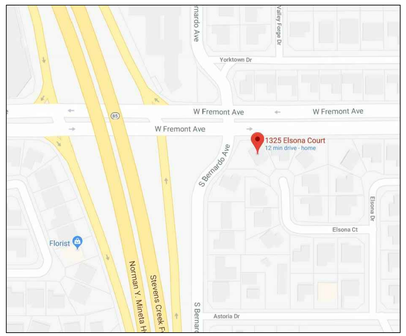
CUSTOM HOME
PANESAR RESIDENCE
W/ ATTACHED ACCESSORY DWELLING UNIT (ADU)

1325 ELSONA CT, SUNNYVALE CA
APN NUMBER 320-08-31
RE-SUBMITTAL FOR
PLANNING COMMISSION REVIEW
21MAY18 2

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL/CIVIL/LANDSCAPE

PROJECT TEAM

OWNER
KIRAN AND RITU PANESAR
1325 ELSONA CT
SUNNYVALE CA
PH: 650 861 9612

ARCHITECTS
PERSPECTIVES DESIGN, INC
21949 LINDY LANE
CUPERTINO CA 95014
PH 408 334 0827
EMAIL - SEEMAM.PDI@GMAIL.COM

SOILS REPORT
WAYNE TING AND ASSOCIATES
42329 OSGOOD ROAD, UNIT A
FREMONT CA 94539
PH: 510 623 7861

SURVEY
JLK ASSOCIATES
73 CEDAR LANE
SAN JOSE CA 95127
PH: 408 729 3734

CIVIL
OSUNA ENGINEERING
117 BERNAL RD
SAN JOSE CA 95119
PH: (408) 772-4381
EMAIL: OsunaEngineering@gmail.com

LANDSCAPE
GREG G. ING AND ASSOCIATES
15559 UNION AVE, #305
LOS GATOS, CA 95032
PH: (408) 476-8682
EMAIL: ging@gregingassoc.com

GENERAL CONTRACTOR
TBD

GENERAL CONSTRUCTION NOTES

1. ANY CONFLICTS BETWEEN ACTUAL ON SITE CONDITIONS AND THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE WITH THE ARCHITECT IMMEDIATELY, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY PORTION OF THE WORK, EITHER AT THE START OF CONSTRUCTION OR OR AT ANY TIME THROUGHOUT THE COURSE OF THE CONSTRUCTION TO COMPLETION.

2. ANY ERRORS, OMISSIONS OR CONFLICTS BETWEEN TRADES SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEERS.

3. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH CURRENT CODES AND REGULATIONS.

4. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL.

5. ALL DIMENSIONS ARE TO FOF UON.
6. ALL EXTERIOR AND INTERIOR MATERIALS AND COLORS TO BE APPROVED BY THE OWNER BEFORE ORDERING AND INSTALLATION.

7. ALL PLUMBING, MECHANICAL, ELECTRICAL, LIGHTING FIXTURES AND APPLIANCES TO BE APPROVED BY THE OWNER.

8. ALL FOUNDATION AND ATTIC VENTS TO BE COVERED WITH 1/4" CORROSION RESISTANT WIRE MESH.

9. ENERGY FORM CF-6R, THE INSTALLATION AND INSULATION CERTIFICATES SHALL BE POSTED ON THE JOB SITE DURING CONSTRUCTION OF THE PROJECT.

10. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION IS IN COMPLIANCE WITH THE LATEST SET OF DOCUMENTS.

11. HEATING SYSTEM TO BE DESIGN BUILD BY SUBCONTRACTOR AND TO CONFIRM COMPLIANCE WITH TITLE 24 REQUIREMENTS.

12. FLOORS SHALL BE LEVEL TO WITHIN 1/4 INCH PER 10'-0" SPAN. PROVIDE FLOOR LEVELING WHERE REQUIRED.
13. INCLUDE FINAL CLEANING, TO INCLUDE BUT NOT LIMITED TO: GLASS, GLOSSY SURFACES, FLOORS, WALLS, DOORSAND FRAMES, TOILET FIXTURES AND WALL BASE.
14. TAPE AND SAND ALL PARTITIONS. PARTITIONS SHALL BE LEFT IN A 'SMOOTH CONDITION READY TO PAINT, U.O.N.
15. ALL FINISHES SHALL BE PROVIDED BY CONTRACTOR. (UNLESS NOTED NIC)
16. DO NOT SCALE DRAWINGS FOR DIMENSIONS.
17. WHERE FLOORING BREAKS AT DOOR OR CASED OPENING, THE SEAM IS TO ALIGN WITH THE INTERIOR FACE OF THE CASE OPENING OR INTERIOR FACE OF THE DOOR IN ITS CLOSED POSITION
18. FOR WINDOW SCHEDULE SEE A5.2
19. SEE STRUCTURAL DRAWINGS FOR STRUCTURAL INFORMATION
20. FOR ELECTRICAL PLANS, SEE A7.1
21. NOT USED
22. LIGHTING IN BATHROOMS AND KITCHEN TO COMPLY WITH STATE ENERGY REGULATIONS.
23. ALL EXISTING INFORMATION SHOWN ON THE DRAWINGS IS FOR REFERENCE ONLY AND DOES NOT REFLECT AS-BUILT CONDITIONS. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS THAT REQUIRE ACCURACY AND CRITICAL DIMENSIONS.
24. CONTRACTOR TO LAYOUT BUILGING OUTLINE TO VERIFY ALL REQUIRED SETBACKS, PRIOR TO TO POURING THE FOUNDATION
25. THE AIA DOCUMENT A201, GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT (LATEST EDITION) IS HEREBY INCORPORATED INTO THE CONTRACT DOCUMENTS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF THE WORK.

PROJECT DATA

ADDRESS	1325 ELSONA CT SUNNYVALE CA
ZONING	R 1
EXISTING HOME BUILT IN 1977 WAS DEMOLISHED DEC17 DUE TO FIRE DAMAGE	
APPLICABLE CODES:	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA GREEN BUILDING CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE
CONSTRUCTION TYPE:	TYPE V -B
OCCUPANCY CLASSIFICATION:	R-3/U
NUMBER OF FLOORS:	TWO
FIRE PROTECTION:	FULLY SPRINKLERED

PROJECT SUMMARY

THE EXISTING TWO STORY HOME, BUILT IN 1977, CONSISTING OF 3118 SF OF LIVING SPACE AND ATTACHED 3 CAR GARAGE OF 688 SF, WITH A TOTAL BUILDING AREA OF 3806 SF WAS DAMAGED IN A FIRE IN 2017 AND DEMOLISHED IN DEC 2017. IT INCLUDED FOUR BEDROOMS AND THREE BATHS.

THE PROPOSED PROJECT COMPRISES OF A NEW TWO STORY HOME WITH ATTACHED 2 CAR GARAGE WITH AN ATTACHED SECONDARY DWELLING UNIT.THE MAIN HOUSE WILL HAVE FIVE BEDROOMS AND FOUR AND A HALF BATH ALONG WITH LIVING SPACES. THE ATTACHED ACCESSORY DWELLING UNIT WILL INCLUDE ONE BEDROOM, ONE BATH WITH A LIVING, DINING AND KITCHEN.

THE NEIGHBORHOOD IS BLENDED WITH ONE AND TWO STORY RANCH HOMES.

THE PROPOSED HOME WILL BE A MODERN STYLE RANCH HOME WITH A COMBINATION OF TRADITIONAL AND MODERN FORMS, AND WILL HAVE A STUCCO EXTERIOR WITH HORIZONTAL WOOD SIDING ACCENT, METAL ROOF AND RECESSED WINDOWS. THE FRONT ENTRY WILL HAVE A FLAT ROOF. THE ROOF PITCH WILL BE 4 IN 12. THE TWO STORY PORTION OF THE HOUSE WILL BE AT THE REAR. THE HOUSE WILL BE WELL SETBACK FROM THE FRONT STREET, AND MOST SETBACKS WILL EXCEED THE MINIMUM REQUIRED.

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV
	DATE	DESCRIPTION

PROJECT NAME

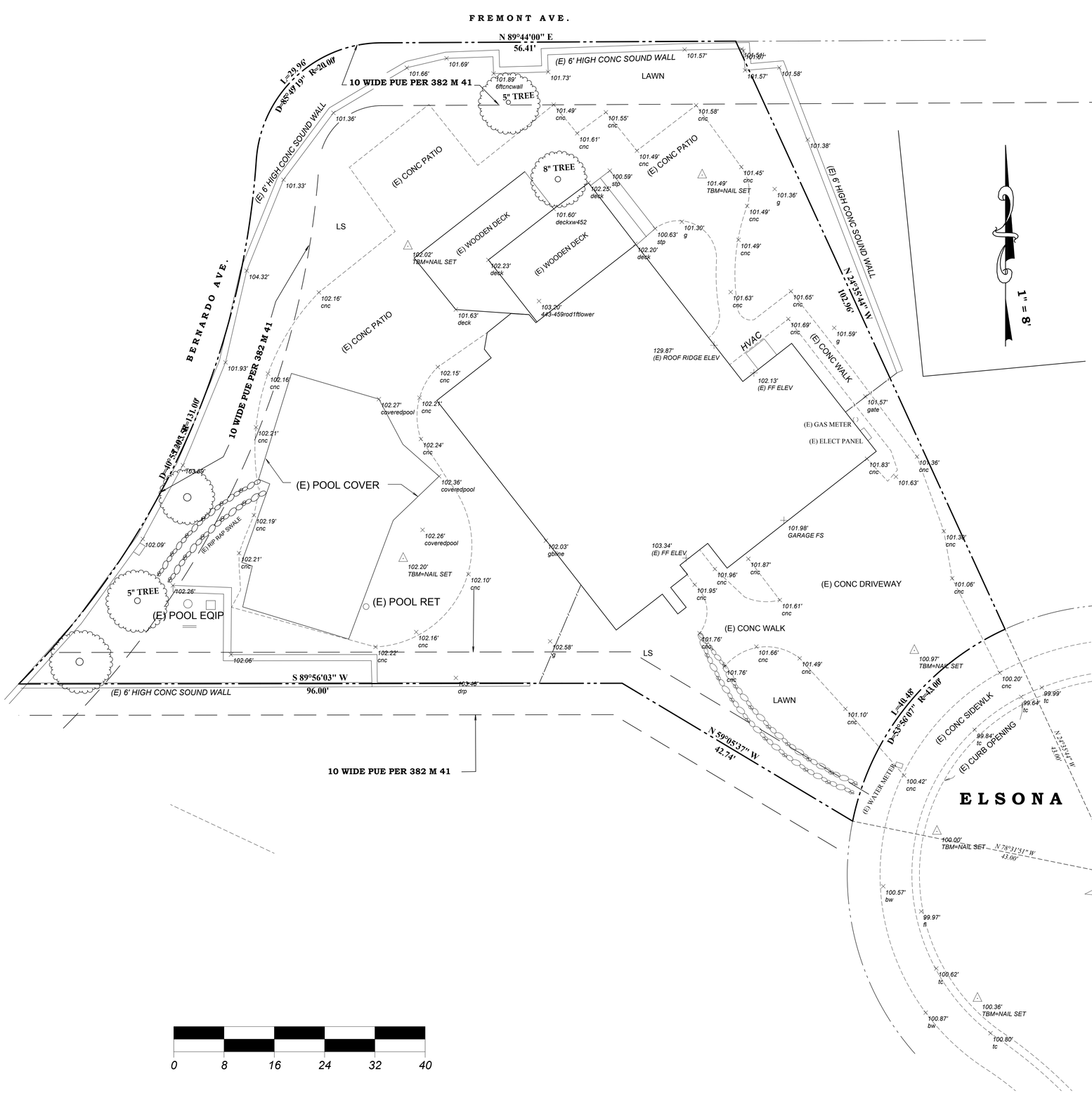
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE

GENERAL INFORMATION & MISC CONSTRUCTION NOTES

SCALE: AS NOTED
DATE: 14FEB18
PROJECT NO: 17-05
SHEET NO: A1.0



SURVEYOR'S STATEMENT

I, DAVID ALVAREZ, SR. LS 4050, CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITION INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. OWEVER DUE TO DESCREPENCIES IN THE RECORD MAPPING AS COMPARED TO THE TITLE DEED AND THE FACT THAT THE CONFIGURATION OF THE PARCEL CONSISTS OF PORTIONS OF LOTS OF RECORD A RECORD OF SURVEY MAP IS REQUIRED AT ADDITIONAL COSTS PER THE CALIFORNIA LAND SURVEYOR'S ACT.

BASIS OF BEARING

THE BEARING N 00°16'00" W OF THE MONUMENT LINE OF ELSONA CT AS SHOWN ON "TRACT 5894, WOODVALE SUBDIVISION", FILED FOR RECORD IN BOOK 382 PAGE 41, SANTA CLARA COUNTY RECORDS AS MONUMENTED WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

TREE NOTES:

SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST.
DRIP LINES ARE NOT SHOWN ON THIS MAP AND ARE TO BE MEASURED IN THE FIELD
ONLY TREES LARGER THAN 4 INCHES IN DIAMETER ARE SHOWN ON THIS MAP

DISCLAIMER:

JLK ASSOCIATES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

UNDERGROUND DISCLAIMER

NOTE: THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACES FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLE AND FLAT GRATE OFFSETS ARE TO THEIR RESPECTIVE CENTERS. HOODED INLETS (CATCH BASINS) ARE LOCATED BY CENTER OF TOP OF HOOD AT FACE OF CURB, UNLESS OTHERWISE NOTED. INVERTS FOR HOODED INLETS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

NOTES:

1. CONTOURS & ELEVATIONS ARE FIELD LOCATED AND ARE BASED ON ASSUMED DATUM
2. BOUNDARY INFO TAKEN FROM RECORD MAPS AND TITLE INFORMATION. HOWEVER THIS MAP SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES. THE REPLACEMENT OF THE PROPERTY CORNERS WILL NECESSITATE THE FILING OF A RECORD OF SURVEY MAP BY A LICENSED SURVEYOR.
3. TREES TYPES ARE APPROXIMATED AND ARE TO BE IDENTIFIED BY OTHERS
4. ×100.56' INDICATES FIELD LOCATED ELEVATION SPOT SHOT.
5. APN# 320-08-31
6. CONTOUR INTERVAL = 1'

No.	Revision	Date	By	Chkd

Date: 09-03-16
REV: 12-21-16
REV: 01-30-18

Drawn By: JLK

JLK ASSOCIATES
SURVEYORS / ENGINEERS
73 CEDAR LANE
SAN JOSE, CA. 95127
(408) 729-3734

SITE SURVEY PLAN

1320 ELSONA CT
SUNNYVALE, CA
CALIFORNIA

LICENSED LAND SURVEYOR
DAVID ALVAREZ SR.
No. 4050
STATE OF CALIFORNIA

SCALE: 1" = 8'

SHEET: **C - 1**
1 OF 1

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF SUNNYVALE DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.
14. PRIOR TO ANY WORK IN THE PUBLIC RIGHT-OF-WAY, OBTAIN AN ENCROACHMENT PERMIT ALONG WITH INSURANCE REQUIREMENTS FOR ALL PUBLIC IMPROVEMENTS INCLUDING A TRAFFIC CONTROL PLAN PER THE LATEST CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS TO BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. FOLLOW THE ATTACHED LINK FOR THE ENCROACHMENT PERMIT APPLICATION AND REQUIREMENTS HTTP://SUNNYVALE.CA.GOV/DEPARTMENTS/PUBLICWORKS/ENCROACHMENTPERMITS.ASPX
15. CONSTRUCTION RELATED MATERIALS, EQUIPMENT, ETC. MUST BE STORED ON SITE UNLESS PERMITTED IN ADVANCE BY THE PUBLIC WORKS DEPARTMENT. THIS IS TO AVOID CAUSING SAFETY AND/OR OPERATIONAL ISSUES FOR THE MOVEMENTS OF PEDESTRIANS, CYCLISTS AND VEHICULAR TRAFFIC
16. APPLICANT SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS FRONTING AND ADJACENT TO THE PROJECT SITE AS A RESULT OF PROJECT CONSTRUCTION, TO CITY'S SATISFACTION BY THE PUBLIC WORKS DEPARTMENT.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	x — x
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
5% SLOPE AWAY FROM BUILDING	>>

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHWESTERLY CORNER OF LOT AS SHOWN: ELEV.: 98.17'

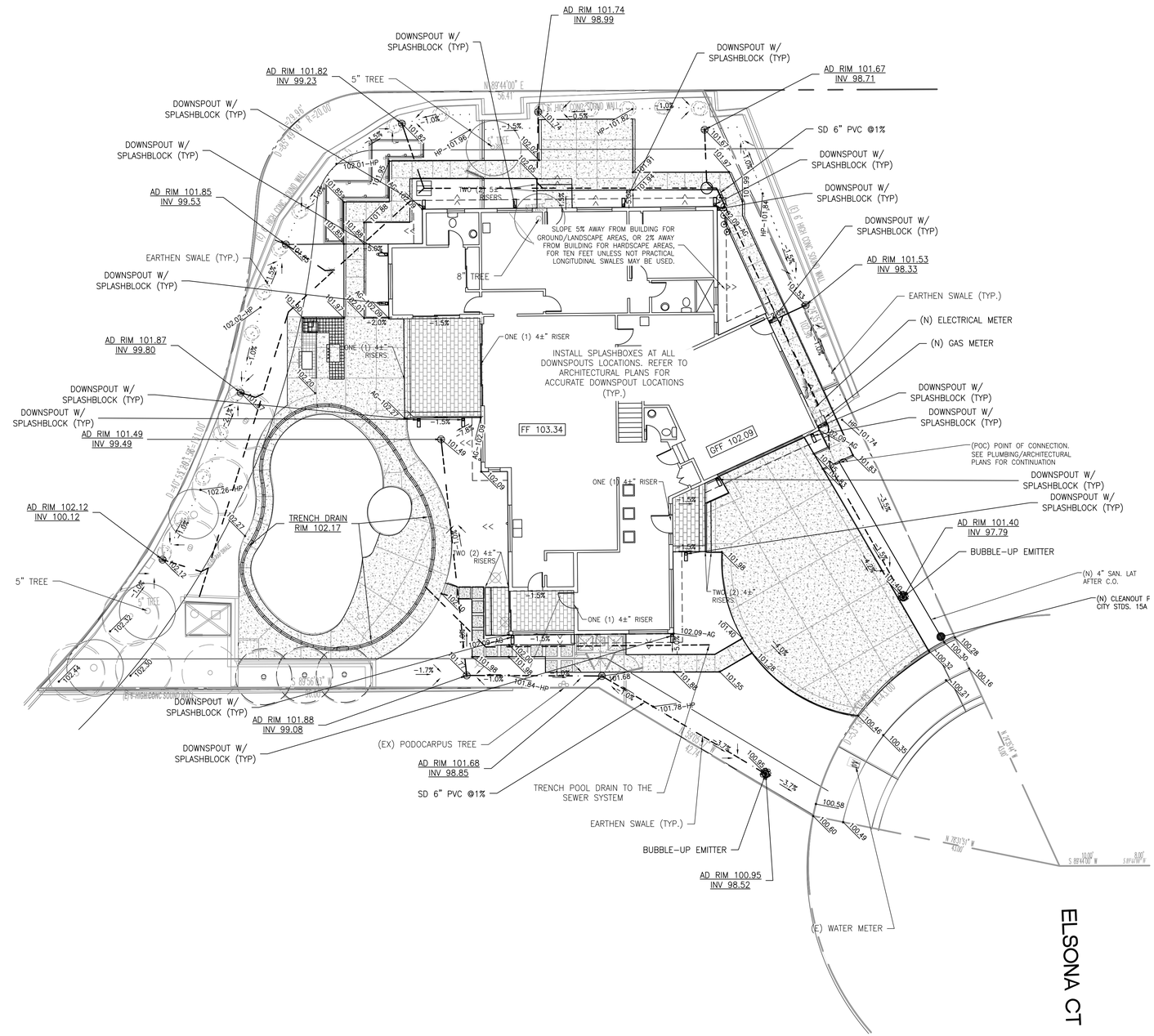
EARTH WORK QUANTITIES

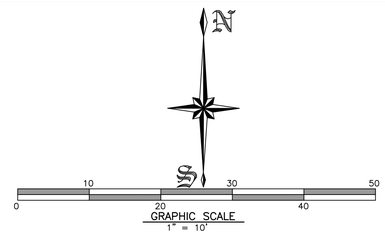
CUT: 70 CY
FILL: 54 CY
EXPORT: 16 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ABBREVATIONS

AC = ASPHALT CONCRETE
AD = AREA DRAIN
BC = BEGIN CURVE
BS = BOTTOM OF STAIR
BU = BUBBLE UP
BVC = BEGIN VERTICAL CURVE
BRW = BOTTOM OF RETAINING WALL
CB = CATCH BASIN
CL = CENTERLINE
CO = CLEANOUT
DS = DOWNSPOUT WITH SPLASH BOX
EC = END CURVE
ELEV. = ELEVATION
EVC = END VERTICAL CURVE
EX. = EXISTING
F/C = FACE OF CURB
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
GFF = GARAGE FINISH FLOOR
HP = HIGH POINT
HC = HANDICAP UNIT
INV = INVERT
LP = LOW POINT
PAD = PAD ELEVATION
PCC = PORTLAND CEMENT CONCRETE
PL = PROPERTY LINE
PV = PAVEMENT GRADE
PVC = POLYVINYL CHLORIDE PIPE
PVI = POINT OF VERTICAL INTERSECTION
RCP = REINFORCED CONCRETE PIPE
ROW = RIGHT OF WAY
S=.004> SLOPE
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SG = SUBGRADE ELEVATION
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
STA = STATION
TC = TOP OF CURB
TF = TOP OF FENCE
TRW = TOP OF RETAINING WALL
TS = TOP OF STAIR
TW = TOP OF WALL
VCP = VITRIFIED CLAY PIPE
WM = WATER METER
WV = WATER VALVE





CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; THAT CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

REVISIONS	BY	CITY	DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-19
CIVIL
STATE OF CALIFORNIA

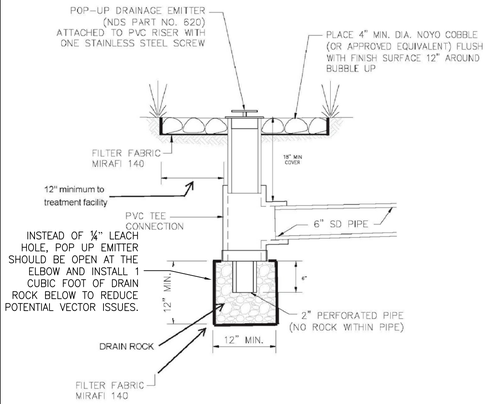
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-19

OSUNA Engineering Inc.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119
TEL. (408) 772-4381
OsunaEngineering@gmail.com

GRADING AND DRAINAGE PLAN
PROPOSED NEW RESIDENCE
1325 ELSONA CT
CITY OF SUNNYVALE CALIFORNIA

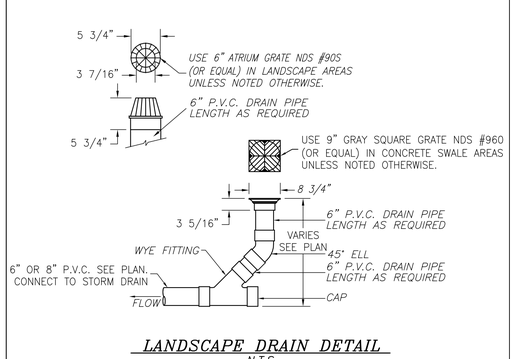
Project No.: 1563 | Designed: J.O/O.O. | Checked: O.O | Date: 03/23/18

SHEET
C1
OF 3 SHEETS



N.T.S.

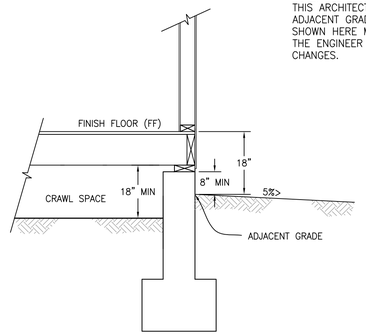
A BUBBLE-UP EMITTER DETAIL



LANDSCAPE DRAIN DETAIL

N.T.S.

B AREA DRAIN DETAIL



N.T.S.

C TYPICAL FOUNDATION/FF/GROUND SECTION

N.T.S.

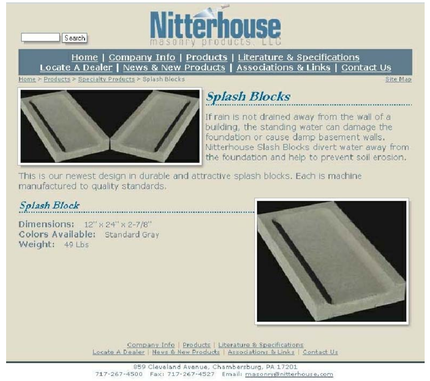
D NOT USED

N.T.S.

E NOT USED

N.T.S.

F NOT USED



SPLASH BLOCK IMAGE

G EARTHEN SWALE DETAIL

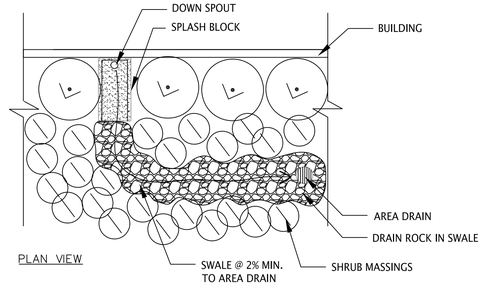
N.T.S.

H SPLASH BLOCK DETAIL

NOTES:

1. SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BLDG. DOWNSPOUTS.

2. SWALE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDIHNG TO AREA DRAIN. MIN. SWALE SLOPE 2%. AREA DRAINS PER CIVIL.



PLAN VIEW

N.T.S.

REVISIONS | BY | CITY | DATE

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-19
CIVIL
STATE OF CALIFORNIA

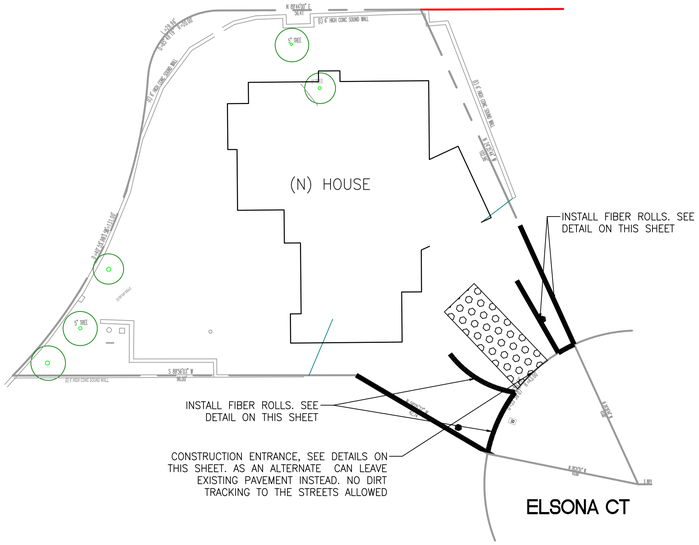
P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-19

OSUNA Engineering Inc.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119
TEL. (408) 772-4381
OsunaEngineering@gmail.com

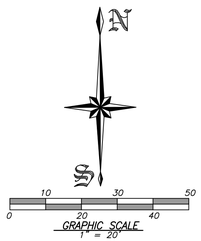
GRADING AND DRAINAGE PLAN
CONSTRUCTION DETAILS
1325 ELSONA CT
CITY OF SUNNYVALE CALIFORNIA

Project No.: 1563 | Designed: J.O/O.O. | Checked: O.O. | Date: 03/23/18

SHEET
C2
OF 3 SHEETS



NOTES:
1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
2. ALL ON–SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.



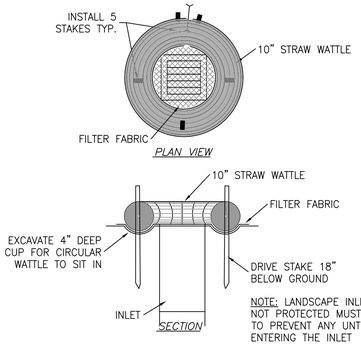
LEGEND

PROPOSED	DESCRIPTION
——— – – ———	SITE BOUNDARY
	STABILIZED CONSTRUCTION ENTRANCE 2"–3" ROCK (MIN)
	FIBER ROLL

MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.



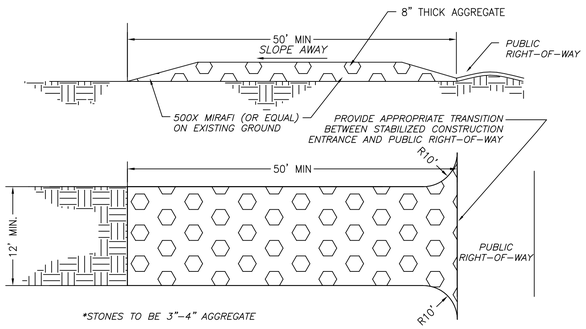
ALTERNATE FIBER ROLL INLET PROTECTION MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.

EROSION & SEDIMENT CONTROL NOTES

1. NOT USED
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON–SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"–4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON–APPROVED ACCESS POINTS (E.G. – ALONG RIGHT–OF–WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



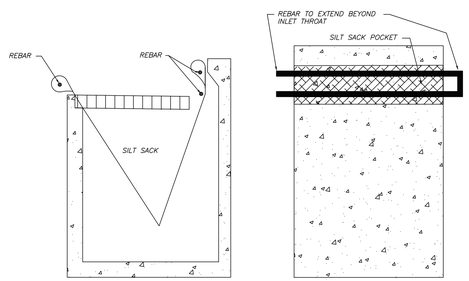
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

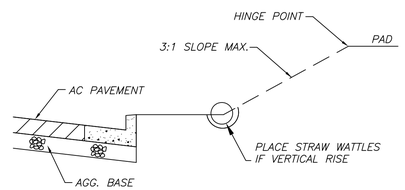
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

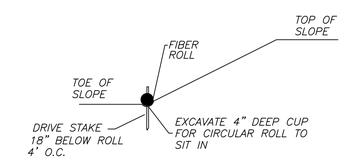
STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.



FRONT YARD SLOPE DETAIL AFTER STREET ARE PAVED
N.T.S.



FIBER ROLL INSTALLATION DETAIL
N.T.S.

REVISIONS | BY | CITY | DATE

REGISTERED PROFESSIONAL ENGINEER PORFIRIO OSCAR OSUNA No. 70829 Exp. 6-30-19 CIVIL STATE OF CALIFORNIA

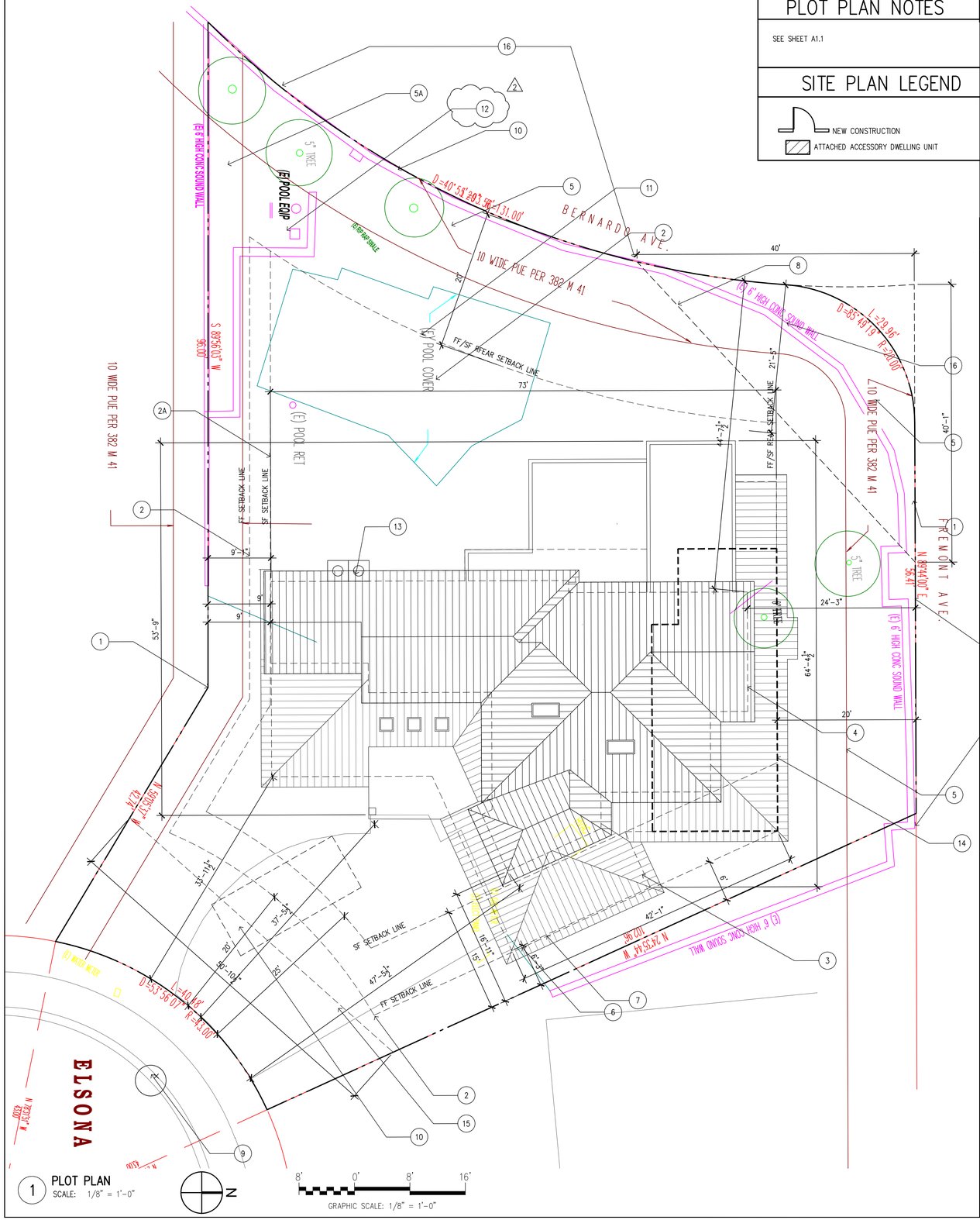
P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6–30–19

OSUNA Engineering Inc.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
117 BERNAL RD. STE. 70–336
SAN JOSE, CA 95119
TEL. (408) 772–4381
OsunaEngineering@gmail.com

GRADING AND DRAINAGE PLAN
EROSION CONTROL PLAN
1325 ELSONA CT
CITY OF SUNNYVALE CALIFORNIA

Project No.: 1563	Designed: O.O.	Checked: O.O.	Date: 03/23/18

SHEET
C3
OF 3 SHEETS



PLOT PLAN NOTES

SEE SHEET A1.1

SITE PLAN LEGEND

NEW CONSTRUCTION

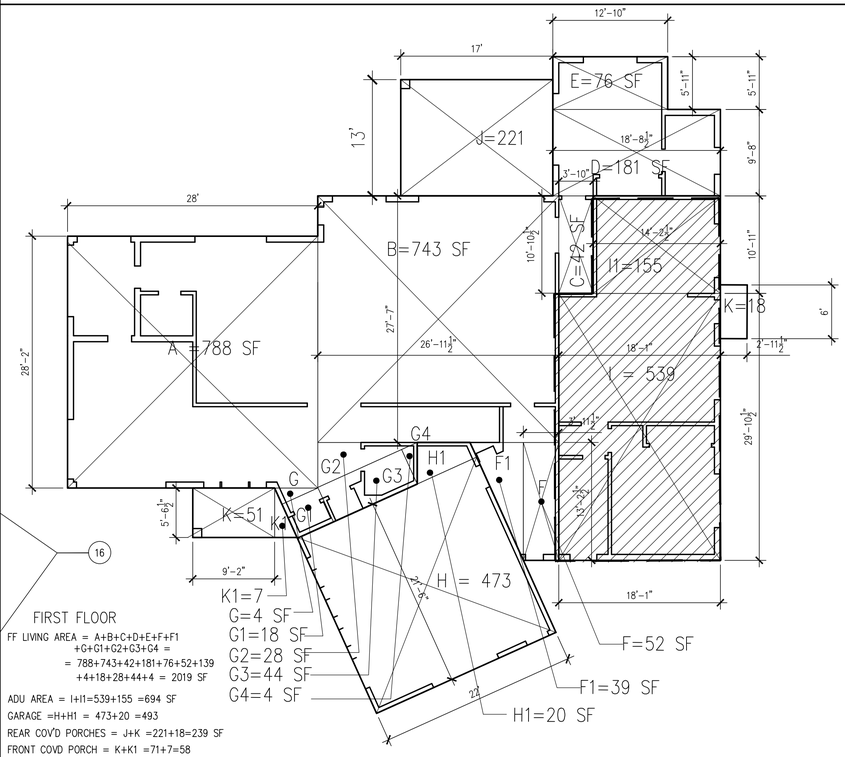
ATTACHED ACCESSORY DWELLING UNIT

BUILDING DATA

LOT AREA = 11584 SF	EXISTING	DEMOLISHED	PROPOSED		TOTAL	ALLOWABLE
			MAIN HOME	ADU		
FIRST FLOOR LIVING AREA	1453	-1453	2019	694	2713	
GARAGE	682	-682	493		493	
REAR COVERED PORCH	0		221	18(COV ONLY)	221	
SECOND FLOOR LIVING AREA	1570	-1570	1609		1609	
FLOOR AREA RATIO	3705/31.9%		4342	694	4342/37.5%	45%
FRONT ENTRY PORCH	30	-30	58		58	
LOT COVERAGE (INCL COVD PORCHES)	2135/18.4%				3504/30.2%	40%
TOTAL CONDITIONED FLOOR AREA(-PORCHES) AND GARAGES)	3023	-3023	3628	694	4322	
TOTAL PORCHES	30	-30	279	18	297	

	ACTUAL	ALLOWABLE
FRONT SETBACK (1ST STORY/2ND STORY)	33'-11 1/2"/47'-5 1/2"	20'MIN/25'MIN
LEFT SETBACK (1ST STORY/2ND STORY)	9'-1"/ 9'-1"	6'MIN-15'COMBINED/9'MIN-21'COMBINED
RIGHT SETBACK (1ST STORY/2ND STORY)	6'-3""/ 16'-11"	6'MIN-15'COMBINED/9'MIN-21'COMBINED
REAR SETBACK (1ST STORY/2ND STORY)	20'/24'-3";21'-5"/44'-7 1/2"	20'MIN/20'MIN

AREA DIAGRAMS



FIRST FLOOR

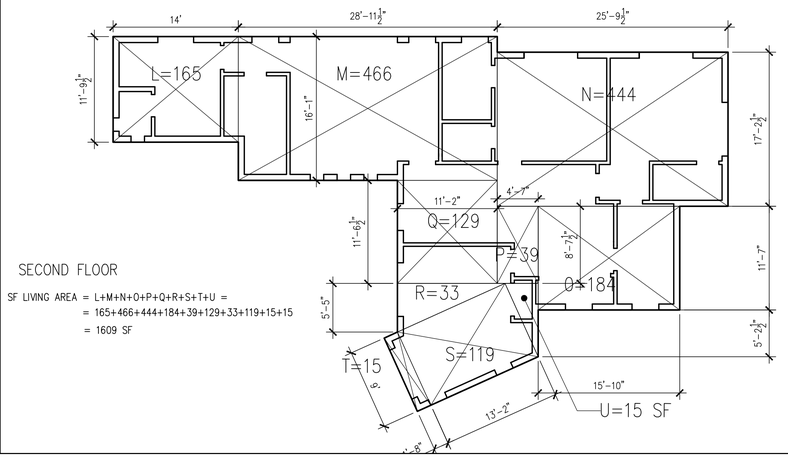
FF LIVING AREA = A+B+C+D+E+F+F1
+G+G1+G2+G3+G4 =
= 788+743+42+181+76+52+139
+4+18+28+44+4 = 2019 SF

ADU AREA = I+I1=539+155 =694 SF

GARAGE =H+H1 = 473+20 =493

REAR COV'D PORCHES = J+K =221+18=239 SF

FRONT COVD PORCH = K+K1 =71+7=58



SECOND FLOOR

SF LIVING AREA = L+M+N+O+P+Q+R+S+T+U =
= 165+466+444+184+39+129+33+119+15+15
= 1609 SF

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

	DATE	DESCRIPTION
2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV

PROJECT NAME

PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE

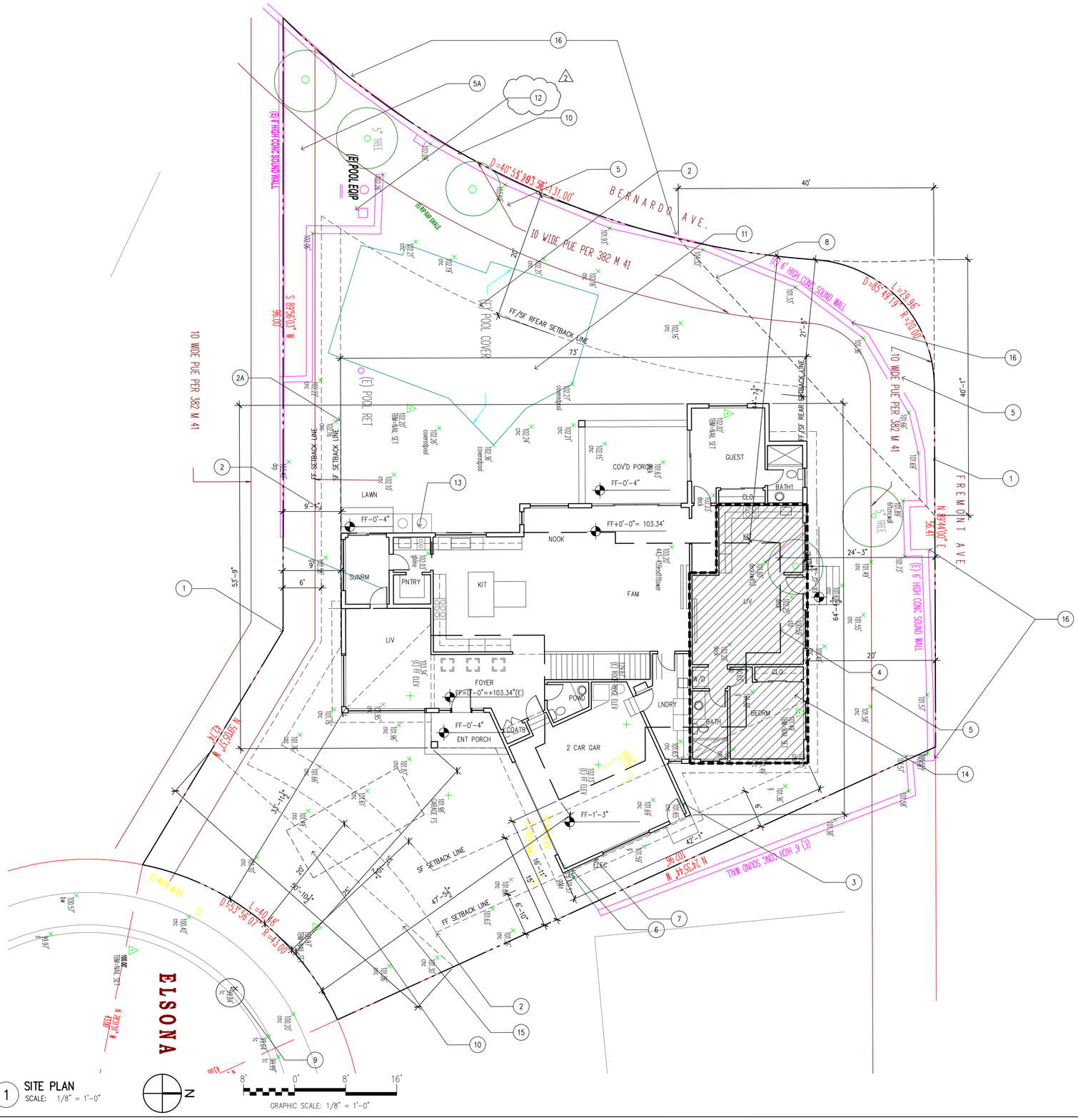
PLOT PLAN

SCALE: AS NOTED

DATE: 14FEB18

PROJECT NO: 17-05

SHEET NO: A1.1



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

SITE PLAN SHEET NOTES

A. FF ELEVATION +0'-0" EQUALS 103.34' ABSOLUTE. SEE CIVIL DRAWINGS FOR ABSOLUTE LEVELS

B. SEE CIVIL DRAWING C0 FOR EXISTING TOPO/SURVEY.

C. SEE C SERIES DRAWINGS FOR CIVIL INFORMATION INFORMATION

D. SEE L SERIES DRAWINGS FOR LANDSCAPE INFORMATION

SITE PLAN LEGEND

NEW CONSTRUCTION

ATTACHED ACCESSORY DWELLING UNIT

SITE PLAN KEY NOTES

1. PROPERTY LINE TYP
2. FIRST FLOOR SETBACK LINE TYP
2A. SECOND FLOOR SETBACK LINE – TYP
3. BUILDING FOOTPRINT TYP
4. SECOND FLOOR BUILDING OUTLINE
5. NO BLDGS AND STRUCTURES OF ANY KIND PERMITTED WITHIN THE 10' PUE
5A. 5' PUE
6. (N) LOCATION FOR GAS METER
7. (N) LOCATION FOR ELEC METER AND 400 AMP ELEC PANEL
8. VISION TRIANGLE
9. T O CURB POINT
10. ONE OPEN ADDITIONAL PARKING SPOT FOR ADU 8.5'X10'
11. (E) POOL WITH COVER TO REMAIN
12. (E) POOL EQUIPMENT
13. TWO AC COMPRESSOR PADS
14. ATTACHED ACCESSORY DWELLING UNIT. ONE HOUR SEPARATION BETWEEN MAIN HOUSE AND DWELLING UNIT.
15. LOT WIDTH FOR MIN SETBACK CALC = 50'–10 1/2"
16. EXISTING SOUND WALL TO REMAIN

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1	9APR18	INTERIM PLANNING REV

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PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE

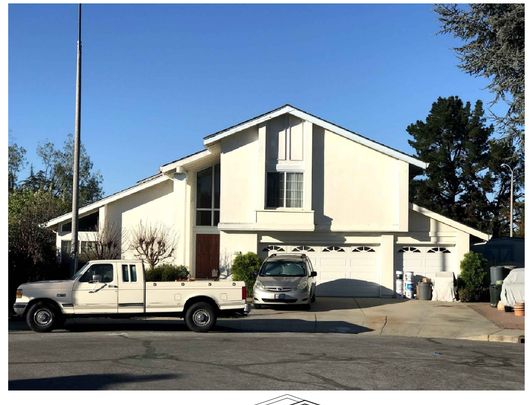
ARCHITECTURAL SITE PLAN

SCALE: AS NOTED
DATE: 14FEB18
PROJECT NO: 17-05

SHEET NO: A1.2

1 SITE PALN
SCALE: 1/32" = 1'-0" APPROX

N



2 STREETSCAPE ON CUL-DE-SAC
SCALE: 1" = 10'-0"

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2	14MAY18	INTERIM PLANNING REV
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PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

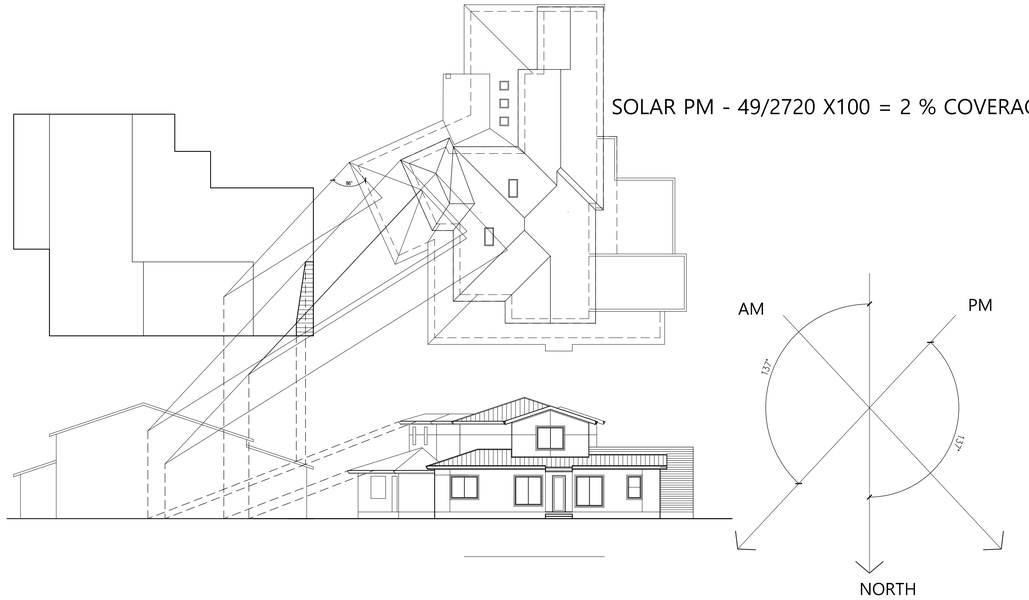
SHEET TITLE
STREETSCAPE

SCALE
AS NOTED

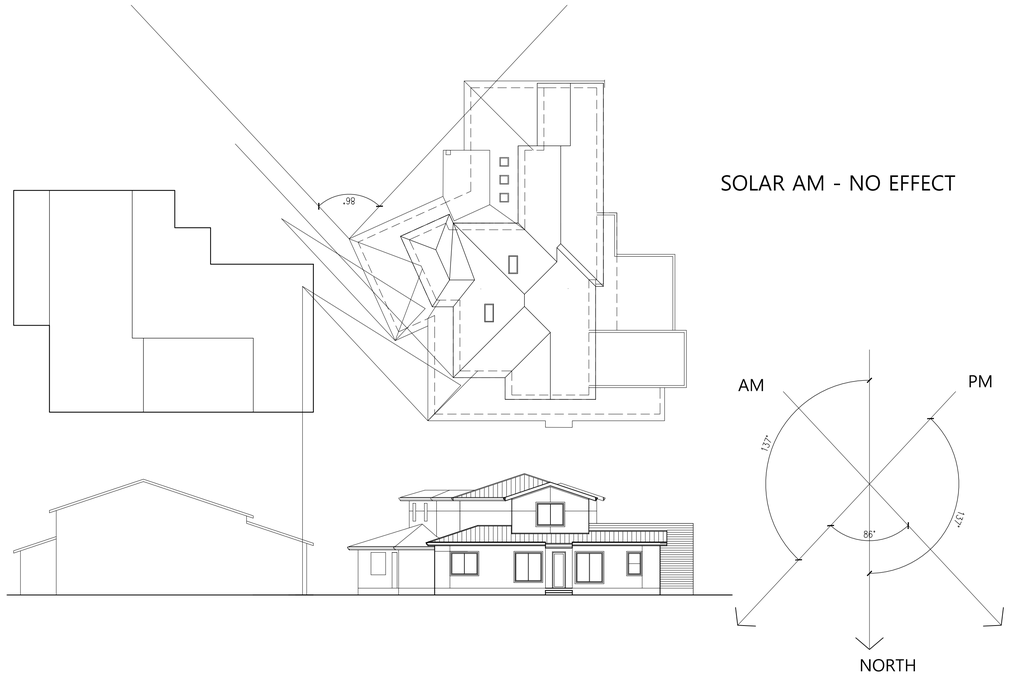
DATE
14FEB18

PROJECT NO
17-05

SHEET NO
A1.3



SOLAR PM - 49/2720 X100 = 2 % COVERAGE



SOLAR AM - NO EFFECT

1 SOLAR STUDY
SCALE: 1/16" = 1'-0"

N

NOTE: AM STUDY NA...NEIGHBORING HOUSE TOO FAR
NOTE: PROPOSED SHADING DOES NOT INCLUDE ANY ACTIVE SOLAR PANELS ON THE NEIGHBOR'S ROOF.

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PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

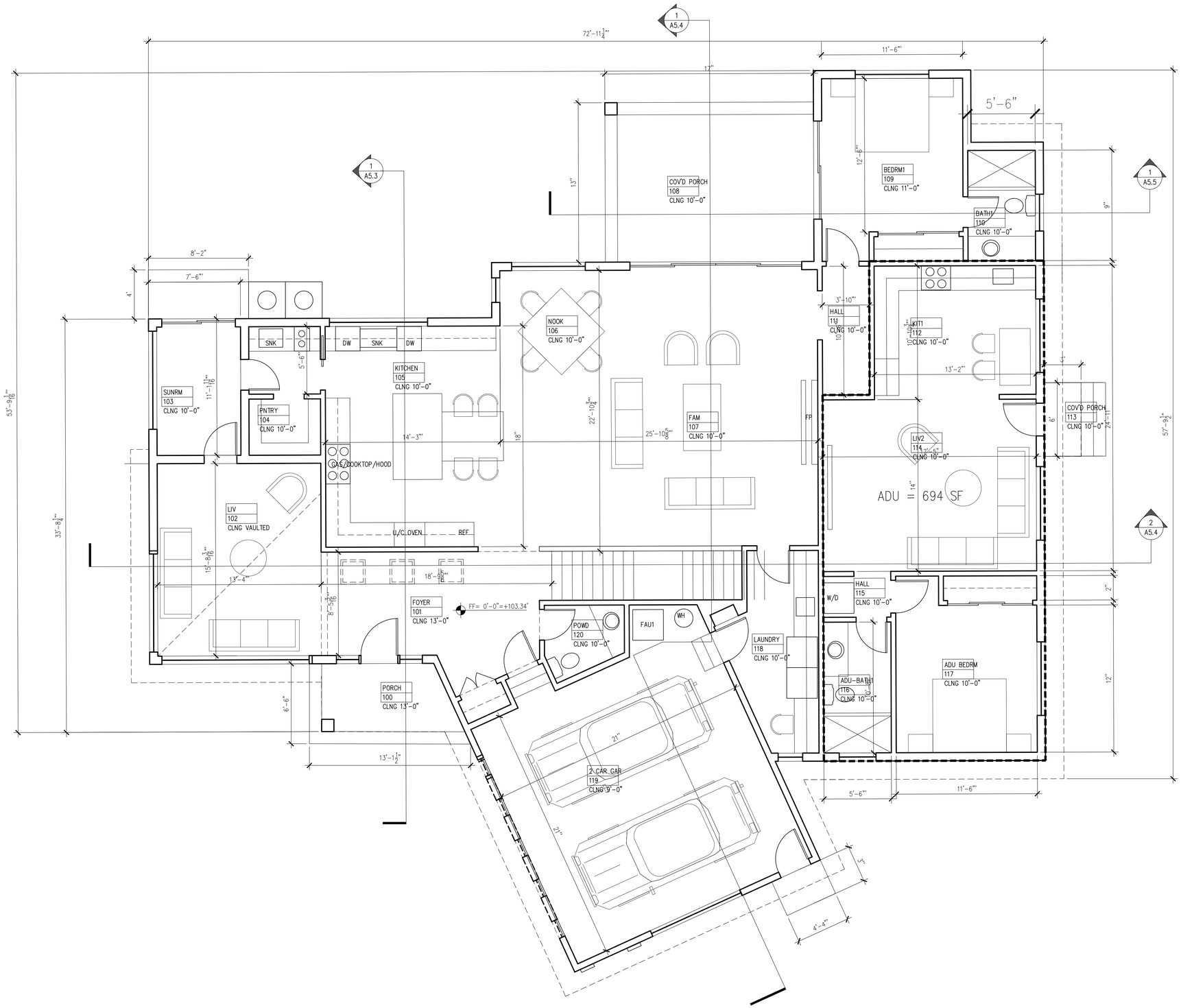
SHEET TITLE
SOLAR SHADOW ANALYSIS

SCALE
AS NOTED

DATE
9APR18

PROJECT NO
17-05

SHEET NO
A1.4



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

N

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

PERSPECTIVES DESIGN, INC
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	DATE	DESCRIPTION
2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV

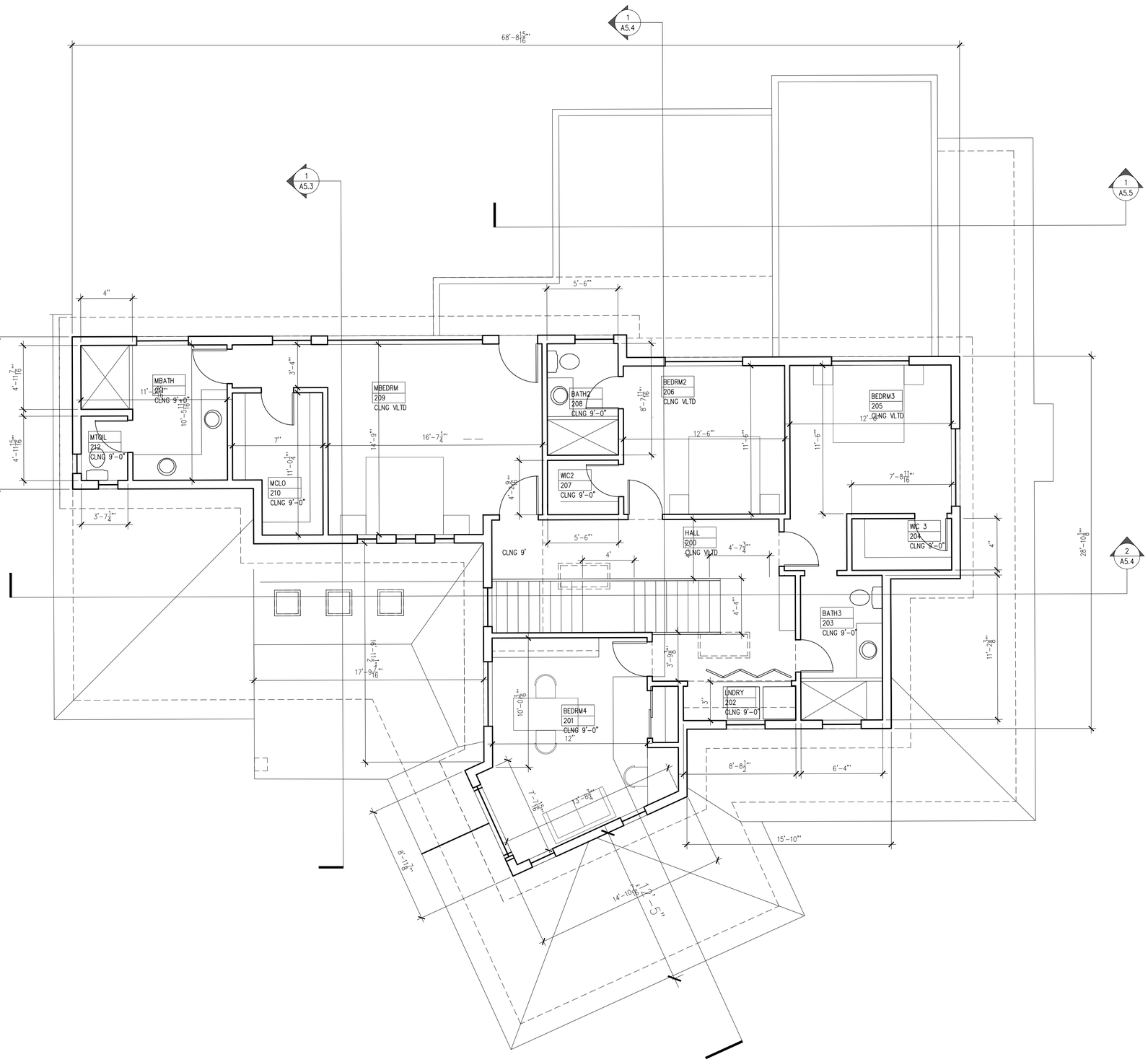
PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE
FIRST FLOOR PLAN

SCALE: AS NOTED
DATE: 14FEB18
PROJECT NO: 17-05

SHEET NO
A2.1



1 **SECOND FLOOR PLAN**
SCALE: 1/4" = 1'-0"

N

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

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1325 ELSONA CT
SUNNYVALE, CA

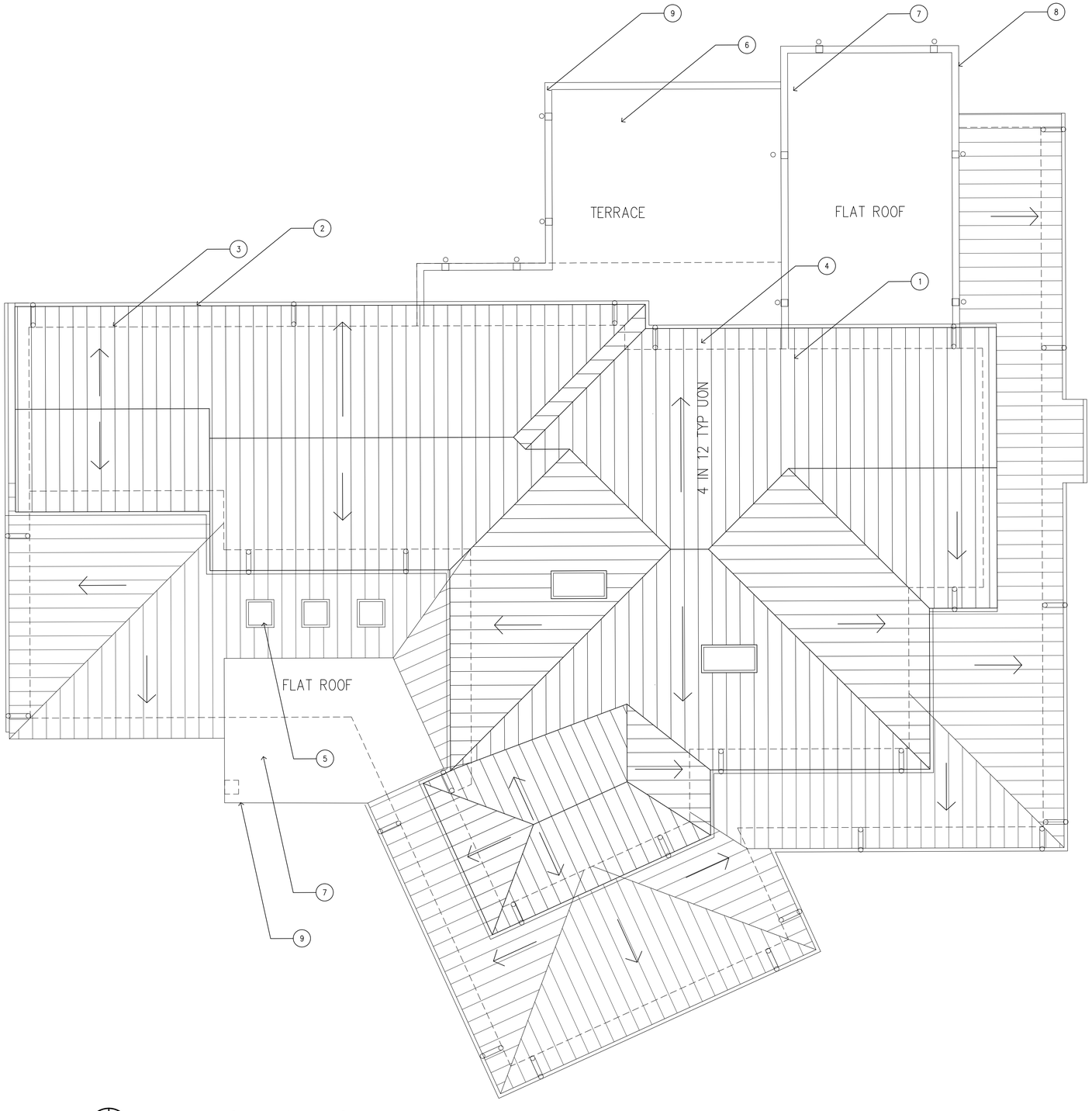
SHEET TITLE
SECOND FLOOR PLAN

SCALE
AS NOTED

DATE
14FEB18

PROJECT NO
17-05

SHEET NO
A2.2



1 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

N

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

ROOF PLAN KEY NOTES

1. (N) STANDING SEAM METAL ROOF, SLOPE 4 IN 12 –TYP
2. (N) 6" STRAIGHT GALV PAINTED SHT METL SHEET GUTTER. GSM DOWNSPOUT. ROUTE TO SPLASHBLOCK BELOW. TYP
3. BUILDING LINE BELOW
4. ROOF OVERHANG AS NOTED
5. (N) SKYLIGHT TYP. SEE FLOOR PLAN ON A2.2.
6. (N) BALCONY WITH TILE FLOOR WITH ACCESS. SLOPE AT 1/4" PER FT MIN TO SCUPPER AND DOWNSPOUT
7. (N) INACCESSIBLE FLAT ROOF WITH BUILT UP ROOFING. SLOPE AT 1/4" PER FT MIN SCUPPER AND DOWNSPOUT.
8. PARAPET WALL
9. CABLE METAL RAILING SYSTEM

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

	DATE	DESCRIPTION
2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV

PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE
ROOF PLAN

SCALE: AS NOTED
DATE: 14FEB18
PROJECT NO: 17-05

SHEET NO
A2.3

1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

ELEV/SECT KEY NOTES

1. (N)STANDING SEAM METAL ROOF , SLOPE 4 IN 12, ON 1/2" CDX PLYWD SOLID SHEATHING WITH 30 LB WATERPROOF MEMBRANE INSTALL PER MANUFACTURER'S INSTRUCTIONS. METAL ROOF FLASHING, UNDERLAYMENT AND FASTENING SHALL COMPLY WITH CRC CODE ROOF SLOPE : 4 IN 12 TYP UON

1A. ADDRESS NUMBER PLAINLY LEGIBLE AND VISIBLE FROM STREET. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND AND BE A MIN 4" HIGH, WITH A MIN STROKE 1/2". CRC SECTION R319.1

2. 5" FLAT SCORED GUTTER OVER PAINTED 2X10 WOOD FACIA. COLOR TO BE SELECTED BY OWNER
PROVIDE DOWNSPOUT TO SPLASHBLOCK.
ROUTE STORM WATER TO LANDSCAPING. SEE L SERIES DRAWINGS

3. CUSTOM ENTRANCE DOOR SYSTEM

4. 1/4" REVEAL IN STUCCO – TYP WHERE SHOWN

5. STUCCO FACADE – TYP
SMOOTH FINISH STUCCO FACADE WITH INTEGRAL COLOR – TYP
7/8" TEXTURED STUCCO APPLIED IN THREE COATS
OVER 3.4 GA EXPANDED METAL LATH
OVER 2 LAYERS OF GRADE D–60
MINUTE PAPER. WRAP METAL LATH LOOSELY AT
CORNERS. LATH SHALL BE FURRED OUT AND CARRIED
AROUND CORNERS AT LEAST ONE SUPPORT ON FRAME
CONSTRUCTION. WRAP PAPER TIGHTLY AT CORNERS.
PROVIDE SOLID WEEP SCREED
AT BOTTOM OF ALL PLASTER WALLS 4"
MIN ABOVE FINISHED GRADE/ PROVIDE HIGH RIB
EXPANDED METAL LATH AT STUCCO SOFFIT AREAS.
PROVIDE 3" WIDE CONTINUOUS SCREENED VENT AT
STUCCO SOFFIT AREAS. FOR WEEP SCREED DETAIL
SEE 3 AND 4/A5.3 COLOR TO BE DETERMINED

6. (N) DOUBLE–PANE, LOW "E" WINDOWS TYP. BRAND TO BE SELECTED BY OWNER. BRONZE FINISH

7. WOOD STAINED / METAL HORIZONTAL PANEL CUSTOM GARAGE DOOR

8. HORIZONTAL WOOD SIDING ACCENT WHERE SHOWN

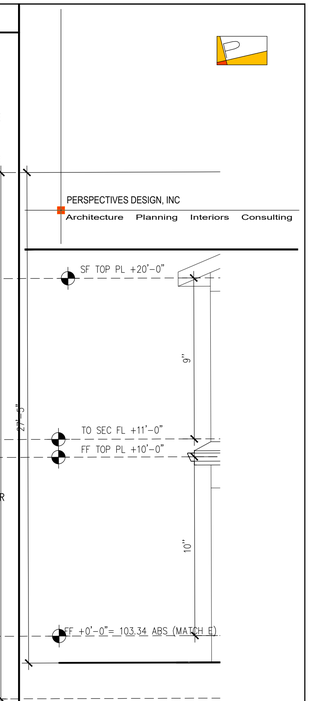
9. 2X10 PAINTED FACIA BOARD AT GABLED ENDS

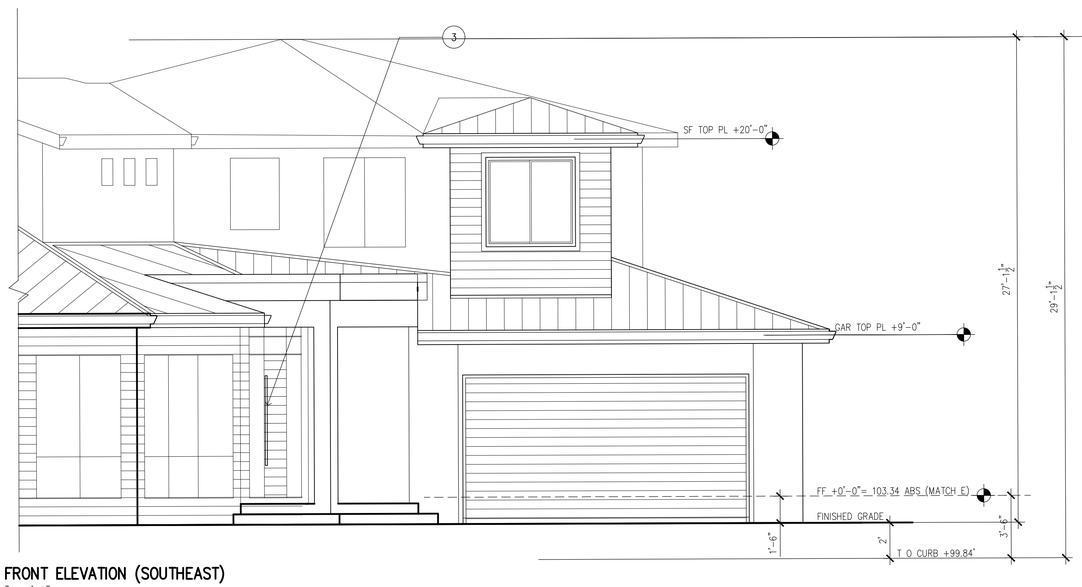
10. 1X4 PAINTED TRIM AT GABLED ENDS

11. 2" DEEP BY 3" WIDE RECESS AROUND WINDOWS WHERE SHOWN. 3" RECESSED AREA TO BE STUCCO

12. 4" SHT METAL PARAPET CAP TRIM

13. METAL AND CABLE RAILING SYSTEM





2 GARAGE FRONT ELEVATION (SOUTHEAST)
SCALE: 1/4" = 1'-0"

3 GARAGE SIDE ELEVATION (NORTHEAST)
SCALE: 1/4" = 1'-0"

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV
	DATE	DESCRIPTION

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE
EXTERIOR ELEVATIONS

SCALE: AS NOTED
DATE: 14FEB18
PROJECT NO: 17-05
SHEET NO: A5.1

1 **EAST ELEVATION (FRONT ENTRY)**
SCALE: 1/4" = 1'-0"

3 **WEST ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV
	DATE	DESCRIPTION

PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

SHEET TITLE
EXTERIOR ELEVATIONS

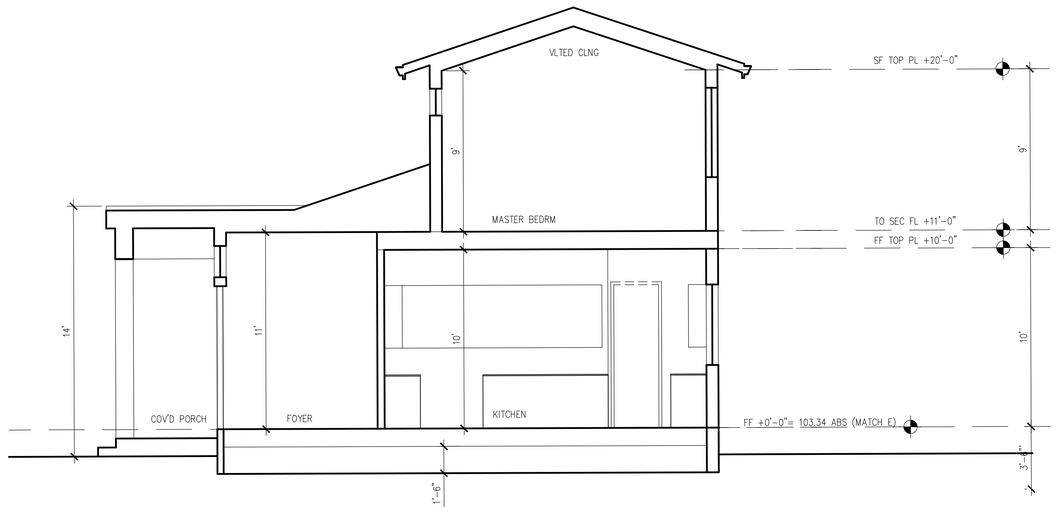
SCALE
AS NOTED

DATE
14FEB18

PROJECT NO
17-05

SHEET NO
A5.2

1 **NORTH ELEVATION (REAR)**
SCALE: 1/4" = 1'-0"



2 **SECTION 1**
SCALE: 1/4" = 1'-0"

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV
	DATE	DESCRIPTION

PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

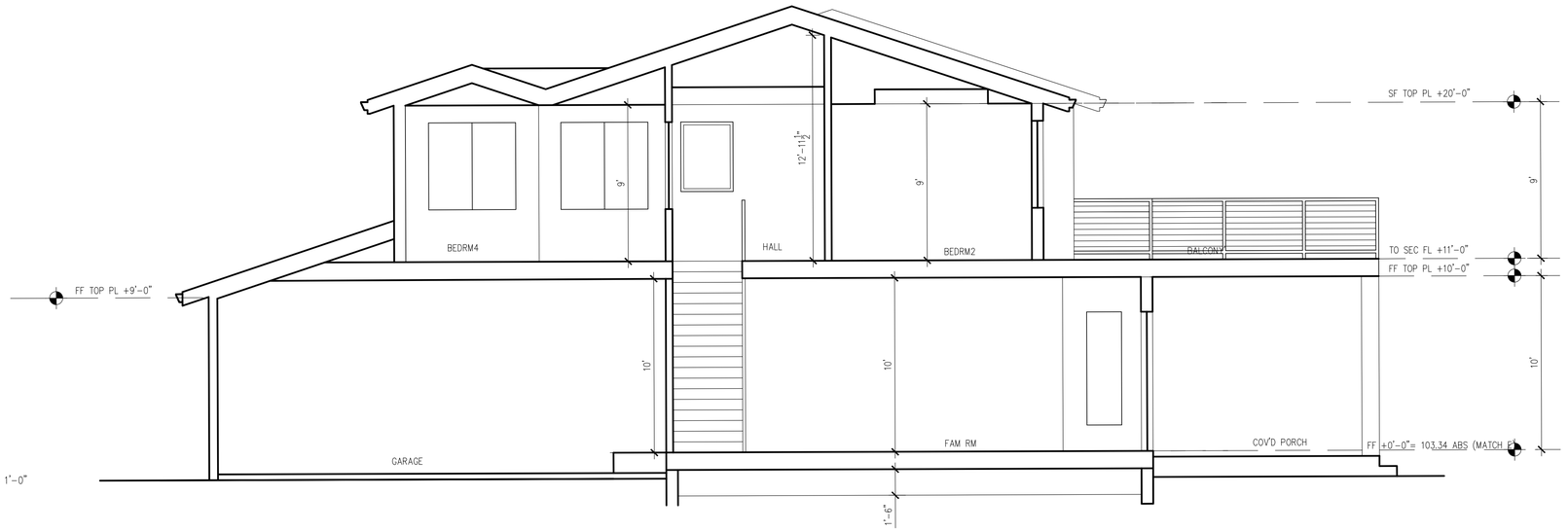
SHEET TITLE
EXTERIOR ELEVATIONS
BUILDING SECTIONS

SCALE
AS NOTED

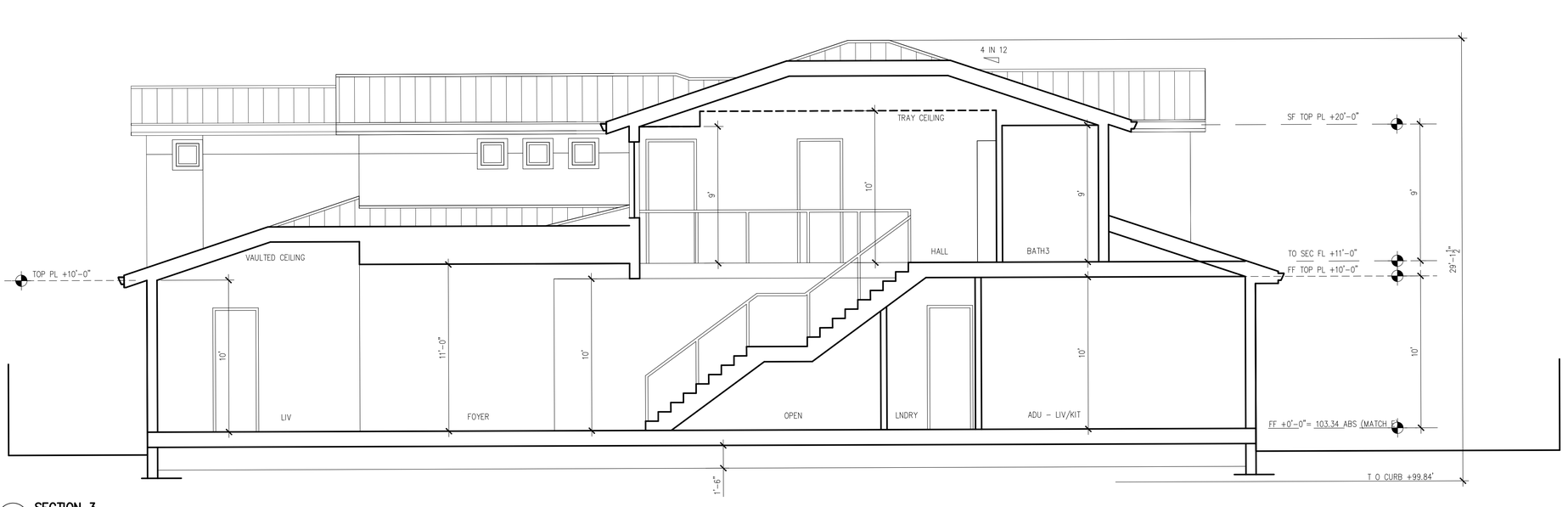
DATE
14FEB18

PROJECT NO
17-05

SHEET NO
A5.3



1 **SECTION 2**
SCALE: 1/4" = 1'-0"



2 **SECTION 3**
SCALE: 1/4" = 1'-0"

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

	DATE	DESCRIPTION
2	14MAY18	INTERIM PLANNING REV
1	9APR18	PLANNING REV

PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

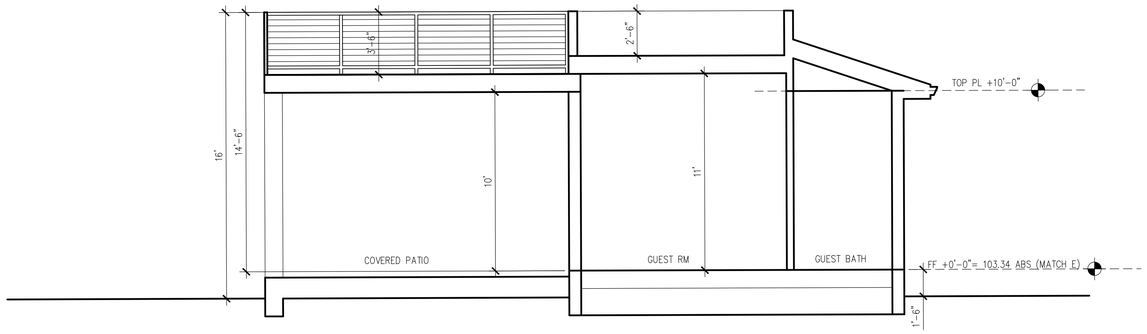
SHEET TITLE
BUILDING SECTIONS
MISC DETAILS

SCALE
AS NOTED

DATE
14FEB18

PROJECT NO
17-05

SHEET NO
A5.4



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

4' 0' 4' 8'
GRAPHIC SCALE: 1/4" = 1'-0"

PERSPECTIVES DESIGN, INC
Architecture Planning Interiors Consulting

	DATE	DESCRIPTION
2	14MAY18	INTERIM PLANNING REV

PROJECT NAME
PANESAR RESIDENCE

1325 ELSONA CT
SUNNYVALE, CA

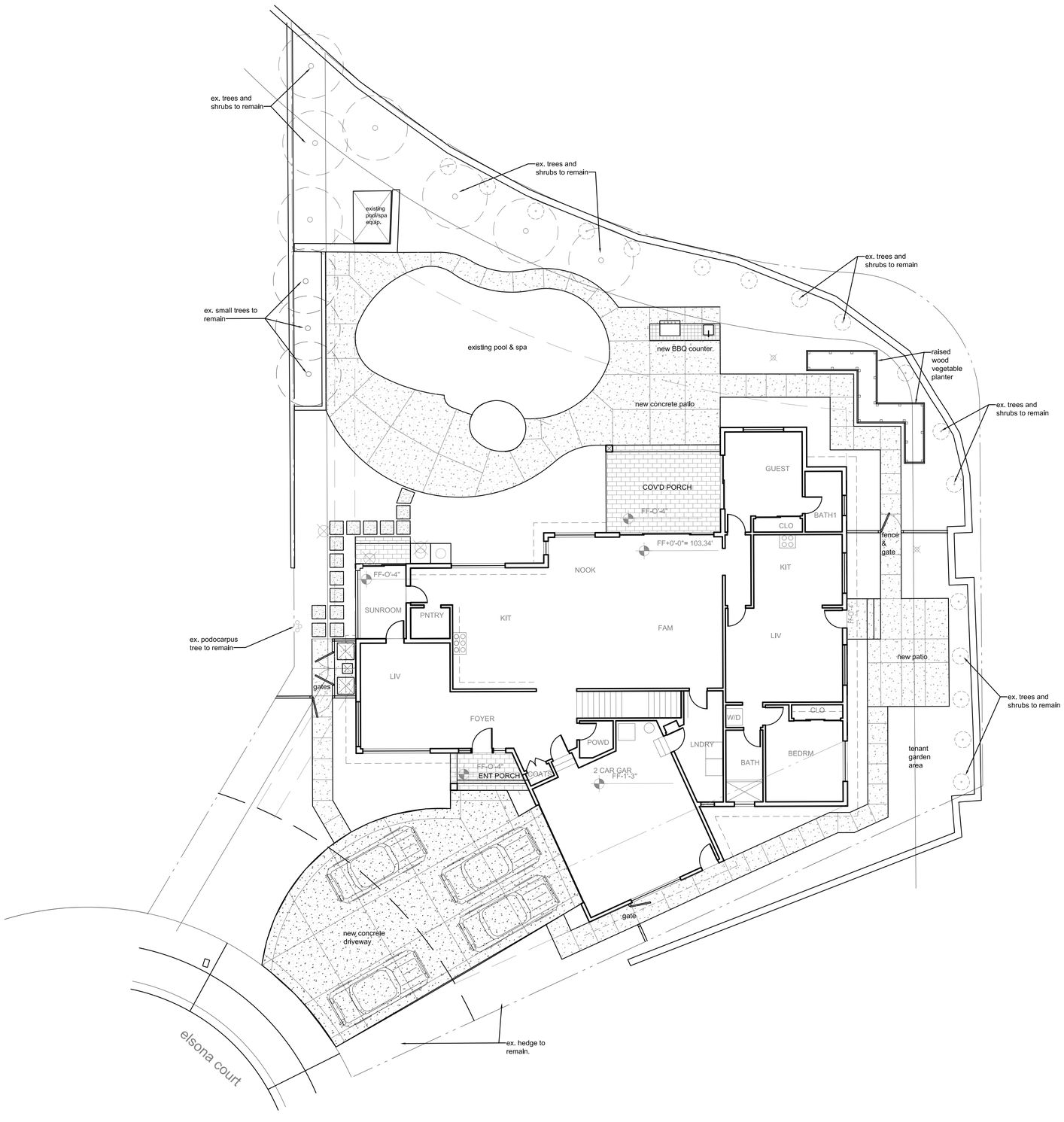
SHEET TITLE
BUILDING SECTIONS
MISC DETAILS

SCALE
AS NOTED

DATE
14FEB18

PROJECT NO
17-05

SHEET NO
A5.5



MAXIMUM PAVING SURFACE:

TOTAL REQUIRED FRONT YARD AREA: 930 S.F.
NON PAVED AREA: 486 S.F. (52%)
PAVED AREA: 449 S.F. (48%)

GENERAL LEGEND

DRIVEWAY & WALKWAY:
POURED IN PLACE CONCRETE. ADD LT. GRAY INTEGRAL COLOR. PATTERN AS SHOWN. WASHED SAND FINISH.

PORCHES OR LANDINGS:
LARGE FORMAT TILE, CUT STONE, SLATE OR PAVERS. SIZE, COLOR, TYPE TO BE DETERMINED BY OWNER.

POURED IN PLACE STEPPING PADS. 5'-7" GAPS. ADD LT. GRAY INTEGRAL COLOR. WASHED SAND FINISH.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE CODES, CURRENT ENERGY CODE AND THE CITY OF SUNNYVALE ORDINANCES.

2. 1/2" ASPHALTIC FIBRE EXPANSION JOINT OR APPROVED EQUAL ARE TO BE INSTALLED WHERE NEW CONCRETE ABUTS WALLS, STRUCTURES, CURBS, STEPS, FOUNDATIONS, ETC.

3. ALL CONCRETE SLABS TO HAVE SCORE JOINTS NOT GREATER THAN 8' SQ. FT. WALKWAYS LESS THAN 8' ARE TO HAVE SCORE JOINTS SPACED EQUAL TO THE WIDTH.

4. CONTRACTOR TO VERIFY UNDERGROUND UTILITIES WITH OWNER AND CALL *'811 UNDERGROUND SERVICE ALERT'* PRIOR TO ANY WORK.

5) CONTRACTOR SHALL GRADE THE SITE AND INSTALL STORM DRAIN SYSTEM PER CIVIL PLAN, SHEET C___.

Greg G. Ing
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Panesar Residence

1325 Elsona Court
Sunnyvale, California

LICENSED LANDSCAPE ARCHITECT
GREG ING
No. 2444
Signature
11/30/2019
Renewal Date
STATE OF CALIFORNIA

Landscape Layout Plan

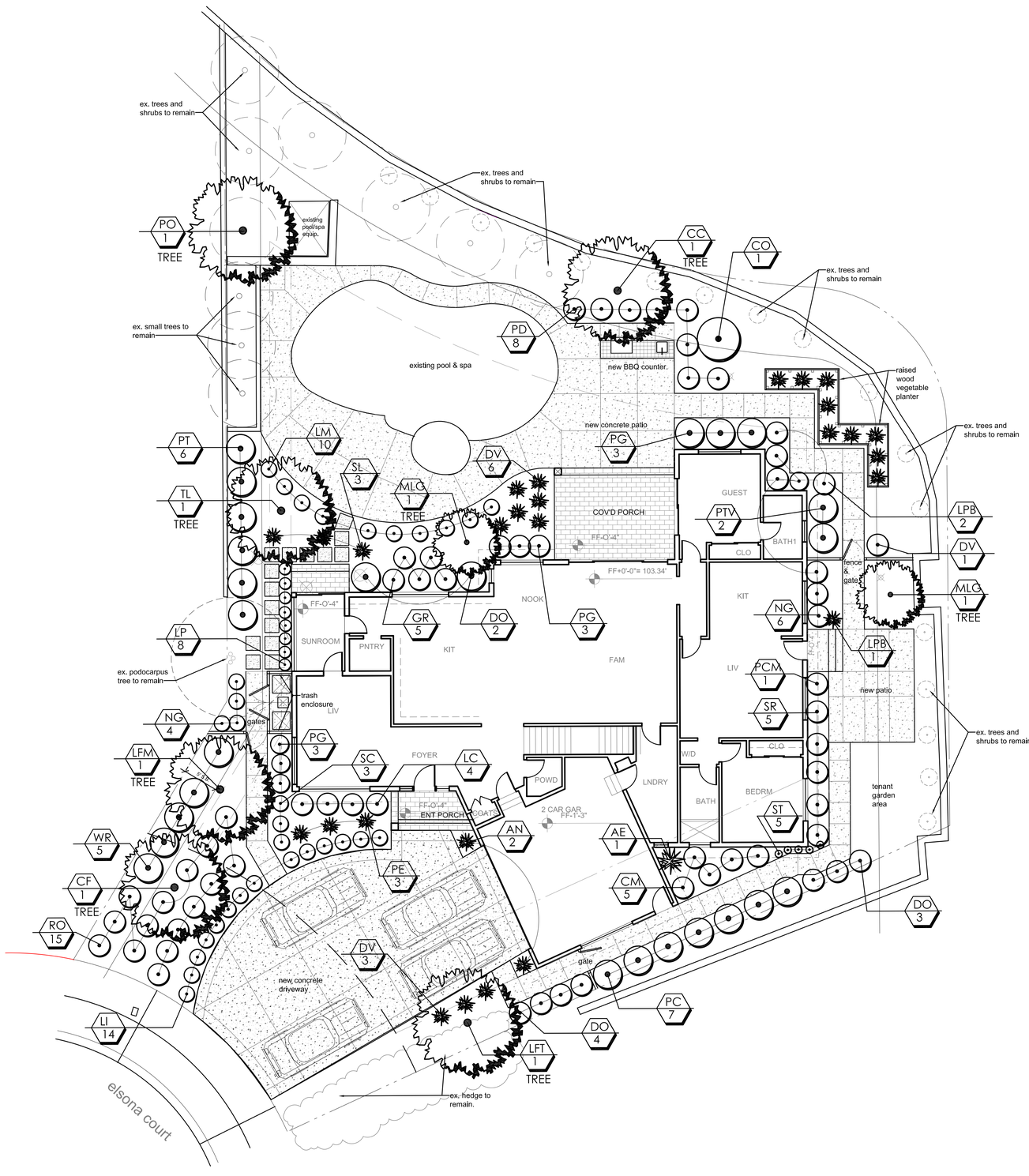
Revisions	
	03.22.18
Paving Area	05.10.18

Project No.	-
Date	02.05.18
Drawn By	GGI
Scale	1/8" = 1'- 0"

True North

L1

of



PLANT LEGEND

SYM.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
TREES					
CF	1	24" box	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	
LFM	1	24" box	Lagerstroemia f. 'Muskogee'	Lavender Hybrid Crape Myrtle	8' min. planted ht. Dbl. stake
LFT	1	24" box	Lagerstroemia f. 'Tuscarora'	Rose Hybrid Crape Myrtle	8' min. planted ht. Dbl. stake
MLG	2	24" box	Magnolia 'Little Gem'	Little Gem Magnolia	8' min. planted ht. Dbl. stake
PO	1	24" box	Podocarpus gracilior	Fern Pine	8' min. planted ht. Dbl. stake
TL	1	24" box	Tristania laurina 'Elegant'	Elegant Swamp Myrtle	8' min. planted ht. Dbl. stake
SHRUBS	&	PERENNIALS			
AE	1	5 gal	Aspidistra elatior	Cast Iron Plant	
AN	2	5 gal	Anigozanthos Tall Bush Gem Series	B.G.S. Kangaroo Paw	Tall Bush Gem variety
CC	1	15 gal	Cotinus coggygria 'Royal Purple'	R.P. Smoke Tree	
CE	0	5 gal	Cordyline 'Electric Pink'	Electric Pink Dracena	
CM	5	5 gal	Clivia miniata 'Belgian Hybrid'	Belgian Hybrid Kaffir Lily	
DO	9	5 gal	Dodonea v. 'Purpurea'	Purple Hopseed Bush	
DV	10	5 gal	Dietes vegeta variegata	Variegated Fortnight Lily	
GR	5	5 gal	Grevillea rosmarifolia		
LB	0	5 gal	Lavatera x. 'Barnsley	Barnsley Tree Mallow	
LC	4	5 gal	Loropetalum c. 'Purple Diamond'	Purple Diamond Fringe Flower	
LCP	0	5 gal	Loropetalum c. 'Pixie'	Pixie Fringe Flower	
LI	14	1 gal	Lavendula intermedia	Hybrid Lavender	
LM	10	1 gal	Lantana x. 'dwarf yellow'	Trailing Lantana	
LP	8	1 gal	Limonium perezii	Sea Lavender	
LPB	3	5 gal	Lomandra 'Platinum Beauty'	P.B. Variegated Lomandra	
NG	10	5 gal	Nandina 'Gulf Stream'	G.S. Heavenly Bamboo	
PC	7	5 gal	Prunus carolliniana compacta std.	Carolina Cherry	
PD	8	5 gal	Polygala x. dalmaisiana	Sweet-Pea Shrub	
PG	9	5 gal	Punica granatum nana	Dwarf Pomegranate	
PM	0	15 gal	Podocarpus m. 'Maki'	Dwarf Yew Pine	
PE	3	5 gal	Pennisetum alopecuroides	Fountain Grass	
PS	0	5 gal	Pennisetum s. 'Eaton Canyon'	E.C. Fountain Grass	
PT	6	15 gal	Pittosporum tenuifolium	Kohuhu	
PTV	2	5 gal	Pittosporum tobira variegated	Variegated Tobira	
PCM	1	5 gal	Pittosporum tobira 'Crème de Mint'	Variegated Dwarf Tobira	
RO	15	5 gal	Rosemarinus o. 'Huntington Carpet'	Huntington Carpet Rosemary	
SC	3	5 gal	Salvia chamaedryoides	Germander Sage	
SG	0	5 gal	Salvia gregii	Autumn Sage	
SL	3	5 gal	Salvia leucantha	Mexican Sage	
SR	5	5 gal	Sarcococoa rustifolia	Fragrant Sarcococa	
ST	5	1 gal	Stipa tenuissima	Mexican Feather Grass	
WR	5	5 gal	Westringia 'Morning Light'	M.L. Coast Rosemary	

CC 1 — SYMBOL SEE LEGEND; QUANTITY

NOTE: NO SUBSTITUTIONS OF PLANT SPECIES OR VARIETIES WILL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE PROJECT LANDSCAPE ARCHITECT.

GENERAL NOTES

1. ALL MEASUREMENTS SHOULD BE CONFIRMED PRIOR TO ANY WORK. NOTIFY LANDSCAPE ARCHITECT FOR ANY DISCREPANCIES.
2. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES WITH OWNER AND CALL 811 UNDERGROUND SERVICE ALERT PRIOR TO ANY WORK.
3) CONTRACTOR SHALL GRADE THE SITE AND INSTALL STORM DRAIN SYSTEM PER CIVIL PLAN, SHEET ____.

PLANTING NOTES

1) CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES WITH OWNER AND CALL 811 UNDERGROUND SERVICE ALERT. PRIOR TO ANY WORK.

2) EXACT LOCATION OF PLANTS ON SITE TO BE ADJUSTED SO AS TO BEST COORDINATE WITH SPRINKLER HEAD LOCATIONS, LIGHTS, DRAINAGE FEATURES, AND SWALES.

3) DONT PUT PLANTS IN BOTTOM OF SWALES.

4) DONT MULCH FLOW LINES OF SWALES SUCH THAT MULCH BLOCKS FLOW OF WATER.

5) USE 3" DEEP MULCH IN ALL PLANTING AREAS WITH MAHOGONY 'PRO CHIP' RECYCLED WOOD MULCH. 'GORILLA HAIR' WILL NOT BE ACCEPTED. PROVIDE 3" OF DEEP MULCH UNDER EXISTING TREES.

6) ANY PLANTS WITH BUBBLERS MUST HAVE PERMANENTLY MAINTAINED WATERING BASINS 4" HIGH.

7) INSTALL PLANTS FOR ALL PLANT CIRCLES SHOWN ON THE PLAN EVEN IF THEY ARENT LABELED. CALL FOR CLARIFICATION. PLANT QUANTITIES IN THE LEGEND ARE TO BE VERIFIED BY CONTRACTOR.

8) THE PLAN IS SCHEMATIC. DONT INSTALL PLANTS CLOSE TO EDGES OF PAVING OR BUILDINGS. BE SURE PLANTS ARE NOT BLOCKING SPRINKLER SPRAY EXCESSIVELY.

9) FINE GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. INSURE ADEQUATE WATER FLOW AWAY FROM BUILDING WALLS, TO DRAINS, AND THROUGH SWALES. PROVIDE WATER WASHED COBBLES / PEBBLES AT ENDS OF DRAIN SPOUTS TO PREVENT SOIL EROSION.

10) CONTRACTOR TO INVESTIGATE EXISTING SOIL CONDITIONS AND BE RESPONSIBLE FOR PROPER SOIL PREPARATION AND AMENDING TO INSURE VIGOROUS PLANT GROWTH. SUBMIT SAMPLES TO SOIL & PLANT LABORATORY, INC. SAN JOSE OR APPROVED EQUAL.

11) PESTICIDES/FERTILIZER REDUCTION: IF FERTILIZERS AND PESTICIDES ARE USED DURING THE CONSTRUCTION PHASE, CONTRACTOR MUST PROPERLY DISPOSE OF EXCESS OR SPILLED FERTILIZERS AND PESTICIDES. CONTRACTOR MUST NOT WASH SPILLED FERTILIZERS OR PESTICIDES DOWN THE STORM DRAINS OR BURY THEM IN THE SOIL. CONTRACTORS MUST DISPOSE OF EXCESS FERTILIZERS OR PESTICIDES BY RECYCLING THEM, RELISING THEM OR DISPOSING OF THEM AS HAZARDOUS WASTE.

12) NO GRADING, PLANTING, IRRIGATION, TRENCHING, UTILITIES, MATERIAL STORAGE, EQUIPMENT TRAVEL UNDER THE DRIP LINES OF EXISTING TREES. IF POSSIBLE (OR OTHERWISE NOTED).

13) PRUNING NOTE: ALLOW ALL PLANTS TO GROW INTO THEIR NATURAL GROWTH FORM. DO NOT SHEAR ANY PLANTS INTO 'BALLS', FLAT TOPPED OR TOPIARY, ETC. WAYWARD BRANCHES MAYBE CUT BACK OR PLANT BRANCHES OR FOLIAGE MAY BE CUT BACK, INDIVIDUALLY FOR WALKWAY ACCESS, IF NEED BE. EXCEPTIONS: REMOVE SPENT FLOWERS (DEAD HEAD) 1-2 TIMES A YEAR AS NEEDED.

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Sunnyvale, California

LICENSED LANDSCAPE ARCHITECT GREG ING No. 2444 Signature 11/30/2018 Renewal Date STATE OF CALIFORNIA

Landscape Plan

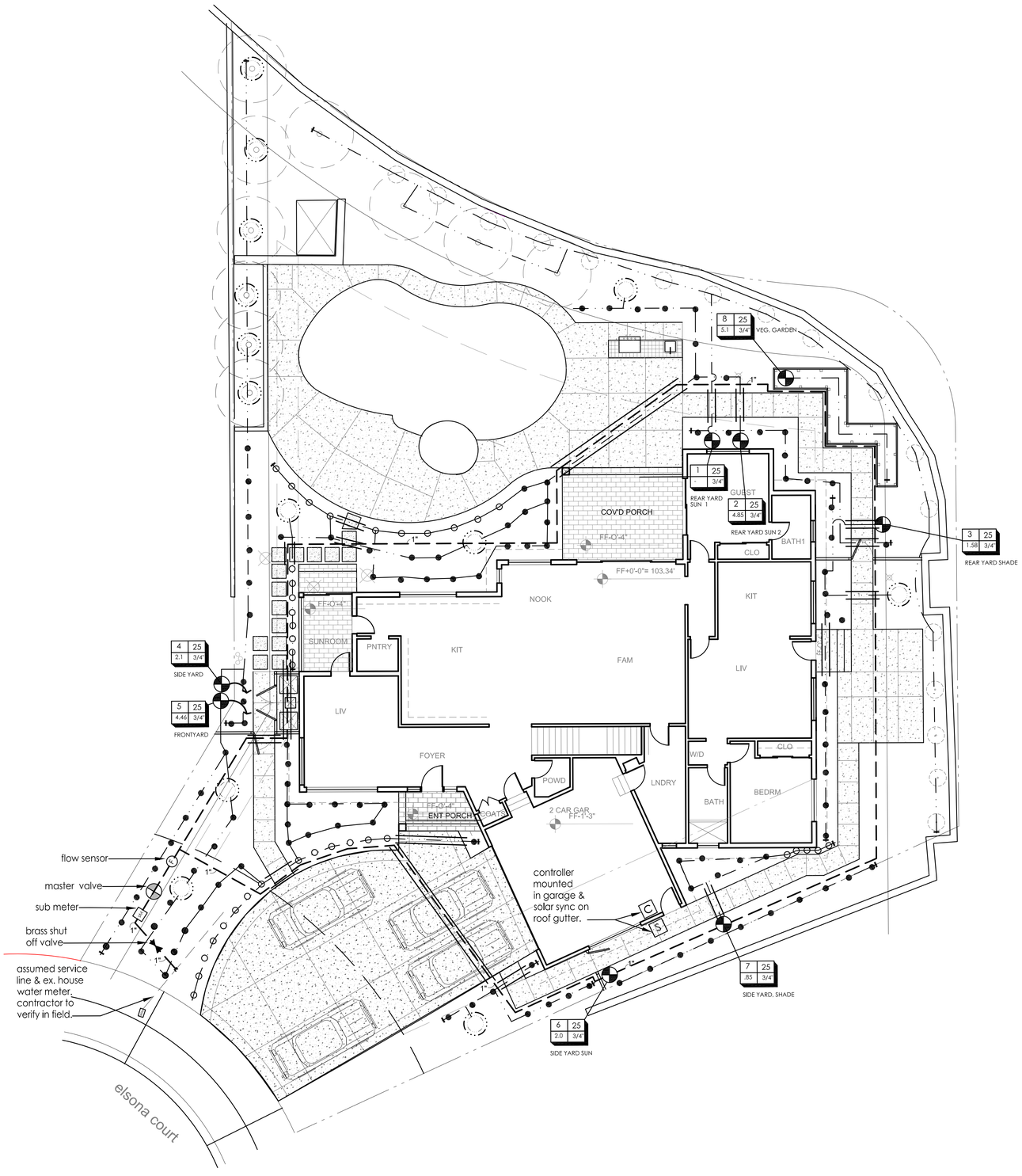
Revisions
03.12.18

Project No.	-
Date	02.05.18
Drawn By	GGI
Scale	1/8" = 1'- 0"

True North

L2

of



IRRIGATION LEGEND

KEY	MANUF.	MODEL NO.	DESCRIPTION
	AGRIFIM	PC PLUS	PRESSURE COMPENSATING EMITTER. SEE EMITTER SCHEDULE.
	RAINBIRD	ASVF SERIES	ELECTRIC ANTI SYPHON IRRIGATION VALVE .
	RAINBIRD	XACZ-PRF SERIES	CONTROL ZONE KIT FOR DRIP IRRIGATION. LOW FLOW ANTI SIPHON VALVE W/ PRESS. REG AND FILTER
	RAINBIRD	ASVF SERIES	MASTER SHUT OFF VALVE AT POINT OF CONNECTION
	-	-	BRASS SHUT OFF VALVE - SAME SIZE AS MAINLINE INSTALL BELOW GRADE IN A VALVE BOX.
F	HUNTER	FLOW-SYNC	FLOW SENSOR. SAME SIZE AS MAINLINE. INSTALL IN VALVE BOX BELOW GRADE.
C	HUNTER	IC-600 PL W/ (1) ICM-600 MODULE	12 STATION INDOOR ICORE CONTROLLER. INSTALL INSIDE GARAGE. SEE NOTE #11.
S	HUNTER	WSS	WIRELESS SOLAR SYNC. INSTALL S. SYNC. ON GUTTER OF GARAGE.
SM	RAINBIRD	-	SUB IRRIGATION METER. INSTALL BELOW GRADE IN VALVE/METER BOX
	-	-	AUTOMATIC FLUSH VALVE AT ENDS OF DRIP IRRIGATION PE TUBING.

1 GAL. PLANT LOCATION. SEE EMITTER SCHEDULE.
5 GAL. PLANT LOCATION. SEE EMITTER SCHEDULE.
15 GAL. OR 24" BOX TREE LOCATION. SEE EMITTER SCHEDULE.

VALVE NO. 2 25 — PSI
GPM 1.0 3/4" DRIP SUN — ZONE I.D.
VALVE SIZE

½" OR 3/4" PE DRIP TUBING W/ COMPRESSION FITTINGS - SEE DRIP NOTES. INSTALL FLUSH VALVE AT END. DO NOT TRENCH UNDER EXISTING TREE CANOPIES. IF NOT POSSIBLE, INSTALL ON TOP OF SOIL UNDER MULCH.

½" EMITTER TUBING W/ COMPRESSION FITTINGS - 18" EMITTER SPACING AND 18"-24" ROW SPACING. 1 GALLON PER HR. EMITTER. 'RAINBIRD XFS SUBSURFACE DRIPLINE' OR APPROVED EQUAL. SEE DRIP NOTES. INSTALL AUTOMATIC FLUSH VALVE AT END. DO NOT TRENCH UNDER EXISTING TREE CANOPIES. INSTALL ON TOP OF SOIL UNDER MULCH.

NON PRESSURE LINE - CLASS 200 PVC - 3/4" UNLESS OTHERWISE LABELED

PRESSURE LINE - SCH. 40 PVC

ALL PIPING 24" UNDER PAVING:
PRESSURE LINE, NONPRESSURE LINE, CONTROL WIRE SLEEVE, OR EXTRA LINE FOR FUTURE USE - MIN 2" OR LARGER AS NOTED.
CLASS 315 PVC, TWICE THE SIZE OF THE PIPE INSIDE.
INSTALL A 2" SCH. 40 PVC GREY ELECTRICAL CONDUIT AT ALL PRESSURE LINE PAVING CROSSINGS.

EMITTER SCHEDULE:

PLANT SIZE	NO. OF EMITTERS	EMITTER SIZE	PLANT DESCRIPTION
1 GAL.	3	1 GPH	GROUNDCOVER, SMALL SHRUBS
5 GAL.	3	2 GPH	MEDIUM SHRUBS
15 GAL.	3	4 GPH	TREES
24" BOX	4	4 GPH	TREES

DRIP IRRIGATION NOTES

1) COVER TUBING WITH SOIL AND MULCH (MULCH ONLY UNDER EXISTING TREES) AND INSTALL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
2) RUN LARGE TUBING CLOSE TO PLANTS TO MINIMIZE LENGTH OF SMALLER ½" TUBING. SECURE EMITTERS DIRECTLY ON ½" TUBING AT PLANT ROOTBALLS. WHEN NECESSARY RUN SHORT LENGTHS OF ½" TUBING FROM EMITTERS TO PLANT ROOT BALL EDGES. INSTALL STAKES ON ½" TUBING AT 12' ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH. IN EXISTING TREE AREAS COVER WITH MULCH ONLY.
3) INSTALL PRESSURE COMPENSATING EMITTERS (MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOTBALL EDGE, NOT RIGHT AT STEM. USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS) THAT CAN ACCOMODATE ½" TUBING. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.
4) WHEN LOCATING EMITTERS AROUND A NEW PLANT INSTALL THREE EMITTERS ON THE ROOTBALL, BUT CLOSE TO THE EDGE OF THE ROOTBALL, EVENLY SPACED ALL AROUND THE PLANT.
5) AS THE PLANT AND PLANT ROOTBALL INCREASES IN SIZE, THE LOCATION OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED AROUND THE ROOT ZONE.
6) INSTALL RAINBIRD DIFFUSER BUG CAPS ON ALL EMITTERS (EXCEPT IN LINE EMITTERS) OR END OF EACH ¼" TUBE

IRRIGATION NOTES

1) CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO THE START OF WORK. CALL 811 UNDERGROUND SERVICE ALERT AND OWNER FOR AS-BUILT DOCUMENTS FOR LAYOUT OF UTILITIES AND TAKE PRECAUTIONS TO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
2) THIS SYSTEM IS DESIGNED TO OPERATE WITH A MAX 5.1 GPM AT MIN 40 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 85 PSI AT THE POINT OF CONNECTION AN ADJUSTABLE PRESSURE REGULATOR WILL BE NECESSARY.
3) THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREE. STAY 8'-10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINES IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE. STAKE TREE LOCATIONS PRIOR TO INSTALLING IRRIGATION.
4) CONTROLLER TO BE SET TO WATER BETWEEN THE HOURS OF 11:00 P.M. AND 5:00 A.M.
5) THE IRRIGATION SYSTEM SHALL BE INSPECTED BIMONTHLY FOR THE LIFE OF THE SYSTEM. THIS 'WET CHECK' INSPECTION CONSISTS OF OPERATING THE VALVES AND OBSERVING THE PERFORMANCE OF EACH IRRIGATION ZONE.
6) THE IRRIGATION SYSTEM SHALL BE KEPT CLEAN AND PROPERLY ADJUSTED. DAMAGED EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL EQUIPMENT TO MAINTAIN THE ORIGINAL DESIGN INTEGRITY.
7) CONTRACTOR TO PRESSURIZE AND TEST THE ENTIRE SYSTEM FOR LEAKS. CHECK THE WATER USE TWICE A MONTH TO NOTICE SPIKES IN WATER USE THAT COULD INDICIATE A LEAK OR MALFUNCTION.
8) DONT TRENCH UNDER EXISTING TREE CANOPIES.
9) THE SYSTEM TO BE INSTALLED AS PER LOCAL BUILDING AND PLUMBING CODES.
10) INSTALL IN LINE CHECK VALVES TO PREVENT LOW HEAD/EMITTER DRAINAGE.
11) IRRIGATION CONTROLLER: AUTOMATIC CONTROLLER TO BE WEATHER BASED SYSTEM WITH RAIN SENSOR AND SOLAR SYNC WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER. IF ALSO SHALL HAVE FLOW SENSOR AND MASTER VALVE COMPATIBILITY.

WATER EFFICIENT LANDSCAPE NOTES

1) CERTIFICATION OF INSTALLATION: TO BE PROVIDED BY THE PROJECT LANDSCAPE ARCHITECT.
2) IRRIGATION SCHEDULING: FINAL SCHEDULING SHALL BE PROVIDED BY A CERTIFIED WATER AUDITOR.
3) SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE: N.A.
4) LANDSCAPE IRRIGATION AUDIT REPORT: OWNER OR CONTRACTOR TO PROVIDE AN REPORT FROM A CERTIFIED WATER AUDITOR.
5) SOIL MANAGEMENT REPORT: LANDSCAPE CONTRACTOR TO PROVIDE A SOILS FERTILITY REPORT FROM SOIL & PLANT LABORATORY. SAN JOSE. THE RECOMMENDATIONS AS PER THE REPORT SHALL SUPERCEED THE SOIL AMENDMENT SPECIFICATIONS OR NOTES ON THESE SHEETS.

WATER EFFICENT LANDSCAPE ORDINANCE STATEMENT

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

GREG G. ING, PROJECT LANDSCAPE ARCHITECT

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LICENSED LANDSCAPE ARCHITECT
GREG ING
No. 2444
Signature
11/30/2018
Renewal Date
STATE OF CALIFORNIA

Irrigation Plan

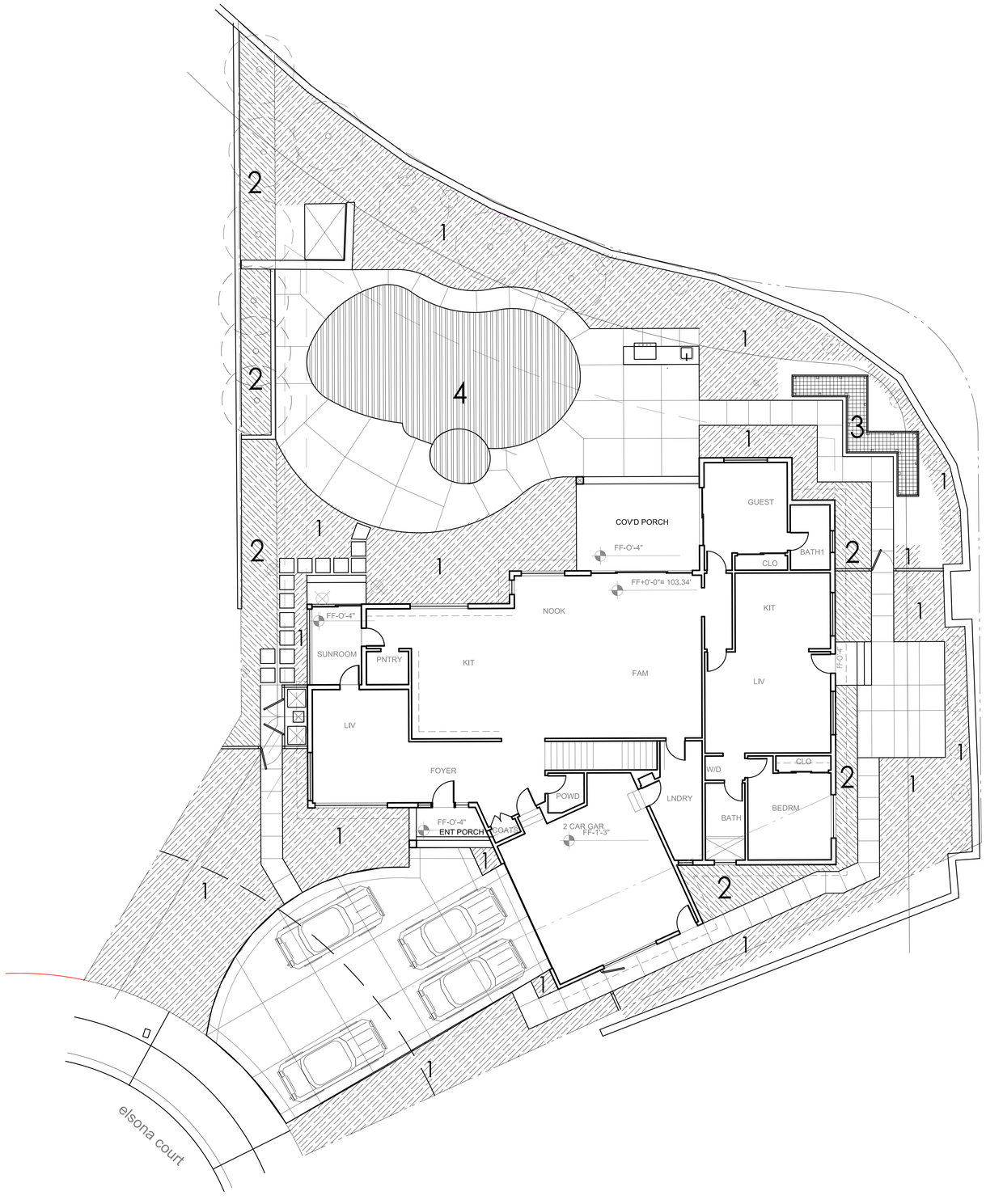
Revisions

Project No.	-
Date	02.05.18
Drawn By	GGI
Scale	1/8" = 1'- 0"

True North

L3

of



HYDROZONE LEGEND

1 LOW WATER USAGE - SUN

2 LOW WATER USAGE - SHADE

3 SPECIAL FEATURE - VEGETABLE GARDEN - HIGH WATER USAGE

4 EXISTING SWIMMING POOL - HIGH WATER USAGE

NOTE: FOR MORE SPECIFIC HYDROZONE /VALVE INFORMATION SEE WATER EFFICIENT LANDSCAPE WORKSHEET AND L2 IRRIGATION PLAN FOR THIS PROJECT.

ESTIMATED TOTAL WATER USE — **PROJECT #:**

ETWU = (ETo) x (0.62) x [(PF x HA)/IE + SLA]

Irrigation Efficiency Value =	0.7 default (minimum) value	

ETWU =	Estimated total water use per year (gallons per year)
ETo =	Reference Evapotranspiration (inches per year)
PF =	Plant Factor from WUCOLS" or equivalent reference subject to approval
HA =	Hydrozone Area (square feet)
SLA =	Special Landscaped Area (square feet)
0.62 =	Conversion Factor (to gallons per square foot)
IE =	Irrigation Efficiency (minimum 0.7)

Plant Water Use Type	Plant Factor
Low	0 - 0.3
Moderate	0.4 - 0.6
High	0.7 - 1.0
Water Feature (High)	1.0
SLA	1.0

HYDROZONE TABLE

Hydrozone	Plant Water Use Type(s) (low, moderate, high)	Plant Factor (PF)	Irrigation Type	Hydrozone Area (HA) (sq ft)	PF x HA (sq ft)
1	low	0.3	drip	2,751	825
2	low	0.3	drip	872	218
3	High	1.0	drip	225	225
4	High	1.0	drip	645	645
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
					0
	SLA	1		0	
		Sum		4,493	1,913

RESULTS				
MAWA =	88,333	ETWU =	76,767	gallons/year

ETWU must be less than or equal to MAWA

ETWU complies with MAWA

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Panesar Residence

1325 Elsona Court
Sunnyvale, California

LICENSED LANDSCAPE ARCHITECT
GREG ING
No. 2444
Signature
11/30/2019
Renewal Date
STATE OF CALIFORNIA

Est. Total Water Use for Irrigation

Revisions

Project No. -
Date 02.05.18
Drawn By GGI
Scale 1/8" = 1'- 0"

True North

L3.1

of

ARCH D Size -24x36

4.5 Environmental Quality	**4.505.2 Concrete slab foundations.** Vapor retarder and capillary break is installed at slab-on-grade foundations. **4.503.3 Moisture content of building materials.** Moisture content of building materials used in wall and floor framing is checked before enclosure.	Sheet: n/a	Initials: _____ Date: _____
4.5 Environmental Quality	**4.507.2 Heating and air-conditioning system design.** Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSIIACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI! ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.	Sheet: A1.0	Initials: _____ Date: _____
Chapter 7 Installer and Special Inspector Qualifications	**702.1 Installer Training. HVAC system** installers are trained and certified in the proper installation of HVAC systems. **702.2 Special Inspection**. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. **703.1 Documentation.** Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet: A1.0	Initials: _____ Date: _____

4.3 Water Efficiency and Conservation	**4.304.1 Outdoor potable water use in landscape areas.** After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. **Notes:** 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: www.water.ca.gov/wateruseefficiency/landscapeordinance/ 2. A water budget calculator is available at: www.water.ca.gov/wateruseefficiency/landscapeordinance/	Sheet: n/a	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	**4.406.1 Rodent proofing.** Annular 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 a similar method acceptable to the enforcing agency.	Sheet: A1.0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	**4.408.1 Construction waste management.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section 4.408.3; or 4.The waste stream reduction alternative, per Section 4.408.4.	Sheet: A1.0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	**4.410.1 Operation and maintenance manual.** An operation and maintenance manual shall be provided to the building occupant or owner.	Sheet: A1.0	Initials: _____ Date: _____
4.4 Material Conservation and Resource Efficiency	**4.410.2 Recycling by Occupants**. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.	Sheet: n/a	Initials: _____ Date: _____
4.5 Environmental Quality	**4.503.1 Fireplace**. Any installed gas fireplace shall be a direct vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.	Sheet: A1.0	Initials: _____ Date: _____

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One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Building and Planning Division staff are available 8:00 a.m. - 12:30p.m. and 1:00pm - 5:00 p.m.
www.SunnyvaleBuilding.com / www.SunnyvalePlanning.com
Page 3 of 5 Rev. 12/2016

CALGREEN MANDATORY CHECKLIST

RESIDENTIAL PROJECTS

THESE REQUIREMENTS APPLY TO BUILDING PERMITS SUBMITTED ON OR AFTER JANUARY 1, 2017

Following is a standardized checklist of the 2016 California Green Building Standards Code (CalGreen) requirements that may be used to demonstrate compliance with the CalGreen Mandatory Measures (chapter 4). This checklist is required for all new buildings and additions/alterations that increase the building's conditioned area. The requirements shall apply only to and/or within the specific area of the addition or alteration.

CALGreen Reference	Description	Designer's Comments with Plan Sheet Reference	City Use Only Field Insp. Verification
4.1 Planning and Design	**4.106.2 Storm water drainage and retention during construction.** A plan is developed and implemented to manage storm water drainage during construction.	Sheet: A1.0	Initials: _____ Date: _____
4.1 Planning and Design	**4.106.3 Grading and paving.** Construction plans shall indicate how site grading or a drainage system will manage all surface water flows keep water from entering buildings.	Sheet: A1.0	Initials: _____ Date: _____
4.1 Planning and Design	**4.106.4 EV Charging**. Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 12.5% of total parking spaces, as specified, for multi-family dwellings.	Sheet: A1.0	Initials: _____ Date: _____
4.2 Energy Efficiency	**4.201.1 Scope** Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	Sheet: A1.0	Initials: _____ Date: _____
4.3 Water Efficiency and Conservation	**4.303.1 Water conserving plumbing fixtures and fittings.** Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4303.1.1 through 4303.1.4.4. **4.303.1.1 Water closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets. **Note:** The effective flush volume of dual flush toilets is defined as the composite, average t1ush volume of two reduced flushes and one full flush. **4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. **4.303.1.3 Showerheads.** **4.303.1.3.1 Single showerhead.** Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads. **4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. **Note:** A hand-held shower shall be considered a Showerhead. **4.303.1.4 Faucets.** **4.303.1.4.1 Residential lavatory faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. **4.303.1.4.2 Lavatory faucets in common and public use areas. The** maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. **4.303.1.4.3 Metering faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle. **4.303.1.4.4 Kitchen faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. **Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	Sheet: A1.0	Initials: _____ Date: _____
4.3 Water Efficiency and Conservation	**4.303.2 Standards for plumbing fixtures and fittings**. Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards.	Sheet: A1.0	Initials: _____ Date: _____

REVISIONS	BY

BUILDERS' ENERGY SERVICES, INC.
460 WEST EDMUNDSON AVENUE, MORGAN HILL, CA 95037
(408) 202-8075 www.besca.com heather@builders-energy.net
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SERVING ARCHITECTS, BUILDERS AND HOMEOWNERS

TITLE 24 HERS RATINGS GREEN POINT RATERS

ENERGY STAR PARTNERS HERS II CERTIFIED CEA CERTIFIED

WITH OFFICES IN: MORGAN HILL SAN JOSE

PANESAR RESIDENCE
1325 ELSONA COURT
SUNNYVALE, CA 94087

Date	02/13/18
Drawn	HEC
Client's Job #	
BES Job #	08119
Sheet	T24.1

CALGREEN CHECKLIST

ARCH D Size -24x36

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 7.0

Blueprint Scoresheet

Panesar Residence New Home Single Family v. 7.0.1			Points Targeted	Possible Points: Community	Energy	IAQ/Health	Resources	Water	Responsible Party	Blueprint Page No.
CALGreen										
Yes		**CALGreen Res (REQUIRED)**	4		1	1	1	1		
A. SITE										
		A2. Job Site Construction Waste Diversion								
Yes		A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	2				2			
		A6. Stormwater Control: Prescriptive Path								
Yes		A6.1 Permeable Paving Material	1					1		
B. FOUNDATION										
Yes		**B1. Fly Ash and/or Slag in Concrete**	1				1			
Yes		**B3. Foundation Drainage System**	2				2			
Yes		**B4. Moisture Controlled Crawlspace**	1			1				
C. LANDSCAPE										
Yes		**C2. Three Inches of Mulch in Planting Beds**	1					1		
		C3. Resource Efficient Landscapes								
Yes		C3.1 No Invasive Species Listed by Cal-IPC	1				1			
		C4. Minimal Turf in Landscape								
Yes		C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2					2		
Yes		**C6. High-Efficiency Irrigation System**	2					2		
≤0.5 Ebi		**C11. Landscape Meets Water Budget**	0					2		
Yes		**C13. Reduced Light Pollution**	1	1						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE										
		D3. Engineered Lumber								
Yes		D3.5 OSB for Subfloor	0.5				0.5			
16 inches		**D8. Overhangs and Gutters**	1		1		1			
Yes		**D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)**	2			1	1			
E. EXTERIOR										
Yes		**E1. Environmentally Preferable Decking**	1				1			
Yes		**E4. Durable and Non-Combustible Cladding Materials**	1				1			
		E5. Durable Roofing Materials								
Yes		E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1			
F. INSULATION										
		F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions								
Yes		F2.1 Walls and Floors	1			1				
G. PLUMBING										
		G1. Efficient Distribution of Domestic Hot Water								
Yes		G1.1 Insulated Hot Water Pipes	1		1					
H. HEATING, VENTILATION, AND AIR CONDITIONING										
		H1. Sealed Combustion Units								
Yes		H1.1 Sealed Combustion Furnace	1			1				
		H3. Effective Ductwork								
Yes		H3.1 Duct Mastic on Duct Joints and Seams	1		1					
		H5. Advanced Practices for Cooling								
Yes		H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1		1					
		H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality								
Yes		H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R		
		H7. Effective Range Hood Design and Installation								
Yes		H7.1 Effective Range Hood Ducting and Design	1			1				
Yes		**H8. High Efficiency HVAC Filter (MERV 13+)**	1			1				
Yes		**H9. Advanced Refrigerants**	1			1				
Yes		**H10. No Fireplace or Sealed Gas Fireplace**	1			1				
Yes		**H12. Register Design Per ACCA Manual T**	1		1					
J. BUILDING PERFORMANCE AND TESTING										
Yes		**J1. Third-Party Verification of Quality of Insulation Installation**	1			1				
		J5. Building Performance Exceeds Title 24 Part 6								
Option 1: Compliance Over Title 24		J5.1 Home Outperforms Title 24 Part 6	25.0306		60+					
Yes		**J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst**	1		1					
K. FINISHES										
Yes		**K2. Zero-VOC Interior Wall and Ceiling Paints**	2			2				
Yes		**K3. Low-VOC Caulks and Adhesives**	1			1				
M. APPLIANCES AND LIGHTING										
Yes		**M1. ENERGY STAR® Dishwasher**	1					1		
		M2. Efficient Clothes Washing and Drying								
CEE Tier 2		M2.1. CEE-Rated Clothes Washer	2		1			2		
Yes		M2.2 Energy Star Dryer	2		2					
		M4. Permanent Centers for Waste Reduction Strategies								
Yes		M4.1 Built-In Recycling Center	1				1			
		M5. Lighting Efficiency								
Yes		M5.1 High-Efficacy Lighting	2		2					
Yes		**M6. Electric Vehicle Charging Stations and Infrastructure**	1		1					
N. COMMUNITY										
		N5. Social Interaction								
Yes		N5.1 Residence Entries with Views to Callers	1	1						
Yes		N5.2 Entrances Visible from Street and/or Other Front Doors	1	1						
Yes		N5.3 Porches Oriented to Street and Public Space	1	1						
O. OTHER										
Yes		**O1. GreenPoint Rated Checklist in Blueprints**	Y	R	R	R	R	R		
Yes		**O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors**	2		0.5		1	0.5		
Yes		**O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs**	2		0.5	0.5	0.5	0.5		
Yes		**O4. Builder's or Developer's Management Staff are Certified Green Building Professionals**	2		0.5	0.5	0.5	0.5		
Summary				Community	Energy	IAQ/Health	Resources	Water		
		Total Available Points in Specific Categories	302.5	29	75.5	60	88	50		
		Minimum Points Required in Specific Categories	50	2	25	6	6	6		
		Total Points Targeted	**82.5**	**4.0**	**38.5**	**14.0**	**15.5**	**10.5**		

GREEN BUILDING CHECKLIST

REVISIONS	BY

BUILDERS' ENERGY SERVICES, INC.
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(408) 202-8075 www.title24.com heather@builders-energy.net
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TITLE 24
HERS RATINGS
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HERS II CERTIFIED
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WITH OFFICES IN:
MORGAN HILL
SAN JOSE

PANESAR RESIDENCE
1325 ELSONA COURT
SUNNYVALE, CA 94087

Date 02/13/18
Drawn HEC
Client's Job #
BES Job # 08119
Sheet GB-1