HAN KAO RESIDENCE

446 LERIDA AVE LOS ALTOS CA 94024

REVISIONS | BY

PHAN | ARCHITECTS

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LICENSED ARCHITECT
THIEU VINH PHAN
NO. C23436
REN. 4-30-15
STATE OF CALIFORNIA

APPLICABLE CODES:

- CALIFORNIA RESIDENTIAL CODE (CRC) - 2010
- CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN) - 2010
- CALIFORNIA PLUMBING CODE - 2010
- CALIFORNIA ELECTRICAL CODE - 2010
- CALIFORNIA MECHANICAL CODE - 2010
- CALIFORNIA ENERGY CODE -2010
- CALIFORNIA GREEN BUILDING CODE - 2010

PROJECT SCOPE OF WORK:

DEMOLISH EXISTING SINGLE STORY HOUSE. CONSTRUCT NEW 2 STORY HOUSE WITH BASEMENT, 1 CAR GARAGE , FAMILY ROOM, DINING ROOM, KITCHEN, POWDER ROOM, 2 BATHROOMS, 3 BEDROOMS, MASTER BEDROOM, MASTER BATHROOM AND WALK IN CLOSET, OFFICE AND MEDIA ROOM.

PROJECT SUMMARY TABLE: APN # 189-51-042

NET LOT AREA:	5,811 SQ.FT.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	1.5%	4.7%	365 SQ.FT. 6.2 %
HABITABLE LIVING AREA: (INCLUDES HABITABLE BASEMENT AREA)	1,191.14 SQ.FT.	1,556.97 SQ.FT.	2,748.11 SQ.FT.
NON - HABITABLE AREA	200 SQ.FT.	18.73 SQ.FT.	218.73 SQ.FT.
LOT COVERAGE: (LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6' IN HEIGHT)	1,391.14 SQ.FT. 23.94%	185.6 SQ.FT. 3.1%	1,576.74 SQ.FT. 27.13%
FLOOR AREA:	1ST FLR: 1,391.14 SQ.FT. 2ND FLR: 0 SQ.FT. TOTAL: 1,391.14 SQ.FT. 23.93%	1ST FLR: 108.88 SQ.FT. 2ND FLR: 531.64 SQ.FT. TOTAL: 640.52 SQ.FT. 11.02%	1ST FLR: 1500.02 SQ.FT. 2ND FLR: 531.64 SQ.FT. TOTAL: 2031.64 SQ.FT. 34.96%
SETBACKS: FRONT REAR RIGHT SIDE (1ST / 2ND) LEFT SIDE (1ST / 2ND)	20'-0" 18'-0" 12'-5" 17'-10"	5'-0" 2'-0" 5'-11" / 16'-9" 5'-0" / 18'-0"	25'-0" 22'-6" 6'-6" / 16'-9" 12'-10" / 18'-0"
HEIGHT:	12'-7"	11'-10"	24'-5"

NOTES:

GENERAL NOTES:

PROJECT MAP:

PROJECT DIRECTORY:

OWNER	JOSEPH HAN & EMILY KAO 446 LERIDA AVE LOS ALTOS CA 94024	T: 408.242.8350
ARCHITECT & GREEN BUILDING CONSULTANT	PHAN ARCHITECTS 870 S. WOLFE ROAD SUNNYVALE CA 94086 CONTACT: PHOI PHAN, ASSOC. AIA LEED AP	T: 408.737.8323 F: 408.737.2357 E: pphan@phangroup-us.com
LEAD AGENCY	BUILDING DEPARTMENT CITY OF LOS ALTOS CA ONE NORTH SAN ANTONIO ROAD LOS ALTOS CA 94022	T: 650.947.2750
	PLANNING DEPARTMENT CITY OF LOS ALTOS CA ONE NORTH SAN ANTONIO ROAD LOS ALTOS CA 94022	T: 650.947.2752

DRAWING SHEET INDEX:

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COVER SHEET AND NOTES

PLOT DATE:

NOTES:
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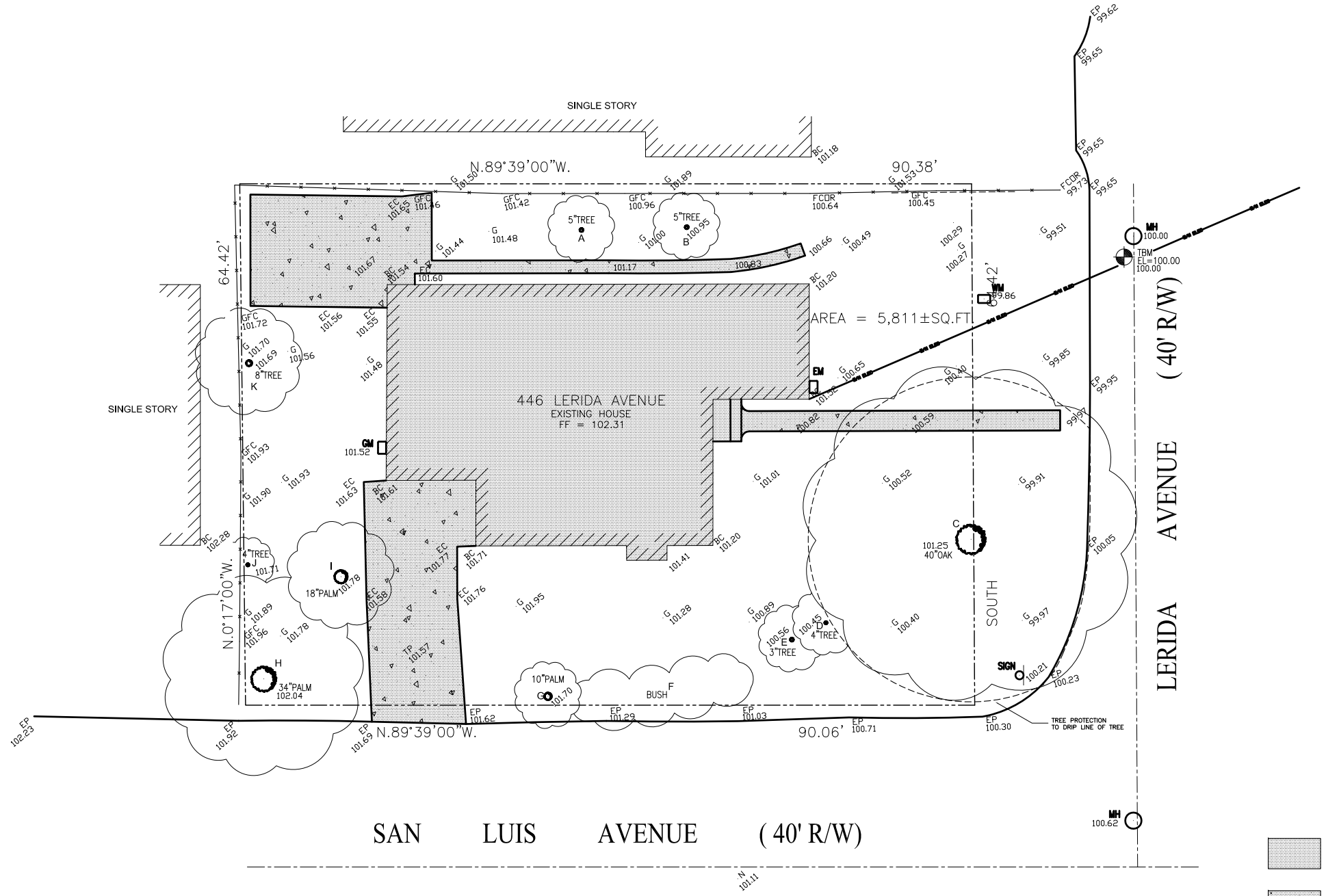
SHEET:

A.00



TREE LEGEND				
	TYPE	SIZE	KEEP	REMOVE
A	FRUIT	5"		X
B	FRUIT	5"		X
C	OAK	40"	X	
D	MAPLE	4"		X
E	MAPLE	3"		X
F	BUSH			X
G	PALM	10"		X
H	PALM	34"		X
I	PALM	18"		X
J	FRUIT	4"		X
K	FURIT	8"		X

LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

AREA OF DEMO - STRUCTURE 1,391 SQ.FT

AREA OF DEMO - HARDSCAPE 841 SQ.FT

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EXISITNG SITE & DEMO PLAN & TREE PROTECTION

PLOT DATE:

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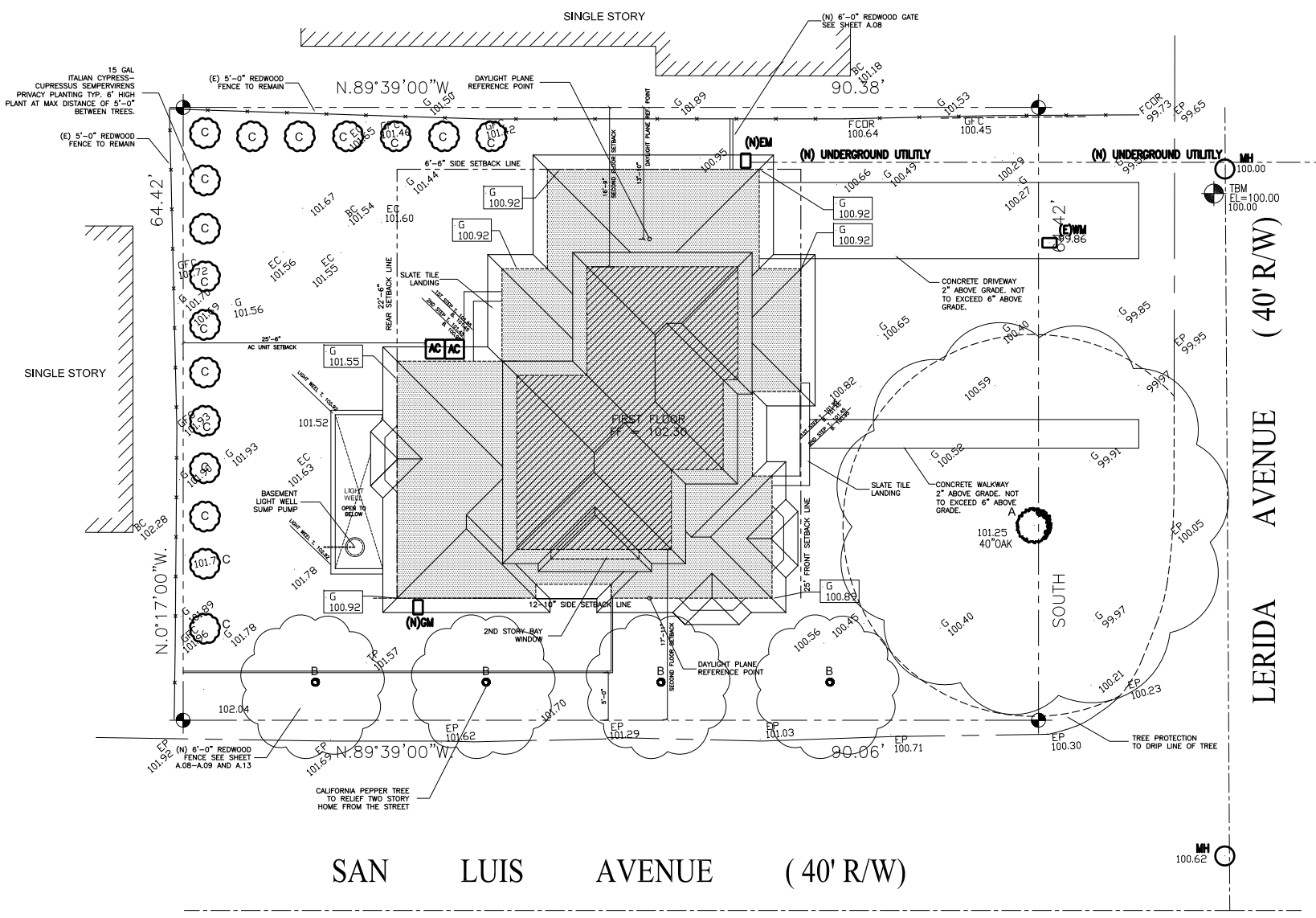
A.01

EXISTING SITE & DEMO PLAN & TREE PROTECTION | A | SCALE: 1/8" = 1'-0" | 0 4' 8' 16' 24'



	TREE LEGEND			
	TYPE	SIZE	EXISTING	NEW
A	OAK	40"	X	
B	CALIFORNIA PEPPER	24" BOX		X
C	ITALIAN CYPRESS	15 GAL		X

LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
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VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE
G 100.40	EXISITING GRADE ELEVATION
G 100.40	NEW GRADE ELEVATION
	PROPOSED FIRST FLOOR
	PROPOSED SECOND FLOOR

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NEW SITE PLAN

PLOT DATE:

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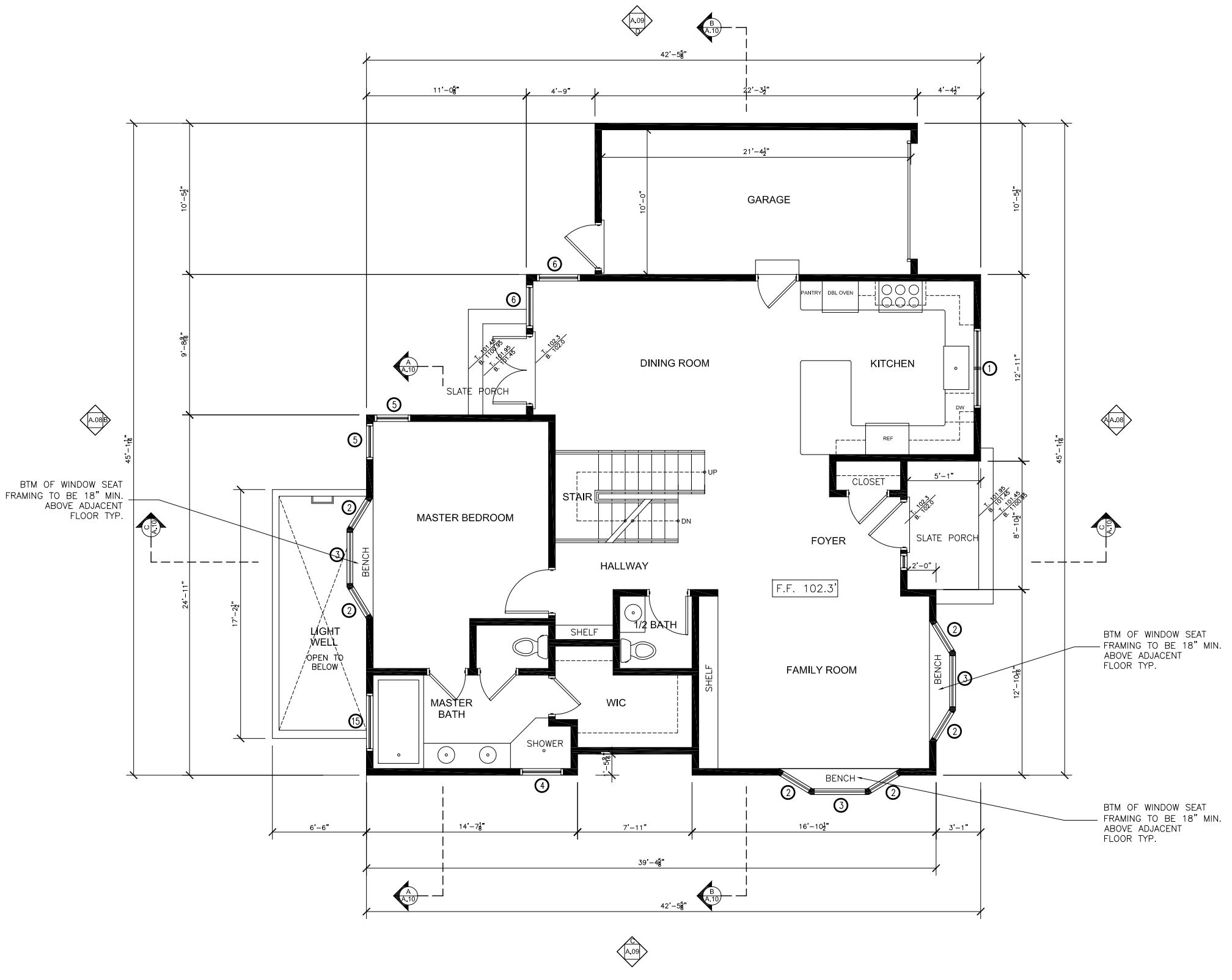
SHEET:
A.02

NEW SITE PLAN | A | SCALE: 1/8" = 1'-0" | 0 4' 8' 16' 24'

NEW WINDOW SCHEDULE

SYM.	WIDTH	HIGH	TYPE	FRAME.	REMARKS
1	5'-6"	3'-0"	DOUBLE CASEMENT	VINYL	DOUBLE GLAZING
2	2'-0"	4'-6"	CASEMENT	VINYL	DOUBLE GLAZING
3	3'-0"	4'-6"	CASEMENT	VINYL	DOUBLE GLAZING
4	3'-0"	2'-0"	AWNING	VINYL	DOUBLE GLAZING TEMPERED
5	2'-6"	4'-4"	CASEMENT	VINYL	DOUBLE GLAZING EGRESS
6	3'-0"	6'-8"	CASEMENT	VINYL	DOUBLE GLAZING TEMPERED,
7	5'-6"	3'-6"	DOUBLE CASEMENT	VINYL	DOUBLE GLAZING EGRESS
8	2'-10"	3'-0"	AWNING	VINYL	DOUBLE GLAZING
9	2'-10"	2'-0"	AWNING	VINYL	DOUBLE GLAZING TEMPERED
10	6'-6"	3'-6"	DOUBLE CASEMENT	VINYL	DOUBLE GLAZING EGRESS
11	2'-10"	2'-0"	AWNING	VINYL	DOUBLE GLAZING
12	5'-0"	3'-0"	CASEMENT	VINYL	DOUBLE GLAZING
13	2'-10"	3'-0"	CASEMENT	VINYL	DOUBLE GLAZING
14	4'-0"	5'-0"	CASEMENT	VINYL	DOUBLE GLAZING TEMPERED
15	4'-0"	3'-0"	DOUBLE CASEMENT	VINYL	DOUBLE GLAZING TEMPERED
16	2'-10"	1'-10"	AWNING	VINYL	DOUBLE GLAZING
17	2'-10"	3'-0"	FIXED	VINYL	DOUBLE GLAZING



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FIRST FLOOR - PLAN

PLOT DATE:

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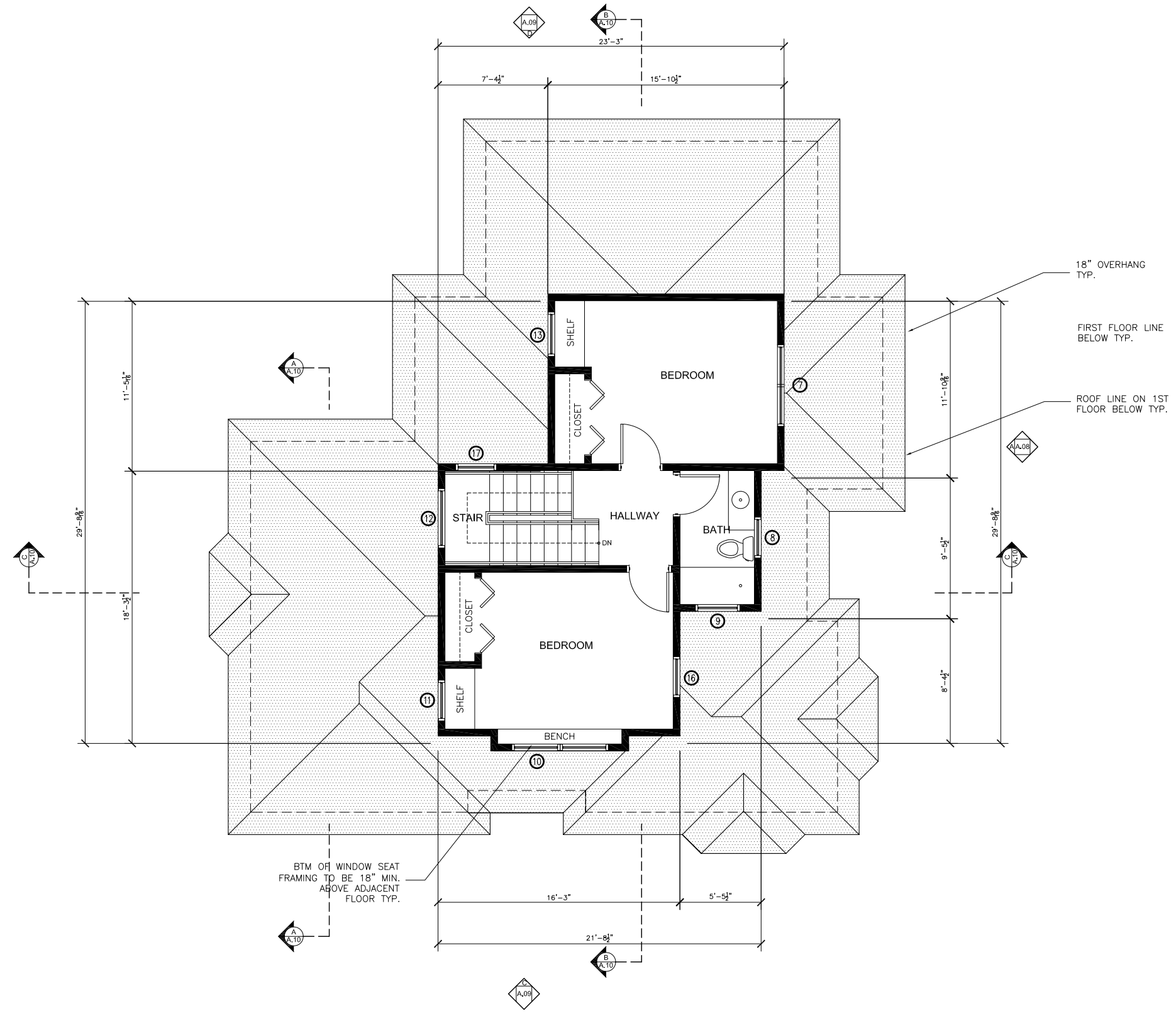
SHEET:
A.03

FIRST FLOOR - PLAN | A | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'

FOR WINDOW SCHEDULE PLEASE SEE SHEET A.03



SECOND FLOOR - PLAN | A | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'

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SECOND FLOOR - PLAN

PLOT DATE:

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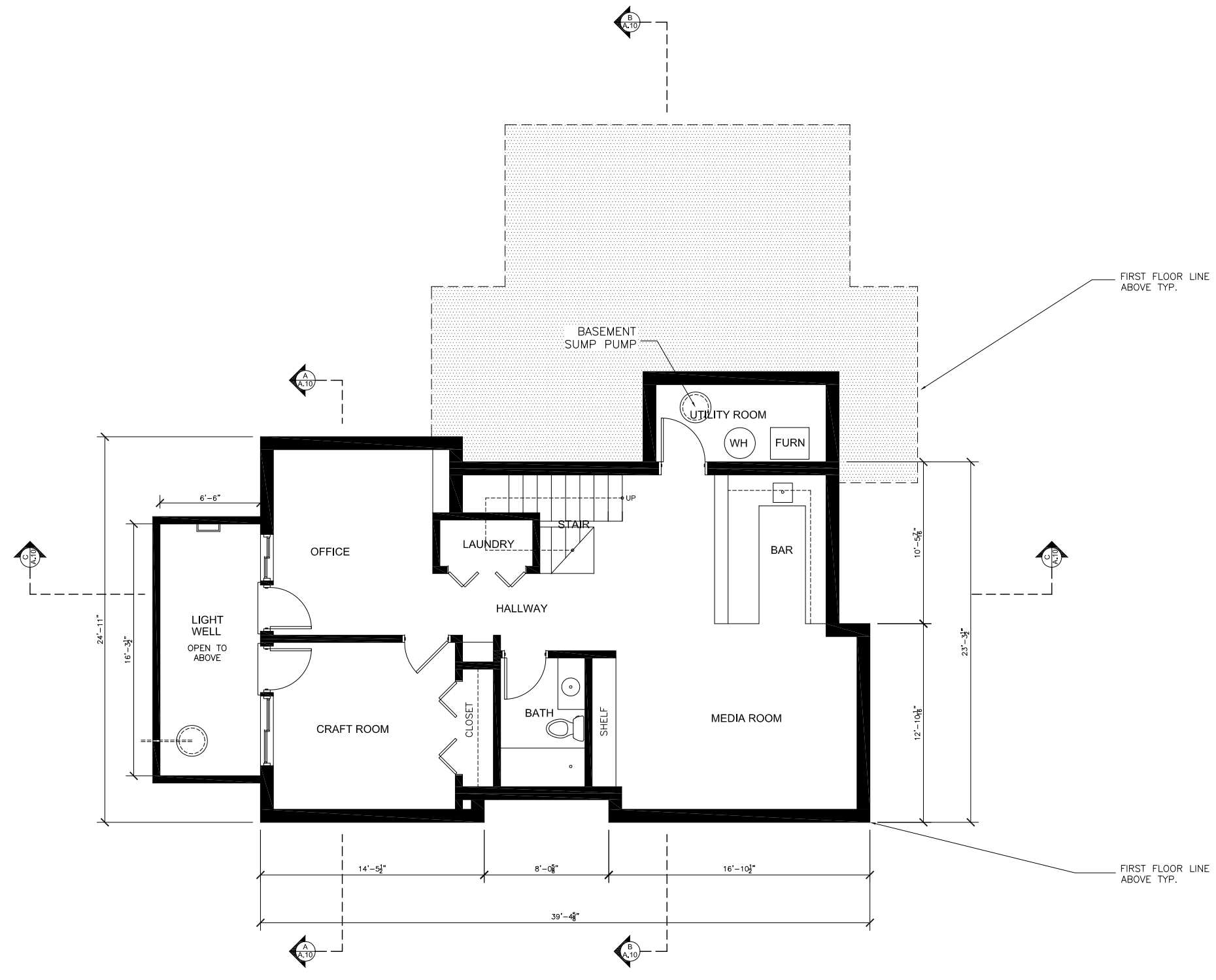
SHEET:
A.04

FOR WINDOW SCHEDULE PLEASE SEE SHEET A.03



BASEMENT FLOOR - PLAN | A | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'

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BASEMENT FLOOR - PLAN

PLOT DATE:

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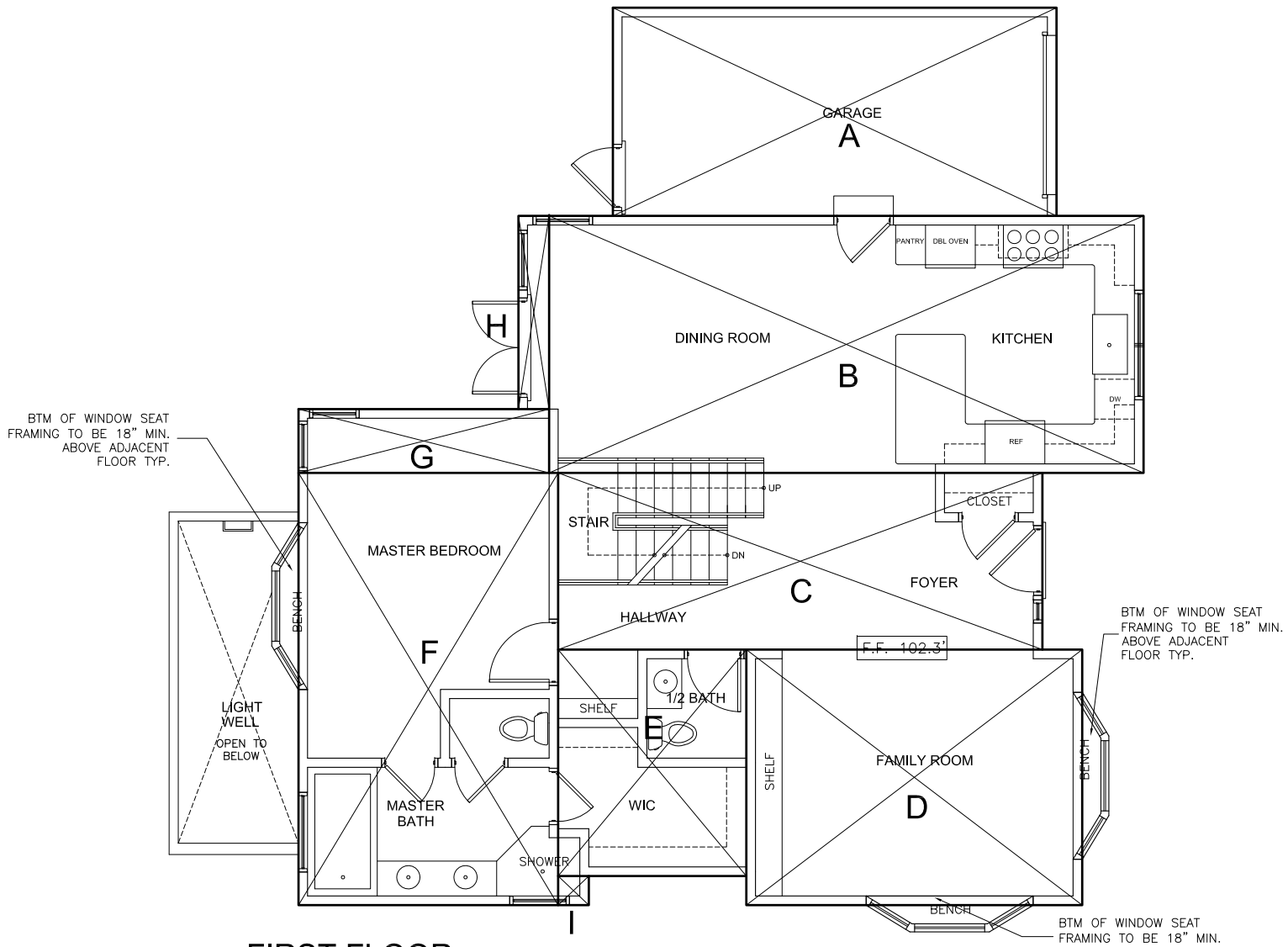
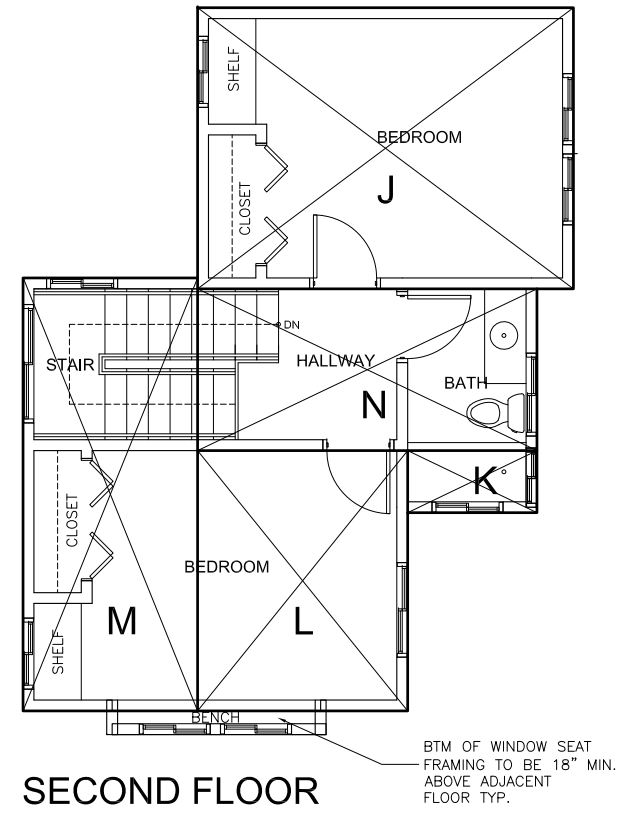
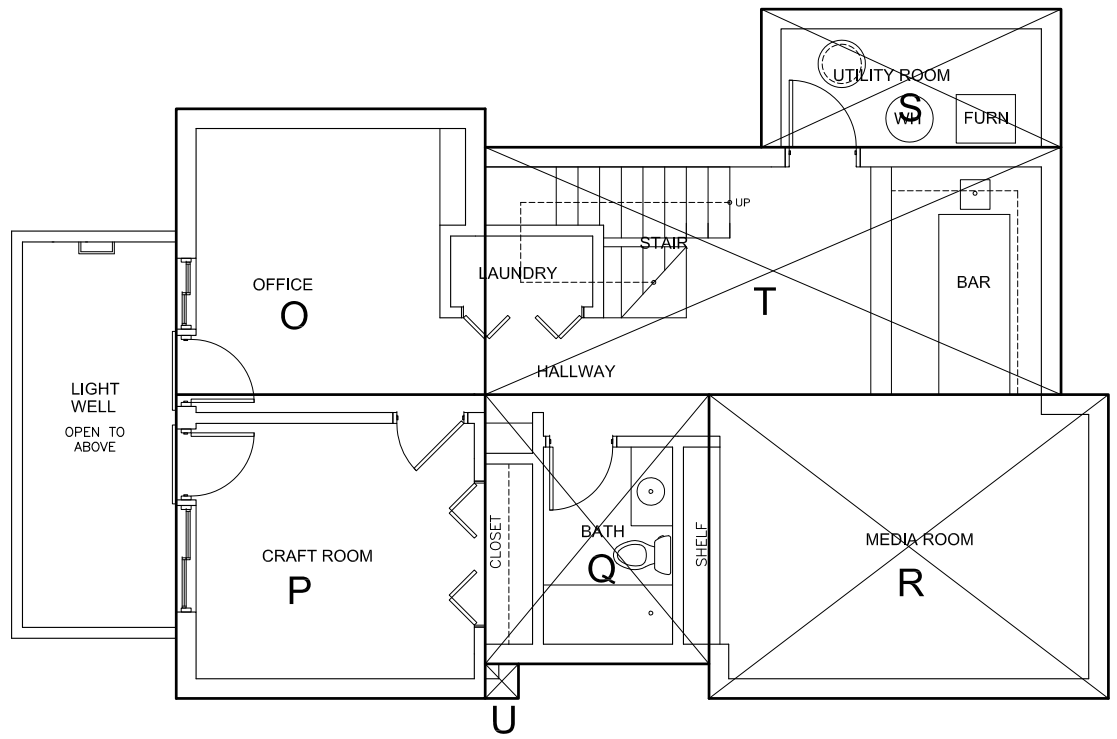


FIRST FLOOR



SECOND FLOOR



BASEMENT

FIRST FLOOR AREA:			
	DIMENSION		SQ.FT.
A	22'-3 1/2" X 10'-5 1/2"	=	233.13
B	29'-10 1/2" X 12'-11"	=	385.78
C	24'-4" X 8'-10 1/2"	=	215.91
D	16'-10 1/2" X 12'-10"	=	216.51
E	11'-4 1/2" X 9'-5 1/2"	=	107.53
F	21'-10" X 13'- 1/2"	=	283.40
G	12'-7" X 3'- 2 1/2"	=	40.36
H	9'-8 1/2" X 1'-6 1/2"	=	14.97
I	1'-6 1/2" X 1'-5 1/2"	=	2.25
	TOTAL FIRST FLOOR AREA:	=	1,500.02

SECOND FLOOR AREA:			
	DIMENSION		SQ.FT.
J	15'-10 1/2" X 11'-10 1/2"	=	188.56
K	14'-4" X 6'-10"	=	97.24
L	5'-5 1/2" X 2'-7 1/2"	=	14.22
M	11'-0" X 8'-10 1/2"	=	97.32
N	17'-10" X 7'-4 1/2"	=	134.30
	TOTAL SECOND FLOOR AREA:	=	531.64

BASEMENT FLOOR AREA:			
	DIMENSION		SQ.FT.
O	13'-1/2" X 12'-1"	=	188.56
P	13'-1/2" X 12'-10"	=	167.56
Q	11'-4 1/2" X 9'-5 1/2"	=	107.58
R	16'-10 1/2" X 12'-10"	=	216.61
S	12'-8" X 5'-10"	=	73.88
T	24'-4" X 10'-5 1/2"	=	254.40
U	1'-5 1/2" X 1'-5"	=	2.00
	TOTAL BASEMENT FLOOR AREA:	=	1,010.59

TOTAL FLOOR AREA:		
AREA		SQ.FT.
FIRST FLOOR	=	1,500.02
SECOND FLOOR	=	531.64
BASEMENT (WAIVED)	=	1,010.59
TOTAL FIRST & SECOND FLOOR AREA	=	2,031.66
2,031.66 < 2,034 ALLOWED		

TOTAL COVERAGE AREA:		
AREA		SQ.FT.
FIRST FLOOR	=	1,500.02
SECOND FLOOR	=	531.64
BASEMENT (WAIVED)	=	1,010.59
TOTAL FIRST & SECOND FLOOR AREA	=	2,031.66

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FLOOR AREA AND COVERAGE CALCULATION

PLOT DATE:

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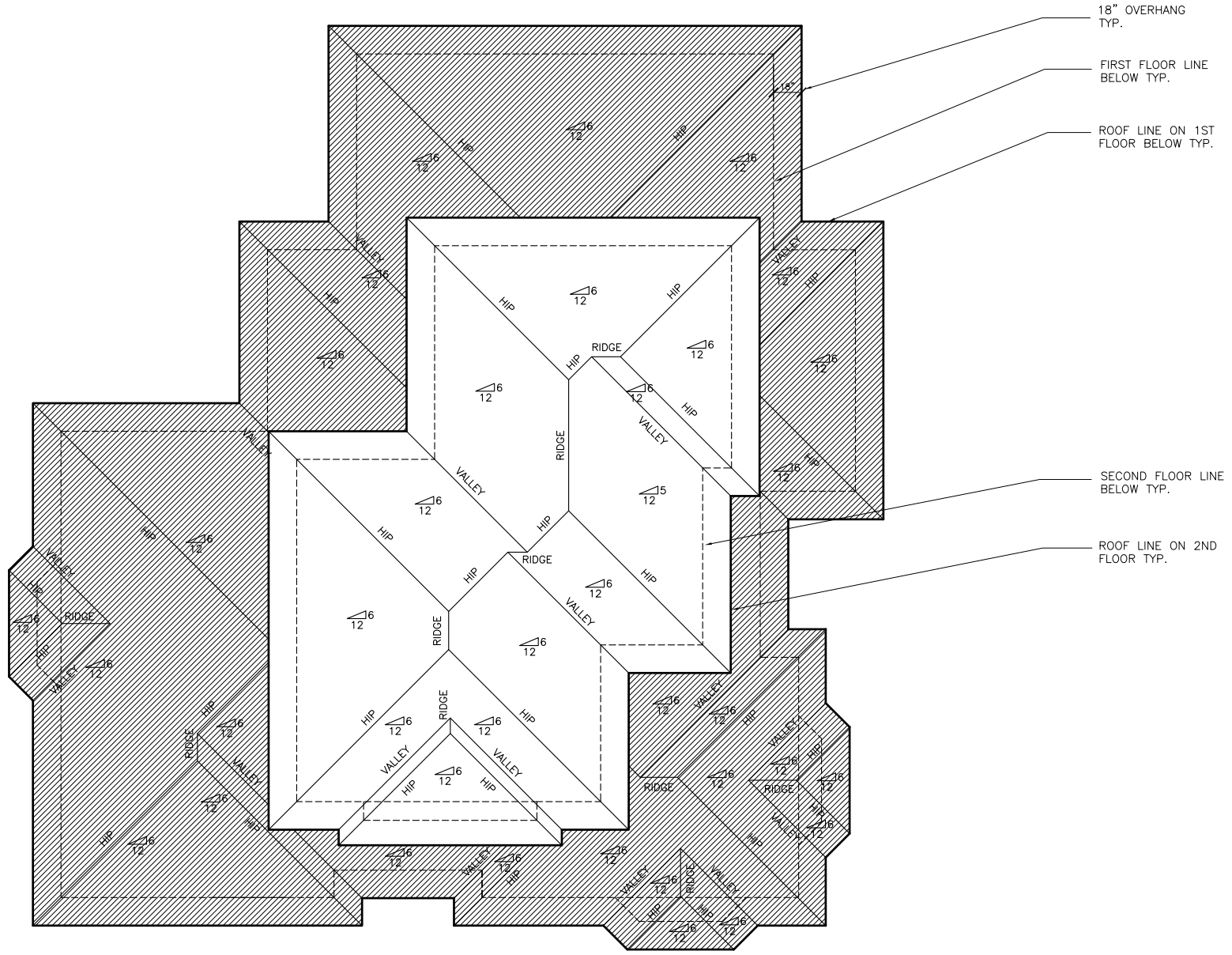
SHEET:
A.06

FLOOR AREA AND COVERAGE CALCULATION | A | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'



ROOF PLAN | A | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'

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ROOF PLAN

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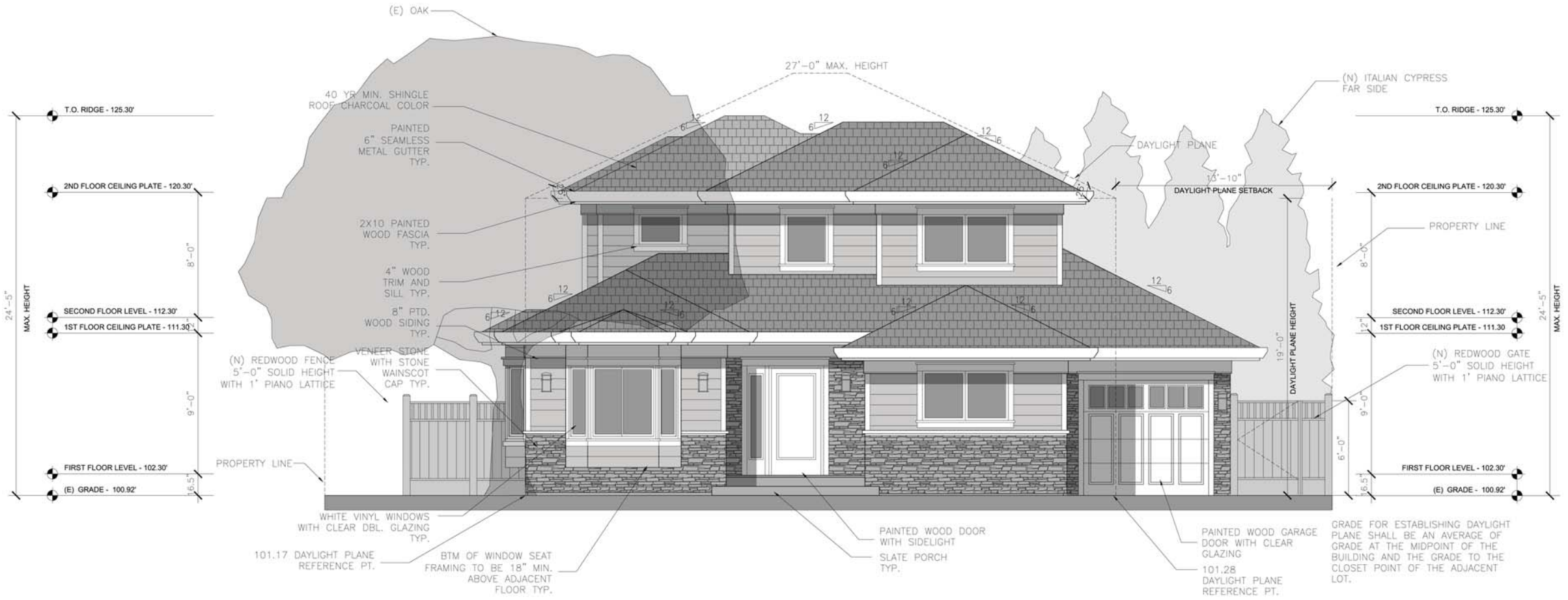
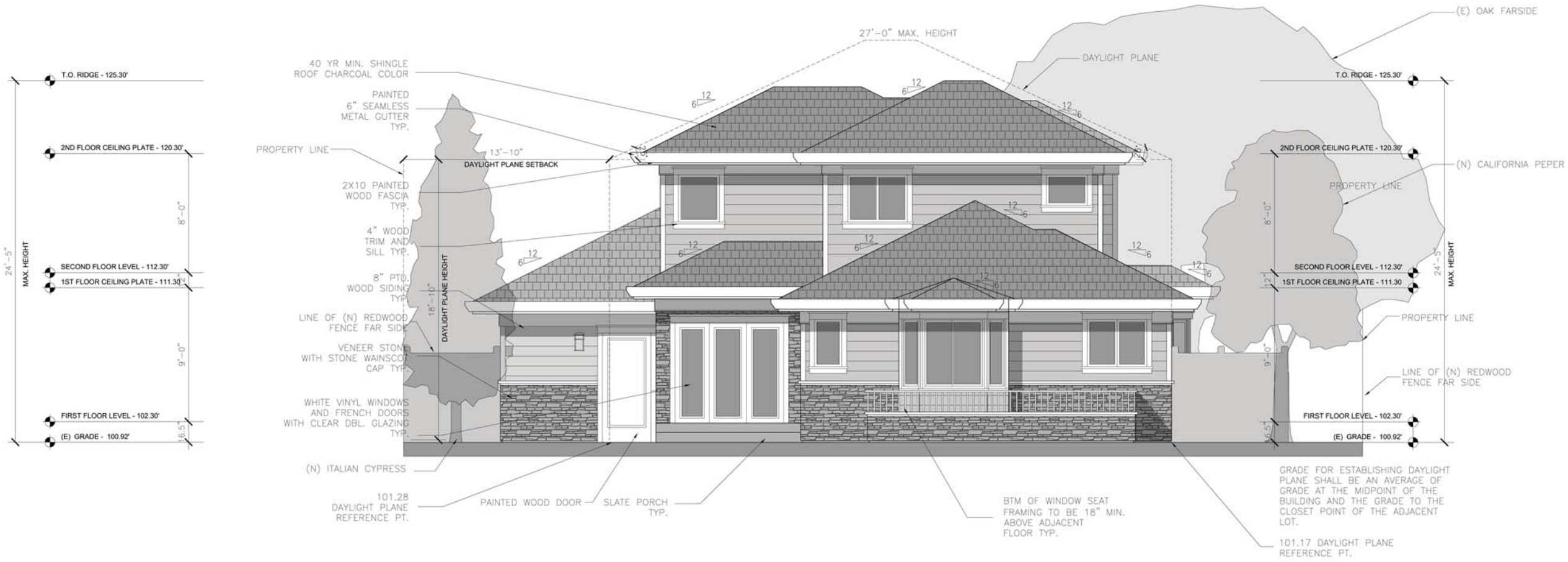
A.07



FRONT - EAST - ELEVATION | A | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'



REAR - WEST - ELEVATION | B | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'

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WWW.PHANGROUP-US.COM

LICENSED ARCHITECT
THIEU VINH PHAN
NO. C23436
REN. 4-30-15
STATE OF CALIFORNIA

HAN KAO RESIDENCE
446 LERIDA AVE LOS ALTOS CA 94024
OWNER: JOSEPH HAN & EMILY KAO

ELEVATIONS

PLOT DATE:

NOTES:
PLANNING SUBMITTAL

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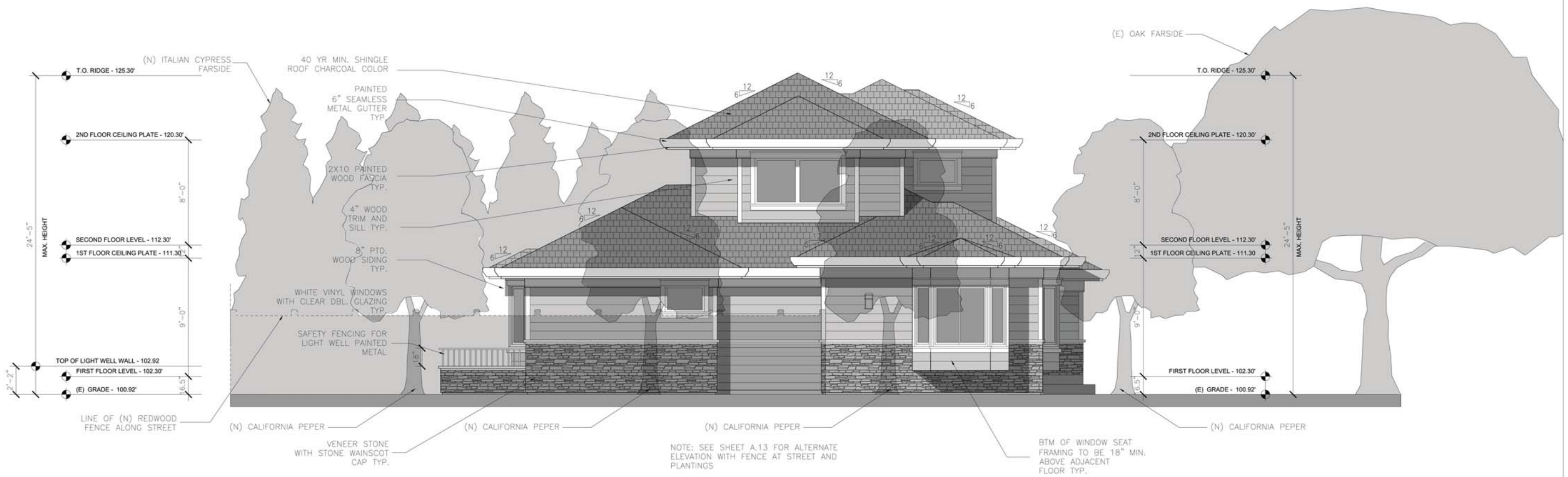
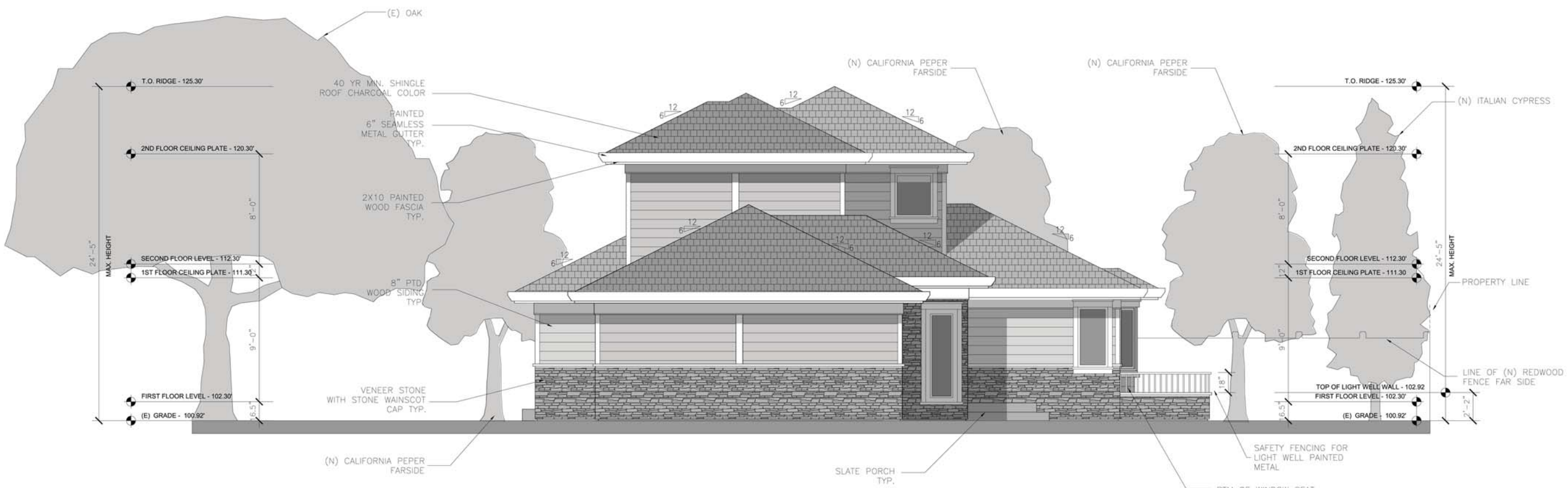
SHEET:
A.08



SIDE - SOUTH - ELEVATION | C | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'



SIDE - NORTH - ELEVATION | D | SCALE: 1/4" = 1'-0" | 0 2' 4' 8' 12'

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ELEVATIONS

PLOT DATE:

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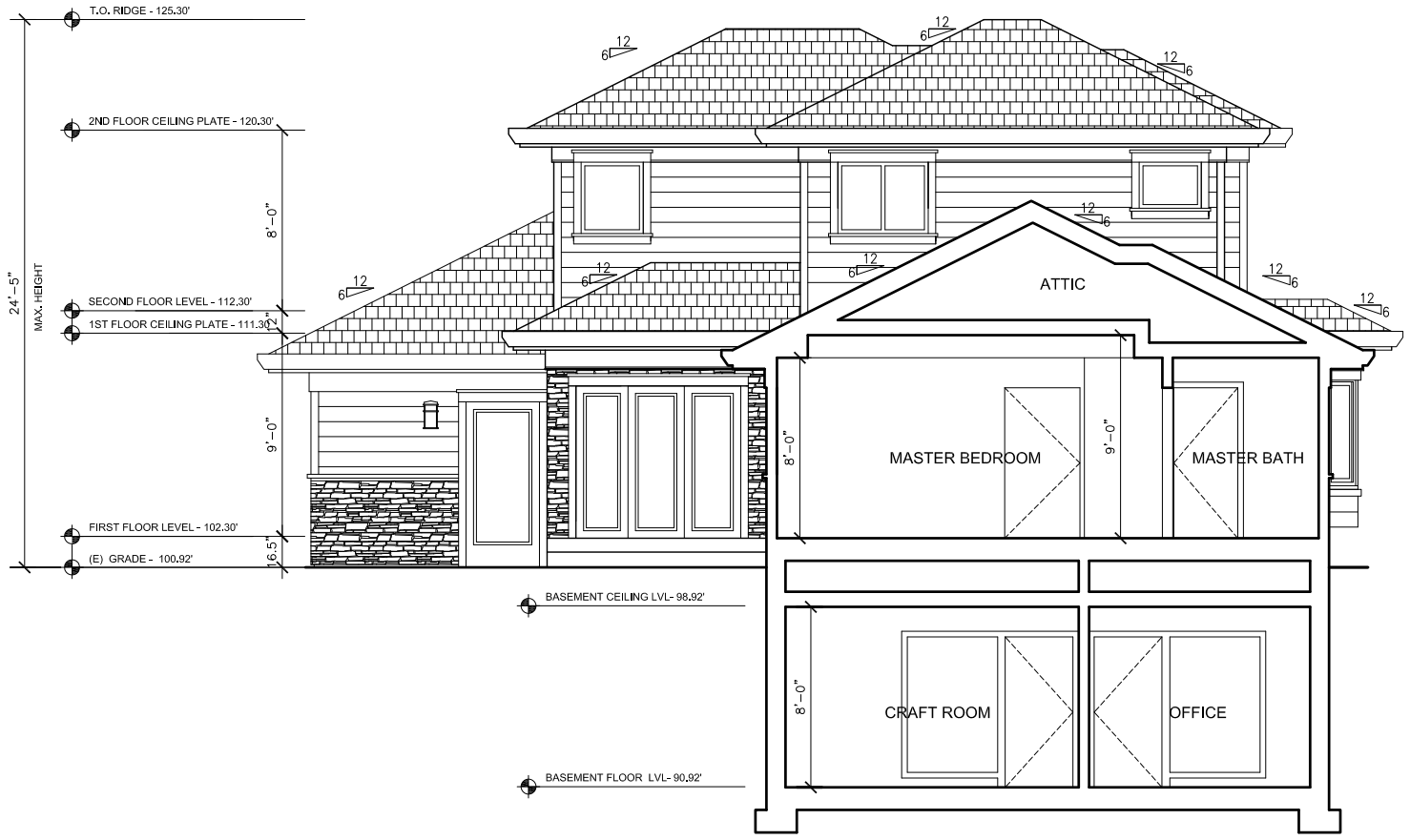
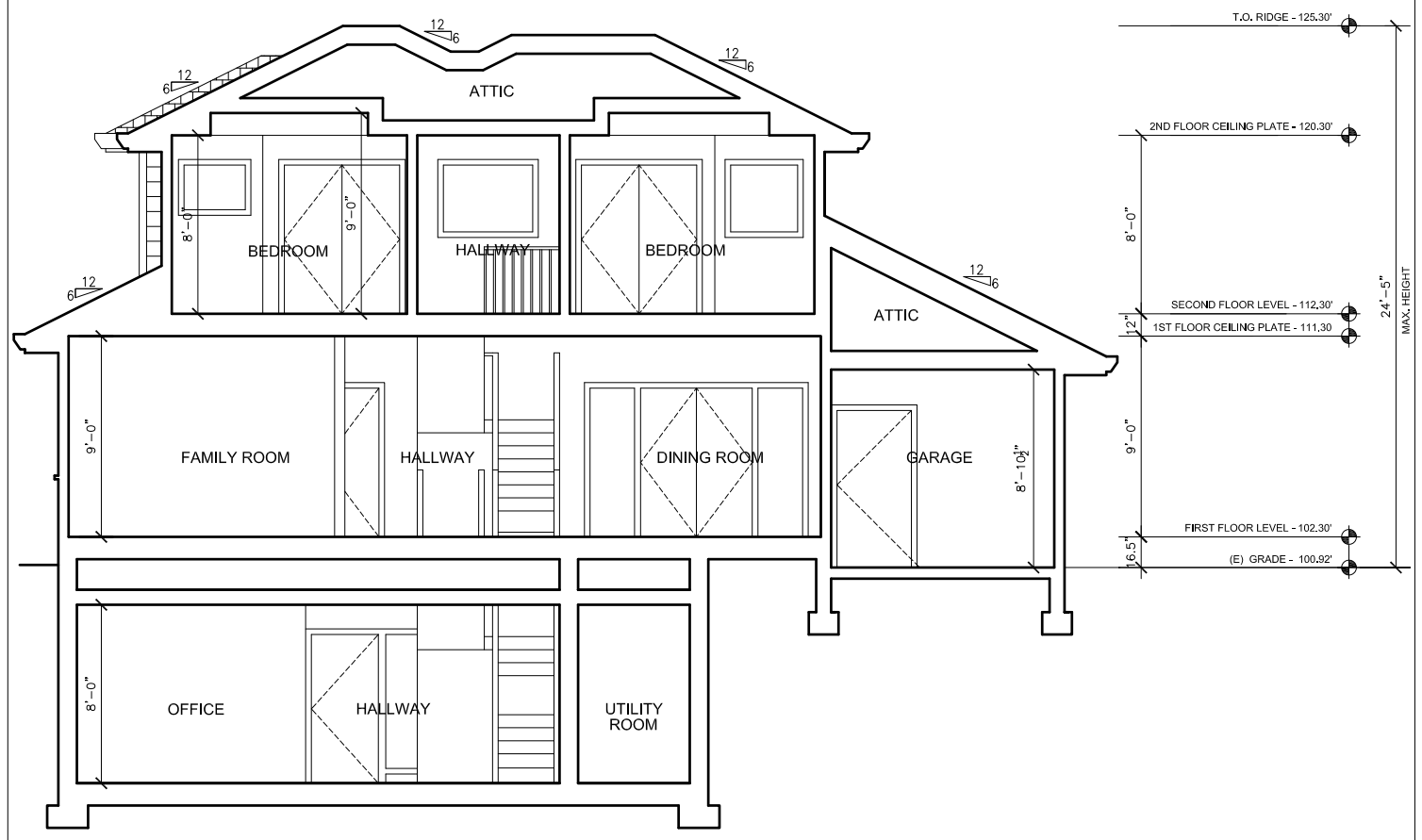
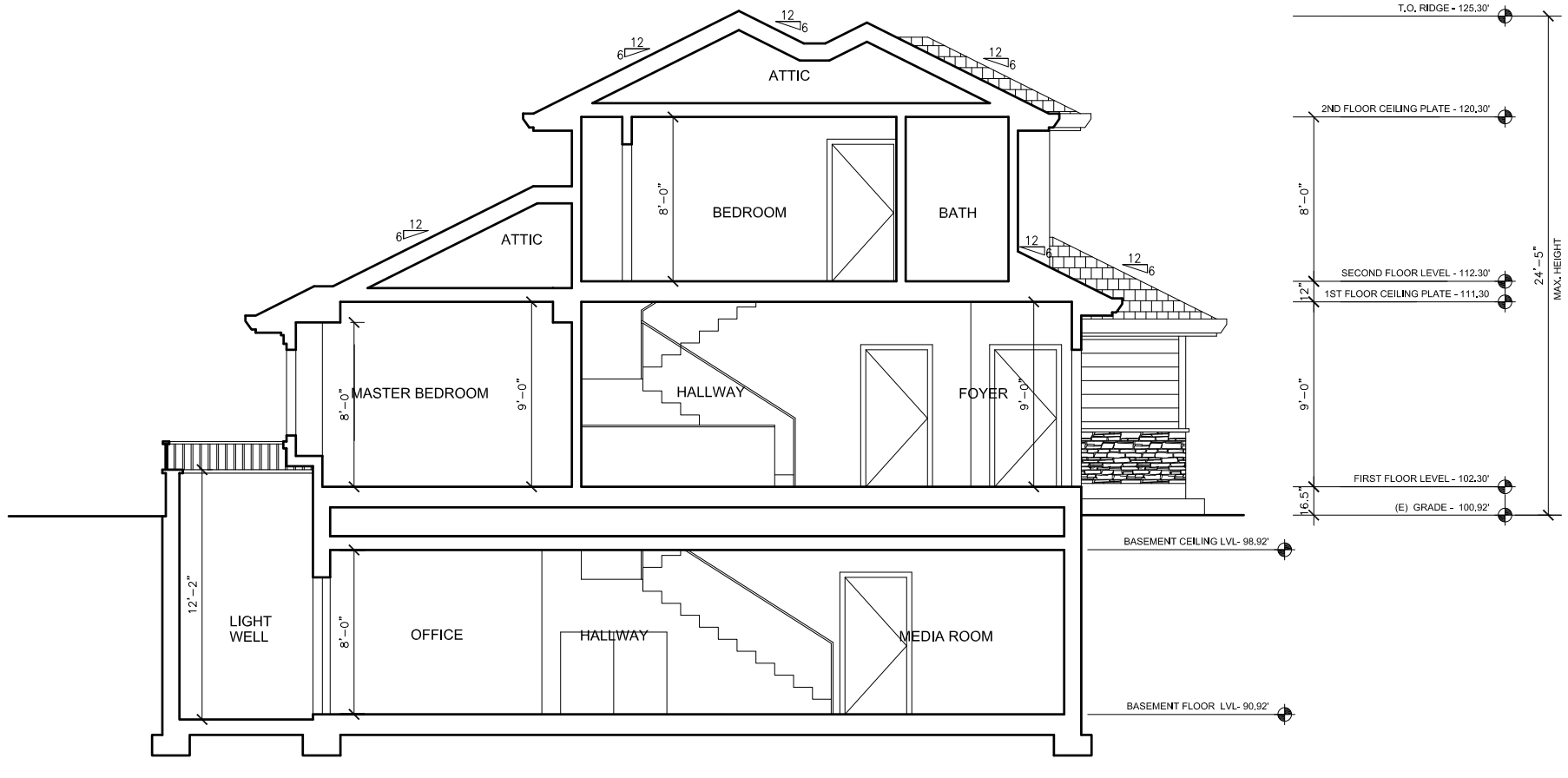
A.09



SECTION A — SCALE: 1/4" = 1'-0" (0, 2', 4', 8', 12')



SECTION B — SCALE: 1/4" = 1'-0" (0, 2', 4', 8', 12')



SECTION C — SCALE: 1/4" = 1'-0" (0, 2', 4', 8', 12')

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OWNER: JOSEPH HAN & EMILY KAO

SECTIONS

PLOT DATE:

NOTES:
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DATE: SEPTEMBER 27 2013

SCALE: AS NOTED

DRAWN BY: PP

SHEET:

A.10

359 SAN LUIS

371 SAN LUIS

381 SAN LUIS

419 SAN LUIS

435 SAN LUIS

437 SAN LUIS

430 SAN LUIS

420 SAN LUIS

404 SAN LUIS

400 SAN LUIS

386/390 SAN LUIS

374 SAN LUIS

364 SAN LUIS

446 LERIDA

436 LERIDA

416 LERIDA

417 LERIDA

447 LERIDA

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NO. C23436
REN. 4-30-15
STATE OF CALIFORNIA

HAN KAO RESIDENCE
446 LERIDA AVE LOS ALTOS CA 94024
OWNER: JOSEPH HAN & EMILY KAO

STREET SCAPE

PLOT DATE:

NOTES:
IR REVIEW

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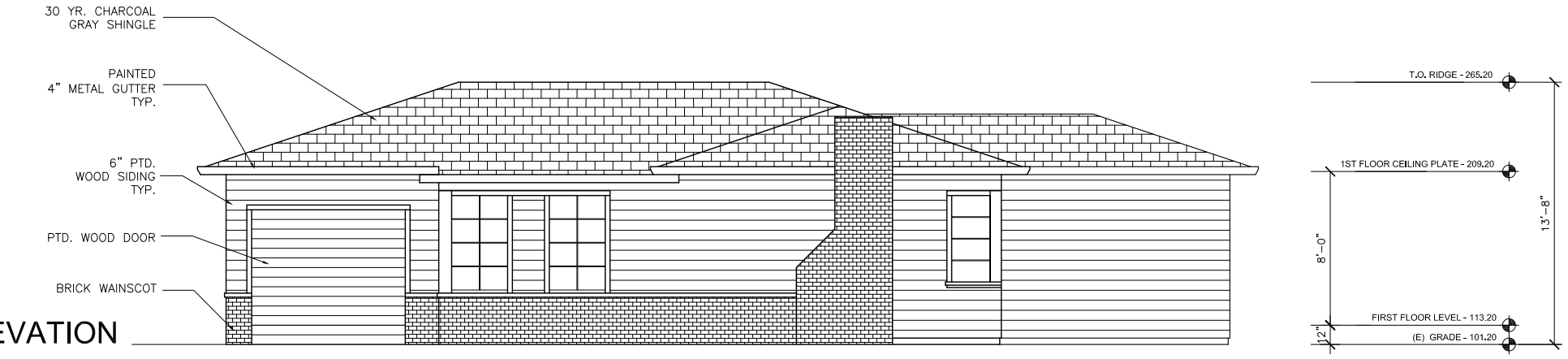
SHEET:
A.11

FRONT - EAST - ELEVATION

REAR - WEST - ELEVATION

SIDE - SOUTH - ELEVATION



SIDE - NORTH - ELEVATION

EXISTING ELEVATIONS

SCALE: 1/4" = 1'-0"

0 2' 4' 8' 12'

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EXISITNG ELEVATIONS

PLOT DATE:

NOTES:
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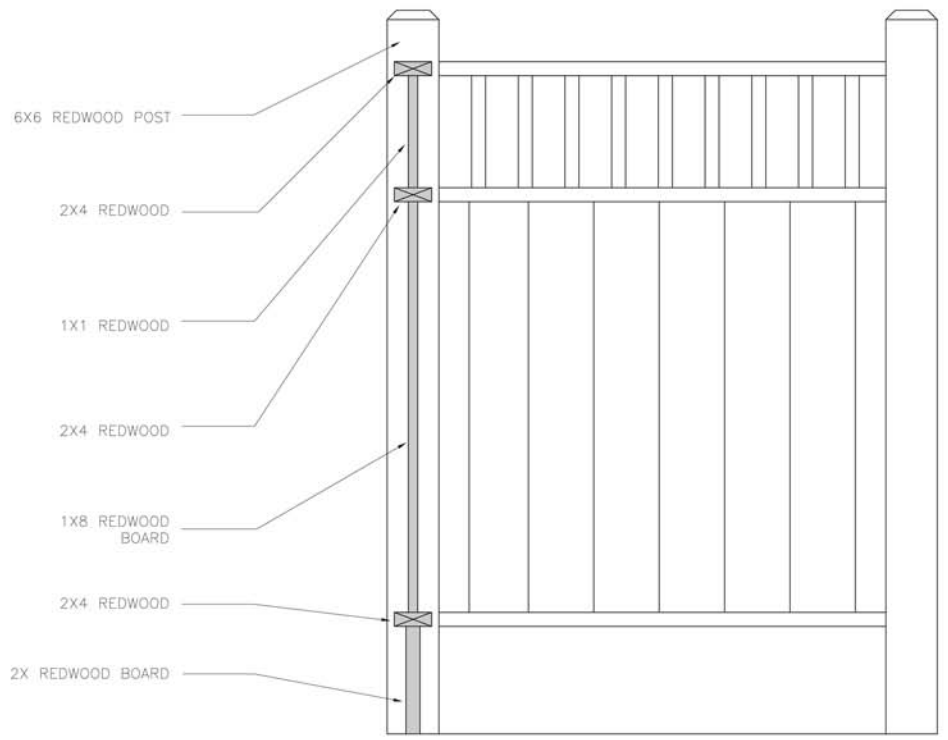
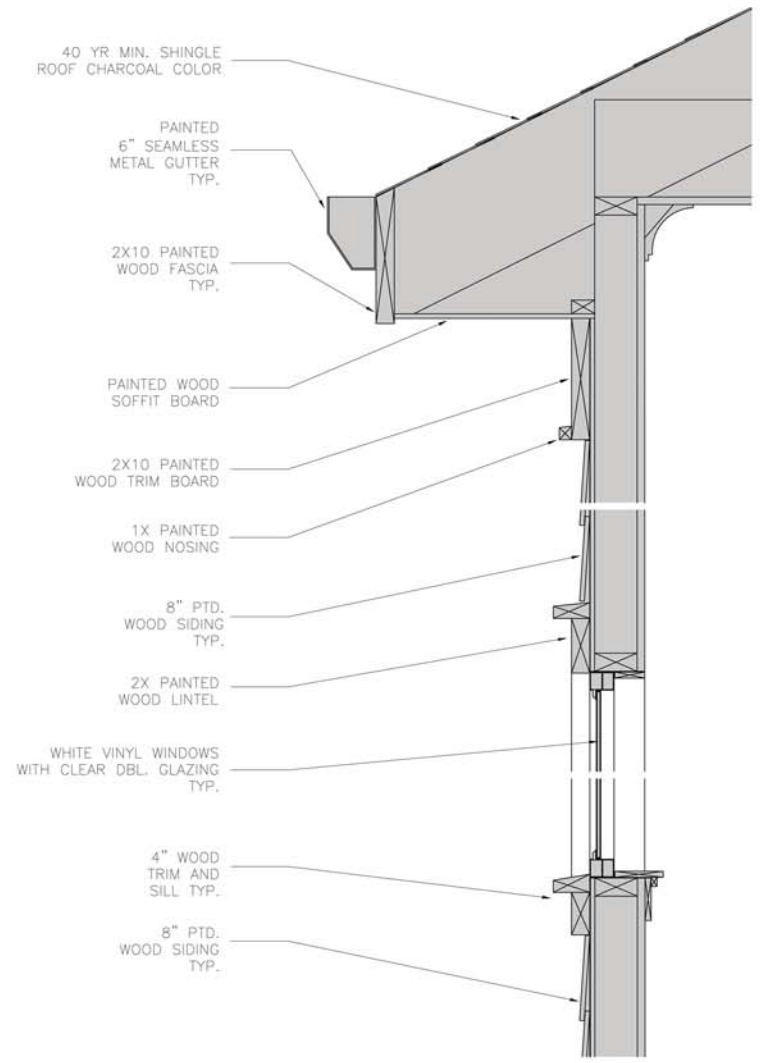
SHEET:

A.12



TYP. FENCE SECTION DETAIL

SCALE: NONE



TYP. WINDOW - EAVE SECTION

SCALE: NONE

ALTERNATE SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8' 12'

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THIEU VINH PHAN
NO. C23436
REN. 4-30-15
STATE OF CALIFORNIA

ARCHITECTURAL DETAILS - ALTERNATE SOUTH ELEVATION

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OWNER: JOSEPH HAN & EMILY KAO

PLOT DATE:

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SCALE: AS NOTED
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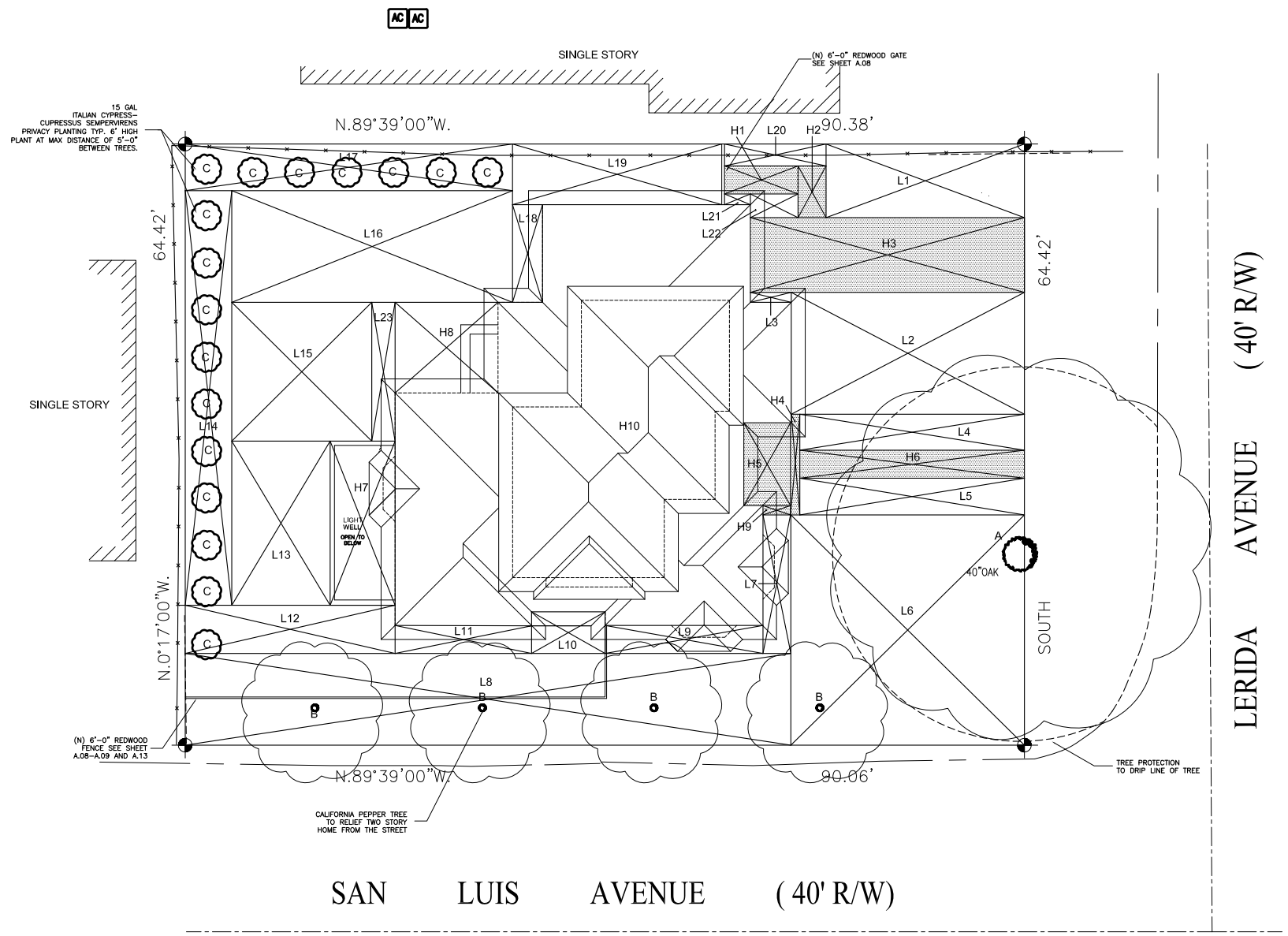
SHEET:
A.13



TREE LEGEND				
	TYPE	SIZE	EXISTING	NEW
A	OAK	40"	X	
B	CALIFORNIA PEPPER	24" BOX		X
C	ITALIAN CYPRESS	15 GAL		X

HARDSCAPE AREA			
	DIMENSION		SQ.FT.
H1	7'-10.5" X 3'-0"	=	23.64
H2	5'-6.5" X 3'-0"	=	16.63
H3	29'-4.5" X 8'-0"	=	234.96
H4	10'-9" X 10.5"	=	10.21
H5	8'-10.5" X 5'-0"	=	44.37
H6	24'-1" X 3'-0"	=	72.25
H7	17'-2.5" X 6'-11"	=	122.41
H8	11' X 9'-8"	=	107.22
H9	2'-1.5" X 1'-0"	=	2.94
H10	HOUSE FOOT PRINT	=	1,500.02
	TOTAL HARDSCAPE AREA:	=	2,134.65

LANDSCAPE AREA			
	DIMENSION		SQ.FT.
L1	21'-3" X 7'-10.5"	=	167.89
L2	25'-0" X 13'-1"	=	327.48
L3	4'-4.5" X 1'-1"	=	4.67
L4	24'-1" X 3'-10"	=	92.82
L5	24'-1" X 3'-11"	=	94.82
L6	25'-0" X 24'-7.5"	=	616.75
L7	14'-9.5" X 3'-0"	=	44.69
L8	64'-11" X 9'-10"	=	638.56
L9	16'-7.5" X 3'-8"	=	50.70
L10	13'-2" X 4'-5"	=	29.42
L11	21'-11" X 18'-1"	=	53.84
L12	22'-6" X 5'-2"	=	116.03
L13	17'-7" X 10'-6.5"	=	185.45
L14	44'-5" X 5'-0"	=	222.14
L15	15'-0" X 13'-4.5"	=	200.66
L16	30'-1" X 12'-0"	=	359.91
L17	35'-1" X 5'-0"	=	175.47
L18	10'-5" X 3'-2"	=	33.59
L19	22'-9" X 6'-6"	=	147.69
L20	10'-10.5" X 2'-4"	=	25.56
L21	2'-9.5" X 1'-1"	=	3.20
L22	5'-1" X 2'-6.5"	=	12.98
L23	14'-10" X 2'-6"	=	37.19
	TOTAL LANDSCAPE AREA:	=	3,641.51

HARDSCAPE AREA

LANDSCAPE AREA

REVISIONS BY

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LANDSCAPE PLAN

PLOT DATE:

NOTES:
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DATE: OCTOBER 29 2013
SCALE: AS NOTED
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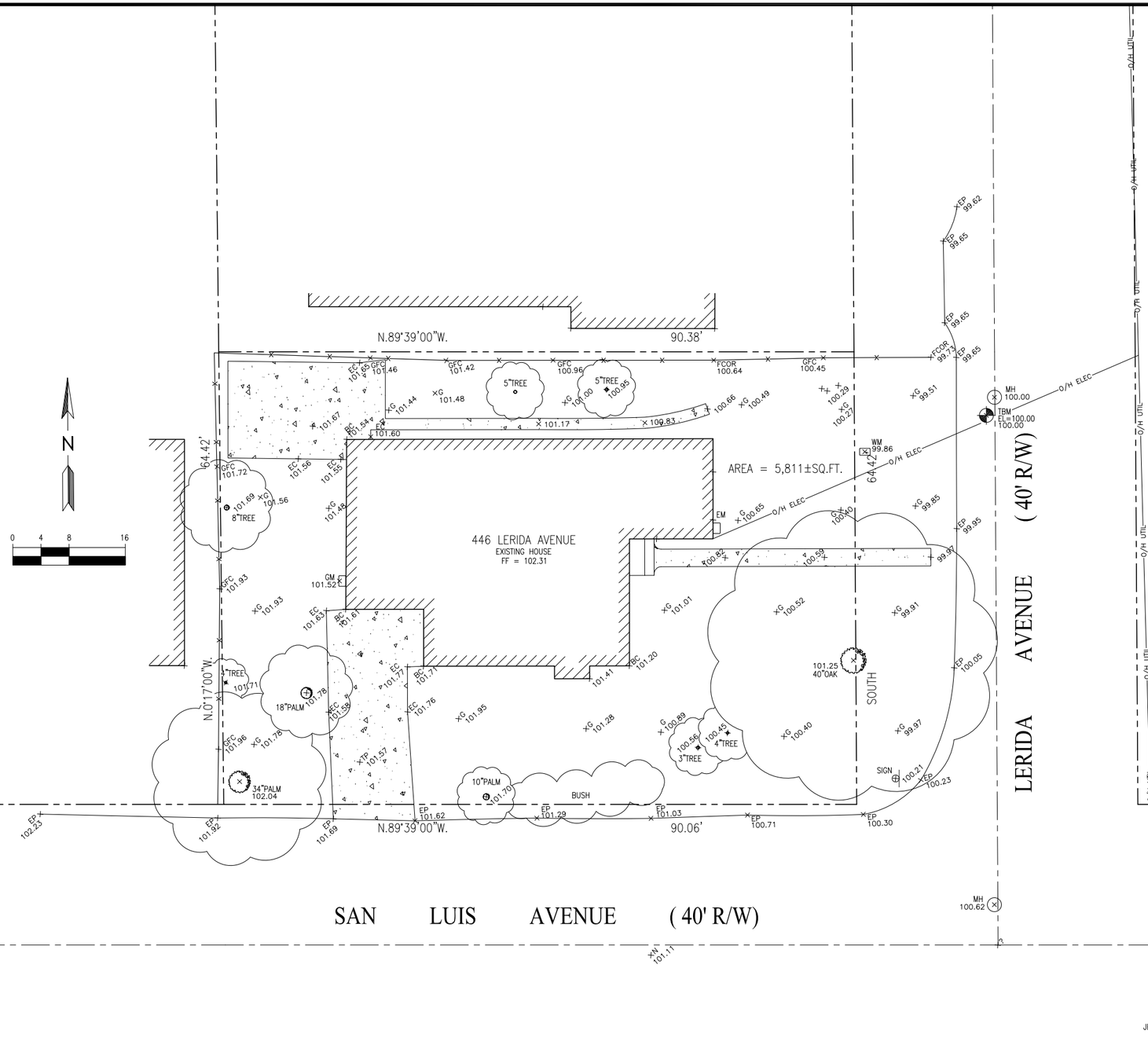
SHEET:
L.01

LANDSCAPE PLAN | A | SCALE: 1/8" = 1'-0" | 0 4' 8' 16' 24'



LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-SS-	SANITARY SEWER LINE
-SD-	STORM DRAIN LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

BASIS OF BEARINGS:

THE BEARING, N89°39'00"W, OF THE CENTER LINE OF SAN LUIS AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 831 OF MAPS AT PAGE 11, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV = 100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

NOTE:

1. BOUNDARY DATA COMPILED FROM RECORD INFORMATION

2. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

NEW RESIDENCE

446 LERIDA AVENUE
LOS ALTOS, CA
APN: 189-51-042

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
TI-RAN WU
EXP. 12/31/13
L 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: OCT 1, 2013
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

© WEC

EATHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	35 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	750 C.Y.
FILL	25 C.Y.
BALANCE	760 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST. | 3

—SS—	SANITARY SEWER	—SL—	STREET LIGHT
— E —	ELECTRIC	—IRR—	IRRIGATION
—TV—	TV/CABLE TV	— X —	FENCE
—FS—	FIRE SERVICE	— JT —	JOINT TRENCH
— W —	DOMESTIC WATER SERVICE	—O/H—	OVERHEAD WIRES
— T —	TELEPHONE	×16.07	(E) SPOT ELEVATION
— G —	NATURAL GAS	×16.07 FS	(N) SPOT ELEVATION
—FM—	FORCE MAIN		

DS — SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. — DOWNSPOUT

LEGEND | 4

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RIM	RIM ELEVATION
EG	EXISTING GRADING	S	SLOPE
EM	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SDFM	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER
FS	FINISH SURFACE ELEV		
FW	FIRE WATER LINE		

ABBREVIATION | 5

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642–2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE CITY RIGHT–OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS–ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN 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 MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT–OF WAY IS PERMITTED.

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

UTILITY NOTES:

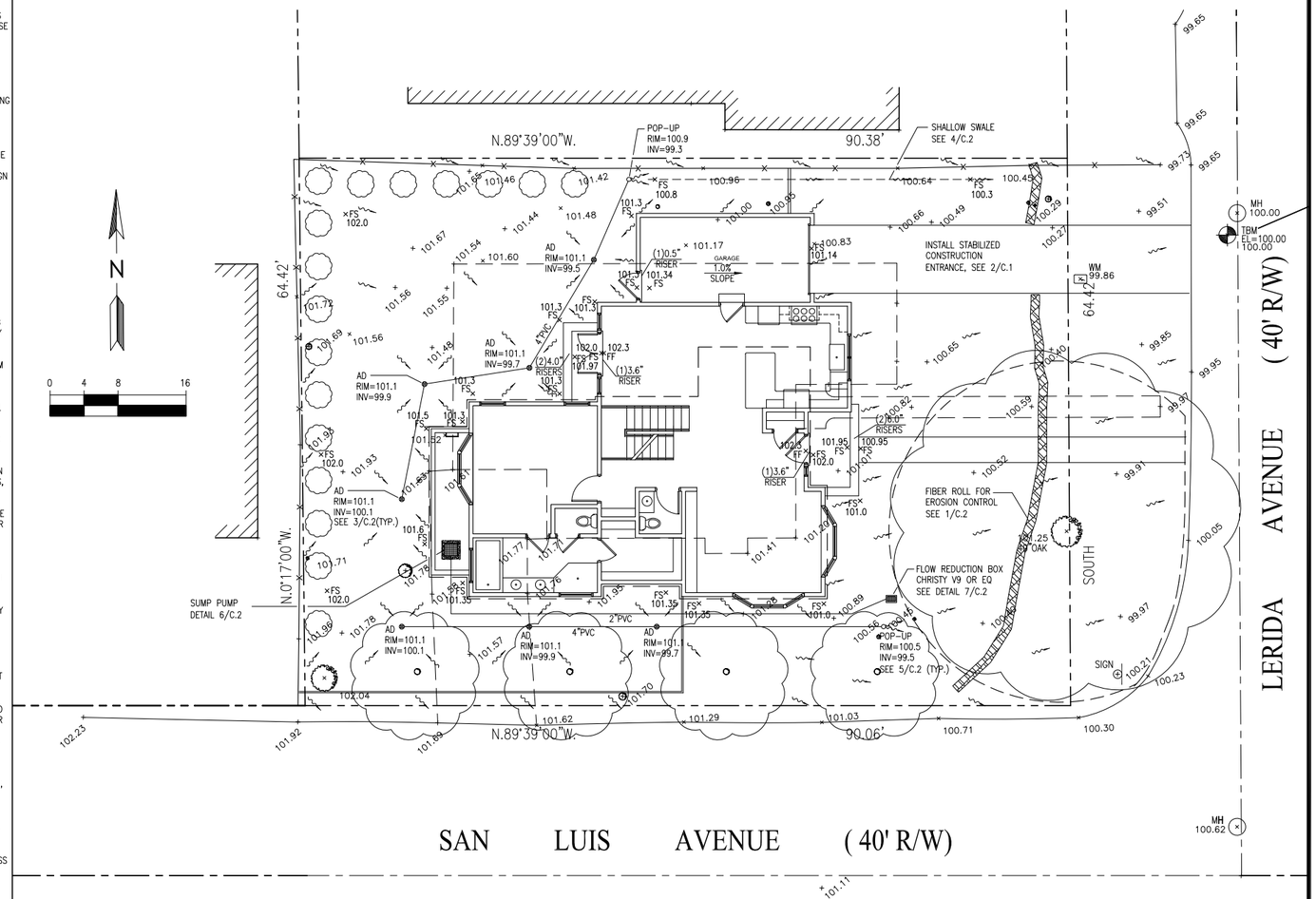
1. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. ALL WORK FOR GRAVITY SYSTEMS SHALL BEGIN AT THE 1. DOWNSTREAM CONNECTION POINT. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE SHOULD BE AVOIDED.

2. CLEANOUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS.

3. A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

4. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE (5) FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

GENERAL NOTES | 2



GRADING AND DRAINAGE PLAN AND EROSION CONTROL PLAN SCALE: 1/8"=1'-0" | 1

NEW RESIDENCE

446 LERIDA AVENUE
LOS ALTOS, CA
APN: 189-51-042

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER YI-RAN TU C51024 EXP. 6/30/15 CIVIL STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: OCT 18, 2013
SCALE: AS SHOWN
DRAWN: J
JOB: 09016

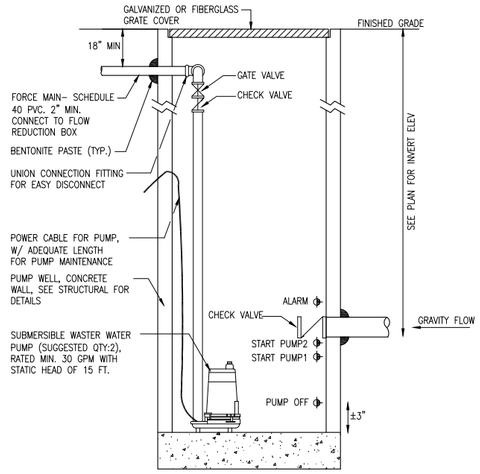
SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

© WEC



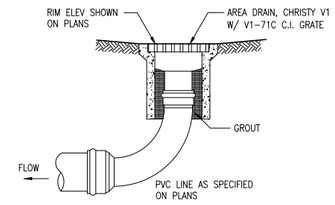
NOTE:
1. INSTALL TWO PUMPS PER MANUFACTURES RECOMMENDATION.

2. CONTRACTOR SHALL SUPPLY ADEQUATE POWER TO THE COMPLETELY SELF–CONTAINED MOTOR CONTROL PANEL. THE CONTROL PANEL SHALL PROVIDE SHORT CIRCUIT AND OVERLOAD PROTECTION FOR THE PUMP.

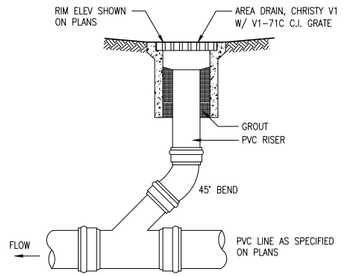
3. PROVIDE HIGH–WATER ALARM SYSTEM.

4. SEE PLAN FOR ADDITIONAL ELEVATION DETAILS.

SUB-DRAIN SUMP PUMP SCALE: N.T.S. | 6

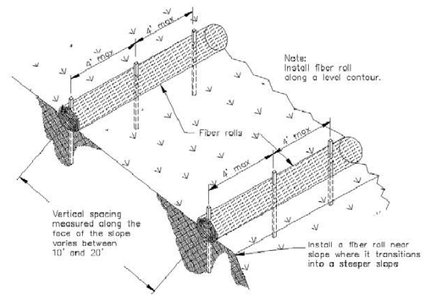


END OF LINE AREA DRAIN

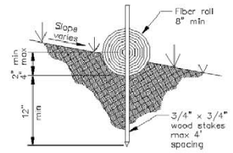


IN–LINE AREA DRAIN

AREA DRAIN DETAILS SCALE: N.T.S. | 3

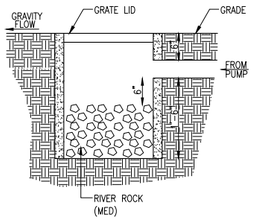


TYPICAL FIBER ROLL INSTALLATION
N.T.S.



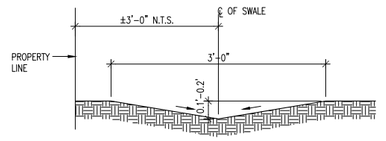
ENTRENCHMENT DETAIL
N.T.S.

FIBER ROLL DETAIL | 1



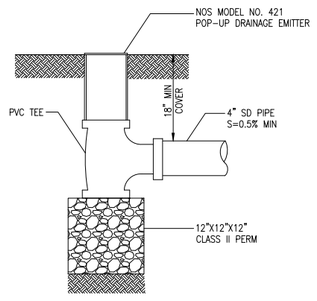
NOTE:
RIDGE PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP.

FLOW REDUCTION BOX SCALE: N.T.S. | 7

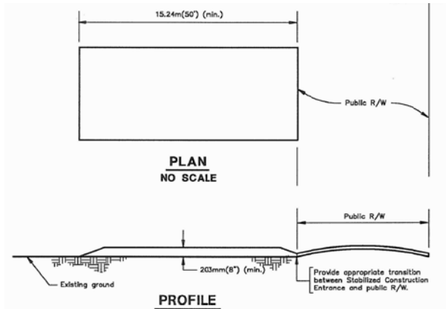


SECTION B: SWALE AT UNPAVED AREA

SWALE DETAIL | 4



POP-UP DRAIN DETAIL | 5



SPECIFICATION FOR TEMPORARY STABILIZED CONSTRUCTION ENTRANCE

DESIGN AND CONSTRUCTION SPECIFICATIONS

1. The material for construction of the pad shall be 51mm to 76mm (2" to 3") stone.
2. The thickness of the pad shall not be less than 203mm (8").
3. The width of the pad shall not be less than the full width of all points of ingress or egress.
4. The length of the pad shall be as required, but not less than 15.24m(50').
5. The entrance shall be maintained in c condition that will prevent tracking or flowing of sediment onto public rights–of–way. This may require periodic top dressing with additional stone as conditions demand, and repair and/ or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights–of–way shall be removed immediately.
6. When necessary, wheel shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required, it shal be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand bags, gravel, board or other approved methods.

Units are in metric
Non-metric units in brackets

STABILIZED CONTRUCTION ENTRANCE | 2

NEW RESIDENCE

446 LERIDA AVENUE
LOS ALTOS, CA
APN: 189-51-042

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER · WI-RAN WU · C59034 · 12/31/15 · CIVIL · STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: OCT 18, 2013
SCALE: AS SHOWN
DRAWN: J
JOB: 09016

SHEET TITLE:

DETAILS

SHEET NO.

C.2

© WEC

WAINSCOTING AND CAP:
-MANUFACTURE: ELDORADO STONE

WAINSCOTING CAP:
-MANUFACTURE: ELDORADO STONE
-MODEL: CHISELED EDGE WAINSCOT SILL
-COLOR: BUCKSKIN

FEISS
EST. 1955

Job Name: **Job Type:**

Comments: **Quantity:**

OL3402CB: 1 - Light Wall Lantern

Collection: Mission Lodge

UPC #:014817277227

Finish: Corinthian Bronze (CB)

Dimensions:

Width: 9"
Height: 15"
Weight: 10.2 lbs.
Extends: 11 3/4"
Wire: 8"
Connection: Mounted To Box

Bulbs:

1 - Medium A19 150w Max. 120v - Not included

Material List:

1 Body - Aluminum - Corinthian Bronze

Safety Listing:

cUL Listed for Wet Locations

Instruction Sheets:

English (2019)

MATERIAL AND COLOR BOARD

446 LERIDA AVE
LOS ALTOS CA 94024

ROOF MATERIAL/COLOR:
-MANUFACTURE: CERTAINTEED
-WARRANTY: LIFETIME WARRANTY
-MODEL / COLOR: MAX DEF MOIRE BLACK

dellwood sand
1019

Accent Colors

harmony
AF-90

silhouette
AF-655

EXTERIOR HOUSE COLOR:
BENJAMIN MOORE BODY AND TRIM COLOR

VENEER STONE MATERIAL/COLOR:
-MANUFACTURE: ELDORADO STONE
-MODEL: CLIFFSTONE
-COLOR: MESQUITE

MATERIAL AND COLOR BOARD

446 LERIDA AVE
LOS ALTOS CA 94024