

ZSD ARCHITECTS, INC.  
ARCHITECTURE . PLANNING . ILLUSTRATION

756 University Ave.  
Los Altos CA 94022  
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cel. 408.464.5631



henryzheng@yahoo.com  
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## PROPOSED RESIDENCE

## YAN RESIDENCE

### PROJECT DESCRIPTIONS

THIS PROJECT IS TO DEMOLISH AN EXISTING ONE STORY HOUSE AND BUILD A NEW 4,148 S.F. TWO STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED DAYLIGHT BASEMENT 2-CAR GARAGE.

OWNER:	JUN ZHANG
ADDRESS:	353 COSTELLO DRIVE, LOS ALTOS, CA
APN:	167-28-009
OCCUPANCY:	R-3 / U
CONSTRUCTION TYPE:	VB
ZONING:	R1-10
NUMBER OF STORIES:	1

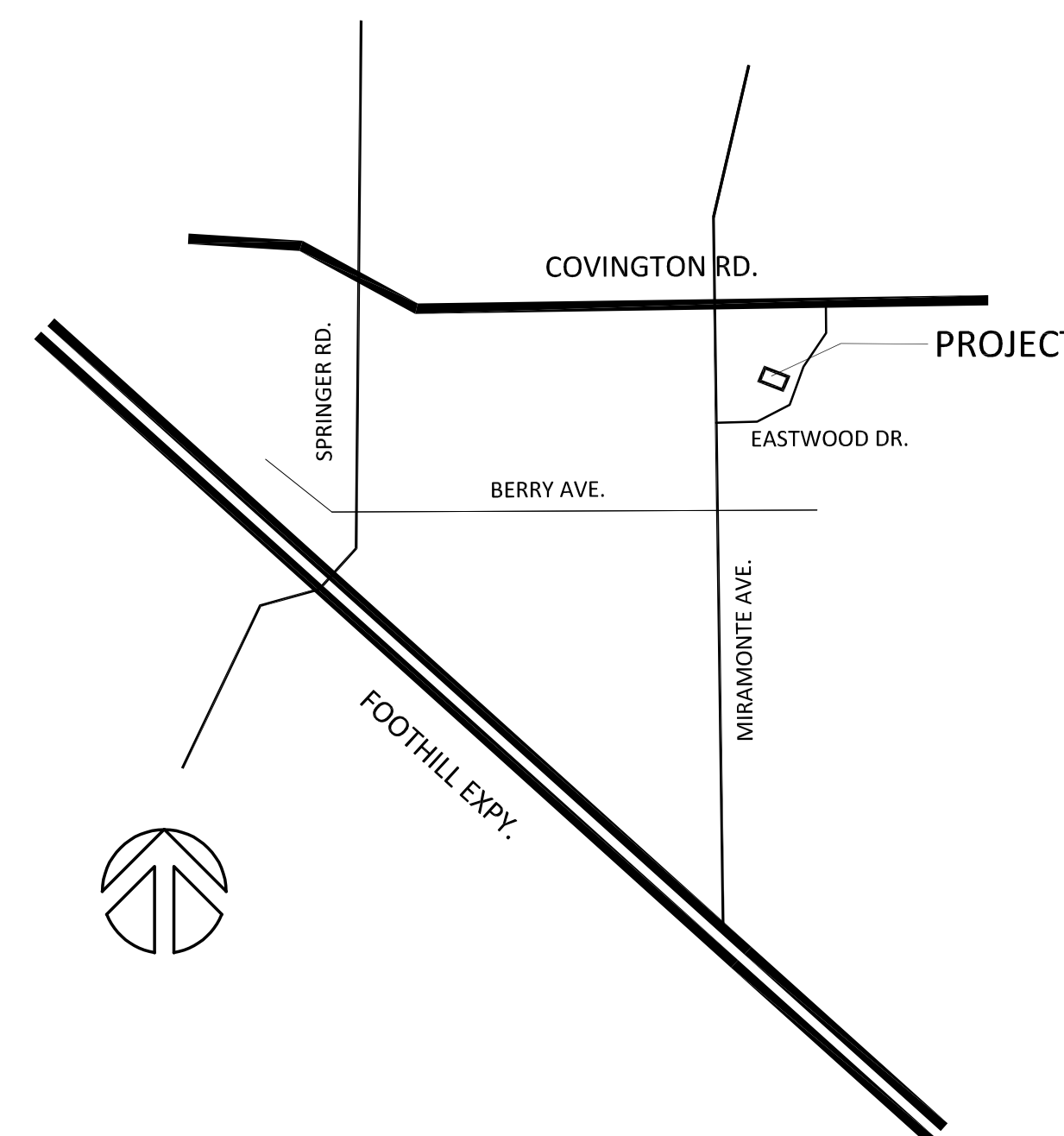
### CODE INFORMATION

- 2023 CALIFORNIA BUILDING CODE (C.B.C.) STRUCTURAL ONLY
- 2023 CALIFORNIA RESIDENTIAL CODE
- 2023 CALIFORNIA MECHANICAL CODE
- 2023 CALIFORNIA PLUMBING CODE
- 2023 CALIFORNIA ELECTRIC CODE
- 2019 CALIFORNIA ENERGY CODE (2019 BUILDING ENERGY EFFICIENCY STANDARDS)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF LOS ALTOS ORDINANCES

### PROJECT DATA

NET LOT AREA:	(0.42± ACRES) 18,430 ± S.F.		
LOT COVERAGE	EXISTING	PROPOSED	ALLOWED / REQUIRED
	2,310 ± S.F. 12.53 %	3,019.2 S.F. +1,172.8 S.F. (ADU) 16.4 % +6.4% (ADU)	6,450.5 S.F. +1,200 S.F. (ADU) 35 %
FLOOR AREA	2,310 S.F. 12.53 %	2,299.6 (1ST) S.F. +1,543.9 (2ND) =3,843.5 S.F. 4,318.2 (BASEMENT) + 1,172.8 S.F. (ADU) 23.4 % +6.4% (ADU)	4,593 S.F. +1,200 S.F. (ADU)
	2,310 S.F.	3,843.5 S.F. + 4,318.2 (BASEMENT) + 1,172.8 (ADU) =9,334.5 SF	
LIVABLE AREA	2,310 S.F.	3,843.5 S.F. + 4,318.2 (BASEMENT) + 1,172.8 (ADU) =9,334.5 SF	
SETBACK			
FRONT	1ST STORY	26.5± FEET	26'-5"
	2ND STORY		25 FEET
REAR	1ST STORY	53.5± FEET	41'-10"
	2ND STORY		25 FEET
RIGHT SIDE	1ST STORY	10± FEET	10'-3"
	2ND STORY		10 FEET
LEFT SIDE	1ST STORY	7.5± FEET	8'-3" (ADU)
	2ND STORY		17.5 FEET
HEIGHT	1ST STORY	16.5 ± FEET	24'-2"
	2ND STORY		27 FEET
NET LOT AREA:	(0.39± ACRES) 116,852 ± S.F.		
FRONT YARD HARDSCAPE AREA	1,676.5 S.F.		
LANDSCAPE BREAKDOWN	EXISTING	PROPOSED CHANGE	EXISTING / PROPOSED
HARDSCAPE AREA	659.7 S.F.	131.6 S.F.	791.3 S.F.
SOFTSCAPE AREA	1,357.4 S.F.	-131.6 S.F.	1,225.8 S.F.
BUILDING BREAKDOWN	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,910 S.F.	7,424.5 S.F.	9,334.5 S.F.
NON-HABITABLE LIVING AREA	400 S.F.	319.6 S.F.	719.6 S.F.

### VICINITY MAP



### DRAWING INDEX

- T.0 PROJECT DATA, VICINITY MAP, DRAWING INDEX
- C.0 TOPOGRAPHICAL & BOUNDARY SURVEY
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- L-2 PLANTING SCHEDULE & PLANT PHOTOS
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- A1.1 AREA CALCULATION
- A1.2 NEIGHBORHOOD CONTEXT MAP AND AREA CALCULATION
- A1.3 TREE PROTECTION PLAN
- A2.1 GROUND FLOOR PLAN
- A2.2 2ND FLOOR PLAN
- A2.3 BASEMENT FLOOR PLAN
- A2.4 ROOF PLAN
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- A3.1 FRONT AND RIGHT ELEVATIONS
- A3.2 REAR AND LEFT ELEVATIONS
- A4.1 SECTIONS A-A AND B-B
- MATERIAL COLOR BOARD

ALEX YAN

1047 EASTWOOD DRIVE  
LOS ALTOS,  
CALIFORNIA, 94024  
523.965.1231 cel

06.16.23 PLANNING SUBMITTAL

Rev. Date Issue

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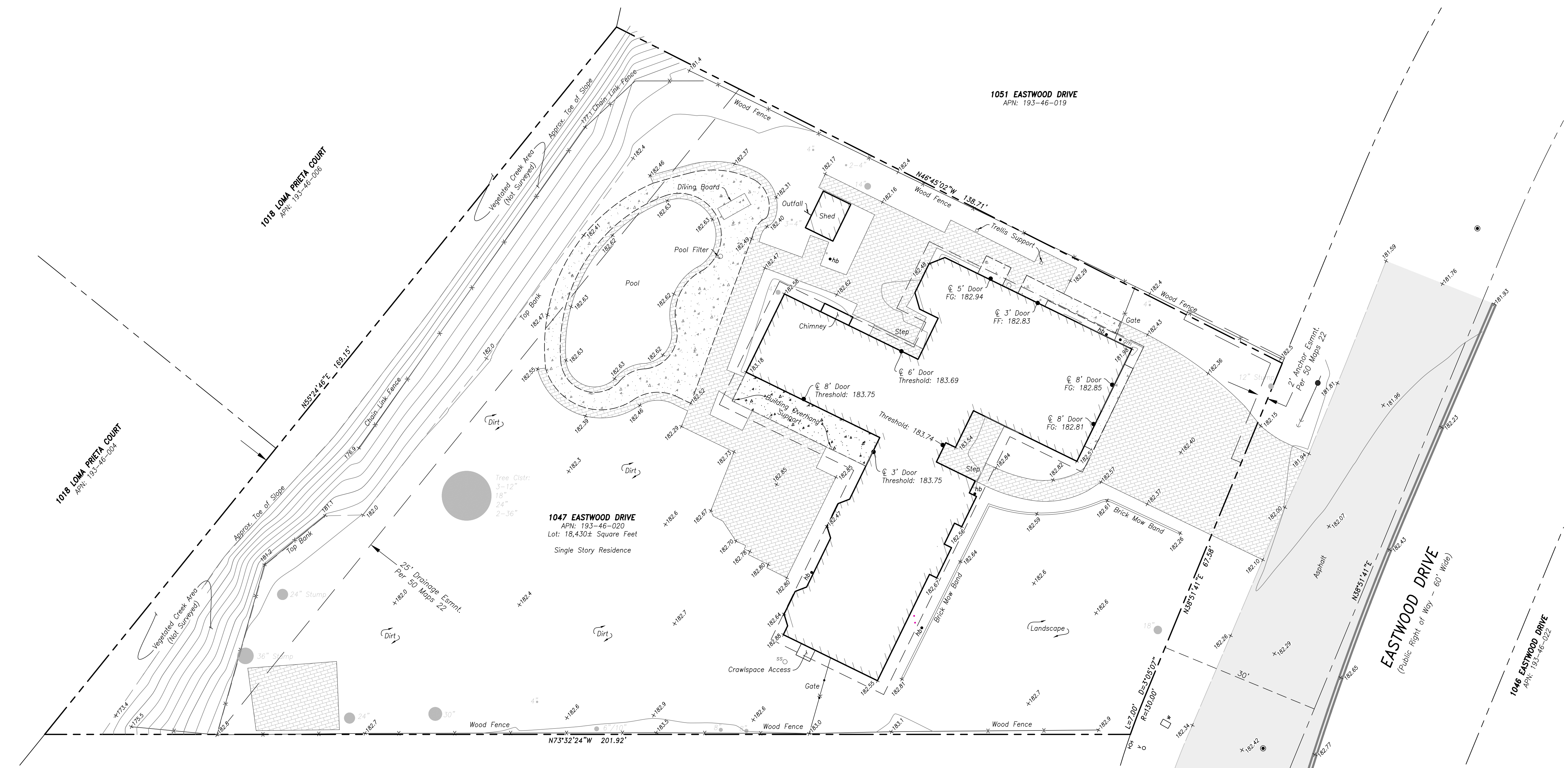
Project No: 2024-08

Date: 05-08-2024

Scale: N.T.S.

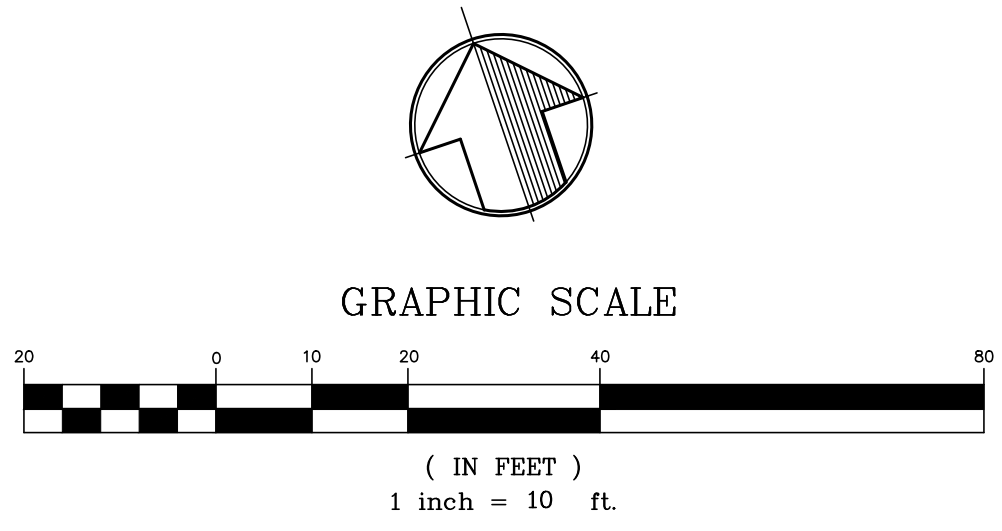
TITLE SHEET

T.0



**Legend**

	Adjoiner		Fire Hydrant
	Building Footprint		Guy Wire
	Building Overhang		Hose Bib
	Boundary		Irrigation Box
	Centerline		Sanitary Sewer Cleanout
	Concrete		Sanitary Sewer Manhole
	Concrete Grade Break		Sign
	Curb & Gutter		Spot Elevation
	Easement		Survey Monument
	Edge of Pavement		Tree Trunk Diameter / Approximate Drip Line
	Fenceline		Utility PVC
	Concrete		Utility Pole
	Brick/Paver		Water Meter
			Water Valve



**General Notes:**

- All features shown hereon represent surface conditions of the project area compiled from a field survey performed in April, 2024. Surveyor made no attempts to determine the extent or existence of and utilities not service visible.
- Property line and easement information shown hereon is based upon Book 50 of Maps, Page 22, and the Preliminary Title Report prepared by Orange Coast Title Co. of Northern California as Order No. 520-23900900-60, dated January 9, 2024.

**Basis Of Bearings:**

Bearings shown hereon are based upon the monumented centerline of Eastwood Drive as shown on that certain map filed for record in Book 50 of Maps at Page 32 of Santa Clara County Records.

**Datum Note:**

Horizontal datum is based upon an assumed local coordinate system. Vertical datum is based upon City of Los Altos Benchmark #29, a Monument in the top of curb at south side of Covington at BC. Elevation taken as 172.37, NAVD88.

**SURVEY CONTROL POINTS**

DESIGNATION	NORTHING	EASTING	ELEVATION	DESCRIPTION
2	4886.26	9852.54	183.58	2.5" BRASS DISC
3	5244.97	10122.53	178.46	2.5" BRASS DISC
4	4877.46	9896.38	183.45	2.5" BRASS DISC

	DATE
	4/26/24
	SCALE
	1"=10'
	DRAWN
	C.Hawkins
	CHECKED
	JOB NO.
	524033
	SHEET NO. 1
	OF 1

**MOUNTAIN PACIFIC SURVEYS**

1735 Enterprise Dr, Suite 109  
Fairfield, CA 94533  
PH (707) 425-6334  
FAX (707) 425-1969

**BOUNDARY & TOPOGRAPHIC SURVEY**

**1047 EASTWOOD DRIVE**

CITY OF LOS ALTOS - SANTA CLARA COUNTY - CALIFORNIA

Call USA at:  
1-800-227-2600



AT LEAST 48 HOURS  
BEFORE YOU DIG!

ALL CONTRACTOR AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL REFER TO SCVUR POLLUTION PREVENTION PROGRAM - CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS) AND BECOME FAMILIAR WITH ITS CONTENTS PRIOR TO CONSTRUCTION

EXISTING LEGEND:

	Adjoiner		Fire Hydrant
	Building Footprint		Guy Wire
	Building Overhang		Hose Bib
	Boundary		Irrigation Box
	Centerline		Sanitary Sewer Cleanout
	Concrete		Sanitary Sewer Manhole
	Concrete Grade Break		Sign
	Curb & Gutter		Spot Elevation
	Easement		Survey Monument
	Edge of Pavement		Tree Trunk Diameter / Approximate Drip Line
	Fenceline		Utility PVC
	Concrete		Utility Pole
	Brick/Paver		Water Meter
			Water Valve

PROPOSED LEGEND:

	EXISTING SPOT ELEVATION
	FLOWLINE ELEVATION
	RIM ELEVATION
	DRAINAGE SLOPE AND DIRECTION
	4" HDPE @ MIN 1.5%
	2" FORCE MAIN
	8" DRAIN BASIN W/ SOLID COVER (NYLOPLAST OR EQUIVALENT)
	8" DRAIN BASIN W/ GRATE TOP (NYLOPLAST OR EQUIVALENT)
	BUBBLER BOX
	ROOF DRAIN DOWNSPOUT

GENERAL NOTES:

- DO NOT DOWEL IN NEW DRIVEWAY AND WALKWAY INTO THE BACK OF EXISTING CONCRETE CURB
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB & GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 974-2680.
- PRIOR TO COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

STORMWATER COMPLIANCE NOTES:

- THE PROJECT CREATES AND/OR REPLACES LESS THAN ONE ACRE OF IMPERVIOUS SURFACES.
- THE FOLLOWING SITE DESIGN MEASURES ARE PROPOSED:
  - PROTECT EXISTING TREES AND SOIL.
  - DIRECT ROOF RUNOFF ONTO VEGETATED AREA
- THE FOLLOWING SOURCE CONTROL MEASURES ARE PROPOSED:
  - DROUGHT TOLERANT LANDSCAPING
  - USE WATER EFFICIENT IRRIGATION SYSTEM

TOPOGRAPHIC SURVEY BY MOUNTAIN PACIFIC SURVEYS, DATED APRIL 26, 2024

General Notes:

- All features shown hereon represent surface conditions of the project area compiled from a field survey performed in April, 2024. Surveyor made no attempts to determine the extent or existence of and utilities not service visible.
- Property line and easement information shown hereon is based upon Book 50 of Maps, Page 22, and the Preliminary Title Report prepared by Orange Coast Title Co. of Northern California as Order No. 520-23909900-60, dated January 9, 2024.

Basis Of Bearings:

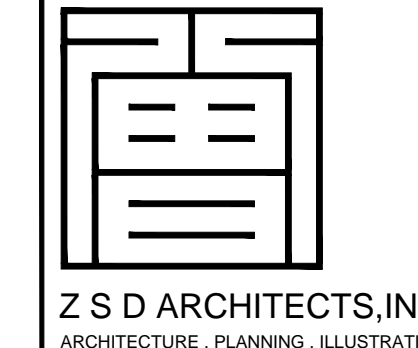
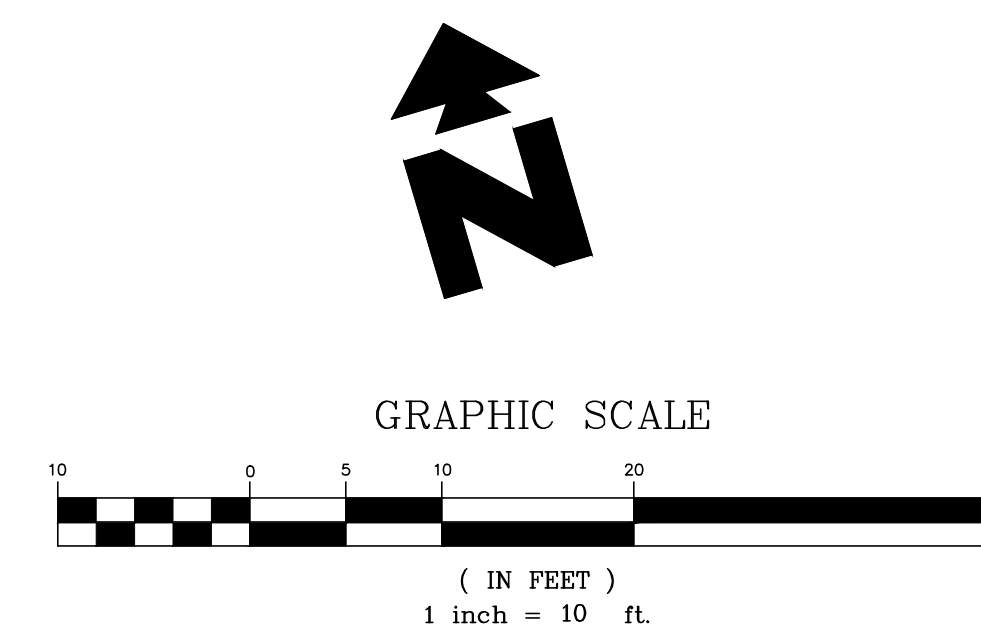
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Datum Note:

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GENERAL GRADING NOTES:

- ALL GRADING AND SITE PREPARATION SHALL CONFORM WITH SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT
- ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE COUNTY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS
- PRIOR TO ANY EXCAVATION OF THE PROJECT SITE, THE OPERATOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS AND STAKES.
- ALL INDICATED ELEVATIONS ARE FINISHED ELEVATIONS.
- FIELD VERIFY LOCATIONS, SIZES AND IF APPLICABLE INVERTS OF EXISTING UTILITIES FOR PROPOSED CONNECTIONS PRIOR TO CONSTRUCTION.
- LOCATE AND PROTECT ALL UTILITIES ASSOCIATED WITH THE PROJECT PRIOR TO CONSTRUCTION.
- INSTALL SILT CONTROL MEASURES BEFORE BEGINNING SITE WORK. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTION. PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
- INSTALL ALL APPROPRIATE TREE PROTECTION MEASURES PRIOR TO GRADING
- ALL ROOF DRAIN WILL BE DISCHARGED ONTO VEGETATED AREA PRIOR TO LEAVING SITE



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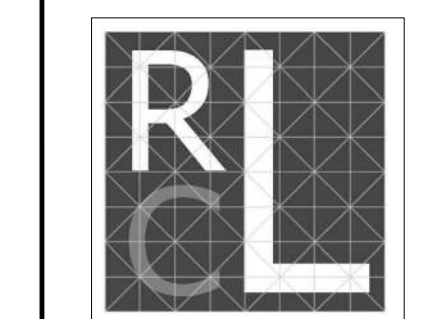
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REV	BY	DATE	REVISIONS



CHAN SIANG LOH, P.E.

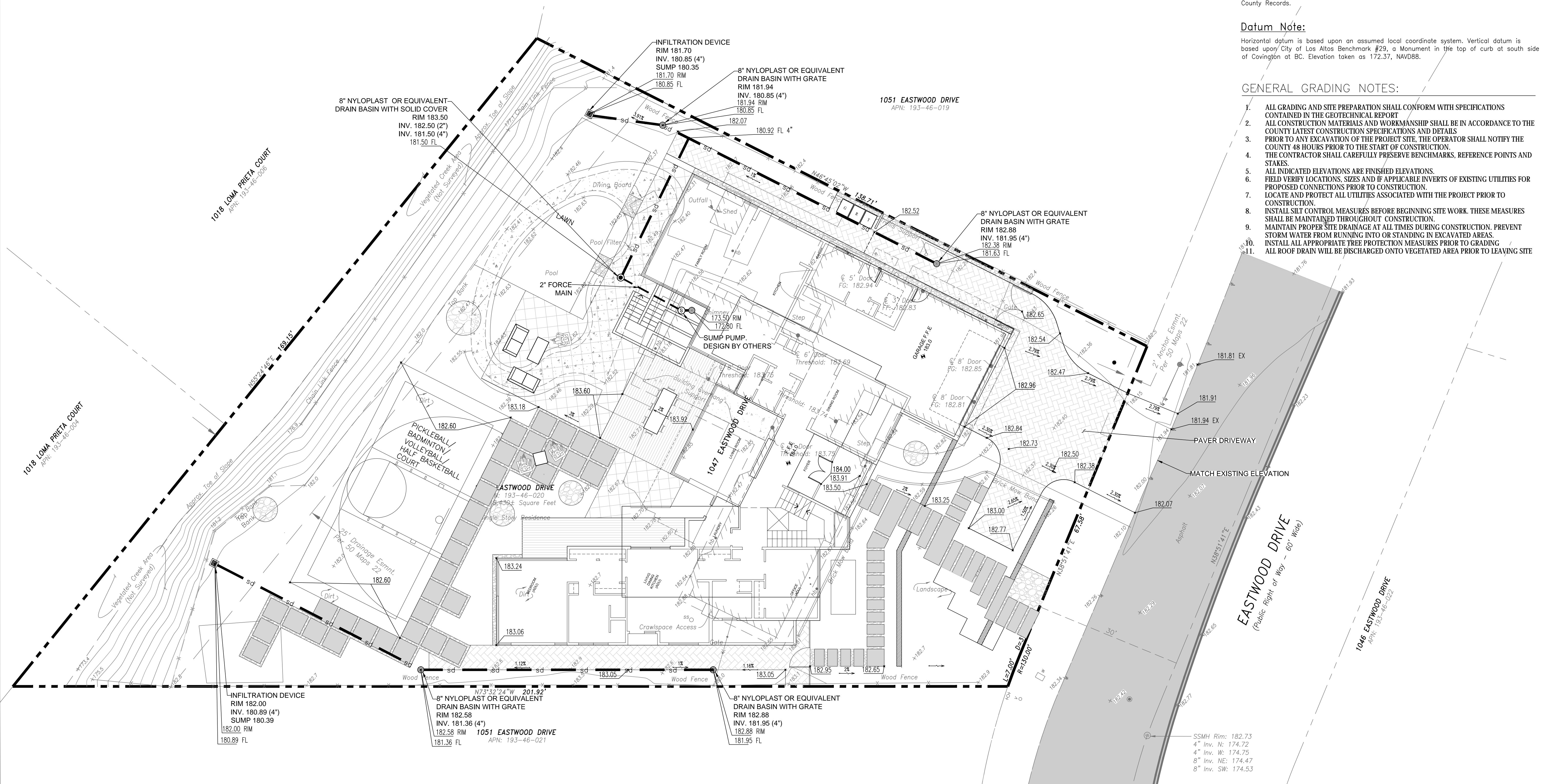
ECL STRUCTURAL ENGINEERS, INC.  
P. 408.463.6632  
info@eclse.com  
570 E. El Camino Real Ste. D  
Sunnyvale, CA 94087



RESIDENCE  
GRADING & DRAINAGE PLAN  
1047 EASTWOOD DRIVE  
LOS ALTOS, CALIFORNIA  
Project No: XXXX-XX | Designed: RK | Checked: RL | Date: 08-23-24

SHEET  
CC1

PROJECT #



YAN  
RESIDENCE

1047 EASTWOOD DRIVE  
LOS ALTOS, CA  
APN: 193-46-020

YH  
LANDSCAPE DESIGN

3357 SAINT MICHAEL CT  
PALO ALTO, CA 94306  
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

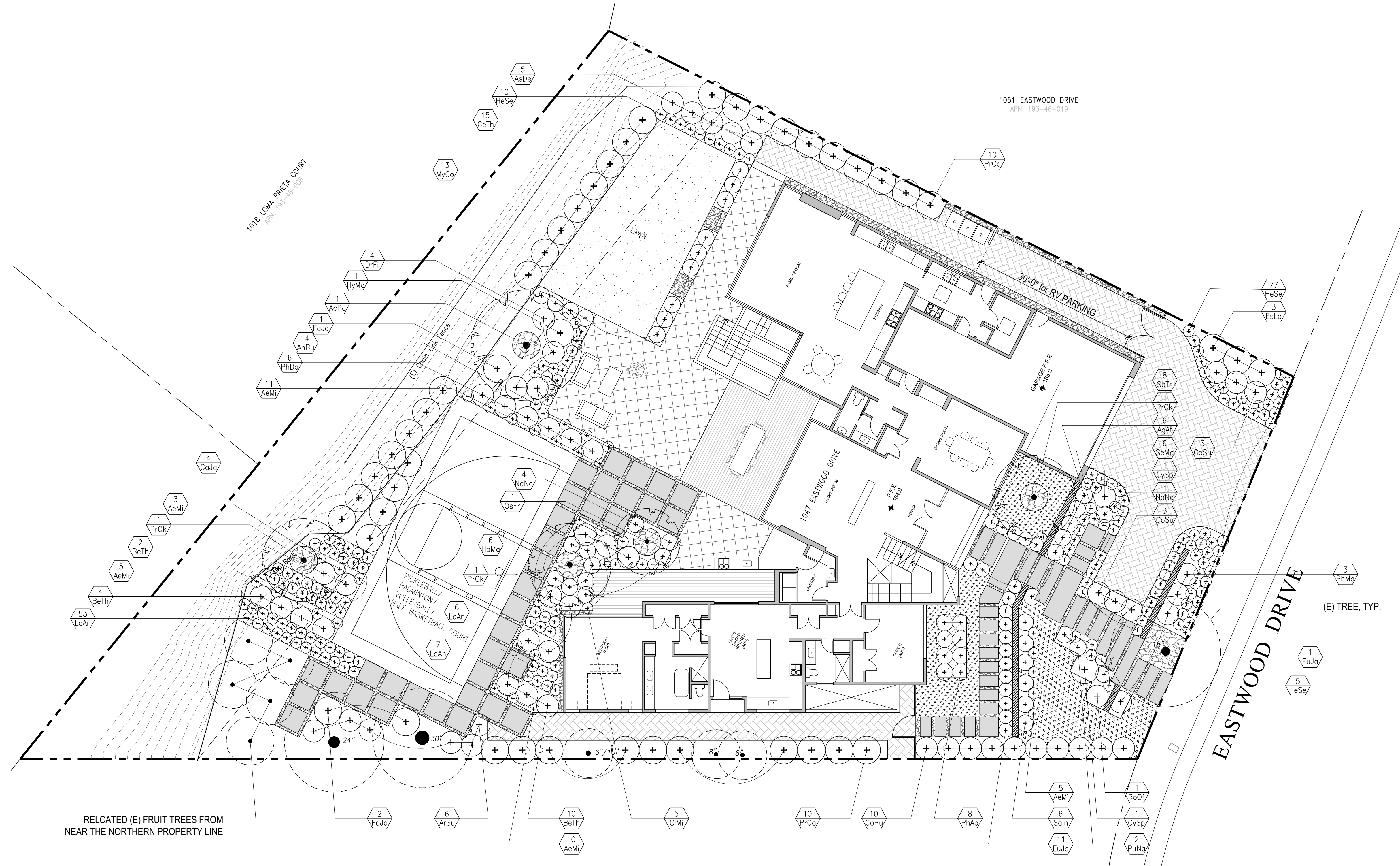
DATE: AUGUST 27, 2024  
SCALE:  
DRAWN: YH  
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

L-1



LANDSCAPE DESIGN NOTES

1. FIELD LOCATE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
2. CONTRACTOR TO ENSURE THE HARDSCAPE AREAS SLOPE TOWARDS PLANTING AREAS. SEE CIVIL PLAN FOR GRADING AND DRAINAGE & EROSION CONTROL PLAN.
3. FINISH PLANTING AREA GRADES ADJACENT TO PAVING SHALL BE 3" BELOW FINISH PAVING GRADES.
4. INCORPORATE 4" OF COMPOST PER 1000 SF NATIVE SOIL TO A DEPTH OF 6", UNLESS OTHERWISE DICTATED BY THE SOIL FERTILITY ANALYSIS
5. PLACE A 3-INCH LAYER OF FIR BARK MULCH AS SPECIFIED ON ALL PLANTED AREAS EXCEPT NOTED AREAS ON THE PLAN.
6. QUANTITIES SHOWN ON PLAN AND PLANT SCHEDULE ARE FOR CONTRACTOR'S CONVENIENCE, CONTRACTOR TO CONFIRM ALL PLANT QUANTITIES.
7. I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

YAN  
RESIDENCE

1047 EASTWOOD DRIVE  
LOS ALTOS, CA  
APN: 193-46-020

YH  
LANDSCAPE DESIGN

3357 SAINT MICHAEL CT  
PALO ALTO, CA 94306  
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: AUGUST 27, 2024  
SCALE: AS SHOWN  
DRAWN: YH  
JOB:

SHEET TITLE:

PLANTING SCHEDULE  
& PLANT PHOTOS

SHEET NO.

EVERGREEN SCREENING SHRUB



Cherry Laurel, 20' H X 5' W, Growth rate: fast

PROPOSED TREE



Sweet Olive, 20'-30' H X 12'-15' W, Growth rate: moderate to fast

PROPOSED TREE



Okame Cherry Tree, 20' H X 20' W, Growth rate: moderate

PROPOSED TREE

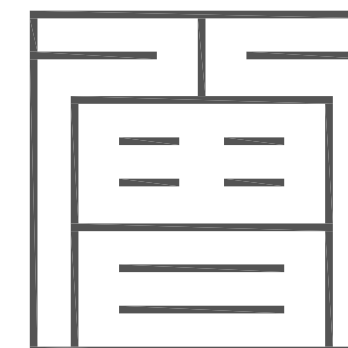


Coral Bark Japanese Maple, 15'-25' H X 15'-20' W, Growth rate: moderate

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
<b>TREE</b>						
AcPa	Acer palmatum 'Sango-kaku'	Coral Bark Japanese Maple	M	1	24" box	AS SHOWN
OsFr	Osmanthus fragrans	Sweet Olive	M	1	24" box	AS SHOWN
PrOk	Prunus 'Okame'	Okame Cherry	M	3	24" box	AS SHOWN
<b>SHRUBS</b>						
ArSu	Arctostaphylos 'Sunset'	Sunset Manzanita	L	6	15 gal.	3' O.C.
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	16	15 gal.	4' O.C.
CaJa	Camellia japonica 'Kramer's Supreme'	Kramer's Supreme Camelia	M	4	15 gal.	5' O.C.
CeTh	Ceanothus thyrsiflorus 'Skylark'	California Lilac	L	15	15 gal.	5' O.C.
CoPu	Coleonema pulchrum 'Compacta'	Pink Breath of Heaven	M	10	15 gal.	4' O.C.
CoSu	Coleonema pulchrum 'Sunset Gold'	Golden Breath of Heaven	M	6	15 gal.	4' O.C.
CySp	Cytisus x spachianus	Broom	L	1	15 gal.	4' O.C.
EsLa	Escallonia laevis	Pink Escallonia	M	3	15 gal.	8' O.C.
EuJa	Euonymus japonicus 'Microphyllus'	Evergreen Euonymus	L	12	15 gal.	3' O.C.
FaJa	Fatsia japonica	Japanese Aralia	M	3	15 gal.	4' O.C.
HyMa	Hydrangea macrophylla	Bigleaf Hydrangea	M	1	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavender	L	66	15 gal.	2' O.C.
MyCo	Myrtus communis 'Compacta'	Dwarf True Myrtle	L	13	15 gal.	3' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	5	15 gal.	3' O.C.
PuNa	Punica granatum 'Nana'	Dwarf Pomegranate	L	2	15 gal.	3' O.C.
PrCa	Prunus caroliniana 'Bright N Tight'	Cherry Laurel (evergreen, privacy screening)	M	20	15 gal., 8' tall	5' O.C.
RoOf	Rosmarinus officinalis 'Upright'	Upright Rosemary	L	1	15 gal.	4' O.C.
PERENNIAL and GROUNDCOVER						
AeMi	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	L	34	5 gal.	2' O.C.
AgAt	Agave attenuata	Fox Tail Agave	L	6	15 gal.	3' O.C.
AnBu	Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	L	14	15 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	5	15 gal.	3' O.C.
ClMi	Clivia miniata	Clivia	M	5	5 gal.	2' O.C.
DrFi	Dryopteris filix-mas	Male Fern	M	4	15 gal.	3' O.C.
HaMa	Hakonechloa macra	Golden Japanese Forest Grass	M	6	15 gal.	3' O.C.
Lippia	Lippia nodiflora L. 'Kurapia'	Kurapia	L	280 SF	Sod	
PhAp	Phormium 'Apricot Queen'	Apricot Queen New Zealand Flax	L	6	15 gal.	3' O.C.
PhDa	Phormium 'Dark Delight'	Dark Delight New Zealand Flax	L	6	15 gal.	3' O.C.
PhMa	Phormium 'Maori Queen'	Maori Queen New Zealand Flax	L	3	15 gal.	5' O.C.
HeSe	Helictotrichon sempervirens	Blue Oat Grass	L	92	5 gal.	2' O.C.
Saln	Salvia 'Indigo Spires'	Indigo Spires Sage	L	6	15 gal.	4' O.C.
SaTr	Sansevieria trifasciata	Mother-in-law's tongue	M	8	15 gal.	2' O.C.
SeMa	Senecio Mandralscae	Blue Chalk Sticks	L	6	5 gal.	2' O.C.
Thymus	Thymus serpyllum	Creeping Thyme	M	42	5 gal.	3' O.C.
90% Tall Fescue & 10% Kentucky Bluegrass Blend		Sod Lawn	M	679 SF	Sod	

\* WUCOLS water usage level: H-High, M-Moderate, L-Low and VL-Very Low

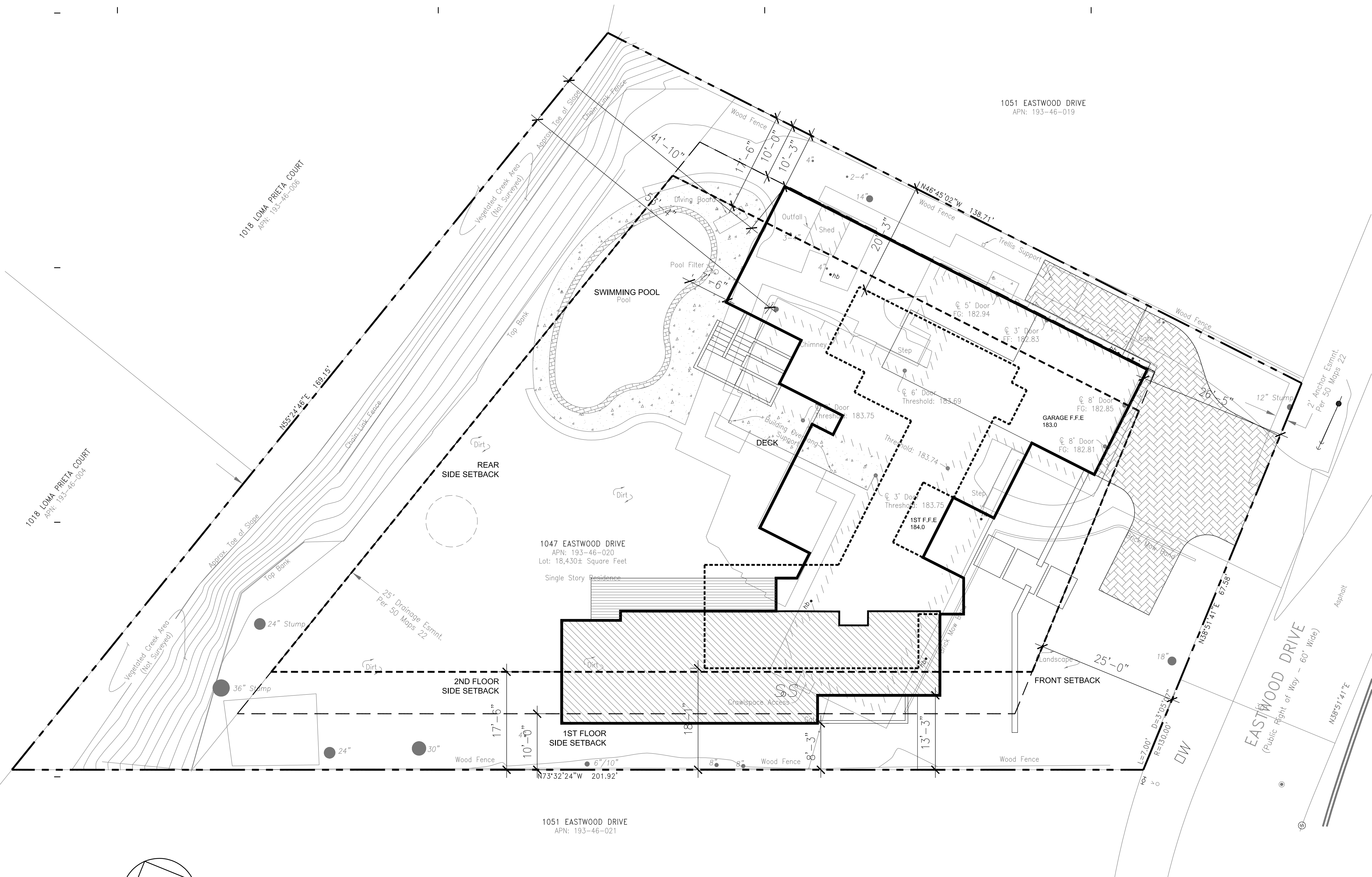


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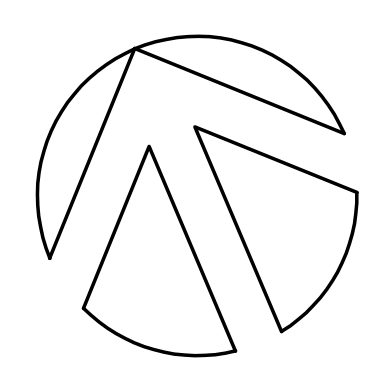
1018 LOMA PRIETA COURT  
APN: 193-46-004

1018 LOMA PRIETA COURT  
APN: 193-46-006

1047 EASTWOOD DRIVE  
APN: 193-46-020  
Lot: 18,430± Square Feet  
Single Story Residence



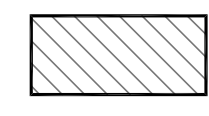
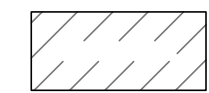
1051 EASTWOOD DRIVE  
APN: 193-46-019

1051 EASTWOOD DRIVE  
APN: 193-46-021



# SITE PLAN

1/8"=1'-0"

-  NEW 1ST FLOOR
-  NEW 2ND FLOOR
-  NEW ADU
-  EX. BUILDING TO DEMO.

## YAN RESIDENCE

ALEX YAN  
1047 EASTWOOD DRIVE  
LOS ALTOS, CALIFORNIA, 94024  
523.965.1231 cel

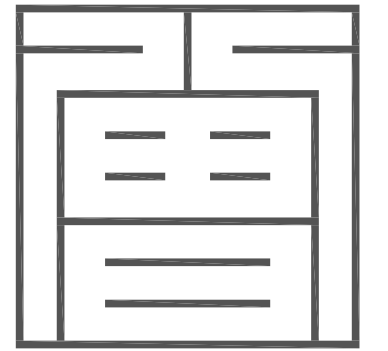
06.16.23 PLANNING SUBMITTAL  
Rev. Date Issue

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Project No: 2024-08  
Date: 05-08-2024  
Scale: 1/8"=1'-0"

SITE PLAN

# A1.0

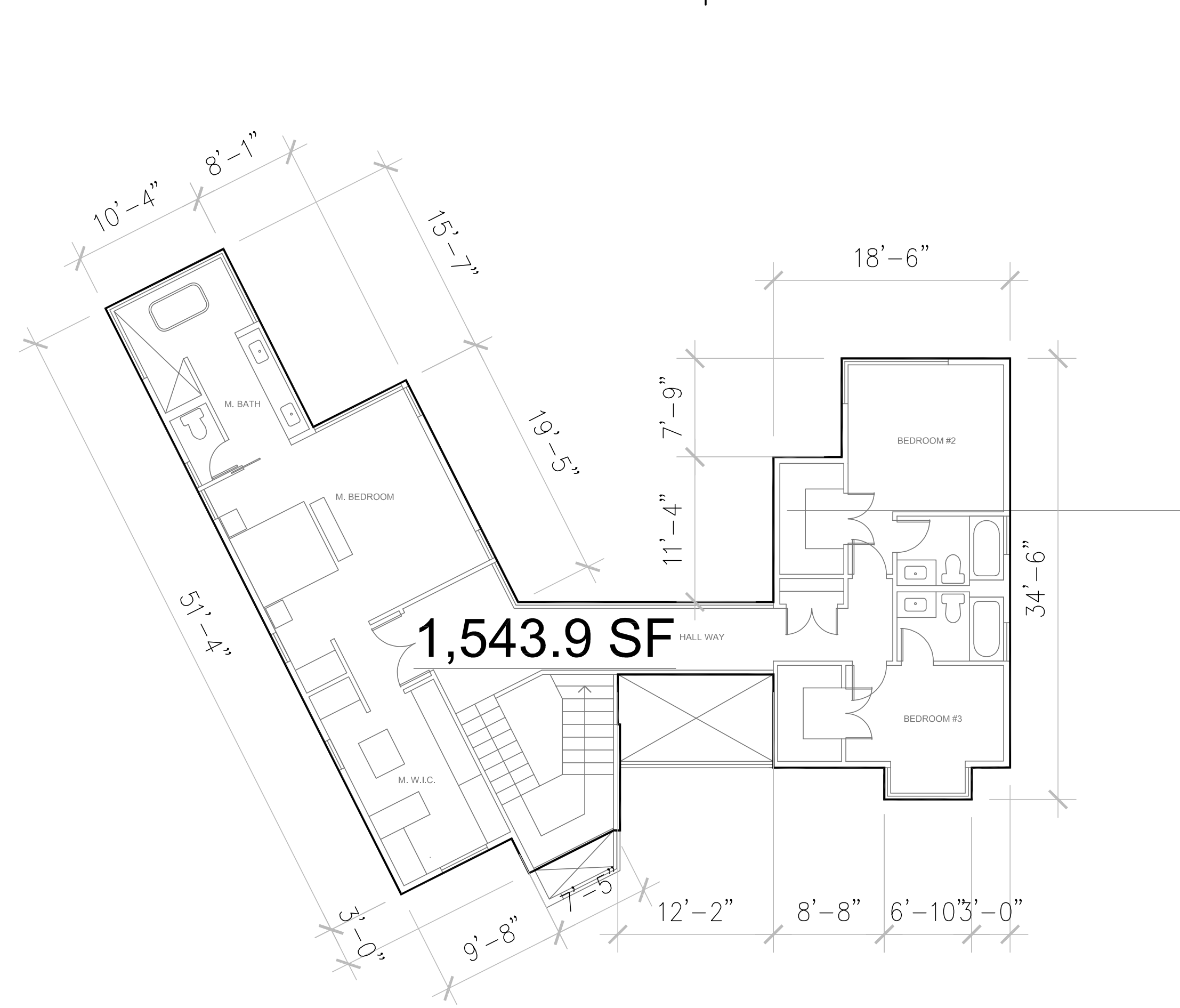


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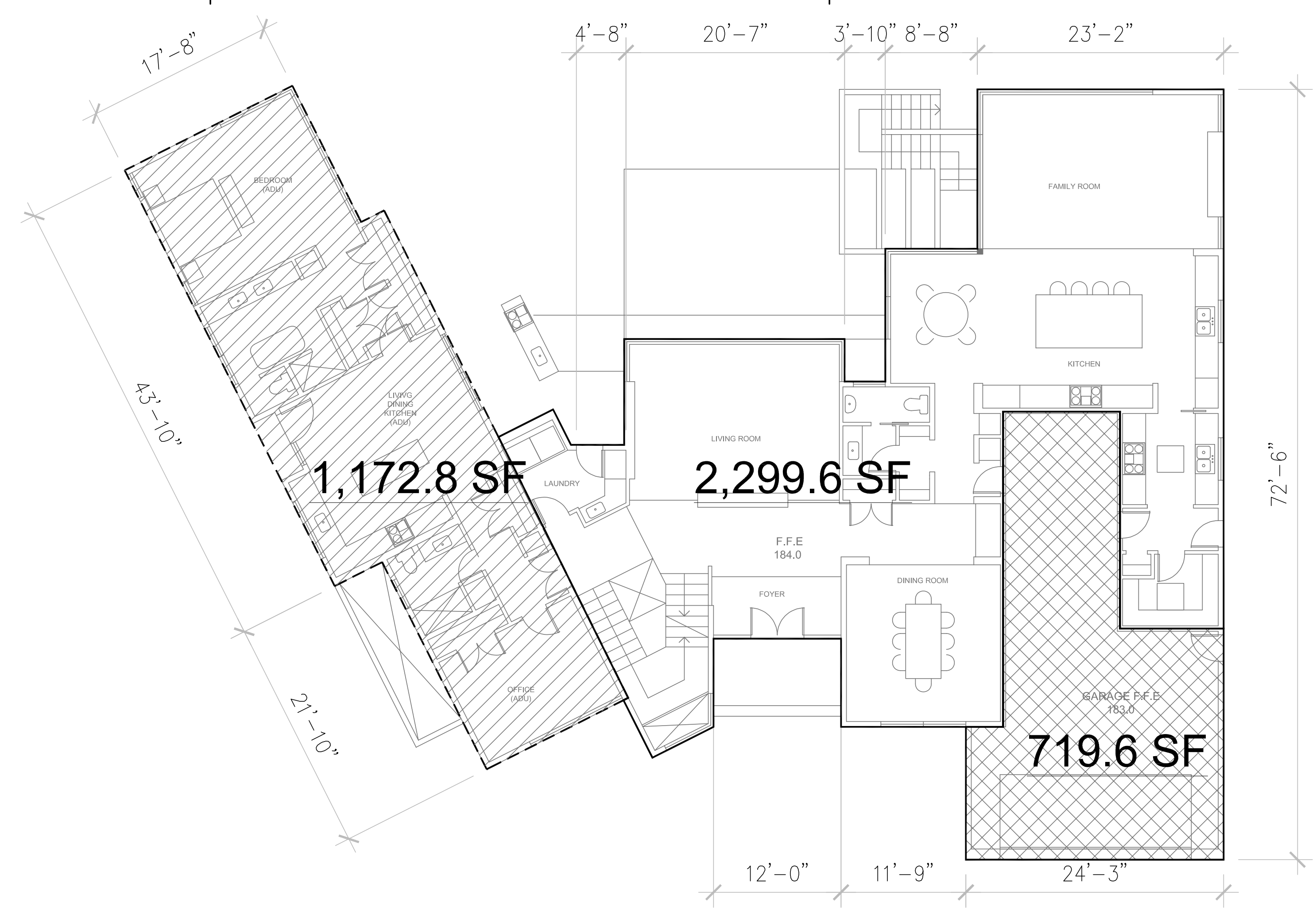


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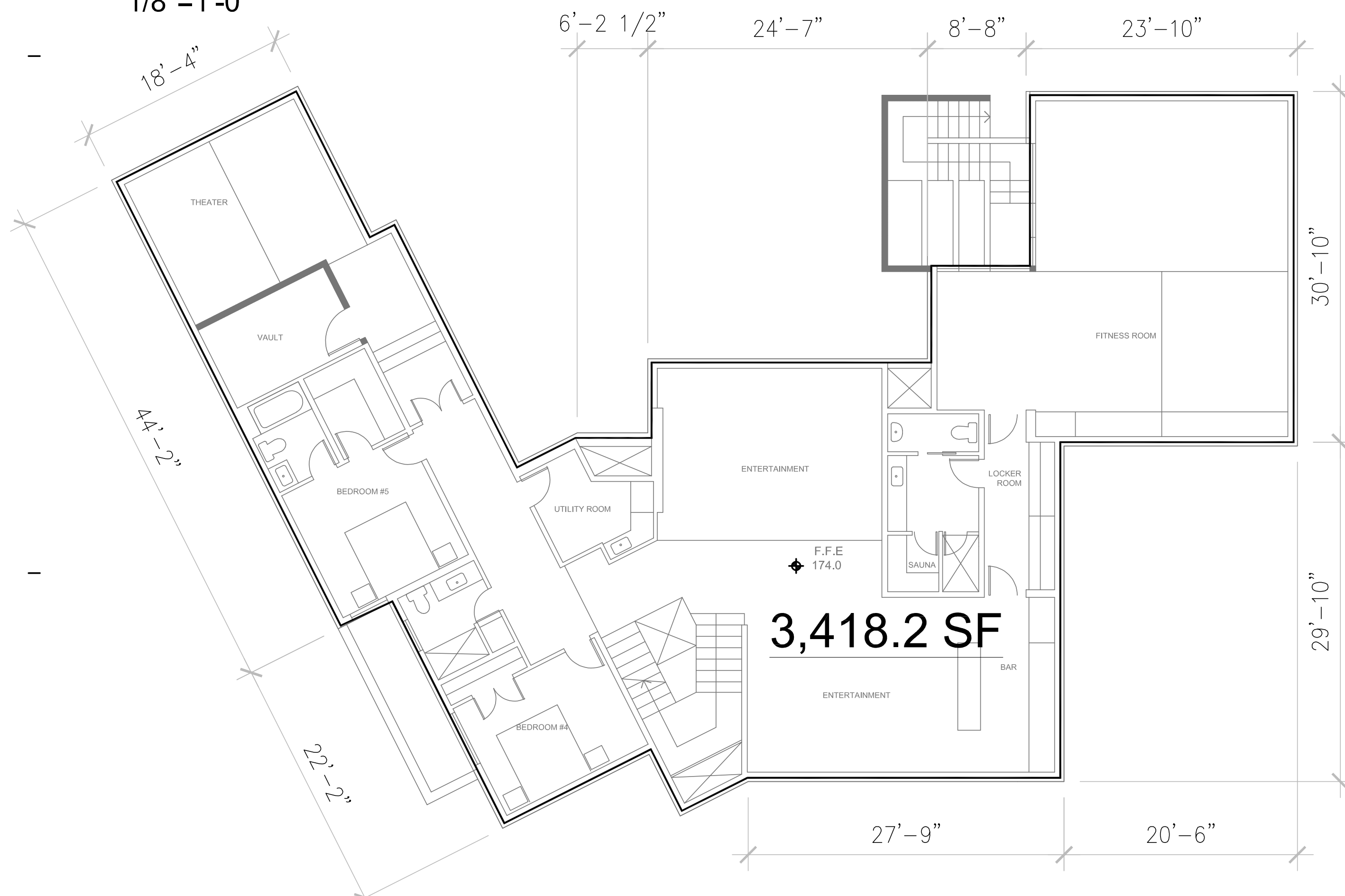
**2ND FLOOR AREA CALCULATION DIAGRAM**

1/8"=1'-0"



**1ST FLOOR AREA CALCULATION DIAGRAM**

1/8"=1'-0"



**BASEMENT AREA CALCULATION DIAGRAM**

1/8"=1'-0"

**FLOOR AREA AND COVERAGE CALCULATION**

SECTION	DIMENTION	AREA
1ST FLOOR		2,299.6 S.F.
ADU		1,172.8 S.F.
3-CAR GARAGE		719.6 S.F.
<b>1ST FLOOR AREA SUBTOTAL</b>		<b>4,192.0 S.F.</b>
2ND FLOOR		1,543.9 S.F.
<b>TOTAL PROJECT FLOOR AREA</b>		<b>5,735.9 S.F.</b>
BASEMENT		4,318.2 S.F.
<b>LIVABLE AREA</b>	<b>3,843.5+4,318.2(BASEMENT) +1,172.8 (ADU) =</b>	<b>9,334.5 S.F.</b>
<b>LOT COVERED AREA</b>		<b>4,192.0 S.F.</b>

YAN RESIDENCE

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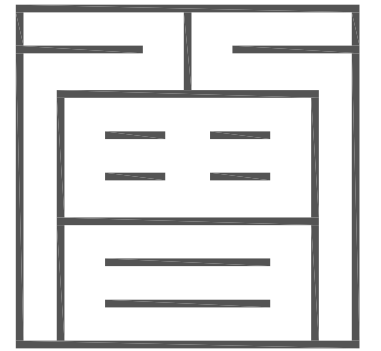
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AREA CALCULATION

**A1.1**

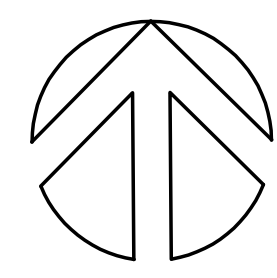
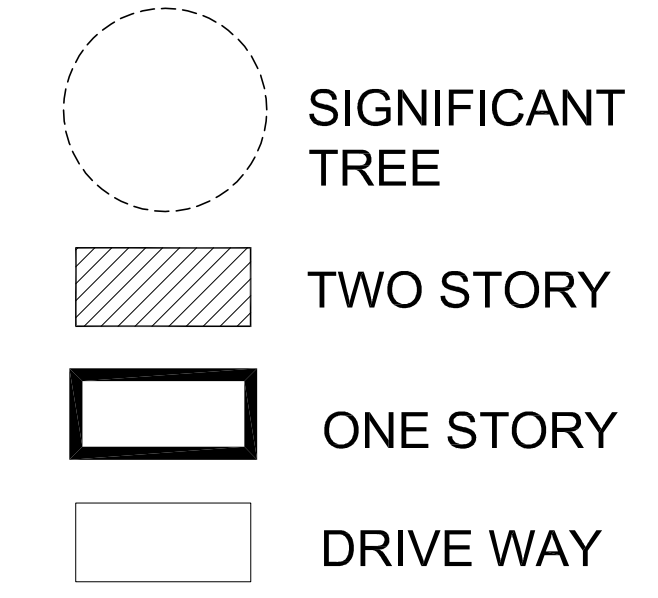
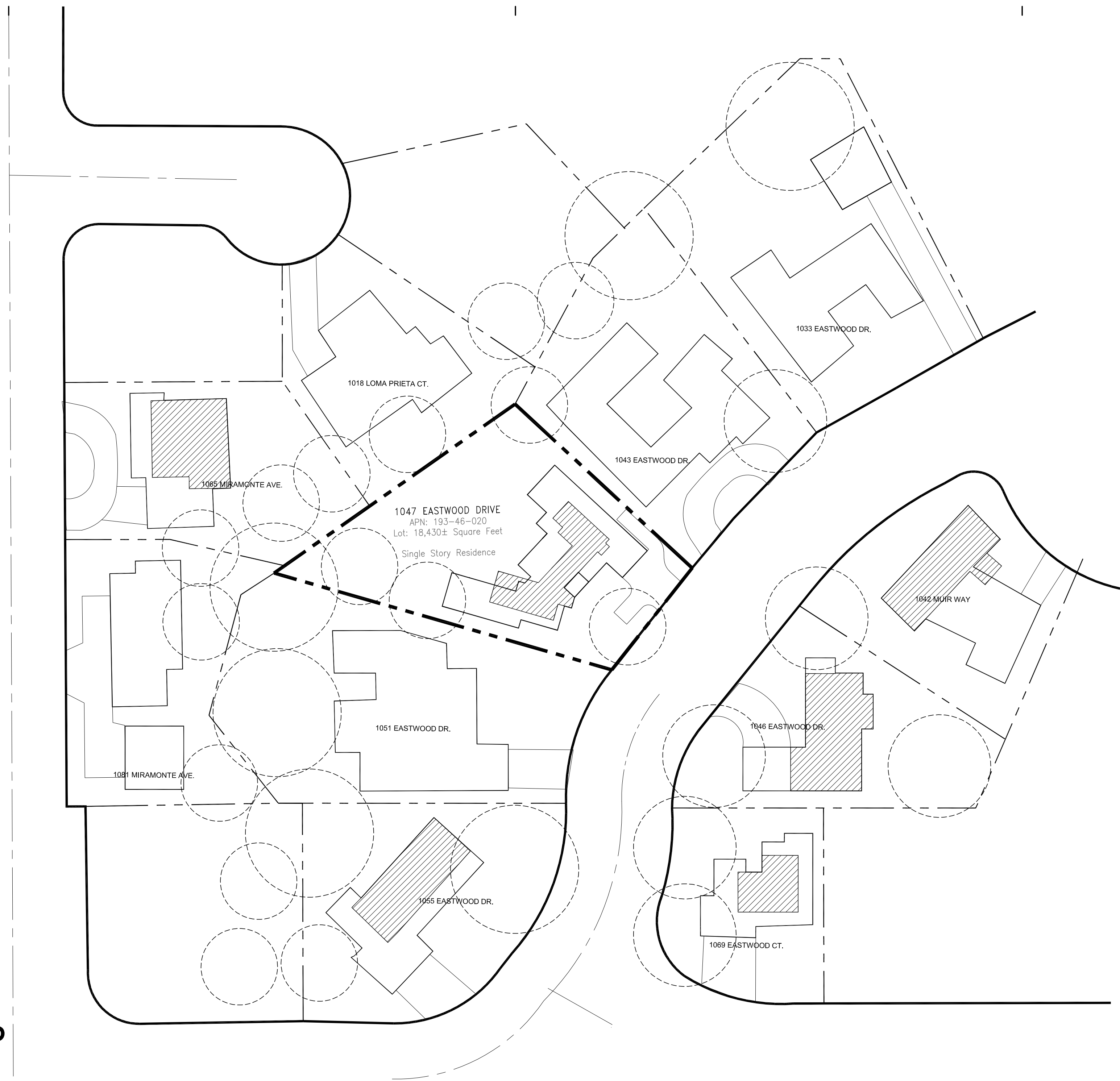


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# NEIGHBORHOOD CONTEXT MAP

1"=40'-0"

## YAN RESIDENCE

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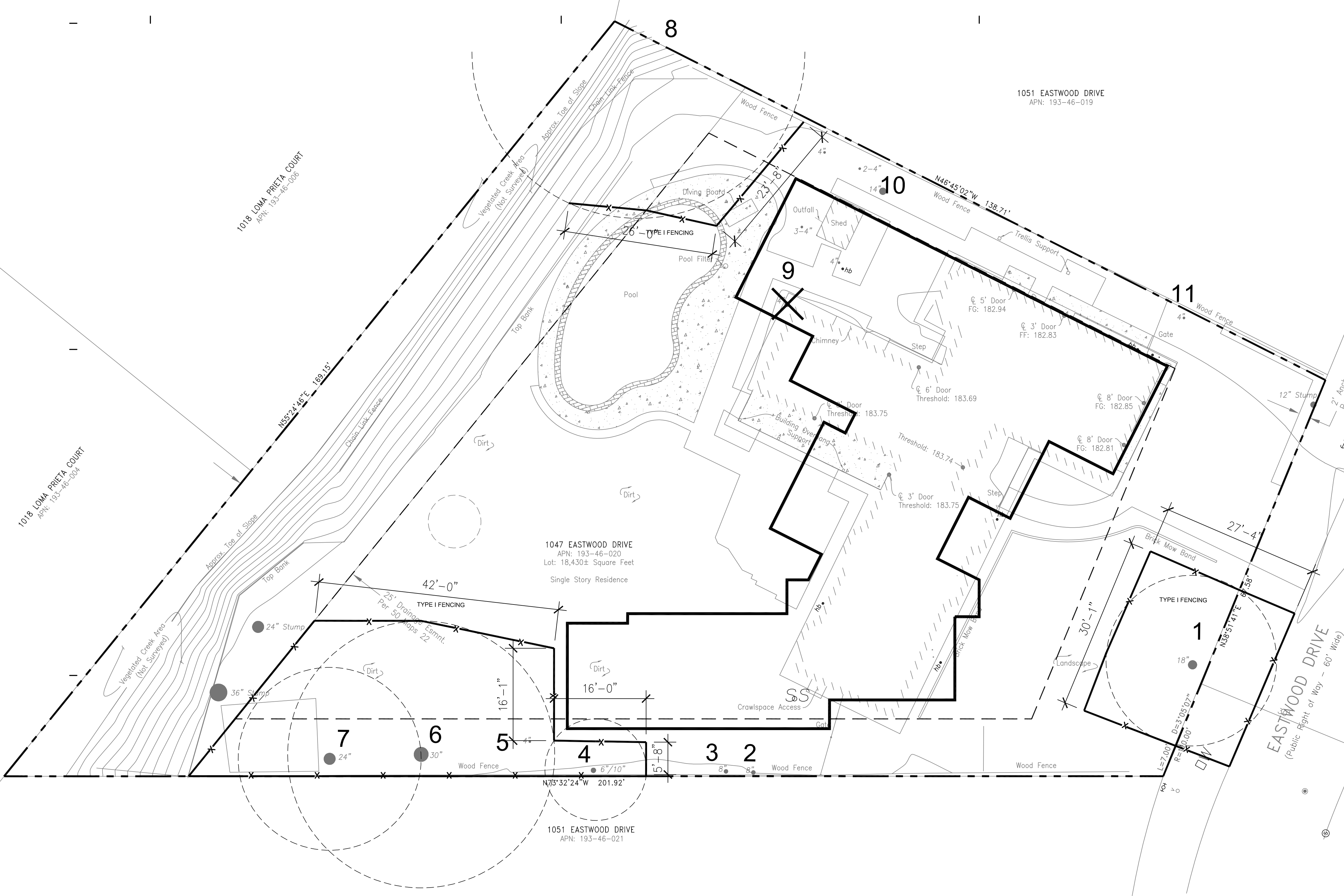
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Scale: 1"=40'-0"

NEIGHBORHOOD MAP





Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments
1	Valley oak <i>Quercus lobata</i>	19.5"	45/30	60	Good health, fair condition, topped at 15' and respotted, <b>Regulated</b>
2	Catalina cherry <i>Prunus lyonii</i>	8.0"	20/10	50	Good health, fair condition, leaning, <b>Not Regulated</b>
3	Holly oak <i>Quercus ilex</i>	8.9"	28/15	70	Good health and condition <b>Not Regulated</b>
4	Catalina cherry <i>Prunus lyonii</i>	6.0"/9.5"	28/15	60	Good health and condition, codominant at grade, <b>Regulated</b>
5	Catalina cherry <i>Prunus lyonii</i>	3.0"/2.1"/2.0"	20/10	50	Good health, poor condition, codominant at grade, <b>Not Regulated</b>
6	Coastal redwood <i>Sequoia sempervirens</i>	29.5"	80/15	40	Poor health and condition <b>Regulated</b>
7	Coastal redwood <i>Sequoia sempervirens</i>	21.2"	60/10	30	Poor health and condition <b>Regulated</b>
8	Coast live oak <i>Quercus agrifolia</i>	36"est	50/60	80	Good health and condition <b>Regulated</b>
9	Avocado <i>Persea Americana</i>	5.1"/3.8"/4.2"	20/10	50	Fair health and condition <b>Not Regulated</b>
10	Mexican fan palm <i>Washingtonia filifera</i>	14.8"	Trk Ht 6'	70	Good health and condition <b>Not Regulated</b>
11	Toyon <i>Heteromeles arbutifolia</i>	4.5"/4.8"/2.8"/2.1"/3.0"	12/10	60	Good health, fair condition <b>Not Regulated</b>

Summary:

There are 11 trees on this property with trunk diameters greater than 6 inches.

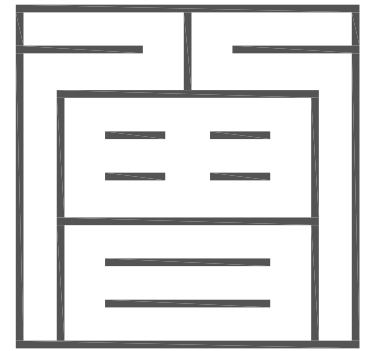
Tree #s 1, 4, 6, 7 and 8 are Regulated trees.

Tree # 1 is a native species in good health and fair condition that should be protected during construction.

Tree # 4 is mature tree in good health and condition that should be protected during construction.

Tree #s 6 and 7 are mature trees. Both trees are in poor health and condition. I recommend that these trees be removed. If they are to be retained, they should be protected during construction.

Tree # 8 is a native species in good health and condition that should be protected during construction.



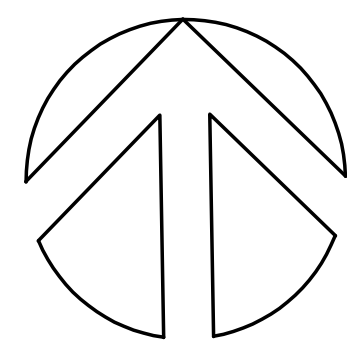
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TREE PROTECTION PLAN

1"=10'-0"

NOTE: ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND.

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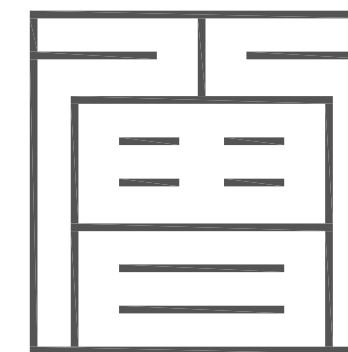
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Scale: 1/1"=40'-0"

TREE PROTECTION PLAN

A1.3



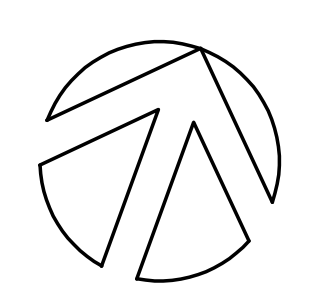
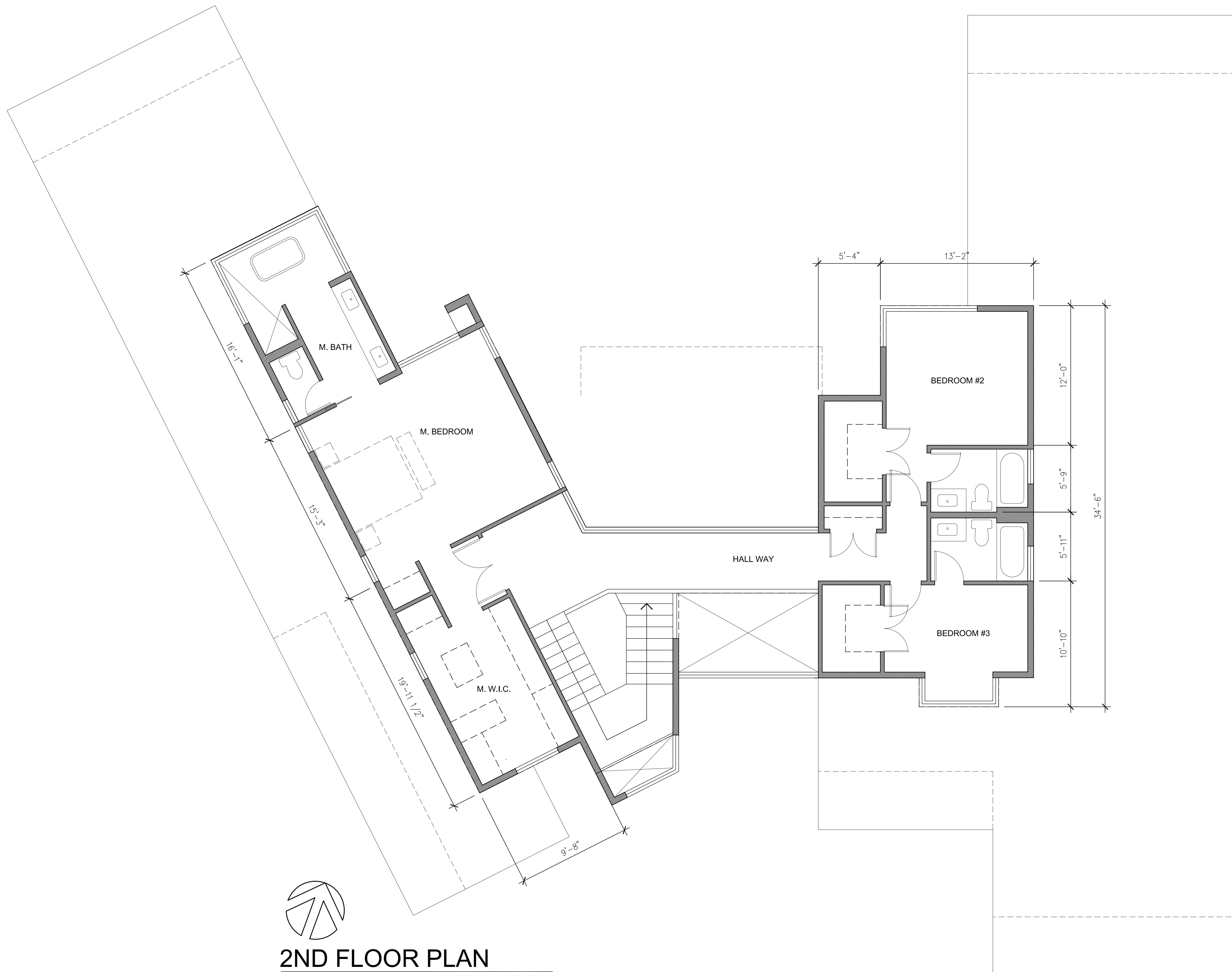


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# 2ND FLOOR PLAN

1/4"=1'-0"

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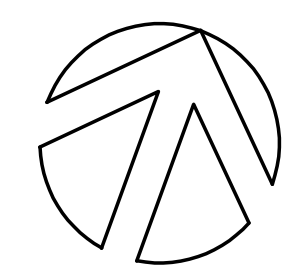
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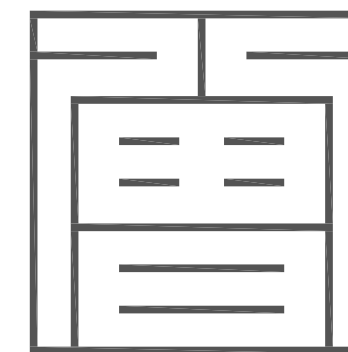
FLOOR PLAN

# A2.2



**BASEMENT FLOOR PLAN**

1/4"=1'-0"



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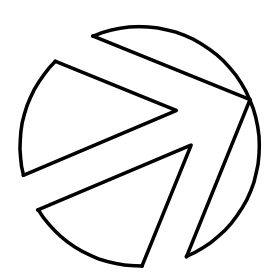
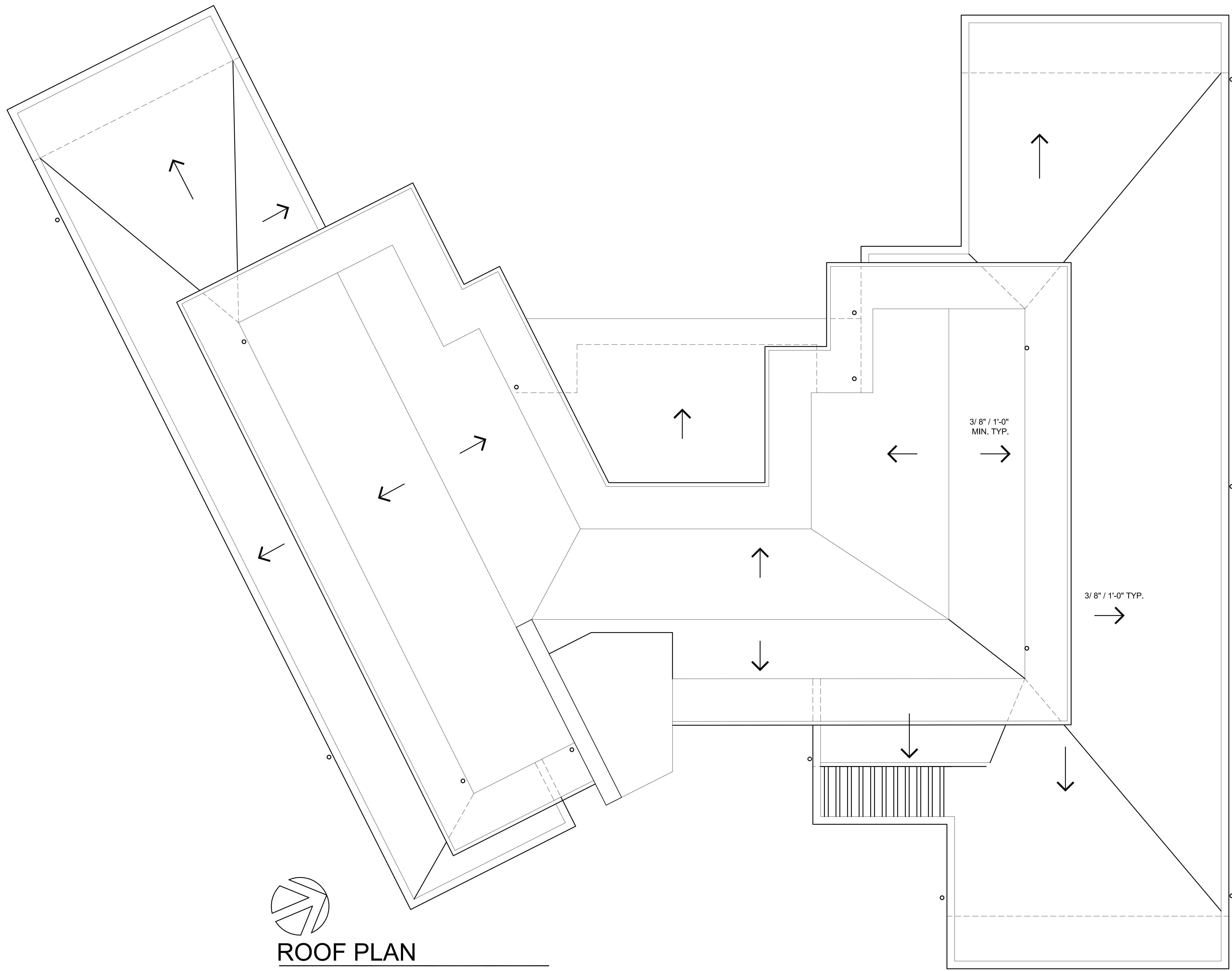
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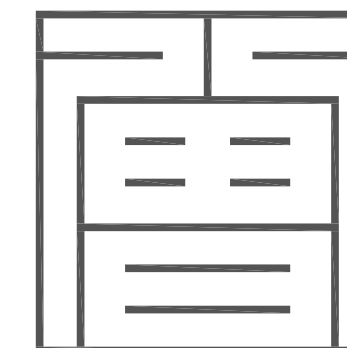
BASEMENT PLAN

**A2.3**



**ROOF PLAN**

1/4"=1'-0"



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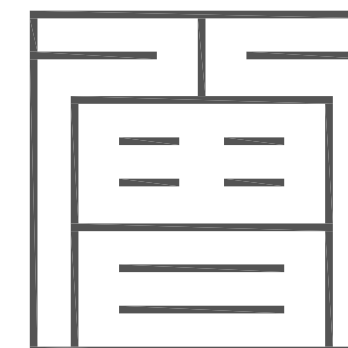
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ROOF PLAN

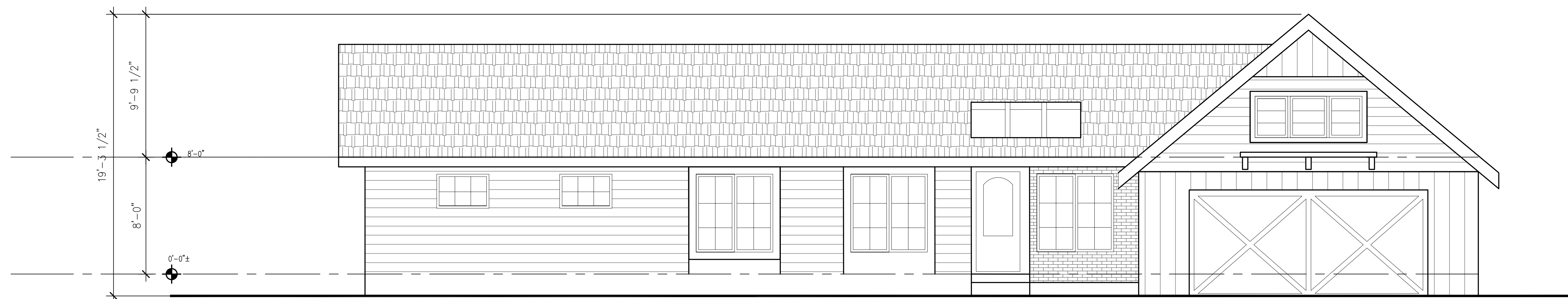


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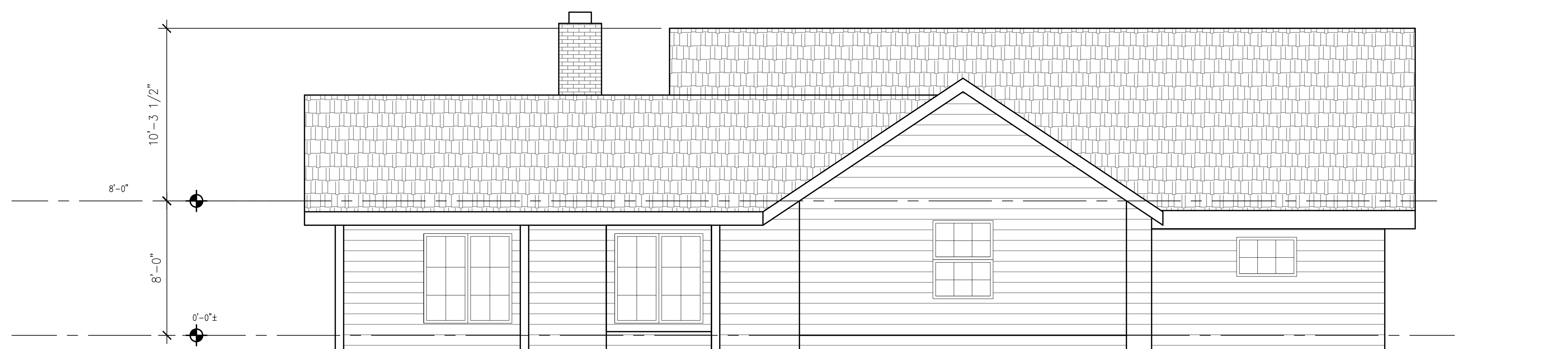


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**EX. NORTH (FRONT) ELEVATION**

1/4"=1'-0"



**EX. EAST ELEVATION**

1/4"=1'-0"

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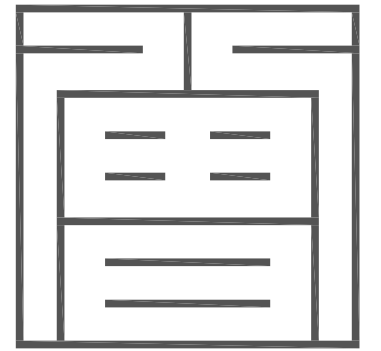
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Scale: 1/4"=1'-0"

EX. ELEVATIONS

**A3.0**



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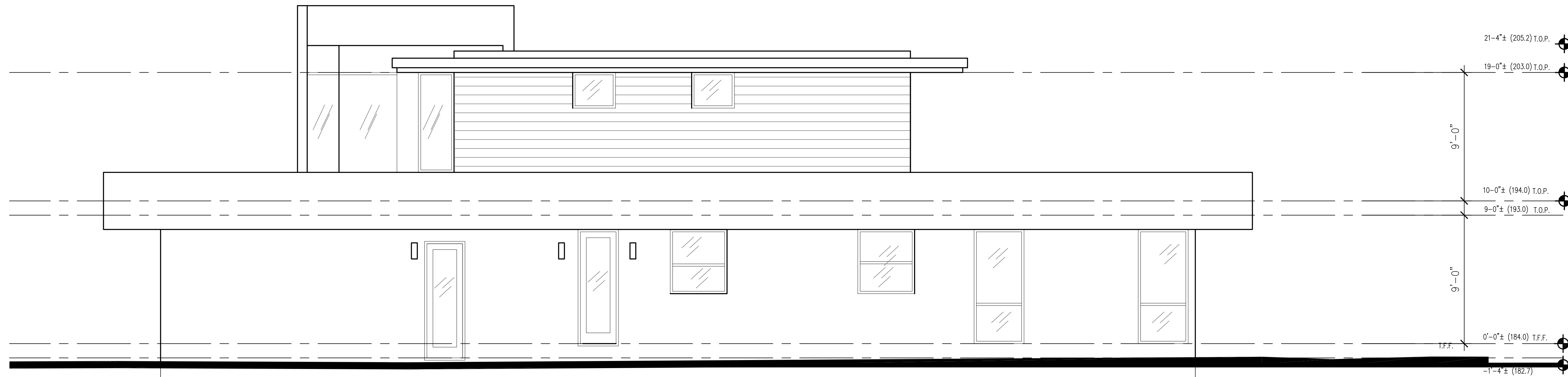


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### FRONT (EAST) ELEVATION

1/4"=1'-0"



### RIGHT (NORTH) ELEVATION

1/4"=1'-0"

### YAN RESIDENCE

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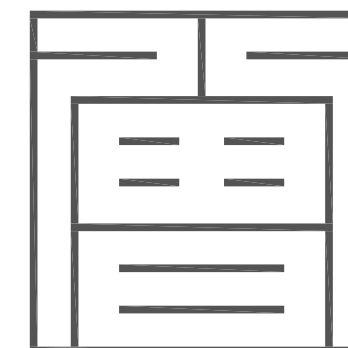
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ELEVATIONS

# A3.1



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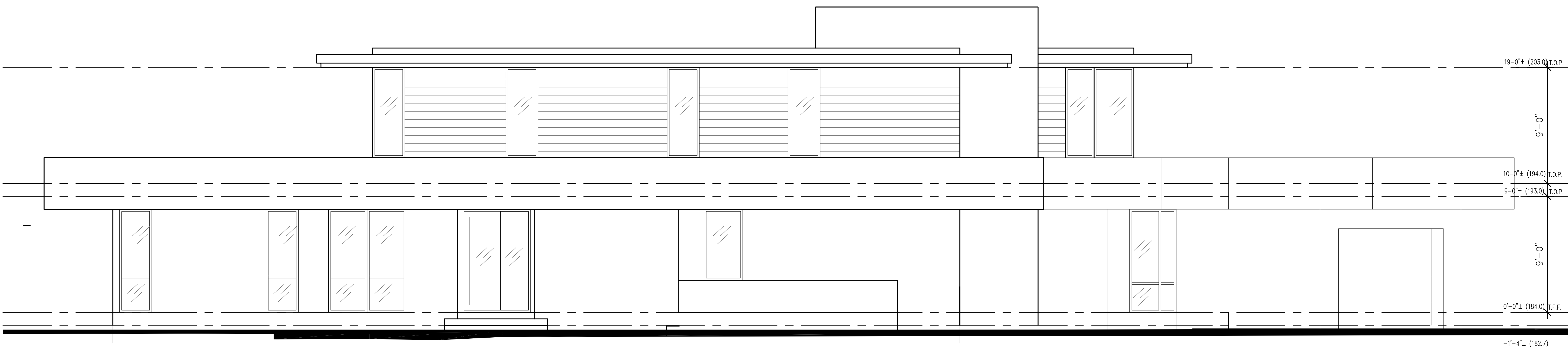


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### REAR (WEST) ELEVATION

1/4"=1'-0"



### LEFT (SOUTH) ELEVATION

1/4"=1'-0"

### YAN RESIDENCE

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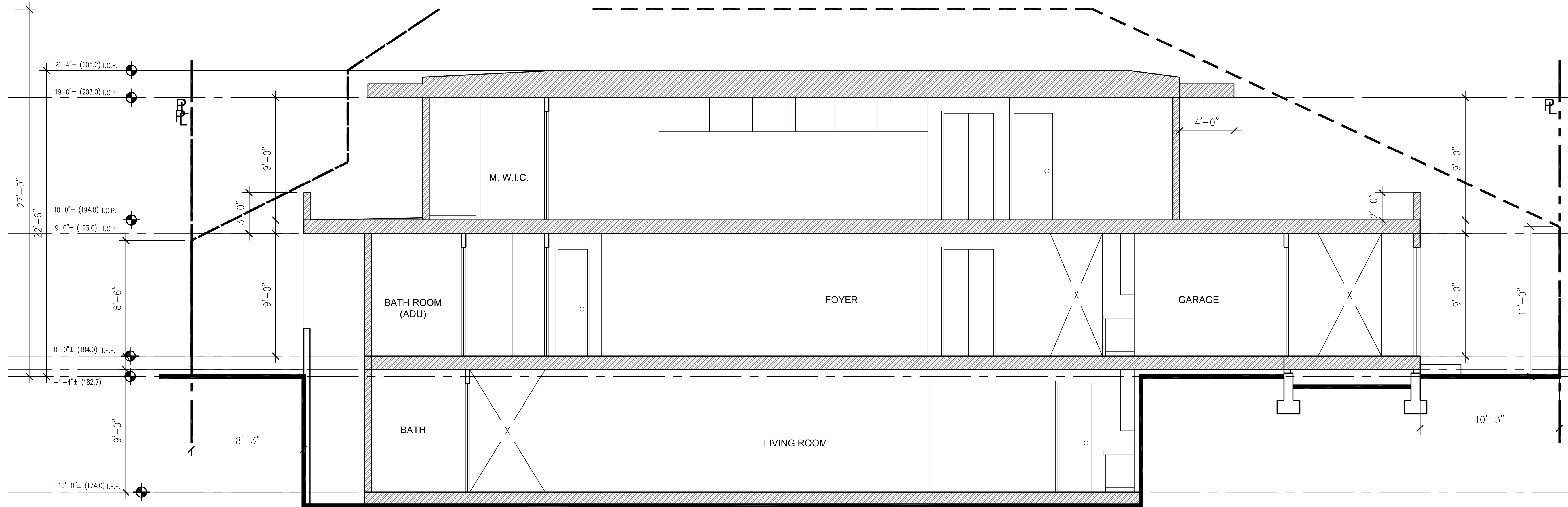
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ELEVATIONS

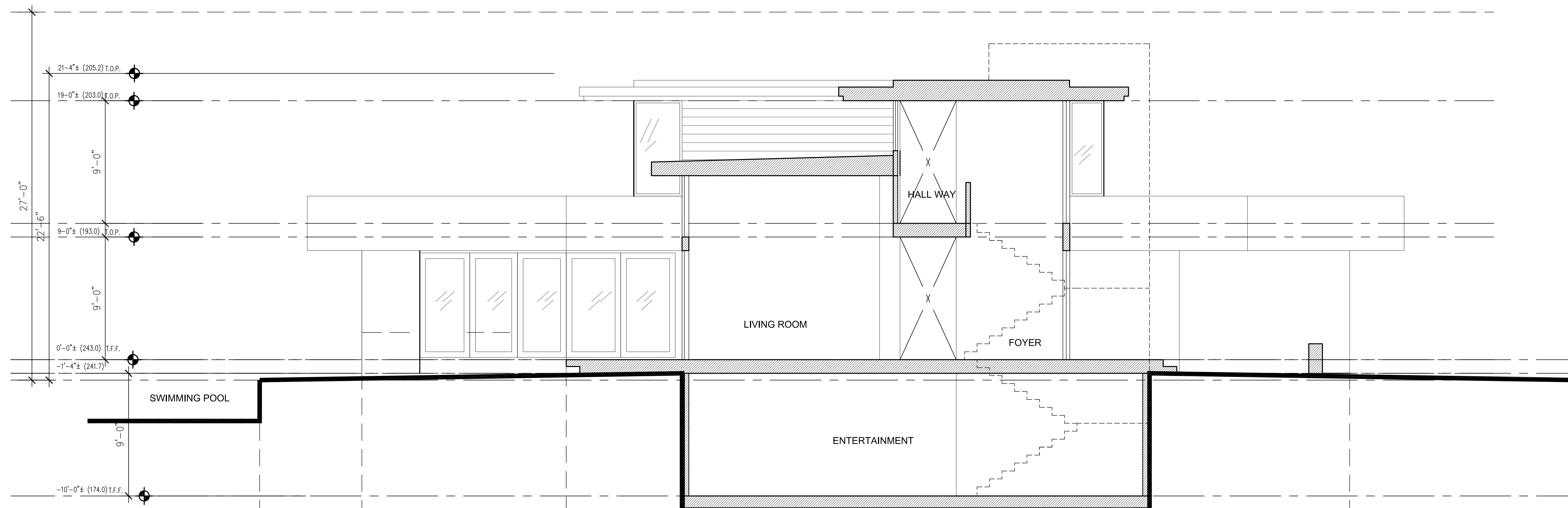
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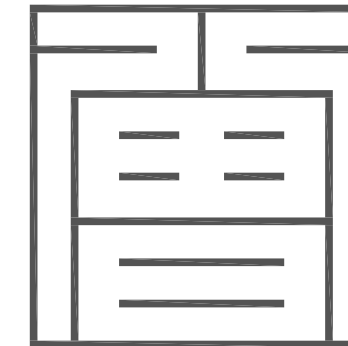
**A-A SECTION**

1/4"=1'-0"



**B-B SECTION**

1/4"=1'-0"



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SECTIONS

# MATERIAL BOARD

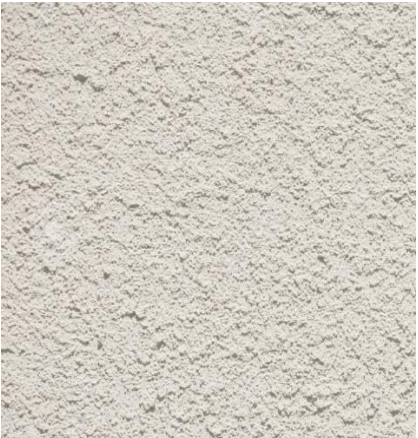
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CONCRETE LOW WALL



STUCCO WALL FINISH  
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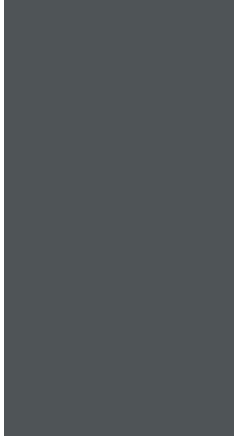
FIBERGLASS ENTRY DOOR



GLASS GARAGE DOOR  
BRONZE ALUMINUM FRAME



MARVIN FIBERGLASS  
WINDOW/ SLIDING DOOR  
GUNMETAL COLOR



EAVE/ GUTTER  
PAIMTED W/ KM 5818



2<sup>nd</sup> FLOOR EXTERIOR WALL  
NewTechWood  
ROMAN ANTIQUE COLOR