

REVISIONS	BY

NEW RESIDENCE
CHEN RESIDENCE
 216 SUNKIST LANE, LOS ALTOS, CA 94022
 APN# 170-22-042

COVER SHEET

NEW RESIDENCE
CHEN RESIDENCE
 216 SUNKIST LANE, LOS ALTOS, CA 94022
 APN# 170-22-042



FINE CUSTOM HOME
TDC DESIGN
 (408) 829-6063
 19034 BONNET WAY • SARATOGA, CA 95070

DRAWN
 LOC HUA
 CHECKED
 TRI HONG
 SIGNATURE
 DATE
 APRIL 2017
 SCALE
 AS SHOWN
 JOB
 0817
 SHEET

A-0

NEW RESIDENCE CHEN RESIDENCE

216 SUNKIST LANE, LOS ALTOS, CA 94022

APN# 170-22-042

THIS PROJECT SHALL COMPLY WITH
2016 CALIFORNIA BUILDING CODE (C.B.C.)
2016 CALIFORNIA MECHANICAL CODE (C.M.C.)
2016 CALIFORNIA PLUMBING CODE (C.P.C.)
2016 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2016 CALIFORNIA RESIDENTIAL CODE (C.R.C.)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA GREEN BUILDING CODE
CITY OF SAN JOSE MUNICIPAL CODE

EXISTING
BUILDING

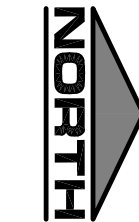
EXISTING
BUILDING

EXISTING
BUILDING

ALMOND AVE.

PROPOSED SITE PLAN

SUNKIST LANE



SCALE: 1/8" = 1'-0"

SITE PLAN NOTES

- A. GENERAL:**
- SEE OWNER FOR UP-GRADE HARDSCAPE FINISH FOR DRIVEWAY, WALKWAY & PATIO
 - ALL METAL ANCHORS, FASTENERS, CONNECTORS, ETC. THAT WILL BE IN CONTACT WITH PRESSURE TREATED LUMBER MUST BE HOT-DIPPED GALVANIZED OR OTHER APPROVED CORROSION RESISTANT MATERIAL.
- B. BUILDING SETBACK:**
- CONTRACTOR TO VERIFY BUILDING SETBACK AND ADJUST WALL TO MEET MINIMUM SETBACK.
 - PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LICENSED LAND SURVEYOR OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS COMPLY WITH THE APPROVED PLANS, WHICH NOTE SHALL REPRESENT A CONDITION WHICH MUST BE SATISFIED TO REMAIN IN COMPLIANCE WITH THIS DESIGN REVIEW APPROVAL.
- C. GRADING & DRAINAGE:**
- ARROWS INDICATE DIRECTION OF SURFACE DRAINAGE.
 - GROUND IS TO SLOPE AWAY FROM FOUNDATION 5% FOR A DISTANCE OF 10 FT AWAY FROM THE BUILDING; IF 10 FT. CANNOT BE MET, PROVIDE SWALES. PROVIDE 2% SLOPE IF IMPERVIOUS SURFACE IS USED. CRC R401.3. NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTIES. ALL DRAINAGE TO LANDSCAPE.
 - DIRECT ROOF RUNOFF SHALL BE:
 - DIRECT ROOF RUNOFF ONTO VEGETATED AREAS
 - DIRECT RUNOFF FROM SIDEWALKS, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
 - DIRECT RUNOFF FROM DRIVEWAYS AND/OR UNCOVERED PARKING LOTS ONTO VEGETATED AREAS.
 - CONSTRUCT SIDEWALKS, WALKWAYS AND/OR PATIOS WITH PERMEABLE SURFACES
 - CONNECT ALL DOWNSPOUTS TO 3" SOLID DRAIN LINE AROUND PERIMETER OF HOUSE DRAIN TO CURB OR PROVIDE CONCRETE SPLASH BLOCK AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE.
- D. GEOTECHNICAL/SOIL REPORT:**
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL/SOIL REPORT.
- E. UTILITIES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES @ JOB SITE
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF FACILITIES BY PG & E. PACIFIC BELL, & CABLE TV INSTALLATION AS REQUIRED. VALVE BOXES & MANHOLES, & STRUCTURES TO BE SET TO GRADE IN CONCRETE AFTER PAVING.
- F. CONSTRUCTION SITE:**
- CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
 - NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
 - A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
 - ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OR THE PROJECT IN A NEAT AND SAFE MANNER.

FIRE DEPARTMENT NOTES:

- REVIEW OF THIS DEVELOPMENTAL PROPOSAL** IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- FIRE SPRINKLERS REQUIRED:** AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,000 SQUARE FEET, EXCEPTING A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY CUPM/C.
- WATER SUPPLY REQUIREMENTS:** POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
- ADDRESS IDENTIFICATION:** NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. CFC SEC. 505.1
- CONSTRUCTION SITE FIRE SAFETY:** ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

LEGEND

[Solid Line]	FIRST FLOOR AREA
[Dashed Line]	SECOND FLOOR AREA
[Circle with X]	DOWN SPOUTS w/ CONCRETE SPLASH BLOCK LOCATION

PROJECT DATA

ASSESSOR'S PARCEL #: 170-22-042
PROJECT ADDRESS: 216 SUNKIST LANE, LOS ALTOS, CA 94022
PROPERTY OWNER: KAREN & STEVE CHEN
(650) 223-9824
PROJECT CONTACT PERSON: WSDCHEN@YAHOO.COM
TRUNG HONG (408) 829-6083
19034 BONNET WAY, SARATOGA, CA, 95070
PROJECT SCOPE OF WORK: DEMOLITION EXISTING SINGLE STORY HOUSE OF 2,150 SQ.FT. & 479 SQ.FT. DETACHED GARAGE. PROPOSED TO CONSTRUCTED A NEW TWO STORY HOME WITH ATTACHED TWO CAR GARAGE.
EXISTING ZONING: R-1-10
OCCUPANCY: R3-U
TYPE OF CONSTRUCTION: V-6 FULLY-SPRINKLERED
EXISTING USE: ONE STORY SINGLE FAMILY RESIDENCE
PROPOSED USE: TWO STORY SINGLE FAMILY RESIDENCE

PROJECT SUMMARY TABLE

ZONING COMPLIANCE	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	2,754 SQ.FT. (26%)	3,166.89 SQ.FT. (29.81%)	3,188 SQ.FT. (30%)
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT			
FLOOR AREA:	2,829 SQ.FT. (25%)	3,716.53 SQ.FT. (34.98%)	2,778 SQ.FT. (26%)
SETBACKS:			
FRONT	25'-0"	25'-0"	44'-0"
REAR	25'-0"	25'-0"	54'-0"
RIGHT SIDE	14'-5"	14'-0"	20'-0"
LEFT SIDE	18'-6"	10'-0"	17'-6"
HEIGHT:	16'-0"	23'-10"	27'-0"
SQUARE FOOTAGE BREAKDOWN			
HABITABLE LIVING AREA	2,150 SQ.FT.	+1,136 SQ.FT.	3,286 SQ.FT.
INCLUDING HABITABLE BASEMENT AREAS:			
NON-HABITABLE AREA:	479 SQ.FT.	-48.5 SQ.FT.	430.5 SQ.FT.
NET LOT AREA:			10,825 SQ.FT. (0.24 ACRES)
FRONT YARD HARDSCAPE AREA:			154 SQ.FT. (1.187%)
LANDSCAPING BREAKDOWN:			
TOTAL HARDSCAPE AREA, EXISTING & PROPOSED:			6,113 SQ.FT.
EXISTING SOFTSCAPE (UNDISTURBED) AREA:			536 SQ.FT.
NEW SOFTSCAPE AREA:			3,976 SQ.FT.
NET LOT AREA:			10,825 SQ.FT.

CONSULTANTS LIST

DESIGNER	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT
TDH DESIGN 19034 BONNET WAY SARATOGA, CA 95070 408.829.6083 tdhdesign@HOTMAIL.COM	WESLEY LIU ENGINEERING 7246 SHARON DRIVE #0 SAN JOSE, CA 95129 408.973.1839 weliu@WYAHOO.COM	3357 SAINT MICHAEL CT. PALO ALTO, CA 94306 415.694.8600 huan3310@YAHOO.COM
ENERGY CONSULTANT CARSTAIRS ENERGY CALC. 904 EVERT COURT PASO ROBLES, CA 93446 805.904.8048 timmycarstairs@YAHOO.COM	CIVIL ENGINEER RW ENGINEERING, INC. 505 ALTAMONT DRIVE MILPITAS, CA 95035 408-420-4283 rwengineering@GMAIL.COM	MANUFACTURER CONTACT • Boraf Roofing: (800) 869-8453 • Boraf Stone: (800) 255-1727 www.borafamerica.com • Velux Skylight: (800) 868-5588 www.veluxusa.com • Grace Construction Flashing (866) 333-3726 www.gcpatl.com

GENERAL NOTES

- ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF TDH DESIGN PRIOR TO COMMENCING.
- LOCATION OF UTILITIES AND EXISTING CONDITIONS AT SITE TO BE VERIFIED PRIOR TO CONSTRUCTION BIDDING.
- ALL WORK APPLIANCES AND EQUIPMENT SHALL COMPLY WITH C.E.C. TITLE 24 RESIDENTIAL ENERGY STANDARDS.
- THE TITLE 24 ENERGY REPORT FOR THIS PROJECT REQUIRES HERS VERIFICATION. AMEND COVER SHEET OF THE PLANS TO NOTE HERS VERIFICATION IS REQUIRED. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
- BUILDER/CONTRACTOR:**
 - RESPONSIBILITY FOR METHOD AND MANNER OF CONSTRUCTION AND FOR ALL JOB SITE SAFETY DURING CONSTRUCTION.
 - SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR METHOD & MANNER OF ALL WATERPROOFING. BUILDER/CONTRACTOR SHALL REFER TO SOIL REPORT, GRADING & DRAINAGE PLAN, AND ALL WATERPROOFING WORK TO BE PERFORMED BY NHO CERTIFIED WATERPROOFING COMPANY.
 - SHALL PROVIDE THE BUILDING OWNER, MANAGER, AND THE ORIGINAL OCCUPANTS A LIST OF THE ENERGY-SAVING CONSERVATION FEATURES DEVICES, MATERIALS, AND COMPONENTS INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. SUCH FEATURES INCLUDE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS, AS WELL AS INSULATION, WEATHER STRIPPING WINDOW SHADES, AND THERMAL MASS MATERIALS. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR.
- ITEMS TO BE DEFERRED: GAS LINE SIZING CALCULATIONS & STAIRWAY.
- FIRE SPRINKLERS TO BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.

SHEET INDEX

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L-1 LANDSCAPE PLAN
L-2 PLANT SCHEDULE

VICINITY MAP



REVISIONS	BY
07.07.17	P.D.

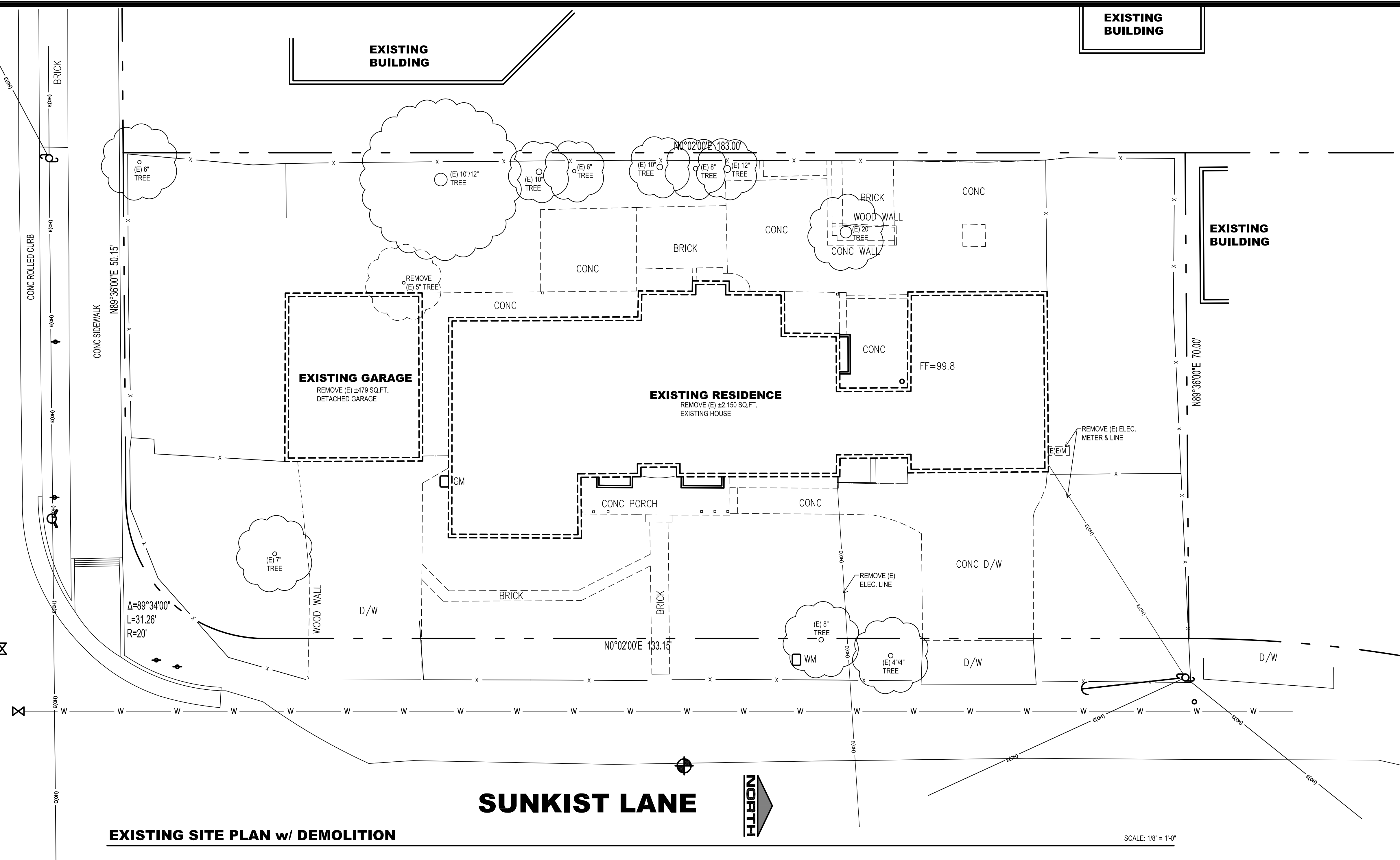
PROPOSED SITE PLAN

NEW RESIDENCE
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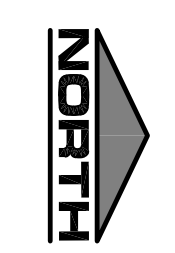
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SIGNATURE
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET A-1.1

ALMOND AVE.



EXISTING SITE PLAN w/ DEMOLITION

SUNKIST LANE



SCALE: 1/8" = 1'-0"

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**EXISTING SITE PLAN w/
DEMOLITION**

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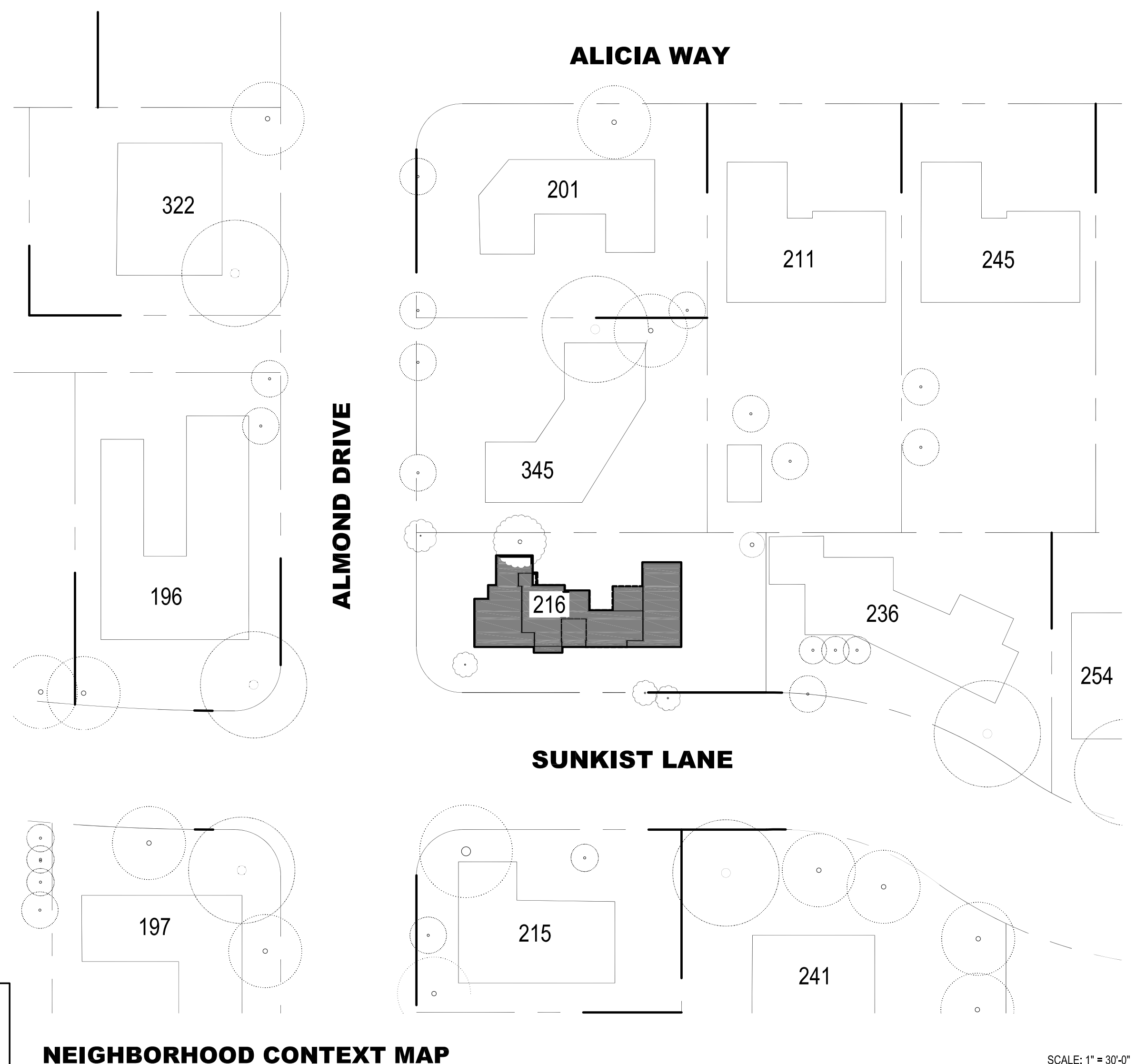
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JOB 0817
SHEET

A-1.2

REVISIONS	BY



LEGEND

EXISTING BUILDING

NEW PROPOSED BUILDING

NEIGHBORHOOD CONTEXT MAP

SCALE: 1" = 30'-0"

**NEIGHBORHOOD CONTEXT
MAP & STREETScape**

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APN# 170-22-042



SUNKIST LANE STREETScape

SCALE: N/A



ALMOND AVE. STREETScape

SCALE: N/A

FINE CUSTOM HOME

TDH DESIGN

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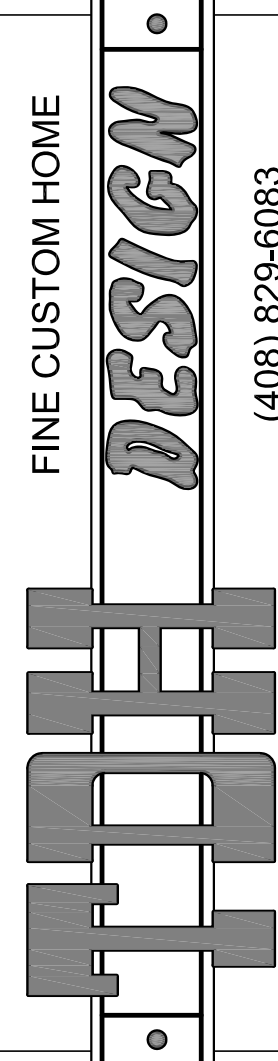
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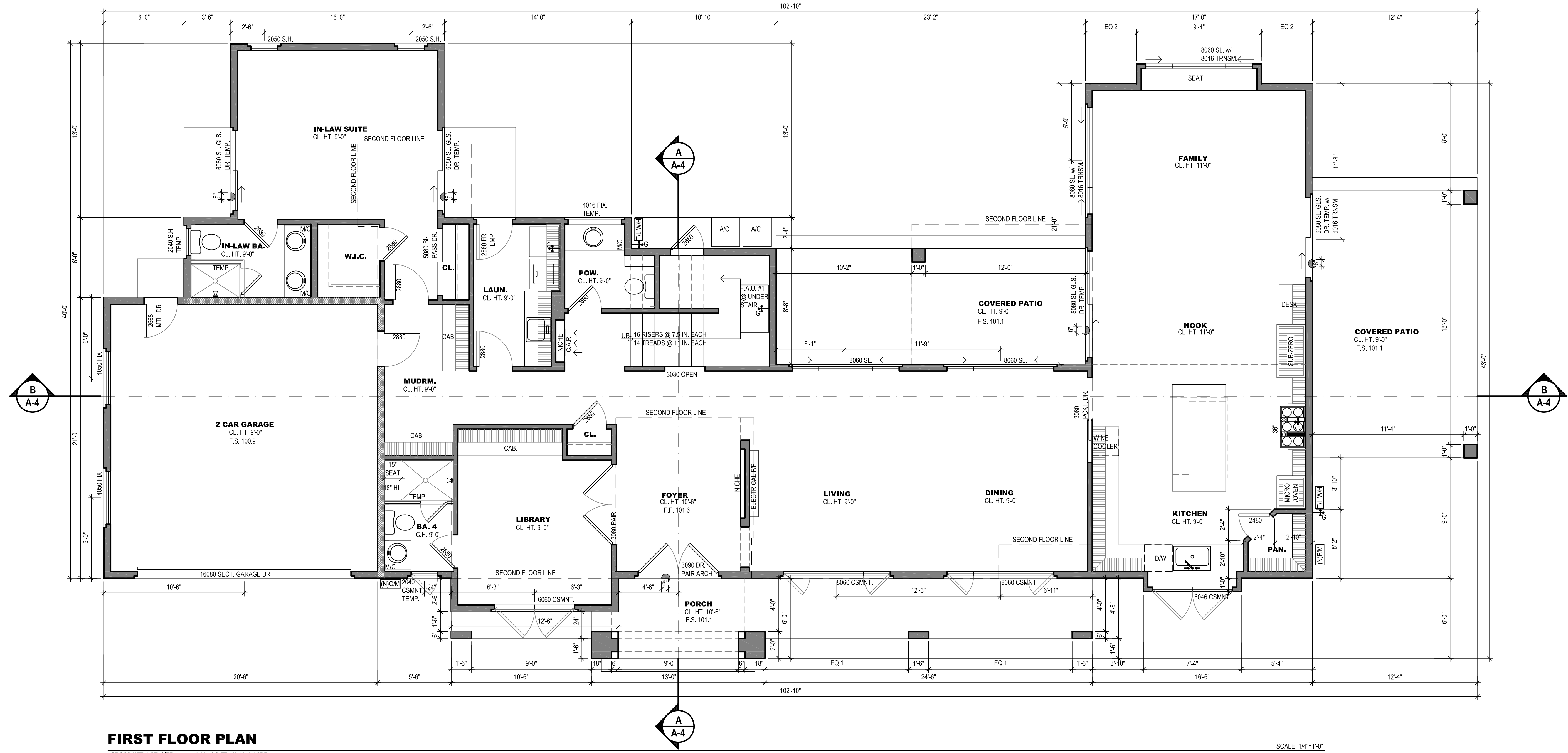
FIRST FLOOR PLAN

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DRAWN LOC HUA
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SHEET

A-2.1



FIRST FLOOR PLAN

GROSSNET LOT SIZE: 410,625 SQ.FT. (0.2439 ACRE)
 35% MAX. FLOOR AREA: 0.35 (10,625) = 3,719 SQ.FT.
 FLOOR AREA RATIO CALCULATION:
 FIRST FLOOR: 2,108.14 SQ.FT.
 SECOND FLOOR: 1,179.89 SQ.FT.
 GARAGE: 430.5 SQ.FT.
 PROPOSED F.A.R.: 3,716.53 SQ.FT. (34.98%)
 BUILDING COVERAGE CALCULATION:
 35% MAX. FLOOR AREA: 0.30 (10,625) = 3,188 SQ.FT.
 FIRST FLOOR & GARAGE: 2,538.64 SQ.FT.
 PORCH: 204.25 SQ.FT.
 COVERED PATIO: 383.17 SQ.FT.
 2ND FLOOR CANTILEVER: 21.5 SQ.FT.
 1ST FLOOR BAY WINDOW: 21.33 SQ.FT.
 TOTAL LOT COVERAGE: 3,169.89 SQ.FT. (29.81%)

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

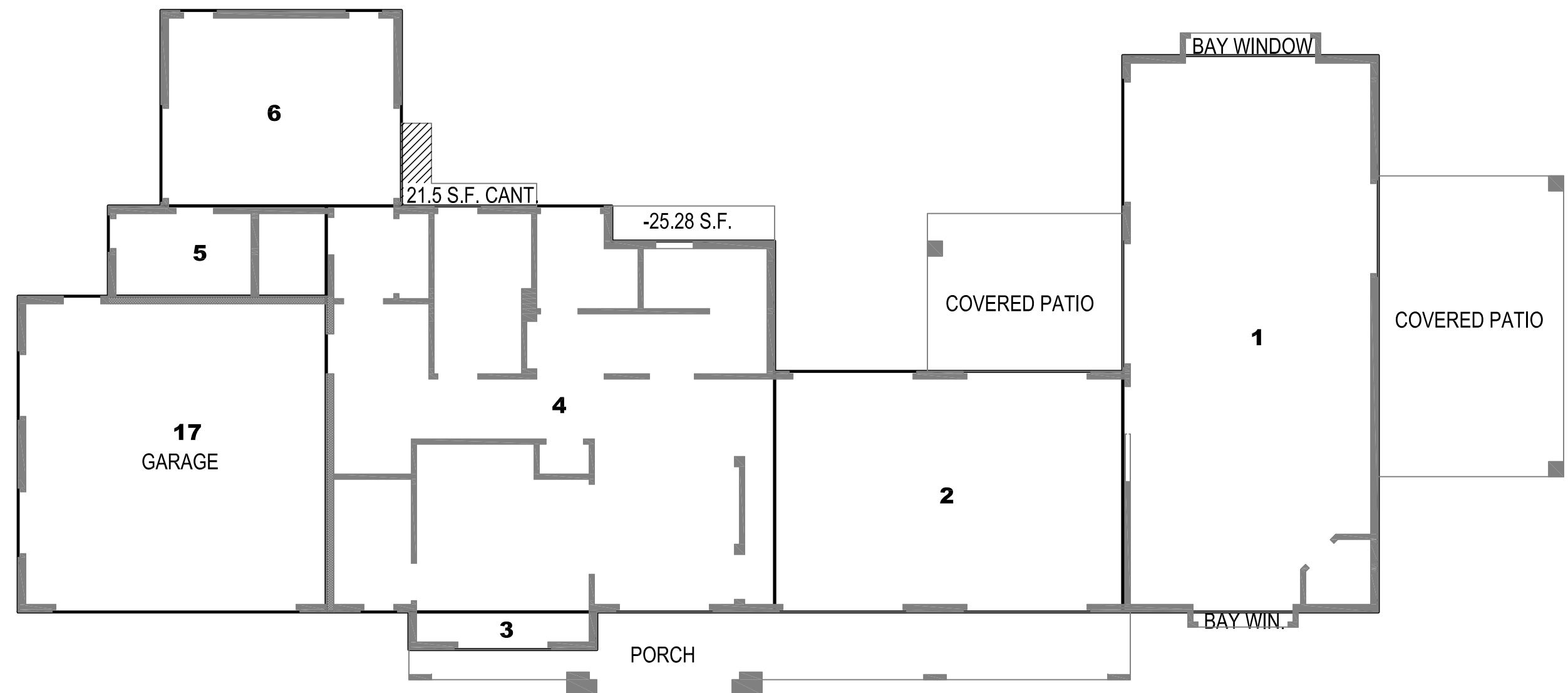
REVISIONS	BY

SECOND FLOOR PLAN & FLOOR AREA CALCULATION DIAGRAM

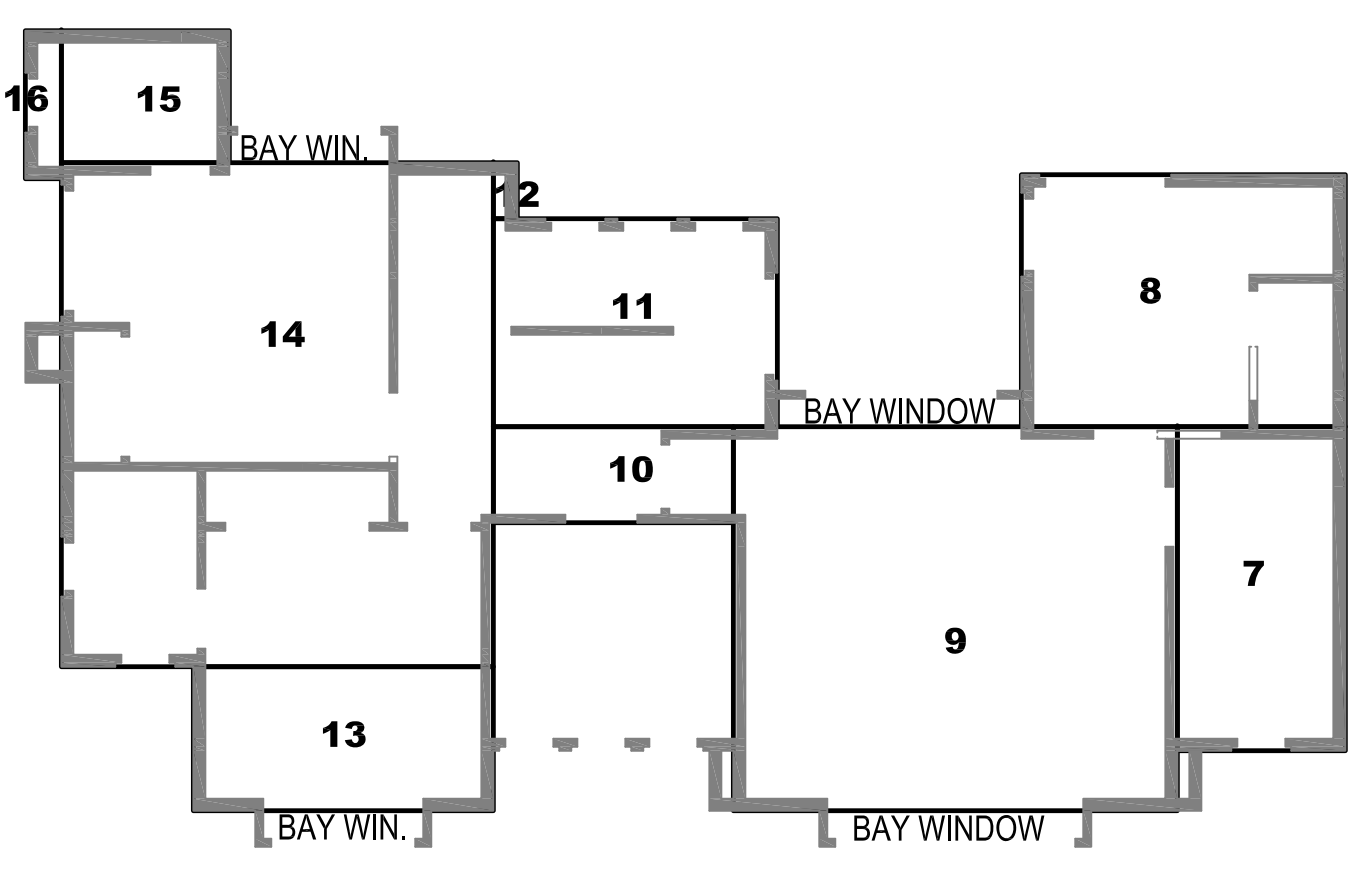
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR AREA CALCULATION DIAGRAM SCALE: 1/8"=1'-0"

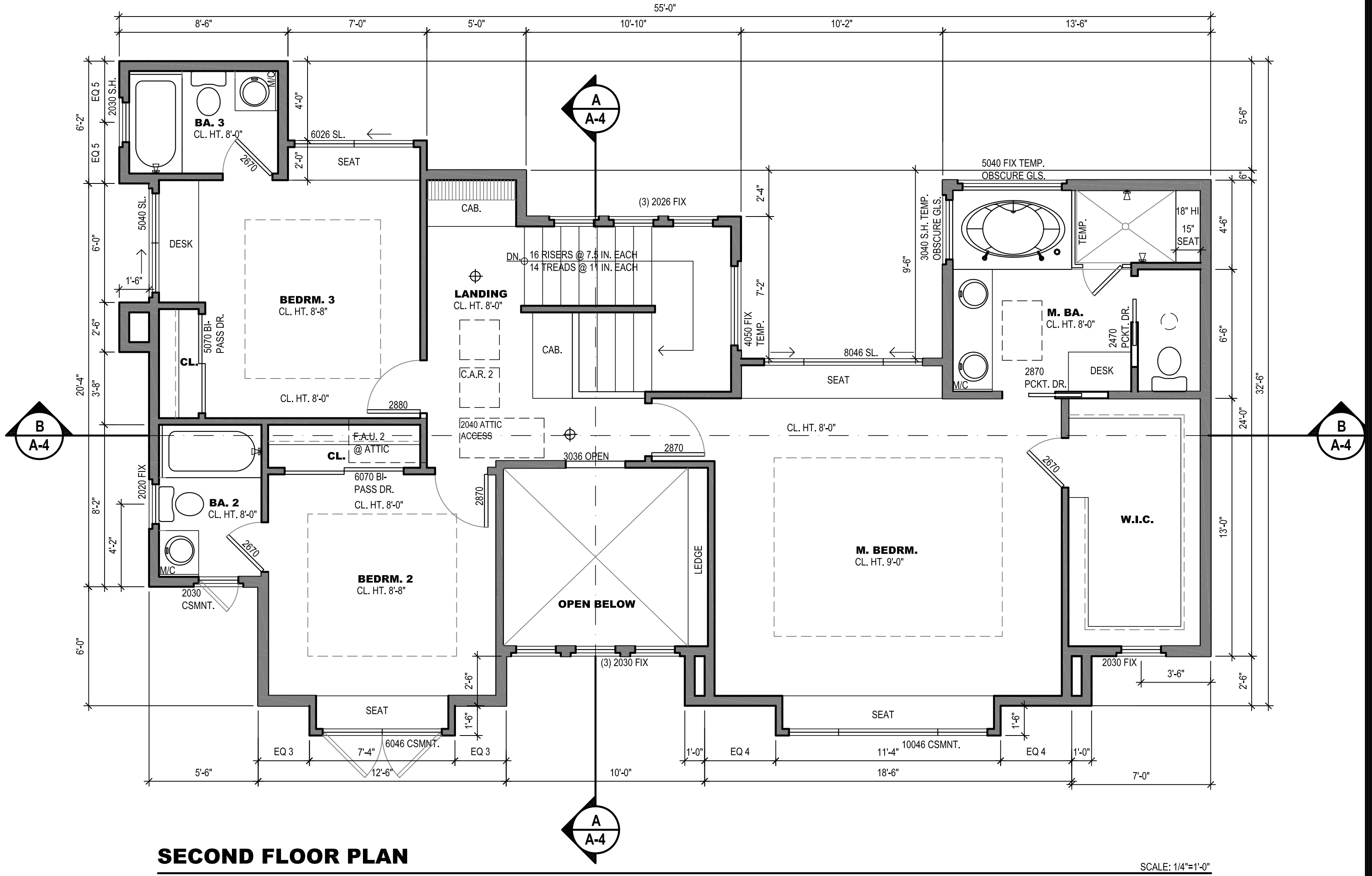
GROSS/NET LOT SIZE: ±10,625 SQ.FT. (0.2439 ACRE)
 35% MAX. FLOOR AREA: 0.35 (10,625) = 3,719 SQ.FT.

FLOOR AREA RATIO CALCULATION:

1.	17'-0" x 37'-0"	629
2.	23'-2" x 16'-0"	370.67
3.	12'-6" x 2'-6"	31.25
4.	(28'-10" x 27'-0") - 25.28 S.F.	739.22
5.	14'-6" x 6'-0"	87
6.	16'-0" x 13'-0"	208
7.	7'-0" x 13'-6"	94.5
8.	13'-6" x 10'-6"	141.75
9.	18'-6" x 16'-0"	298
10.	10'-0" x 4'-0"	40
11.	11'-6" x 6'-6"	102.56
12.	1'-0" x 2'-4"	2.33
13.	12'-6" x 6'-0"	75
14.	16'-0" x 21'-0"	378
15.	7'-0" x 6'-6"	38.5
16.	1'-0" x 6'-2"	9.25
17.	20'-6" x 21'-0"	430.5

FIRST FLOOR: 2,106.14 SQ.FT.
 SECOND FLOOR: 1,179.89 SQ.FT.
 GARAGE: 430.5 SQ.FT.
 PROPOSED F.A.R.: 3,716.53 SQ.FT. (34.98%)

BUILDING COVERAGE CALCULATION:
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SECOND FLOOR PLAN

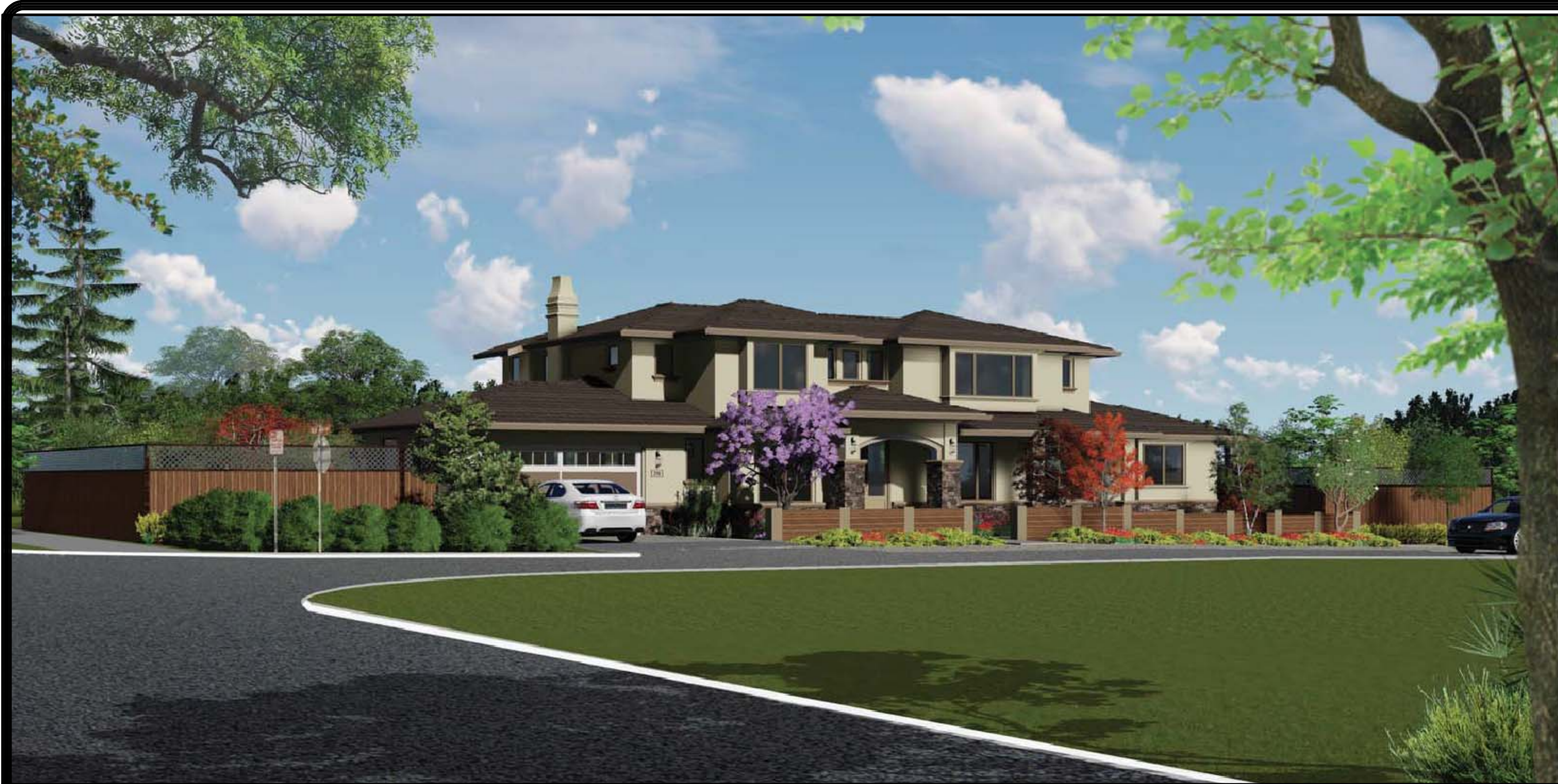
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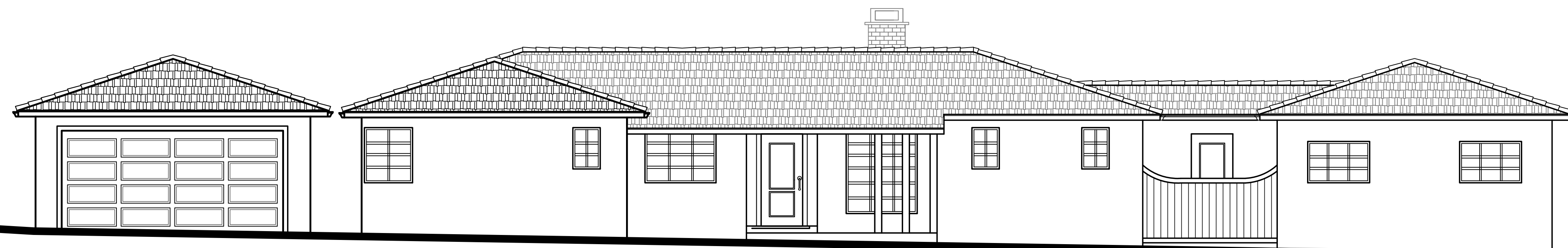
FRONT - LEFT SIDE PERSPECTIVE

SCALE: N/A



REAR - RIGHT SIDE PERSPECTIVE

SCALE: N/A



EXISTING FRONT ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED FRONT ELEVATION

SCALE: 3/16"=1'-0"

EXTERIOR MATERIALS & COLOR

- A. GENERAL:**
- SEE OWNER FOR UP-GRADE WATERPROOFING SYSTEM
 - SEE OWNER FOR UP-GRADE STONE FINISH FOR ALL COLUMN, TRIM & SILL
- B. ROOFING:** CLASS 'A' FLAT CONCRETE TILE BY 'BORAL ROOFING' SAXONY 900 of MIN. 30# FELT, ICC-ES REPORT# ESR 1647.
- C. EXTERIOR WALL (BODY):** 7/8" MIN. THICK, 3 COAT CEMENT PLASTER FINISH w/ PAPER BACKED WIRE MESH of 2-LAYERS GRADE 'D' BUILDING PAPER.
- D. EXTERIOR WALL (BASE):** 'BORAL' STONE VENEER w/ 4" PRECAST STONE CAP. CODE APPROVAL - ICC ESR-1364
- E. GARAGE DOOR:** STEEL CARriage SECTIONAL. SEE OWNER
- F. ENTRY DOOR:** DECORATIVE WROUGHT IRON
- G. DOORS TYPICAL:** 'MILGARD' VINYL.
- H. WINDOWS TYPICAL:**
- 'MILGARD' VINYL.
 - STUCCO of WOOD SILL
- I. TRIM @ EAVES TYPICAL:** STUCCO of WOOD TRIM
- J. TRIM @ BODY TYPICAL:** STUCCO of WOOD TRIM
- K. WINDOWS & DOORS RECESSED:** 2" TYP.
- L. GUTTER & DOWNSPOUT:** 26 GA. GALV. METAL
- M. DECORATIVE CHIMNEL:**
- 26 GA. GALV. METAL CAP
 - PRECAST CONC. TRIM
- N. HOUSE NUMBER:** SHALL CONTRAST WITH THEIR BACKGROUND. MINIMUM 4" HIGH WITH 1/2" STRIKE
- COLOR:**
- ROOFING: APPALACHIAN BLEND
 - EXTERIOR WALL (BODY): BEHR - #ECC-57-2 SHADY WHITE
 - EXTERIOR WALL (BASE): 'BORAL' COUNTRY LEDGE STONE VENEER SKYLINE COLOR.
 - TRIM & SILL: COTTAGE WALK ECC-17-1D (BEHR)
 - GARAGE DOOR: ALUMINUM SECTIONAL
 - EAVE TRIM, GUTTER & DOWNSPOUT: COTTAGE WALK ECC-17-1D (BEHR)
 - DRIVEWAY & FRONT WALK: PAVER
- NOTE: TRIM w/ THE STUCCO (OVER WOOD) SHALL BE HAND TROWELED w/ A SMOOTH FINISH.**

REVISIONS	BY
△ 07.07.17	P.D.
△ 08.31.17	P.D.

ELEVATIONS & PERSPECTIVE

NEW RESIDENCE
CHEN RESIDENCE
 216 SUNKIST LANE, LOS ALTOS, CA 94022
 APN# 170-22-042

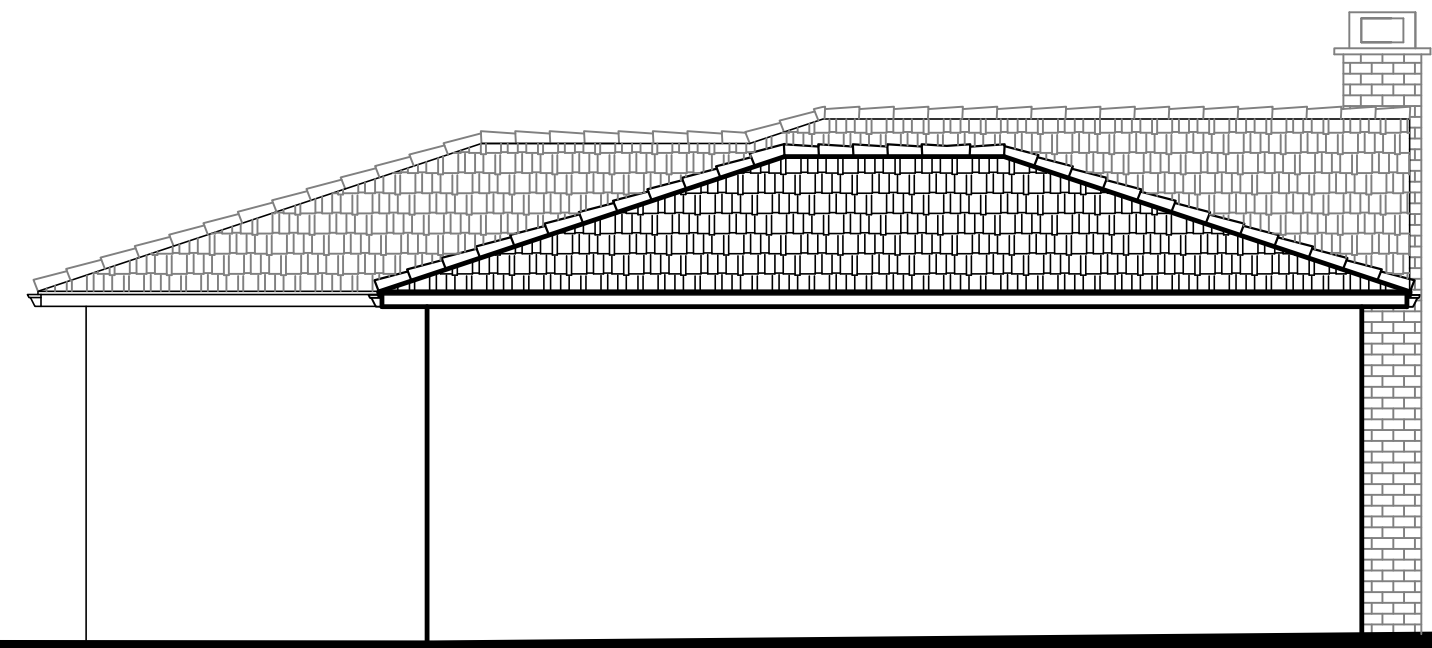
FINE CUSTOM HOME

TODD DESIGN

(408) 829-6083
 19034 BONNET WAY • SARATOGA, CA 95070

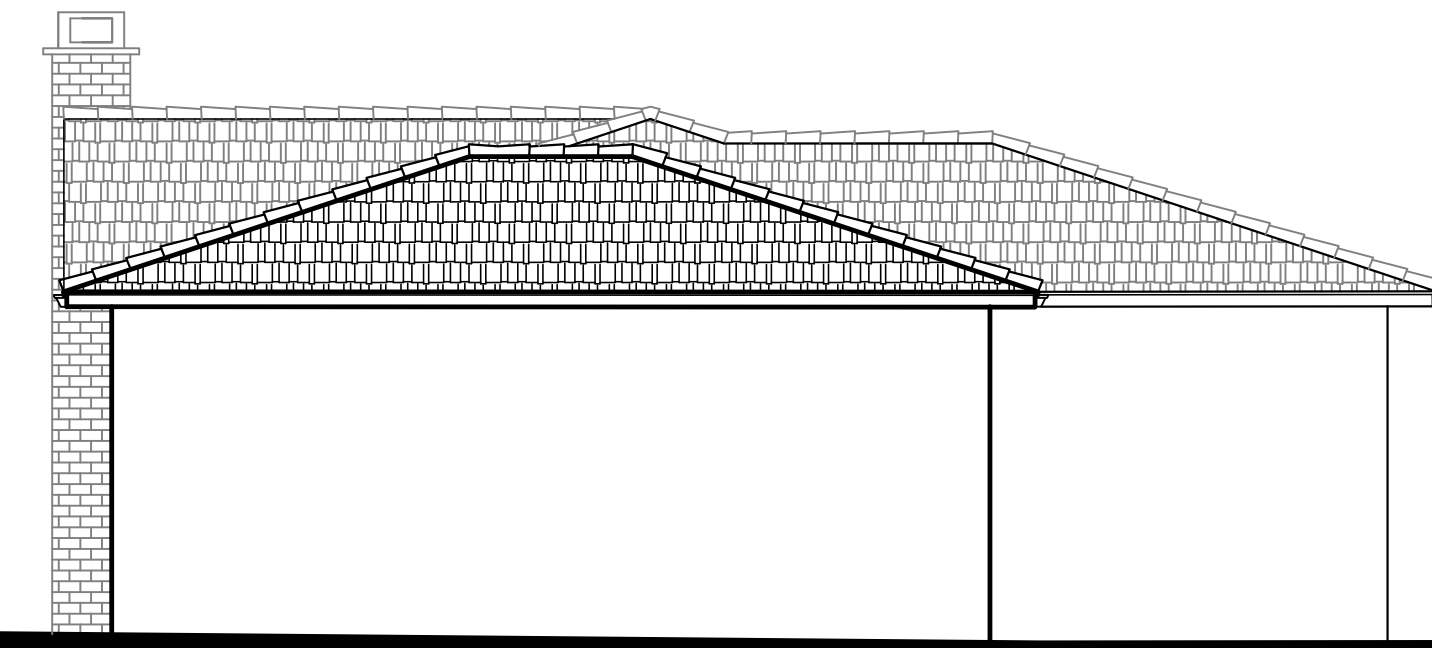
DRAWN LOC HUA
CHECKED TRI HONG
SIGNATURE
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET A-3.1

REVISIONS	BY
1	07.07.17 P.D.
2	08.31.17 P.D.



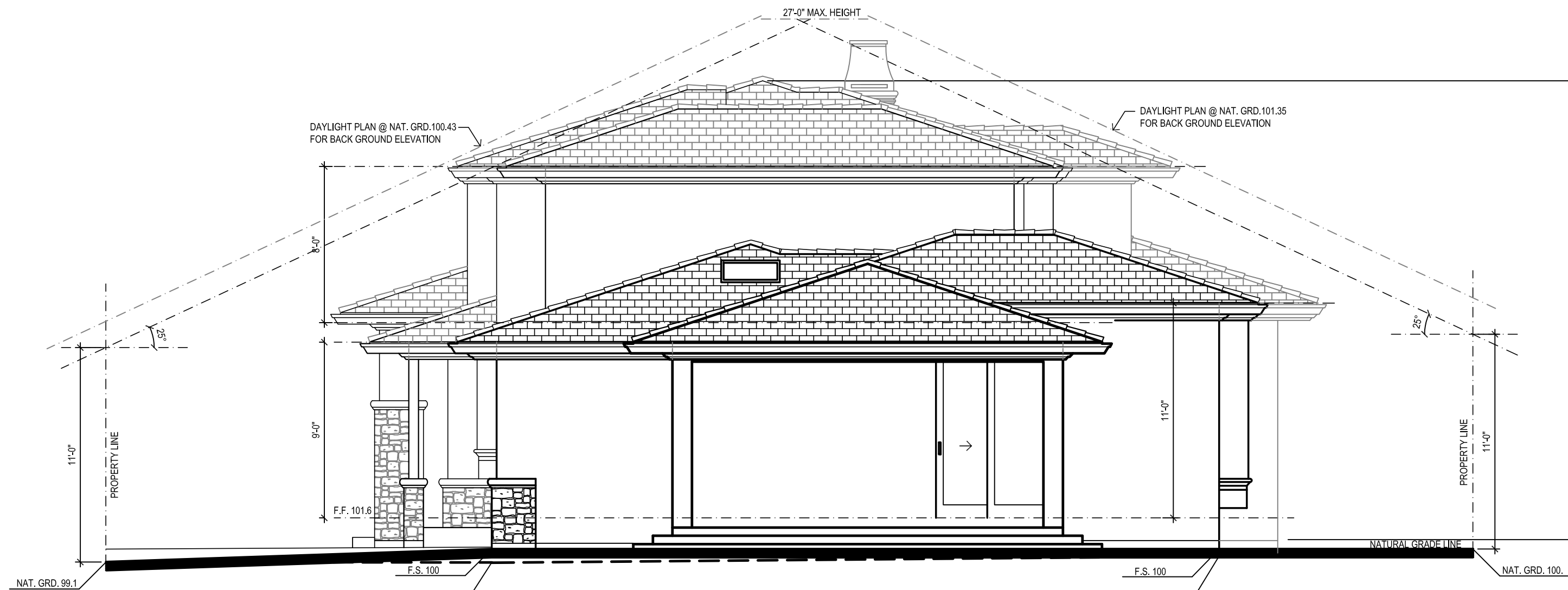
EXISTING RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



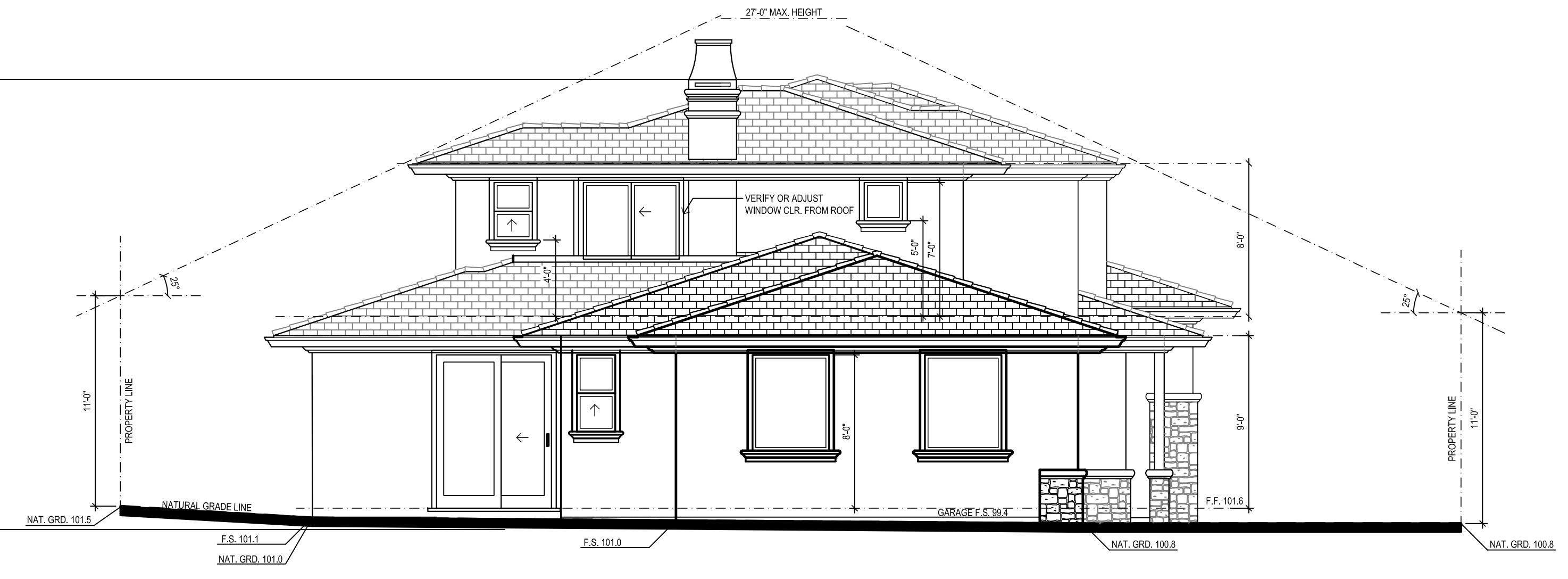
EXISTING LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



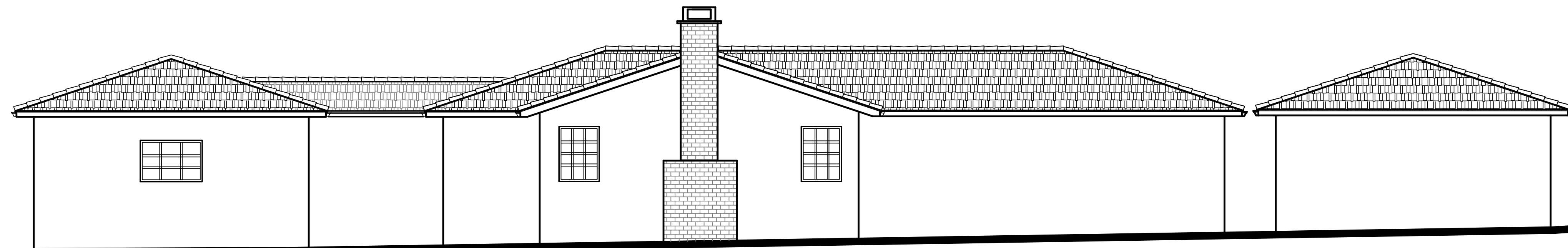
PROPOSED RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



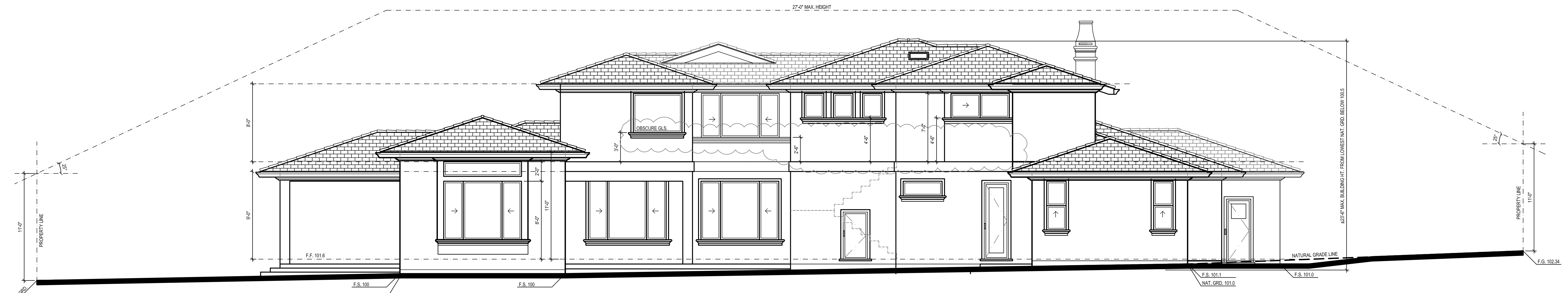
PROPOSED LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



EXISTING REAR ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED REAR ELEVATION

SCALE: 3/16"=1'-0"

ELEVATIONS

NEW RESIDENCE
CHEN RESIDENCE
 216 SUNKIST LANE, LOS ALTOS, CA 94022
 APN# 170-22-042

FINE CUSTOM HOME
TDH DESIGN
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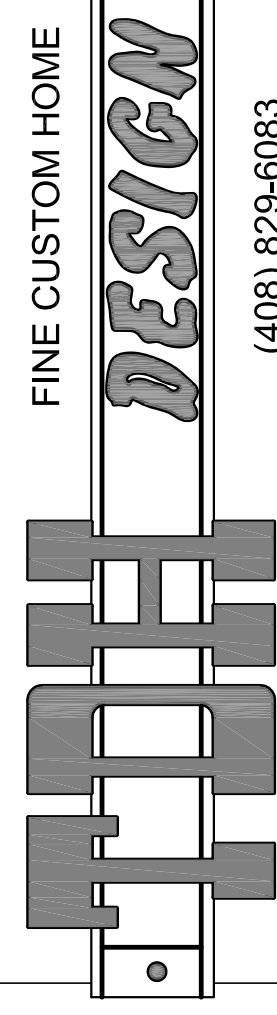
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CHECKED TRI HONG
SIGNATURE
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET

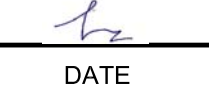
A-3.2

REVISIONS	BY
△ 07.07.17	P.D.

SECTIONS

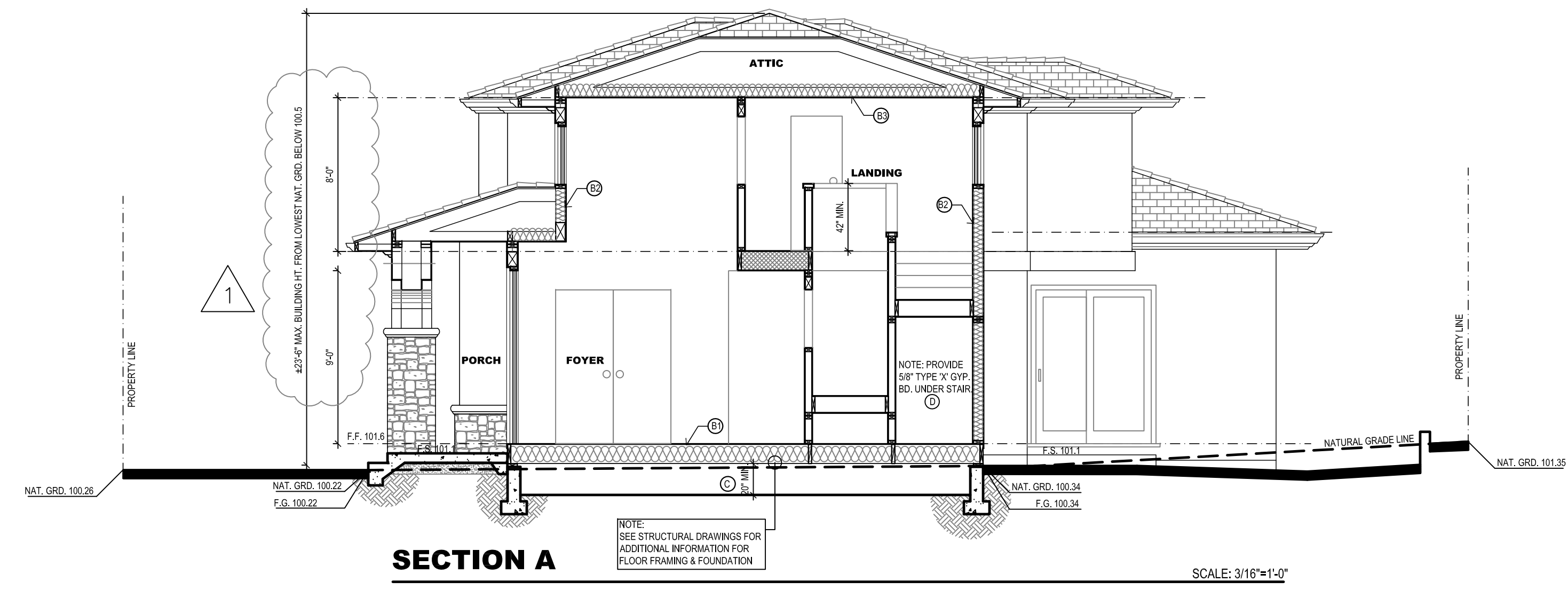
NEW RESIDENCE
CHEN RESIDENCE
 216 SUNKIST LANE, LOS ALTOS, CA 94022
 APN# 170-22-042

FINE CUSTOM HOME

 (408) 829-6083
 19034 BONNET WAY • SARATOGA, CA 95070

DRAWN LOC HUA
CHECKED TRI HONG
SIGNATURE 
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET A-4

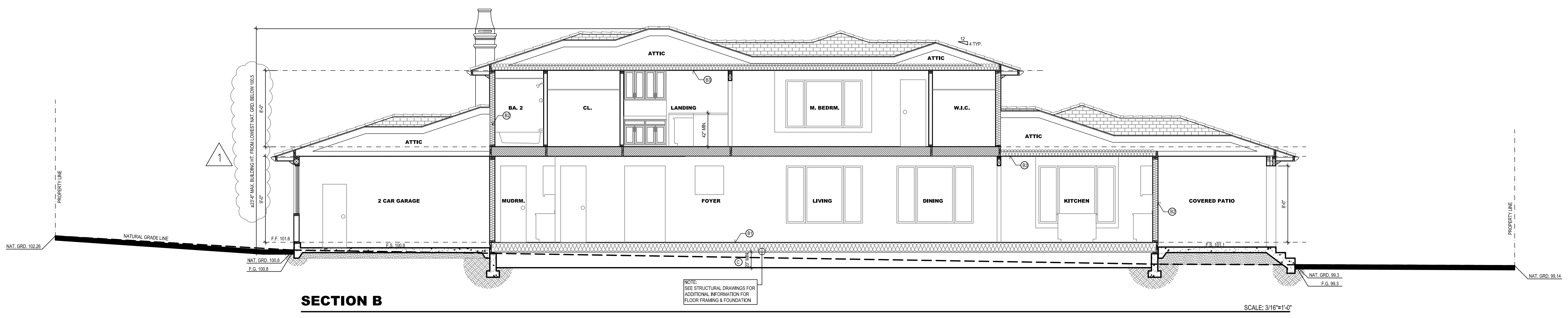
SECTION NOTES

- A. GENERAL:**
- SEE OWNER FOR UP-GRADE WATERPROOFING SYSTEM
 - SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION FOR FLOOR FRAMING & FOUNDATION
 - SEE OWNER FOR UP-GRADE CABINETS AND APPLIANCES FINISH
- B. INSULATION:** PER TITLE 24.
- FLOOR: R-19
 - EXTERIOR WALL: R-13 w/ R-5 RIGID @ 2x4 STUD WALL & R-19 @ 2x6 STUD WALL
 - CEILING: R-19 @ SLOPE CEILING & R-30 @ FLAT CEILING
- C. CRAWL SPACE:** 20" MINIMUM CLEAR.
- D. UNDERSTAIR:** PROVIDE 5/8" TYPE 'X' GYP. BD. ON WALLS AND SOFFITS OF INTERIOR STAIRS ON THE ENCLOSED SIDE.
- E. GUARDRAIL:** 42" HIGH W.I. w/ RAILING SPACING TO BE SUCH THAT A 4" DIA. SPHERE CANNOT PASS THROUGH.
- F. FIRE BLOCKS & DRAFT STOPS:** FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CRC.
- DRAFT STOPPING MATERIALS SHOULD BE NOT LESS THAN 1/2" GYPSUM BOARD, 3/8" WOOD STRUCTURAL PANELS OR OTHER MATERIALS.
 - DRAFT STOP SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ.FT. DRAFT STOPPING SHOULD DIVIDE THE CONCEALED SPACE INTO APPROX. EQUAL AREAS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - VERTICALLY AT THE CEILING AND FLOOR LEVELS.
 - HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - ALL SPACES BETWEEN CHIMNEYS AND FLOORS AND CEILINGS THROUGH WHICH CHIMNEYS PASS SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIAL SECURELY FASTENED IN PLACE. THE FIREBLOCKING OF SPACES BETWEEN CHIMNEYS AND WOOD JOISTS, BEAMS OR HEADERS SHALL BE SELF-SUPPORTING OR BE PLACED ON STRIPS OF METAL OR METAL LATH LAID ACROSS THE SPACES BETWEEN COMBUSTIBLE MATERIAL AND THE CHIMNEY.



SECTION A

SCALE: 3/16"=1'-0"



SECTION B


SCALE: 3/16"=1'-0"

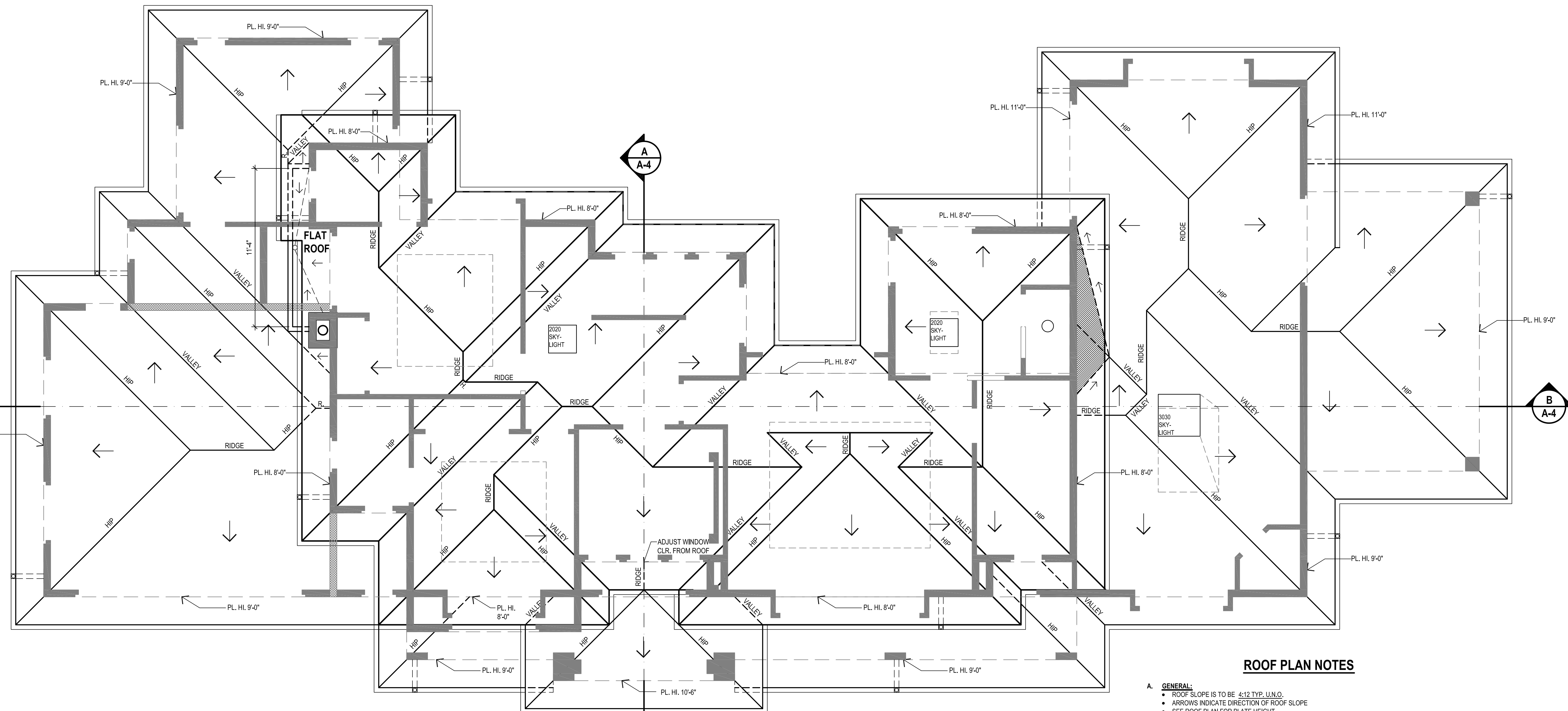
REVISIONS	BY

ROOF PLAN

NEW RESIDENCE
CHEN RESIDENCE
216 SUNKIST LANE, LOS ALTOS, CA 94022
APN# 170-22-042

FINE CUSTOM HOME
TDH DESIGN
(408) 829-6063
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DRAWN LOC HUA
CHECKED TRI HONG
SIGNATURE 
DATE APRIL 2017
SCALE AS SHOWN
JOB 0817
SHEET A-5

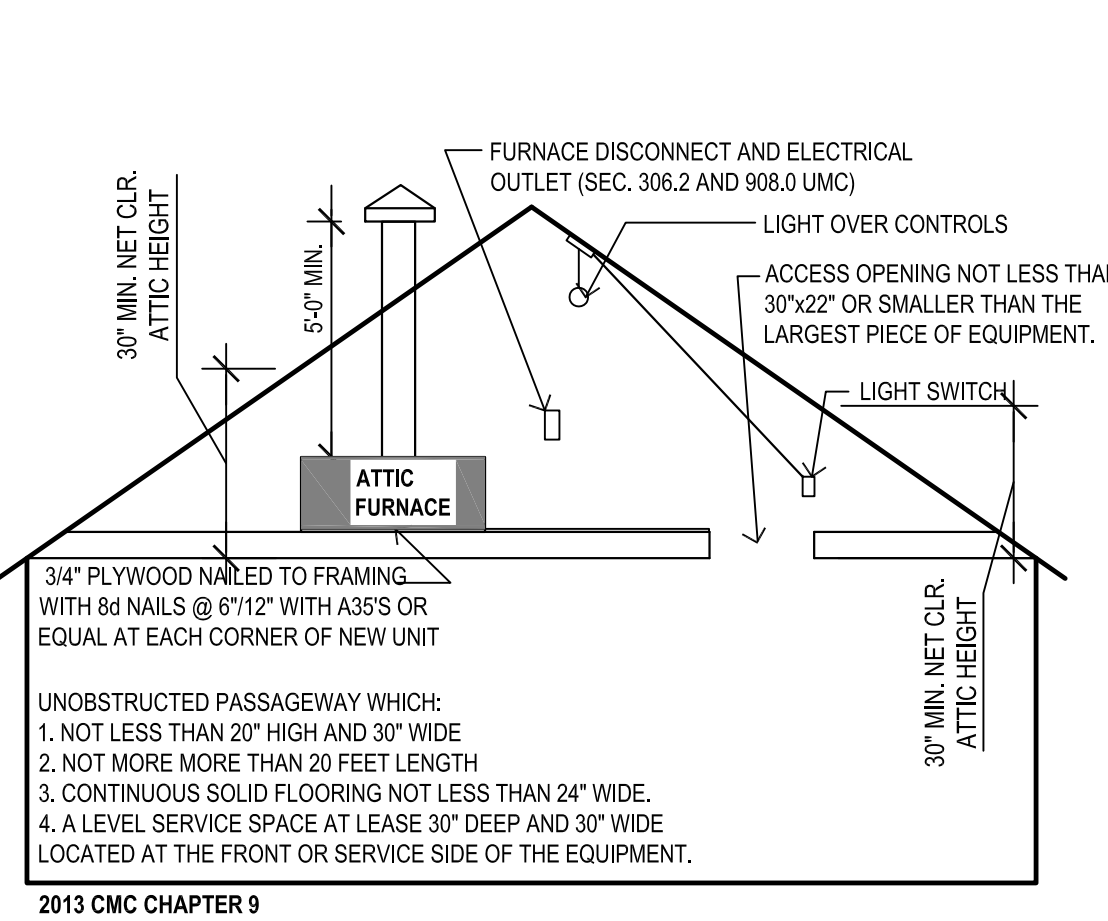


ROOF PLAN

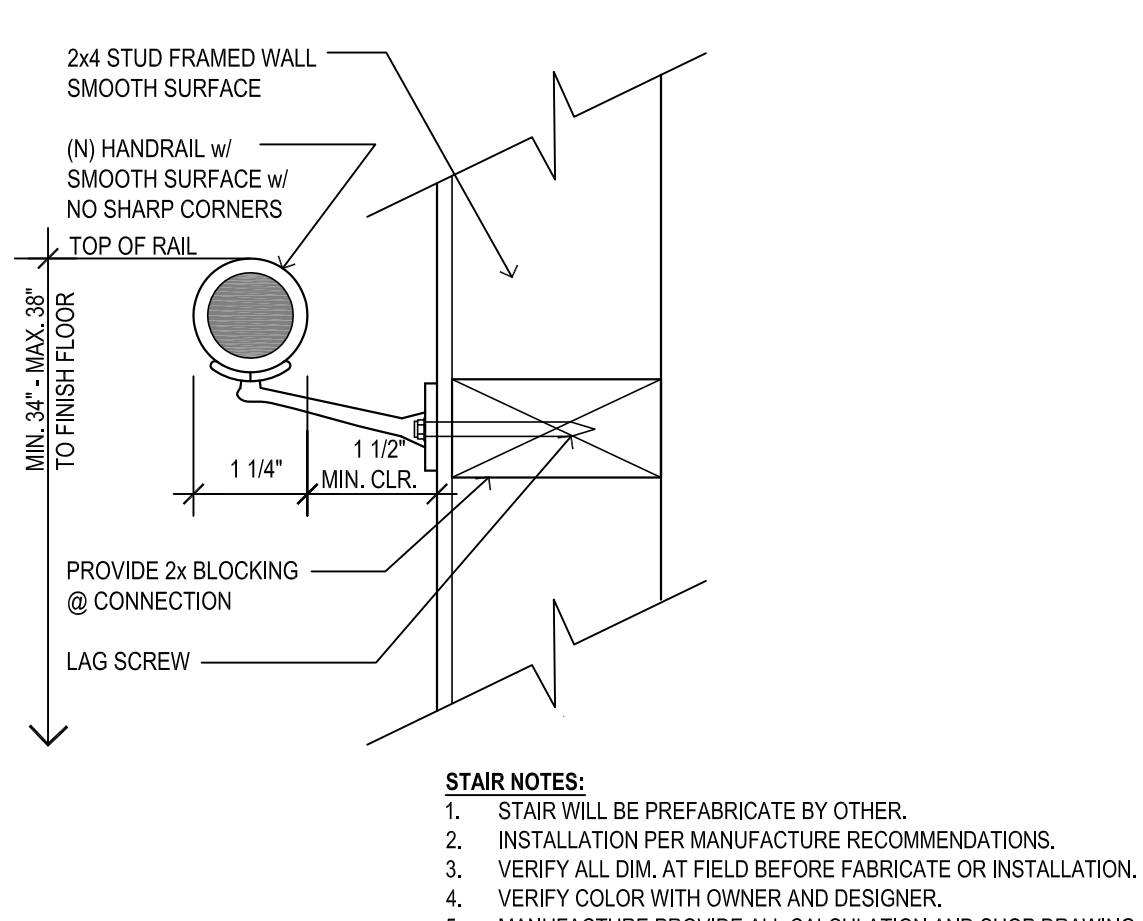
SCALE: 1/4"=1'-0"

ROOF PLAN NOTES

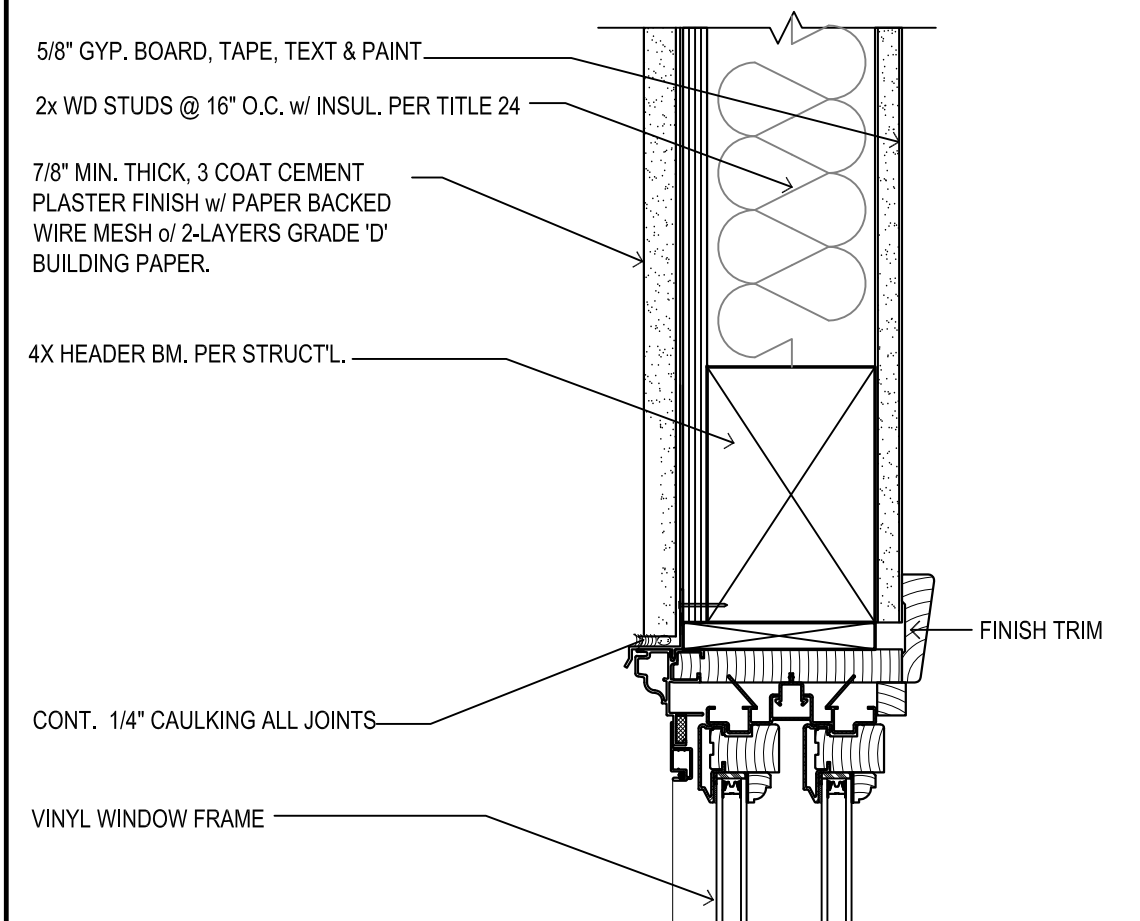
- A. **GENERAL:**
 - ROOF SLOPE IS TO BE 4:12 TYP. U.N.O.
 - ARROWS INDICATE DIRECTION OF ROOF SLOPE
 - SEE ROOF PLAN FOR PLATE HEIGHT
 - OVERHANDS ARE TO BE 2" AT EAVES 8" AT RAKES.
 - SEE MANF. INSTALLATION AND I.C.C. ES-REPORT
 - PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.B.C. TYP.
 - INSTALL G.I. MATERIAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED
 - PROVIDE DOUBLE UNDERLAYMENT AT CONCRETE TILE ROOFING ON SLOPES LESS THAN 4:12
 - PROVIDE RADIANT BARRIER SHEATHING. RADIANT BARRIER REQUIRES FULL VENTILATION.
- B. **ROOFING:** CLASS 'A' FLAT CONCRETE TILE BY 'BORAL ROOFING' SAKONY 900 or MIN. 30# FELT. ICC-ES REPORT# ESR 1647, SIZE: 17x13, 9.1 PSF
- C. **FASCIA GUTTER w/ DOWNSPOUTS:** 5", 26 GA. GALV. AS REQUIRED. FIELD VERIFY DOWNSPOUT TO BE CLEAR FROM WINDOW, DOOR, GAS METER, ELECTRICAL METER, WATER HEATER & A.C.
- D. **DECORATIVE CHIMNEY:**
 - 2' ABOVE ANY ROOF STRUCTURE WITHIN 10' AND NOT LESS THAN 3' ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
 - SPARK ARRESTER SHALL BE APPROVED, SCREENED, ACCESSIBLE & REMOVABLE FOR CLEANING
 - WOOD FRAMED w/ 26 GA. GALV. CRICKET & FLASHING.
- F. **FLASHING AT ROOF TO WALL CONNECTIONS:** 26 GA. GALV.
- G. **SKYLIGHT:** VELUX (N.E.R. 216) SEE ROOF PLAN FOR SIZE
- H. **SUN TUNNEL:** 10" VELUX, (ER_0199)
- I. **CRICKET:** 26 GA. GALV. FLASHING



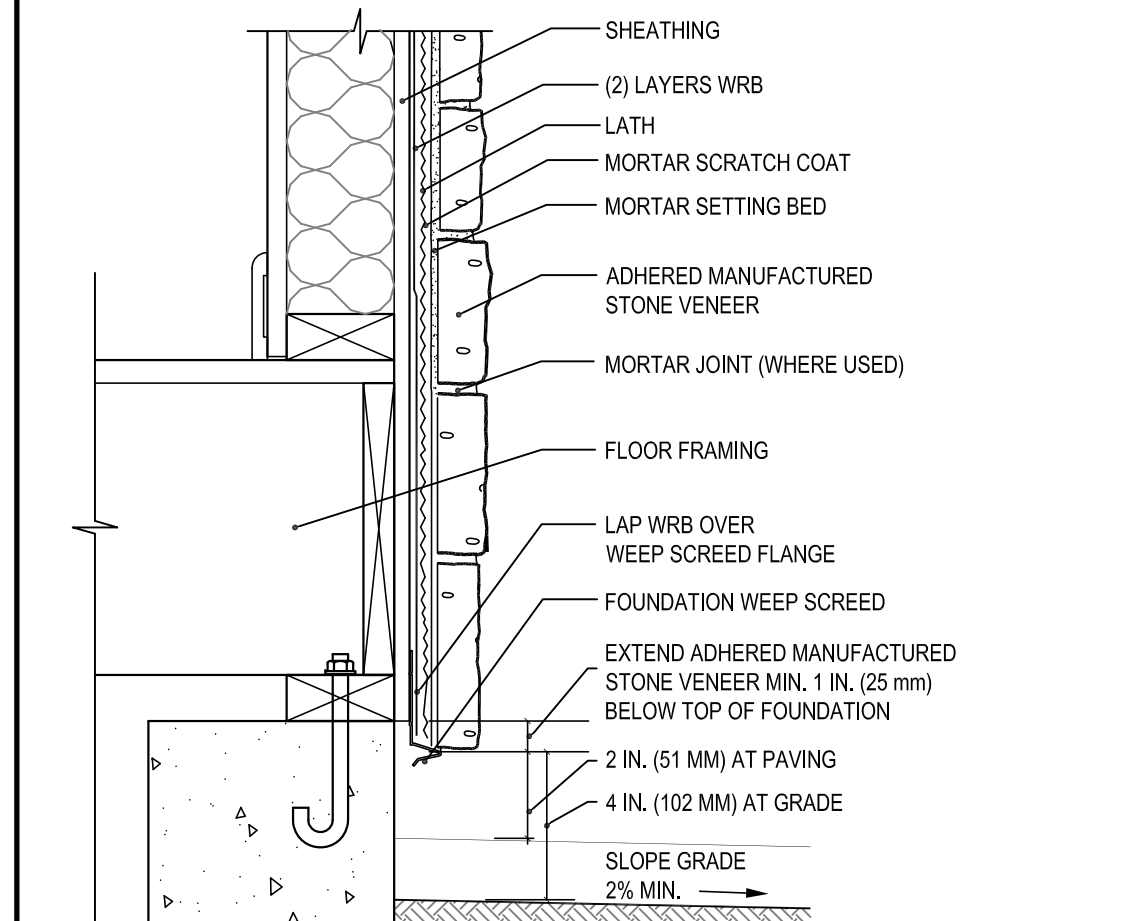
16 ATTIC FURNACE



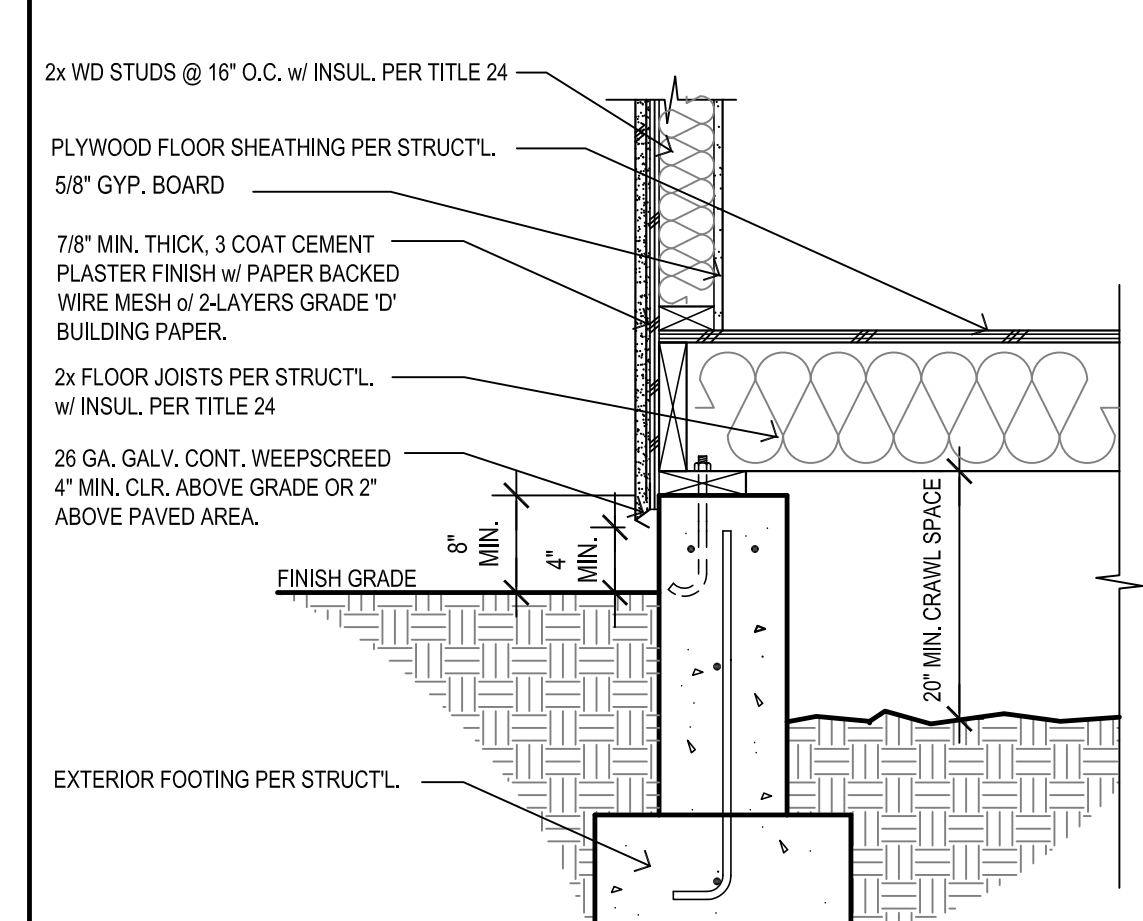
12 STAIR HANDRAIL CONNECT.



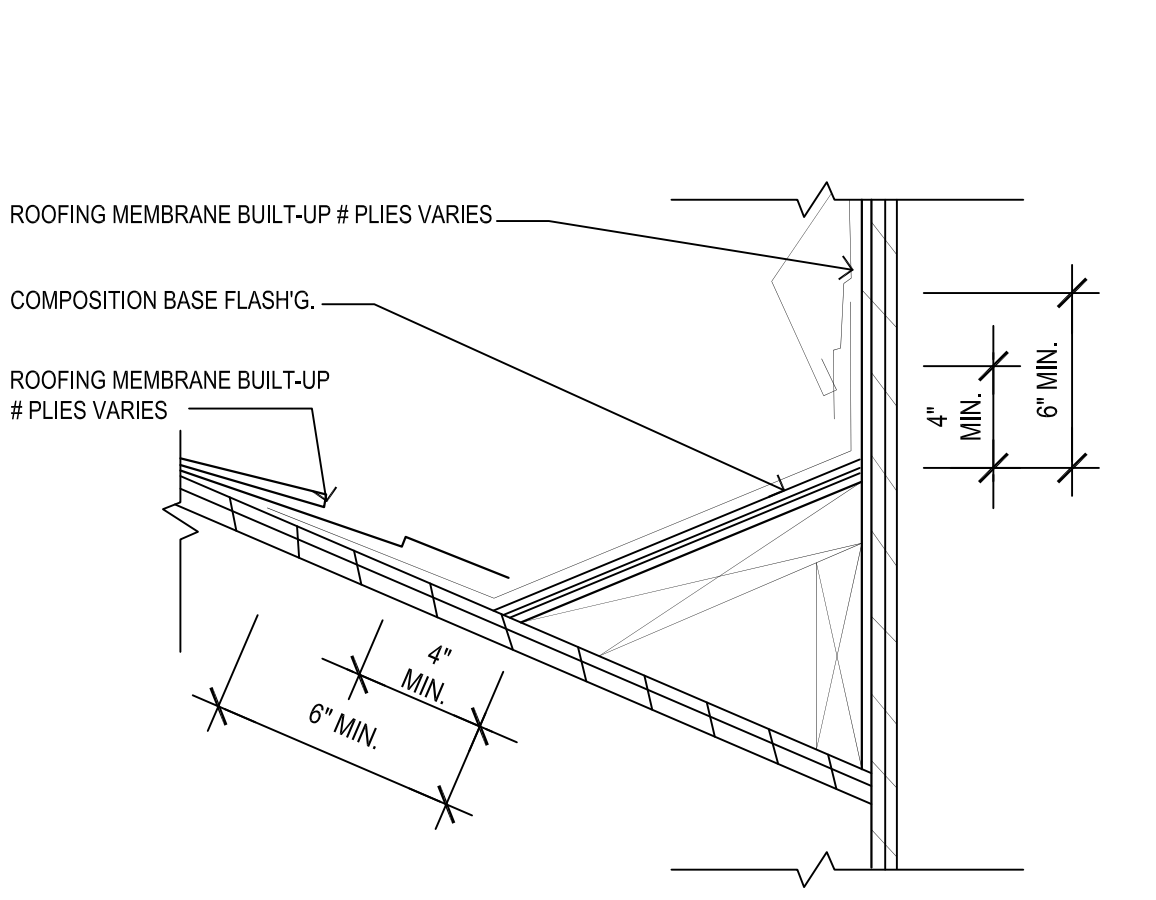
8 WINDOW HEADER



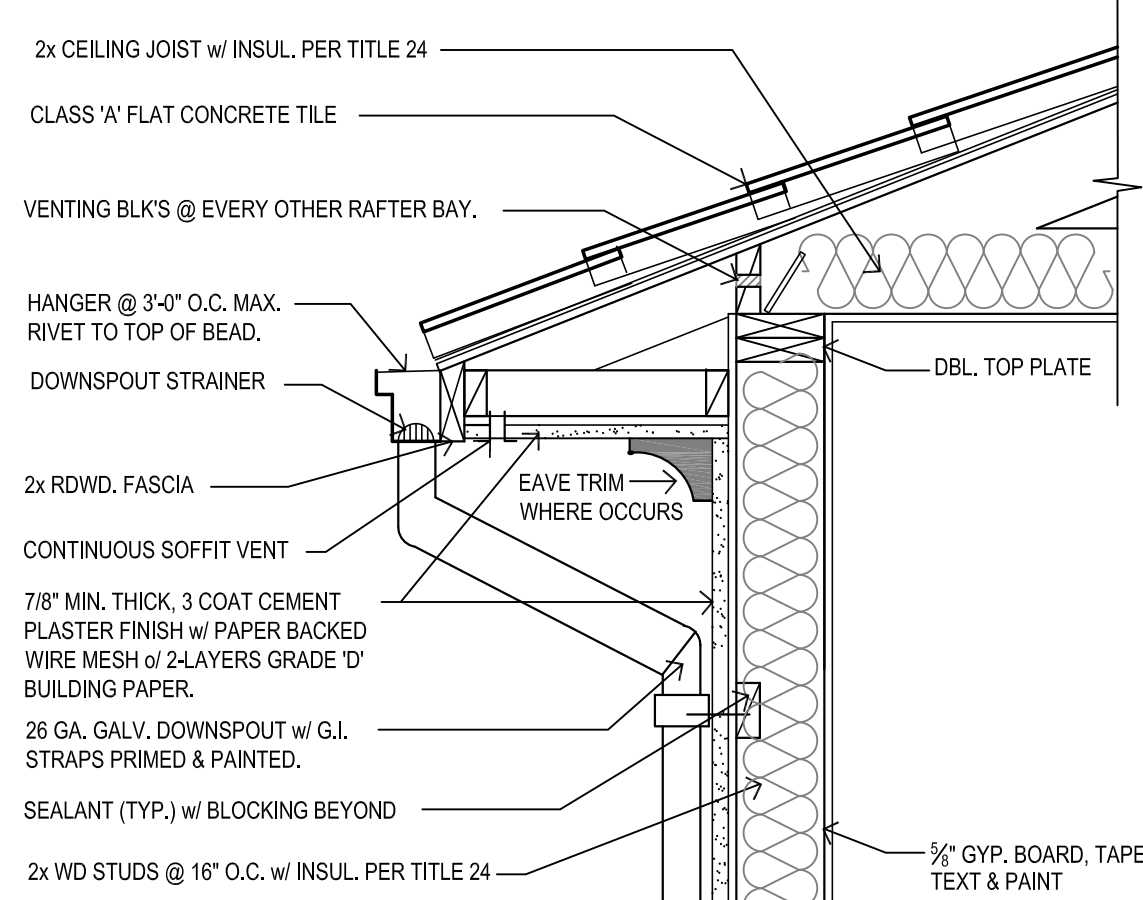
4 CULTURED STONE VENEER



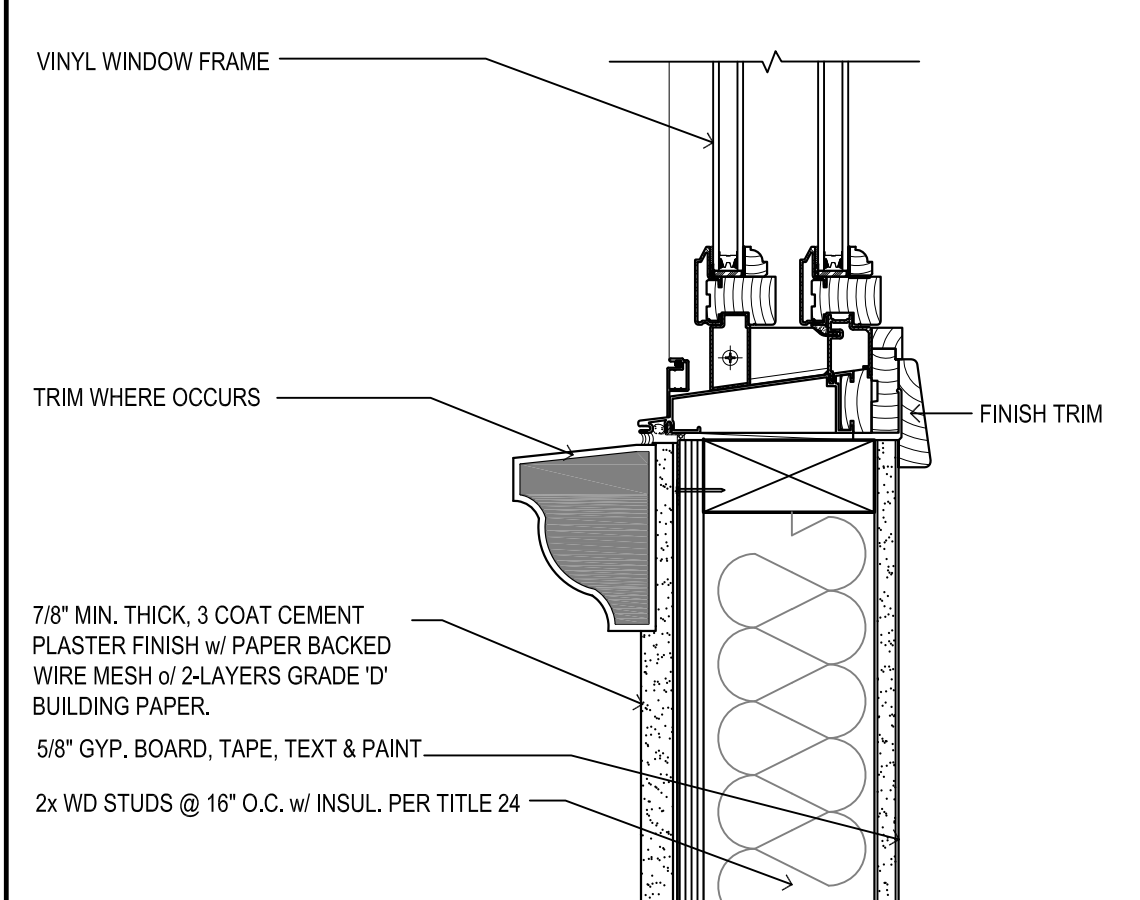
1 EXTERIOR FOOTING



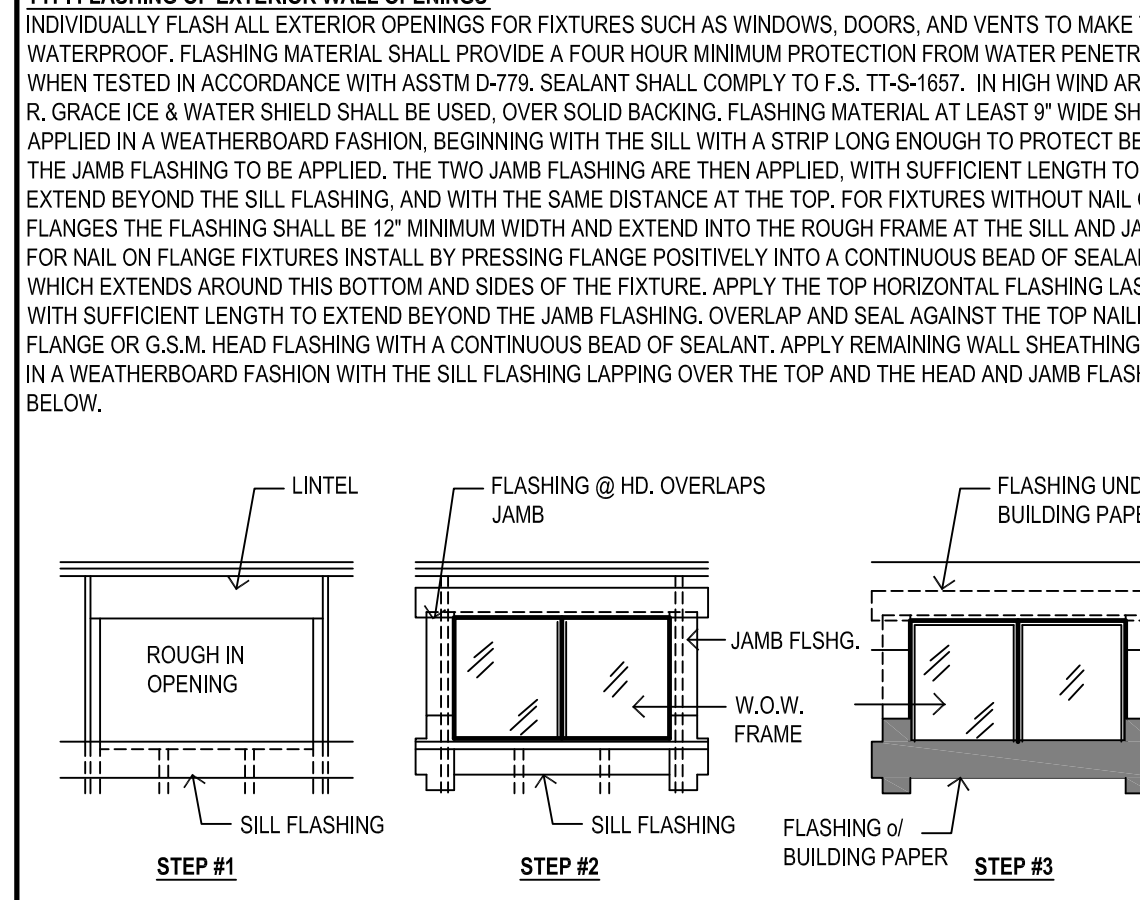
17 CRICKET DETAIL



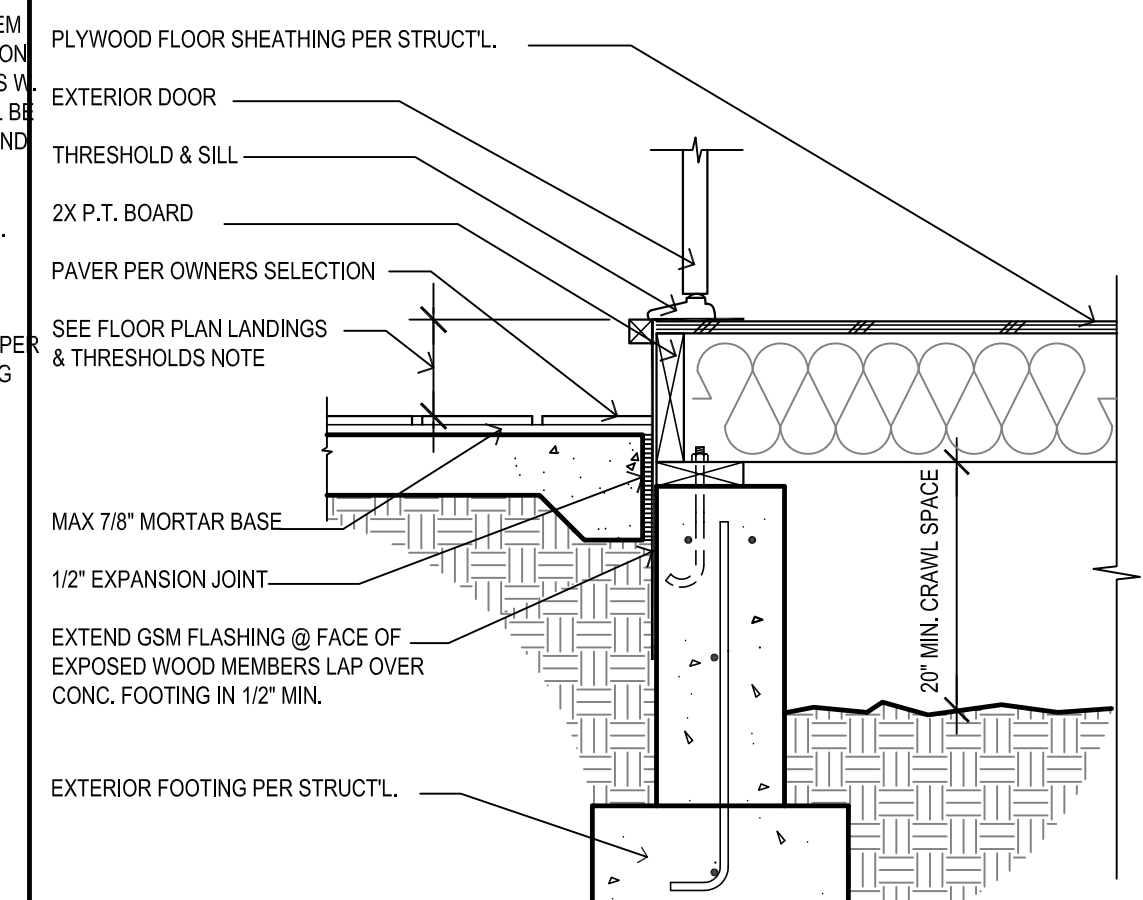
13 EAVE



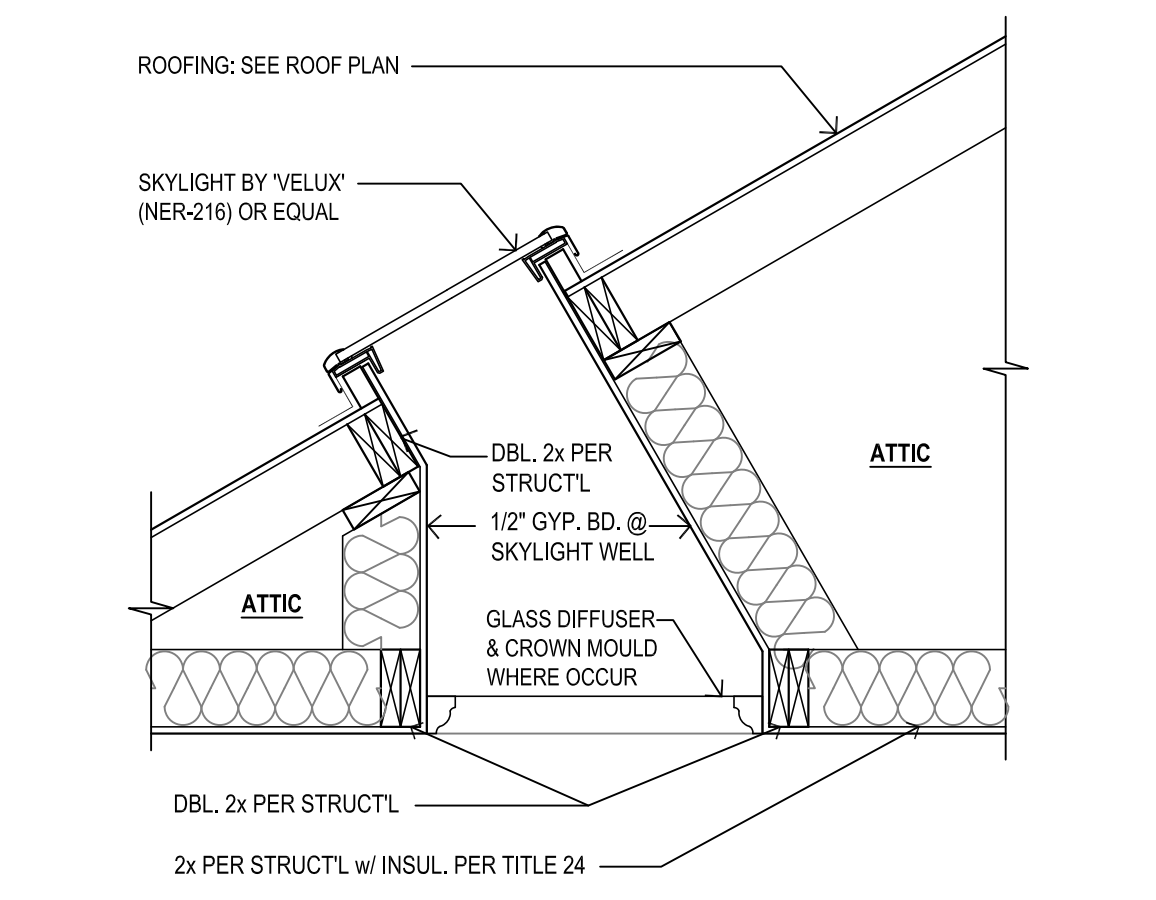
9 WINDOW SILL



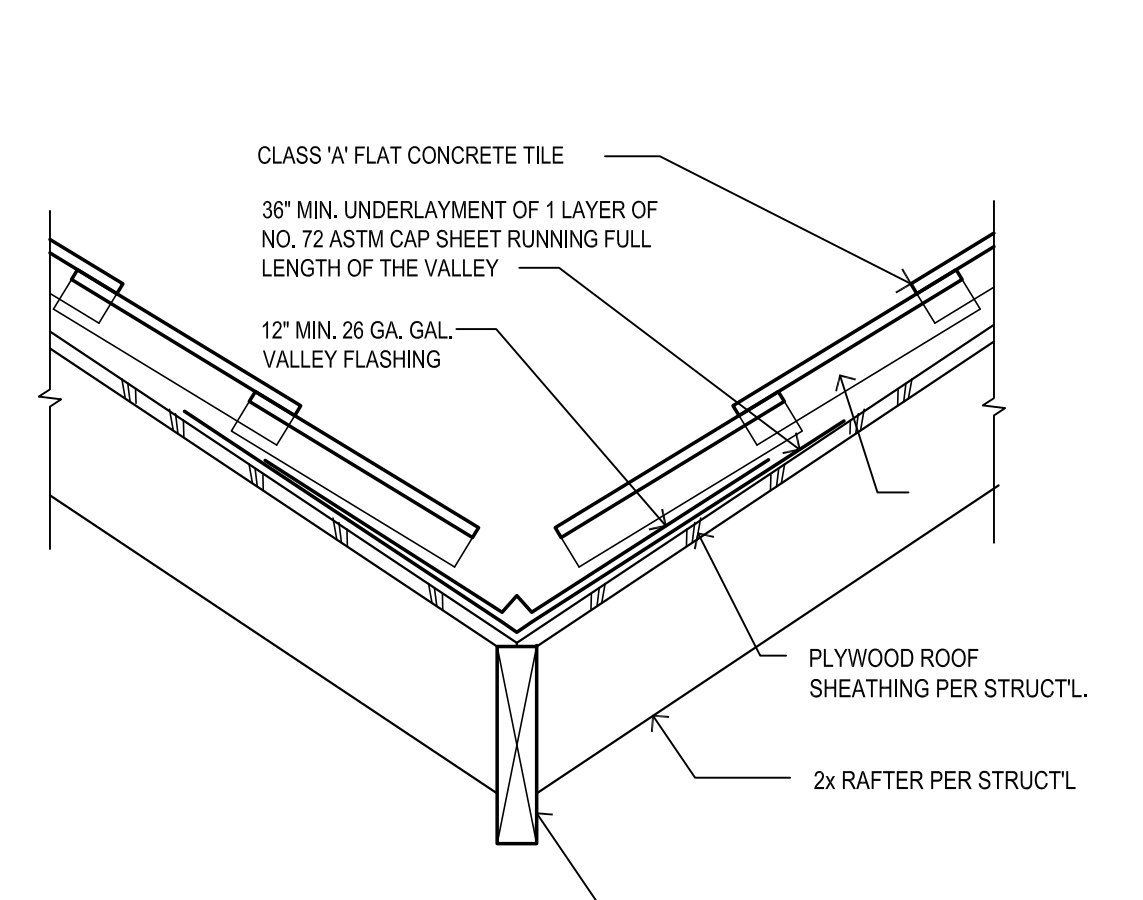
5 TYP. FLASHING



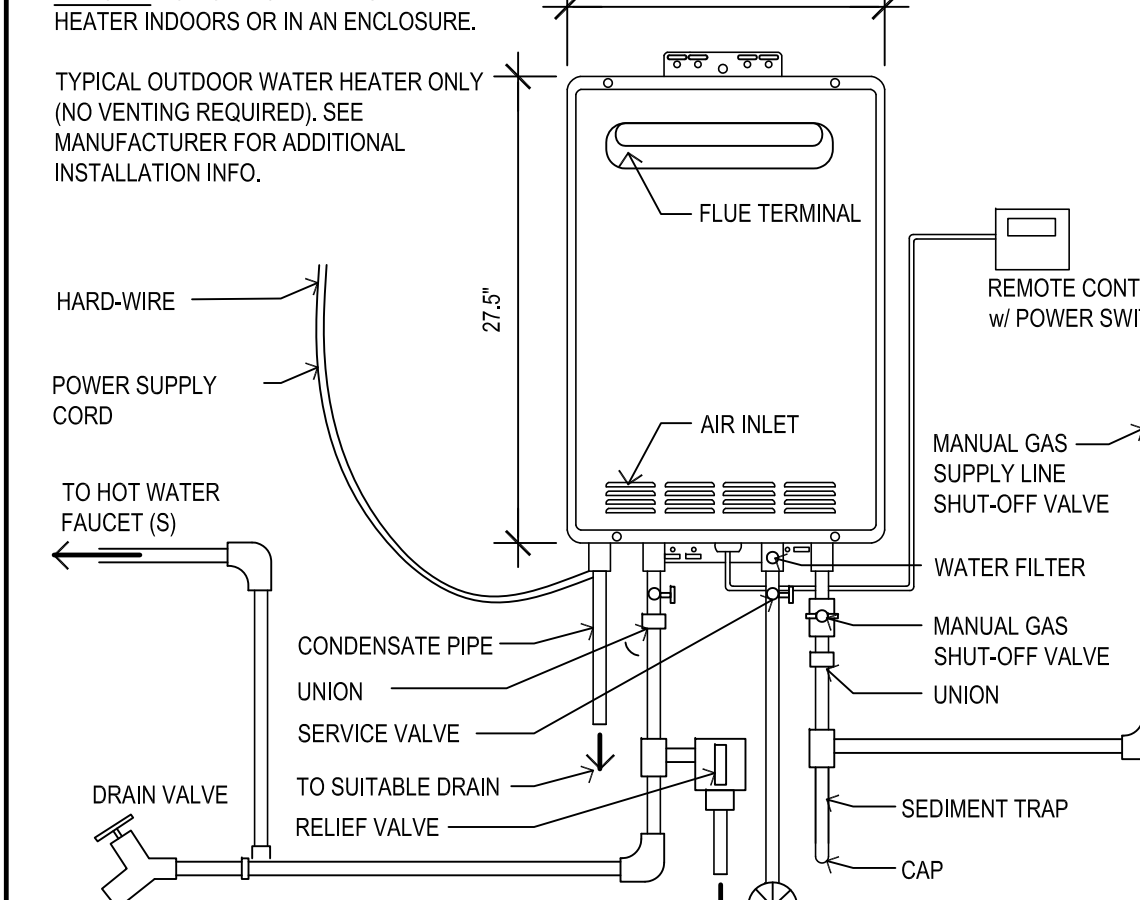
2 THRESHOLD



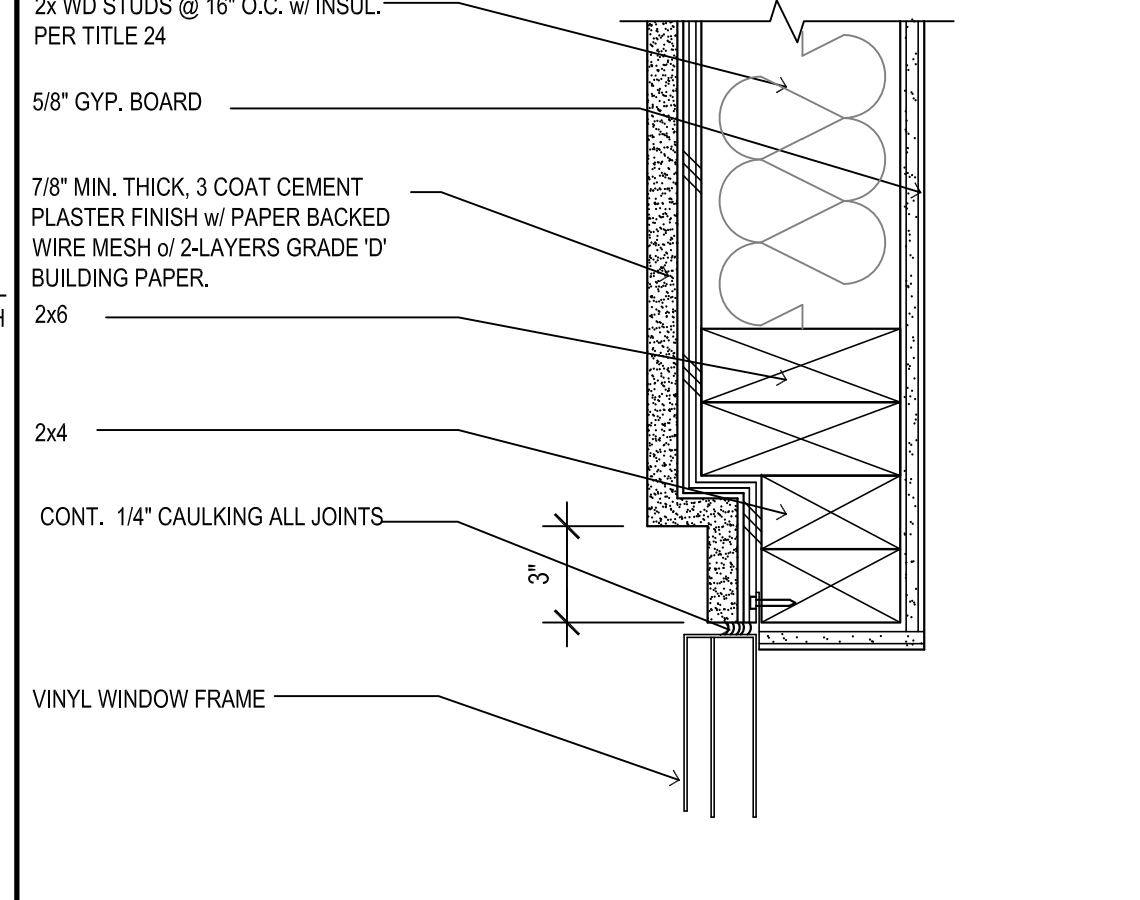
18 SKYLIGHT



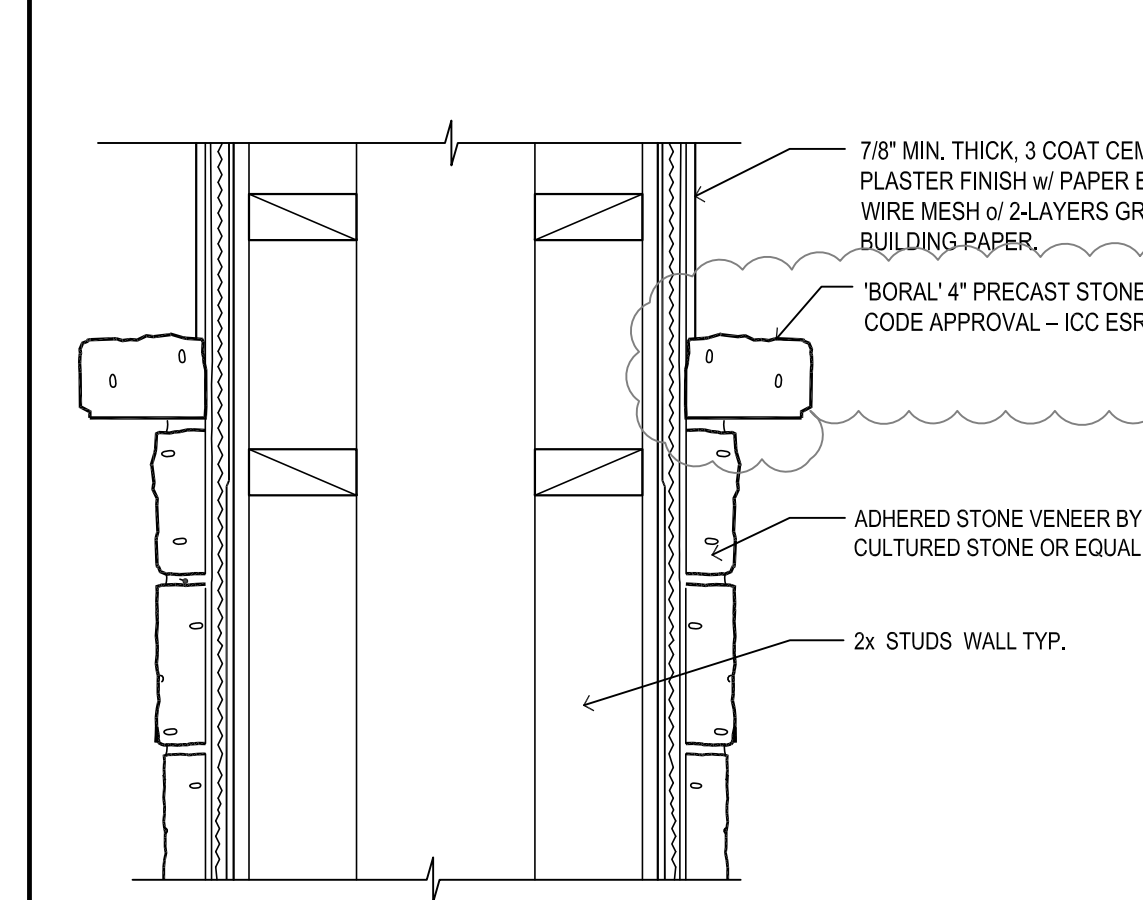
14 OPEN VALLEY FLASHING



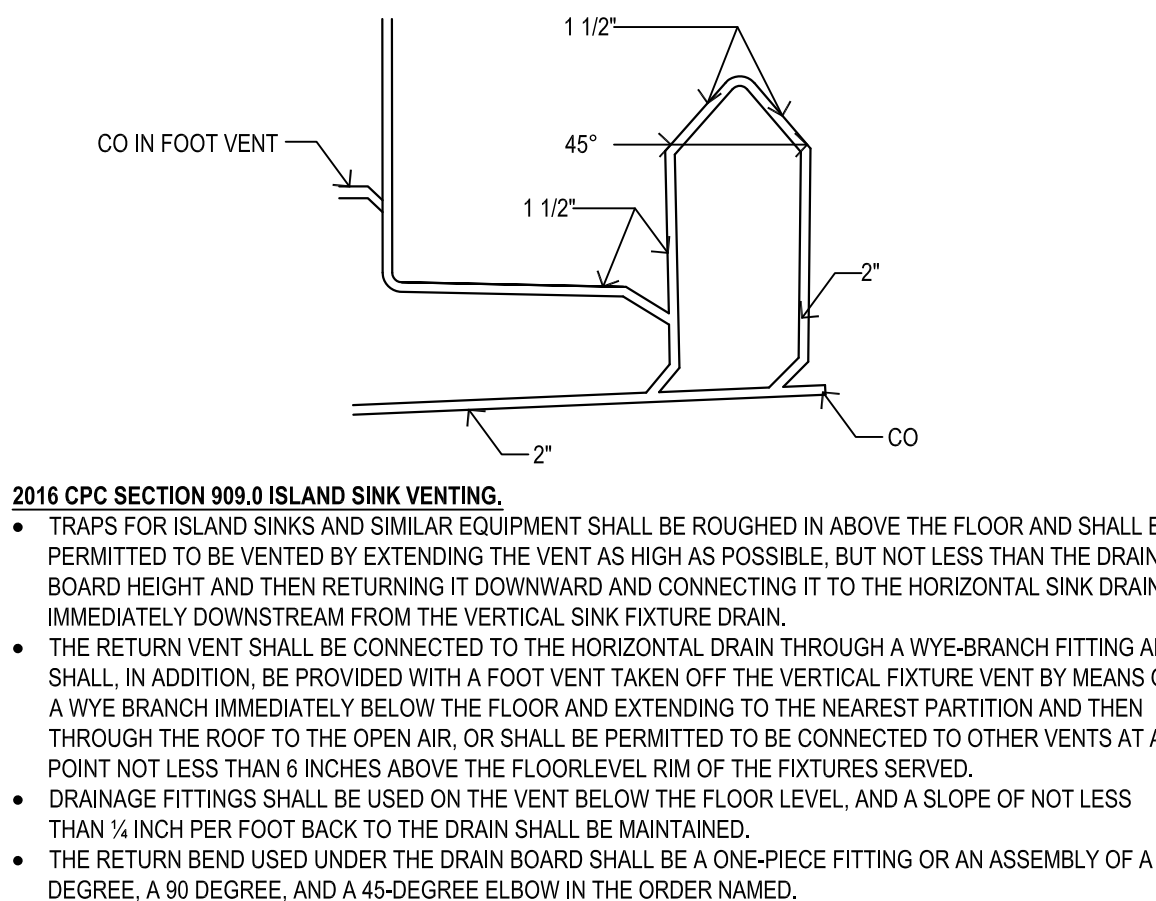
10 OUTDOOR TANKLESS WATER HEATER



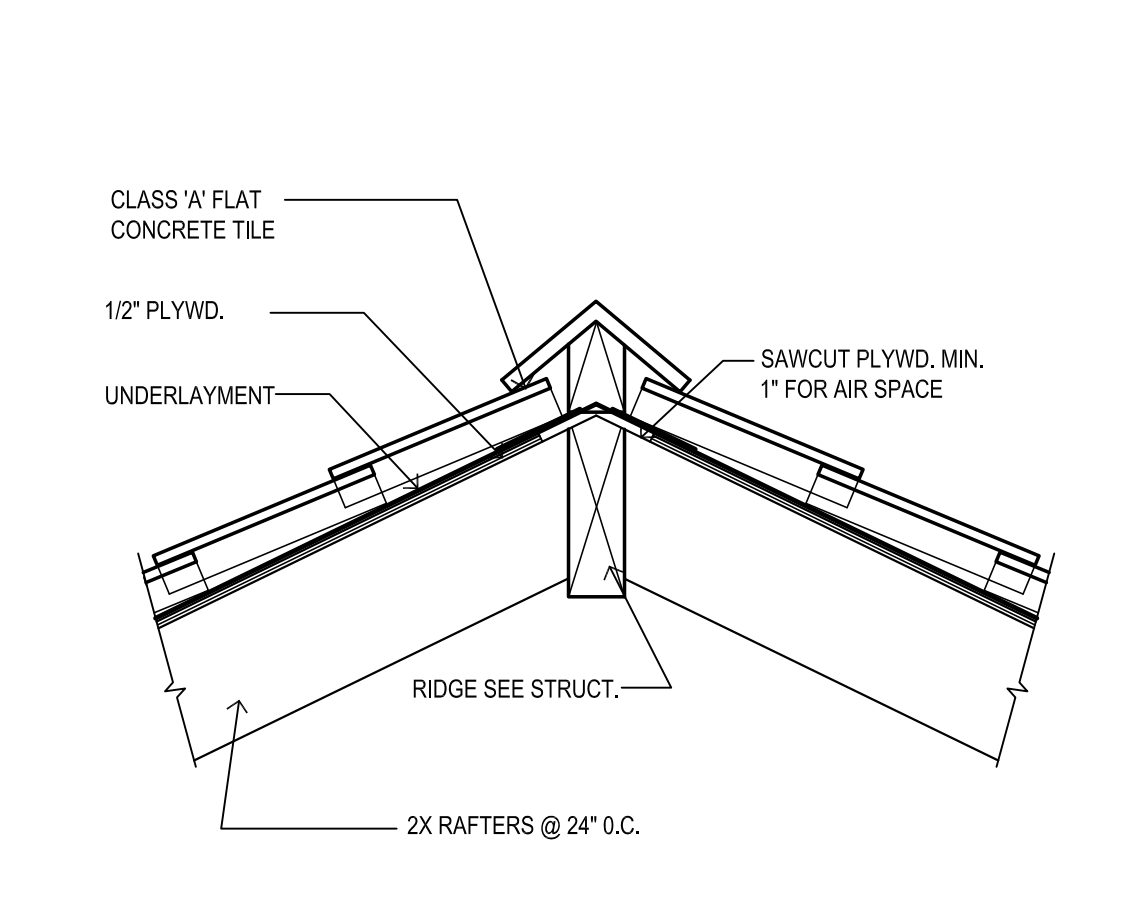
6 EXTERIOR DOOR & WINDOW RECESSED



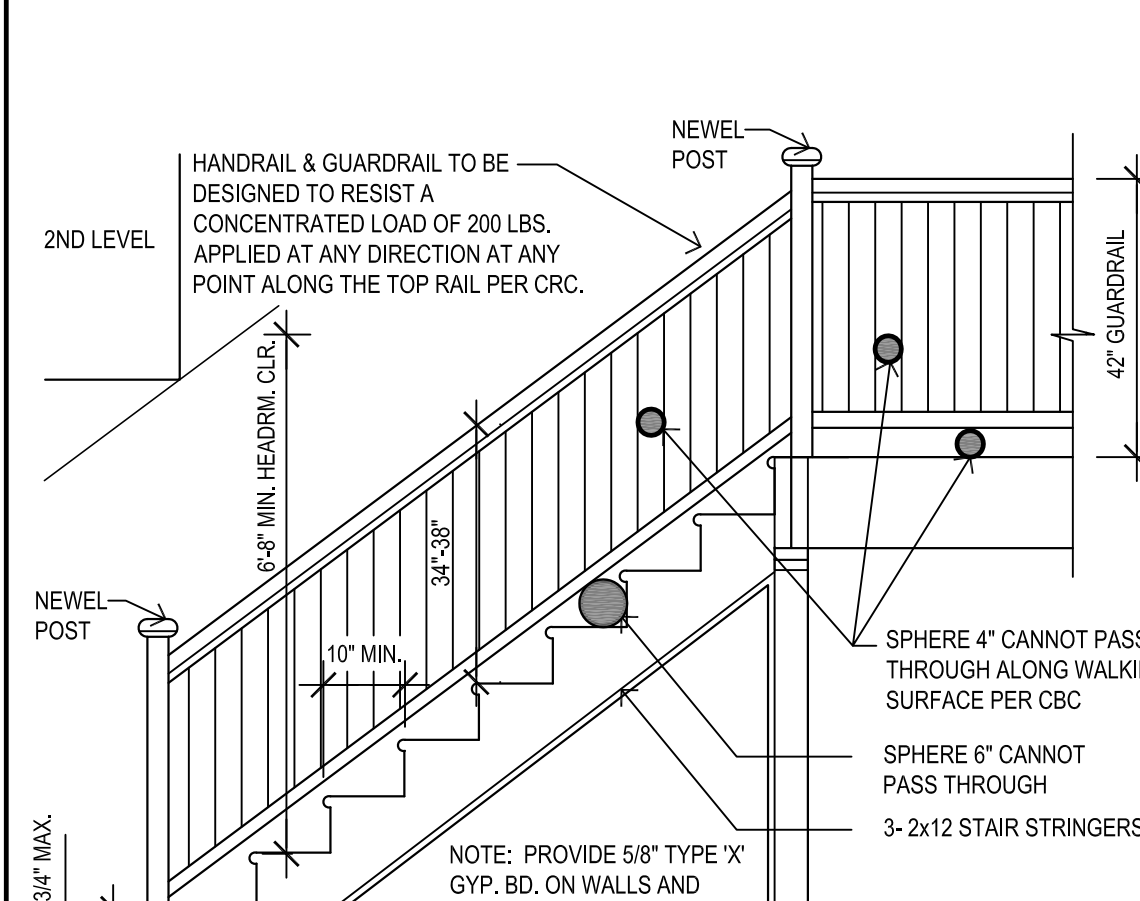
3 CULTURED STONE VENEER @ COLUMN



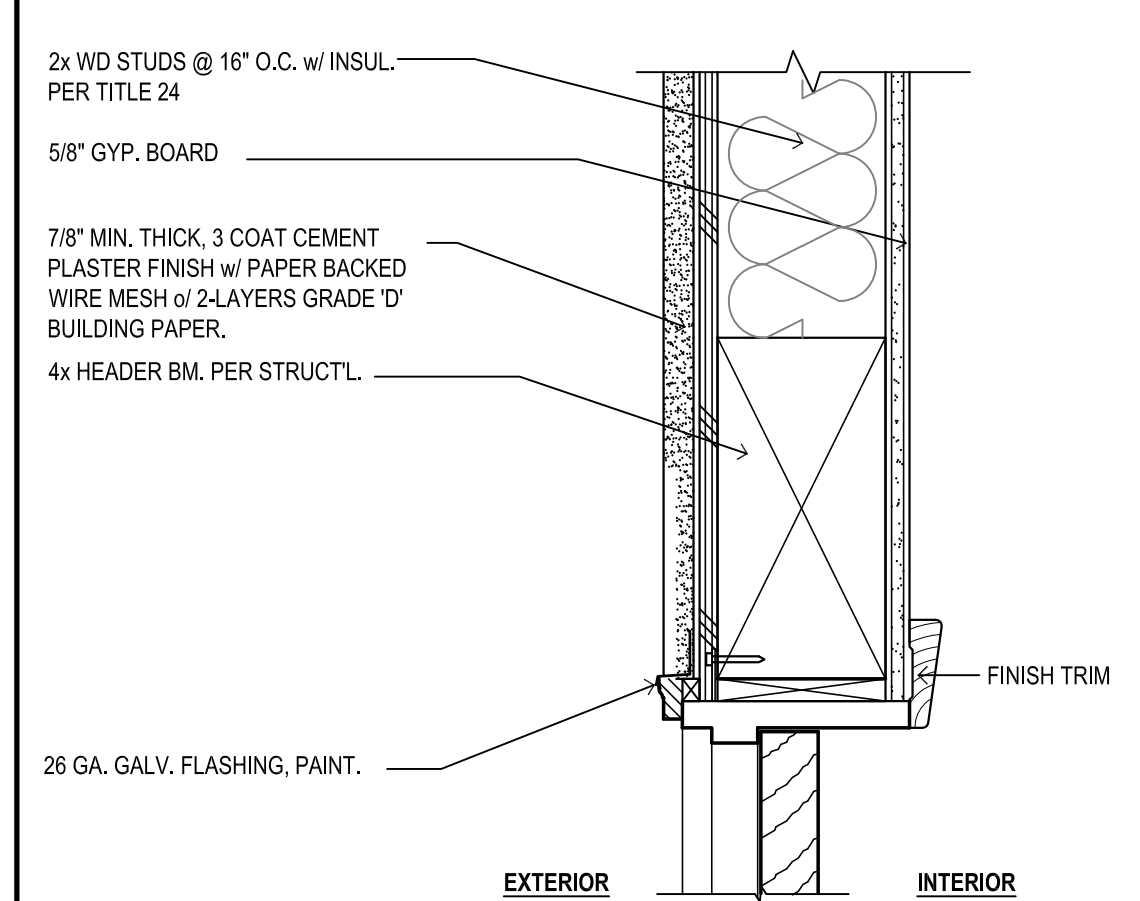
19 ISLAND SINK VENTING



15 HIP / RIDGE



11 STAIR



7 EXTERIOR DOOR HEADER

REVISIONS	BY
08.31.17	P.D.

DETAILS

NEW RESIDENCE
CHEN RESIDENCE
 216 SUNKIST LANE, LOS ALTOS, CA 94022
 APN# 170-22-042

FINE CUSTOM HOME
TDH DESIGN
 (408) 829-6063
 19034 BONNETT WAY • SARATOGA, CA 95070

DRAWN	LOC HUA
CHECKED	TRI HONG
SIGNATURE	
DATE	APRIL 2017
SCALE	AS SHOWN
JOB	0817
SHEET	

NOTES:

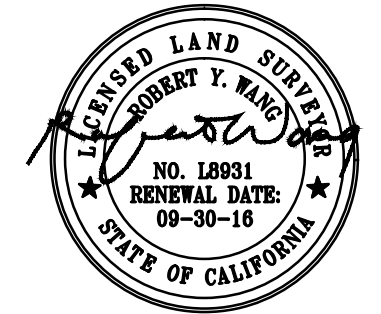
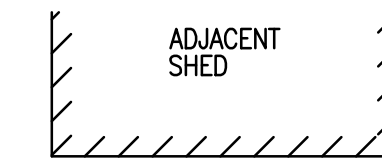
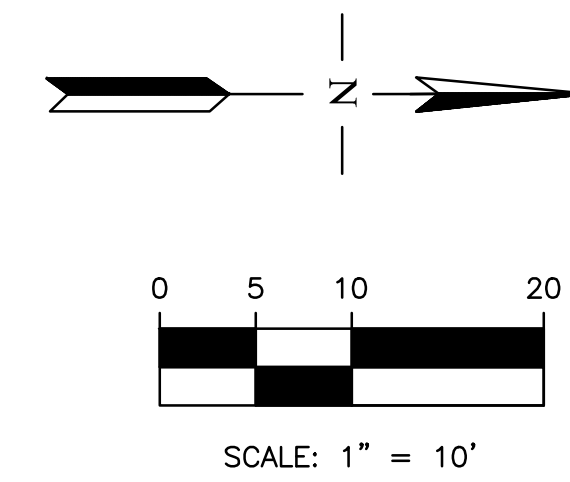
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- THIS MAP SHALL NOT BE USED TO STAKE OUT CONSTRUCTION IMPROVEMENTS IN THE FIELD.
- THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
- THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
- BOUNDARY LINES DELINEATED ON THIS MAP ARE INFORMATIONAL BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA. THIS MAP IS NOT INTENDED AND SHALL NOT BE USED TO ESTABLISH BOUNDARY LINES.
- UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

RW RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 505 ALTAMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 824-5556
 rwengineering@gmail.com

TOPOGRAPHIC MAP

NOVEMBER 21, 2015
 CONSISTING OF ONE SHEET

SITE: 216 SUNKIST LANE
 LOS ALTOS, CA
 APN: 170-22-042
 PARCEL: LOT 1 TRACT 500
 AREA: 10,625 S.F.±



ABBREVIATION

AD	AREA DRAIN
A.E.	ANCHOR EASEMENT
AC	ASPHALT CONCRETE
BRI	BRICK
C/G	CURB & GUTTER
C	CONCRETE
DI	DRAIN INLET
FF	FINISH FLOOR GRADE
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
MB	MAIL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
W.C.E.	WIRE CLEARANCE EASEMENT
WM	WATER METER

LEGEND

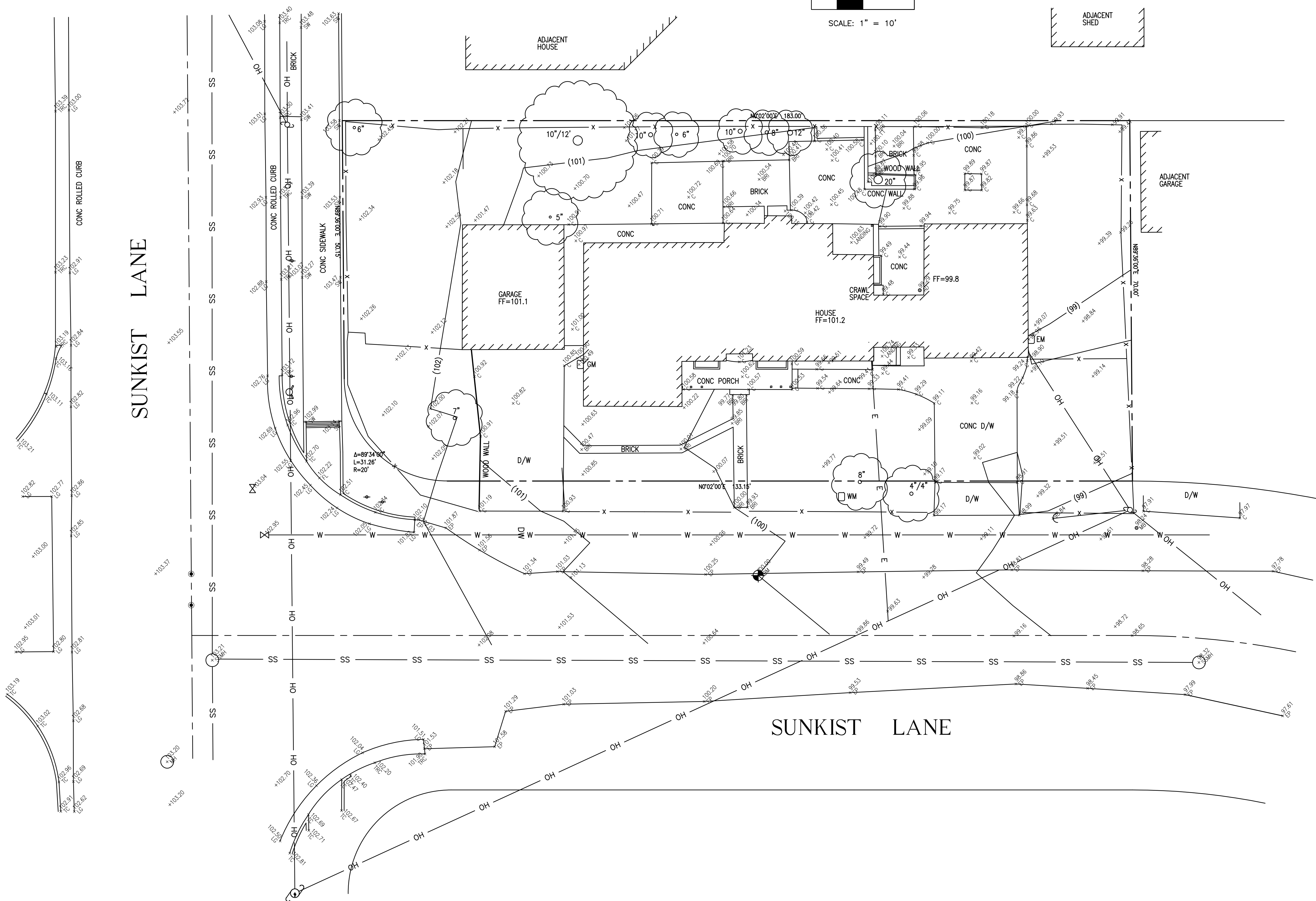
---	PROPERTY LINE
---	CENTERLINE
SS	UTILITY LINE-TYPE AS NOTED
⊙	STREET LIGHT
□ PG&E	UTILITY BOX-TYPE AS NOTED
□ WM/GM	WATER/GAS METER
⊕ WV	WATER VALVE
⊞	CURB CATCH BASIN
⊕	FIRE HYDRANT
○ MH	MANHOLE-TYPE AS NOTED
○ CO	SANITARY SEWER CLEANOUT
PP-OH	POWER POLE W/ OVERHEAD WIRE
◆	BENCHMARK
— 200 —	CONTOUR LINE
⊙ MON	MONUMENT
⊙ 12"	TREE—TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
→	GUY WIRE

SITE BENCHMARK: ◆

SET NAIL
 ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS:

PER TRACT MAP NO. 500 FILED IN BOOK 18 OF MAPS AT PAGE 17, SANTA CLARA COUNTY RECORDS.



SITE BENCHMARK:

SET NAIL
ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS:

THE BEARING N0°00'00"E OF CENTERLINE OF CLARK AVENUE WAY AS SHOWN ON TRACT MAP NO. 1398 FILED IN BOOK 55 OF MAPS AT PAGE 45, SANTA CLARA COUNTY RECORDS.

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	15	5	
HOUSE (PAD)	65	0	
TOTAL	80	5	75

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY.
CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.

ABBREVIATION

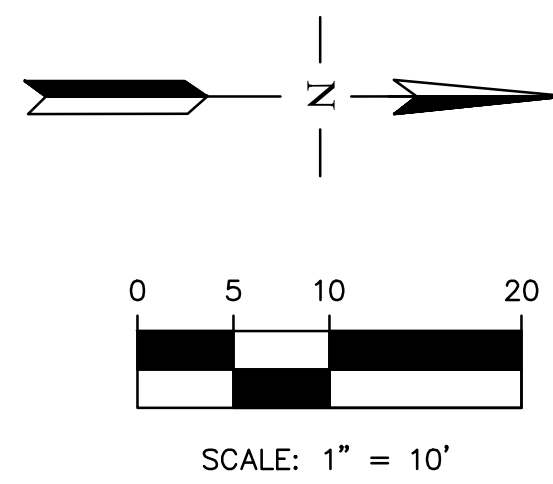
AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TC	TOP OF CURB

LEGEND

	PROPERTY LINE
	CENTERLINE
	UTILITY LINE-TYPE AS NOTED
	STREET LIGHT
	UTILITY BOX-TYPE AS NOTED
	WATER METER
	WATER VALVE
	CURB CATCH BASIN
	FIRE HYDRANT
	MANHOLE-TYPE AS NOTED
	SANITARY SEWER CLEANOUT
	POWER POLE W/ OVERHEAD WIRE
	BENCHMARK
	MONUMENT
	CONTOUR LINE
	SWALE @ 1% MIN. (U.O.N.)
	SURFACE FLOW DIRECTION
	DOWNSPOUT WITH SPLASH-BLOCK
	TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

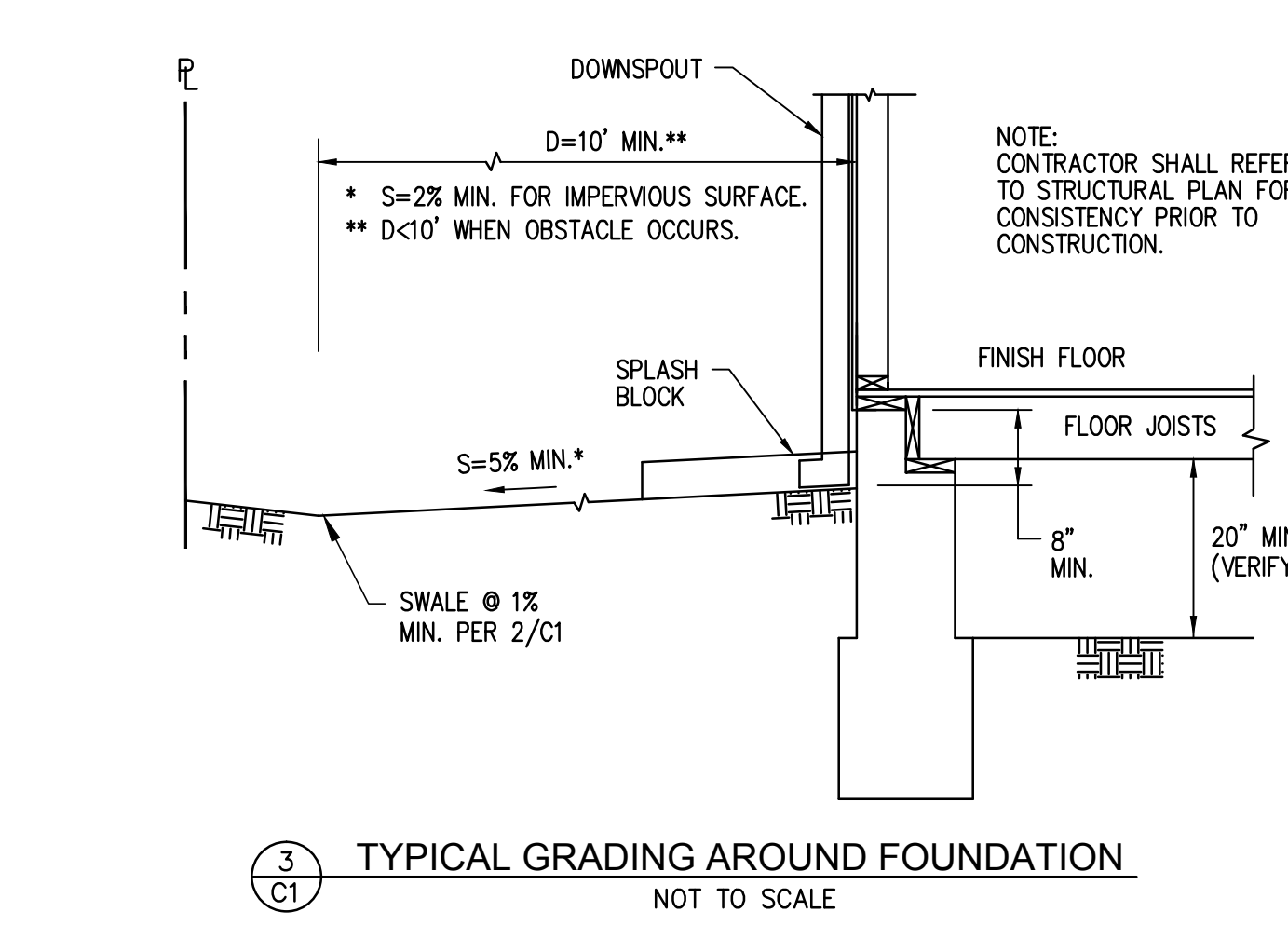
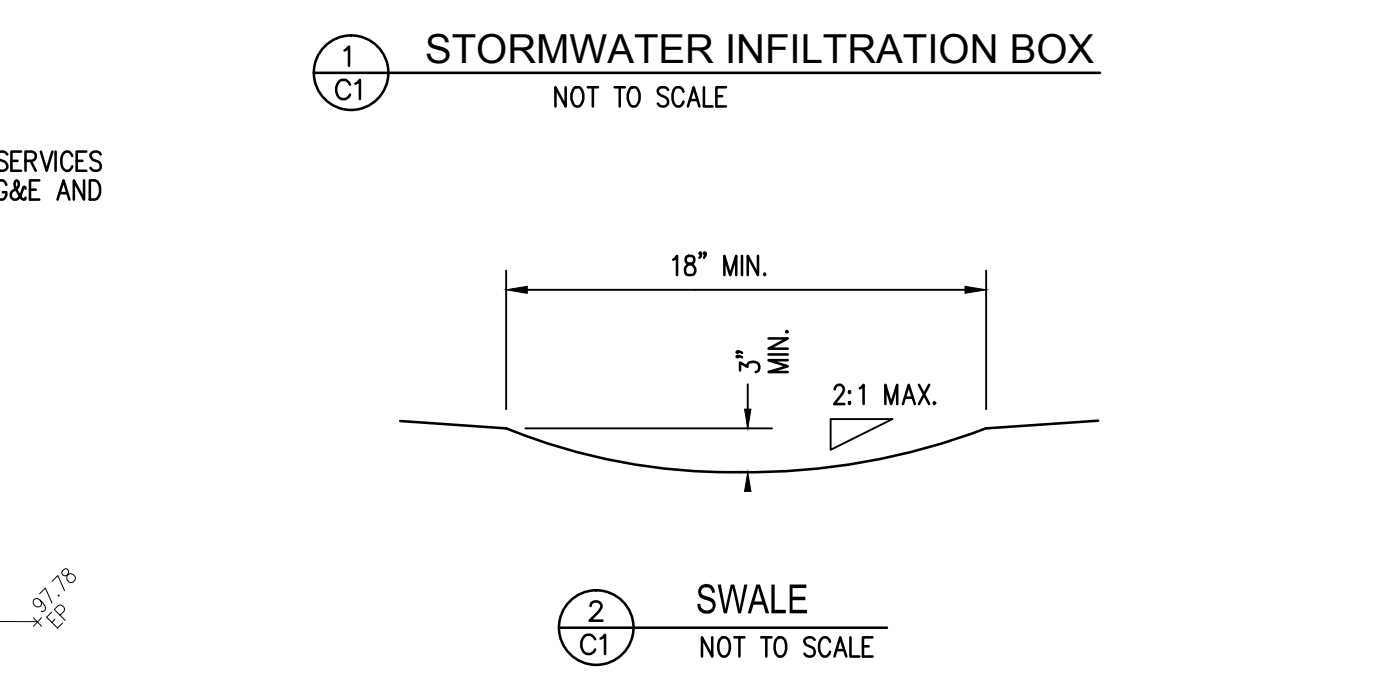
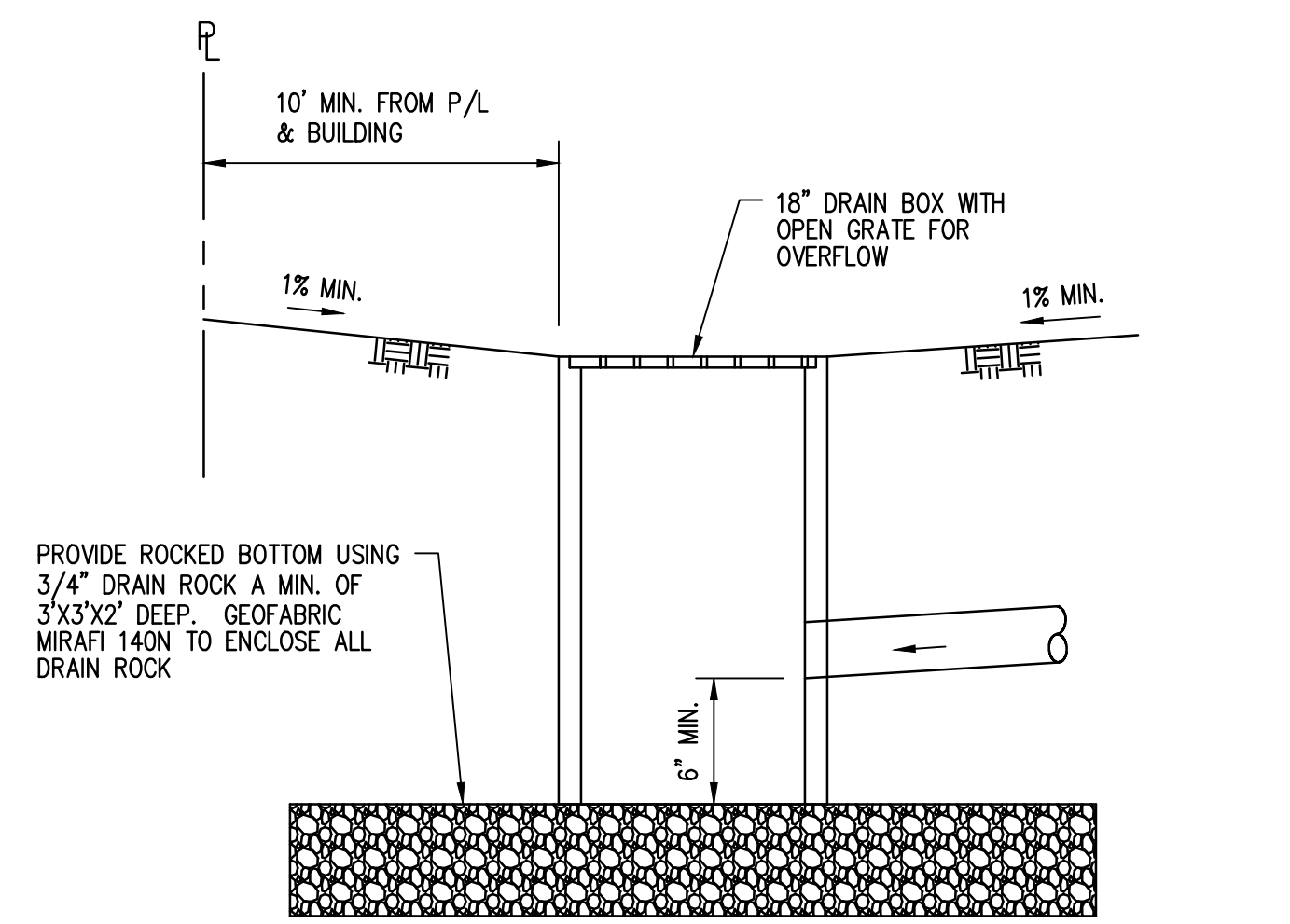
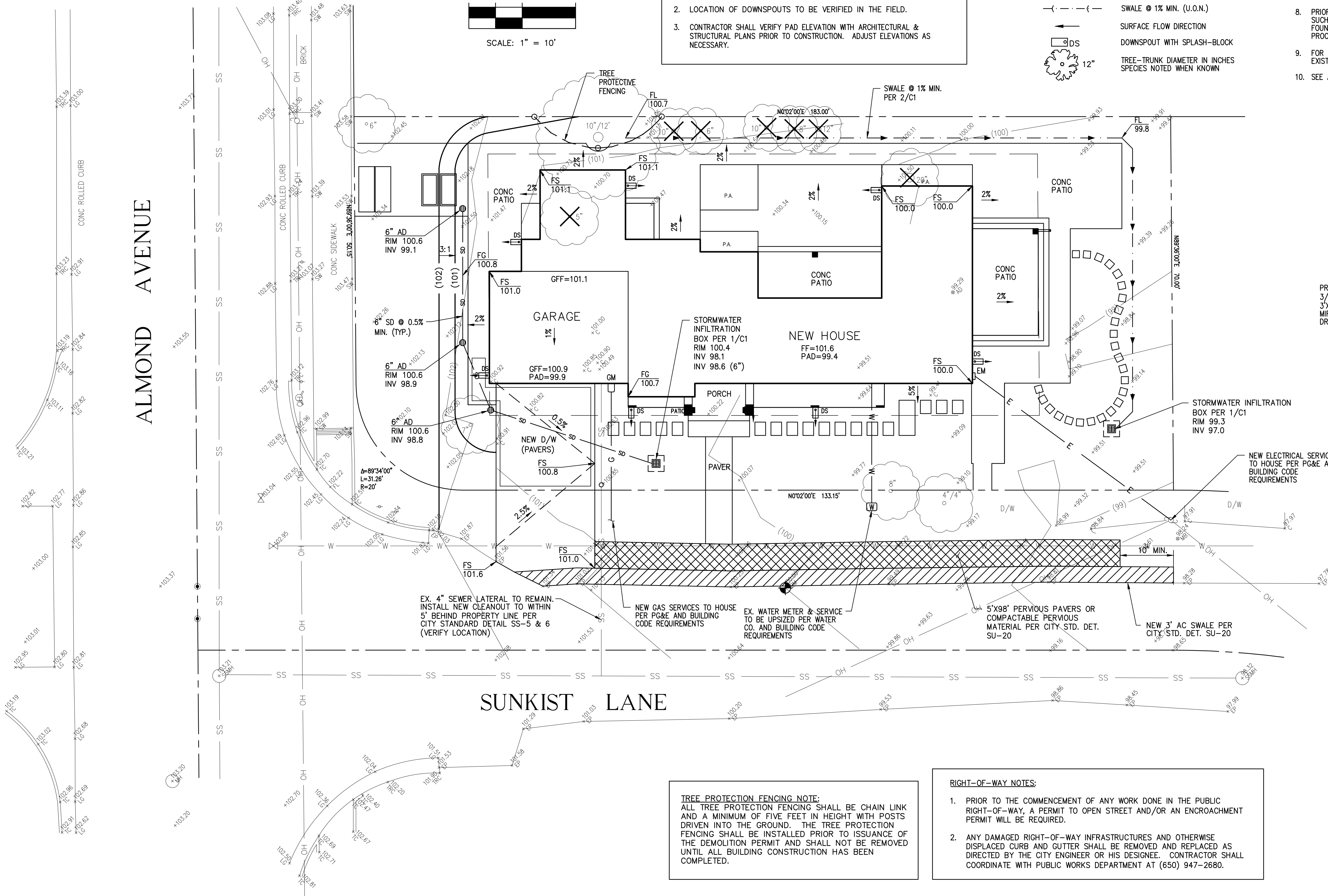
GRADING NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
- THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
- CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
- PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
- SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.



NOTE TO CONTRACTOR:

- CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
- LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
- CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.



TREE PROTECTION FENCING NOTE:
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

RIGHT-OF-WAY NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.

BY		DATE	
REVISION			
NO.			

RW ENGINEERING, INC.
CIVIL ENGINEERS LAND SURVEYORS
505 ALAMOND DRIVE, MILPITAS, CA 95035
(P) (408) 262-1889 (FAX) (408) 824-5556
rweengineering@gmail.com

PROFESSIONAL SEAL
ROBERT Y. WANG
50541
RENEWAL DATE: 06-30-19
CIVIL
STATE OF CALIFORNIA
DATE: 8/7/17

NEW RESIDENCE
216 SUNKIST LANE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-22-042

GRADING AND DRAINAGE PLAN

DATE: 8/7/17
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET
C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL ELEVATIONS OR PERMANENT IMPROVEMENTS.
2. OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. 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.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. 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.
6. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION WILL BE MINIMIZED. STATE AND LOCAL LAWS CONCERNING POLLUTION ABATEMENT SHALL BE COMPLIED WITH.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDE SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.
5. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 10/10, THEN OTHER IMMEDIATE METHODS SHALL BE IMPLEMENTED, SUCH AS EROSION CONTROL BLANKETS, OR A THREE-STEP APPLICATION OF 1) SEED, MULCH, FERTILIZER 2) BLOWN STRAW 3) TACKIFIER AND MULCH.
6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.
8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES


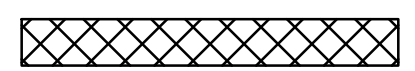
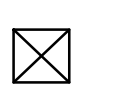

1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - E. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - F. RILLS AND GULLIES MUST BE REPAIRED.
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

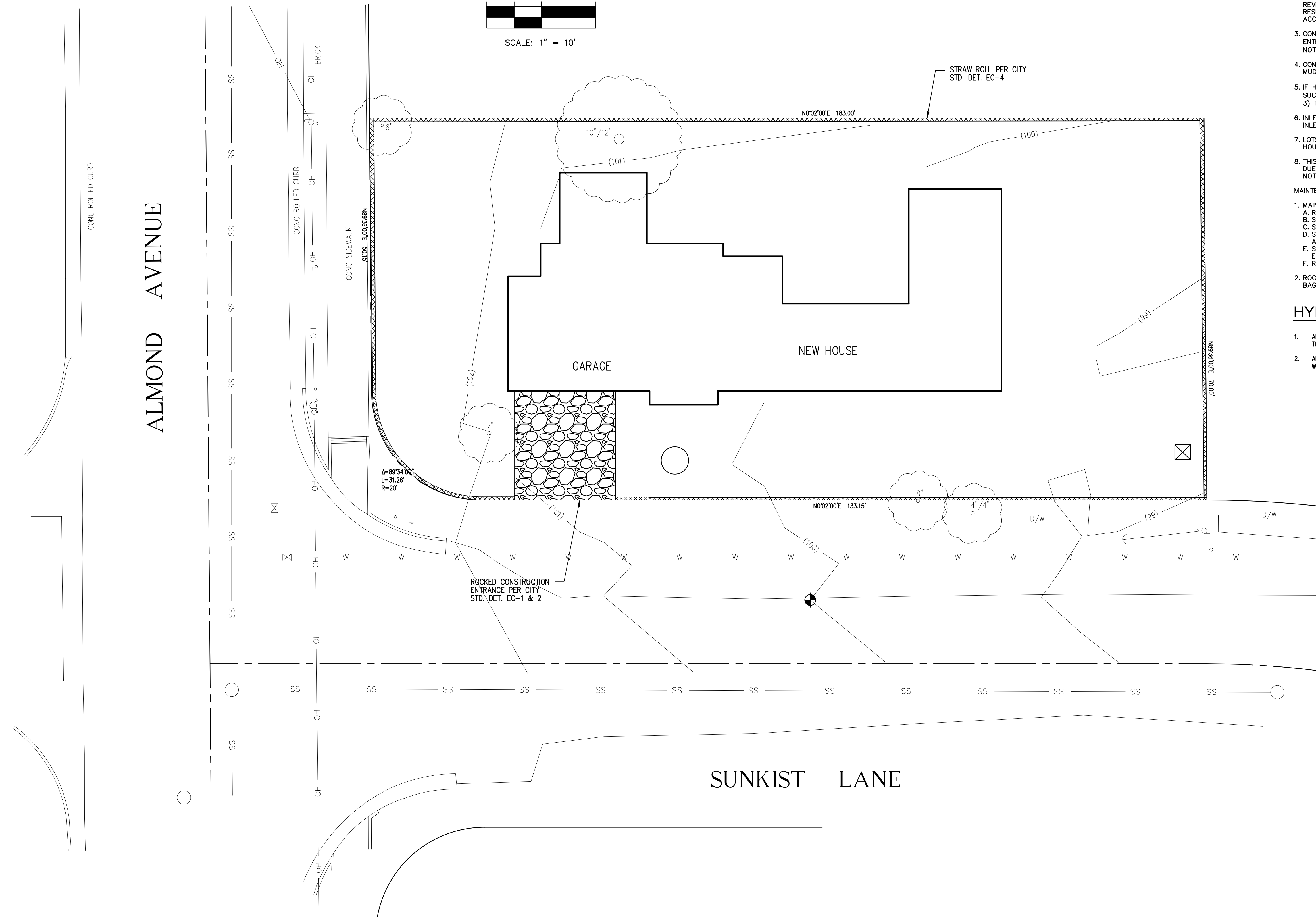
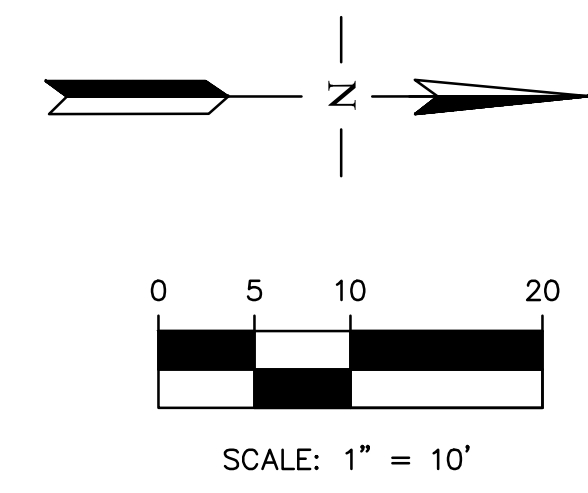
HYDROSEEDING:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

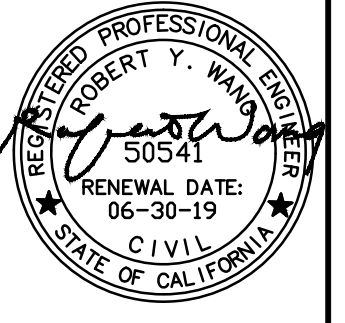
FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	

LEGEND

-  ROCKED CONSTRUCTION ENTRANCE
-  FIBER ROLL
-  PORT-A-POTY
-  CONCRETE WASH AREA



NO.	REVISION	DATE	BY



DATE: 8/7/17

NEW RESIDENCE
216 SUNKIST LANE
LOS ALTOS, CA
 APN: 170-22-042

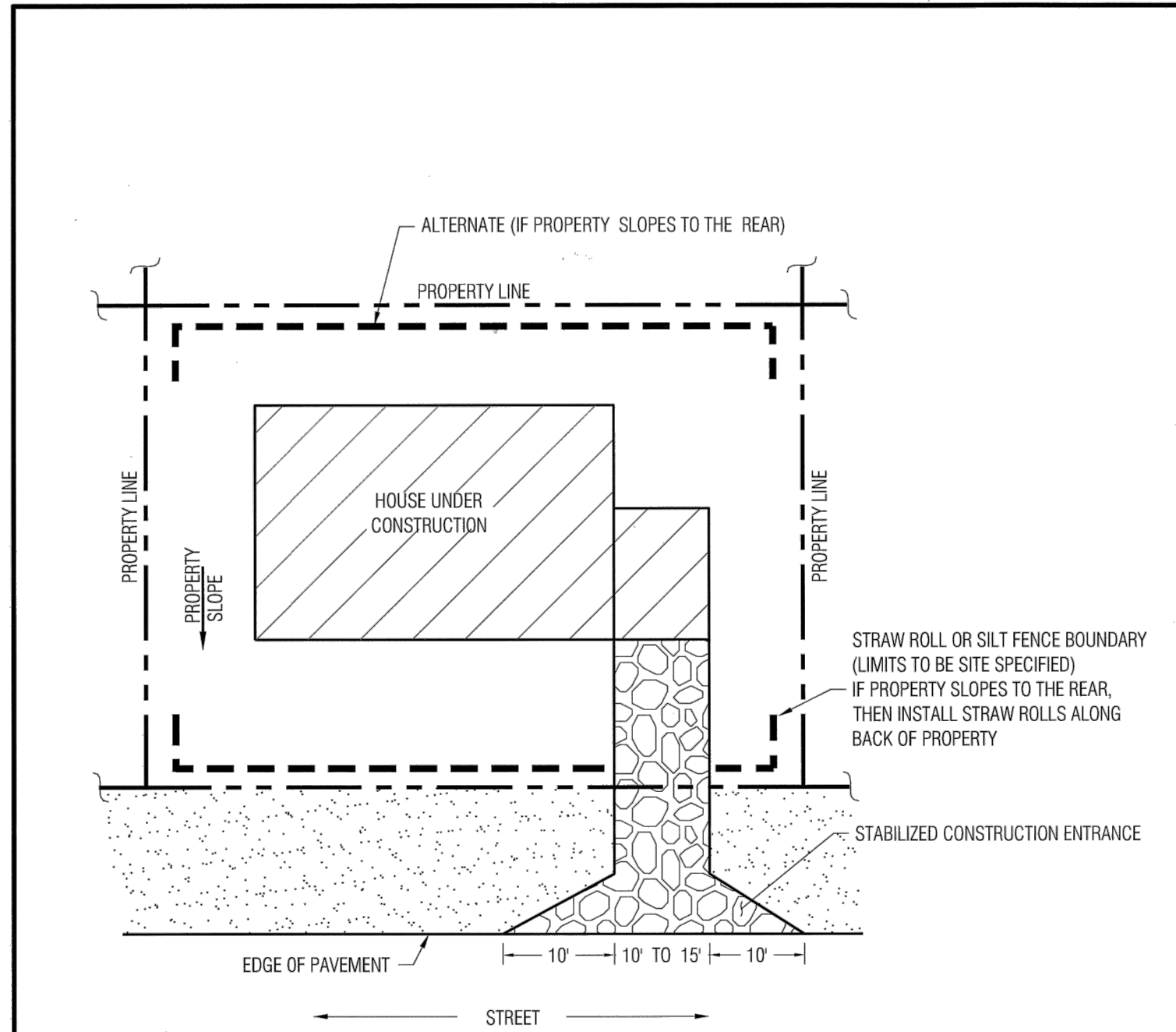
EROSION CONTROL PLAN

DATE: 8/7/17
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW

SHEET

C-2

RW ENGINEERING, INC.
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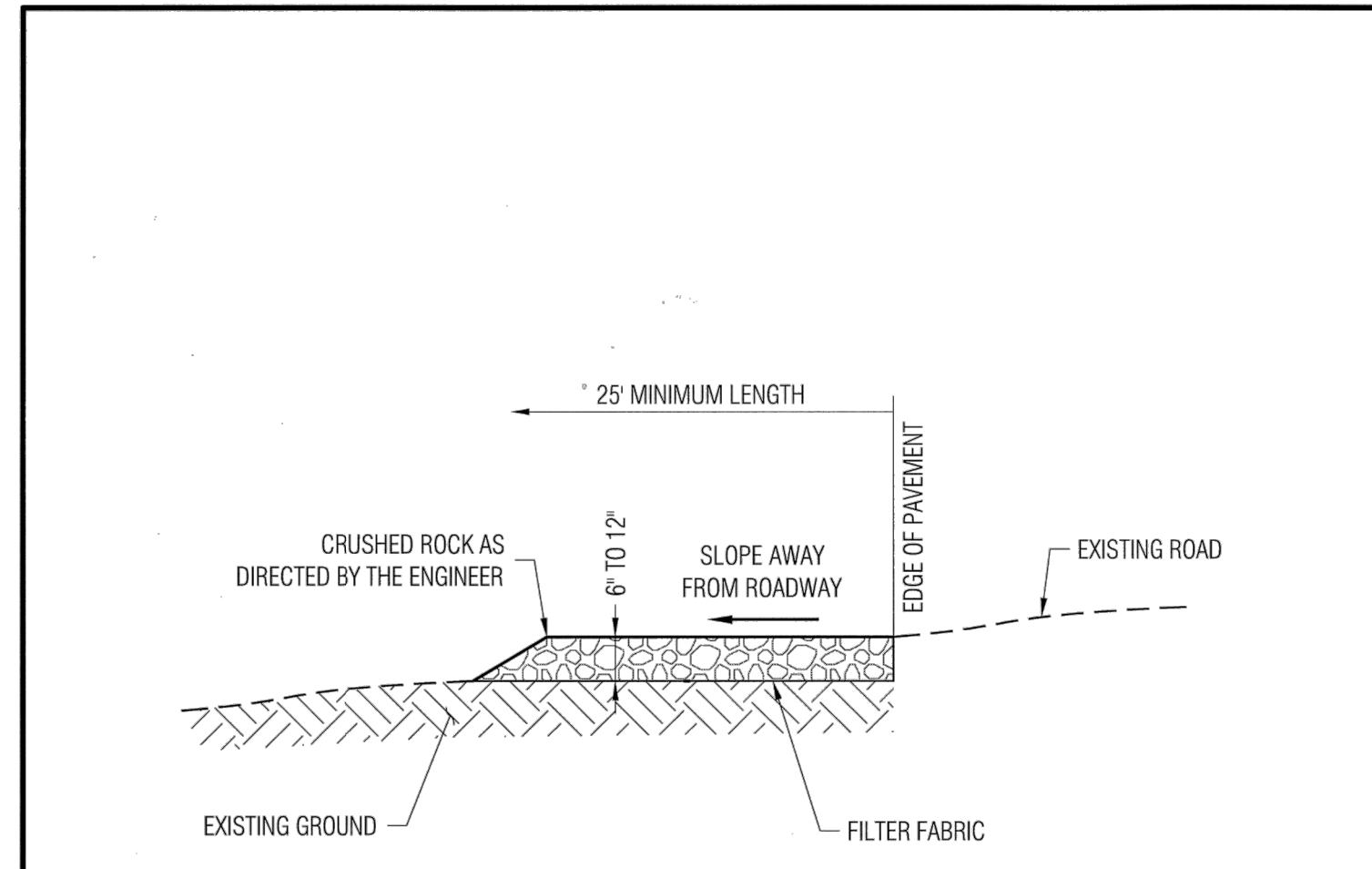


GENERIC CONSTRUCTION SITE PLAN

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010

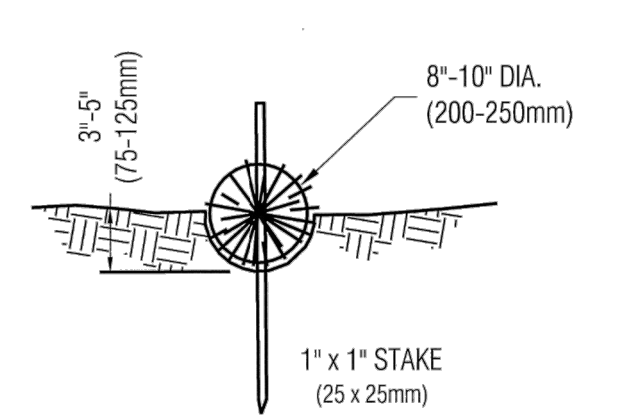
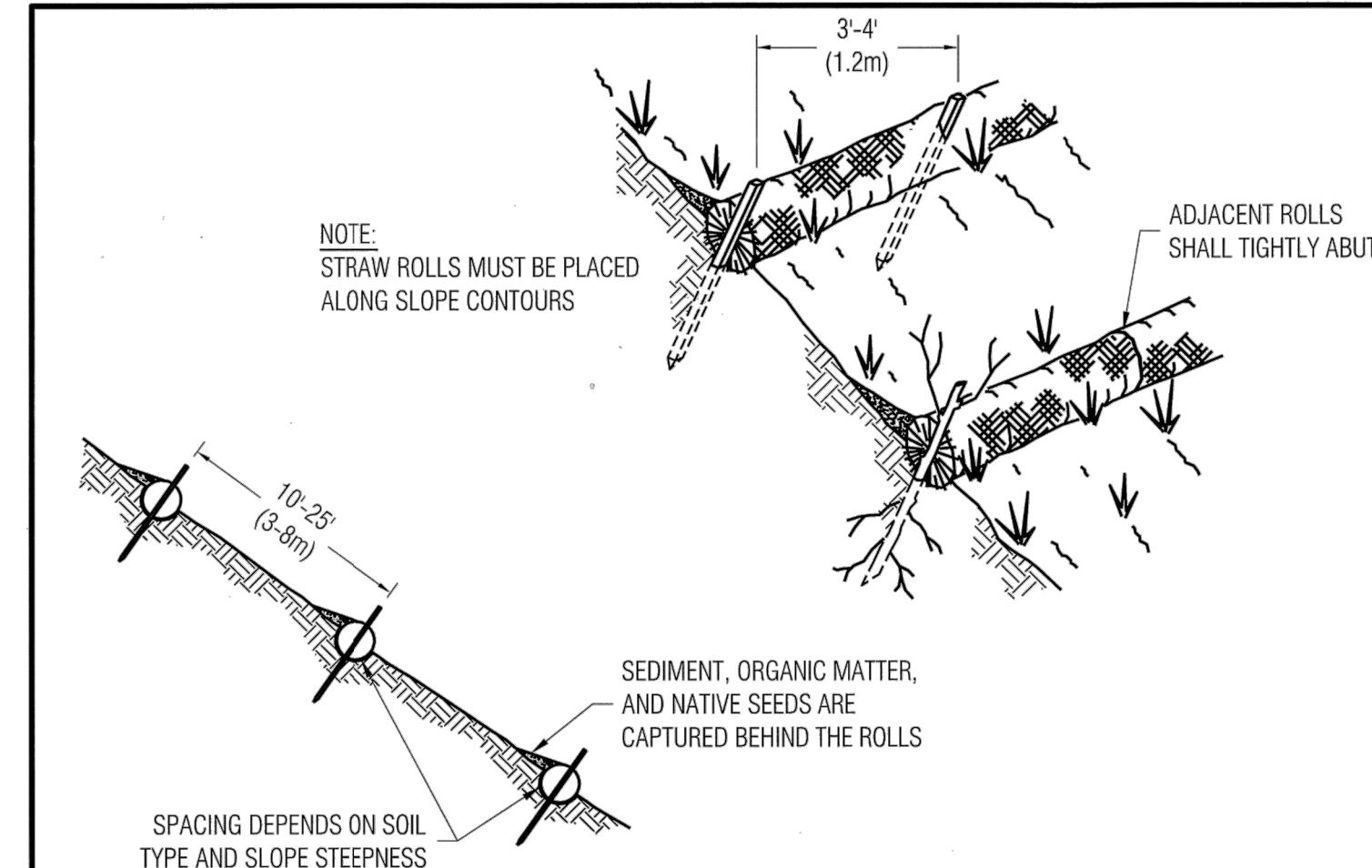


- NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010

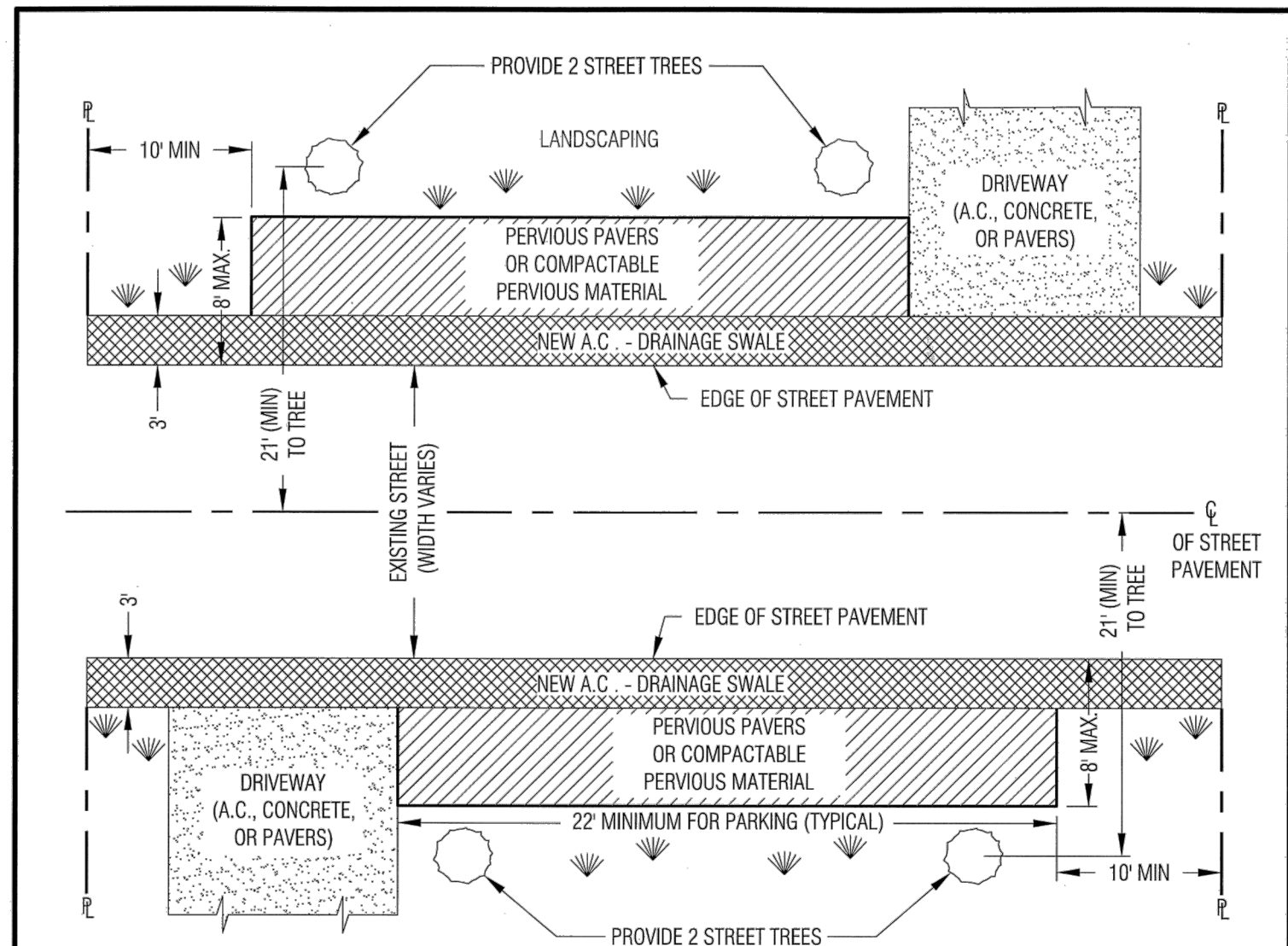


- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART
<4:1 SLOPE = ONE ROW AT LOW POINT
 3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



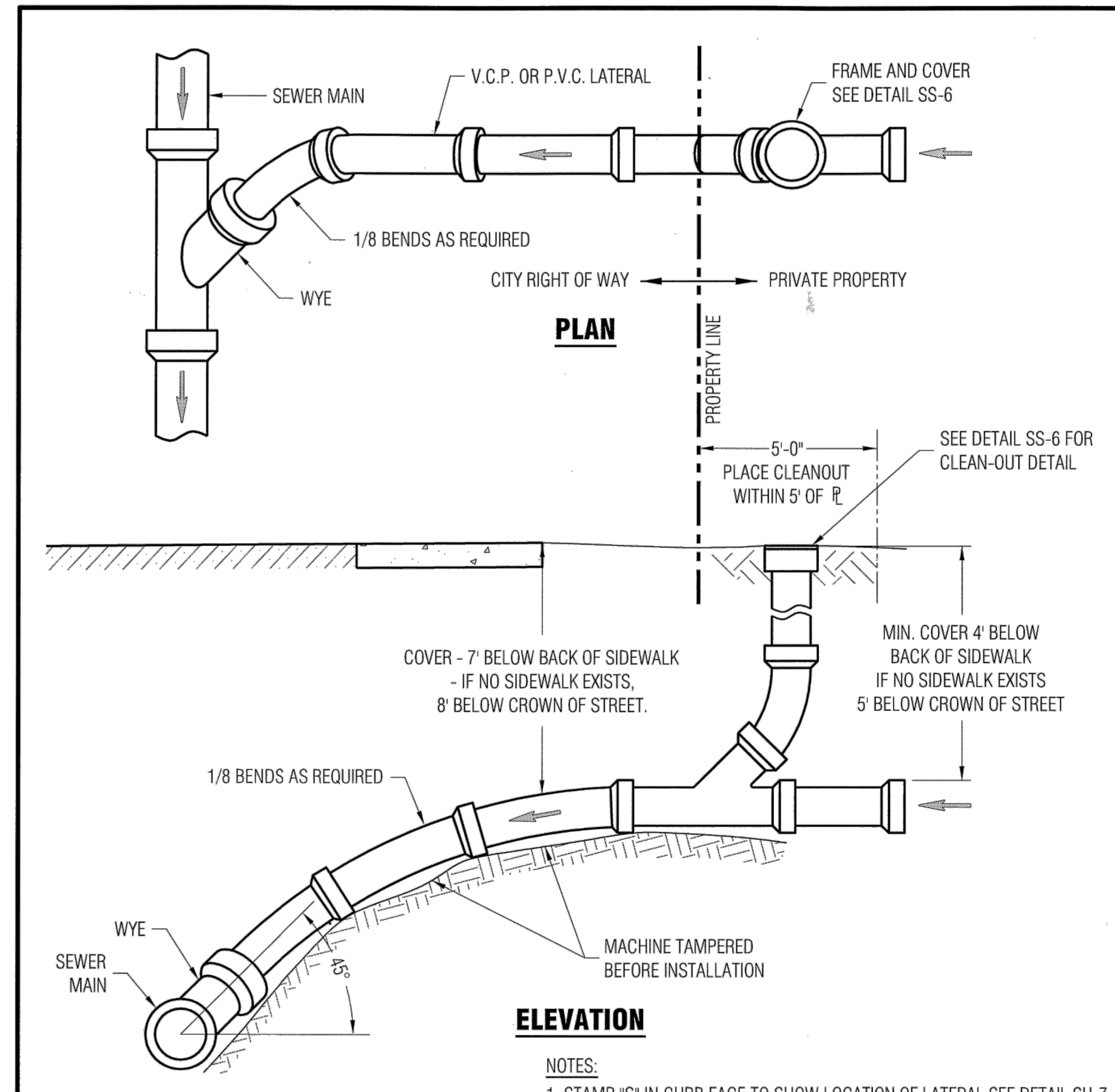
- LEGEND:
- A.C. ASPHALT CONCRETE
 - PROPERTY LINE
 - CENTERLINE
 - EXISTING OR NEW LANDSCAPING
 - STREET TREE (NEW OR EXISTING)
 - NEW PERMEABLE SURFACE
 - NEW A.C. - DRAINAGE SWALE

- NOTES:
1. IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER, NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
 2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
 3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		SHOULDER PAVING POLICY	SU-20

STANDARD DETAILS MAY 2010

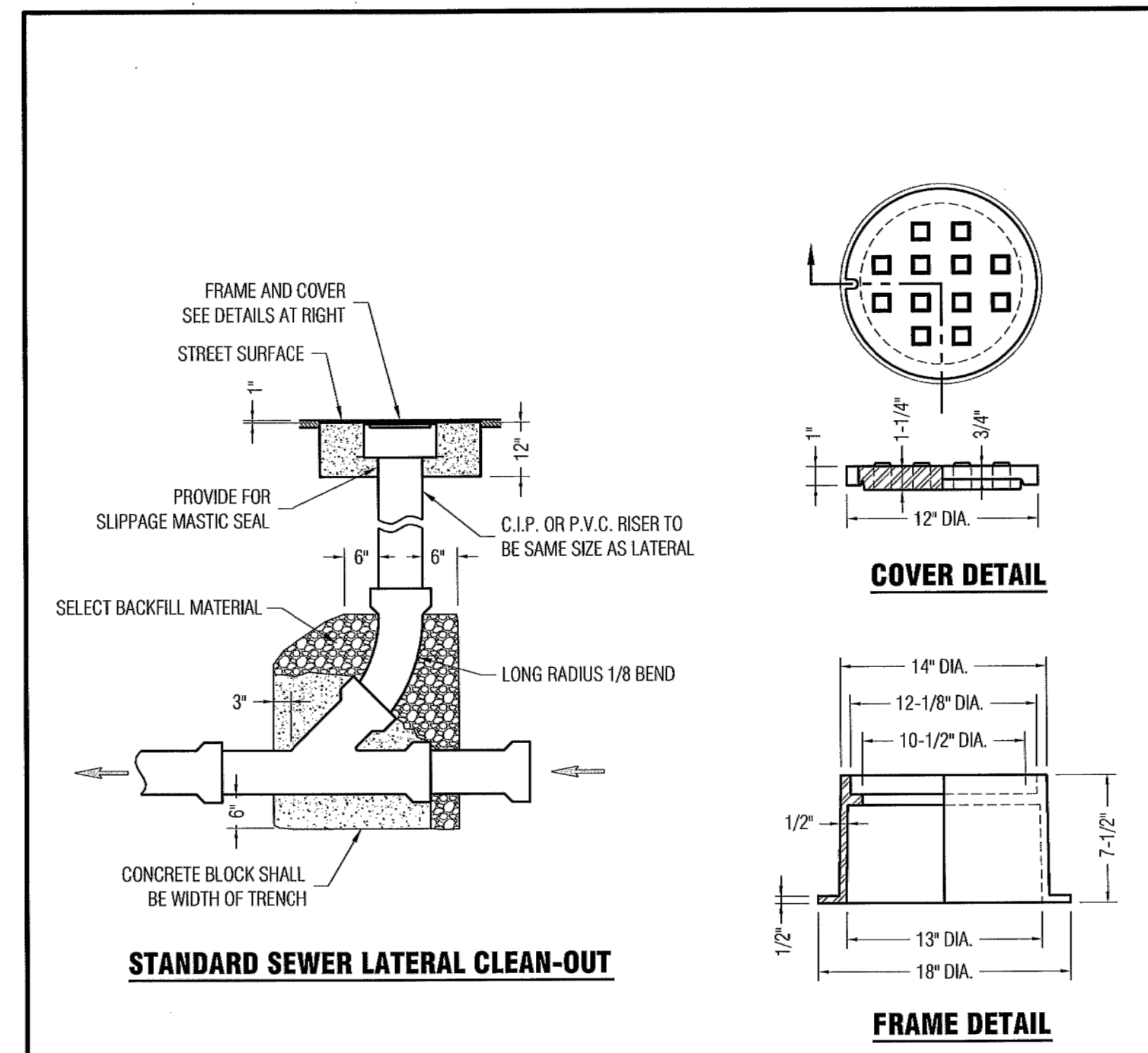


- NOTES:
1. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL SEE DETAIL SU-7
 2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		SEWER LATERAL AND SEWER RISER	SS-5

STANDARD DETAILS MAY 2010



Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
Changed Detail Title	02/16/12	SEWER LATERAL CLEAN-OUT	SS-6

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY

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505 ALTA MOUNT DRIVE, MILPITAS, CA 95035
(P) (408) 262-1889 (FAX) (408) 824-5556
rweengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
50541
RENEWAL DATE: 06-30-19
CIVIL
STATE OF CALIFORNIA

DATE: 8/7/17

NEW RESIDENCE
216 SUNKIST LANE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 170-22-042

STANDARD DETAILS

DATE: 8/7/17
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET
C-3

CHEN
RESIDENCE

216 SUNKIST LANE
LOS ALTOS, CA

YH
LANDSCAPE DESIGN

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: SEPTEMBER 7, 2017

SCALE:

DRAWN: YH

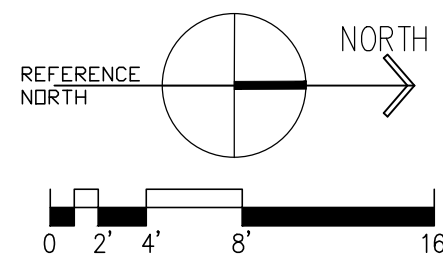
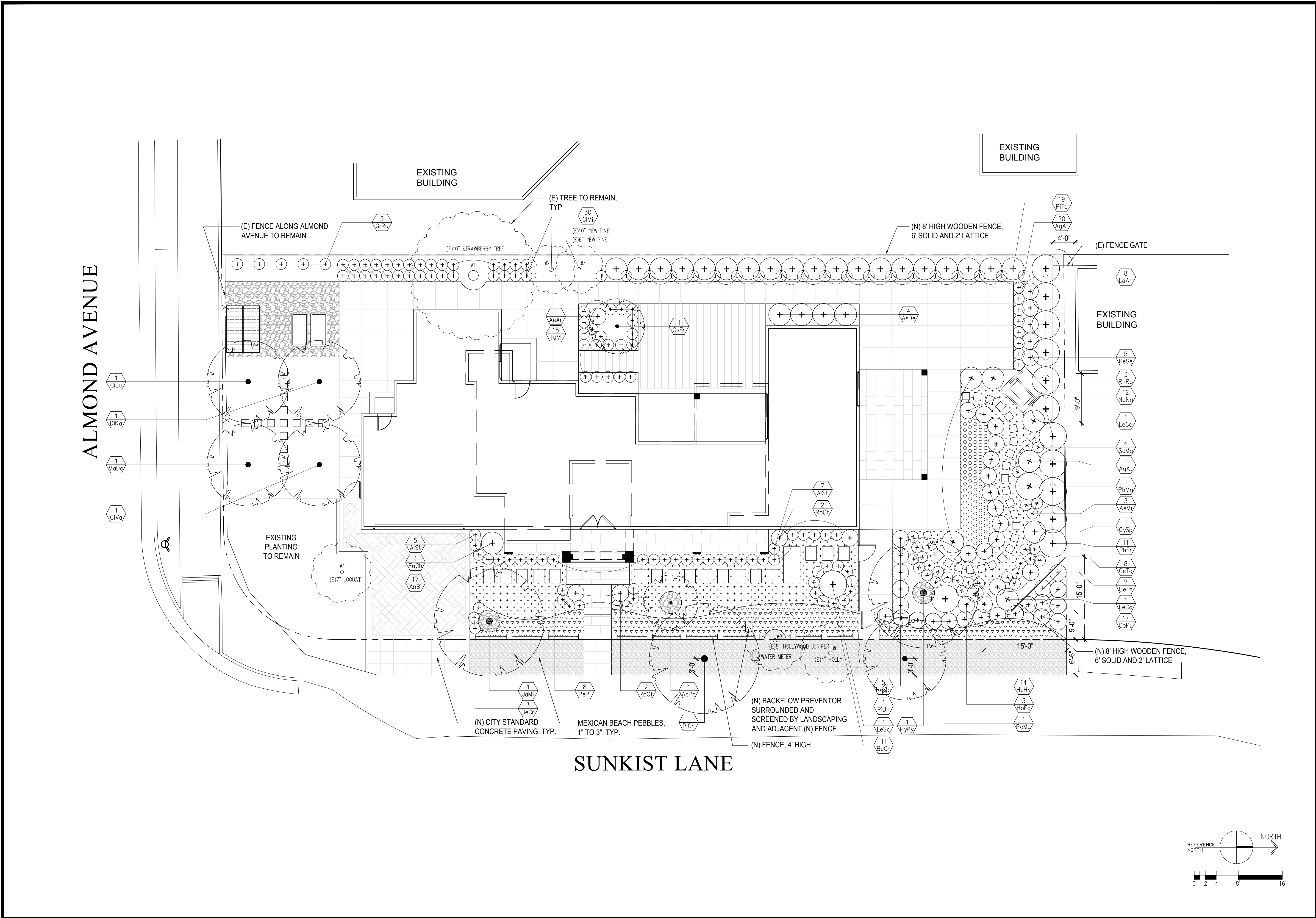
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-1



TREES



Fireglow Japanese Maple, 15' H X 15' W, Growth rate: slow



Lemon, 15' H X 15' W, Growth rate: moderate



Sweet Olive, 10' H X 8' W, Growth rate: moderate



Chinese Pistache, 25' H X 25' W, Growth rate: moderate



Persimmon, 20' H X 20' W, Growth rate: moderate



Valencia Orange, 15' H X 15' W, Growth rate: moderate



Victorian Box, 15' H X 15' W, Growth rate: fast



Rall Genet Apple, 15' H X 15' W, Growth rate: moderate



Pyrus pyrifolia, 20' H X 15' W, Growth rate: moderate



Jacaranda, 25' H X 15' W, Growth rate: moderate

EVERGREEN SCREENING SHRUBS



Fraser Photonia, 10' H X 5' W, Growth rate: fast



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

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREES						
AcPa	Acer palmatum 'Fireglow'	Fireglow Japanese Maple	M	1	24" box	As Shown
CIeu	Citrus 'Eureka'	Lemon	M	1	15 gal.	As Shown
CIva	Citrus 'Valencia' dwarf	Valencia Orange	M	1	15 gal., Std	As Shown
DIka	Diospyros kaki	Persimmon	L	1	15 gal.	As Shown
JaMi	Jacaranda mimosifolia	Jacaranda	M	1	24" box	As Shown
OsFr	Osmanthus fragrans	Sweet Olive	M	1	24" box	As Shown
MaDo	Malus domestica 'Ralls Genet'	Rall Genet Apple	M	1	15 gal.	As Shown
PIch	Pistacia chinensis	Chinese Pistache	L	1	15 gal.	As Shown
PIun	Pittosporum undulatum	Victorian Box	M	1	15 gal.	As Shown
PyPy	Pyrus pyrifolia	Asian Pear	M	1	15 gal.	As Shown
SHRUBS						
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	2	15 gal.	3' O.C.
CoPu	Coleonema pulchrum 'Compacta'	Pink Breath of Heaven	M	17	15 gal.	3' O.C.
CySp	Cytisus x spachianus	Broom	L	1	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavender	L	8	15 gal.	2' O.C.
LeSc	Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree	M	1	15 gal.	4' O.C.
LeCo	Leucospermum cordifolium	Nodding Pincushion	L	2	15 gal.	4' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	12	15 gal.	3' O.C.
PhFr	Photonia x fraseri	Fraser Photinia	M	11	15 gal.	5' O.C.
PIto	Pittosporum tobira	Japanese Mock Orange	L	19	15 gal.	4' O.C.
RhIn	Rhaphirolepis indica	Indian Hawthorn 'Pink Lady'	M	10	15 gal.	4' O.C.
RoOf	Rosmarinus officinalis 'Benenden Blue'	Rosemary	L	4	15 gal.	3' O.C.
PERENNIAL and GROUNDCOVER						
AeAr	Aeonium arboreum zwartkop	Zwartkop Aeonium	L	1	15 gal	3' O.C.
AeMi	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	L	3	5 gal.	2' O.C.
AgAf	Agapanthus africanus	Lily of The Nile	M	20	5 gal.	2' O.C.
AgAt	Agave attenuata	Fox Tail Agave	L	1	15 gal.	4' O.C.
AlSt	Aloe striata	Coral Aloe	L	12	15 gal.	2' O.C.
AnBi	Anigozanthos 'Big Red'	'Big Red' Kangaroo Paw	L	17	15 gal.	3' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	4	15 gal.	4' O.C.
BeCr	Bergenia crassifolia	Winter-blooming Bergenia	M	14	5 gal.	2' O.C.
CeTo	Cerastium tomentosum	Snow-in-summer	M	8	5 gal.	2' O.C.
CIMi	Clivia miniata	Clivia	M	30	5 gal.	2' O.C.
EuCh	Euphorbia characias 'wulfenii'	Euphorbia	L	1	15 gal.	4' O.C.
Fest	Festuca Rubra var. rubra	Creeping Red Fescue	L	121 SF	Seeds	
HaMa	Hakonechloa macra	Golden Japanese Forest Grass	M	5	15 gal.	3' O.C.
HeHy	Helleborus x hybridus	Hellebore	M	14	5 gal.	2' O.C.
HoFo	Hosta fortunei	Plantain Lily	M	3	5 gal.	3' O.C.
PeSe	Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	M	5	15 gal.	3' O.C.
PhMa	Phormium 'Maori Queen'	'Maori Queen' New Zealand Flax	L	1	15 gal.	5' O.C.
PoMu	Polystichum munitum	Western Sword Fern	M	1	15 gal.	5' O.C.
Rosa	Rosa x 'NOA97400A'	Flowering Carpet Amber Groundcover Rose	M	52	5 gal.	3' O.C.
SeMa	Senecio Mandralscae	Blue Chalk Sticks	L	4	5 gal.	18" O.C.
Thy	Thymus serpyllum	Creeping Thyme	M	46	5 gal.	3' O.C.
TuVi	Tulbaghia violacea	Society Garlic	M	15	5 gal.	2' O.C.
VINE						
GrRu	Grape 'Ruby Seedless'	Ruby Seedless Grape	M	5	5 gal.	4' O.C.

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

CHEN RESIDENCE

216 SUNKIST LANE
LOS ALTOS, CA

YH
LANDSCAPE DESIGN

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: AUGUST 26, 2017

SCALE: AS SHOWN

DRAWN: YH

JOB: YH

SHEET TITLE:

PLANTING SCHEDULE & PLANT PHOTOS

SHEET NO.