

PROJECT DATA

1. APN 336-02-014
2. LOT SIZE 101.72'X221.66'
GROSS 22,547 SF (15'W I/E EASEMENT)
NET 21,021 SF
3. FAR (3850) + 0.1x(21021-11000) = 4852
4. ZONE R1-H
5. DEMOLISH & RE-BUILD A SFR
6. PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	4089 square feet (19 %)	3596 square feet (17 %)	5255 square feet (25 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 3569 sq ft 2nd Flr: 0 sq ft Total: 3569 sq ft (17 %)	1st Flr: 2808 sq ft 2nd Flr: 2042 sq ft Total: 4850 sq ft (23 %)	4852 square feet (23 %)
SETBACKS:			
Front Rear	70' / 43'	78'-7" / 55'	30' / 50'
Right side (1st/2nd)	19'-6" / n/a feet	27'-9" / 29'-10"	20' / 25'
Left side (1st/2nd)	10'-9" / n/a feet	20'-6" / 25'	20' / 25'
HEIGHT:	15'	25'-6"	27'

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	3128 square feet	3612 square feet	6740 square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	441 square feet	285 square feet	726 square feet

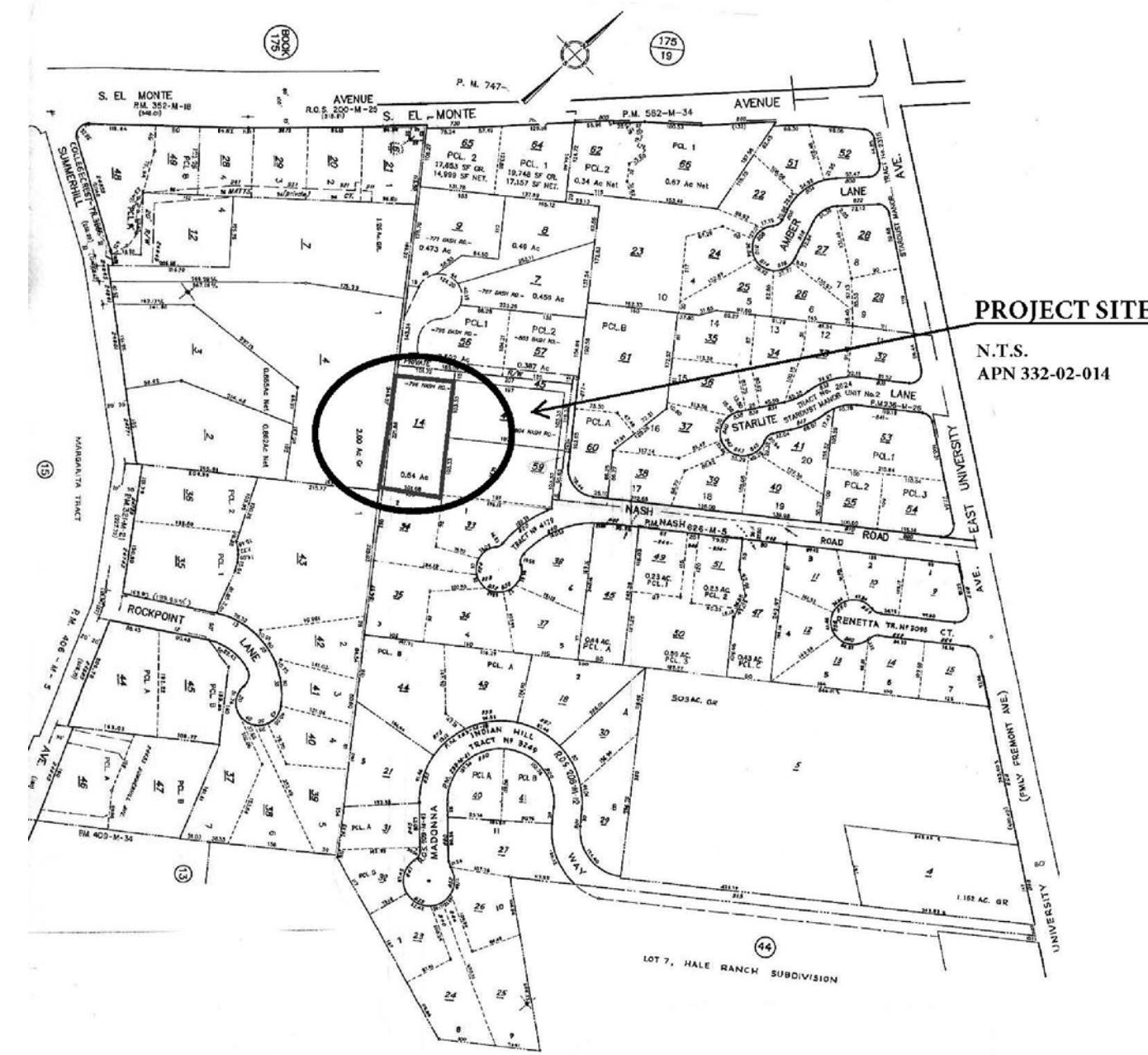
LOT CALCULATIONS

NET LOT AREA:	21,021 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	600 square feet (20 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): _____ sq ft Existing softscape (undisturbed) area: _____ sq ft New softscape (new or replaced landscaping) area: _____ sq ft <i>Sum of all three should equal the site's net lot area</i>

NOTE:
BLANKS PROVIDED FOR LS BREAKDOWN APPEAR UNFIT FOR THIS PROJECT
SEE SHEET L-3 FOR TWO (2) ALTERNATIVE DIAGRAMS SHOWING LS
BREKDOWNNS

OWNER: RENNA SHEE
796 NASH ROAD
LOS ALTOS, CA 94040
(650) 823-8003

VICINITY MAP N.T.S.



DRAWING INDEX

ARCHITECTURAL

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- SHEET 21 L-3 LANDSCAPE BREAKDOWNS

CONSULTANTS

ARCHITECT : STEVE YANG & ASSOCIATES	1618 WILLOWHURST AVE. SAN JOSE, CA 95125	TEL (408) 694-1618
CIVIL ENGINEER : RW ENGINEERING	505 ALTAMONT DR. MILPITAS, CA 95035	TEL (408) 262-1899
GEOTECHNICAL:		
LANDSCAPE ARCHITECT : TODD KALBFELD	2345 TULIP RD SAN JOSE, CA	TEL (408) 605-9973
STRUCTURAL ENGINEER :		
MECHANICAL ENGINEER :		
ELECTRICAL ENGINEER :		
ARBORIST:		

TWO-STORY SINGLE-FAMILY RESIDENCE

796 NASH RD.

LOS ALTOS, CA

▲2 ENTIRE SET REVISED
▲1 ENTIRE SET REVISED

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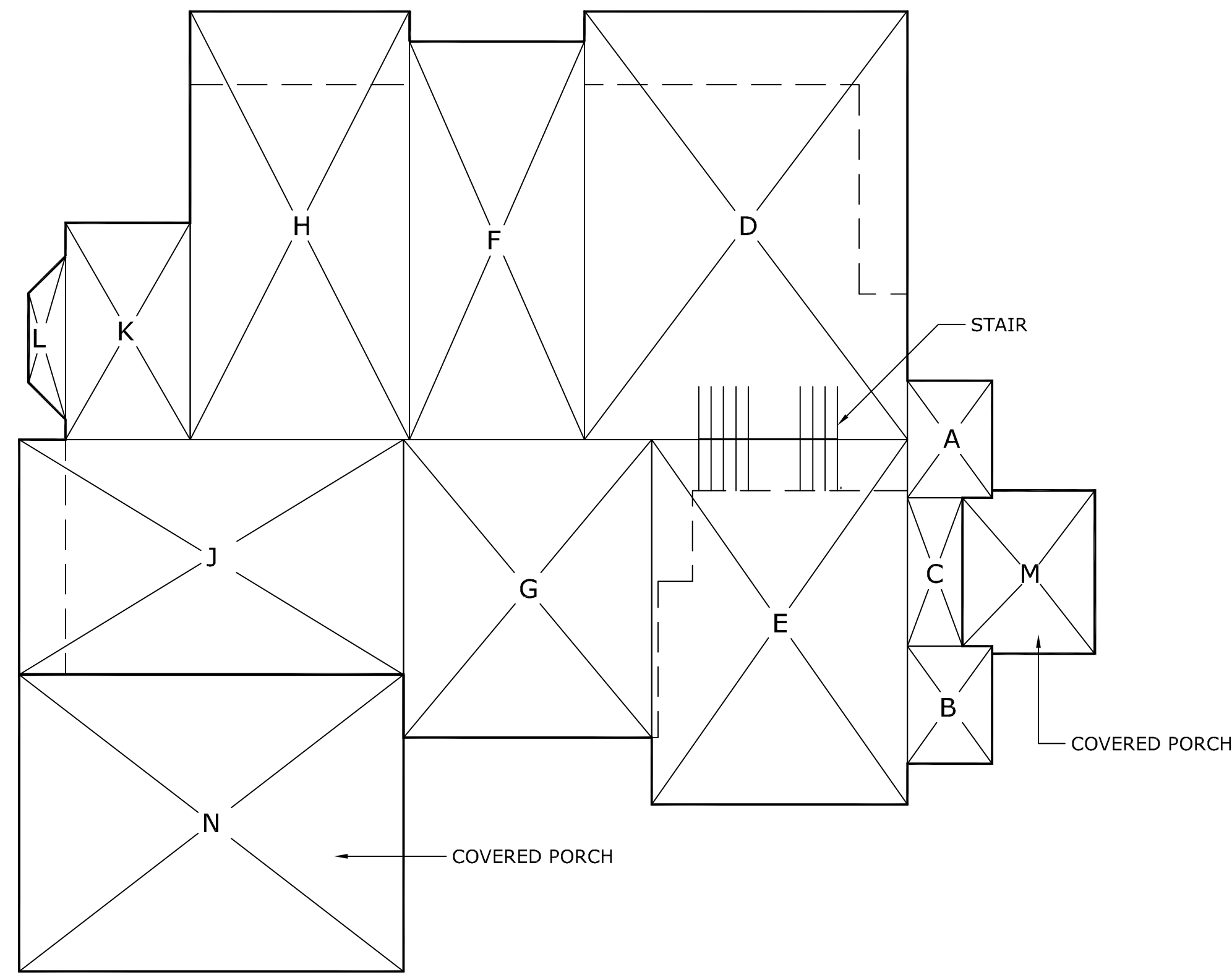
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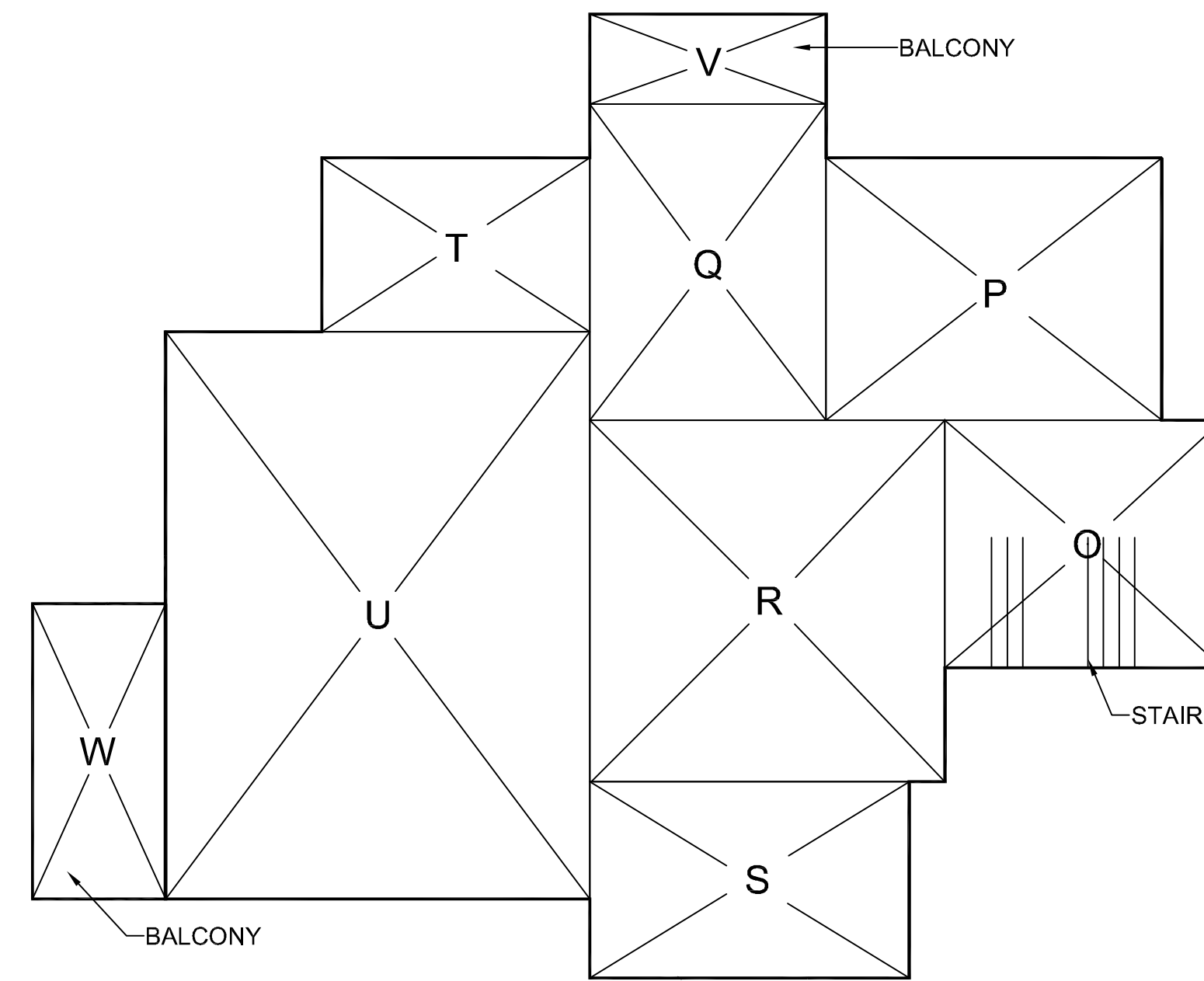
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FLOOR AREA AND COVERAGE DIAGRAM

1/8"=1'-0"



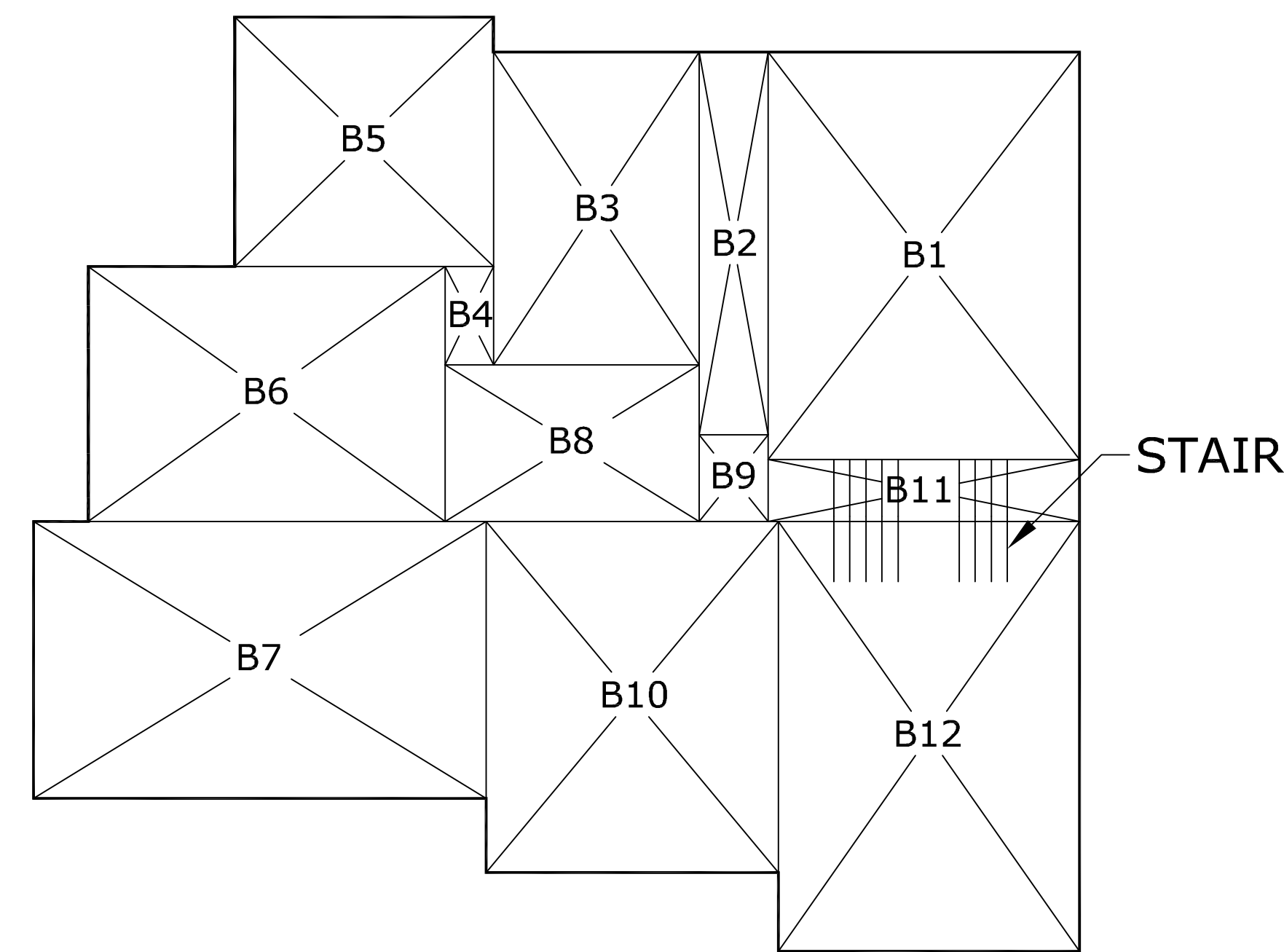
1ST STORY



2ND STORY

FLOOR AREA & COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA
A	7'-10 ¹³ / ₁₆ "x5'-8 ¹ / ₂ "	45.1 SF
B	7'-10 ¹³ / ₁₆ "x5'-8 ¹ / ₂ "	45.1 SF
C	10'x3'-8 ¹ / ₂ "	37.1 SF
D	28'-10 ⁵ / ₈ "x21'-9"	627.3 SF
E	24'-7" x17'-2 ¹ / ₂ "	423.0 SF
F	26'-9 ⁵ / ₈ "x11'-9 ¹ / ₈ "	315.2 SF
G	20'-1" x16'-8 ⁵ / ₈ "	335.8 SF
H	28'-10 ⁵ / ₈ "x14'-9 ¹ / ₂ "	426.6 SF
J	15'-10" x25'-10 ¹ / ₂ "	409.7 SF
K	14'-7 ¹ / ₈ "x8'-4 ¹ / ₂ "	122.2 SF
L	[(6'+11')/ 2]x2'-6"	21.2 SF
1ST STORY SUBTOTAL		2808.0 SF
O	13'-3 ¹ / ₂ "x14'-10 ¹ / ₂ "	197.7 SF
P	14'-0 ⁷ / ₈ "x18'	253.3 SF
Q	5'-6" x16'-11 ¹ / ₂ "	215.0 SF
R	19'-0 ⁵ / ₈ "x19'-4 ⁵ / ₈ "	369.3 SF
S	10'-6 ¹ / ₂ "x17'-1 ⁵ / ₈ "	180.6 SF
T	9'-3 ⁷ / ₈ "x14'-4 ¹ / ₂ "	133.9 SF
U	30'-5 ¹ / ₈ "x22'-9"	692.2 SF
2ND STORY SUBTOTAL		2042.0 SF
TOTAL FLOOR AREA		4850.0 SF
COVERAGES		
M	[(10'x2')+(6'-11"x10'-11 ⁷ / ₈ ")]	96.1 SF
N	20'x25'-10 ¹ / ₂ "	517.5 SF
V	4'-10" x12'-8 ¹ / ₈ "	61.2 SF
W	7'-1 ¹ / ₂ "x15'-10"	112.8 SF
AREA OUTSIDE FLOOR SUBTOTAL		787.6 SF
AREA OF FLOOR		2808.0 SF
TOTAL LOT COVERAGE		3595.0 SF



BASEMENT

BASEMENT AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
B1	23'-3 ¹ / ₂ "x17'-9 ¹ / ₂ "	414.3 SF
B2	21'-10 ¹ / ₂ "x3'-11 ¹ / ₂ "	86.5 SF
B3	17'-10 ¹ / ₂ "x11'-9 ¹ / ₈ "	210.2 SF
B4	5'-7 ¹ / ₂ "x2'-9"	15.4 SF
TOTAL GARAGE		726.0 SF
B5	14'-9 ¹ / ₂ "x14'-3"	210.7 SF
B6	14' 7 ¹ / ₈ "x20'-5"	297.9 SF
B7	15'-10" x25'-10 ¹ / ₂ "	409.6 SF
B8	14'-6 ¹ / ₈ "x8'-11 ⁵ / ₈ "	130.1 SF
B9	3'-11 ¹ / ₂ "x4'-11 ⁵ / ₈ "	19.6 SF
B10	16'-8 ⁵ / ₈ "x20'-1"	335.7 SF
B11	3'-6 ⁵ / ₈ "x17'-9 ¹ / ₂ "	63.2 SF
B12	17'-2 ¹ / ₂ "x24'-7"	423.0 SF
TOTAL BASEMENT AREA		2616.0 SF

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San Jose, CA. 95125-5560
(408) 694-1618

SINGLE-FAMILY RESIDENCE
796 NASH RD.
LOS ALTOS, CA



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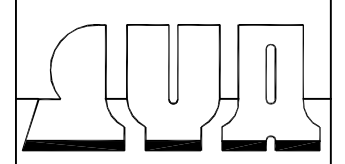
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LEGENDS:

- ← LOCATION OF PICTURE TAKEN
- ▲ VEHICLE
- G GARAGE
- F FRONT
- R REAR
- S SIDE

TOTAL 12 LOTS SHOWN 50% IS ONE-STORY
 50% IS TWO-STORY.
 PROPERTIES ARE ABOUT 200 FT RADIUS
 WITHIN SUBJECT SITE



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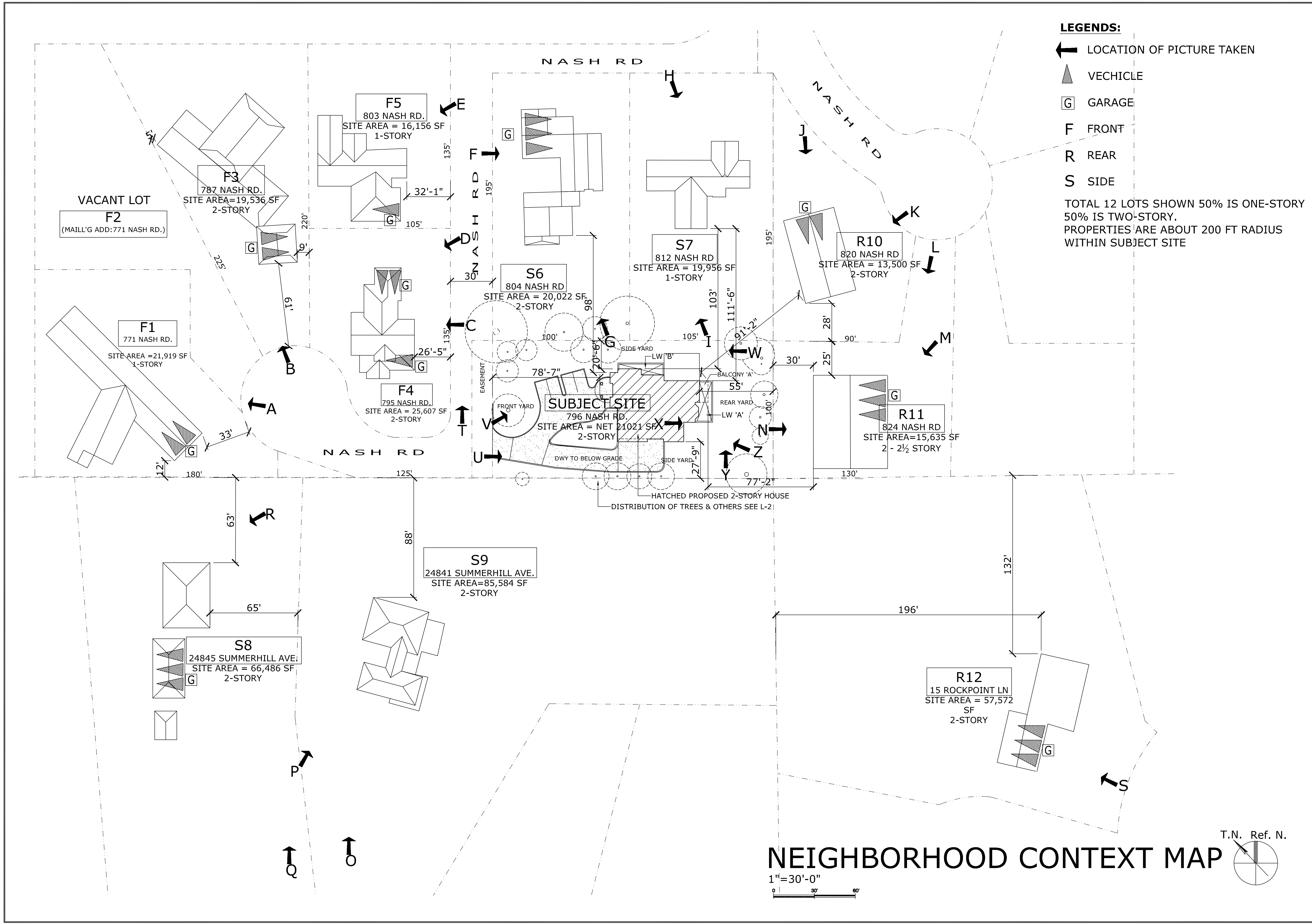
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VACANT LOT
F2
 (MAIL'G ADD: 771 NASH RD.)

F3
 787 NASH RD.
 SITE AREA = 19,536 SF
 2-STORY

F5
 803 NASH RD.
 SITE AREA = 16,156 SF
 1-STORY

S6
 804 NASH RD
 SITE AREA = 20,022 SF
 2-STORY

S7
 812 NASH RD
 SITE AREA = 19,956 SF
 1-STORY

R10
 820 NASH RD
 SITE AREA = 13,500 SF
 2-STORY

F1
 771 NASH RD.
 SITE AREA = 21,919 SF
 1-STORY

F4
 795 NASH RD.
 SITE AREA = 25,607 SF
 2-STORY

SUBJECT SITE
 796 NASH RD.
 SITE AREA = NET 21,021 SF
 2-STORY

R11
 824 NASH RD
 SITE AREA = 15,635 SF
 2 - 2½ STORY

S8
 24845 SUMMERHILL AVE.
 SITE AREA = 66,486 SF
 2-STORY

S9
 24841 SUMMERHILL AVE.
 SITE AREA = 85,584 SF
 2-STORY

R12
 15 ROCKPOINT LN
 SITE AREA = 57,572 SF
 2-STORY

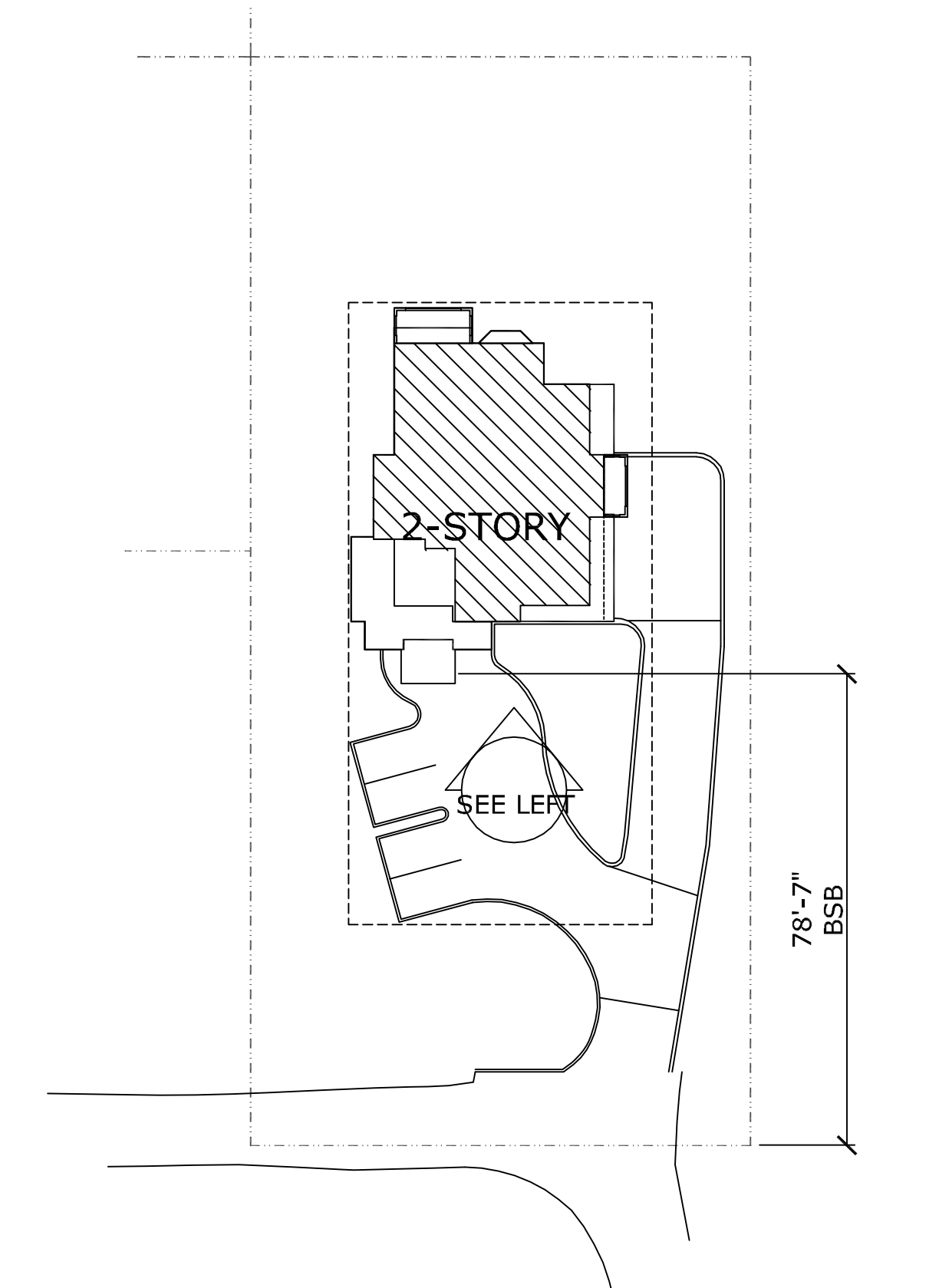
HATCHED PROPOSED 2-STORY HOUSE
 DISTRIBUTION OF TREES & OTHERS SEE L-2

COMPARSION OF FRONT ELEVATIONS



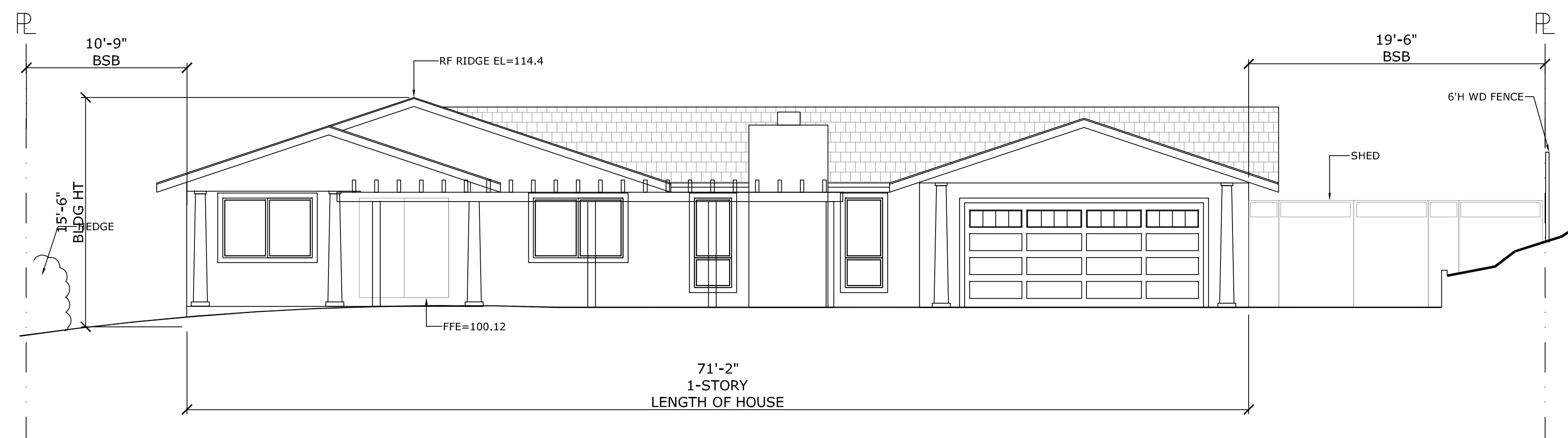
PROPOSED FRONT ELEVATION

$\frac{3}{16}'' = 1'-0''$



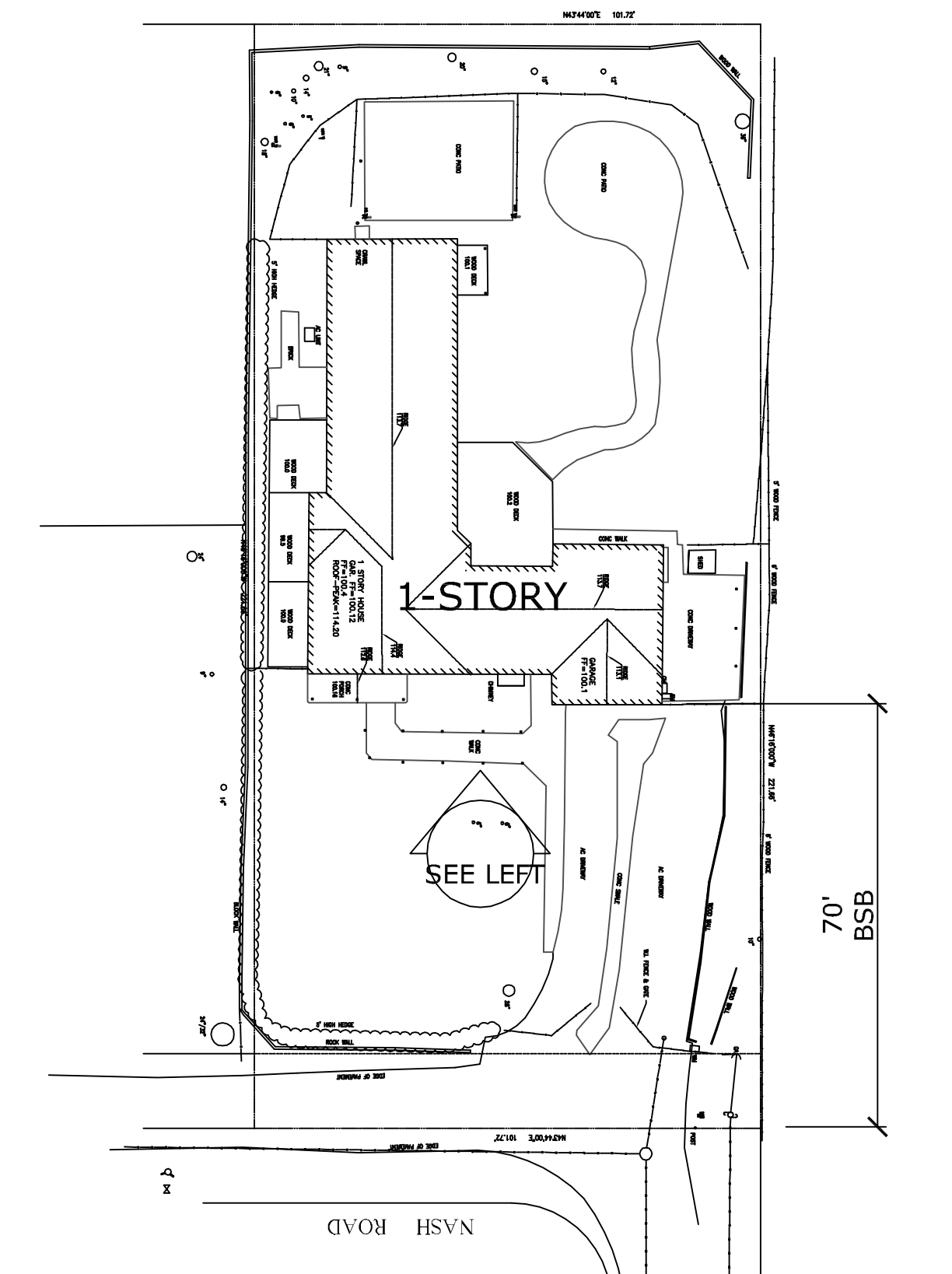
PROPOSED SITE PLAN

$1'' = 30'-0''$



EXISTING FRONT ELEVATION

$\frac{3}{16}'' = 1'-0''$



EXISTING SITE PLAN

$1'' = 30'-0''$



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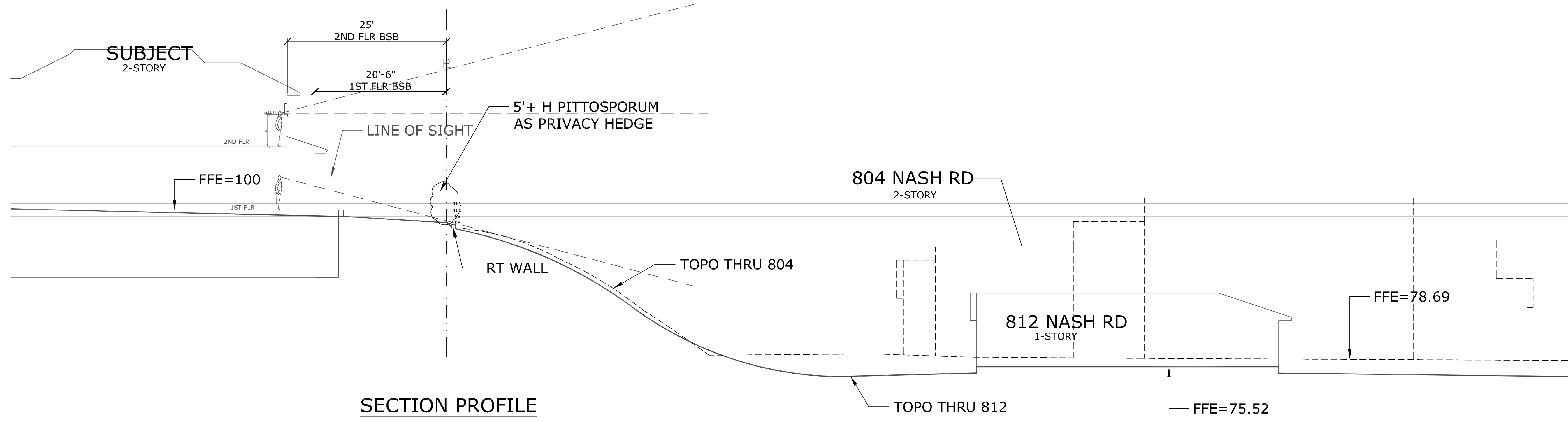
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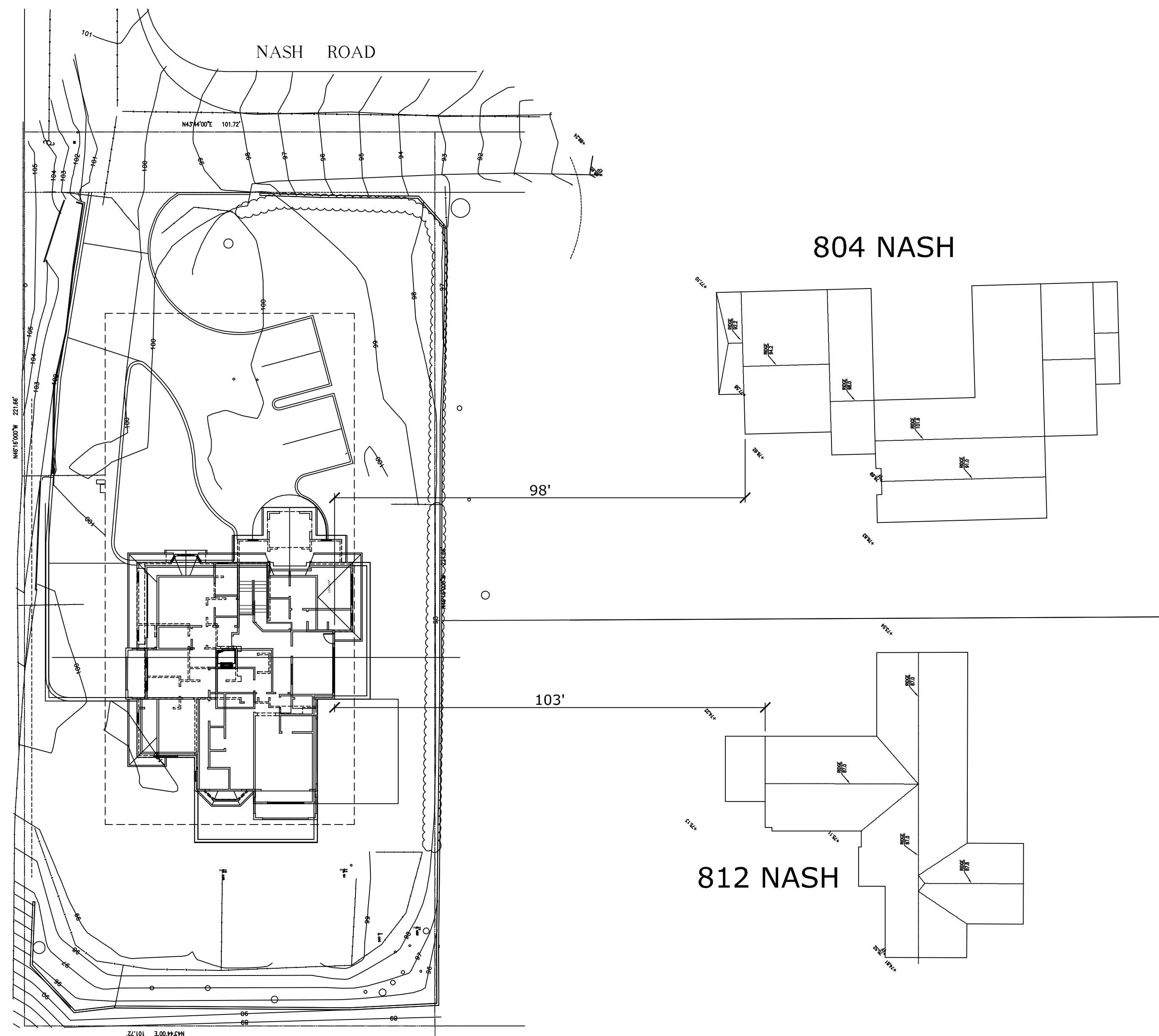
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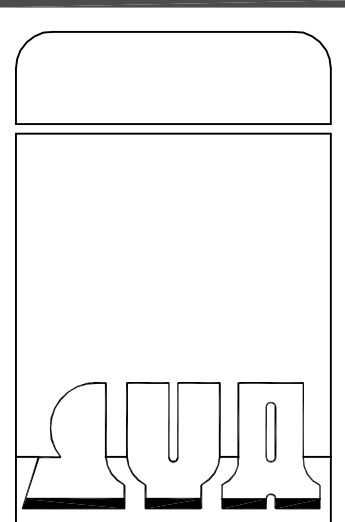
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SECTION PROFILE



TOPO MAP



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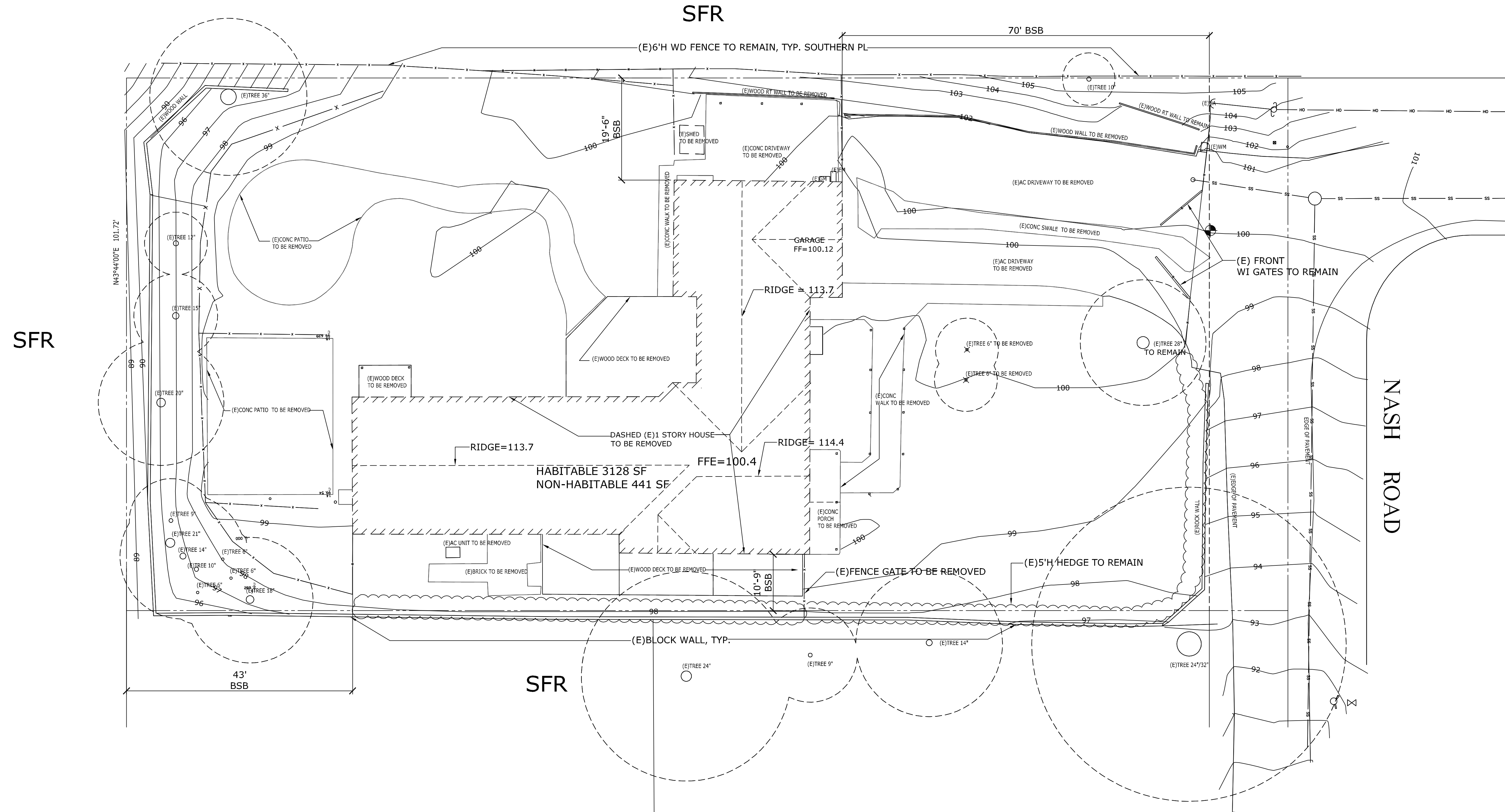
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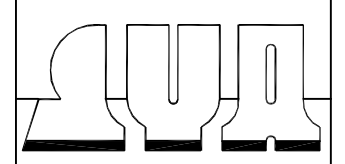
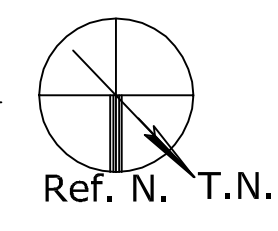
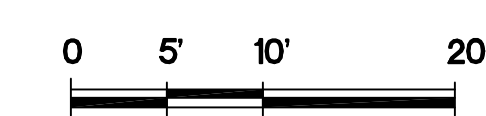
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EXISTING SITE PLAN

1"=10'-0"

DEMO



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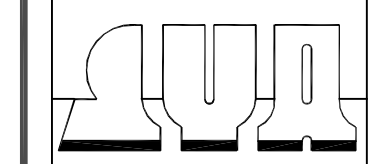
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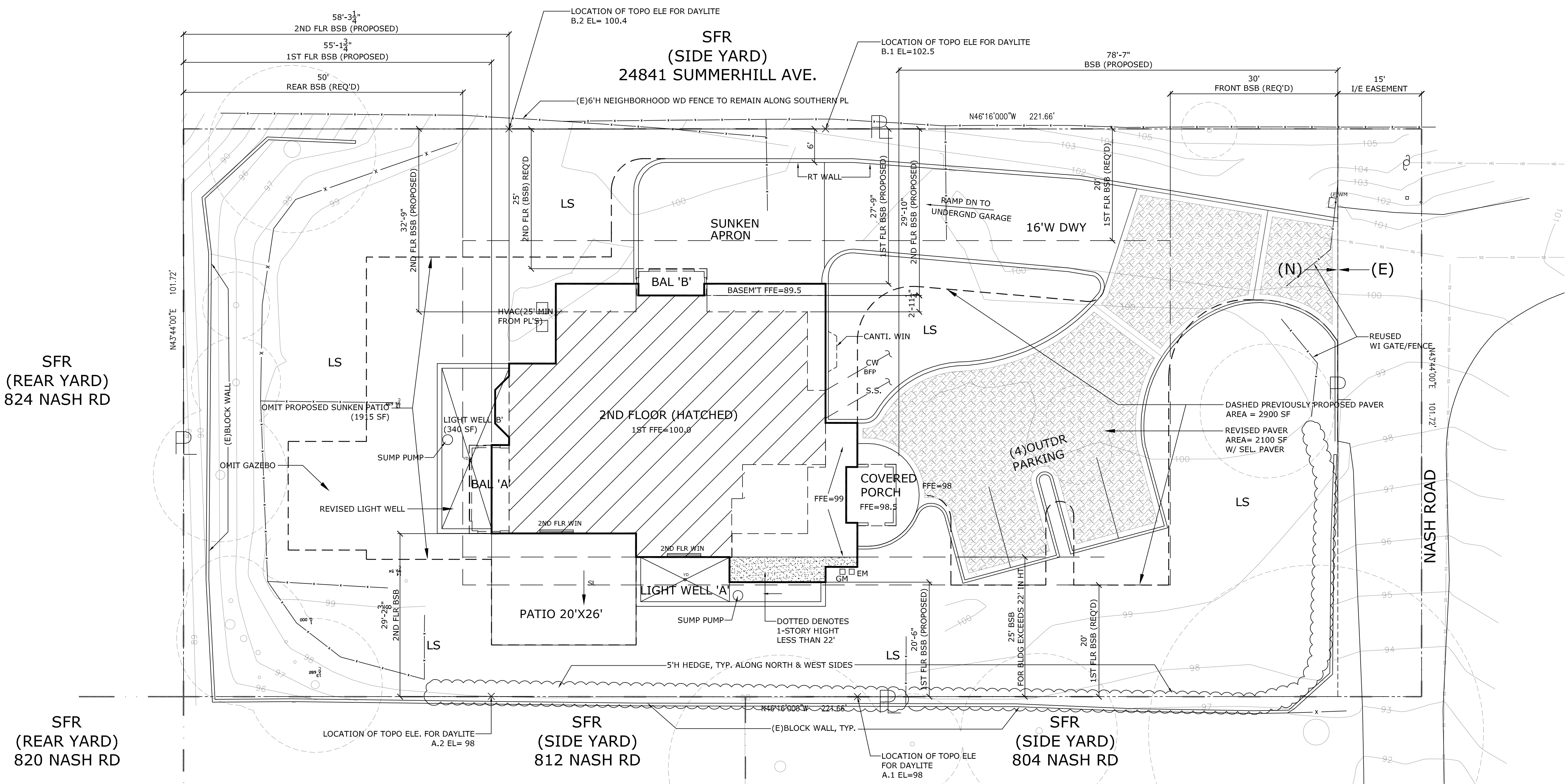
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- NOTES:
- REFER TO 'C'-DWG'S FOR GRADING, UNDERGROUND UTILITY LINES & JOINT TRENCH
 - REFER TO 'L'-DWG'S FOR PLANTING AT NORTH, SOUTH, & WEST SIDES

ARCHI. SITE PLAN

1"=10'-0"

0 5' 10' 20'

Ref. N. T.N.

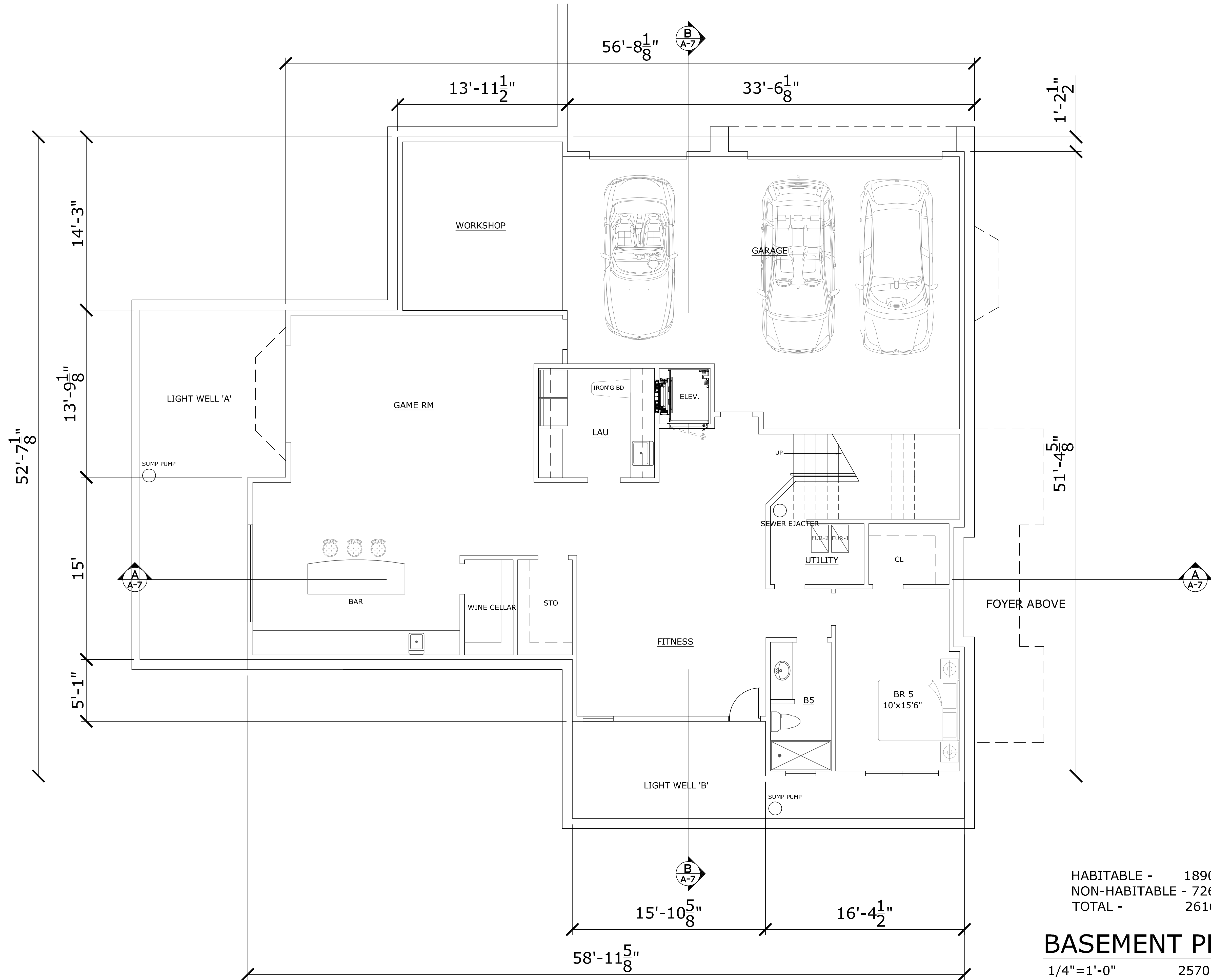
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(REAR YARD)
824 NASH RD

SFR
(REAR YARD)
820 NASH RD

SFR
(SIDE YARD)
812 NASH RD

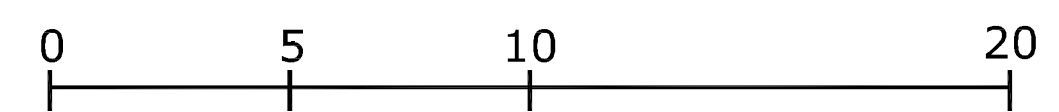
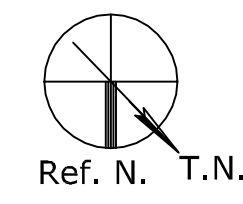
SFR
(SIDE YARD)
804 NASH RD

SFR
(SIDE YARD)
24841 SUMMERHILL AVE.



HABITABLE - 1890 SF
 NON-HABITABLE - 726 SF
 TOTAL - 2616 SF

BASEMENT PLAN
 1/4" = 1'-0" 2570 SF



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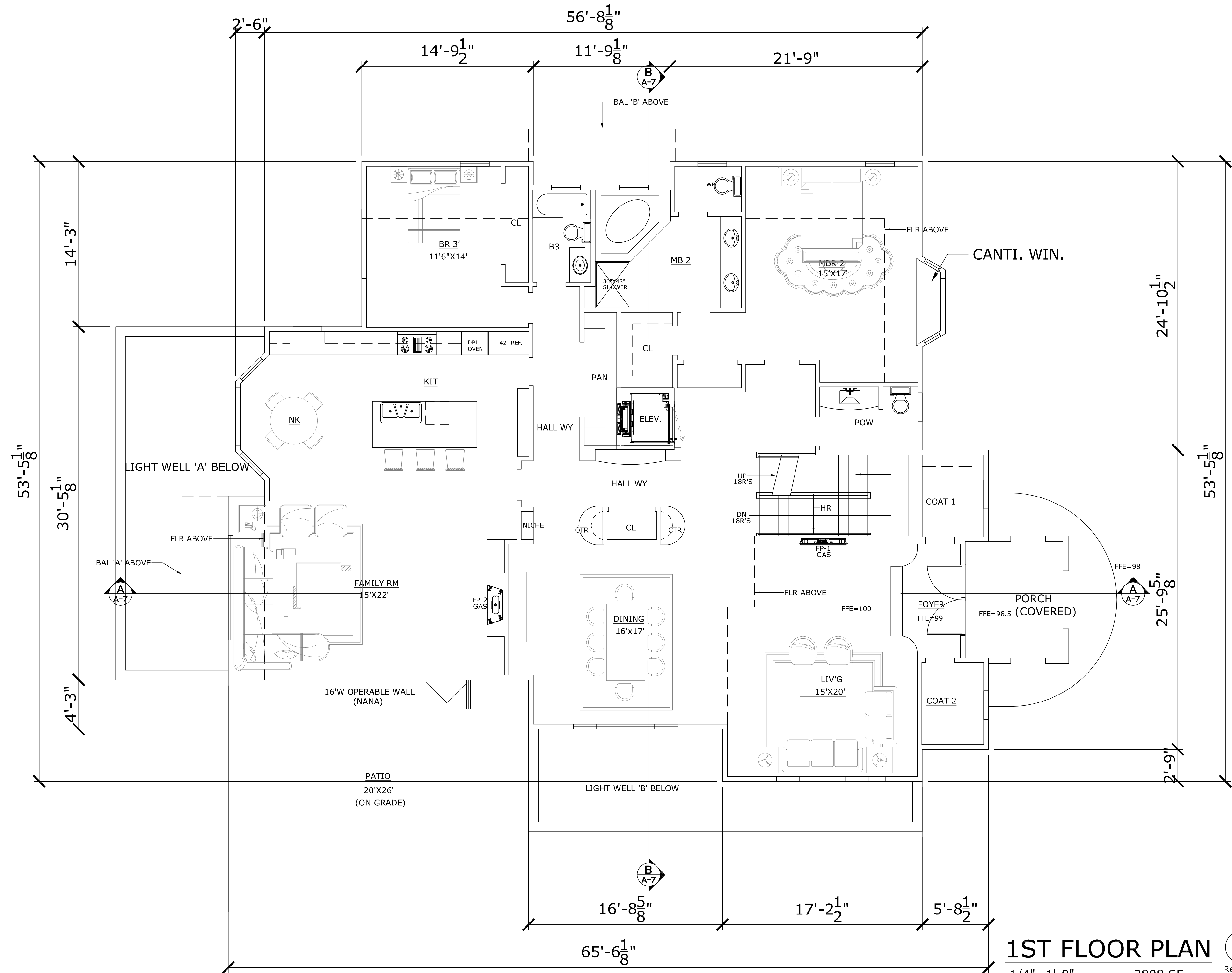


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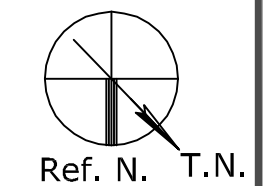
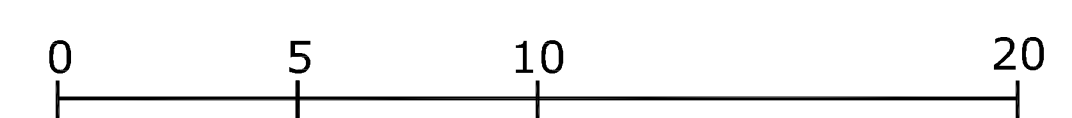
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1ST FLOOR PLAN

1/4" = 1'-0" 2808 SF



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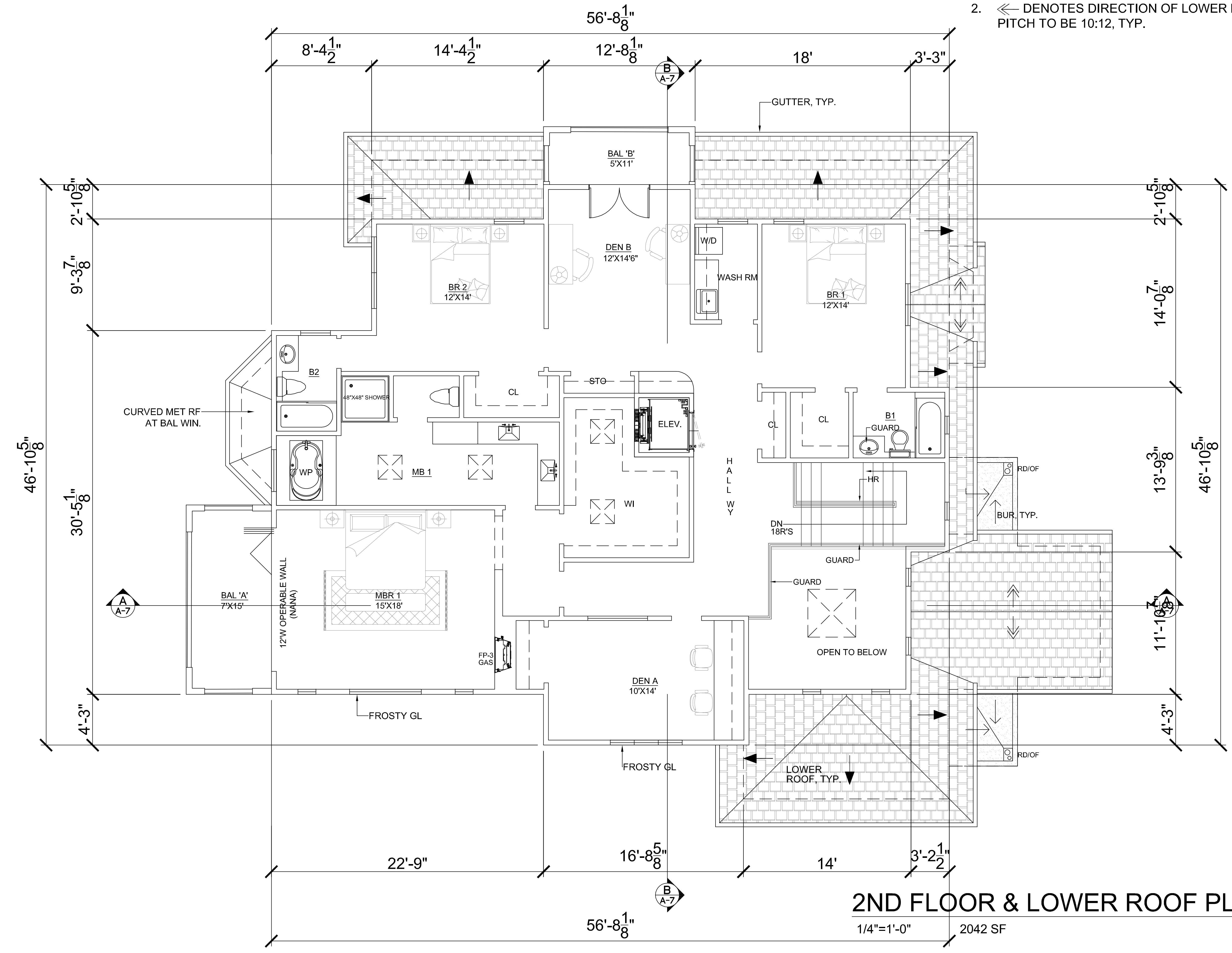


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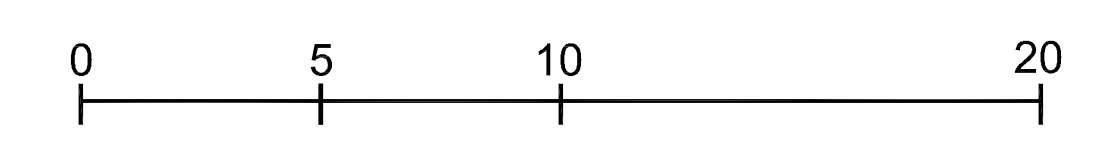
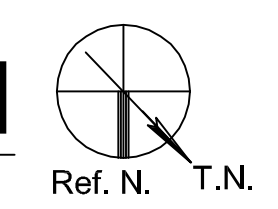
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- NOTES:
- ← DENOTES DIRECTION OF LOWER RF SLOPE ITS PITCH TO BE 4:12, TYP. U.O.N.
 - ↙ DENOTES DIRECTION OF LOWER RF SLOPE ITS PITCH TO BE 10:12, TYP.



2ND FLOOR & LOWER ROOF PLAN

1/4"=1'-0" 2042 SF



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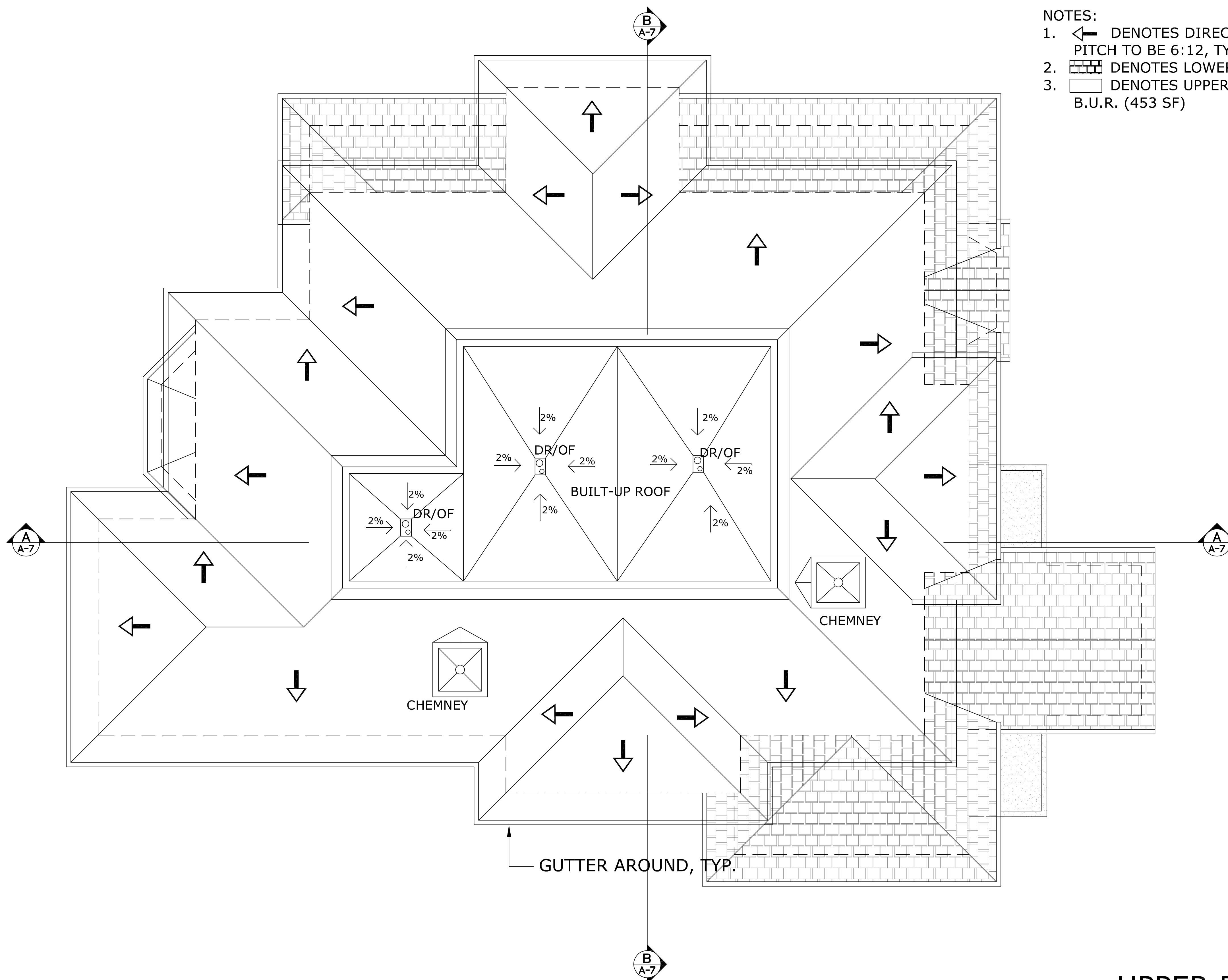
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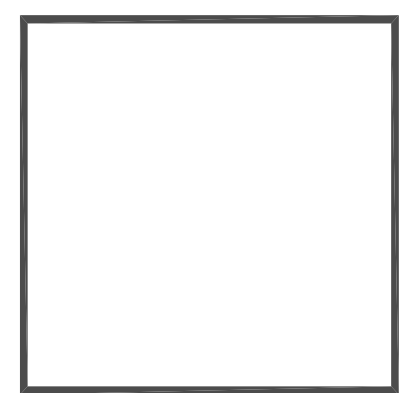


- NOTES:
1. DENOTES DIRECTION OF UPPER RF SLOPE ITS PITCH TO BE 6:12, TYP.
 2. DENOTES LOWER /1ST FLR ROOF, CONC. TILE
 3. DENOTES UPPER /2ND FLR ROOF, CONC. TILE & B.U.R. (453 SF)

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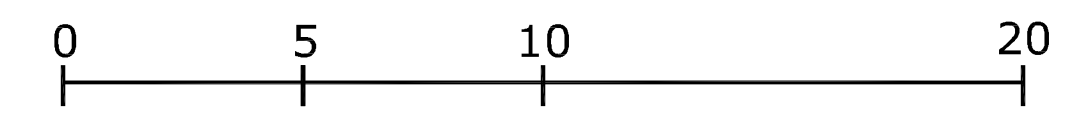
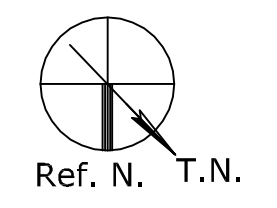
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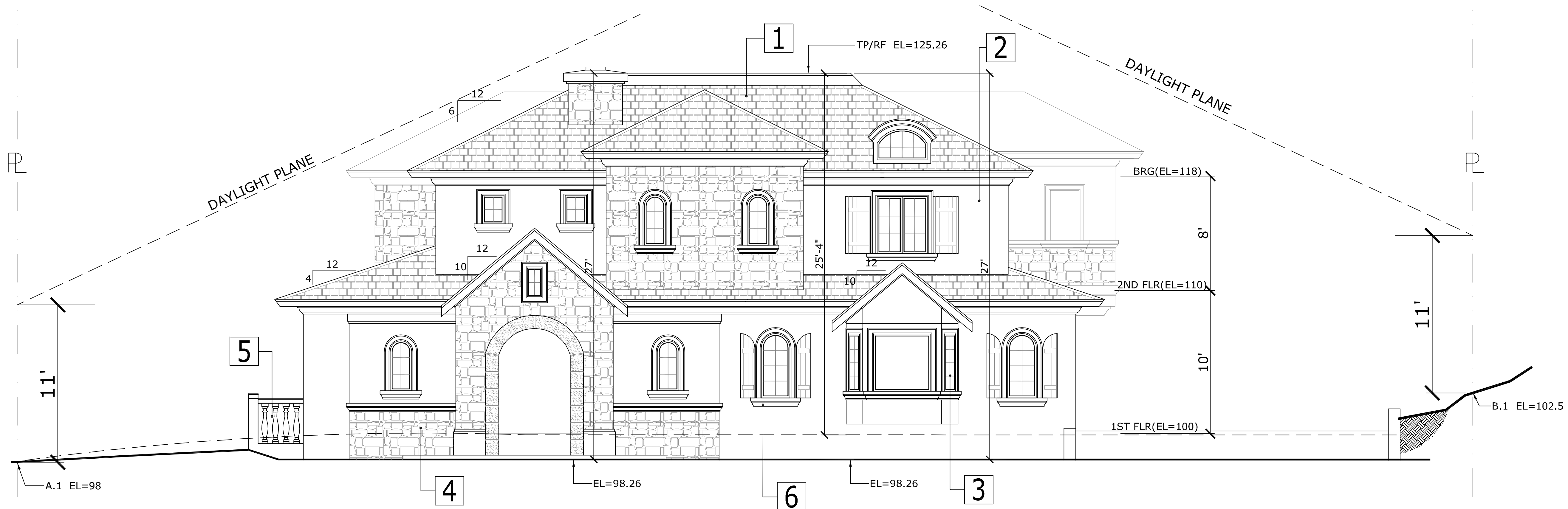
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5/22/17	NH

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



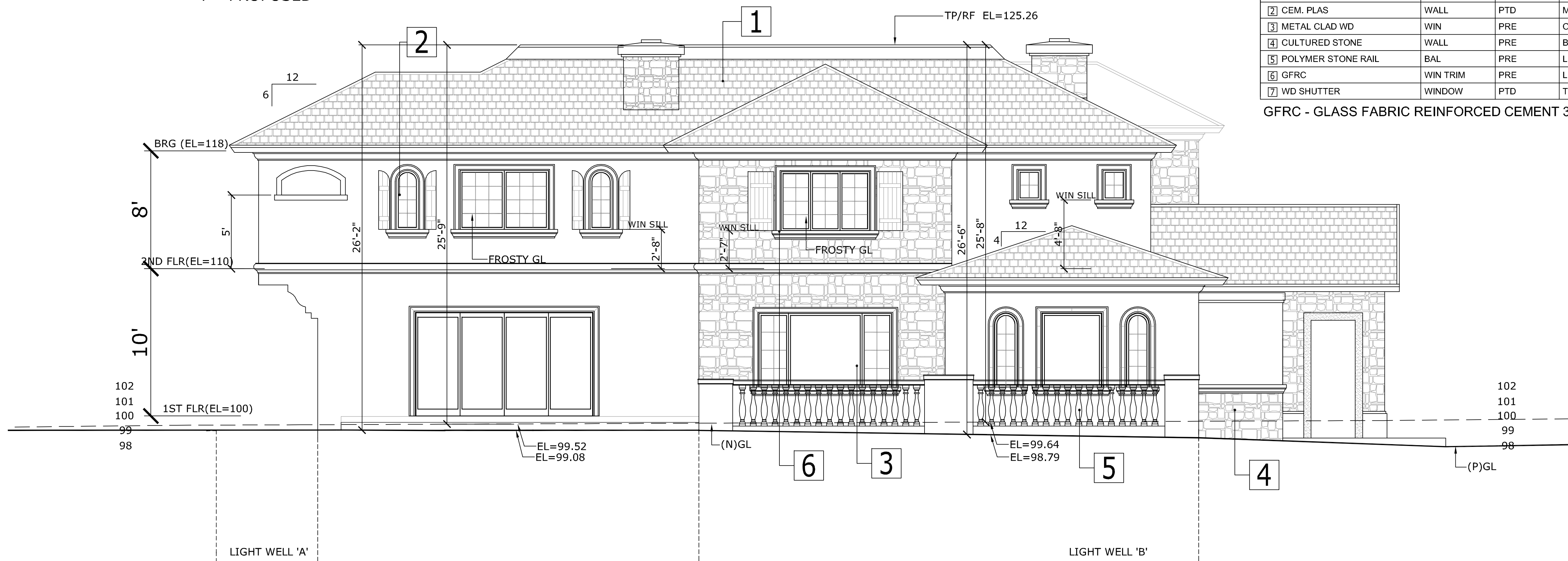
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FRONT ELEVATION (WEST)

$\frac{1}{4}'' = 1'-0''$

N - NATURAL
P - PROPOSED



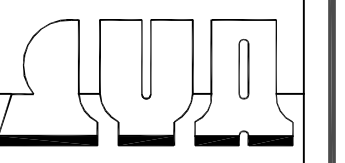
SIDE ELEVATION (NORTH)

$\frac{1}{4}'' = 1'-0''$

EXTERIOR FIN. SCHEDULE

MATERIAL	LOCATION	FINISH	COLOR	REMARKS
1 CONC. TILE	RF	PRE	CHARCOAL RANGE	
2 CEM. PLAS	WALL	PTD	MED GREY	SMOOTH FINISH
3 METAL CLAD WD	WIN	PRE	OFF-WHITE	
4 CULTURED STONE	WALL	PRE	BROWN/GREY	SIZE: 1/4"(H)x20"(L)x2/3"(T)
5 POLYMER STONE RAIL	BAL	PRE	LIGHT GREY	SANDSTONE FINISH
6 GFRC	WIN TRIM	PRE	LIGHT GREY	SANDSTONE FINISH
7 WD SHUTTER	WINDOW	PTD	TO MATCH WALL	

GFRC - GLASS FABRIC REINFORCED CEMENT 3/4"TK



Steve Yang
& Associates
architects oia/pe
planning
architecture
& design

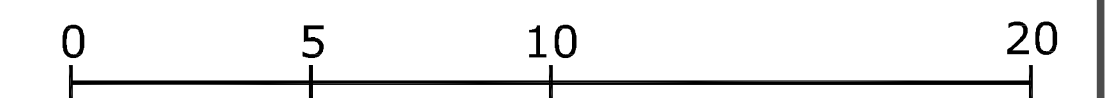
1618 WILLOWHURST AVE.
San Jose, CA. 95125-5560
(408) 694-1618

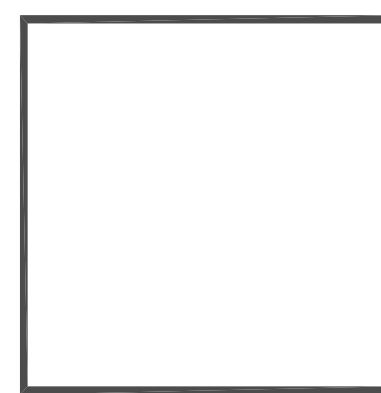
SINGLE-FAMILY RESIDENCE
796 NASH RD.
LOS ALTOS, CA

Revisions	By
5/1/17	NH
5/22/17	NH
7/1/17	NH
PER PLANN'G	

Drawn	NH
Check	SY
Date	4/1/17
Scale	AS-NOTED
Job No.	15.12

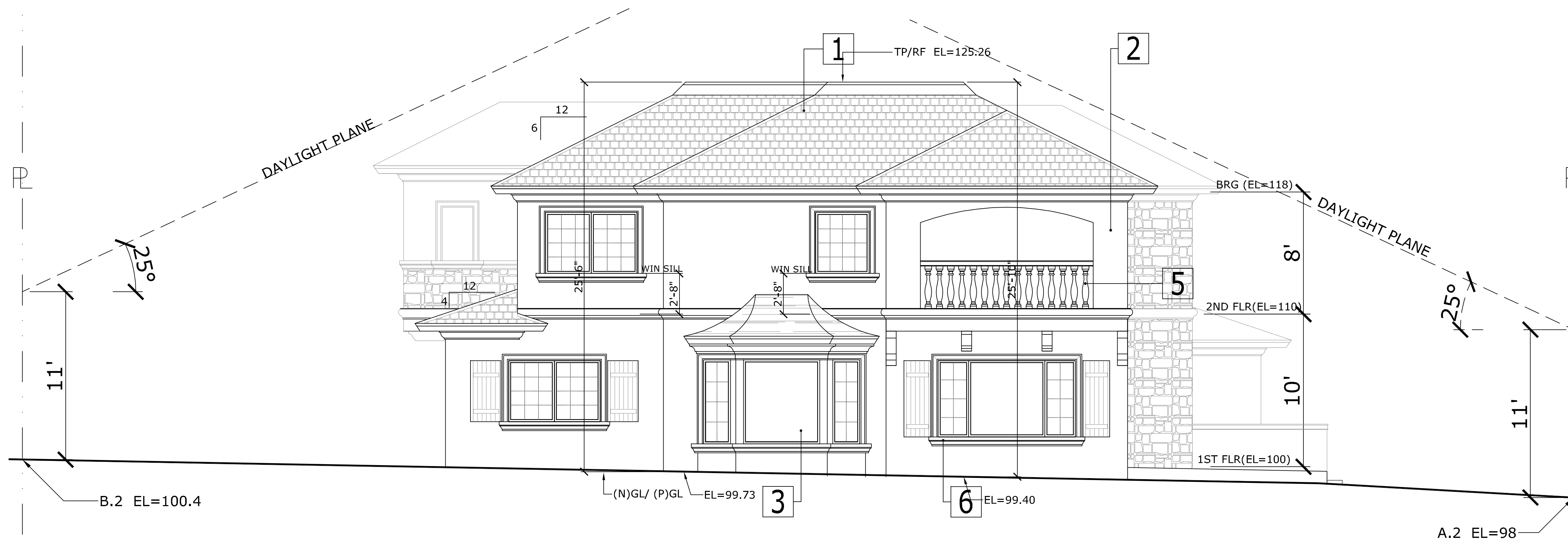
Sheet
A-5
Of





Revisions	By
2/5/17	NH
3/5/22/17	NH
4/7/17	NH
PER PLANN'G	

Drawn	NH
Check	SY
Date	4/1/17
Scale	AS-NOTED
Job No.	15.12



REAR ELEVATION (EAST)

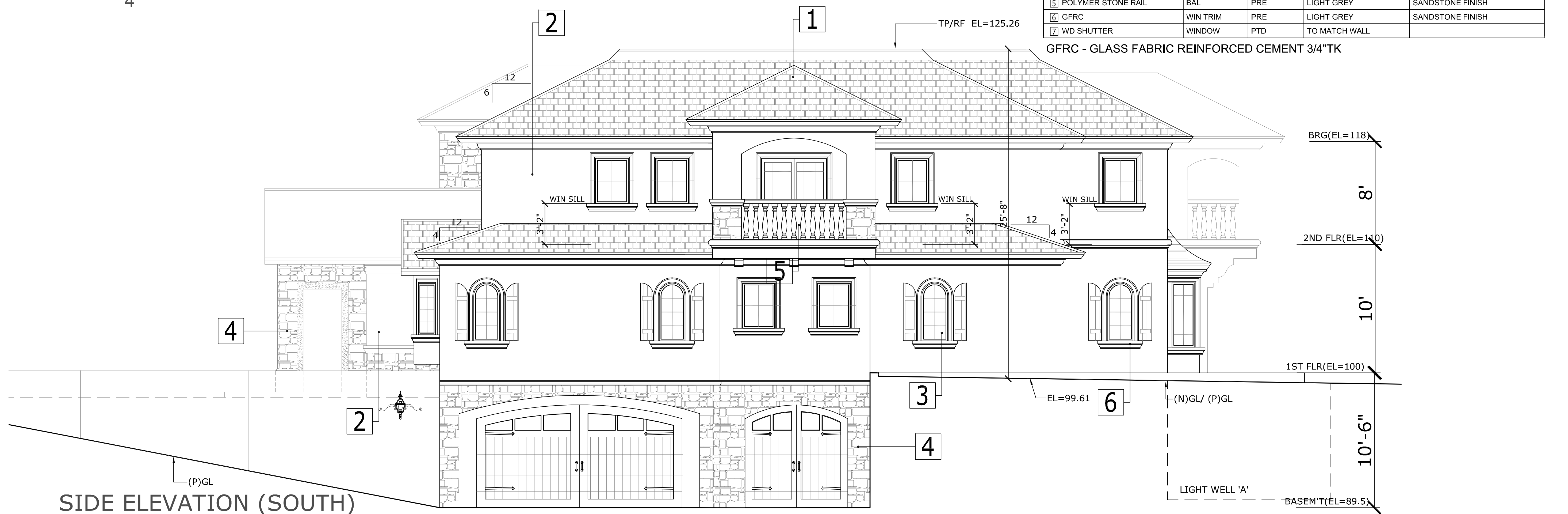
1/4" = 1'-0"

N - NATURAL
P - PROPOSED

EXTERIOR FIN. SCHEDULE

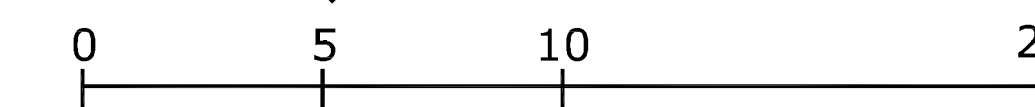
MATERIAL	LOCATION	FINISH	COLOR	REMARKS
1] CONC. TILE	RF	PRE	CHARCOAL RANGE	
2] CEM. PLAS	WALL	PTD	MED GREY	SMOOTH FINISH
3] METAL CLAD WD	WIN	PRE	OFF-WHITE	
4] CULTURED STONE	WALL	PRE	BROWN/GREY	SIZE: 1/4"(H)x20"(L)x2/3"(T)
5] POLYMER STONE RAIL	BAL	PRE	LIGHT GREY	SANDSTONE FINISH
6] GFRC	WIN TRIM	PRE	LIGHT GREY	SANDSTONE FINISH
7] WD SHUTTER	WINDOW	PTD	TO MATCH WALL	

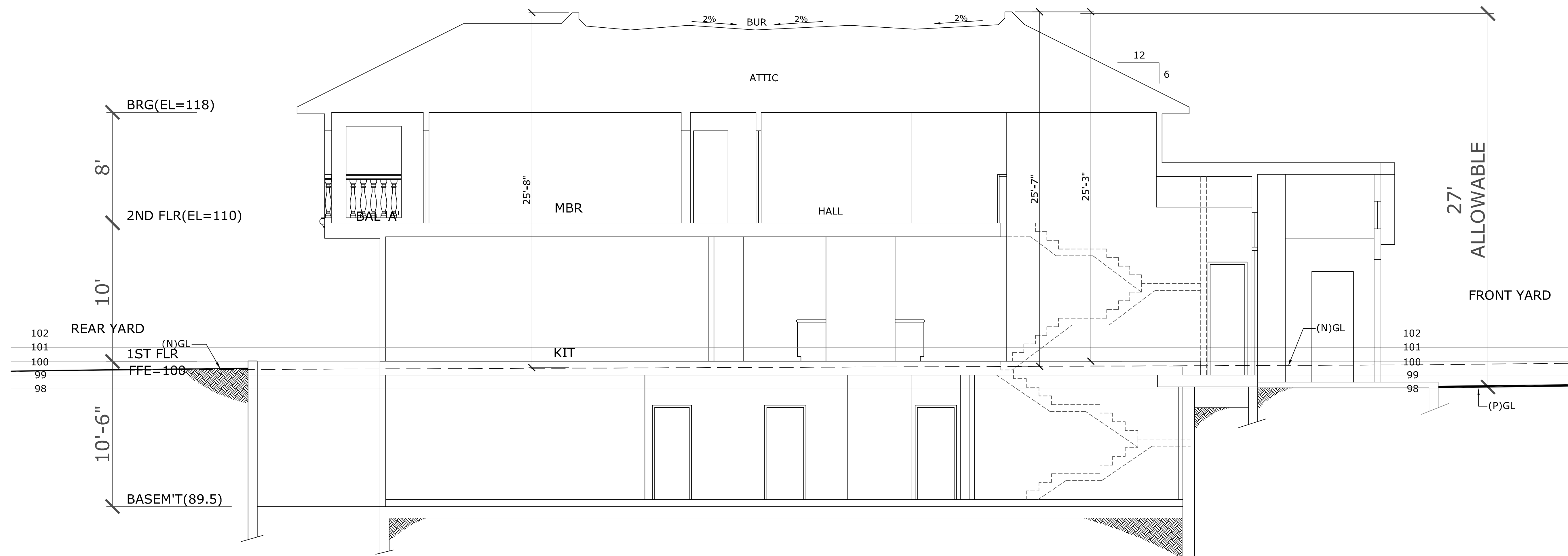
GFRC - GLASS FABRIC REINFORCED CEMENT 3/4"TK



SIDE ELEVATION (SOUTH)

1/4" = 1'-0"

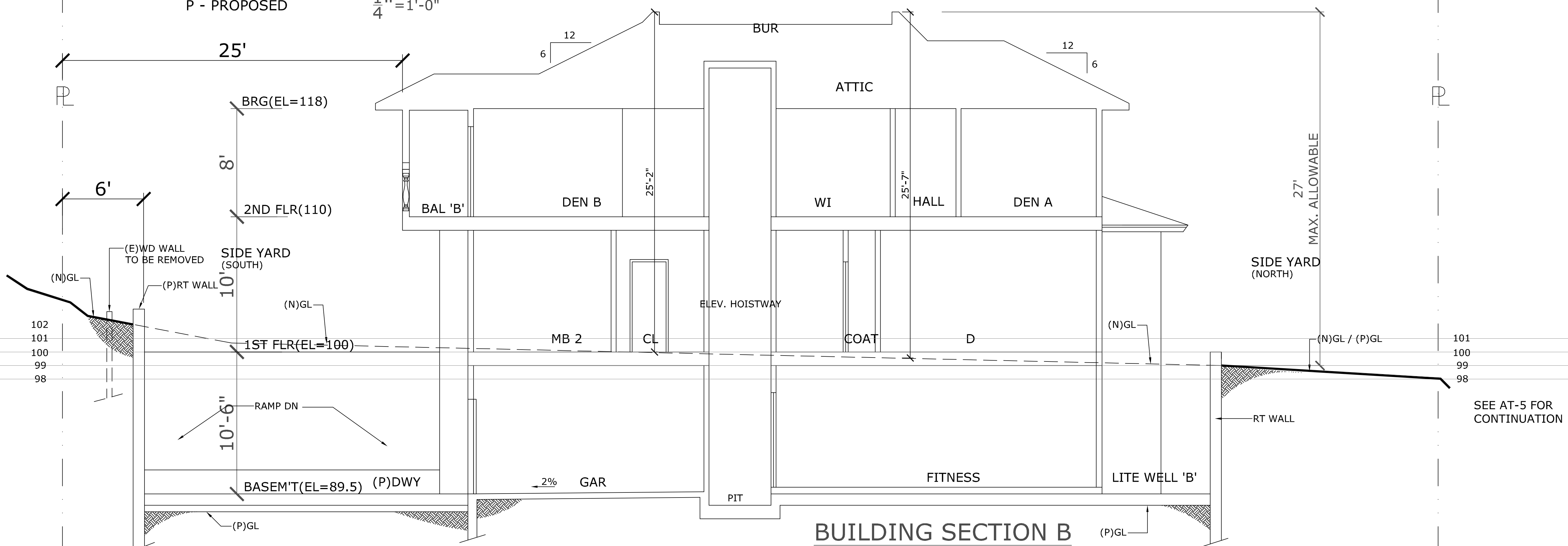




BUILDING SECTION A

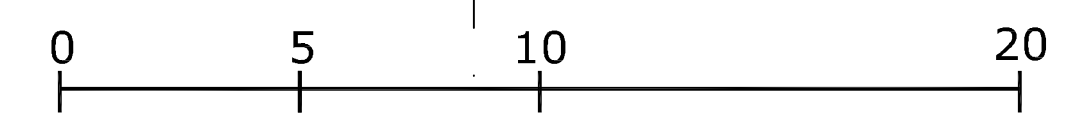
N - NATURAL
P - PROPOSED

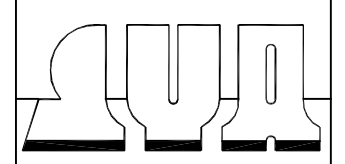
$\frac{1}{4}'' = 1'-0''$



BUILDING SECTION B

$\frac{1}{4}'' = 1'-0''$




 Steve Yang & Associates
 architects ala/pe
 planning
 architecture
 & design
 1618 WILLOWHURST AVE.
 San Jose, CA. 95125-5560
 (408) 684-1618

SINGLE-FAMILY RESIDENCE
 796 NASH RD.
 LOS ALTOS, CA

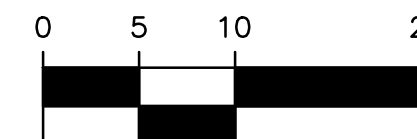
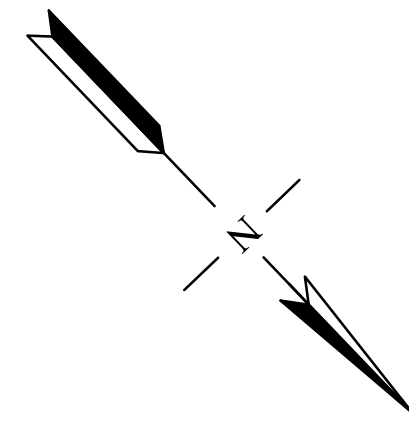
Revisions	By
△ 5/1/17	NH
△ 5/22/17	NH

Drawn	NH
Check	SY
Date	4/1/17
Scale	AS-NOTED
Job No.	15.12

Sheet
A-7
 of

NOTES:

- THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
- 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.



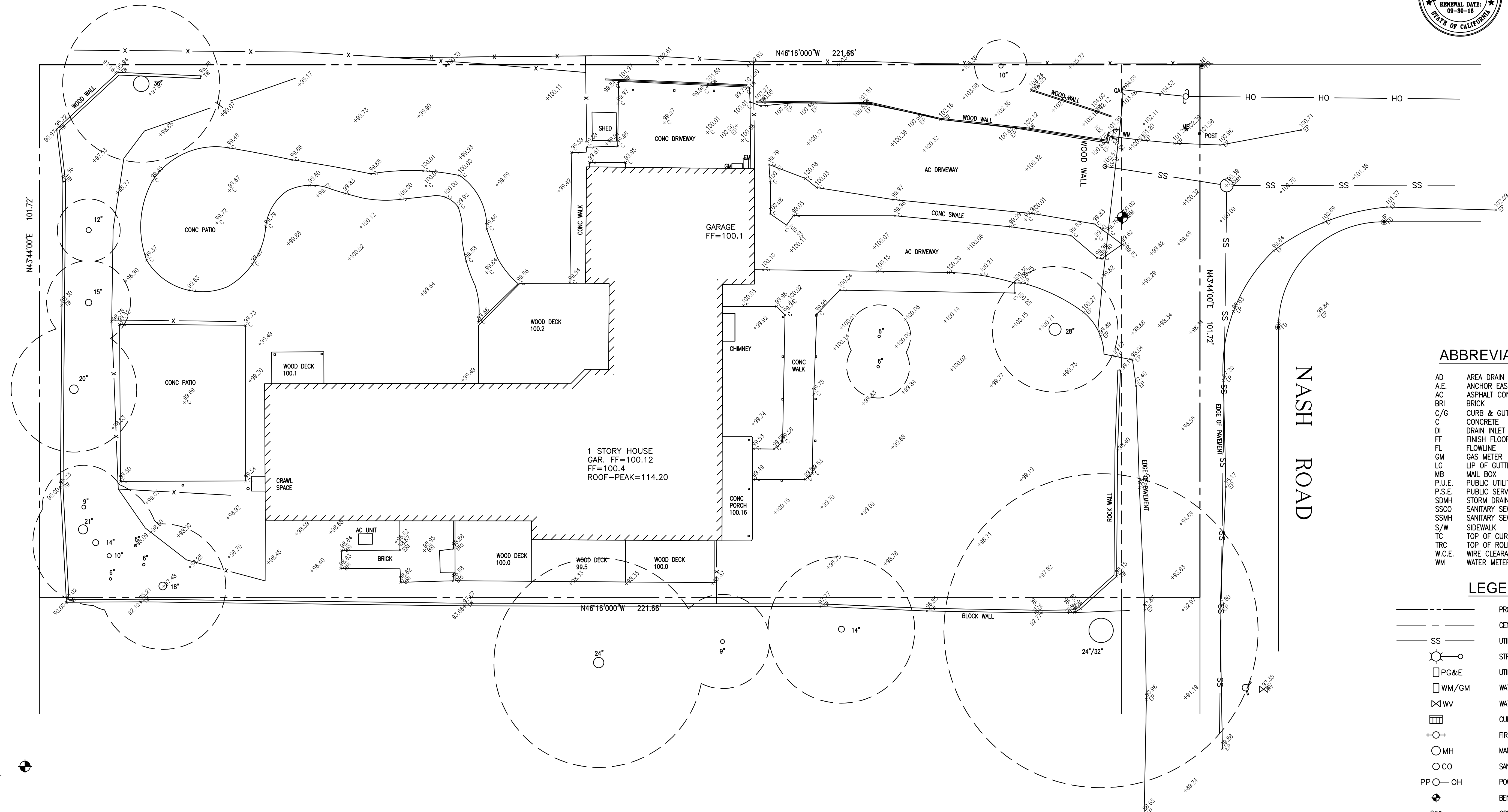
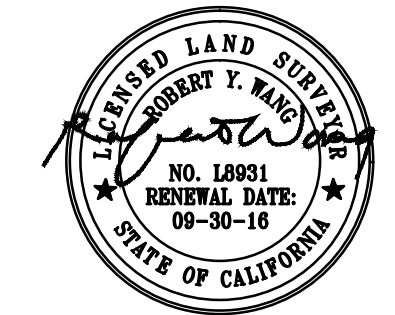
SCALE: 1" = 10'

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 3, 2015
 CONSISTING OF ONE SHEET

SITE: 796 NASH ROAD
 LOS ALTOS, CA
 APN: 336-02-014
 AREA: 22,547 S.F.± (GROSS)
 21,021 S.F.± (NET)



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:

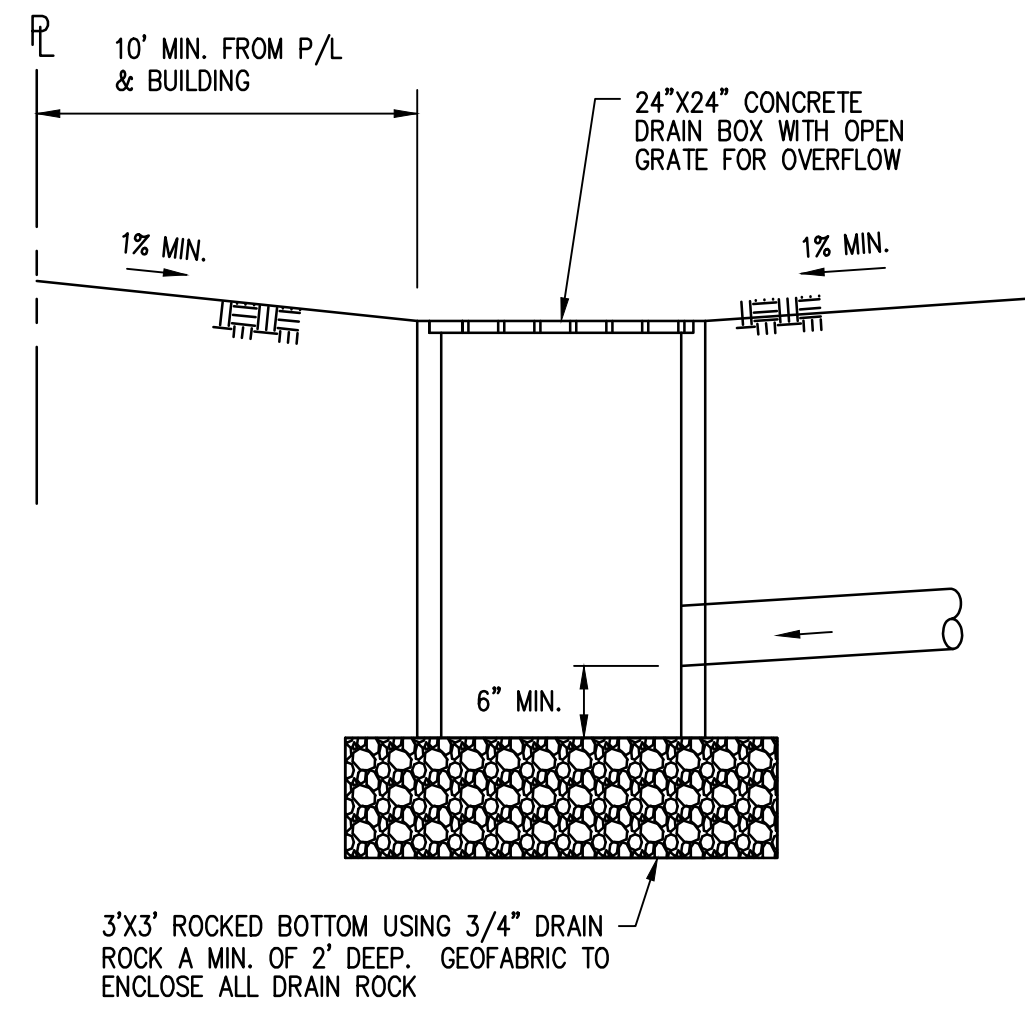
PER RECORD OF SURVEY FILED IN BOOK 44 OF MAPS AT PAGE 51, SANTA CLARA COUNTY RECORDS.

LEGEND

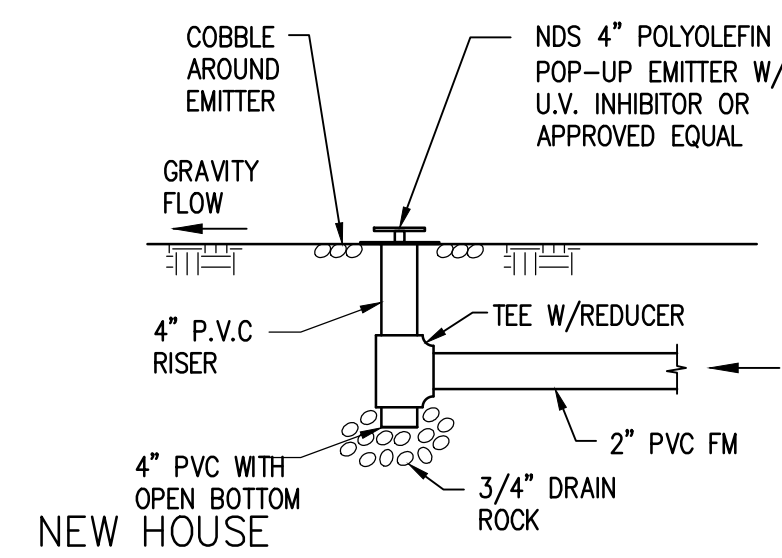
- PROPERTY LINE
- CENTERLINE
- SS UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- ELEC UTILITY BOX-TYPE AS NOTED
- WM WATER METER
- WV WATER VALVE
- CURB CATCH BASIN
- + FIRE HYDRANT
- MH MANHOLE-TYPE AS NOTED
- CO SANITARY SEWER CLEANOUT
- PP OH POWER POLE W/ OVERHEAD WIRE
- BENCHMARK
- MON MONUMENT
- 200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

ABBREVIATION

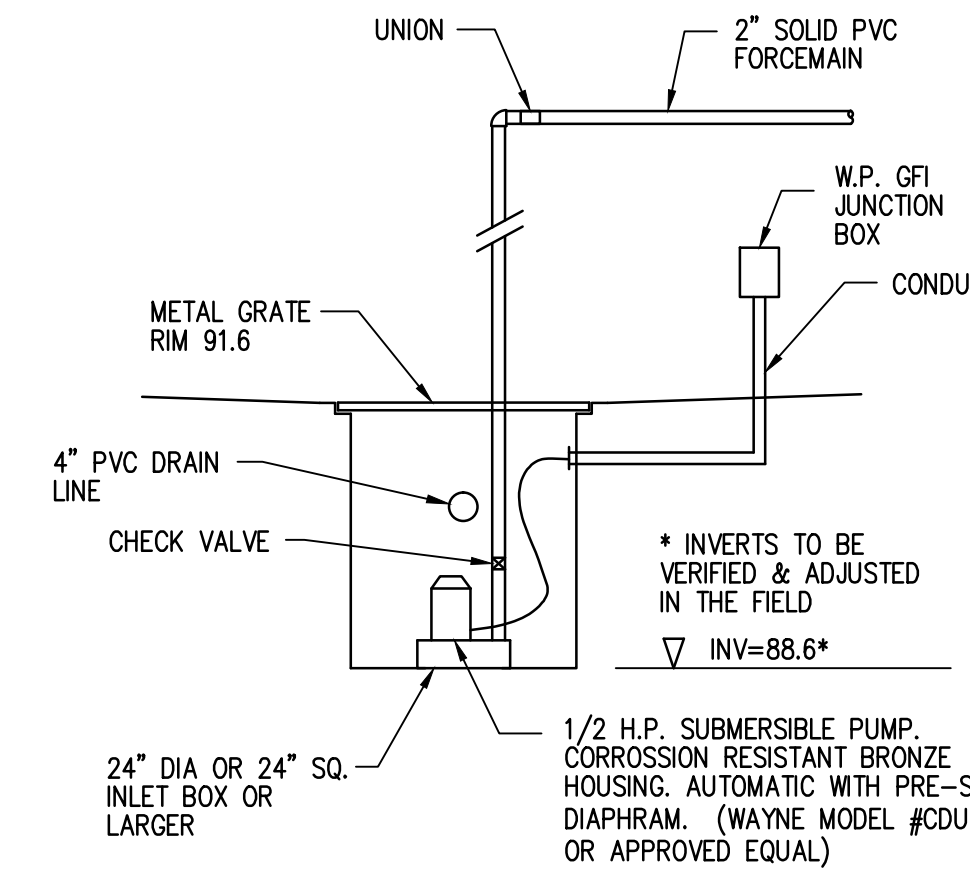
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- CONC CONCRETE
- C/G CURB & GUTTER
- DI DRAIN INLET
- DS DOWNSPOUT
- EX EXISTING
- FF GARAGE FINISH GRADE
- FL FINISH FLOOR GRADE
- PUE PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- SW SIDEWALK
- TC TOP OF CURB



1 INFILTRATION DEVICE
NOT TO SCALE



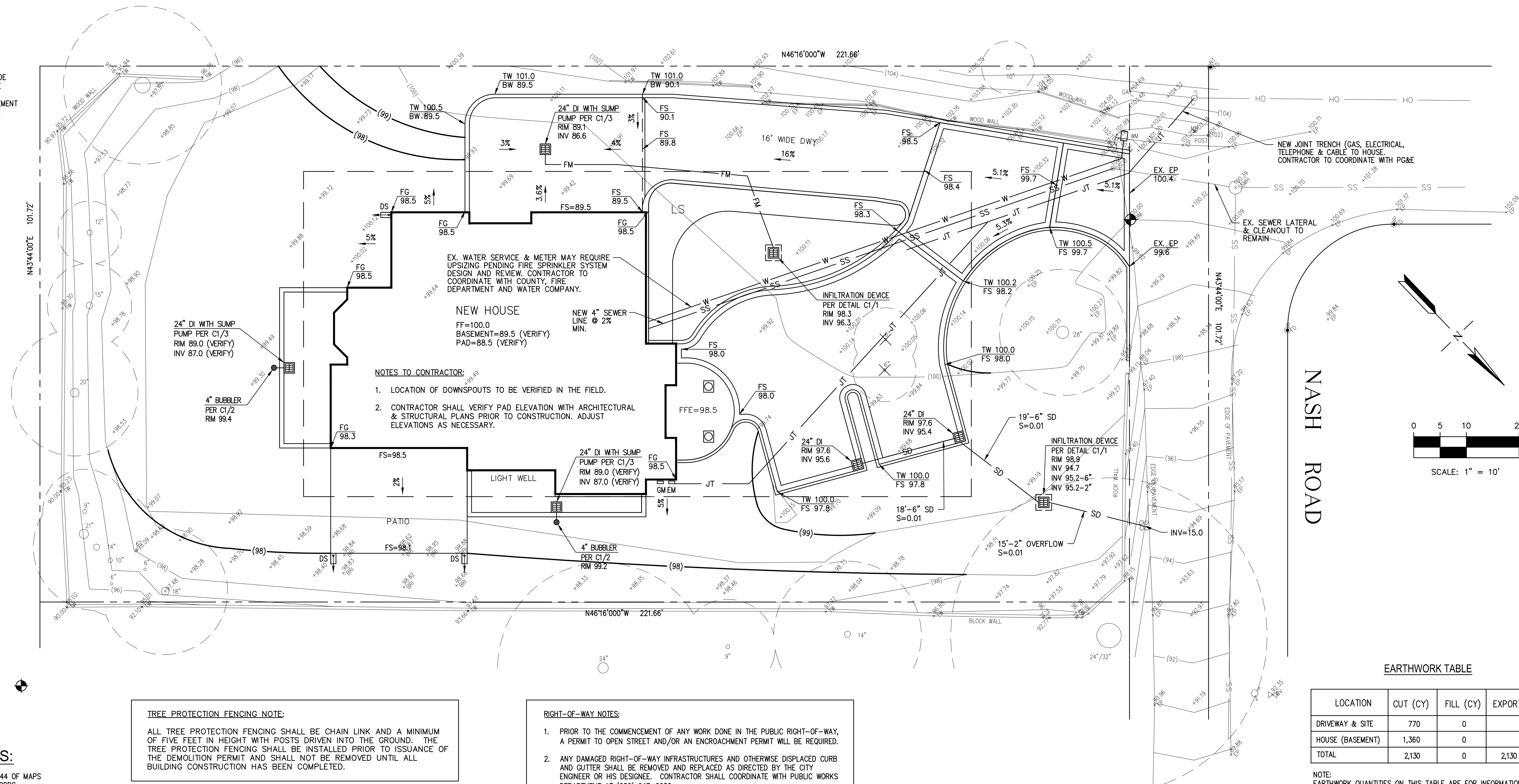
2 BUBBLER
NOT TO SCALE



3 SUMP PUMP DETAIL
NOT TO SCALE

GRADING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. 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.
3. 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.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. 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.
6. 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.
7. 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 GRADE JOINTS SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. 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 OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1% MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. 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.
11. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.
12. 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.



NOTES TO CONTRACTOR:

1. LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
2. CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.

SITE BENCHMARK: SET NAIL ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS: PER RECORD OF SURVEY FILED IN BOOK 44 OF MAPS AT PAGE 51, SANTA CLARA COUNTY RECORDS.

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:

1. 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.
2. 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.

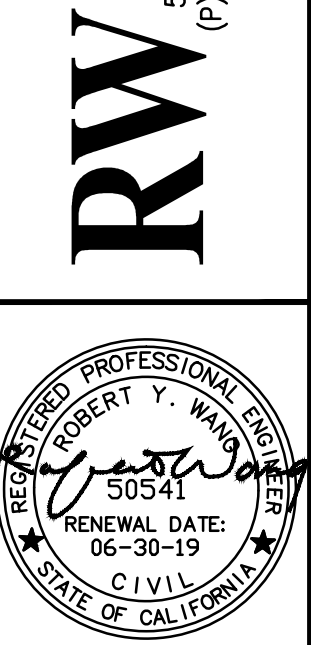
EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	770	0	
HOUSE (BASEMENT)	1,360	0	
TOTAL	2,130	0	2,130

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

NO.	REVISION	DATE	BY
1	CITY COMMENTS DATED 6/7/16	7/3/16	RW

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



DATE: 7/10/17

796 NASH ROAD
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 336-02-014

GRADING AND DRAINAGE PLAN

DATE: 7/10/17
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 DENuded 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

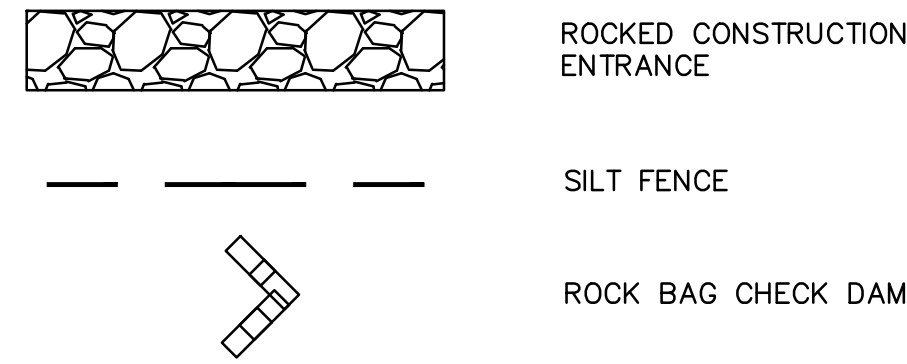
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE 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:

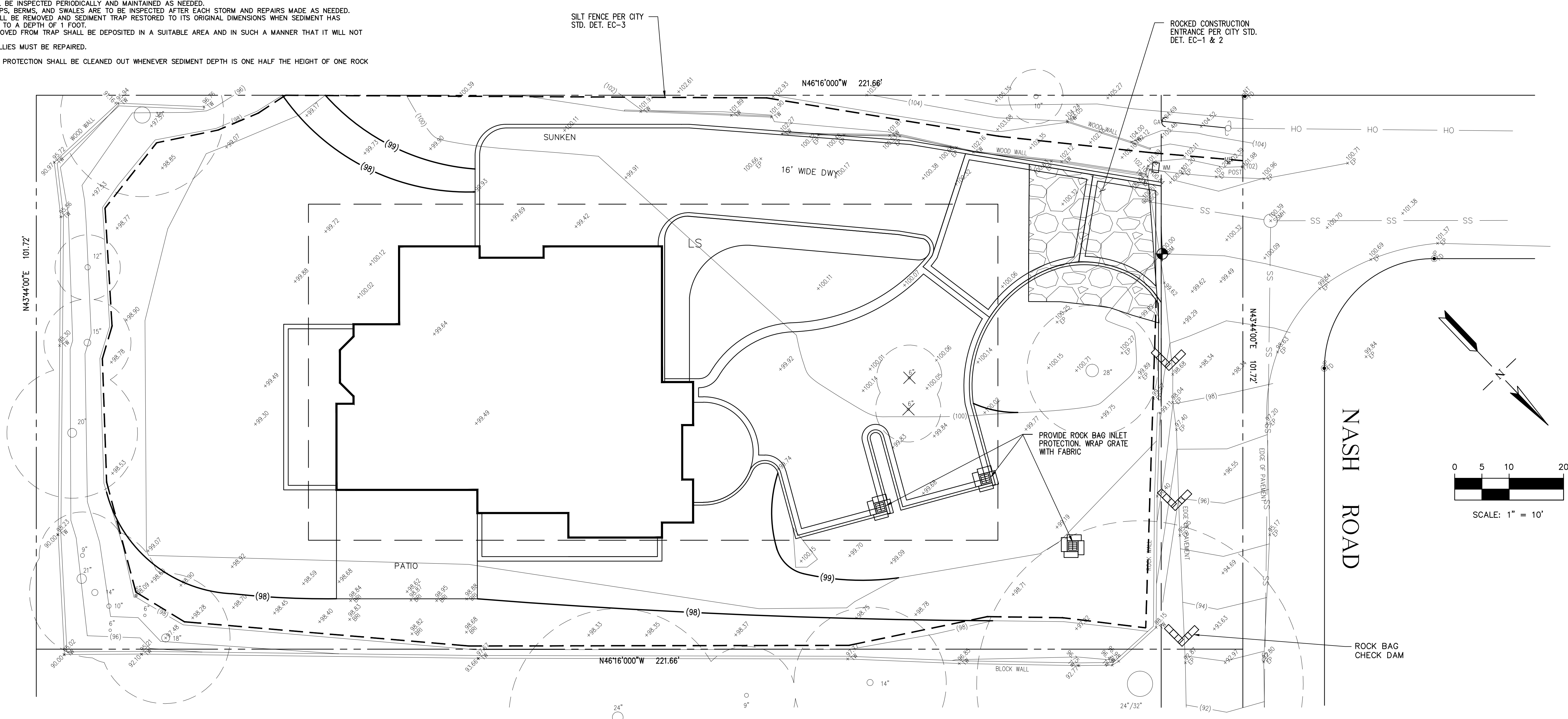
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.
2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER 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 LBS/ACRE
WATER, AS REQUIRED FOR APPLICATION	

LEGEND



STACKPILE NOTE:
 STACKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAVE BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINING SEASON.



NO.	REVISION	DATE	BY
1	CITY COMMENTS DATED 6/7/16	7/3/16	RW

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

RW

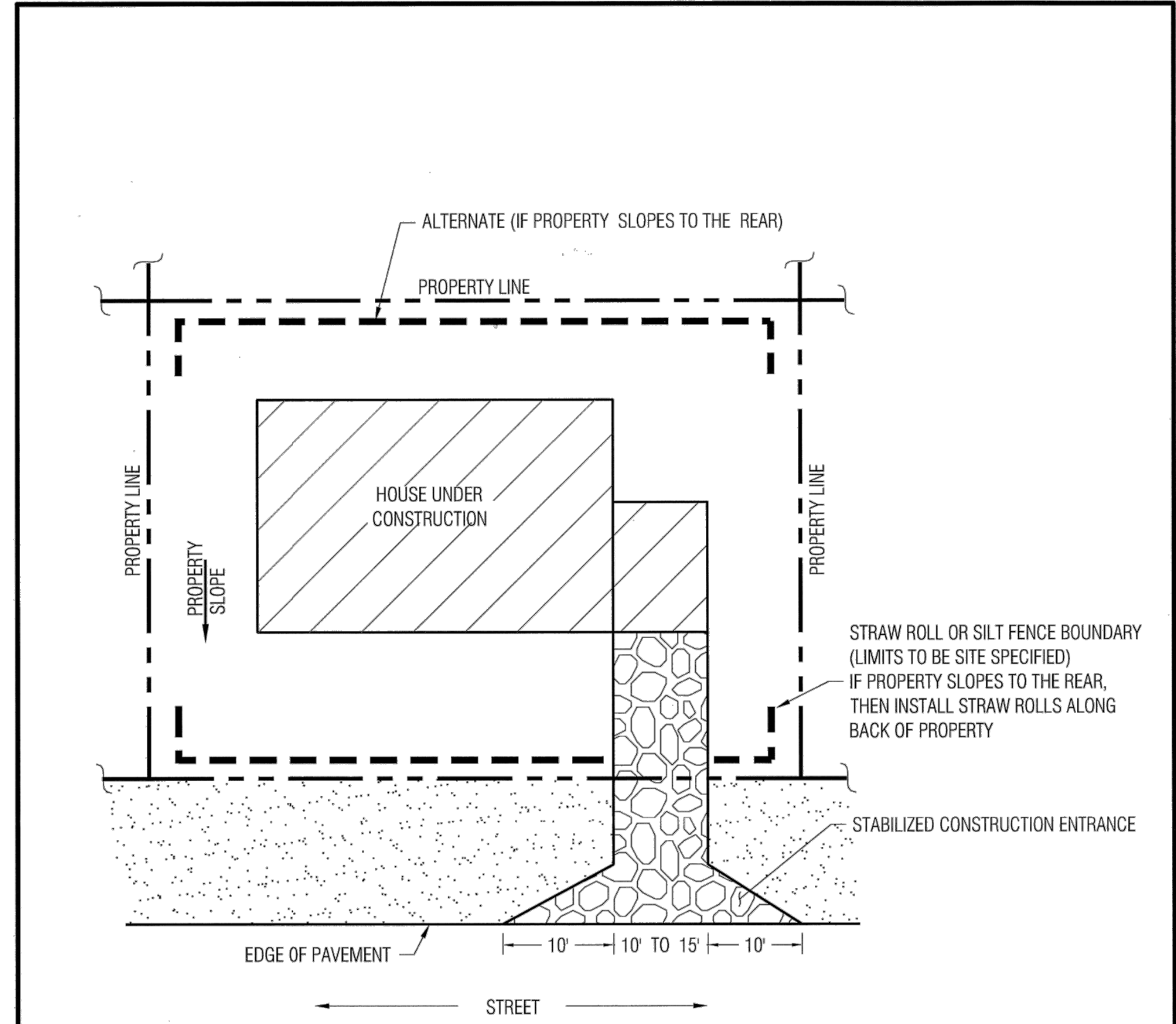
REGISTERED PROFESSIONAL LAND ENGINEER
 ROBERT Y. WANG, INC.
 505 ALAMONT DRIVE, MILPITAS, CA 95035
 RENEWAL DATE: 06-30-19
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 DATE: 7/10/17

796 NASH ROAD
 LOS ALTOS, CA
 SANTA CLARA COUNTY
 APN: 336-02-014

EROSION CONTROL PLAN

DATE: 9/10/17
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW

SHEET
C-2

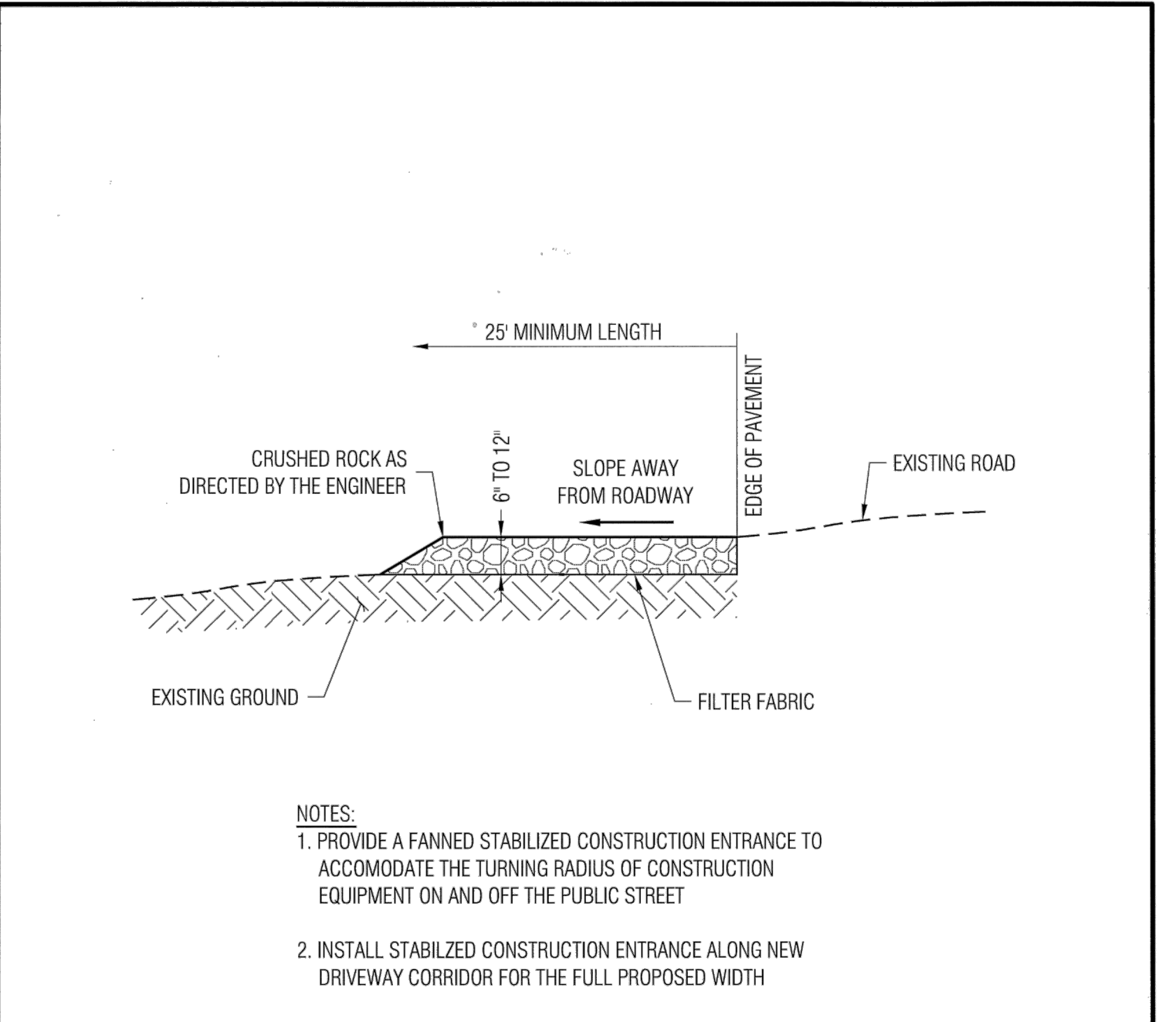


GENERIC CONSTRUCTION SITE PLAN

Approved: 1/4/10
City Engineer Date

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

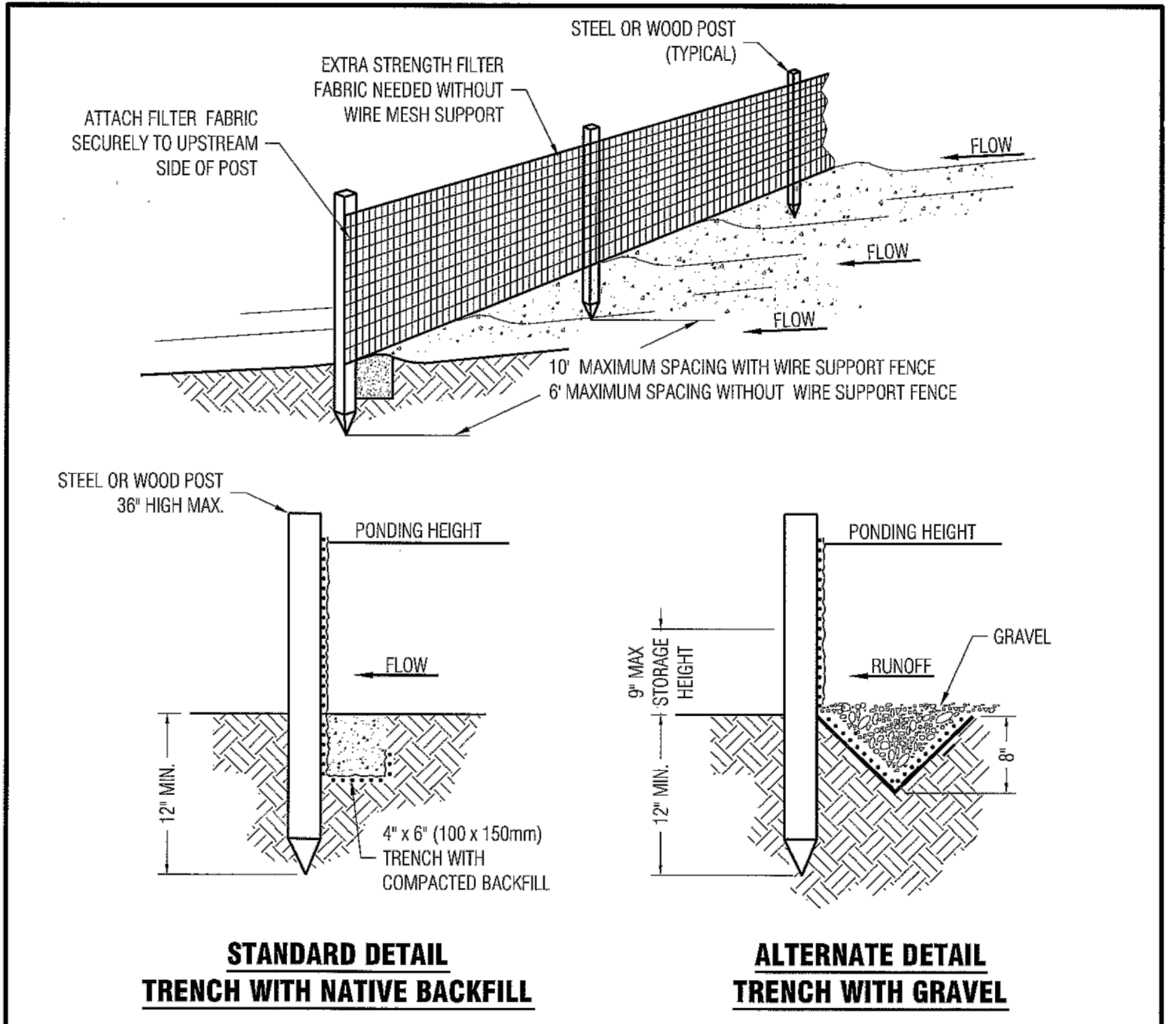
STANDARD DETAILS MAY 2010



Approved: 1/4/10
City Engineer Date

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

STANDARD DETAILS MAY 2010



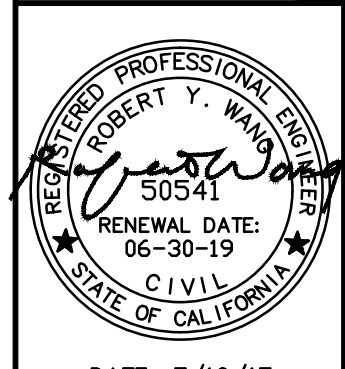
Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		SILT FENCE	EC-3

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY
1	CITY COMMENTS DATED 6/7/16	7/5/16	RW

RW
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CIVIL ENGINEERS LAND SURVEYORS
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DATE: 7/10/17

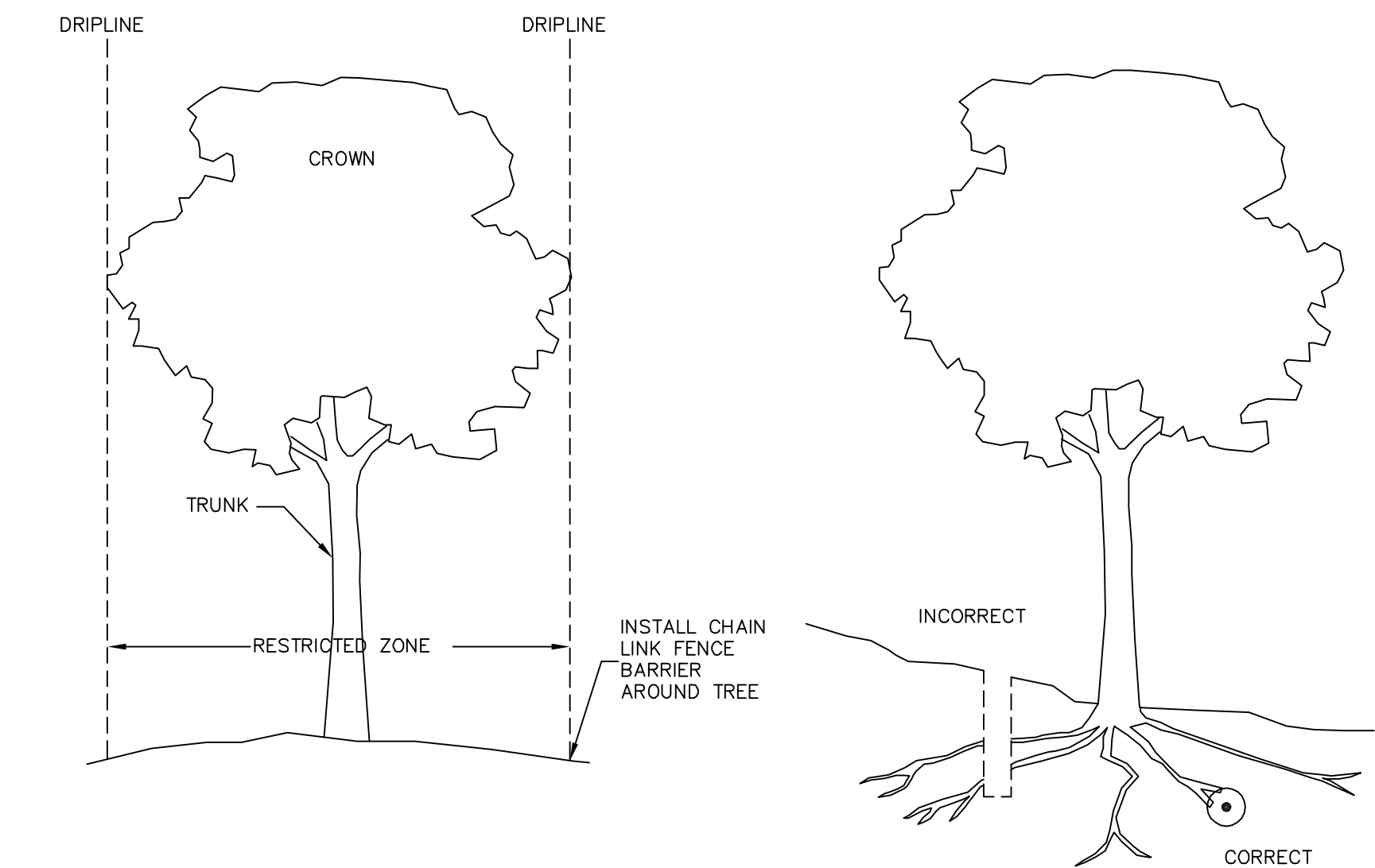
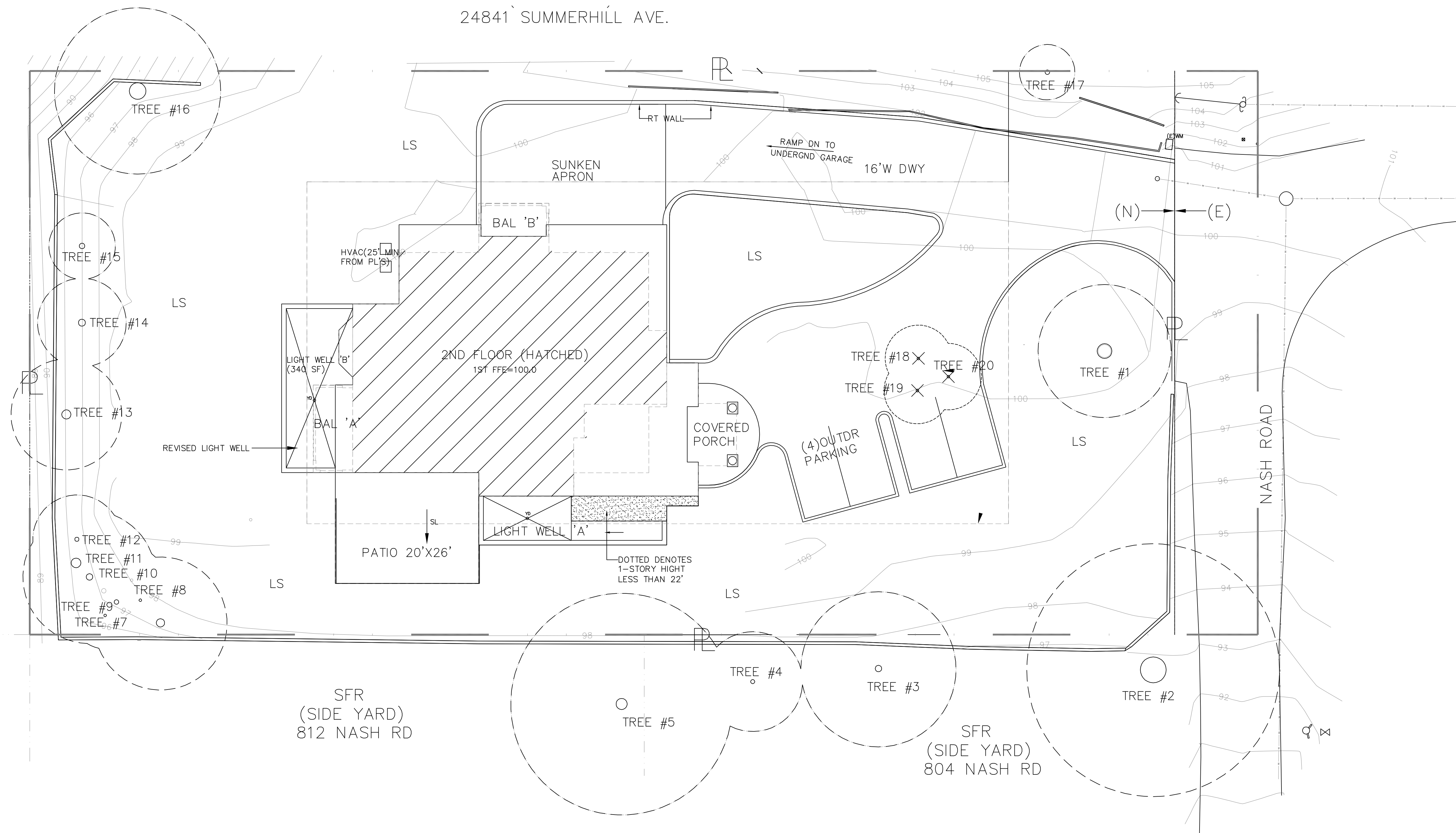
796 NASH ROAD
LOS ALTOS, CA
APN: 336-02-014
SANTA CLARA COUNTY

STANDRAD DETAILS
DATE: 7/10/17
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET
C-3

SFR
(REAR YARD)
824 NASH RD

SFR
(SIDE YARD)
812 NASH RD

SFR
(SIDE YARD)
804 NASH RD



TREE PROTECTION NOTES

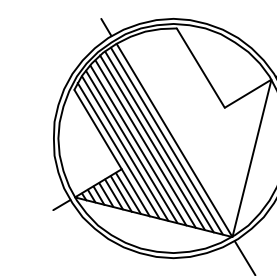
1. PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING IS IDEALLY LOCATED AT OR BEYOND THE CANOPY DRIPLINE AND AS MUCH DRIPLINE AS POSSIBLE WILL BE PROTECTED BY FENCING.
2. FENCING SHALL BE MINIMUM OF 5 FEET TALL AT ALL LOCATIONS, AND SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND ALL TREES OR GROUPS OF TREES. BARRIER-TYPE FENCING SUCH AS CHAIN LINK IS PREFERRED; THE USE OF SIMPLE POST AND CABLE FENCING IS DISCOURAGED. ANY ENCROACHMENT INTO THE DRIPLINE FOR FENCING OR CONSTRUCTION PURPOSED SHOULD BE DISCUSSED AND AGREED UPON IN ADVANCE WITH THE PROJECT ARBORIST.
3. THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIPLINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MY INCREASE POTENTIAL FOR FUTURE DECLINE.
4. CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
5. A WARNING SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
6. THE PROJECT ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
7. FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND UTILITIES, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY THAT IS SCHEDULED PRIOR TO LANDSCAPE INSTALLATION.
8. ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIPLINE AND FUNCTION PRIMARILY IN THE UPTAKE OF NUTRIENTS AND WATER. THE DRIPLINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AS POSSIBLE AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER ENSURE TREE SURVIVAL AND HEALTH.

- CONSULT A PROFESSIONAL ARBORIST WITH ANY QUESTIONS.
- NO CONSTRUCTION VEHICLES DEBRIS OR TOOLS TO BE PLACED IN RESTRICTED ZONE.
- PROTECT THE CROWN, TRUNK, AND ROOTS FROM DAMAGE.

- AVOID DISTURBING THE SOIL GRADE.
- PRUNE ANY LARGE ROOTS REMOVED, DO NOT TEAR THEM OUT.
- TUNNEL UNDER ROOTS INSTEAD OF TRENCHING.
- ALLOW FOR WATERING OF TREES AND SHRUBS DURING CONSTRUCTION.
- DO NOT DISPOSE OF CHEMICALS IN THE CONSTRUCTION AREA.

TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	ACTION
1	32" Phoenix canariensis	Canary Island Date Palm	To Remain
2	34" Quercus agrifolia	Coast Live Oak	To Remain
3	14" Pine radiata	Monetrey Pine	To Remain
4	8" Pine radiata	Monetrey Pine	To Remain
5	24" Sequoia sempervirens	Coastal Redwood	To Remain
6	9" Thuja occidentalis	American Arborvitae	To Remain
7	10" Sequoia sempervirens	Coastal Redwood	To Remain
8	10" Sequoia sempervirens	Coastal Redwood	To Remain
9	10" Sequoia sempervirens	American Arborvitae	To Remain
10	14" Thuja occidentalis	American Arborvitae	To Remain
11	20" Thuja occidentalis	American Arborvitae	To Remain
12	9" Thuja occidentalis	American Arborvitae	To Remain
13	20" Grevillea robusta	Silk Oak	To Remain
14	14" Grevillea robusta	Silk Oak	To Remain
15	15" Grevillea robusta	Silk Oak	To Remain
16	48" Quercus agrifolia	Coast Live Oak	To Remain
17	11" Quercus agrifolia	Coast Live Oak	To Remain
18	5.5" Betula Alba	Birch	To Be Removed
19	6" Betula Alba	Birch	To Be Removed
20	4.5" Betula Alba	Birch	To Be Removed



h

Todd Kalbfeld
Landscape Design
Landscape Design & Construction Management
2345 TULIP ROAD, SAN JOSE, CA 95128
(408) 605-9973

REVISIONS 3/17/2017 BY TK

SINGLE FAMILY RESIDENCE
796 NASH ROAD, LOS ALTOS, CA

TREE PROTECTION PLAN

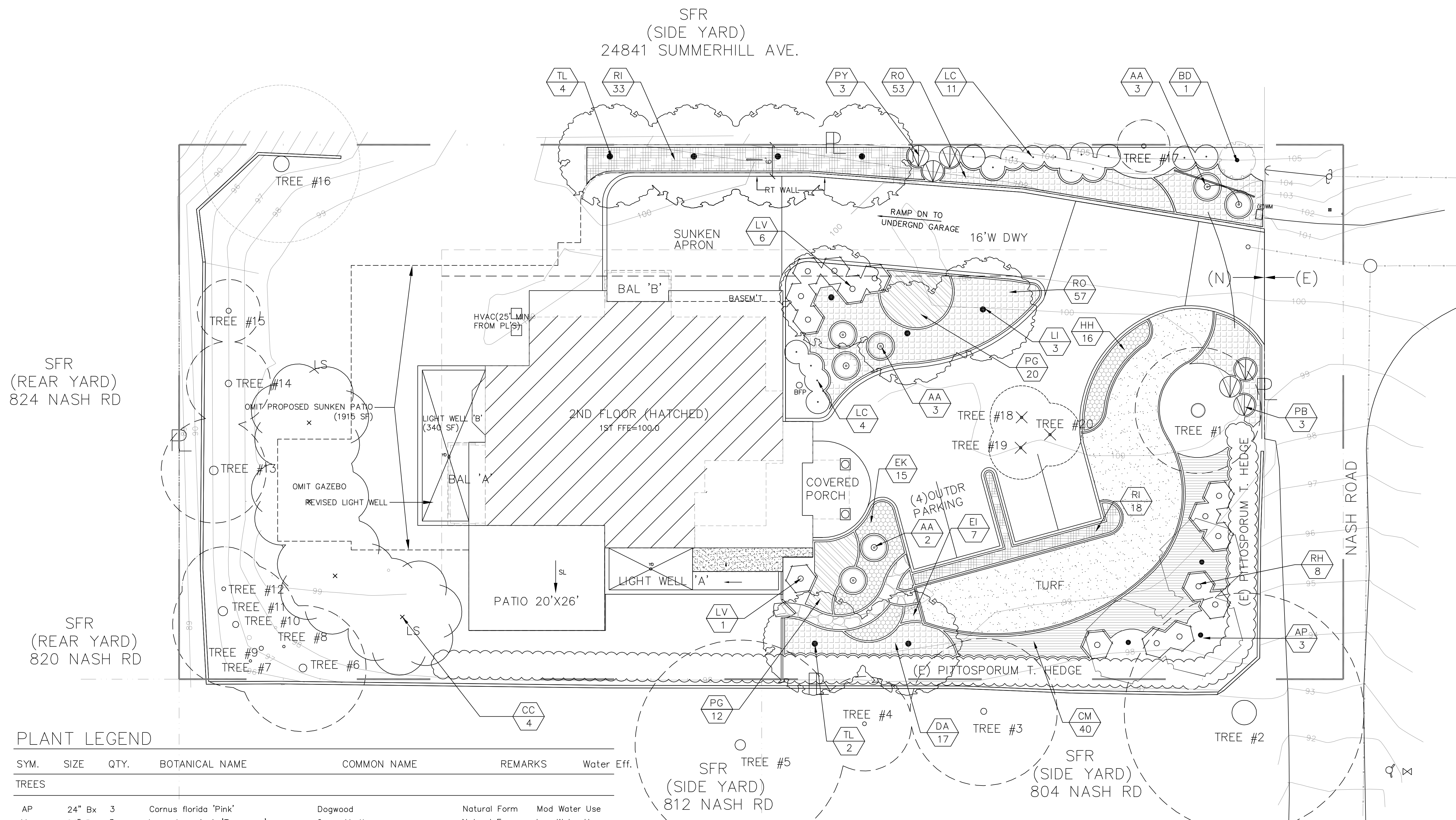
DATE JUL / 2016
SCALE 1"=10'-0"
DRAWN TK
JOB NASH
SHEET L-1
OF SHEETS

REVISIONS	BY
3/17/2017	TK
5/22/2017	TK
7/1/2017	TK

SINGLE FAMILY RESIDENCE
 796 NASH ROAD, LOS ALTOS, CA

PLANTING PLAN

DATE	JUL / 2016
SCALE	1"=10'-0"
DRAWN	TK
JOB	NASH
SHEET	L-2
OF	SHEETS

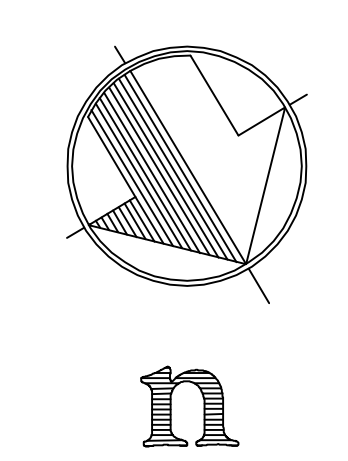


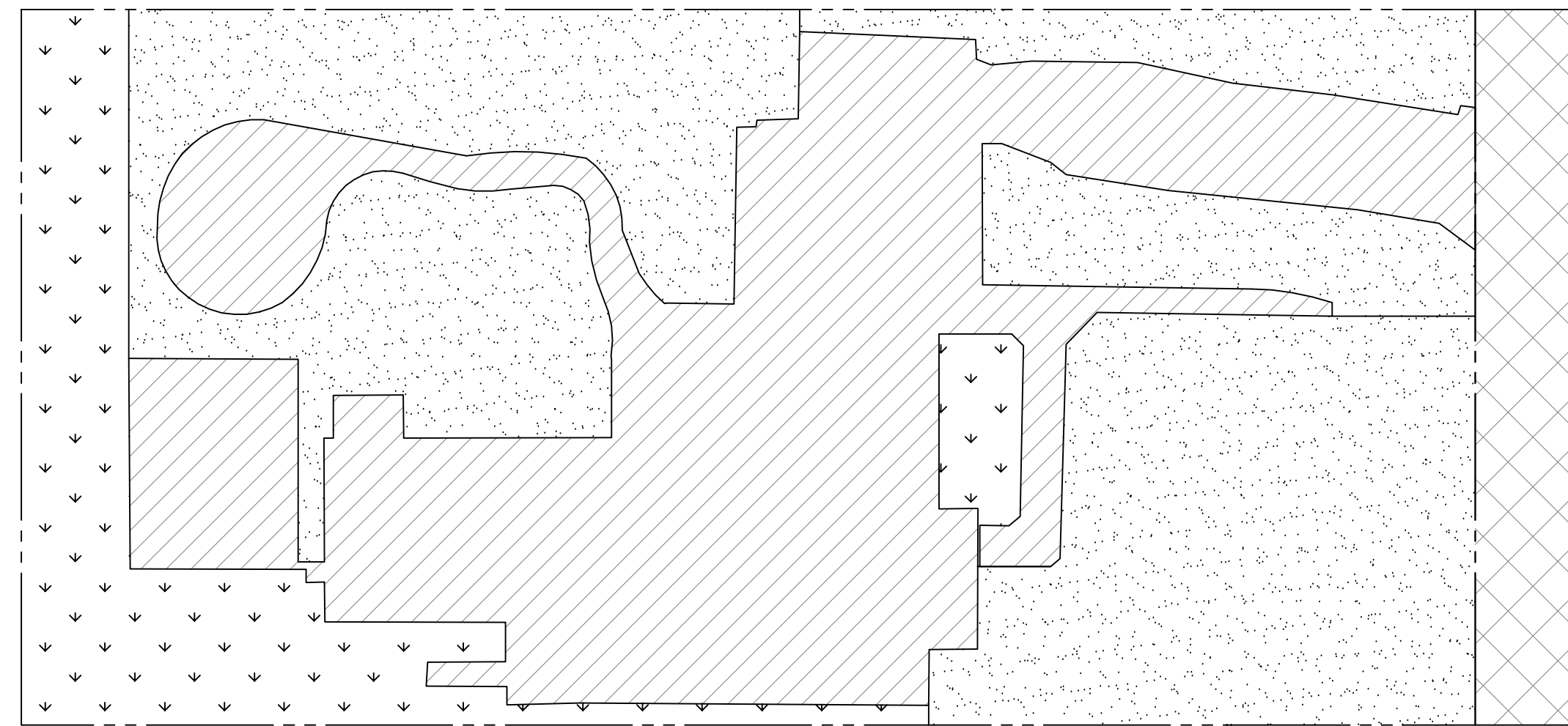
PLANT LEGEND

SYM.	SIZE	QTY.	BOTANICAL NAME	COMMON NAME	REMARKS	Water Eff.
TREES						
AP	24" Bx	3	Cornus florida 'Pink'	Dogwood	Natural Form	Mod Water Use
LI	24" Bx	3	Lagerstroemia i. 'Tuscarora'	Crepe Myrtle	Natural Form	Low Water Use
TL	24" Bx	6	Tristania Laurina	NCN	Natural Form	Low Water Use
CC	24" Bx	4	Prinus Caroliniana 'Compacta'	Carolina Cherry	Natural Form	Low Water Use
SHRUBS						
AA	15g	8	Agave attenuata	NCN		Low Water Use
BD	15g	1	Buddleia davidii 'Purple'	Butterfly Bush		Low Water Use
DA	5g	17	Dryopteris erythrosora 'Brilliance'	Autumn Fern		Mod Water Use
HH	1g	16	Hemerocallis h. 'Evergreen Yellow'	Day Lily		Mod. Water Use
LC	5g	15	Loropetelum c. 'Burgundy'	Chinese Fringe Flower		Low Water Use
LV	1g	13	Lavatera maritima	Tree Mallow		Low Water Use
CM	5g	3	Clivia miniata	Kaffir Lily		Low Water Use
PB	5g	3	Phormium t. 'Bronze Baby'	New Zealand Flax		Low Water Use
PG	1g	32	Penstemon x 'Purple'	Garden Penstemon		Low Water Use
PY	5g	3	Phormium t. 'Yellow Wave'	New Zealand Flax		Low Water Use
RI	5g	51	Rhaphiolepis i. 'White'	Indian Hawthorne		Low Water Use
RH	5g	8	Rhododendron '5' Purple'	Rhododendron		Mod Water Use
GROUND COVERS						
EI	1g	7	Echeveria imbricata	Hens & Chicks		Low Water Use
EK	1g	15	Erigeron karvinskianus	Santa Barbara Daisy		Low Water Use
RO	1g	110	Rosmarinus o. 'Irene'	Rosemary		Low Water Use

Planting Notes

- All trees 15 gallons or larger to receive (2) 2'x10' Lodge Pole Pine Stakes with (1) 1"x4" backer board nailed to stakes. Tie all trees to stakes with rubber ties at mid point of trunk, and right below branch crotch. Nail with galvanized roofing nails.
- Provide deep watering/inspection tubes on all trees. Water basins should be sufficient enough to contain water at base of tree, as necessary.
- Fertilizer tablets shall be placed at the mid-point of root ball per manu. recommendation.
- Rototill and amend entire planting site with 2" or more of compost into top 6"-12" of existing soil as necessary for planting needs. Refer to soil analysis report for type type of fertilizer, amendment needed for optimal growth.
- Provide 3"+. of shredded mulch under all trees, shrubs and unplanted areas for water conservation.
- Provide water saving spray irrigation for lawn areas and water saving drip irrigation for all planted areas.



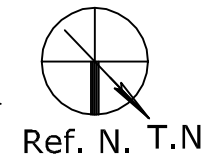


LANDSCAPE BREAKDOWN

HARDSCAPE AREA (IMPREVIOUS)	SOFTSCAPE AREA	UNDISTURBED AREA	TOTAL AREA
8486 SF	1728 SF	10807 SF	21021 SF

(E) SITE AREA DIA.

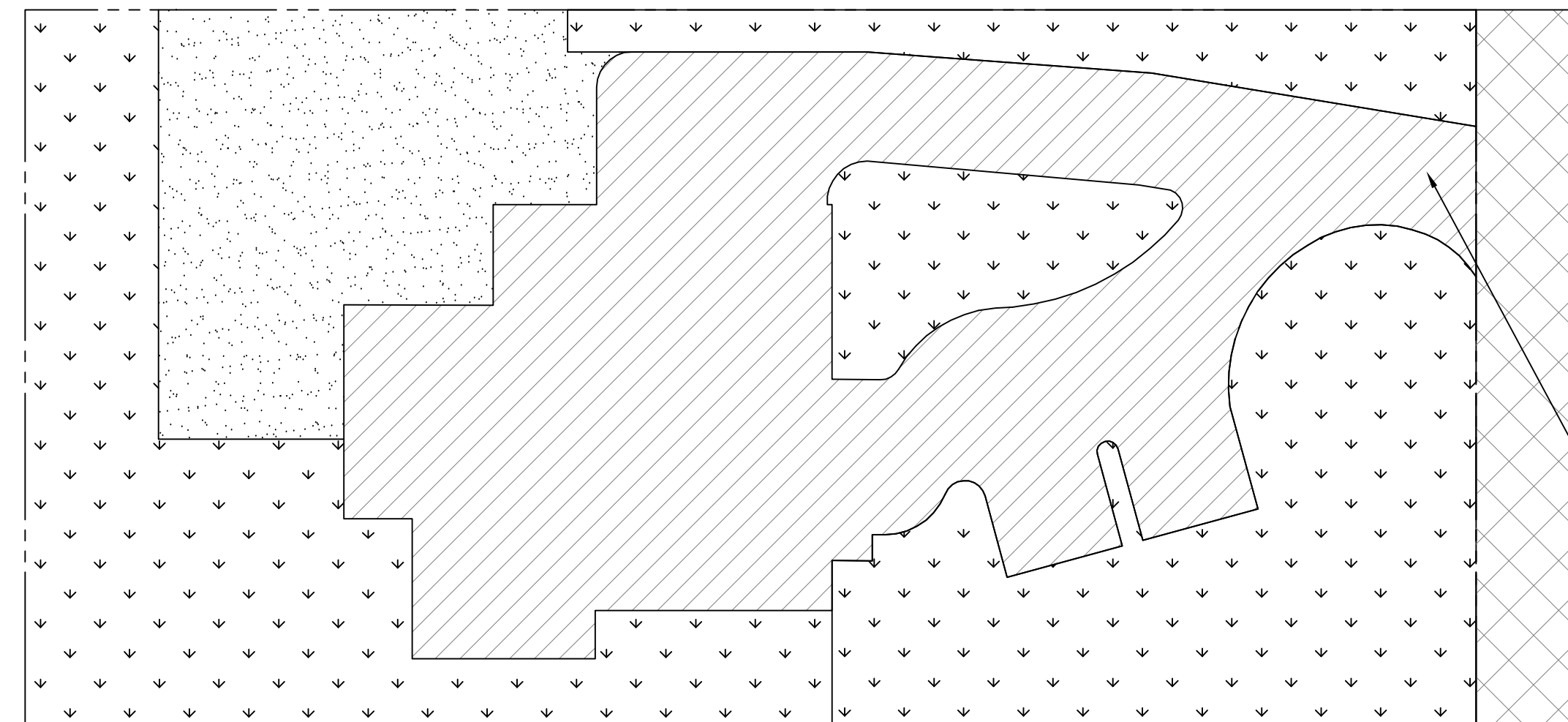
1"=20'



Ref. N. T.N.

LEGENDS:

- HARDSCAPE AREA
- SOFTSCAPE AREA
- UNDISTURBED AREA
- STREET DEDICATION



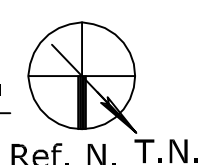
LANDSCAPE BREAKDOWN

HARDSCAPE AREA (IMPREVIOUS)	SOFTSCAPE AREA	UNDISTURBED AREA	TOTAL AREA
8109 SF	9830 SF	3082	21021 SF

600 SF (20% OF FRONT YARD SETBACK)

(N) SITE AREA DIA.

1"=20'



Ref. N. T.N.

30'
FRONT YARD
SETBACK
(3050 SF)

Steve Yang
& Associates
architects oia/pe
planning
architecture
& design

1618 WILLOWHURST AVE.
San Jose, CA. 95125-5560
(408) 694-1618

SINGLE-FAMILY RESIDENCE
 796 NASH RD.
 LOS ALTOS, CA



Revisions	By

Drawn	NH
Check	SY
Date	7/1/17
Scale	AS-NOTED
Job No.	15.12

Sheet
L-3
 of