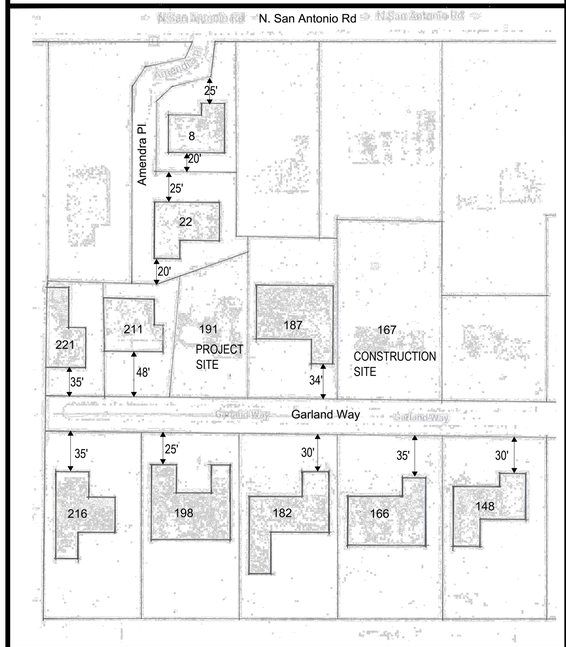
BLOCK MAP



VICINITY MAP

PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2180.67 square feet (19.5 %)	3068.15 square feet (28.3 %)	3252.6 square feet (30 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 2120.67 sq ft 2nd Flr: – sq ft **Total:** 2120.67 **sq ft** (19.6 %)	1st Flr: 2646.6 sq ft 2nd Flr: 1146.93 sq ft **Total:** 3793.53 **sq ft** (34.9 %)	3794.7 square feet (35 %)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 22 feet 34.2 feet 5.83 feet/ – feet 4.5 feet/ – feet	 25 feet 45 feet 10 feet/21.5feet 12.3 feet/22.5feet	 25 feet 25 feet 10 feet/17.5feet 10 feet/17.5feet
HEIGHT:	15 feet	25.3 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	1534.67 square feet	1822.01 square feet	3356.68 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	586 square feet	-149.14 square feet	436.86 square feet

LOT CALCULATIONS

NET LOT AREA:	10842 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	710 square feet (34 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1253 sq ft Existing softscape (undisturbed) area: 0 sq ft New softscape (new or replaced landscaping) area: 5610 sq ft *Sum of all three should equal the site's net lot area*

SHEET INDEX

GENERAL PROJECT INFORMATION

APN	167-30-023
ZONE`	R1-10
BUILDING OCCUPANCY GROUPS	R3 & U
TYPE OF CONSTRUCTION	V-B
STORIES	1
AUTOMATIC SPRINKLERS	YES

LOT COVERAGE SUMMARY:

LOT AREA	10,842.75 SQ. FT.
FIRST FLOOR	2,209.75 SQ. FT.
GARAGE	436.85 SQ. FT.
FRONT PORCH	147.58 SQ. FT.
BACK PORCH	273.97 SQ. FT.
TOTAL	3,068.15 SQ. FT. 28.3 %
ALLOWABLE	3,252.80 SQ. FT. 30.0 %

FLOOR AREA SUMMARY:

FIRST FLOOR	2,209.75 SQ. FT.
SECOND FLOOR	1,146.93 SQ. FT.
GARAGE	436.85 SQ. FT.
TOTAL FLOOR AREA	3,793.53 SQ. FT.
ALLOWABLE FLOOR AREA	3,794.70 SQ. FT.

NEW TWO STORY HOUSE WITH AN ATTACHED TWO CAR GARAGE.

OWNER	GREG XIONG
SURVEYOR/	ED WU 2625 MIDDLEFIELD ROAD PALO ALTO, CA 94306 650.823.6466 ED@WECENG.COM
ARBORIST	KEVIN KIELTY SAN MATEO, CA 94403 650.515.9783 KKARBOR0476@YAHOO.COM
LANDSCAPE ARCHITECT	W. JEFFREY HEID 6179 ONEIDA DR. SAN JOSE, CA 95123 408.691.5207 WWW.WJEFFREYHEIDLANDSCAPEARCHITECT.COM
ARCHITECT	KOHLER ARCHITECTS INC. 721 COLORADO AVENUE SUITE 102 PALO ALTO, CA 94303 650.328.1086

REVISIONS	BY
11.02.18	

LICENSED ARCHITECT
ROGER K KOHLER
C7334
REN: APRIL 2019
STATE OF CALIFORNIA

KOHLER ARCHITECTS INC
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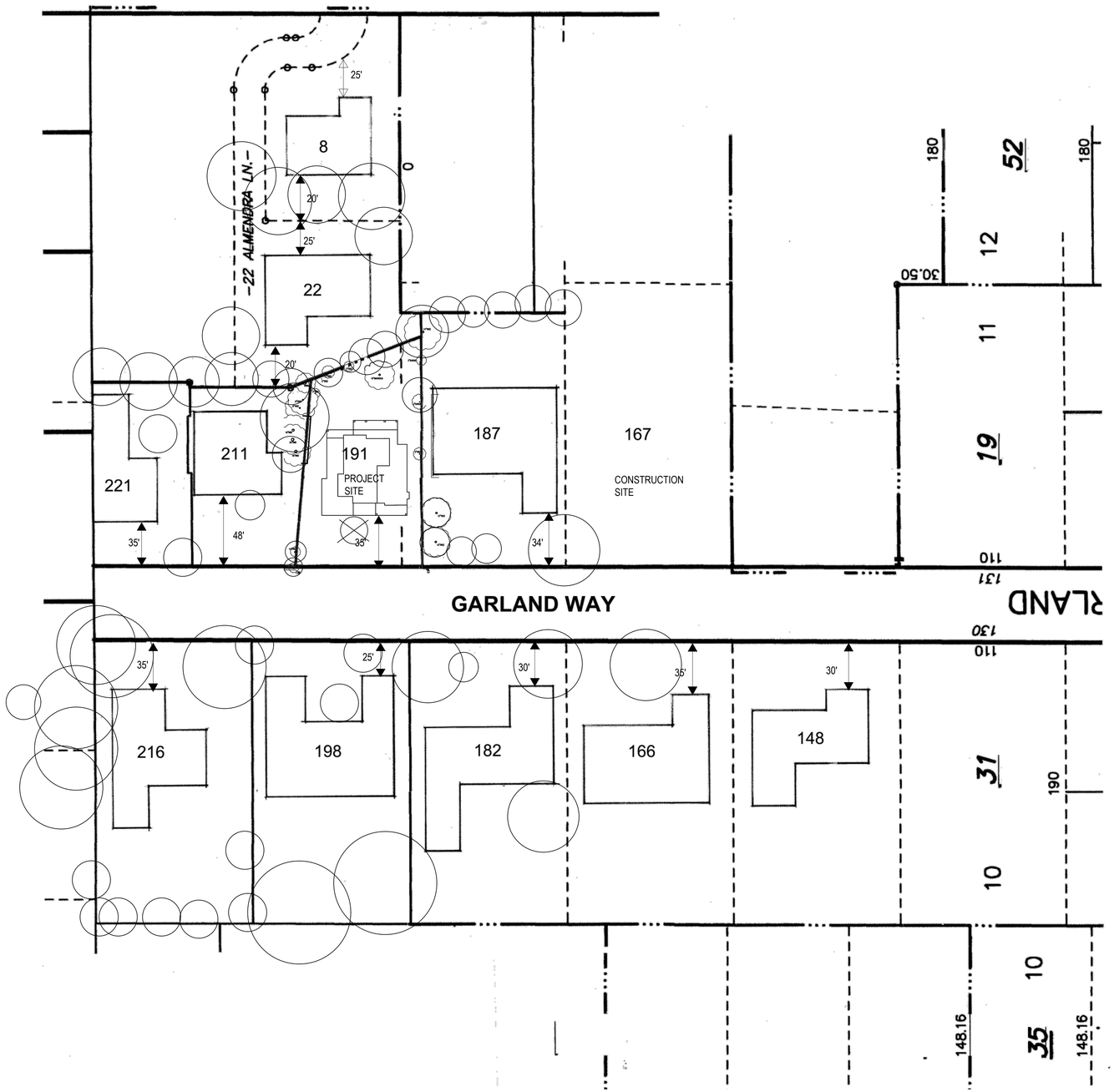
NEW RESIDENCE FOR:
GREG XIONG
191 GARLAND AVENUE
LOS ALTOS, CALIFORNIA

TITLE PAGE

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	1/4"=1'-0"
JOB NO.	191 GARLAND AVE.
SHEET	**TP**
OF	SHEETS



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LOS ALTOS, CALIFORNIA

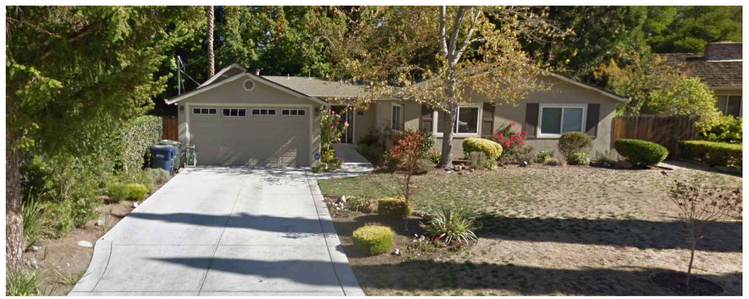
NEIGHBORHOOD CONTEXT MAP

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	40'=1'-0"
JOB NO.	191 GARLAND AVE.
SHEET	NM
OF	SHEETS

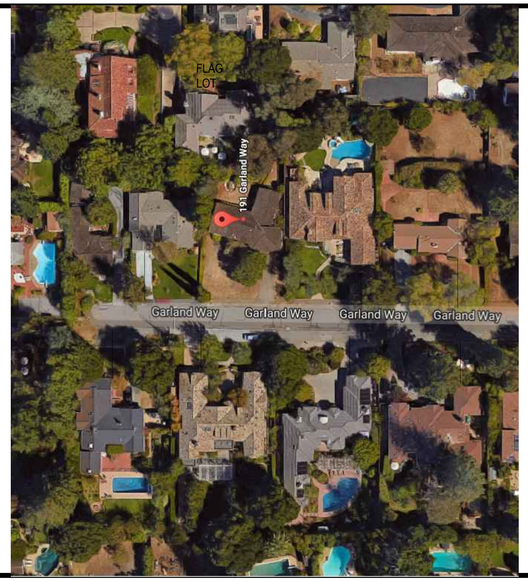
22 ALMENDRA LANE

8 ALMENDRA LANE

STREETSCAPE AT N. SAN ANTONIO ROAD

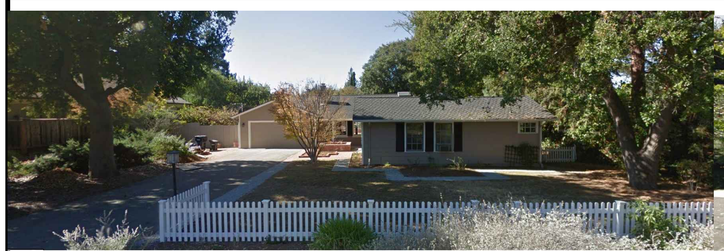


211 GARLAND WAY



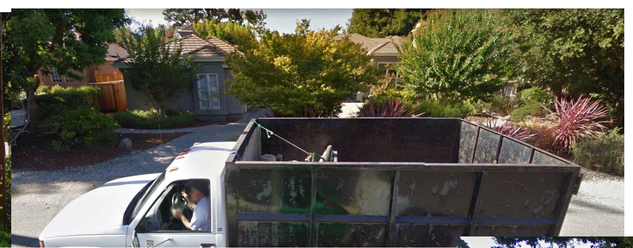
187 GARLAND WAY

STREETSCAPE AT GARLAND WAY ACROSS THE SITE



216 GARLAND WAY

198 GARLAND WAY



182 GARLAND WAY

166 GARLAND WAY

REVISIONS	BY
11.02.18	

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NEW RESIDENCE FOR:
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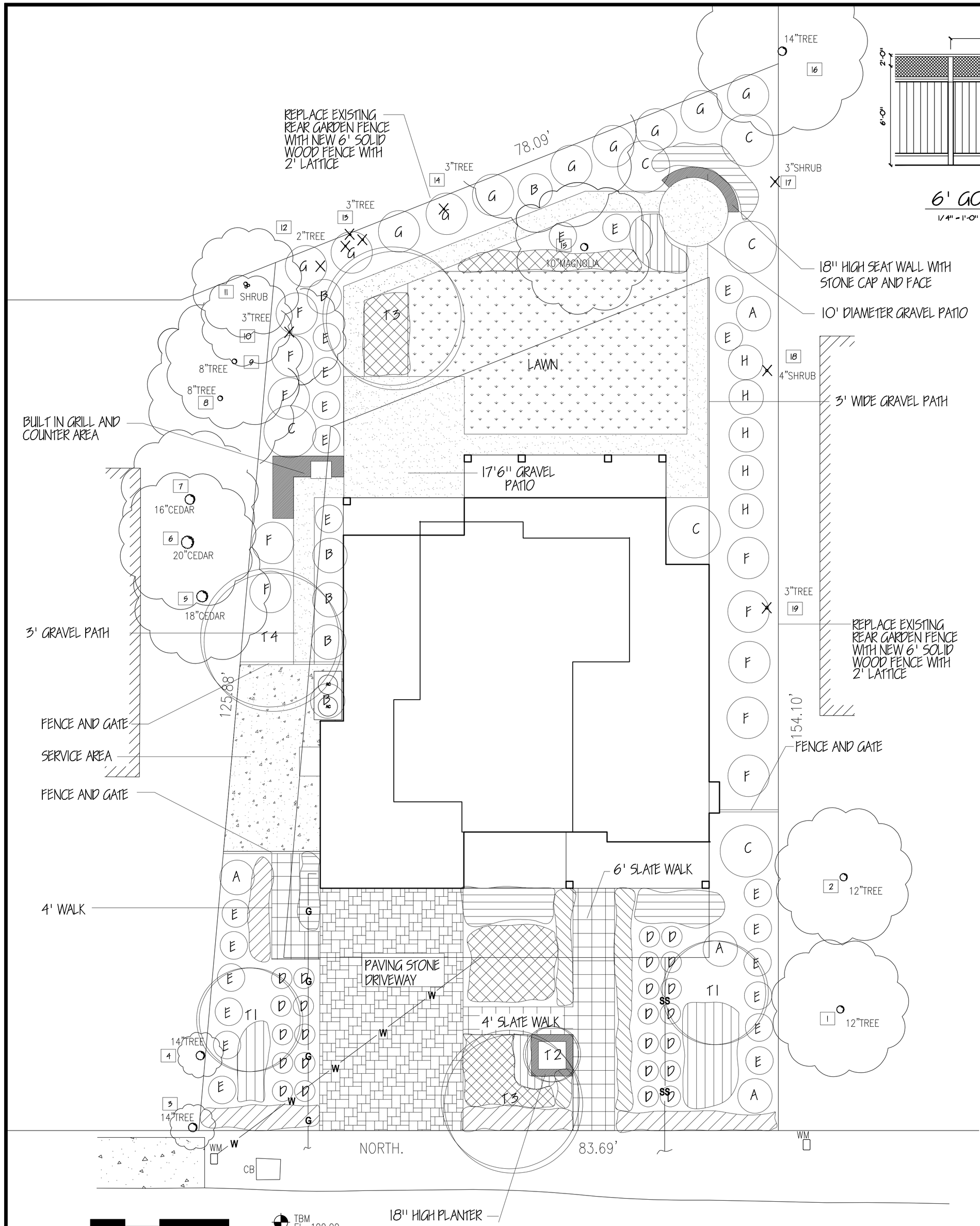
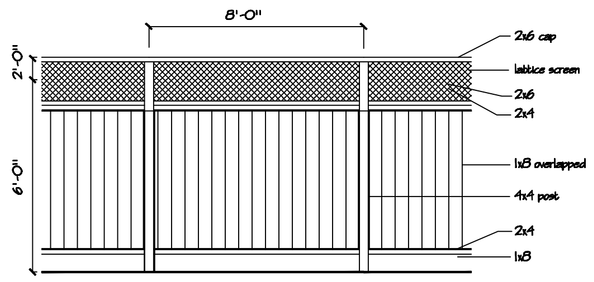
191 GARLAND WAY
LOS ALTOS, CALIFORNIA

NEIGHBORHOOD STUDY

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	
JOB NO.	191 GARLAND WAY
SHEET	NS
OF	SHEETS





6' GOOD NEIGHBOR FENCE
1/4" = 1'-0" W/ 2' LATTICE

MASTER/ PLANTING PLAN
1/8" = 1'-0"

PLANT LEGEND AND NOTES

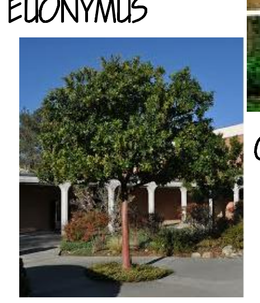
Symbol	Species - Mature Height	Size	Number	Water	WUCOLS
	Sod lawn - 100% dwarf fescue			high	.7
	Tulbaghia violacea @ 24" oc	1 gallon		low	.3
	Achillea Moonshine/ Yarrow @ 30" oc	1 gallon		low	.3
	Helictotrichon/ Blue Oat Grass @ 36" oc	1 gallon		low	.3
	Chondropetalum tectorum/ Cape Rush @ 36" oc	1 gallon		low	.3
	Carex divulsa/ Berkeley Sedge @ 36" oc	1 gallon		low	.3
A	Phormium Apricot Queen/ Flax	5 gallon		low	.3
B	Pittosporum Wheelers Dwarf	5 gallon		low	.3
C	Cotinus coqaygria Golden Spirit/ Smoke Tree	15 gallon		low	.3
D	Lavandula Grosso/ Lavendar	5 gallon		low	.3
E	Lomandra Breeze	5 gallon		low	.3
F	Loropetalum Suzanne	5 gallon		low	.3
G	Pittosporum tenufolium - 15' ht.	15 gallon		low	.3
H	Euonymus japonicus - 8' ht.	15 gallon		low	.3
T-1	Olea europa Swan Hill/ Olive - 25' ht.	36" box		low	.3
T-2	Lagestroemia Tuscorora multi/ Crape Myrtle - 20' ht.	24" box		low	.3
T-3	Pistachia chinensis Keith Davey/ Chinese Pistache - 30' ht.	24" box		low	.3
T-4	Arbutus Marina/ Strawberry Tree - 25' ht.	24" box		low	.3

1) Protect existing trees to remain from damage throughout construction.
2) Thoroughly prepare soil prior to planting. Break up compacted soils due to construction of residence.
3) Incorporate 4 cu of compost per 1000 sf, 6" into native soil.
4) Verify placement of all proposed plant material.
5) Spread 3" of approved earth tone, wood chip mulch after planting.
6) I have complied with the criteria of the water efficient landscape ordinance and applied them for the efficient use of water in the landscape.


TULBAGHIA ACHILLEA HELICTOTRICHON CHONDROPETALUM CAREX PHORMIUM


PITTOSPORUM COTINUS LAVANDULA LOMANDRA LOROPETALUM


PITTOSPORUM EUONYMUS


ARBUTUS


OLEA LAGESTROEMIA PISTACHIA

W. Jeffrey Heid
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San Jose, California 95123

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email wjheidasla@comcast.net

REVISED 8/9/18
REVISED 10/22/18
REVISED 10/31/18
REVISED 11/5/18

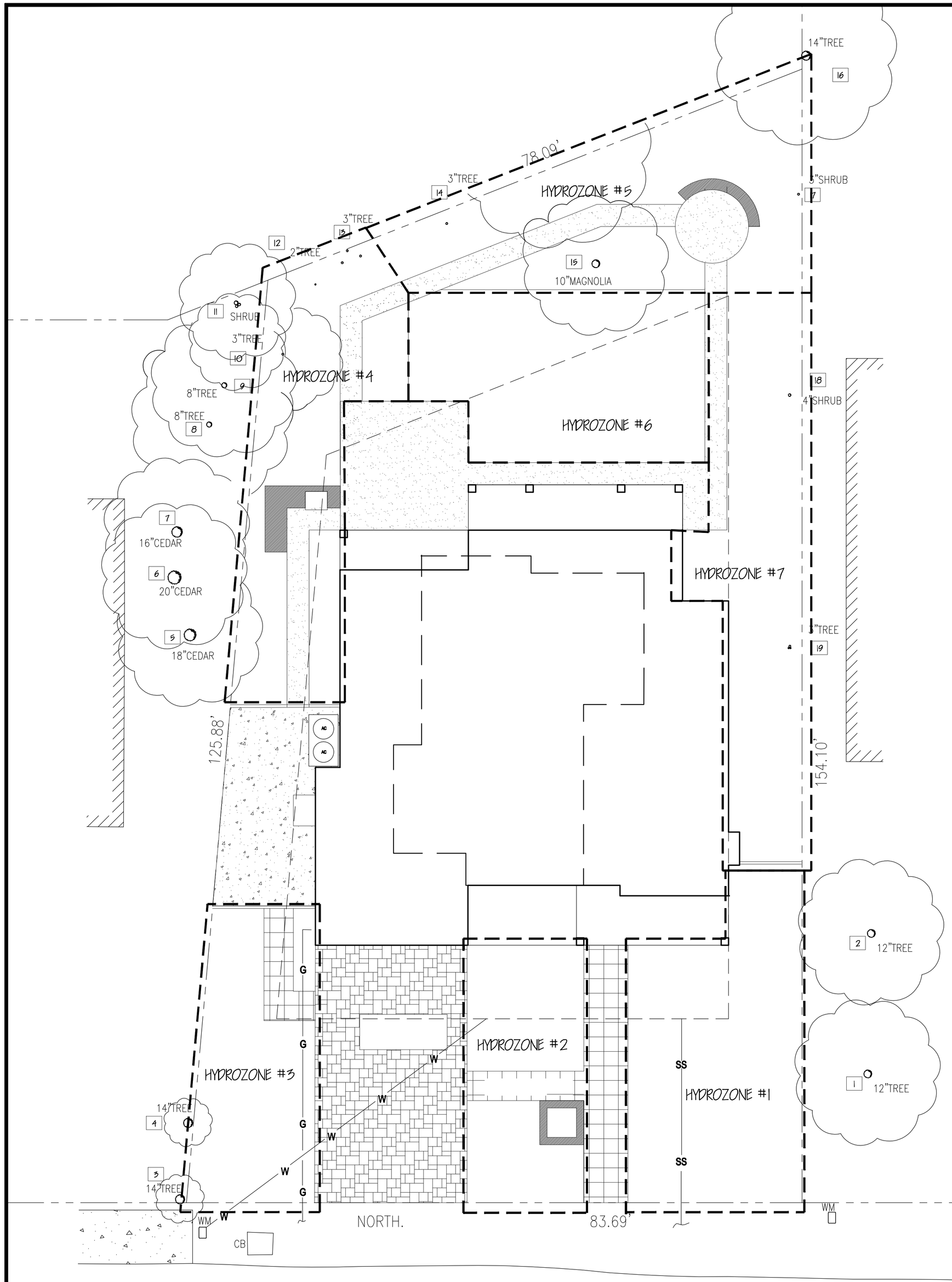
REGISTERED LANDSCAPE ARCHITECT
No. 2235
EXPIRATION DATE: 08/30/2019
STATE OF CALIFORNIA

XIONG RESIDENCE

for:
GREG XIONG
191 GARLAND AVENUE
LOS ALTOS, CA. 95124

MASTER/ PLANTING PLAN

date: 8/3/18
scale: NOTED
drawn by: WJH
job no. 21859
sheet
L1
of shts



HYDROZONE PLAN

1/8" = 1'-0"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$)		43	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low	0.3	Drip	0.81	0.37	940	348	9282
#2 low	0.3	Drip	0.81	0.37	495	183	4888
#3 low	0.3	Drip	0.81	0.37	545	202	5381
#4 low	0.3	Drip	0.81	0.37	680	252	6714
#5 low	0.3	Drip	0.81	0.37	920	341	9084
#6 high lawn	0.7	Overheac	0.75	0.93	845	789	21026
#7 low	0.3	Drip	0.81	0.37	830	307	8195
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	5255	2422	64571
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	64571
						Maximum Allowed Water Allowance (MAWA)[e]	77054

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2422
Total Area	5255
Average ETAF	0.46

All Landscape Areas	
Total ETAF x Area	2422
Total Area	5255
Average ETAF	0.46

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

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REVISED 8/9/18
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REVISED 11/5/18

REGISTERED LANDSCAPE ARCHITECT
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Signature
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for:
GREG XIONG
191 GARLAND AVENUE
LOS ALTOS, CA. 95124

HYDROZONE PLAN

date: 8/3/18
scale: NOTED
drawn by: WJH
job no. 21859
sheet
L 2
of shts

SITE PLAN LEGEND

SITE PLAN LEGEND:

——— ———	PROPERTY LINE
— — — — —	SETBACK LINE
[- - - -]	EXISTING STRUCUTRE TO BE REMOVED
[ ]	NEW FIRST FLOOR
[ ]	NEW SECOND FLOOR
16"TREE	TREE: TRUNK DIAMETER IN INCHES
×	TREE TO BE REMOVED
x 23.2	EXISTING SPOT ELEVATION

FLOOR AREA

LOT COVERAGE SUMMARY:

LOT AREA	10,842.75 SQ. FT.
FIRST FLOOR	2,209.75 SQ. FT.
GARAGE	436.85 SQ. FT.
FRONT PORCH	147.58 SQ. FT.
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TOTAL	3,068.15 SQ. FT. 28.3%
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FLOOR AREA SUMMARY:

FIRST FLOOR	2,209.75 SQ. FT.
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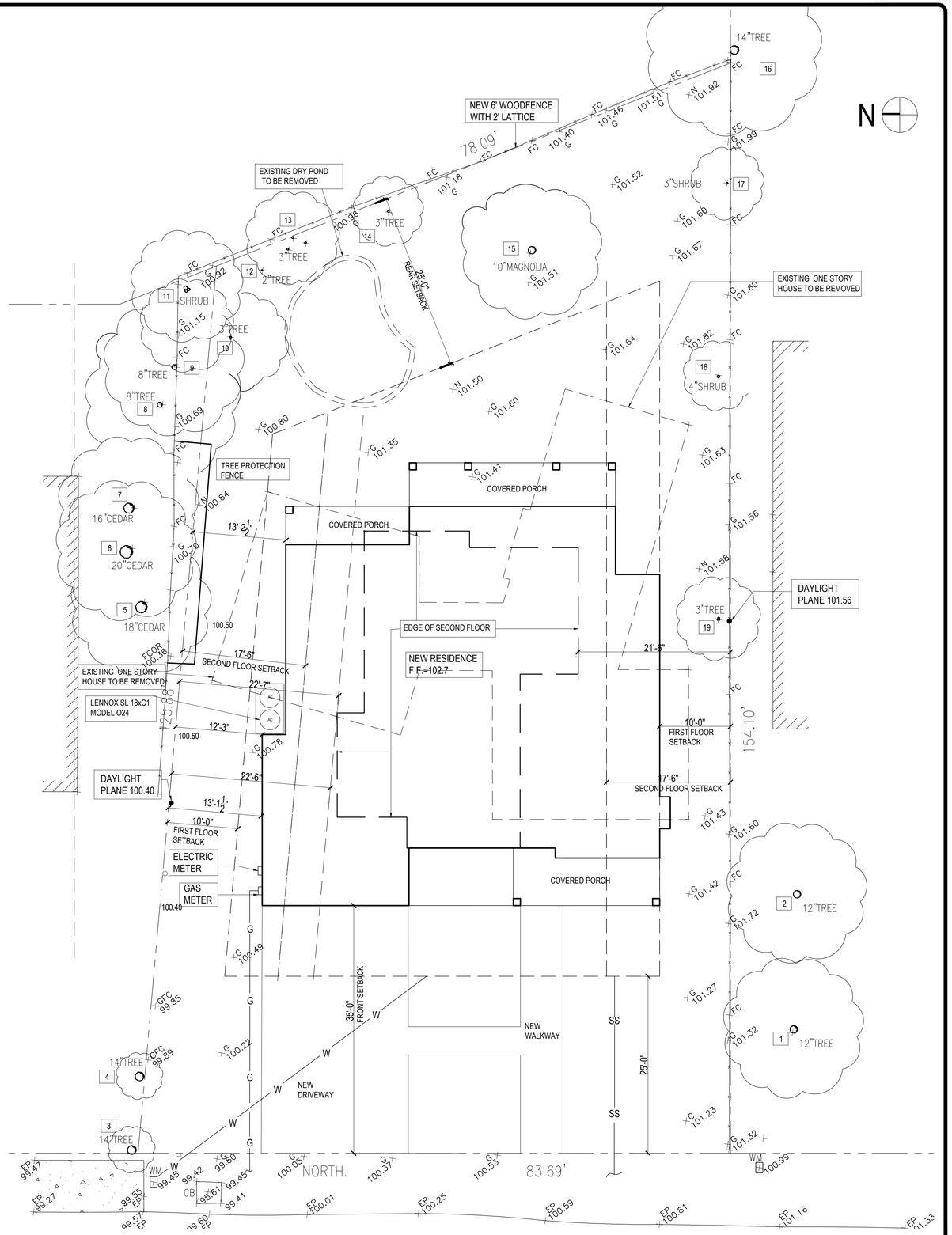
TOTAL FLOOR AREA	3,793.53 SQ. FT.
ALLOWABLE FLOOR AREA	3,794.70 SQ. FT.

TREE TABLE

TREE#	SPECIES	DBH		
1*	OLIVE	12EST		TREE TO BE REMAIN
2*	OLIVE	12EST		TREE TO BE REMAIN
3*	ITALIAN CYPRESS	14EST		TREE TO BE REMAIN
4*	ITALIAN CYPRESS	14EST	(CUPRESSUS SEMPERVIRENS)	TREE TO BE REMAIN
5*P	INCENSE CEDAR	18EST	(CALOCEDRUS DECURRENS)	TREE TO BE REMAIN
6*P	INCENSE CEDAR	20EST	(CALOCEDRUS DECURRENS)	TREE TO BE REMAIN
7*P	INCENSE CEDAR	16EST	(CALOCEDRUS DECURRENS)	TREE TO BE REMAIN
8*	BLACK ACACIA	8EST	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
9*	BLACK ACACIA	8EST	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
10	BLACK ACACIA	3.7	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
11	PITTOSPORUM	10@BASE		TREE TO BE REMAIN
12	BLACK ACACIA	2.0	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
13	BLACK ACACIA	3.0	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
14	BLACK ACACIA	3.0	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
15	MAGNOLIA	10.4	(MAGNOLIA GRANDIFLORA)	TREE TO BE REMAIN
16*	BLACK ACACIA	14EST	(ACACIA MELANOXYLON)	TREE TO BE REMAIN
17	PRIVET	6.0@BASE	(LIGUSTRUM JAPONICUM)	TREE TO BE REMAIN
18	PRIVET	6.0@BGASE	(LIGUSTRUM JAPONICUM)	TREE TO BE REMAIN
19	CHERRY	6.0@BASE	(PRUNUS SPP.)	TREE TO BE REMAIN



SITE PLAN

1/8"=1'-0"

REVISIONS	BY
11.02.18	

LICENSED ARCHITECT — ROGER K.KOHLER #C7334 REN: APRIL 2019 — STATE OF CALIFORNIA

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NEW RESIDENCE FOR:
GREG XIONG
191 GARLAND AVENUE
LOS ALTOS, CALIFORNIA

SITE PLAN

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	1/4"= 1'-0"
JOB NO.	191 GARLAND AVE.
SHEET	A1
OF	SHEETS

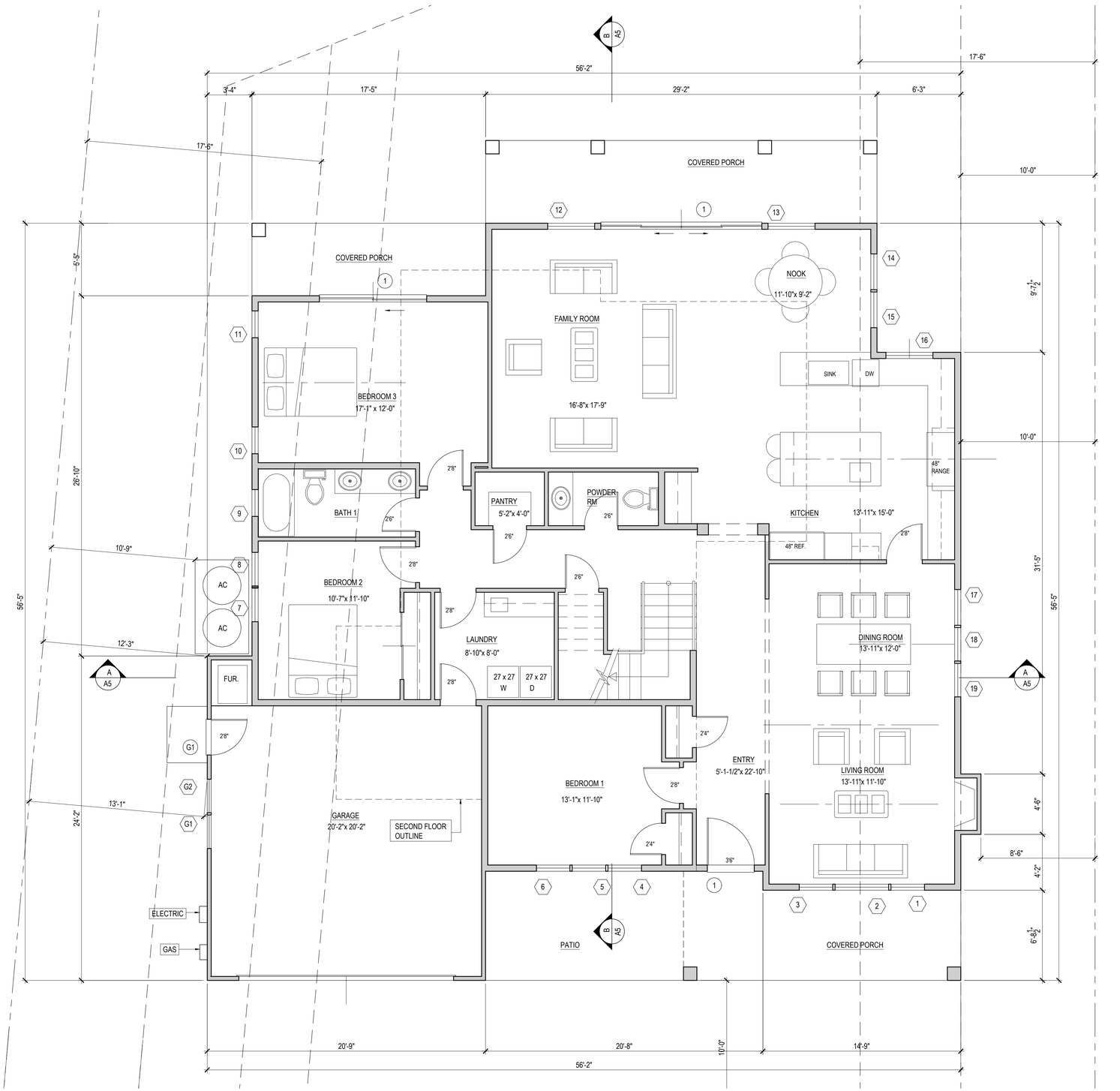
Feature	SL18XC1 Air Conditioner
Energy Efficiency	Up to 18.50 SEER
Stages of Cooling	Single-Stage
Sound Rating	As low as 65 dB
SilentComfort™ Technology	✔
Solar-Ready Design	✔
ENERGY STAR® Certified	✔
Environmentally Responsible	R-410A refrigerant and Solar Ready
Cabinet	PermaGuard™ Cabinet and SmartHinge™ Louver Design
On-board Diagnostics	iComfort®-enabled technology
Full Line of Scroll Compressors	✔

191 GARLAND WAY WINDOW, SKYLIGHT AND EXTERIOR DOOR SCHEDULE

WINDOW	LOCATION	WIDTH INCHES	HEIGHT INCHES	AREA SQ. FT.	OPERATION	TOP OF WINDOW	SPECIAL REQUIREMENTS	COMMENTS
	FIRST FLOOR							
1	LIVING ROOM	30	72	15.0	CASEMENT	8'-0"		
2	LIVING ROOM	48	72	24.0	FIXED	8'-0"		
3	LIVING ROOM	30	72	15.0	CASEMENT	8'-0"		
4	BEDROOM 1	30	72	15.0	CASEMENT	8'-0"	EGRESS	
5	BEDROOM 1	30	72	15.0	FIXED	8'-0"		
6	BEDROOM 1	30	72	15.0	CASEMENT	8'-0"		
7	BEDROOM 2	32	66	14.7	CASEMENT	8'-0"	EGRESS	
8	BEDROOM 2	32	66	14.7	CASEMENT	8'-0"		
9	BATH 1	24	42	7.0	CASEMENT	8'-0"	SAFETY	FIBERGLASS
10	BEDROOM 3	24	66	11.0	CASEMENT	8'-0"		
11	BEDROOM 3	24	66	11.0	CASEMENT	8'-0"		
12	FAMILY ROOM	42	96	28.0	FIXED	8'-0"	TEMPERED	SEE NOTE BELOW
13	FAMILY ROOM	42	96	28.0	FIXED	8'-0"	TEMPERED	SEE NOTE BELOW
14	NOOK	32	72	16.0	CASEMENT	8'-0"		
15	NOOK	32	72	16.0	CASEMENT	8'-0"		
16	KITCHEN	42	54	15.8	PR. CAS.	8'-0"		
17	DINING ROOM	30	72	15.0	CASEMENT	8'-0"		
18	DINING ROOM	30	72	15.0	FIXED	8'-0"		
19	DINING ROOM	30	72	15.0	CASEMENT	8'-0"		
20	NOT USED							
	SECOND FLOOR							
21	BEDROOM 4	28	24	4.7	CASEMENT	7'-0"		
22	BEDROOM 4	28	24	4.7	CASEMENT	7'-0"		
23	BEDROOM 4	30	54	11.3	CASEMENT	7'-0"	EGRESS	
24	BEDROOM 4	30	54	11.3	FIXED	7'-0"		
25	BEDROOM 4	30	54	11.3	CASEMENT	7'-0"		
26	BEDROOM 5	30	42	8.8	CASEMENT	6'-8"	EGRESS	
27	BEDROOM 5	30	42	8.8	FIXED	6'-8"		
28	BEDROOM 5	28	24	4.7	CASEMENT	6'-8"		
29	BEDROOM 5	28	24	4.7	CASEMENT	6'-8"		
30	BEDROOM 5	28	24	4.7	CASEMENT	6'-8"		
31	BATH 2	24	30	5.0	CASEMENT	7'-0"	SAFETY	FIBERGLASS
32	MASTER BATH	24	30	5.0	CASEMENT	7'-0"		
33	MASTER BATH	24	30	5.0	CASEMENT	7'-0"	TEMPERED	
34	MASTER BATH	24	30	5.0	CASEMENT	7'-0"	SAFETY	
35	MASTER BATH	48	48	16.0	FIXED	7'-0"	SAFETY	
36	MASTER BEDROOM	30	54	11.3	CASEMENT	7'-0"	EGRESS	
37	MASTER BEDROOM	42	54	15.8	FIXED	7'-0"		
38	MASTER BEDROOM	30	54	11.3	CASEMENT	7'-0"		
39	MASTER BEDROOM	30	24	5.0	CASEMENT	7'-0"		
40	MASTER BEDROOM	30	24	5.0	CASEMENT	7'-0"		
41	MASTER BEDROOM	30	24	5.0	CASEMENT	7'-0"		
42	MASTER BEDROOM	30	24	5.0	CASEMENT	7'-0"		
43	STAIRWAY	30	24	5.0	FIXED	7'-0"	TEMPERED	
44	STAIRWAY	30	24	5.0	FIXED	7'-0"	TEMPERED	
45	STAIRWAY	30	24	5.0	FIXED	7'-0"	TEMPERED	

EXTERIOR DOOR SCHEDULE

1	ENTRY	42	96	28.0	SWING	8'-0"	TEMPERED	SOLID CORE DOOR
2	BEDROOM 3	96	96	64.0	SLIDING	8'-0"	TEMPERED	
3	FAMILY ROOM	144	96	96.0	DB. SLIDER	8'-0"	TEMPERED	4-PANEL DOUBLE SLIDING DOORS
G1	GARAGE	32	96	21.3	SWING	8'-0"	TEMPERED	HALF-LITE



FIRST FLOOR PLAN

REVISIONS	BY
11.02.18	

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REN: APRIL 2019
STATE OF CALIFORNIA

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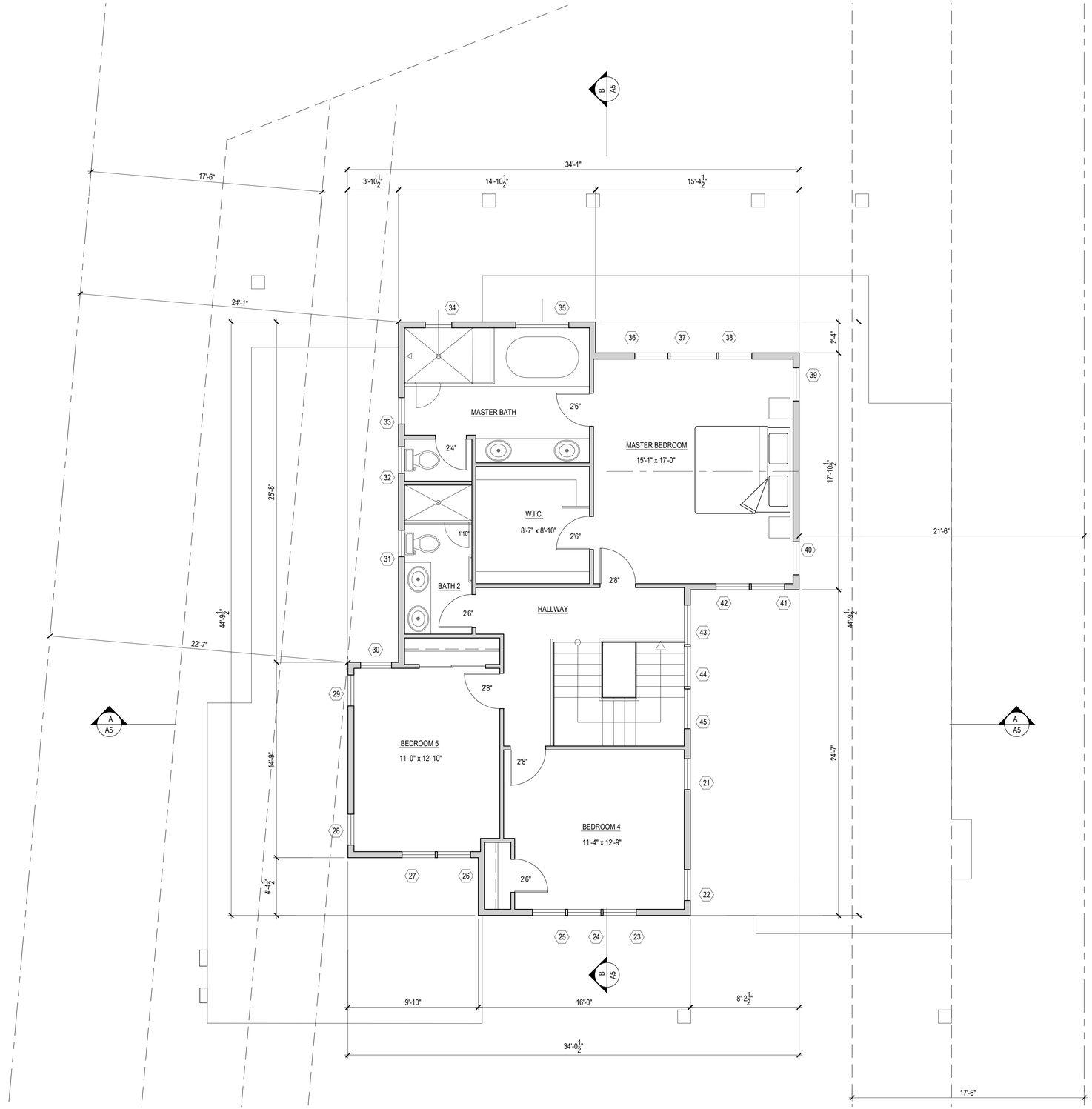
NEW RESIDENCE FOR:
GREG XIONG
191 GARLAND WAY
LOS ALTOS, CALIFORNIA

FIRST FLOOR PLAN

DRAWN: U.D.
CHECKED:
DATE: 08.08.18
SCALE: 1/4"= 1'-0"
JOB NO.: 191 GARLAND WAY
SHEET: **A2**
OF SHEETS



SECOND FLOOR PLAN

1/4"= 1'-0"

REVISIONS	BY
11.02.18	

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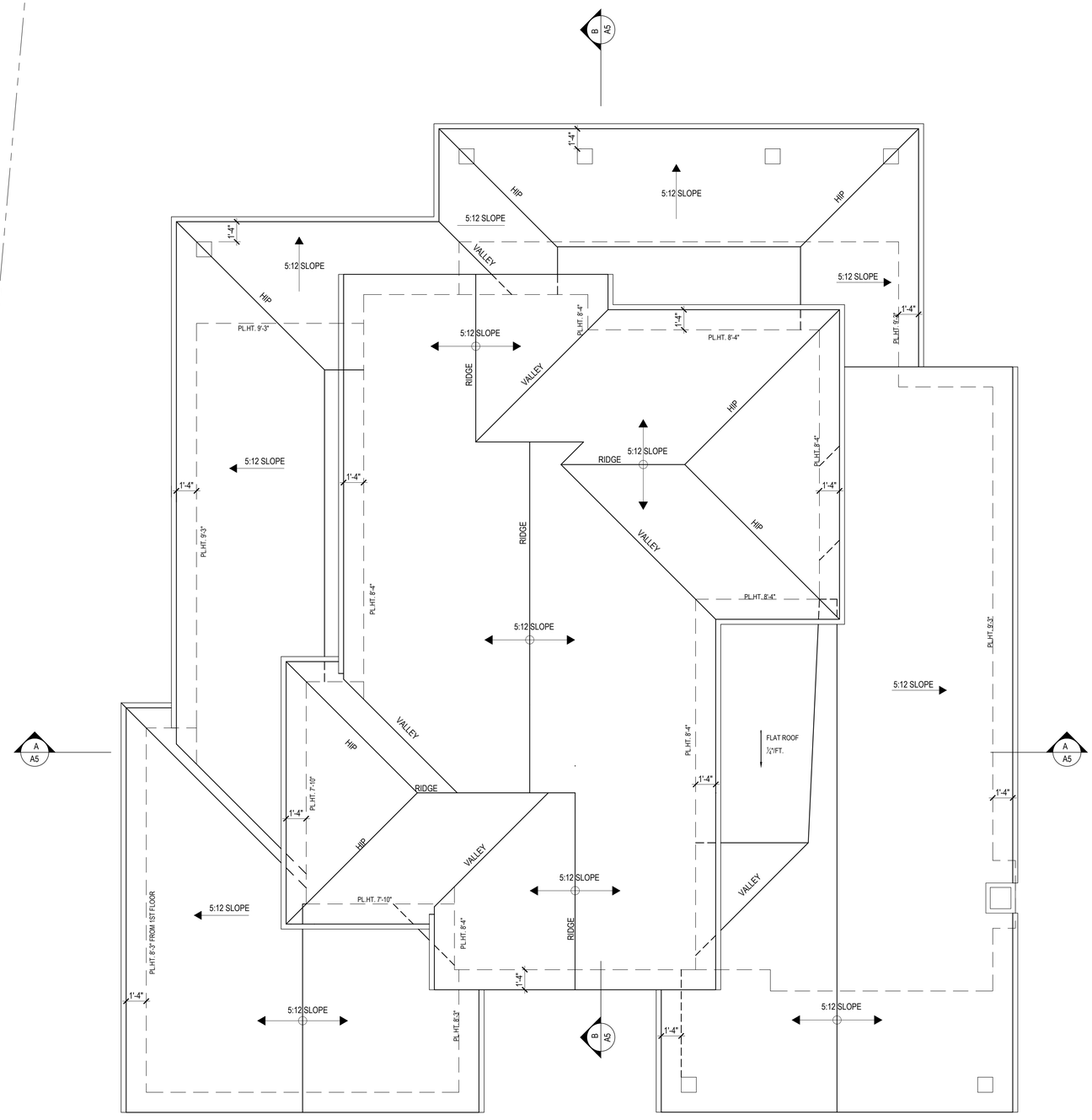
SECOND FLOOR PLAN

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	¼"= 1'-0"
JOB NO.	191 GARLAND WAY
SHEET	A3

OF SHEETS

N



ROOF PLAN

1/4" = 1'-0"

0 1 5 10

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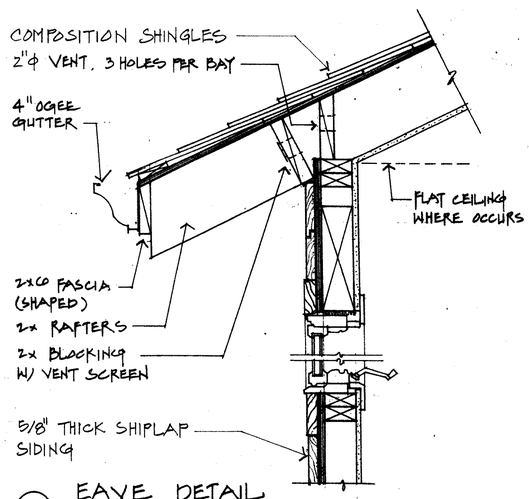
ROOF PLAN

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	1/4"= 1'-0"
JOB NO.	191 GARLAND WAY
SHEET	A4
OF	SHEETS

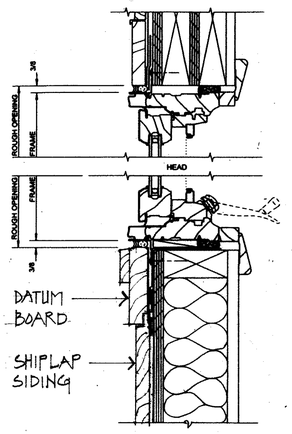
EXTERIOR FINISH SCHEDULE:

ROOF:	COMPOSITION SHINGLES
EXTERIOR WALLS:	PRE-FINISHED HORIZONTAL BOARD (SHIPLAP SIDING)
EXTERIOR COLUMNS:	PAINTED WOOD COLUMNS
EAVES AND TRIM:	PAINTED WOOD
WINDOWS:	CLAD WINDOWS W/ CLEAR INSULATED GLASS W/ APPLIED MUNTIN BARS ON BOTH SIDES
DOORS:	CLAD DOORS
DATUM BORAD:	PAINTED WOOD
GUTTER, SHEET METAL:	PAINTED SHEET METAL
GARAGE DOOR:	PAINTED WOOD CARRIAGE STYLE
DRIVEWAY, PATIO:	CONCRETE PAVERS

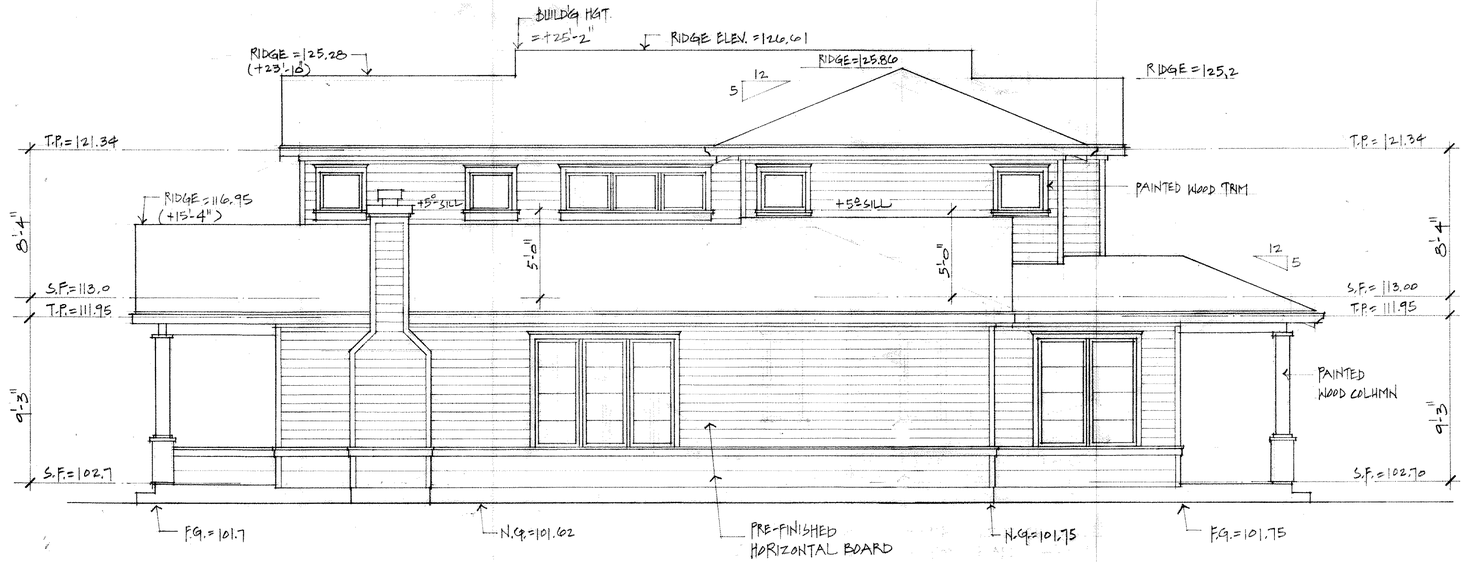


(A) EAVE DETAIL

1½" = 1'-0"



(B) WINDOW DETAIL



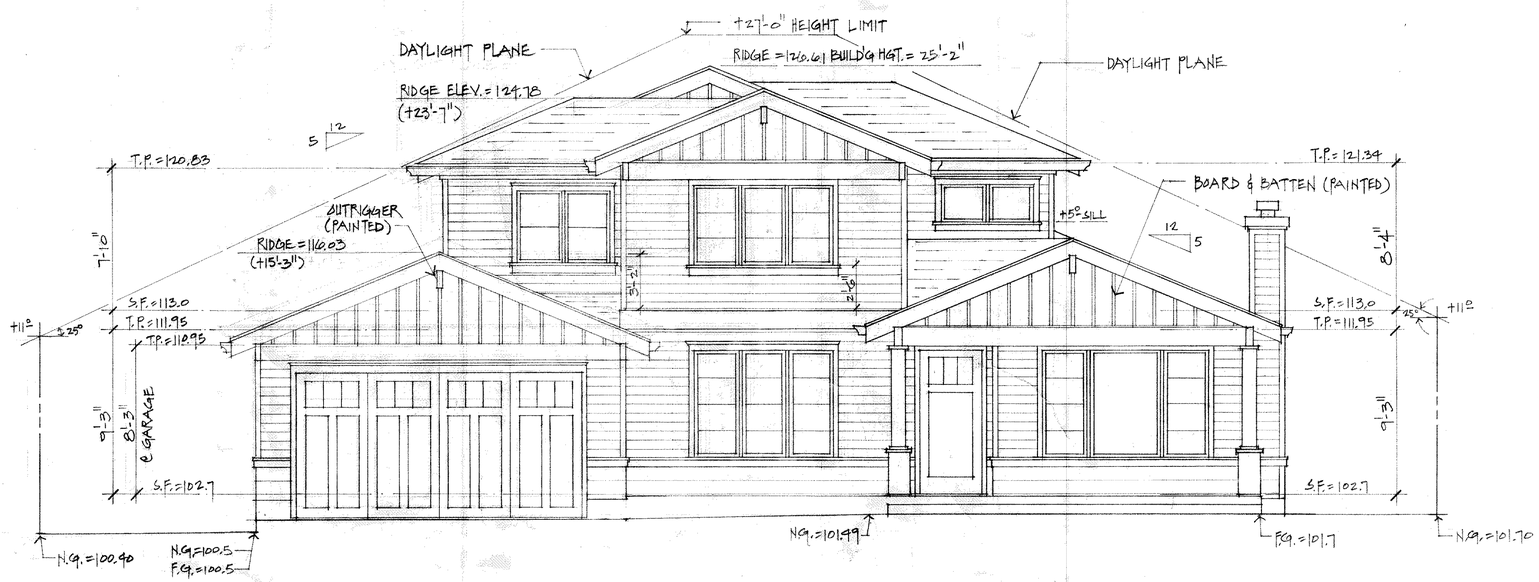
RIGHT SIDE ELEVATION

1/4" = 1'-0"

F.G. = FINISHED GRADE
N.G. = NATURAL GRADE

SCALE FEET

0 1 5 10



FRONT ELEVATION

1/4" = 1'-0"

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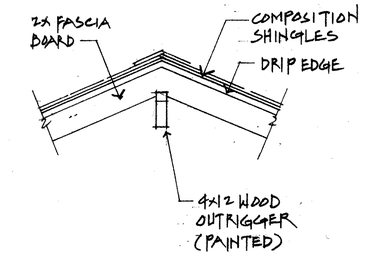
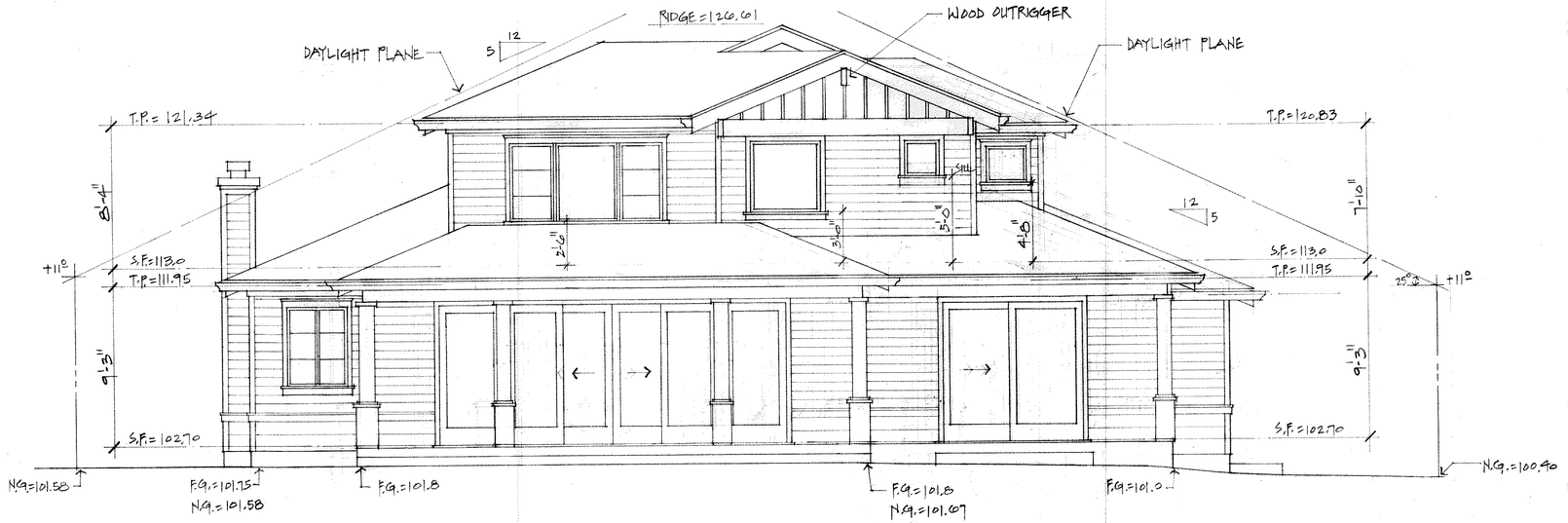
NEW RESIDENCE FOR:
GREG XIONG
191 GARLAND WAY
LOS ALTOS, CALIFORNIA

EXTERIOR ELEVATIONS

DRAWN	
CHECKED	
DATE	8.8.18
SCALE	1/4" = 1'-0"
JOB NO.	191 GARLAND
SHEET	A5
OF	SHEETS



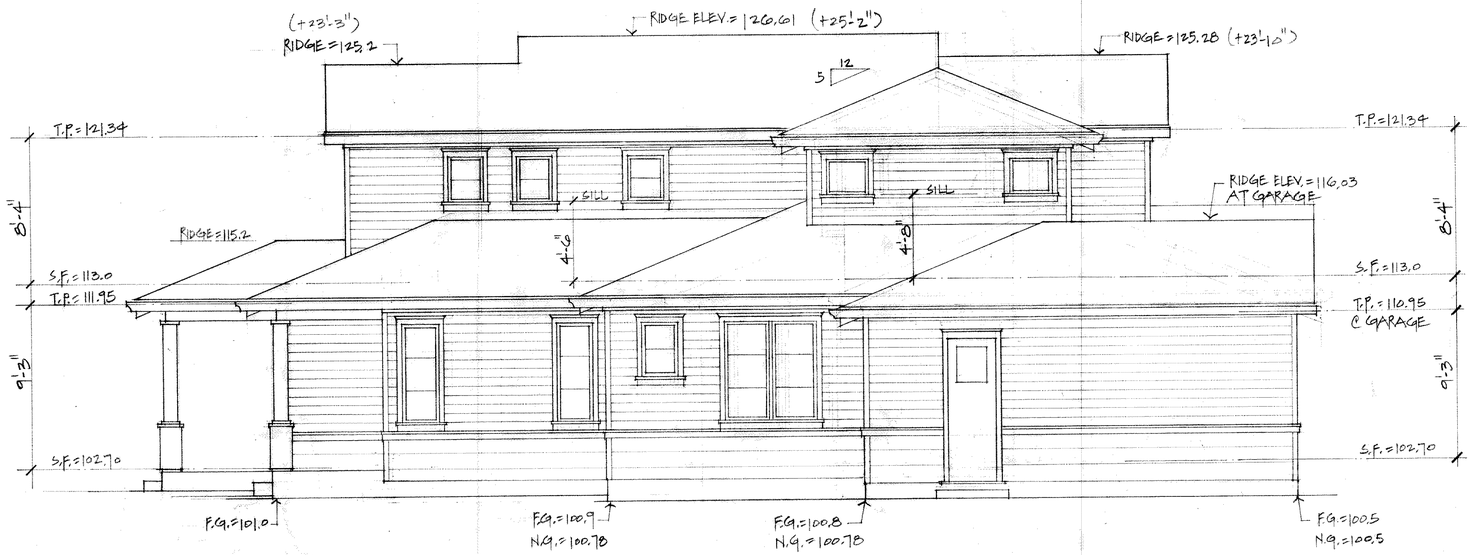
A OUTRIGGER DETAIL
1/2"=1'-0"



F.G. = FINISHED GRADE
N.G. = NATURAL GRADE

REAR ELEVATION
1/4"=1'-0"

SCALE FEET
0 1 5 10



LEFT SIDE ELEVATION
1/4"=1'-0"

REVISIONS	BY
11.2.18	

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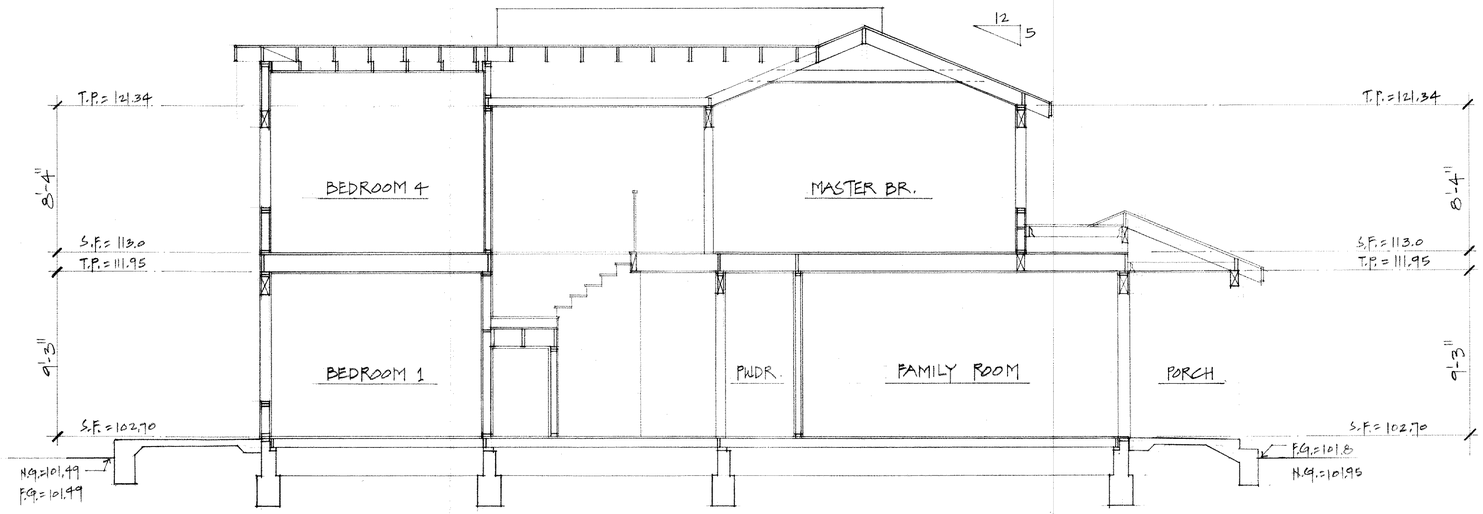
191 GARLAND WAY
LOS ALTOS, CALIFORNIA

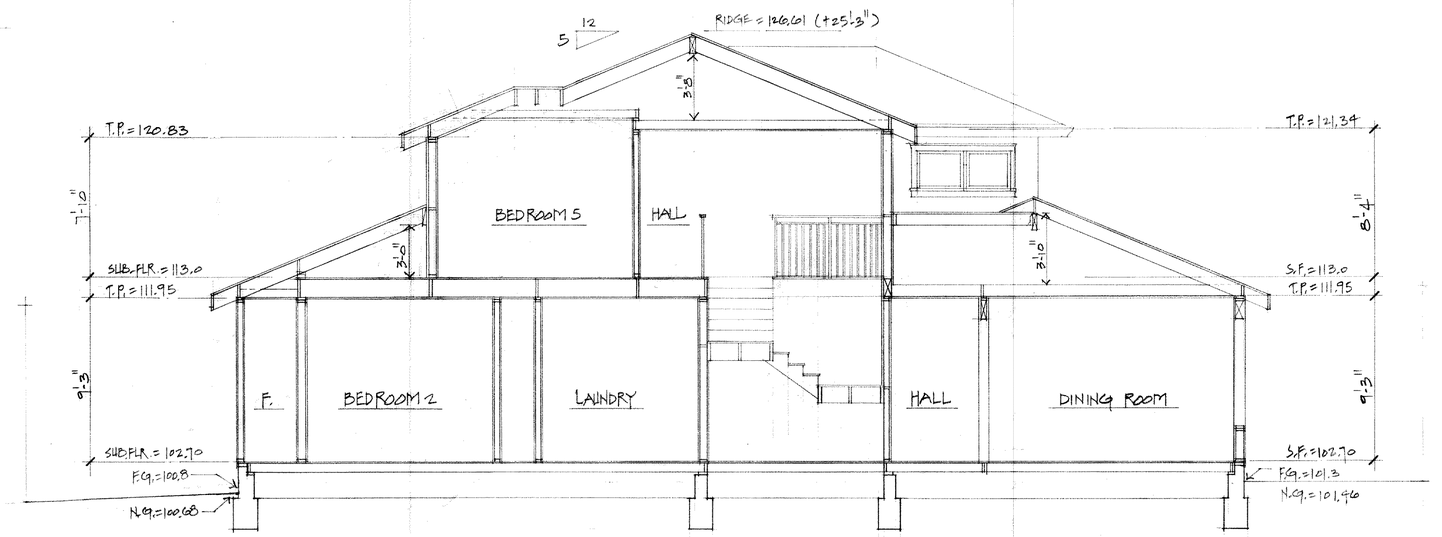
EXTERIOR ELEVATIONS

DRAWN	
CHECKED	
DATE	8.5.18
SCALE	1/4"=1'-0"
JOB NO.	191 GARLAND
SHEET	A6
OF	SHEETS



SECTION B-B'

1/4"=1'-0"



SECTION A-A'

1/4"=1'-0"

SCALE FEET

0 1 5 10

REVISIONS	BY
11·2·18	

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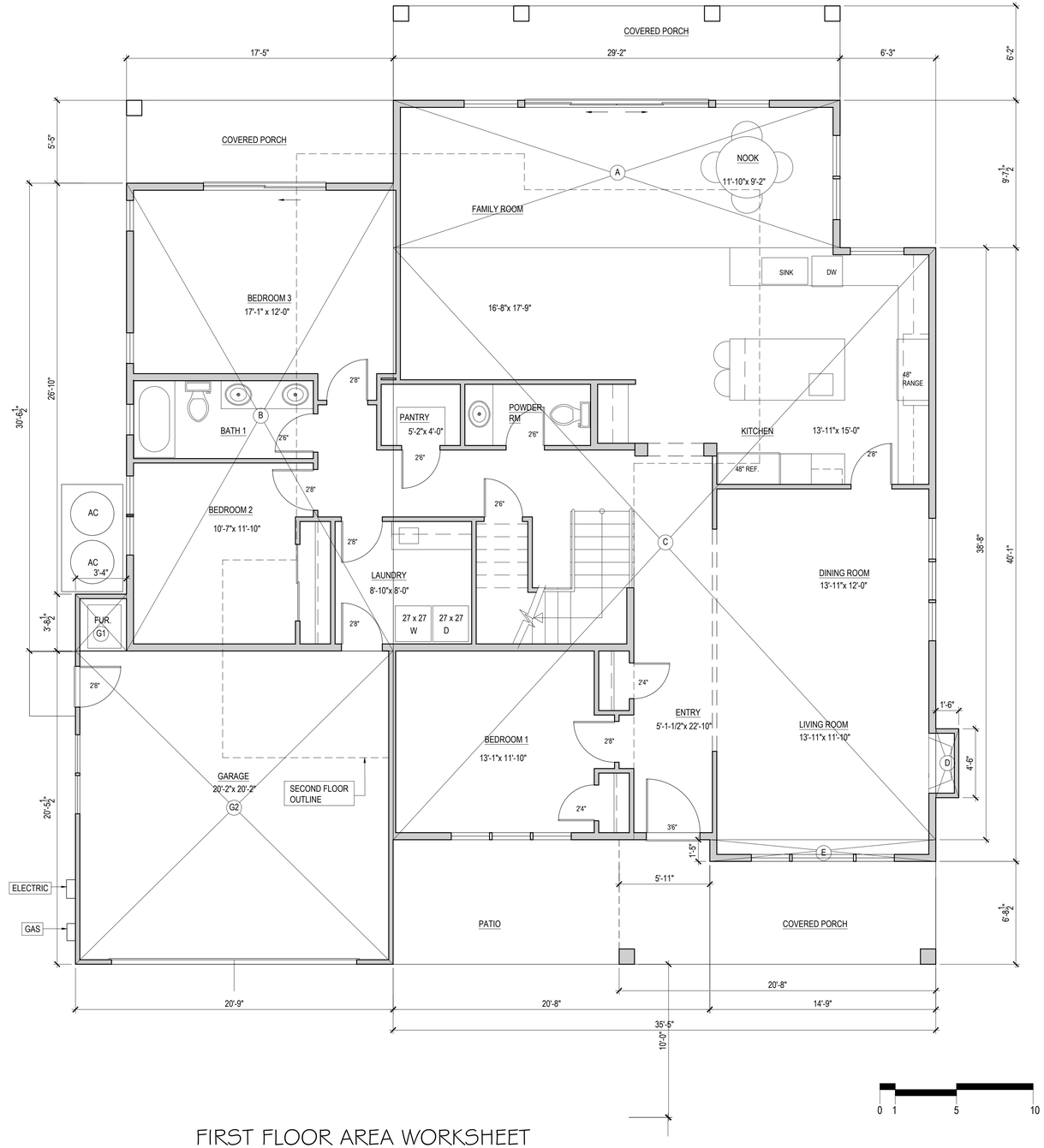
NEW RESIDENCE FOR:
GREG XIONG
191 GARLAND WAY
LOS ALTOS, CALIFORNIA

BUILDING SECTIONS

DRAWN	
CHECKED	
DATE	8·8·18
SCALE	1/4"=1'-0"
JOB NO.	191 GARLAND
SHEET	A7
OF	SHEETS

FLOOR AREA WORKSHEET			
AREA			AREA
1nd FLOOR			
A	29.17	9.63	280.73
B	17.42	30.54	531.92
C	35.42	38.67	1369.45
D	1.50	4.50	6.75
E	14.75	1.42	20.90
F	0.00	0.00	0.00
TOTAL			2209.75
G1	3.33	3.71	12.36
G1	20.75	20.46	424.50
TOTAL			436.86
TOTAL FLOOR AREA			2646.61



FIRST FLOOR AREA WORKSHEET

1/4"= 1'-0"

REVISIONS	BY
11.02.18	

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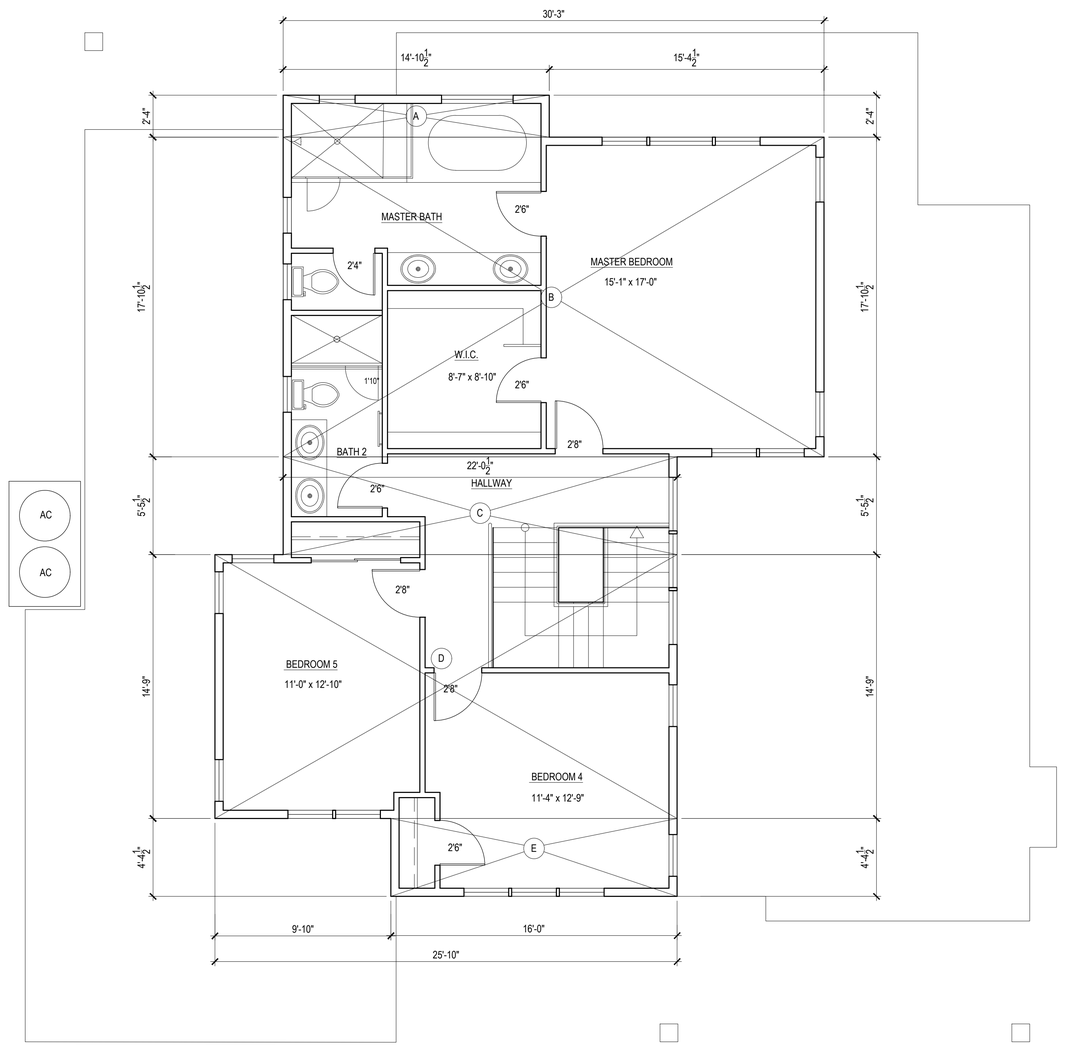
LOS ALTOS, CALIFORNIA

FLOOR AREA WORKSHEET
FIRST FLOOR PLAN

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	1/4"= 1'-0"
JOB NO.	191 GARLAND WAY
SHEET	FA1
OF	SHEETS

FLOOR AREA WORKSHEET			
AREA			AREA
2nd FLOOR			
A	14.88	2.33	34.71
B	30.25	17.88	540.87
C	22.04	5.46	120.31
D	25.83	14.75	381.04
E	16.00	4.38	70.00
F	0.00	0.00	0.00
G	0.00	0.00	0.00
H	0.00	0.00	0.00
TOTAL			1146.93



SECOND FLOOR AREA WORKSHEET

1/4"=1'-0"

0 1 5 10

REVISIONS	BY
11.02.18	

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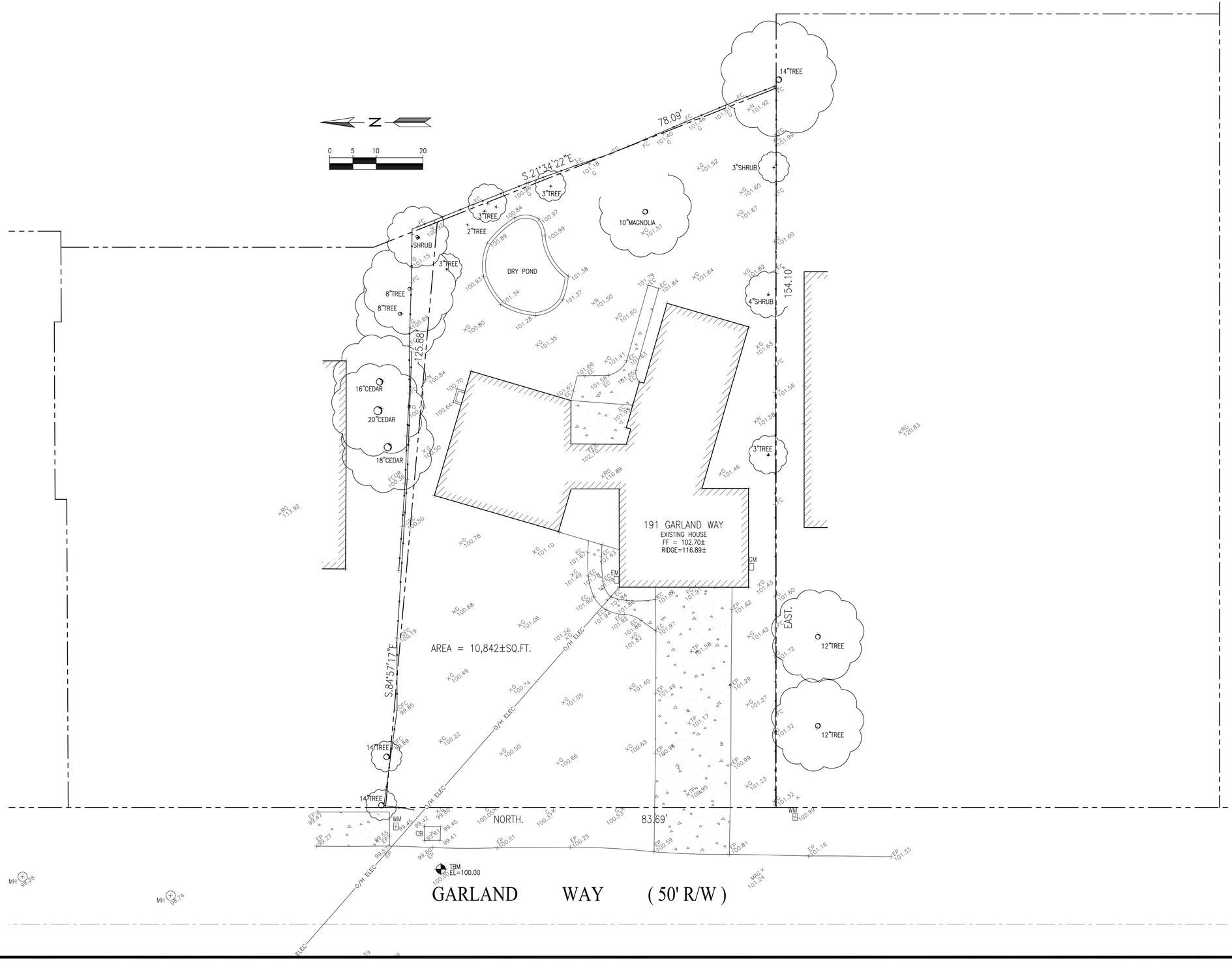
LOS ALTOS, CALIFORNIA

FLOOR AREA WORKSHEET
SECOND FLOOR PLAN

DRAWN	U.D.
CHECKED	
DATE	08.08.18
SCALE	1/4"=1'-0"
JOB NO.	191 GARLAND WAY
SHEET	**FA2**
OF	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, WEST, OF THE TIE LINE LINE OF GARLAND WAY, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 762 OF MAPS AT PAGE 41, 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.

NOTE:

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

NEW RESIDENCE

191 GARLAND WAY
LOS ALTOS, CA
APN: 167-30-023

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
RAY BU
EXP. 12/31/14
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPT 20, 2016
SCALE: 1"=10'
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

EATHWORK 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 FS	(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:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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:

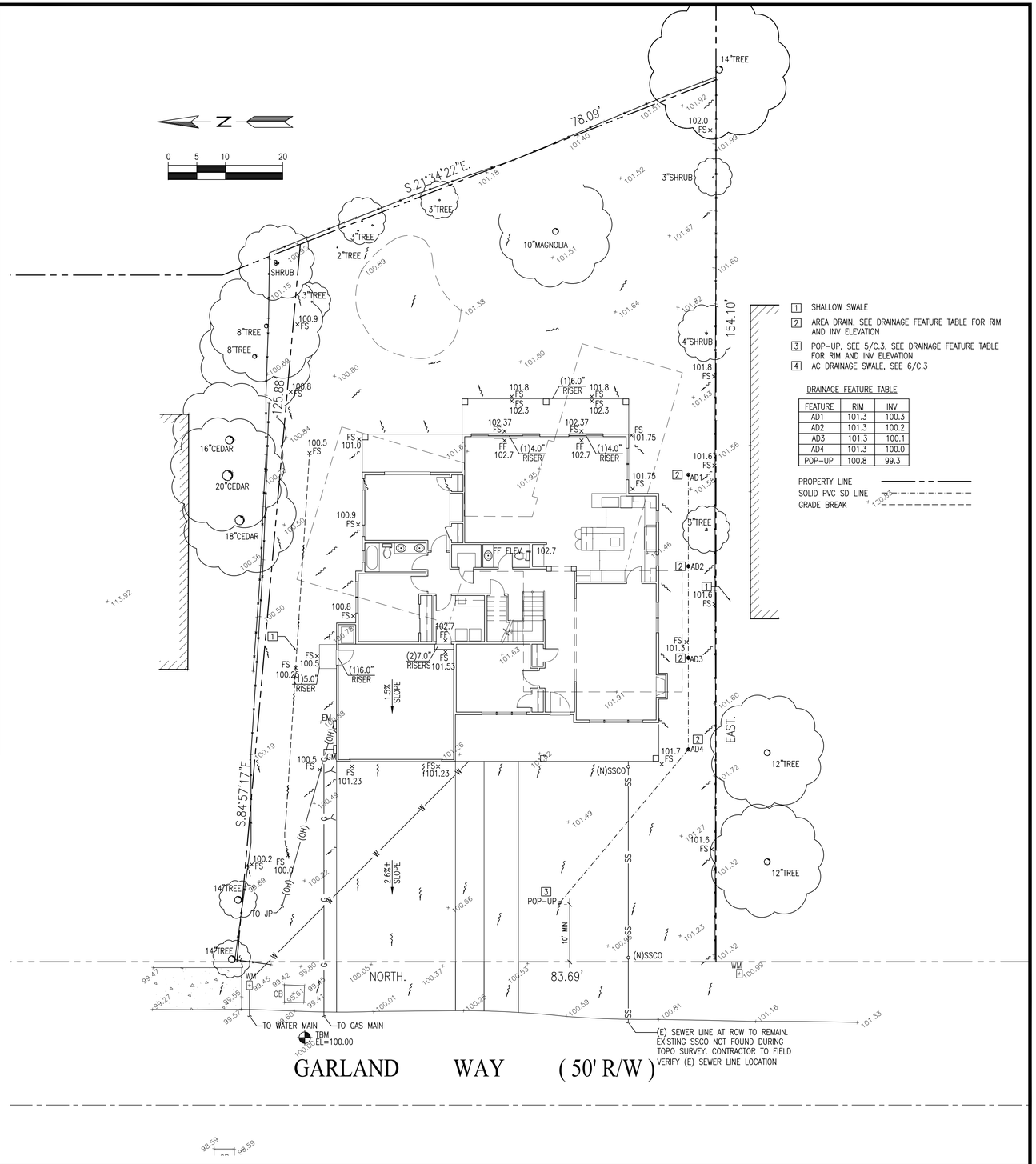
1. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. 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.

2. 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.

3. 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.

4. 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



DRAINAGE FEATURE TABLE

FEATURE	RIM	INV
AD1	101.3	100.3
AD2	101.3	100.2
AD3	101.3	100.1
AD4	101.3	100.0
POP–UP	100.8	99.3

PROPERTY LINE
SOLID PVC SD LINE
GRADE BREAK

GRADING & DRAINAGE PLAN SCALE: 1"=10' 1

NEW RESIDENCE

191 GARLAND WAY
LOS ALTOS, CA
APN: 167-30-023

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

LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER — YI-RAN WU — C58334 — EXP: 03/31/19 — CIVIL — STATE OF CALIFORNIA

ISSUED

No.	Description	Date
1	REVISION	11/1/2018

DATE: JUNE 16, 2018
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

PRELIMINARY GRADING & DRAINAGE PLAN

SHEET NO.

C.1