



CUSTOM HOUSE

OWNER : MR. SHAUN & ELIZABETH WOO

ADDRESS: 84 DOUD DR. LOS ALTOS, CA

ABBREVIATIONS:

RWL. RAIN WATER LEADER	O.F.S. OUT SIDE FACE OF STUD
DS. DOWNSPOT	I.O.S. INSIDE FACE OF STUD
S/GD. SINK WITH GARBAGE DISPOSAL	O.C. ON CENTER
SH. ENC. SHOWER ENCLOSURE	CL. CENTER LINE
T.C. TIME CLOCK	PL. PLATE LINE
UON. UNLESS OTHERWISE NOTED	P.T. PRESSURE TREATED
TYP. TYPICAL	FL. FLOOR
VGDF. VERTICAL GRAIN DOUGLESS FIR	F.F.E. FLOOR FINISH ELEVATION
WMP. WATERPROOF MEMBRANE	FF. FINISH FLOOR
WD. WOOD	FAIR. FAIR
WDW. WINDOW	R/A. RETURN AIR
RM. ROOM	REFR. REFRIGERATOR
W.W.F. WOVEN WIRE FABRIC	R/O. RANGE OVEN
GYP. BD. GYPSUM BOARD	MICR. MICROWAVE
CEM. PL. CEMENT PLASTER	EX. EXISTING
H.B. HOSE BIB	CLG. CEILING
M.C. MEDICAL CABINET	BLDG. BUILDING
MTL. METAL	DWG. DRAWING
CLV. GALVANIZED	JST. JOIST
GSM. GALVANIZED SHEET METAL	BM. BEAM
N.I.C. NOT IN CONTRACT	HDR. HEADER
W.I.C. WALK-IN CLOSET	INSUL. INSULATION
	BOTT. BOTTOM
	PNL. PANEL
	CONC. CONCRETE

PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PER CBC CALIFORNIA RESIDENTIAL CODE SECTION R313. INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT. (PER MUNICIPAL CODE SECT. 12.10)

LOCATION OF UNDERGROUND UTILITIES PURSUANT TO MUNICIPAL CODE SECT. 12.68

DRAWING LIST:

DRAWING LIST	
Sheet Number	Sheet Name
A1	COVER SHEET
A2	SITE PLAN
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	SECTIONS
A7	EXTERIOR ELEVATIONS
A8	EXTERIOR ELEVATIONS
A9	AREA SCHEMATICS
A10	IMPERVIOUS AREAS SCHEMATICS
A11	EXISTING BUILDING PLANS
C.0	TOPOGRAPHIC SURVEY
C.1	CIVIL DETAILS, NOTES
C.2	DRAINAGE & EROSION CONTROL
C.3	EROSION CONTROL DETAILS
C.4	CLEAN BAY BLUE PRINT
L-1	PLANTING PLAN
L-2	IRRIGATION PLAN
L-3	LANDSCAPE DETAIL & NOTES

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(408) 268-1665

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COVER SHEET

OWNER: MR. SHAUN & ELIZABETH WOO

CUSTOM HOUSE
84 DOUD DR.
LOS ALTOS CA

A SEPARATED DEMOLITION PERMIT IS REQUIRED FOR THE COMPLETE AND SOMETIMES PARTIAL REMOVAL OF ANY STRUCTURE, AND MUST BE FINALIZED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT APPLICATION.

PROJECT SUMMARY:		APN # : 170-30-036	
NET LOT AREA: 19,007 SQF			
% OF FRONT YARD PAVING	EXISTING 502 SQF (DEMO)	CHANGE IN DEMO	TOTAL PROPOSED 1335.6 SQF (7 %)
HABITABLE LIVING AREA	2,063.3 SQF (DEMO)	EXISTING TO BE DEMOLISHED	4,174.1 SQF
NON-HABITABLE AREA	440 SQF (GARAGE) DEMO	EXISTING TO BE DEMOLISHED	475.5 SQF. (NEW GARAGE)

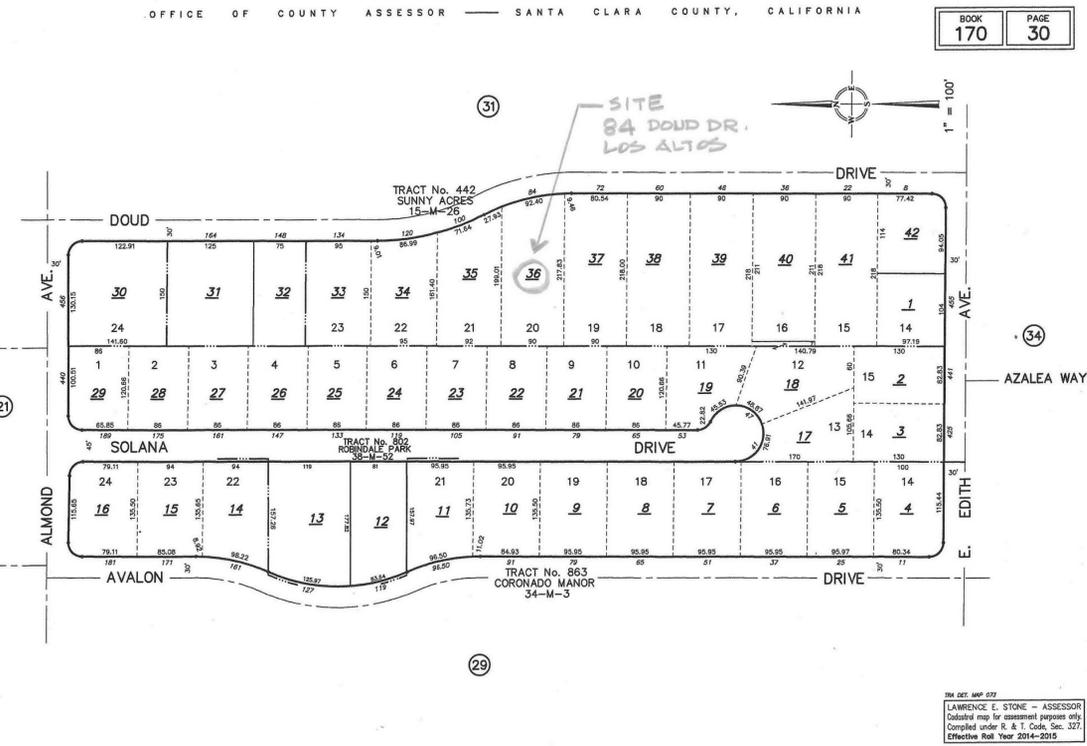
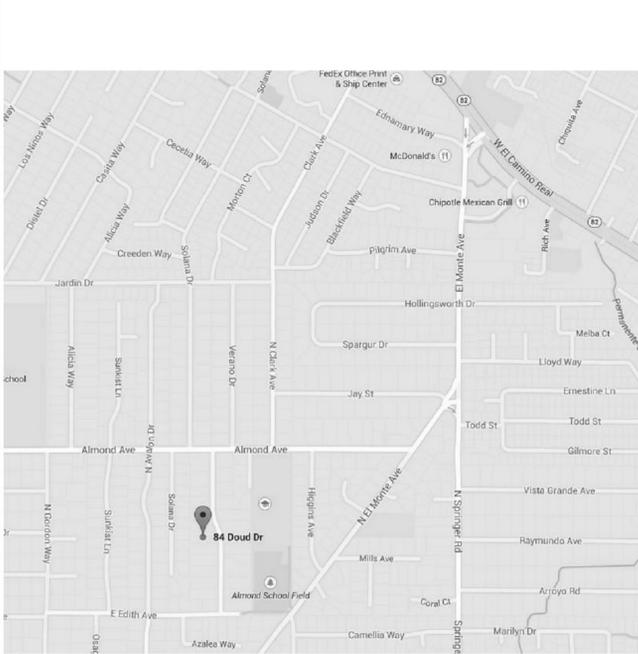
	EXISTING	PROPOSED	ALLOWED
LOT COVERAGE STRUCT. OVER 6'-0" TALL	2,962.1 SQF. (15 %) (inc. garage)	3,481.3 SQF. (18 %)	5,702.1 SQF MAX.(30 %)
FLOOR AREA	2,503.3 SQF (13 %) (inc. garage)	4,649.6 SQF (24 %)	4,650.7 SQF MAX. (FAR)
SETBACKS:			
FRONT	36'-3"	41'-4"	25'-0"
REAR	102'-10"	93'-0"	25'-0"
RIGHT SIDE	21'-9"	13'-0"	10'-0"
LEFT SIDE	9'-6"	10'-2"	10'-0"
HEIGHT	14'-0"	26'-8" <small>FROM NAT. GRADE BELOW HIGHEST POINT OF ROOF</small>	27'-0"

LOT CALCULATIONS:
LOT AREA: 19,007 SQF
FRONT YARD HARDSCAPE AREA: 1,335.6 SQF

LANDSCAPING BREAKDOWN AREA:
TOTAL HARDSCAPE: 6,660.9 SQF
EXISTING SOFTSCAPE: 13,458.2 SQF
NEW SOFTSCAPE: -1112.1 SQF
TOTAL : 19,007 SQF

PARKING SPACES: TWO COVERED (ENCLOSED)
ZONING : RESIDENTIAL
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R3 & U
NO OF STORIES: 2 STORY
APPLICABLE CODES: 2013 CBC, 2013 CRC, 2013 CMC, 2013 CPC, CEC, 2013 CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE

VICINITY MAP:



FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.

Kiely Arborist Services
 Certified Arborist WE#0476A
 P.O. Box 6187
 San Mateo, CA 94403
 650-515-9783

November 24, 2014

Dr. Shaun Woo
 84 Doud Drive
 Los Altos, CA 94022

Site: 84 Doud Drive, Los Altos, CA

Dear Dr. Woo,

As requested on Wednesday, November 19, 2014, I visited the above site to inspect and comment on the trees on site. New construction is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees' condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

- 1 - 29 Very Poor
- 30 - 49 Poor
- 50 - 69 Fair
- 70 - 89 Good
- 90 - 100 Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Tree#	Species	DBH	CON	HT/SP	Comments
1	Hong Kong Orchid (<i>Bauhinia x blakeana</i>)	5X6"	55	30/35	Fair vigor, fair form, multi leader at base.
2	Birch (<i>Betula pendula</i>)	10.1	25	20/15	Poor vigor, poor form, topped, in decline.
3	Flowering cherry (<i>Prunus serrulata</i>)	18.1	35	30/20	Poor vigor, poor form, in decline.
4	Willow (<i>Salix matsudana</i>)	8.5-5.4	60	30/25	Good vigor, poor form, codominant at base.
5	Willow (<i>Salix discolor</i>)	15.4	55	30/25	Good vigor, poor-fair form, codominant at 1 foot.
6	Apple (<i>Malus spp</i>)	17.6	50	25/30	Good vigor, fair form, some fireblight.

7*	Coast live oak (<i>Quercus agrifolia</i>)	15est	60	35/25	Good vigor, poor to fair form, codominant at 6 feet. Shared with neighbor.
8	Griselinia (<i>Griselinia littoralis</i>)	19.6	55	35/25	Good vigor, fair form, thrips.
9	Dracaena palm (<i>Dracaena drago</i>)	6.1	65	15/10	Good vigor, fair form for species.
10	Dracaena palm (<i>Dracaena drago</i>)	5.4-4.3	65	15/10	Good vigor, fair form for species.

Summary:

The trees on site are all imported with no native trees on site. The trees are in poor to fair condition with no good or excellent trees. The trees have not been well maintained and show a lack of maintenance. The trees on site are located around the perimeter of the property ideal for a project such as this. Impacts to the tree will be minor with no long term impacts. The following tree protection plan will help to reduce impacts to the trees on site.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should

be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips. The wooden fencing will suffice for the neighbor's trees.

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The tree protection measures will be inspected by the site arborist prior to the start of any demolition or construction. Other inspections will be on an as needed basis.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kiely
 Certified Arborist WE#0476A

TREE AND PROTECTION FENCE SYMBOL:

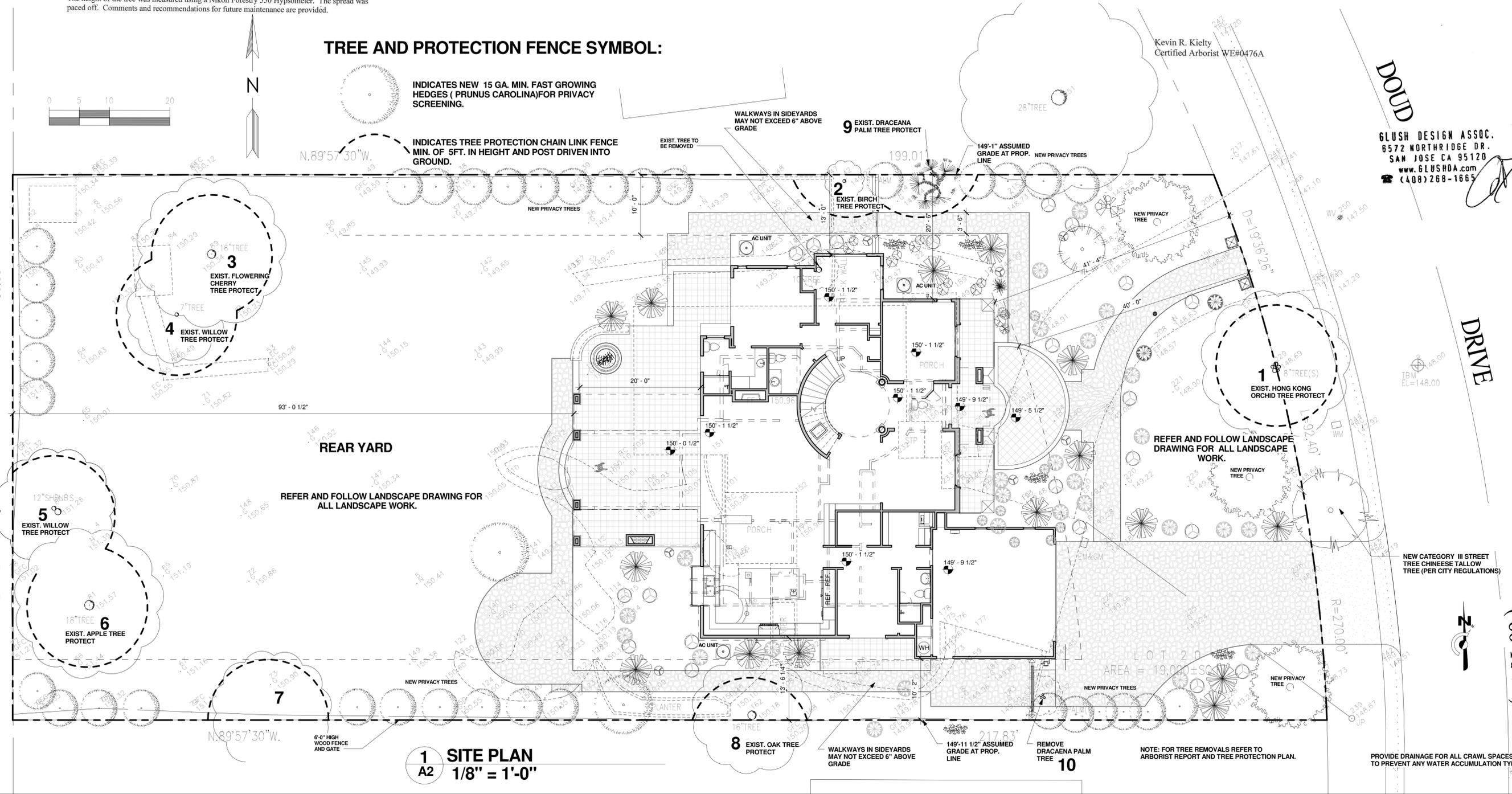


INDICATES NEW 15 GA. MIN. FAST GROWING HEDGES (PRUNUS CAROLINA)FOR PRIVACY SCREENING.

INDICATES TREE PROTECTION CHAIN LINK FENCE MIN. OF 5FT. IN HEIGHT AND POST DRIVEN INTO GROUND.

EXIST. TREE TO BE REMOVED

WALKWAYS IN SIDEYARDS MAY NOT EXCEED 6" ABOVE GRADE



1 SITE PLAN
 A2 1/8" = 1'-0"

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SITE PLAN

OWNER: MR. SHAUN & ELIZABETH WOO
 CUSTOM HOUSE
 84 DOUD DR.
 LOS ALTOS CA

Project no: WU
 Date: JULY-10-2015
 Drawn by: Author
 Checked by: Checker
 Scale: 1/8" = 1'-0"

No.	Description	Date

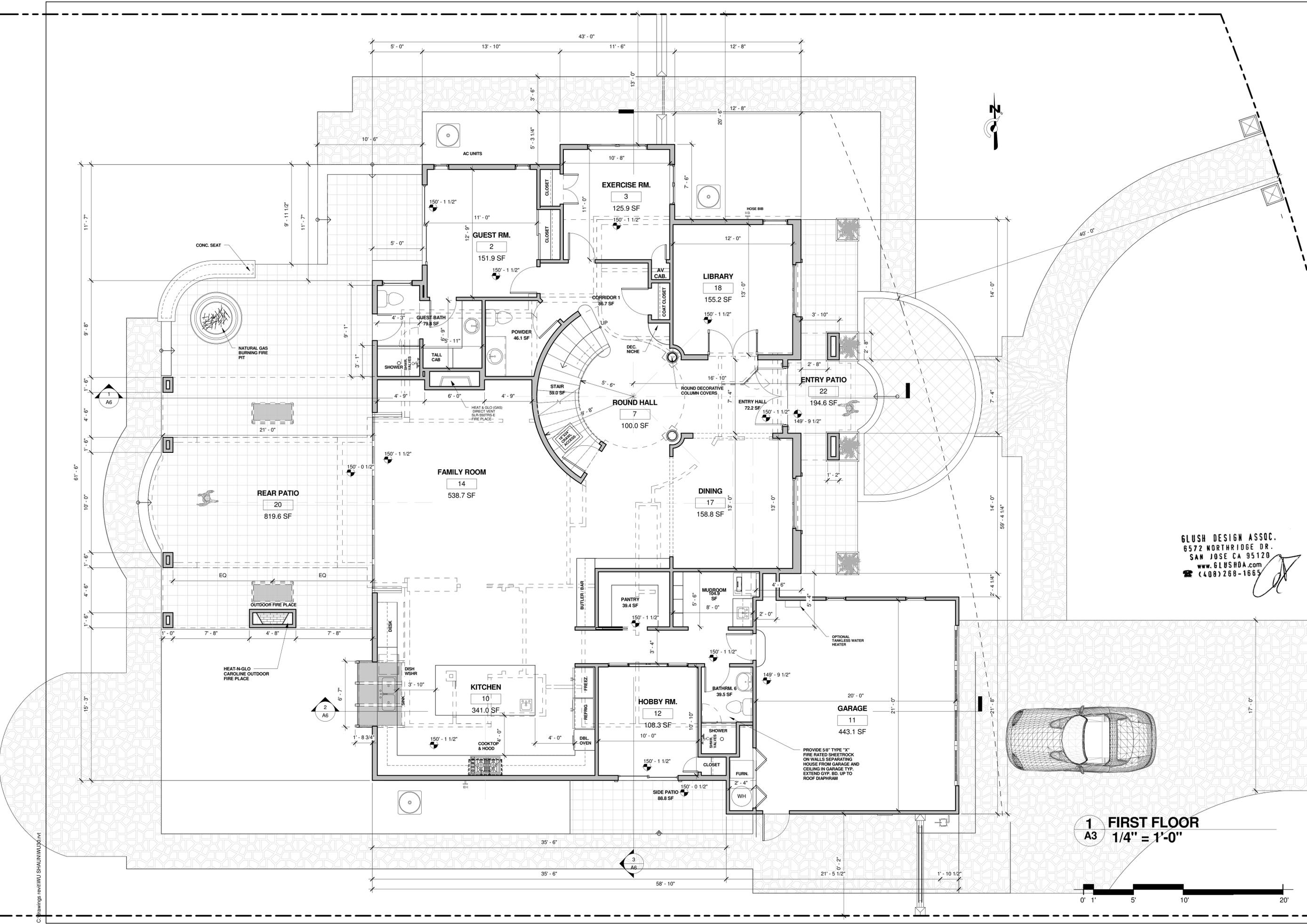
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FIRST FLOOR PLAN

OWNER: MR. SHAUN & ELIZABETH WOO
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 LOS ALTOS, CA

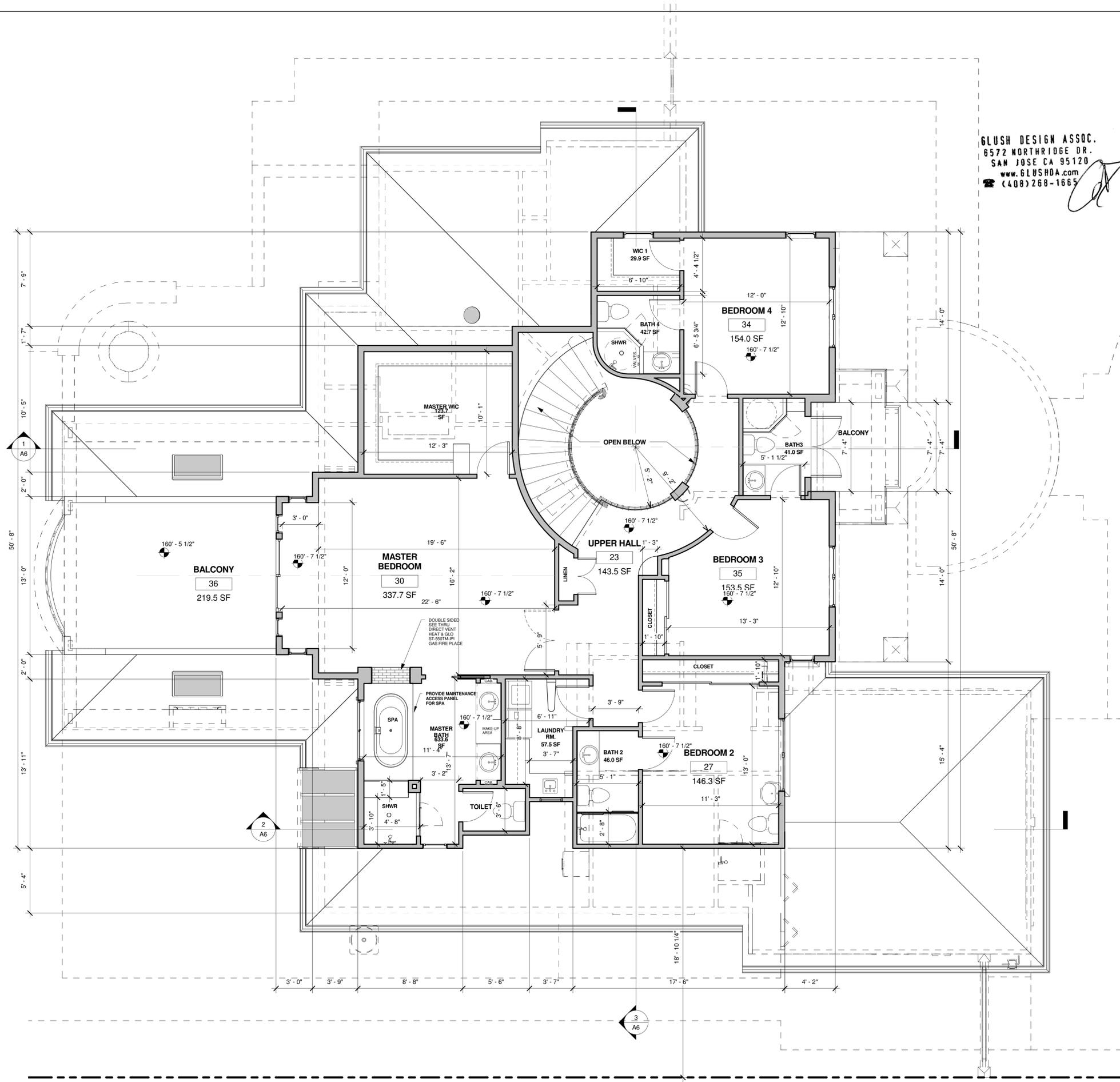
Project no: WU
 Date: JULY-10-2015
 Drawn by: LA
 Checked by: G.D & L.A.
A3
 Scale: 1/4" = 1'-0"



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1 FIRST FLOOR
 A3 1/4" = 1'-0"

C:\Drawings\revit\WU\SHAUNWU0301.rvt



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SECOND FLOOR PLAN

OWNER: MR. SHAUN & ELIZABETH WOO
 CUSTOM HOUSE
 84 DOUD DR.
 LOS ALTOS CA

Project no: WU
 Date: JULY-10-2015
 Drawn by: Author
 Checked by: Checker

1 SECOND FLOOR
 A4 1/4" = 1'-0"

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

AC UNITS



think XC25 and feel perfectly cool

Virtually silent

Exclusive SilentComfort™ technology makes the XC25 up to 50% quieter than a standard air conditioner.* An industry-exclusive composite fan design with variable-speed operation and an insulated compressor compartment also help reduce sound levels.

SEERiously efficient

With industry-leading efficiencies of up to 26.00 SEER, the XC25 can save you hundreds of dollars each year on your utility bills, compared to older or conventional air conditioners.



SEER stands for "Seasonal Energy Efficiency Ratio" and is a measure of a central air conditioner's efficiency and performance. The higher the SEER, the greater your energy savings. Typical SEER ratings range from 13 to 16, but the XC25 carries ratings as high as 26.00.

The chart compares the 5-year savings you can expect from a 26.00 SEER air conditioner vs. existing equipment with a 13.00 SEER rating and related equipment with a 13.00 SEER rating. The regions used to calculate household load and utility values reflect a cross-section of cities in the U.S. In addition to geographic, cooling loads are based on 3-ton capacity specifications, with 1,000 cooling hours per year and 1.2¢ per kWh (based on national average electric rate—Billion 12 months ending in December 2012). Your actual results may vary depending on the weather, load and system settings and your personal lifestyle.

*Sound Rating Number according to ANSI/AHRI Standard 735-2008, "Sound" in the small All-Weather Sound Power Level, dBA, @ 100 ft to 1000 Hz. Sound attenuation based on 3-ton model. Standard system is 130°C with a 1000 sound rating.



XC25
The most precise and efficient air conditioner you can buy*



- SilentComfort™ Fan Grille** – Uses patent-pending, vortex-suppression technology to reduce sound of airflow exiting unit, providing a quieter environment outside your home.
- SilentComfort Outdoor Fan Motor with Composite Fan Blades** – Provides extremely reliable starting and running performance, even under the harshest outdoor conditions.
- iComfort™ Enabled Technology** – Allows the XC25 to exchange information with other home comfort system components and make adjustments as needed to optimize performance and efficiency.
- High-Efficiency Outdoor Coil** – Provides exceptional heat transfer and low air resistance for high-efficiency operation that can lower your cooling bills.
- Variable-Capacity Inverter Controlled Compressor** – Adjusts output in increments as low as 1%, allowing the unit to perfectly cool your home using minimal energy. Plus, it comes with U.S. EPA-approved R-410A refrigerant.
- PermaGuard™ Cabinet** – Heavy-gauge, galvanized steel construction, lower coil guard, baked-on powder finish and durable zinc-coated steel base provide long-lasting protection against rust and corrosion.
- SmartHinge™ Louver Design** – Allows quick, easy access to interior components from all sides, so the unit can be serviced in minimal time.

Dave Lennox Signature® Collection XC25 Specifications

Model	024	036	048	060
SEER	Up to 26.00	Up to 23.50	Up to 21.00	Up to 19.50
Sound Rating – dB	59	59	66	64
Dimensions H x W x D (in)	47 x 35-1/2 x 39-1/2			
H x W x D (mm)	1194 x 902 x 1003			

Notes: Due to Lennox' ongoing commitment to quality, all specifications, ratings and dimensions are subject to change without notice. Always verify actual system efficiency through AHRI or by visiting the AHRI ratings database at www.ahri.org. *Applies to residential applications only. See actual warranty certificate for details.



Required setbacks per Planning Division calculations for locating air conditioning units in order to meet the Noise Control Ordinance limit of 50 dBA at the property line.

Sound Rating (Decibels)	Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

Notes:

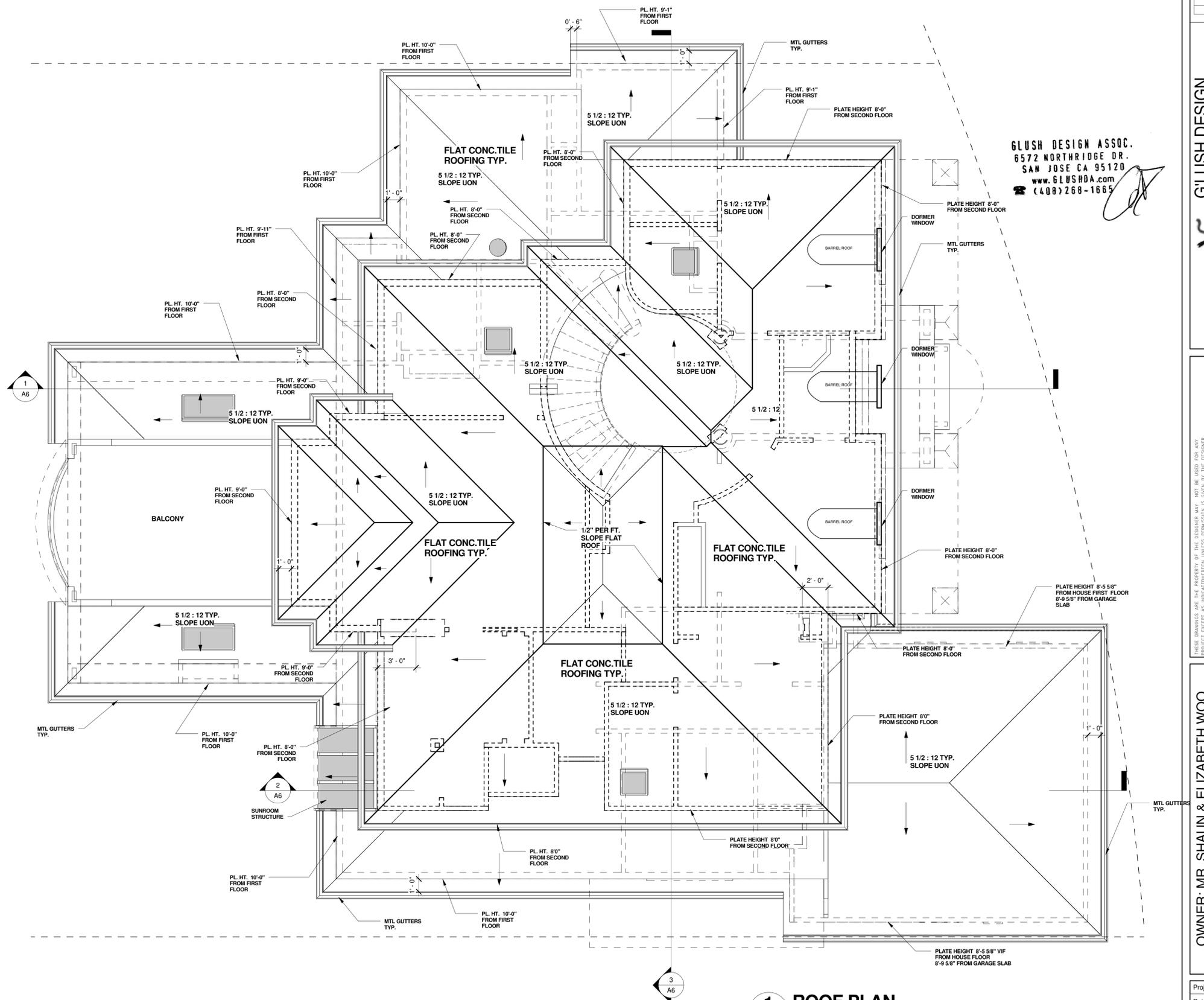
- Air conditioning equipment must maintain a minimum setback of five-foot from a property line.
- If the air conditioning unit is later determined by the City to exceed the limits of the noise ordinance, it must be relocated, replaced, or otherwise modified to achieve compliance with the noise ordinance.

City Assumptions Used in Calculations:

- The distance is measured from the outside edge of the air conditioner.
- The air conditioner is located within 10 feet of only one reflective surface, such as the wall of a house.
- There is a six-foot tall solid fence or wall along the nearest property line.
- The listener is standing one-foot away from the solid fence or wall on the opposite side.

Source: ANSI/AHRI Standard 735 – 2010
Air Conditioning, Heating and Refrigeration Institute, www.ahri.org

USE SHOWN AC UNIT OR EQUAL WITH THE SAME SOUND RATINGS. FOR SOUND RATING AND CITY NOISE REGULATION COORDINATE AND COMPLY ABOVE SHOWN TABLE.



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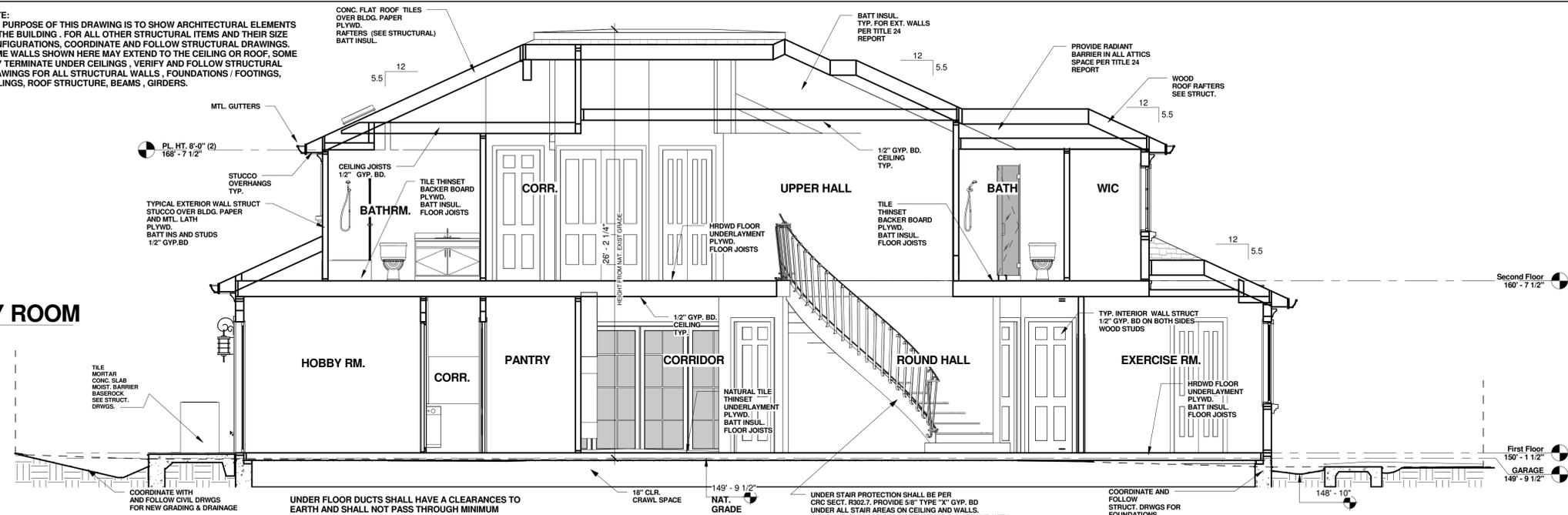
Project no: WU
Date: JULY-10-2015
Drawn by: Author
Checked by: Checker

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

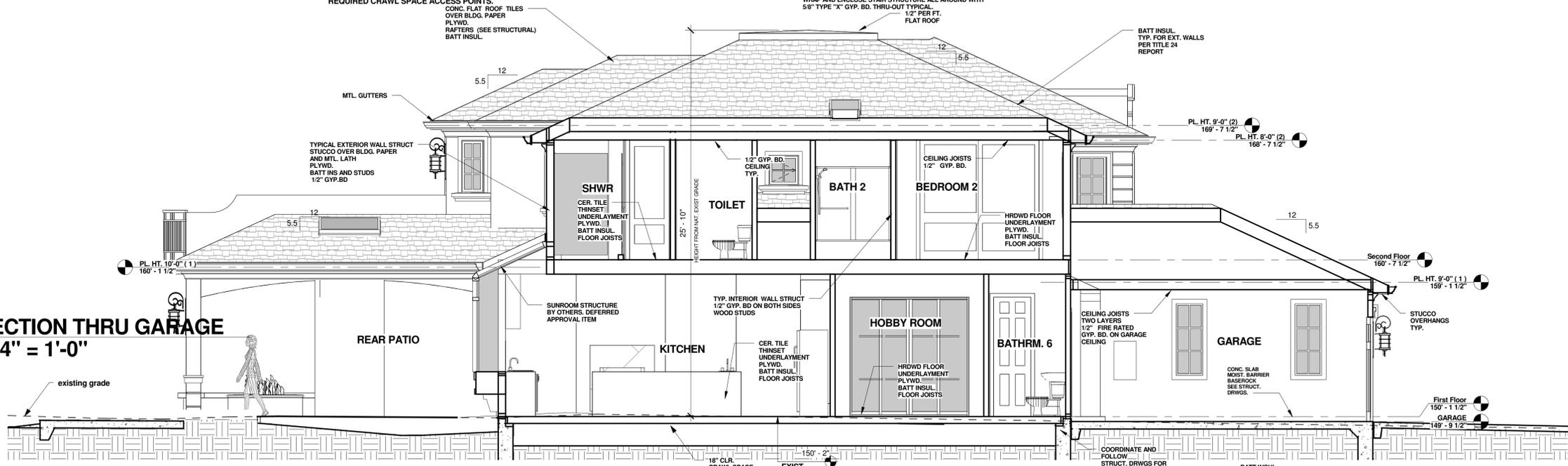
1 ROOF PLAN
A5 1/4" = 1'-0"

NOTE:
THE PURPOSE OF THIS DRAWING IS TO SHOW ARCHITECTURAL ELEMENTS OF THE BUILDING. FOR ALL OTHER STRUCTURAL ITEMS AND THEIR SIZE CONFIGURATIONS, COORDINATE AND FOLLOW STRUCTURAL DRAWINGS. SOME WALLS SHOWN HERE MAY EXTEND TO THE CEILING OR ROOF. SOME MAY TERMINATE UNDER CEILINGS. VERIFY AND FOLLOW STRUCTURAL DRAWINGS FOR ALL STRUCTURAL WALLS, FOUNDATIONS / FOOTINGS, CEILINGS, ROOF STRUCTURE, BEAMS, GIRDERS.

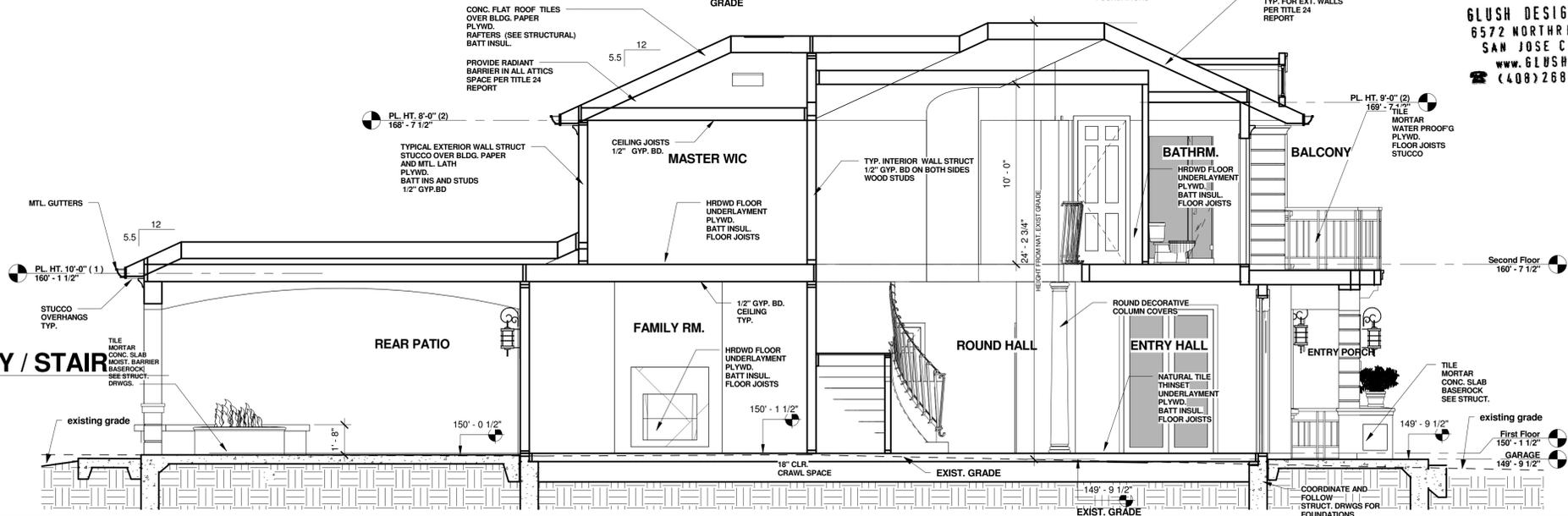
3 SECTION THRU HOBBY ROOM
A6 1/4" = 1'-0"



2 SECTION THRU GARAGE
A6 1/4" = 1'-0"



1 SECTION THRU ENTRY / STAIR
A6 1/4" = 1'-0"



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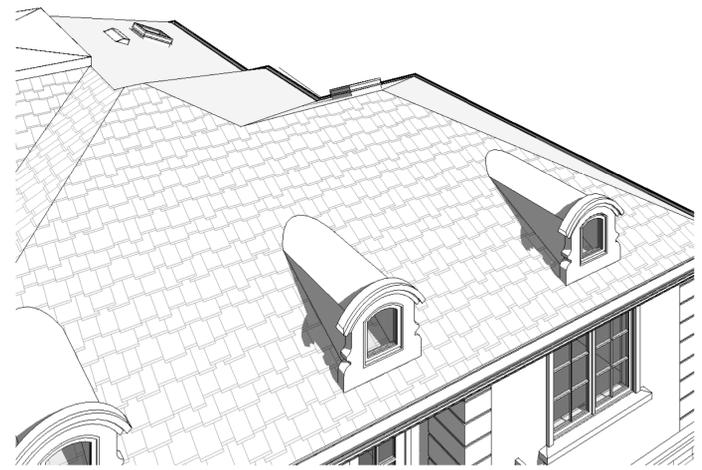
SECTIONS

OWNER: MR. SHAUN & ELIZABETH WOO
CUSTOM HOUSE
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LOS ALTOS CA

Project no: WU
Date: JULY-10-2015
Drawn by: Author
Checked by: Checker
A6
Scale: 1/4" = 1'-0"



2 REAR (WEST)
A7 1/4" = 1'-0"



1 FRONT (EAST)
A7 1/4" = 1'-0"

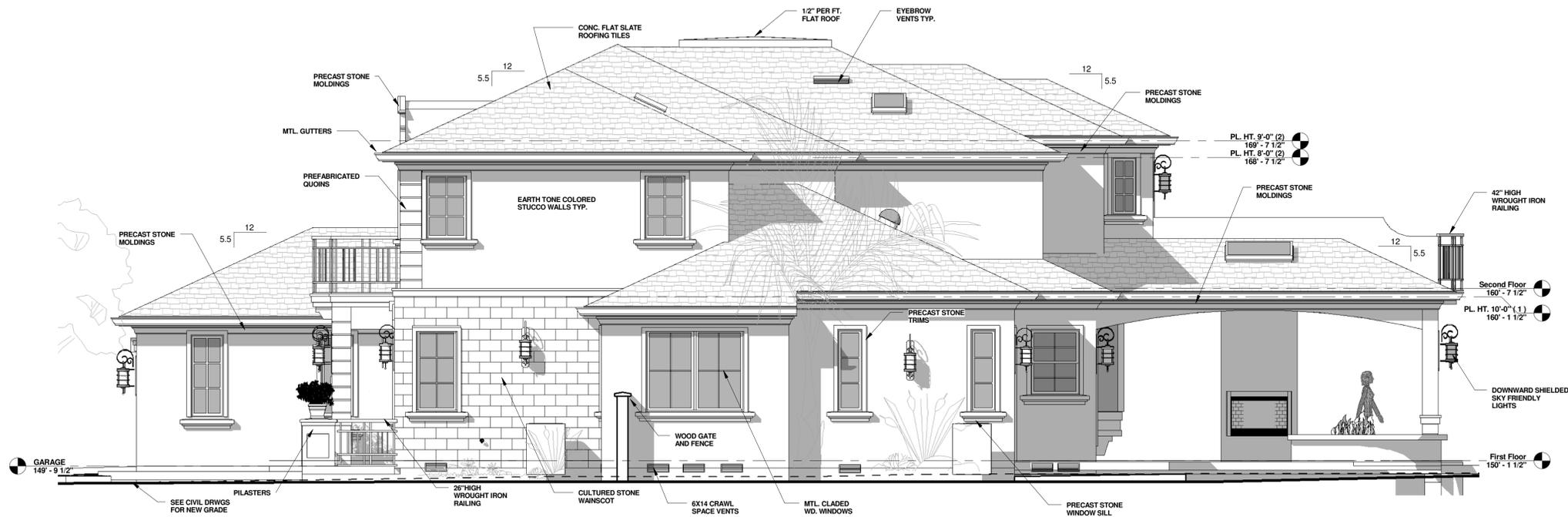
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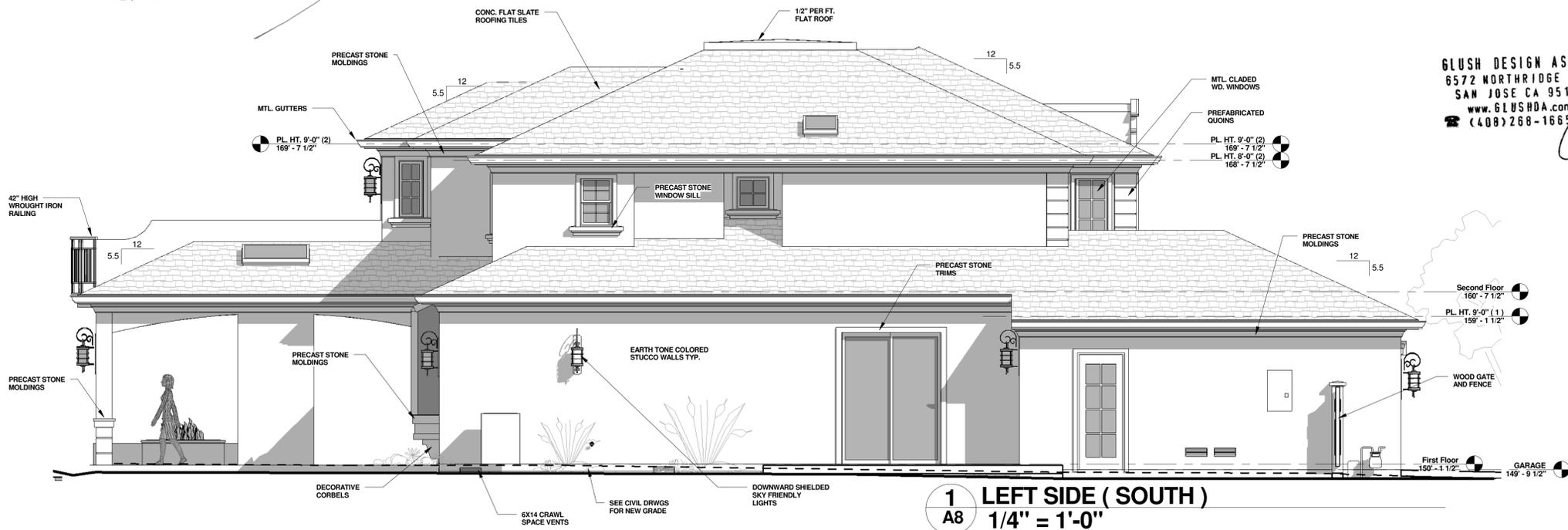
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EXTERIOR ELEVATIONS

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Project no: WU
Date: JULY-10-2015
Drawn by: Author
Checked by: Checker
A7
Scale: 1/4" = 1'-0"



2 RIGHT SIDE (NORTH)
A8 1/4" = 1'-0"



1 LEFT SIDE (SOUTH)
A8 1/4" = 1'-0"

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 Drawn by: Author
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A8
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BUILDING AREA:

AREA	SQFT
A	= 160.2 SQF
B	= 156.2 SQF
C	= 77.1 SQF
D	= 1248 SQF
E	= 11.1 SQF
F	= 420.2 SQF
G	= 447.8 SQF
G1	= 16.1 SQF
G2	= 5.3 SQF
G3	= 6.3 SQF
H	= 176.9 SQF
I	= 15.6 SQF
J	= 160.5 SQF
K	= 3.2 SQF

} GARAGE 475.5 SQF

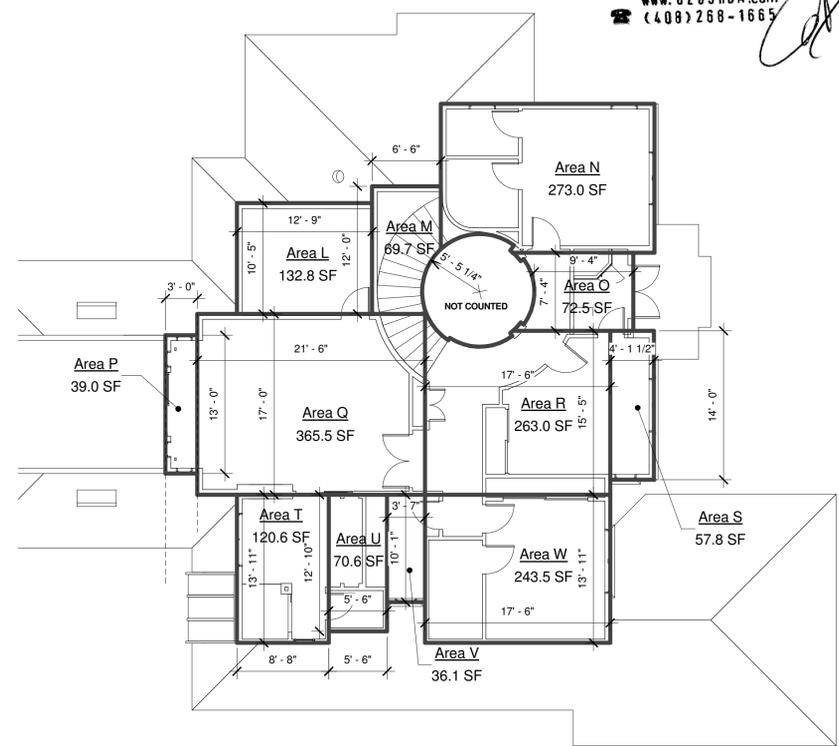
TOTAL FIRST FLOOR LIVABLE = 2,429 SQF
 TOTAL FIRST FLOOR = 2,904.5 SQF

L	= 132.8 SQF
M	= 69.7 SQF
N	= 273 SQF
O	= 72.5 SQF
P	= 39 SQF
Q	= 365.5 SQF
R	= 263 SQF
S	= 57.8 SQF
T	= 120.6 SQF
U	= 70.6 SQF
V	= 36.1 SQF
W	= 243.5 SQF

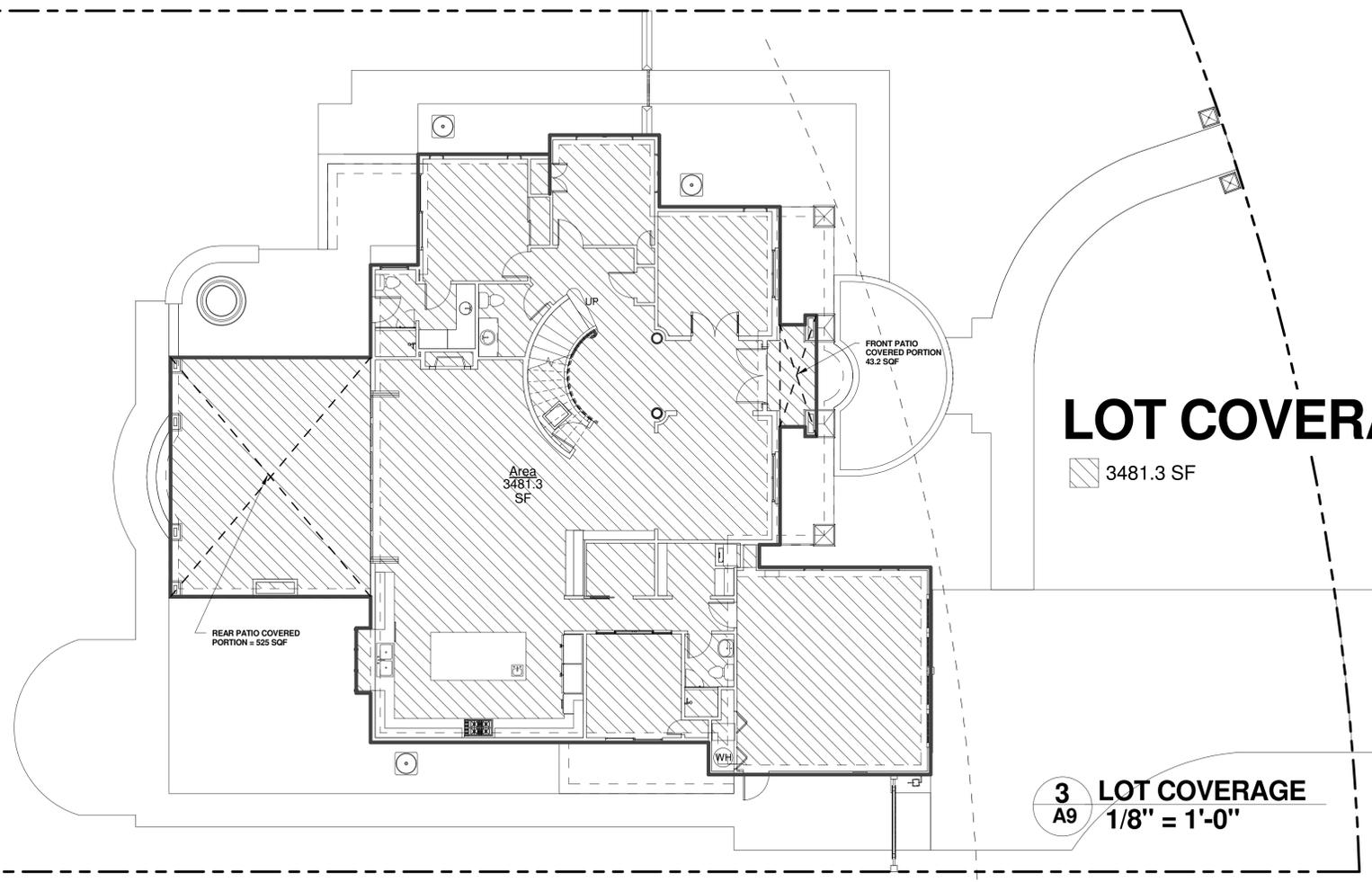
TOTAL SECOND FLOOR LIVABLE = 1,745.1 SQF
 TOTAL FIRST & SECOND FLOOR LIVABLE = 4,174.1 SQF
 TOTAL BUILDING = 4,649.6 SQF
 ENTRANCE PORCH = 43.2 SQF (COUNTED ONLY FOR BLDG COVERAGE)
 REAR PATIO COVERED = 525 SQF (COUNTED ONLY FOR BLDG COVERAGE)

TOTAL STRUCT. COVERAGE (OVER 6 FT TALL) = 3,472.7 SQF
 TOTAL ALLOWABLE FAR: 4,650.7 SQF
 PROPOSED FAR : 4,649.6 SQF

GLUSH DESIGN ASSOC.
 6572 NORTHRIDGE DR.
 SAN JOSE CA 95120
 www.GLUSHDA.com
 (408) 268-1665



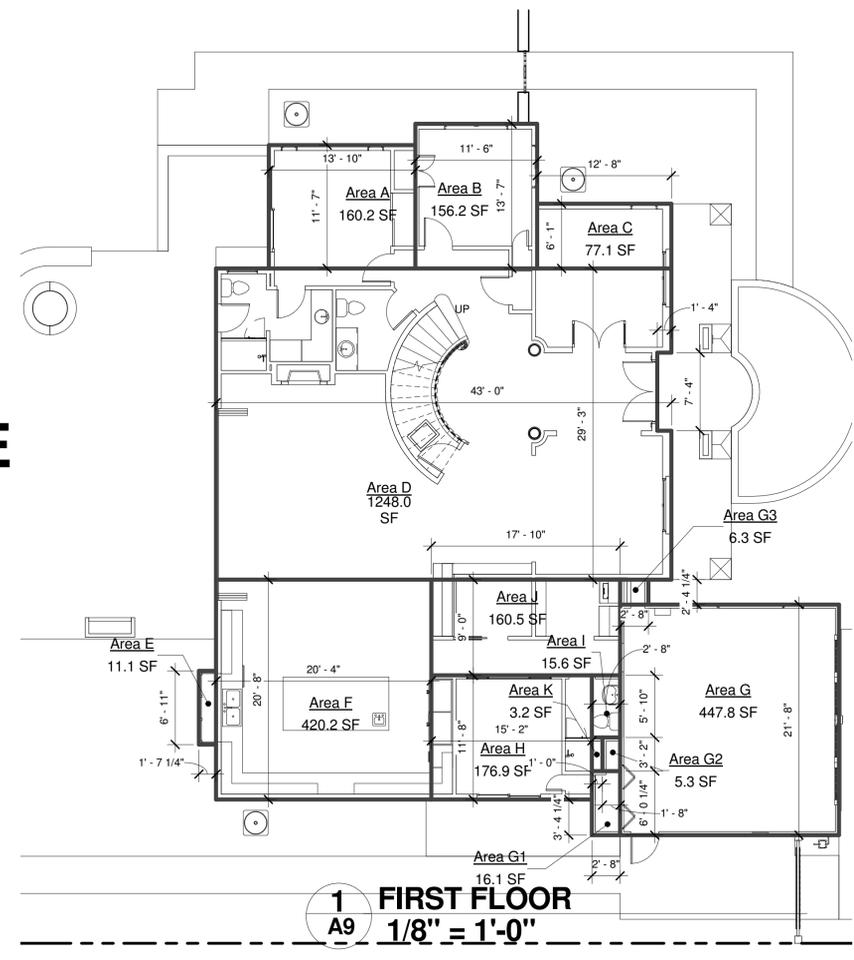
2 SECOND FLOOR
 A9 1/8" = 1'-0"



LOT COVERAGE

3481.3 SF

3 LOT COVERAGE
 A9 1/8" = 1'-0"



1 FIRST FLOOR
 A9 1/8" = 1'-0"

No	Description	Date

GLUSH DESIGN ASSOCIATES INC.
 Residential, Commercial Building Design & Consulting
 6572 Northridge Drive, San Jose, CA 95120
 Ph: (408) 268-1665
 Email: LEVIN@GLUSHDA.COM www.glushda.com

AREA SCHEMATICS
 THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

OWNER: MR. SHAUN & ELIZABETH WOO
CUSTOM HOUSE
84 DOUD DR.
LOS ALTOS CA

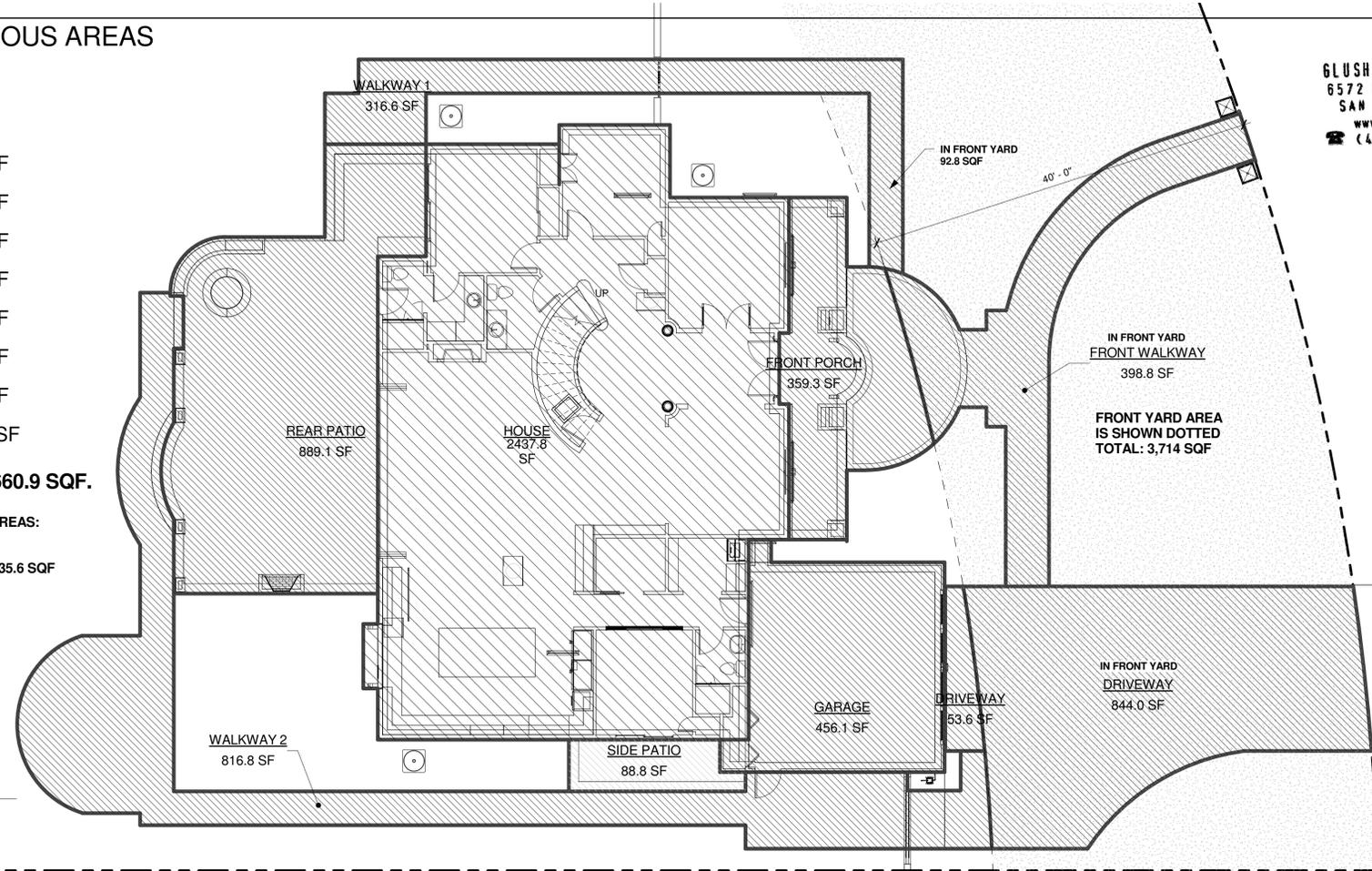
Project no: WU
 Date: JULY-10-2015
 Drawn by: Author
 Checked by: Checker
A9
 Scale: 1/8" = 1'-0"

IMPERVIOUS AREAS

-  53.6 SF
-  88.8 SF
-  316.6 SF
-  359.3 SF
-  398.8 SF
-  456.1 SF
-  816.8 SF
-  844.0 SF
-  889.1 SF
-  2437.8 SF

TOTAL: 6,660.9 SQF.

TOTAL FRONT YARD IMPERVIOUS AREAS:
 TOTAL FRONT YARD: 3,714 SQF
 FRONT YARD IMPERVIOUS AREAS
 92.8 SQF + 398.8 SQF + 844.0 SQF = 1,335.6 SQF
 36% IMPERVIOUS



GLUSH DESIGN ASSOC.
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 SAN JOSE CA 95120
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 (408) 268-1665

No	Description	Date

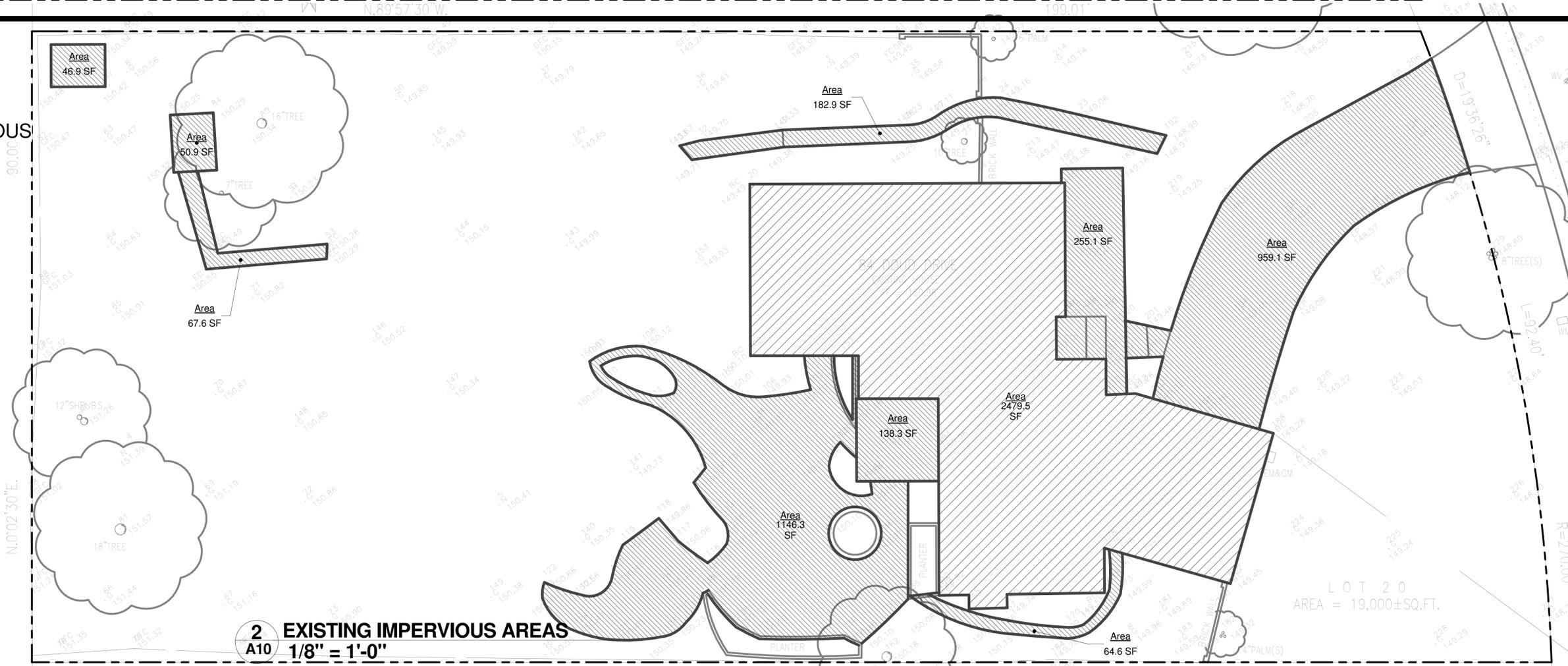
GLUSH DESIGN ASSOCIATES INC.
 Residential, Commercial Building Design & Consulting
 6572 Northridge Drive, San Jose, CA 95120
 Ph: (408) 268-1665
 Email: LEVIN@GLUSHDA.COM www.glushda.com

1 NEW IMPERVIOUS AREAS
 A10 1/8" = 1'-0"

EXISTING IMPERVIOUS

-  46.9 SF
-  50.9 SF
-  64.6 SF
-  67.6 SF
-  138.3 SF
-  182.9 SF
-  255.1 SF
-  959.1 SF
-  1146.3 SF
-  2479.5 SF

TOTAL: 5,391.2 SQF.



2 EXISTING IMPERVIOUS AREAS
 A10 1/8" = 1'-0"

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.

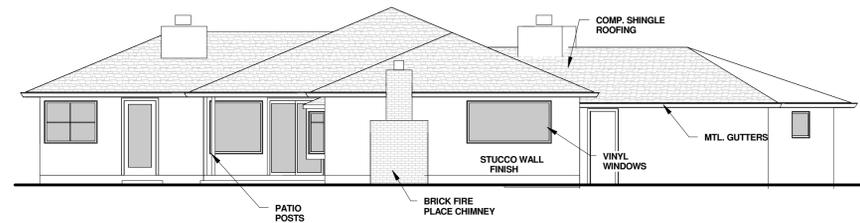
IMPERVIOUS AREAS SCHEMATICS

OWNER: MR. SHAUN & ELIZABETH WOO
 CUSTOM HOUSE
 84 DOUD DR.
 LOS ALTOS CA

Project no: WU
 Date: JULY-10-2015
 Drawn by: Author
 Checked by: Checker

A10
 Scale 1/8" = 1'-0"

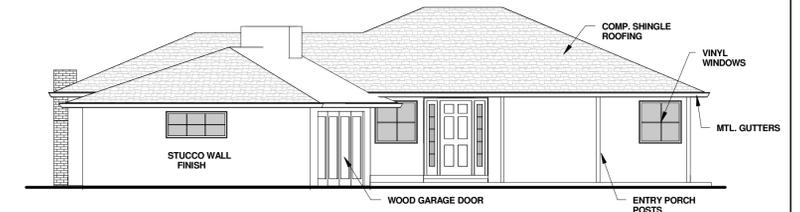
EXISTING HOUSE TO BE DEMOLISHED



4 EXISTING SOUTH (LEFT) ELEVATION
A11 1/8" = 1'-0"

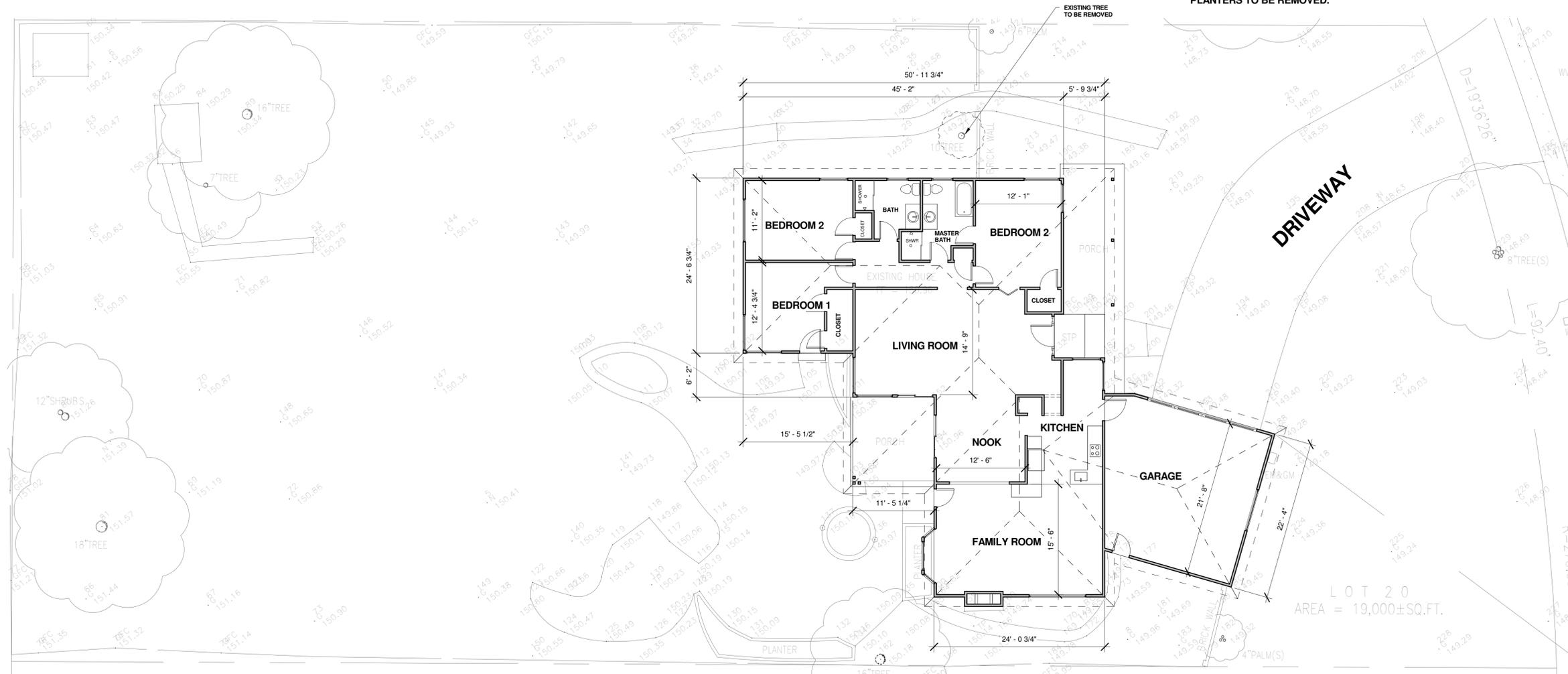


3 EXISTING NORTH (RIGHT) ELEVATION
A11 1/8" = 1'-0"



2 EXISTING EAST (FRONT) ELEVATION
A11 1/8" = 1'-0"

NOTE: BUILDING, SHEDS AND ALL DRIVEWAYS
PLANTERS TO BE REMOVED.



1 EXISTING FLOOR PLAN
A11 1/8" = 1'-0"

No.	Description	Date

G'LUSH DESIGN ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
4577 Northridge Drive San Jose, CA 95120
Ph: (408) 268-1665
FAX: (408) 268-1665
EMAIL: LUY@G'LUSH.COM www.g'lush.com

EXISTING HOUSE PLAN &
EXTERIOR ELEVATIONS

OWNER: MR. SHAUN & ELIZABETH WOO
CUSTOM HOUSE
84 DOUD DR.
LOS ALTOS CA

Project no: WU
Date: FEB-20-2015
Drawn by: Author
Checked by: Checker

A11
Scale: 1/8" = 1'-0"

GRADING AND DRAINAGE IMPROVEMENTS

I. GENERAL NOTES

- ALL GRADING SHALL COMPLY WITH THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE.
- THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
- ALL GRADING SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON OR ATTACHED HERETO. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE DESIGNATED BY THE OWNER AND SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTION PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
- EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 1%.
- THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- THE TOPOGRAPHY SURVEY MADE BY W E C ASSOCIATE ON JUNE 03/14
- THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY.
- THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS. SEE ARCHITECT PLAN.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.
- IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE, CALL :

UNDERGROUND SERVICE ALERT (USA) 800-642-2444
- THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
- ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 mm) PLUS 2%. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2010 UNIFORM BUILDING CODE.
- ABS AND PVC EXTENDABLE BACKWATER VALVE MAY BE ORDERED FROM CLEAN CHECK, INC AT 1(866) 288-2583 OR P.O. BOX 2437, HAYDEN, ID 83635-2437.

II. DUST CONTROL

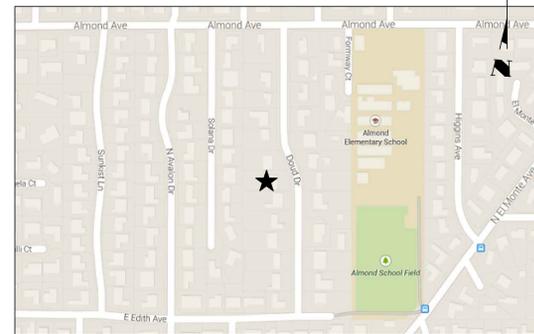
- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
- AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
- GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
- STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
- THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

LEGEND & ABBREVIATIONS

⊙	AREA DRAIN	—	EASEMENT LINE	⊠	DRAINAGE INLET 8"x8" GRATE
⊕	BENCHMARK	—	EXISTING ELEVATION	⊖	JOINT POLE
⊗	BOUNDARY	—	EXISTING FENCE	⊙	LIGHTING
⊘	CATCH BASIN	—	EXISTING TREE TO BE REMOVED	⊙	LIGHTING POLE
⊙	COBBLE ROCK ENERGY DISSIPATOR	—	EXISTING TREE TO REMAIN	⊙	LOW POINT
⊙	CONCRETE	—	FOUND IRON PIPE AT PROPERTY CORNER	⊙	MAIL BOX
⊙	EXISTING CONTOUR AFTER GRADING	—	FIBER ROLLS	⊙	MONUMENT WELL
⊙	ORIGINAL GROUND PRIOR TO GRADING	—	GAS METER	⊙	OVERLAND FLOW DIRECTION
⊙	DESIGN GRADE	—	GAS VALVE	⊙	PGE BOX
⊙	DOWNSPOUT WITH SPLASHBLOCK	—	GRADE TO DRAIN	⊙	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
⊙	DRAINAGE DIRECTION EXTENDABLE BACKWATER VALVE (SEE PROJECT NOTES)	—	GUY WIRE ANCHOR	⊙	PROJECT SITE
⊙	DRAINAGE SWALE	—	HIGH POINT	⊙	ROCK RETAINING WALL
⊙		—	HYDRANT: EXISTING	⊙	RIGHT OF WAY
⊙		—	HYDRANT: PROPOSED	⊙	SANITARY SEWER CLEAN OUT MANHOLE
⊙		—		⊙	SANITARY SEWER MANHOLE
⊙		—		⊙	STORM DRAIN MANHOLE
⊙		—		⊙	SUMP PUMP
⊙		—		⊙	TELEPHONE BOX
⊙		—		⊙	TEST PIT
⊙		—		⊙	TOE OF FILL
⊙		—		⊙	TOE OF CUT
⊙		—		⊙	TOE OF CUT
⊙		—		⊙	T-Vault
⊙		—		⊙	UTILITY: EXISTING
⊙		—		⊙	UTILITY: PROPOSED OR NEW
⊙		—		⊙	VERTICAL SHORING
⊙		—		⊙	WATER METER
⊙		—		⊙	WATER VALVE
⊙		—		⊙	HEART WATER TANK
⊙		—		⊙	WELL

BASIS OF BEARINGS

THE BEARING S0°02'30"W OF THE CENTER LINE OF DOUD DRIVE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 15 OF MAPS AT PAGE 26, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



EARTH WORK QUANTITY

CUT	147.00 CY	MAXIMUM CUT	1.50 FT
FILL	0.00 CY	MAXIMUM FILL	0.00 FT
IMPORT	0.00 CY		
EXPORT	147.00 CY		

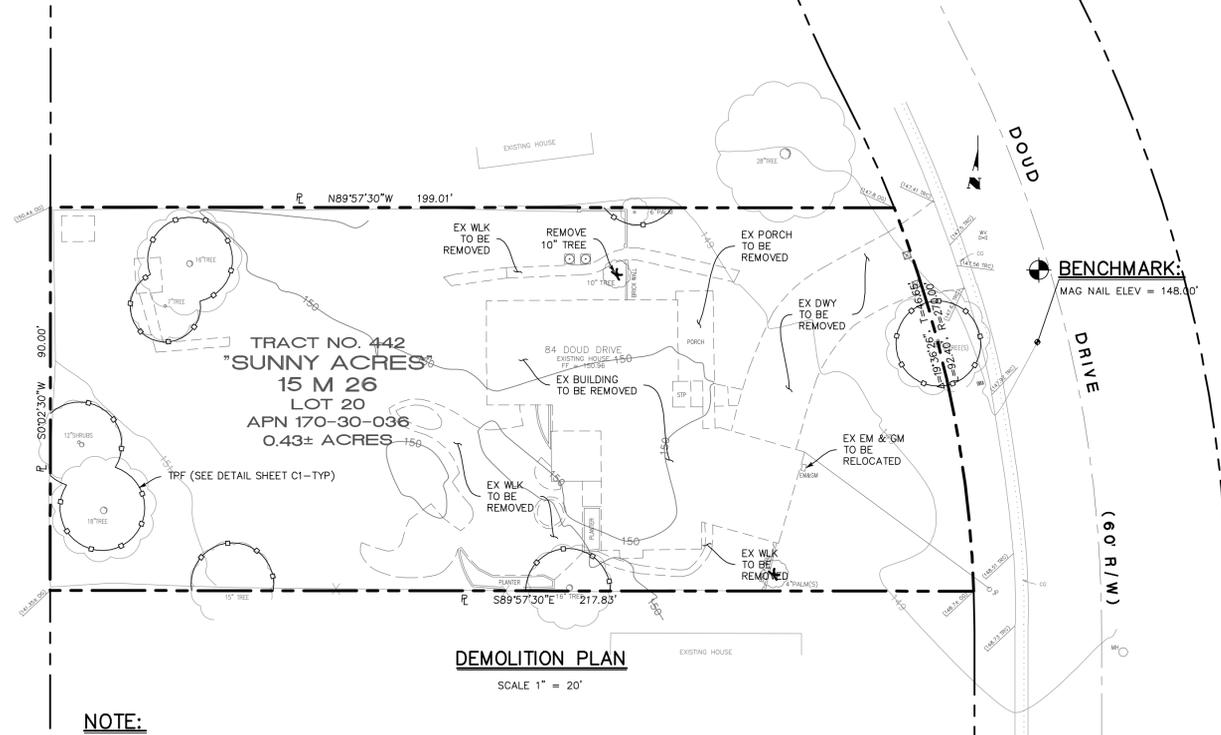
EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

IMPERVIOUS AREA

EXISTING IMPERVIOUS:	5,391.2 SF
NEW IMPERVIOUS:	6,660.9 SF

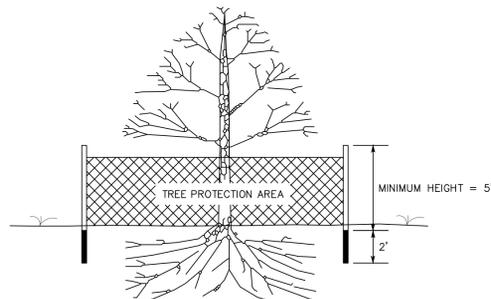
SHEET INDEX

SHEET C1	TITLE SHEET
SHEET C2	GRADING, DRAINAGE AND EROSION CONTROL PLAN
SHEET C3	EROSION CONTROL DETAILS
SHEET C4	BLUEPRINT FOR CLEANBAY



NOTE:

* ALL EXISTING STRUCTURES TO BE DEMOLISHED *



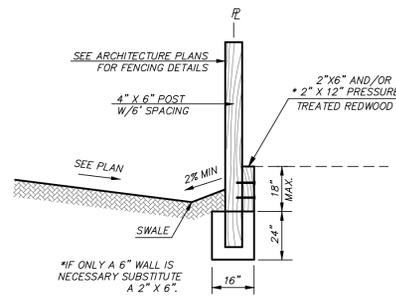
TREE PROTECTION FENCE

ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH CHAIN LINK FENCES WITH A MINIMUM HEIGHT OF FIVE FEET (5') ABOVE GRADE.

FENCES ARE TO BE MOUNTED ON TWO-INCH DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST TWO FEET (2') AT NO MORE THAN 10-FOOT SPACING.

FENCING SHALL BE RIGIDLY SUPPORTED AND MAINTAINED DURING ALL CONSTRUCTION PERIODS.

NO STORAGE OF EQUIPMENT, VEHICLES OR DEBRIS SHALL BE ALLOWED WITHIN THE DRIP LINES OF THESE TREES AT ANY TIME.



18" MAX. WALL/FENCE DETAIL @ PERIMETER

N.T.S.

NOTES:

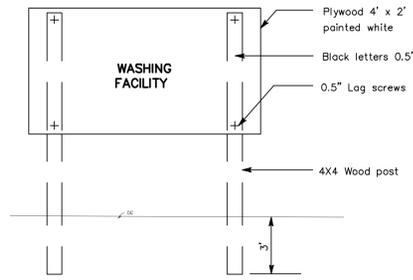
- TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS. THERE MAY BE OTHER UNDERGROUND UTILITIES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. CLEARLY DEFINED MARKINGS THAT EXISTED AT THE TIME OF THE SURVEY WERE LOCATED AND ARE SHOWN ON THIS PLAN.



<p>ENGINEERING</p> <p>598 E Santa Clara St., #270 San Jose, CA 95121 Phone: (408) 806-7187 Fax: (408) 583-4006</p>	DESIGNED	DATE	09/23/15
	DRAWN	DATE	09/23/15
	AS NOTED	SCALE	
	CHECKED	DATE	09/23/15
<p>California</p> <p>TITLE SHEET LANDS OF WOO 84 DOUD DRIVE APN 170-30-036</p>	BY	DATE	
	APPROVED	DATE	
	REVISIONS	DATE	
	NO.		

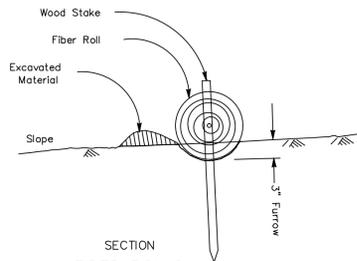
EROSION CONTROL NOTES

- THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL PLAN ELEVATIONS OR PERMANENT IMPROVEMENTS. THE COUNTY INSPECTOR MAY REQUIRE INSTALLING ADDITIONAL EROSION CONTROL MEASURES DURING EARTHWORK OPERATION.
- OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES. GRADING WORK BETWEEN OCTOBER 15 TO APRIL 15 IS AT THE DISCRETION OF THE CITY OF LOS ALTOS BUILDING OFFICIAL.
- FINISHED SLOPES ON THE SITE SHALL BE STABILIZED USING SEED AND STRAW OR HYDROSEED TREATMENTS.
- ACTIVE DRAINAGE INLETS AND NATURAL DRAINAGES WHERE RUNOFF IS LIKELY TO GO SHALL HAVE DRAINAGE INLET PROTECTION INSTALLED AROUND THE IMMEDIATE PERIMETER OF THE INLET AS NOTED ON THE PLANS.
- UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.
- IF THE APPROVED EROSION CONTROL PLAN DOES NOT WORK, THE CITY OF LOS ALTOS CONSTRUCTION INSPECTOR CAN CHANGE THE EROSION CONTROL MEASURES AND LAYOUT.

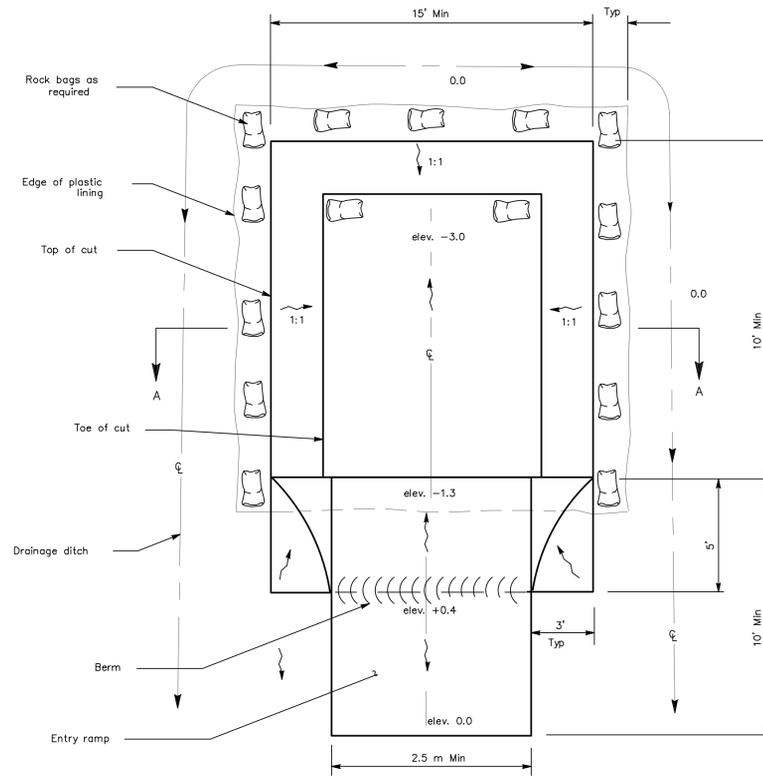
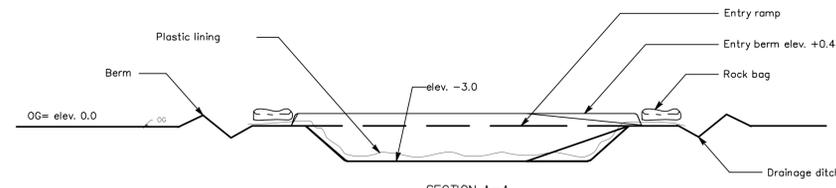


SIGN ELEVATION

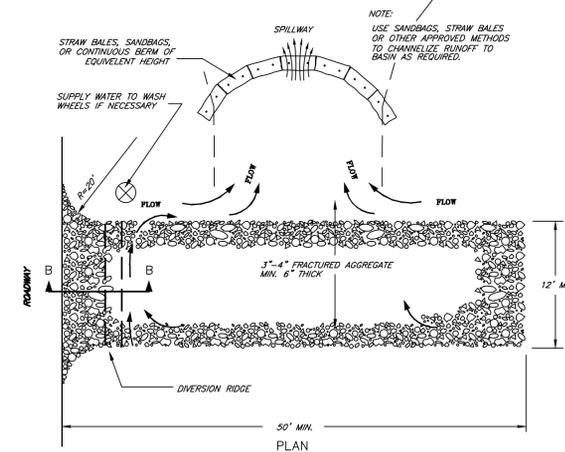
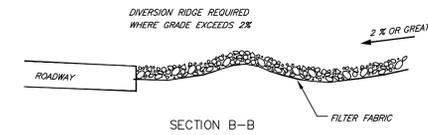
NOTE:
The temporary equipment washing facility sign shall be installed within 20 feet of the temporary concrete washout facility.



SECTION FIBER ROLLS IN FURROWS

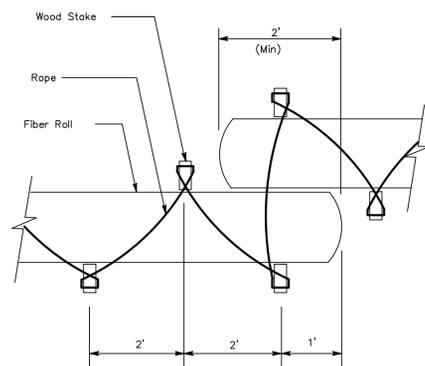


TEMPORARY EQUIPMENT WASHING FACILITY (Below Grade)

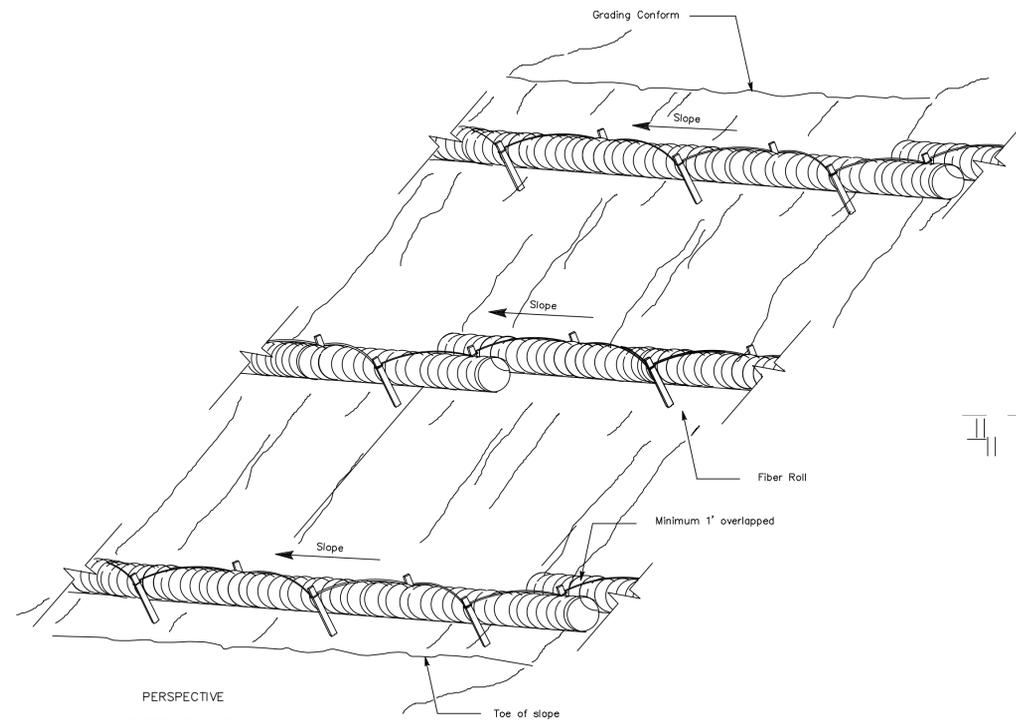


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

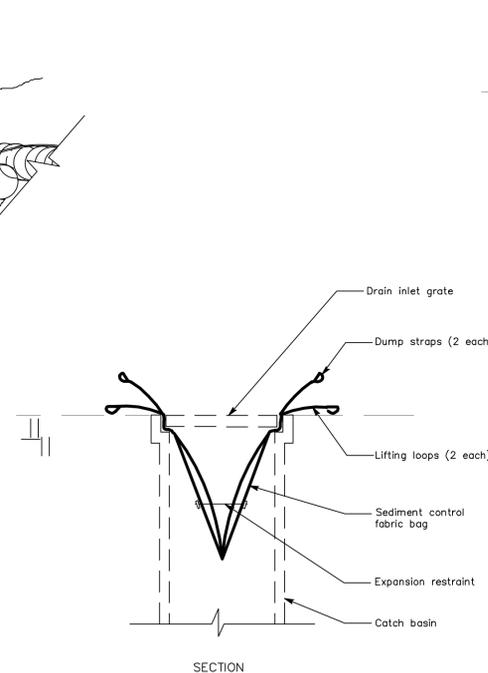
- NOTES:**
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



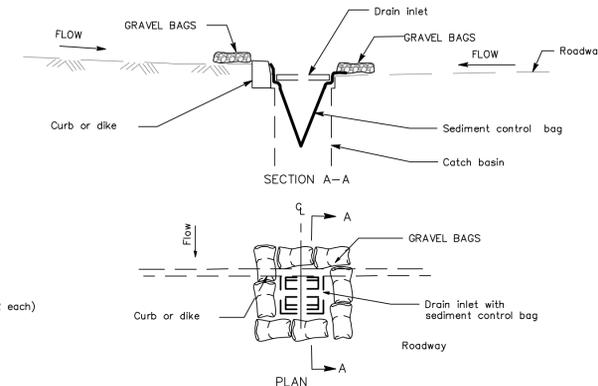
FIBER ROLLS ROPE RESTRAINT METHOD



FIBER ROLLS ROPE RESTRAINT METHOD



SECTION SEDIMENT CONTROL BAG



TEMPORARY DRAINAGE INLET PROTECTION For paved areas exposed to traffic



DESIGNED	DATE	DRAWN	DATE	CHECKED	DATE	BY	DATE	APP'D	REVISIONS	NO.
09/23/15	09/23/15									

ENGINEERING
598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

California

EROSION CONTROL DETAILS
LANDS OF WOO
84 DOUD DRIVE
APN 170-30-036

PROJECT NO. _____ CONTRACT NO. _____

DRAWING NO. **C3** OF 4
SHT NO. **3** OF 4
FILE NO. **Los Altos**

Heavy Equipment Operation

Best Management Practices for the Construction Industry



Doing the Job Right
Site Planning and Preventive Vehicle Maintenance

- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spills, store in sealed containers, and properly dispose as hazardous waste (recycle whenever possible).
- Do not use diesel oil to lubricate equipment parts, or clean equipment. Use only water for any onsite cleaning.
- Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm drain pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

Best Management Practices for the

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

Roadwork and Paving

Best Management Practices for the Construction Industry



Doing the Job Right
General Business Practices

- Develop and implement erosion/sediment control plans for roadway embankments.
- Schedule excavation and grading work during dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs at designated areas in your maintenance yard, where possible. Avoid performing equipment repairs at construction sites.
- When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment parts or clean equipment.
- Recycle used oil, contain broken asphalt, etc. whenever possible, or dispose of properly.

Storm Drain Pollution from Roadwork

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for asphalt, saw-cut slurry or excavated material to illegally enter storm drains. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Best Management Practices for the

- Road crews
- Driveway/dewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment, paving machines, dump trucks, concrete mixers
- Construction inspectors
- General contractors
- Home builders
- Developers

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry



Doing the Job Right
General Business Practices

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects during dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with sandbags or other sediment controls.
- Re-vegetation is an excellent form of erosion control for any site.

Storm Drain Pollution from Landscaping and Swimming Pool Maintenance

Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

Best Management Practices for the

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers
- Homeowners

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



Doing the Job Right
General Business Practices

- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary water pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
- Wash out chutes onto dirt areas at site that do not flow to streets or drains.
- Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall, and runoff.
- Do not use diesel fuel as a lubricant on concrete forms, tools, or trailers.

Storm Drain Pollution from Fresh Concrete and Mortar Applications

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, cause serious problems, and is prohibited by law.

Best Management Practices for the

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers
- Concrete delivery/pumping workers

Preventing Pollution: It's Up to Us

In the Santa Clara Valley, storm drains transport water directly to local creeks and San Francisco Bay without treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; sediment created by erosion; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley municipalities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm water pollution. TO comply with this program, contractors must comply with the practices described in this drawing sheet.

Spill Response Agencies

DIAL 9-1-1
 State Office of Emergency Services Warning Center (24 hours): 800-852-7550
 Santa Clara County Environmental Health Services: (408) 299-6930

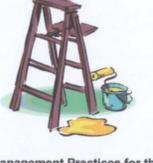
Local Pollution Control Agencies

County of Santa Clara Pollution Prevention Program: (408) 441-1195
 County of Santa Clara Integrated Waste Management Program: (408) 441-1198
 County of Santa Clara District Attorney Environmental Crimes Hotline: (408) 299-TIPS
 Santa Clara County Recycling Hotline: 1-800-533-8414
 Santa Clara Valley Water District: (408) 265-2600
 Santa Clara Valley Water District Pollution Hotline: 1-888-510-5151
 Regional Water Quality Control Board San Francisco Bay Region: (510) 622-2300
 Palo Alto Regional Water Quality Control Plant: (650) 329-2598
 Serving East Palo Alto Sanitary District, Los Altos, Los Altos Hills, Mountain View, Palo Alto, Stanford

City of Los Altos
 Building Department: (650) 947-2752
 Engineering Department: (650) 947-2780

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



Doing the Job Right
Handling Paint Products

- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility (contact your local stormwater program listed on the back of this brochure).
- When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty dry paint cans also may be recycled as metal.
- Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 buildings exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory. See Yellow Pages for a state-certified laboratory.
- If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.

Storm Drain Pollution from Paints, Solvents, and Adhesives

All paints, solvents, and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled, or returned to the supplier of properly to prevent these materials from flowing into storm drains and watercourses.

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry



Doing the Job Right
General Business Practices

- Schedule excavation and grading work during dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment parts, or clean equipment.

Storm Drain Pollution from Earth-Moving Activities and Dewatering

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

Best Management Practices for the

- Bulldozer, back hoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

Los Altos Municipal Code Requirements

Los Altos Municipal Code Chapter 10.08.390 Non-storm water discharges

A. Unlawful discharges. It shall be unlawful to discharge any domestic waste or industrial waste into storm drains, gutters, creeks, or San Francisco Bay. Unlawful discharges to storm drains shall include, but not be limited to, discharge from toilets; sinks; industrial processes; cooling systems; boilers; fabric cleaning; equipment cleaning; vehicle cleaning; construction activities, including, but not limited to, painting, paving, concrete placement, saw cutting and grinding; swimming pools; spas; and fountains, unless specifically permitted by a discharge permit or unless exempted pursuant to guidelines published by the superintendent.

B. Threatened discharges. It shall be unlawful to cause hazardous materials, domestic waste, or industrial waste to be deposited in such a manner or location as to constitute a threatened discharge into storm drains, gutters, creeks or San Francisco Bay. A "threatened discharge" is a condition creating a substantial probability of harm, when the probability and potential extent of harm make it reasonably necessary to take immediate action to prevent, reduce or mitigate damages to persons, property or natural resources. Domestic or industrial wastes that are no longer contained in a pipe, tank or other container are considered to be threatened discharges unless they are actively being cleaned up.

Los Altos Municipal Code Section 10.08.430 Requirements for construction operations.

A. A spill response plan for hazardous waste, hazardous materials and uncontained construction materials shall be prepared and available at the construction sites for all projects where the proposed construction site is equal to or greater than one acre of disturbed soil and for any other projects for which the city engineer determines it is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

B. A storm water pollution prevention plan shall be prepared and available at the construction sites for all projects greater than one acre of disturbed soil and for any other projects for which the city engineer determines that a storm water management plan is necessary to protect surface waters. Preparation of the plan shall be in accordance with guidelines published by the city engineer.

C. Prior approval shall be obtained from the city engineer or designee to discharge water pumped from construction sites to the storm drain. The city engineer or designee may require gravity settling and filtration upon a determination that either or both would improve the water quality of the discharge. Contaminated groundwater or water that exceeds state or federal requirements for discharge to navigable waters may not be discharged to the storm drain. Such water may be discharged to the sewer, provided that the requirements of Section 10.05.240 are met and the approval of the superintendent is obtained prior to discharge.

D. No cleanup of construction debris from the streets shall result in the discharge of water to the storm drain system; nor shall any construction debris be deposited or allowed to be deposited in the storm drain system. (Prior code § 5-5.643)

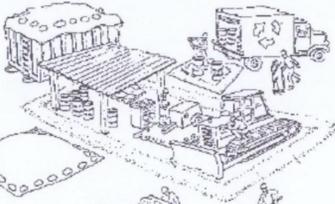
Criminal and judicial penalties can be assessed for non-compliance.

Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry

Santa Clara Urban Runoff Pollution Prevention Program



Doing the Job Right
General Business Practices

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.
- Dewatering Operations
- 1. Check for Toxic Pollutants
 - Check for odors, discoloration, or an oily sheen on groundwater.
 - Call your local wastewater treatment agency and ask whether the groundwater must be tested.
 - If contamination is suspected, have the water tested by a certified laboratory.
 - Depending on the test results, you may be allowed to discharge pumped groundwater to the storm drain (if no sediments present) or sanitary sewer. OR, you may be required to collect and haul pumped groundwater offsite for treatment and disposal at an appropriate treatment facility.
- 2. Check for Sediment Levels
 - If the water is clear, the pumping time is less than 24 hours, and the flow rate is less than 20 gallons per minute, you may pump water to the street or storm drain.
 - If the pumping time is more than 24 hours and the flow rate greater than 20 gpm, call your local wastewater treatment plant for guidance.
 - If the water is not clear, solids must be filtered or settled out by pumping to a settling tank prior to discharge. Options for filtering include:
 - Pumping through a perforated pipe sunk part way into a small pit filled with gravel.
 - Pumping through a filter bag such as a swimming pool filter or filter fabric wrapped around end of suction pipe.
 - When discharging to a storm drain, protect the inlet using a barrier of burlap bags filled with drain rock, or cover inlet with filter fabric anchored under the grate. OR, pump water through a grassy swale prior to discharge.

Best Management Practices for the

- Homeowners
- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

General Construction And Site Supervision

Best Management Practices For Construction



Doing the Job Right
General Principles

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, storm drains and drainage channels.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Storm Drain Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the

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- Site supervisors
- Inspectors
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- Developers

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DESIGNED BY: LARRY LIND | APPROVED BY: [Signature] | CITY OF LOS ALTOS | DATE: OCTOBER, 2003
 DRAWN BY: VICTOR CHEN | CITY ENGINEER | 48056 | SCALE: N.T.S.
 CHECKED BY: JIM GUSTAFSON | SHEET OF SHEETS | DRAWING NO:

Professional Engineer Seal: REGISTERED PROFESSIONAL ENGINEER, CIVIL, STATE OF CALIFORNIA, No. 47518, Exp. 12-31-15

Los Altos City Seal: CITY OF LOS ALTOS, CALIFORNIA

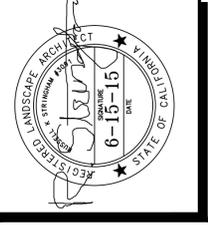
APPLICANT: WOO | ROAD NAME: DOUD DRIVE | FILE NO:

ENGINEERING
 598 E Santa Clara St, #270
 San Jose, CA 95102
 Phone: (408) 806-7187
 Fax: (408) 583-4006

California

PROJECT NO. 4 | CONTRACT NO. 4 | DRAWING NO. C4

DATE: 09/23/15 | DESIGNED: [Signature] | DRAWN: [Signature] | CHECKED: [Signature] | SCALE: N.T.S.



WOO RESIDENCE
 84 DOUD DR.
 LOS ALTOS, CA
IRRIGATION PLAN

REVISION	REVISION DATE
	2-26-15
	6-15-15
	9-23-15

JOB NUMBER

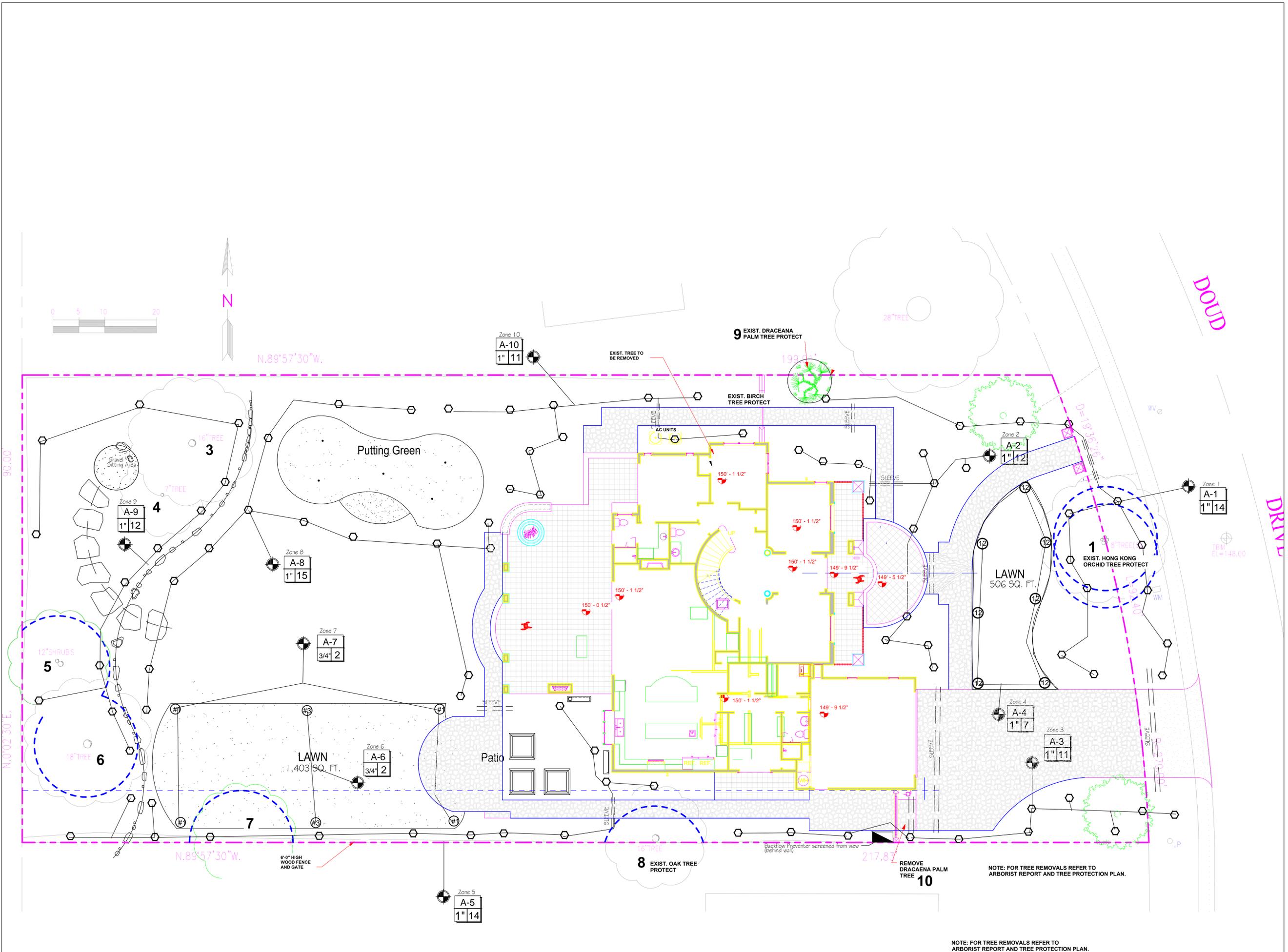
DATE 1-8-15

DRAWN BY
RKS

SCALE
1/8"=1'-0"

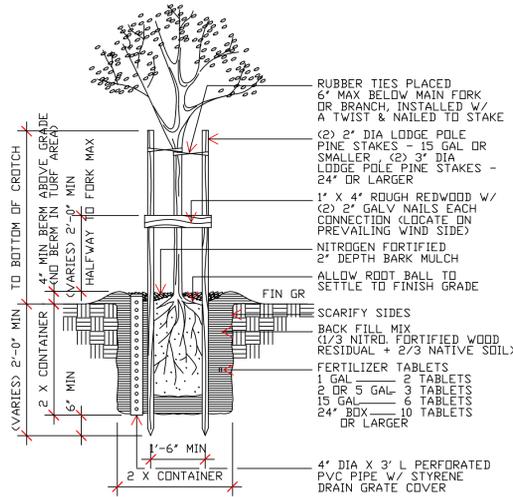
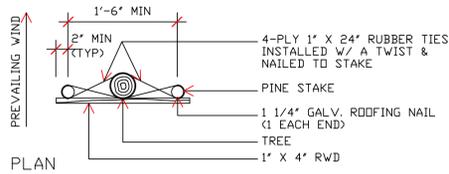
SHEET

L-2



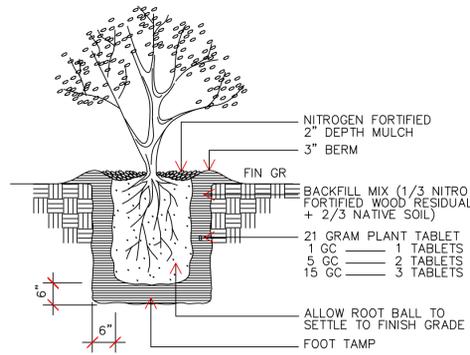
NOTE: FOR TREE REMOVALS REFER TO ARBORIST REPORT AND TREE PROTECTION PLAN.

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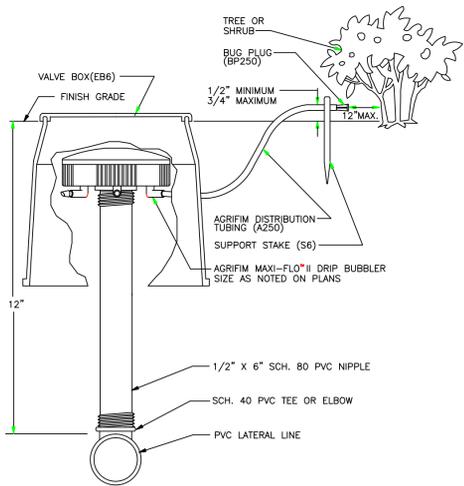
TREE PLANTING

N.T.S.

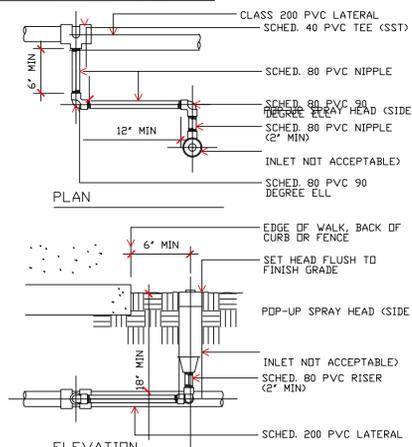


SHRUB PLANTING

N.T.S.



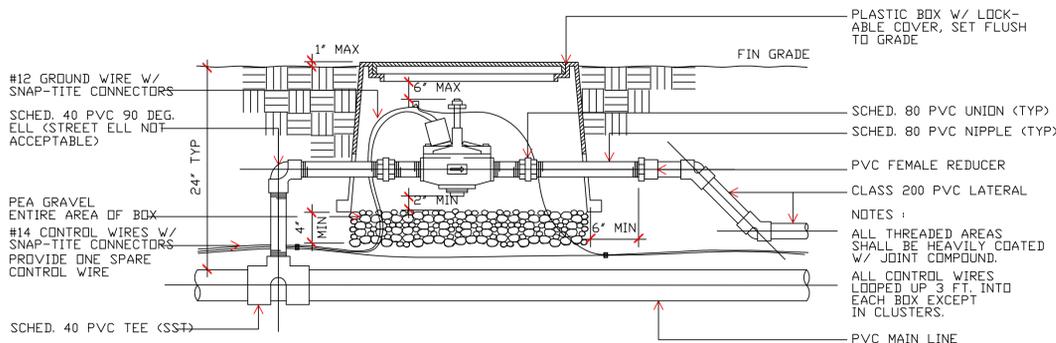
- NOTES:
1. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
 2. SECURE END OF TUBING WITH AGRIFIM SUPPORT STAKE (S6).



- NOTES:
1. ALL ELEMENTS OF SWING JOINTS SHALL BE AS SHOWN AND OF THE SAME DIAMETER AS THE BASE OF HEAD BEING USED.
 2. STREET ELLS SHALL NOT BE ACCEPTABLE.

POP-UP SPRAY 4" LAWN HEAD

N.T.S.



N.T.S.

KEY	TREES	
ACE PAL EMP	Acer palmatum 'Emperor 1'	Red Japanese Maple
ACE PAL EVE	Acer palmatum 'Ever Red'	Laceleaf Japanese Maple
ARB MAR	Arbutus 'Marina'	Strawberry Tree
LAG CAT	Lagerstroemia 'Catawba'	Crape Myrtle (Dark Purple)
PIT UND	Pittosporum undulatum	Victorian Box
ROB AMI	Rubus ambigua 'Purple Robe'	Flowering Locust
SAP SEB	Sapium sebiferum	Chinese Tallow Tree

KEY	SHRUBS	
AGA PET	Agapanthus 'Peter Pan-Albus'	Dwarf Agapanthus (White)
ALY HUE	Alyogyne Huegelii	Blue Hibiscus
CAM TAY	Camellia 'Taylors Perfection'	Camellia Std.(Pink)
CEA JUL	Ceanothus 'Julia Phelps'	Wild Lilac
CEA RAY	Ceanothus 'Ray Hartman'	Wild Lilac
OS SIA	Ostia skanbergii	Dwarf Rockrose
CON CNE	Convolvulus cneorum	Bush Morning Glory
CUP HYS	Cuphea hyssopifolia	False Heather
DIE BIC	Dietsa bicolor	Fornight Lily
FEL AME	Felicla ameloides	Blue Marguerite
HEM HAP	Hemerocallis 'Happy Returns'	Daylily (Dwarf Yellow)
HEU ROS	Heuchera 'Rosada'	Coral Belle
HYD MAC	Hydrangea macrophylla	Hydrangea (Pink Lace Cap)
LAV MUN	Lavandula 'Munstead'	Dwarf English Lavender
NAN GUL	Nandina 'Gulf Stream'	Dwarf Heavenly Bamboo
OSM FRA	Osmanthus fragrans	Sweet Olive
PIT TEN	Pittosporum tenuifolium	Pittosporum
PRU CAR	Prunus caroliniana	Carolina Laurel Cherry
ROS TUS	Rosmarinus 'Tuscan Blue'	Rosemary
TRA JAS	Trachelospermum jasminoides	Star Jasmine
VER RIG	Verbena 'Rigida'	Tall Verbena
VIB JAP	Viburnum japonicum	Viburnum Multi
ZAN AET	Zantedeschia aethiopica	Calla Lily

KEY	GROUND COVERS	
AJU REP	Ajuga reptans	Carpet Bugle (Blue)
GAZ SUN	Gazania 'Sunrise Yellow'	Gazania
SCA MAU	Scaveola 'Maue Clusters'	Scaveola
VER PER	Verbena Peruviana (Purple)	Large Leaf Verbena
VER ALB	Verbena 'Alba'	Verbena (White)

WATER BUDGET CALCULATION FORM

Property Address : 84 Doud Dr. Los Altos, CA
 Authorized Professional Name/Company : Stringham Design
 License or Certification No : CA 83391

Enter Total Landscaped Area (LA) 8,237 square feet
 Enter Special Landscaped Area (SLA) 0 square feet

Hydrozone TABLE

Hydrozone	Plant Water Use Type	Irrigation Type	Plant Factor	Hydrozone Area (sq. ft.)	Irrigation Efficiency (see pg. 0.70)	Net Water Requirement (gallons)	Zone Water Requirement (gallons)
1	Low	Drip	0.03	1,551	0.71	1,235	1,739
2	Low	Drip	0.03	710	0.71	565	796
3	Low	Drip	0.03	709	0.71	564	795
4	High	Sprinkler	0.70	506	0.71	9,399	13,238
5	Low	Drip	0.03	831	0.71	662	932
6	High	Sprinkler	0.70	701	0.71	13,021	18,340
7	High	Sprinkler	0.70	702	0.71	13,040	18,366
8	Low	Drip	0.03	1,102	0.71	877	1,236
9	Low	Drip	0.03	797	0.71	634	894
10	Low	Drip	0.03	628	0.71	500	704
11						0	0
12						0	0
13						0	0
14						0	0
15						0	0
16						0	0
17						0	0
18						0	0
19						0	0
20						0	0
SLA			1.00	0		40,498	57,039
Total							

* Use WUCOLS to determine PF: www.water.ca.gov/wateruseefficiency/docs/wucols06.pdf
 Note that surface areas of a water feature will be counted as high water using plant at PF 1.

MAWU and ETWU

Max Allowable Water Use (MAWA)	153,004	gallons/yr
Estimated Total Water Use (ETWU)	57,039	gallons/yr
Average Irrigation Efficiency	0.71	
Project Meets Water Efficient Requirements	Yes	
Project Meets Irrigation Efficiency Requirements	Yes	

CITY STAFF REVIEW
 YES, ETWU < MAWA
 NO, ETWU > MAWA
 Initials: _____

IRRIGATION LEGEND

- IRRITROL MC-18 PLUS 8 (OUTDOOR) WALL MOUNT ENCLOSURE WITH RAIN GAUGE AND SOIL MOISTURE SENSORS.
- FEBCO 825Y REDUCED PRESSURE BACKFLOW PREVENTER 1 1/4"
- Y STRAINER WILKINS YSBR SERIES WITH A 100 MESH SCREEN (LINE SIZE) MOUNT AS PART OF THE BACK FLOW ASSEMBLY.
- RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED.
- HUNTER PROFESSIONAL SERIES, G-TYPE, 28 RADIUS, NOZZLE #1 .5 G.P.M.
- HUNTER PROFESSIONAL SERIES, G-TYPE, 28 RADIUS, NOZZLE #3 .9 G.P.M.
- TORO 570Z 12 RADIUS (PROVIDE ARC AS NEEDED FOR PROPER COVERAGE) 4" POP UP LAWN HEAD
- PRESSURIZED WATER MAIN, PVC SCHEDULE 40, BURY 18" MIN.
- IRRIGATION LINE PVC CLASS 200, BURY 12" MIN.
- USE SLEEVES WHERE EVER IRRIGATION LINES MUST PASS UNDER PAVING, TO BE COORDINATED ON SITE BY THE LANDSCAPE CONTRACTOR. SLEEVES SHALL BE 4" PVC SCHEDULE 40 BURY 18" MIN., EXTEND 6" BEYOND EDGE OF PAVING
- CIRCUIT DESIGNATION
- GALLONS PER MINUTE
- VALVE SIZE
- AGRIFIM MAXI-FLO BUBBLER
 6 OUTLETS AT 10 GPH EACH OPERATING RANGE 20-80 PSI
 USE A Y-STRAINER DOWN STREAM FROM VALVE FOR EACH CIRCUIT (SEE IRRIGATION LEGEND FOR SIZE AND TYPE OF FILTER)
 USE 1/4" DISTRIBUTION TUBING (170' I.D. X .250" O.D.-POLY)
 MAXIMUM RUN 8' - LINES SHALL NOT TEE. PROVIDE ONE LINE TO EACH SHRUB OR GROUND COVER, AND TWO TO EACH TREE
 USE SUPPORT STAKE #S6 AT END
 USE BUG PLUG #BP250

PLANTING NOTES

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES, WITH A MINIMUM DEPTH OF 8 INCHES OF NON COMPACTED TOPSOIL.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, STONES OVER 1/2" DIAMETER, AND ANY OTHER MATERIAL WHICH WOULD BE HARMFUL TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF NITROGEN FORTIFIED WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 2" LAYER OF NITROGEN FORTIFIED BARK (LARGE), IN ALL PLANTING AREAS FOR ADDITIONAL WEED CONTROL AND WATER RETENTION. SUBMIT A SAMPLE FOR APPROVAL.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

ALL LAWN TO BE SOD "DOUBLE DWARF CHAMPION" BY THE GRASS FARM IN MORGAN HILL, OR APPROVED EQUAL.

ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

IT IS THE RESPONSIBILITY OF THE OWNER TO SUBMIT LANDSCAPE PLANS TO THE GOVERNING MUNICIPALITY FOR APPROVAL OF THE PLANS, AND TO OBTAIN BUILDING PERMITS. IF ANY CHANGES OR ADDITIONS TO THE PLANS NEED TO BE MADE, THE OWNER SHALL RETURN THE PLANS, WITH THE CITY REVIEW COMMENTS FOR REVISIONS. FINAL APPROVAL MUST BE OBTAINED FROM THE GOVERNING MUNICIPALITY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

SEE CIVIL PLANS FOR ALL GRADING, DRAINAGE, AND ALL OTHER CIVIL WORK

IRRIGATION NOTES

PLAN IS DIAGRAMMATIC; THE EXACT LOCATION OF VALVES, LINES, HEADS, ETC., SHALL BE DETERMINED IN THE FIELD. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. LINES AND SLEEVES TO BE INSTALLED UNDER PAVING SHALL BE SCHEDULE 40 PVC.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOT OPERATE ANY HEAVY EQUIP. OVER UTILITY LINES AND SHALL HAND DIG ANY TRENCHES WITHIN 5' OF UTILITY LINES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES AT HIS OWN EXPENSE.

IRRIGATION SYSTEM WAS DESIGNED FOR A MAXIMUM OF 14 GPM AT 40 PSIWORST PRESSURE (WORST CONDITION AT FURTHEST HEAD/D RIP UNIT. IRRIGATION CONT. TO VERIFY PRESSURE PRIOR TO CONSTRUCTION OF ANY PART OF THE IRRIGATION SYSTEM. IF WORKING PRESSURE IS GREATER THAN 70 PSI, CONSULT THE LANDSCAPE ARCHITECT FOR USE OF A PRESSURE REGULATOR. IF WORKING PRESSURE IS LESS THAN 40 PSI CONSULT LANDSCAPE ARCHITECT.

THE WATER SOURCE FOR THE IRRIGATION SYSTEM SHALL BE PROTECTED FROM BACK FLOW BY A BACK FLOW PREVENTER (TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS.

ALL VALVE WIRING SHALL BE COPPER U.L. APPROVED FOR DIRECT BURIAL. CONNECT WIRES USING SPLICE-KOTE WIRE CONNECTORS. WIRE SIZE TO BE #12 AWG MIN. (RUNS LONGER THAN 1000 FT. SHALL BE #10 AWG) ONE SPARE CONTROL WIRE TO BE PROVIDED THROUGHOUT

ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS (OVER 3/4"), AND OTHER EXTRANEIOUS MATERIALS, AND SHALL BE COMPACTED TO PREVENT SETTLING.

AT JOB COMPLETION SUPPLY OWNERS WITH CONTROLLER KEYS, AND MANUFACTURERS PRODUCT INFORMATION.

ALL IRRIGATION DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL GOVERNING CODES SHALL BE MET

THE DRIP IRRIGATION SYSTEM WAS DESIGNED TO PROVIDE ONE DISTRIBUTION LINE TO EACH SHRUB (LINES SHALL NOT BE TEE), AND TWO LINES FOR EACH TREE.

THE IRRIGATION CONTRACTOR SHALL COORDINATE THE SPRINKLER HEAD/D RIP UNIT LOCATIONS AND QUANTITIES WITH THE PLANTING PLAN, AND PROVIDE PROPER IRRIGATION TO ALL PLANT MATERIALS SHOWN ON THE PLANTING PLANS. THE IRRIGATION CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM PRIOR TO ANY BACK FILLING, AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS.

NO TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PERMITTED. IF IRRIGATION LINES MUST PASS THROUGH THE DRIP LINE OF EXISTING TREES, CONSULT THE LANDSCAPE ARCHITECT.

GREAT CARE SHALL BE GIVEN TO PREVENT DIRT FROM ENTERING THE IRRIGATION SYSTEM DURING CONSTRUCTION. FLUSH THE ENTIRE SYSTEM THOROUGHLY BEFORE INSTALLING THE MAXI FLO HEADS. ALL DRIP CIRCUITS SHALL HAVE A Y STRAINER AS INDICATED ON THE IRRIGATION LEGEND

I HAVE COMPLIED WITH THE CRITERIA OF WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

CHECK VALVES SHALL BE USED WHERE NEEDED TO PREVENT DRAINAGE TO LOW HEADS

SEE WATER BUDGET PREPARED FOR THIS SITE AND SUBMITTED WITH THIS DRAWING SET

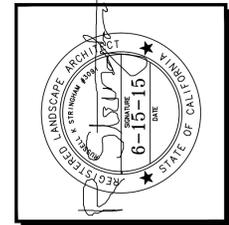
THE IRRIGATION CONTRACTOR SHALL EMPLOY SOIL MOISTURE SENSORS, AND A RAIN GAUGE TO LIMIT WATER WASTE PER WEL0 12.44.070C2. CONTROLLER RMAV NOT RELY SOLELY ON TIME BASED SCHEDULING.

IRRIGATION SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO PREVENT OVERSPRAY ON PAVED AREA, AND ADJUSTED TO PREVENT FOGGING AND MISTING.

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WOO RESIDENCE
 84 DOUD DR.
 LOS ALTOS, CA

DETAILS / NOTES

REVISION	REVISION DATE

JOB NUMBER

DATE 1-8-15

DRAWN BY
RKS

SCALE
NTS

SHEET

L-3