ZHANG RESIDENCE

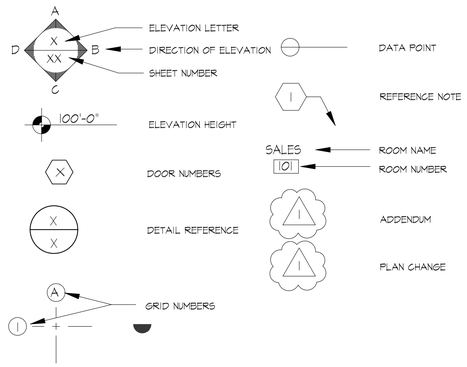
872 CLINTON ROAD
LOS ALTOS, CA 94024

APN: 189-13-026

ABBREVIATIONS

&	AND	F.E.	FIRE EXTINGUISHER	OPNG.	OPENING
∠	ANGLE	F.O.	FACE OF	OPP.	OPPOSITE
@	AT	F.O.F.	FACE OF FINISH	P.LAM.	PLASTIC LAMINATE
℄	CENTERLINE	F.O.S.	FACE OF STUDS	PL.	PLATE
⌀	DIAMETER	F.W.	FEATURE WALL	PLAS.	PLASTER
#	POUND OR NUMBER	F.R.	FIRE RETARDANT	PLYWD.	PLYWOOD
ACOUS.	ACOUSTICAL	F.S.	FULL SIZE	PR.	
ADJ.	ADJUSTABLE	FIN.	FINISH	PT.	POINT
A.F.F.	ABOVE FINISH FLOOR	FL.	FLOOR	R.	RISER
AL.	ALUMINUM	FLUOR.	FLUORESCENT	RAD.	RADIUS
ARCH.	ARCHITECTURAL	FT.	FOOT OR FEET	RGTR.	REGISTER
BD.	BOARD	G.B.	GRAB BAR	REQ'D	REQUIRED
BLDG.	BUILDING	GA.	GAUGE	RESIL.	RESILIENT
BLK.	BLOCK	GL.	GLASS	RM.	ROOM
BLKG.	BLOCKING	GYP.	GYPSUM	RWD.	REDWOOD
BM.	BEAM	H.B.	HOSE BIBB	S.	SOUTH
BOT.	BOTTOM	H.C.	HOLLOW CORE	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	S.STL.	STAINLESS STEEL
CEM.	CEMENT	HCP.	HANDICAPPED	SCHED.	SCHEDULE
CER.	CERAMIC	HDWD.	HARDWOOD	SHT.	SHEET
CLG.	CEILING	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CLKG.	CAULKING	HGT.	HEIGHT	SPEC.	SPECIFICATION
CLR.	CLEAR	HR.	HOUR	SQ.	SQUARE
COL.	COLUMN	HVAC	HEATING, VENTILATING & AIR CONDITIONING	STD.	STANDARD
CONC.	CONCRETE			STL.	STEEL
CONT.	CONTINUOUS	I.D.	INSIDE DIAMETER (DIM.)	STOR.	STORAGE
D.F.	DRINKING FOUNTAIN	INSUL.	INSULATION	SUSP.	SUSPENDED
DBL.	DOUBLE	JT.	JOINT	T.O.	TOP OF
DET.	DETAIL	LAM.	LAMINATE	TEL.	TELEPHONE
DIA.	DIAMETER	LT.	LIGHT	THK.	THICK
DIM.	DIMENSION	M.	MIRROR	TYP.	TYPICAL
DN.	DOWN	MAX.	MAXIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DR.	DOOR	MECH.	MECHANICAL		
DS.	DOWNSPOUT	MFR.	MANUFACTURER	UNF.	UNFINISHED
DWG.	DRAWING	MIN.	MINIMUM	VERT.	VERTICAL
E.P.	ELECTRICAL PANELBOARD	MISC.	MISCELLANEOUS	W.	WEST
EA.	EACH	MTL.	METAL	W/	WITH
EL.	ELEVATION	N.	NORTH	W/C	WATER CLOSET
ELEC.	ELECTRICAL	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
EMER.	EMERGENCY	N.T.S.	NOT TO SCALE	W/R	WATER RESISTANT
EQ.	EQUAL	(N)	NEW	WD.	WOOD
(E)	EXISTING	NO. OR #	NUMBER	WSCT.	WAINSCOT
		NOM.	NOMINAL	WT.	WEIGHT
		O.D.	OUTSIDE DIAMETER		

SYMBOL / LEGEND



DRAWING INDEX

ARCHITECTURAL

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A2.1	PROPOSED GROUND FLOOR PLAN
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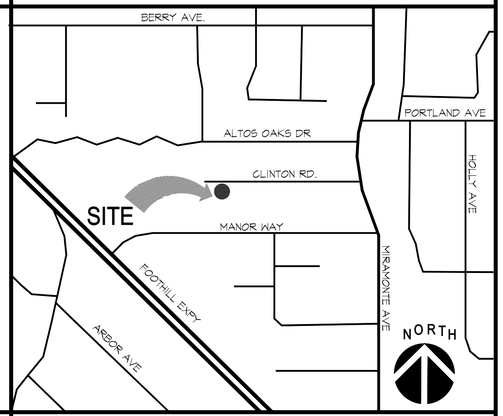
LOCATION MAP



PROJECT CONTACT

PROPERTY OWNERS

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RW ENGINEERING

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EMAIL: rwengineering@gmail.com

PROJECT SUMMARY TABLE

ZONING COMPLIANCE					
	EXISTING	PROPOSED		ALLOWED/ REQUIRED	
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	2,328 S.F. (25%)	2,738 S.F. (29%)		2,834 S.F. (30%)	
FLOOR AREA : MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	2,144 S.F. (23%)	3,307 S.F. (34.99%)		3,308 S.F. (35%)	
SETBACKS:		GRD. FLR.	2ND FLR.	GRD. FLR.	2ND FLR.
FRONT	25'-1"	25'-0"	32'-7"	25'-0"	25'-0"
REAR	50'-10"	39'-7 1/2"	46'-2 1/2"	25'-0"	25'-0"
RIGHT SIDE	8'-1"	10'-0"	19'-11 1/2"	10'-0"	17'-6"
LEFT SIDE	14'-11"	10'-0"	18'-1"	10'-0"	17'-6"
HEIGHT:	15'-0"	26'-0"		27'-0"	
SQUARE FOOTAGE BREAKDOWN					
	EXISTING	CHANGE IN		TOTAL PROPOSED	
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	1,699 S.F.	1,180 S.F.		2,879 S.F.	
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)	445 S.F.	-17 S.F.		428 S.F.	
LOT CALCULATION					
NEW LOT AREA		9,450 S.F.			
FRONT YARD HARDSCAPE AREA HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		836 S.F. (42%)			
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 6540 S.F. EXISTING SOFTSCAPE (UNDISTURBED) AREA: 1,472 S.F. NEW SOFTSCAPE AREA: 1,438 S.F. SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA				

PROJECT SUMMARY

APN:	189-13-026
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R1-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R3/ U
SIZE OF LOT:	+/-9,450 S.F.
ALLOWABLE LOT COVERAGE (9,450 S.F. X 30%):	2,835 S.F.
PROPOSED LOT COVERAGE:	2,738 S.F.
MAX. ALLOWABLE FLOOR AREA (9,450 S.F. X 35%):	3,307 S.F.
FLOOR AREAS OF STRUCTURE	
ATTACHED GARAGE	428 S.F.
GROUND FLOOR AREA	1,712 S.F.
SECOND FLOOR AREA	1,167 S.F.
TOTAL FLOOR AREA:	3,307 S.F.
MAXIMUM BUILDING HEIGHT:	27'-0"
PROPOSED BUILDING HEIGHT:	26'-0"
REQUIRED PARKING:	2
PARKING PROVIDED:	2

APPLICABLE CODES

2013 CRC, CBC (FOR STRUCTURAL), CPC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF LOS ALTOS ORDINANCES

PROJECT SCOPE

1. DEMOLISH EXISTING SINGLE STORY, 1,699 S.F. HOUSE, AND DETACHED 445 S.F. GARAGE.
2. NEW CONSTRUCTION OF A 3,307 S.F. TWO-STORY WOOD FRAMED HOUSE WITH 2-CAR ATTACHED GARAGE. MAIN EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER EXTERIOR FINISH & TILE ROOF.

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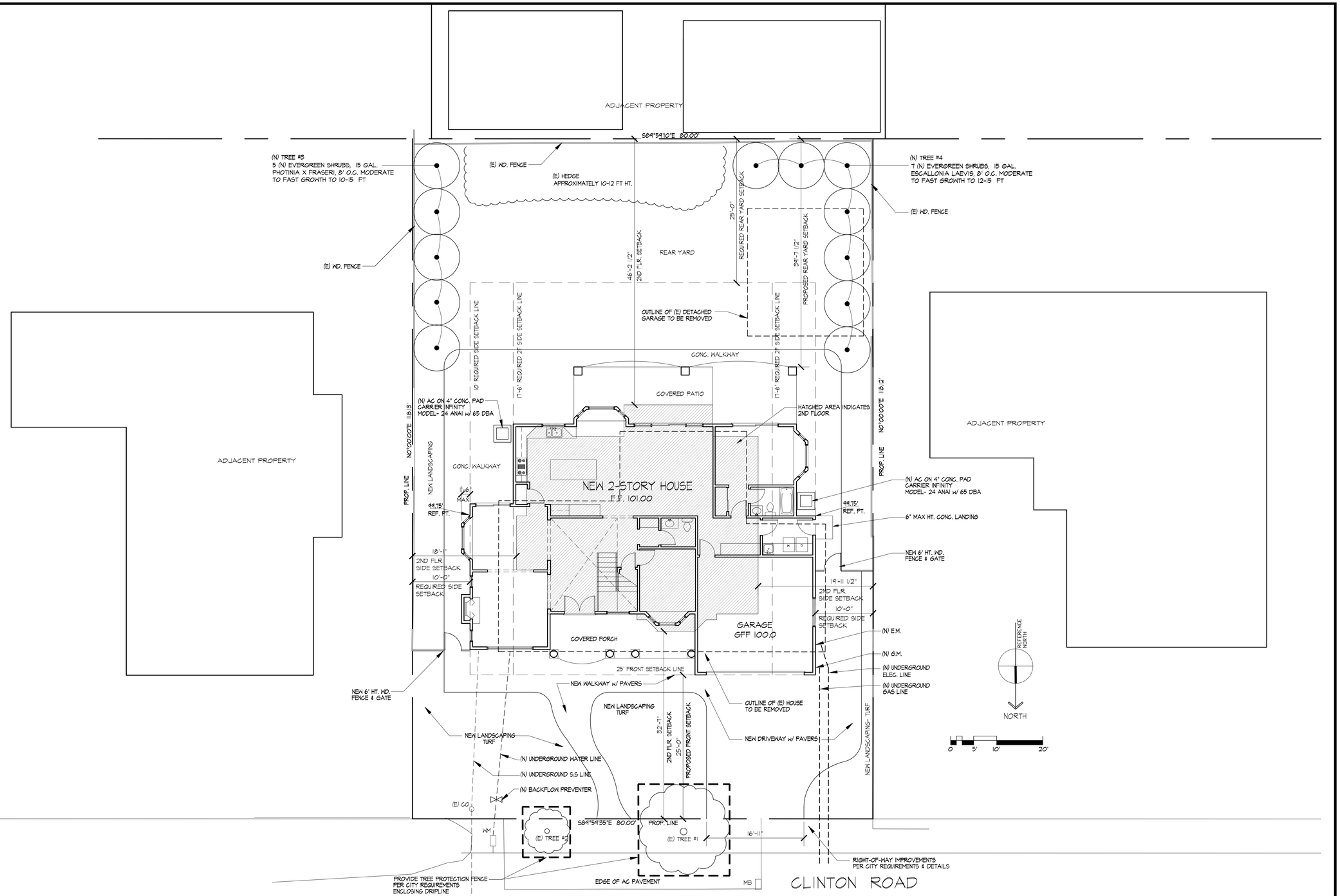
TITLE SHEET

A1.0



(1) PROPOSED SITE PLAN

1/8"=1'-0"

LEGEND

- PROPERTY LINE
- (E) TREE TO REMAIN
- (N) PLANT
- TREE PROTECTION FENCING (MIN. 5 FT. TALL w/ POSTS DRIVEN TO GROUND)
- (N) EM — (N) ELEC. METER/ PANEL (200 AMP)
- (N) GM — (N) GAS METER
- (N) SSCO — (N) SANITARY SEWER CLEAN OUT

GENERAL NOTES

A. BUILDING SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.

B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.

C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED

D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED

E. PREPARE SITE FOR NEW CONSTRUCTION WHERE OCCURRED, SEE NEW FLOOR PLAN

F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. **THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."**

G. THE NEW SIDEWALK SECTION ASSOCIATED WITH THE NEW DRIVEWAY LOCATION MUST BE THICKENED TO 6-INCHES THICK. IT MUST BE INSTALLED IN COMPLIANCE WITH THE CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

H. REFER TO SHT. C-1 FOR DOWNSPOUT/ SPLASH BLOCK LOCATIONS.

I. REMOVE ALL (E) ONSITE SUBGRADE SEWER LINE & INSTALL (N) FROM STREET MAIN.

J. SEE SOIL REPORT FOR SITE & FOUNDATION COMPACTION & GRADING REQUIREMENTS.

K. COMPLETELY REMOVE EXISTING SEWER LINES ON SITE TO CITY'S SEWER CONNECTION AT PROPERTY LINE. INSTALL NEW SEWER LINES AND CLEANOUT ACCORDINGLY.

TREE TABLE

EXISTING	SPECIES	DBH	HEIGHT	SPREAD	RETAINED OR REMOVED
1	MAGNOLIA	14"	+/-20'	+/-18'	RETAINED
2	MAGNOLIA	9"	+/-20'	+/-16'	RETAINED
NEW	**SPECIES**	**SIZE**	**EXP. HT.**	**QUANTITY**	**NOTE**
3	PHOTINIA X FRASERI (EVERGREEN)	15 GAL.	10'-15'	5	MOD. TO FAST GROWING
4	ESCALLONIA LAEVIS (EVERGREEN)	15 GAL.	12'-15'	7	MOD. TO FAST GROWING

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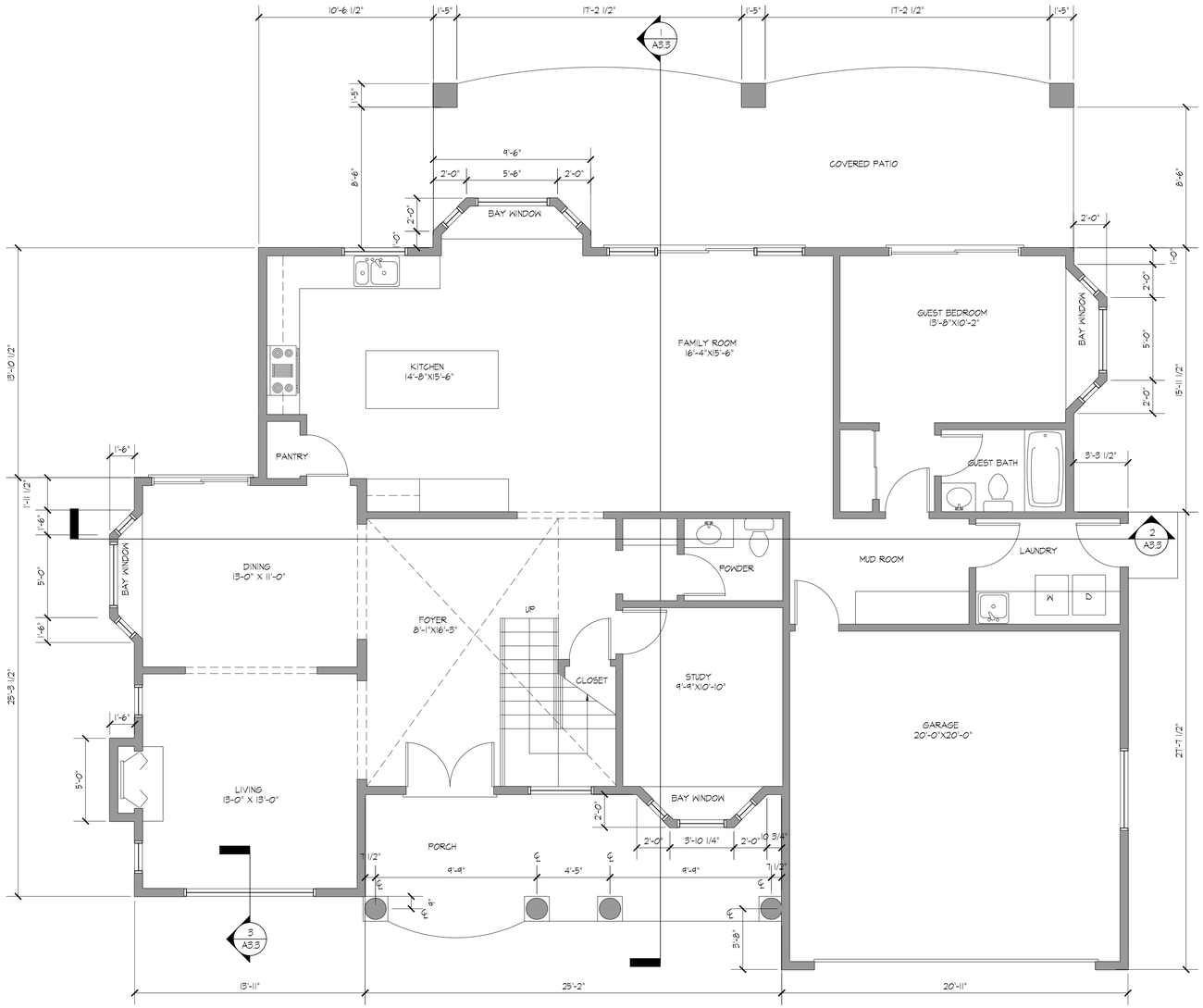
PROPOSED SITE PLAN

A1.1



(1) PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"

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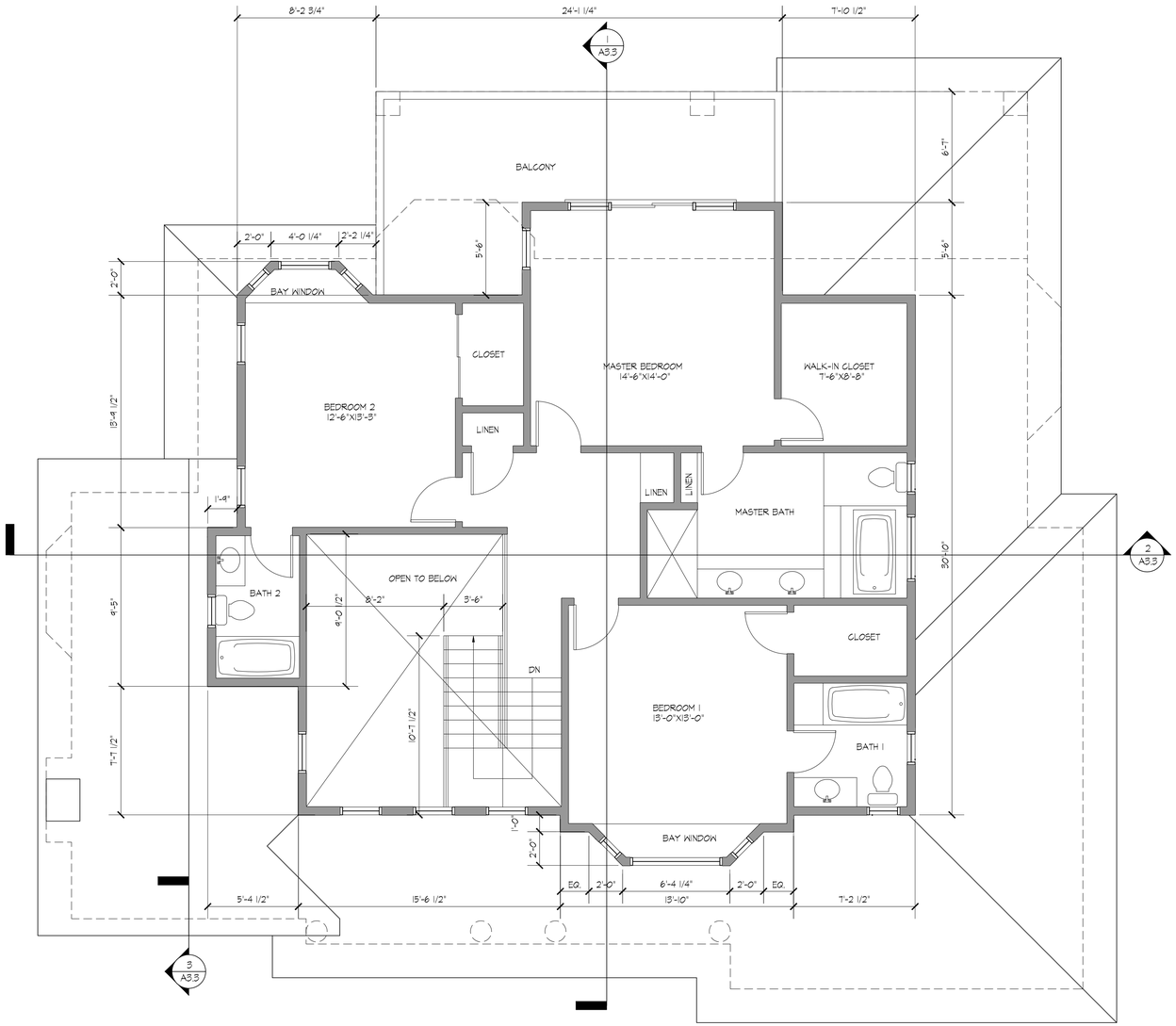
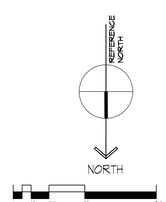
PROPOSED GROUND FLOOR PLAN

A2.1





1 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

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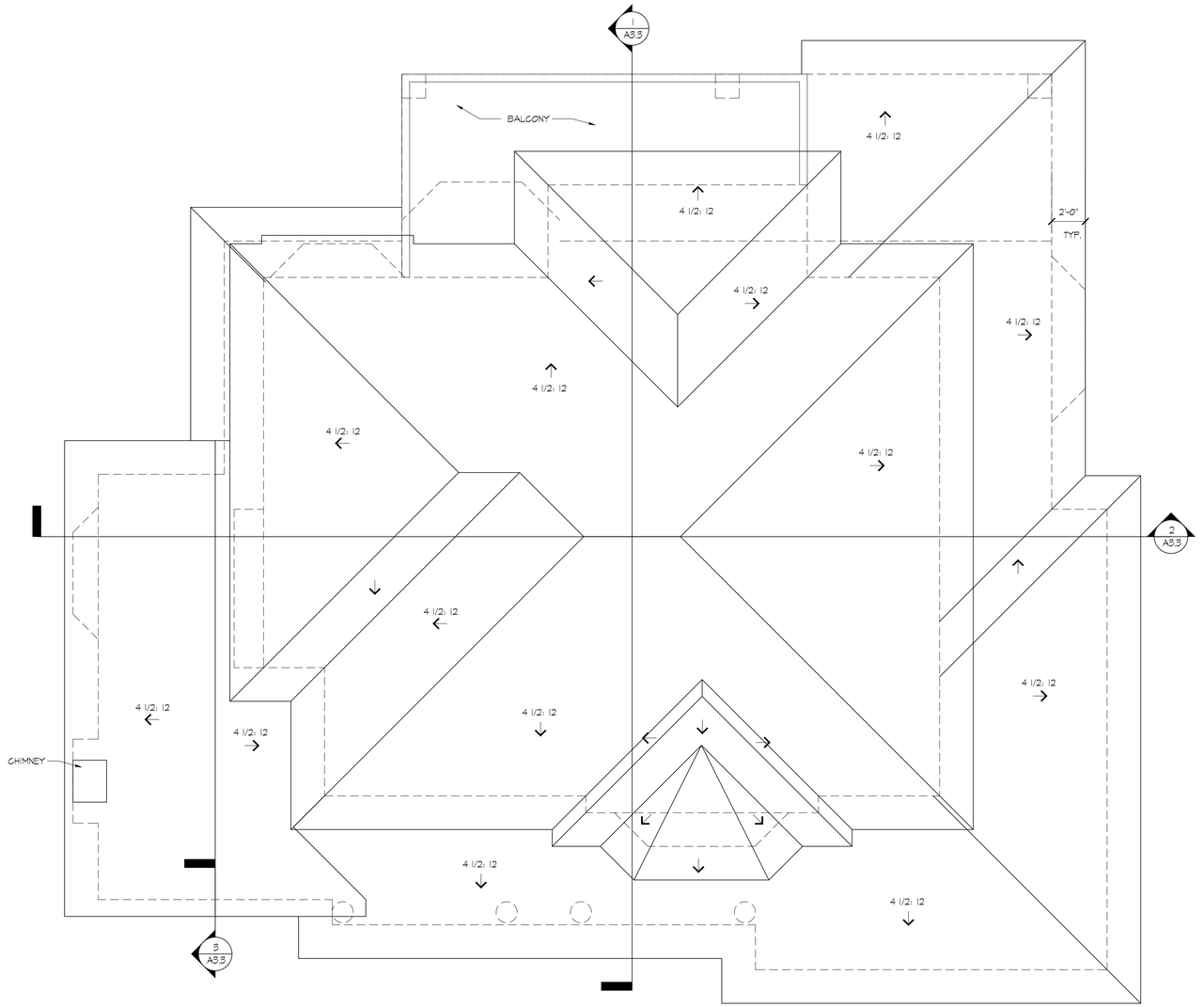
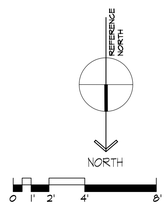
PROPOSED SECOND FLOOR PLAN

A2.2





1 PROPOSED ROOF PLAN

1/4" = 1'-0"

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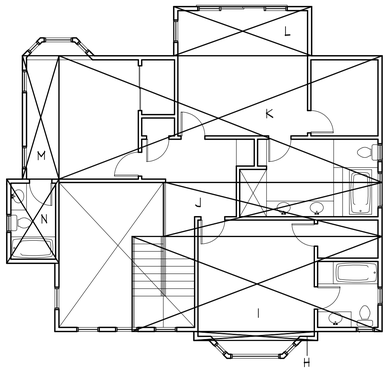
PROPOSED ROOF PLAN

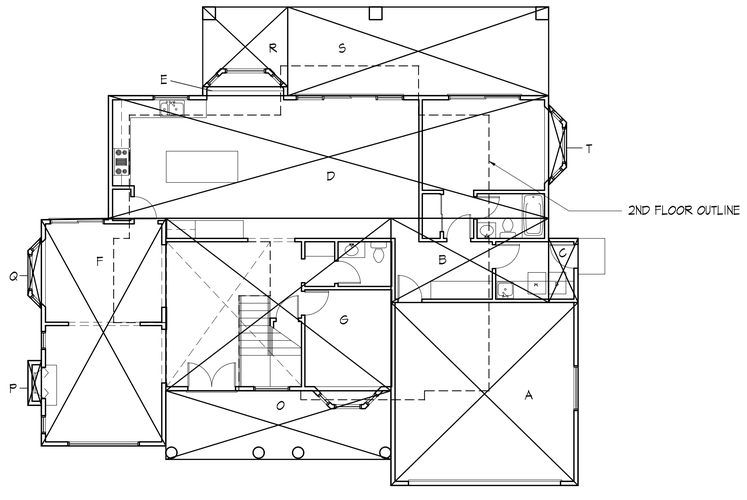
A2.3



0 1' 2' 4' 8'

② PROPOSED SECOND FLOOR AREA CALCULATION

1/8" = 1'-0"



0 1' 2' 4' 8'

① PROPOSED GROUND FLOOR AREA CALCULATION

1/8" = 1'-0"

FLOOR AREA CALCULATION

FIRST FLOOR

SECTION	DIMENSIONS	AREA
A	20'- 11" X 20'-5 1/2"	427.9 SF
B	17'-7 1/2" X 9'-5"	166.0 SF
C	3'-3 1/2" X 7'-2"	23.6 SF
D	49'-2 1/2" X 13'-8 1/2"	674.6 SF
E	9'-6"X 1'-0"	9.5 SF
F	13'-11" X 25'-3 1/2"	353.1 SF
G	25'-2" X 19'-3 1/2"	485.5 SF
SUBTOTAL		2140.2 SF

SECOND FLOOR

SECTION	DIMENSIONS	AREA
H	13'-10"X1'-0"	13.8 SF
I	27'-11 1/2"X10'-7 1/2"	297.1 SF
J	24'-5 1/2"X6'-0 1/2"	147.8 SF
K	36'-1 1/2" X 14'-2"	511.8 SF
L	15'-5" X 5'-6"	84.8 SF
M	4'-1"X13'-9 1/2"	56.3 SF
N	5'-10" X 9'-5"	54.9 SF
SUBTOTAL		1166.5 SF

TOTAL FLOOR AREA	3306.7 SF < 3307 SF

FLOOR COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
FIRST FLOOR AREA		2140.2 SF
O	25'- 2" X 7'-8"	192.9 SF
P	1'-6" X 5'-0"	7.5 SF
Q	(8'-0"+5'-0") X 1'-6" / 2	9.8 SF
R	9'-6" X 8'-11"	84.7 SF
S	29'-2"X9'-11"	289.2 SF
T	(9'-0"+5'-0") X 2' / 2	14.0 SF
TOTAL		2738.3 SF < 2834 SF

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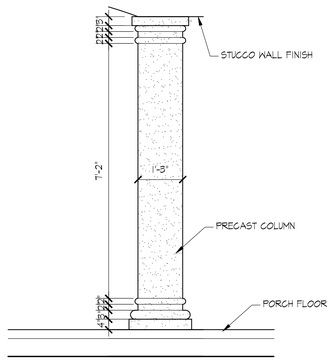
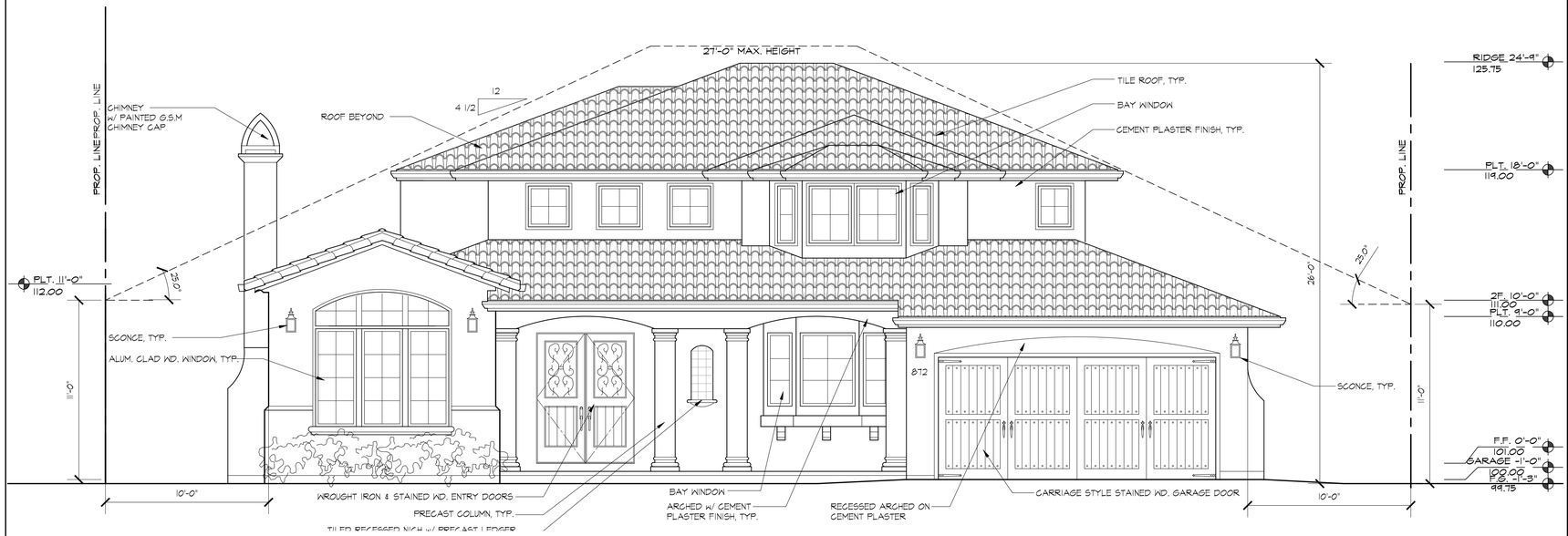
FLOOR AREA CALCULATIONS

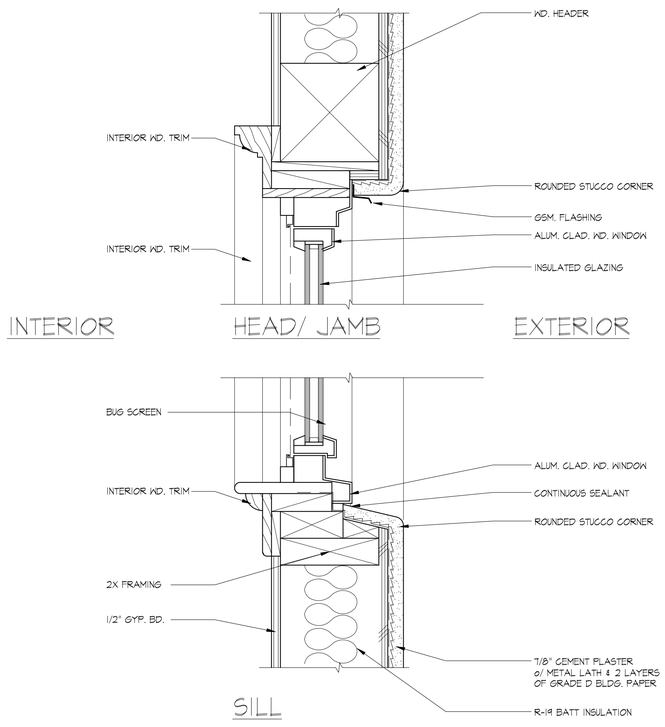
A2.4



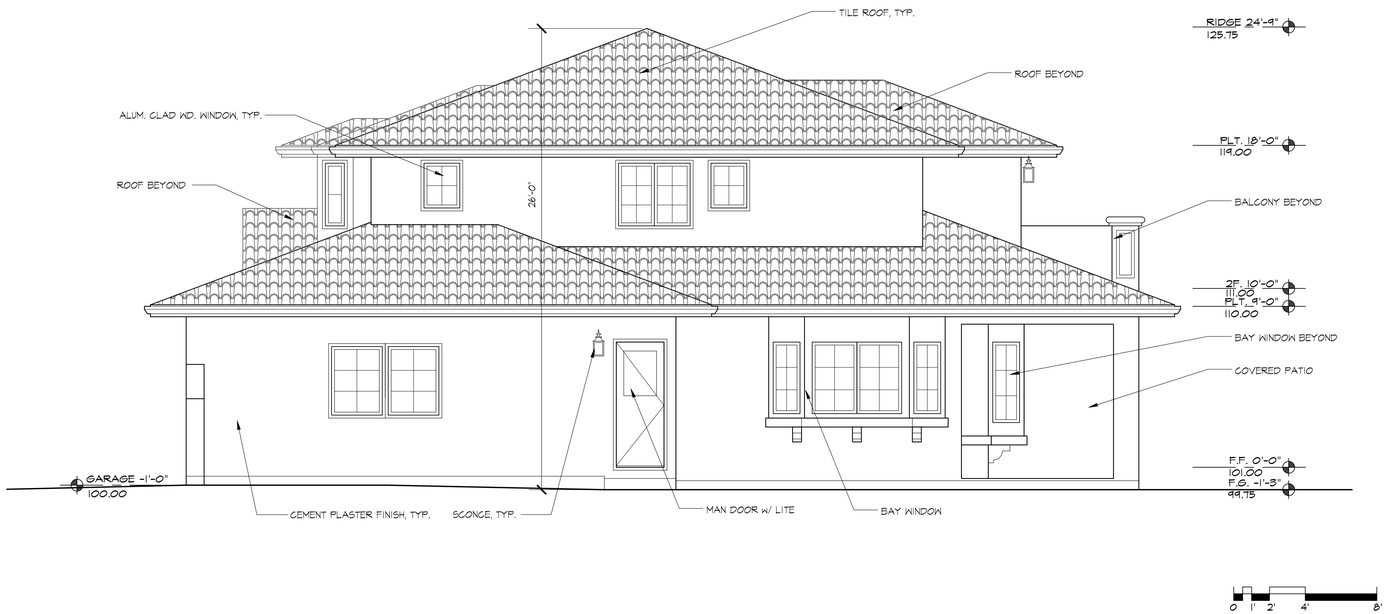
③ ENLARGED COLUMN DETAIL 1/4" = 1'-0"



① PROPOSED STREET ELEVATION (NORTH) 1/4" = 1'-0"



④ TYPICAL WINDOW DETAIL 3" = 1'-0"



② PROPOSED SIDE STREET ELEVATION (WEST) 1/4" = 1'-0"

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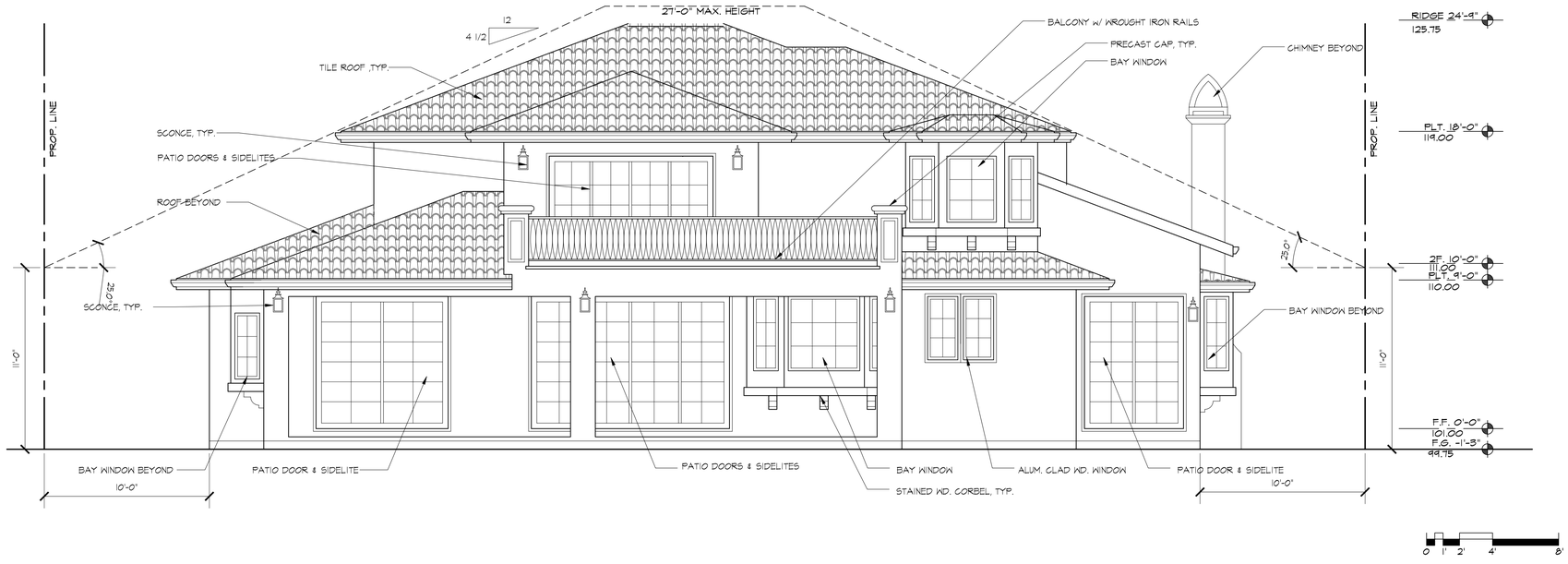
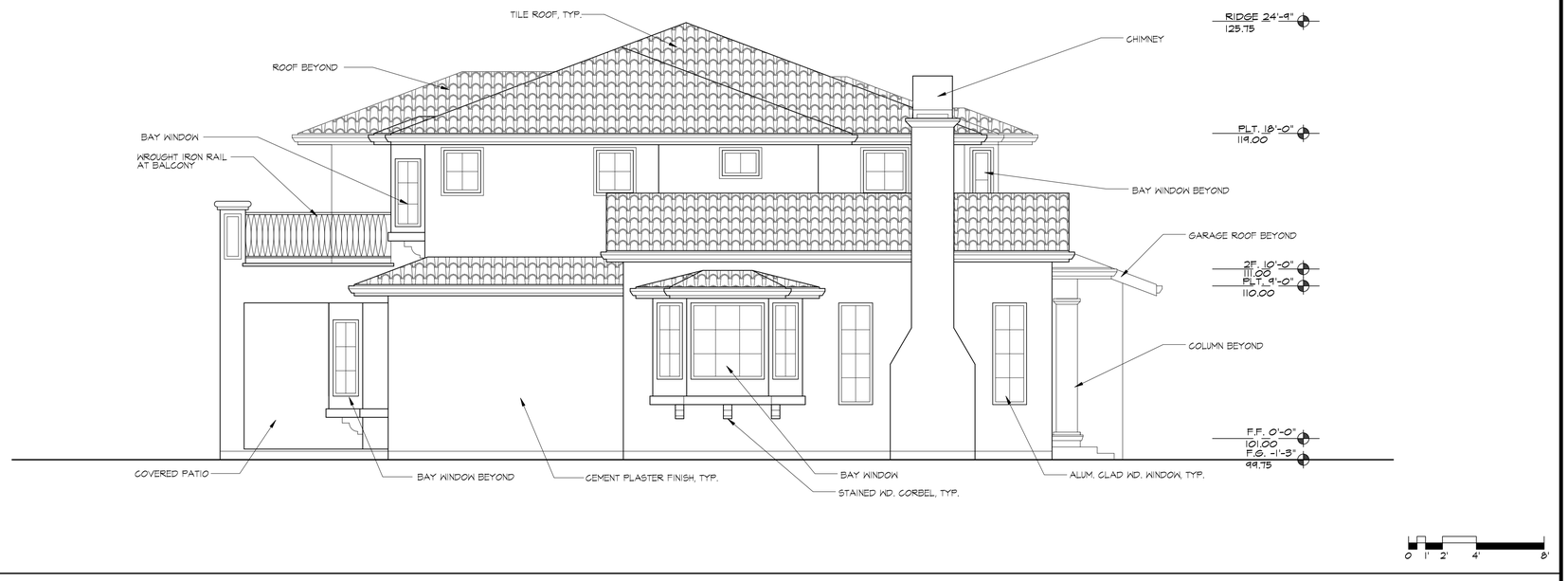
PROPOSED EXTERIOR ELEVATIONS

A3.1



1 PROPOSED REAR ELEVATION (SOUTH)

1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION (EAST)

1/4" = 1'-0"

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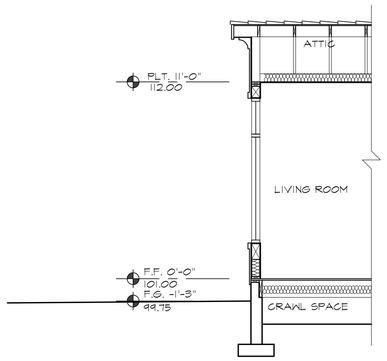
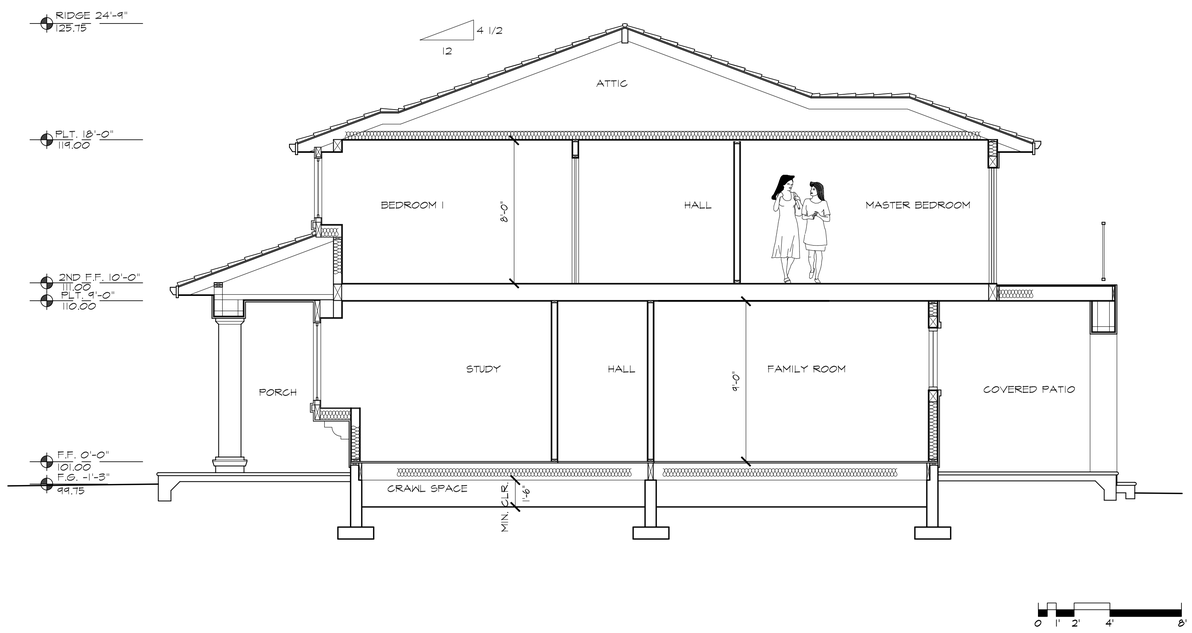
PROPOSED EXTERIOR ELEVATIONS

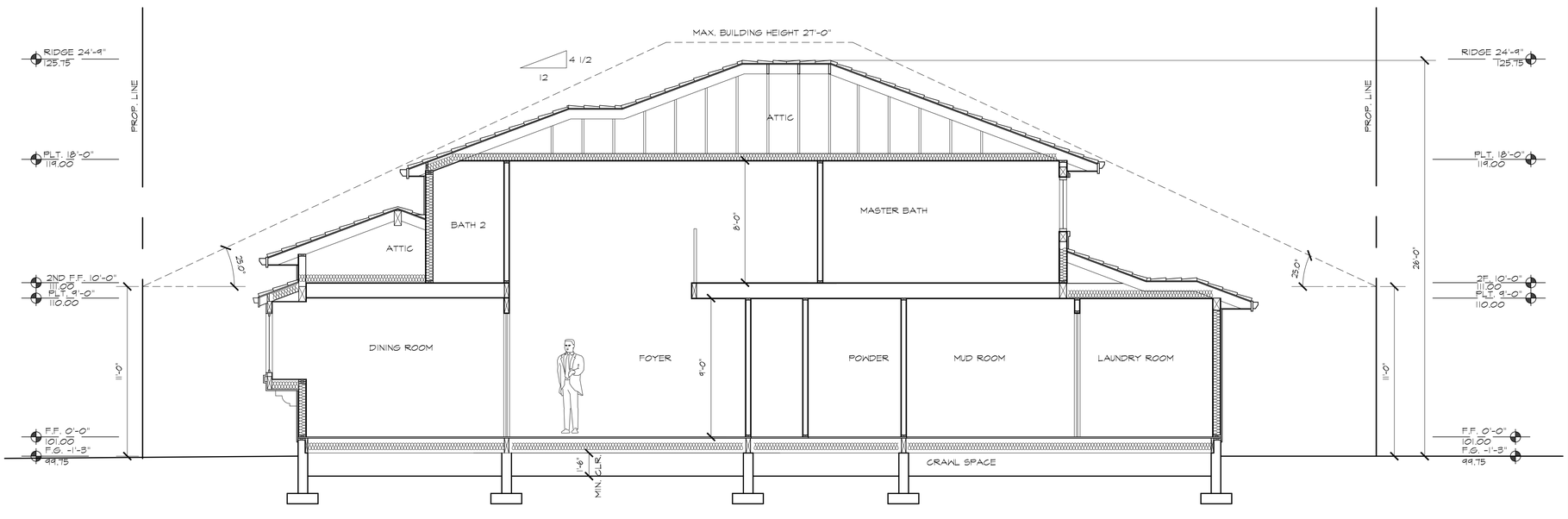
A3.2



3 EXTERIOR WALL SECTION THROUGH LIVING ROOM 1/4" = 1'-0"



1 SECTION 1/4" = 1'-0"



2 SECTION 1/4" = 1'-0"

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BUILDING SECTIONS

A3.3

ABBREVIATION

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TC	TOP OF CURB

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS — UTILITY LINE–TYPE AS NOTED
- STREET LIGHT
- ELEC — UTILITY BOX–TYPE AS NOTED
- WM — WATER METER
- WV — WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MH — MANHOLE–TYPE AS NOTED
- CO — SANITARY SEWER CLEANOUT
- PP OH — POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- MON — MONUMENT
- 200 — CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DS — DOWNSPOUT WITH SPLASH–BLOCK
- 12" — TREE–TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
- STRAW ROLL
- ROCKED CONSTRUCTION ENTRANCE

SITE BENCHMARK:

SET NAIL
ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS:

PER TRACT 464 FILED IN BOOK 15 OF MAPS AT PAGE 27, SANTA CLARA COUNTY RECORDS.

TREE PROTECTION FENCING NOTE:
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

EARTHWORK TABLE

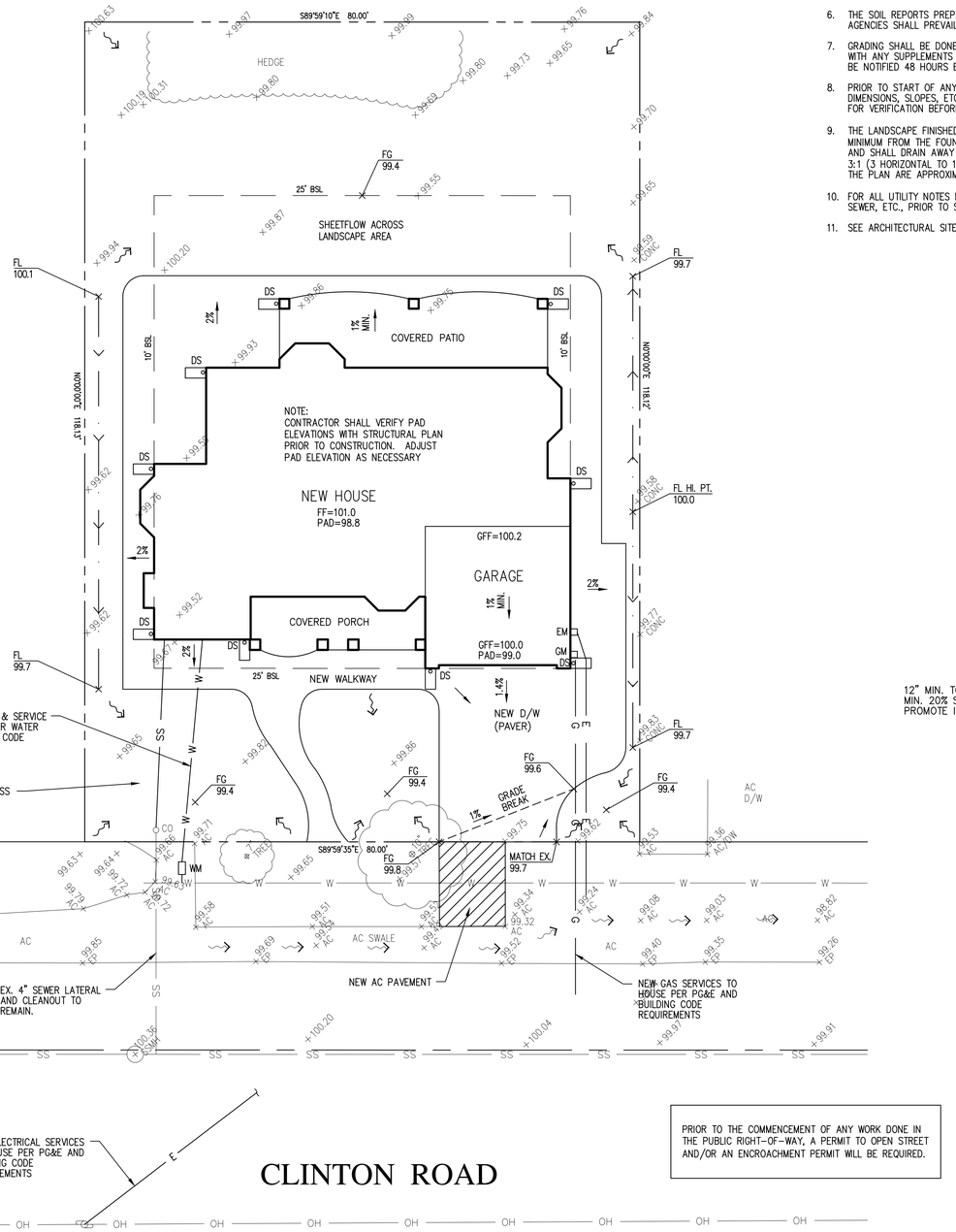
LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	10	
HOUSE (PAD)	5	0	
TOTAL	10	10	0

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE–OFF.

N

0 5 10 20

SCALE: 1" = 10'

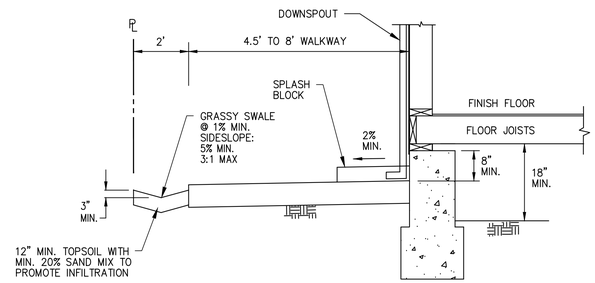


PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT–OF–WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

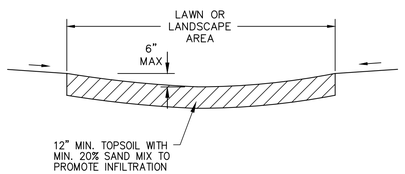
GRADING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1% MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC, OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
11. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

NOTE:
CONTRACTOR SHALL VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH STRUCTURAL PLAN FOR CONSISTENCY PRIOR TO CONSTRUCTION.



TYPICAL GRADING AROUND FOUNDATION
NOT TO SCALE



STORMWATER RETENTION & FILTRATION
NOT TO SCALE

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS LAND SURVEYORS
505 ALTAMONT DRIVE, MILPITAS, CA 95035
(P) (408) 262–1899 (FAX) (408) 824–5556
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
505-41
RENEWAL DATE: 06–30–15
CIVIL
STATE OF CALIFORNIA

DATE: 1/11/15

NEW RESIDENCE
872 CLINTON ROAD
LOS ALTOS, CA
SANTA CLARA COUNTY

APN: 189-13-026

GRADING AND DRAINAGE PLAN

DATE: 7/18/14
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET
C-1