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PROJECT NAME
**JALADI &
VUPPALA
RESIDENCE**

15581 GLEN UNA DRIVE
LOS GATOS, CA 95030

REVISIONS

NO.	DATE	DESCRIPTION



GENERAL NOTES

1. **CODES AND REGULATIONS**
ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES, 2022 CALIFORNIA BUILDING CODE (C.B.C.), 2022 CALIFORNIA RESIDENTIAL CODE (C.R.C.), 2022 CALIFORNIA ELECTRICAL CODE (C.E.C.), 2022 CALIFORNIA PLUMBING CODE (C.P.C.), 2022 CALIFORNIA MECHANICAL CODE (C.M.C.), 2022 CALIFORNIA FIRE CODE (C.F.C.), 2022 CALIFORNIA ENERGY CODE (C.E.C.), 2022 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.

2. **SITE VERIFICATION**
GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.

3. **MEASUREMENTS**
CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.

4. **DIMENSIONS**
DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.

5. **DISCREPANCIES**
MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

6. **MANUFACTURER'S SPECIFICATIONS**
CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.

7. **WINDOWS AND DOORS**
CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

8. **CALGREEN STANDARDS**
ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGSBC SEC. 4.504.2.4
PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE TOWN OF PORTOLA VALLEY BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETTING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGSBC SECTION 4.504.

BUILDING AREA SUMMARY

SEE SHEET A-3.2 FOR FLOOR AREA CALCULATIONS

FAR SUMMARY INFORMATION

GROSS LOT AREA	33,120
NET LOT AREA	30,890

FLOOR AREA CALCULATION (SEE SHEET A3.3 FOR AREA CALCS)

PRIMARY SINGLE FAMILY RESIDENCE (SFR)

1ST FLOOR	6,298.54
2ND FLOOR	5,548.47
ATTACHED GARAGE	894.11
ENCLOSED PORCHES	169.64
GRAND TOTAL (GROSS FLOOR AREA)	12,910.76
F.A.R. (GROSS FLOOR AREA/ NET LOT AREA)	0.41795921

ADU (ACCESSORY DWELLING UNIT) : EXCLUDED FROM FAR CALC

GROSS FLOOR AREA	1,103.28
PROPOSED LOT COVERAGE	8,465.57
(NEW MAIN RESIDENCE + NEW ADU)	25.56%

GRADING CALCULATION REFER GRADING PLAN SHEET C1.0

IMPERVIOUS AREA CALCULATIONS REFER SHEET HYD-1

PROJECT INFORMATION

PROPERTY OWNER	KALYANI & MURTHY VUPPALA
PHONE	408-544-0566
MAILING ADDRESS	MURTHYVL@GMAIL.COM
PROJECT ADDRESS	15581 GLEN UNA DRIVE SARATOGA, CA 95030
A.P.N.	WUI CHAPER 7
LOCATED WITHIN DESIGNATED WILDLAND URBAN INTERFACE FIRE AREA	LOCAL RESPONSABILITY AREA (LRA)
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3/U
STORIES	2
FIRE SPRINKLERS	REQUIRED (NFPA-13D)
EXISTING USE	EXISTING SFR / RESIDENCE
ALLOWABLE BUILDING HEIGHT	35'

SETBACKS

MINIMUM	PROPOSED
REQUIRED	MAIN HOUSE
FRONT 30 FT	47'-0"
SIDE 20 FT	38'-0" (INT), 30'-1" (EXT)
REAR 25 FT	34'-0"
FRONT 30 FT	195'-4"
SIDE 4 FT	6'-2" (INT), 69'-9.5" (EXT)
REAR 4 FT	5'-0"

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GEOTECHNICAL ENGINEERING
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CONSULTING ARBORIST
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SHEET INDEX

A 0.0	COVER SHEET
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C 1.1	OVERALL SITE PLAN
C 2.0	GRADING AND DRAINAGE PLAN
C 3.0	UTILITY PLAN
C*4.0	SITE SECTION
ER 1.0	EROSION CONTROL PLAN
BMP 1.0	BEST MANAGEMENT PRACTICES
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L-1	LAYOUT & DIMENSION PLAN
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L-4	LIGHTING & MATERIAL PLAN
L-5	IRRIGATION PLAN
L-6	WATER CALCULATIONS & IRRIGATION DETAILS

SCOPE OF WORK

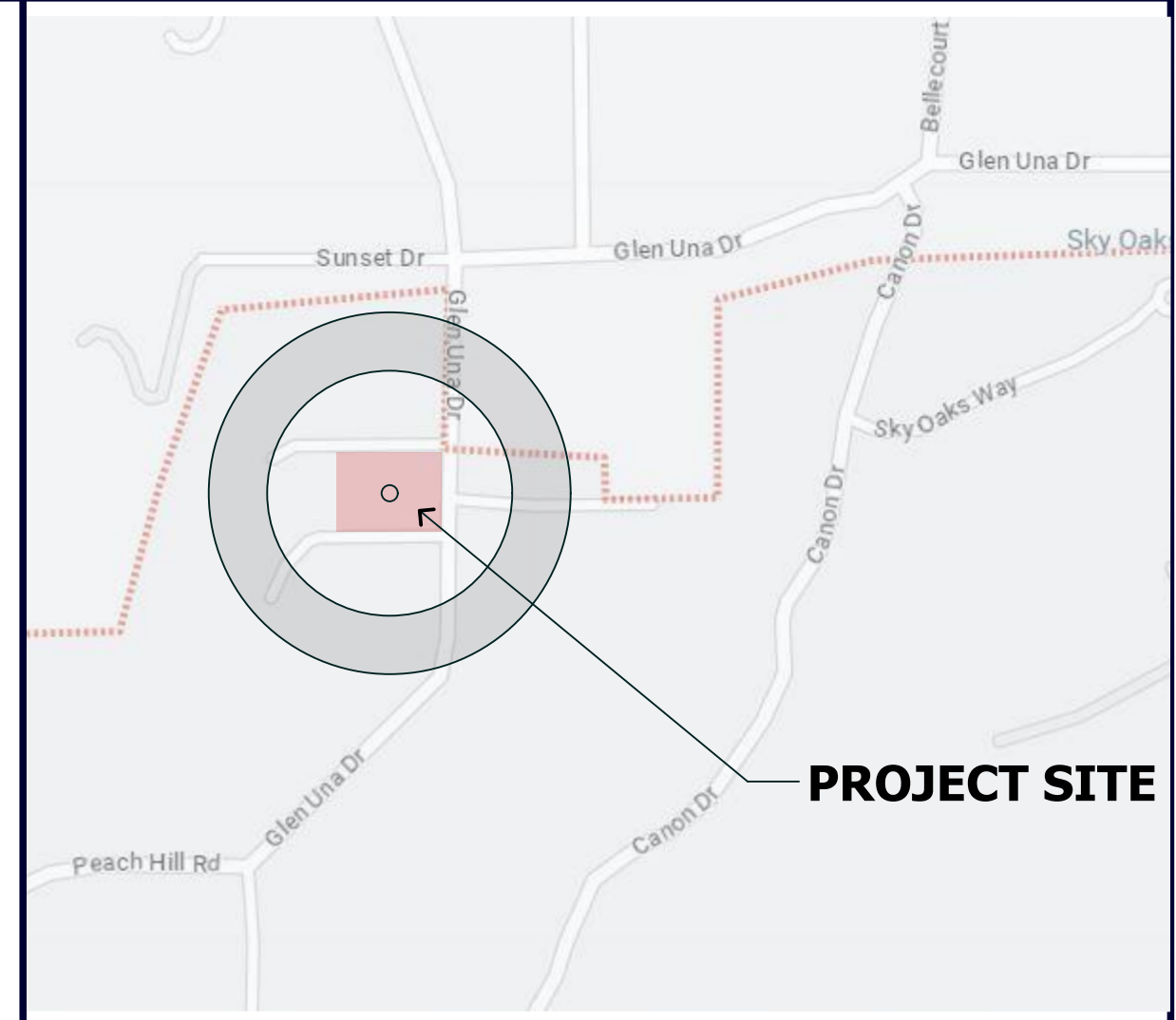
DEMOLITION OF AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE WITH DETACHED TWO CAR GARAGE AND SITE DEVELOPMENT THAT INCLUDES CONCRETE WALKS DRIVEWAY AND PATIOS.

CONSTRUCTION OF A NEW TWO-STORY RESIDENCE WITH ATTACHED 3 CAR GARAGE, PLUS NEW ACCESSORY DWELLING UNIT AND SWIMMING POOL AND ALL NEW LANDSCAPING OF THE ENTIRE SITE.

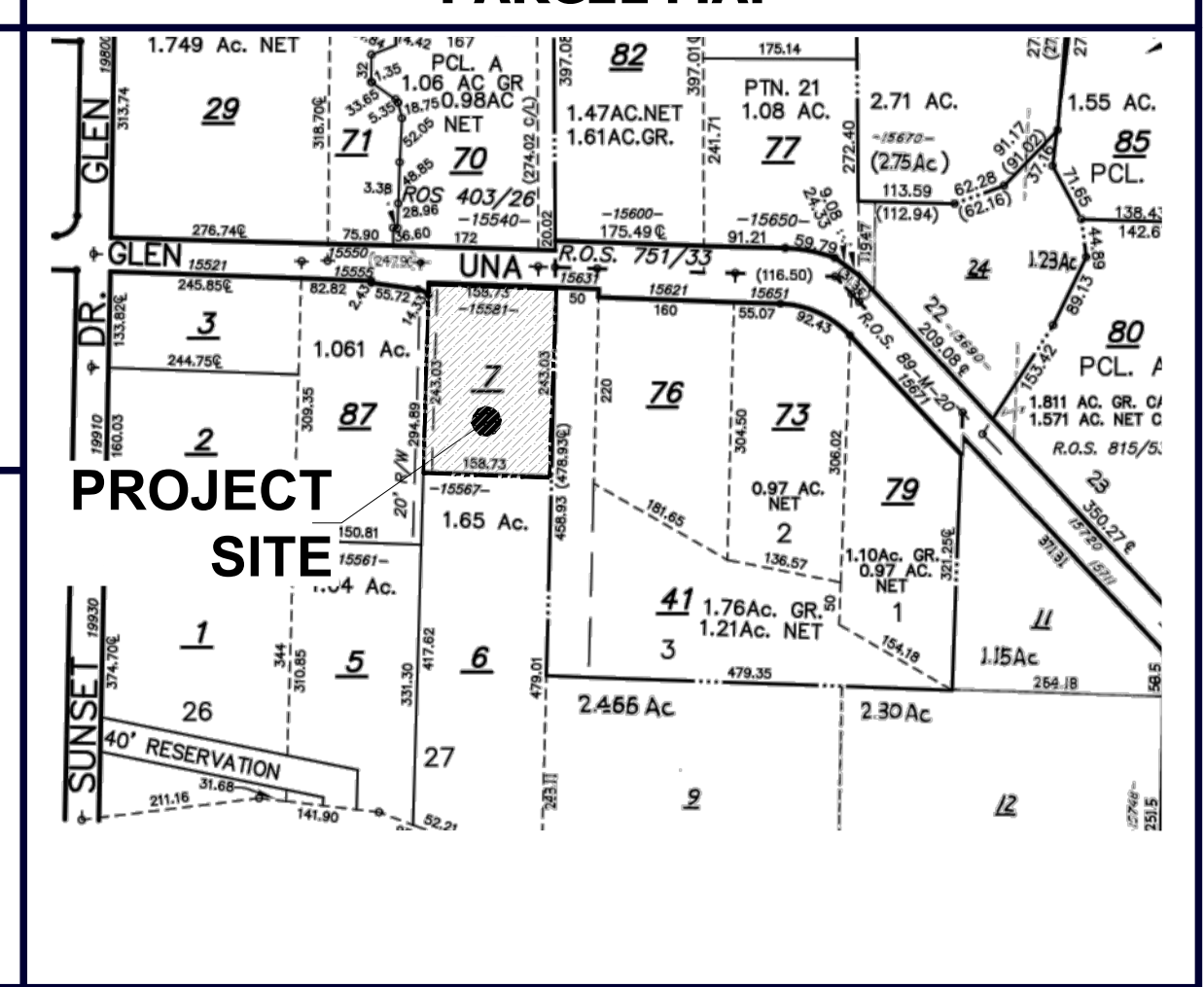
THE PROJECT SITE IS LOCATED WITHIN THE STATE RESPONSIBILITY AREA (SRA) AND THE WILDLAND URBAN INTERFACE (WUI)

DERFERRED SUBMITTAL FOR FULL- NFP-13d FIRE SPRINKLER SYSTEM

VICINITY MAP



PARCEL MAP



COVER SHEET

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CONSULTANT DIRECTORY

DATE : 10/27/2023

SCALE : AS-NOTED

DRAWN BY : DZ

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 23729

SHEET NUMBER
A 0.0

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 OF THE COUNTY OF SANTA CLARA STANDARD DETAILS, 2) THE COUNTY OF SANTA CLARA STANDARD SPECIFICATIONS, 3) THE COUNTY OF SANTA CLARA STANDARD SPECIFICATIONS, 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 ENGINEER.
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 OR TRIM ALL TREES TO PROVIDE AN UNOBSTRUCTED FIFTEEN (15) FOOT VERTICAL CLEARANCE FOR ROADWAY AREA. 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 UNLESS 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 OFFICE 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 CODE SECTION 66-15.
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. THE 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 ROAD 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 WORK AND SITE. THE COUNTY REQUIRES A MINIMUM OF 24 HOURS ADVANCE NOTICE FOR GENERAL INSPECTION, 48 HOURS FOR ASPHALT CONCRETE INSPECTION.
2. INSPECTION BY SANTA CLARA COUNTY SHALL BE LIMITED TO INSPECTION OF MATERIALS AND PROCESSES 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 CONTRACTOR'S 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 COUNTY ENGINEERING 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 90% AND 4 INCHES OF HOT ASPHALT CONCRETE PLACED IN TWO LIFTS. TRENCH RESTORATION FOR HIGHER 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 MAY 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 FINISHING 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 AND 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 KEPT 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 FILL 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.)	NET (C.Y.)	MAX CUT HT.	MAX FILL HT.
RESIDENCE	94 CY	82 CY	12 (C)	1.5 FT	2.5 FT
ACCESSORY STRUCTURE	83 CY	0 CY	83 (C)	2.5 FT	0.0 FT
HARDSCAPE	35 CY	87 CY	264 (C)	6.0 FT	3.0 FT
POOL (AVG. 5')	222 CY	0 CY	222 (C)	5.0 FT	0.0 FT
LANDSCAPE	123 CY	0 CY	118 (C)	3.0 FT	0.5 FT
DRIVEWAY	8 CY	0 CY	8 (C)	0.5 FT	0.0 FT
OFF SITE IMPROVEMENTS	---	---	---	---	---
TOTAL	881 CY	174 CY	707 (C)	---	---

- 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 FIELD.
 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 MINIMUM RELATIVE COMPACTION OF 95% RELATIVE COMPACTION.
 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 AND PRESENT THE RESULTS 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: 42,800 SF.
 15. WDD NO. _____
 16. THE INSPECTOR MAY VERIFY THAT A VALID NOTICE OF INTENT (NOI) HAS BEEN ISSUED BY THE STATE AND THAT A CURRENT 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 DRIFLINE OF THE TREE OR GROVE OF TREES.
 - B. THE FENCING SHALL BE MAINTAINED THROUGHOUT THE SITE CONSTRUCTION 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 STAKING, "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.gov> SHALL BE PLACED ON THE TREE PROTECTIVE FENCING UNTIL FIRM OCCUPANCY.
2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY, TREE PROTECTIVE FENCING SHALL BE SECURELY IN PLACE 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 ELECTRICIAN 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 OR APPLY WATER THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON 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, SECTION 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. ALL VEHICLE 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 A 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 FROM THE ENTRANCE OF CONSTRUCTION SITE THAT IDENTIFIES THE FOLLOWING REQUIREMENTS. 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 PER VEHICLE.
 - 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 OF 1-800-334-6367.
10. ALL FILL SLOPES SHALL BE COMPACTED AND LEFT IN A SMOOTH AND FIRM CONDITION CAPABLE OF WITHSTANDING WEATHERING.
11. ALL EXPOSED DISTURBED AREAS SHALL BE SEDED WITH BROOME SEED SPREAD AT THE RATE OF 5 LB. PER 1000 SQUARE FEET (OR EQUIVALENT) AND SEEDING AND WATERING SHALL BE MAINTAINED AS REQUIRED TO ENSURE GROWTH.
12. ALL DITCHES SHALL BE LINED PER COUNTY STANDARD SDB.
13. ALL 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 FINAL APPROVAL BY THE COUNTY ENGINEER, 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 OWNER, CONTRACTOR, AND ANY PERSON PERFORMING CONSTRUCTION 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 AND UNTIL THE ESTABLISHING 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, 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. THE DEVELOPER OR HIS SUCCESSOR PROPERTY OWNERS ARE RESPONSIBLE FOR THE ADEQUACY AND CONTINUED MAINTENANCE OF THESE FACILITIES IN A MANNER WHICH PRECLUDE ANY HAZARD TO LIFE, HEALTH, OR DAMAGE TO ADJOINING PROPERTY, CONSISTENT WITH NPDES PERMIT CAS512008 - 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 (). 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.

DATE _____ SIGNATURE _____

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. _____

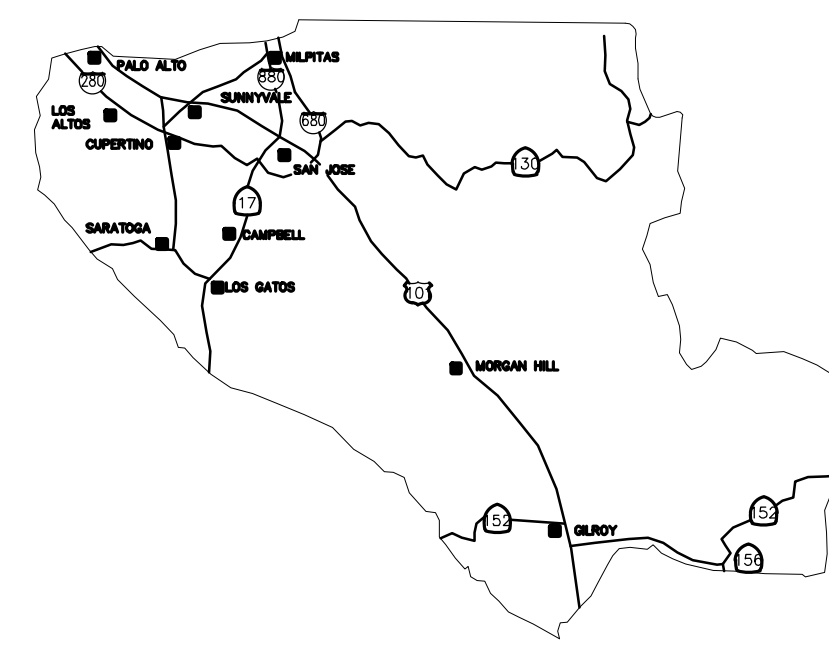
C79555
R.C.E. NO.
09/30/2022
EXPIRATION DATE

DATE _____ SIGNATURE _____

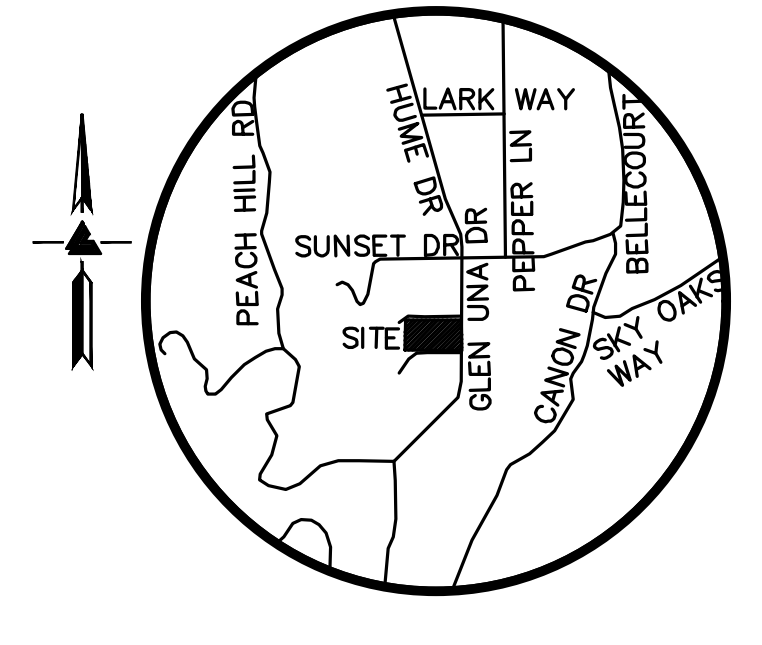
COUNTY ENGINEER'S NOTE

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



COUNTY LOCATION MAP



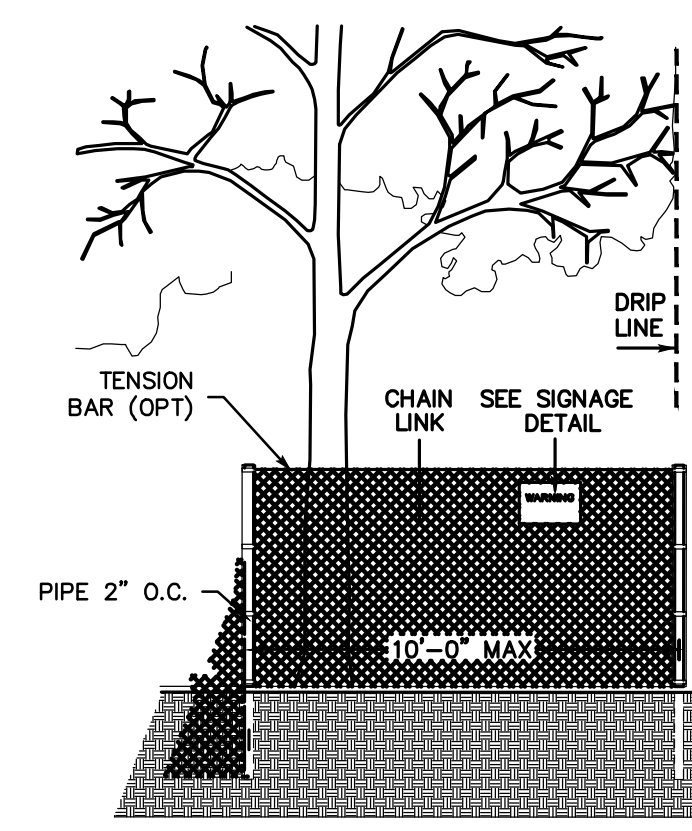
VICINITY MAP NO SCALE

PROJECT TITLE
VUPPALA RESIDENCE
15581 GLEN UNA DRIVE
LOS GATOS
UNINCORPORATED

SEE SHEET C-1.1 FOR LEGEND & ABBREVIATIONS

SCOPE OF WORK

1. THE DEVELOPER IS RESPONSIBLE FOR THE INSTALLATION OF THE WORK PROPOSED ON THE EROSION CONTROL PLAN. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE DESIGN OF THE EROSION CONTROL PLANS AND ANY MODIFICATIONS OF THE EROSION CONTROL PLANS TO PREVENT ILLICIT DISCHARGES FROM THE SITE DURING CONSTRUCTION.
2. CONSTRUCTION OF NEW HOUSE AND ADJ.
3. CONSTRUCTION OF DRIVEWAY AND PARKING AREAS
4. CONSTRUCTION OF PATIO AND PATHWAY
5. CONSTRUCTION OF POOL
6. CONSTRUCTION OF STORM WATER FACILITIES
7. CONSTRUCTION RETAINING WALLS



EXISTING TREE PROTECTION DETAILS

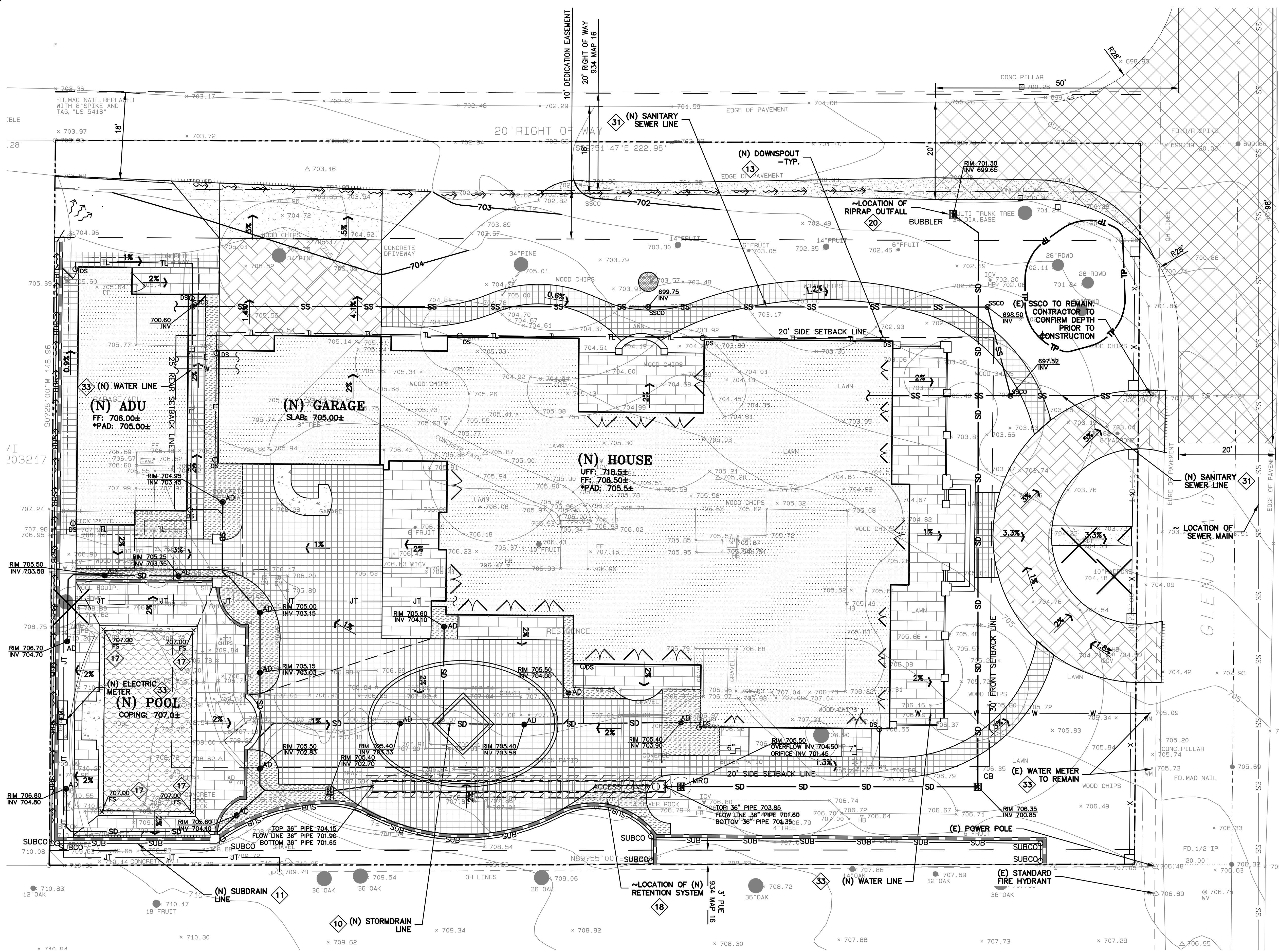
1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITIES TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING 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 SITE DURING THE CONSTRUCTION PERIOD, INSPECTED PERIODICALLY FOR DAMAGE AND PROPER FUNCTION. REPAIRS 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.

SHEET INDEX

C-1.0	TITLE SHEET		
C-1.1	OVERALL SITE PLAN		
C-2.0	GRADING & DRAINAGE PLAN		
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ER-1	EROSION CONTROL PLAN		
BMP-1	BEST MANAGEMENT PRACTICES		
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HYD-1	IMPERVIOUS SURFACE EXHIBIT		
HYD-2	PROPOSED DRAINAGE EXHIBIT		
	TOPOGRAPHIC MAP		
DATE: 07/21/22 LB#: 2221289			
Revision 1	Date	APN	Sheet
Revision 2	Date	510-26-076	01
Revision 3	Date	Co. File	of 11



CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION: 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545
SACRAMENTO REGION: 3017 DOUGLASS BLVD., # 300, ROSEVILLE, CA 95661
(P) (510) 887-4086 (P) (916)966-1338
(F) (510) 887-3019 (F) (916)797-7363
WWW.LEABRAZE.COM



STORM DRAIN KEYNOTES 10 TO 20

10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

11 INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL X ON SHEET C-X.

12 CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL X ON SHEET C-X.

13 CONNECT RAIN WATER DOWNSPOUTS TO 4" PVC (SDR-35) TIGHTLINE, SLOPED AT 1% MINIMUM DIRECT TO NEAREST STORM DRAIN LINE AS SHOWN ON PLANS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS. TIGHTLINE MAY BE PLACED IN COMMON TRENCH WITH SUBDRAIN LINES, HOWEVER, DO NOT CONNECT TO SUBDRAIN LINES. SEE DETAIL X ON SHEET C-X.

14 INSTALL (N) "CHRISTY F08" AREA DRAINS. CONNECT TO ON-SITE STORM DRAIN SYSTEM. SEE DETAIL X ON C-X.

15 INSTALL (N) 4" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE IN LANDSCAPE OR PLANTER AREAS (NDS PART 78 OR 90 FOR 6" DIAMETER HEAVY DUTY PLASTIC BLACK GRATE). SEE DETAIL X ON C-X.

16 INSTALL (N) "CHRISTY V-24" CATCH BASIN W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. SEE DETAIL X ON SHEET C-X.

17 TRENCH DRAINS SHALL BE 6" NDS "DURA-SLOPE" PRESLOPED TRENCH DRAINS W/ TRAFFIC RATED GRATE OR APPROVED EQUAL. CONNECT TO NEAREST STORM DRAIN LINE VIA 4" PVC TIGHTLINE.

18 INSTALL (N) RETENTION SYSTEM. SEE DETAIL X ON SHEET C-X.

19 INSTALL (N) RIP-RAP ENERGY DISSIPATER. SEE DETAIL X ON SHEET C-X.

UTILITIES KEYNOTES 31 TO 34

31 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. REUSE (E) LATERAL IF POSSIBLE. CONNECT PER DISTRICT STANDARDS.

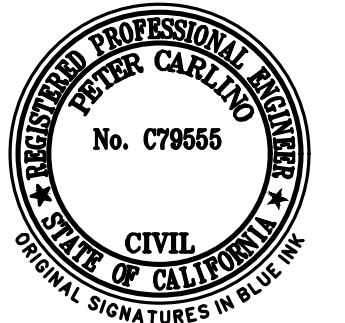
32 INSTALL (N) ENVIRONMENTAL ONE SEWER EJECTOR SYSTEM. SEE DETAIL X ON SHEET C-X.

33 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.

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

*** BUILDING PAD NOTE:**
ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

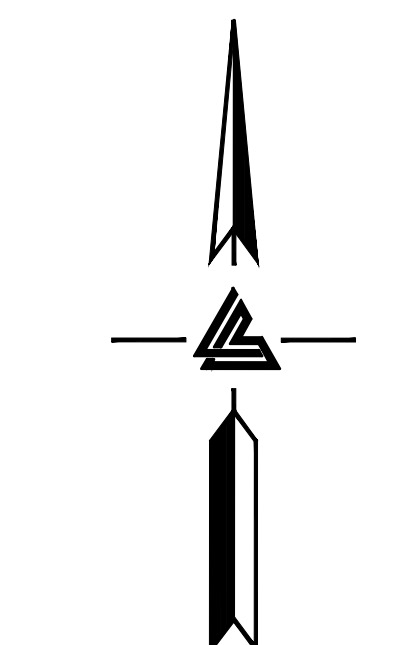


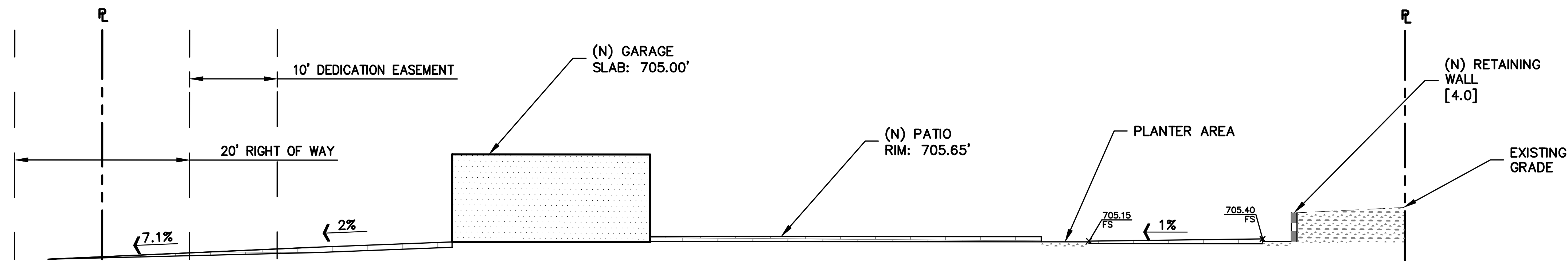
LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
REGIONAL OFFICES:
DUBLIN, CALIFORNIA
DUNSMITH, CALIFORNIA
SAN JOSE
WWW.LEABRAZE.COM

VAPPALA RESIDENCE
15581 GLEN UNA DRIVE
LOS GATOS, CALIFORNIA
SANTA CLARA COUNTY
APN: 510-26-007

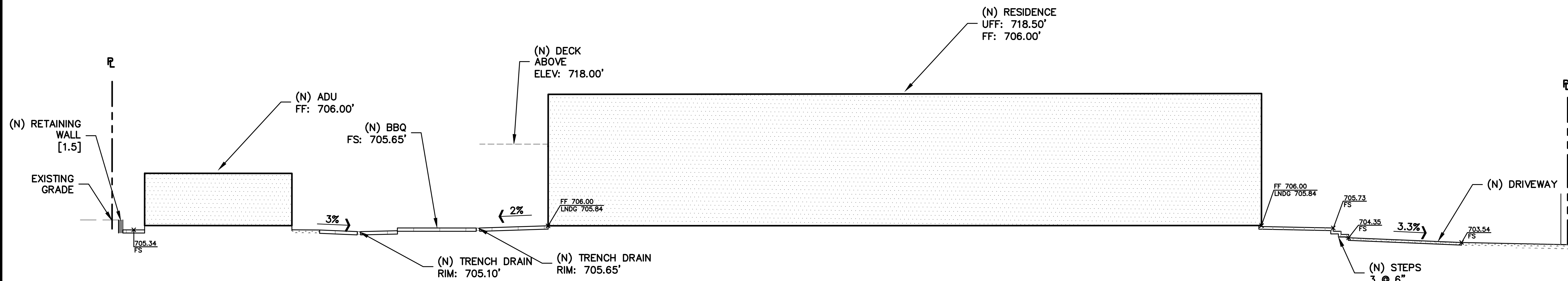
UTILITY PLAN

1	PLAN CHECK	11-16-22	MR
2	CALIFIRE	02-17-23	MR
REVISIONS BY			
JOB NO: 2221289			
DATE: 07-21-22			
SCALE: AS NOTED			
DESIGN BY: MR			
CHECKED BY: DY			
SHEET NO:			
C-3.0			
04 OF 11 SHEETS			

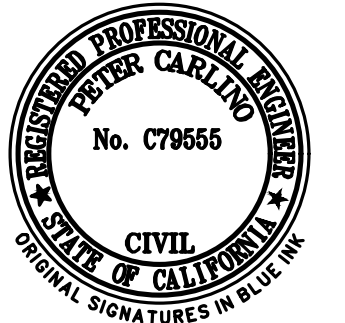




1 SECTION
C-4.0 NTS



2 SECTION
C-4.0 NTS



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 DUBLIN, CALIFORNIA 94568
 SAN JOSE, CALIFORNIA 95128
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VAPPALA RESIDENCE
 15581 GLEN UNA DRIVE
 LOS GATOS, CALIFORNIA
 SANTA CLARA COUNTY APN: 510-26-007

SITE SECTIONS

1	PLAN CHECK 11-16-22	MR
2	CALFIRE 02-17-23	MR
-	-	-
-	-	-
REVISIONS		BY
JOB NO: 2221289		
DATE: 07-21-22		
SCALE: AS NOTED		
DESIGN BY: MR		
CHECKED BY: DY		
SHEET NO:		

PURPOSE:

THE PURPOSE OF THIS PLAN IS TO STABILIZE THE SITE TO PREVENT EROSION OF GRADED AREAS AND TO PREVENT SEDIMENTATION FROM LEAVING THE CONSTRUCTION AREA AND AFFECTING NEIGHBORING SITES, NATURAL AREAS, PUBLIC FACILITIES OR ANY OTHER AREA THAT MIGHT BE AFFECTED BY SEDIMENTATION. ALL MEASURES SHOWN ON THIS PLAN SHOULD BE CONSIDERED THE MINIMUM REQUIREMENTS NECESSARY. SHOULD FIELD CONDITIONS DICTATE ADDITIONAL MEASURES, SUCH MEASURES SHALL BE PER CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL AND THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION. LEA & BRAZE ENGINEERING SHOULD BE NOTIFIED IMMEDIATELY SHOULD CONDITIONS CHANGE.

EROSION CONTROL NOTES:

- 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 THIS EROSION CONTROL PLAN.
- THE INTENTION OF THIS PLAN IS FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY. ALL EROSION CONTROL MEASURES SHALL CONFORM TO CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL, THE CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION, AND THE LOCAL GOVERNING AGENCY FOR THIS PROJECT.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO, DURING, AND AFTER STORM EVENTS. PERSON IN CHARGE OF MAINTAINING EROSION CONTROL MEASURES SHOULD WATCH LOCAL WEATHER REPORTS AND ACT APPROPRIATELY TO MAKE SURE ALL NECESSARY MEASURES ARE IN PLACE.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT-LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATERCOURSES.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS CONCERNING POLLUTION SHALL BE MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY REQUIREMENTS.
- ALL MATERIALS NECESSARY FOR THE APPROVED EROSION CONTROL MEASURES SHALL BE IN PLACE BY OCTOBER 15TH.
- EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON, OR FROM OCTOBER 15TH THROUGH APRIL 15TH, WHICHEVER IS LONGER.
- IN THE EVENT OF RAIN, ALL GRADING WORK IS TO CEASE IMMEDIATELY AND THE SITE IS TO BE SEALED IN ACCORDANCE WITH THE APPROVAL EROSION CONTROL MEASURES AND APPROVED EROSION CONTROL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND REPAIRING EROSION CONTROL SYSTEMS AFTER EACH STORM.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY LOCAL JURISDICTION'S ENGINEERING DEPARTMENT OR BUILDING OFFICIALS.
- MEASURES SHALL BE TAKEN TO COLLECT OR CLEAN 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 SYSTEMS. THE REMOVAL OF AFORESAID SHALL BE DONE BY STREET SWEEPING OR HAND SWEEPING. WATER SHALL NOT BE USED TO WASH SEDIMENTS INTO PUBLIC OR PRIVATE DRAINAGE FACILITIES.
- EROSION CONTROL MEASURES SHALL BE ON-SITE FROM SEPTEMBER 15TH THRU APRIL 15TH.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE RAINY SEASON OR FROM OCTOBER X THROUGH APRIL X, WHICHEVER IS GREATER.
- PLANS SHALL BE DESIGNED TO MEET C3 REQUIREMENTS OF THE MUNICIPAL STORMWATER REGIONAL PERMIT("MRP") NPDES PERMIT CAS 612008.
- THE CONTRACTOR TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES (BMP) FOR SEDIMENTATION PREVENTION AND EROSION CONTROL TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE TOWN OR COUNTY STORM DRAIN SYSTEMS.
- THE CONTRACTOR MUST INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO THE INCEPTION OF ANY WORK ONSITE AND MAINTAIN THE MEASURES UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE TOWN INSPECTOR. THE ADJACENT STREET SHALL AT ALL TIMES BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. THE CONTRACTOR BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THE BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE TOWN RIGHT-OF-WAY.
- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONTRACTOR SHALL INSTALL A STABILIZED CONSTRUCTION ENTRANCE PRIOR TO THE INSPECTION OF ANY WORK ONSITE AND MAINTAIN IT FOR THE DURATION OF THE CONSTRUCTION PROCESS SO AS TO NOT INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY UNTIL THE COMPLETION OF ALL LANDSCAPING.
- THE CONTRACTOR SHALL PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY SWALES, SILT FENCES, AND EARTH PERMS IN CONJUNCTION OF ALL LANDSCAPING.
- STOCKPILED MATERIALS SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT IS SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.
- EXCESS OR WASTE CONCRETE MUST NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND

EROSION CONTROL NOTES CONTINUED:

- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MUST NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- DUST CONTROL SHALL BE DONE BY WATERING AND AS OFTEN AS REQUIRED BY THE TOWN INSPECTOR.
- SILT FENCE(S) AND/OR FIBER ROLL(S) SHALL BE INSTALLED PRIOR TO SEPTEMBER 15TH AND SHALL REMAIN IN PLACE UNTIL THE LANDSCAPING GROUND COVER IS INSTALLED. CONTRACTOR SHALL CONTINUOUSLY MONITOR THESE MEASURES, FOLLOWING AND DURING ALL RAIN EVENTS, TO PUBLIC OWNED FACILITIES.

EROSION CONTROL MEASURES:

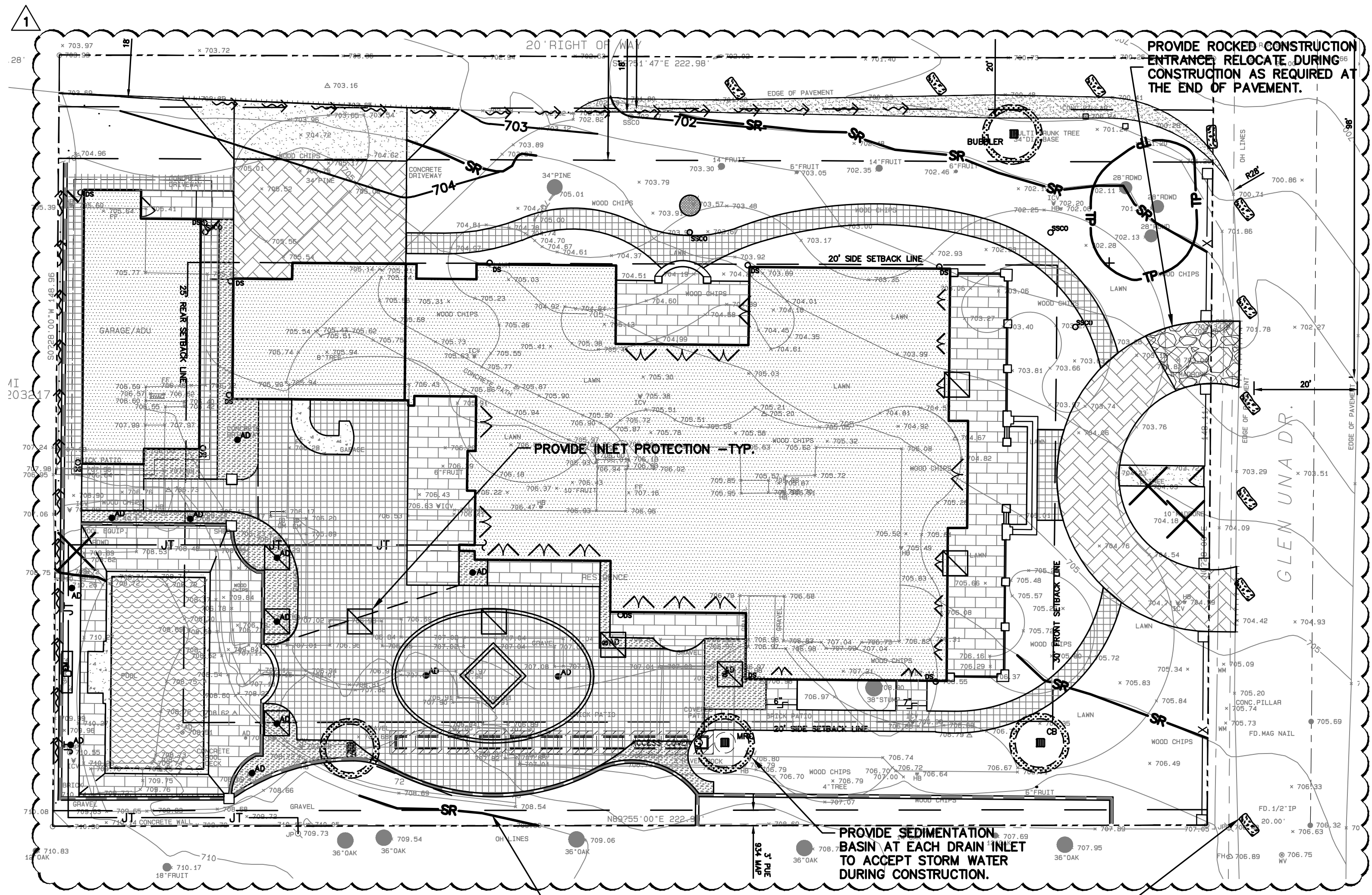
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENuded SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- SITE CONDITIONS AT TIME OF PLACEMENT OF EROSION CONTROL MEASURES WILL VARY. APPROPRIATE ACTION INCLUDING TEMPORARY SWALES, INLETS, HYDROSEEDING, STRAW BALES, ROCK SACKS, ETC. SHALL BE TAKEN TO PREVENT EROSION AND SEDIMENTATION FROM LEAVING SITE. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS THE CONDITIONS CHANGE AND THE NEED OF CONSTRUCTION SHIFT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCES. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE GOVERNING AGENCY.
- ALL EXPOSED SLOPES THAT ARE NOT VEGETATED SHALL BE HYDROSEEDED. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY OCTOBER 15, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH. HYDROSEEDING SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 20" EROSION CONTROL AND HIGHWAY PLANTING" OF THE STANDARD SPECIFICATION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, AS LAST REVISED. REFER TO THE EROSION CONTROL SECTION OF THE GRADING SPECIFICATIONS THAT ARE A PART OF THIS PLAN SET FOR FURTHER INFORMATION.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT. MINIMUM INLET PROTECTION SHALL CONSIST OF A ROCK SACKS OR AS SHOWN ON THIS PLAN
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. A REPRESENTATIVE OF LEA & BRAZE ENGINEERING SHALL PERFORM A FIELD REVIEW AND MAKE RECOMMENDATIONS AS NEEDED. CONTRACTOR IS RESPONSIBLE TO NOTIFY LEA & BRAZE ENGINEERING AND THE GOVERNING AGENCY OF ANY CHANGES.
- THE EROSION CONTROL MEASURES SHALL CONFORM TO THE LOCAL JURISDICTION'S STANDARDS AND THE APPROVAL OF THE LOCAL JURISDICTION'S ENGINEERING DEPARTMENT.
- STRAW ROLLS SHALL BE PLACED AT THE TOE OF SLOPES AND ALONG THE DOWN SLOPE PERIMETER OF THE PROJECT. THEY SHALL BE PLACED AT 25 FOOT INTERVALS ON GRADED SLOPES. PLACEMENT SHALL RUN WITH THE CONTOURS AND ROLLS SHALL BE TIGHTLY END BUTTED. CONTRACTOR SHALL REFER TO MANUFACTURERS SPECIFICATIONS FOR PLACEMENT AND INSTALLATION INSTRUCTIONS.

REFERENCES:

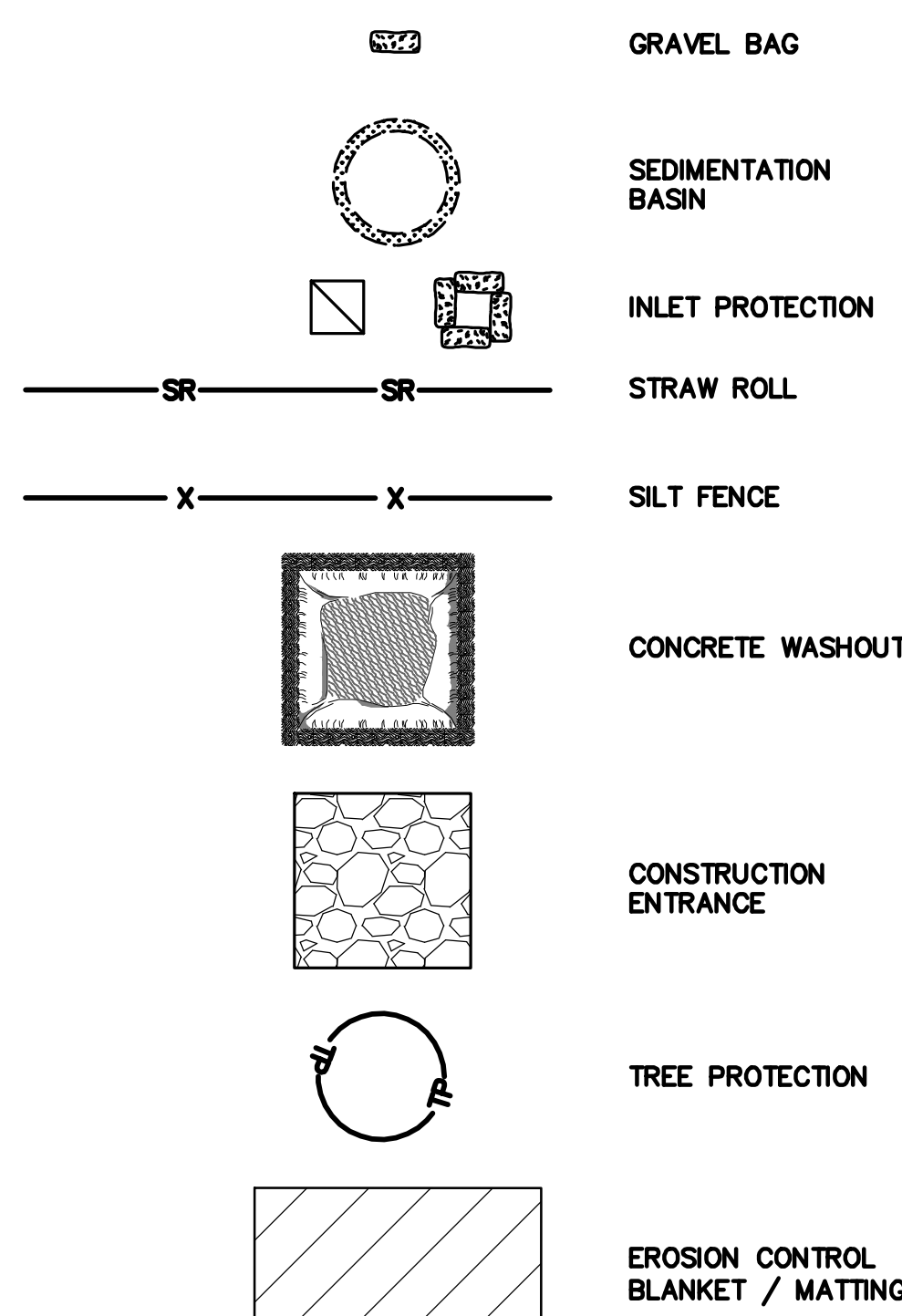
- CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD'S FIELD MANUAL FOR EROSION AND SEDIMENTATION CONTROL
- CALIFORNIA STORM WATER QUALITY ASSOCIATION BEST MANAGEMENT PRACTICES HANDBOOK FOR CONSTRUCTION

PERIODIC MAINTENANCE:

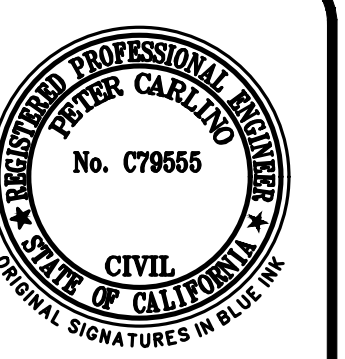
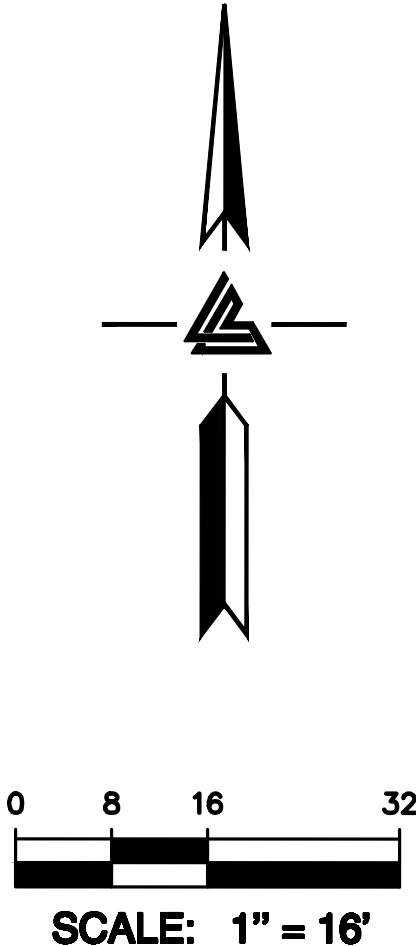
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION SHALL BE REPAIRED AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1' FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.
- GRAVEL BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.
- STRAW ROLLS SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHED HALF THE HEIGHT OF THE ROLL.
- SILT FENCE SHALL BE PERIODICALLY CHECKED TO ASSURE PROPER FUNCTION AND CLEANED OUT WHENEVER THE SEDIMENT DEPTH REACHES ONE FOOT IN HEIGHT.
- CONSTRUCTION ENTRANCE SHALL BE REGRAVELED AS NECESSARY FOLLOWING SILT/SOIL BUILDUP.
- ANY OTHER EROSION CONTROL MEASURES SHOULD BE CHECKED AT REGULAR INTERVALS TO ASSURE PROPER FUNCTION



EROSION CONTROL LEGEND



NOTE:
SEAL ALL OTHER INLETS NOT INTENDED TO ACCEPT STORM WATER AND DIRECT FLOWS TEMPORARILY TO FUNCTIONAL SEDIMENTATION BASIN INLETS. -TYP



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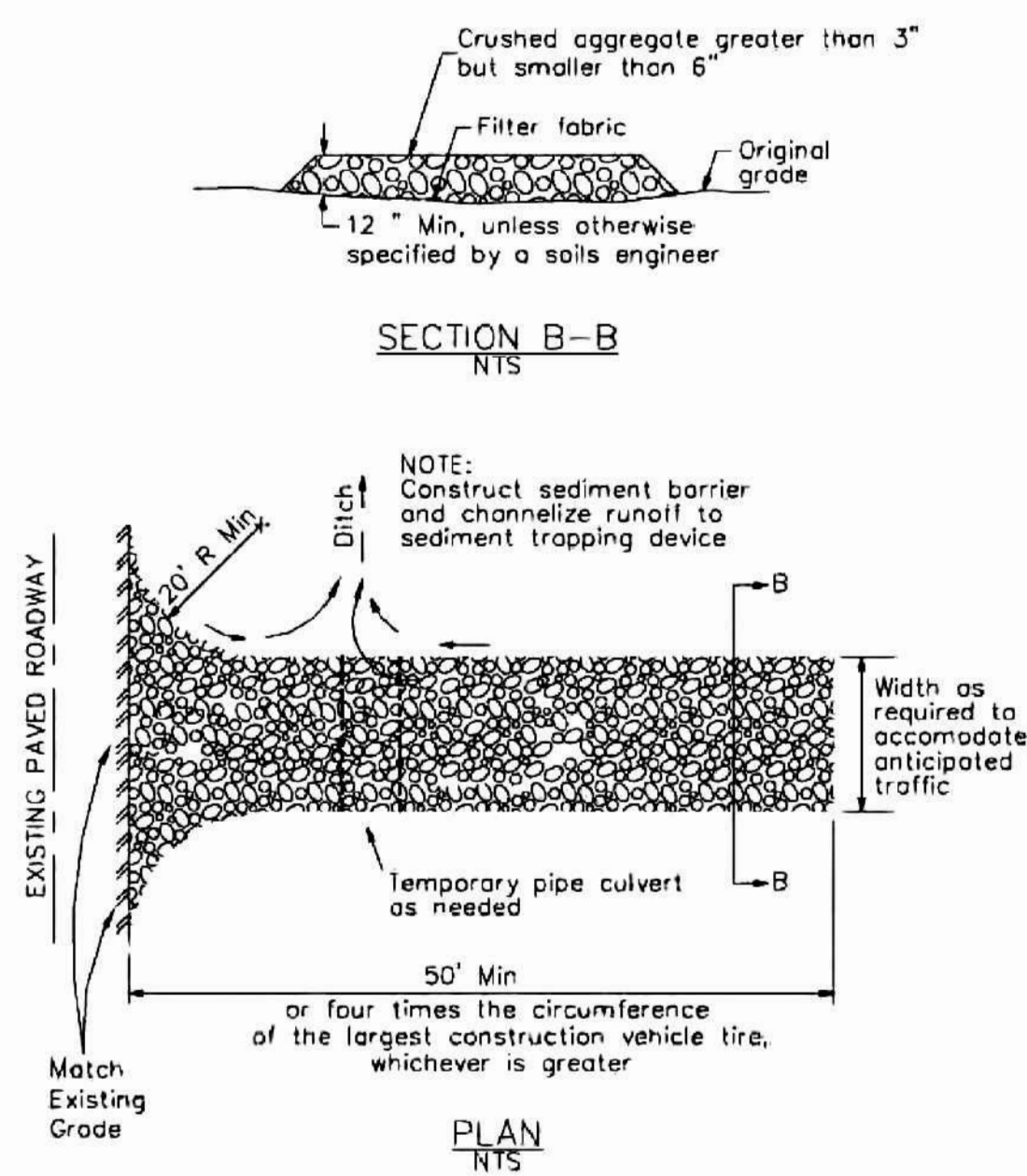
VAPPALA RESIDENCE
 15581 GLEN UNA DRIVE
 LOS GATOS, CALIFORNIA
 APN: 510-28-007
 SANTA CLARA COUNTY

EROSION CONTROL PLAN

1 PLAN CHECK	MR
11-16-22	
2 CALIFIRE	MR
02-17-23	
REVISIONS	BY
JOB NO:	2221289
DATE:	07-21-22
SCALE:	AS NOTED
DESIGN BY:	MR
CHECKED BY:	DY
SHEET NO:	

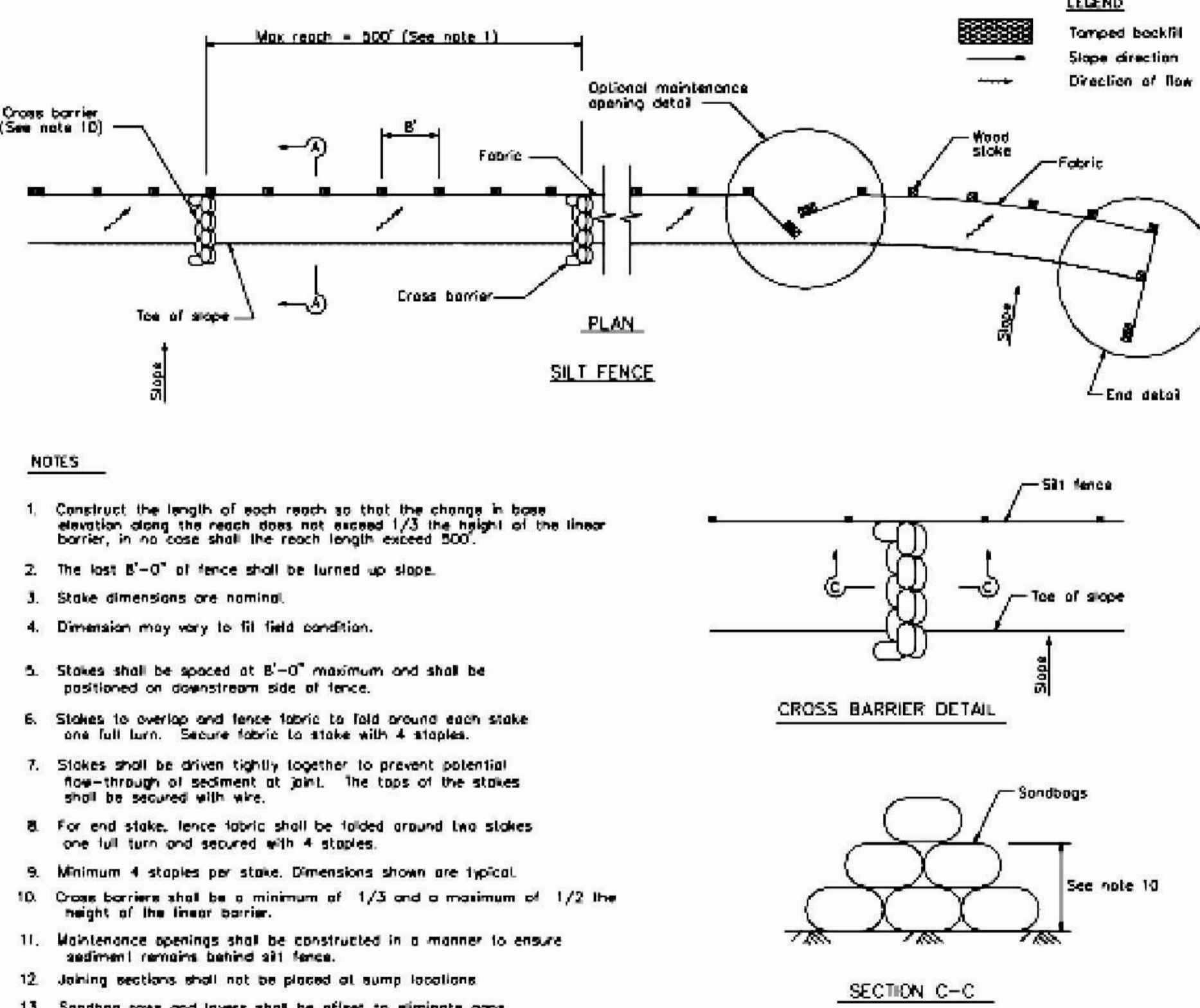
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



1 Silt Fence

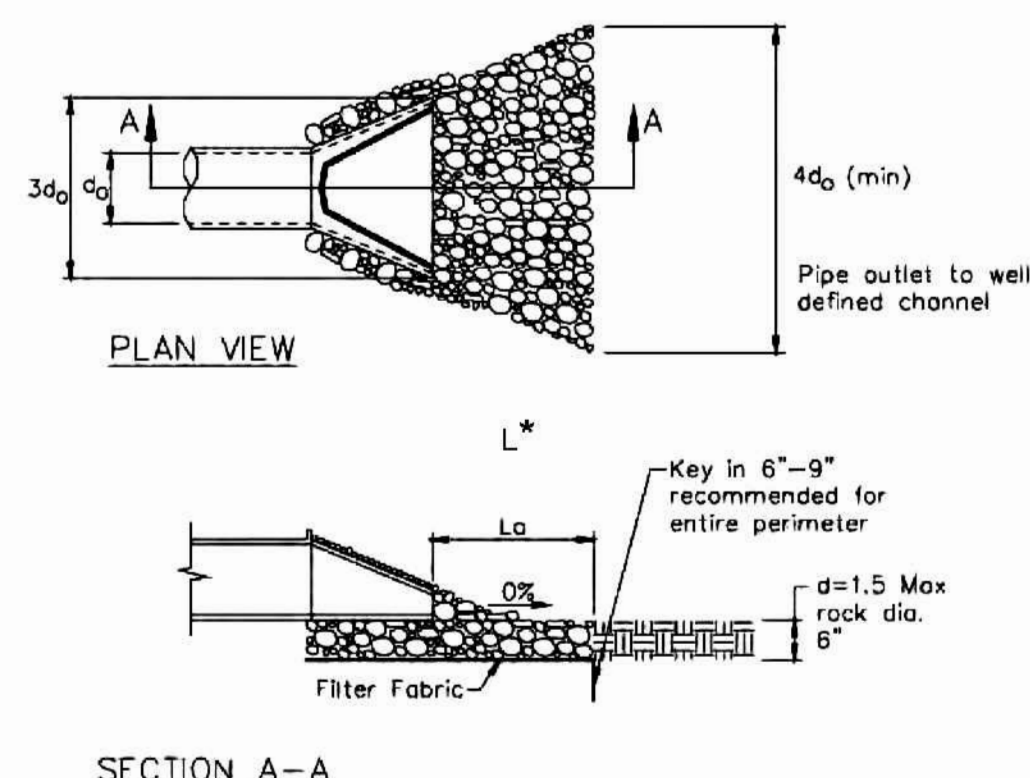
CASQA Detail SE-1



- 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 8'-0" of fence shall be turned up slope.
 - Stake dimensions are nominal.
 - Dimension may vary to fit field condition.
 - Stakes shall be spaced at 8'-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.

4 Velocity Dissipation Devices

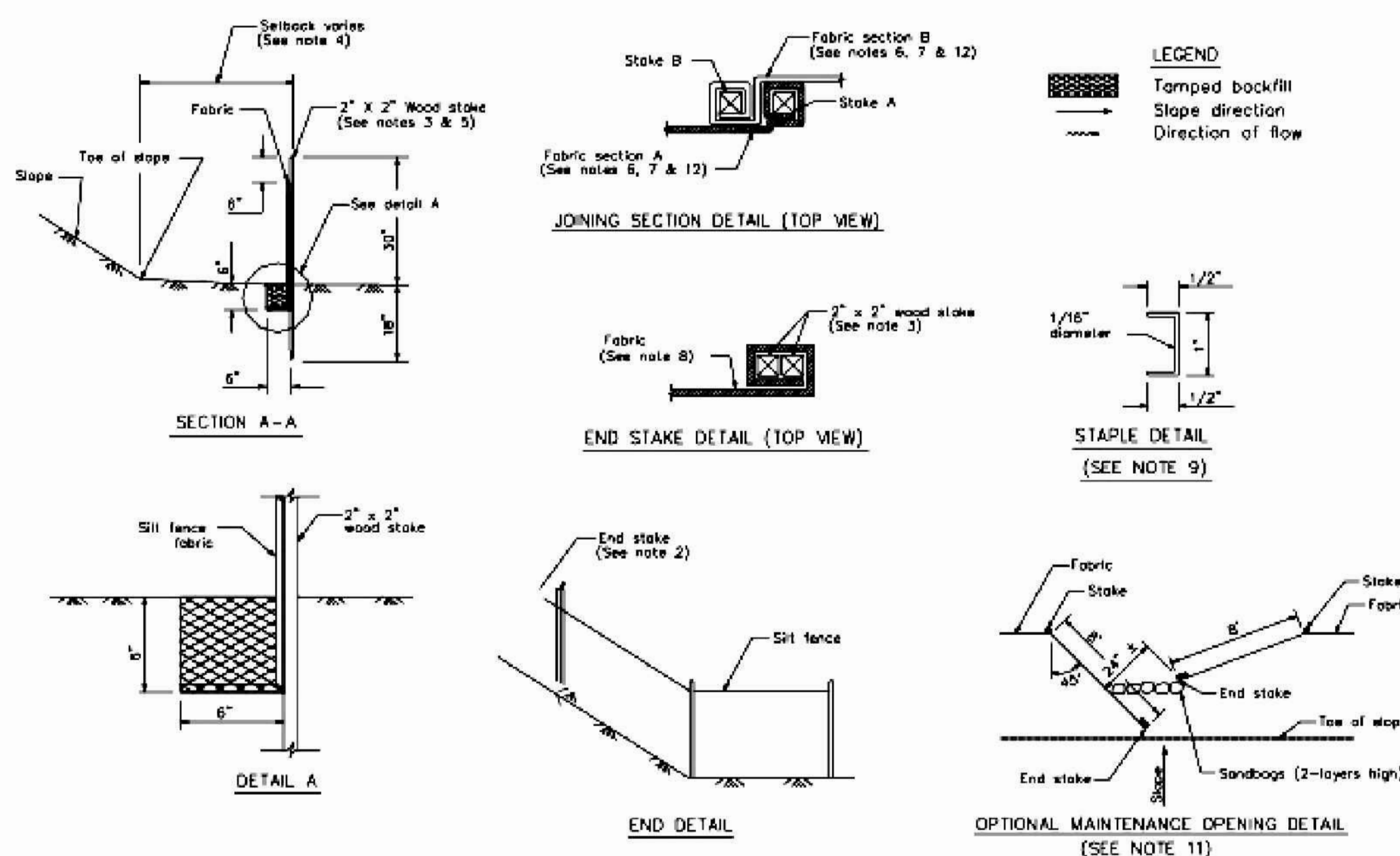
CASQA Detail EC-10



* Length per ABAG Design Standards

2 Silt Fence

CASQA Detail SE-1



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

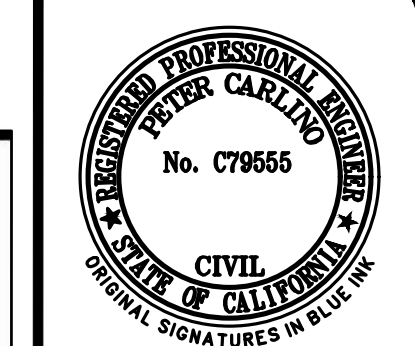
STANDARD BEST MANAGEMENT PRACTICE NOTES

- 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 rolls 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, etc.) 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.

Project Information



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 APN: 510-26-007
 SANTA CLARA COUNTY

BEST MANAGEMENT PRACTICES

1	PLAN CHECK	11-16-22	MR
2	CALIFIRE	02-17-23	MR
-	-	-	-
-	-	-	-
-	-	-	-
REVISIONS		BY	
JOB NO:		2221289	
DATE:		07-21-22	
SCALE:		AS NOTED	
DESIGN BY:		MR	
CHECKED BY:		DY	
SHEET NO:			

Best Management Practices and Erosion Control Details Sheet 1
 County of Santa Clara



BMP-1

BMP-1
 07 OF 11 SHEETS



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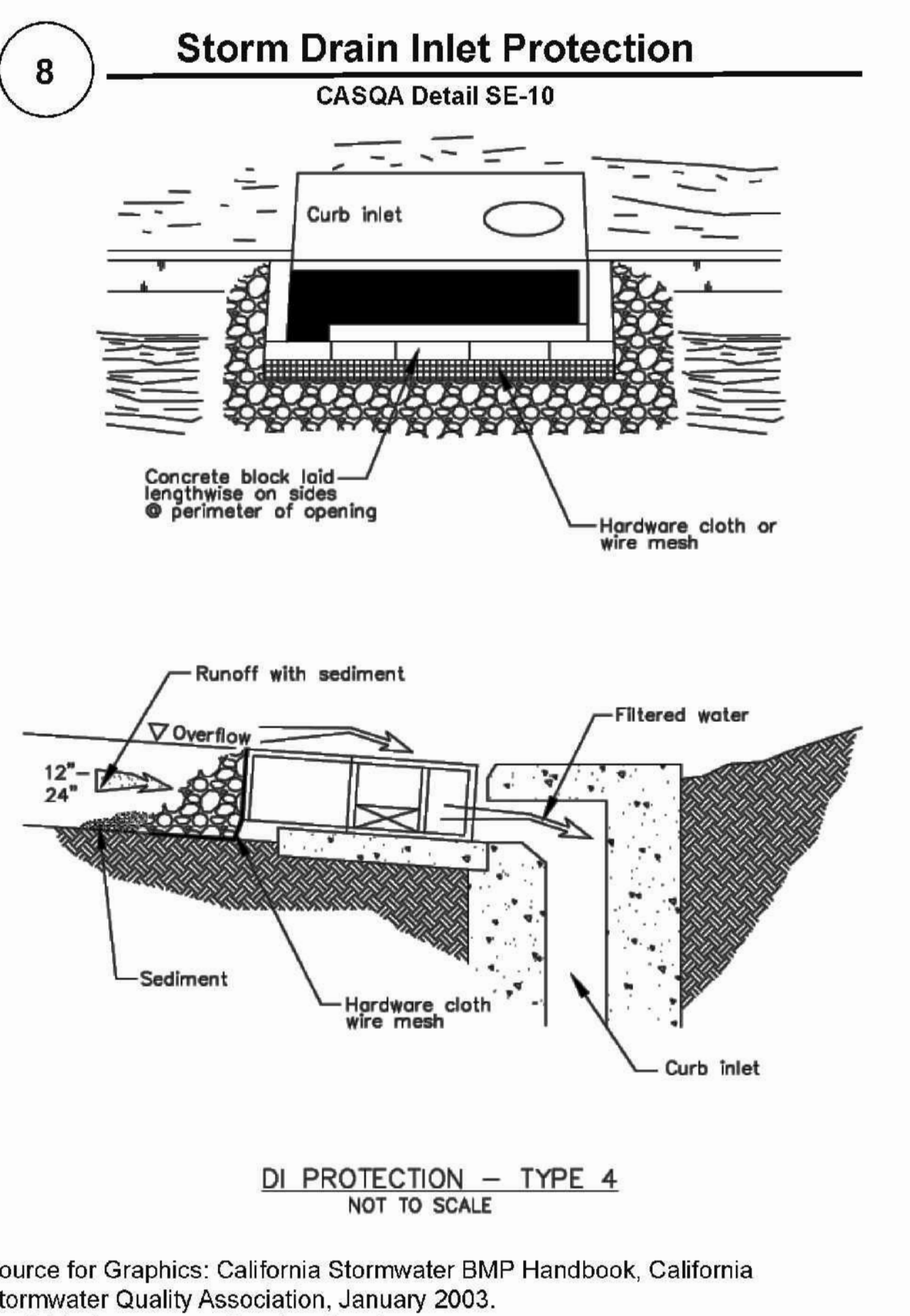
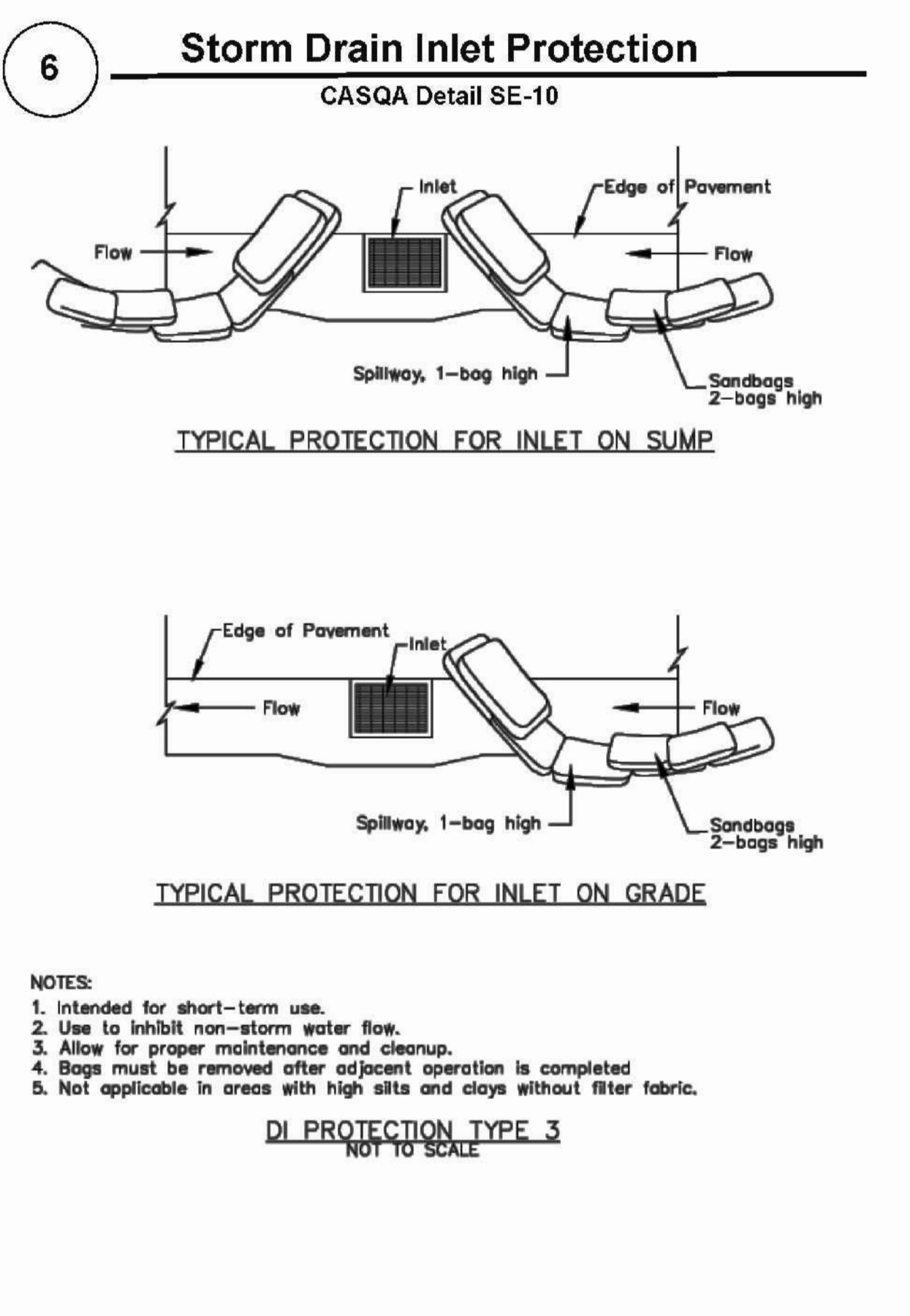
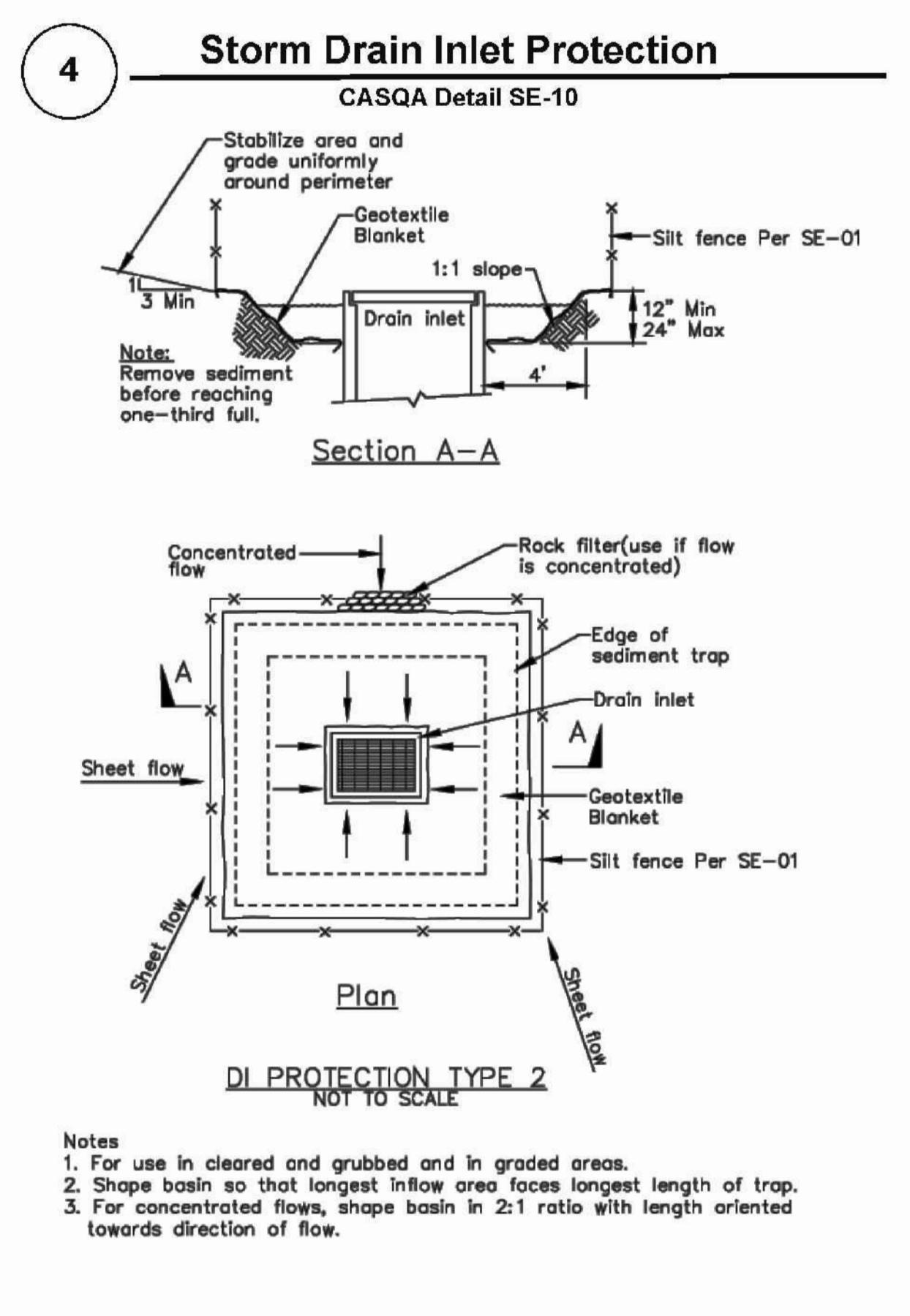
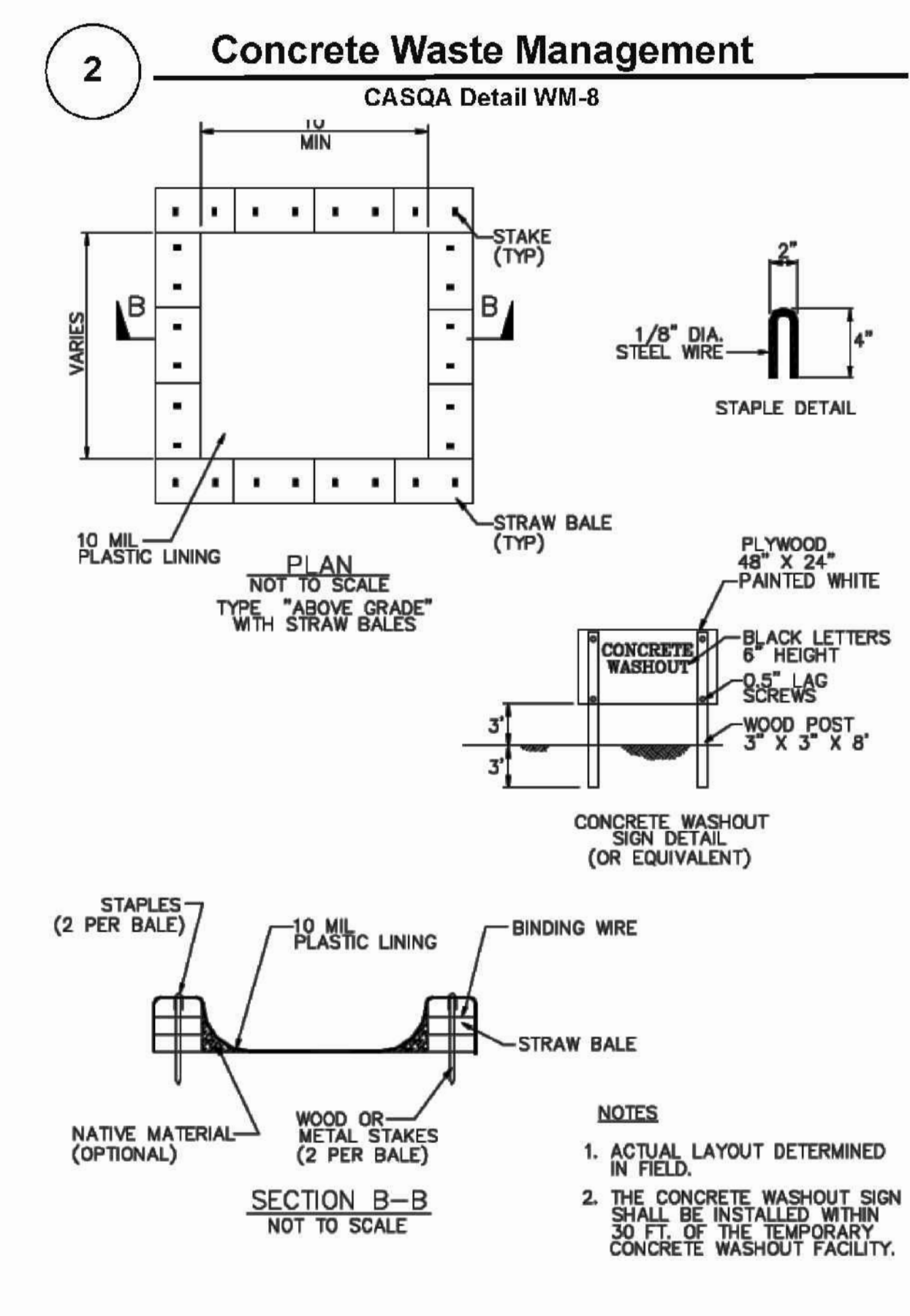
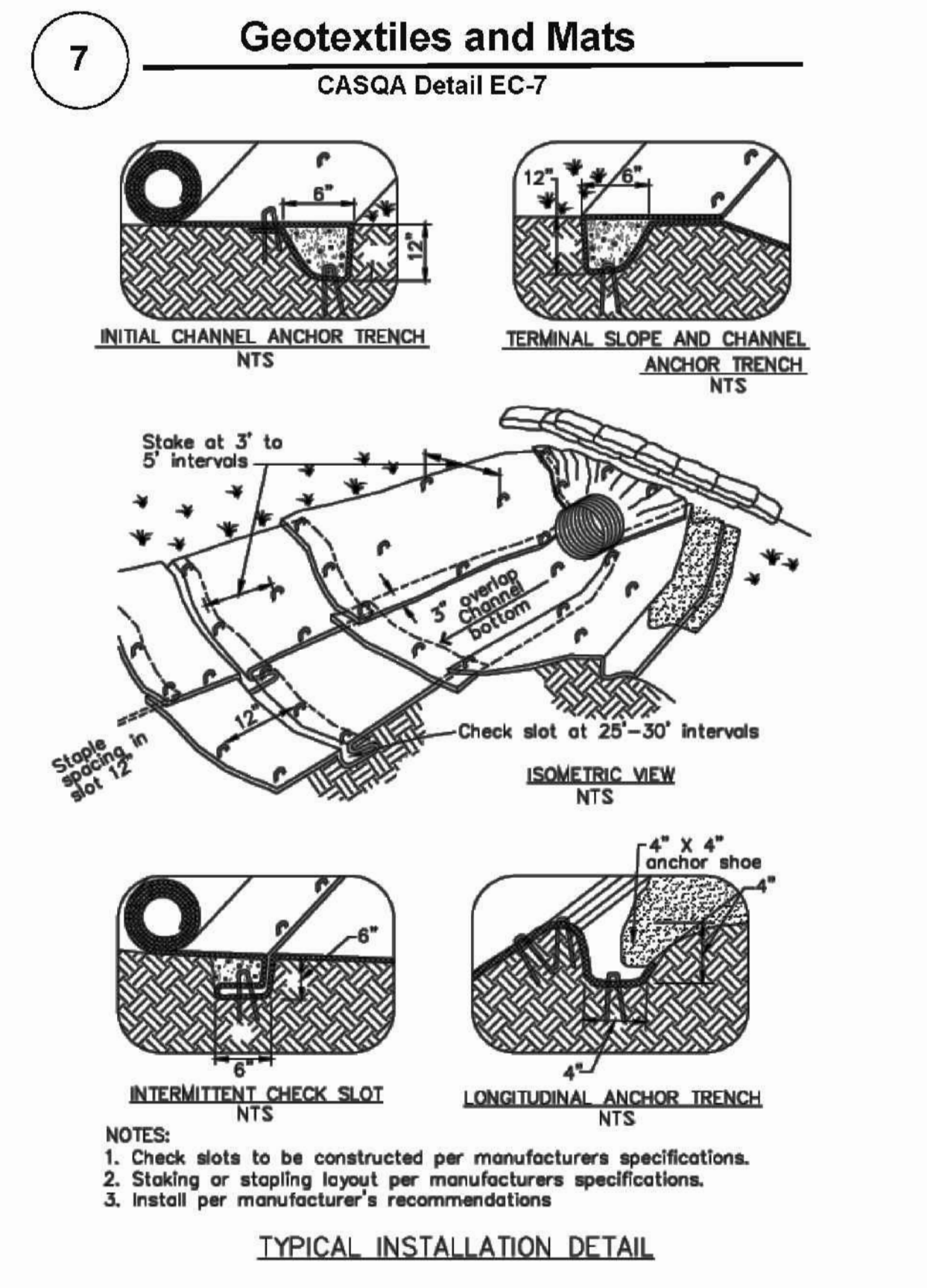
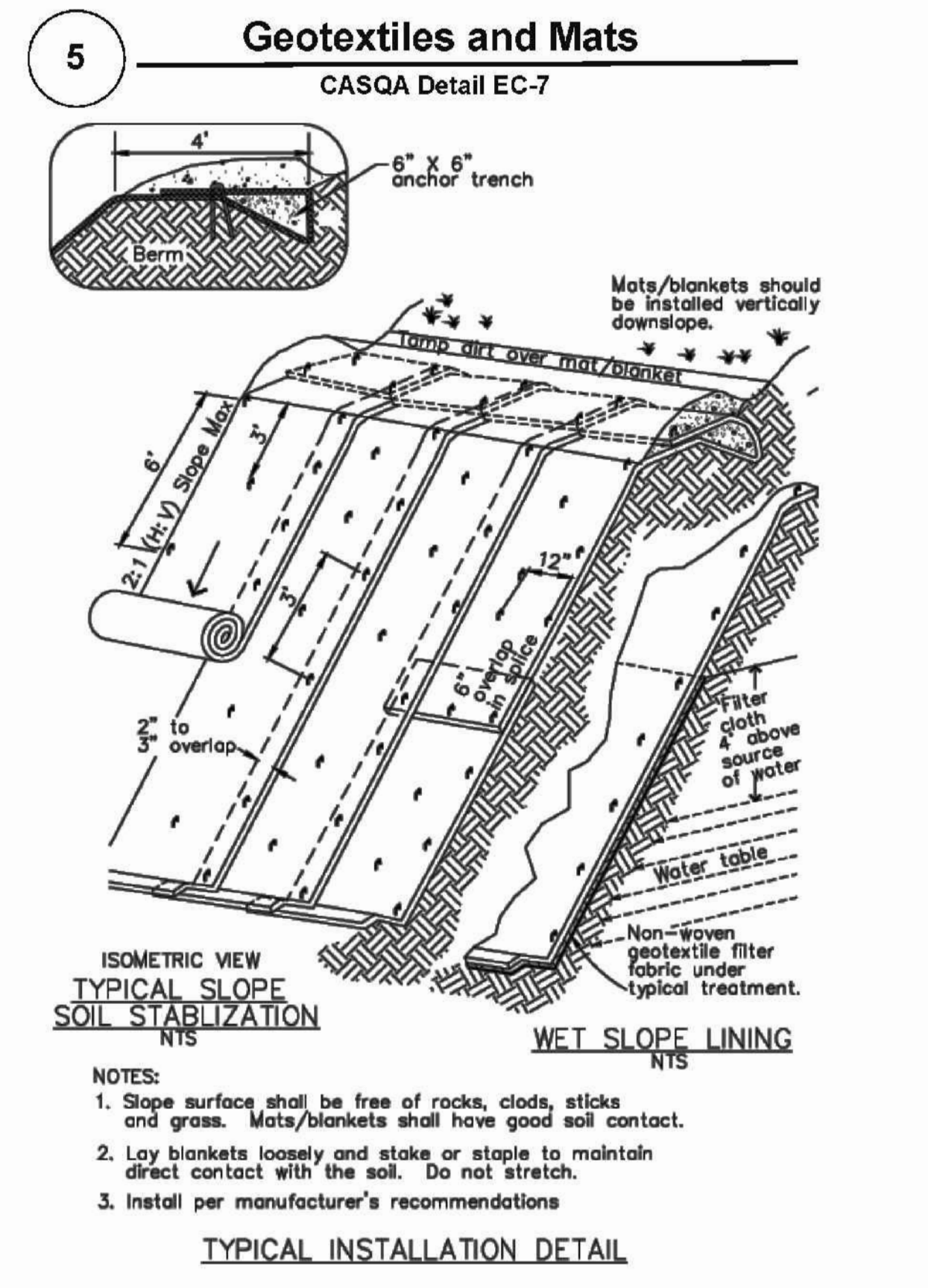
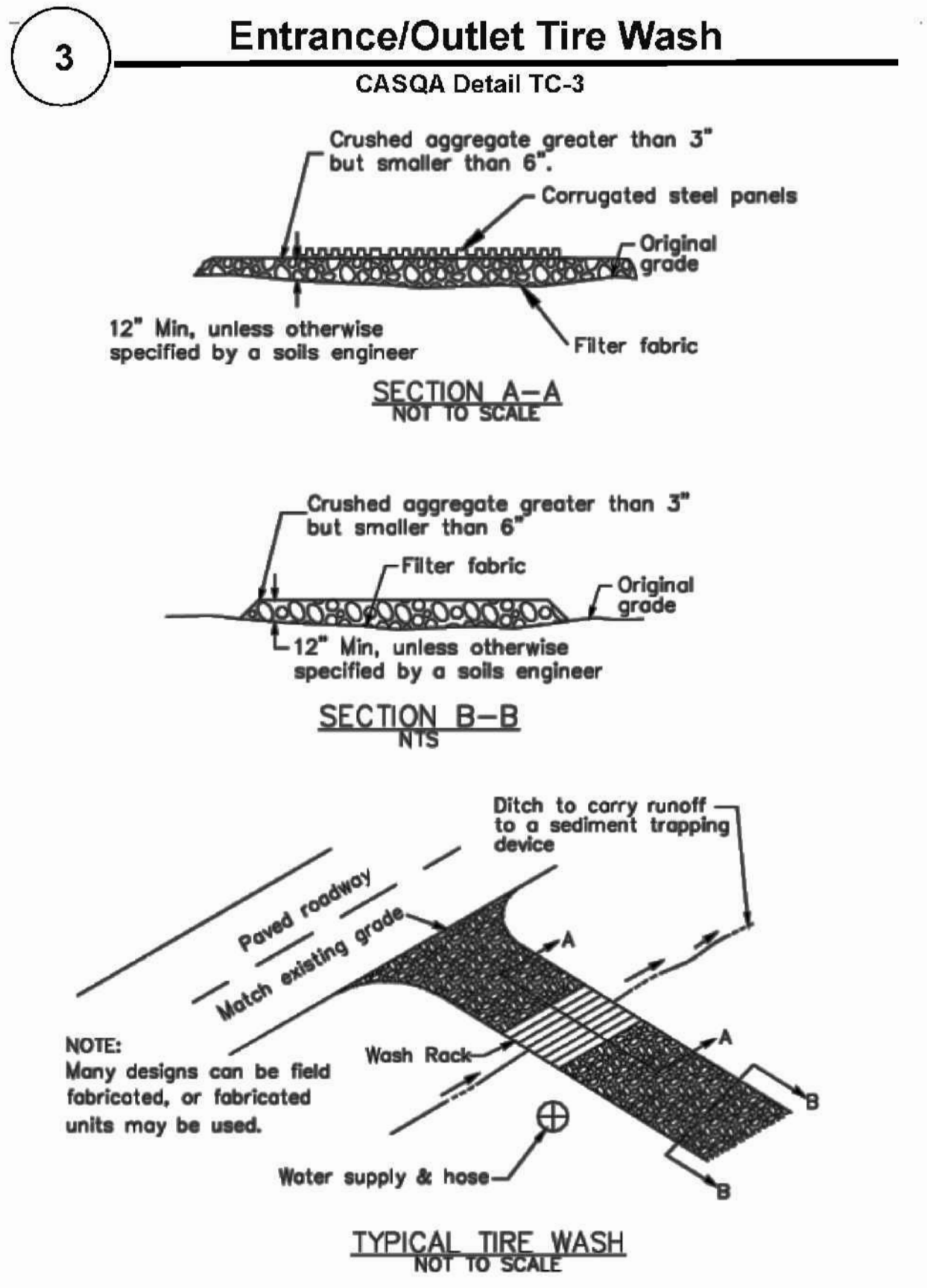
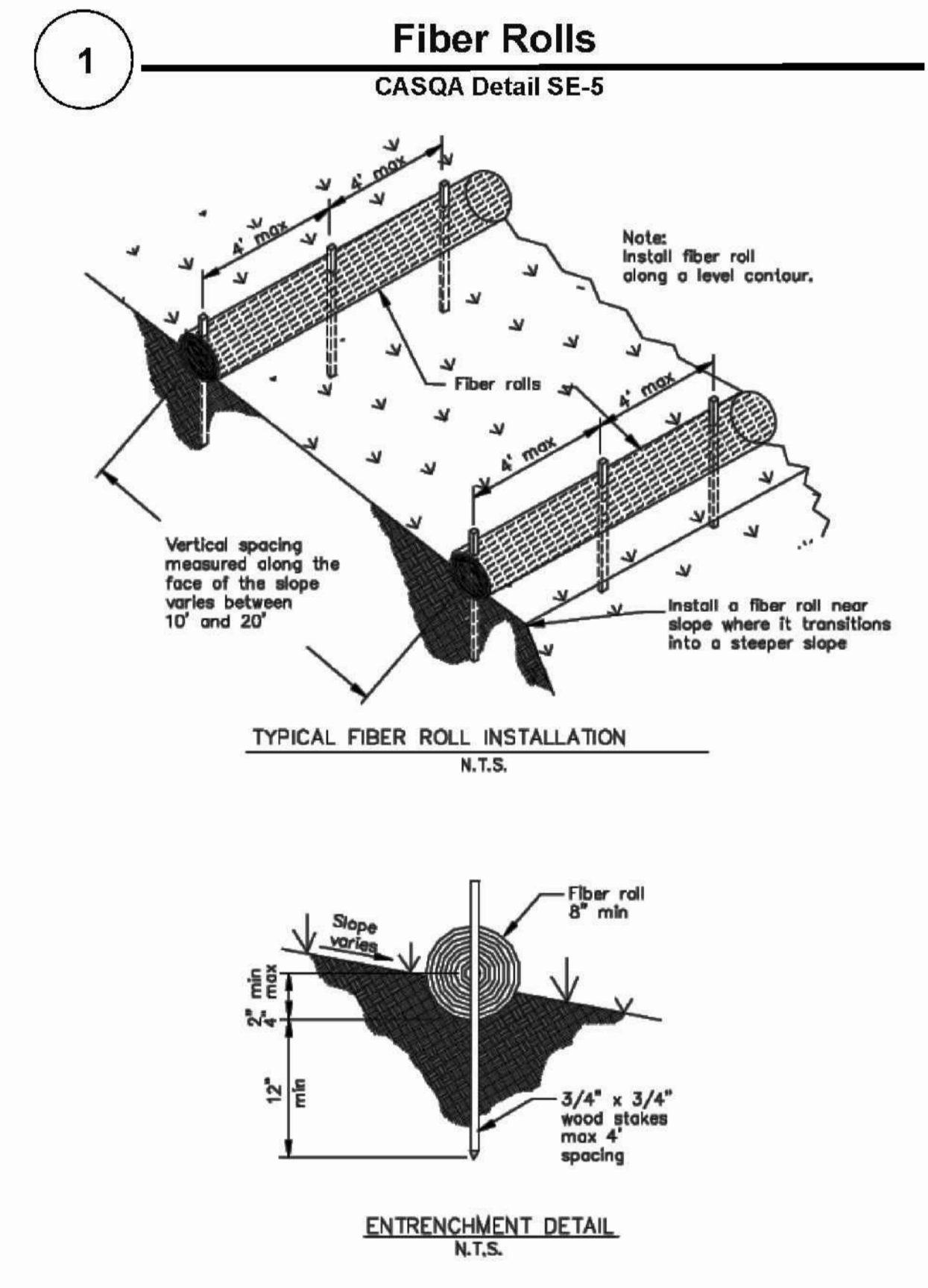
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 15581 GLEN UNA DRIVE
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 SANTA CLARA COUNTY
 APN: 510-26-007

BEST MANAGEMENT PRACTICES

Project Information

1	PLAN CHECK	11-16-22	MR
2	CALFIRE	02-17-23	MR
-	-	-	-
-	-	-	-
-	-	-	-
REVISIONS		BY	
JOB NO:		2221289	
DATE:		07-21-22	
SCALE:		AS NOTED	
DESIGN BY:		MR	
CHECKED BY:		DY	
SHEET NO:			

BMP-2
08 OF 11 SHEETS



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





**METRO
DESIGN
GROUP**

ARCHITECTURE - PLANNING - INTERIORS

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PROJECT NAME
**JALADI &
VUPPALA
RESIDENCE**

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LOS GATOS, CA 95030

REVISIONS	



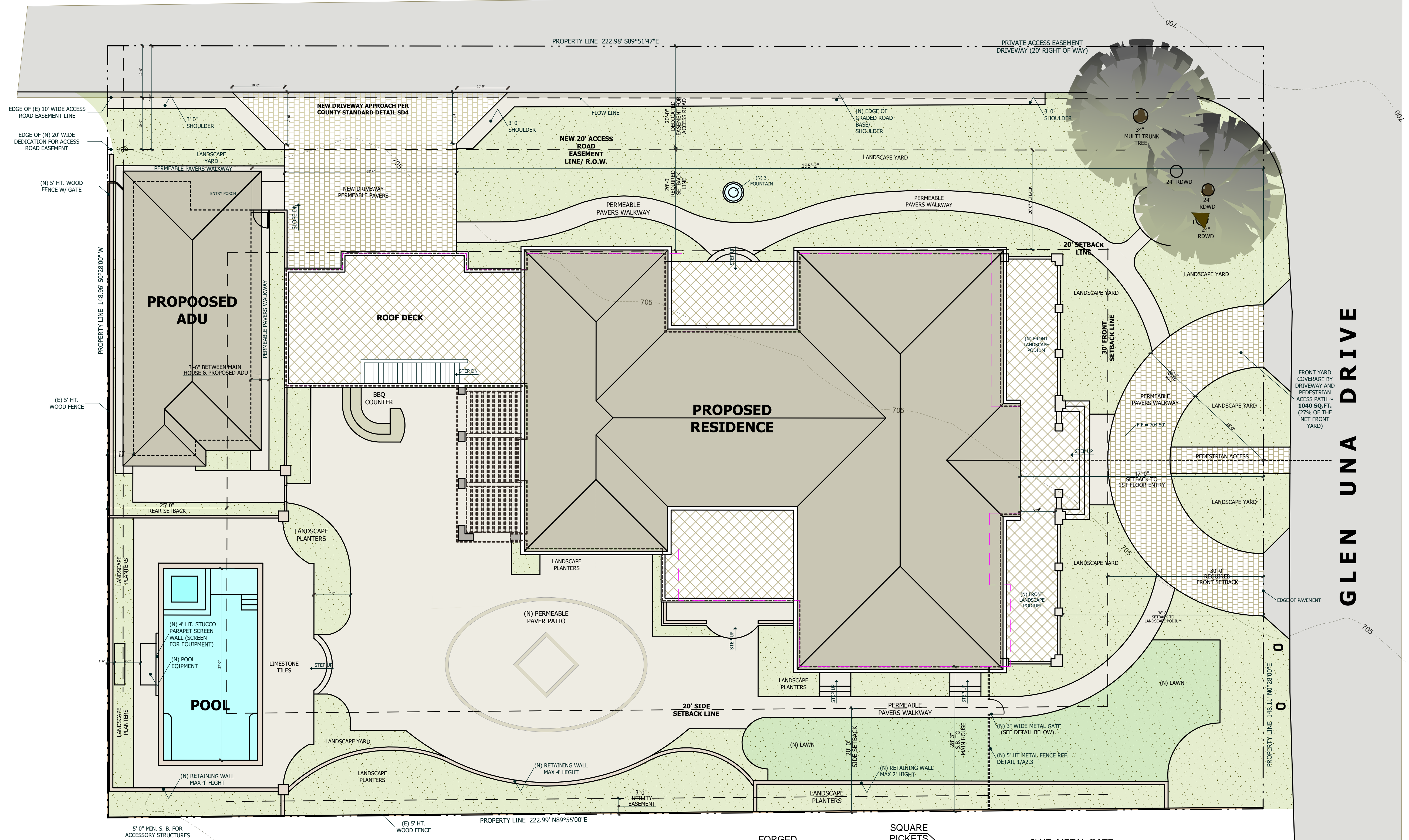
**PROPOSED
SITE PLAN**
(GATE DETAIL)

MAIN RESIDENCE

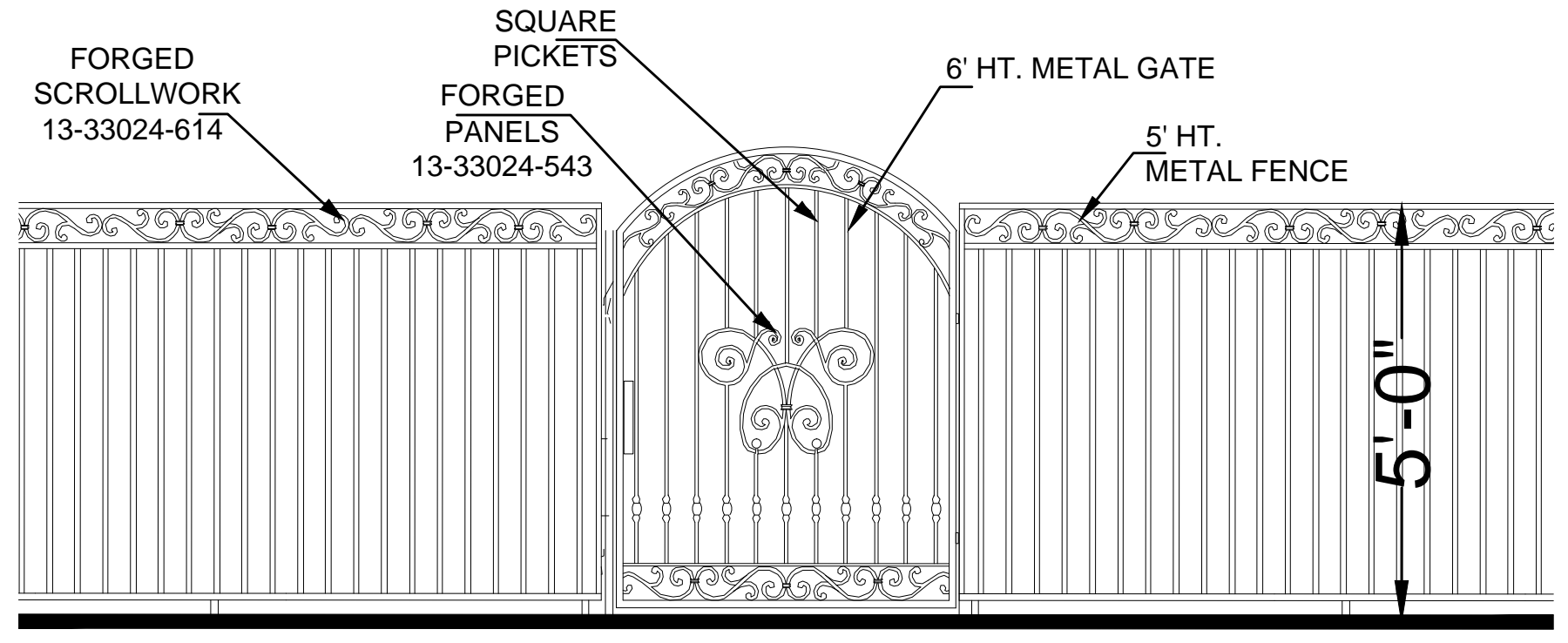
DATE : 10/27/2023
SCALE : 1/4" = 1'-0"
DRAWN BY : T.S., D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 23729

SHEET NUMBER

A 1.0



SITE PLAN



DETAIL: FENCE/GATE DESIGN
SCALE 1/2" = 1'-0" FINISH: DARK BRONZE COLOR LRV 7.38

NOTE:
THE PLANS ARE FROM ORIGINAL PERMIT
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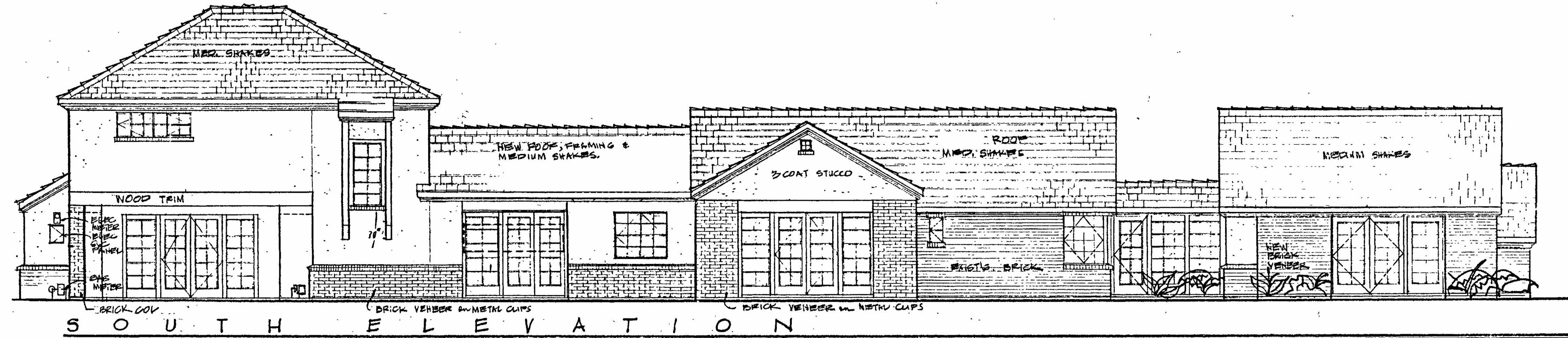
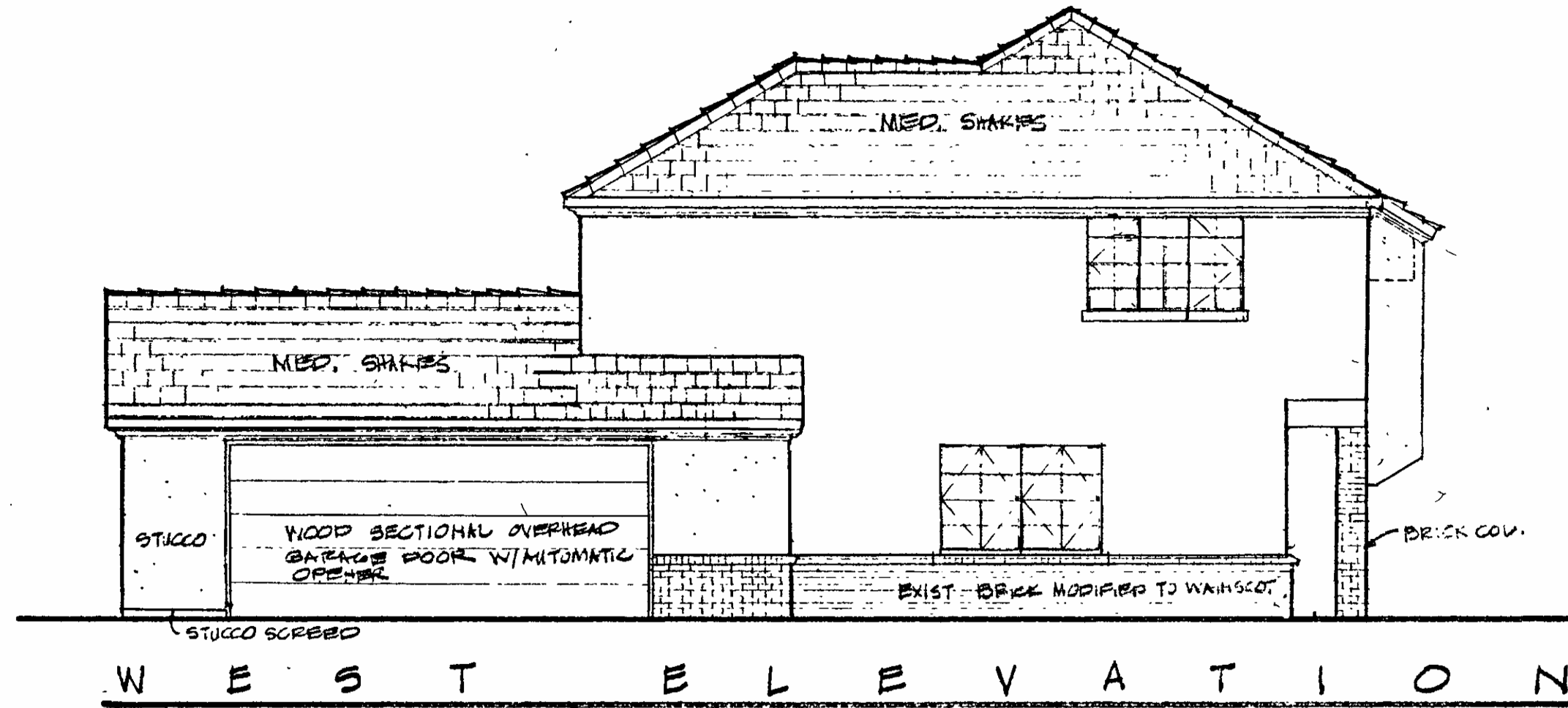
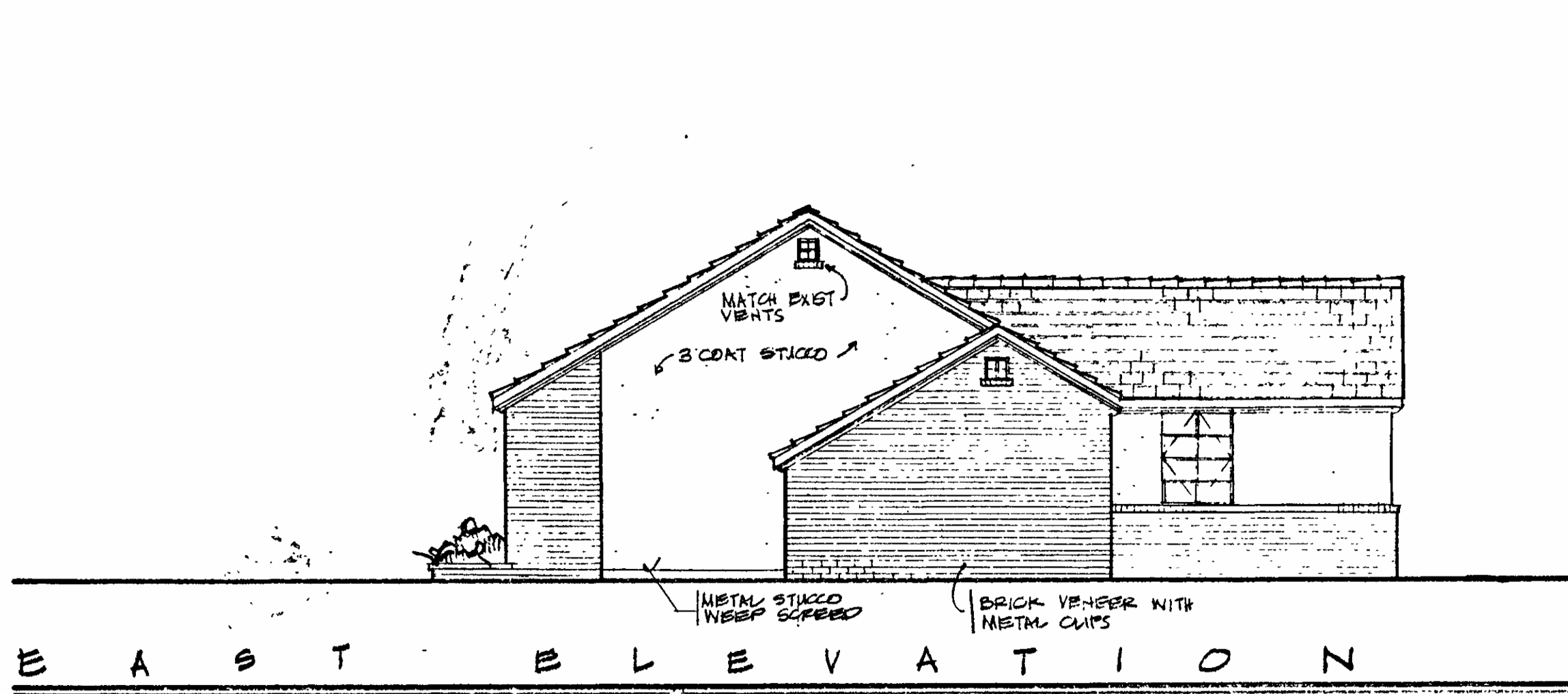
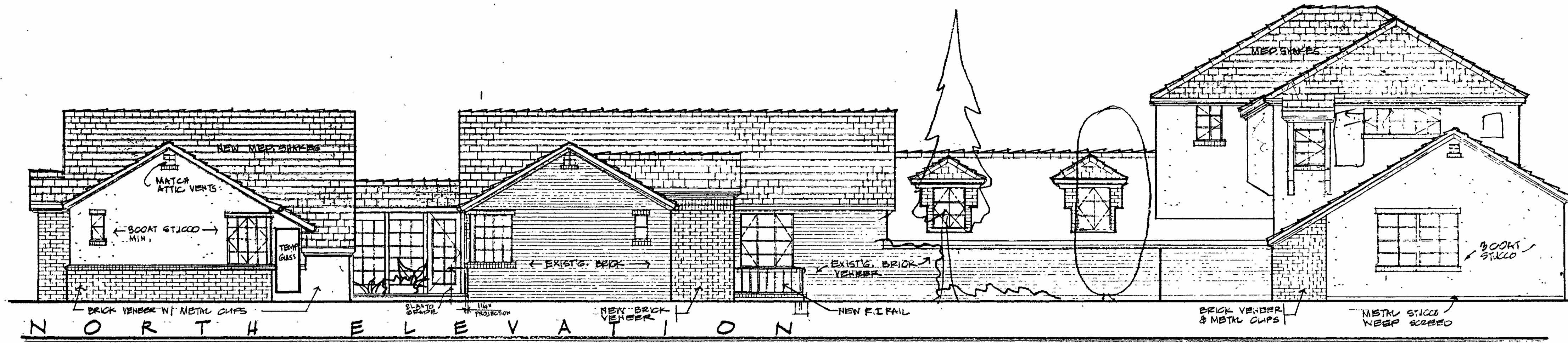
PROJECT NAME

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LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**BUILDING
ELEVATION
CHECKLIST**

MAIN RESIDENCE

DATE : 10/27/2023
SCALE : 3/16" = 1'-0"
DRAWN BY : T.S., D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 23729

SHEET NUMBER

A 2.2

EXISTING ELEVATIONS (REFERENCE)

SCALE 3/16" = 1'-0"



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PROJECT NAME
JALADI & VUPPALA RESIDENCE

15581 GLEN UNA DRIVE
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



PROPOSED FLOOR PLAN FOR CKLDR

MAIN RESIDENCE

DATE : 10/27/2023

SCALE : 1/8" = 1' 0"

DRAWN BY : T.S., D.Z.

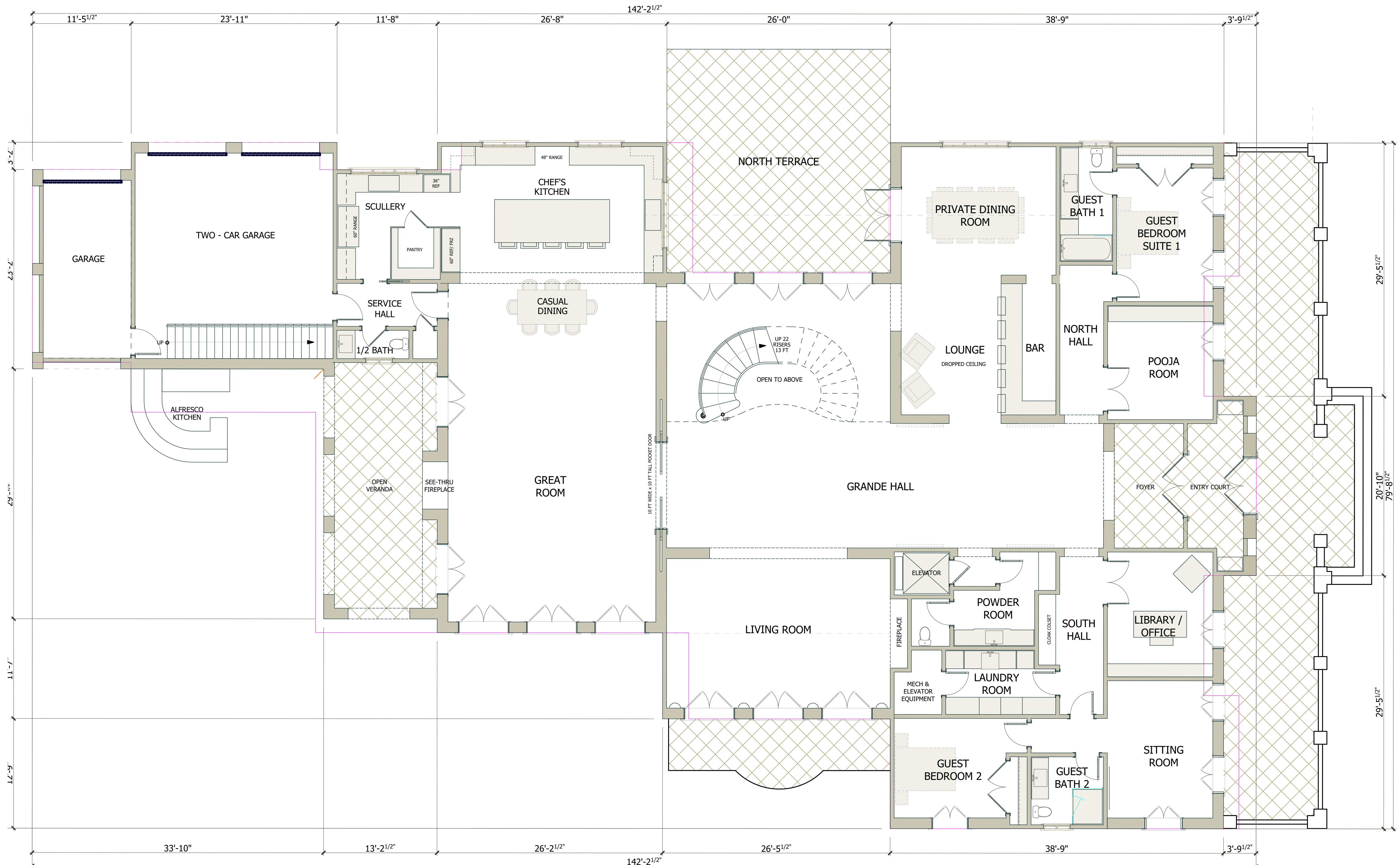
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 23729

SHEET NUMBER

A 3.0



FIRST FLOOR PLAN

10/27/2023 1:21 PM Jaladi residence PRELIM 26-1023.rvt



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PROJECT NAME

**JALADI &
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RESIDENCE**

15581 GLEN UNA DRIVE
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**PROPOSED
FLOOR PLAN
SECTION ELEVATOR**

MAIN RESIDENCE

DATE : 10/27/2023

SCALE : 1/8" = 1' 0"

DRAWN BY : T.S., D.Z.

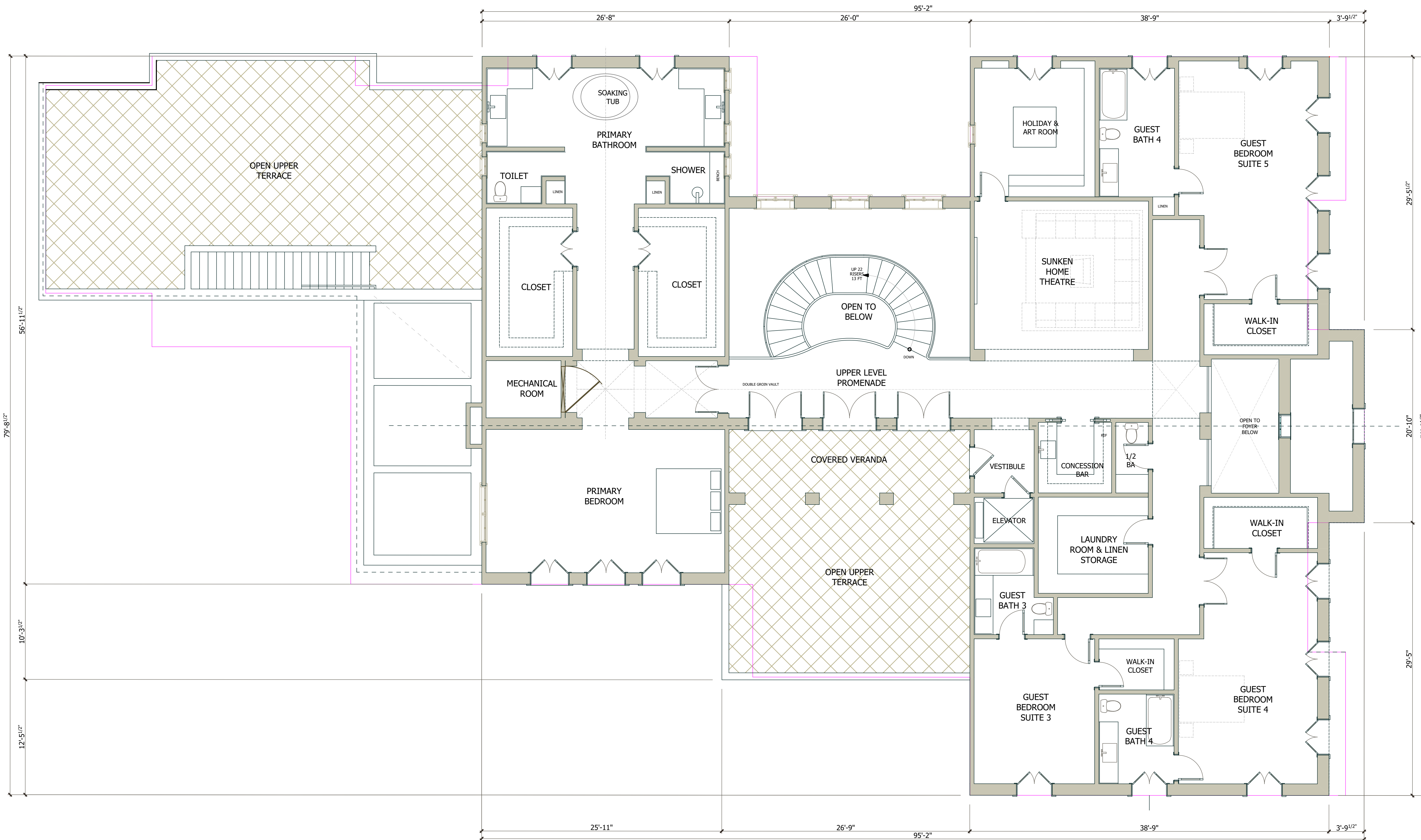
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 23729

SHEET NUMBER

A 3.1



SECOND FLOOR PLAN

10/27/2023 1:21 PM Jaladi Residence PRELIM 26-1023.rvt



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RESIDENCE**

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LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**FLOOR AREA
PLAN**

DATE : 10/27/2023

SCALE : N.T.S.

DRAWN BY : T.S., D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 23729

SHEET NUMBER

A 3.2

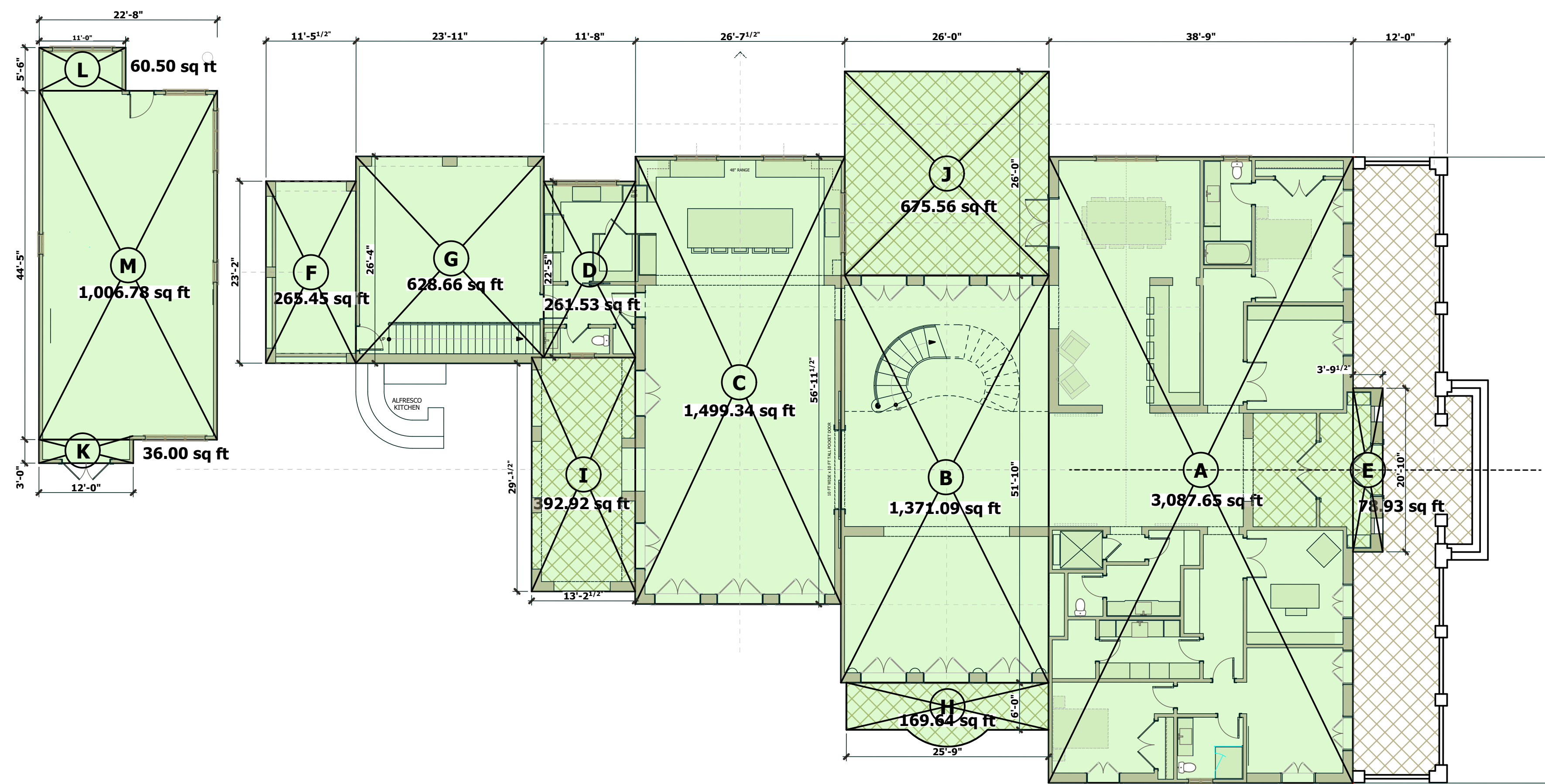
FLOOR AREA CALCULATION		
1ST FLOOR MAIN RESIDENCE		
LIVING AREA (CONDITION)	SIZE	AREA
NOS		
A	32' 7.5" x 38' 9"	1263.47
B	32' 7.5" x 38' 9"	1263.47
C	14' 5.5" x 38' 9"	560.71
D	51' 10" x 26' 0"	1371.09
E	20' 10" x 3' 9.5"	78.93
F	56' 11.5" x 26' 7.5"	1499.34
G	22' 5" x 11' 8"	261.53
		6298.54
2ND FLOOR MAIN RESIDENCE		
LIVING AREA	SIZE	AREA
NOS		
N	14' 5.5" x 38' 9"	560.57
O	32' 7.5" x 38' 9"	1263.54
P	32' 7.5" x 38' 9"	1263.54
Q	20' 10" x 3' 9.5"	78.97
R	25' 1.5" x 26' 0"	653.16
S	56' 11.5" x 26' 8"	1518.6
T	8' 1" x 26' 0"	210.09
		5548.47
GARAGE AREA		
H	26' 4" x 23' 11"	628.66
I	23' 2" x 11' 5.5"	265.45
		894.11
OTHER AREA (ENCLOSED PORCH)		
J	13' 2.5" x 29' 9.5"	169.64
		169.64
GRAND TOTAL		
		12910.76

FLOOR AREA CALCULATION
FIRST FLOOR

FLOOR AREA CALCULATION
SECOND FLOOR

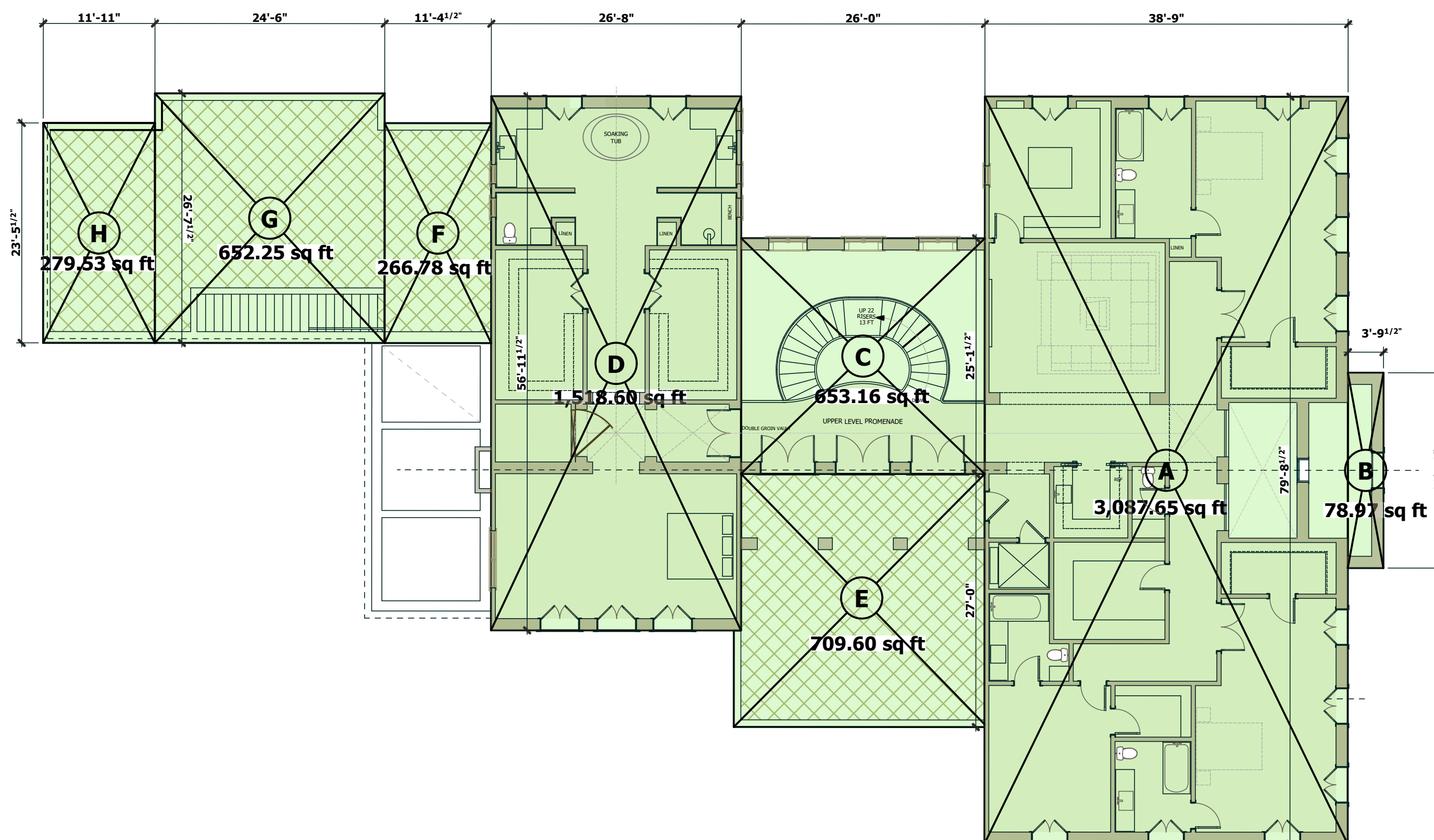
ADU (Accessory Dwelling Unit)	AREA
K	36
L	60.5
M	1006.78
	1103.28

**FLOOR AREA
CALCULATION**



AREA PROGRAM - FIRST FLOOR

FLOOR AREA PLAN -
FIRST FLOOR



AREA PROGRAM - SECOND FLOOR

FLOOR AREA PLAN -
SECOND FLOOR



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15581 GLEN UNA DRIVE
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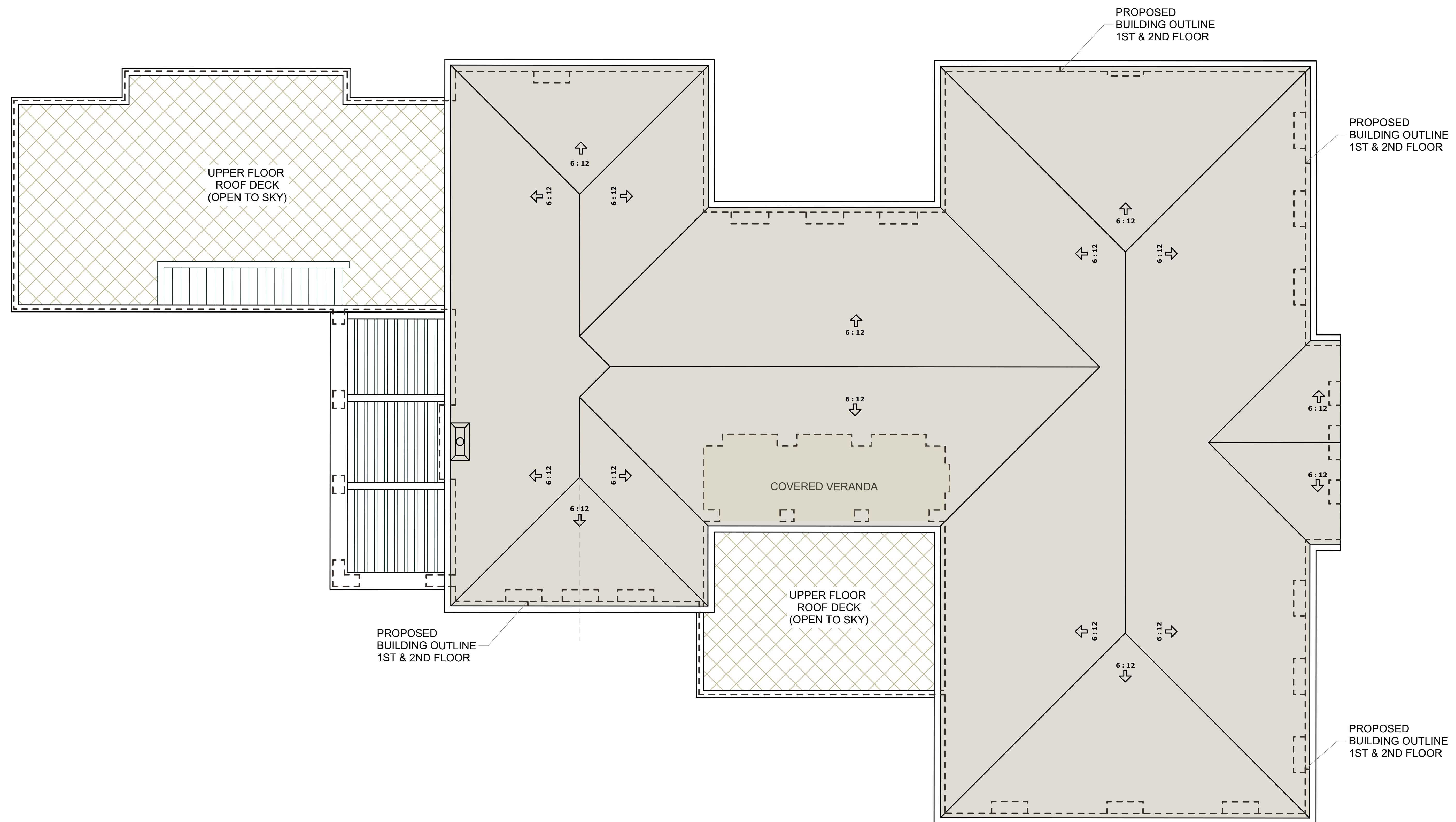
REVISIONS	



ROOF PLAN GREEN CHECKLIST
MAIN RESIDENCE

DATE : 10/27/2023
SCALE : 1/8" = 1' 0"
DRAWN BY : T.S., D.Z.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 23729

SHEET NUMBER
A 4.0



ROOF PLAN



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REVISIONS	



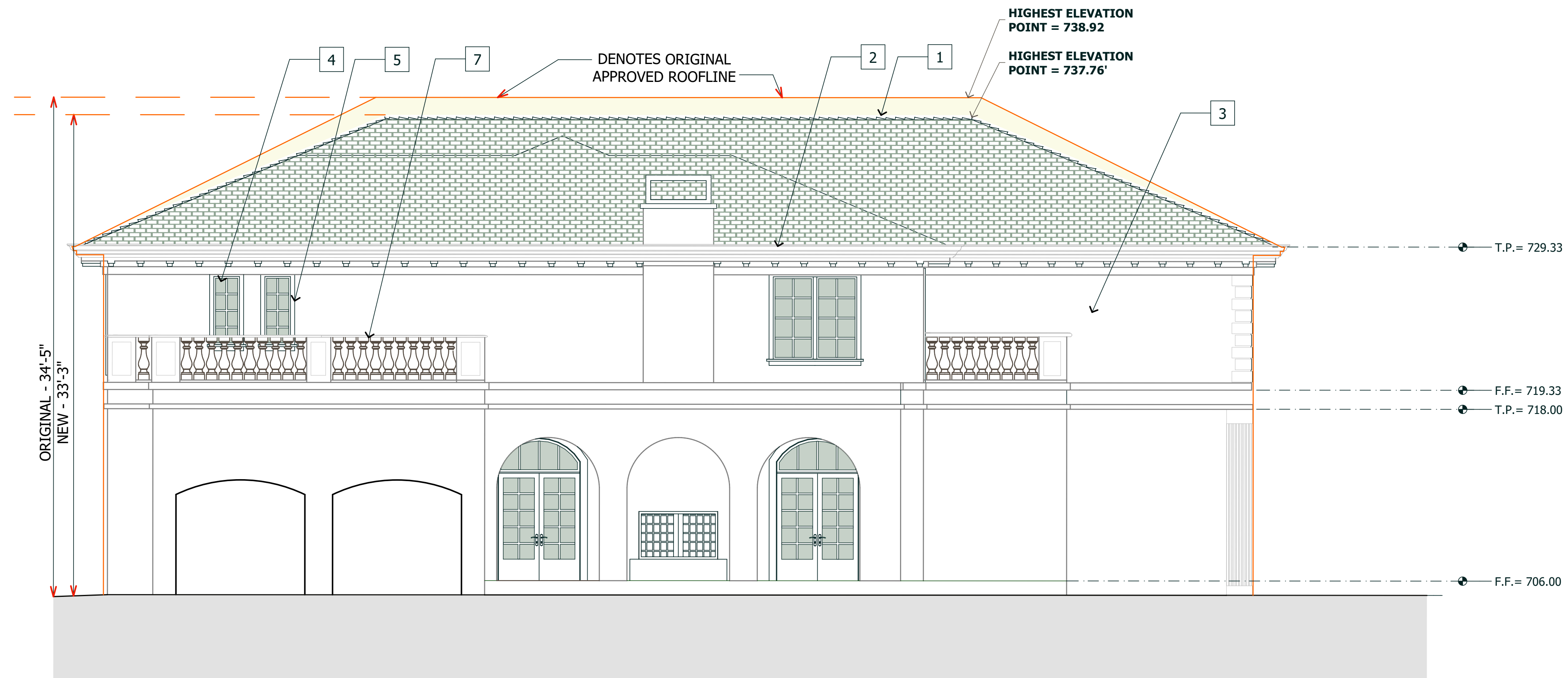
**ELEVATIONS
MAIN RESIDENCE**

**WEST ELEVATION
SOUTH ELEVATION**

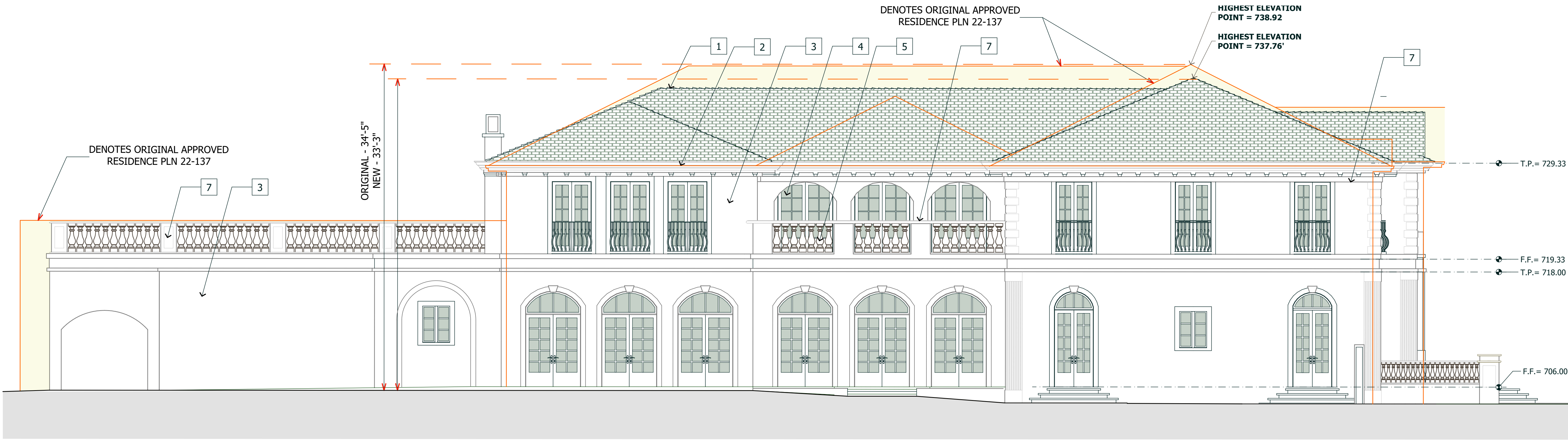
DATE : 10/27/2023
SCALE : 3/16" = 1' 0"
DRAWN BY : T.S.
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 23729

SHEET NUMBER

A 5.0



WEST ELEVATION



SOUTH ELEVATION

MAIN RESIDENCE EXTERIOR FINISHES

1 ROOF:	SLATE - (CLASS - A) LRV 19 COLOR: GREY / GREEN SEMI - WEATHERING BY VERMONT SLATE COMPANY	4 WINDOWS & DOORS:	STEEL FRAMES AND SASH "HOPE'S" OLD WORLD SUITE (TRUE DIVIDED LIGHT) 'DARK BRONZE' LRV 8	7 CAST STONE CAP:	'MILLBROOK STONE' CUSTOM CAST LIGHT GREY STONE	10 DRIVEWAY:	'ECO-DUBLIN' PERMEABLE PAVERS - VICTORIAN COLOR BY 'BELGRAD'
2 GUTTERS, LEADER HEADS, DOWNSPOUTS, COPING:	GUTTERS CUSTOM 20 GA COPPER 3" DIA. COPPER DOWNSPOUTS 'DARK BRONZE' COLOR LRV 17	5 DECORATIVE ELEMENTS & TRIMS	PRIMAR ITALIAN LIMESTONE COLOR: BEIGE FINISH: HONED SANDSTONE FINISH LRV 44	8 GARAGE DOOR:	'CARRIAGE' STYLE - STAINED WOOD DOOR WITH TEMPERED GLASS	11 UPPER TERRACES:	LIMESTONE PAVERS
3 EXTERIOR WALL:	CEMENT PLASTER - HARD TROWELED FINISH - INTEGRATED COLOR TO MATCH KELLY MOORE - SAFARI VEST PPU7-22 LRV 42	6 FRONT ENTRANCE WALLS	PRIMAR ITALIAN LIMESTONE COLOR: BEIGE FINISH: HONED SANDSTONE FINISH LRV 44	9 ENTRY GATE	CAST IRON - ABBY IRON DOORS MODEL NO. PS1950	12 WALKWAYS:	LIMESTONE PAVERS



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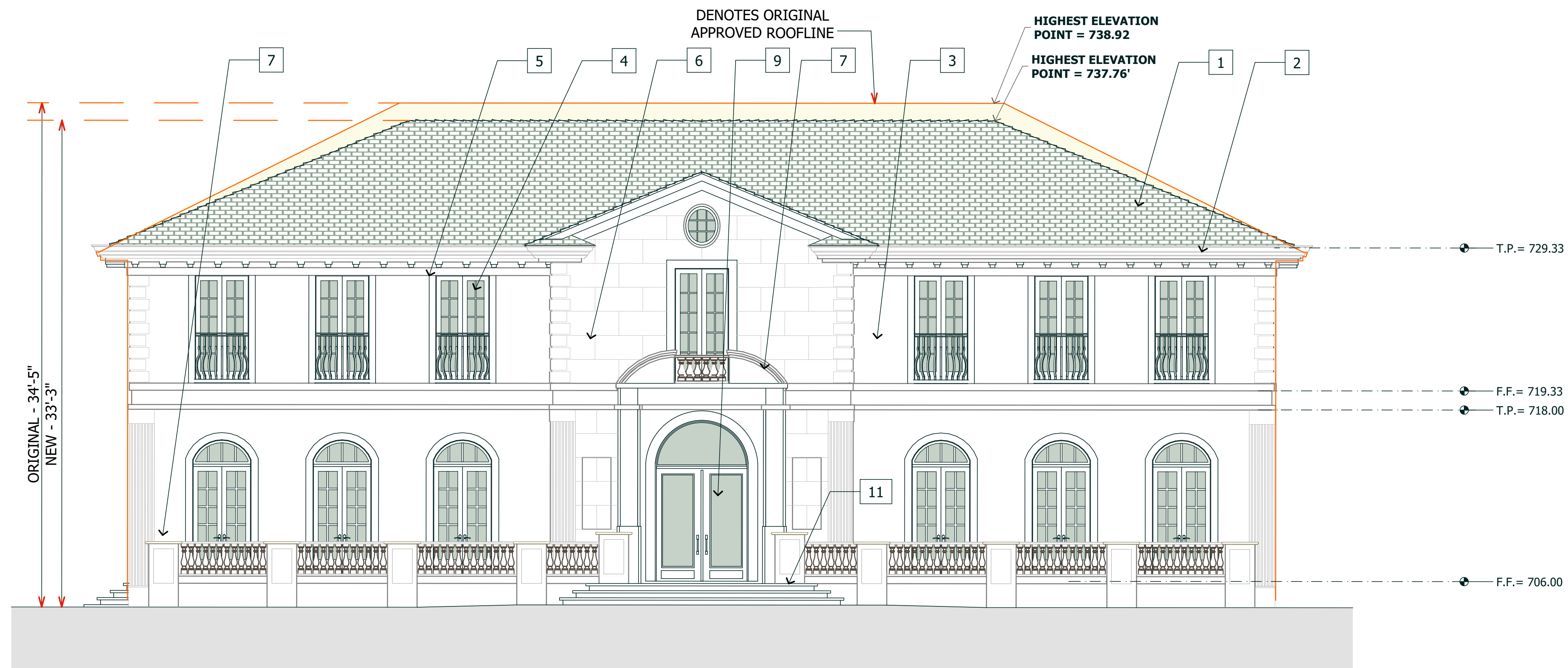
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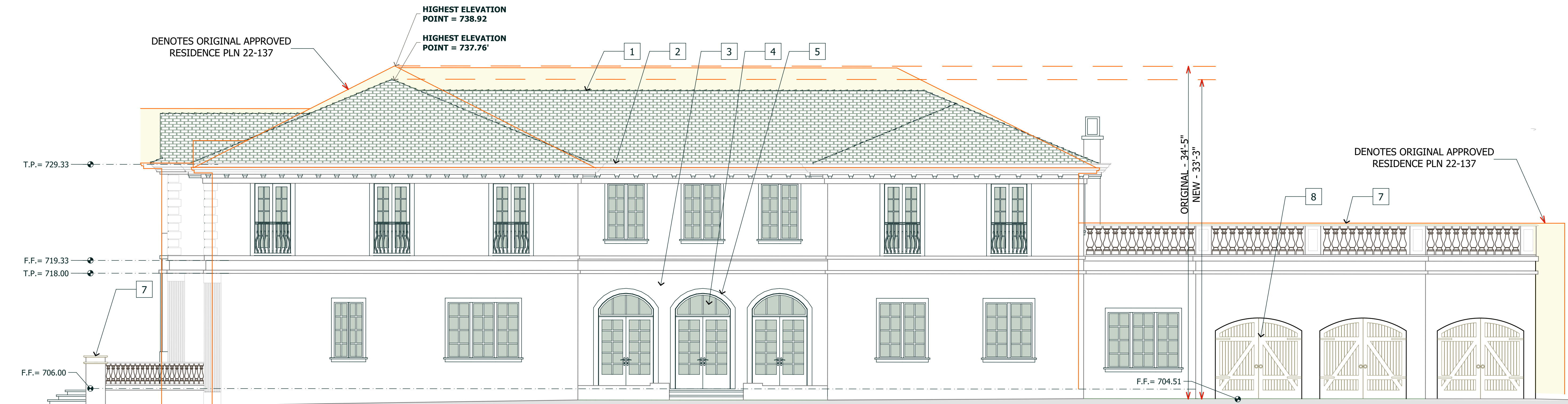
15581 GLEN UNA DRIVE
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



EAST ELEVATION



SOUTH ELEVATION



**ELEVATIONS
MAIN RESIDENCE**

**EAST ELEVATION
SOUTH ELEVATION**

DATE : 10/27/2023

SCALE : ~~N37.15~~ " = 1'

DRAWN BY : T.S., D.Z.

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 23729

SHEET NUMBER

A 5.1

MAIN RESIDENCE EXTERIOR FINISHES

1 ROOF:	SLATE - (CLASS - A) LRV 19 COLOR: GREY / GREEN SEMI - WEATHERING BY VERMONT SLATE COMPANY	4 WINDOWS & DOORS:	STEEL FRAMES AND SASH "HOPE'S" OLD WORLD SUITE (TRUE DIVIDED LIGHT) 'DARK BRONZE' LRV 8	7 CAST STONE CAP:	'MILLBROOK STONE' CUSTOM CAST LIGHT GREY STONE	10 DRIVEWAY	'ECO-DUBLIN' PERMEABLE PAVERS - VICTORIAN COLOR BY 'BELGRAD'
2 GUTTERS, LEADER HEADS, DOWNSPOUTS, COPING:	GUTTERS CUSTOM 20 GA COPPER 3" DIA. COPPER DOWNSPOUTS -DARK BRONZE COLOR LRV 17	5 DECORATIVE ELEMENTS & TRIMS	PRIMAR ITALIAN LIMESTONE COLOR: BEIGE FINISH: HONED SANDSTONE FINSH LRV 44	8 GARAGE DOOR:	'CARRIAGE' STYLE - STAINED WOOD DOOR WITH TEMPERED GLASS	11 UPPER TERRACES:	LIMESTONE PAVERS
3 EXTERIOR WALL:	CEMENT PLASTER - HARD TROWELED FINISH - INTEGRATED COLOR TO MATCH KELLY MOORE - SAFARI VEST PPU7-22 LRV 42	6 FRONT ENTRANCE WALLS	PRIMAR ITALIAN LIMESTONE COLOR: BEIGE FINISH: HONED SANDSTONE FINSH LRV 44	9 ENTRY GATE	CAST IRON - ABBY IRON DOORS MODEL NO. PS1950	12 WALKWAYS:	LIMESTONE PAVERS



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LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**PROPOSED
SECTIONS**

MAIN RESIDENCE
SECTION 'A'
SECTION 'B'

DATE : 10/27/2023

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

DRAWN BY : T.S..

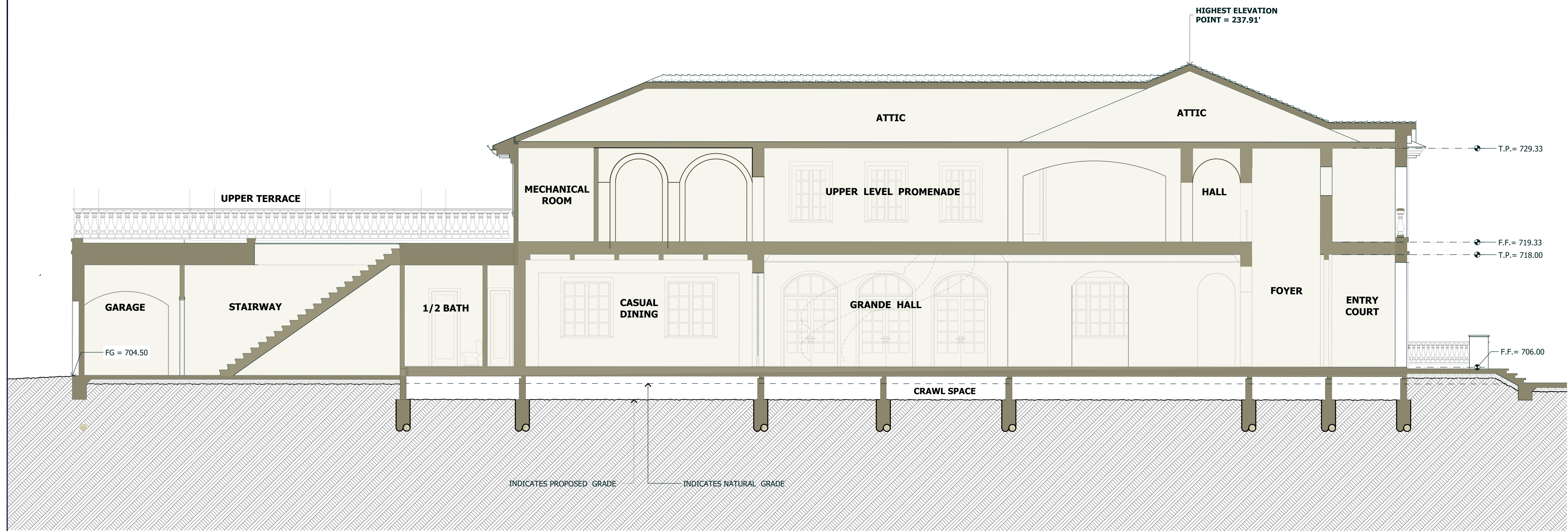
CHECKED BY : TS

ARCHITECT : TOM SLOAN

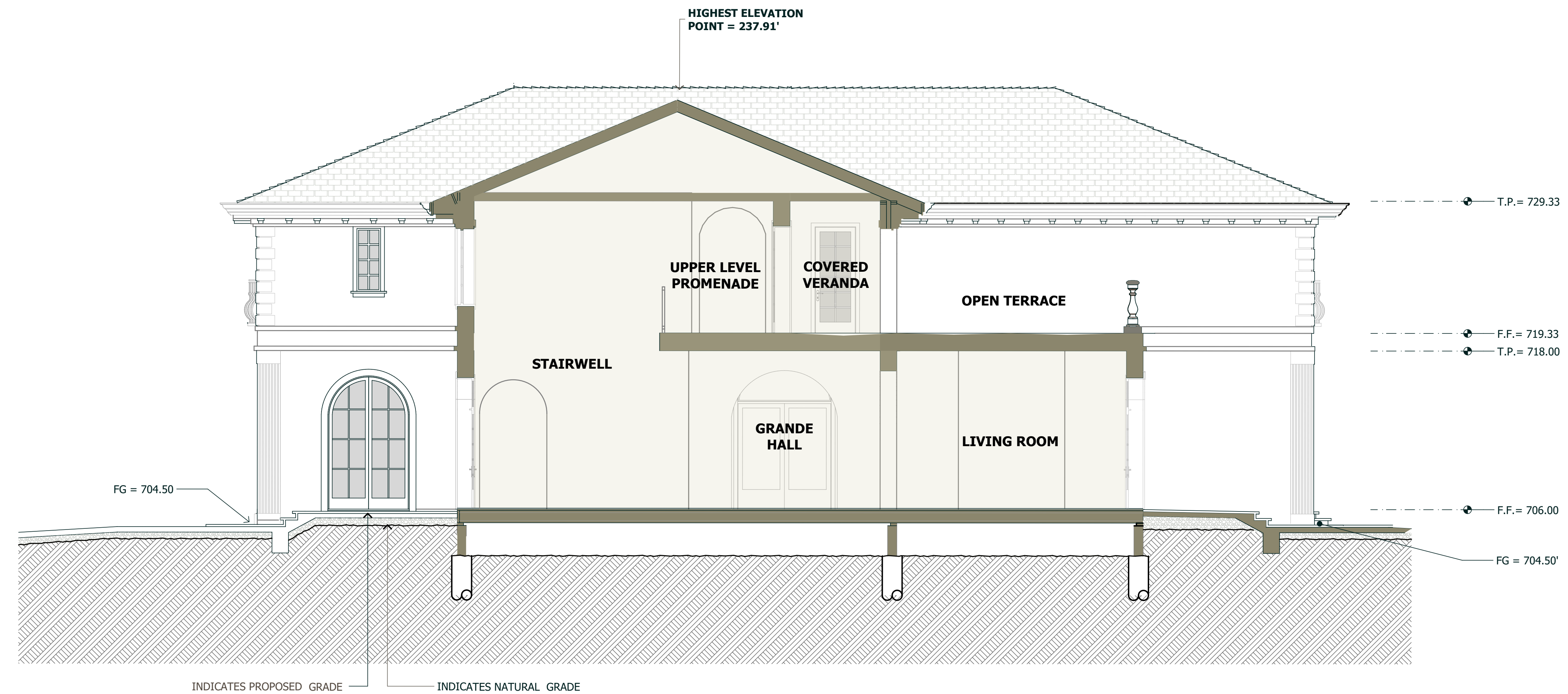
PROJECT NO : 23729

SHEET NUMBER

A 6.0



SECTION A-A



SECTION B-B



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15581 GLEN UNA DRIVE
LOS GATOS, CA 95030

REVISIONS	



**ACCESSORY
DWELLING UNIT**

ELEVATIONS
CROSS SECTIONS
FLOOR PLAN

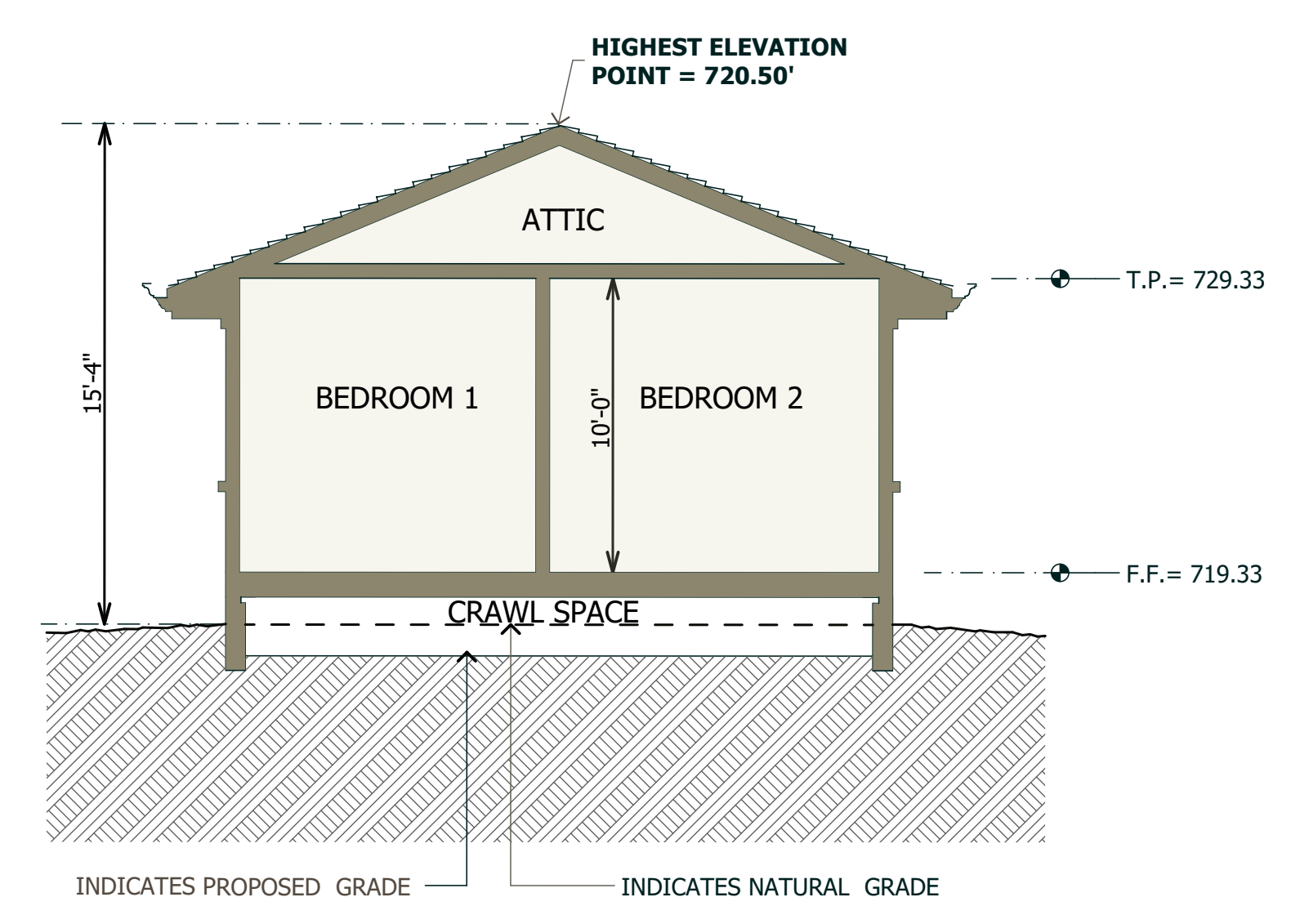
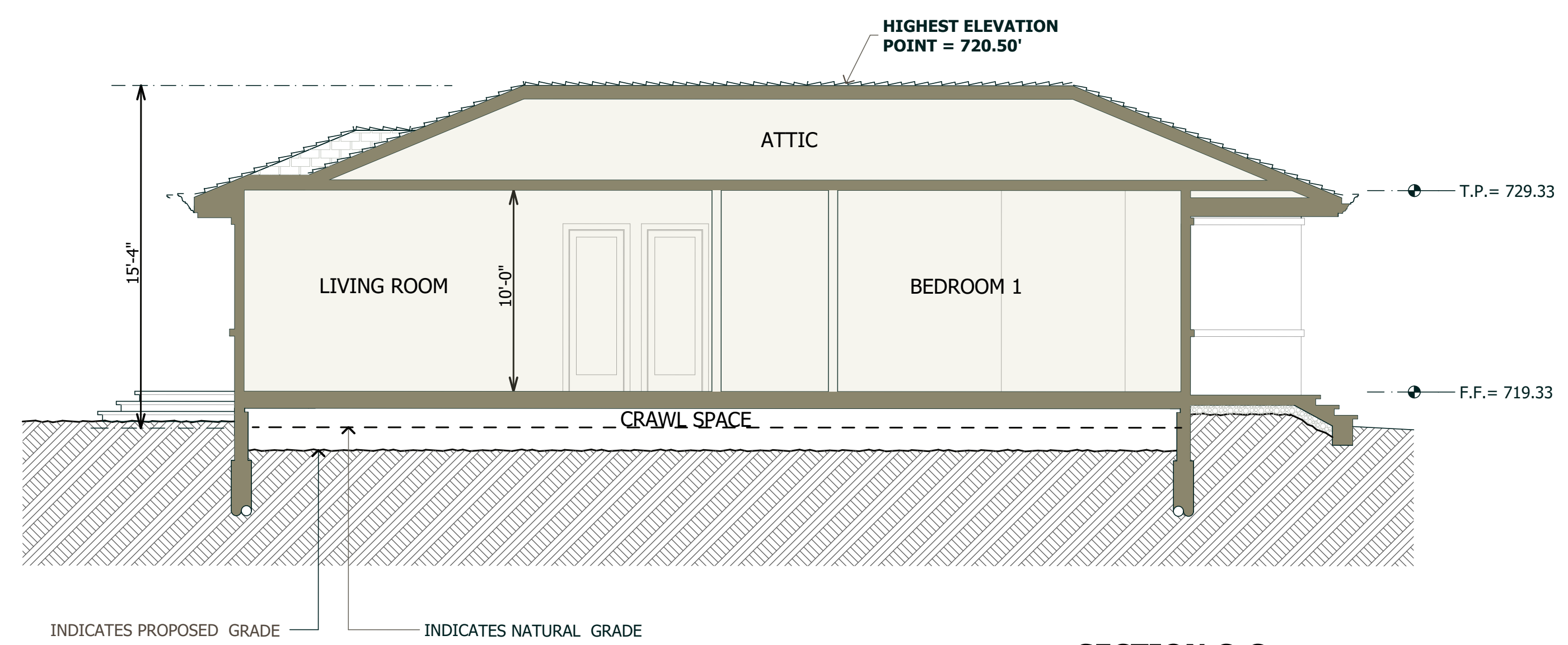
DATE : 10/27/2023
SCALE : 3/16" = 1' - 0"
DRAWN BY : TS
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 23729

SHEET NUMBER

A 7.0

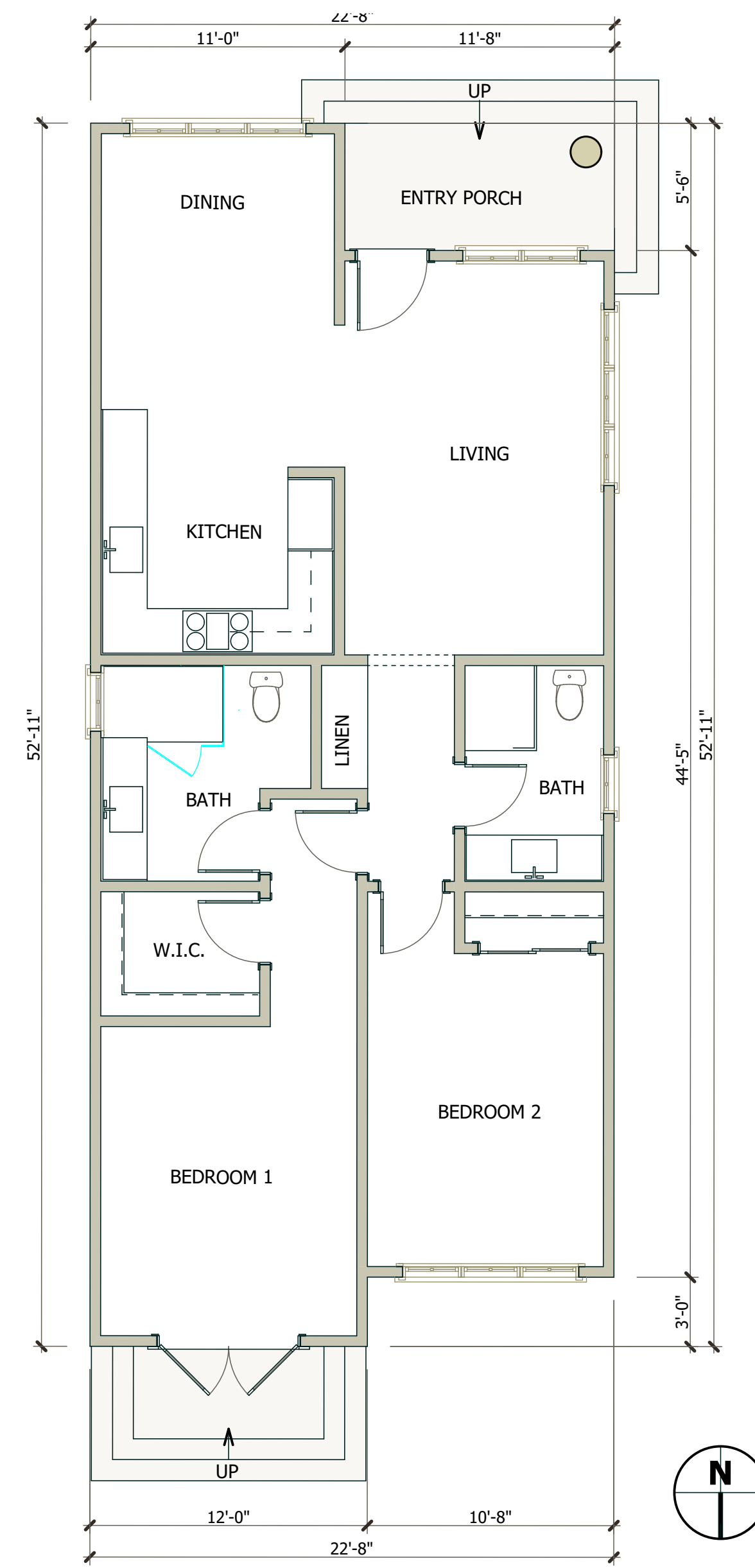
ADU EXTERIOR FINISHES

- 1 ROOF: SLATE - (CLASS - A) LRV 19
COLOR: GREY / GREEN
SEMI - WEATHERING BY
VERMONT SLATE COMPANY
- 2 GUTTERS, LEADER HEADS,
DOWNSPOUTS, COPING: GUTTERS CUSTOM 20 GA COPPER
3" DIA. COPPER DOWNSPOUTS
-DARK BRONZE COLOR
LRV 17
- 3 EXTERIOR WALL: CEMENT PLASTER - HARD TROWELED
FINISH - INTEGRATED COLOR TO
MATCH KELLY MOORE -
SAFARI VEST PPU7-22 LRV 42
- 4 WINDOWS, DOORS STEEL FRAMES AND SASH
"HOPE'S" OLD WORLD SUITE
(TRUE DIVIDED LIGHT)
'DARK BRONZE' LRV 8
- 5 WINDOWS/EXTERIOR
DOORS CASING PRIMAR ITALIAN LIMESTONE
COLOR: BEIGE
FINISH: HONED SANDSTONE FINSH
LRV 44
- 6 STOOPS AND PATIOS LIMESTONE PAVERS

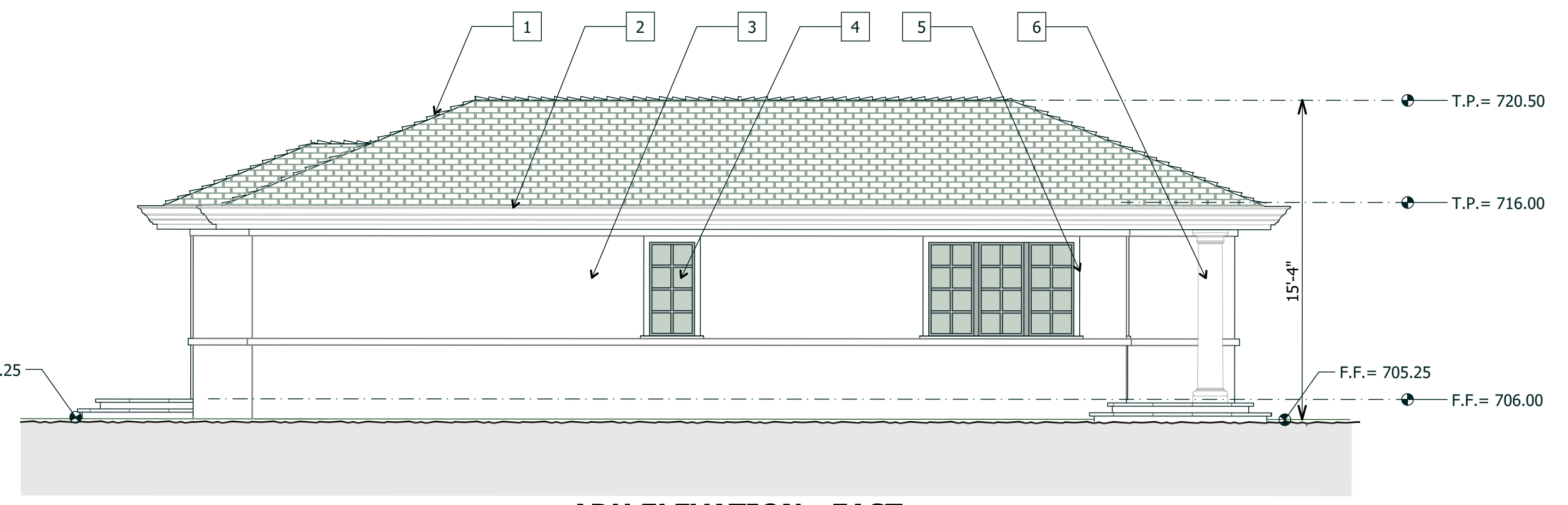


SECTION C-C

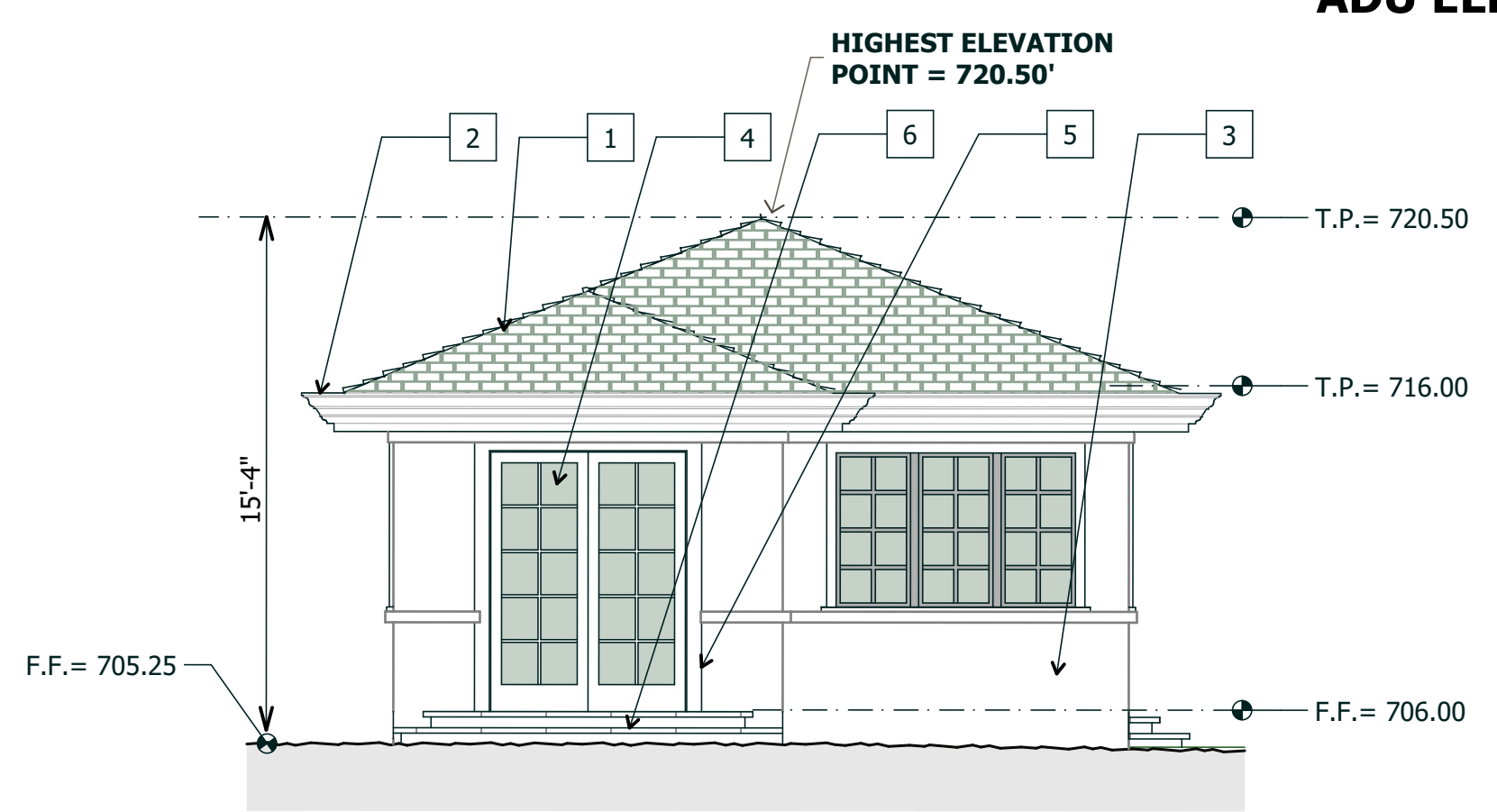
SECTION D-D



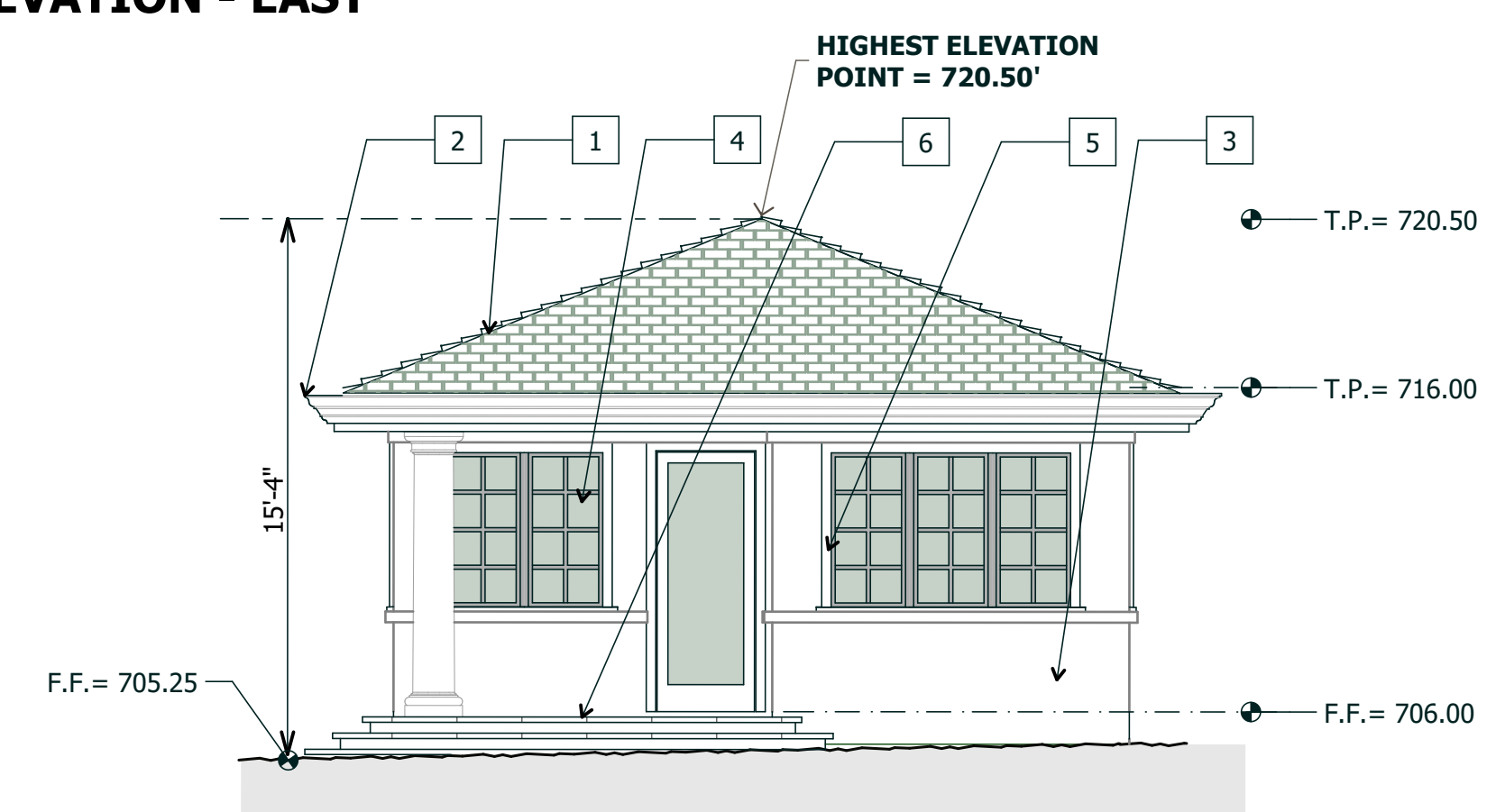
ADU FLOOR PLAN



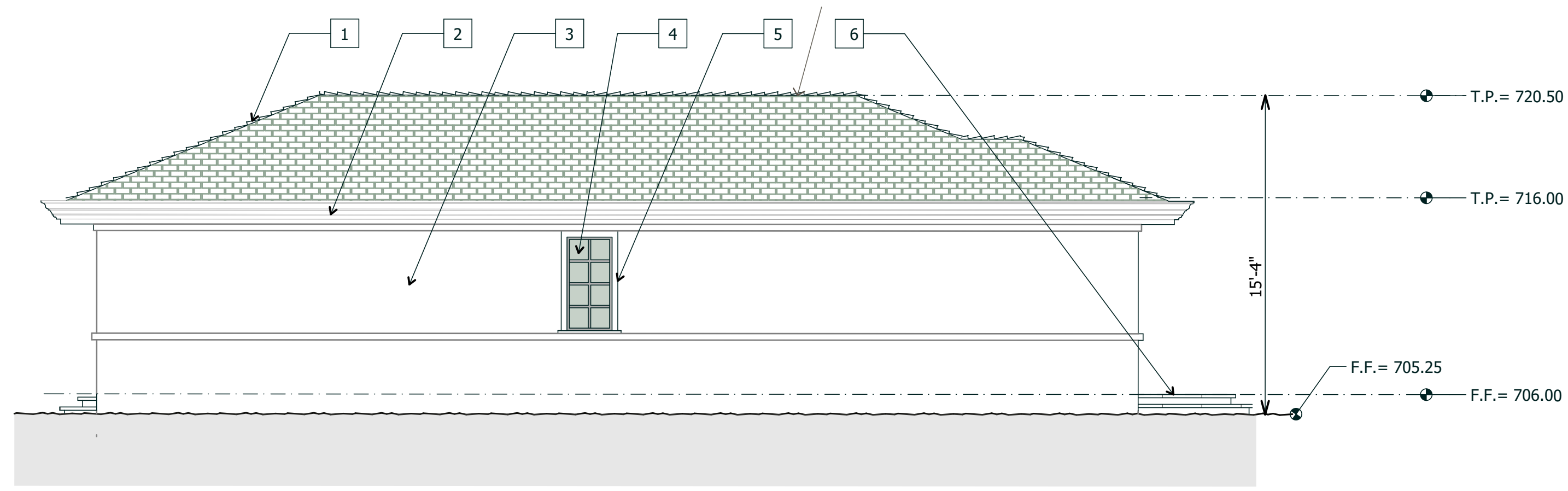
ADU ELEVATION - EAST



ADU ELEVATION - SOUTH



ADU ELEVATION - NORTH



ADU ELEVATION - WEST

REVISIONS	BY

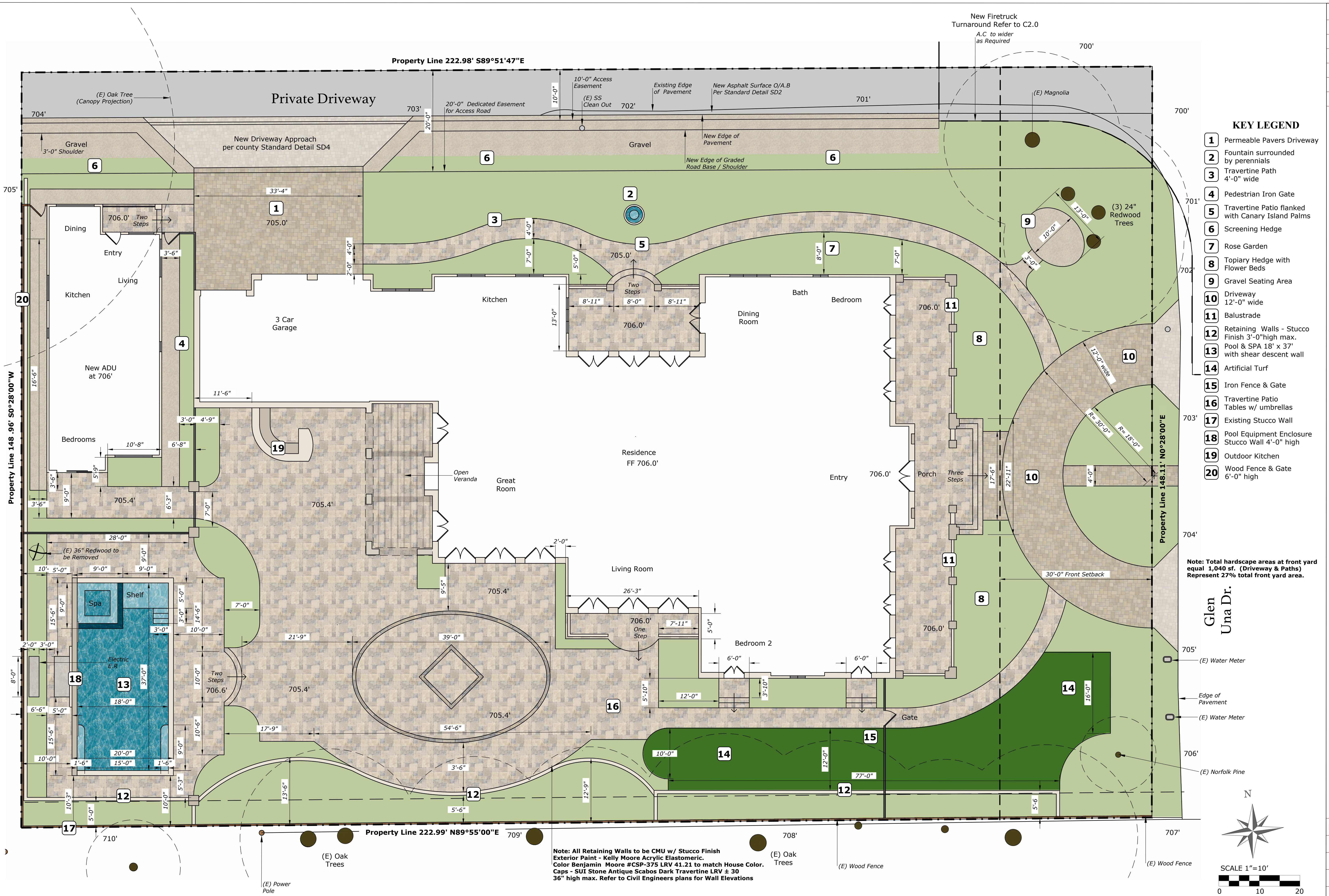


KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS
 8262 Rancho Real Gilroy Ca. 95020
 Calif. Reg.#2239 (408) 842-0245
 karen@kaa.design

VUPPALA RESIDENCE
 15581 Glen Una Dr, Los Gatos, CA.
LAYOUT & DIMENSION PLAN



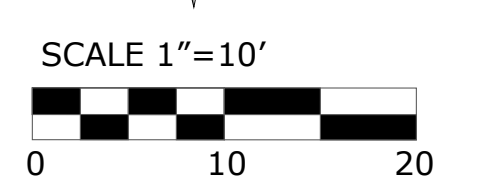
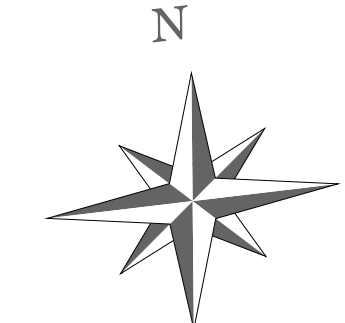
DATE	10-17-23
SCALE	1"=10'-0"
DRAWN	AD
JOB	VUPPALA



- KEY LEGEND**
- 1 Permeable Pavers Driveway
 - 2 Fountain surrounded by perennials
 - 3 Travertine Path 4'-0" wide
 - 4 Pedestrian Iron Gate
 - 5 Travertine Patio flanked with Canary Island Palms
 - 6 Screening Hedge
 - 7 Rose Garden
 - 8 Topiary Hedge with Flower Beds
 - 9 Gravel Seating Area
 - 10 Driveway 12'-0" wide
 - 11 Balustrade
 - 12 Retaining Walls - Stucco Finish 3'-0" high max.
 - 13 Pool & SPA 18' x 37' with shear descent wall
 - 14 Artificial Turf
 - 15 Iron Fence & Gate
 - 16 Travertine Patio Tables w/ umbrellas
 - 17 Existing Stucco Wall
 - 18 Pool Equipment Enclosure Stucco Wall 4'-0" high
 - 19 Outdoor Kitchen
 - 20 Wood Fence & Gate 6'-0" high

Note: Total hardscape areas at front yard equal 1,040 sf. (Driveway & Paths) Represent 27% total front yard area.

Glen Una Dr.



Note: All Retaining Walls to be CMU w/ Stucco Finish
 Exterior Paint - Kelly Moore Acrylic Elastomeric.
 Color Benjamin Moore #CSP-375 LRV 41.21 to match House Color.
 Caps - SUI Stone Antique Scabos Dark Travertine LRV ± 30
 36" high max. Refer to Civil Engineers plans for Wall Elevations

Karen Aitken & Associates

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* NOTES (E) = Existing

REVISIONS	BY

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas.



- KEY LEGEND**
- 1 Permeable Pavers Driveway
 - 2 Fountain surrounded by perennials
 - 3 Travertine Path 4'-0" wide
 - 4 Pedestrian Iron Gate
 - 5 Travertine Patio flanked with Canary Island Palms
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 - 19 Outdoor Kitchen
 - 20 Wood Fence & Gate 6'-0" high



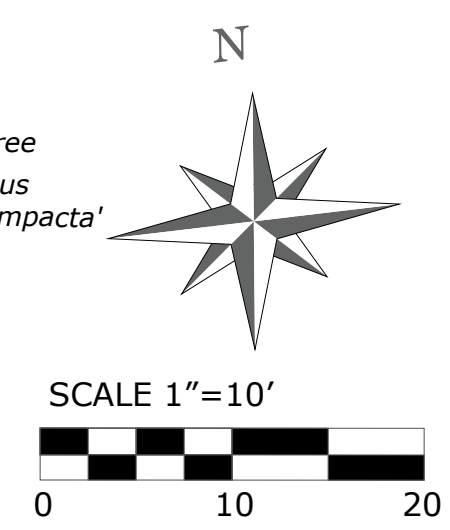
**KAREN AITKEN & ASSOCIATES
LANDSCAPE ARCHITECTS**

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Calif. Reg.#2239 (408) 842-0245
karen@kaa.design

VUPPALA RESIDENCE
15581 Glen Una Dr, Los Gatos, CA.



DATE 10-17-23
SCALE 1"=10'-0"
DRAWN IN
JOB VUPPALA



Note: No Irrigation to be Installed beneath canopies of Existing Chipped Bark Mulch only

Karen Aitken & Associates

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* NOTES (E) = Existing

Pavers (M1-M3)
 Cal Stone Pavilion
 Pavers. Color Cream
 Tan Brown LRV 25

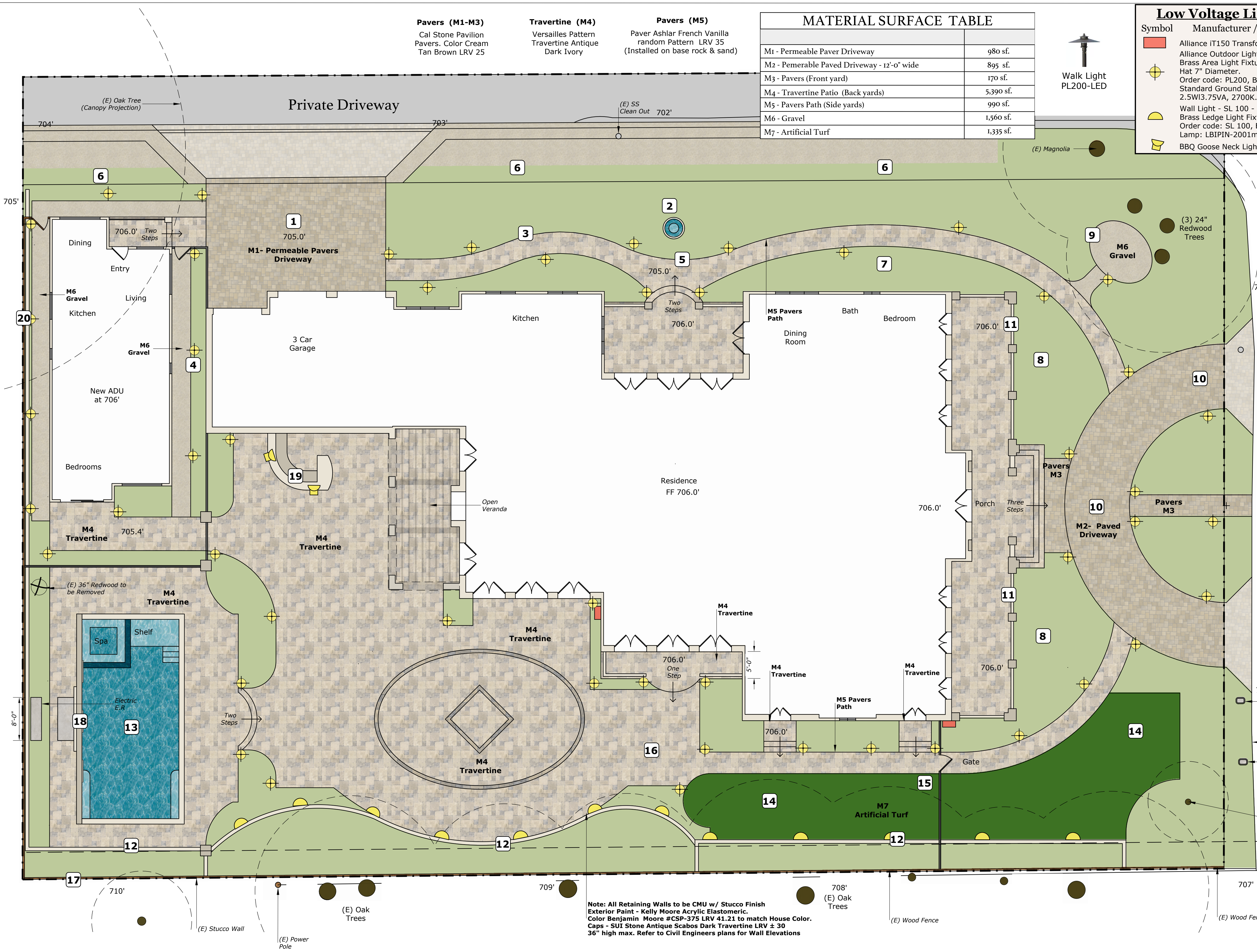
Travertine (M4)
 Versailles Pattern
 Travertine Antique
 Dark Ivory

Pavers (M5)
 Paver Ashlar French Vanilla
 random Pattern LRV 35
 (Installed on base rock & sand)

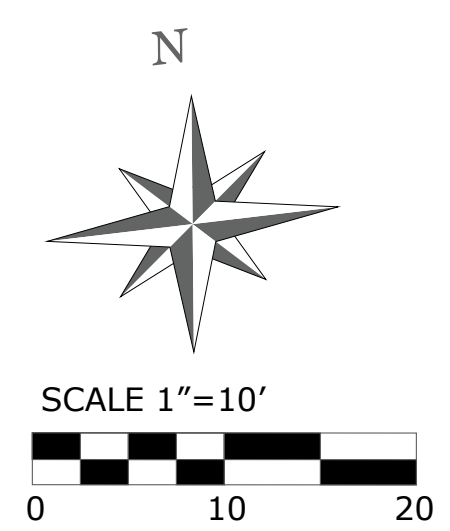
MATERIAL SURFACE TABLE	
M1 - Permeable Paver Driveway	980 sf.
M2 - Pemeable Paved Driveway - 12'-0" wide	895 sf.
M3 - Pavers (Front yard)	170 sf.
M4 - Travertine Patio (Back yards)	5,390 sf.
M5 - Pavers Path (Side yards)	990 sf.
M6 - Gravel	1,560 sf.
M7 - Artificial Turf	1,335 sf.

Low Voltage Lights- by Alliance			
Symbol	Manufacturer / Model / Description	Qty.	
⬜	Alliance iT150 Transformer	2	
⊕	Alliance Outdoor Lighting PL200-LED-Walk Light Brass Area Light Fixture. 17" to 27" H Hat 7" Diameter. Order code: PL200, Brass, (AB) Aged Brass, Standard Ground Stake Lamp: LBIPIN-200Im, 2.5W/3.75VA, 2700K.	50	
⊙	Wall Light - SL 100 - Wall Light Brass Ledge Light Fixture. 3.75" W x 1.75" D. Order code: SL 100, Brass, (AB) Aged Brass Lamp: LBIPIN-2001m, 2.5W/3.75VA, 2700K.	12	
⬜	BBQ Goose Neck Light Designer's Edge #L856	2	

- KEY LEGEND**
- 1 Permeable Pavers Driveway
 - 2 Fountain surrounded by perennials
 - 3 Travertine Path 4'-0" wide
 - 4 Pedestrian Iron Gate
 - 5 Travertine Patio flanked with Canary Island Palms
 - 6 Screening Hedge
 - 7 Rose Garden
 - 8 Topiary Hedge with Flower Beds
 - 9 Gravel Seating Area
 - 10 Driveway 12'-0" wide
 - 11 Balustrade
 - 12 Retaining Walls - Stucco Finish 3'-0" high max.
 - 13 Pool & SPA 18' x 37' with shear descent wall
 - 14 Artificial Turf
 - 15 Iron Fence & Gate
 - 16 Travertine Patio Tables w/ umbrellas
 - 17 Existing Stucco Wall
 - 18 Pool Equipment Enclosure Stucco Wall 4'-0" high
 - 19 Outdoor Kitchen
 - 20 Wood Fence & Gate 6'-0" high



Note: All Retaining Walls to be CMU w/ Stucco Finish Exterior Paint - Kelly Moore Acrylic Elastomeric. Color Benjamin Moore #CSP-375 LRV 41.21 to match House Color. Caps - SUI Stone Antique Scabos Dark Travertine LRV ± 30 36" high max. Refer to Civil Engineers plans for Wall Elevations



REVISIONS BY

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VUPPALA RESIDENCE
 15581 Glen Una Dr, Los Gatos, CA.
LIGHTING & MATERIAL PLAN



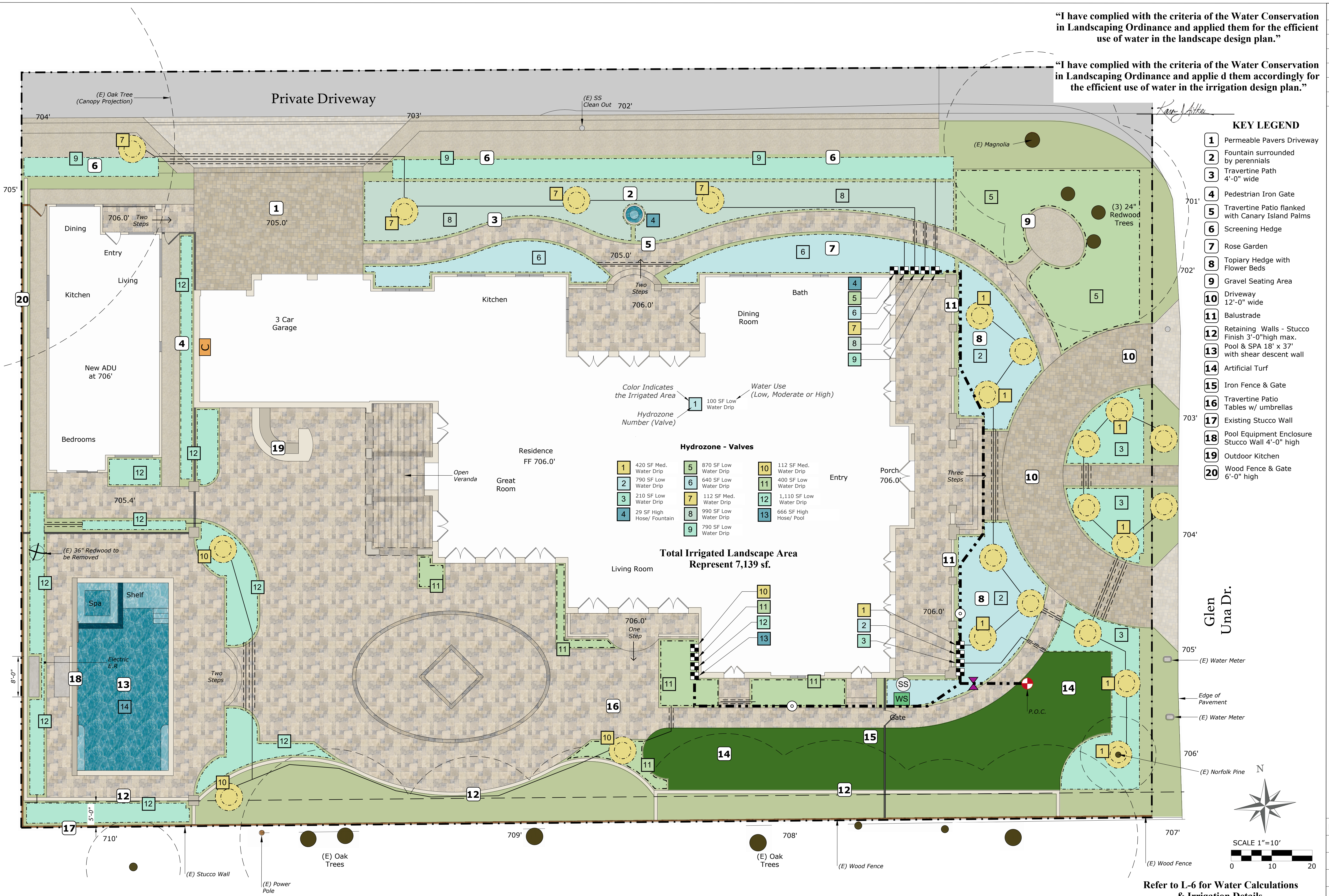
DATE 10-17-23
 SCALE 1"=10'-0"
 DRAWN IN
 JOB VUPPALA

* NOTES (E) = Existing

REVISIONS	BY

"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."

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



- KEY LEGEND**
- 1 Permeable Pavers Driveway
 - 2 Fountain surrounded by perennials
 - 3 Travertine Path 4'-0" wide
 - 4 Pedestrian Iron Gate
 - 5 Travertine Patio flanked with Canary Island Palms
 - 6 Screening Hedge
 - 7 Rose Garden
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Color Indicates the Irrigated Area

Hydrozone Number (Valve)

Water Use (Low, Moderate or High)

Hydrozone - Valves	Water Use
1 420 SF Med. Water Drip	Low
2 790 SF Low Water Drip	Low
3 210 SF Low Water Drip	Low
4 29 SF High Hose/ Fountain	High
5 870 SF Low Water Drip	Low
6 640 SF Low Water Drip	Low
7 112 SF Med. Water Drip	Low
8 990 SF Low Water Drip	Low
9 790 SF Low Water Drip	Low
10 112 SF Med. Water Drip	Low
11 400 SF Low Water Drip	Low
12 1,110 SF Low Water Drip	Low
13 666 SF High Hose/ Pool	High

Total Irrigated Landscape Area Represent 7,139 sf.



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VUPPALA RESIDENCE
 15581 Glen Una Dr, Los Gatos, CA.
IRRIGATION PLAN



DATE 10-17-23
 SCALE 1"=10'-0"
 DRAWN AD
 JOB VUPPALA

L-5

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IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION

IRRIGATION KEY

- Irrigation Lateral Line: 1 in. PVC Class 200
- Irrigation Mainline: 1 in. PVC Schedule 40
- - - Pipe Sleeve: PVC Class 200 - Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

- Hunter ICZ-101-25-LF**
Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
- Hunter HFS-150**
Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
- Master Shut Off Valve**
- Hunter HDL-06-12-CV**
Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
- Tree Ring Irrigation**
Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
- Hunter ACC-1200**
12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
- Hunter SOIL-CLIK**
The Soil-Clk probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
- Hunter Solar-Sync**
Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.

MAWA EPPT and ETWU Calculations

Project Name: Vuppala Residence
 Project Location: 15581 Glen Una Dr, Los Gatos, CA.
 Total Landscape Area: 7,139.0 sq. ft.
 Date: 10/05/23

MAWA CALCULATION

MAWA = (Eto) .62 / ((0.55xLA) + (1-ETAF x SLA))

MAWA = Maximum Applied Water Allowance (gallons per year)
 Eto = Reference Evapotranspiration (inches per year)
 .62 = Conversion Factor (to gallons)
 0.55 = ET Adjustment Factor (ETAF)
 LA = Landscape Area including SLA (square feet)
 0.45 = Additional Water Allowance for SLA
 SLA = Special Landscape Area (square feet)

Eto =	42.9
Conversion	0.62
ETAF	0.55
LA =	7,139
SLA =	0
MAWA =	104,435.7 gallons per year
	13,962.0 cubic feet per year

MAWA with EPPT

MAWA = (Eto-Eppt) .62 / ((0.55xLA) + (1-ETAF x SLA))

Eppt= 25% of Annual precipitation

Eto =	42.9
Eppt=	5
ETAF=	0.55
LA =	7,139
SLA =	0
MAWA w/ EPPT =	92,287.2 gallons per year
	12,337.9 cubic feet

ETWU CALCULATION

ETWU = (Eto) .62 / (PF/IE) x LA

ETWU = Estimated Total Water Use Per Year (gallons)
 Eto = Reference Evapotranspiration
 PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)
 LA = Landscape Area (High, Medium, and low water use areas) (square feet)
 SLA = Special Landscape Area
 .62 = Conversion Factor
 IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)
 ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	42.9	Los Gatos, CA
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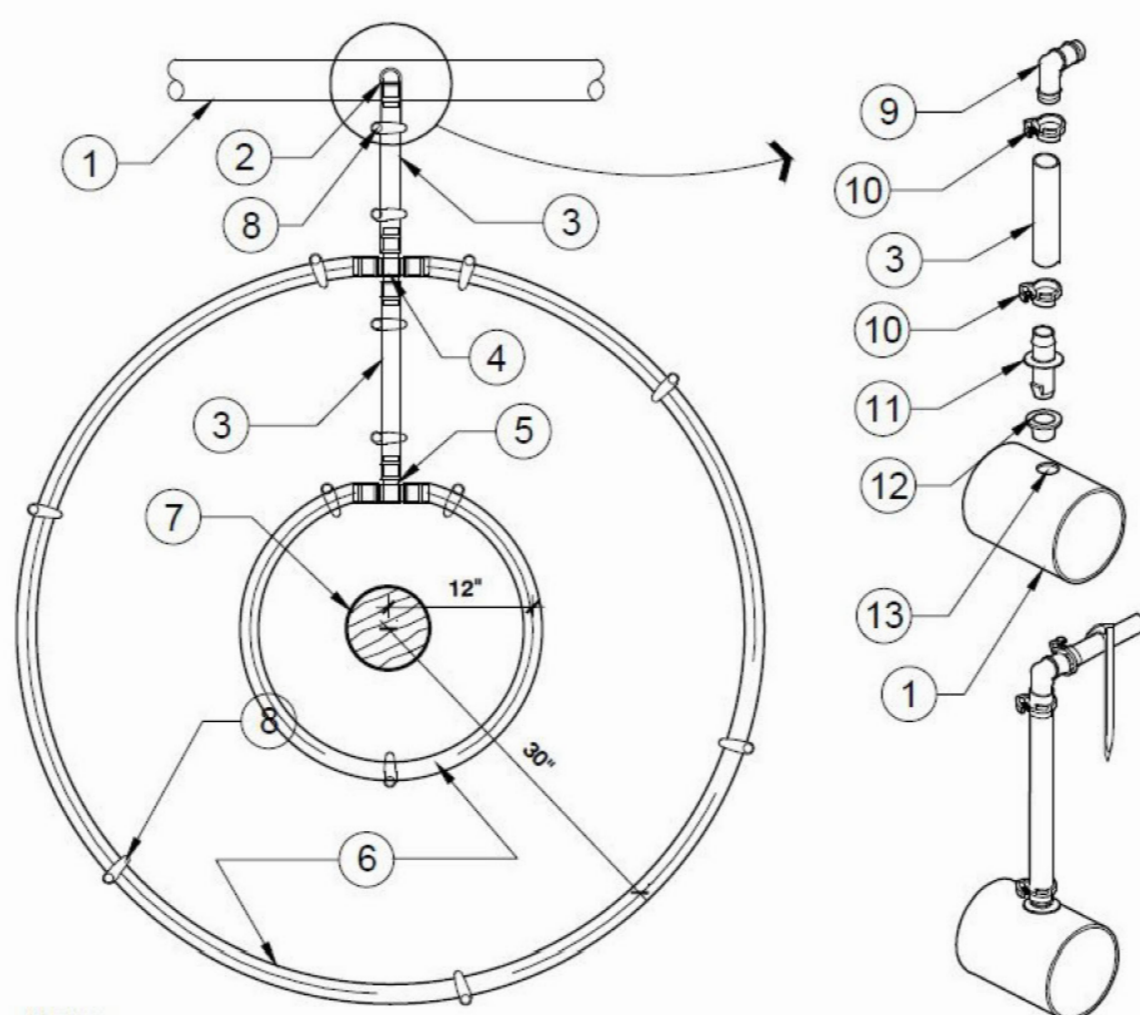
REGULAR LANDSCAPE AREAS

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	420.0	207.4	5,516.6
2) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	790.0	292.6	7,752.4
3) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	210.0	77.8	2,088.7
4) High Water Use/ Fountain	Hose	0.8	0.81	0.987654321	29.0	28.6	761.8
5) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	870.0	322.2	8,570.9
6) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	640.0	237.0	6,304.7
7) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	112.0	55.3	1,471.1
8) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	990.0	366.7	9,752.6
9) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	790.0	292.6	7,782.4
10) Med Water Use/ Trees	Drip	0.4	0.81	0.49382716	112.0	55.3	1,471.1
11) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	400.0	148.1	3,940.4
12) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	1,110.0	411.1	10,934.7
13) High Water Use/ Pool	Hose	0.8	0.81	0.987654321	686.0	657.8	17,495.6
Totals					7,139.0	3,152.6	83,852.7
						ETWU TOTAL	83,852.7
						MAWA	104,435.7

ETAF CALCULATIONS

Regular Landscape Areas	
Total ETAF x Area	3,152.6
Total Area	7,139.0
Average ETAF	0.44

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

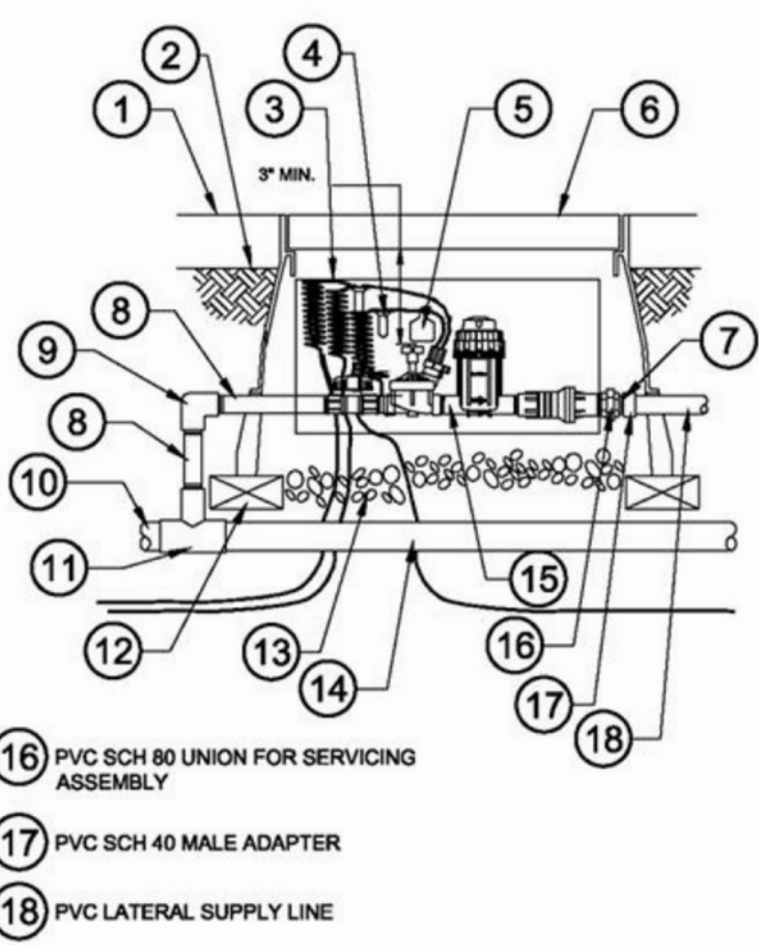


NOTE: PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

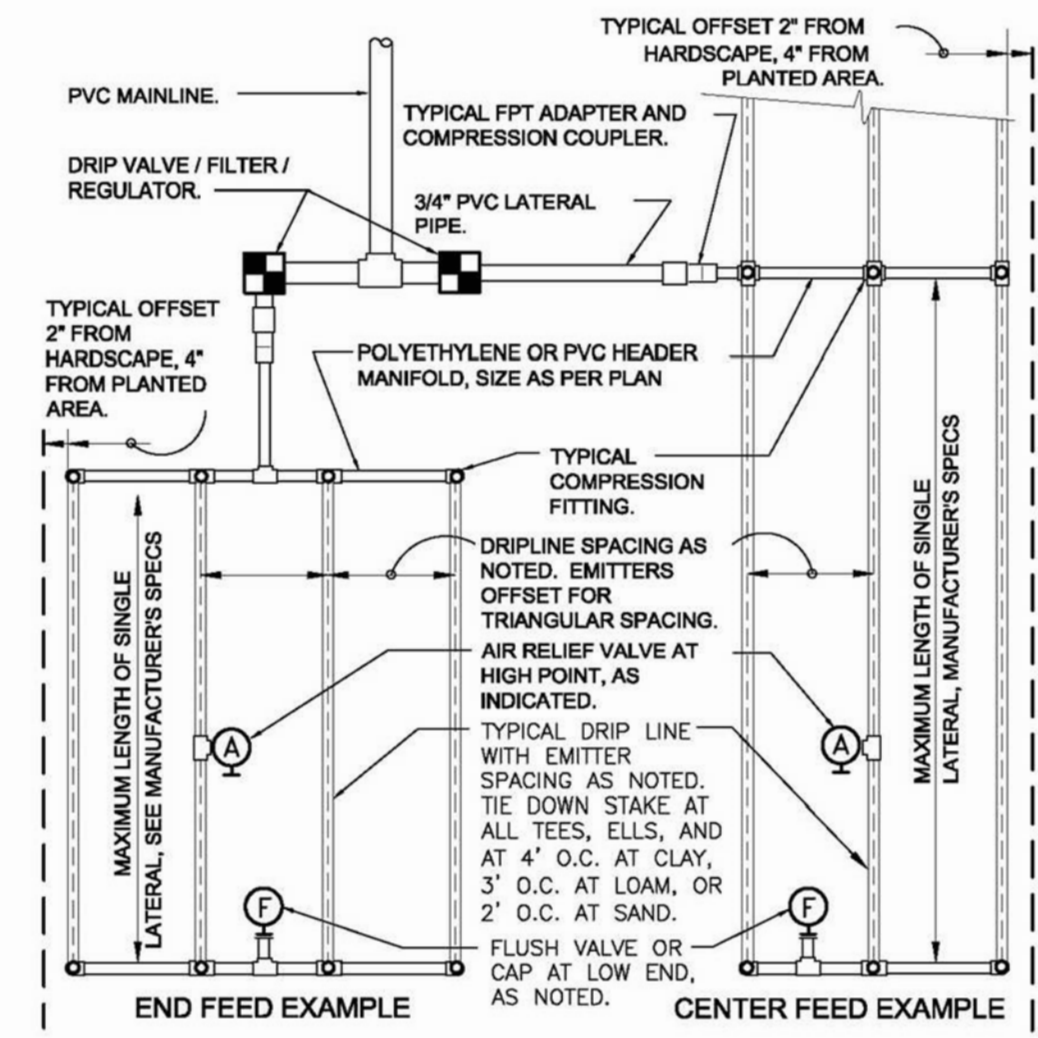
DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

- 1 PVC LATERAL SUPPLY PIPE. SIZE AS PER PLAN WITH MINIMUM SIZE 1 1/2" DIAMETER.
- 2 DRIPLINE CONNECTION TO BELOW GRADE LATERAL PIPE. SEE DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL.
- 3 1/2" PLOYETHYLENE BLANK TUBING, AS REQUIRED.
- 4 BARB CROSS INSERT FITTING.
- 5 BARB TEE INSERT FITTING.
- 6 AT-GRADE DRIPLINE, INNER RING 12" FROM PLANT, OUTER RING 30" FROM PLANT. DRIPLINE TO BE 0.9GPH EMITTERS AT 12" O.C.
- 7 PLANT TRUNK.
- 8 TYPICAL ANTELCO ASTA TIE-DOWN STAKE. SEE NOTES.
- 9 DRIPLINE BARBED INSERT ELL.
- 10 RATCHET CLAMP AT ALL BARBED CONNECTIONS: ANTELCO PART NO. 44345.
- 11 INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM. PART NO. 45595.
- 12 13MM ANTELCO "CAPO": RUBBER GROMMET. NO. 45735.
- 13 DRILL 5/8" HOLE IN PVC LATERAL PIPE WHERE REQUIRED. YOU MUST USE A "FORSTNER" DRILL BIT FOR DRILLING INTO PVC. REMOVE ANY EXCESS BURRS OR ROUGH EDGES.

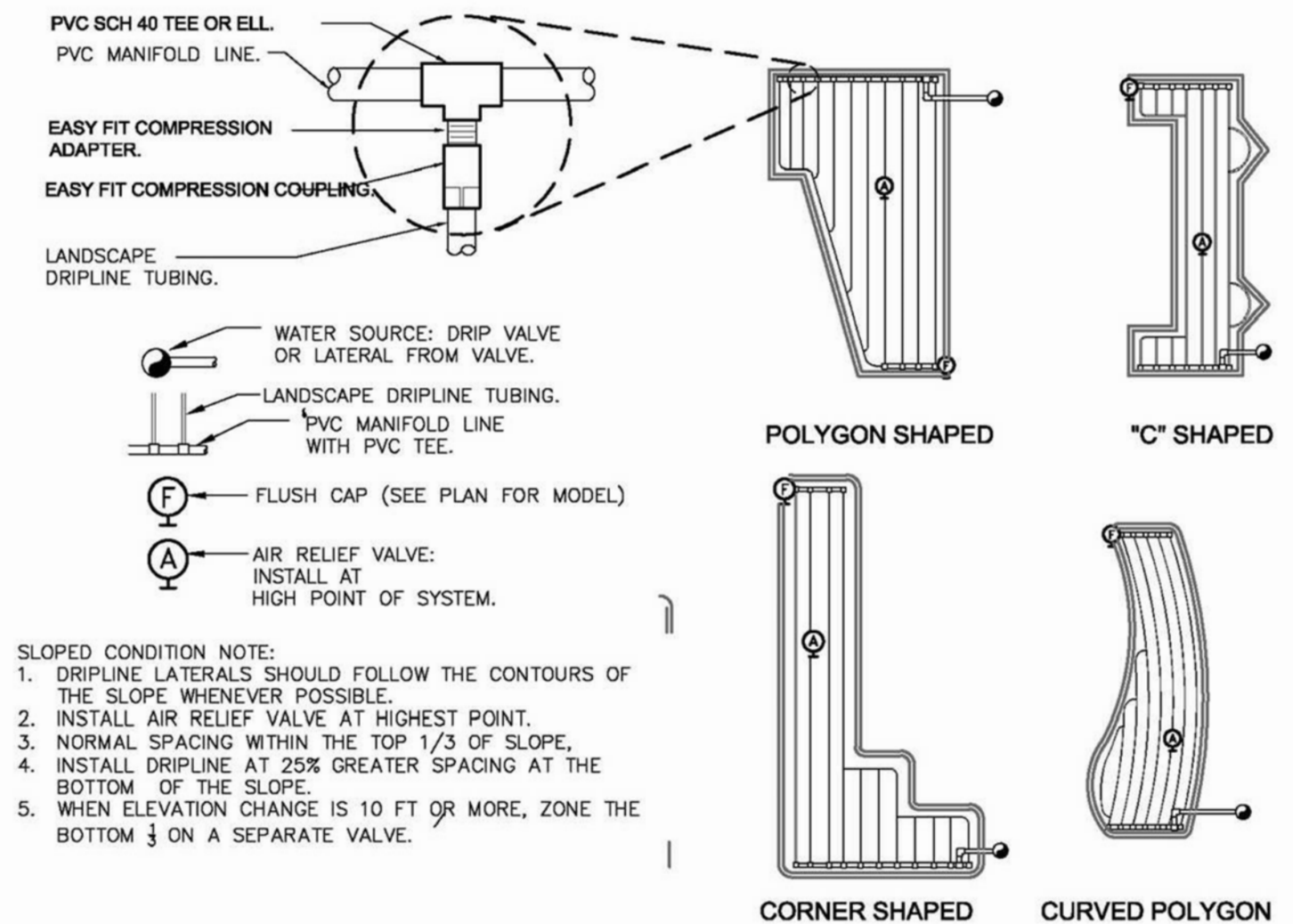
- 1 TOP OF MULCH
- 2 FINISH GRADE
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION (1 OF 2)
- 5 ID TAG
- 6 JUMBO VALVE BOX WITH COVER (TAN IN COLOR)
- 7 PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 BRICK (1 OF 4)
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC MAINLINE
- 15 DRIP CONTROL ZONE KIT (SEE IRRIGATION SCHEDULE)
- 16 PVC SCH 80 UNION FOR SERVICING ASSEMBLY
- 17 PVC SCH 40 MALE ADAPTER
- 18 PVC LATERAL SUPPLY LINE



DRIP CONTROL ZONE



TYPICAL DRIP UT

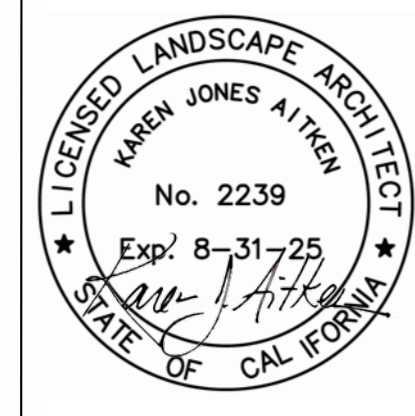


- SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 3. NORMAL SPACING WITHIN THE TOP 1/3 OF SLOPE.
 4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM OF THE SLOPE.
 5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



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WATER CALCULATIONS
& IRRIGATION DETAILS



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