

CUSTOM HOUSE

OWNER : MRS. MEI LIANG & MR. HAO LIU

ADDRESS: 980 GOLDEN WAY,
LOS ALTOS, CA 94024

APN: 189-09-063

ABBREVIATIONS:

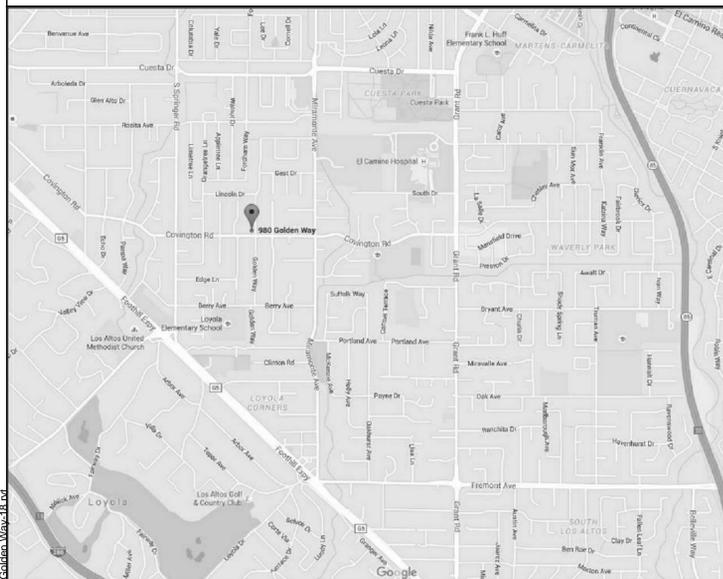
RWL	RAIN WATER LEADER	O.F.S	OUT SIDE FACE OF STUD
DS	DOWNSPOT	I.O.S	INSIDE FACE OF STUD
S/GD	SINK WITH GARBAGE DISPOSAL	O.C	ON CENTER
SH. ENC.	SHOWER ENCLOSURE	CL	CENTER LINE
T.C	TIME CLOCK	PL	PLATE LINE
UON.	UNLESS OTHERWISE NOTED	P.T.	PRESSURE TREATED
TYP.	TYPICAL	FL	FLOOR
V/GDF	VERTICAL GRAIN DOUGLESS FIR	F.F.E	FLOOR FINISH ELEVATION
WMP	WATERPROOF MEMBRANE	FF	FINISH FLOOR
WD	WOOD	PR	PAIR
WDW	WINDOW	R/A	RETURN AIR
RM	ROOM	REFR.	REFRIGERATOR
W.W.F	WOVEN WIRE FABRIC	R/O	RANGE OVEN
GYP. BD	GYP/SUM 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
GLV	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) FOR ALL BUILDINGS (MAIN HOUSE WITH ATTACHED GARAGE, ACCESSORY BLDG. " CABANA" ,DETACHED GARAGE INCLUDING COVERED CARPORT AREA BETWEEN CABANA AND DETACHED GARAGE.

LOCATION OF UNDERGROUND UTILITIES PURSUANT TO MUNICIPAL CODE SECT. 12.68

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.

VICINITY MAP:



DRAWING LIST:

DRAWING LIST	
Sheet Number	Sheet Name
*	ARCHITECTURAL
A1	COVER SHEET
A2	SITE PLAN
A2.A	NEIGHBORHOOD CONTEXT
A3	FIRST FLOOR PLAN
A4	SECOND FLOOR PLAN
A5	ROOF PLAN
A6	FRONT AND LEFT ELEVATIONS
A7	RIGHT AND REAR ELEVATIONS
A8	BUILDING SECTIONS
A9	AREA CALCULATIONS
A10	NOT USED
A11	EXISTING FLOOR PLANS
A12	EXISTING EXTERIOR ELEVATION
A13	NEIGHBORHOOD PICTURES
AR-1	ARBORIST REPORT
**	CIVIL DRAWINGS
C1	COVER SHEET GRADING AND DRAINAGE
C2	GRADING AND DRAINAGE PLAN
C3	GRADING AND DRAINAGE DETAILS
***	SURVEY
1 OF 1	BOUNDARY & TOPOGRAPHIC SURVEY
****	LANDSCAPE
L1	PLANTING PLAN
L2	IRRIGATION PLAN
L3	NOTES / DETAILS

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 # : 189-09-063

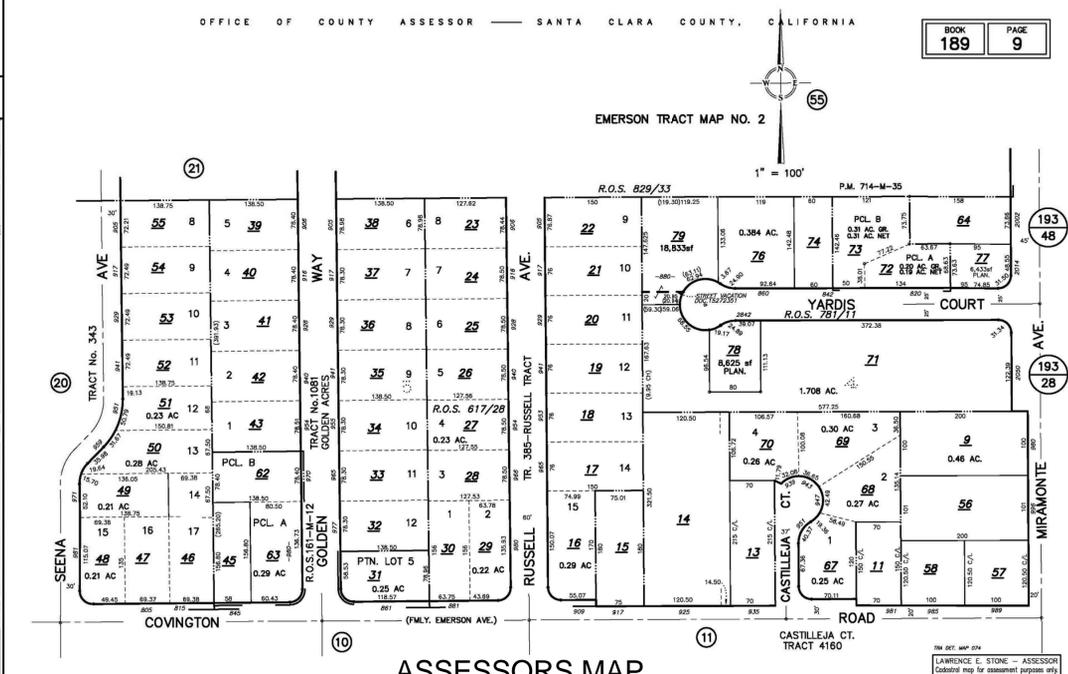
NET LOT AREA: 12,558.20 SQF		COORDINATE WITH SHEET A9	
% OF FRONT YARD PAVING	EXISTING	CHANGE IN	TOTAL PROPOSED
	0	N/A	340.95 SQF (2.72 %)
HABITABLE LIVING AREA	1,789 SQF (1ST DEMO) 236 SQF (2ND DEMO)	466.5 1,087.7	2,255.3 SQF. (1ST FL.) 1,323.7 SQF. (2ND FL.) TOTAL:3,579.2SQF
NON-HABITABLE AREA	0 SQF (GARAGE)	N/A	423.5 SQF. (NEW GARAGE)

	EXISTING		PROPOSED		ALLOWED / REQUIRED	
	EXISTING	PROPOSED	FIRST FLOOR	SECOND FLOOR	FIRST FLOOR	SECOND FLOOR
LOT COVERAGE STRUCT. OVER 6'-0" TALL	1,789 SQF. (14.24 %)	2,952.3 SQF. (23.45 %) INCLUDING COVERED PORCHES	3,767 SQF MAX. (30 %)			
FLOOR AREA (1ST+2ND+GARAGE)	2,025 SQF (16.12 %)	4,002.7 SQF (31.63 %)	(3850+156) = 4006 sq. ft.			
SETBACKS:			FIRST FLOOR	SECOND FLOOR	FIRST FLOOR	SECOND FLOOR
FRONT	61'-4"	25'-4"	44'-2.5"	25'-0"	25'-0"	25'-0"
REAR	27'-2"	60'-8"	61'-9"	25'-0"	25'-0"	25'-0"
RIGHT SIDE	38'-6"	18'-11"	26'-4"	10'-0"	17'-6"	17'-6"
LEFT SIDE	14'-0"	8'-2"	18'-8"	16'-0"	16'-0"	17'-6"
HEIGHT	14'-0"	26'- 10"	27'-0"			

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

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA



ASSESSORS MAP

No	Description	Date

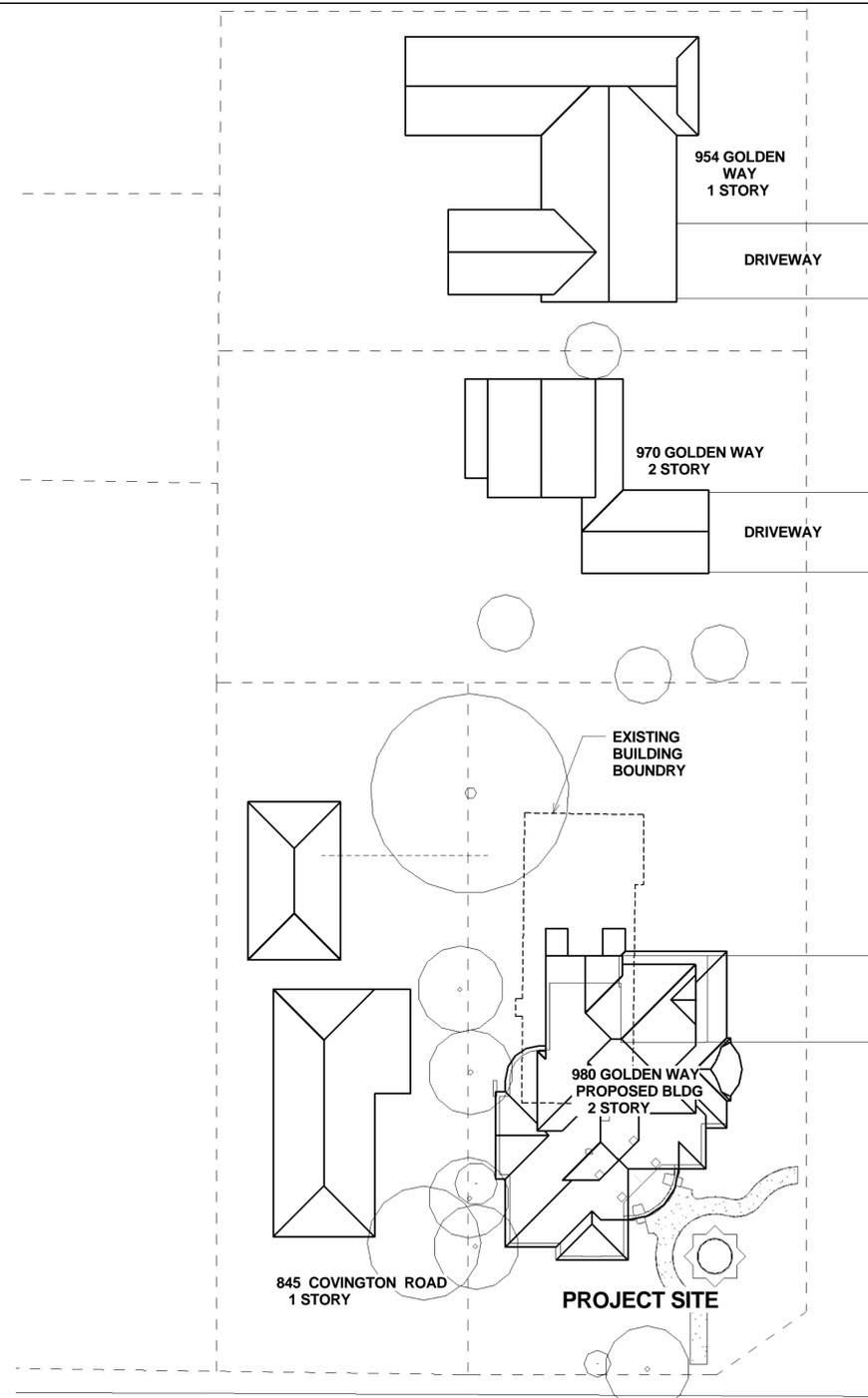
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COVER SHEET

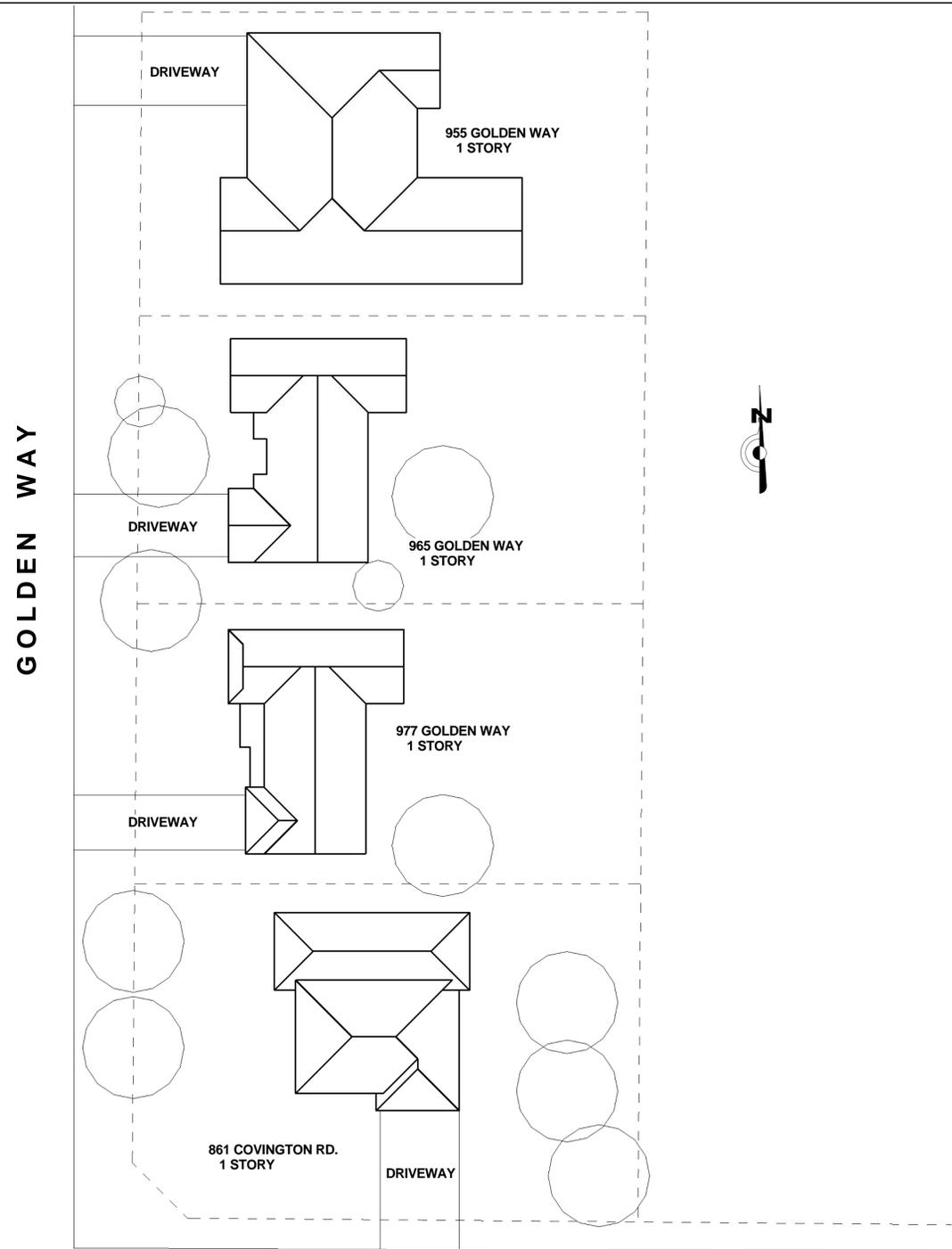
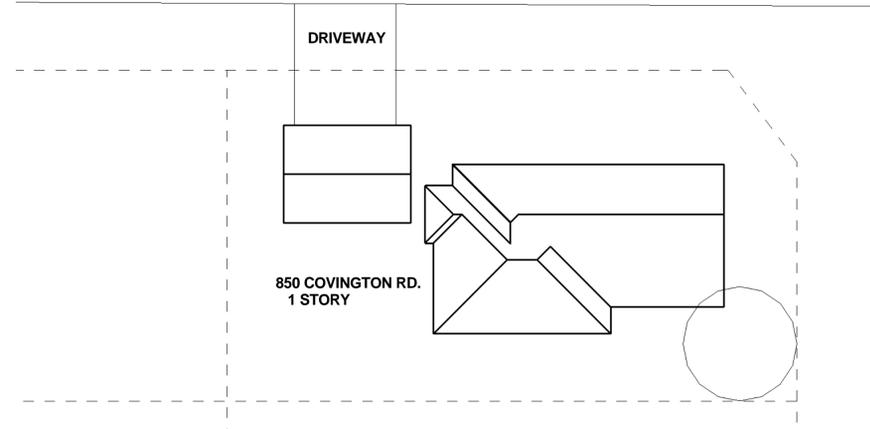
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Checked by: Checker
A1
Scale

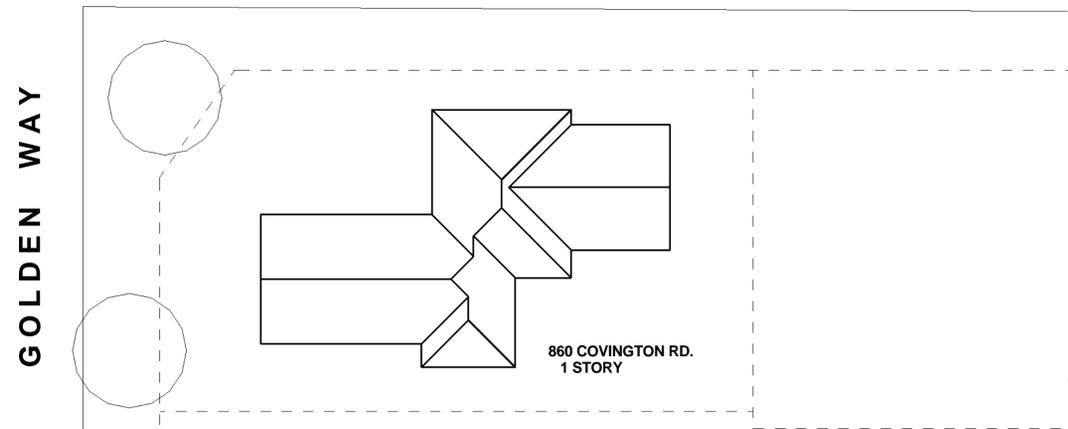
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COVINGTON ROAD



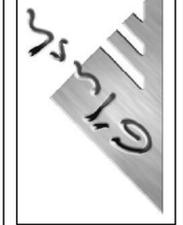
COVINGTON ROAD



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NEIGHBORHOOD CONTEXT

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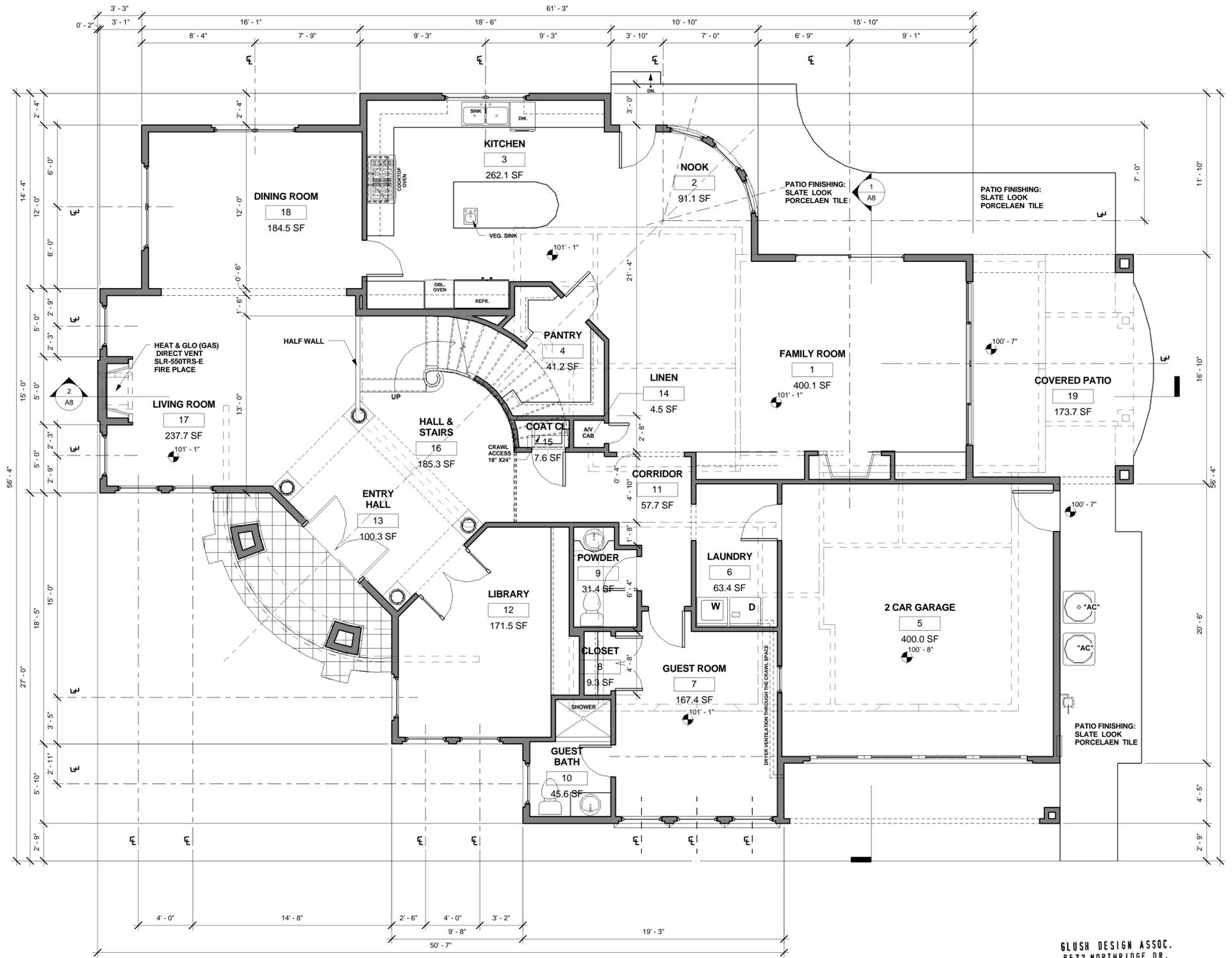
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1 NEIGHBORHOOD CONTEXT MAP
A2.A 1" = 20'-0"

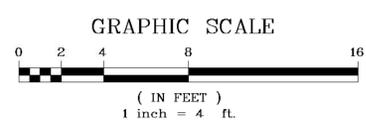
Scale 1" = 20'-0"

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

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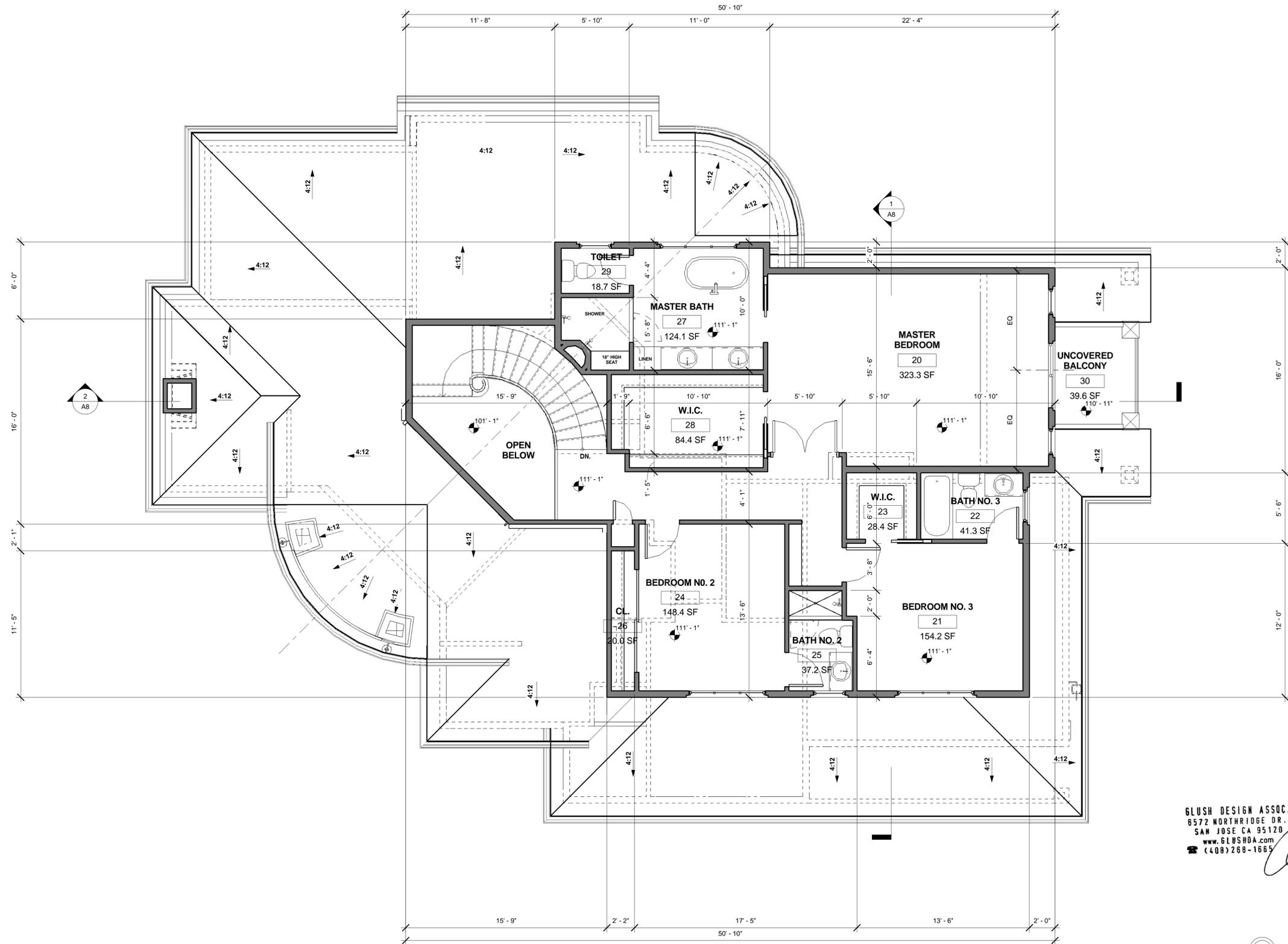


FIRST FLOOR PLAN

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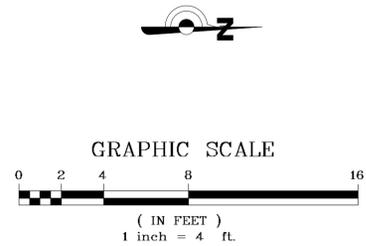
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Drawn by:	GD
Checked by:	LA
Scale:	1/4" = 1'-0"



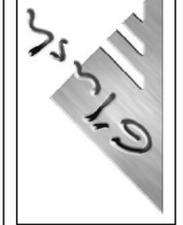
1 SECOND FLOOR
A4 1/4" = 1'-0"

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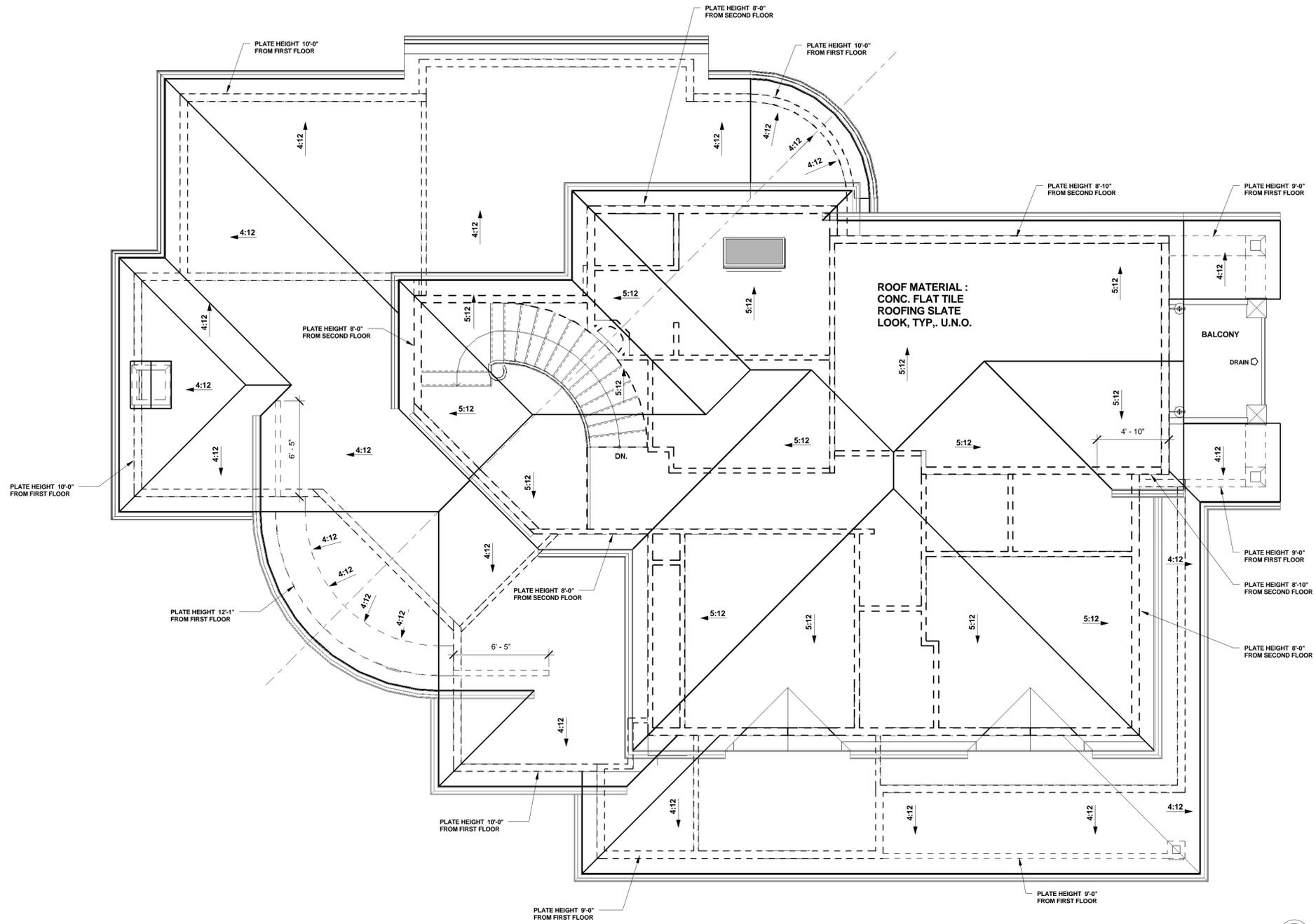
SECOND FLOOR PLAN

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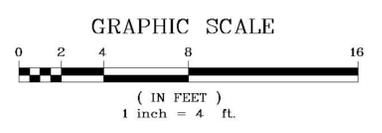
A4
 Scale: 1/4" = 1'-0"



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



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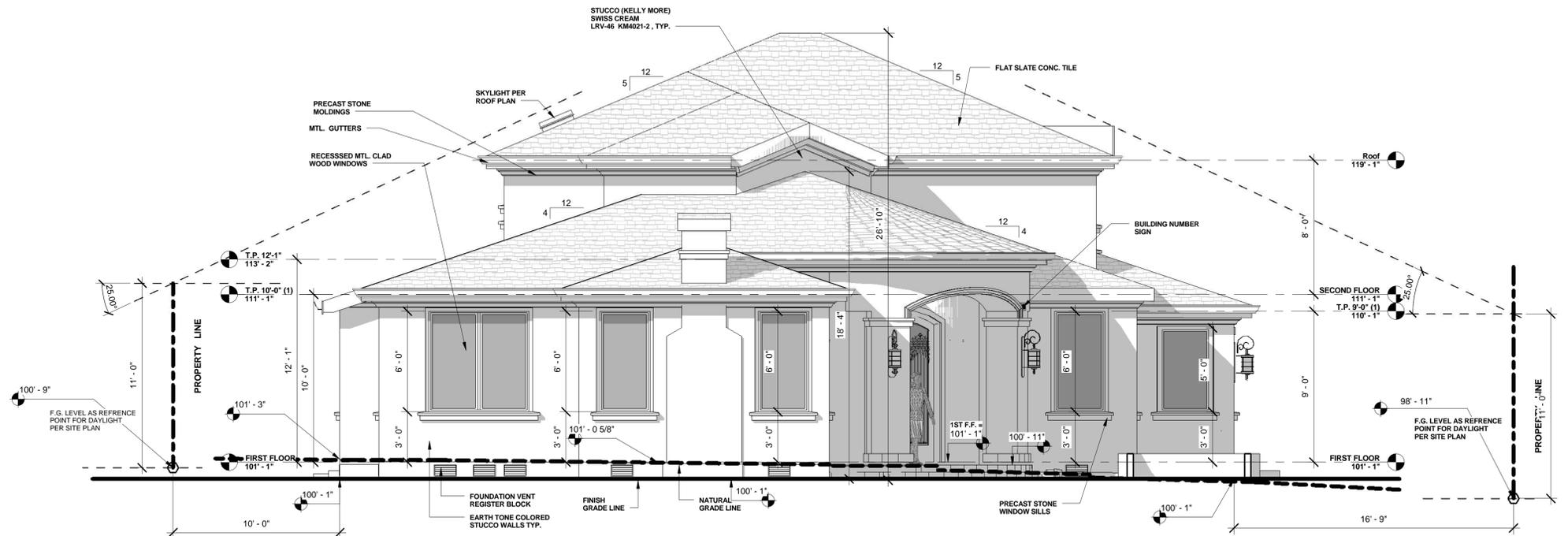
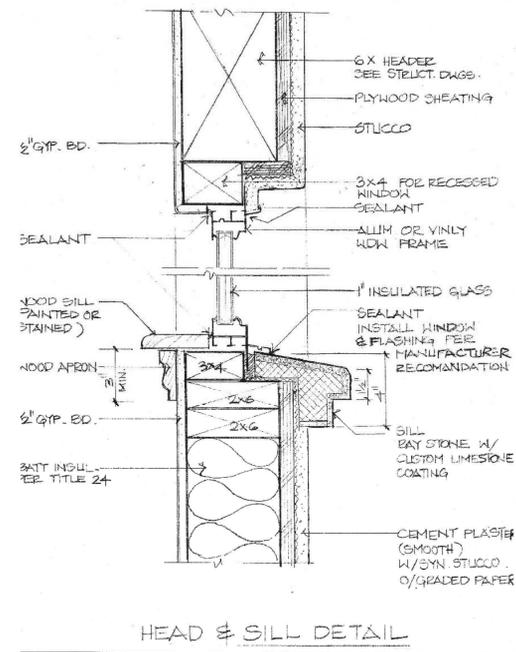


ROOF PLAN

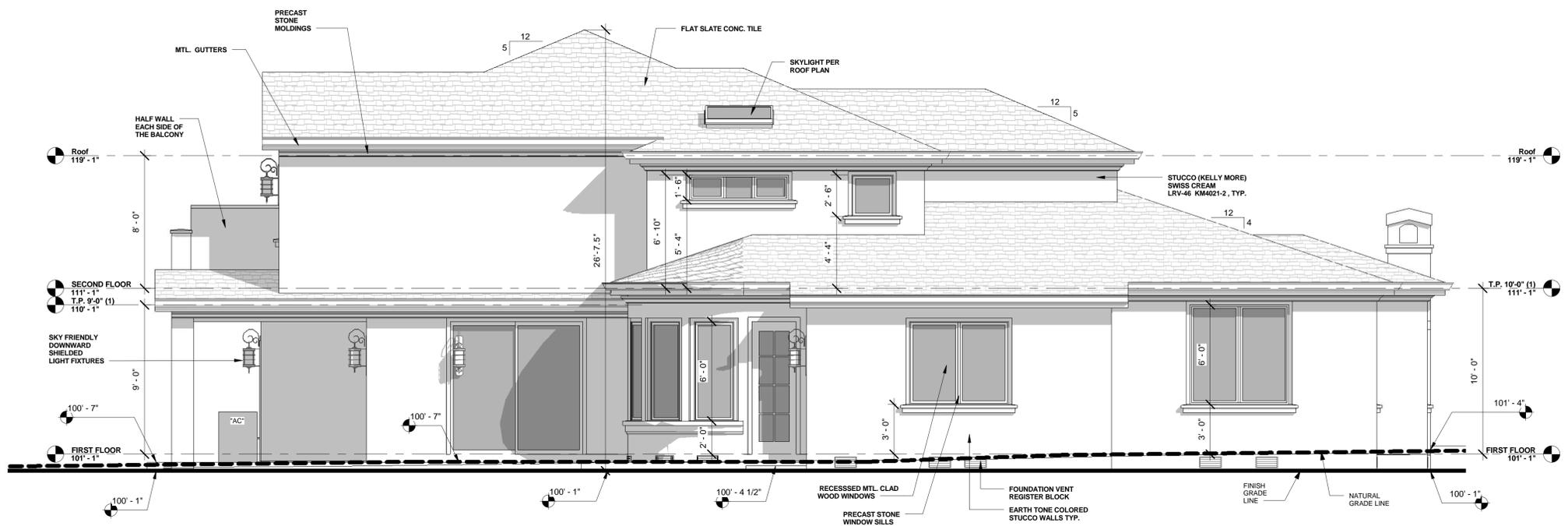
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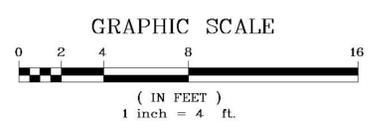


1 FRONT (SOUTH) ELEVATION
A6 1/4" = 1'-0"



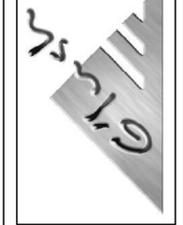
2 LEFT (WEST) ELEVATION
A6 1/4" = 1'-0"

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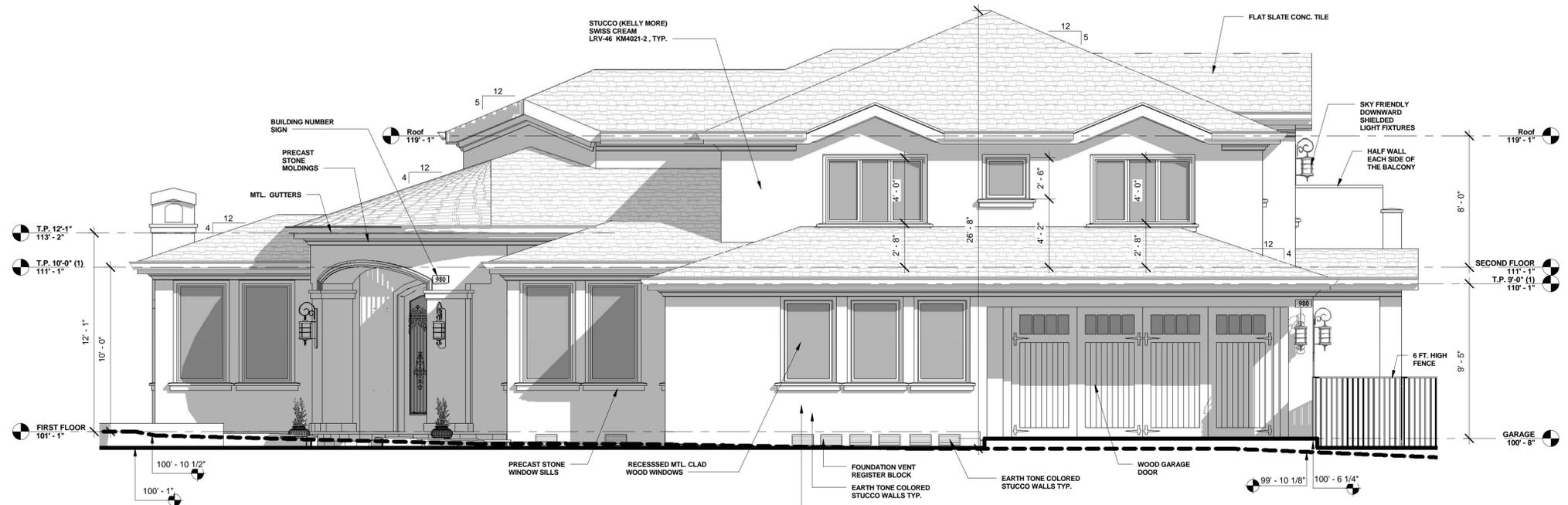


FRONT AND LEFT ELEVATIONS

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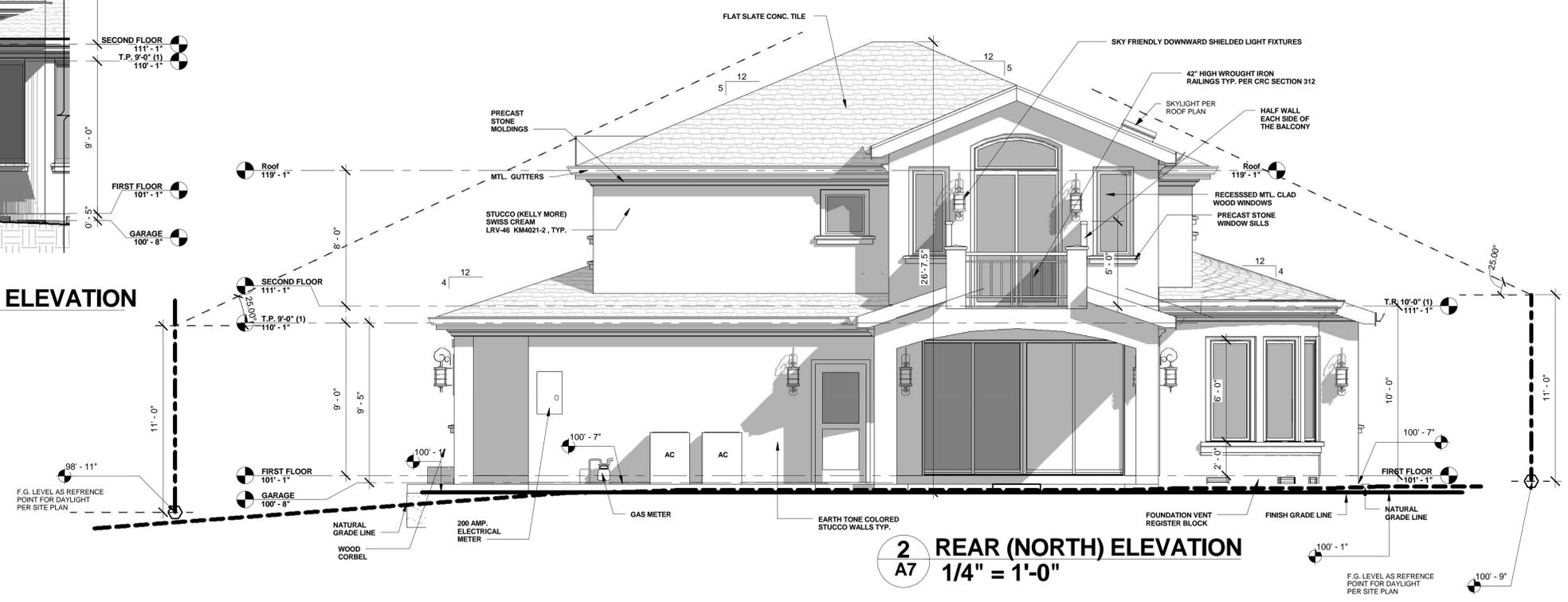
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Scale:	1/4" = 1'-0"



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

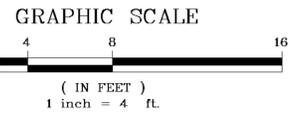


3 PARTIAL ANGLE CORNER (SOUTH EAST) ELEVATION
A7 1/4" = 1'-0"



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

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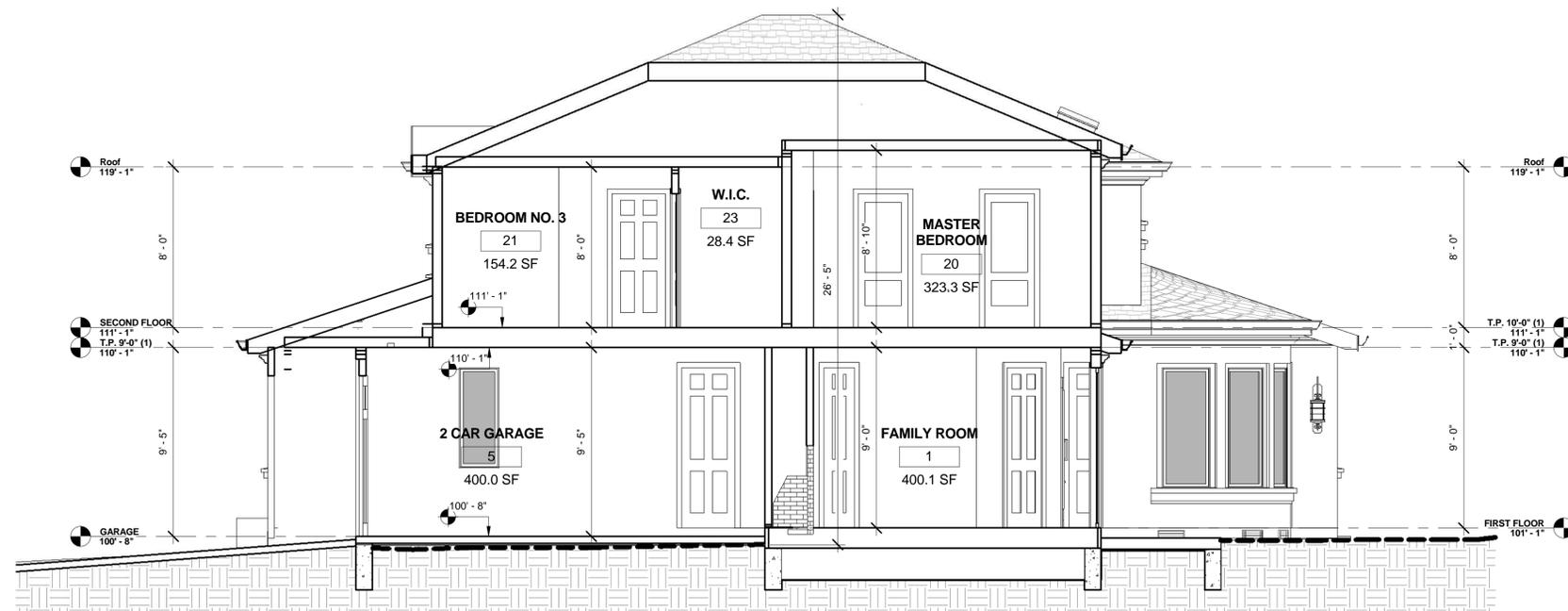
RIGHT AND REAR ELEVATIONS

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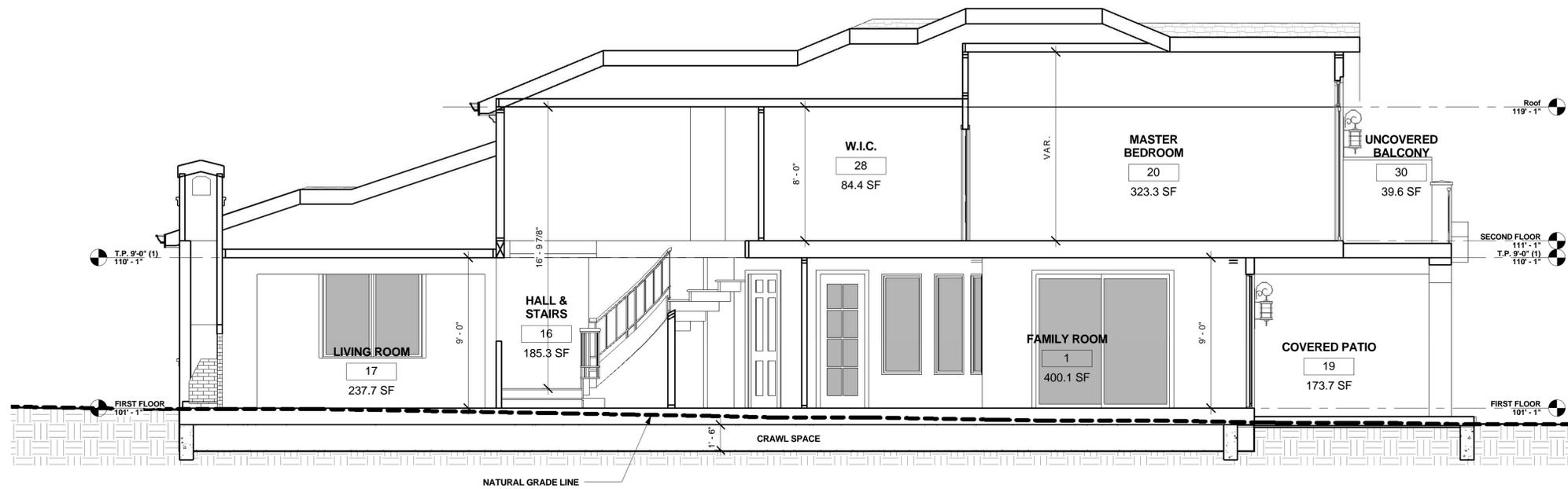
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A7
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1 CROSS SECTION-1
A8 1/4" = 1'-0"

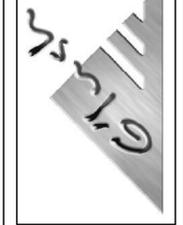


2 CROSS SECTION-2
A8 1/4" = 1'-0"

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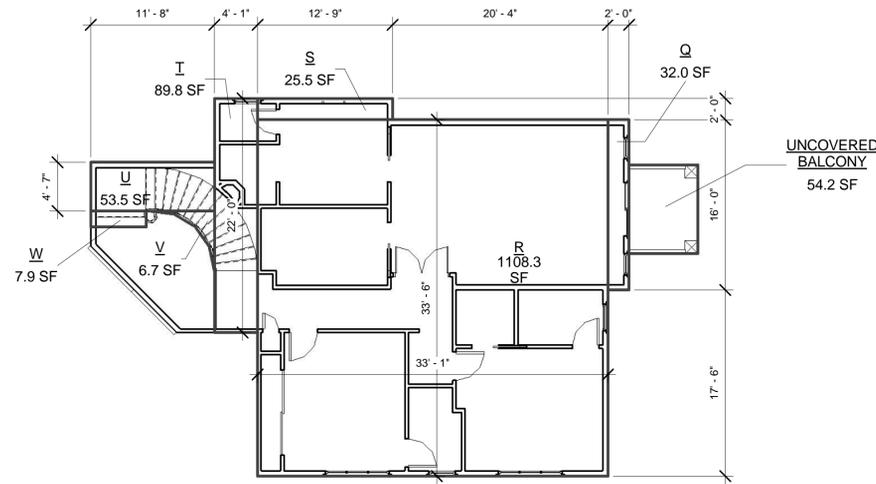
BUILDING SECTIONS

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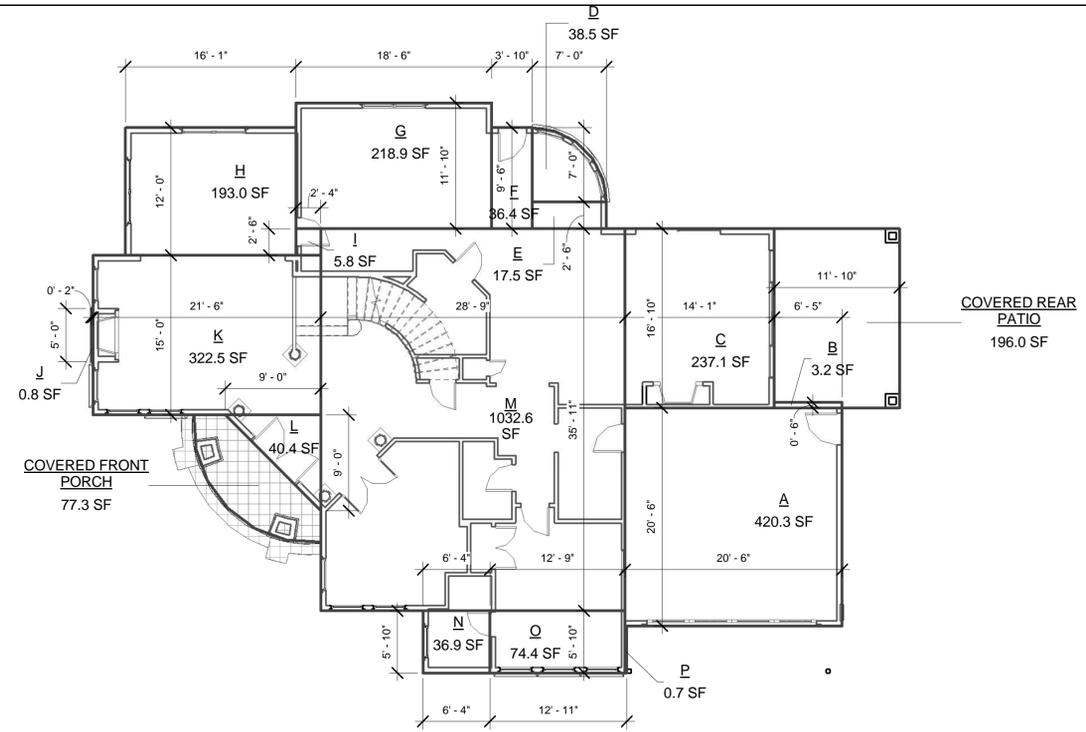
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A8
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2 SECOND FLOOR AREA
A9 1/8" = 1'-0"



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

BUILDING AREA:

	AREAS	SQ. FT.	TOTAL
GARAGE	A	420.3	423.5 SQ. FT.
	B	3.2	
FIRST FLOOR AREA	C	237.1	2,255.5 SQ. FT.
	D	38.5	
	E	17.5	
	F	36.4	
	G	218.9	
	H	193	
	I	5.8	
	J	0.8	
	K	322.5	
	L	40.4	
	M	1,032.6	
	N	36.9	
	O	74.4	
	P	0.7	
SECOND FLOOR AREA	Q	32.0	1,323.7 SQ. FT.
	R	1,108.3	
	S	25.5	
	T	89.8	
	U	53.5	
	V	6.7	
W	7.9		
TOTAL			4,002.7 SQ. FT.

NET LOT SIZE: 12,558.2 SQF
ALLOWABLE FLOOR AREA:
3,850 (FOR FIRST 11,000 SQ. FT.) + 155.8 (%10 OF THE EXCEEDING 11,000 SQ. FT.) = 4,005.8 SQ. FT..

TOTAL FIRST & SECOND FLOOR LIVABLE = 2,255.5 + 1,323.7 = 3,579.2 SQ. FT.
TOTAL BUILDING = HABITABLE AREA + GARAGE = 3,579.2 + 423.5 = 4,002.7 SQ. FT.

LOT COVERAGE:
GARAGE + FIRST FLOOR = 2679.0 SQ. FT.
COVERED FRONT PORCH = 77.3 SQ. FT.
COVERED REAR PATIO = 196.0 SQ. FT.
TOTAL LOT COVERAGE = 2,952.3 SQ. FT.

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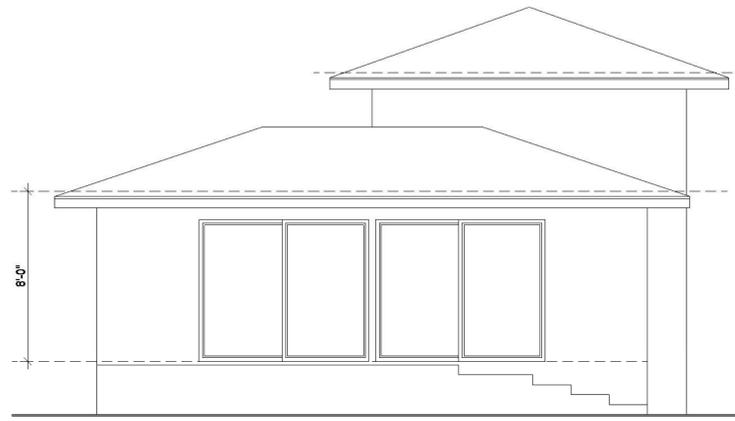
AREA CALCULATIONS

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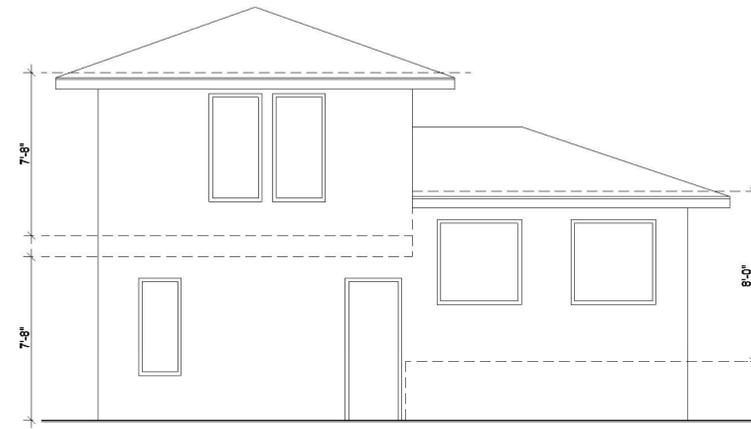
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A9
 Scale: 1/8" = 1'-0"



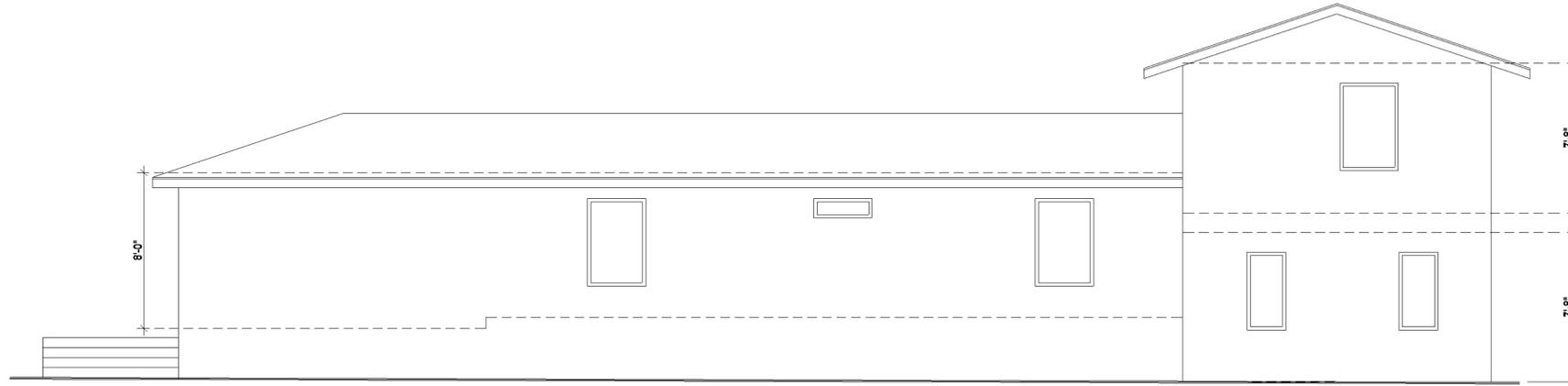
**EXISTING
FRONT ELEVATION**

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



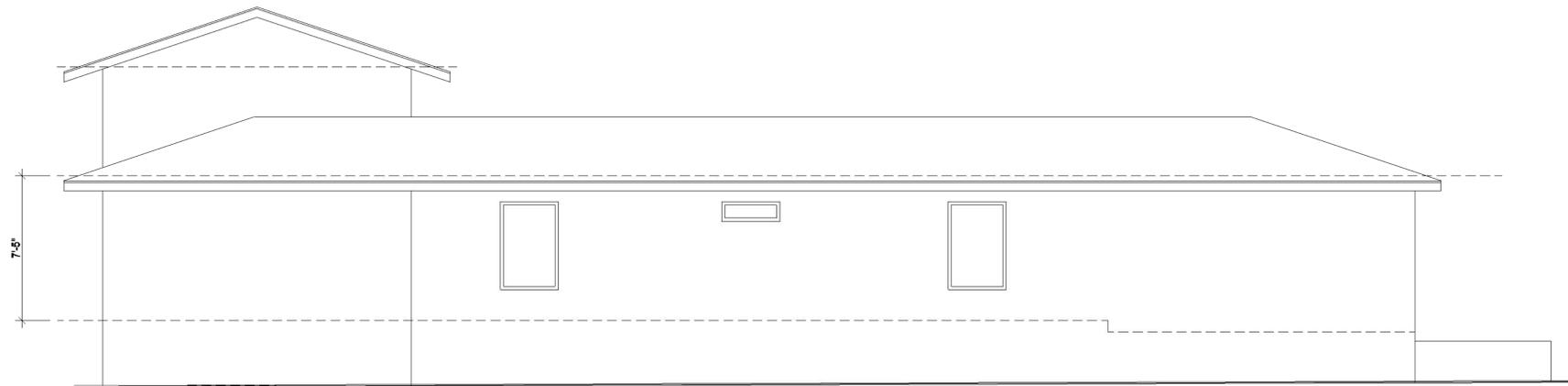
**EXISTING
REAR ELEVATION**

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



**EXISTING
RIGHT ELEVATION**

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



**EXISTING
LEFT ELEVATION**

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

GLUSH DESIGN ASSOC.
6572 NORTHRIDGE DR.
SAN JOSE CA 95120
www.GLUSHDA.com
(408) 288-1665

No.	Description	Date

**GLUSH DESIGN
ASSOCIATES INC.**

Residential, Commercial Building Design & Consulting
6572 Northridge Drive San Jose, Ca. 95120
Ph: (408) 288-1665 / Fax: (408) 288-2022
EMAIL: glushda@glushda.com www.glushda.com



THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER AND NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. DIMENSIONS SHOWN ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS, SHALL BE THE RESPONSIBILITY OF THE USER.

**EXISTING EXTERIOR
ELEVATION**

OWNER: MRS. MEI LIANG & MR. HAO LIU
980 GOLDEN WAY,
LOS ALTOS, CA
APN: 189-09-063

Project no:	MEI
Date:	MARCH-21-2016
Drawn by:	Author
Checked by:	Checker

A12

Scale 1/4" = 1'-0"



980 GOLDEN WAY



980 GOLDEN WAY



980 GOLDEN WAY



977 GOLDEN WAY



965 GOLDEN WAY



965 GOLDEN WAY



955 GOLDEN WAY



954 GOLDEN WAY



970 GOLDEN WAY



970 GOLDEN WAY



861 COVINGTON ROAD



845 COVINGTON ROAD



845 COVINGTON ROAD



850 COVINGTON ROAD



850 COVINGTON ROAD

No.	Description	Date

GLUSH DESIGN ASSOCIATES INC.
 Residential, Commercial Building Design & Consulting
 6572 Northridge Drive San Jose, Ca 95120
 Ph: (408) 268-1665 / Fax: (408) 268-2022
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NEIGHBORHOOD PICTURES

THESE DRAWINGS ARE THE PROPERTY OF THE DESIGNER. THEY ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

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

OWNER: MRS. MEI LIANG & MR. HAO LIU
 980 GOLDEN WAY,
 LOS ALTOS, CA
 APN: 189-09-063

Project no:	MEI
Date:	MARCH-21-2016
Drawn by:	Author
Checked by:	Checker
Scale:	A13

C:\Users\BARZIN\Desktop\Projects\Mei Golden Way\Revit\Planning\Comment\Mei Golden Way.rvt

Kielty Arborist Services LLC

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

August 3, 2015

Glush Design Associates
 Attn: Ms Mei Lang
 6572 Northridge Drive
 San Jose, CA 95120

Site: 980 Golden Way, Los Altos, CA

Dear Ms.

As requested on Monday, July 13, 2015, I visited the above site to inspect and comment on the trees. A new home and landscape is being designed for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was assigned a condition rating from 1 to 100 for form and vitality using the following scale;

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

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

980 Golden Way /8/3/15 (2)

Survey:
Tree# Species DBH CON HT/SPComments

1	Blue spruce neighbors towards property, in	10est	50	40/20	Poor vigor, poor form, located on property, leans south decline.
2	Italian cypress existing	10est	70	55/10	Fair vigor, fair form, 4 feet from driveway, ivy to 15 feet.
3	Italian cypress existing	8est	70	30/5	Fair vigor, fair form, 4 feet from driveway.
4	Monterey pine beetles,	38.6	45	70/50	Poor-fair vigor, fair form, bark history of limb loss.
5	Olive base,	6.6-6.3-5.5	50	20/25	Fair vigor, poor form, multi leader at messy fruiting variety.
6	Coast live oak 1 foot, existing home,	8.6-6.3	50	20/15	Fair vigor, poor form, codominant at poor location, 10 feet from weak crotches.
7	Coast live oak base, 10	6.7-4.5	50	20/10	Fair vigor, fair form, codominant at feet from existing home.
8	Redwood base, 2	17.3-14.8	40	65/20	Poor vigor, poor form, codominant at old leaders removed in past, drought stressed, in decline, REMOVE.
9	Redwood at 6 feet,	55.8	45	90/40	Poor vigor, poor form, multi leader in decline, drought stressed.
10	Oleander base.	4x20	40	15/15	Fair vigor, poor form, multi leader at
11	Italian cypress street.	10est	70	45/5	Fair vigor, fair form, 5 feet from

(*Cupressus sempervirens*)

12 Canary island palm 39.8 50 30/25 Fair vigor, poor-fair form, leans south, suppressed.

13 Canary island palm 33.6 70 50/30 Fair vigor, fair form.

980 Golden Way /8/3/15 (3)

Survey:
Tree# Species DBH CON HT/SPComments

14	Canary island palm (<i>Phoenix canariensis</i>)	32.8	60	30/25	Fair vigor, fair form.
15	Canary island palm (<i>Phoenix canariensis</i>)	34.3	50	20/15	Fair vigor, fair form.
16	Coast live oak of tree to property line, weak crotches, used as	16.2	50	50/35	Fair vigor, poor-fair form, both sides have been skinned up, close codominant at 6 feet, a screen.
17	Privet at 2 feet,	6.8-5.8	45	25/20	Poor vigor, poor form, multi leader suppressed, used as a screen.
18	Chinese elm 1 foot,	30-15est	50	60/45	Fair vigor, poor form, codominant at good screen, anthracnose.

Summary:

The trees on site are a mix of native oaks and several different species of imported trees. The property has not been well maintained for some time as the home looks in disrepair. Trees #2-3 are both Italian cypress trees and are located only 4 feet from the existing driveway. Tree #2 is being suppressed by ivy growth as these trees have not been maintained.

Tree #3 is a large Monterey pine. This tree is in poor condition as it is infested with bark beetles. This tree is not expected to survive as bark beetles have put the tree in a state of decline. Also this tree has recently lost a few limbs and is a hazard to the property. Monterey pines throughout the bay area have been suffering from the drought and bark beetles for the last 4 years and have been declining at a rapid rate. For these reasons mentioned I am recommending removal of this tree.

Redwood trees #8-9 are in very poor condition and form. They both are out of their native range and are suffering from the drought as their vigor is very poor. Both of these

trees have form issues as they are multi leadered. These are areas that are prone to failure because as the tree gets larger the leaders tend to push against each other often leading to failure. These trees are a hazard to the property and should also be removed as I see no way to improve their safety.

There are 4 large protected sized Canary Island palm trees on site (#12-15). Tree #12 should be removed as it is suppressed by neighboring trees and has grown at a lean. The remaining palm trees are in good health but may be needed to be removed to facilitate construction. These trees can also be easily moved on the property if needed be.
 980 Golden Way /8/3/15 (4)

Tree #16 is a coast live oak that is close to the property line. The neighbor has skinned up his side of the tree as well as the previous owner of the property, creating a misshapen tree. This tree also is codominant at 6 feet with weak crotches throughout the tree. Its primary use is as a screen.

9 of the trees on site are of protected size in the town of Los Altos. A few number of trees may be need to be removed to facilitate construction activities. All trees with a condition rating under 50 should be removed as they are already in poor condition and are not expected to survive construction. The following tree protection plan will help to insure the future health of the retained 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.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend fertilizing or irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist will be on site for the excavation the foundation.

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 and kept moist. Plywood over the top of the trench will also help protect exposed roots below.

980 Golden Way /8/3/15 (5)

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site and any oaks near the construction 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.

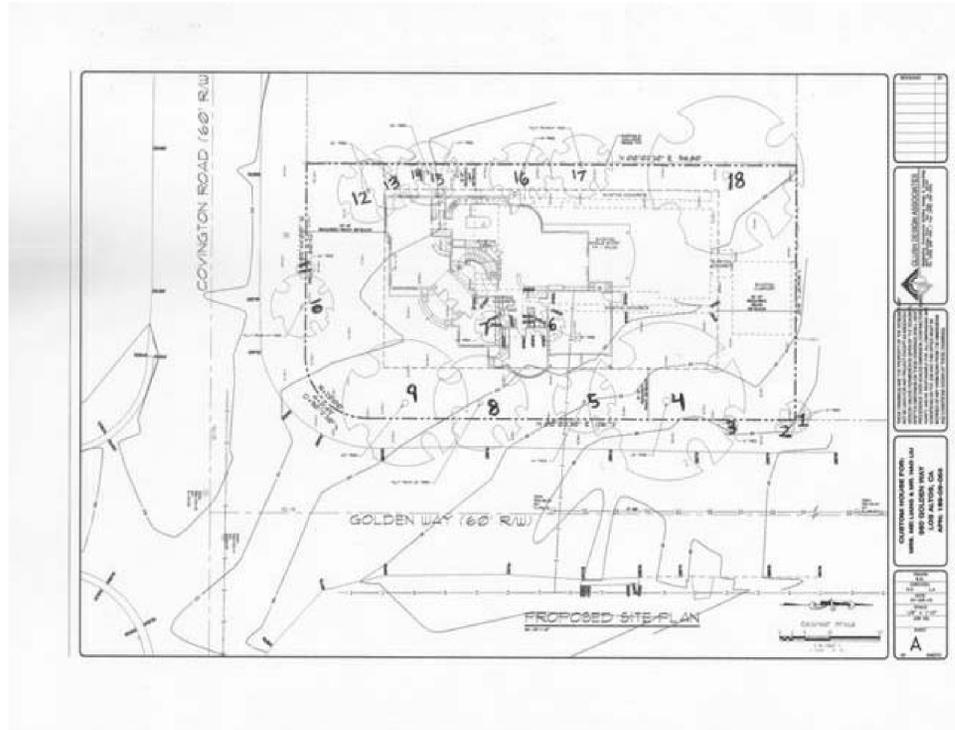
An inspection of the tree protection fencing may be required. Other inspections will be on an as needed basis.

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kielty
 Certified Arborist WE#0476A
 10724A

David P. Beckham
 Certified Arborist WE#



No.	Description	Date

ARBORIST REPORT

OWNER: MRS. MEI LIANG & MR. HAO LIU
 980 GOLDEN WAY,
 LOS ALTOS, CA
 APN: 189-09-063

Project no: MEI
 Date: MARCH-21-2016
 Drawn by: Author
 Checked by: Checker

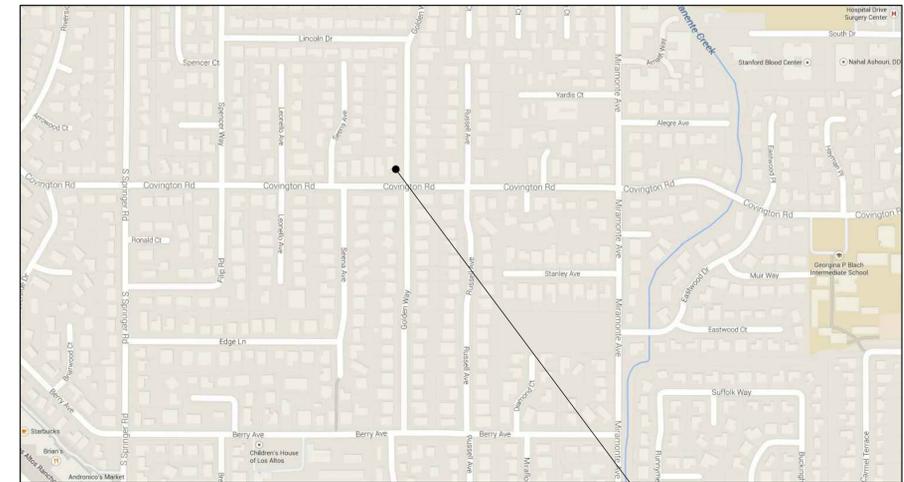
AR-1

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CONCEPTUAL GRADING AND DRAINAGE PLANS

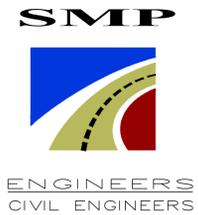
NEW, SINGLE FAMILY RESIDENTIAL
 980 GOLDEN WAY, LOS ALTOS, CA
 APN: 189-09-063

ABBREVIATIONS			
	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PGEV	PG&E VAULT
BW	BACK OF WALK	R_PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
OFF	GARAGE FINISH FLOOR (BACK)	PPP	PLASTIC PERFORATED PIPE
S.CL	CENTERLINE SWALE	PSE	PUBLIC SERVICE EASEMENT
CLSW	CENTERLINE SWALE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT OF WAY
CONC	CONCRETE	RCP	REINFORCED CONCRETE PIPE
CP	CONTROL POINT	SD	STORM DRAIN
DDW	DIRT DRIVEWAY	SDMH	STORM DRAIN MANHOLE
DI	DROP INLET	SS	SANITARY SEWER LINE
DETAIL	DAYLIGHT	SSMH	SANITARY SEWER MANHOLE
ELCT	ELECTROLIER	SW	SIDEWALK
EP	EDGE OF PAVEMENT ELEVATION	TC	TOP OF CURB
EUC	EUCALYPTUS TREE	TOB	TOP OF BANK
EX	EXISTING	TOE	TOE OF SLOPE
FF	FINISHED FLOOR	TF	TOP OF FOUNDATION
FG	FINISH GRADE	TP	TOP OF PIPE
FH	FIRE HYDRANT	UG	UNDERGROUND GAS
FL	FLOW LINE	USS	UNDERGROUND SANITARY SEWER
FNC	FENCE	UST	UNDERGROUND STORM DRAIN
FOG	FOG LINE	UT	UNDERGROUND TELEPHONE
GB	GRADE BREAK	UW	UNDERGROUND WATER
OFF	GARAGE FINISH FLOOR (FRONT)	VCP	VITRIFIED CLAY PIPE
GUY	GUY WIRE	WL	WHITE LINE STRIPE
HP	HIGH POINT	WM	WATER METER
IP	IRON PIPE	WV	WATER VALVE
LIP	LIP OF GUTTER	YL	YELLOW LINE STRIPE
C&G	CURB AND GUTTER		



LOCATION MAP
 N.T.S.

PROJECT SITE



1534 CAROB LANE
 LOS ALTOS, CA 94024
 TEL: (650) 941-8055
 FAX: (650) 941-8755
 E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

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GRADING AND DRAINAGE PLANS
 NEW SINGLE FAMILY RESIDENTIAL
 980 GOLDEN WAY, LOS ALTOS, CA
 APN: 189-09-063
 COVER SHEET

Revisions:

Date: 11/25/2015
 Scale: NTS
 Prepared by: S.P.
 Checked by: S.R.
 Job #: 215116
 Sheet:

1 OF 3
 C-1

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
— F —	— F —	FILL AREA LIMIT
— C —	— C —	CUT AREA LIMIT
~ 102 ~	~ 102 ~	CONTOUR
— W —	— W —	WATER LINE
— SD —	— SD —	STORM DRAIN PIPE (SOLID)
— SS —	— SS —	SANITARY SEWER PIPE
— SUB —	— SUB —	SUBDRAIN PIPE (PERFORATED)
— OH — e,T,TV	— OH — e,T,TV	OVERHEAD UTILITIES WITH POLE
— G —	— G —	GAS LINE
— E —	— E —	ELECTRIC LINE (UNDERGROUND)
— JT —	— JT —	JOINT TRENCH
⊠ SLV	⊠ SLV	STREET LIGHT VAULT
○ SSCO	● SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊛	⊛	ELECTROLIER
⊠ WM	⊠ WM	WATER METER
⊙	⊙	TREE WITH TRUNK
— x —	— x —	6' WOODEN FENCE
x 102.23	← 102.23	SPOT ELEVATION
— o —	— o —	TREE PROTECTION FENCE 5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
●	●	AREA DRAIN/ INLET
⇨	⇨	OVERLAND RELEASE PATH
~>	~>	GRADING DIRECTION
⊗	⊗	(E) TREE TO BE REMOVE
○	○	DOWN-SPOUT
●	●	POP-UP EMITTER

SHEET INDEX:

- C-1 COVER SHEET/ NOTES/ DETAILS
- C-2 GRADING AND DRAINAGE PLAN
- C-3 DETAILS

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall be disconnected to on site inlets.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY RECORDED IN BOOK 161 OF MAPS AT PAGE 12, SANTA CLARA COUNTY RECORDS.

PROJECT BENCHMARK

BENCHMARK — THE CENTER OF STORM DRAIN MANHOLE AT THE INTERSECTION OF COVINGTON AND GOLDEN WAY. ASSUMED ELEVATION OF 102.40'.

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DEPICTED ON THIS PLAN SET. TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____
 BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
MAIN HOUSE	67	0		
GARAGE	0	8		
DRIVEWAY	0	5		
PATIO	0	19		
SITE	0	162		
TOTAL	67	193	0	126

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



ENGINEERS
CIVIL ENGINEERS

1534 CAROL LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

OWNER:

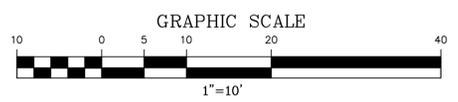
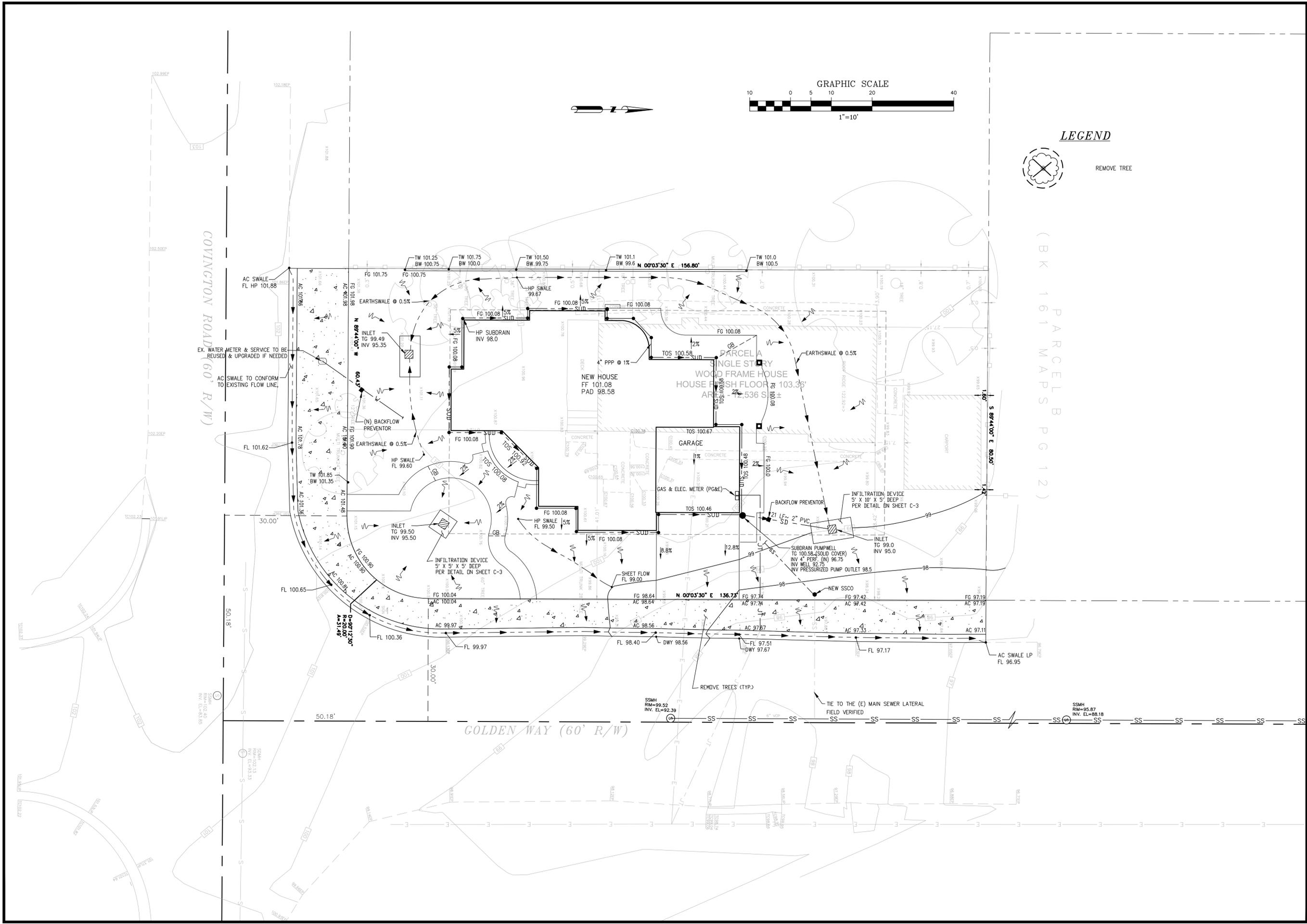
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GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
980 GOLDEN WAY, LOS ALTOS, CA
APN: 189-09-063
GRADING AND DRAINAGE PLAN

Revisions:

Date: 11/25/2015
Scale: 1"=10'
Prepared by: S.P.
Checked by: S.R.
Job #: 215116

Sheet: 2 OF 3
C-2



(BK 161 MAPS PG 12)

COVINGTON ROAD (60' R/W)

GOLDEN WAY (60' R/W)

SSMH
RM=99.52
INV. EL.=92.39

SSMH
RM=99.97
INV. EL.=88.18

EX. WATER METER & SERVICE TO BE REUSED & UPGRADED IF NEEDED

AC SWALE TO CONFORM TO EXISTING FLOW LINE

REMOVE TREES (TYP.)

TIE TO THE (E) MAIN SEWER LATERAL FIELD VERIFIED

SSMH
RM=102.40
INV. EL.=83.89

SSMH
RM=102.13
INV. EL.=83.13

FL 100.65

FL 100.36

FL 99.97

FL 98.40

FL 97.51

FL 97.67

FL 97.17

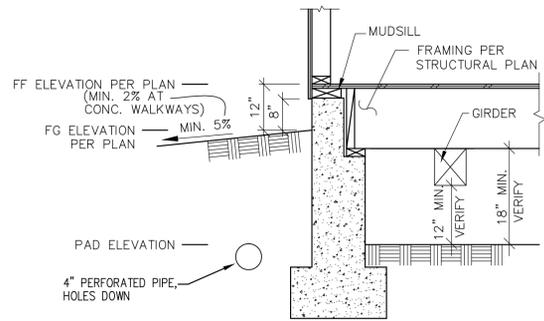
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FL 101.85

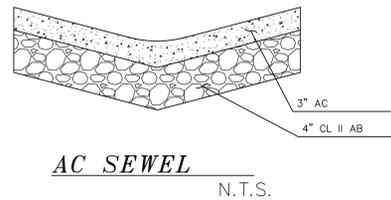
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FL 101.38

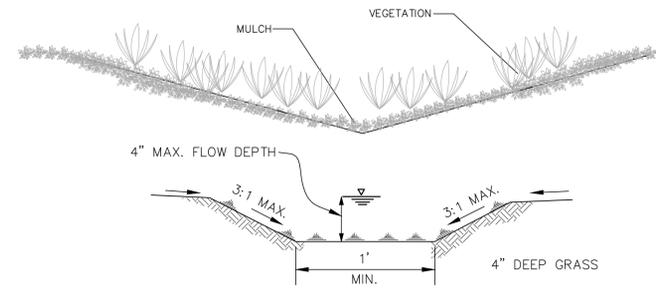
FL 101.88



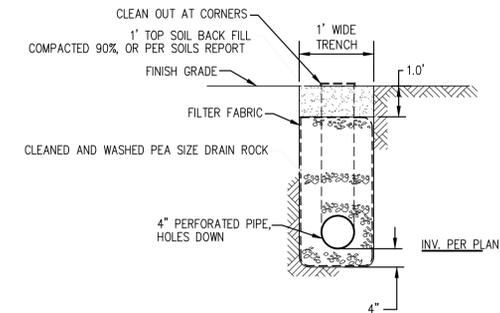
RAISED FOUNDATION CONCEPTUAL DETAIL
NTS



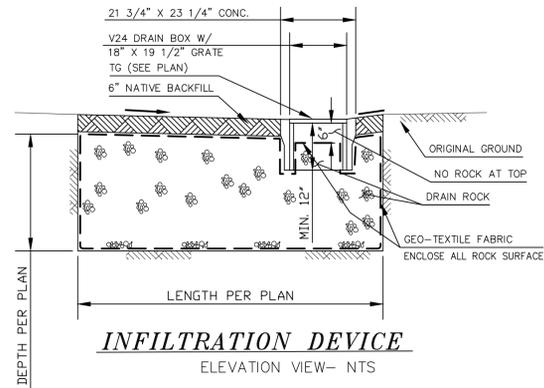
AC SEWEL
N.T.S.



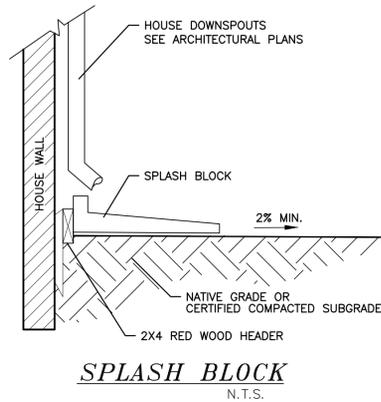
BIO SWALE DETAIL
N.T.S.



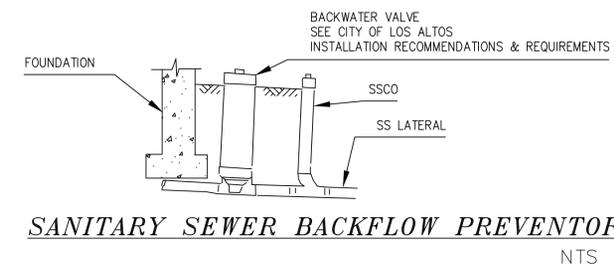
SUBDRAIN TRENCH DETAIL
ELEVATION VIEW- NTS



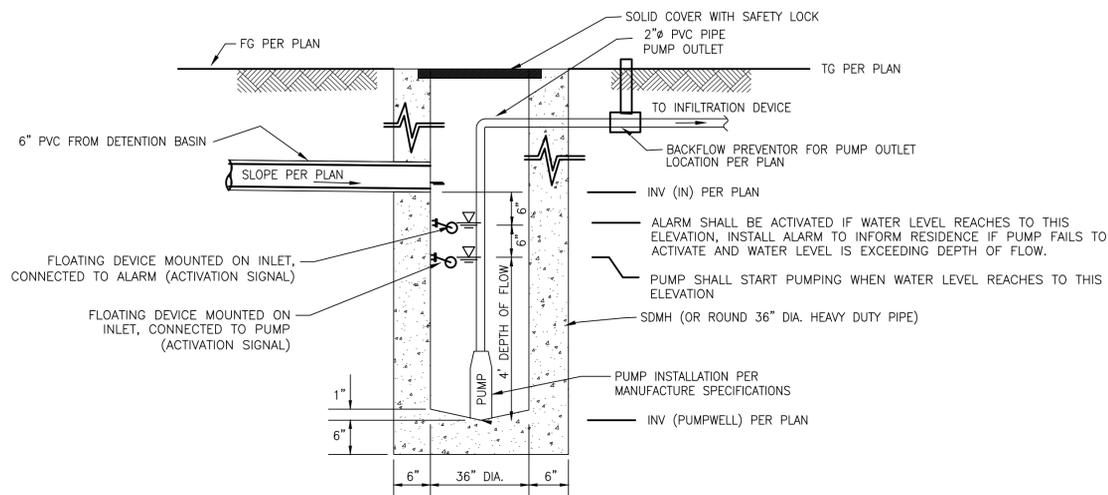
INFILTRATION DEVICE
ELEVATION VIEW- NTS



SPLASH BLOCK
N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL
NTS



ELEVATION VIEW

PUMPWELL DETAIL FOR OVERFLOW

N.T.S.

PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.

OWNER:

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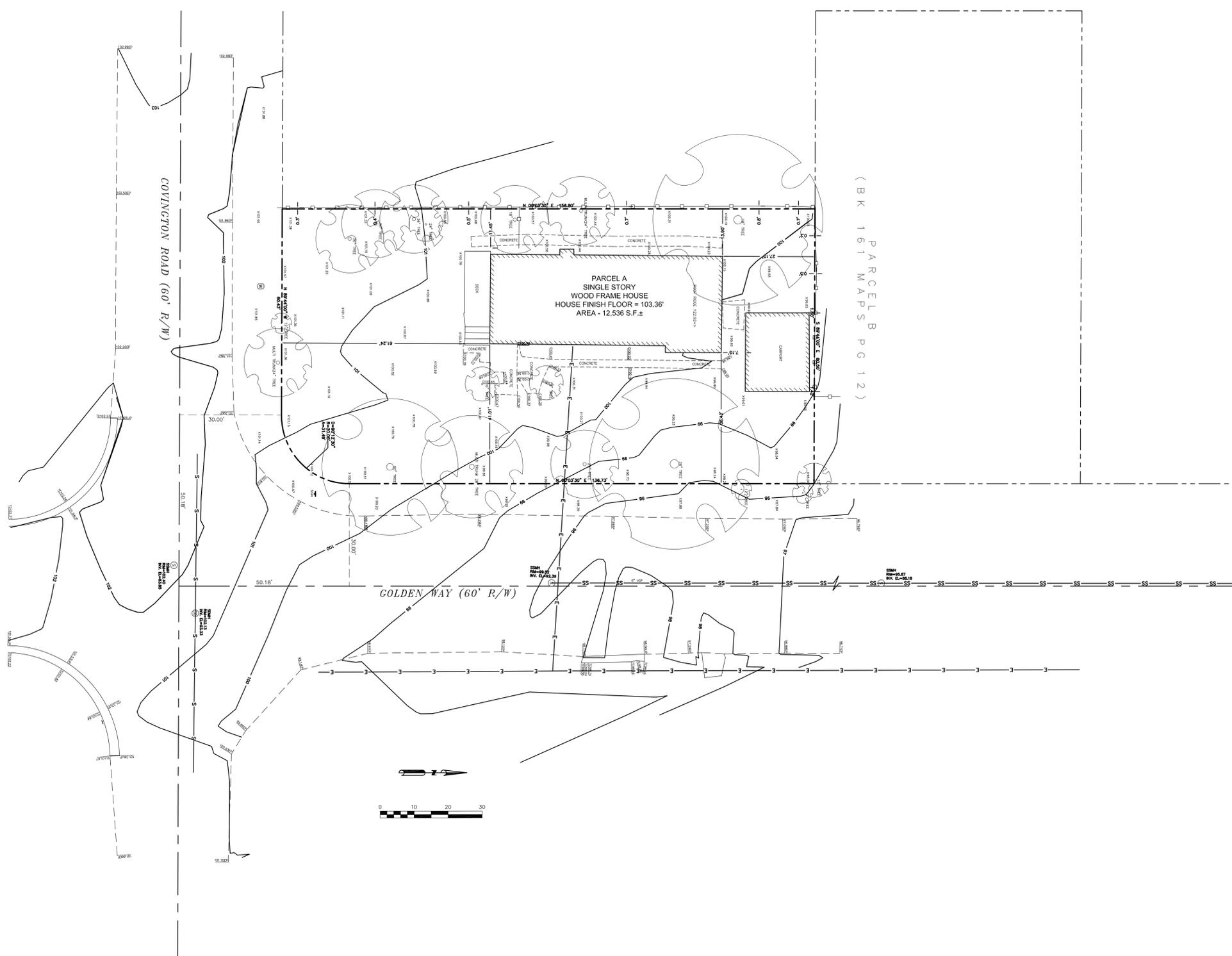
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY RESIDENTIAL
980 GOLDEN WAY, LOS ALTOS, CA
APN: 189-09-063
DETAILS

Revisions:

Date: 11/25/2015
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 215116

Sheet:

3 OF 3
C-3



LEGEND

- BOUNDARY
- PROPERTY LINE
- CENTER LINE
- FACE OF BUILDING LINE
- WOODEN FENCE
- EDGE OF PAVING
- GAS METER
- WATER METER
- JOINT POLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORMDRAIN MANHOLE
- WATER VALVE
- TREE AS NOTED
- FOUND IRON PIPE AS NOTED
- FOUND NAIL AND TAG AS NOTED
- FOUND MONUMENT AS NOTED
- SET REBAR & CAP, LS 6438

ABBREVIATIONS

- FL FLOW LINE
- TC TOP OF CURB
- C CONCRETE
- L LIP OF GUTTER
- G GROUND
- AC ASPHALTIC CONCRETE
- TS TOP OF STEP
- TW TOP OF WALL
- BK BRICK
- D DECK
- EP EDGE OF PAVEMENT
- TB TOP OF BANK

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. ASSESSOR'S PARCEL NUMBER: 189-09-063
5. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
6. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THAT RECORD OF SURVEY RECORDED IN BOOK 161 OF MAPS AT PAGE 12, SANTA CLARA COUNTY RECORDS.

PROJECT BENCHMARK

BENCHMARK - THE CENTER OF STORM DRAIN MANHOLE AT THE INTERSECTION OF COVINGTON AND GOLDEN WAY. ASSUMED ELEVATION OF 102.40'.

SURVEYOR'S STATEMENT

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

TOM H. MILO _____ DATE _____
 L.S. 6438 EXP. 12-31-2016

DRAWN BY THM
 CKD. BY THM
 DATE 06/29/2015
 SCALE 1" = 10'

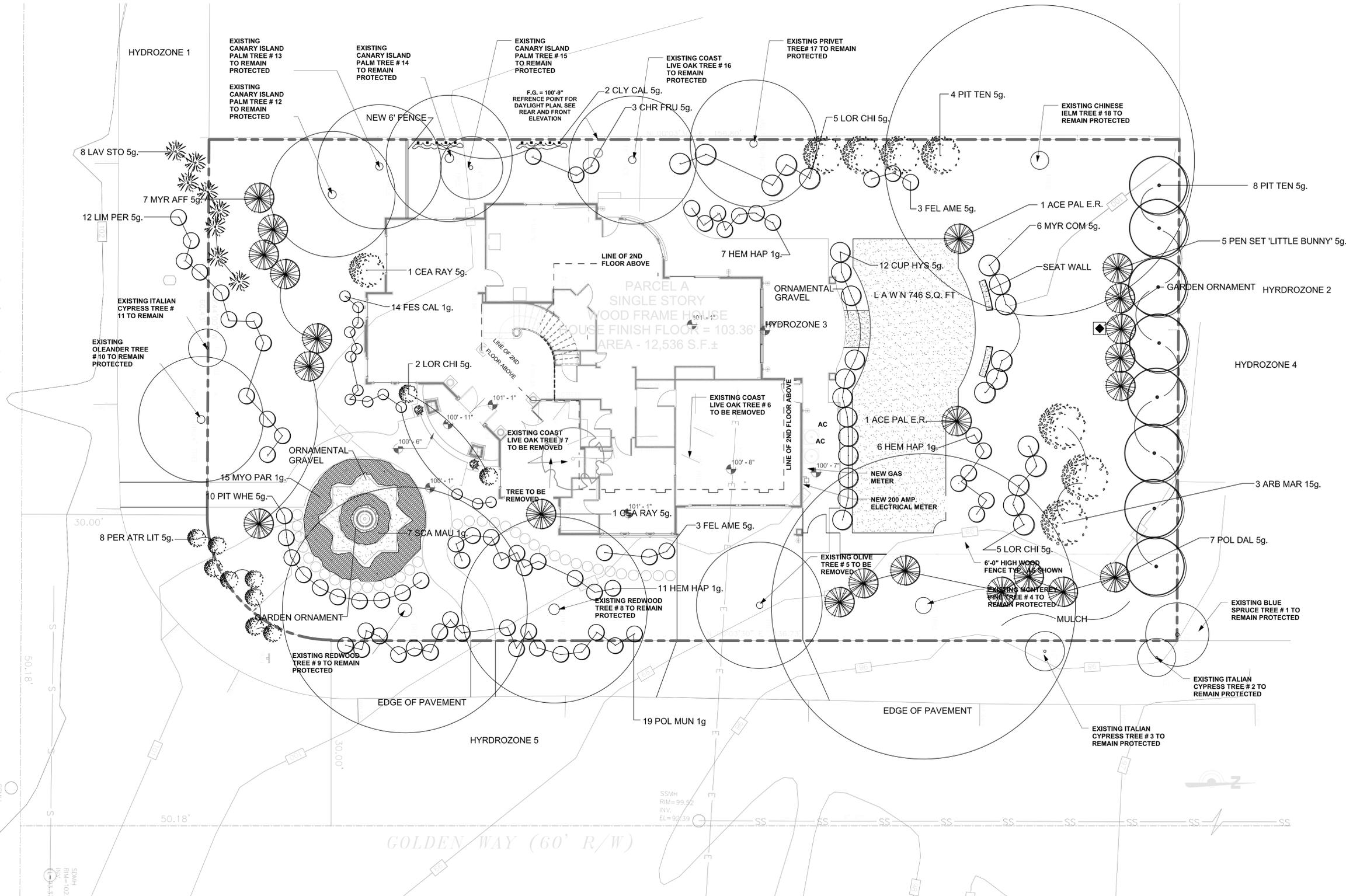
BOUNDARY & TOPOGRAPHIC SURVEY
 APN: 189-09-063
 980 GOLDEN WAY
 LOS ALTOS CALIFORNIA

T.K.M.
 Land Surveyors
 2250 Bohannon Drive
 Santa Clara, CA 95050
 408.615.8855 phone
 408.615.1556 fax

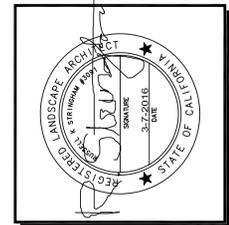
JOB NO. _____ SHEET 1 OF 1
 FILE NO. _____

COVINGTON ROAD (60' R/W)

GOLDEN WAY (60' R/W)



StringhamDesign
 landscape architecture
 RUSSELL STRINGHAM LANDSCAPE ARCHITECT
 1796 GUNSTON WAY SAN JOSE 95124
 PHONE 408 886 4089
 LIC.#3091
 WWW.STRINGHAMDESIGN.COM
 STRINGHAMDESIGN@GMAIL.COM



MEI RESIDENCE
 980 GOLDEN WAY
 LOS ALTOS, CA
PLANTING PLAN

REVISION	REVISION DATE

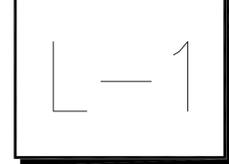
JOB NUMBER

DATE 3-6-16

DRAWN BY RKS/RRS

SCALE 1/8"=1'-0"

SHEET



COVINGTON ROAD (60' R/W)

GOLDEN WAY (60' R/W)

HYDROZONE 1
A-1
3/4" 13

EXISTING CANARY ISLAND PALM TREE # 13 TO REMAIN PROTECTED

EXISTING CANARY ISLAND PALM TREE # 14 TO REMAIN PROTECTED

EXISTING CANARY ISLAND PALM TREE # 15 TO REMAIN PROTECTED

EXISTING COAST LIVE OAK TREE # 16 TO REMAIN PROTECTED

EXISTING PRIVET TREE # 17 TO REMAIN PROTECTED

EXISTING CHINESE IELM TREE # 18 TO REMAIN PROTECTED

EXISTING ITALIAN CYPRESS TREE # 11 TO REMAIN

EXISTING OLEANDER TREE # 10 TO REMAIN PROTECTED

ORNAMENTAL GRAVEL

EXISTING COAST LIVE OAK TREE # 7 TO BE REMOVED

EXISTING COAST LIVE OAK TREE # 6 TO BE REMOVED

HYDROZONE 3
A-3
3/4" 7

ORNAMENTAL GRAVEL

L' A' W N 746 S.Q. FT

SEAT WALL

GARDEN ORNAMENT

HYDROZONE 2
A-2
3/4" 13

HYDROZONE 4
A-4
3/4" 7

GARDEN ORNAMENT

EXISTING REDWOOD TREE # 9 TO REMAIN PROTECTED

EXISTING REDWOOD TREE # 8 TO REMAIN PROTECTED

EXISTING OLIVE TREE # 5 TO BE REMOVED

6'-0" HIGH WOOD FENCE TYP., AS SHOWN

EXISTING MONTEREY PINE TREE # 4 TO REMAIN PROTECTED

MULCH

EXISTING BLUE SPRUCE TREE # 1 TO REMAIN PROTECTED

EXISTING ITALIAN CYPRESS TREE # 2 TO REMAIN PROTECTED

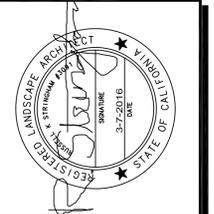
EXISTING ITALIAN CYPRESS TREE # 3 TO REMAIN PROTECTED

HYDROZONE 5
A-5
3/4" 14

SSM#
RIM=102.40
INV.=53.95

SSM#
RIM=99.52
INV.=92.39

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WWW.STRINGHAMDESIGN.COM



MEI RESIDENCE
980 GOLDEN WAY
LOS ALTOS, CA
IRRIGATION PLAN

REVISION	REVISION DATE

JOB NUMBER

DATE 3-6-16

DRAWN BY
RKS/RRS

SCALE
1/8"=1'-0"

SHEET
L-2

