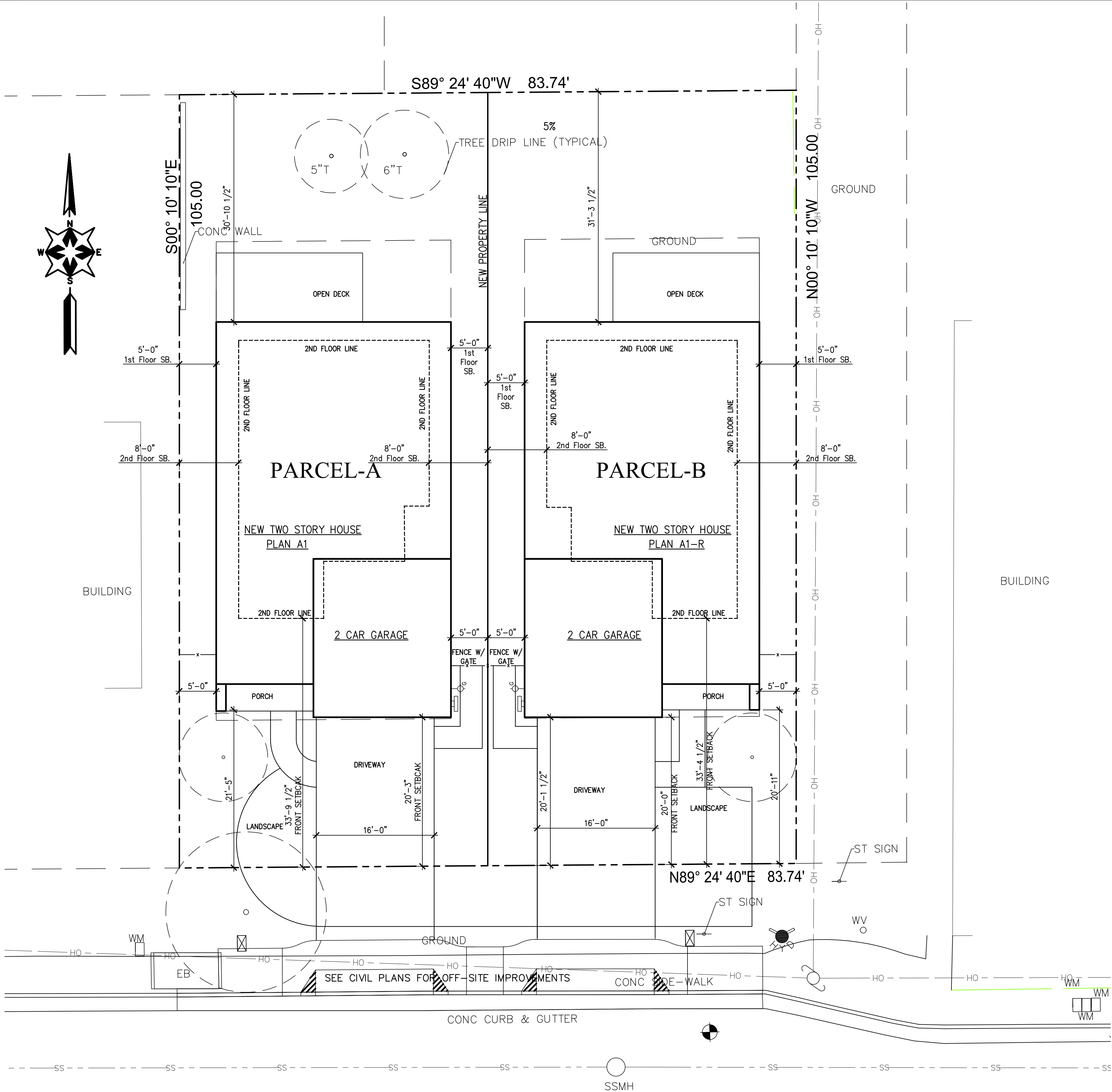
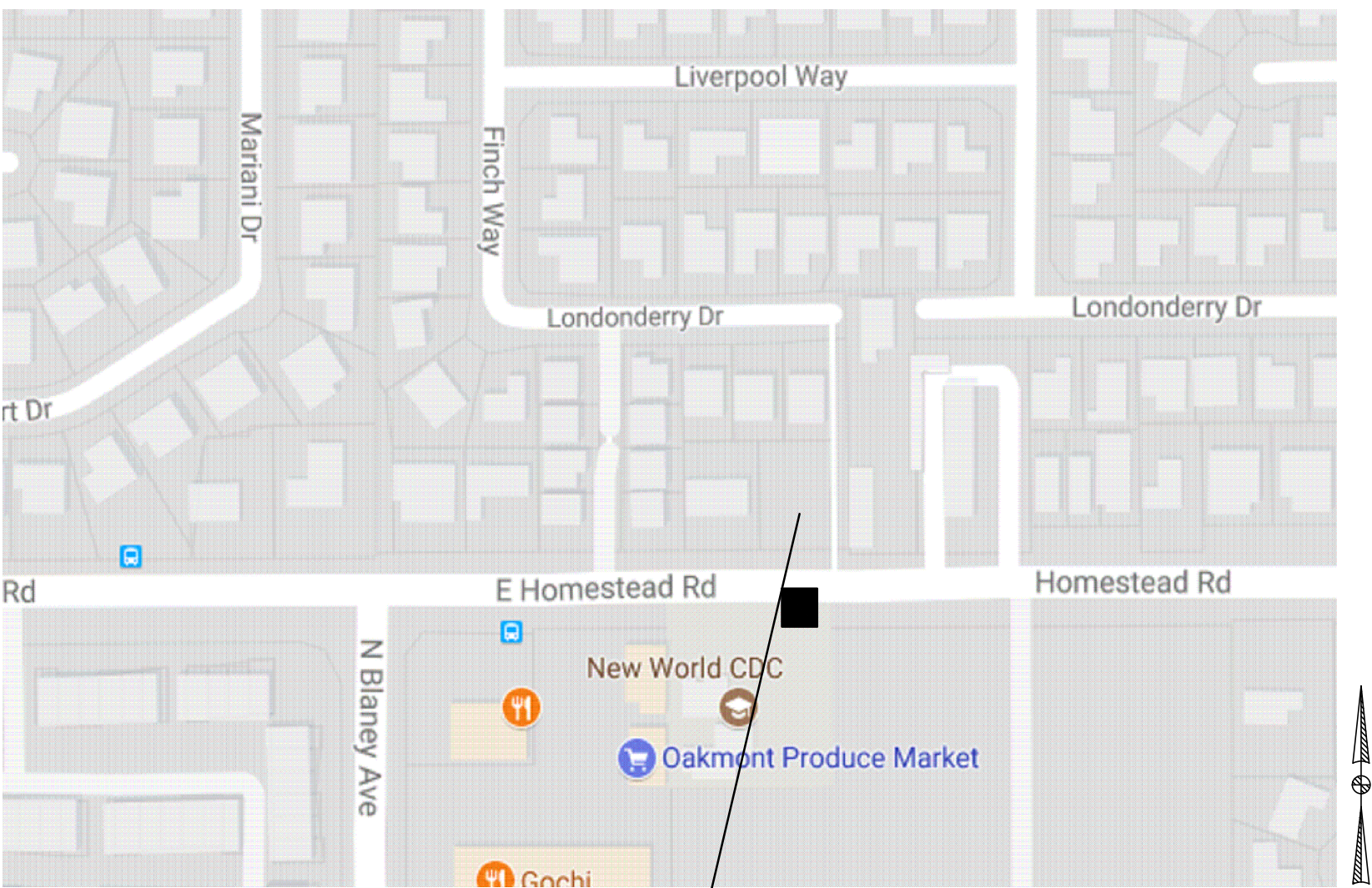


(2) NEW TWO STORY DETACHED HOMES

E. HOMESTEAD RD. (APN: 309-46-053)
SUNNYVALE, CA 94086



A "NEW SITE PLAN" 1/8"=1'-0"



CONSULTANTS

1- DESIGNER	AKS BUILDING DESIGN Designer: Aman Dulay 18010 Harvest Lane SARATOGA, CA 95070	(408) 375-8351
2- CIVIL	SMP ENGINEERS 1534 CAROB LANE LOS ALTOS, CA 94024	(650) 941-8055 (650) 941-8755
3- LANDSCAPE	REED ASSOCIATES 477 S. TAAFFE ST. SUNNYVALE, CA 94086	(408) 481-9020

PROJECT DATA



RESIDENTIAL PROJECT DATA

Applicant should refer to the Sunnyvale Municipal Code for current requirements.

	EXISTING CONDITIONS	PROPOSED PROJECT	REQUIRED/ PERMITTED
<input type="checkbox"/> General Plan Category			
<input type="checkbox"/> Zoning District	R 2	R 2	
<input type="checkbox"/> Use (if vacant, how long has it been vacant?)			N/A
<input type="checkbox"/> Lot Size (sq. ft.)	8,792	2 x 4,396 sf	min.
<input type="checkbox"/> Gross Floor Area (sq. ft.)	0 (Vacant Lot)	2 x 2,421 sf	max.
<input type="checkbox"/> Floor Area Ratio (%)	n/a	55.0%	max.
<input type="checkbox"/> Lot Coverage (%)	n/a	29.5%	max.
<input type="checkbox"/> Number of Units	0	2 Single Family	max.
<input type="checkbox"/> Density (units/acre)	n/a	n/a	max.
<input type="checkbox"/> Meets 75% min?	n/a	n/a	max.
<input type="checkbox"/> Bedrooms / Unit	n/a	3	max.
<input type="checkbox"/> Unit Sizes (sq. ft.)	n/a	2,421 sf (each)	
<input type="checkbox"/> Lockable Storage / Unit (cu. ft.)	n/a	n/a	max.
<input type="checkbox"/> Number of Buildings On-Site	0	2	
<input type="checkbox"/> Distance Between Buildings	n/a	8'	min.
<input type="checkbox"/> Building Height (ft.)	n/a	27'-10.5"	max.
<input type="checkbox"/> No. of Stories	n/a	2	max.
<input type="checkbox"/> Front Setbacks (1 st Story/2 nd story)	n/a	20'/32'	min.
<input type="checkbox"/> Left Side Setbacks(1 st Story/2 nd Story facing property)	n/a	Lot-1: 5'/5' Lot-2: 4'/5'-10.5"	min.
<input type="checkbox"/> Right Side Setbacks(1 st Story/2 nd Story facing property)	n/a	Lot-1: 4'/5'-10.5" Lot-2: 5'/5'	min.
<input type="checkbox"/> Rear Setback	n/a	30'-10.5' /31'-3.5"	min.
<input type="checkbox"/> Landscaping (total sq. ft.)	n/a	4,400 sf	min.
<input type="checkbox"/> Landscaping (sq. ft./unit)	n/a	2,200 sf	
<input type="checkbox"/> Useable Open Space (sq. ft./unit)	n/a	2,200 sf	15 ft. min.
<input type="checkbox"/> Parking Lot Area Shading (%)	n/a		50% min. in 15 yrs.
<input type="checkbox"/> Water Conserving Plants (%)	n/a		70% min.
<input type="checkbox"/> Total No. of Parking Spaces	n/a	2 Car Garage (each)	min.
<input type="checkbox"/> Standards	n/a	2	min.
<input type="checkbox"/> Compacts / % of total	n/a		max.
<input type="checkbox"/> Accessible Spaces	n/a		min.
<input type="checkbox"/> Covered Spaces	n/a	2 (each)	min.
<input type="checkbox"/> Aisle Width (ft.)	n/a		
<input type="checkbox"/> Bicycle Parking	n/a		
<input type="checkbox"/> Impervious Surface Area (sq. ft.)	0	4,000 sf (Total)	
<input type="checkbox"/> Impervious Surface (%)	1005	45.5%	

One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444
Planners and Building Division staff are available 8:00 a.m. to noon and 1:00 to 5:00 p.m.
www.SunnyvalePlanning.com / www.SunnyvaleBuilding.com

Rev. 11/11

Designer:



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Project:

(2) NEW TWO STORY HOME
E. HOMESTEAD RD.
SUNNYVALE, CA 94087
APN: 309-46-053

Owner:

12561 PASEO CERRO GROUP
2088 E. ELENDA DR.
CUPERTINO, CA 95014

DRAWING INDEX

A-1	COVER SHEET/ NEW SITE PLAN
A-1.0	EXISTING SITE CONDITIONS
A-1.1	AREA CALCULATIONS-PLAN A-1
A-1.2	AREA CALCULATIONS-PLAN A-2
A-1.3	RENDERINGS
A-1.4	STREET SCAPE-PICTURES
A-1.5	SOLAR STUDY
TM	TENTATIVE MAP
C-1	CIVIL COVER SHEET
C-2	GRADING & DRAINAGE PLAN
C-3	OFF-SITE IMPROVEMENT PLAN
C-4	CIVIL DETAILS
C-5	EROSION CONTROL PLAN
A-2	NEW FIRST FLOOR PLANS
A-3	NEW SECOND FLOOR PLANS
A-4	NEW ROOF PLANS
A-5	NEW ELEVATIONS-PLAN A-1
A-6	NEW ELEVATIONS-PLAN A-2
A-7	SECTIONS- PLAN A-1 & A-2
CG-1	CALGREEN CHECKLIST
GB-1	GREEN BUILDING CHECKLIST
L1.0	LANDSCAPE PLANTING PLAN
L2.0	LANDSCAPE HYDROZONE PLAN

No.	Submittals	Date
1	PLANNING	3/21/2018
2	PLANNING	6/20/2018
3	PLANNING	9/19/2018
4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

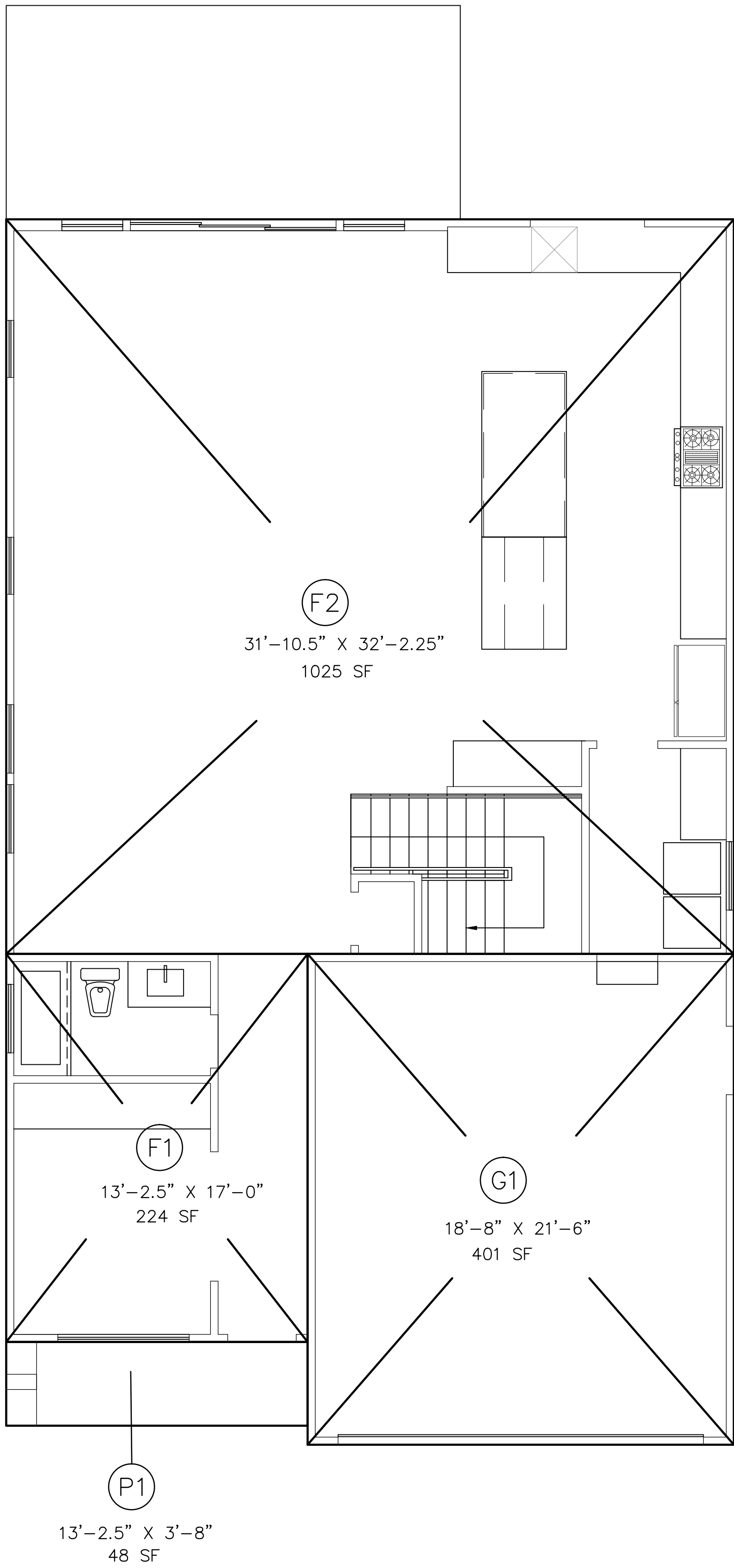
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"COVER SHEET/
SITE PLAN"

Sheet No:

A-1

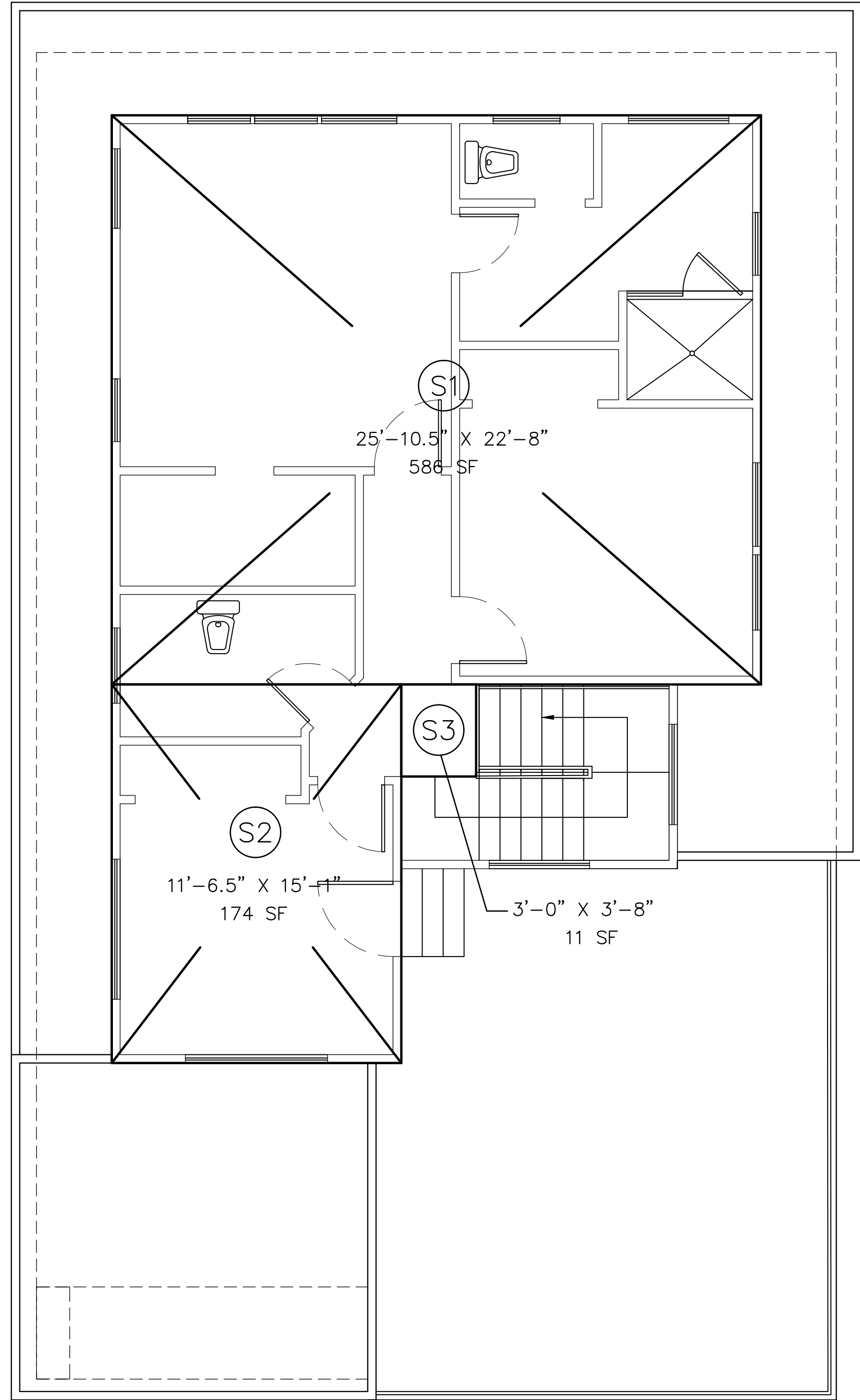
A-1.0



"FIRST FLOOR AREA CALCS."
PLAN A-1
1/4"=1'-0" NORTH

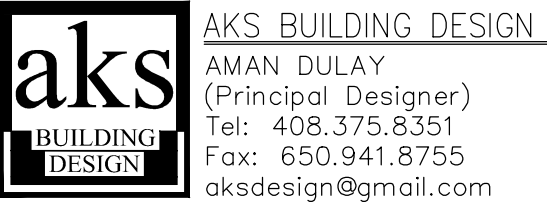
GARAGE AREA		
G1	18'-8" X 21'-6"	401 SF
TOTAL GARAGE AREA		401 SF
FIRST FLOOR LIVING AREA		
F1	13'-2.5" X 17'-0"	224 SF
F2	31'-10.5" X 32'-2.25"	1025 SF
TOTAL 1ST FLR. LIVING AREA		1,249 SF
SECOND FLOOR LIVING AREA		
S1	25'-10.5" X 22'-8"	586 SF
S2	11'-6.5" X 15'-1"	174 SF
S3	3'-0" X 3'-8"	11 SF
TOTAL 2ND FLR. LIVING AREA		771 SF

TOTAL AREA:	2,421 SF
FRONT PORCH:	48 SF



"SECOND FLOOR AREA CALCS."
PLAN A-1
1/4"=1'-0" NORTH

Designer:



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SUNNYVALE, CA 94087
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No.	Revision/Issue	Date
1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"FLOOR AREA CALCULATIONS"
PLAN A1

Sheet No:

A-1.1

Designer:

aks

BUILDING
DESIGN

AKS BUILDING DESIGN

AMAN DULAY

(Principal Designer)

Tel: 408.375.8351

Fax: 650.941.8755

aksdesign@gmail.com

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No.	Revision/Issue	Date
1		

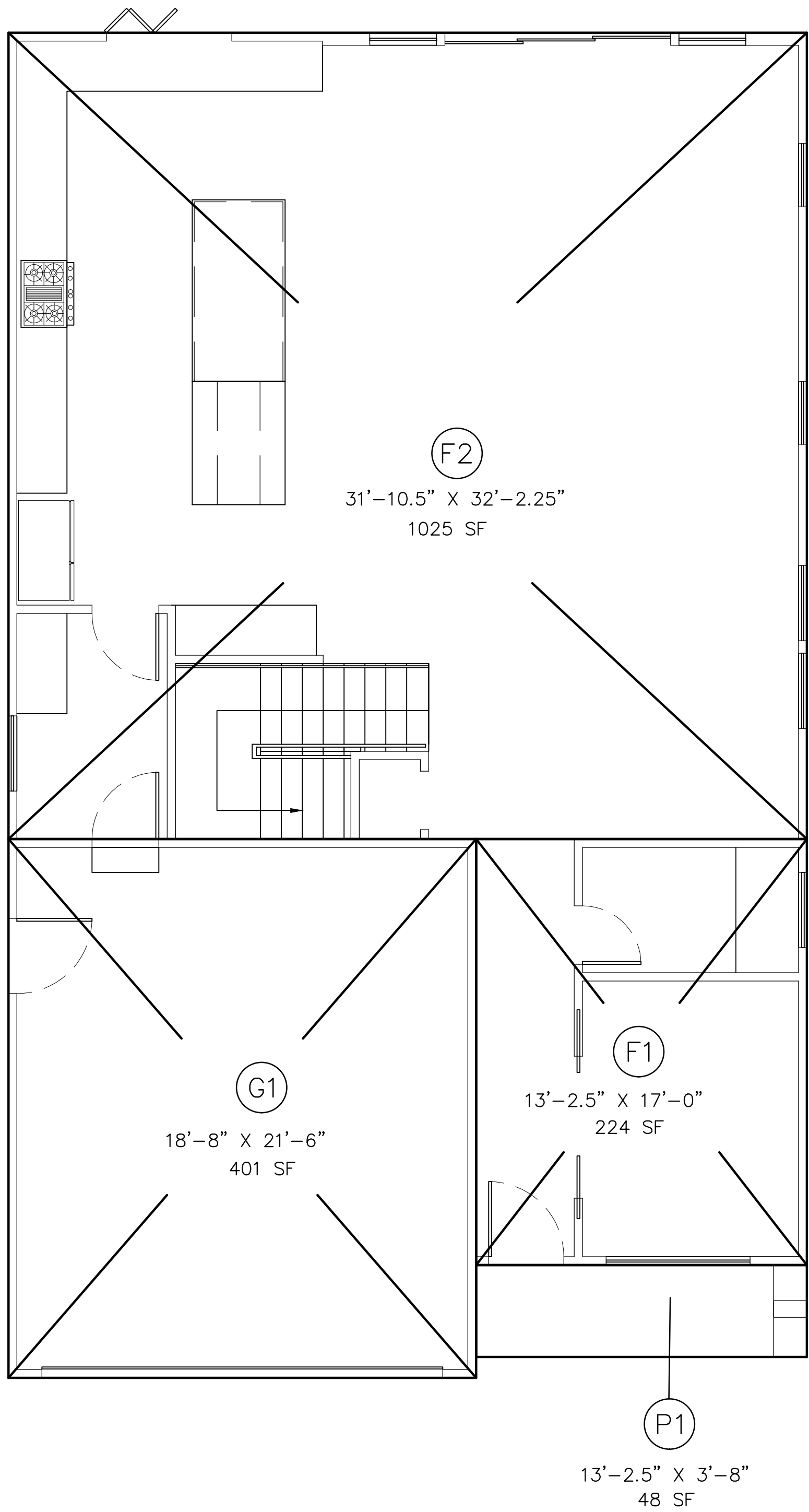
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Scale:	As Shown
Date:	11/14/18

Sheet Title:

"FLOOR AREA CALCULATIONS"
PLAN A-2

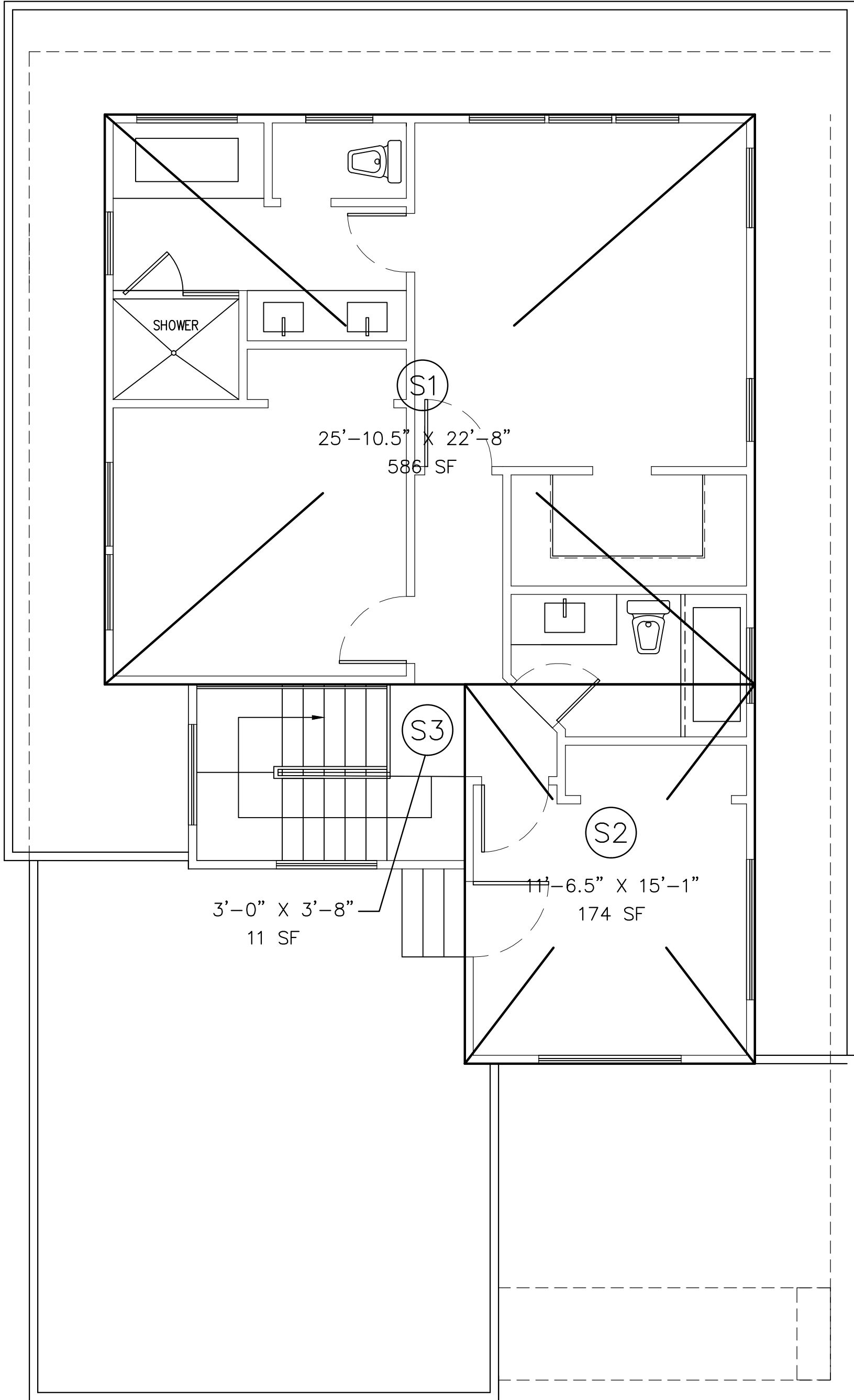
Sheet No:

A-1.2



GARAGE AREA		
G1	18'-8" X 21'-6"	401 SF
TOTAL GARAGE AREA		401 SF
FIRST FLOOR LIVING AREA		
F1	13'-2.5" X 17'-0"	224 SF
F2	31'-10.5" X 32'-2.25"	1025 SF
TOTAL 1ST FLR. LIVING AREA		1,249 SF
SECOND FLOOR LIVING AREA		
S1	25'-10.5" X 22'-8"	586 SF
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S3	3'-0" X 3'-8"	11 SF
TOTAL 2ND FLR. LIVING AREA		771 SF

TOTAL AREA:	2,421 SF
FRONT PORCH:	48 SF





”FRONT VIEW”



”LEFT SIDE VIEW”



”RIGHT SIDE VIEW”

Designer:

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AMAN DULAY
(Principal Designer)
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aksdesign@gmail.com

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4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18
Sheet Title:	

”RENDERINGS”

Sheet No:

A-1.3



718 Londonberry Drive
(Single Family Home)
FAR: 49.6%
BUILT AREA: 2,777 SF



SITE SURROUNDINGS



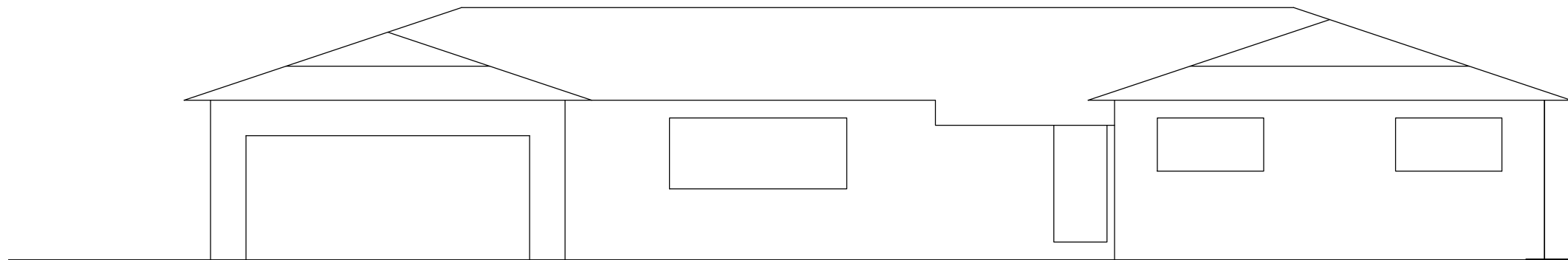
722 Londonberry Drive
(Single Family Home)
FAR: 55.4%
BUILT AREA: 2,847 SF



315 E. Homestead Road
(Single Family Home)



724 E. Homestead Road
(Multi-Family)



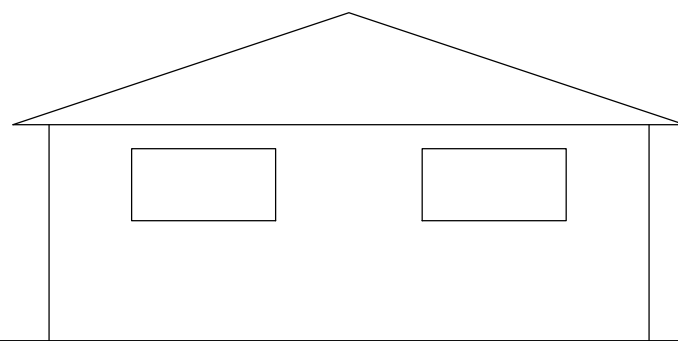
315 E. Homestead Road



FAR: 55%
BUILT AREA: 2,421 SF



FAR: 55%
BUILT AREA: 2,421 SF



724 E. Homestead Road

Designer:

aks BUILDING DESIGN
AMAN DULAY
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SUNNYVALE, CA 94087
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Owner:

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CUPERTINO, CA 95014

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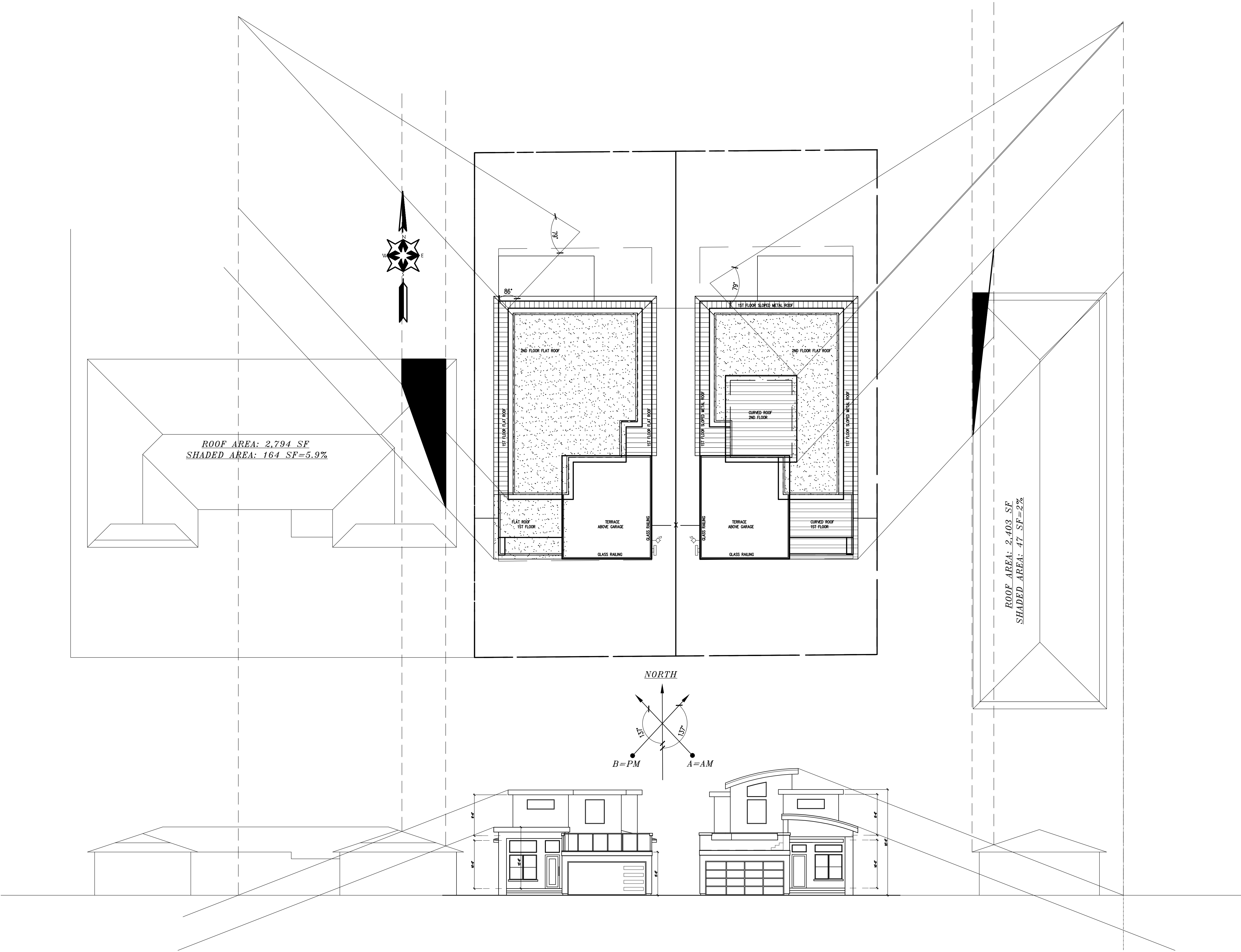
Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"STREET SCAPE"

Sheet No:

A-1.4



Designer:

aks BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
Fax: 650.941.8755
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CUPERTINO, CA 95014

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4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"SOLAR STUDY"

Sheet No:

A-1.5



TENTATIVE PARCEL MAP

TWO (2) LOT SUBDIVISION
CONSISTING OF ONE (1) SHEET
E. HOMESTEAD RD., SUNNYVALE, CA
APN 309-46-053

PARCEL "B", AS SHOWN ON THAT CERTAIN PARCEL MAP,
RECORDED IN BOOK "443" OF MAPS, AT PAGE 40, RECORDS OF
SANTA CLARA COUNTY

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

NOVEMBER 2018

SMP ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024

LOT AREA TABLE

PROPOSED PARCELS	SQ. FT.	ACRES
PARCEL A	4,396	0.101
PARCEL B	4,396	0.101
TOTAL (EXISTING LOT)	8,792	0.202

LEGEND AND ABBREVIATIONS

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

GENERAL NOTES & STATEMENTS

1. OWNERS AND DEVELOPERS:

12561 PASEO CERRO GROUP
2088E ELENDA DR.
CUPERTINO, CA 95014

2. APPLICANT: SAME AS ABOVE.

3. EXISTING ZONING: R2

4. EXISTING APN: 309-46-053

5. EXISTING USE: VACANT LOT

6. PROPOSED USE: 2 SINGLE FAMILY HOMES

7. EXISTING BUILDING: NONE

8. GENERAL PLAN: LOW-MEDIUM DENSITY

9. STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE DONE TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS

10. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY

11. GAS: PACIFIC GAS AND ELECTRIC

12. WATER: CITY OF SUNNYVALE

13. FIRE PROTECTION: CITY OF SUNNYVALE

14. STORM/SANITARY SEWER: CITY OF SUNNYVALE

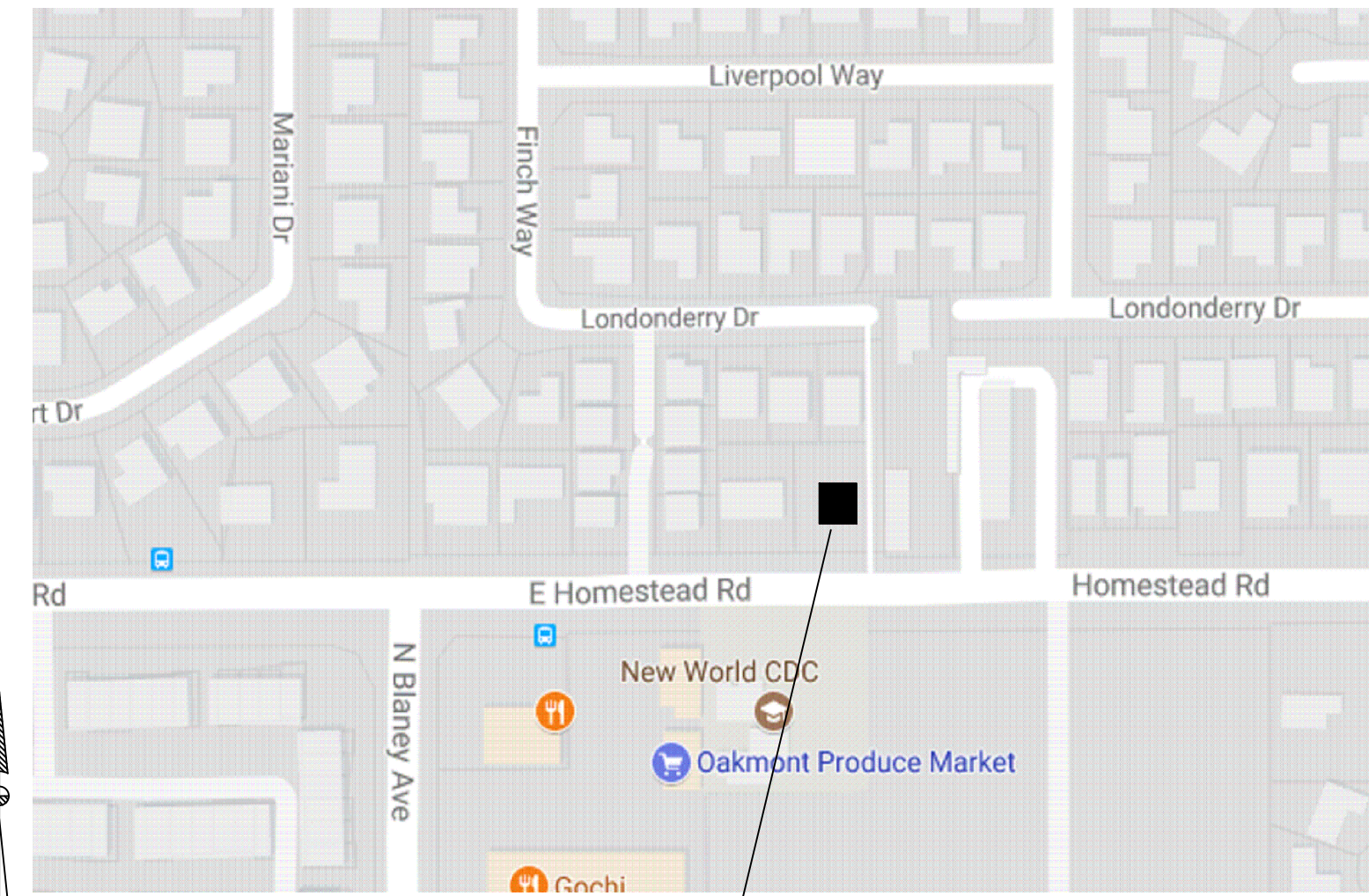
15. POWER AND GAS: PACIFIC GAS AND ELECTRIC

16. TELEPHONE/CABLE: AT&T/COMCAST

17. STREET TREES: STREET TREE(S) TO BE PLANTED PER CITY OF SUNNYVALE DIRECTION.

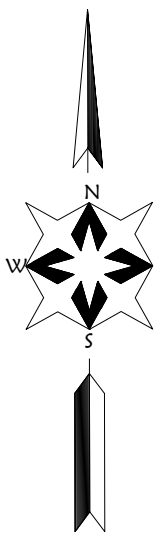
18. BUILDING FOOTPRINTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE IN FINAL CONSTRUCTION PLANS.

19. EXISTING WELL: NONE

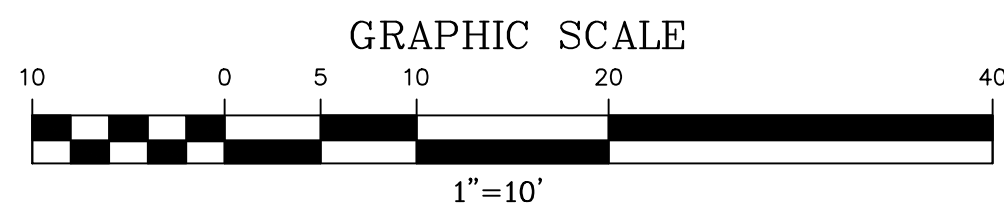


LOCATION MAP

N.T.S.



PARCEL MAP
746-M- 3

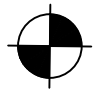


PROJECT BENCHMARK:

CITY OF SUNNYVALE
BM#89

ELEVATION=142.01
(NAVD 88 DATUM)

BRASS DISC IN TOP OF CURB NEXT TO
CATCH BASIN AT THE NORTHWEST CURB
RETURN, INTERSECTION OF QUAIL
AVENUE AND HOMESTEAD ROAD.

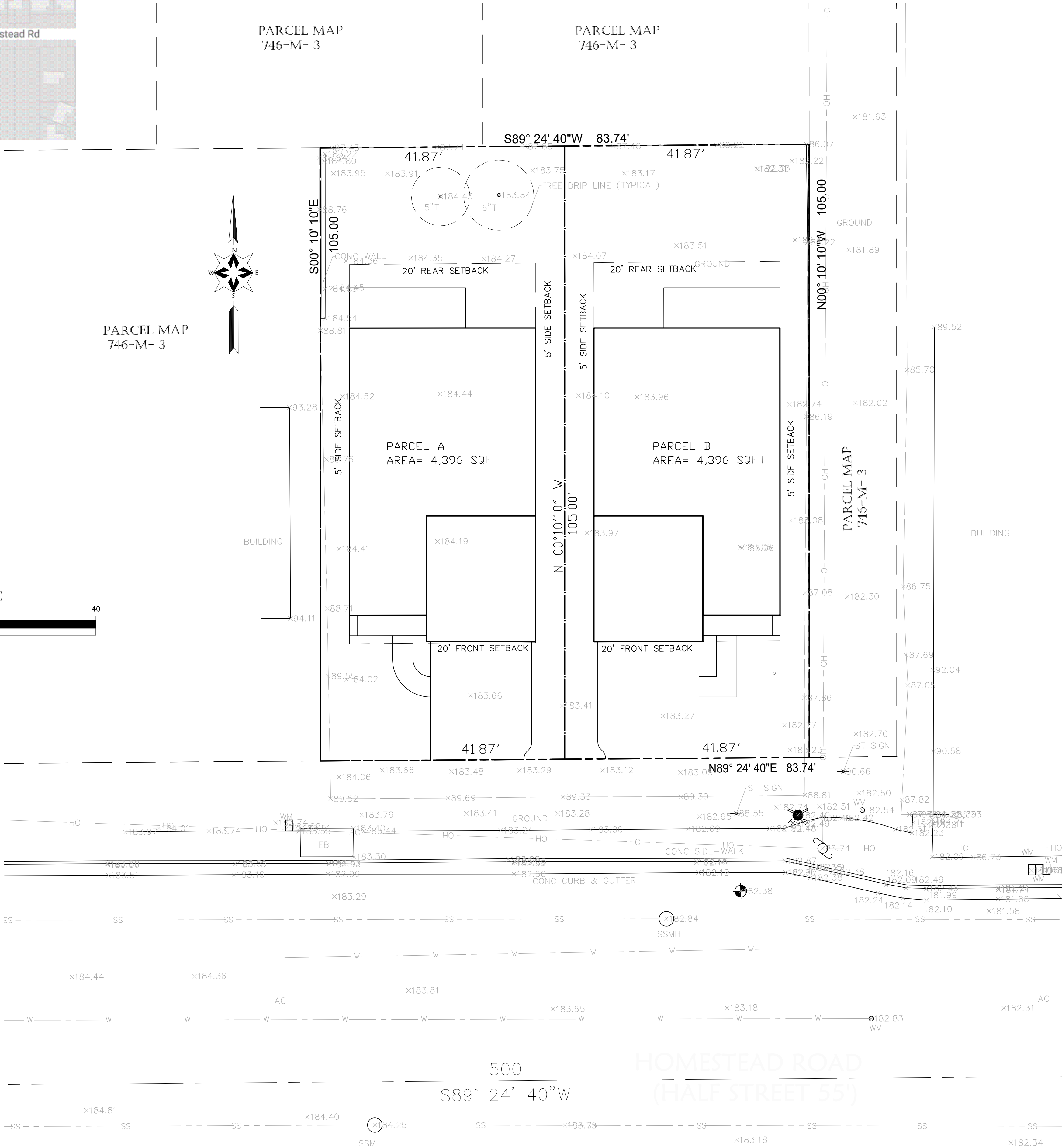


SITE BENCHMARK:

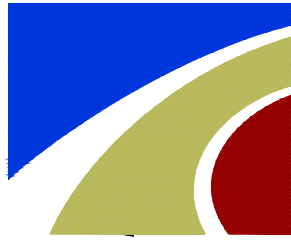
SURVEY CONTROL
SET MAG NAIL
ELEVATION=182.38
(NAVD 88 DATUM)

BASIS OF BEARING:

FOUND SURVEY MONUMENTS ALONG THE
CENTERLINE OF LONDONDERRY DRIVE. RECORD
INFORMATION WAS USED. PER RECORD MAP,
BOOK: 443 PAGE: 40 WHICH IS FILED IN THE
COUNTY OF SANTA CLARA RECORDER'S OFFICE.



SMP



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER/APPLICANT:
12561 PASEO CERRO GROUP
20883 ELENDA DR
CUPERTINO CA 95014

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SMP ENGINEERS
CIVIL ENGINEERS

TWO (2) LOT SUBDIVISION
TWO (2) NEW SINGLE FAMILY HOMES DEVELOPMENT
E HOMESTEAD RD. SUNNYVALE, CA 94087
APN: 309-46-053
COVER SHEET

Revisions:



Saeed Raza

Date: 11/14/2018

Scale: AS SHOWN

Prepared by:

S.P.

Checked by:

S.R.

Job #: 217157

Sheet:

1 OF 5
C-1

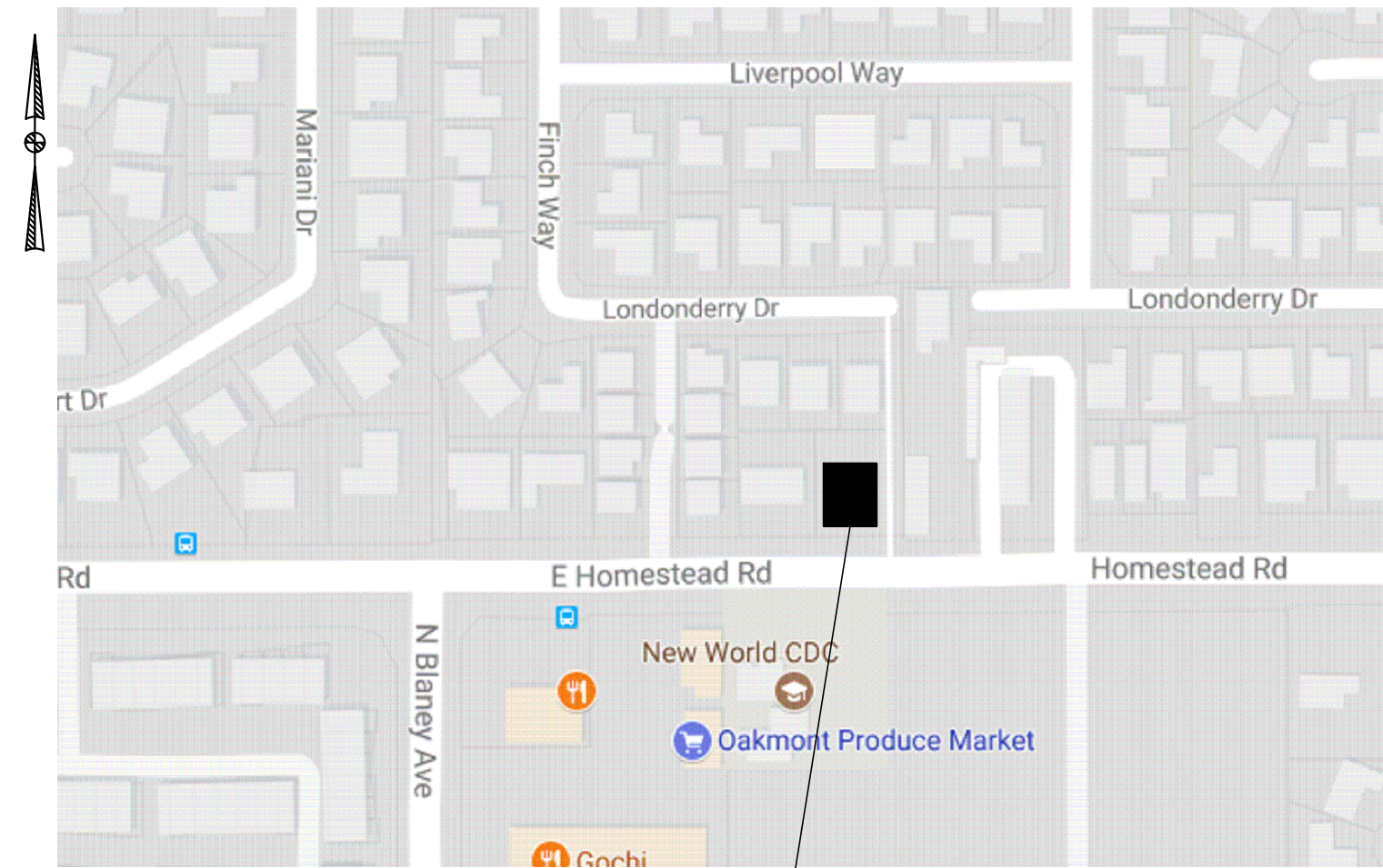
GRADING AND DRAINAGE PLANS

TWO (2) LOT SUBDIVISION

TWO (2) NEW SINGLE FAMILY HOMES DEVELOPMENT

E HOMESTEAD ROAD, SUNNYVALE, CA

APN: 309-46-053



LOCATION MAP
N.T.S.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN
- C-3 OFF-SITE IMPROVEMENT PLAN
- C-4 DETAILS
- C-5 EROSION CONTROL PLAN

PROJECT BENCHMARK:

CITY OF SUNNYVALE
BM#89
ELEVATION=142.01
(NAVD 88 DATUM)
BRASS DISC IN TOP OF CURB NEXT TO
CATCH BASIN AT THE NORTHWEST CURB
RETURN, INTERSECTION OF QUAIL
AVENUE AND HOMESTEAD ROAD.



SITE BENCHMARK:

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SET MAG NAIL
ELEVATION=182.38
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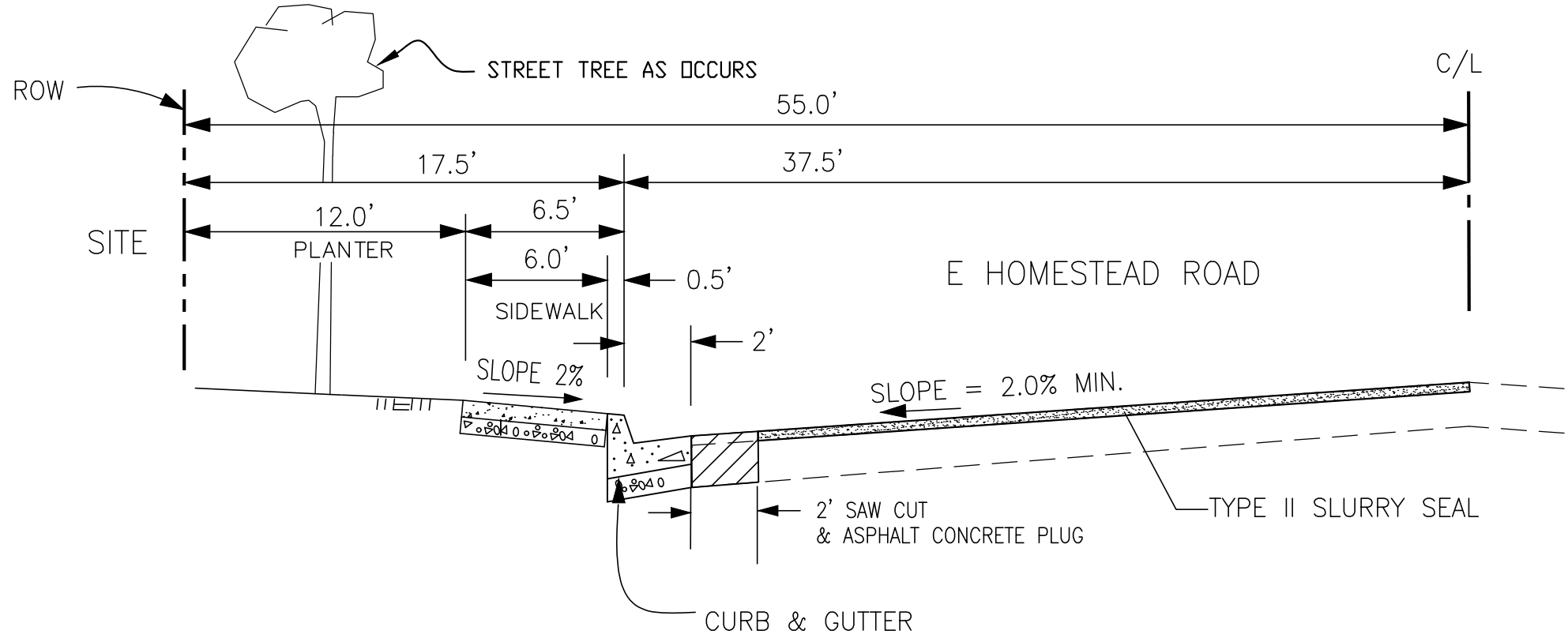
DRAINAGE NOTES:

1. Surface water shall be directed away from all buildings into drainage swales, storm drain inlets.
2. All roof down spouts shall discharge onto splash blocks and directed away from building.
3. On site storm drain lines shall consist of solid PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

ABBREVIATIONS		
	DESCRIPTION	DESCRIPTION
AB	AGGREGATE BASE	LIP LIP OF GUTTER
AC	ASPHALT CONCRETE	LP LOW POINT
AD	AREA DRAIN	MON MONUMENT
BC	BACK OF CURB	(N) NEW
BFL	BACKFLOW PREVENTOR	OG ORIGINAL GROUND
BW	BOTTOM OF WALKWAY	PB PULL BOX
BWLK	BACK OF WALKWAY	PG&E PG&E VAULT
C&G	CURB AND GUTTER	P/L PROPERTY LINE
C/L	CENTERLINE	PP POWER POLE
CLSW	CENTERLINE SWALE	PPP PLASTIC PERFORATED PIPE
CO	CLEANOUT	PSE PUBLIC SERVICE EASEMENT
CP	CONTROL POINT	PVC POLYVINYL CHLORIDE
DWY	DRIVEWAY	R/W RIGHT OF WAY
DI	DROP INLET	RCP REINFORCED CONCRETE PIPE
DTL	DETAIL	SD STORM DRAIN
ELECT	ELECTRIC	SDMH STORM DRAIN MANHOLE
EP	EDGE OF PAVEMENT ELEVATION	STD STANDARD
EUC	EUCALYPTUS TREE	SS SANITARY SEWER
(E),EX	EXISTING	SSMH SANITARY SEWER MANHOLE
FF	FINISH FLOOR	SW SIDEWALK
FG	FINISH GRADE	TC TOP OF CURB
FH	FIRE HYDRANT	TF TOP OF FOUNDATION
FL	FLOWLINE	TG TOP OF GRATE
FNC	FENCE	TOS TOP OF SLAB
FOC	FACE OF CURB	TP TOP OF PAVEMENT
GB	GRADE BREAK	TW TOP OF WALL
GUY	GUY WIRE	(TYP) TYPICAL
HP	HIGH POINT	VCP VITRIFIED CLAY PIPE
DIP	DUCTILE IRON PIPE	WL WHITE LINE STRIPE
INV	INVERT	WLK WALKWAY
JP	JOINT POLE	WM WATER METER
JB	JUNCTION BOX (UTILITY)	WV WATER VALVE

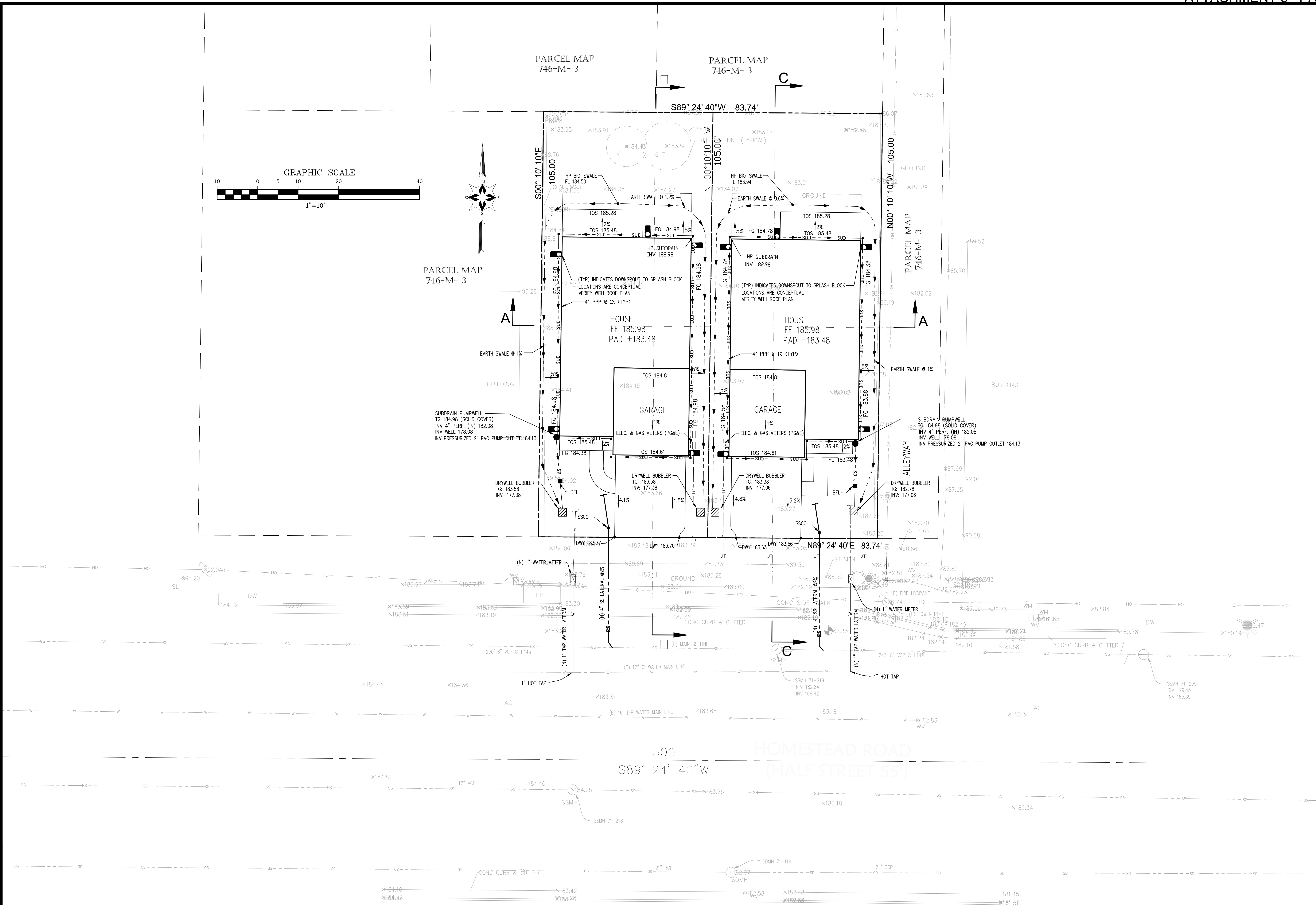
LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
-F-	-F-	FILL AREA LIMIT
-C-	-C-	CUT AREA LIMIT
102	102	CONTOUR
-W-	-W-	WATER LINE
-SD->	-SD->	STORM DRAIN PIPE (SOLID)
-SS-	-SS-	SANITARY SEWER PIPE
-SUD->	-SUD->	SUBDRAIN PIPE (PERFORATED)
OH e,T,I,V	OH e,T,I,V	OVERHEAD UTILITIES WITH POLE
-G-	-G-	GAS LINE
-E-	-E-	ELECTRIC LINE (UNDERGROUND)
-JT-	-JT-	JOINT TRENCH (UNDERGROUND)
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		SURVEY CITY MONUMENT
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x102.23	102.23	6' WOODEN FENCE
		SPOT ELEVATION
		TREE PROTECTION FENCE
		5' TALL CHAIN LINK
		EARTHSWALE
		CONCRETE SWALE
		INLET
		AREA DRAIN
		OVERLAND RELEASE PATH
		GRADE TO DRAIN, 2% MIN. AWAY FROM HOUSE
		1% MIN. FROM PROPERTY LINE TO SWALE
		(E) TREE TO BE REMOVE
		DOWN-SPOUT



TYPICAL E HOMESTEAD ROAD HALF STREET CROSS SECTION

N.T.S.



SMP



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

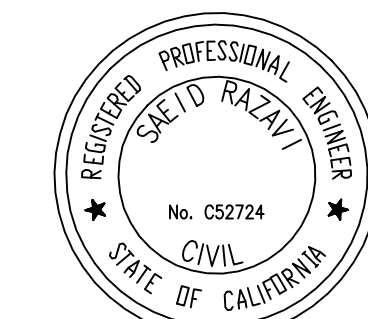
OWNER/APPLICANT:
12561 PASEO CERRO GROUP
20883 ELENDA DR
CUPERTINO CA 95014

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SMP ENGINEERS
CIVIL ENGINEERS

TWO (2) LOT SUBDIVISION
TWO (2) NEW SINGLE FAMILY HOMES DEVELOPMENT
E HOMESTEAD RD. SUNNYVALE, CA 94087
APN: 309-46-053

DETAILS

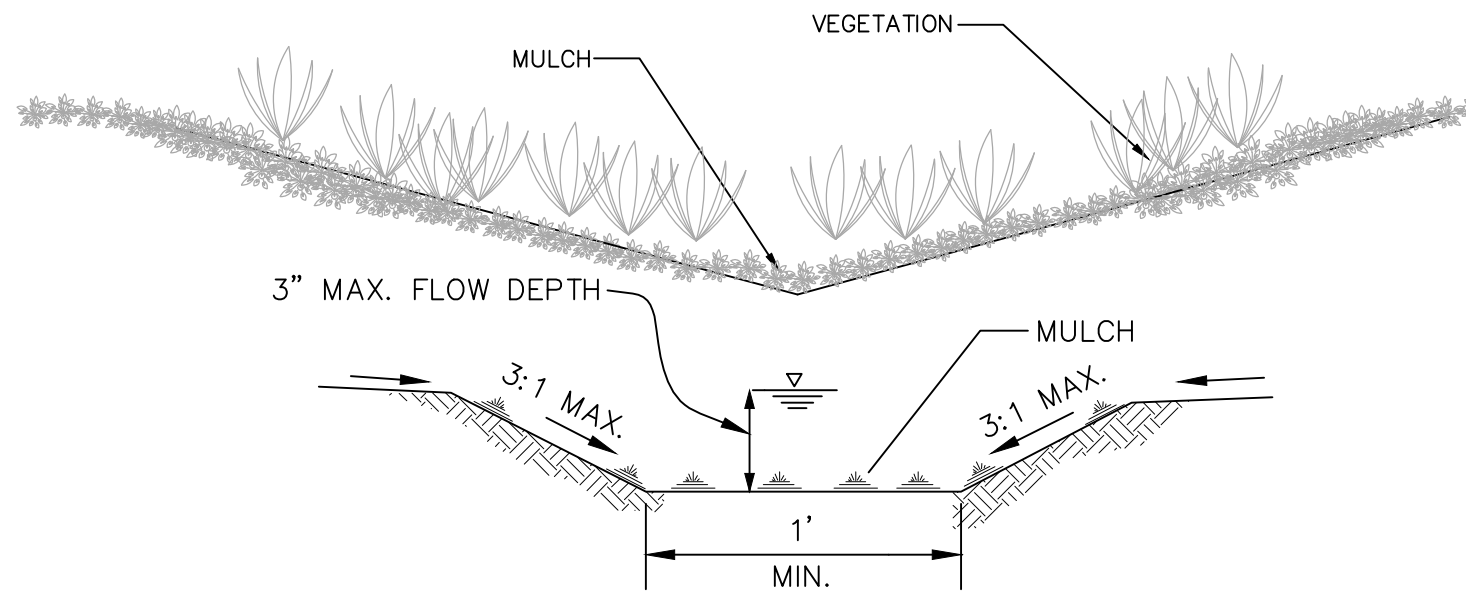
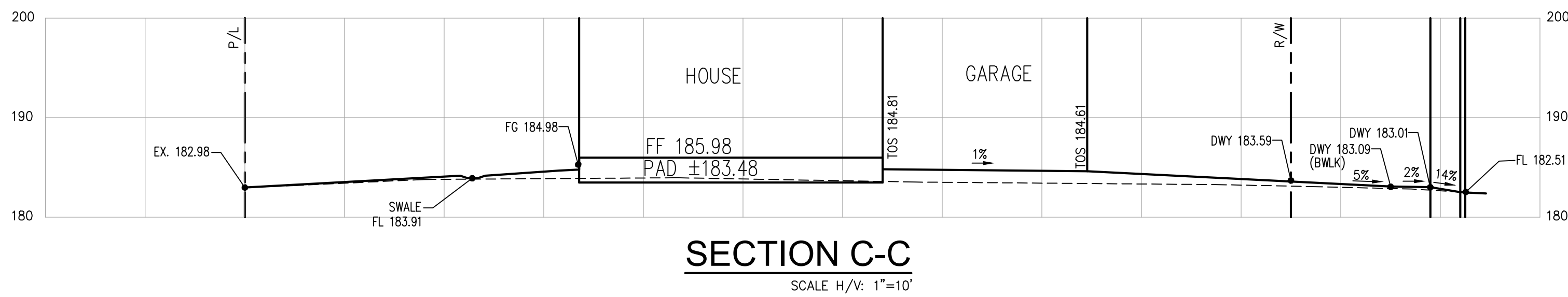
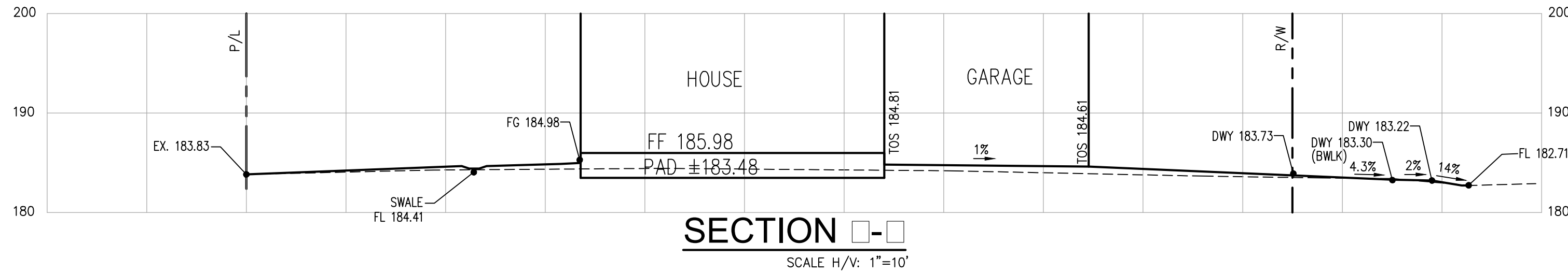
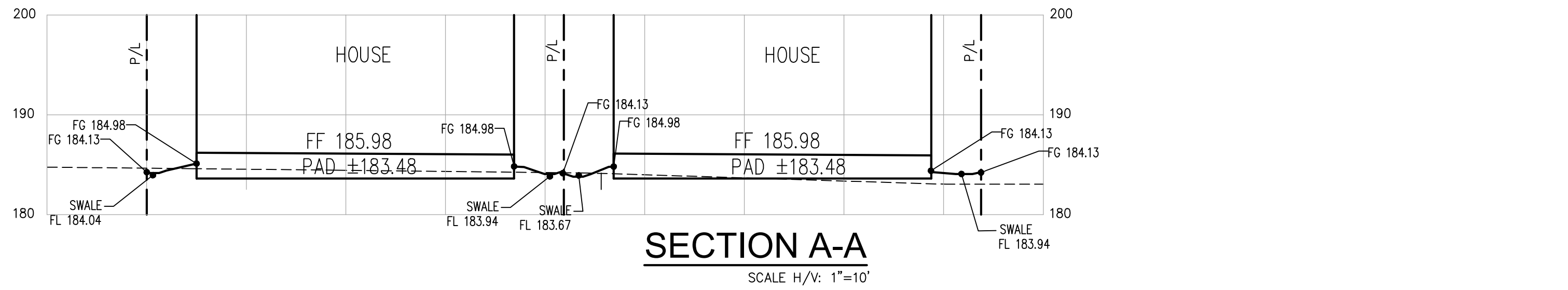
Revisions:



Saeed Raza

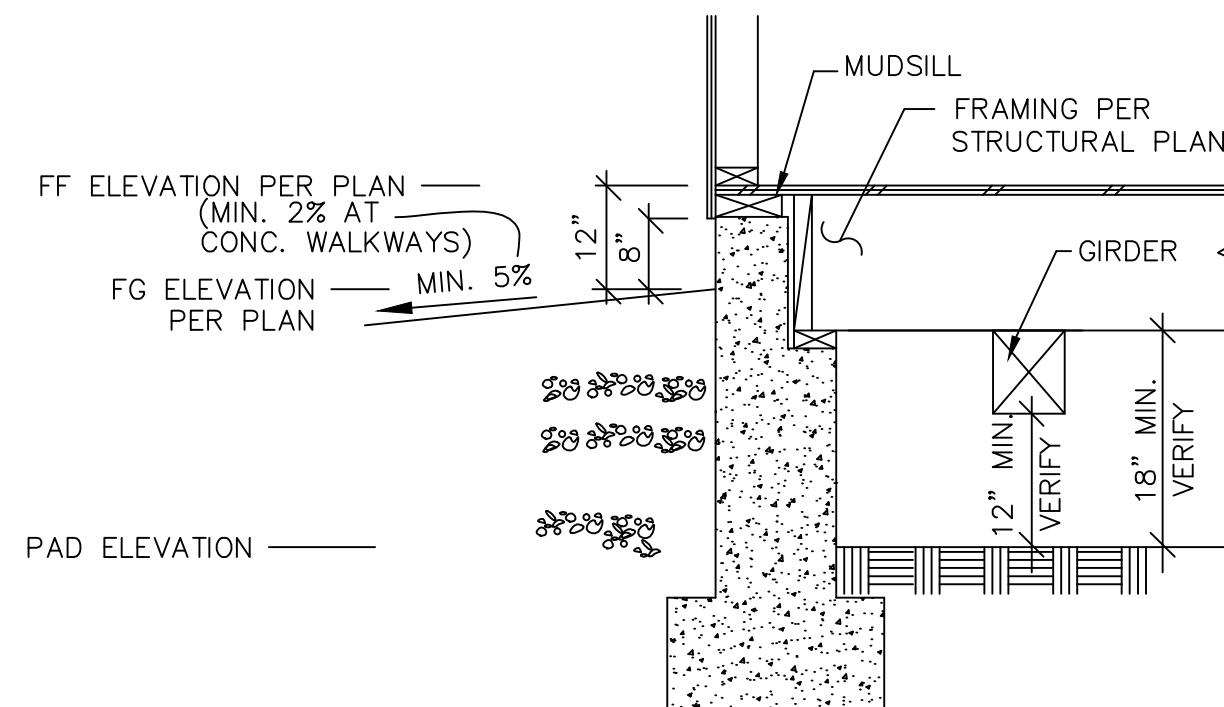
Date: 11/14/2018
Scale: AS SHOWN
Prepared by: S.P.
Checked by: S.R.
Job #: 217157

Sheet: 4 OF 5
C-4



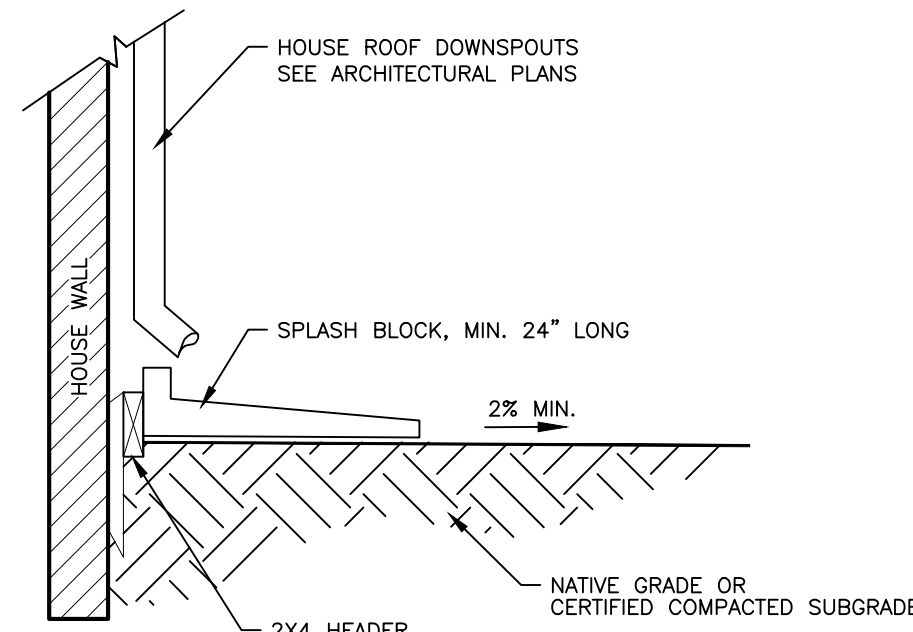
EARTH SWALE DETAIL

N.T.S.



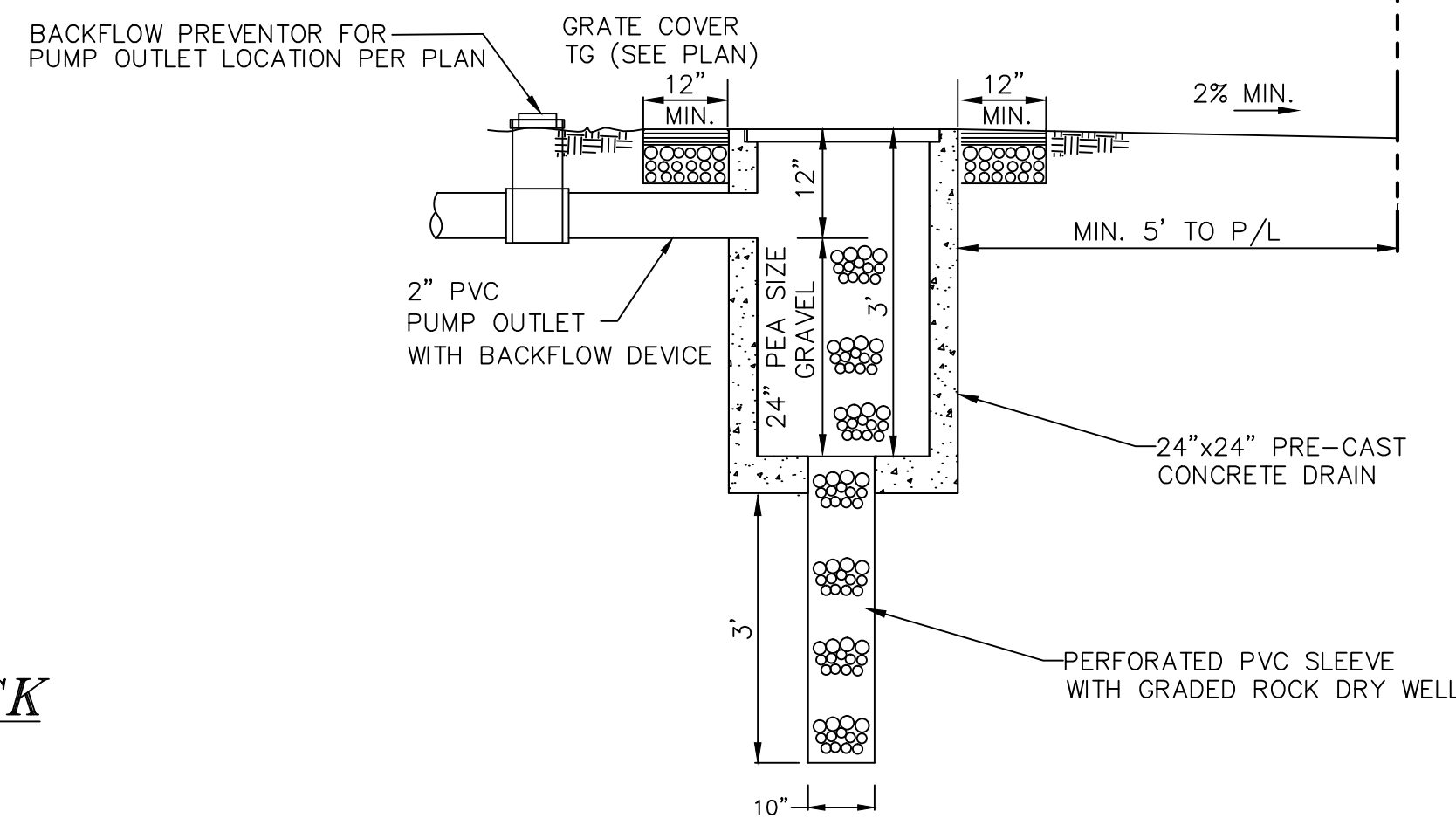
RAISED FOUNDATION CONCEPTUAL DETAIL

N.T.S.



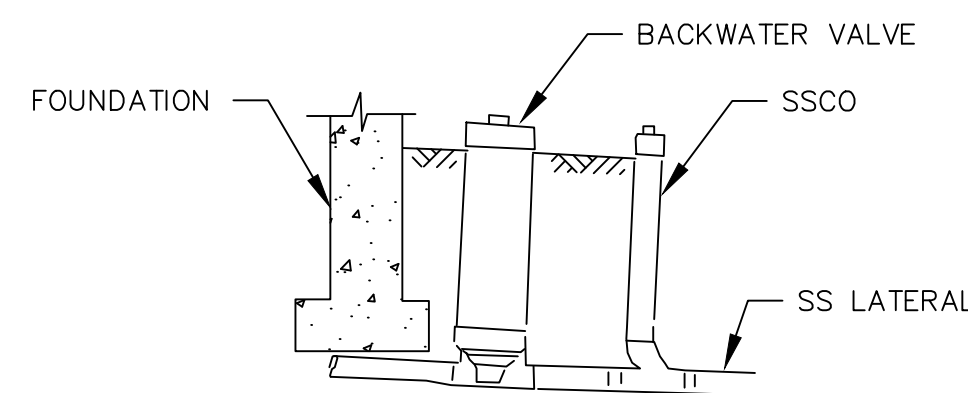
ROOF DOWNSPOUT/SPLASH BLOCK

N.T.S.



INLET WITH DRY WELL/ BUBBLIER

N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL

N.T.S.



Revisions:



Date: 11/14/2018

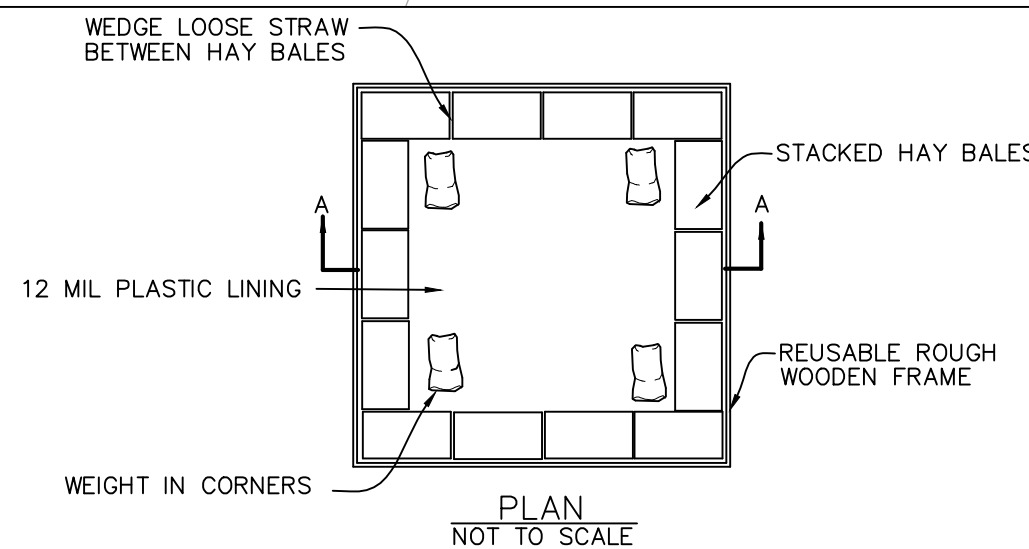
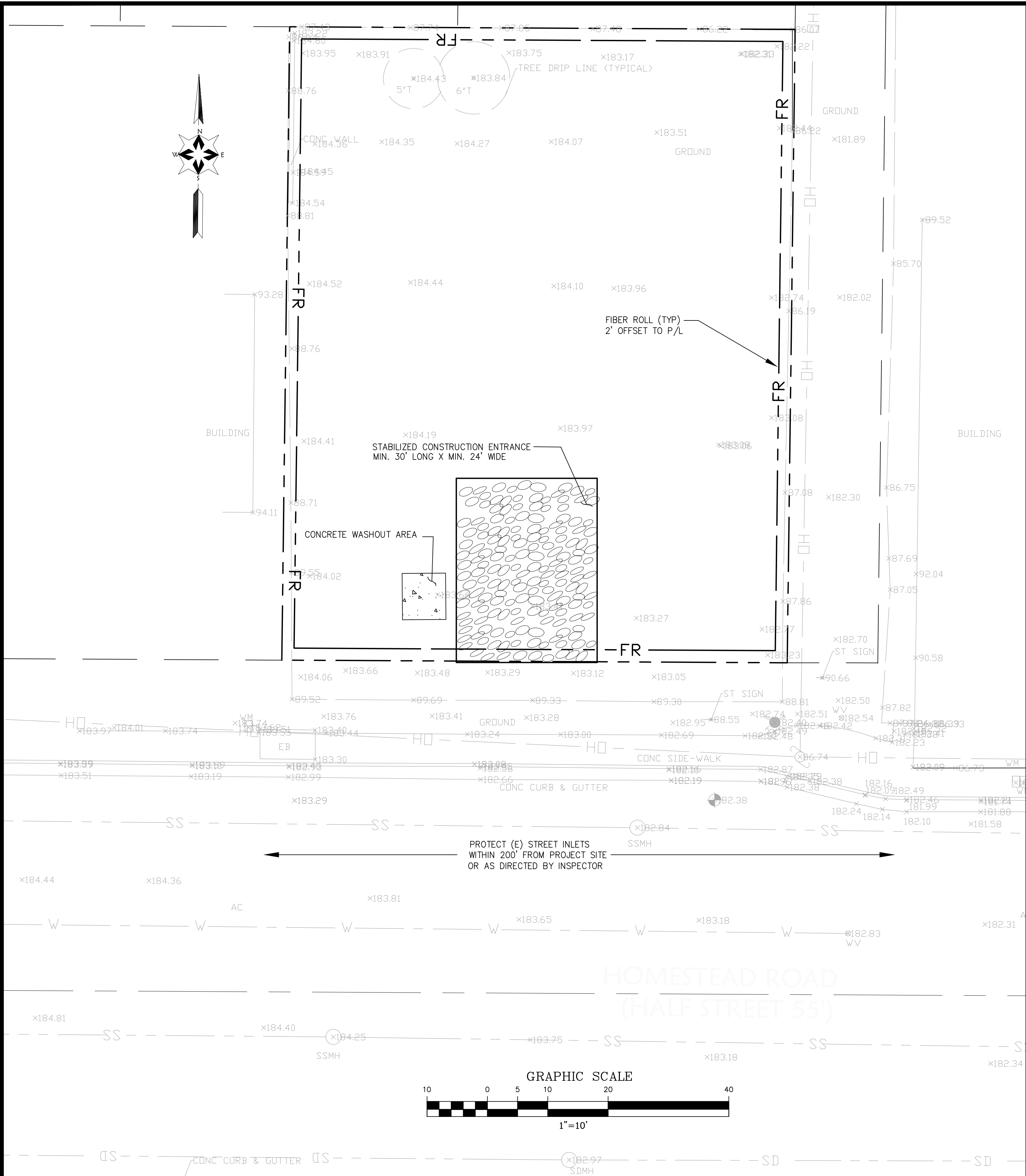
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Prepared by: S.P.

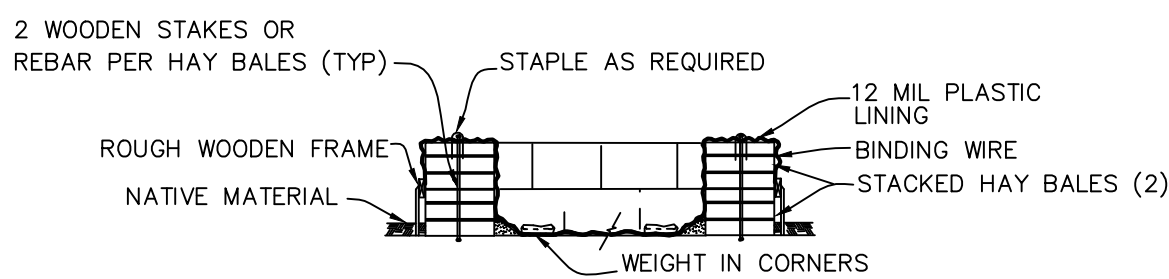
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Job #: 217157

Sheet:

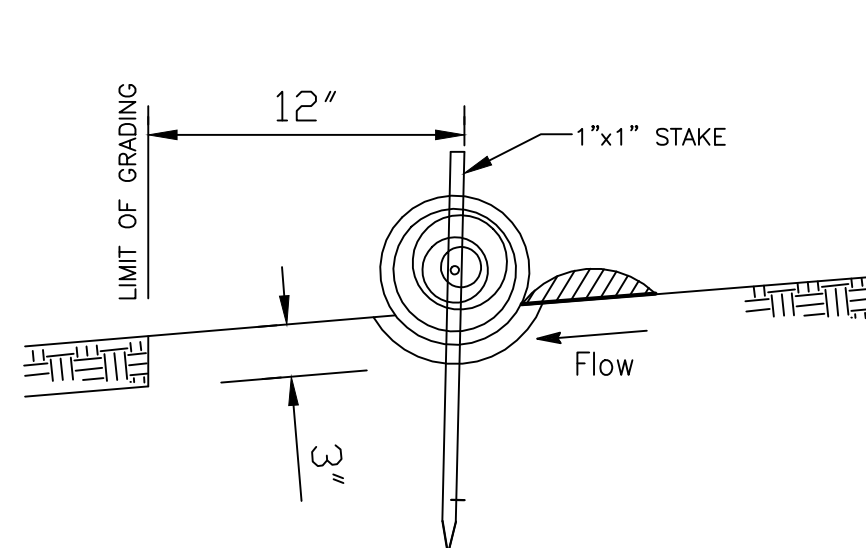


CONCRETE WASHOUT AREA
N.T.S.



SECTION A-A
NOT TO SCALE

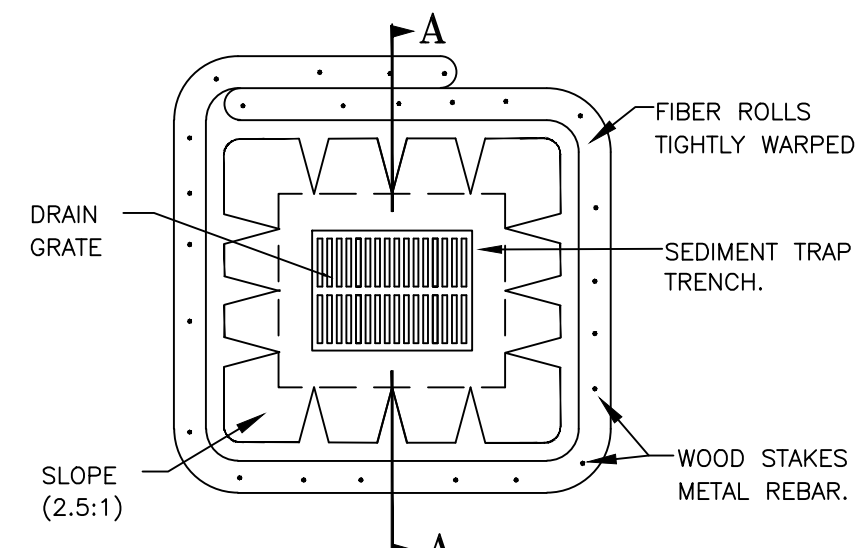
STABILIZED CONSTRUCTION ENTRANCE
TO BE MAINTAINED



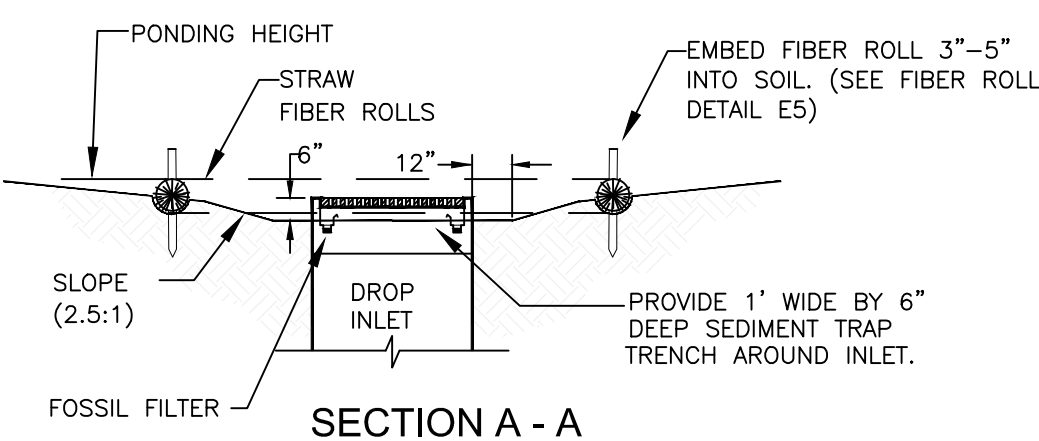
FIBER ROLL
N.T.S.

FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

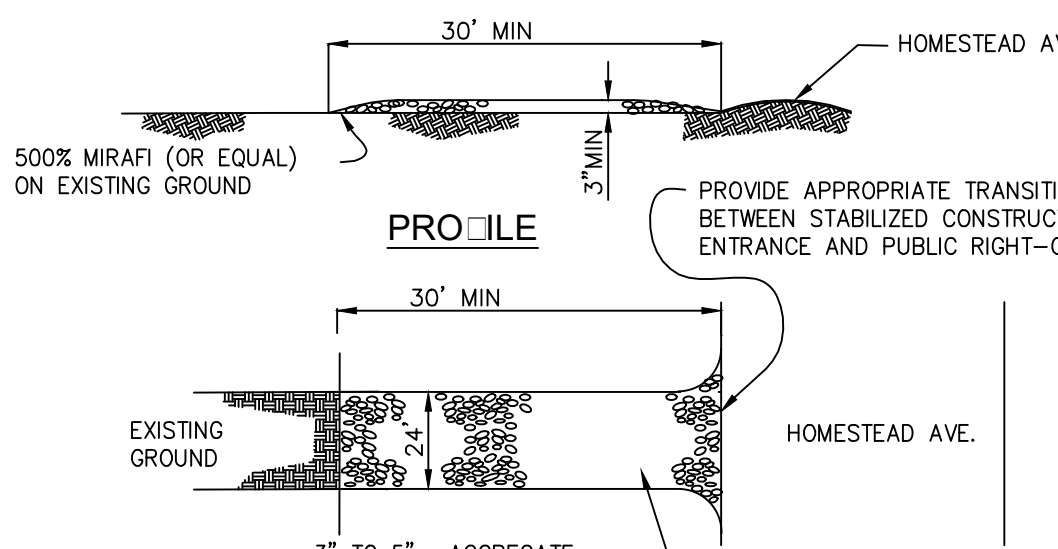


PLAN VIEW



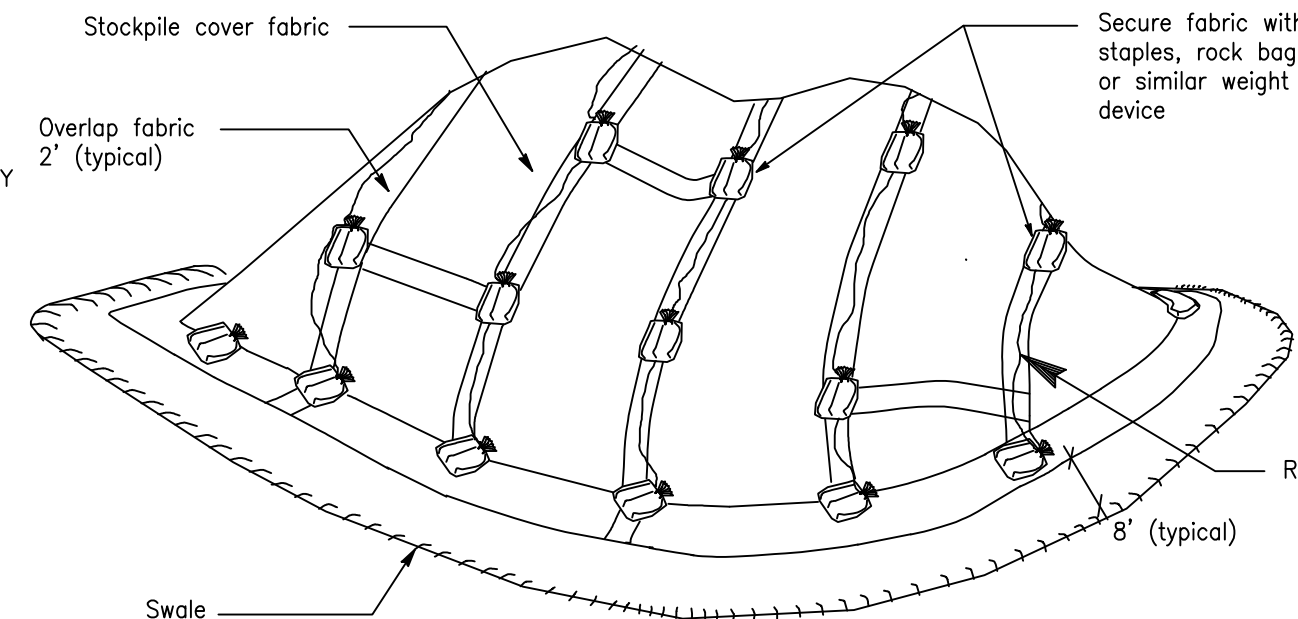
SECTION A - A

STORM INLET SEDIMENT TRAP-FIBER ROLLS
N.T.S.



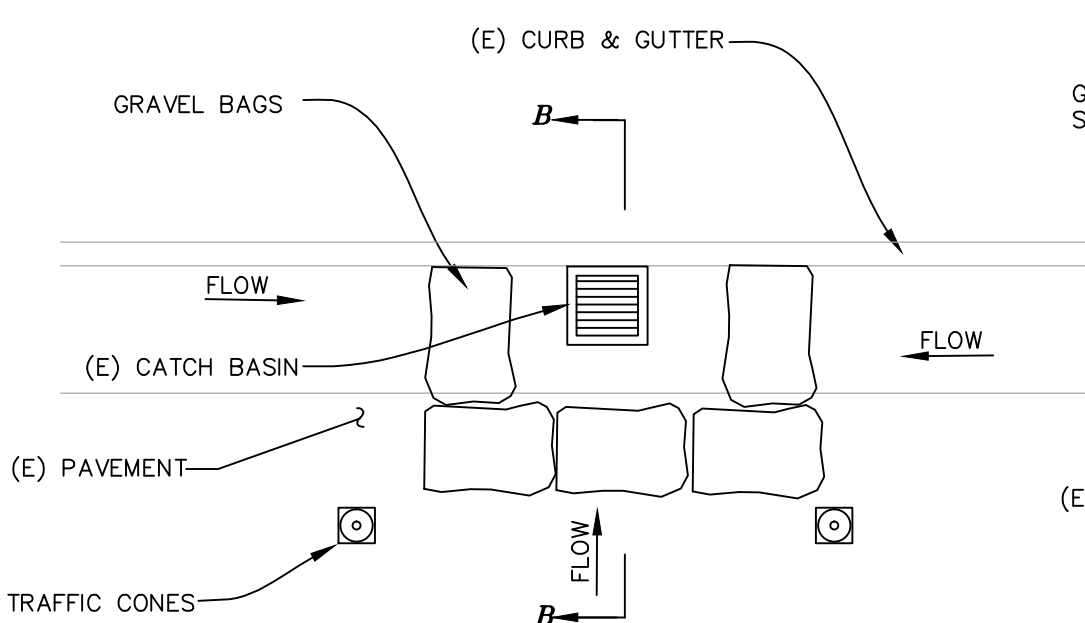
PROFILE

PLAN



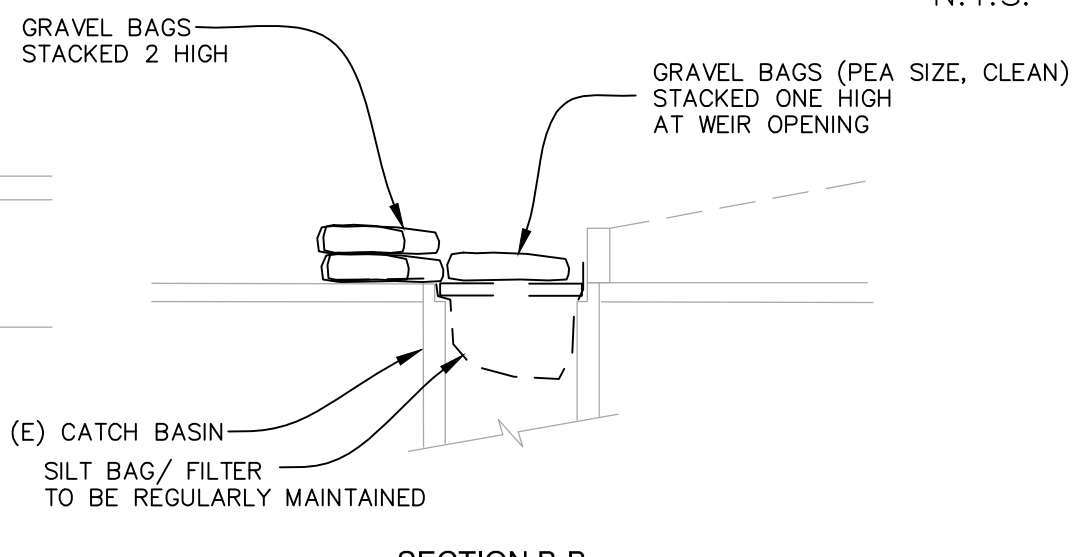
PERSPECTIVE

TEMPORARY COVER ON STOCKPILE
N.T.S.



EXISTING DRAINAGE INLET PROTECTION

N.T.S.



SECTION B-B

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. 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.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
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. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. 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.
7. Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. 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.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. 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 drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

Designer:



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Project:

(2) NEW TWO STORY HOME

E. HOMESTEAD RD.

SUNNYVALE, CA 94087

APN: 309-46-053

Owner:

12561 PASEO CERRO GROUP

2088 E ELENDA DR.

CUPERTINO, CA 95014

No.	Submittals	Date
1	PLANNING	3/21/2018
2	PLANNING	6/20/2018
3	PLANNING	9/19/2018
4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

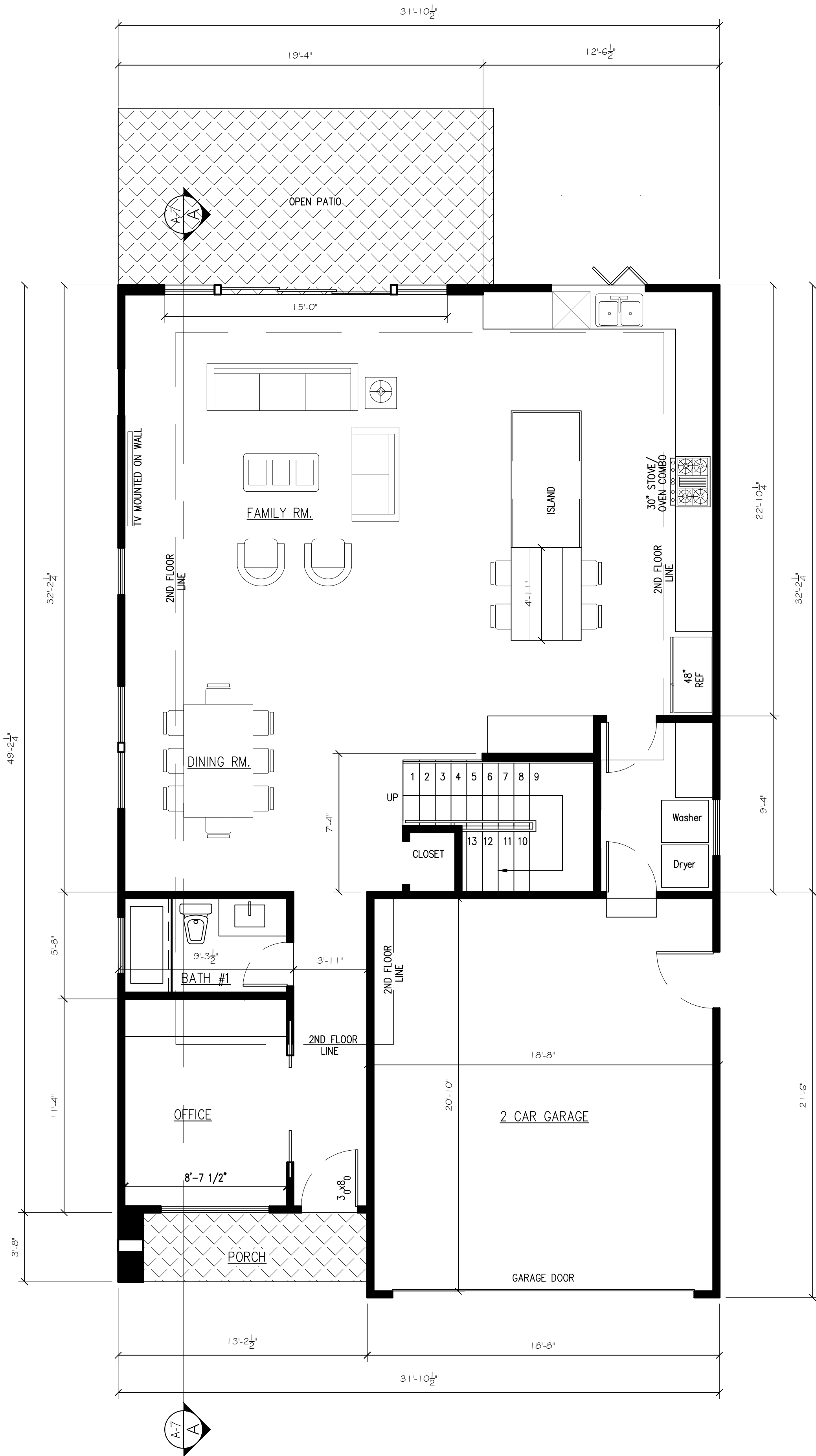
Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"FIRST FLOOR PLANS"

Sheet No:

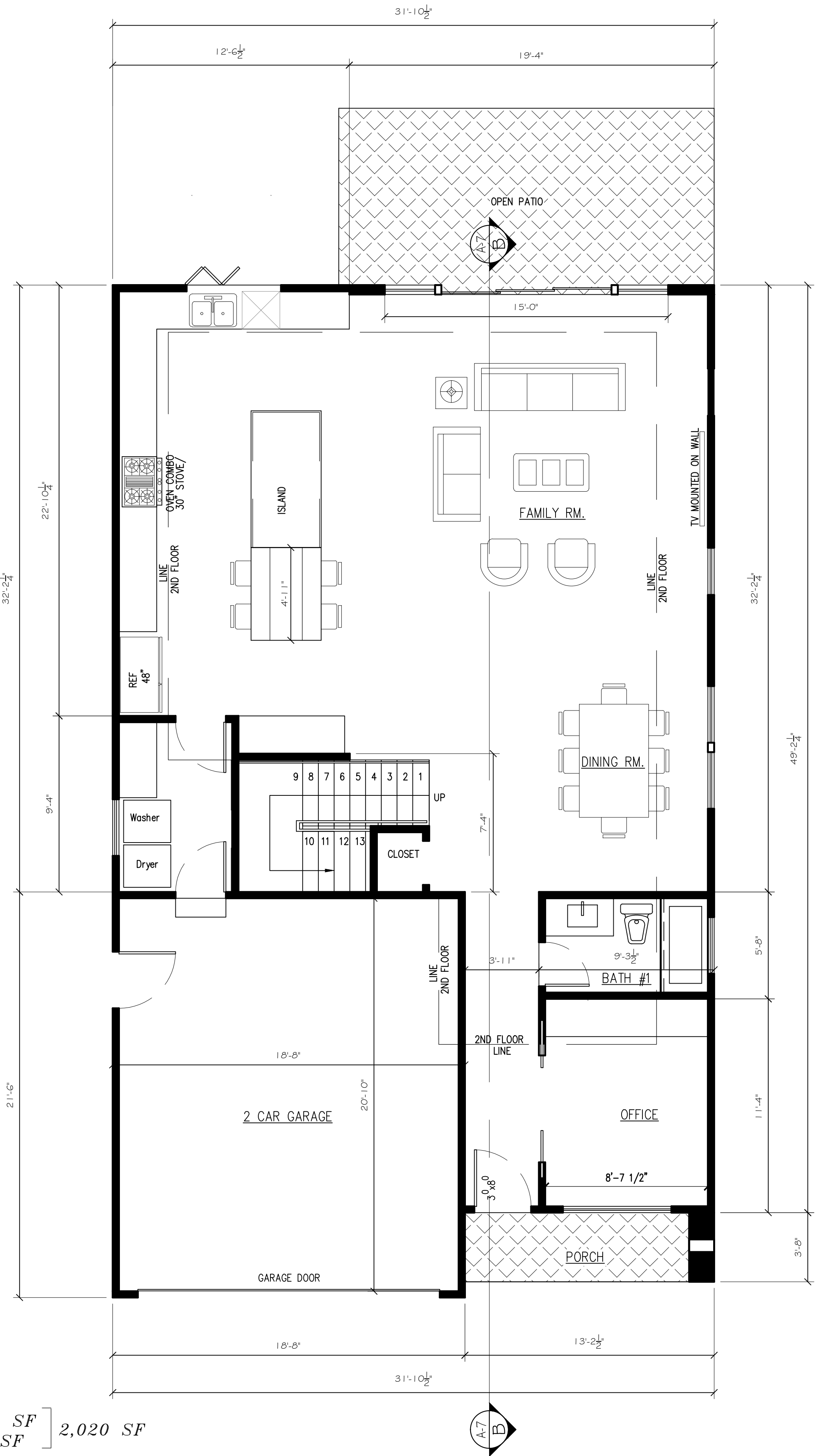
A-2



"1ST FLOOR PLAN" (PLAN A1)
PARCEL-A
1/4"=1'-0"

IST AREA: 1,249 SF
2ND AREA: 771 SF
GARAGE: 401 SF
2,020 SF

TOTAL AREA: 2,421 SF
(55.0%)
LOT: 4,396 SF



"1ST FLOOR PLAN" (PLAN A2)
PARCEL-B
1/4"=1'-0"

Designer:

aks BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
Fax: 650.941.8755
aksdesign@gmail.com

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Project:

(2) NEW TWO STORY HOME

E. HOMESTEAD RD.

SUNNYVALE, CA 94087

APN: 309-46-053

Owner:

12561 PASEO CERRO GROUP

2088 E ELENDA DR.

CUPERTINO, CA 95014

No.	Submittals	Date
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4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

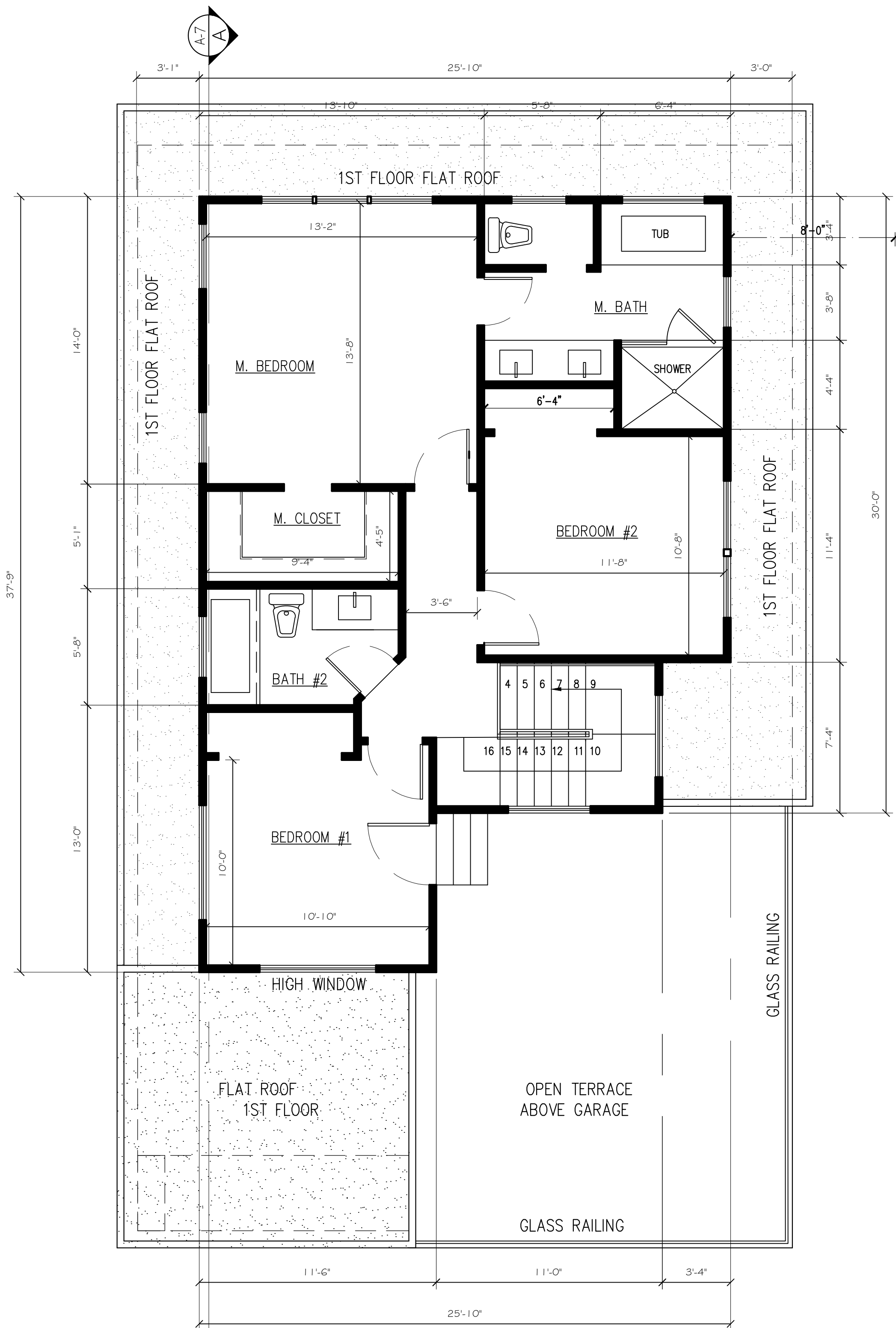
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Scale:	As Shown
Date:	11/14/18

Sheet Title:

"SECOND FLOOR PLANS"

Sheet No:

A-3

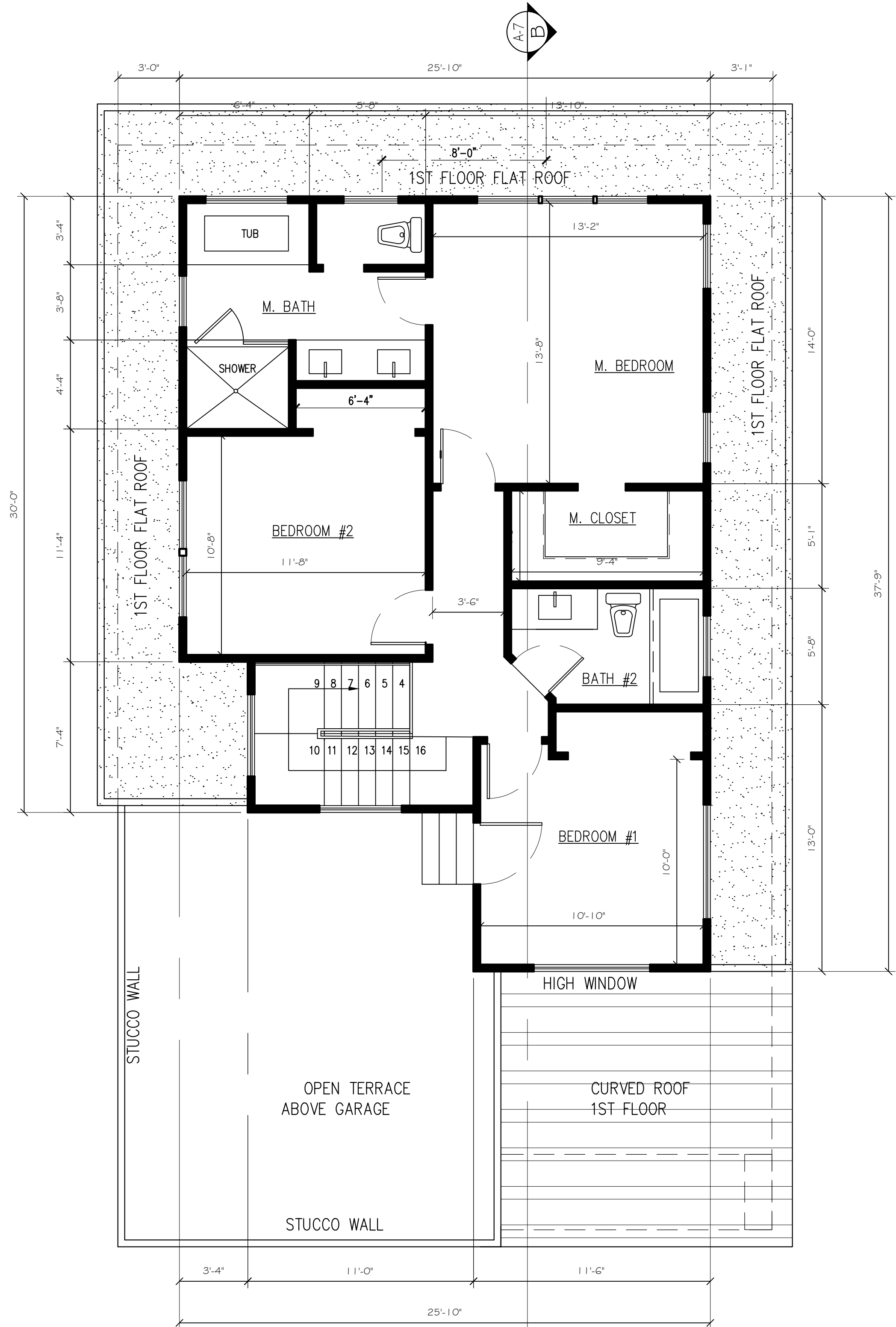


1ST AREA: 1,249 SF
2ND AREA: 771 SF
GARAGE: 401 SF

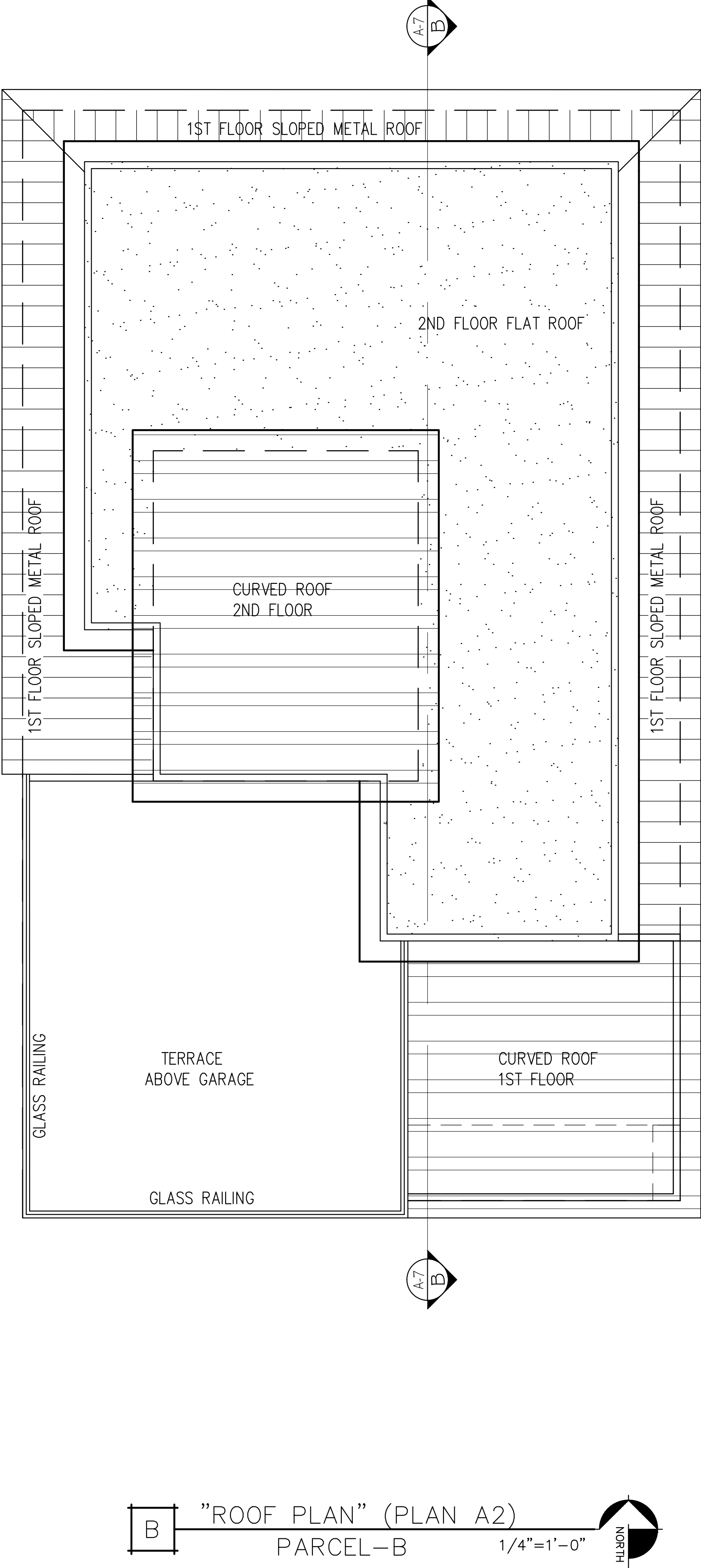
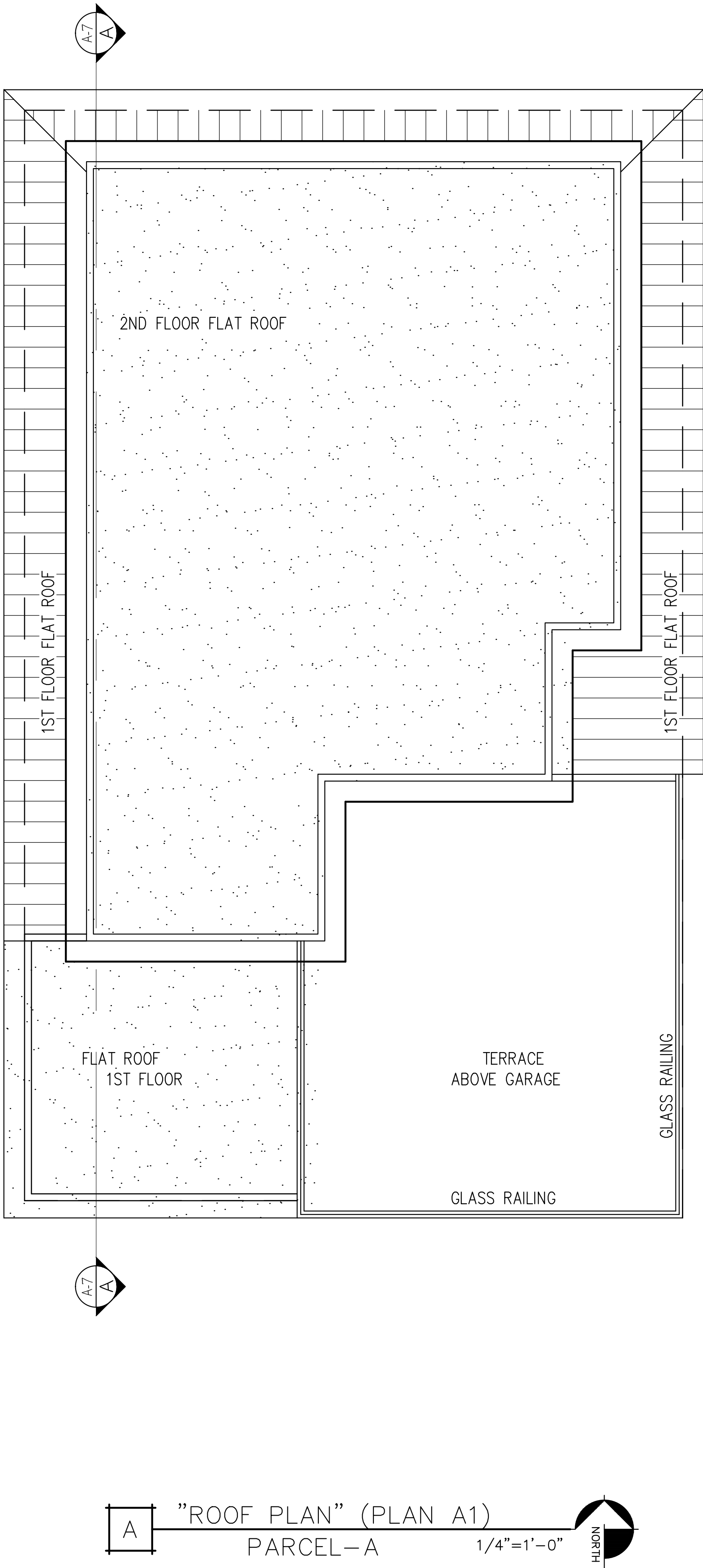
TOTAL AREA: 2,421 SF
(55.0%)

LOT: 4,396 SF

"2ND FLOOR PLAN" (PLAN A1)
PARCEL-A
1/4"=1'-0"



"2ND FLOOR PLAN" (PLAN A2)
PARCEL-B
1/4"=1'-0"



Designer:

aks BUILDING DESIGN
AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
Fax: 650.941.8755
aksdesign@gmail.com

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Project:

(2) NEW TWO STORY HOME
E. HOMESTEAD RD.
SUNNYVALE, CA 94087
APN: 309-46-053

Owner:

12561 PASEO CERRO GROUP
2088 E ELENDA DR.
CUPERTINO, CA 95014

No.	Submittals	Date
1	PLANNING	3/21/2018
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3	PLANNING	9/19/2018
4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"ROOF PLANS"

Sheet No:

A-4

Designer:

aks

BUILDING
DESIGN

AKS BUILDING DESIGN

AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
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aksdesign@gmail.com

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Project:

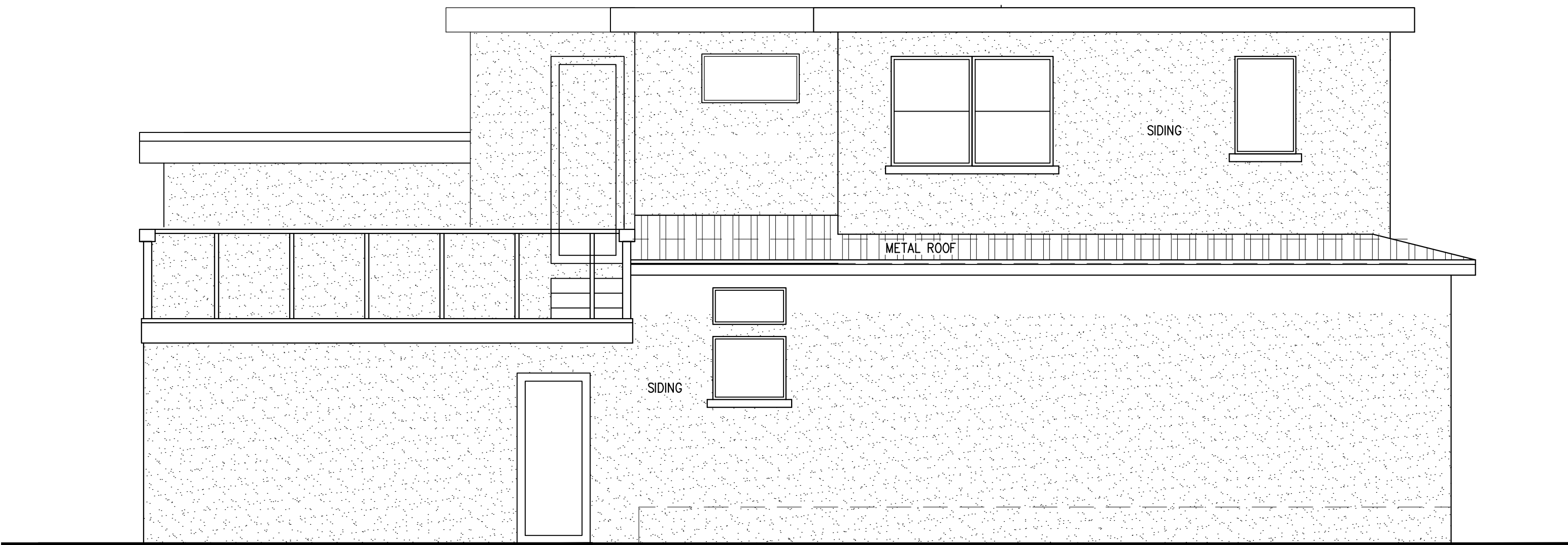
(2) NEW TWO STORY HOME
E. HOMESTEAD RD.
SUNNYVALE, CA 94087
APN: 309-46-053

Owner:

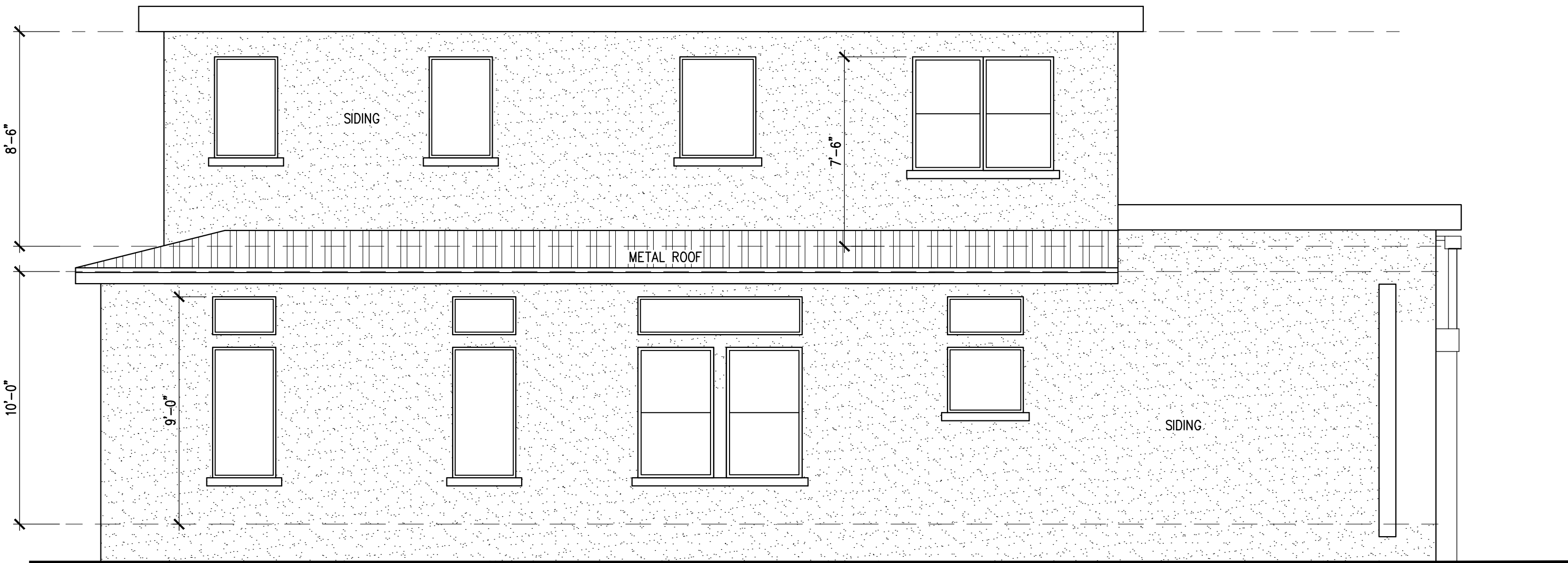
12561 PASEO CERRO GROUP
2088 E ELENDIA DR.
CUPERTINO, CA 95014



A "FRONT ELEVATION"
PARCEL-A
(PLAN A1) 1/4"=1'-0"



B "RIGHT SIDE ELEVATION"
PARCEL-A
(PLAN A1) 1/4"=1'-0"



C "LEFT SIDE ELEVATION"
PARCEL-A
(PLAN A1) 1/4"=1'-0"



D "REAR ELEVATION"
PARCEL-A
(PLAN A1) 1/4"=1'-0"

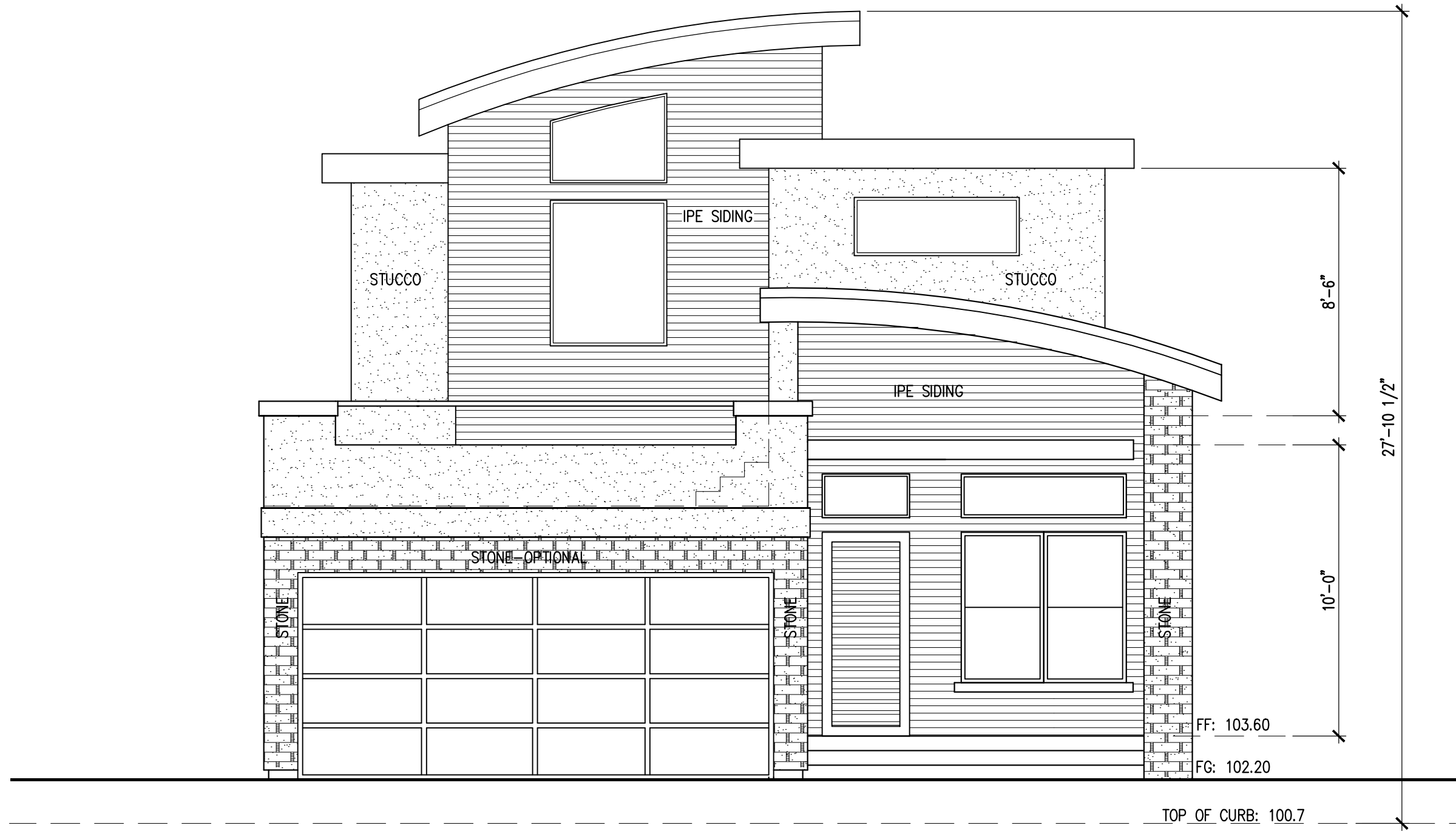
No.	Submittals	Date
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4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18
Sheet Title:	

"EXTERIOR ELEVATIONS-PLAN A1"

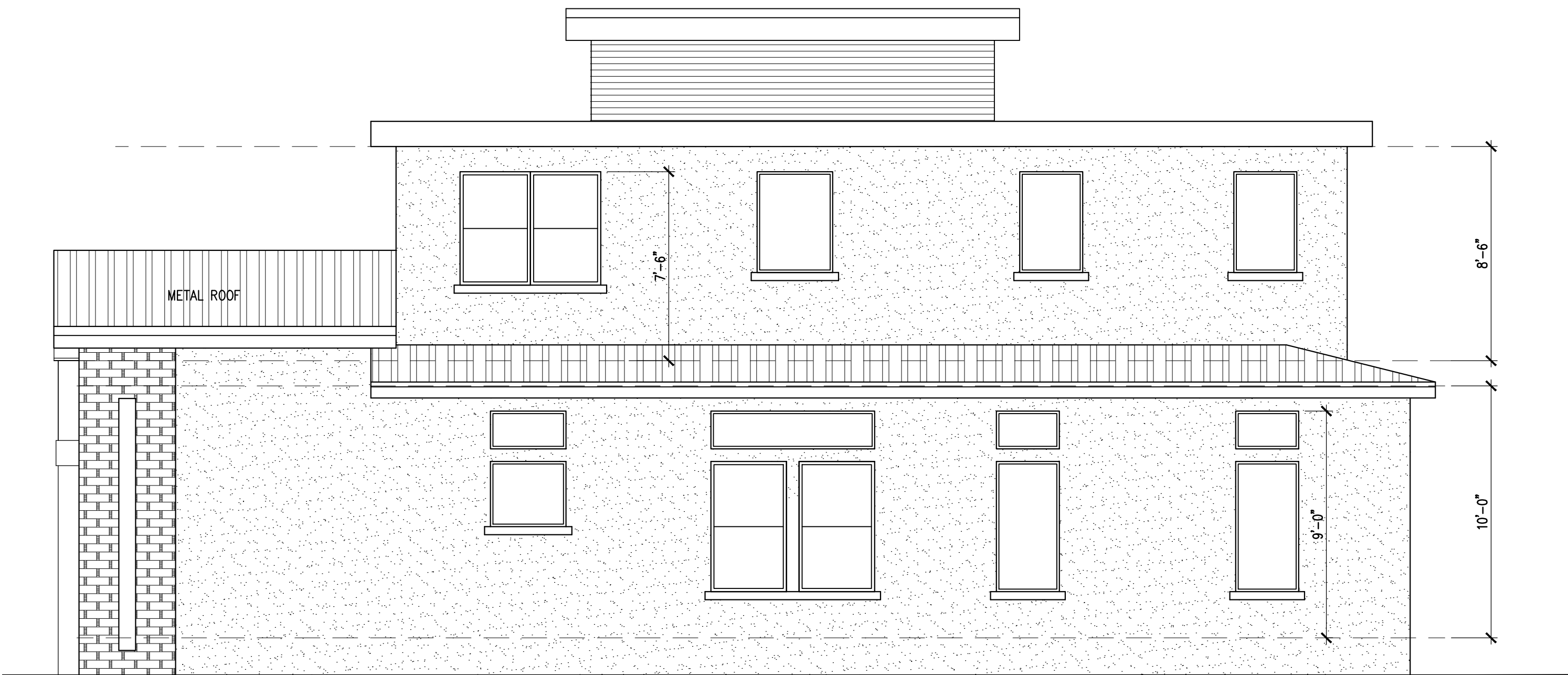
Sheet No:



A "FRONT ELEVATION"
PARCEL-B
(PLAN A2) 1/4"=1'-0"



B "LEFT SIDE ELEVATION"
PARCEL-B
(PLAN A2) 1/4"=1'-0"



C "RIGHT SIDE ELEVATION"
PARCEL-B
(PLAN A2) 1/4"=1'-0"



D "REAR ELEVATION"
PARCEL-B
(PLAN A2) 1/4"=1'-0"

Designer:



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SUNNYVALE, CA 94087
APN: 309-46-053

Owner:

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2088 E ELENDA DR.
CUPERTINO, CA 95014

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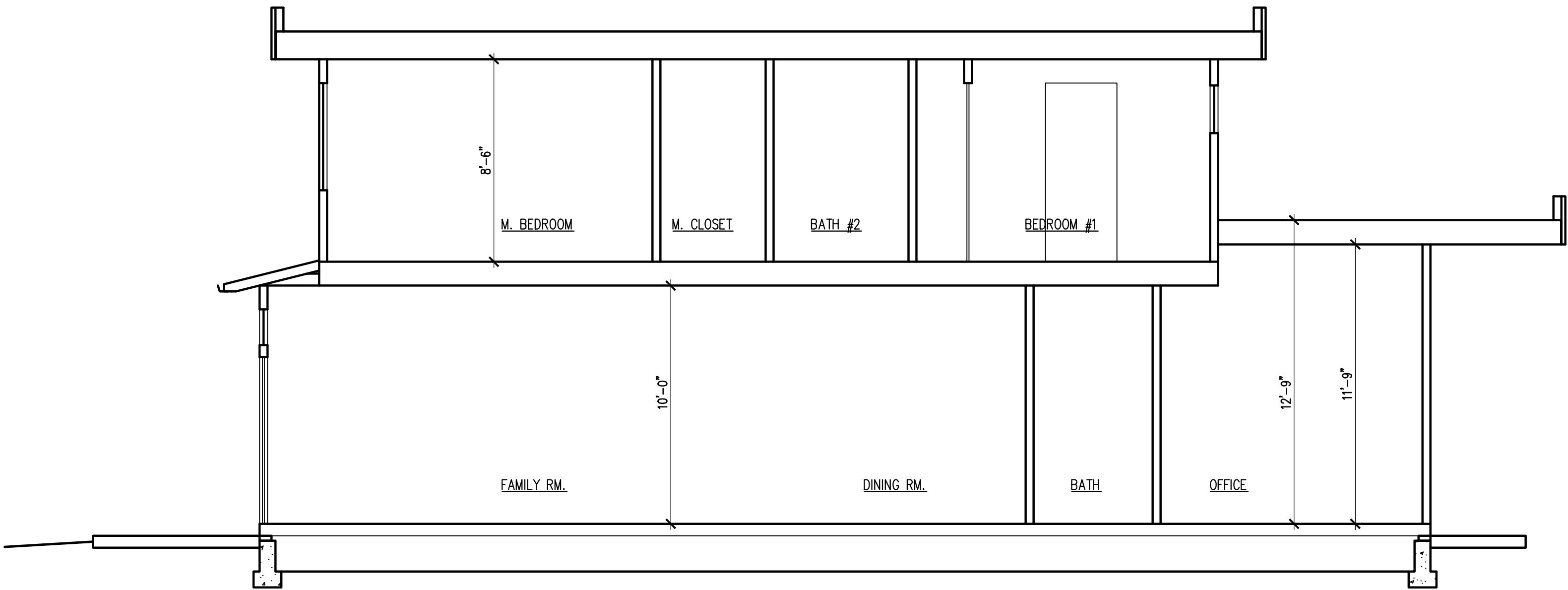
No.	Revision/Issue	Date
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Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18
Sheet Title:	

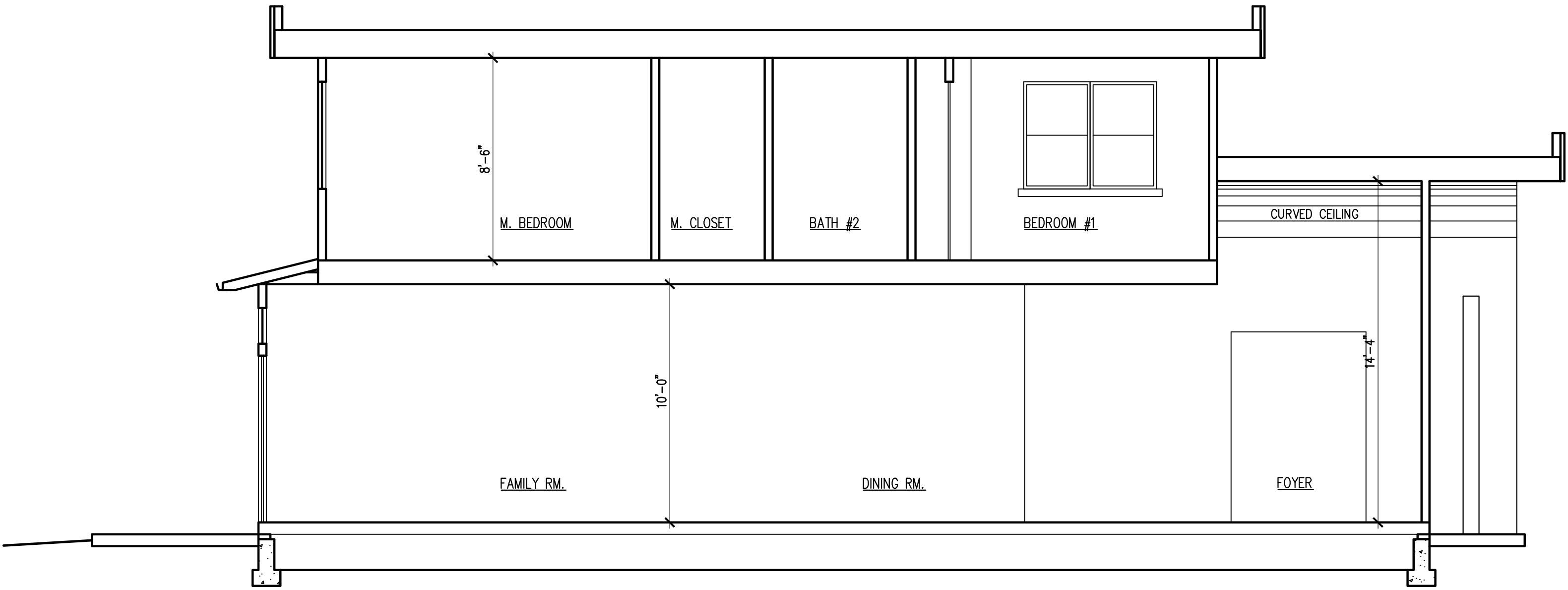
"EXTERIOR ELEVATIONS-PLAN A2"

Sheet No:

A-6



"SECTION A-A"
PARCEL-A
(PLAN A1)
1/4"=1'-0"



"SECTION B-B"
PARCEL-B
(PLAN A2)
1/4"=1'-0"

Designer:

aks

BUILDING
DESIGN

AKS BUILDING DESIGN

AMAN DULAY
(Principal Designer)
Tel: 408.375.8351
Fax: 650.941.8755
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Project:

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E. HOMESTEAD RD.
SUNNYVALE, CA 94087
APN: 309-46-053

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1		

Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"SECTIONS-PLAN A1 & A2"

Sheet No:



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.		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:	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:	Initials: Date:
4.2 Energy Efficiency	4.201.1 Scope Building meets or exceeds the requirements of the California Building Energy Efficiency Standards	Sheet:	Initials: Date:

4.3 Water Efficiency and Conservation	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>4.303.1.3 Showerheads.</p> <p>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.</p> <p>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.</p> <p>Note: A hand-held shower shall be considered a Showerhead.</p> <p>4.303.1.4 Faucets.</p> <p>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.</p> <p>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.</p> <p>4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.</p> <p>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.</p> <p>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p>	Initials: Date:
	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:

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4.3 Water Efficiency and Conservation	4.304.1 Outdoor potable water use in landscape areas. After December 1, 2019, 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 (MWEL0), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWEL0's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWEL0) and supporting documents are available at: www.water.ca.gov/wateruseefficiency/landscapeordnace/ 2. A water budget calculator is available at: www.water.ca.gov/wateruseefficiency/landscapeordnace/	Sheet:	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:	Initials: Date:
4.4 Material Conservation and Resource Efficiency	4.408.1 Construction waste management. Recycle and/or salvage or 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:	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:	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:	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:	Initials: Date:

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4.5 Environmental Quality	4.504.1 Covering of duct openings and protection of mechanical equipment during construction. Duct openings and other related air distribution component openings shall be covered during construction. 4.504.2 Finish material pollutant control. 4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. 4.504.2.2 Paints and coatings. Paints, stains and other coatings shall be compliant with VOC limits. 4.504.2.3 Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds. 4.504.2.4 Verification. Documentation shall be provided to verify that compliant VOC limit finish materials have been used. 4.504.3 Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following: 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF1 ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage™ Gold. 4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program. 4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1. 4.504.4 Resilient flooring systems. Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 201 0 (also known as Specification 01350). 4.504.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93J20 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.	Initials: Date:
4.5 Environmental Quality		Sheet:

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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:	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 ANSI/ACCA 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:	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 bulider or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.	Sheet:	Initials: Date:

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Designer:



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AMAN DULAY
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Project:

(2) NEW TWO STORY HOME

E. HOMESTEAD RD.
SUNNYVALE, CA 94087
APN: 309-46-053

Owner:

12561 PASEO CERRO GROUP
2088 E ELENDA DR.
CUPERTINO, CA 95014

No.	Submittals	Date
1	PLANNING	3/21/2018
2	PLANNING	6/20/2018
3	PLANNING	9/19/2018
4	PLANNING	11/14/2018

No.	Revision/Issue	Date
1		


Project:	E HOMESTEAD RD.
Scale:	As Shown
Date:	11/14/18

Sheet Title:

"CALGREEN CHECKLIST"

Sheet No:

CG-1



NEW HOME RATING SYSTEM, VERSION 7.0

SINGLE FAMILY CHECKLIST

Planning Sc

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (3), Energy (22), Indoor Air Quality/Health (6), Resources (6), and Water (8); and meet the prerequisites CALGreen Mandatory, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Points Targeted: 81.0

Certification Level: Silver

Single Family New Home v. 7.0

Two New Residences - E. Homestead Rd. APN: (309-46-053)

Measures		Points Targeted	Community	Energy	IAQ/Health	Resources	Water
CALGreen	Yes	CALGreen Res (REQUIRED)	4	1	1	1	1
A. SITE							
TBD	A1. Construction Footprint					1	
Yes	A2. Job Site Construction Waste Diversion						
Yes	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	2				2	
≥50%	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	2				2	
TBD	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility					1	
TBD	A3. Recycled Content Base Material					1	
TBD	A4. Heat Island Effect Reduction (Non-Roof)			1			
TBD	A5. Construction Environmental Quality Management Plan Including Flush-Out				1		
No	A6. Stormwater Control: Prescriptive Path						
TBD	A6.1 Permeable Paving Material	0					1
TBD	A6.2 Filtration and/or Bio-Retention Features						1
TBD	A6.3 Non-Leaching Roofing Materials						1
TBD	A6.4 Smart Stormwater Street Design		1				
TBD	A7. Stormwater Control: Performance Path						3

Draft GreenPoint Rated New Home Single Family Checklist Version 7.0

Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water
B. FOUNDATION					
No	B1. Fly Ash and/or Slag in Concrete			1	
TBD	B2. Radon-Resistant Construction		2		
TBD	B3. Foundation Drainage System			2	
TBD	B4. Moisture Controlled Crawlspace		1		
TBD	B5. Structural Pest Control				
TBD	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections			1	
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0			
C. LANDSCAPE					
45.91%	Enter the landscape area percentage				
No	C1. Plants Grouped by Water Needs (Hydrozoning)	0			1
No	C2. Three Inches of Mulch in Planting Beds	0			1
No	C3. Resource Efficient Landscapes				
No	C3.1 No Invasive Species Listed by Cal-IPC	0		1	
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size			1	
No	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0			3
Yes	C4. Minimal Turf in Landscape				
No	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	2			2
No	C4.2 Turf on a Small Percentage of Landscaped Area		1	1	
No	C5. Trees to Moderate Building Temperature	0	1	1	
No	C6. High-Efficiency Irrigation System	0			2
TBD	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil				2
TBD	C8. Rainwater Harvesting System				3
TBD	C9. Recycled Wastewater Irrigation System				1
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation				2
TBD	C11. Landscape Meets Water Budget				2
TBD	C12. Environmentally Preferable Materials for Site				
TBD	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing				
No	C13. Reduced Light Pollution	0	1		
TBD	C14. Large Stature Tree(s)		1		
TBD	C15. Third Party Landscape Program Certification				1
TBD	C16. Maintenance Contract with Certified Professional				1
D. STRUCTURAL FRAME AND BUILDING ENVELOPE					
TBD	D1. Optimal Value Engineering				
TBD	D1.1 Joists, Rafters, and Studs at 24 Inches on Center		1		2

Draft GreenPoint Rated New Home Single Family Checklist Version 7.0

Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water
D1.2 Non-Load Bearing Door and Window Headers Sized for Load					
TBD	D1.3 Advanced Framing Measures				1
TBD	D2. Construction Material Efficiencies				2
D3. Engineered Lumber					
TBD	D3.1 Engineered Beams and Headers				1
Yes	D3.2 Wood Joists or Web Trusses for Floors				1
TBD	D3.3 Engineered Lumber for Roof Rafters	1			
TBD	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications				1
TBD	D3.5 OSB for Subfloor	0			0.5
No	D3.6 OSB for Wall and Roof Sheathing	0			0.5
TBD	D4. Insulated Headers		1		
D5. FSC-Certified Wood					
No	D5.1 Dimensional Lumber, Sluds, and Timber	0			6
No	D5.2 Panel Products	0			3
D6. Solid Wall Systems					
TBD	D6.1 At Least 90% of Floors				
TBD	D6.2 At Least 90% of Exterior Walls		1		1
TBD	D6.3 At Least 90% of Roofs		1		1
No	D7. Energy Heels on Roof Trusses				
No	D8. Overhangs and Gutters	0	1		1
D9. Reduced Pollution Entering the Home from the Garage					
No	D9.1 Detached Garage	0		2	
No	D9.2 Mitigation Strategies for Attached Garage	0		1	
D10. Structural Pest and Rot Controls					
TBD	D10.1 All Wood Located At Least 12 Inches Above the Soil				1
TBD	D10.2 Wood Framing Treated With Borates or Factory-Impregnated, or Wall Materials Other Than Wood				1
No	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	0		1	1
E. EXTERIOR					
TBD	E1. Environmentally Preferable Decking				1
TBD	E2. Flashing Installation Third-Party Verified				2
TBD	E3. Rain Screen Wall System				2
Yes	E4. Durable and Non-Combustible Cladding Materials	1			1
TBD	E5. Durable Roofing Materials				
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1			1
TBD	E6. Vegetated Roof		2	2	
F. INSULATION					

Draft GreenPoint Rated New Home Single Family Checklist Version 7.0

Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water		
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1			1		
Yes	F1.2 Ceilings	1			1		
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
TBD	F2.1 Walls and Floors			1			
TBD	F2.2 Ceilings			1			
F3. Insulation That Does Not Contain Fire Retardants							
TBD	F3.1 Cavity Walls and Floors			1			
TBD	F3.2 Ceilings			1			
TBD	F3.3 Interior and Exterior			1			
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1		1			
TBD	G1.2 WaterSense Volume Limit for Hot Water Distribution				1		
TBD	G1.3 Increased Efficiency in Hot Water Distribution				2		
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2			2		
Yes	G2.2 WaterSense Bathroom Faucets	1			1		
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1			1		
TBD	G3. Pre-Plumbing for Graywater System				1		
TBD	G4. Operational Graywater System				3		
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. Sealed Combustion Units							
Yes	H1.1 Sealed Combustion Furnace	1			1		
Yes	H1.2 Sealed Combustion Water Heater	2			2		
TBD	H2. High Performing Zoned Hydronic Radiant Heating System			1	1		
H3. Effective Ductwork							
Yes	H3.1 Duct Mastic on Duct Joints and Seams	1		1			
TBD	H3.2 Pressure Balance the Ductwork System			1			
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		
H5. Advanced Practices for Cooling							
TBD	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms			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
Yes	H6.2 Advanced Ventilation Standards	1			1		
TBD	H6.3 Outdoor Air Ducted to Bedroom and Living Areas				2		

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Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water
H7. Effective Range Hood Design and Installation					
Yes	H7.1 Effective Range Hood Ducting and Design	1		1	
Yes	H7.2 Automatic Range Hood Control	1		1	
Yes	H8. No Fireplace or Sealed Gas Fireplace	1		1	
TBD	H9. Humidity Control Systems			1	
TBD	H10. Register Design Per ACCA Manual T			1	
Yes	H11. High Efficiency HVAC Filter (MERV 8+)	1		1	
I. RENEWABLE ENERGY					
TBD	I1. Pre-Plumbing for Solar Water Heating			1	
Yes	I2. Preparation for Future Photovoltaic Installation	1		25	
I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)					
I4. Net Zero Energy Home					
TBD	I4.1 Near Zero Energy Home			2	
TBD	I4.2 Net Zero Electric			4	
J. BUILDING PERFORMANCE AND TESTING					
TBD	J1. Third-Party Verification of Quality of Insulation Installation			1	
Yes	J2. Supply and Return Air Flow Testing	2		1	1
TBD	J3. Mechanical Ventilation Testing and Low Leakage			1	
TBD	J4. Combustion Appliance Safety Testing			1	
J5. Building Performance Exceeds Title 24 Part 6					
15.00%	J5.1 Home Outperforms Title 24 Part 6	25		60	
Yes	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1			
TBD	J7. Participation in Utility Program with Third-Party Plan Review			1	
TBD	J8. ENERGY STAR for Homes			1	
No	J9. EPA Indoor airPlus Certification	0		1	
TBD	J10. Blower Door Testing			2	
K. FINISHES					
K1. Entryways Designed to Reduce Tracked-In Contaminants					
Yes	K1.1 Individual Entryways	1			1
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0		2	
Yes	K3. Low-VOC Caulks and Adhesives	1			1
K4. Environmentally Preferable Materials for Interior Finish					
TBD	K4.1 Cabinets				2
TBD	K4.2 Interior Trim				2
TBD	K4.3 Shelving				2
TBD	K4.4 Doors				2
TBD	K4.5 Countertops				1
K5. Formaldehyde Emissions in Interior Finish Exceed CARB					

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Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water
No	K5.1 Doors	0			1
No	K5.2 Cabinets and Countertops	2			2
Yes	K5.3 Interior Trim and Shelving				2
TBD	K6. Products That Comply With the Health Product Declaration Open Standard				2
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1
L. FLOORING					
≥50%	L1. Environmentally Preferable Flooring	2			3
TBD	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential			3	
TBD	L3. Durable Flooring				1
Yes	L4. Thermal Mass Flooring	1		1	
M. APPLIANCES AND LIGHTING					
Yes	M1. ENERGY STAR® Dishwasher	1			1
CEE Tier 3	M2. CEE-Rated Clothes Washer	3		1	2
No	M3. Size-Efficient ENERGY STAR Refrigerator	0		2	
M4. Permanent Centers for Waste Reduction Strategies					
Yes	M4.1 Built-In Recycling Center	1			1
TBD	M4.2 Built-In Composting Center				1
M5. Lighting Efficiency					
Yes	M5.1 High-Efficacy Lighting	2		2	
TBD	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant			2	
N. COMMUNITY					
Yes	N1. Smart Development	2		1	1
TBD	N1.1 Infill Site		1		1
TBD	N1.2 Designated Brownfield Site			2	
TBD	N1.3 Conserve Resources by Increasing Density				2
TBD	N1.4 Cluster Homes for Land Preservation		1		1
TBD	N1.5 Home Size Efficiency	0			9
2800	Enter the area of the home, in square feet				
4	Enter the number of bedrooms				
TBD	N2. Home(s) Development Located Within 1/2 Mile of a Major Transit Stop		2		
N3. Pedestrian and Bicycle Access					
0	Enter the number of Tier 1 services		2		
0	Enter the number of Tier 2 services				
Yes	N3.2 Connection to Pedestrian Pathways	1	1		

Draft GreenPoint Rated New Home Single Family Checklist Version 7.0

Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water		
TBD	N3.3 Traffic Calming Strategies			2			
N4. Outdoor Gathering Places							
No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
TBD	N5.4 Social Gathering Space		1				
N6. Passive Solar Design							
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units			1			
No	N7.2 Full-Function Independent Rental Unit	0	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0	0.5			1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
TBD	O5. Home System Monitors			1			1
O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2				
Yes	O6.2 Green Building Signage	1		0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
INNOVATIONS							
TBD	Enter Innovation 1 description here. Enter up to four points at right.						
TBD	Enter Innovation 2 description here. Enter up to four points at right.						
TBD	Enter Innovation 3 description here. Enter up to four points at right.						
TBD	Enter Innovation 4 description here. Enter up to four points at right.						
Summary							
Total Available Points in Specific Categories							
	342	26	131	54	83	48	
Minimum Points Required in Specific Categories							
	50	2	25	6	6	6	

Draft GreenPoint Rated New Home Single Family Checklist Version 7.0

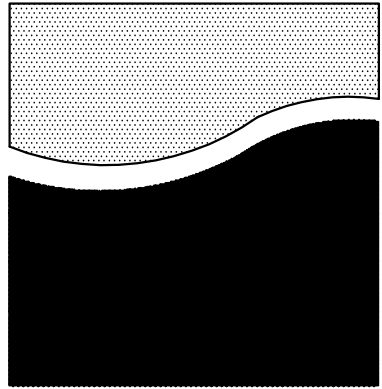
Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted	Community	Energy	IAQ/Health	Resources	Water		
N3.3 Traffic Calming Strategies							
No	N4. Outdoor Gathering Places						
TBD	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1				
TBD	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services		1				
N5. Social Interaction							
No	N5.1 Residence Entries with Views to Callers	0	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
TBD	N5.4 Social Gathering Space		1				
N6. Passive Solar Design							
TBD	N6.1 Heating Load			2			
TBD	N6.2 Cooling Load			2			
N7. Adaptable Building							
TBD	N7.1 Universal Design Principles in Units			1			
No	N7.2 Full-Function Independent Rental Unit	0	1				
O. OTHER							
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R
No	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	0	0.5			1	0.5
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5
TBD	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals			0.5	0.5	0.5	0.5
TBD	O5. Home System Monitors			1			1
O6. Green Building Education							
Yes	O6.1 Marketing Green Building	2	2				
Yes	O6.2 Green Building Signage	1		0.5			0.5
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R
TBD	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation					1	
INNOVATIONS							
TBD	Enter Innovation 1 description here. Enter up to four points at right.						
TBD	Enter Innovation 2 description here. Enter up to four points at right.						
TBD	Enter Innovation 3 description here. Enter up to four points at right.						
TBD	Enter Innovation 4 description here. Enter up to four points at right.						
Summary							
Total Available Points in Specific Categories							
	342	26	131	54	83	48	
Minimum Points Required in Specific Categories							
	50	2	25	6	6	6	

Draft GreenPoint Rated New Home Single Family Checklist Version 7.0

Two New Residences - E. Homestead Rd. APN: (309-46-053)

Points Targeted



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E. HOMESTEAD
HOMES PROJECT

E. HOMESTEAD
SUNNYVALE, CA

ISSUE DATE



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Approved PJR
Drawn JH Reviewed PJR
Project No. 18.41
Scale Issue Date 05.14.18

LANDSCAPE
PLANTING PLAN

L1.0

Sheet of

PLANT LIST:						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	PISTACIA CHINESE	CHINESE PISTACHE	1	24" BOX	STANDARD	LOW
T2	CERCIS C. FOREST PANSY	EASTERN REDBUD	1	18 GAL	STANDARD	LOW
T3	LAGERSTROEMIA H. 'ARAPAHO'	HYBRID CRAPE MYRTLE	1	18 GAL	STANDARD	LOW
SHRUBS						
S1	RHAPHIOLEPIS U. MINOR	YEDDO HAWTHORN	---	5 GAL		LOW
S2	PHORHUTUM U. JESTER	HYBRID FLAX	---	5 GAL		LOW
S3	ALOE MACULATA	SOAP ALOE	---	5 GAL		LOW
S4	UESTRIMGIA F. MORNING LIGHT	COAST ROSEMARY	---	5 GAL		LOW
S5	NANDINA D. COMPACTA	HEAVENLY BAMBOO	---	1 GAL		LOW
S6	DIANELLA C. 'CASSA BLUE'	CASSA BLUE FLAX LILY	---	5 GAL		LOW
S7	JUNCUS PATENS	CALIFORNIA GREY RUSH	---	5 GAL		LOW
S8	FENNISETUM ORIENTALE	CHINESE FOUNTAIN GRASS	---	5 GAL		LOW
GROUND COVERS						
G1	CALIFORNIA NATIVE SOD-DELTA BLUEGRASS	NATIVE MOU FREEE	---	SOD		LOW
G2	SATUREJA DOUGLASII	YERBA BUENA	---	FLATS	18" O.C.	LOW

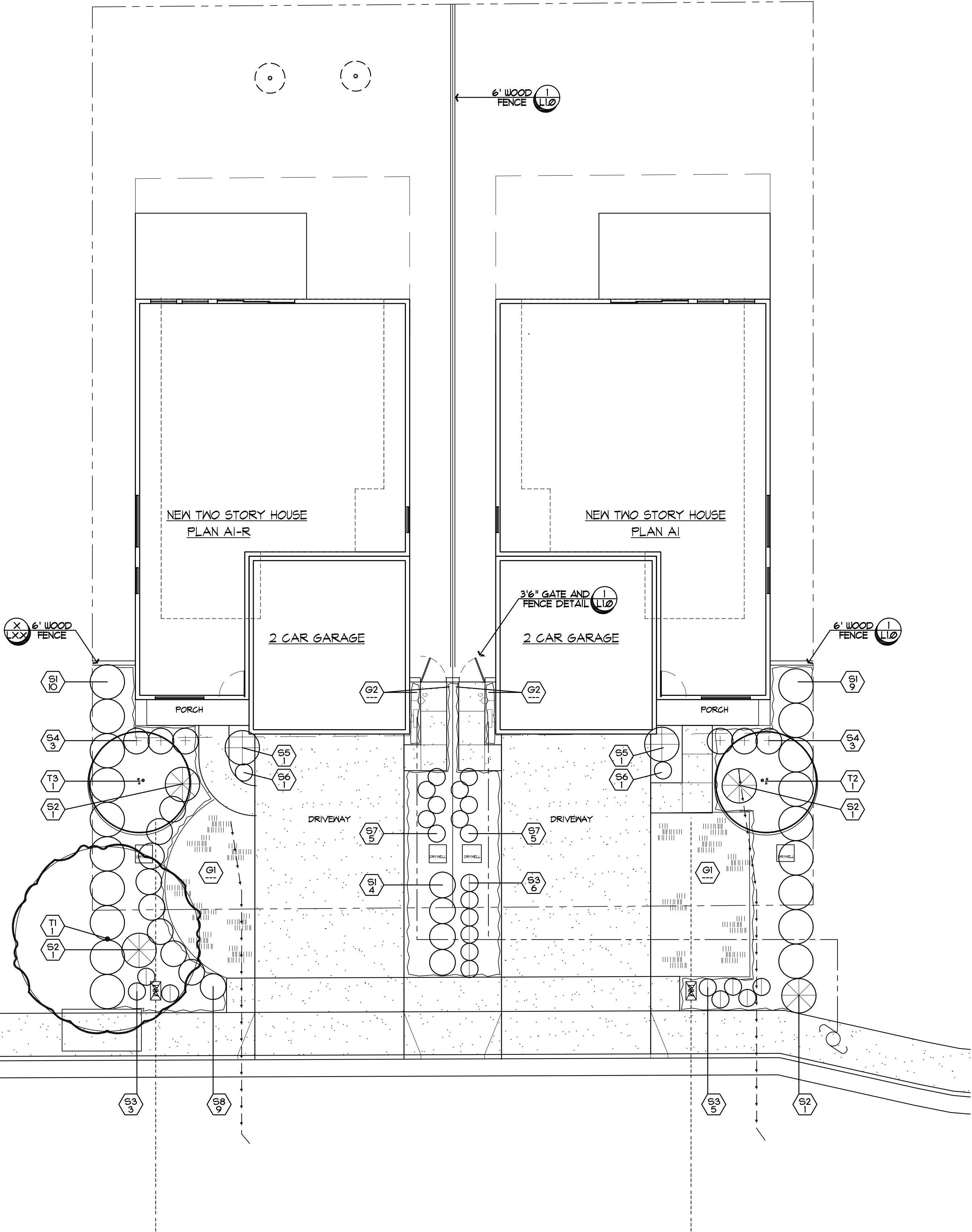
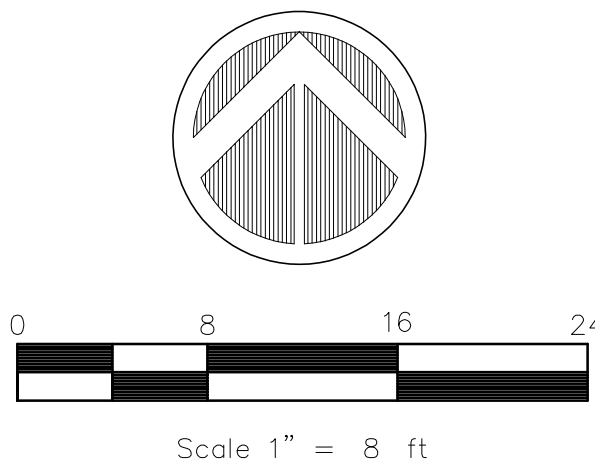
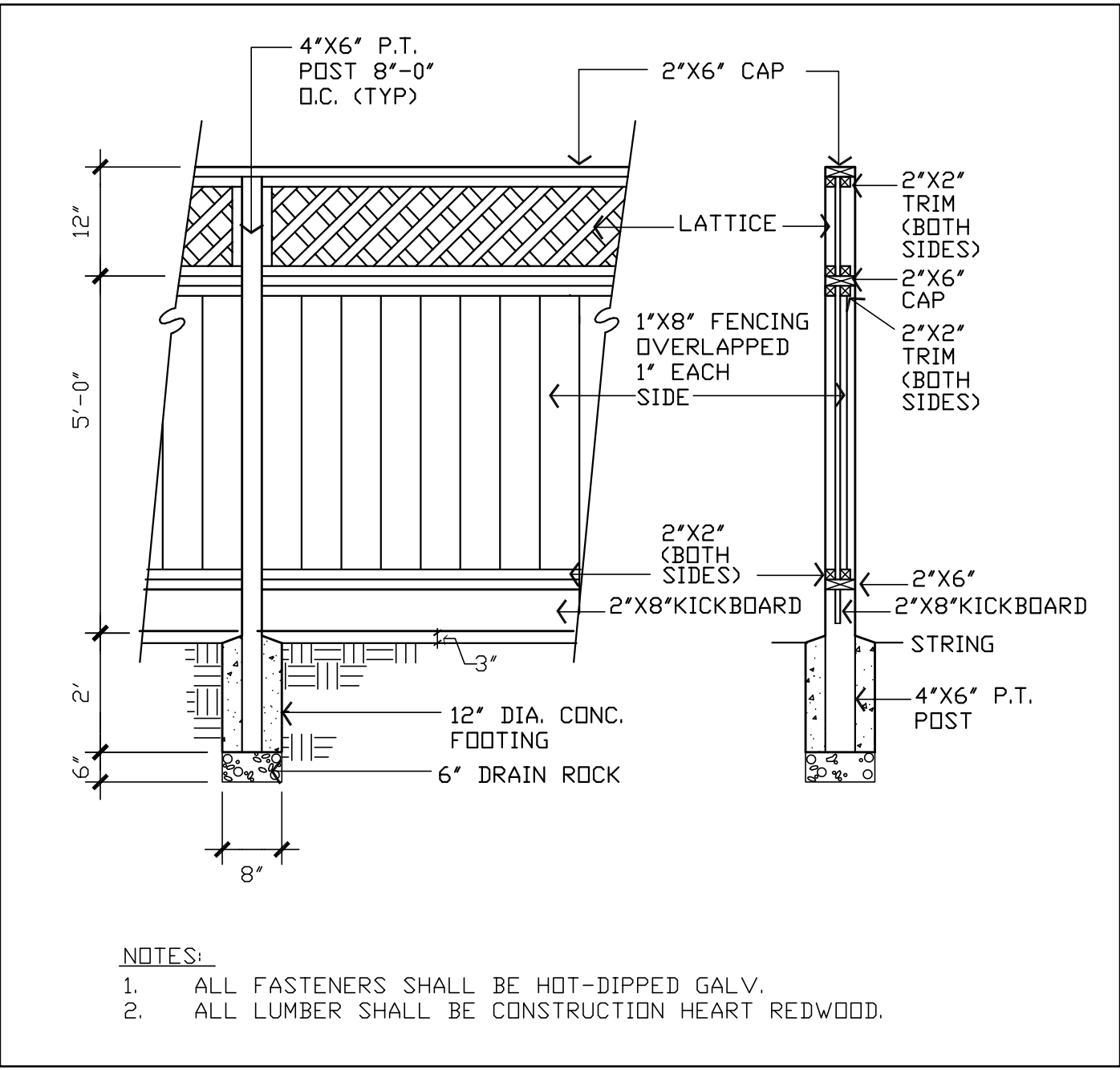
PLANT NOTES:

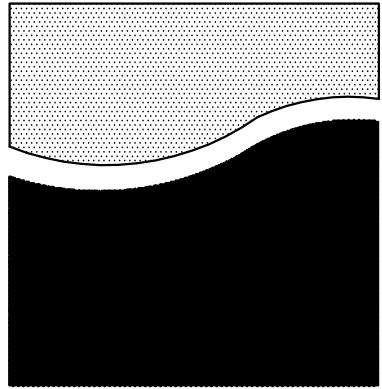
- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600

PLANT SYMBOLS

- ⊗⊗⊗ INDICATES PLANT KEY
XX INDICATES PLANT QUANTITY

FENCE DETAIL





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E. HOMESTEAD
HOMES PROJECT

E. HOMESTEAD
SUNNYVALE, CA

ISSUE DATE

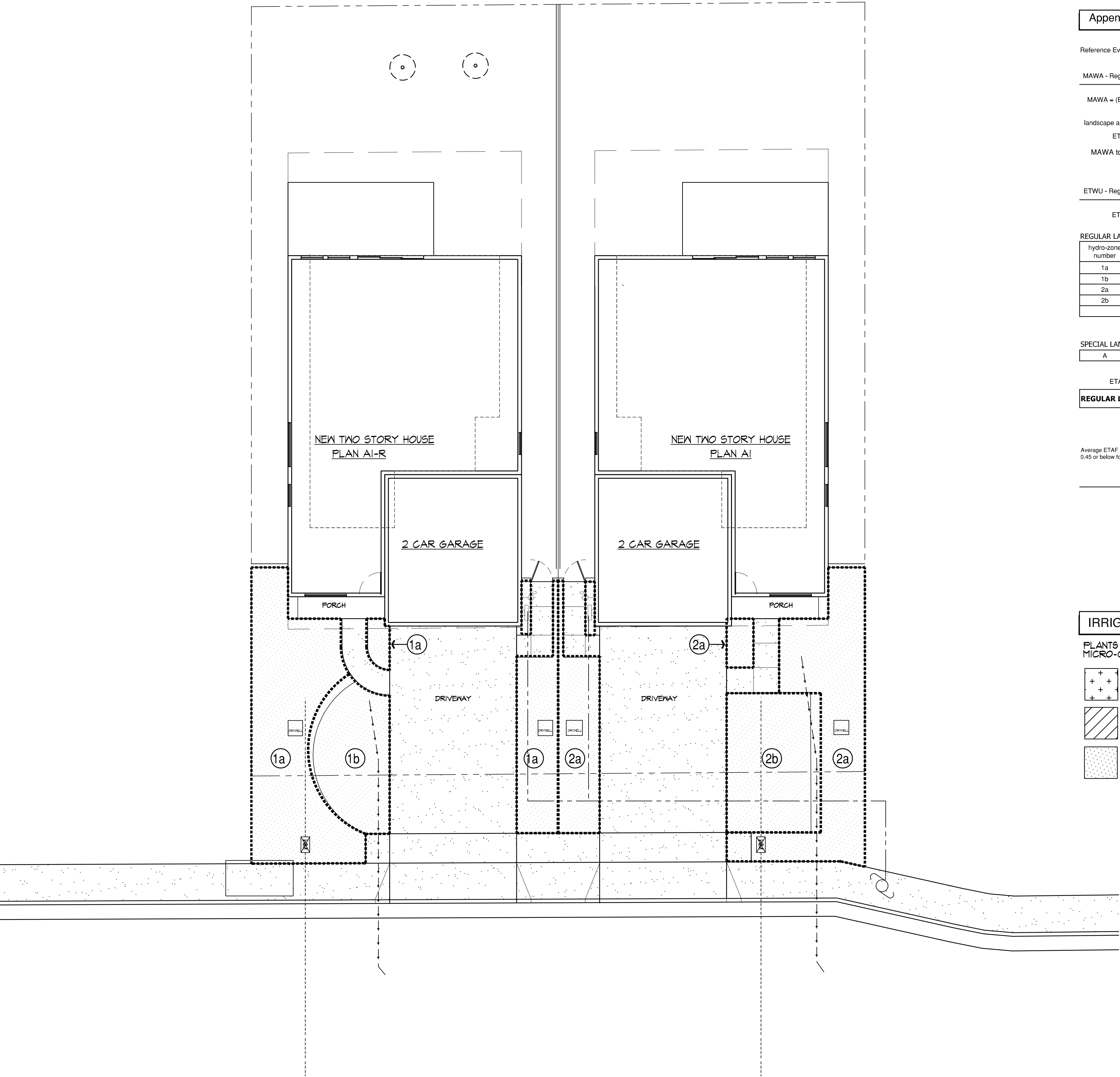


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Approved	PJR
Drawn	JH
Project No.	18.41
Scale	1/8"=1'-0"
Issue Date	05.14.18

LANDSCAPE
HYDROZONE PLAN

L2.0



Appendix B - Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 42.9

MAWA - Regular Landscape Areas

$$MAWA = (ETo) \times (0.62) \times [(0.55 \times LA) + ((1-.55 \times LA))]$$

landscape area 1,544 s.f.

ETAF .55 average ETAF for regular landscape areas must be 0.55 residential areas, and 0.45 for non-residential areas.

MAWA total 22,587 gallons per year

ETWU - Regular Landscape Areas

$$ETWU = (ETo) \times (0.62) \times (ETAF \times LA)$$

REGULAR LANDSCAPE AREAS

hydro-zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU
1a	Low	0.2	drip	0.85	0.235	582	136.9	3,642
1b	Low	0.2	sprinkler	0.75	0.267	189	50.4	1,341
2a	Low	0.2	drip	0.85	0.235	529	124	3,311
2b	Low	0.2	sprinkler	0.75	0.267	244	65	1,731
TOTALS						1,544	376.88	10,024

SPECIAL LANDSCAPE AREAS

A	NOT IRRIGATED	0				0	0	0
TOTALS						0	0	0

ETAF calculations

REGULAR LANDSCAPE AREAS

Total ETAF x area 376.88

Total area 1,544 s.f.

Average ETAF 0.244

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ALL LANDSCAPE AREAS

Total ETAF x area 377

Total area 1,544 s.f.

Average ETAF 0.24

TOTALS

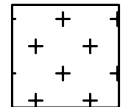
MAWA total 22,587 gallons per year

ETWU total 10,024 gallons per year

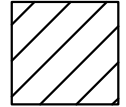
55.6 Percentage reduction of Potable Irrigation Water

IRRIGATION HYDRO-ZONE LEGEND

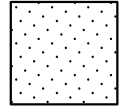
PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.



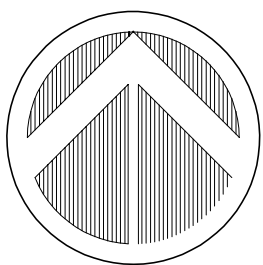
HIGH WATER REQUIREMENT



MEDIUM WATER REQUIREMENT



LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)



0 8 16 24
Scale 1" = 8' ft



Know what's below.
Call before you dig.