NOT BE SPREAD OR STOCKPILED ON THE SITE.
3. SURPLUS EARTH MATERIAL SHALL BE PLACED IN A SINGLE (8" MAX) THICK LAYER COMPACTED TO WITHSTAND WEATHERING IN THE AREA(S) DELINEATED ON THE PLAN.
4. NO ORGANIC MATERIAL SHALL BE PLACED IN ANY FILL. NO TREES SHALL BE REMOVED OUTSIDE OF CUT, FILL OR ROADWAY AREAS.
5. THE UPPER 6" OF SUBGRADE BELOW DRIVEWAY ACCESS ROAD OR PARKING AREA SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
6. MAXIMUM CUT SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL. MAXIMUM FILL SLOPE SHALL BE 2 HORIZONTAL TO 1 VERTICAL.

LOCATION	CUT (C.Y.)	FILL (C.Y.)	HEIGHT: MAX
RESIDENCE	350	40	9.9 FT(C)
OUTSIDE BUILDING FOOTPRINT	50		3.5 FT(C)
TOTAL	400	40	
TOTAL EXPORT/IMPORT 360 CY			

- NOTE: FILL VOLUMES INCLUDE 10% SHRINKAGE.
- EXCESS MATERIAL SHALL BE OFF HAULED TO A COUNTY APPROVED DUMP SITE.
7. NOTIFY SOILS ENGINEER TWO (2) DAYS PRIOR TO COMMENCEMENT OF ANY GRADING WORK TO COORDINATE THE WORK IN THE DEVELOPMENT AREA.
8. ALL MATERIALS FOR FILL SHOULD BE APPROVED BY THE SOILS ENGINEER BEFORE IT IS BROUGHT TO THE SITE.
9. THE UPPER 6" OF THE SUBGRADE SOIL SHALL BE SCARIFIED, MOISTURE CONDITIONED AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 95%.
10. ALL AGGREGATE BASE MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
11. THE GEOTECHNICAL PLAN REVIEW LETTER MUST BE REVIEWED AND APPROVED BY THE COUNTY GEOLOGIST PRIOR TO FINAL APPROVAL BY THE COUNTY ENGINEER FOR BUILDING OCCUPANCY.
12. THE PROJECT GEOTECHNICAL ENGINEER SHALL PERFORM COMPACTION TESTING BY THE COUNTY INSPECTOR. RESULTS OF COMPACTION TESTING SHALL BE SUBMITTED TO THE COUNTY ENGINEERING INSPECTOR PRIOR TO THE CONSTRUCTION OF ANY PAVED AREA.
13. GRADING WORK BETWEEN OCTOBER 15TH AND APRIL 15TH IS AT THE DISCRETION OF THE SANTA CLARA COUNTY GRADING OFFICIAL.
14. TOTAL DISTURBED AREA FOR THE PROJECT _____ SF.
15. WDD NO. _____.
16. THE CONTRACTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE OF CALIFORNIA AND UP TO DATE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IS AVAILABLE ON SITE.

TREE PROTECTION

1. FOR ALL TREES TO BE RETAINED WITH A CANOPY IN THE DEVELOPMENT AREA OR INTERFACES WITH THE LIMITS OF GRADING FOR ALL PROPOSED DEVELOPMENT ON SITE, THE TREES SHALL BE PROTECTED BY THE PLACEMENT OF RIGID TREE PROTECTIVE FENCING, CONSISTENT WITH THE COUNTY INTEGRATED LANDSCAPE GUIDELINES, AND INCLUDE THE FOLLOWING:
- A. FENCING SHOULD BE PLACED ALONG THE OUTSIDE EDGE OF THE DRIPLINE OF THE TREE OR GROVE OF TREES.
- B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION PERIOD AND SHALL BE INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION.
- C. FENCING SHALL BE REPAIRED, AS NECESSARY, TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES.
- D. SIGNAGE STATING "WARNING- THIS FENCING SHALL NOT BE REMOVED WITHOUT PERMISSION FROM THE SANTA CLARA COUNTY PLANNING OFFICE (408) 299-5770. COUNTY OF SANTA CLARA TREE PROTECTION MEASURES MAY BE FOUND AT <http://www.sccplanning.org>." SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FINAL OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACED AND INSPECTED BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.
3. SEE EXISTING TREE PROTECTION DETAILS FOR MORE INFORMATION.

ACCESS ROADS AND DRIVEWAYS

1. DRIVEWAY LOCATIONS SHALL BE AS SHOWN ON THE IMPROVEMENT PLANS WITH CENTERLINE STATIONING. THE MINIMUM CONCRETE THICKNESS SHALL BE 6 INCHES THROUGHOUT (WITH A MAXIMUM APPROACH SLOPE OF 1 1/4 INCHES PER FOOT).
2. ALL DRIVEWAY OR COMMON ACCESS ROAD SECTIONS IN EXCESS OF 15 LONGITUDINAL SLOPE MUST BE PAVED WITH A MINIMUM 2-INCH ASPHALT LIFT OR FULL DEPTH CONCRETE LIFT PRIOR TO ANY COMBUSTIBLE FRAMING.
3. THE OWNER AND PRIME CONTRACTOR ARE RESPONSIBLE FOR MAINTAINING PROJECT SITE ACCESS AND NEIGHBORHOOD ACCESS FOR EMERGENCY VEHICLES AND LOCAL RESIDENTS.
4. ROADWAYS DESIGNATED AS NOT COUNTY MAINTAINED ROADS AS SHOWN ON THE PLAN WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL THE ROADWAYS ARE IMPROVED (AT NO COST TO THE COUNTY) TO THE PUBLIC MAINTENANCE ROAD STANDARDS APPROVED BY THE BOARD OF SUPERVISORS AND IN EFFECT AT SUCH TIME THAT THE ROADWAYS ARE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY'S ROAD SYSTEM.
5. ALL WORK IN THE COUNTY ROAD RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM THE ROADS AND AIRPORTS DEPARTMENT. EACH INDIVIDUAL ACTIVITY REQUIRES A SEPARATE PERMIT, I.E. CABLE, ELECTRICAL, GAS, SEWER, WATER, RETAINING WALLS, DRIVEWAY APPROACHES, FENCES, LANDSCAPING, TREE REMOVAL, STORM DRAINAGE IMPROVEMENTS, ETC..

STREET LIGHTING

1. PACIFIC GAS & ELECTRIC ELECTROLIER SERVICE FEE SHALL BE PAID BY THE DEVELOPER AND/OR HIS AUTHORIZED REPRESENTATIVE.

SANITARY SEWER

1. THE SANITARY SEWER AND WATER UTILITIES SHOWN ON THESE PLANS ARE NOT PART OF THIS GRADING PERMIT AND ARE SHOWN FOR REFERENCE ONLY.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION OF SANITARY SEWERS SHALL CONFORM TO THE SPECIFICATIONS OF THE JURISDICTION INVOLVED. INSPECTION OF SANITARY SEWER WORK SHALL BE DONE BY SAID JURISDICTION.

PORTLAND CEMENT CONCRETE

1. CONCRETE USED FOR STRUCTURAL PURPOSES SHALL BE CLASS "A" (6 SACK PER CUBIC YARD) AS SPECIFIED IN THE STATE STANDARD SPECIFICATIONS. CONCRETE PLACED MUST DEVELOP A MINIMUM STRENGTH FACTOR OF 2800 PSI IN A SEVEN-DAY PERIOD. THE CONCRETE MIX DESIGN SHALL BE UNDER THE CONTINUAL CONTROL OF THE COUNTY INSPECTOR.

AIR QUALITY, LANDSCAPING AND EROSION CONTROL

1. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY.
2. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST TWO FEET OF FREEBOARD.
3. PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
4. SWEEP DAILY (WITH WATER SWEEPERS) ALL PAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
5. SWEEP STREETS DAILY (WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS. THE USE OF DRY POWDER SWEEPING IS PROHIBITED.
6. ALL CONSTRUCTION VEHICLES, EQUIPMENT AND DELIVERY TRUCKS SHALL HAVE A MAXIMUM IDLING TIME OF 5 MINUTES (AS REQUIRED BY THE CALIFORNIA AIRBORNE TOXIC CONTROL MEASURE TITLE 13, SENSTRU 2485 OF CALIFORNIA CODE OF REGULATIONS (CCR)). ENGINES SHALL BE SHUT OFF IF CONSTRUCTION REQUIRES LONGER IDLING TIME UNLESS NECESSARY FOR PROPER OPERATION OF THE VEHICLE.
7. CONSTRUCTION SPEEDS ON UNPAVED ROADS SHALL BE LIMITED TO 15 MILES PER HOUR.
8. ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND PROPERLY TUNED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. ALL EQUIPMENT SHALL BE CHECKED BY CERTIFIED MECHANIC AND DETERMINED TO BE RUNNING IN PROPER CONDITION PRIOR TO OPERATION.
9. POST A SIGN THAT IS AT LEAST 32 SQUARE FEET MINIMUM 2 INCHES LETTER HEIGHT VISIBLE NEAR THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE POLLUTION PREVENTION PLAN, OBTAIN ENCROACHMENT PERMIT FOR SIGN FROM ROADS DEPARTMENT OR OTHER APPLICABLE AGENCY IF REQUIRED.
- A. 15 MILES PER HOUR (MPH) SPEED LIMIT
- B. 5 MINUTES MAXIMUM IDLING TIME OF VEHICLES
- C. TELEPHONE NUMBER TO CONTACT THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT REGARDING DUST COMPLAINTS. NOTE: PHONE NUMBER OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT AIR POLLUTION COMPLAINT HOTLINE IS 1-800-334-6367.
10. ALL FILL AREAS SHALL BE COMPACTED AND A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEEDED WITH BROME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR APPROVED EQUAL). SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. STORM DRAINAGE STRUCTURES SHALL BE INSTALLED WITH EFFECTIVE ENTRANCE & OUTFALL EROSION CONTROLS E.G. SACKED CONCRETE RIP-RAP. ENERGY DISSIPATORS SHALL BE INSTALLED AT ALL DITCH OUTFALLS, WHERE OUTFALLS ARE NOT INTO AN EXISTING CREEK OR WATER COURSE, RUNOFF SHALL BE RELEASED TO SHEET FLOW.
14. PRIOR TO GRADING COMPLETION AND RELEASE OF THE BOND, ALL GRADED AREAS SHALL BE RESEDED IN CONFORMANCE WITH THE COUNTY GRADING ORDINANCE TO MINIMIZE THE VISUAL IMPACTS OF THE GRADE SLOPES AND REDUCE THE POTENTIAL FOR EROSION OF THE SUBJECT SITE.
15. PERMANENT LANDSCAPING SHOWN ON THE ATTACHED LANDSCAPE PLAN MUST BE INSTALLED AND FIELD APPROVED BY THE COUNTY PLANNING OFFICE PRIOR TO THE CONSTRUCTION PERIOD, AND FINAL OCCUPANCY RELEASE BY THE BUILDING INSPECTION OFFICE.
16. THE OWNER SHALL PREPARE AND PRESENT A WINTERIZATION REPORT TO THE COUNTY INSPECTOR FOR REVIEW PRIOR TO OCTOBER 15TH OF EVERY YEAR.
17. THE CONTRACTOR SHALL MAINTAIN CONSTRUCTION BEST MANAGEMENT ACTIVITIES SHALL INSTALL AND MAINTAIN CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE PROJECT SITE AND WITHIN THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY THROUGHOUT THE DURATION OF THE CONSTRUCTION PERIOD AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT THE DISCHARGE OF POLLUTANTS INCLUDING SEDIMENT, CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, AND WASTE INTO THE SANTA CLARA COUNTY RIGHT-OF-WAY, STORM SEWER WATERWAY, ROADWAY INFRASTRUCTURE. BMPs SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
- A. PREVENTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN / STAGING AREAS.
- B. PREVENTION OF TRACKING OF MUD, DIRT, AND CONSTRUCTION MATERIALS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
- C. PREVENTION OF DISCHARGE OF WATER RUN-OFF DURING DRY AND WET WEATHER CONDITIONS ONTO THE PUBLIC ROAD RIGHT-OF-WAY.
18. THE OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SANTA CLARA COUNTY ROAD RIGHT-OF-WAY.
19. EROSION CONTROL PLAN IS A GUIDE AND SHALL BE AMENDED AS NECESSARY TO PREVENT EROSION AND ILLICIT DISCHARGES ON A YEAR AROUND BASIS, DEPENDING ON THE SEASON, WEATHER, AND FIELD CONDITIONS. EROSION CONTROL MEASURES IN ADDITION TO THOSE NOTED IN THE PERMITTED PLANS MAY BE NECESSARY. FAILURE TO INSTALL SITE SITE AND SITUATIONALLY APPROPRIATE EROSION CONTROL MEASURES MAY RESULT IN VIOLATIONS, FINES, AND A STOPPAGE OF WORK.

STORM DRAINAGE AND STORMWATER MANAGEMENT

1. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY DRAINAGE FACILITIES WHETHER SHOWN ON THE PLANS OR NOT AND HE OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH WILL PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS612008 / ORDER NO. R2-2009-0047 AND NPDES PERMIT CAS000004/ ORDER NO. 2013-0001-DWQ.
2. DROP INLETS SHALL BE COUNTY STANDARD TYPE 5 UNLESS OTHERWISE NOTED ON THE PLANS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER LOCATION OF DROP INLETS WHERE STREET PROFILE GRADE EXCEEDS 6% DROP INLETS SHALL BE SET AT 500 ANGLE CURB LINE TO ACCEPT WATER OR AS SHOWN ON THE PLANS.
3. WHERE CULVERTS ARE INSTALLED THE DEVELOPER SHALL BE RESPONSIBLE FOR GRADING THE OUTLET DITCH TO DRAIN TO AN EXISTING SWALE OR TO AN OPEN AREA FOR SHEET FLOW.
4. UPON INSTALLATION OF DRIVEWAY CONNECTIONS, PROPERTY OWNERS SHALL PROVIDE FOR THE UNINTERRUPTED FLOW OF WATER IN ROADSIDE DITCHES.
5. THE COUNTY SHALL INSPECT UNDERGROUND DRAINAGE IMPROVEMENTS AND STORMWATER MANAGEMENT FEATURES PRIOR TO BACKFILL.

AS-BUILT PLANS STATEMENT

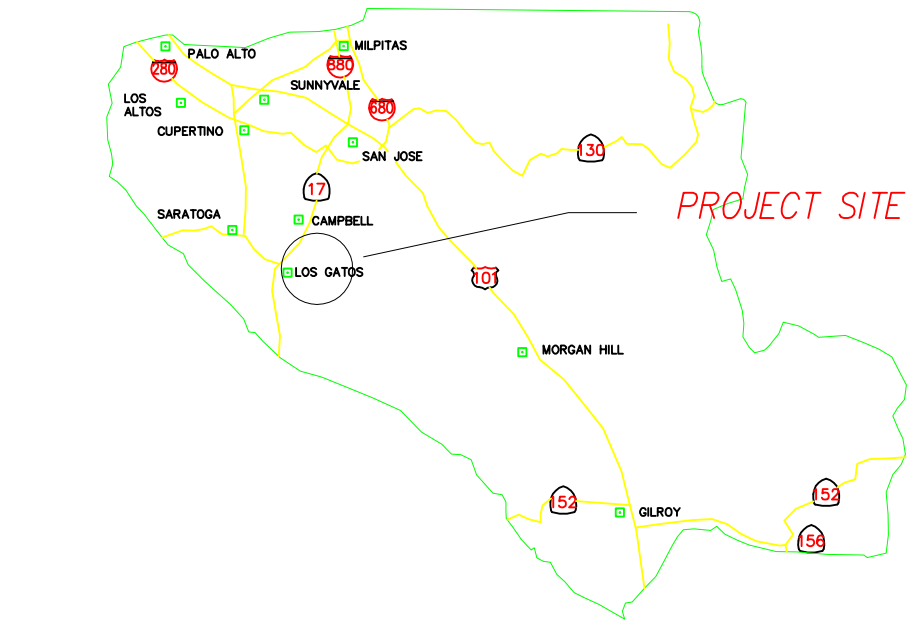
THIS IS A TRUE COPY OF THE AS-BUILT PLANS. THERE (____ WERE) (____ WERE NOT) MINOR FIELD CHANGES - MARKED WITH THE SYMBOL (C). THERE (____ WERE) (____ WERE NOT) PLAN REVISIONS INDICATING SIGNIFICANT CHANGES REVIEWED BY THE COUNTY ENGINEER AND MARKED WITH THE SYMBOL (Δ).

DATE _____ SIGNATURE _____

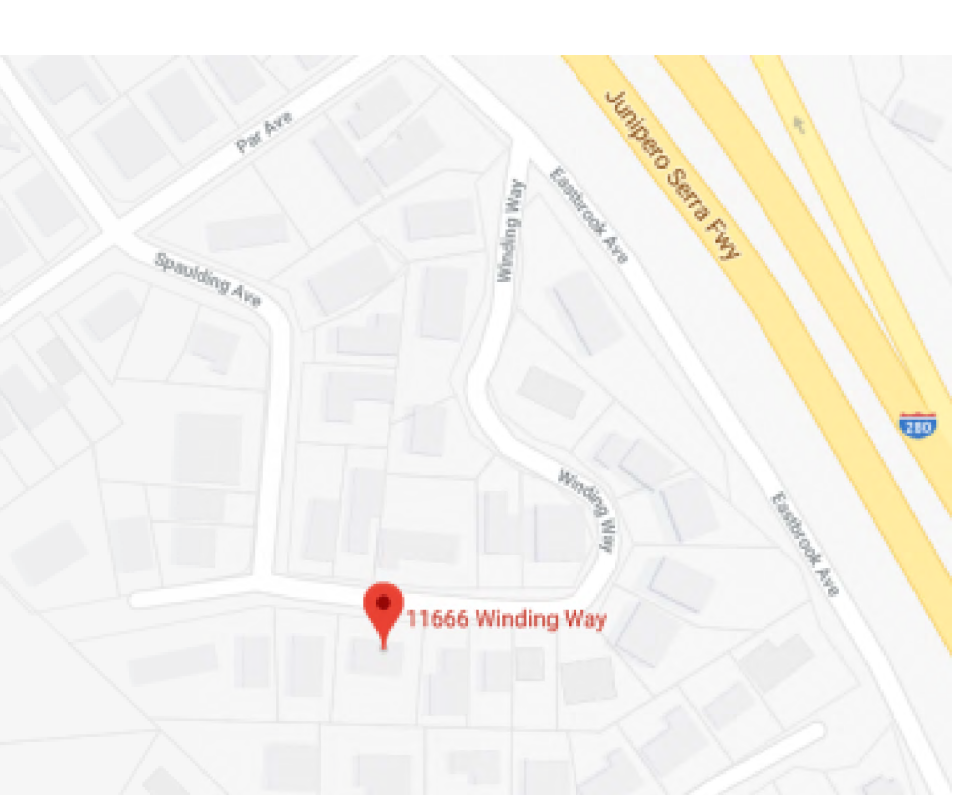
NOTE: THIS STATEMENT IS TO BE SIGNED BY THE PERSON AUTHORIZED BY THE COUNTY ENGINEER TO PERFORM THE INSPECTION WORK. A REPRODUCIBLE COPY OF THE AS-BUILT PLANS MUST BE FURNISHED TO THE COUNTY ENGINEER AFTER CONSTRUCTION.

GEOTECHNICAL ENGINEER OBSERVATION

1. A CONSTRUCTION OBSERVATION LETTER FROM THE RESPONSIBLE GEOTECHNICAL ENGINEER AND ENGINEERING GEOLOGIST DETAILING CONSTRUCTION OBSERVATIONS AND CERTIFYING THAT THE WORK WAS DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL AND GEOLOGIC REPORTS SHALL BE SUBMITTED PRIOR TO THE GRADING COMPLETION AND RELEASE OF THE BOND.



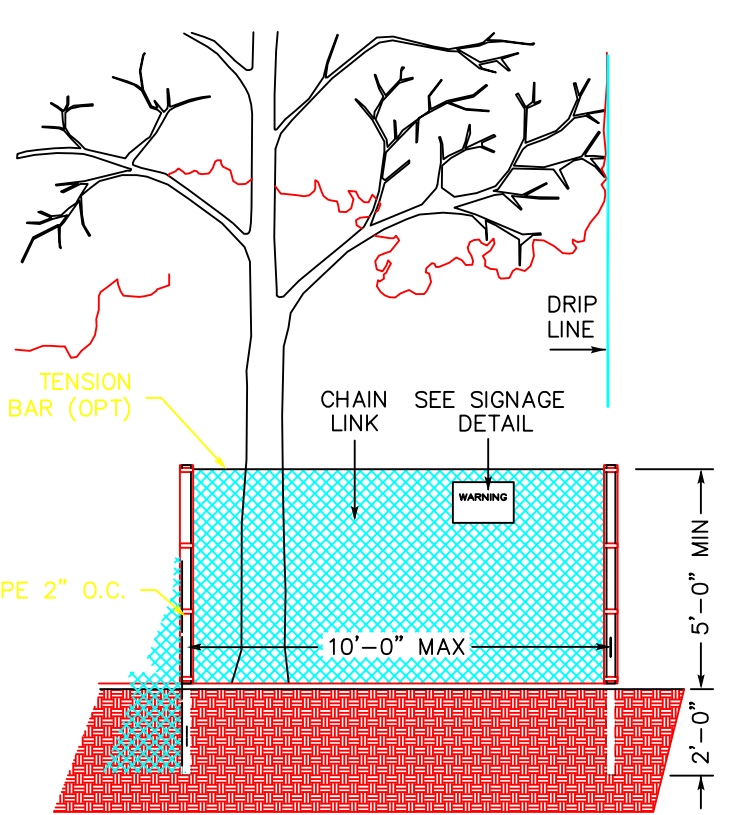
COUNTY LOCATION MAP



VICINITY MAP

SURVEY MONUMENT PRESERVATION

1. THE LANDOWNER / CONTRACTOR MUST PROTECT AND ENSURE THE PERPETUATION OF SURVEY MONUMENTS AFFECTED BY CONSTRUCTION ACTIVITIES.
2. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL LOCATE, STAKE, AND FLAG OR OTHERWISE IDENTIFY WITH PAINT OR OTHER MARKINGS ALL PERMANENT SURVEY MONUMENTS OF RECORD AND ANY UNRECORDED MONUMENTS THAT ARE DISCOVERED THAT ARE WITHIN 50 FEET OF THE CONSTRUCTION ACTIVITY.
3. THE LANDOWNER, CONTRACTOR AND/OR ANY PERSON PERFORMING CONSTRUCTION ACTIVITIES THAT WILL OR MAY DISTURB AN EXISTING MONUMENT, CORNER STAKE, OR ANY OTHER PERMANENT SURVEYED MONUMENT SHALL CAUSE TO HAVE A LICENSED LAND SURVEYOR OR CIVIL ENGINEER, AUTHORIZED TO PRACTICE SURVEYING, ENSURE THAT A CORNER RECORD AND/OR RECORD OF SURVEY ARE FILED WITH THE COUNTY SURVEYOR'S OFFICE PRIOR TO DISTURBING SAID MONUMENTS AND RESET PERMANENT MONUMENT(S) IN THE SURFACE OF THE NEW CONSTRUCTION OR SET A WITNESS MONUMENT(S) TO PERPETUATE THE LOCATION IF ANY PERMANENT MONUMENT COULD BE DESTROYED, DAMAGED, COVERED, OBLITERATED, OR OTHERWISE OBLITERATED. THE LICENSED LAND SURVEYOR OR CIVIL ENGINEER SHALL FILE A CORNER RECORD OR RECORD OF SURVEY WITH COUNTY SURVEYOR PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE LAND DEVELOPMENT ENGINEERING INSPECTOR.



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL INSPECTION.
5. A SIGN THAT INCLUDES THE WORDS "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY ATTACHED TO THE FENCE IN A VISUALLY PROMINENT LOCATION.

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS

ISSUED BY: _____ DATE: _____

ENCROACHMENT PERMIT NO. _____

NO WORK SHALL BE DONE IN THE COUNTY'S RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT, INCLUDING THE STAGING OF CONSTRUCTION MATERIAL AND THE PLACEMENT OF PORTABLE TOILETS.

ENGINEER'S STATEMENT

I HEREBY STATE THAT THESE PLANS ARE IN COMPLIANCE WITH ADOPTED COUNTY STANDARDS, THE APPROVED TENTATIVE MAP (OR PLAN) AND CONDITIONS OF APPROVAL PERTAINING THERETO DATED FILE(S) NO. _____

DATE _____ SIGNATURE _____ R.C.E. NO. _____

ENGINEER'S STAMP HERE

COUNTY ENGINEER'S NOTE

ISSUANCE OF A PERMIT AUTHORIZING CONSTRUCTION DOES NOT RELEASE THE DEVELOPER, PERMITEE OF ENGINEER FROM RESPONSIBILITY FOR THE CORRECTION OF ERRORS OR OMISSIONS CONTAINED IN THE PLANS. IF, DURING THE COURSE OF CONSTRUCTION, THE PUBLIC INTEREST REQUIRES A MODIFICATION OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE _____

R.C.E. NO. _____ EXPIRATION DATE _____

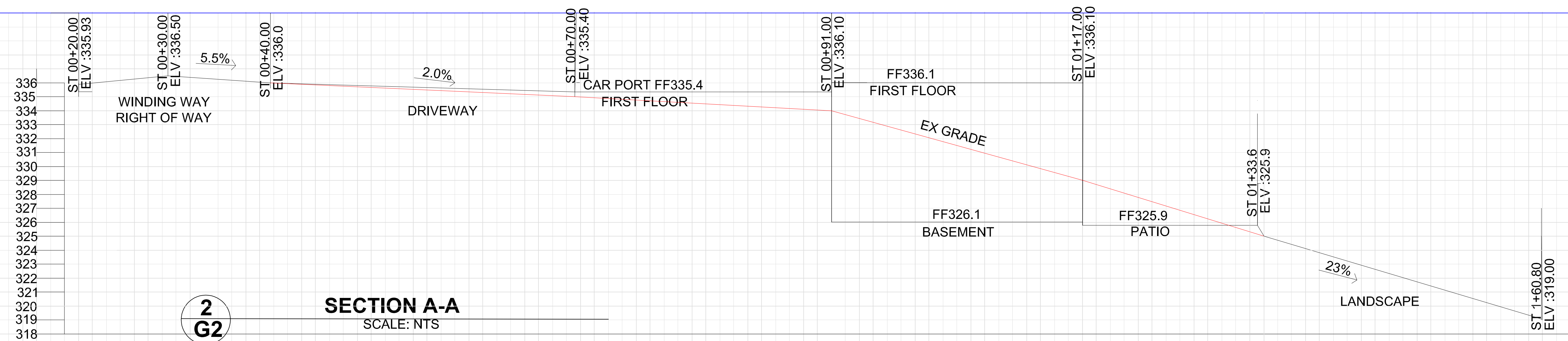
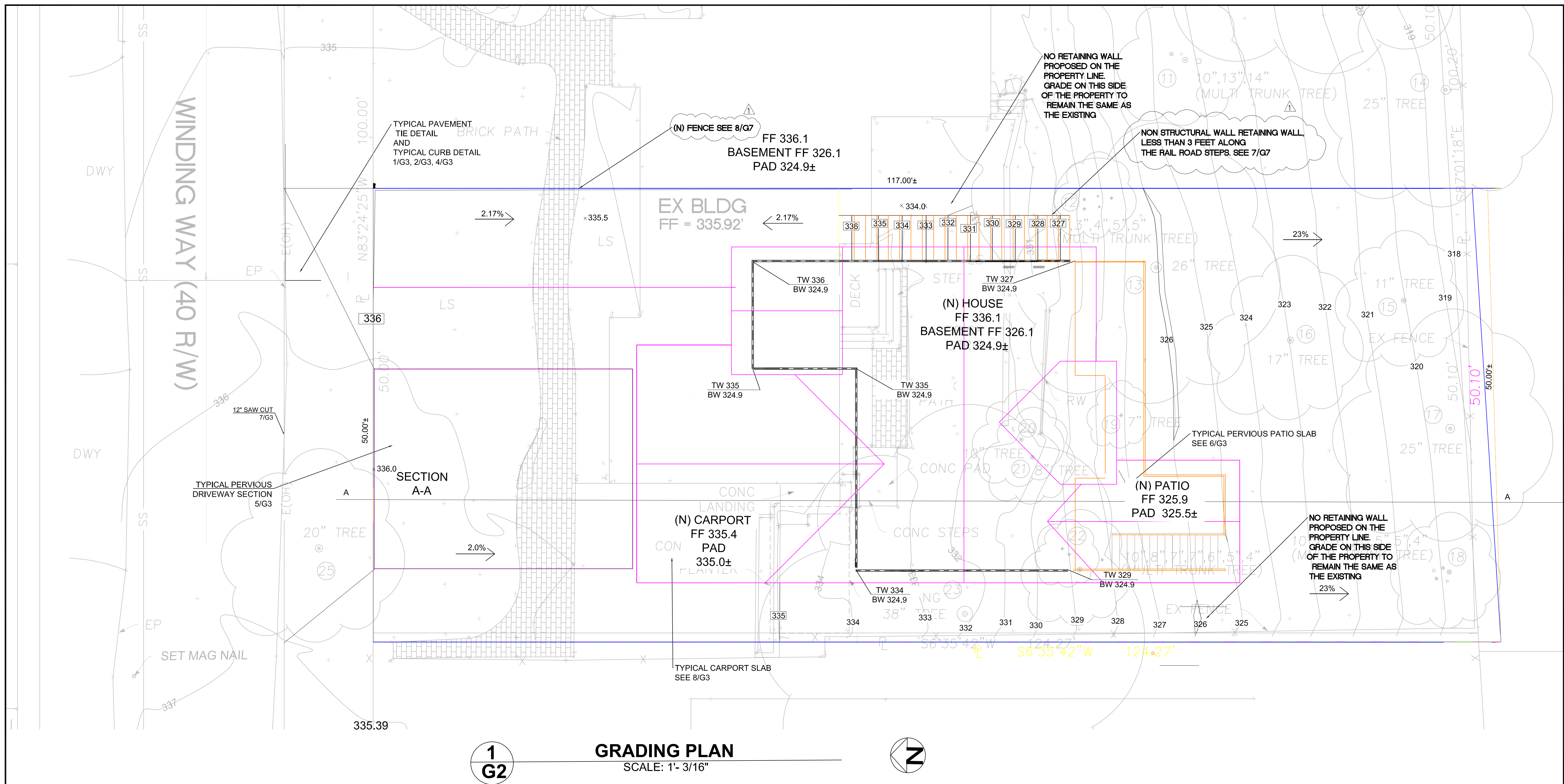
DRAINAGE AND EROSION CONTROL PLANS

11666 WINDING WAY(HOUSE 1)
LOS ALTOS CA

SCOPE OF WORK

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

FOR PROJECT DETAILS, SURVEY REFERENCE DETAIL AND TABLE OF CONTENT SEE SHEET T1



PROJECT
CIVIL PLANS
11666 WINDING WAY - HOUSE 1
LOS ALTOS CALIFORNIA

GRADING PLAN

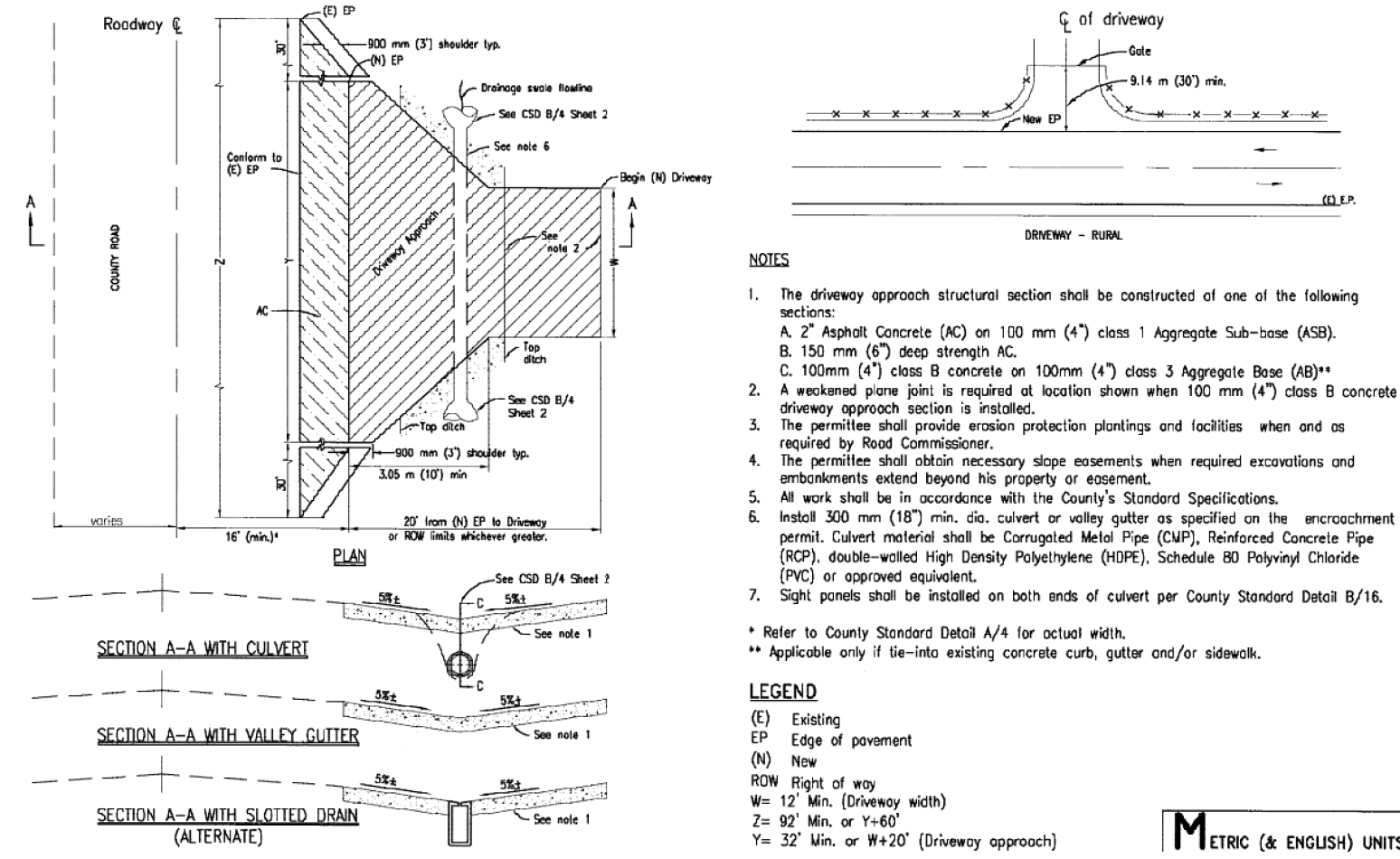
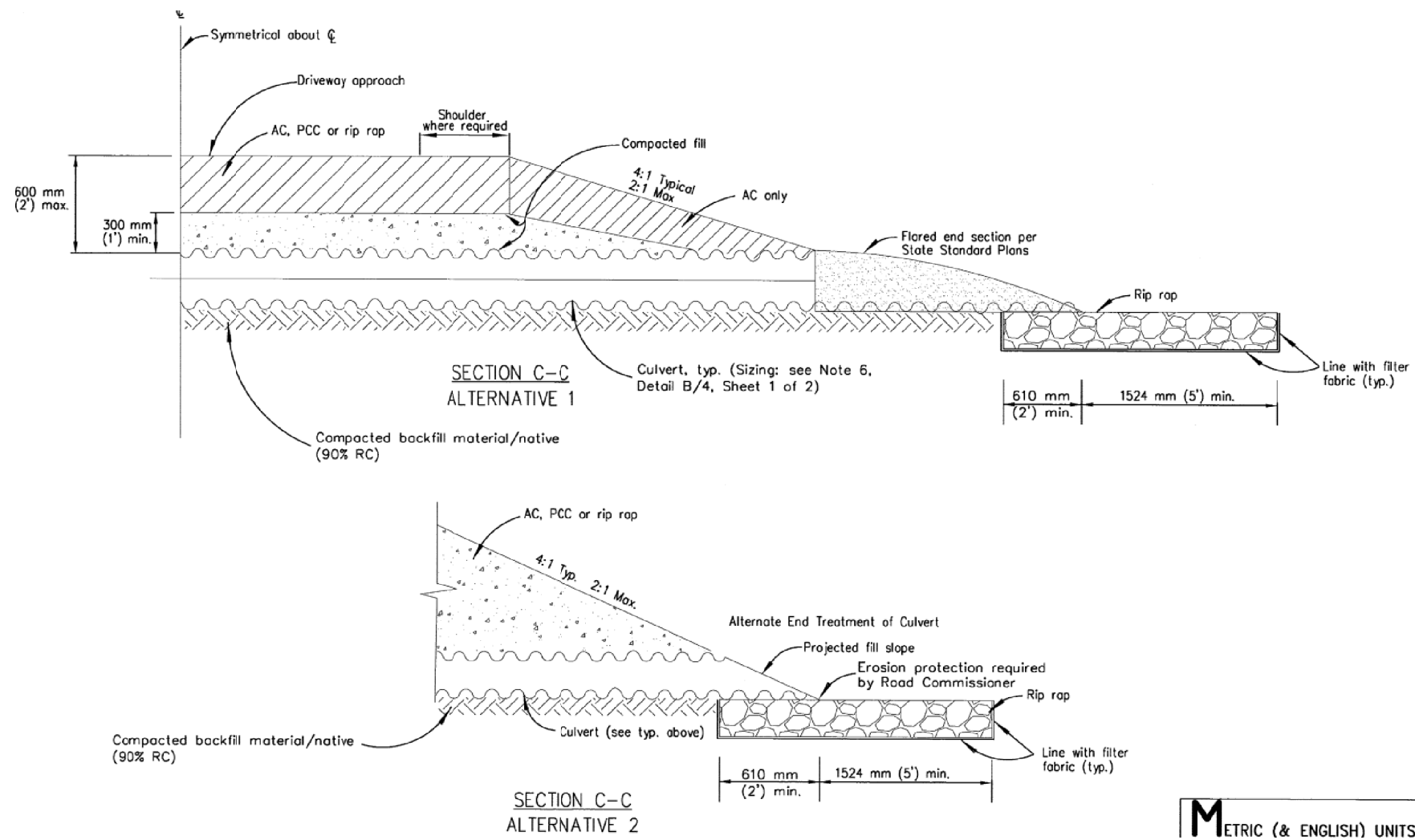
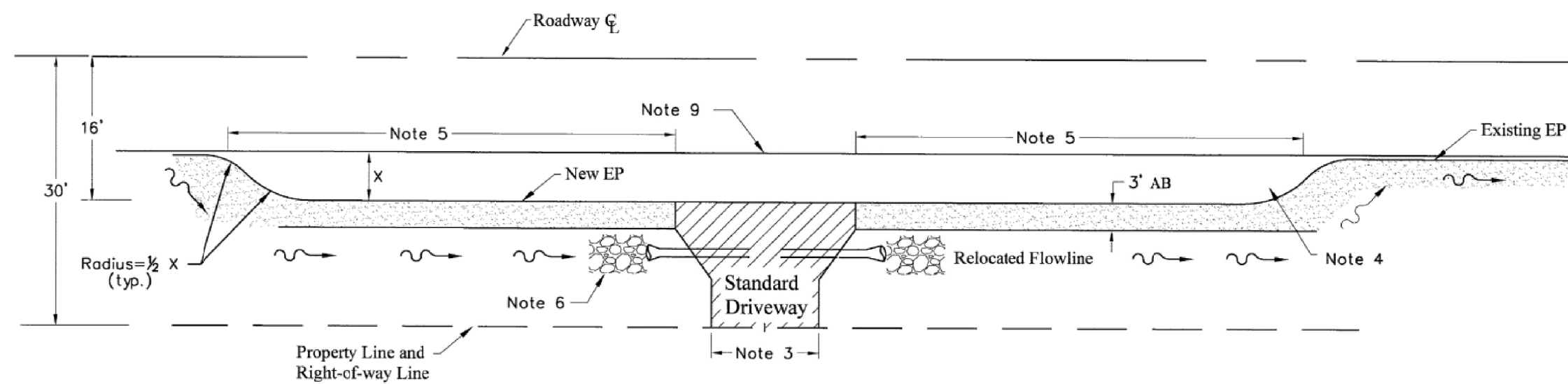
Date :01-12-2019

Scale: AS NOTED

ob: 11666

Sheet: **G2**
of **3** Sheets

- NOTES:
1. Single residence (County Standard Detail B/4) and/or Multiple Residence (County Standard Detail B/5).
 2. New or existing retrofit driveway/driveway approach.
 3. Driveway approach pavement section and dimensions per County Standard Detail B/4 or B/5.
 4. Minimum roadway structural section per County Standard Details A/1 through A/9 or match in kind, the more restrictive shall apply.
 5. Minimum 50 linear feet or to property corner limits, whichever is greater shall apply.
 6. Rip rap rock energy dissipaters, owner's engineer to determine/calculate size, type and dimensions in conformance with most current County Drainage Manual, as appropriate.
 7. Provide positive drainage flow across frontage.
 8. 3-ft aggregate base (AB) shoulder shall be compacted to 90%. Refer to County Standard Detail A/4 for minimum structural section.
 9. Replace existing shoulder stripe/fog line in kind (e.g., thermoplastic or white reflective paint (2 coats min) etc).



- NOTES:
1. The driveway approach structural section shall be constructed of one of the following sections:
 - A. 2" Asphalt Concrete (AC) on 100 mm (4") class 1 Aggregate Sub-base (ASB).
 - B. 150 mm (6") deep strength AC.
 - C. 100mm (4") class B concrete on 100mm (4") class 3 Aggregate Base (AB)*.
 2. A weakened plane joint is required at location shown when 100 mm (4") class B concrete driveway approach section is installed.
 3. The perimeter shall provide erosion protection plantings and facilities when and as required by Road Commissioners.
 4. The perimeter shall obtain necessary slope easements when required excavations and encroachments extend beyond its property or easement.
 5. All work shall be in accordance with the County's Standard Specifications.
 6. Install 300 mm (18") min. dia. culvert or utility gutter as specified on the encroachment permit. Culvert material shall be Corrugated Metal Pipe (CMP), Reinforced Concrete Pipe (RCP), double-walled High Density Polyethylene (HDPE), Schedule 80 Polyvinyl Chloride (PVC) or approved equivalent.
 7. Sight points shall be installed on both ends of culvert per County Standard Detail B/16.
- * Refer to County Standard Detail A/4 for actual width.
** Applicable only if tie into existing concrete curb, gutter and/or sidewalk.

LEGEND:
(E) Existing
EP Edge of pavement
(N) New
ROW Right of way
W= 12' Min. (Driveway width)
Z= 92' Min. or Y=60'
Y= 32' Min. or #4=20' (Driveway approach)

METRIC (& ENGLISH) UNITS

1 STANDARD DRIVEWAY APPROACH

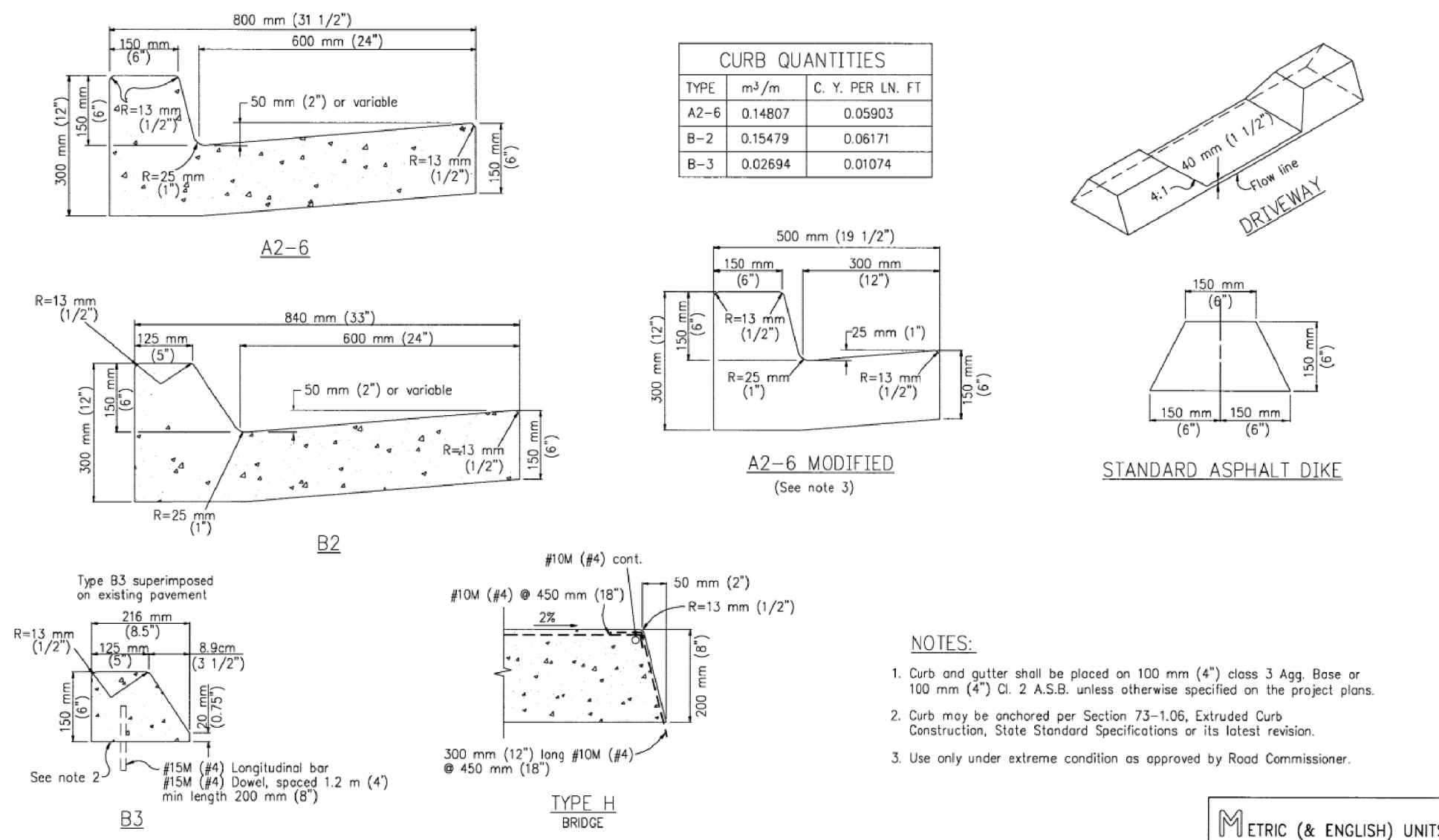
SCALE: NTS

2 STANDARD DRIVEWAY APPROACH SECTION

SCALE: NTS

3 STANDARD DRIVEWAY APPROACH SECTION

SCALE: NTS

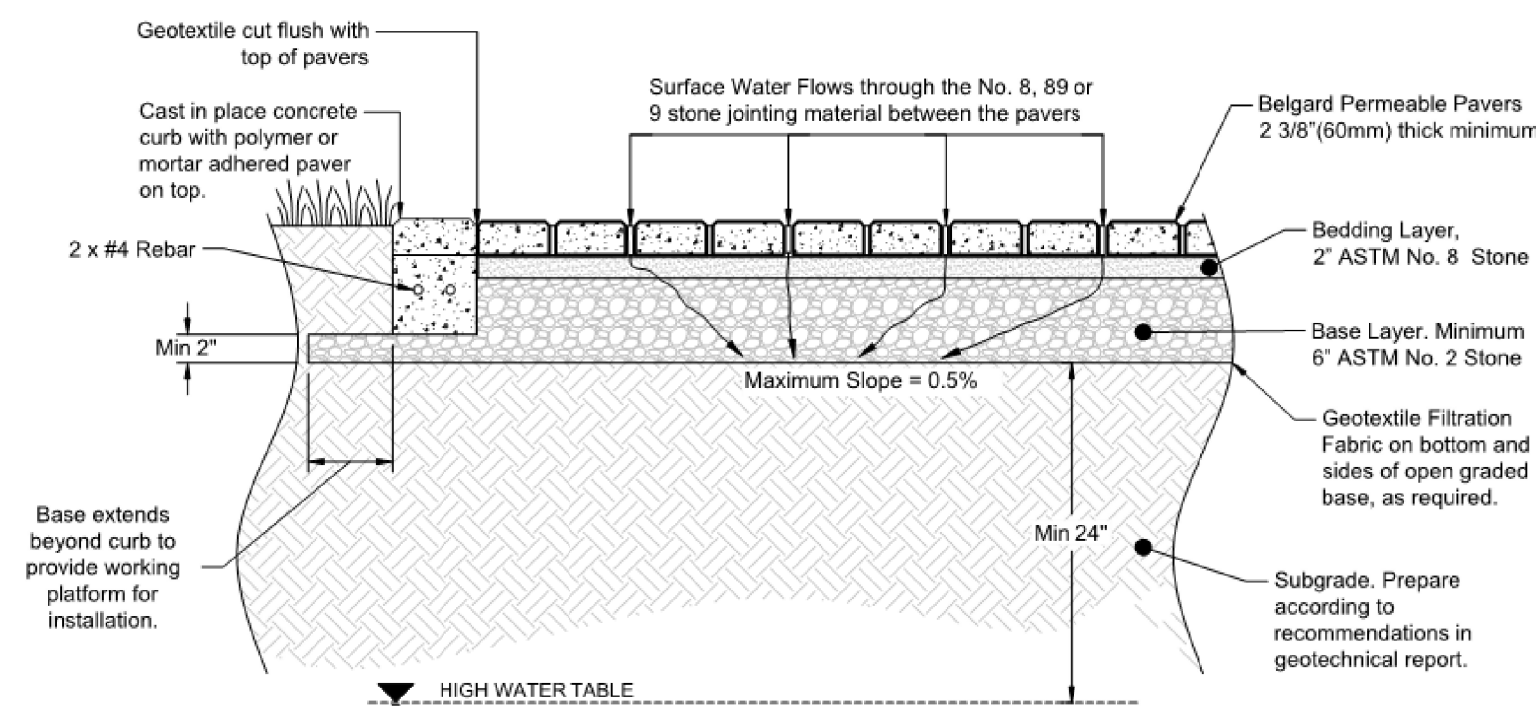


CURB QUANTITIES		
TYPE	m ² /m	C. Y. PER LN. FT
A2-6	0.14807	0.05903
B-2	0.15479	0.06171
B-3	0.02894	0.01074

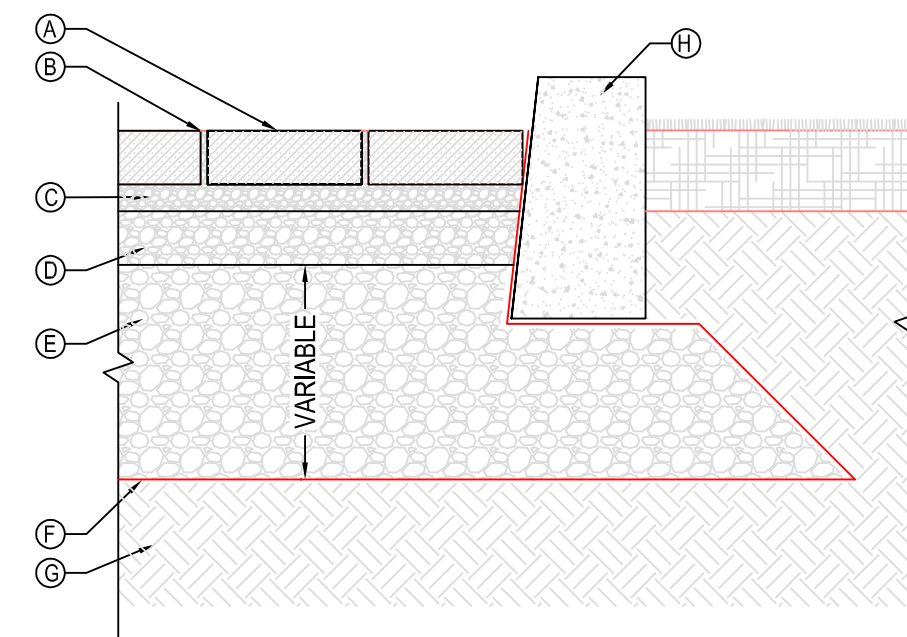
STANDARD ASPHALT DIKE

- NOTES:
1. Curb and gutter shall be placed on 100 mm (4") class 3 Agg. Base or 100 mm (4") C. 2 A.S.B. unless otherwise specified on the project plans.
 2. Curb may be anchored per Section 73-1.06, Extruded Curb Construction, State Standard Specifications or its latest revision.
 3. Use only under extreme condition as approved by Road Commissioner.

METRIC (& ENGLISH) UNITS



- Design Notes:
1. Cross section as shown is suitable for pedestrian or commercial plaza use only. Depth of base subject to site specific hydraulic and structural requirements. Contact Oldcastle Architectural for design assistance.
 2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
 3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
 4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging.
 5. Cast in place curb can be without paver on top. In such case, top of curb should be level with concrete paver field.

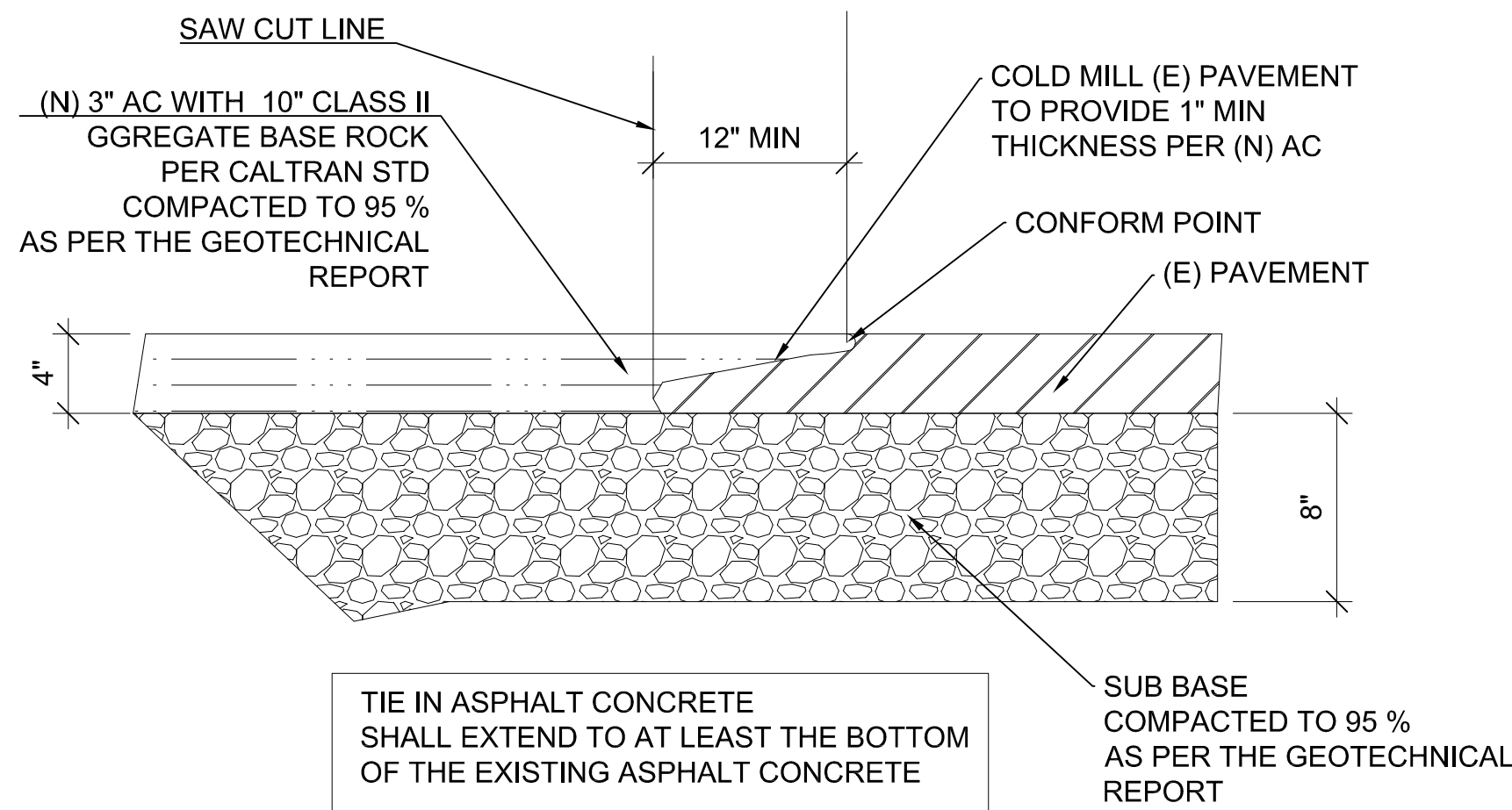


- LEGEND:
- A PERMEABLE PAVER FROM , 2 3/8" TO 3 15/16" (60 TO 100 MM) THICK INFLO, MISTA RANDOM, PURE, VICTORIAN
 - B JOINT FILLING MATERIAL, NO. 8 (FOR INFLO, PURE AND VILLAGIO) OR NO. 9 STONE (FOR MISTA RANDOM, VICTORIAN PERMEABLE
 - C BEDDING COURSE, 2" (50 MM) THICK NO. 8 STONE CONFORMING TO ASTM D 448
 - D BASE COURSE, 4" (100 MM) THICK NO. 57 STONE CONFORMING TO ASTM D 448
 - E SUBBASE COURSE, THICKNESS AS PER DESIGN NO. 2 STONE CONFORMING TO ASTM D 448
 - F GEOTEXTILE
 - G SUBGRADE: REFER SOIL REPORT
 - H EDGE RESTRAINT

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

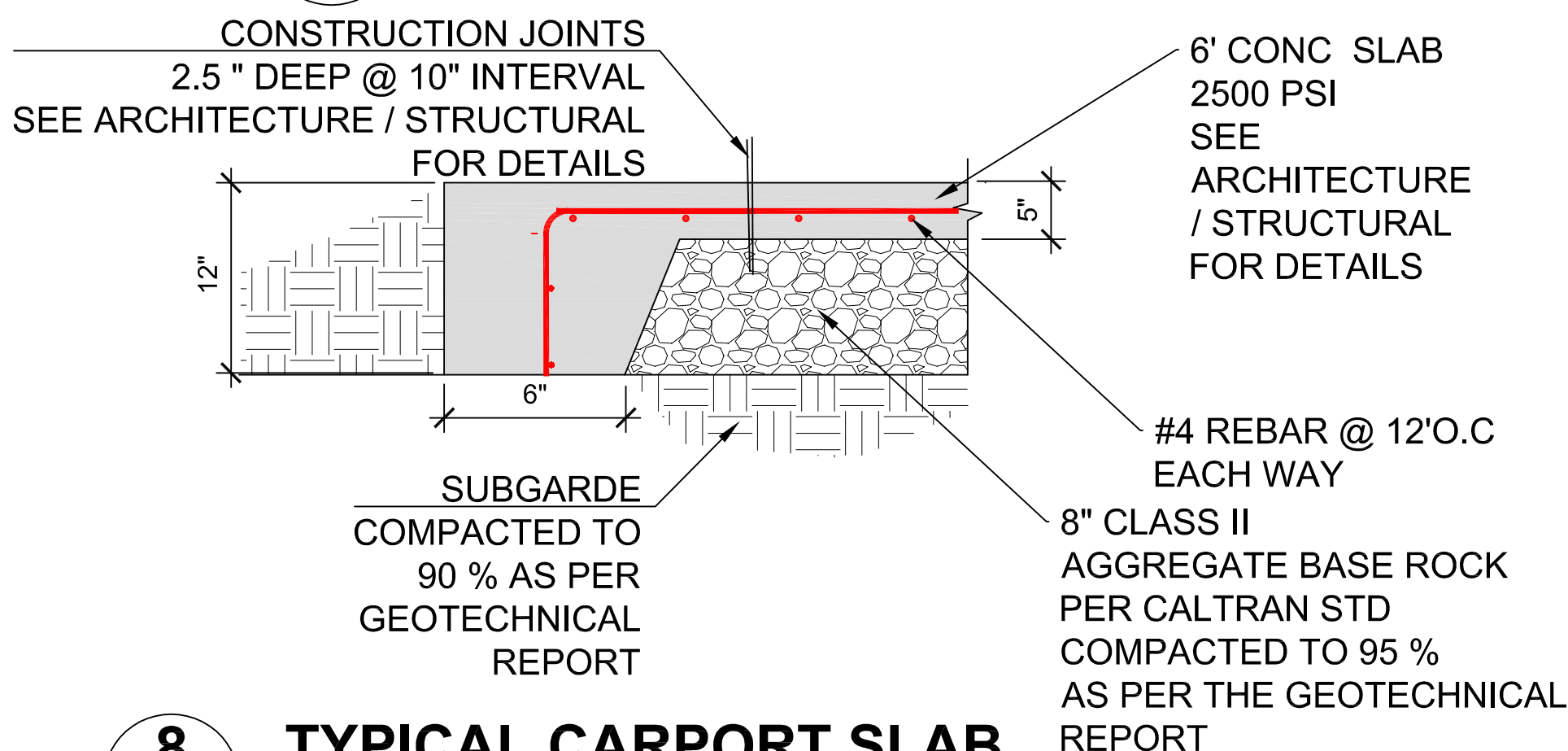
4 CURB AND GUTTER

SCALE: NTS



5 DRIVEWAY DETAIL

SCALE: NTS



6 PATIO PERVIOUS PAVERS

SCALE: NTS

7 PAVEMENT TIE-IN

SCALE: NTS

8 TYPICAL CARPORT SLAB

SCALE: NTS

PROJECT
CIVIL PLANS
11666 WINDING WAY - HOUSE 1
LOS ALTOS CALIFORNIA

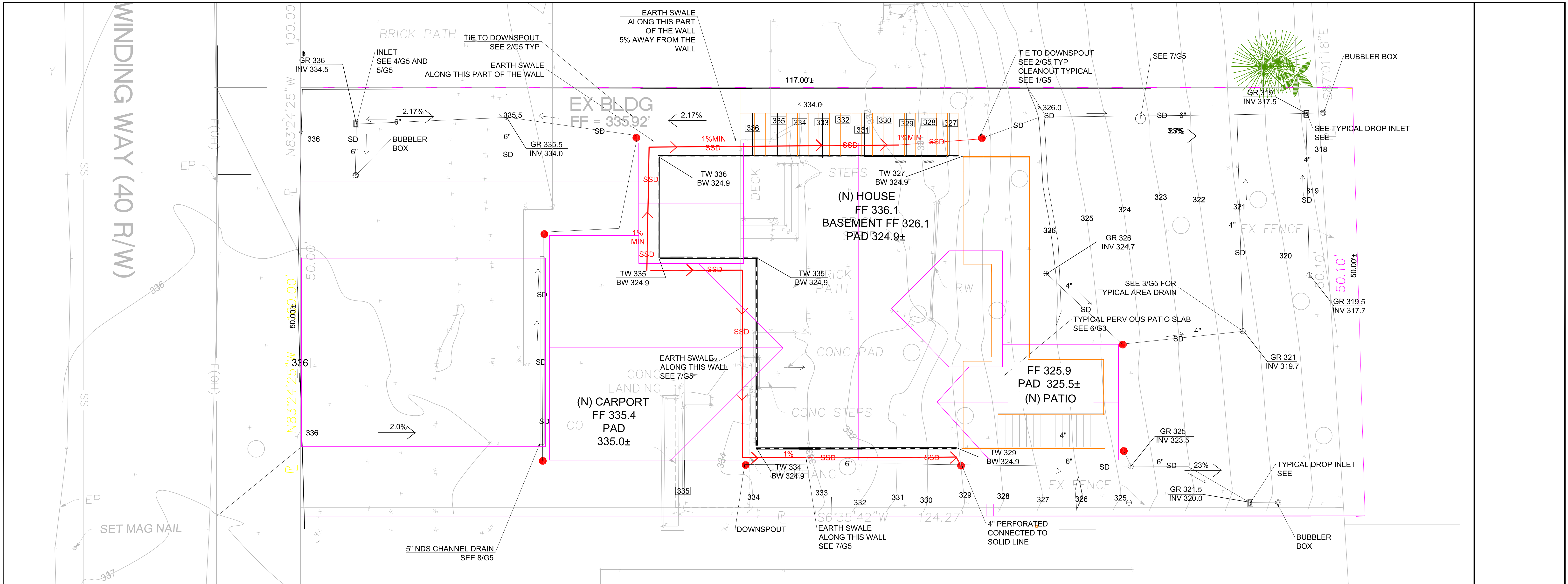
DETAILS

Date :01-12-2019

Scale: AS NOTED

Job: 11666

Sheet: G3
of 3 Sheets



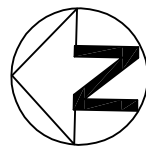
STORM DRAIN NOTES

1. UNLESS OTHERWISE NOTED ALL PRIVATE STORM DRAIN PIPE SHALL BE PVC. SDR 350R SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CONFIRM TO AASHTO M252 & M294 TYPE S).
2. ALL STORM DRAIN LATERAL CONNECTING THE AREA DRAIN SYSTEM SHALL BE 4" IN DIAMETER UNLESS NOTED TO OTHERWISE.
3. UNLESS OTHERWISE NOTED, ALL DOWNSPOUTS SHALL DRAIN TO SPLASH BLOCKS AND DAYLIGHT TO ADJACENT GROUND.
4. PROVIDE STORM DRAIN CAPPED STUBS AT CATCH BASINS TO COLLECT LANDSCAPE AREA DRAIN SYSTEM LOCATION OF AREA DRAINS ARE APPROXIMATED. ADDITIONAL AREA DRAINS MAY BE NEEDED, VERIFY LOCATION PER LANDSCAPE PLANS AND ADJUST IN THE FIELD AS REQUIRED.
5. ALL DRAIN INLETS SHALL BE V-24 CHRISTY OR EQUAL.
6. ALL AREA DRAIN SHALL BE 6" (P6) HANSON PRODUCT OR EQUAL, REFER TO LANDSCAPE PLANS FOR MORE INFORMATION.
7. PROVIDE FOUNDATION PERIMETER SUBDRAIN AS REQUIRED BY LOCAL AND STATE BUILDING CODES AND FIELD CONDITIONS AS EVALUATED BY OTHERS.
8. ADDITIONAL SUBDRAIN MAY BE NEEDED AS REQUIRED BY THE SOILS ENGINEER OR BY FIELD CONDITIONS AND SHOULD BE DESIGNED BY OTHERS.
9. PROVIDE CLEANOUTS FOR STORM DRAIN AND SUB DRAIN LINES TO MAINTAIN THE SYSTEMS PER BUILDING CODE REQUIREMENTS.
10. ALL WORK WITHIN DRIPLINE OF TREES SHALL BE DONE MANUALLY TO SAVE ROOTS. DEPTH OF PIPE WITHIN THE AREAS SHALL BE 18"±.

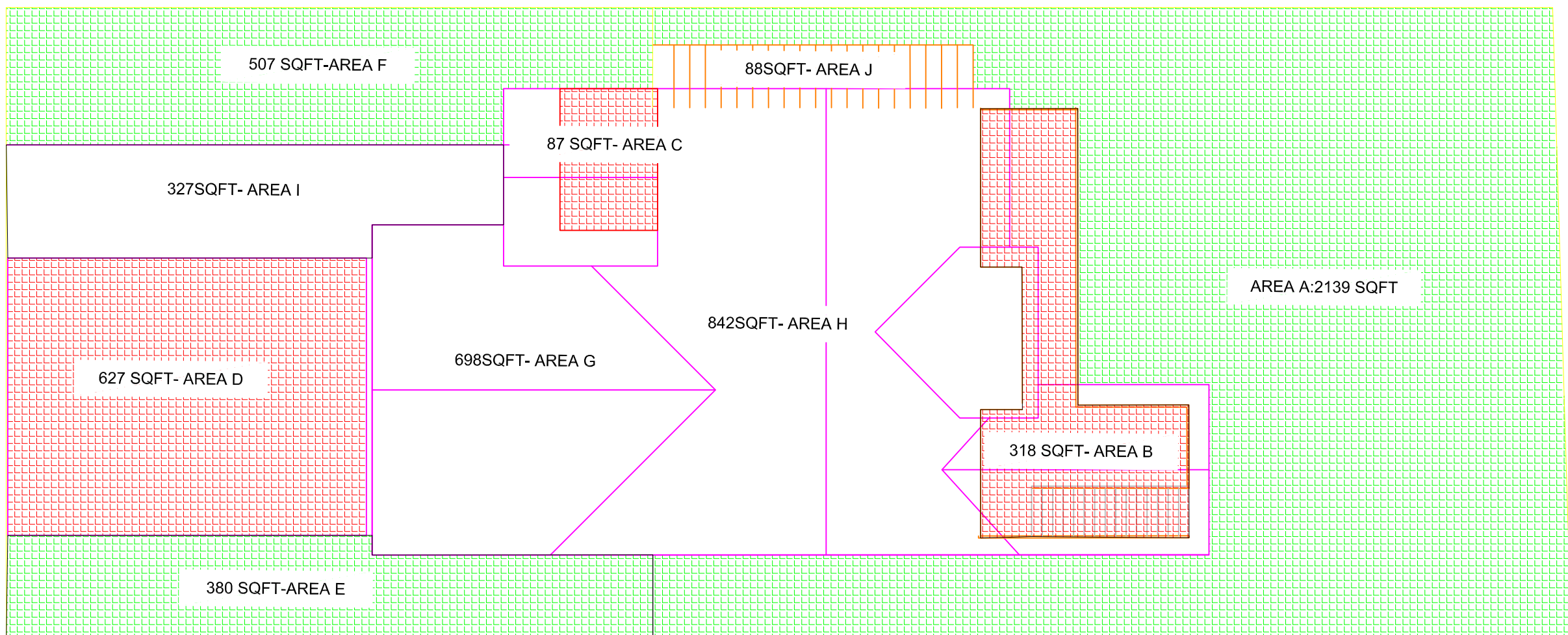
1
G4

DRAINAGE PLAN

SCALE: 1'-3/16"



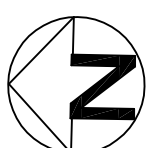
- PERVIOUS LAND SCAPE AREA
- PERVIOUS PAVERS



2
G4

AREA

SCALE: NTS



EXISTING IMPERVIOUS (SEE G7 FOR THE EXISTING IMPERVIOUS AREA)
1107 SQFT
EXISTING PERVIOUS
5078 SQFT

PRO - EXIS = 1955-1107=848<2000SQFT

PERVIOUS/ IMPERVIOUS AREA

AREA	PERVIOUS	IMPERVIOUS
A	2260 SQFT	
B	318.0 SQFT	
C	87 SQFT	
D	627 SQFT	
E	380 SQFT	
F	507 SQFT	
G		698 SQFT
H		842 SQFT
I		327 SQFT
J		88 SQFT
TOTAL	4179 SQFT	1955 SQFT

842 SQFT - DRAINS TO 2260 SQFT
698 SQFT - DRAINS TO 887 SQFT

6165.00 SQFT

PROJECT
CIVIL PLANS
11666 WINDING WAY - HOUSE 1
LOS ALTOS CALIFORNIA

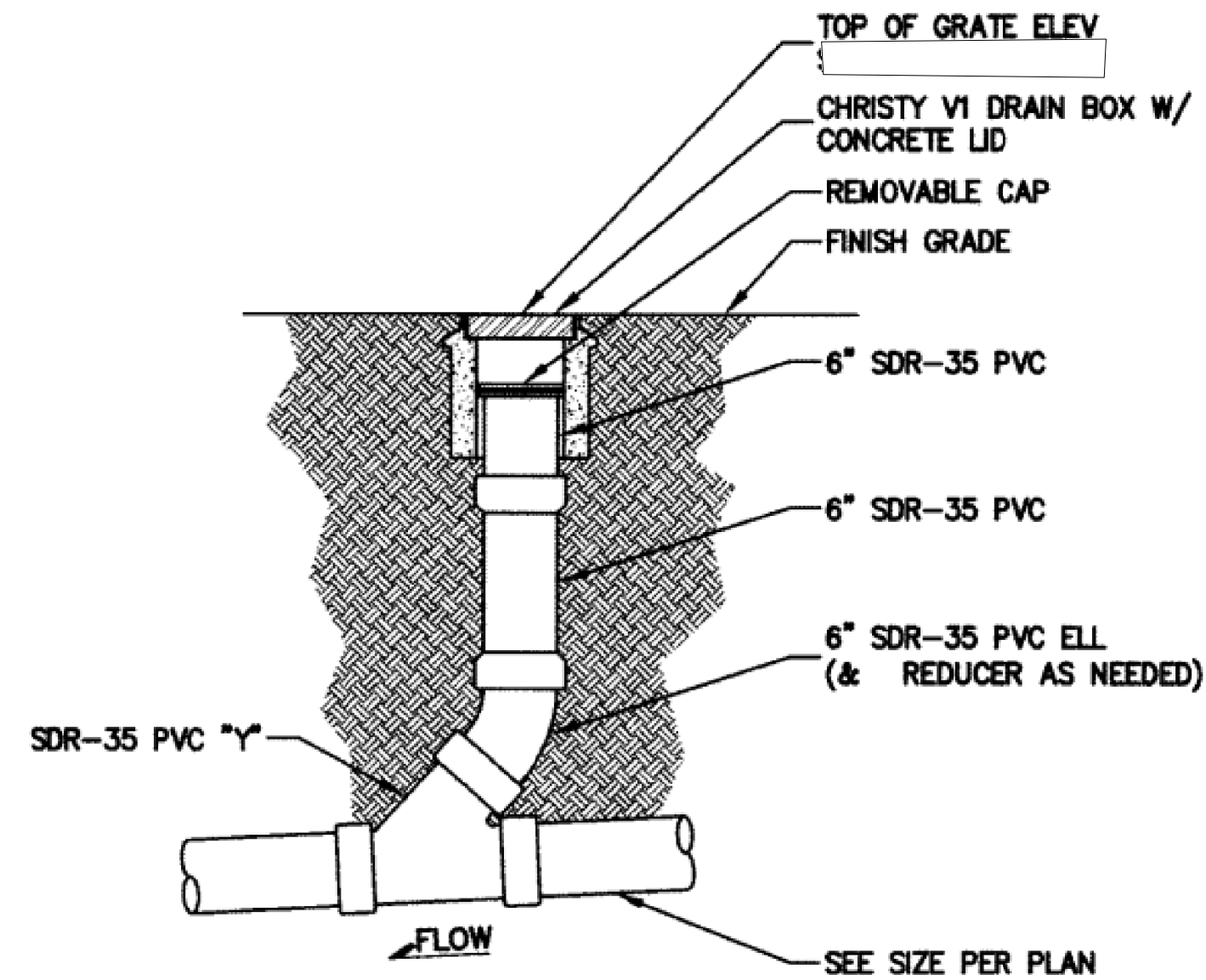
DRAINAGE PLAN

Date :01-12-2019

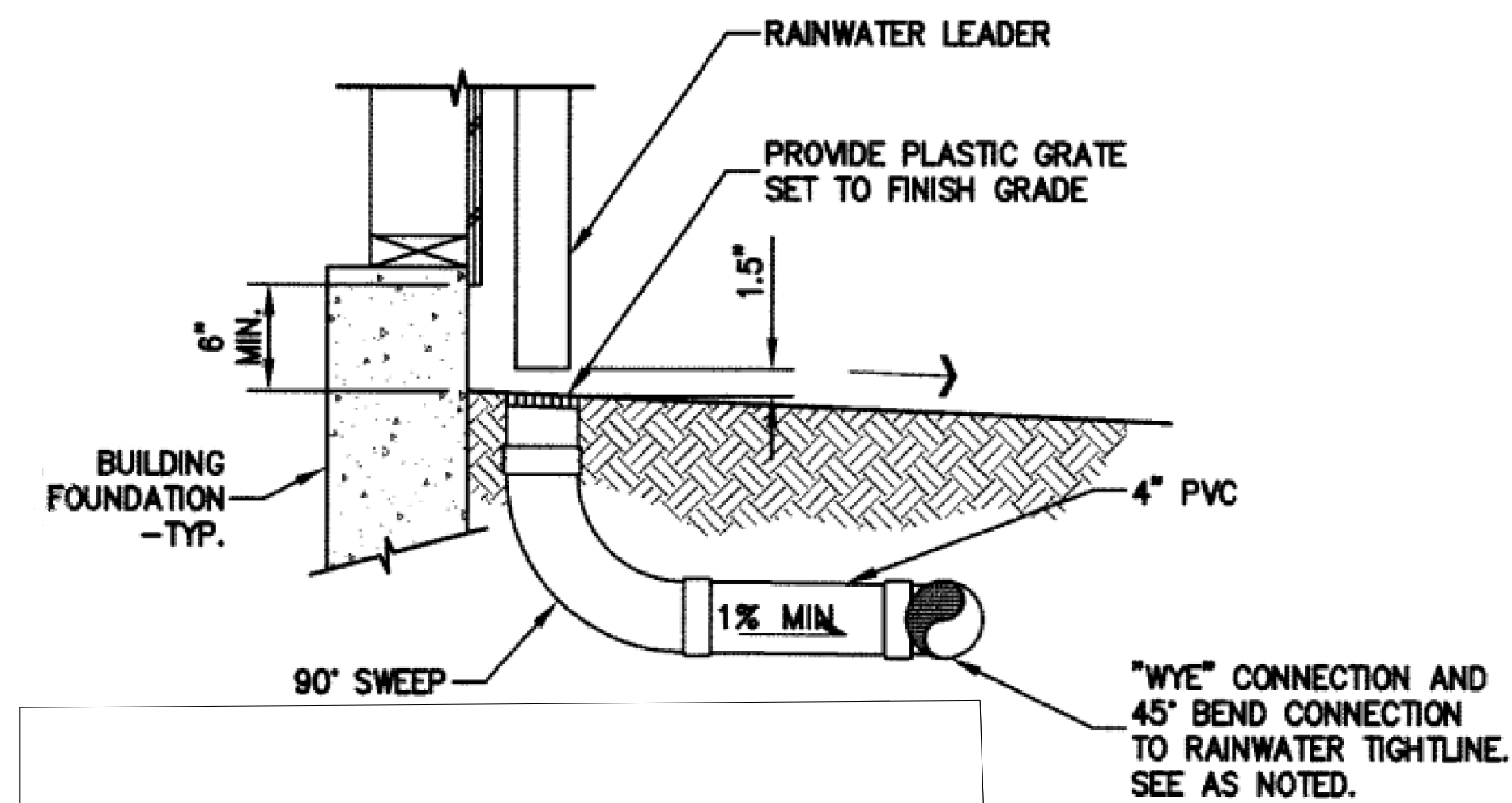
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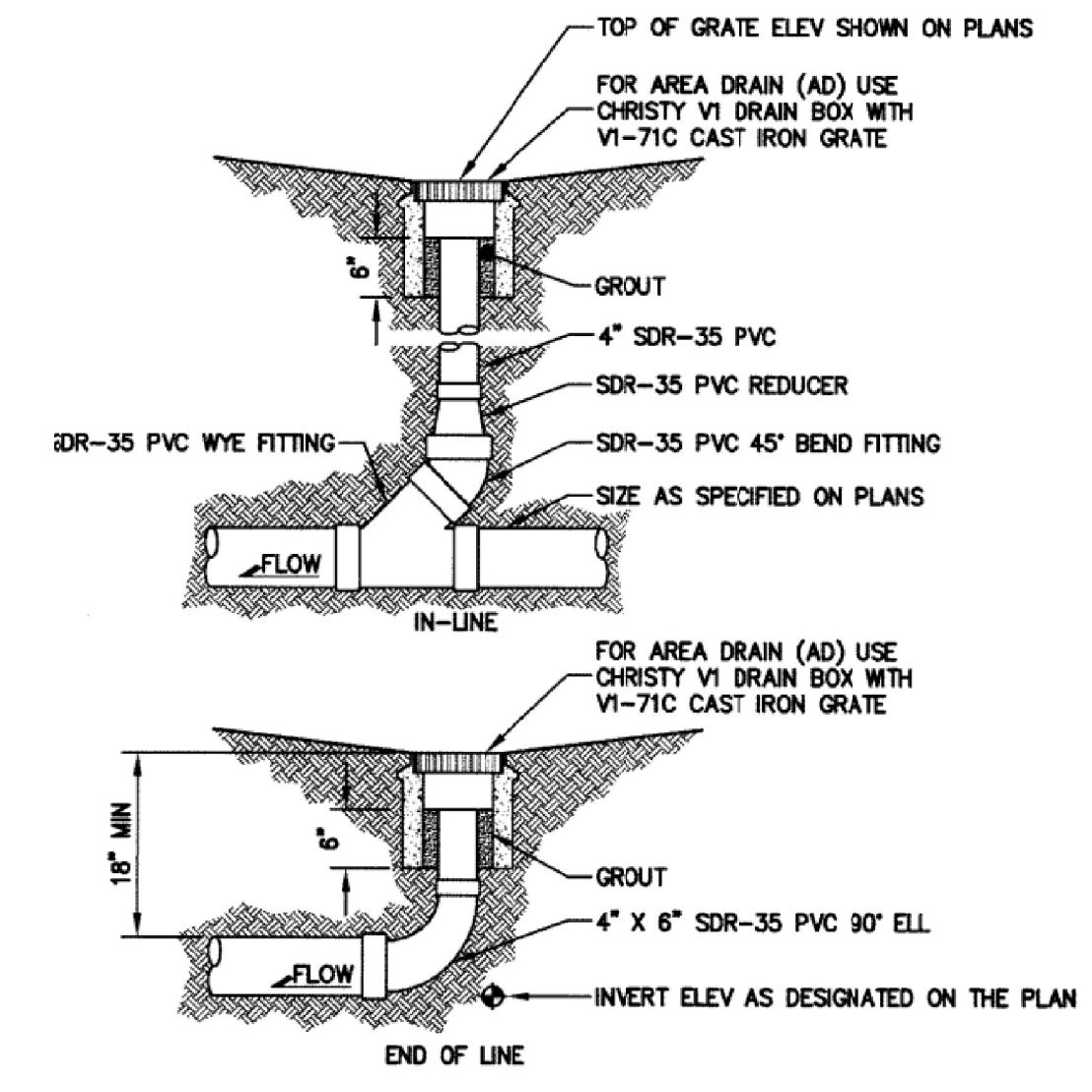
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of 3 Sheets



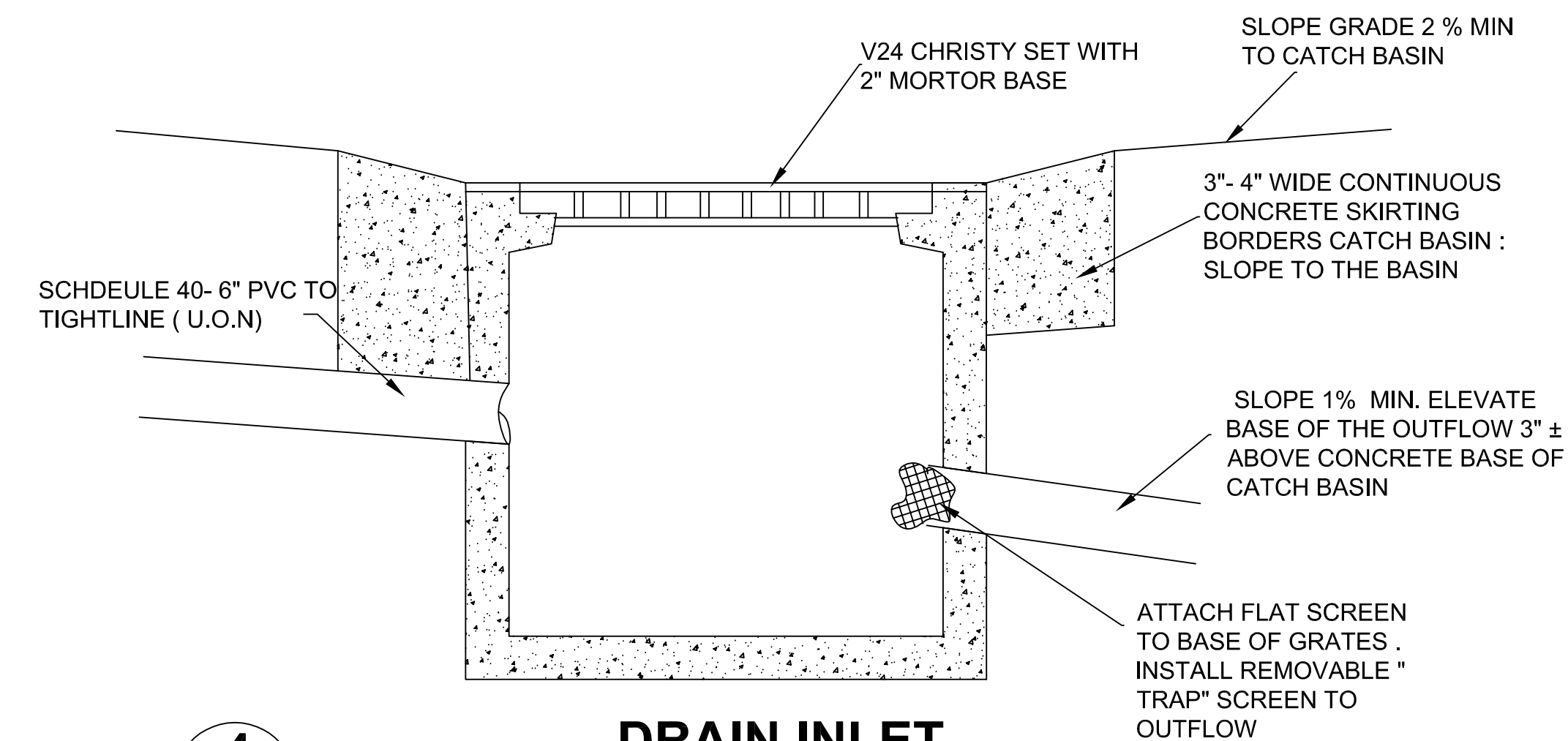
1
G5
ON SITE CLEANOUT (TYP)
SCALE: NTS



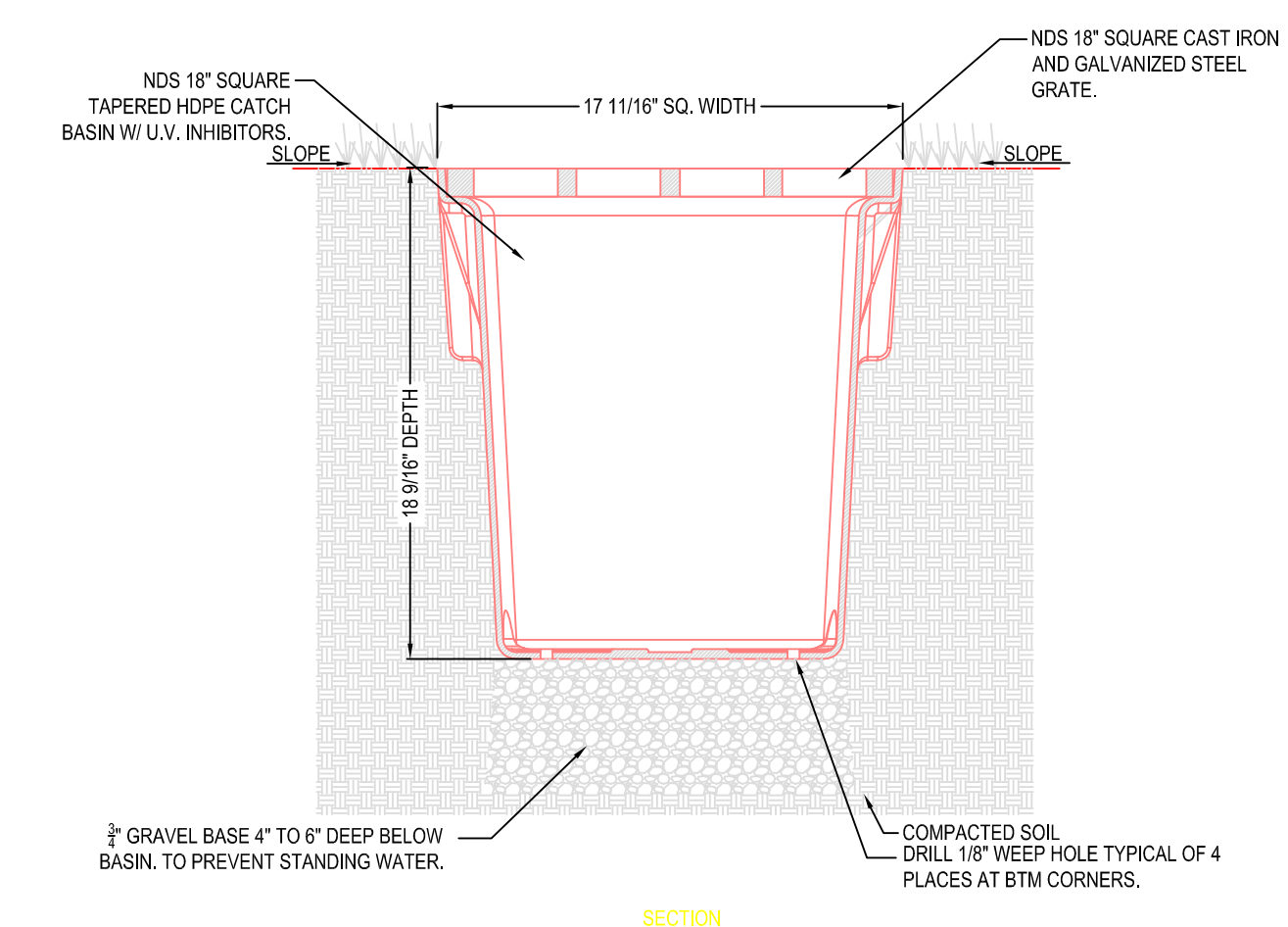
2
G5
DOWNSPOUT TO TIGHTLINE CONNECTION
SCALE: NTS



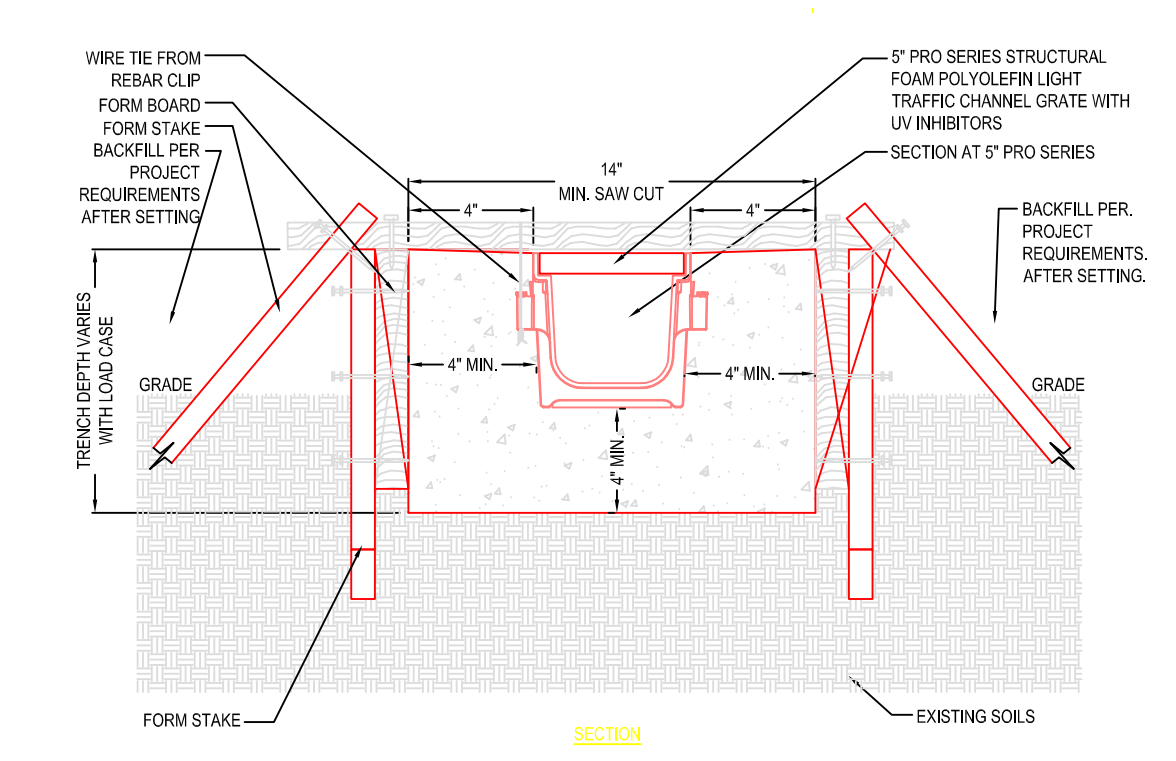
3
G5
AREA DRAIN TYPICAL
SCALE: NTS



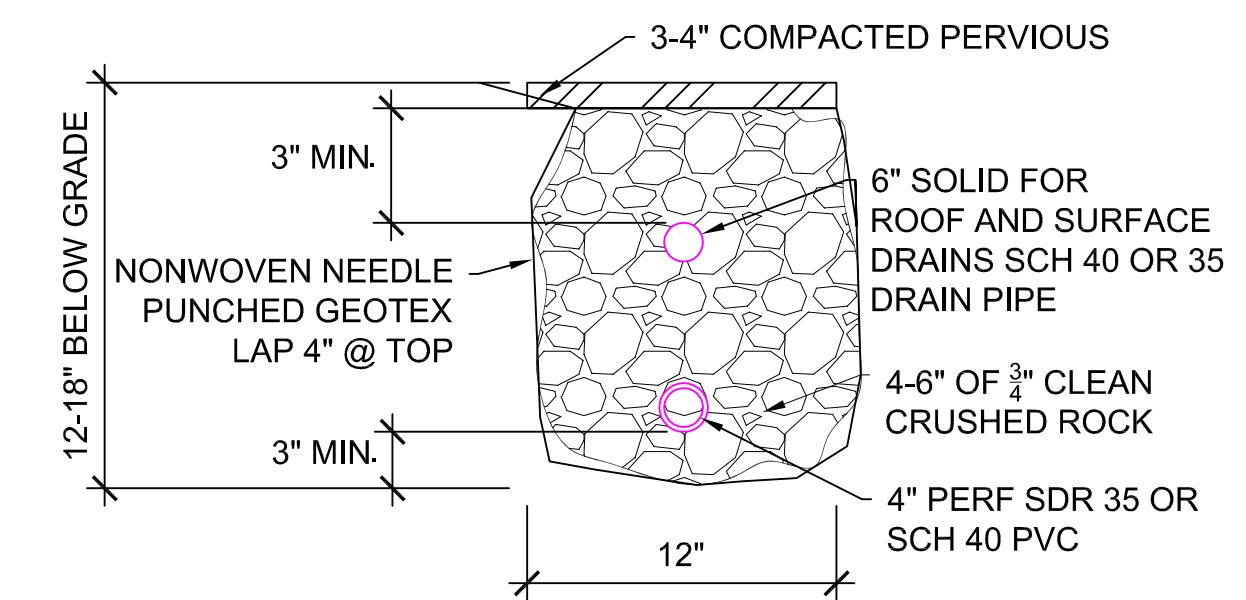
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G5
DRAIN INLET
SCALE: NTS



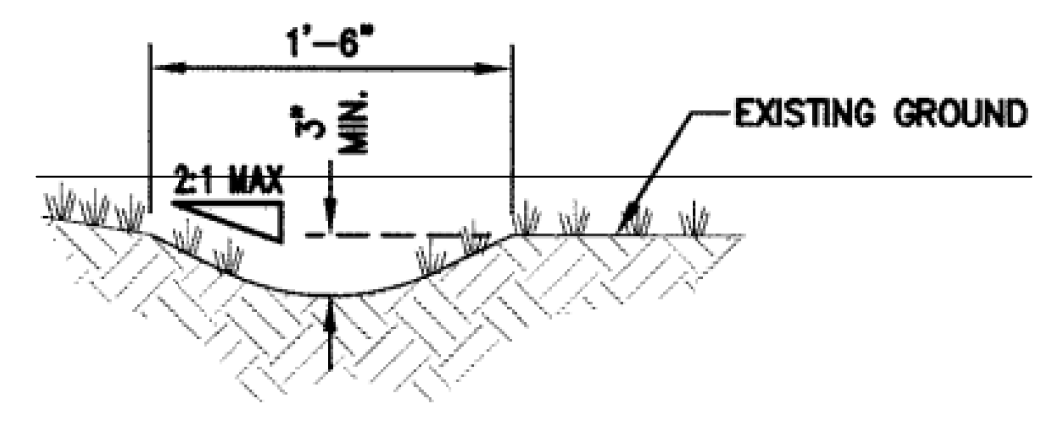
5
G5
NDS -18" DRAIN BOX
SCALE: NTS



8
G5
CHANNEL DRAIN
SCALE: NTS



6
G5
DRAINAGE PIPES



7
G5
EARTH SWALE
SCALE: NTS

PROJECT
CIVIL PLANS
11666 WINDING WAY -HOUSE 1
LOS ALTOS CALIFORNIA

DRAINAGE
DETAILS

Date :01-12-2019

Scale: AS NOTED

Job: 11666

Sheet: G5
of 14 Sheets

FLAT WORK NOTES

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.3 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.11.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% (1% MIN.) SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 2304.11.2. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN

PAVEMENT TIE IN AT THE NEW EDGE OF PAVEMENT

(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL 6/G3

(N) PERVIOUS DRIVEWAY. SEE DETAIL 5/G3

SAWCUT AND REPAVE A MINIMUM OF 1' OF WINDING WAY LONG PROPERTY'S FRONTAGE IN KIND AND TO COUNTY STANDARDS.

UTILITY NOTES

INSTALL (N) SANITARY SEWER LATERALS. USE 4" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. CONNECT PER DISTRICT STANDARDS

CONNECT (N) WATER SERVICE PER WATER DISTRICT STANDARDS. UPGRADE (E) WATER METER PER WATER DISTRICT STANDARDS AS APPLICABLE. INSTALL (N) 2" MINIMUM SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING GAS, CATV & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION NOTES

DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

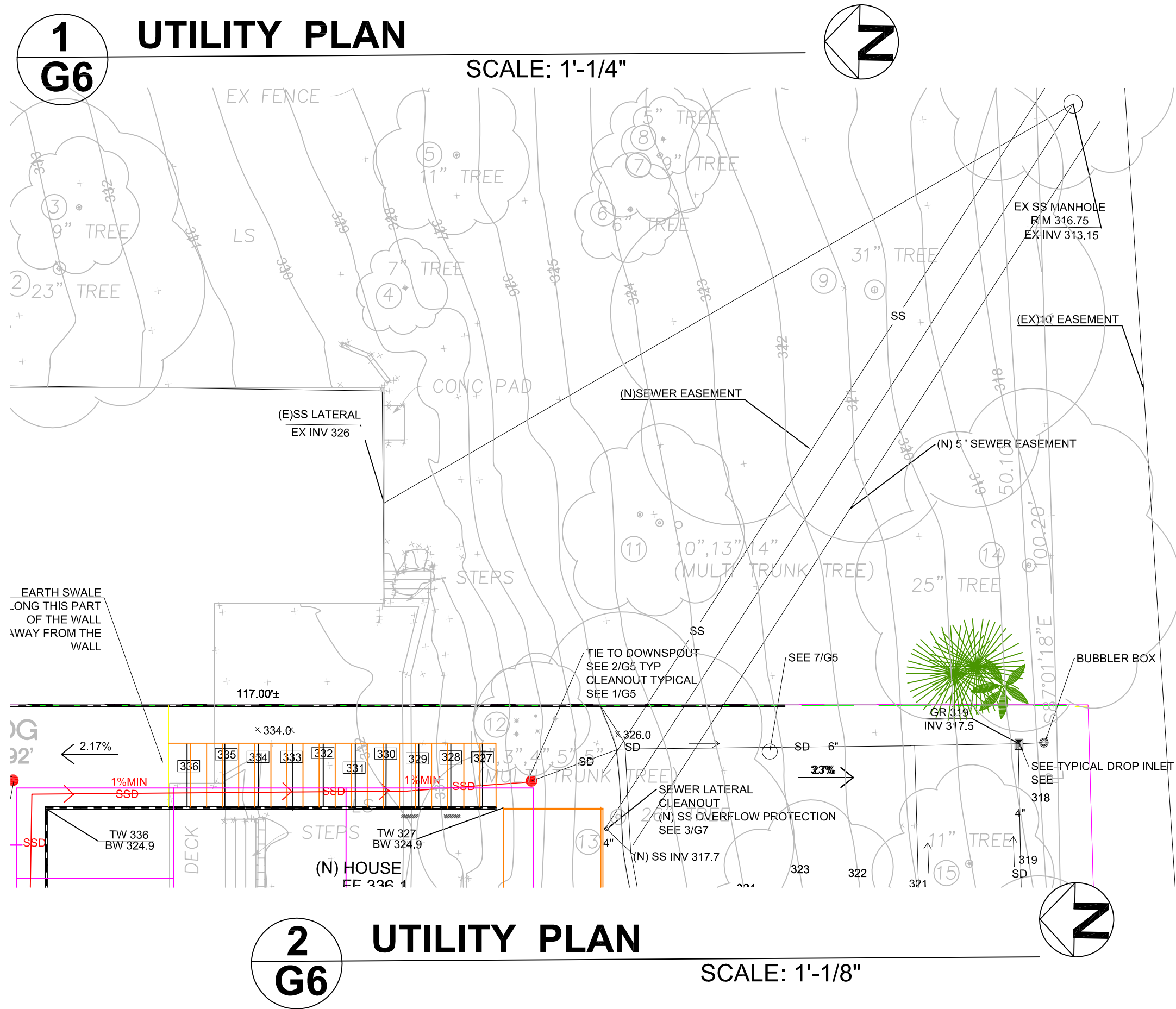
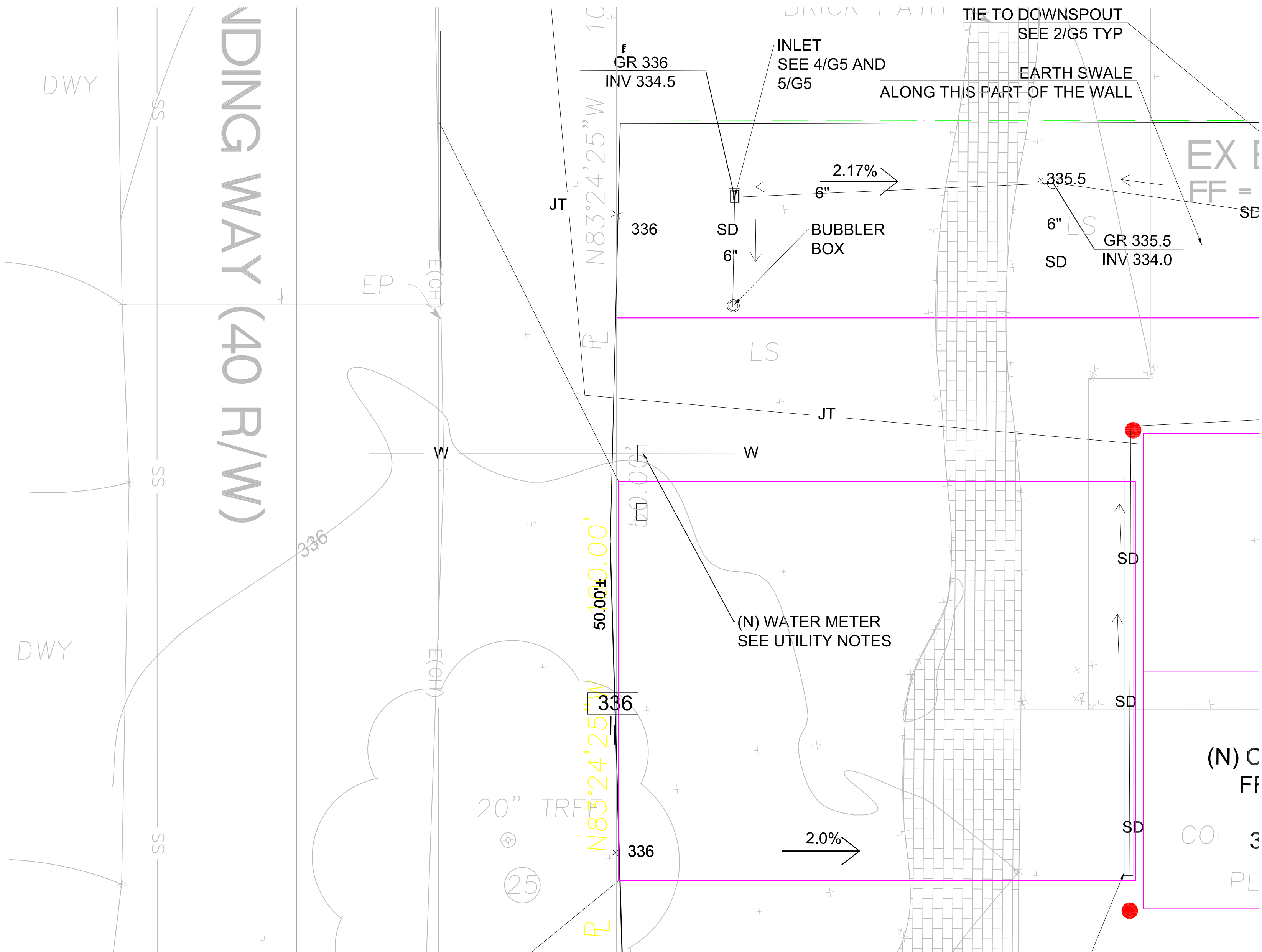
REMOVE (E) TREE. CONTRACTOR SHALL OBTAIN THE PROPER TREE REMOVAL PERMITS AS REQUIRED.

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL ON COUNTY TITLE SHEET.

RIGHT OF WAY UTILITY NOTES

1. TRENCH EXCAVATE, BACKFILL AND COMPACT ALL PORTIONS OF WINDING WAY TO COUNTY STANDARD STRUCTURAL SECTION SHALL MATCH EXISTING IN KIND; PAVED SECTIONS SHALL BE REPLACED PER COUNTY STANDARD U3A AND UNPAVED SECTIONS PER COUNTY STANDARD U3D.
2. REPLACE AND RECONSTRUCT ALL PORTIONS OF AC BERM DAMAGED DURING CONSTRUCTION OPERATIONS IN KIND AND TO COUNTY STANDARD B13 AND AS REQUESTED BY COUNTY INSPECTOR AND/OR ENGINEER.

PG&E SHALL APPLY AND OBTAIN A SEPARATE ENCROACHMENT PERMIT TO INSTALL NEW GAS LATERAL SERVICE FROM MAIN LINE TO NEW RESIDENCE



PROJECT
CIVIL PLANS
11666 WINDING WAY
LOS ALTOS CALIFORNIA

UTILITY
PLAN

Date :01-12-2019

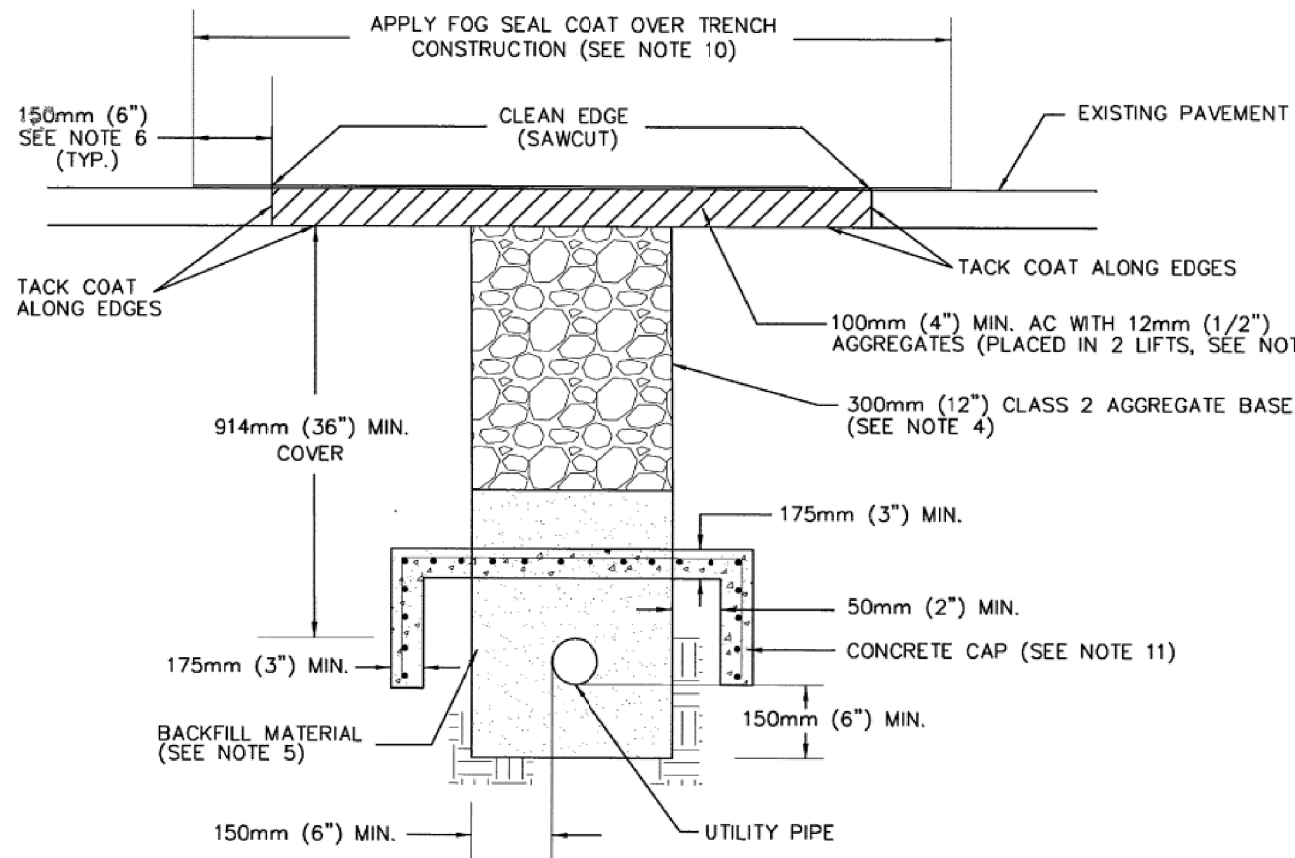
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Job: 11666

Sheet: G6
of 3 Sheets

NOTES:

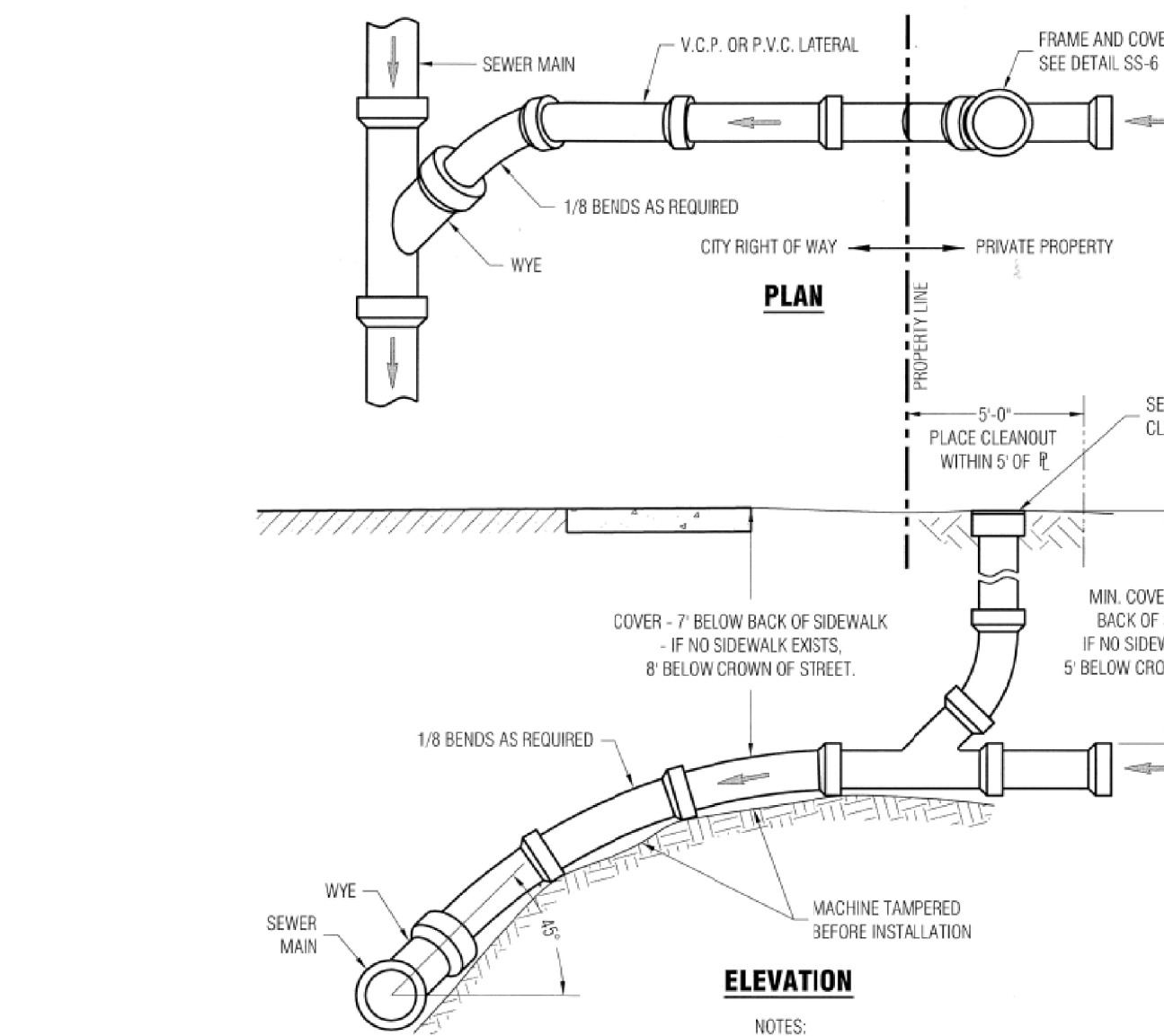
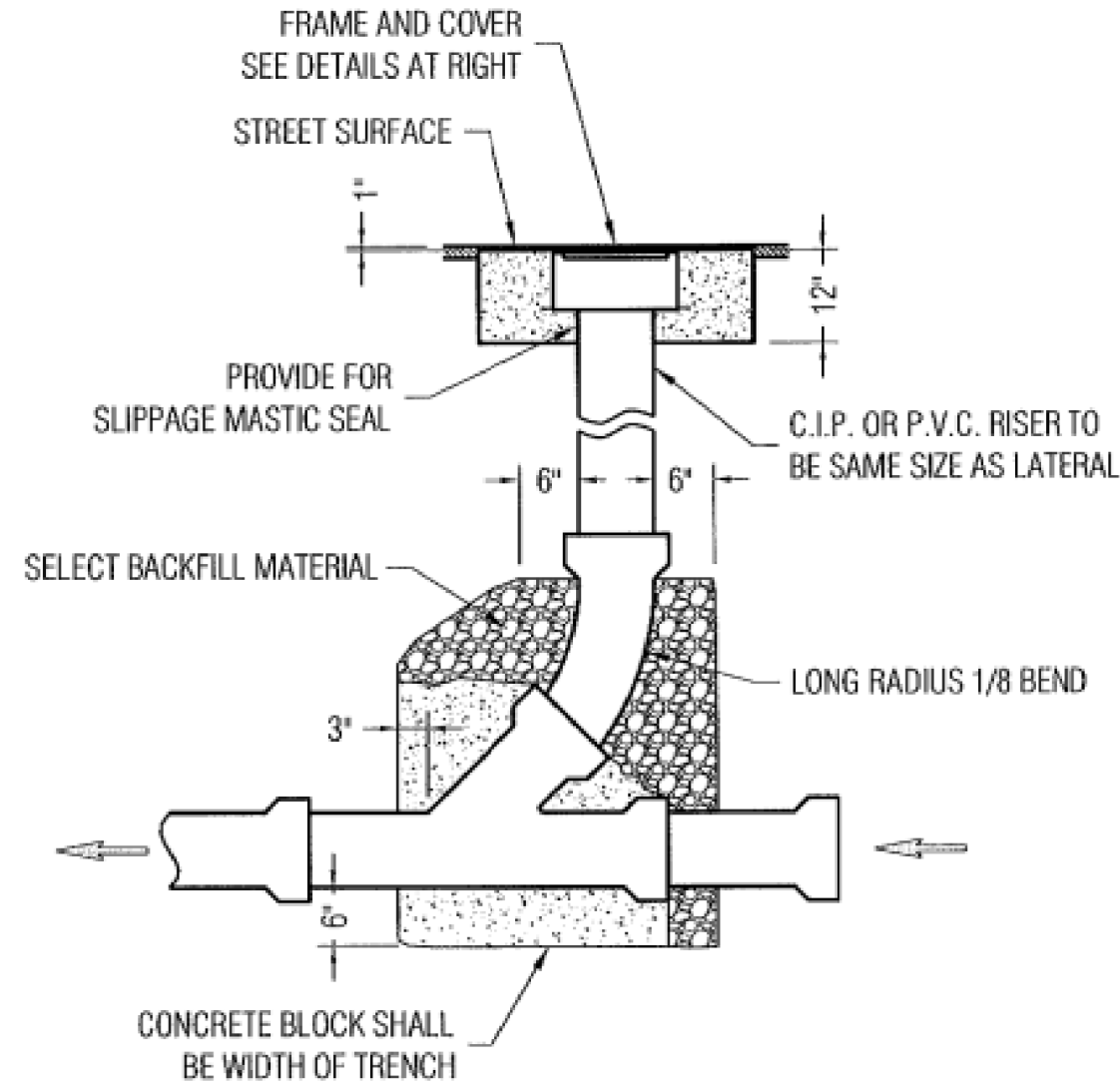
1. THE SURFACE COURSE SHALL BE TYPE A, 12mm (1/2") MEDIUM ASPHALT CONCRETE.
2. ALL NEW UTILITIES SHALL BE INSTALLED ON CUT SIDE OF NEW ROAD IN HILLSIDE AREA.
3. ALL NEW UTILITIES ARE TO BE INSTALLED BELOW ANY EXISTING CULVERTS.
4. RELATIVE COMPACTION FOR CLASS 2 A.B. SHALL BE NO LESS THAN 95%. EACH LAYER SHALL NOT EXCEED 150mm (6") IN THICKNESS. CONTROLLED LOW-STRENGTH MATERIAL (<300 PSI) (e.g., 2-SACK SLURRY, CONTROLLED DENSITY FILL, FLOWABLE FILL, ETC) MAY BE USED IN LIEU OF AB.
5. TRENCH BACKFILL SHALL CONFORM TO SECTION 19 OF THE CURRENT SANTA CLARA COUNTY STANDARD SPECIFICATIONS.
6. FOG SEAL COAT SHALL CONSIST OF A MIXTURE OF SLOW-SETTING TYPE ASPHALT EMULSION AND ADDITIONAL WATER. ADDITIONAL REQUIREMENTS APPLY TO PAVEMENT 3-4 YEARS OLD. SEE COUNTY STANDARD DETAILS U/3B AND U/3C.
7. NO OPEN-CUT OF EXPRESSWAY SHALL BE ALLOWED UNLESS APPROVED BY THE ROAD COMMISSIONER. OTHER CONDITIONS SHALL APPLY TO EXPRESSWAY ENCROACHMENTS.
8. COUNTY ORDINANCE CO. N-703.9 REQUIRES PAYMENT OF TRENCH CUT FEES AS OFFSET FOR DAMAGE TO PAVEMENT STRUCTURE. IN LIEU OF FEE, FOR LONGITUDINAL TRENCH CUT ONLY. ALTERNATE SECTIONS SHOWN ON SHEETS U/3B AND U/3C MAY BE REQUIRED BY COUNTY. NO ALTERNATIVE SECTIONS ARE AVAILABLE FOR TRANSVERSE TRENCH CUTS.
9. CONTRACTOR SHALL RESTORE ALL STRIPING, PAVEMENT MARKERS, LOOP DETECTORS AND REPAIR WITH IN KIND MATERIALS.
10. HOT-MIXED ASPHALT OR MICROSURFACING MAY BE REQUIRED AT THE DISCRETION OF COUNTY BASED ON SITE SPECIFIC CONDITIONS. INSTEAD OF FOG SEAL.
11. CONCRETE CAP IS ONLY REQUIRED WHERE COVER IS LESS THAN 36". BOTTOM OF THE CONCRETE CAP SHALL ALIGN WITH THE BOTTOM OF THE UTILITY PIPE. INSTALL 10M (#3) REBARS 300 MM (12") O.C. EACH WAY.



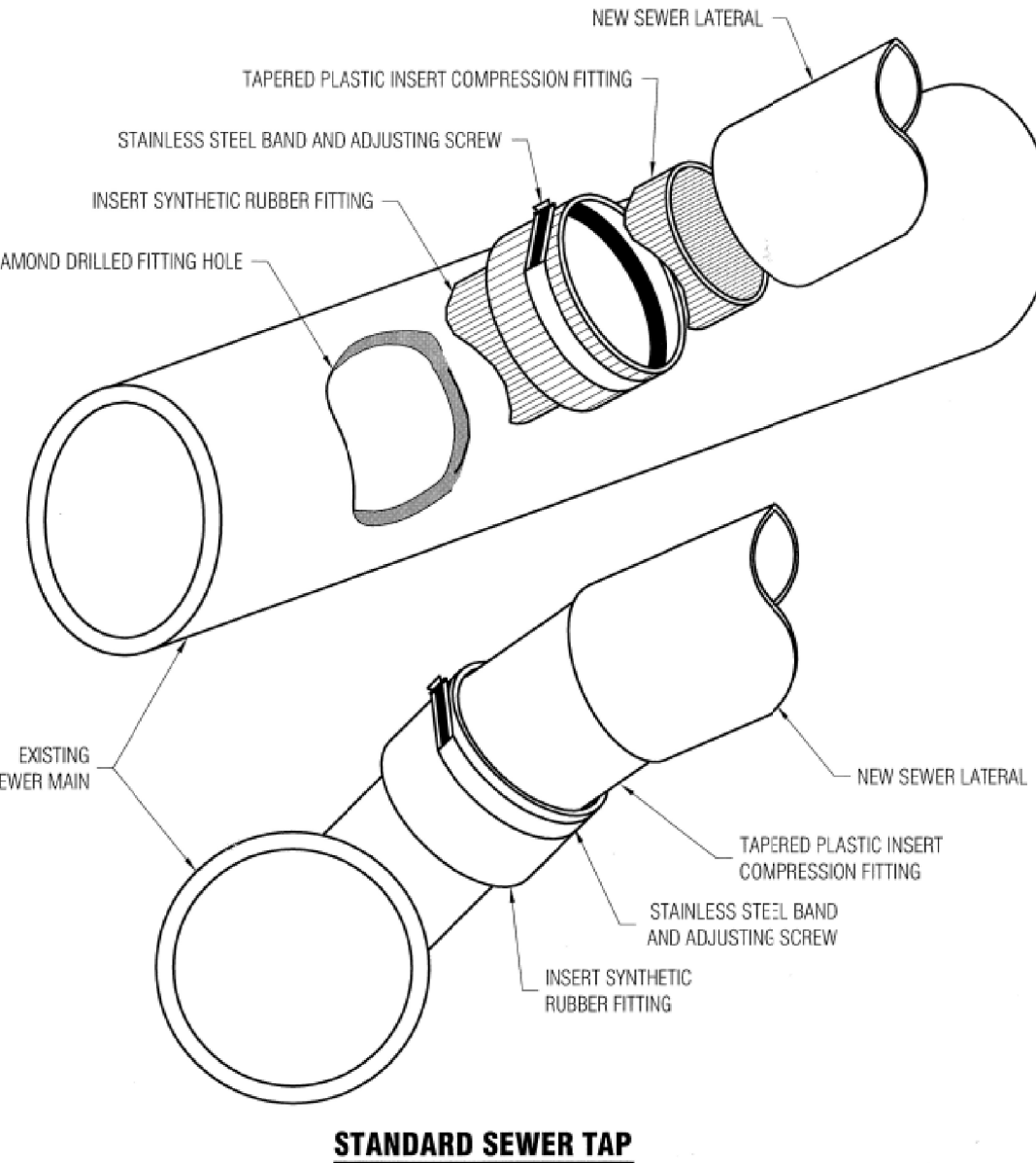
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G7 **STANDARD UTILITY TRENCH**
SCALE: NTS

2
G7 **STANDARD UTILITY TRENCH DETAIL**
SCALE: NTS

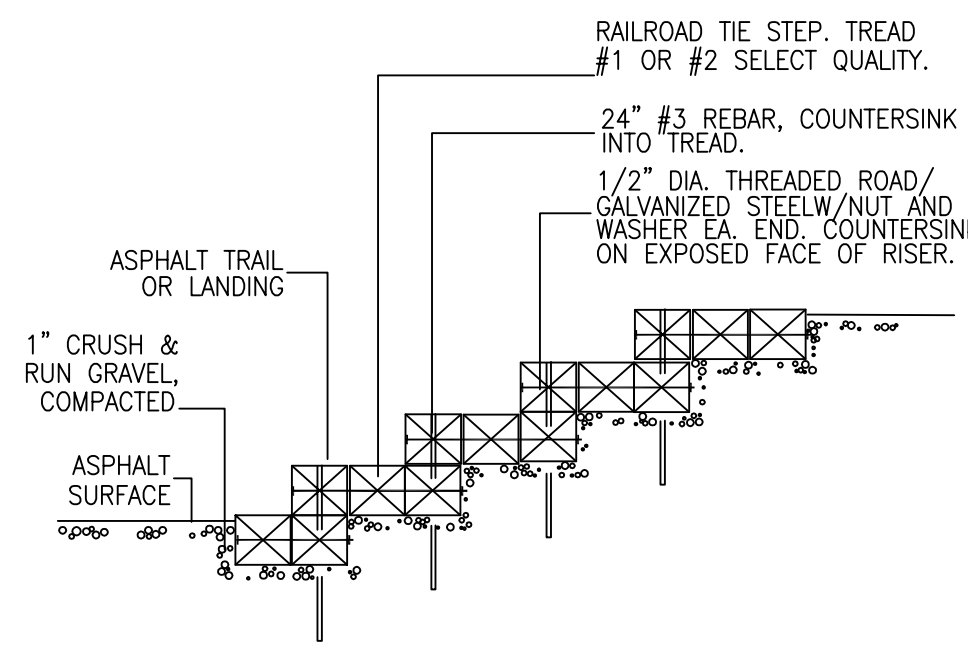
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G7 **STANDARD SEWER LATERAL CLEANOUT**
SCALE: NTS



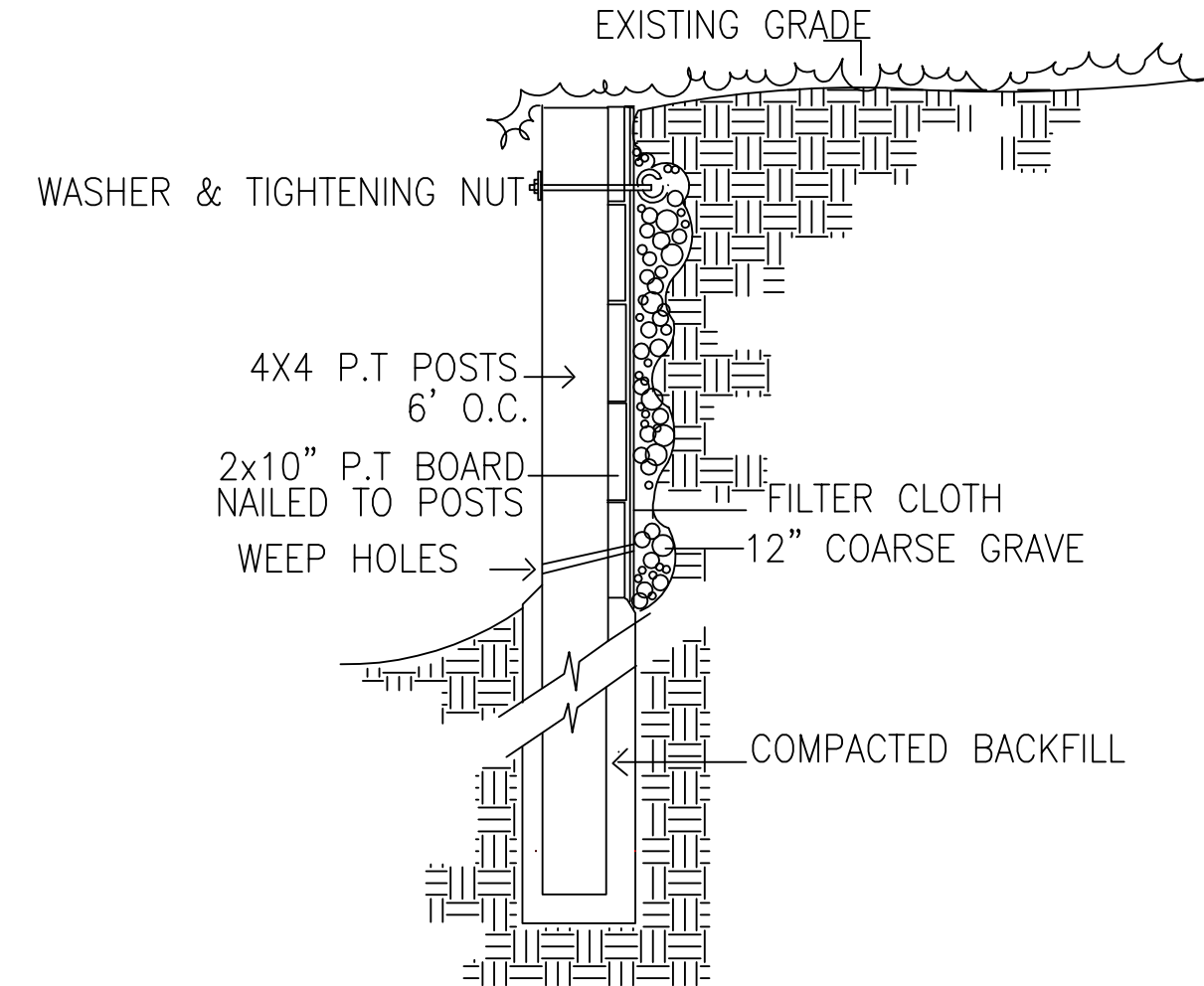
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G7 **STANDARD SEWER LATERAL AND RISER**
SCALE: NTS



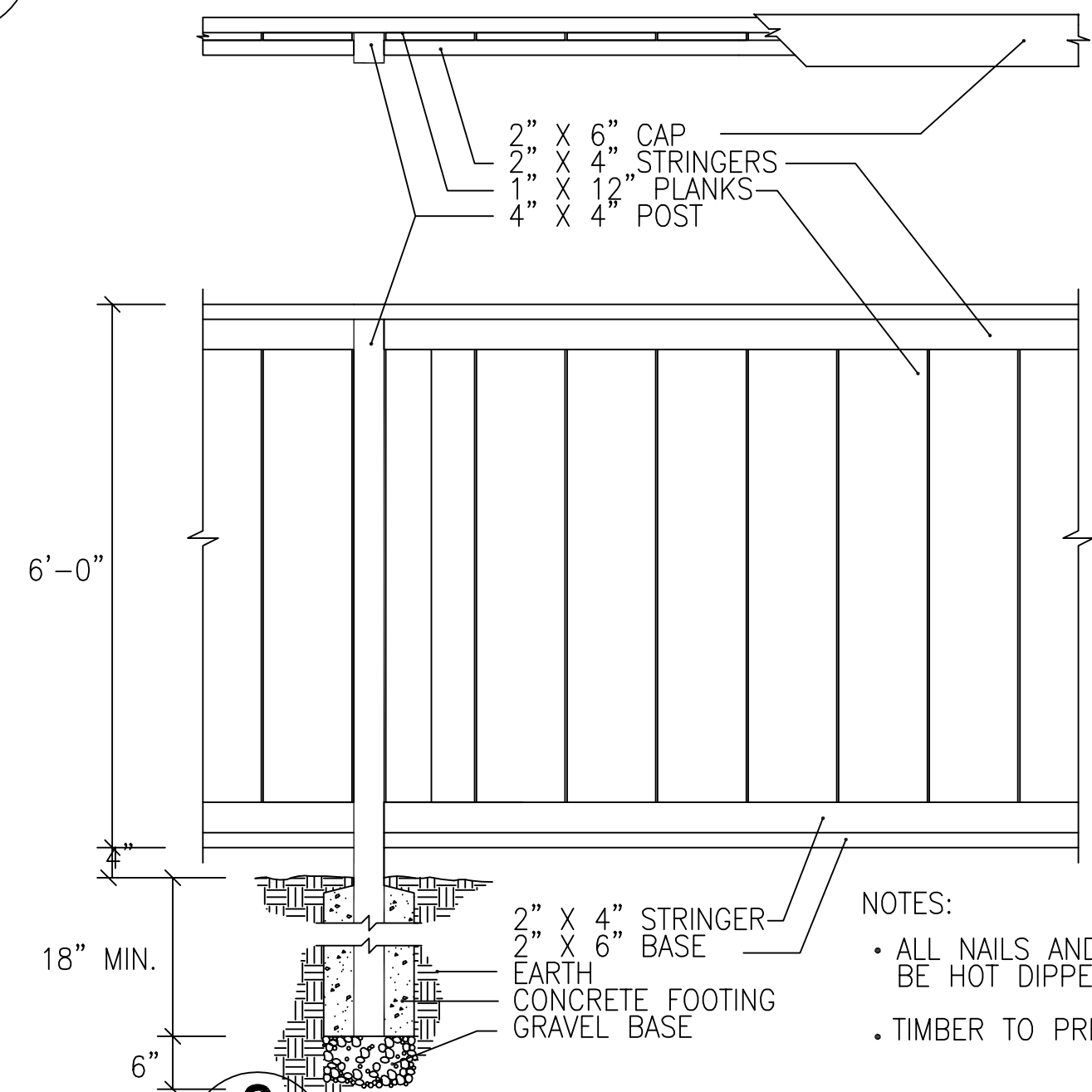
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G7 **SEWER TAP**
SCALE: NTS



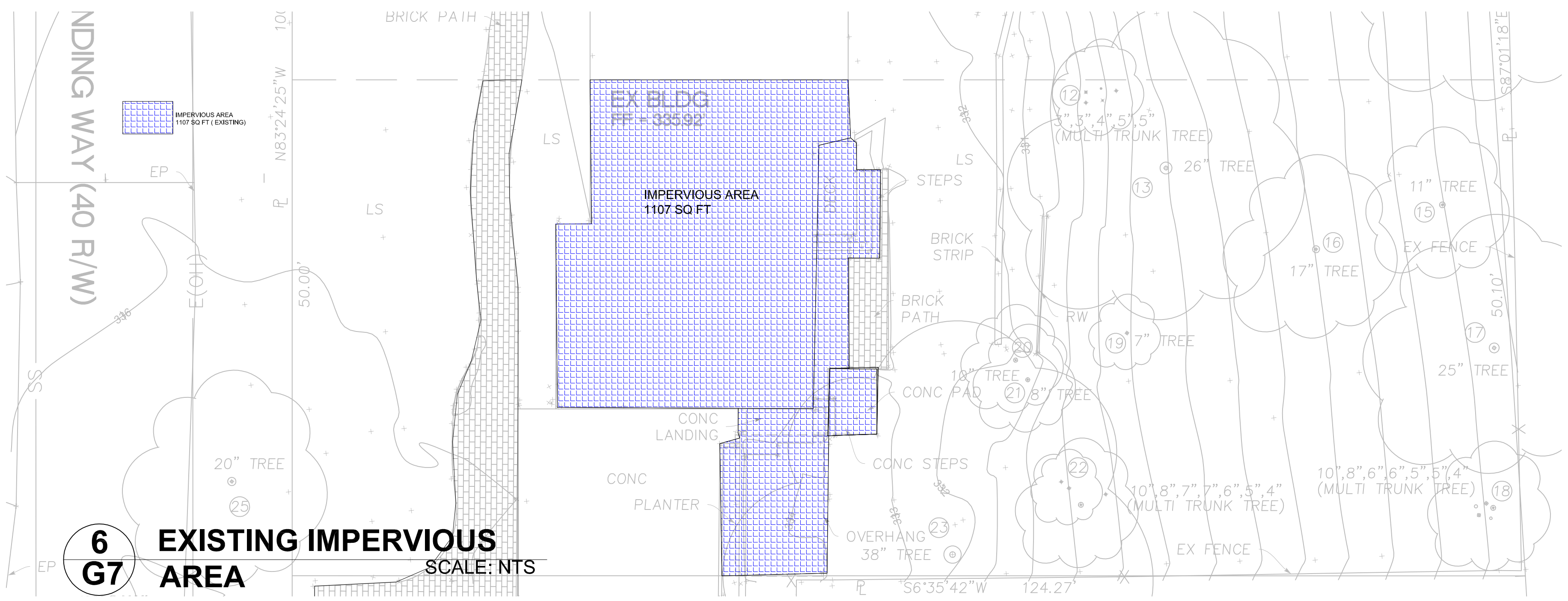
7A
G7 **RAIL ROAD STEPS**
SCALE: NTS



7B
G7 **TIMBER RETAINING WALL**
SCALE: NTS



8
G7 **TIMBER FENCE**
SCALE: NTS



6
G7 **EXISTING IMPERVIOUS AREA**
SCALE: NTS

PROJECT
CIVIL PLANS
11666 WINDING WAY
LOS ALTOS CALIFORNIA

UTILITY
DETAILS

Date :01-12-2019

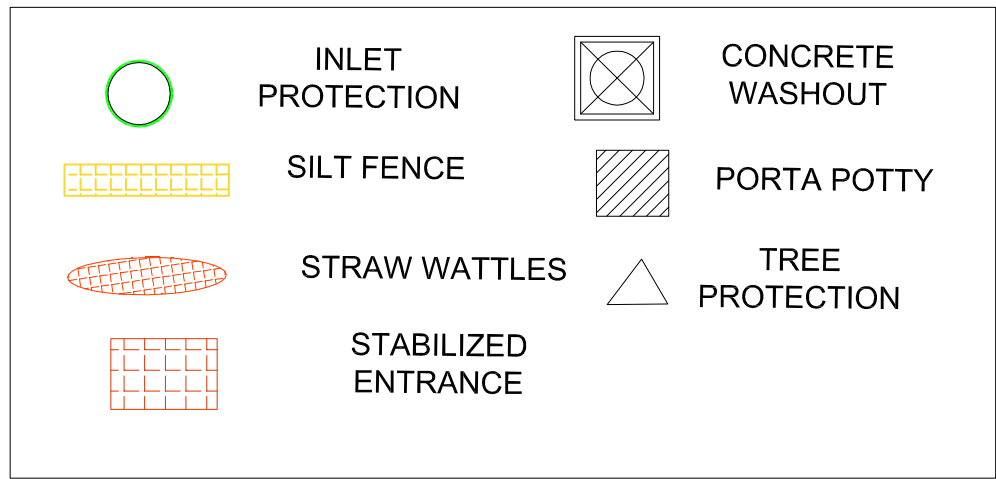
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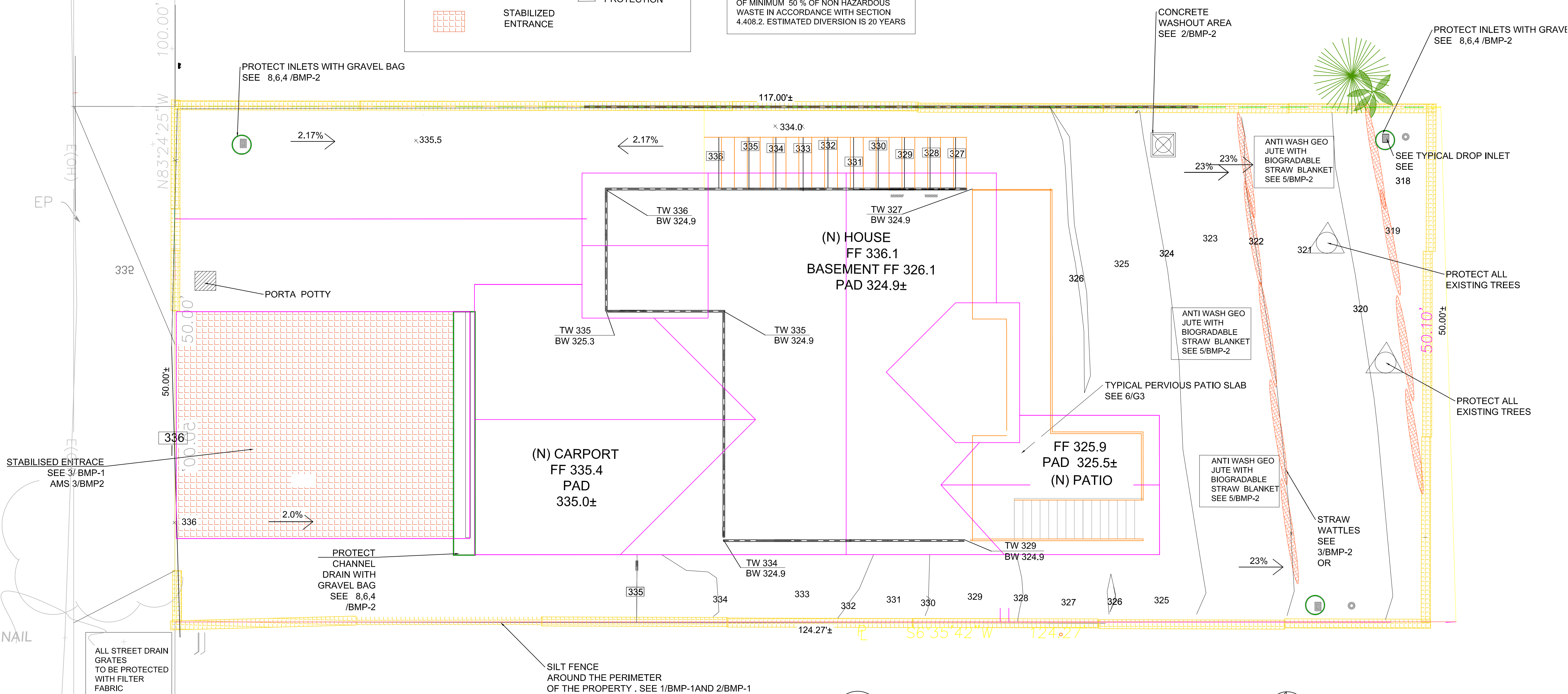
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14

G7
Sheets

WINDING WAY (40 R/W)

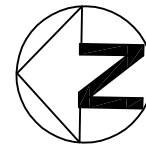


NOTES : ALL CONCRETE WASHOUT MATERIAL WILL BE PUT BACK IN THE DEPARTING CONCRETE TRUCK .
NOTES : ALL WOOD RELATED CONSTRUCTION DEBRIS SHALL BE SALVAGED , RE-USED , OR RECYCLED FOR RE-USE TO EQUAL OF MINIMUM 50 % OF NON HAZARDOUS WASTE IN ACCORDANCE WITH SECTION 4.408.2. ESTIMATED DIVERSION IS 20 YEARS



1
G8

EROSION CONTROL PLAN
SCALE: 1'-3/16"

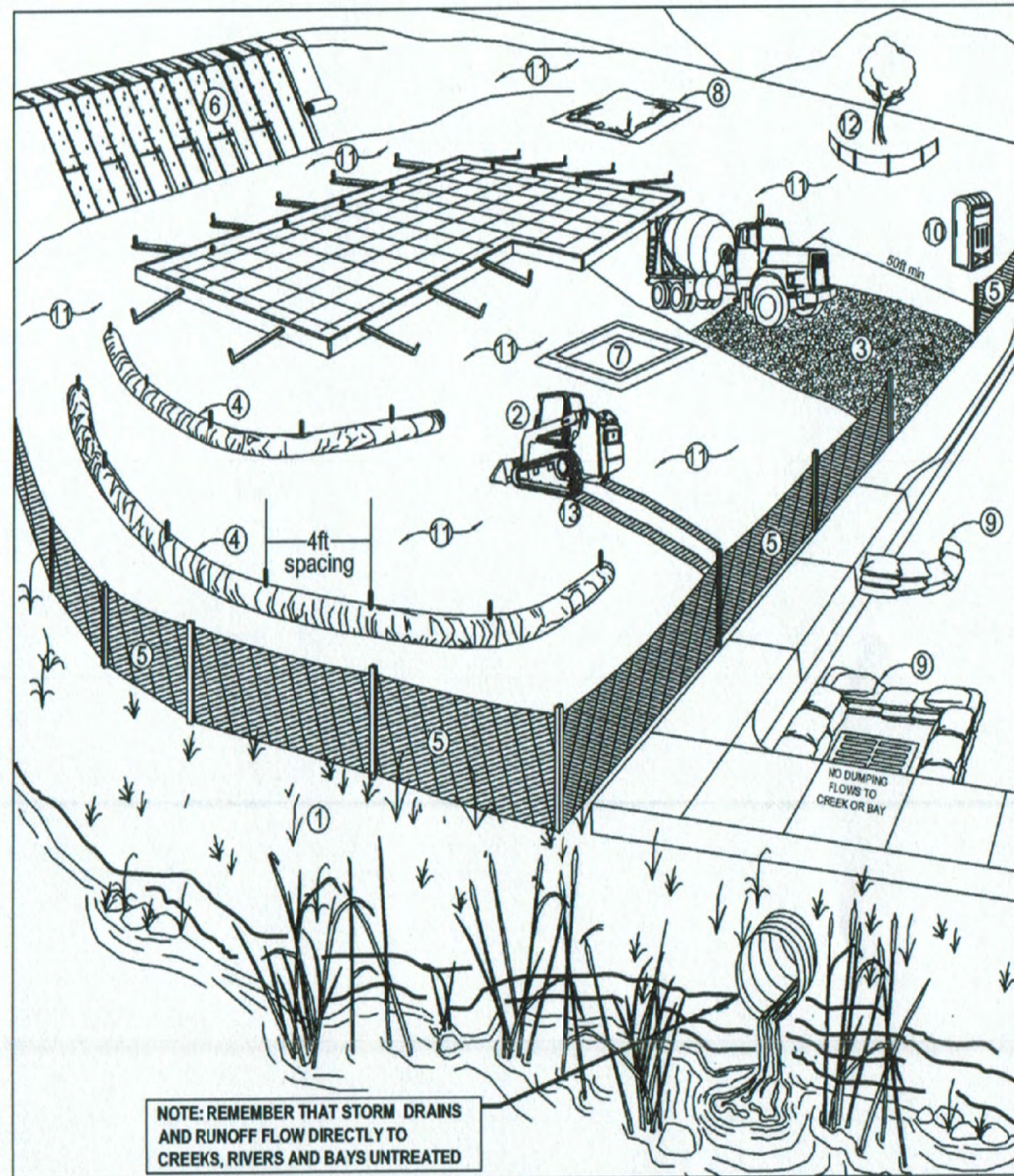


EROSION CONTROL - LOS ALTOS NOTES

1. EROSION CONTROL MEASURES SHALL CONFORM TO ABAG STANDARDS, TOWN STANDARDS AND THE APPROVAL OF THE TOWN'S ENGINEERING DEPARTMENT.
2. ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE ON SITE BY SEPTEMBER 15TH AND IN PLACE BY OCTOBER 1ST.
3. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 1ST THROUGH APRIL 30TH, WHICHEVER IS LONGER.
4. IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
6. PROJECTS MUST HAVE ALL CUT AND FILL SLOPES PROTECTED BY AND DISTURBED AREAS BY ONE OF THE FOLLOWING MEASURES OR THE COMBINATION OF THEM: TEMPORARY SEEDING AND MULCHING, PERMANENT SEEDING AND MULCHING, HYDROMULCHING-HYDROSEEDING, EROSION CONTROL BLANKETS/GEOTEXTILES, AND FIBER ROLLS;
7. ANY AREAS OF DISTURBED SOIL SHALL BE SEEDED OR REPLANTED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO OCTOBER 1ST, OR FINAL INSPECTION, WHICHEVER IS SOONER.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY TOWN'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
9. PROJECTS SHALL PREVENT ANY ACCUMULATION OR DEPOSIT OF DIRT, MUD, SAND, ROCKS, GRAVEL OR DEBRIS ON THE SURFACE OF ANY STREET, ALLEY OR PUBLIC PLACE OR IN ANY PUBLIC STORM DRAIN SYSTEM.

FAILURE TO IMPLEMENT EROSION CONTROL MEASURES DURING PERIODS OF RAINFALL MAY RESULT IN A PROHIBITION OF ANY ADDITIONAL CONSTRUCTION DURING THE REMAINDER OF THE RAINY SEASON.

- (1) Check with your local planning and public works departments for creek setback requirements. Grading and/or building may be limited within creekside buffers.
- (2) During grading phase, track-walk up and down slopes (not parallel to them).
- (3) Stabilize site entrance and temporary driveway – use 3-4" crushed rock for a minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
- (4) Use straw wattles along contours of short slopes or slopes 3:1 or flatter, keyed into ground at least 3" deep (typically 25' apart).
- (5) Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance. Silt fencing must be keyed in.
- (6) Install erosion control blankets (or equivalent) on any disturbed site with 3:1 slopes or steeper, keyed into the ground at least 3".
- (7) Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.



- (8) Cover all stockpiles and landscape material and berm properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies. Hazardous materials and refuse must be kept in closed containers that are covered and utilize secondary containment, not directly on soil.
- (9) Use pea-gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense.
- (10) Place port-a-potty with secondary conatinment near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and water bodies.
- (11) Cover all exposed soil with straw mulch and tackifier (or equivalent).
- (12) Existing vegetation should be preserved as much as possible. Areas of disturbed soil/vegetation should be revegetated as soon as practical.
- (13) Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment. Repair equipment as necessary.

PROJECT
CIVIL PLANS
11666 WINDING WAY -HOUSE 1
LOS ALTOS CALIFORNIA

EROSION
CONTROL
PLANS

Date :01-12-2019

Scale: AS NOTED

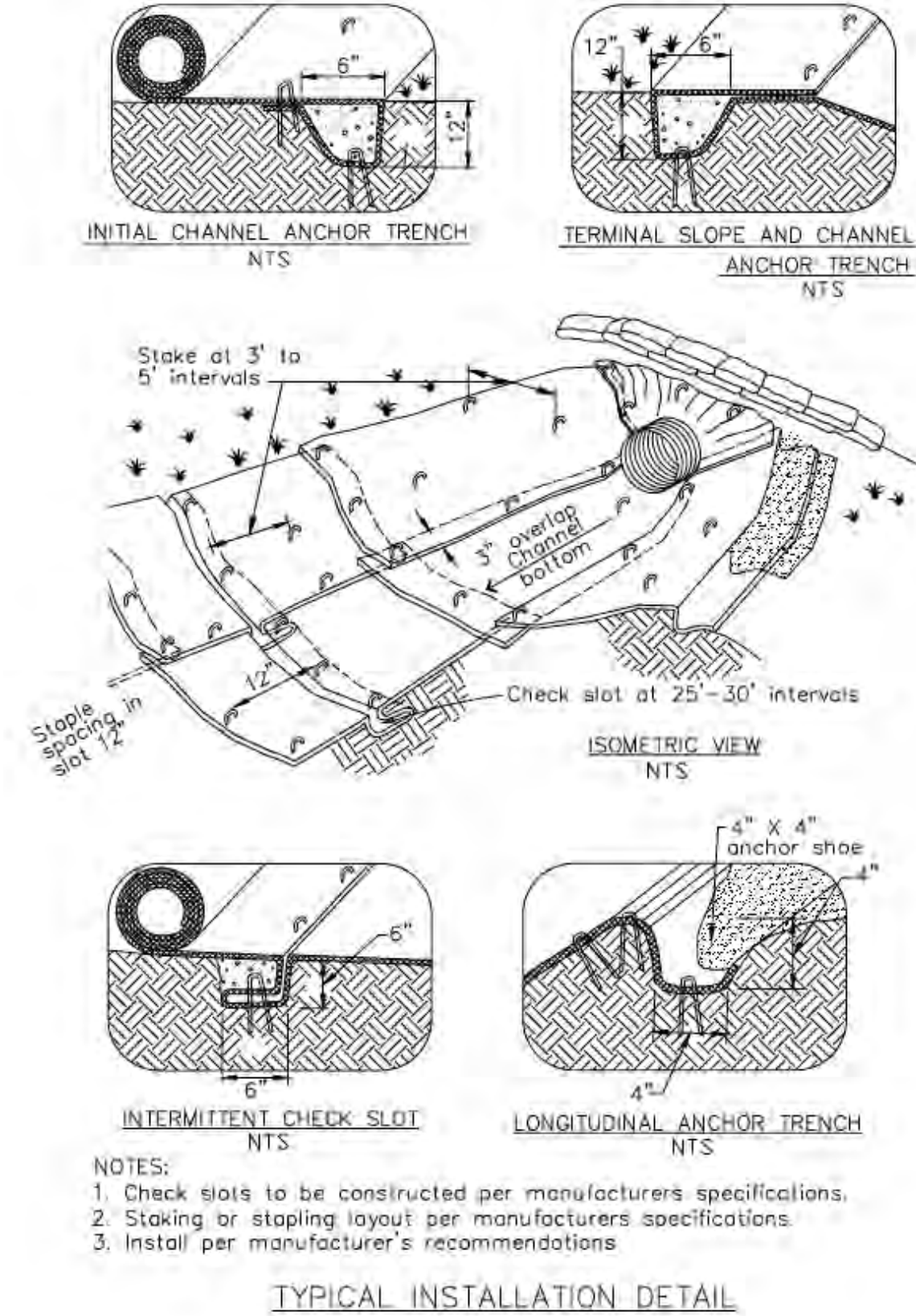
Job: 11666

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of 14 Sheets

7

Geotextiles and Mats

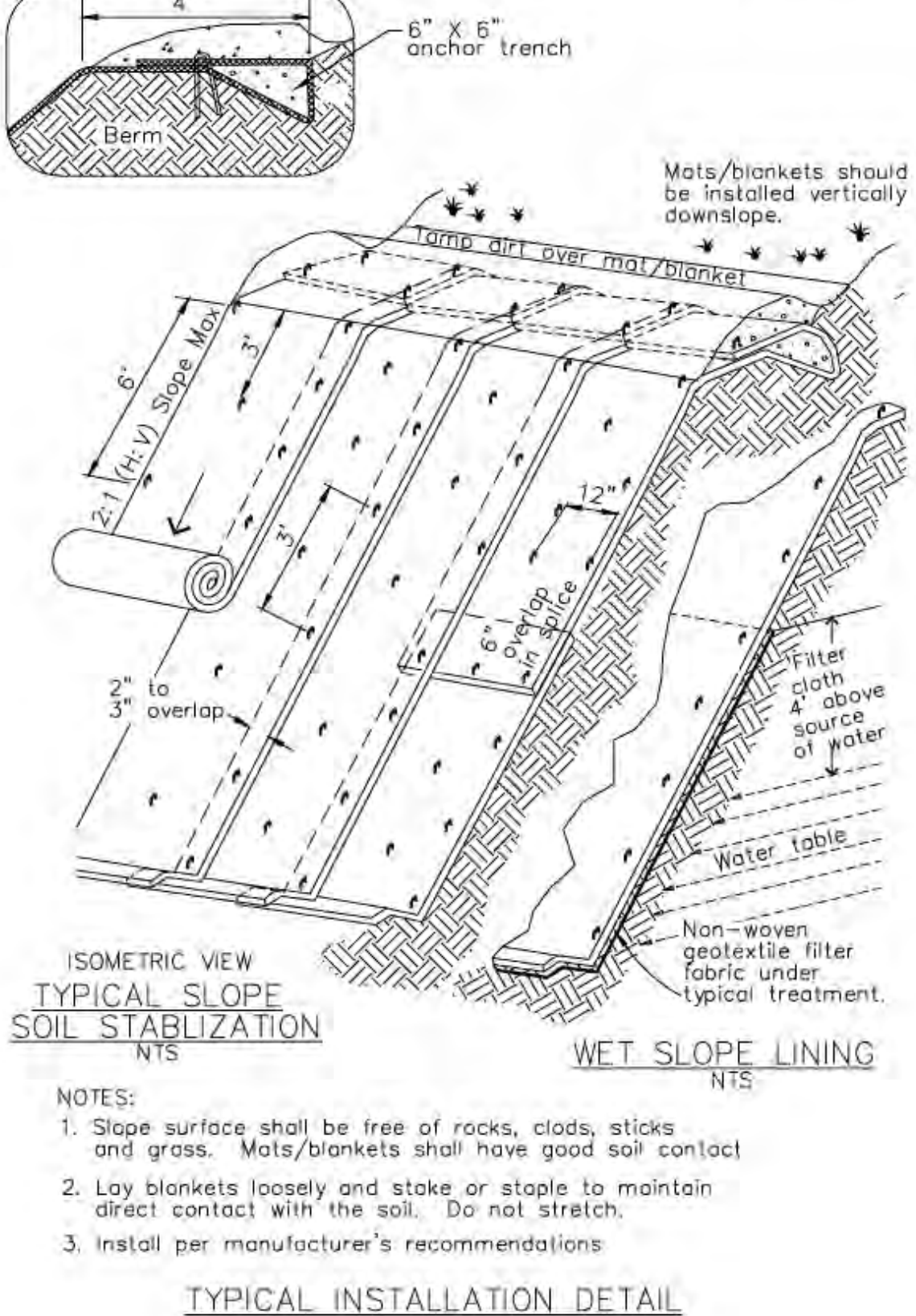
CASQA Detail EC-7



5

Geotextiles and Mats

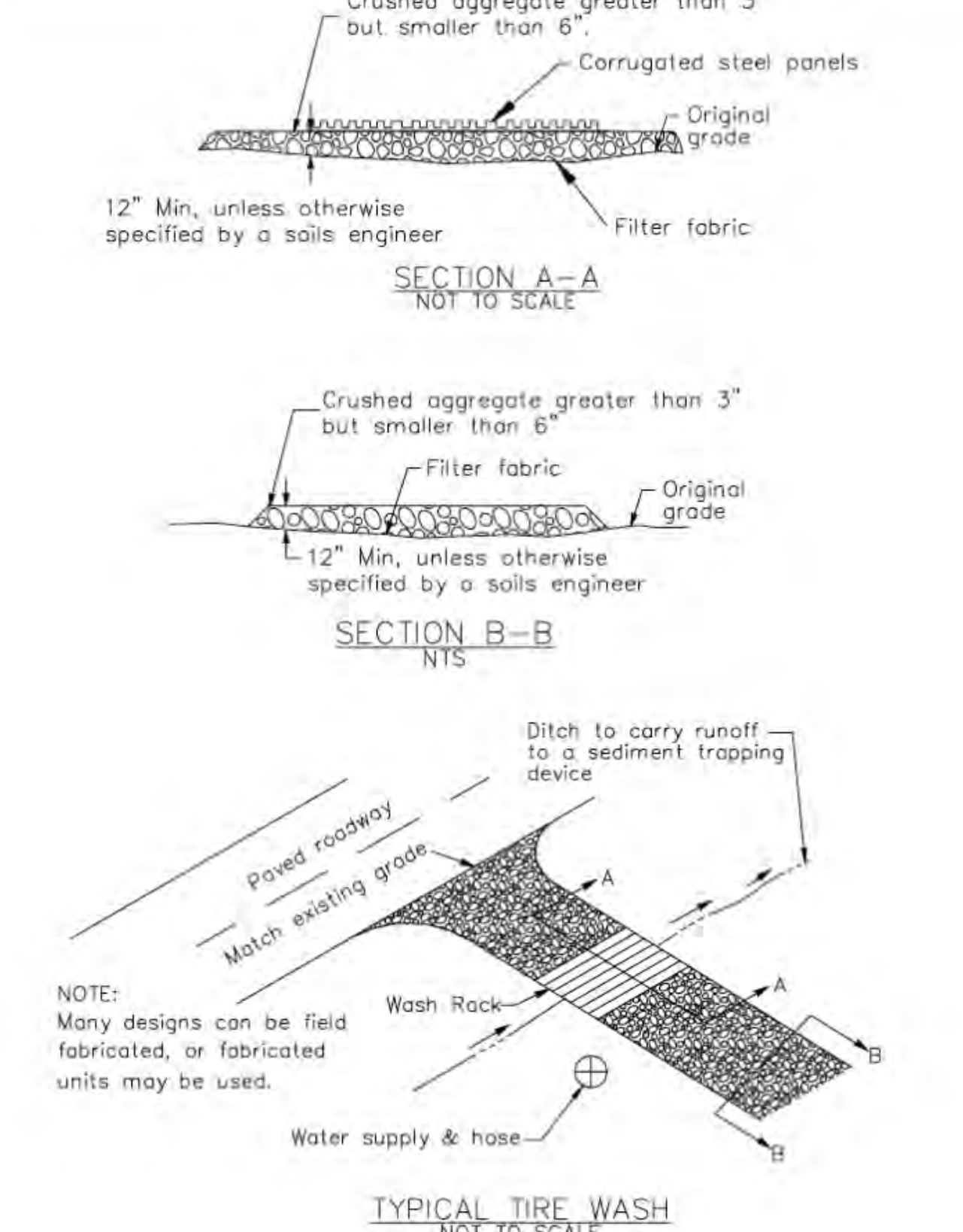
CASQA Detail EC-7



3

Entrance/Outlet Tire Wash

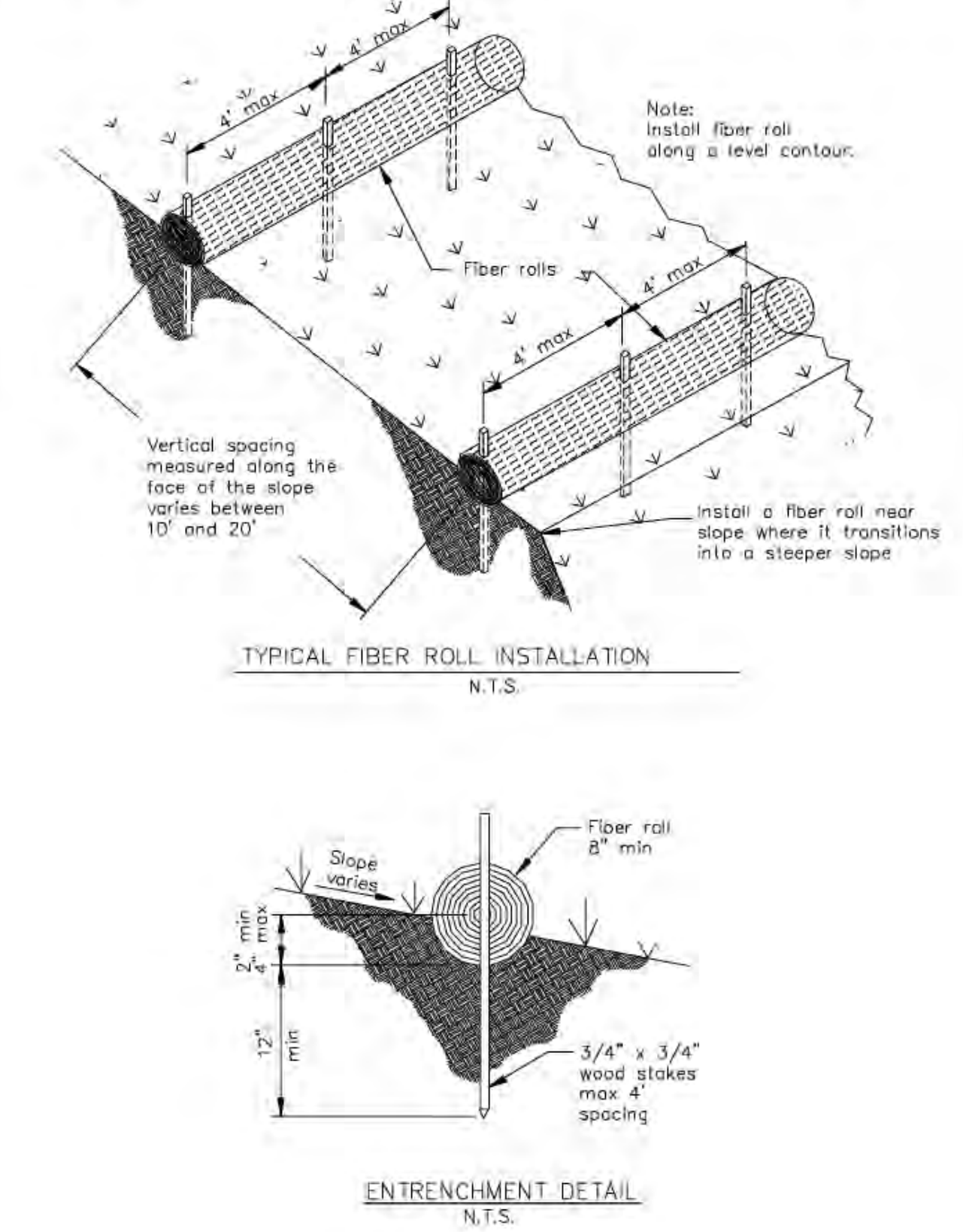
CASQA Detail TC-3



1

Fiber Rolls

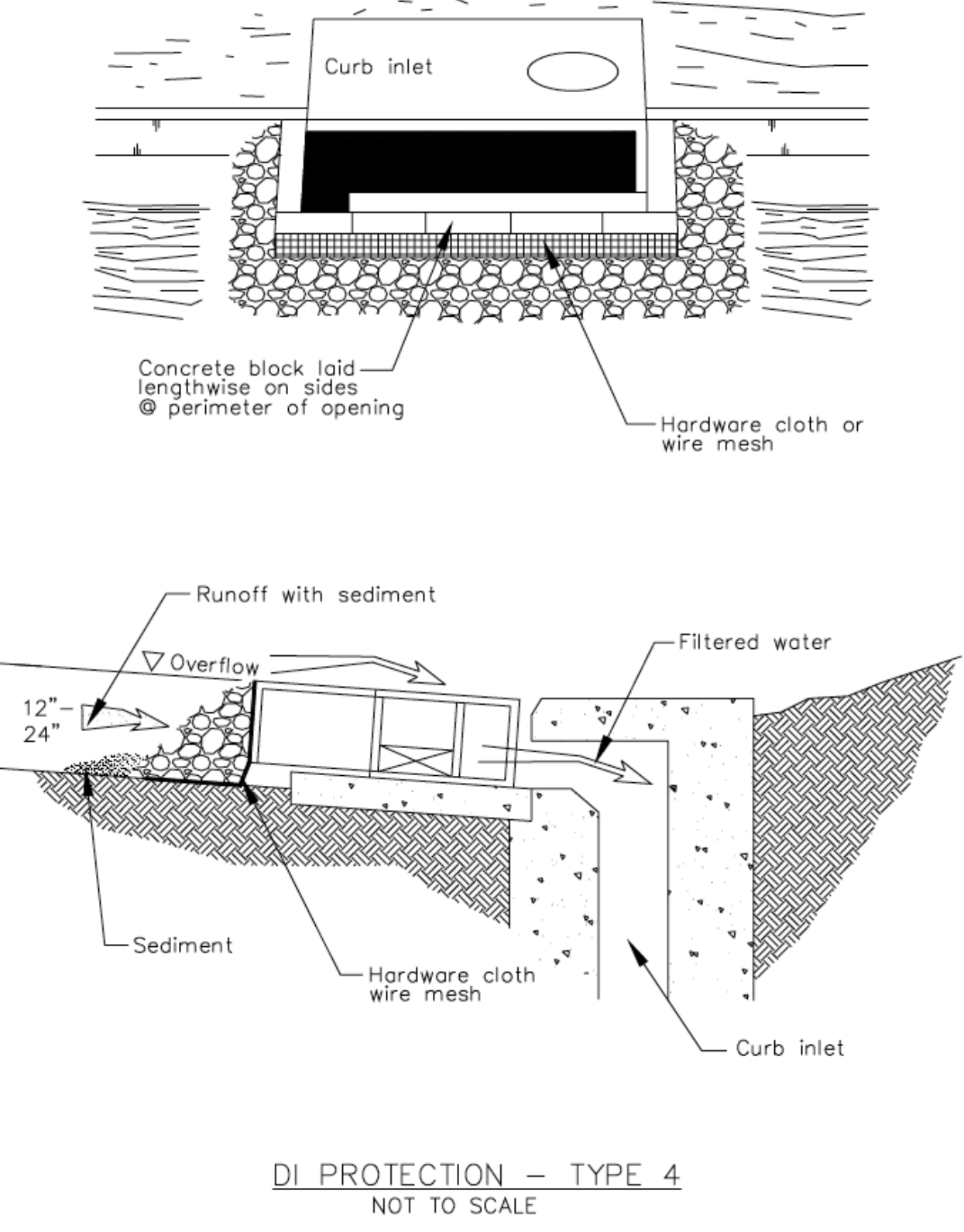
CASQA Detail SE-5



8

Storm Drain Inlet Protection

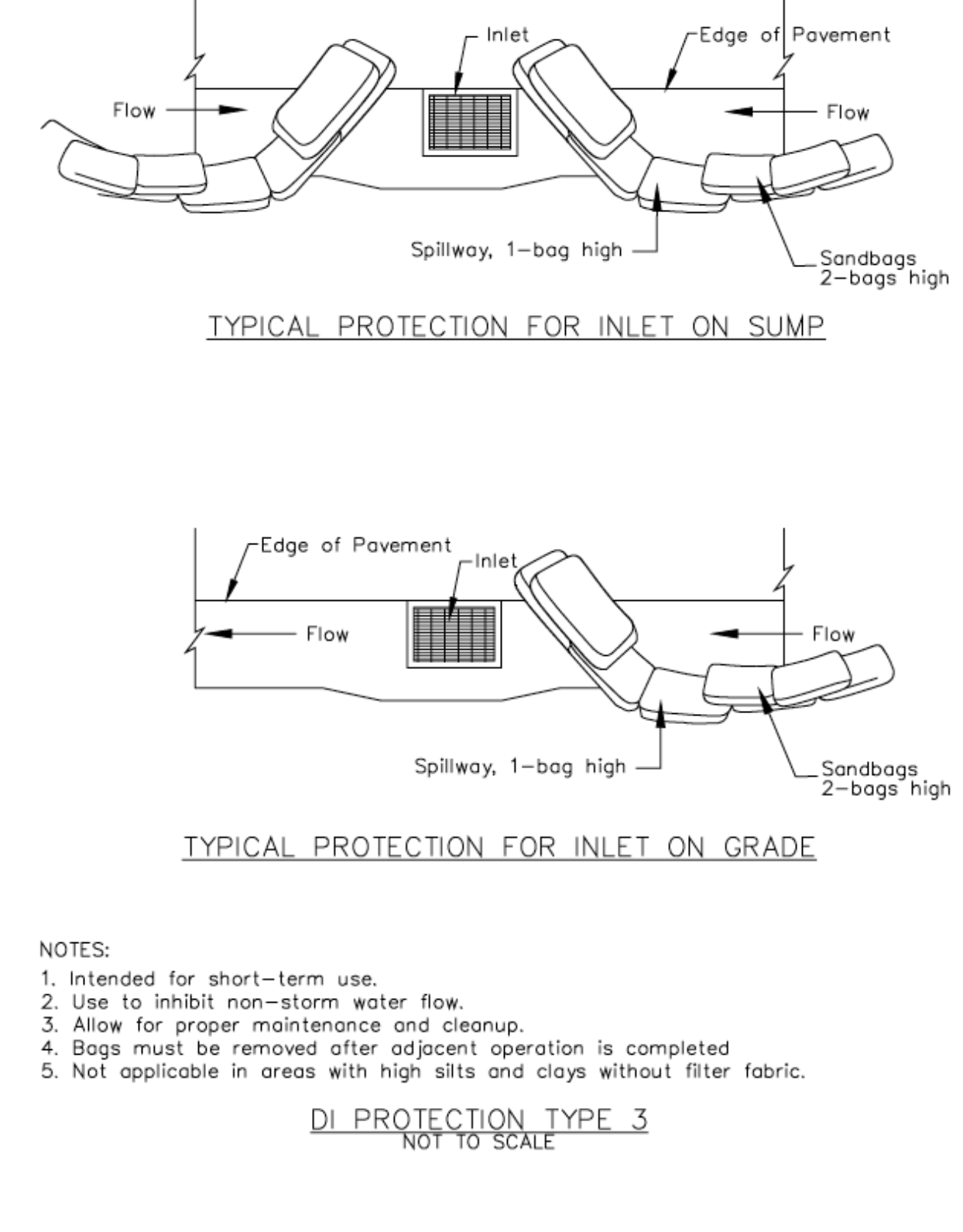
CASQA Detail SE-10



6

Storm Drain Inlet Protection

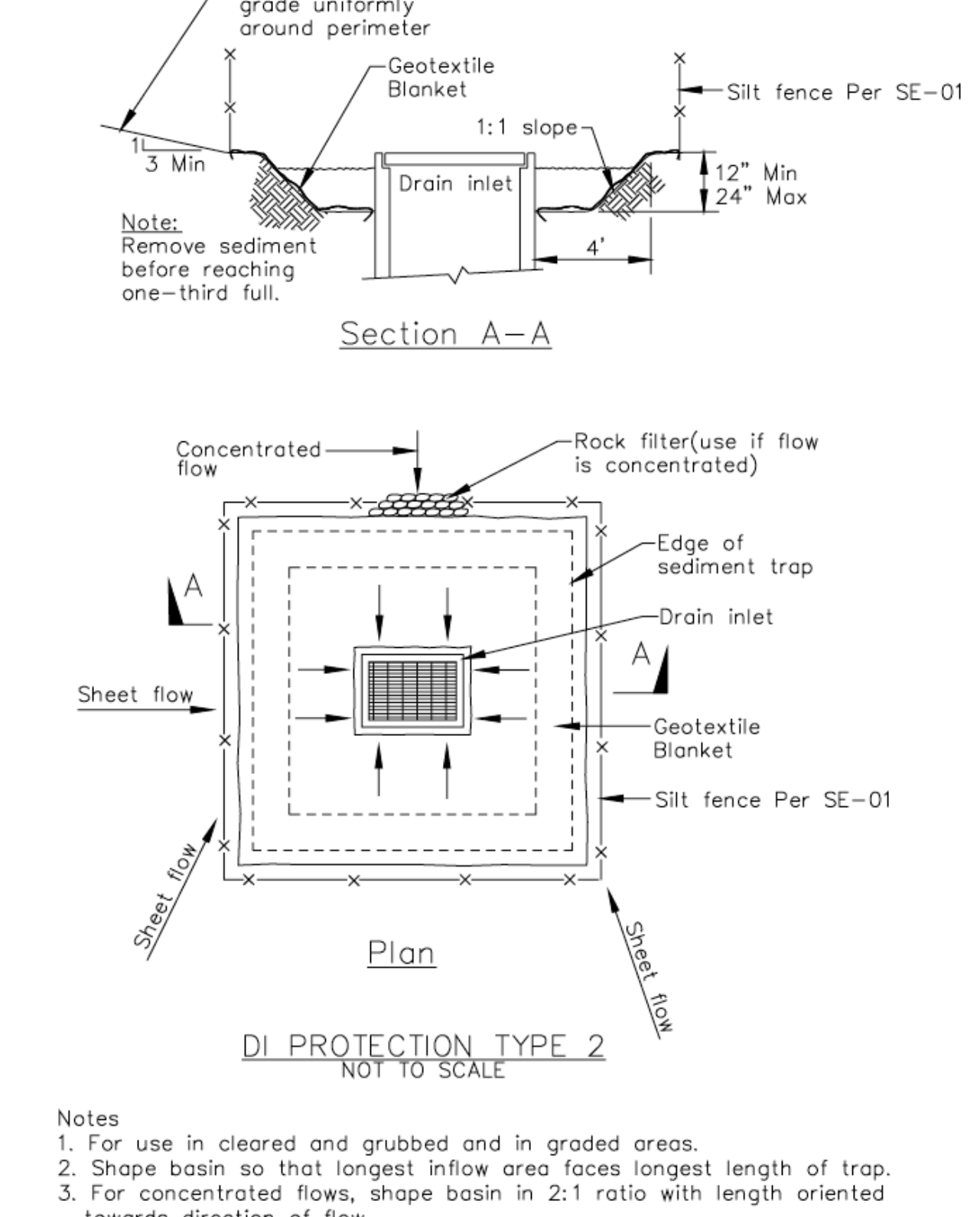
CASQA Detail SE-10



4

Storm Drain Inlet Protection

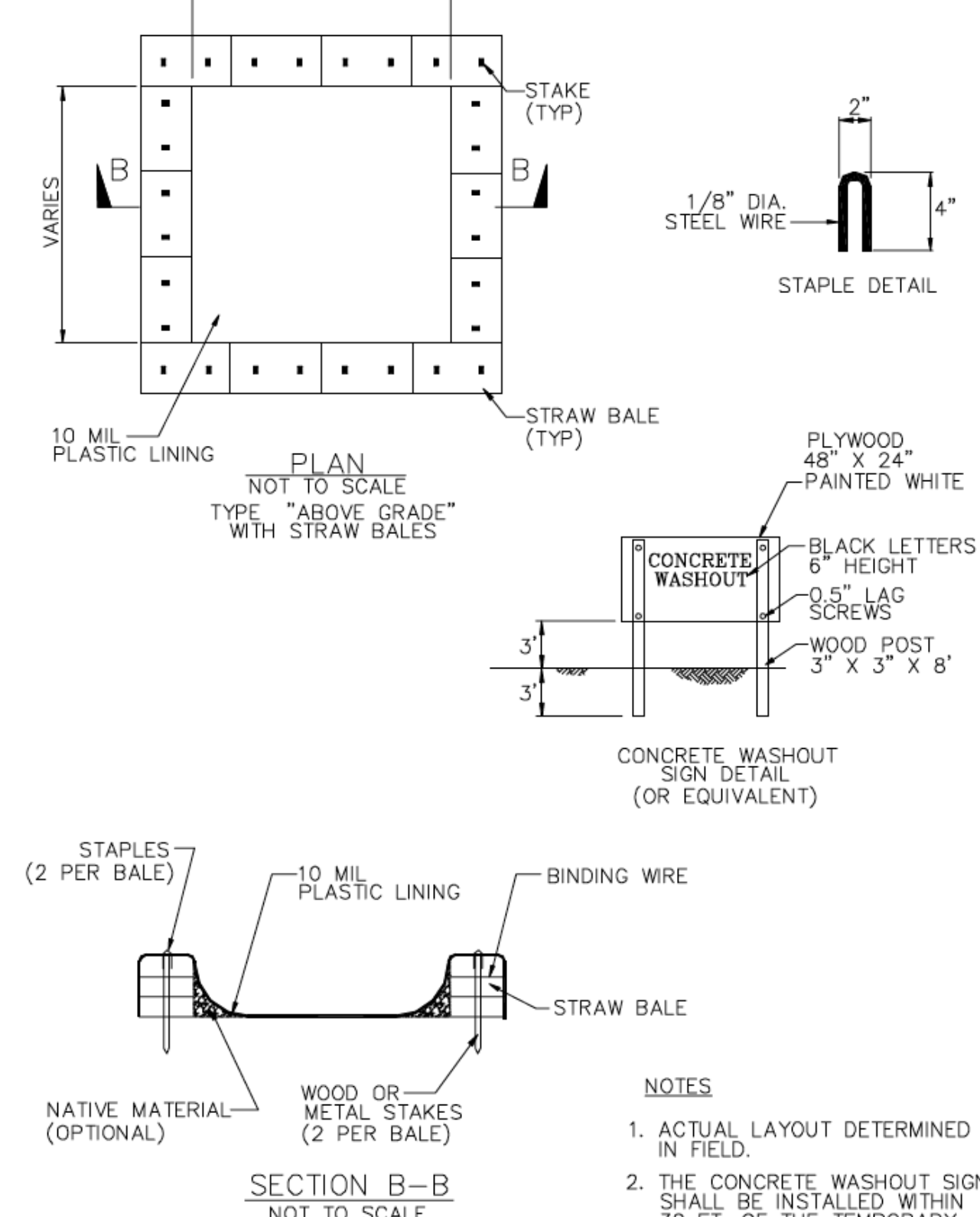
CASQA Detail SE-10



2

Concrete Waste Management

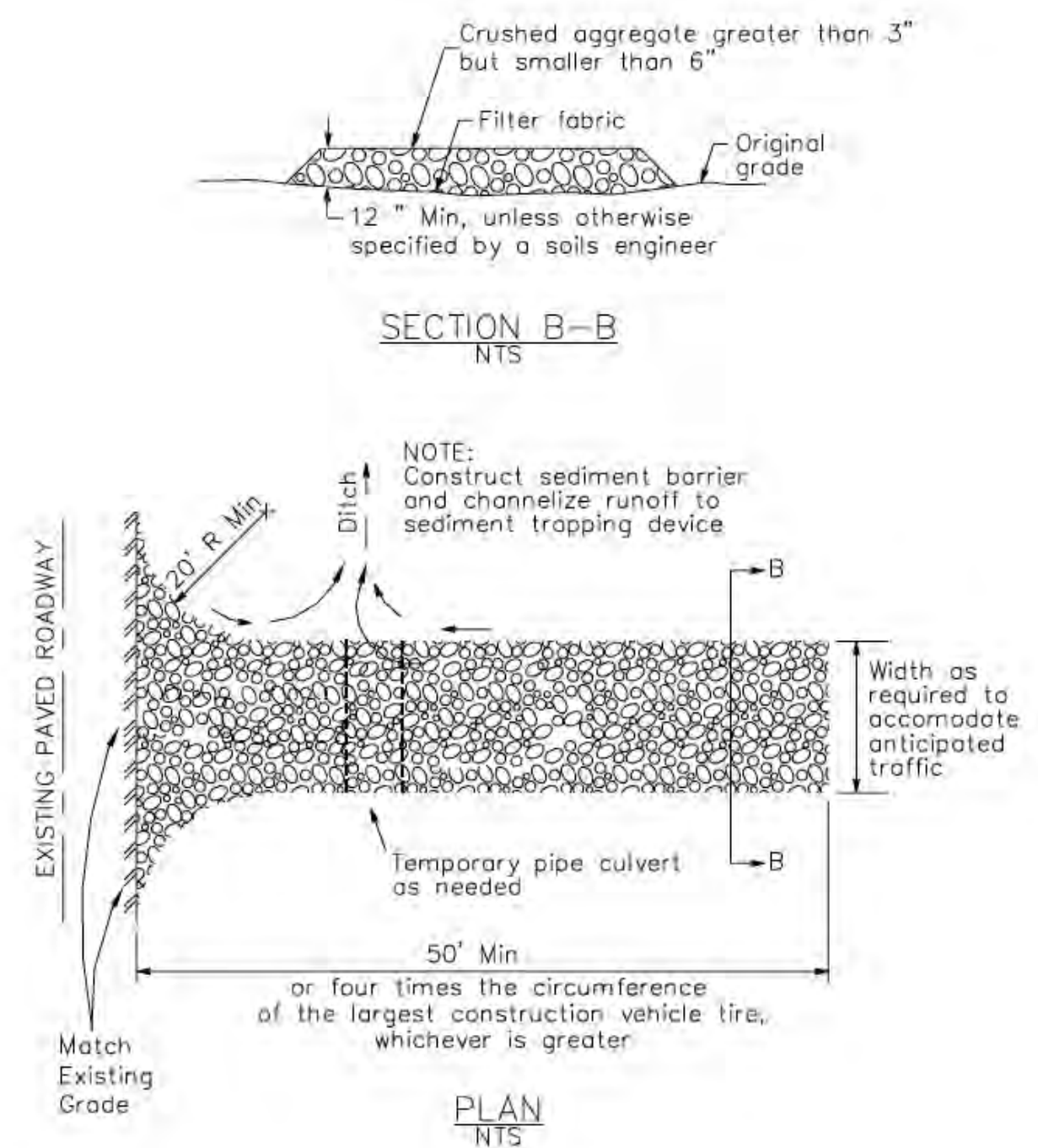
CASQA Detail WM-8



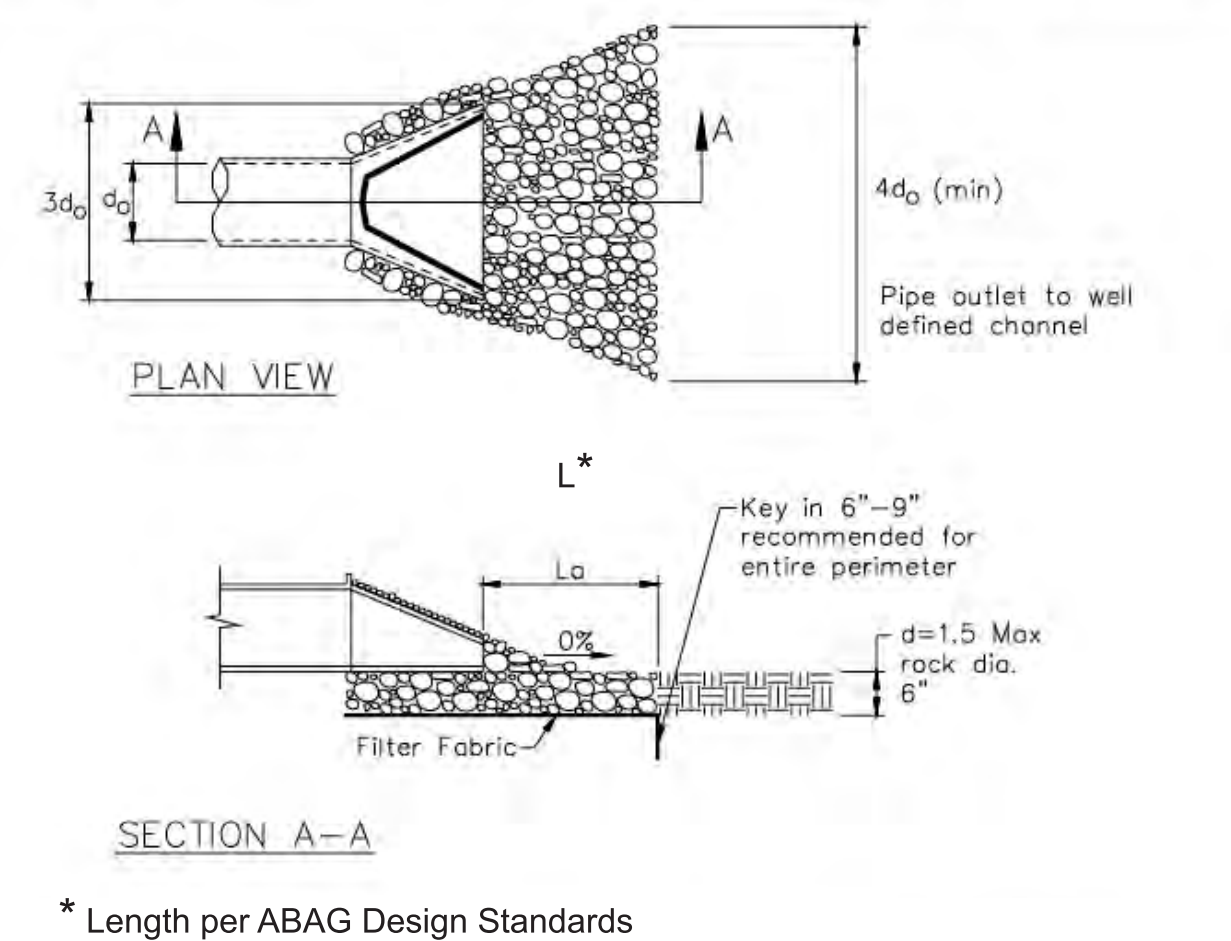
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.



3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1

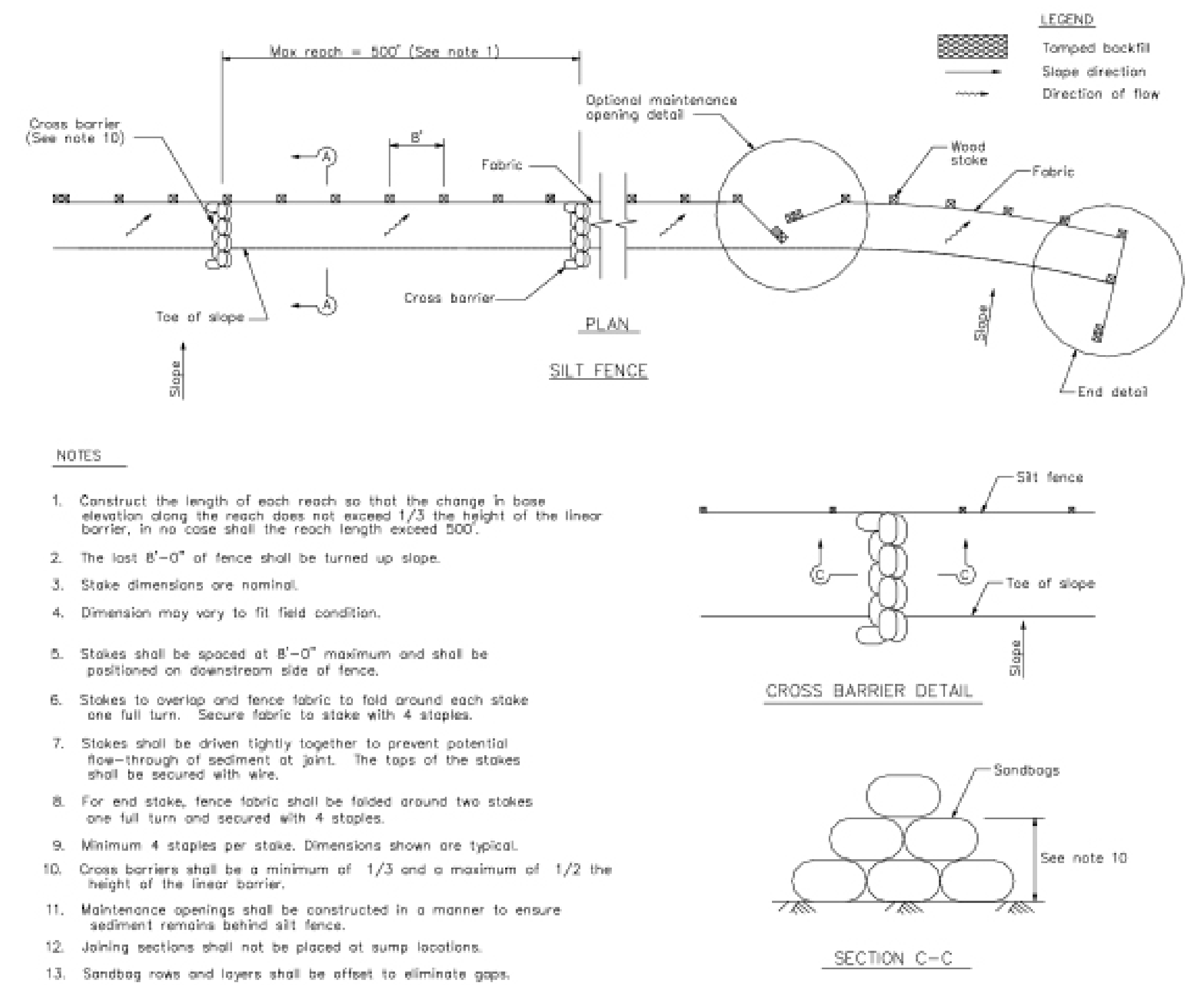


4 Velocity Dissipation Devices
CASQA Detail EC-10



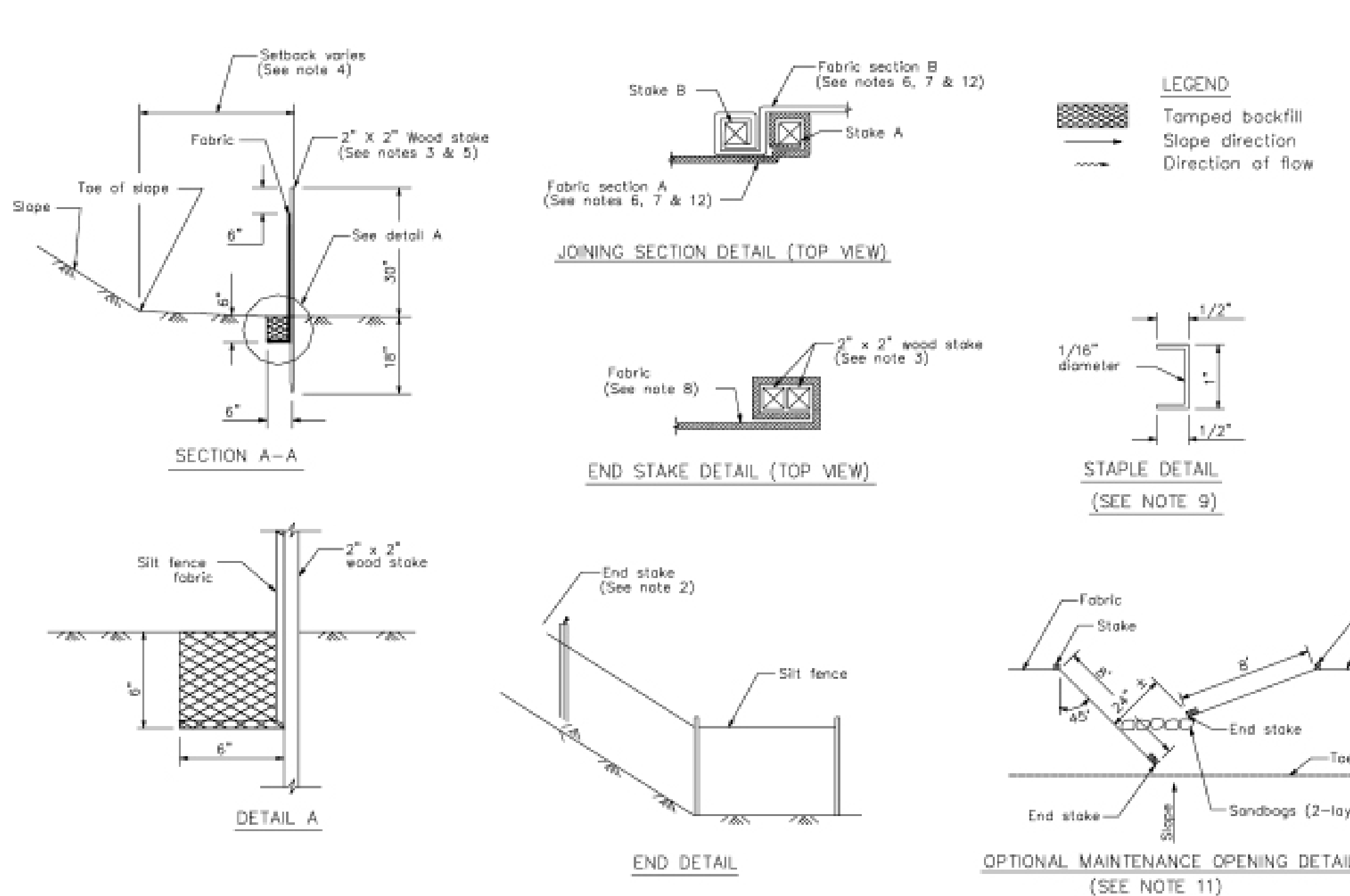
Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

1 Silt Fence
CASQA Detail SE-1



- NOTES
- Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier, in no case shall the reach length exceed 500'.
 - The last B'-0" of fence shall be turned up slope.
 - Stake dimensions are nominal.
 - Dimension may vary to fit field condition.
 - Stakes shall be spaced at B'-0" maximum and shall be positioned on downstream side of fence.
 - Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
 - Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
 - For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
 - Minimum 4 staples per stake. Dimensions shown are typical.
 - Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
 - Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
 - Joining sections shall not be placed at sump locations.
 - Sandbag rows and layers shall be offset to eliminate gaps.

2 Silt Fence
CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**

Tracking Prevention & Clean Up: Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.

Storm Drain Inlet and Catch Basin Inlet Protection: All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.

Storm Water Runoff: No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.

Dust Control: The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

Stockpiling: Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

OWNER'S INFORMATION

ARON BUILDERS INC
655 CASTRO STREET MOUNTAIN VIEW CA
APN# 321-20-056

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO
1. TOPOGRAPHIC SURVEY BY TOM HAMILIO ENTITLED
BOUNDARY SURVEY AND TOPOGRAPHIC MAP
11666 WINDING WAY
LOA ALTOS, CALIFORNIA
DATED # 10/29/2018
ADDRESS : LE ENGINEERING
598 EAST SANTA CLARA STREET , #270
SAN JOSE CA 95112
PHONE NUMBER 408 -806-7187
2. SITE PLAN BY ARON BUILDERS ENTITLED
" 11666 WINDING WAY"
CONTRACTOR SHALL REFER TO THE ABOVE NOTED DOCUMENTS AND SHALL VERIFY
BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

PURPOSE

THE PURPOSE OF THE TEMPORARY TRAFFIC CONTROL PLAN IS TO PROVIDE ADEQUATE MOVEMENT
OF VEHICULAR , BICYCLE, EQUESTRIAN AND PEDESTRIAN TRAFFIC THROUGH AND AROUND
CONSTRUCTION OPERATIONS TO RESIDENTS ALONG WINDING WAY. THE TTC PLAN DESCRIBES TTC
MEASURES TO BE USED FOR FACILITATING ROAD USERS THROUGH THE WORK ZONE.

GENERAL NOTES

1. ALL GENERAL NOTES, SHEET NOTES AND LEGEND NOTES FOUND IN THESE DOCUMENTS SHALL APPLY
TYPICALLY THROUGHOUT. CONTRACTOR TO FIELD CHECK ALL DIMENSIONS AND CONDITIONS AND VERIFY
ALL CODE REQUIREMENTS WITH BUILDING AUTHORITY OF JURISDICTION PRIOR START OF WORK. IT IS
THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER/CLIENT TO MAKE A REQUEST FOR INFORMATION
REFR FROM THE DESIGNER WHEN CLARIFICATION IS NEEDED. ALL REQUESTS SHALL BE IN WRITTEN FORM
ONLY. SUBMITTALS AND/OR WORKING DRAWINGS MAY BE REQUIRED TO RESPOND TO REQUESTS FOR
INFORMATION.
2. THESE DRAWINGS HAVE BEEN PREPARED UNDER THE SUPERVISION AND DIRECTION OF THE
OWNER/CLIENT. DRAWINGS REPRESENT THE GENERAL CONSTRUCTION PLAN AND CONCEPTS ONLY.
PLANS DO NOT NECESSARILY SHOW ALL OFFSETS, TRANSITIONS, FITTINGS, OR DIFFICULTIES WHICH MAY
BE ENCOMPA. BUILDING CODE, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA PLUMBING CODE,
CALIFORNIA MECHANICAL CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA FIRE CODE, CALTRAN
STANDARDS AND OR LOCAL CODES.
4. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE RESPONSIBILITY FOR
CONSTRUCTION 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 OF FOR
THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT
DOCUMENTS .

SAFETY PRECAUTIONS

1. PRIOR TO EXCAVATIONS, DETERMINE THE EXISTENCE OF ALL UNDERGROUND FACILITIES WHICH MAY
BE SUBJECT TO DAMAGE. TAKE ALL PRECAUTIONS NECESSARY TO PROTECT THEM AND MAINTAIN THEIR
SERVICE AS REQUIRED BY THE OWNER. REPAIR ANY DAMAGE THAT OCCURS.
2. PROVIDE ADEQUATE SHORING AND BRACING AS REQUIRED FOR THE PROTECTION OF LIFE AND
PROPERTY DURING THE CONSTRUCTION WORK. SHORING SHALL REMAIN IN PLACE UNTIL THE
STRUCTURE IS FULLY SELF-SUPPORTING. SHORING DESIGN AND PLACEMENT IS THE SOLE
RESPONSIBILITY OF THE OWNER AND GENERAL CONTRACTOR.

SITE PROTECTION

1. PROTECT ALL LANDSCAPE THAT IS TO REMAIN . ANY DAMAGE OR LOSS RESULTING FROM EXCAVATION
GRADING OR CONSTRUCTION WORK SHALL BE CORRECTED OR REPLACED BY CONTRACTOR AT
NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF
ALL EXISTING UTILITIES AND SHALL COORDINATE THEIR REMOVAL OR MODIFICATION WITHOUT
INTERRUPTION OF SERVICE TO ADJACENT AREAS . THE GENERAL CONTRACTOR SHALL INFORM HIM OR
HERSELF OF MUNICIPAL REGULATION AND CARRY OUT HIS OR HER WORK IN COMPLIANCE WITH ALL
FEDERAL AND STATE REQUIREMENTS TO REDUCE FIRE HAZARD AND INJURIES TO PUBLIC
2. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN
ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE
ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION
MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE
INCORPORATED INTO THE GRADING PLANS.
3. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR
EQUIVALENT STRENGTH/ DURABILITY).
4. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND
SPACED NOT MORE THAN 10 FEET APART .
5. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE DURING THE CONSTRUCTION PERIOD,
INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION, REPAIRED AS NECESSARY TO PROVIDE
A PHYSICAL BARRIER FROM CONSTRUCTION ACTIVITIES, AND REMAIN IN PLACE UNTIL THE FINAL
INSPECTION.
6. A SIGN THAT INCLUDES THE WORDS, "WARNING: THIS FENCE SHALL NOT BE REMOVED WITHOUT THE
EXPRESSED PERMISSION OF THE SANTA CLARA COUNTY PLANNING OFFICE," SHALL BE SECURELY
ATTACHED TO THE FENCE. IN A VISUALLY PROMINENT LOCATION.

TRAFFIC CONTROL NOTES

TRAFFIC CONTROL DEVICES:
A. GENERAL -
i. PROVIDE TRAFFIC CONTROL DEVICES IN SUFFICIENT QUANTITIES AND
TYPES AS REQUIRED TO PROVIDE SAFE AND ADEQUATE TRAFFIC
CONTROL.
ii. DURING HOURS OF DARKNESS, APPROVED LIGHTS AND/OR FLARES SHALL
BE INCLUDED, IN PROPER WORKING ORDER, TO ILLUMINATE SIGNS AND
HAZARDS AND ALERT APPROACHING TRAFFIC.
iii. PROVIDE AND MAINTAIN BARRICADES ALONG ALL OPEN TRENCHES IN
CONTACT WITH TRAFFIC.
iv. NO WORK MAY BEGIN ON ANY DAY OR AT ANY TIME BEFORE TRAFFIC
CONTROL DEVICES HAVE BEEN PLACED, TEST DRIVEN AND, IF REQUIRED,
ADJUSTED AND REVISED.
v. CONTRACTOR SHALL INSTALL ADDITIONAL TRAFFIC CONTROL
MEASURES AS REQUIRED BY THE CITY ENGINEER OR HIS
REPRESENTATIVE.
B. CONES OR DELINEATORS -
i. CONES OR DELINEATORS SHALL CONSIST OF CYLINDRICAL OR CONE
SHAPE PLASTIC DEVICES, WHICH SHALL BE 18-INCH TO 48-INCH IN
HEIGHT.
ii. CONES OR DELINEATORS SHALL HAVE A FLEXIBLE BASE OF SUITABLE
WEIGHT, WHICH WILL ENSURE STABILITY.
iii. CONES USED DURING HOURS OF DARKNESS SHALL BE INTERNALLY
ILLUMINATED OR REFLECTORIZED MEETING THE REQUIREMENTS OF THE
MANUAL OF TRAFFIC CONTROLS.
C. BARRICADES -
i. BARRICADES SHALL BE TYPE I, TYPE II OR TYPE III BARRICADES AS SET
FORTH IN THE MANUAL OF TRAFFIC CONTROLS.
ii. BARRICADES USED DURING HOURS OF DARKNESS SHALL BE EQUIPPED
WITH FLASHERS.
D. ELECTRONIC MESSAGE BOARDS TO BE PLACED 14 DAYS PRIOR TO START OF
WORK.
E. PLACEMENT -
i. PLACE ALL TRAFFIC CONTROL DEVICES IN ACCORDANCE WITH THE
MANUAL OF TRAFFIC CONTROLS AND FAVORABLY REVIEWED TRAFFIC
CONTROL PLAN.
ii. ADJUST LOCATIONS OF DEVICES TO SUIT THE CONDITIONS AND
CIRCUMSTANCES OF EACH DETOUR SITUATION. IN ALL CASES, PLACE
SIGNS TO MOST EFFECTIVELY CONVEY THEIR MESSAGES TO
APPROACHING TRAFFIC.
F. TEST DRIVE OF DETOUR -
i. IMMEDIATELY AFTER TRAFFIC CONTROL DEVICES HAVE BEEN PLACED,
THE DETOUR SHALL BE TEST DRIVEN BY THE CONTRACTOR'S
REPRESENTATIVE.
ii. TEST DRIVE SHALL INCLUDE APPROACH TO THE DETOUR FROM EACH
POSSIBLE DIRECTION AND TRAVERSING FULL LENGTH OF EACH DETOUR
ROUTE.
iii. THE CONTRACTOR SHALL ADJUST AND REVISE ALL TRAFFIC CONTROL
DEVICES AS DETERMINED TO BE REQUIRED BY TEST DRIVE THROUGH
AND SHALL REPEAT TEST DRIVE IF DETERMINED NECESSARY BY THE CITY
ENGINEER.
iv. THE CONTRACTOR SHALL PROVIDE ADDITIONAL TRAFFIC CONTROL
DEVICES IF REQUIRED TO MAINTAIN FLOW OF TRAFFIC THROUGH
CONSTRUCTION OPERATION.
G. MAINTENANCE OF DEVICES -
i. THE CONTRACTOR SHALL MAINTAIN ALL TRAFFIC CONTROL DEVICES, AT
PROPER LOCATIONS AND IN PROPER WORKING ORDER, AT ALL TIMES
DURING CONSTRUCTION OPERATION AND WHENEVER A HAZARD
RESULTING FROM CONTRACTOR'S OPERATION EXISTS.
ii. THE CONTRACTOR SHALL ADJUST AND REVISE TRAFFIC CONTROL
DEVICES, PLACEMENT, ETC., TO SUIT CHANGING CONDITIONS AROUND
CONSTRUCTION OPERATIONS.
H. REMOVAL OF DEVICES -
i. TRAFFIC CONTROL DEVICE SHALL REMAIN IN PLACE AT ALL TIMES
REQUIRED TO ALERT APPROACHING TRAFFIC OF UPCOMING HAZARDS.
ii. AFTER HAZARD HAS BEEN REMOVED, REMOVE ALL TRAFFIC CONTROL
DEVICES. REMOVE SIGNS OR COVER THEIR MESSAGES.
4. FLAGGERS:
A. GENERAL -
i. THE CONTRACTOR SHALL EMPLOY FLAGGERS AS REQUIRED FOR EACH
SPECIFIC DETOUR.
ii. THE CONTRACTOR SHALL EMPLOY FLAGGERS AT ALL LOCATIONS ON A
CONSTRUCTION SITE WHERE BARRICADES AND WARNING SIGNS CANNOT
CONTROL THE MOVING TRAFFIC.
B. PLACEMENT - WHERE FLAGGERS ARE REQUIRED, THEY SHALL BE LOGICALLY
PLACED IN RELATION TO THE EQUIPMENT OR OPERATION SO AS TO GIVE
ADEQUATE WARNING AND SHALL BE PLACED APPROXIMATELY 100 FEET AHEAD
OF IMPACT POINT.
C. WARNING SIGNS -
i. PLACE A WARNING SIGN AHEAD OF THE FLAGGER READING: "FLAGGER
AHEAD." THE DISTANCE BETWEEN THE SIGN AND THE FLAGGER SHALL
BE BASED ON THE AVERAGE TRAFFIC SPEED.
ii. DURING HOURS OF DARKNESS, ILLUMINATE FLAGGER STATIONS SUCH
THAT THE FLAGGER WILL BE CLEARLY VISIBLE TO APPROACHING
TRAFFIC. LIGHTS FOR ILLUMINATING THE FLAGGER STATION SHALL BE
REVIEWED AND APPROVED BY THE CITY ENGINEER.

D. EQUIPMENT -
i. PROVIDE FLAGGER WITH A RED OR ORANGE WARNING GARMENT WHEN
FLAGGING. PROVIDE FLAGGERS WITH APPROVED HAND SIGNS AND TOWWAY
RADIOS FOR COMMUNICATION.
ii. WHEN FLAGGING DURING HOURS OF DARKNESS, THE FLAGGER SHALL
SIGNAL WITH A RED LIGHT OR FLARE AND SHALL HAVE A BELT AND
SUSPENDER HARNESS OUTSIDE HIS GARMENT FITTED WITH REFLECTORS
OR MADE FROM REFLECTORIZED CLOTH, UNLESS THE GARMENT IS WELL
REFLECTORIZED IN ONE OF THESE WAYS.
5. ACCESS TO PRIVATE PROPERTY
A. GENERAL - THE CONTRACTOR SHALL SCHEDULE OPERATIONS TO MINIMIZE
DISRUPTION OF ACCESS TO PRIVATE PROPERTIES.
B. NOTICE TO RESIDENTS - PRIOR TO BLOCKING ACCESS TO ANY PRIVATE
DRIVEWAY OR PARKING LOT ENTRANCE, THE CONTRACTOR SHALL NOTIFY THE
RESIDENT OR BUSINESS OWNER OR TENANT OF PENDING CLOSURE AND ALLOW
RESIDENT TO REMOVE VEHICLES.
C. NIGHTS - DURING NON-WORKING HOURS NO DRIVEWAY, HOUSE OR PARKING LOT
SHALL BE DENIED ACCESS TO A PUBLIC ROADWAY.
6. NOTICE TO AGENCIES:
A. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL AGENCIES HAVING
JURISDICTION AT LEAST FORTY- EIGHT (48) HOURS, EXCLUDING HOLIDAYS AND
WEEKENDS, PRIOR TO INSTITUTING ANY LANE CLOSURE OR DETOUR. AT THE END
OF EACH DAY'S WORK, THE CONTRACTOR SHALL INFORM THE AMBULANCE
SERVICE, POLICE, AND FIRE DEPARTMENTS OF THE STATUS OF ALL DETOURS
AND/OR LANE OR ROAD CLOSURES THAT WILL BE IN EFFECT THE NEXT DAY.
B. LIST OF AGENCIES:
i. TOWN OF LOS ALTOS HILLS.
ii. COUNTY FIRE & POLICE DEPARTMENT.
iii. U.S. POSTAL SERVICE.
iv. AMBULANCE SERVICES.
v. GREEN WASTE RECOVERY.
7. EMERGENCY VEHICLE ACCESS THROUGH DETOURS:
A. DURING CONSTRUCTION IN OR ADJACENT TO ROADWAYS IN THE PROJECT SITE,
CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OPEN IN EACH DIRECTION
OF THE ROAD TO ALLOW EMERGENCY VEHICLE ACCESS FOR POLICE, FIRE AND
AMBULANCE TO THE PROJECT VICINITY.
B. DURING ALL DETOURS AND/OR STREET CLOSURES THE CONTRACTOR SHALL
PROVIDE FOR MOVEMENT OF EMERGENCY VEHICLES THROUGH THE WORK AREA.
C. IT IS ESSENTIAL THAT THE CONTRACTOR'S WORK AND EQUIPMENT DOES NOT
IMPEDE EGRESS FROM ANY FIRE OR POLICE STATION TO OTHER AREA OF THEIR
SERVICE AREA.
8. DIVERTING TRAFFIC:
A. DIVERTING PEDESTRIAN, EQUESTRIAN, AND BICYCLIST TRAFFIC:
i. WHENEVER CONSTRUCTION OPERATIONS OBSTRUCT THE FLOW OF
PEDESTRIAN, EQUESTRIAN, AND/OR BICYCLE TRAFFIC OR PRESENT A
HAZARD TO PEDESTRIANS, HORSES, AND BICYCLISTS, THE CONTRACTOR
SHALL TAKE APPROPRIATE ACTION TO PROTECT AND SEPARATE THEM
FROM THE WORK AREA.
ii. SUCH ACTION MAY INCLUDE PLACEMENT OF BARRICADES BETWEEN
PEDESTRIANS, HORSES, AND BICYCLISTS AND WORK AREAS, PLACEMENT
OF WARNING SIGNS, AND PROVISION OF PERSONNEL AS REQUIRED TO
PROTECT PEDESTRIANS, HORSES, CYCLISTS AS CONDITIONS OF WARRANT.
B. DIVERTING VEHICULAR TRAFFIC:
i. WHENEVER CONSTRUCTION OPERATIONS OBSTRUCT THE FLOW OF
VEHICULAR TRAFFIC OR PRESENT A HAZARD TO VEHICLES OPERATING IN
THE VICINITY OF CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL
TAKE APPROPRIATE ACTION TO WARN, DETOUR AND OTHERWISE
PROTECT APPROACHING DRIVERS AND VEHICLES.
9. PARKING RESTRICTIONS:
A. GENERAL - THE CONTRACTOR SHALL POST APPROVED "NO PARKING" SIGNS AT
ALL LOCATION NECESSARY TO ESTABLISH WORK AREAS AND DETOUR TRAFFIC
B. SIGNS - SIGNS SHALL BE PLACED AT LEAST 24 HOURS IN ADVANCE OR
RESTRICTION.
C. CONTRACTOR SHALL PROVIDE HIS OWN STAGING AREAS.

California MUTCD 2014 Edition
(FHWA's MUTCD 2009 Edition, including Revisions 1 & 2, as amended for use in California)

Page 1157

Notes for Figure 6H-10 6H-10(CA) and 6H-10A(CA) —Typical Application 10
Lane Closure on a Two-Lane Road Using Flaggers

Option:

- For low-volume (Refer to Part 5, Section 5A.01) situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).
- The ROAD WORK AHEAD and the END ROAD WORK signs may be omitted for short-duration operations.
- Flashing warning lights and/or flags may be used to call attention to the advance warning signs.
- A BE PREPARED TO STOP sign may be added to the sign series.

Guidance:

4. The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.

Standard:

5. At night, flagger stations shall be illuminated, except in emergencies.

Guidance:

- When used, the BE PREPARED TO STOP sign should be located between after the Flagger sign and the ONE LANE ROAD sign.
- When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing.
- When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices.
- When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line.
- Early coordination with the railroad company or light rail transit agency should occur before work starts.

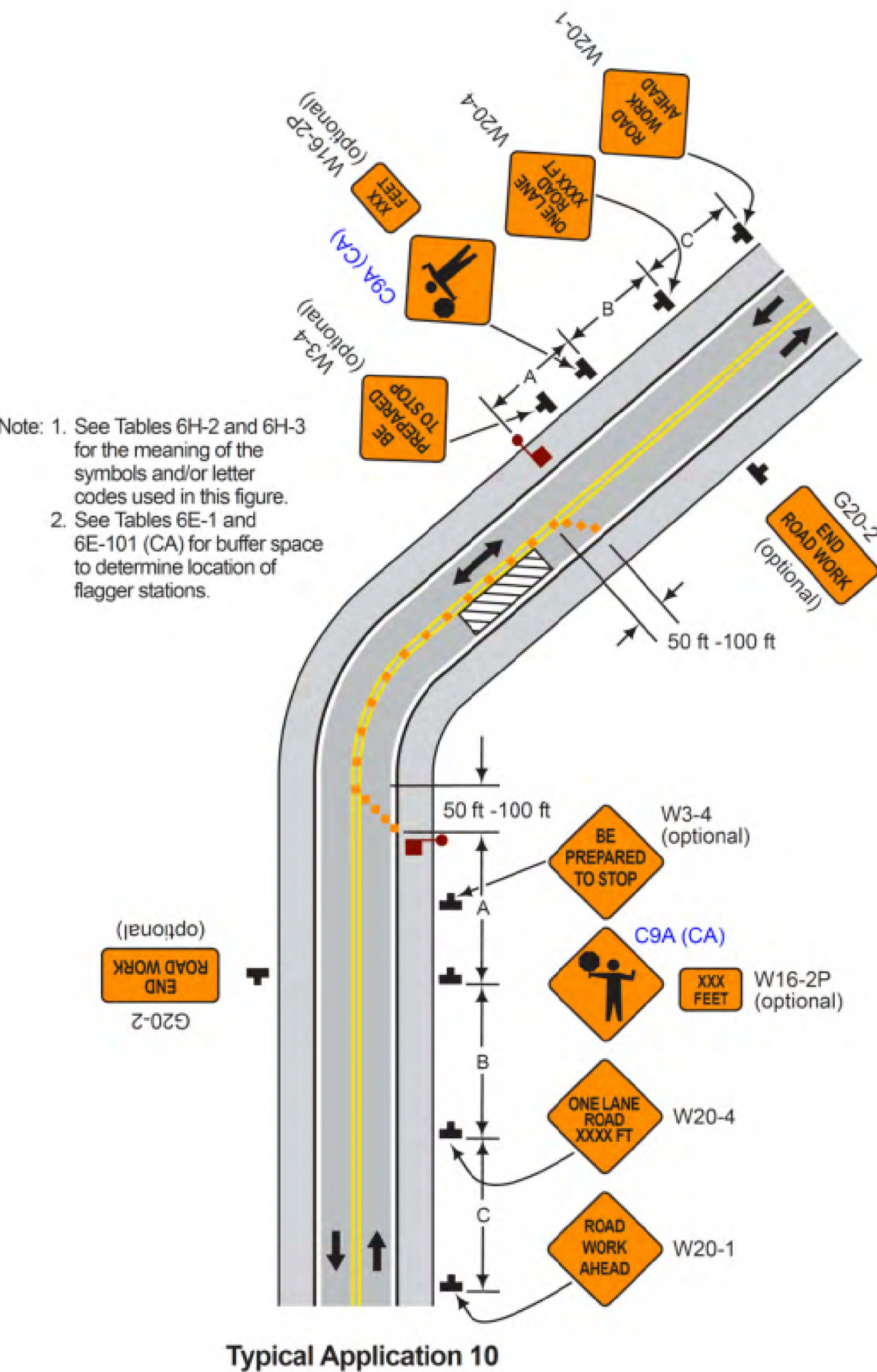
Option:

- A flagger or a uniformed law enforcement officer may be used at the grade crossing to minimize the probability that vehicles are stopped within 15 feet of the grade crossing, measured from both sides of the outside rails.

Support:

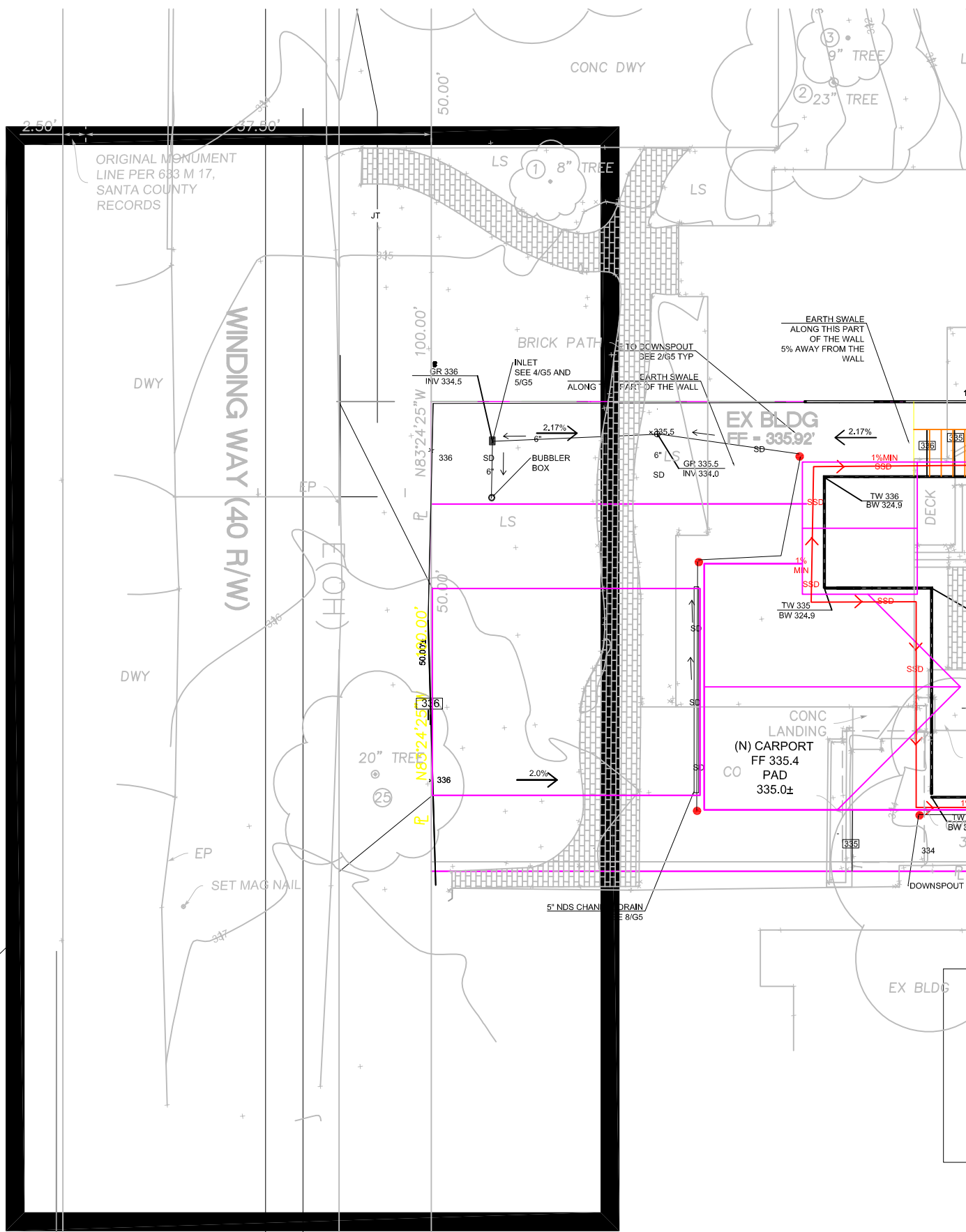
- For State highways, see Caltrans' Standard Plan T13. See Section 1A.11 for information regarding this publication.
- If portable transverse rumble strips are used for flagging operations, refer to Section 6F.87.

Figure 6H-10 (CA). Lane Closure on Two-Lane Road Using Flaggers (TA-10)



TRAFFIC CONTROL KEY NOTES

- PRIMARY FLAGGER / COORDINATOR LOCATION. SHALL BE LOCATED MINIMUM 100' AWAY FROM CONSTRUCTION AND EQUIPPED WITH THE STOP / SLOW PADDE. (C28A(CA)/C23B(CA)).
- SECONDARY FLAGGER LOCATION. SHALL BE LOCATED MINIMUM 100' AWAY FROM CONSTRUCTION AND EQUIPPED WITH THE STOP / SLOW PADDE. (C28A(CA)/C23B(CA)).
- INSTALL TEMPORARY WARNING SIGN "BE PREPARED TO STOP" (W3-4) FACING ONCOMING TRAFFIC.
- INSTALL TEMPORARY WARNING SIGN "TRUCKS ENTERING EXITING" (C44 (CA)) FACING ONCOMING TRAFFIC.



AREA OF WORK

1
S1

TRAFFIC CONTROL

SCALE: NTS

PROJECT
CIVIL PLANS
11666 WINDING WAY -HOUSE1
LOS ALTOS CALIFORNIA

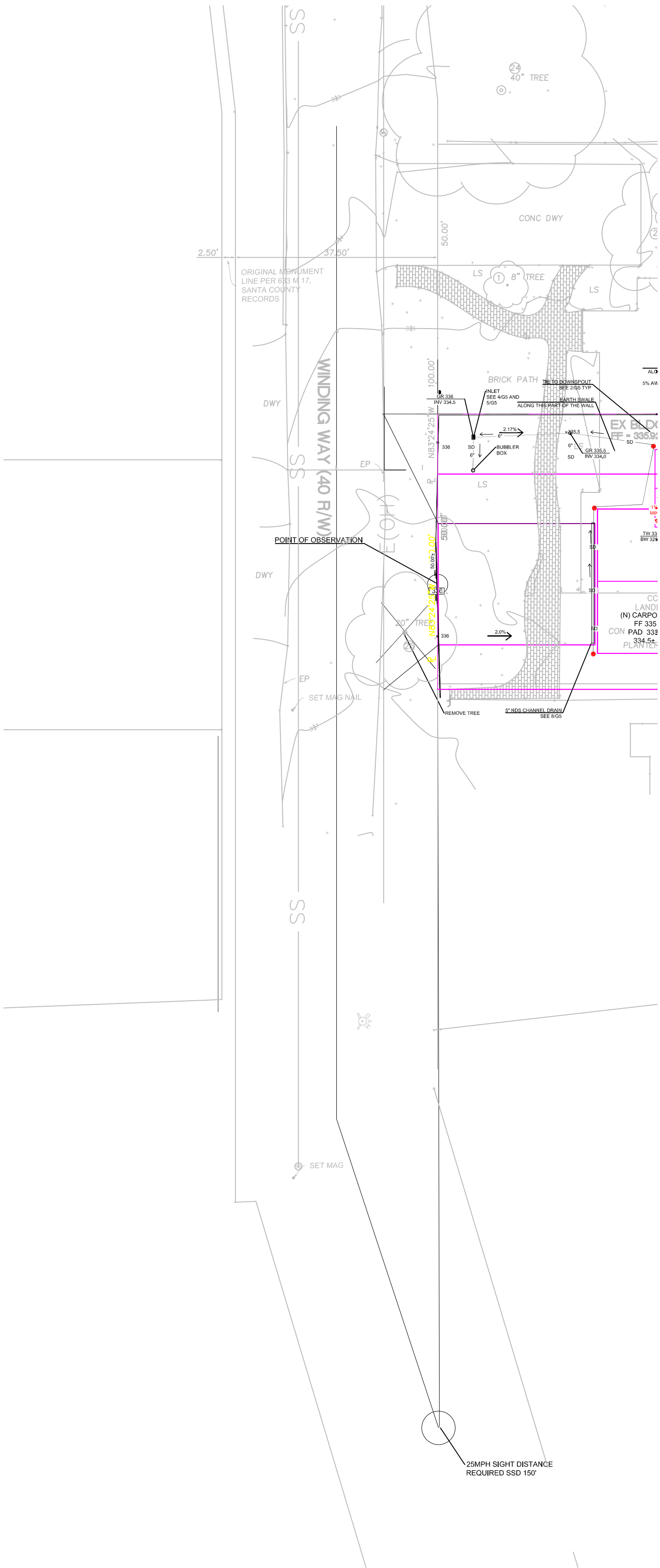
TRAFFIC CONTROL
PLAN

Date :01-12-2019

Scale: AS NOTED

Job: 11666

Sheet: G9
of 14 Sheets



LINE OF SIGHT NOTES:

- POSTED SPEED LIMIT FOR WINDING IS 25 MPH
- STOPPING SIGHT DISTANCE TAKEN FROM CALTRANS HIGHWAY DESIGN MANUAL, TABLE 201.1 "SIGHT DISTANCE STANDARDS".

HIGHWAY DESIGN MANUAL

200-1

March 7, 2014

CHAPTER 200
GEOMETRIC DESIGN AND
STRUCTURE STANDARDS

Topic 201 - Sight Distance

Table 201.1
Sight Distance Standards

Design Speed ⁽¹⁾ (mph)	Stopping ⁽²⁾ (ft)	Passing (ft)
10	50	---
15	100	---
20	125	800
25	150	950
30	200	1,100
35	250	1,300
40	300	1,500
45	360	1,650
50	430	1,800
55	500	1,950
60	580	2,100
65	660	2,300
70	750	2,500
75	840	2,600
80	930	2,700

(1) See Topic 101 for selection of design speed.
(2) For sustained downgrades, refer to advisory standard in Index 201.3

1
G10

LINE OF SIGHT

SCALE: NTS

PROJECT
CIVIL PLANS
11666 WINDING WAY -HOUSE 1
LOS ALTOS CALIFORNIA

LINE
OF SIGHT

Date :01-12-2019

Scale: AS NOTED

Job: 11666

Sheet: G10
of 14 Sheets

Plant Legend - Parcel 1

KEY	QTY	SIZE GALLONS	WUCOLS RATING	BOTANICAL NAME	COMMON NAME
Trees					
AC	2	24" box	LOW	Aesculus californica Replacement Tree	CA Buckeye
QL	1	24" box	LOW	Quercus lobata Replacement Tree	Valley Oak

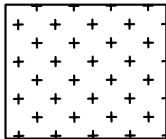
There isn't room on the site to replace protected trees that are removed at a 3:1 ratio with 5 gal. size trees so we are proposing a 1:1 ratio with 24" box trees

Trees to be Removed - Parcel 1

ARBORIST REPORT #	DBH	BOTANICAL NAME	COMMON NAME	PROTECTED	REASON FOR REMOVAL
1P	8x4"	Acer palmatum	Japanese Maple	YES	Driveway proximity
2P	22.8	Quercus agrifolia	Coast Live Oak	YES	Building proximity
3	8.5	Quercus agrifolia	Coast Live Oak	NO	Arborist Report and building proximity
4	7.2	Quercus agrifolia	Coast Live Oak	NO	Building proximity
5	11.3	Quercus agrifolia	Coast Live Oak	NO	Building proximity
6	6.2	Quercus lobata	Valley Oak	NO	Arborist Report and building proximity
7	8.5	Quercus agrifolia	Coast Live Oak	NO	Building proximity
8	5.4	Quercus agrifolia	Coast Live Oak	NO	Building proximity
11P	9.9-13.8-13.3	Quercus agrifolia	Coast Live Oak	YES	Arborist Report

3-24"box replacement trees required on Lot 1

Hydroseeding Mix



Long term erosion control hydroseeding on bare soil areas
Use a straw erosion control blanket on steeper slopes 3:1 and over
No supplemental irrigation is being proposed. This is watered by rain.
Success of the growth will vary according to the amount and timing of rain.
Supplemental hand watering and reseedling may be required depending on the timing of the seed installation and the rain.
Best time for seeding is usually Sept. 15 to Oct. 15, just prior to rain season
If seeding is done later in the winter when it is real cold. Barley may be the best seed.

Pacific Coast Seed "Green to Gold" mix (925) 373-4417 info@pcseed.com

lbs./Acre	Species/Common Name
	Bromus hordeaceus - Blando Brome
	Festuca myuroz - Zorro Annual Fescue
	Trifolium hirtum Hykon - Rose Clover

55 lbs. per acre total

HYDROSEED SLURRY FOR SEED MIX
Seed mix as specified
Fertilizer @ 800 lbs./acre Biosol 7-3-1 Organic
Tackifier @ 80 lbs./acre - Psyllium Based such as M Binder
Fiber @ 2000 lbs.acre Cellulose Mulch

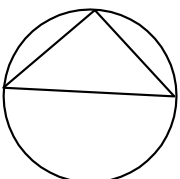
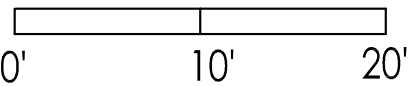


There is less than 500 sq.ft. of new planting and irrigation proposed so the WELO should not apply.

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

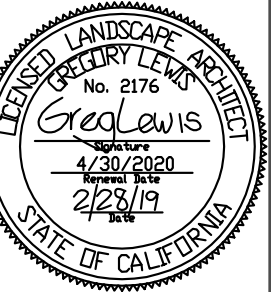
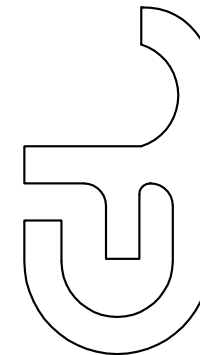
Greg Lewis
Gregory Lewis - Landscape Architect Lic. #2176 2/28/19

Tree Replacement Plan 1"=10'-0"



Revision

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
Santa Cruz, CA 95065 (831) 355-0960
736 Park Way
lewislandscape@sbcglobal.net



Proposed Residence
Parcel 1
11666 Winding Way, Los Altos, CA

Date 2/28/19
Scale As Noted
Drawn Greg
Job
Sheet

L1

of 4

Irrigation Notes

WATER EFFICIENT LANDSCAPE CHECKLIST - IRRIGATION

- 1
- THE AUTOMATIC IRRIGATION CONTROLLER USES EVAPOTRANSPIRATION DATA AND UTILIZES A RAIN SENSOR
- 2
- THE IRRIGATION CONTROLLER DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
- 3
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
- 4
- MANUAL SHUT-OFF VALVES ARE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- 5
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD". ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014
- 6
- IRRIGATION SUBMETERS ARE REQUIRED FOR RESIDENTIAL PROJECTS WITH MORE THAN 5000 SQ.FT. OF LANDSCAPE AREA - this project has less than 5000 sq.ft. of planting area
- 7
- THERE IS NO POOL OR WATER FEATURE ON THIS PROJECT. THERE IS LAWN.

ADDITIONAL NOTES

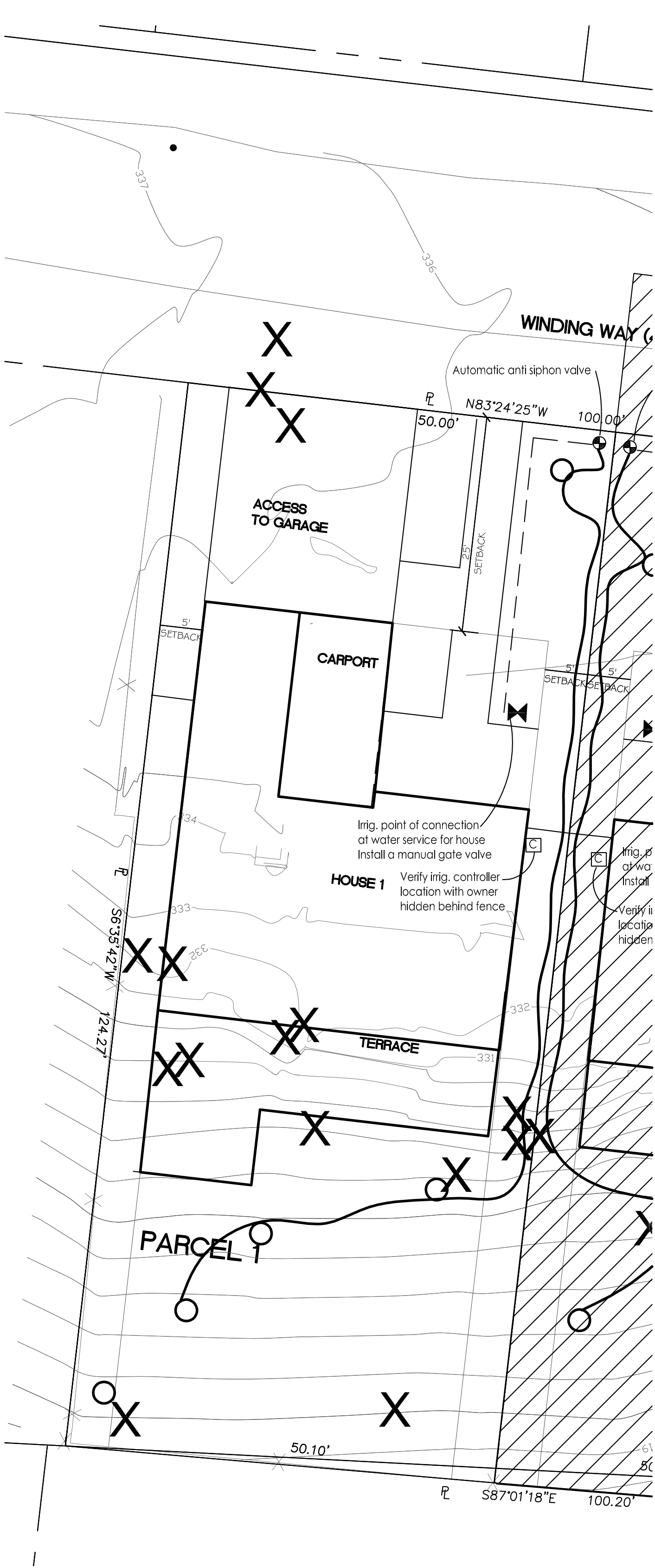
- 8
- SEE SHEET L3 AND L4 FOR DETAILS AND SPECIFICATIONS
- 9
- THIS SYSTEM IS DESIGNED TO OPERATE WITH MINIMUM 5 GPM AT MINIMUM 50 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REDESIGN. (YOU CAN ADD SOME VALVES TO REDUCE THE FLOW THRU THE VALVES WITH MORE FLOW). IF PRESSURE EXCEEDS 75 PSI AT POINT OF CONNECTION INSTALL A WILKINS 600 1" PRESSURE REGULATOR. THIS SITE HAS OVER 100 PSI.
- 10
- THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREES. STAY 8' TO 10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINE IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE.
- 11
- POINT OF CONNECTION WILL TYPICALLY BE JUST BEFORE WATER ENTERS HOUSE OR AS SHOWN ON THE PLAN. INSTALL 3/4" TEE AND A 3/4" BALL VALVE AND RUN 3/4" SCH 40 PVC TO VALVE LOCATIONS. KEEP ANTI SIPHON VALVES IN INCONSPICUOUS PLACES, INSTALLED 6" TO 12" ABOVE HIGHEST SPRINKLER OR DRIP EMITTER ON THE CIRCUIT. KEEP VALVES OUT OF PATHS.
- 12
- MAKE PROVISIONS TO ADD AN EXTRA CONTROL WIRE TO THE LOCATIONS OF THE VALVES WITH LARGE GPM FLOWS SO THAT EXTRA VALVES CAN BE ADDED IF THERE ISNT ENOUGH WATER VOLUME AVAILABLE AT THE NECESSARY PRESSURE
- 13
- BE SURE AND FOLLOW THE PLANS. YOU MIGHT BE REQUIRED TO HAVE A LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL OBSERVE THE LANDSCAPE CONSTRUCTION AT PERIODIC INTERVALS AND FILL OUT A CERTIFICATE OF INSTALLATION. THIS PERSON WILL ALSO BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SCHEDULE FOR NEW PLANTINGS AND MATURE PLANTINGS AND A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.
- 14
- IRRIGATION RUN TIMES TO BE BETWEEN 8:00 PM and 10:00 AM UNLESS UNFAVORABLE WEATHER PREVENTS IT OR RENDERS IRRIGATION UNNECESSARY

Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
<div><div>D</div><div>L3</div></div> <div><div>C</div><div>L3</div></div>	Hunter	IC-600 PL	6 station controller with enough modules for 6 stations exterior wall mount with multiple programing, cycle start, and calender program
<div><div>C</div><div>L3</div></div> <div><div>C</div><div>L3</div></div>	Hunter	SOLARSYNC	Install Wireless Solarsync weather sensor in sunny location that receives rain
<div><div>C</div><div>L3</div></div> <div><div>A</div><div>L3</div></div>	Hunter	PGV-ASV 075	System will adjust valve run times according to weather
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			3/4" antisiphon valve with 3/4" Amiad Filter, Senniger PR30 pressure regulator, and adaptor to drip tubing
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Install at least 6" above highest down stream drip emitter
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			1" manual brass ball valve
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" of cover
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Pressure line - Sch 40 PVC : 3/4" unless noted for smaller size - 18" of cover
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			LINES UNDER PAVING
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Pressure line - 1" Sch 40 PVC 24" deep
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Non Pressure line 3/4" Sch 40 PVC 24" deep
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Elec. control wire conduit 1-1/4" gray Sch 40 PVC 24" deep
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			3/4" PE drip tubing with compression fittings - see drip notes
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			3/4" PE drip tubing at trees - see drip notes
<div><div>A</div><div>L3</div></div> <div><div>B</div><div>L3</div></div>			Lines under paving to be in sleeve 2x size of line

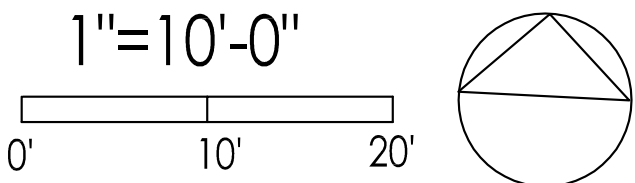
Drip Irrigation Notes

- 1) SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3 FEET ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GETS BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
- 2) RUN LARGE TUBING OVER AND NEXT TOROOTBALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO PLANT ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.
- 3) AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.
- 4) INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/4 TUBING CAN BE CONNECTED TO. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.
- 5) FOR TREES INSTALL FOUR 2 gph EMITTERS AT EACH TREE ROOTBALL SPACED EVENLY AROUND ROOTBALL



There is less than 500 sq.ft. of new planting and irrigation proposed so the WELO should not apply.

Irrigation Plan



Revision

GREGORY LEWIS LANDSCAPE ARCHITECT

#2176

736 Park Way Santa Cruz, CA 95065 (831) 358-0960

lewislandscape@sbcglobal.net

PROPOSED RESIDENCE

Parcel 1

11666 Winding Way, Los Altos, CA

DATE

2/28/19

SCALE

As Noted

DRAWN

Greg

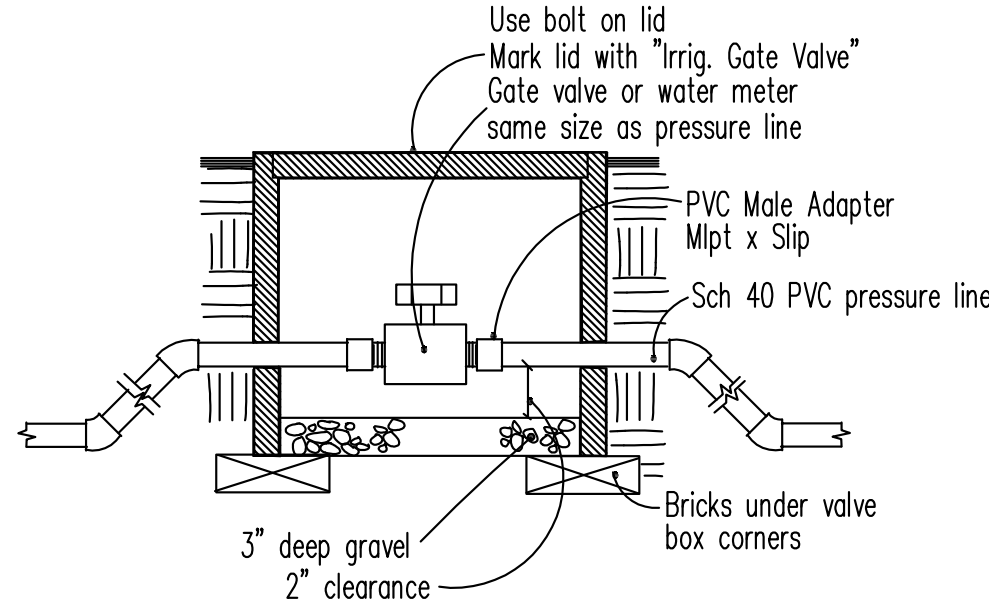
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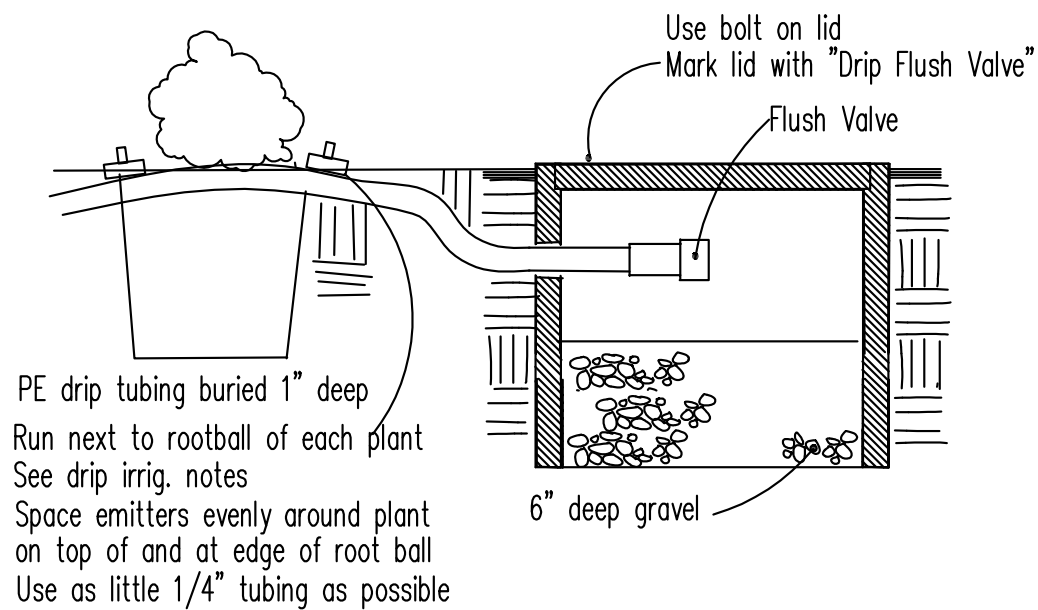
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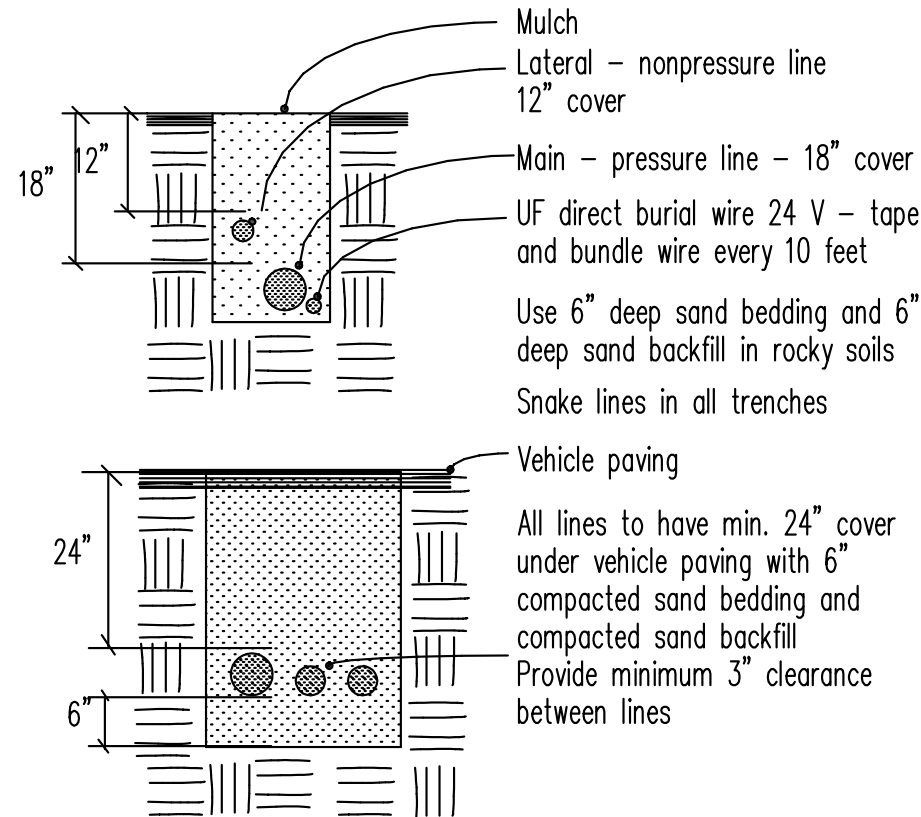
L2



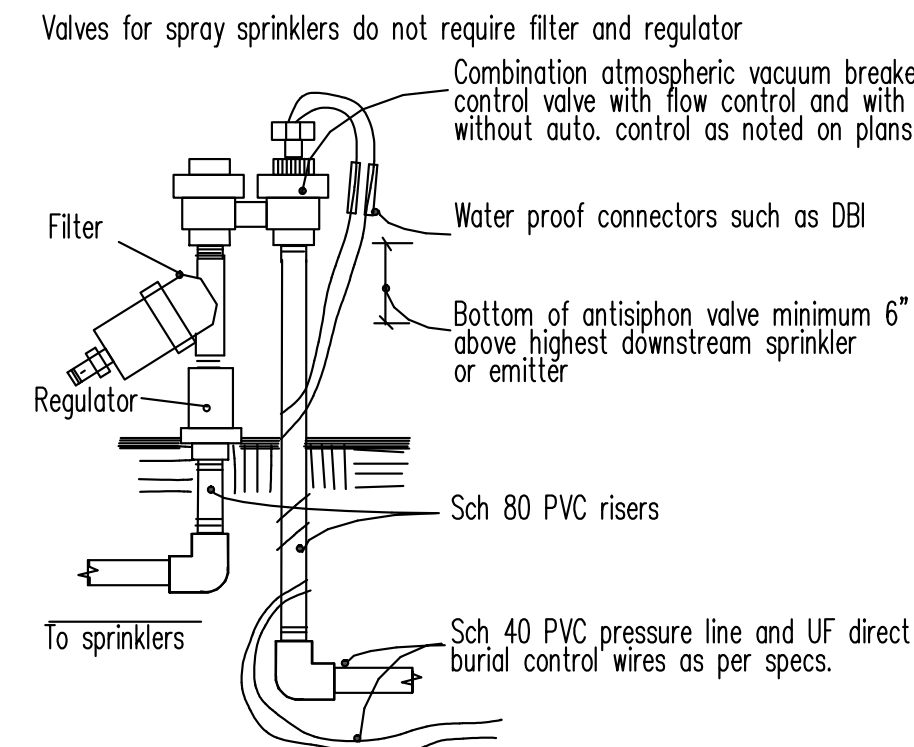
Manual Gate Valve
No Scale



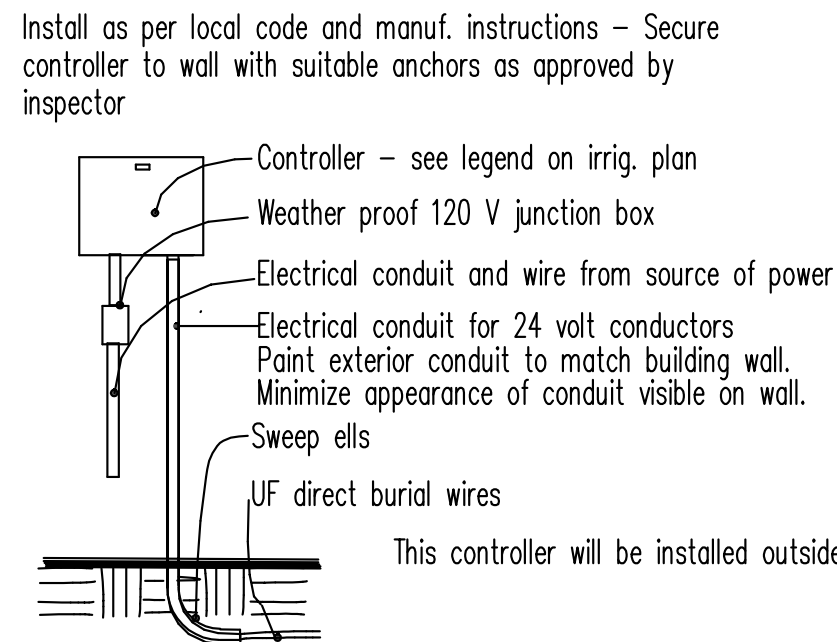
Drip Emitter and Flush Valve
No Scale



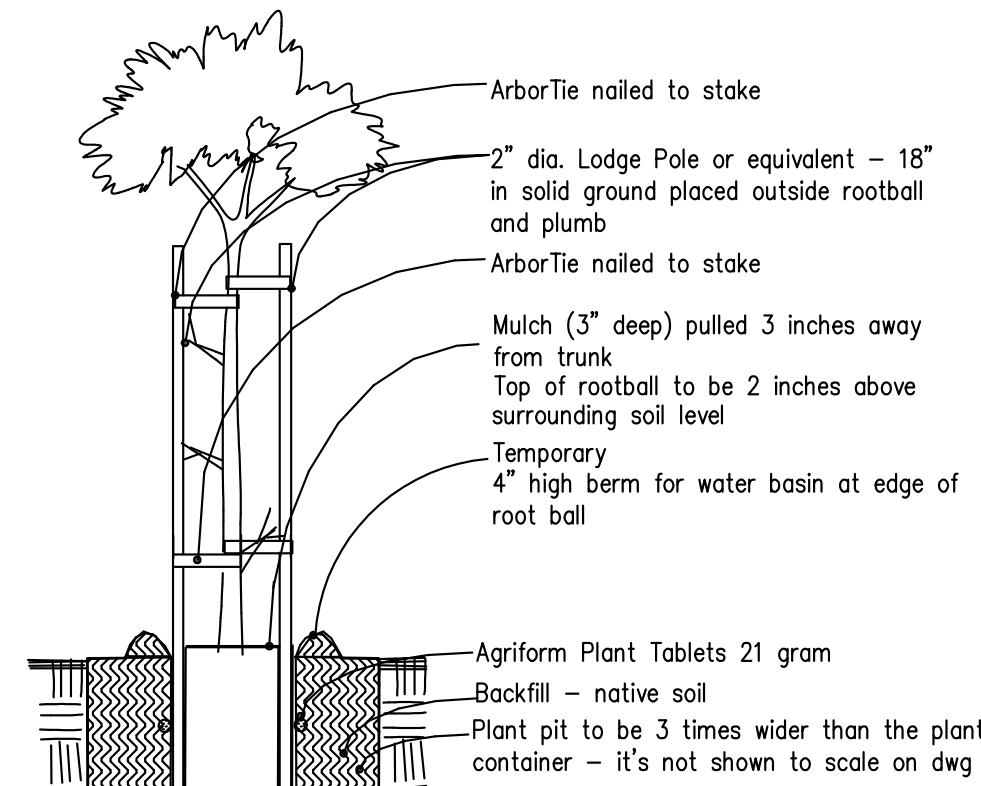
Trenches/Lines
No Scale



Auto. Antisiphon Valve with Filter and Regulator for Drip
No Scale



Wall Mount Controller
No Scale



- 1) 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
- 2) Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- 3) Gauge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface.
- 4) Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
- 5) Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball.
- 6) Put Agriform Plant Tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it.
- 7) Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- 8) Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other.

Tree Planting
No Scale

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

A. Adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.

B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.

C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I–II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the Irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.

B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot–dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).

C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.

B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.

C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.

B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.

C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.

D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.

E. Thread male PVC connections into metal female connections rather than the opposite.

F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.

G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.

B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.

C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.

D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

A. All testing shall be done in the presence of the Owner's Representative. Center-load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION

A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.

B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

A. Plant Identification and Quality

1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.

2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.

3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.

4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:

1. Particle size distribution (clay, silt, sand).

2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.

3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.

4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.

An interpretation of the test results and their effect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.

5. If bidding is done prior to soil fertility tests, bid 6 cu yds. of nitrized RWd sawdust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

A. Import landscape soil must be tested and meet the following specification:

1. TEXTURE: Sandy loam to loam

2. GRADING: SEIVE SIZE PERCENT PASSING SIEVE

25.4 mm (1") 95 – 100

9.51 mm (3/8") 85 – 100

53 Micron (270 mesh) 10 – 30

3. CHEMISTRY – SUITABILITY CONSIDERATIONS:

a. Salinity: Saturation Extract Conductivity (ECe x 103 @ 25 degree C.) Less than 4.0

b. Sodium: Sodium Adsorption Ration (SAR) Less than 9.0

c. Boron: Saturation Extract Concentration Less than 1.0 PPM

d. Reaction: pH of Saturated Paste: 5.5 – 7.5

e. Lime: Less than 3% by weight

4. PESTS:

a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.

5. ORGANIC MATTER

a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.

6. FERTILITY CONSIDERATIONS:

a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.

7. COMPACTION

a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT

A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

A. See Planting Plan

2.6 PLANTER SOIL MIX

A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

A. Fertilizer needs and amounts will be based on the results of the soil test

B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.

D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotatohammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or baserock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be + 1" to finish grade.

B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.

B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.

C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL

A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the effect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

A. Maintenance shall begin immediately after each plant is installed.

B. Maintenance will include:

1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.

2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.

3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals.

4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.

5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.

6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.

7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision

#2176

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2019

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