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PROJECT NAME  
**JALADI &  
VUPPALA  
RESIDENCE**

15581 GLEN UNA DRIVE  
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION	DATE



**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 CARPETING, 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
<b>GRAND TOTAL (GROSS FLOOR AREA)</b>	<b>12,910.76</b>
<b>F.A.R. (GROSS FLOOR AREA/ NET LOT AREA)</b>	<b>0.41795921</b>

**ADU (ACCESSORY DWELLING UNIT) : EXCLUDED FROM FAR CALC**

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

**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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**TOPOGRAPHIC & BOUNDARY SURVEY** ROBERT J. CRAIG LLS  
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**GEOTECHNICAL ENGINEERING** WAYNE TING & ASSOCIATES INC.  
WAYNE TING  
42329 OSGOOD ROAD, SUITE A  
FREMONT, CA 94539

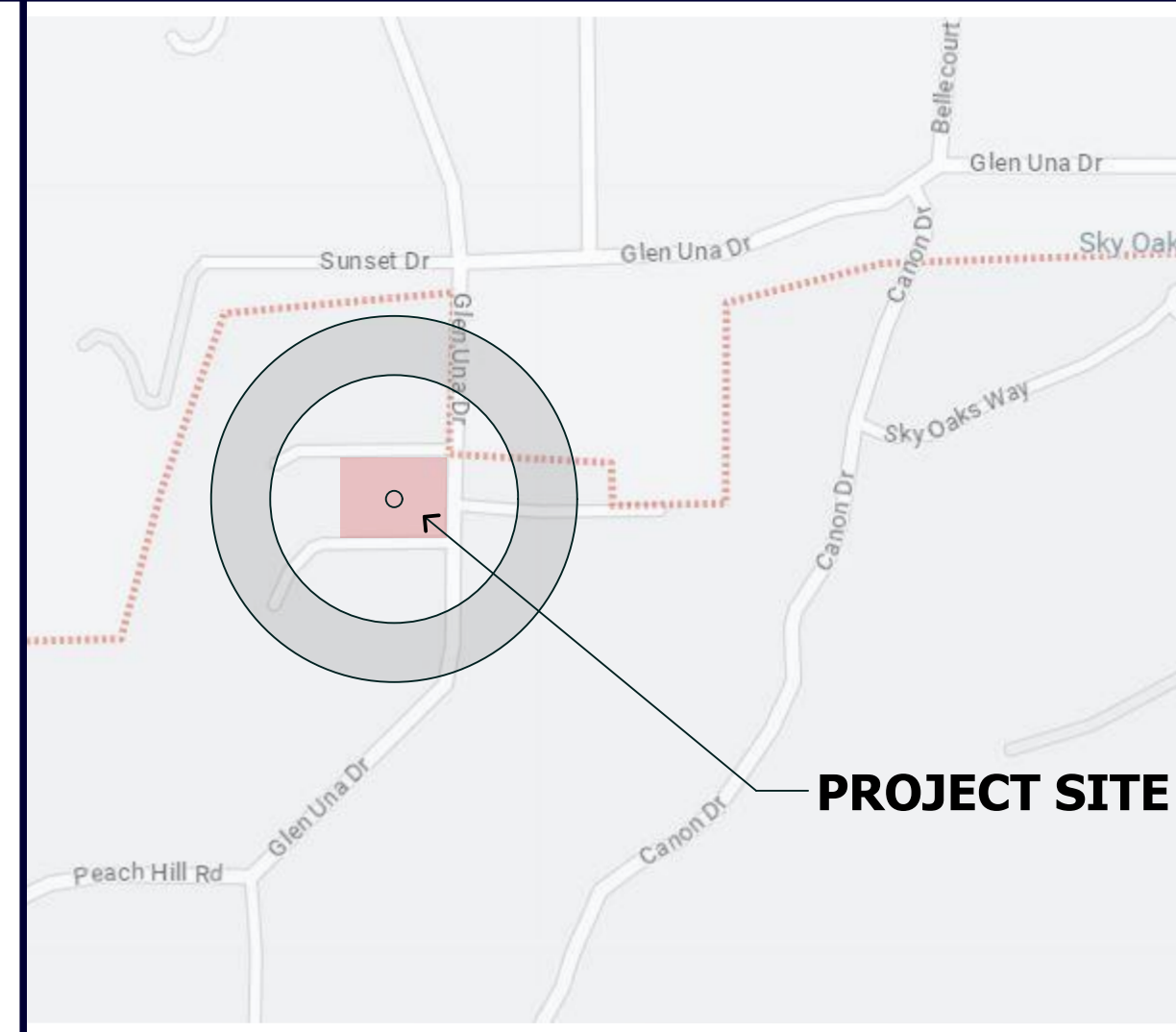
**CONSULTING ARBORIST** MOKI SMITH ARBORIST  
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**LANDSCAPE ARCHITECT** KAREN AITKEN & ASSOCIATES  
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**SHEET INDEX**

A 0.0	COVER SHEET
C 1.0	CIVIL TITLE SHEET
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
BMP 2.0	BEST MANAGEMENT PRACTICES
A 1.0	SITE PLAN
A 1.1	FIRE ACCESS / REACH ANALYSIS
A 2.0	EXISTING SITE PLAN
A 2.1	EXISTING FLOOR PLAN
A 2.2	EXISTING ELEVATION
A 3.0	PROPOSED FIRST FLOOR PLAN
A 3.1	PROPOSED SECOND FLOOR PLAN
A 3.2	FLOOR AREA PLAN
A 4.0	ROOF PLAN
A 5.0	ELEVATIONS - WEST & SOUTH
A 5.1	ELEVATIONS - EAST AND NORTH
A 6.0	CROSS SECTIONS
A 7.0	ADU
L-1	LAYOUT & DIMENSION PLAN
L-2	PLANTING PLAN
L-3	PLANTING DETAILS
L-4	LIGHTING & MATERIAL PLAN
L-5	IRRIGATION PLAN
L-6	WATER CALCULATIONS & IRRIGATION DETAILS

**VICINITY MAP**



**SCOPE OF WORK**

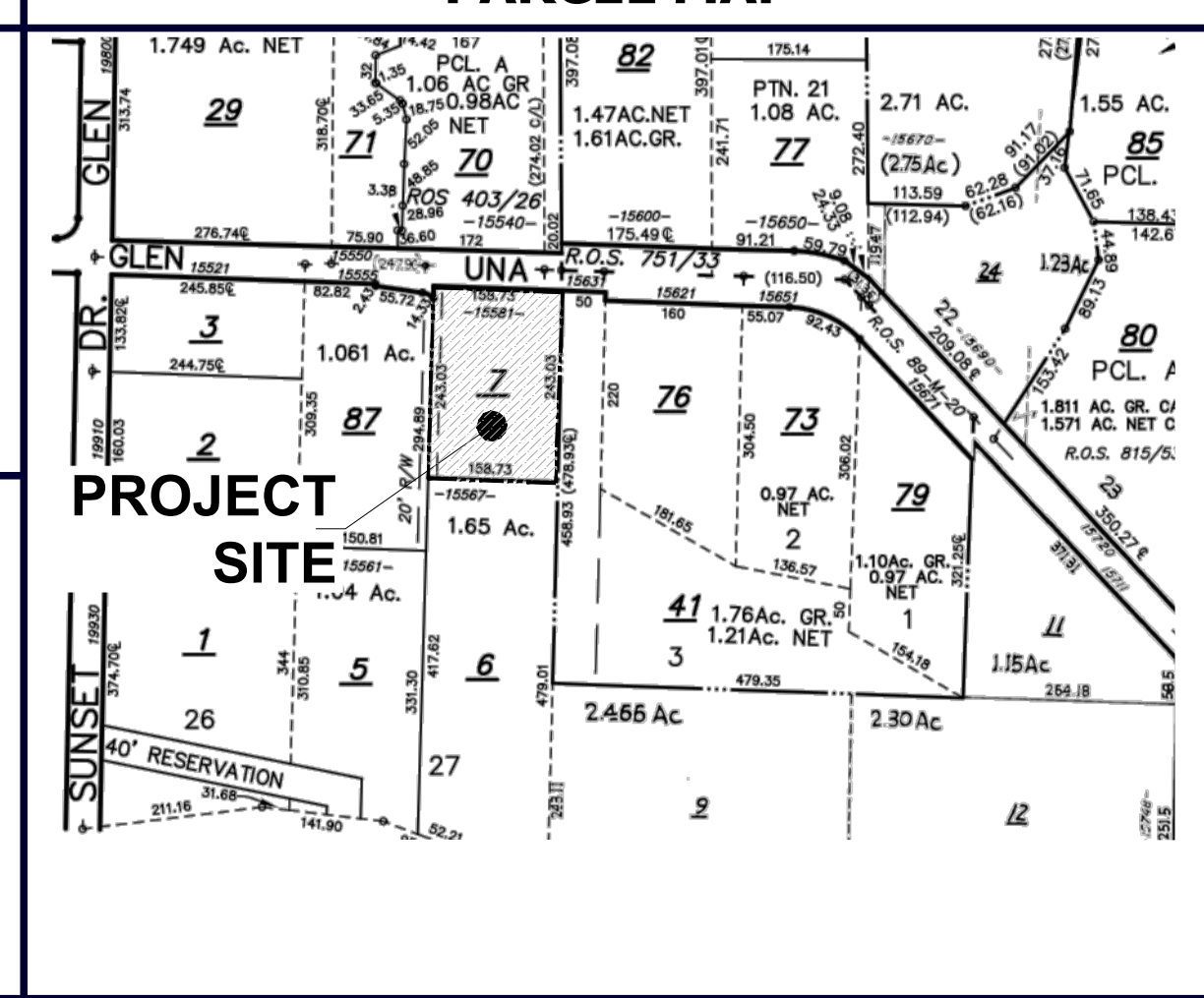
DEMOLITION OF AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE WITH DETACHED TWO CAR GARAGE AND SITE DEVELOPMENT THAT INCLUDES CONCRETE WALKS DRIVEWAY AND PATIOS.

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

**PARCEL MAP**



**COVER SHEET**

GENERAL NOTES  
PROJECT INFORMATION  
AREA TABULATIONS  
PROJECT DESCRIPTION  
VICINITY MAP  
SHEET INDEX  
CONSULTANT DIRECTORY

DATE : 2/2/2024

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 THESE PLANS AND 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 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.

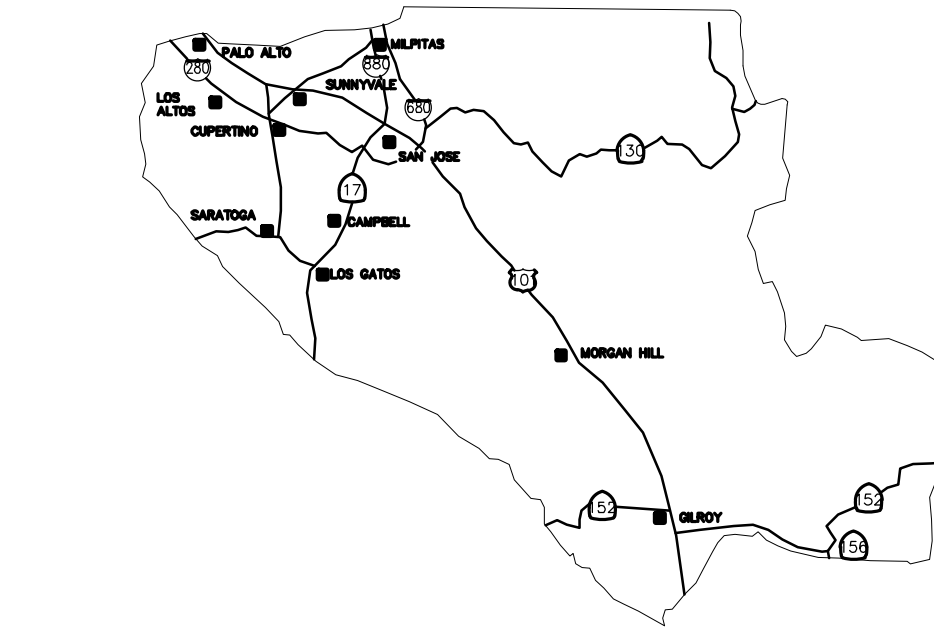
DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

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.

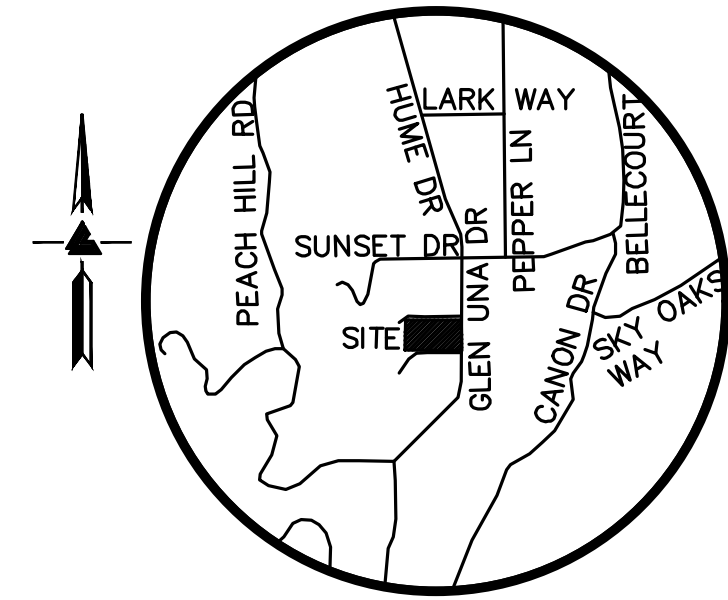
GEOTECHNICAL ENGINEER OBSERVATION

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 LOCATION MAP



VICINITY MAP NO SCALE

PROJECT TITLE  
VUPPALA RESIDENCE  
15581 GLEN UNA DRIVE  
LOS GATOS  
UNINCORPORATED

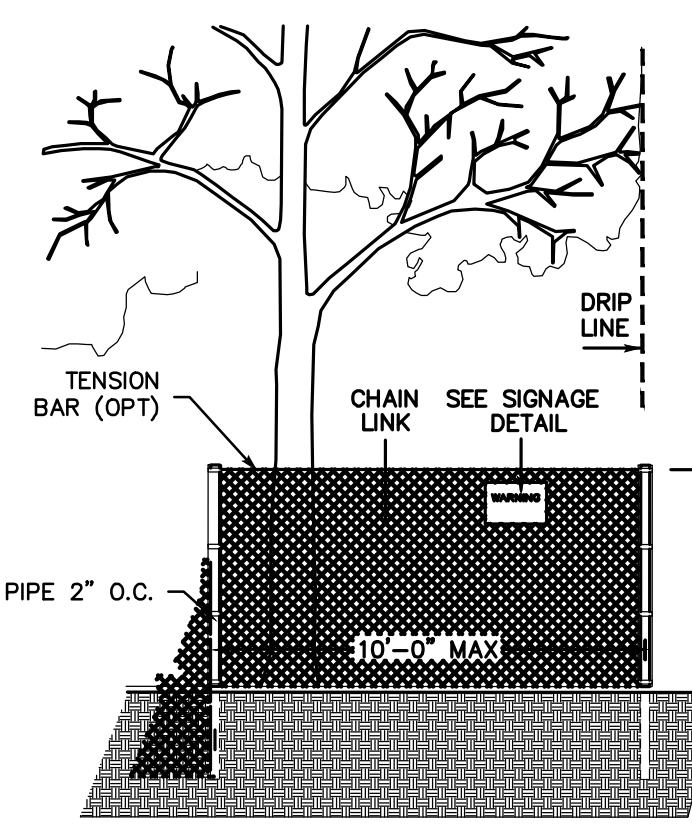
SEE SHEET C-1.1 FOR LEGEND & ABBREVIATIONS

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

SURVEY MONUMENT PRESERVATION

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



EXISTING TREE PROTECTION DETAILS

1. PRIOR TO THE COMMENCEMENT OF ANY GRADING, TREE PROTECTIVE FENCING SHALL BE IN PLACE IN ACCORDANCE WITH THE TREE PRESERVATION PLAN AND INSPECTED BY A CERTIFIED ARBORIST. THE ARBORIST SHALL MONITOR CONSTRUCTION ACTIVITY TO ENSURE THAT THE TREE PROTECTION MEASURES ARE IMPLEMENTED AND ADHERED TO DURING CONSTRUCTION. THIS CONDITION SHALL BE INCORPORATED INTO THE GRADING PLANS.
2. FENCE SHALL BE MINIMUM 5 FEET TALL CONSTRUCTED OF STURDY MATERIAL (CHAIN-LINK OR EQUIVALENT STRENGTH/ DURABILITY).
3. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET (MIN) INTO THE GROUND AND SPACED NOT MORE THAN 10 FEET APART.
4. TREE FENCING SHALL BE MAINTAINED THROUGHOUT THE 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		
C-3.0	UTILITY PLAN		
C-4.0	SITE SECTIONS		
ER-1	EROSION CONTROL PLAN		
BMP-1	BEST MANAGEMENT PRACTICES		
BMP-2	BEST MANAGEMENT PRACTICES		
HYD-1	IMPERVIOUS SURFACE EXHIBIT		
HYD-2	PROPOSED DRAINAGE EXHIBIT		
	TOPOGRAPHIC MAP		
<p>LEA &amp; BRAZE ENGINEERING, INC. CIVIL ENGINEERS • LAND SURVEYORS</p>			
<p>BAY AREA REGION: 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019</p> <p>SACRAMENTO REGION: 3017 DOUGLASS BLVD., # 300, ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363</p> <p>WWW.LEABRAZE.COM</p>			
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

COUNTY OF SANTA CLARA DEPT. OF ROADS AND AIRPORTS  
ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ENCROACHMENT PERMIT NO. \_\_\_\_\_

COUNTY OF SANTA CLARA  
LAND DEVELOPMENT ENGINEERING & SURVEYING  
GRADING / DRAINAGE PERMIT NO. \_\_\_\_\_  
ISSUED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

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 OF (OR DEPARTURE FROM) THE SPECIFICATIONS OF THE PLANS, THE COUNTY SHALL HAVE THE AUTHORITY TO REQUIRE THE SUSPENSION OF WORK, AND THE NECESSARY MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE MADE.

DATE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
R.C.E. NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_



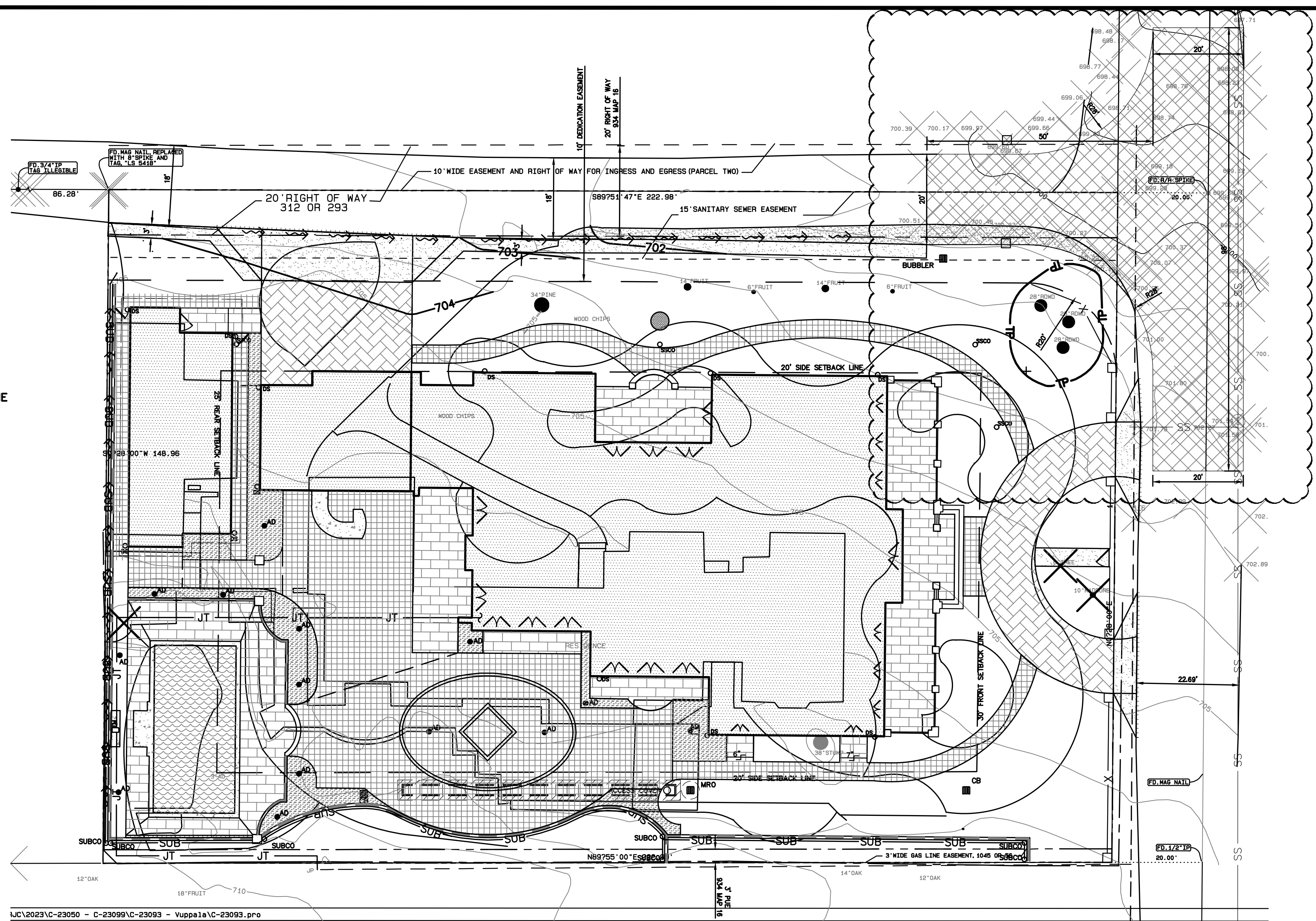
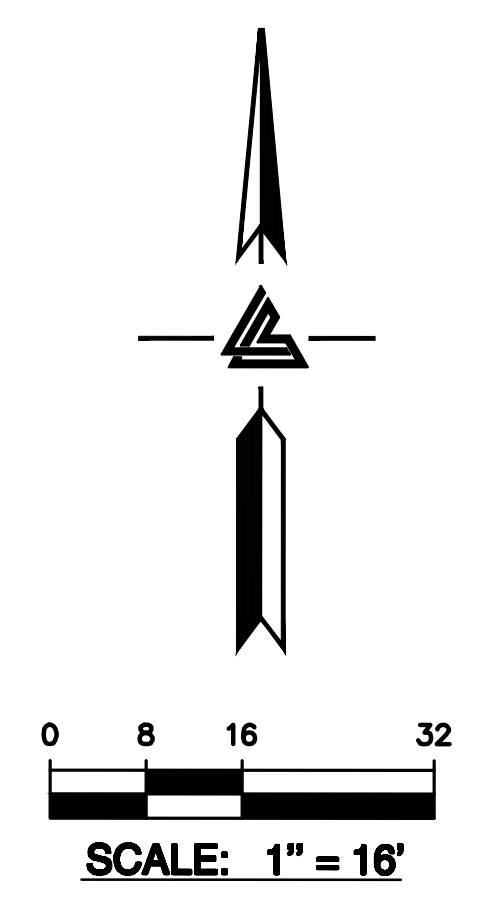
**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 REGIONAL OFFICES:  
 OAKLAND, CALIFORNIA 94612  
 SAN JOSE, CALIFORNIA 95128  
 SAN JOSE, CALIFORNIA 95128  
 (510) 887-4086  
 WWW.LEABRAZE.COM

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

**OVERALL SITE PLAN**

1	PLAN CHECK 11-16-22	MR
2	CALIFIRE 02-17-23	MR
3	PLAN CHECK 12-12-2023	MR
	REVISIONS	BY
	JOB NO: 2221289	
	DATE: 07-21-22	
	SCALE: 1" = 20'	
	DESIGN BY: MR	
	CHECKED BY: DY	
	SHEET NO:	

**C-1.1**  
02 OF 09 SHEETS



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY
---	---	PROPERTY LINE
---	---	RETAINING WALL
---	---	LANDSCAPE RETAINING WALL
---	---	RAINWATER TIGHTLINE
---	---	SUBDRAIN LINE
---	---	TIGHTLINE
---	---	STORM DRAIN LINE
---	---	SANITARY SEWER LINE
---	---	WATER LINE
---	---	GAS LINE
---	---	STORM DRAIN PRESSURE LINE
---	---	SANITARY SEWER PRESSURE LINE
---	---	JOINT TRENCH
---	---	SET BACK LINE
---	---	CONCRETE VALLEY GUTTER
---	---	EARTHEN SWALE
---	---	CATCH BASIN
---	---	JUNCTION BOX
---	---	AREA DRAIN
---	---	CURB INLET
---	---	STORM DRAIN MANHOLE
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MANHOLE
---	---	STREET SIGN
---	---	SPOT ELEVATION
---	---	FLOW DIRECTION
---	---	DEMOLISH/REMOVE
---	---	BENCHMARK
---	---	CONTOURS
---	---	TREE TO BE REMOVED
---	---	TREE PROTECTION FENCING

**ABBREVIATIONS**

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

**NOTES**

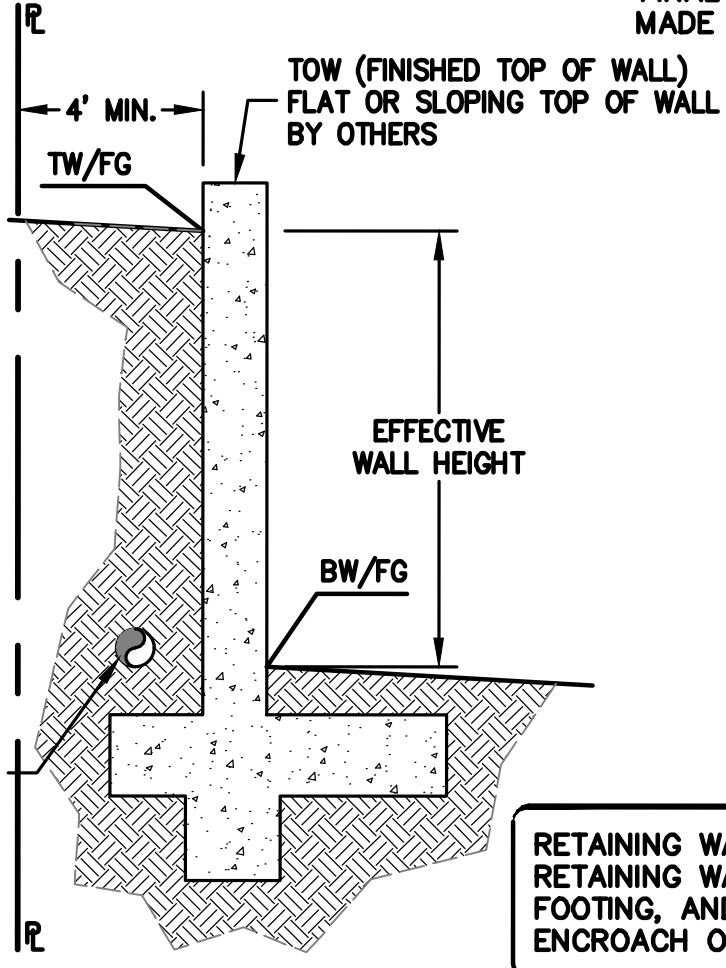
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.  
 BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.  
 FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).  
 THE AREA OF THE SURVEYED LOT IS 33,120± SQUARE FEET / 0.76± ACRES

**EASEMENT NOTE**

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY, ORDER NO. FSBC-2062004769-DT, DATED NOVEMBER 24, 2020.

**RETAINING WALL NOTES**

- TW/FG REPRESENTS FINISHED EARTHEN GRADE OR PAVEMENT ELEVATION AT TOP OF WALL, NOT ACTUAL TOP OF WALL MATERIAL. BW/FG REPRESENTS FINISH EARTHEN GRADE OR PAVEMENT ELEVATION AT BOTTOM OF WALL, NOT INCLUDING FILL FOUNDATION GRADES INDICATED ON THESE PLANS REFER TO THE FINISHED GRADES ADJACENT TO THE RETAINING WALL, NOT INCLUDING FOOTING, FREEBOARD, ETC.
- DIMENSIONS SHOWN IN BRACKETS SHOWN AS [X.X'] DENOTE THE EFFECTIVE WALL HEIGHT ONLY. THE ACTUAL WALL HEIGHT AND DEPTH MAY DIFFER DUE TO CONSTRUCTION REQUIREMENTS.
- REFER TO SPECIFIC WALL CONSTRUCTION DETAIL FOR STRUCTURAL ELEMENTS, FREEBOARD, AND EMBEDMENT.
- REFER TO ARCHITECTURAL, LANDSCAPE ARCHITECTURE, AND/OR STRUCTURAL PLANS FOR DETAILS, WALL ELEVATIONS, SUBDRAINAGE, WATERPROOFING, FINISHES, COLORS, STEEL REINFORCING, MATERIALS, ETC. PROVIDE CLIPS OR OTHER MEANS OF SECURING FINISH MATERIALS AS NECESSARY (WET SET INTO THE WALL).
- ALL RETAINING WALLS SHOULD HAVE A BACK-OF-WALL SUB-SURFACE DRAINAGE SYSTEM INCLUDING WEEPHOLES TO PREVENT HYDROSTATIC PRESSURE.
- SEE DETAIL SHEET FOR SPECIFIC INFORMATION.
- PROVIDE GUARDRAIL (WHERE APPLICABLE AND DESIGNED BY OTHERS) AS REQUIRED FOR GRADE SEPARATION OF 30 INCHES OR MORE MEASURED 5' HORIZONTALLY FROM FACE OF WALL, PER CBC.



RETAINING WALL NOTE: PROPOSED RETAINING WALLS, INCLUDING THE FOOTING, AND THE SUBDRAIN SHALL NOT ENCRUCH ON NEIGHBORING PROPERTY.

**BENCHMARK**

CITY OF LOS GATOS BENCHMARK "RM27" "C" IN THE WORD CASTING ON C.B. WEST SIDE OF QUITO ROAD SOUTH OF MONTEWOOD DRIVE. ELEVATION = 444.22' (NAVD 88 DATUM)

**SITE BENCHMARK**

ELEVATIONS SHOWN ON THIS MAP ARE BASED ON A HIGH PRECISION GPS READING ON AN INITIAL CONTROL POINT AS ESTABLISHED WITH LEICH'S HxGN SMARTNET (NAVD 88 DATUM)

**TREE NOTE**

TREE SIZE, TYPE AND DRIPLEINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

**BASIS OF BEARING**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF GLEN UNA DRIVE AS FOUND MONUMENTED AND RECORDED AS NORTH 00°28'00" EAST ON THE RECORD OF SURVEY FILED IN BOOK 403 OF MAPS, PAGE 26, SANTA CLARA COUNTY RECORDS.

**FEMA FLOOD NOTE**

FLOOD ZONE: D  
 100-YEAR BASE FLOOD ELEVATION (BFE) NOT DEFINED PER CURRENT FLOOD INSURANCE RATE MAP (FIRM)  
 FEMA FLOOD INSURANCE RATE MAP NO.: 06087C0110E EFFECTIVE DATE: MAY 16, 2012

**UTILITY NOTE**

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

**OWNER'S INFORMATION**

OWNER: KALYANI & MURTHY VAPPALA  
 15581 GLEN UNA DRIVE  
 LOS GATOS, CA

APN: 510-26-007

**REFERENCES**

- TOPOGRAPHIC SURVEY BY ROBERT J. CRAIG, ENTITLED: "TOPOGRAPHIC MAP" 15581 GLEN UNA DRIVE LOS GATOS, CA DATED: 1-23-2020 UPDATED: 12-2023 JOB# C-19143
- SITE PLAN BY METRO DESIGN GROUP ENTITLED: "NEW RESIDENCE" 15581 GLEN UNA DRIVE LOS GATOS, CA

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

\* 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@leabrazee.com



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

**GRADING AND DRAINAGE PLAN**

1	PLAN CHECK	11-16-22	MR
2	CALIFIRE	02-17-23	MR
3	PLAN CHECK	12-12-2023	MR

REVISIONS	BY

JOB NO: 2221289  
 DATE: 07-21-22  
 SCALE: AS NOTED  
 DESIGN BY: MR  
 CHECKED BY: DY  
 SHEET NO:  
**C-2.0**  
 03 OF 09 SHEETS

**FLATWORK KEYNOTES 1 TO 8**  
 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

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

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) AC DRIVEWAY. SEE DETAIL X ON SHEET C-X.

GRIND AC TO TIE (N) AC INTO (E) AC PAVING. SEE DETAIL X ON SHEET C-X.

INSTALL (N) CONCRETE PAVER DRIVEWAY. SEE DETAIL X ON SHEET C-X.

(N) CONCRETE PATIOS/WALKWAYS. SEE DETAIL X ON SHEET C-X.

(N) CONCRETE PATIO IN POOL AREA. SEE DETAIL X ON SHEET C-X.

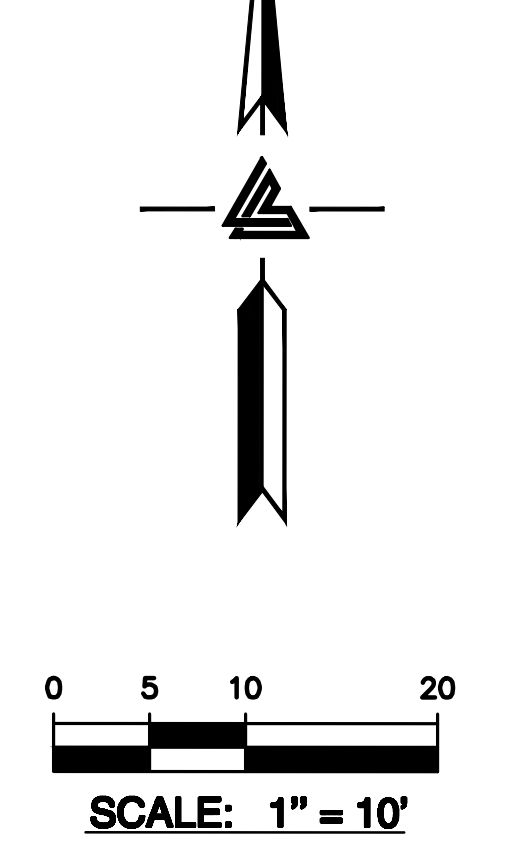
**DEMOLITION KEYNOTES 41 TO 43**  
 DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.

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

PROVIDE TREE PROTECTION AROUND TREES TO REMAIN. SEE DETAIL 6 ON SHEET ER-2.

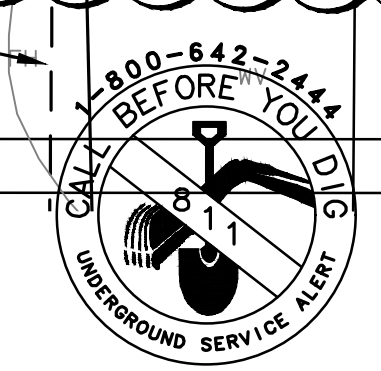
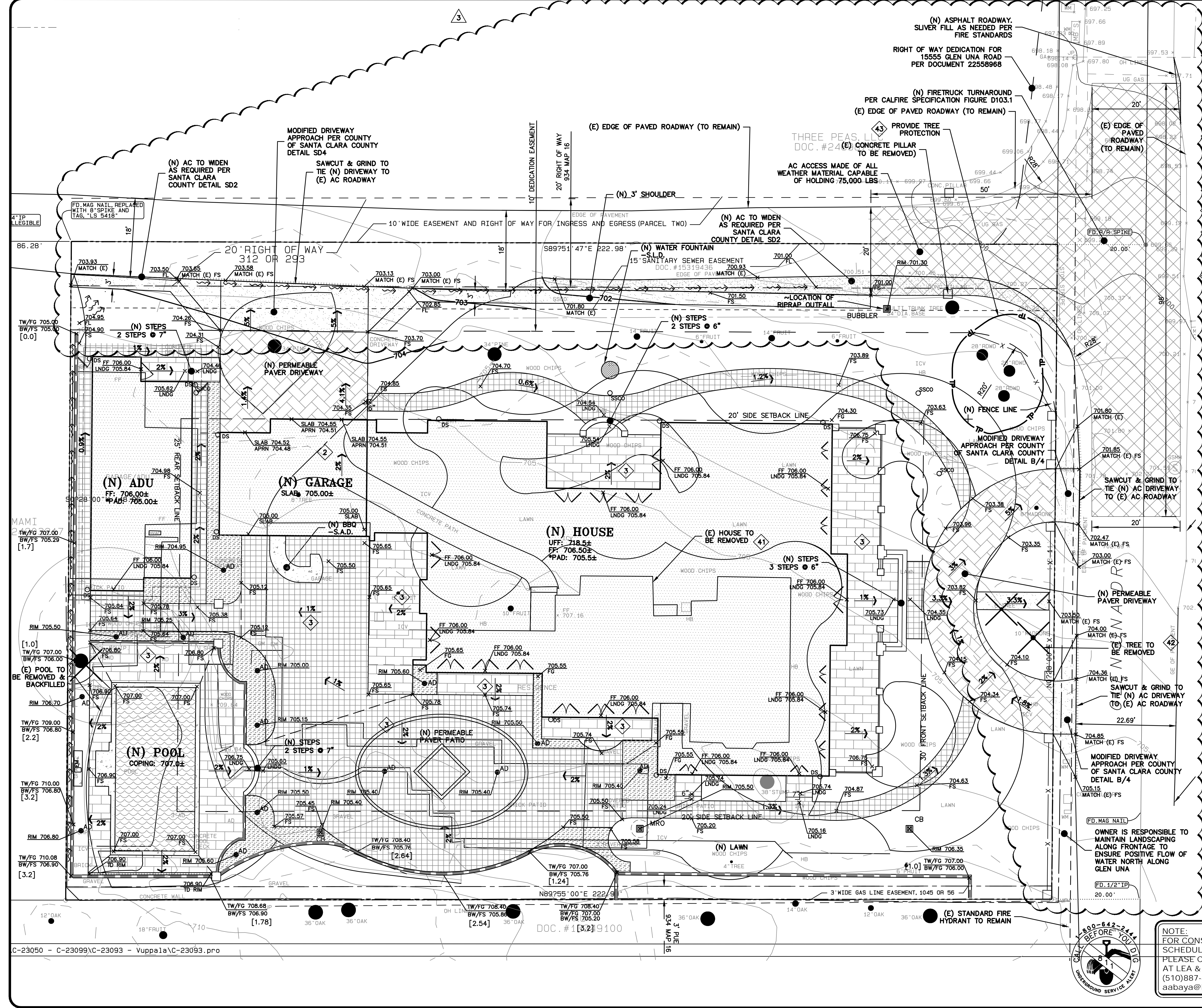
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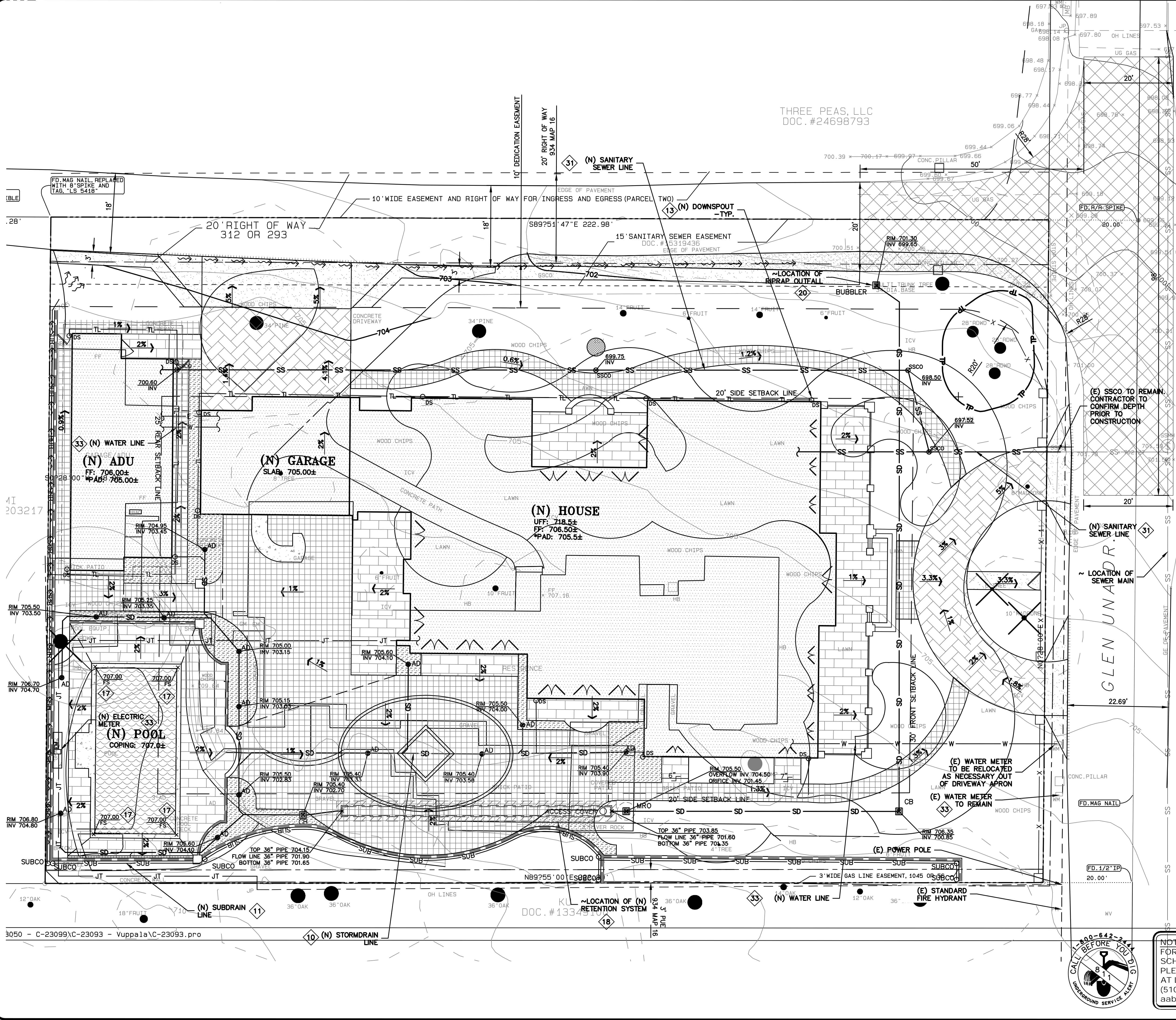
- PERIVABLE PAVER DRIVEWAY
- FIRST FLOOR
- PERIVABLE PAVER PATIOS
- STONE PATIO



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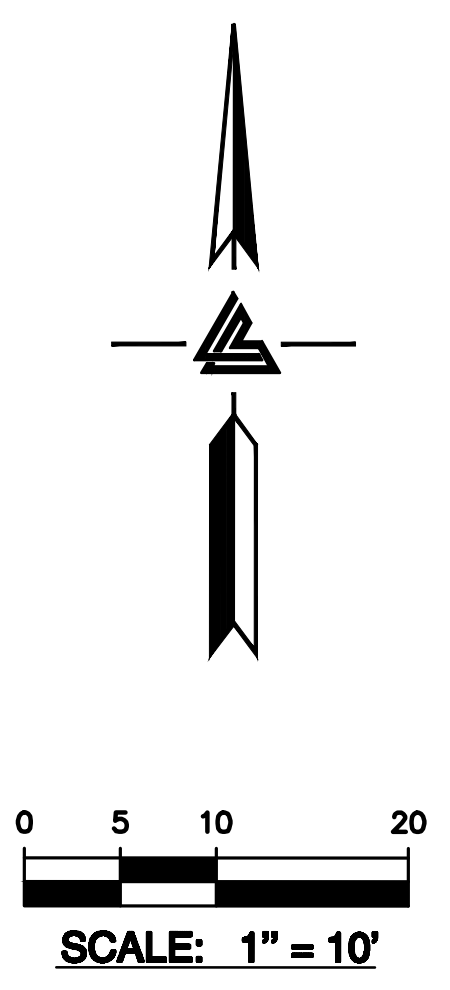


- STORM DRAIN KEYNOTES 10 TO 20**
- 10 INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID 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 #2 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.

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**UTILITY PLAN**

1	PLAN CHECK	11-16-22	MR
2	CALIFIRE	02-17-23	MR
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JOB NO: 2221289  
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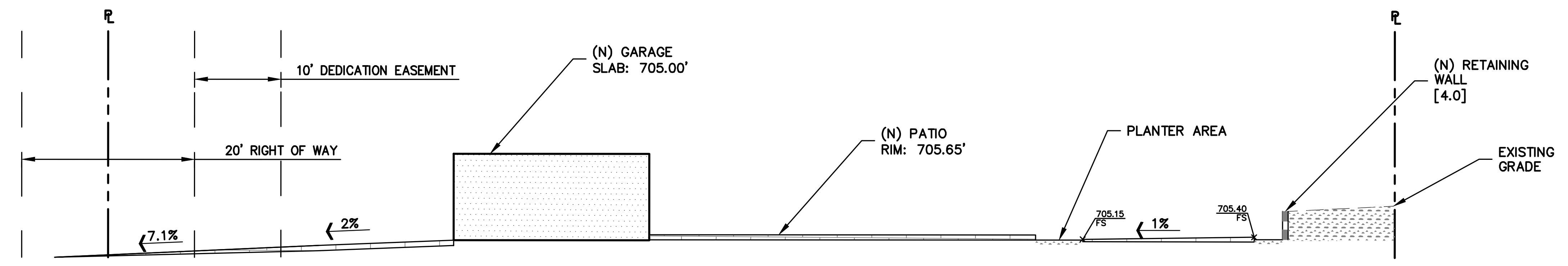
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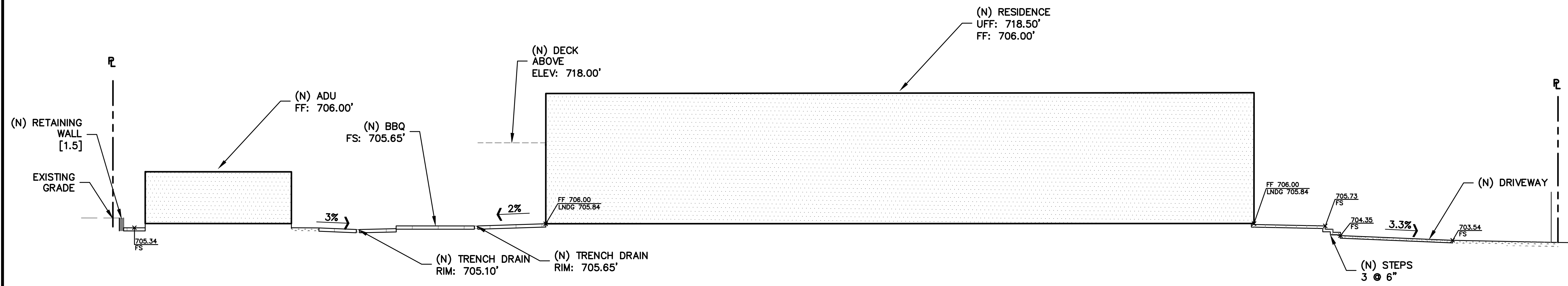
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**SITE SECTIONS**



**1 SECTION**  
 C-4.0 NTS



**2 SECTION**  
 C-4.0 NTS

1	PLAN CHECK	MR
11	11-18-22	
2	CALFIRE	MR
02	02-17-23	
3	PLAN CHECK	MR
12	12-12-2023	

REVISIONS	BY

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**C-4.0**  
 05 OF 09 SHEETS

**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 SEAM 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:**

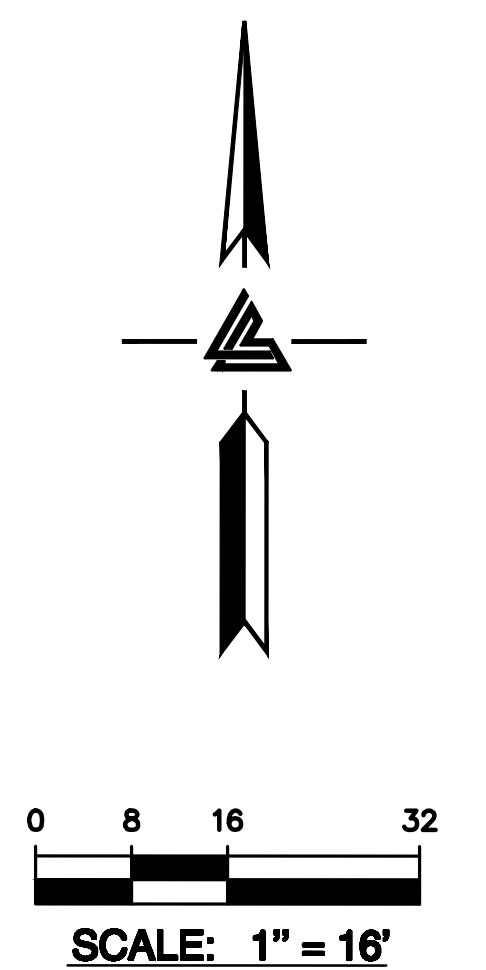
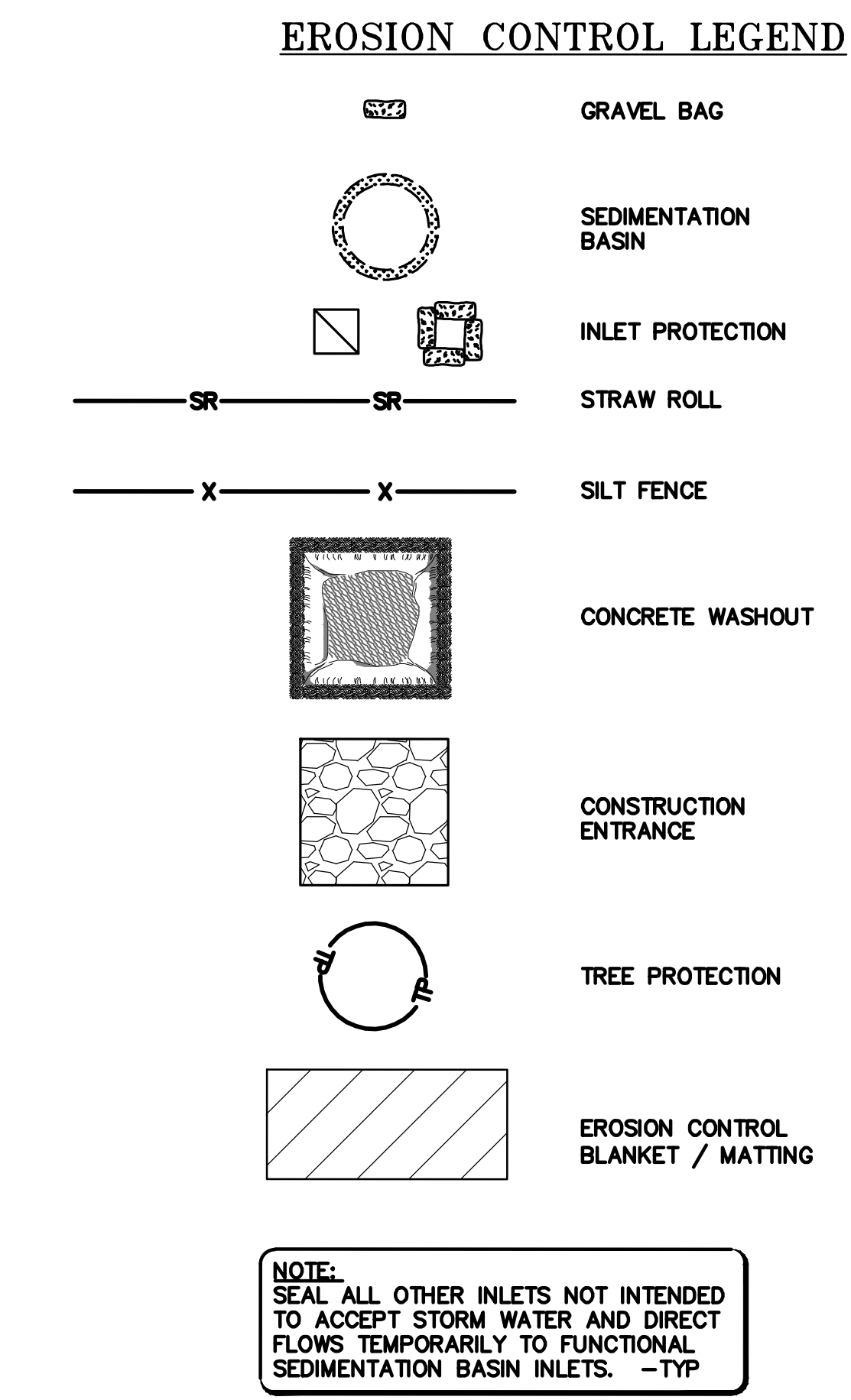
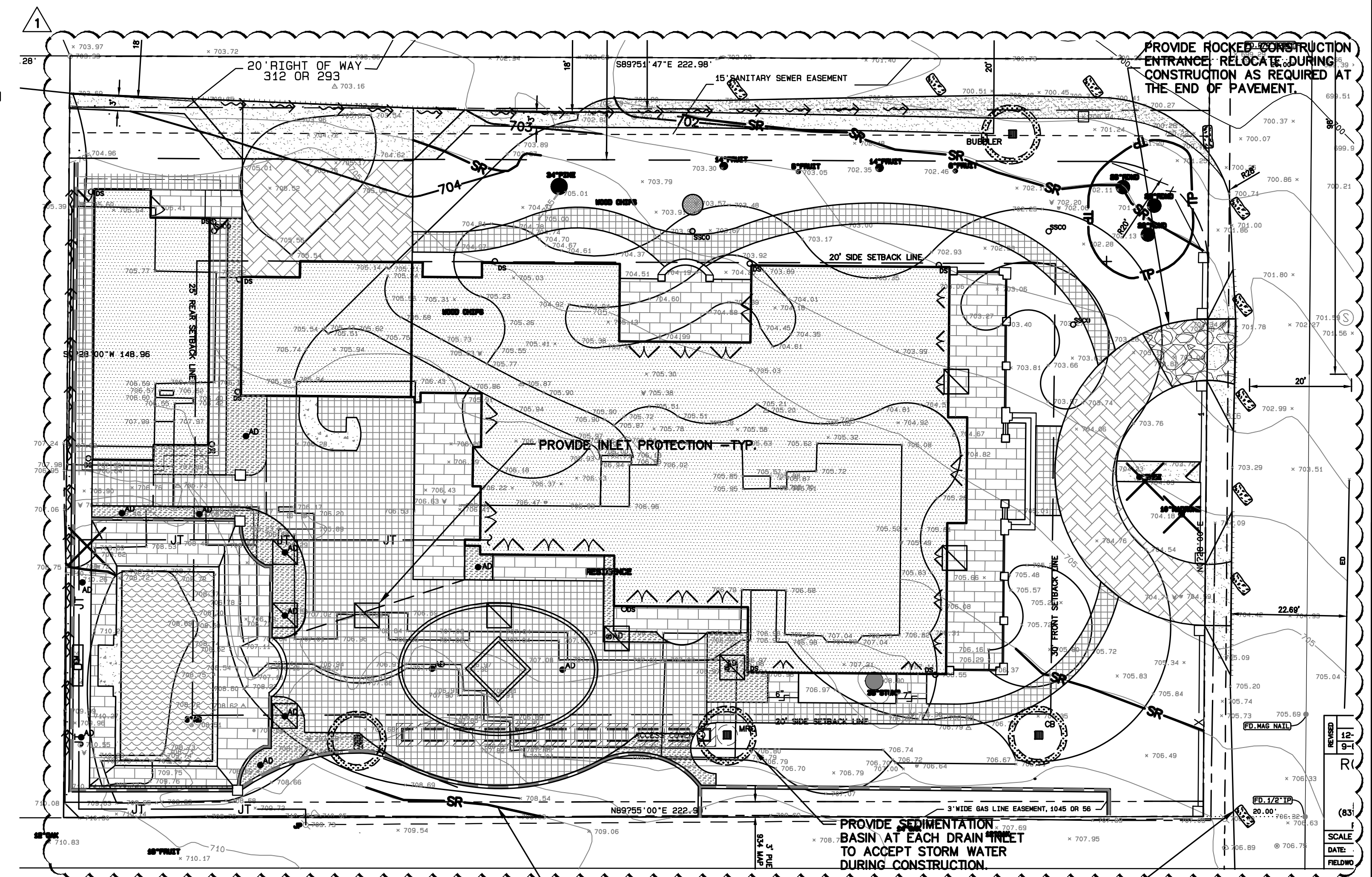
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15TH TO APRIL 15TH. EROSION CONTROL FACILITIES SHALL BE IN PLACE PRIOR TO OCTOBER 15TH OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED 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



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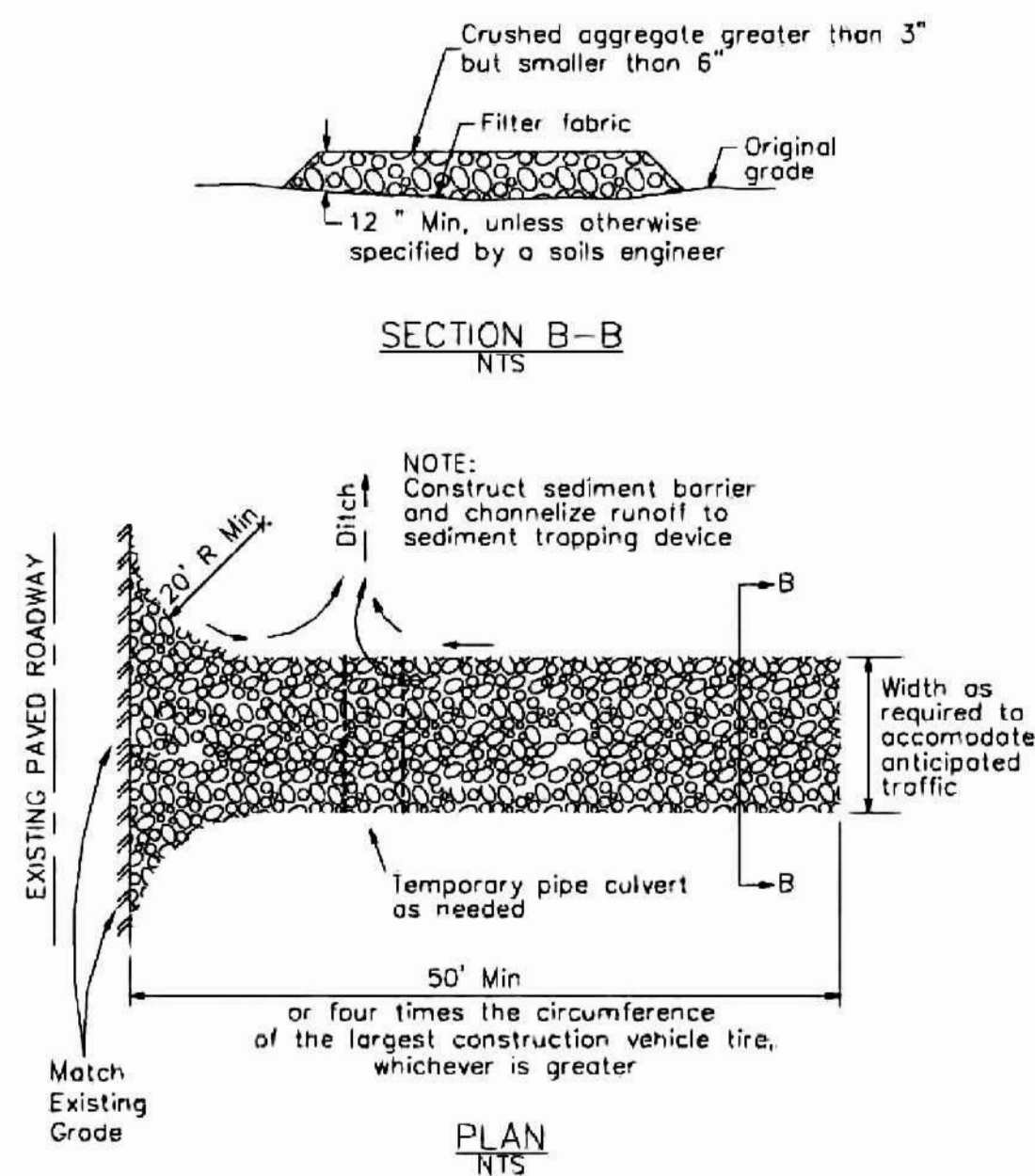
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 SANTA CLARA COUNTY  
 APN: 510-26-007

**EROSION CONTROL PLAN**

1	PLAN CHECK 11-16-22	MR
2	CALIFIRE 02-17-23	MR
3	PLAN CHECK 12-12-2023	MR
-	-	-
-	-	-
REVISIONS	BY	
JOB NO:	2221289	
DATE:	07-21-22	
SCALE:	AS NOTED	
DESIGN BY:	MR	
CHECKED BY:	DY	
SHEET NO:		

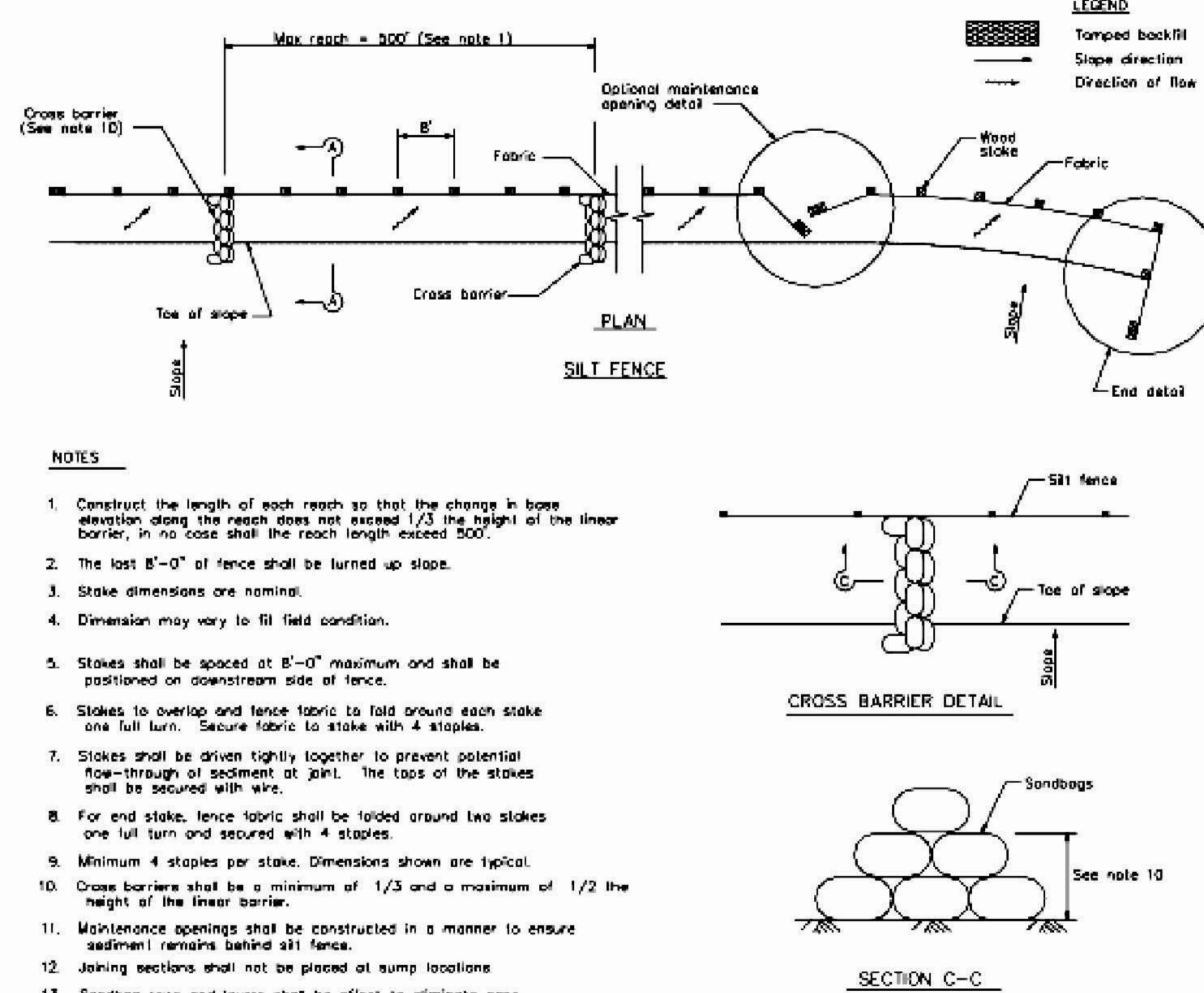
**3 Stabilized Construction Entrance/Exit**

CASQA Detail TC-1



**1 Silt Fence**

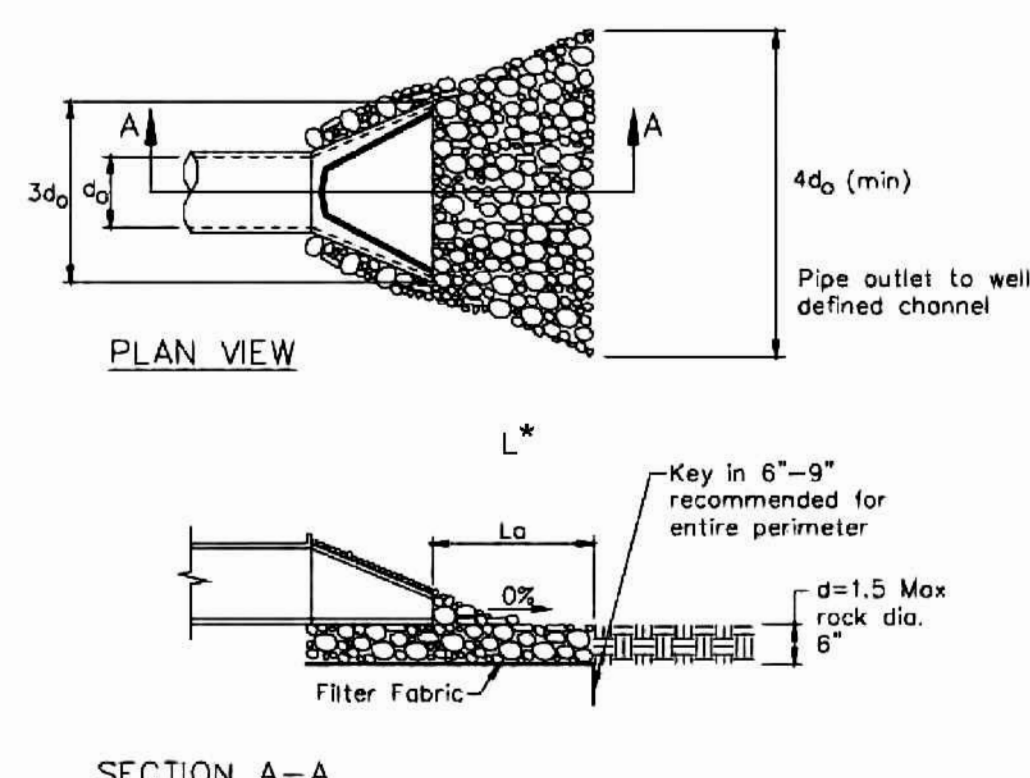
CASQA Detail SE-1



- 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 laid 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.

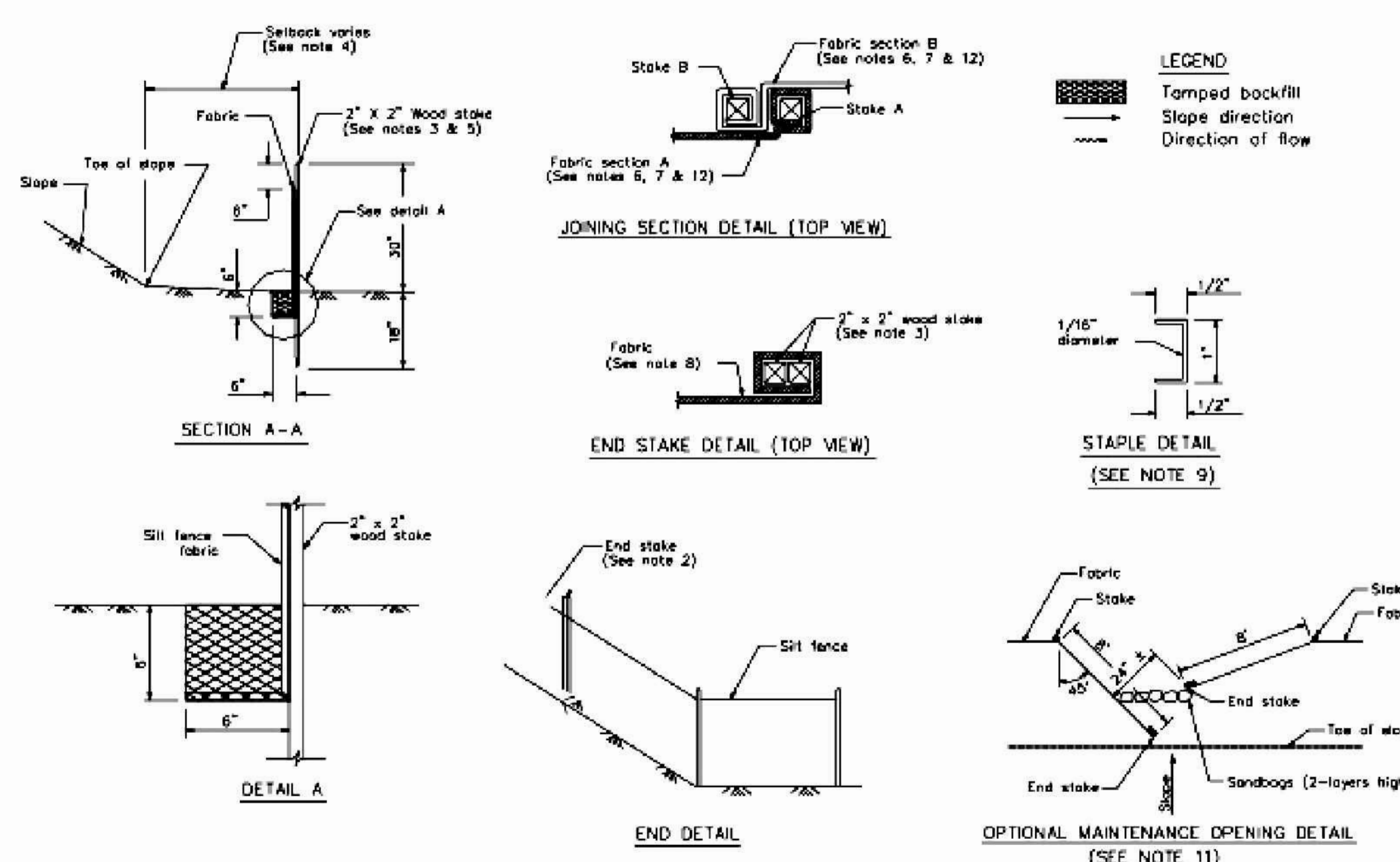
**4 Velocity Dissipation Devices**

CASQA Detail EC-10



**2 Silt Fence**

CASQA Detail SE-1



**STANDARD BEST MANAGEMENT PRACTICE NOTES**

- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-3) 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 C-9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

**STANDARD EROSION CONTROL NOTES**

- Sediment Control Management:**
  - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
  - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
  - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
  - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
  - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (taps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Project Information

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



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CIVIL ENGINEERS & LAND SURVEYORS  
REGIONAL OFFICES:  
DUBLIN, CALIFORNIA 94568  
SAN JOSE, CALIFORNIA 95128  
(510) 887-4086  
WWW.LEABRAZE.COM

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

BEST MANAGEMENT PRACTICES

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







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PROJECT NAME  
**JALADI &  
VUPPALA  
RESIDENCE**

15581 GLEN UNA DRIVE  
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**PROPOSED  
SITE PLAN**

**(GATE DETAIL)**

DATE : 2/2/2024

SCALE : 1"=10'

DRAWN BY : T.S. & MH

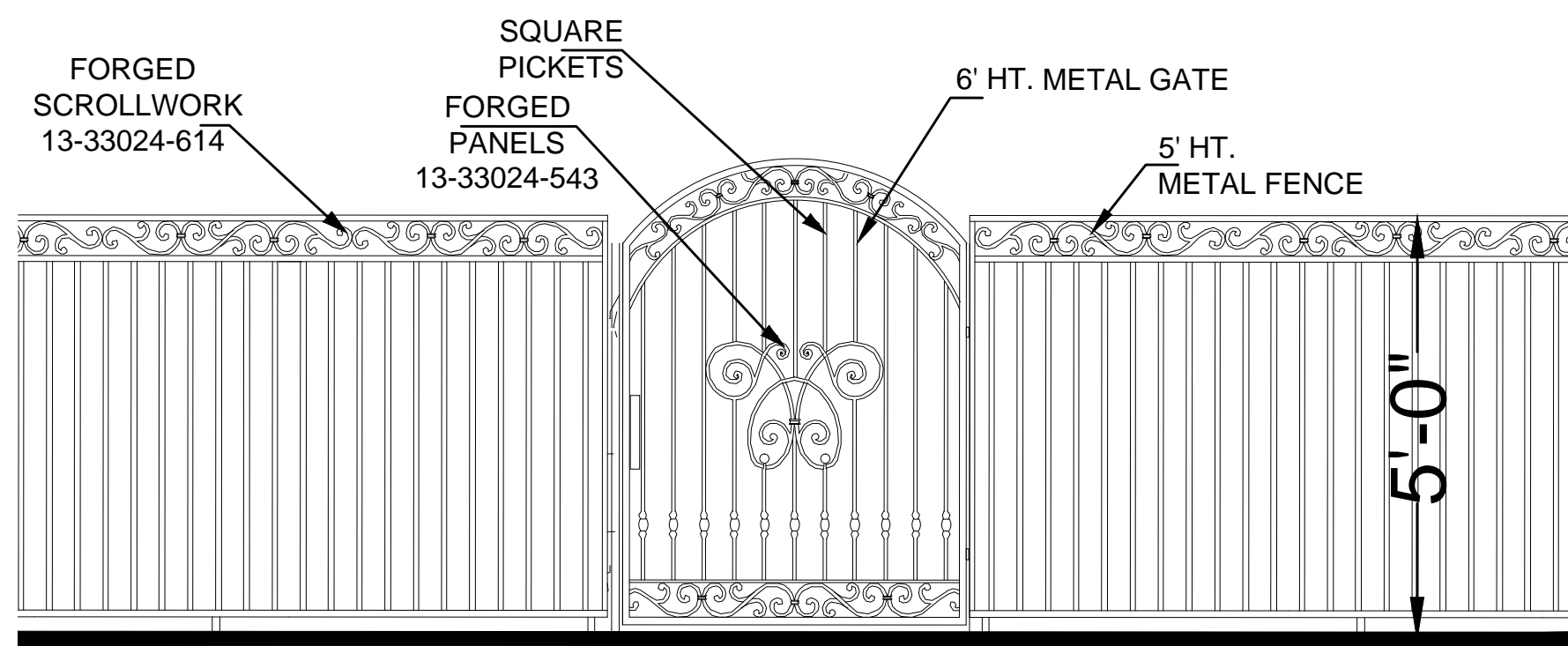
CHECKED BY : TS

ARCHITECT : TOM SLOAN

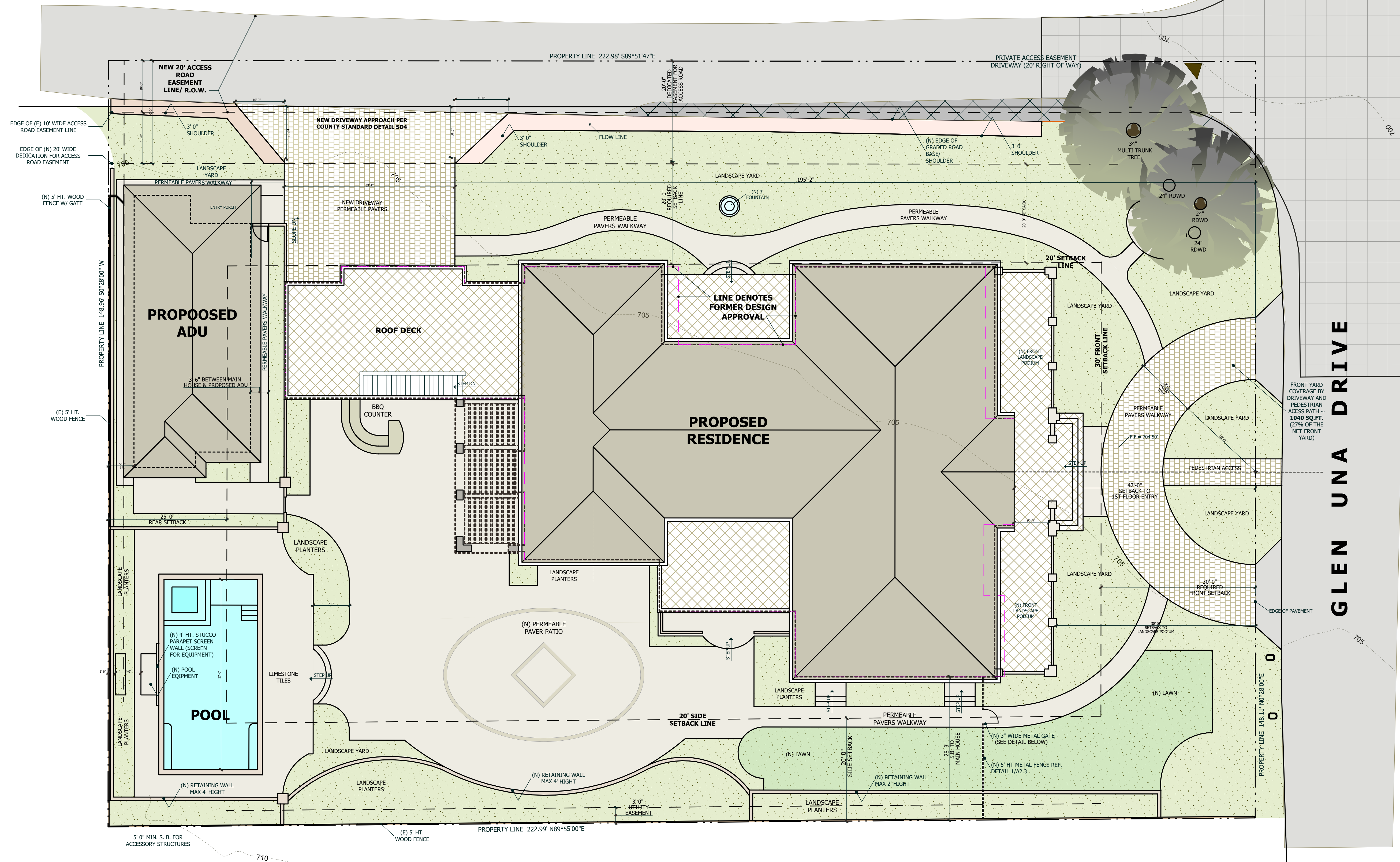
PROJECT NO : 23729

SHEET NUMBER

**A 1.0**



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





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GROUP**  
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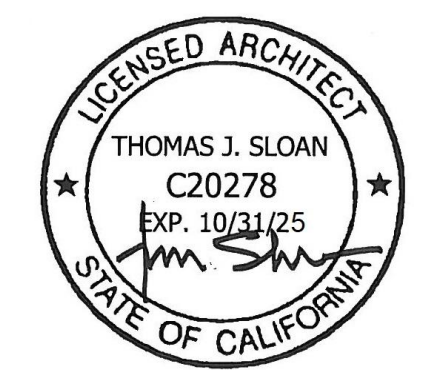
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NO.	REVISIONS



**BUILT IT  
GREEN  
CHECKLIST**

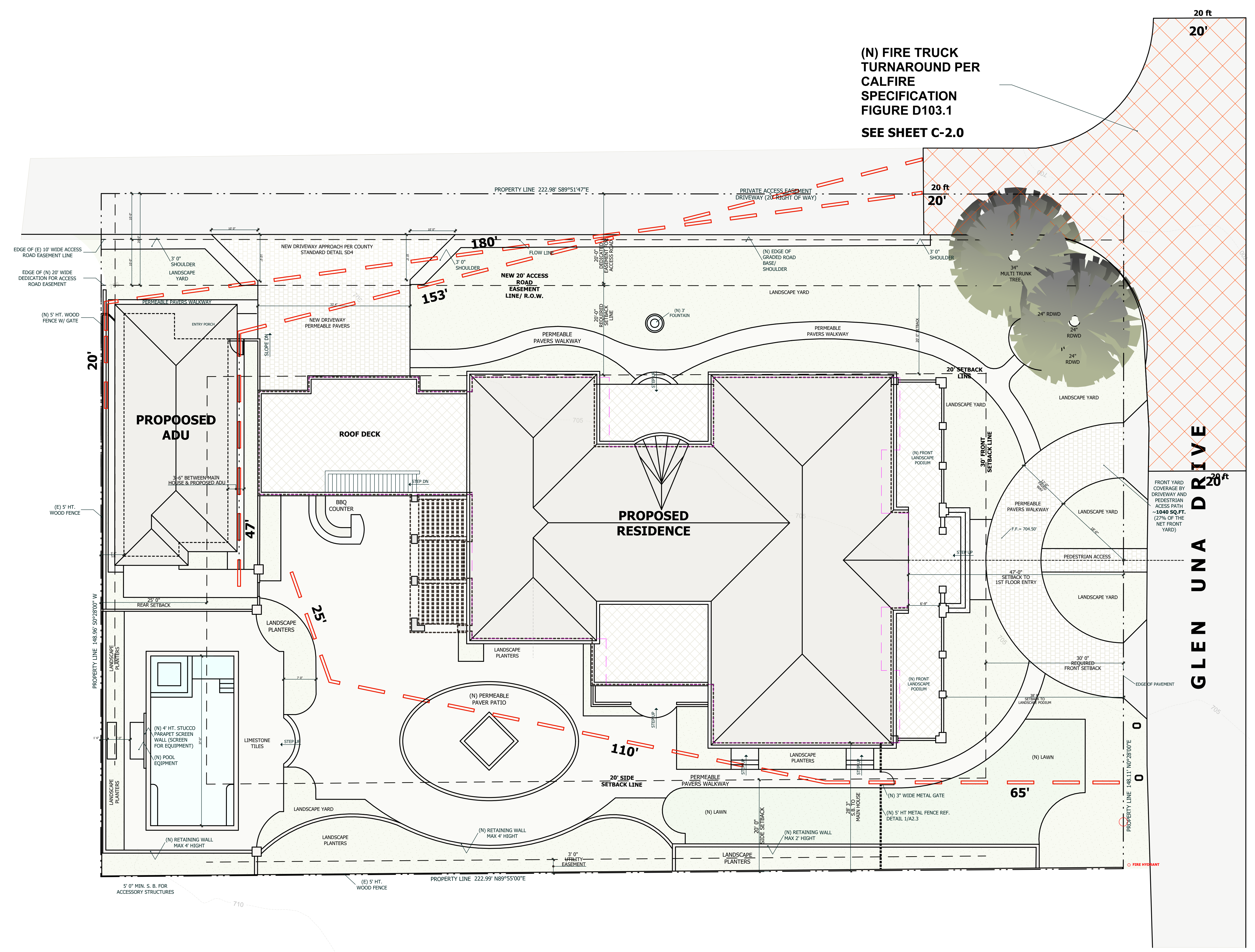
**MAIN RESIDENCE**

DATE : 2/2/2024  
SCALE : 1"=10'  
DRAWN BY : T.S. & M.H  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 1.1**

(N) FIRE TRUCK  
TURNAROUND PER  
CALFIRE  
SPECIFICATION  
FIGURE D103.1  
SEE SHEET C-2.0



**REACH ANALYSIS PLAN**

2/2/2024 10:53 AM Vuppal - SUBMITTED FOR PLANNING REVIEW 26-10-23.pln



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REVISIONS

NO.	DESCRIPTION



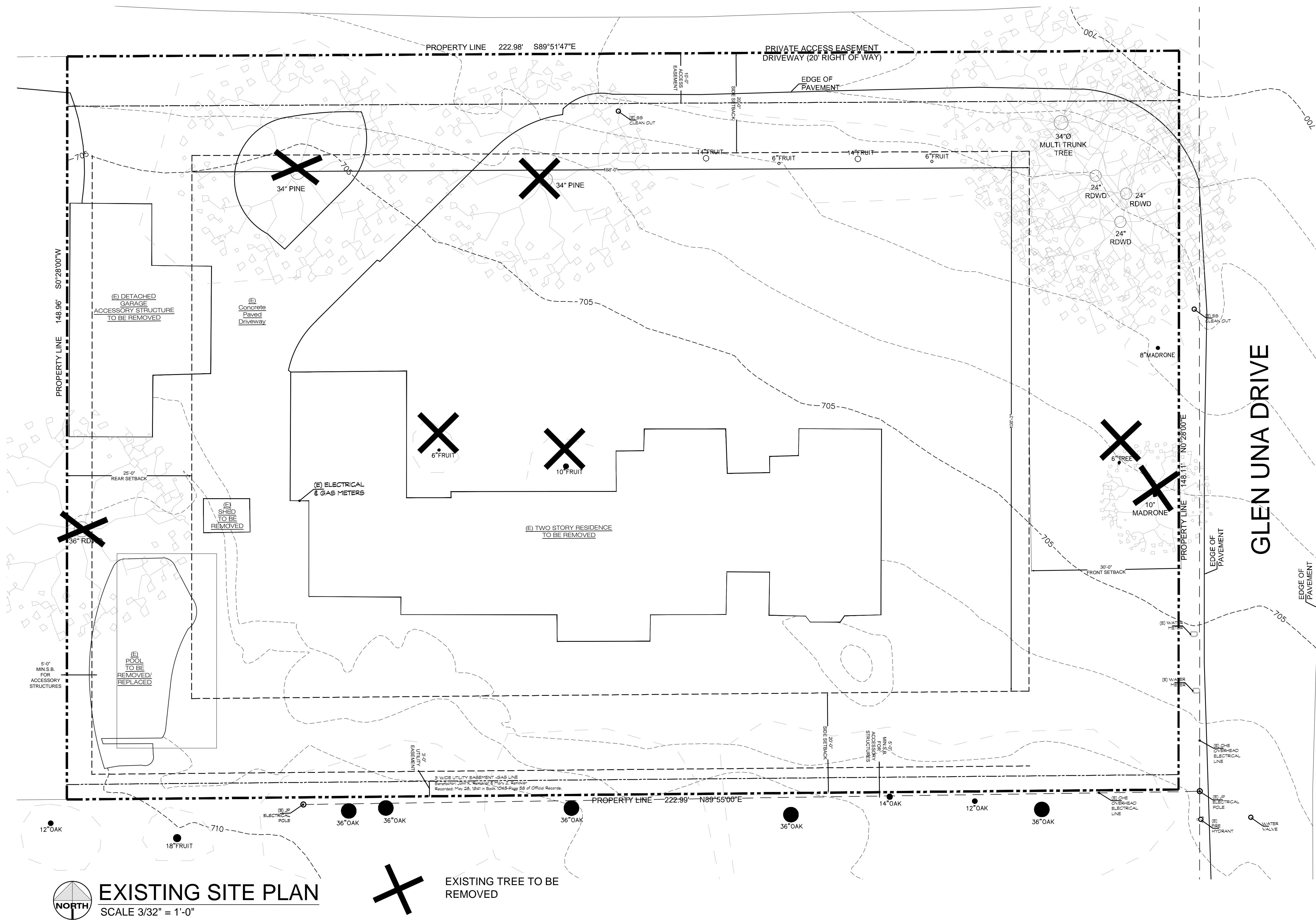
EXISTING  
SITE  
PLAN

MAIN RESIDENCE

DATE : 2/2/2024  
SCALE : 1"=10'  
DRAWN BY : T.S.& MH  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 2.0**



**EXISTING SITE PLAN**  
SCALE 3/32" = 1'-0"

**X** EXISTING TREE TO BE REMOVED



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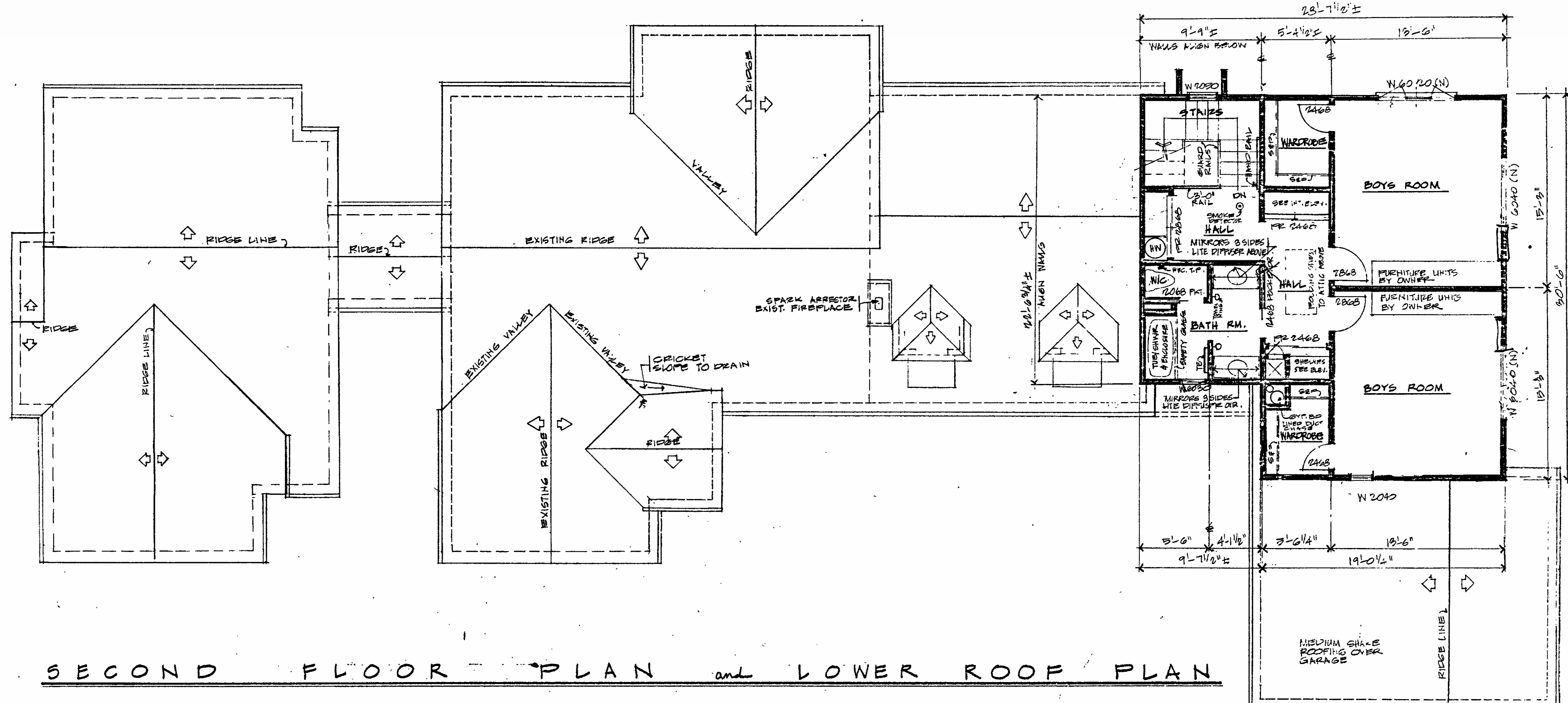
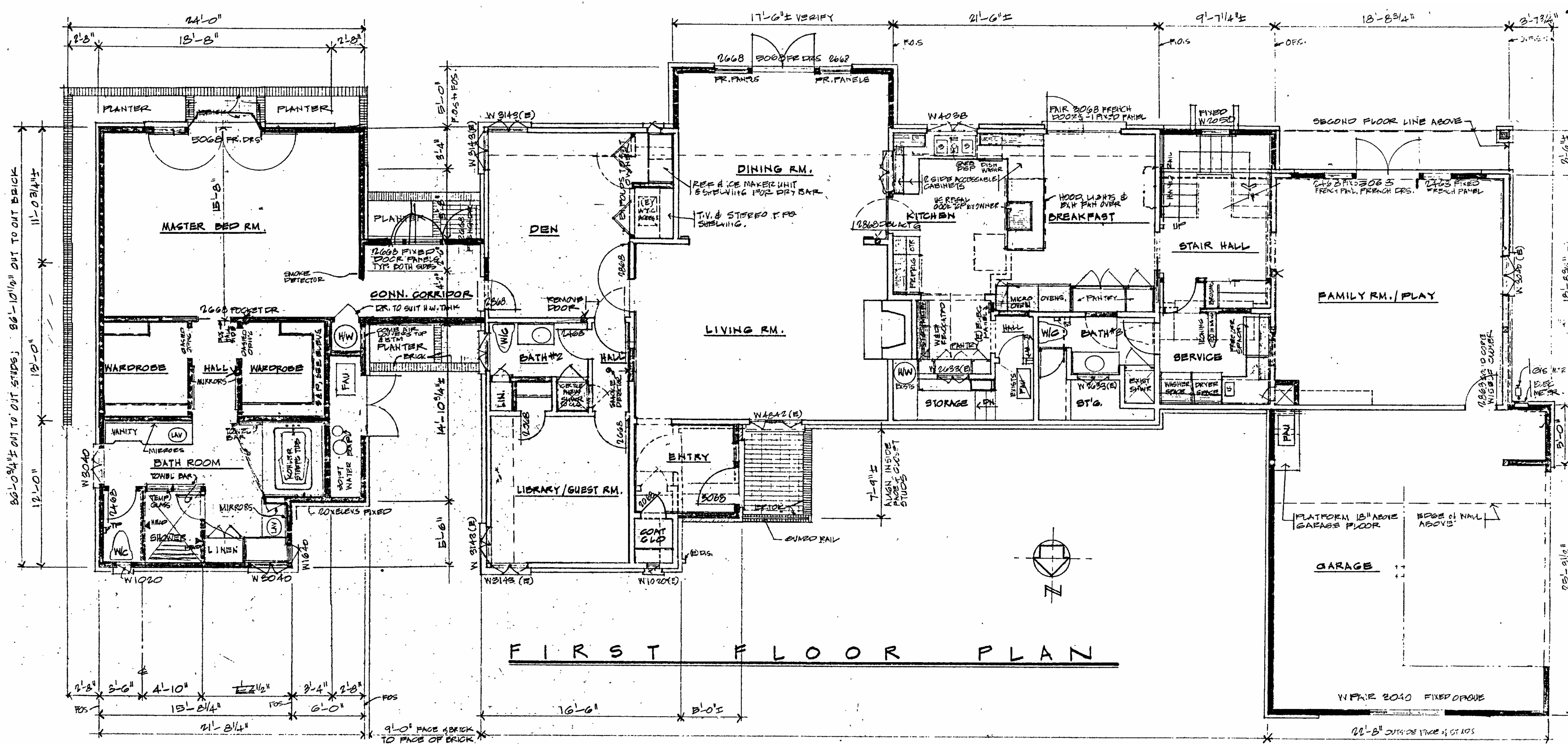
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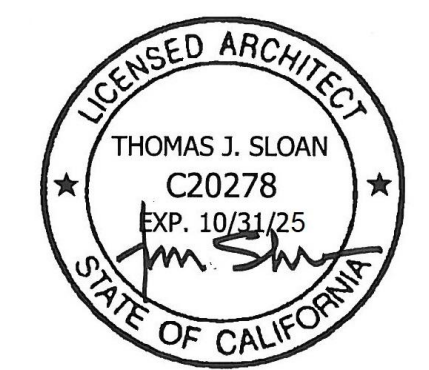
REVISIONS

NO.	DESCRIPTION



NOTE:  
THE PLANS ARE FROM ORIGINAL PERMIT RECORDS AND INCLUDED FOR REFERENCE ONLY

2/2/2024 10:53 AM Vuppal - SUBMITTED FOR PLANNING REVIEW 26-10-23.dwg



**EXISTING  
FLOOR  
PLAN**  
**MAIN RESIDENCE**

DATE : 2/2/2024  
SCALE : 3/16" = 1' 0"  
DRAWN BY : T.S., D.Z.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER  
**A 2.1**

NOTE:  
THE PLANS ARE FROM ORIGINAL PERMIT  
RECORDS AND INCLUDED FOR REFERENCE  
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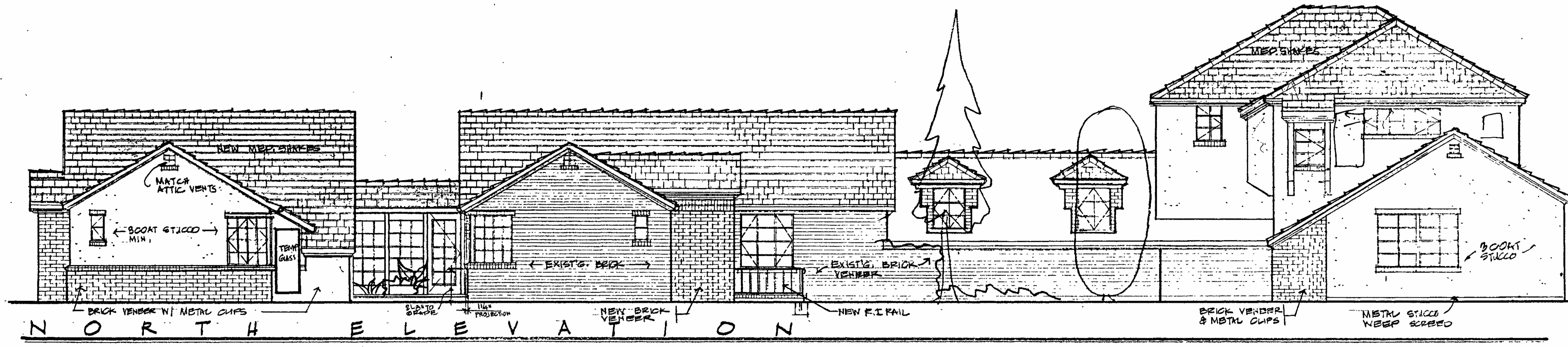
PROJECT NAME

**JALADI &  
VUPPALA  
RESIDENCE**

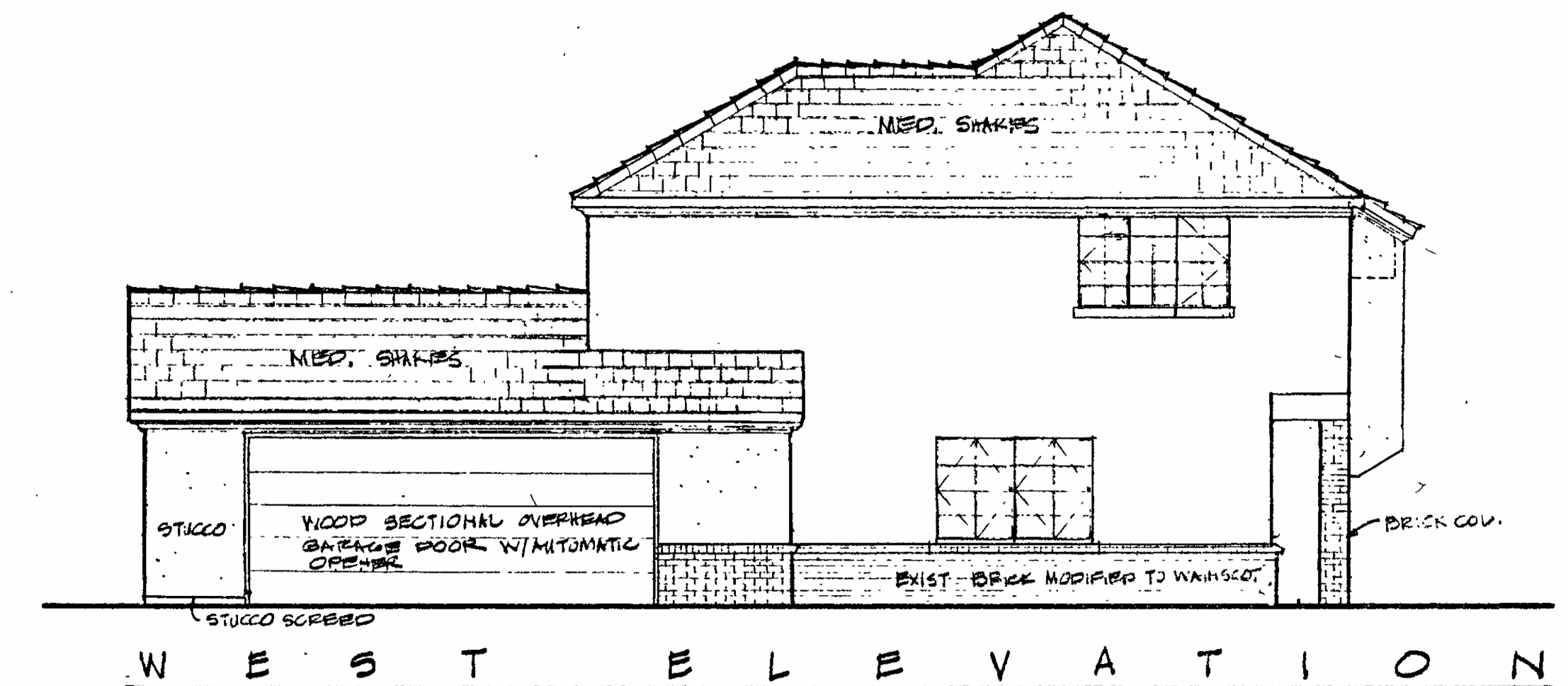
15581 GLEN UNA DRIVE  
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REVISIONS

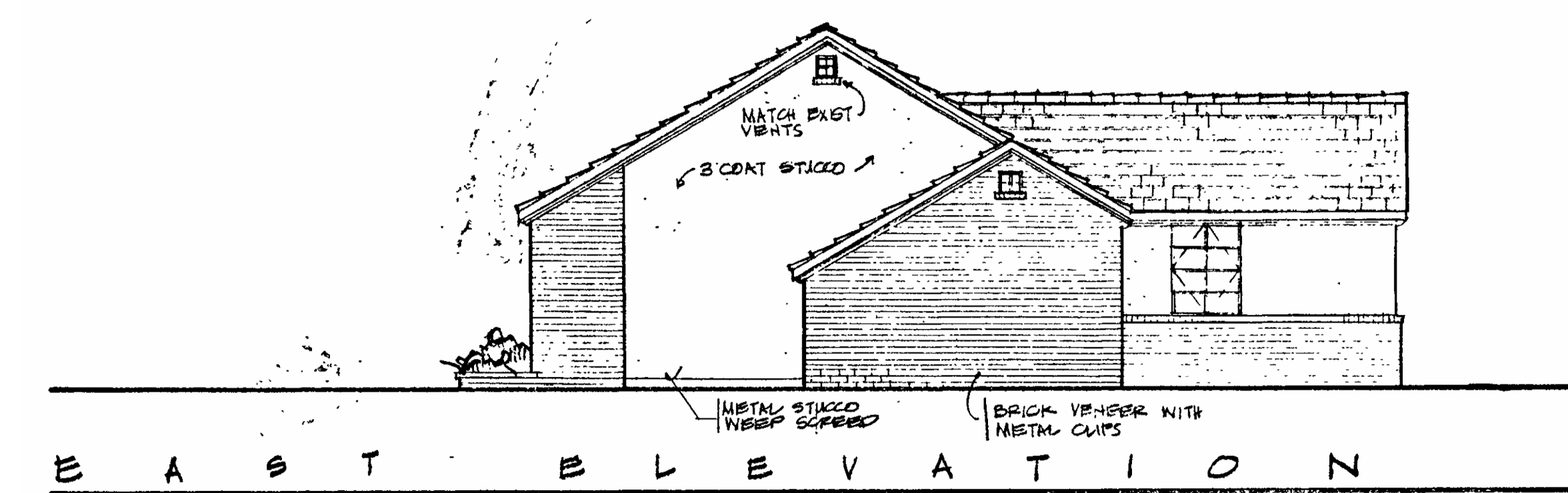
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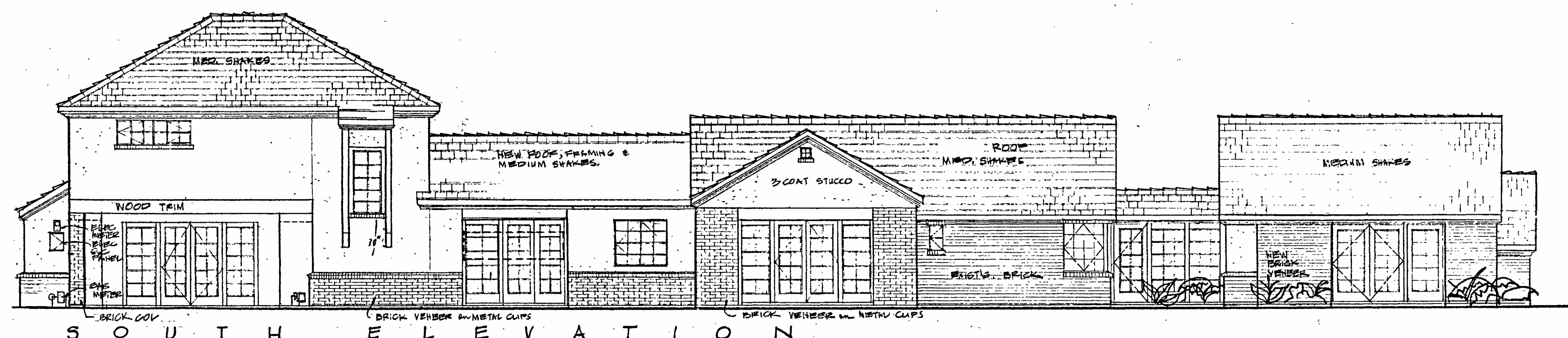
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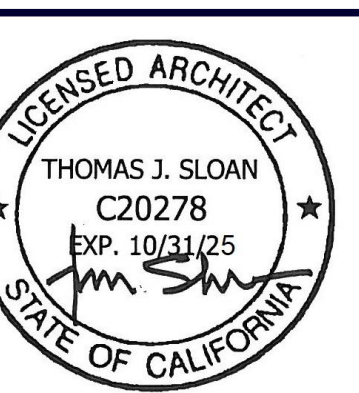
W E S T E L E V A T I O N



E A S T E L E V A T I O N



S O U T H E L E V A T I O N



**EXISTING  
ELEVATION**

**MAIN RESIDENCE**

DATE : 2/2/2024  
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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REVISIONS

NO.	DESCRIPTION



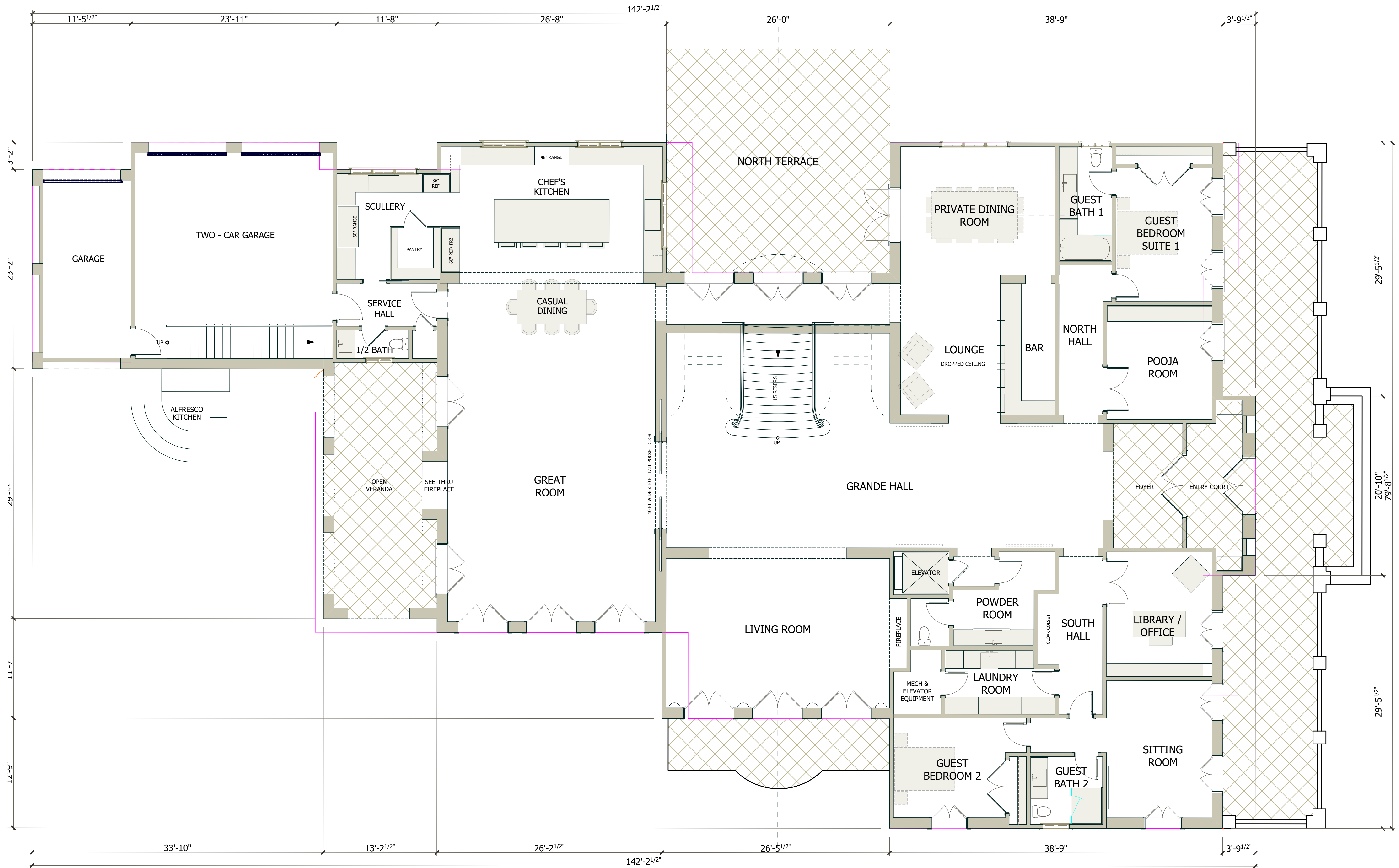
**PROPOSED FLOOR PLAN FIRST FLOOR**

**MAIN RESIDENCE**

DATE : 2/2/2024  
 SCALE : 3/16" = 1' 0"  
 DRAWN BY : T.S.  
 CHECKED BY : TS  
 ARCHITECT : TOM SLOAN  
 PROJECT NO : 23729

SHEET NUMBER

**A 3.0**



**FIRST FLOOR PLAN**



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REVISIONS

NO.	DESCRIPTION



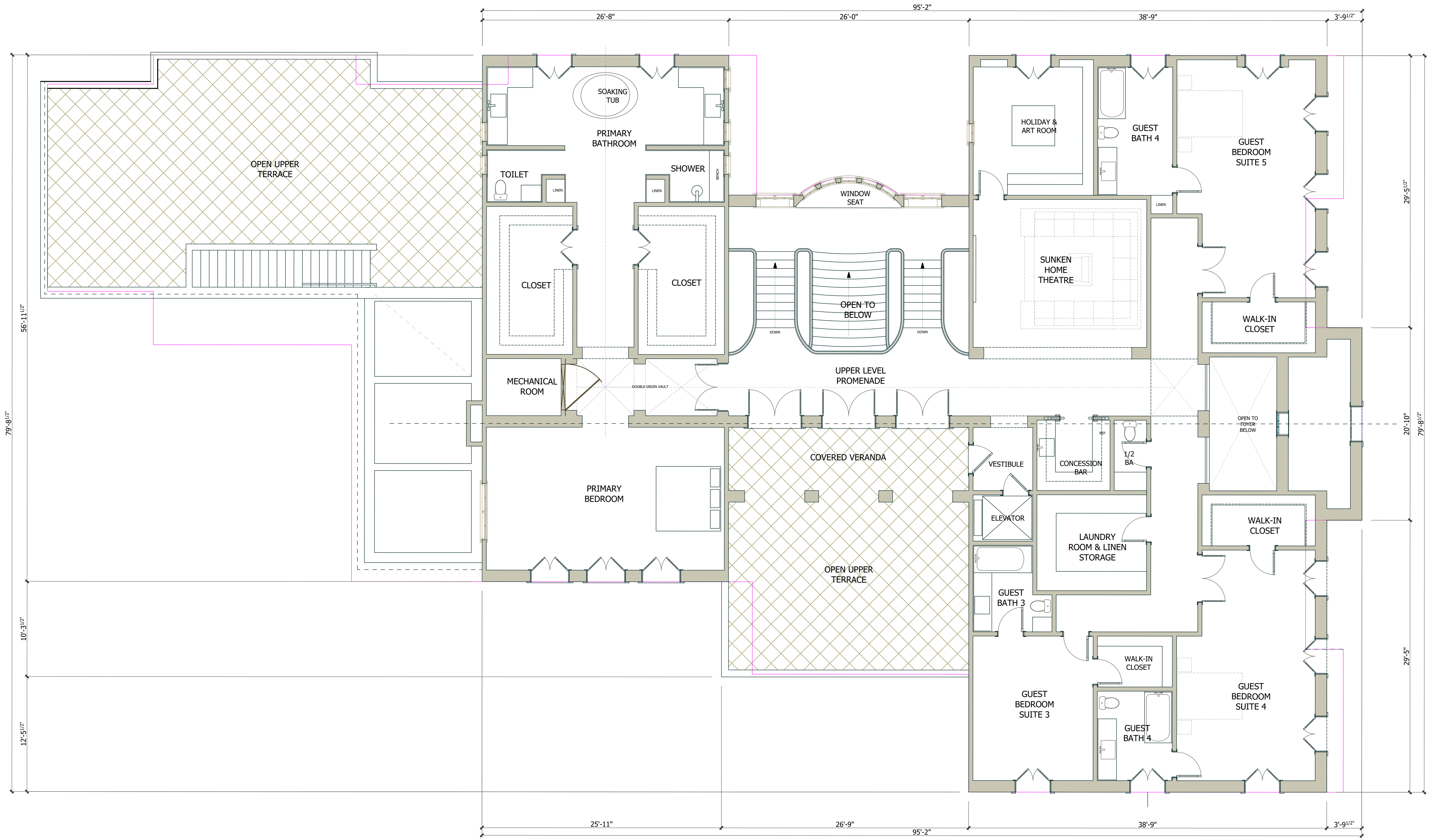
**PROPOSED  
FLOOR PLAN  
SECOND FLOOR**

**MAIN RESIDENCE**

DATE : 2/2/2024  
SCALE : 3/16" = 1' 0"  
DRAWN BY : T.S.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 3.1**



**SECOND FLOOR PLAN**

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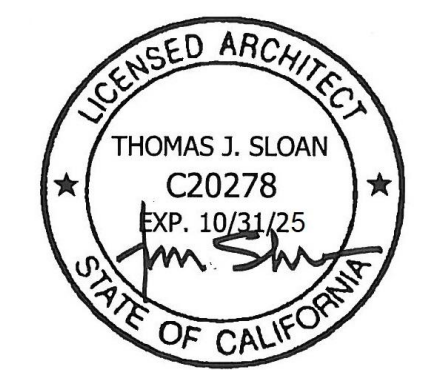
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NO.	DESCRIPTION

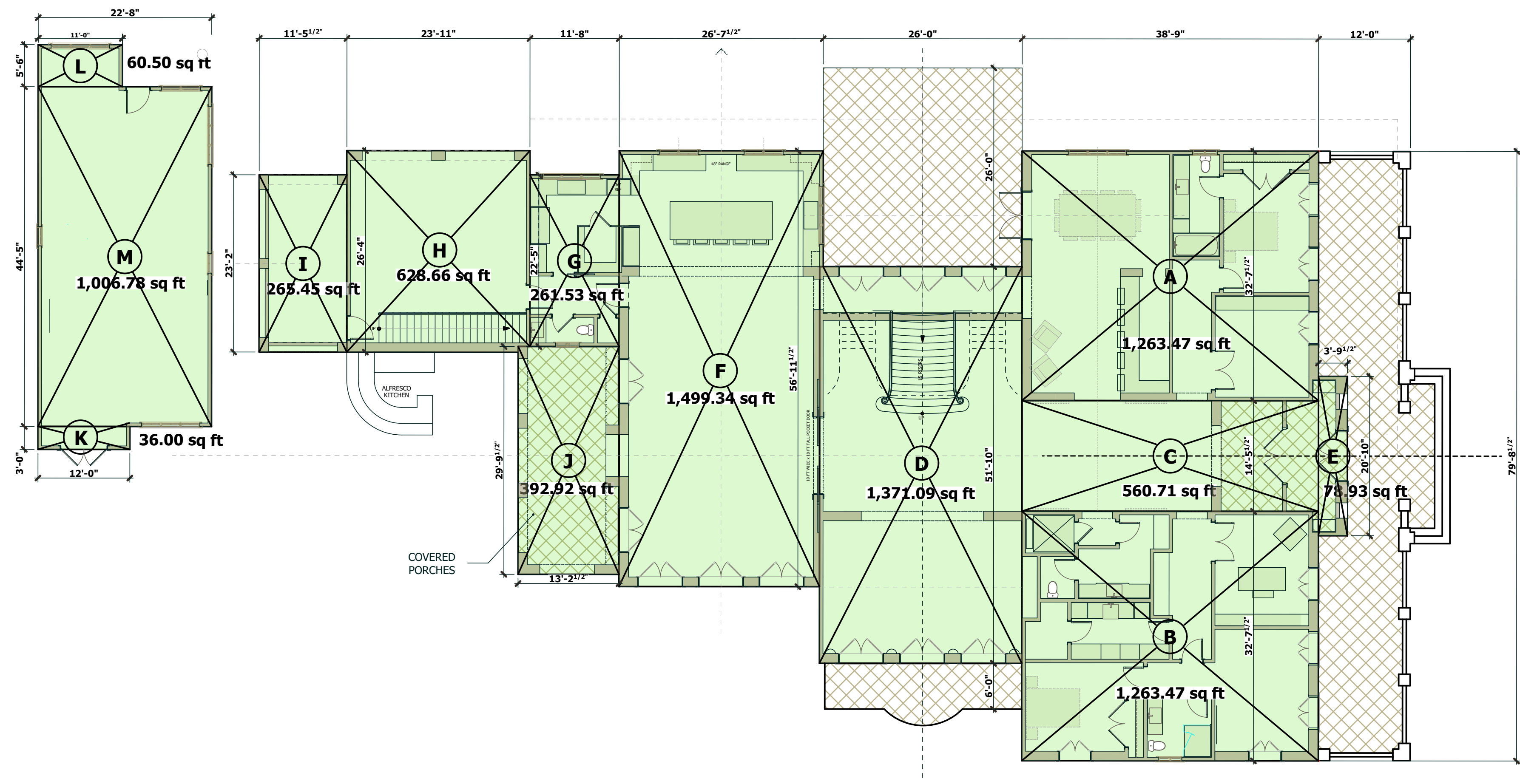


**FLOOR AREA  
PLAN**

DATE : 2/2/2024  
SCALE : N.T.S.  
DRAWN BY : T.S., D.Z.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 3.2**



**AREA PROGRAM - FIRST FLOOR**

**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
		<b>6298.54</b>

**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
		<b>5548.47</b>

**GARAGE AREA**

H	26' 4" x 23' 11"	628.66
I	23' 2" x 11' 5.5"	265.45
		<b>894.11</b>

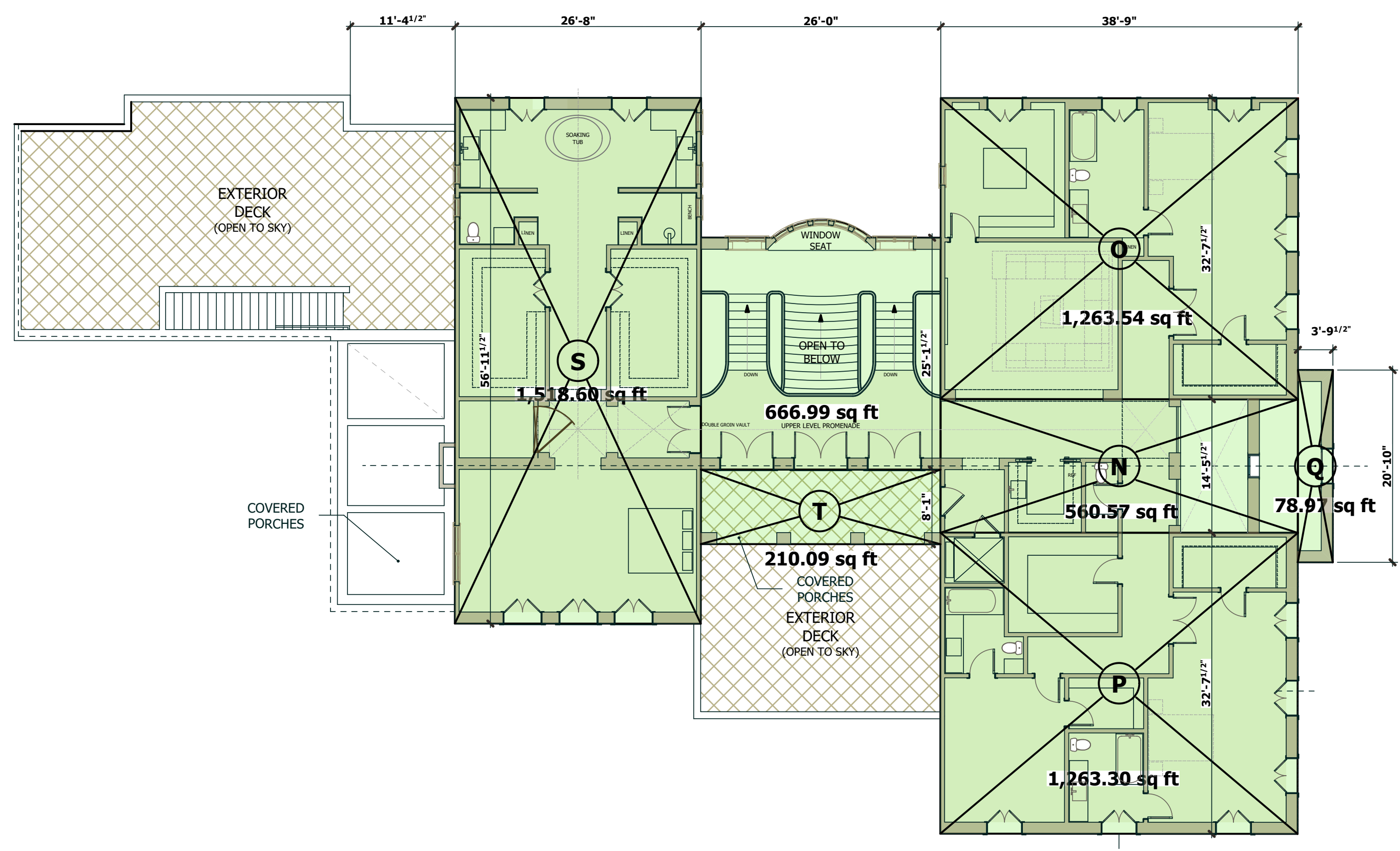
**OTHER AREA (ENCLOSED PORCH)**

J	13' 2.5" x 29' 9.5"	169.64
		<b>169.64</b>

**GRAND TOTAL** 12910.76

**FLOOR AREA  
CALCULATION**

ADU (Accessory Dwelling Unit)	AREA
K	36
L	60.5
M	1006.78
	<b>1103.28</b>



**AREA PROGRAM - SECOND FLOOR**



METRO  
DESIGN  
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ARCHITECTURE-PLANNING-INTERIORS

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PROJECT NAME

**JALADI &  
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RESIDENCE**

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LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**ROOF PLAN**

DATE : 2/2/2024

SCALE : 3/16" = 1' 0"

DRAWN BY : T.S., MH

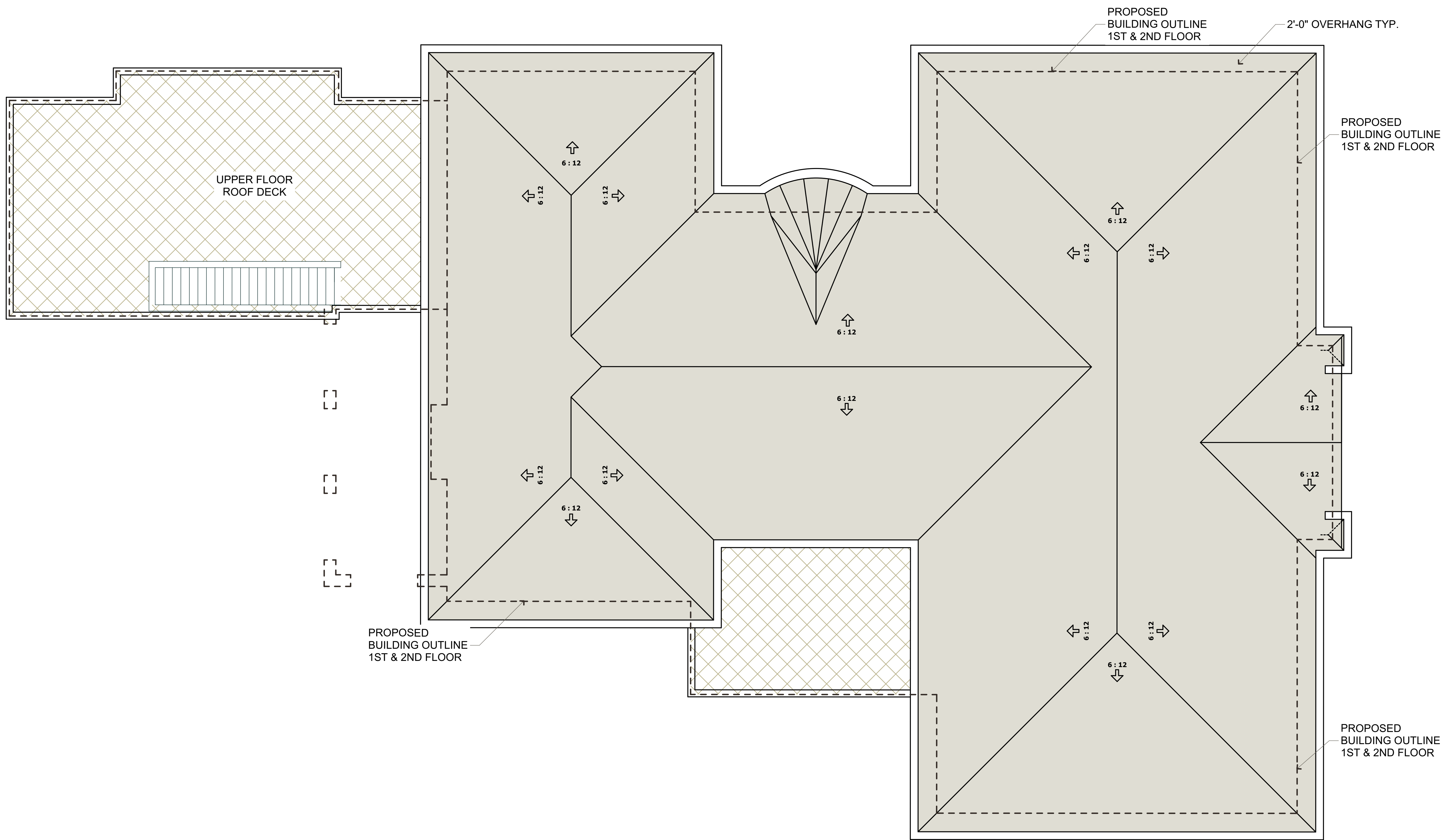
CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 23729

SHEET NUMBER

**A 4.0**



**ROOF PLAN**



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RESIDENCE**

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LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



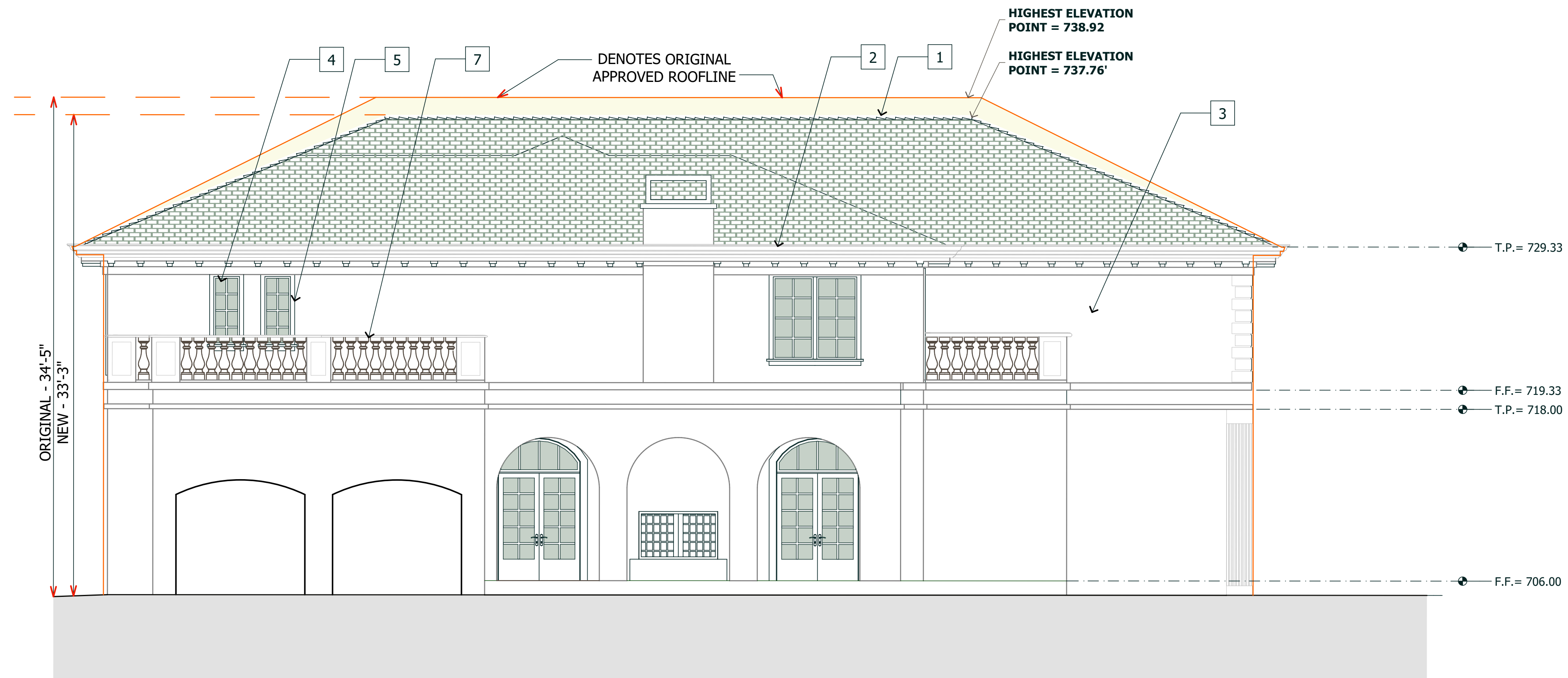
**ELEVATIONS  
MAIN RESIDENCE**

**WEST ELEVATION  
SOUTH ELEVATION**

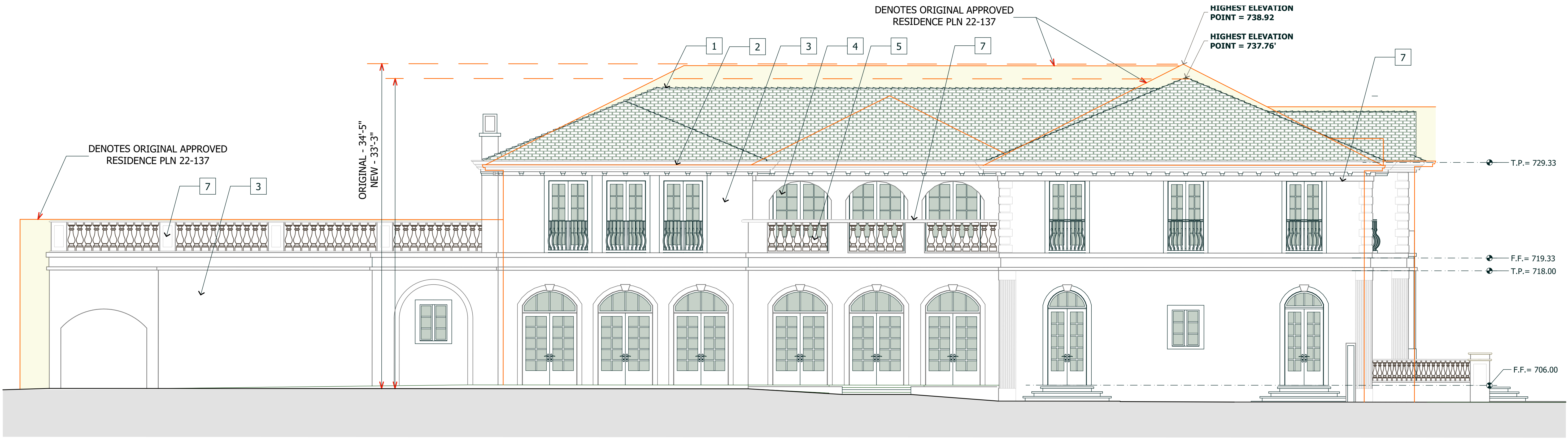
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SCALE : 3/16" = 1' 0"  
DRAWN BY : T.S.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 5.0**



**WEST ELEVATION**



**SOUTH ELEVATION**

**MAIN RESIDENCE EXTERIOR FINISHES**

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



METRO  
DESIGN  
GROUP

ARCHITECTURE - PLANNING - INTERIORS

1475 S. BASCOM AVE SUITE 208  
CAMPBELL, CA 95008  
(408)871-1071 phone  
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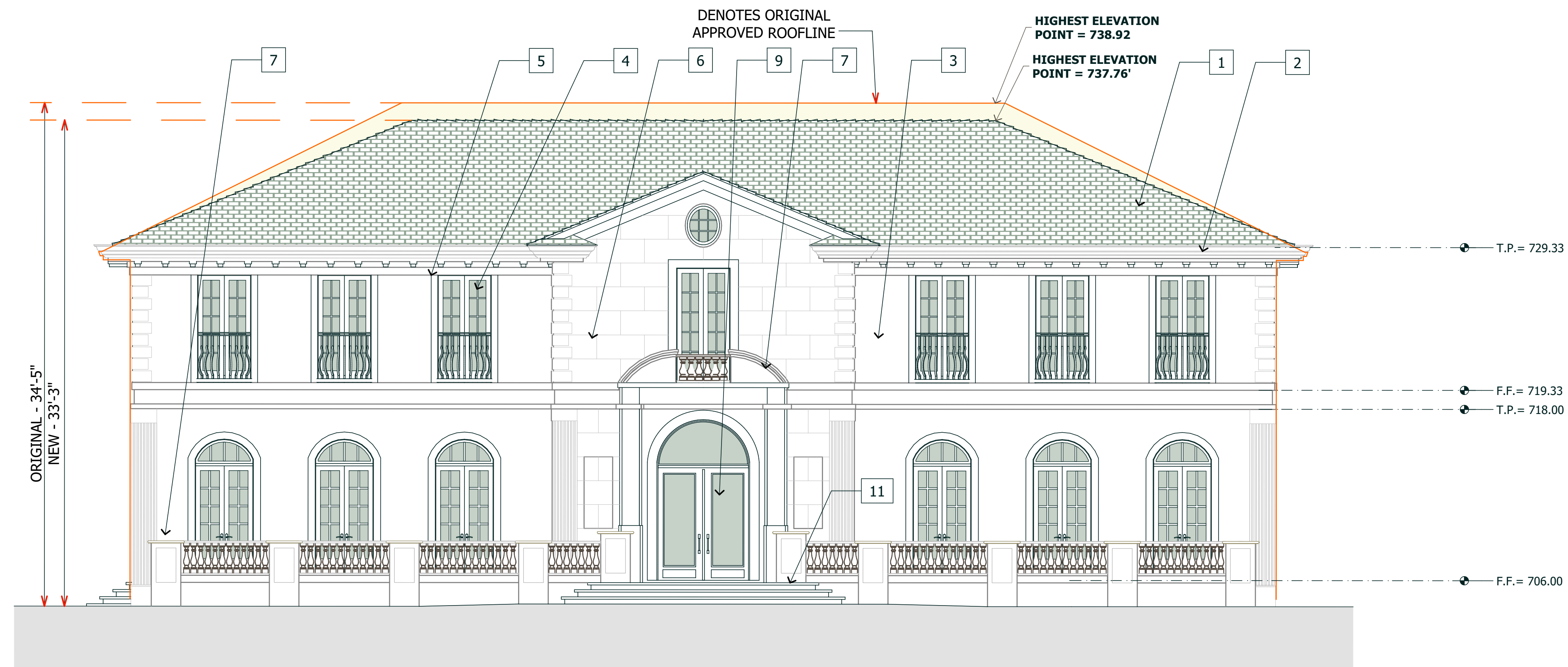
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PROJECT NAME  
**JALADI &  
VUPPALA  
RESIDENCE**

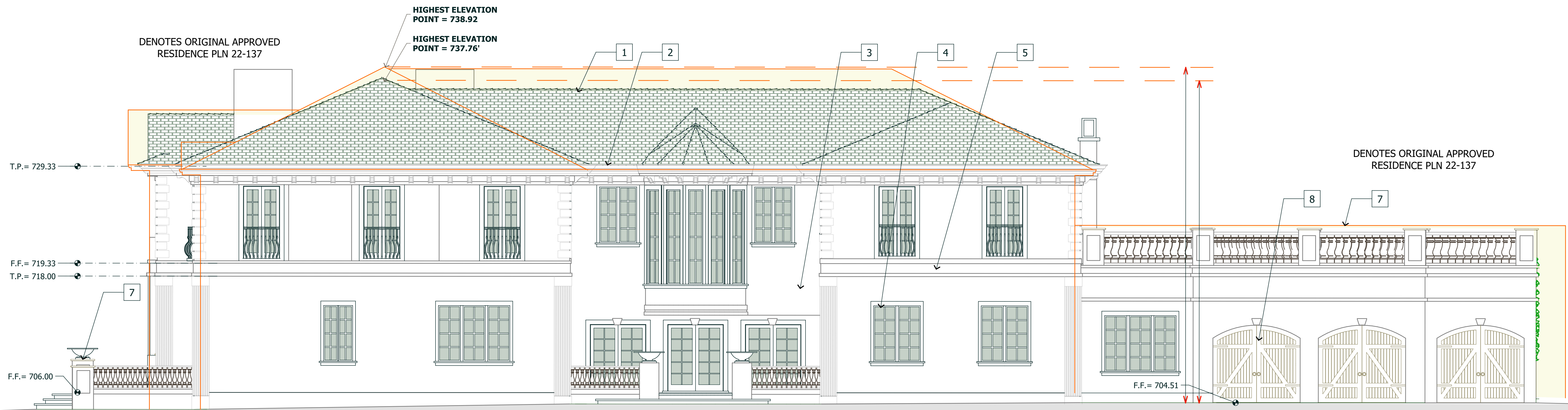
15581 GLEN UNA DRIVE  
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



**EAST ELEVATION**



**SOUTH ELEVATION**

**MAIN RESIDENCE EXTERIOR FINISHES**

<p><b>7</b> CAST STONE CAP: 'MILLBROOK STONE' CUSTOM CAST LIGHT GREY STONE</p> <p><b>8</b> IRON DOORS: CAST IRON - ABBY IRON DOORS MODEL NO. PS1950</p> <p><b>9</b> GARAGE DOOR: 'CARRIAGE' STYLE - STAINED WOOD DOOR</p>	<p><b>10</b> DRIVEWAY: 'ECO-DUBLIN' PERMEABLE PAVERS - VICTORIAN COLOR BY 'BELGRAD'</p> <p><b>11</b> UPPER TERRACES: LIMESTONE PAVERS</p> <p><b>12</b> WALKWAYS: LIMESTONE PAVERS</p>
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**ELEVATIONS  
MAIN RESIDENCE**

**EAST ELEVATION  
SOUTH ELEVATION**

DATE : 2/2/2024  
SCALE : 3/16" = 1'  
DRAWN BY : T.S., D.Z.  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 5.1**



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ARCHITECTURE - PLANNING - INTERIORS

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PROJECT NAME  
**JALADI & VUPPALA RESIDENCE**

15581 GLEN UNA DRIVE  
LOS GATOS, CA 95030

REVISIONS

NO.	DESCRIPTION



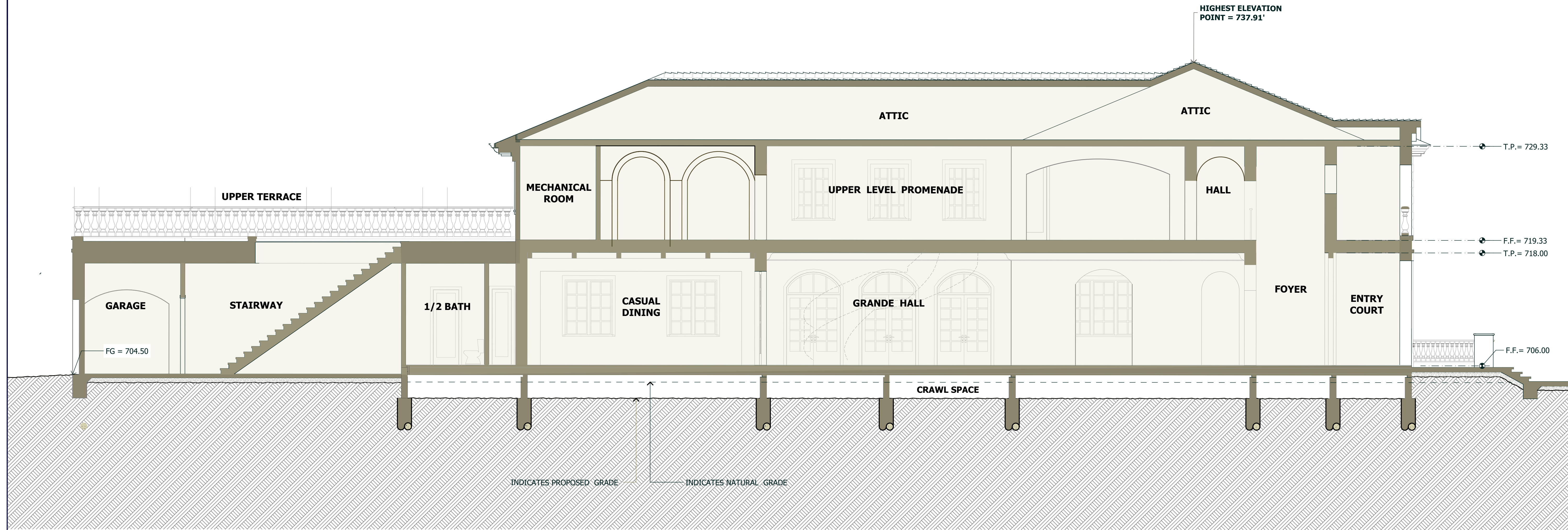
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**MAIN RESIDENCE**  
SECTION 'A'  
SECTION 'B'

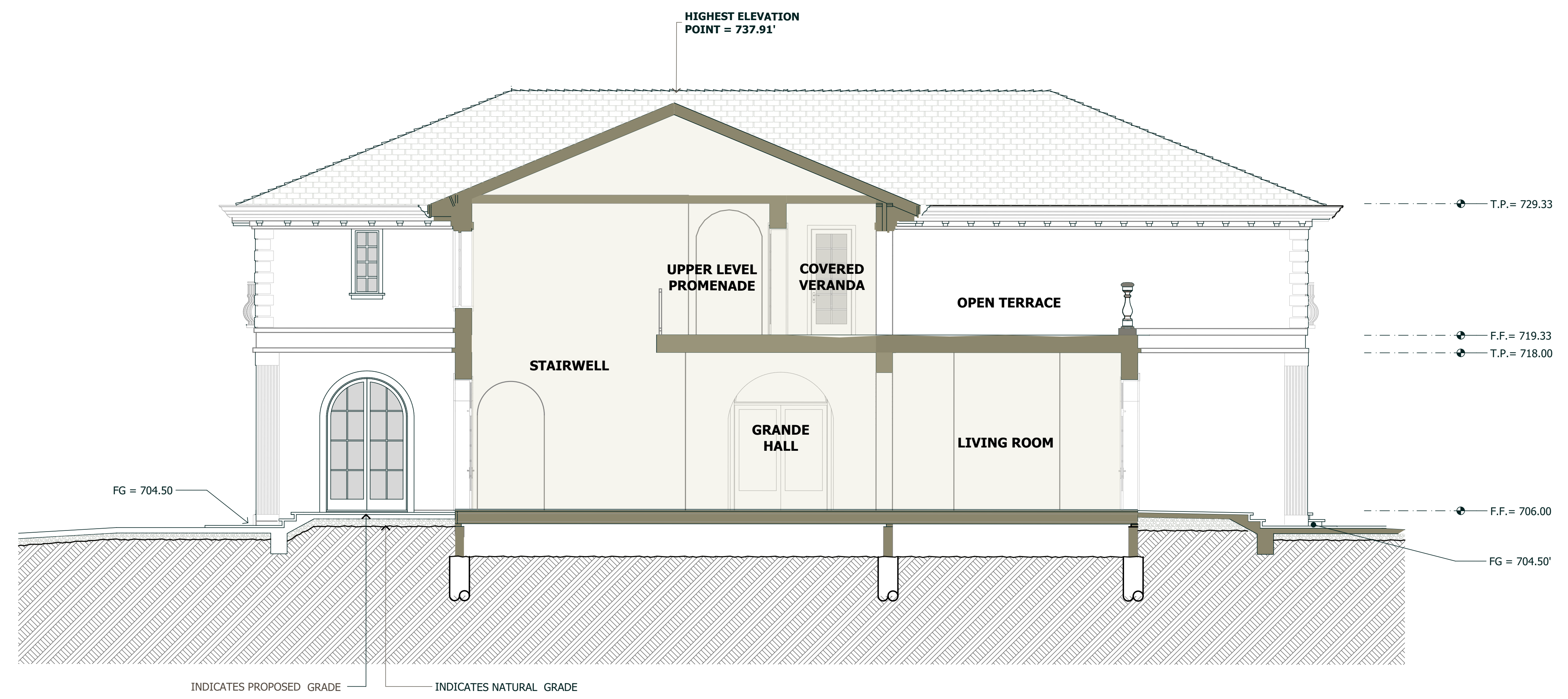
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DRAWN BY : T.S..  
CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 6.0**



**SECTION A-A**



**SECTION B-B**



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PROJECT NAME  
**JALADI &  
VUPPALA  
RESIDENCE**  
15581 GLEN UNA DRIVE  
LOS GATOS, CA 95030

REVISIONS	



**ACCESSORY  
DWELLING UNIT**

ELEVATIONS  
CROSS SECTIONS  
FLOOR PLAN

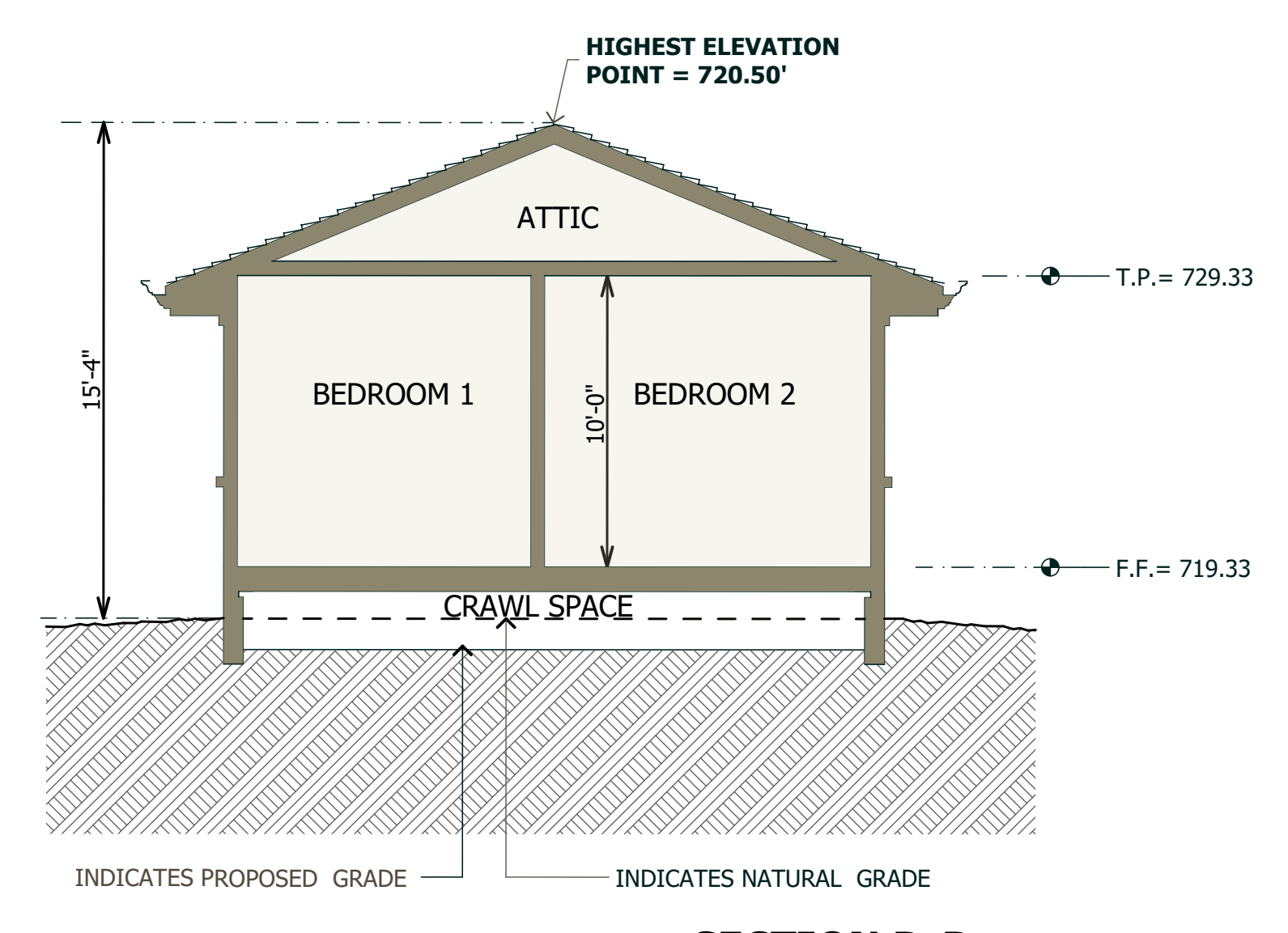
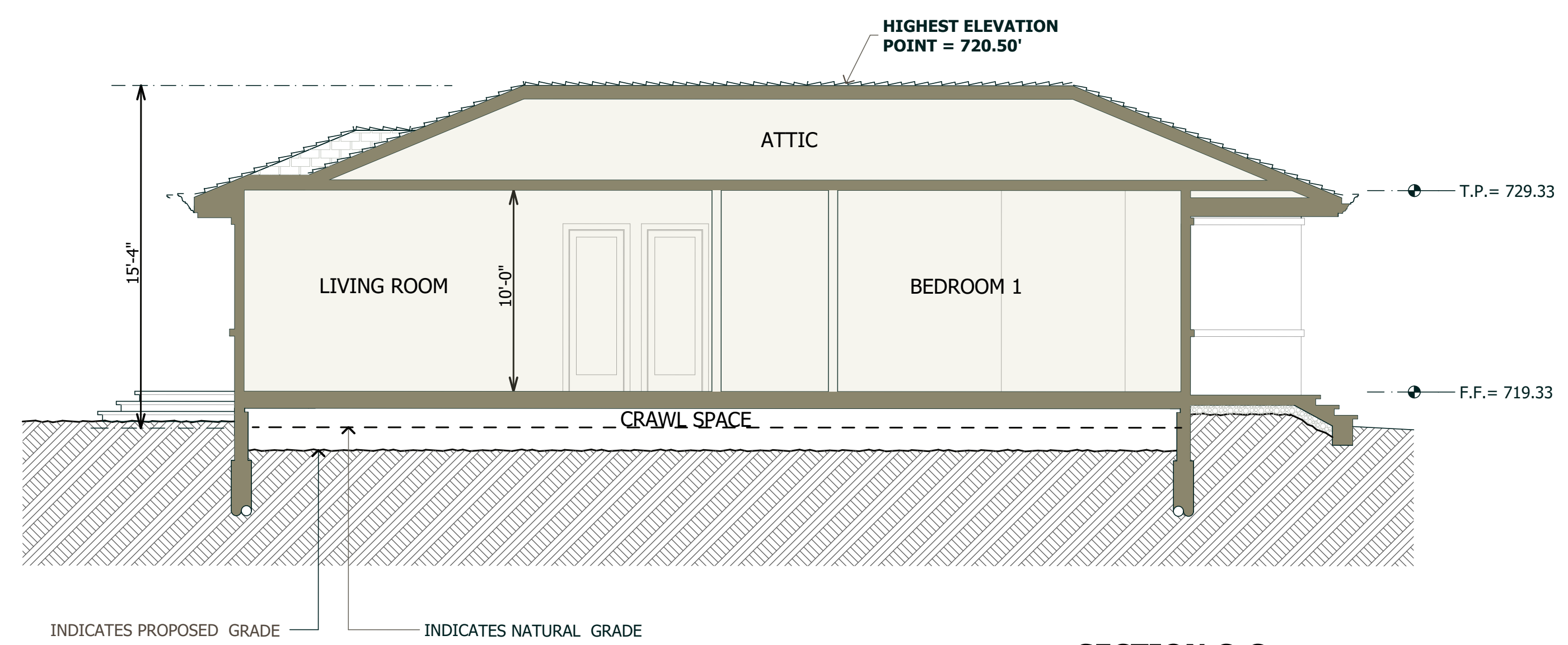
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CHECKED BY : TS  
ARCHITECT : TOM SLOAN  
PROJECT NO : 23729

SHEET NUMBER

**A 7.0**

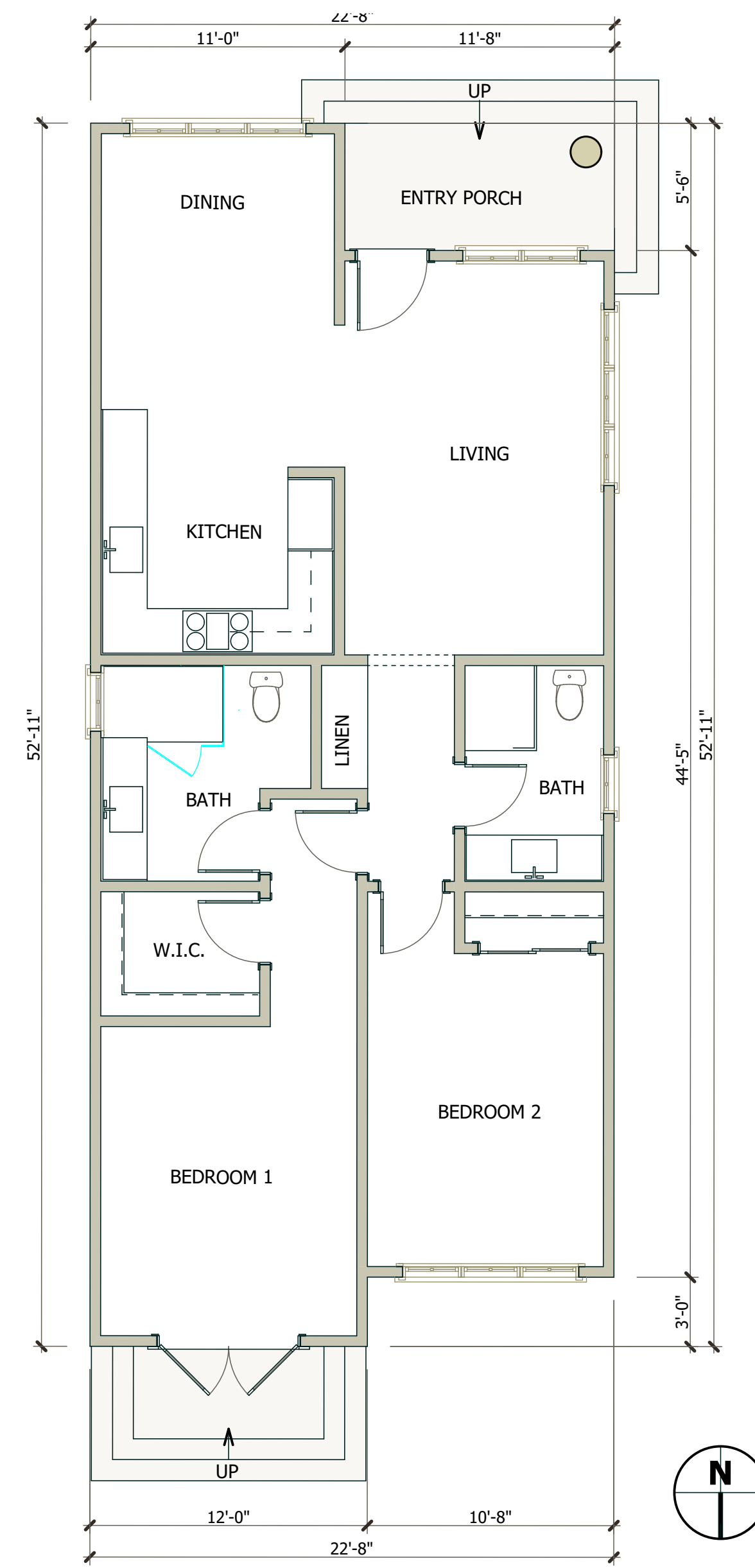
**ADU EXTERIOR FINISHES**

- 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

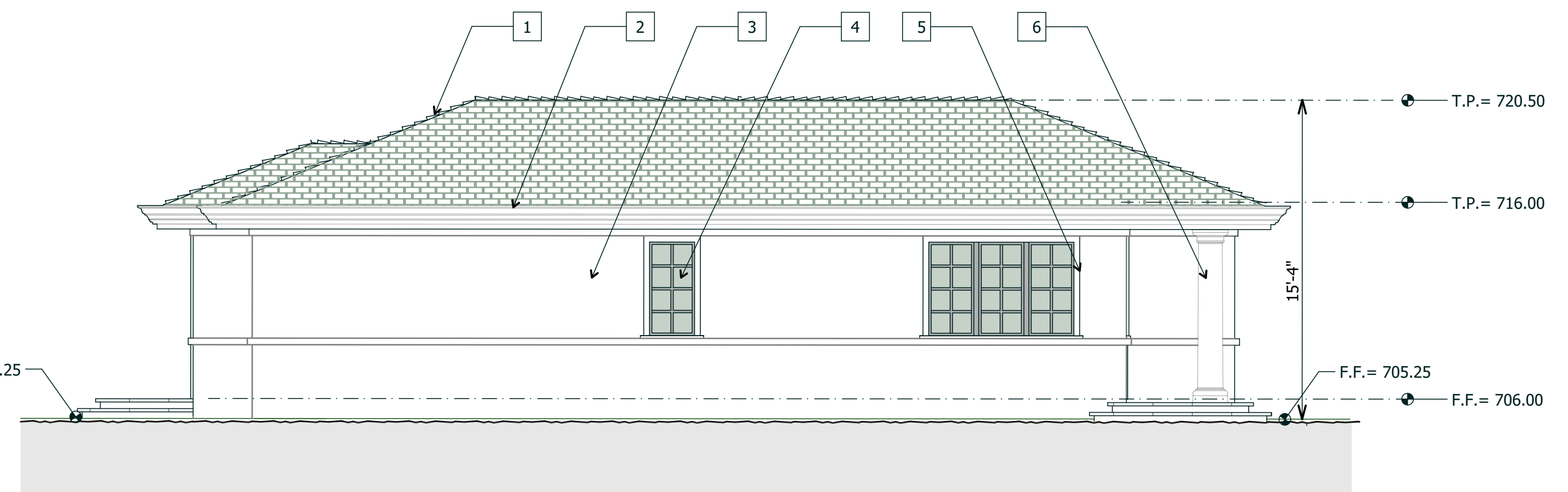


**SECTION C-C**

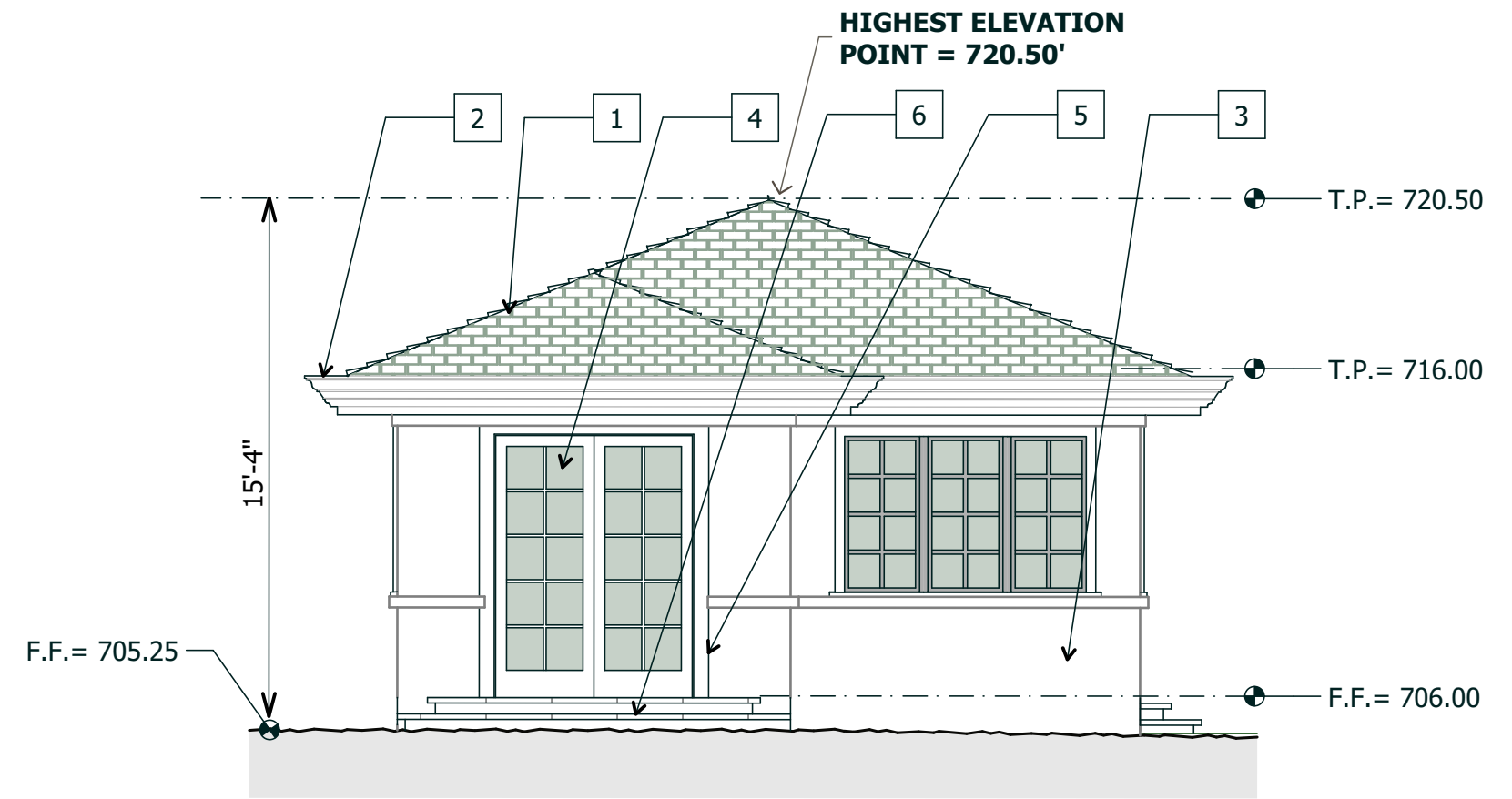
**SECTION D-D**



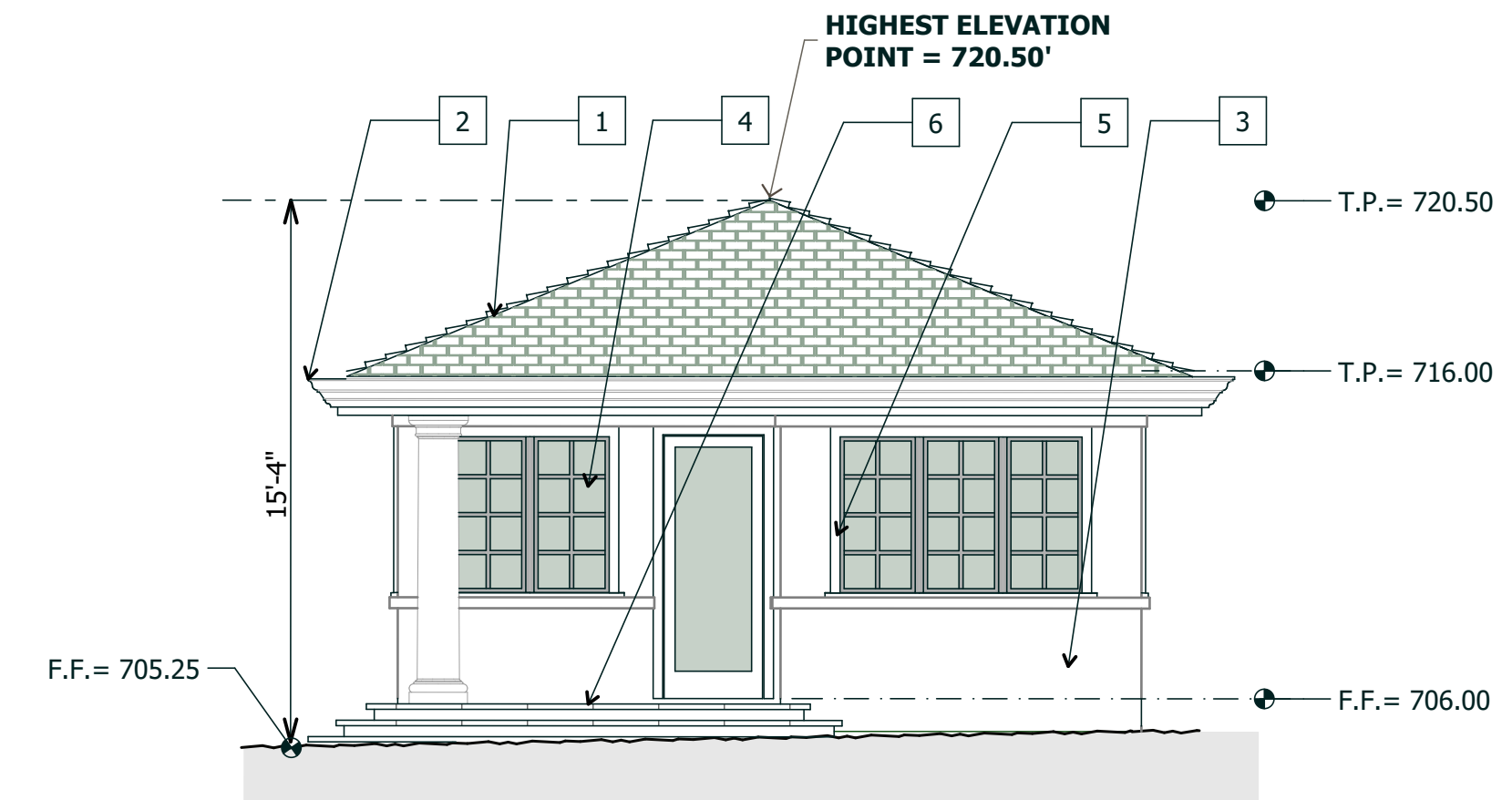
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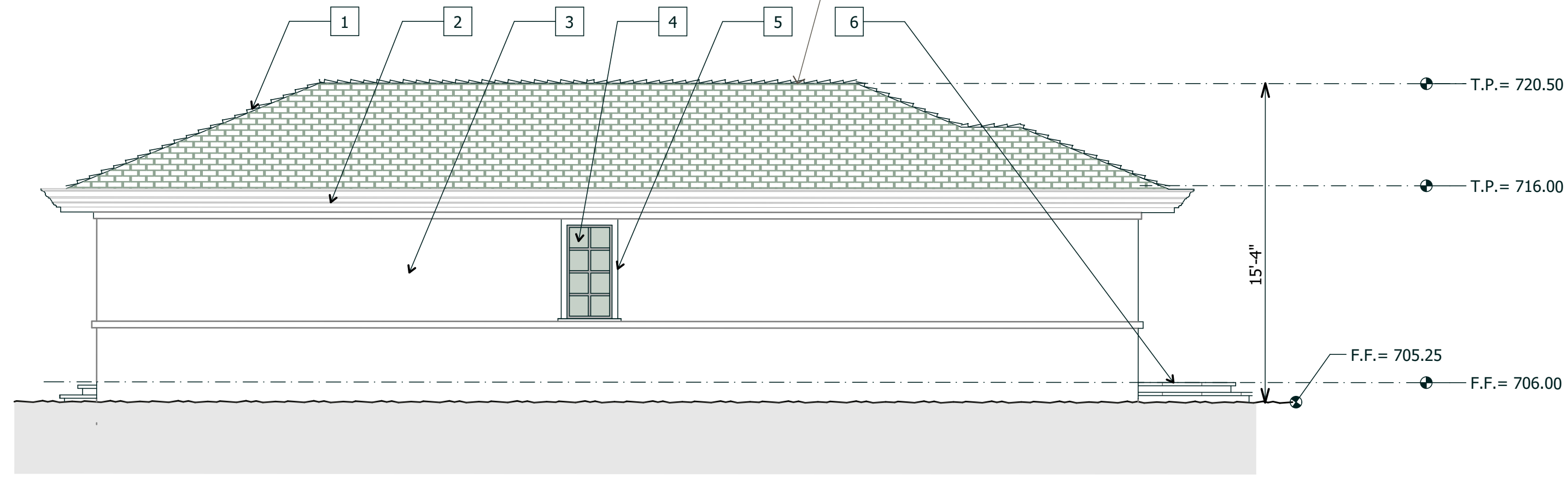
**ADU ELEVATION - EAST**



**ADU ELEVATION - SOUTH**



**ADU ELEVATION - NORTH**



**ADU ELEVATION - WEST**

REVISIONS	BY

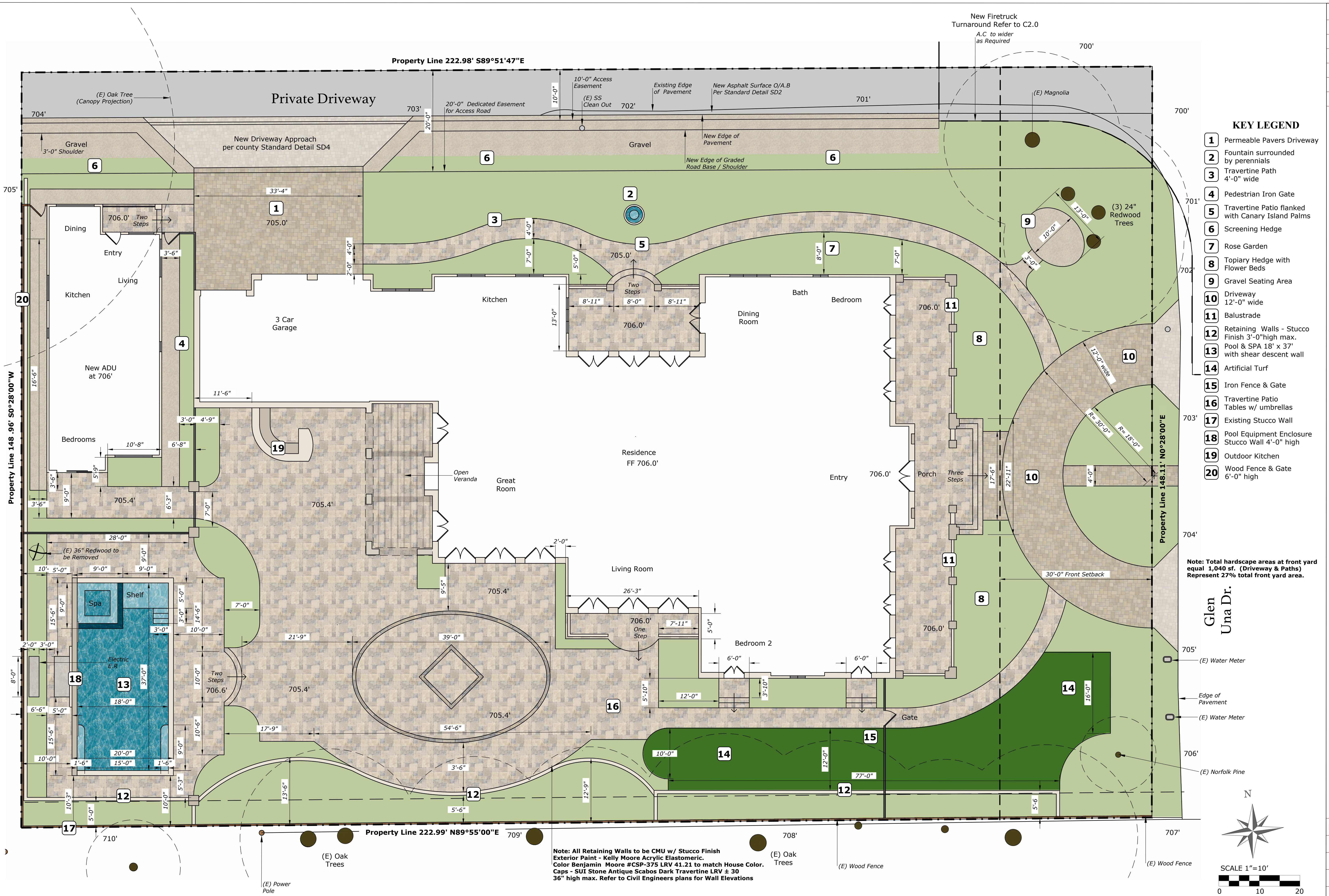


**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

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

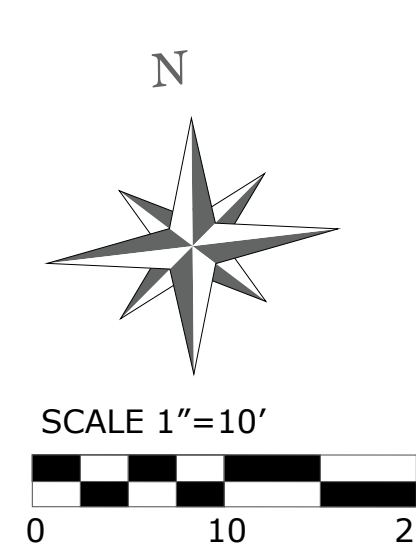


DATE	10-17-23
SCALE	1"=10'-0"
DRAWN	AD
JOB	VUPPALA



- 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.



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.

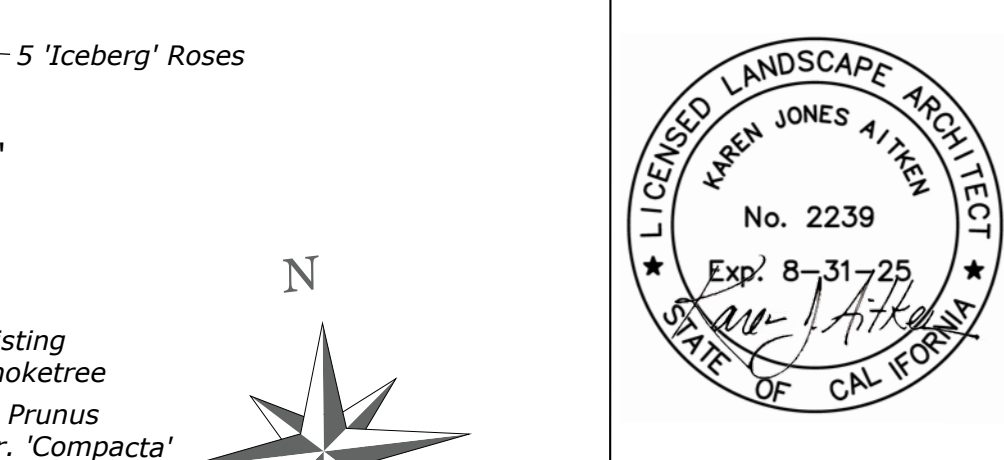


- KEY LEGEND**
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 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

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



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

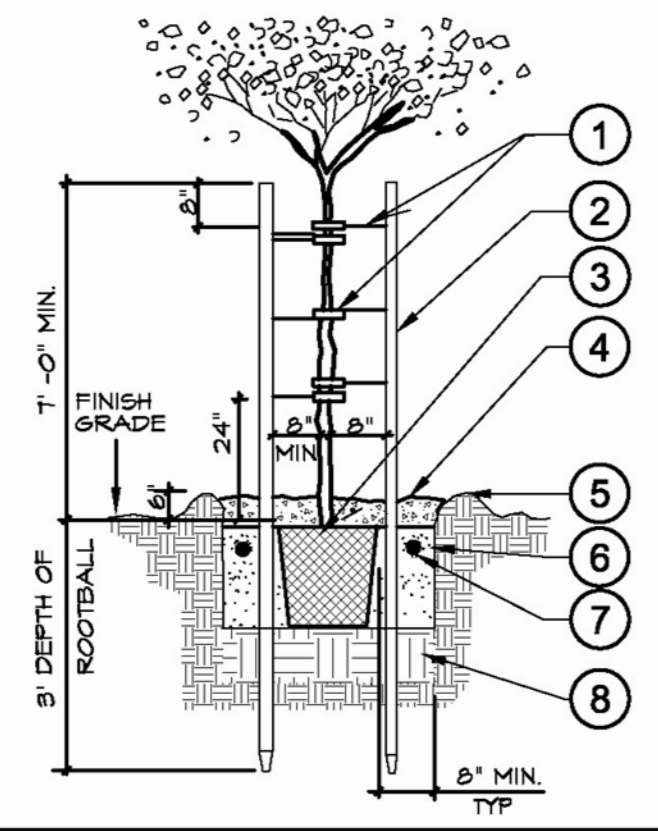
Refer to L-3 for Planting Details  
 \* NOTES (E) = Existing

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**NOTE:**

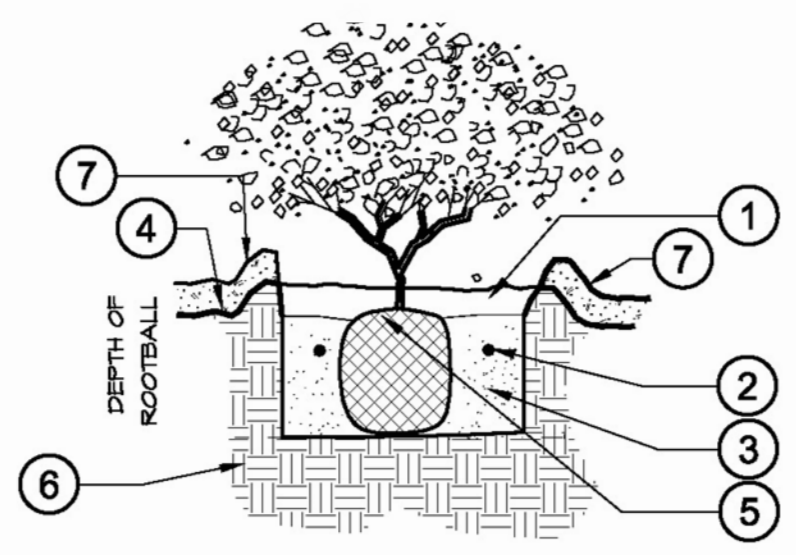
ALL TREES 8' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT BARRIER PANELS INSTALLED PER MANUFACTURE SPECIFICATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



**LEGEND**

- ① "CINCH-TIE" TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
- ② LODGE POLE PINE STAKES, 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
- ③ SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE.
- ④ 2" SHREDDED BARK MULCH, (APPROX. 3" DIA. RING)
- ⑤ WATER BASIN (SHRUB AREAS ONLY)
- ⑥ BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
- ⑦ PLANTING FERTILIZER TABLETS (SEE DETAIL/CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
- ⑧ NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

**TREE PLANTING WITH DOUBLE STAKE**



- ① WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
- ② TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
- ③ BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
- ④ FINISH GRADE
- ⑤ ROOTBALL, 1'-2" ABOVE FINISH GRADE
- ⑥ NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
- ⑦ 3" MULCH LAYER

**TYPICAL SHRUB PLANTING**

**PLANT LEGEND**

BOTANICAL	COMMON	SIZE	QTY	WATER	REMARKS
<b>Tree</b>					
Betula occidentalis	Water Birch	24" Box	6	Medium	California Native
Cercis occidentalis	Western Redbud	24" Box	9	Very Low	California Native
Laurus nobilis	Greclan Laurel	24" Box	3	Low	
Olea europaea 'Majestic Beauty'	Majestic Beauty Fruitless Olive	24" Box	2	Low	
<b>Shrub</b>					
Buxus 'Green Beauty'	Globe Japanese Boxwood	5 Gallon	67	Medium	
Buxus microphylla japonica	Japanese Boxwood	5 Gallon	132	Medium	
Camellia japonica	Japanese Camellia	5 Gallon	6	Medium	
Hibiscus rosa-sinensis 'Seminole'	Seminole Hibiscus	5 Gallon	1	Medium	
Hydrangea macrophylla	Bigleaf Hydrangea	5 Gallon	16	High	
Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	5 Gallon	12	Low	
Ligustrum japonicum	Japanese Privet	5 Gallon	42	Medium	
Loropetalum chinense 'Rubrum'	Red Fringe Flower	5 Gallon	16	Medium	
Nandina domestica	Nandina, Heavenly Bamboo	5 Gallon	9	Low	
Pittosporum tenuifolium	Blackstem Pittosporum	5 Gallon	7	Medium	
Prunus caroliniana 'Bright n' Tight'	Bright n' Tight Carolina Laurel	5 Gallon	24	Low	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5 Gallon	28	Low	
Raphiolepis umbellata 'Minor'	White Compact Yeddo Hawthorn	5 Gallon	5	Low	
Rosa 'Iceberg'	Iceberg Floribunda Rose	5 Gallon	35	Medium	
Rosa Hybrid Tea varieties	Hybrid Tea Rose (selections)	5 Gallon	45	Medium	
Rosmarinus officinalis	Rosemary	5 Gallon	12	Low	
Thuja occidentalis 'Emerald Green'	Green Pyramid Arborvitae	5 gal	2	Medium	
Verbena 'Homestead Purple'	Homestead Purple Verbena	1 Gallon	10	Low	
<b>Ground cover</b>					
Gazania hybrids	Hybrid Gazanias	1 Gallon	10	Medium	
Geranium x cantabrigiense 'Biokovo'	Biokovo Geranium	1 Gallon	12	Low	
Iberis sempervirens 'Little Gem'	Little Gem Evergreen Candytuft	1 Gallon	10	Low	
Lantana montevidensis	Trailing Lantana	5 Gallon	13	Low	
Rosa Flower Carpet Pink	Pink Carpet Rose	5 Gallon	16	Medium	
<b>Perennial</b>					
Alstroemeria hybrids	Peruvian Lily	5 Gallon	9	Low	
Salvia 'Waverly'	Waverly Sage	5 Gallon	17	Low	
<b>Conifer</b>					
Juniperus chinensis	Chinese Juniper	5 Gallon	13	Low	
<b>Fern</b>					
Woodwardia fimbriata	Giant Chain Fern	5 Gallon	12	Medium	
<b>Palm</b>					
Phoenix canariensis	Canary Island Date Palm	48" Box	2	Low	



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

**VUPPALA RESIDENCE**  
 15581 Glen Una Dr, Los Gatos, CA.  
**PLANTING DETAILS**



DATE 10-17-2  
 SCALE 1"=10'-1  
 DRAWN IN  
 JOB VUPPAL

**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**

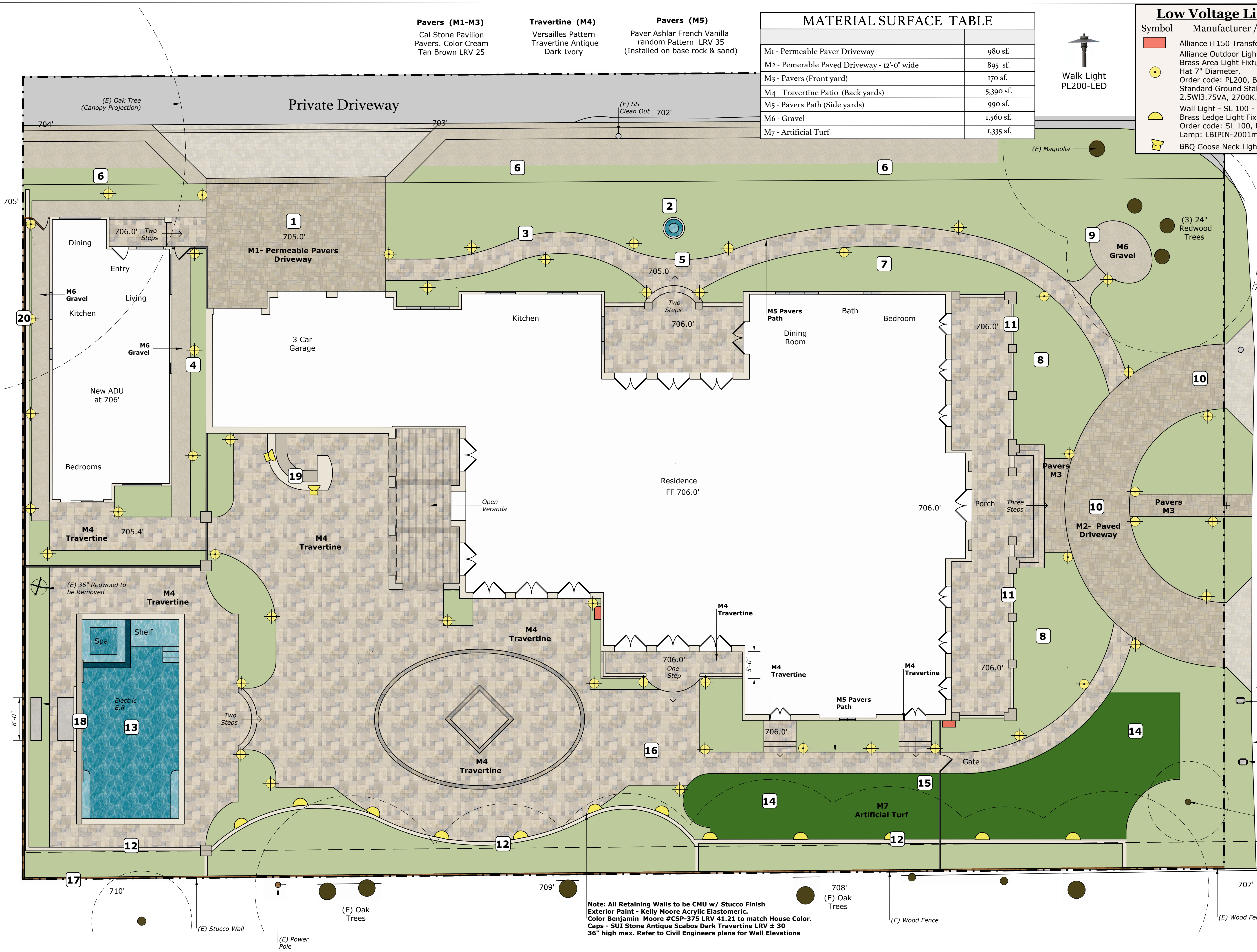
Material	Quantity
M1 - Permeable Paver Driveway	980 sf.
M2 - Pemeable Paved Driveway - 12'-0" wide	895 sf.
M3 - Pavers (Front yard)	170 sf.
M4 - Travertine Patio (Back yards)	5,390 sf.
M5 - Pavers Path (Side yards)	990 sf.
M6 - Gravel	1,560 sf.
M7 - Artificial Turf	1,335 sf.

**Low Voltage Lights- by Alliance**

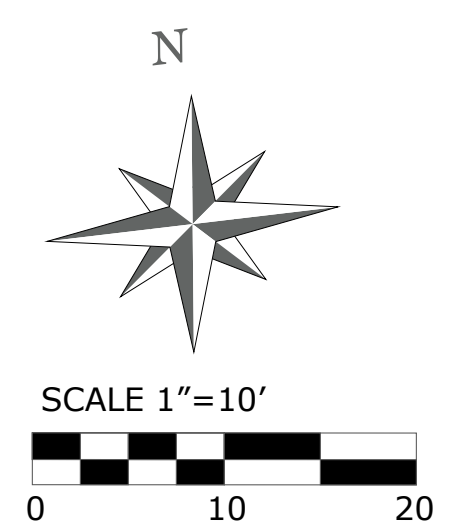
Symbol	Manufacturer / Model / Description	Qty.
⬜	Alliance iT150 Transformer	2
⊕	Alliance Outdoor Lighting PL200-LED-Walk Light Brass Area Light Fixture. 17" to 27" H Hat 7" Diameter. Order code: PL200, Brass, (AB) Aged Brass, Standard Ground Stake Lamp: LBIPIN-200Im, 2.5W/3.75VA, 2700K.	50
⬤	Wall Light - 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
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- 8 Topiary Hedge with Flower Beds
- 9 Gravel Seating Area
- 10 Driveway 12'-0" wide
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- 17 Existing Stucco Wall
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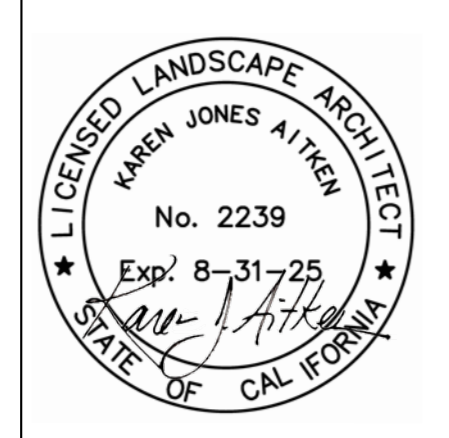
Note: All Retaining Walls to be CMU w/ Stucco Finish Exterior Paint - Kelly Moore Acrylic Elastomeric. Color Benjamin Moore #CSP-375 LRV 41.21 to match House Color. Caps - SUI Stone Antique Scabos Dark Travertine LRV ± 30 36" high max. Refer to Civil Engineers plans for Wall Elevations



REVISIONS	BY

**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.  
 LIGHTING & MATERIAL PLAN

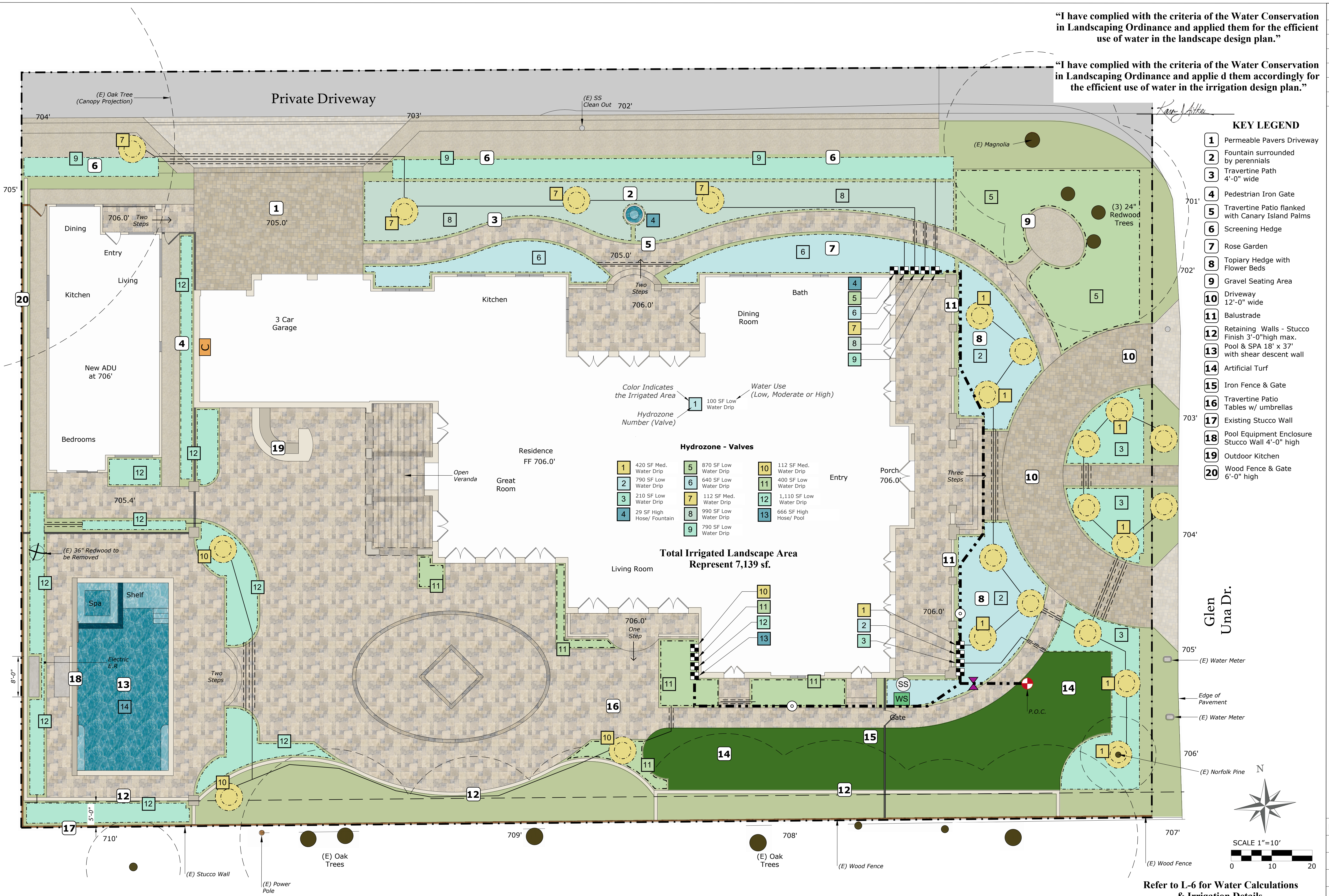


DATE	10-17-23
SCALE	1"=10'-0"
DRAWN	IN
JOB	VUPPALA

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."



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  - 9 Gravel Seating Area
  - 10 Driveway 12'-0" wide
  - 11 Balustrade
  - 12 Retaining Walls - Stucco Finish 3'-0" high max. with shear descent wall
  - 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

Color Indicates the Irrigated Area

Hydrozone - Valves

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

Total Irrigated Landscape Area Represent 7,139 sf.



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**LANDSCAPE ARCHITECTS**  
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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

Refer to L-6 for Water Calculations & Irrigation Details

\* NOTES (E) = Existing

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Karen Aitken & Associates

**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 Dripline 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) x .62 / ((0.55 x LA) + (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
<b>MAWA =</b>	<b>104,435.7 gallons per year</b>
	<b>13,962.0 cubic feet per year</b>

**MAWA with EPPT**

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

Eppt= 25% of Annual precipitation

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

**ETWU CALCULATION**

ETWU = (Eto) x .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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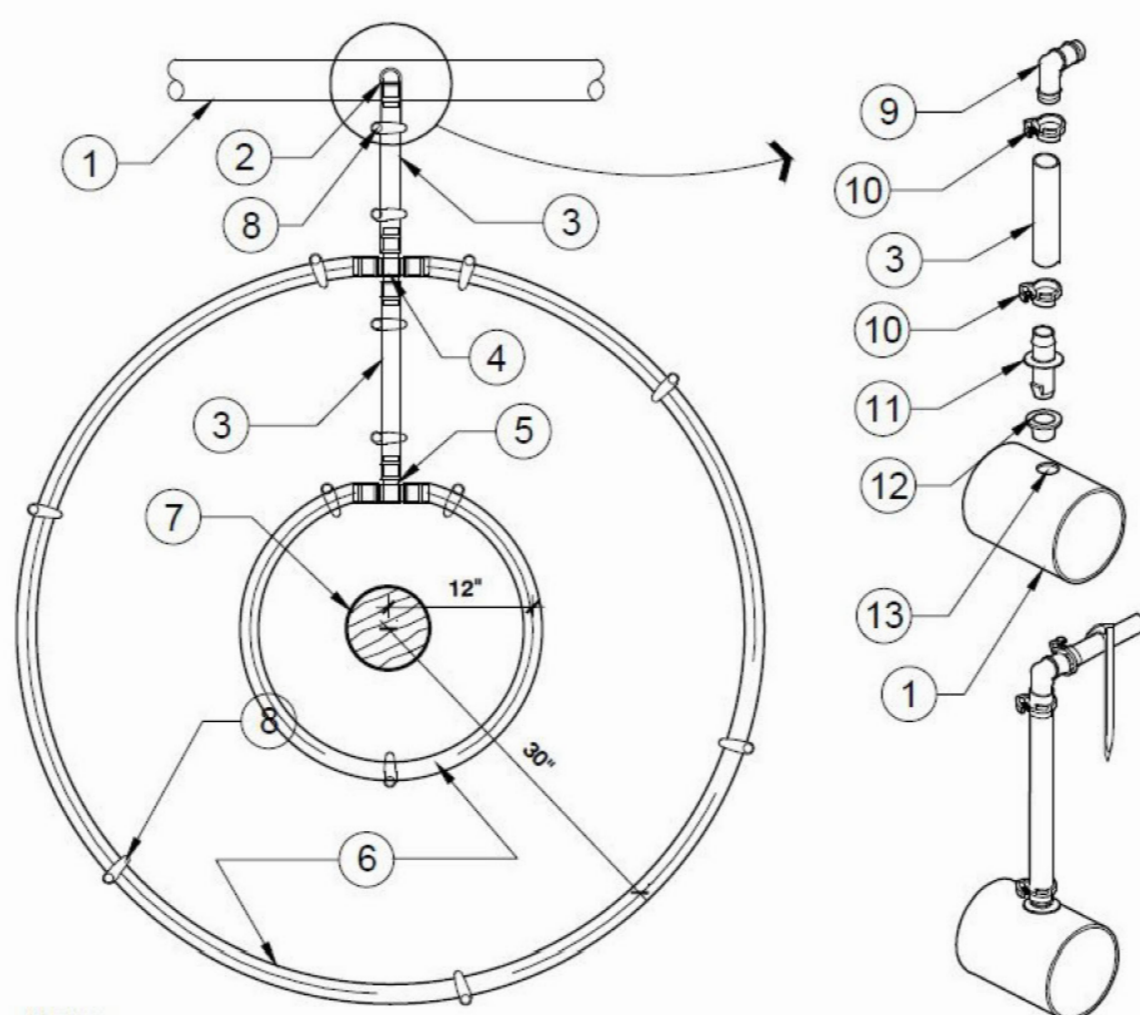
**REGULAR LANDSCAPE AREAS**

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
<b>Totals</b>					<b>7,139.0</b>	<b>3,152.6</b>	<b>83,852.7</b>
						<b>ETWU TOTAL</b>	<b>83,852.7</b>
						<b>MAWA</b>	<b>104,435.7</b>

**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.

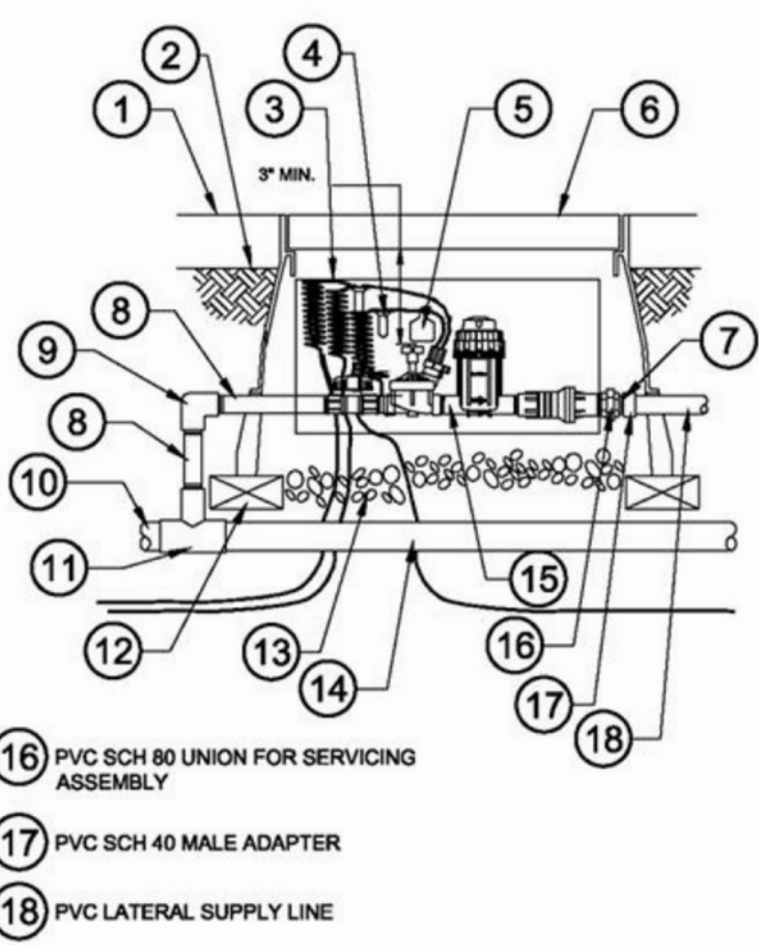


NOTE: PLACE TIE DOWN STAKES EVERY 3 FT. IN SAND, 4 FT. IN LOAM, AND 5 FT. IN CLAY, AS WELL AS AT ALL CHANGE OF DIRECTION SUCH AS AT TEES OR ELLS.

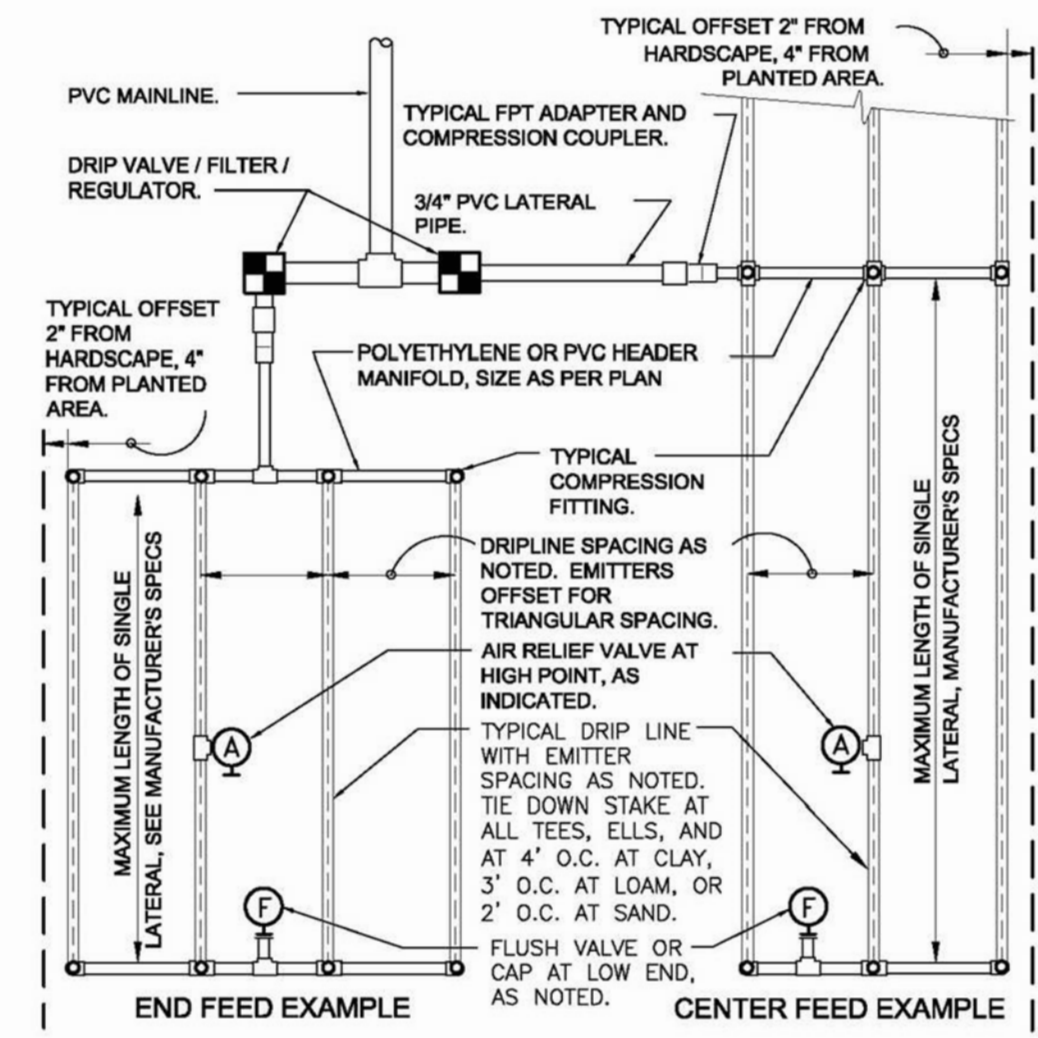
DRIPLINE TO LATERAL "XPANDO" ADAPTER CONNECTION DETAIL

- 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. 4434S.
- 11 INSERT ADAPTER, ANTELCO "XPANDO" 13MM X 14MM. PART NO. 4559S.
- 12 13MM ANTELCO "CAPO": RUBBER GROMMET. NO. 4573S.
- 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.

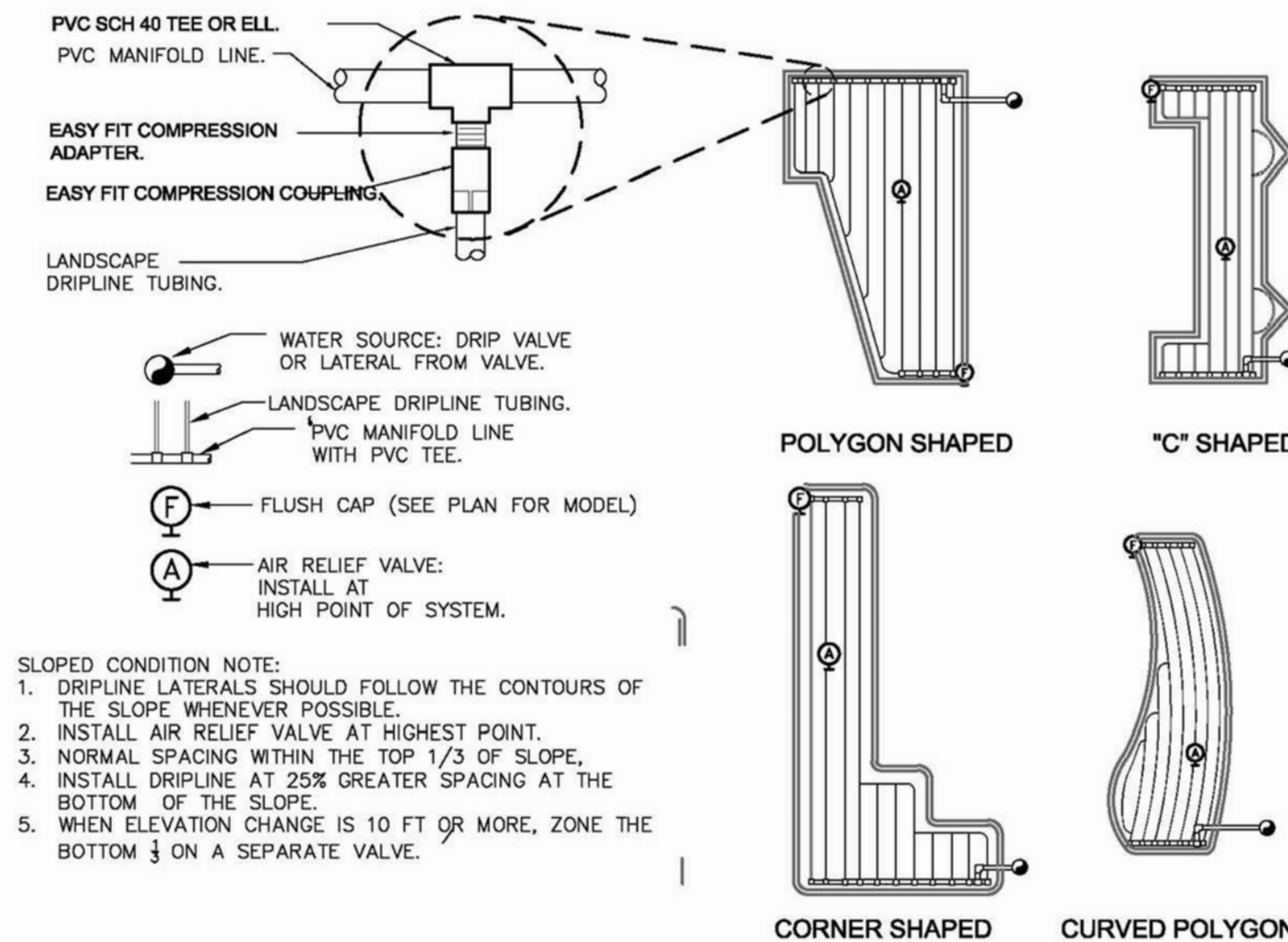
- 1 TOP OF MULCH
- 2 FINISH GRADE
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION (1 OF 2)
- 5 ID TAG
- 6 JUMBO VALVE BOX WITH COVER (TAN IN COLOR)
- 7 PVC SCH 80 NIPPLE, CLOSE (1 OF 3)
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, 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**



**POLYGON SHAPED CORNER SHAPED CURVED POLYGON**

**20 GPH DRIPLINE RING-0.9 GPH @ 12" O.C.**

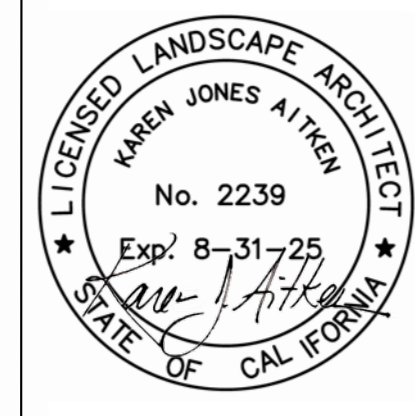
**DRIP CONTROL ZONE**

**TYPICAL DRIP UT**



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