







CITY OF SUNNYVALE
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION
Construction General Notes

- 1. ENCROACHMENT PERMITS: Obtain an encroachment permit from Public Works Department for all off-site improvements shown on this plan. See web-site link herein for permit application details. http://sunnyvale.ca.gov/civicax/filebank/blobload.aspx?BlobID=23558
2. STANDARD DETAILS AND CONSTRUCTION GUIDELINES: All work shall be performed in accordance with the City's latest Standard Details and Specifications, Design Standards and, Design and Construction Guidelines, unless otherwise approved by the City. See web-site link herein. http://sunnyvale.ca.gov/business/planning/permit/standards.htm
3. NOTIFICATIONS: Notify City Public Works Inspector at (408) 730-7415 before 4 pm a minimum of 24 hours in advance of starting work and for each inspection request, including the final inspection.
4. UTILITY LOCATION VERIFICATION: It is the contractor's responsibility to verify the location of all existing utilities with the appropriate agencies.
5. UNDERGROUND SERVICE ALERT NOTIFICATION: Contractor shall contact Underground Service Alert (USA) at (800) 227-2600 or 811 at least 48 hours prior to starting work. Contractor shall retain documentation to verify USA contact.
6. TRAFFIC CONTROL: Traffic control shall be per City-approved traffic control plan. Short term and/or long term traffic control plans are required to be submitted and approved by the Division of Transportation and Traffic prior to the start of any work impacting the public right-of-way. Traffic control plans shall be submitted at the same time as the encroachment permit application. Traffic control plans must be prepared and stamped by person trained/certified to prepare traffic control plans and to comply with California Manual on Uniform Traffic Control Devices (California MUTCD), latest edition. A completed traffic control check list shall also be submitted with the encroachment permit application.
7. ELEVATION DATUM: All elevations shown are based upon City of Sunnyvale datum, unless otherwise noted on the plans.
8. SURVEY MONUMENT PRESERVATION and RESTORATION: All standard street monuments, lot corner pipes, and other permanent monuments disturbed during the process of construction shall be replaced and a record of survey or corner record per section 8771 of the professional land surveyor's act filed before acceptance of the improvements by the City. Copies of any record of survey or corner records shall be submitted to the City.
9. ERRORS and OMISSIONS: Approval of plans does not relieve the contractor/owner of the responsibility for the correction of mistakes, errors or omissions.

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- 10. RECORD DRAWINGS: Contractor shall keep up-to-date a complete record set of prints of the contract drawings showing every change from the original drawings made during the course of construction including exact location, sizes, materials and equipment. A complete set of corrected and completed record drawing prints (as-builts) shall be submitted to the City Public Works Inspector prior to final acceptance for review and approval by the City.
11. UTILITY INSTALLATION COORDINATION: Contractor shall coordinate utility information shown on the plans with utility owners, including but not limited to PG&E, water, cable, telephone and/or joint trench facilities, for layout and details of installation, relocation, adjustment and abandonment.
12. WATER SERVICE INSTALLATION: Construction of water services shall be per section 306 and per City of Sunnyvale Standard Details. All wet (live) taps 12" and smaller shall be performed by the City and require a minimum 48 hours written advance notification to the City Public Works Inspector. All existing valve operations shall be operated only by the City.
13. WATER METERS and METER BOXES: Water meters and meter boxes shall be furnished and installed by the City upon acceptance of a water service lateral line, and the property owner has assumed responsibility for the connection on the discharge side of the meter.
14. BACKFLOW PREVENTION DEVICES: Backflow prevention devices shall be required on all non-single family residences for irrigation, domestic, and fire lines, per City standard detail drawings and as shown on City approved plans. A backflow prevention enclosure may be required for backflow devices from 3/4" to 2". No meter shall be turned on until there is full compliance with the cross-connection control program.
15. WATER SERVICE SADDLES, VALVES, and PIPE: The contractor is responsible for furnishing the service saddle or tapping sleeve and tapping gate valve. A list of water valves and appurtenances can be found in the City standard specifications, section 208-7. Water main ductile iron pipe appurtenances can be found in section 207-9.2.1.2 of the City specifications.
16. WATER VALVE LOCATION MARKING: The location of all valves in the street shall be marked with an incised arrow on the top of the nearest curb pointing to the gate valve and the distance in feet to the valve marked with incised roman numerals on the face of the curb, all in 2" high characters.
17. WATER SYSTEM DISINFECTION: New water pipelines, valves, fittings, and appurtenances shall be disinfected, tested by the contractor, and shall pass all bacteriological and other water quality requirements before being put into service. Contractor shall supply all materials, labor and equipment required to disinfect and test the pipelines and appurtenances. Water main disinfecting and flushing shall be per section 306-1.4.7 of the City standard specifications, and shall be witnessed by the City inspector.
18. WATER PRESSURE: Water pressure test shall be performed per section 306 of the City standard specifications.

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- 19. WATER SERVICE SHUTDOWNS: It is the contractor's responsibility to notify affected residents and businesses 48 hours in writing prior to the start of a water main shutdown. A water main shutdown will be done by City crews only.
20. WET UTILITY INSTALLATION: Wet utilities (sanitary, storm, water) pipe materials and appurtenances shall be per section 207 of the City of Sunnyvale standard specifications and in accordance with the latest City Design Standards. All water mains north of the CALTRAIN railroad tracks shall be AWWA C-900 Class 200 PVC or be poly wrapped and taped ductile iron pipe.
All work for storm and sanitary sewer installation shall begin at the downstream connection point. This will allow for any necessary adjustments to be made prior to the installation of the entire line.
If the contractor fails to begin at the downstream connection point and work upstream, contractor shall proceed at contractor's own risk and be responsible for any adjustments necessary. Contractor shall verify location of sanitary sewer lateral with owner prior to construction. The re-use of any existing City utility service lines and appurtenances is subject to City's review and approval. Contractor shall expose the existing facilities during construction for City's evaluation or provide video footage of the existing pipe condition. Contractor shall replace any deficient facilities as deemed necessary by City Public Works Inspector.
21. SEWER AND STORM DRAIN ELEVATION DATA: Contractor shall verify all existing invert elevations for storm drain and sanitary sewer construction prior to commencement of any work.
22. UTILITY PROTECTION: Contractor to protect all existing utilities and service laterals from damage due to contractor's operations. Any and all utility service laterals that are damaged during construction shall be repaired or replaced to the satisfaction of the City Public Works Inspector.
23. UTILITY LOCATION POTHOLING: It is the contractor's responsibility to pothole and/or uncover and expose existing utilities at crossing locations. Backfill, compaction, and pavement repair of potholed locations shall be done to the satisfaction of the City Public Works Inspector.
24. UTILITY CROSSINGS: The existing utilities crossing the new pipeline are shown according to the best available information. The contractor shall verify the type, size, location and depth of all the utility crossings (both mains and laterals) are correct as shown. No guarantee is made that all existing utilities (both mains and laterals) are shown.
25. UTILITY CROSSING SEPARATION: Contractor shall maintain a minimum 12 inch vertical and 4 feet horizontal clearance to other existing utilities. Five feet horizontal clearance must be maintained when working near natural gas lines. Where 12 inch vertical minimum clearances cannot be maintained, use the following:
a. Install concrete saddle either on the upper or lower pipe in accordance with applicable standard details and as approved by the City; and

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- b. Place new pipeline joints at a minimum 5 feet from the centerline of the existing pipe. The two joints on either side of new pipeline are to be restrained. This method applies to the new pipeline crossing below an existing water line or above an existing sewer and/or
c. Place new pipeline joints at a minimum 9 feet from the centerline of the existing pipe. The two joints on either side of new pipeline are to be restrained. This method applies to the new pipeline crossing above an existing water line or below an existing sewer.
d. Blanket protection for pipes or encasement for pipes may be required as directed and approved by the City Engineer.
26. UTILITY VAULTS and PULLBOXES: All existing utility vaults and/or pull boxes that are loose and/or broken shall be re-secured and/or replaced to the City Public Works Inspector's satisfaction. All existing and new utility structures shall be adjusted to finish grade.
27. VEHICLE and PEDESTRIAN ACCESS: Vehicle and pedestrian access in accordance with Americans with Disabilities Act (ADA) standards must be provided at all times to all abutting properties, except as approved by the City Public Works Inspector. 48 hours written notice must be given to the affected property owner(s) when access is affected.
28. TEMPORARY TRENCH PAVING: Trenches deemed by the inspector to be correctly backfilled but not permanently paved may be temporarily paved with cutback asphalt until the next working day.
Trenches deemed by the inspector to be correctly backfilled but not permanently paved may be temporarily paved with high-performance patching material until permanent paving is installed. Due to the instability of cutback asphalt, it is not allowed as interim paving while waiting for permanent paving unless permanent paving is done the following workday.
29. FINISH PAVING STANDARDS: All paving - temporary or permanent - must be installed in a manner that provides an acceptable safe passageway for traffic and pedestrians (including ADA).
Asphalt concrete shall conform to section 203 of the City standard details. Asphalt concrete shall not be placed when the atmospheric temperature is below 10°C (50°F) and falling or during unsuitable weather, as determined by the inspector.
30. CRACK SEALING: Contractor shall hot-apply crack seal emulsion to all cracks in pavement prior to any slurry seal application.
31. TRENCH PLATES: Steel plates may be used per the City Public Works Inspector's approval and when in compliance with CALTRANS specification TR-0157, which addresses required plate thicknesses, edging design, placement, and anti-skid surfacing.
32. TRENCH BACKFILL: Typical trench backfill shall be per applicable City standard numbers 16a-1, 16a-2, 16a-3, 16a-4, 16a-5, and 16a-6. For CDF or CLSM, the 28-day compressive strength shall be a minimum of 50 psi and a maximum of 100 psi. Typical trench backfill for water shall be sand 6" below the pipe up to the spring line of the pipe

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- for bedding. Class 2 AB shall used for the remainder. Class 2 AB to be dampened and compacted with a rammer or vibration plate to 95% compaction every 12" lift.
33. WARRANTY PERIOD: The contractor is responsible for maintenance and repairs to trenches and pavement for a one-year warranty period after acceptance of the work by the City. One year after acceptance, the City will make a final inspection. If repairs have to be made, the contractor or developer will be notified to make repairs.
34. GRADE BREAK DETAILS: Grade breaks on curbs and sidewalks to be rounded off (while concrete finishing work is in progress) in form work and finished surfacing.
35. TRAFFIC STRIPING: Contractor shall replace existing curb markings and paint (or thermoplastic) after installation of new curb and gutter.
Contractor shall replace existing traffic striping/legends and detector loops that are disturbed by construction operations to the City inspector's satisfaction. All pavement markings are to be thermoplastic material.
36. JOBSITE MANAGEMENT: Contractor is required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to apply continuously and not be limited to normal working hours.
All construction materials, equipment, storage, stockpiling, and staging must be done on-site and the public right-of-way/street must be kept clear and free of debris.
37. EMERGENCY CONTACT INFO: The contractor shall provide 24-hour/7-day contact information to the City inspector.
38. STORMWATER BEST MANAGEMENT PRACTICES: Contractor shall familiarize himself with the State of California best management practices handbook for applicable stormwater runoff control measures and employ its provisions throughout all construction.
39. STENCILS FOR CATCHBASINS and STORMWATER INLETS: Contractor shall stencil all new or repaired catchbasins and storm drain inlets with the non-point-source "No Dumping" message as shown on the City-approved plans. The stencil is available from the City's Environmental Services Department at (408) 730-7280.
40. REMOVAL OF USA MARKINGS: All underground service alert (USA) markings on concrete and asphaltic pavement or other structures shall be removed when they are no longer required. Acceptable means of removal include sand blasting or high pressure water blasting.



PLANNING - ARCHITECTURE - ENGINEERING

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SHWE RICHARD

ADDRESS:
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SUNNYVALE, CALIFORNIA 95086

SHEET TITLE :

GENERAL CONSTRUCTION NOTES

Date:
06/05/2018
07/28/2018



DESIGN BY :
THIEU NGUYEN, P.E.
email: triunguyend@aol.com

SCALE:
1" = 10 ft. U.O.N

CO.1

CITY OF SUNNYVALE
PUBLIC WORKS DEPARTMENT/ENGINEERING DIVISION

SEWER AND WATER LINE ABANDONMENT REQUIREMENTS:

SEWERS:

1. Abandon in-place any un-used existing sanitary sewer lateral pipe from back of the curb to the sewer main.
2. Any existing pipe occupying the same trench that will be used by a new line must be removed and cannot be abandoned in place.
3. Any pipe to be abandoned, main line or service lateral, is to be separated to create a minimum of three feet separation from the nearest active main line segment.
4. In the event of a service lateral disconnection from an active main, or an inactive main disconnection from an active main in the absence of a manhole, the active main shall be repaired as follows:
 - (a) If the original lateral connection was made with a factory "wye", then the "wye" is intact and undamaged shall be sealed appropriately to prevent material or water intrusion.
 - (b) If the original lateral connection was made in any other fashion besides a factory "wye" or the factory "wye" is damaged, then the active sewer main section shall be replaced to eliminate the existing connection point in order to adequately seal the main.
 - (c) The main section to be replaced shall extend to the nearest factory pipe "bell" or joint as applicable.
5. Fill abandoned pipe with backfill material: sand, or controlled density fill (CDF) such as flowable fill, controlled low-strength material (CLSM), flowable mortar, plastic soil-cement, soil-cement slurry, or K-Krete. CDF must have unconfined compressive strength of 100 psi or less to allow for future excavation of the area.
6. If sand is used to fill abandoned pipe, securely close each pipe end by installing a watertight plug of concrete, controlled density fill (CDF), controlled low-strength material (CLSM), flowable mortar, plastic soil-cement, soil-cement slurry, or K-Krete not less than two feet in length.
7. Pipes to be abandoned that are non-continuous or broken by construction activity are to be repaired sufficiently to contain the selected abandonment backfill material. If such repairs are impractical or infeasible, the pipe(s) shall be removed and disposed.
8. Seal un-used pipe(s) at the back of the curb per Green Book section 306-5 or to the city's satisfaction.
9. Un-used pipes between the curb and the right-of-way are to be removed and disposed (not abandoned in place).
10. Salvage and arrange the existing facilities (i.e., manhole covers, manhole frames, etc.) to be picked up by the City's Environmental Services Department by prior arrangement.

WATER LINES:

1. Coordinate with Environmental Services Department/Water Operations at 408-730-7900 for written notifications of water service interruption to all affected addresses 48-hours in advance.
2. Excavate to expose water mains and/or service lines as needed for work to be performed by the City. City crews to perform all actual disconnection and repair work on active City water mains, including operation of isolating necessary valves. Coordinate with Public Works Inspector in advance to schedule City's work.
3. Remove the valve can and riser pipe 18-inches below grade. If the valve operating nut is less than the 18-inches below grade then the valve bonnet must be removed to acquire the necessary clearance for proper abandonment.

Revision Date: November 2015

4. Backfill and restore the roadway in accordance with City standards when work on the water main, valve or service is complete. Prior approval by the City is required for any after-hour inspections and/or shut downs.
5. For fire hydrant abandonment: remove the hydrant bury, breakoff rise, and any other spools or pipe 24-inches below grade. The bury is to be capped or plugged. Abandonments of fire hydrants to be approved by the City's fire protection engineer prior to abandonment.
6. Fill all water mains to be abandoned-in-place with sand/CLSM/concrete mix within the public right-of-way.
7. For service lines less than 4" diameter:
 - (a) Remove or abandon unused existing water service lines in place. Any portion of the service line that is less than 18" below grade shall be removed to the city's satisfaction.
8. For service lines 4" and larger in diameter:
 - (a) Remove or abandon unused existing water service lines in place. Any portion of the service line that is less than 18" below grade shall be removed to the city's satisfaction.
 - (b) Any service to be abandoned in place shall be filled with CLSM or other equivalent material and plugged with one-foot long concrete in both ends.
9. Ensure that all pipelines to be abandoned have a minimum of a three foot separation from the live portion of the water main (a section removed) line for pipes 4" and larger in diameter. The end of the pipe shall be securely sealed at the pipe ends by installing a watertight plug of concrete not less than one foot thick.
10. Coordinate with Public Works Inspector to ensure all domestic, fire and irrigation meters shall be removed and salvaged EXCLUSIVELY by the City and protected in place until City crews have removed them. After City removed the meters, remove entire box/vault and properly complete the backfill in accordance with City standards and requirements.

GENERAL:

1. Coordinate with City to properly remove or abandon in place unused existing City utility service lines discovered that were left in place by others.
2. Contact utility companies for removal, abandonment, adjustment or relocation of their facilities.
3. See demolition plans for removal of on-site improvements.
4. Contractor is responsible for verifying the location of any existing utilities.
5. Maintain and provide redline improvement plans to the engineer of record to identify all facilities that have been abandoned in place or removed for record drawings.

Revision Date: November 2015



PLANNING - ARCHITECTURE - ENGINEERING

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SHEET TITLE :

ABANDONMENT NOTES

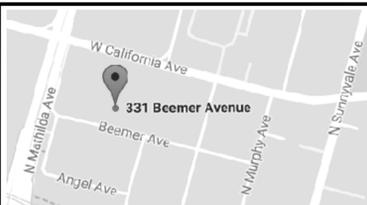
Date:
06/05/2018
07/28/2018



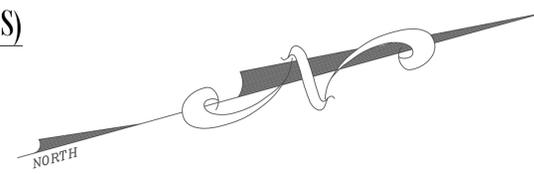
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SCALE :
1" = 10 ft. U.O.N

C0.2



VICINITY MAP (N.T.S)



PLANNING - ARCHITECTURE - ENGINEERING

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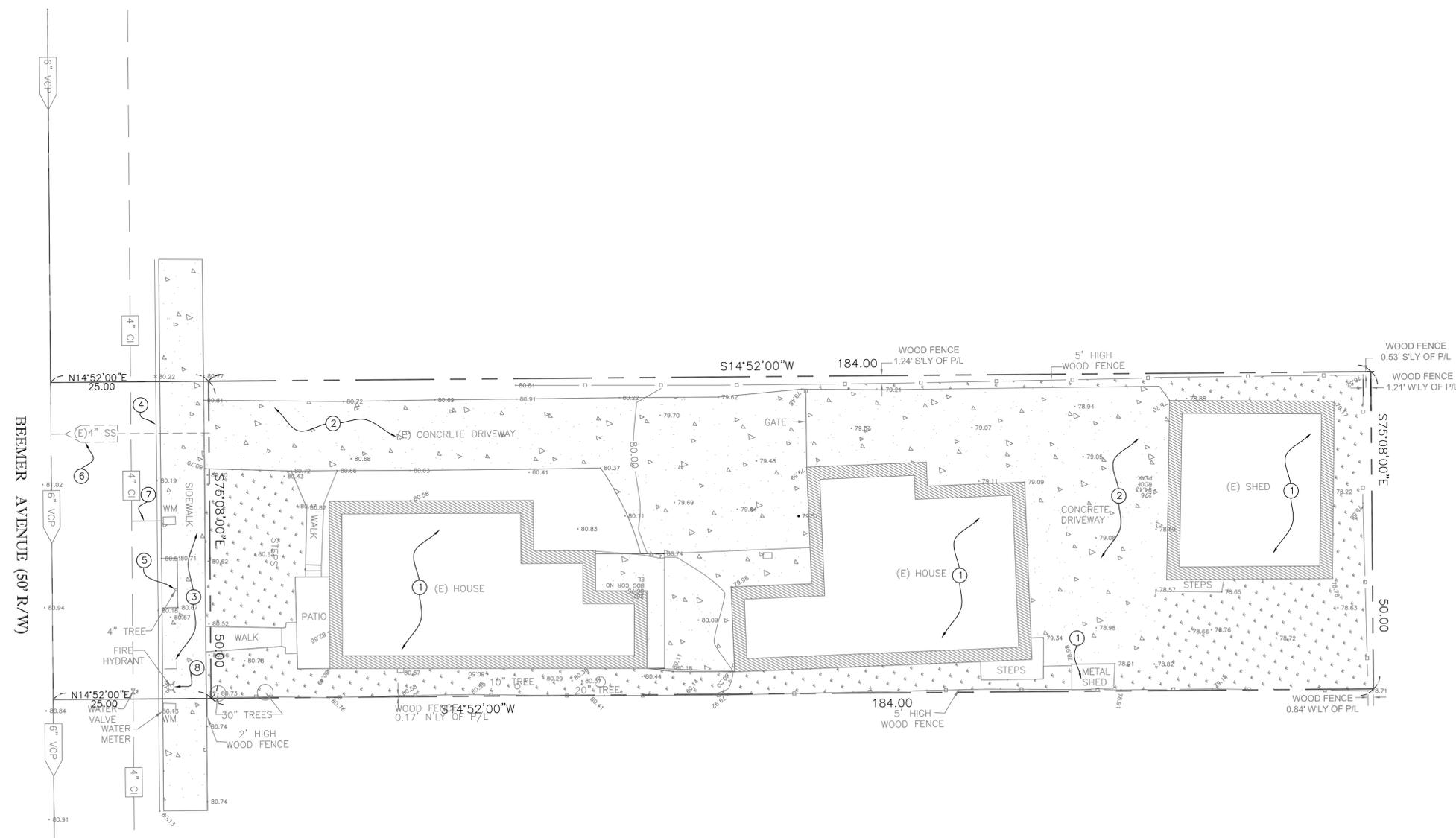
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SHWE RICHARD
ADDRESS:
331 BEEMER AVENUE
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SHEET TITLE :

DEMOLITION PLAN



DEMOLITION NOTES:

- ① ALL ENTIRE EXISTING STRUCTURE TO BE DEMOLISHED.
- ② REMOVE ENTIRE EXISTING CONCRETE DRIVEWAY.
- ③ REMOVE ENTIRE EXISTING PUBLIC CONCRETE SIDEWALK ALONG PROJECT FRONTAGE.
- ④ SAW CUT 2 FEET IN PAVEMENT FROM LIP OF EXISTING GUTTER. REMOVE ENTIRE EXISTING PUBLIC CONCRETE CURB AND GUTTER ALONG PROJECT FRONTAGE.
- ⑤ REMAIN AND PROTECT EXISTING 4-INCH TREE.
- ⑥ ABANDON THE EXISTING SANITARY SEWER LATERAL LINE PER CITY'S ABANDONMENT NOTES. PRIOR TO ABANDONMENT, CONTRACTOR SHALL IDENTIFY LOCATION OF EXISTING SEWER LATERAL SHOWN IN PLAN. IF THE EXISTING SEWER LATERAL IS SAME TRENCH WITH THE PROPOSED SEWER LATERAL, THE EXISTING SEWER LATERAL SHALL BE ENTIRELY REMOVED.
- ⑦ ABANDON THE EXISTING DOMESTIC WATER LATERAL PER CITY'S ABANDONMENT NOTES AND REMOVE THE EXISTING WATER METER.
- ⑧ PROTECT THE EXISTING STREET FIRE HYDRANT.

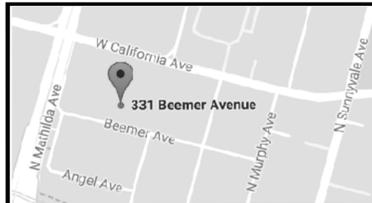
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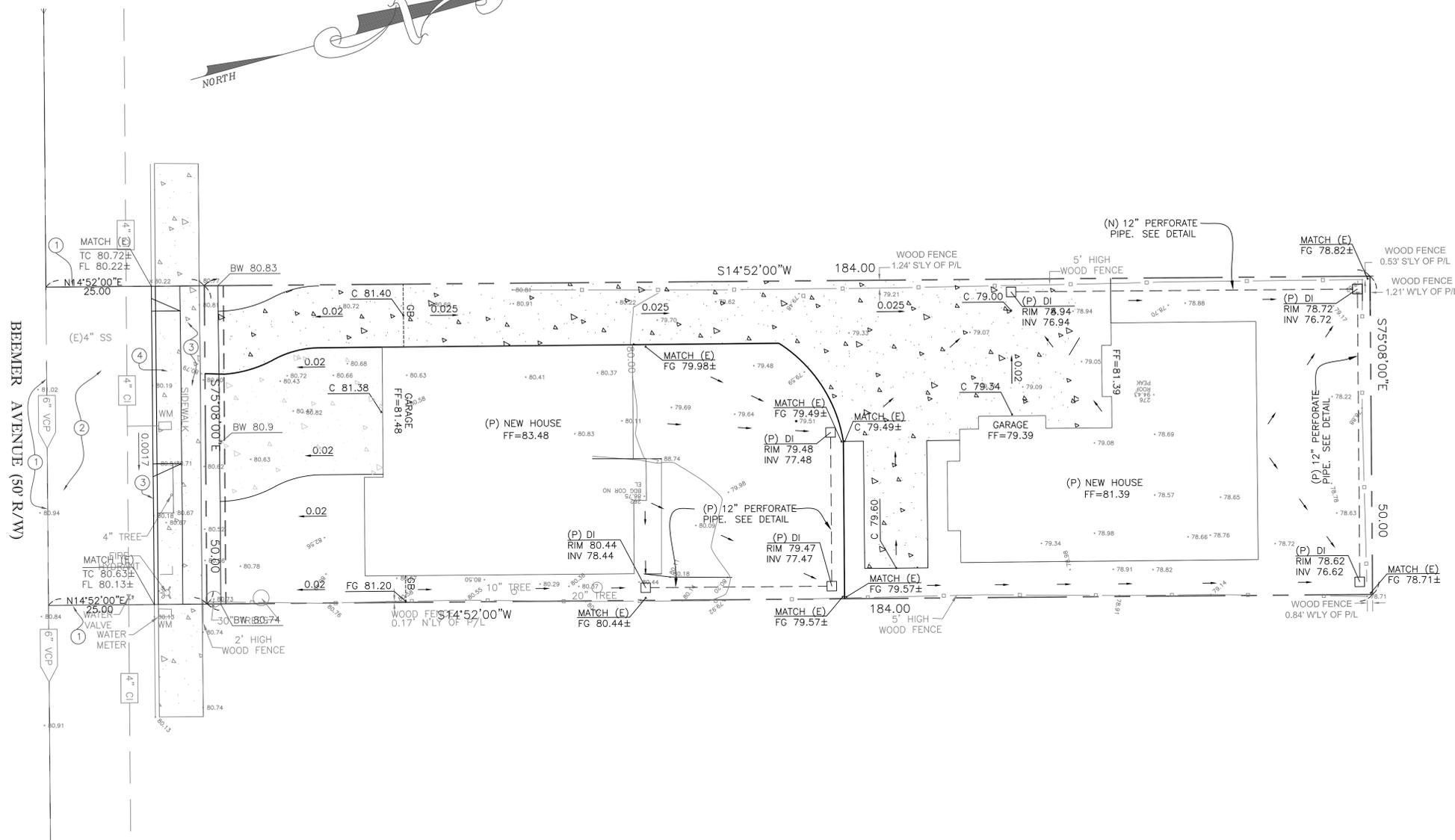
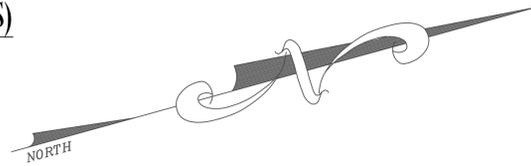
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SCALE :
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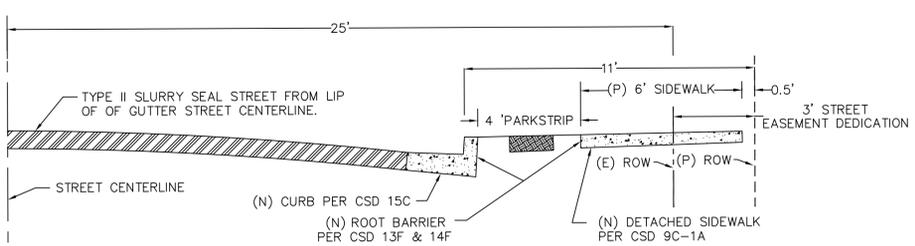


VICINITY MAP (N.T.S)

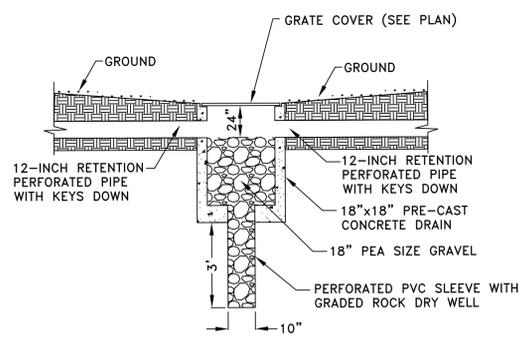


GRADING CONSTRUCTION NOTES:

- ① LIMITS OF OFF-SITE IMPROVEMENT.
- ② INSTALL TYPE II SLURRY ALONG PROJECT FRONTAGE FROM LIP OF GUTTER TO STREET CENTERLINE.
- ③ ALONG PROJECT FRONTAGE, SAW CUT 2 FEET IN PAVEMENT FROM LIP OF EXISTING GUTTER, REMOVE ENTIRE EXISTING CONCRETE CURB, GUTTER AND SIDEWALK. CONSTRUCT NEW CURB, GUTTER AND DETACHED SIDEWALK AND ROOT BARRIER PER CSD 9C-1A, 13F & 14F. MATCH WITH THE EXISTING FLOWLINE SLOPE. THE PROPOSED SIDEWALK CROSS-SLOPE IS 1% OR 2% MAXIMUM.
- ④ CONSTRUCT NEW 24' WIDE SHARED DRIVEWAY APPROACH PER CSD 5C.6.



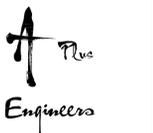
HALF-STREET SECTION (N.T.S)



INLET WITH DRY WELL (N.T.S)

ABBREVIATION

(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
C	CONCRETE
CI	CAST IRON
CSD	CITY STANDARD DETAIL
DI	DRAINAGE INLET
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GROUND
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT ELEVATION
RIM	RIM ELEVATION
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
TC	TOP OF CURB
U.O.N	UNLESS OTHER NOTED
WM	WATER METER



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SHEET TITLE :
PRELIMINARY GRADING PLAN

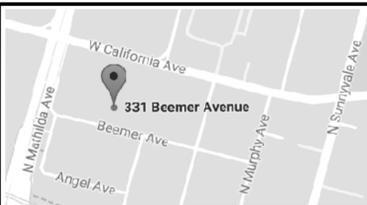
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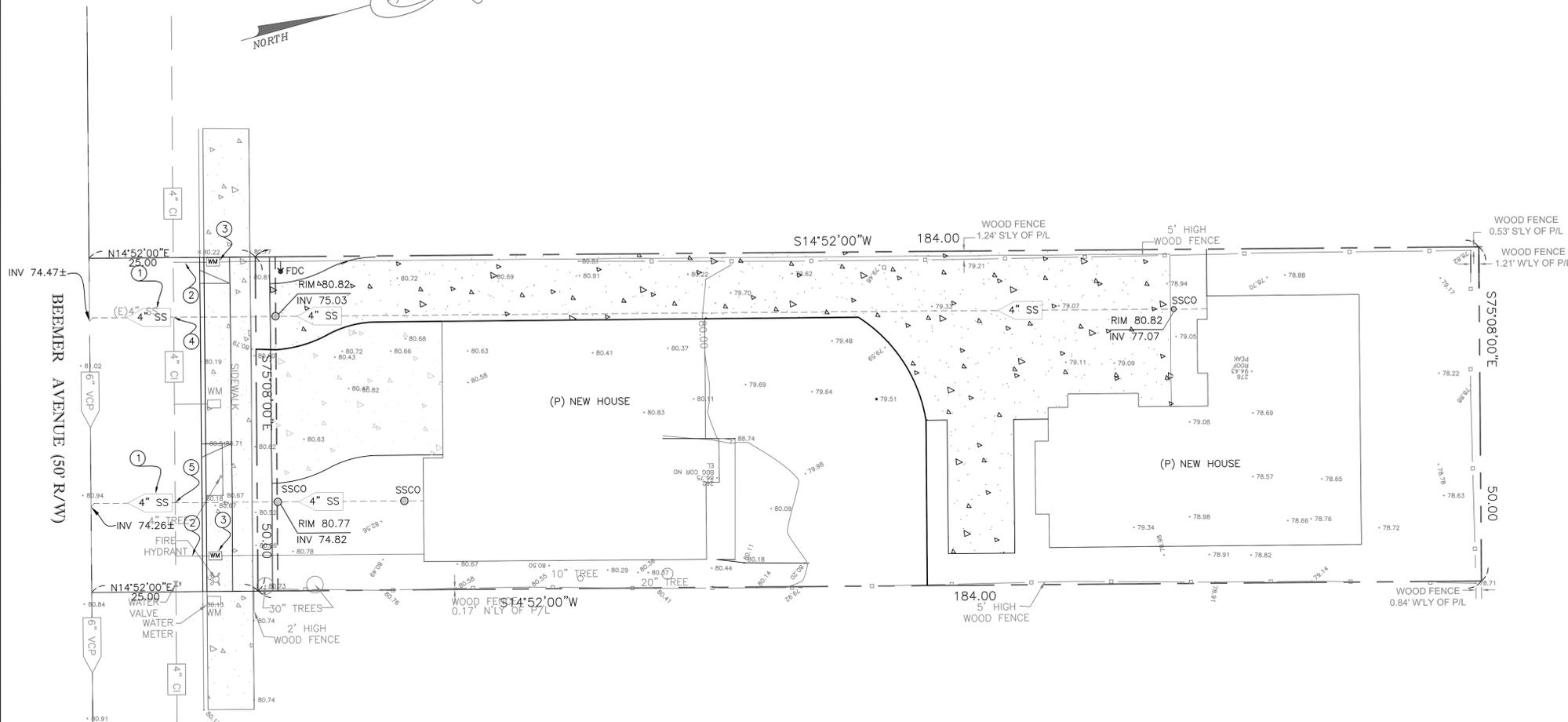
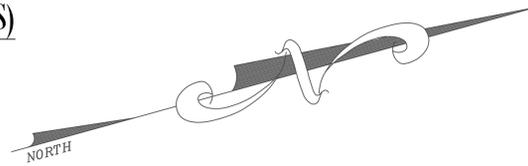
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SCALE :
1" = 10 ft. U.O.N

C1



VICINITY MAP (N.T.S)



UTILITY CONSTRUCTION NOTES:

- ① CONSTRUCT NEW 4-INCH SEWER LATERAL LINE, PVC SDR-26, AT SLOPE = 2% MIN. AND SANITARY SEWER CLEANOUT AT NEW PUBLIC RIGHT-OF-WAY PER CSD 15A.
- ② CONSTRUCT NEW 1-INCH DOMESTIC WATER LATERAL LINE, TYPE K COPPER PIPE, PER CSD 4B. HOT TAP TO BE PERFORMED BY THE CITY.
- ③ CONSTRUCT 1-INCH MINIMUM WATER METER PER CSD 4B-1.
- ④ BOTTOM WATER MAIN LINE = 76.33±. TOP (P) SEWER LATERAL LINE = 74.85±.
- ⑤ BOTTOM WATER MAIN LINE = 76.28±. TOP (P) SEWER LATERAL LINE = 74.68±.



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SHEET TITLE :

PRELIMINARY UTILITY PLAN

Date:
06/05/2018
07/28/2018



DESIGN BY :
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SCALE:
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ABBREVIATION

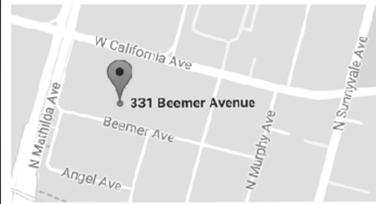
(E)	EXISTING
(P)	PROPOSED
BW	BACK OF WALK
C	CONCRETE
CI	CAST IRON
CSD	CITY STANDARD DETAIL
DI	DRAINAGE INLET
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR ELEVATION
FG	FINISH GROUND
FL	FLOWLINE
GB	GRADE BREAK
INV	INVERT ELEVATION
RIM	RIM ELEVATION
R/W	RIGHT-OF-WAY
SS	SANITARY SEWER
TC	TOP OF CURB
U.O.N	UNLESS OTHER NOTED
WM	WATER METER

C2

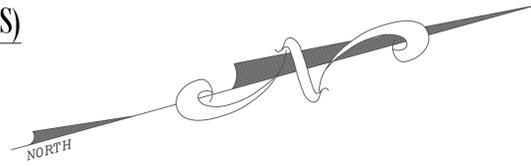
VESTING TENTATIVE PARCEL MAP

LOT 25, BLOCK 4, DIANA PARK TRACT, FILED ON NOVEMBER 19, 1906 IN BOOK L OF MAPS, PAGE 50, SANTA CLARA COUNTY RECORDS.

CITY OF SUNNYVALE, SANTA CLARA COUNTY, CALIFORNIA
 SCALE: 1"=10' JULY 2018



VICINITY MAP (N.T.S)



GENERAL DATA

MAP PREPARED BY: A PLUS ENGINEER
 224 EL BOSQUE STREET
 SAN JOSE, CA 95134
 408-887-6630
 CONTACT: TRIEU NGUYEN, RCE 60070

OWNER/DEVELOPER: SHWE RICHARD S
 P.O BOX 2508
 CUPERTINO, CA 95015

APN: 204-51-025

EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL

EXISTING ZONE: R-2

WATER SUPPLY: CITY OF SUNNYVALE
 SANITARY SEWER: CITY OF SUNNYVALE
 STORM DRAIN: CITY OF SUNNYVALE

PROPOSED PARCELS: 2
 PARCEL 1 AREA: 3,948.70 SF
 PARCEL 2 AREA: 5,251.30 SF
 TOTAL AREA: 9,200.00 SF

STREET EASEMENT DEDICATION AREA: 150 SF



PLANNING - ARCHITECTURE - ENGINEERING

224 El Bosque St.
 San Jose CA 95134
 Tel: 408.887.6630

Email: trienguyend@aol.com

OWNER'S CONTACT :

SHWE RICHARD
 P.O BOX 2508
 CUPERTINO, CA 95015

BASIC OF BEARINGS

THE BEARING, S75°08'00"E, OF THE CENTERLINE OF BEEMER AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK L OF MAPS AT PAGE 50, WAS USED AS THE BASIC OF BEARINGS SHOWN ON THIS MAP.

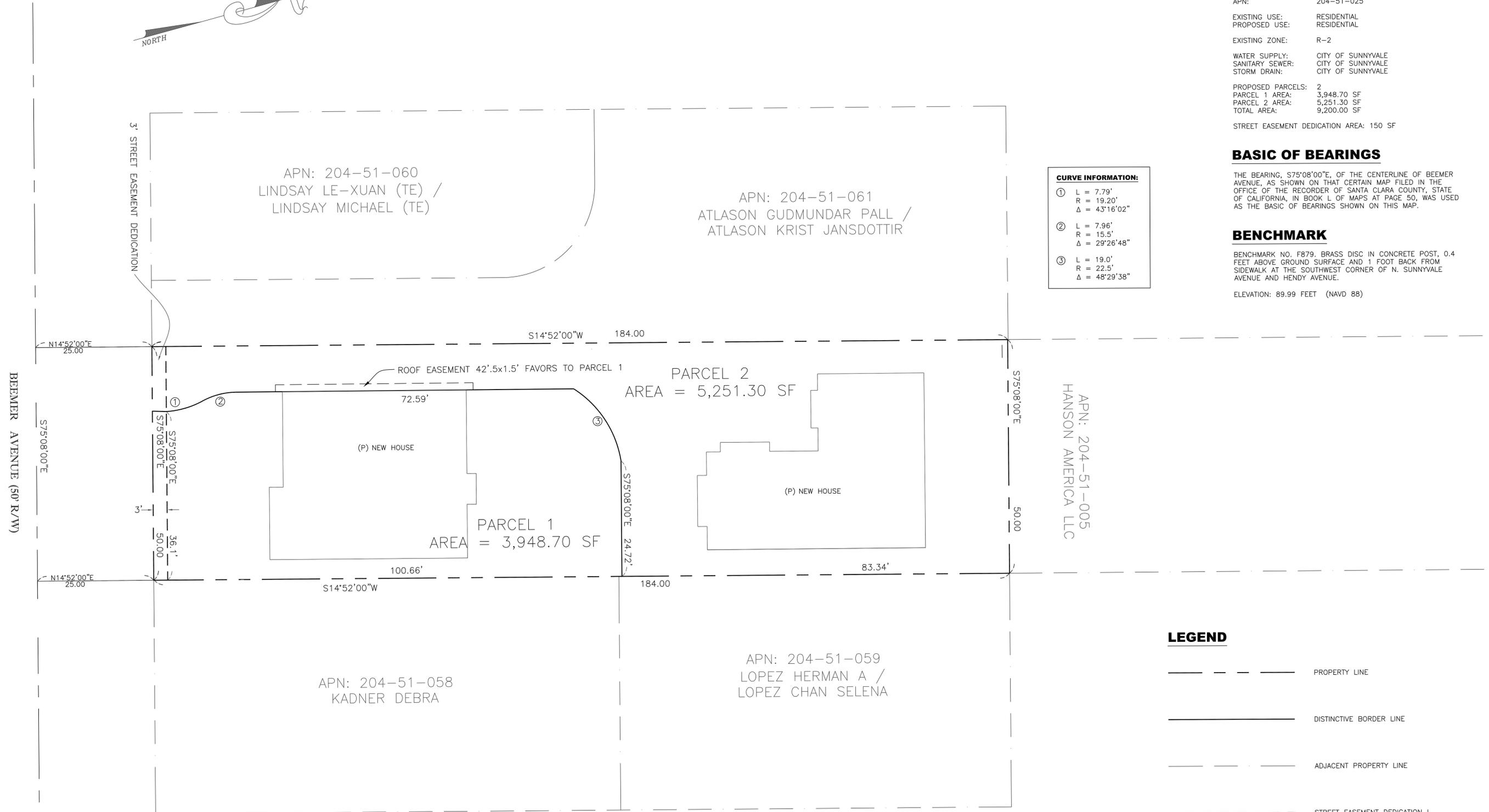
BENCHMARK

BENCHMARK NO. F879, BRASS DISC IN CONCRETE POST, 0.4 FEET ABOVE GROUND SURFACE AND 1 FOOT BACK FROM SIDEWALK AT THE SOUTHWEST CORNER OF N. SUNNYVALE AVENUE AND HENDY AVENUE.

ELEVATION: 89.99 FEET (NAVD 88)

CURVE INFORMATION:

- ① L = 7.79'
 R = 19.20'
 Δ = 43°16'02"
- ② L = 7.96'
 R = 15.5'
 Δ = 29°26'48"
- ③ L = 19.0'
 R = 22.5'
 Δ = 48°29'38"



LEGEND

- PROPERTY LINE
- DISTINCTIVE BORDER LINE
- ADJACENT PROPERTY LINE
- - - - - STREET EASEMENT DEDICATION I
- STREET CENTERLINE

SHWE RICHARD

ADDRESS:
 331 BEEMER AVENUE
 SUNNYVALE, CALIFORNIA 94086

SHEET TITLE :

VESTING TENTATIVE PARCEL MAP

Date:
 06/05/2018
 07/28/2018



DESIGN BY :
 TRIEU NGUYEN, P.E.
 email: trienguyend@aol.com

SCALE:
 1" = 10 FT. U.O.N

TM

CHRISTENSEN & PLOUFF
LAND SURVEYING
 1800 CHURCH STREET #604
 LOS GATOS CA 95030
 408-795-9784 • www.christensenandplouff.com

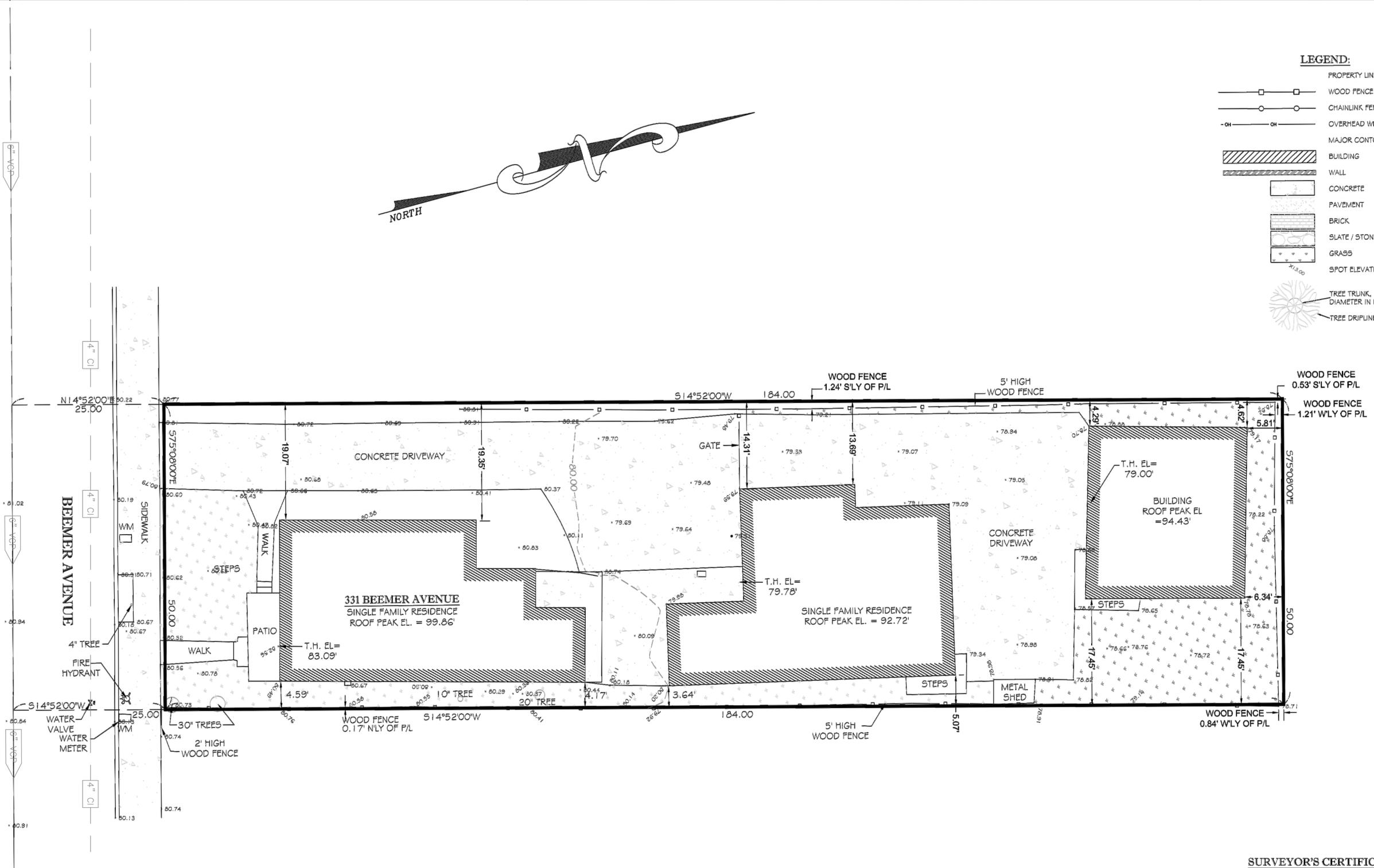
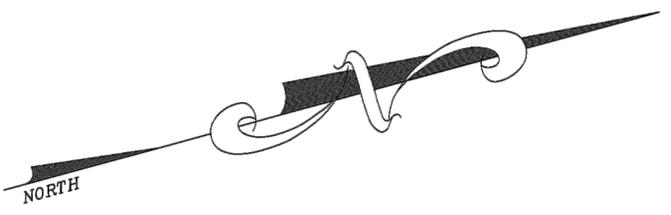
DATE: XX / XX / 17
 DRAWING SCALE: 1" = 10'
 PREPARED BY: KACIE PLOUFF
 APPROVED BY: KACIE PLOUFF
 FILE NAME: CA-17-064-331 BEEMER SUNNYVALE

331 BEEMER AVENUE, SUNNYVALE
 COUNTY OF SANTA CLARA
 STATE OF CALIFORNIA
 APN: 204-51-025

TOPOGRAPHIC SITE PLAN

LEGEND:

- PROPERTY LINE
- WOOD FENCE
- CHAINLINK FENCE
- OVERHEAD WIRES
- MAJOR CONTOUR
- BUILDING
- WALL
- CONCRETE
- PAVEMENT
- BRICK
- SLATE / STONE
- GRASS
- SPOT ELEVATION
- TREE TRUNK, APPROXIMATE DIAMETER IN INCHES
- TREE DRIPLINE

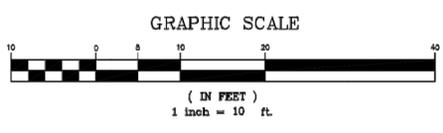


SURVEYOR'S NOTES

1. ELEVATIONS ARE BASED ON CITY BENCHMARK F879- A BRASS DISC IN CONCRETE POST 0.4 FEET ABOVE GROUND AND 1 FOOT BACK FROM SIDE WALK AT THE SOUTHWEST CORNER OF N. SUNNYVALE AND HENDY AVENUE ELEVATION = 89.99', NAVD 1985
2. ONLY TREES 6" AND ABOVE WERE LOCATED ON THIS SURVEY, SMALLER TREES AND SHRUBS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON AREA EXPRESSED IN FEET AND DECIMALS THEREOF.

LEGAL DESCRIPTION

LOT 25, BLOCK 4 AS SHOWN ON MAP OF DIANA PARK TRACT RECORDED IN BOOK L PAGE 50 OF SANTA CLARA COUNTY RECORDS



SURVEYOR'S CERTIFICATE

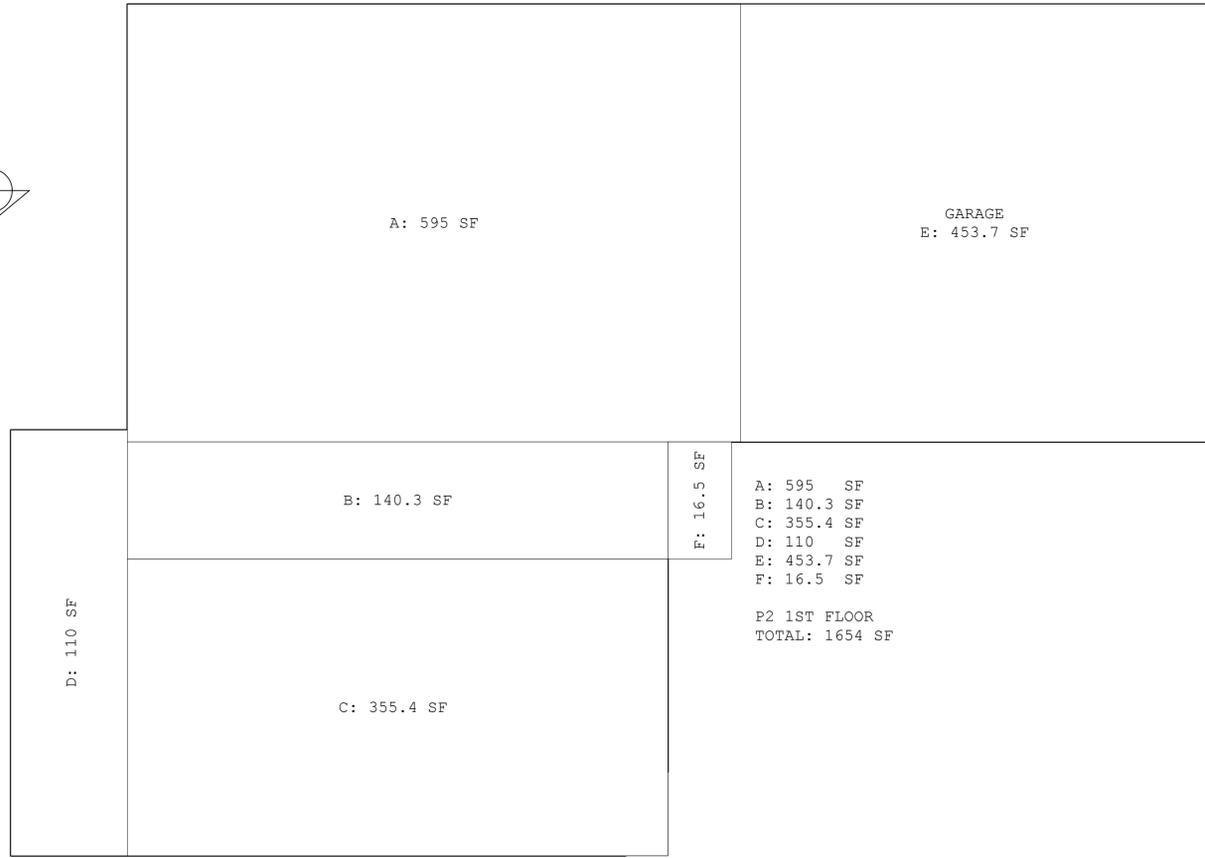
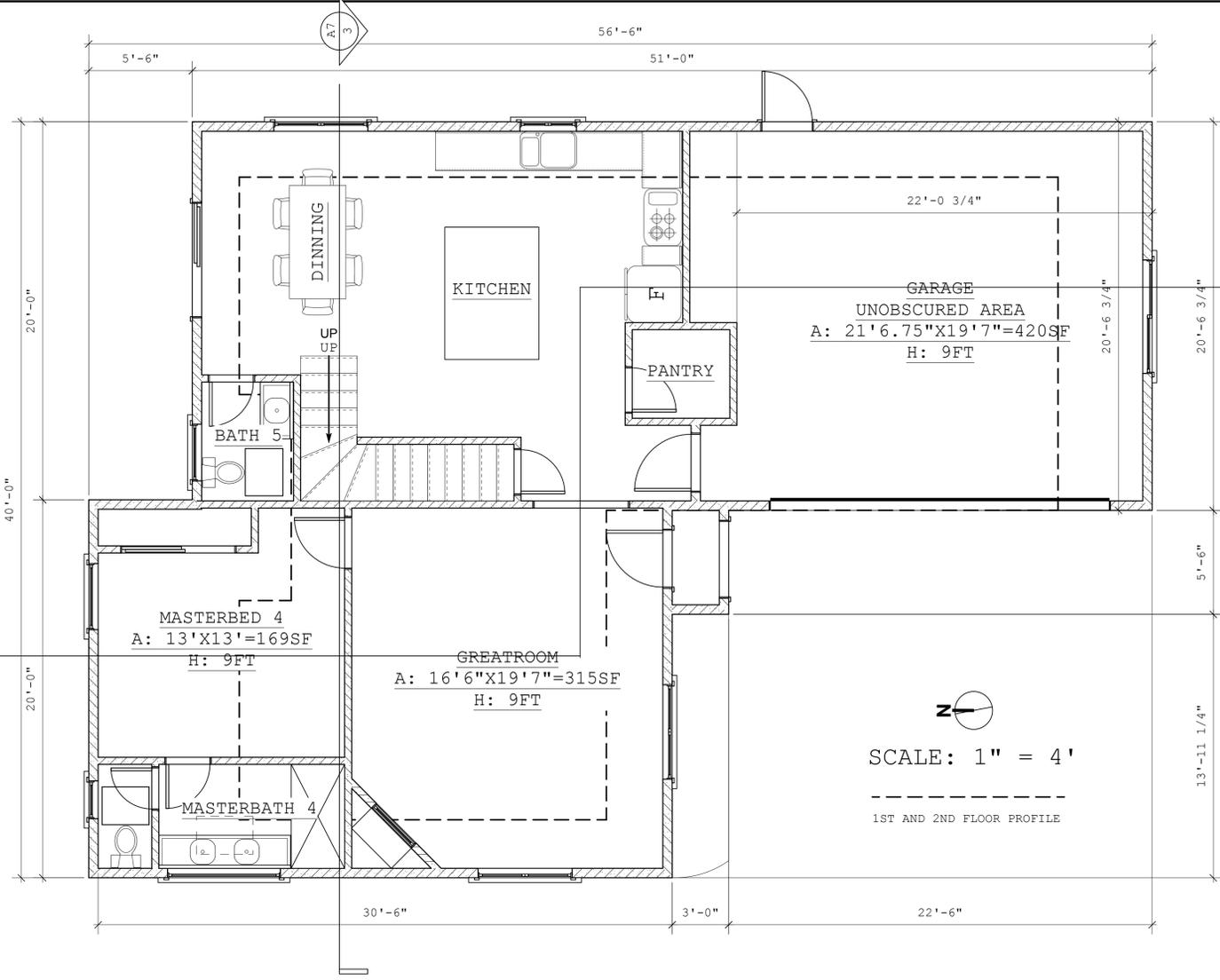
I, KACIE A. PLOUFF, CERTIFY THAT I AM LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF CALIFORNIA (REF. NO. 9013)
 I FURTHER CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A TOPOGRAPHIC SURVEY CONDUCTED UNDER MY SUPERVISION AT THE REQUEST OF THE CLIENT.



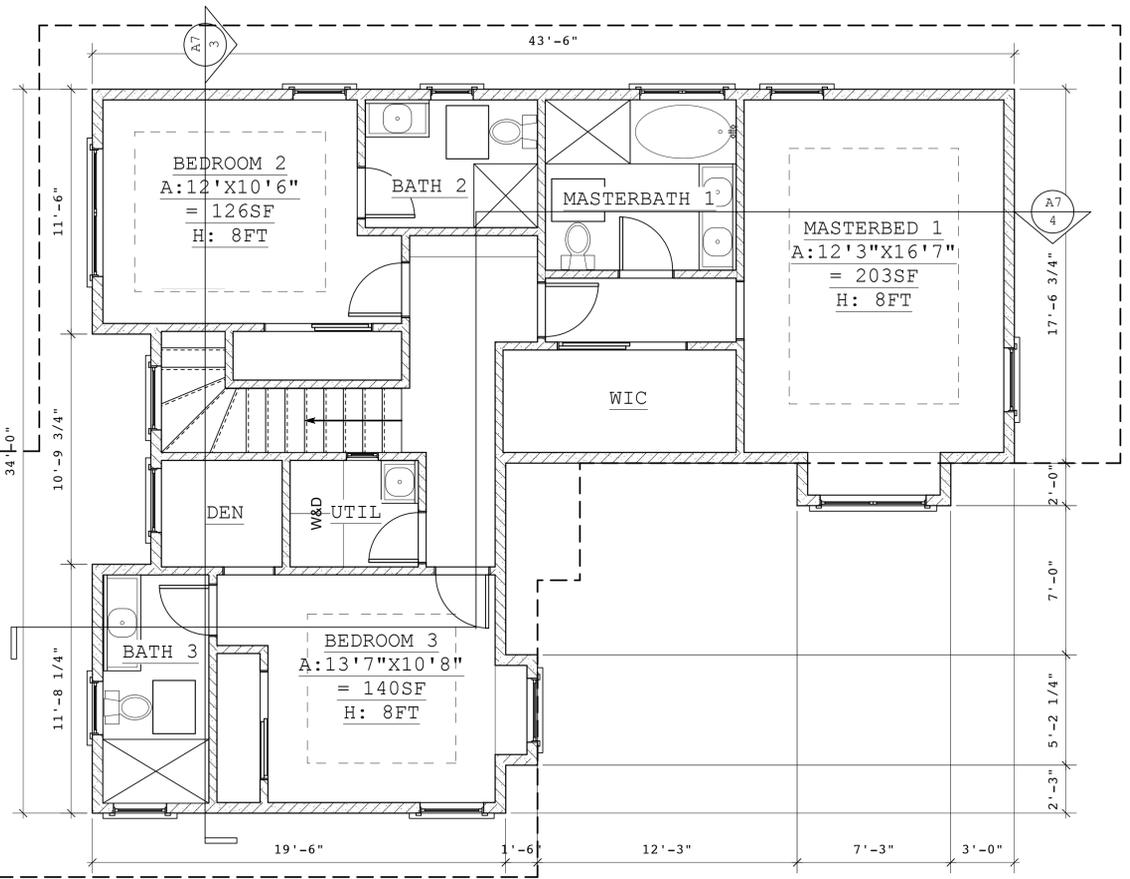
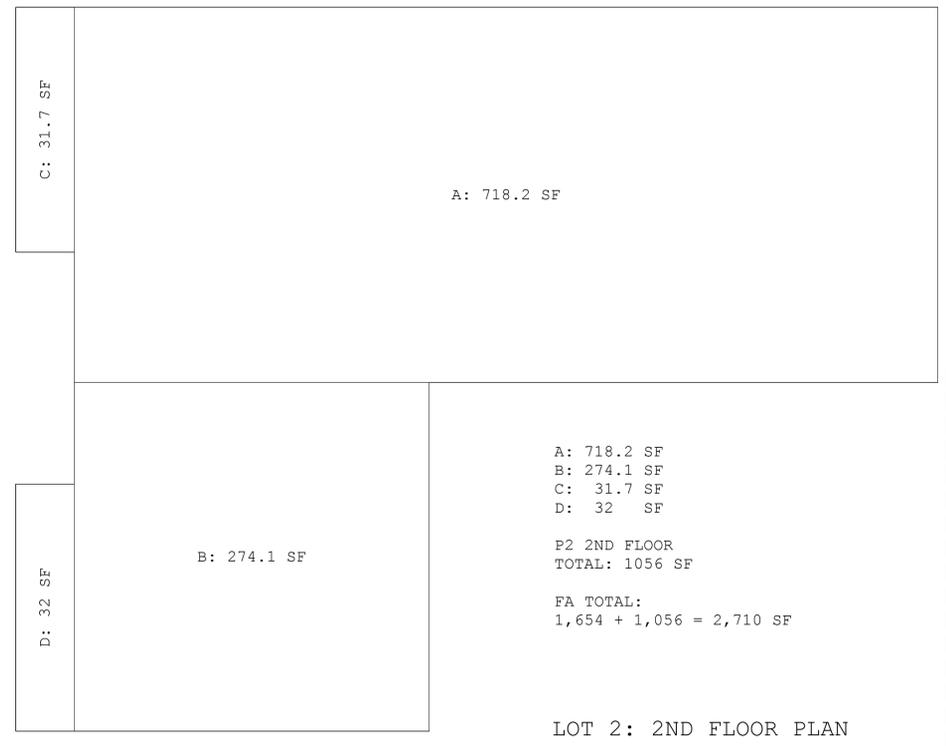
KACIE A. PLOUFF, PLS 9013

PROJECT NO.
 NCA-17-064

SHEET NO.
 1 OF 1



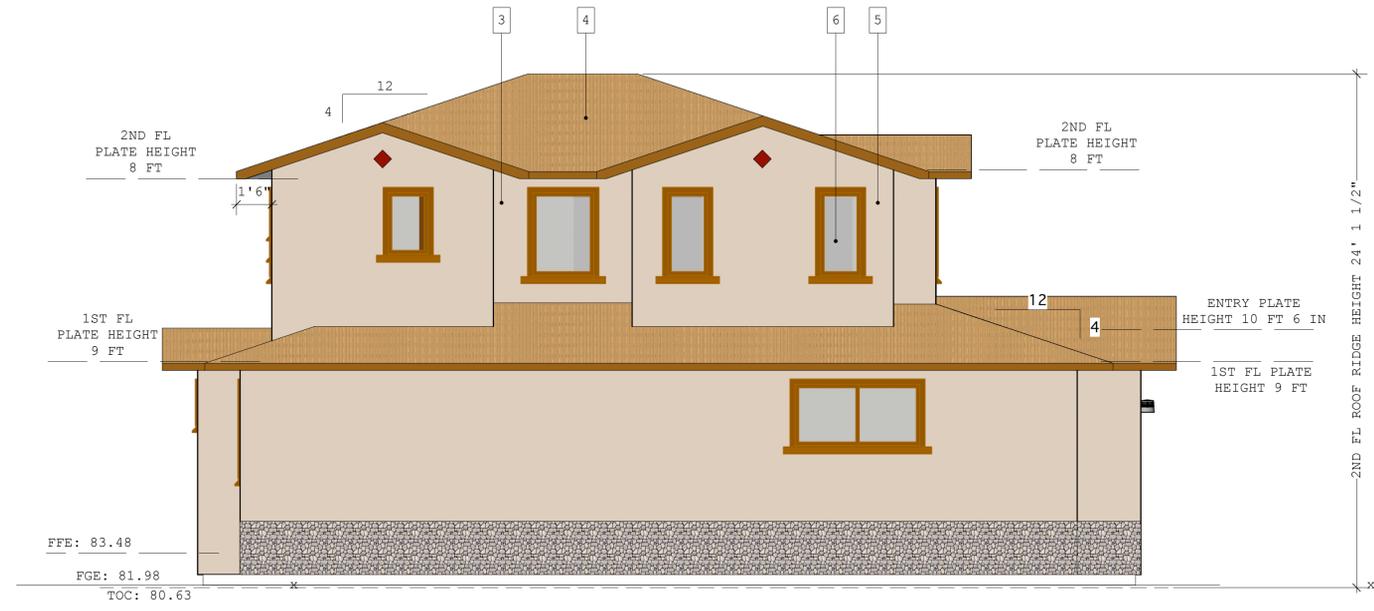
P1 TOTAL:
 (1ST) 1,654SF +
 (2ND) 1,056SF =
 2,710 SF



Project Title		Project No.		Date	
PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086		00/00/00		09/16/2015	
Drawing Title		Drawing No.		Revision	
LOT 2 - FLOOR PLANS		A3		Revision 0	
Scale		1:48		Project ID	
1:48		A3		SHWE SUBDIVISION	
Project Title		Project No.		Date	
FORTE CONSTRUCTION & DESIGN 20380 TOWN CENTER LN, STE 210 CUPERTINO, CA 95014 Tel: (408) 667-0699		00/00/00		09/16/2015	
Design Firm		Drawing Code		CAD File Name	
FORTE CONSTRUCTION & DESIGN		SHWE SUBDIVISION		00/00/00	
Consultant		Project Manager		Issue Notes	



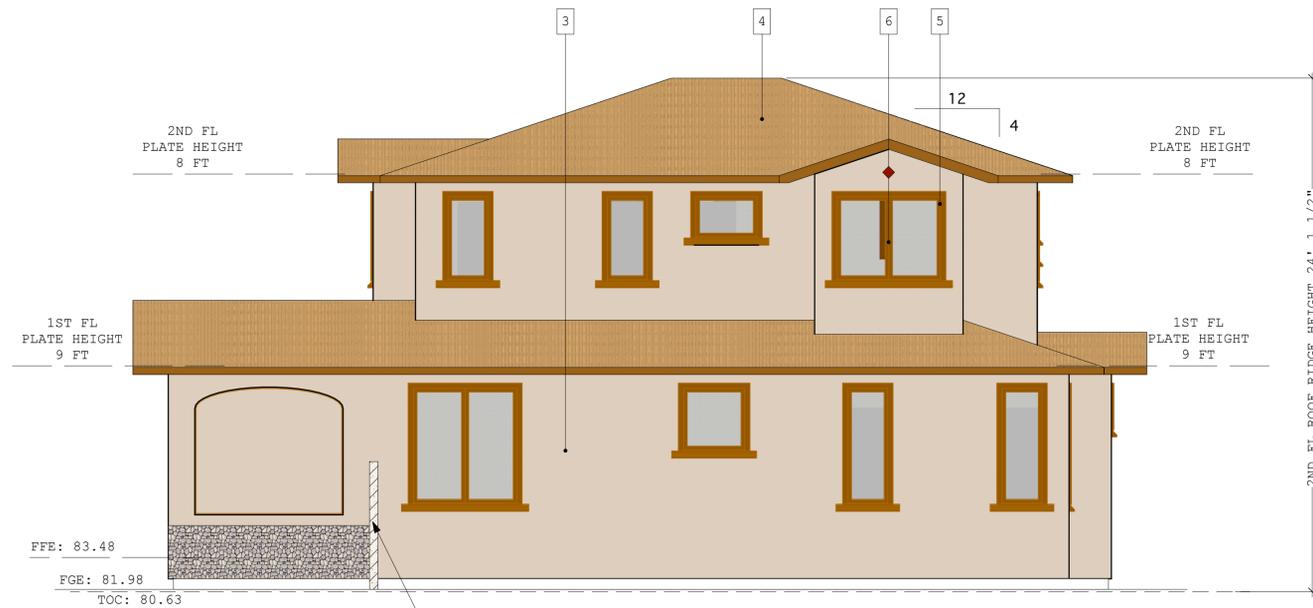
LOT 1: FRONT ELEVATION



LOT 1: LEFT ELEVATION



LOT 1: BACK ELEVATION



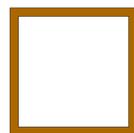
LOT 1: RIGHT ELEVATION



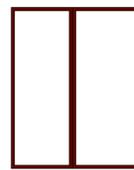
1. MAHOGANY ENTRY DOOR



3. STUCCO



5. CONCRETE WINDOW TRIM



7. VINYL OR EQUIVALENT PATIO SLIDING DOOR IN DARK BROWN COLOR



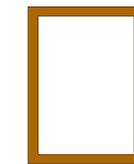
9. DECORATIVE FRONT WALL WITH STONE PATTERN



2. SIMULATED CARRIAGE STYLE GARAGE DOOR



4. CONCRETE ROOF TILES IN BROWN (16 PSI MIN), > 40 YR LIFE



6. VINYL OR EQUIVALENT WINDOW IN DARK BROWN COLOR



8. FIBER GLASS DOOR IN MATCHING WINDOW COLOR

NOTES:

===== MOST OF THE 1ST FLOOR WINDOW SILLS ARE AT 30", OTHERS ARE GREATER THAN 30".

ALL 2ND FLOOR WINDOW SILLS ARE AT 36".

ALL 2ND FLOOR WINDOWS FACING SIDE YARD SHALL BE USING OBSCURED GLASS.

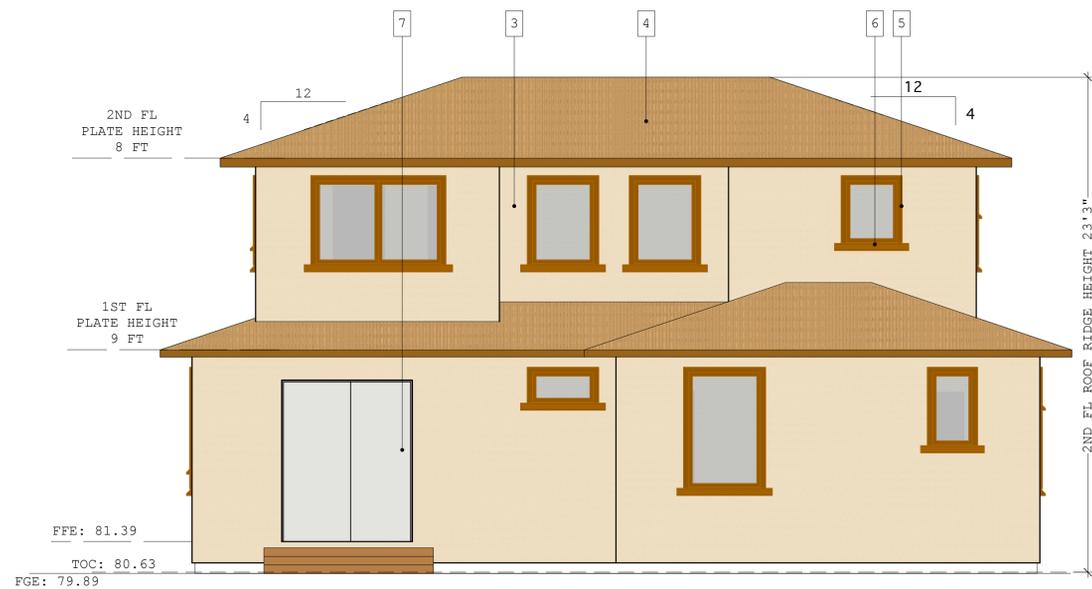
Project Title		Project ID		Date	
PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086		SHWE SUBDIVISION		09/16/2015	
Drawing Title		Revision		No.	
LOT 1 - ELEVATIONS		Revision 0		Date	
Scale		Drawing Code		No.	
1:48		SHWE SUBDIVISION		Date	
Drawing No.		CAD File Name		No.	
A4		00/00/00		Date	
of		Project Manager		Issue Notes	
12					



LOT 2: FRONT ELEVATION



LOT 2: LEFT ELEVATION



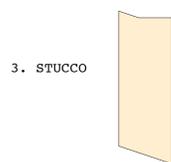
LOT 2: BACK ELEVATION



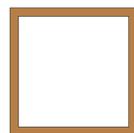
LOT 2: RIGHT ELEVATION



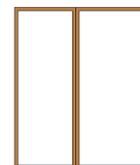
1. MAHOGANY ENTRY DOOR



3. STUCCO



5. CONCRETE WINDOW TRIM



7. VINYL OR EQUIVALENT PATIO SLIDING DOOR IN BROWN COLOR



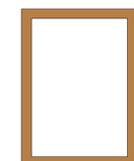
9. DECORATIVE FRONT WALL WITH STONE PATTERN



2. SIMULATED CARRIAGE STYLE GARAGE DOOR



4. CONCRETE ROOF TILES IN BROWN (16 PSI MIN), > 40 YR LIFE



6. VINYL OR EQUIVALENT WINDOW IN BROWN COLOR



8. FIBER GLASS DOOR IN MATCHING WINDOW COLOR

NOTES:

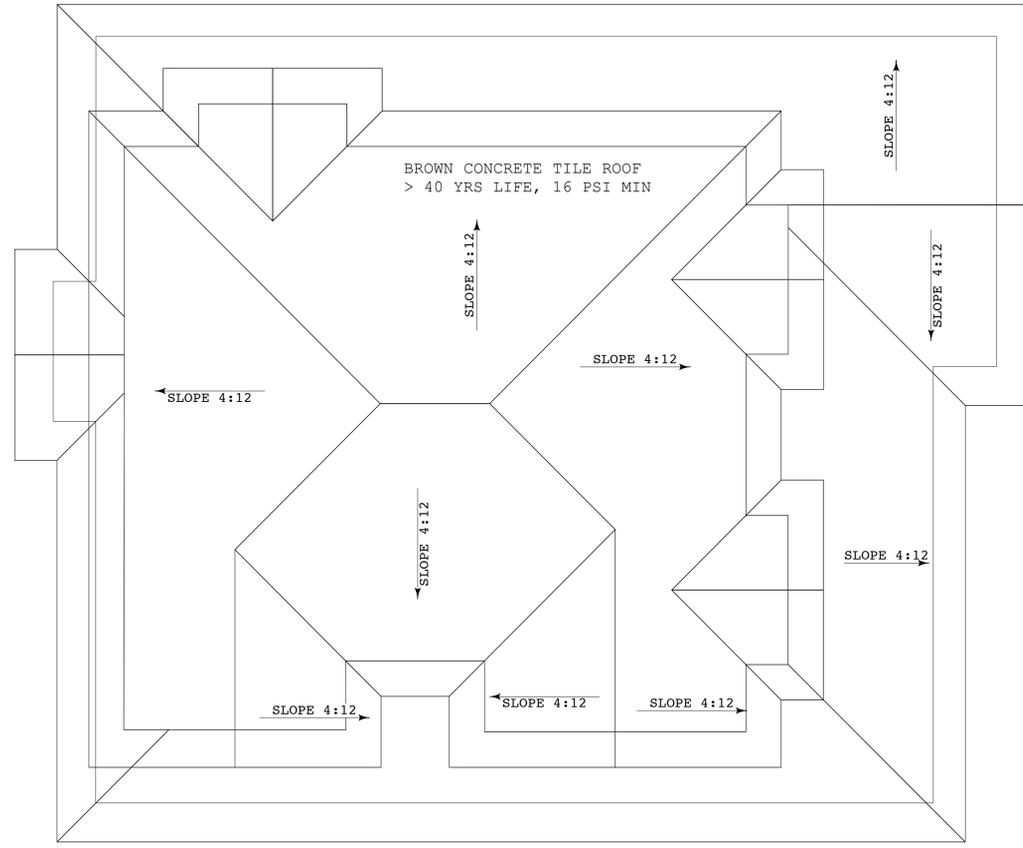
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MOST OF THE 1ST FLOOR WINDOW SILLS ARE AT 30", OTHERS ARE GREATER THAN 30".

ALL 2ND FLOOR WINDOW SILLS ARE AT 36".

ALL 2ND FLOOR WINDOWS FACING SIDE YARD SHALL BE USING OBSCURED GLASS.

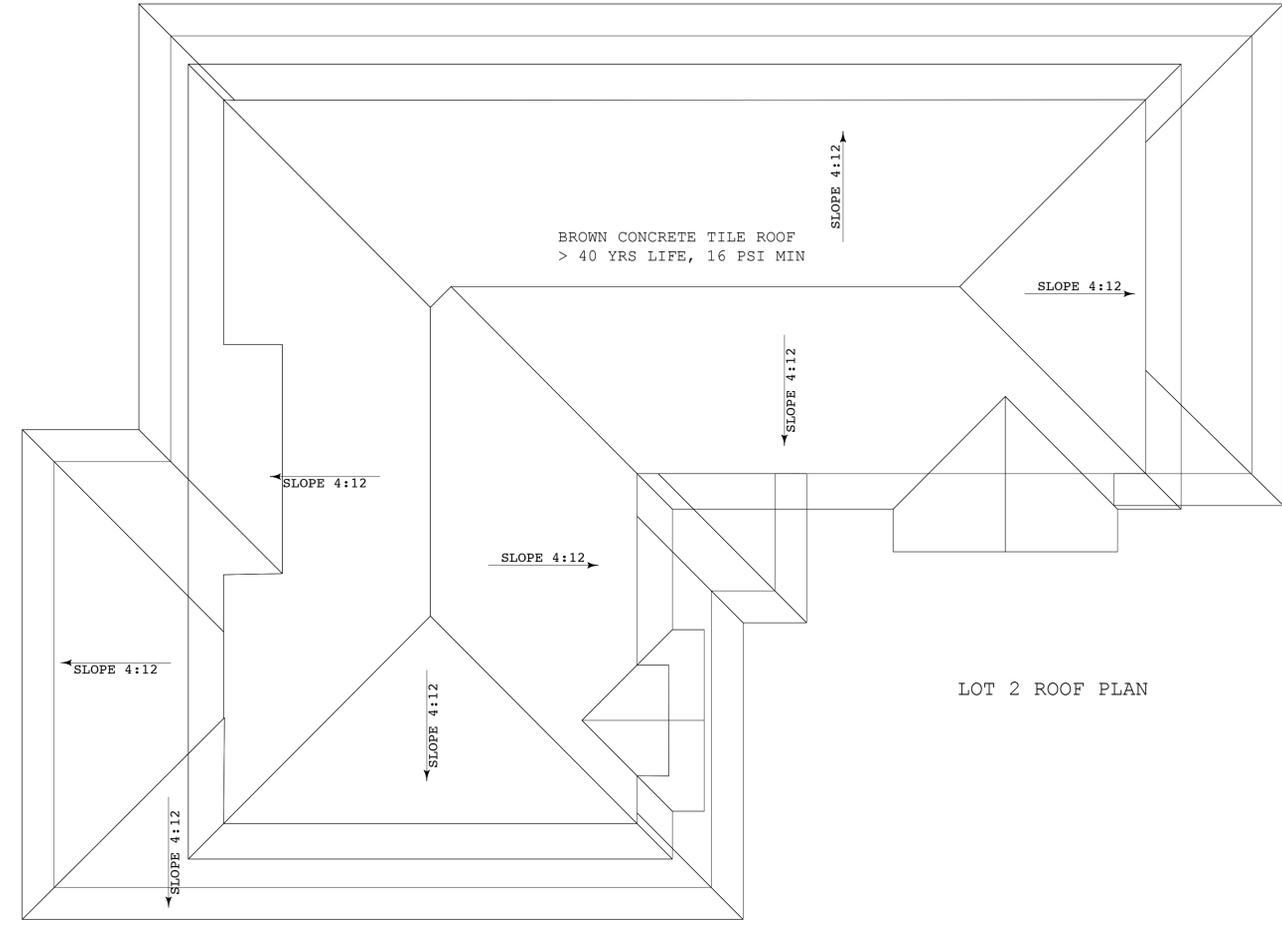
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PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086		SHWE SUBDIVISION		09/16/2015	
Drawing Title		Revision		No.	
LOT 2- ELEVATIONS		Revision 0		Date	
Scale		Project Manager		Date	
1:48		00/00/00		Date	
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A5		SHWE SUBDIVISION		Date	
of		CAD File Name		Date	
12		00/00/00		Date	
		Plot Date		Date	
		00/00/00		Date	
		Project Manager		Date	
		Submitted By		Date	
		Reviewed By		Date	
		Checked By		Date	
		Drawn By		Date	
		Designed By		Date	
		Forte Construction & Design		Date	
		20380 TOWN CENTER LN, STE 210		Date	
		CUPERTINO, CA 95014		Date	
		Tel: (408) 667-0699		Date	



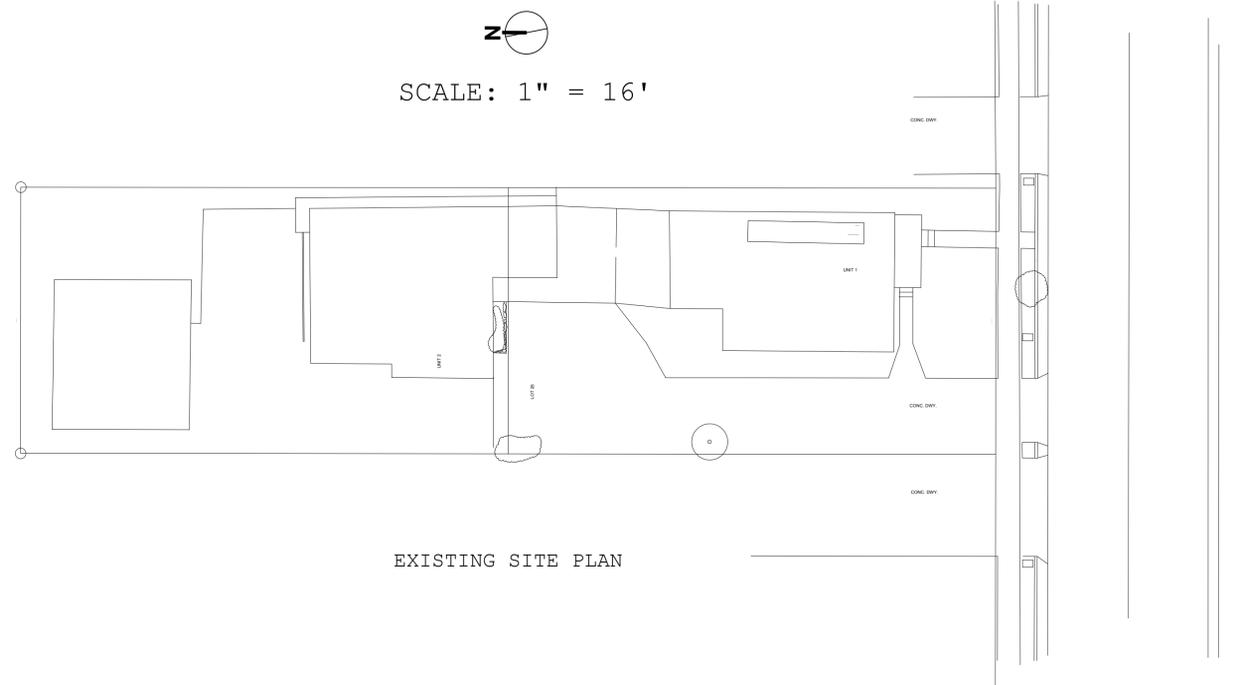
LOT 1 ROOF PLAN



SCALE: 1" = 4'



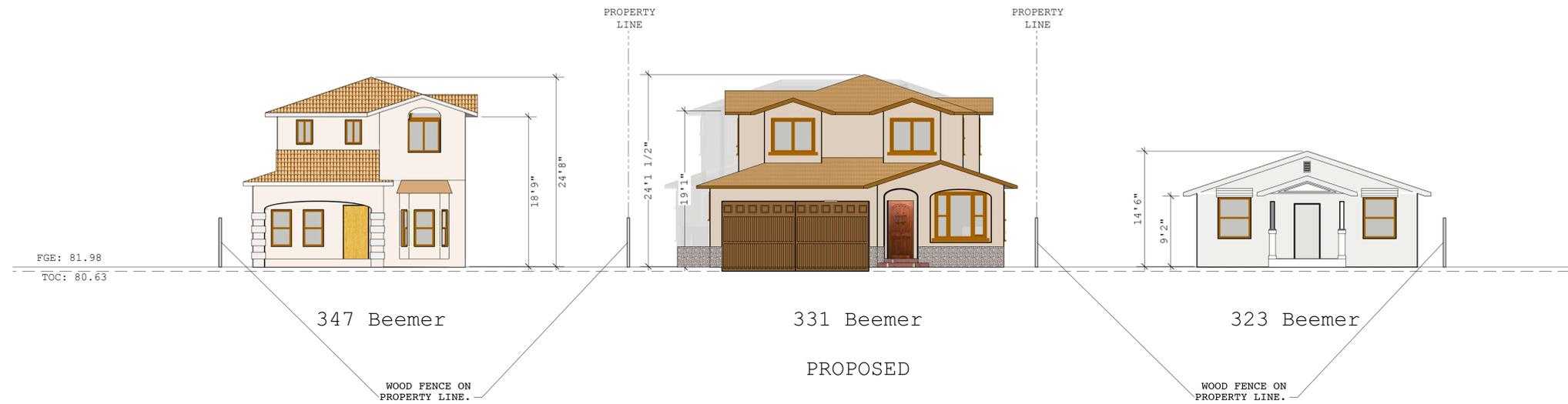
LOT 2 ROOF PLAN



EXISTING SITE PLAN

Project Title		Project No.		Date	
PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086		A6		09/16/2015	
Drawing Title		Drawing No.		Revision	
ROOF PLANS & EXISTING SITE PLAN		00/00/00		Revision 0	
Scale		Sheet Scale		Project ID	
Sheet Scale		A6		SHWE SUBDIVISION	
Drawing No.		A6		Drawing Code	
A6		A6		CAD File Name	
A6		A6		Plot Date	
A6		A6		Project Manager	
A6		A6		No.	
A6		A6		Date	
A6		A6		Issue Notes	
A6		A6			

Design Firm
FORTE CONSTRUCTION & DESIGN
 20380 TOWN CENTER LN, STE 210
 CUPERTINO, CA 95014
 Tel: (408) 667-0699
 Consultant

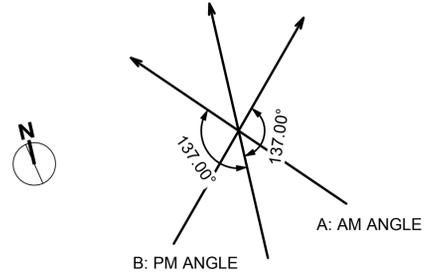


SCALE: 1" = 8'



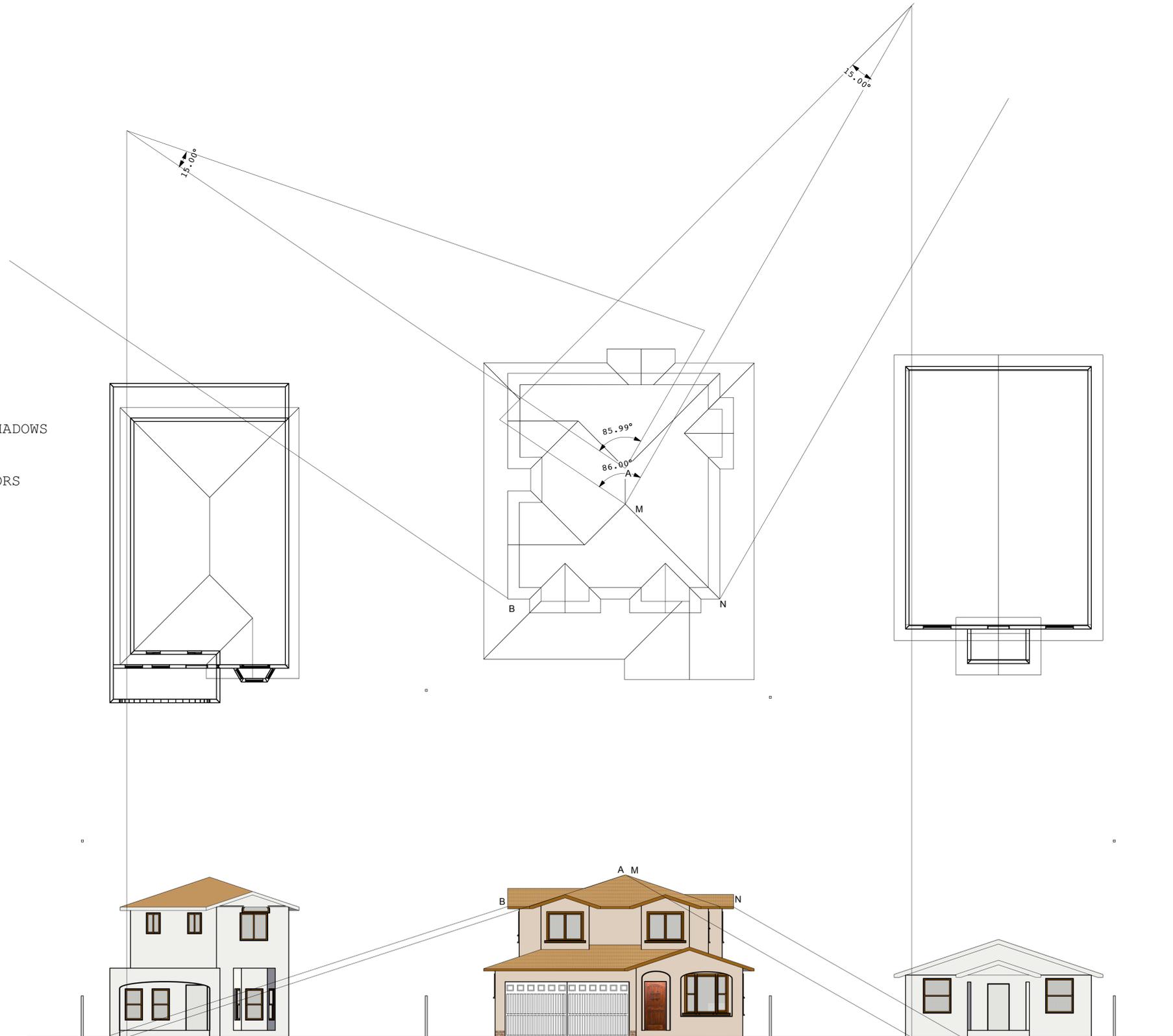
331 & 333 Beemer Ave.
PROPOSED

Project Title		Date		Issue Notes	
PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086		09/16/2015			
Scale		Revision		Date	
1:96		Revision 0			
Drawing No.		Project ID		No.	
A8		SHWE SUBDIVISION			
of		Drawing Code		Date	
12					
Project Title		CAD File Name		No.	
STREET SCAPE					
Design Firm		Project Date		Date	
FORTE CONSTRUCTION & DESIGN 20380 TOWN CENTER LN, STE 210 CUPERTINO, CA 95014 Tel: (408) 667-0699		00/00/00			
Consultant		Project Manager		Date	



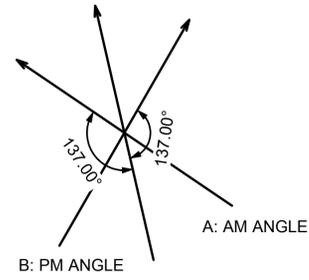
THE PROPOSED NEW HOMES WILL NOT PROJECT SHADOWS ON THE EXISTING NEIGHBOR'S ROOFS
 THE ADJOINING HOMES HAVE NO SOLAR COLLECTORS

SCALE: 1" = 8'



THE SUN LINES DO NOT TOUCH ANY ROOFS OF NEIGHBORING PROPERTIES

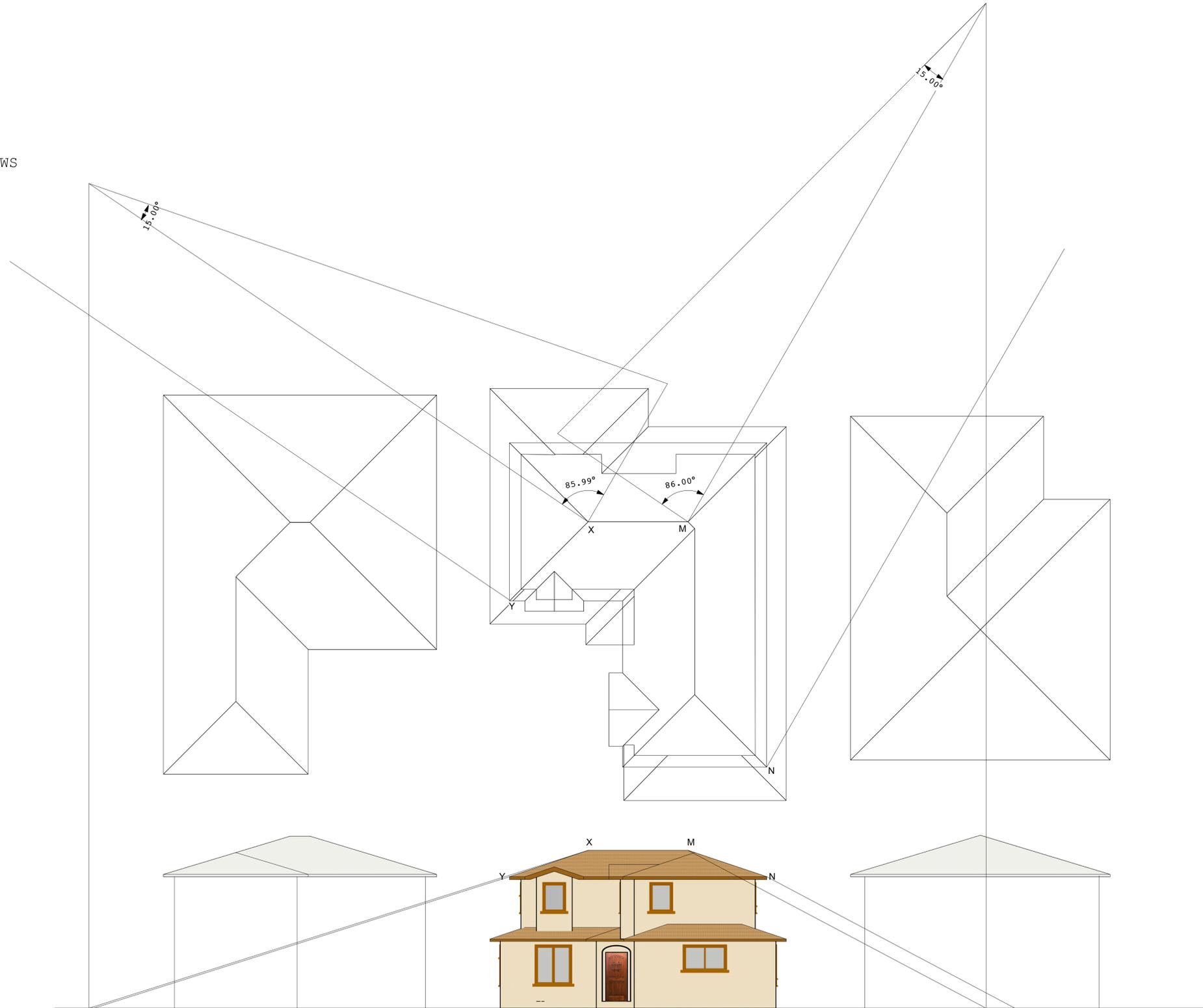
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Drawn By		Revision	Revision 0
Checked By		Project ID	SHWE SUBDIVISION
Reviewed By		Drawing Code	
Submitted By		CAD File Name	
Project Manager		Plot Date	00/00/00
No.		Date	Issue Notes
Design Firm FORTE CONSTRUCTION & DESIGN 20380 TOWN CENTER LN, STE 210 CUPERTINO, CA 95014 Tel: (408) 667-0699			
Project Title		PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086	
Drawing Title		SOLAR ANALYSIS	
Scale		1 : 96	
Drawing No.		A9	
		of	
		12	



THE PROPOSED NEW HOMES WILL NOT PROJECT SHADOWS ON THE EXISTING NEIGHBOR'S ROOFS

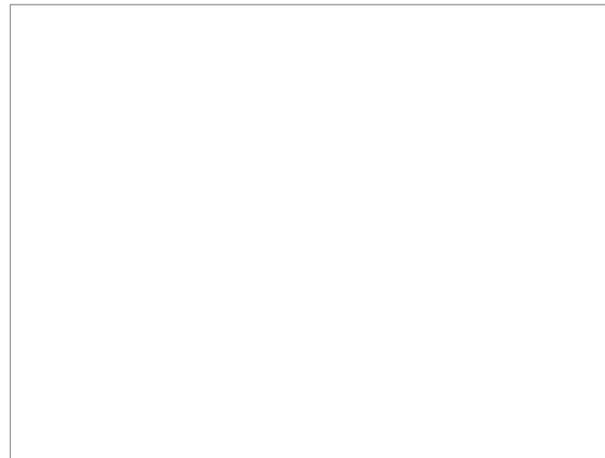
THE ADJOINING HOMES HAVE NO SOLAR COLLECTORS

SCALE: 1" = 8'

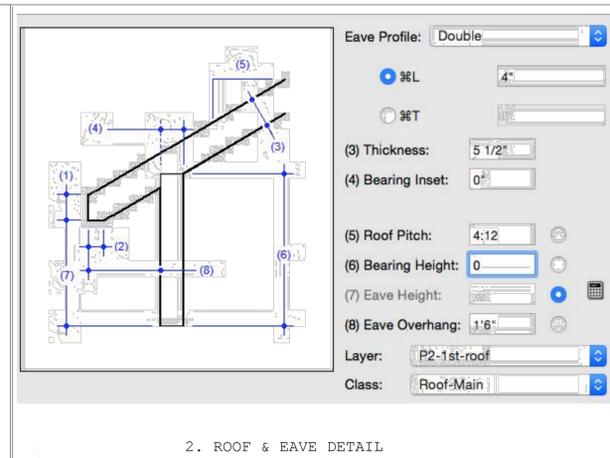


SOLAR ANALYSIS FOR THE LOT2, BACK UNIT
THE SUN LINES DO NOT TOUCH ANY ROOFS OF NEIGHBORING PROPERTIEES

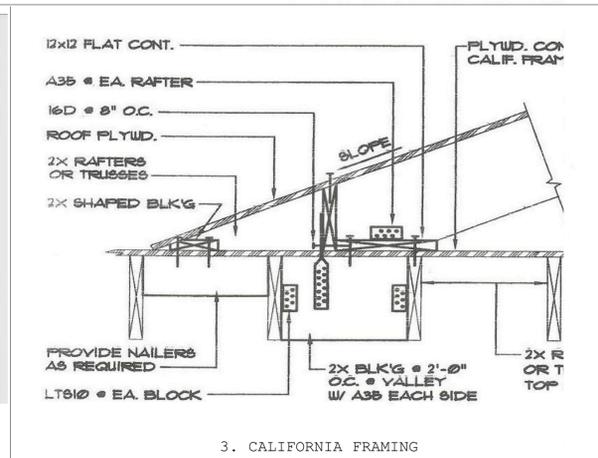
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Drawn By		Revision	Revision 0
Checked By		Project ID	SHWE SUBDIVISION
Reviewed By		Drawing Code	
Submitted By		CAD File Name	
Project Manager		Plot Date	00/00/00
Design Firm		FORTE CONSTRUCTION & DESIGN 20380 TOWN CENTER LN, STE 210 CUPERTINO, CA 95014 Tel: (408) 667-0699	
Project Title		PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086	
Scale		1 : 96	
Drawing No.		A10 of 12	
Consultant		SOLAR ANALYSIS	
Issue Notes		Date	
No.		Date	



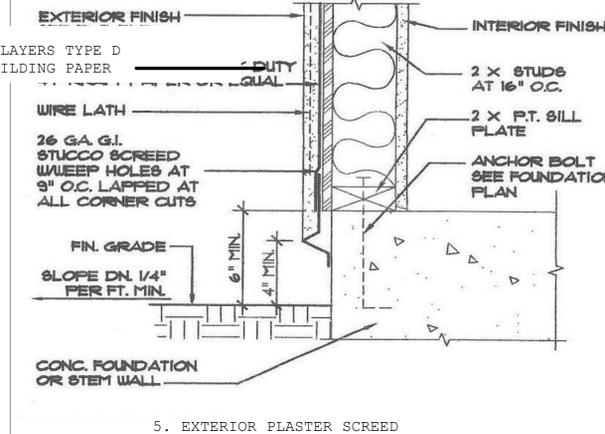
2. ROOF & EAVE DETAIL



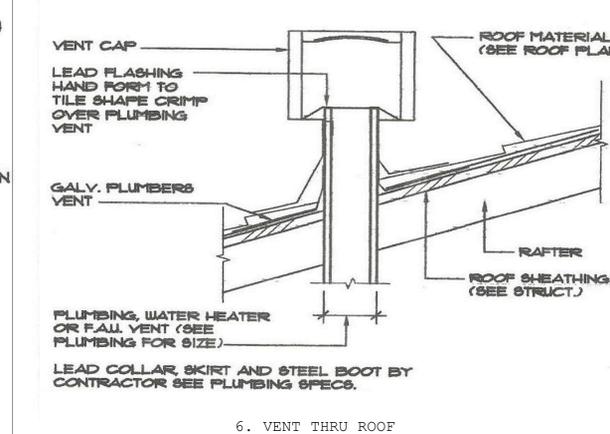
3. CALIFORNIA FRAMING



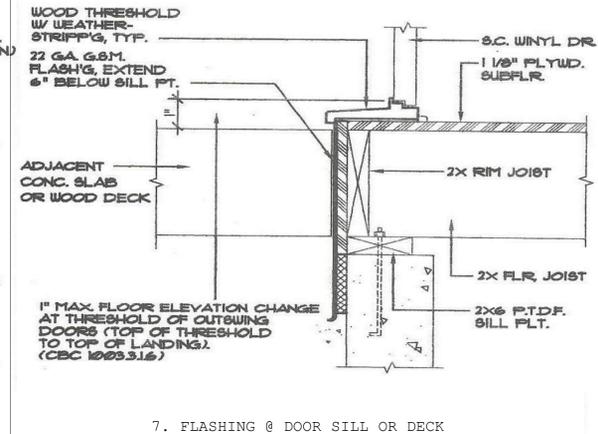
4. CRICKET DETAIL



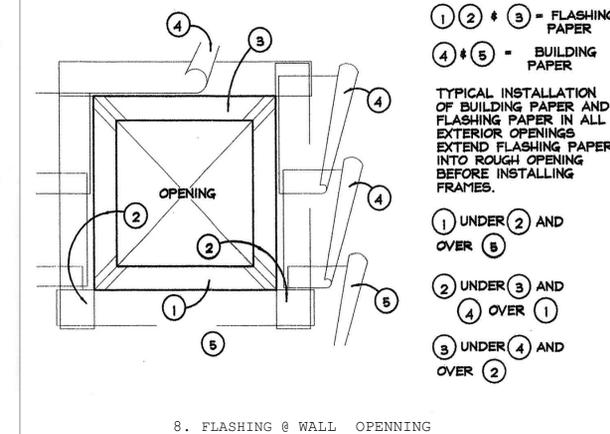
5. EXTERIOR PLASTER SCREED



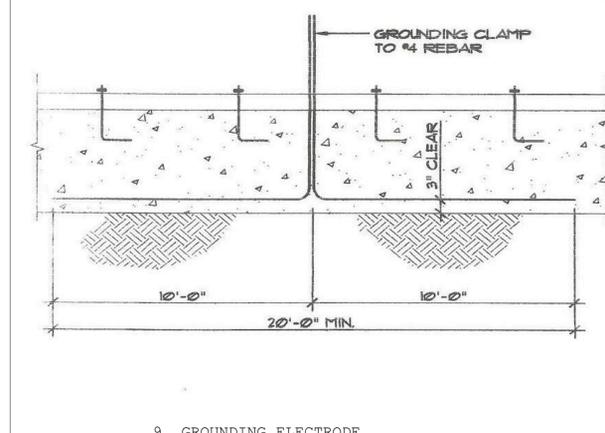
6. VENT THRU ROOF



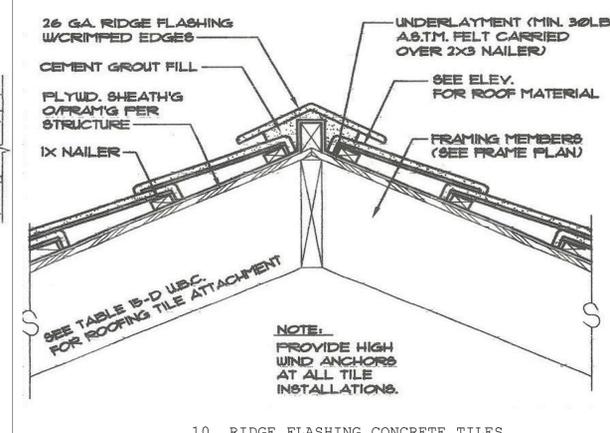
7. FLASHING @ DOOR SILL OR DECK



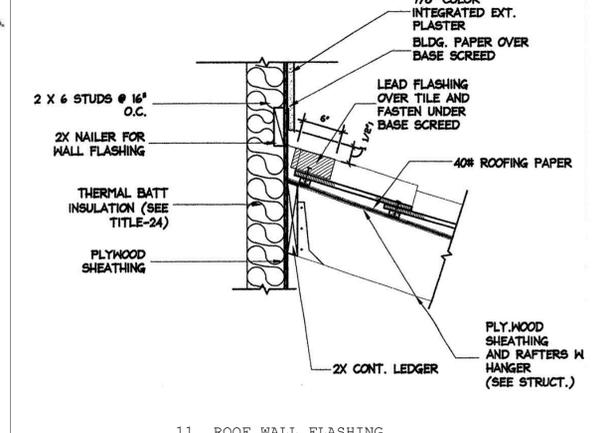
8. FLASHING @ WALL OPENNING



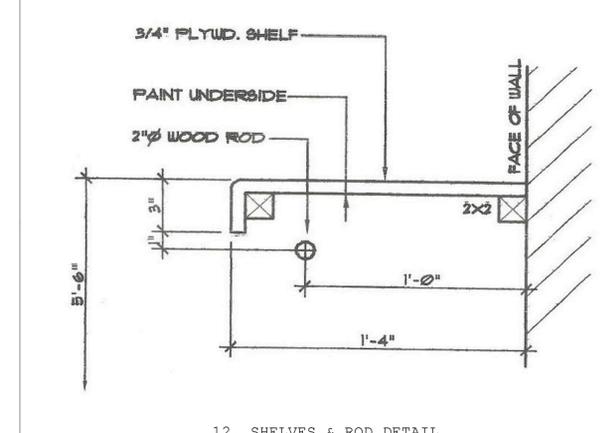
9. GROUNDING ELECTRODE



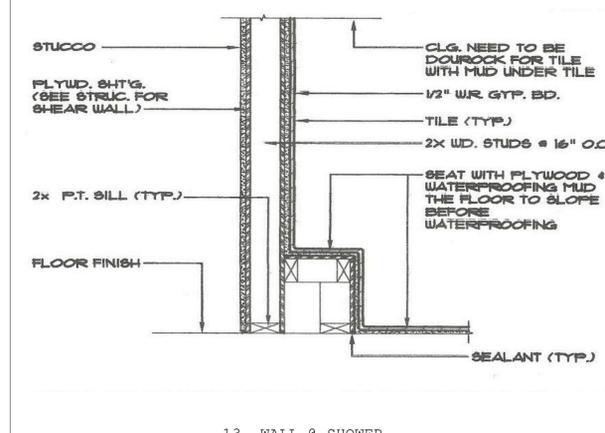
10. RIDGE FLASHING CONCRETE TILES



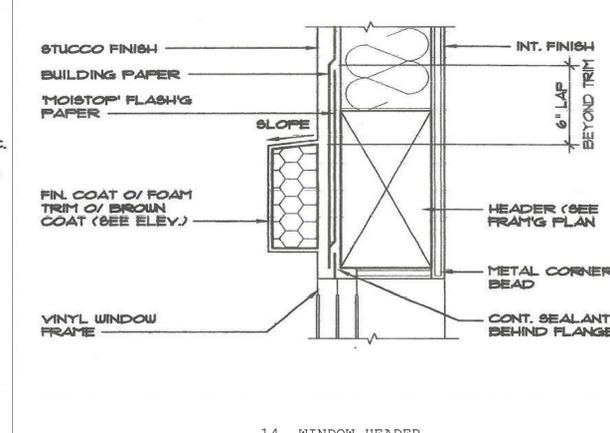
11. ROOF WALL FLASHING



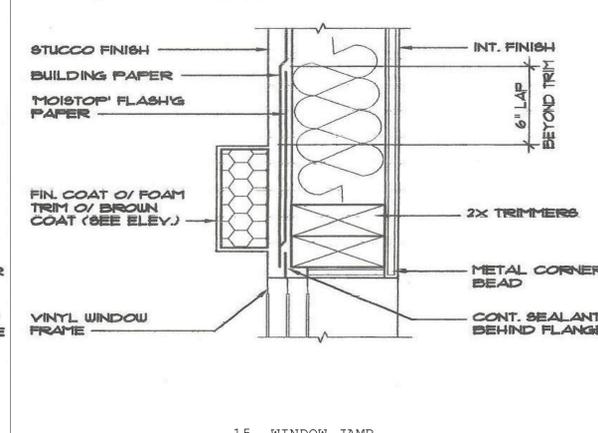
12. SHELVES & ROD DETAIL



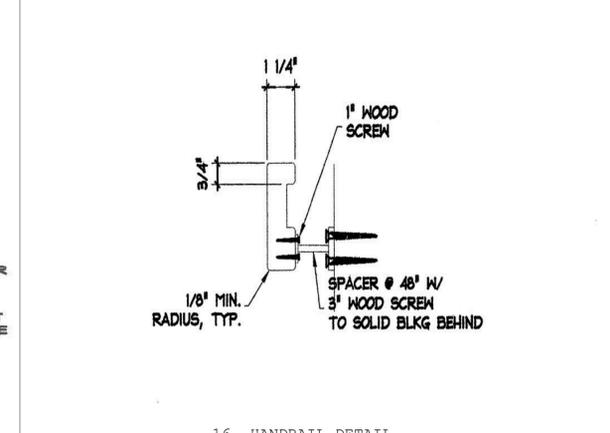
13. WALL @ SHOWER



14. WINDOW HEADER



15. WINDOW JAMB



16. HANDRAIL DETAIL

Date		09/16/2015		Issue Notes	
Revision		Revision 0		Date	
Project ID		SHWE SUBDIVISION		No.	
Drawing Code		SHWE SUBDIVISION		No.	
CAD File Name				Date	
Project Manager		00/00/00		No.	
Designed By				Date	
Drawn By				Date	
Checked By				Date	
Reviewed By				Date	
Submitted By				Date	
Project Manager				Date	
<p>Design Firm: FORTE CONSTRUCTION & DESIGN 20380 TOWN CENTER LN, STE 210 CUPERTINO, CA 95014 Tel: (408) 667-0699</p>					
<p>Project Title: PROPOSED RESIDENTIAL REMODELLING FOR SHWE 331 & 333 BEEMER AVE. SUNNYVALE, CA 94086</p>					
<p>Architecture Title: ARCHITECTURE DETAILS</p>					
<p>Scale: Sheet Scale</p>					
<p>A11 of 12</p>					

PLANTING NOTES

SOIL PREP

USE 4 CU. YDS. ORGANIC AMENDMENT/ 1000 SQ. FT. IN ALL GROUND COVER AND TURF AREAS. INCORPORATE INTO SOIL BY TILLING TO A DEPTH OF 6 INCHES.

PLANT MATERIAL

A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, No. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.

B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.

C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.

D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.

E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING

DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

- 1 GAL PLANT = 1 TABLET
- 5 GAL PLANT = 3 TABLETS
- 15 GAL PLANT = 5 TABLETS
- BOX TREES = 1 TABLET/ (3) INCHES OF BOX WIDTH

BARK MULCH

INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUND COVER AREAS.

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 1 GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 3 MONTHS. TREES SHALL BE GUARANTEED TO 1 YEAR.

REAR LOT- LOT 2	5,278.5 sq. ft.	FRONT LOT- LOT 1	3,921.5 sq. ft.
BUILDING:	1,688 sq. ft.	BUILDING:	1,482 sq. ft.
IMPERVIOUS HARDSCAPE: (INCLUDES 707 sq. ft. OPEN SPACE)	2,450.5 sq. ft. (46.4%)	IMPERVIOUS HARDSCAPE: (INCLUDES 523 sq. ft. OPEN SPACE)	942.5 sq. ft. (24%)
LANDSCAPE AREAS:	1,140 sq. ft. (21.6%)	LANDSCAPE AREAS:	1,497 sq. ft. (38.2%)

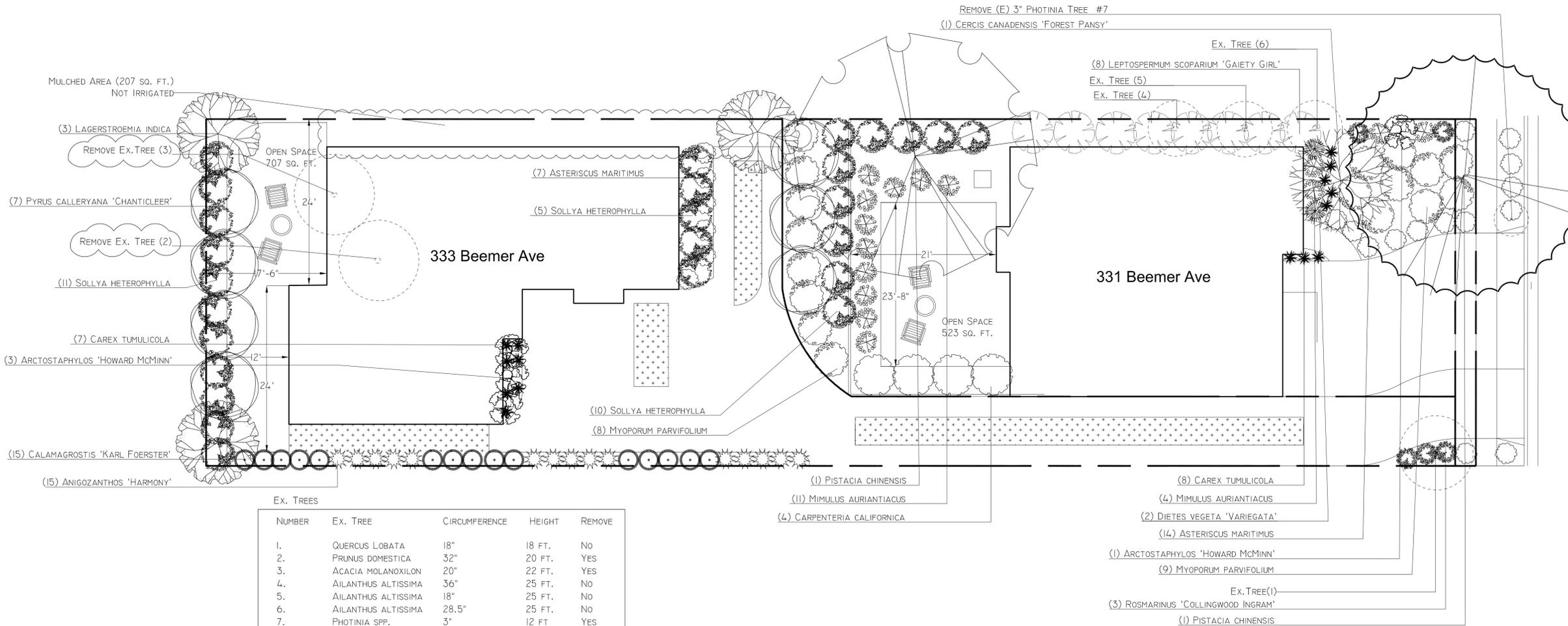
LOT 2 -PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
15	[Symbol]	ANIGOZANTHOS 'HARMONY'	KANGAROO'S PAW	5-GAL	L
3	[Symbol]	ARCTOSTAPHYLOS 'HOWARD McMINN'	McMINN'S MANZANITA	15-GAL	L
6	[Symbol]	ASTERISCUS MARITIMUS	GOLD COIN	1-GAL	M
15	[Symbol]	CALAMAGROSTIS 'KARL FOERSTER'	FEATHER GRASS	1-GAL	M
7	[Symbol]	CAREX TUMULICOLA	BERKELEY SEDGE	1-GAL	L
8	[Symbol]	DYMONDEA MARGARETAE	DYMONDEA	FLATS; 12" o.c.	L
3	[Symbol]	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL STD	L
4	[Symbol]	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	15 GAL STD	M
16	[Symbol]	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5-GAL	L

*THERE IS NO TURF IN THIS LANDSCAPE

LOT 1- PLANT LEGEND

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
1	[Symbol]	ARCTOSTAPHYLOS M. 'HOWARD McMINN'	McMINN'S MANZANITA	15-GAL	L
14	[Symbol]	ASTERISCUS MARITIMUS	GOLD COIN	1-GAL	M
8	[Symbol]	CAREX TUMULICOLA	BERKELEY SEDGE	1-GAL	L
4	[Symbol]	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5-GAL	M
1	[Symbol]	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	15 GAL NLB	M
2	[Symbol]	DIETES VEGETA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	1 GAL	L
1	[Symbol]	LAGERSTROEMIA INDICA	GRAPE MYRTLE	15 GAL STD	L
8	[Symbol]	LEPTOSPERMUM SCOPARIUM 'GAIETY GIRL'	MANUKA TEA TREE	5-GAL	M
15	[Symbol]	MIMULUS AURIANTIACUS	MONKEY FLOWER	1-GAL	VL
16	[Symbol]	MYOPORUM PARVIFOLIUM	MYOPORUM	1-GAL	L
1	[Symbol]	PISTACIA CHINENSIS	CHINESE PISTACHE	24"-BOX STD.	L
1	[Symbol]	PISTACIA CHINENSIS	CHINESE PISTACHE	15-GAL	L
3	[Symbol]	ROSMARINUS 'COLLINGWOOD INGRAM'	ROSEMARY	1-GAL	L
10	[Symbol]	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	5-GAL	L



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Landscape Plan



New Residence
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(408) 507-8468

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

Date: 9/18/2015

Drawn By: TAJ

Job No.

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