

NEW SINGLE FAMILY RESIDENCE

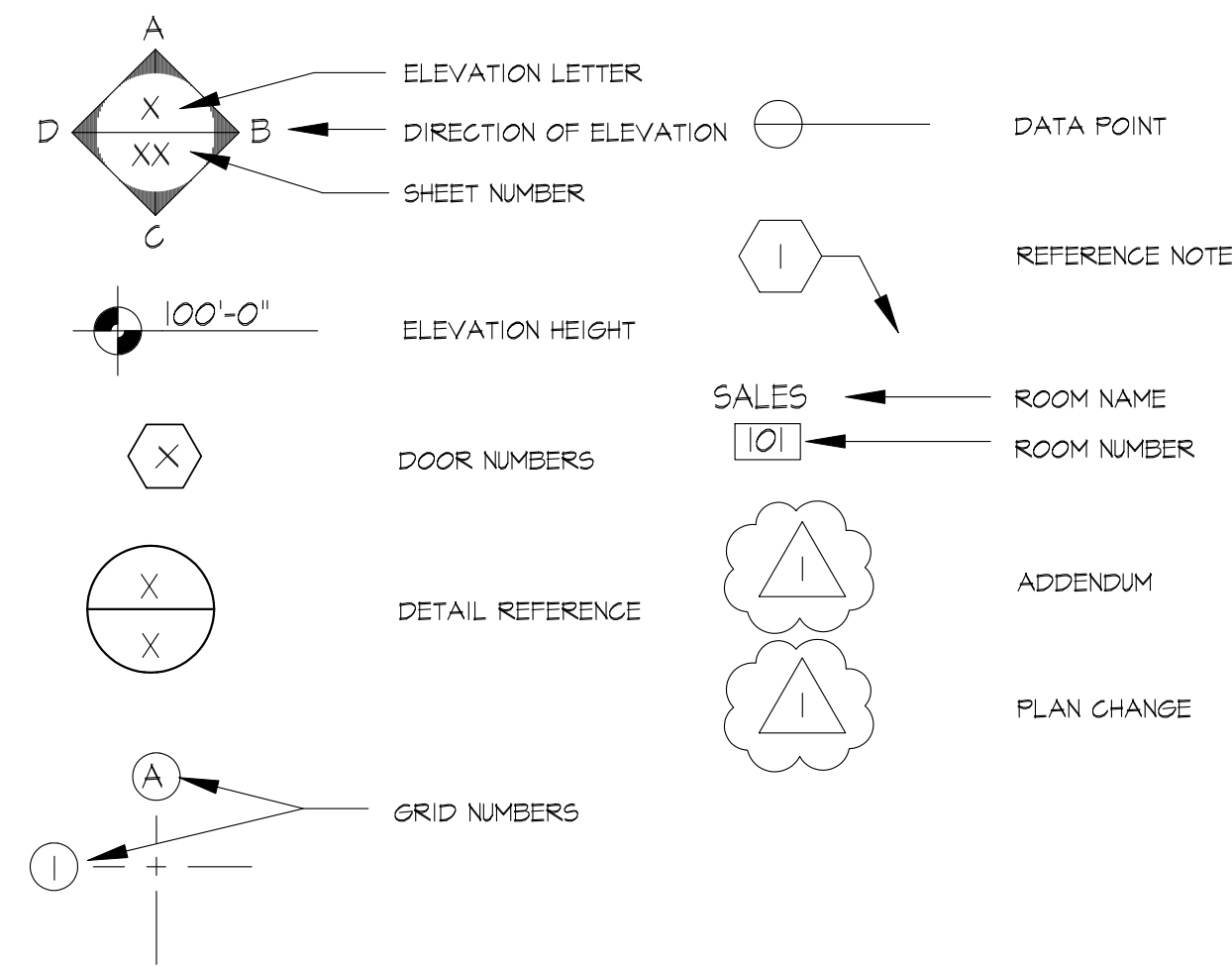
1085 GOLDEN WAY
LOS ALTOS, CA 94024

APN: 189-10-034

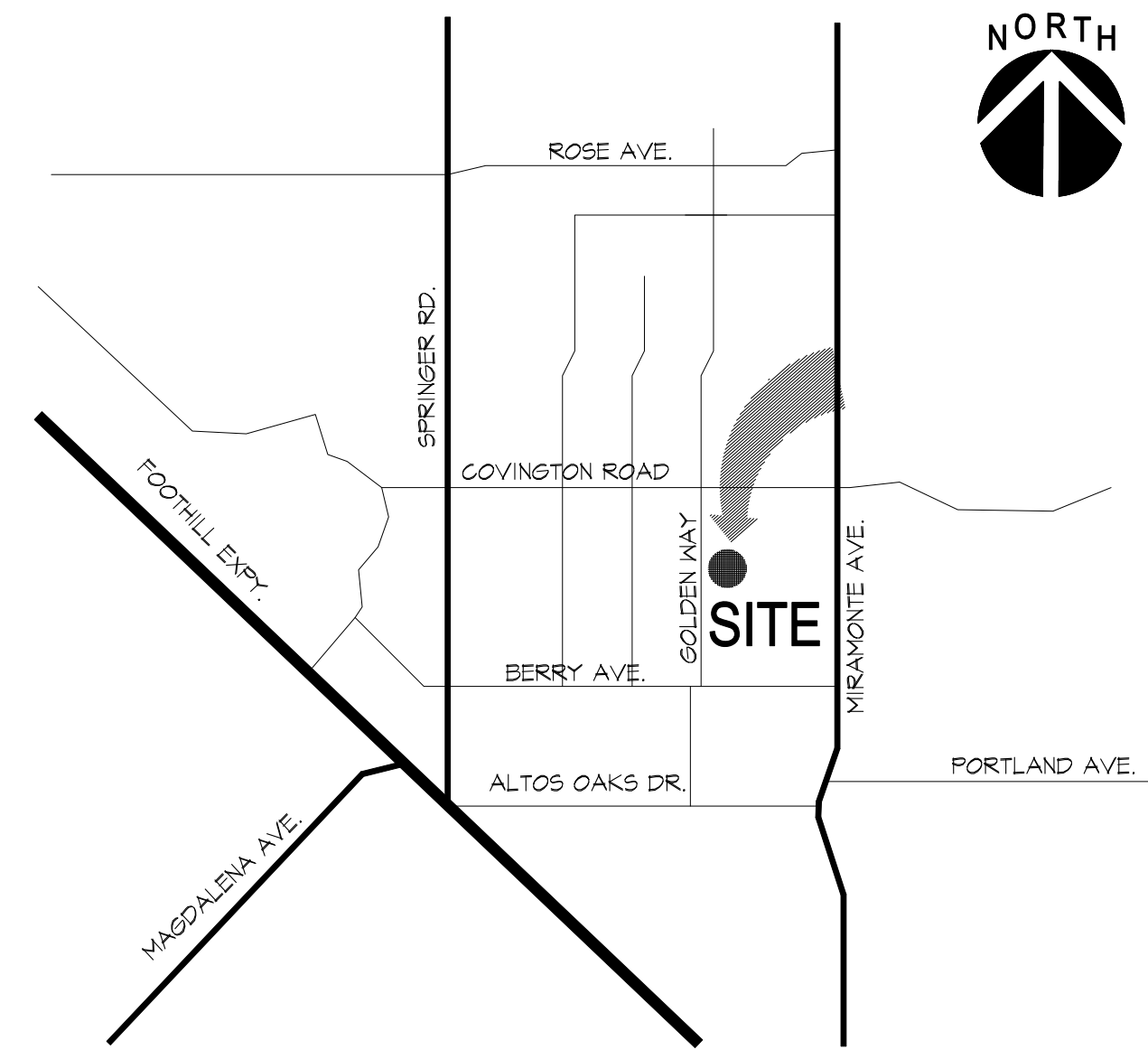


REVISIONS

SYMBOL / LEGEND



LOCATION MAP



PROJECT CONTACT

CIVIL ENGINEER
WEC & ASSOCIATES
2625 MIDDLEFIELD ROAD, #658
PALO ALTO, CA 94306
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LANDSCAPE ARCHITECT
YH LANDSCAPE DESIGN
3351 SAINT MICHAEL CT.
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ARCHITECT
MARCH DESIGN
111 MAIN STREET, SUITE J3
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ARBORIST
KIELTY ARBORIST SERVICES
P. O. BOX 6187
SAN MATEO, CA 94403
(650) 515-9783
EMAIL: kkarbor0476@yahoo.com

PROJECT SUMMARY TABLE

ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: <small>LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 8 FEET IN HEIGHT</small>	2,368.5 (21.6%)	3,296.5 S.F. (30.0%)	3,297.0 S.F. (30.0%)
FLOOR AREA: <small>MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS</small>	2,306.6 S.F. (20.0%)	3,845.2 S.F. (35.0%)	3,846.5 S.F. (35.0%)
SETBACKS:		GRD. FLR.	GRD. FLR.
FRONT	27'-11 1/2"	25'-0"	25'-0"
REAR	46'-1"	53'-8 1/2"	25'-0"
RIGHT SIDE	9'-10"	7'-10" / 22'-2 1/2"	7'-10" / 17'-6"
LEFT SIDE	9'-11"	8'-5" / 21'-8"	7'-10" / 17'-6"
HEIGHT:	14'-6"	26'-2"	27'-0"
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: <small>INCLUDES HABITABLE BASEMENT AREAS</small>	1,915.4 S.F.	1,498.2 S.F.	3,413.6 S.F.
NON-HABITABLE AREA: <small>(DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)</small>	443.1 S.F.	-11.5 S.F.	431.6 S.F.
LOT CALCULATION			
NET LOT AREA	10,990 S.F.		
FRONT YARD HARDSCAPE AREA: <small>HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%</small>	880.2 S.F. (44.9%)		
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 5558.8 S.F. EXISTING SOFTSCAPE (UNDISTURBED) AREA: 4878.6 S.F. NEW SOFTSCAPE AREA: 774.8 S.F. SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA		

DRAWING INDEX

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 - A1.1 PROPOSED SITE PLAN
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 - A2.2 PROPOSED UPPER FLOOR PLAN
 - A2.3 PROPOSED ROOF PLAN
 - A2.4 FLOOR & COVERAGE AREA CALCULATIONS
 - A3.0 EXISTING STREET ELEVATION & STREETScape
 - A3.1 PROPOSED EXTERIOR ELEVATIONS & DETAILS
 - A3.2 PROPOSED EXTERIOR ELEVATIONS & DETAILS
 - A3.3 BUILDING SECTIONS
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- C.0 TOPOGRAPHIC SURVEY
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PROJECT SUMMARY

APN:	189-10-034
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R1-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R3/U
SIZE OF LOT:	+/-10,990 S.F.
ALLOWABLE LOT COVERAGE:	3,297 S.F.
PROPOSED LOT COVERAGE:	3,296.5 S.F.
MAX. ALLOWABLE FLOOR AREA: (10,990 S.F. X 35%)	3,846.5 S.F.
FLOOR AREAS OF STRUCTURE	
ATTACHED GARAGE	431.6 S.F.
GROUND FLOOR AREA	2,145.2 S.F.
2ND FLOOR AREA:	1,268.4 S.F.
TOTAL FLOOR AREA:	3,845.2 S.F.
MAXIMUM BUILDING HEIGHT:	27'-0"
PROPOSED BUILDING HEIGHT:	26'-2"
REQUIRED PARKING:	2
PARKING PROVIDED:	2

APPLICABLE CODES

2016 CRC, CBC (FOR STRUCTURAL), CPC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF LOS ALTOS ORDINANCES

PROJECT SCOPE

1. DEMOLISH EXISTING DETACHED GARAGE 425 S.F., EXISTING SINGLE STORY HOUSE, 1915 S.F.
2. NEW CONSTRUCTION OF A 3845 S.F. SINGLE STORY HOUSE (INCLUDING AN ATTACHED 2-CAR GARAGE). MAIN EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER & WOOD SIDING FINISH, AND COMPOSITION SHINGLE ROOF

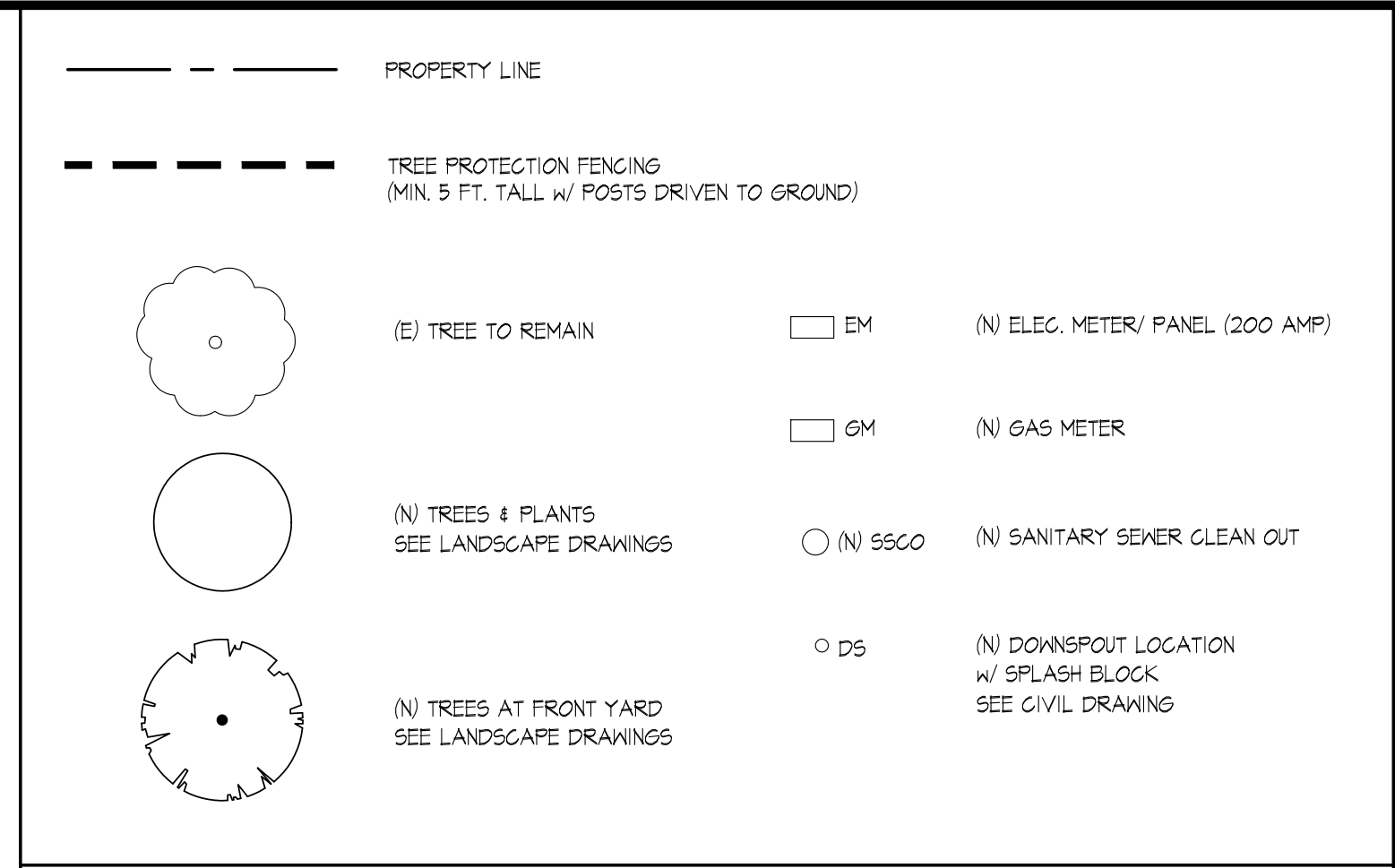
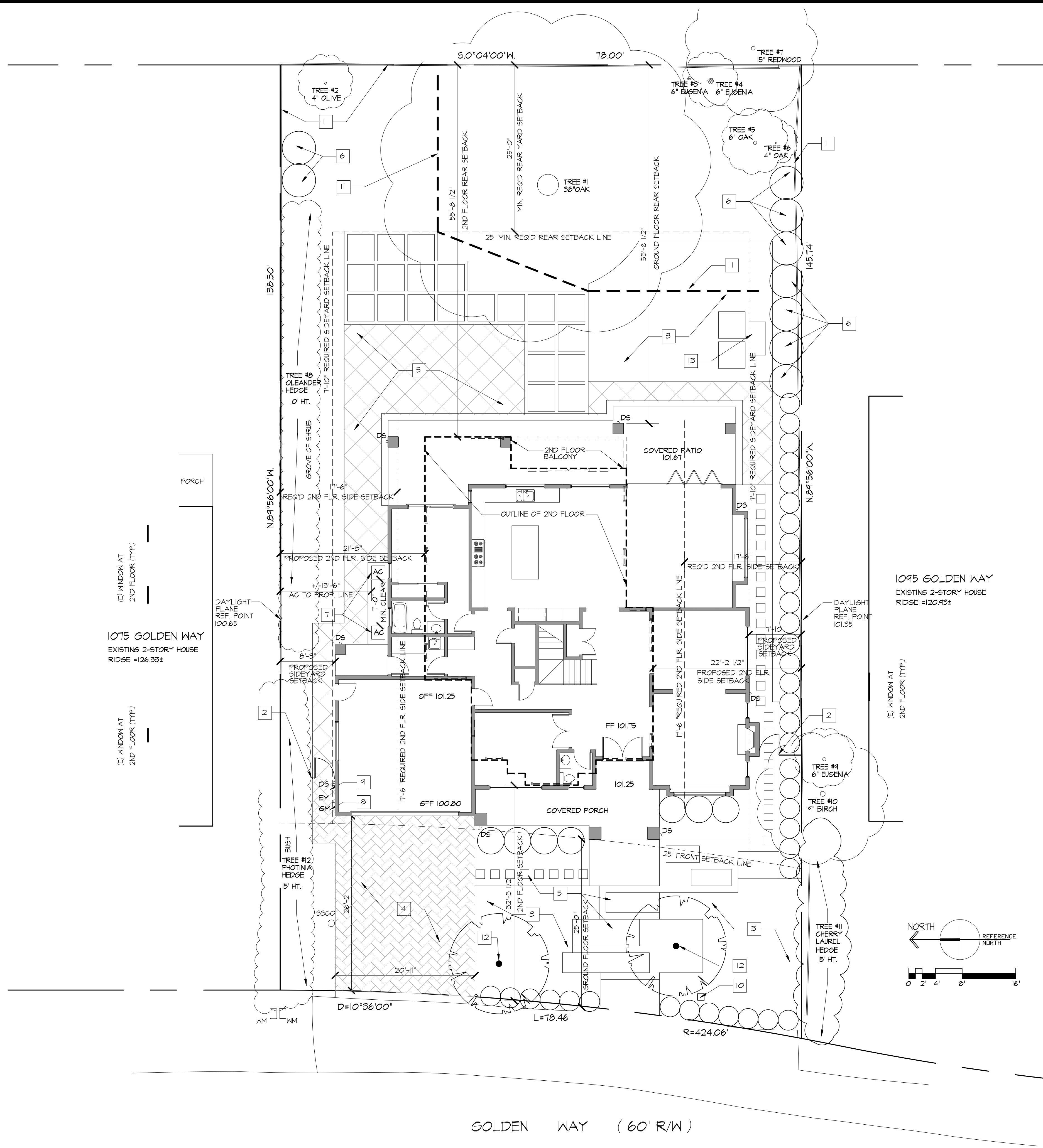
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TITLE SHEET

A1.0



- ### LEGEND
- A. BUILDING SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.
 - B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.
 - C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED.
 - D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED.
 - E. PREPARE SITE FOR NEW CONSTRUCTION WHERE OCCURRED, SEE NEW FLOOR PLAN.
 - F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. **THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.**
 - G. REFER TO SHT. C-1 FOR DOWNSPOUT/ SPLASH BLOCK LOCATIONS.
 - H. REMOVE ALL (E) ONSITE SUBGRADE SEWER LINE & INSTALL (N) FROM STREET MAIN.
 - I. SEE SOIL REPORT FOR SITE & FOUNDATION COMPACTION & GRADING REQUIREMENTS.
 - J. COMPLETELY REMOVE EXISTING SEWER LINES ON SITE TO CITY'S SEWER CONNECTION AT PROPERTY LINE. INSTALL NEW SEWER LINES AND CLEANOUT ACCORDINGLY.

- ### GENERAL NOTES
- 1 (E) HD. FENCE TO REMAIN.
 - 2 (N) 6' HT. WD. FENCE & GATES
 - 3 (N) LANDSCAPING. SEE LANDSCAPING PLANS.
 - 4 (N) PAVED DRIVEWAY
 - 5 (N) CONC. WALKWAY & PATIO
 - 6 (N) FAST GROWING PRIVACY SCREENING TREES. SEE LANDSCAPE PLANS
 - 7 2 AC UNITS ON CONC. PATIO. CARRIER INFINITY MODEL-24 ANB1 W/ 65 dBA. AC UNITS & LOCATION SHALL MEET CITY'S NOISE CONTROL ORDINANCE & SETBACK REQUIREMENTS.
 - 8 (N) GAS METER. COORDINATE WITH PG & E.
 - 9 (N) ELEC. METER. COORDINATE WITH PG & E.
 - 10 (N) BACKFLOW PREVENTER WITH LANDSCAPING SCREEN.
 - 11 PROVIDE TREE PROTECTION PER CITY STANDARDS. SEE ARBORIST REPORT.
 - 12 NEW TREE. SEE LANDSCAPE PLANS.
 - 13 OUTDOOR BBQ & SINK.

KEYNOTES

EXISTING	SPECIES	DBH	HEIGHT	SPREAD	RETAINED OR REMOVED
1	COAST LIVE OAK	39"	+/-65'	+/-50'	RETAINED
2	OLIVE	10"	+/-20'	+/-12'	RETAINED
3	EUGENIA	10"	+/-15'	+/-8'	RETAINED
4	EUGENIA	9"	+/-15'	+/-8'	RETAINED
5	COAST LIVE OAK	9"	+/-20'	+/-10'	REMOVED
6	COAST LIVE OAK	40"	+/-20'	+/-10'	RETAINED
7	REDWOOD	64"	+/-65'	+/-20'	REMOVED
8	OLEANDER HEDGE	8"	+/-10'	+/-10'	RETAINED
9	EUGENIA 40TY	6"	+/-30'	+/-8'	REMOVED
10	BIRCH	9"	+/-45'	+/-20'	RETAINED
11	CHERRY LAUREL HEDGE	6"	+/-15'	+/-25'	REMOVED
12	PHOTINIA HEDGE	6"	+/-15'	+/-30'	RETAINED

SEE ARBORIST REPORT FOR DETAILED INFORMATION

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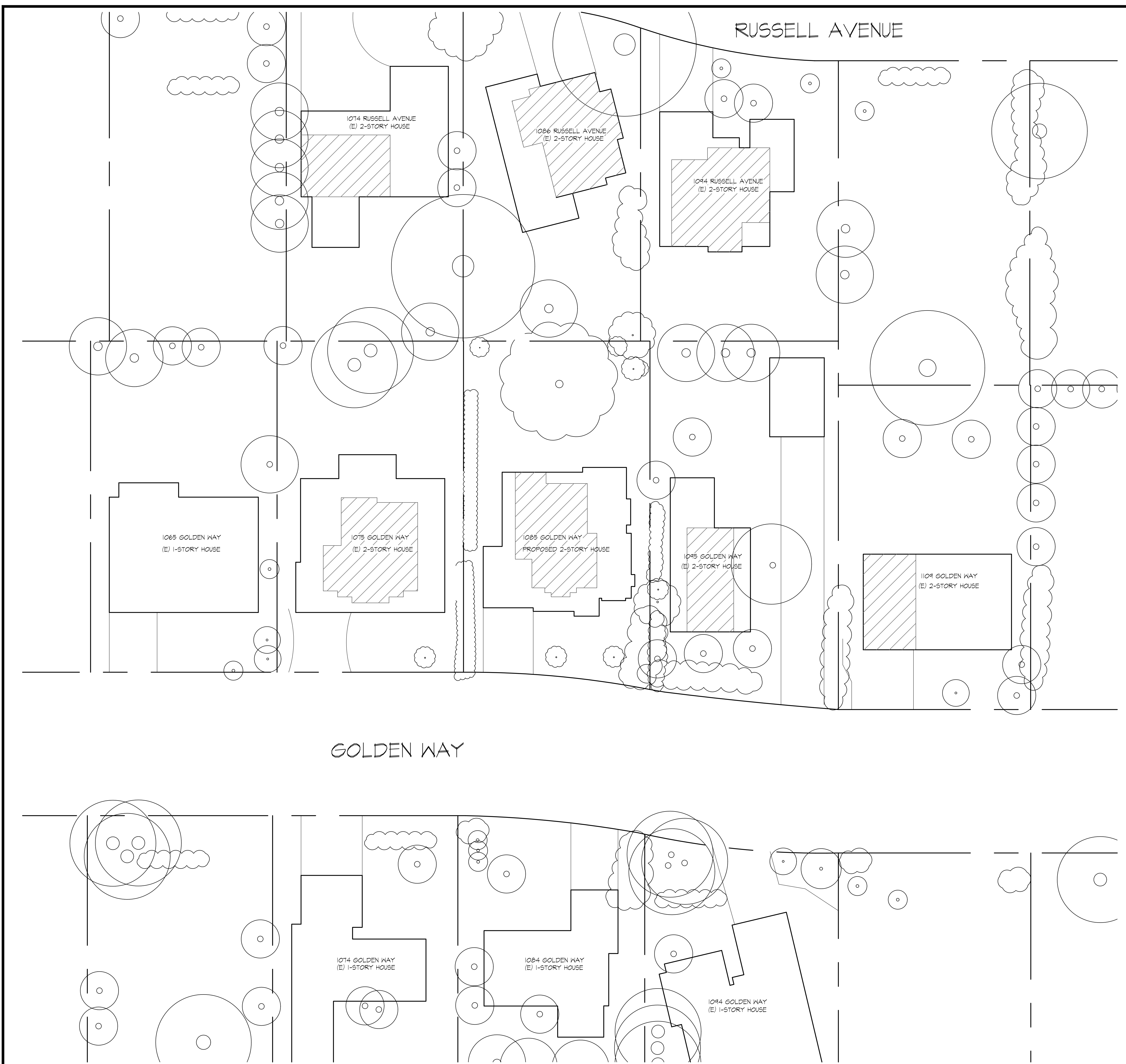


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PROPOSED SITE PLAN

A1.1





PROPERTY LINE

(E) TREE TO REMAIN

(E) NEIGHBORS' STRUCTURE

2-STORY AREA

LEGEND

GENERAL NOTES

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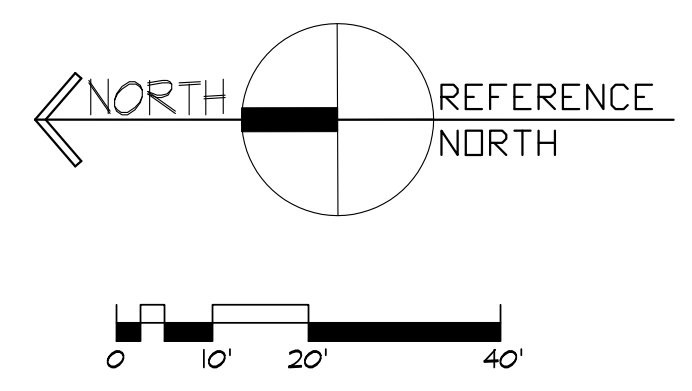
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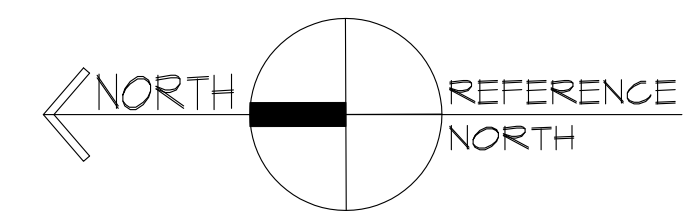
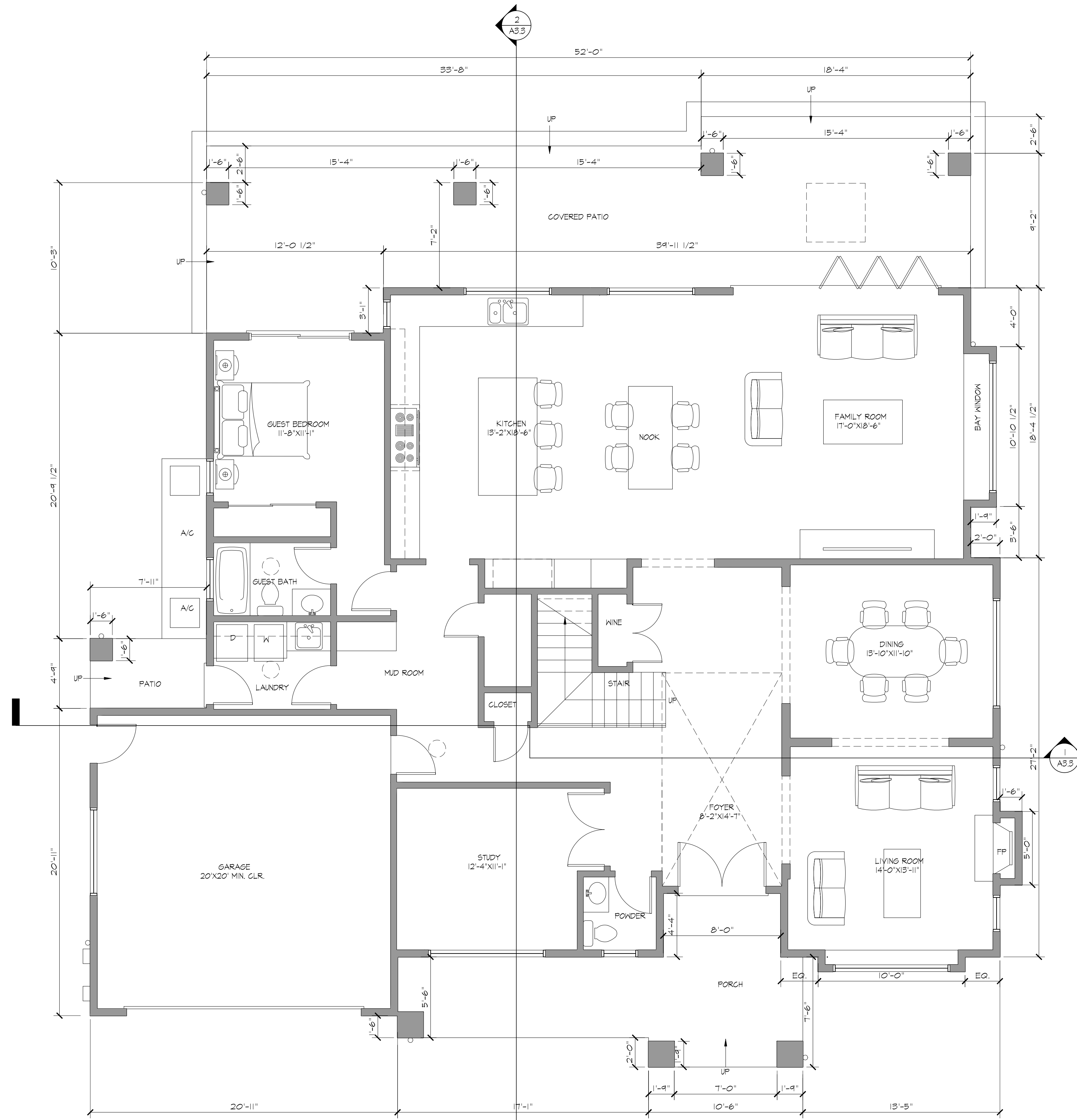


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SITE CONTEXT

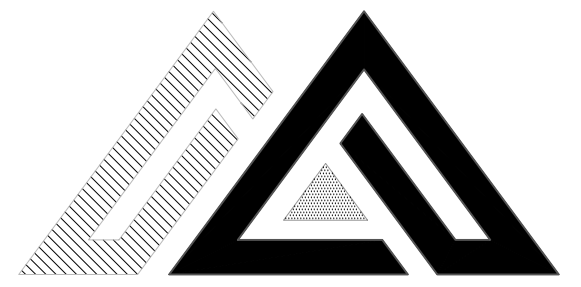
A1.2





PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"



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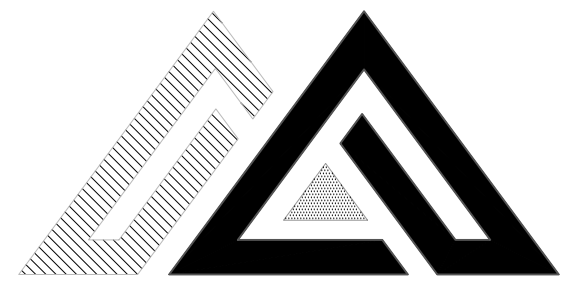
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JOB NO.

**PROPOSED
GROUND
FLOOR PLAN**

A2.1



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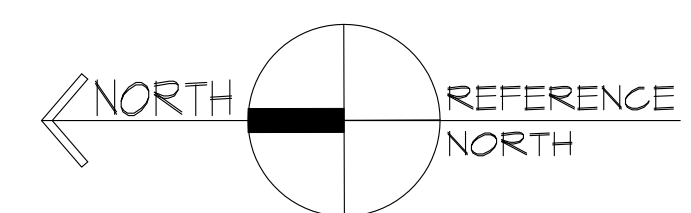
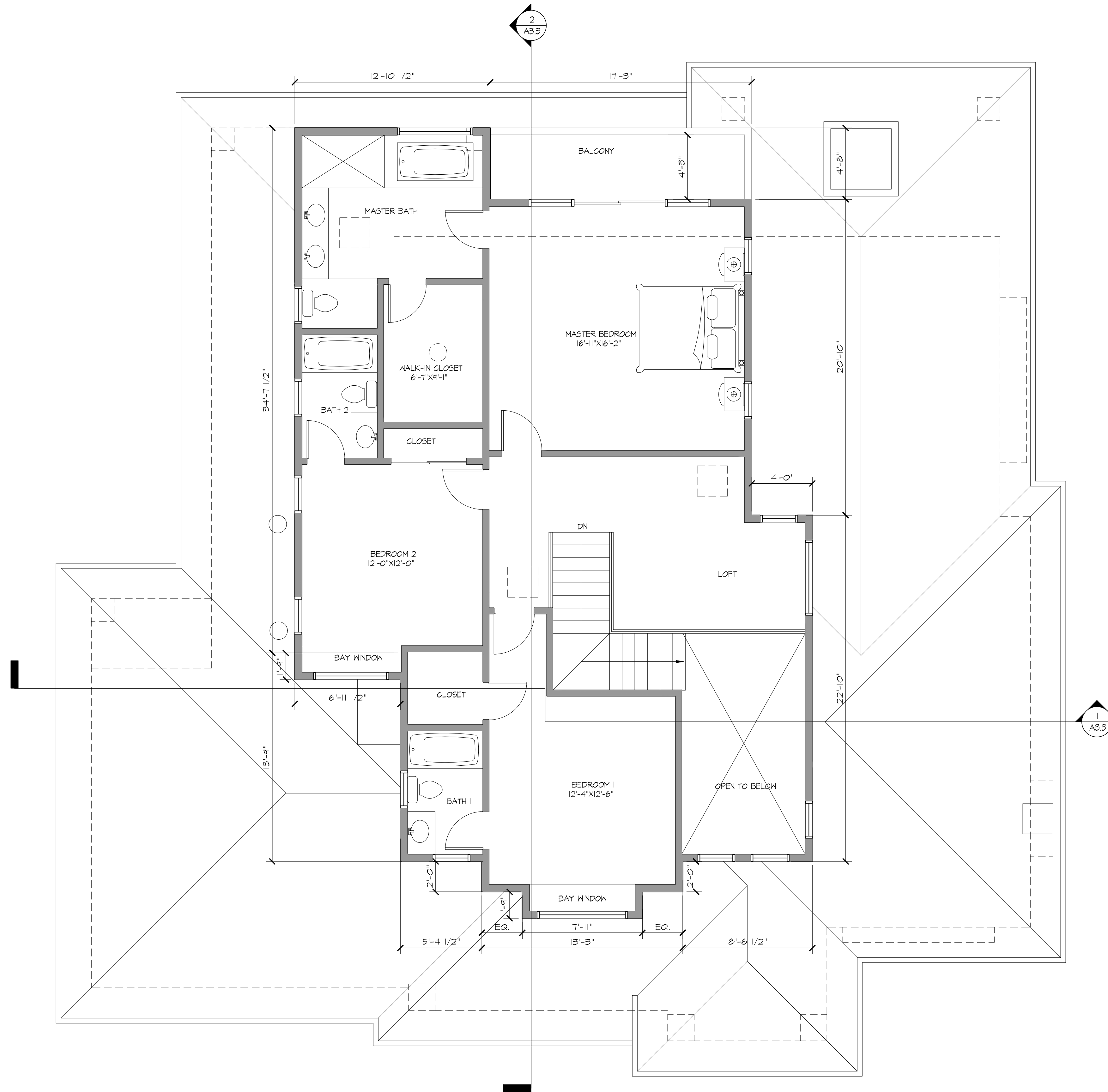
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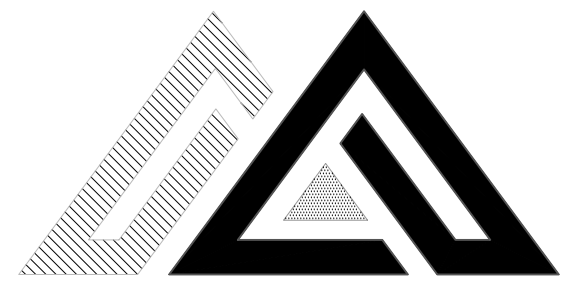
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**PROPOSED
SECOND
FLOOR PLAN**

A2.2





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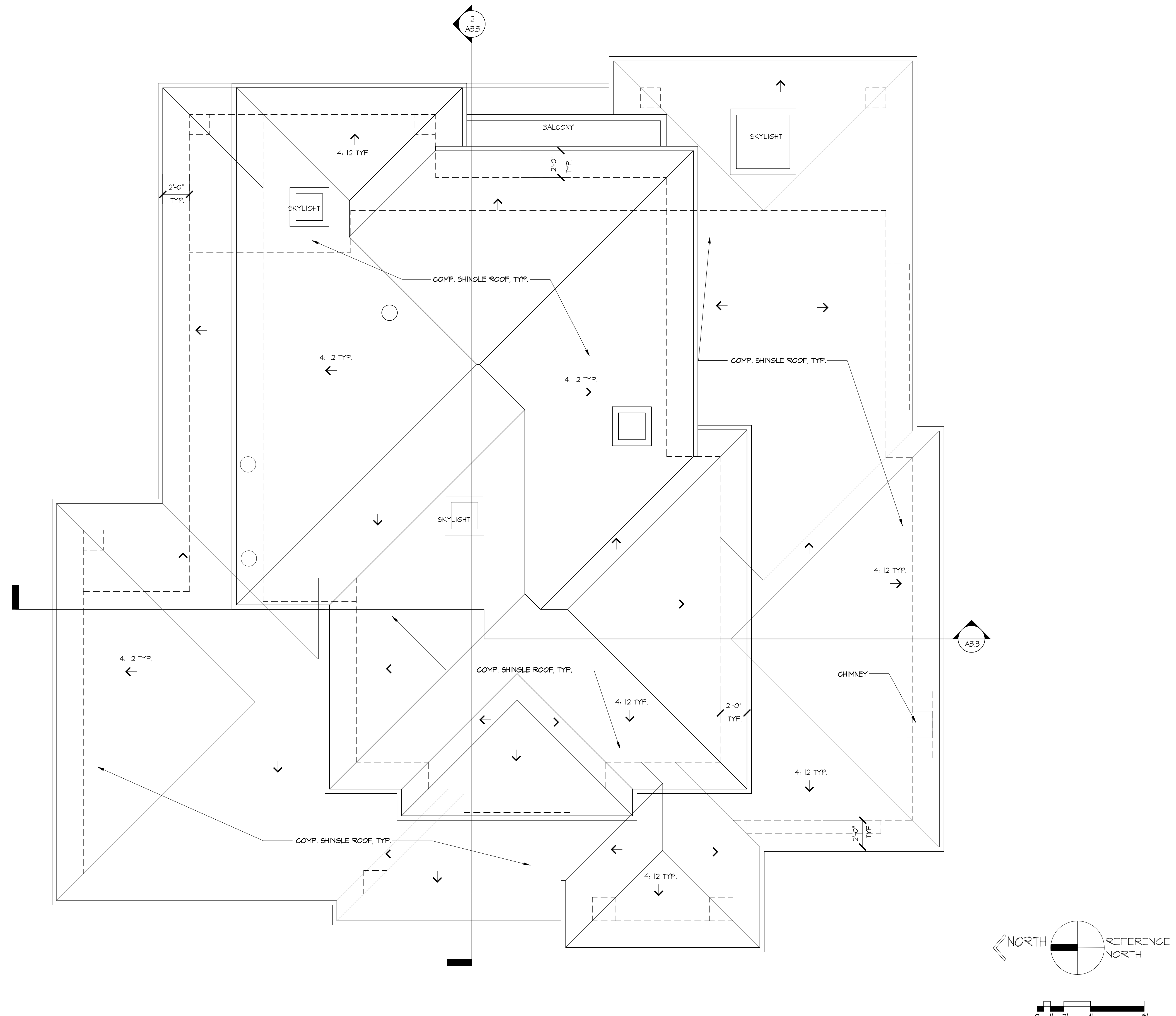
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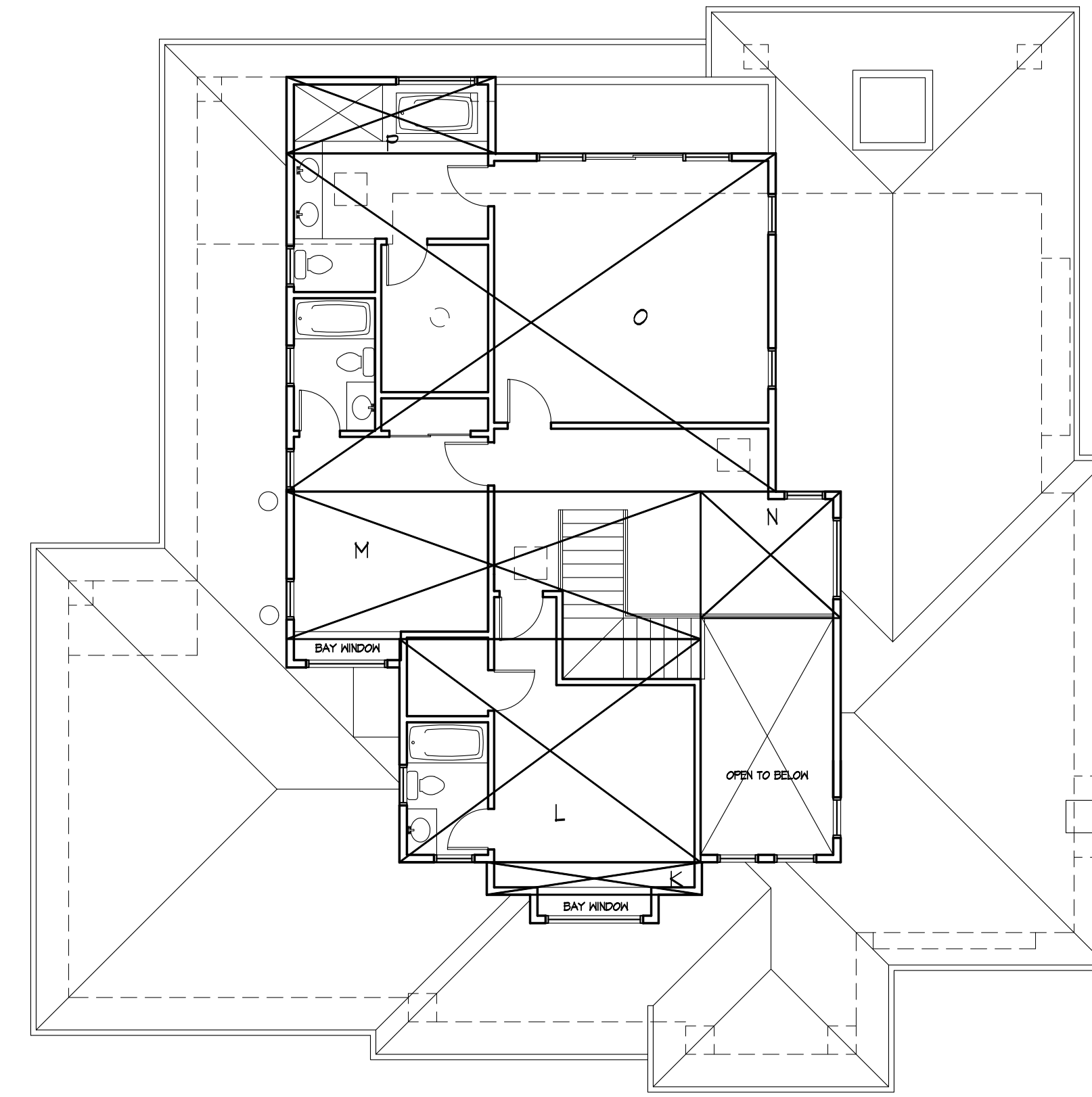
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**PROPOSED
ROOF PLAN**

A2.3





FLOOR AREA CALCULATION

FIRST FLOOR		
SECTION	DIMENSIONS	AREA
A	7'-11" X 20'-11"	165.6
B	13'-0" X 20'-5 1/2"	266.0
C	18'-1" X 4'-4"	78.4
D	14'-11" X 4'-4"	64.6
E	1'-6" X 5'-0"	7.5
F	41'-0" X 7'-9"	317.7
G	41'-0" X 4'-4 1/2"	179.4
H	41'-11 1/2" X 10'-8 1/2"	444.3
I	39'-11 1/2" X 18'-4 1/2"	734.2
J	12'-0 1/2" X 26'-1"	314.1
SUBTOTAL		2576.8

SECOND FLOOR		
SECTION	DIMENSIONS	AREA
K	13'-3" X 2'-0"	26.5
L	18'-6 1/2" X 13'-9"	254.9
M	25'-6" X 9'-1"	231.6
N	8'-7 1/2" X 7'-9 1/2"	67.2
O	30'-1 1/2" X 20'-10"	627.6
P	12'-10 1/2" X 4'-8 1/2"	60.6
SUBTOTAL		1268.4

TOTAL FLOOR AREA 3845.2 SF < 3846.5 SF

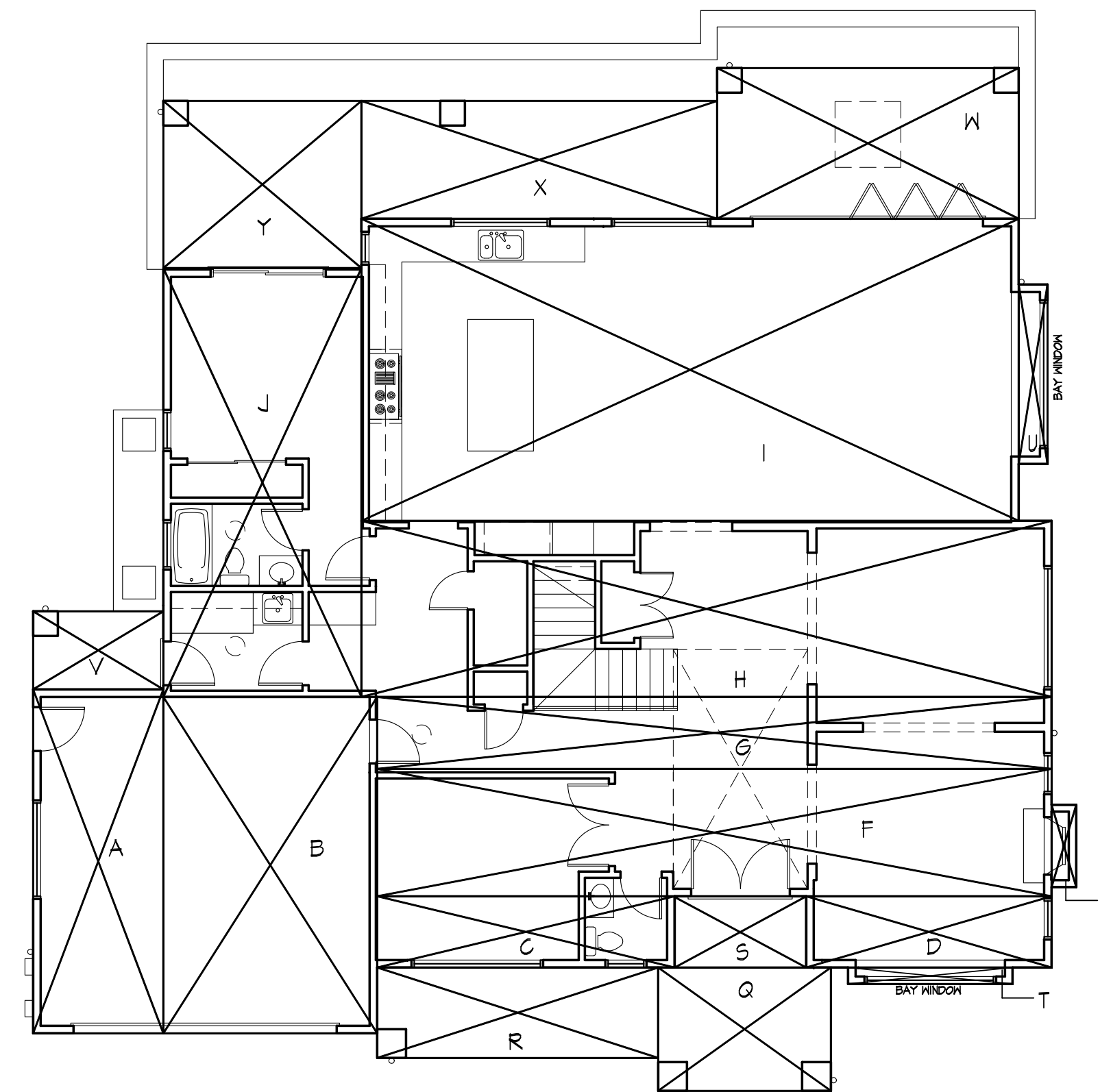
FLOOR COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
FIRST FLOOR AREA		
Q	10'-6" X 7'-6"	78.8
R	17'-6" X 5'-6"	94.0
S	8'-0" X 4'-4"	34.7
T	10'-0" X 0'-6"	10.0
U	1'-9" X 10'-11"	19.1
V	8'-4" X 4'-11"	37.6
W	18'-4" X 9'-0"	168.1
X	21'-7 1/2" X 7'-0"	153.0
Y	12'-0 1/2" X 10'-0"	122.4
TOTAL		3296.5

TOTAL COVERAGE 3296.5 SF < 3297.0 SF

① SECOND FLOOR AREA CALCULATION

1/8"=1'-0"



② GROUND FLOOR & COVERAGE AREA CALCULATION

1/8"=1'-0"



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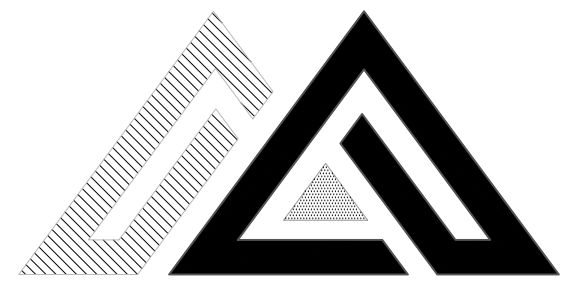
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FLOOR & COVERAGE AREA CALCULATIONS

A2.4

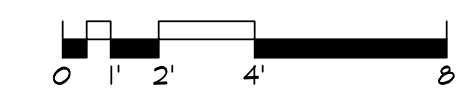
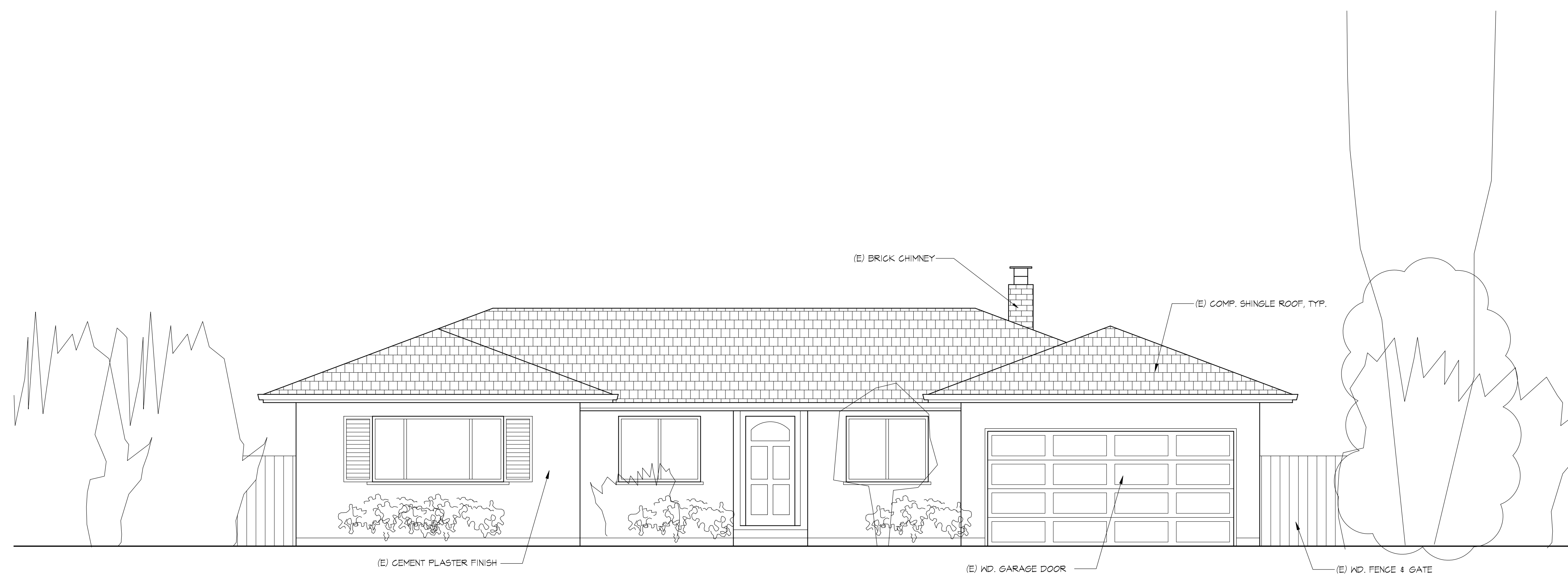


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1/4" = 1'-0"

① EXISTING STREET ELEVATION (WEST)



1075 GOLDEN WAY

1085 GOLDEN WAY (SUBJECT PROPERTY)

1095 GOLDEN WAY

② EXISTING STREETScape (WITH RIGHT & LEFT NEIGHBORS HOUSES)

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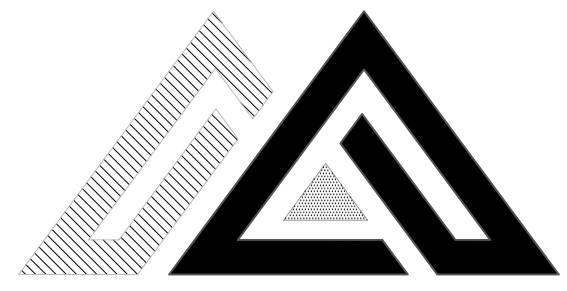
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EXISTING STREET
ELEVATION
& STREETScape

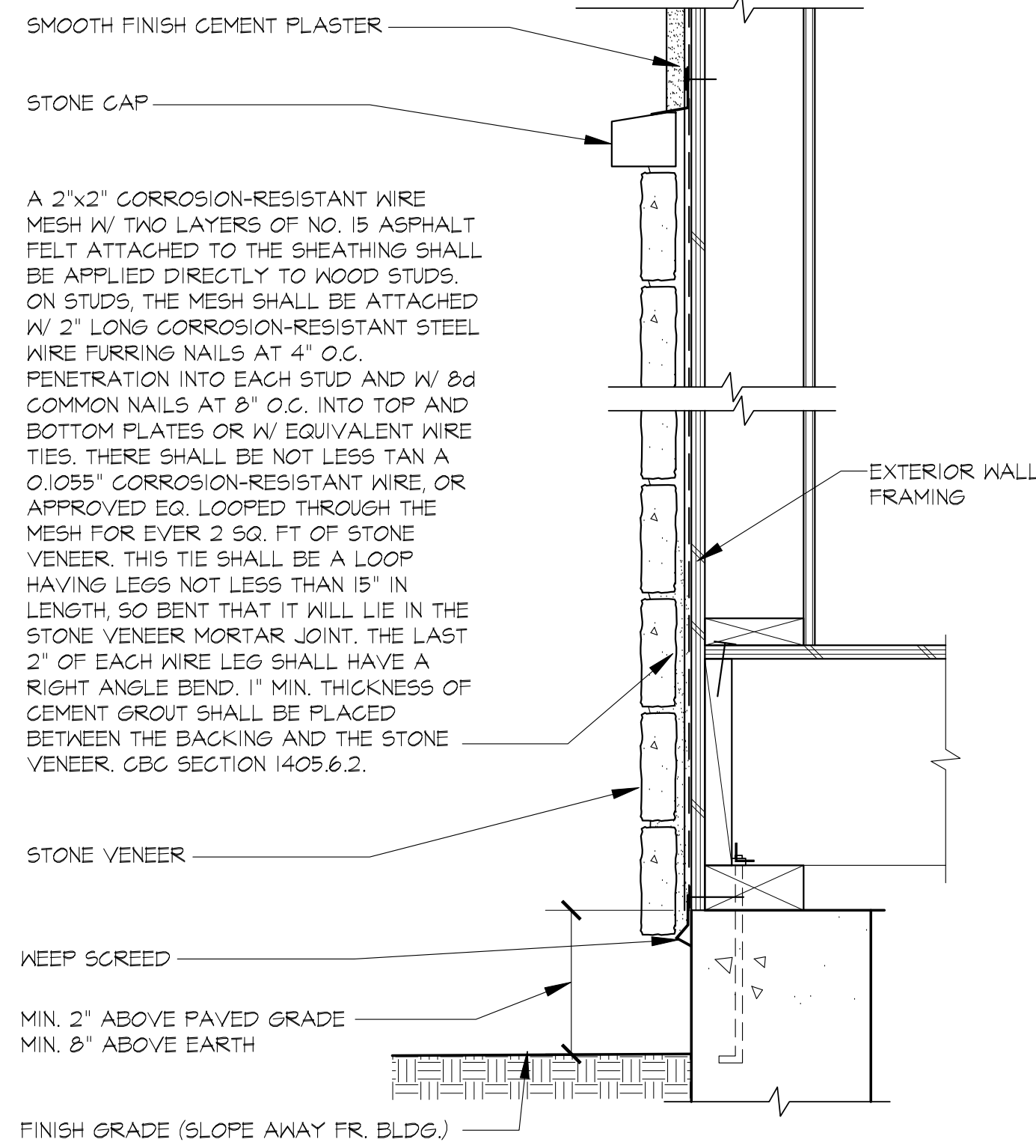
A3.0



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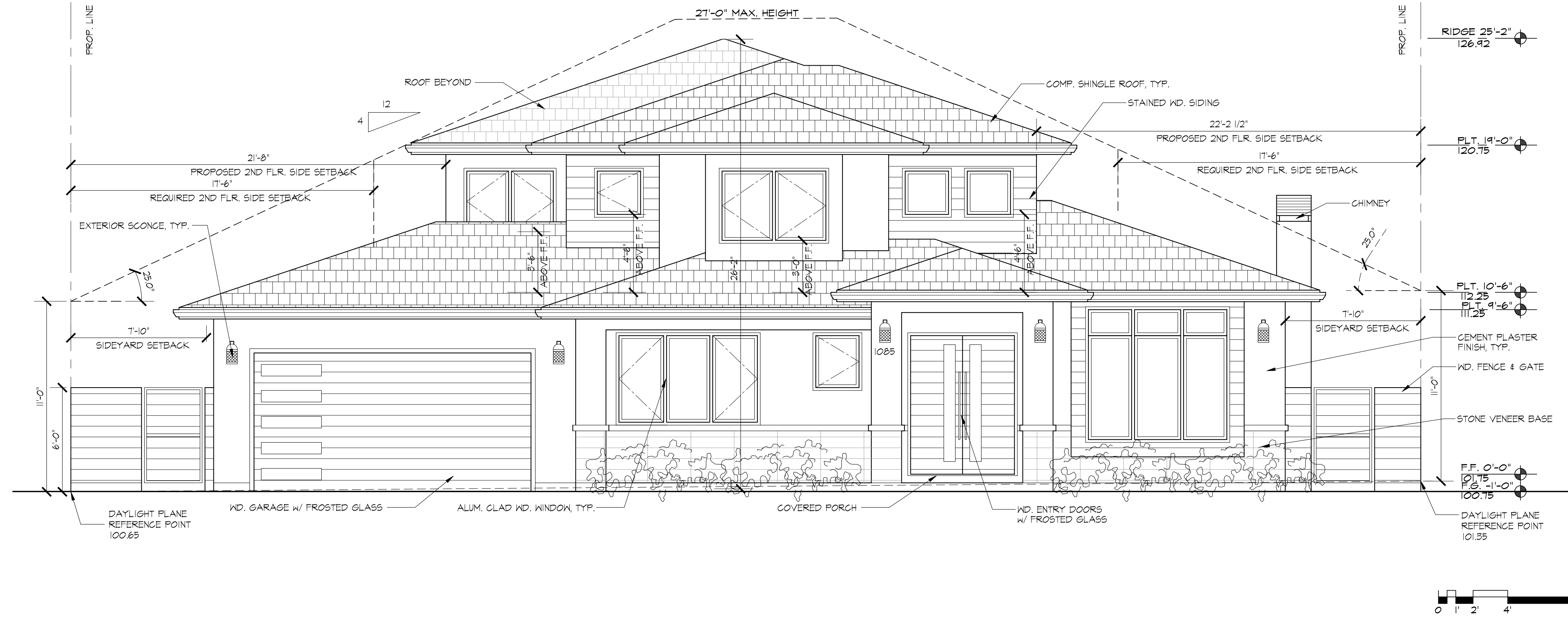
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③ STONE VENEER DETAIL

1/2" = 1'-0"



① PROPOSED STREET ELEVATION (WEST)

1/4" = 1'-0"



② PROPOSED RIGHT SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

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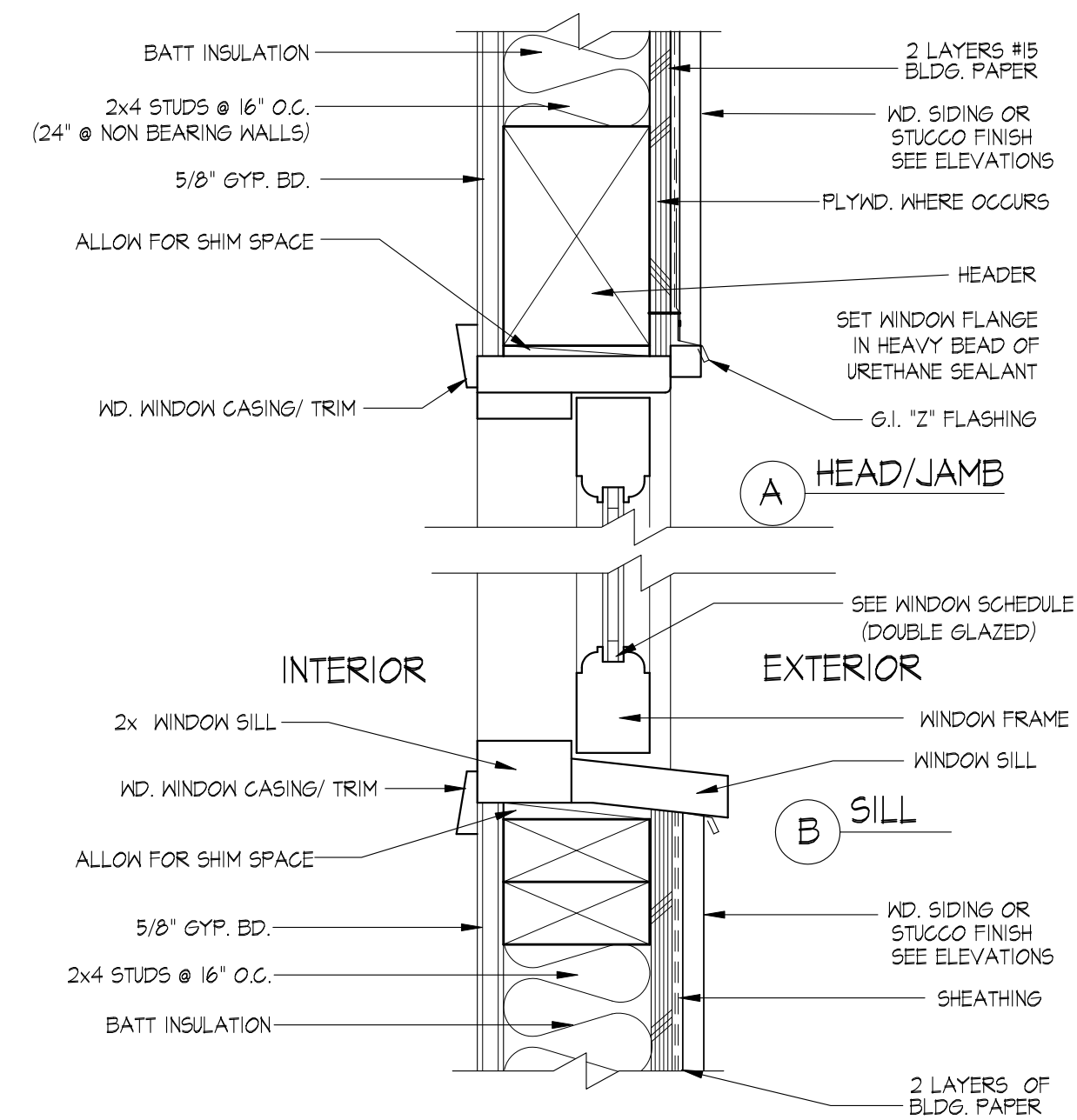
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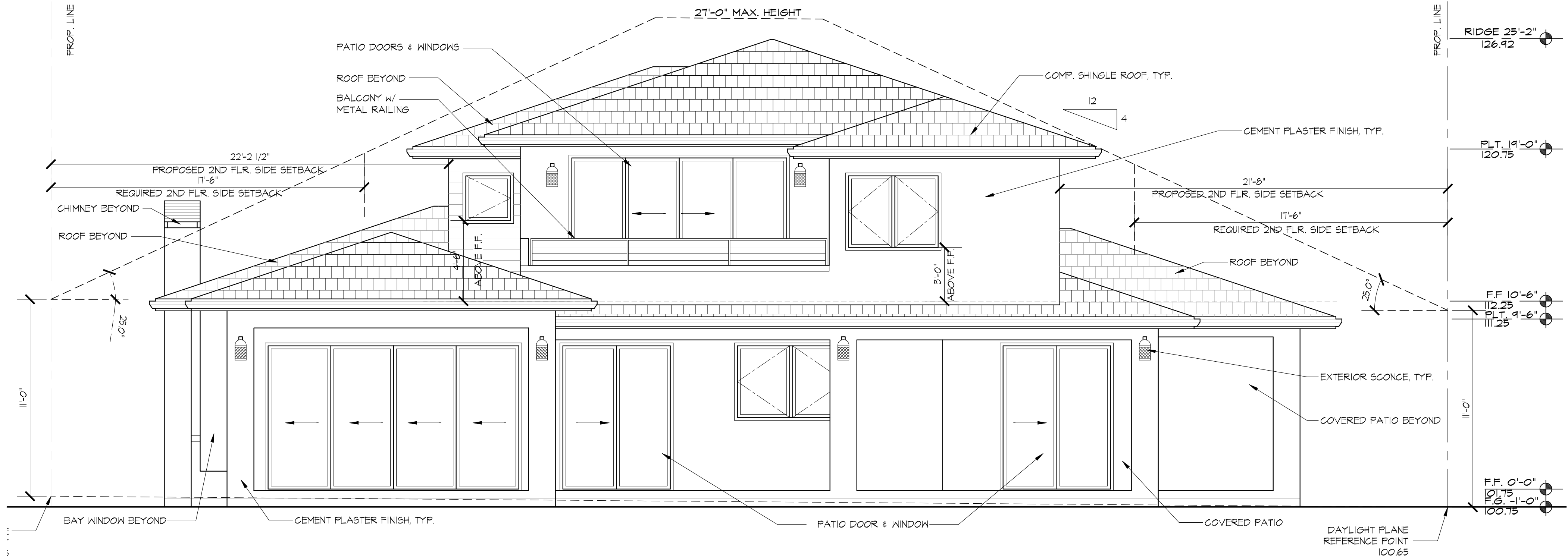
**PROPOSED
EXTERIOR
ELEVATIONS**

A3.1



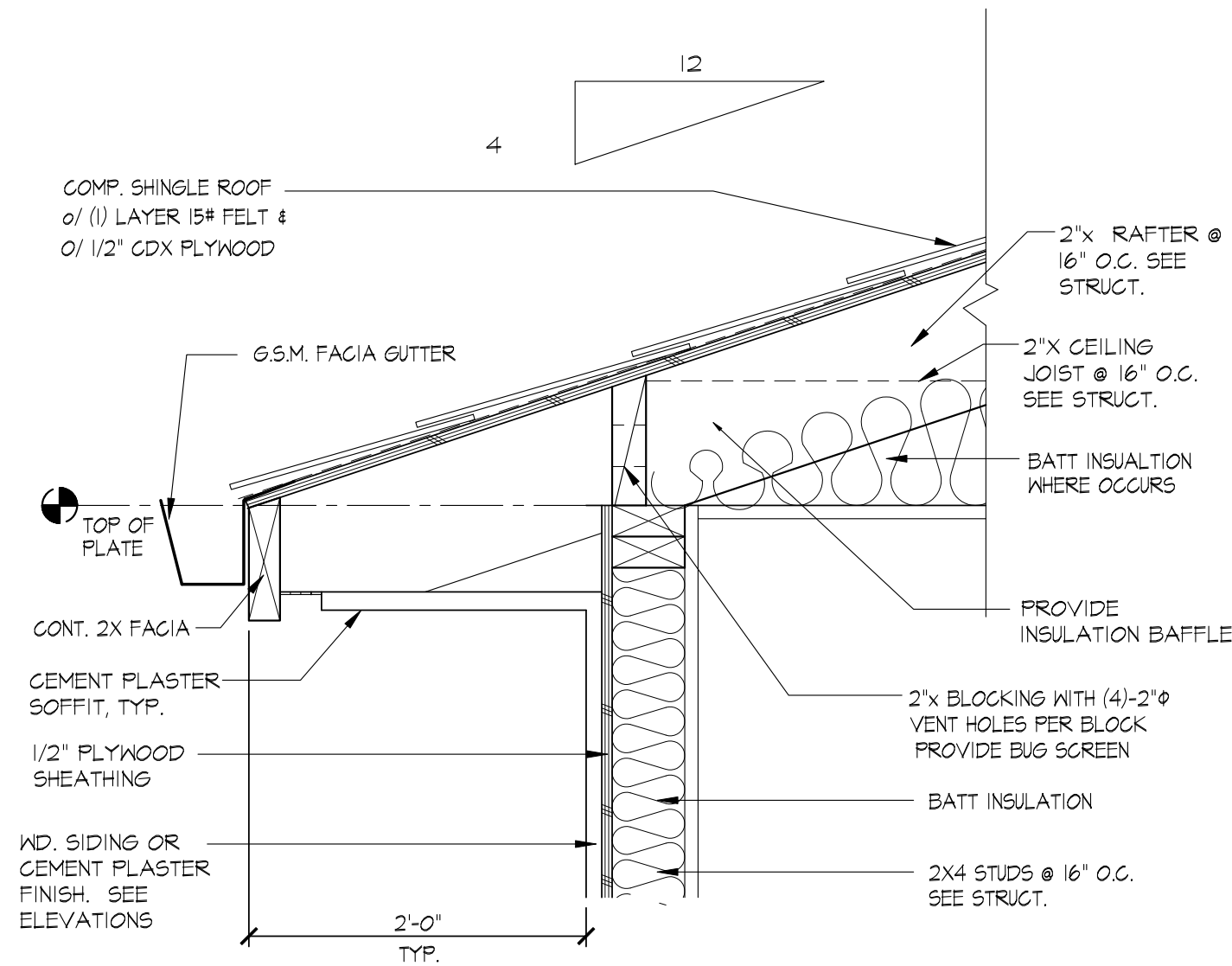
③ TYPICAL WINDOW DETAIL

3" = 1'-0"



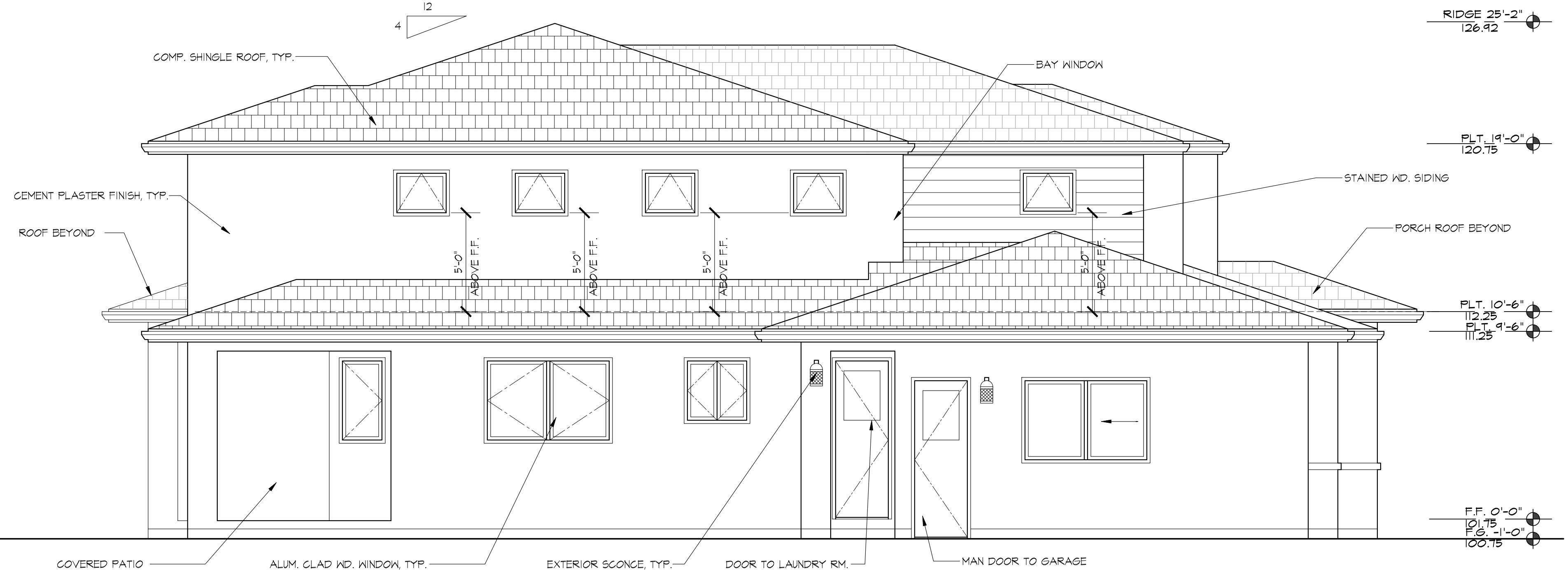
① PROPOSED REAR ELEVATION (EAST)

1/4" = 1'-0"



④ TYPICAL EAVE DETAIL

1 1/2" = 1'-0"



② PROPOSED LEFT SIDE ELEVATION (NORTH)

1/4" = 1'-0"



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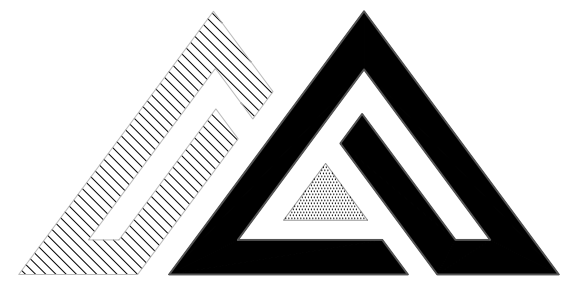
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PROPOSED EXTERIOR ELEVATIONS

A3.2



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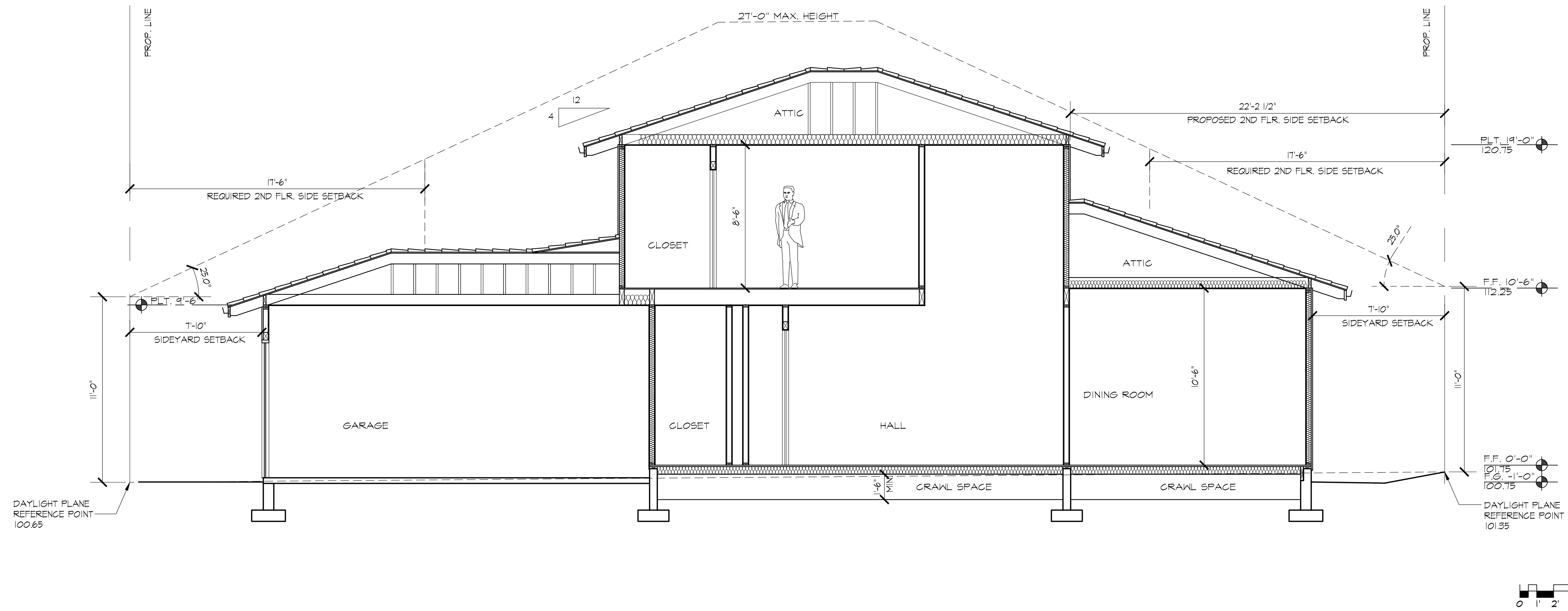
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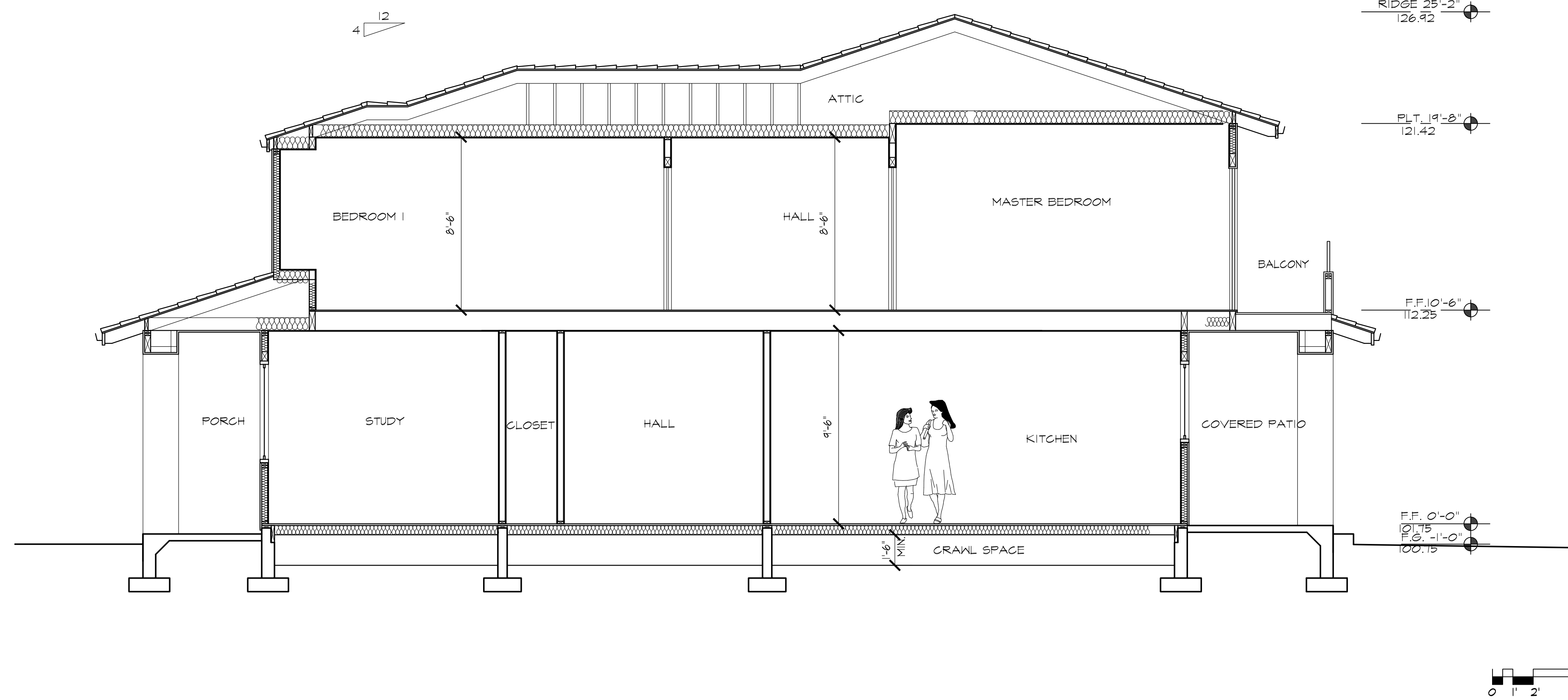
**BUILDING
SECTIONS**

A3.3



① SECTION

1/4" = 1'-0"



② SECTION

1/4" = 1'-0"

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W E C
& ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE:	JUNE 12, 2017
SCALE:	1"=10'
DRAWN:	BG
JOB:	10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.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
- GFC 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 TOP 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, S.0°04'00"W, OF THE CENTER LINE OF GOLDEN WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 36 OF MAPS AT PAGE 4, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

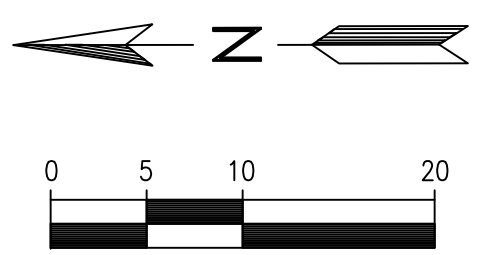
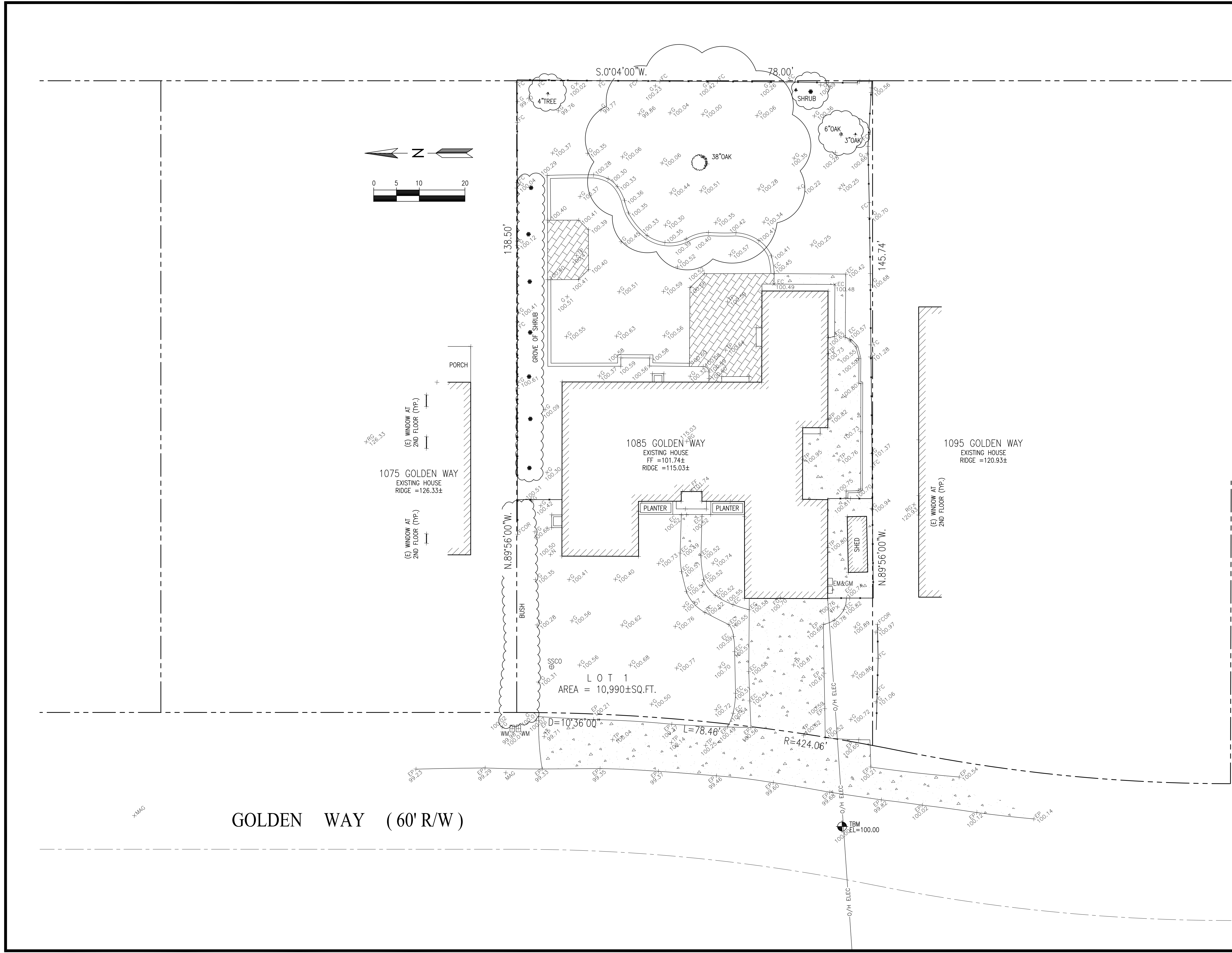
UNDERGROUND UTILITIES, SHOWN PER SURFACE EVIDENCE AND RECORD MAPS, MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

LEGAL DESCRIPTION:

LOT 1, TRACT NO.942, MAP REF: BOOK 36 PAGE 4

NOTE:

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



GOLDEN WAY (60' R/W)

EARTHWORK QUANTITIES:	
CUT(OUTSIDE BLDG FOOTPRINT)	10 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	80 C.Y.
FILL	5 C.Y.
BALANCE	85 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST. 3

—SS—	SANITARY SEWER	—SL—	STREET LIGHT
—E—	ELECTRIC	—IRR—	IRRIGATION
—TV—	TV/CABLE TV	—X—	FENCE
—FS—	FIRE SERVICE	—JT—	JOINT TRENCH
—W—	DOMESTIC WATER SERVICE	—O/H—	OVERHEAD WIRES
—T—	TELEPHONE	× 16.07	(E) SPOT ELEVATION
—G—	NATURAL GAS	× 16.07	(N) SPOT ELEVATION
—FM—	FORCE MAIN		
—DS—	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.		
—	DOWNSPOUT		

LEGEND 4

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RIM	RIM ELEVATION
EG	EXISTING GRADING	S	SLOPE
EM	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SDFM	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER
FS	FINISH SURFACE ELEV.		
FW	FIRE WATER LINE		

ABBREVIATION 5

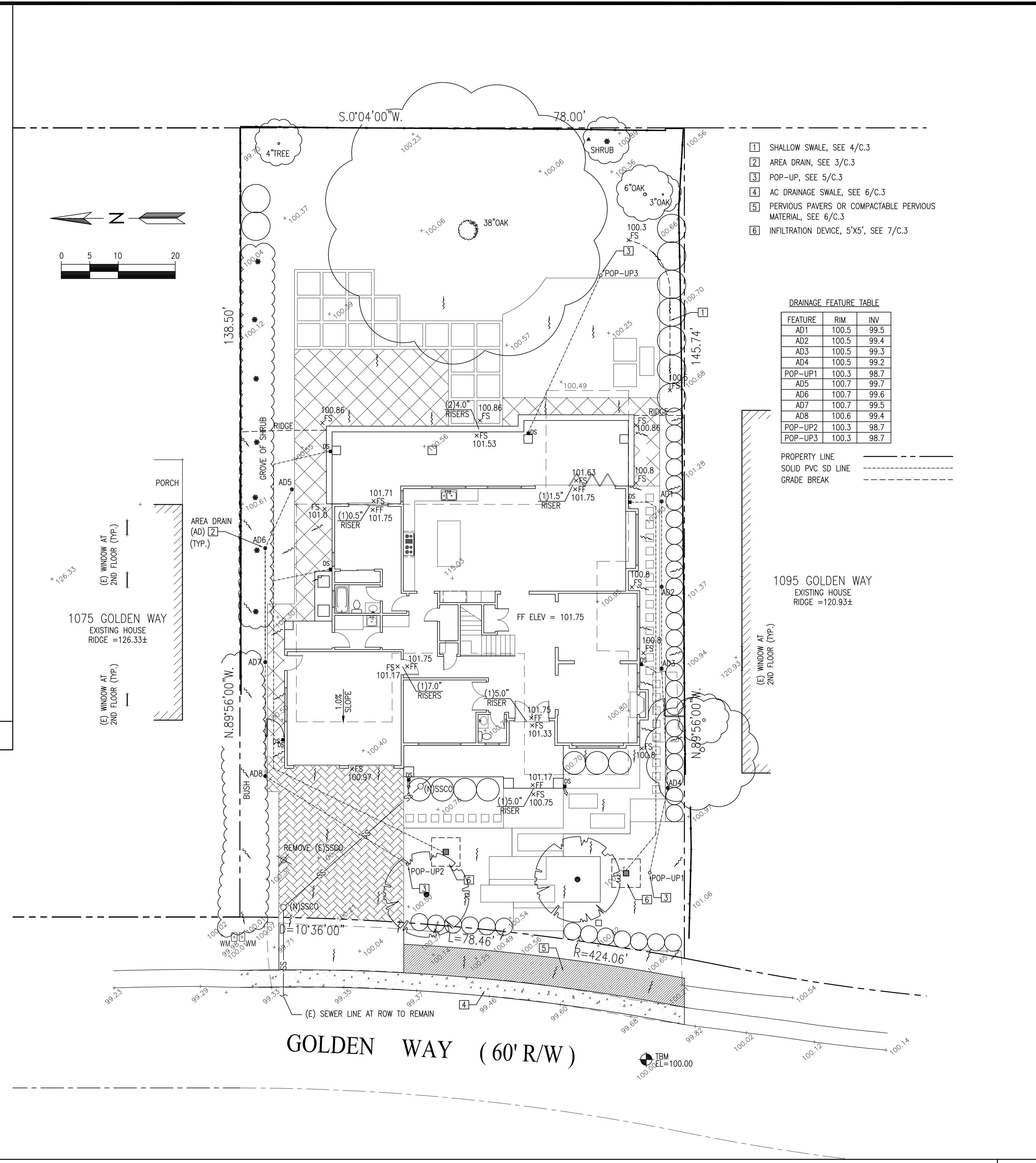
GRADING AND DRAINAGE NOTES:

- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.
- THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
- THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.
- CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.
- ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

UTILITY NOTES:

- CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. ALL WORK FOR GRAVITY SYSTEMS SHALL BEGIN AT THE 1. DOWNSTREAM CONNECTION POINT. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE SHOULD BE AVOIDED.
- CLEANOUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS.
- A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.
- A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE (5) FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

GENERAL NOTES 2



- 1 SHALLOW SWALE, SEE 4/C.3
- 2 AREA DRAIN, SEE 3/C.3
- 3 POP-UP, SEE 5/C.3
- 4 AC DRAINAGE SWALE, SEE 6/C.3
- 5 PERVIOUS PAVERS OR COMPACTABLE PERVIOUS MATERIAL, SEE 6/C.3
- 6 INFILTRATION DEVICE, 5'X5', SEE 7/C.3

DRAINAGE FEATURE TABLE

FEATURE	RIM	INV
AD1	100.5	99.5
AD2	100.5	99.4
AD3	100.5	99.3
AD4	100.5	99.2
POP-UP1	100.3	98.7
AD5	100.7	99.7
AD6	100.7	99.6
AD7	100.7	99.5
AD8	100.6	99.4
POP-UP2	100.3	98.7
POP-UP3	100.3	98.7

PROPERTY LINE
SOLID PVC SD LINE
GRADE BREAK

NEW RESIDENCE

1085 GOLDEN WAY
LOS ALTOS, CA
APN: 189-10-034



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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: FEB 15, 2018
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

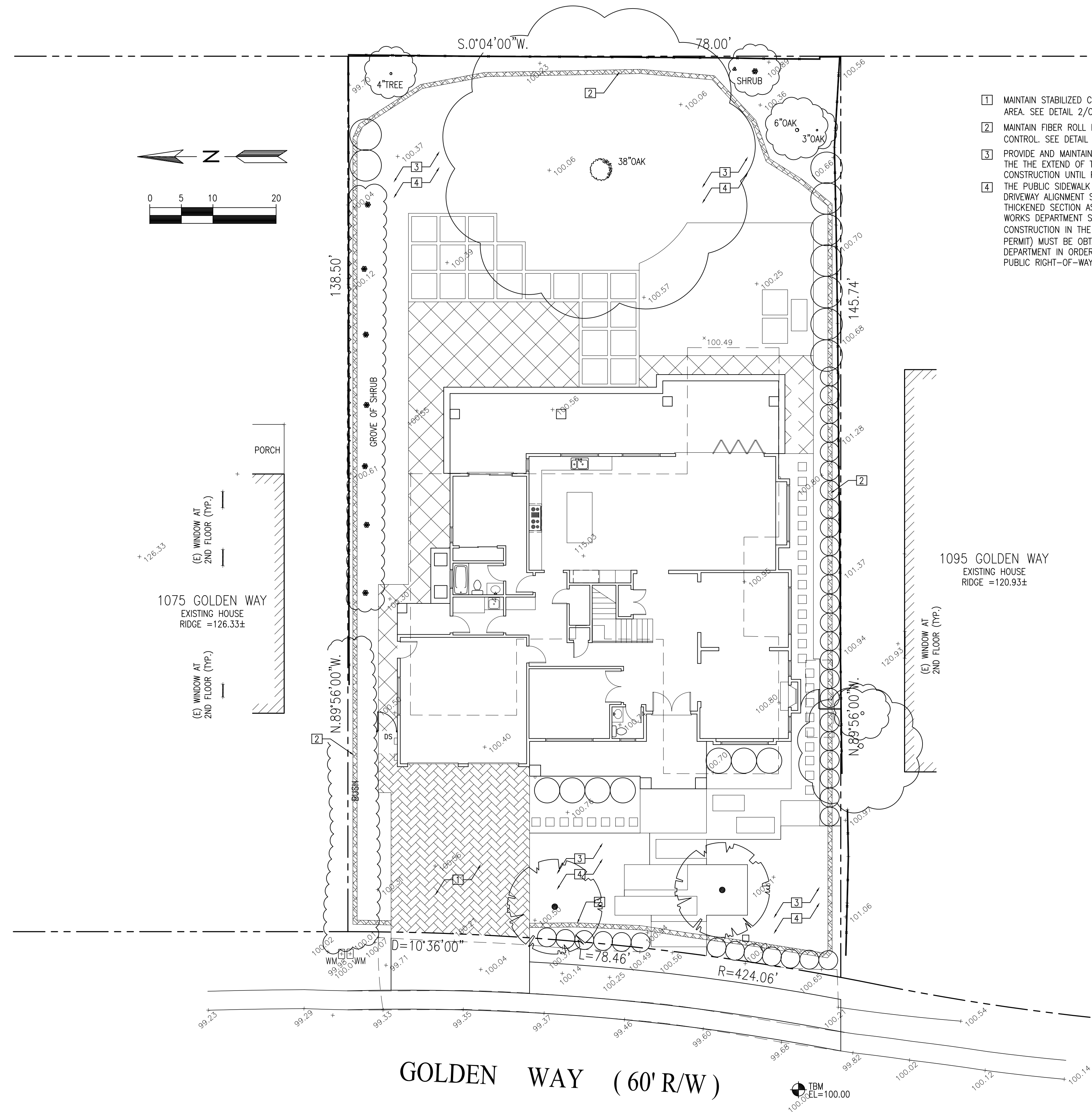
5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF-WAY IS PERMITTED.

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES

2



- 1 MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3
- 2 MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3
- 3 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
- 4 THE PUBLIC SIDEWALK ASSOCIATED WITH THE NEW DRIVEWAY ALIGNMENT SHALL BE REPLACED WITH A THICKENED SECTION AS REQUIRED PER CPA PUBLIC WORKS DEPARTMENT STANDARDS. A PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET (STREET WORK PERMIT) MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT IN ORDER TO PERFORM WORK IN THE PUBLIC RIGHT-OF-WAY

NEW RESIDENCE

1085 GOLDEN WAY
LOS ALTOS, CA
APN: 189-10-034

W E C
& ASSOCIATES

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

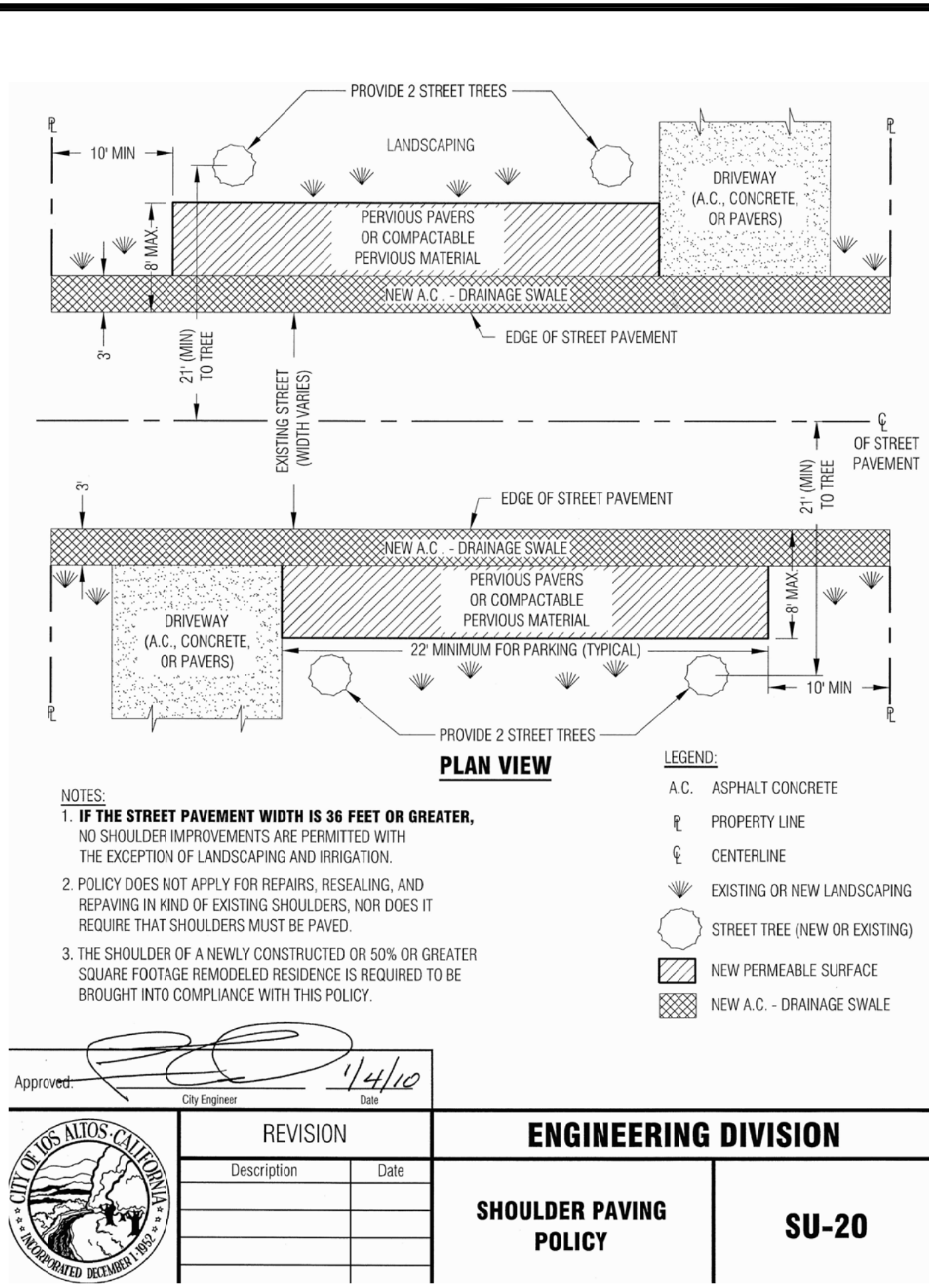
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SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

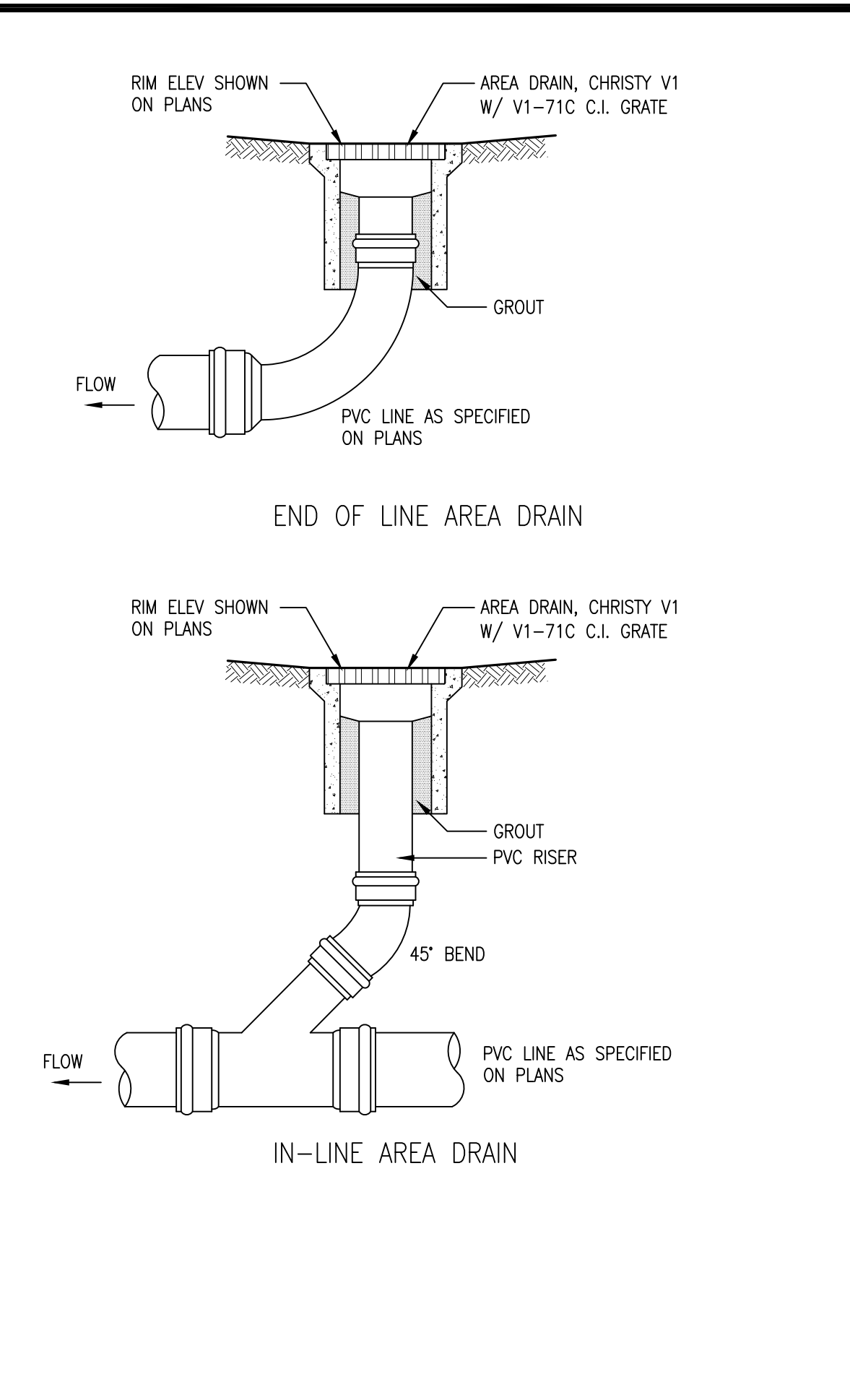
EROSION CONTROL PLAN

SHEET NO.

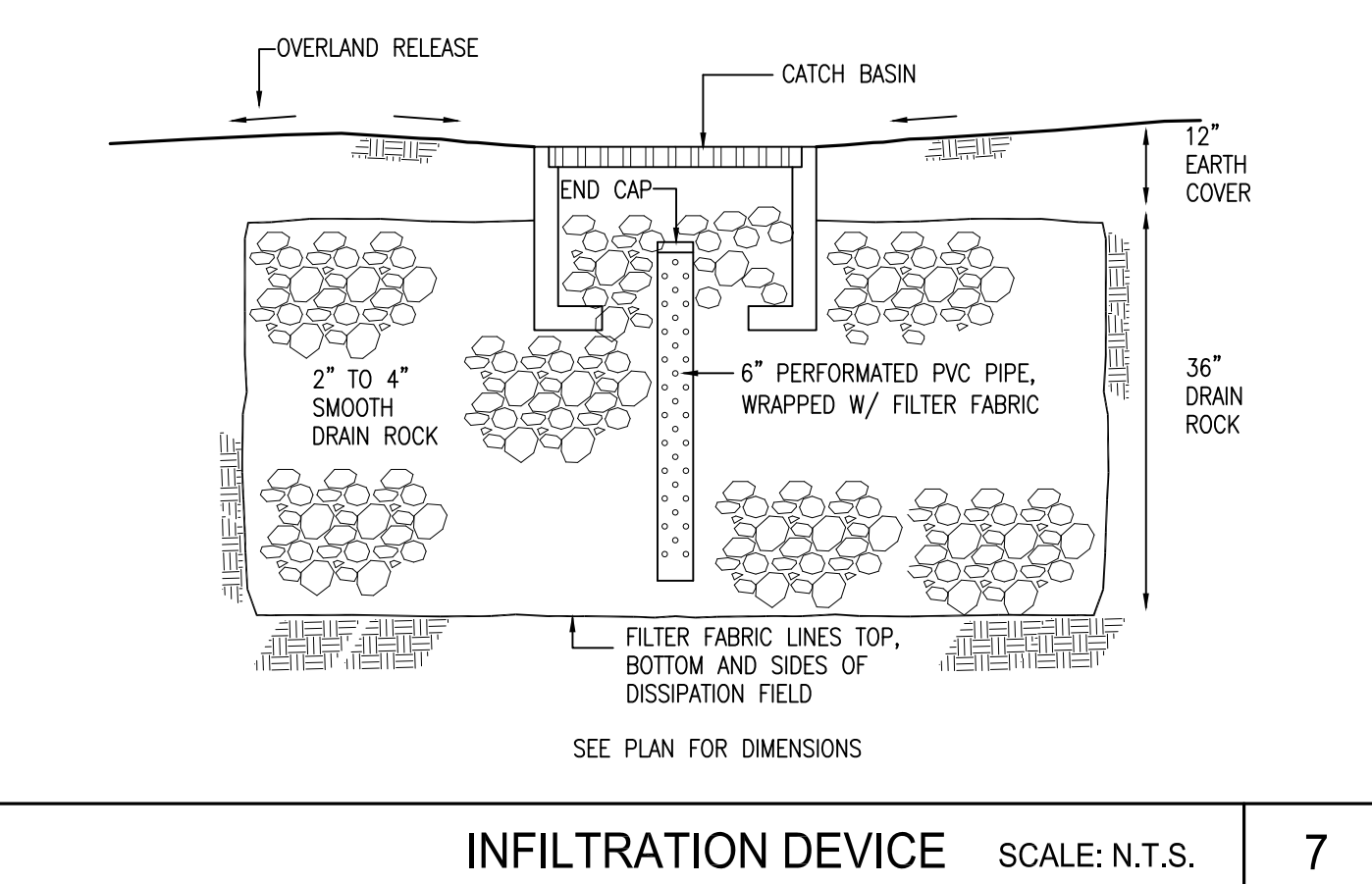
C.2



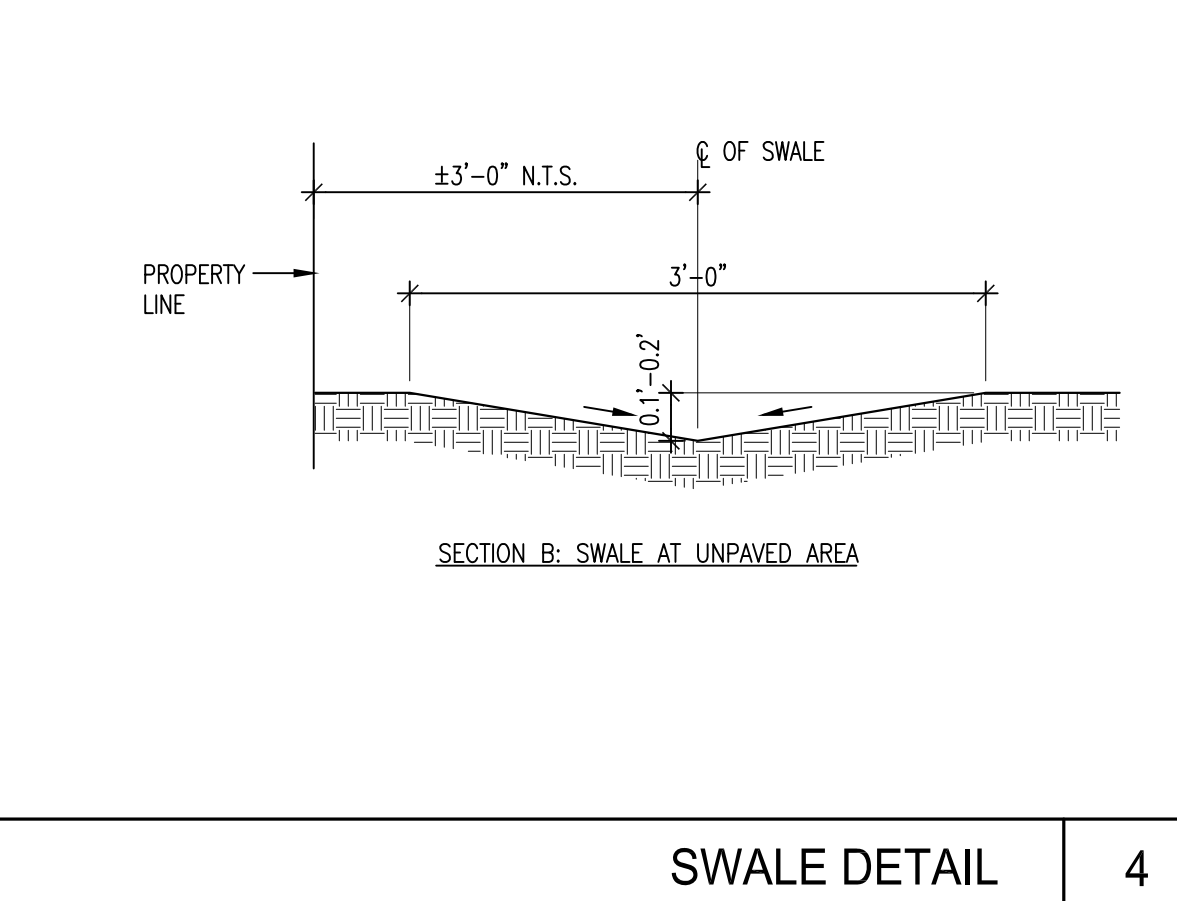
SHOULDER PAVING 6



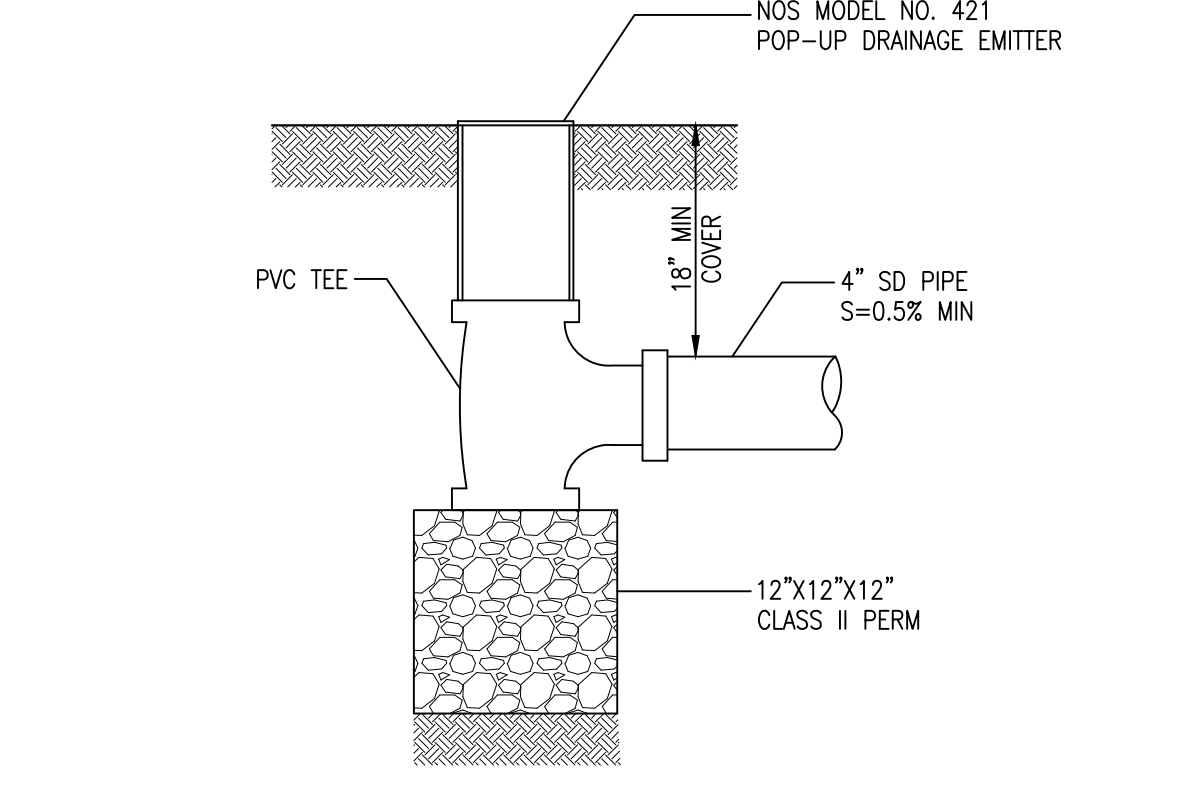
AREA DRAIN DETAILS SCALE: N.T.S. 3



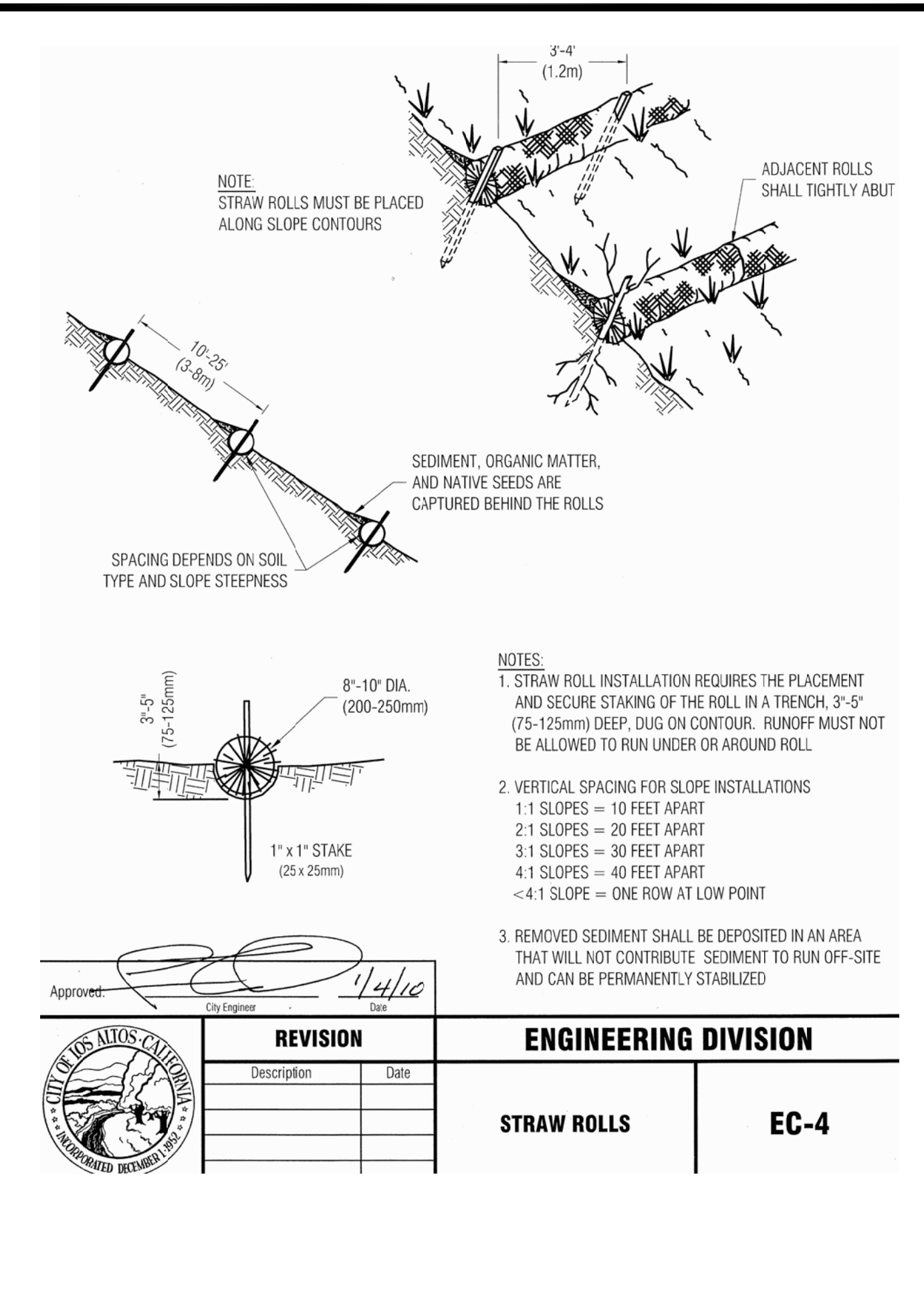
INFILTRATION DEVICE SCALE: N.T.S. 7



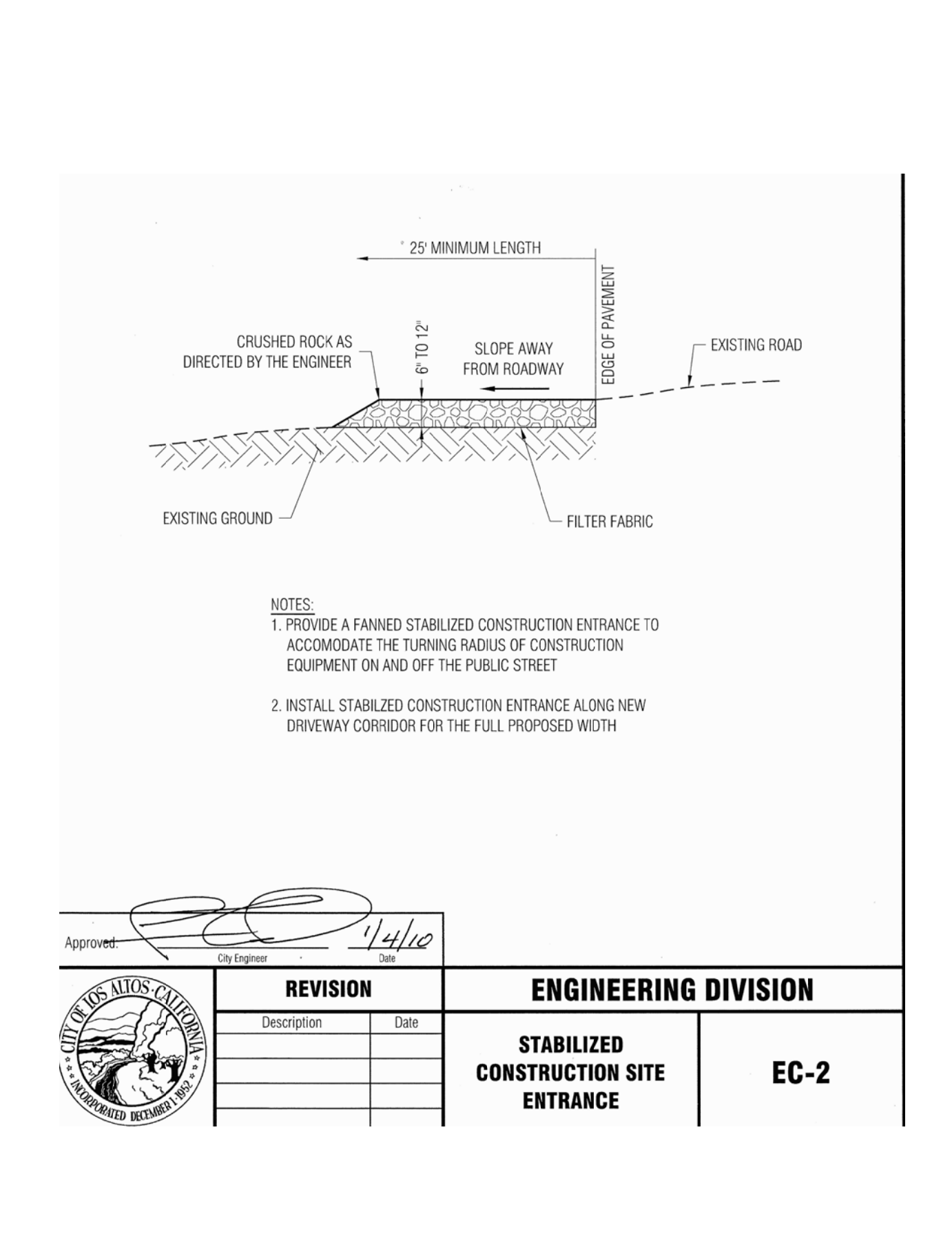
SWALE DETAIL 4



POP-UP DRAIN DETAIL 5



FIBER ROLL DETAIL 1



STABILIZED CONSTRUCTION ENTRANCE 2

NEW RESIDENCE

1085 GOLDEN WAY
LOS ALTOS, CA
APN: 189-10-034



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

REVISION	ENGINEERING DIVISION
Description	Date

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: FEB 15, 2018
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3

NEW
RESIDENCE

1085 GOLDEN WAY
LOS ALTOS, CA

YH
LANDSCAPE DESIGN

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: MAY 6, 2018

SCALE:

DRAWN: YH

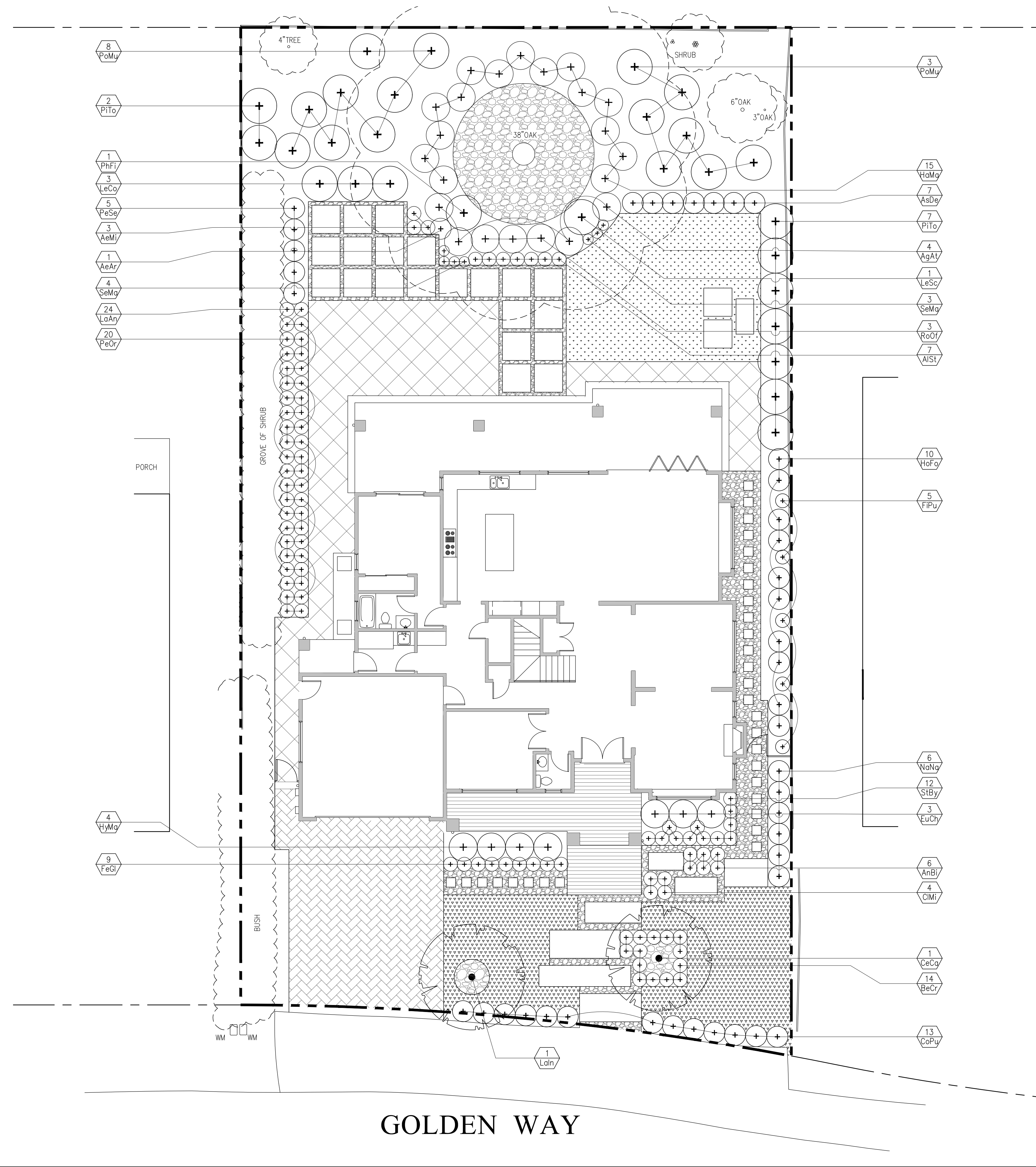
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-1



NEW
RESIDENCE

1085 GOLDEN WAY
LOS ALTOS, CA

YH
LANDSCAPE DESIGN

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: MAY 6, 2018
SCALE: AS SHOWN
DRAWN: YH
JOB:

SHEET TITLE:

PLANTING SCHEDULE
& PLANT PHOTOS

SHEET NO.

TREES



Eastern Redbud, 15' H X 15' W, Growth rate: moderate



Tuscarora Crape Myrtle, 15' H X 15' W, Growth rate: fast

EVERGREEN SCREENING SHRUBS



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

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREES						
CeCa	<i>Cercis canadensis</i>	Eastern Redbud	M	1	24" box	As Shown
Laln	<i>Lagerstroemia indica</i> 'Tuscarora'	Tuscarora Crape Myrtle	L	1	24" box	As Shown
SHRUBS						
CoPu	<i>Coleonema pulchrum</i> 'Compacta'	Pink Breath of Heaven	M	13	15 gal.	3' O.C.
HyMa	<i>Hydrangea macrophylla</i>	Bigleaf Hydrangea	M	4	15 gal.	4' O.C.
LaAn	<i>Lavandula angustifolia</i>	English Lavender	L	24	15 gal.	2' O.C.
LeSc	<i>Leptospermum scoparium</i> 'Ruby Glow'	New Zealand Tea Tree	M	1	15 gal.	4' O.C.
LeCo	<i>Leucospermum cordifolium</i>	Nodding Pincushion	L	3	15 gal.	4' O.C.
NaNa	<i>Nandina domestica</i> 'Nana Purpurea'	Dwarf Sacred Bamboo	M	6	15 gal.	3' O.C.
PITo	<i>Pittosporum tobira</i>	Japanese Mock Orange	L	9	15 gal.	5' O.C.
RoOf	<i>Rosmarinus officinalis</i> 'Benenden Blue'	Rosemary	L	3	15 gal.	3' O.C.
PERENNIAL and GROUNDCOVER						
AeAr	<i>Aeonium arboreum</i> zwartkop	Zwartkop Aeonium	L	1	15 gal	3' O.C.
AeMi	<i>Aeonium</i> 'Mint Saucer'	Mint Saucer Aeonium	L	3	5 gal	2' O.C.
AgAt	<i>Agave attenuata</i>	Fox Tail Agave	L	4	15 gal.	4' O.C.
AlSt	<i>Aloe striata</i>	Coral Aloe	L	7	15 gal.	2' O.C.
AnBi	<i>Anigozanthos</i> 'Big Red'	'Big Red' Kangaroo Paw	L	6	15 gal.	3' O.C.
AsDe	<i>Asparagus densiflorus</i>	Foxtail Fern	M	7	15 gal.	4' O.C.
BeCr	<i>Bergenia crassifolia</i>	Winter-blooming Bergenia	M	14	5 gal.	2' O.C.
CiMi	<i>Clivia miniata</i>	Clivia	M	4	5 gal.	2' O.C.
EuCh	<i>Euphorbia characias</i> 'wulfenii'	Euphorbia	L	3	5 gal.	4' O.C.
FeGl	<i>Festuca glauca</i> 'Elijah Blue'	'Elijah Blue' Fescue	L	9	5 gal.	2' O.C.
HaMa	<i>Hakonechloa macra</i>	Golden Japanese Forest Grass	M	15	15 gal.	4' O.C.
HoFo	<i>Hosta fortunei</i>	Plantain Lily	M	10	5 gal.	3' O.C.
LiNo	<i>Lippia nodiflora</i> L. 'Kurapia'	Kurapia	L	606 SF	Sod	
PeOr	<i>Pennisetum orientale</i>	Fountain Grass	M	20	15 gal.	3' O.C.
PeSe	<i>Pennisetum setaceum</i> 'Rubrum'	Purple Fountain Grass	M	5	15 gal.	3' O.C.
PhFi	<i>Phormium</i> 'Firebird'	'Firebird' New Zealand Flax	L	1	15 gal.	5' O.C.
PoMu	<i>Polystichum munitum</i>	Western Sword Fern	M	11	15 gal.	5' O.C.
SeMa	<i>Senecio Mandralscae</i>	Blue Chalk Sticks	L	7	5 gal.	18" O.C.
StBy	<i>Stachys byzantina</i> 'Silver Carpet'	Lamb's Ears	M	12	5 gal.	2' O.C.
Sod	-----	Sod Lawn	H	549 SF		
VINE						
FIPu	<i>Ficus pumila</i>	Creeping Fig	M	5	5 gal.	4' O.C.

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