

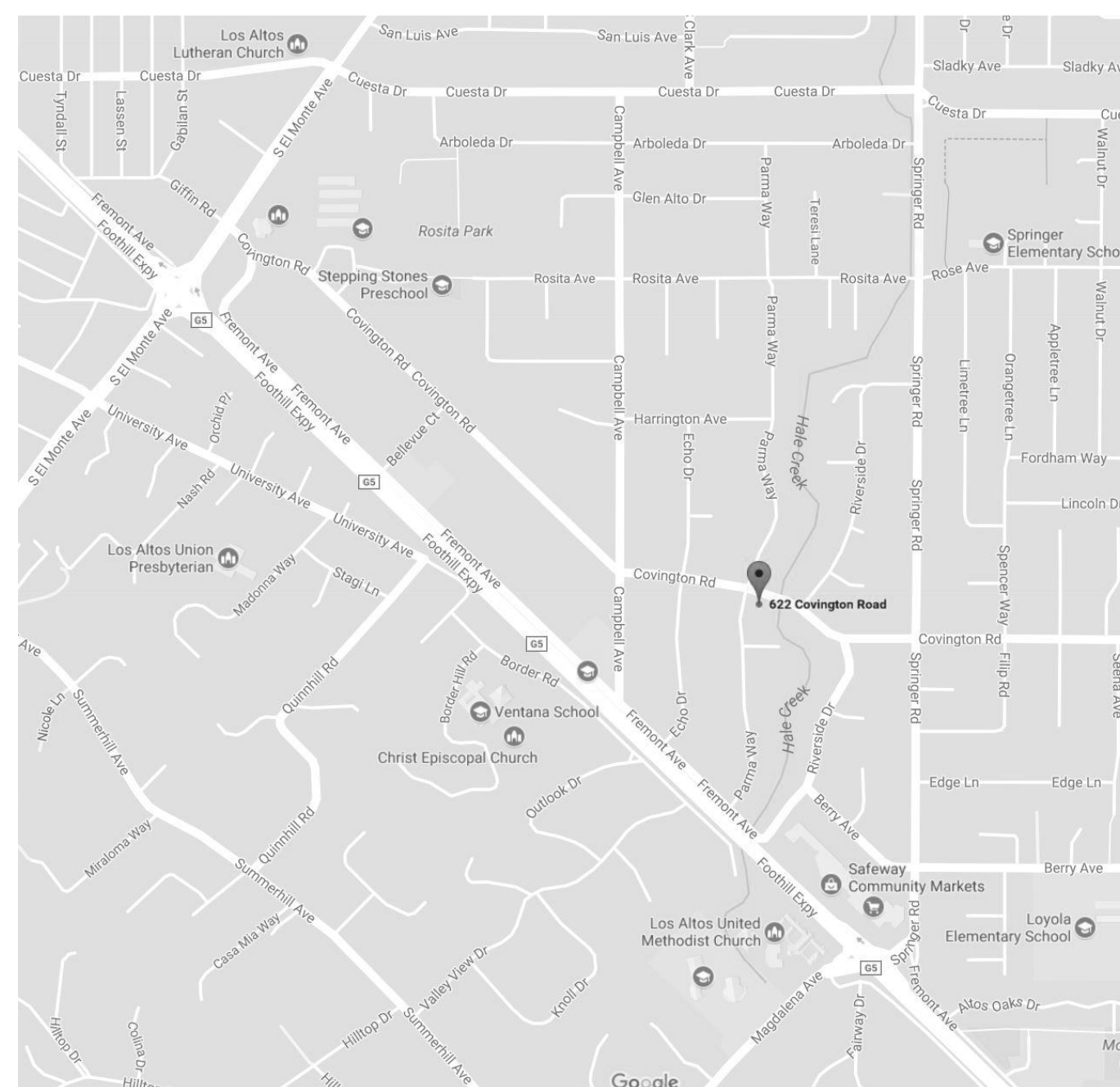


FRONT PERSPECTIVE

NEW HOUSE FOR

GOLDSILVERISLAND, LLC

622 COVINGTON ROAD, LOS ALTOS, CA. 94024



VICINITY MAP

A.P.N.: 189 - 45 - 035
 ZONING: R 1 - 10
 LOT SIZE: 14,199 S.F.
 EXISTING HOUSE: 1,201 S.F. (TO BE REMOVED)

BUILDING DEPT. S.F.	
FIRST FLOOR:	2,305 S.F.
SECOND FLOOR:	1,379 S.F.
TOTAL HOUSE:	3,684 S.F.
GARAGE:	460 S.F.
TOTAL BUILDING:	4,144 S.F.

F.A.R. ALLOWED: 14,199 - 11,000 = 3199
 3,850 + 319.9 = 4,169.9 S.F.
 PROPOSED: 4,150 S.F. (SEE SHEET T-1)

LANDSCAPE ARCHITECT
 Mara Young
 650-327-2644 marayoung@gmail.com

SOILS ENGINEER
 CAPEX Engineering
 Gary Hsu, PE
 POB 14198
 Fremont, CA 94539
 510-668-1815 capexinc888@gmail.com

ARBORIST
 KIELTY ARBORIST SERVICES
 Kevin Kielty
 POB 6187
 San Mateo, CA 94403
 650-515-9783 kkarbor0476@yahoo.com

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 A-4 ELEVATIONS
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 L-3 HYDROZONE DIAGRAM
 L-4 LANDSCAPE DETAILS
 TOPO

OWNER
 Goldsilverisland Properties, LLC
 Ying-Min Li
 1525 McCarthy Blvd, Suite 1000
 Milpitas, CA 95035
 yingminli@hotmail.com 408-896-3369

ARCHITECT
 HOMETEC Architecture, Inc.
 Richard A. Hartman, AIA
 619 N 1st Street
 San Jose, CA 95112
 408-995-0496 hometecarch@gmail.com

CIVIL ENGINEER
 RW ENGINEERING
 Robert Wang
 505 Altamont Drive
 Milpitas, CA 95036
 408-262-1899 rwengineering@gmail.com

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	<u>1,862</u> square feet (11.7 %)	<u>3,100</u> square feet (21.8 %)	<u>4,259</u> square feet (30 %)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	<u>1,567</u> square feet (11 %)	<u>4,149.46</u> square feet (29.2 %)	<u>4,169</u> square feet (29.3 %)
SETBACKS:			
Front	<u>36</u> feet	<u>25</u> feet	<u>25</u> feet
Rear (TOP OF BANK)	<u>75</u> feet	<u>30.5</u> feet	<u>25</u> feet
Right side (1 st /2 nd)	<u>16</u> feet / <u> </u> feet	<u>12.66</u> feet / <u>23</u> feet	<u>10</u> feet / <u>17.5</u> feet
Left side (1 st /2 nd)	<u>30</u> feet / <u> </u> feet	<u>19.75</u> feet / <u>23.6</u> feet	<u>16.6</u> feet / <u>16.6</u> feet
HEIGHT:	<u>16</u> feet	<u>27</u> feet	<u>27</u> feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	<u>1,201</u> square feet	<u>2,483</u> square feet	<u>3,684</u> square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	<u>366</u> square feet	<u>94</u> square feet	<u>460</u> square feet

LOT CALCULATIONS

NET LOT AREA:	<u>14,199</u> square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	<u>430</u> square feet (24 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): <u>2,719</u> sq ft Existing softscape (undisturbed) area: <u>4,056</u> sq ft New softscape area: <u>7,425</u> sq ft <i>Sum of all three should equal the site's net lot area</i>

REVISIONS	BY
PLANNING 8-17-17	1
PLANNING 1-30-18	2

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NEW HOME FOR:
GOLDSILVERISLAND
 622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date 7 - 18 - 17
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T-1
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Plan Review Comments:

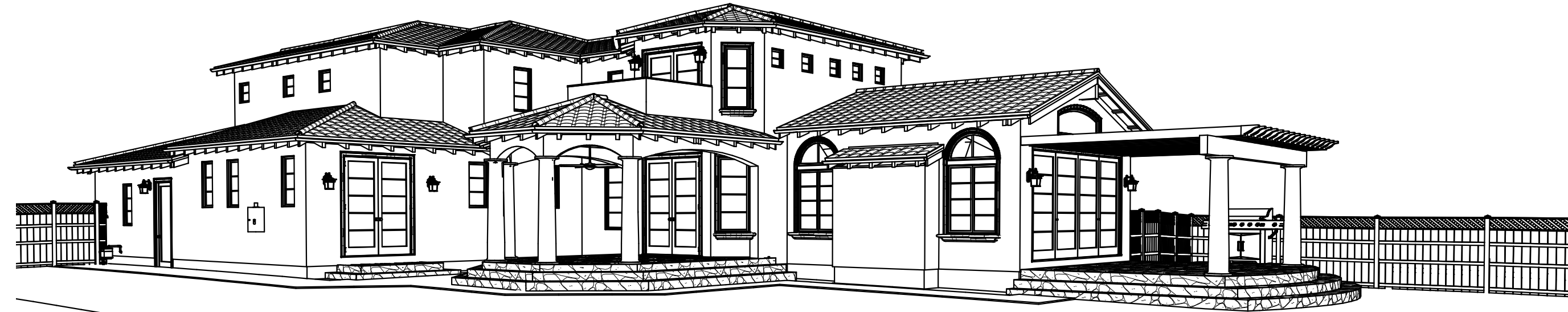
1. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

2. R313.2 One and two-family dwellings automatic fire sprinklers systems. An automatic residential fire sprinkler system shall be installed in accordance with National Fire Protection Association's (NFPA) Standard 13D in all new one and two-family dwellings and in existing dwellings, when additions are made that increase the building area to more than the allowable Fire-Flow Appendix Tables B105.1(1) and B105.1(2) of the 2016 California Fire Code, and/or additions exceeding fifty (50) percent of the existing living area (existing square foot calculations shall not include existing basement) and/or additions exceeding seven hundred fifty (750) square feet. When automatic fire sprinkler systems are required by this section, all associated garages shall be included. Additions over fifty (50) percent and/or seven hundred fifty (750) square feet as referenced above, shall be treated as a new structure regarding installation of fire sprinkler systems. The obligation to provide compliance with these fire sprinkler regulations may not be evaded by performing a series of small additions undertaken over a three-year period and/or two code cycles. The permit issuance date of past additions where these regulations were in effect shall be used for determining compliance.

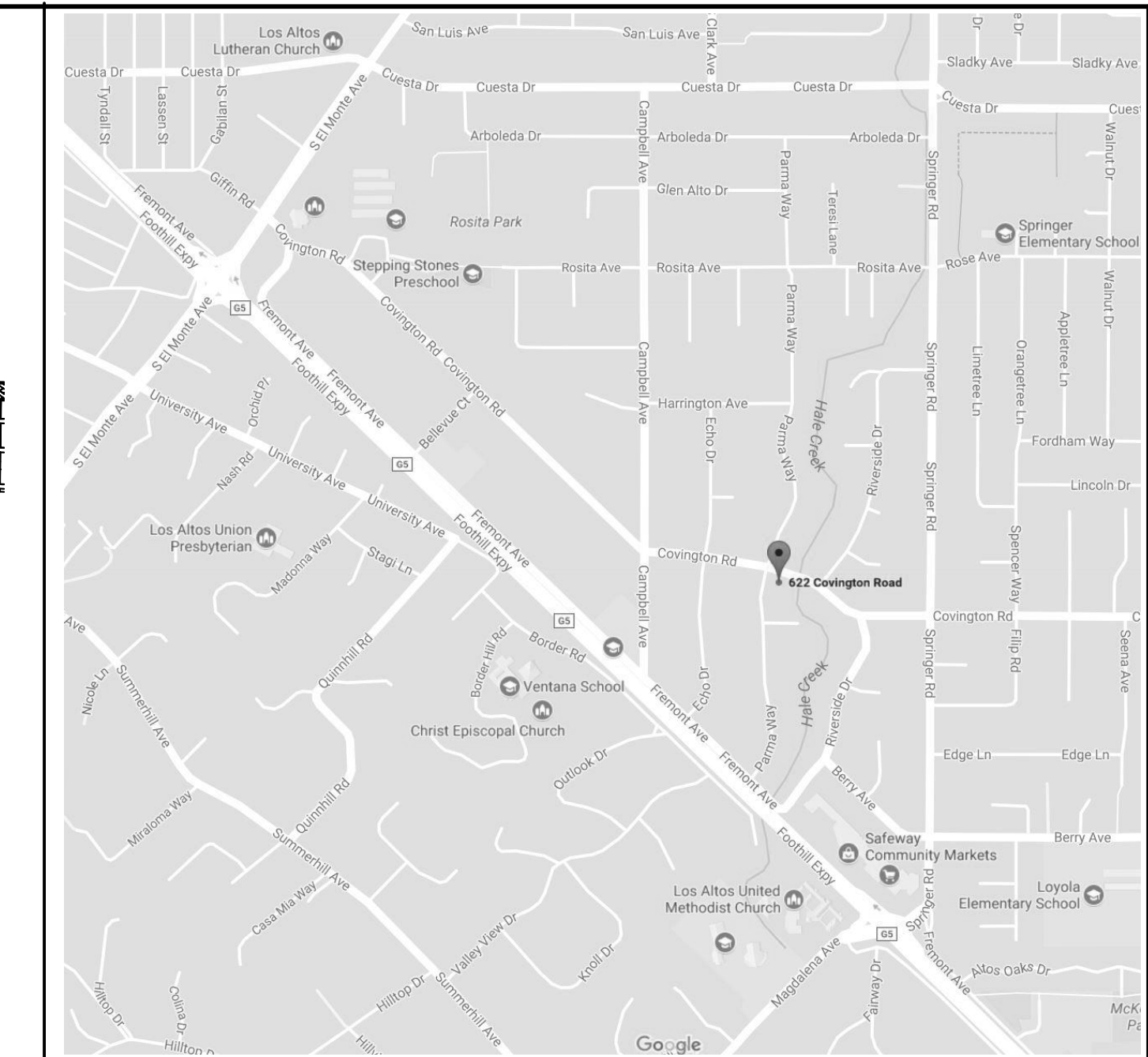
3. Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. 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). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

4. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33

5. **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. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. 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. Address numbers shall be maintained. CFC Sec. 505.1



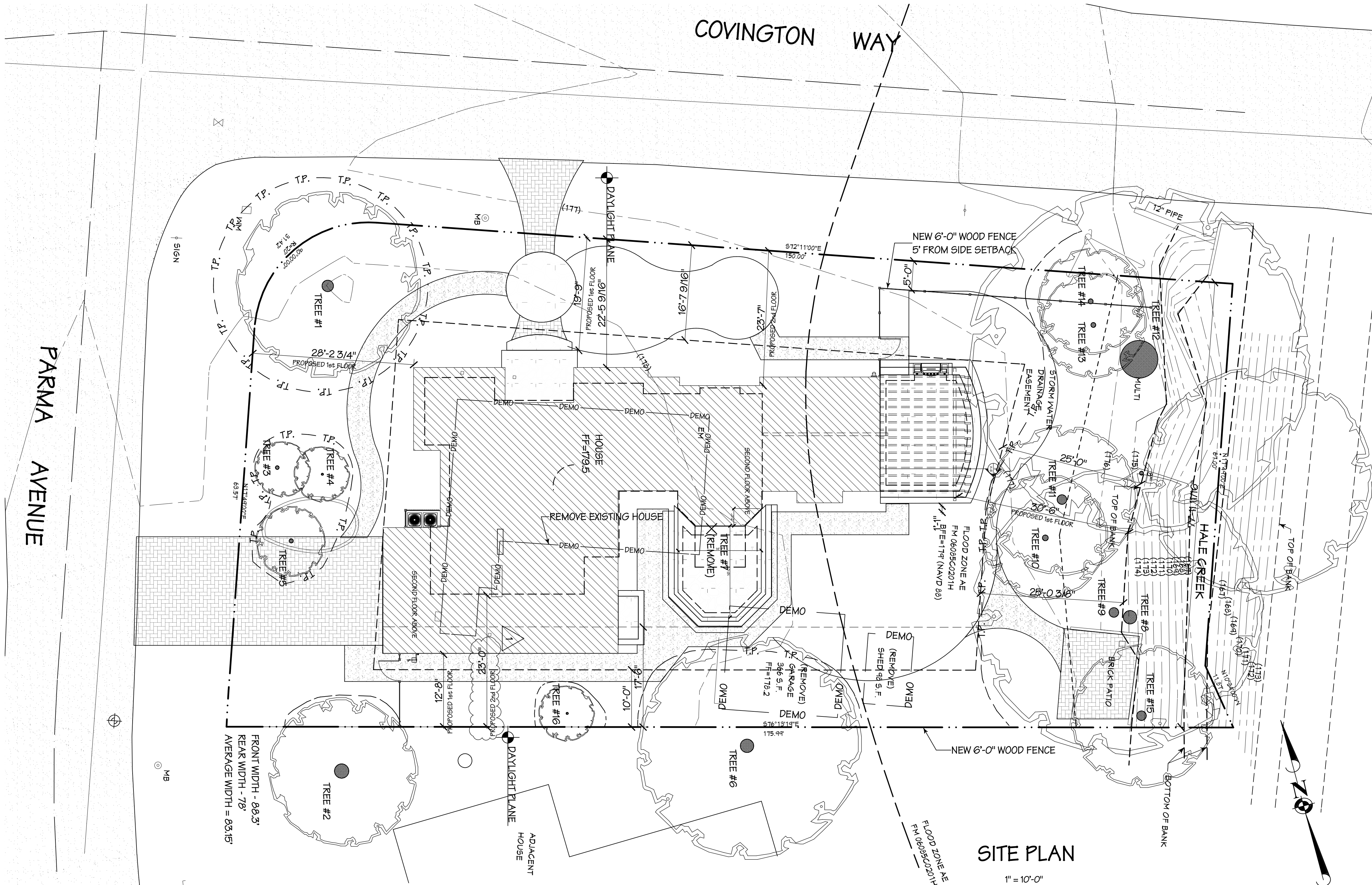
REAR PERSPECTIVE



VICINITY MAP

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PROPOSED:	4,150 S.F. (SEE SHEET T-1)
TYPE OF CONSTRUCTION:	VB
OCCUPANCY GROUP:	R-3, U
THIS PROJECT SHALL COMPLY WITH 2016 CBC, CRC, CMC, CPC, CEC, CFC, CAL GREEN, CAL ENERGY CODE, AND LOCAL ORD.	

SITE DATA



SITE PLAN

1" = 10'-0"

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PLANNING 1-30-18	2

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of	Sheets

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

June 14, 2017

Goldsilverisland Homes, LLC
 Attn: Mr. Ying-Min Li
 43575 Mission Blvd, suite 359
 Fremont, CA, 94539

Site: 622 Covington, Los Altos, CA

Dear Mr. Li,

As requested on Thursday, June 8, 2017, I visited the above site to inspect and comment on the trees. A new home and landscape is planned for this site and a survey of the trees will be required. A tree protection plan will be included as required by the city of Los Altos.

Method:

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

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

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

622 Covington/6/14/17 (3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Coast live oak (<i>Quercus agrifolia</i>)	20	40	50/35	Poor vigor, poor form, nearly dead.
16	Japanese maple (<i>Acer palmatum</i>)	6.8	40	10/20	Poor-fair vigor, poor form, verticillium wilt.

*indicates neighbor's tree

Summary

The trees on site are a mix of native oaks and several species of imported trees. The trees are in poor-fair condition with the large protected tree being located on the perimeter. Trees on the perimeter are ideally located for construction. The small ornamental trees will be removed to facilitate the construction.

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 foot tall metal chain link type supported by metal poles pounded into the ground. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the dripline as possible still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Areas outside the fencing but still beneath the dripline of protected trees, where foot traffic is expected to be heavy, should be mulched with 4 to 6 inches of chipper chips.

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

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

622 Covington/6/14/17 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Deodar cedar (<i>Cedrus deodara</i>)	24.1	65	45/40	Good vigor, fair form, heavy lateral limbs.
2*	Redwood (<i>Sequoia sempervirens</i>)	30est	60	55/40	Fair vigor, fair form, 6 feet from property line.
3	Japanese maple (<i>Acer palmatum</i>)	7.6	45	10/15	Poor-fair vigor, poor form, codominant at 2 feet.
4	Japanese maple (<i>Acer palmatum</i>)	3	50	8/10	Fair vigor, poor-fair form, squatty.
5	Japanese maple (<i>Acer palmatum</i>)	8.3	50	20/15	Good vigor, fair form, multi leader at 2 feet, poor crotch.
6*	Coast live oak (<i>Quercus agrifolia</i>)	28est	65	45/45	Good vigor, fair form, multi leader, 5 feet from property line.
7	Japanese maple (<i>Acer palmatum</i>)	8.2	40	10/15	Poor vigor, poor form, decay at base.
8	Valley oak (<i>Quercus lobata</i>)	28	65	50/45	Fair vigor, poor-fair form, codominant at 4 feet.
9	Coast live oak (<i>Quercus agrifolia</i>)	19.9	40	20/30	Fair vigor, poor form, suppressed by #8.
10	Redwood (<i>Sequoia sempervirens</i>)	12.0	50	35/20	Good vigor, poor-fair form, suppressed.
11	Redwood (<i>Sequoia sempervirens</i>)	14.1-18.6	55	40/20	Good vigor, fair form, suppressed.
12	Valley oak (<i>Quercus lobata</i>)	79.2 @base	65	55/60	Good vigor, fair form, multi leader at 3 feet.
13	Redwood (<i>Sequoia sempervirens</i>)	9.9	60	35/25	Good vigor, fair form, suppressed.
14	Redwood (<i>Sequoia sempervirens</i>)	10.2	60	40/25	Good vigor, fair form, suppressed.

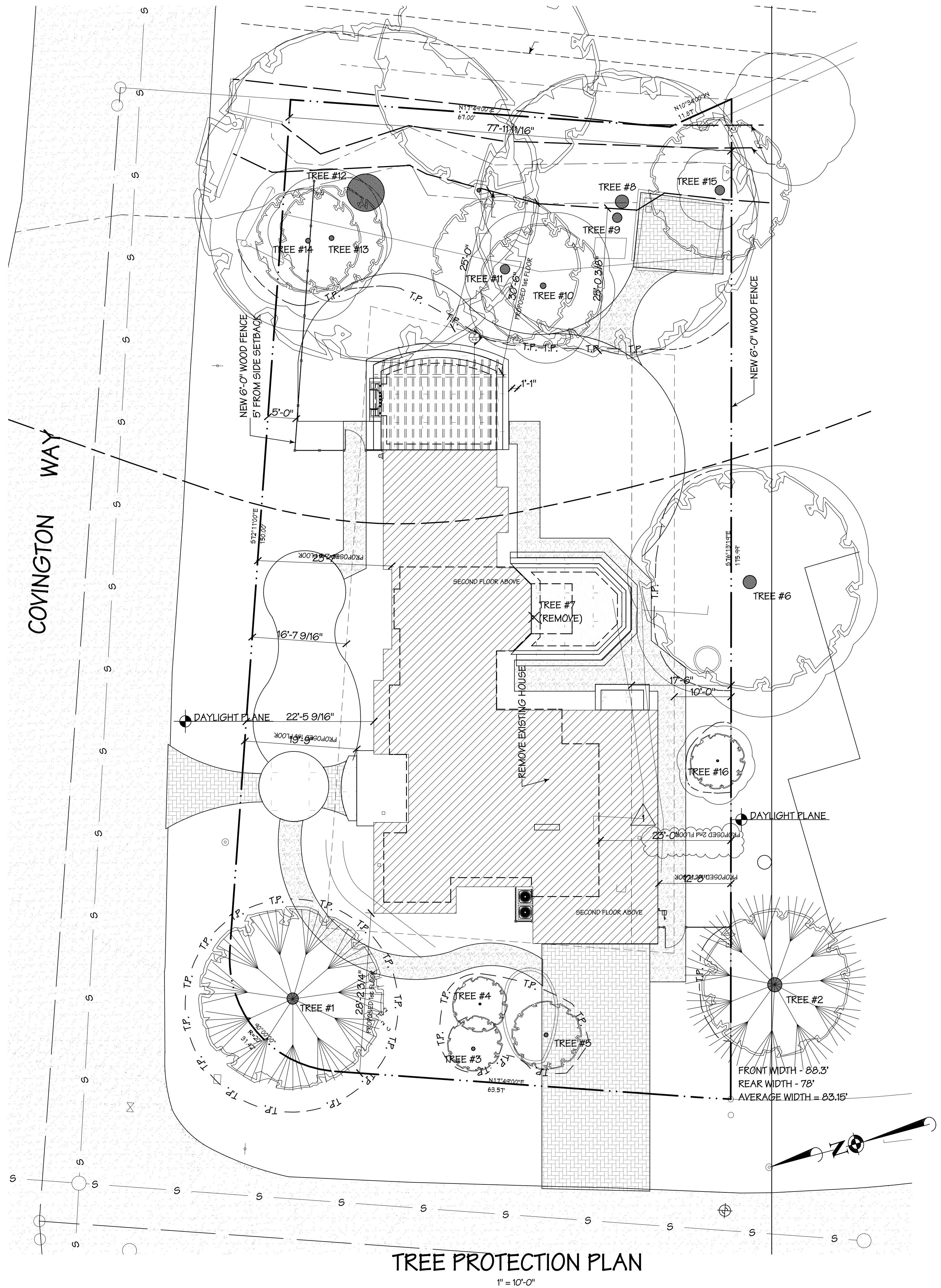
622 Covington/6/14/17 (4)

Tree trimming to facilitate the construction is not planned for the site. If ornamental trimming is to be carried out the work will be done by a licensed tree care provider. All trimming will be within ANSI standards and Best Management Practices and will be inspected by the site arborist.

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

Sincerely,

Kevin R. Kiely
 Certified Arborist WE#0476A



TREE PROTECTION PLAN

1" = 10'-0"

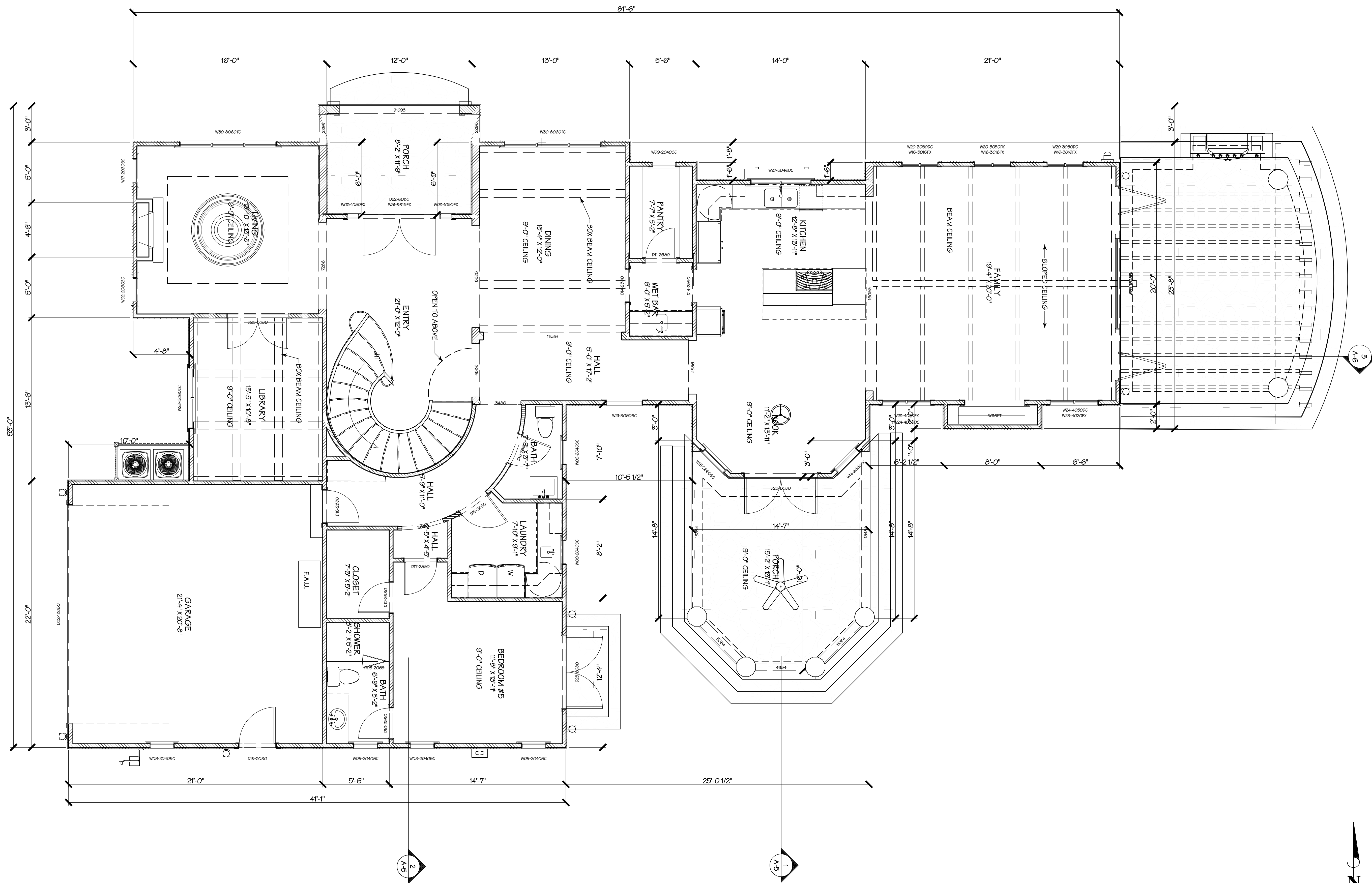
REVISIONS	BY
PLANNING 8-17-17	1
PLANNING 1-30-18	2

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NEW HOME FOR:
GOLDSILVERISLAND
 622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date	7-18-17
Scale	1" = 10'-0"
Drawn	RAH
Job	17-016
Sheet	

A-1.2
 of Sheets



FIRST FLOOR PLAN



REVISIONS	BY
PLANNING 8-17-17	1
PLANNING 1-30-18	2

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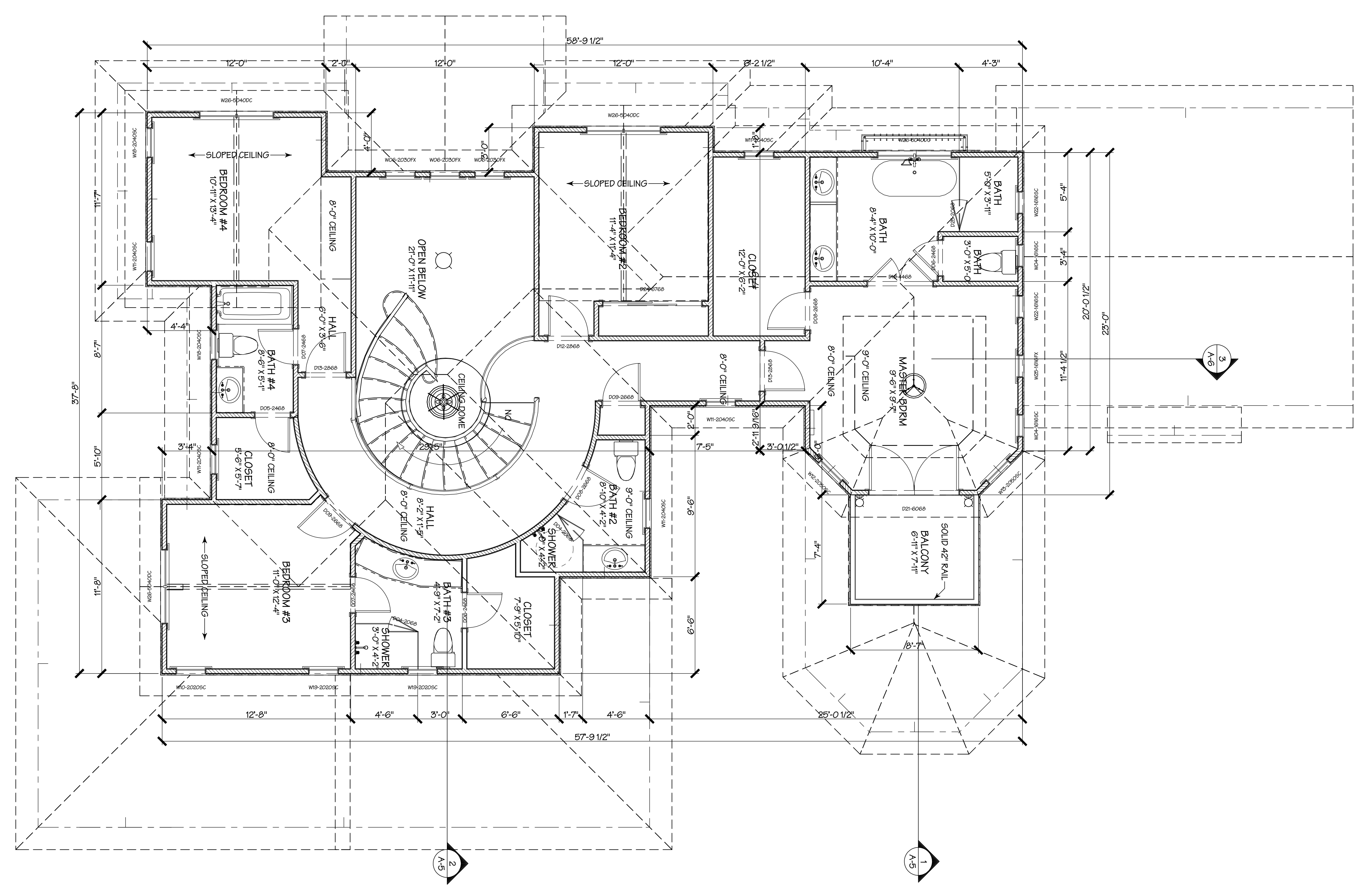
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Job 17-016
Sheet

A-2
of Sheets

NUMBER	TYPE	SIZE	LOCATION	DESCRIPTION	FINISHES	TEMPERED
D01	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D02	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D03	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D04	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D05	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D06	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D07	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D08	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D09	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D10	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D11	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D12	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D13	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D14	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D15	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D16	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D17	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D18	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D19	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
D20	DOOR	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO

NUMBER	TYPE	SIZE	LOCATION	DESCRIPTION	FINISHES	TEMPERED
W01	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W02	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W03	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W04	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W05	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W06	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W07	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W08	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W09	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W10	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W11	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W12	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W13	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W14	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W15	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W16	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W17	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W18	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W19	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO
W20	WINDOW	3'-0" X 8'-0"	11-11-11	INT. HINGED GLASS DOOR	INT. HINGED GLASS DOOR	NO



SECOND FLOOR PLAN



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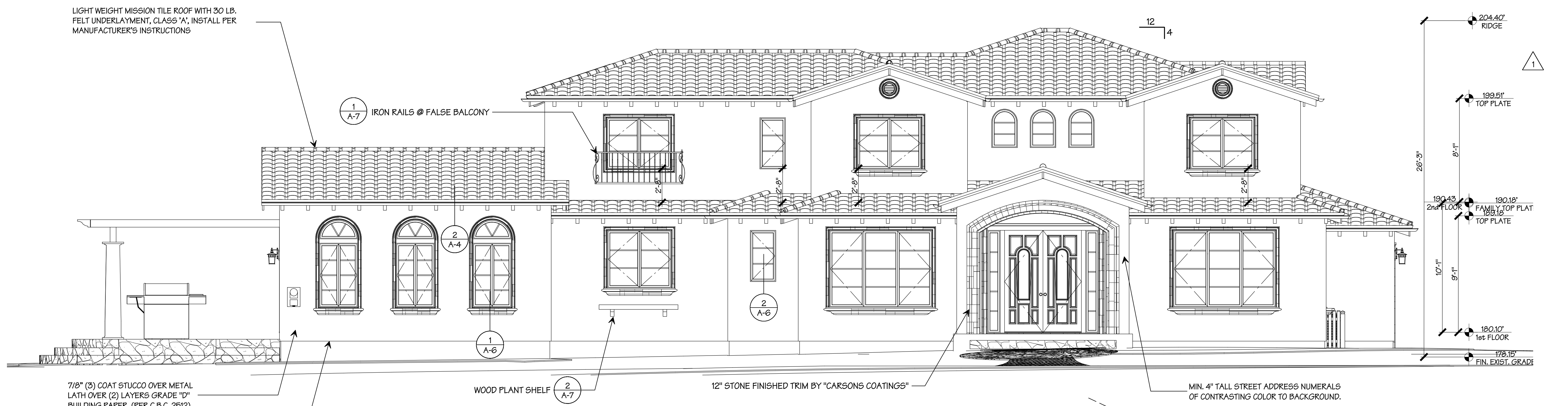
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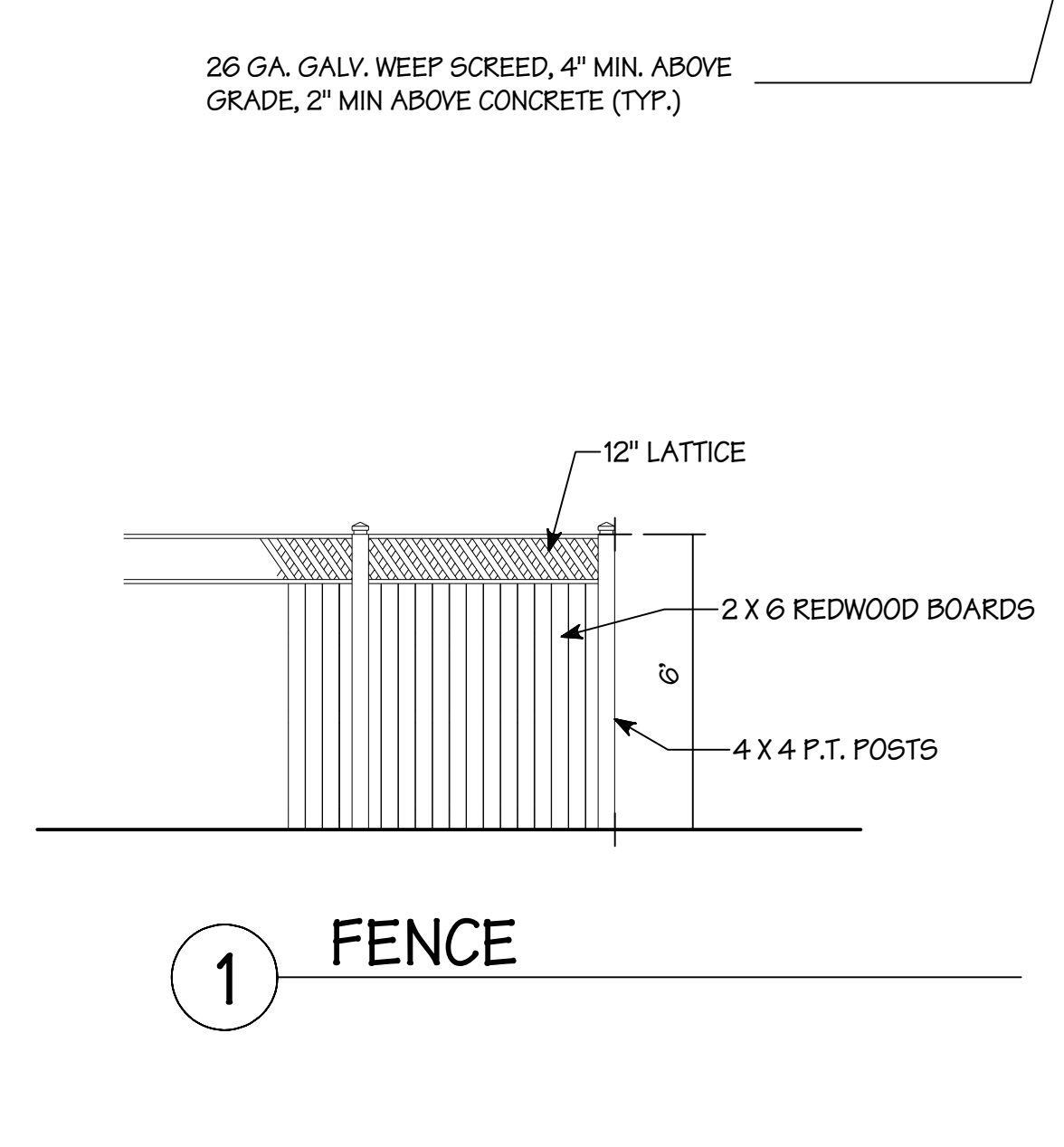
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NORTH ELEVATION



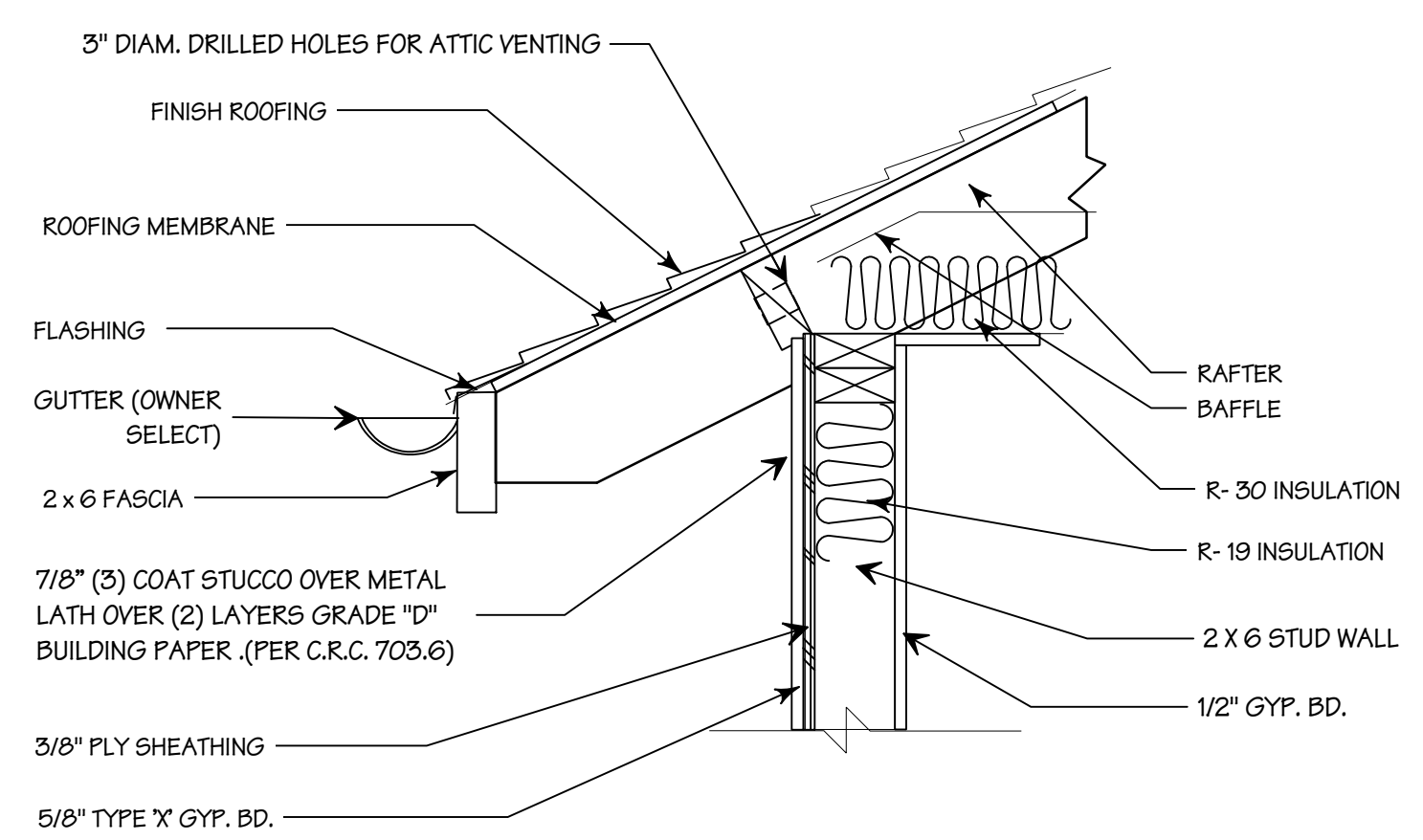
1 FENCE



WEST ELEVATION



EAST ELEVATION



2 TYPICAL EAVE TRIM

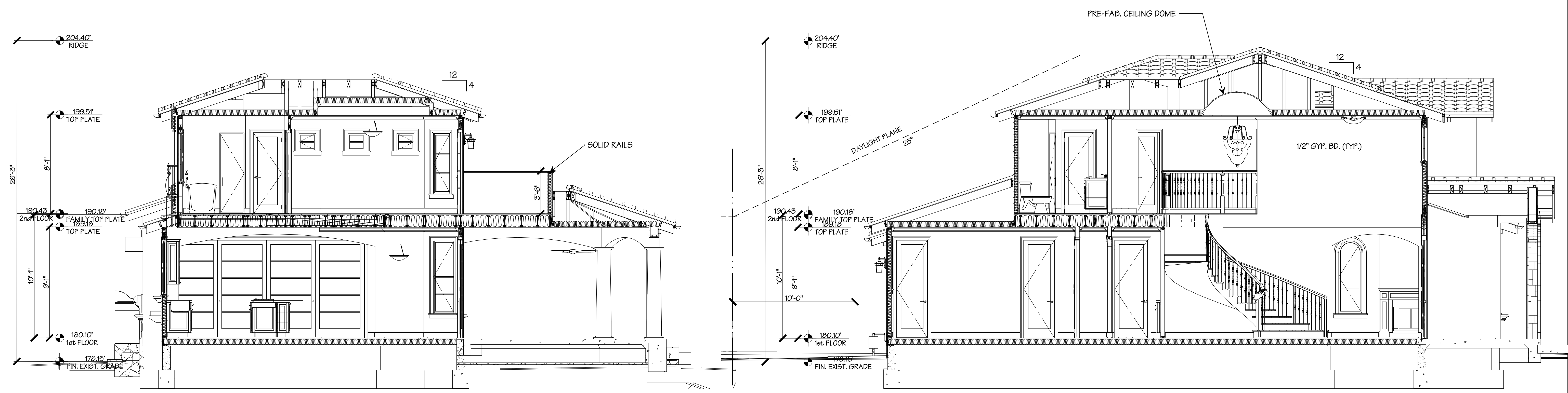
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PLANNING 8-17-17	1
PLANNING 1-30-18	2

HOMETEC
ARCHITECTURE, INC.
619 NORTH FIRST STREET, SAN JOSE, CA 95112

RICHARD A. HARTMAN
A.L.A.
408.995.1496
HometecArch@gmail.com



SOUTH ELEVATION



1 SECTION

2 SECTION

NEW HOME FOR:
GOLDSILVERISLAND
622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date	7-18-17
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-016
Sheet	A-5
of	Sheets

REVISIONS	BY
PLANNING 8-17-17	1
PLANNING 1-30-18	2

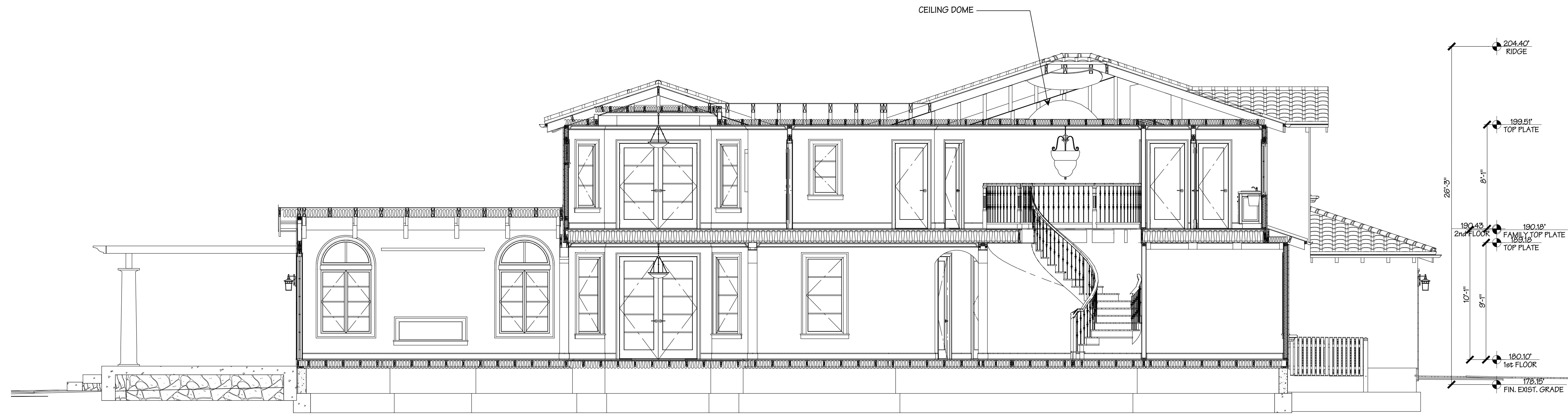
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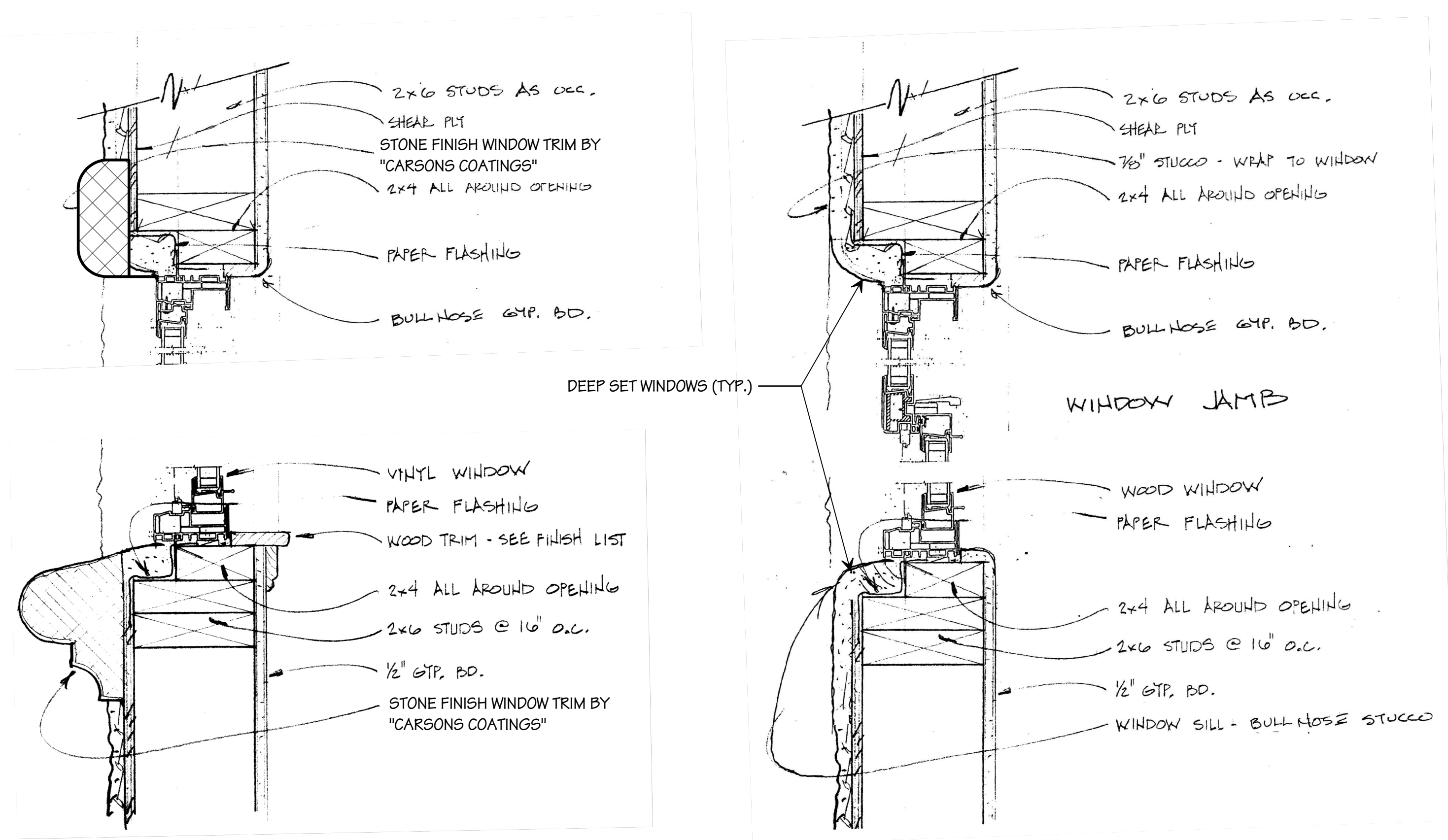
619 NORTH FIRST STREET, SAN JOSE, CA 95112

NEW HOME FOR:
GOLDSILVERISLAND
622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date	7-18-17
Scale	1/4" = 1'-0"
Drawn	RAH
Job	17-016
Sheet	A-6
of	Sheets

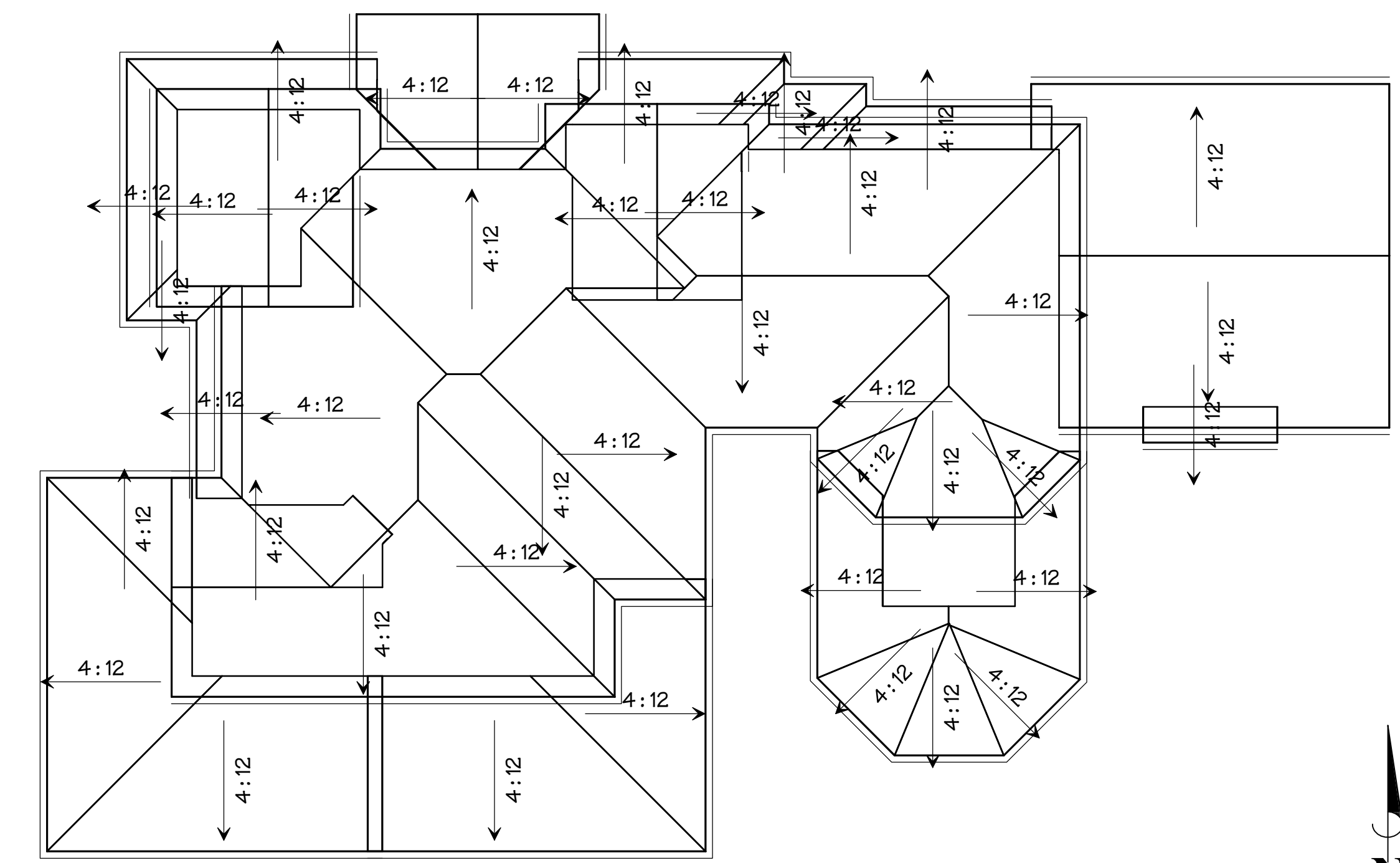


3 SECTION



1 WINDOW - STONE TRIM

2 WINDOW - NO TRIM



ROOF PLAN
1/8" = 1'-0"



Lamps Plus | Outdoor Lighting | Led | Callaway Rustic Bronze 11" High LED Outdoor Wall Light < Go Back



Callaway Rustic Bronze 11" High LED Outdoor Wall Light - Style # 5X185

SALE
\$99.95
 \$129.99 | Save \$30.00 | Compare \$194.99 | Ends 7/23/17

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee

1 ADD TO CART ADD TO WISH LIST

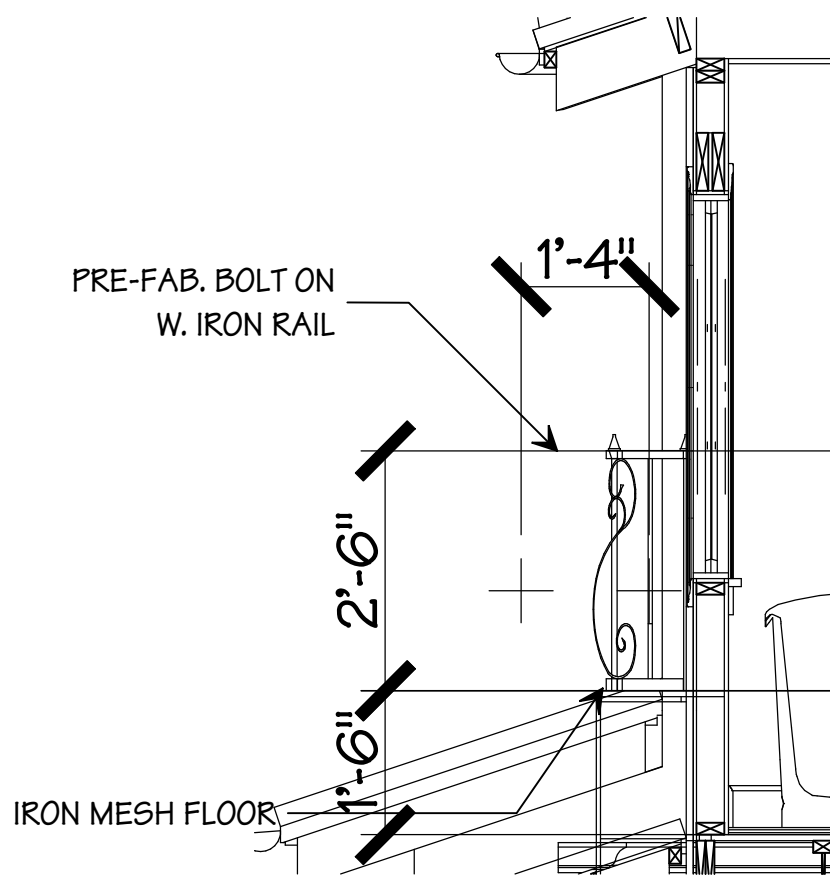
In Stock - Ships in 1 to 2 Days | Check Store Availability

MOST POPULAR 7 Reviews | 4 Questions, 10 Answers

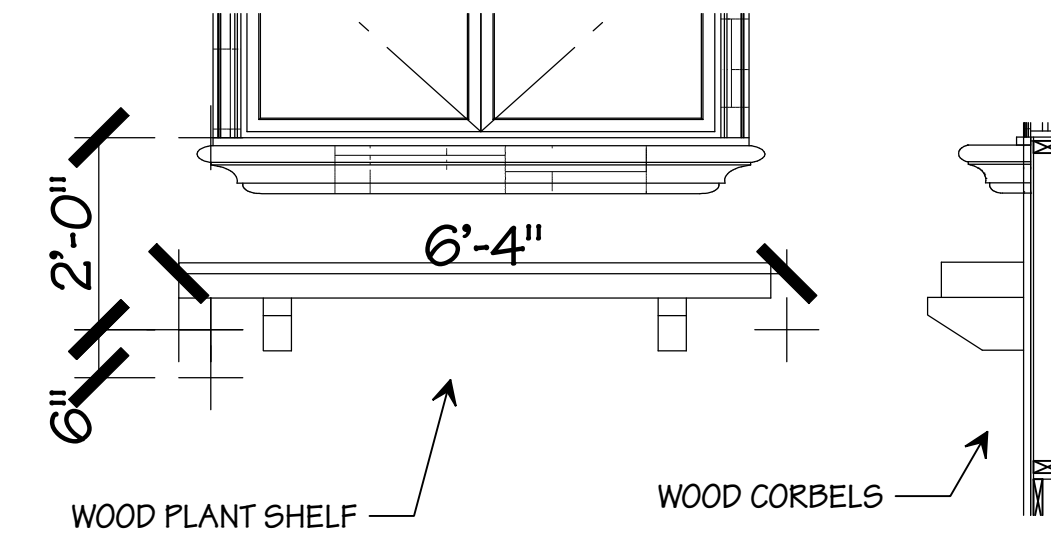
Add a rustic look to patios or porch areas with this bronze finish steel outdoor wall light from the Callaway collection by Franklin Iron Works.

MORE DETAILS >

EXTERIOR LIGHT



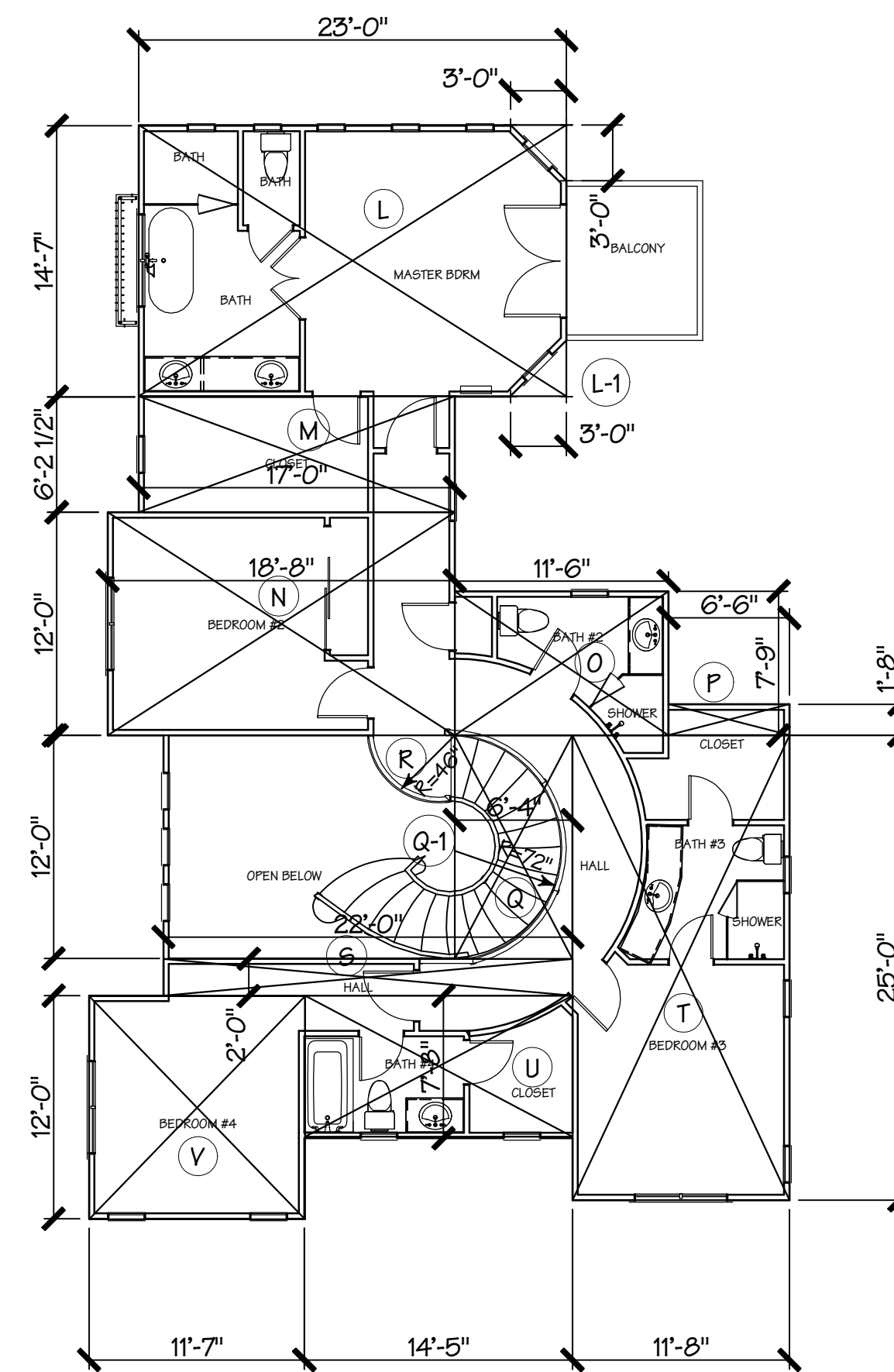
1 FALSE BALCONY



2 PLANT SHELF

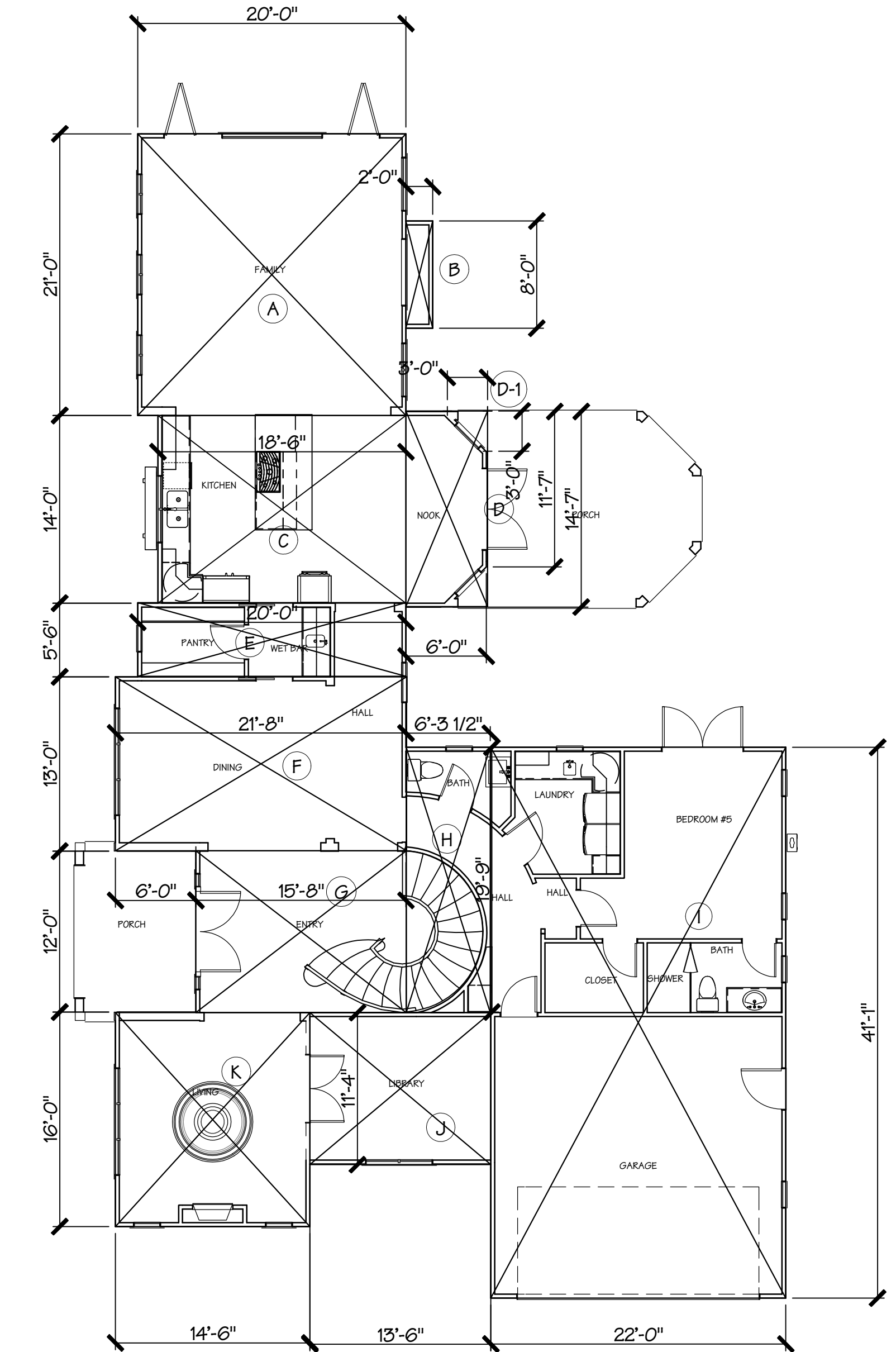


NEIGHBORHOOD CONTEXT MAP



2nd FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
L	23.00	14.58	335.34	0.00	335.34
L-1	-3.00	3.00	-9.00	0.00	-9.00
M	17.00	6.20	105.40	0.00	105.40
N	18.66	12.00	223.92	0.00	223.92
O	11.50	7.75	89.13	0.00	89.13
P	6.50	1.66	10.79	0.00	10.79
Q	6.33	12.00	75.96	0.00	75.96
Q-1	-36.00	3.14	-113.04	-56.52	-56.52
R	14.66	3.14	46.03	23.02	23.02
S	22.00	2.00	44.00	0.00	44.00
T	11.66	25.00	291.50	0.00	291.50
U	14.50	7.66	111.07	0.00	111.07
V	11.58	12.00	138.96	0.00	138.96
			0.00	0.00	0.00
GRAND TOTAL					1383.56



1st FLOOR FAR CALCULATION

SPACE	DIM	DIM	AREA	AREA/2	TOTAL
A	20.00	21.00	420.00	0.00	420.00
B	2.00	8.00	16.00	0.00	16.00
C	18.50	14.00	259.00	0.00	259.00
D	6.00	14.58	87.48	0.00	87.48
D-1	-3.00	3.00	-9.00	0.00	-9.00
E	20.00	5.50	110.00	0.00	110.00
F	21.66	13.00	281.58	0.00	281.58
G	15.66	12.00	187.92	0.00	187.92
H	6.29	19.75	124.23	0.00	124.23
I	22.00	41.08	903.76	0.00	903.76
J	13.50	11.33	152.96	0.00	152.96
K	14.50	16.00	232.00	0.00	232.00
			0.00	0.00	0.00
GRAND TOTAL					2765.92

1st FLOOR = 2,765.92
 2nd FLOOR = 1,383.56
 TOTAL = 4,149.46 S.F.

AREA CALCULATIONS

REVISIONS	BY
PLANNING 8-17-17	1
PLANNING 1-30-18	2

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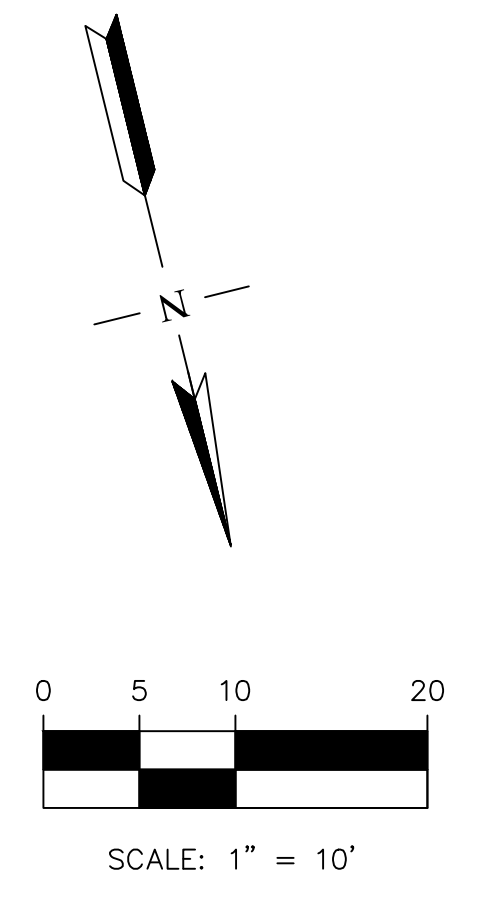
NEW HOME FOR:
GOLDSILVERISLAND
 622 COVINGTON ROAD, LOS ALTOS, CA. 94024

Date 7-18-17
 Scale 1/8" = 1'-0"
 Drawn RAH
 Job 17-016
 Sheet

A-7
 of Sheets

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.



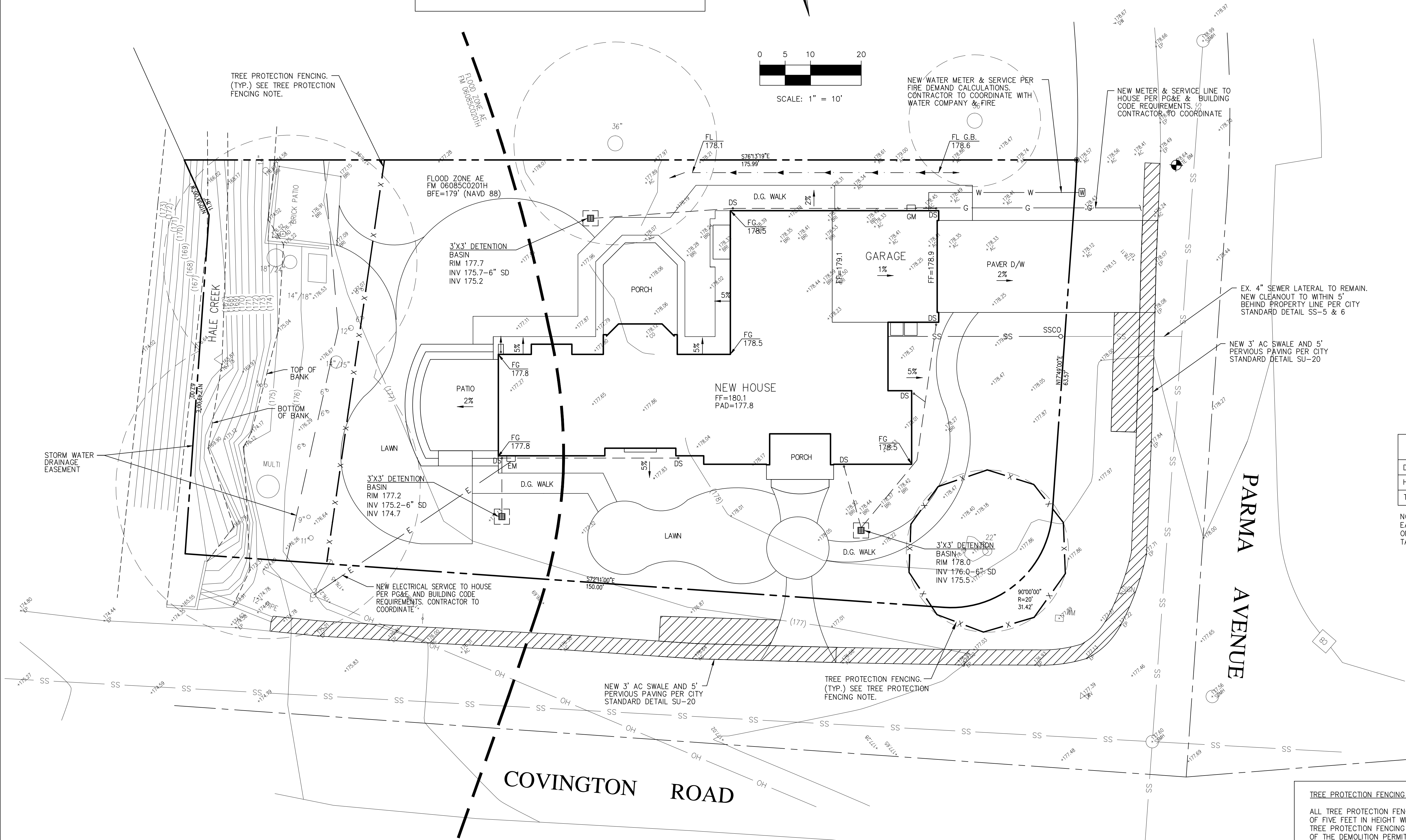
- LEGEND**
- PROPERTY LINE
 - - - CENTERLINE
 - SS --- UTILITY LINE-TYPE AS NOTED
 - STREET LIGHT
 - ELEC UTILITY BOX-TYPE AS NOTED
 - WM WATER METER
 - ⊕ WV WATER VALVE
 - ⊕ CB CURB CATCH BASIN
 - ⊕ FH FIRE HYDRANT
 - MH MANHOLE-TYPE AS NOTED
 - CO CLEANOUT
 - PP OH POWER POLE W/ OVERHEAD WIRE
 - ⊕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

- ABBREVIATION**
- AC ASPHALT CONCRETE
 - AD AREA DRAIN
 - C & G CURB & GUTTER
 - CONC. CONCRETE
 - DI DRAIN INLET
 - EX. EXISTING
 - FF FINISH FLOOR GRADE
 - FG FINISH GRADE
 - FL FLOW LINE
 - FS FINISH SURFACE
 - OFF GARAGE FINISH GRADE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - PVC POLYVINYL CHLORIDE
 - S/W SIDEWALK
 - TC TOP OF CURB

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	25	
HOUSE	25	5	
TOTAL	30	30	0

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



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.

BENCHMARK: ⊕
 SCVWD BM350
 BRASS DISK ON TOP OF CONCRETE NORTHEASTERN HEADWALL ON HALE CREEK AT COVINGTON ROAD
 ELEVATION=174.33" (NAVD 88)
 SITE BENCHMARK=177.60 (NAVD 88)

BASIS OF BEARINGS:
 PER TRACT MAP NO. 354 FILED IN BOOK 12 OF MAPS AT PAGES 41 & 42, SANTA CLARA COUNTY RECORDS.

NO.	REVISION	DATE			

RW ENGINEERING, INC.
 CIVIL ENGINEERS LAND SURVEYORS
 505 ALAMONT DRIVE, MILPITAS, CA 95035
 (P) (408) 262-1899 (FAX) (408) 824-5556
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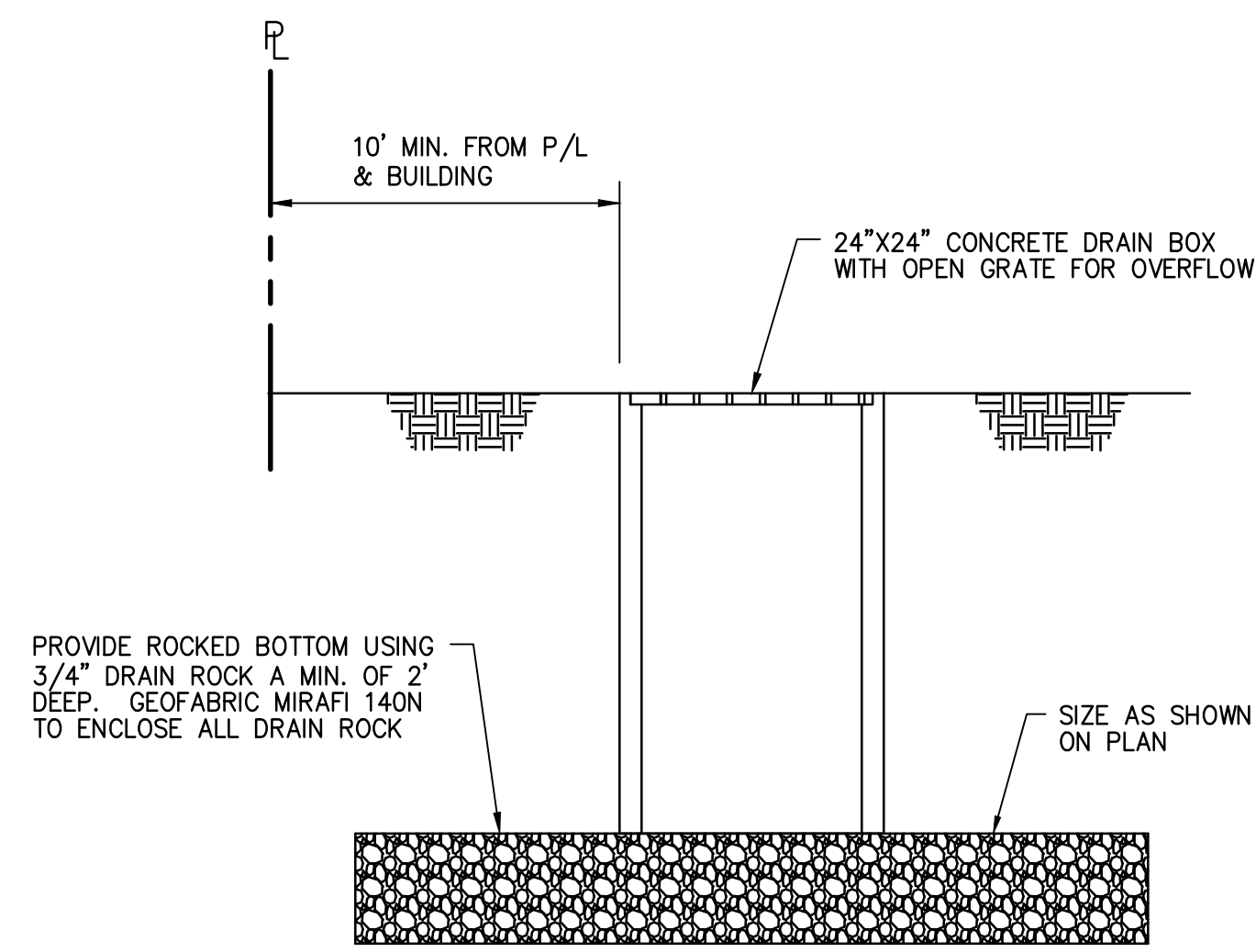
**622 COVINGTON AVENUE
 LOS ALTOS, CA**

SANTA CLARA COUNTY
 APN: 189-45-035

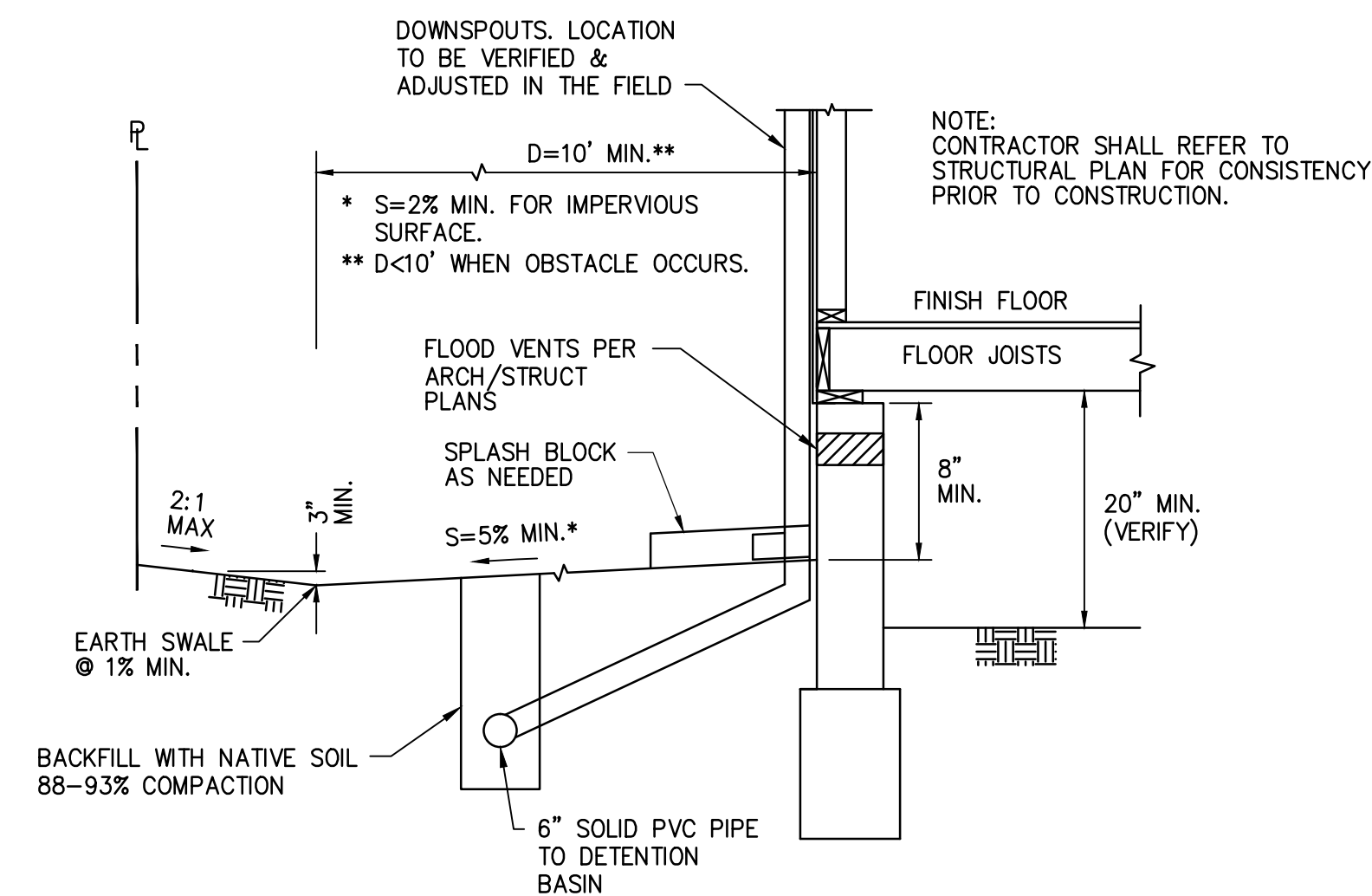
**GRADING AND
 DRAINAGE PLAN**

DATE: 12/1/17
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW

SHEET
C-1



NOT TO SCALE



NOT TO SCALE

1 DETENTION BASIN

2 TYPICAL GRADING AROUND FOUNDATION

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 TYPUS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPUS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- 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.
- 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.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

- 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.
- OWNER/ CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
- REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
- SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

- 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.
- 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.
- 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.)
- 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.
- 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.
- 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.
- 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.
- 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

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

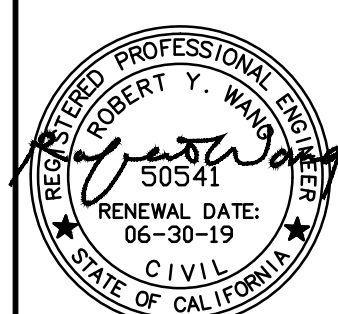
HYDROSEEDING:

- 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.
- 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	

NO.	REVISION	DATE	BY

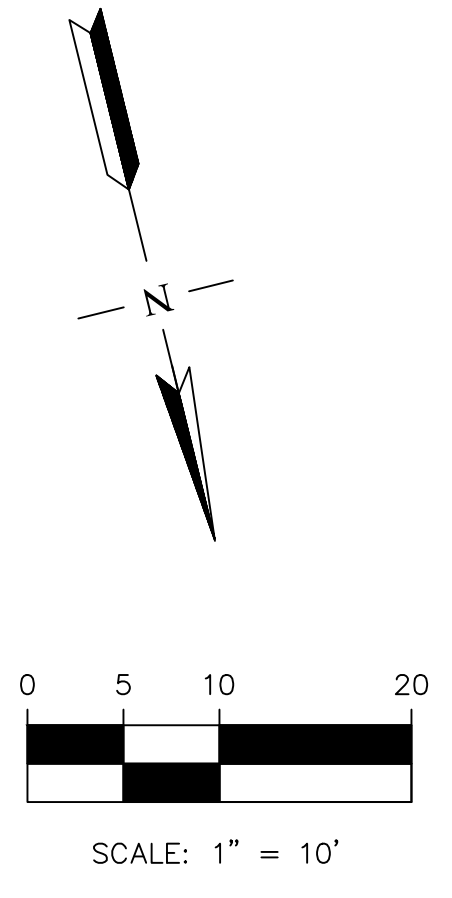
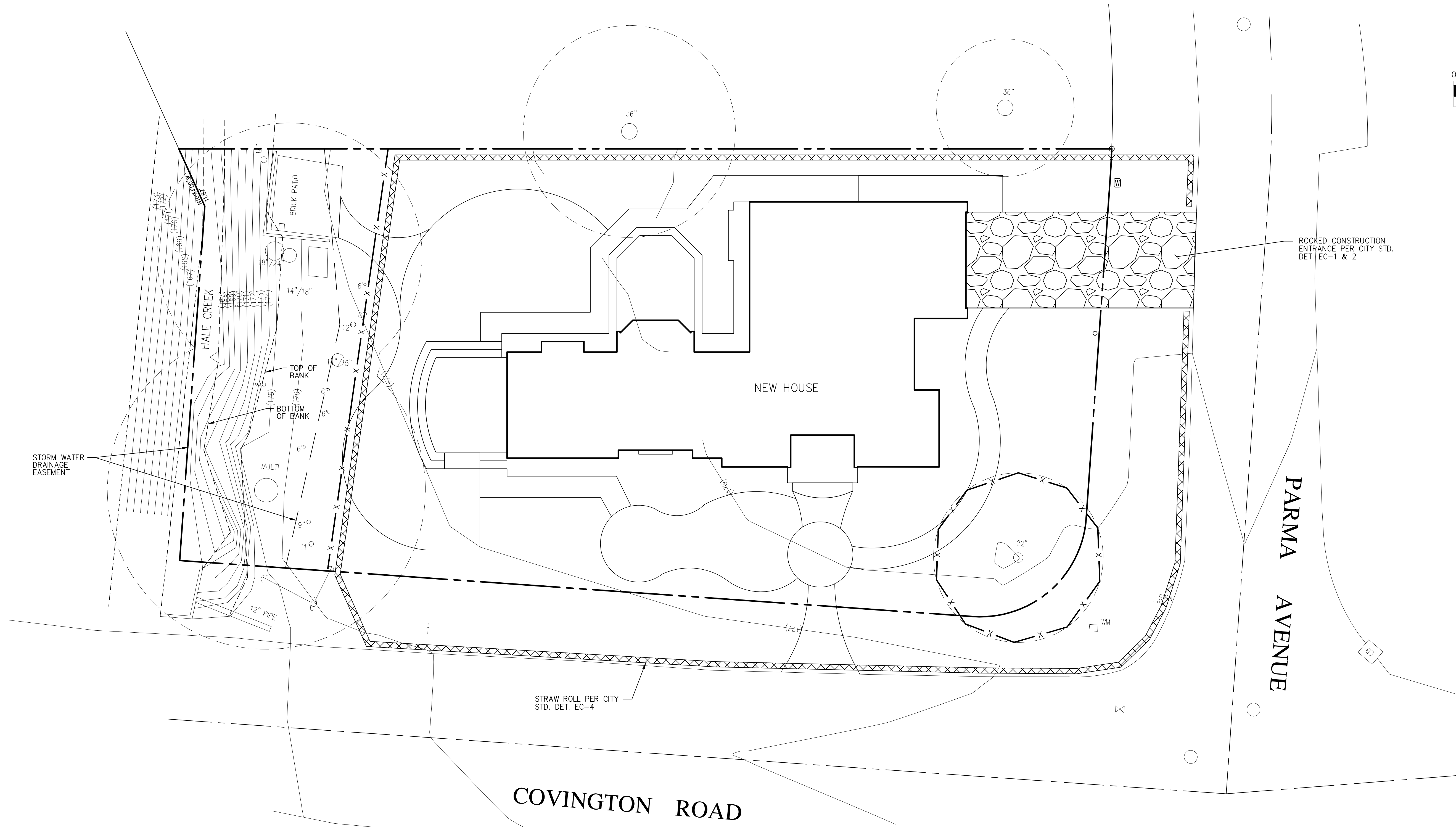
RW ENGINEERING, INC.
 CIVIL ENGINEERS LAND SURVEYORS
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 rweengineering@gmail.com



622 COVINGTON AVENUE
 LOS ALTOS, CA
 SANTA CLARA COUNTY
 APN: 189-45-035

NOTES AND
 DETAILS

DATE: 12/1/17
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW

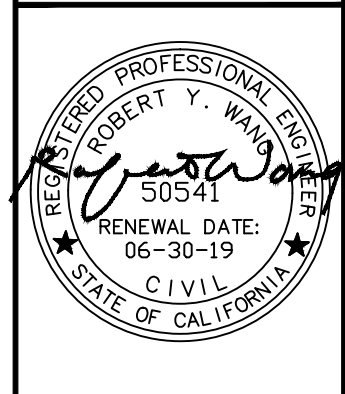


LEGEND

	ROCKED CONSTRUCTION ENTRANCE
	FIBER ROLL

NO.	REVISION	DATE	BY

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



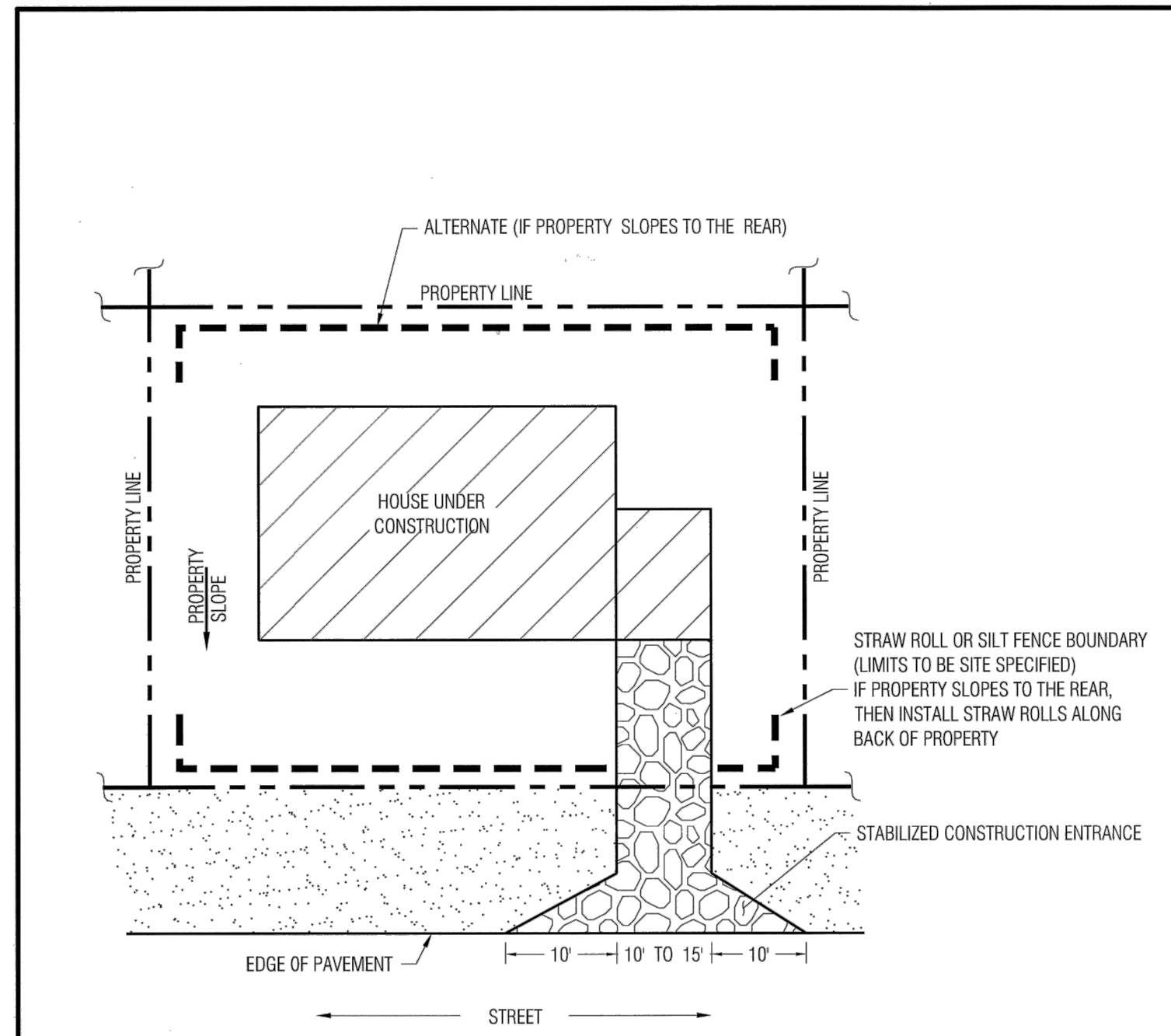
622 COVINGTON AVENUE
LOS ALTOS, CA
 APN: 189-45-035
 SANTA CLARA COUNTY

EROSION CONTROL PLAN

DATE: 12/1/17
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW

SHEET

C-3



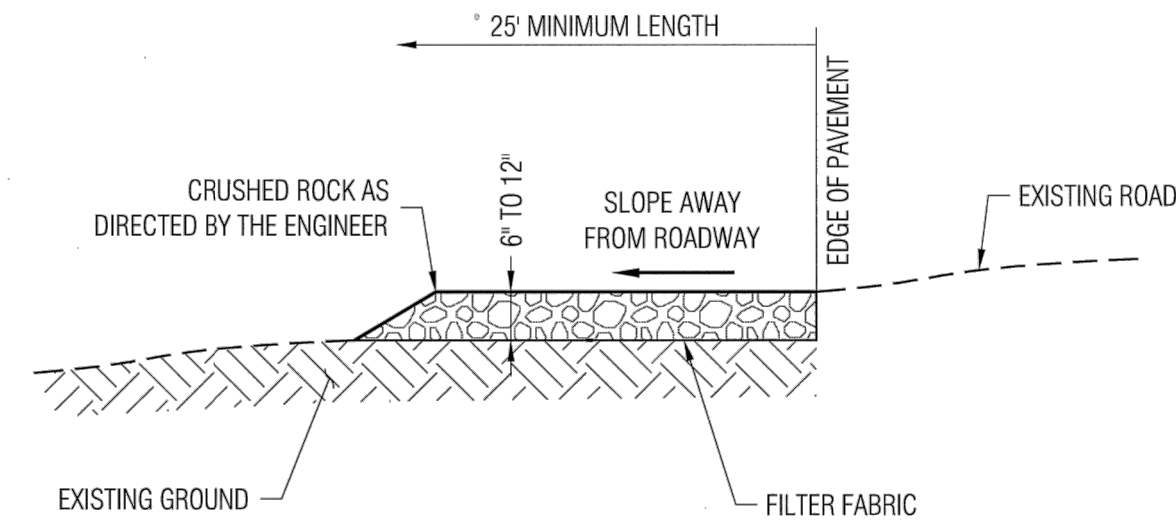
GENERIC CONSTRUCTION SITE PLAN

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



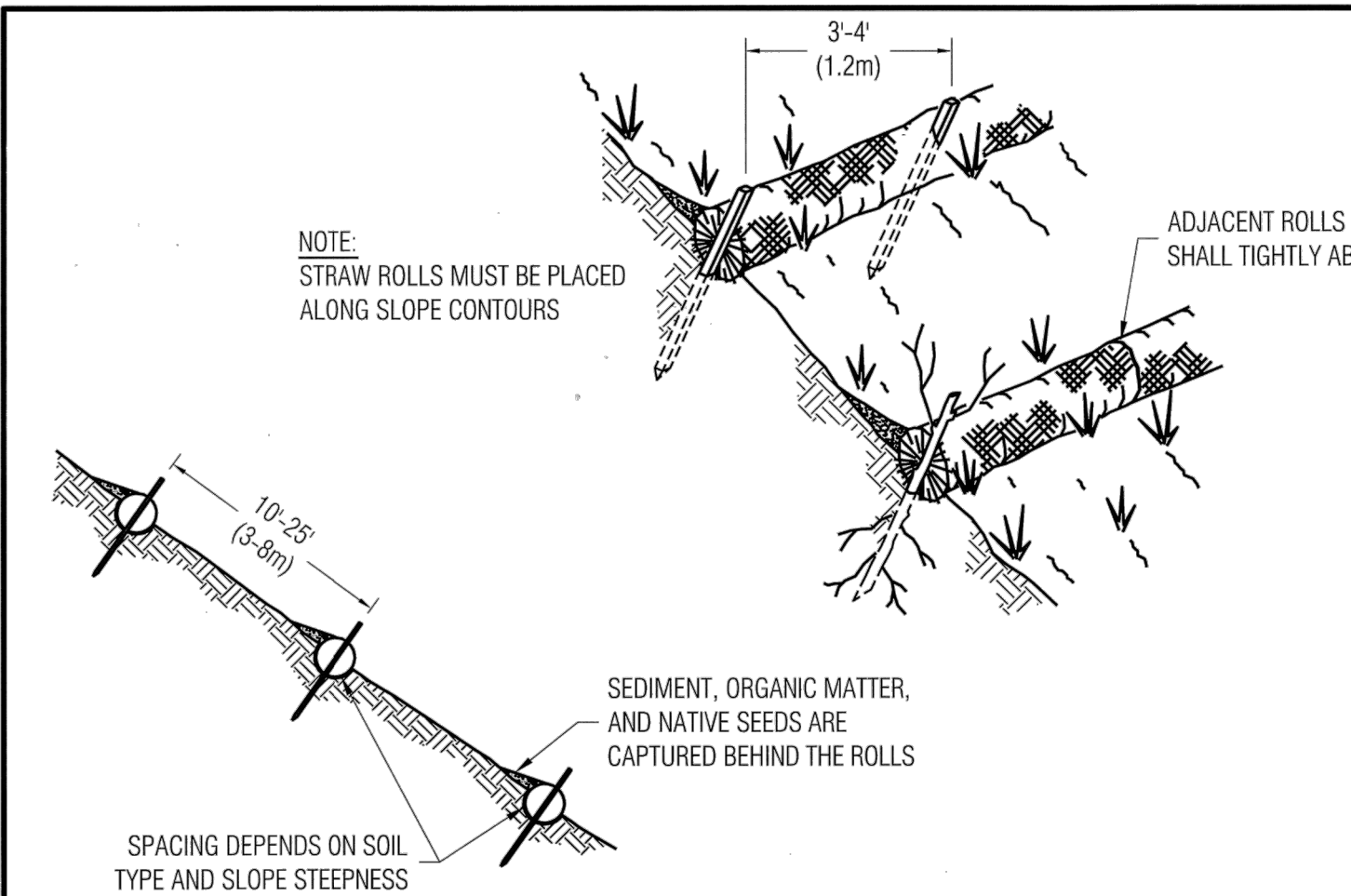
- NOTES:**
1. PROVIDE A FINISHED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	

EC-2

STANDARD DETAILS MAY 2010



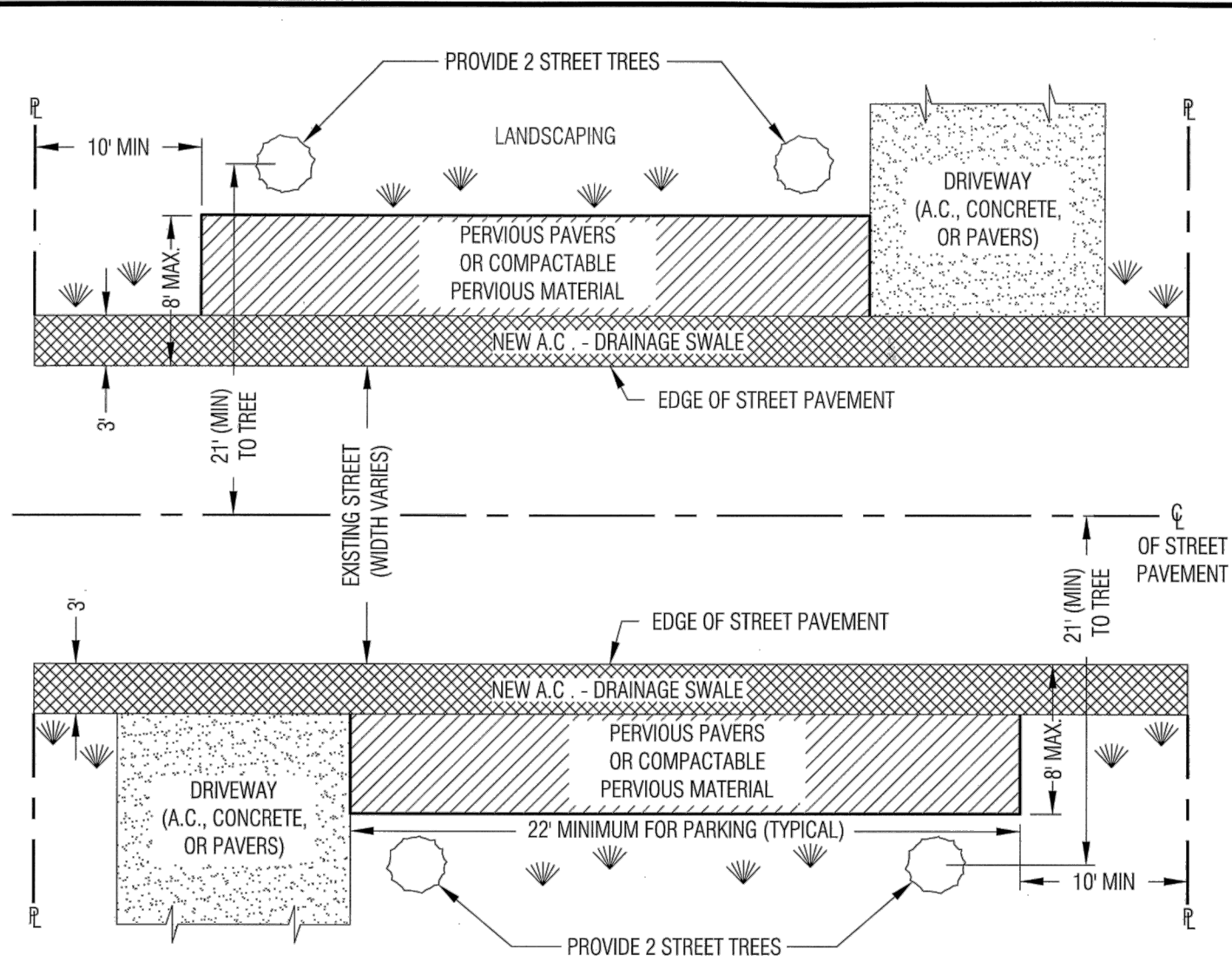
- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 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



PLAN VIEW

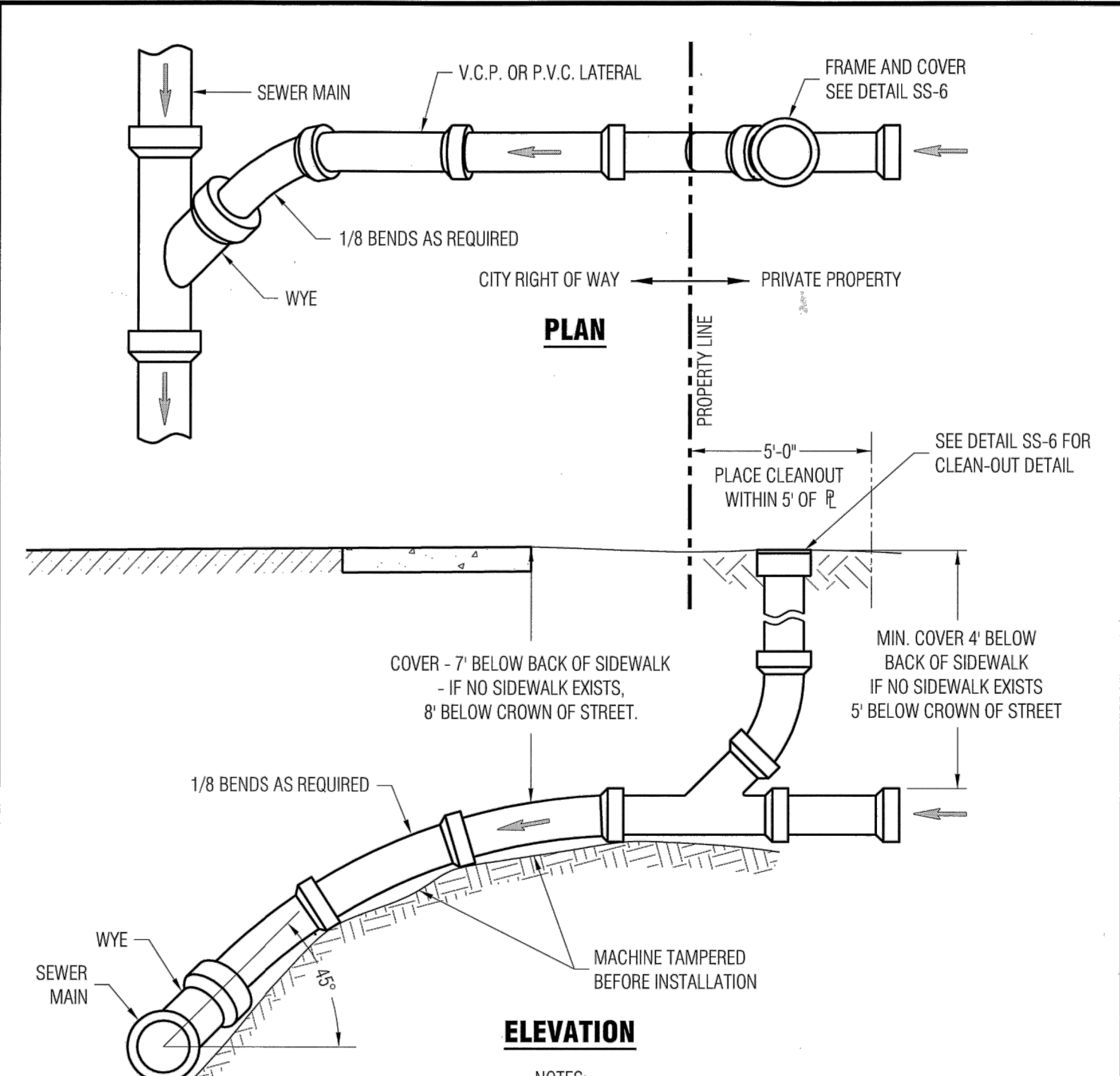
- NOTES:**
1. IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER, NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
 2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
 3.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

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	SHOULDER PAVING POLICY	

SU-20

STANDARD DETAILS MAY 2010



ELEVATION

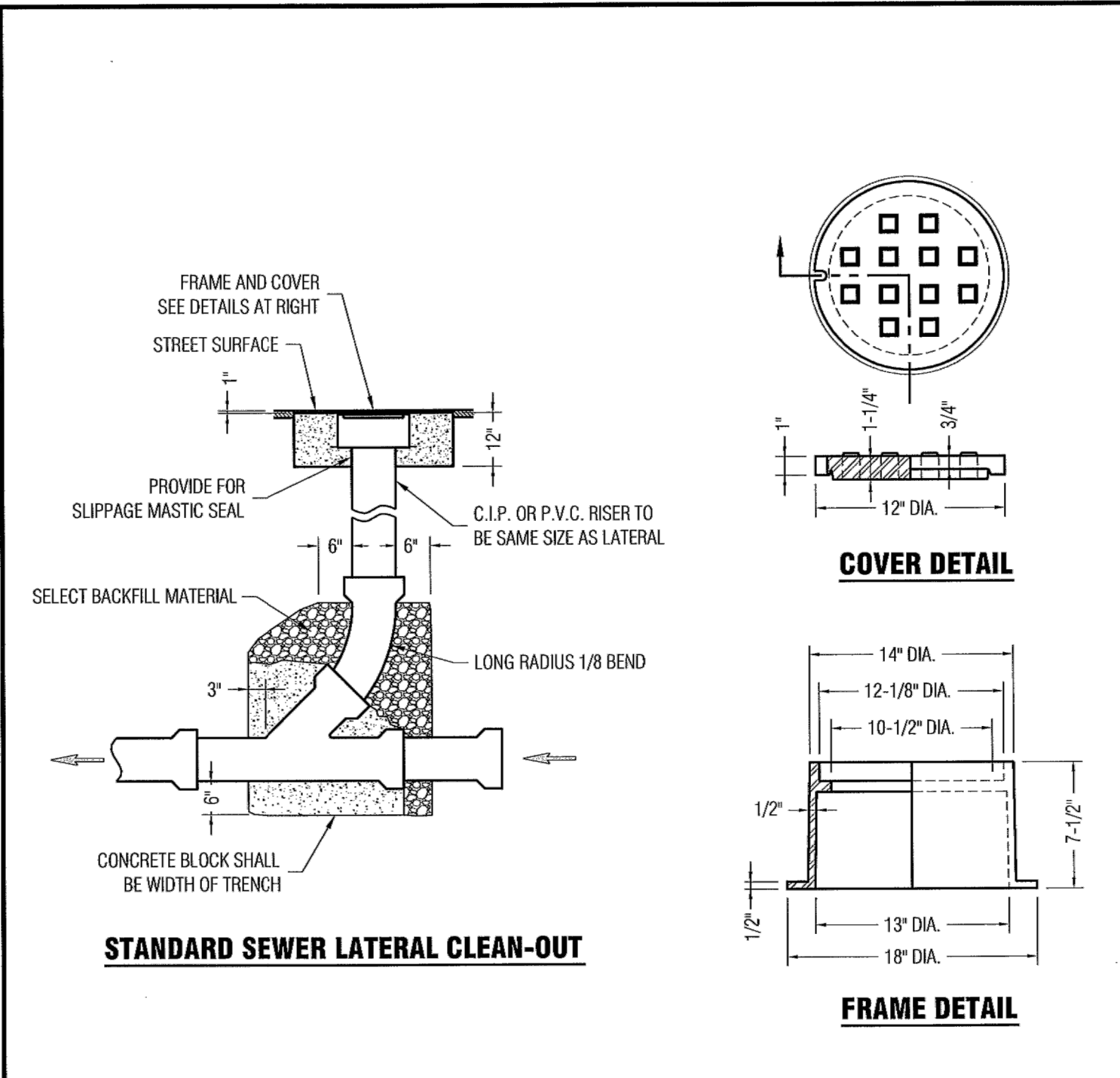
- NOTES:**
1. STAMP "S" IN CURB FACE TO SHOW LOCATION OF LATERAL SEE DETAIL SU-7
 2. MINIMUM SLOPE OF LATERAL SHALL BE 1/4" PER 12"

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	SEWER LATERAL AND SEWER RISER	

SS-5

STANDARD DETAILS MAY 2010



STANDARD SEWER LATERAL CLEAN-OUT

Approved: 1/4/10
City Engineer Date

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

SS-6

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY

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



622 COVINGTON AVENUE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-45-035

STANDRAD DETAILS

DATE: 12/1/17
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

C-4

PROJECT DESCRIPTION: LANDSCAPE PLANS FOR NEW HOME

ZONING R1-10 R-3, U

PROPERTY OWNER: GOLDSILVERISLAND
1525 McCARTHY BLVD, SUITE 1000
MILPITAS, CA 95035-7451
phone (408) 896-3369
email: yingminli@hotmail.com

PROJECT SITE: 622 COVINGTON ROAD
LOS ALTOS, CA 94024

DESIGN CONTACT: MARA YOUNG LANDSCAPE ARCHITECT
CA. LANDSCAPE ARCHITECT #3754
836 18th AVENUE, MENLO PARK, CA 94025
(650) 327-2644
marayoung@gmail.com

TABLE OF CONTENTS

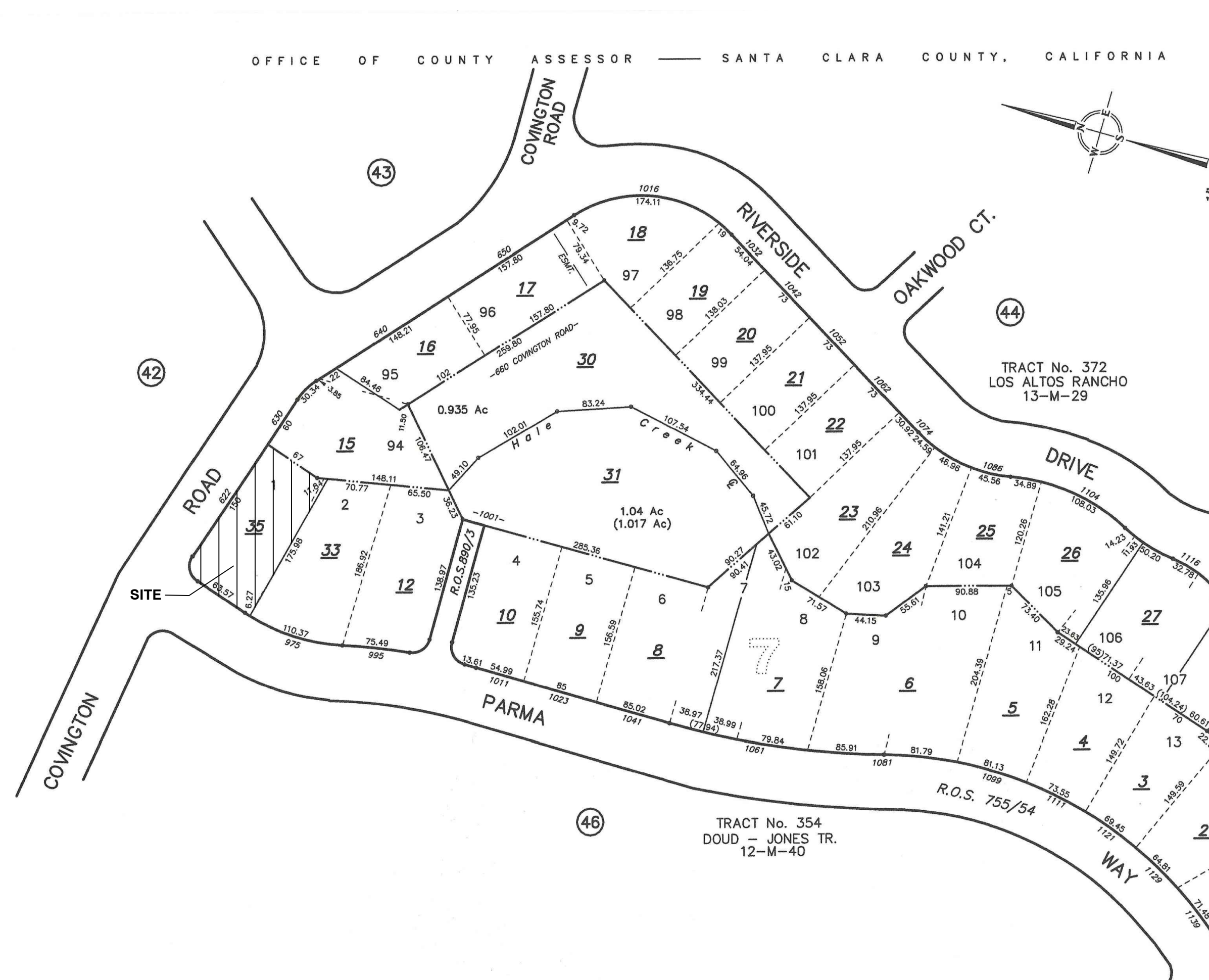
- L-0 COVER SHEET
- L-1 LANDSCAPE PLAN
- L-2 IRRIGATION PLAN
- L-3 HYDROZONE DIAGRAM AND WATER USE INFO

PROJECT INFORMATION

APN:	189-45-035
SITE AREA:	14,199 S.F.
MORTARED STONE ON CONC.	842 S.F.
PAVERS ON SAND	1102 S.F.
DECOMPOSED GRANITE PATHS	775 S.F.
TOTAL HARDSCAPE	2719 S.F.
SOFTSCAPE	7425 S.F.

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN

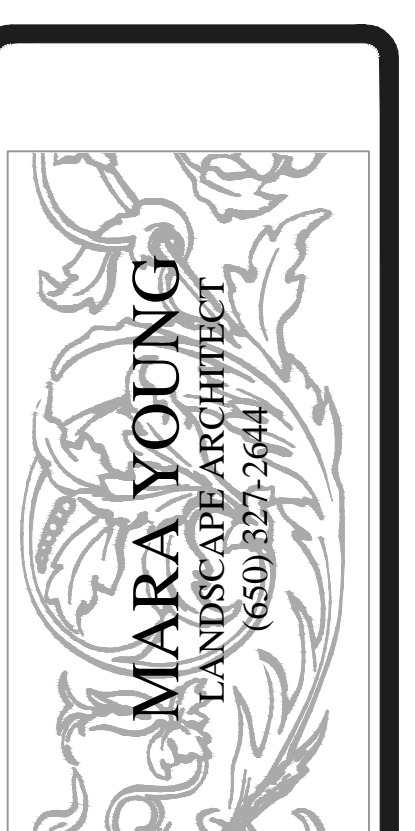
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE



ASSESSOR'S PARCEL MAP

LANDSCAPE PLAN COVER SHEET

REVISIONS	BY



**LANDSCAPE PLAN
COVER SHEET**

**NEW HOME FOR:
GOLDSILVERISLAND
622 COVINGTON ROAD
LOS ALTOS, CA 94024**

APN# 189-45-035
DRAWN MY
CHECKED MY
DATE 6/14/17
SCALE xxx
JOB NO. xxx
SHEET
L-0
OF SHEETS

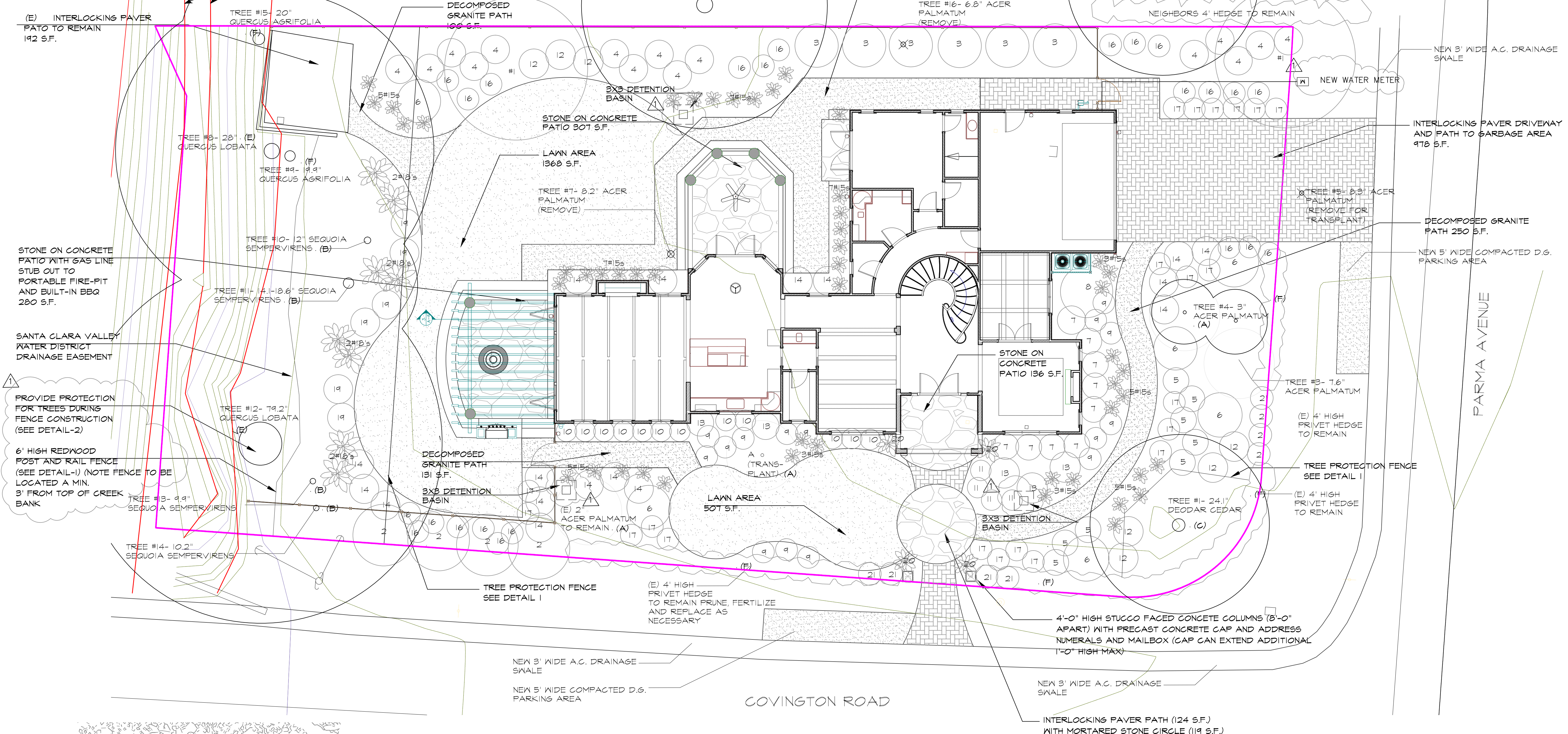
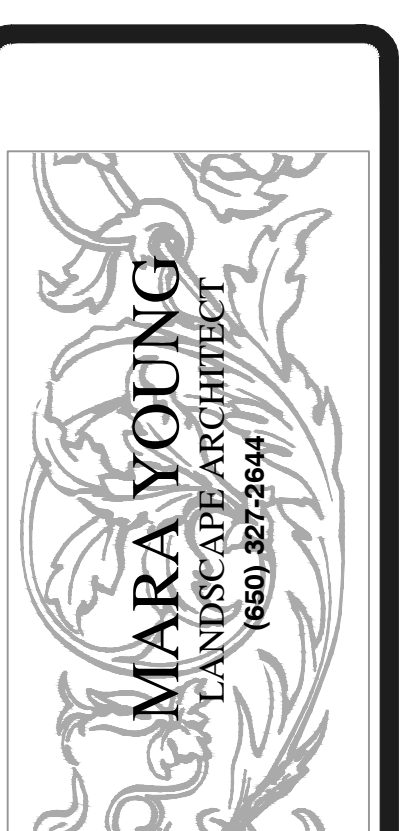


PLANT LIST					WCCOLS PLANT FACTOR
#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	
1	2	24" BOX	PISTACHIA CHINENSIS 'KEITH DAVIES'	CHINESE PISTACHE	L
2	4	156	LAURUS 'SARATOGA'	SARATOGA LAUREL	L
3	6	156	FRUNUS CAROLINIANA (COLUMN FORM)	CAROLINA LAUREL CHERRY	L
4	15	56	CHOISYA TERNATA	MOCK ORANGE	L
5	8	56	OLEA 'LITTLE OLLIE'	DWARF OLIVE	L
6	6	56	COTINUS COSSYGRIA 'ROYAL PURPLE'	SMOKE BUSH	L
7	8	56	POLYGALA 'PETITE BUTTERFLY'	SWEET PEA BUSH	M
8	1	156	CITRUS MEYER DWARF LEMON	LEMON	M
9	15	16 or 56	COLEONOMA 'SUNSET GOLD'	DWARF BREATH OF HEAVEN	M
10	12	56	BUXUS JAPONICA	BOXWOOD	M
11	4	26	ROSA 'WHITE CARPET' OR 'APPLE BLOSSOM'	WHITE/ PINK GROUND COVER ROSE	M
12	7	56	LOROPETALUM 'EMERALD SNOW'	GREEN FRINGE FLOWER	L

PLANT LIST					WCCOLS PLANT FACTOR
#	QU.	SIZE	BOTANICAL NAME	COMMON NAME	
13	5	56	WEIGELA FLORIDA 'VARIEGATA'	WEIGELA	M
14	14	56	WESTRINGIA 'BLUE BOX'	AUSTRALIAN ROSEMARY	L
15	36	16	LOMONDRA 'LIME TUFF'	GREEN MATT RUSH	L
16	21	16 or 56	CISTUS x HYBRIDUS	HYBRID WHITE ROCKROSE	L
17	21	16	NEPETA 'SIX HILLS GIANT'	CATMINT	L
18	6	56	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	M
19	6	56	HYDRANGEA QUERCIFOLIA 'PEE WEE'	DWARF OAK LEAF HYDRANGEA	M
20	4	56	GHONDROPETALUM ELEPHANTUM	CAPE RUSH	L
21	8	56 or 156	LIGUSTRUM JAPONICUM 'TEXANUM'	GLOSSY PRIVET	M

(E) TREES TO REMAIN IN PLACE OR BE TRANSPLANTED					WCCOLS PLANT FACTOR
#	QU.	SIZE/ CALIPER	BOTANICAL NAME	COMMON NAME	
A	4	5"-6"	ACER PALMATUM	JAPANESE MAPLE	M
B	4	9"-18"	SEQUOIA SEMPERVIRENS	COAST REDWOOD	H
C	1	24"	CEDRUS DEODARA	DEODAR CEDAR	L
D	2	19" x 20"	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL
E	2	28" x 74"	QUERCUS LOBATA	VALLEY OAK	L
F	44	3"	LIGUSTRUM TEXANUM	PRIVET	M

REVISIONS	BY
12/4/17	MY
HOUSE LOCATION	

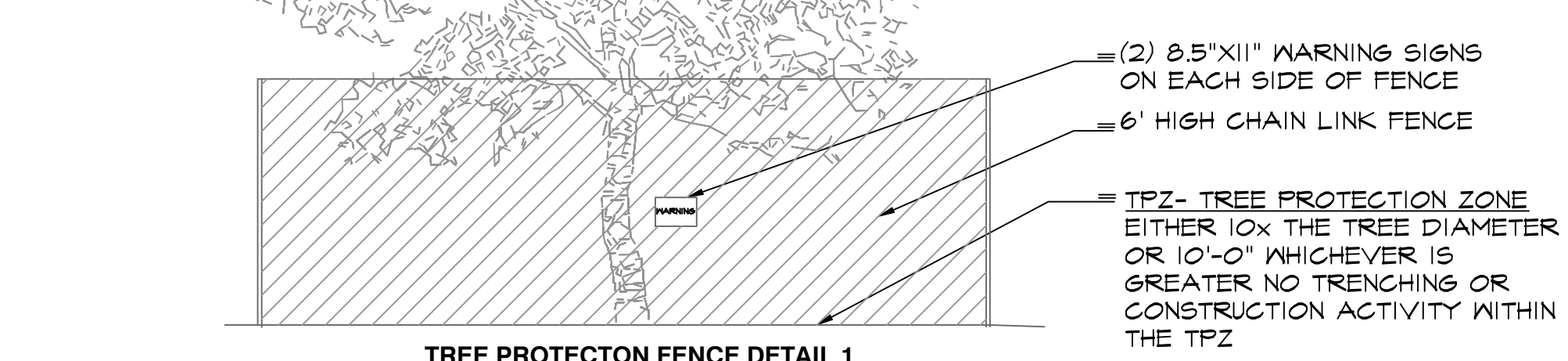


STONE ON CONCRETE PATIO WITH GAS LINE STUB OUT TO PORTABLE FIRE-PIT AND BUILT-IN BBQ 280 S.F.

SANTA CLARA VALLEY WATER DISTRICT DRAINAGE EASEMENT

PROVIDE PROTECTION FOR TREES DURING FENCE CONSTRUCTION (SEE DETAIL-2)

6' HIGH REDWOOD POST AND RAIL FENCE (SEE DETAIL-1) (NOTE FENCE TO BE LOCATED A MIN. 3' FROM TOP OF CREEK BANK)

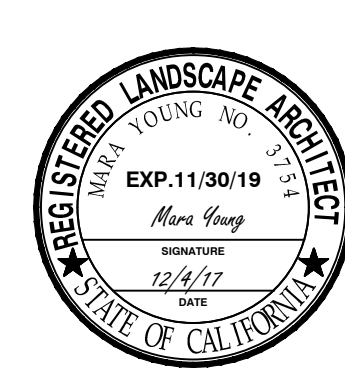


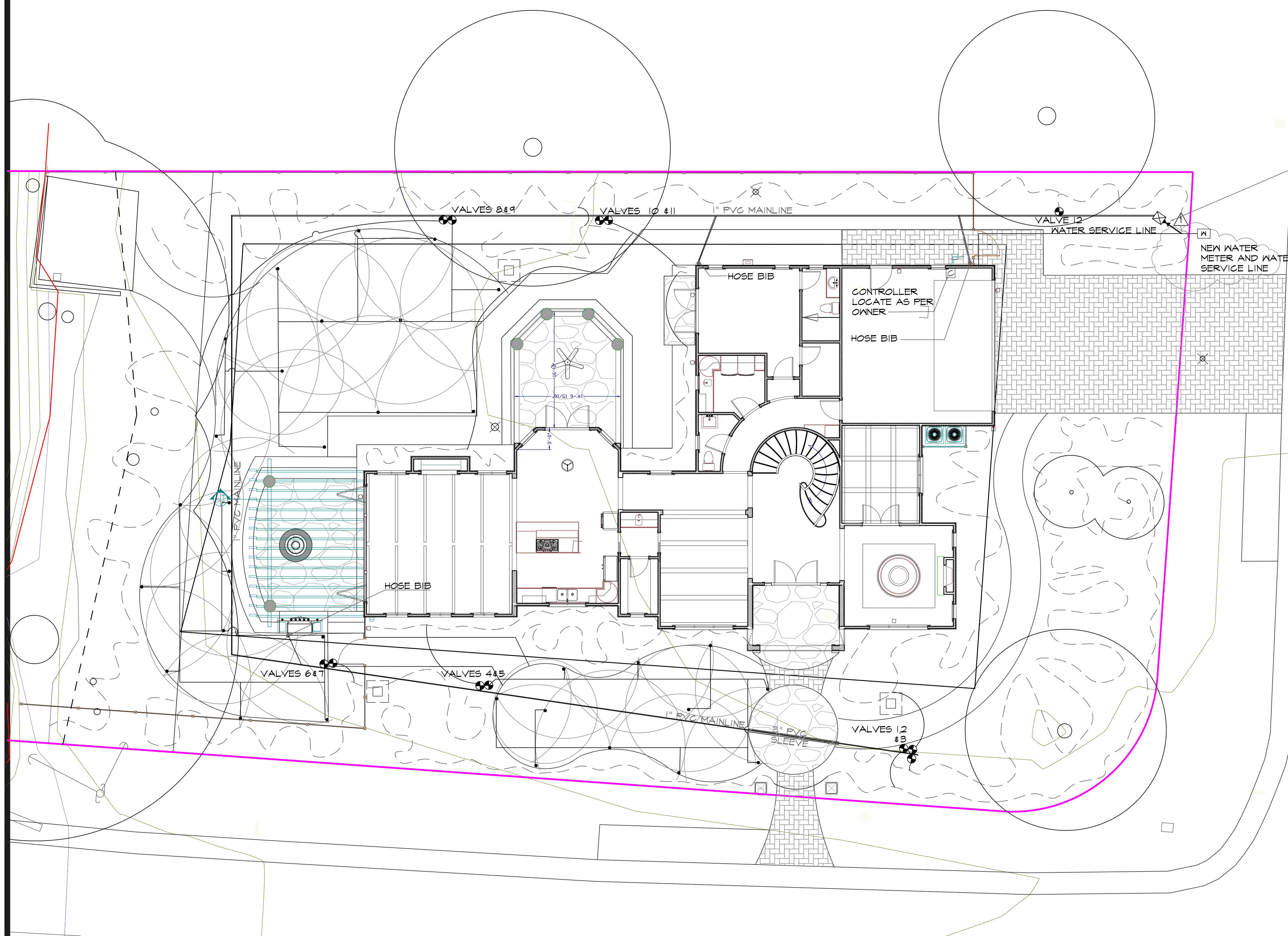
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE

AMEND ALL PLANTING AREAS BY INCORPORATING 4 CY./1000 S.F. LANDSCAPE AREA FINE REDWOOD COMPOST. TILL A MINIMUM OF 6" DEEP AND MULCH ALL NON-SOD AREAS WITH MINIMUM 3" THICK LAYER FIR BARK OR REDWOOD MULCH

LANDSCAPE PLAN
NEW HOME FOR:
GOLDSILVERISLAND
622 COVINGTON ROAD
LOS ALTOS, CA 94024

APN# 189-45-035
DRAWN MY
CHECKED MY
DATE 6/22/17
SCALE 1/8" = 1'-0"
JOB NO. xxx
SHEET
1 OF SHEETS





VALVE LEGEND				
VALVE #	SYSTEM TYPE	FLOW RATE GPM OR GPH	PRECIP. RATE INCHES PER HOUR	OPERATING PRESSURE
1	DRIP TO FRONT MODERATE (200 LF)	1.02 per 100 LF 2.04 GPH	.64	30-40
2	DRIP TO FRONT MODERATE (100 LF)	1.02 per 100 LF 1.02 GPH	.64	30-40
3	DRIP TO FRONT LOW WATER (200 LF)	1.02 per 100 LF 2.04 GPH	.64	30-40
4	DRIP TO FRONT MODERATE (200 LF)	1.02 per 100 LF 2.04 GPH	.64	30-40
5	SPRAY TO FRONT LAWN	.65 GPM	.5	30
6	SPRAY TO REAR LAWN	.75 GPM	.5	30
7	DRIP TO REAR LOW WATER (175 LF)	1.02 per 100 LF 1.7 GPH	.64	30-40
8	DRIP TO REAR MODERATE (175 LF)	1.02 per 100 LF 1.7 GPH	.64	30-40
9	SPRAY TO REAR LAWN	.75 GPM	.5	30
10	DRIP TO REAR AND SIDE (200 LF.)	1.02 per 100 LF 2.04 GPH	.64	30-40
11	DRIP TO PATIO EDGE LOW WATER USE (100 LF.)	1.02 per 100 LF 1.02 GPH	.64	30-40
12	DRIP TO SIDE YARD LOW WATER USE (200 LF.)	1.02 per 100 LF 2.04 GPH	.64	30-40

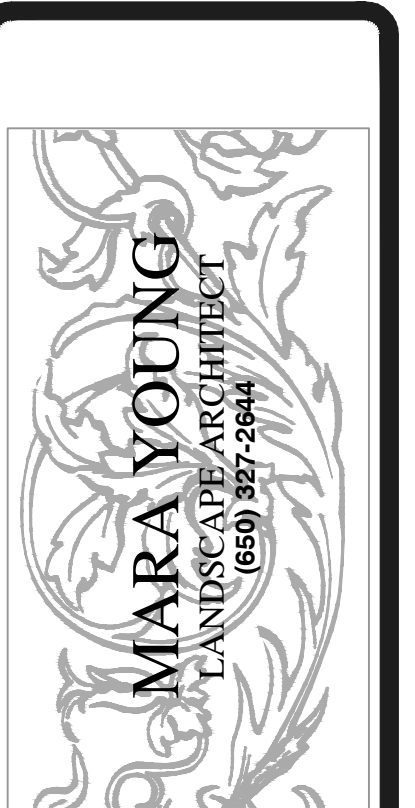
IRRIGATION EQUIPMENT LEGEND		
SYMBOL	DESCRIPTION	NOTES
	2- CONTROLLERS IRRITROL SMART DIAL SERIES CONTROLLER 4 STATION WITH WEATHER TRAK SYSTEM FOR ULTIMATE WATER EFFICIENCY	INSTALL IN LOCATION VERIFIED BY OWNER
	2- FEBCO ATMOSPHERIC BACKFLOW DEVICES	
	2- NIBCO BRONZE 1" GATE VALVES	
	CONTROL VALVE WEATHERMATIC 1" USE PRESSURE REDUCER FOR DRIP IRRIGATION	INSTALL IN 10" CARSON VALVE BOX
	HUNTER MP1000 ROTATOR HEADS	REDUCED/MATCHED FLOW SPRAY HEAD
	MAIN LINE 1" SCHEDULE 40 PVC	18" MINIMUM DEPTH USE PRIMER AND GLUE
	LATERAL LINE SCH. 40 PVC	1" OR AS SHOWN 12" MINIMUM DEPTH
	NETAFIM TECHLINE 12" SPACING DRIP IRRIGATION SYSTEM	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS
	SOLID DRIP LINE IN PVC SLEEVE UNDER PAVING	INSTALL AS PER MANUFACTURERS RECOMMENDATIONS

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

IRRIGATION SYSTEM PROGRAMMED TO WATER BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM.
IRRIGATION SYSTEM AND COMPONENTS DESIGNED IN SUCH AS WAY AS TO CONSERVE WATER AND PREVENT OVERSPRAY AND RUNOFF



REVISIONS	BY
△ 12-4-17	MY
HOUSE LOCATION	



IRRIGATION PLAN

NEW HOME FOR:
GOLDSILVERISLAND
622 COVINGTON WAY
LOS ALTOS, CA 94024

APN# 189-45-035
DRAWN MY
CHECKED MY
DATE 6/28/17
SCALE 1/8" = 1'-0"
JOB NO. xxx
SHEET 1

REVISIONS	BY
1	MY

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o) 43.0

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
ZONE 1 2	.7	SPRAY	.75	.53	1875	1743	46,468
ZONE 3 5	.45	DRIP	.81	.55	2186	1202	32,045
ZONE 4 6	.25	DRIP	.81	.30	3364	1009	26,899
Totals					(A)	(B)	
Special Landscape Areas							
0					1		
					1		
					1		
Totals					(C)	(D)	
ETWU Total						105,413	
Maximum Allowed Water Allowance (MAWA) ^e						108,872	

^aHydrozone #/Planting Description
E.g.
1) front lawn
2) low water use plantings
3) medium water use planting

^bIrrigation Method
overhead spray
or drip

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip

^dETWU (Annual Gallons Required) =
ET_o x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

^eMAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	3954
Total Area	(A)	7425.
Average ETAF	B ÷ A	.53. (53%)

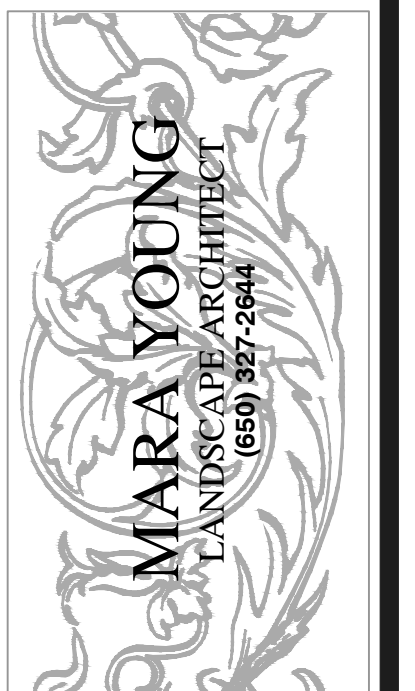
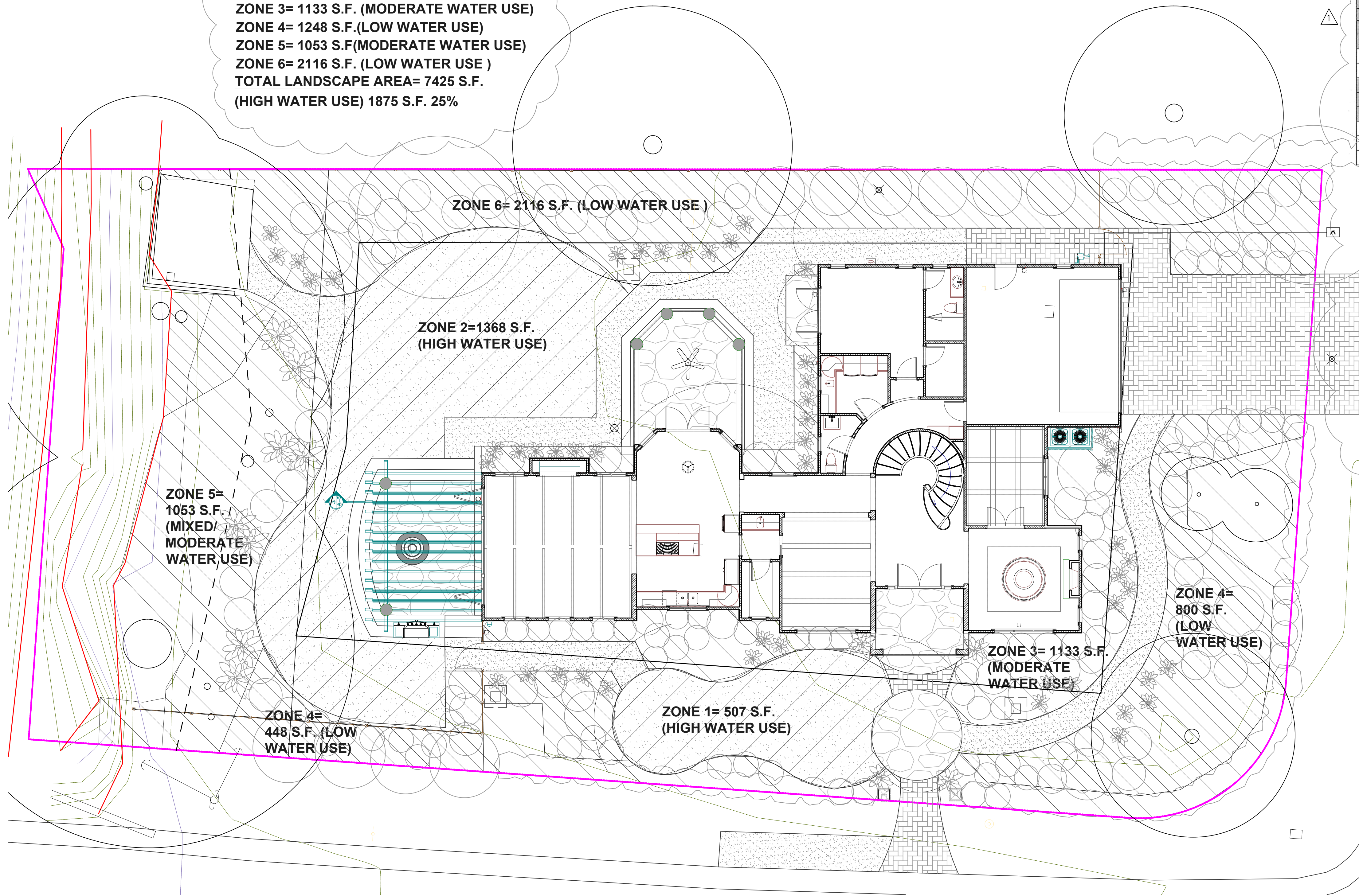
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	3954
Total Area	(A+C)	7425.
Sitewide ETAF	(B+D) ÷ (A+C)	.53 (53%)

HYDROZONE AREAS

- ZONE 1= 507 S.F. (HIGH WATER USE)
- ZONE 2=1368 S.F.(HIGH WATER USE)
- ZONE 3= 1133 S.F. (MODERATE WATER USE)
- ZONE 4= 1248 S.F.(LOW WATER USE)
- ZONE 5= 1053 S.F.(MODERATE WATER USE)
- ZONE 6= 2116 S.F. (LOW WATER USE)
- TOTAL LANDSCAPE AREA= 7425 S.F.
- (HIGH WATER USE) 1875 S.F. 25%



HYDROZONE DIAGRAM

NEW HOME FOR:
GOLDSILVERISLAND
622 COVINGTON ROAD
LOS ALTOS, CA 94024

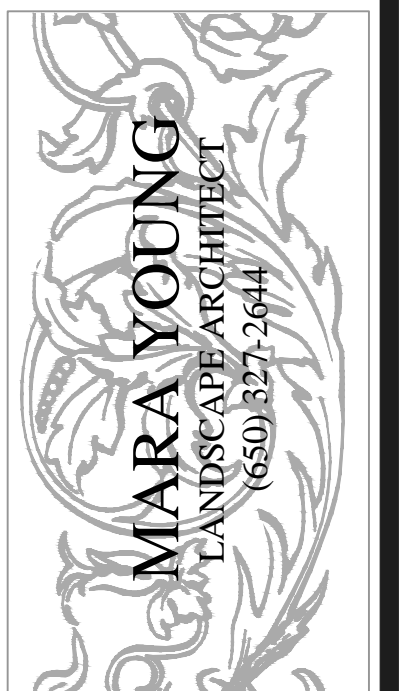
APN# 189-45-035

DRAWN	MY
CHECKED	MY
DATE	6/21/17
SCALE	1/8" = 1'-0"
JOB NO.	xxx
SHEET	



REVISIONS	BY

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LANDSCAPE DETAILS

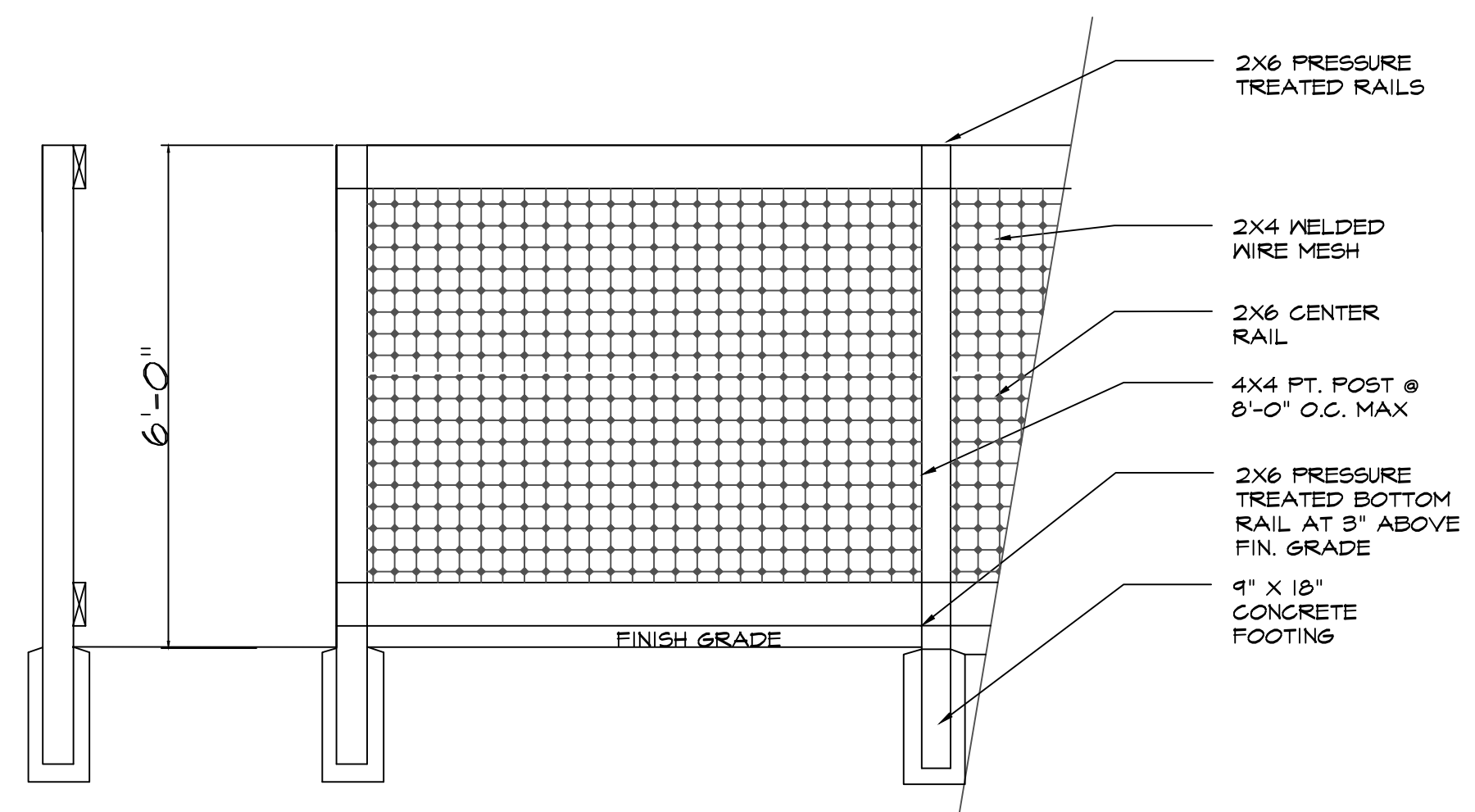
NEW HOME FOR:
 GOLDSILVERISLAND
 622 COVINGTON ROAD
 LOS ALTOS, CA 94024

APN# 189-45-035

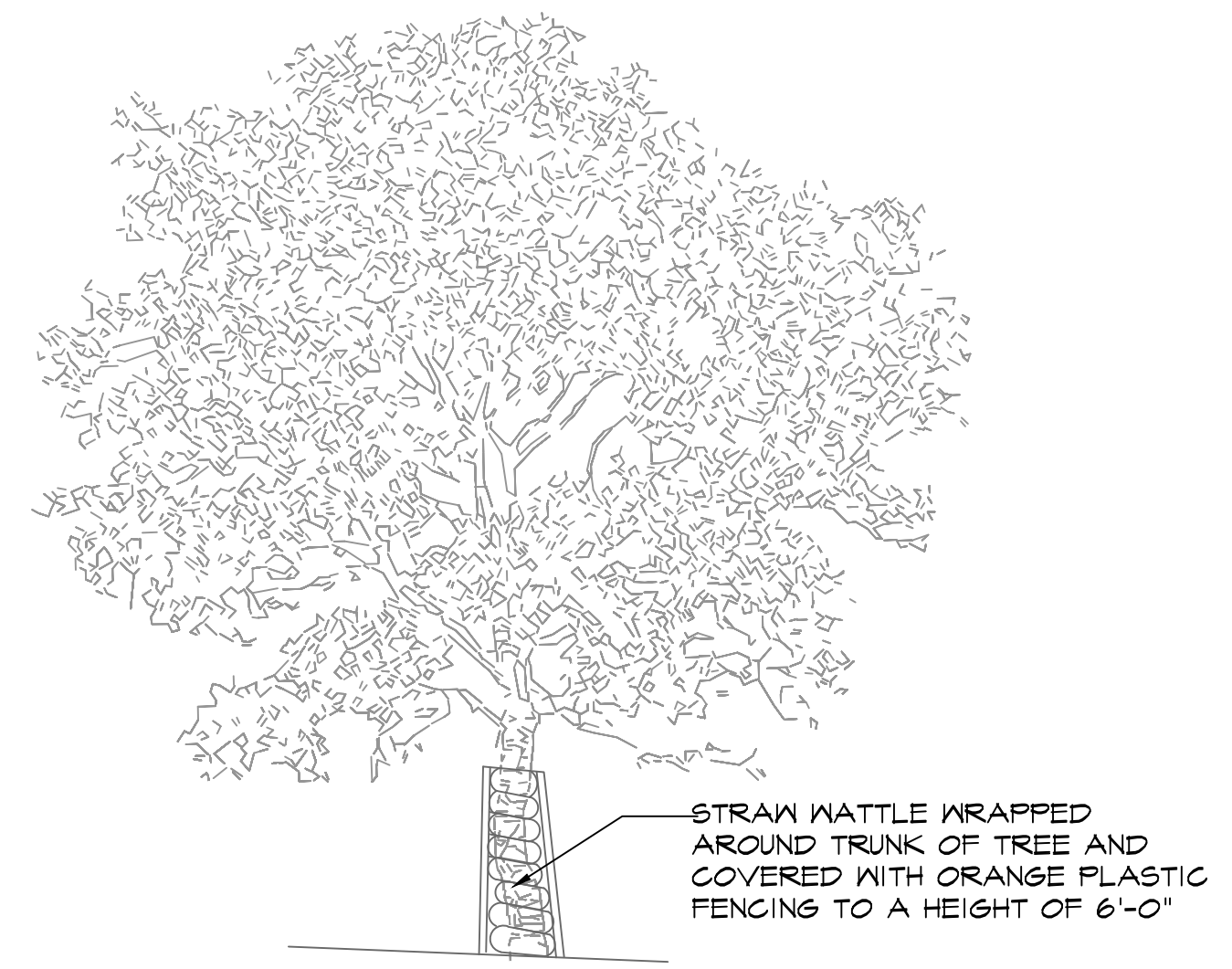
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CHECKED	MY
DATE	11/15/17
SCALE	xxx
JOB NO.	xxx
SHEET	

L-4

OF SHEETS

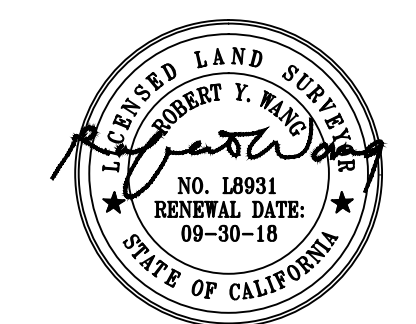
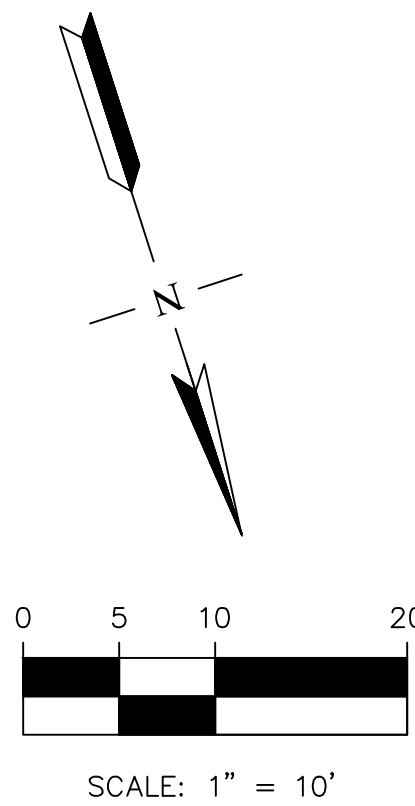


FENCE DETAIL 1 NTS



TREE PROTECTION FOR FENCE CONSTRUCTION DETAIL -2 NTS





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

JUNE 3, 2017
 CONSISTING OF ONE SHEET

SITE: 622 COVINGTON AVENUE
 LOS ALTOS, CA
 APN: 189-45-035
 PARCEL: LOT 1 & PORTION OF LOT 2 BLOCK
 7 TRACT 354
 AREA: 14,199 S.F.±

ABBREVIATION

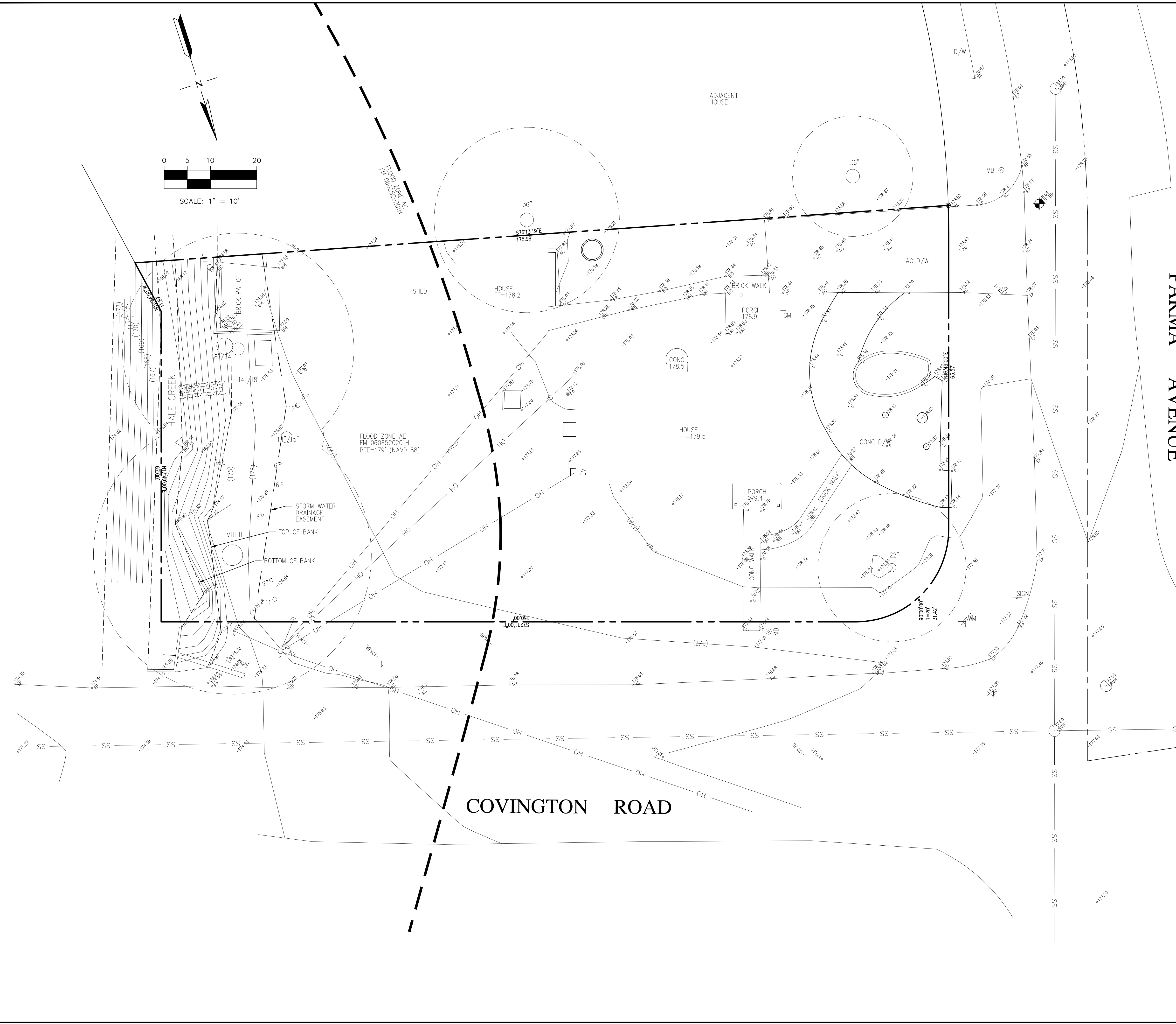
AD	AREA DRAIN
A.E.	ANCHOR EASEMENT
AC	ASPHALT CONCRETE
BR	BRICK
C/G	CURB & CUTTER
C	CONCRETE
DI	DRAIN INLET
FF	FINISH FLOOR GRADE
FL	FLOWLINE
GM	GAS METER
LG	LIP OF GUTTER
MB	MAIL BOX
P.U.E.	PUBLIC UTILITY EASEMENT
P.S.E.	PUBLIC SERVICE EASEMENT
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	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
CCB	CURB CATCH BASIN
○	FIRE HYDRANT
○ MH	MANHOLE-TYPE AS NOTED
○ CO	SANITARY SEWER CLEANOUT
PP-OH	POWER POLE W/ OVERHEAD WIRE
+	BENCHMARK
---	CONTOUR LINE
⊙ MON	MONUMENT
○ 12"	TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
---	GUY WIRE

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.
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- 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.



COVINGTON ROAD

PARMA AVENUE