CalGreen Mandatory Measures

A4.1 PLANNING & DESIGN-SITE DEVELOPMENT
4.106.2: A PLAN IS DEVELOPED & IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION,

4.106.3: THE SITE SHALL BE PLANNED & DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEMS WILL MANAGE ALL SURFACE WATER FLOWS.

A4.2 ENERGY EFFICIENCY
4.201.1 LOW-RISE RESIDENTIAL BUILDINGS SHALL MEET OR EXCEED THE MINIMUM STANDARD DESIGN REQUIRED BY THE CALIFORNIA ENERGY STANDARDS.

A4.3 WATER EFFICIENCY & CONSERVATION
4.303.1: INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% USING ONE OF THE FOLLOWING METHODS
1. WATER SAVING FIXTURES OR FLOW RESTRICTORS SHALL BE USED.
2. A 20% REDUCTION IN BASELINE WATER USE SHALL BE DEMONSTRATED.

4.403.2: WHEN USING THE CALCULATION METHODS SPECIFIED IN SECTION 4.303.1 MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAXIMUM FLOW RATES.

4.303.3 PLUMBING FIXTURES (WATER CLOSETS & URINALS) & FITTINGS (FAUCETS & SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS.
OUTDOOR WATER USE:

4.304.1 AUTOMATIC IRRIGATION SYSTEMS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER OR SOILED-BASED.

A4.4 MATERIAL CONSERVATION & RESOURCE EFFICIENCY
4.406.1: JOINTS & OPENINGS. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

4.408.1: A MINIMUM OF 50% OR THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.

4.408.2 WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION & DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.

4.410.1 AN OPERATION & MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

A4.5 ENVIRONMENTAL QUALILTY
4.503.1: FIREPLACES ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED- COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOOD STOVES, PELLET STOVES & FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
POLLUTANT CONTROL:

4504.1 DUCT OPENINGS & OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.

4.504.2.1 ADHESIVES, SEALANTS & CAULKS SHALL BE COMPLIANT WITH VOC & OTHER TOXIC COMPOUND LIMITS.

4.504.2.2: PAINTS, STAINS & OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.2.3: AROUSAL PAINTS & COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC & OTHER TOXIC COMPOUNDS.

4.504.2.4: DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.

4.504.3: CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

4.504.4: 50% OF FLOOR AREA RECEVING RESILIENT FLOORING, SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW-EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAMS.

INTERIOR MOISTURE CONTROL
4.505.2: VAPOR RETARDER & CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.

4.505.3: MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL & FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

INDOOR AIR QUALITY & EXHAUST
4.506.1 EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM.

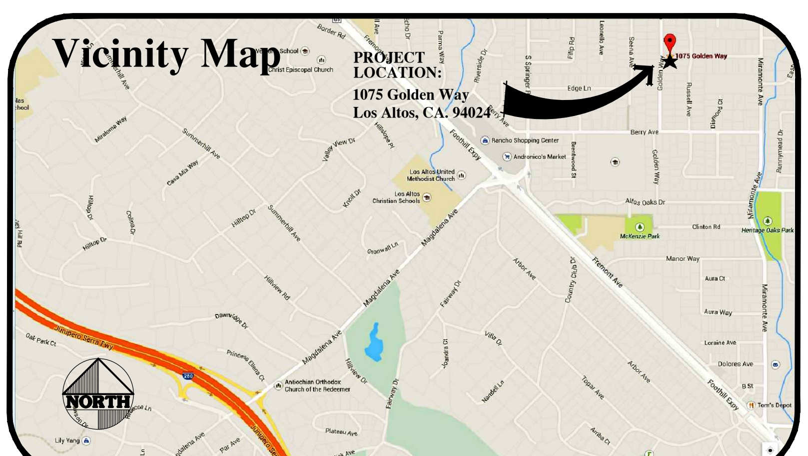
ENVIRONMENTAL COMFORT
4.507.1: WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MIN. INSULATION VALUE OF R-4.2.

4.507.2: DUCT SYSTEMS ARE SIZED, DESIGNED & EQUIPMENTS IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS & HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. SIZE DUCT SYSTEMS ACCORDING TO ACCA 19-D (MANUAL D) OR EQUIVALENT.
3. SELECT HEATING & COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

INSTALLER & SPECIAL INSPECTOR QUALILFICATIONS
702.11: HVAC SYSTEM INSTALLERS ARE TRAINED & CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.

702.2: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED & ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINES THEY ARE INSPECTING.

703.1: VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.



Basis of Design

- ALL WORK TO BE IN CONFORMANCE WITH:
  CALIFORNIA BUILDING CODE - 2013 EDITION,
  CALIFORNIA RESIDENTIAL CODE - 2013 EDITION
  CALIFORNIA FIRE CODE - 2013 EDITION,
  CALIFORNIA PLUMING CODE - 2013 EDITION,
  CALIFORNIA ELECTRICAL CODE - 2013 EDITION,
  CALIFORNIA MECHANICAL CODE - 2013 EDITION,
  CALIFORNIA ENERGY CODE - 2013 EDITION,
  CALIFORNIA GREEN BUILDING CODE - 2013 EDITION,
  AND ALL PERTINENT STATE AND LOCAL CODES AND ORDINANCES.

General Notes

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF STOTLER DESIGN GROUP PRIOR TO COMMENCING.
- VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE PRIOR TO CONSTRUCTION AND BIDDING.
- CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
- SLOPE ALL FINISH GRADES MIN. 4% 5'-0" AWAY FROM STRUCTURE FOR POSITIVE DRAINAGE @ LANDSCAPED AREAS & SLOPE GRADE 2% MIN. @ PAVED AREAS
- SEPARATE PERMITS ARE REQUIRED FOR OCCUPANCY AND ALL FUTURE TENANT IMPROVEMENTS. SEPARATE PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL & PLUMBING WORK.
- ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
- THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY, SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHERSTRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS, THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR.
- THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION, OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER, WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
- ALL EARTHWORK AND SITE DRAINAGE, INCLUDING DRILLED PIER, SPREAD FOOTING, AND MAT SLAB EXCAVATIONS, SWIMMING POOL EXCAVATION, SUBGRADE PREPARATION BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, UTILITY TRENCH BACKFILL, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS, INC., DATED MARCH 30, 2011. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-326-0440) OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST AS NECESSARY THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

Fire Department Notes

- THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SWELLING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE WELLLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLLING UNIT INCLUDING BASEMENTS.

Deferred Approvals

DEFERRED APPROVALS ARE SUBJECT TO CITYS APPROVAL

- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPERATE PERMIT.
- FEEDER SCHEDULE SHALL BE PROVIDED PRIOR TO INSTALLATION.

Consultants

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SMP Engineers
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(650) 941-8055
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LANDSCAPE ARCHITECTS
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Gilroy, California 95020
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aitenassociates@gmail.com

Drawing Index

T1 Title Sheet
T1.1 Floor Area Diagram / Conditions of Approval

CIVIL
C-1 Cover Sheet
C-2 Grading and Drainage Plan
T-1 Boundary & Topographic Survey Map

ARCHITECTURAL
A1 Architectural Site Plan
A2 Entry Level Floor Plan
A3 Upper Level Floor Plan
A4 Basement Level Floor Plan
A5 Exterior Elevations
A6 Exterior Elevations
A7 Cross Sections
A8 Roof Plan

LANDSCAPE
L-1 Landscape Plan

Project Data

PROJECT ADDRESS: 1075 Golden Way, Los Altos, Ca 94024

A P N: 189-10-035
ZONE DISTRICT: R1-10
OCCUPANCY: R3/U
CONSTRUCTION TYPE: VB
NET LOT AREA: 10802 S.F. (NET)

	Existing	Proposed	Allowed/Required
LOT COVERAGE:	-1803 s.f.	3143 s.f.	3240 s.f.
	16.6%	29.1%	30%
FLOOR AREA:			
1ST FLOOR	-1784 s.f.	2506 s.f.	3781 s.f. (F.A.R.)
2ND FLOOR	-0 s.f.	1267 s.f.	35%
TOTAL	-1784 s.f.	3773 s.f. (F.A.R.)	
	16.5%	34.9%	
SETBACKS:			
FRONT	25'	25'	25'
REAR	60'-6"	48'-5"	20'
RIGHT SIDE (1st/2nd)	29'-7"	10'-0"/ 20'-1"	7'-10"'/ 15'-4"
LEFT SIDE (1st/2nd)	21'-10"	11'-0"/ 21'-7"	7'-10"/ 15'-4"
HEIGHT:	18'	26'-1"	27'-0"

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA:	1803 s.f.	3005 s.f.	4808 s.f.
Non-HABITABLE LIVING AREA:	404 s.f.	60 s.f.	464 s.f.

NET LOT AREA:	10802 s.f.	
Front Yard Hardscape Area:	862 s.f.	44%
LANDSCAPING BREAKDOWN:		
Total Hardscape Area:	2700 s.f.	3349 s.f.
Existing Softscape Area:	6299 s.f.	
New Softscape Area:		4310 s.f.

SCOPE OF WORK:
DEMO EXISTING RESIDENCE AND CONSTRUCT A NEW 2-STORY SIGNLE FAMILY RESIDENCE WITH A BASEMENT AND AN 2-CAR GARAGE.

Tsoi Residence

Los Altos, California 94024

1075 Golden Way

stotler design group
349 FIRST STREET, SUITE A
LOS ALTOS, CALIFORNIA 94022
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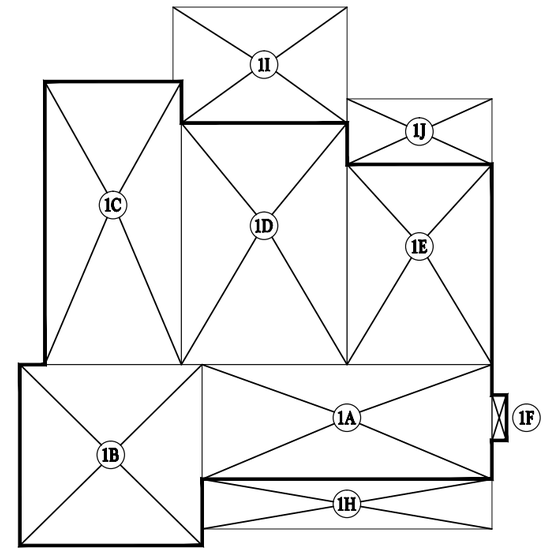
REVISIONS

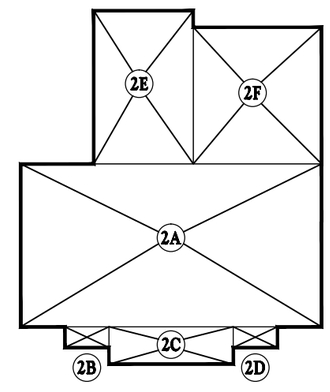
DRAWING TITLE: Title Sheet
JOB TITLE: Tsoi Residence
JOB ADDRESS: 1075 Golden Way, Los Altos, California 94024

DATE: April 16, 2015
SCALE: None
PROJECT MANAGER: S. STOTLER
DRAWN: MAW
JOB NO.: 1405
SHEET: T1



Enrty Level Floor Plan

scale: 1/8"=1'-0"



2nd Level Floor Plan

scale: 1/8"=1'-0"

Floor Area and Coverage Calculations

Section	Dimensions	Area (sf.ft.)
1A	35'-0" x 13'-8"	476.8
1B	22'-0" x 22'-0"	473.1
1C	16'-6" x 34'-0"	555.2
1D	20'-0" x 29'-0"	574.6
1E	17'-6" x 24'-0"	416.6
1F	1'-9" x 5'-4"	9.5
1st Level Sub-Total		**2,506**
2A	36'-4" x 19'-6"	703.8
2B	5'-4" x 2'-4"	13.1
2C	15'-0" x 4'-4"	66.5
2D	5'-4" x 2'-4"	13.1
2E	12'-0" x 18'-4"	218.7
2F	15'-6" x 16'-4"	251.9
2nd Level Sub-Total		**1,267**
Total Floor Area		**3,773**
Allowed FAR		**3,781**
1H	35'-0" x 6'-0"	210
1I	21'-0" x 14'-0"	289
1J	17'-6" x 7'-11"	138
Total Covered Porches		**637**
Total Lot Coverage		**3,143**
Allowed Coverage		**3,240**

Floor Area Diagram

stotler design group
349 FIRST STREET, SUITE A
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REVISIONS

DRAWING TITLE: Floor Area Diagram
JOB TITLE: Tsoi Residence
JOB ADDRESS: 1075 Golden Way, Los Altos, California 94024

DATE: April 16, 2015
SCALE: As Noted
PROJECT MANAGER: S. STOTLER
DRAWN: MAW
JOB NO.: 1405
SHEET: T1.1

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CONCEPTUAL GRADING AND DRAINAGE PLANS

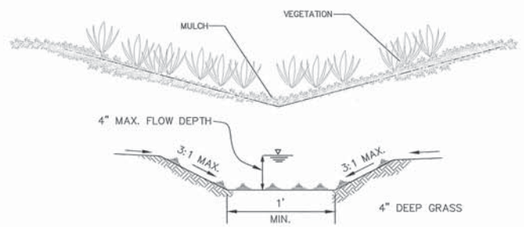
NEW, SINGLE FAMILY RESIDENTIAL
1075 GOLDEN WAY, LOS ALTOS, CA
APN: 189-10-035

ABBREVIATIONS

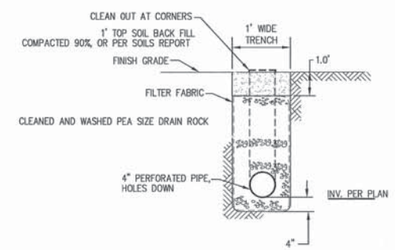
	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PG&E	PG&E VAULT
BW	BACK OF WALK	℄_PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CFF	GARAGE FINISH FLOOR (BACK)	PPP	PLASTIC PERFORATED PIPE
℄_CL	CENTERLINE	PSE	PUBLIC SERVICE EASEMENT
CLSW	CENTERLINE SWALE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT OF WAY
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CONTROL POINT	SD	STORM DRAIN
DDW	DIRT DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SS	SANITARY SEWER LINE
DETAIL	DAYLIGHT	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	SW	SIDEWALK
EP	EDGE OF PAVEMENT ELEVATION	TC	TOP OF CURB
EUC	EUCALYPTUS TREE	TOB	TOP OF BANK
EX	EXISTING	TOE	TOE OF SLOPE
FF	FINISHED FLOOR	TF	TOP OF FOUNDATION
FG	FINISH GRADE	TP	TOP OF PIPE
FH	FIRE HYDRANT	UG	UNDERGROUND GAS
FL	FLOW LINE	USS	UNDERGROUND SANITARY SEWER
FNC	FENCE	UST	UNDERGROUND STORM DRAIN
FOG	FOG LINE	UT	UNDERGROUND TELEPHONE
GB	GRADE BREAK	UW	UNDERGROUND WATER
GFF	GARAGE FINISHED FLOOR (FRONT)	VCP	VITRIFIED CLAY PIPE
GUY	GUY WIRE	WL	WHITE LINE STRIPE
HP	HIGH POINT	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
LIP	LIP OF GUTTER	YL	YELLOW LINE STRIPE
C&G	CURB AND GUTTER		

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVE
		DOWN-SPOUT
		POP-UP EMITTER



BIO SWALE DETAIL
N.T.S.



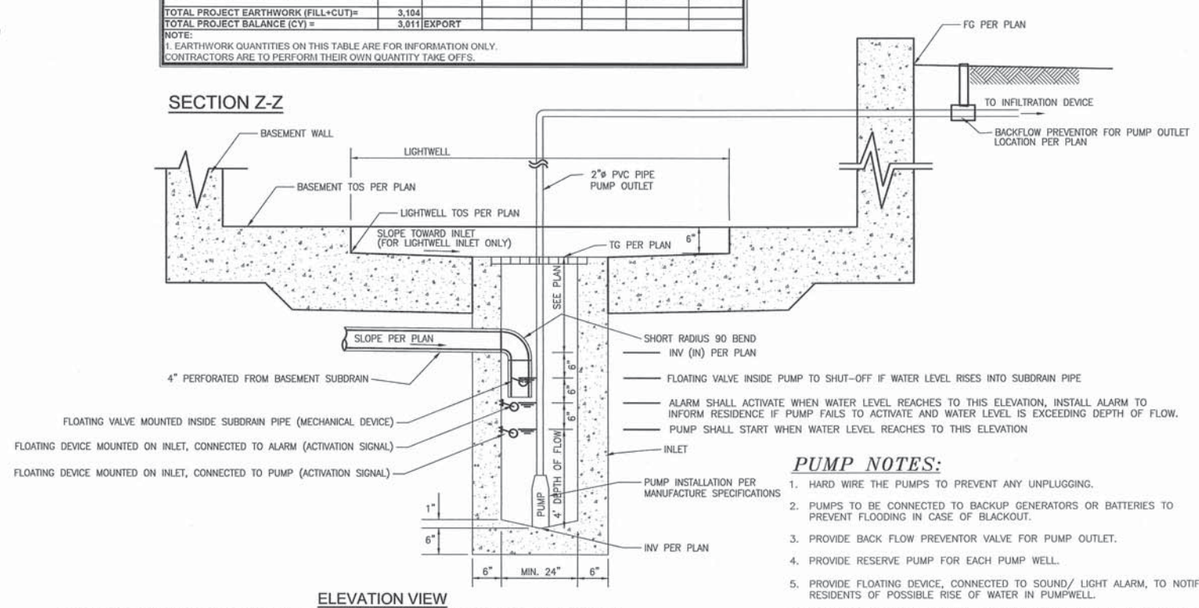
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW– NTS

LOCATION MAP
N.T.S.

EARTWORK ESTIMATE TABLE:							
DESCRIPTION/ LOCATION	AREA OF GRADING	AVERAGE FINISH GRADE (OR PAD)	AVERAGE (E) GRADE	AVERAGE FILL DEPTH (FT.)	FILL QUANTITY (CY)	AVERAGE CUT DEPTH (FT.)	CUT QUANTITY (CY)
BASEMENT PAD	1,798	89.00	101.6	0.0	0	12.6	839
MAIN HOUSE PAD	274	103.00	101.2	1.8	18	0.0	0
GARAGE	480	102.20	101.3	0.9	16	0.0	0
TOTAL BUILDINGS					**34**		**839**
DRIVEWAY	664	101.60	101.5	0.1	4	0.0	0
FRONT PATIO	273	102.30	101.5	0.8	9	0.0	0
POOL	576	101.50	146.6	0.0	0	45.1	961
POOL AREA	761	101.00	145.6	0.0	0	44.6	1,257
TOTAL SITE					**12**		**2,218**
TOTAL PROJECT EARTHWORK (CY) =				**TOTAL FILL= 47**		**TOTAL CUT= 3,057**	
TOTAL PROJECT EARTHWORK (FILL+CUT)=	**3,104**						
TOTAL PROJECT BALANCE (CY) =	**3,011**	**EXPORT**					

NOTE:
1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

SECTION Z-Z



ELEVATION VIEW
INLET/ PUMPWELL DETAIL FOR BASEMENT LIGHTWELL DRAIN

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.

SHEET INDEX:

C-1 COVER SHEET/ NOTES/ DETAILS
C-2 GRADING AND DRAINAGE PLAN/ DETAILS

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall be disconnected to on site inlets.
3. On site storm drain lines shall consist of PVC–SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS

THE BEARING N. 89°44'00' W. OF THE CENTERLINE OF COVINGTON RD. (FORMERLY EMERSON AVE.), AS SHOWN ON CERTAIN TRACT NO. 942, RECORDED IN BOOK 36 OF MAPS AT PAGE 4, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY

PROJECT BENCHMARK

TOP OF SANITARY SEWER MANHOLE LOCATED AT GOLDEN WAY, DISTANT THREON 84'± NORTHERLY OF NORTHWESTERLY PROPERTY CORNER EL: 100.00'

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____

BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800–227–2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

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CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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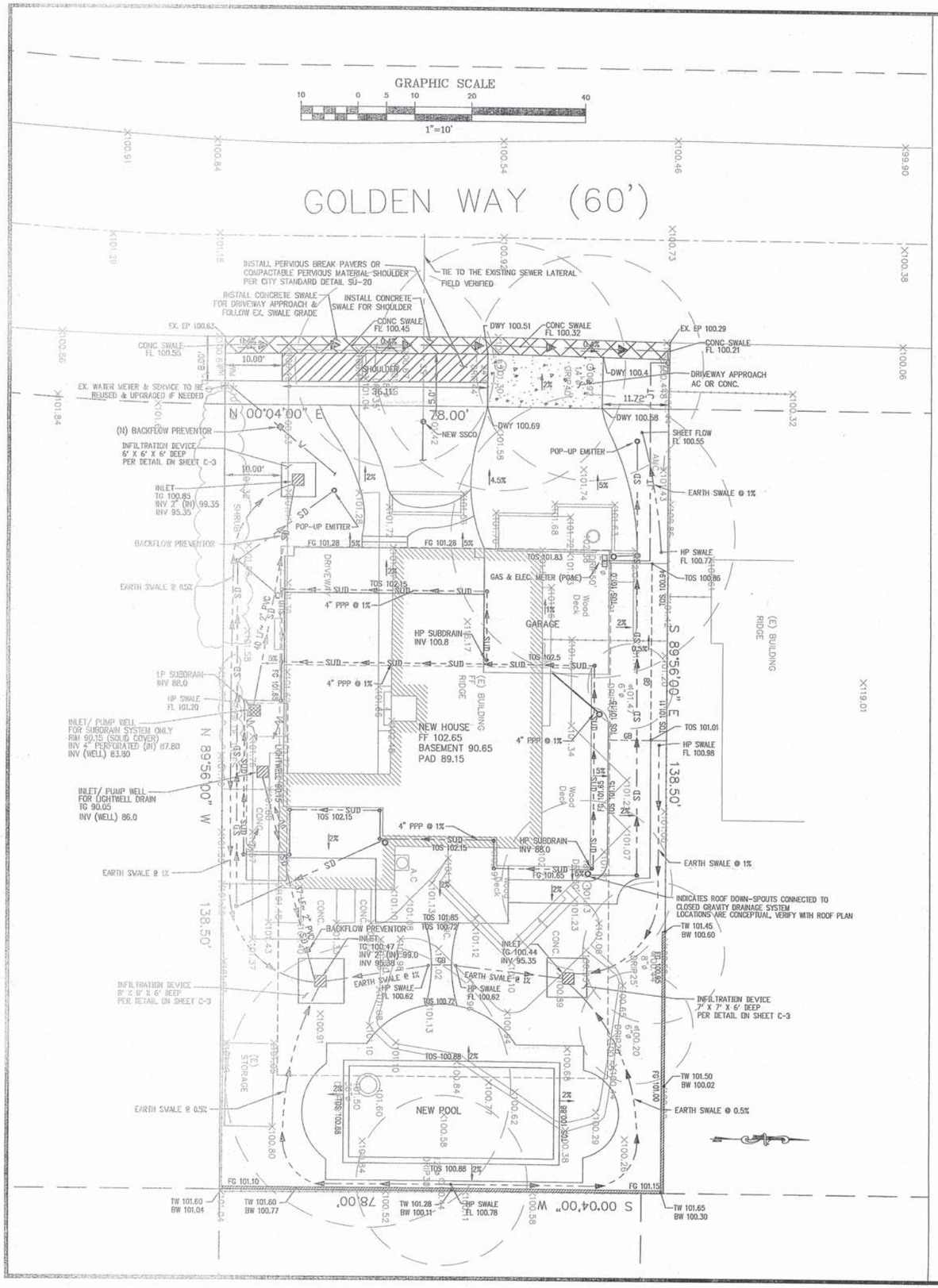
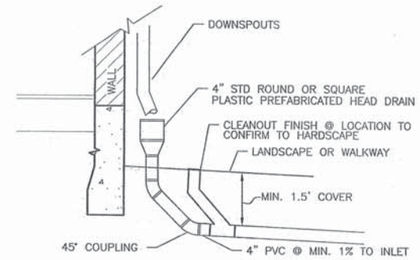
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
1075 GOLDEN WAY, LOS ALTOS, CA
APN: 189-10-035
COVER SHEET

Revisions:

REGISTERED PROFESSIONAL ENGINEER SAID RAZAVI No. 67724 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

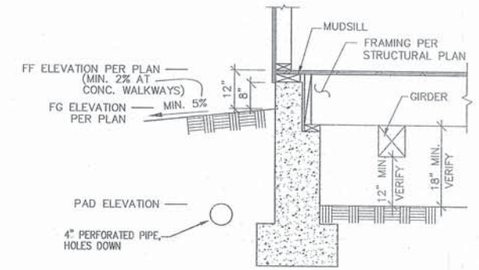
Date: 02/17/2015
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 214147
Sheet: 1 OF 2
C-1





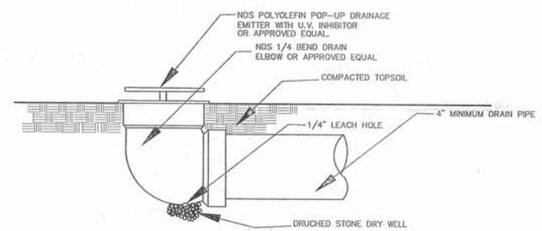
ROOF DOWN-SPOUT CONNECTION

N.T.S.



RAISED FOUNDATION CONCEPTUAL DETAIL

NTS



POP-UP DRAINAGE EMITTER

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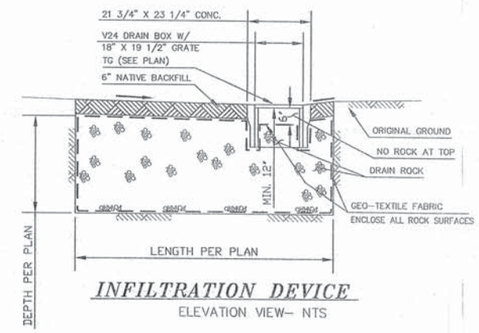
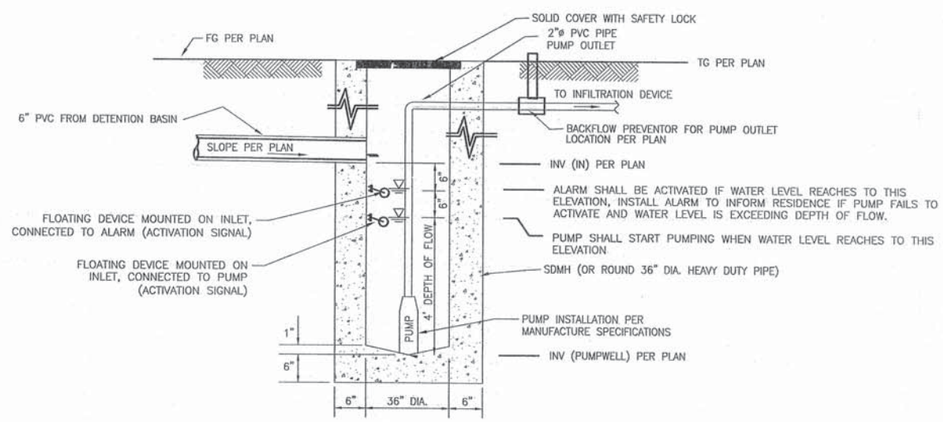


INFILTRATION DEVICE

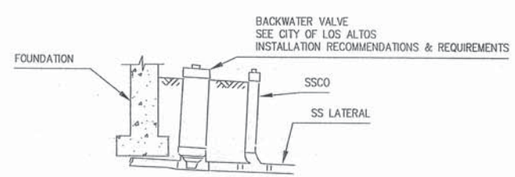
ELEVATION VIEW- NTS



ELEVATION VIEW

PUMPWELL DETAIL FOR OVERFLOW

N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL

NTS

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.

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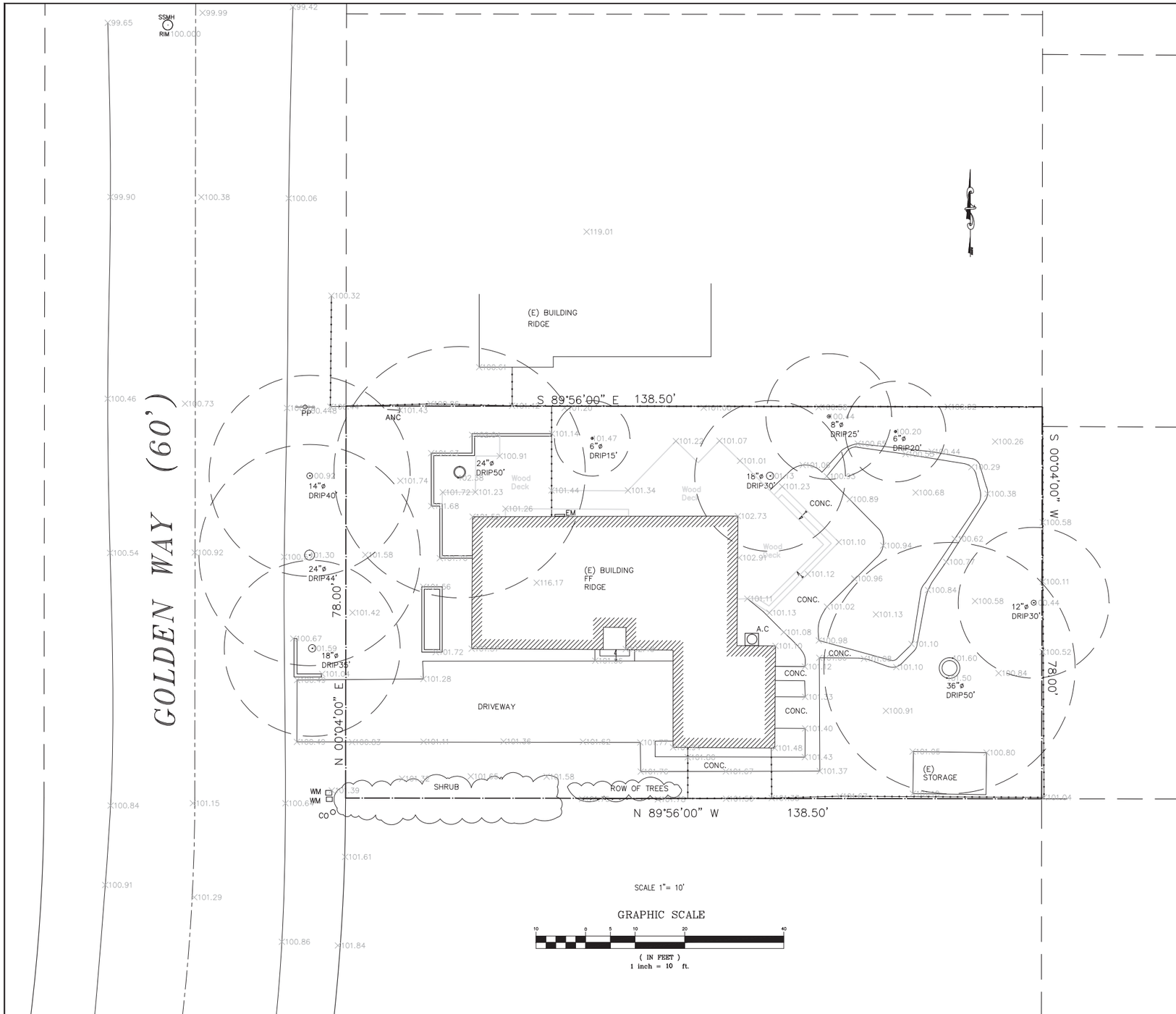
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
1075 GOLDEN WAY, LOS ALTOS, CA
APN: 189-10-035
GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED CIVIL ENGINEER SAID RAZAVI No. 52724 Exp. 12/31/16 CIVIL

Date: 02/17/2015
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 214147

Sheet: 2 OF 2
C-2



LEGEND:

- PROPERTY LINE
- EXISTING LOTS
- CENTERLINE
- EASEMENT LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- OVERHEAD POWER LINE
- WOOD FENCE
- WV WATER VALVE
- POWER POLE
- FIRE HYDRANT

ABBREVIATIONS:

AC	ASPHALT
AD	AREA DRAIN
ANC	ANCHOR
C&G	CURB AND GUTTER
CB	CATCH BASIN
DW	DRIVEWAY
EB	ELECTRIC BOX
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
P.U.E.	PUBLIC UTILITY EASEMENT
PP	POWER POLE
S.D.E.	STORM DRAINAGE EASEMENT
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
VG	VALLEY GUTTER
WM	WATER METER

DISCLAIMER:

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NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:

THE BEARING N. 89°44'00" W. OF THE CENTERLINE OF COVINGTON RD. (FORMERLY EMERSON AVE.), AS SHOWN ON CERTAIN TRACT NO. 942, RECORDED IN BOOK 36 OF MAPS AT PAGE 4, WAS TAKEN AS BASIS OF BEARINGS FOR THIS SURVEY

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED AT GOLDEN WAY, DISTANT THREON 84'± NORTHERLY OF NORTHWESTERLY PROPERTY CORNER EL: 100.00'

NOTES:

1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
2. THE GROSS AREA OF LAND OF RECORD IS 10802.33 SQ. FT. ±.
3. THE SURVEY WAS BASED ON A PRELIMINARY REPORT #4332-3476599 BY FIRST AMERICAN TITLE CO. DATED 03/09/2010.
4. ALL EXISTING BUILDINGS ARE WOOD.
5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

1075 GOLDEN WAY
LOS ALTOS, CA
APN: 189-10-035

SMP ENGINEERS
CIVIL ENGINEERS–LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

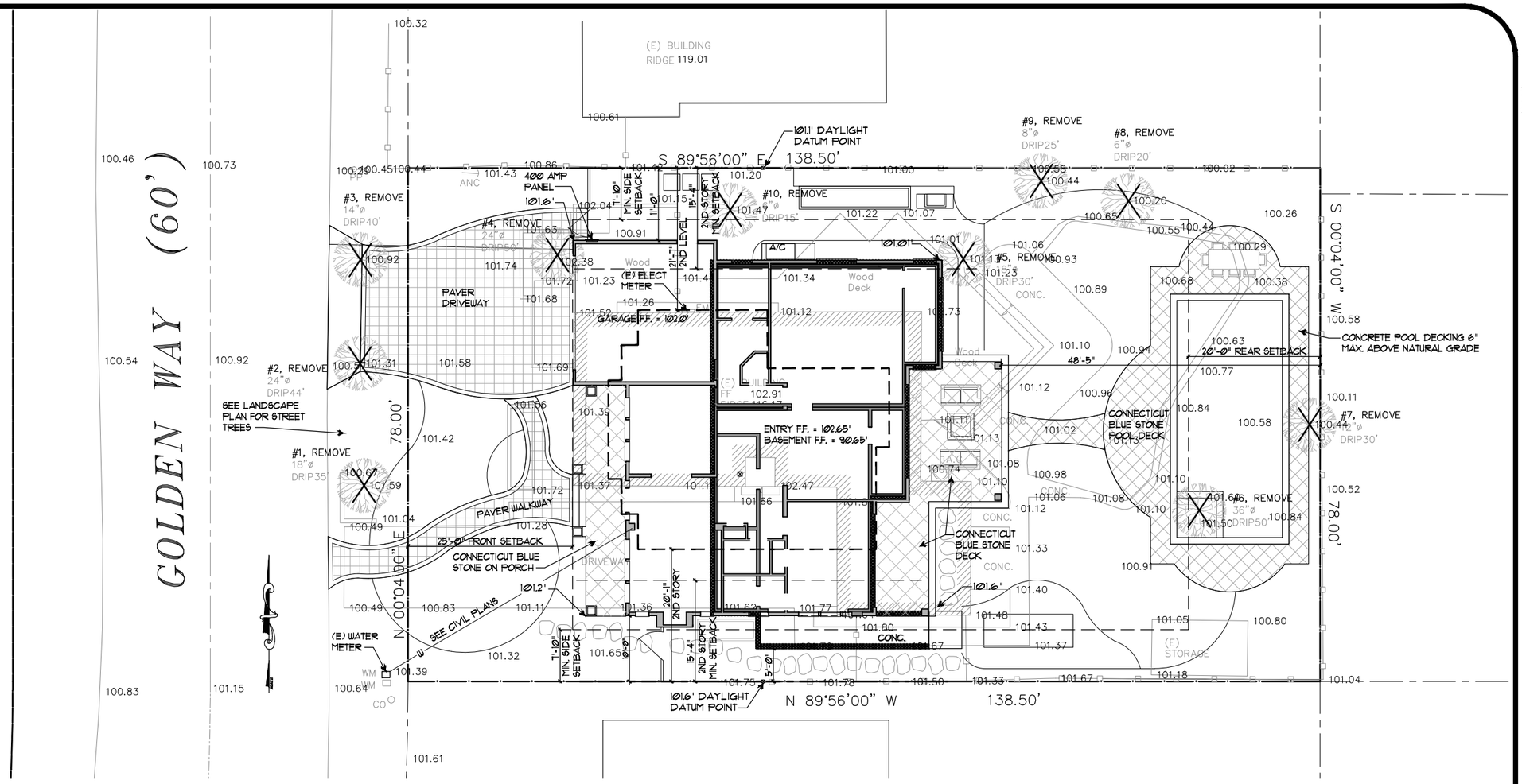
Scale: 1" = 10'
Prepared by: M.J.
Checked by: S.R.
Date: 11/13/2014
Project No: 214147

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

	REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS



Site Plan

scale: 1/8"=1'-0"

SEE LANDSCAPE DRAWING FOR NEW TREES AND LOCATIONS

A/C Unit Noise Requirement

Required setbacks per Planning Division calculations for locating air conditioning units in order to meet the Noise Control Ordinance limit of 50 dBA at the property line.

Sound Rating (Decibels)	Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

Notes:

1. Air conditioning equipment must maintain a minimum setback of five feet from a property line.
2. If the air conditioning unit is later determined by the City to exceed the limits of the noise ordinance, it must be relocated, replaced, or otherwise modified to achieve compliance with the noise ordinance.

City Assumptions Used in Calculations:

1. The distance is measured from the outside edge of the air conditioner.
2. The air conditioner is located within 10 feet of only one reflective surface, such as the wall of a house.
3. There is a six-foot tall solid fence or wall along the nearest property line.
4. The listener is standing one foot away from the solid fence or wall on the opposite side.

Trees To Be Removed

TREE #	SPECIES	SIZE (DBH)
1	CAMPHOR	21.3"
2	CAMPHOR	28.2"
3	CAMPHOR	16.1"
4	DEODAR CEDAR	28.4"
5	DOUGLAS FUR	21.1"
6	DEODAR CEDAR	42.2"
7	OLIVE TREE	12"
8	CRAPE MYRTLE	6"
9	CHERRY TREE	8"
10	JAPANESE MAPLE	6"

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REVISIONS

DRAWING TITLE: Site Plan

JOB TITLE: Tsoi Residence

JOB ADDRESS: 1075 Golden Way, Los Altos, California 94024

DATE: April 16, 2015

SCALE: 1/8" = 1'-0"

PROJECT MANAGER: S. STOTLER

DRAWN: MAW

JOB NO.: 1405

SHEET: A1

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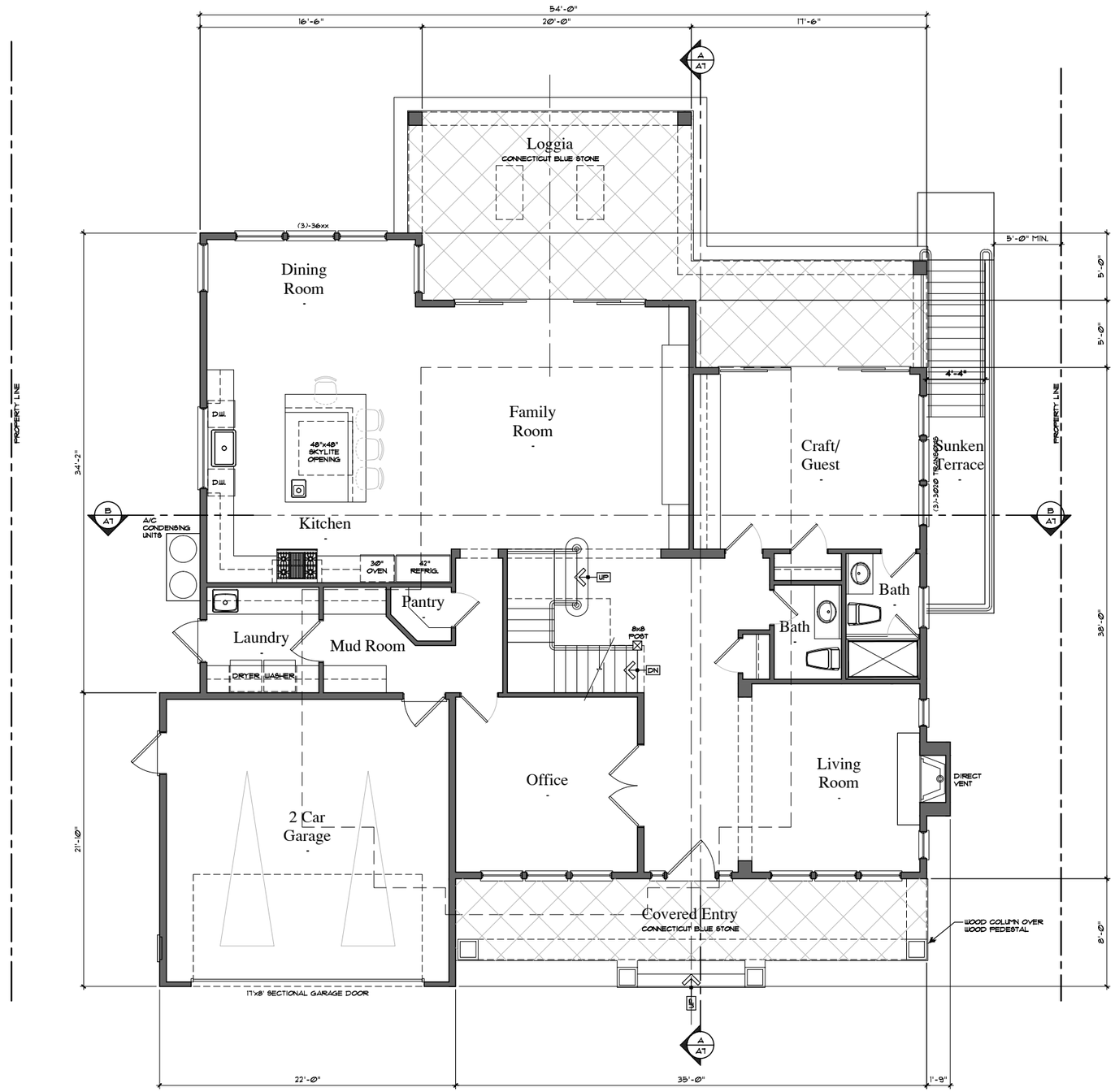

Entry Level Floor Plan

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

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REVISIONS

DRAWING TITLE: Entry Level Floor Plan
JOB TITLE: Tsoi Residence
JOB ADDRESS: 1075 Golden Way
Los Altos, California 94024

DATE: April 16, 2015
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: S. STOTLER
DRAWN: MAW
JOB NO.: 1405
SHEET: A2

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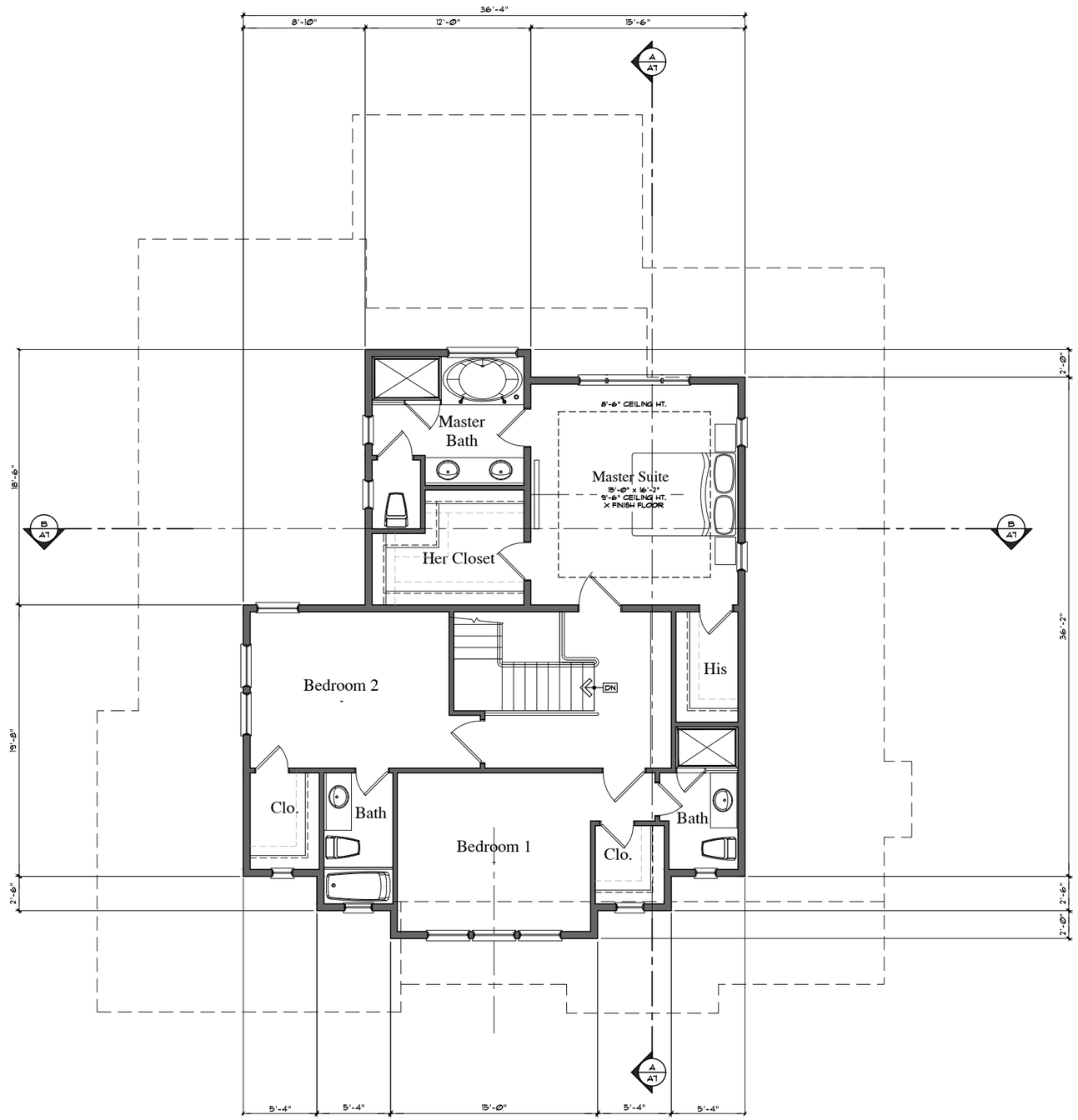

Upper Level Floor Plan

1286 s.f. scale: 1/4"=1'-0"

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REVISIONS

DRAWING TITLE: Upper Level Floor Plan

JOB TITLE: Tsoi Residence

JOB ADDRESS: 1075 Golden Way
Los Altos, California 94024

DATE: April 16, 2015
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: S. STOTLER
DRAWN: MAW
JOB NO.: 1405
SHEET: A3

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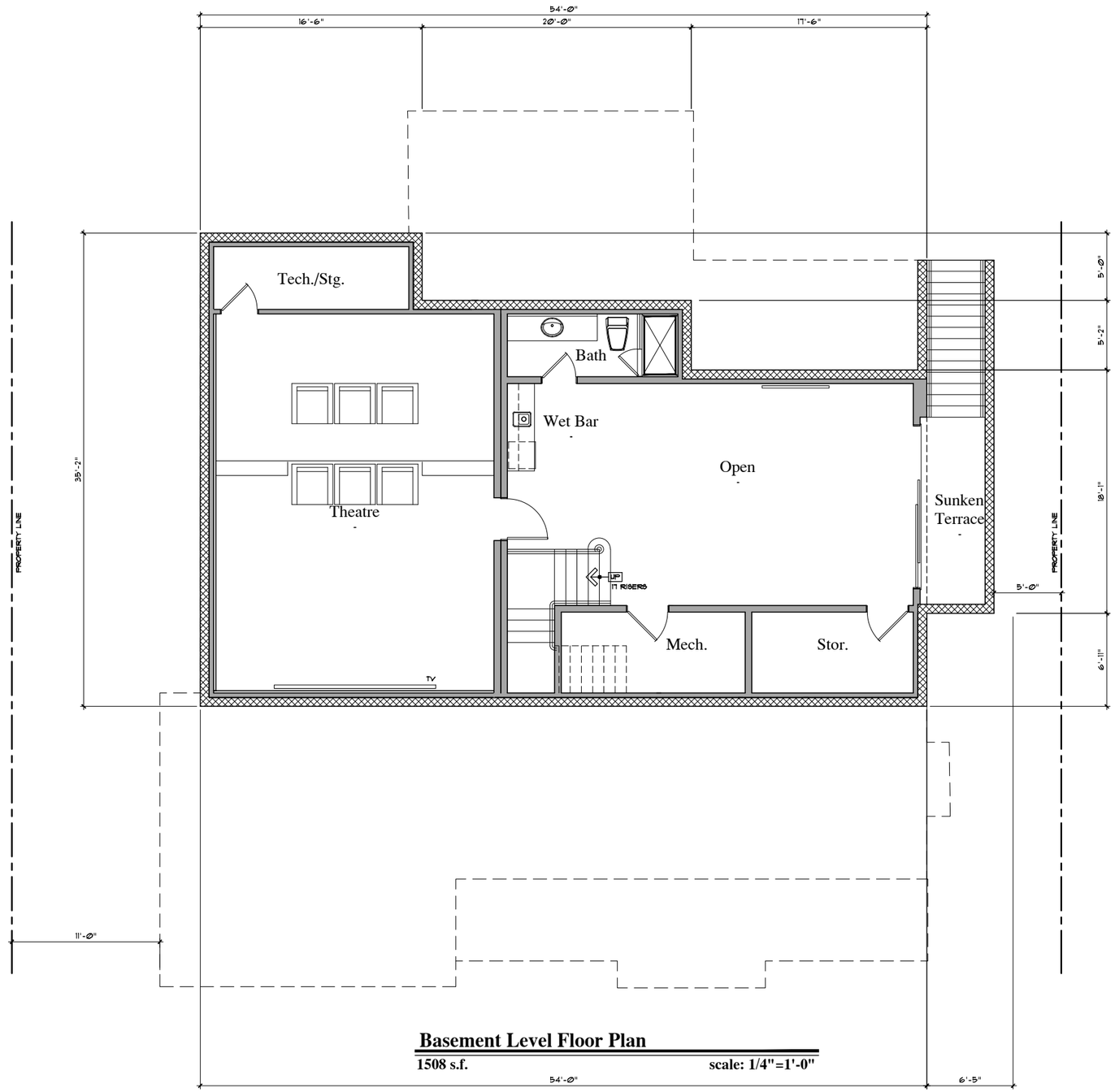

Basement Level Floor Plan

1508 s.f. **scale: 1/4"=1'-0"**

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REVISIONS

DRAWING TITLE: **Basement Level Floor Plan**

JOB TITLE: **Tsoi Residence**

JOB ADDRESS: **1075 Golden Way**
Los Altos, California 94024

DATE: April 16, 2015
SCALE: 1/4" = 1'-0"
PROJECT MANAGER: S. STOTLER
DRAWN: MAW
JOB NO.: 1405
SHEET: **A4**

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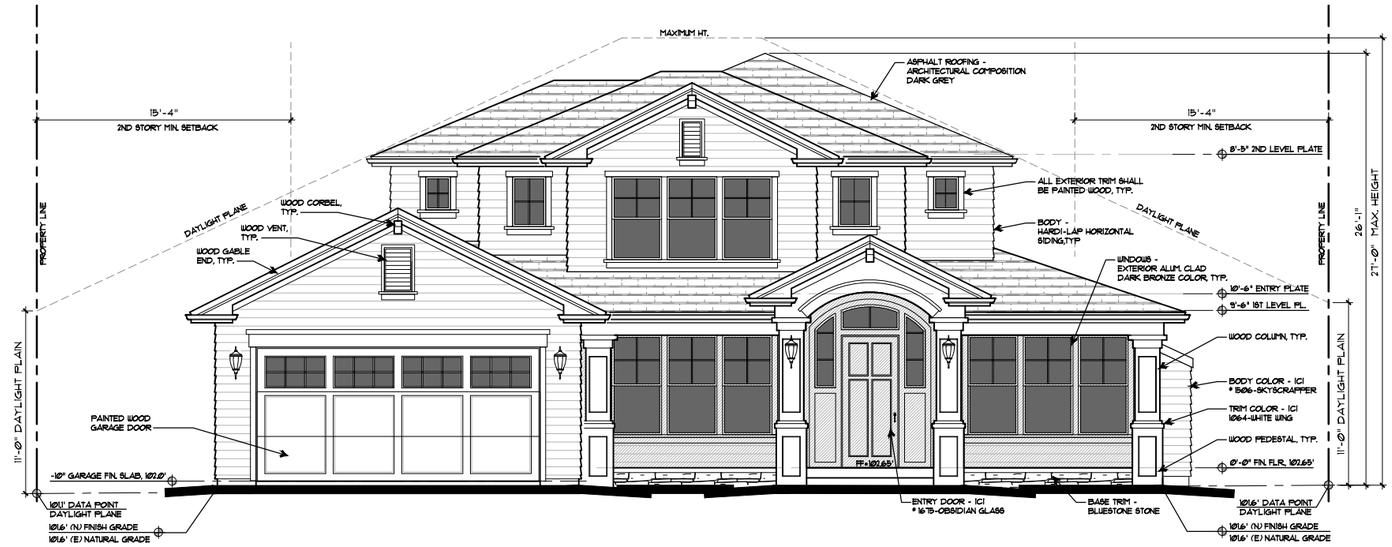

Exterior Elevation - Front

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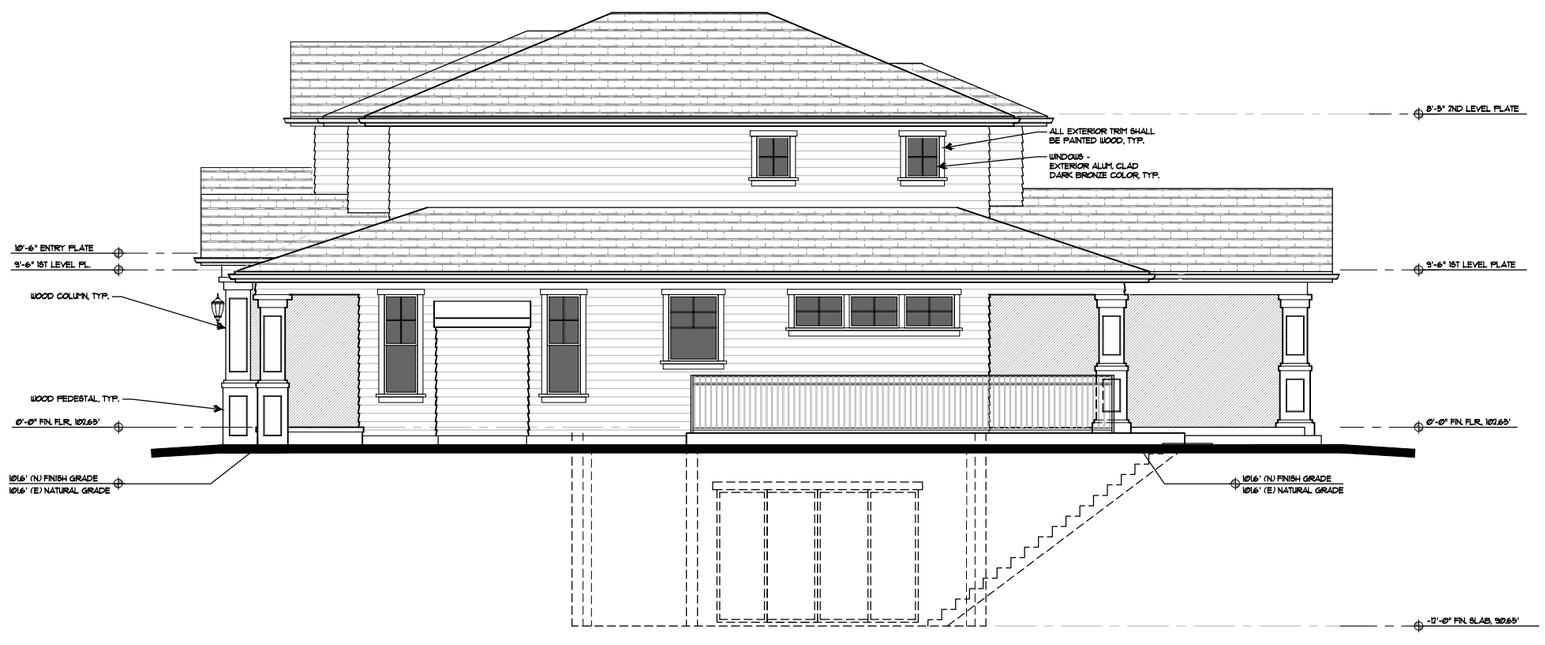

Exterior Elevation - Right Side

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

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REVISIONS

DRAWING TITLE: Exterior Elevations
JOB TITLE: Tsoi Residence
JOB ADDRESS: 1075 Golden Way, Los Altos, California 94024

DATE	April 16, 2015
SCALE	1/4" = 1'-0"
PROJECT MANAGER	S. STOTLER
DRAWN	MAW
JOB NO.	1405
SHEET	A5

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Exterior Elevation - Rear

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

Exterior Elevation - Left Side

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

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REVISIONS

DRAWING TITLE: Exterior Elevations

JOB TITLE: Tsoi Residence

JOB ADDRESS: 1075 Golden Way
Los Altos, California 94024

DATE: April 16, 2015

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

PROJECT MANAGER: S. STOTLER

DRAWN: MAW

JOB NO.: 1405

SHEET: A6

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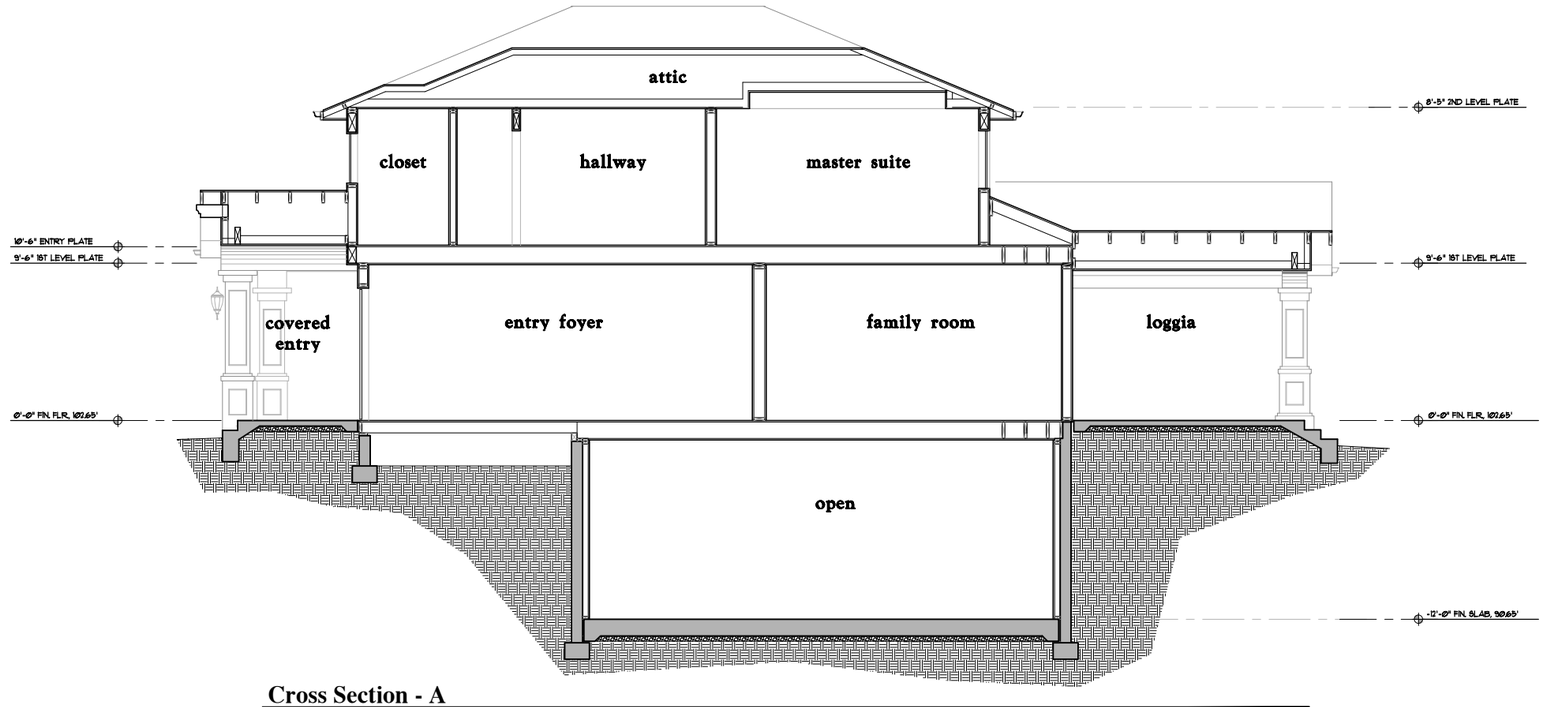

Cross Section - A

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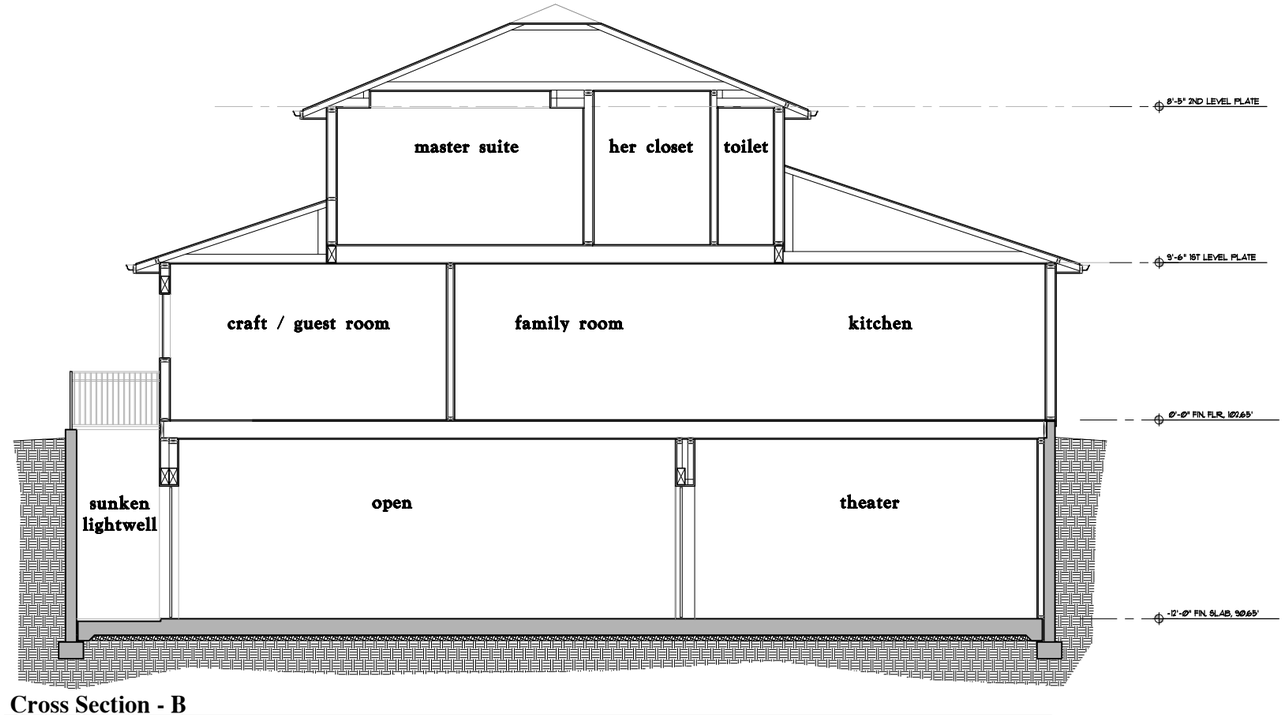

Cross Section - B

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

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REVISIONS

DRAWING TITLE: Cross Sections

JOB TITLE: Tsoi Residence

JOB ADDRESS: 1075 Golden Way
Los Altos, California 94024

DATE: April 16, 2015

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

PROJECT MANAGER: S. STOTLER

DRAWN: MAW

JOB NO.: 1405

SHEET: A7

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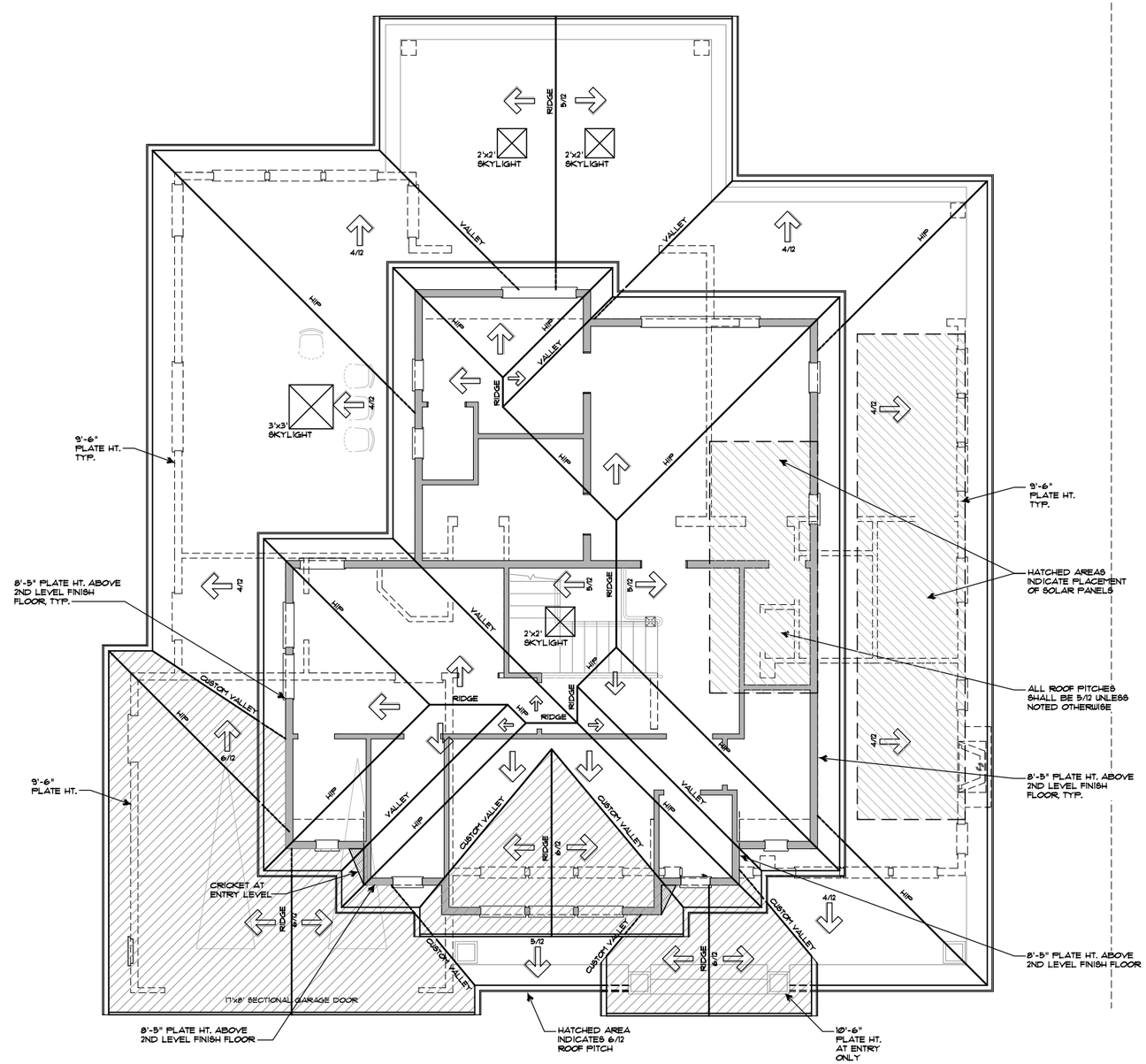

Roof Plan

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

stotler design group

349 FIRST STREET, SUITE A
LOS ALTOS, CALIFORNIA 94022
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REVISIONS

DRAWING TITLE: Roof Plan

JOB TITLE: Tsoi Residence

JOB ADDRESS: 1075 Golden Way, Los Altos, California 94024

DATE: April 16, 2015

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

PROJECT MANAGER: S. STOTLER

DRAWN: MAW

JOB NO.: 1405

SHEET: A8

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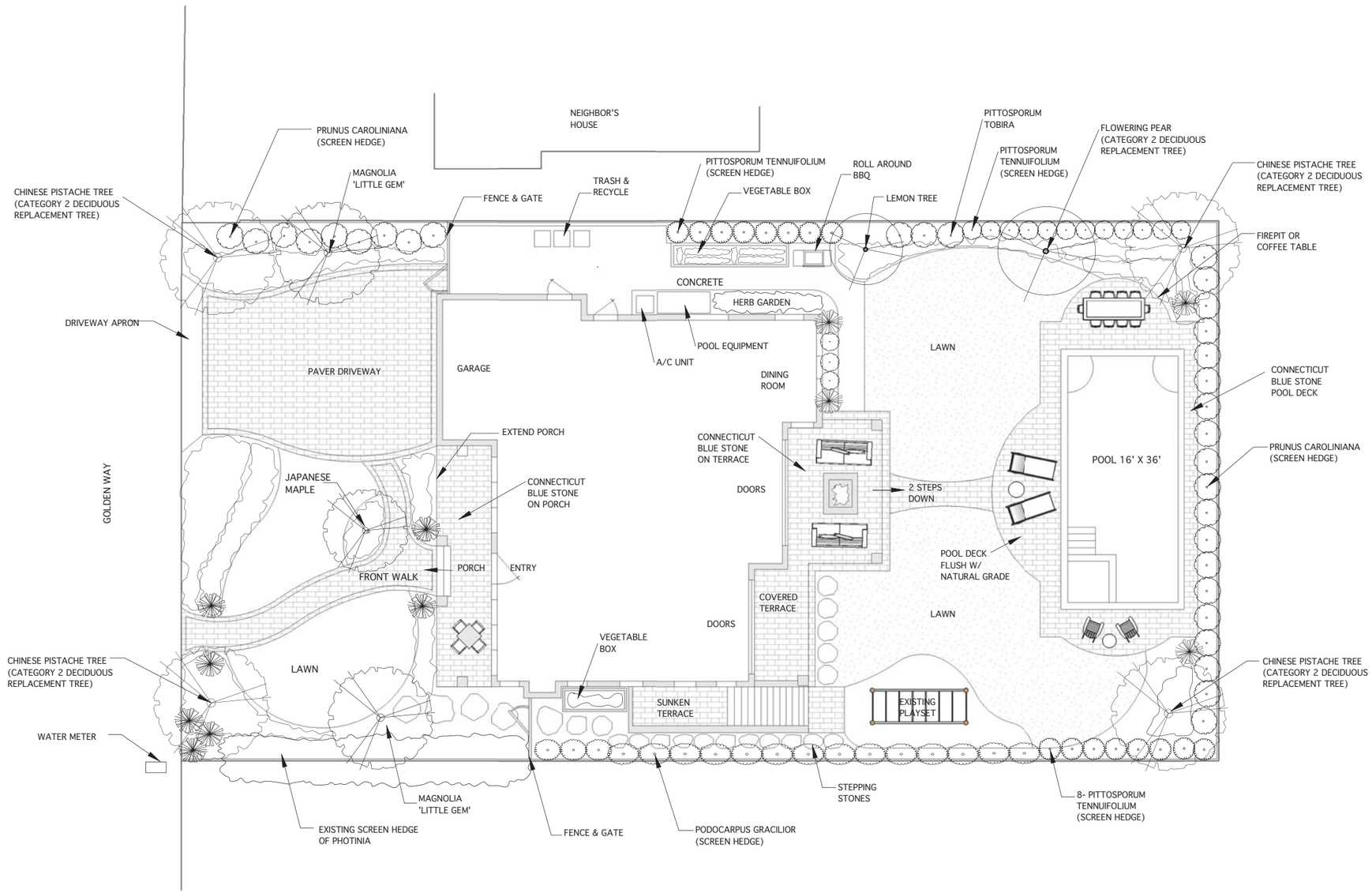

Landscape Plan

AITKEN & ASSOCIATES
Landscape Architects Cal. Reg. 2239
8262 Rancho Real, Gilroy, CA.
aitkenassociates@gmail.com

The Tsoi Residence
1075 Golden Way, Los Altos, Ca

Feb 2015
Scale:1/8" = 1'-0"

L-1