PROPOSED RESIDENCE

425 HARRINGTON CT. LOS ALTOS, CA

PROJECT DATA

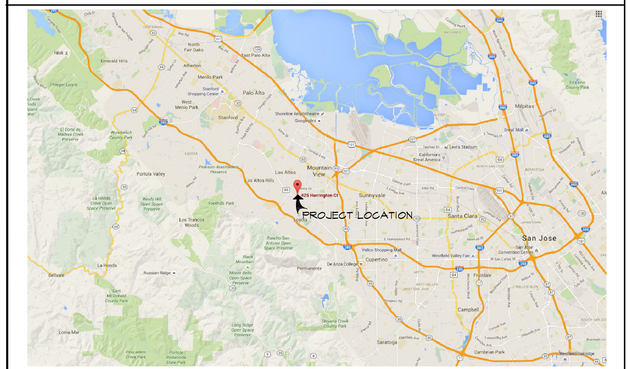
OWNER:	LI YAO & YU HE
ADDRESS:	425 HARRINGTON CT. LOS ALTOS, CA
APN #:	189-49-021
OCCUPANCY:	R-3/U
CONSTRUCTION TYPE::	VB
ZONING:	R1-10

NET LOT AREA	9,965 ± SQ.FT.

	TOTAL PROPOSED
%OF FRONT YARD PAVING	538 SQ.FT.
	538/1,252.3= 43%)
HABITABLE LIVING AREA	3,053.2 SQ. FT
NON-HABITABLE LIVING AREA	308.5 SQ.FT
	(FRONT, BACK PORCHES)

		EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE:		2,359.5 SQ. FT	2,676.5 SQ. FT	2,989.5 SQ.FT.
		(23.7%)	(26.9%)	(30%)
FLOOR AREA:		2,294 SQ. FT	3,484.2 SQ. FT	3,487.75 SQ.FT.
		(23.02%)	(34.96%)	(35%)
SET BACKS:				
FRONT	1ST STORY	31'-2" ± FEET	25'-0" ±FEET	25 FEET
	2ND STORY		33'-1" ±FEET	
REAR	1ST STORY	23'-5" ± FEET	25'-2" ±FEET	25 FEET
	2ND STORY		29'- 4 1/2" ±FEET	
RIGHT SIDE	1ST STORY	10'-2" ± FEET	14'-5 1/2" ±FEET	10 FEET
	2ND STORY		27'-10 1/2" ±FEET	17'-6" FEET
LEFT SIDE	1ST STORY	12'-0" ± FEET	11'-8 1/2" ±FEET	10 FEET
	2ND STORY		20'-0" FEET	17'-6" FEET
HEIGHT:		14'-4" ± FEET	26'- 2 1/2" ±FEET	27 FEET

VICINITY MAP

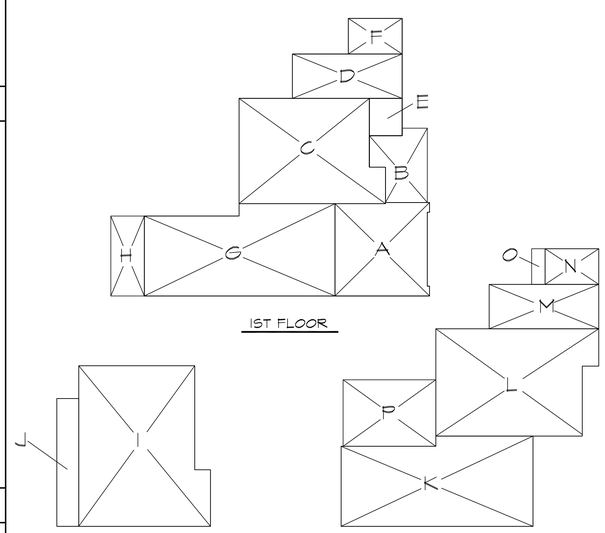


SCOPE OF WORK

- PROPOSED NEW 1-STORY RESIDENCE

AREA CALCULATION:

SECTION	DIMENTION	AREA
1ST STORY:		
A (GARAGE)	20'-7 1/2" x 20'-8" + 2.7 + 1	431 SQ.FT.
B(FRONT PORCH)	14'-11" x 9'-4 1/2" +25.3 + 9.5	174.5 SQ.FT.
C	20'-2" x 23'-6 1/2" + 29.3	715.4 SQ.FT.
D	24'-6 1/2" x 9'-11"	243.3 SQ.FT.
E	8'-4" x 7'-3 1/2"	61 SQ.FT.
F	12'-0" x 7'-11 1/2"	95.7 SQ.FT.
G	42'-7 1/2 " x 17'-10 1/2" + 59.4	821.6 SQ.FT.
H(REAR PORCH)	17'-10 1/2" x 7'-6"	134 SQ.FT.
1ST FLOOR LIVING AREA		1,937 SQ. FT
GRAGE AREA (2 CAR GARAGE)		431 SQ.FT.
1ST FLOOR PORCHES AREA (B+H)		308.5 SQ. FT
LOT COVER AREA		2,676.5 SQ.FT.
2ND STORY:		
I	35'-11" X 21'-11 1/2" + 44.5	976.3 SQ.FT.
J	28'-7" X 4'-10 1/2"	139.9 SQ.FT.
2ND FLOOR LIVING AREA		1,116.2 SQ. FT
BASEMENT:		
K	42'-11" X 17'-10 1/2" + 49.8	816.7 SQ.FT.
L	32'-4" X 24'-02" + 31	817.5 SQ.FT.
M	24'-6 1/2" X 9'-11"	243.3 SQ.FT.
N	12'-0" X 7'-1 1/2"	95.7 SQ.FT.
O (LIGHTWELL)	7'-11 1/2" X 3'-0"	23.9 SQ.FT.
P(LIGHTWELL)	20'-8 1/2" X 14'-10 1/2"	308.1 SQ.FT.
BASEMENT AREA		1973.2 SQ. FT
LIGHTWELL AREA (W+X+Y)		332 SQ.FT.



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL BLDG OFFICIAL. AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE DRAWINGS. THAT CODE OR CALL OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT/ ENGINEER ANY VIOLATION OF CODE IMMEDIATELY.
2. CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.
3. THE ARCHITECTURAL SITE PLAN IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES EASEMENTS, SETBACKS UTILITIES AND SUBSTRUCTURES. ALL DISCREPANCIES SHALL BE IMMEDIATELY DISCUSSED WITH ARCHITECT.
4. PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET.
5. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND DRAIN TO STREET.
6. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
7. THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENT.
8. WHERE CONSTRUCTION DETAILS ARE NOT SHOW OR NOTED FOR ANY PART OF THE WORK. THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
9. THE WALL DIMETIONS ON THE PLANS ARE MEASURED TO THE FINSH OF THE WALLS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. FIELD VERIFY ALL CABINET SPACE AND FIXED GLASS SIZES, APPLIANCE, FIXTURES, EQUIPMENT ETC. CLEARANCES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ARCHITECT WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT.
10. DURING CONSTRUCTION STAGE, IF ANY ADDITIONAL EQUIPMENT TO BE INSTALLED OF CHANGE ORDERS REQUESTED BY OWNER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ ENGINEERS IMMEDIATELY.
11. TRADE NAME AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY OWNER.
12. CONTRACTOR'S PROPOSAL INCLUDES ON THE SITE PROJECT MANAGEMENT AND FIELD SUPERVISION AS REQUIRED TO MAINTAIN A SAFE AND EFFICIENT WORK PLACE.
13. THE MAIN BUILDING AND THE GARAGE WILL BE REQUIRED TO HAVE THE FIRE SPRINKLER SYSTEM. THE SPRINKLER SYSTEM PERMIT IS TREATED AS DEFERRED SUBMITTAL.

APPLICABLE CODE

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
CALIFORNIA BUILDING CODE 2013 EDITION
CALIFORNIA RESIDENTIAL CODE 2013 EDITION
CALIFORNIA MECHANICAL CODE 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION
CALIFORNIA ELECTRIC CODE 2013 EDITION
CALIFORNIA RESIDENTIAL ENERGY CODE 2013 EDITION
CALIFORNIA GREEN BUILDING CODE 2013 EDITION
LAS ALTOS MUNICIPAL CODE

SHEET INDEX

T-0 COVER SHEET, PROJECT DATA, VICINITY MAP
1 TOPOGRAPHICAL & BOUNDARY SURVEY

ARCHITECTURAL

A-0 SITE PLAN
A-0.1 NEIGHBORHOOD CONTEXT MAP
A-2 PROPOSED 1ST FLOOR PLAN
A-2.1 PROPOSED 2ND FLOOR PLAN
A-2.2 PROPOSED BASEMENT LEVEL FLOOR PLAN
A-3 PROPOSED BUILDING ELEVATIONS
A-3.1 PROPOSED BUILDING ELEVATIONS
A-4 BUILDING SECTIONS
A-5 PROPOSED ROOF PLAN

GRADING

C-1 GRADING AND DRAINAGE PLAN
C-2 EROSION CONTROL PLAN

LANDSCAPING

L-1 LANDSCAPE PLAN
L-2 PLANTING SCHEDULE & PLANT PHOTOS

ABBREVIATIONS

&	AND	GYP.BD.	GYPSUM BOARD
∠	ANGLE	H.B.	HOSE BIBB
@	AT	INSUL	INSULATION
℄	CENTERLINE	INT	INTERIOR
[	CHANNEL	INV	INVERT
Φ	DIAMETER OR ROUND	M.B.	MACHINE BOLT
||	PARALLEL	M.C.	MEDICINE CHEST
⊥	PERPENDICULAR	MIN.	MINIMUM
ℙ	PLATE	MTL.	METAL
#	POUND OR NUMBER	N.I.C.	NOT IN CONTRACT
A.B.	ANCHOR BOLT	NTS	NOT TO SCALE
A/C	ASPHALTIC CONCRETE	NOM	NOMINAL
ACC.	ACCOUSTIC	O/C	ON CENTER
A.F.F	ABOVE FINISH FLOOR	OPG.	OPENING
ALUM	ALUMINUM	LAM	LAMINATED PLASTIC
BLK	BLOCK	LD	LANDING
C.J.	COLD JOINT	PL.	PLATE
CONC	CONCRETE	PL GL	PLATE GLASS
CONT	CONTINUOUS	PLY	PLYWOOD
C.I.	CAST IRON	RDWD	REDWOOD
DF	DOUGLAS FIR	RM.	ROOM
ELEV	ELEVATION	RWL	RAIN WATER LEADER
(E)	EXISTING	SIM	SIMILAR
EXIST	EXISTING	TEMP GL	TEMPERED GLASS
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
F.E.	FIRE EXTINGUISHER	T.O.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.P.	TOP OF PLATE
FIN	FINISH	TYP	TYPICAL
FL.	FLOOR	UON	UNLESS OTHERWISE NOTED
F.O.C.	FACE OF CONC	VGDF	VERTICAL GRAIN DOUGLAS FIR
F.O.B.	FACE OF BLOCK	W/	WITH
F.O.S.	FACE OF STUD	WC	WATER CLOSET
FDN	FUNDATION	WH	WATER HEATER
FUR	FURNACE	WWF	WELDED WIRE FABRIC
FTG	FOOTING	TH	THRESHOLD
GALV	GALVINIZED		
G.I.	GALVINIZED IRON		

REVISIONS	BY

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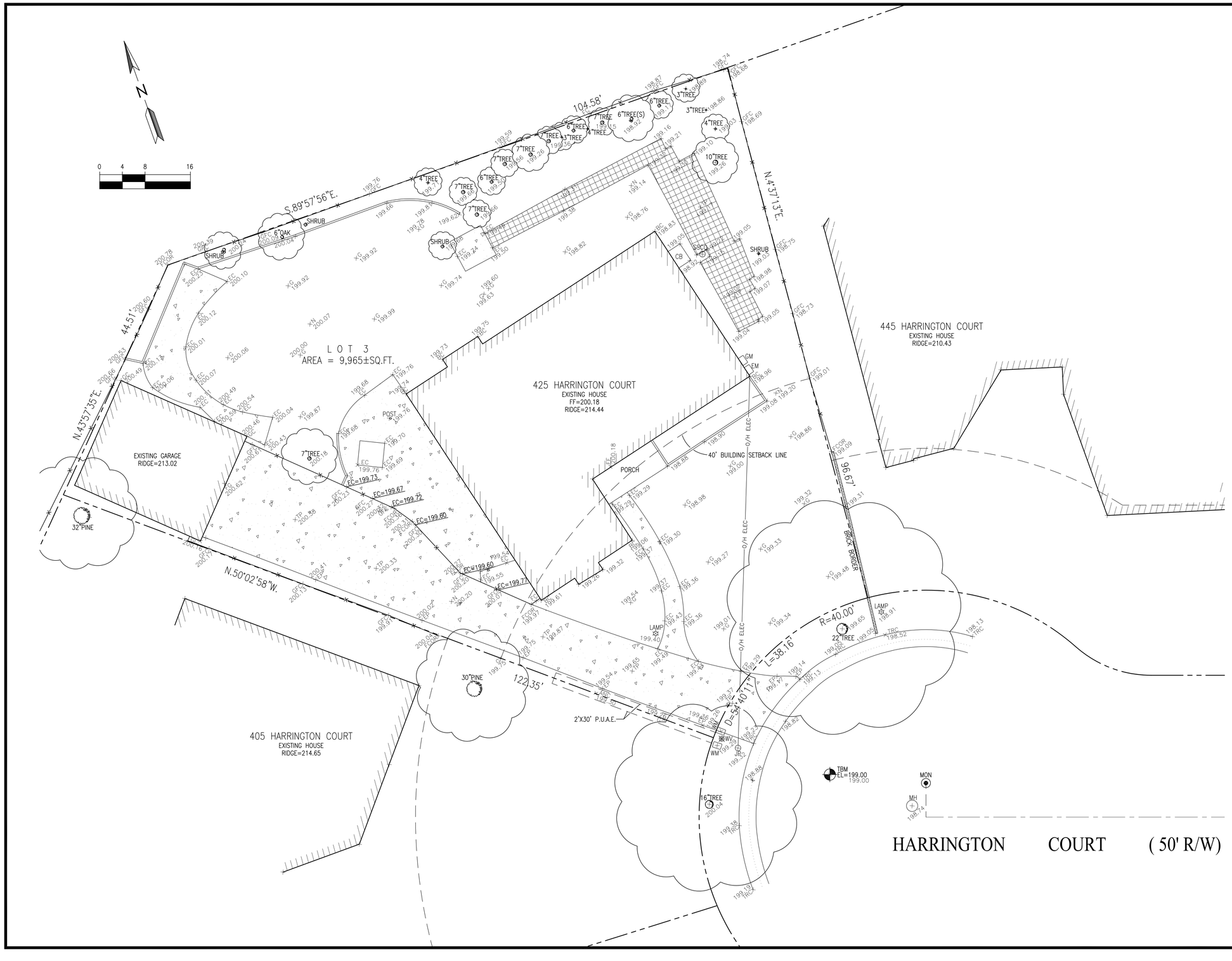
TITLE SHEET
PROJECT DATA, VICINITY MAP

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: T-0



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, N70°32'00"W, OF THE CENTER LINE OF HARRINGTON COURT, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 76 OF MAPS AT PAGE 1, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=199.00 (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.

LEGAL DESCRIPTION:

LOT 3, TRACT NO.1803, MAP REF: BOOK 76 PAGE 1

NOTE:

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

2. SINCE A COPY OF TITLE REPORT WAS NOT PROVIDED, ONSITE EASEMENT WAS NOT EVALUATED.

ZHANG RESIDENCE

425 HARRINGTON COURT
LOS ALTOS, CA
APN: 189-49-021

W E C
& ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
YI-RAN WU
EXP. 12/31/15
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPT 18, 2015
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

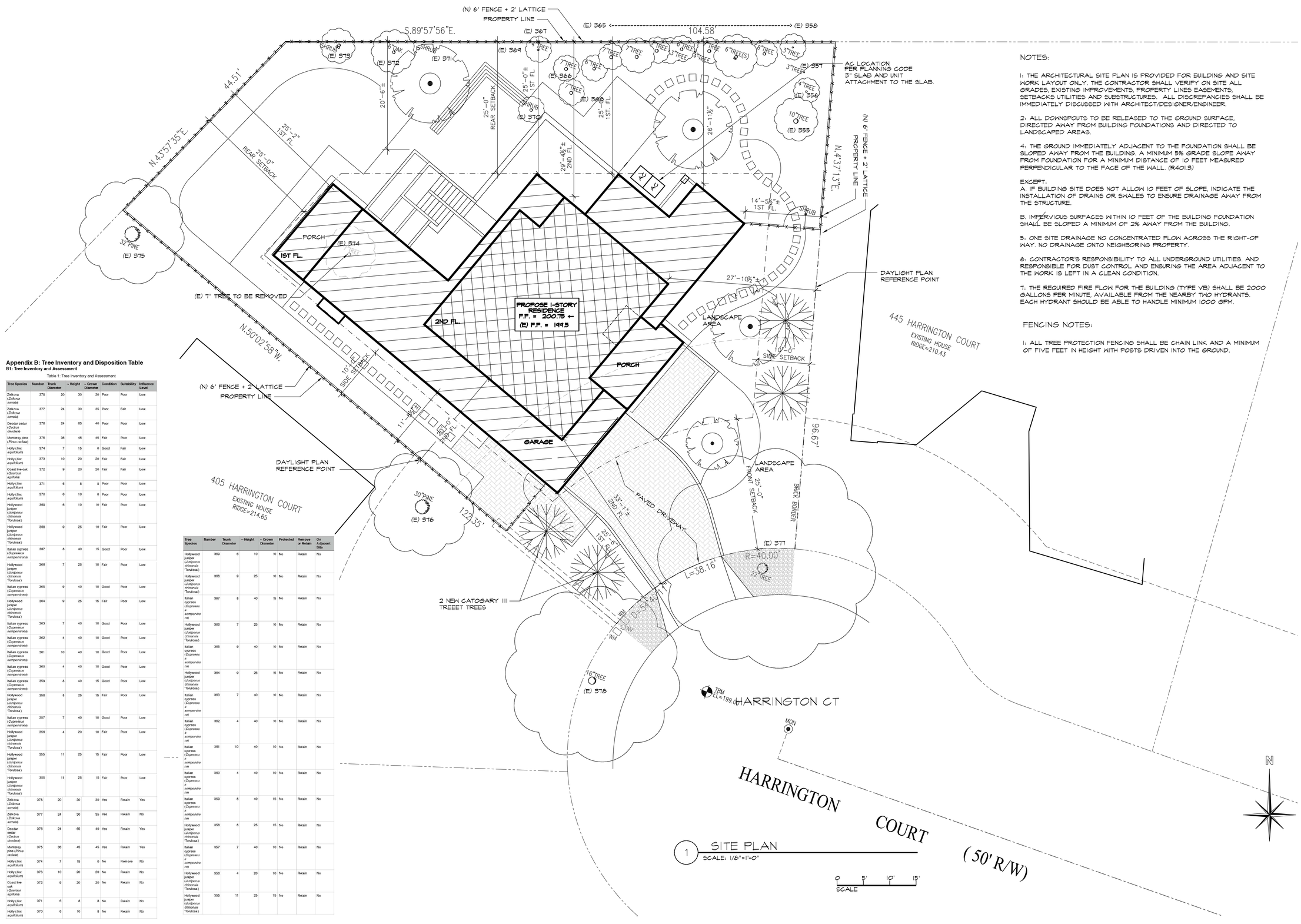
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

© WEC



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

Appendix B: Tree Inventory and Disposition Table

B1: Tree Inventory and Assessment

Table 1: Tree Inventory and Assessment

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Condition	Suitability	Influence Level
Zelkova (*Zelkova serrata*)	378	20	30	30	Poor	Poor	Low
Zelkova (*Zelkova serrata*)	377	24	30	35	Poor	Fair	Low
Deodar cedar (*Cedrus deodara*)	376	24	65	40	Poor	Poor	Low
Monterey pine (*Pinus radiata*)	375	36	45	45	Fair	Poor	Low
Holly (*Ilex aquifolium*)	374	7	15	0	Good	Fair	Low
Holly (*Ilex aquifolium*)	373	10	20	20	Fair	Fair	Low
Coast live oak (*Quercus agrifolia*)	372	9	20	20	Fair	Fair	Low
Holly (*Ilex aquifolium*)	371	6	8	8	Poor	Poor	Low
Holly (*Ilex aquifolium*)	370	6	10	8	Poor	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	369	6	10	10	Fair	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	368	9	25	10	Fair	Poor	Low
Italian cypress (*Cupressus sempervirens*)	367	8	40	15	Good	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	366	7	25	10	Fair	Poor	Low
Italian cypress (*Cupressus sempervirens*)	365	9	40	10	Good	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	364	9	25	15	Fair	Poor	Low
Italian cypress (*Cupressus sempervirens*)	363	7	40	10	Good	Poor	Low
Italian cypress (*Cupressus sempervirens*)	362	4	40	10	Good	Poor	Low
Italian cypress (*Cupressus sempervirens*)	361	10	40	10	Good	Poor	Low
Italian cypress (*Cupressus sempervirens*)	360	4	40	10	Good	Poor	Low
Italian cypress (*Cupressus sempervirens*)	359	8	40	15	Good	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	358	8	25	15	Fair	Poor	Low
Italian cypress (*Cupressus sempervirens*)	357	7	40	10	Good	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	356	4	20	10	Fair	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	355	11	25	15	Fair	Poor	Low
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	355	11	25	15	Fair	Poor	Low
Zelkova (*Zelkova serrata*)	378	20	30	30	Yes	Retain	Yes
Zelkova (*Zelkova serrata*)	377	24	30	35	Yes	Retain	No
Deodar cedar (*Cedrus deodara*)	376	24	65	40	Yes	Retain	Yes
Monterey pine (*Pinus radiata*)	375	36	45	45	Yes	Retain	Yes
Holly (*Ilex aquifolium*)	374	7	15	0	No	Remove	No
Holly (*Ilex aquifolium*)	373	10	20	20	No	Retain	No
Coast live oak (*Quercus agrifolia*)	372	9	20	20	No	Retain	No
Holly (*Ilex aquifolium*)	371	6	8	8	No	Retain	No
Holly (*Ilex aquifolium*)	370	6	10	8	No	Retain	No

Tree Species	Number	Trunk Diameter	~ Height	~ Crown Diameter	Protected	Remove or Retain	On Adjacent Site
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	369	6	10	10	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	368	9	25	10	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	367	8	40	15	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	366	7	25	10	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	365	9	40	10	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	364	9	25	15	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	363	7	40	10	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	362	4	40	10	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	361	10	40	10	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	360	4	40	10	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	359	8	40	15	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	358	8	25	15	No	Retain	No
Italian cypress (*Cupressus sempervirens*)	357	7	40	10	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	356	4	20	10	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	355	11	25	15	No	Retain	No

NOTES:

1: THE ARCHITECTURAL SITE PLAN IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES EASEMENTS, SETBACKS UTILITIES AND SUBSTRUCTURES. ALL DISCREPANCIES SHALL BE IMMEDIATELY DISCUSSED WITH ARCHITECT/DESIGNER/ENGINEER.

2: ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.

4: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING. A MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. (R401.3)

EXCEPT:
A. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

B. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

5: ONE SITE DRAINAGE NO CONCENTRATED FLOW ACROSS THE RIGHT-OF WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTY.

6: CONTRACTOR'S RESPONSIBILITY TO ALL UNDERGROUND UTILITIES. AND RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

7: THE REQUIRED FIRE FLOW FOR THE BUILDING (TYPE VB) SHALL BE 2000 GALLONS PER MINUTE, AVAILABLE FROM THE NEARBY TWO HYDRANTS. EACH HYDRANT SHOULD BE ABLE TO HANDLE MINIMUM 1000 GPM.

FENCING NOTES:

1: ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.

REVISIONS	BY

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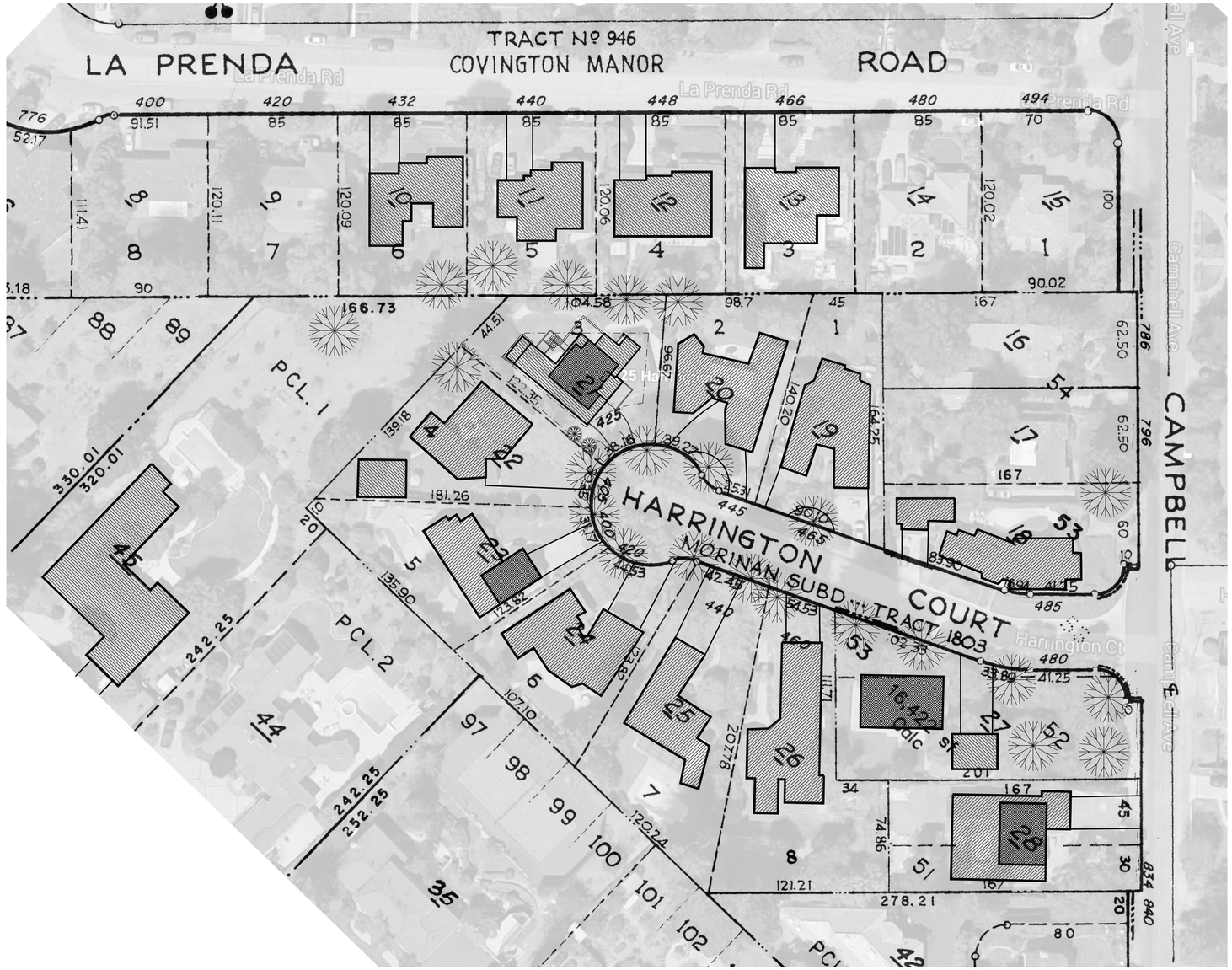
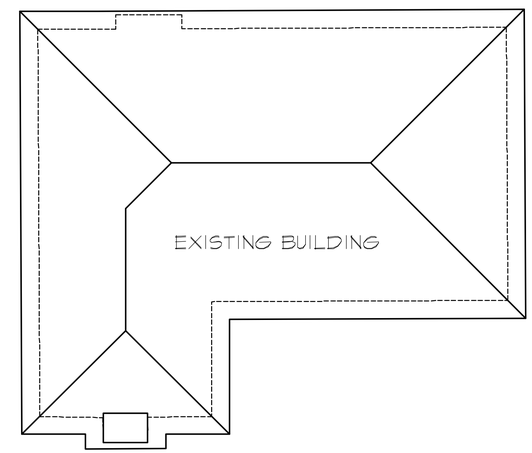
SITE PLAN

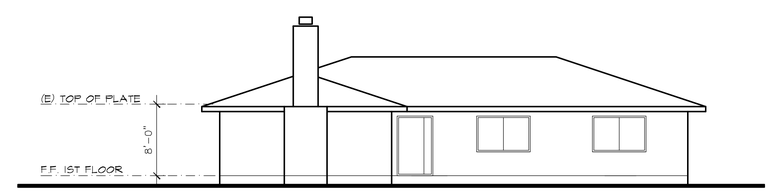
PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-0



2 NEIGHBORHOOD CONTEXT MAP
SCALE: 1"=40'-0"





1 EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS	BY

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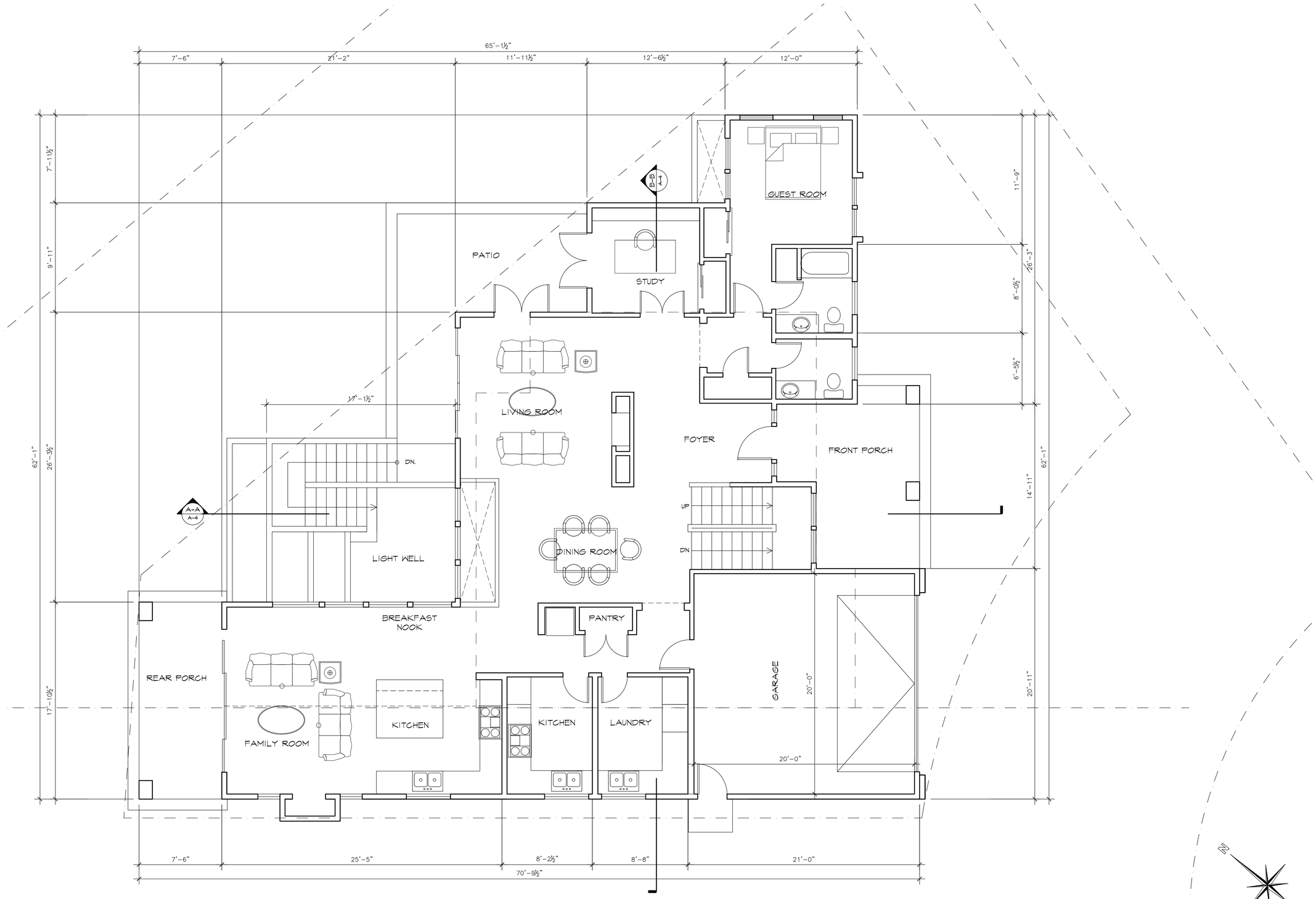
NEIGHBORHOOD CONTEXT MAP
EXISTING ELEVATION

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-0.1
3 Of 10 Sheets



1 PROPOSED 1ST FLOOR PLAN

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

REVISIONS	BY

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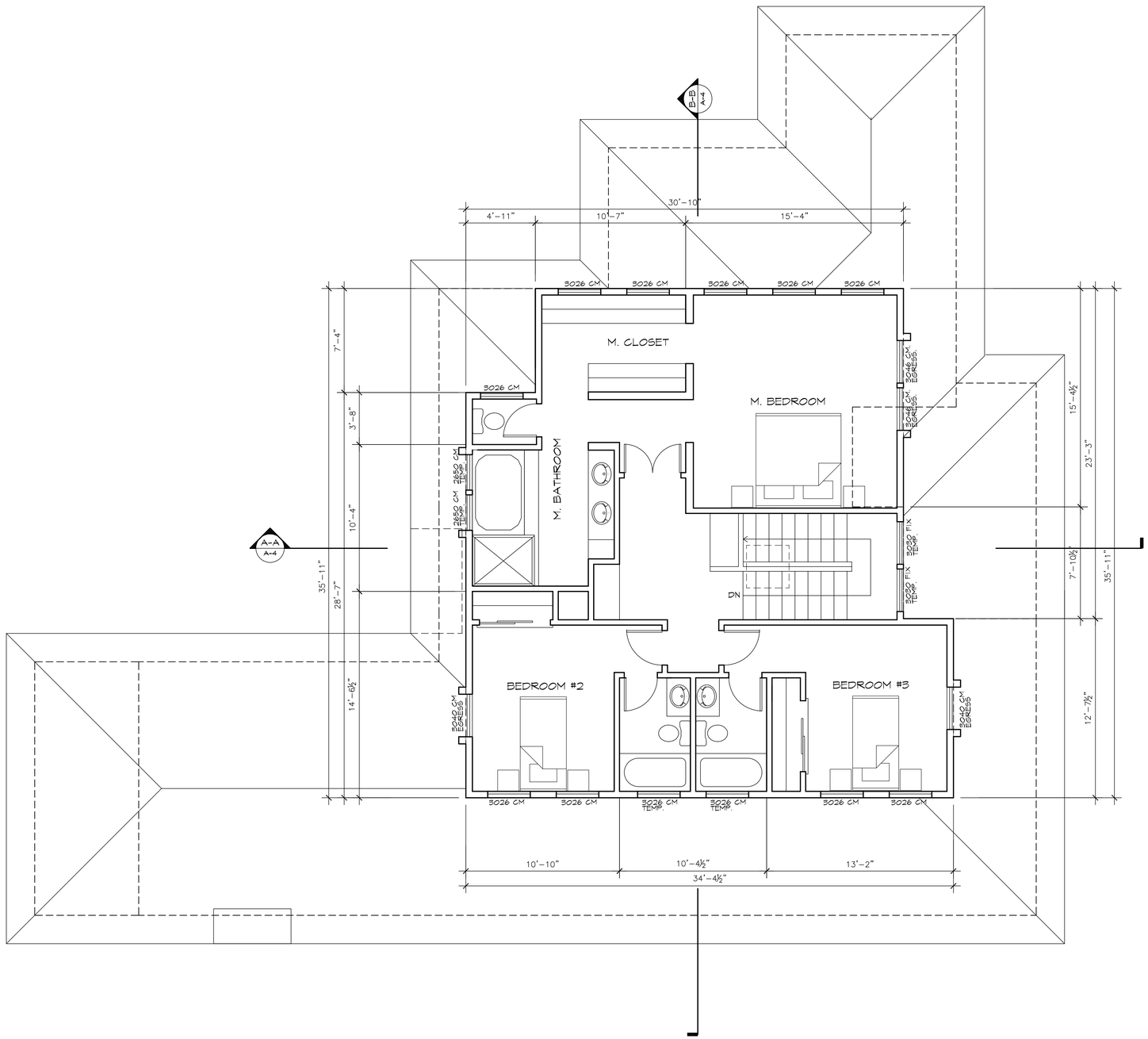
PROPOSED 1ST FLOOR PLAN

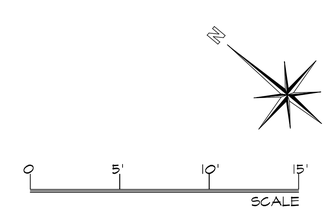
PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-2
4 Of 10 Sheets



1 PROPOSED 2ND FLOOR PLAN

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



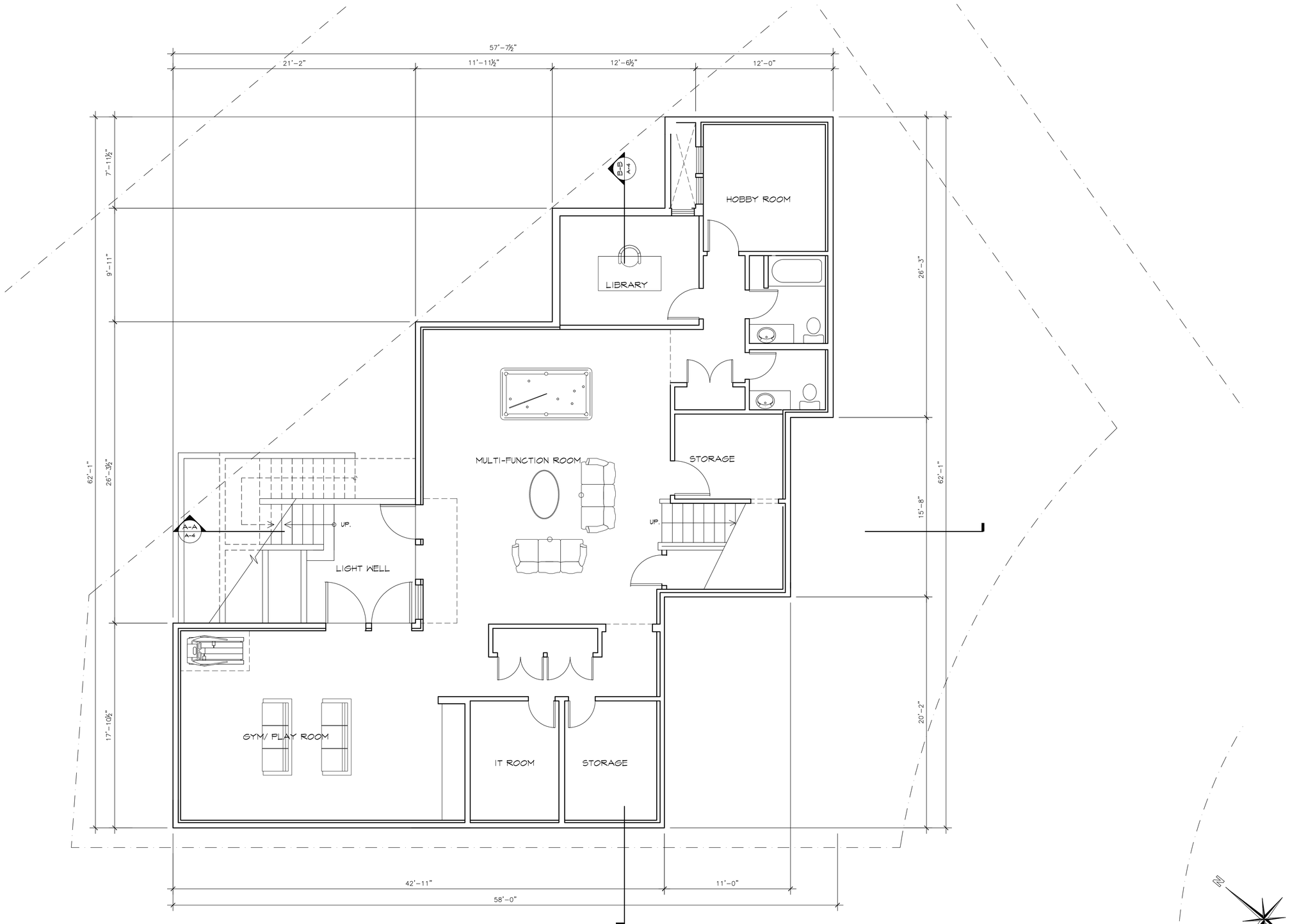
REVISIONS	BY

LEL DESIGN
ARCHITECTURAL DESIGN, PLANNING & ILLUSTRATION
2700 STEVENS CREEK BLVD # 32, CUPERTINO, CA 95015
TEL: (408) 691-4123 LELDESIGNGROUP@GMAIL.COM

PROPOSED 2ND FLOOR PLANS

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-2.1



1 PROPOSED BASEMENT LEVEL FLOOR PLAN

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

REVISIONS	BY

LEL DESIGN
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21701 STEVENS CREEK BLVD # 32, CUPERTINO, CA 95015
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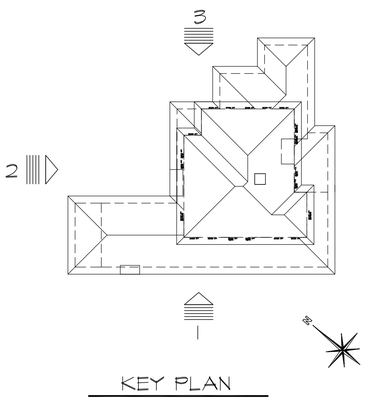
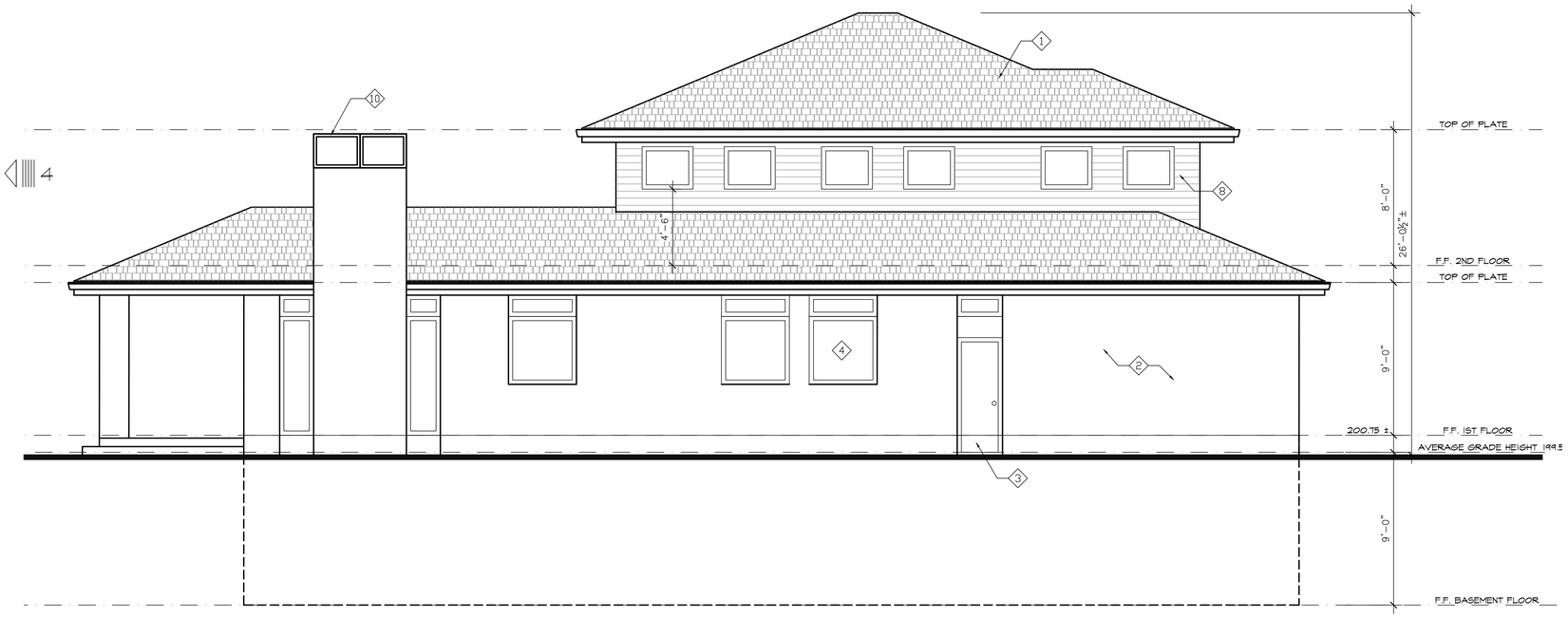
PROPOSED BASEMENT LEVEL FLOOR PLAN

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-2.2

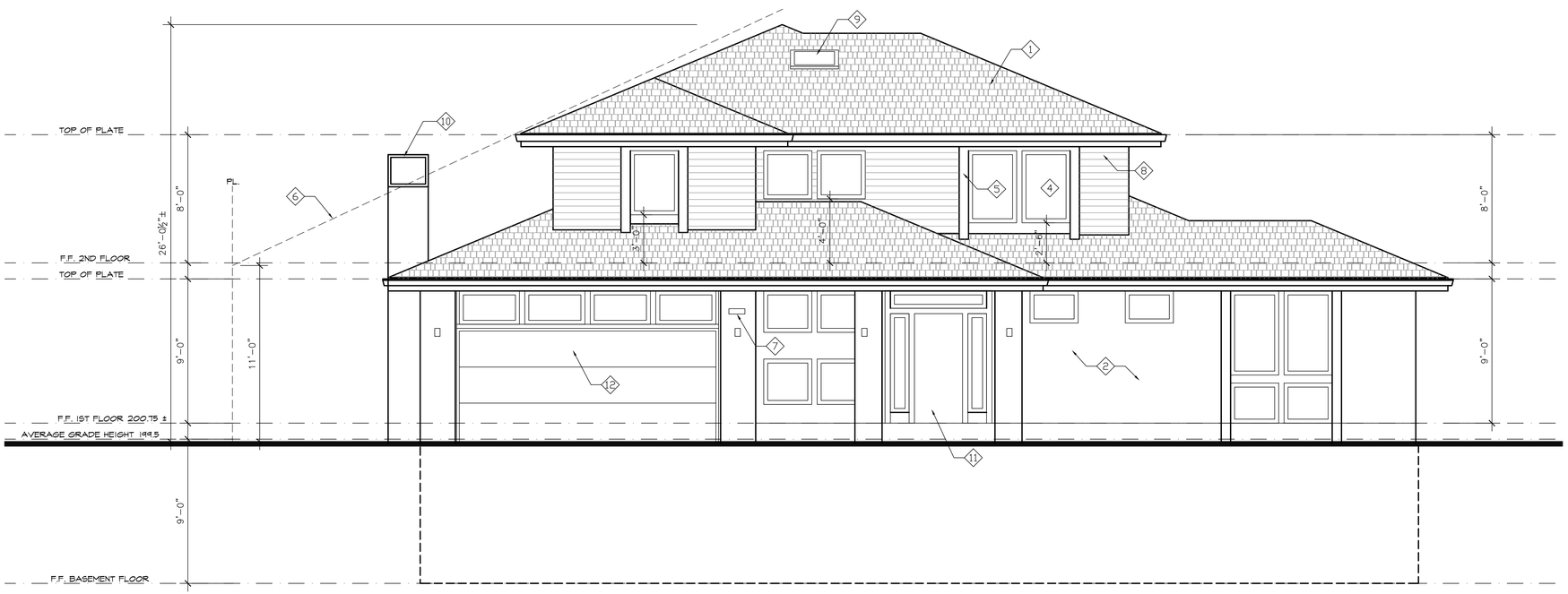


KEY PLAN



2 PROPOSED LEFT ELEVATION

SCALE: 1/4"=1'-0" (WEST)



1 FRONT ELEVATION

SCALE: 1/4"=1'-0" (SOUTH)

ELEVATION NOTES:

1. ROOF: CONC. TILE ROOF
2. STUCCO WALL FINISH
3. CUSTOM SOLID CORE DOORS
4. DOUBLE GLAZED WINDOWS (TYP.)
5. STUCCO TRIM (TYP.)
6. DAYLIGHT PLANE
7. ADDRESS PLATE
8. WOOD SIDING FINISH
9. SKYLIGHT
10. METAL CHIMNEY CAP
11. WOOD ENTRY DOOR
12. WOOD GARAGE DOOR WITH WINDOWS

REVISIONS	BY

LEL DESIGN
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21701 STEVENS CREEK BLVD. # 32, CUPERTINO, CA 95015
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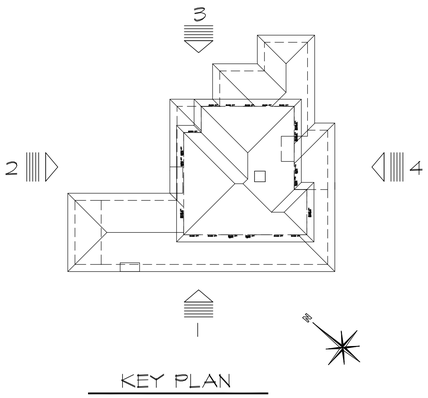
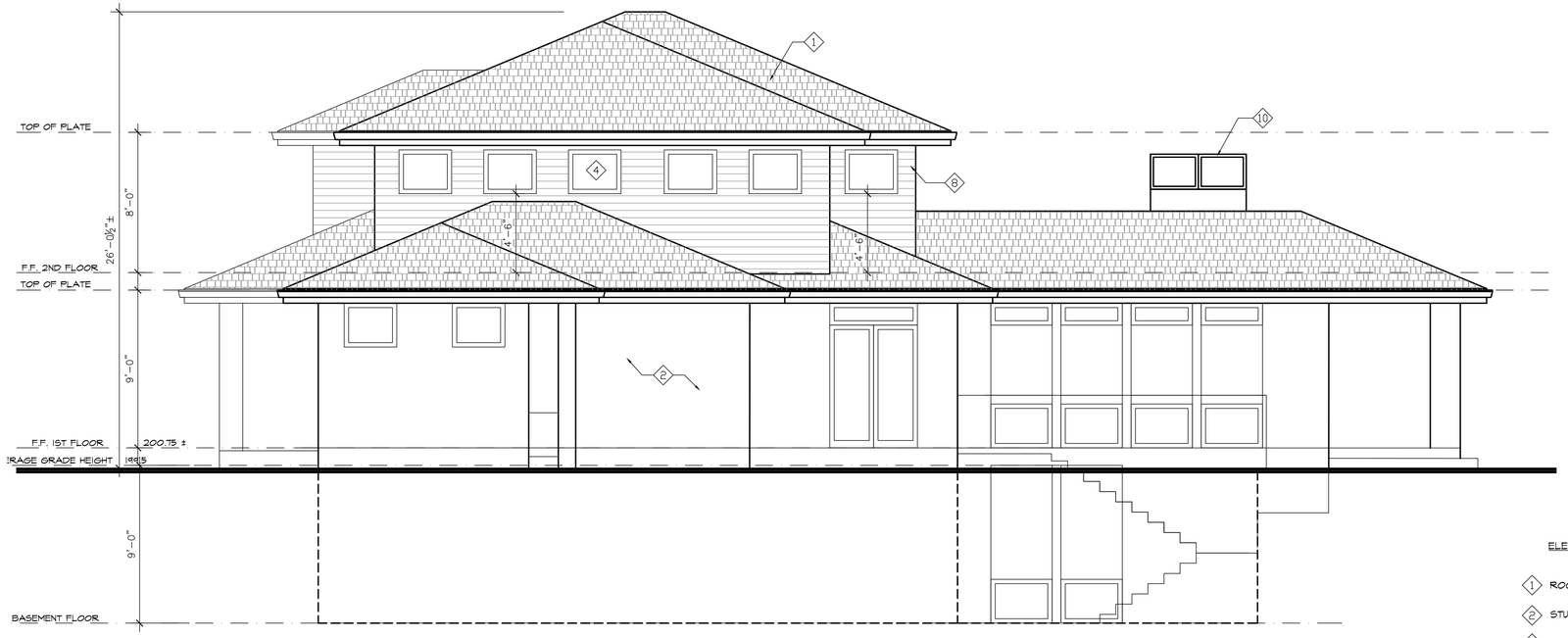
PROPOSED BUILDING ELEVATIONS

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-3



KEY PLAN



4 PROPOSED LEFT ELEVATION

SCALE: 1/4"=1'-0" (EAST)

ELEVATION NOTES:

1. ROOF: CONC. TILE ROOF
2. STUCCO WALL FINISH
3. CUSTOM SOLID CORE DOORS
4. DOUBLE GLAZED WINDOWS (TYP.)
5. STUCCO TRIM (TYP.)
6. DAYLIGHT PLANE
7. ADDRESS PLATE
8. WOOD SIDING FINISH
9. SKYLIGHT
10. METAL CHIMNEY CAP
11. WOOD ENTRY DOOR
12. WOOD GARAGE DOOR WITH WINDOWS

3 PROPOSED REAR ELEVATION

SCALE: 1/4"=1'-0" (NORTH)

REVISIONS	BY

LEL DESIGN
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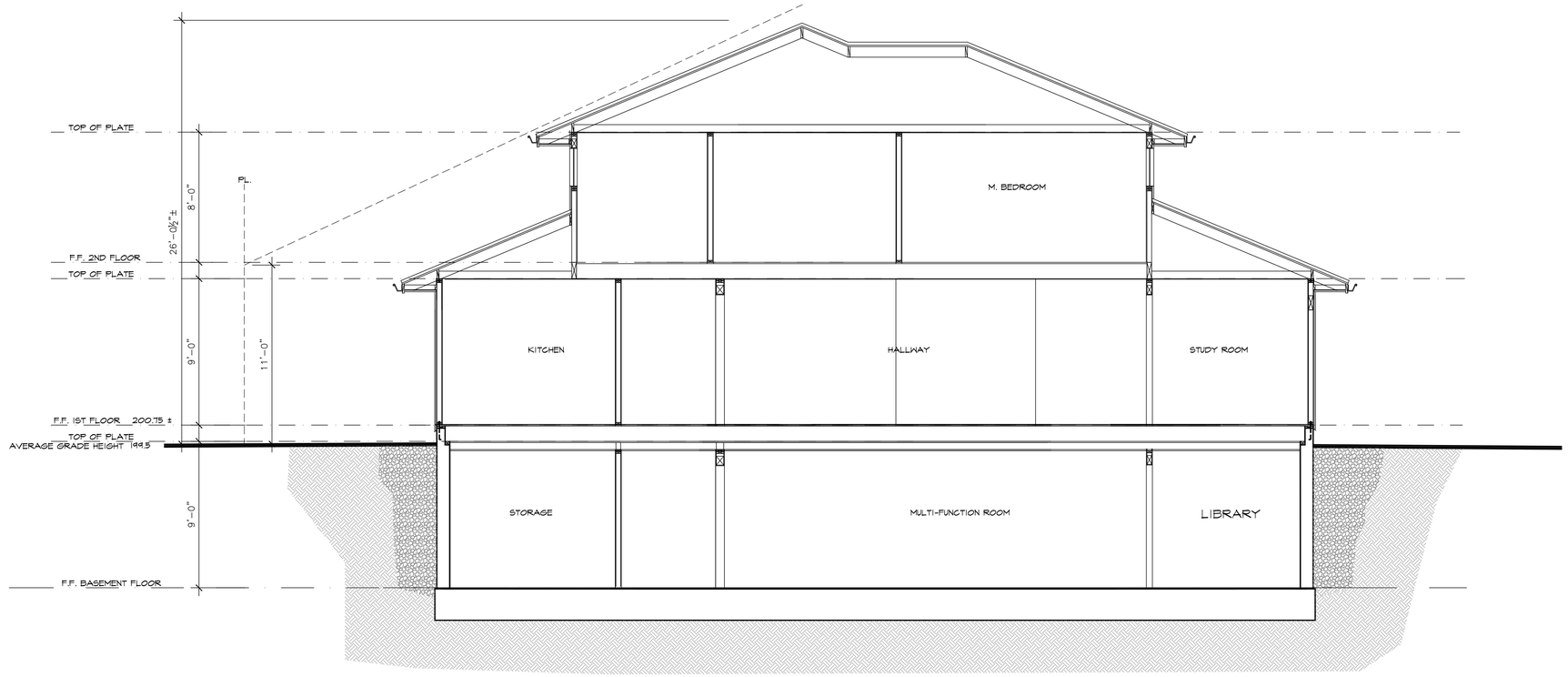
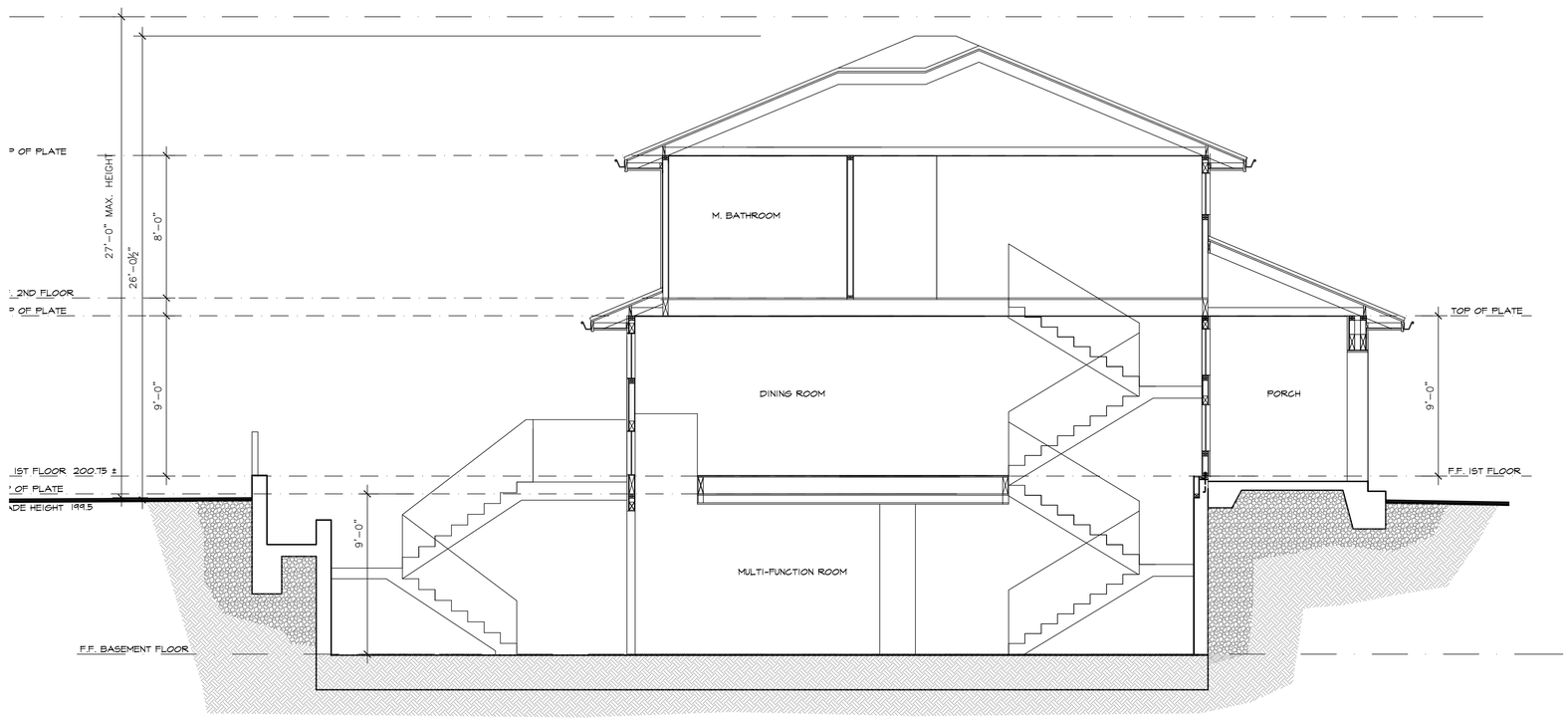
PROPOSED BUILDING ELEVATIONS

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

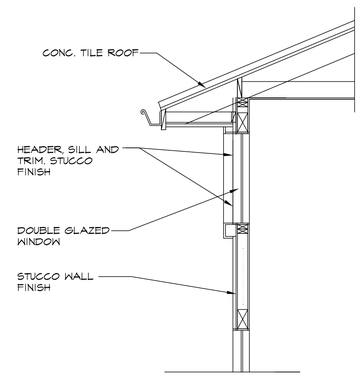
Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-3.1



2 BUILDING SECTION B-B
SCALE: 1/4"=1'-0"



1 BUILDING SECTION A-A
SCALE: 1/4"=1'-0"



3 WALL SECTION
SCALE: 1/2"=1'-0"

REVISIONS	BY

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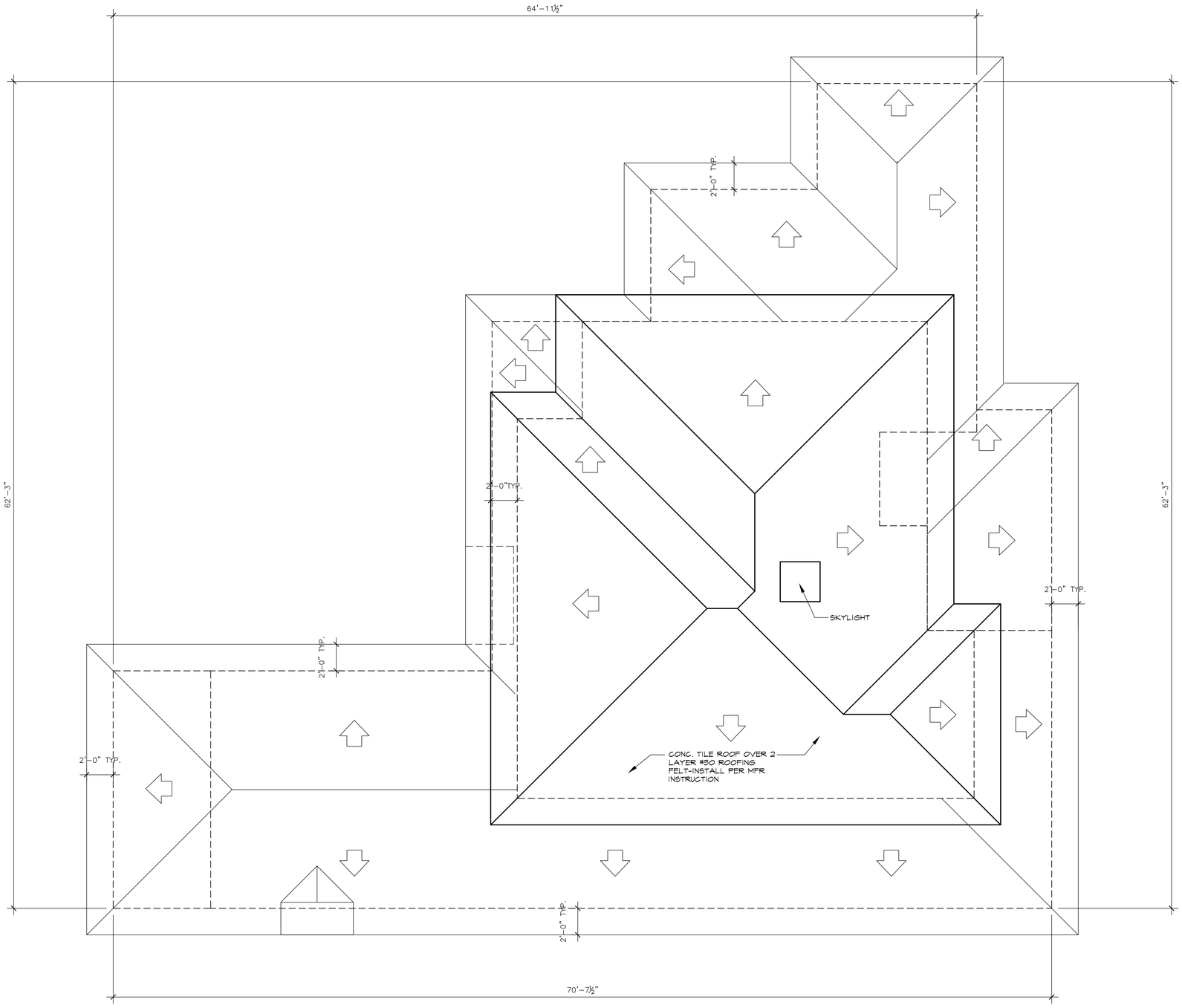
BUILDING SECTIONS

PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-4
9 Of 10 Sheets



NOTE:
2ND FL. AND 1ST FL. ROOF
SLOPE: 5: 12

1 PROPOSED ROOF PLAN

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

REVISIONS	BY

LEL DESIGN
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PROPOSED ROOF PLANS

PROPOSED RESIDENCE
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TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-5
10 Of 10 Sheets

ABBREVIATION

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC.	CONCRETE
C&G	CURB & GUTTER
DI	DRAIN INLET
D/W	DRIVEWAY
EX.	EXISTING
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOWLNE
FS	FINISH SURFACE
GFF	GARAGE FINISH GRADE
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
S/W	SIDEWALK
TC	TOPO 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

BENCHMARK:

SET NAIL
ELEVATION=199.00

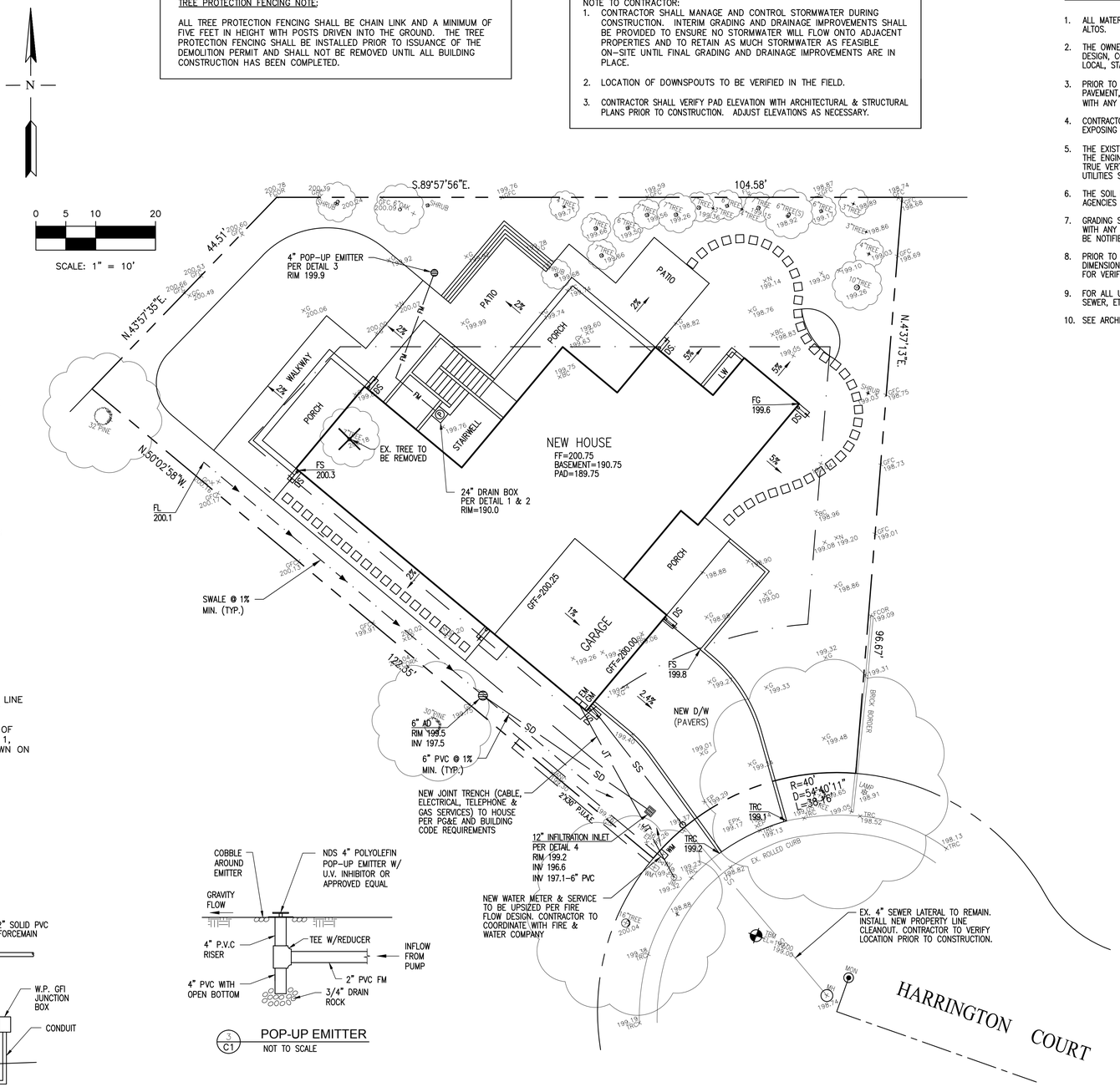
BASIS OF BEARINGS:

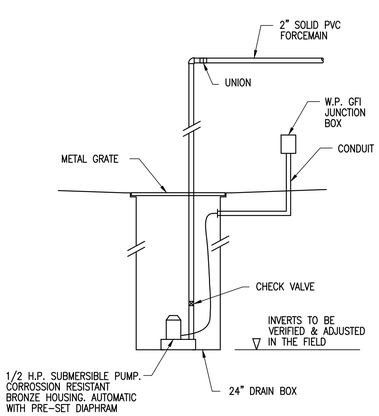
THE BEARING, N70°32'00"W, OF THE CENTER LINE OF HARRINGTON COURT, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 76 OF MAPS AT PAGE 1, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

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.

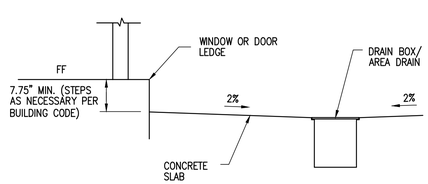
NOTE TO CONTRACTOR:
1. CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON–SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
2. LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
3. CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.





1 C1 SUMP WELL DETAIL
NOT TO SCALE

3 C1 POP–UP EMITTER
NOT TO SCALE



2 C1 AREA DRAIN DETAIL WITHIN STAIR LIGHTWELL
NOT TO SCALE

RIGHT–OF–WAY NOTES:

1. 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.
2. ANY DAMAGED RIGHT–OF–WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947–2680.

GRADING NOTES:

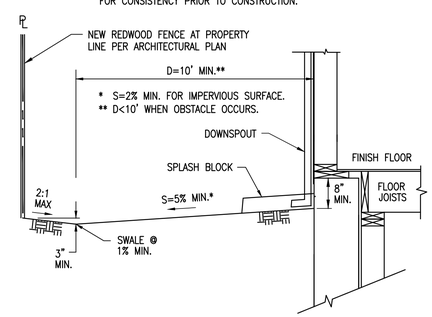
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND 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. 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.
10. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

EARTHWORK TABLE

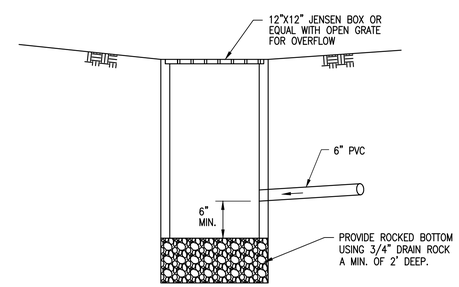
LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	5	
HOUSE & BASEMENT	860	0	
TOTAL	865	5	860

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

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



TYPICAL SECTION
NOT TO SCALE



4 C1 INFILTRATION INLET
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 50541 RENEWAL DATE: 06–30–19 CIVIL STATE OF CALIFORNIA

DATE: 5/25/17

425 HARRINGTON COURT LOS ALTOS, CA

SANTA CLARA COUNTY

APN: 189-49-021

GRADING AND DRAINAGE PLAN

DATE: 5/25/17
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

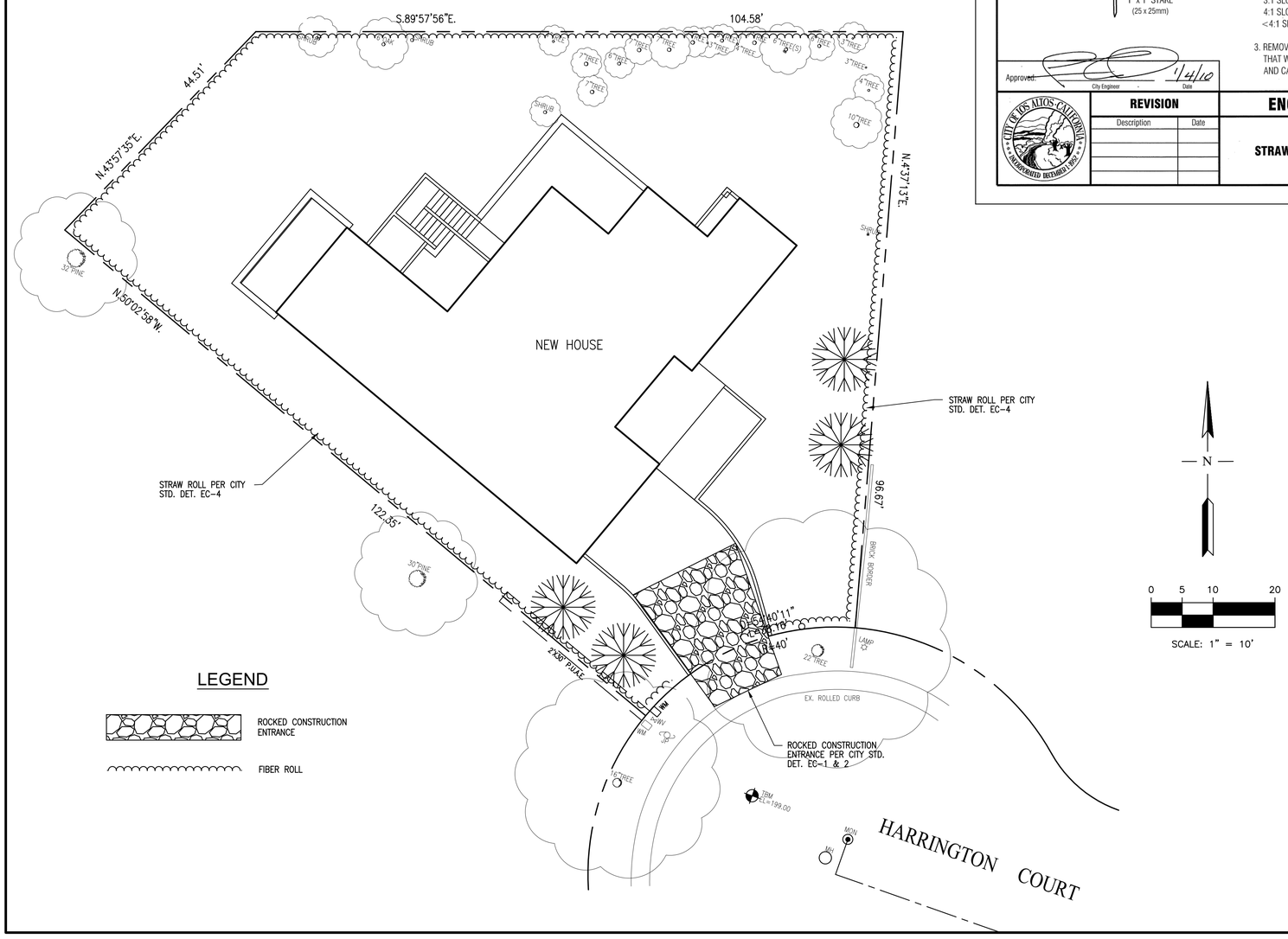
1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

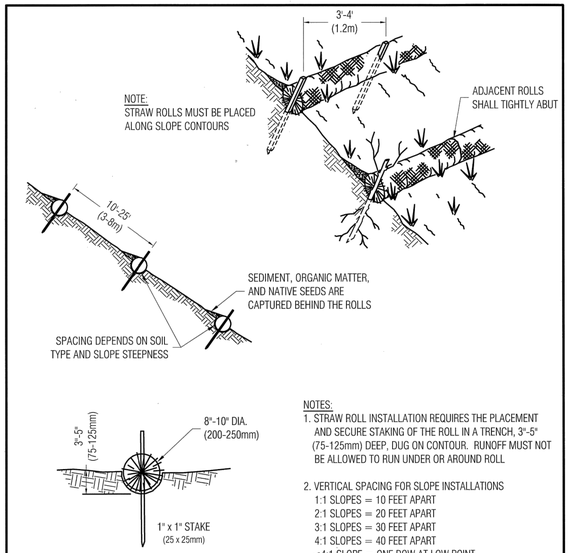
EROSION AND SEDIMNET CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. 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 CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, 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.
6. 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.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. 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. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
   D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
   E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
   F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.



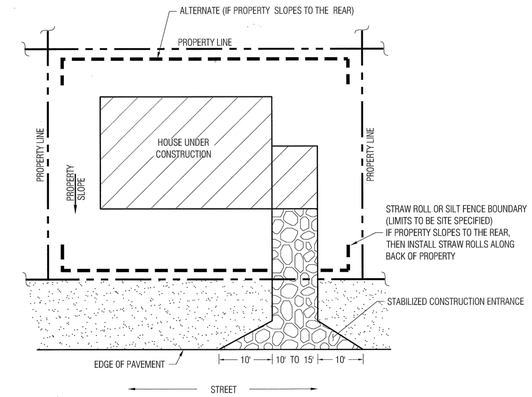


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: City Engineer — Date 1/4/10

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

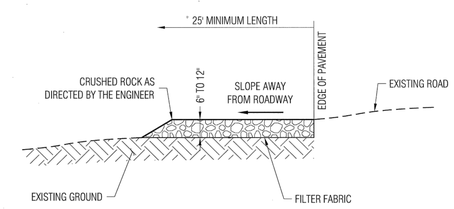


GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer — Date 1/4/10

REVISION		ENGINEERING DIVISION	
Description	Date	TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010



NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer — Date 1/4/10

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010

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

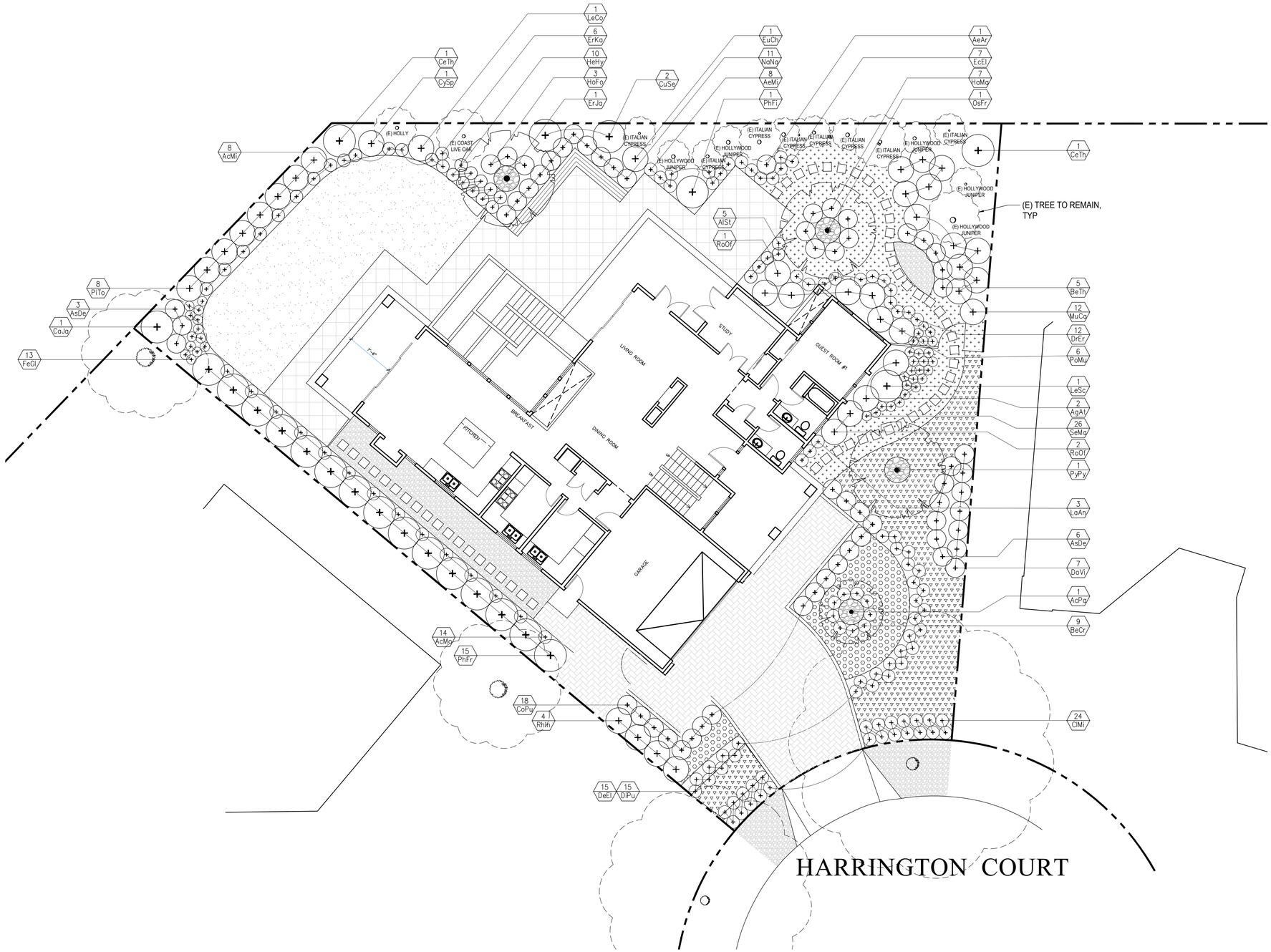
REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 RENEWAL DATE: 06-30-19 CIVIL STATE OF CALIFORNIA

DATE: 5/25/17

425 HARRINGTON COURT
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-49-021

EROSION CONTROL PLAN

DATE: 5/25/17
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET
C-2



PLANTING NOTES

1. FIELD LOCATE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
2. FINISH PLANTING AREA GRADES ADJACENT TO PAVING SHALL BE 3" BELOW FINISH PAVING GRADES.
3. PLACE A 3-INCH LAYER OF MULCH AS SPECIFIED ON ALL PLANTED AREAS EXCEPT NOTED AREAS ON THE PLAN.
4. QUANTITIES SHOWN ON PLAN AND PLANT SCHEDULE ARE FOR CONTRACTOR'S CONVENIENCE, CONTRACTOR TO CONFIRM ALL PLANT QUANTITIES.

0 2' 4' 8' 16'

N

ZHANG RESIDENCE

425 HARRINGTON COURT
LOS ALTOS, CA

YH
LANDSCAPE DESIGN
3357 SAINT MICHAEL CT
PALO ALTO, CA 94306
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA-3125
Signature
06/30/19
Renewal Date
07/09/17
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 10, 2017
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-1

TREES

Fireglow Japanese Maple, 15' H X 15' W, Growth rate: slow

Loquat, 15' H X 15' W, Growth rate: moderate

Blue Italian Cypress, 30' H X 5' W, Growth rate: fast

Sweet Olive, 10' H X 8' W, Growth rate: moderate

Pyrus pyrifolia, 20' H X 15' W, Growth rate: moderate

EVERGREEN SCREENING SHRUBS

Fraser Photonia, 10' H X 5' W, Growth rate: moderate to fast

Purple Hop Bush, 10' H X 5' W, Growth rate: fast

Japanese Mock Orange, 12' H X 4' W, Growth rate: Fast

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREE						
AcPa	Acer palmatum 'Fireglow'	Fireglow Japanese Maple	M	1	24" box	As Shown
ErJa	Eriobotrya japonica	Loquat	M	1	24" box	As Shown
CuSe	Cupressus sempervirens 'Glauca'	Blue Italian Cypress	L	2	24" box	5' O.C.
OsFr	Osmanthus fragrans	Sweet Olive	M	1	24" box	As Shown
PyPy	Pyrus pyrifolia	Asian Pear	M	1	24" box	As Shown
SHRUBS						
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	5	15 gal.	3' O.C.
CaJa	Camellia japonica 'Kramer's Supreme'	Kramer's Supreme Camelia	M	1	15 gal.	6' O.C.
CeTh	Ceanothus thyrsiflorus 'skylark'	California Lilac	VL	2	15 gal.	6' O.C.
CoPu	Coleonema pulchrum 'Compacta'	Dwarf Pink Breath of Heaven	M	18	15 gal.	3' O.C.
DoVi	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	L	7	15 gal.	5' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	3	15 gal.	2' O.C.
LeSc	Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree	M	1	15 gal.	5' O.C.
LeCo	Leucospermum cordifolium	Nodding Pincushion	L	1	15 gal.	4' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	11	15 gal.	3' O.C.
PhFr	Photonia x fraseri	Fraser Photinia	M	9	15 gal.	4' O.C.
PiTo	Pittosporum tobira	Japanese Mock Orange	L	8	15 gal.	4' O.C.
RhIn	Rhaphiolepis indica	Indian Hawthorn	L	4	15 gal.	5' O.C.
RoOf	Rosmarinus officinalis 'Benenden Blue'	Rosemary	L	3	15 gal.	4' O.C.
PERENNIAL and GROUNDCOVER						
AcMi	Achillea millefolium 'Island Pink'	Island Pink Yarrow	L	8	5 gal.	2' O.C.
AcMo	Achillea 'Moomshine'	Moonshine Yarrow	L	14	5 gal.	2' O.C.
AeAr	Aeonium arboreum zwartkop	Zwartkop Aeonium	L	1	15 gal	3' O.C.
AeMi	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	L	8	5 gal	2' O.C.
AgAt	Agave attenuata	Fox Tail Agave	L	2	15 gal.	5' O.C.
AlSt	Aloe striata	Coral Aloe	L	5	15 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	9	15 gal.	3' O.C.
BeCr	Bergenia crassifolia	Winter-blooming Bergenia	M	9	5 gal.	2' O.C.
CeTo	Cerastium tomentosum	Snow-in-summer	M	60	1 gal.	2' O.C.
ClMi	Clivia miniata	Clivia	M	24	5 gal.	2' O.C.
DeEl	Delphinium elatum	Candle larkspur	M	15	5 gal.	2' O.C.
DiPu	Digitalis purpurea 'Candy Mountain'	Foxglove	M	15	5 gal.	2' O.C.
DrEr	Dryopteris erythrosora	Autumn Fern	M	12	5 gal.	2' O.C.
EcEl	Echeveria elegans	Hen and Chicks	L	7	5 gal.	2' O.C.
ErKa	Erigeron karvinskianus	Mexican Daisy	L	6	5 gal.	2' O.C.
EuCh	Euphorbia characias 'wulfenii '	Euphorbia	L	1	5 gal.	4' O.C.
FeGl	Festuca glauca 'Elijah Blue'	'Elijah Blue' Fescue	L	13	5gal.	18" O.C.
	Festuca Rubra var. rubra	Creeping Red Fescue	L	510 SF	Seeds	
HaMa	Hakonechloa macra	Golden Japanese Forest Grass	M	7	5 gal.	3' O.C.
HeHy	Helleborus × hybridus	Hellebore	M	10	5 gal.	2' O.C.
HoFo	Hosta fortunei	Plantain Lily	M	3	5 gal.	3' O.C.
MuCa	Muhlenbergia capillaris	Pink Muhly Grass	L	12	15 gal.	4' O.C.
PeSe	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	M	6	15 gal.	3' O.C.
PhFi	Phormium 'Firebird'	'Firebird' New Zealand Flax	L	1	15 gal.	5' O.C.
PoMu	Polystichum munitum	Western Sword Fern	M	6	15 gal.	5' O.C.
SeMa	Senecio Mandrailscae	Blue Chalk Sticks	L	26	5 gal.	18" O.C.
	Thymus serpyllum	Creeping Thyme	M	50	5 gal.	3' O.C.
	-------	Sod Lawn	H	747 SF		

* WUCOLS water usage level: H-High, M-Moderate, L-Low and VL-Very Low

ZHANG RESIDENCE

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LOS ALTOS, CA

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PALO ALTO, CA 94306
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LICENSE STAMPS AND SIGNATURE

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YU-WEN HUANG LA-3125
Signature
06/30/19
Renewal Date
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Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 10, 2017
SCALE: AS SHOWN
DRAWN: YH
JOB:

SHEET TITLE:

PLANTING SCHEDULE & PLANT PHOTOS

SHEET NO.

L-2