

NEW HOME: CHAN RESIDENCE

581 UNIVERSITY AVENUE LOS ALTOS, CA 94022

Project Summary
Remove house down to foundation and rebuild two story residence with a basement.
Remove garage completely and rebuild new to include office space

581 University Ave, Los Altos
APN: 175-15-014
District: R1-10
Property Size: 6696 sf
Occupancy Type: R3
Type of construction: V-B

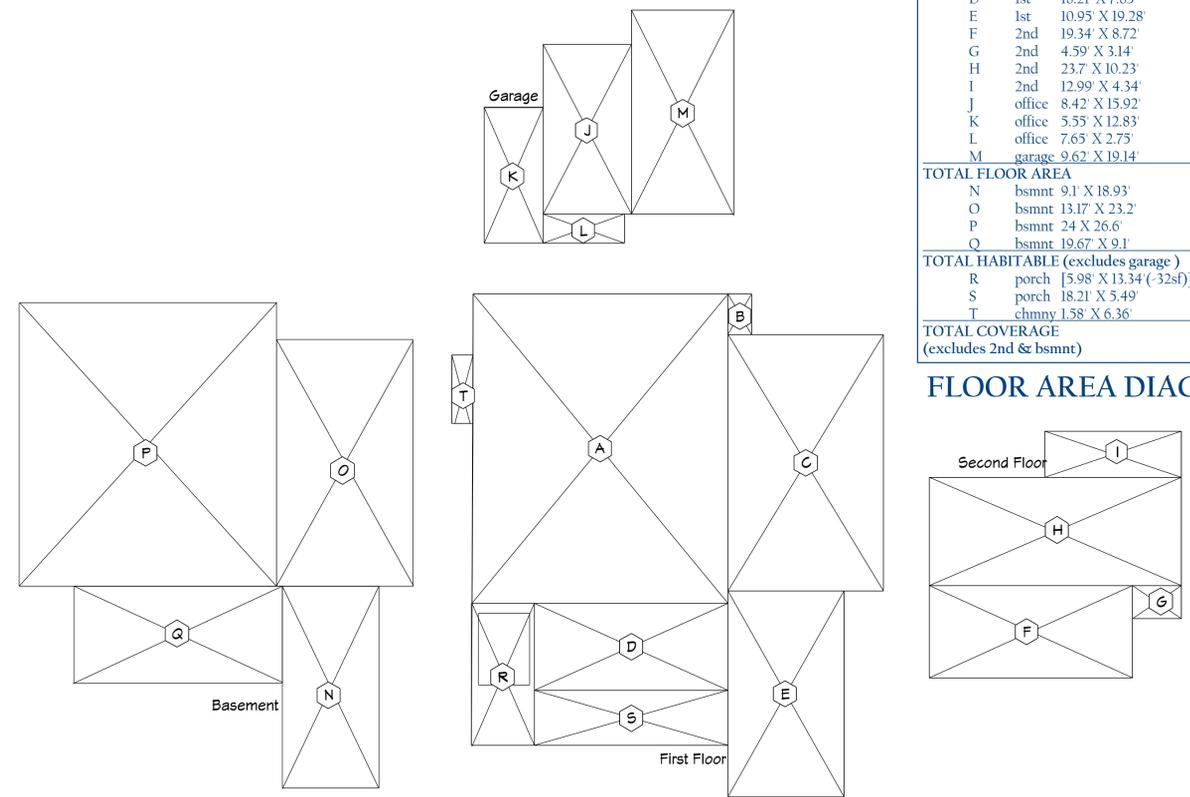
Lot Coverage: Allowed lot coverage is 30% x property size:
30 x 6696 sf= 2008.8 sf
(E) Lot Coverage: 1139 sf
(N) Lot Coverage: 2063 sf

Floor Area: Allowed Floor Area is 35% x Net Lot Area:
.35 x 6696 sf= 2343.6 sf
(E) Floor Area: 1139 sf
(N) Floor Area: 2331.3 sf

Setbacks	Allowed	Proposed
Front	25'	25'
Side	5'	5'
2nd story side	12'- 6"	12'- 6"
Rear	25'	58'- 10"
Height Limit	27'	23'- 5 1/2"

NUMBER	DATE	REVISION BY	DESCRIPTION

Floor Area Diagram 1/8" = 1'



FLOOR AREA DIAGRAM

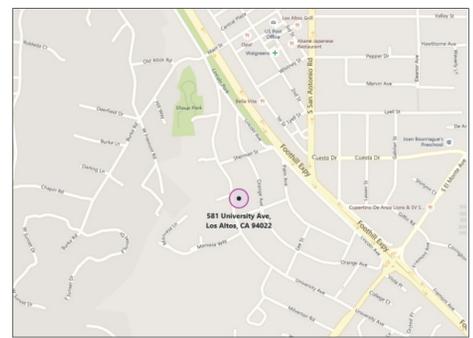
	Existing	Proposed	Allowed/ Required
Lot Coverage <i>Land area covered by all structures that are over 6 feet in height</i>	1139 square feet (17 %)	1799.6 square feet (26.8 %)	2008.8 square feet (30 %)
Floor Area <i>Measured to the outside surface of exterior walls</i>	1139 square feet (17 %)	2306.1 square feet (34 %)	2343 square feet (35 %)
Setbacks			
Front	25 feet	25 feet	25 feet
Rear	68 feet	58'- 10' feet	25 feet
Right side (1st/ 2nd)	5 feet	5 feet 12'- 6' feet	10 feet
Left side (1st/ 2nd)	17'- 6' feet	5 feet 12'- 6' feet	10 feet
Height	10' 9' feet	23'- 5 1/2' feet	27 feet
	Existing	Change In	Total Proposed
Habitable Living Area <i>Includes habitable basement areas</i>	728 square feet	2690.9 square feet	3418.9 square feet
Non- Habitable Area <i>Does not include covered porches or open structures</i>	411 square feet	229 square feet	182 square feet
Net Lot Area:	6696 square feet		
Front Yard Hardscape Area <i>Hardscape area in the front yard setback shall not exceed 50%</i>	101 square feet (8 %)		
Landscaping Breakdown	Total Hardscape Area (existing and proposed) 2330 sq ft		
	Existing softscape (undisturbed) area 5439 sq ft		
	New softscape area -1073 sq ft		
	<i>Sum of all three should equal the site's net lot area</i>		

OWNER CAM CHAN 581 UNIVERSITY AVE LOS ALTOS, CA 94022 650-776-1825	CONTRACTOR Via Builders Inc 4600 El Camino Real #209 Los Altos, CA 94022 650-948-1077 LIC#717805
ENGINEER Advanced Engineering 3361 Walnut Blvd #100 Brentwood, CA 94513 925-516-3502	SURVEYOR Alpine Land Surveyors 10897 Northridge Square Cupertino, CA 95014 408-658-0080
Arborist Urban Tree Management Inc PO Box 971 Los Gatos, CA 95031 650-321-0202	SOILS ENGINEER Murray Engineers Inc 935 Fremont Ave Los Altos, CA 94024 650-559-9980
	Landscape Architect Jenna Bayer Garden Design 1954 Old Middlefield Way Ste B Mountain View, CA 94043 650-988-9600

Applicable Codes
2013 California Residential Code
2013 California Building Code
2013 California Electrical Code
2010 California Energy Code
2013 California Mechanical Code
2013 California Plumbing Code
2013 California Green Building Standards
2013 California Fire Code

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VICINITY MAP

CHAN RESIDENCE
581 UNIVERSITY AVE
LOS ALTOS, CA 94022

Project Information

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077 LIC#717805

DATE:

6/7/2016

SCALE:

1/4" = 1'

SHEET:

A-1



NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

CHAN RESIDENCE
 58 UNIVERSITY AVE
 LOS ALTOS, CA 94022

Neighborhood Context Map

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A-2



Turfstone™ Grid Pavers

INTRODUCTION

Turfstone concrete grid pavers are a "greenspace" pavement with the load capacity and structural performance of high-strength concrete. As a reinforced grass pavement, Turfstone's apertures are filled with topsoil and seeded; for stormwater control, stone is used in the openings. Uses include residential, commercial, municipal, and institutional applications, as well as sport and recreational venues.

COMPOSITION & PERFORMANCE

Turfstone is machine-manufactured under controlled factory conditions using a cement-rich concrete molded with extreme pressure and vibration. Turfstone units offer exceptional strength and durability to withstand New England's harsh winter climate. The flat, lattice-style units form a continuous grid pattern, and when properly installed, provide a pavement surface that is "snow-plow safe."

Turfstone can be used in the following applications:

- Access lanes for emergency and service vehicles
 - Overflow parking ■ Boat ramps ■ Embankments
 - Streambank revegetation ■ Low-flow channels
 - Riparian stabilization for stream banks and lakesides
 - Residential driveways ■ Vegetated swales
 - Stormwater runoff management ■ Golf cart paths
- Turfstone can add stability and reduce excavation depth when used as a base for segmental and free-standing walls.
- Turfstone is capable of supporting H20 loading over a properly designed and compacted base.

PHYSICAL CHARACTERISTICS

Turfstone meets or exceeds North American industry standards, including the requirements of ASTM C 1319 for Concrete Grid Paving Units. Our strict quality control ensures consistent strength and size.

Nominal Size/Coverage	23 1/2" x 15 1/2" • 2.6 sq/pc
Open Area	40%
Thickness	3 1/2" (8cm)
	4 1/2" (10cm) <i>Special order</i>
Compressive Strength	5000 psi minimum
Water Absorption	10 lb/ft ³ maximum
Freeze Thaw	No effect as demonstrated through proven field performance

A white deposit known as efflorescence may appear naturally on any concrete or masonry product. It does not affect the structural integrity and will dissipate over time. Efflorescence is the byproduct of a glass product. For more information, please ask for our Efflorescence Advisory.

45-55 Power Road, Westford, MA 01886
232 Lexington Street, Wallham, MA 02452

Main Phone: (781) 894-3200 • Main Fax: (978) 692-0817

TURF-2500-114

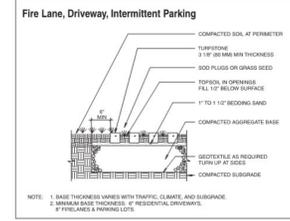
www.IdealConcreteBlock.com

DESIGN, CONSTRUCTION & PATTERNS

Turfstone parking applications can be designed with a dense-grade base, or for infiltration and storage of stormwater, with an open-graded base. Proper design, material selection, and construction of the base are essential to successful performance. For erosion control, Turfstone may be placed directly on graded and compacted soil. The maximum slope for embankment stabilization is 2:1.

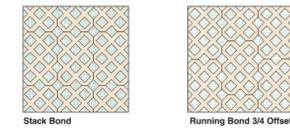
Turfstone can be installed in either a stack bond or a running bond with a 3/4 offset. *The false joints face up (see picture in upper left margin) and serve as "crack control joints." Occasional cracks from compaction or flexural loads will not compromise performance.* Solid pavers can be placed in pavements where a more comfortable surface is desired for pedestrians and individuals using walkers and wheeled mobility devices.

Please see ICPI's Tech Spec No. 8 for detailed guidance on design and installation.

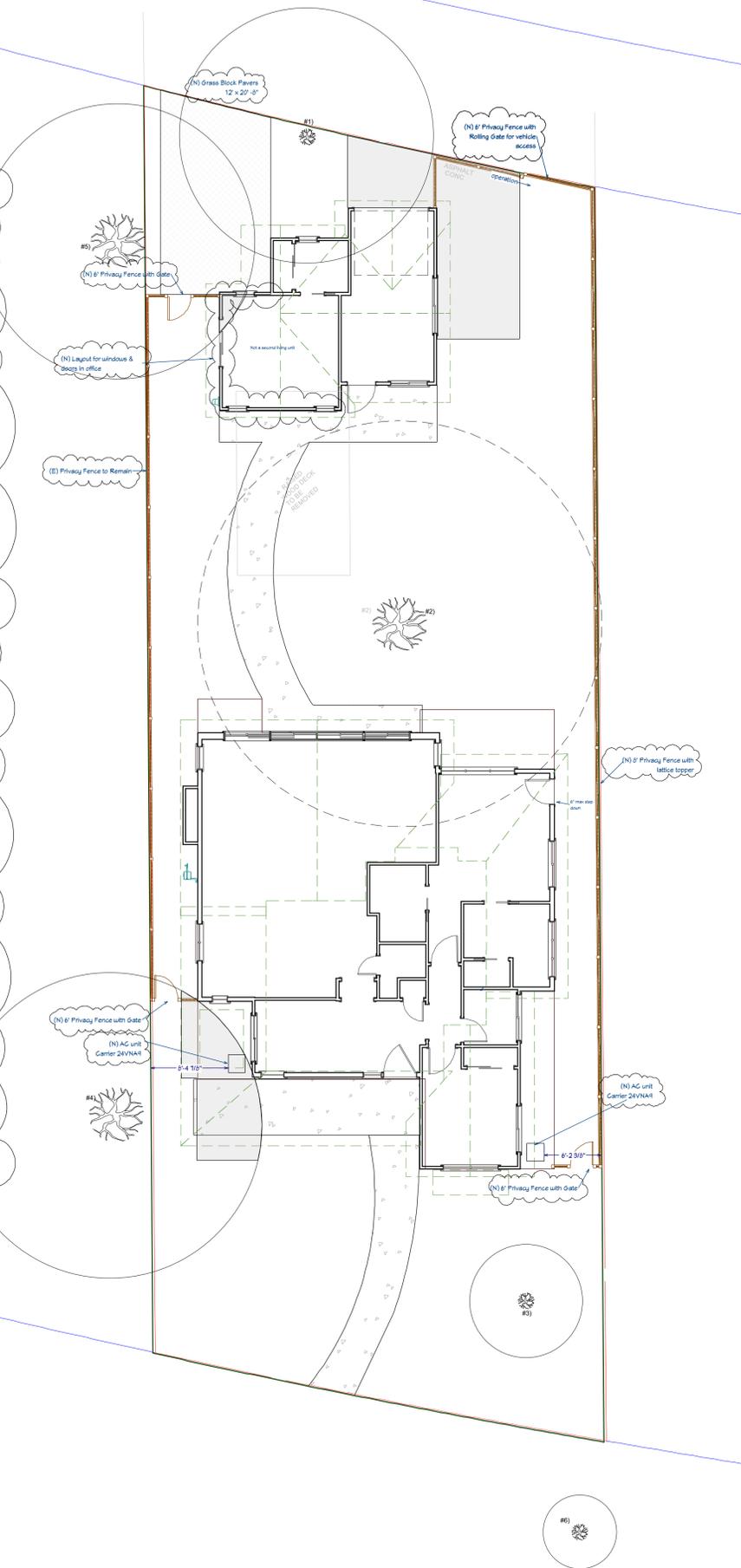


See www.IdealConcreteBlock.com for additional Turfstone Cross Sections:

- Slope Protection ■ Riparian Stabilization ■ Stream Banks & Lakes
- Stormwater Runoff Control ■ Ditch Liner for Intermittent Flows
- Boat Ramp

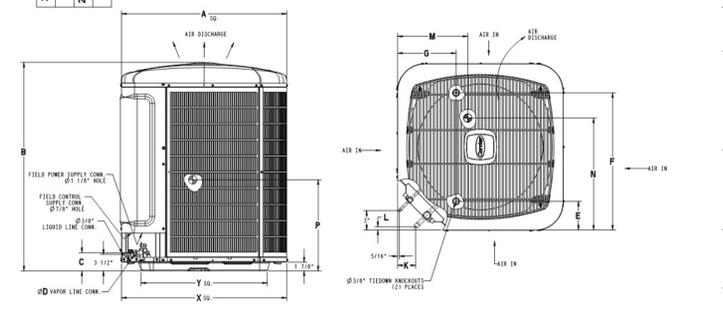


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DIMENSIONS - ENGLISH

UNIT	SERIES	ELECTRICAL CHARACTERISTICS	A	B	C	D	E	F	G	K	L	M	N	P	OPERATING WEIGHT (lbs)	SHIPPING WEIGHT (lbs)	DIMENSIONS (L x W x H)
Z4VNA13A	0	0	23 1/2"	31 5/8"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	155	158	25 1/4" x 25 1/4" x 33 5/8"
Z4VNA24A	0	0	23 1/2"	38 7/16"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	160	166	25 1/4" x 25 1/4" x 43 3/8"
Z4VNA24B	0	0	23 1/2"	35 5/8"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	135	138	25 1/4" x 25 1/4" x 35 5/8"
Z4VNA25A	0	0	23 1/2"	38 7/16"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	160	166	25 1/4" x 25 1/4" x 43 3/8"
Z4VNA33A	0	0	23 1/2"	38 7/16"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	160	166	25 1/4" x 25 1/4" x 43 3/8"
Z4VNA33B	0	0	23 1/2"	35 5/8"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	135	138	25 1/4" x 25 1/4" x 35 5/8"
Z4VNA34A	0	0	23 1/2"	38 7/16"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	160	166	25 1/4" x 25 1/4" x 43 3/8"
Z4VNA34B	0	0	23 1/2"	35 5/8"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	135	138	25 1/4" x 25 1/4" x 35 5/8"
Z4VNA40A	0	0	23 1/2"	43 3/16"	3 3/4"	3 3/4"	4 7/16"	18 1/16"	13 1/4"	2 1/16"	11 1/4"	13 1/4"	18 1/4"	14 1/2"	241	242	33 5/8" x 33 5/8" x 49 9/16"



UNIT SIZE	"C" MIN. GROUND ANCHORING AND APPLICATION RECOMMENDATION	"F" MIN. ROOF-TO-ROOF ANCHORING AND APPLICATION RECOMMENDATION
13, 14, 25, 34	25 3/16"	13 3/4"
33, 40, 45	25 3/16"	26 7/16"
49	35"	28 3/4"

When installing, allow sufficient space for airflow clearance, wiring, refrigerant piping, and service. Allow 24 in. (609.6 mm) clearance to service end of unit and 48 in. (1219.2 mm) above unit. For proper airflow, 8-6 in. (152.4 mm) clearance on 1 side of unit and 12-18 in. (304.8 mm) on all remaining sides must be maintained. Maintain a distance of 24 in. (609.6 mm) between units or 18 in. (457.2 mm) if no overlapping within 12 ft. (3.66 m) Position to water, snow, or ice from roof or eaves cannot fall directly on unit.

NOTE: 18" (457.2 mm) clearance option described above is approved for outdoor units with wire grille coil guard only. Units with louver panels require 24" (609.6 mm) between units.

On rooftop applications, locate unit at least 6 in. (152.4 mm) above roof surface.

RPM-CAPACITY-SOUND (dBA)*

STAGE #	COMP RPM	24VNA913	CAPACITY %	SOUND (dBA)
1	1500		58%	58
2	1867		72%	59
3	2100		81%	59
4	2350		90%	59
5	2600		100%	60

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

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION
1	5/23/2016	JDF		PLANNING COMMISSION CHANGES

CHAN RESIDENCE
581 UNIVERSITY AVE
LOS ALTOS, CA 94022

Simplified Site Plan

DRAWINGS PROVIDED BY:
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DATE:

6/7/2016

SCALE:

1/8" = 1'

SHEET:

A-2.1

Tag no	Common Name	DBH	W/H	Health	Structure	PROTECTED (X)	REMOVAL (X)	PROTECTED REMOVAL (XX)	TPZ = drip line or RADIUS of 6 X DBH (inches)	Notes/Recommendations
1	Coast live oak	11.5	24/30	A	D				69	near alley, co-dominant leaders at 8', Rec SP, 1 cable, EWR
2	Coast live oak	35	50/36	A	F	X	X	XX		2 co-dominant leaders w/ included bark at 6', co-dominant at 13', 2 other large leaders with poor attachment and included bark, very large hollow from 12-25', 3 poorly placed cables, large leaders and limbs over home, Rec
3	Coast redwood	8	14/20	A	A				48	
4	Coast redwood	33	24/95	B	A	X			198	located on neighboring property, consider REMOVAL**
5	Coast redwood	30	22/100	B	A	X			180	located on neighboring property, consider REMOVAL**
6	Chinese pistache	6	16/12	B	C	X			36	street tree

Tree Inventory & Disposition



Protection Plan

APN# 175-15-014:
581 University Avenue, Los Altos, CA 94022

Assignment

It was our assignment to write a stand-alone tree protection plan for the project at the above address. References include a plan set dated 3/31/16.

Summary

This tree protection plan provides a numbered diagram (page 14) and detailed information to protect 2 trees protected under the City of Los Altos Municipal Code. A full-size diagram is also included in the plan set.

Protection of Specific Trees During Construction

Tree #4: coast redwood, 33" DBH, 24'w X 95'h. Health=B, Structure=A, TPZ = drip line or minimum 16.5' in all directions from the trunk (on the project site). Protective fencing must be placed where possible given buildings and other impediments. When the project has commenced to the point that the fencing needs to be moved back in order to provide work area and construction of approved intrusions into the TPZ, the project arborist must be on-site to supervise the moving and re-anchoring of the tree protection fencing. Any pruning needed for construction clearance must be done by a company with a certified arborist on staff.

This tree is located about 30" from the property line on the adjacent property and overhangs the subject property by about 12'. The nearest edge of the basement/shoring excavation for the home at 581 University Avenue is 7'6" from the trunk of this tree. This excavation will remove approximately 6% of the tree's roots and will not significantly impact the tree's health. Roots larger than 2" diameter must be cut off cleanly at the edge of the excavation, covered with burlap and kept moist until the excavation is backfilled. Fencing, mulching and irrigation of the tree as recommended under General Tree Protection Plan should be followed.

Tree #5: coast redwood, 3" DBH, 22'w X 100'h. Health=B, Structure=A, TPZ = drip line or minimum 15' in all directions from the trunk (on the project site). Protective fencing must be placed where possible given buildings and other impediments. When the project has commenced to the point that the fencing needs to be moved back in order to provide work area and construction of approved intrusions into the TPZ, the project arborist must be on-site to supervise the moving and re-anchoring of the tree protection fencing. Any pruning needed for construction clearance must be done by a company with a certified arborist on staff.

1650+321+0202 | 1408+399+8063 | po box 971 los gatos ca 95031 | urbandtreemanagement.com
contractors license # 755989 | certified arborist WC ISA # 623 | certified tree risk assessor #1399

This tree is located about 6" from the property line on the adjacent property and overhangs the subject property by about 12'. The nearest edge of the foundation excavation for the home at 581 University Avenue is about 7' from the trunk of this tree. This excavation and the excavation needed for the parking area will impact about 14% of the tree's root zone, which will not significantly impact the tree's health. Roots larger than 2" diameter must be cut off cleanly at the edge of the excavation, covered with burlap and kept moist until the excavation is backfilled. Fencing, mulching and irrigation of the tree as recommended under General Tree Protection Plan should be followed. Please see diagram on page 14.

General Tree Protection Plan

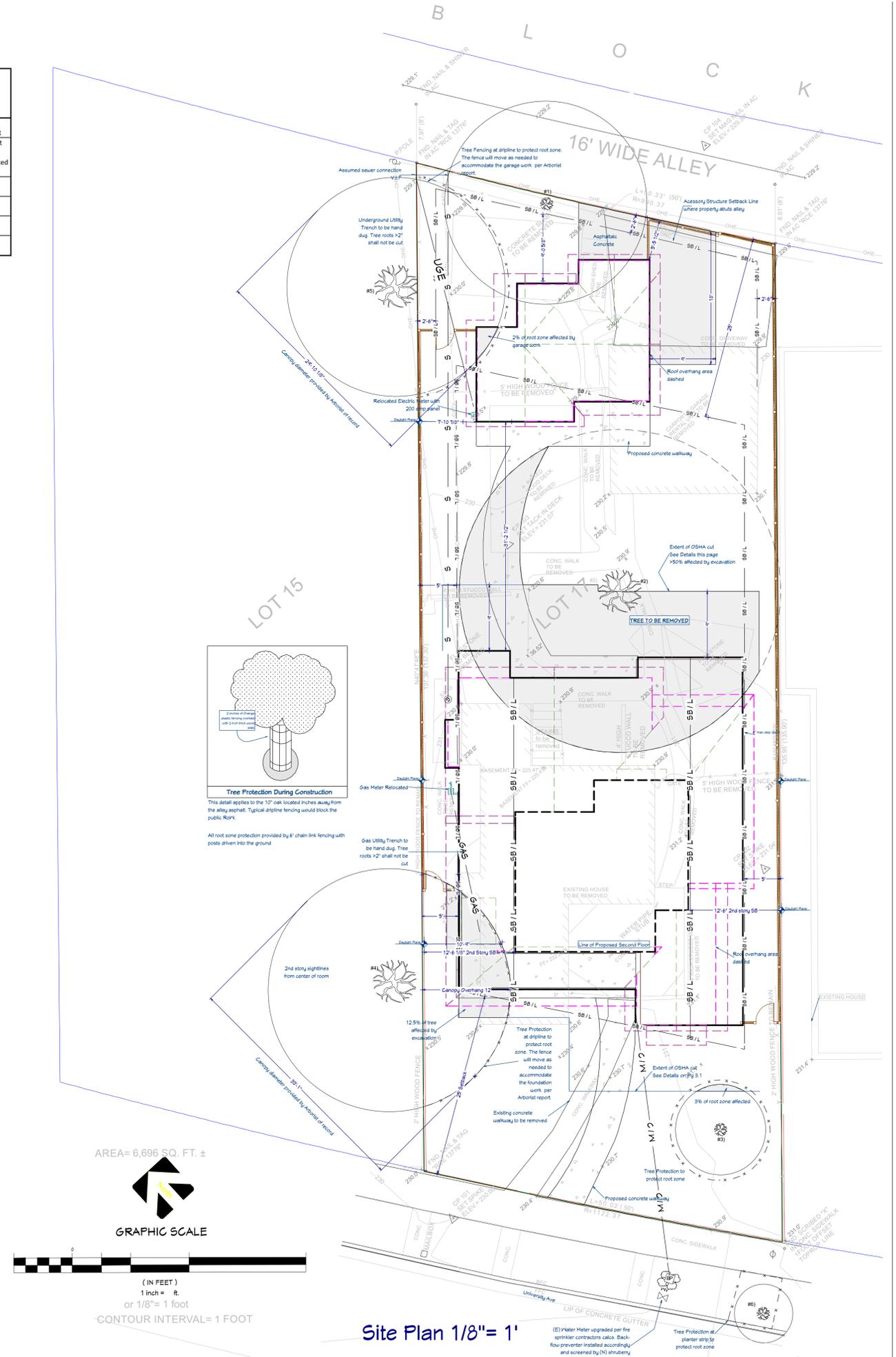
Besides the structural issues stated earlier in this report, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Protective fencing must protect a sufficient portion of the root zone to be effective. In most cases, it would be essential to locate the fencing a minimum radius distance of 6 times the trunk diameter in all directions from the trunk. There are areas where we will amend this distance based upon proposed construction. In my experience, the protective fencing must:

- Consist of chain link fencing and having a minimum height of 6 feet.
- Be mounted on steel posts driven approximately 2 feet into the soil.
- Fencing posts must be located a maximum of 10 feet on center.
- Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

- A Certified Arborist should supervise any excavation activities within the tree protection zone of these trees.
- Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
- The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
- Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
- Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
- There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
 - Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
- Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
- Landscape materials (cobble, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
- Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
- Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.



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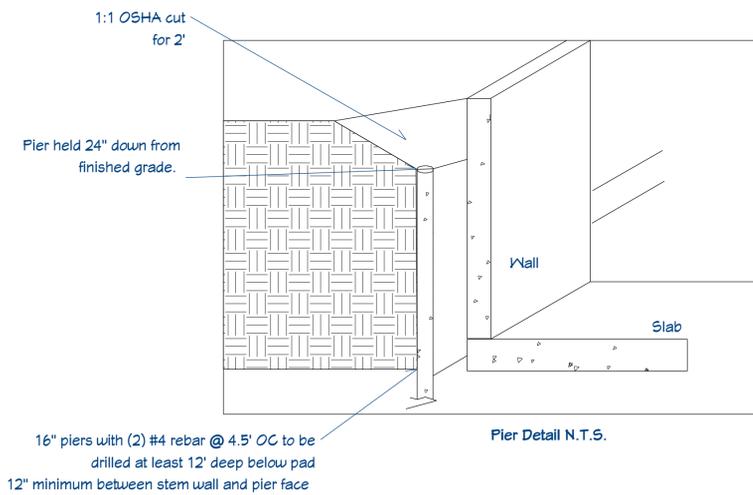
Site Plan

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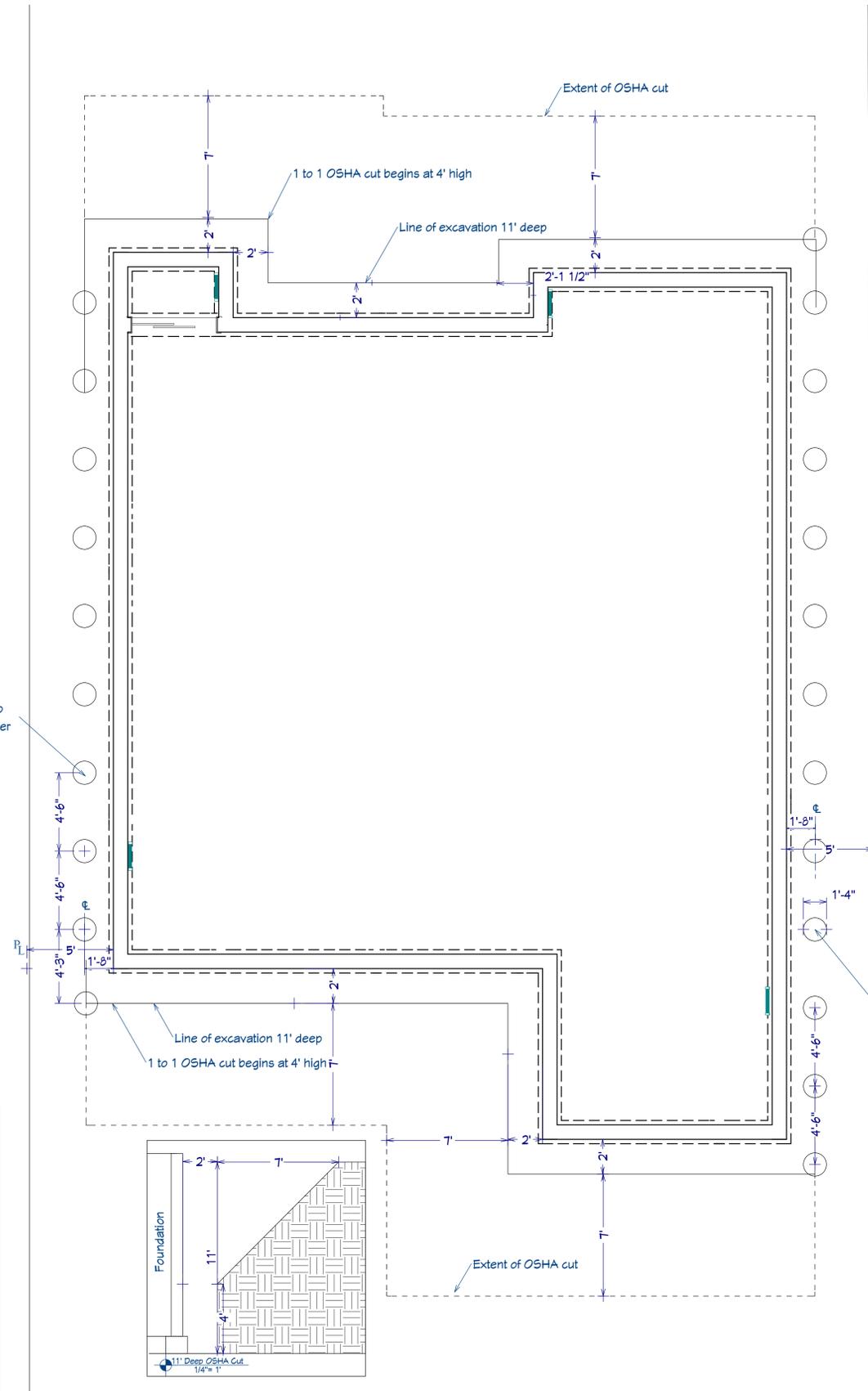
DATE:
6/7/2016

SCALE:
1/8" = 1'

SHEET:
A-3



16" piers 25' deep +/- at 4.5' on center



Foundation Shoring Plan 1/4" = 1'

All earthwork and site drainage, including basement excavation, pier drilling, spread footing excavations, preparation of subgrade beneath the basement slab and hardscape, placement and compaction of engineered fill beneath the basement slab and hardscape, retaining wall backfill, and installation of surface and subsurface drainage should be performed in accordance with the geotechnical report prepared by Murray Engineers, Inc., dated November 3, 2014. Murray Engineers, Inc. should be provided at least 48 hours advance notification of any earthwork operations and should be present to observe and test, as necessary, the earthwork, foundation, and drainage installation phases of the project.

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

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Shoring Plan

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DATE:

6/7/2016

SCALE:

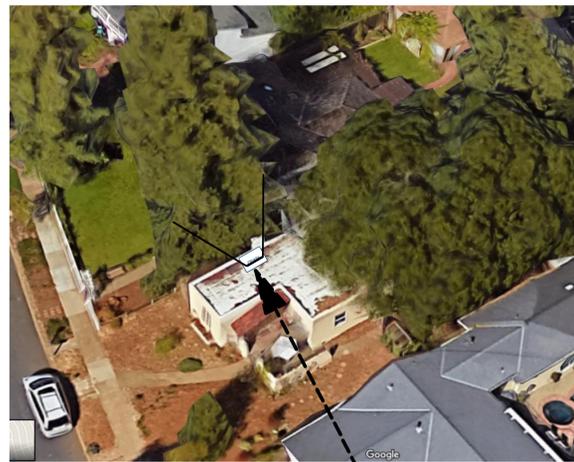
1/4" = 1'

SHEET:

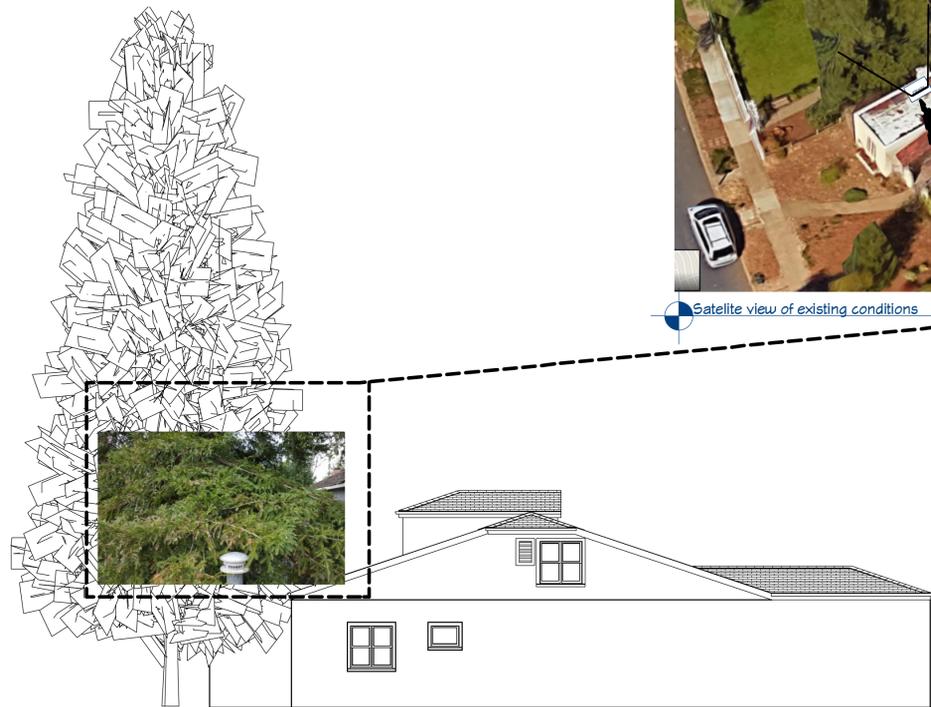
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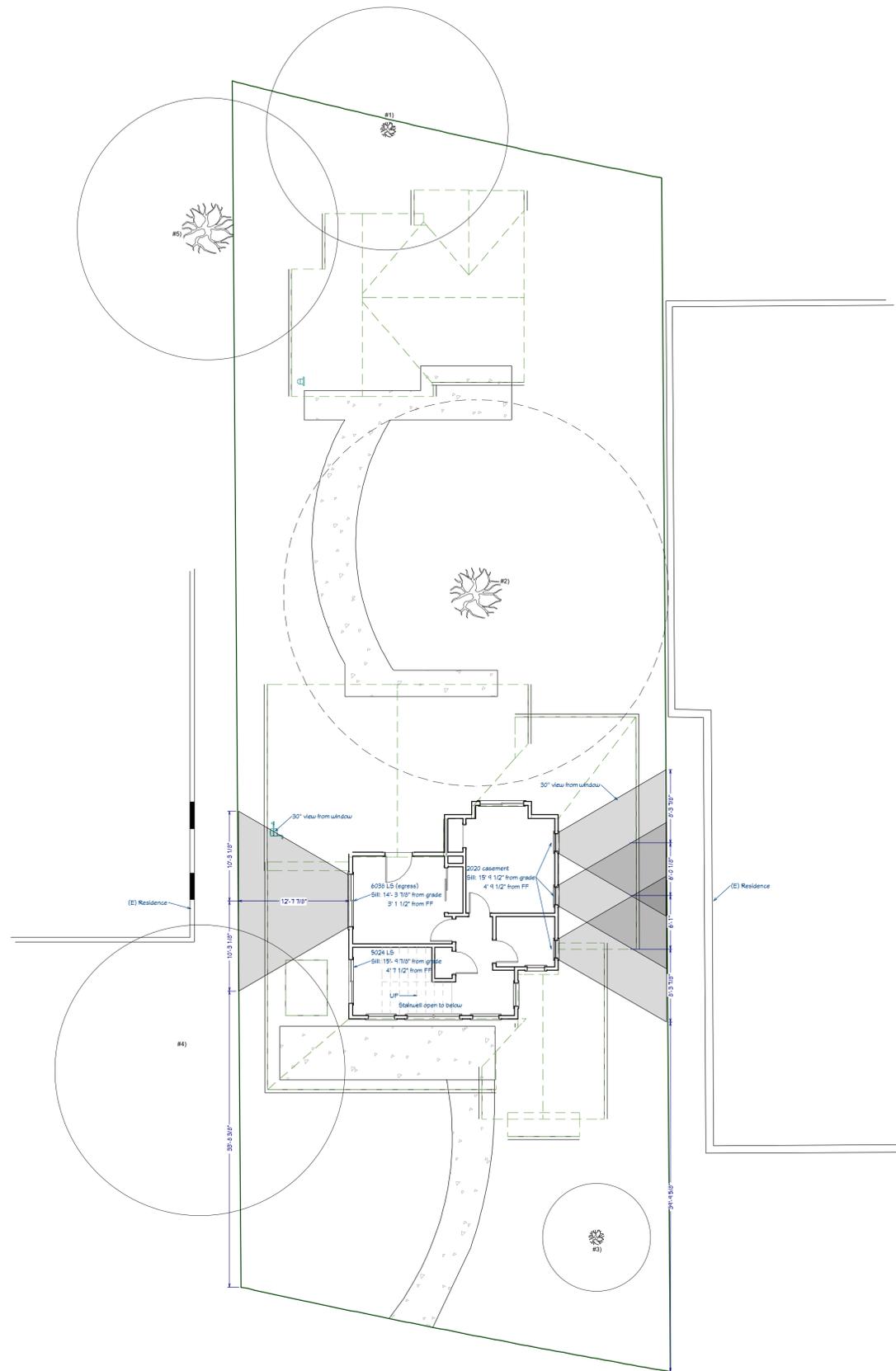
Sight Elevation 1/8" = 1'



Satellite view of existing conditions Location of camera to match proposed window view



Existing View from Proposed 2nd floor bedroom window Neighbor elevation approximated for context



Sight Plan 1/8" = 1'

NUMBER	DATE	REVISION BY	DESCRIPTION

CHAN RESIDENCE
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Sight Plan

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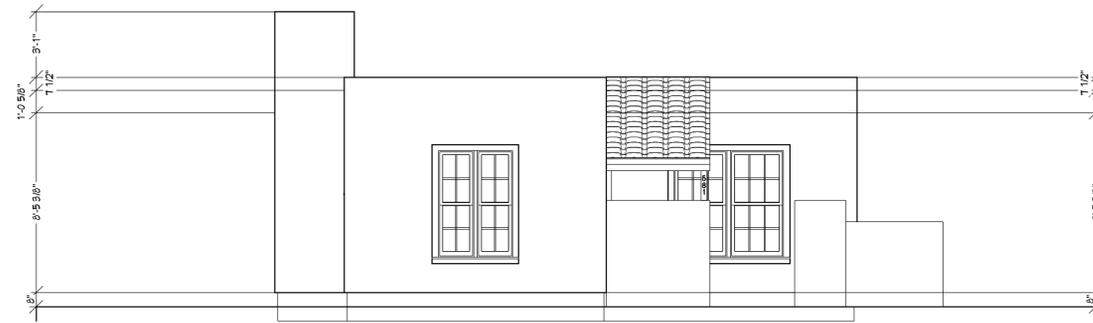
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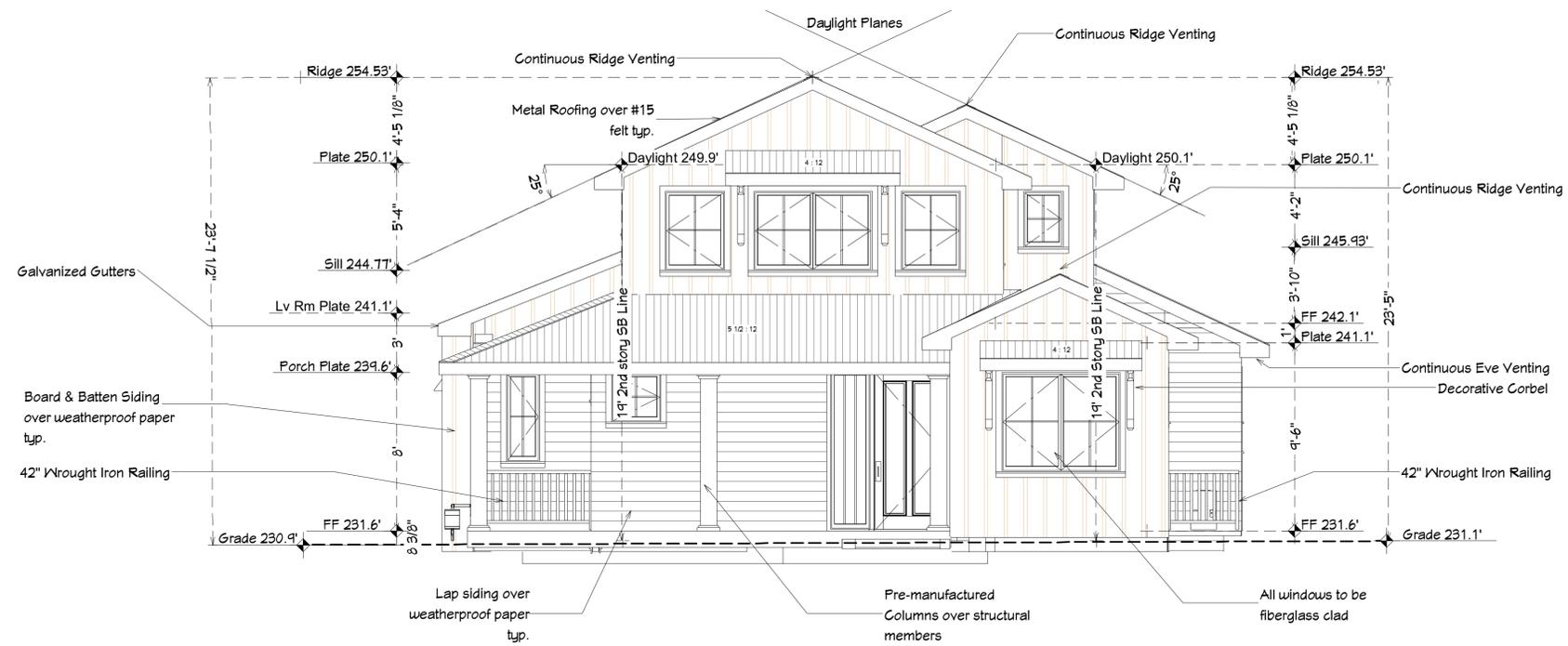
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SHEET:

A-3.2



Existing West Elevation (Front)



West Elevation (Front)

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

CHAN RESIDENCE
581 UNIVERSITY AVE
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Elevations

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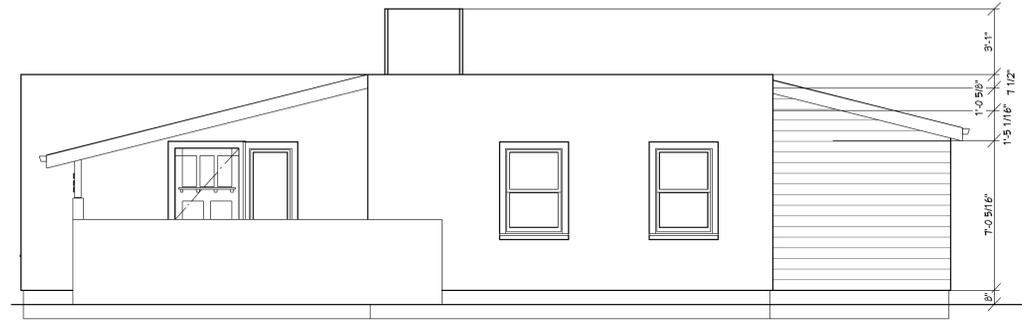
6/7/2016

SCALE:

1/4" = 1'

SHEET:

A-4



Existing South Elevation (Right)



Elevation South (Right)

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Los Altos, CA 94022
650-948-1077 LIC#717805

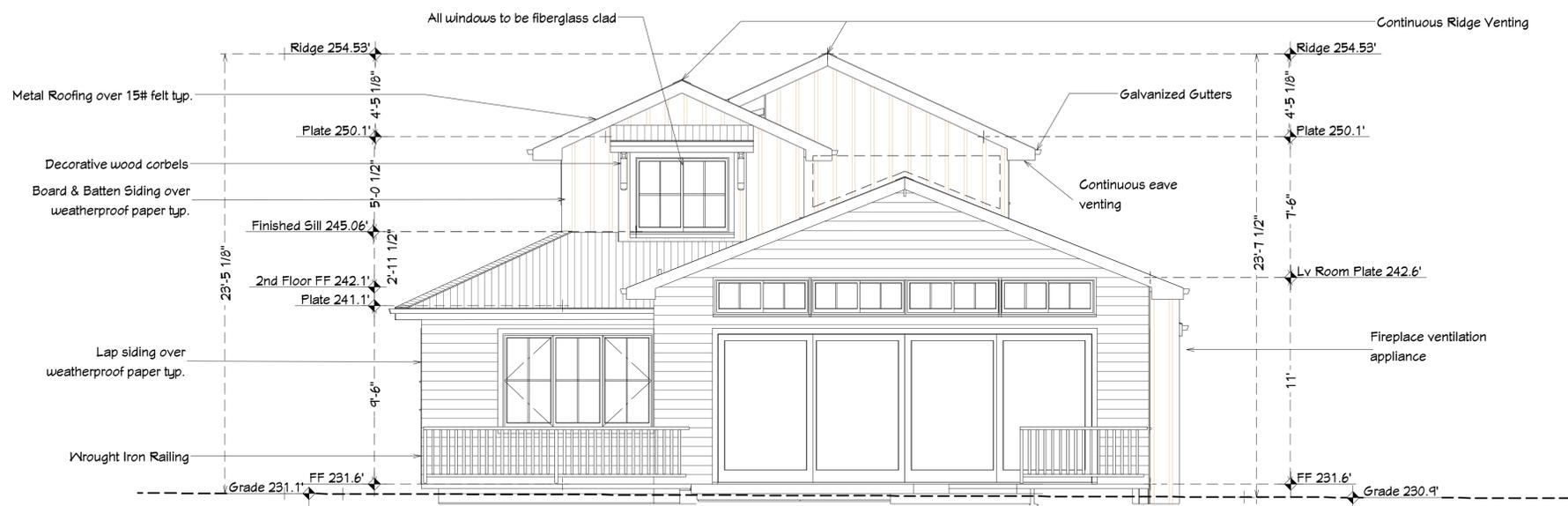
DATE:

6/7/2016

SCALE:

SHEET:

A-6



East Elevation (Rear)

NUMBER	DATE	REVISION TABLE	REVISED BY	DESCRIPTION

CHAN RESIDENCE
581 UNIVERSITY AVE
LOS ALTOS, CA 94022

Elevations

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077 LIC#717805

DATE:

6/7/2016

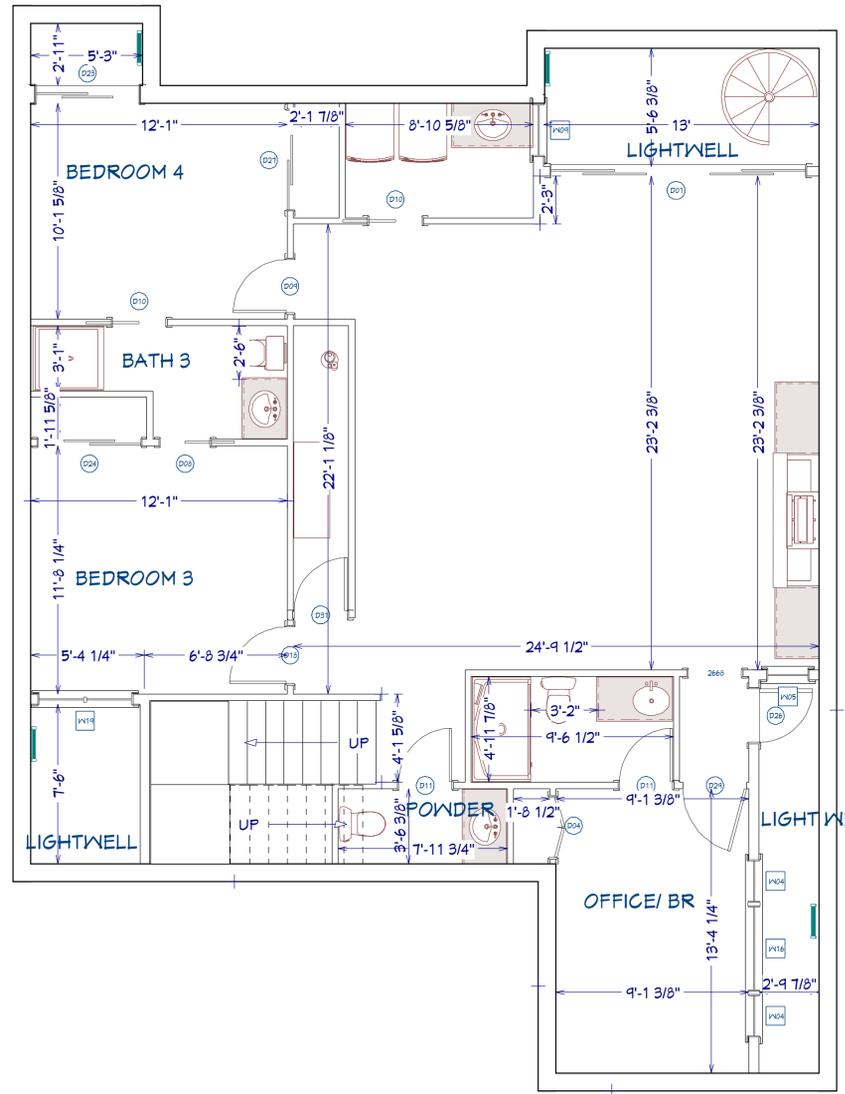
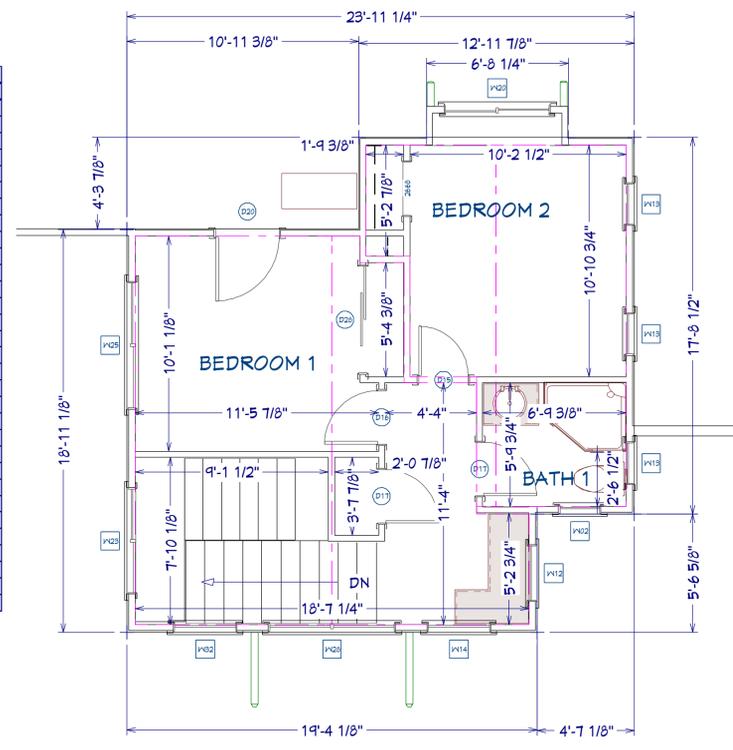
SCALE:

SHEET:

A-7

NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	EGRESS	DESCRIPTION
W01	1846SC	1	1	1846SC	20"	54"		SNGL CASEMENT-HR
W02	20210SC	1	2	20210SC	24"	34"		SNGL CASEMENT-HR
W03	2040SC	2	1	2040SC	24"	48"		SNGL CASEMENT-HR
W04	2050DH	2	0	2050DH	24"	60"		DOUBLE HUNG
W05	2050SC	1	0	2050SC	24"	60"		SNGL CASEMENT-HR
W06	2080FX	1	1	2080FX	24"	46"		FIXED GLASS
W07	2092SC	1	1	2092SC	24"	38"		SNGL CASEMENT-HR
W08	2626SC	1	1	2626SC	30"	30"		SNGL CASEMENT-HR
W09	2640DH	1	0	2640DH	30"	48"		DOUBLE HUNG
W10	2650SC	2	1	2650SC	30"	60"		SNGL CASEMENT-HR
W12	2838SC	1	2	2838SC	32"	44"		SNGL CASEMENT-HR
W13	2020SC	3	2	2020SC	24"	24"		SNGL CASEMENT-HR
W14	3040SC	1	2	3040SC	36"	48"		SNGL CASEMENT-HR
W15	4040LS	1	1	4040LS	48"	48"		LEFT SLIDING
W16	4050DH	1	0	4050DH	48"	60"		DOUBLE HUNG
W18	4046DC	1	1	4046DC	48"	54"		DBL CASEMENT-LHL/RHR
W19	4650DC	1	0	4650DC	54"	60"	YES	DBL CASEMENT-LHL/RHR
W20	5040LS	1	2	5040LS	60"	48"	YES	LEFT SLIDING
W21	5026LS	3	1	5026LS	60"	38"		LEFT SLIDING
W22	5036LS	1	1	5036LS	60"	42"		LEFT SLIDING
W23	5024LS	1	2	5024LS	60"	28"		LEFT SLIDING
W24	5044LS	1	1	5044LS	60"	52"		LEFT SLIDING
W25	6038LS	1	2	6038LS	72"	44"	YES	LEFT SLIDING
W26	2092SC	1	1	2092SC	24"	38"		SNGL CASEMENT-HL
W27	6040TC	1	1	6040TC	72"	48"		TRIPLE CASEMENT-LHL/RHR
W28	6040DC	1	2	6040DC	72"	48"		DBL CASEMENT-LHL/RHR
W29	6040LS	1	1	6040LS	72"	48"		LEFT SLIDING
W30	6050DC	1	1	6050DC	72"	60"		DBL CASEMENT-LHL/RHR
W31	8050TC	1	1	8050TC	96"	60"		TRIPLE CASEMENT-LHL/RHR
W32	3040SC	1	2	3040SC	36"	48"		SNGL CASEMENT-HL
W33	50110LS	4	1	50110LS	60"	22"		LEFT SLIDING

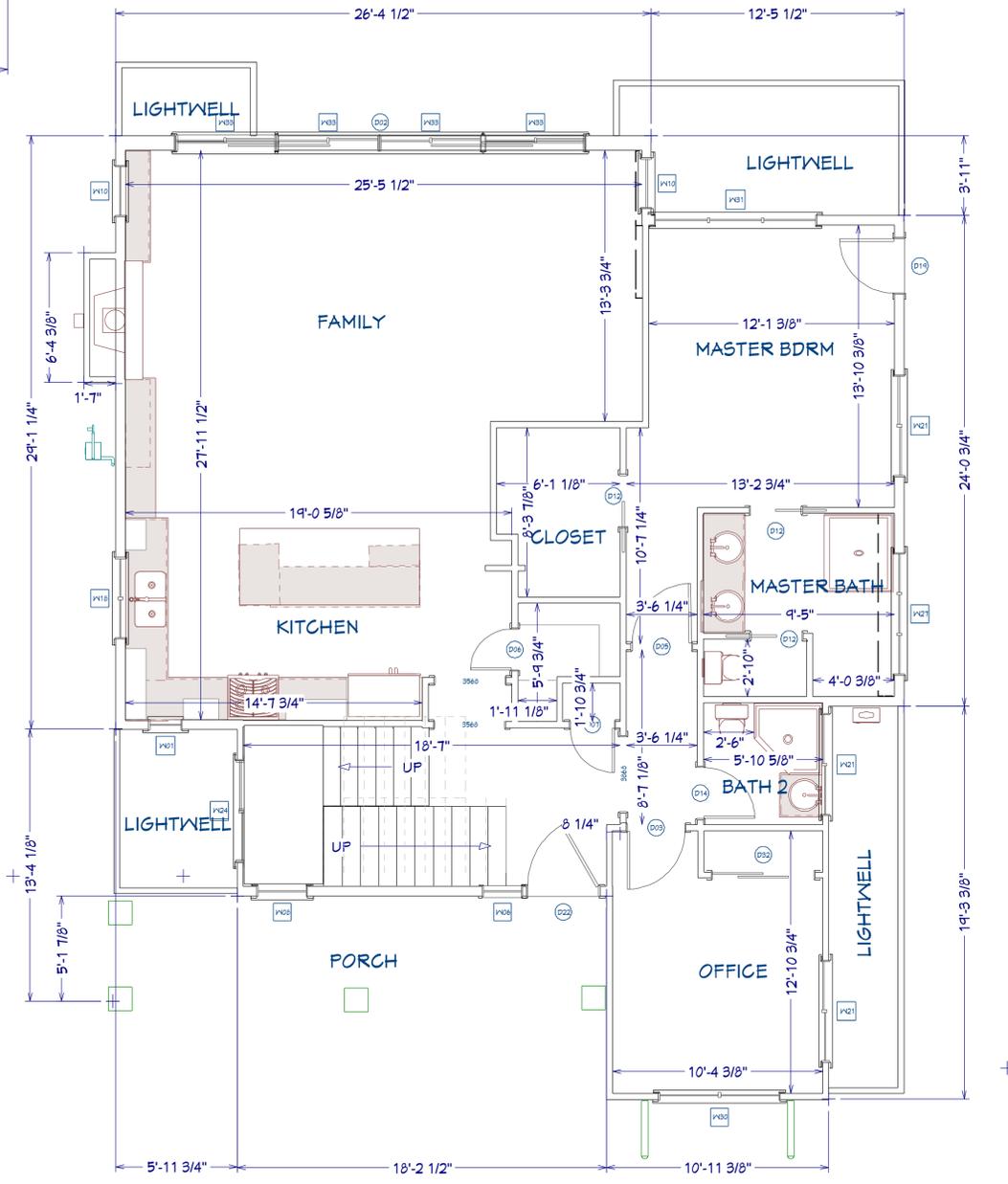
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	DESCRIPTION	THICKNESS
D01	12080	1	0	12080 L/R EX	144"	96"	EXT. QUAD SLIDER-GLASS	1 3/8"
D02	20080	1	1	20080 L/R EX	240"	96"	EXT. QUAD SLIDER-GLASS	1 3/4"
D03	21068	1	1	21068 R IN	34"	80"	HINGED-DOOR F04	1 3/8"
D04	21068	1	0	21068 L/R IN	34"	80"	DOUBLE HINGED-DOOR F04	1 3/8"
D05	21168	1	1	21168 R IN	35"	80"	HINGED-DOOR F04	1 3/8"
D06	2068	1	1	2068 L IN	24"	80"	HINGED-DOOR F04	1 3/8"
D07	2268	1	1	2268 L IN	26"	80"	HINGED-DOOR F04	1 3/8"
D08	2468	1	0	2468 R	28"	80"	POCKET-DOOR F04	1 3/8"
D09	2668	1	0	2668 L IN	30"	80"	HINGED-DOOR F04	1 3/8"
D10	2668	2	0	2668 R	30"	80"	HINGED-DOOR F04	1 3/8"
D11	2668	2	0	2668 R IN	30"	80"	HINGED-DOOR F04	1 3/8"
D12	2668	4	1	2668 R	30"	80"	POCKET-DOOR F04	1 3/8"
D13	5068	1	1	5068 R EX	60"	80"	EXT. SLIDER-GLASS	1 3/4"
D14	2668	1	1	2668 R IN	30"	80"	HINGED-DOOR F04	1 3/8"
D15	2468	1	2	2468 L IN	28"	80"	HINGED-DOOR F04	1 3/8"
D16	2668	1	2	2668 L IN	30"	80"	HINGED-DOOR F04	1 3/8"
D17	2668	2	2	2668 R IN	30"	80"	HINGED-DOOR F04	1 3/8"
D18	2868	1	0	2868 L IN	32"	80"	HINGED-DOOR F04	1 3/8"
D19	2880	1	1	2880 R EX	32"	96"	EXT. HINGED-GLASS	1 3/4"
D20	3040	1	2	3040 R EX	36"	48"	EXT. HINGED-SLAB	1 3/4"
D21	3068	1	1	3068 R EX	36"	80"	EXT. HINGED-GLASS	1 3/4"
D22	3680	1	1	3680 R EX	42"	96"	EXT. HINGED-TS2000	1 3/4"
D23	41068	1	0	41068 R EX	58"	80"	EXT. SLIDER-GLASS	1 3/4"
D24	41068	1	0	41068 R IN	58"	80"	SLIDER-DOOR P04	1 3/8"
D25	41068	1	1	41068 R IN	58"	80"	SLIDER-DOOR P04	1 3/8"
D26	2668	1	0	2668 L EX	30"	80"	EXT. HINGED-DOOR E21	1 3/4"
D27	4868	1	0	4868 R IN	56"	80"	SLIDER-DOOR P04	1 3/8"
D28	5068	1	2	5068 R IN	60"	80"	SLIDER-DOOR P04	1 3/8"
D29	3068	1	0	3068 L IN	36"	80"	HINGED-GLASS	1 3/8"
D30	8070	1	1	8070	96"	84"	GARAGE-GARAGE DOOR GH05	1 3/4"
D31	2668	1	0	2668 R IN	30"	80"	HINGED-DOOR S04	1 3/8"
D32	5068	1	1	5068 R IN	60"	80"	SLIDER-DOOR P04	1 3/8"



2nd Floor

- 2013 CALIFORNIA RESIDENTIAL PLAN STAMP
- 1: Exterior walls and openings to be 1 hour rated and restricted openings if closer than 5'-0" to the property line, CRC R302.1
 - 2: 4% natural ventilation, 8% natural light, of floor area or artificial light and ventilation, CRC R303
 - 3: Emergency escape & rescue openings @ basements, habitable attics & every sleeping room, 5.7/5.0 square feet, CRC R310
 - 4: Smoke & carbon monoxide alarms @ sleeping rooms, hallways and @ each story, CRC R314 & R315
 - 5: 1 3/4" maximum stairway riser, 10" minimum tread, CRC R311.7.5
 - 6: Handrails 34"-38" above nose of tread, CRC R311.7.8
 - 7: 42" guards & 24" window sill height for fall protection, CRC R312
 - 8: Safety glazing required in hazardous locations, CRC R308.4
 - 9: Fire separation @ garage/ carport & dwelling, CRC R302.5 & R302.6
 - 10: Metal or glass door @ fireplace opening, Title 24
 - 11: Seismic strapping @ water heater, CFC 507.2
 - 12: Outside combustion air @ water heater & furnace, CFC 507.4 & CMC 701.6
 - 13: Dryer vent 14' maximum length, CMC 504.3
 - 14: Bathroom exhaust fans required in all bathrooms, CRC R303.3.1

- 2013 TITLE 24 RESIDENTIAL LIGHTING PLAN STAMP
- 1: All permanent lighting to be high efficacy except as noted below
 - 2: Maximum relamping rated wattage to be labeled on all luminaires
 - 3: Kitchen lighting: 50% of all installed rated lighting wattage to be high efficacy, internal cabinet lighting excepted
 - 4: Bathroom Lighting: At least 1 high efficacy light, all other lights to be high efficacy or controlled by a vacancy sensor
 - 5: Garage, Laundry or Utility room Lighting: High efficacy & controlled by a vacancy sensor
 - 6: Other room lighting: High efficacy, or controlled by a vacancy sensor or dimmer
 - 7: Outdoor lighting: High efficacy, or controlled by a motion sensor and photocell or astronomical time control
 - 8: LED lighting must be CEC certified to be considered high efficacy
 - 9: Lighting & exhaust fans to be switched separately
 - 10: High efficacy lighting to be switched separately from low efficacy lighting
 - 11: Recessed lights to be certified for zero insulation clearance and air-tightness; caulked or gasketed
 - 12: 2013 California Energy Efficiency Standards (Title 24)



1st Floor

Foundation

NUMBER	DATE	REVISION BY	DESCRIPTION

CHAN RESIDENCE
581 UNIVERSITY AVE
LOS ALTOS, CA 94022

Floor Plan

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077 LIC#717805

DATE:

6/7/2016

SCALE:

1/4" = 1'

SHEET:

A-8

NUMBER	DATE	REVISION BY	DESCRIPTION

CHAN RESIDENCE
581 UNIVERSITY AVE
LOS ALTOS, CA 94022

Roof Plan

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077 LIC# 717805

DATE:

6/7/2016

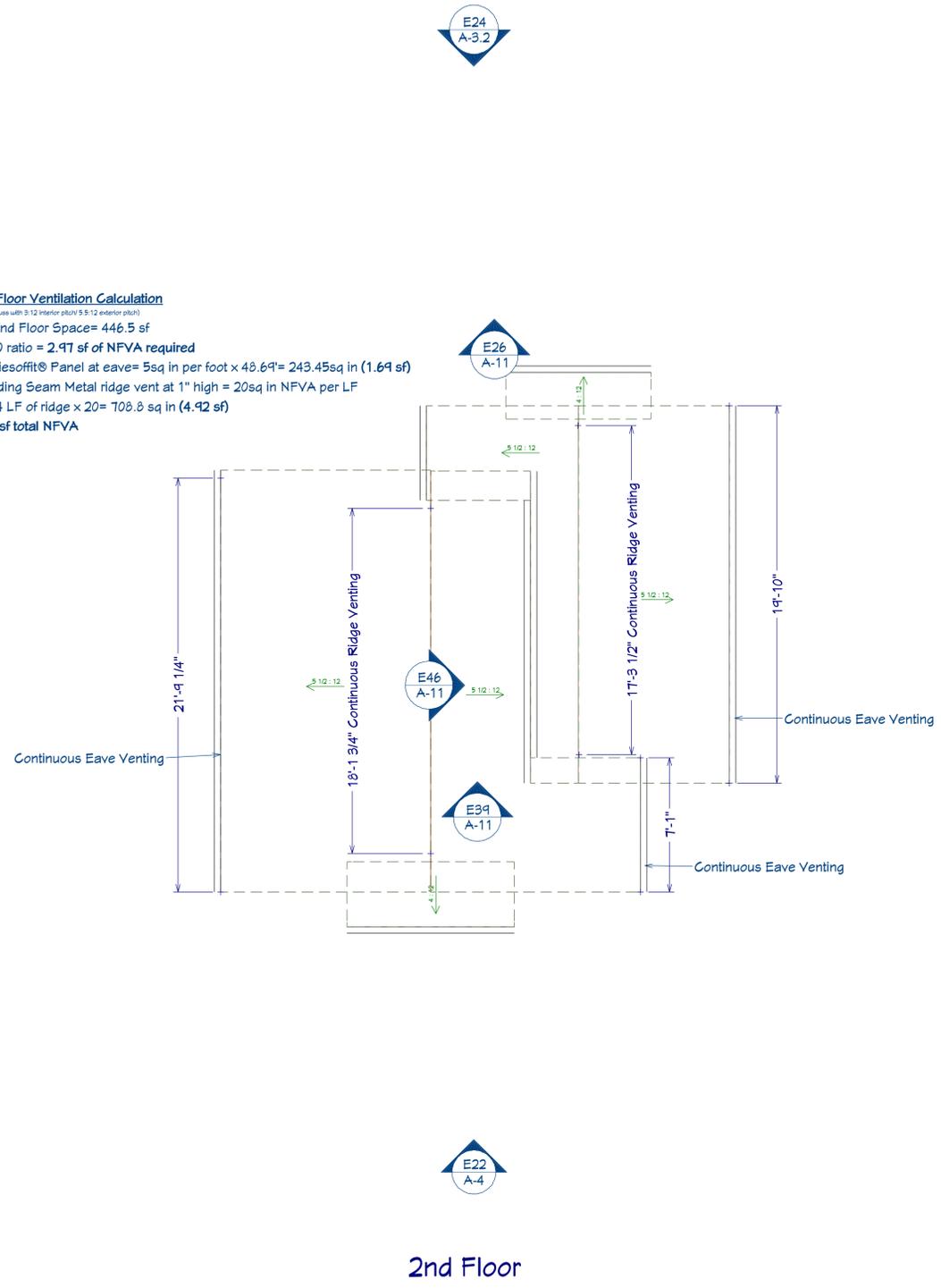
SCALE:

1/4" = 1'

SHEET:

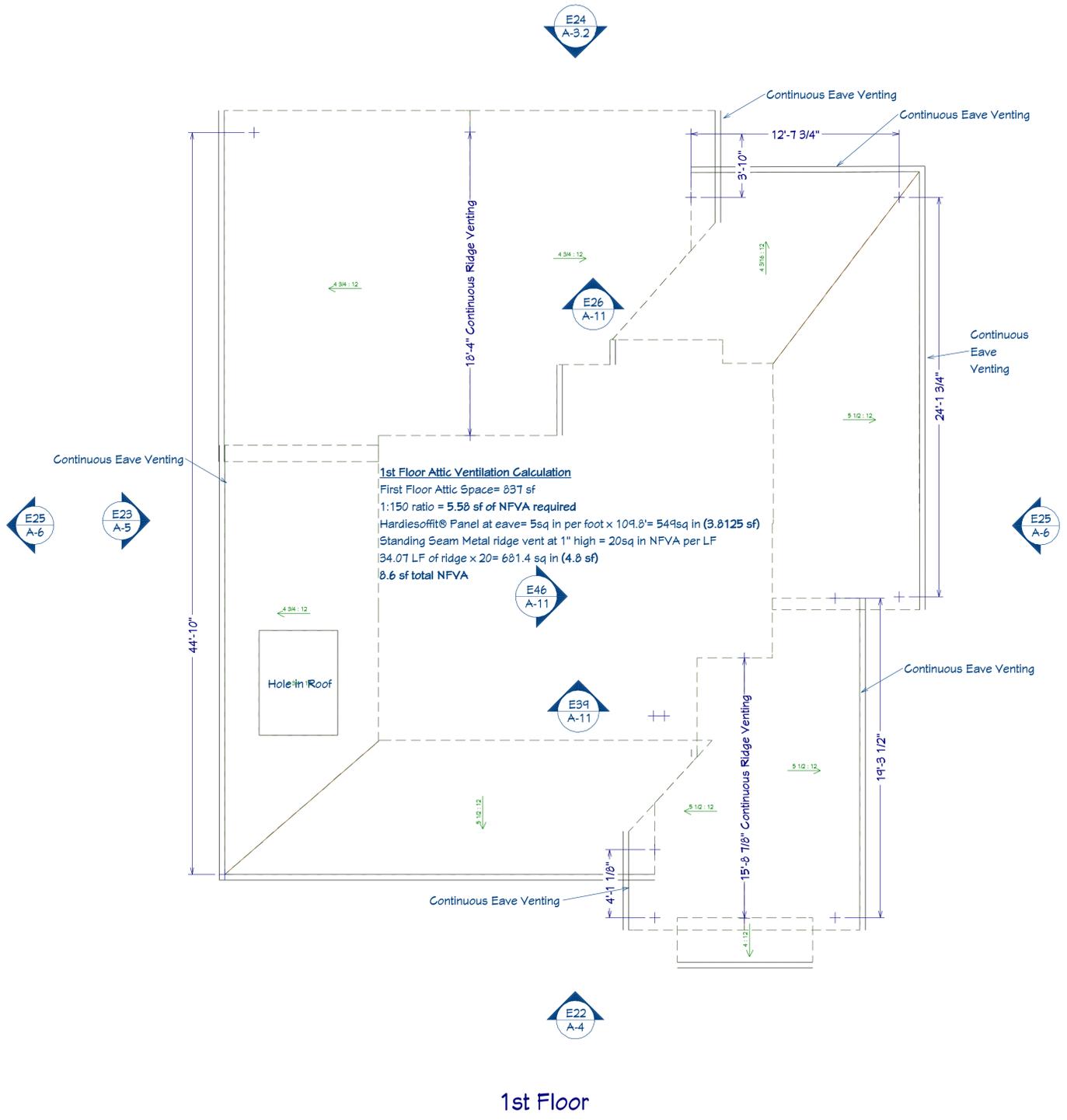
A-9

2nd Floor Ventilation Calculation
(eaves truss with 5:12 interior pitch/5:12 exterior pitch)
Second Floor Space= 446.5 sf
1:150 ratio = 2.97 sf of NFVA required
Hardiesoffit® Panel at eave= 5sq in per foot x 48.69' = 243.45sq in (1.69 sf)
Standing Seam Metal ridge vent at 1" high = 20sq in NFVA per LF
35.44 LF of ridge x 20= 708.8 sq in (4.92 sf)
6.61 sf total NFVA

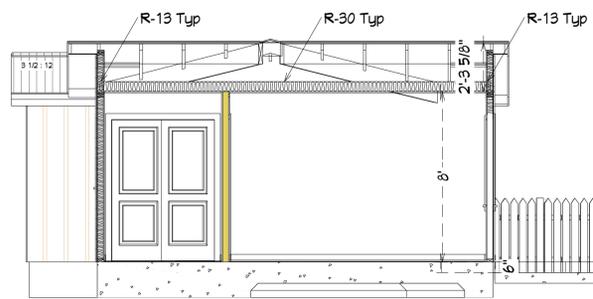


2nd Floor

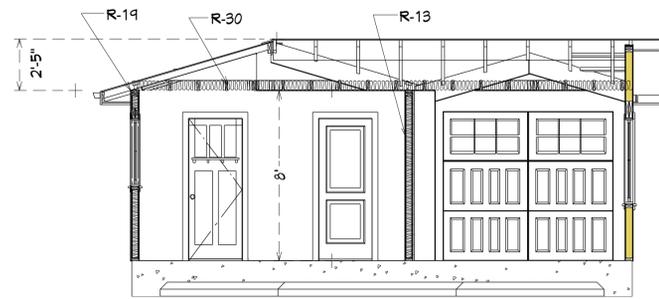
1st Floor Attic Ventilation Calculation
First Floor Attic Space= 837 sf
1:150 ratio = 5.58 sf of NFVA required
Hardiesoffit® Panel at eave= 5sq in per foot x 109.8' = 549sq in (3.8125 sf)
Standing Seam Metal ridge vent at 1" high = 20sq in NFVA per LF
34.07 LF of ridge x 20= 681.4 sq in (4.8 sf)
8.6 sf total NFVA



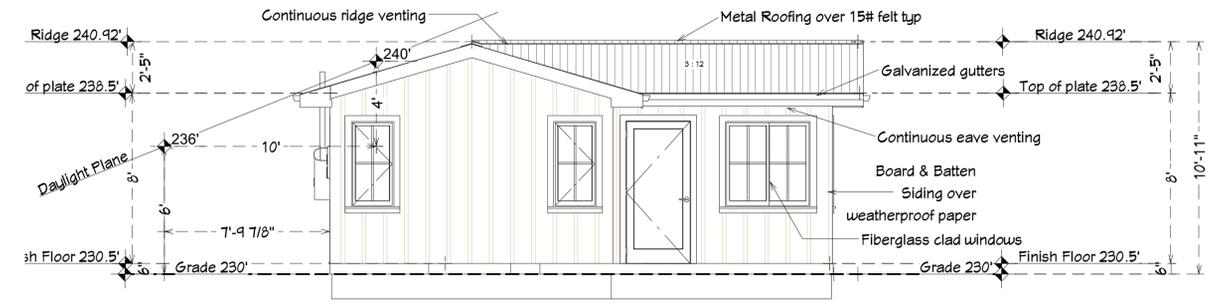
1st Floor



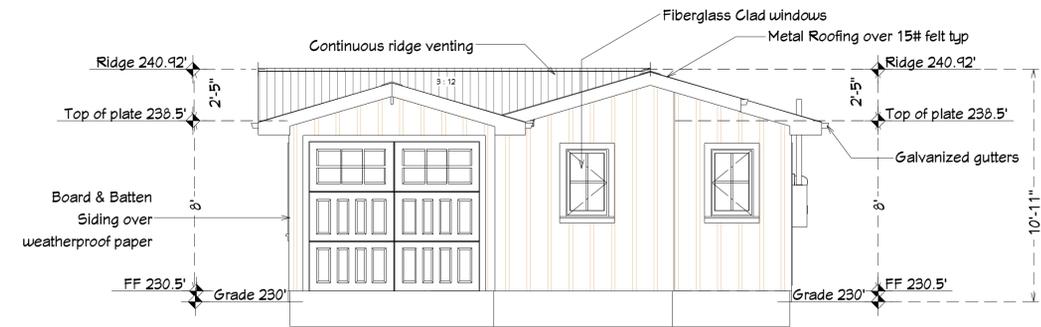
Elevation 48 (West)



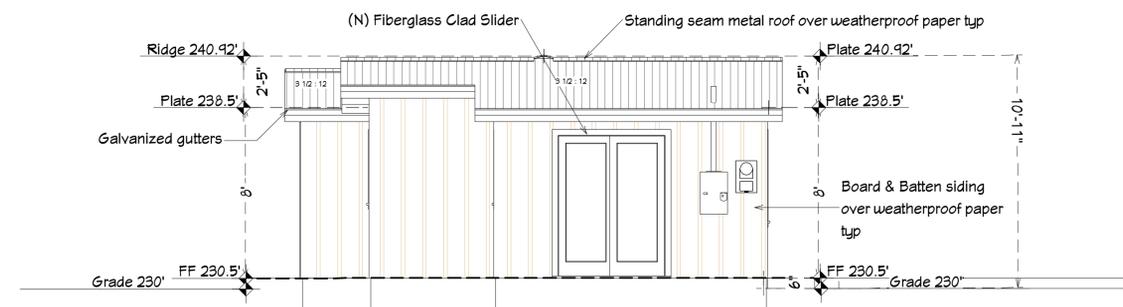
Elevation 47 (South)



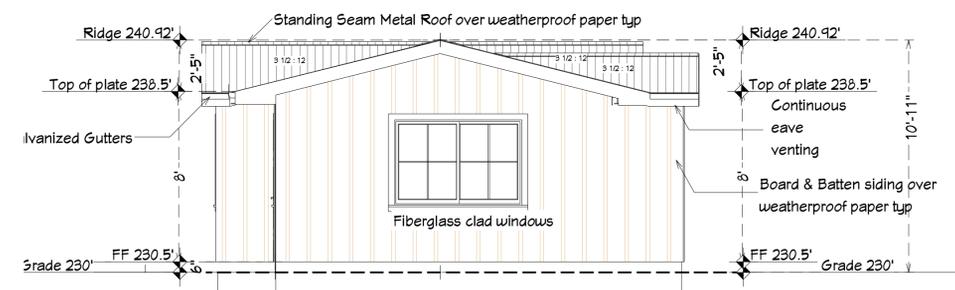
Elevation 43 (South)



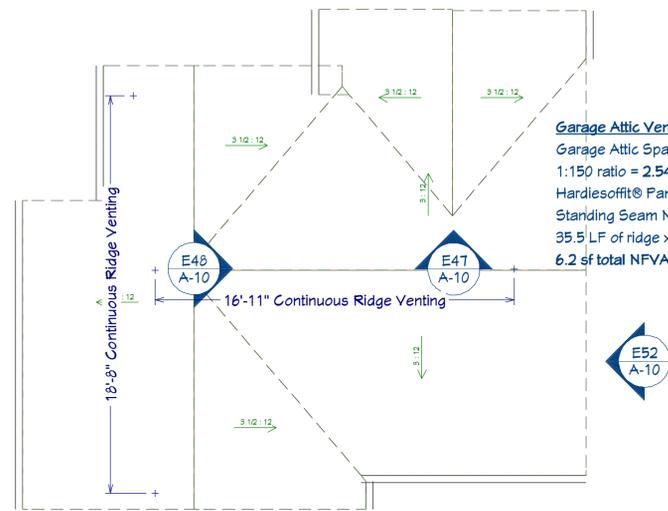
Elevation 50 (North)



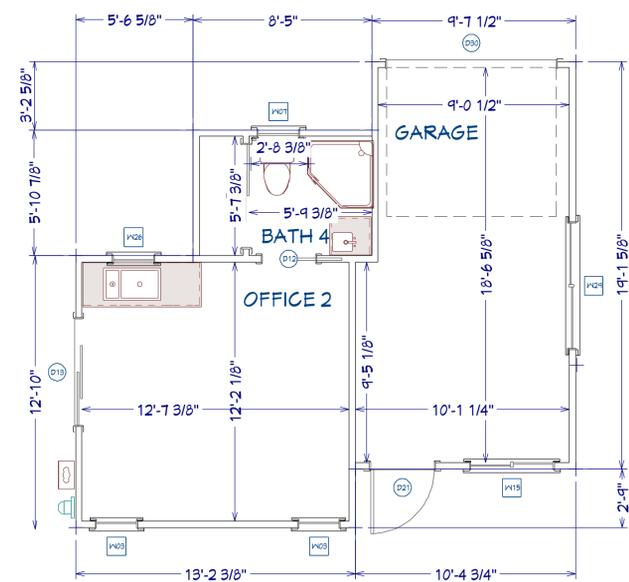
Elevation 51 (West)



Elevation 52 (East)



Garage Attic Ventilation Calculation
 Garage Attic Space= 382 sf
 1:150 ratio = 2.54 sf of NFVA required
 Hardiesoffit® Panel at eave= 5sq in per foot x 38.6'= 193sq in (1.34 sf)
 Standing Seam Metal ridge vent at 1" high = 20sq in NFVA per LF
 35.5 LF of ridge x 20= 710 sq in (4.9 sf)
 6.2 sf total NFVA



NUMBER	DATE	REVISION BY	DESCRIPTION

CHAN RESIDENCE
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 LOS ALTOS, CA 94022

Accessory Structure

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 4600 El Camino Real #209
 Los Altos, CA 94022
 650-948-1077 LIC#717805

DATE:

6/7/2016

SCALE:

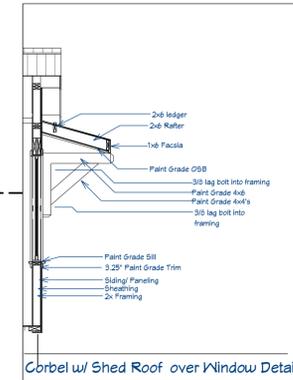
1/4" = 1'

SHEET:

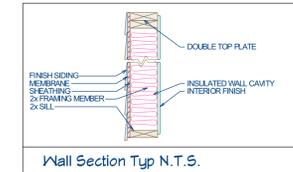
A-10



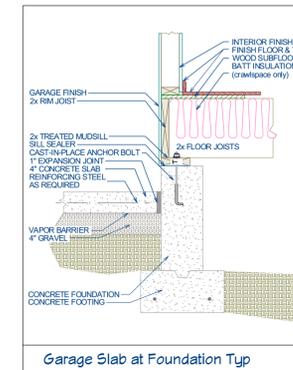
Elevation 46



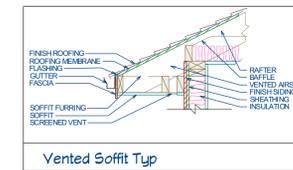
Corbel w/ Shed Roof over Window Details



Wall Section Typ N.T.S.



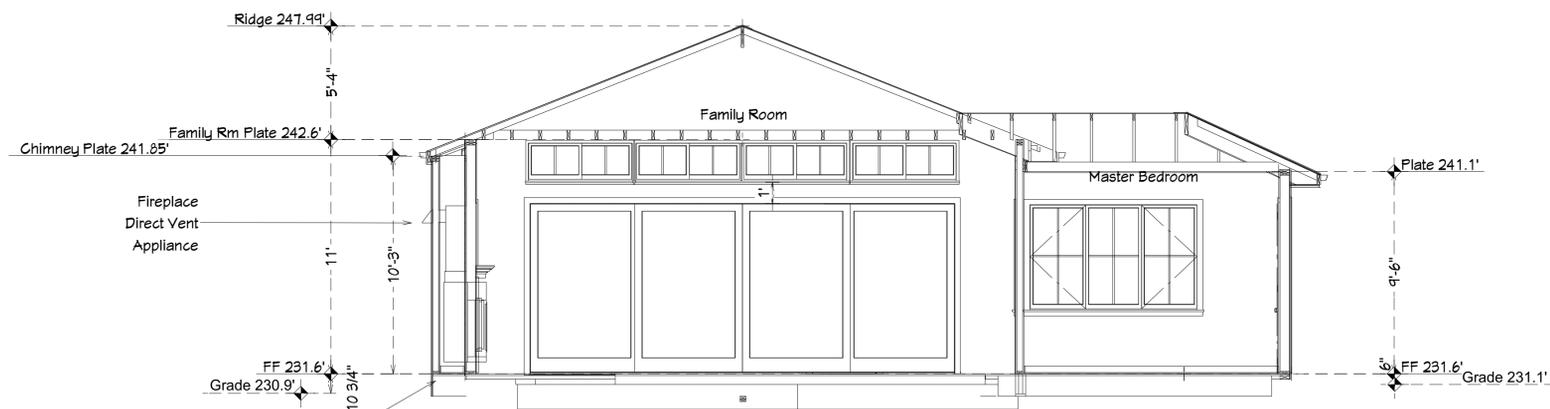
Garage Slab at Foundation Typ



Vented Soffit Typ



Elevation 39



Elevation 26

NUMBER	DATE	REVISION BY	DESCRIPTION

CHAN RESIDENCE
581 UNIVERSITY AVE
LOS ALTOS, CA 94022

Cross Sections

DRAWINGS PROVIDED BY:
Via Builders Inc
4600 El Camino Real #209
Los Altos, CA 94022
650-948-1077 LIC#717805

DATE:

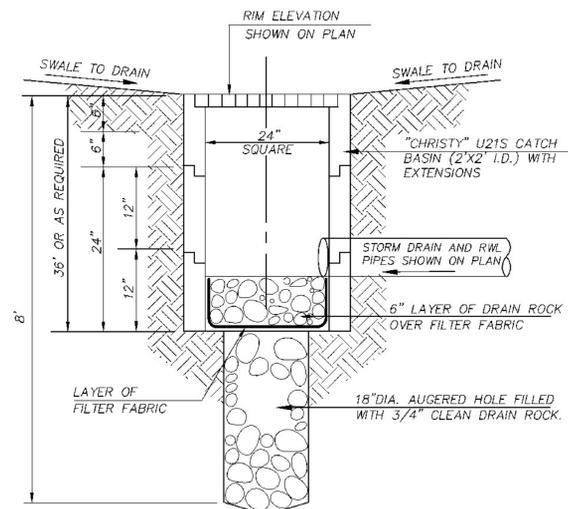
6/7/2016

SCALE:

1/4" = 1'

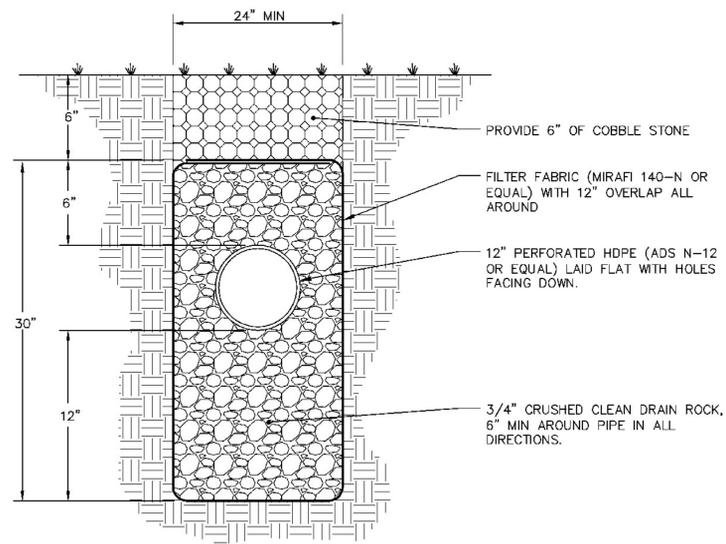
SHEET:

A-11

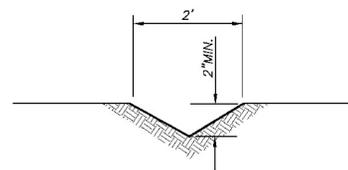


DRYWELL SECTION DETAIL
N.T.S.

NOTE: CONTRACTOR TO TAKE EVERY PRECAUTION NECESSARY SO DRAIN ROCK IS NOT CONTAMINATED WITH SOIL OR SILT UNTIL FULLY OPERATIONAL AND LANDSCAPING IS COMPLETED.



DISSIPATION TRENCH FOR 12" PIPE
N.T.S.



VEGETATED SWALE DETAIL
N.T.S.

SHEET INDEX

C-1	COVER SHEET
C-2	GRADING PLAN

LEGEND

PROPOSED	EXISTING	
		PROPERTY LINE
		BUILDING FOOTPRINT
		P.C.C. PAVEMENT
		AC PAVEMENT
		STORM DRAIN CLEANOUT
		TREE
		EX. TREE TO BE REMOVED
		CONTOUR LINE
		CONC. ROLLED CURB
		CATCH BASIN
		AREA DRAIN
		DECK DRAIN
		DRAINAGE FLOW
		RETAINING WALL
		FENCE LINE
		STORM DRAIN LINE
		NEW ADDITION

EARTHWORK QUANTITIES

CUT	622± CY.
FILL	0 CY.
EXPORT	622± CY.

ENGINEER ASSUMES NO RESPONSIBILITY FOR ESTIMATED EARTHWORK. ACTUAL EARTHWORK QUANTITIES MAY VARY DUE TO SITE CONDITIONS AND MATERIAL SPECIFICATIONS. CONTRACTOR SHALL MAKE INDEPENDENT ESTIMATE PRIOR TO BIDDING.

SITE ADDRESS: 581 UNIVERSITY AVENUE
LOS ALTOS, CALIFORNIA

OWNER: CAM CHAN
581 UNIVERSITY AVENUE
321 SOLANA DRIVE
LOS ALTOS, CA 94022

ENGINEER: GIULIANI AND KULL, INC.
4880 STEVENS CREEK BLVD.
SAN JOSE, CA 95129
(408) 615-4000

A.P.N.: 175-15-014



Mark A. Helton

SCALE: 1"=10'

REVISIONS

NO. DATE

Giuliani & Kull, Inc.
Engineers • Planners • Surveyors
4880 Stevens Creek Blvd., Suite 205 San Jose, CA 95129
(408) 615-4000 Fax (408) 615-4004
Auburn • San Jose • Oakland

581 UNIVERSITY AVENUE
CHAN RESIDENCE
LOS ALTOS, CALIFORNIA

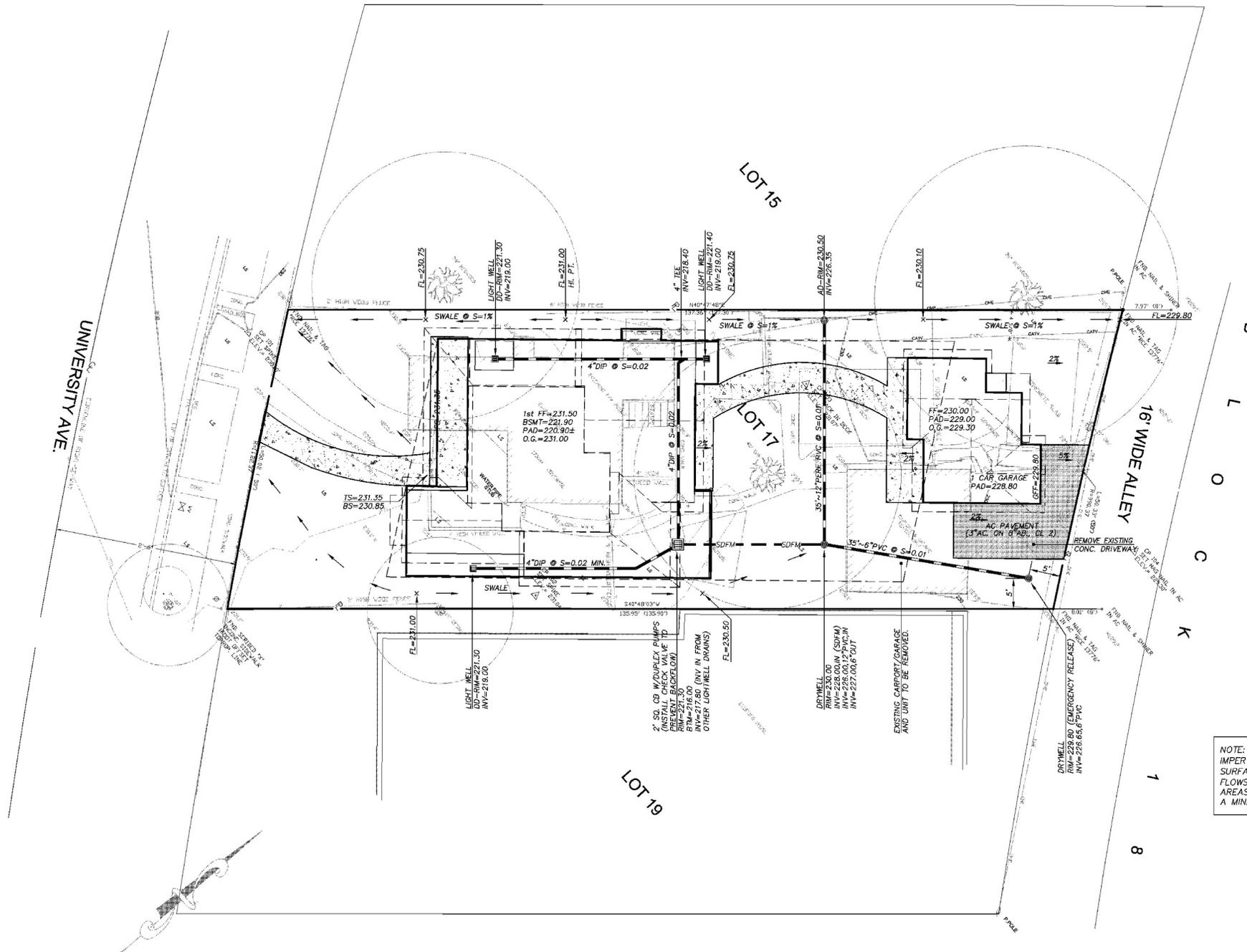
COVER SHEET

SHEET
C-1

OF 2

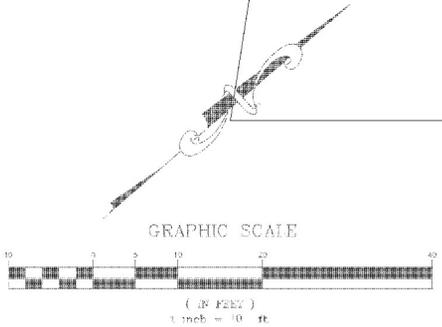
DATE 6/2/16

JOB NO.
16115



NOTE: TOPOGRAPHIC SURVEY PREPARED BY OTHERS AND SUPPLIED TO GIULIANI AND KULL, BY OWNER.

NOTE: MINIMUM SLOPE FOR SHEET FLOW SHALL BE 2% FOR IMPERVIOUS SURFACES AND 5% FOR PERVIOUS (GROUND) SURFACES, WITHIN 10 FEET OF THE BUILDING. (CONCENTRATED FLOWS IN SWALE MAY BE @ 1% LONGITUDINAL SLOPE) SLOPES IN AREAS GREATER THAN 10 FEET FROM THE BUILDING SHALL BE AT A MINIMUM OF 2%.



Mark A. Helton

NO.	DATE	REVISIONS

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 4880 Stevens Creek Blvd., Suite 205 San Jose, CA 95129
 (408) 615-4000 Fax (408) 615-4004
 Auburn • San Jose • Oakdale

581 UNIVERSITY AVENUE
CHAN RESIDENCE
 LOS ALTOS, CALIFORNIA

GRADING AND DRAINAGE PLAN

SHEET
C-2
 OF 2
 DATE 6/2/16
 JOB NO.
 16115

P:\31816\16115.dwg 6/2/2016 2:42:02 PM PST

NOTES:

- EASEMENTS OF RECORD ARE NOT SHOWN ON THIS MAP. FOR FULL EASEMENT INFORMATION REFER TO A CURRENT TITLE REPORT.
- THIS MAP IS BASED UPON A FIELD SURVEY PERFORMED BY ALPINE LAND SURVEYORS IN NOVEMBER, 2014.
- FENCE LOCATIONS ARE TO INSIDE FACE OF FENCE. FENCE WIDTHS VARY.
- THE SUBJECT PARCEL LIES WITHIN FEMA ZONE X PER FIRM MAPPING PANEL NO. 06085C0201H, DATED MAY 18, 2009.
- BOUNDARY INFORMATION BASED UPON THAT UNRECORDED "TOPOGRAPHIC AND BOUNDARY SURVEY LOT 17, BLOCK 18, MAP #2 TOWN OF LOS ALTOS BOOK "M" OF MAPS, PG. 23." PREPARED BY BRIAN KANGAS, FOULK AND ASSOCIATES, IN AUGUST 1983, JOB # 83209.

BASIS OF ELEVATIONS

AN ELEVATION OF 230.00' WAS ASSIGNED TO CP 101 AS SHOWN ON THIS MAP BASED UPON ADIGITIZED ELEVATION TAKEN FROM GOOGLE EARTH IMAGERY.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS IDENTICAL TO THOSE BEARINGS SHOWN ON THAT UNRECORDED "TOPOGRAPHIC AND BOUNDARY SURVEY LOT 17, BLOCK 18, MAP #2 TOWN OF LOS ALTOS BOOK "M" OF MAPS, PG. 23." PREPARED BY BRIAN KANGAS, FOULK AND ASSOCIATES, IN AUGUST 1983, JOB # 83209.

REFERENCES

- UNRECORDED "TOPOGRAPHIC AND BOUNDARY SURVEY LOT 17, BLOCK 18, MAP #2 TOWN OF LOS ALTOS BOOK "M" OF MAPS, PG. 23." PREPARED BY BRIAN KANGAS, FOULK AND ASSOCIATES, IN AUGUST 1983, JOB # 83209.
- RECORD OF SURVEY BK. 793, PG. 23, OFFICIAL RECORDS, SANTA CLARA COUNTY, CALIFORNIA.
- MAP NO. 2 TOWN OF LOS ALTOS, BK. M, MAPS, PT. 23, OFFICIAL RECORDS, SANTA CLARA COUNTY, CALIFORNIA.

LEGEND

- () INDICATES INFORMATION PER REFERENCE 1
- FOUND POINT AS NOTED
- ⊙ FOUND STREET CENTERLINE WELL MONUMENT
- △ SURVEY CONTROL POINT
- ⊕ CALCULATED POINT NOTHING FOUND OR SET
- PROPERTY LINE
- CENTERLINE OF RIGHT OF WAY
- 10" NUT TREE TYPE W/ TRUNK DIAMETER IN INCHES
- FF FINISH FLOOR
- AC ASPHALTIC CONCRETE (PAVEMENT)
- FFC FRONT FACE OF CURB
- BFC BACK FACE OF CURB
- LIP LIP OF CONCRETE GUTTER
- SSCO SANITARY SEWER CLEANOUT
- FENCE LINE
- OHE OVERHEAD ELECTRIC LINE
- OHCATV OVERHEAD CABLE TV LINE
- CONC CONCRETE
- WM WATER METER
- GM GAS METER
- LS LANDSCAPED AREA
- 36.52' x SPOT ELEVATION
- NON-ACCESS
- TREE CANOPY

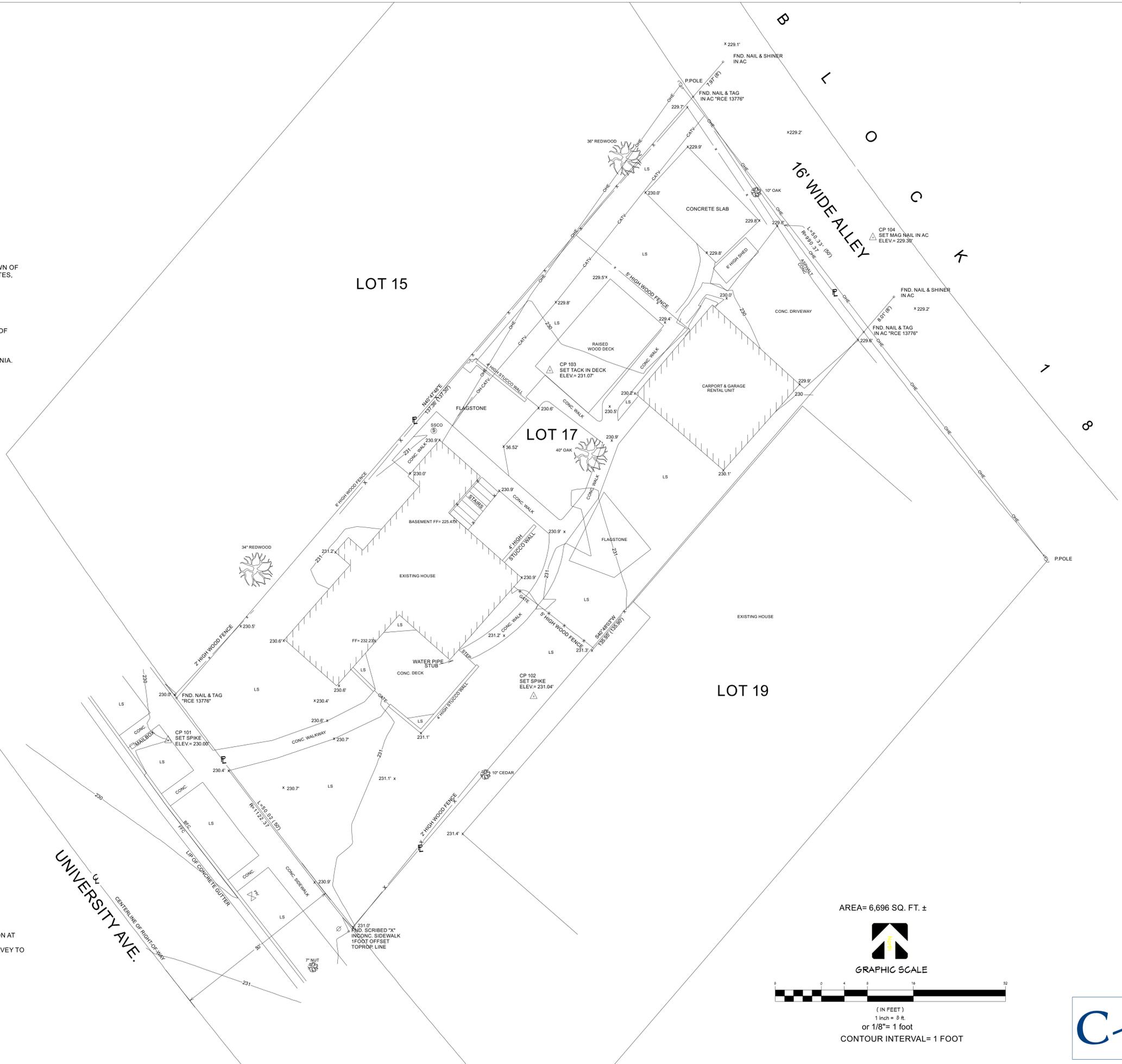
SURVEYOR'S STATEMENT

THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CAM CHAN. THE SURVEY WAS COMPLETED ON NOVEMBER 1, 2014. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.



%MICHAEL J. MILLER, P.L.S. 5583

11-09-2014



AREA = 6,696 SQ. FT. ±



GRAPHIC SCALE



(IN FEET)
1 inch = 5 ft.
or 1/8" = 1 foot
CONTOUR INTERVAL = 1 FOOT

C-3

FILE NO: CAM CHAN 581 UNIVERSITY AVE LOS ALTOS BOUNDARY TOPO.DWG

BOUNDARY & TOPOGRAPHIC SURVEY
FOR
CAM CHAN
BEING LOT 11 OF BLOCK 18 OF TOWN OF LOS ALTOS MAP NO. 2
581 UNIVERSITY AVE.
SAN CLARA COUNTY
CALIFORNIA

JOB NO. 2014-129
DRAFTED BY: MM
DATE: 11-05-2014

SHEET 1 OF 1 SHEET

ALPINE LAND SURVEYORS
184 FT NORTH RIDGE SQUARE, COPTERTING, CA 95014
(408) 659-0200
email: mlsc@alpineandsurveyors.com

STATUS OF MAP	DATE	BY
PRELIMINARY		
INITIAL SUBMITTAL		
FINAL SUBMITTAL		

REVISIONS

DATE	MARK



Helictotrichon sempervirens



Westringia fruticosa 'Morning Light'

Plant List
Image ID Qty Latin Name Common Name Scheduled Size Remarks

 **G71** 16 Helictotrichon sempervirens Blue Oat Grass 1 gal

 **S432-1** 10 Pittosporum tenuifolium' Kohuhu Pittosporum 5 gal

 **S204-1** 7 Westringia fruticosa 'Morning Light' Coast Rosemary 5 gal

 **T56-2** 1 Lagerstroemia indica Crape Myrtle 15 gal

 **T57** 10 Laurus nobilis (columnar) Sweet Bay 5 gal

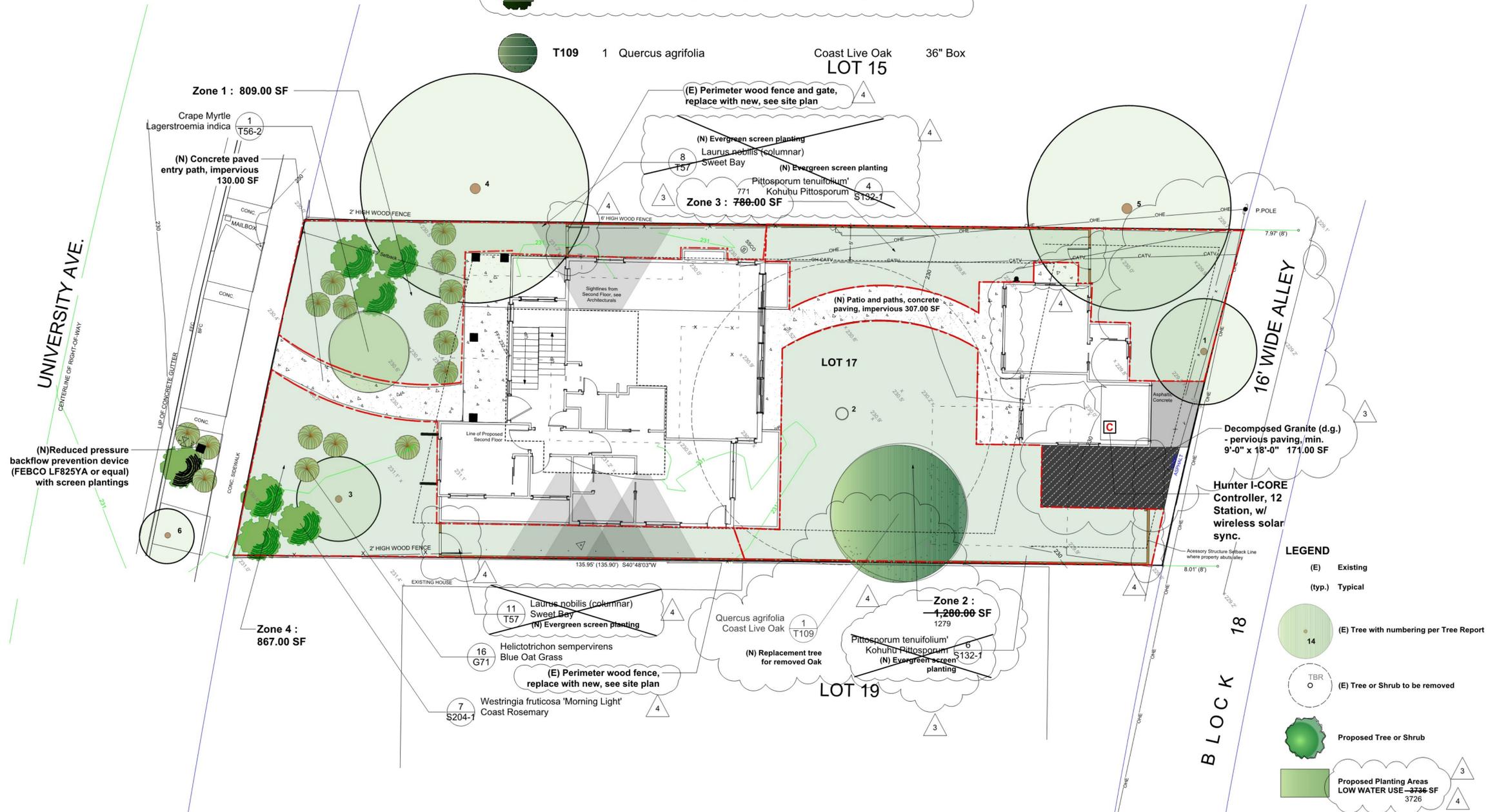
 **T109** 1 Quercus agrifolia Coast Live Oak 36" Box

Planting Notes:

Contractor to verify that all soil is 5" below house stucco line. No mulch shall come within 3" of house stucco line. Soil shall be graded away from building at 2% slope for 5'.

All landscaped areas to be amended with 30% Organic compost Essential Soil Blend by Lyngso, irrigated with Netafim Techline, and mulched with 2" of Premium Arbornulch.

Refer to CalGreen Checklist, and comply with all water use regulations and requirements.



1	File set up, Planting	2.15.2016
2	Town Review Comments	4.14.2016
3	Town Review Comments	4.25.2016
4	Neighbor Agreements	5.24.2016

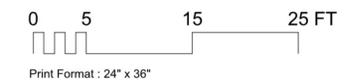
Chan Residence
Landscape Design
581 University Avenue
Los Altos, CA 94022

Project ID:
Chan
Date:
2.15.2016
Drawn by:
RJ/DM
Reviewed by:
JB
Issued for:
Client
CAD File:
Chan.vwx

Planting Plan

NOTES:
1. FOR TREE PROTECTION, SEE SEPARATE TREE PROTECTION PLAN.
2. CONTRACTOR SHALL MAINTAIN TREE PROTECTION AND COMPLY WITH ALL CITY REQUIREMENTS FOR TREE PROTECTION.
3. ANY WORK WITHIN DRIPLINE OF EXISTING TREE CANOPIES REQUIRES REVIEW AND APPROVAL BY THE PROJECT ARBORIST.

1 Planting Plan
Scale: 1/8" = 1'-0"



L6



REVISION TABLE	
NUMBER	DATE

CHAN RESIDENCE
 581 UNIVERSITY AVE
 LOS ALTOS, CA 94022

Artistic Renderings

DRAWINGS PROVIDED BY:
Via Builders Inc
 4600 El Camino Real #209
 Los Altos, CA 94022
 650-948-1077 LIC#717805

DATE:

6/7/2016

SCALE:

SHEET:

R-1