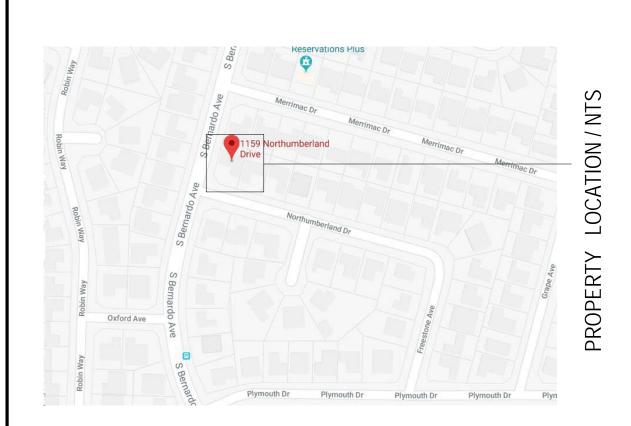
1159 NORTHUMBERLAND DR.

SUNNYVALE, CA



VICINITY MAP:



PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: PROJECT TYPE: PROJECT LOCATION:

ZONING: OCCUPANCY GROUP: CONSTRUCTION TYPE: NUMBER OF FLOORS: FIRE PROTECTION: 198-38-040
NEW CONSTRUCTION
1159 NORTHUMBERLAND DR.,
SUNNYVALE, CA 94087
R- 0
R - 3 / U
V - B
TWO (2) STORY
SPRINKLERED

SCOPE OF WORK:

NEW 2 STORY CUSTOME HOME 3160 SQ BUILDING AREA INCLUDING 4 BEDS, 4 BATH, 1 LAUNDRY AND 2 CAR GARAGE

CODE EDITIONS:

| A. CALIFORNIA RESIDENTIAL | 2016 EDITION |
|-----------------------------------|--------------|
| B. CALIFORNIA BUILDING | 2016 EDITION |
| C. CALIFORNIA MECHANICAL | 2016 EDITION |
| D. CALIFORNIA PLUMBING | 2016 EDITION |
| E. CALIFORNIA ELECTRICAL | 2016 EDITION |
| F. CALIFORNIA ENERGY: | 2016 EDITION |
| G. CALIFORNIA FIRE: | 2016 EDITION |
| H. CALIFORNIA GREEN BUILDING: | 2016 EDITION |
| I. ANY OTHER APPLICABLE LOCAL AND |) STATE LAWS |
| AND REGULATIONS. | |

AREA CALCULATION:

| TOTAL "E" BUILDING TO BE REMOVED: "N" 1ST FLOOR LIVING AREA: "N" 2nd FLOOR LIVING AREA: "N" TOTAL LIVING: "N" GARAGE: "N" TOTAL BUILDING: "N" FRONT PORCH: "N"2ND FLOOR BALCONY: | 1602 1907 820 2727 433 3160 60 63 | SQF SQF SQF SQF SQF SQF SQG SQF |
|--|--|--|
| NET LOT AREA : | 6186 | SQF |

"N" FLOOR AREA RATIO (FAR) = (3160/6186)X100=51% 2ND FLOOR TO 1ST FLOOR RATIO=(820/(1917+433))X100=35%

LOT COVERAGE: 1st FLOOR BLDG AREA (1907+433) COVERED AREA(FRONT PORCH) 60 TOTAL % 2400/6186 = 38.7%

SETBACK INFORMATION:

| SETBACKS | EXIST. 1ST | PROPOSED 1ST/2ND | ALLOWED REQ.1ST/2NI | |
|-------------------------|---|---------------------|------------------------|--|
| Front | 29.6' | 25'-3"/31'-1" | 20'/25' | |
| Rear | 22.8' | 18'-2" / 35'-3" | 20' | |
| Right/Left | 8.8'/5.9' | 9'&12'/6'&10'-4" | 4'/7' | |
| Combine side vard total | 20% of lot width, plus another 6' for 2nd story | | | |

PROJECT CONTACT:

SQF

| OWNER: | CHUN XIA (408)656-2718 1159 NORTHUMBERLAND DR.,SUNNYVALE, CA 94087 |
|----------------|---|
| DESIGNER: | AMS Design (415) 254-1606 2275 S. BASCOM AVE, CAMPBELL,CA 95008 SUITE 1406 AZADEH@AMSDESIGNLLP.COM |
| STRUCTURAL: | AMS Design (415) 254 -2634 2275 S. BASCOM AVE, CAMPBELL,CA 95008 SUITE 1406 OFFICE@AMSDESIGNLLP.COM |
| T24 & ENERGY: | |
| SOIL ENGINEER: | |

DRAWING INDEX:

| A-00.01: | COVER SHEET |
|-----------|---|
| T0: | BOUNDARY AND TOPOGRAPHIC MAP |
| A-01.01: | EXISTING AND PROPOSED SITE PLAN |
| RA-01.01: | EXISTING FLOOR PLAN AND ELEVATIONS |
| A-01.02: | PROPOSED 1st AND 2ND FLOOR PLAN |
| A-02.01: | PROPOSED ELEVATIONS |
| A-02.02: | PROPOSED ELEVATIONS |
| A-03.01: | PROPOSED SECTION & STREETSCAPE ELEVATION |
| A-04.01: | FLOOR AREA DIAGRAM & EXTERIOR MATERIAL SCHEDU |
| A-06.01: | SOLAR STUDY |
| A-06.02: | SOLAR STUDY |
| | |
| | |

GENERAL NOTES:

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4MS

AMSDESIGN

2275 S. BASCOM AVE., SUITE 1406 CAMPBELL, CA 95008 Tell: (415) 254.1606 e-MAIL: office@AMSDesignIlp.com



21060 HOMESTEAD RD. SUITE 216 CUPERTINO, CA 95014 TEL:(408) 992-1229 e-MAIL: NILSENEINC@GMAIL.COM

NORTHUMBERLAND RESIDENCE

1159 NORTHUMBERLAND DR., SUNNYVALE, CA

REVISION TABLE

REVISION DATE

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SHEET TITLE:

COVER SHEET

| PROJECT ID : | D-1708-04 |
|--------------|-----------|
| DATE: | JAN.2018 |
| SCALE: | |
| DRAWN BY : | A.M.S |
| | |

H-00.U

OWNERSHIP:

AMSDESIGN

GRADING and DEMO NOTES:

- 1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
- 2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY
- 3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- 4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- 5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS
- 6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
- 7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- 8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
- 9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- 10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL WITH EXCEPTION:
- a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE
- b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
- 11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

- 1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE
- 2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
- 3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- 4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
- 5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
- 6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
- 7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
- 8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
- 9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
- 10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE
- 11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

LEGEND:

PROPERTY LINE

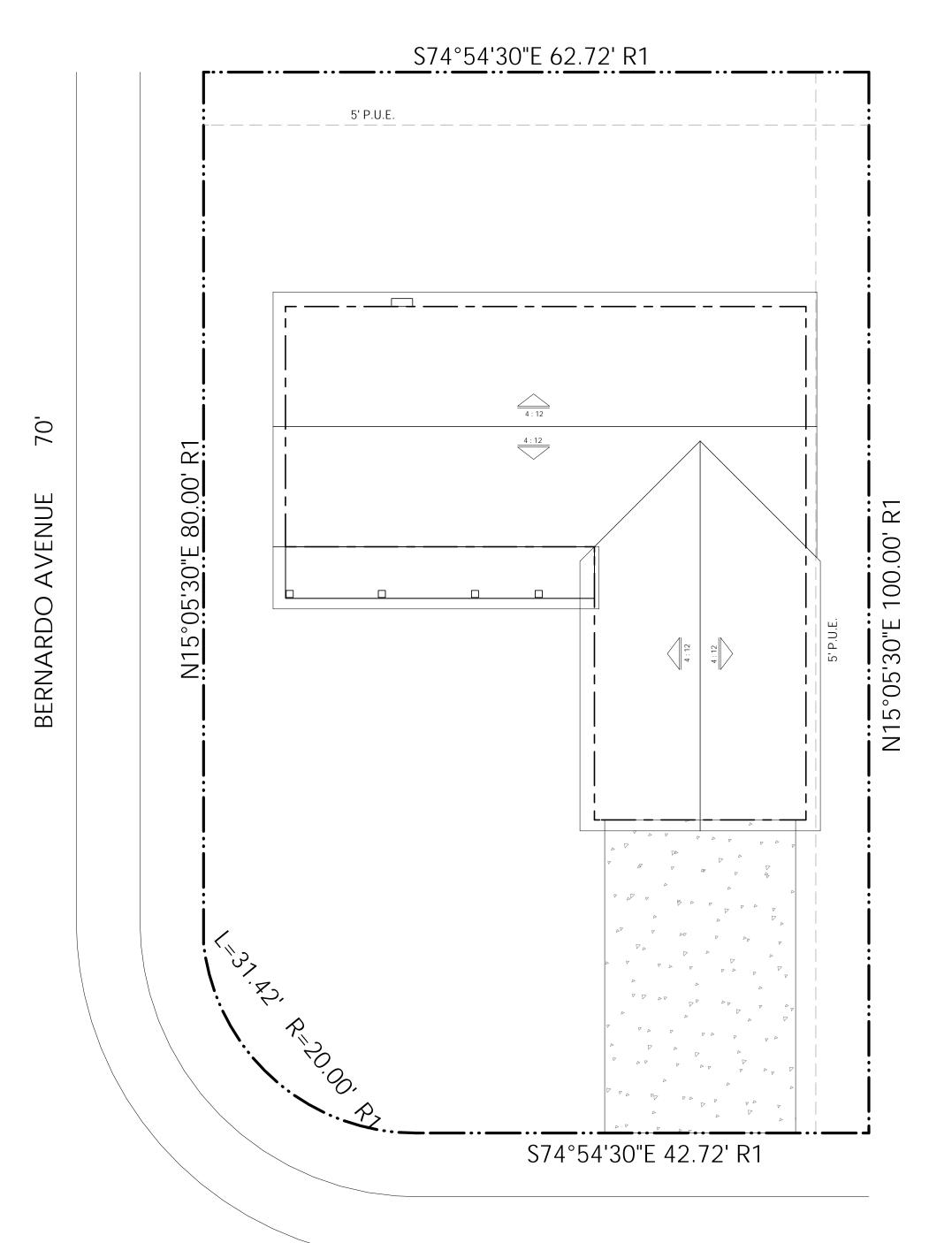
2nd FLOOR

BLDG 1st FLOOR FOOTPRINT LINE BLDG 2nd FLOOR FOOTPRINT LINE



GREEN BUILDING MEASURE NOTES:

- 1. DIRECT ROOF RUNOFF ONTO VEGETATED AREAS.
- 2. DIRECT RUNOFF FROM SIDEWALK, WALKWAYS, AND/OR PATIOS ONTO VEGETATED AREAS.
- 3. CONSTRUCT DRIVEWAY WITH PERMEABLE SURFACE.



NORTHUMBERLAND DRIVE

EXISTING SITE PLAN

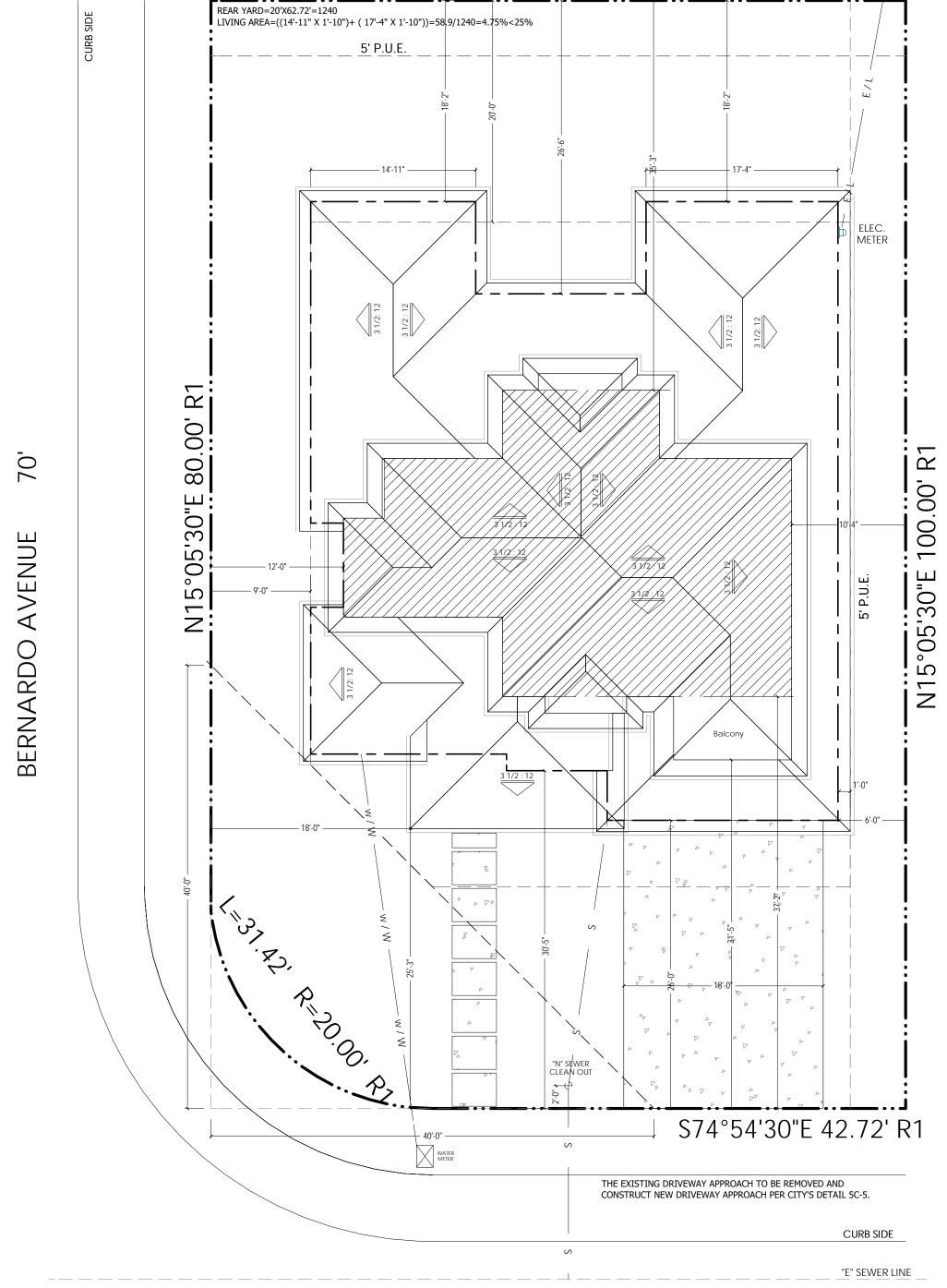
1. THE EXISTING WATER METER SHALL BE UPGRADED TO NEW ONE-INCH MINIMUM RADIO-READ WATER METER PER SUNNYVALE CITY STANDARD DETAIL 4B, WITH ADEQUATE SIZE IN ACCORDING WITH CITY-2. NEW SANITARY SEWER CLEANOUT SHALL BE INSTALLED PER SUNNYVALE CITY STANDARD 15A. 3.

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. 4. OWNER/CONTRACTOR SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGE TO THE EXISTING PUBLIC

PUBLIC WORKS NOTE:

IMPROVEMENTS FRONTING AND ADJACENT TO THE PROJECT SITE AS A RESULT OF PROJECT CONSTRUCTION, TO CITY'S SATISFACTION BY THE PUBLIC WORKS DEPARTMENT.

S74°54'30"E 62.72' R1



NORTHUMBERLAND DRIVE

NORTH

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE

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PROPOSED SITE PLAN

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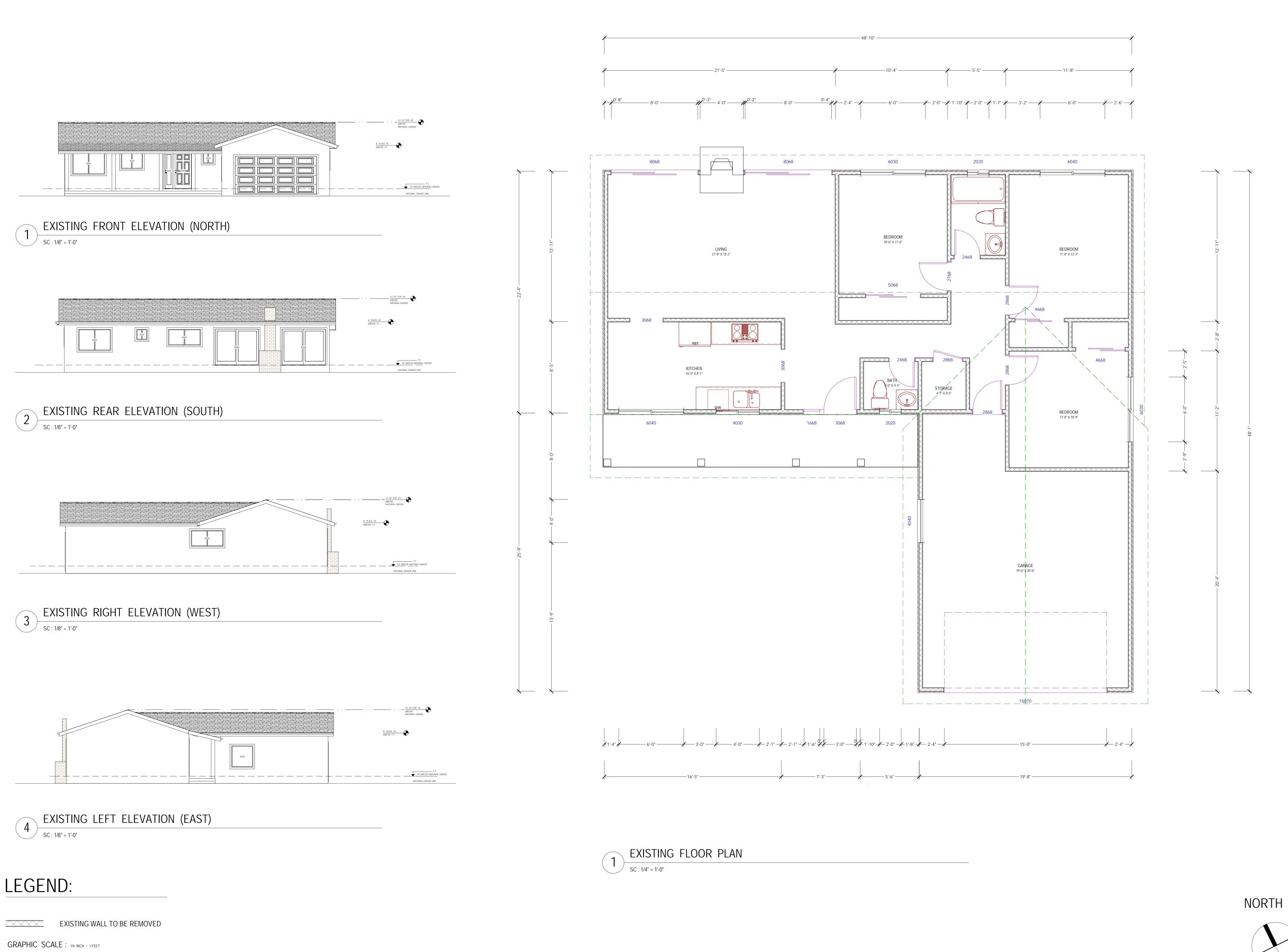
SHEET NUMBER:

OVER SCALED DIMENSIONS.

EXISTING & PROPOSED SITE PLAN

PROJECT ID: D-1708-04 DATE: JAN.2018 SCALE : 1/8" = 1 DRAWN BY

A-01.01



AMS DESIGN

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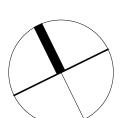
SHEET TITLE:

EXISTING PLAN & **ELEVATION**

PROJECT ID: JAN.2018 SCALE: 1/4" = 1 DRAWN BY: A.M.S

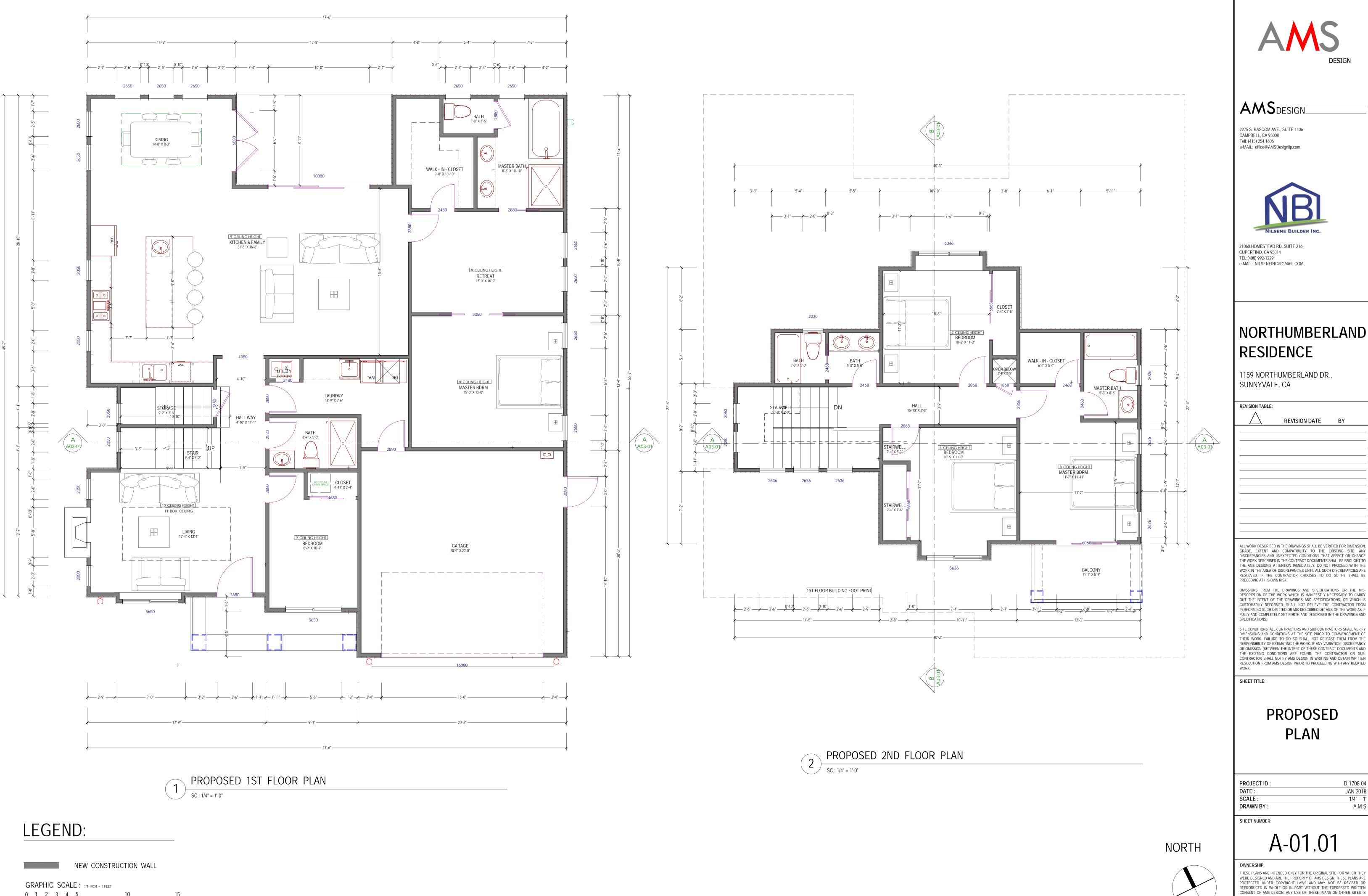
SHEET NUMBER:

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OVER SCALED DIMENSIONS.





PROPOSED FRONT ELEVATION

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



PROPOSED REAR ELEVATION

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



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SHEET TITLE:

PROPOSED ELEVATIONS

 PROJECT ID :
 D-1708-04

 DATE :
 JAN.2018

 SCALE :
 1/4" = 1'

 DRAWN BY :
 A.M.S

SHEET NUMBER:

A-02.01

OWNERSHIP:



FOR MAIN AND CARE TO SERVICE OF THE SERVICE OF THE

_____ _ _ _ _ _ _ _ _ _ _ _ _ _ _ TOP OF CURB (100.38)

PROPOSED LEFT ELEVATION

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

PROPOSED RIGHT ELEVATION



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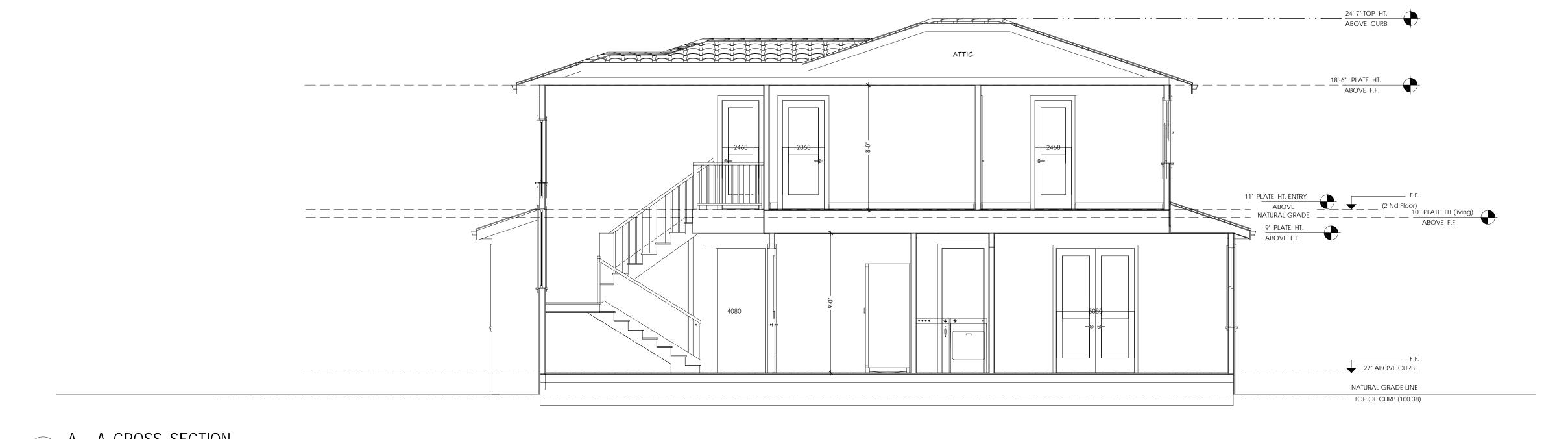
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 A.M.S

SHEET NUMBER:

A-02.02

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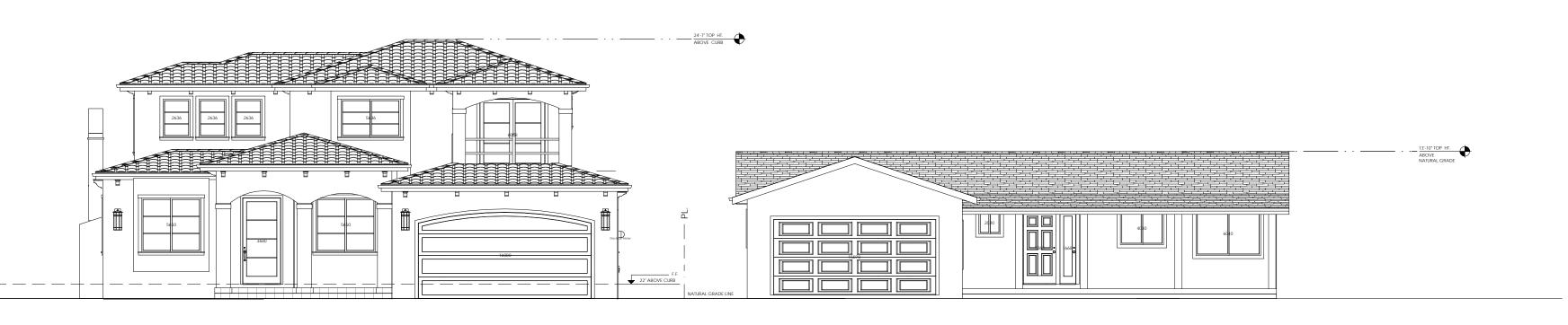


A - A CROSS SECTION



B - B CROSS SECTION

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



Proposed: 1159 Northumberland Dr.

Right Adjacent:1155 Northumberland Dr.



AMS DESIGN

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PRECEDING AT HIS OWN RISK.

SHEET TITLE:

REVISION DATE BY

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SECTIONS and STREETSCAPE ELEVATION

 PROJECT ID :
 D-1708-04

 DATE :
 JAN.2018

 SCALE :
 1/4" = 1'

 DRAWN BY :
 A.M.S

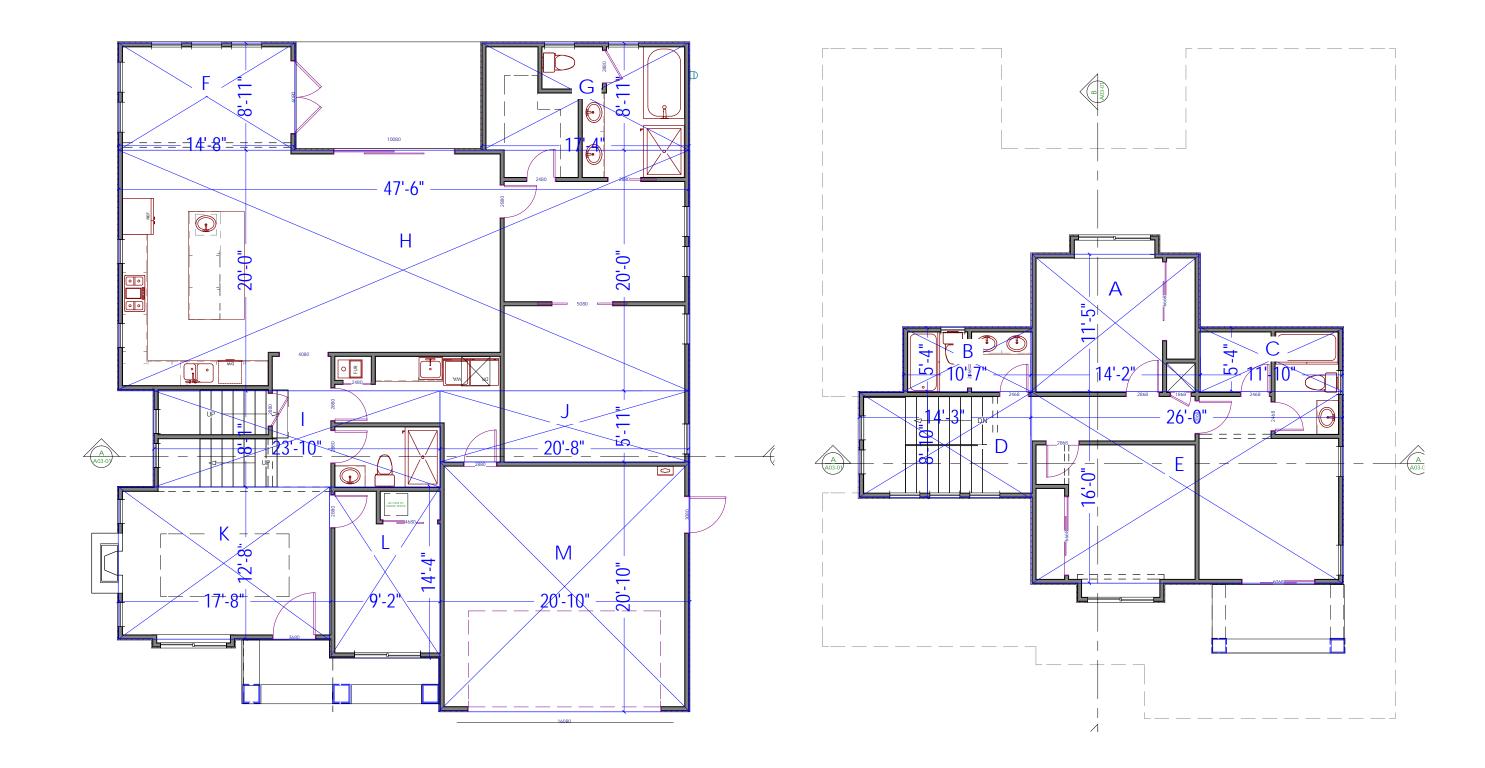
A-03.01

OWNERSHIP:

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION. ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

STREETSCAPE ELEVATION

| FLOORS | SPACES | SIZE | AREAS (SQF) | TOTAL |
|-----------|--------|-------------------|-------------|-------|
| | А | 14'-2" X 11'-5" | 161 | |
| | В | 10'-7" X 5'-4" | 55 | |
| 2ND FLOOR | С | 11'-10" X5'-4" | 63 | 820 |
| | D | 14'-3" X 8'-10" | 125 | |
| | E | 26'-0" X 16'-0" | 416 | |
| | F | 14'-8" X 8'-11" | 131 | |
| | G | 17'-4" X 8'-11" | 154 | |
| 1ST | Н | 47'-6" X 20'-0" | 950 | |
| FLOOR | I | 23'-10" X 8'-1" | 194 | 1907 |
| | J | 20'-8" X 5'-11" | 122 | |
| | K | 17'-8" X 12'-8" | 225 | |
| | L | 9'-2" X 14'-4" | 131 | |
| GARAGE | М | 20'-10" X 20'-10" | 433 | 433 |
| | 3160 | | | |



FLOOR AREA DIAGRAM (PROPOSED PLAN)

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

EXTERIOR MATERIAL SCHEDULE

| TITLE | TYPE | INFO |
|---------------|------------------------------|-----------------------|
| ROOF | TILE ROOFING | US TILE/ CARMEL BLEND |
| SIDING | STUCCO | SMOOTH/BEIGE |
| EXTERIOR TRIM | SQR. EDGE - 4" HT. X 2" DPT. | DECORAMOULD/WHITE |
| GARAGE DOOR | CLOPAY | BROWN COLOR |
| DOOR | Feather River Doors | BROWN COLOR |
| WINDOWS | MILGARD | TUSCANY / WHITE |

STUCCO



AMS

AMS DESIGN

2275 S. BASCOM AVE., SUITE 1406 CAMPBELL, CA 95008 Tell: (415) 254.1606 e-MAIL: office@AMSDesignllp.com



21060 HOMESTEAD RD. SUITE 216 CUPERTINO, CA 95014 TEL:(408) 992-1229 e-MAIL: NILSENEINC@GMAIL.COM

NORTHUMBERLAND RESIDENCE

1159 NORTHUMBERLAND DR., SUNNYVALE, CA

REVISION TAB

REVISION DATE BY

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SHEET TITLE:

FLOOR AREA /
EXTERIOR
MATERIAL
SCHEDULE

 PROJECT ID :
 D-1708-04

 DATE :
 JAN.2018

 SCALE :
 1/4" = 1'

 DRAWN BY :
 A.M.S

SHEET NUMBE

A-04.01

OWNERSHIP:

S74°54'30"E 62.72' R1

S74°54'30"E 42.72' R1

Proposed: 1159 Northumberland Dr.

4:12

NORTHUMBERLAND DRIVE

Right Adjacent:1155 Northumberland Dr.

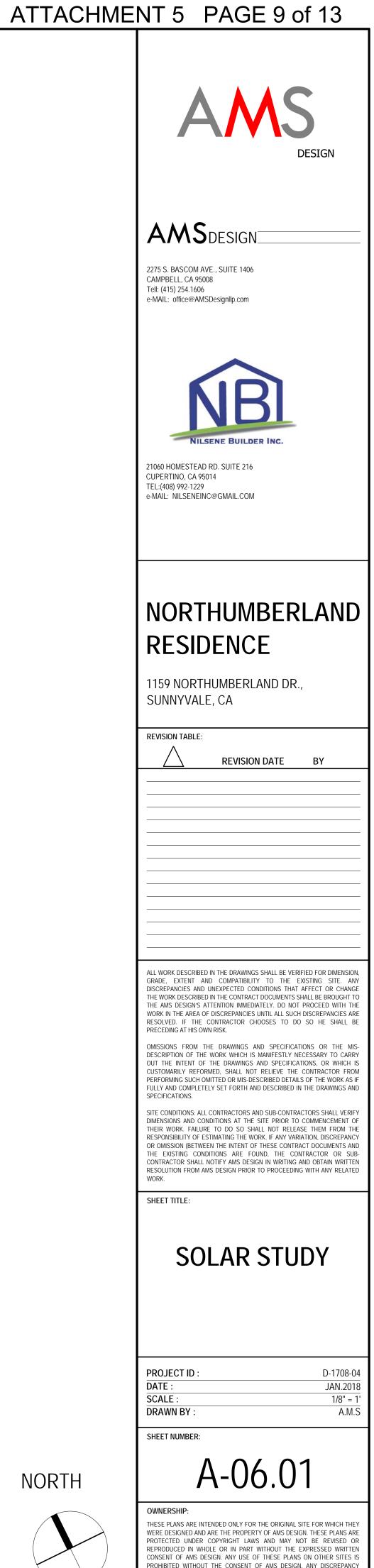
5°05'30"E

CURB SIDE

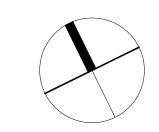
<u> 5' P.U.E.</u>

AVENUE

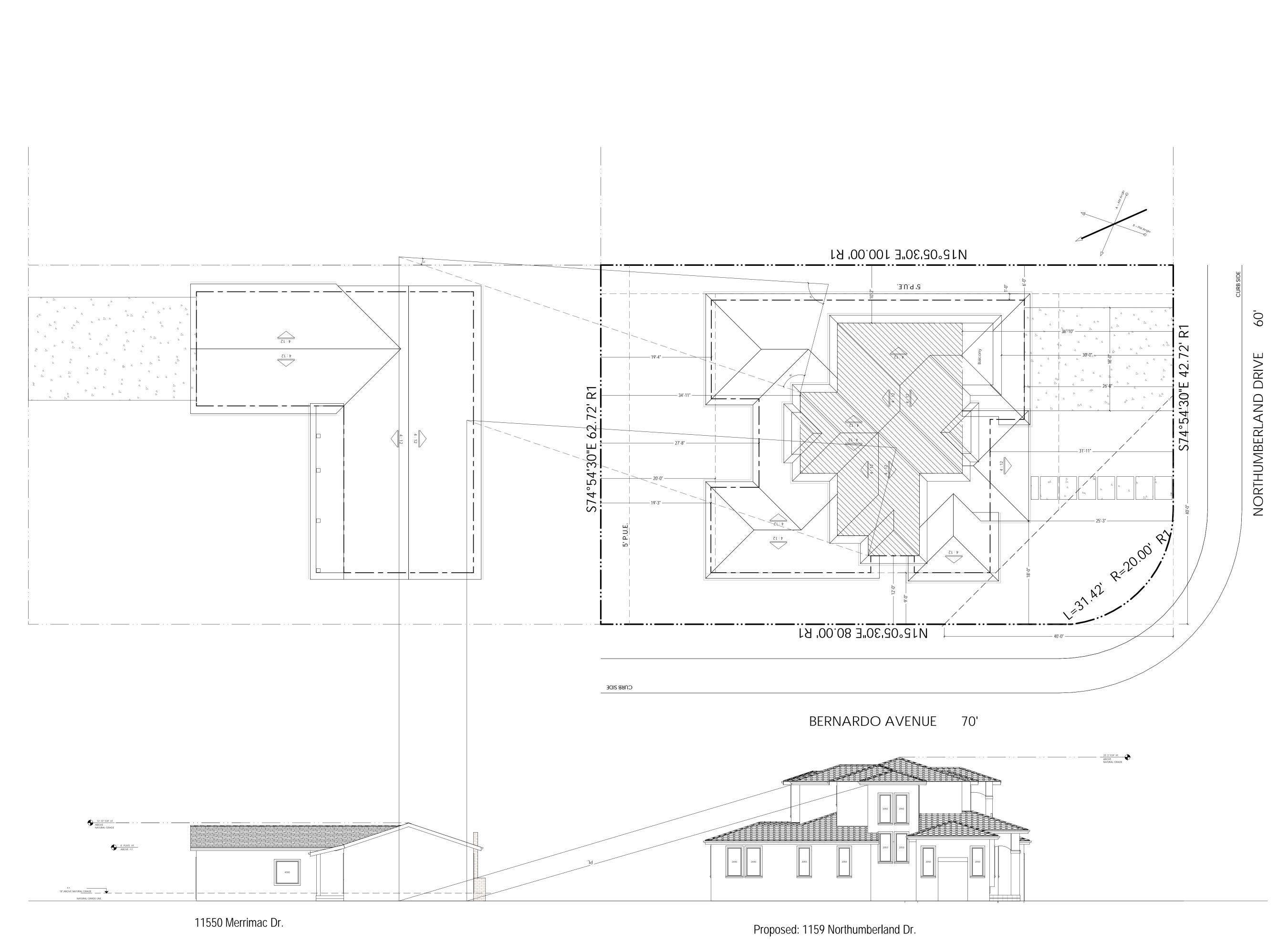
BERNARDO

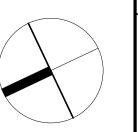


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AMS

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NORTHUMBERLAND RESIDENCE

1159 NORTHUMBERLAND DR., SUNNYVALE, CA

REVISION TABLE:

| REVISION DATE | ВҮ |
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SHEET TITLE:

SOLAR STUDY

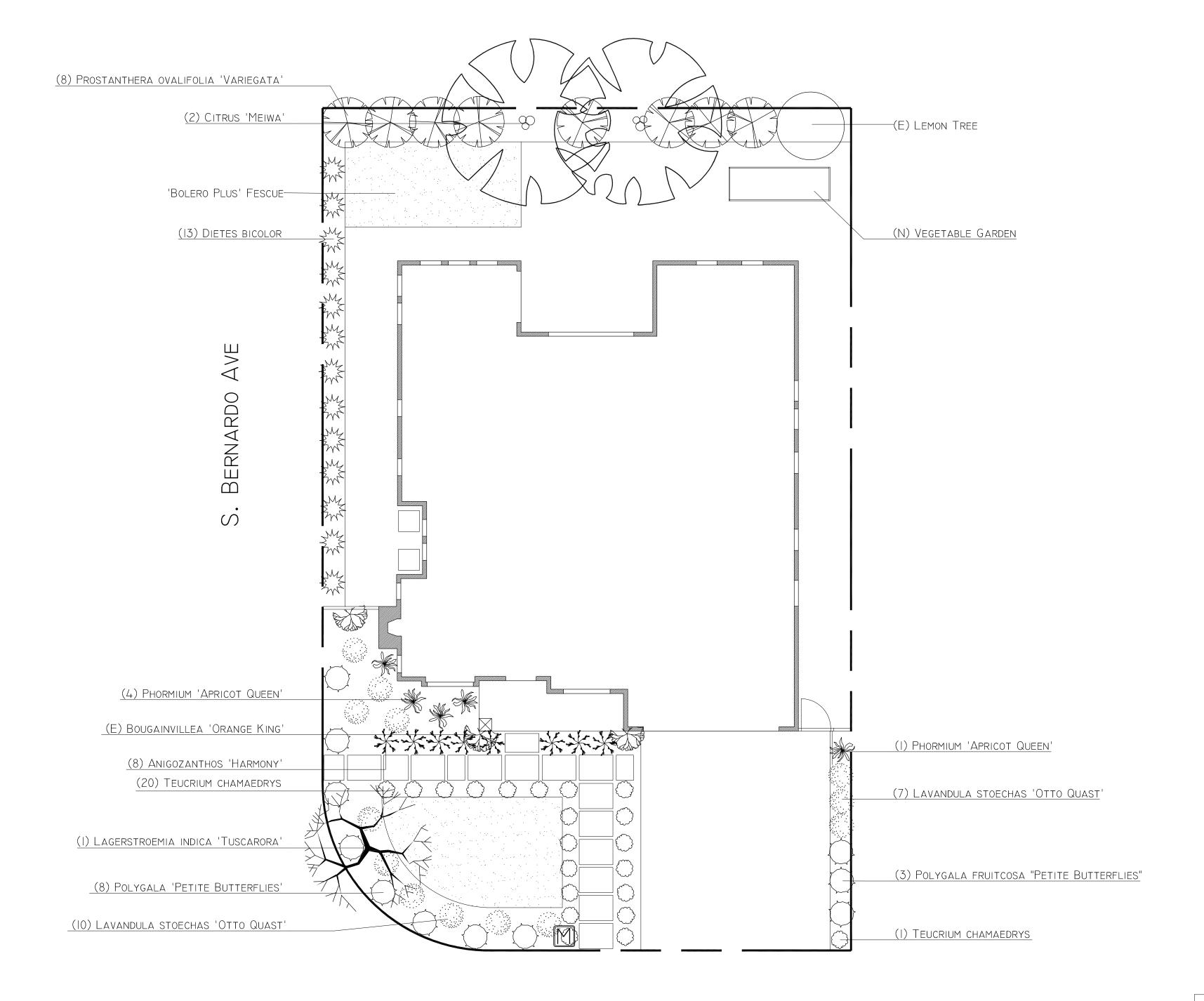
| PROJECT ID : | D-1708-0 |
|---------------|----------|
| DATE : | JAN.201 |
| SCALE: | 1/8" = 1 |
| DRAWN BY : | A.M. |
| SHEET NUMBED: | |

A-06.02

OWNERSHIP:

Screening Trees

| QUANTITY | SYMBOL | SCIENTIFIC NAME | Common Name | PLANTING SIZE | HEIGHT | WIDTH | WATER REQUIREMENTS |
|----------|---------|-----------------|-------------|---------------|--------|-------|--------------------|
| 2 | 1 Par 2 | Citrus 'Meiwa | KUMQUAT | 15 GAL STD | I5 FT | I5 FT | MEDIUM |



PLANTING NOTES

SOIL PREP

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

PLANT MATERIAL

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

- B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.
- C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.
- D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFESTATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.
- E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING

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

| GAL PLANT = | TABLET | TABLETS | TABLETS | STABLETS |

BARK MULCH

INSTALL A 3 INCH LAYER OF MINI FIR BARK MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL | GALLON, 5 GALLON, AND | 15 GALLON PLANTS FOR A PERIOD OF | MONTH.

PLANT LEGEND

| | | . — — — | , _ | | |
|----------|-------------------|---|-------------------------------|---------------|--------|
| QUANTITY | SYMBOL | Scientific Name | COMMON NAME | PLANTING SIZE | WUCOLS |
| 8 | * | Anigozanthos 'Harmony' | Kangaroo's Paw | I GAL | MED |
| 3 | | Bougainvillea 'Orange King' | Orange Bougainvillea | 5 GAL VINE | Low |
| 13 | ZWZ ZWZ | DIETES BICOLOR | FORTNIGHT LILY | I-GAL | Low |
| | No. of the second | Lagerstroemia indica 'Tuscarora' | Crepe Myrtle | 15 GAL STD | Low |
| 13 | | LAVANDULA STOECHAS 'OTTO QUAST' | SPANISH LAVENDAR | I GAL | Low |
| 5 | * | PHORMIUM 'APRICOT QUEEN' | NEW ZEALAND FLAX | 5-GAL | Low |
| | | Polygala fruitcosa "Petite Butterflies" | Polygala "Petite Butterflies" | I GAL | Low |
| 8 | | Prostanthera ovalifolia 'Variegata' | Australian Mint Bush | 5-GAL | Low |
| 21 | | TEUCRIUM CHAMAEDRYS | GERMANDER | I GAL | Low |

PLANT MIXES

| Quantity | SYMBOL | SCIENTIFIC NAME | COMMON NAME | Planting Size | |
|------------|--------|-----------------------|----------------------|---------------|------|
| 452 sq ft. | | FESTUCA 'BOLERO PLUS' | 'Bolero Plus' Fescue | Sod | HIGH |

Revisions Date By

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Phone: (408) 990-6999 (By Appointment Only) www.gardendezine.com

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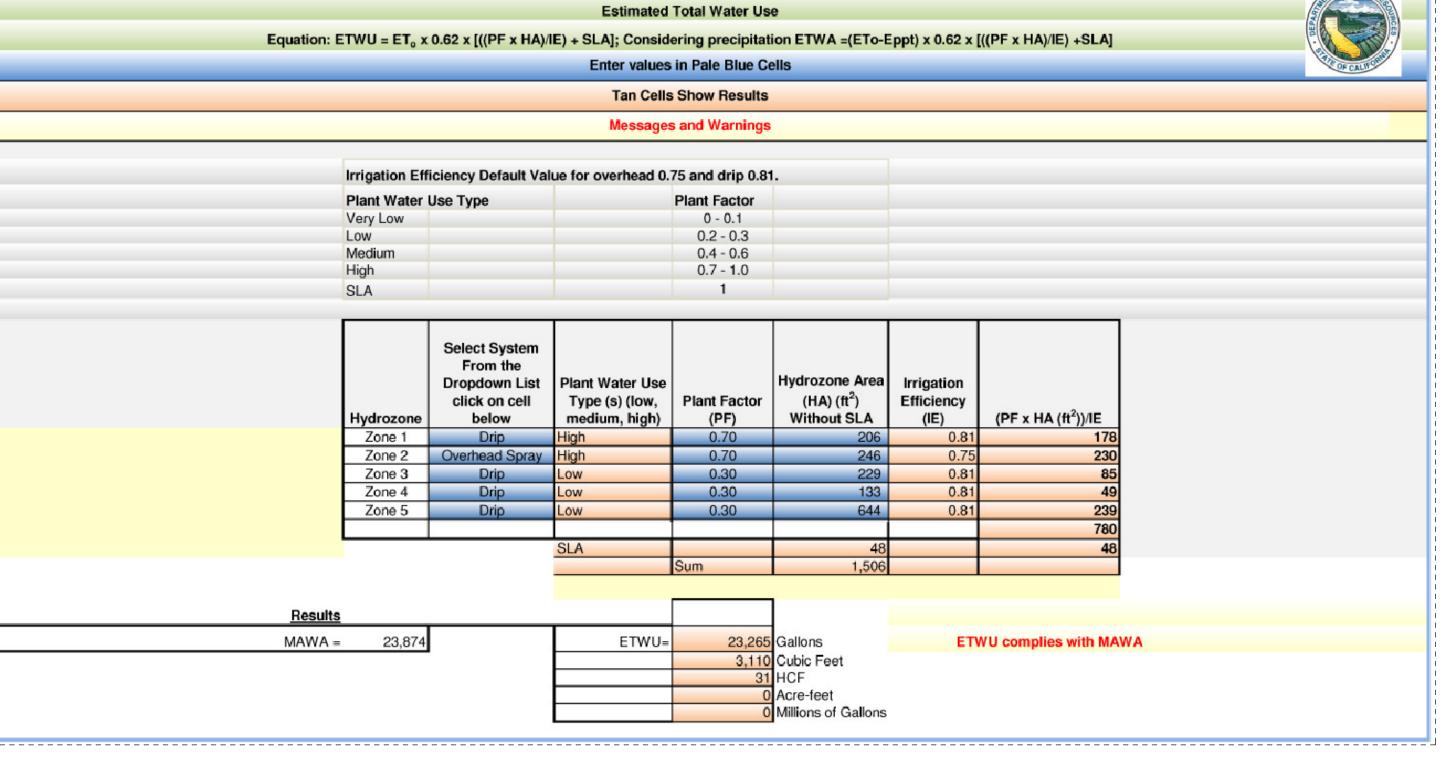
New Residence 1159 Northumberland Sunnyvale, CA

| Scale: | 1/8" = 1'-0" | |
|---------------|--------------|--|
| Date: | 5/4/2018 | |
| Drawn By: TAJ | | |

_

Job No.

L -1



| Maximum Applied Water Allowance Calc | ulations for New and Rehat | oilitated Residential Landscapes | | | | |
|--|----------------------------|---|--|--|--|--|
| Enter | value in Pale Blue Cells | AND THE PARTY OF WATER PROPERTY. | | | | |
| | Tan Cells Show Results | DEPART | | | | |
| Messages and Warnings | | | | | | |
| Click on the blue call on right to Dick City Name | San Jose | Name of City | | | | |
| Click on the blue cell on right to Pick City Name ET _o of City from Appendix A | | ET _o (inches/year) | | | | |
| | | | | | | |
| | 452 | Overhead Landscape Area (ft²) | | | | |
| | 1006 | Drip Landscape Area (ft²) | | | | |
| | 48 | SLA (ft²) | | | | |
| Total Landscape Area | 1,506.00 | | | | | |
| Results: | | | | | | |
| $(ET_0) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA)]$ | 23,873.69 | Gallons | | | | |
| | 3,191.46 | Cubic Feet | | | | |
| | 31.91 | HCF | | | | |
| | 0.07 | Acre-feet | | | | |
| | 0.02 | Millions of Gallons | | | | |
| MAWA calculation incorporating Effective Precipitation (Option Precipitation (Optional) | onal) | | | | | |
| ET _o of City from Appendix A | 45.30 | OETo (inches/year) | | | | |
| Total Landscape Area | 1,506.00 | | | | | |
| Special Landscape Area | | SLA (ft²) | | | | |
| Special Editocape Allea | 40.00 | Total annual precipitiation (inches/year) | | | | |
| Enter Effective Precipitation | 0.00 | Eppt (in/yr)(25% of total annual precipitation) | | | | |
| | | | | | | |
| Results: | | | | | | |
| MAWA = $[(ET_o - Eppt) \times (0.62)] \times [(0.55 \times LA) + ((1.0 - 0.55) \times SLA)]$ | • | Gallons | | | | |
| | | Cubic Feet | | | | |
| | - | HCF | | | | |
| | - | Acre-feet | | | | |
| | | Millions of Gallons | | | | |

HYDROZONE 3 (229 SF) Low (PF=.3 IE= .81)— HYDROZONE I (206 SF) -Special Area HIGH (PF=.7 IE= .8I)——— HYDROZONE 6 (48 SF) <u>_____</u> MED (PF=.4 IE= .81) _____ HYDROZONE 4 (133 SF) Low (PF=.3 IE= .81)——— BERNARDO $\dot{\mathcal{S}}$ HYDROZONE 5 (228 SF) HYDROZONE 5 (32 SF) Low (PF=.3 IE= .81) Low (PF=.3 IE= .8I)——— ┡╸╸╕╕╸╸╸╕╕╸╸╸╕╒╸╸╸╕╒╺╸╸╒┩╶┈┈┈┡╸╸╸╸┑┍╺╺╺╺╒┛ -HYDROZONE 5 (59 SF) ~---------- HYDROZONE 5 (272 SF)

Northumberland Drive

Low (PF=.3 IE= .81)

HYDROZONE 5 (53 SF)

Low (PF=.3 IE= .81)

I HAVE COMPLIED WITH THE CRITERIA OF
THE WATER CONSERVATION IN LANDSCAPING
ORDINANCE AND APPLIED THEM
ACCORDINGLY FOR THE EFFICIENT USE OF
WATER IN THIS LANDSCAPE DESIGN PLAN

Low (PF=.3 IE= .81)—

HYDROZONE 2 (246 SF)

HIGH (PF=.3 IE= .75)—

Revisions Date By

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Mailbox #377
Sunnyvale, CA 94085
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Phone: (408) 990-6999 (By Appointment Only) www.gardendezine.com

Hydro-zone Plan



New Residence 1159 Northumberland Sunnyvale, CA

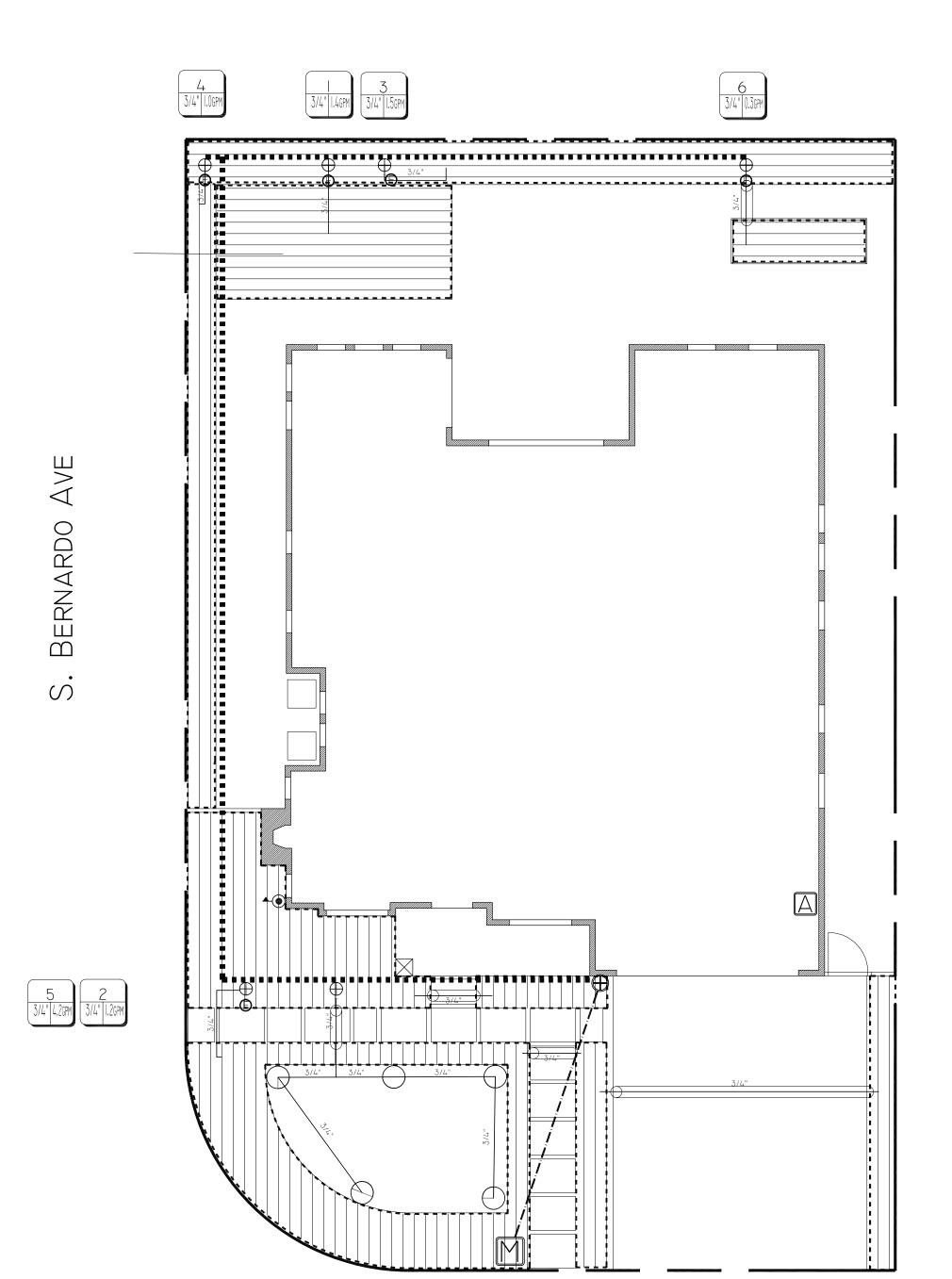
Scale: 1/8" = 1'-0"

Date: 5/4/2018

Drawn By: TAJ

Job No.

1 -2



Northumberland Drive

IRRIGATION LEGEND

| Water Meters | | | |
|------------------|----------|--|-----------------------|
| QUANTITY | SYMBOL | DESCRIPTION | SIZE |
| I | M | WATER METER | 3/4" |
| Point of Connect | ΓΙΟΝ | | |
| QUANTITY | SYMBOL | DESCRIPTION | SIZE |
| I | \oplus | AT CORNER OF GARAGE | I2.00 GPM @ 50.00 PSI |
| Controllers | | | |
| Quantity | SYMBOL | DESCRIPTION | SIZE |
| 1 | A | Irritrol Rain Dial-R RD600-EXT-R | 6 ZONES |
| | • | IRRITROL CLIMATE LOGIC WEATHER SENSOR | |
| Pipe (Mainline) | | | |
| QUANTITY | SYMBOL | DESCRIPTION | SIZE |
| 160' | 10000 | SCHEDULE 40 PVC PIPE | 1" |
| VALVES | ' | | |
| Quantity | SYMBOL | DESCRIPTION | SIZE |
| 6 | | HUNTER PGV-075-ASV | 3/4" |
| 5 | Ð | RAINBIRD DRIP PRESSURE REGULATOR & DRIP FILTER | 3/4" |
| Pipe (Sleeve) | | | |
| QUANTITY | SYMBOL | DESCRIPTION | SIZE |
| 40' | | SCHEDULE 40 PVC PIPE | 2" |
| Pipe (Lateral) | | | |
| QUANTITY | SYMBOL | DESCRIPTION | SIZE |
| | 3/4" | SCHEDULE 40 PVC PIPE | 3/4" |
| Rotors | | | |
| Quantity | SYMBOL | DESCRIPTION | SIZE |
| 2 | Θ | HUNTER MP ROTATOR MP1000 180 | 4" Pop up |
| 3 | 0 | HUNTER MP ROTATOR MP1000 090 | 4" POP UP |
| DRIP | | | |
| Quantity | SYMBOL | DESCRIPTION | Size |
| | | NETAFIM TECHLINECV, .6GPH, I2" O.C. | I7mm |

IRRIGATION NOTES

SCOPE

FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION

CALL DIG ALERT 1-800-227-2600 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS

THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

GENERAL

ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS

SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.

MAINLINE SHALL BE SCH 40 PVC.

LATERAL LINES SHALL BE SCH 40 PVC.

WATER METER

EXISTING.

SLEEVES

ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

PIPE AND CONTROL WIRE INSTALLATION

MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

PRESSURE TESTING

AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST

PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

GUARANTEE

IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

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Date: 5/4/2018

Drawn By: TAJ

Job No.

1 -3