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

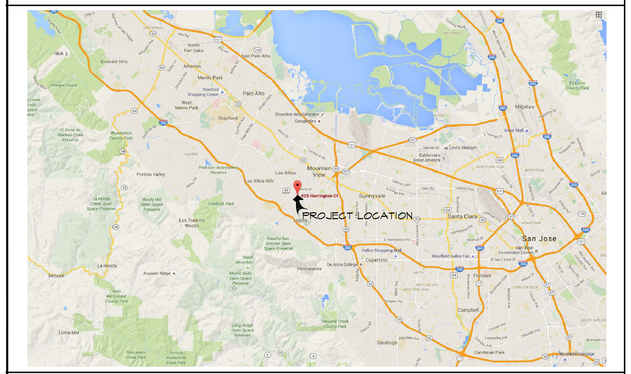
NET LOT AREA	9,965 ± SQ.FT.

	TOTAL PROPOSED
%OF FRONT YARD PAVING	429 SQ.FT.
	429/1,252.3= 34.3%)
HABITABLE LIVING AREA	3,055.2 SQ. FT
NON-HABITABLE LIVING AREA	633 SQ.FT
	(FRONT, BACK PORCHES)

	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE:	2,972 SQ. FT	2,989.5 SQ.FT.
	(29.8%)	(30%)
FLOOR AREA:	5,484.2 SQ. FT	5,487.75 SQ.FT.
	(34.96%)	(35%)

SET BACKS:		
FRONT	26' 5 1/2" ± FEET	25 FEET
REAR	26'-2 1/2"± FEET	25 FEET
RIGHT SIDE	10'-9" FEET	10 FEET
LEFT SIDE	10'-11" ±FEET	10 FEET
HEIGHT:	26'-9" ± FEET	27 FEET

VICINITY MAP

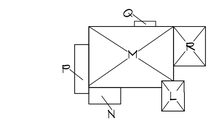


SCOPE OF WORK

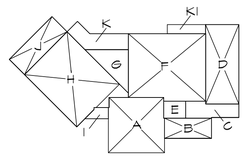
- PROPOSED NEW 1-STORY RESIDENCE

AREA CALCULATION:

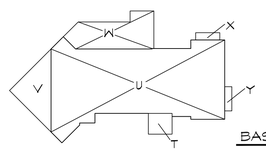
SECTION	DIMENTION	AREA
1ST STORY:		
A (GARAGE)	20'-7 1/2" x 20'-4 1/2" + 45 + 33	429 SQ.FT.
B(FRONT PORCH)	17'-6 1/2" x 7'-6"	131.2 SQ.FT.
C (FRONT PORCH)	19'-10" x 5'-0" + 8.1 + 2.8	110.2 SQ.FT.
D	29'-7 1/2" x 12'-4 1/2" + 0.3	366 SQ.FT.
E	8'-1 1/2" x 6'-4 1/2"	51.9 SQ.FT.
F	28'-10" x 23'-9" + 21.7	706.7 SQ.FT.
G	16'-3" x 16'-2 1/2" /2	131.7 SQ.FT.
H	27'-6 1/2" x 22'-6" + 34.1 - 0.3	653.7 SQ.FT.
I(SIDE PORCH)	5'-4 1/2" x 4'-2 1/2" + 5.8	28.3 SQ.FT.
J(BACK PORCH)	22'-6 1/2" x 8'-0"	181.1 SQ.FT.
K(BACK PORCH)	14'-4 1/2" x 5'-11" + 48.9	134.2 SQ.FT.
KK(BACK PORCH)	18'-1" x 3'-4 1/2"	48 SQ.FT.
1ST FLOOR LIVING AREA		1,910 SQ. FT
GRAGE AREA (2 CAR GARAGE)		429 SQ. FT
1ST FLOOR PORCHES AREA (A+B+J+K+I)		633 SQ. FT
LOT COVER AREA		2,972 SQ.FT.
2ND STORY:		
L	11'-3 1/2" X 8'-5" +0.5	94.7 SQ.FT.
M	31'-6 1/2" X 22'-8 1/2" -10.8	705.7 SQ.FT.
N	11'-11" X 3'-7 1/2"	73.4 SQ.FT.
P	16'-2 1/2"X 5'-3 1/2"	90.6 SQ.FT.
Q (BALCONY)	8'-0" X 2'-0"	16 SQ.FT.
R	14'-8 1/2" X 11'-11"	175.1 SQ.FT.
2ND FLOOR LIVING AREA		1,145.2 SQ. FT
2ND FLOOR BALCONY AREA		16 SQ.FT.
BASEMENT:		
T	8'-10" X 7'-9"	68.7 SQ.FT.
U		1,760.8 SQ.FT.
V	21'-10 1/2" X 21'-10 1/2"	239 SQ.FT.
W(LIGHTWELL)	26'-2" X 10'-1 1/2"	350.8 SQ.FT.
X(LIGHTWELL)	9'-0"" X 2'-8"	24 SQ.FT.
Y(LIGHTWELL)	9'-0"" X 2'-8"	24 SQ.FT.
BASEMENT AREA		2,068.4 SQ. FT



2ND FLOOR



1ST FLOOR



BASEMENT LEVEL

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

ABBREVIATIONS

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

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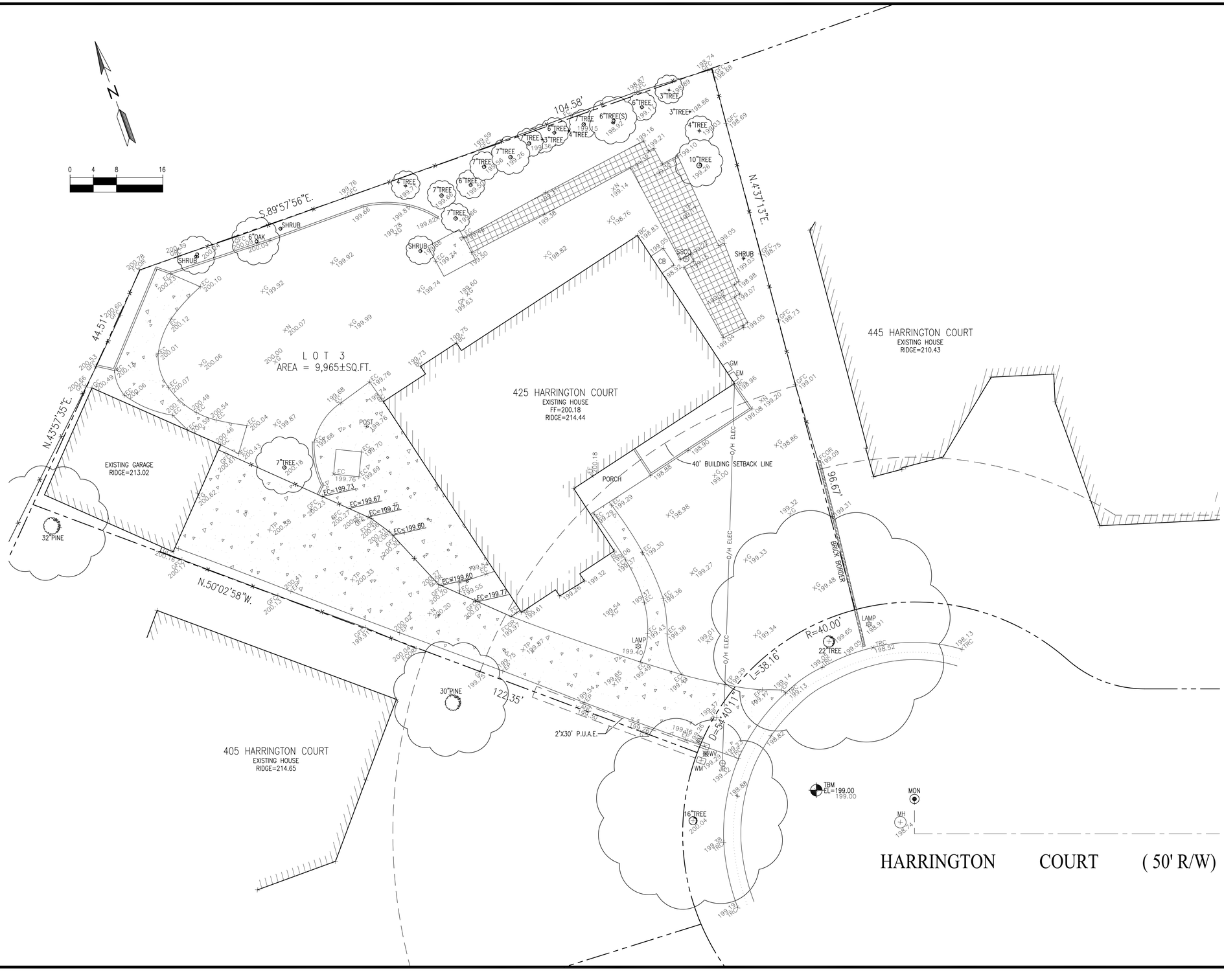
TITLE SHEET
PROJECT DATA, VICINITY MAP

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

1 OF 10 Sheets



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

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

LICENSE STAMPS AND SIGNATURE

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

ISSUED

No.	Description	Date

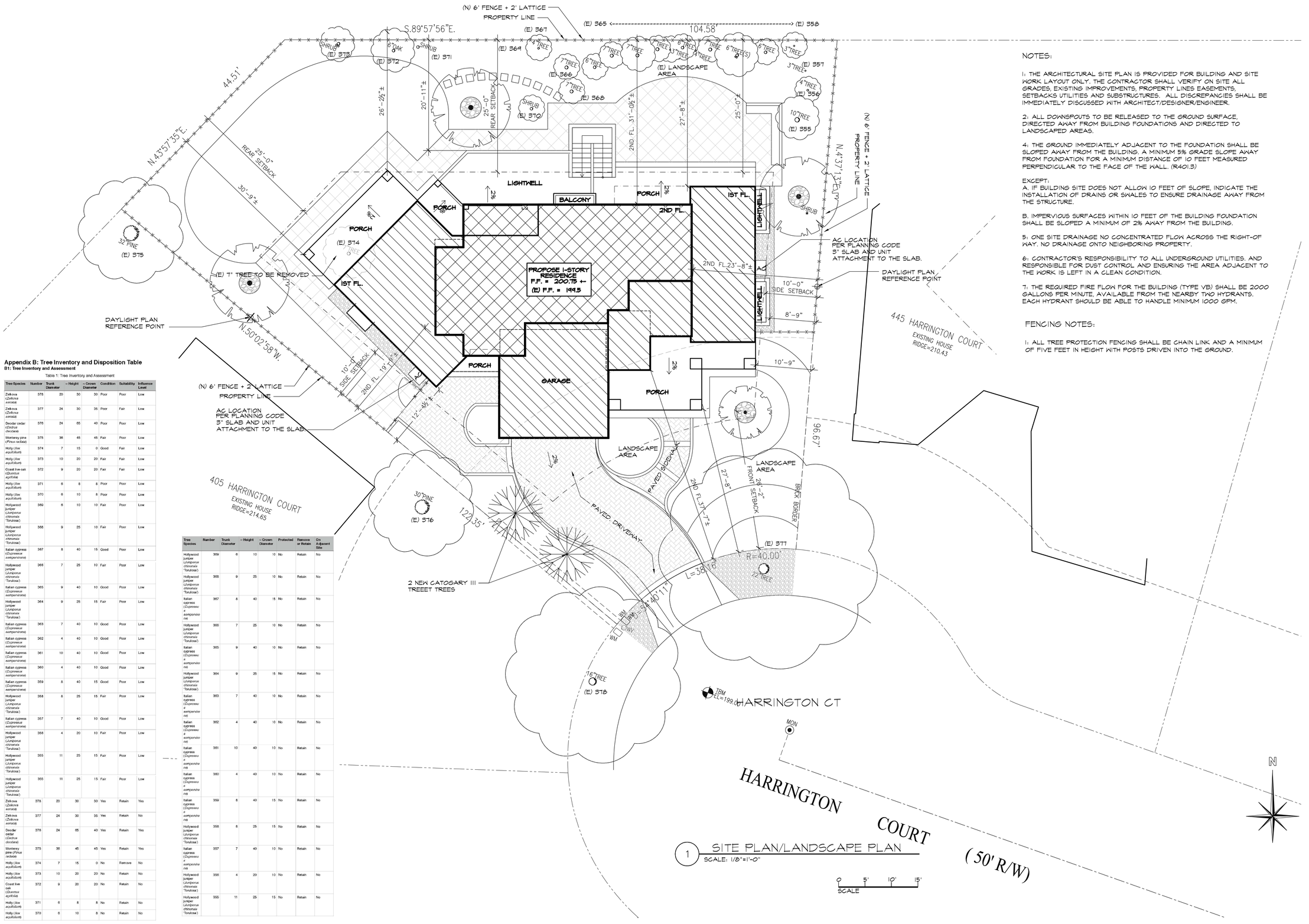
DATE: SEPT 18, 2015
SCALE: 1/8"=1'-0"
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0



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

SCALE 0 5' 10' 15'

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.

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	50	50	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	8	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	50	50	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'*)	359	6	10	10	No	Retain	No
Hollywood juniper (*Juniperus chinensis 'Torulosa'*)	358	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

REVISIONS	BY

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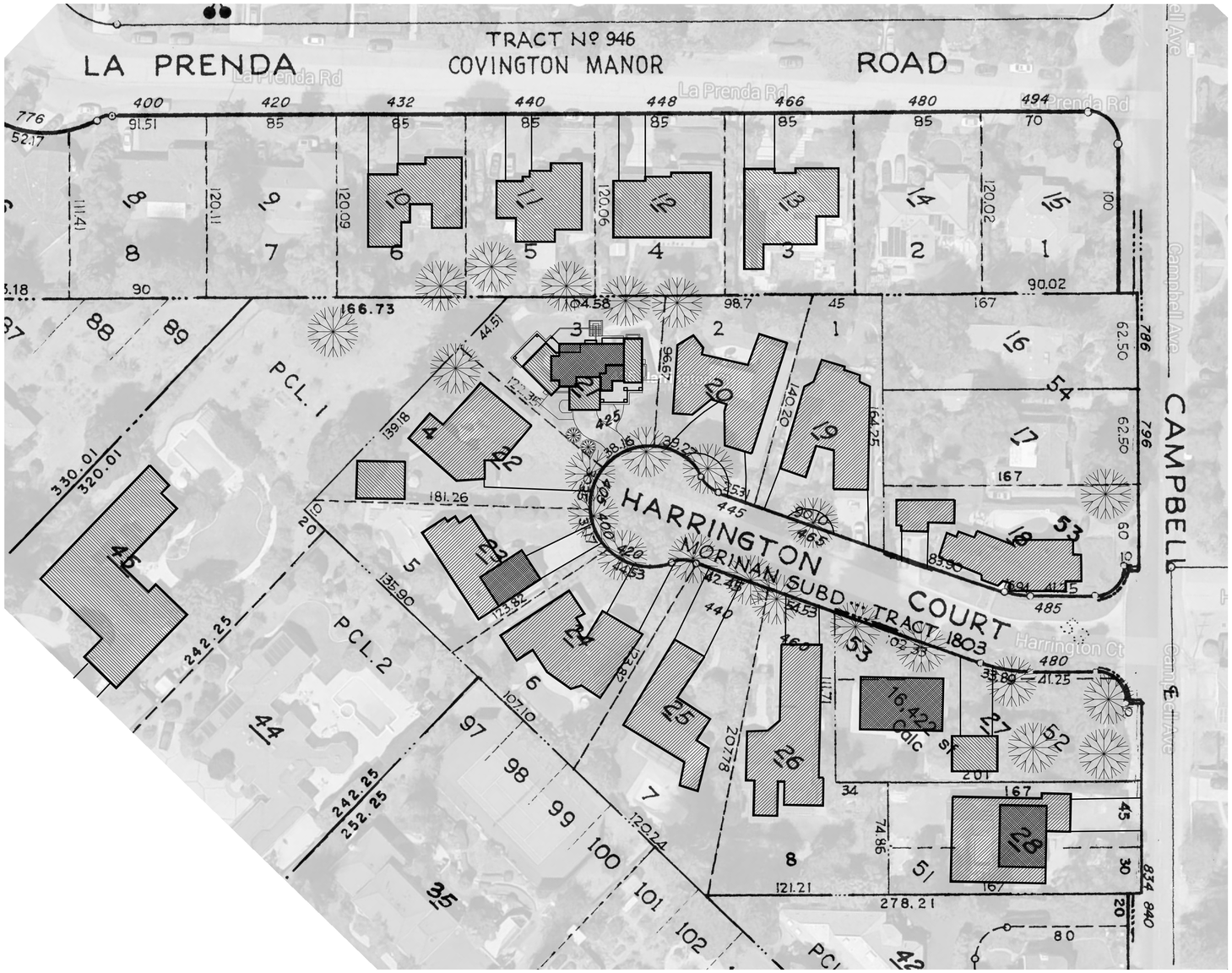
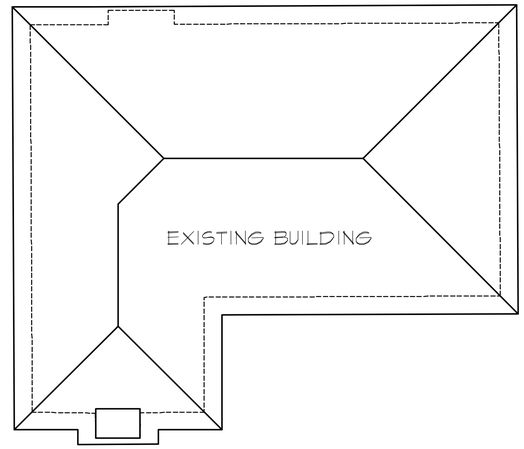
SITE PLAN

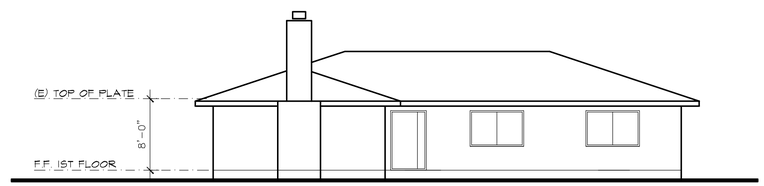
PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-0
2 OF 10 Sheets



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





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

REVISIONS	BY

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2709 STEVENS CREEK BLVD. • 53, CUPERTINO, CA 95015
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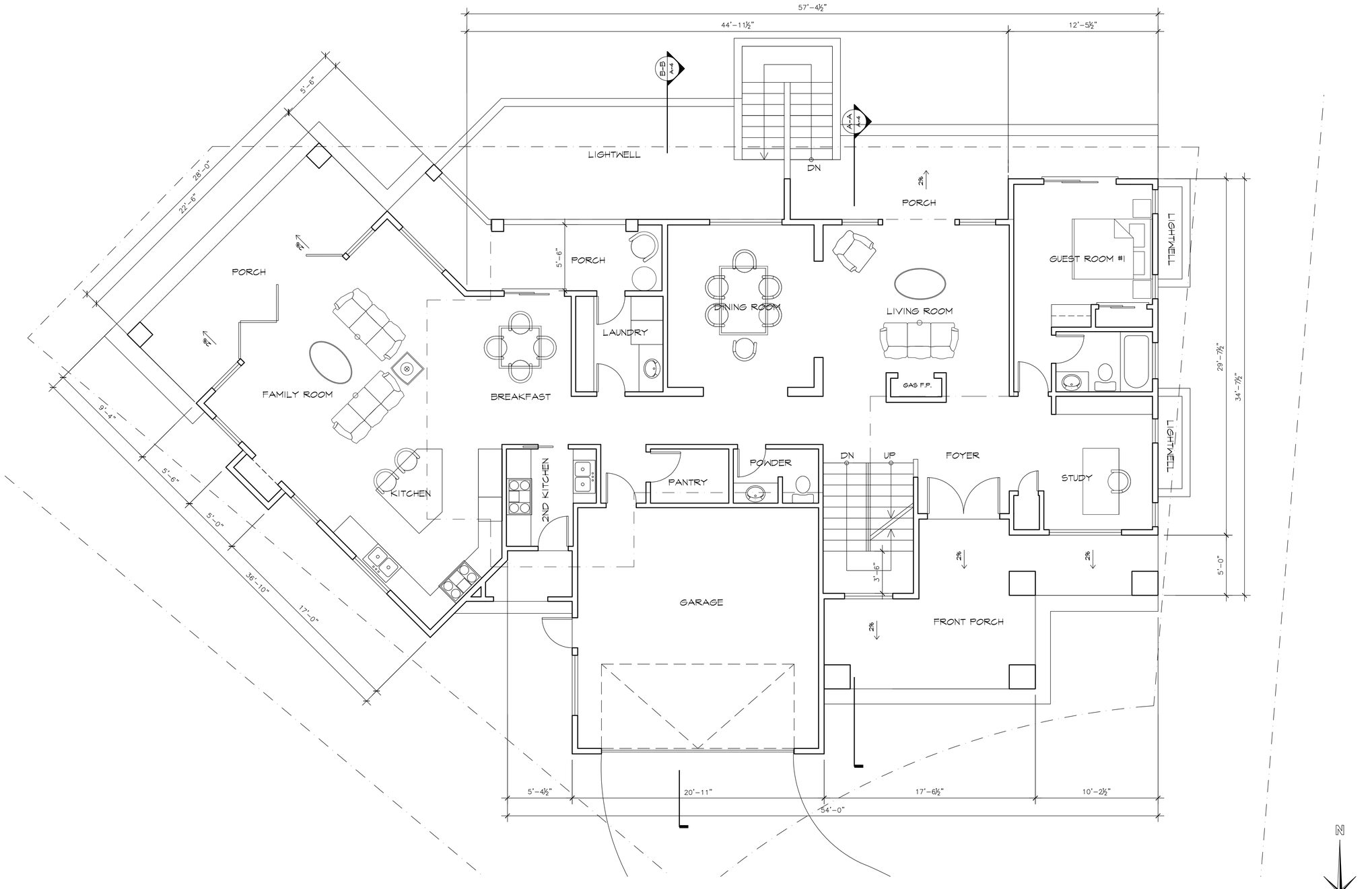
NEIGHBORHOOD CONTEXT MAP
EXISTING ELEVATION

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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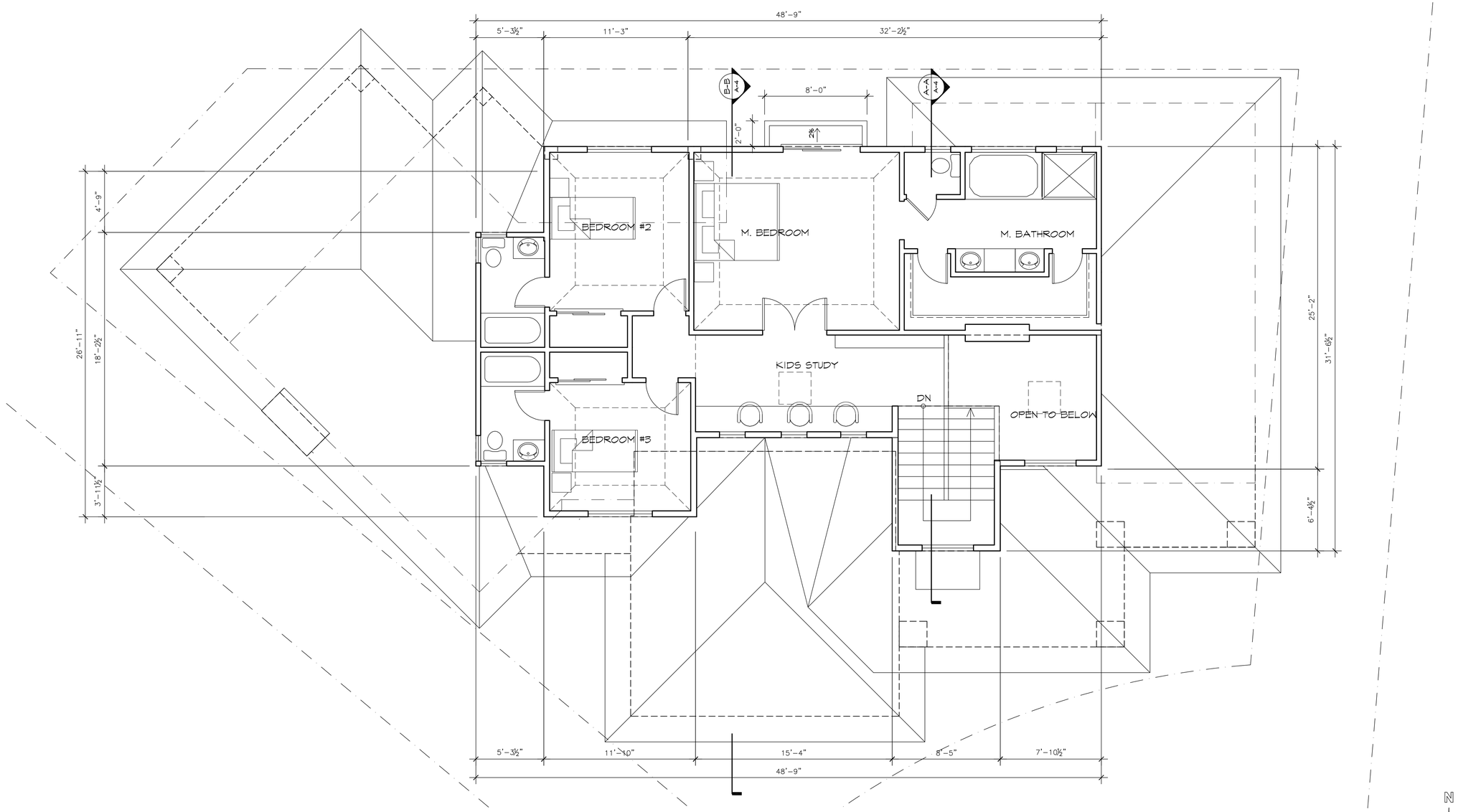
PROPOSED 1ST FLOOR PLAN

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"

N

0 5' 10' 15'

SCALE

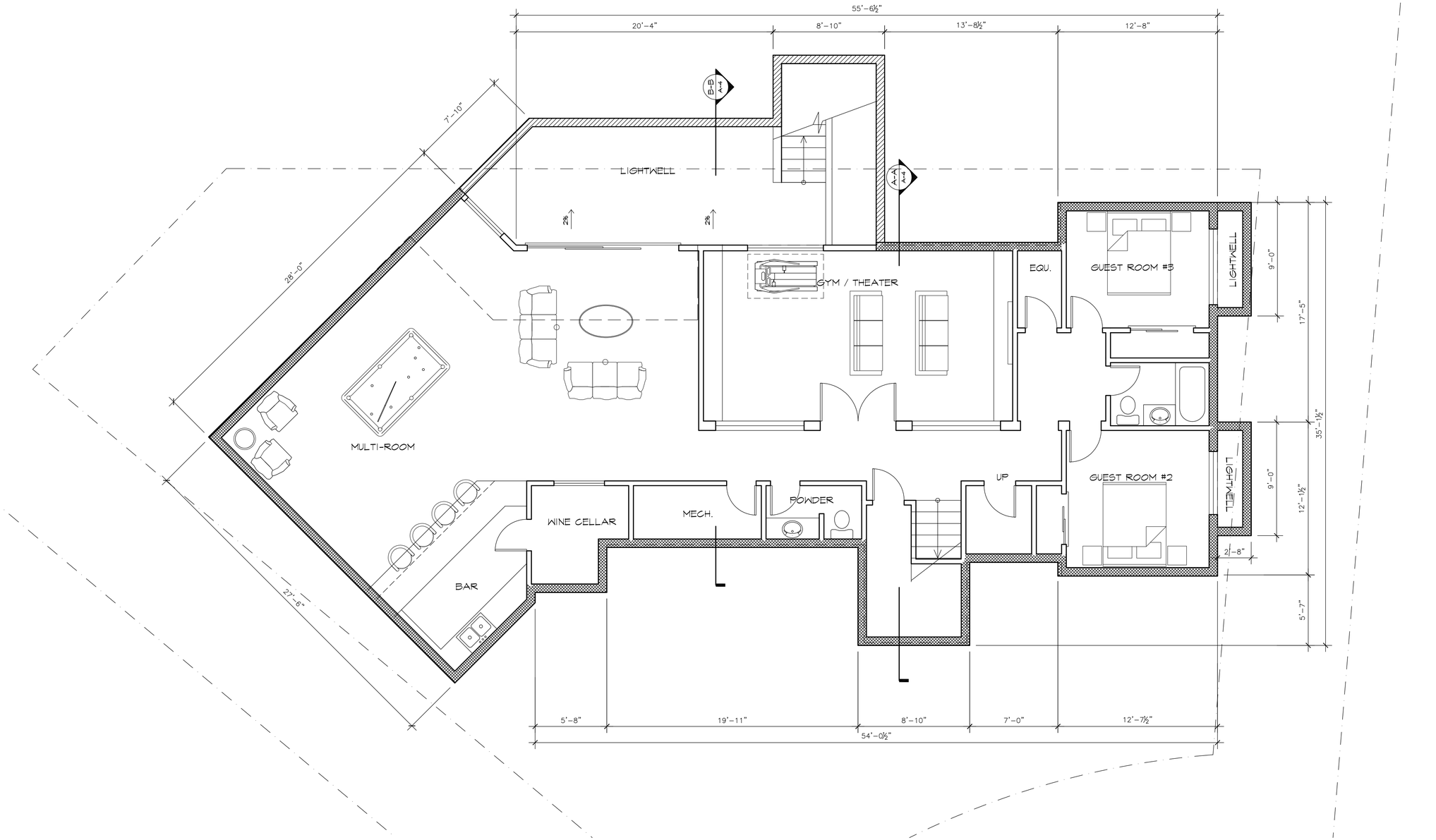
REVISIONS	BY

LEL DESIGN
ARCHITECTURAL DESIGN, PLANNING & ILLUSTRATION
2701 STEVENS CREEK BLVD. # 32, CUPERTINO, CA 95015
TEL: (408) 691 - 4925 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
5 Of 10 Sheets



1 PROPOSED BASEMENT LEVEL FLOOR PLAN

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

N

0 5' 10' 15'

SCALE

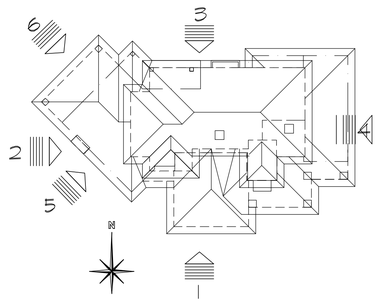
REVISIONS	BY

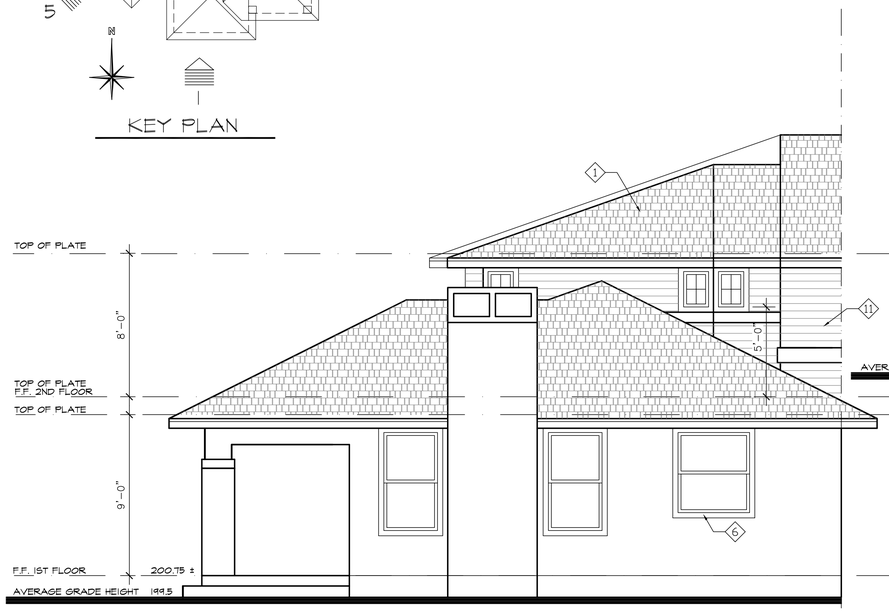
LEL DESIGN
ARCHITECTURAL DESIGN, PLANNING & ILLUSTRATION
21701 STEVENS CREEK BLVD. # 32, CUPERTINO, CA 95015
TEL: (408) 657 - 4125 LELDESIGNGROUP@GMAIL.COM

PROPOSED BASEMENT
LEVEL FLOOR PLAN

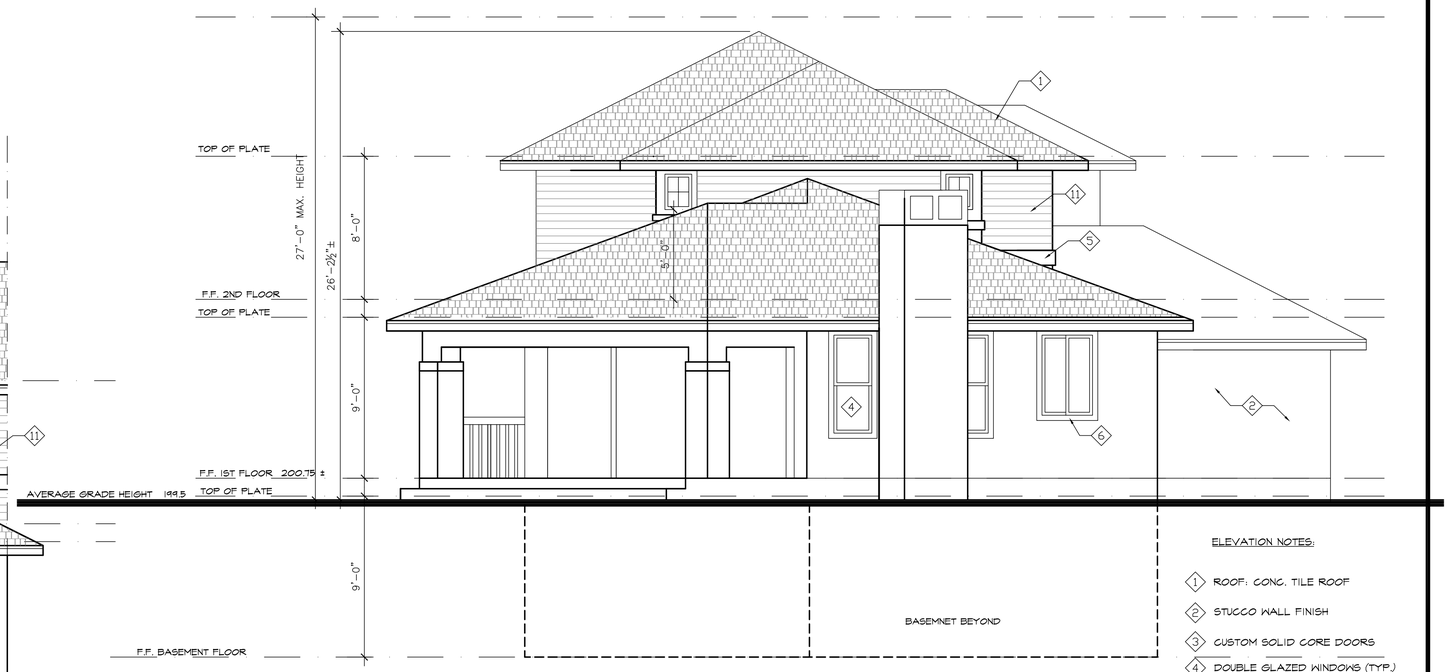
PROPOSED RESIDENCE
425 HARRINGTON CT.
LOS ALTOS, CA 94024
TEL: 408 348-6885

Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-2.2
6 Of 10 Sheets





5 PROPOSED PARCIAL FRONT ELEVATION
SCALE: 1/4"=1'-0" (WEST)



2 PROPOSED LEFT ELEVATION
SCALE: 1/4"=1'-0" (WEST)

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. STUCCO SILL (TYP.)
7. STONE VENEER
8. SKYLIGHT
9. DAYLIGHT PLANE
10. ADDRESS PLATE
11. WOOD SIDING FINISH

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

REVISIONS | BY

LEL DESIGN
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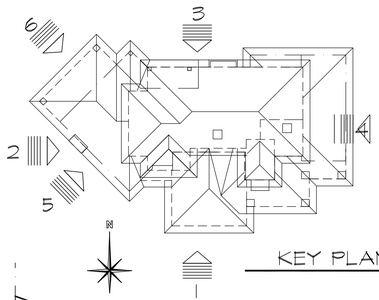
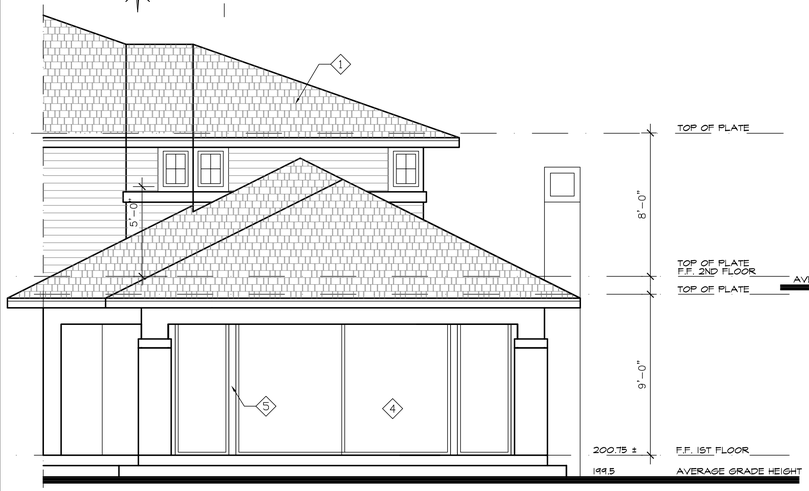
PROPOSED BUILDING ELEVATIONS

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

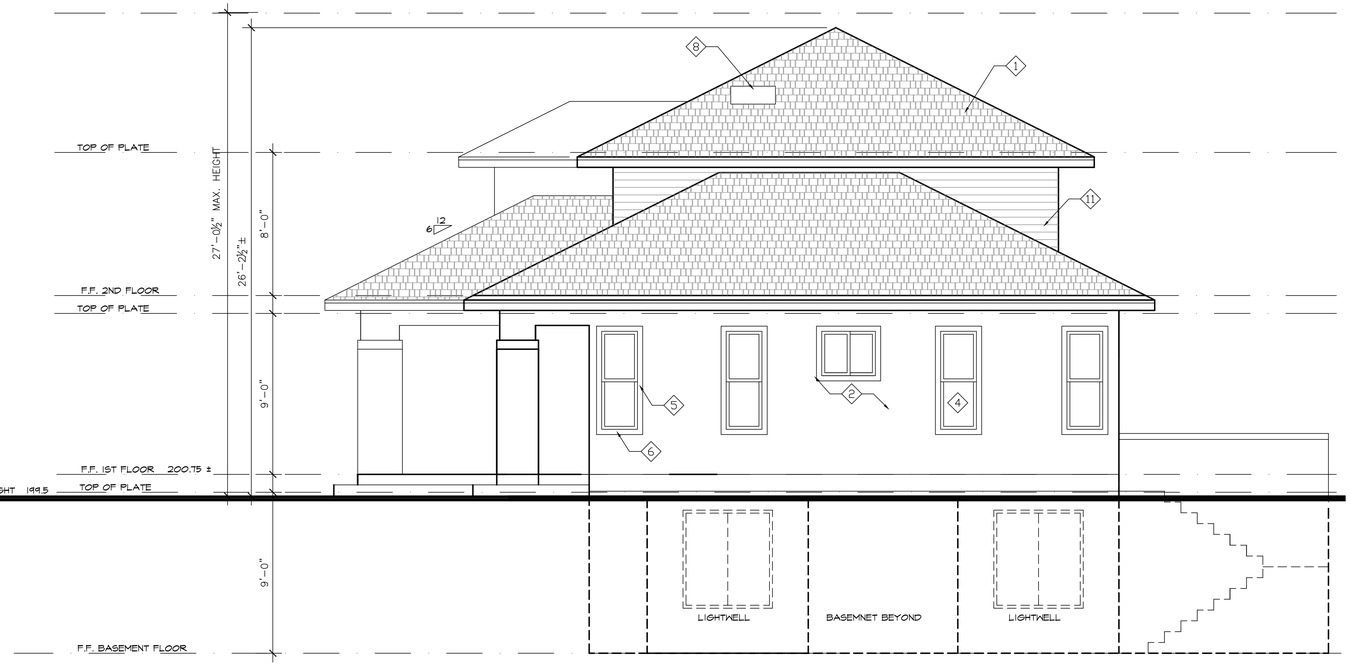
Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-3
7 OF 10 Sheets



KEY PLAN



6 PROPOSED PARCIAL LEFT ELEVATION
SCALE: 1/4"=1'-0" (WEST)



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. STUCCO SILL (TYP.)
7. STONE VENEER
8. SKYLIGHT
9. DAYLIGHT PLANE
10. ADDRESS PLATE
11. WOOD SIDING FINISH

3 PROPOSED REAR ELEVATION
SCALE: 1/4"=1'-0" (NORTH)

REVISIONS | BY

LEL DESIGN
ARCHITECTURAL DESIGN, PLANNING & ILLUSTRATION
2170 STEVENS CREEK BLVD # 52, CUPERTINO, CA 95015
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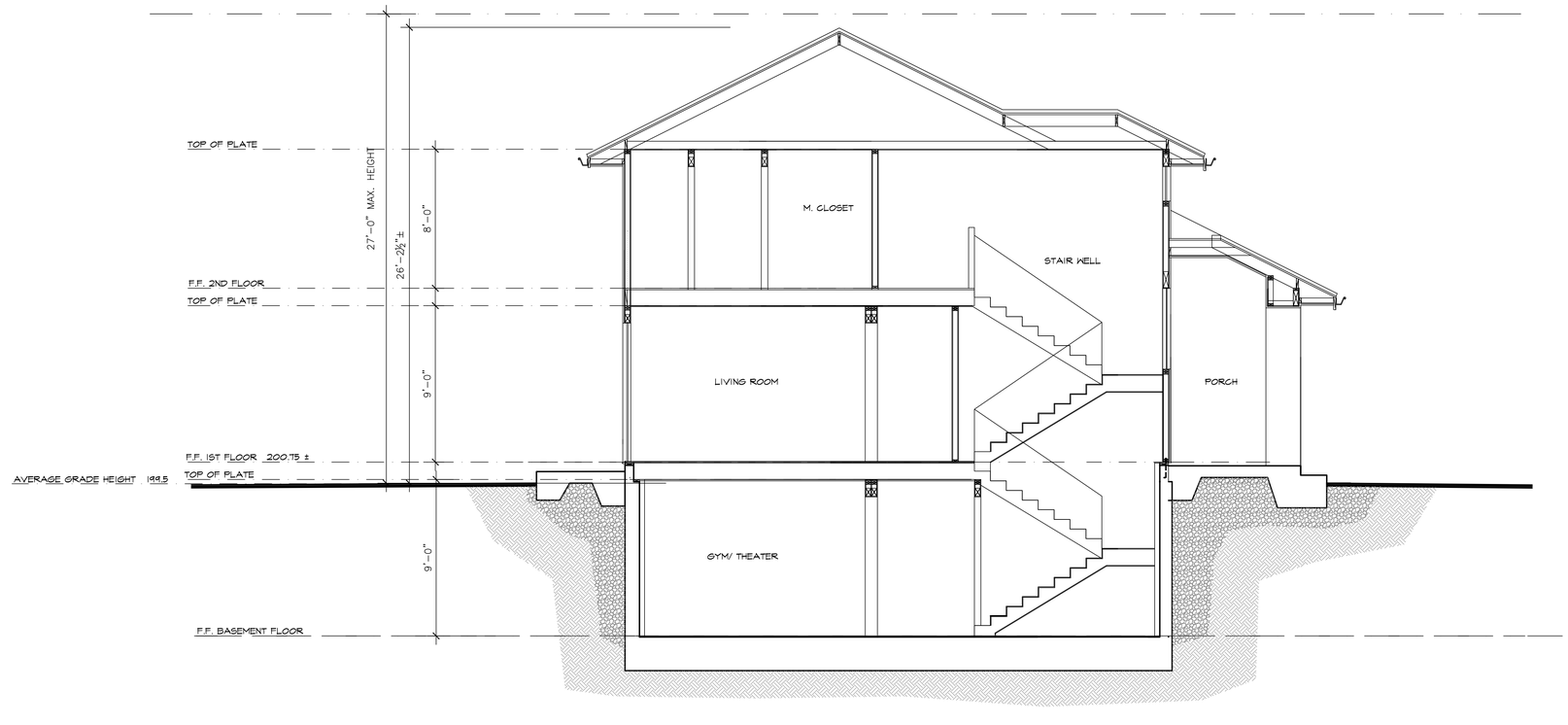
LELDESIGNGROUP@GMAIL.COM

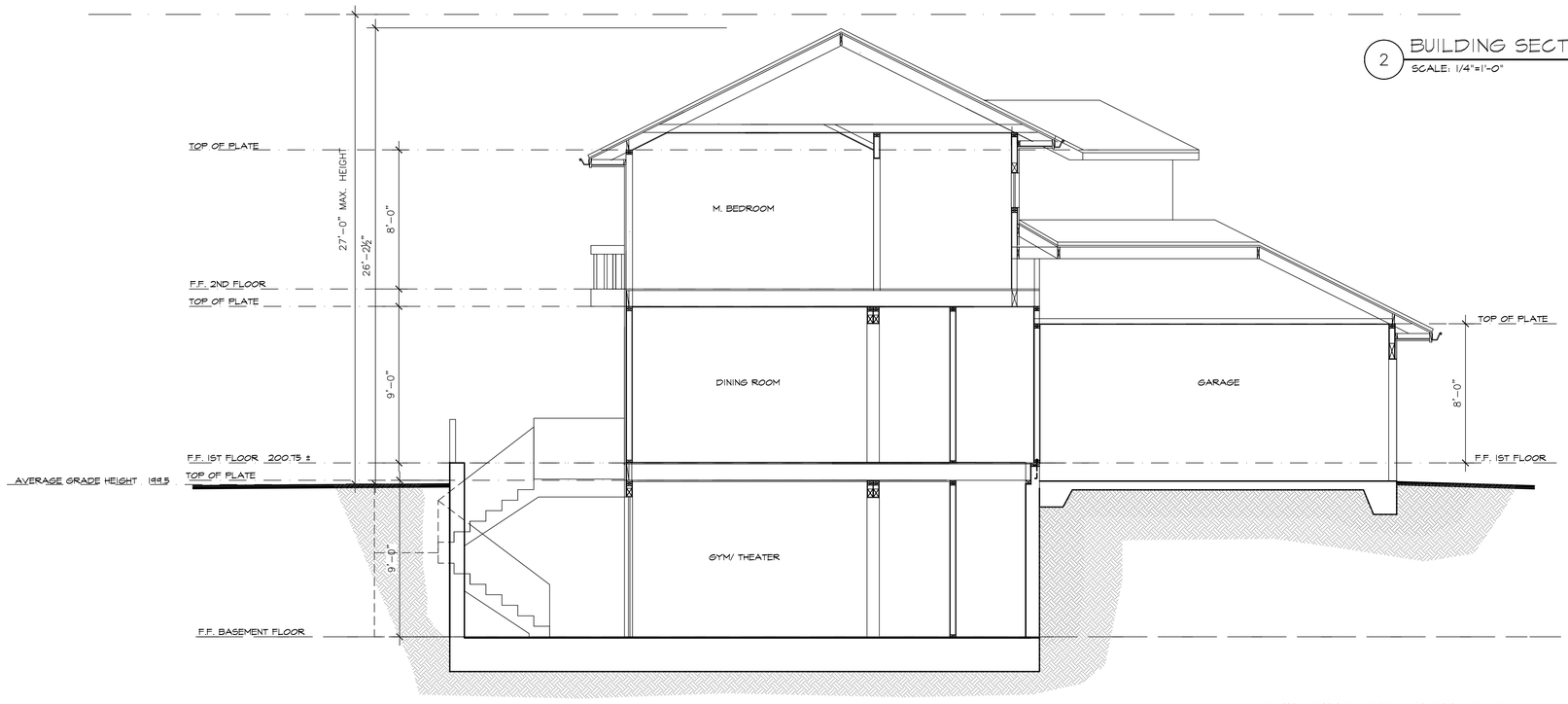
PROPOSED BUILDING ELEVATIONS

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

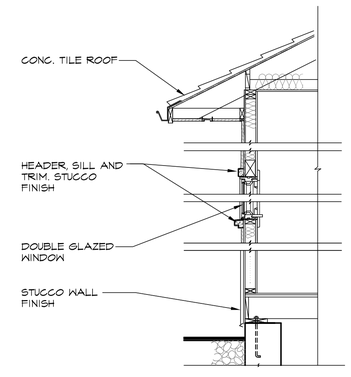
Date: 03/11/16
Scale: AS-SHOWN
Drawn: L
Job:
Sheet: A-3.1
8 OF 10 Sheets



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



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



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

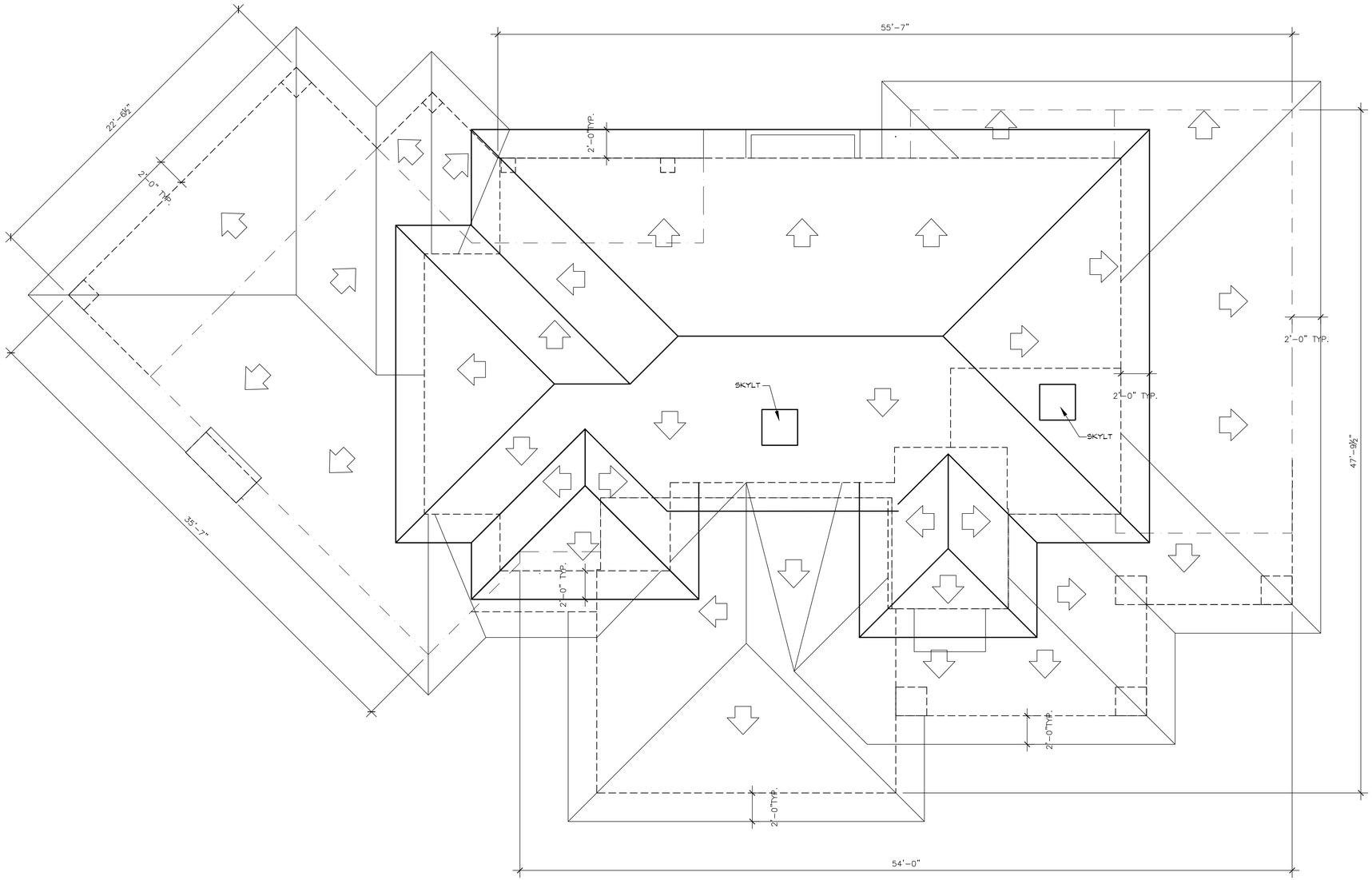
REVISIONS | BY

LEL DESIGN
ARCHITECTURAL DESIGN, PLANNING & ILLUSTRATION
21761 STEVENS CREEK BLVD. # 32, CUPERTINO, CA 95015
TEL: (408) 691 - 4126 LELDESIGNINC@GMAIL.COM

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: 6: 12

1 PROPOSED ROOF 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 - 4925 LELDESIGNGROUP@GMAIL.COM

PROPOSED ROOF 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-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

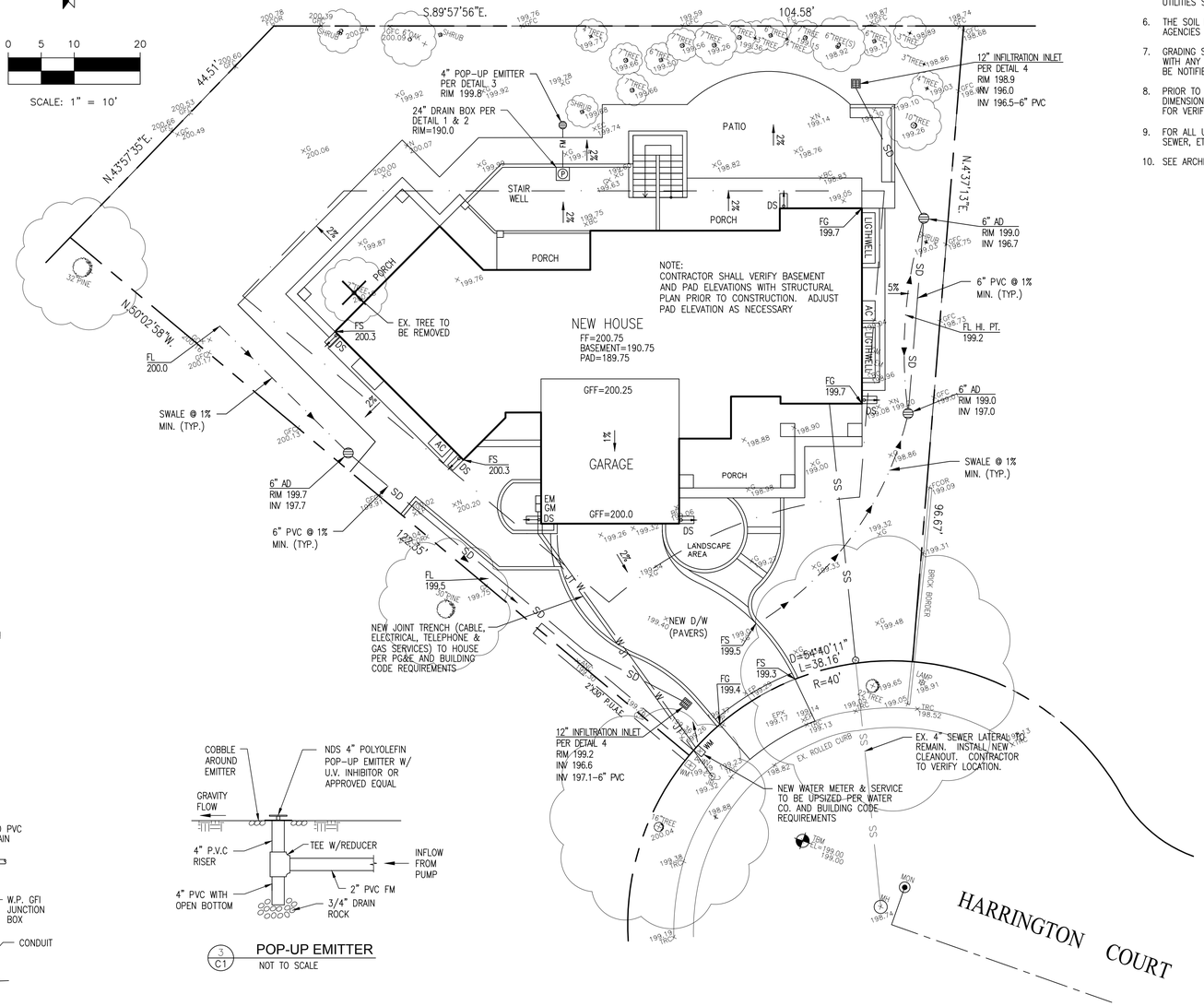
BASIS OF BEARINGS:

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.

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:

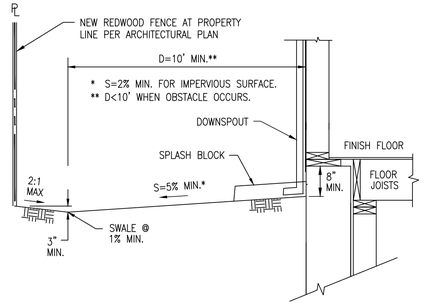
1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND 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. 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

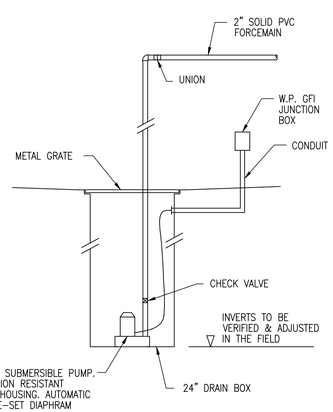
LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	5	
HOUSE & BASEMENT	860	0	
TOTAL	865	5	860

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.

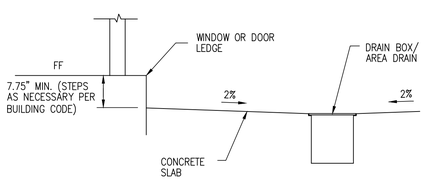


TYPICAL SECTION
NOT TO SCALE

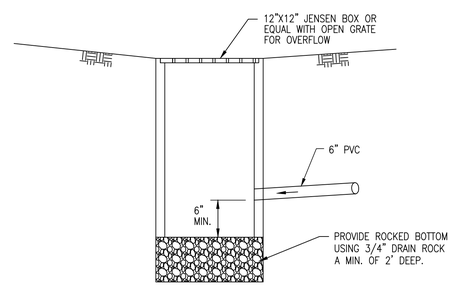


1/C1 SUMP WELL DETAIL
NOT TO SCALE

3/C1 POP–UP EMITTER
NOT TO SCALE



2/C1 AREA DRAIN DETAIL WITHIN STAIR/LIGHTWELL
NOT TO SCALE



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
5051
RENEWAL DATE: 06–30–17
CIVIL
STATE OF CALIFORNIA

DATE: 10/12/16

425 HARRINGTON COURT LOS ALTOS, CA

SANTA CLARA COUNTY

APN: 189-49-021

GRADING AND DRAINAGE PLAN

DATE: 10/12/16
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

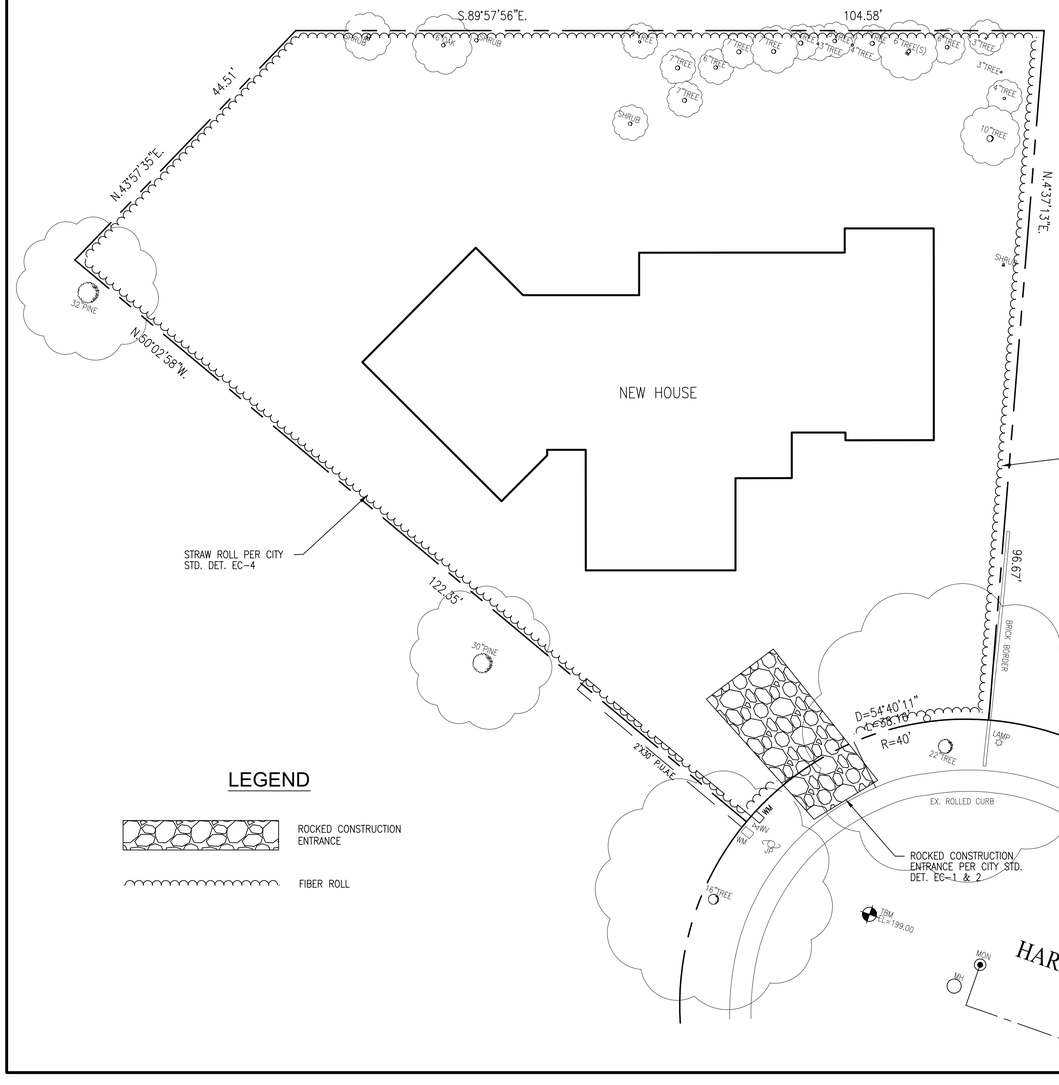
1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE 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.

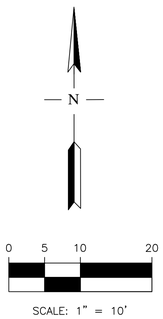
EROSION AND SEDIMNET CONTROL MEASURES

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

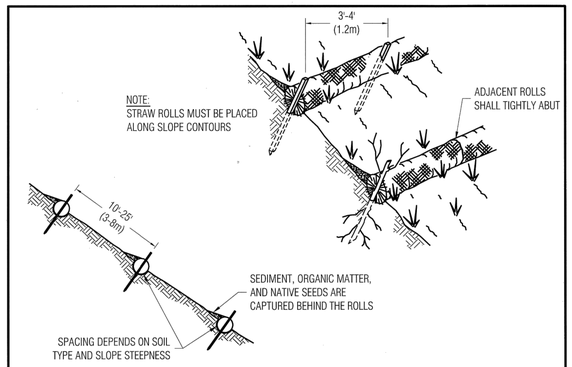
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
   A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
   B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
   C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE 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.





LEGEND

- ROCKED CONSTRUCTION ENTRANCE
- FIBER ROLL

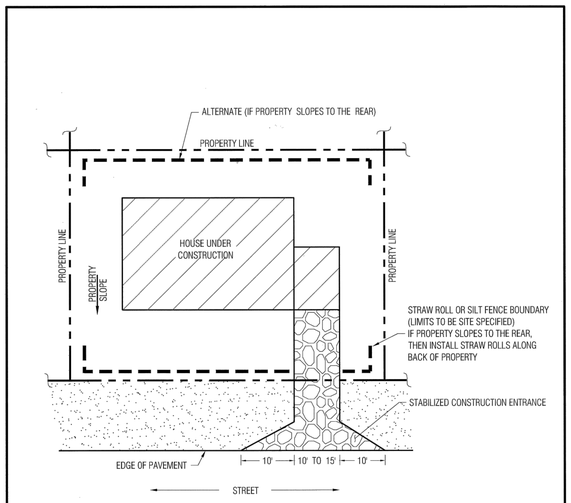


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   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

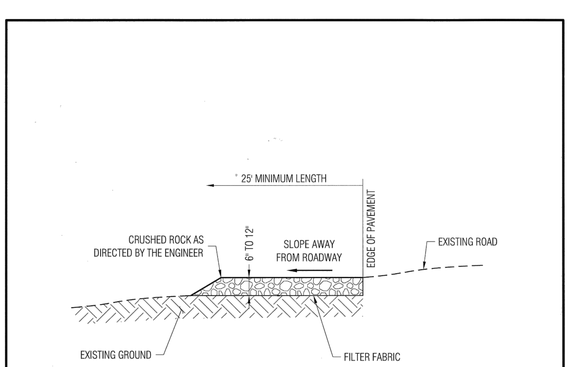


GENERIC CONSTRUCTION SITE PLAN

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: 06-30-17 — CIVIL — STATE OF CALIFORNIA

DATE: 10/12/16

425 HARRINGTON COURT
LOS ALTOS, CA

SANTA CLARA COUNTY

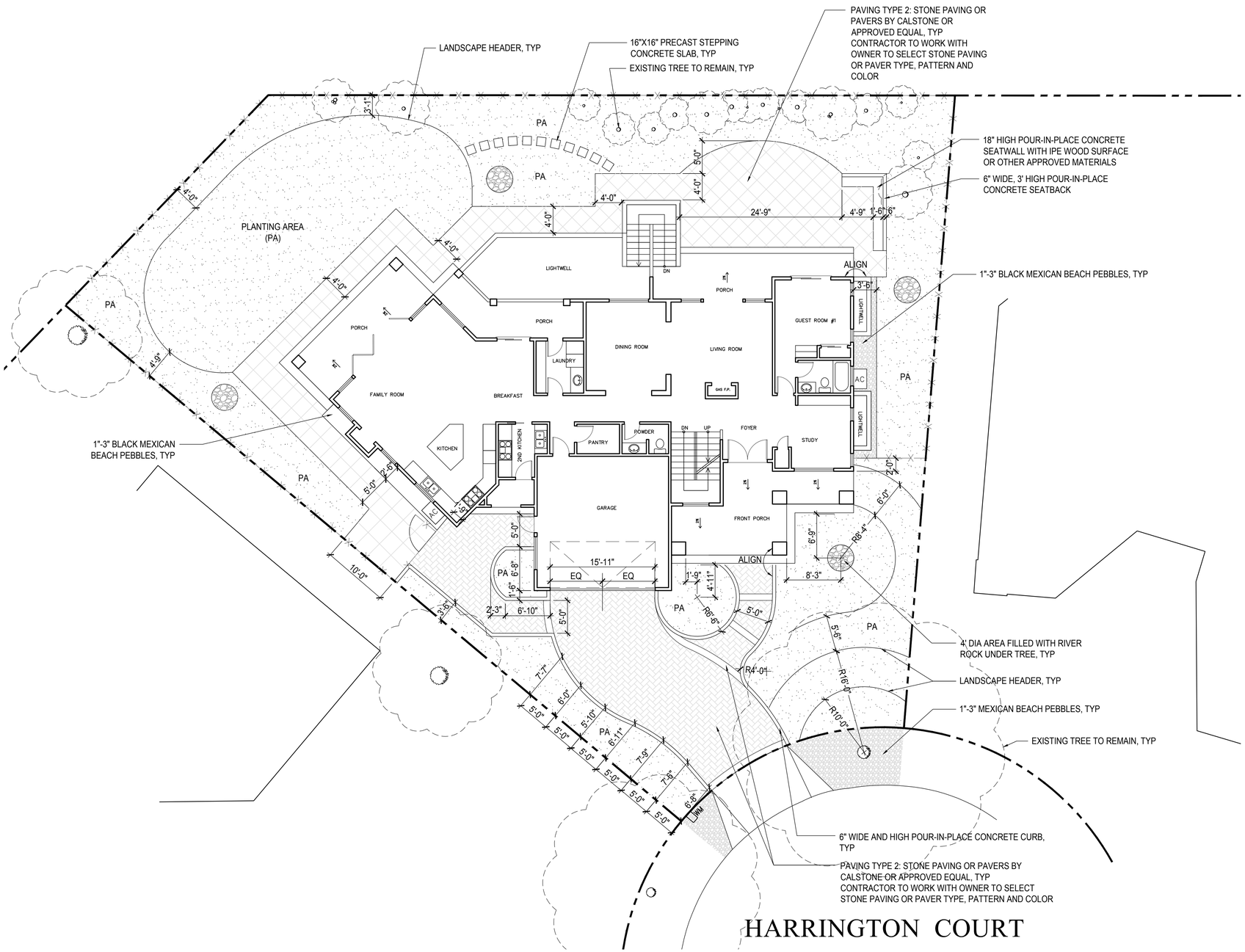
APN: 189-49-021

EROSION CONTROL PLAN

DATE: 10/12/16
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET

C-2



ZHANG RESIDENCE

425 HARRINGTON COURT
LOS ALTOS, CA

YU-WEN HUANG
LANDSCAPE ARCHITECTURE
3357 SAINT MICHAEL CT
PALO ALTO, CA 94306
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA 5128
Signature 08/30/16
Renewal Date 08/31/16
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

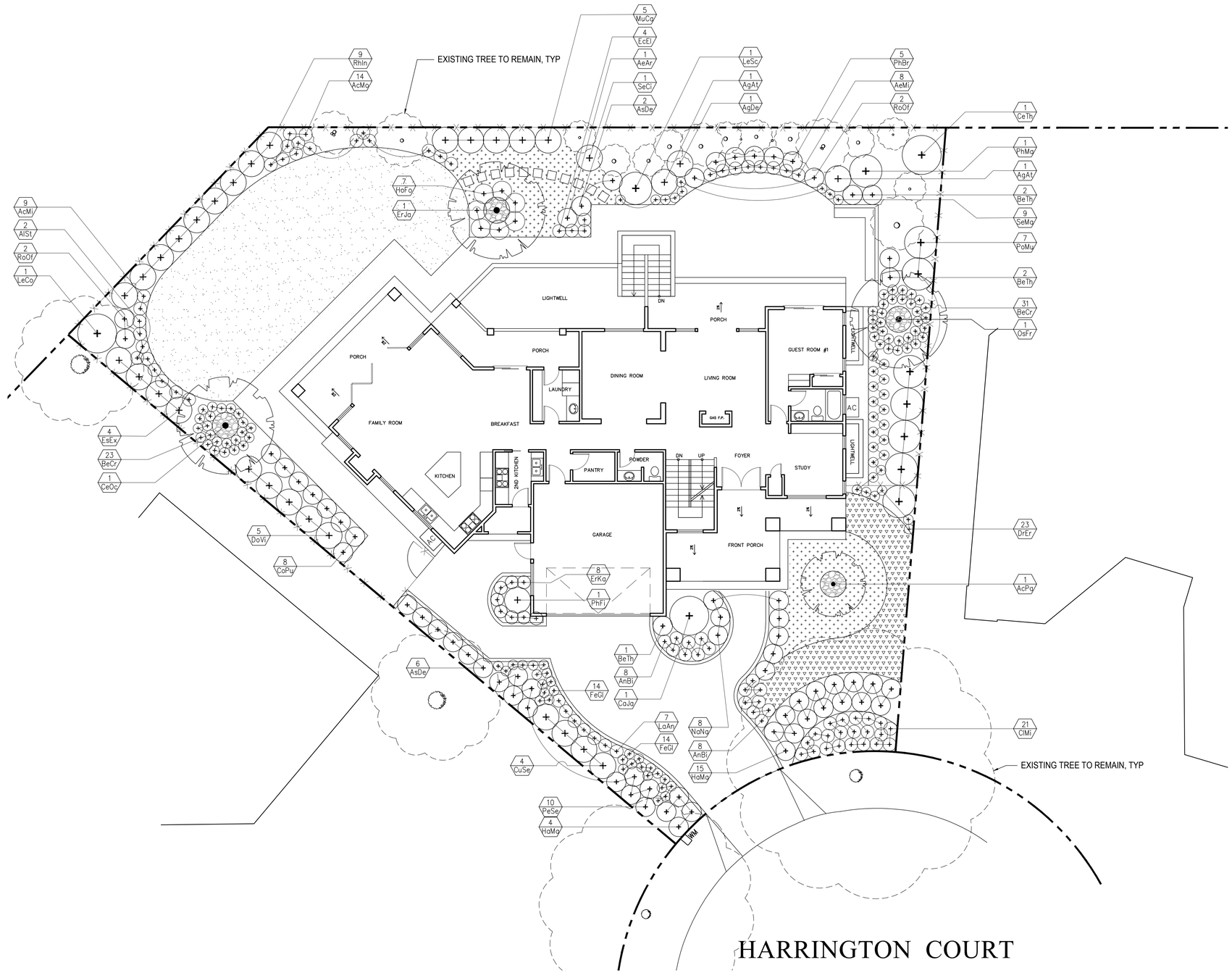
DATE: SEPTEMBER 5, 2016
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

LANDSCAPE LAYOUT PLAN

SHEET NO.

L-1



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.

N

0 1' 2' 4' 8'

ZHANG RESIDENCE

425 HARRINGTON COURT
LOS ALTOS, CA

YU-WEN HUANG
LANDSCAPE ARCHITECTURE
3357 SAINT MICHAEL CT
PALO ALTO, CA 94306
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA 5124
Signature 06/30/17
Renewal Date 08/31/18
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 5, 2016
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-2

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
CeOc	Cercis occidentalis	Western Redbud	M	1	24" box	As Shown
CuSe	Cupressus sempervirens 'Stricta'	Stricatra Italian Cypress	L	4	24" box	4' O.C.
ErJa	Eriobotrya japonica	Loquat	M	1	24" box	As Shown
OsFr	Osmanthus fragrans	Sweet Olive	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	1	15 gal.	6' O.C.
CoPu	Coleonema pulchrum 'Compacta'	Dwarf Pink Breath of Heven	M	8	15 gal.	3' O.C.
DoVi	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	L	5	15 gal.	5' O.C.
EsEx	Escallonia x exoniensis	Pink Princess Escallonia	M	4	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	7	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	8	15 gal.	2.5' O.C.
RhIn	Rhaphiolepis indica	Indian Hawthorn	L	9	15 gal.	5' O.C.
RoOf	Rosmarinus officinalis 'Benenden Blue'	Rosemary	L	4	15 gal.	4' O.C.
SeCi	Senecio cineraria 'Silver Dust'	Dusty Miller	M	1	15 gal.	4' O.C.
PERENNIAL and GROUNDCOVER						
AcMi	Achillea millefolium 'Island Pink'	Island Pink Yarrow	L	9	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.
AgDe	Agave desmettiana 'variegata'	Agave	L	1	15 gal.	5' O.C.
AlSt	Aloe striata	Coral Aloe	L	2	15 gal.	2' O.C.
AnBi	Anigozanthos 'Big Red'	'Big Red 'Kangaroo Paw	L	16	15 gal.	3' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	8	15 gal.	3' O.C.
BeCr	Bergenia crassifolia	Winter-blooming Bergenia	M	54	1 gal.	2' O.C.
ClMi	Clivia miniata	Clivia	M	21	5 gal.	2' O.C.
DrEr	Dryopteris erythrosora	Autumn Fern	M	23	1 gal.	2' O.C.
EcEl	Echeveria elegans	Hen and Chicks	L	4	5 gal.	2' O.C.
ErKa	Erigeron karvinskianus	Mexican Daisy	L	8	5 gal.	2' O.C.
FeGl	Festuca glauca 'Elijah Blue'	'Elijah Blue' Fescue	L	28	1 gal.	3' O.C.
	Festuca Rubra var. rubra	Creeping Red Fescue	L	125	5 gal.	18" O.C.
HaMa	Hakonechloa macra	Golden Japanese Forest Grass	M	15	5 gal.	2' O.C.
HoFo	Hosta fortunei	Plantain Lily	M	7	5 gal.	3' O.C.
MuCa	Muhlenbergia capillaris	Pink Muhly Grass	L	5	15 gal.	4' O.C.
PeSe	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	M	10	15 gal.	3' O.C.
PhBr	Phormium 'Bronze Baby'	'Bronze Baby' New Zealand Flax	L	5	15 gal.	3' O.C.
PhFi	Phormium 'Firebird'	'Firebird' New Zealand Flax	L	1	15 gal.	5' O.C.
PhMa	Phormium 'Maori Queen'	'Maori Queen' New Zealand Flax	L	1	15 gal.	5' O.C.
PoMu	Polystichum munitum	Western Sword Fern	M	7	15 gal.	5' O.C.
SeMa	Senecio Mandrailscae	Blue Chalk Sticks	L	9	5 gal.	18" O.C.
	Thymus serpyllum	Creeping Thyme	M	24	5 gal.	3' O.C.
	-------	Sod Lawn	H	1064 SF		

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

ZHANG RESIDENCE

425 HARRINGTON COURT
LOS ALTOS, CA

YU-WEN HUANG
LANDSCAPE ARCHITECTURE

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

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA 5123
Signature
06/20/17
Renewal Date
08/31/16
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

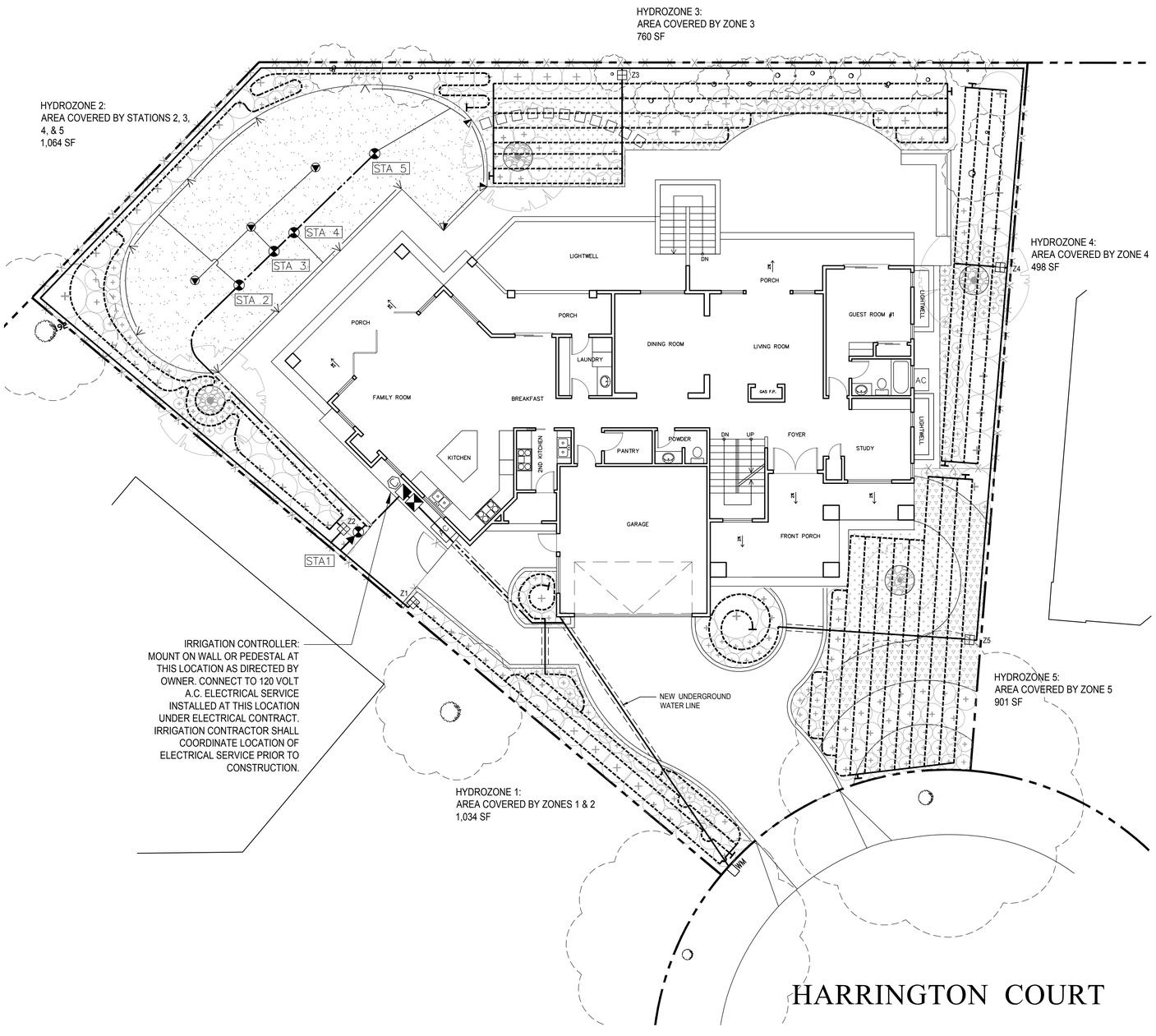
DATE: SEPTEMBER 5, 2016
SCALE: AS SHOWN
DRAWN: YH
JOB:

SHEET TITLE:

PLANT SCHEDULE

SHEET NO.

L-3



WATER USE CALCULATIONS

TOTAL LANDSCAPED AREA (LA) = 4,257 SQ. SF.
SPECIAL LANDSCAPE AREA (SLA) = 0 SQ. SF.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
= ETo x 0.62 x (0.7 x LA + 0.3 x SLA)
= 43.0 x 0.62 x (0.7 x 4,257 + 0.3 x 0)
=79,444 GALLONS/YR

ESTIMATED TOTAL WATER USE (ETWU)
= ETo x 0.62 x (PF X HA/0.71 + SLA)
= 43.0 x 0.62 x (2,062/0.71 + 0)
= 77,427 GALLONS/YR

HYDROZONE TABLE

HYDROZONE	PLANT WATER USE TYPE	IRRIGATION TYPE	PLANT FACTOR* (PF)	HYDROZONE AREA (HA) (SQ FT)	PF x HA (SQ FT)
1	LOW	DRIP	0.2	1,034	207
2	HIGH	SPRINKLER	0.8	1,064	851
3	MEDIUM	DRIP	0.4	760	304
4	MEDIUM	DRIP	0.5	498	249
5	MEDIUM	DRIP	0.5	901	451
				SUM	2,062

* USE WUCOLS TO DETERMINE PF, SEE SHEET L-3 FOR PLANT WATER USAGE LEVEL

ETWU < MAWA ,

SO PROJECT MEETS WATER EFFICIENT REQUIREMENTS

0 1' 2' 4' 8'

N

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LOS ALTOS, CA

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LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA 5128
Signature 06/30/17
Renewal Date 08/25/16
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 5, 2016
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

IRRIGATION PLAN
&
WATER USE
CALCULATIONS

SHEET NO.

IR-1

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
	RAIN BIRD	1806-SAM-PRS-15 F,H,Q	6" POP-UP SPRAY SPRINKLER	3.7,1.9,1	30	12-15
		1806-SAM-PRS-12 F,H,Q	6" POP-UP SPRAY SPRINKLER	2.6,1.3,0.7	30	10-12
		1806-SAM-PRS-10 F,H,Q	6" POP-UP SPRAY SPRINKLER	1.6,0.8,0.4	30	8-10
		1806-SAM-PRS-8 H,Q	6" POP-UP SPRAY SPRINKLER	0.5,0.25	30	6-8
		1806-SAM-PRS-5 H,Q	6" POP-UP SPRAY SPRINKLER	0.2,0.1	30	4-5
		PER MANUFACTURER'S RECOMMENDATION	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS			
			REMOTE CONTROL VALVE WITH PRESSURE REGULATOR AND FILTER FOR DRIP LATERALS			
			ZONE CONTROL VALVE ASSEMBLY			
			FLUSH VALVE			
			AIR RELIEF VALVE ASSEMBLY			
			TEES & ELBOWS FOR ASSEMBLING PIPES			
			TIE-DOWN STAKES			
			PVC RISER PIPE FOR BRINGING UNDERGROUND PIPE TO THE SURFACE AND RAISED PLANTERS			
	WILKINS	975XLSEU-1"	REDUCED PRESSURE BACKFLOW ASSEMBLY			
	DATA INDUSTRIAL	REFER TO SATELLITE MODEL NUMBER	FLOW WENSOR/MASTER VALVE, NORMALLY OPEN.			
	HUNTER	PRO-C	IRRIGATION CONTROLLER WITH SOLAR SYNC ET SENSOR			

MAIN LINE:	2" AND SMALLER: CLASS 315 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
LATERAL LINE:	3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
MANIFOLD:	1" SIZE: CLASS 315 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.
SUPPLY AND HEADER LINES:	1" SIZE: CLASS 315 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.
INLINE EMITTER:	RAIN BIRD **XFD** DRIPLINE FOR ON-SURFACE APPLICATION. WATER DELIVERY RATE OF 0.4 GALLON PER HOUR, WITH EMITTER SPACING 24" APART. DRIPLINE LATERAL SPACING 18" TO 24". INSTALL PER MANUFACTURER'S RECOMMENDATION
SLEEVING:	1120-CL. 200 PVC PLASTIC PIPE. COVER TO BE AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

RAIN BIRD — XFD- 06 - 24 - 500

* WHEN RADIUS OF SPRINKLER HEADS, REQUIRED FOR PROPER COVERAGE, IS LESS THAN RADIUS SHOWN ON LEGEND, THE CONTRACTOR SHALL EQUIP HEAD WITH A RAIN BIRD "PCS" PRESSURE COMPENSATING SCREEN FOR FLOW AND RADIUS CONTROL. SELECT SCREEN ON PCS NOZZLE SCREEN SELECTION CHART FOR APPROPRIATE RADIUS.

ZHANG RESIDENCE

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LOS ALTOS, CA

YU-WEN HUANG
LANDSCAPE ARCHITECTURE
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TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA 5125
Signature 08/30/16
Renewal Date 08/31/16
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 5, 2016
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

IRRIGATION SCHEDULE

SHEET NO.

IR-2

UPDATED MATERIAL BOARED

STONE VENEER

CHIMNEY CAP/ WINDOW TRIM
SMOOTH SCUCCO / JAMES HARDIE BOARD SIDING

CONCRETE TILE ROOF/
GARAGE DOOR