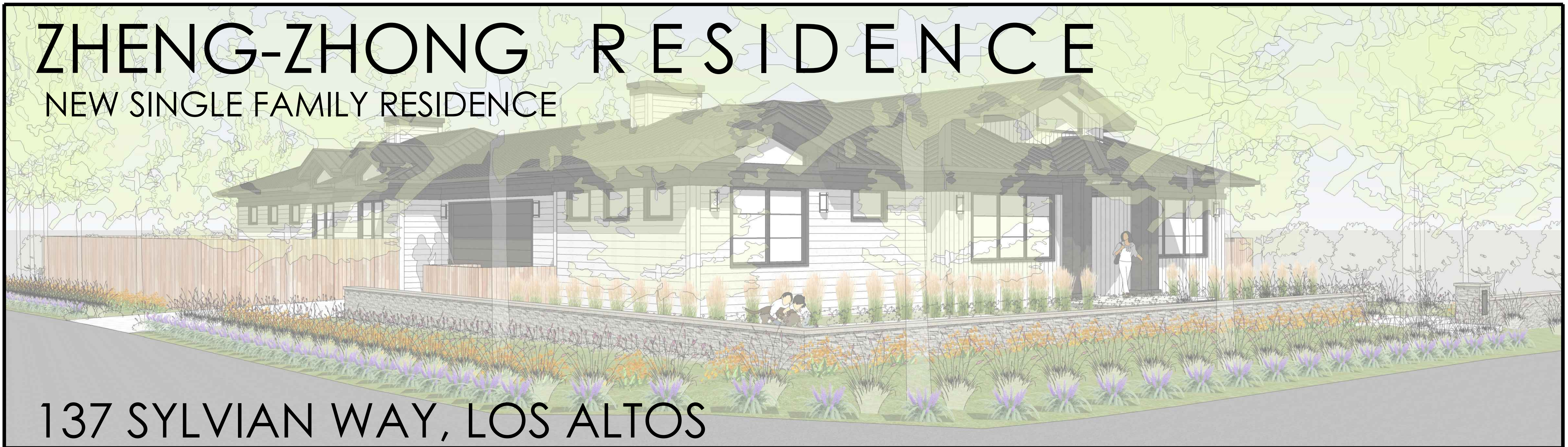


# ZHENG-ZHONG RESIDENCE

## NEW SINGLE FAMILY RESIDENCE



# 137 SYLVIAN WAY, LOS ALTOS



1000 S Winchester Blvd  
San Jose, CA 95128  
P : (408) 998 - 0983  
F : (408) 404 - 0144

ZHENG-ZHONG RESIDENCE  
NEW SINGLE FAMILY RESIDENCE

137 SYLVIAN WAY, LOS ALTOS

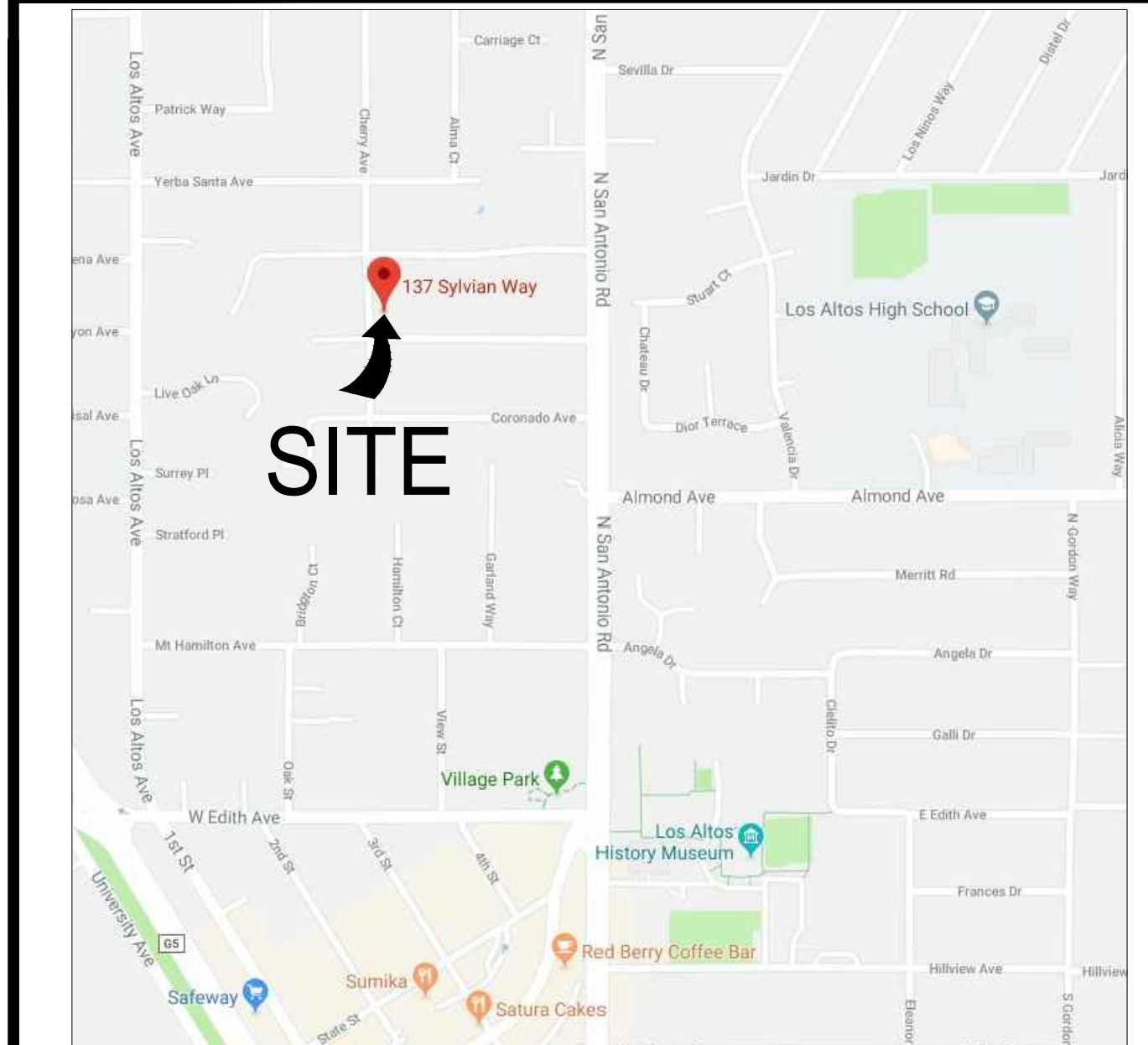
JESSIE ZHENG AND HUA ZHONG



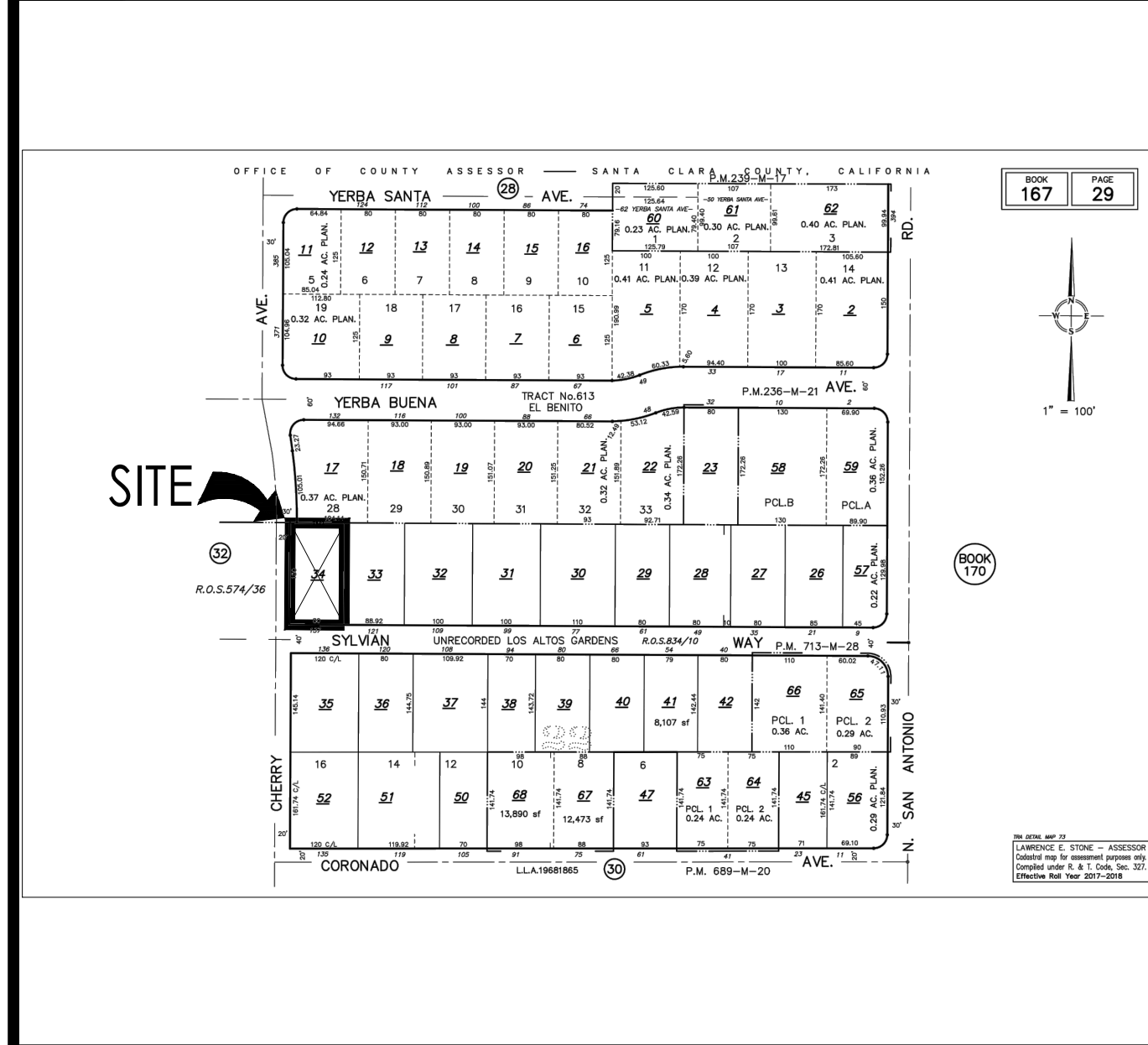
PROJECT NO.	DATE	DESCRIPTION	REVISION
17-015	2018.06.20	PLANNING PERMIT SUBMITTAL	IV
	2018.09.12	PLANNING PERMIT RESUBMITTAL	IV
	2018.11.01	DRC SUBMITTAL SET	IV
	2018.11.30	DRC SUBMITTAL SET	IV

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### LOCATION MAP



### ASSESSOR'S PARCEL MAP



### SCOPE OF WORK

DEMOLISH AN EXISTING ONE STORY RESIDENCE AND REPLACE WITH A NEW 3528.46 S.F. ONE STORY SINGLE FAMILY RESIDENCE WITH 5 BEDROOMS, 5 AND HALF BATHS AND ATTACHED GARAGE OF 425.82 S.F. TOTALING 3954.3 S.F.

### PROJECT SUMMARY

ASSESSOR'S PARCEL NO:	167-29-34
ZONING:	R1 -10
JURISDICTION:	City of Los Altos
TYPE OF CONSTRUCTION:	TYPE V-B, SPRINKLERED (NFPA13D)
BUILDING OCC. GROUPS:	R-3/U (SINGLE FAMILY RESIDENTIAL)

### LOT CALCULATIONS

NET LOT AREA:	12,054.0
FRONT YARD HARDSCAPE AREA:	331.1
TOTAL AREA AT FRONT YARD:	2,001.1
HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 30%:	16.54%
LANDSCAPING BREAKDOWN:	5,297.68
TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	0.0
EXISTING SOFTSCAPE (UNDISTURBED) AREA:	6,756.3
NEW SOFTSCAPE AREA:	12,054.00
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA:	

### ZONING COMPLIANCE

	EXISTING (±)	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	3,150.0	4,178.2	4,218.9
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT:	SQUARE FEET 26%	SQUARE FEET 34.66%	SQUARE FEET 35.00%
FLOOR AREA:	2,854.5	3,954.3	3,955.4
MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS:	SQUARE FEET 24%	SQUARE FEET 32.80%	SQUARE FEET 32.81%
SETBACKS:			
FRONT (1ST/2ND):	39'-11"	26'-9"	25'-0"
REAR (1ST/2ND):	30'-4"	25'-5"	25'-0"
LEFT SIDE (1ST/2ND):	10'-0"	16'-3"	16'-0"
RIGHT SIDE (1ST/2ND):	5'-0 1/2"	8'-3"	8'-0"
HEIGHT:	±13'-0"	±19'-6"	27'-0"

### SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2,454.5	1,073.9	3,528.5
INCLUDES HABITABLE BASEMENT AREAS:	SQUARE FEET	SQUARE FEET	SQUARE FEET
NON-HABITABLE AREA:	400.0	25.8	425.8
DOES NOT INCLUDE COVERED PORCHES:	SQUARE FEET	SQUARE FEET	SQUARE FEET

### DEFERRED SUBMITTALS

- FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"
- STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D
- SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT

### REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

- WINDOW/DOOR PACKAGE
- CABINET SHOP DRAWINGS AND FINISH SAMPLES
- MECHANICAL DUCTING PLAN
- MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

### REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

### APPLICABLE CODES

APPLICABLE CODES (with City of Los Altos Amendments)

- 2016 CALIFORNIA ADMINISTRATIVE CODE, CAC
- 2016 CALIFORNIA BUILDING CODE, CBC
- 2016 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
- 2016 CALIFORNIA MECHANICAL CODE, CMC
- 2016 CALIFORNIA PLUMBING CODE, CPC
- 2016 CALIFORNIA ENERGY CODE, CEnC
- 2016 CALIFORNIA HISTORICAL CODE, CEC
- 2016 CALIFORNIA FIRE CODE, CFC
- 2016 CALIFORNIA EXISTING BUILDING CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS
- 2016 CALIFORNIA REFERENCED STANDARDS

### SHEET INDEX

ARCHITECTURAL	
A0.0	COVER SHEET
A0.2	FLOOR AREA CALCULATIONS
A0.4	DAYLIGHT PLANE
A0.5	STREETSCAPES
A1.0	SITE PLAN & DEMO SITE PLAN
A2.1	FLOOR PLAN
A2.2	ROOF PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXISTING ELEVATIONS
A3.3	EXTERIOR PERSPECTIVES
A3.4	EXTERIOR PERSPECTIVES
A3.5	EXTERIOR PERSPECTIVES AND DETAILS
A5.0	SECTIONS
A8.1	DETAILS
CIVIL	
C.0	TOPOGRAPHIC SURVEY
C.1	PRELIMINARY GRADING & DRAINAGE PLAN
LANDSCAPE	
L1.0	LANDSCAPE PLAN
ARBORIST	
AR-1	ARBORIST REPORT

### PROJECT TEAM

**OWNER**  
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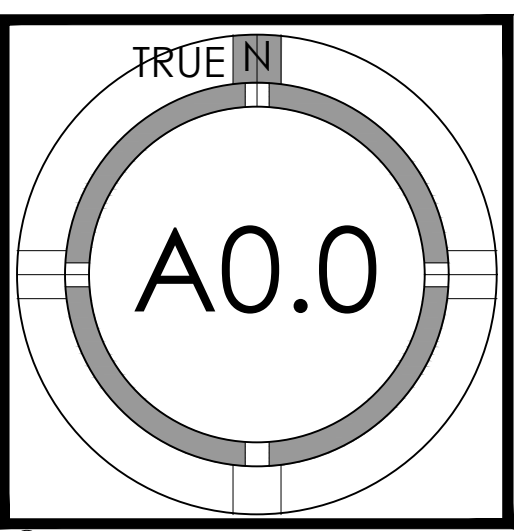
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**CIVIL ENGINEER**  
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email: Ed@WecEng.com

**LANDSCAPE ARCHITECT**  
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email: Steve@Seed-Studio.net

**ARBORIST**  
Kevin Kielty Certified Arborist  
attn: Kevin Kielty  
ph: 650 515 9783  
email: kkarbor0476@yahoo.com

COVER SHEET





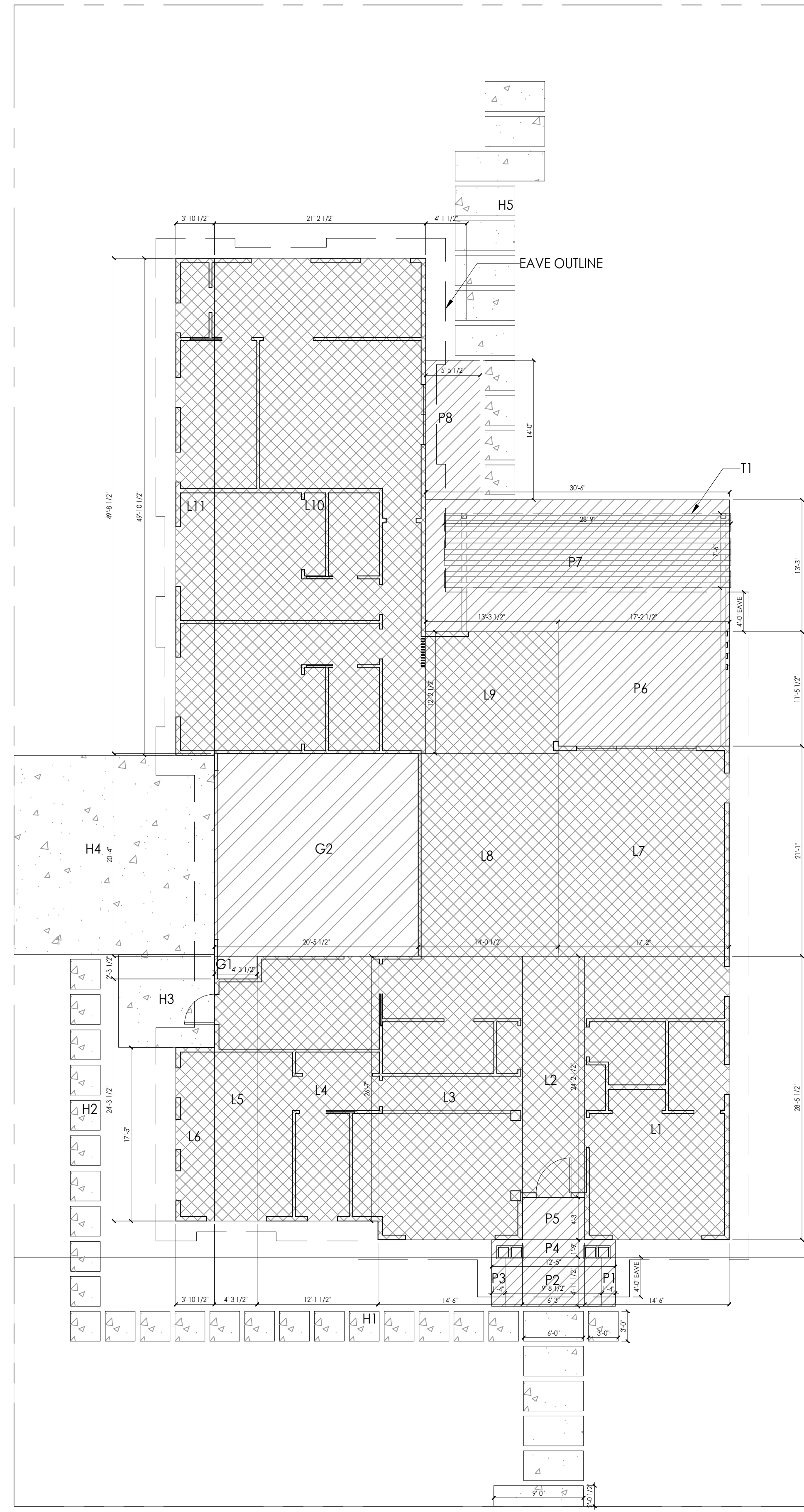
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Section	Dimensions(X x Y)	Area (sf)
<b>New Floor Living Area</b>		
L1	14'-6" x 28'-5 1/2"	412.65
L2	6'-3" x 24'-2 1/2"	151.35
L3	14'-6" x 28'-5 1/2"	412.65
L4	12'-1 1/2" x 26'-7"	322.32
L5	4'-3 1/2" x 24'-3 1/2"	104.25
L6	3'-10" x 17'-5"	67.49
L7	17'-2" x 21'-1"	361.95
L8	14'-0 1/2" x 20'-4"	285.54
L9	13'-3 1/2" x 12'-2 1/2"	162.43
L10	21'-2 1/2" x 49'-8 1/2"	1,054.51
L11	3'-10 1/2" x 49'-10 1/2"	193.32
<b>FL Total</b>		<b>3,528.46</b>

<b>New Garage Area</b>		
G1	4'-3 1/2" x 2'-3 1/2"	9.83
G2	20'-5 1/2" x 20'-4"	415.99
<b>G Total</b>		<b>425.82</b>

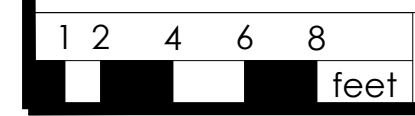
<b>New Porch/Patio Area</b>		
P1	1'-4" x 4'-11 1/2"	6.70
P2	9'-8 1/2" x 4'-11 1/2"	48.05
P3	1'-4" x 4'-11 1/2"	6.70
P4	12'-5" x 1'-9"	21.73
P5	6'-3" x 4'-3"	26.57
P6	17'-2 1/2" x 11'-5 1/2"	197.39
P7	30'-6" x 12'-5 1/2"	380.01
P8	4'-1 1/2" x 18'-6"	76.18
<b>P Total</b>		<b>763.33</b>

<b>New Trellis Area (LC exception)</b>		
T1	28'-9" x 7'-6"	215.70
<b>T Total</b>		<b>215.70</b>

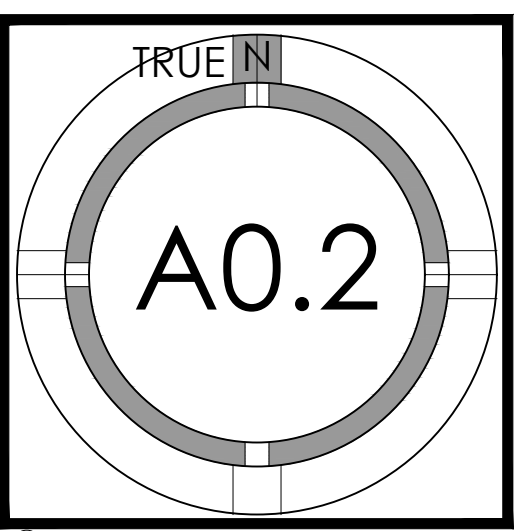
<b>New Hardscape Area</b>		
H1 (front yard area)		247.87
H2		76.69
H3		89.83
H4 (driveway)		402.50
H5 (rear yard)		189.00
<b>H Total</b>		<b>1,005.89</b>

LA	<b>Lot Area</b>	<b>12,054.00</b>	
G	<b>Total New Garage Area</b>	<b>425.82</b>	
FAR=L+G	<b>Total New Residence</b>	<b>3,954.28</b>	
	<b>Floor Area Ratio Max.</b>	<b>3,955.40</b>	
FAR/LA	<b>FAR Percentage</b>	<b>32.80%</b>	
	<b>Lot Coverage Max.</b>	<b>4,218.90</b>	
LC=FL+G+P2	<b>Proposed Lot Coverage</b>	<b>4,178.24</b>	
LC/LA	<b>Lot Coverage Percentage</b>	<b>34.66%</b>	<35% (OK)
LA*0.05	<b>LC exception for trellis structures max</b>	<b>602.70</b>	5%
T	<b>Trellis Area</b>	<b>215.70</b>	
	<b>LC exception percentage</b>	<b>1.79%</b>	<5% (OK)
NH=H+P	<b>New Hardscape Area</b>	<b>1,769.22</b>	
TH=NH+FL	<b>Total Hardscape Area</b>	<b>5,297.68</b>	
FS	<b>Front Yard Setback Area</b>	<b>2,001.10</b>	
SH=H1+(P1:P4)	<b>Front Yard Hardscape Area</b>	<b>331.05</b>	
R=SH/FS	<b>Front Yard Hardscape Area Ratio</b>	<b>16.54%</b>	<50% (OK)

- NL# = NEW LIVING AREA
- NG# = NEW GARAGE AREA
- NP# = NEW PORCH AREA
- H# = NEW HARDSCAPED AREA



FLOOR AREA CALCULATION SHEET





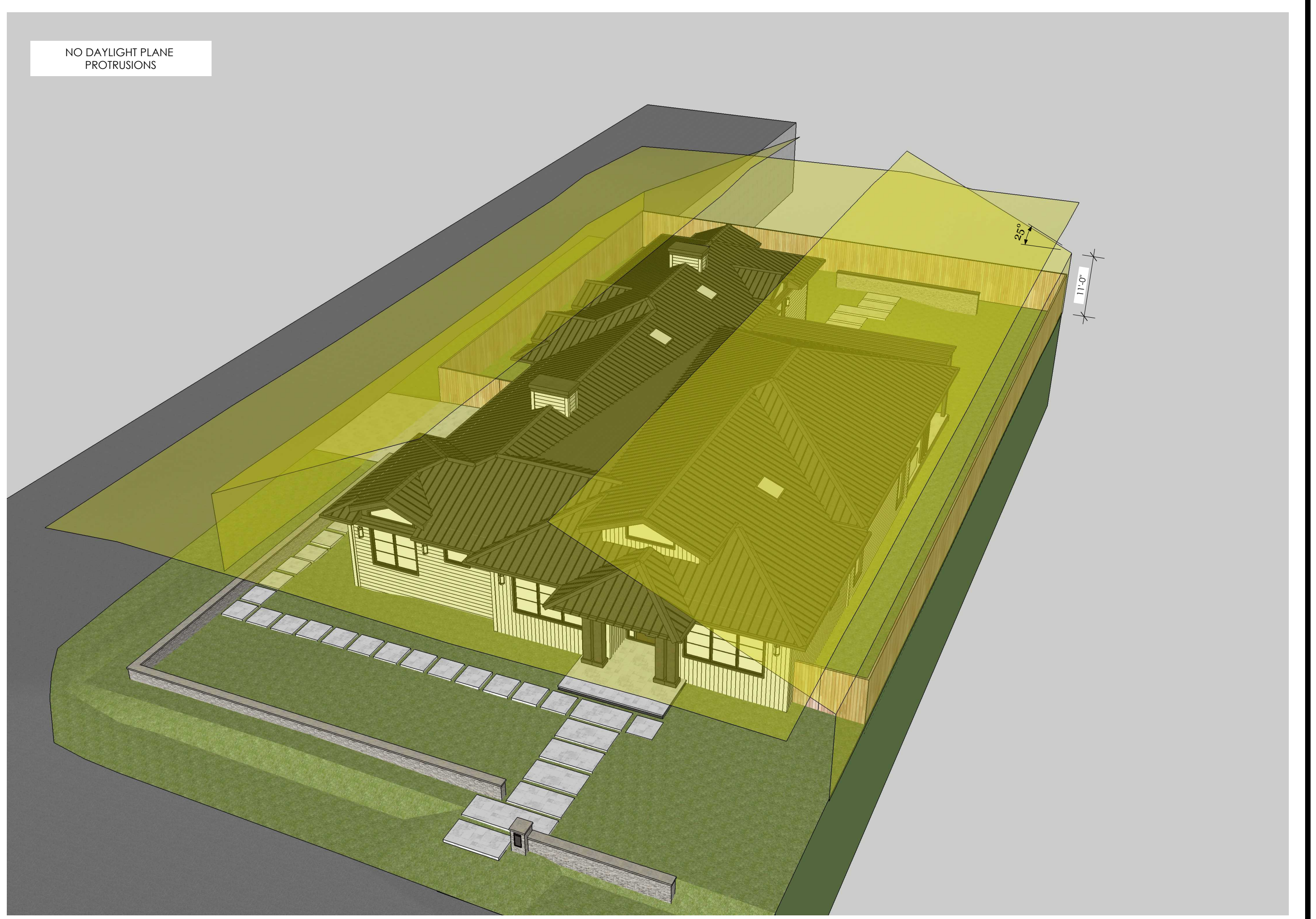
REAR LEFT HIGH VIEW - 3



FRONT LEFT HIGH VIEW - 1



REAR RIGHT HIGH VIEW - 4



FRONT LEFT HIGH VIEW - 2



STUDIO S SQUARED  
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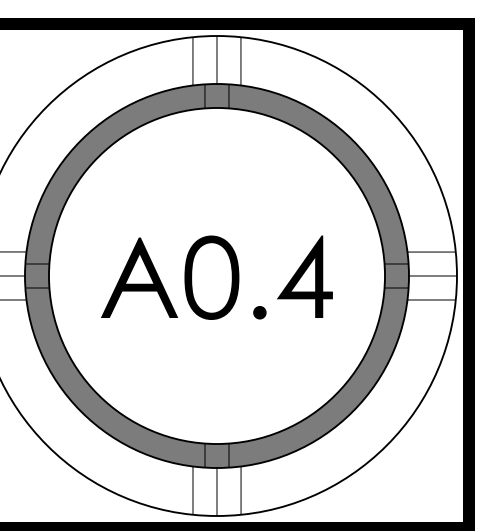
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DAYLIGHT  
PLANE





132 YERBA BUENA AVE



137 SYLVIAN WAY  
SUBJECT PROPERTY



121 SYLVIAN WAY



151 CHERRY AVE



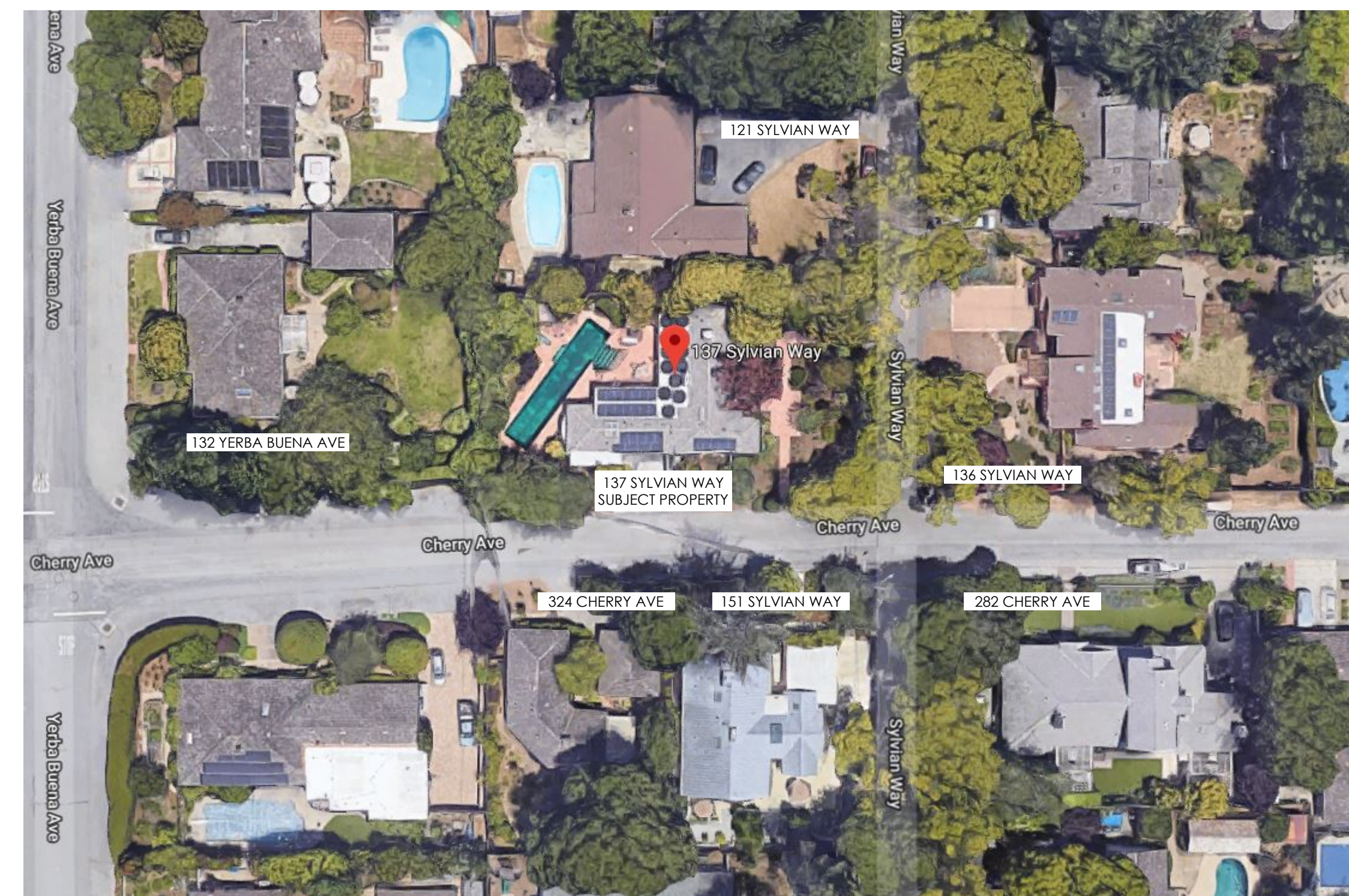
282 CHERRY AVE



136 SYLVIAN WAY



324 CHERRY AVE



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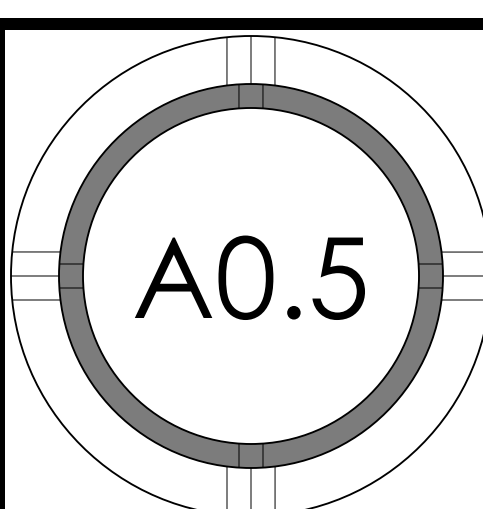
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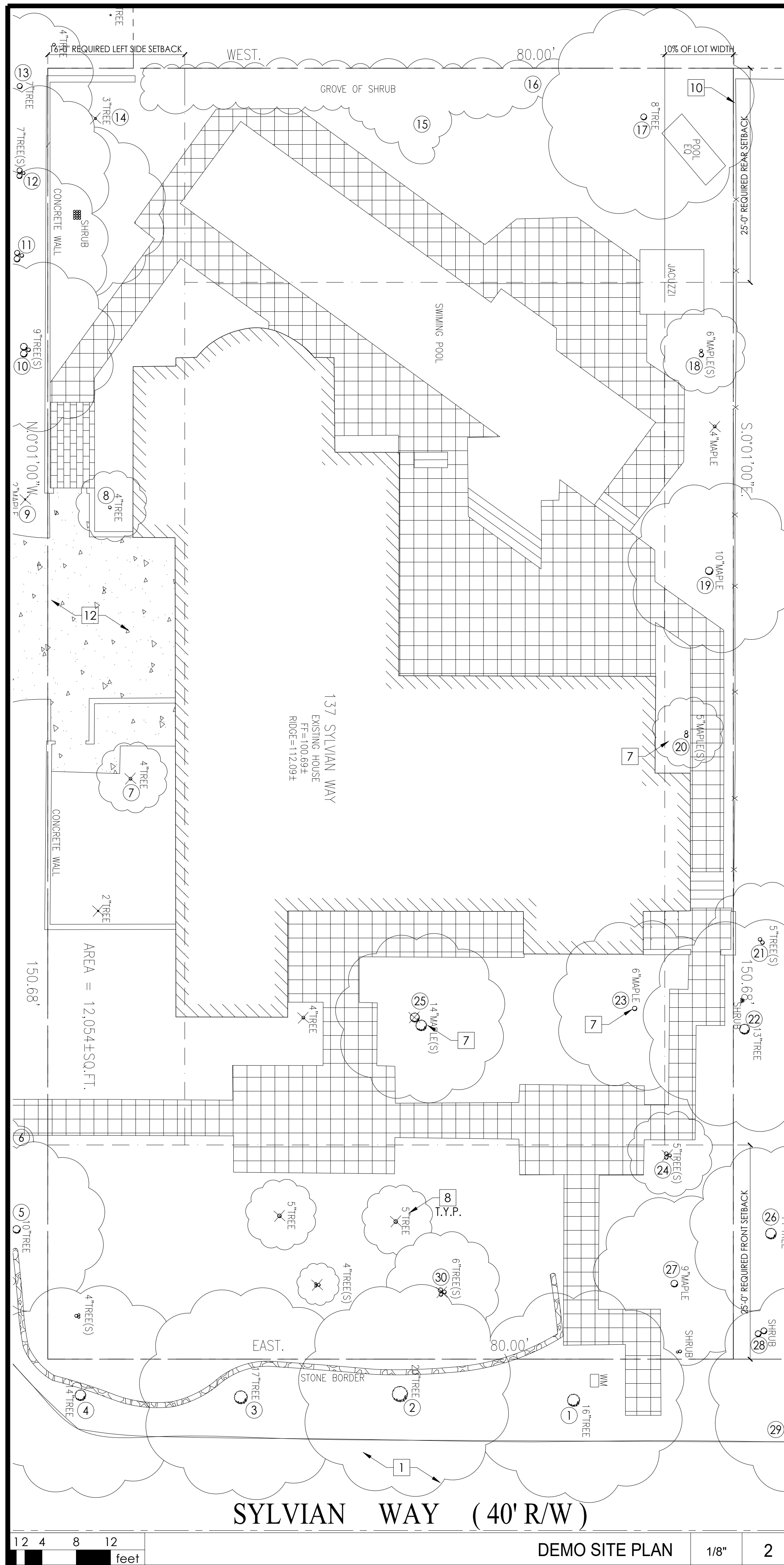


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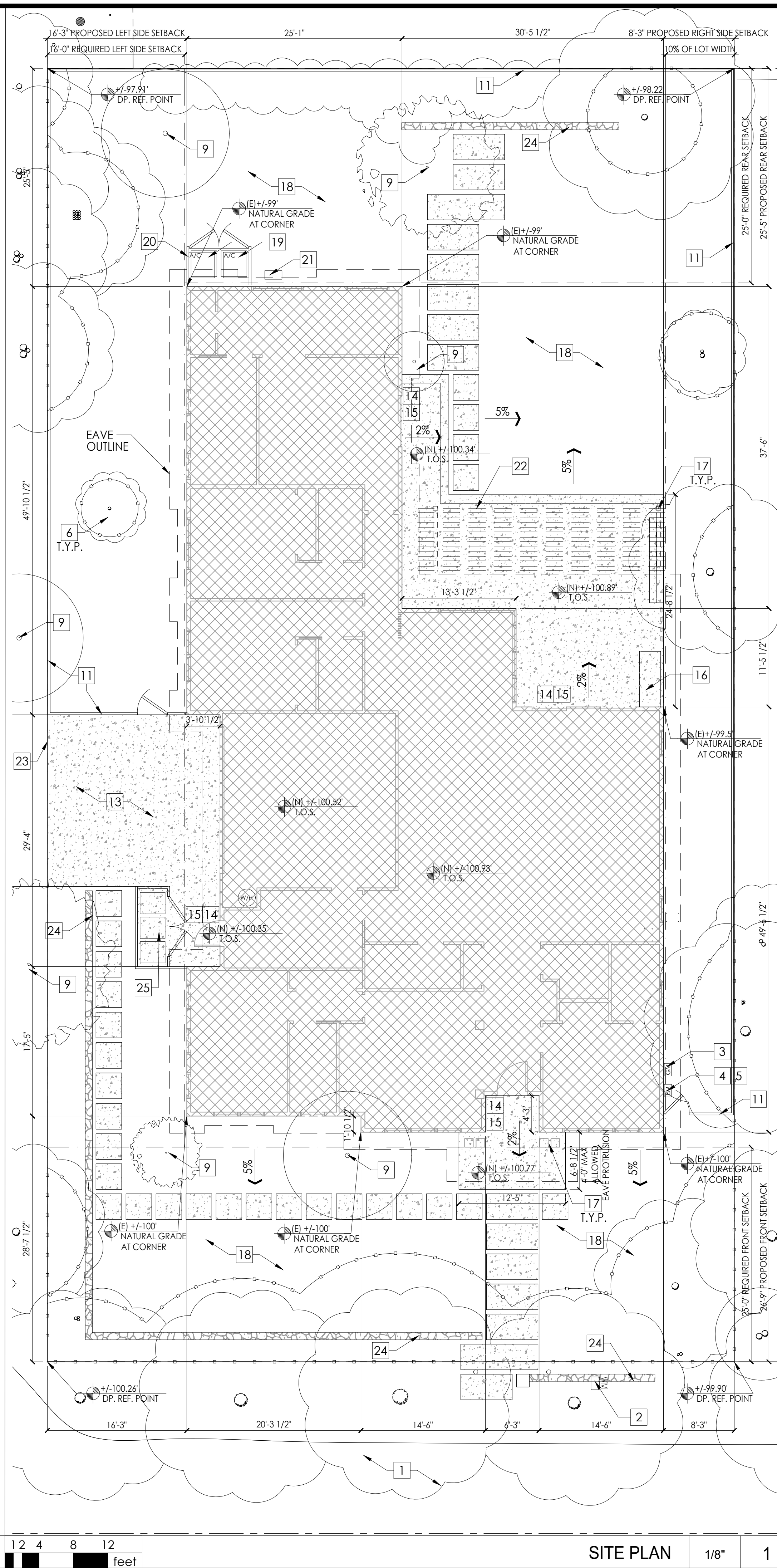
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STREETSCAPES





DEMO SITE PLAN 1/8" 2



SITE PLAN 1/8" 1

- # = NUMBER TO KEY NOTE BELOW
- EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
  - (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
  - (N) GAS METER LOCATION
  - (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH PG&E FOR UPGRADE (400AMPS) TO (E) ELECTRICAL SERVICE
  - UFER GROUND CONNECTION PER CEC 250-52
  - (E) TREE(S) TO REMAIN--PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
  - (E) TREE(S) TO BE RELOCATED ON SITE UNDER DIRECTION OF CERTIFIED ARBORIST--SEE LANDSCAPE PLANS FOR MORE INFO
  - (E) TREES TO BE REMOVED
  - (N)/RELOCATED TREE LOCATION--SEE LANDSCAPE PLANS FOR MORE INFO
  - (E) FENCE AND GATE TO BE REMOVED--SEE LANDSCAPE PLANS FOR MORE INFO
  - (N) FENCE AND GATE--SEE LANDSCAPE PLANS FOR MORE INFO
  - (E) DRIVEWAY TO BE REMOVED
  - (N) DRIVEWAY, PAVERS OVER 8" BASE ROCK AND 2" SAND--SEE LANDSCAPE PLANS FOR MORE INFO
  - (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.--SEE LANDSCAPE PLANS FOR MORE INFO
  - (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
  - (N) OUTDOOR KITCHEN
  - (N) PORCH OR TRELIS COLUMNS
  - (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION--SEE LANDSCAPE PLANS FOR MORE INFO
  - (N) A/C UNIT CONDENSER PAD(S). PAD TO BE 3" MIN. ABOVE ADJOINING GROUND LEVEL--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. A/C UNITS TO COMPLY WITH CITY'S NOISE ORDINANCE--A/C UNIT MANUF.: CARRIER; MODEL: 24ANB1-48-31 4-TON (69 DB +69 DB = 72 DB) -- PROVIDE NOISE SHIELD BARRIER PER AC REPORT
  - (N) A/C UNIT WOOD SCREEN--SEE LANDSCAPE PLANS FOR MORE INFO
  - (N) BACKFLOW PREVENTER--SEE LANDSCAPE PLANS FOR MORE INFO
  - (N) TRELIS ABOVE
  - (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL
  - NEW LOW STONE WALL--SEE LANDSCAPE PLANS FOR MORE INFO
  - TRASH ENCLOSURE--SEE LANDSCAPE PLANS FOR MORE INFO

**SITE PLAN KEYNOTES**

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK/EASEMENT
- TREE PROTECTION FENCING--SEE ARBORIST REPORT FOR MORE INFO
- NEW BUILDING AREA
- NEW HARDSCAPE--SEE LANDSCAPE PLAN FOR MORE INFO
- SURFACE RUNOFF FLOW ARROW. SLOPE GRADE AT INDICATED PERCENT FOR MIN. 10'-0" FROM BUILDING PER CBC 1804.3
- UNCONCENTRATED SHEET FLOW TOWARDS STREET (NEW GRADING AND DRAINAGE DESIGN PER CIVIL)
- SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO
- TREE NUMBER

- NOTES:
- (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
  - (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

SITE PLAN LEGEND



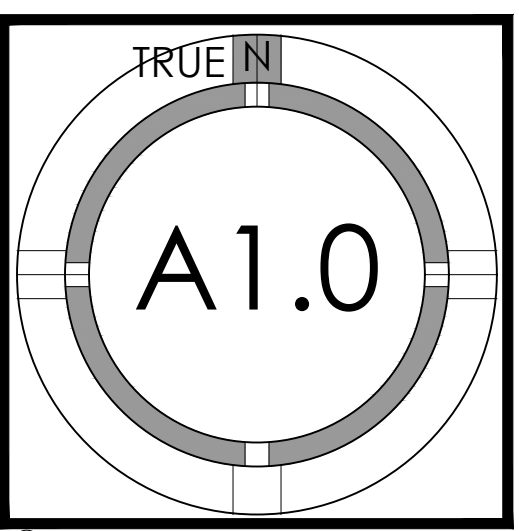
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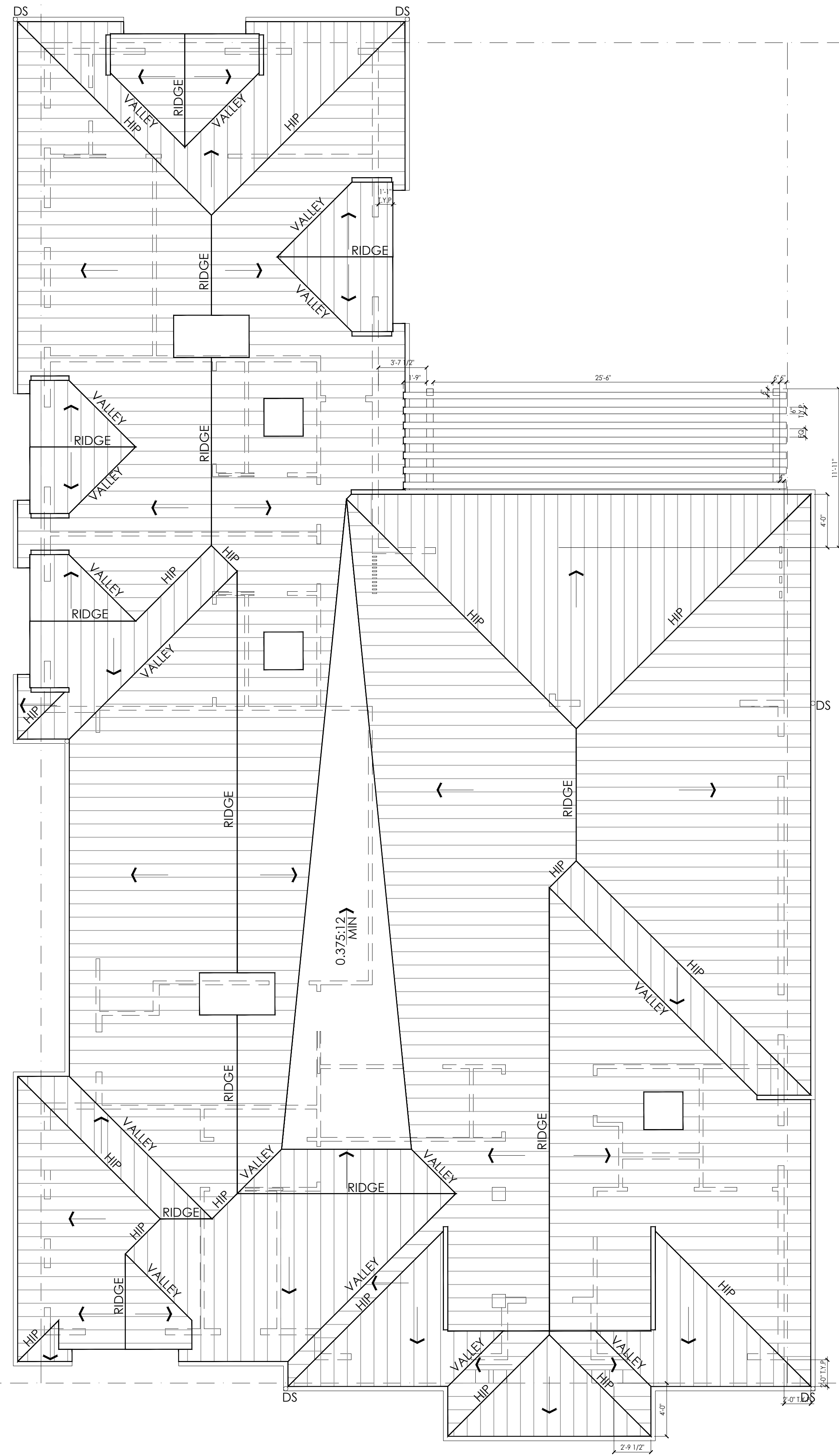
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**SITE PLAN & DEMO SITE PLAN**



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- (N) ROOFING--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
- PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
- RUN PLUMBING/HVAC VENTS TO FALSE CHIMNEY PROVIDED. NO ROOF PENETRATIONS THROUGH ROOF. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2. RUN TO FALSE CHIMNEYS
- ROOF SLOPE 5:12, U.N.O.
- PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
- PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN
- ALL (N) PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- CONNECT ALL (N) DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

- NOTE:
- SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
  - SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
  - SEE 4/A0.1a FOR ELECTRICAL GENERAL NOTES
  - SEE 5/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES

ROOF GENERAL NOTES

ATTIC VENTILATION CALCULATIONS AND NOTES

- STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: AEP SPAN; STYLE: DESIGN SPAN - DURA TECH ; COVERAGE: 16"; GAUGE: 22; COLOR: COOL MATE BLACK--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND [UES EVALUATION REPORT #0309]
- DS DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS
- DENOTES DIRECTION OF SLOPE--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
- LINE OF BLDG. BELOW



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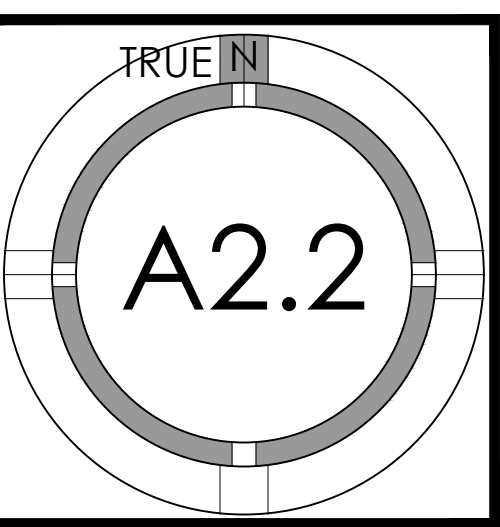
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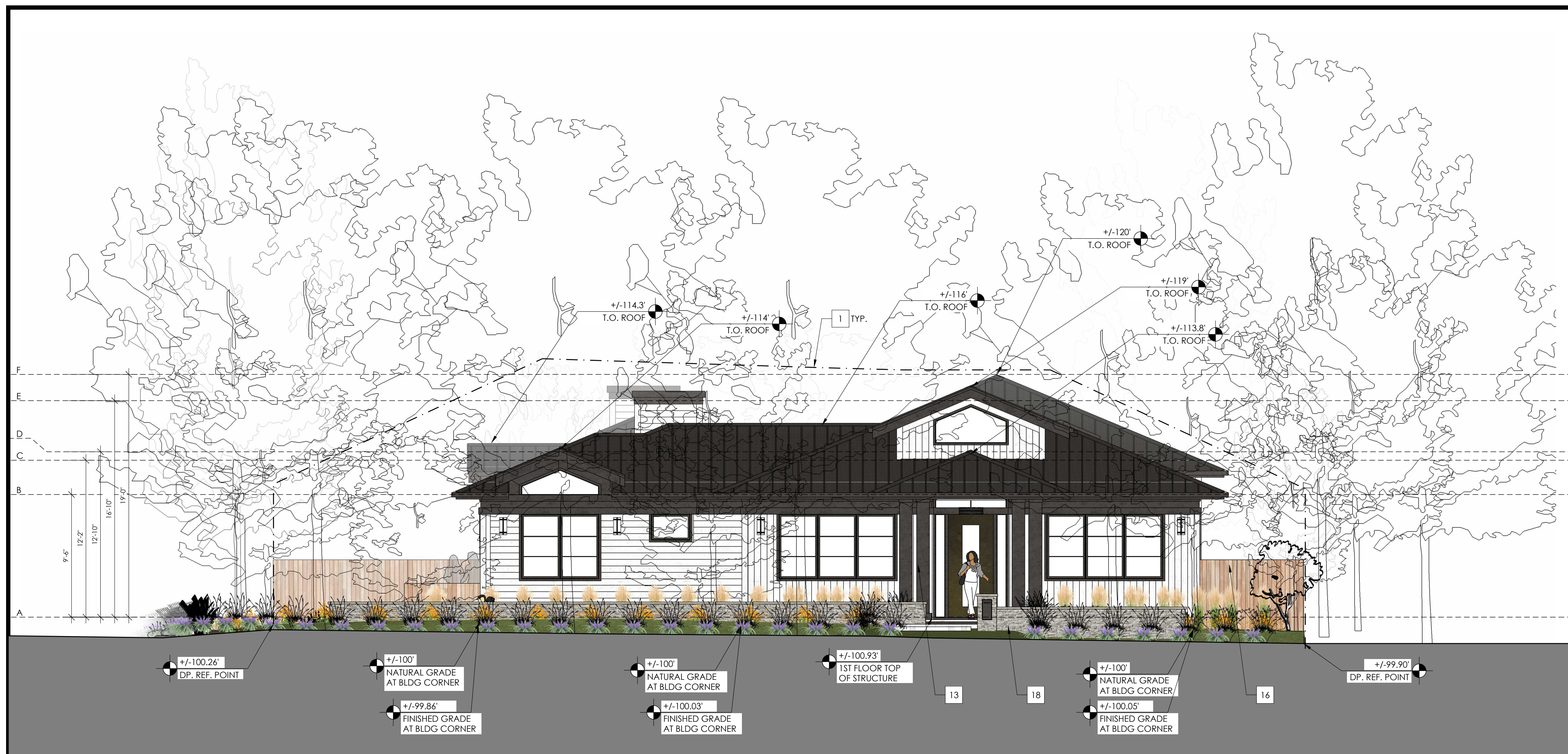
1 2 3 4 6 feet

ROOF PLAN 1/4" 1

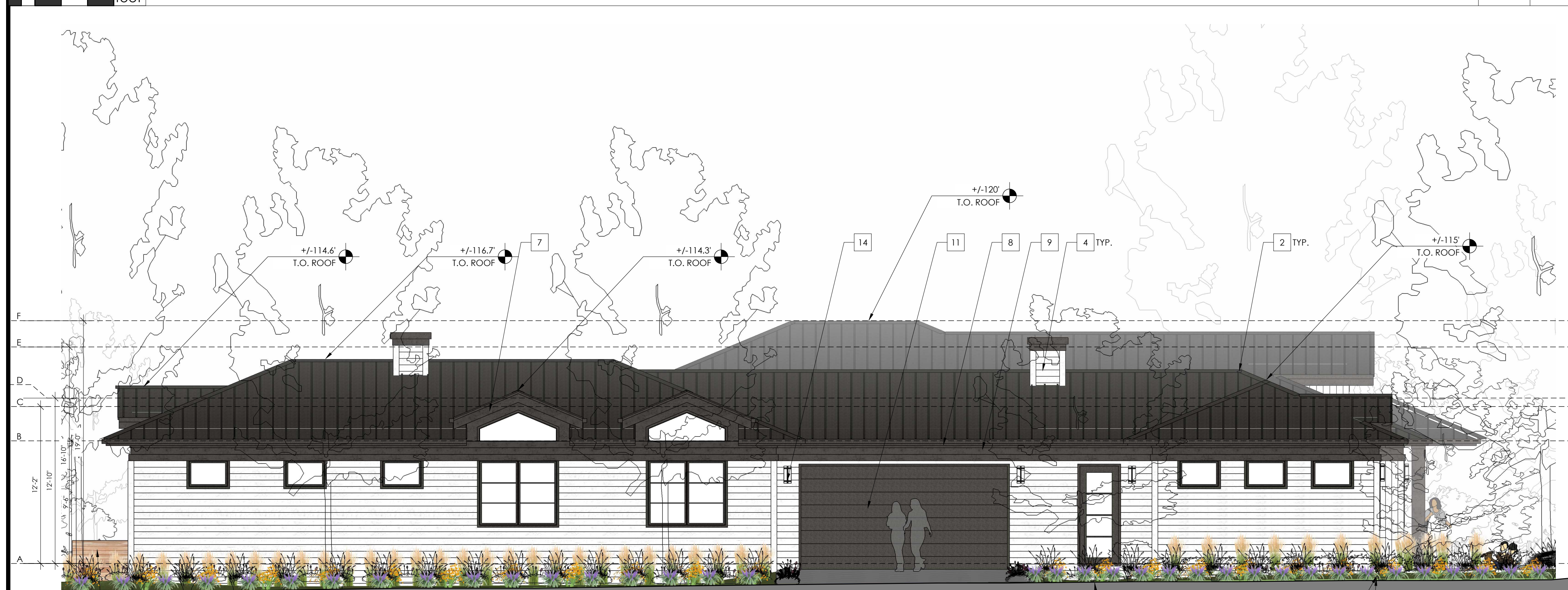
ROOF PLAN LEGEND

ROOF PLAN





SOUTH ELEVATION (FRONT) 3/16" 1



WEST ELEVATION (LEFT) 3/16" 2

# = NUMBER OF KEYNOTE BELOW

- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
- 2 STANDING SEAM METAL ROOFING--SEE ROOF PLAN FOR MORE INFO
- 3 SKYLIGHT--SEE WINDOW SCHEDULE FOR MORE INFO
- 4 WOOD FRAMED CHIMNEY WITH 12' TALL METAL MAIL BOX SHROUD--WWW.CHIMNEYKING.COM--SEE ROOF PLAN FOR LOCATION
- 5 PAINTED STEEL TROWELED IGNITION RESISTANT CEMENT PLASTER SYSTEM (SMOOTH FINISH) - 7/8" CEMENT PLASTER O/ METAL LATH O/ 2 LAYERS GRADE 'D' OR BETTER BUILDING PAPER, 3 COAT SYSTEM WITH 26 ga. WEEP SCREED AT WALL BASE AT LEAST 4" ABOVE GRADE OR 2" ABOVE HARDSCAPE--SEE DETAILS [XX/XX]
- 6 FIELD PAINTED FIBER CEMENT SIDING O/ 1 LAYER TYVEK HOUSE WRAP--MANUF.: JAMES HARDIE; STYLE: ARTISAN SQUARE CHANNEL SIDING; EXPOSURE: 9"; STYLE: SMOOTH--WWW.ARTISANLUXURY.COM--SEE DETAILS [XX/XX]--SIDING TO CONFORM TO CRC TABLE 703.4--INSTALL PER MANUF. WARRANTY INSTRUCTIONS
- 7 PAINTED A.Y.C./CEMENT FIBER TRIM--2x10 BARGEBOARD AND 1x2 DRIP EDGE
- 8 PAINTED A.Y.C./FIBER CEMENT TRIM--2x10 FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
- 9 PAINTED A.Y.C./CEMENT FIBER TRIM--1'-2" BELLYBAND--SEE EXTERIOR ELEVATIONS
- 10 PAINT GRADE STEEL TRELLIS--SEE ROOF PLAN FOR MORE INFO
- 11 FACTORY-FINISHED ALUMINUM GARAGE DOOR--SEE DOOR SCHEDULE FOR MORE INFO
- 12 WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES; GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS--SEE WINDOW AND DOOR SCHEDULES FOR MORE INFO--DOORS AND WINDOWS TO HAVE 2" PAINTED FIBER CEMENT/PVC TRIM TYPICAL, U.N.O.
- 13 12" BASE SQ. PAINT GRADE REDWOOD OR A.Y.C. COLUMN WITH 1 1/4" BASE SQ. UP TO 6" A.T.O.S.
- 14 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS--MANUF.: MODERN FORMS; STYLE: KYOTO; COLOR: BZ BRONZE--WWW.MODERNFORMS.COM
- 15 PIN MOUNTED LED ILLUMINATED ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 8"; STYLE: LUXELLO LED, MODERN NEUTRA HOUSE NUMBERS LED BACKLIT; FINISH: ANODIZED--WWW.SURROUNDING.COM/PRODUCTS/luxello--PROVIDE PHOTOSENSOR CONNECTED LED BACKLIGHTING @ EACH NUMBER--SEE EXTERIOR ELEVATIONS
- 16 8' FENCE AND GATE--SEE LANDSCAPE PLANS
- 17 SERVICE YARD--SEE LANDSCAPE PLANS
- 18 LOW STONE WALL--SEE LANDSCAPE PLANS
- 19 OUTDOOR KITCHEN--OWNER TO PROVIDE SPECS
- 20 A/C UNIT WOOD SCREEN--SEE LANDSCAPE PLANS

NOTES:

1. SEE 2/A0.1a FOR PLUMBING GENERAL NOTES
2. SEE 3/A0.1a FOR MECHANICAL GENERAL NOTES
3. SEE 3/A0.1a FOR ELECTRICAL GENERAL NOTES
4. SEE 4/A0.1a FOR PLAN AND INTERIOR GENERAL NOTES
5. EXTERIOR HARDSCAPE AND EXTERIOR STAIRS NOT SHOWN FOR CLARITY--SEE A0.3g FOR 3D MODEL VIEWS

KEYNOTES - -

ELEVATION GRID LINE KEY

- A 1ST FLOOR TOP OF STRUCTURE = +/- 100.93'
- B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 110.43'
- C BEDROOMS CEILING HEIGHT = +/- 112.97'
- D MASTER BEDROOM CEILING HEIGHT = +/- 113.60'
- E KITCHEN/FAMILY ROOM CEILING HEIGHT = +/- 117.72'
- F PROPOSED BUILDING HEIGHT = +/- 120.00'

ELEVATION GRID LINE KEY - -



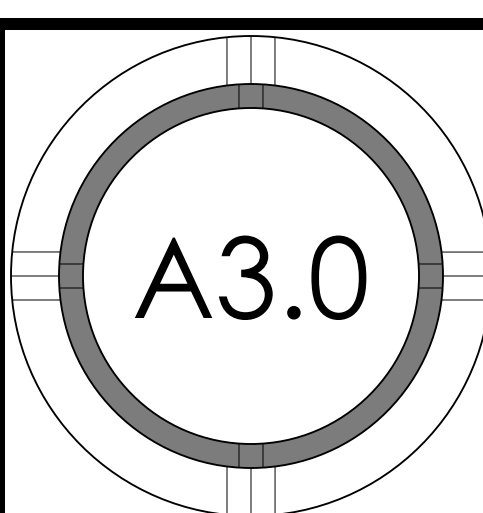
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San Jose, CA 95128  
P : (408) 998 - 0983  
F : (408) 404 - 0144

ZHENG ZHONG RESIDENCE  
NEW SINGLE FAMILY RESIDENCE  
137 SYLVIAN WAY, LOS ALTOS  
JESSIE ZHENG AND HUA ZHONG



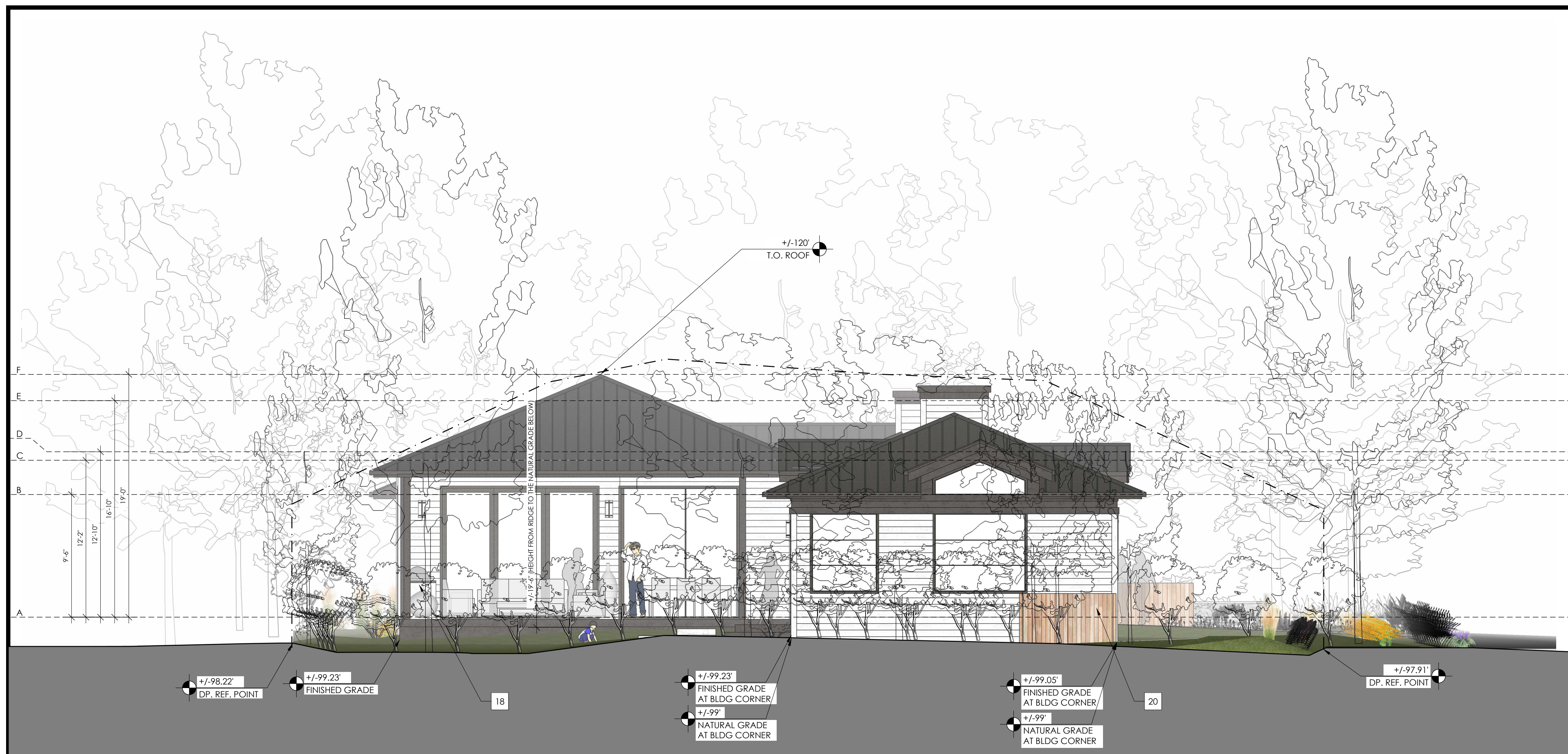
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17-2015		2018.06.20.	PLANNING PERMIT SUBMITTAL	IV
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		2018.11.30.	DRC SUBMITTAL SET	IV

EXTERIOR ELEVATIONS



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NORTH ELEVATION (REAR) 3/16" 1



EAST ELEVATION (RIGHT) 3/16" 2

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ELEVATION GRID LINE KEY - -



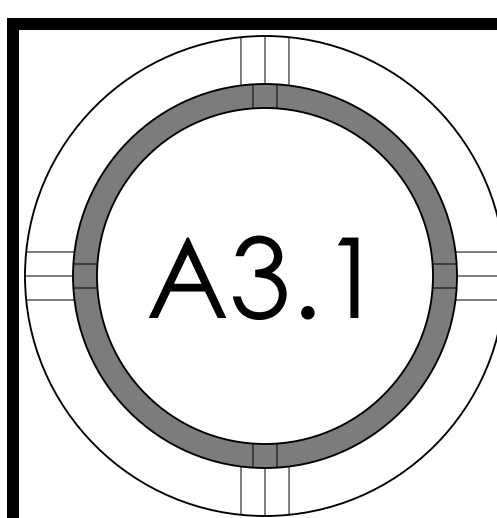
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ZHENG ZHONG RESIDENCE  
 NEW SINGLE FAMILY RESIDENCE  
 137 SYLVIAN WAY, LOS ALTOS  
 JESSIE ZHENG AND HUA ZHONG



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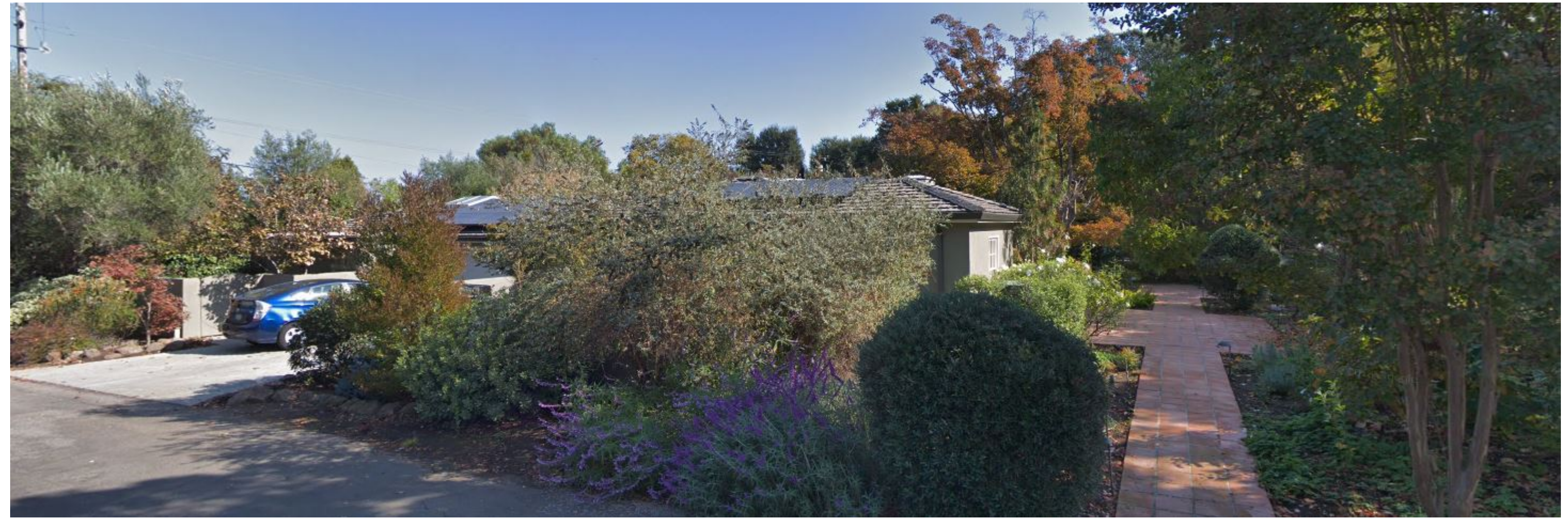
EXTERIOR ELEVATIONS



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1



2



3



4



5



MAP AND EXISTING EXTERIOR SIDE ELEVATIONS - -



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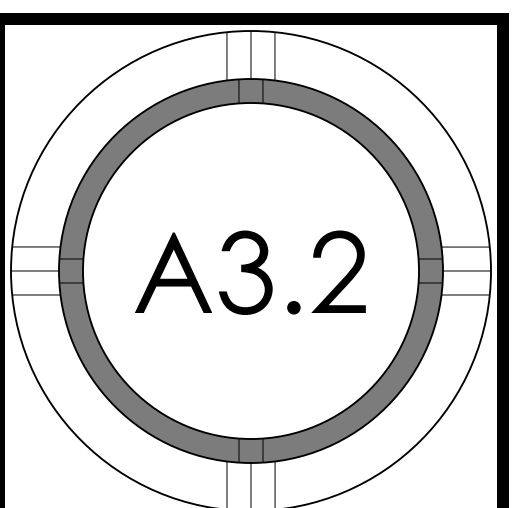
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EXISTING ELEVATIONS





PERSPECTIVE EXTERIOR FRONT LEFT (CORNER) - 4



PERSPECTIVE EXTERIOR FRONT - 1



PERSPECTIVE EXTERIOR LEFT - 5



PERSPECTIVE EXTERIOR FRONT ENTRY - 2



PERSPECTIVE EXTERIOR FRONT HIGH (CORNER) - 6



PERSPECTIVE EXTERIOR FRONT RIGHT - 3



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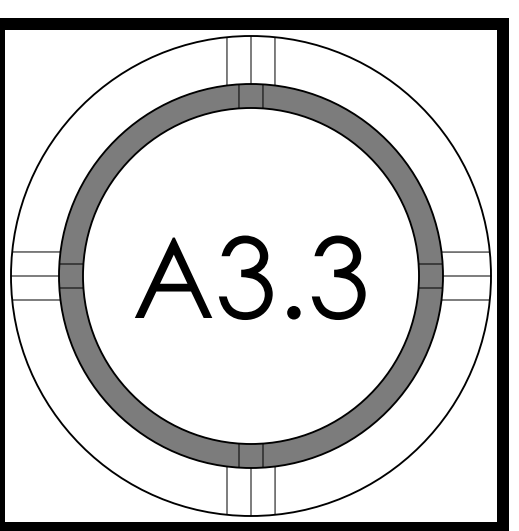
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EXTERIOR PERSPECTIVES

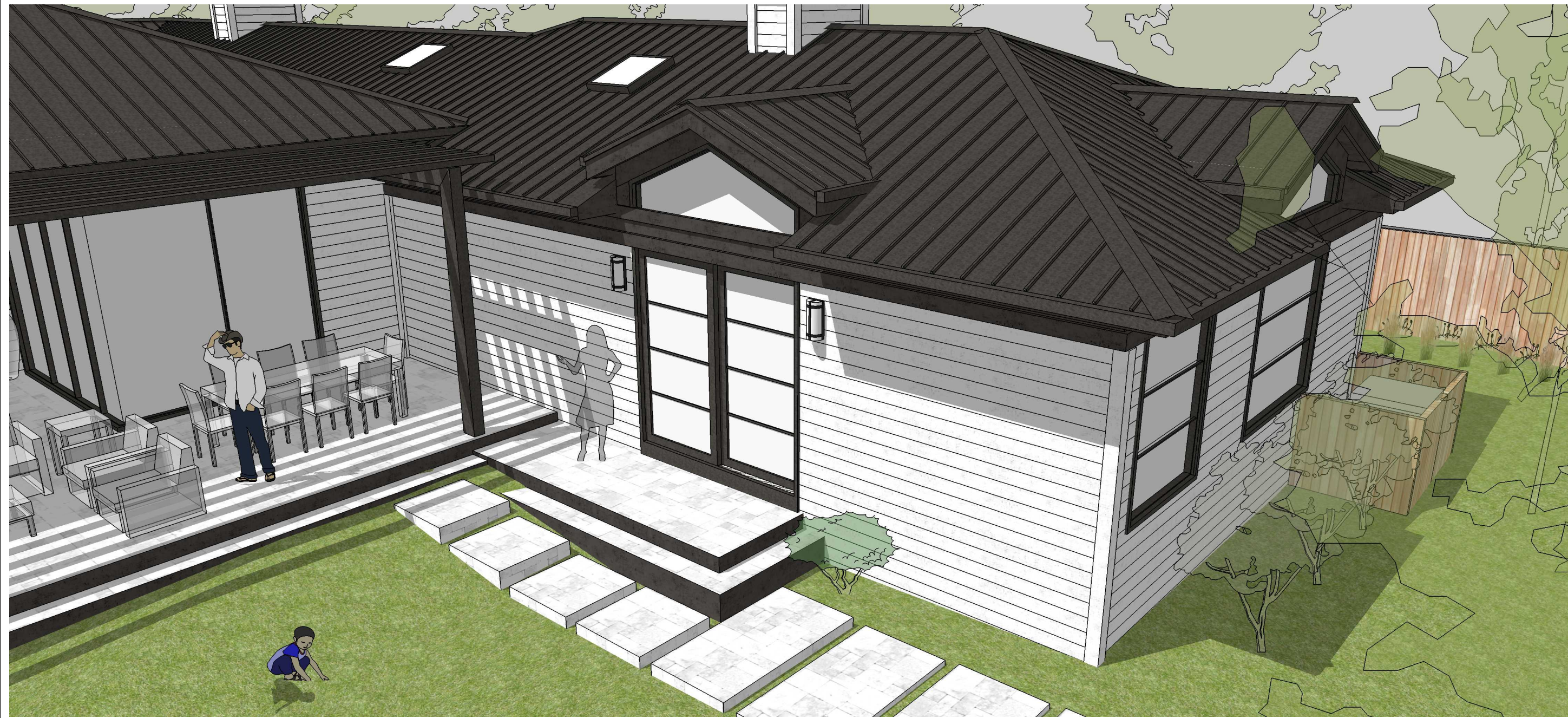




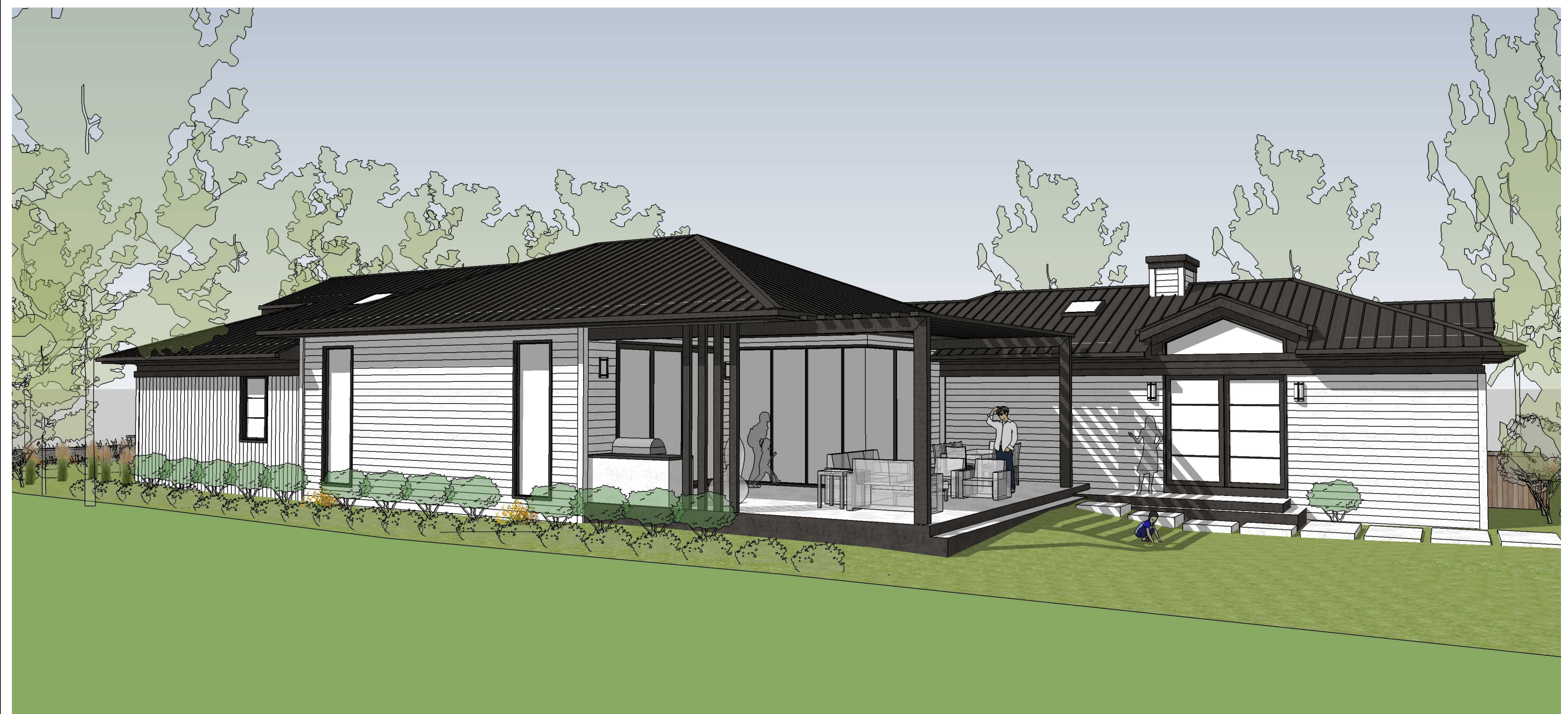
PERSPECTIVE EXTERIOR REAR - 4



PERSPECTIVE EXTERIOR LEFT REAR - 1



PERSPECTIVE EXTERIOR MASTER BEDROOM DOORS - 5



PERSPECTIVE EXTERIOR RIGHT REAR - 2



PERSPECTIVE EXTERIOR PATIO - 6



PERSPECTIVE EXTERIOR REAR - 3



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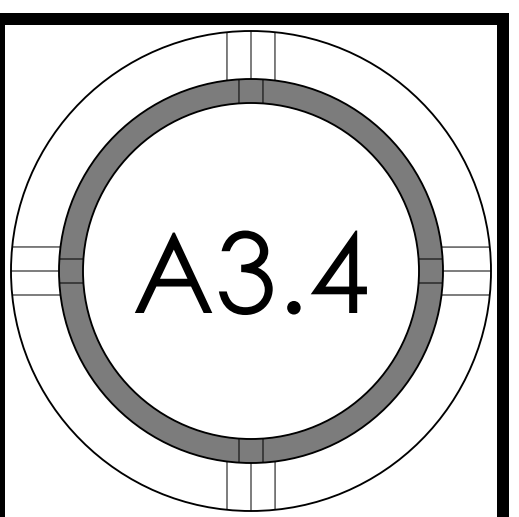
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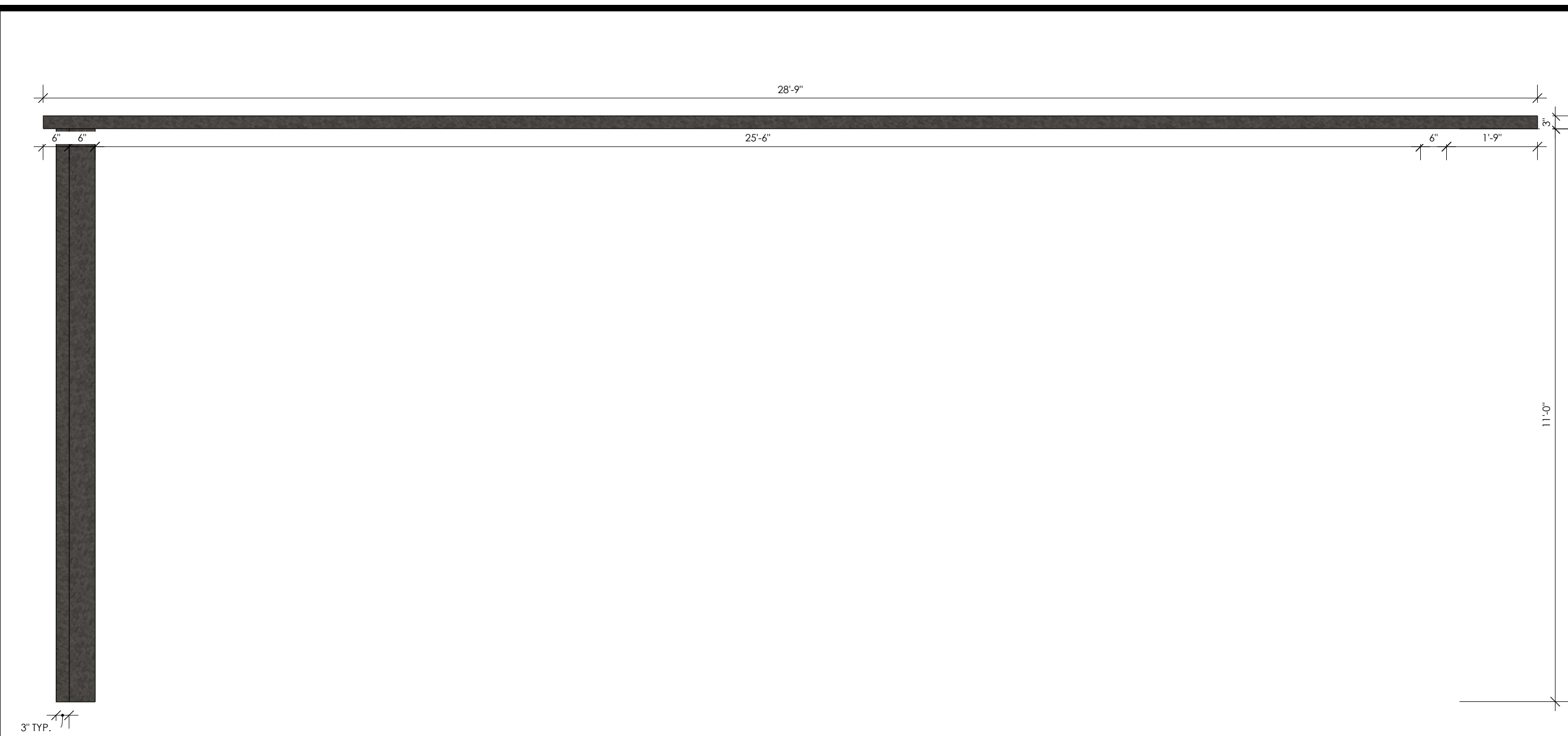


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EXTERIOR PERSPECTIVES

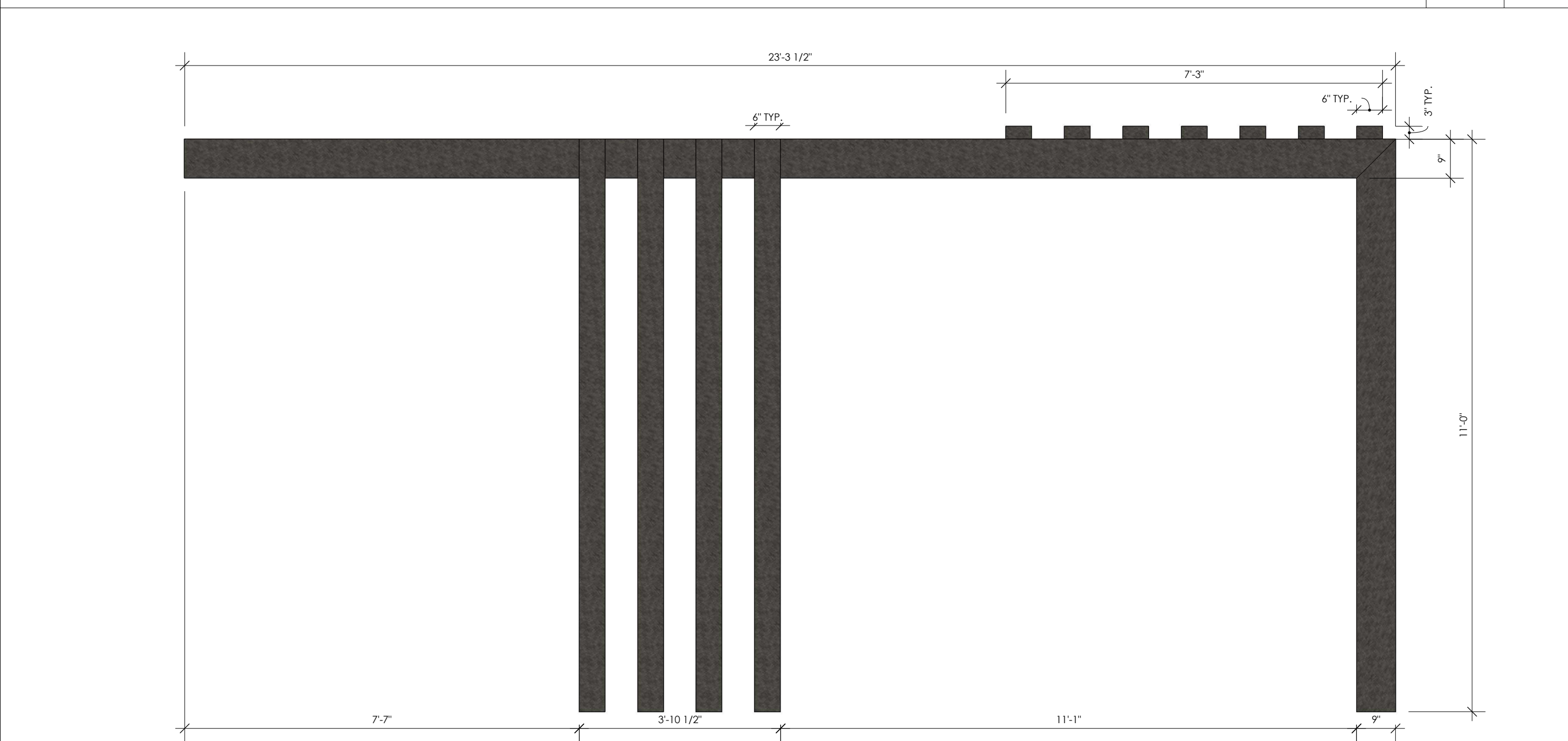




PERSPECTIVE EXTERIOR REAR TRELLIS - SIDE 1 - 4



PERSPECTIVE EXTERIOR FRONT - LOW STONE WALL - 1



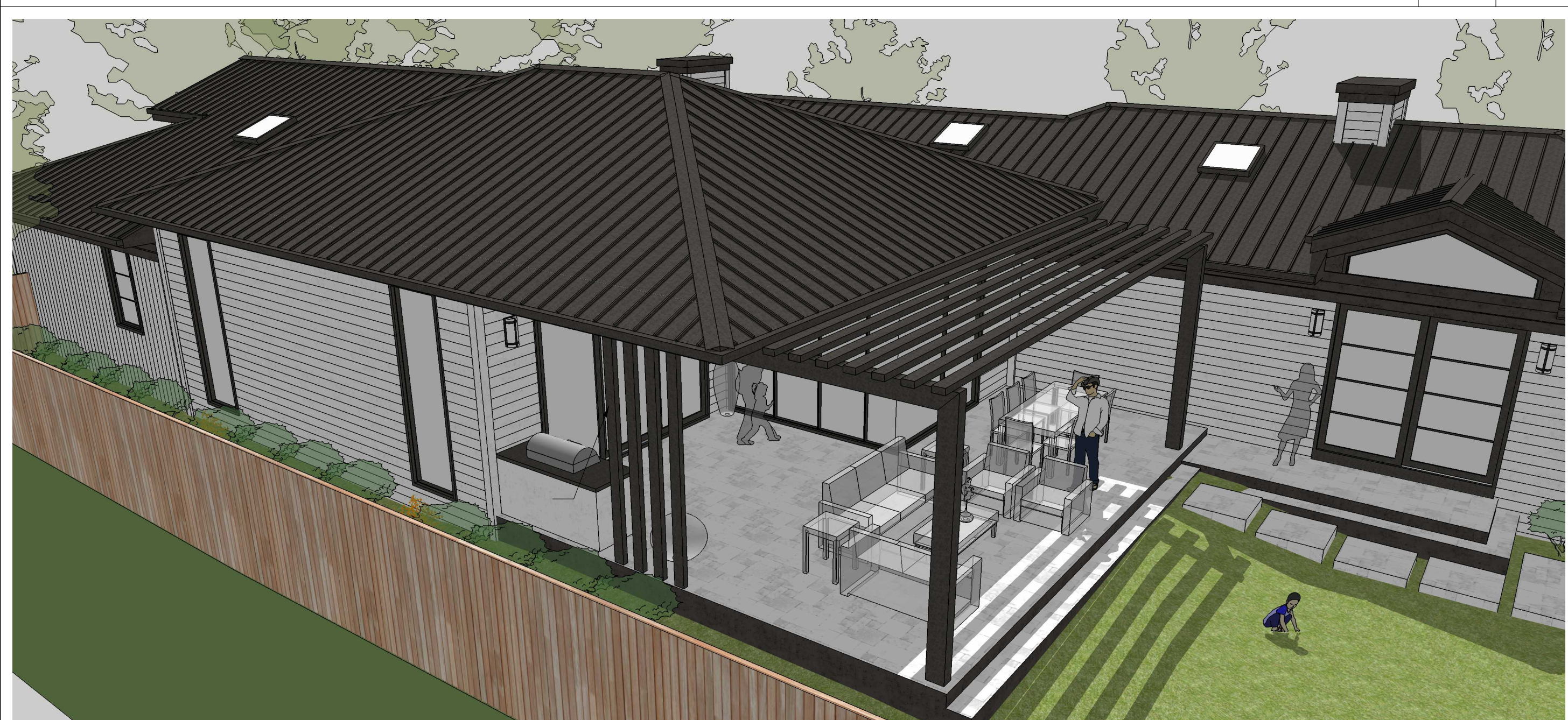
PERSPECTIVE EXTERIOR REAR TRELLIS - SIDE 2 - 5



PERSPECTIVE EXTERIOR FRONT PORCH - COLUMNS DETAILS - 2



PERSPECTIVE EXTERIOR REAR PATIO - TRELLIS PERSPECTIVE - 6



PERSPECTIVE EXTERIOR REAR PATIO - TRELLIS DETAILS - 3



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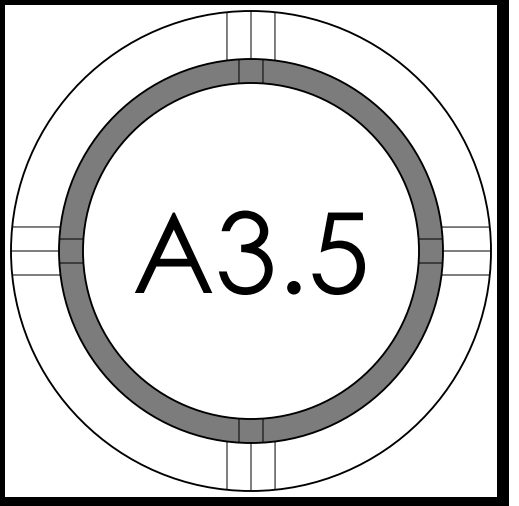
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EXTERIOR  
PERSPECTIVES  
AND DETAILS





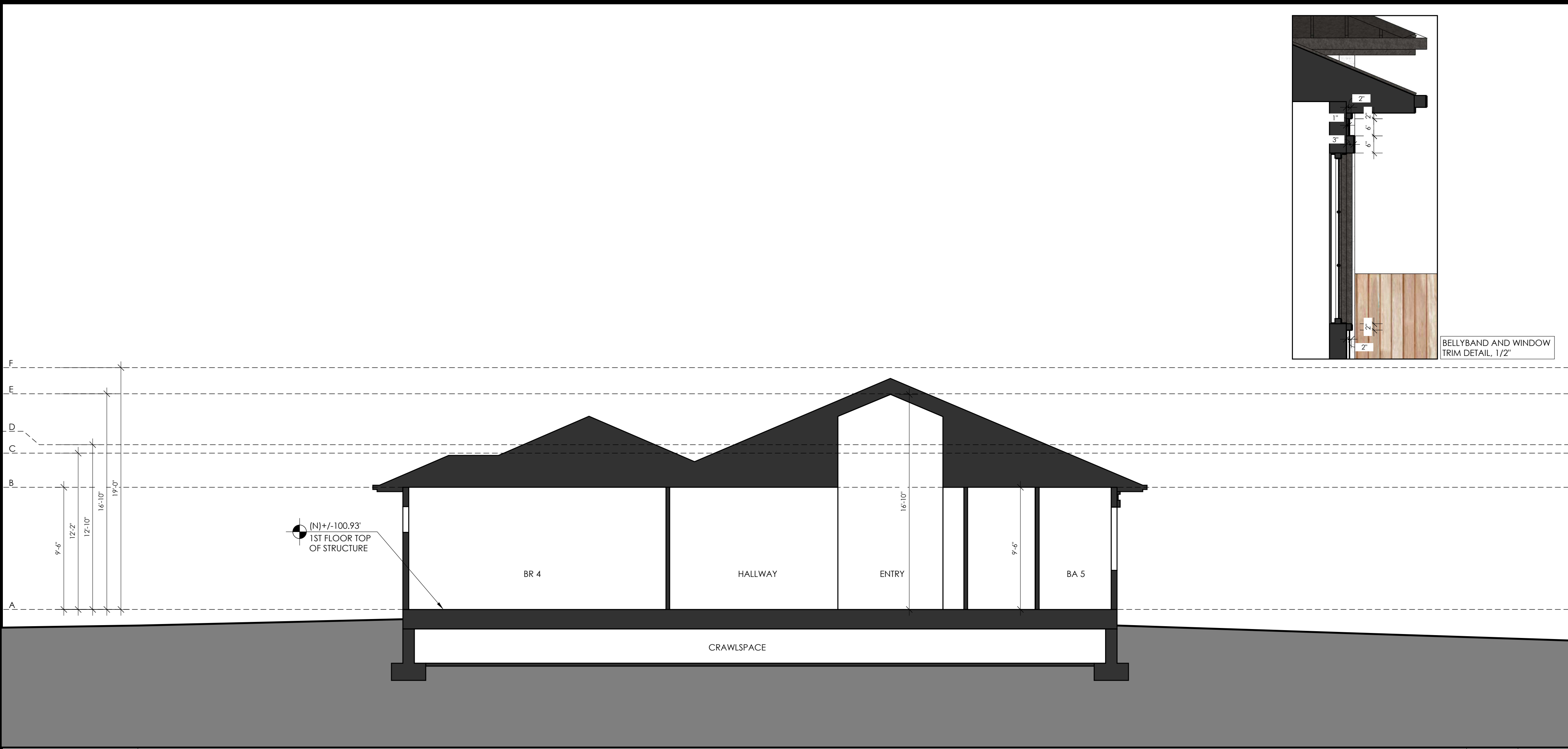
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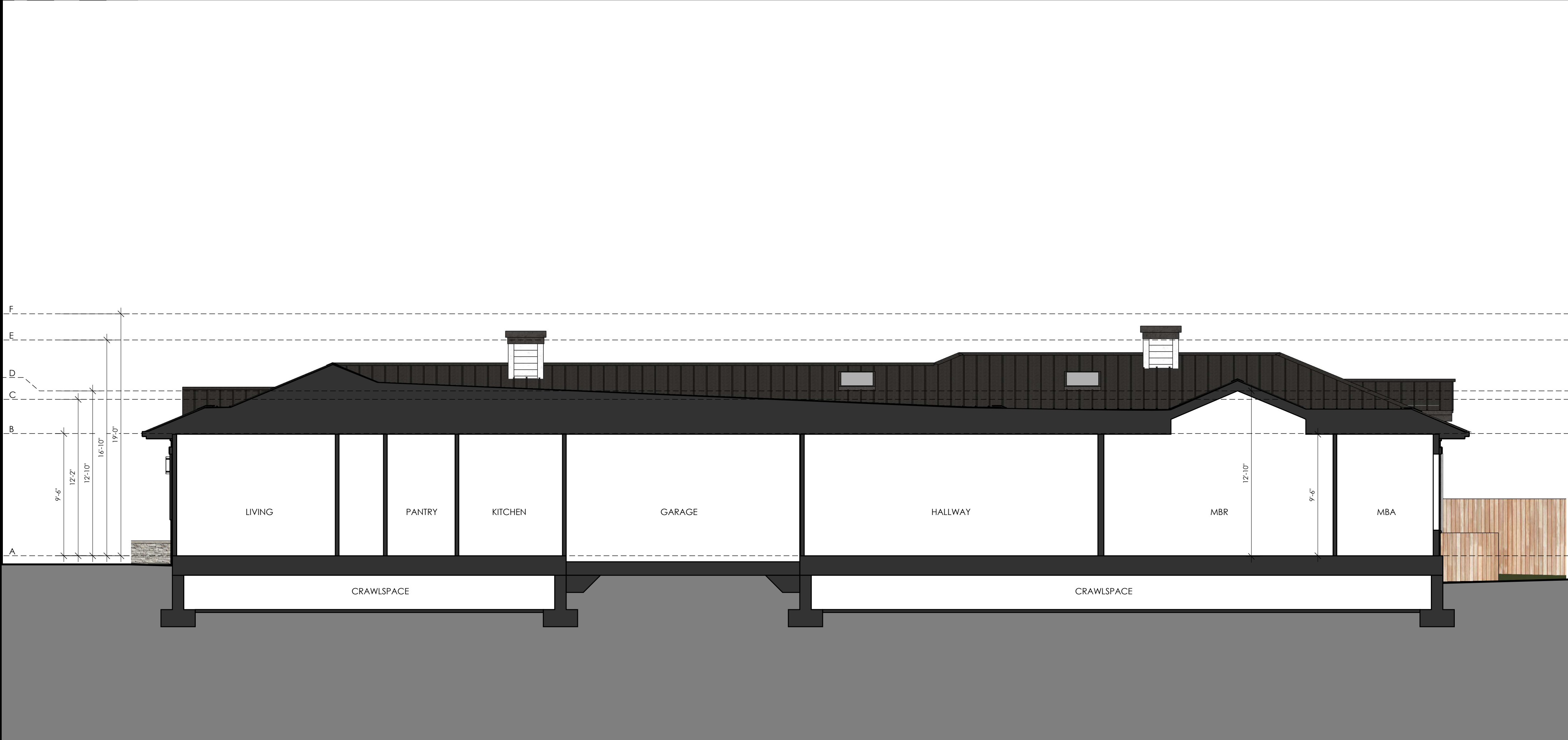


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SECTION 1 3/16" 1



SECTION 2 3/16" 2

# = NUMBER OF KEYNOTE BELOW

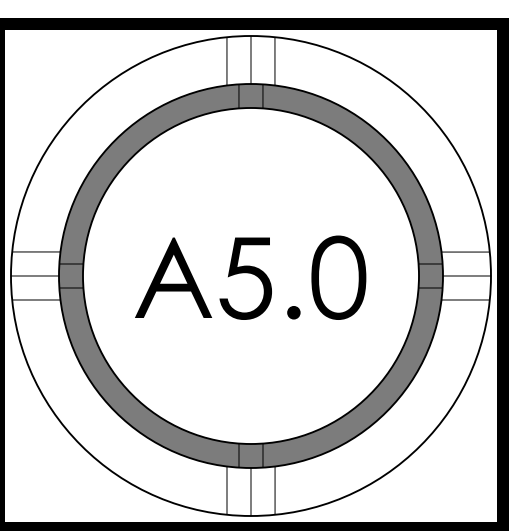
- NOTES:
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  - SEE BID INSTRUCTIONS FOR INSULATION VALUES. INSULATION TO BE NOT LESS THAN AS INDICATED IN T24 REPORT

KEYNOTES	-	-

SEE EXTERIOR ELEVATIONS FOR ELEVATION GRID LINE KEY

ELEVATION GRID LINE KEY	-	-

SECTIONS





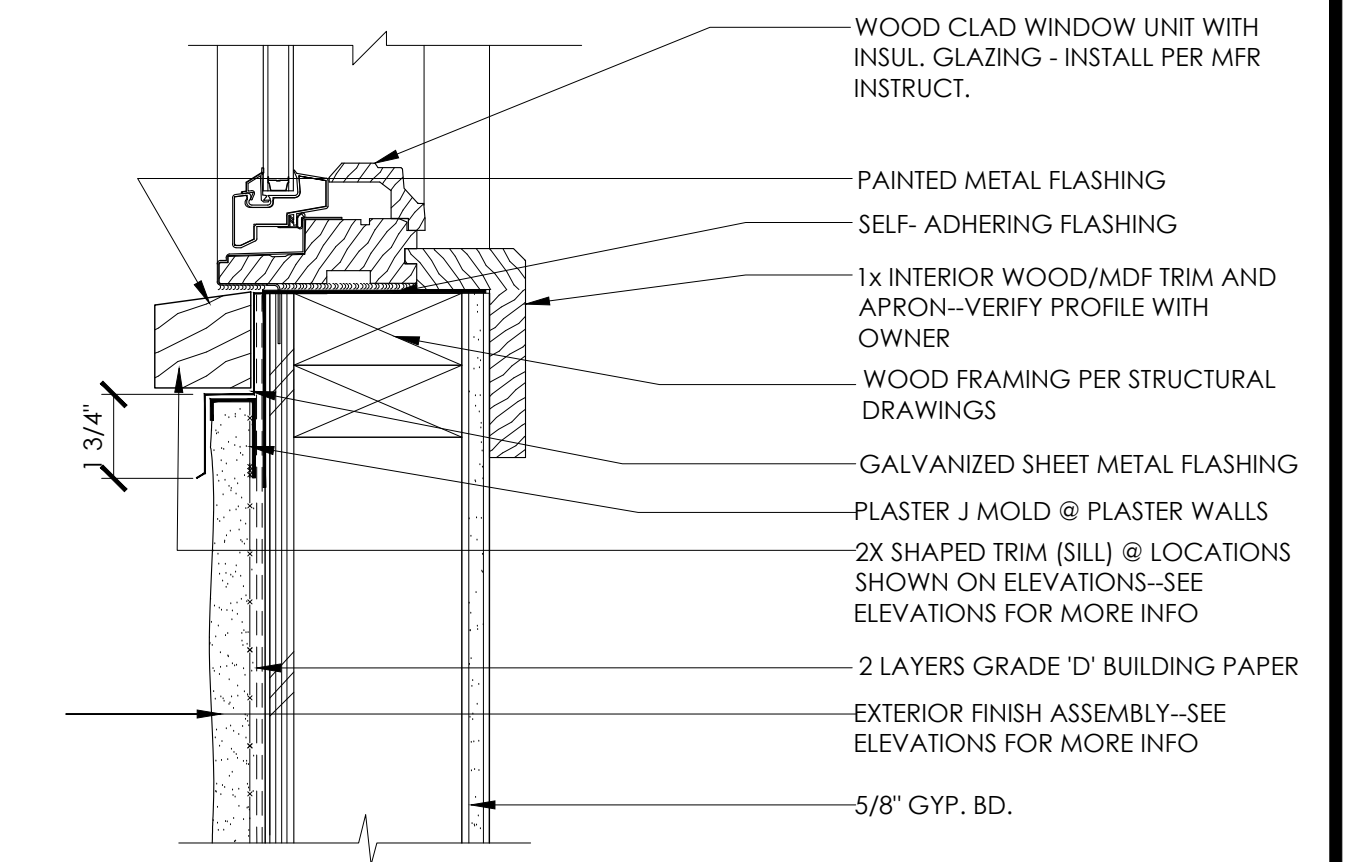
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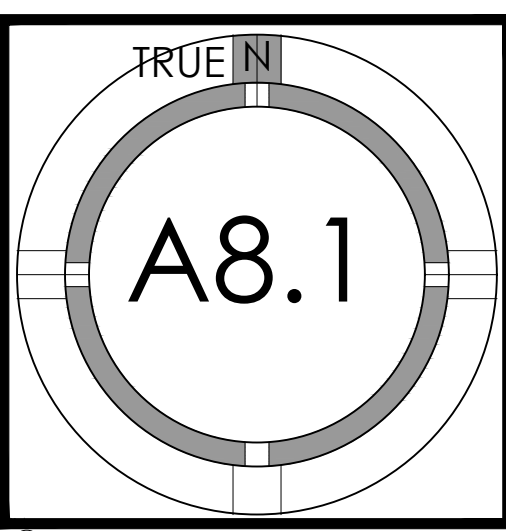
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NOTE: REFER TO MANUFACTURERS INSTRUCTIONS FOR SEALANT REQUIREMENTS

TYPICAL WINDOW SILL 3" 1

DETAILS





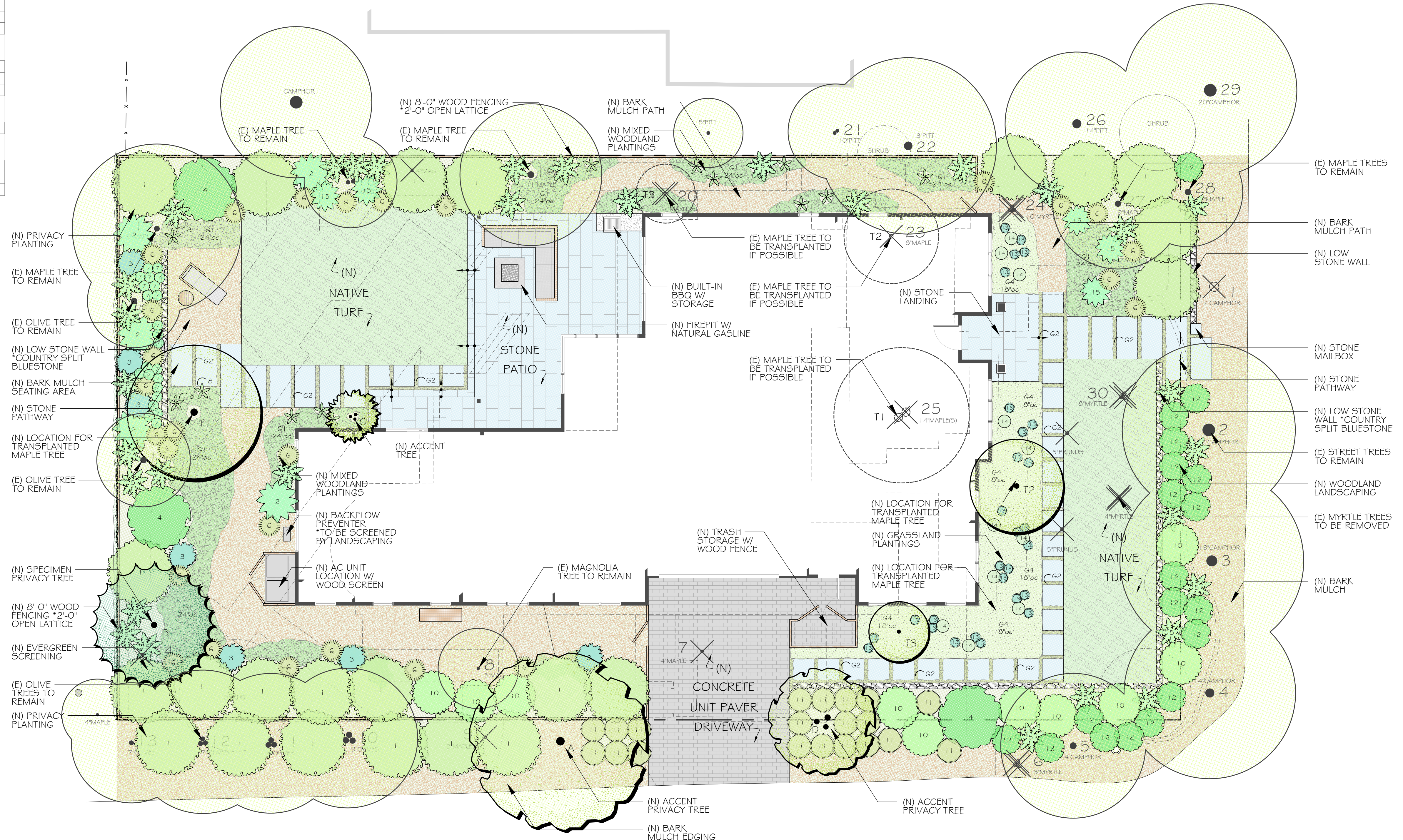




**PLANT LIST**

**ZHENG-ZHONG RESIDENCE**

SYM	SCIENTIFIC NAME	COMMON NAME	SIZE	HEIGHT
<b>TREES</b>				
A	<i>Alnus rhombifolia</i>	White Alder	24" BOX	50'
B	<i>Prunus ilicifolia</i> ssp. <i>lyonii</i>	Catalina Cherry	24" BOX	30'
C	<i>Acer circinatum</i>	Vine Maple	24" BOX	15'
D	<i>Cercis occidentalis</i>	Western Redbud	24" BOX	20'
<b>SHRUBS / PERENNIALS</b>				
1	<i>Frangula californica</i>	Coffeeberry	5 GAL	10'
2	<i>Holodiscus discolor</i>	Cream Bush	5 GAL	
3	<i>Ribes sanguineum</i> var. <i>glutinosum</i>	Red Flowering Currant	5 GAL	
4	<i>Philadelphus lewisii</i>	Wild Mock Orange	5 GAL	10'
5	<i>Woodwardia fimbriata</i>	Giant Chain Fern	5 GAL	4'
6	<i>Festuca californica</i>	California Fescue	1 GAL	
7	<i>Heuchera micrantha</i>	Crevice Alum Root	1 GAL	
8	<i>Iris douglasiana</i>	Douglas Iris	1 GAL	
10	<i>Frangula californica</i> 'Mound San Bruno'	Coffeeberry	5 GAL	6'
11	<i>Muhlenbergia rigens</i>	Deer Grass	1 GAL	3'
12	<i>Ribes viburnifolium</i>	Catalina Currant	1 GAL	3'
13	<i>Achillea millefolium</i>	Common Yarrow	1 GAL	
14	<i>Asclepias speciosa</i>	Showy Milkweed	1 GAL	
15	<i>Salvia spathacea</i>	Hummingbird Sage	1 GAL	
<b>GROUNDCOVERS</b>				
G1	<i>Symphoricarpos mollis</i>	Creeping Snowberry	1 GAL	
G2	<i>Mentha requienii</i>	Corsican Mint	FLATS	
G4	<i>Deschampsia cespitosa</i>	Tufted Hair Grass	1 GAL	
<b>TURF</b>				
Native No-Mow Blend, Delta Bluegrass Co. (800) 637-8873				ROLLS
<b>TRANSPLANTS</b>				
T1	<i>Acer palmatum</i>	Japanese Maple	-	
T2	<i>Acer palmatum</i>	Japanese Maple	-	
T3	<i>Acer palmatum</i>	Japanese Maple	-	



**LANDSCAPE PLAN**

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

NOTE  
SEE SHEET L1.5 FOR NOTES / DETAILS

REVISIONS



415 894 0511  
steve@seed-studio.net  
seed-studio.net

**ZHENG-ZHONG RESIDENCE**

137 SYLVIAN WAY  
LOS ALTOS, CALIFORNIA

JANUARY 22, 2019

LANDSCAPE

L1.0

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

June 20, 2018

Hua Zhong and Jessie Zhong  
hzhong@gmail.com  
jessie.sourire@gmail.com

Site: 137 Sylvian Way, Los Altos

Dear Hua Zhong and Jessie Zhong,

As requested on Friday, February 16, 2018, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is planned for this site and your concern as to the future health and safety of existing trees has prompted this visit. Site plan A1.0 dated 6/20/18 was used for this report.

**Method:**  
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography 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. Each tree was put into a health class using the following rating system:

F- Very Poor  
D- Poor  
C- Fair  
B- Good  
A- Excellent

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

137 Sylvian Way /6/20/18 (2)

Tree#	Species	DBH	CON	HT/SP	Comments
1P	Camphor ( <i>Cinnamomum camphora</i> )	16.6	F	35/20	Poor vigor, poor form, large areas of dead wood, sun scald, in decline, street tree.
2P	Camphor ( <i>Cinnamomum camphora</i> )	21.9	C	35/30	Fair vigor, fair to poor form, pruned for utilities, dead wood in canopy, street tree.
3P	Camphor ( <i>Cinnamomum camphora</i> )	19.0	C	30/25	Fair vigor, fair to poor form, pruned for utilities, dead wood in canopy, street tree.
4P	Camphor ( <i>Cinnamomum camphora</i> )	14.5	C	30/30	Fair vigor, fair to poor form, pruned for utilities, dead wood in canopy, street tree.
5P	Camphor ( <i>Cinnamomum camphora</i> )	13.7	C	30/25	Fair vigor, fair form, minor dead wood in canopy, street tree.
6P	Crape myrtle ( <i>Lagerstroemia spp.</i> )	8.1	C	15/8	Fair vigor, poor form, suppressed by #5, street tree.
7R	Japanese maple ( <i>Acer palmatum</i> )	4.0	B	8/8	Fair vigor, fair form. <b>Proposed for tree removal</b>
8	Saucer magnolia ( <i>Magnolia soulangeana</i> )	5.1	B	10/15	Good vigor, good form, close to home.
9P	Japanese maple ( <i>Acer palmatum</i> )	3.1	C	6/5	Fair vigor, poor form, decay at base.
10P	Olive ( <i>Olea europaea</i> )	9"x3	B	20/15	Fair vigor, fair form, multi leader at grade.
11P	Olive ( <i>Olea europaea</i> )	8"x3	B	20/15	Fair vigor, fair form, multi leader at grade.
12P	Olive ( <i>Olea europaea</i> )	7"x3	B	20/12	Fair vigor, fair form, multi leader at grade, suppressed.
13P	Olive ( <i>Olea europaea</i> )	7.0	C	15/12	Fair vigor, fair form, multi leader at grade, suppressed.
14	Star magnolia ( <i>Magnolia stellata</i> )	4.0	B	15/8	Food vigor, fair form, suppressed.

137 Sylvian Way /6/20/18 (3)

Tree#	Species	DBH	CON	HT/SP	Comments
15	Olive ( <i>Olea europaea</i> )	8.0	C	20/10	Fair vigor, poor form, suppressed by ivy.
16	Olive ( <i>Olea europaea</i> )	8.0	C	20/10	Fair vigor, poor form, suppressed by ivy.
17	Acer ( <i>Acer spp.</i> )	9.5	B	30/30	Fair vigor, fair form, missile toe in canopy.
18	Japanese maple ( <i>Acer palmatum</i> )	9.1	B	15/12	Fair vigor, fair form/
19	Japanese maple ( <i>Acer palmatum</i> )	11.3	B	15/15	Fair vigor, fair form, sun scald.
20	Japanese maple ( <i>Acer palmatum</i> )	6.7	C	15/12	Fair vigor, poor form, codominant at grade.
21*	Privet ( <i>Ligustrum japonicum</i> )	10est	C	25/15	Fair vigor, poor form, codominant at grade.
22*	Privet ( <i>Ligustrum japonicum</i> )	13est	C	30/15	Fair vigor, fair form, codominant at grade.
23R	Japanese maple ( <i>Acer palmatum</i> )	8.0	B	20/20	Fair vigor, fair form. <b>Proposed for removal</b>
24	Crape myrtle ( <i>Lagerstroemia spp.</i> )	9.6	D	20/10	Fair vigor, poor form, topped, multi leader at grade.
25R	Japanese maple 14.1-13.6 ( <i>Acer palmatum</i> )	C	C	25/25	Fair vigor, fair form, codominant at one foot, sun scald. <b>Proposed for removal</b>
26*	Privet ( <i>Ligustrum japonicum</i> )	14est	C	30/12	Fair to poor vigor, poor form, abundance of dead wood.
27	Japanese maple ( <i>Acer palmatum</i> )	9.1	B	20/20	Good vigor, good form.
28*	Privet ( <i>Ligustrum japonicum</i> )	13est	C	30/20	Fair to poor vigor, poor form, codominant at grade, dead wood.

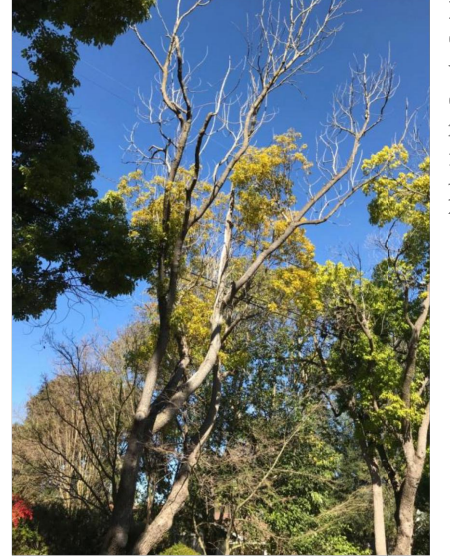
137 Sylvian Way /6/20/18 (4)

Tree#	Species	DBH	CON	HT/SP	Comments
29*P	Camphor ( <i>Cinnamomum camphora</i> )	20est	C	30/20	Fair to poor vigor, fair form, pruned for utilities, abundance of dead wood.
30	Crape myrtle ( <i>Lagerstroemia spp.</i> )	8.1	C	25/12	Fair vigor, poor form, codominant at grade, topped.

*P-Indicates protected tree by city ordinance  
R-Indicates proposed tree removal  
\*-Indicates neighbors trees*

**Site observations:**  
The landscape at 137 Sylvian Way has been well maintained in the past. The site is heavily planted, and has an aesthetically pleasing landscape. Because this site is on a corner lot, it has a large area for street tree plantings. Eleven trees are located in the public right of way and are considered to be protected trees.

**Summary:**  
Trees #7, #23 and #25 are the only trees on site proposed for removal in order to facilitate the proposed construction. These trees are not of a protected size in Los Altos.



**Protected trees on site:**  
Camphor tree #1-5 and #29 are in fair condition with the exception of camphor tree #1 in poor condition. Tree number 1 was given a F condition rating as it is nearly dead. This tree is recommended for removal. Because 11 street trees surround the property a new street tree should not be required as there is not enough room for a new street tree.

**Showing tree #1 nearly dead**

137 Sylvian Way /6/20/18 (5)

Camphor trees #1-5 and #29 are located along Sylvian Way in the public right of way. Areas of die back were observed in the tree canopies. These trees are below overhead utilities and need to be pruned for line clearance. Also, past street work may have impacted the roots of these trees. It is recommended to irrigate these trees in the dry months as the decline in vigor could be due to drought stress. These trees are required to be protected as they are street trees. A new walkway between camphor trees #1 and #2 is proposed. Because tree #1 is nearly dead this tree should be removed before the start of construction. This walkway must be excavated by hand leaving all encountered roots exposed and damage free when under the dripline of the trees. The project arborist shall be called to the site to witness the manual excavation by hand when underneath the dripline of the tree in order for proper documentation to take place. It is the contractor's responsibility to contact the project arborist in a timely manner. No roots shall be cut in the required base rock area. Structural Soil (CU Mix) shall be used as a base rock material when underneath the tree driplines, as Structural Soil can be packed around tree roots and compacted to engineering standards, while still allowing for future root growth. The pathway shall be constructed as close as possible to on top of grade. Impacts for the walkway are expected to be minor. Mitigations for the camphor trees will consist of heavy dry season irrigation.

Crape myrtle tree #6 and Japanese maple tree #9 are both small protected trees located in the public right of way. These trees were likely planted by the past homeowner. Both trees are to be retained and no impacts are expected if tree protection is installed at the trees driplines.

Olive trees #9-13 are protected trees located in the public right of way. These trees are to be retained and protected throughout the entire length of construction. No impacts are expected for these trees. The following tree protection plan will help insure the health of the existing trees to be retained. Even though some of the trees are not protected, they are recommended to be protected by tree protection fencing if retained for the project.

**Tree Protection Plan:**  
**Tree Protection Zones**  
Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with 1/2 inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees.

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If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

**Landscape Buffer**  
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

**Root Cutting and Grading**  
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The existing grade level around the trees shall be maintained out to the dripline of the trees. Alternate grade levels may be approved with special mitigation measures put in place.

**Trenching and Excavation**  
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected trees will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

**Irrigation**  
Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April - November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

**Inspections**  
It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kiely Arborist Services can be reached by email at [kkiarbor0476@yahoo.com](mailto:kkiarbor0476@yahoo.com) or by phone at (650) 515-9783 (Kevin) or (650) 532-4418 (David).  
The information included in this report is believed to be true and based on sound arboricultural principles and practices.  
Sincerely, Kevin Kiely Certified Arborist WE#0476A

