

MORSE AVE SUBDIVISION

CONSULTANTS

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LANDSCAPE ARCHITECT:

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SOLIS ENGINEERING:

WAYNE TING & ASSOCIATES
42329 OSGOOD ROAD, UNIT-A
FREMONT, CA 94539
510-623-7768

CAL GREEN CONSULTANT
KATE LATHAM

SQUARE FOOTAGES

LOWER FLR AREA	SECOND FLOOR AREA	PRIVATE YARD AREA	GARAGE AREA	TOTAL SF
1632	1245	852, 1005	440	2877



SITE DATA AND ZONING

A.P.N. 204-16-005
LOT SIZE: 5,184 SF
ZONING: R3
DENSITY ALLOWED: 24 DU/AC
OR 1600 SF/UNIT

MAX LOT COVERAGE: 40% = 3274 SF
PROPOSED COVERAGE = 3264 = 99.9%

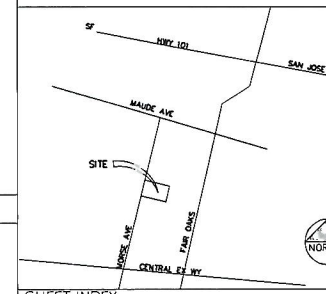
USABLE OPEN SPACE REQUIRED: 400 SF/UNIT
USABLE OPEN SPACE PROVIDED: 852 MIN SF PER UNIT
TOTAL FLOOR FOR SITE: 70%

TOTAL PARKING REQUIRED: 4 COVERED
2 UNCOVERED

TOTAL PARKING PROVIDED: 4 COVERED/ASSIGNED SPACES
2 UNCOVERED/UNASSIGNED SPACES

DEPENDENCIES: FAR, SIDE SETBACK AT ZERO LOT LINE

SITE LOCATION MAP



SHEET INDEX

SHEET	CONTENT
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5.0	EXISTING SITE PLAN
6.0	EXISTING SITE PLAN WITH R/O/F PLAN
7.0	FLOOR PLANS
8.0	ELEVATIONS
9.0	DETAILS
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L2	IRRIGATION PLAN
CIVIL ENGINEERING PLANS	
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C2	GRADING PLANS
C3	UTILITY PLANS
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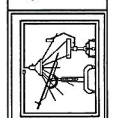
CONSTRUCTION DATA

BUILDING TYPE: RB
NUMBER OF STORIES: 2
OCCUPANCY GROUP: R3 U
FIRE SPRINKLER: YES
CODES:
2013 CBC
2013 FIRE CODE
2013 CMG/CPC/CCG
2013 CEC (TITLE 24 ENERGY CODE)

SCOPE OF WORK

SUBDIVIDE LOT INTO TWO AND BUILD 2 NEW 2-STORY HOMES

PROJECT DATA
SITE DATA



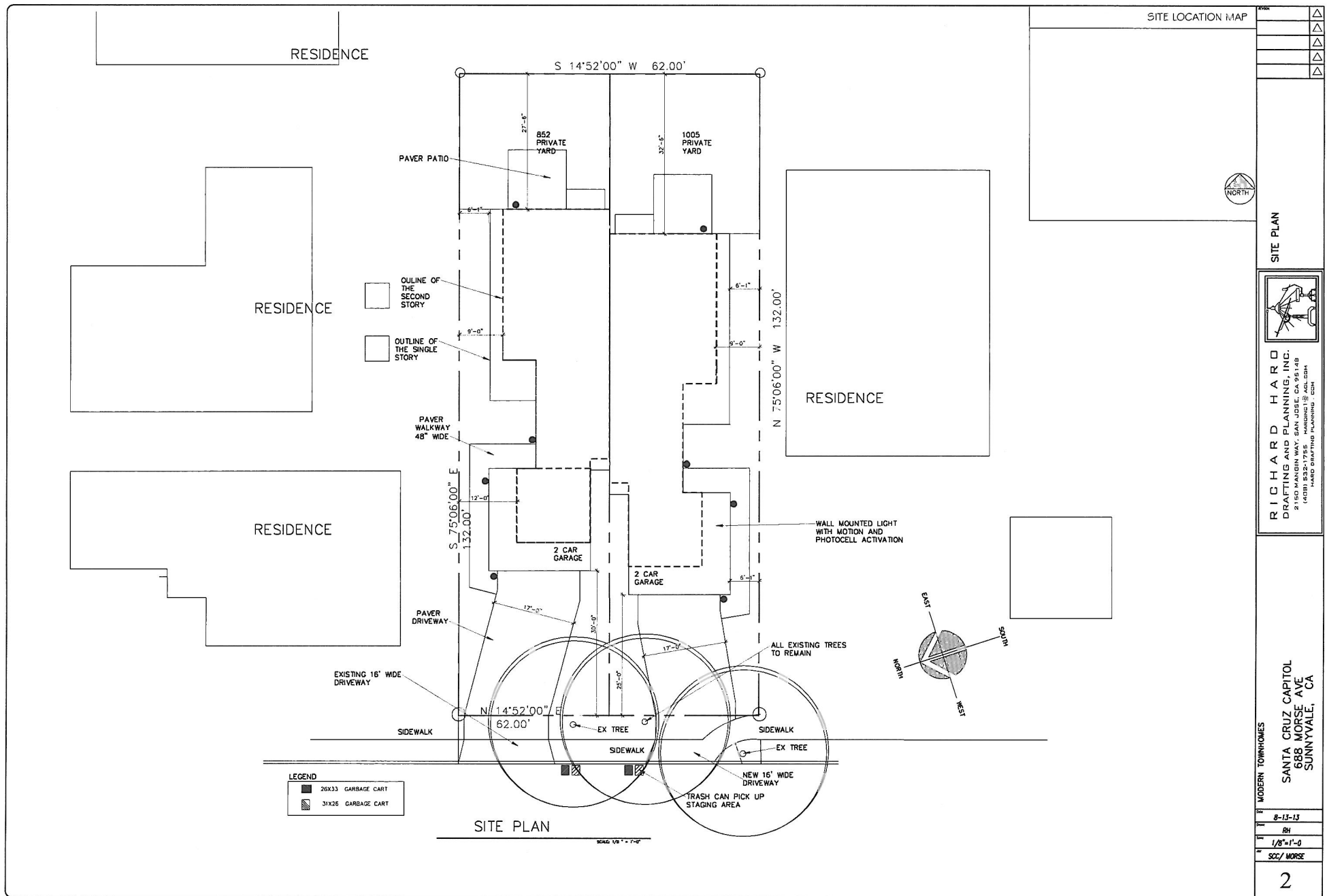
RICHARD HARD
DRAFTING AND PLANNING, INC.
2150 HANBURY WAY, SAN JOSE, CA 95128
14081 532-1755
HARD DRAFTING PLANNING - CON

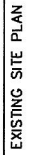
MODERN TOWNHOMES

SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

8-11-11
RH
1/8"=1'-0"
SCC/MORSE

1





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OWNER'S NAME

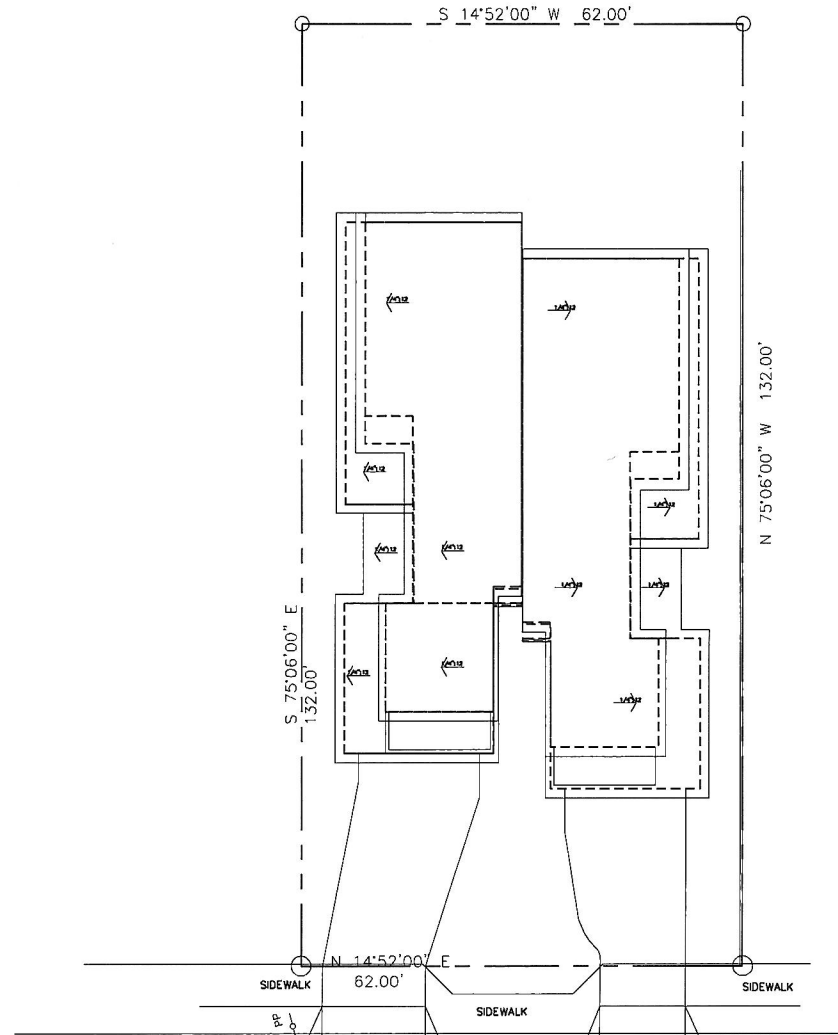
SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

Date	6-1-15
Drawn	RH
Scale	1/4" = 1'-0
Int	SCC/ MORSE

3

EXISTING SITE PLAN
MORSE AVE.

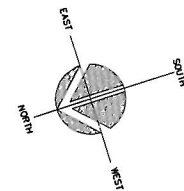
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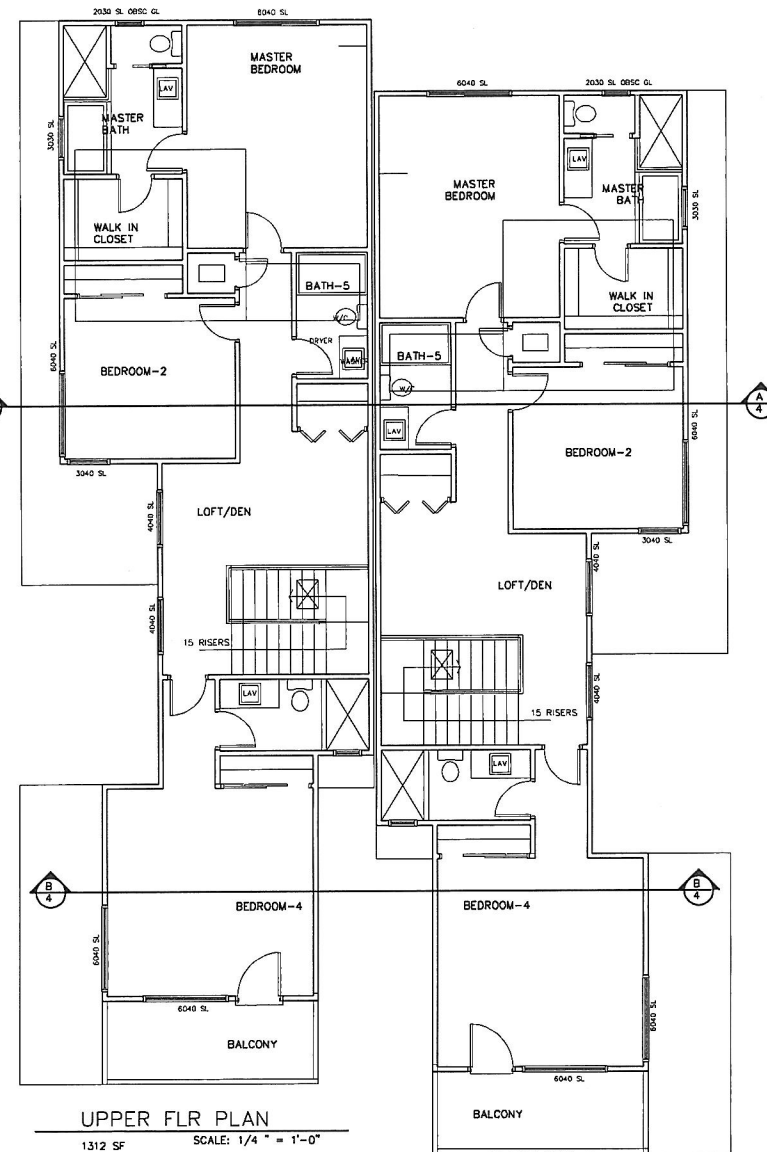
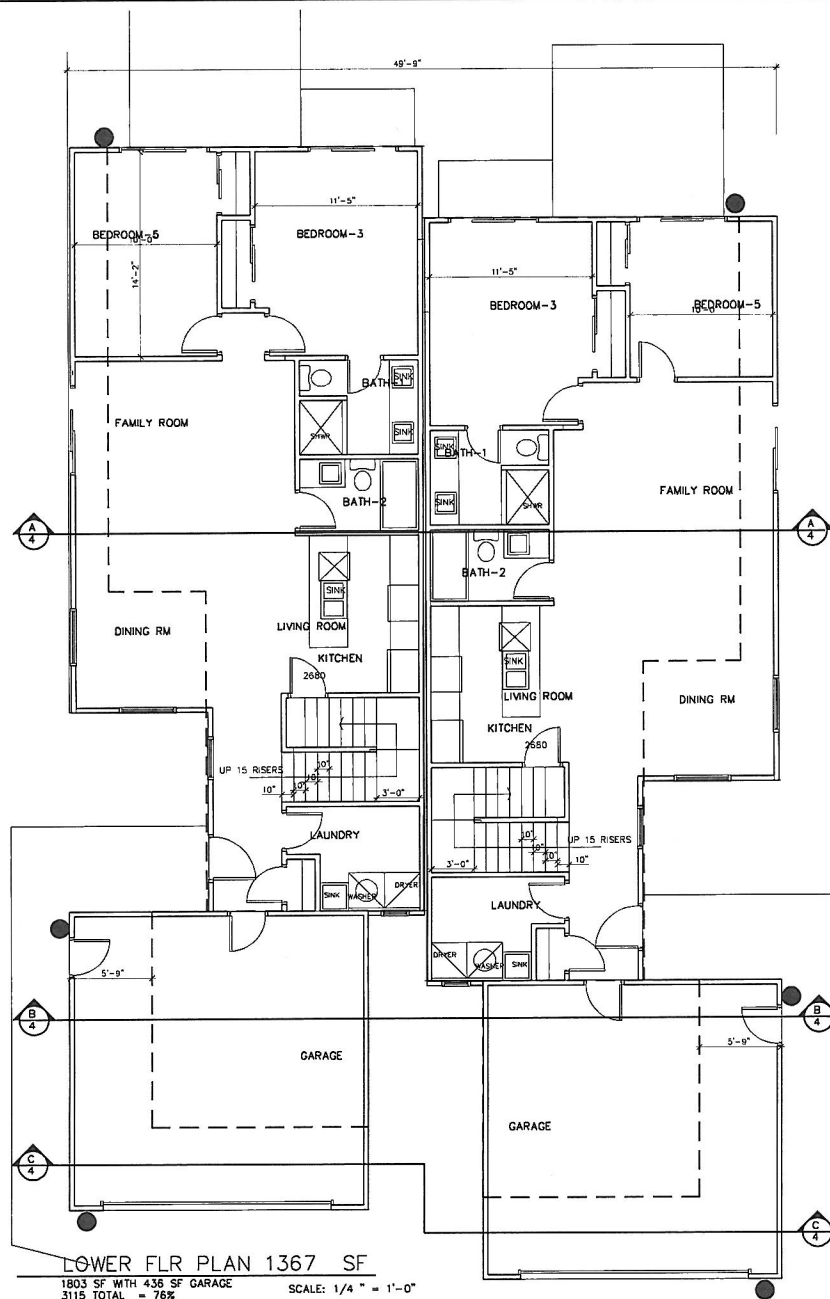
SITE PLAN WITH ROOF PLAN

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

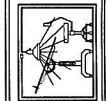
688 MORSE AVE



OWNER'S NAME		SANTA CRUZ CAPITOL 688 MORSE AVE SUNNYVALE, CA	
DATE	6-1-15	<div> <div> </div> <div> RICHARD HARD DRAFTING AND PLANNING, INC. 2150 MANHATTAN WAY, SAN JOSE, CA 95142 (408) 532-1755 HARDING@AOL.COM HARD DRAFTING PLANNING . COM </div> </div>	
BY	RH		
SCALE	1/4"=1'-0		
PROJECT	SCC/ MORSE	SITE PLAN WITH ROOF PLAN	
4			



FLOOR PLANS



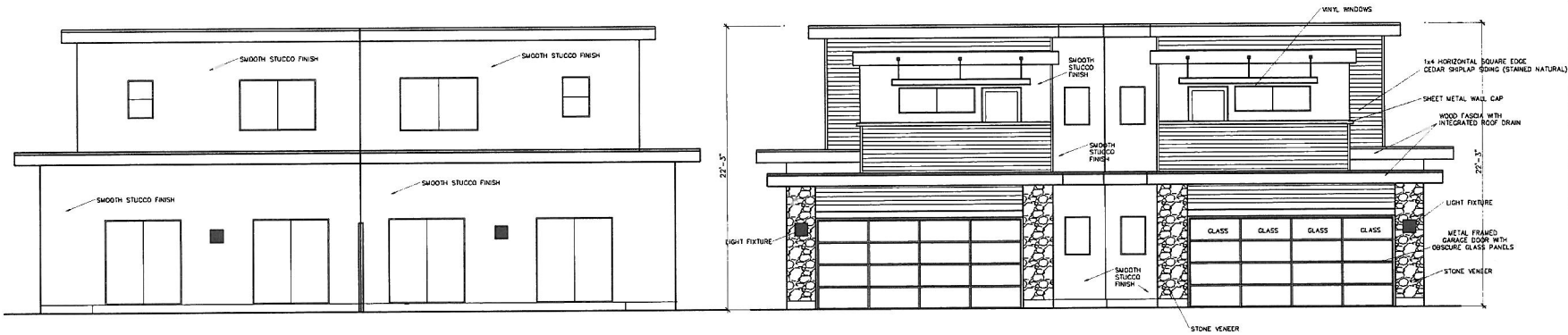
RICHARD HARD
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HARD DRAFTING PLANNING - COM

MODERN TOWNHOMES
SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

8-13-13
RH
1/4"=1'-0"
SC/MORSE

5

MORSE AVE STREET ELEVATION

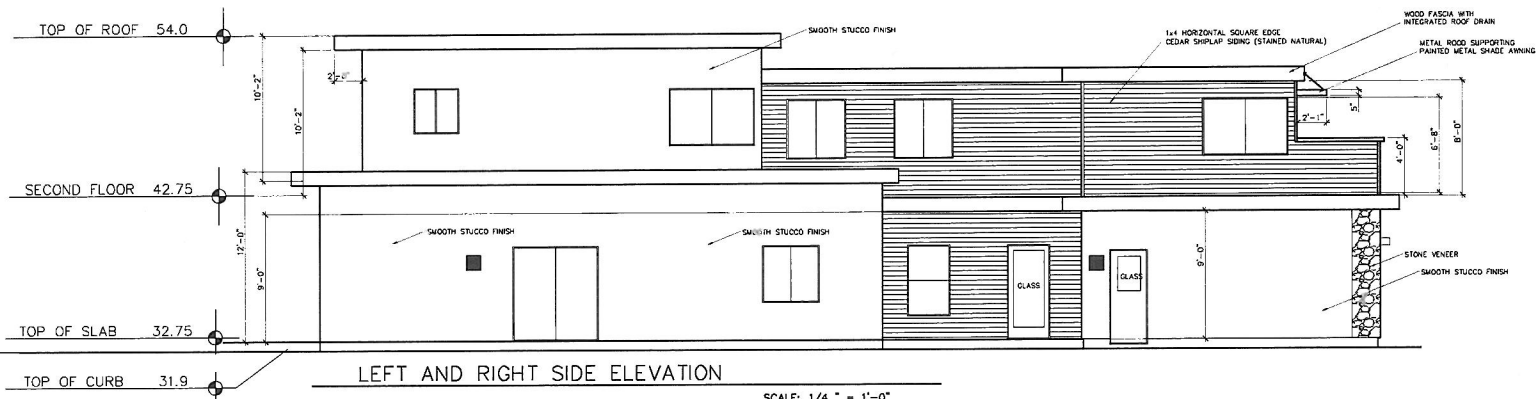


REAR ELEVATION

SCALE: 1/4" = 1'-0"

FRONT ELEVATION

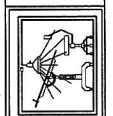
SCALE: 1/4" = 1'-0"



LEFT AND RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATIONS



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OWNER'S NAME

SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYSIDE, CA

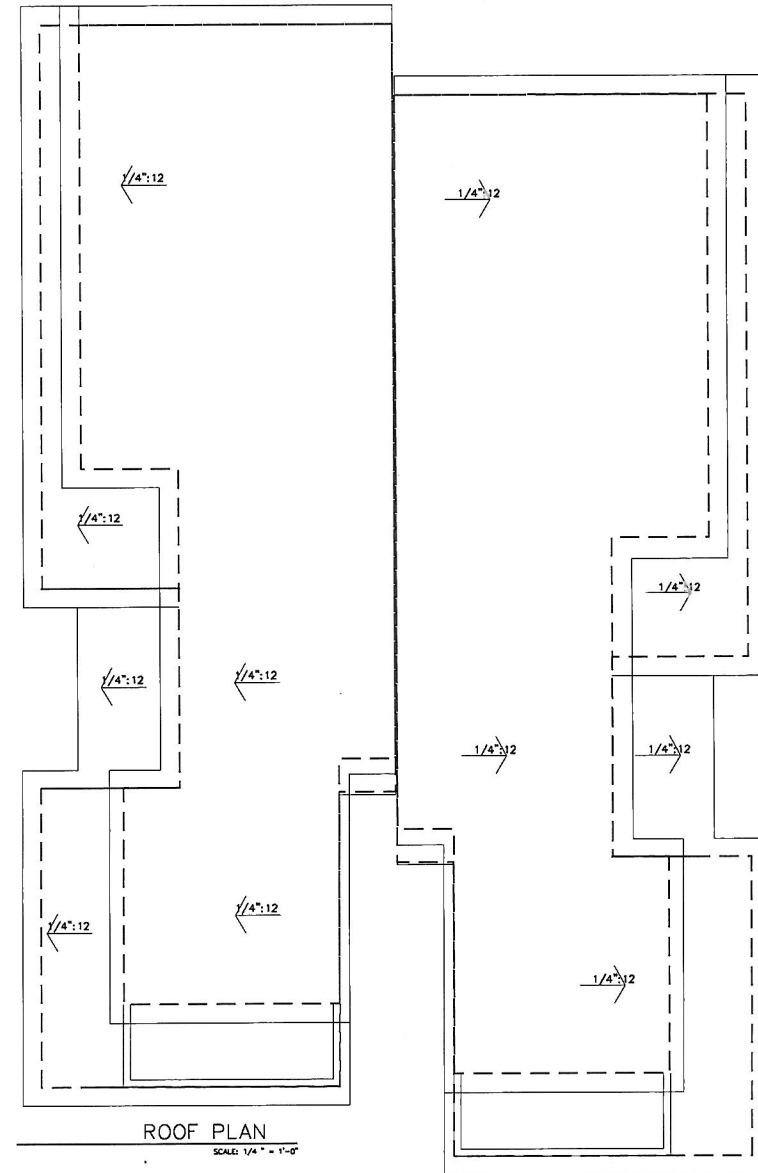
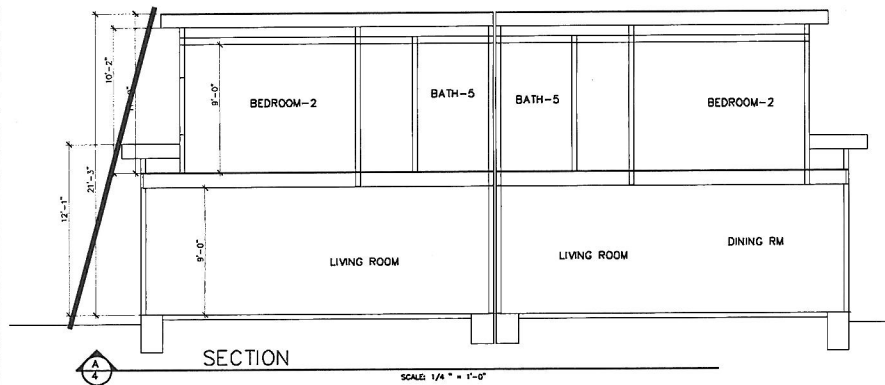
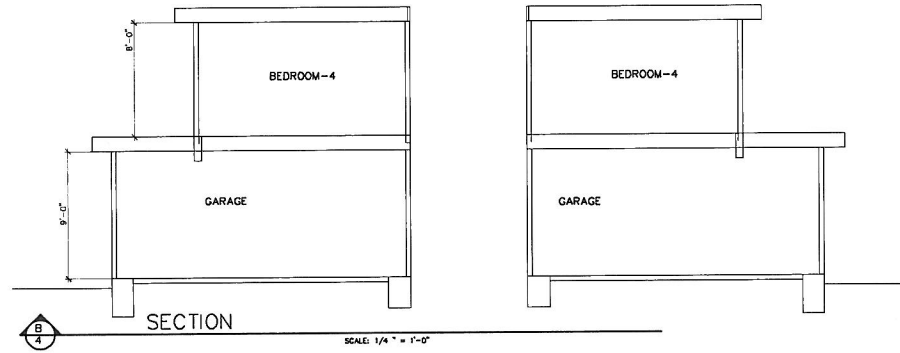
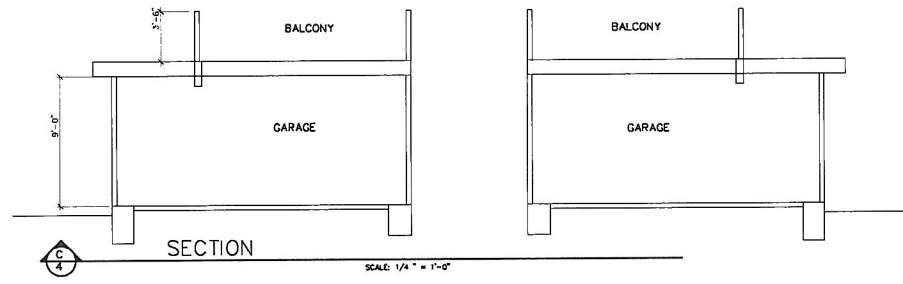
6-1-15

BH

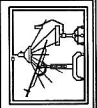
1/4"=1'-0"

SCL / MORSE

6



ROOF PLAN SECTIONS



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OWNER'S NAME

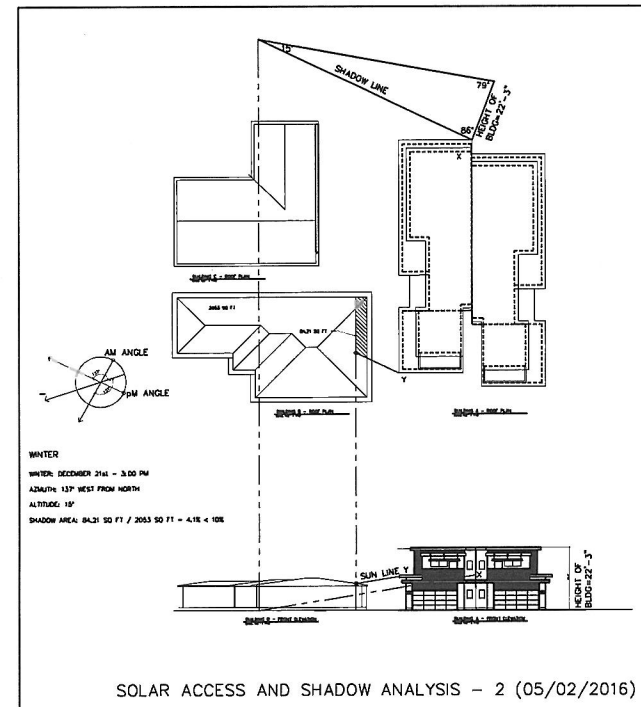
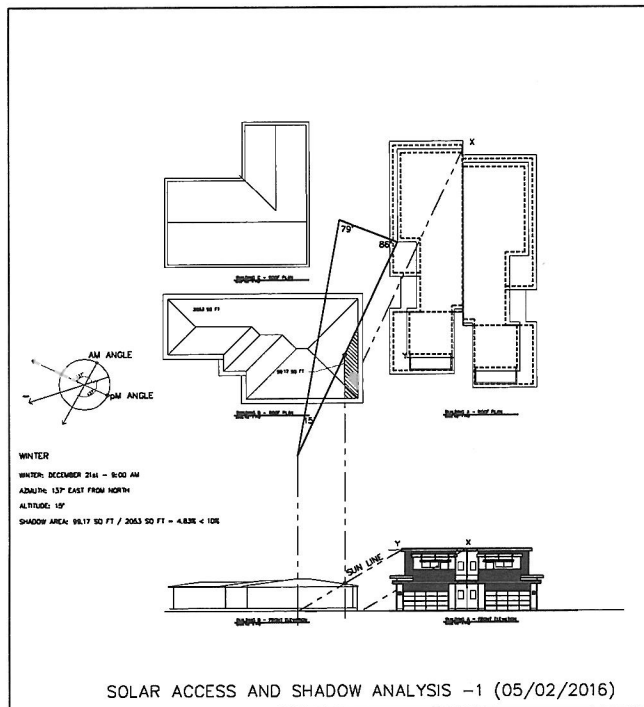
SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

6-1-15

RH

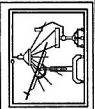
$$\frac{1/4'' = 1' - 0}{\text{SCC/MORSE}}$$

7



WINTER SUN ANGLES DECEMBER 21ST 9:00 AM (AZIMUTH: 137° EAST FROM NORTH)
AND 3:00 PM (137° WEST FROM NORTH) - 05/02/2016

SOLAR STUDY

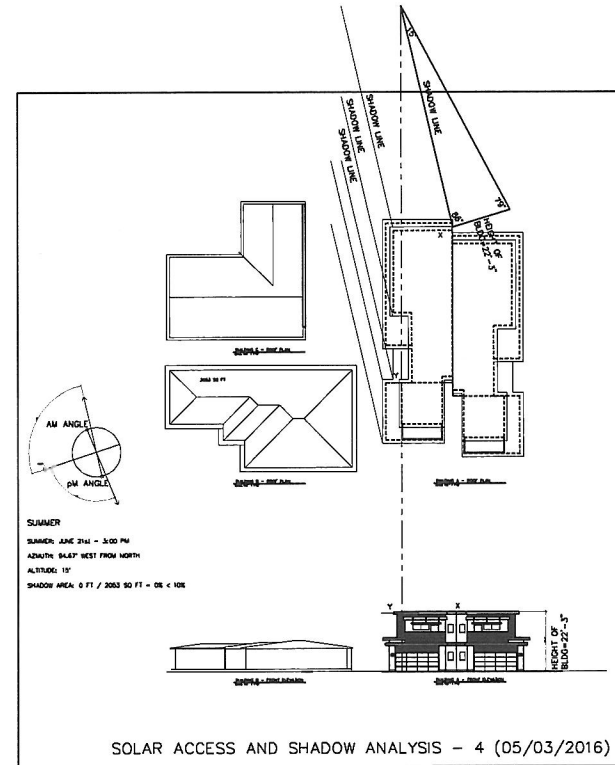
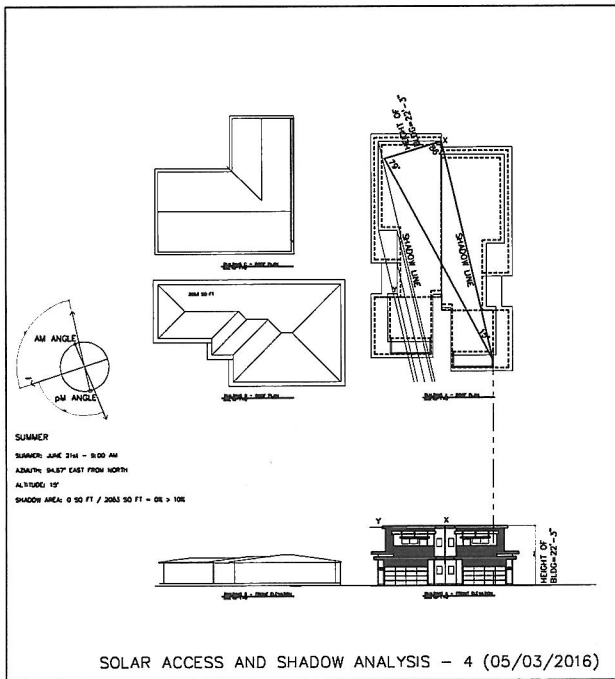


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SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

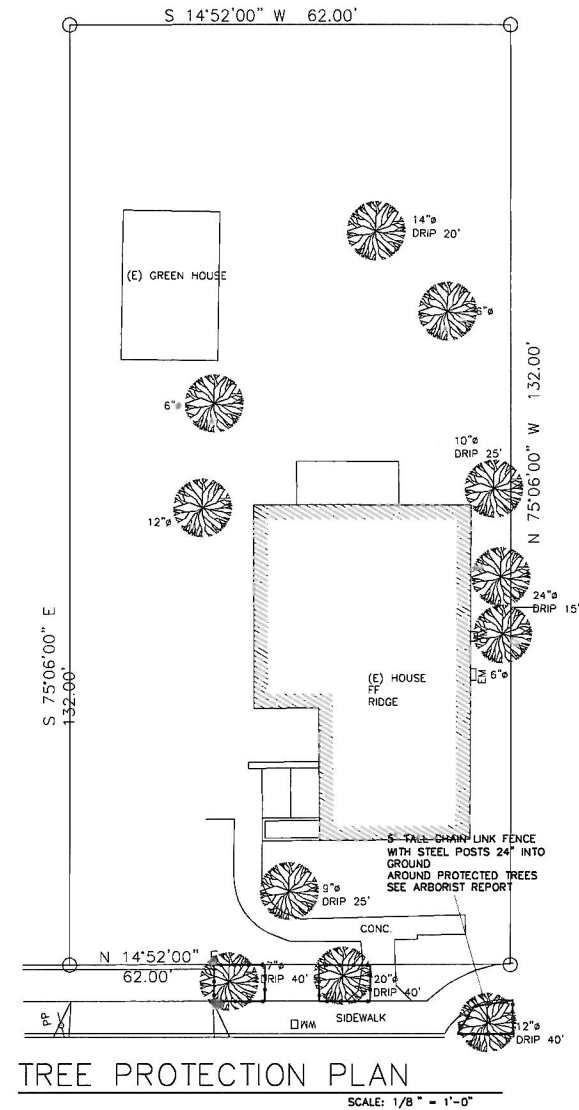
6-1-15
BH
1/4"=1'-0"
SCC/MORSE

8



SUMMER SUN ANGLES JUNE 21ST 9:00 AM (AZIMUTH: 94.76° EAST FROM NORTH)
AND 3:00 PM (94.76° WEST FROM NORTH) - 05/02/2016

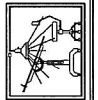
OWNER'S NAME	SANTA CRUZ CAPITOL 688 MORSE AVE SUNNYVALE, CA
DATE	6-1-15
BY	RH
SCALE	1/4"=1'-0"
PROJECT	SCC / MORSE
SHEET	9
PROJECT	SOLAR STUDY
PROJECT	RICHARD HARO DRAFTING AND PLANNING, INC. 1400 SAN JUAN AVENUE SAN JOSE, CA 95128 (408) 532-1755 HARO@AOL.COM HARD DRAFTING PLANNING - CON



TREE PROTECTION PLAN

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

TREE PROTECTION PLAN



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HARD@DRAFTINGPLANNING.COM

OWNER'S NAME

SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

6-1-15

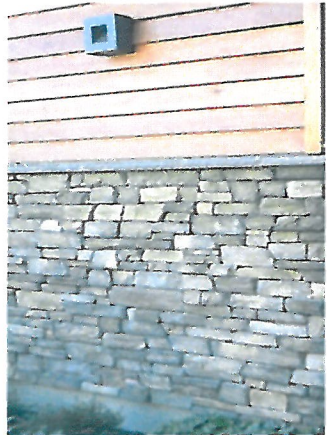
RH

1/4"=1'-0"

SCC/MORSE

TP

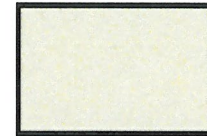
688 MORSE AVENUE MATERIAL COLOR BOARD



Stone Veneer
Siding with
square light
fixture



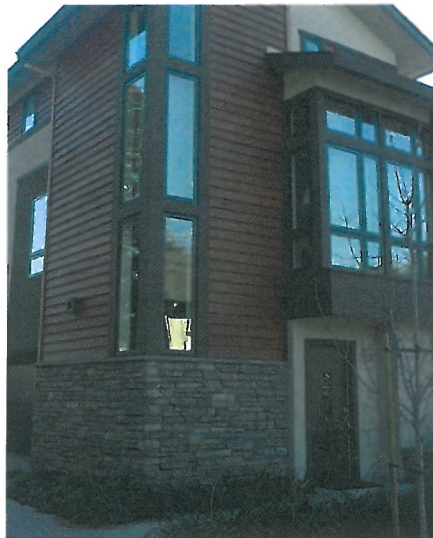
Vinyl Windows with
Smooth Stucco
Finish



Canvastan - SW7541



Fiery Brown - SW6055



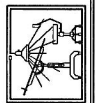
Vinyl Windows
Natural Stain Siding
Stone Veneer



Glass Garage
doors



MATERIALS



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MODERN TOWNHOMES

SANTA CRUZ CAPITOL
688 MORSE AVE
SUNNYVALE, CA

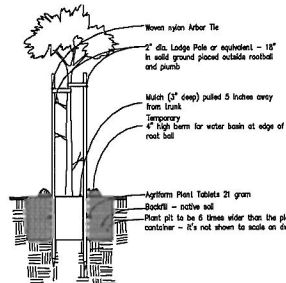
8-13-13

RH

1/4"=1'-0"

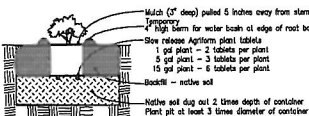
SCC/MORSE

10



- 8 - 12 hours before installation, water at plants while still in containers sufficiently to thoroughly wet root balls.
- Dig hole at least 3" deeper than the container and 4 times wider than the diameter of the container the plants were delivered in.
- Scrape hole in the side of the plant to 2 holes per sq. ft. of soil surface.
- Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not put roots apart. The severing of large roots will encourage new roots at the cuts. Initial enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer pockets under root ball.
- Fill around rootball with backfill mix to 1/2 ft high and pack soil as you fill with shovel heads or feet being careful not to disturb root ball.
- Set AgriForm Plant Tablet, fertilizer at this level adjacent to rootball and at bottom of hole (6 tablets per 15 gal. or 5 tablets per 1 inch of caliper width). Fill the remainder of the hole with backfill and pack it.
- Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- Initial stakes such that the stakes and the tree feet won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Initial stakes as they are straight up and don't lean in to each other.

Tree Planting
No Scale



- 8 - 12 hours before installation, water at plants while still in containers sufficiently to thoroughly wet root balls.
- Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container. Replace this mixture in bottom half of hole and work on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- Remove rootball carefully from container by tapping soil, not pulling soil by the stem. Sever rootball with a 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not put roots apart.
- Install fertilizer pockets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- Fill the remainder of the hole with backfill and pack it, but do not tamp rootball.
- Make the water basin.
- Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- Initial stake.
- See Soil and Plant Lab recommendations for amendments and fertilizer.

Shrub Planting
No Scale

Plant Legend

KEY	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
PC	15	<i>Ficus chinensis</i>	Chinese Ficus
MEDIUM SHRUBS			
RC	5	<i>Rhoicarpus Minor</i>	India Hawthorne
DV	5	<i>Dalmanella</i>	Fortnight Lily
SR	5	<i>Sarcococca nana</i>	Sweet Box
AE	5	<i>Aspidistra elatior</i>	Cast Iron Plant
GROUND COVERS			
B	1	<i>Lamandra Breeze</i>	
TC	1	<i>Teucrium chamaedry</i>	Germander

Add enough of this ground cover "T" between other shrubs and ground covers to achieve full coverage of dirt and mulch between shrubs within 10 months

Utilities Legend

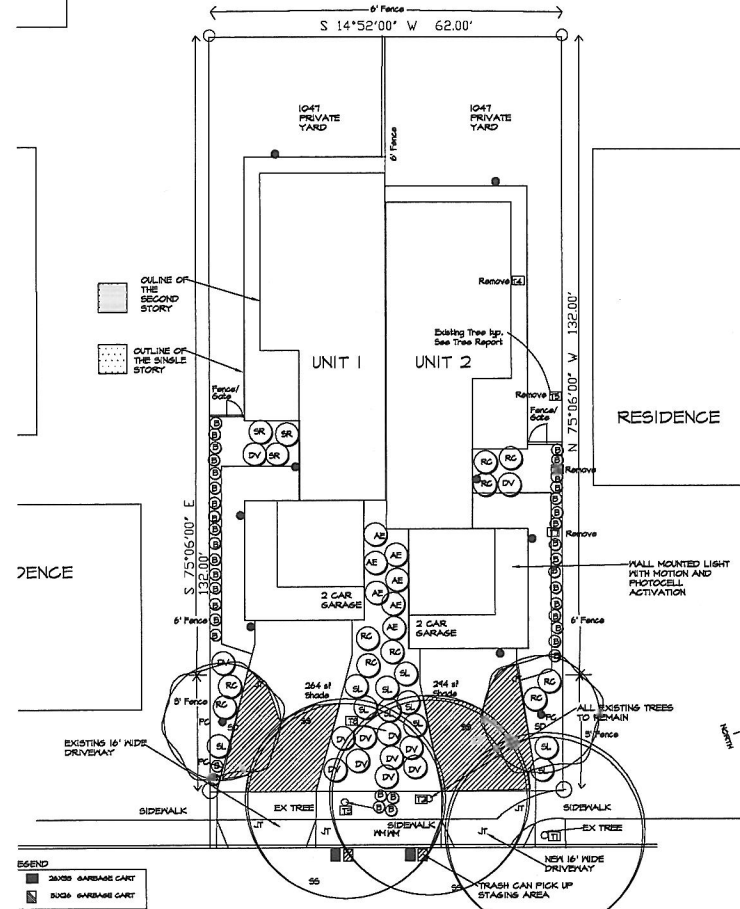
SS	Sanitary
W	Water
JT	Joint Trench
SD	Storm Drain

Landscape Notes

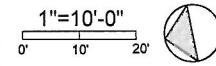
- Final Landscape Construction drawings to include an Irrigation Plan, Landscape Details and Specifications.
- Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and shades.
- Use 2 inch deep mulch in all planting areas. Provide cover with different mulch samples and prices including Redwood Chip from Raveer in Cloverdale, and Mahogany colored Mulch from Vision Recycling in Fremont.
- Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 6" wide is 5 gal. size and any circle scaled larger is 15 gal. size.
- The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- Uncompact soil down to a depth of 12 inches that has been compacted during building construction.
- See space concerning soil amendments and fertilizer. For bidding purposes until the soil fertility test is done, list 6 cubic yards of SFI Organic Super Home Compost. 16 pounds of 15-15-12 Fertilizer killed into the top 6" to 8" of soil after ripping soil to 12" deep, except on steep slopes. Some of the planting areas are so narrow that it will need to be dug in by hand.
- The site is relatively level. There are no slopes exceeding 10%.
- There are no lawn areas.
- Plants in the clear sight triangle to be maintained at 8 feet or less in height and tree branches pruned up to at least 7 feet high to create better visibility for cars at the corner.
- See 2-Detail Landscape Maintenance Plan in final construction drawings.
- Install a continuous root barrier along new sidewalk adjacent to City trees per City standard details and specifications.
- GAU Green checklist to be included on Building Permit Plans.
- Tree Protection Plan - Tree Protection Measures are to include the following:
 - Prior to demolition, grading, or trenching install tree protection fencing consisting of orange construction fencing or chain link fence held in place with steel posts. Install fencing at edge of tree canopy unless the project arboreal approves moving it closer to the trunk to make construction possible. Under the entire area under the canopy install 6 inches deep of coarse wood chips with plywood on top to help prevent compaction of soil under tree canopies.
 - Use an air spade to make utility trenches that have to be under tree canopies unless some other method such as hand trenching is approved by the city arborist and project arborist.
- Tree canopies to be maintained a minimum 8 feet from the ground and no lower and to be planted far enough from the building so they can not be used as a ladder to gain access into upper along windows.
- Any shrub planted are to be pruned and maintained less than 3 feet in height and up 1 foot from the ground.
- The Homeowners Assoc. shall maintain parkstrip landscaping in perpetuity along the public street fronting the project site.
- The developer shall maintain all private utilities and landscaping for a period of three years following installation or until the improvements are transferred to a Homeowners Association, following sale of at least 75% of the units, whichever comes first. (Subdivision Agreement)

Parking Lot Area Shading

Total Driveway Paving Area (within parcel) 142 sq.ft.
Tree shading area (see hatched area on plan) 550 sq.ft.
% Shading 39%



Planting Plan Parking Lot Shading



Revision
5/16/16

GREGORY LEWIS LANDSCAPE ARCHITECT
738 PINE AVE. SANTA CLAY, CA 95065 (916) 224-1417
lewislandscape@gmail.com



2 Lot Subdivision
for 2 New Residences
688 Morse Road, Sunnyvale

File: 5/16/16
Scale: As Noted
Drawn: Greg
Job Sheet:
L1

Irrigation Legend

KEY	SYMBOL	MANUF. #	DESCRIPTION
1	IC-1204-PL		Controller with enough modules for 12 stations (expandable to 12)
2			Install with wireless solar sync system with sensor mounted in sunny location that will receive rain and will change irrigation times based on current weather conditions.
3	Fabco 855Y BV 3/4"		Reduced pressure backflow preventer that will not be used for landscape irrigation. Install point of connection for irrigation just downstream from the backflow preventer. Install a freeze blanket. Install a guardhack green, 1/4" off, enclosure w/ rounded top. Manual shutoff valve in valve box same size as pressure line. Install throughout system to help isolate areas and find any leaks. 3/4" quick coupler with locking cover and 2 piece body - provide one valve key and one hose swivel.
4	Reinbird 330LRC		1" globe valve with 1" drip filter and 25 psi pressure regulator below grade in valve box large enough to service the filter. This kit is good for up to 5 to 6 GPM flow.
5	PCZ-101-25		1" globe valve for spray sprinklers and tree bubblers.
6	PCZ-101-25		Air relief valves are required with Reinbird XP-SDI drip tubing. Install at least one on every circuit. Reinbird XP-SDI drip tubing - (Drippers with copper root intrusion prevention) Boil is loan in shrub areas. Use 6 GPM emitters 18" apart with laterals 18" apart.
7			Install 4" deep
8			Use the regular layout with supply and exhaust headers detail L. Blank 1/2" Dripline tubing is OK for flows less than 5 GPM. Keep consistent spacing between the nose of tubing and don't exceed max. lateral length in charts.
9	3/4"		Nonpressure line - CL 250 PVC 3/4" unless noted for larger size - 12" cover - pipes less than 2" to be Sch 40 PVC
10	1"		1-1/4" Pressure line - Sch 40 PVC
11	1-1/4"		- 18" of cover (24" of cover under A.C. paving)
12			- 1-1/4" Lines under paving - Sch 40 PVC
13			- 24" of cover
14			Use 2" elec. conduit, sleeve for first run under paving until it splits and goes different directions. Use 1-1/2" grey elec. conduit, sleeve under paving for wires after that.
15			All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside.
16	Reinbird		Manual flush valve in valve box - for regular system flushing maintenance. Install at a low point at the end of the circuit opposite the valve.
17	Reinbird RUS-B-1402		Root Wasting System - 2 at each tree at opposite sides of root ball.

Irrigation Notes

- Final construction drawings to include Irrigation Plan, details and specifications.
- This system is designed to operate with minimum 7 GPM at minimum 65 p.s.i. dynamic p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If static pressure exceeds 80 psi at the point of connection a pressure regulator will be necessary. There is supposed to be -- static psi water pressure available at the site.
- Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- Electric controllers should be set to water between 6:00 p.m. and 10:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. Irrigation schedule should reflect time of year and plant maturity.
- No changes should be made to what is shown on the plans without the written approval of the Landscape Architect.
- Run 2 extra control wires from the controller to the far end of each leg and to the furthest quick coupler, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
- The controller has a weather station and will shut off during times of rain. The controller will also change its program based on current weather conditions. Install weather station where it will get full sun and rain.
- The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 6" to 10" away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible. Locate all trees with flags prior to installing any lines, valves, or sprinklers.
- Do not dig trenches right next to structures such that the bearing soil under the foundation of the structure will fail. Check with the structural engineer if you are not sure how close or how deep you can dig next to structures.
- A number of manual isolation valves have been placed in the system to aid in isolating parts of the system to find leaks and do maintenance.
- Drip tubing is to be secured to the soil with drip tubing staples 4 feet apart in loam soil and 3 feet apart in sandy soil to keep the tubing spacing consistent. Double stake the fittings diagonally.
- Follow the installation recommendations of the drip tubing manufacturer and representative.
- New trees are on separate irrigation valves with drip at each tree.
- Screen the backflow preventer with a green, rounded metal mesh enclosure (guardhack) and plants. The irrig. controller is in a utility room. All irrigation valves are below grade in valve boxes. Drip tubing is buried.
- Install a Reinbird Drip Indicator on each drip circuit at the end of the longest leg that will show if the drip circuit is operating and has pressure.

Hydrozone Summary and Max. Applied Water Allowance

- Zone 1 Drip, low water, sun
- Zone 2 Drip, low water, trees
- Zone 3 Drip, low water, shade

Landscape Irrigation Concept

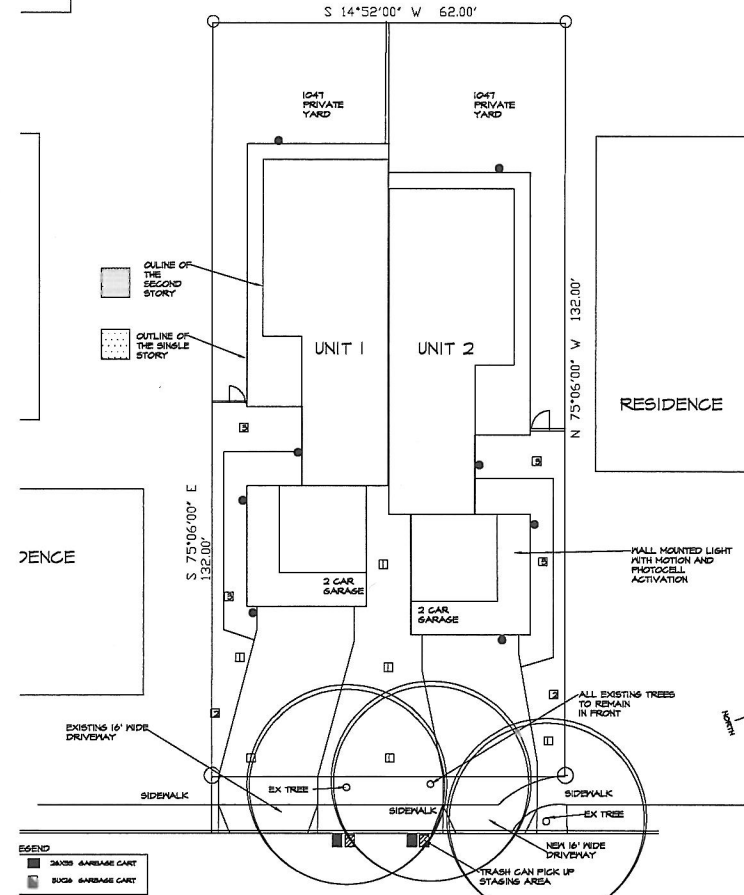
This is a small size townhouse project

The hydrozones are low water use

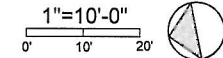
The planting areas have 2" deep top dress mulch

Utilities Legend

- SD Sensor
- M Water
- JT Joint Trench
- SD Storm Drain



Hydrozone Concept



Revision
5/16/16

GREGORY LEWIS LANDSCAPE ARCHITECT
728 Park View Santa Cruz, CA 95060 (831) 524-1417
lewisc@gregorylewis.com



2 Lot Subdivision
for 2 New Residences
688 Morse Road, Sunnyvale

Date 5/16/14
Scale As Noted
Drawn Greg
20
Sheet
L2
of 2

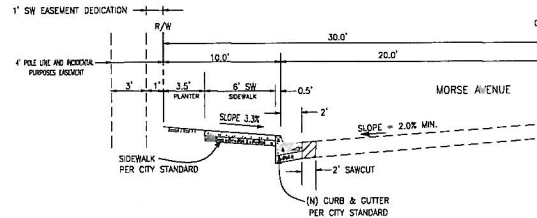
ABBREVIATIONS	
DESCRIPTION	DESCRIPTION
AB AGGREGATE BASE	LP UP OF CUTTER
AC ASPHALT CONCRETE	LP LOW POINT
AD AREA DRAIN	MD MOUNTING
BC BACK OF CURB	NE NEW
BL BACKLAP PREVENTOR	PE PULL BOX
BN BOTTOM OF WALL	PL PLANTER
CA CENTERLINE	PP PROPERTY LINE
CC CENTERLINE SWALE	PP POWER POLE
CD CLEANOUT	PP PLASTIC PERFORATED PIPE
CE CONTROL POINT	PP PUBLIC SERVICE EASEMENT
DW DRIVEWAY	PVC POLYETHYLENE GLYCOL
DI DROP INLET	R/W RIGHT OF WAY
DL DUCT	RD REINFORCED CONCRETE PIPE
EP EDGE OF PAVEMENT ELEVATION	SD STORM DRAIN
ELC EUCALYPTUS TREE	SDH STORM DRAIN MANHOLE
ES EXISTING	SS SANITARY SEWER
FF FINISH FLOOR	SSB SANITARY SEWER MANHOLE
FG FINISH GRADE	SW SIDEWALK
FI FIRE HYDRANT	TC TOP OF CURB
FL FLOWLINE	TC TOP OF FOUNDATION
FO FENCE	TS TOP OF SLAB
FOC FACE OF CURB	TP TOP OF PAVEMENT
GB GRADE BREAK	TV TOP OF WALL
GUY GUY WIRE	TV TYPICAL
HP HIGH POINT	VCP VITRIFIED CLAY PIPE
IP INVERT	WL WHITE LINE SIDEWALK
JP JOINT POLE	WM WATER METER
JB JUNCTION BOX (UTILITY)	WW WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
---	---	FILL AREA LIMIT
---	---	CUT AREA LIMIT
---	---	CONTOUR
---	---	WATER LINE
---	---	STORM DRAIN PIPE (SOLID)
---	---	SANITARY SEWER PIPE
---	---	SUBDRAIN PIPE (PERFORATED)
---	---	OVERHEAD UTILITIES WITH POLE
---	---	GAS LINE
---	---	ELECTRIC LINE (UNDERGROUND)
---	---	JOINT TRENCH (UNDERGROUND)
---	---	STREET LIGHT VAULT
---	---	SANITARY SEWER CLEANOUT
---	---	SANITARY SEWER MANHOLE
---	---	STORM DRAIN MANHOLE
---	---	SURVEY CITY MONUMENT
---	---	ELECTROLUER
---	---	WATER METER
---	---	TREE WITH TRUNK
---	---	6' WOODEN FENCE
---	---	SPOT ELEVATION
---	---	TREE PROTECTION FENCE
---	---	5' TALL CHAIN LINK
---	---	EARTH SWALE
---	---	CONCRETE SWALE
---	---	AREA DRAIN/ INLET
---	---	OVERLAND RELEASE PATH
---	---	GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
---	---	1% MIN. FROM PROPERTY LINE TO SWALE
---	---	(E) TREE TO BE REMOVE
---	---	DOWN-SPOUT
---	---	POP-UP EMITTER
---	---	ROOF DOWN-SPOUT, CONNECTED TO STORM DRAIN SYSTEM

PRELIMINARY IMPROVEMENT PLANS

TWO (2) LOT SUBDIVISION
688 MORSE AVE, SUNNYVALE, CA



MORSE AVENUE CROSS SECTION
N.T.S.



LOCATION MAP
N.T.S.

GRADING AND DRAINAGE NOTES:

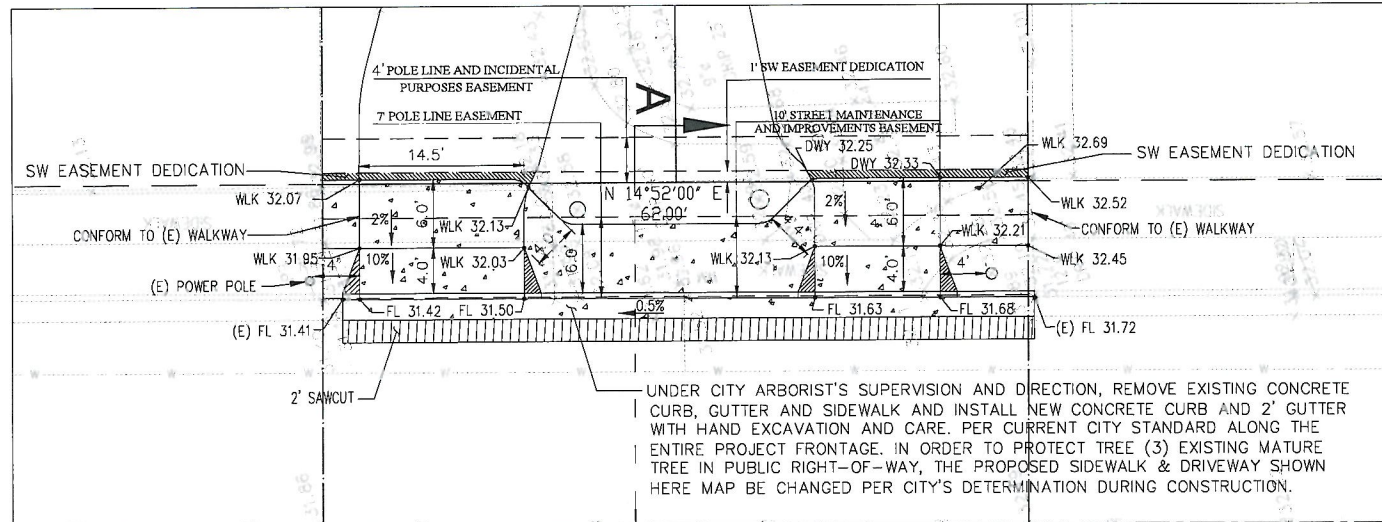
1. Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
2. All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better. Use PVC SCH80 for pipes running under driveway.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES/ DETAILS
- C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- C-3 PRELIMINARY STORM WATER MANAGEMENT PLAN

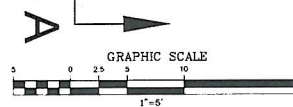
BENCHMARK:

- REFERENCED CITY OF SUNNYVALE B.M.
BENCHMARK # 58 EL: 30.946' (NAVD83)



UNDER CITY ARBORIST'S SUPERVISION AND DIRECTION, REMOVE EXISTING CONCRETE CURB, GUTTER AND SIDEWALK AND INSTALL NEW CONCRETE CURB AND 2' GUTTER WITH HAND EXCAVATION AND CARE. PER CURRENT CITY STANDARD ALONG THE ENTIRE PROJECT FRONTAGE. IN ORDER TO PROTECT TREE (3) EXISTING MATURE TREE IN PUBLIC RIGHT-OF-WAY, THE PROPOSED SIDEWALK & DRIVEWAY SHOWN HERE MAP BE CHANGED PER CITY'S DETERMINATION DURING CONSTRUCTION.

MORSE AVE.



SMP



ENGINEERS
CIVIL ENGINEERS

1534 CAROL LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8000
FAX: (650) 941-8755

OWNER/APPLICANT:

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SMP ENGINEERS
CIVIL ENGINEERS

PRELIMINARY IMPROVEMENT PLANS

TWO (2) LOT SUBDIVISION
688 MORSE AVE, SUNNYVALE, CA

COVER SHEET

Revisions:



Date: 5/10/2016
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 216/03

Sheet: 1 OF 3
C-1



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OWNER/APPLICANT:

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PRELIMINARY IMPROVEMENT PLANS
TWO (2) LOT SUBDIVISION
688 MORSE AVE, SUNNYVALE, CA
GRADING AND UTILITY PLAN

Revisions:



Date: 5/10/2016
Scale: 1"=10'

Prepared by: V.G.

Checked by: S.R.

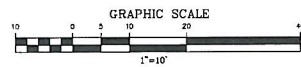
Job #: 216003

Sheet: 2 OF 3

C-2

HAND EXCAVATION NOTE:

1. PRIOR TO CONSTRUCTION, COORDINATE WITH CITY ARBORIST FOR HAND EXCAVATION METHOD IN ORDER TO CAREFULLY PROTECT THE EXISTING MATURE TREES.
2. CONTRACTOR TO USE AIR BORING OR HAND DIG FOR ALL THE UTILITY TRENCHES WITHIN DRIP LINES OF TREES.



MORSE AVE.

FERNDAL AVE. (60' WIDE)

S 14°52'00" W 62.00'

N 75°06'00" W 132.00'

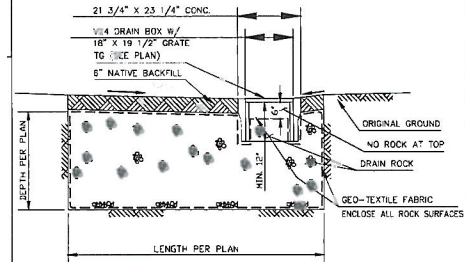
UNIT 1
FT 34.0

UNIT 2
FT 34.0

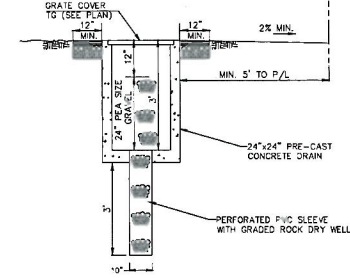
GARAGE

GARAGE

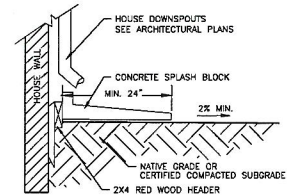
DETENTION BASIN ELEVATION VIEW- NTS



INLET WITH DRY WELL/ BUBBLER NTS



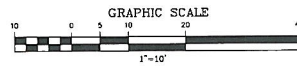
SPLASH BLOCK NTS



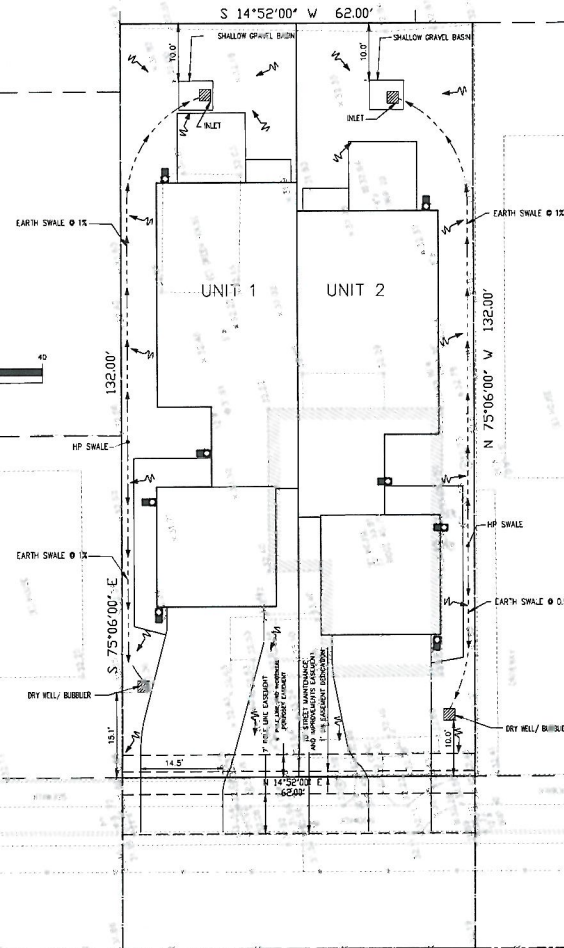
Project Impact on Impervious Surface:

Description	Existing sq. ft.	Proposed sq. ft.
a Impervious surface area (includes land covered by buildings, sheds, patios/cover, parking lots, streets, sidewalks, paved walkways and driveways)	1,948 sq. ft.	4,921 sq. ft.
b Pervious Area (includes landscaping, pervious pavement, and natural buffer areas)	6,238 sq. ft.	3,263 sq. ft.
c Total Project Area (a + b)	8,184 sq. ft.	8,184 sq. ft.
d Percent Impervious (a ÷ c)x100	24 %	60 %
e Percent Pervious (b ÷ c) x 100	76 %	40 %
f Impervious created or added		3,481 sq. ft.
g Impervious area replaced		1,440 sq. ft.
h Percent Replacement of existing impervious surface area (g ÷ f x 100. Note: if this value exceeds 50%, C.3 requirements apply to the entire site.		74 %
i Estimated area of land disturbed during construction (includes clearing, grading or excavating)		8,184 sq. ft.

FERNDAL AVE. (60' WIDE)



MORSE AVE.



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LOS ALTOS, CA 94024
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FAX: (650) 941-5155

OWNER/APPLICANT:

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CIVIL ENGINEERS

PRELIMINARY IMPROVEMENT PLANS
TWO (2) LOT SUBDIVISION
688 MORSE AVE, SUNNYVALE, CA
STORM WATER MANAGEMENT PLAN

Revisions:



Date: 5/10/2016
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 216003

Sheet: 3 OF 3
C-3



LOT AREA TABLE

PROPOSED PARCELS	SQ. FT.	ACRES
PARCEL A	4,092	0.093
PARCEL B	4,092	0.093
TOTAL (EXISTING LOT)	8,184	0.19

LEGEND AND ABBREVIATIONS

---	STREET CENTER LINE
---	DISTINCTIVE BORDER LINE
---	PROPOSED LOT LINE
---	OTHER PROPERTY LINES

TENTATIVE MAP

TWO (2) LOT SUBDIVISION
CONSISTING OF ONE (1) SHEET
688 MORSE AVE, SUNNYVALE, CA
APN 204-16-055

BEING A PORTION OF LOT 18, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF THE L.L. MORSE SUBDIVISION OF THAT PART OF LOT 2A OF THE MURPHY PARTITION IN THE RANCHO PASTORIA DE LAS BUREGAS LYING BETWEEN MAUD AVENUE AND MT. VIEW-ALVISO ROAD" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON DECEMBER 6, 1889 IN BOOK F1 OF MAPS AT PAGE 31.

LYING ENTIRELY WITHIN THE
CITY OF SUNNYVALE, COUNTY OF SANTA CLARA, CALIFORNIA
JANUARY 2016

SMP ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8555
FAX: (650) 941-8755

OWNER/APPLICANT:
SANTA CRUZ CAPITAL LLC
1880 43RD AVE.
CAPITOLA CA 95010

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SMP ENGINEERS
CIVIL ENGINEERS

LOCATION MAP
N.T.S.

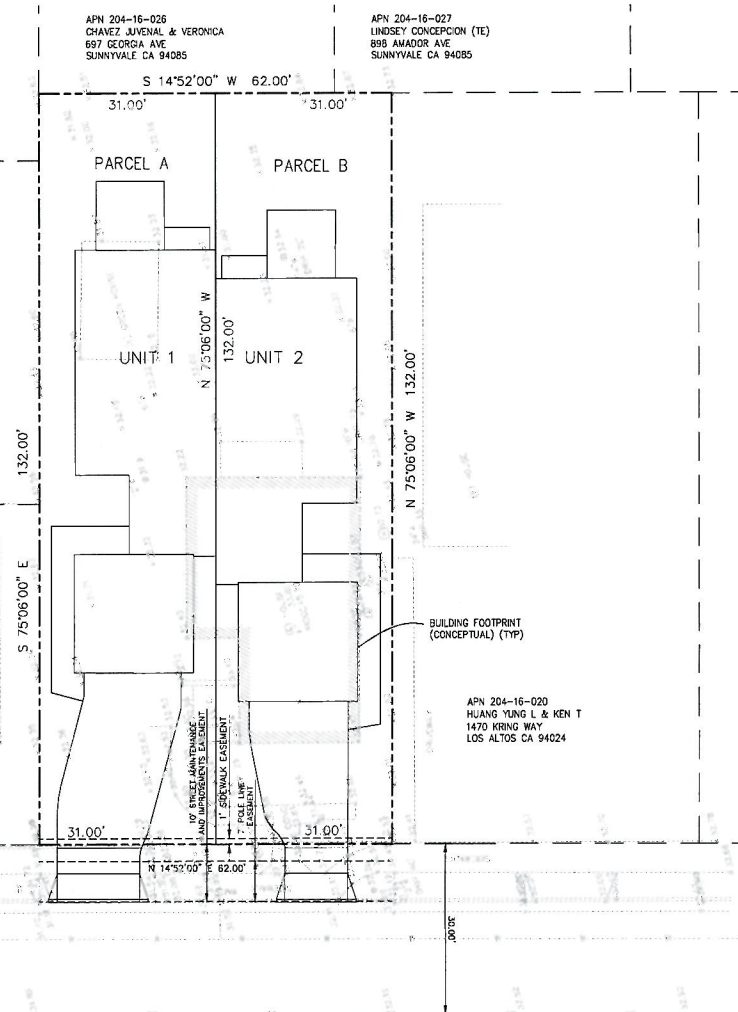
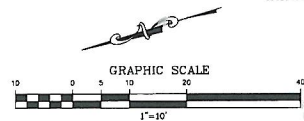
APN 204-16-024
PETERSON JAMES R/REDWON COLLEEN L
438 E FERDALE AVE
SUNNYVALE CA 94085

APN 204-16-026
CHAVEZ JUVENAL & VERONICA
697 GEORGIA AVE
SUNNYVALE CA 94085

APN 204-16-027
LINDSEY CONCEPCION (TE)
898 AMADOR AVE
SUNNYVALE CA 94085

APN 204-16-023
FROS CONNIE M
434 E FERDALE AVE
SUNNYVALE CA 94085

APN 204-16-022
SOLORZANO G & P LIVING TRUST
1785 SHAMROCK AVE
SANTA CLARA CA 95051



GENERAL NOTES & STATEMENTS

- OWNERS AND DEVELOPERS:
SANTA CRUZ CAPITAL LLC
1880 43RD AVE.
CAPITOLA CA 95010
- APPLICANT: SAME AS ABOVE.
- EXISTING ZONING: R3
- EXISTING APN: 204-16-055
- EXISTING USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED USE: ATTACHED RESIDENTIAL
- EXISTING WELLS: UNKNOWN
- FLOOD ZONE: UNKNOWN
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DONE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: CITY OF SUNNYVALE
- FIRE PROTECTION: CITY OF SUNNYVALE
- STORM/SANITARY SEWER: CITY OF SUNNYVALE
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE/CABLE: AT&T/COMCAST
- STREET TREES: STREET TREE(S) TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION.
- BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL CONSTRUCTION PLANS.

BASIS OF ELEVATIONS:

REFERENCED CITY OF SUNNYVALE B.M.;
BENCHMARK # 58 EL: 30.946'(NVD83)

BASIS OF BEARINGS:

THE BEARING N 14°52'00" E OF THE CENTERLINE OF MORSE AVE., AS SHOWN ON CERTAIN TRACT NO. 6995, RECORDED IN BOOK 480 OF MAPS AT PAGES 13 TO 15, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

TWO (2) LOT SUBDIVISION
688 MORSE AVE, SUNNYVALE, CA
APN 204-16-055
TENTATIVE MAP

Revisions:

Date: 5/10/2016
Scale: 1"=10'
Prepared by: V.G.
Checked by: S.R.
Job #: 216003

Sheet: 1 OF 1
TM-1