

# KHAN RESIDENCE

## OWNER:

Amna & Farhan Khan  
1634 Dallas Court, Los Altos, Ca  
Tel: 650-799-4144  
Email: 1634dallasct@gmail.com

## Designer:

Amna & Farhan Khan  
1634 Dallas Court, Los Altos, Ca  
Tel: 650-799-4144  
Email: 1634dallasct@gmail.com

## PROJECT DATA:

CONS TYPE: V/B  
OCCUPANCY: R3/U  
ZONE: R-1- 10  
TYPE: Single-Family  
STORIES: 2 LEVEL  
LOT SIZE: 10,133 SQ.FT

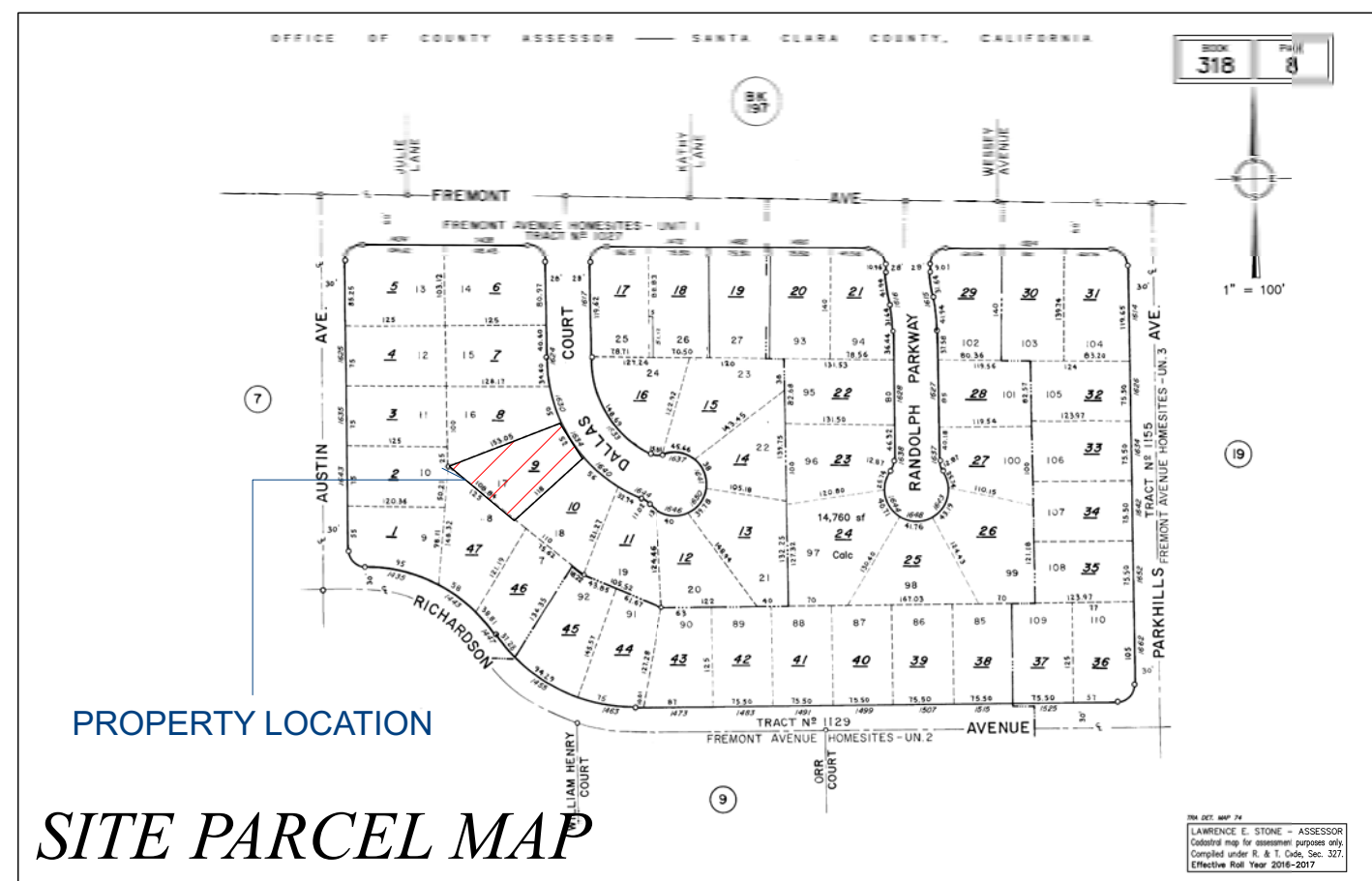
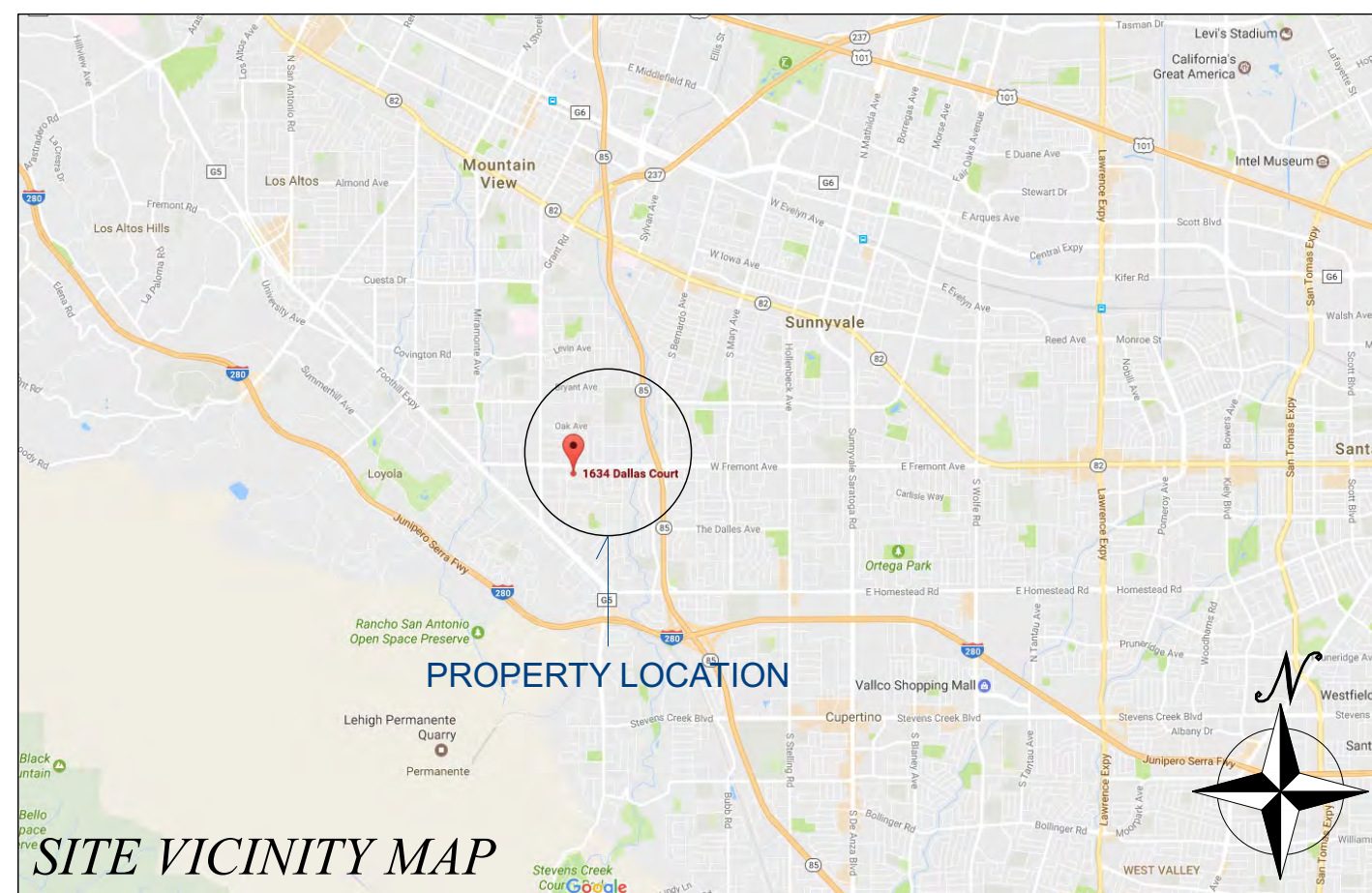
(E) BDR: 4 BDRS  
(E) BATH: 2 FULL/ 1 HALF  
(N) BDR: 5 BDRS  
(N) BATH: 5 FULL

GARAGE: 2 CARS GARAGE

1634 DALLAS COURT.,  
LOS ALTOS, CA 94024

APN: 318-08-009

**\*\* Fire Sprinkler system will be provided and installed per  
NFPA 13D 2016 edition & SCCFD standard  
\*\* HERS VERIFICATION REQUIRED**



## CODE SECTION:

2016 CALIFORNIA BUILDING CODE  
2016 CALIFORNIA ELECTRICAL CODE  
2016 CALIFORNIA MECHANICAL CODE  
2016 CALIFORNIA PLUMBING CODE  
2016 CALIFORNIA ENERGY  
2016 CALIFORNIA GREEN BUILDING CODE  
ALL APPLICABLE LOCAL, COUNTY, STATE  
AND FEDERAL CODES, LAWS &  
REGULATIONS.

## ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	1997 square feet (19.8%)	2475 square feet (24.42%)	3039.9 square feet (30%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 1997 sq ft 2nd Flr: 737 sq ft <b>Total: 2734 sq ft</b> (27.1%)	1st Flr: 2475 sq ft 2nd Flr: 1068 sq ft <b>Total: 3543 sq ft</b> (34.96%)	3546.55 square feet (35%)
<b>SETBACKS:</b>			
Front	31.4 feet	31.4 feet	25 feet
Rear	34.1 feet	29.1 feet	25 feet / 17.5
Right side (1st/2nd)	10 feet / 45.4 feet	10 feet / 24 feet	10 feet / 17.5 feet
Left side (1st/2nd)	9.25 feet / 9.25 feet	9.25 feet / 9.25 feet	10 feet / 17.5 feet
<b>HEIGHT:</b>	21.8 feet	21.8 feet	27 feet

## SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2313 square feet	707 square feet	3020 square feet
<b>NON- HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	421 square feet	0 square feet	square feet

## LOT CALCULATIONS

<b>NET LOT AREA:</b>	10133 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	400 square feet (3.9%)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): 1533 sq ft Existing softscape (undisturbed) area: 8600 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area</i>

## HOUSE DATA:

LOT AREA: 10,133 SQ.FT

## EXISTING HOUSE DATA:

(E) HOUSE 1ST LEVEL: 1576 SQ.FT  
(E) HOUSE 2ND LEVEL: 737 SQ.FT  
(E) GARAGE: 421 SQ.FT  
TOTAL: (1576+737+421)/10133 = 26.9%

## PROPOSED HOUSE DATA:

(N) HOUSE 1ST LEVEL: 1942 SQ.FT (366 SQ.FT HABITABLE SPACE ADDITION)  
(N) HOUSE 2ND LEVEL: 1068 SQ.FT (331 SQ.FT HABITABLE SPACE ADDITION)  
(N) COVERED PATIO: 112 SQ.FT (UN-HABITABLE)  
(N) GARAGE: 421 SQ.FT  
TOTAL: (1942+1068+421+112)/10133 = 34.96%

## DRAWING INDEX :

- A-1 ARCHITECTURAL COVER SHEET
- A-2 EXISTING & PROPOSED SITE PLAN
- A-3 PROPOSED FLOOR AREA DIAGRAM
- A-4 EXISTING FLOOR PLAN
- A-5 PROPOSED FLOOR PLAN
- A-6 PROPOSED ROOF PLAN
- A-7 STREET CAPE
- A-8 ELEVATIONS
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- A-13 CONTEXT MAP

- E1 EROSION AND DRAINAGE NOTES
- E2 EROSION AND DRAINAGE PLAN
- E3 EROSION AND DRAINAGE DETAILS

- B1 TOPO GRAPHIC MAP
- B2 TOPO GRAPHIC MAP

REV DATE

REV	DATE

SHEET TITLE:  
ARCHITECTURAL COVER SHEET

PROJECT:  
KHAN RESIDENCE  
1634 DALLAS COURT,  
LOS ALTOS, CA 94024  
APN: 318-08-009

DATE:

05.23.2018

SCALE:

AS NOTED

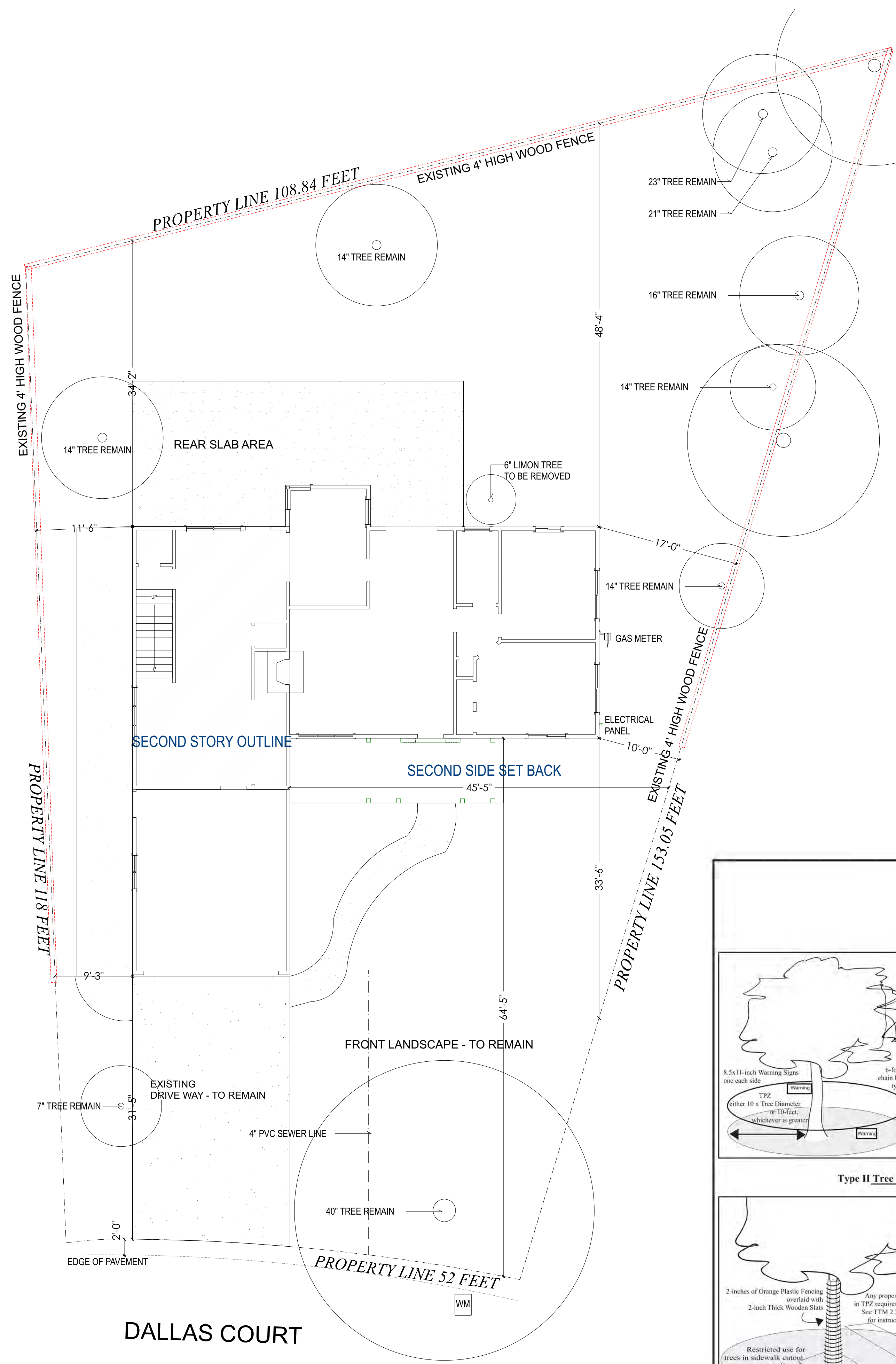
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A-1

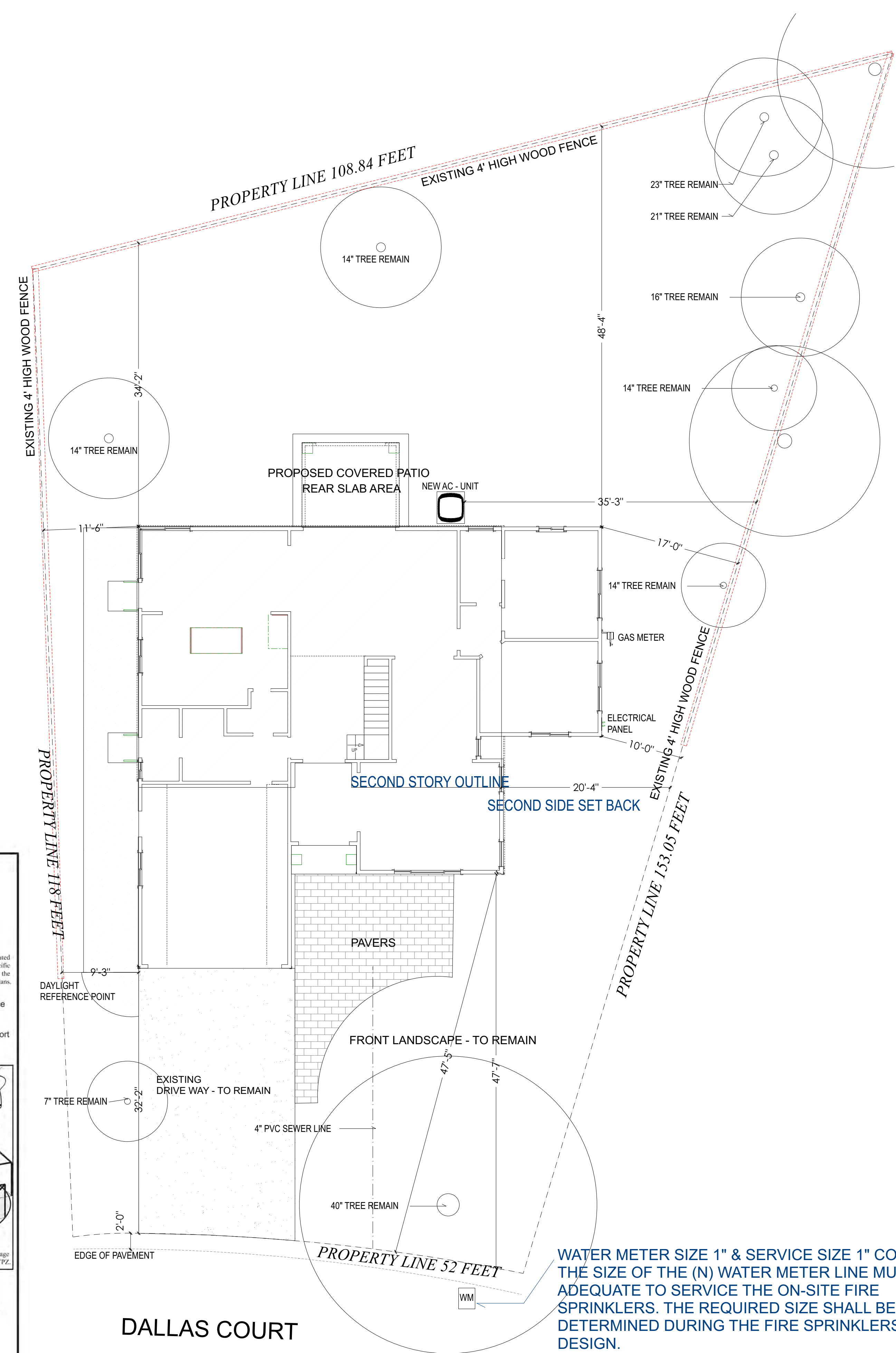
## SCOPE OF WORK:

1. ADDITION OF 366 SQ.FT LIVING SPACE TO THE FIRST LEVEL.
2. ADDITION OF 331 SQ.FT LIVING SPACE TO THE SECOND LEVEL.
3. REMODEL EXISTING KITCHEN AREA. INCLUDING NEW LAYOUT, CABINETRY, APPLIANCES AND ISLAND.
4. RELOCATE STAIRS GOING TO SECOND LEVEL. CREATING SPACE FOR NEW DINING, SITTING AND FORMAL FAMILY ROOM.
5. NEW GUEST ROOM ON FIRST LEVEL.
6. REMODEL SECOND LEVEL. OPENING SPACE FOR NEW MASTER BEDROOM, MASTER BATH AND LAUNDRY.
7. NEW ROOF FOR REMODELED SECOND LEVEL AND ENTRY AREA.





**EXISTING SITE PLAN / SET BACKS**  
SCALE 1/8" = 1'



**PROPOSED SITE PLAN / SET BACKS**  
SCALE 1/8" = 1'

**Tree Protection During Construction**

**Type I Tree Protection** For all Ordinance Protected and Designated trees, as detailed in the site-specific tree preservation report (TPR) prepared by the applicant's project arborist as diagrammed on the plans.

Note: Ordinance Protected & Designated Trees. Issuance of a permit requires applicant's project arborist written verification Type I is installed correctly according to the plans and Tree Preservation Report

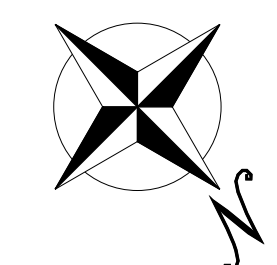
**Type II Tree Protection**

Note: Street Trees. Issuance of a permit requires Public Works Operations inspection and signed approval on the Street Tree Verification (STV) form provided.

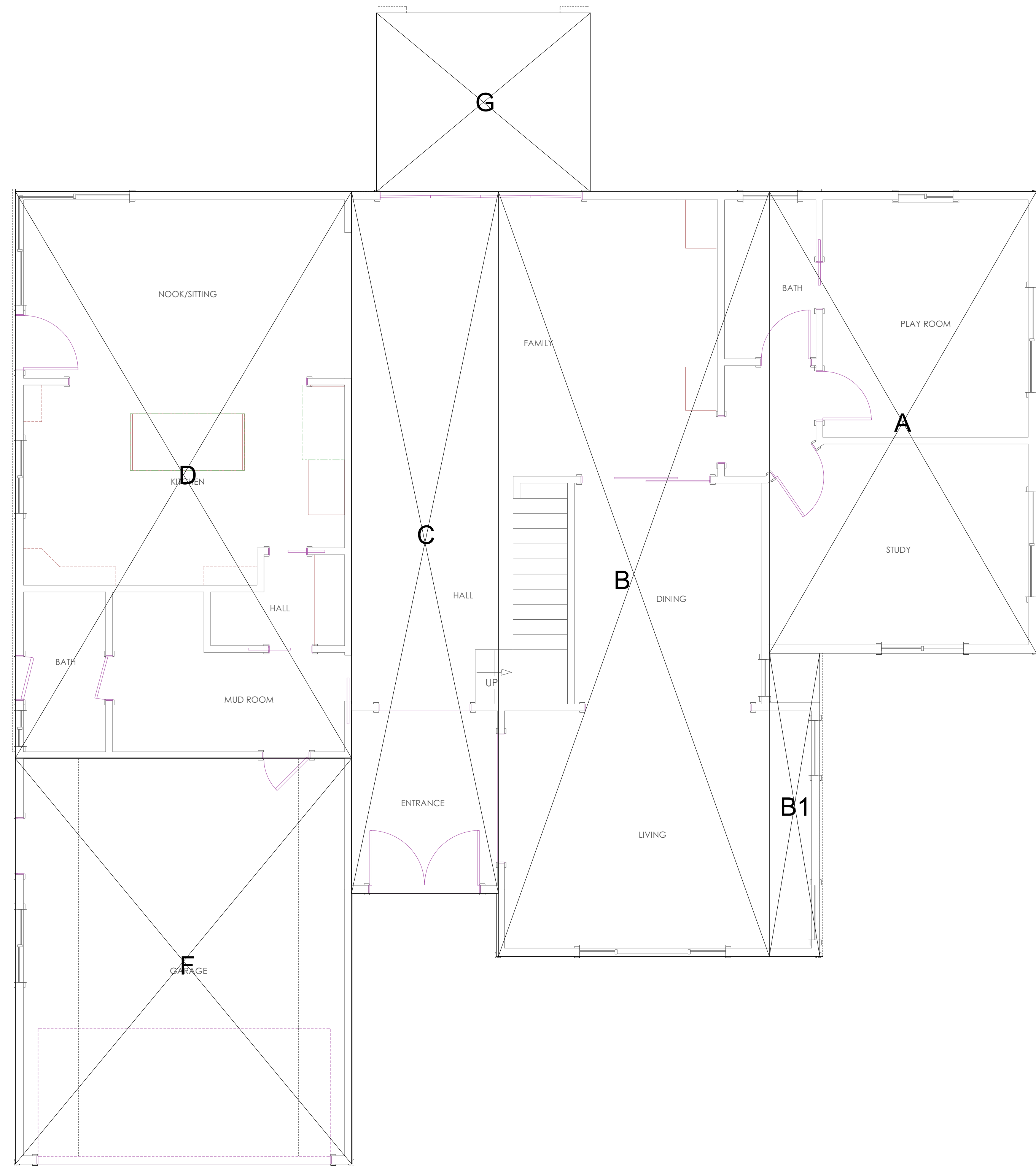
**Type III Tree Protection** (to be used only with approval of Public Works Operations)

Tree fencing is required and shall be erected before demolition, grading or construction begins.

PROJECT: KHAN RESIDENCE 1634 DALLAS COURT, LOS ALTOS, CA 94024 APN: 318-08-009	
REV	DATE
SHEET TITLE: SITE PLAN SETBACKS	
DATE: 05.23.2018	
SCALE: AS NOTED	
SHEET: A-2	

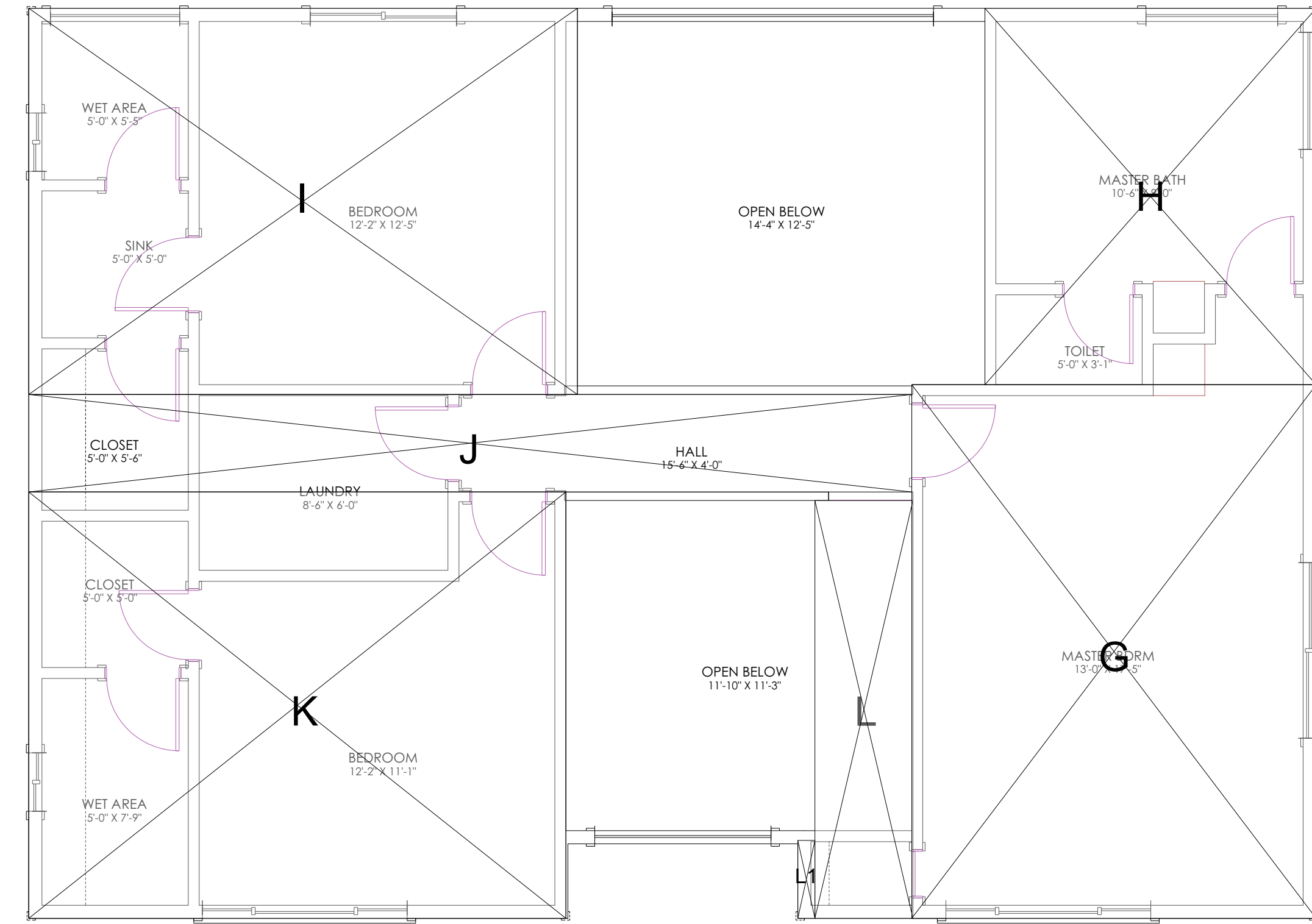






SECTION	AREA
A	369 SQ.FT
B	632 SQ.FT
B1	46 SQ.FT
C	300 SQ.FT
D	588 SQ.FT
F	428 SQ.FT
G	112 SQ.FT
<b>TOTAL</b>	<b>2475 SQ.FT</b>

**FAR PLAN - 1ST LEVEL**  
SCALE 1/4" = 1'



**TOTAL FLOOR AREA:** 2475 + 1068 = 3543 SQ.FT/10,133 = 34.96%  
**TOTAL LOT COVERAGE:** 2475 SQ.FT/10,133 = 24.42%

SECTION	AREA
G	253 SQ.FT
H	145 SQ.FT
I	236 SQ.FT
J	100 SQ.FT
K	278 SQ.FT
L	48 SQ.FT
L1	8 SQ.FT
<b>TOTAL</b>	<b>1068 SQ.FT</b>

**FAR PLAN - 2ND LEVEL**  
SCALE 1/4" = 1'

REV	DATE

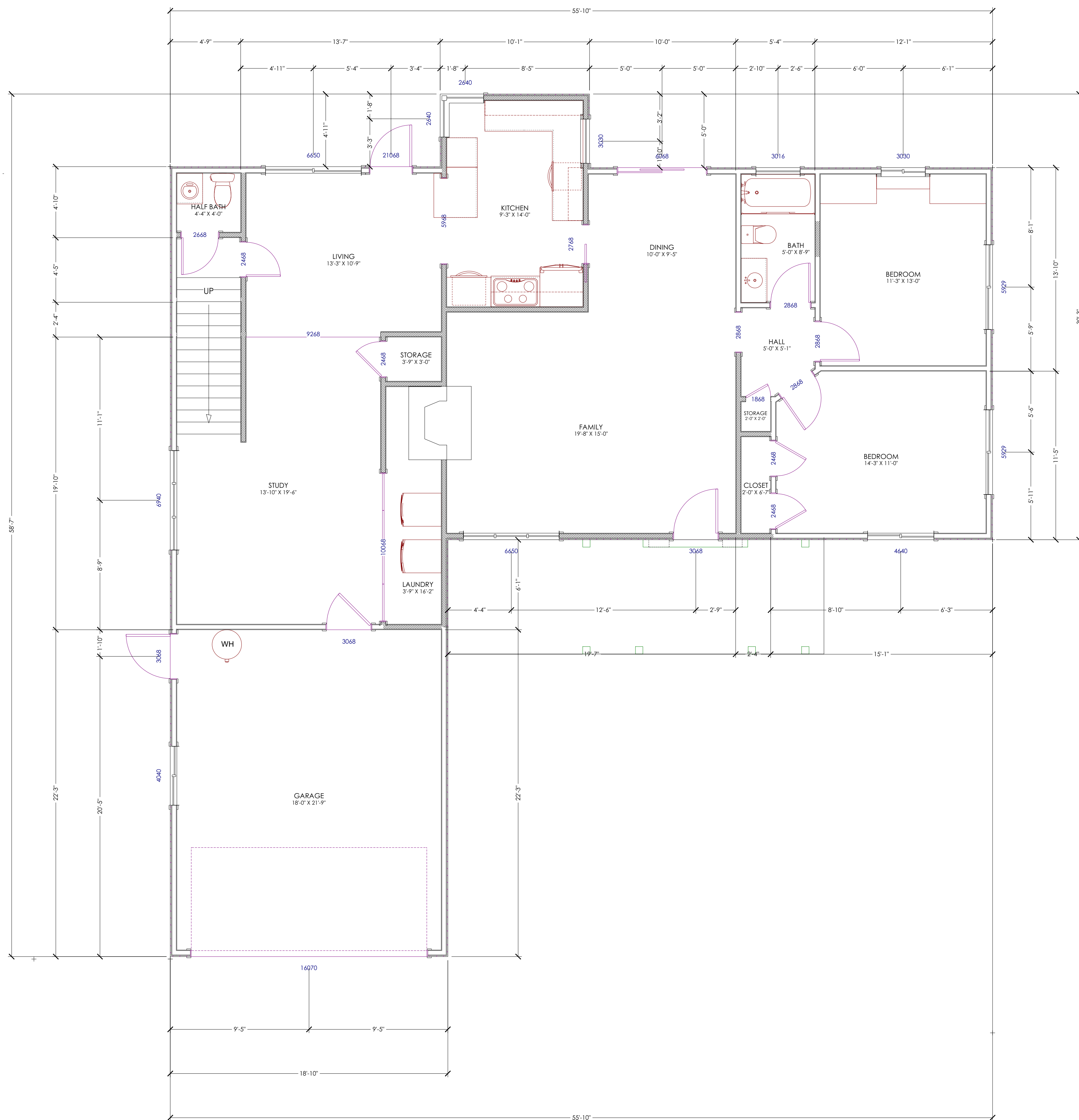
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FAR PLAN

**PROJECT:**  
KHAN RESIDENCE  
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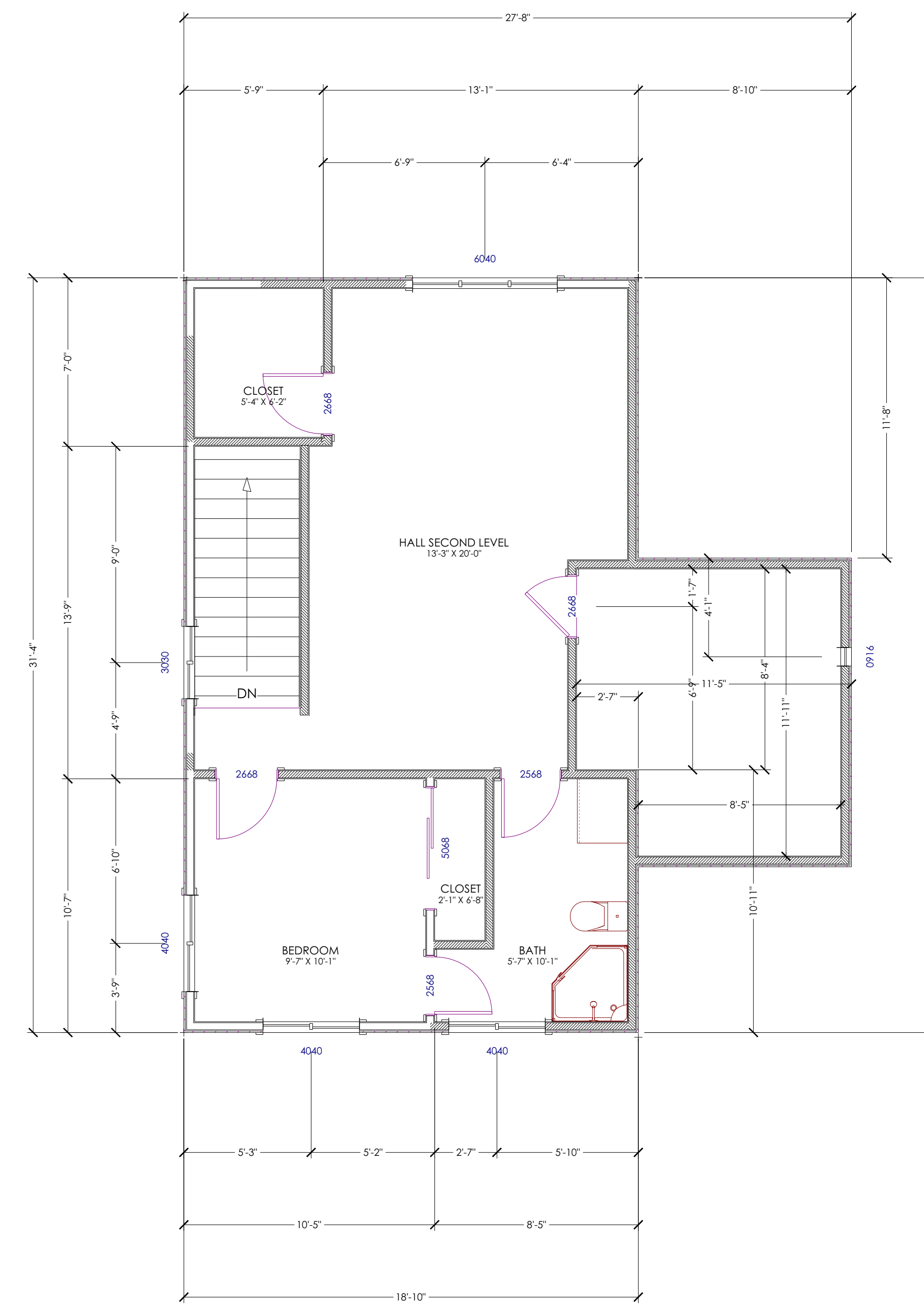
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05.23.2018

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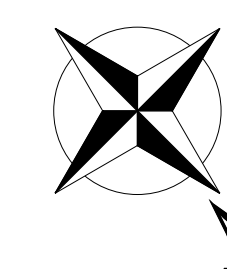
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**A-3**



EXISTING 1ST LEVEL FLOOR PLAN  
SCALE 1/4" = 1'



EXISTING 2ND LEVEL FLOOR PLAN  
SCALE 1/4" = 1'



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REV	DATE

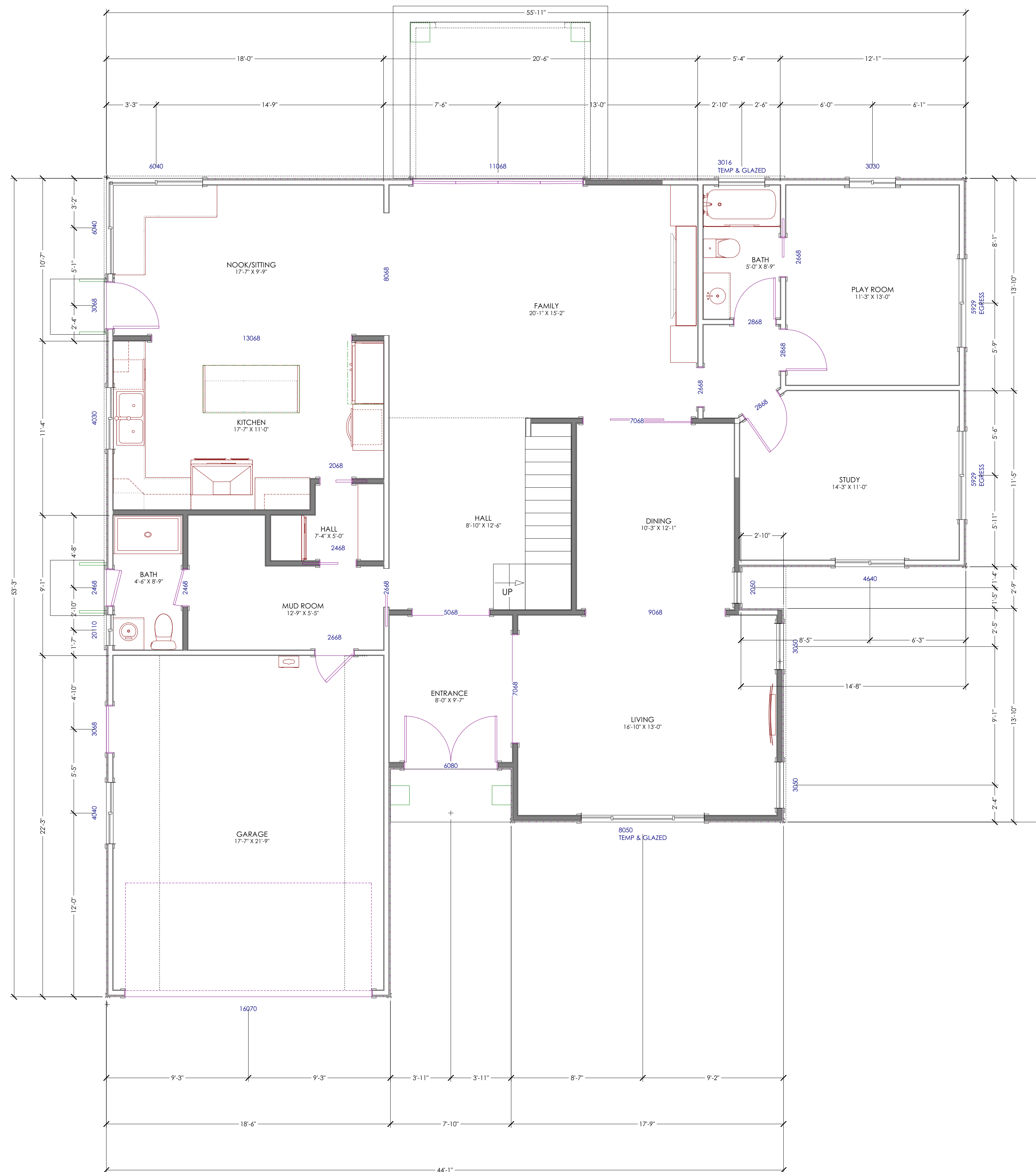
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EXISTING FLOOR PLAN

**PROJECT:**  
KHAN RESIDENCE  
1634 DALLAS COURT,  
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APN: 318-08-009

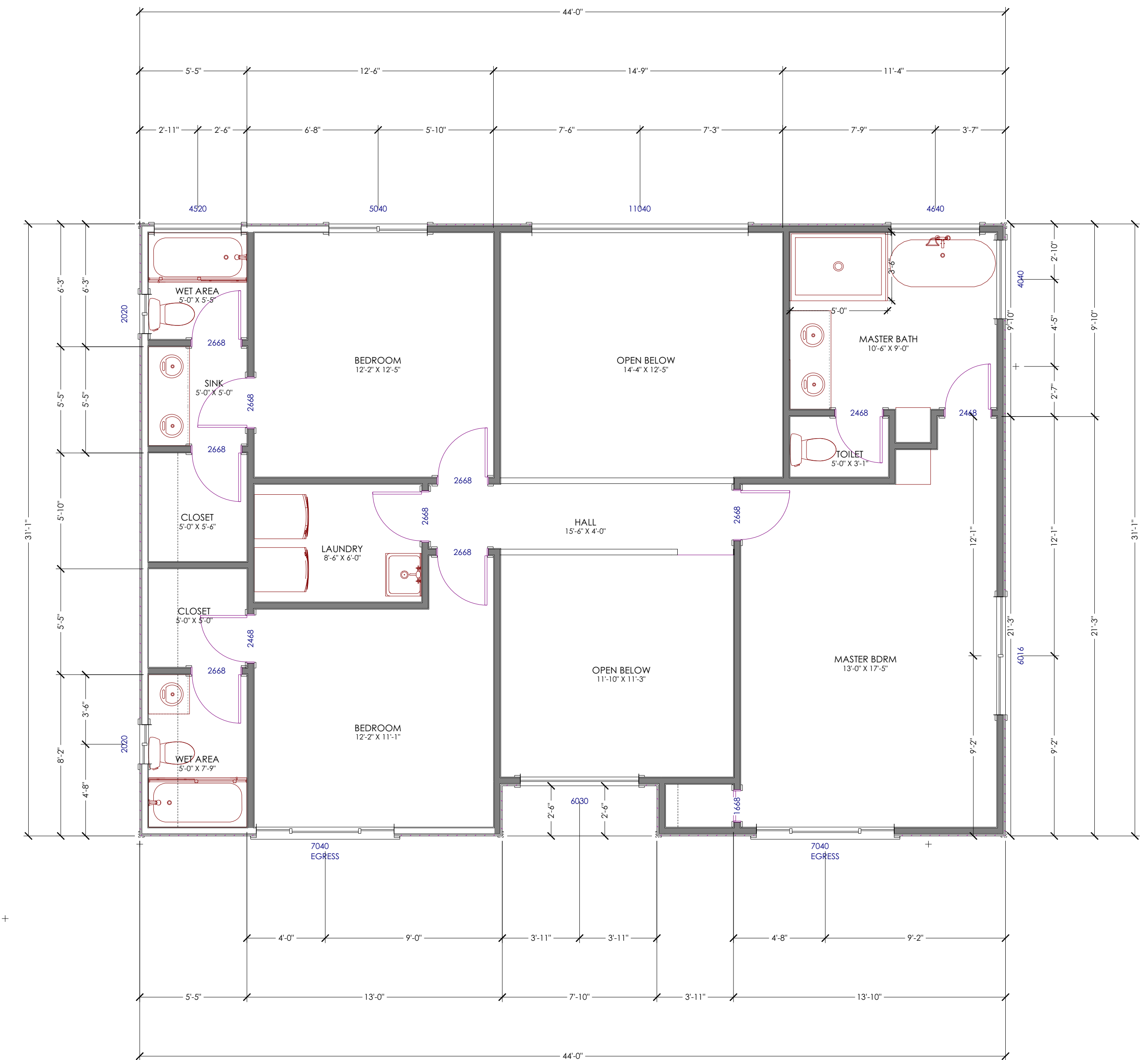
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05.23.2018

**SCALE:**  
AS NOTED

**SHEET:**  
A-4



**PROPOSED 1ST LEVEL FLOOR PLAN**  
SCALE 1/4" = 1'



**NOTES:**

**1) EXTERIOR LANDING NOTES:**

- A) LANDING SHALL NOT BE MORE THAN 7.75" BELOW THE TOP OF THE THRESHOLD. (CRC R311.3.2)
- B) SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%. CRC R311.3

**2) SHOWER AND TUB SURFACE NOTES:**

- A) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON ABSORBENTS SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2.

**3) EGRESS WINDOWS**

ALL EGRESS WINDOWS SHALL COMPLY WITH CRC R311.2: - MINIMUM OPENING REQUIREMENTS: 78" MINIMUM CLEAR HEIGHT / 32" MINIMUM CLEAR WIDTH / 5.7 Sq.Ft MINIMUM OPENED AREA // SILL HEIGHT: MAXIMUM 44" ABOVE FLOOR FINISH. MINIMUM ENERGY REQUIREMENTS PER 2016 CA ENERGY CODE Code - Table 151-C U = 0.32 SHGC = 0.25 Zone 4

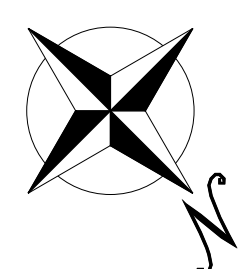
**4) ATTIC FURNACE: PER CPC 508.4 AND CMC 304.1**

- A) A 24" WIDE SOLID FLOORING ACCESS WAY.
- B) A LEVEL WORKING PLATFORM OF NOT LESS THAN 30"x30" SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE.

5) TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E., DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS). CMC 502.2.1

6) KITCHEN: NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER SIDE OF THE DISHWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MAKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAIN BOARD, WHICHEVER IS HIGHER. CPC SEC. 807.3

**PROPOSED 2ND LEVEL FLOOR PLAN**  
SCALE 1/4" = 1'



REV	DATE

**SHEET TITLE:**  
PROPOSED FLOOR PLAN

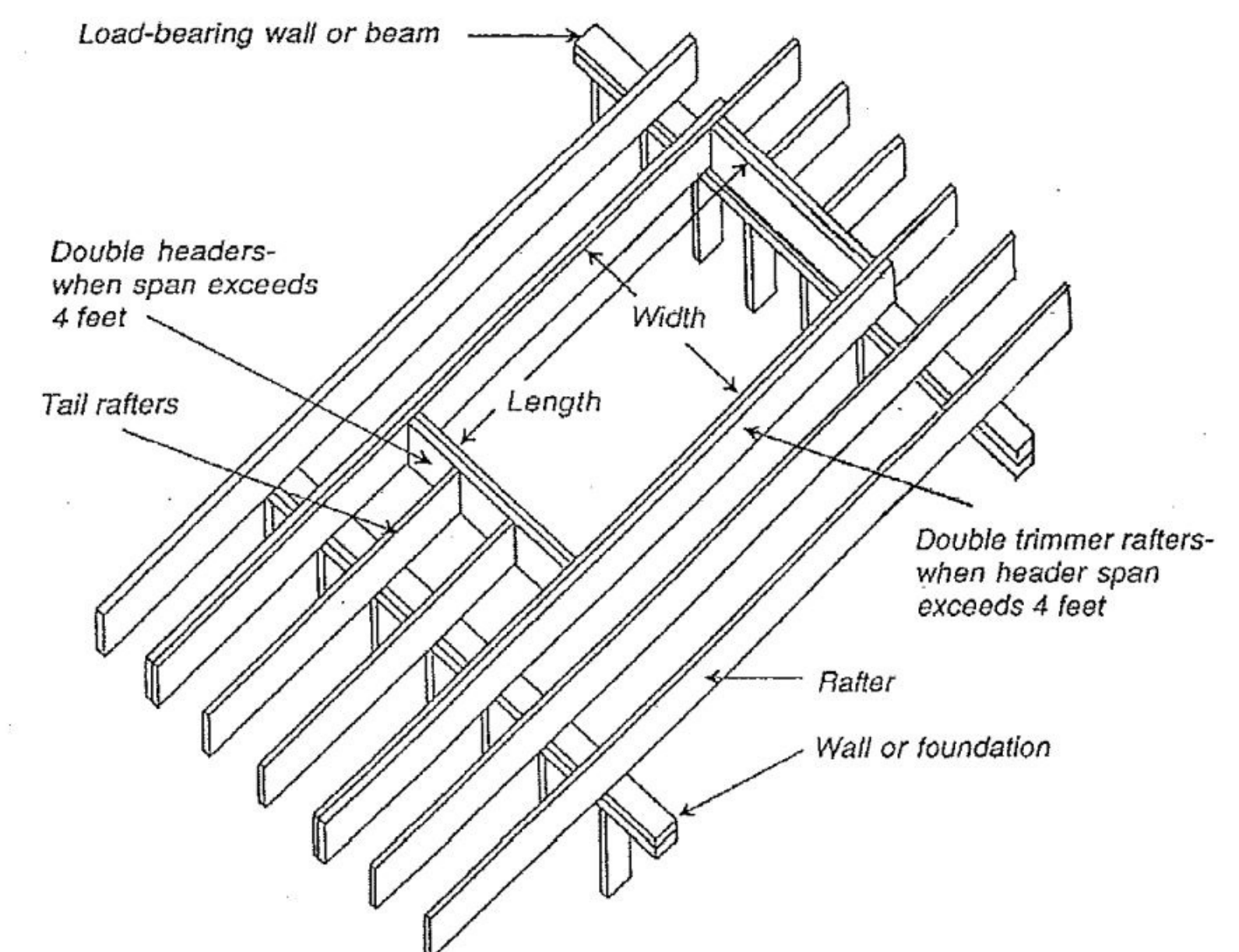
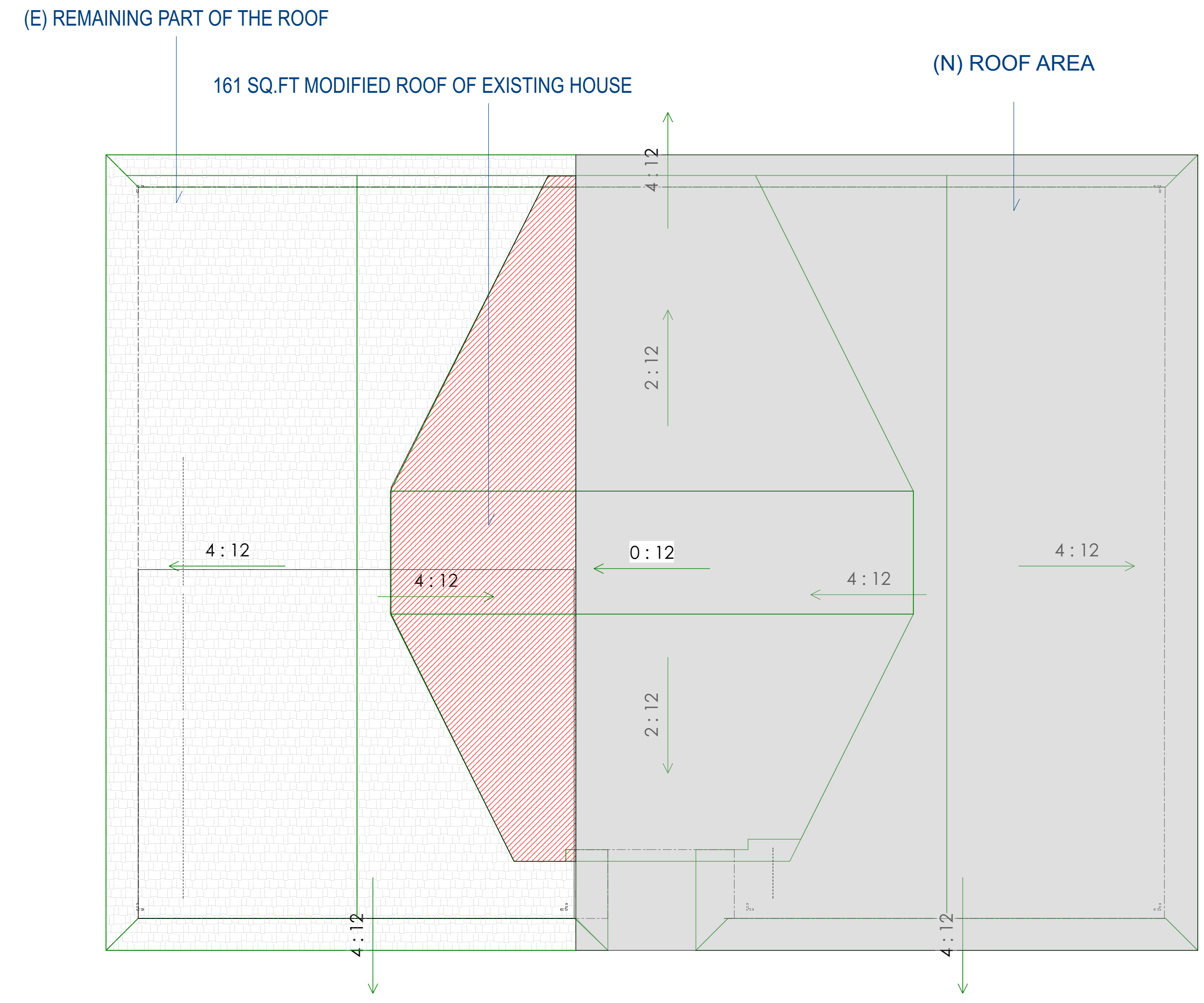
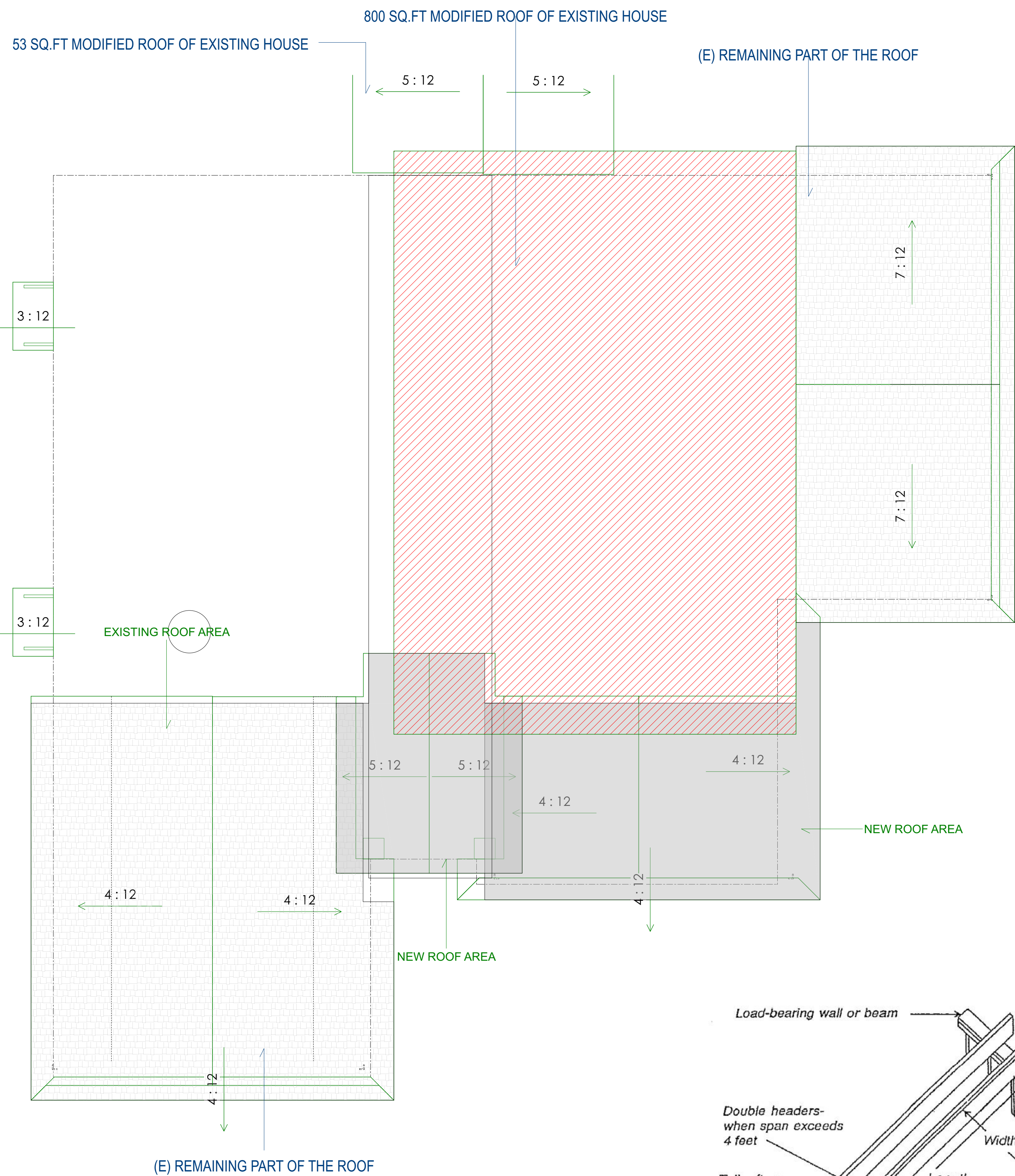
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**SCALE:**  
AS NOTED

**SHEET:**  
A-5





**ROOF DATA :**

**Existing Conditions :**

Existing First Level Roof Area: 1801 Sq.Ft  
 Existing Second Level Roof Area: 741 Sq.Ft  
 Total Roof Area: **1801+741 = 2542 Sq.Ft**

TOTAL AREA OF MODIFIED = **161 Sq.Ft** Second Level  
 TOTAL AREA OF MODIFIED = **800+53 Sq.Ft** First Level

50 % OF 2542 Sq.Ft = 1271 Sq.Ft ALLOWED MODIFIED/REPLACE  
 TOTAL MODIFIED/REPLACED = 161+800+53 = 1014 Sq.Ft < 1271 Sq.Ft **OKAY**

DOUBLE LAYER OF # 15 UNDERLAYMENT AT ROOF AREAS WITH SLOPES BETWEEN 2:12 & 4:12 & ONE LAYER FOR MORE THE 4:12 SLOPE

**PROPOSED 1ST LEVEL ROOF PLAN**  
 SCALE 1/4" = 1'

DOUBLE LAYER OF # 15 UNDERLAYMENT AT ROOF AREAS WITH SLOPES BETWEEN 2:12 & 4:12 & ONE LAYER FOR MORE THE 4:12 SLOPE

**PROPOSED 2ND LEVEL ROOF PLAN**  
 SCALE 1/4" = 1'

REV	DATE

REV	DATE

**SHEET TITLE:**  
 PROPOSED ROOF PLAN

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 1634 DALLAS COURT,  
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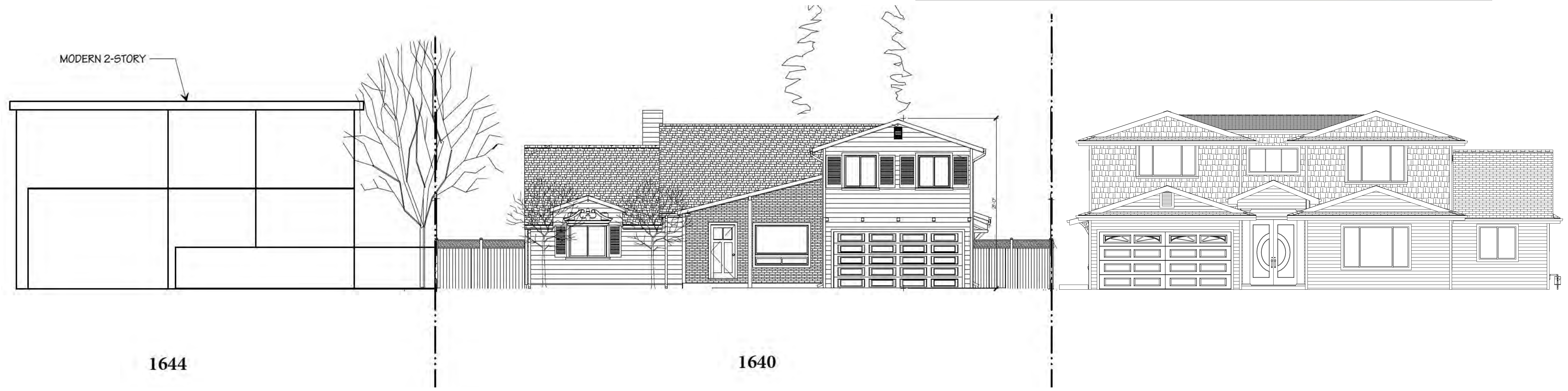
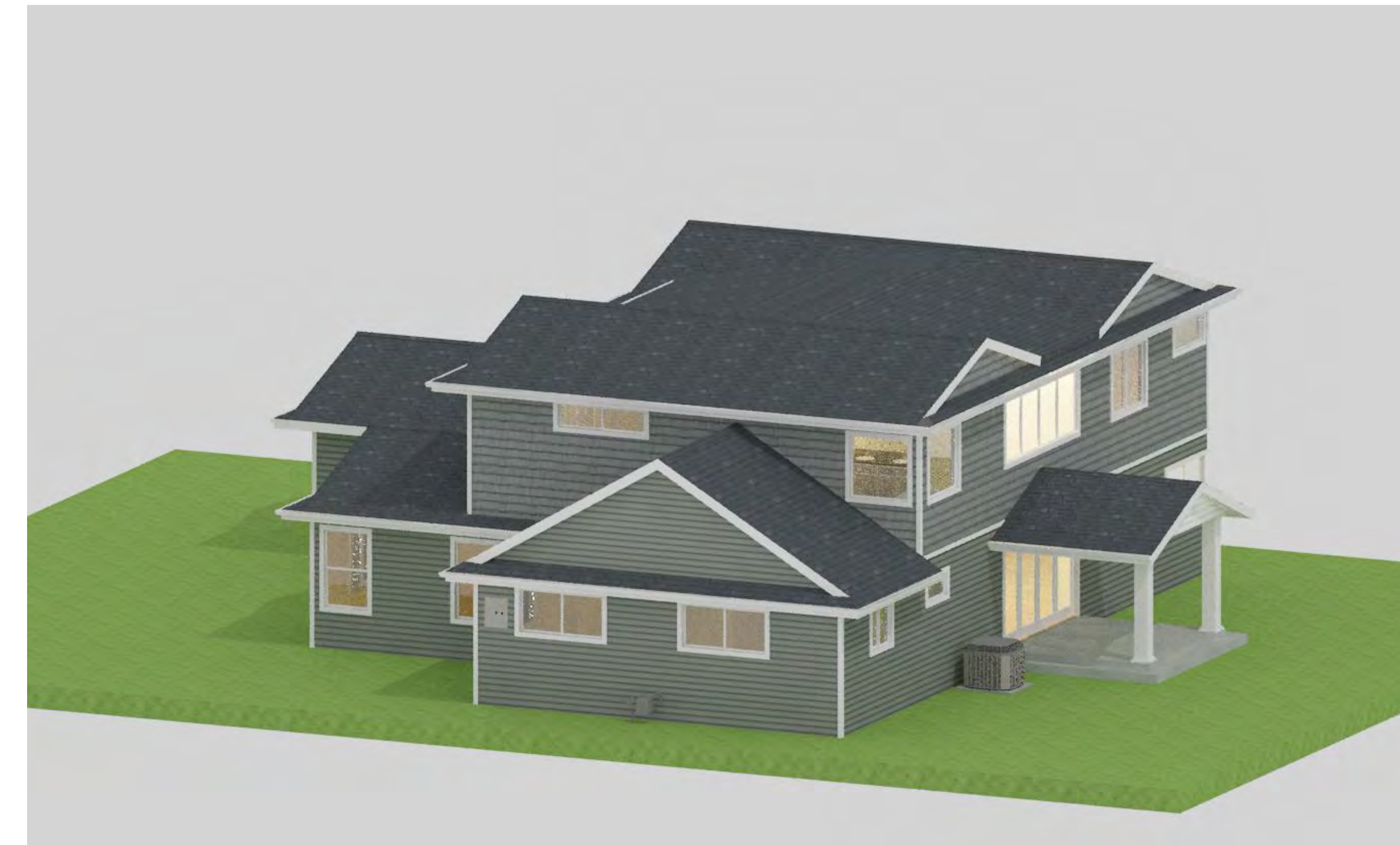
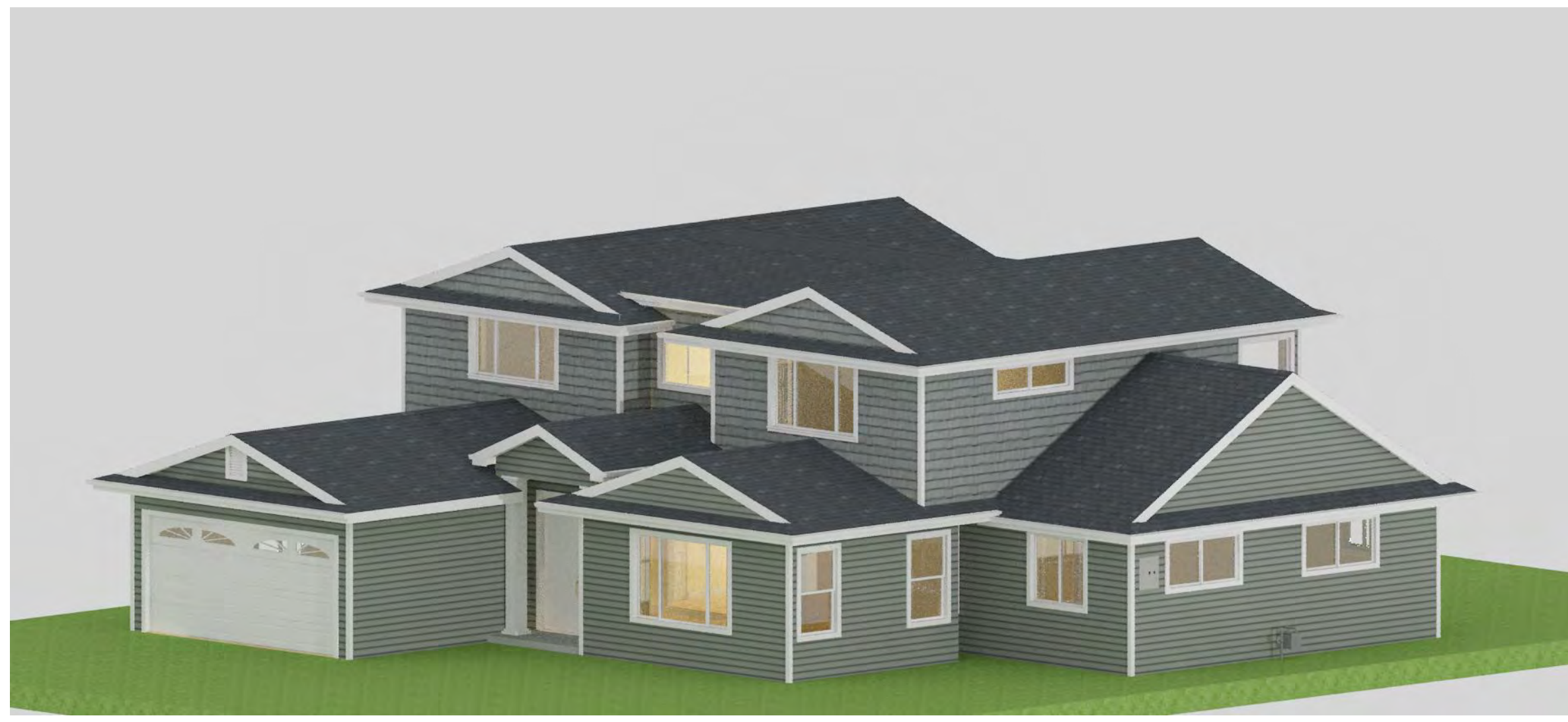
**DATE:**  
 05.23.2018

**SCALE:**  
 AS NOTED

**SHEET:**

**A-6**





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REV	DATE

**SHEET TITLE:**  
STREET SCAPE

**PROJECT:**  
KHAN RESIDENCE  
1634 DALLAS COURT,  
LOS ALTOS, CA 94024  
APN: 318-08-009

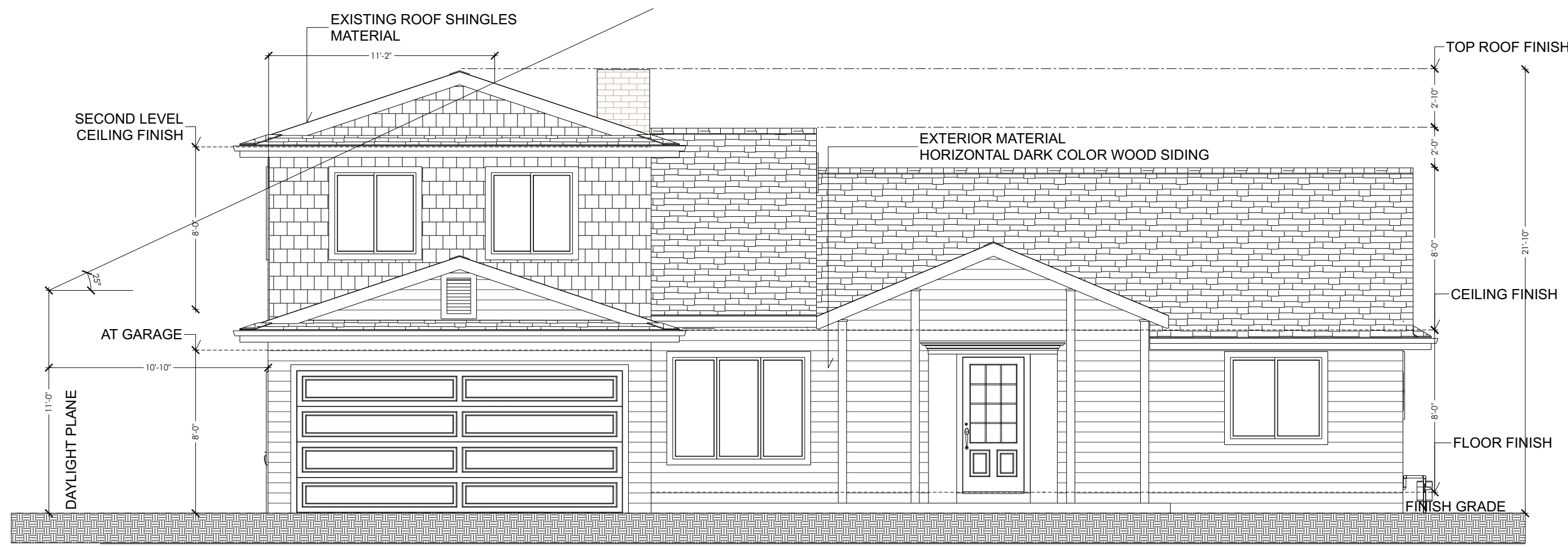
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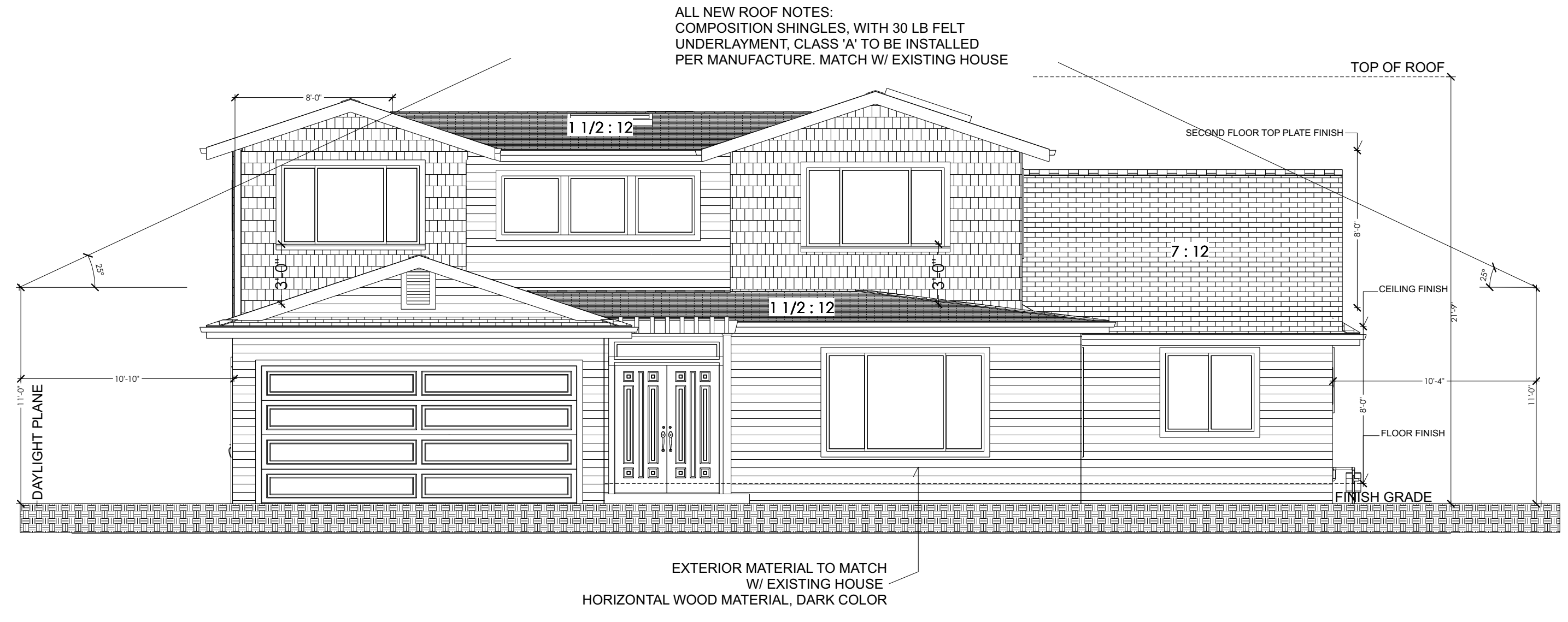
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**A-7**





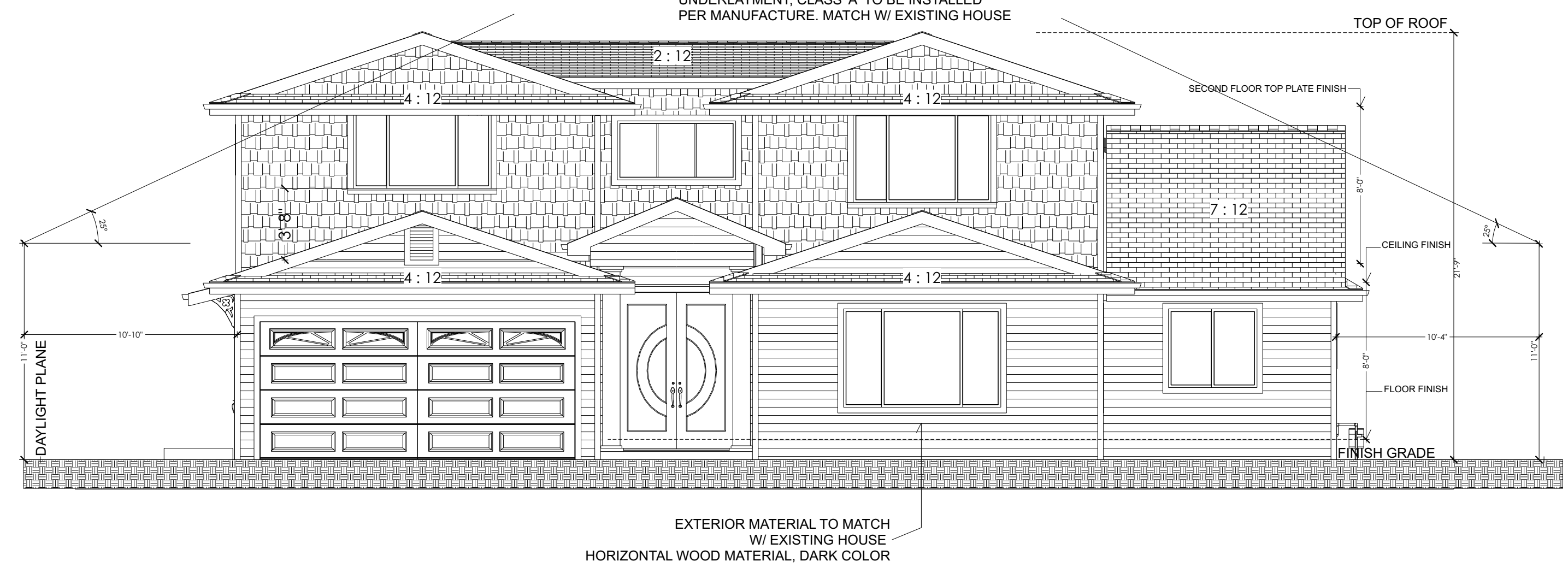
**EXISTING FRONT ELEVATION**  
 SCALE 1/6" = 1'



**PREVIUOS APPROVED FRONT ELEVATION**  
 SCALE 3/16" = 1'

DOUBLE LAYER OF # 15 UNDERLAYMENT AT ROOF AREAS WITH SLOPES BETWEEN 2:12 & 4:12 & ONE LAYER FOR MORE THE 4:12 SLOPE

ALL NEW ROOF NOTES:  
 COMPOSITION SHINGLES, WITH 30 LB FELT UNDERLAYMENT, CLASS 'A' TO BE INSTALLED PER MANUFACTURE. MATCH W/ EXISTING HOUSE



**PROPOSED FRONT ELEVATION**  
 SCALE 3/16" = 1'

REV	DATE

**SHEET TITLE:**  
 ELEVATIONS

**PROJECT:**  
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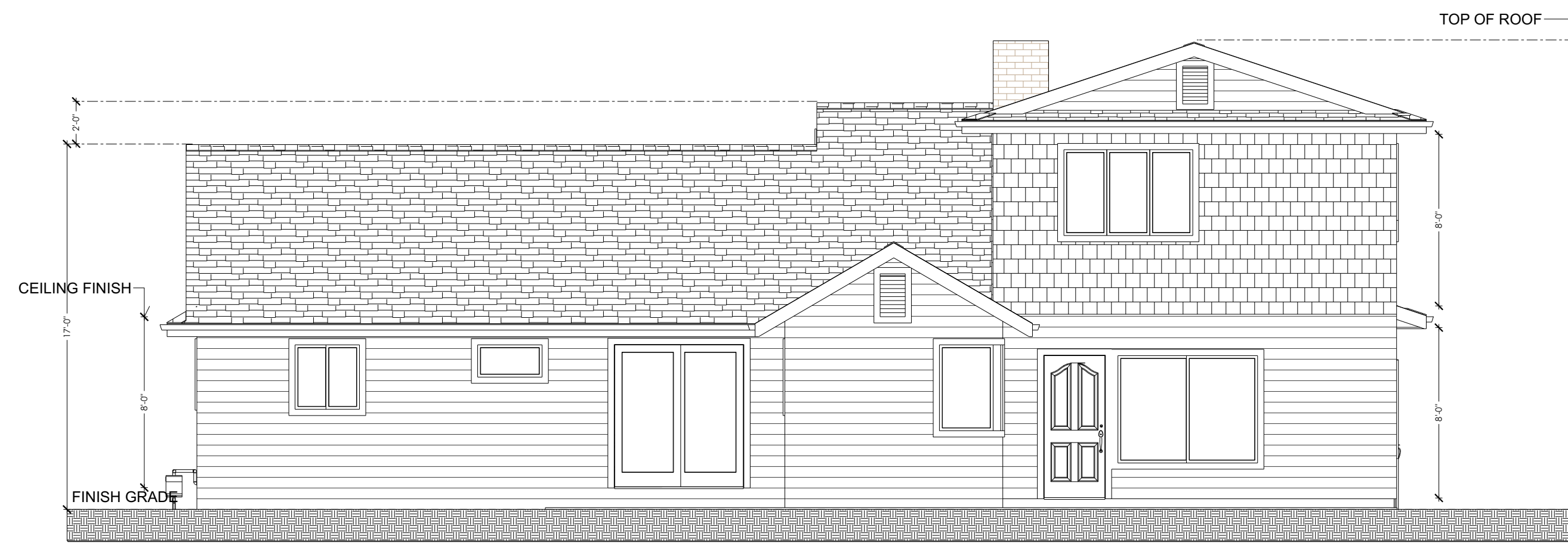
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**A-8**

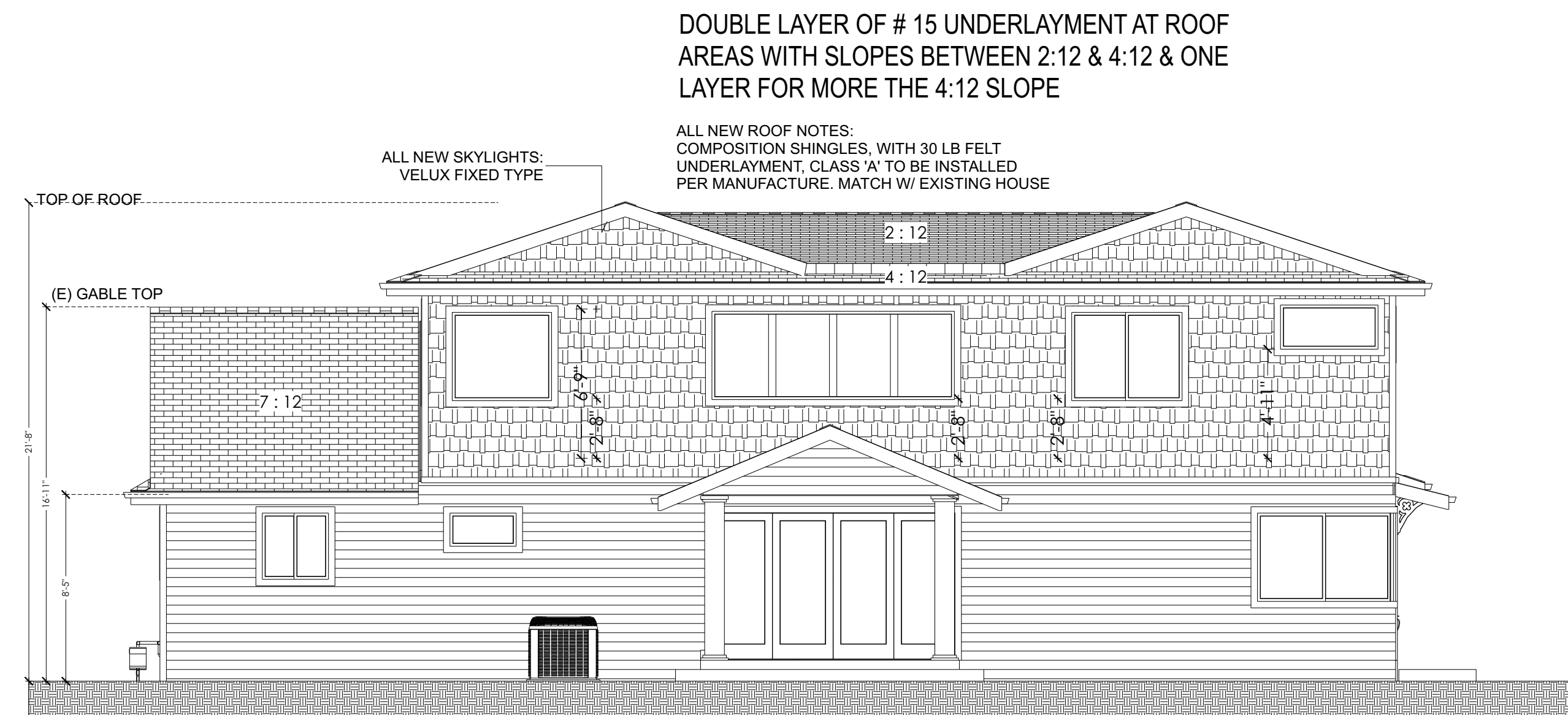




**EXISTING REAR ELEVATION**  
 SCALE 1/6" = 1'



**PREVIOUS APPROVED REAR ELEVATION**  
 SCALE 3/16" = 1'



**PROPOSED REAR ELEVATION**  
 SCALE 3/16" = 1'

REV	DATE

**SHEET TITLE:**  
 ELEVATIONS

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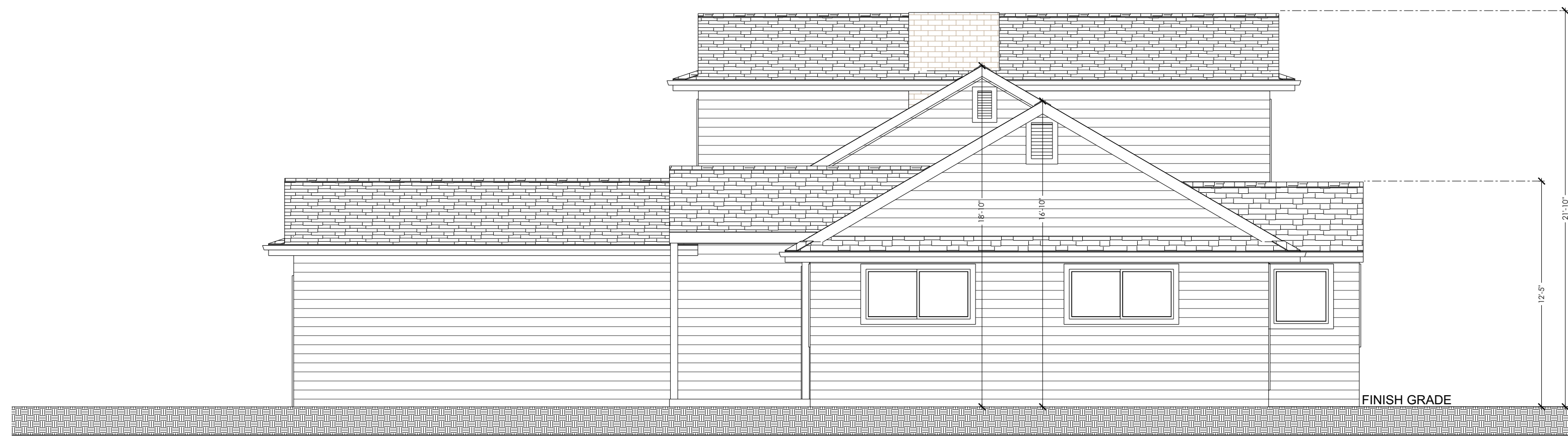
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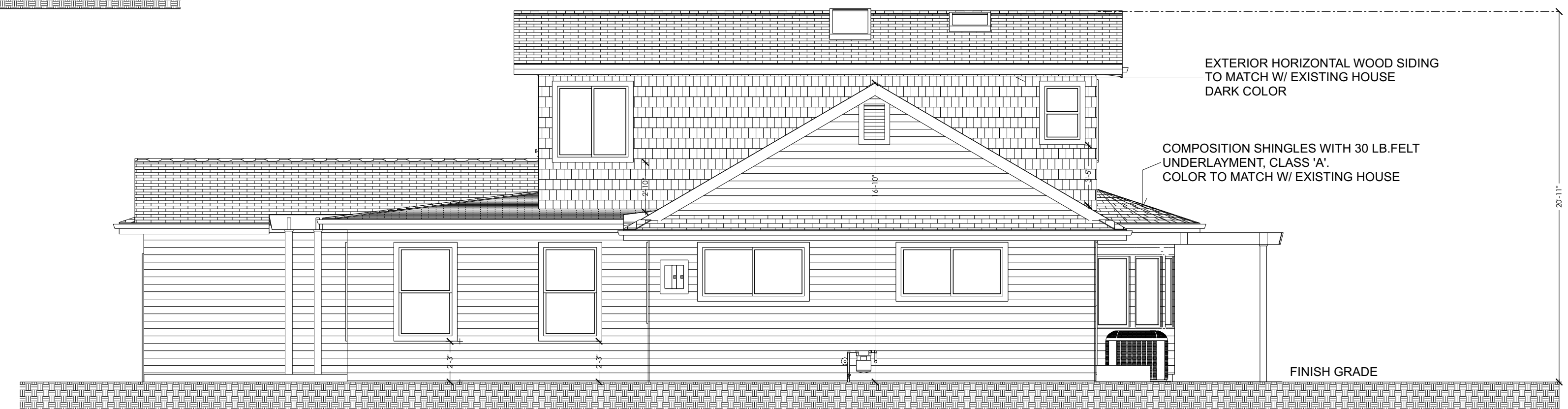
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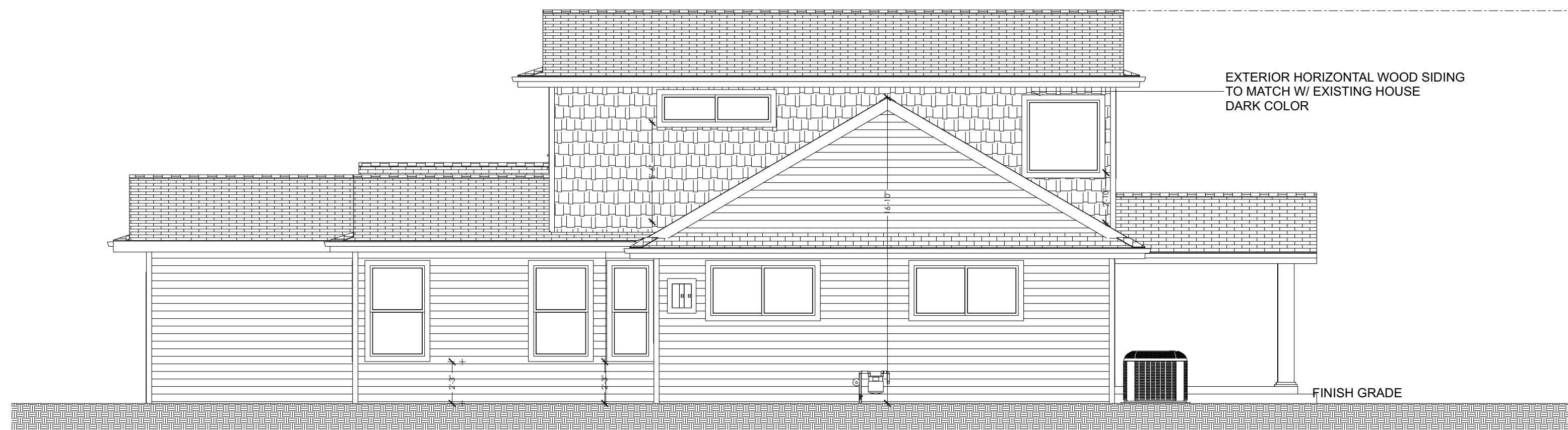
**EXISTING RIGHT ELEVATION**

SCALE 1/6" = 1'



**PREVIOUSLY APPROVED RIGHT ELEVATION**

SCALE 3/16" = 1'



**PROPOSED RIGHT ELEVATION**

SCALE 3/16" = 1'

REV	DATE

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ELEVATIONS

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**SCALE:**

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**SHEET:**

**A-10**

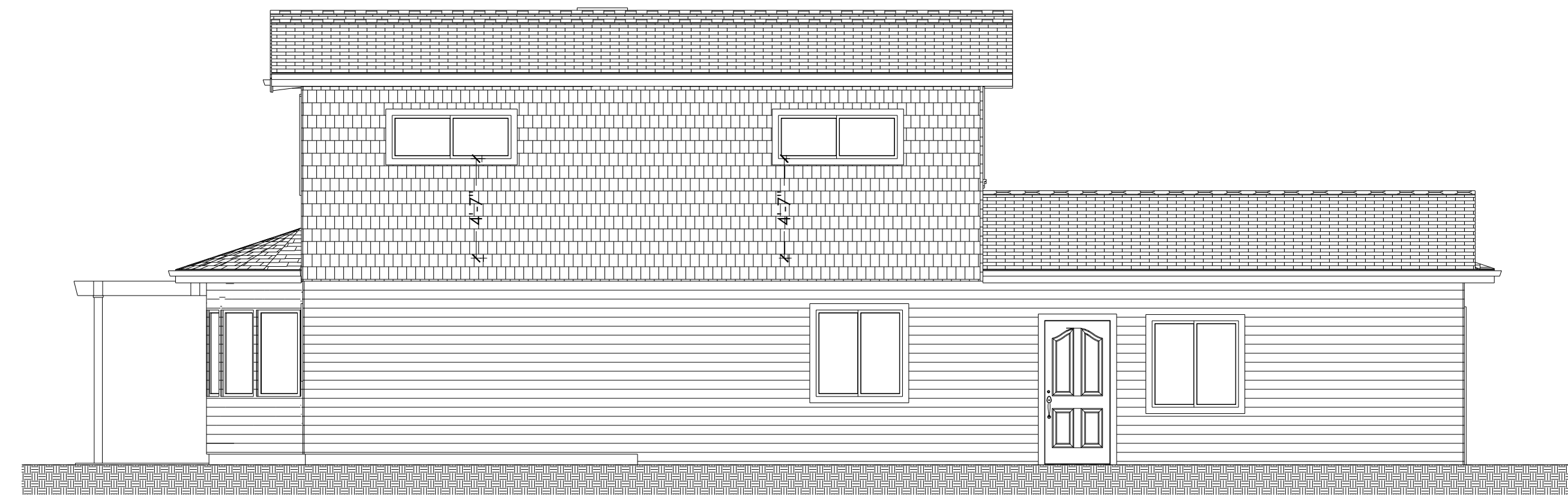




**EXISTING LEFT ELEVATION**  
 SCALE 1/6" = 1'



**PROPOSED LEFT ELEVATION**  
 SCALE 3/16" = 1'



**PREVIOUSLY APPROVED LEFT ELEVATION**  
 SCALE 3/16" = 1'

REV	DATE

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 ELEVATIONS

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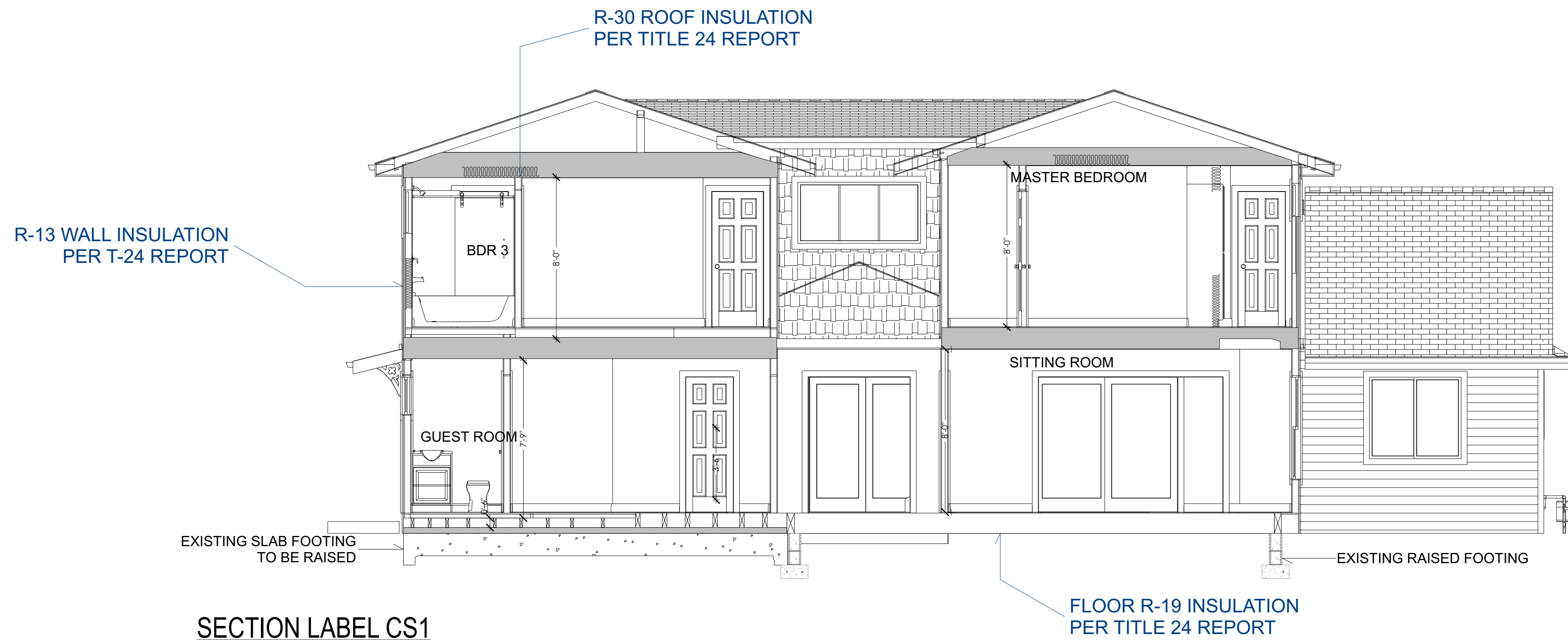
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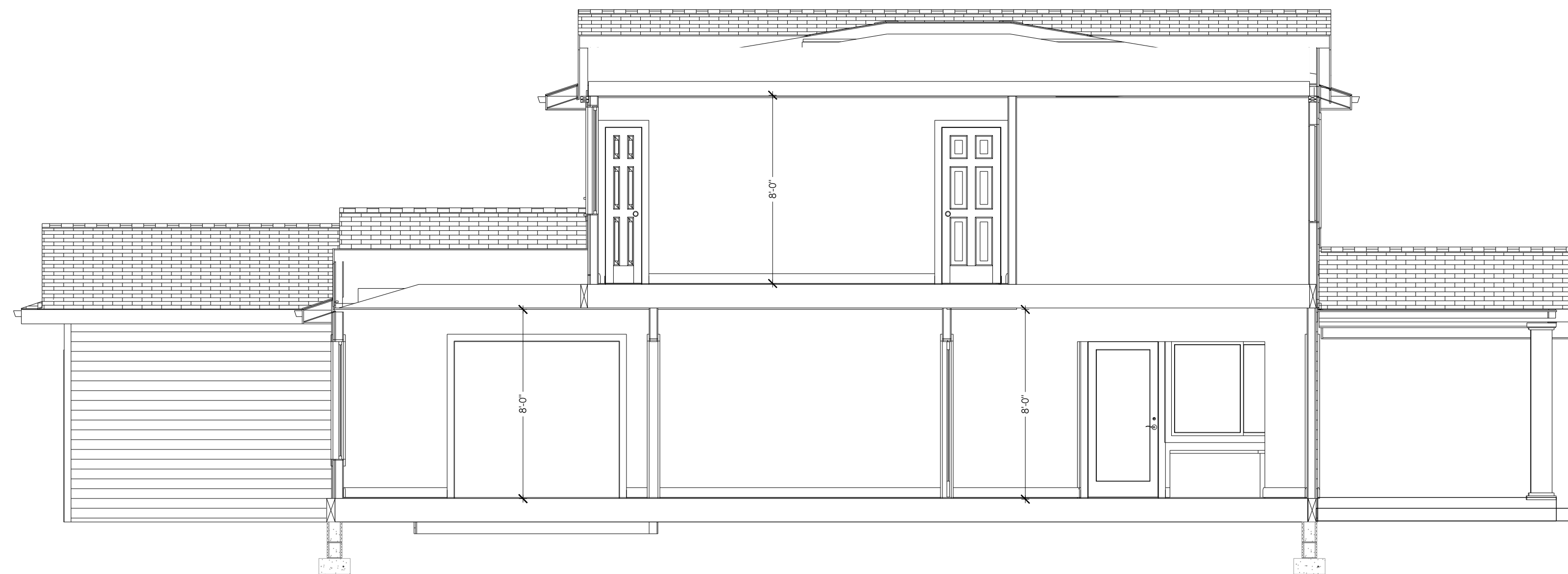
**SHEET:**

**A-11**





**SECTION LABEL CS1**  
SCALE 1/4" = 1'



**SECTION LABEL CS2**  
SCALE 1/4" = 1'

**INSULATION NOTES:**

AFTER INSTALLING INSULATION, THE INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2 53, AND THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2, SUB CHAPTER 2, ART. 3. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIALS INSTALLED 'R' VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION), THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED DENSITY FOR THE DESIRED 'R' VALUE. SECTION 1403(d) TITLE 24, CALC.

BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SEC. 1403(e) TITLE 24, CALCS.

REV	DATE

**SHEET TITLE:**  
CROSS SECTIONS

**PROJECT:**  
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**SHEET:**

**A-12**



REV DATE

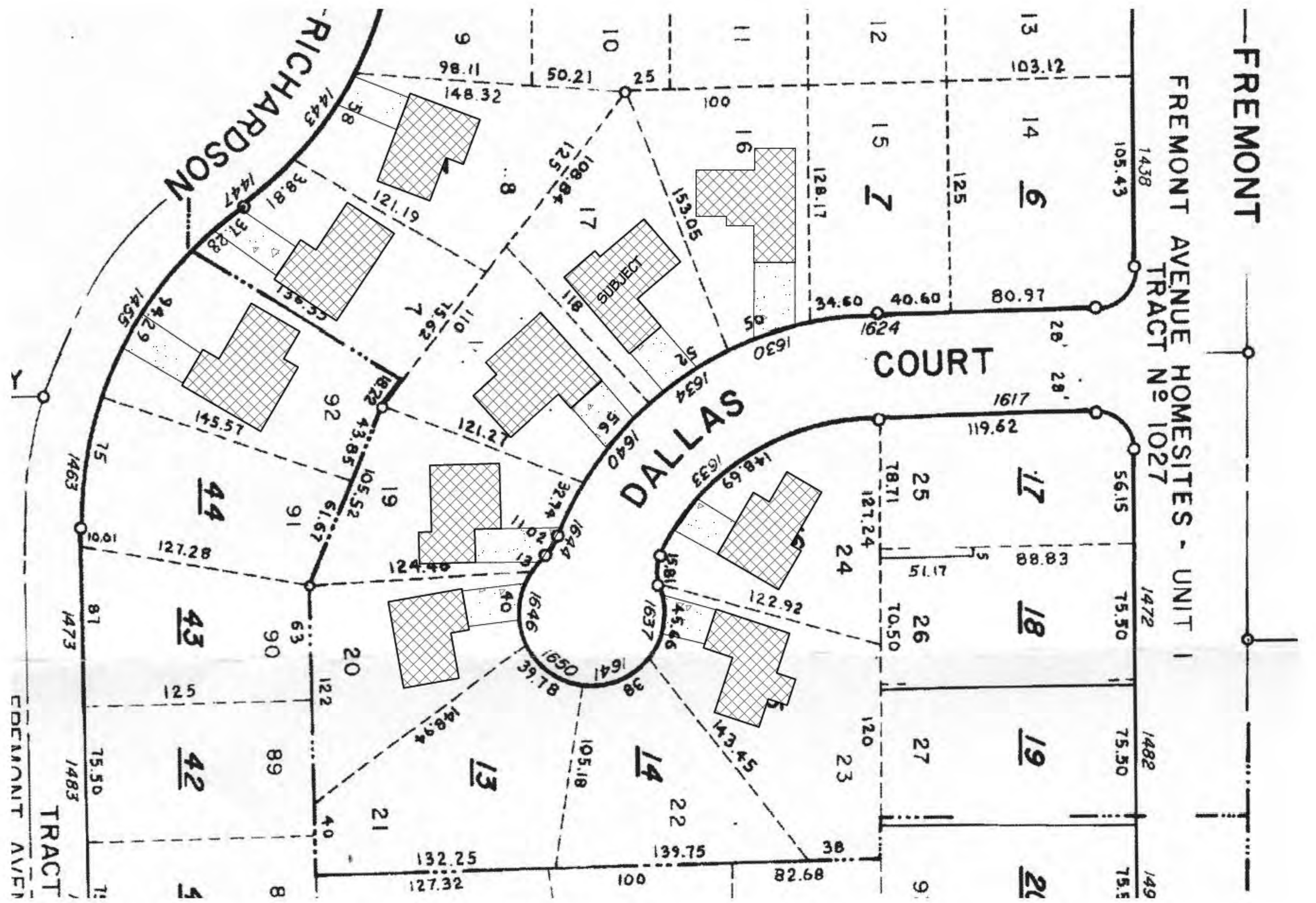
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CONTEXT MAP

PROJECT:  
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SCALE:  
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SHEET:  
**A-13**

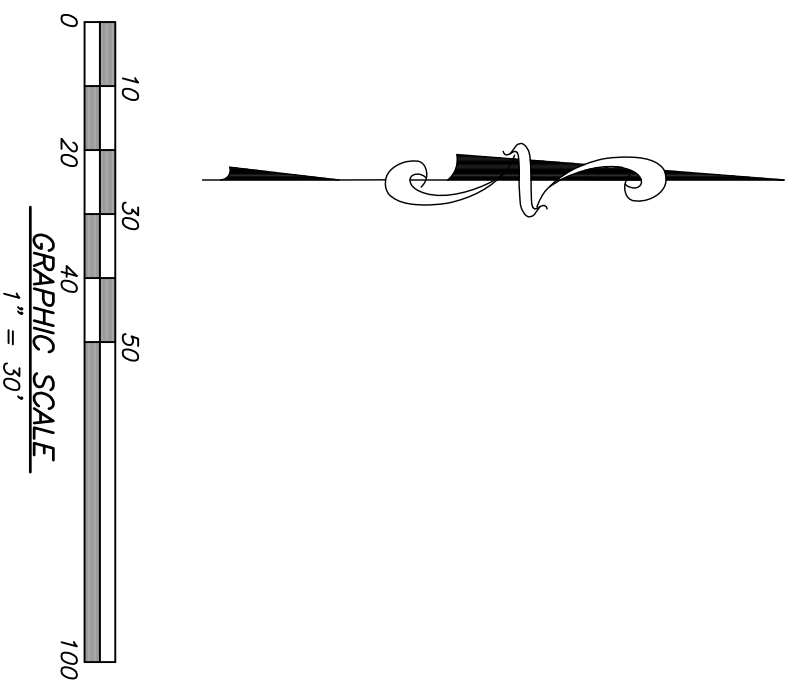
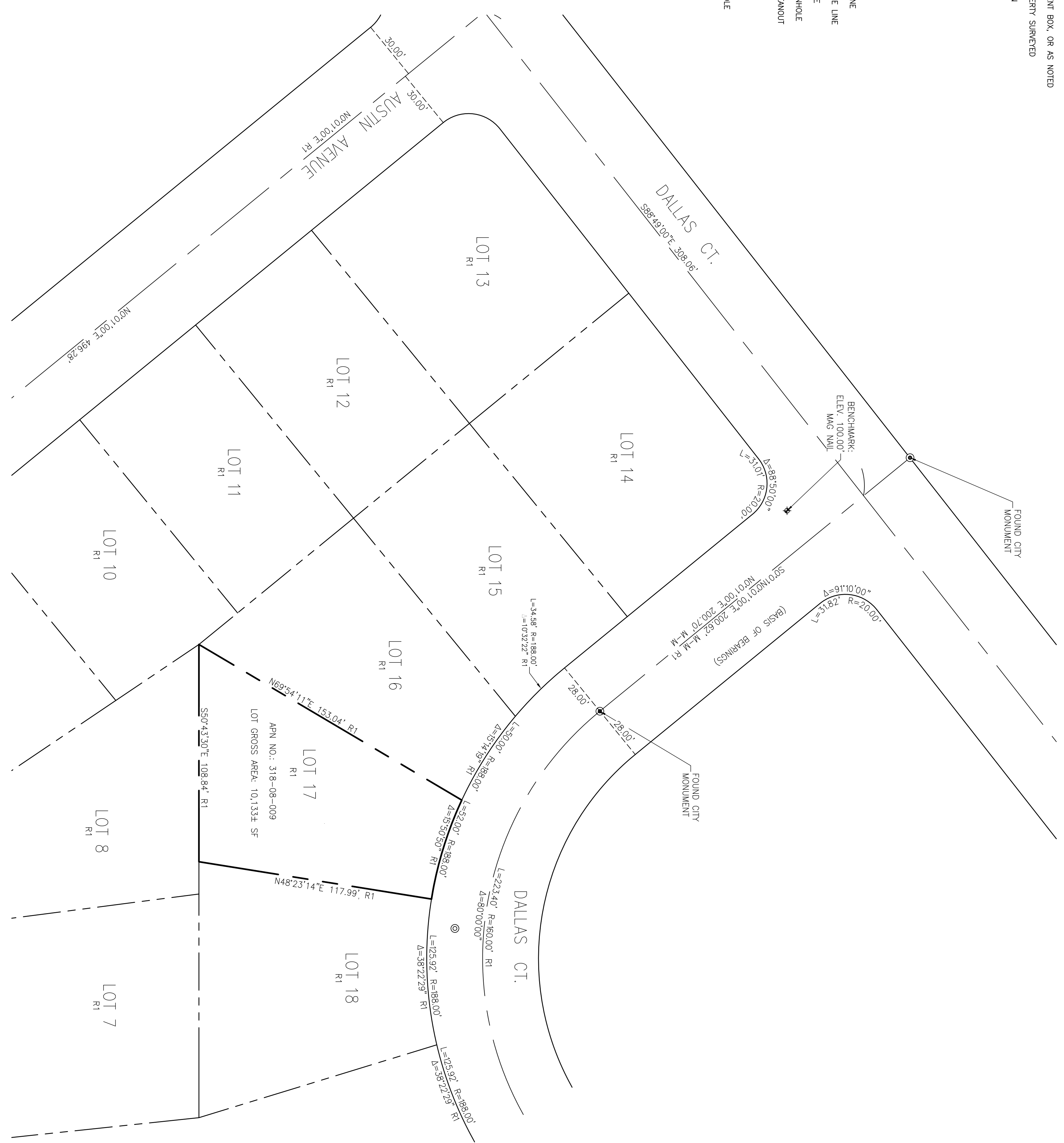


CONTEXT MAP





- LEGEND**
- 200--- EXISTING CONTOUR LINE
  - 200--- NATURAL GRADE CONTOUR LINE
  - FOUND CITY MONUMENT BOX, OR AS NOTED
  - BOUNDARY OF PROPERTY SURVEYED
  - ( ) RECORD INFORMATION
  - CENTERLINE
  - △ CURB INLET
  - CURB LINE
  - DRIVEWAY APRON
  - ELECTROFLOR
  - FENCE
  - △ FIRE HYDRANT
  - FLAT GRADE INLET
  - OVERHEAD POWER LINE
  - OVERHEAD TELEPHONE LINE
  - SANITARY SEWER LINE
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - SIGN
  - STORM DRAIN LINE
  - STORM DRAIN MANHOLE
  - UTILITY BOX
  - UTILITY POLE
  - WATER LINE
  - WATER METER
  - WATER VALVE
  - ELECTRIC METER
  - WATER HEATER
  - GAS



**BASIS OF BEARINGS**  
 THE BEARING NORTH 0°01'00" EAST OF THE CENTER LINE OF DALLAS COURT AS SHOWN ON THAT MAP OF TRACT NO 1027 FILED FOR RECORD IN BOOK 38 OF MAPS PAGES 46, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

**REFERENCES:**  
 R1 TRACT NO. 1027 38-M-46

**BENCH MARK**  
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'

- ABBREVIATIONS**
- APN ASSESSOR'S PARCEL NUMBER
  - BM BENCH MARK
  - CAVY CABLE TELEVISION OVERHEAD
  - D CURVE DELTA
  - DRWY DRIVEWAY
  - DS DOWNSPOUT
  - FL FLOW LINE ELEVATION
  - FLP FLOW LINE POINT
  - IP IRON PIPE
  - REF REFERENCE DOCUMENT
  - M-M MONUMENT TO MONUMENT
  - M-M OVERHEAD POWER LINE
  - O.H. TEL OVERHEAD TELEPHONE LINE
  - P.M. PARCEL MAP
  - P.N. PORTION
  - R RADIUS
  - SD STORM DRAIN
  - SDN STORM DRAIN
  - SDN SWER STORM DRAIN
  - TEMP. TEMPORARY
  - TPUE PUBLIC UTILITY EASEMENT
  - WIE WATER LINE EASEMENT
  - WIE WATER LINE EASEMENT

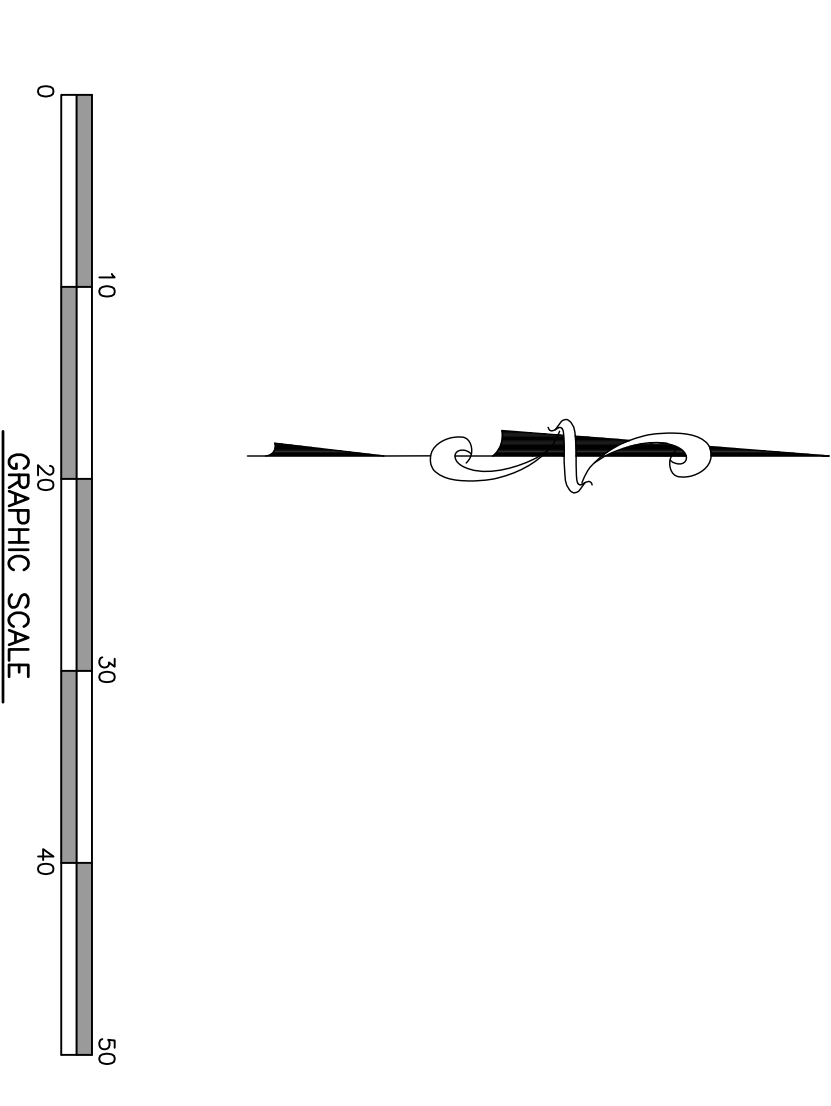
- NOTES:**
1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
  2. THIS MAP IS BASED ON THE SURVEY DATA PROVIDED BY THE SURVEYOR AND THE BOUNDARY OF THE PROPERTY SURVEYED.
  3. THESE SPECIES NAMES ARE APPROXIMATE AND BASED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
  4. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. THE BOUNDARY SHOWN ARE TAKEN FROM RECORDED MAPS AND DEEDS FOR REFERENCE ONLY.
  5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
  6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
  7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
  8. GREEN HATCH IN THE UNDERGROUND UTILITIES ARE EXAMINED BY GREEN HATCH IN OTHER DISSEMINATIONS OF RECORD MAPS THAT ARE NOT SHOWN ON THIS MAP.





**LEGEND**

---	EXISTING CONTOUR LINE
- - - -	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
( )	BOUNDARY OF PROPERTY SURVEYED
( )	RECORD INFORMATION
—	CENTERLINE
△	CURB INLET
—	CURB LINE
—	DRIVEWAY APRON
⊙	ELECTROLYSER
⊙	FENCE
⊙	FIRE HYDRANT
⊙	FLAT GRATE INLET
—	OVERHEAD POWER LINE
—	OVERHEAD TELEPHONE LINE
—	SANITARY SEWER LINE
—	SANITARY SEWER MANHOLE
—	SANITARY SEWER CLEANOUT
—	SIGN
—	STORM DRAIN LINE
—	STORM DRAIN MANHOLE
⊙	UTILITY BOX
⊙	UTILITY POLE
⊙	WATER LINE
⊙	WATER METER
⊙	WATER VALVE
⊙	ELECTRIC METER
⊙	WATER HEATER
⊙	GAS



**BASIS OF BEARINGS**  
 THE BEARING NORTH 0°01'00" EAST OF THE CENTER LINE OF DALLAS COURT AS SHOWN ON THAT MAP OF TRACT NO 1027 FILED FOR RECORD IN BOOK 38 OF MAPS PAGES 46, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**REFERENCES:**  
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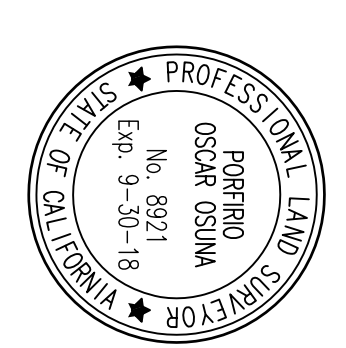
**BENCH MARK**  
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'

**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
B.M.	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	DRIVEWAY
DS	DOWNSPROUT
FL	FLOW LINE ELEVATION
FP	IRON PIPE
IP	IRON PIPE LENGTH
M	MONUMENT TO MONUMENT
M-M	OVERHEAD POWER LINE
O.H. PWR	OVERHEAD TELEPHONE LINE
O.H. TEL	PARCEL MAP
P.C.L.	PORTION
P.M.	RADIUS
P.N.	STORM DRAIN
R	STORM DRAIN
SD	STORM DRAIN
SD	STORM DRAIN
SD	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

**NOTES:**

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE SHOWN ON THIS MAP.
3. THESE SPECIES NAMES ARE APPROXIMATE AND BASED ON AN ARBORIST REPORT TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
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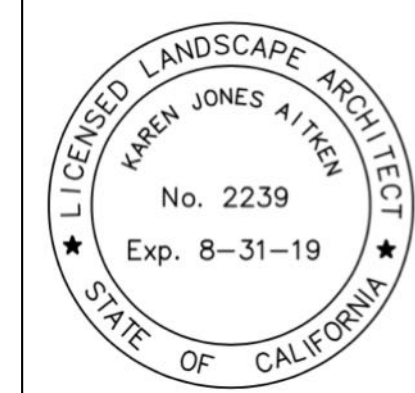


REVISIONS	BY



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aitkenassociates@gmail.com

**KHAN RESIDENCE**  
1634 Dallas Ct, Los Altos, CA  
**IRRIGATION PLAN**



DATE 09-27-2017  
SCALE 1/8"=1'-0"  
DRAWN AD  
JOB KHAN

**L-1**

**MAWA EPPT and ETWU Calculations**

Project Name:	Khan Residence
Project Location:	1634 Dallas Court, Los Altos, CA
Total Landscape Area:	1,701.0 sq. ft.
Date:	9/26/17

**MAWA CALCULATION**  
MAWA = (Eto)(.62)[(.055xLA) + (1-ETAF x SLA)]

MAWA = Maximum Applied Water Allowance ( gallons per year)  
Eto = Reference Evapotranspiration (inches per year)  
.62 = Conversion Factor (to gallons)  
.055 = Et Adjustment Factor (ETAF)  
LA = Landscape Area including SLA (square feet)  
.45 = Additional Water Allowance for SLA  
SLA = Special Landscape Area (square feet)

Eto =	.43	
Conversion	0.62	
ETAF	0.55	
LA =	1,701	
SLA =	0	
<b>MAWA =</b>	<b>24,941.8</b>	<b>gallons per year</b>
	<b>3,334.5</b>	<b>cubic feet per year</b>

**MAWA with EPPT**  
MAWA = (Eto-EpPt)[(.62)[(.055xLA) + (1-ETAF x SLA)]  
EpPt = 25% of Annual precipitation

Eto =	.43	
EpPt =	4.1	
ETAF =	0.55	
LA =	1,701	
SLA =	0	
<b>MAWA w/ EPPT =</b>	<b>22,587.7</b>	<b>gallons per year</b>
	<b>3,019.7</b>	<b>cubic feet</b>

**ETWU CALCULATION**  
ETWU = (Eto)(.62)[(PF/IE)(LA)]

ETWU = Estimated Total Water Use Per Year (gallons)  
Eto = Reference Evapotranspiration  
PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)  
LA = Landscape Area ( High, Medium, and low water use areas) (square feet)  
SLA = Special Landscape Area  
.62 = Conversion Factor  
IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)  
ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037037037	430.0	159.3	4,245.9
2.) Low Water User/ Shrubs	Drip	0.3	0.81	0.37037037037037	84.0	31.1	829.4
3.) Low Water User/ Shrubs	Drip	0.2	0.81	0.246913580246914	723.0	178.5	4,759.3
4.) High Water User/ Turf	Spray	0.8	0.75	1.06666666666667	464.0	494.9	13,194.9
					<b>Total sq. ft.</b>	<b>Totals</b>	<b>Totals</b>
					1,701.0	863.8	23,029.5

**SPECIAL LANDSCAPE AREAS**

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1					0	0	0.0
					<b>Totals</b>	<b>Totals</b>	<b>Totals</b>
					0	0	0.0

**ETAF CALCULATIONS**

Regular Landscape Areas	Total ETAF x Area	Total Area	Average ETAF
	863.8	1,701.0	0.51

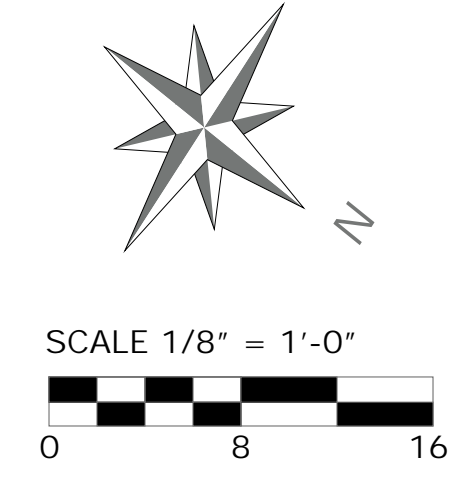
Special Landscape Areas	Total ETAF x Area	Total Area	Sitewide ETAF
	863.8	1,701.0	0.5

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.



**IRRIGATION KEY**

--- --	Main Line	SCH 40 2"
- - - -	Sleeves	SCH 40 4" or contractor to locate and use existing if possible
— — — —	Lateral Line	Sch 40 1"
~ ~ ~ ~	Drip Line: Netafim Techline CV LITE with 18" Emitter spacing and 24" lateral spacing. Provide flush valves at the end of each circuit and air relief valve at the high point of each circuit.	
⊕	Rainbird Drip Valve XCS-100-PRF	
⊙	Rainbird 1800 series 6" Heads	
⊗	Rainbird Valves PEB or PEBS	
C	Rainbird Controller 22 station ESP-Me	



\* NOTES (E) = Existing

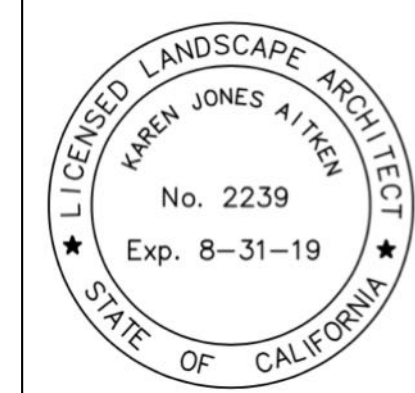


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**L-2**

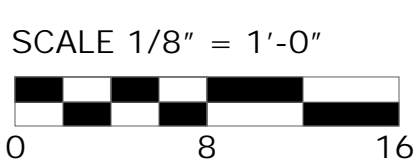
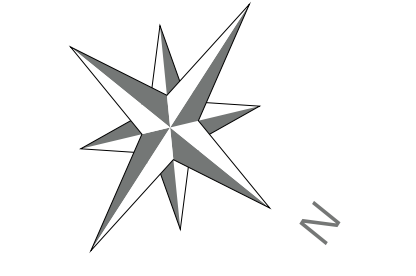


**PLANT LEGEND**

Qty	Size	Botanical Name	Common Name	WUCOLS
<b>SHRUBS, VINES &amp; HERBACEOUS</b>				
9	5 gal.	Diosma 'Golden Sunset'	Dwarf Breath of Heaven	Moderate
5	5 gal.	Dodonaea viscosa 'Purpurea'	Purple Hop Bush	Low
3	5 gal.	Loropetalum chinensis 'Rubra'	Loropetalum 'Rubra'	Low
5	1 gal.	Loropetalum chinense 'Sizzling Pink'	Fringe Flower	Low
5	5 gal.	Rosa 'Noare'	Red Carpet Rose	
<b>TREES</b>				
1	15 gal.	Citrus 'Meyer Lemon'	Lemon Tree	Moderate
<b>GROUNDCOVERS</b>				
12	1 gal.	Trachelospermum jasminoides	Star Jasmine	Moderate
<b>PERENNIALS</b>				
3	1 gal.	Coreopsis grandiflora 'Early Sunrise'	Coreopsis	Low
3	1 gal.	Penstemon species 'Apple Blossom'	Beardtongue	Moderate
5	1 gal.	Salvia greggii 'Rosea'	Autumn Sage (pink)	Low

**TREE PROTECTION CHART**

Tree #	Size	Botanical Name	Common Name	Remove/Retain/Relocate
1	20' H - 20' W	Eriobotrya deflexa	Bronze Loquat (standard/multi)	Retain
2	20' H - 12' W	Ilex americana	American Holly	Retain
3	20' H	Ligustrum japonicum	Japanese Privet	Retain
4	15' H - 12' W	Prunus laurocerasus	Cherry Laurel	Retain
5	15' H - 12' W	Prunus laurocerasus	Cherry Laurel	Retain
6	12' H - 8' W	Pittosporum Tobira	Australian Laurel	Retain
7	12' H - 8' W	Pittosporum Tobira	Australian Laurel	Retain
8	12' H - 8' W	Pittosporum Tobira	Australian Laurel	Retain
9	4' H - 5' W	Acer palmatum	Japanese Maple	Relocate
10	4' H - 5' W	Acer palmatum	Japanese Maple	Relocate
11	30' H	Liriodendron tulipifera	Tulip Tree	Retain
12	10' H - 8' W	Prunus illicifolia	Hollyleaf Cherry	Retain
13	20' H - 12' W	Ilex americana	American Holly	Retain
14		Citrus 'Meyer Lemon'	Lemon Tree	Remove



\* NOTES (E) = Existing