

LADC
DESIGN • BUILD • MANAGEMENT

1590 OAKLAND RD., STE. B212
SAN JOSE, CA 95131

OFFICE: (408) 642-1628
FAX: (408) 642-1539

DESIGNER:
QING LI
(408) 901-8777
INFO@LADC-ARCH.COM

LEE'S RESIDENCE

TWO SINGLE-FAMILY HOUSE DEVELOPMENT

421 E WASHINGTON AVE, SUNNYVALE, CA 94086

PROJECT NAME, PROJECT ADDRESS

PROPERTY OWNER: JENNIE LEE 421 E WASHINGTON, SUNNYVALE, CA 94086 TEL: (408) 568-2889	DESIGNER: QING LI P. LADC CONSULTING INC. 1590 OAKLAND RD. B212 SAN JOSE, CA 95131 TEL: (408) 901-8777 FAX: (408) 642-1539	ARCHITECTURAL DRAWINGS: A-0 TITLE SHEET & PERSPECTIVE RENDERING VIEWS A-0.1 DEMO PLAN A-1 NEW SITE PLAN A-2 BUILDING A FLOOR PLAN A-3 BUILDING B FLOOR PLAN A-4 AREA CALCULATION & NOTES A-5 PROPOSED ROOF PLANS A-6 BUILDING A ELEVATIONS A-6.1 BUILDING A ELEVATIONS A-7 BUILDING B ELEVATIONS A-7.1 BUILDING B ELEVATIONS A-8 SECTIONS A-9 SECTIONS A-10 PERSPECTIVE RENDERING VIEWS CG-1 CAL-GREEN CHECKLIST CG-2 GREENPOINT RATED CHECKLIST	LANDSCAPE DRAWINGS: L-1 PRELIMINARY LANDSCAPE PLAN- LEFT SIDE OF PROPERTY L-2 PRELIMINARY LANDSCAPE PLAN- RIGHT SIDE OF PROPERTY L-3 LANDSCAPE NOTES AND DETAILS L-4 IRRIGATION DETAILS L-5 IRRIGATION DETAILS L-6 PM SHADOW ANALYSIS-1 L-7 MA SHADOW ANALYSIS-2 L-8 STREETScape ELEVATION & PRIVACY STUDY	TYPE OF CONSTRUCTION: Y-B R-3/U C.F.C C.B.C C.R.C C.M.C C.P.C C.E.C. CA GREEN BUILDING CODE TITLE 24 ENERGY CODE SUNNYVALE MUNICIPAL CODE
ENGINEER: CORE STRUCTURE, INC. 23172 PLAZA POINTE DR. SUITE# 145 LAGUNA HILLS, CA 92653 TEL: (949)954-7244 INFO@CORESTRUCTURE.COM		CIVIL DRAWINGS: C-1 TITLE SHEET C-2 PRECISE GRADING AND UTILITY PLAN C-3 EROSION CONTROL PLAN TPM-1 TENTATIVE PARCEL MAP TOPO: TOPOGRAPHIC SURVEY		

PROJECT TEAM

THIS PROJECT IS TO SUBDIVIDE EXISTING 8,147 SF LOT TO TWO LOT, (4,073.625 SF EACH ONE) BUILD TWO NEW TWO STORIES SINGLE FAMILY HOUSE 2,233 SF AT 4,074 SF SITE.

SCOPE OF WORK

ASSESSOR'S PARCEL NUMBER: 209-04-034
ZONE DISTRICT: R-2-PD

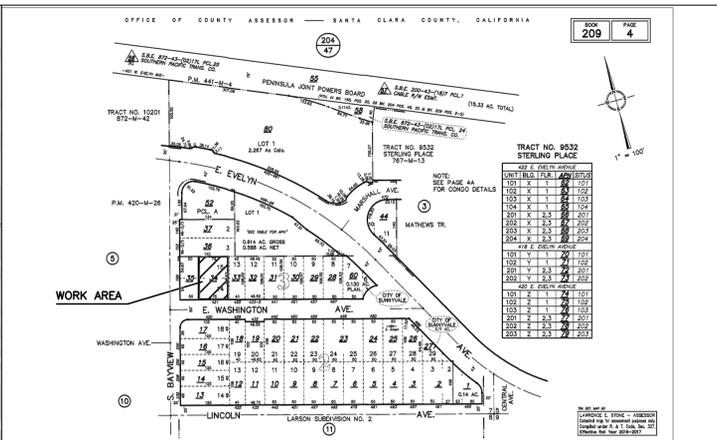
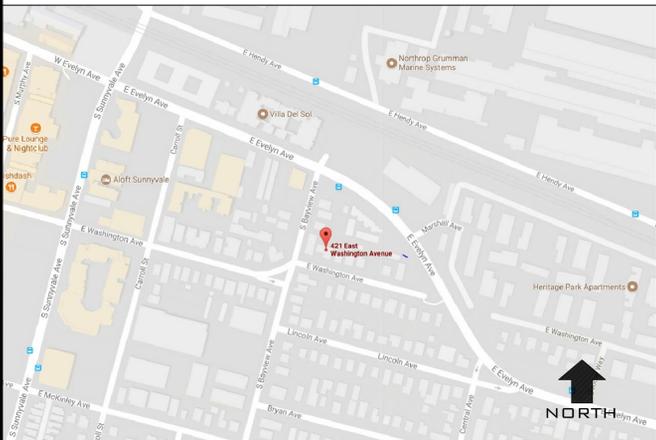
DRAWING INDEX

PROJECT ADDRESS: 421 E WASHINGTON AVE.
OCC. GROUP: RU (GARAGE)
TYPE OF CONSTRUCTION: VB & NEW
SPRINKLER: YES (NEW)
EXISTING LOT: 0.19 ACRES

FIRE SPRINKLER NOTES: AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED THROUGHOUT EACH STRUCTURE.

PROJECT DATA TABLE- BUILDING A: 4,074 S.F.			PROJECT DATA TABLE- BUILDING B: 4,074 S.F.		
	PROPOSED	REQUIRED		PROPOSED	REQUIRED
GROSS LOT AREA	0.9352 ACRES/4,073.9 S.F.		GROSS LOT AREA	0.9354 ACRES/4,074.6 S.F.	
NET LOT AREA	3,962 S.F.		NET LOT AREA	3,961 S.F.	
COVERED PORCH AREA @FRONT	129 S.F.		COVERED PORCH AREA @FRONT	129 S.F.	
MAX. LOT COVERAGE F.A.R.	1,505 S.F. /3,962 S.F.=37.9%<40%	3,962 S.F.X40%=1,584.8 S.F.	MAX. LOT COVERAGE F.A.R.	1,505 S.F. /3,961 S.F.=37.9%<40%	3,961 S.F.X40%=1,584 S.F.
BUILDING AREA	1ST FLOOR: 1,376 S.F.	3,962 S.F.X55%=2,179 S.F.	BUILDING AREA	1ST FLOOR: 1,376 S.F.	
	2ND FLOOR: 857 S.F.			2ND FLOOR: 857 S.F.	
	TOTAL LIVING SPACE: 1,826 S.F.			TOTAL LIVING SPACE: 1,826 S.F.	
FRONT SETBACK	TOTAL BUILDING AREA: 2,233 S.F.		FRONT SETBACK	TOTAL BUILDING AREA: 2,233 S.F.	
	1ST FLOOR: 20'-1"	1ST FLOOR: 20'-0"		1ST FLOOR: 20'-1"	1ST FLOOR: 20'-0"
	2ND FLOOR: 31'-7"	2ND FLOOR: 25'-0"		2ND FLOOR: 31'-7"	2ND FLOOR: 25'-0"
INTERIOR SIDE YARD	1ST FLOOR: (R) 5'-0", (L) 5'-2"	1ST FLOOR: 4'-0" MIN. 10'-0" COMBINED	INTERIOR SIDE YARD	1ST FLOOR: (R) 5'-2", (L) 5'-0"	1ST FLOOR: 4'-0" MIN. 10'-0" COMBINED
	2ND FLOOR: (R) 9'-0", (L) 7'-0"	2ND FLOOR: 10'-0"+6'-0"=16'-0" COMBINED		2ND FLOOR: (R) 7'-0", (L) 9'-0"	2ND FLOOR: 10'-0"+6'-0"=16'-0" COMBINED
	1ST FLOOR: 24'-1"	1ST FLOOR: 20'-0"		1ST FLOOR: 24'-1"	1ST FLOOR: 20'-0"
REAR SETBACK	2ND FLOOR: 33'-3"	2ND FLOOR: 20'-0"	REAR SETBACK	2ND FLOOR: 33'-3"	2ND FLOOR: 20'-0"
	2ND FLOOR: 33'-3"			2ND FLOOR: 33'-3"	
USABLE OPEN SPACE	OPEN SPACE: 900 S.F.		USABLE OPEN SPACE	OPEN SPACE: 900 S.F.	

TABULATION



3D RENDERING

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK

THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND/OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE

NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS. AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.

THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO: CBC, CFC, CPC, CEC, CRC, AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.

THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.

ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.

- FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SF. NOTE: COVERED PORCHES, PATIOS, BALCONIES, AND ATTIC SPACES MAY REQUIRE FIRE SPRINKLER COVERAGE. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SF. BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SECTION R313.2, AS ADOPTED AND AMENDED BY CUPMC.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2016, CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

- NOTES:
- ALL CONSTRUCTION RELATED MATERIALS, EQUIPMENT, AND CONSTRUCTION WORKERS PARKING NEED TO BE MANAGED ON-SITE AND NOT LOCATED IN THE PUBLIC RIGHT-OF-WAYS OR PUBLIC EASEMENTS.
 - ALL UTILITIES SHALL BE UNDERGROUNDED PER SUNNYVALE MUNICIPAL CODE CHAPTER 19.38.095.
 - DEVELOPER IS RESPONSIBLE FOR RESEARCH ON ALL EXISTING UTILITY LINES TO ENSURE THAT THERE ARE NO CONFLICTS WITH THE PROJECT. ALL EXISTING UTILITY LINES (PUBLIC OR PRIVATE) AND/OR THEIR APPURTENANCES NOT SERVING THE PROJECT AND/OR HAVE CONFLICTS WITH THE PROJECT, SHALL BE CAPPED, ABANDONED, REMOVED, RELOCATED AND/OR DISPOSED OF TO THE SATISFACTION OF THE CITY. EXISTING PUBLIC FACILITIES WITHIN THE STREET RIGHT-OF-WAY SHALL BE ABANDONED PER CITY'S ABANDONMENT NOTES AND PROCEDURES, INCLUDING ABANDONMENT BY OTHER UTILITY OWNERS.
 - DEVELOPER IS REQUIRED TO PAY FOR ALL CHANGES OR MODIFICATIONS TO EXISTING CITY UTILITIES, STREETS AND OTHER PUBLIC UTILITIES WITHIN OR ADJACENT TO THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO UTILITY FACILITIES/CONDUITS/WALLS/RELOCATION DUE TO GRADE CHANGE IN THE SIDEWALK AREA, CAUSED BY THE DEVELOPMENT.

REVISION

#	DATE	DESCRIPTION
0	5/31/2019	ORIGINAL ISSUED
1		
2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS

DOOR NUMBER
DOOR SCHEDULE
HARDWARE GROUP

WINDOW TYPE

REVISION NUMBER

ELEVATION IDENTIFICATION
SHEET WHERE ELEVATION IS DRAWN

SECTION IDENTIFICATION
SHEET WHERE SECTION IS DRAWN

DETAIL IDENTIFICATION
SHEET WHERE DETAIL IS DRAWN

INTERIOR ELEVATION IDENTIFICATION
SHEET WHERE INTERIOR ELEVATION IS DRAWN

ROOM NAME
ROOM NO.
FLOOR SCHEDULE
BASE SCHEDULE
CEILING SCHEDULE
WALL SCHEDULE

LEE RESIDENCE
NEW SINGLE FAMILY HOUSE
421 E WASHINGTON AVE
SUNNYVALE, CA 94086
APN: 209-04-034

REVISION

#	DATE	DESCRIPTION
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1		
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3		
4		
5	6/19/2019	4TH CITY COMMENTS

DATE: 5/31/2019
DRAWN: QL/MZ
PROJECT NO.: 17-1733

SHEET TITLE:
TITLE SHEET

SHEET OF:
A-0

SYMBOL & NOTES

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 94086
 (408) 568-2889

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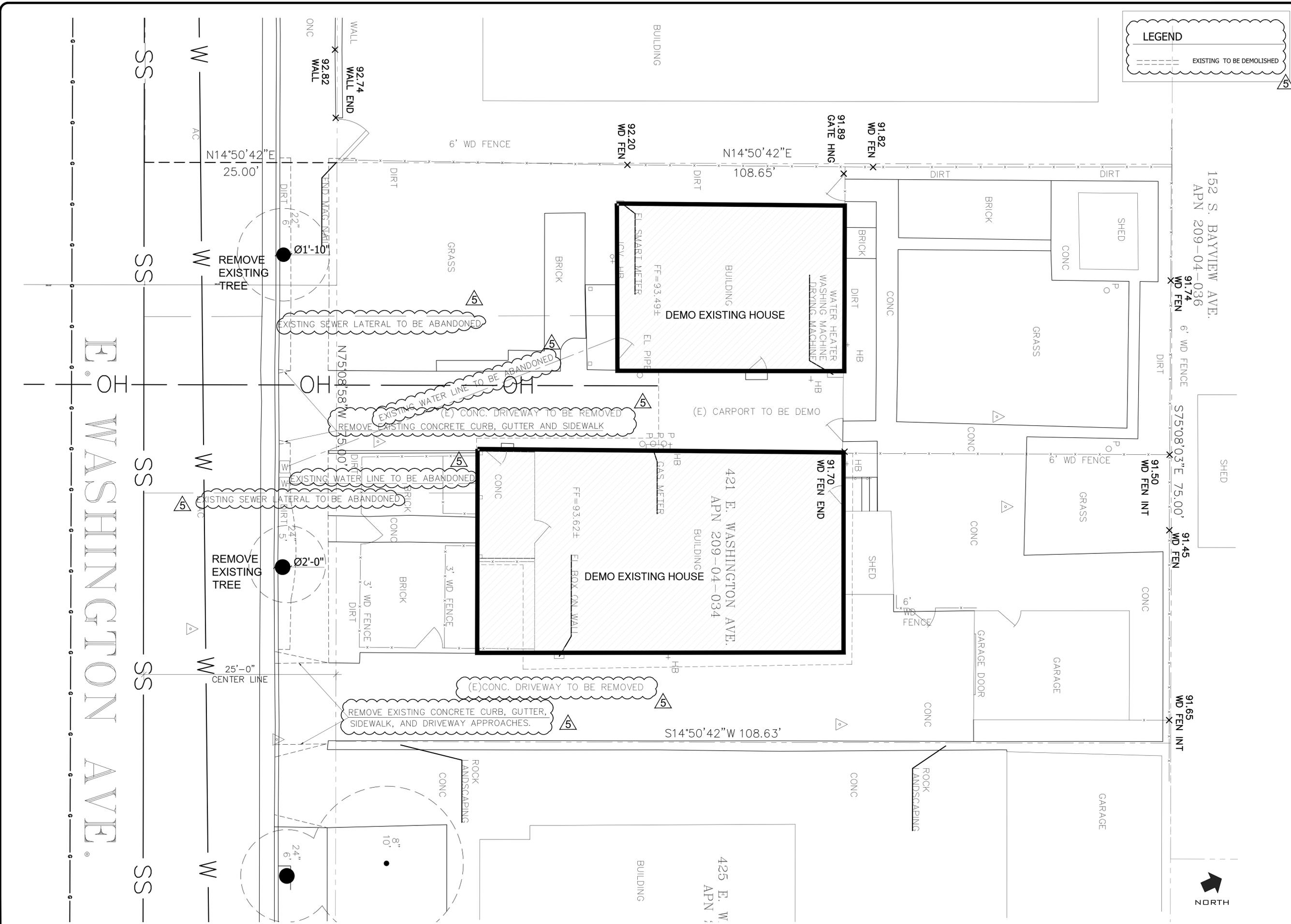
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DATE: 5/31/2019
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 PROJECT NO.: 17-1733

SHEET TITLE:
DEMO PLAN

SHEET OF:
A-0.1



LEGEND

--- EXISTING TO BE DEMOLISHED



EXISTING & DEMO SITE PLAN

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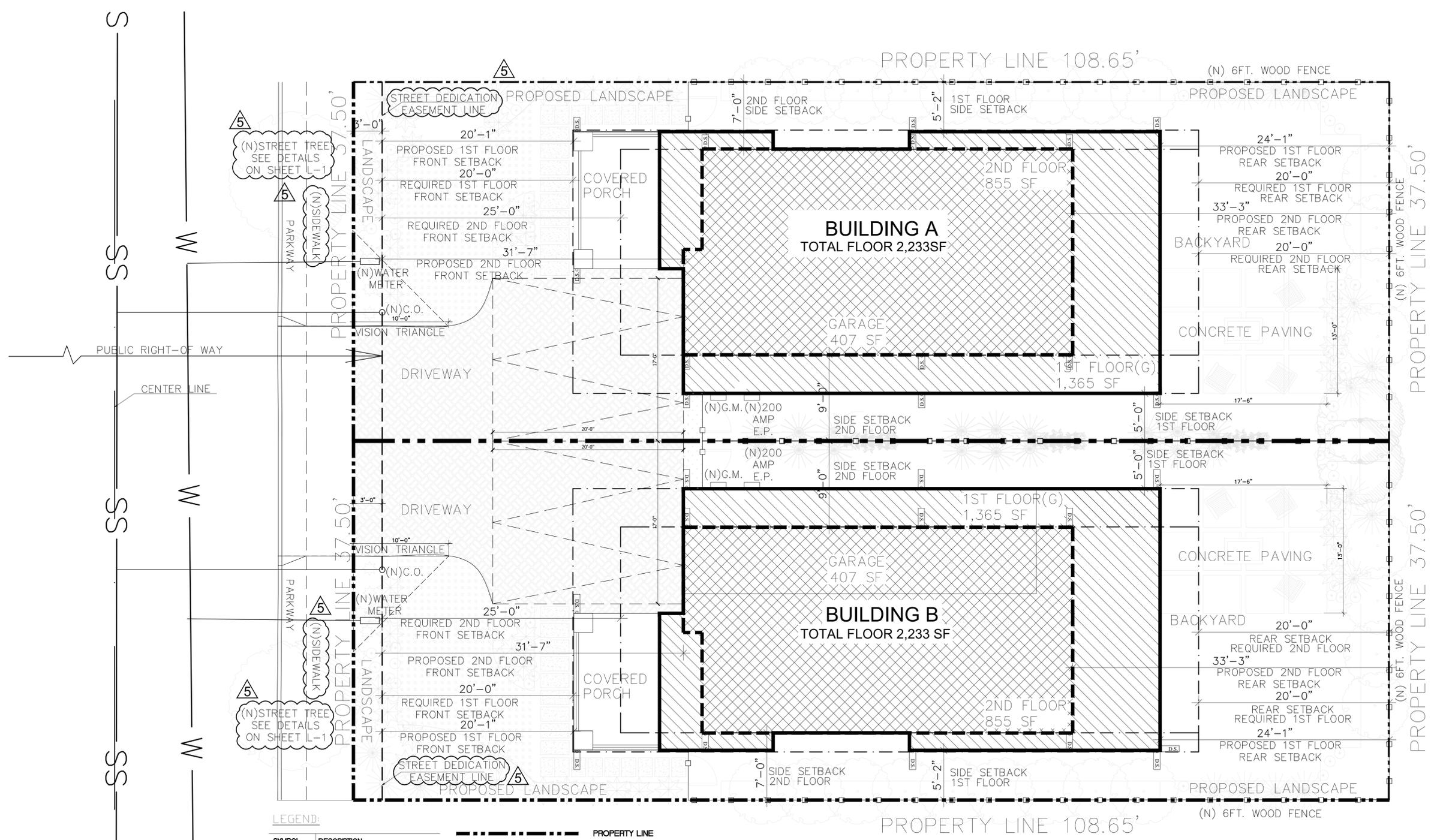
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SHEET TITLE:
PROPOSED SITE PLAN

SHEET OF:
A-1



LEGEND:

SYMBOL	DESCRIPTION
(Dotted pattern)	LANDSCAPE AREA
(Cross-hatch pattern)	ADDITION AREA
(Diagonal lines)	BLDG AREA + PORCH
(Stippled pattern)	CONC. PAVING
(Dashed line)	PROPERTY LINE
(Thick dashed line)	PROPERTY LINE
(Thin dashed line)	STREET DEDICATION EASEMENT LINE
(Line with squares)	NEW FENCE

FRONT YARD LANDSCAPE AREA 540 SQ/FT
 FRONT YARD AREA: 863 SQ/FT
 50% OF FRONT YARD SETBACK TOTAL AREA=37.5' X (20'+3') SF X50%=431 SQ/FT
 50% OF FRONT YARD SETBACK TOTAL AREA < FRONT YARD LANDSCAPE AREA

- NOTES:**
- PROPOSED PLANTS AND TREES (PROPOSED LANDSCAPE) THAT ARE NOT GOING TO BE PLANTED DURING MAIN BUILDING CONSTRUCTION.
 - LANDSCAPING AND LOCATION OF SLEEPING ROOMS RELATIVE TO PROPERTY LINES SHALL BE LOCATED SO AS TO PROVIDE APPROVED LADDER ACCESS TO EACH SLEEPING ROOM.
 - APPROVED LADDER ACCESS CONSISTS OF A MAXIMUM 70 DEGREE CLIMBING ANGLE, AT LEAST 3 FEET OF CLEAR SPACE BEHIND THE BASE OF THE LADDER TO ALLOW ACCESS AND APPROVED CONCRETE OR GRAVEL LADDER PADS HAVING A MINIMUM DIMENSION OF 3'X6' AND POSITIONED SP THAT THE 6' LENGTH IS PERPENDICULAR TO THE STRUCTURE.



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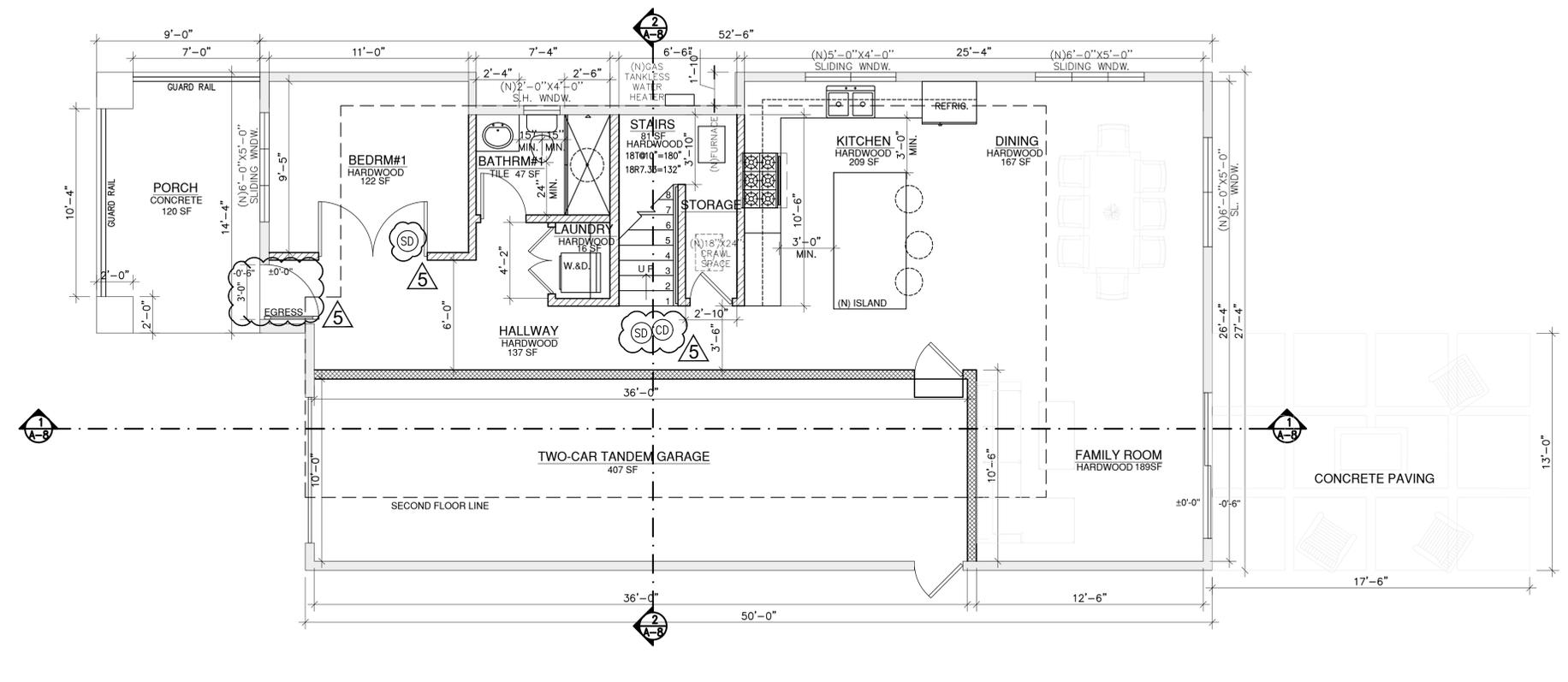
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SHEET TITLE:
**BUILDING A
PROPOSED
FLOOR PLAN**

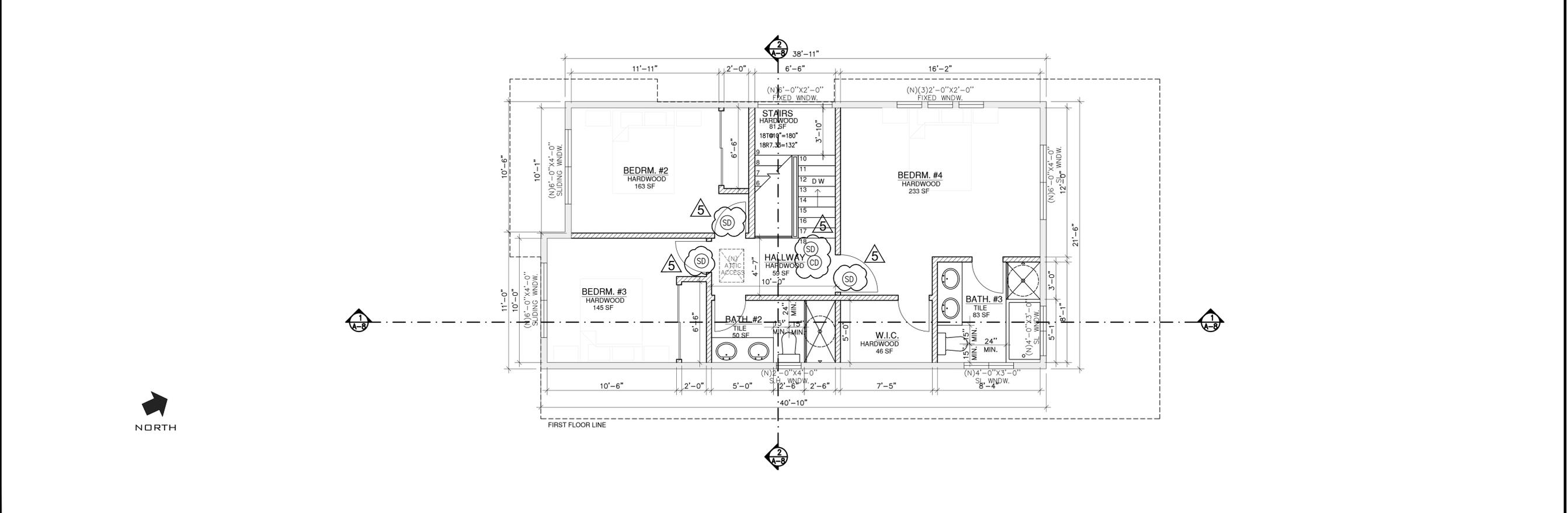
SHEET OF:
A-2



- LEGEND :**
- ===== WINDOW
 - ===== ALL EXTERIOR WALL TO BE 2X4 OR 2X6 OF #2 STUDS @ 16"O.C. WITH 1/2" THK. GYP. BD. INTERIOR SIDE. 7/8" CEMENT PLASTER OVER PAPER BACKED LATH OVER 1/2" CDX PLYWOOD OR 3/8" CDX PLYWOOD PER SHEAR WALL LAYOUT ON PLAN. (SEE ELEVATIONS FOR EXTERIOR FINISH)
 - ===== (SEE S-PLAN FOR ACTUAL SIZES.)
 - ===== 2X4 OR 2X6 WOOD STUDS @ 16" O.C. WITH 1/2" THK. GYP. BD. ON BOTH SIDES. USE W/R GREEN GYP. BD. @ WET WALLS (CDX PLYWOOD OVER STUD @ SHEAR WALLS) S.S.D.
 - ===== 1 HOUR RATED WALL 2X4 OR 2X6 WOOD STUDS @ 16" O.C. W/ 5/8" TYP. FIRE CHUNK & ALL PENETRATIONS "X" GYP. BD. ON BOTH SIDES.
 - ===== (5" CDX PLYWOOD OVER STUD @ SHEAR WALLS, W/R GREEN GYP. BD. @ WET WALLS) WALL W/ 5" SOUND BATT INSULATION W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES (U.O.N)

BUILDING A 1ST FLOOR PLAN

1/4" 1



BUILDING A 2ND FLOOR PLAN

1/4" 2

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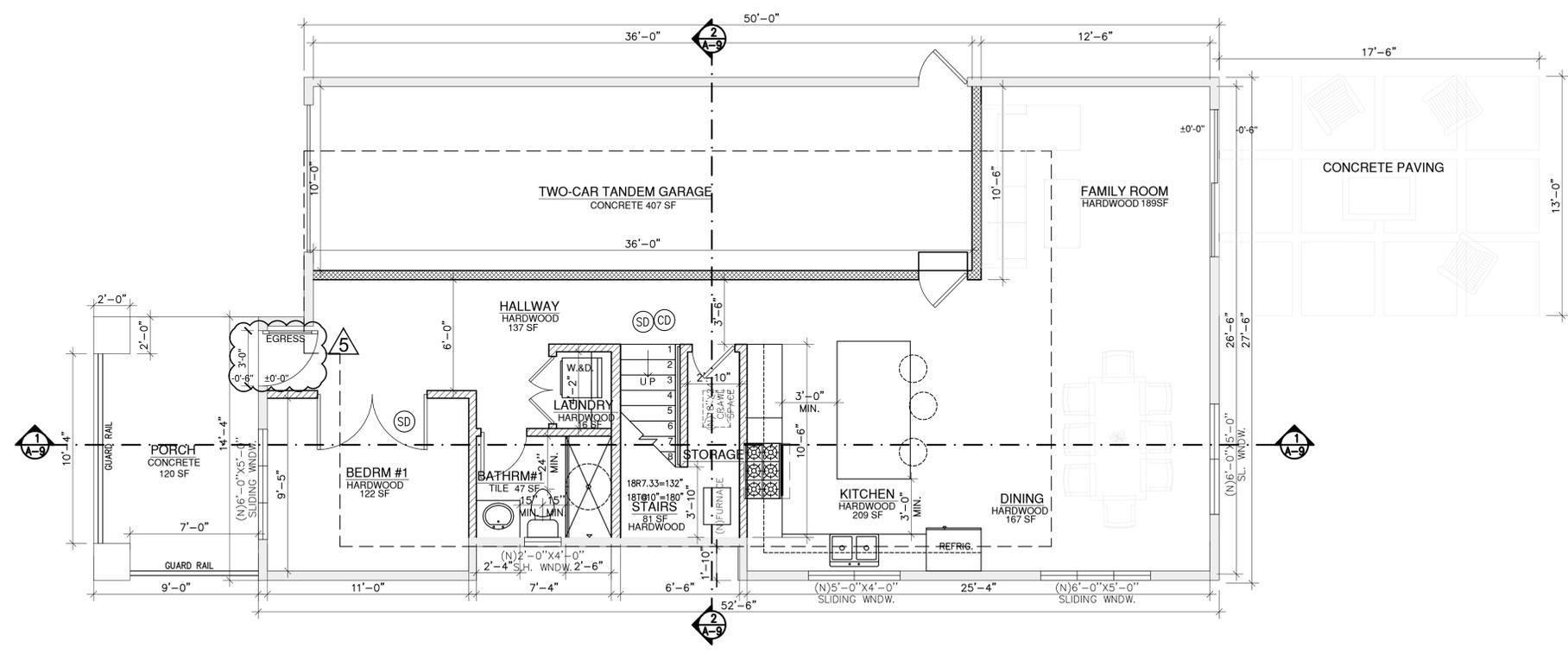
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SHEET TITLE:
**BUILDING B
PROPOSED
FLOOR PLAN**

SHEET OF:
A-3

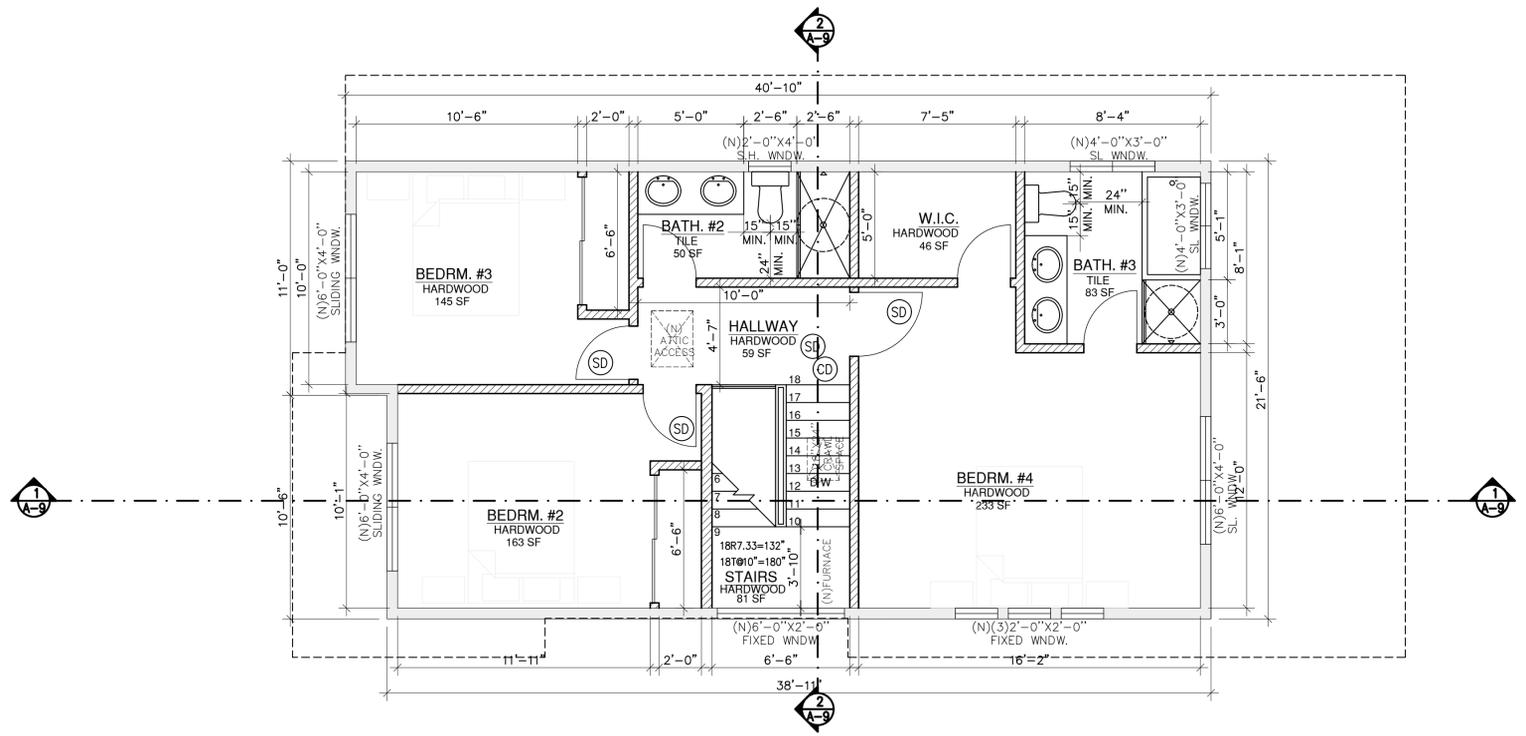


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BUILDING B 1ST FLOOR PLAN

1/4" 1



BUILDING B 2ND FLOOR PLAN

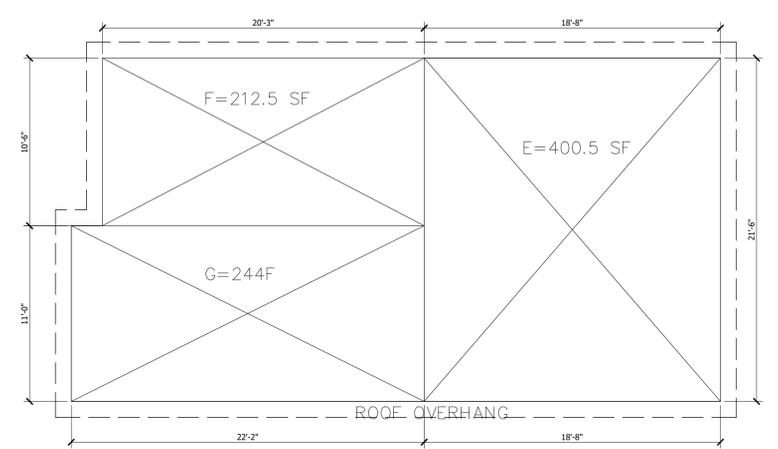
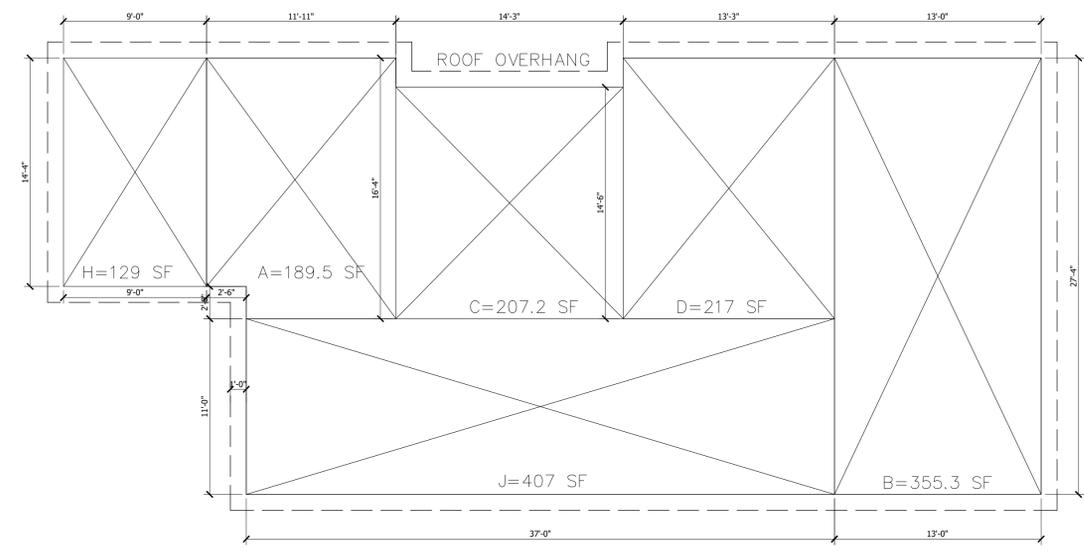
1/4" 2

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LIVING AREA	
A	189.5 SF
B	355.3 SF
C	207.2 SF
D	217 SF
E	400.5 SF
F	212.5 SF
G	244 SF
TOTAL	1,826 SF

1ST FLOOR 969 SF

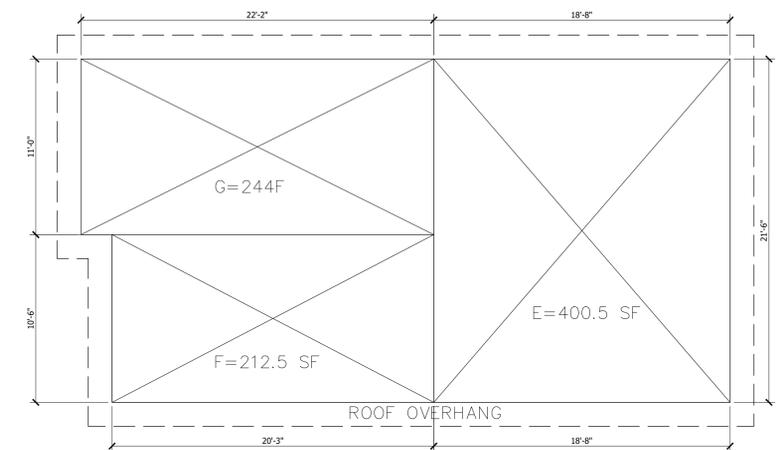
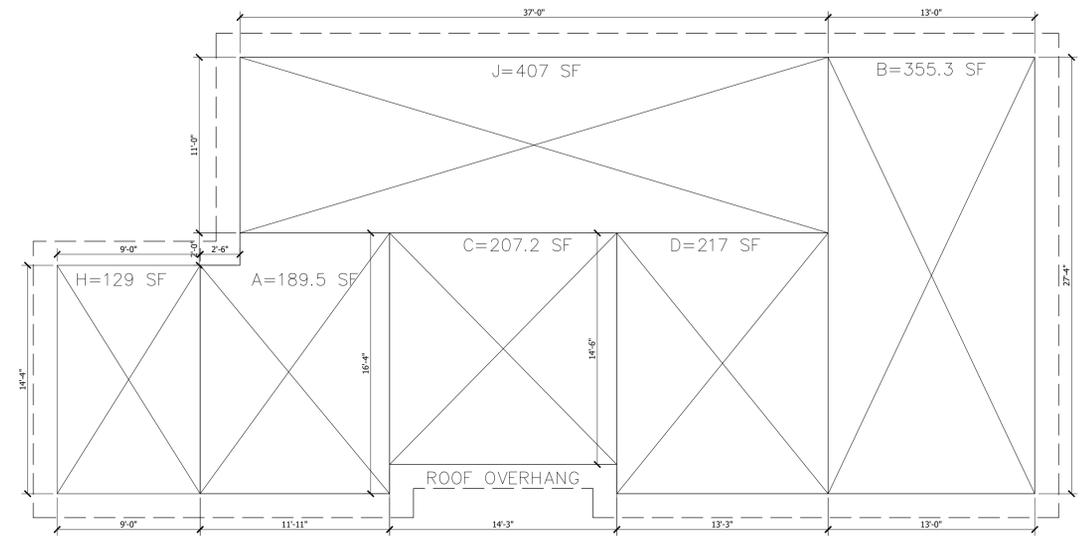
2ND FLOOR 857 SF

GARAGE	
J	407 SF

PORCH	
H	129 SF

TOTAL		ROOF OVERHANG	
TOTAL	1,826+407	R	443 SF

2,233 SF



LIVING AREA	
A	189.5 SF
B	355.3 SF
C	207.2 SF
D	217 SF
E	400.5 SF
F	212.5 SF
G	244 SF
TOTAL	1,826 SF

1ST FLOOR 969 SF

2ND FLOOR 857 SF

GARAGE	
J	407 SF

PORCH	
H	129 SF

TOTAL		ROOF OVERHANG	
TOTAL	1,826+407	R	606 SF

2,233 SF

- APPROVAL OF THESE PLANS DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR OF THE RESPONSIBILITY OF THE CORRECTIONS OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF DURING THE COURSE OF CONSTRUCTION IMPROVEMENTS, PUBLIC INTEREST REQUIRES A MODIFICATION OF/OR A DEPARTURE FROM THE CITY OF CUPERTINO SPECIFICATION OR THESE IMPROVEMENT PLANS, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION OR DEPARTURE AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE COMPLETED, AT THE SOLE EXPENSE OF THE OWNER AND/OR CONTRACTOR.
- CONTACT PUBLIC WORKS FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- CONTRACTOR SHALL REVIEW CITY DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK IS LEFT IN A CLEAN CONDITION.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
- A WORK SCHEDULE OF GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHALL BE PROVIDED TO THE CITY ENGINEER. NO HILLSIDE GRADING SHALL BE PERFORMED BETWEEN OCTOBER 1 TO APRIL 15.
- ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND/OR CABLE) SHALL BE UNDERGROUND.
- TO INITIATE RELEASE OF BONDS, CONTRACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREA.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.

REVISION		
#	DATE	DESCRIPTION
0	5/31/2019	ORIGINAL ISSUED
1		
2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS

DATE: 5/31/2019
 DRAWN: QL/MZ
 PROJECT NO.: 17-1733

SHEET TITLE:
AREA CALCULATION
 NOTES

SHEET OF:
A-4

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DESIGN • BUILD • MANAGEMENT

1590 OAKLAND RD., STE. B212
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OFFICE: (408) 642-1628
FAX: (408) 642-1539

DESIGNER:
QING LI
(408) 901-8777
INFO@LADC-ARCH.COM

PROPERTY OWNER:

JENNIE LEE
421 E WASHINGTON
AVE, SUNNYVALE, CA
94086
(408) 568-2889

PROJECT:

LEE RESIDENCE
NEW SINGLE FAMILY HOUSE
421 E WASHINGTON AVE
SUNNYVALE, CA 94086
APN: 209-04-034

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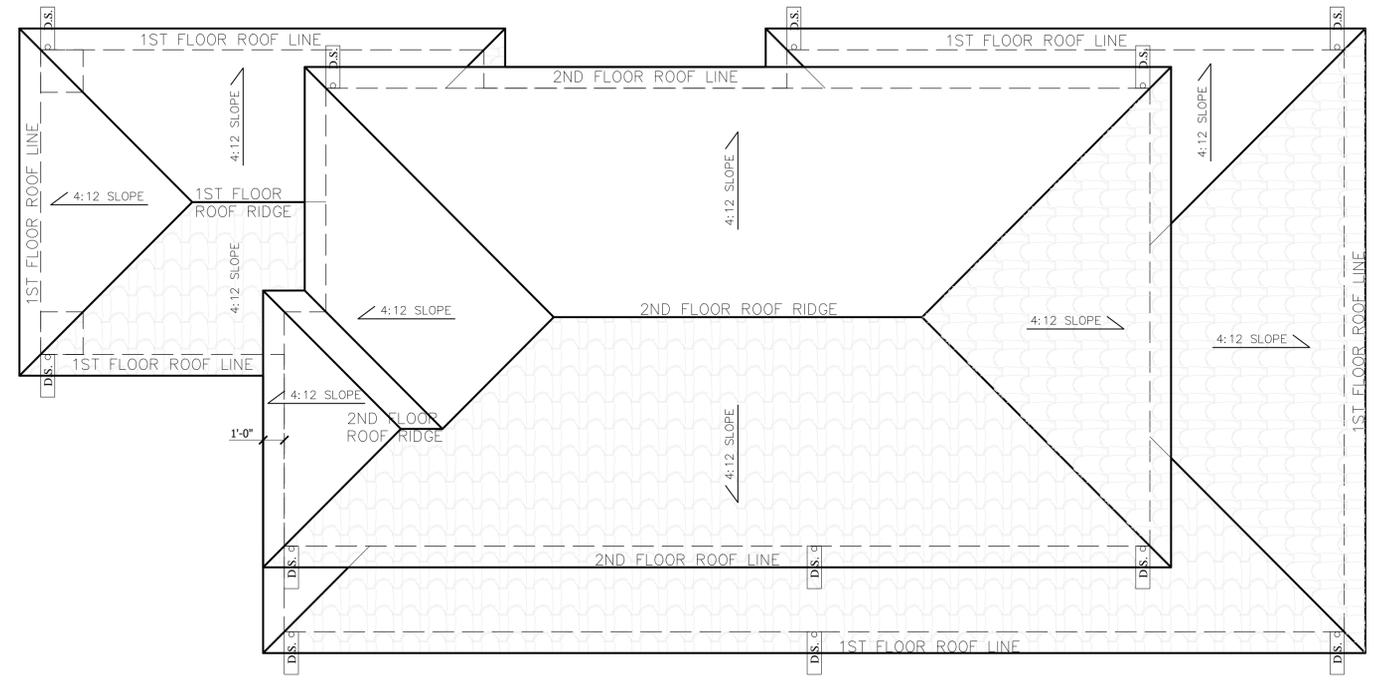
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ROOF PLAN**

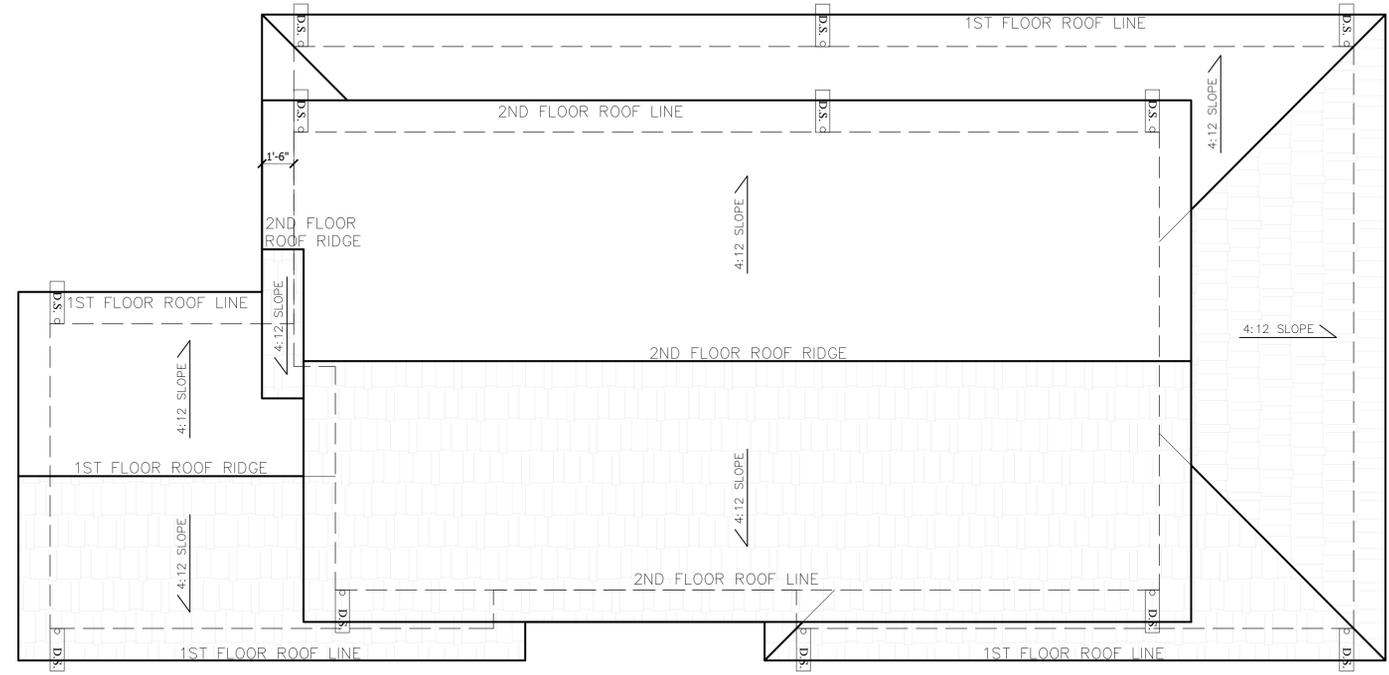
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A-5



BUILDING A ROOF PLAN

1/4" 1



BUILDING B ROOF PLAN

1/4" 2

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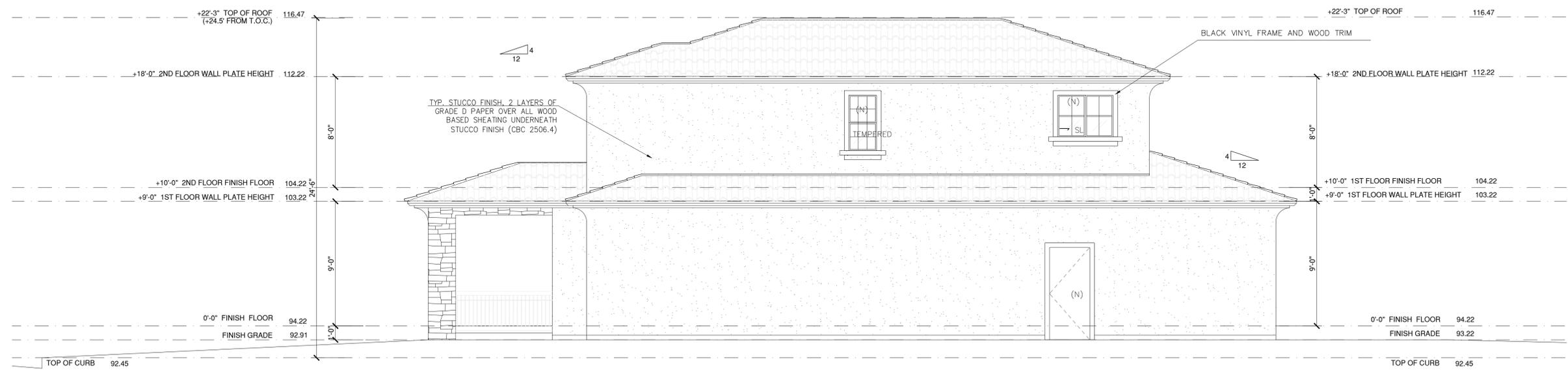
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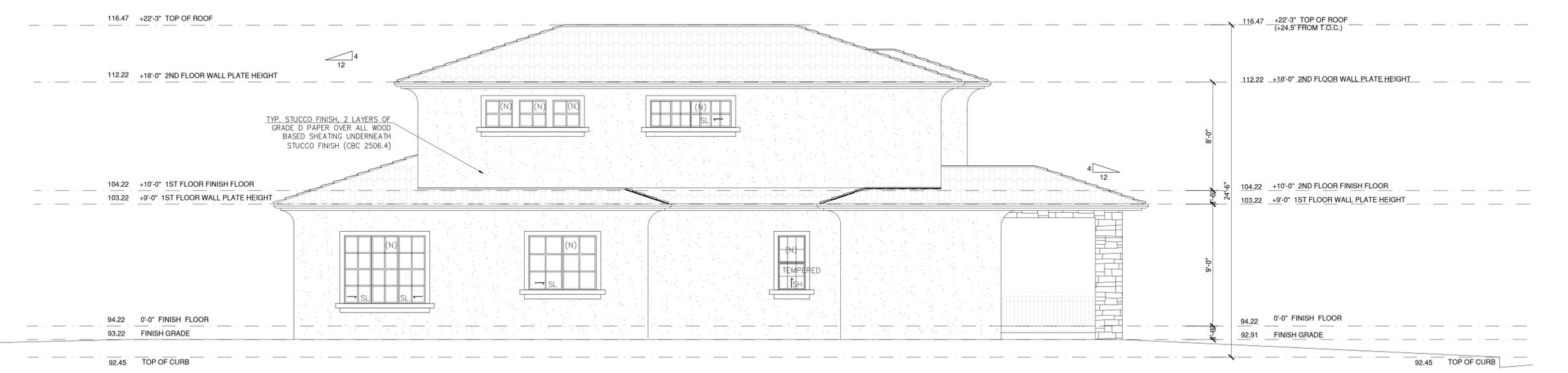
SHEET TITLE:
**PROPOSED
BUILDING A
ELEVATIONS**

SHEET OF:
A-6



BUILDING A RIGHT ELEVATION

1/4" 1



BUILDING A LEFT ELEVATION

1/4" 2

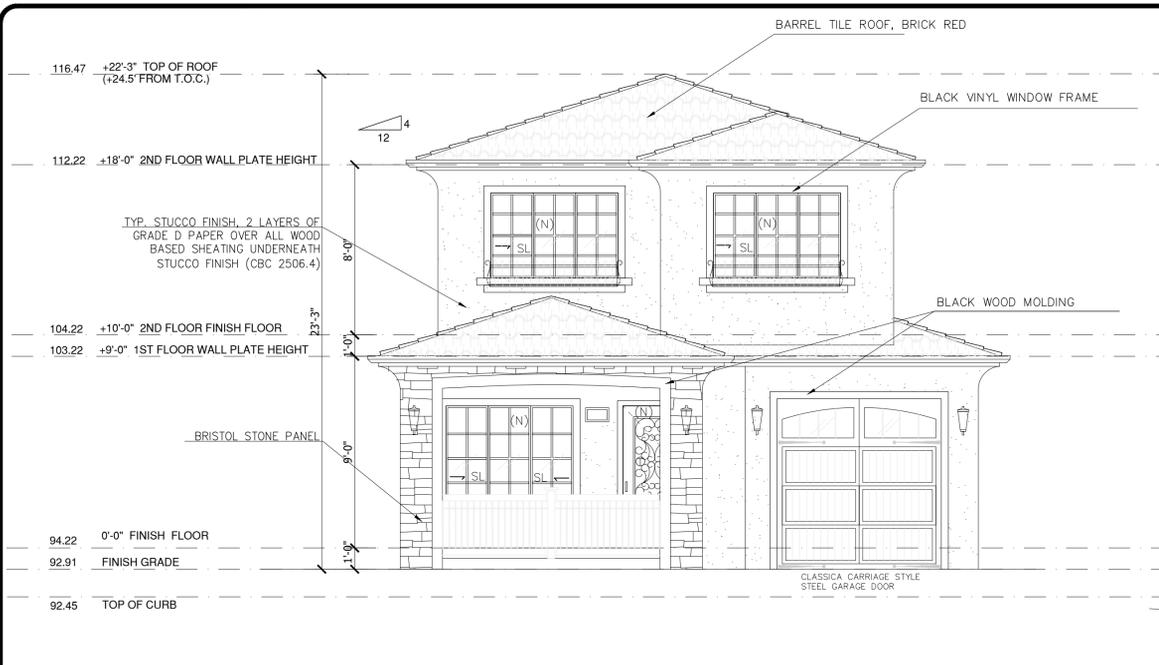
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WINDOW BOX HOOK&LATTICE-BLACK

Customization
Choose from 24" to 72" lengths, or call us for custom sizes. Natural planter liners (coconut coir and preserved moss) sold separately. Remember, scrolls add approximately 4.5" in length and 2" in width.

Features & Benefits

- French-style design with beautiful detailing
- Made from weather-resistant wrought iron
- Over-sized and custom sizes available
- Versatile design holds potted plants or soil (with liner)

Options

- Standard and custom sizes available
- Natural planter liners sold separately

Length 30", 36", 42", 48", 60", 72"
Height 9.5"
Width 9"
Material Steel, Wrought Iron
Mounting Type Mounting Strip
Color Black

WINDOW WOOD TRIM BARN WOOD PINE TRIM BOARD

Dimensions

Actual Product Length (ft.)	8	Nominal Product Length (ft.)	8
Actual Product Thickness (in.)	.6875	Nominal Product Thickness (in.)	1
Actual Product Width (in.)	3.375	Nominal Product Width (in.)	4
Coverage Area (sq. ft.)	2.25 sq.		

Details

Appearance Board Type	Barnwood Boards	Lumber Grade	Stud
Board Joint Type	Square Edge	Material	Wood
Color/Finish	Charcoal	Moisture Content	Max Dried
Fastener Recommendation	Use Non-Corrosive Nails or Screws/Exterior-Grade Nails or Screws	Number of Boards Per Pack	4
Features	No Additional Features	Returnable	90-Day
Finish Type	Painted	Texture	Grain/Grained

ROOF CUBANA BARREL TILE, BRICK RED

PHYSICAL CHARACTERISTICS

CHARACTERISTIC	CUBANA 18" BARREL TILE	PROFILE
Height Per Course	100.00mm	
Flange Per Square	120 sqm	
Overall Size	7" x 18 1/2"	
Exposure	17" C.C. x 15 1/2"	
Installation Height Off Deck	4 1/2" Nominal	
Minimum Slope	5/12	

Color Bands
For more information about LADC's color program, please see the Color of Labeled Products Base Notes. Also available in customizations. Please see the Color Selection Section for more information.

APPROVALS & CERTIFICATIONS

- Memo Dated: NGA No. 12-090417
- State of Florida Approval No. 15-12777
- APPROVED Under Florida Building Code, Water Management Law, Title 25
- Class A Fire Rating
- UNMO-LEER-412

WARRANTY

All LADC tiles are manufactured in the United States and carry a 75-year warranty against color fading and manufacturing defects. For complete warranty details, please visit www.ladc.com.

GREEN ATTRIBUTES

LADC tiles are an energy-efficient, sustainable choice for your next roof. Learn more about our green story in the LADC Green Homebook.

LIGHT SCONCES CASA MARSEILLE 21 3/4" HIGH BRONZE OUTDOOR WALL LIGHT

PRODUCT DETAILS

This beautifully styled outdoor light recalls the romance and magic of the Mediterranean port city of Marseilles. The intricate design features ornate scroll accents, acanthus leaf detailing, and a backplate decorated with a classic fleur-de-lis accents. Champagne-hammered glass blends in wonderfully with the rich detailing and the warm bronze finish.

- 21 3/4" high x 9" wide. Extends 10" from the wall. Weighs 7.92 lbs.
- Backplate is 15 1/2" high x 5 1/2" wide. Distance from mounting point to top of the fixture is 8 1/4" high.
- Uses three maximum 40 watt candleabra base bulbs (incandescent, LED, or CFL). Bulbs not included.
- Traditional outdoor wall light from the Casa Marseille™ collection by John Timberland. Wet location outdoor rated.
- Valencia bronze finish. Champagne hammered glass.

Check size & position before you buy! [Printable Life-Size Image](#)

Shop all John Timberland products

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BUILDING A FRONT ELEVATION 1/4" 1

GARAGE DOOR NOEL CUSTOM WOOD GARAGE DOOR 8'X7'

Specifications:

- Handcrafted construction 4-5 Layers (2-3/4" Thick)
- Optional decorative hardware
- Wood Species: Paint-grade, Western Red Cedar or Mahogany
- Wood Type: Paint-grade or Stain-grade
- Wood Color: Unfinished
- Glass Type: Single Pane Clear (1/8" Thick)
- Custom Capabilities: Size, Glass
- Warranty: All Lux Custom Wood Garage Door Series including their hardware are warranted for 1-year.
- Energy-efficient insulation which is applied using Polystyrene insulation in the back of the wood panel
- Packaging: Loose

Track and Hardware Details:

- Spring Type: Torsion, Oil Spring
- Track Size: 2" Flag & Jamb Bracket Jamb
- Track Mount: Bracket
- Track Lift: Standard (High Lift or Low-Lift available)
- Track Radius: 12" or 15"
- Packaging: Loose
- Rollers: Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation
- No lock hole



FRONT STONE GRAND HERITAGE STACK FAUX STONE PANEL ADOBE BROWN

Specifications

Coverage Area (sq. ft.)	10	Product Height (in.)	4
Product Depth (in.)	1.5 in	Product Width (in.)	12

Details

Color Family	Brown / Tan	Product Weight (lb.)	50lb
Color/Finish	Blended	Returnable	90-Day
Panel Style	Impartial Stack Stone	Stone Product Type	Plats

Warranty / Certifications

Manufacturer Warranty: 90 YR LIMITED

FRONT DOOR MAHOGANY TUNCANY CLEAR INSULATED GLASS WITH IRON DESIGN 2-PANEL BOTTOM

Wood Species: Brazilian Mahogany
Construction: solid wood
Impact Rated: Capable of being impact rated. Please contact us for a quote.
Custom Capabilities: custom sizes, shapes and designs available
Warranty: 1 Year Limited Warranty
Project Application: Used for new construction and replacement
ENERGY STAR® Qualified Options: yes
NFRC Rated U-Factor: 0.32
NFRC Rated SHGC: 0.02
STC Rating- Sound Transmission Class (ASTM E 413): 28
OITC Rating- Outdoor-Indoor Transmission Class (ASTM E 1332): 26
R-Value: Resistance to Heat Loss: 3.45

VISTA--3.5 ft. H x 6 ft. W Tuscany Cedar Straight Deck Railing Panel

Weights & Dimensions

Overall	6' W x 3' 6" H x 3" D
Overall Product Weight	23 lb.

Specifications

Additional Documents
Installation & Assembly (.pdf)

Features

Product Type	Porch and Stair Railings
Places Included	2x profiled, pre-drilled, precision end trimmed rails, 1x profiled cap rail, 15 powder coats metal balusters, 1x accent lock bar 2x rail hanger brackets, 24x color matched head dipped screws
Color	Raw Wood / Black Balusters
Primary Material	Wood
Primary Material Details	Western Red Cedar
Wood Species	Cedar
Timber Finish	Smooth Sanded Finish
Powder Coated Finish	Yes
Hardware Material	Stainless steel
Stainable	Yes
Water Resistant	No
Rust Resistant	Yes
Country of Origin	Canada

Assembly

Installation Required	Yes
Tools Needed for Installation	Screw Driver / Drill

Warranty

Product Warranty	Limited Warranty
------------------	------------------

Specifications

Commercial OR Residential Certifications	Yes
--	-----

BUILDING A REAR ELEVATION 1/4" 2

EXTERIOR WINDOW BRONZE SURROUND KIT WITH FRAME, INCLUDED GRID

Dimensions

Grid Width (in.)	78	Product Width (in.)	37.375
Jamb Depth (in.)	4.9525	Rough Opening Height (in.)	82.75
Product Depth (in.)	4.9525	Rough Opening Width (in.)	38.125
Product Height (in.)	92	Width (in.) x Height (in.)	37.375 x 80

Details

Exterior Color/Finish	Black Lacquer	Interior Color/Finish Family	Unfinished Wood
Exterior Color/Finish Family	Black	Lock Type	Cam Action
Features	Argon Gas Insulated Glass, Window Integrated Nail Fin, Paintable/Stainable	Number of Grids	3 Wide 2 High
Frame Material	Vinyl	Number of Locks	2
Frame Type	Nail Fin	Product Height (ft.)	55.428
Glass Type	Energy Efficient Glass, Insulating Gas, Low-E Glass	Returnable	90-Day
Glazing Type	Double-Pane	Solar Heat Gain Coefficient	0.19
Grid Pattern	Colonial	U-Factor	0.25
Grid Type	Grids Between Glass	Window Type	Double Hung
Hardware Color/Finish Family	Bronze	Window Use Type	New Construction/Replacement
Included	Grid, Screen		

EXTERIOR WALL COLOR EXTERIOR STUCCO COLOR PATCH #820 SILVERADO

Dimensions

Coverage Area (cu. ft.)	14	Product Height (in.)	10
Product Depth (in.)	4	Product Length (in.)	8.5

Details

Color Family	Gray	Product Weight (lb.)	9lb
Color/Finish	Silverado	Returnable	90-Day
Compression Strength (psi)	01	Use Location	Wall
Features	No Additional Features	Working Time (min.)	30
Material	Stucco		

MATERIAL LIST		
ITEM	MATERIAL	FINISH/COLOR
EXTERIOR WALL	STUCCO	STUCCO/BROWN
EXTERIOR WALL	STONE SIDING	GRAND HERITAGE STACK/ ADOBE BROWN
ROOF	CLAY TILE	CUBANA BARREL TILE/ BRICK RED
GUTTER	STEEL OR VINYL	GALVANIZED STEEL OR VINYL/ DARK BROWN
ENTRY DOOR	WOOD	MAHOGANY AND INSULATED GLASS
WINDOW	AL OR VINYL	ROYAL BUILDING PRODUCT, VINYL FRAME/ DARK BROWN WITH SMOOTH FINISH
WINDOW RAILING	STEEL	POWDER-COATED/BLACK
ACCENT & TRIM	WOOD	CHARCOAL
GARAGE DOOR	WOOD	CUSTOM MAHOGANY WOOD WITH INSULATED GLASS
LIGHT FIXTURE	GLASS & METAL	VALENCIA BRONZE FINISH, CHAMPAGNE HAMMERED GLASS.
VENT	STEEL	WHITE

BUILDING A MATERIAL LIST NTS 3

EXTERIOR WALL COLOR EXTERIOR STUCCO COLOR PATCH #820 SILVERADO

Dimensions

Coverage Area (cu. ft.)	14	Product Height (in.)	10
Product Depth (in.)	4	Product Length (in.)	8.5

Details

Color Family	Gray	Product Weight (lb.)	9lb
Color/Finish	Silverado	Returnable	90-Day
Compression Strength (psi)	01	Use Location	Wall
Features	No Additional Features	Working Time (min.)	30
Material	Stucco		

BUILDING A MATERIAL LIST NTS 4

PROPERTY OWNER:

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AVE, SUNNYVALE, CA
94086
(408) 568-2889

PROJECT:

LEE RESIDENCE
NEW SINGLE FAMILY HOUSE
421 E WASHINGTON AVE
SUNNYVALE, CA 94086
APN: 209-04-034

REVISION

#	DATE	DESCRIPTION
0	5/31/2019	ORIGINAL ISSUED
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4		
5	6/19/2019	4TH CITY COMMENTS

DATE: 5/31/2019
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SHEET TITLE:
PROPOSED BUILDING A ELEVATIONS

SHEET OF:
A-6.1

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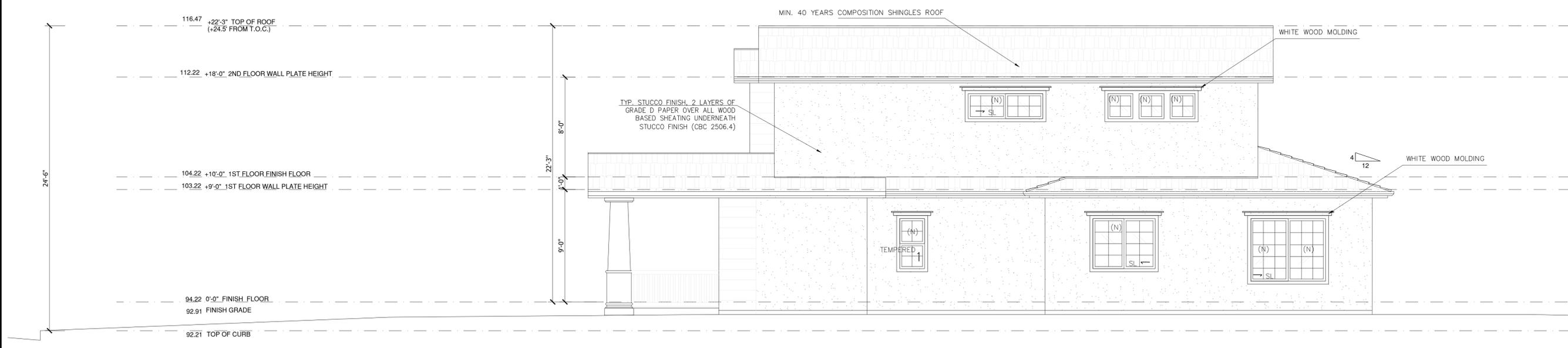
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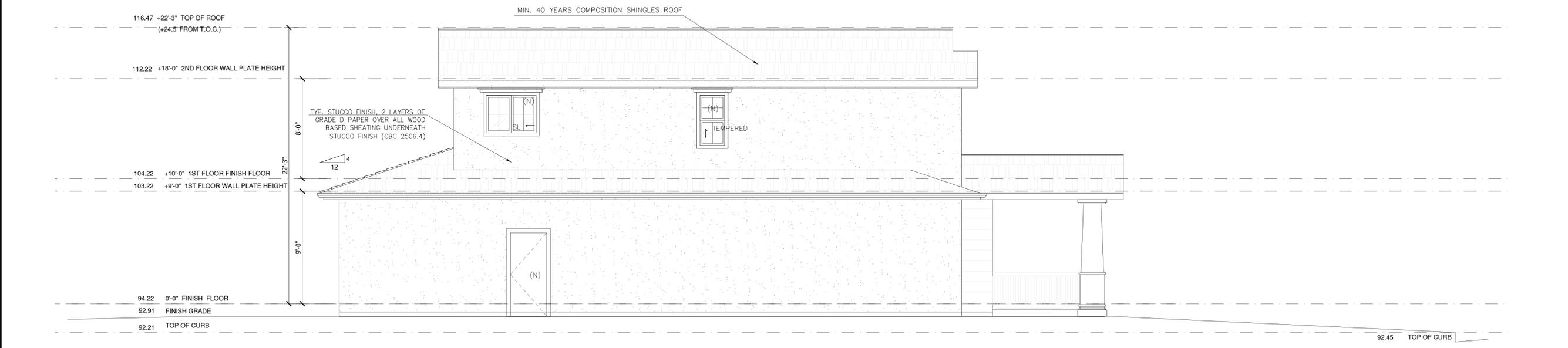
SHEET TITLE:
**PROPOSED
BUILDING B
ELEVATIONS**

SHEET OF:
A-7



BUILDING B LEFT ELEVATION

1/4" 1



BUILDING B RIGHT ELEVATION

1/4" 2

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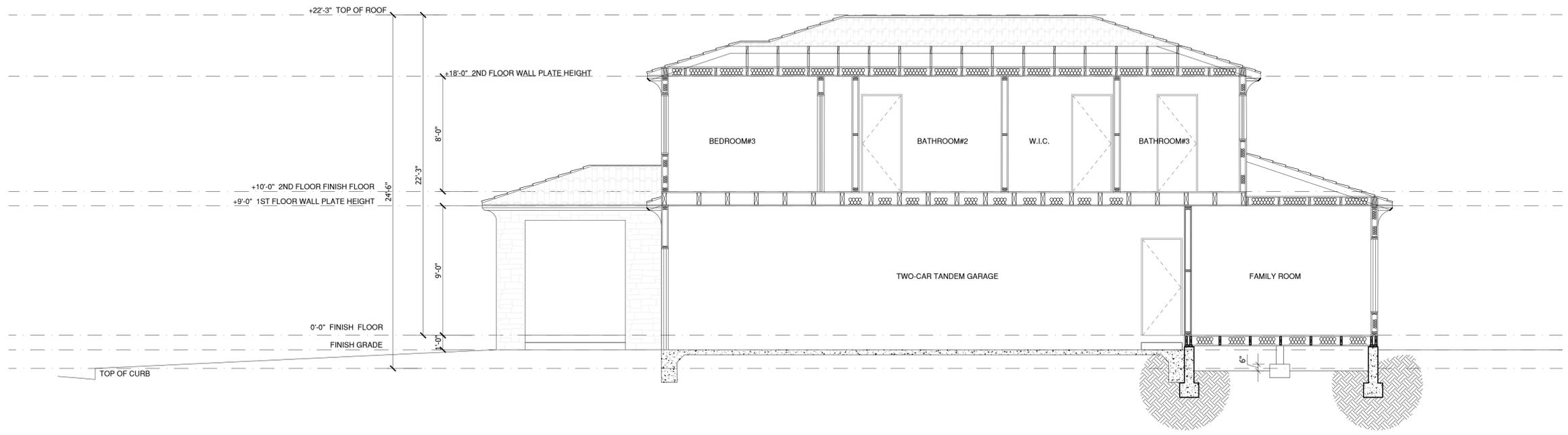
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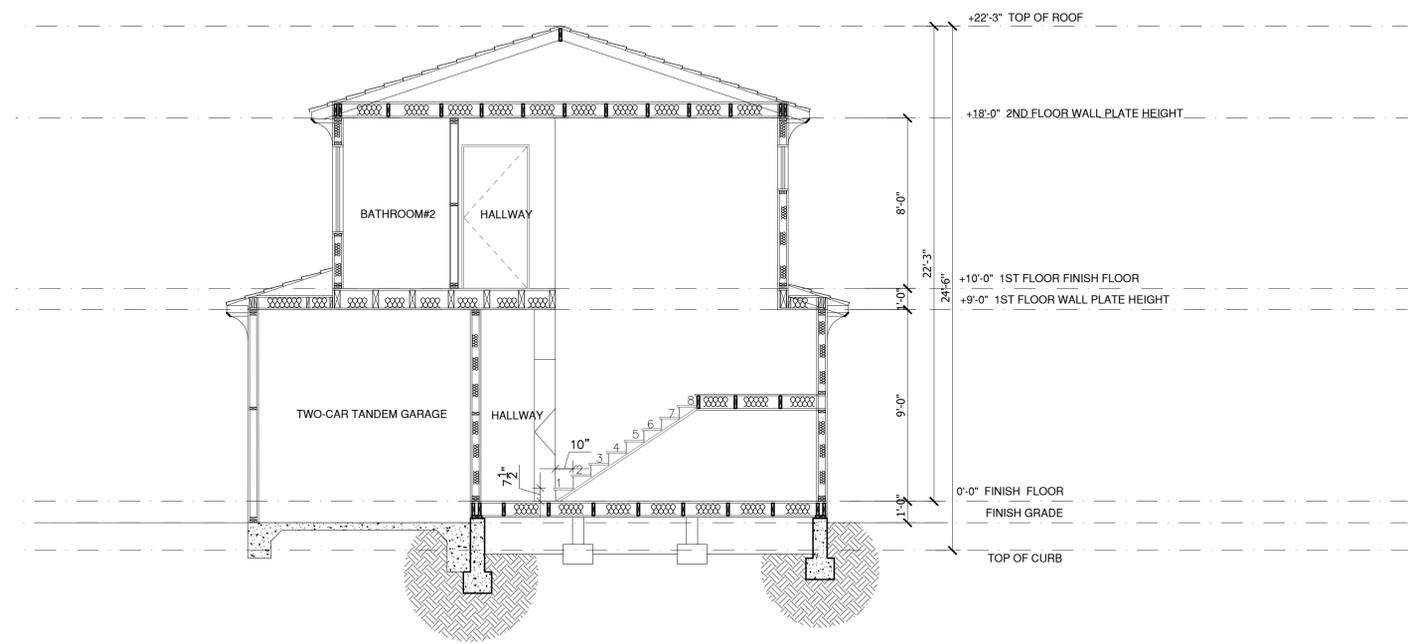
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PROPOSED BUILDING A SECTIONS

SHEET OF:
A-8



BUILDING A SECTION 1

1/4" 1



BUILDING A SECTION 2

1/4" 2

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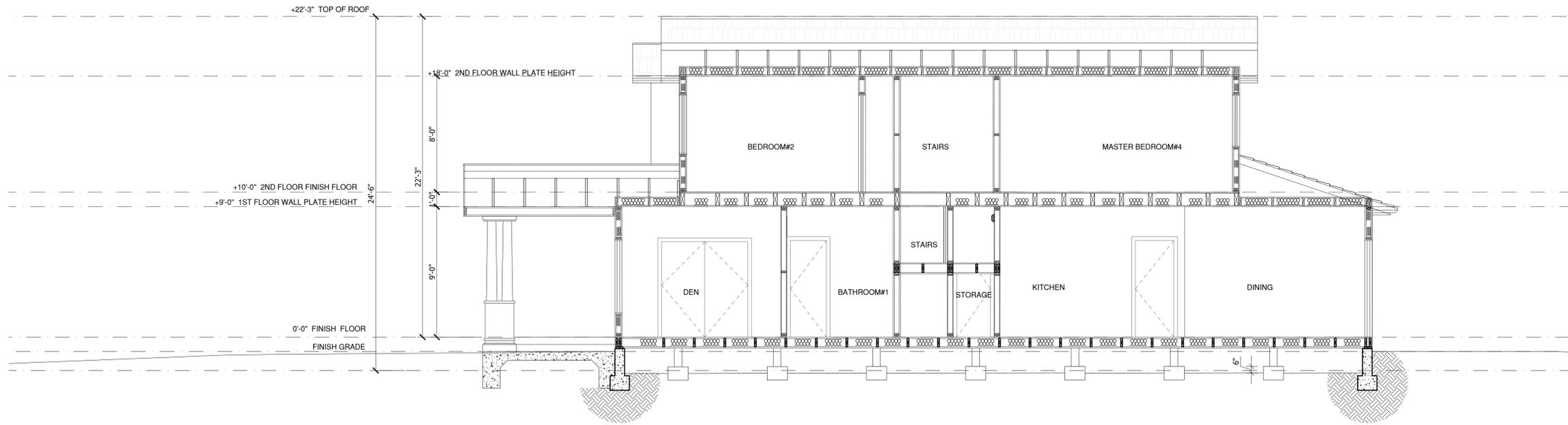
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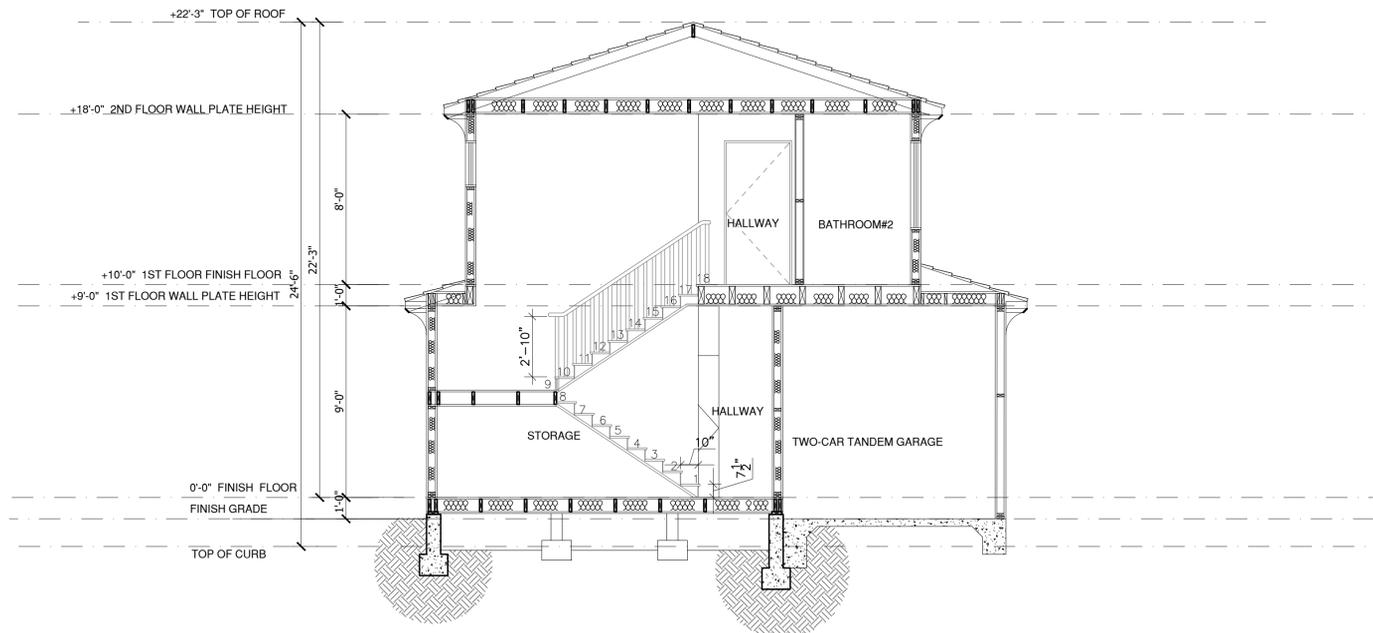
SHEET TITLE:
**PROPOSED
 BUILDING B
 SECTIONS**

SHEET OF:
A-9



BUILDING B SECTION 1

1/4" 1



BUILDING B SECTION 2

1/4" 2

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3D RENDERING

SHEET OF:
A-10



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PROPERTY OWNER:
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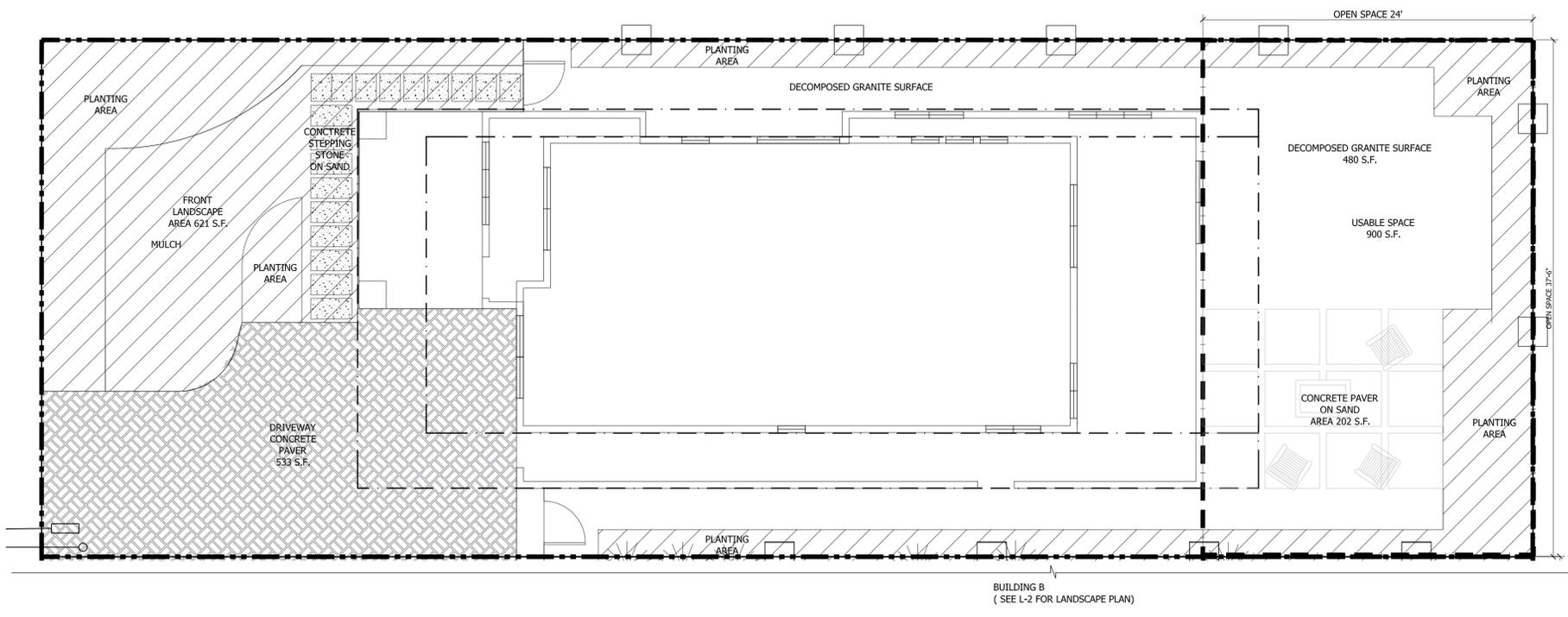
PROJECT:
LEE RESIDENCE
NEW SINGLE FAMILY HOUSE
421 E WASHINGTON AVE
SUNNYVALE, CA 94086
APN: 209-04-034

REVISION		
#	DATE	DESCRIPTION
0	5/31/2019	ORIGINAL ISSUED
1		
2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS

DATE: 8/5/2019
DRAWN: QL/MZ
PROJECT NO.: 17-1733

SHEET TITLE:
**LANDSCAPE
PLAN AND
CALCULATION**

SHEET OF:
L-1



	Front Planting and Mulch Area	621 S.F.
	Concrete Paver Driveway	533 S.F.
	Backyard Concrete Paver	202 S.F.
	Total Landscape Area	1074 S.F.
	Usable Open Space	900 S.F.

LANDSCAPE AREA DATUM (unit: square foot)

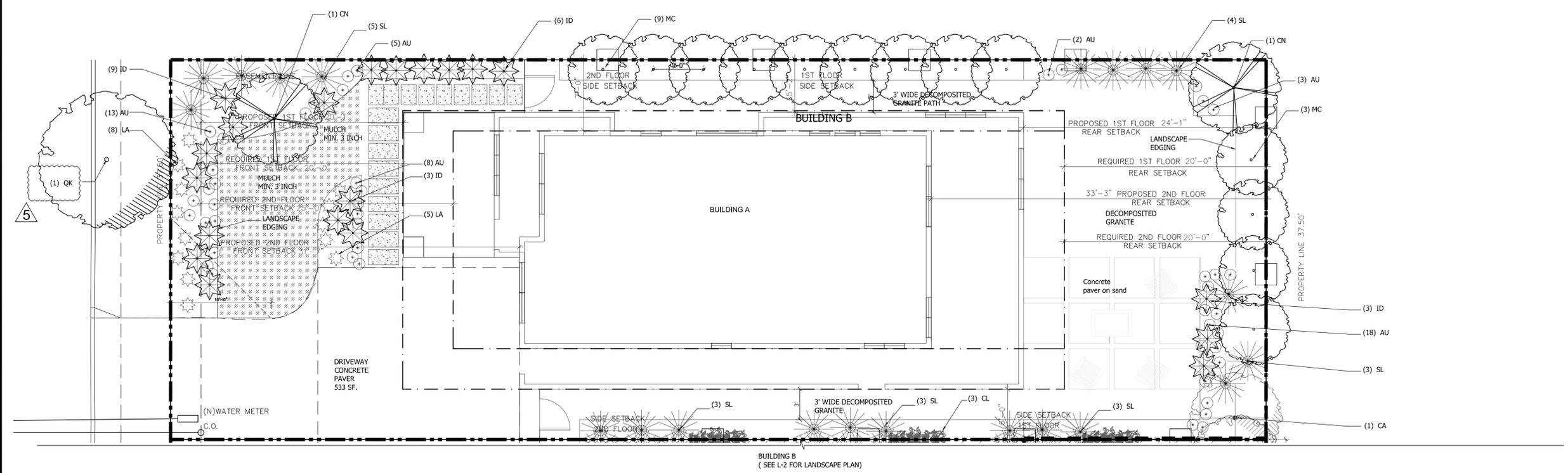
	Gross Area	Net Area	Front Landscape	Usable Open Space	Landscape Area	Percentage of Landscape Area
Lot 1	4074	3962	621	900	1074	27.1%
Lot 2	4074	3961	621	900	1074	27.1%
Total	8148	7924	1242	1800	2148	27.1%

PLANTING SCHEDULE

Symbol	Quantity	Scientific name	Common name	Specs	Native	Water
TREE	2	<i>Quercus kelloggii</i>	California Black Oak	24" 100% STD	Yes	Low
CN	2	<i>Cercis occidentalis</i>	Western Redbud	34" 100% STD	Yes	Low
SHRUBS	2	<i>Myrica californica</i>	Pacific Wax Myrtle	15 Gal	Yes	Low
CA	1	<i>Ceanothus</i> spp.	California Lilac	15 gal., Free form	Yes	Low
SL	21	<i>Salvia leucantha</i>	Mexican Bush Sage	5 gal., 4" O.C.	Yes	Low
ID	17	<i>Iris douglasiana</i>	Douglas Iris	1 1/2" x 2" x 3 Gal	Yes	Low
AU	49	<i>Arctostaphylos uva-ursi</i>	California Bearberry	6" x 2" x 3 Gal	Yes	Low
LA	13	<i>Lupinus albus</i>	Silver lupine	1 Gal, 3" O.C.	Yes	Low
VINE	3	<i>Clematis lasiantha</i>	Clematis	5 Gal	Yes	Low

PROPOSED LANDSCAPE CALCULATION DIAGRAM- BUILDING A

3/16" 2



PROPOSED LANDSCAPE PLAN

3/16" 1

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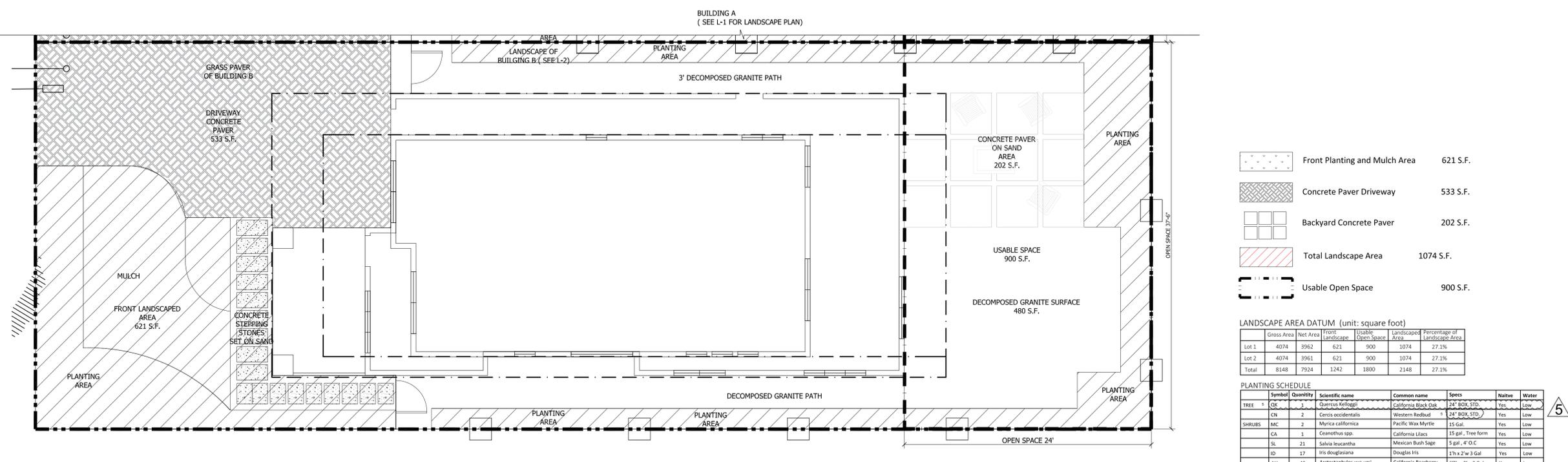
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SHEET TITLE:
LANDSCAPE PLAN AND CALCULATION

SHEET OF:

L-2



	Front Planting and Mulch Area	621 S.F.
	Concrete Paver Driveway	533 S.F.
	Backyard Concrete Paver	202 S.F.
	Total Landscape Area	1074 S.F.
	Usable Open Space	900 S.F.

LANDSCAPE AREA DATUM (unit: square foot)

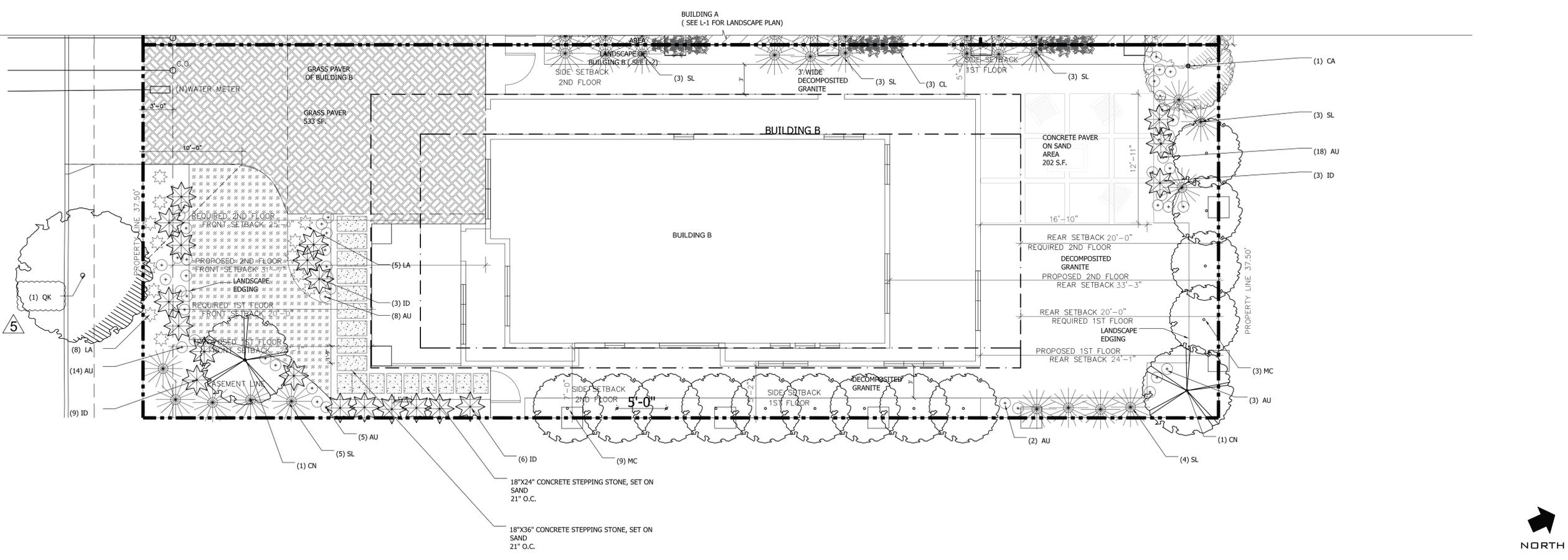
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	CN	2	Cercis occidentalis	Western Redbud	24" BOX, STD.	Yes	Low
SHRUBS	MC	2	Myrica californica	Pacific Wax Myrtle	15 Gal.	Yes	Low
	CA	1	Ceanothus spp.	California Lilac	15 gal., Tree form	Yes	Low
	SL	21	Salvia leucantha	Mexican Bush Sage	5 gal., 4" O.C.	Yes	Low
	ID	17	Iris douglasiana	Douglas Iris	1 1/2" x 2" w/ 3 Gal.	Yes	Low
	AU	49	Arctostaphylos uva-ursi	California Bearberry	6" h x 2" w/ 3 Gal.	Yes	Low
	LA	13	Lupinus albus	Silver lupine	3 Gal., 3" O.C.	Yes	Low
VINE	CL	3	Clematis lasiantha	Clematis	5 Gal.	Yes	Low

PROPOSED LANDSCAPE CALCULATION DIAGRAM- BUILDING B

3/16" 2



PROPOSED LANDSCAPE PLAN

3/16" 1

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SHEET TITLE:
**LANDSCAPE
 DETAILS**

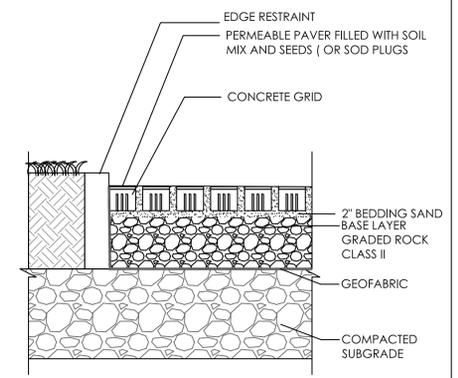
SHEET OF:
L-3

GENERAL NOTES:

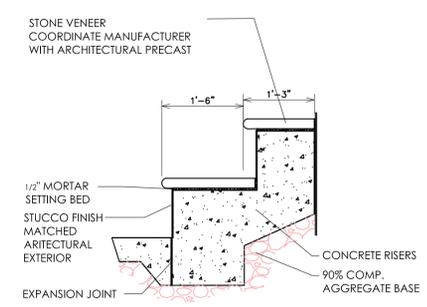
- VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
- VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
- WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.
- TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
- ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
- SITE DESIGN BASED ON TOPOGRAPHIC INFORMATION FROM ARCHITECT. ALL GRADES TO BE VERIFIED IN FIELD.
- SPECIFICATIONS FOR CONSTRUCTION METHODS AND MATERIALS NOT LISTED.
- SHOULD CONFLICTS ARISE BETWEEN DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN DIMENSIONS AND QUANTITY, SPECIFICATIONS SHALL GOVERN MATERIALS AND FINISHES.
- ALL ELECTRICAL WORK TO COMPLY WITH CITY OF SUNNYVALE SPECIFICATIONS AND UNDERWRITERS LABORATORIES (UL) SPECIFICATIONS.
- PLANT PROTECTION: ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LANDSCAPE PLAN FOR RESTRICTIONS.
- CONTRACTOR IS RESPONSIBLE FOR PHOTO DOCUMENTATION OF ALL CLOSED IN WORK.
- ALL EARTHWORK, INCLUDING SITE CLEARING, PIER DRILLING AND SPREAD FOOT EXCAVATION, PREPARATION OF SUBGRADE AND SELECT FILL BENEATH SLABS-ON-GRADE AND OTHER FLATWORK, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCED NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST OF NECESSARY TO EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
- PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY AND ADDED PER CITY/TOWN ASSESSOR'S PARCEL MAP. IF A DISCREPANCY ARISES, A BOUNDARY SURVEY SHALL BE COMPLETED BY A LICENSED SURVEYOR TO RESOLVE THE ISSUE.
- CONTRACTOR TO VISIT SITE TO CONFIRM EXISTING CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR TO EXAMINE AND NOTE ALL EXISTING CONDITIONS AS THE CHARACTER AND EXTENT OF WORK INVOLVED.
- CONTRACTOR TO REMOVE ALL OBSTRUCTIONS BOTH BELOW AND ABOVE GROUND, AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- BID IS TO BE SUBMITTED ON A LINE ITEM BASIS WITH UNIT PRICING WHERE APPLICABLE.

PLANTING NOTES:

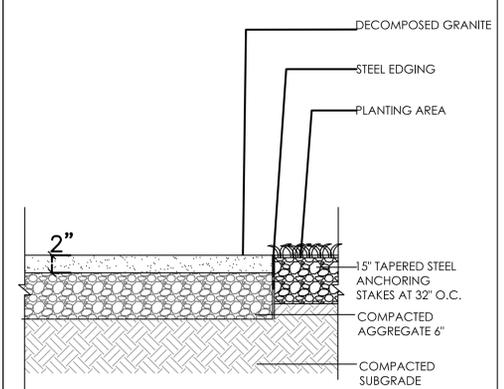
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY.
- PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
- EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE.
- PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
- MULCH: MULCH IS TO BE MINI PINE BARK. CONFIRM SELECTION WITH OWNER/PROJECT MANAGER PRIOR TO PLANTING.
- SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF OWNER/PROJECT MANAGER. SOIL TEST LOCATION PER L.A.; A MINIMUM OF 2" OF FULLY STABILIZED AND CERTIFIED COMPOST IS TO BE INCORPORATED IN THE TOP 12" OF SOIL.
- SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
- LANDSCAPE MAINTENANCE:
 - LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE.
 - QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
 - MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
 - CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
 - LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
 - AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE ARCHITECT TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE ARCHITECT FIVE (5) DAYS PRIOR TO VISIT.
 - MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
 - STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
- ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
- CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE ARCHITECT PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE ARCHITECT SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.



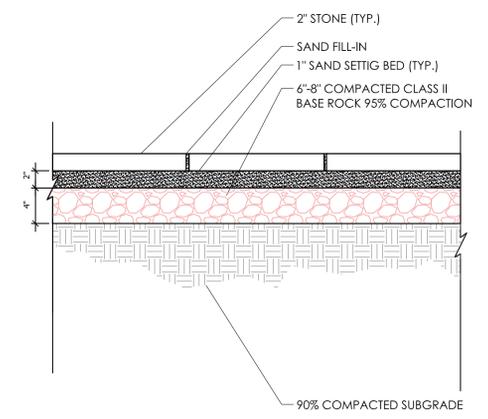
4 PERMEABLE PAVER WITH SOD
 N.T.S.



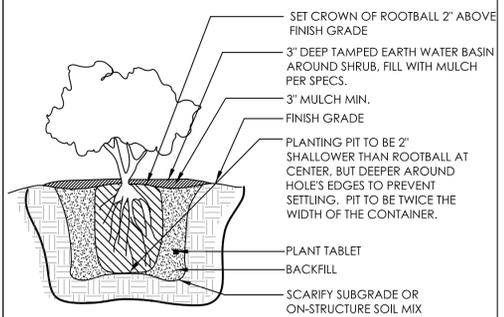
7 CONCRETE STEPS WITH STONE TREADS
 Scale: 3/4" = 1'-0"



3 GRAVEL PAVING WITH STEEL EDGE
 N.T.S.

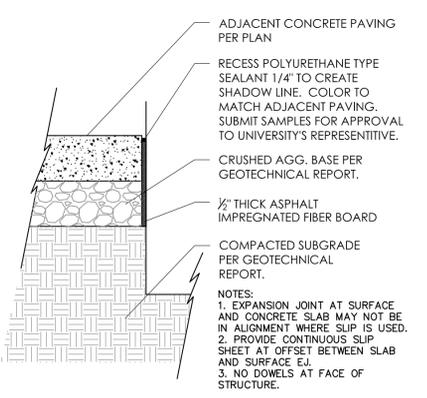


6 STONE PAVING ON SAND
 N.T.S.



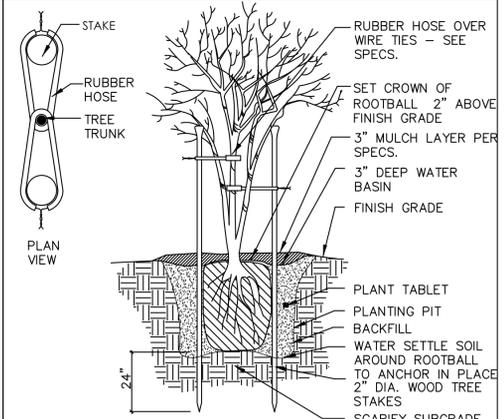
2 SHRUB PLANTING
 N.T.S.

NOTE: FOR ON-STRUCTURE PLANTING ALLOW 1 1/2" MINIMUM GRAVEL LAYER OR 4" GRAVEL (TYP) LAYER WHERE GRADE ALLOWS.



5 EXPANSION JOINT AT VERTICAL SURFACE
 N.T.S.

- NOTES:
 1. EXPANSION JOINT AT SURFACE AND CONCRETE SLAB MAY NOT BE IN ALIGNMENT WHERE SLIP IS USED.
 2. PROVIDE CONTINUOUS SLIP SHEET AT OFFSET BETWEEN SLAB AND SURFACE E.J.
 3. NO DOWELS AT FACE OF STRUCTURE.



1 TREE PLANTING / STAKING
 N.T.S.



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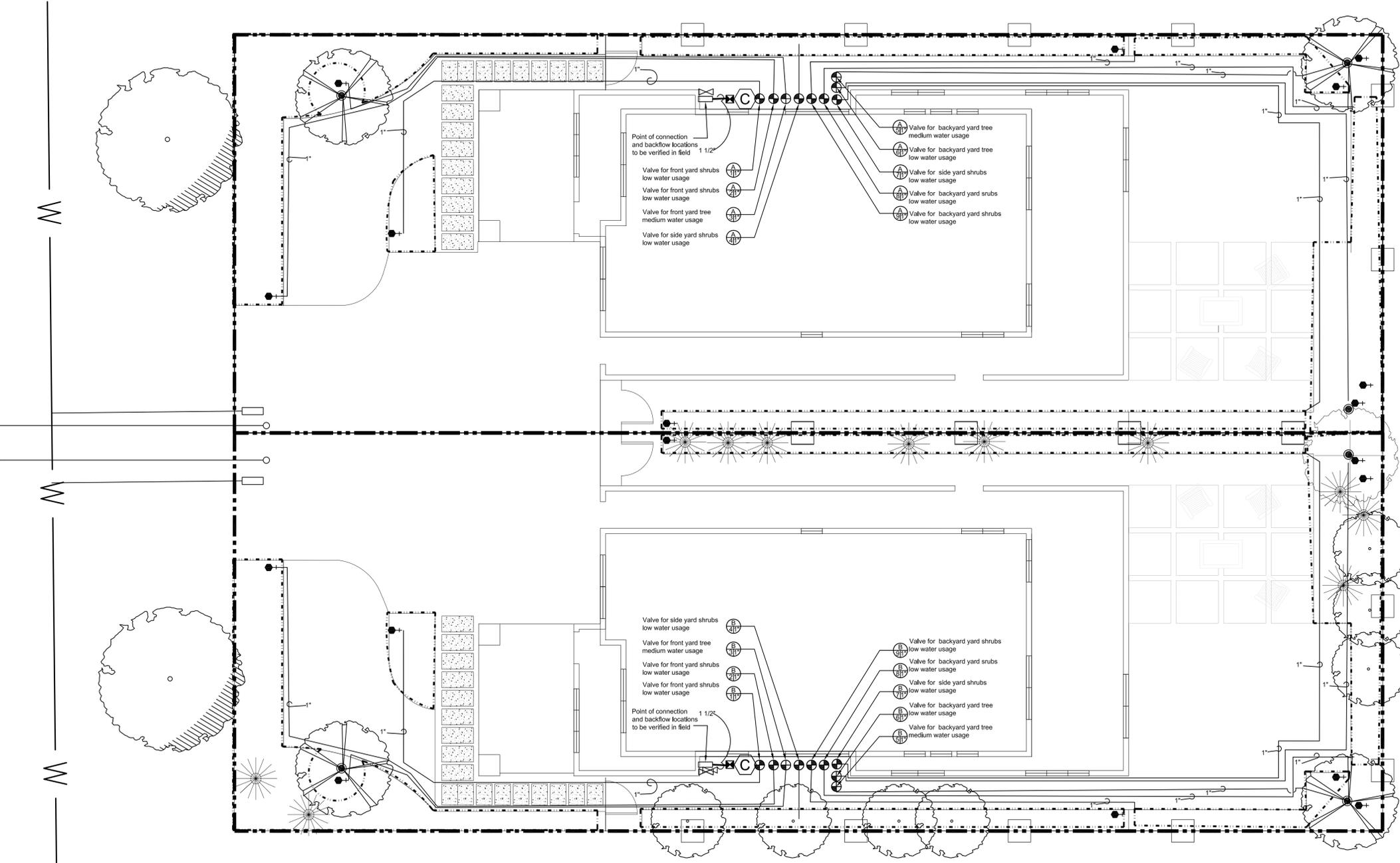
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SHEET TITLE:
**IRRIGATION
DETAILS**

SHEET OF:
L-4

Irrigation Legend	
Symbol	Description
	Point of connection (Connect to irrigation water meter) Irrigation water meter - to be provided by others. If static pressure at water meter exceeds 120 PSI - use SCH 40 steel pipe from irrigation meter to irrigation RP. assembly (size as noted on plans)
	Schedule 40 - or class 315 PVC pressure mainline (1")
	Schedule 40 PVC non-pressure sleeve under pavement (2X size inside pipe)
	Class 200 PVC non-pressure lateral line (size as noted)
	FEBCO Reduced Pressure Backflow Assembly 825YA-1"
	Hunter (Flush Plug Only) Spray Head 2"
	Indicates valve size
	X Indicates controller station number
	Hunter I-Core irrigation controller W/Weather Sensor
	Rainbird - Flush Valve MDCFAP
	Hunter Remote Control valve w/ 40 PSI Pressure Regulator and 1" Filter
	Hunter Remote Control valve w/ 40 PSI Pressure Regulator and 1" Filter (Tree Drip Rings)
	Hunter ICORE Solar Sync Sensing System. WSS-SEN
	PVC isolation ball valve. Size as mainline. Locate in valve box.
	XFCV Subsurface Tree Drip Ring Dripline Model XFS-06-12
	XFCV Sub surface Dripline Model XFS-06-12

- NOTES:
- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
 - IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
 - UNSIZE LATER LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE. (TYPICAL).
 - SIZING OF LATERA; PIPE SHALL BE AS FOLLOWS:
.75" 0-6 GPM
1" 7-12 GPM
1.25" 13-20 GPM
 - SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
.75" 0-500 FT
1" 501-1100 FT
 - SIZING OF LATERAL PIPE FOR DRIPLINE (18" O.C GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
.75" 0-1100 FT
1" 1101-2200 FT
 - AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
 - IRRIGATION CONTROLLERS SHALL BE A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
 - PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
 - MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
 - ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
 - DEDICATED IRRIGATION METERS ARE REQUIRED FOR NON-RESIDENTIAL PROJECTS WITH MORE THAN 1,000 SQ. FT. OF LANDSCAPE AREA.



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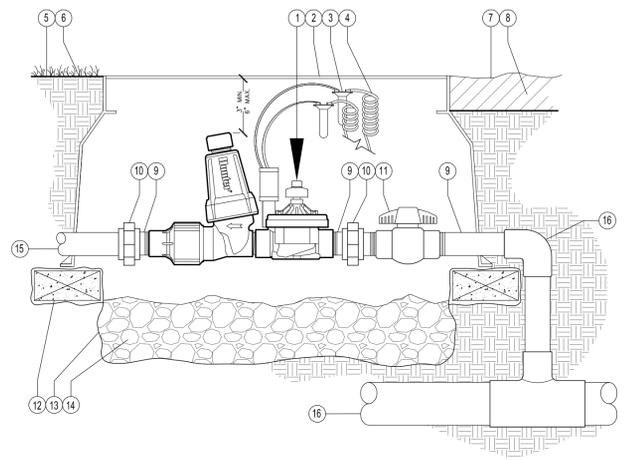
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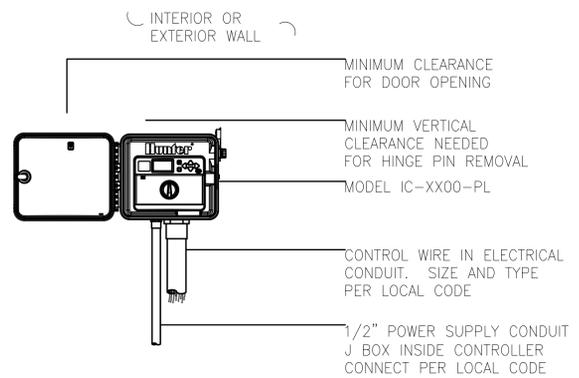
SHEET OF:
L-5

LEGEND:

- 1 HUNTER REMOTE CONTROL VALVE (ICZ) PER PLAN
- 2 IRRIGATION VALVE BOX PER PLAN
HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
- 3 WATERPROOF CONNECTORS (2)
- 4 18"-24" COILED WIRE TO CONTROLLER
- 5 FINISHED GRADE IN TURF
- 6 ADJACENT TURF
- 7 ADJACENT MULCH
- 8 FINISHED GRADE IN PLANTER BED
- 9 SCH. 80 T.O.E. NIPPLE - MATCH SIZE TO VALVE AND UNION
-LENGTH AS NEEDED
- 10 PVC SLIP UNION
- 11 BALL VALVE - LINE SIZED
- 12 BRICK SUPPORTS (4)
- 13 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
- 14 3/4" WASHED GRAVEL - 4" MIN. DEPTH
- 15 IRRIGATION LATERAL
- 16 MAINLINE LATERAL AND FITTINGS

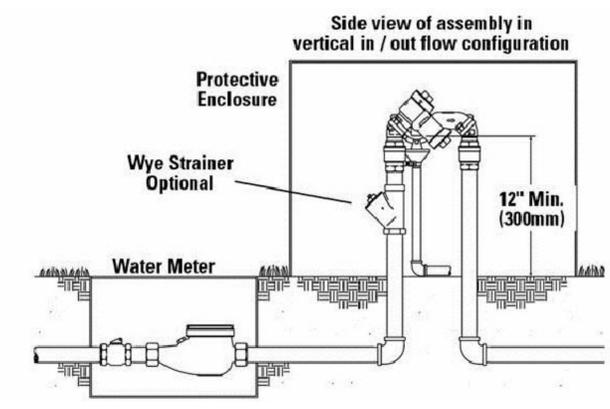


1 REMOTE CONTROL VALVE (ICZ) WITH ISOLATION VALVE
NOT TO SCALE



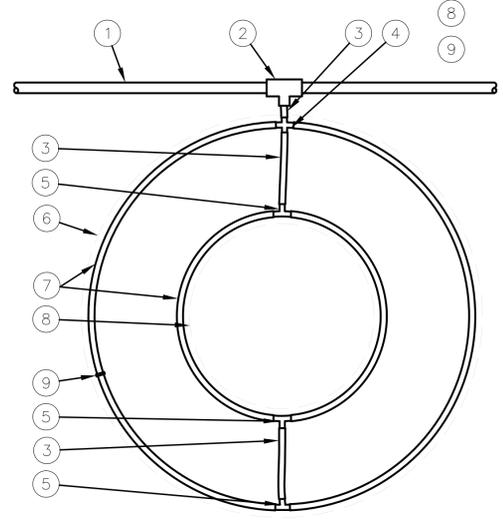
NOTE
SPECIFY 6, 12, 18, 24, 30, STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

2 I-CORE CONTROLLER
SCALE: 1" = 1'-0" IRRIGATION DETAIL



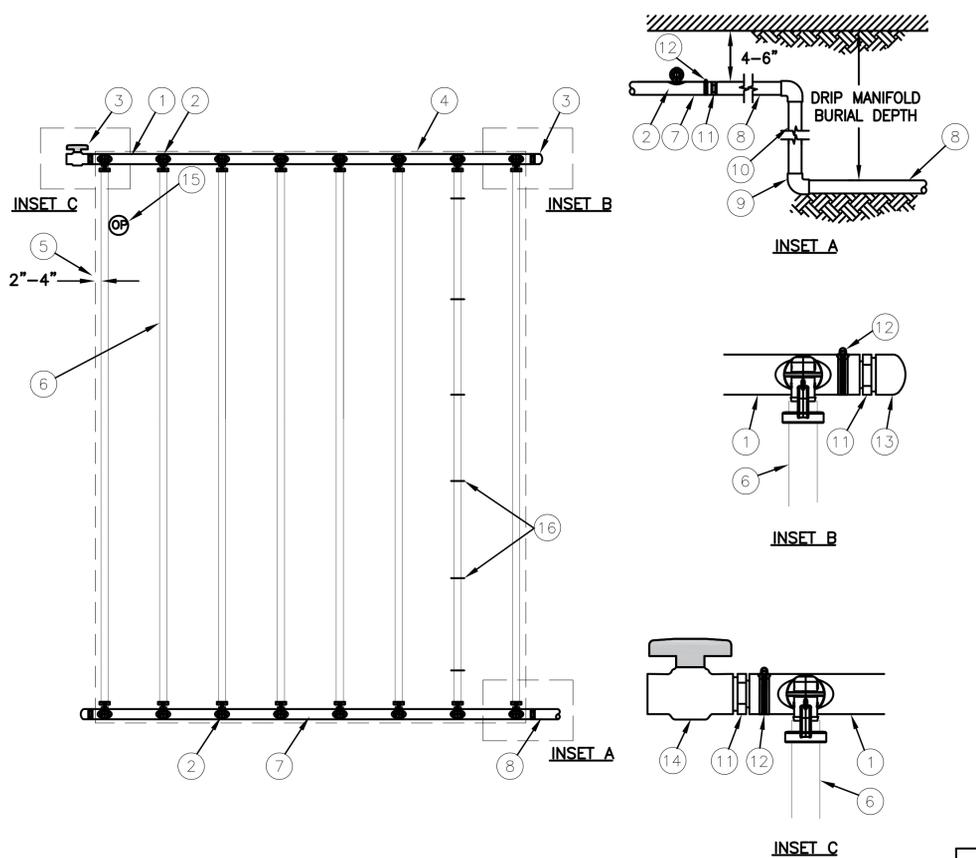
3 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE REVISED

- 1 PVC DRIP MANIFOLD PIPE
- 2 PVC SCH 40 TEE OR EL
- 3 1/2" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES BLANK TUBING
- 4 BARB CROSS INSERT FITTING:
RAIN BIRD XFD-CROSS
- 5 BARB TEE INSERT FITTING:
RAIN BIRD XFF-TEE
- 6 PROJECTED CANOPY LINE OF TREE
- 7 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFCV DRIPLINE PLACE AS SHOWN
(LENGTH AS REQUIRED)
- 8 ROOT BALL
- 9 TIE DOWN STAKE:
RAIN BIRD TDS-050 WITH BEND (QUANTITY
AS REQUIRED,
SEE NOTES 2-3 BELOW)



- NOTES:
1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 XFCV ON-SURFACE DRIPLINE AROUND TREE
SCALE REVISED



- 1 QF-FLUSH HEADER
- 2 PRE-INSTALLED BARB FITTING
- 3 FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE
- 4 PERIMETER OF AREA
- 5 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 6 RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
- 7 QF-SUPPLY HEADER
- 8 PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
PVC SCH 40 ELL (TYPICAL)
- 9 PVC SCH 40 RISER PIPE
- 10 MALE ADAPTER INSERT
- 11 STAINLESS STEEL, OETIKER OR MURRAY CLAMP
- 12 PVC SCH 40 CAP
- 13 PVC SCH 40 BALL VALVE
- 14 OPERATION INDICATOR
RAIN BIRD MODEL: OPERIND
- 15 XF SERIES TIE-DOWN STAKES (TDS-050)
- 16 REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)					
15	0.6	0.9	0.6	0.9	0.6	0.9
20	273	155	314	250	424	322
30	318	169	353	294	508	368
40	360	230	413	350	586	414
50	395	255	465	402	652	474
60	417	285	528	420	720	488
60	460	290	596	455	780	514

- NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

4 DRIPLINE LAYOUT AND ASSEMBLY
SCALE REVISED

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PROJECT:
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NEW SINGLE FAMILY HOUSE
 421 E WASHINGTON AVE
 SUNNYVALE, CA 94086
 APN: 209-04-034

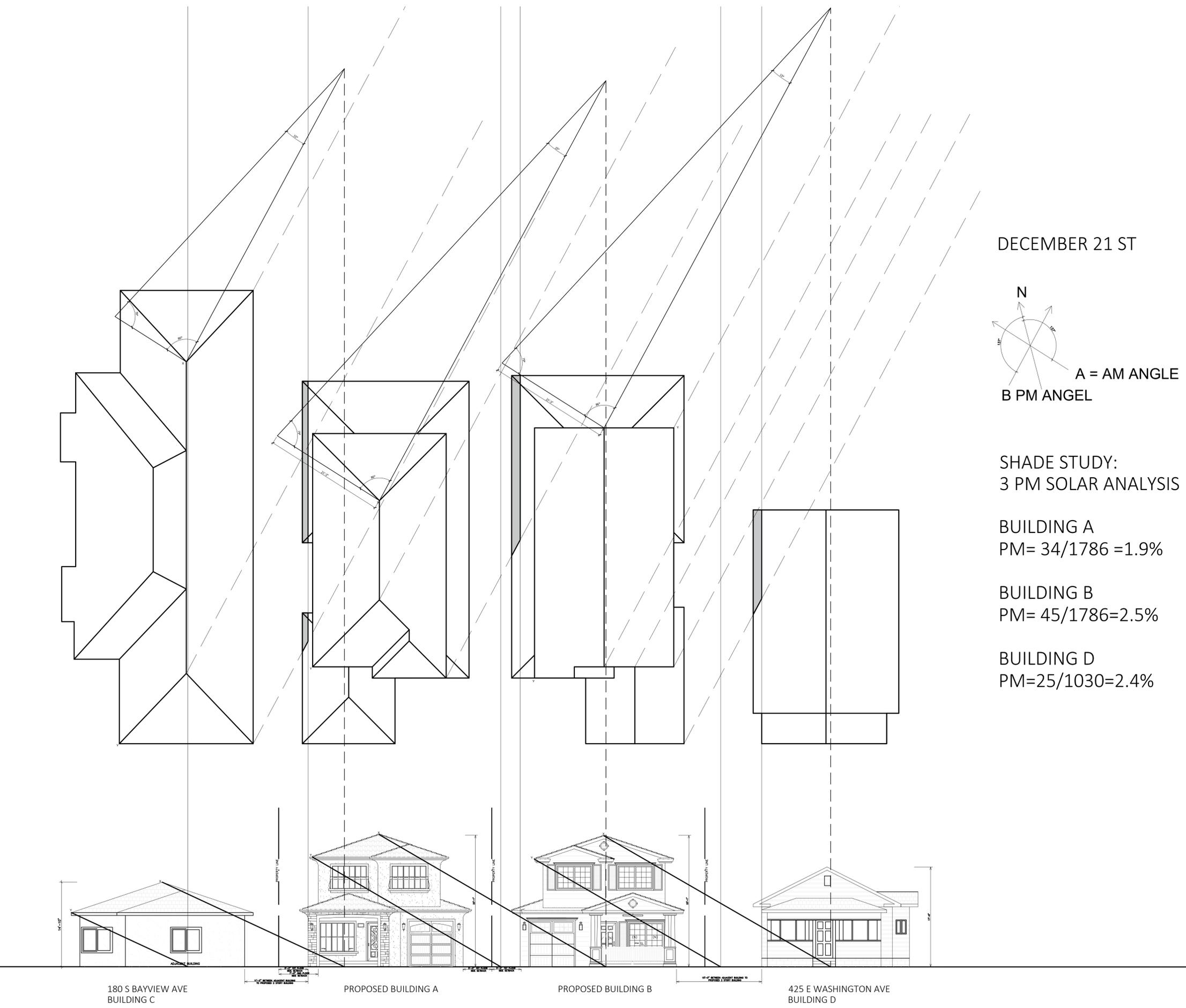
REVISION		
#	DATE	DESCRIPTION
0	5/31/2019	ORIGINAL ISSUED
1		
2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS
6		

DATE: 4/25/2019
 DRAWN: QL/MZ
 PROJECT NO.: 17-1733

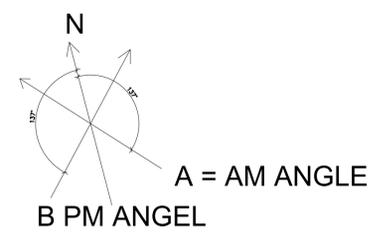
SHEET TITLE:
SHADOW ANALYSIS

SHEET OF:
L-6

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DECEMBER 21 ST



SHADE STUDY:
 3 PM SOLAR ANALYSIS

BUILDING A
 PM= 34/1786 =1.9%

BUILDING B
 PM= 45/1786=2.5%

BUILDING D
 PM=25/1030=2.4%



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2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS

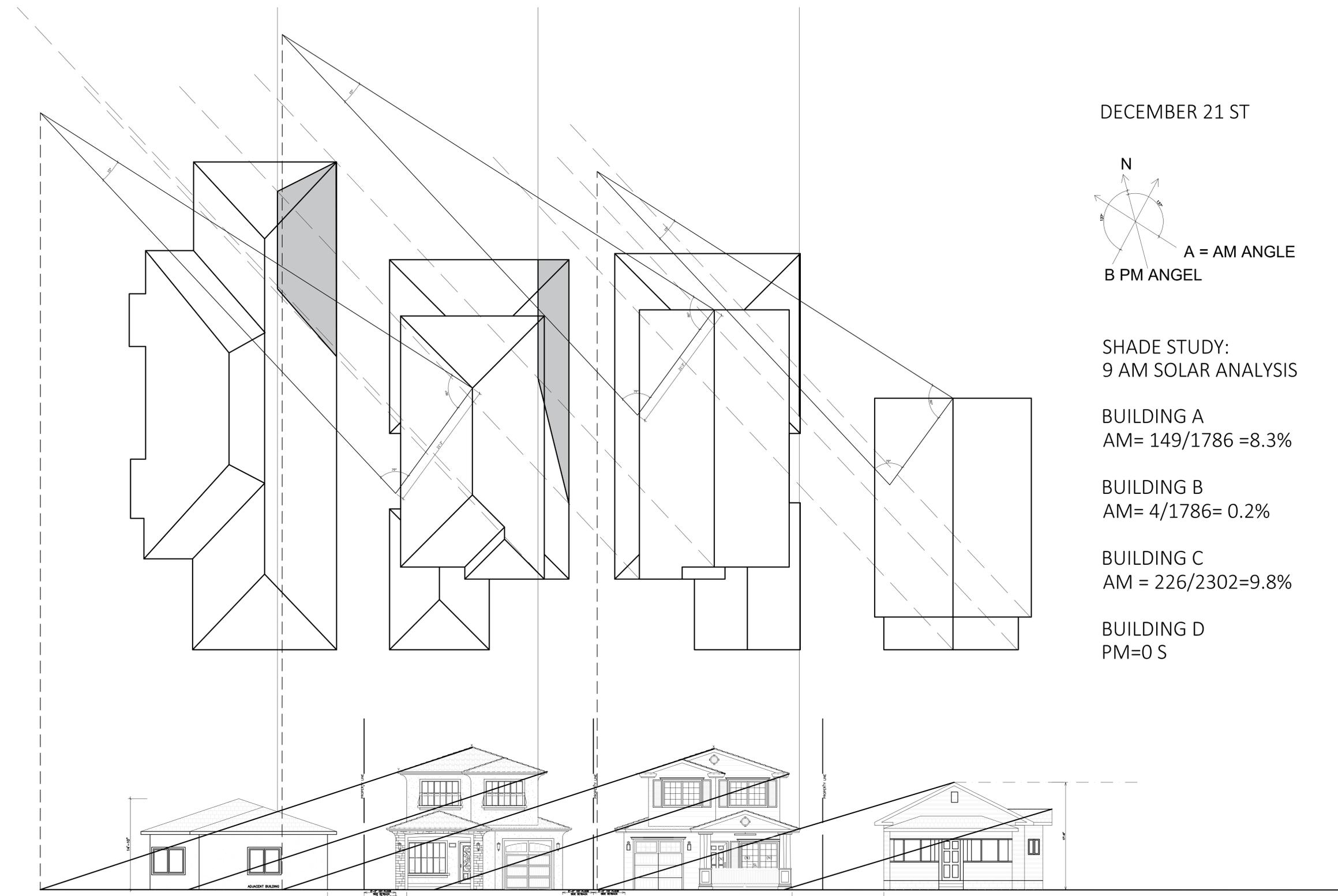
DATE: 4/25/2019
DRAWN: QL/MZ
PROJECT NO.: 17-1733

SHEET TITLE:

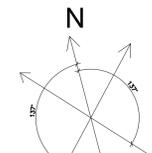
SHADOW ANALYSIS-2

SHEET OF:

L-7



DECEMBER 21 ST



A = AM ANGLE
B PM ANGLE

SHADE STUDY:
9 AM SOLAR ANALYSIS

BUILDING A
AM= 149/1786 =8.3%

BUILDING B
AM= 4/1786= 0.2%

BUILDING C
AM = 226/2302=9.8%

BUILDING D
PM=0 S

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2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS

DATE: 4/25/2019
DRAWN: QL/MZ
PROJECT NO.: 17-1733

SHEET TITLE:

STREETSCAPE ELEVATION
PRIVACY STUDY

SHEET OF:

L-8



180 S. BAYVIEW AVE. PHOTO REFERENCE



180 S BAYVIEW AVE

PROPOSED BUILDING A

PROPOSED BUILDING B

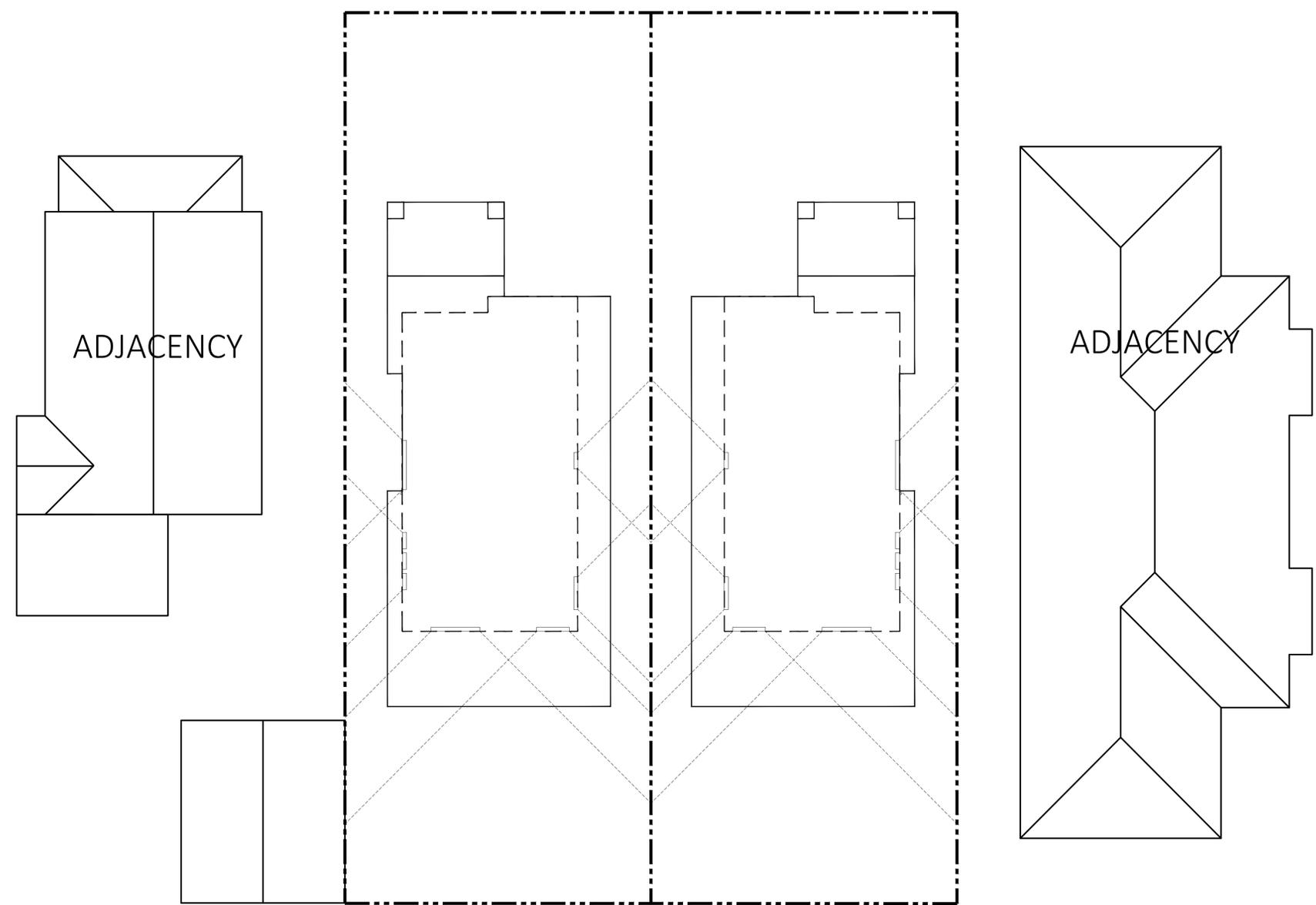
425 E WASHINGTON AVE



425 E. WASHINGTON AVE. PHOTO REFERENCE

STREETSCAPE ELEVATION

1/8" 1



PRIVACY STUDY

1/4" 2

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PROJECT NAME:
JENNIE LEE RESIDENCE

PRELIMINARY GRADING PLAN

FOR
LEE RESIDENCE

421 E. WASHINGTON AVE., SUNNYVALE, CA 94086

NOTICE TO CONTRACTOR

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF SANTA CLARA, AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF PUBLIC WORKS STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
- GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, DISTRICT GRADING INSPECTOR, AND WHEN REQUIRED, THE ARCHAEOLOGIST AND PALEONTOLOGIST. THE REQUIRED INSPECTIONS FOR GRADING WILL BE EXPLAINED AT THE MEETING.
- ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
- THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
- PRELIMINARY SOIL AND GEOLOGY REPORTS, AND ALL SUBSEQUENT REPORTS AS APPROVED BY OC PLANNING, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
- THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
- THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY, AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL IN EACH RESPECTIVE CANYON.
- SUBDRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBDRAIN CONSTRUCTION.
- THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS- GRADED PLANS.
- AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
- FILLS SHALL BE BENCHED INTO COMPETENT MATERIAL PER PUBLIC WORKS STANDARD.
- ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
- FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE NO. 70-2 OR APPROVED EQUIVALENT.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FEET HORIZONTAL TO 1-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
- ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEMS EXIST. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
- WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED, AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
- ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
- ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY HEALTH CARE AGENCY AND DIVISION OF ENVIRONMENTAL HEALTH.
- ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF OC PLANNING/BUILDING INSPECTION.
- STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
- EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.
- THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
- THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.

- THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDING PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
- ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT, UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
- SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
- ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL, HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
- SANITARY FACILITIES SHALL BE MAINTAINED ON SITE.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
- GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8:00 P.M. AND 7:00 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
 - ALL CONSTRUCTION VEHICLES OR EQUIPMENT, FIXED OR MOBILE, OPERATED WITHIN 1000 FEET OF A DWELLING SHALL BE EQUIPPED WITH PROPERLY OPERATIONAL AND MAINTAINED MUFFLERS.
 - ALL OPERATIONS SHALL COMPLY WITH ORANGE COUNTY CODIFIED ORDINANCE DIVISION 6 (NOISE CONTROL).
 - STOCKPILING AND/OR VEHICLE STAGING AREAS SHALL BE LOCATED AS FAR AS PRACTICAL FROM DWELLINGS AND WITHIN THE LIMITS OF THE GRADING PERMIT.
- GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER EXTREME CONDITIONS SUCH AS SANTA ANA WIND CONDITIONS.
- ASPHALT SECTIONS MUST BE PER CODE: PARKING STALL - 3" A/C OVER 6" A/B, DRIVES 3" A/C OVER 10" (COMMERCIAL) 12" (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR, THE SOIL ENGINEER SHALL SUBMIT FOR APPROVAL PAVEMENT SECTION RECOMMENDATIONS BASED ON "R" VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
- ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF OC PUBLIC WORKS STANDARD PLAN NO. 1805.
- AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER OC PUBLIC WORKS STANDARD PLAN NO. 1804.
- ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
- THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION FOR PRECISE PERMITS, AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
- PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
- THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
- THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
- THE COMPACTION REPORT AND APPROVAL FROM THE SOIL ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
- IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY THE HEALTH CARE AGENCY/ENVIRONMENTAL HEALTH AND OC PLANNING/GRADING.

EROSION CONTROL NOTES

- IN THE CASE OF EMERGENCY, CALL JENNIE LEE AT TELEPHONE #. 408-568-2889
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.

- ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
- GRADED AREAS OF THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARDS DESILTING FACILITIES.
- THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
- THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLAN.

ENVIRONMENTAL NOTES

- THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
- PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINT, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPER CHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATION 40 CFR, PARTS 117 AND 302.
- DEWATERING OF CONTAMINATED GROUNDWATER OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
- "SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONAL CODE."

SPECIAL NOTE

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITION 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. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- IF THIS PROJECT IS STAKED BY SURVEY CREWS OTHER THAN THOSE CREWS UNDER THE DIRECT SUPERVISION OF THE SIGNATORY ENGINEER, THE SIGNATORY ENGINEER WILL NO LONGER BE THE ENGINEER OF RECORD AND WILL HAVE NO RESPONSIBILITY AS TO THE FINAL CONSTRUCTED PROJECT. THE SIGNATORY ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS THAT COULD HAVE BEEN CORRECTED DURING THE CONSTRUCTION OF THIS PROJECT, IF THE STAKING HAD BEEN DONE BY THE SURVEY CREW UNDER HIS DIRECT SUPERVISION.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES SHOWN, AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS, AND IS RESPONSIBLE FOR THE PROTECTION OF, AND ANY DAMAGE TO THESE LINES OR STRUCTURES.

SHEET INDEX

TITLE SHEET	C-1
PRECISE GRADING AND UTILITY PLAN	C-2
EROSION CONTROL PLAN	C-3

EARTH WORK QUANTITY

CUT	0	C.Y.
FILL	130	C.Y.
IMPORT	130	C.Y.
EXPORT	0	C.Y.
OVEREXCAVATION AND RECOMPACTION	112	C.Y.

LOT 1 SIZE:	4,074	SQ-FT
LOT 2 SIZE:	4,074	SQ-FT

NOTE:
 QUANTITIES SHOWN HERE ON ARE FOR PERMIT AND/OR BONDING PURPOSE ONLY.

OWNER

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SURVEYOR

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BENCH MARK

FOUND BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF FAIR OAKS AVENUE AND EVELYN AVENUE. SUNNY VALE BM NO. 47 WITH ELEVATION OF 86.325 FEET. NAVD 88.

BASIS OF BEARING

THE BEARING OF N14°50'42"E SHOWN AS THE CENTERLINE OF SOUTH BAYVIEW AVE. ON TRACT MAP 10200 RECORDED IN BOOK 670 OF MAPS AT PAGES 6-7.



VICINITY MAP
 NOT TO SCALE



SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOU DIGALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TOW WORKING DAY BEFORE YOU DIG.

ARCHITECT:

LADC
 1630 OAKLAND RD.
 SAN JOSE, CA

ADDRESS:

421 E. WASHINGTON AVE
 SUNNYVALE, CA
 94086

REVISIONS		
NO.	DATE	DESCRIPTION

SHEET NAME:

TITLE SHEET

PROJECT NUMBER:

70295

DESIGNED BY: CHECKED BY:



PLOT DATE:

07/31/2019

SHEET NUMBER:

C-1



PROJECT NAME:
JENNIE LEE RESIDENCE

ARCHITECT:
 LADC
 1630 OAKLAND RD.
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 94086

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:

PRECISE GRADING AND UTILITY PLAN
PROJECT NUMBER:
 70295

DESIGNED BY: **CHECKED BY:**



PLOT DATE:
 07/31/2019
SHEET NUMBER:

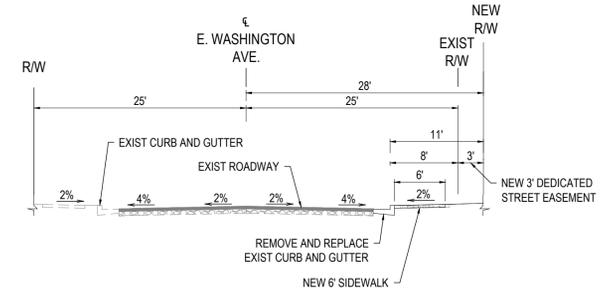
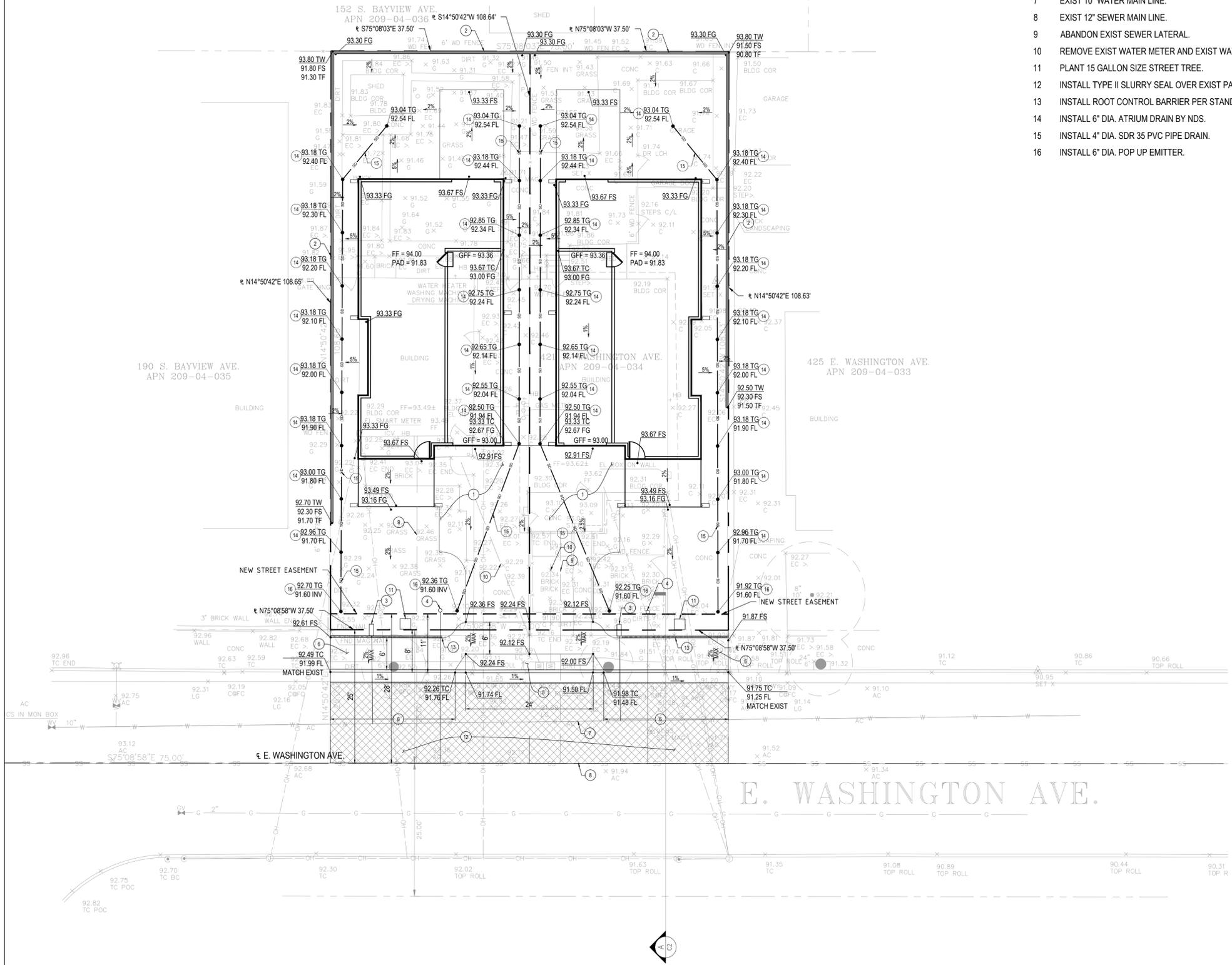
C-2

CONSTRUCTION NOTE

- 1 PROPOSED CONCRETE DRIVEWAY.
- 2 CONSTRUCT 3' MAX RETAINING WALL PER STRUCTURAL PLAN.
- 3 INSTALL 2" WATER METER AND 2" COPPER LATER PER STANDARD PLAN 4B, 4B-1.
- 4 INSTALL 4" HDPE SDR-26 SEWER LATERAL AND CLEAN-OUT PER STANDARD PLAN 15A.
- 5 CONSTRUCT DRIVEWAY APPROACH PER 5C-1.
- 6 CONSTRUCT CURB, GUTTER AND 6' WIDE SIDEWALK PER STANDARD PLAN 9C.
- 7 EXIST 10" WATER MAIN LINE.
- 8 EXIST 12" SEWER MAIN LINE.
- 9 ABANDON EXIST SEWER LATERAL.
- 10 REMOVE EXIST WATER METER AND EXIST WATER LINE.
- 11 PLANT 15 GALLON SIZE STREET TREE.
- 12 INSTALL TYPE II SLURRY SEAL OVER EXIST PAVEMENT.
- 13 INSTALL ROOT CONTROL BARRIER PER STANDARD 13F.
- 14 INSTALL 6" DIA. ATRIUM DRAIN BY NDS.
- 15 INSTALL 4" DIA. SDR 35 PVC PIPE DRAIN.
- 16 INSTALL 6" DIA. POP UP EMITTER.

LEGEND

- 100 — EXISTING CONTOUR
- 100FS SPOT ELEVATION
- ▨ PROPOSED CONCRETE PAD
- ▩ TYPE II SLURRY
- 10 — PROPOSED STORM DRAIN
- ▨ EXIST SCREEN WALL
- ▨ PROPOSED SCREEN WALL
- — — — FLOW LINE
- — — — EXIST PROPERTY LINE
- — — — DISTINCTIVE PROPERTY LINE
- — — — STREET DEDICATION EASEMENT LINE
- PAD PROPOSED PAD ELEVATION
- FS PROPOSED FINISHED SURFACE
- FG PROPOSED FINISHED GROUND
- FF PROPOSED FINISHED FLOOR
- INV INVERT OF PIPE
- TG TOP OF GRATE
- PL PROPERTY LINE
- TW TOP OF WALL
- TF TOP OF FOOTING
- HP HIGH POINT
- LP LOW POINT



SECTION A-A

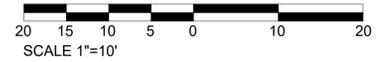
SCALE 1"=10'

NOTE:

SEE CITY'S NOTES ON PAGE C-3 FOR ABANDONMENT OF WET UTILITIES.
 ALL STORM DRAIN PIPE SLOPE TO BE MINIMUM OF 1% UNLESS OTHERWISE NOTED ON PLAN.

PRECISE GRADING AND UTILITY PLAN

SCALE 1"=10'





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Laguna Hills, CA 92653
Phone: 949-954-7244
info@corestructure.com
www.corestructure.com

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421 E. WASHINGTON AVE
SUNNYVALE, CA
94086

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
EROSION CONTROL PLAN

PROJECT NUMBER:
70295

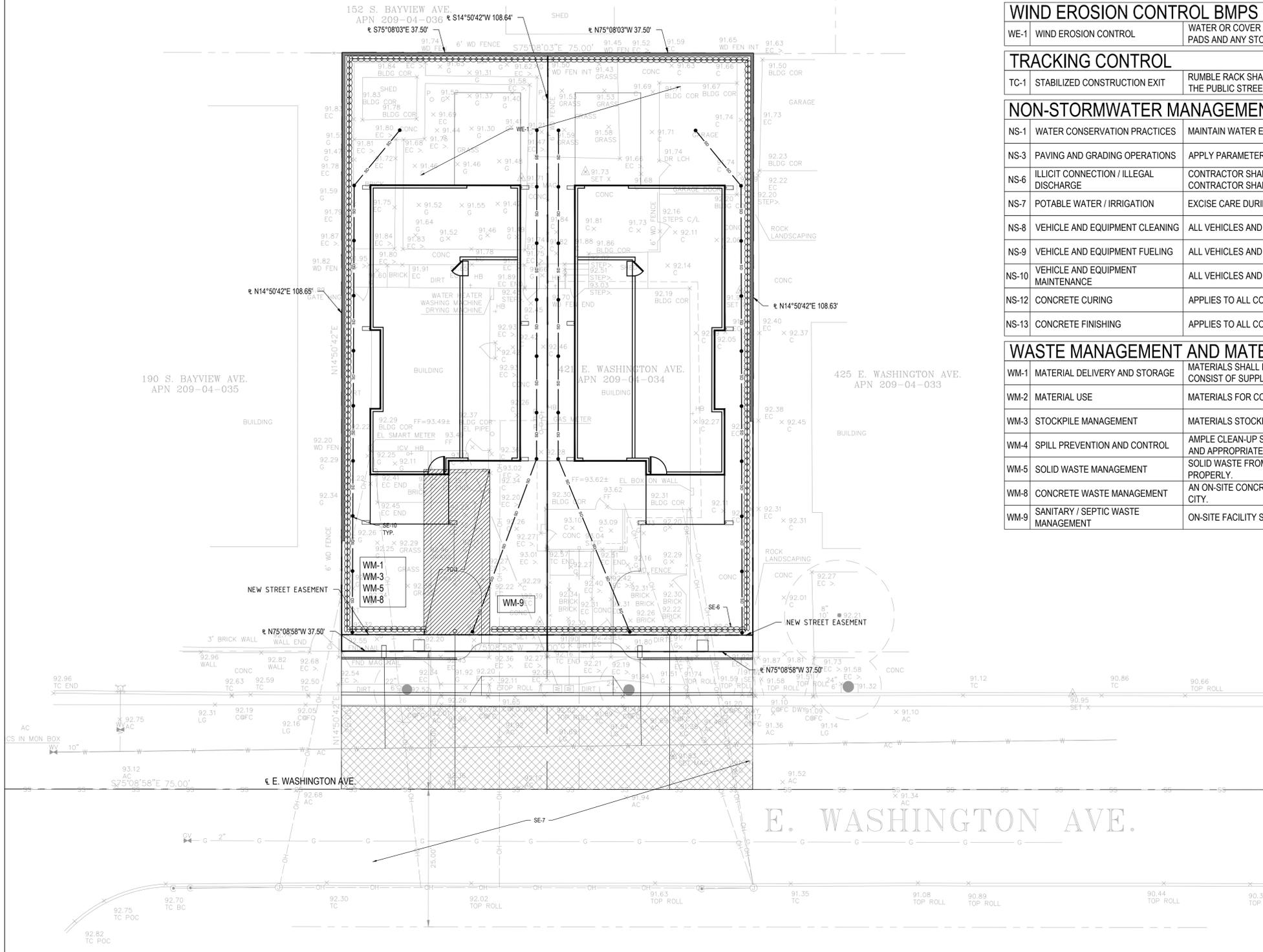
DESIGNED BY: CHECKED BY:



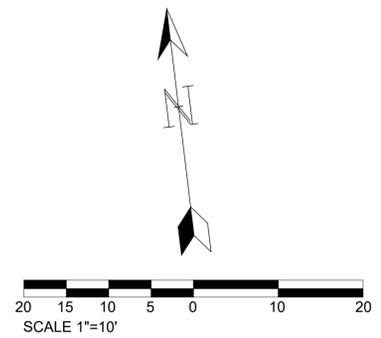
PLOT DATE:
07/31/2019
SHEET NUMBER:

C-3

EROSION CONTROL BMPs		
EC-1	SCHEDULING	SCHEDULE PREPARED BY CONTRACTOR SHALL BE ON-SITE DURING CONSTRUCTION.
TEMPORARY SEDIMENT CONTROL		
SE-6	GRAVEL BAG BERM	INSTALL WHERE SHOWN ON PLAN.
SE-7	STREET SWEEPING AND VACUUMING	STREET SHALL BE SWEEPED, SEDIMENT COLLECTED, AND DISPOSED OF OFF-SITE ON A DAILY BASIS.
SE-10	STORM WATER INLET PROTECTION	ONCE INLET RISERS ARE CONSTRUCTED, SURROUND RISERS WITH GRAVEL BAGS OR CAP THE RISER TO REDUCE SEDIMENT INTRODUCTION TO THE AREA DRAIN SYSTEM.
WIND EROSION CONTROL BMPs		
WE-1	WIND EROSION CONTROL	WATER OR COVER MATERIAL SHALL BE USED TO ALLEVIATE DUST NUISANCE ON THE ROUGH GRADED PADS AND ANY STOCKPILE AREAS.
TRACKING CONTROL		
TC-1	STABILIZED CONSTRUCTION EXIT	RUMBLE RACK SHALL BE PLACED ON THE DRIVEWAY TO ENSURE THAT ALL VEHICLES LEAVING THE SITE PASS OVER THE DEVICES BEFORE ENTERING THE PUBLIC STREET.
NON-STORMWATER MANAGEMENT		
NS-1	WATER CONSERVATION PRACTICES	MAINTAIN WATER EQUIPMENT TO PREVENT NON-STORMWATER DISCHARGES.
NS-3	PAVING AND GRADING OPERATIONS	APPLY PARAMETER CONTROLS AND VACUUMING TO PREVENT NON-STORMWATER DISCHARGE.
NS-6	ILLICIT CONNECTION / ILLEGAL DISCHARGE	CONTRACTOR SHALL REPORT ILLICIT CONNECTIONS OR ILLEGALLY DUMPED MATERIALS ON SITE TO THE RESIDENT ENGINEER IMMEDIATELY AND CONTRACTOR SHALL TAKE NO FURTHER ACTION UNTIL THE RESIDENT ENGINEER PROVIDE A RESPONSE/
NS-7	POTABLE WATER / IRRIGATION	EXCISE CARE DURING CONSTRUCTION TO PREVENT NON-STORMWATER DISCHARGES.
NS-8	VEHICLE AND EQUIPMENT CLEANING	ALL VEHICLES AND EQUIPMENT WILL BE CLEANED OFF-SITE.
NS-9	VEHICLE AND EQUIPMENT FUELING	ALL VEHICLES AND EQUIPMENT WILL BE FUELED OFF-SITE.
NS-10	VEHICLE AND EQUIPMENT MAINTENANCE	ALL VEHICLES AND EQUIPMENT WILL BE MAINTAINED OFF-SITE.
NS-12	CONCRETE CURING	APPLIES TO ALL CONCRETE CONSTRUCTION.
NS-13	CONCRETE FINISHING	APPLIES TO ALL CONCRETE CONSTRUCTION.
WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL		
WM-1	MATERIAL DELIVERY AND STORAGE	MATERIALS SHALL BE STORED ON-SITE IN ORIGINAL MARKED CONTAINERS AND COVERED FROM RAIN AND WIND. MATERIAL INVENTORY SHALL CONSIST OF SUPPLY REQUIRED FOR A FEW DAYS.
WM-2	MATERIAL USE	MATERIALS FOR CONSTRUCTION SHALL BE USED IN ACCORDANCE WITH PRODUCT DIRECTION.
WM-3	STOCKPILE MANAGEMENT	MATERIALS STOCKPILES SHALL BE SURROUNDED BY A TEMPORARY SEDIMENT BARRIER AND COVERED TO MAINTAIN DUST CONTROL.
WM-4	SPILL PREVENTION AND CONTROL	AMPLE CLEAN-UP SUPPLIES FOR STORED MATERIALS SHALL BE KEPT ON-SITE. EMPLOYEE SHALL BE EDUCATED ON THE CLASSIFICATION OF SPILLS AND APPROPRIATE RESPONSES.
WM-5	SOLID WASTE MANAGEMENT	SOLID WASTE FROM CONSTRUCTION ACTIVITIES SHALL BE STORED IN APPROPRIATE CONTAINERS. FULL CONTAINERS SHALL BE DISPOSED OF PROPERLY.
WM-8	CONCRETE WASTE MANAGEMENT	AN ON-SITE CONCRETE WASHOUT AREA SHALL BE CONSTRUCTED, USED, AND DISPOSED OF IN A MANNER WHICH MEETS THE REQUIREMENT OF THE CITY.
WM-9	SANITARY / SEPTIC WASTE MANAGEMENT	ON-SITE FACILITY SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT.



EROSION CONTROL PLAN
SCALE 1"=10'





PROJECT NAME:
JENNIE LEE RESIDENCE

ARCHITECT:
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SUNNYVALE, CA
94086

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NAME:
TENTATIVE PARCEL MAP

PROJECT NUMBER:
70295

DESIGNED BY: CHECKED BY:



PLOT DATE:
07/31/2019
SHEET NUMBER:
1 OF 1

TENTATIVE PARCEL MAP

A TWO LOT SUBDIVISION OF APN 209-04-034
CITY OF SUNNYVALE, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE EASTERLY 75 FEET OF LOTS 14 AND 15 IN BLOCK 3 ON THE "MAP OF THE LARSON SUBDIVISION NO. 2, BEING AN ADDITION OF "SUNNYVALE" RECORDED IN BOOK "L" OF MAPS, PAGE 88, JULY 20, 1907, OFFICIAL RECORDS OF SANTA CLARA COUNTY, CALIFORNIA.



VICINITY MAP
NTS

PROJECT DATA

PARCEL AREAS:

PARCEL 1:	4,074.19 SQ-FT	0.0935 ACRE
PARCEL 2:	4,073.81 SQ-FT	0.0935 ACRE
TOTAL PARCELS:	8,148.00 SQ-FT	0.1870 ACRE

STREET EASEMENT DEDICATION AREA:

PARCEL 1:	112.50 SQ-FT	0.0026 ACRE
PARCEL 2:	112.50 SQ-FT	0.0026 ACRE
TOTAL EASEMENT AREA:	225.00 SQ-FT	0.0052 ACRE

LEGEND

- EXIST PROPERTY LINE
- - - DISTINCTIVE PROPERTY LINE
- - - STREET DEDICATION EASEMENT LINE
- - - STREET CENTER LINE
- [Hatched Box] PROPOSED BUILDING PAD
- [Hatched Box] STREET DEDICATION EASEMENT AREA
- ⊕ MONUMENT FOUND
- ⊙ SANITARY SEWER MAINTENANCE HOLE
- - - TIE LINE

ABBREVIATION

- (100.00) EXISTING ELEVATION
- 100.00 PROPOSED ELEVATION
- FND FOUND
- MON MONUMENT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- RW RIGHT OF WAY
- ℞ PROPERTY LINE

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PHONE: 949-954-7244

SURVEYOR

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SAN JOSE, CA 95131

BENCHMARK

FOUND BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE SOUTHEAST CURB RETURN, INTERSECTION OF FAIR OAKS AVENUE AND EVELYN AVENUE, SUNNYVALE, CA 94086 WITH ELEVATION OF 86.325 FEET, NAVD 88.

BASIS OF BEARING

THE BEARING OF N14°50'42"E SHOWN AS THE CENTERLINE OF SOUTH BAYVIEW AVENUE ON TRACT MAP 10200 RECORDED IN BOOK 870 OF MAPS AT PAGES 6-7 WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

UTILITY SERVICES

- WATER - CITY OF SUNNYVALE UTILITY DEPARTMENT
- SEWER - CITY OF SUNNYVALE UTILITY DEPARTMENT
- GAS - PACIFIC GAS AND ELECTRIC COMPANY
- ELECTRICITY - PACIFIC GAS AND ELECTRIC COMPANY
- TELEPHONE - AT&T
- FIRE - SUNNYVALE FIRE DEPARTMENT

EXISTING USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 EXISTING ZONE: R-2-PD
 PROPOSED ZONE: R-2-PD
 EXISTING AREA: 8,148.00 SQ-FT 0.1870 ACRE

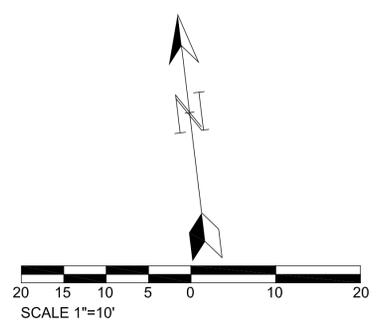
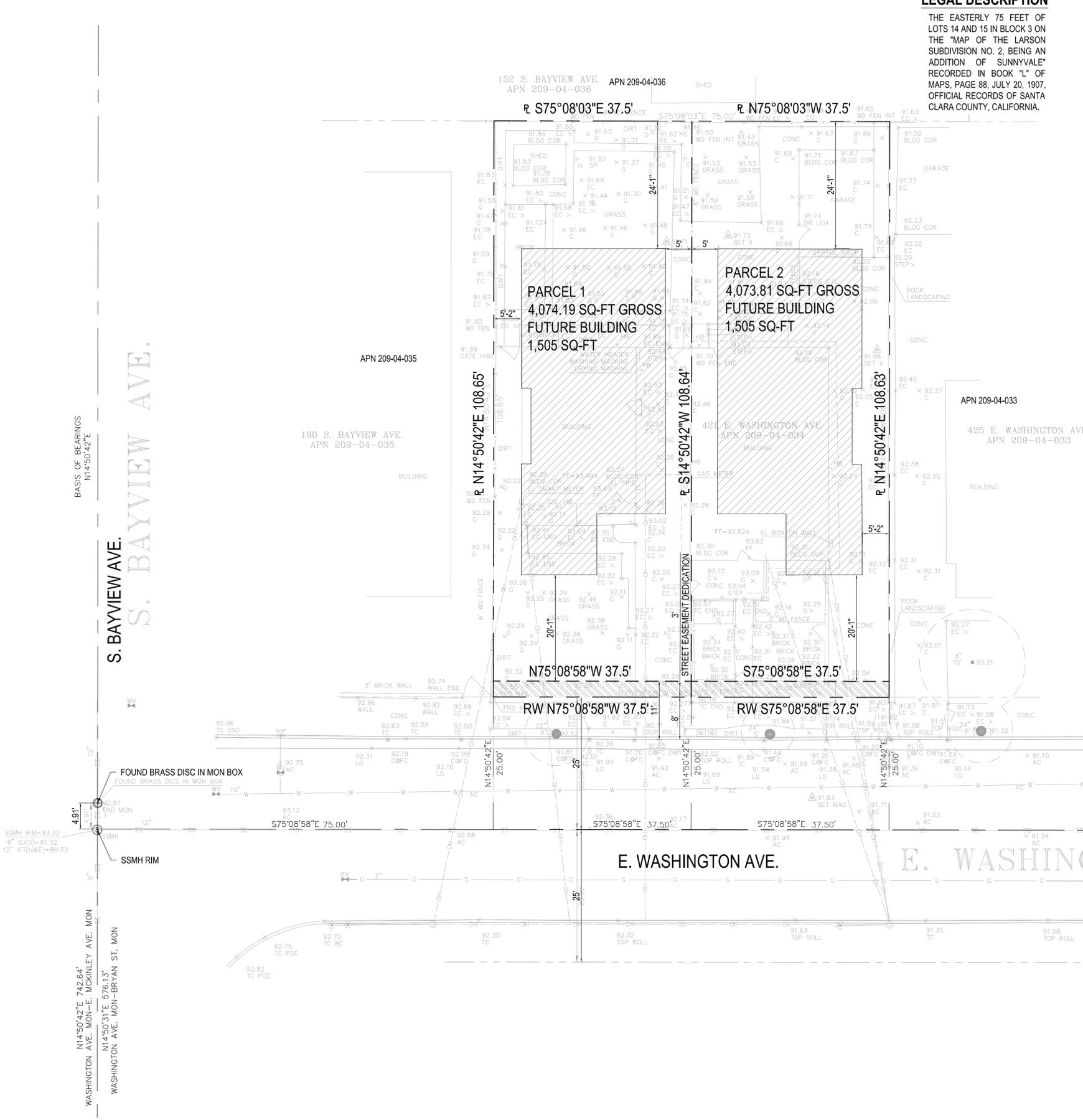


Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 101.3.1, 301.1.1, 301.2, 4.106.2, 4.106.3, 4.106.4, 4.106.4.1, 4.106.4.1.1, 4.106.4.1.2.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.106.4.1 & 4.106.4.1.1 continued, 4.106.4.2, 4.106.4.2.1, 4.106.4.2.2, 4.106.4.2.3.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.106.4.2.3 continued, 4.106.4.2.4, 4.106.4.2.5, 4.201.1, 5.201.1.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.303.1, 4.303.1.1, 4.303.1.2, 4.303.1.3, 4.303.1.3.2, 4.303.1.4.1, 4.303.1.4.2, 4.303.1.4.3, 4.303.1.4.4, 4.303.2, 4.304.1, 4.406.1, 4.408.1.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.408.1 continued, 4.408.2, 4.408.3, 4.408.4, 4.408.4.1, 4.410.1, 4.410.2.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.504.1, 4.504.2, 4.504.2.1, 4.504.2.2, 4.504.4, 4.504.5.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.504.2.3, 4.504.3, 4.504.3.1, 4.504.3.2, 4.504.4, 4.504.5.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.504.5 continued, 4.504.5.1, 4.505.2, 4.505.2.1, 4.505.3, 4.505.3.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 4.506.1, 4.507.2, 702.1.

Table with 2 columns: SECTION, REQUIREMENTS. Title: RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2017. 2016 CALGREEN CODE. Includes sections 702.2, 703.1.

CAL-GREEN NOTES:

- 1. BUILDING SHALL MEET OR EXCEED THE REQUIREMENT OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
2. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A STORM WATER DRAINAGE PLAN DURING CONSTRUCTION.
3. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
4. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
5. ADHESIVES, SEALANTS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
6. PAINTS, STAINS, AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
7. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
8. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
9. ALL CARPET SHALL MEET THE TESTING AND PROJECT REQUIREMENTS PER DEC. 4.504.3. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.
10. AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE REQUIREMENTS PER SEC. 4.504.4.
11. HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD (MDF) USED ON INTERIOR OR EXTERIOR OF THE BUILDING SHALL COMPLY WITH FORMALDEHYDE EMISSIONS LIMITS PER TABLE 4.504.5.
12. VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.
13. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 10% BEFORE ENCLOSURE. INSULATION PRODUCTS WHICH ARE VISIBLY VET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.
14. VERIFICATION OF COMPLIANCE WITH CGBC MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

CALGREEN NOTES:

- 1. ALL PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1.701.1 OF THE 2016 CALIFORNIA PLUMBING CODE.
2. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/ BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR CONCRETE MASONRY, OR SIMILAR ACCEPTABLE METHODS.
3. AT FINAL INSPECTION, A MANUAL COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE TO MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGBC SECTION 4.410.1 SHALL BE PLACED ON THE BUILDING.
4. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER ACCEPTABLE METHODS AT THE TIME OR ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT.
5. PRIOR TO ENCLOSING THE WALL AND FLOOR FRAMING, CONFIRMATION MUST BE PROVIDED TO THE BUILDING INSPECTOR SHOWING THE FRAMING MEMBERS DO NOT EXCEED 19% MOISTURE CONTENT.
6. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
7. URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH
8. SINGLE SHOWERHEAD SHALL HAVE MAXIMUM FLOW OF 1.8 GPM (GAL/MIN) AT 80 PSI
9. MULTIPLE SHOWERHEADS SHALL HAVE A COMBINED FLOW RATE OF 1.8 GPM AT 80 PSI
10. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI
11. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GPM AT 60 PSI
12. AUTOMATIC IRRIGATION CONTROLLERS - SHALL BE WEATHER OR SOIL MOISTURE BASED
13. RODENT PROOFING: JOINTS AND OPENINGS FILLED
14. DUCT OPENING COVERED AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
15. VOC COMPLIANCE - CAULKS, SEALANTS, ADHESIVES, COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER COMPOUNDS (TABLE 4.504.1)
16. PAINTS AND COATINGS COMPLIANT WITH VOC LIMITS (TABLE 4.504.3)
17. AEROSOLS AND COATINGS COMPLIANT WITH MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS
18. VERIFICATION AND DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS
19. VOC COMPLIANCE - CARPET & CARPET SYSTEMS
20. 80% FLOOR AREA RECEIVING RESILIENT FLOORING MEET VOC-EMISSION LIMITS PER CHPS
21. PARTICLEBOARD, MDF, HARDWOOD PLYWOOD COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS. (TABLE 4.504.5)
22. MOISTURE CONTENT OF FLOORS AND WALLS CHECKED BEFORE ENCLOSURE
23. HVAC INSTALLERS TRAINED AND CERTIFIED

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DESIGNER: QING LI (408) 901-8777 INFO@LADC-ARCH.COM

PROPERTY OWNER: JENNIE LEE 421 E WASHINGTON AVE, SUNNYVALE, CA 94086 (408) 568-2889

PROJECT: LEE RESIDENCE NEW SINGLE FAMILY HOUSE 421 E WASHINGTON AVE SUNNYVALE, CA 94086 APN: 209-04-034

Table with 3 columns: #, DATE, DESCRIPTION. Includes revision 1 dated 5/31/2019 ORIGINAL ISSUED and revision 2 dated 6/19/2019 4TH CITY COMMENTS.

DATE: 5/31/2019 DRAWN: QL/MZ PROJECT NO: 17-1733

SHEET TITLE: CAL GREEN CHECKLIST

SHEET OF: CG-1



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PROPERTY OWNER:

JENNIE LEE
421 E WASHINGTON
AVE, SUNNYVALE, CA
94086

(408) 568-2889

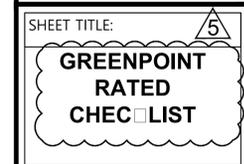
PROJECT:

**LEE RESIDENCE
NEW SINGLE FAMILY HOUSE**

421 E WASHINGTON AVE
SUNNYVALE, CA 94086
APN: 209-04-034

REVISION		
#	DATE	DESCRIPTION
0	5/31/2019	ORIGINAL ISSUED
1		
2		
3		
4		
5	6/19/2019	4TH CITY COMMENTS

DATE: 5/31/2019
DRAWN: QL/MZ
PROJECT NO.: 17-1733



SHEET OF:
CG-2

GreenPoint Rated Checklist: Single Family

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Single Family New Home 4.2 / 2008 Title 24		421		Points Achieved		Possible Points		Notes	
New Residence E. Washington Ave., Sunnyvale, CA 94086		Community	Energy	IAQ/Health	Resources	Water			
A. SITE									
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees									
No	a. Protect Topsoil and Reuse after Construction	0	1			1			
No	b. Limit and Delimitate Construction Footprint for Maximum Protection	0	1			1			
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)									
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	0	Y		R				
No	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0	0		2				
No	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0	0		2				
3. Use Recycled Content Aggregate (Minimum 20%)									
No	a. Walkway and Driveway Base	0	0		1				
No	b. Roadway Base	0	0		1				
No	c. Cool Site: Reduce Heat Island Effect On Site	0	1						
5. Construction Environmental Quality Management Plan, Dust Sealing, and Pre-Occupancy Flush-Out (This credit is a requirement associated with J4: EPA IAP)									
Yes	a. Dust openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1		1					
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted. (Prerequisite is AS)	0		1					
Total Points Available in Site = 12									
B. FOUNDATION									
No	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	0	0		2				
No	2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)	0	0		2				
No	3. Use Radon Resistant Construction (This credit is a requirement associated with J4: EPA IAP)	0	0		2				
No	4. Install a Foundation Drainage System (This credit is a requirement associated with J4: EPA IAP)	0	0		2				
No	5. Moisture Controlled Crawlspace (This credit is a requirement associated with J4: EPA IAP)	0	0		2				
6. Design and Build Structural Pest Controls									
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1		1					
No	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0		1					
Total Points Available in Foundation = 12									
C. LANDSCAPE									
Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot area) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.)									
80%									
No	1. Group Plants by Water Needs (Hydrozoning)	0			2				
No	2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	0			2				
3. Construct Resource-Efficient Landscapes									
No	a. No Invasive Species Listed by Cal-IPC Are Planted	0			1				
No	b. No Plant Species Will Require Shearing	0			1				
No	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	0			3				
4. Minimize Turf in Landscapes Installed by Builder									
No	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than 8 Feet Wide	0			2				
No	b. Turf is Small Percentage of Landscaped Area (2 Points for <25%, 4 Points for <10%)	0			4				
5. Plant Shade Trees									
No	a. Install High-Efficiency Irrigation Systems	0			1				
Yes	b. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0			1				
Yes	c. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0			1				
No	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0			3				
8. Rain Water Harvesting System									

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Single Family New Home 4.2 / 2008 Title 24		421		Points Achieved		Possible Points		Notes	
New Residence E. Washington Ave., Sunnyvale, CA 94086		Community	Energy	IAQ/Health	Resources	Water			
A. SITE									
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees									
No	a. Protect Topsoil and Reuse after Construction	0	1			1			
No	b. Limit and Delimitate Construction Footprint for Maximum Protection	0	1			1			
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)									
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	0	Y		R				
No	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0	0		2				
No	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0	0		2				
3. Use Recycled Content Aggregate (Minimum 20%)									
No	a. Walkway and Driveway Base	0	0		1				
No	b. Roadway Base	0	0		1				
No	c. Cool Site: Reduce Heat Island Effect On Site	0	1						
5. Construction Environmental Quality Management Plan, Dust Sealing, and Pre-Occupancy Flush-Out (This credit is a requirement associated with J4: EPA IAP)									
Yes	a. Dust openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1		1					
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted. (Prerequisite is AS)	0		1					
Total Points Available in Site = 12									
B. FOUNDATION									
No	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	0	0		2				
No	2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)	0	0		2				
No	3. Use Radon Resistant Construction (This credit is a requirement associated with J4: EPA IAP)	0	0		2				
No	4. Install a Foundation Drainage System (This credit is a requirement associated with J4: EPA IAP)	0	0		2				
No	5. Moisture Controlled Crawlspace (This credit is a requirement associated with J4: EPA IAP)	0	0		2				
6. Design and Build Structural Pest Controls									
Yes	a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections	1		1					
No	b. All Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation	0		1					
Total Points Available in Foundation = 12									
C. LANDSCAPE									
Enter in the % of landscape area. (Projects with less than 15% of the total site area (i.e. total lot area) as landscape area are capped at 6 points for the following measures: C1 through C7 and C9 through C11.)									
80%									
No	1. Group Plants by Water Needs (Hydrozoning)	0			2				
No	2. Mulch All Planting Beds to the Greater of 3 Inches or Local Water Ordinance Requirement	0			2				
3. Construct Resource-Efficient Landscapes									
No	a. No Invasive Species Listed by Cal-IPC Are Planted	0			1				
No	b. No Plant Species Will Require Shearing	0			1				
No	c. 75% of Plants Are Drought Tolerant, California Natives or Mediterranean Species or Other Appropriate Species	0			3				
4. Minimize Turf in Landscapes Installed by Builder									
No	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than 8 Feet Wide	0			2				
No	b. Turf is Small Percentage of Landscaped Area (2 Points for <25%, 4 Points for <10%)	0			4				
5. Plant Shade Trees									
No	a. Install High-Efficiency Irrigation Systems	0			1				
Yes	b. System Uses Only Low-Flow Drip, Bubblers, or Sprinklers	0			1				
Yes	c. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	0			1				
No	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0			3				
8. Rain Water Harvesting System									

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A. SITE									
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees									
No	a. Protect Topsoil and Reuse after Construction	0	1			1			
No	b. Limit and Delimitate Construction Footprint for Maximum Protection	0	1			1			
2. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)									
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CALGreen Code)	0	Y		R				
No	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	0	0		2				
No	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	0	0		2				
3. Use Recycled Content Aggregate (Minimum 20%)									
No	a. Walkway and Driveway Base	0	0		1				
No	b. Roadway Base	0	0		1				
No	c. Cool Site: Reduce Heat Island Effect On Site	0	1						
5. Construction Environmental Quality Management Plan, Dust Sealing, and Pre-Occupancy Flush-Out (This credit is a requirement associated with J4: EPA IAP)									
Yes	a. Dust openings and other related air distribution component openings shall be covered during construction. (CALGreen code if applicable)	1		1					
No	b. Full environmental quality management plan and pre-occupancy flush out is conducted. (Prerequisite is AS)	0		1					
Total Points Available in Site = 12									
B. FOUNDATION									
No	1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)	0	0		2				
No	2. Use Frost-Protected Shallow Foundation in Cold Areas (CEC Climate Zone 16)	0	0		2				
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6. Design and Build Structural Pest Controls									
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No	7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil	0			3				
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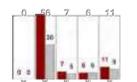
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