

RECEIVED

Date: 3/12/2024

CITY OF LOS ALTOS
PLANNING

PROPOSED RESIDENCE

741 SUNSHINE CT. LOS ALTOS, CA



PROJECT DATA

OWNER:	TIANHENG YAO	PHONE:	415-613 5099
ADDRESS:	741 SUNSHINE CT. LOS ALTOS, CA		
APN #:	184-26-015		
OCCUPANCY:	R-3/U		
CONSTRUCTION TYPE:	VB		
ZONING:	RI-10		
NET SITE AREA:	13,867 SQ.FT.		
FAR REQUIRED:	5.850 + 286.7 = 4,136 SQ.FT.		
MAX LOT COVERAGE:	13,867 X 30% = 4,160.1 SQ.FT.		
EXISTING HOUSE:	2,474 SQ.FT. (MAIN HOUSE) + 200 SQ.FT.(ACCESSORY) + 135 SQ.FT. (GARAGE)		

ZONING COMPLIANCE

		EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE:		3,409	3,039.2	4,160.1
		(24.4%)	(21.9%)	(30%)
FLOOR AREA:	1ST FL.	3,409	2,201.8	4,136
	2ND FL.	--	1,448.6	
	TOTAL	3,389	4,091.2	
	ADU	--	798.7	
	BASEMENT	--	2,078	N/A
SET BACKS:				
FRONT	MAIN HOUSE	25'-5"	25'	25'
	ADU	--	--	25'
REAR	MAIN HOUSE	41'-8"	49'-5"	25'
	ADU	--	40'-1"	4'
RIGHT SIDE(1ST/2ND)	MAIN HOUSE	37'-5 1/2'	10' / 21'-9"	10' / 17.5'
	ADU	--	--	4'
LEFT SIDE(1ST/2ND)	MAIN HOUSE	13'-7"	10' / 23'-2 1/2"	10' / 17.5'
	ADU	--	5'-1"	4'
HEIGHT:	MAIN HOUSE	18'	25'-3 1/2'	27'
	ADU	--	14'-6 1/2"	16'

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	PROPOSED
HABITABLE LIVING AREA	2,474	1,637.2	4,091.2
NON - HABITABLE AREA	135	-294.2	440.8

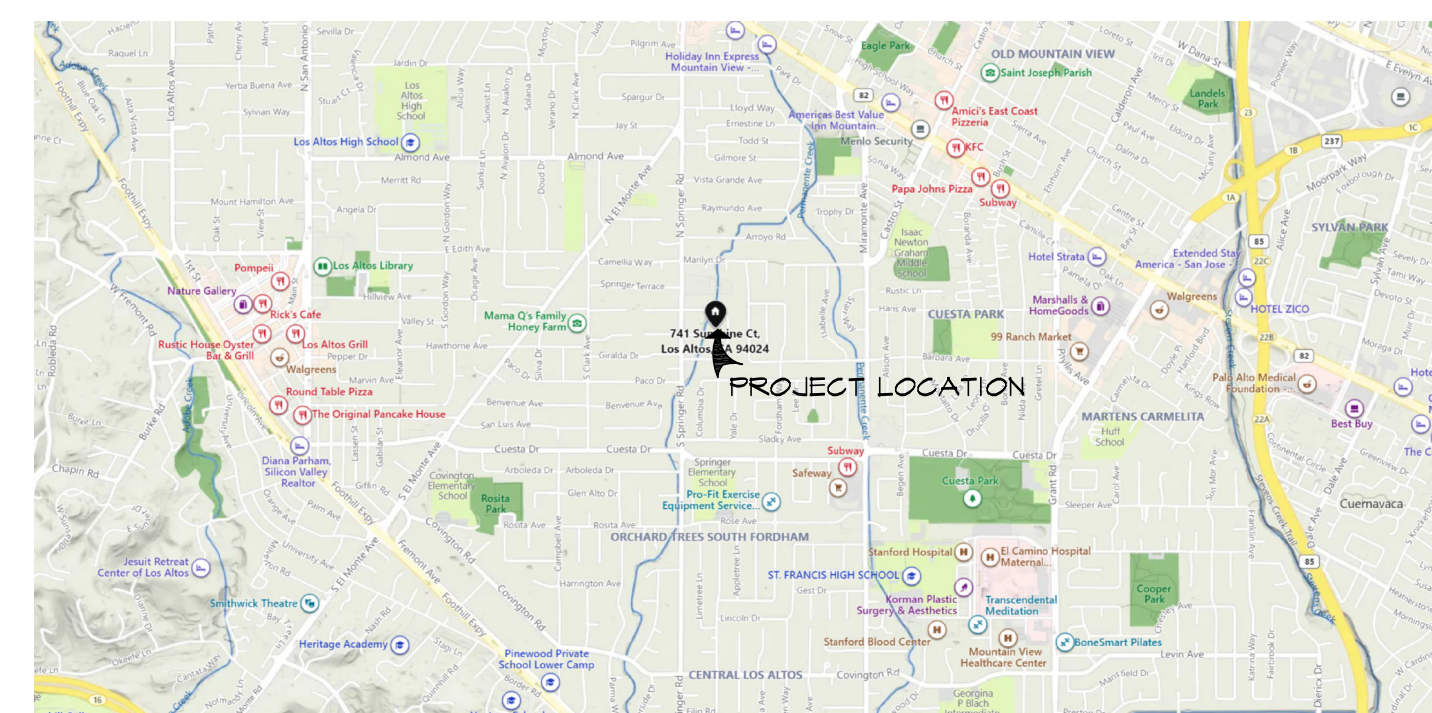
LOT CALCULATIONS

NET LOT AREA:		13,867
FRONT YARD HARDSCAPE AREA (FRONT YARD HARDSCAPE AREA MAX. 50%)		1,244 46.4%
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA:	8460
	EXISTING SOFTSCAPE AREA:	1,480
	NEW SOFTSCAPE AREA:	3,935

GENERAL NOTES:

- ALL CONSTRUCTION SHALL EXCEED THE LATEST EDITION OF CODES ADOPTED BY LOCAL BLDG OFFICIAL, AND ALL OTHER HEALTH AND SAFETY CODES, ORDINANCES AND REQUIREMENTS ADOPTED BY GOVERNING AGENCIES. IN THE EVENT OF A CONFLICT WITH CODE REQUIREMENTS AND ITEMS CALLED OUT ON THE DRAWINGS, THAT CODE OR CALL OUT WHICH ESTABLISHES THE HIGHER STANDARD SHALL TAKE PRECEDENCE, OR IN THE EVENT OF A CONFLICT WITH INCONSISTENCY ON THE DRAWINGS, CONTRACTOR TO NOTIFY THE ARCHITECT/DESIGNER/ENGINEER ANY VIOLATION OF CODE IMMEDIATELY.
- CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BIDDING AND SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK.
- PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A MINIMUM OF ONE AREA DRAIN WHICH SHALL BE PIPED TO STREET.
- DIRECT POSITIVE DRAINAGE AWAY FROM THE BUILDING AND ONTO NEARBY ONSITE LANDSCAPING SO AS TO REDUCE THE AMOUNT OF RUNOFF DIRECTED TOWARDS THE STREET, THE NATURAL TOPOGRAPHY OF THE PROPERTY SHALL BE KEPT AS IS AS MUCH AS FEASIBLE.
- IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL MATERIALS AND EQUIPMENTS.
- WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AND ARE MEASURED FROM THE FINISHED SURFACE. FIELD VERIFY ALL CABINET SPACE AND FIXED GLASS SIZES, APPLIANCE, FIXTURES, EQUIPMENT ETC. CLEARANCES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT. THE ARCHITECT/DESIGNER WILL NOT BE OBSERVING THE CONSTRUCTION OF THIS PROJECT.
- DURING CONSTRUCTION STAGE, IF ANY ADDITIONAL EQUIPMENT TO BE INSTALLED OR CHANGE ORDERS REQUESTED BY OWNER, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/DESIGNER/ENGINEERS IMMEDIATELY.
- CONTRACTOR TO PROVIDE CONSTRUCTION STAKING TO VERIFY THE CITY APPROVED SETBACK TO THE BUILDING.
- SUBCONTRACTORS SHALL COORDINATE THEIR WORKS WITH EACH OTHER PROFESSIONALLY. NOTIFY GENERAL CONTRACTOR ANY DISCREPANCY & DIFFICULTY.
- TRADE NAME AND MANUFACTURERS REFERRED TO ARE FOR QUALITY STANDARDS ONLY. SUBSTITUTIONS WILL BE PERMITTED AS APPROVED BY OWNER.

VICINITY MAP



ABBREVIATIONS

&	AND	G.I.	GALVANIZED IRON
∠	ANGLE	GYP.BD.	GYPSON BOARD
⊙	AT	H.B.	HOSE BIBB
⊖	CENTERLINE	INSUL.	INSULATION
∩	CHANNEL	INT.	INTERIOR
∅	DIAMETER OR ROUND	INV.	INVERT
∥	PARALLEL	M.B.	MACHINE BOLT
⊥	PERPENDICULAR	M.C.	MEDICINE CHEST
PL	PLATE	MIN.	MINIMUM
#	FOUND OR NUMBER	MTL.	METAL
A.B.	ANCHOR BOLT	N.I.C.	NOT IN CONTRACT
A/C	ASPHALTIC CONCRETE	NTS	NOT TO SCALE
ACC.	ACCOUSTIC	NOM	NOMINAL
A.F.F.	ABOVE FINISH FLOOR	O/C	ON CENTER
ALUM	ALUMINUM	OPG.	OPENING
BLK	BLOCK	LAM	LAMINATED PLASTIC
C.J.	COLD JOINT	PL.	PLATE
CONC	CONCRETE	PL GL	PLATE GLASS
CONT	CONTINUOUS	PLY	PLYWOOD
C.I.	CAST IRON	RDWD	REDWOOD
DF	DOUGLAS FIR	RM.	ROOM
ELEV	ELEVATION	RWL	RAIN WATER LEADER
(E)	EXISTING	SIM	SIMILAR
EXIST	EXISTING	TEMP GL	TEMPERED GLASS
EXT	EXTERIOR	T&G	TONGUE AND GROOVE
F.E.	FIRE EXTINGUISHER	T.O.C.	TOP OF CURB
F.F.	FINISH FLOOR	T.O.P.	TOP OF PLATE
FIN	FINISH	TYP	TYPICAL
FL.	FLOOR	UN	UNLESS OTHERWISE NOTED
F.O.C.	FACE OF CONG	VGDF	VERTICAL GRAN DOUGLAS FIR
F.O.B.	FACE OF BLOCK	W/	WITH
F.O.S.	FACE OF STUD	WC	WATER CLOSET
FDN	FUNDATION	WH	WATER HEATER
FUR	FURNACE	W/F	WELDED WIRE FABRIC
FTG	FOOTING	TH	THRESHOLD
GALV	GALVANIZED		

SHEET INDEX

- T-0 COVER SHEET, PROJECT DATA, VICINITY MAP
- SURVEY**
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- CIVIL**
 - C-1 GRADING AND DRAINAGE PLAN
 - C-2 EROSION CONTROL
 - C-3 CONSTRUCTION DETAILS
 - C-4 STANDARD DETAILS
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 - L-2 PLANTING SCHEDULE
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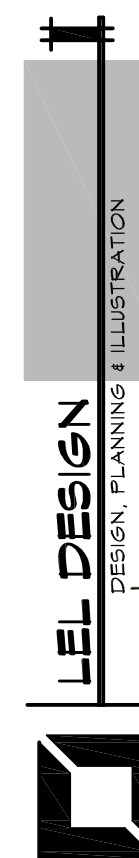
SCOPE OF WORK

- PROPOSED NEW 2-STORY RESIDENCE WITH BASEMENT AND ATTACHED ADU.

APPLICABLE CODE

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING
- 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ELECTRIC CODE
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2022 CALIFORNIA ENERGY CODE
 - LOS ALTOS MUNICIPAL CODE

REVISIONS BY



TITLE SHEET
PROJECT DATA, VICINITY MAP

PROPOSED RESIDENCE
741 SUNSHINE CT.
LOS ALTOS, CA

Date: 08/18/22

Scale: AS-SHOWN

Drawn: L

Job:

Sheet:

T-0

Of Sheets

NOTES:

1. THIS ELECTRONIC FILE IS SOLELY FOR THE USE OF THE ARCHITECT FOR THE DEVELOPMENT OF HIS/HER ARCHITECTURAL DRAWINGS TO OBTAIN BUILDING PERMITS.
2. THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. RW ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.
3. THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY AT THE TIME THE SURVEY WORK WAS COMPLETED.
4. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
5. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY RW ENGINEERING, INC.. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

SITE BENCHMARK: 

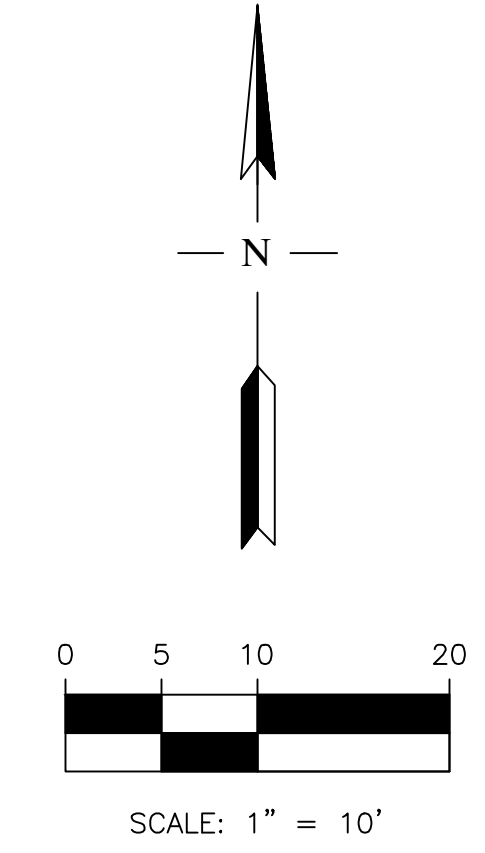
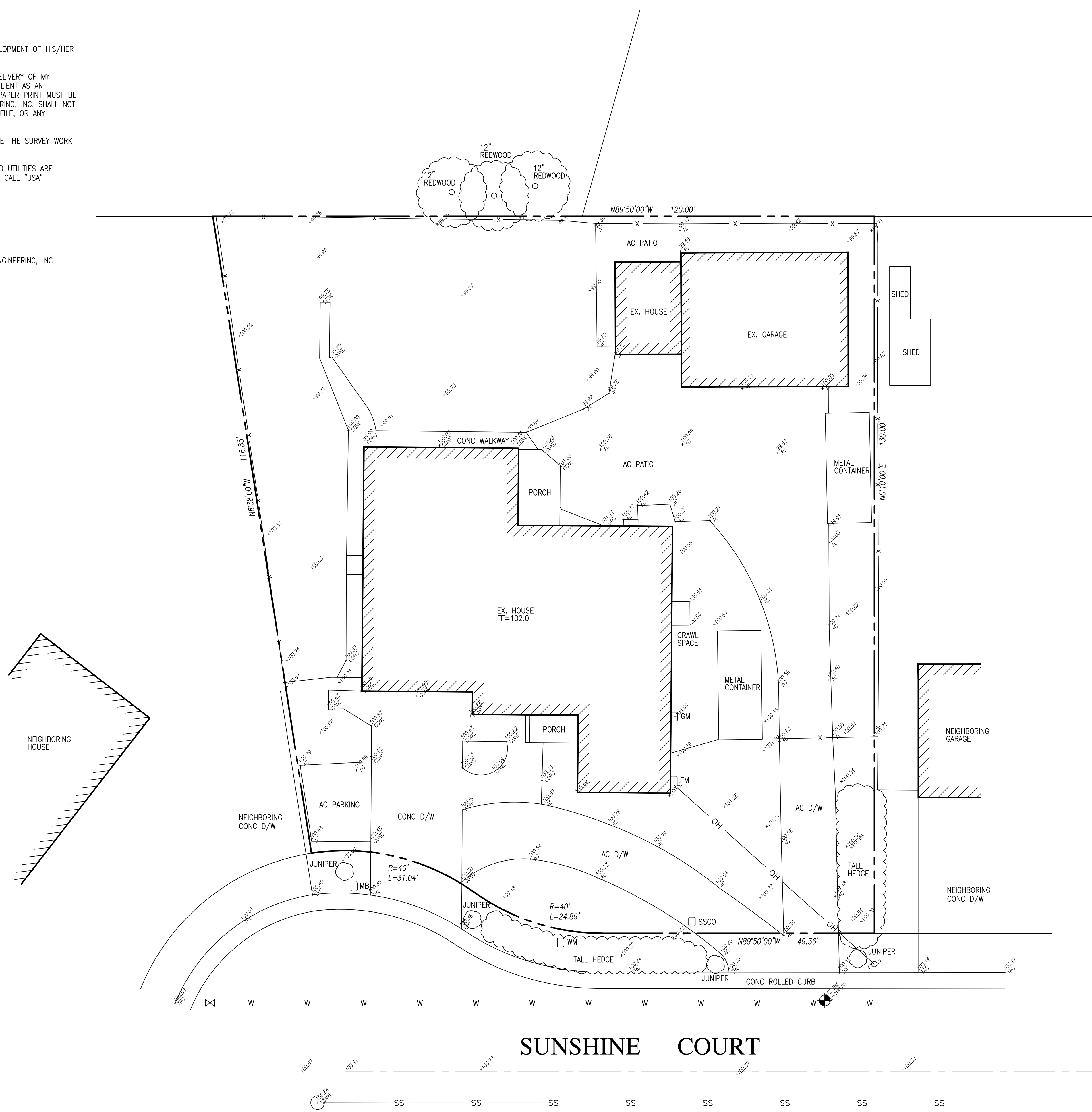
SET NAIL
ELEVATION=100.00 (ASSUMED DATUM)

BASIS OF BEARINGS:

THE BEARING N00°10'00"E OF THE CENTERLINE OF SUNSHINE DRIVE AVENUE AS SHOWN ON TRACT MAP NO. 308, FILED FOR RECORD IN BOOK 12 OF MAPS AT PAGE 33, SANTA CLARA COUNTY RECORDS.

SITE DATA:


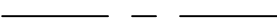

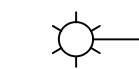
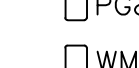

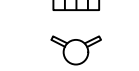

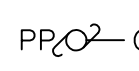






741 SUNSHINE COURT
LOS ALTOS, CA
LOT 32 TRACT 308
APN: 189-26-015
AREA=13,867 S.F.±



ABBREVIATION


- AD AREA DRAIN
- A.E. ANCHOR EASEMENT
- AC ASPHALT CONCRETE
- BRI BRICK
- C/G CURB & GUTTER
- C CONCRETE
- DI DRAIN INLET
- FF FINISH FLOOR GRADE
- FL FLOWLINE
- GM GAS METER
- LG LIP OF GUTTER
- MB MAIL BOX
- P.U.E. PUBLIC UTILITY EASEMENT
- P.S.E. PUBLIC SERVICE EASEMENT
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- S/W SIDEWALK
- TC TOP OF CURB
- TRC TOP OF ROLLED CURB
- W.C.E. WIRE CLEARANCE EASEMENT
- WM WATER METER

LEGEND

-  PROPERTY LINE
-  CENTERLINE
-  UTILITY LINE-TYPE AS NOTED
-  STREET LIGHT
-  UTILITY BOX-TYPE AS NOTED
-  WATER/GAS METER
-  WATER VALVE
-  CURB CATCH BASIN
-  FIRE HYDRANT
-  MANHOLE-TYPE AS NOTED
-  SANITARY SEWER CLEANOUT
-  POWER POLE W/ OVERHEAD WIRE
-  BENCHMARK
-  CONTOUR LINE
-  MONUMENT
-

NO.	REVISION	DATE	BY

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741 SUNSHINE COURT
LOS ALTOS, CA
 SANTA CLARA COUNTY
 APN: 189-26-015

TOPOGRAPHIC MAP

DATE: 5/22/2022
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

SU-1
 OF 1 SHEETS

GRADING NOTES:

- ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF SUNNYVALE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
- CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
- THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
- THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
- PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
- FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.

NOTES TO CONTRACTOR:

- CONTRACTOR SHALL MANAGE AND CONTROL STORMWATER DURING CONSTRUCTION. INTERIM GRADING AND DRAINAGE IMPROVEMENTS SHALL BE PROVIDED TO ENSURE NO STORMWATER WILL FLOW ONTO ADJACENT PROPERTIES AND TO RETAIN AS MUCH STORMWATER AS FEASIBLE ON-SITE UNTIL FINAL GRADING AND DRAINAGE IMPROVEMENTS ARE IN PLACE.
- LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
- CONTRACTOR SHALL VERIFY PAD ELEVATION WITH ARCHITECTURAL & STRUCTURAL PLANS PRIOR TO CONSTRUCTION. ADJUST ELEVATIONS AS NECESSARY.

NOTE TO CONTRACTOR:

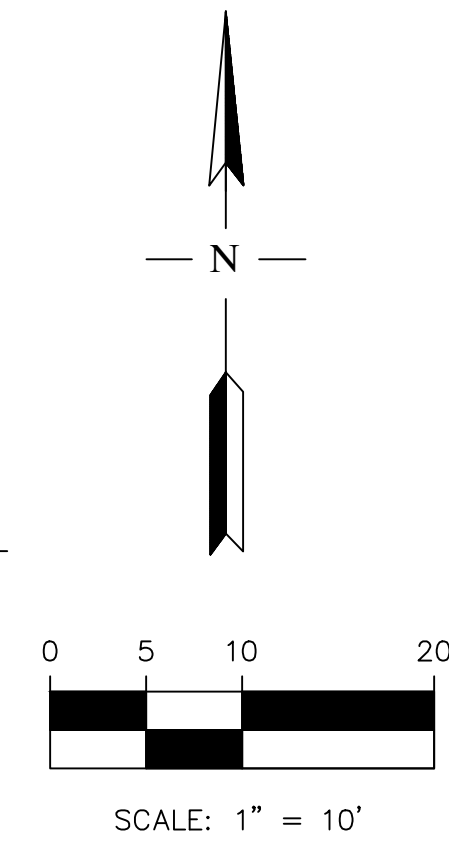
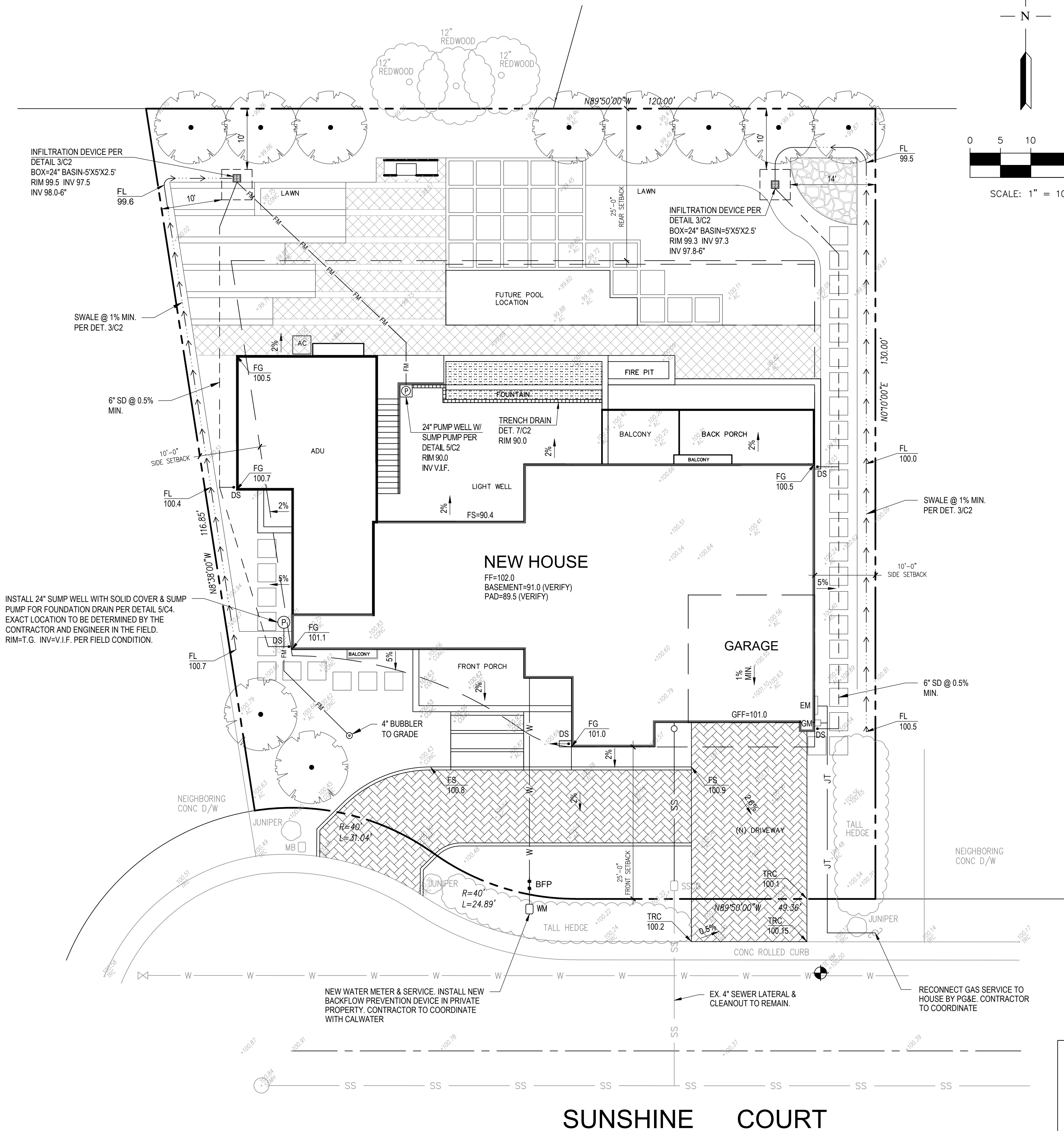
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- LOCATION OF DOWNSPOUTS TO BE VERIFIED IN THE FIELD.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS FOR CONSISTENCY PRIOR TO CONSTRUCTION. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY VERIFY AND CALCULATE BASEMENT FINISH FLOOR AND PAD ELEVATIONS, IF ANY, PRIOR TO EXCAVATION.

TREE PROTECTION FENCING NOTE:

ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

EXCESS SOIL NOTE:

ALL EXCESS DIRT FROM GRADING SHALL BE OFF-HAULED FROM THE SITE AND SHALL NOT BE USED AS FILL MATERIAL UNLESS APPROVED BY THE BUILDING AND PLANNING DIVISIONS.



LEGEND

- PROPERTY LINE
- - - CENTERLINE
- SS UTILITY LINE-TYPE AS NOTED
- STREET LIGHT
- ELEC UTILITY BOX-TYPE AS NOTED
- WM WATER METER
- WV WATER VALVE
- CB CURB CATCH BASIN
- + FIRE HYDRANT
- MH MANHOLE-TYPE AS NOTED
- CO SANITARY SEWER CLEANOUT
- OH POWER POLE W/ OVERHEAD WIRE
- ⊕ BENCHMARK
- ⊙ MON MONUMENT
- 200 CONTOUR LINE
- SWALE @ 1% MIN. (U.O.N.)
- SURFACE FLOW DIRECTION
- DS DOWNSPOUT WITH SPLASH BLOCK
- (12") TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN

ABBREVIATION

- AC ASPHALT CONCRETE
- AD AREA DRAIN
- BSW BACK OF SIDEWALK
- C&G CURB & GUTTER
- C/CONC CONCRETE
- D DISTANCE
- DI DRAIN INLET
- DIA. DIAMETER
- DS DOWNSPOUT
- D/W DRIVEWAY
- EP EDGE OF PAVEMENT
- EX EXISTING
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- GFF GARAGE FINISH GRADE
- HI. PT. HIGH POINT
- LIP LIP OF GUTTER
- MAX. MAXIMUM
- MIN. MINIMUM
- NTS NOT TO SCALE
- P.U.E. PUBLIC UTILITY EASEMENT
- PVC POLYVINYL CHLORIDE
- R/W RIGHT-OF-WAY
- S SLOPE
- SSCO SANITARY CLEANOUT
- SSMH SANITARY MANHOLE
- S/W SIDEWALK
- TC TOP OF CURB
- TYP. TYPICAL
- V.I.F. VERIFY IN FIELD
- WM WATER METER
- WV WATER VALVE

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	5	
HOUSE	1,320	0	
TOTAL	1,325	5	1,320

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

RIGHT-OF-WAY NOTES:

- PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.

NO.	REVISION	DATE	BY

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**741 SUNSHINE COURT
 LOS ALTOS, CA**
 SANTA CLARA COUNTY
 APN: 189-26-015

**GRADING AND
 DRAINAGE PLAN**

DATE: 12/20/2023
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.

C-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. 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.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. 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, IMMEDIATE REMEDY SHALL OCCUR.
4. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.
5. 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 SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
6. 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.
7. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.

EROSION AND SEDIMENT CONTROL MEASURES

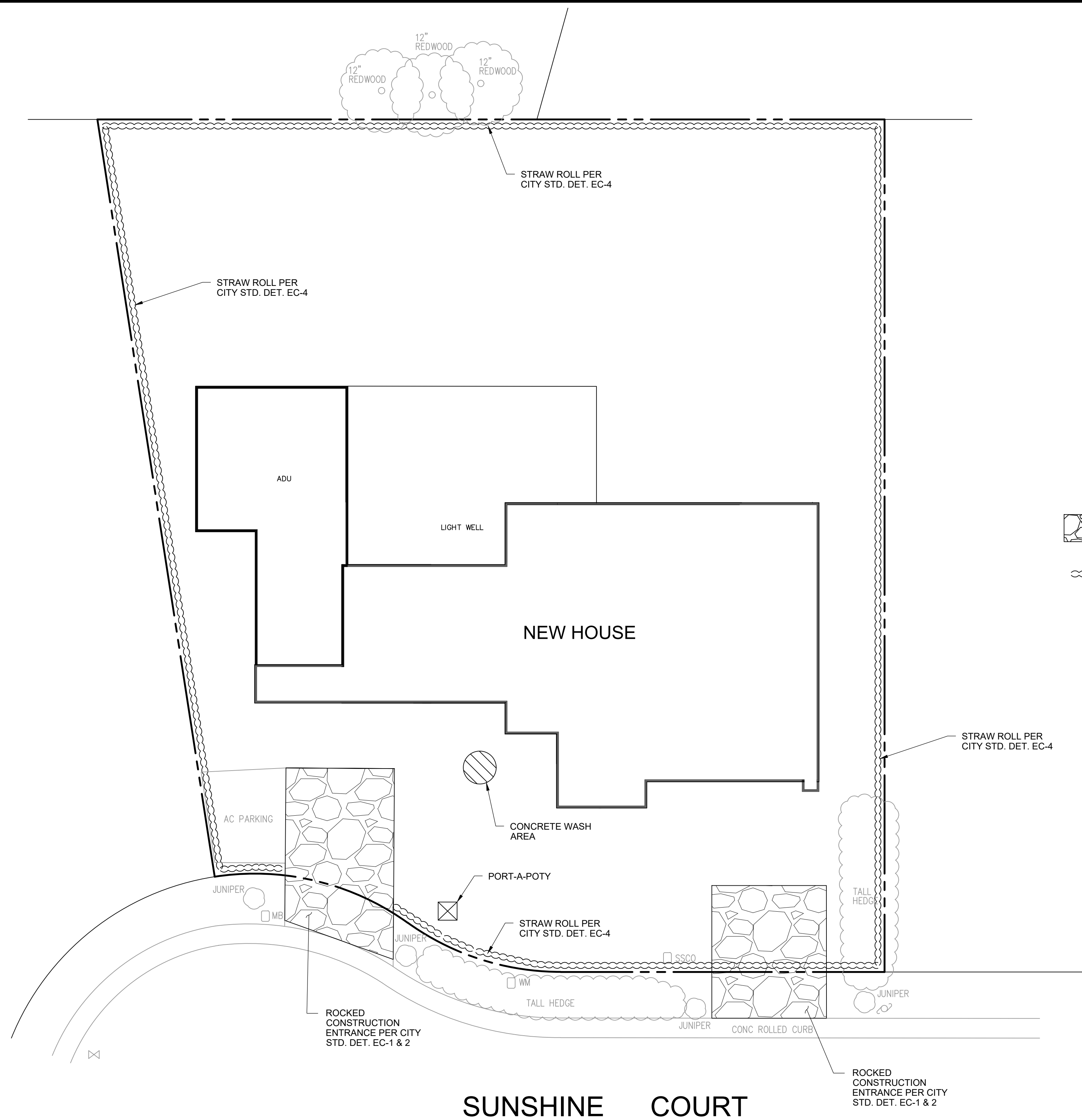
1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
2. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
3. 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 AND COUNTY.
4. IF HYDROSEEDING IS NOT USED OR IS NOT EFFECTIVE BY 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.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

MAINTENANCE NOTES


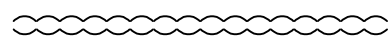

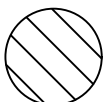
1. MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
 - A. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - B. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - C. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - D. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 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. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE GRAVEL BAG.

ADDITIONAL NOTES:

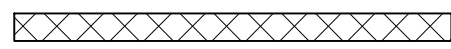
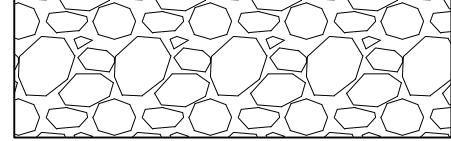

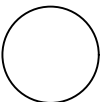
1. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.
2. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.
3. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.
4. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING, WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.
5. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DETWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.
6. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLE ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASHWATER IS CONTAINED AND TREATED.
7. LIMIT AND TIME APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTING RUNOFF.
8. LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNATED ACCESS POINTS.
9. AVOID TRACKING DIRT OR OTHER MATERIAL OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.
10. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.
11. PLACEMENT OF EROSION MATERIALS AT THESE LOCATIONS IS REQUIRED ON WEEKENDS AND DURING RAIN EVENTS:
 - A) CONSTRUCTION MATERIAL STORAGE AREA AS SHOWN ON C-2.
12. THE AREA DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE ETC., SHALL NOT BE ENLARGED OR "RUN OVER."
13. CONSTRUCTION SITES ARE REQUIRED TO HAVE EROSION CONTROL MATERIALS ON-SITE DURING THE "OFF-SEASON."
14. DUST CONTROL IS REQUIRED YEAR-ROUND.
15. EROSION CONTROL MATERIALS SHALL BE STORED ON-SITE.
16. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1ST AND APRIL 30TH IS NOT ACCEPTABLE. UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.
17. THE TREE PROTECTION SHALL BE IN PLACE BEFORE ANY GRADING, EXCAVATING OR GRUBBING IS STARTED.



LEGEND

-  ROCKED CONSTRUCTION ENTRANCE
-  FIBER ROLL
-  PORT-A-POTY
-  CONCRETE WASH AREA

LEGEND

-  FIBER ROLL
-  CONSTRUCTION ENTRANCE
-  PORT-A-POTY
-  ABOVE GROUND CONCRETE WASH AREA

STOCKPILE NOTE:
 STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAVE BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINING SEASON.

TREE PROTECTION FENCING NOTE:
 ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

NO.	REVISION	DATE	BY

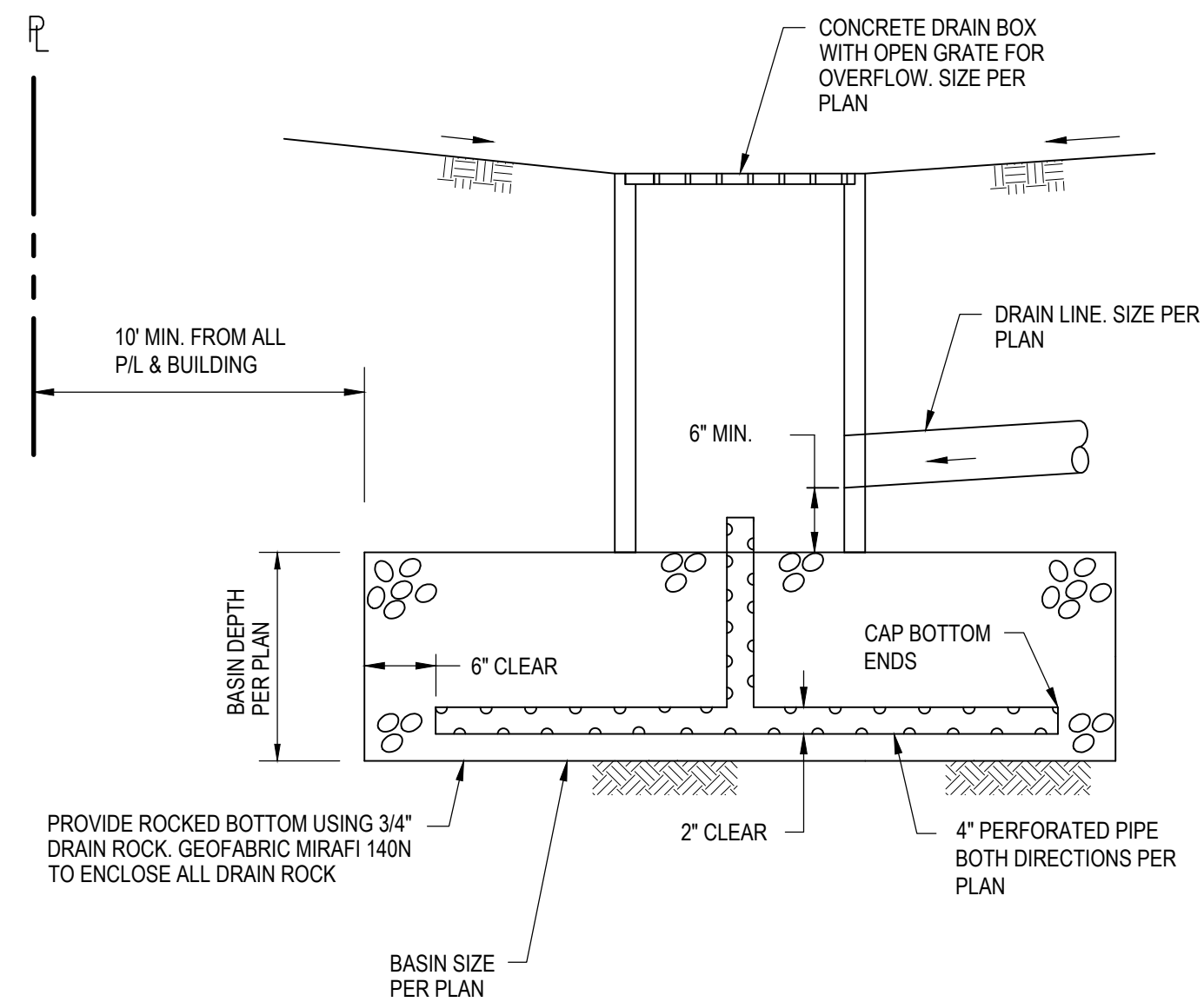
RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 505 ALPAMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 824-5556
 rweengineering@gmail.com



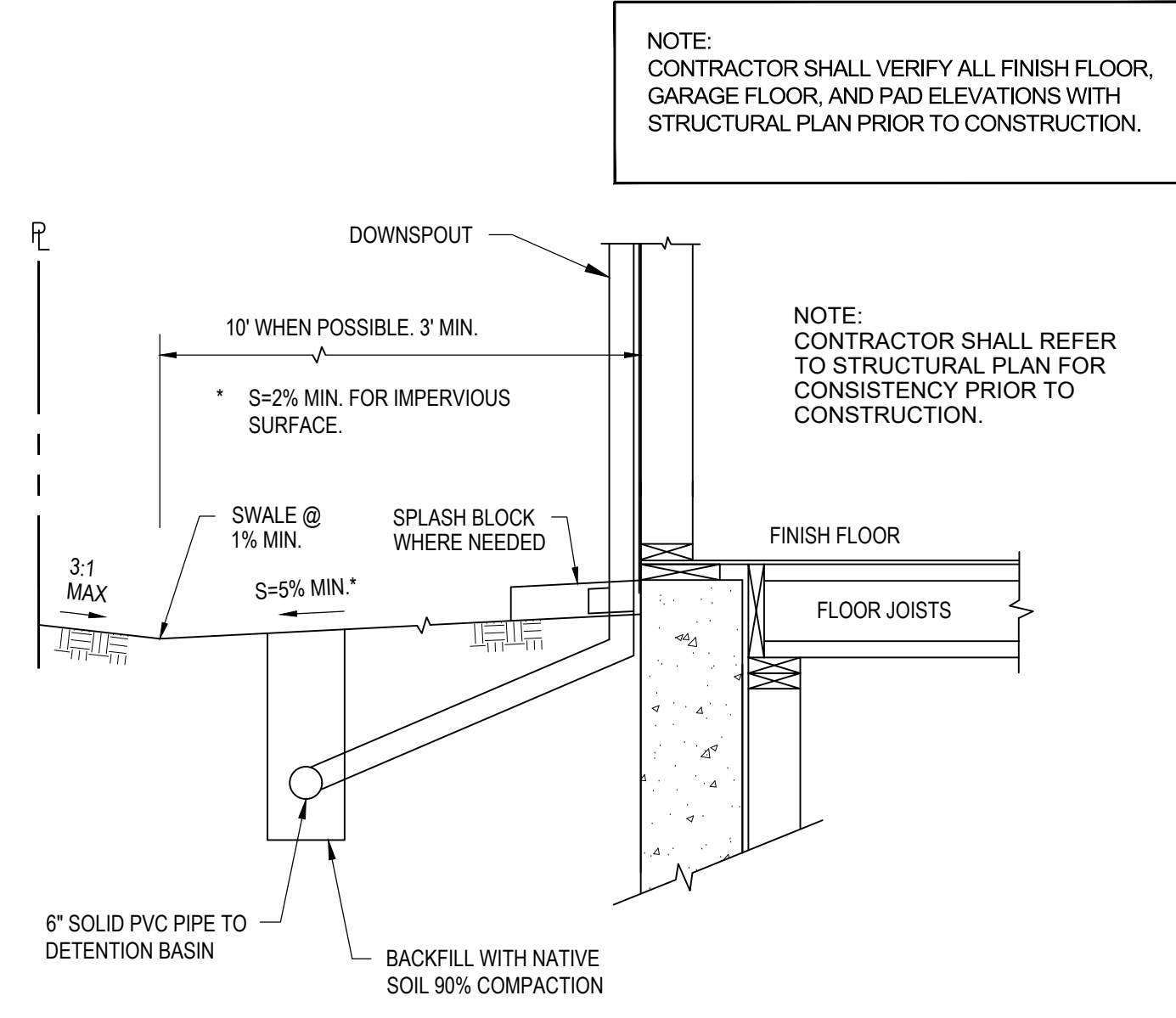
**741 SUNSHINE COURT
 LOS ALTOS, CA**
 SANTA CLARA COUNTY
 APN: 189-26-015

EROSION CONTROL PLAN

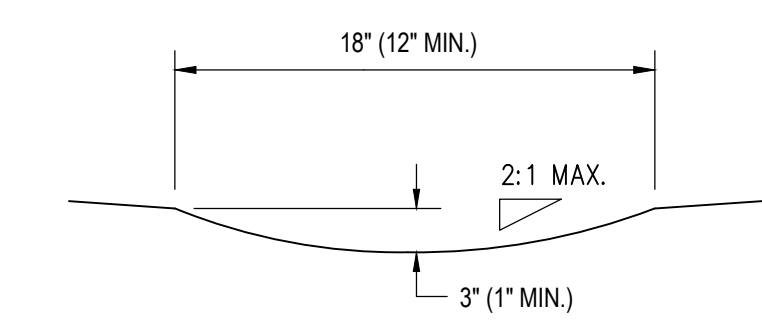
DATE: 12/20/2023
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO. **C-2**



NOT TO SCALE



NOT TO SCALE

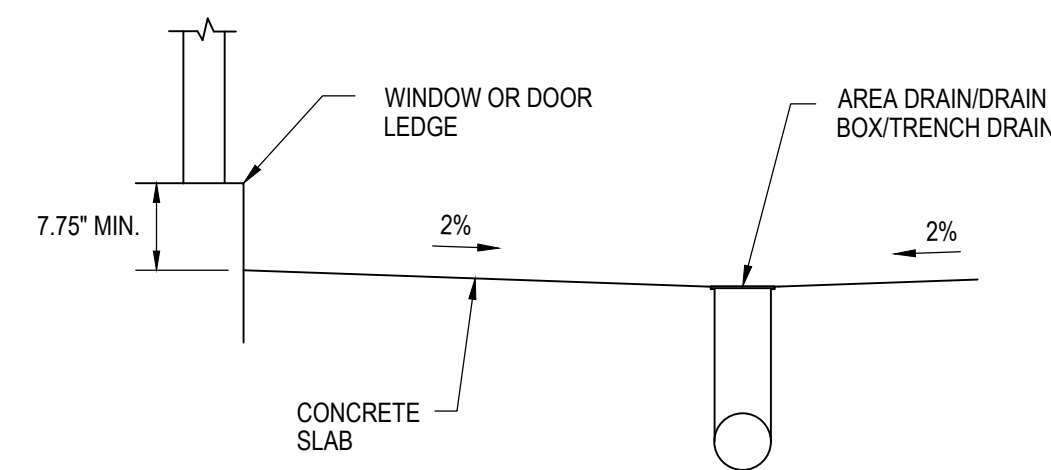


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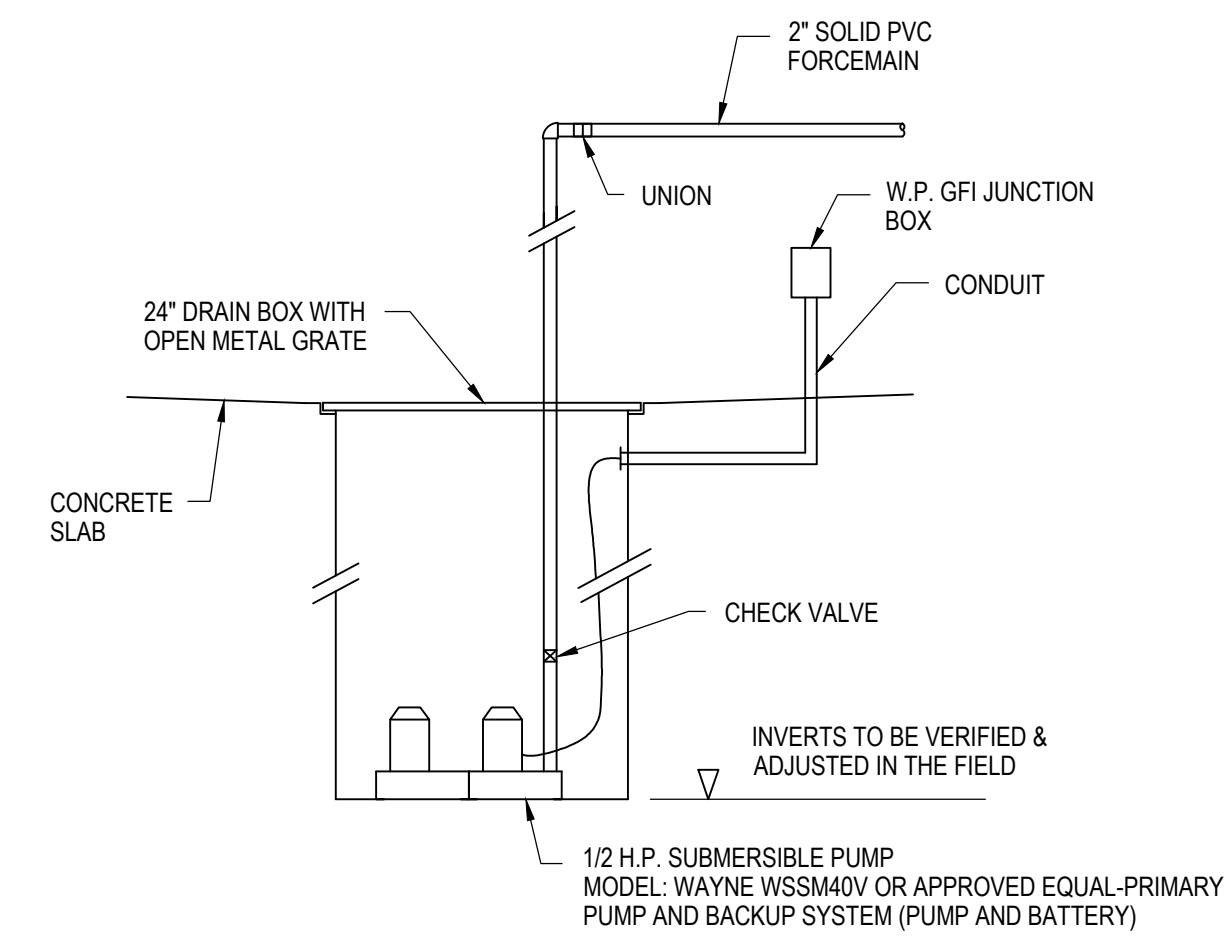
1 STORMWATER INFILTRATION DEVICE

2 TYPICAL GRADING AROUND FOUNDATION

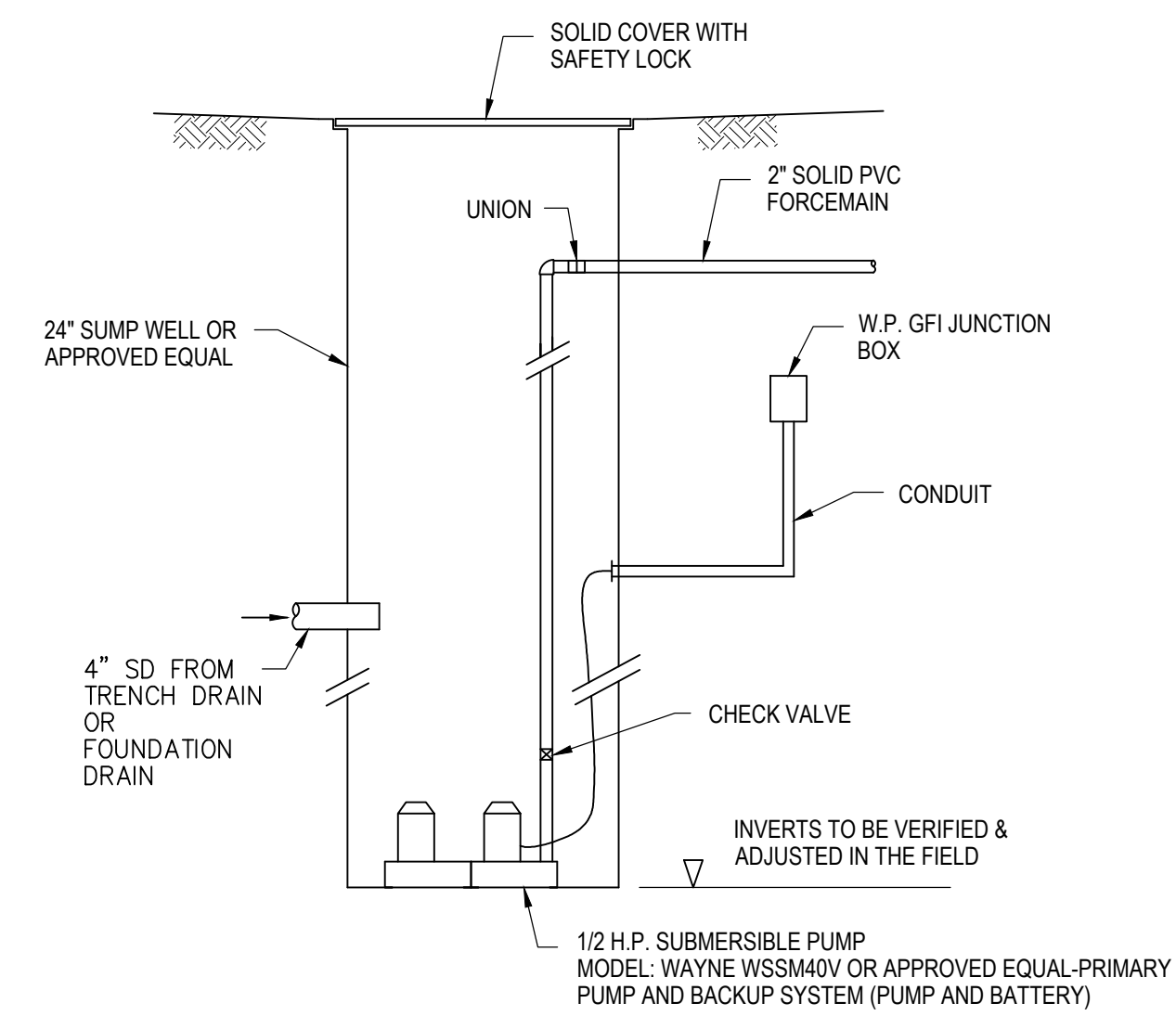
3 SWALE



NOT TO SCALE



INSIDE LIGHTWELL OR STAIRWELL



OUTSIDE LIGHTWELL OR STAIRWELL

NOT TO SCALE

4 DRAIN IN LIGHT WELL

5 SUMP WELL

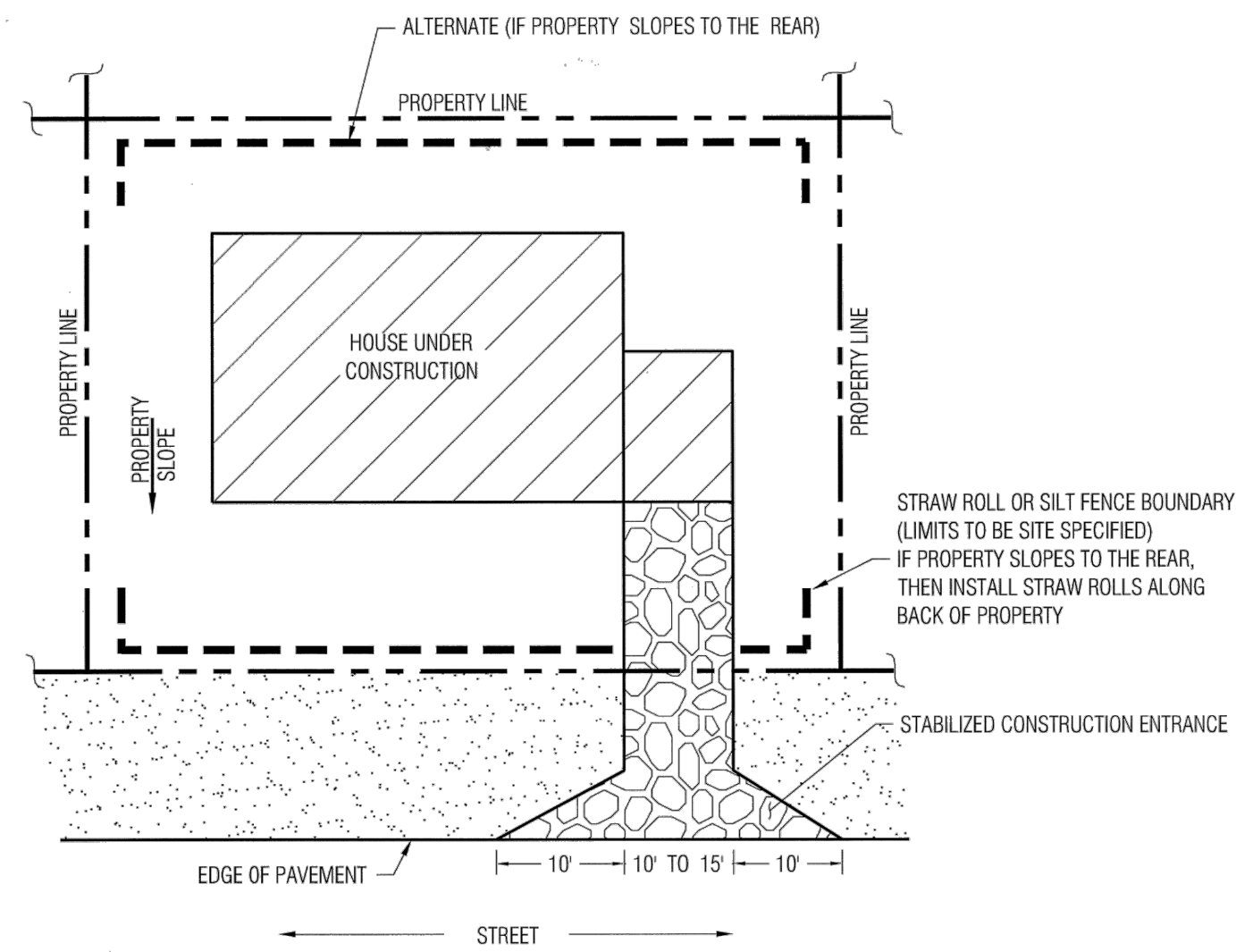
NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 505 ALAMONT DRIVE
 MILPITAS, CA 95035
 (P) (408) 262-1899
 (FAX) (408) 824-5556
 rweengineering@gmail.com

741 SUNSHINE COURT
 LOS ALTOS, CA
 SANTA CLARA COUNTY
 APN: 189-26-015

CONSTRUCTION
 DETAILS

DATE: 6/15/2023
 SCALE: AS NOTED
 DESIGNED BY: RW
 DRAWN BY: RW
 SHEET NO.
C-3

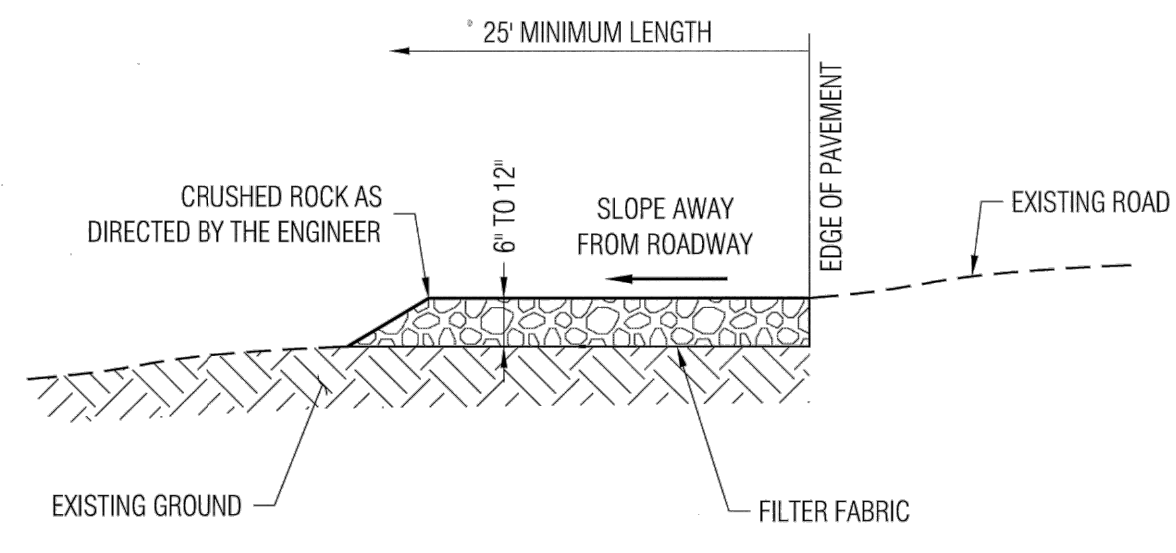


GENERIC CONSTRUCTION SITE PLAN

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		TYPICAL EROSION AND SEDIMENT CONTROL AT SINGLE FAMILY CONSTRUCTION SITE	EC-1

STANDARD DETAILS MAY 2010

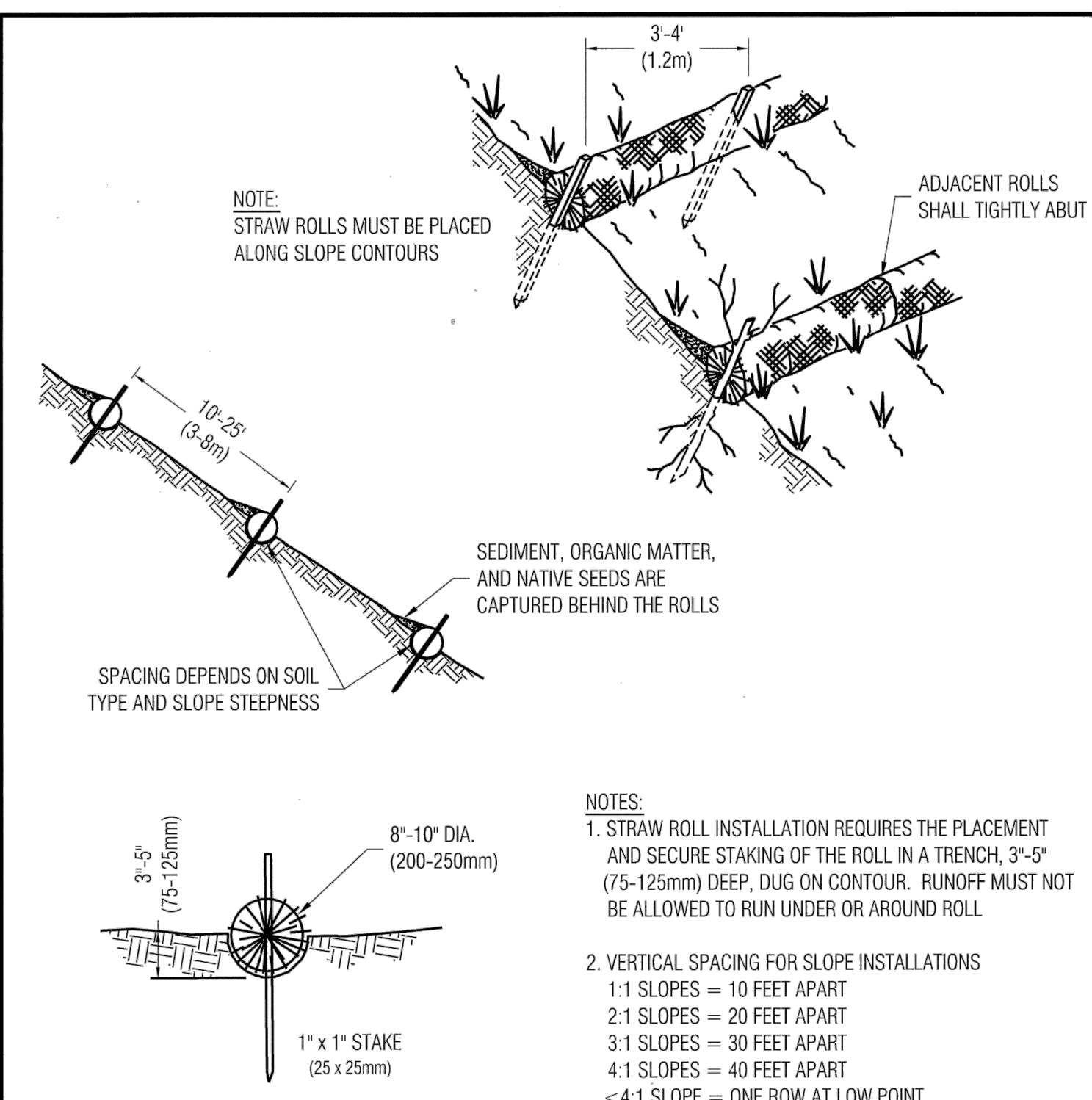


- NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STANDARD DETAILS MAY 2010



- NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
 2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
1:1 SLOPES = 10 FEET APART
2:1 SLOPES = 20 FEET APART
3:1 SLOPES = 30 FEET APART
4:1 SLOPES = 40 FEET APART
<4:1 SLOPE = ONE ROW AT LOW POINT
 3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date		
		STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY

RW ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
505 ALPAMONT DRIVE
MILPITAS, CA 95035
(P) (408) 262-1899
(FAX) (408) 824-5556
rweengineering@gmail.com

741 SUNSHINE COURT
LOS ALTOS, CA

APN: 189-26-015 SANTA CLARA COUNTY

STANDARD
DETAILS

DATE: 6/15/2023
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET NO.

C-4

NEW RESIDENCE

741 SUNSHINE CT.
LOS ALTOS, CA

YH
LANDSCAPE DESIGN

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: OCTOBER 24, 2023

SCALE:

DRAWN: YH

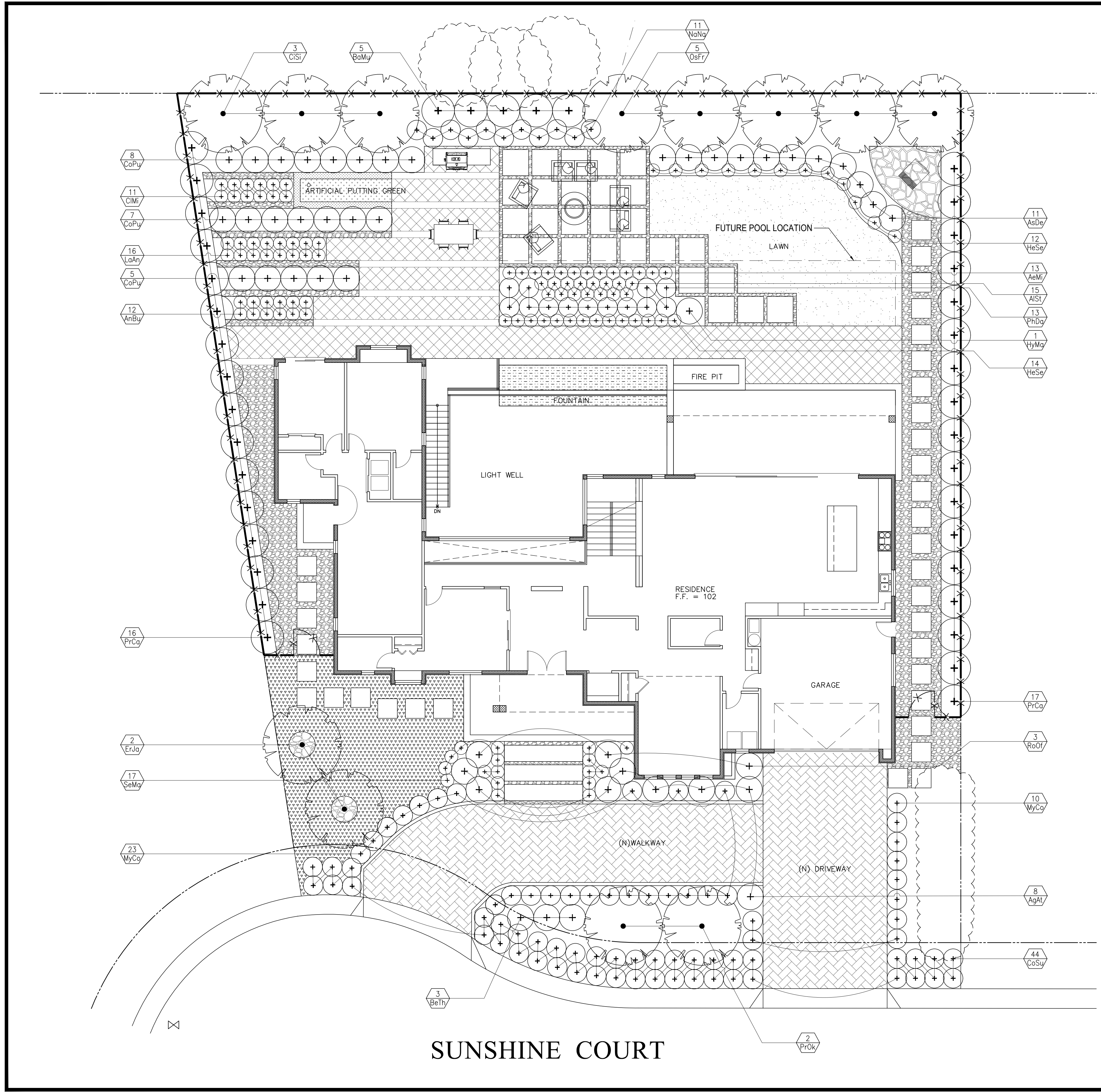
JOB:

SHEET TITLE:

LANDSCAPE PLAN

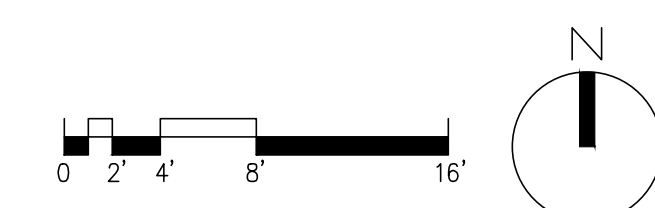
SHEET NO.

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.



EVERGREEN SCREENING SHRUB



Carolina 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



Valencia Orange, 15'-25' H X 10'-20' W, Growth rate: moderate to fast

PROPOSED TREE



Loquat, 15'-30' H X 15'-30' W, Growth rate: moderate to fast

PROPOSED TREE



Okame Cherry Tree, 20'-30' H X 20'-30' W, Growth rate: moderate

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREE						
CiSi	Citrus sinensis 'Valencia'	Valencia Orange (evergreen, privacy screening)	M	3	24" box, 8' tall at the time of final inspection	12' O.C.
ErJa	Eriobotrya japonica	Loquat (evergreen, privacy screening)	M	2	24" box, 8' tall at the time of final inspection	12' O.C.
OsFr	Osmanthus fragrans	Sweet Olive (evergreen, privacy screening)	M	5	24" box, 8' tall at the time of final inspection	12' O.C.
PrOk	Prunus 'Okame'	Okame Cherry	M	2	24" box	12' O.C.
SHRUBS						
BaMu	Bambusa multiplex	Multiplex Hedge Bamboo	M	4	15 gal.	4' O.C.
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	3	15 gal.	4' O.C.
CoPu	Coleonema pulchrum 'Compacta'	Pink Breath of Heaven	M	20	15 gal.	4' O.C.
CoSu	Coleonema pulchrum 'Sunset Gold'	Golden Breath of Heaven	M	44	15 gal.	3' O.C.
HyMa	Hydrangea macrophylla	Bigleaf Hydrangea	M	1	15 gal.	4' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	16	15 gal.	2' O.C.
MyCo	Myrtus communis 'Compacta'	Dwarf True Myrtle	L	33	15 gal.	3' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	11	15 gal.	3' O.C.
PrCa	Prunus caroliniana	Carolina Cherry Laurel(evergreen, privacy screening)	M	33	15 gal., 8' tall at the time of final inspection	4' O.C.
RoOf	Rosmarinus officinalis 'Upright'	Upright Rosemary	L	3	15 gal.	4' O.C.
PERENNIAL and GROUNDCOVER						
AeMi	Aeonium 'Mint Saucer'	Mint Saucer Aeonium	L	13	5 gal.	2' O.C.
AgAt	Agave attenuata	Fox Tail Agave	L	8	15 gal.	3' O.C.
AlSt	Aloe striata	Coral Aloe	L	15	15 gal.	2' O.C.
AnBu	Anigozanthos 'Bush Ranger'	Dwarf Kangaroo Paw	L	12	15 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	11	15 gal.	3' O.C.
ClMi	Clivia miniata	Clivia	M	11	5 gal.	2' O.C.
PhDa	Phormium 'Dark Delight'	Dark Delight New Zealand Flax	L	13	15 gal.	3' O.C.
HeSe	Helictotrichon sempervirens	Blue Oat Grass	L	26	5 gal.	2' O.C.
SeMa	Senecio Mandrillscae	Blue Chalk Sticks	L	17	5 gal.	2' O.C.
	Thymus serpyllum	Creeping Thyme	M	76	5 gal.	3' O.C.
	90% Tall Fescue & 10% Kentucky Bluegrass Blend	Sod Lawn	M	604 SF		

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

NEW RESIDENCE

741 SUNSHINE CT.
LOS ALTOS, CA

YH

LANDSCAPE DESIGN

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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: OCTOBER 24, 2023
SCALE: AS SHOWN
DRAWN: YH
JOB: YH

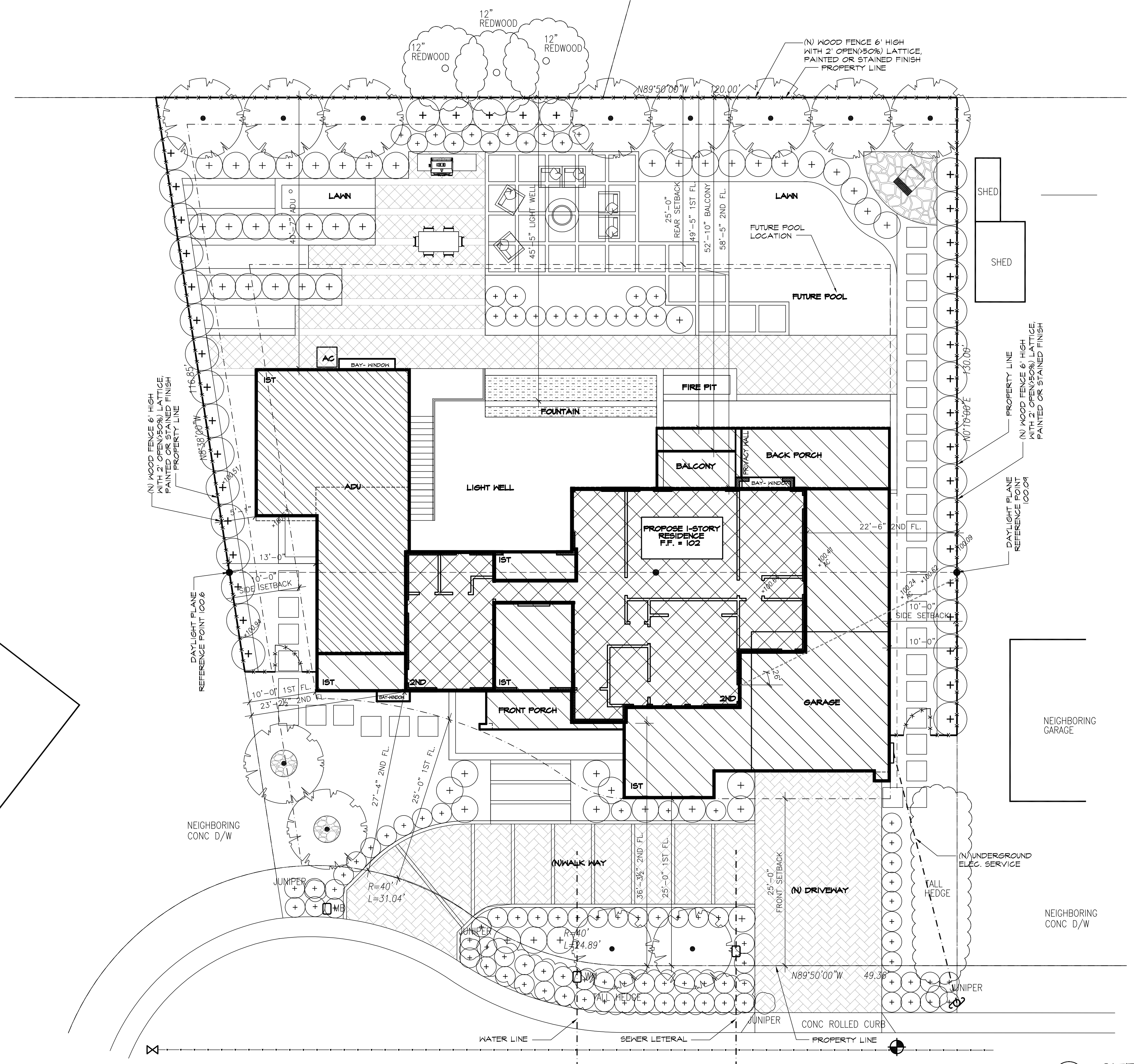
SHEET TITLE:

PLANTING SCHEDULE & PLANT PHOTOS

SHEET NO.

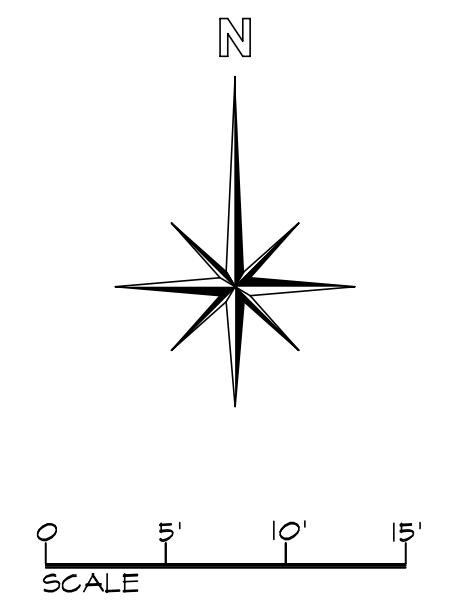
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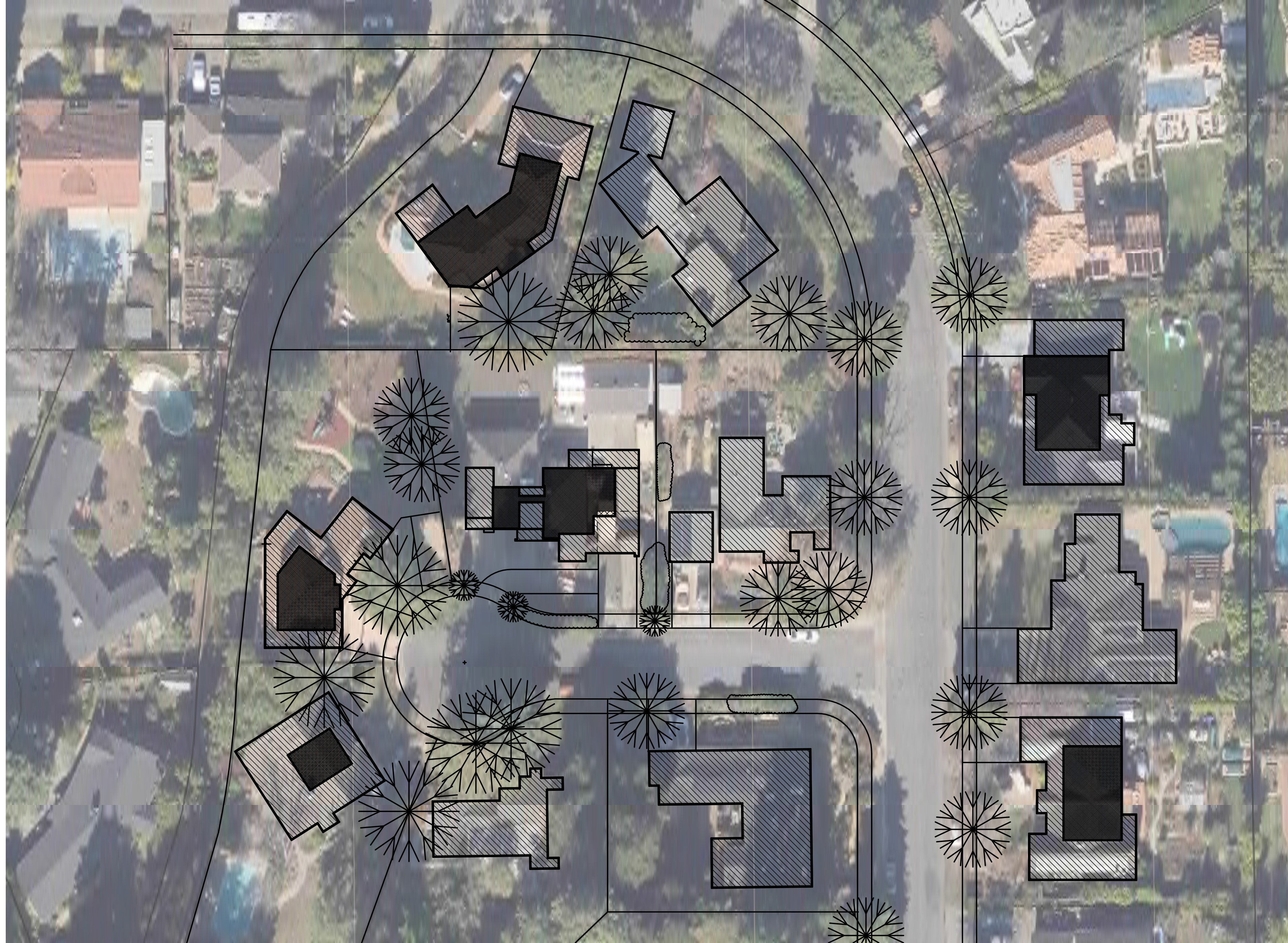
1. THE ARCHITECTURAL SITE PLAN IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES AND SUBSTRUCTURES. ALL DISCREPANCIES SHALL BE IMMEDIATELY DISCUSSED WITH ARCHITECT/DESIGNER/ENGINEER.
2. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.
4. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING. A MINIMUM 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. (R40)3.
- EXCEPT:
A. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SHALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
B. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
5. ONE SITE DRAINAGE NO CONCENTRATED FLOW ACROSS THE RIGHT-OF-WAY. NO DRAINAGE ONTO NEIGHBORING PROPERTY.
6. CONTRACTOR'S RESPONSIBILITY TO ALL UNDERGROUND UTILITIES, AND RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
7. THE REQUIRED FIRE FLOW FOR THE BUILDING (TYPE VB) SHALL BE 2000 GALLONS PER MINUTE, AVAILABLE FROM THE NEARBY TWO HYDRANTS. EACH HYDRANT SHOULD BE ABLE TO HANDLE MINIMUM 1000 GPM.



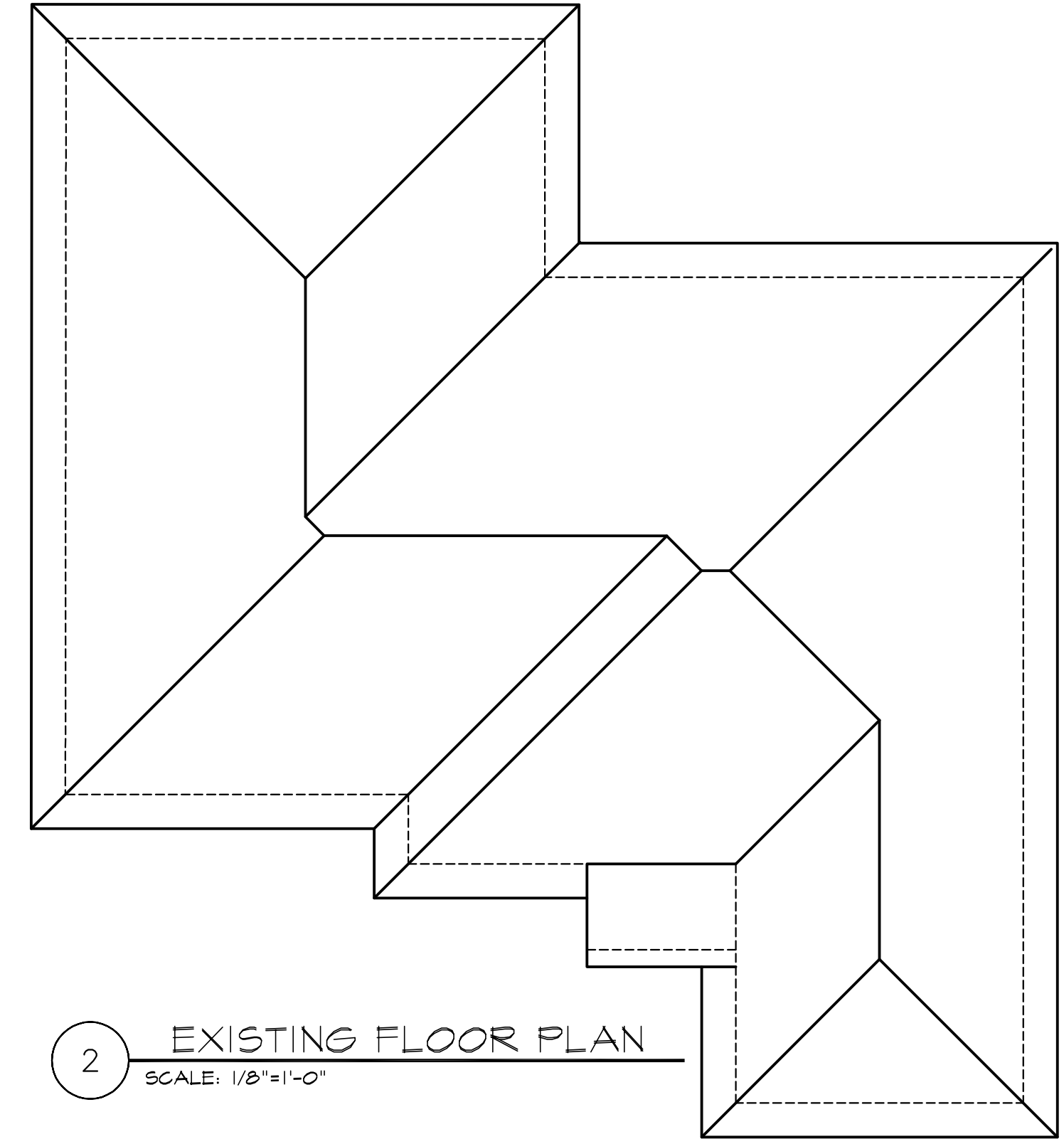
SUNSHINE COURT

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

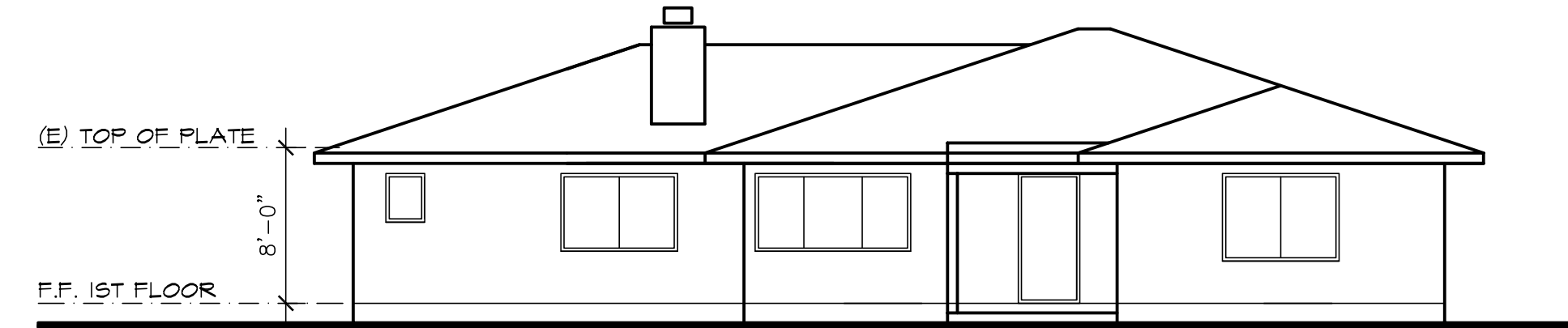




3 NEIGHBORHOOD CONTEXT MAP
SCALE: 1/32"=1'-0"





2 EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"

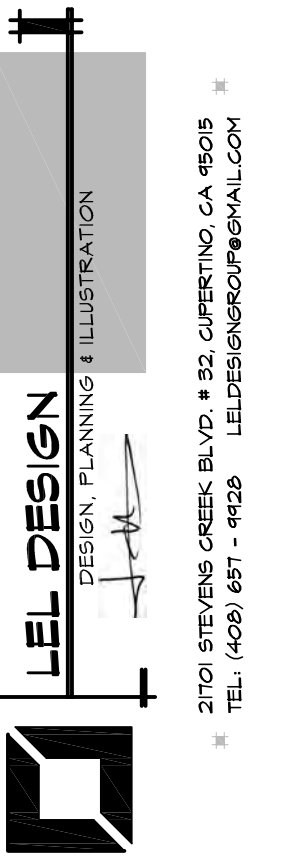


1 EXISTING FRONT ELEVATION
SCALE: 1/8"=1'-0"

LEGEND NOTE:

-  (E) 1ST STORY HOUSE
-  (E) 2ND STORY HOUSE

REVISIONS	BY



NEIGHBORHOOD CONTEXT MAP
EXISTING FLOOR PLAN
EXISTING ELEVATION

PROPOSED RESIDENCE
141 SUNSHINE CT.
LOS ALTOS, CA

Date: 08/18/22
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-0.1
Of Sheets



735 SUNSHINE CT.



740 SUNSHINE DR.



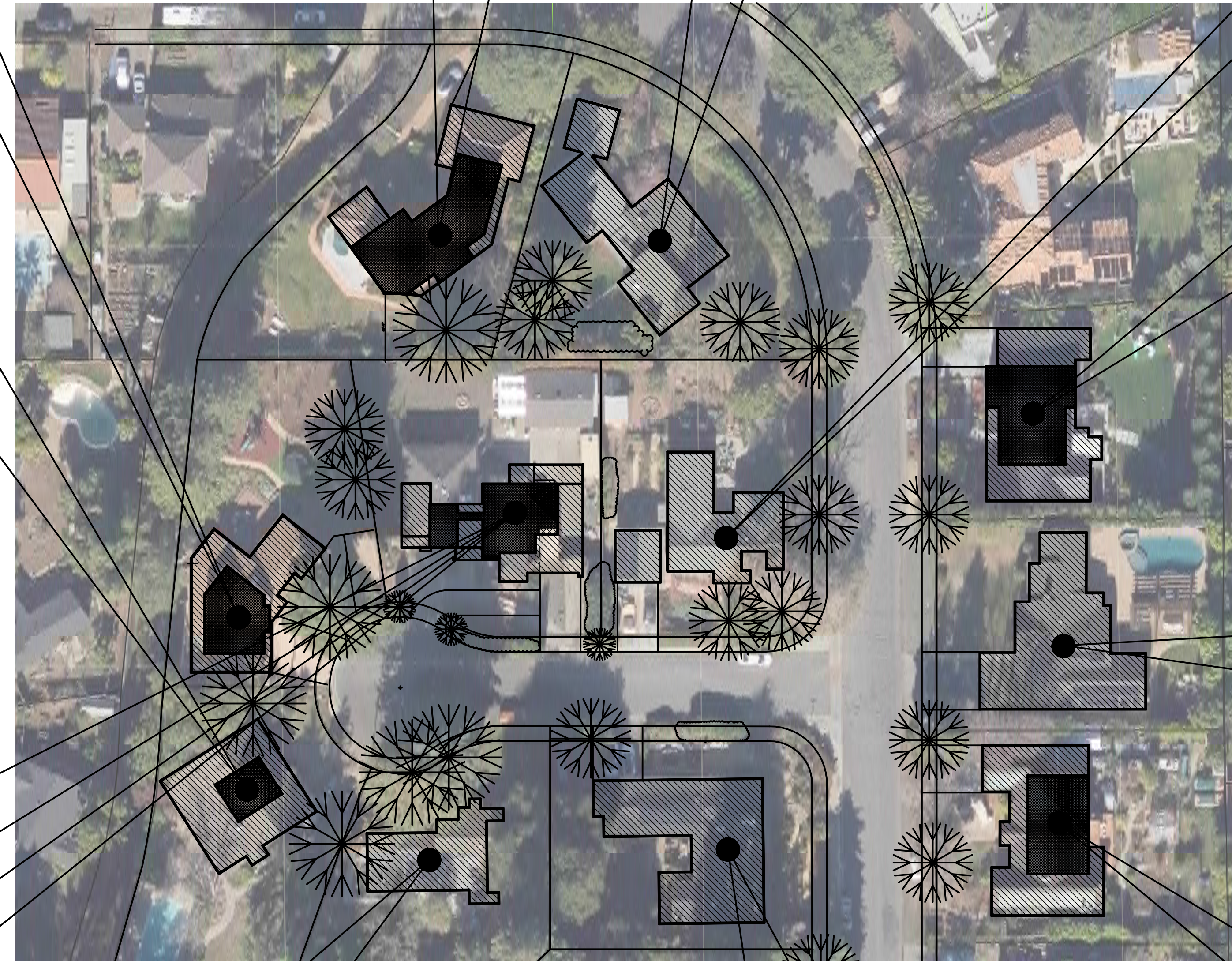
750 SUNSHINE DR.



751 SUNSHINE CT.



734 SUNSHINE CT.



759 SUNSHINE DR.



741 SUNSHINE CT.



763 SUNSHINE DR.



741 SUNSHINE CT.



738 SUNSHINE CT.



768 SUNSHINE DR.



767 SUNSHINE DR.

REVISIONS	BY

LEL DESIGN
 DESIGN PLANNING & ILLUSTRATION
 2170 STEVENS CREEK BLVD. # 20, CUPERTINO, CA 95015
 TEL: (408) 691-4428 LELDESIGN@GMAIL.COM

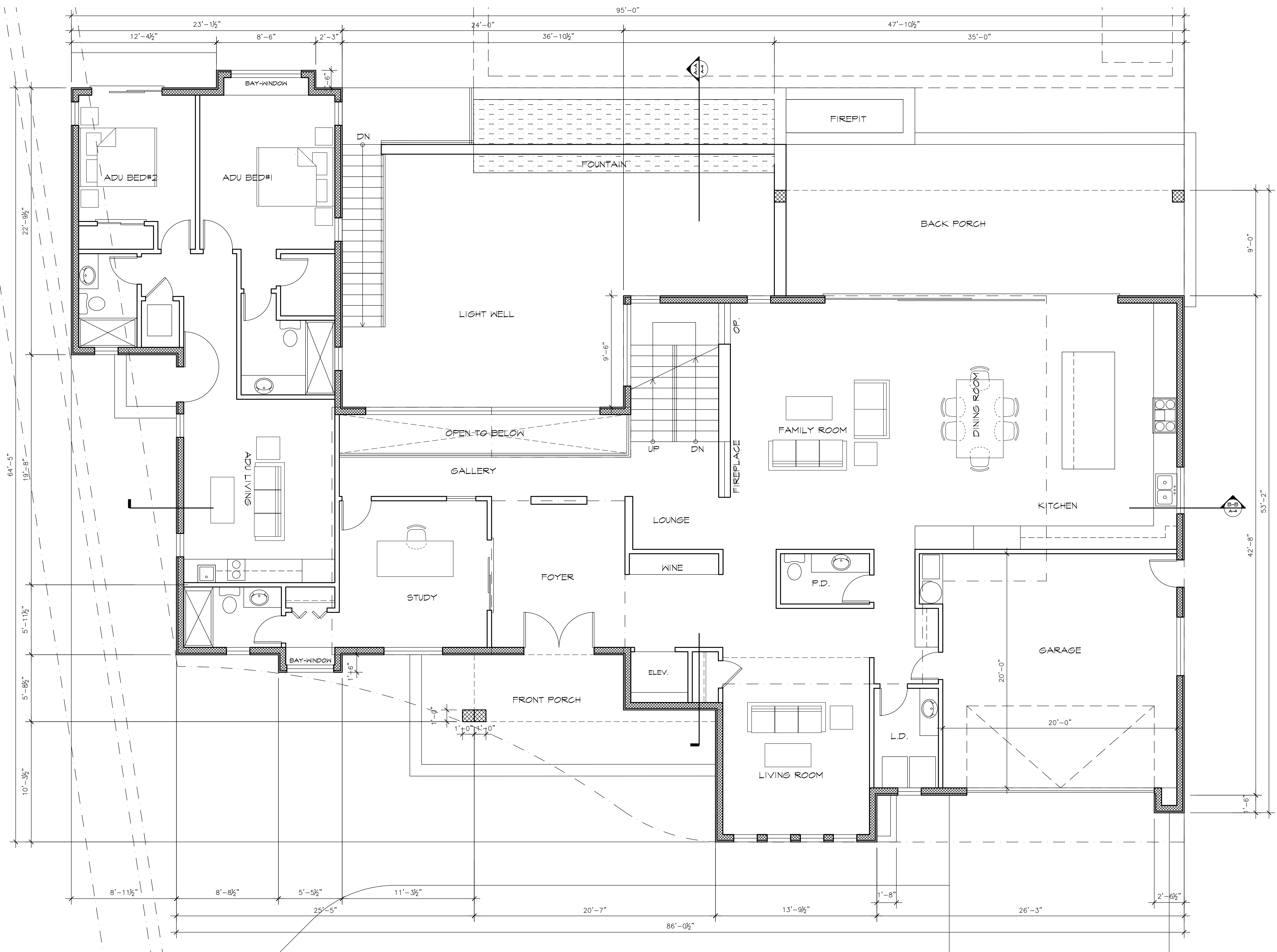
NEIGHBORHOOD CONTEXT MAP
 STREETSCAPE

PROPOSED RESIDENCE
 741 SUNSHINE CT.
 LOS ALTOS, CA

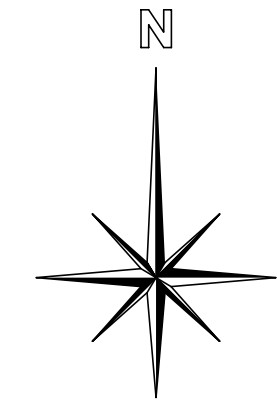
Date: 08/18/22
 Scale: AS-SHOWN
 Drawn: L
 Job:
 Sheet:
 A-0.2
 Of Sheets

PROPOSED 1ST FLOOR PLANS

PROPOSED RESIDENCE
 141 SUNSHINE CT.
 LOS ALTOS, CA



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



REVISIONS	BY

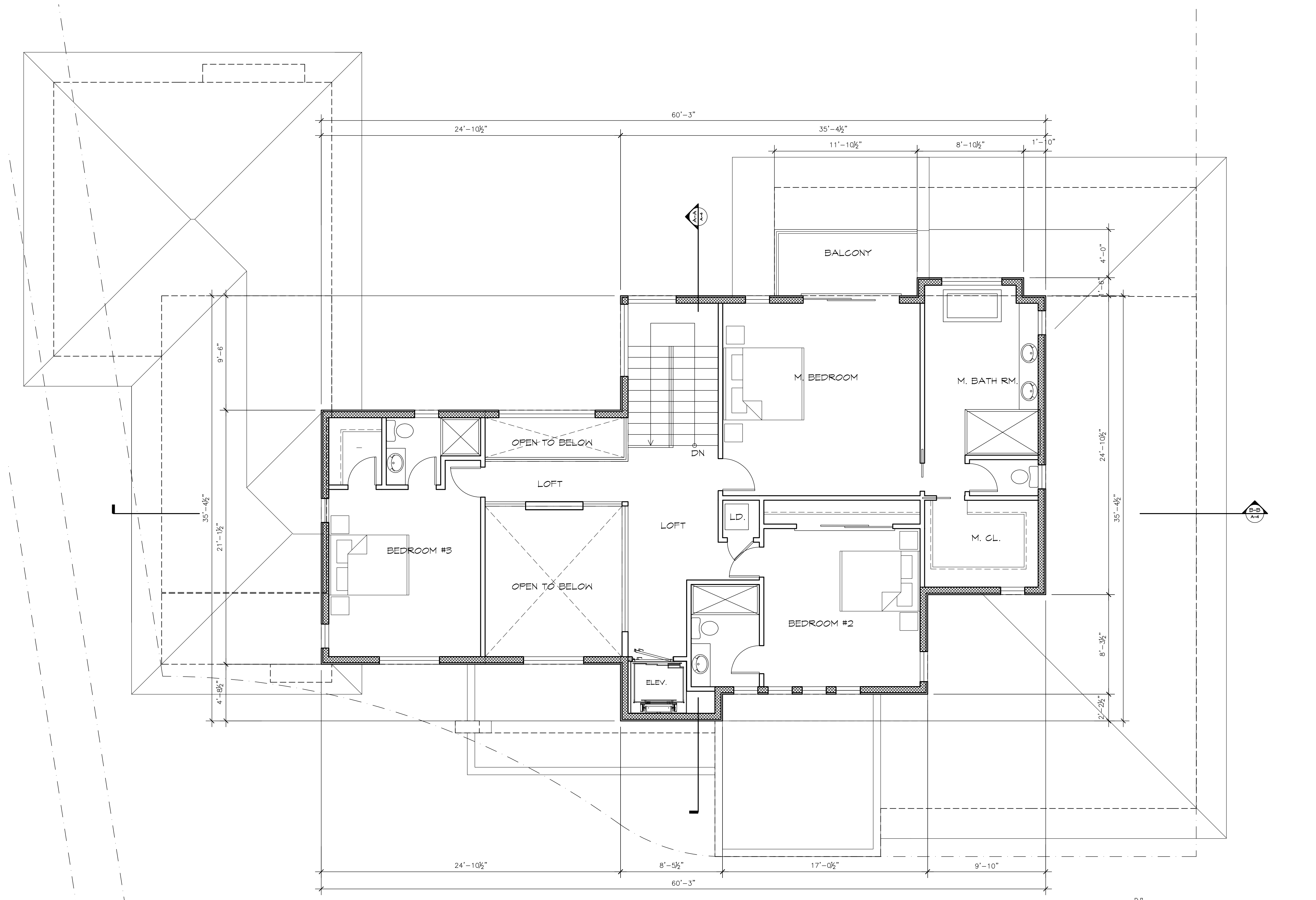
LEL DESIGN
DESIGN, PLANNING & ILLUSTRATION

2101 STEVENS CREEK BLVD. # 22, OAKLAND, CA 94612
TEL: (408) 681-4428 | LELDESIGNGROUP@GMAIL.COM

PROPOSED 2ND FLOOR PLAN

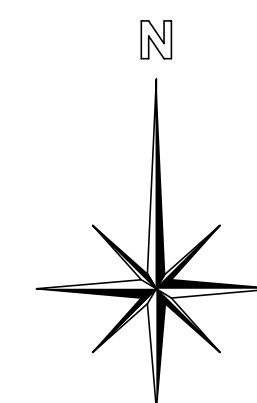
PROPOSED RESIDENCE
141 SUNSHINE CT.
LOS ALTOS, CA

Date: 08/18/22
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-2.1
Of Sheets



1 PROPOSED 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

0 5' 10' 15'
SCALE



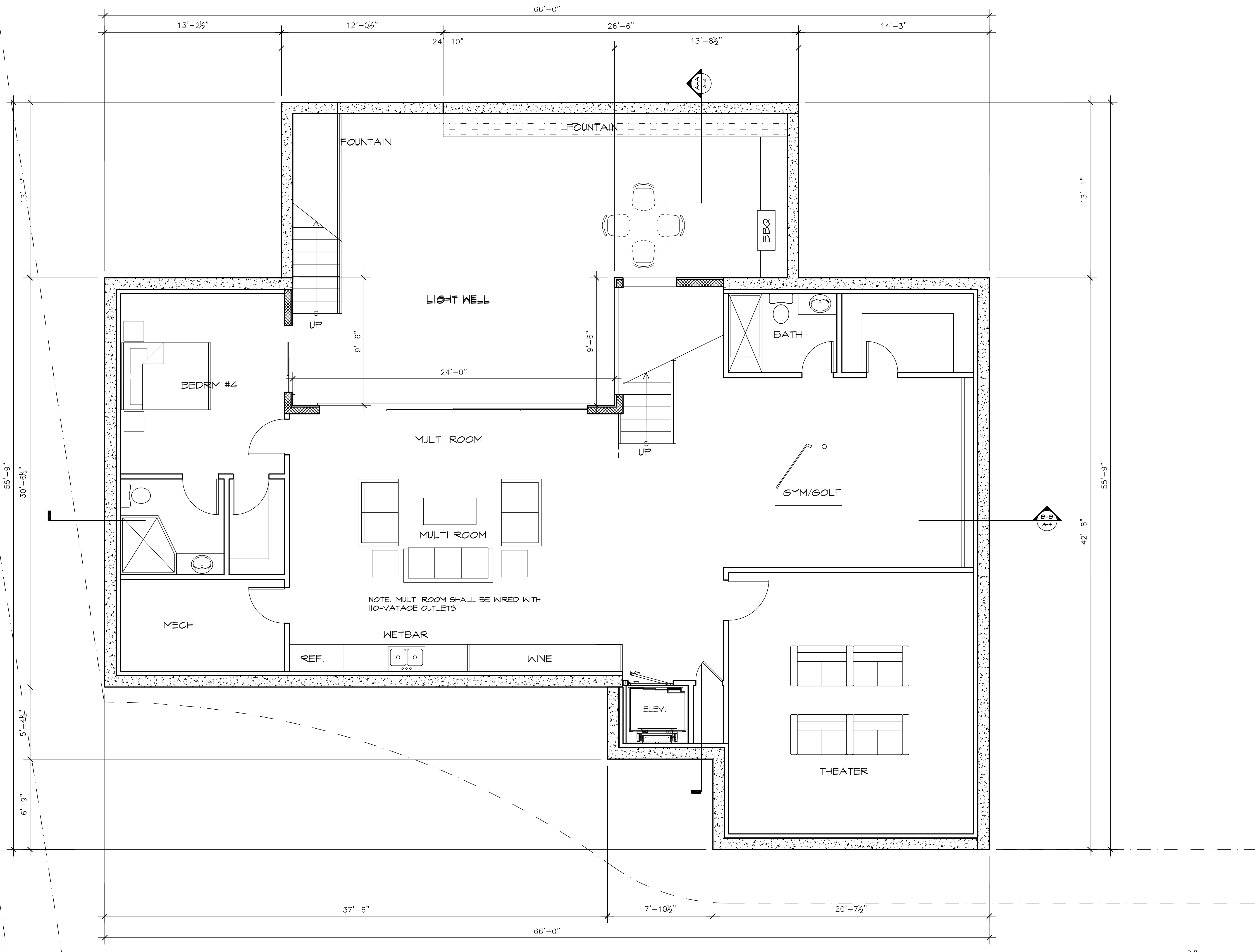
REVISIONS	BY



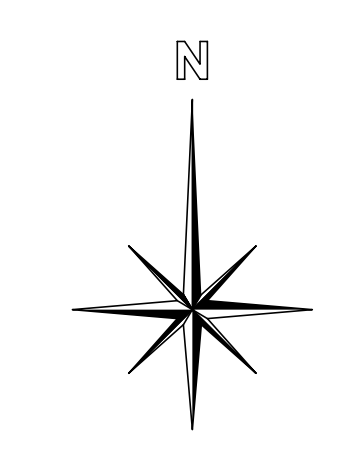
PROPOSED BASEMENT FLOOR PLAN

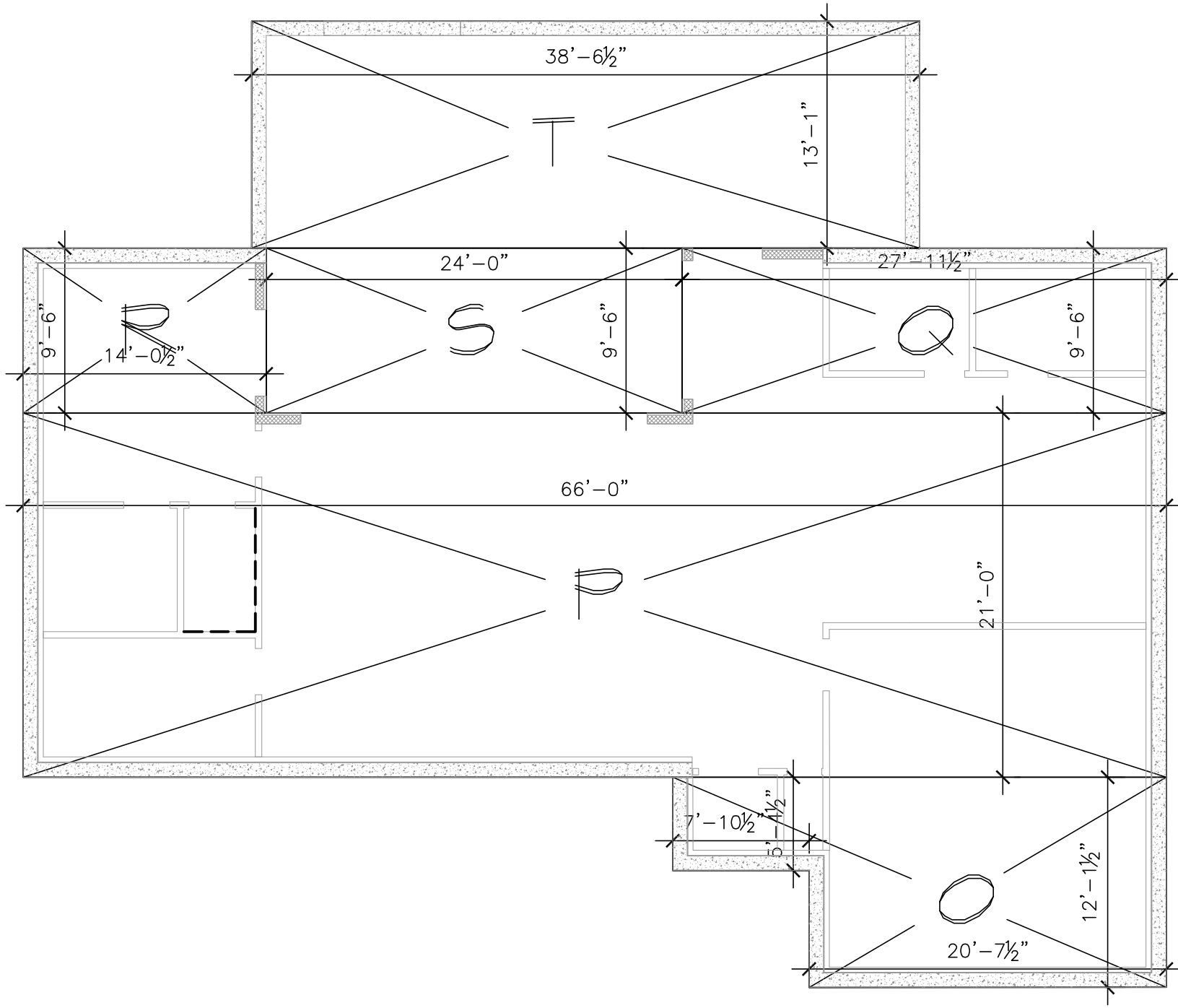
PROPOSED RESIDENCE
141 SUNSHINE CT.
LOS ALTOS, CA

Date: 08/18/22
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Job:
Sheet:
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Of Sheets

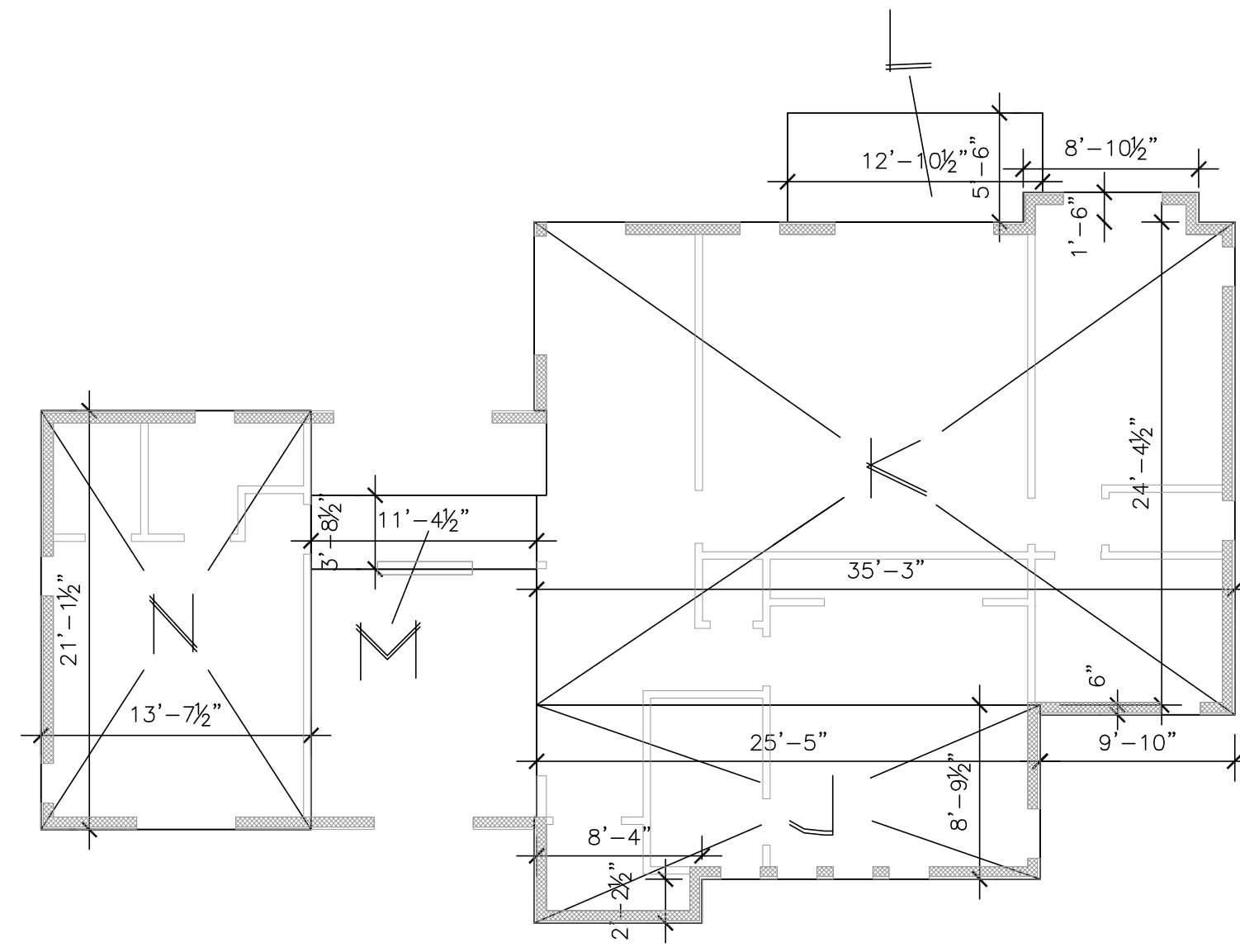


1 PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"



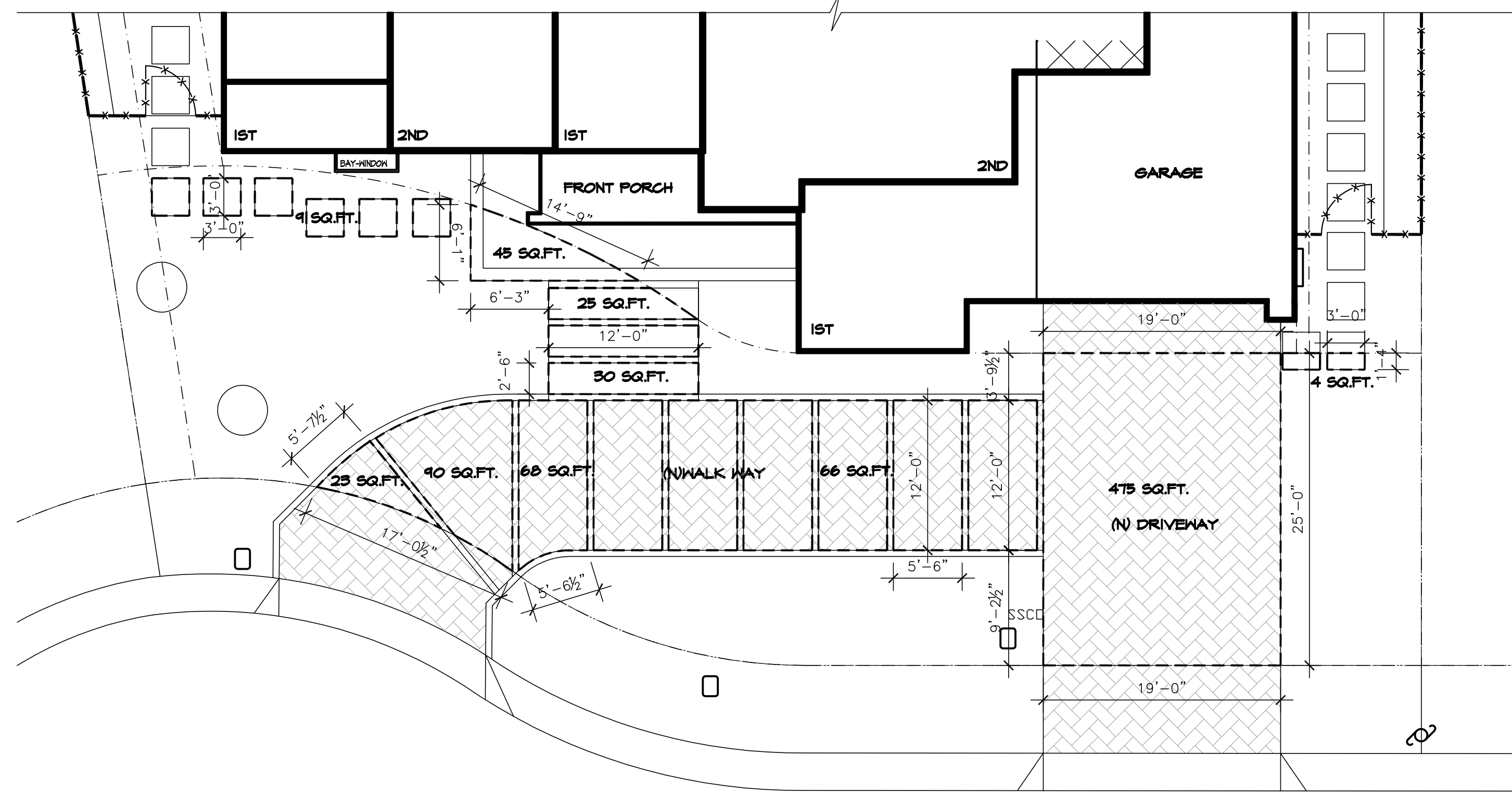


4 BASEMENT DIAGRAM
 SCALE: 1/8"=1'-0"



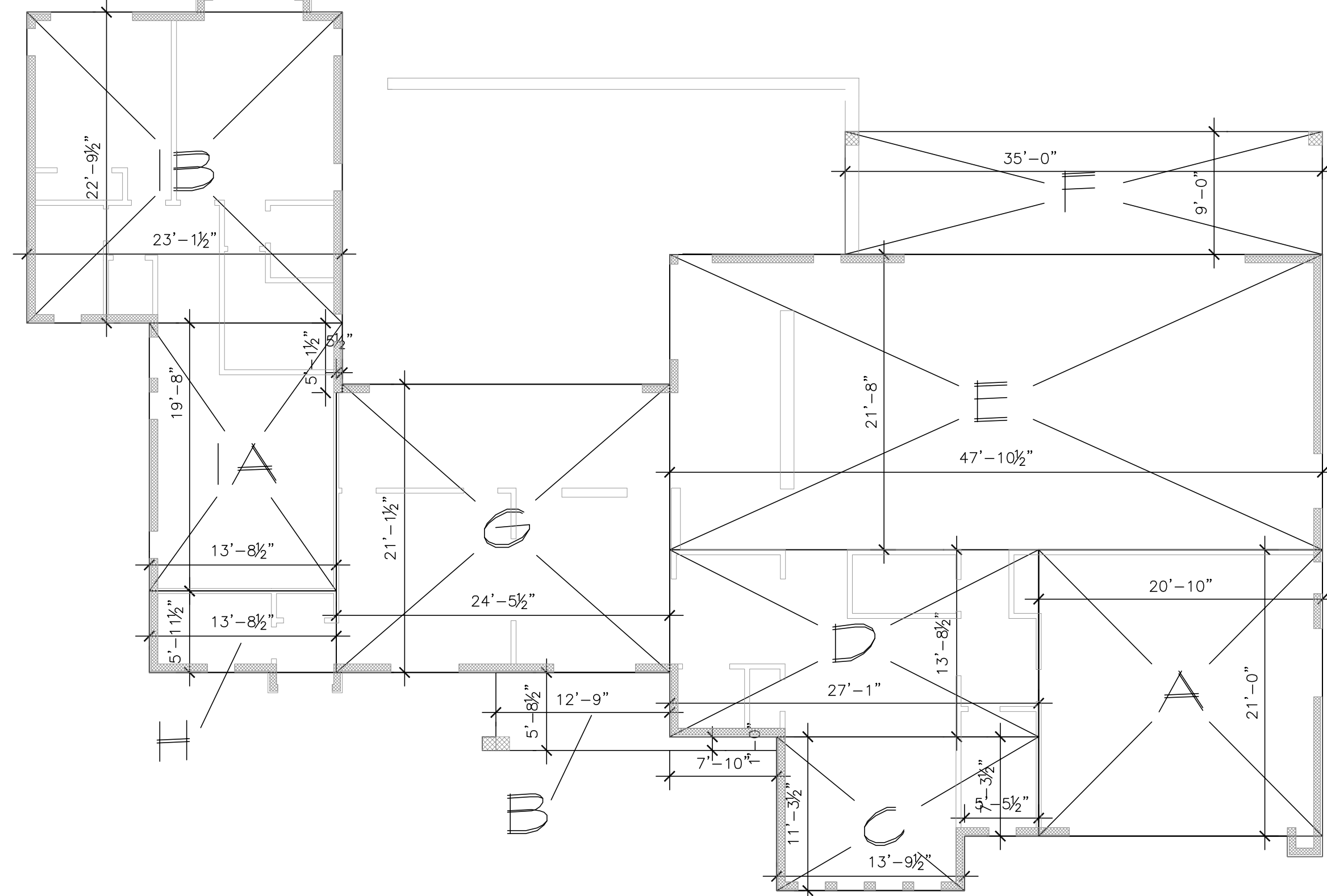
3 2ND FLOOR DIAGRAM
 SCALE: 1/8"=1'-0"

SECTION	DIMENTION	AREA
1ST STORY:		
A (GARAGE)	20'-10" x 21'-0" + 3B	440.8
B(FRONT PORCH)	12'-4" x 5'-8 1/2" + 7'-10" x 1'-0" + 1	81.7
C	11'-3 1/2" x 13'-4 1/2" + 7'-3 1/2" x 5'-5 1/2"	195.2
D	27'-1" x 13'-8 1/2"	371.2
E	47'-10 1/2" x 21'-8"	1,037.1
F (BACK PORCH)	35'-0" x 9'-0"	315
G	24'-5 1/2" x 21'-1 1/2" - 0.3	516.5
H	13'-8 1/2" x 5'-11 1/2"	81.9
IA(ADU)	24'-8" x 13'-8 1/2" + 5'-1 1/2" x 5 1/2"	271
IB(ADU)	23'-1 1/2" x 22'-4 1/2"	527
1ST FLOOR LIVING AREA		
		2201.8
GRAGE AREA (2 CAR GARAGE)		440.8
1ST FLOOR PORCHES AREA (B+F)		396.7
ADU AREA		798.7
LOT COVER AREA (2201.8 + 440.8 + 371.2) EXCLUDE ADU		3,039.5
2ND STORY:		
J	25'-5" x 8'-4 1/2" + 8'-4" x 2'-2 1/2" + 0.1	242.4
K	35'-2" x 24'-4 1/2" - 34' x 40 1/2" x 14' + 40' x 6'	875.8
L(BALCONY)	12'-0 1/2" x 5'-6" - 15	69.4
M	11'-4 1/2" x 3'-8 1/2"	42.4
N	21'-1 1/2" x 13'-1 1/2"	288
2ND FLOOR LIVING AREA		1448.6
2ND FLOOR BALCONY AREA		69.4
BASEMENT:		
O	20'-1 1/2" x 12'-1 1/2" + 7'-10 1/2" x 5'-4 1/2"	292.4
P	60'-0" x 2'-0"	1,386.2
Q	27'-1 1/2" x 9'-6"	266
R	14'- 0" x 9'-6"	133.5
S(LIGHTWELL)		228.5
T(LIGHTWELL)		505.1
BASEMENT AREA		2,078
LIGHTWELL AREA (S+T+U)		733.6



FRONT YARD CALCULATION:
 TOTAL FRONT YARD : 2,680 SQ.FT.
 TOTAL HARDSCAPE AREA: 475 + 4x2 + 66x6 + 68 + 40 + 23 + 30x2 + 25 + 45 + 4x6 = 1,244 SQ.FT.
 HARDSCAPE AREA: 1,244 / 2,680 = 46.4% < 50%

5 FRONT YARD HARDSCAPE CALCULATION
 SCALE: 1/8"=1'-0"

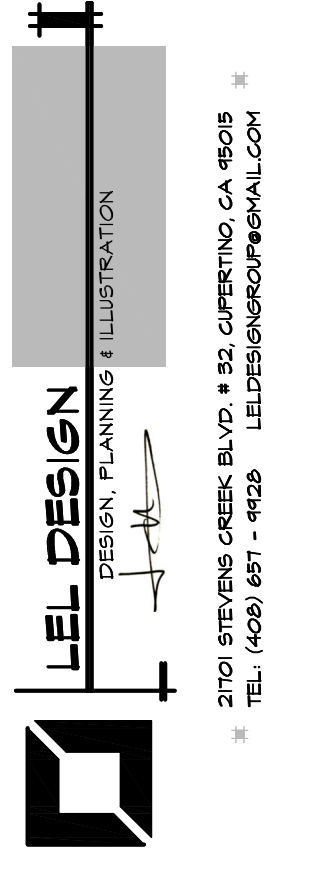


1 1ST FLOOR DIAGRAM
 SCALE: 1/8"=1'-0"

2 AREA CALCULATION

ELEVATION NOTES:

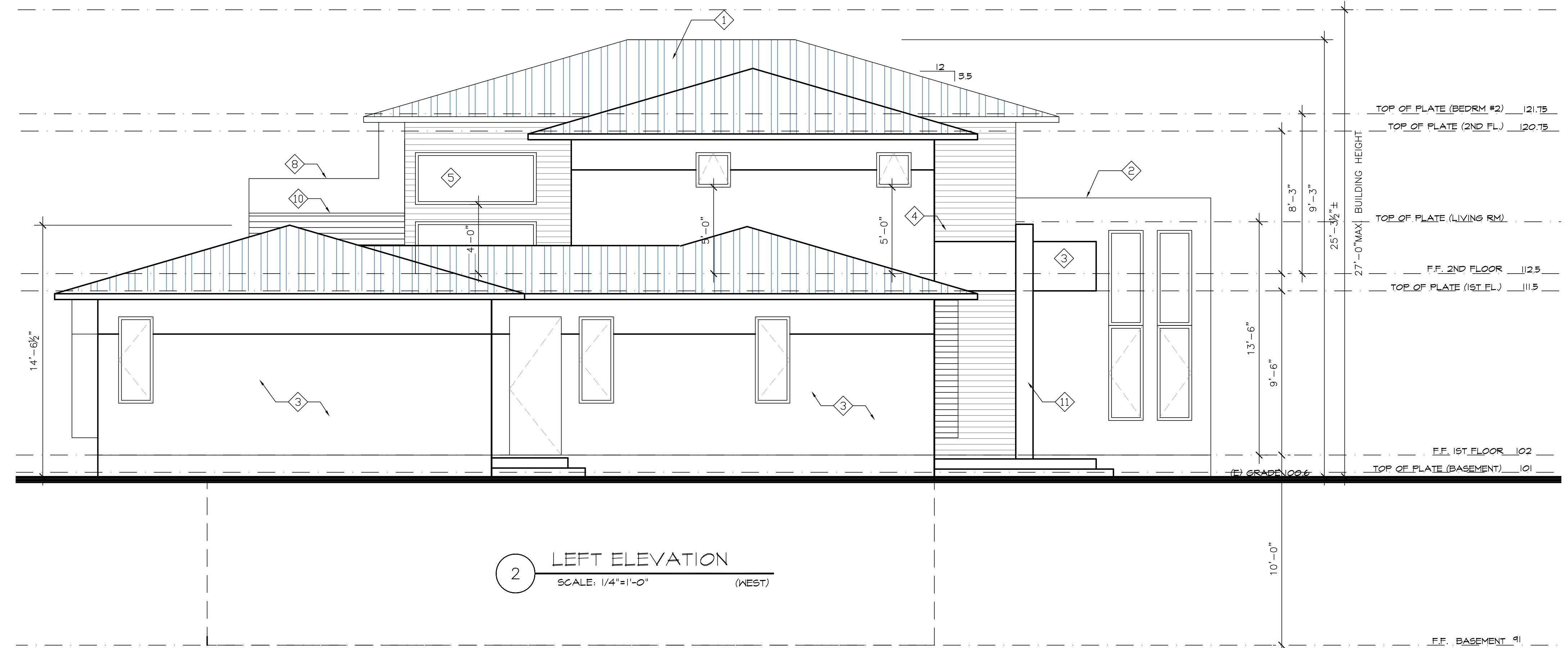
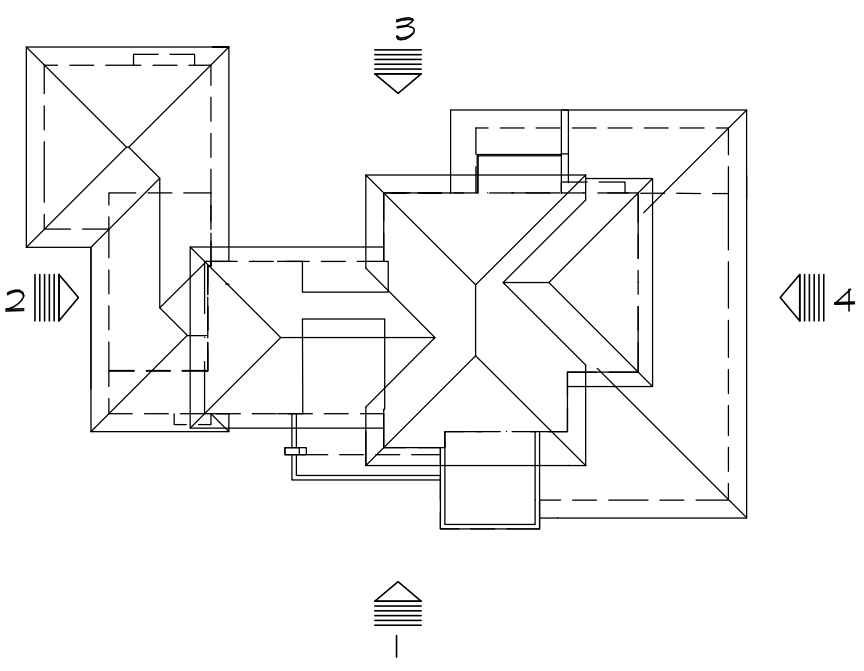
- 1 ROOF: METAL TILE ROOF
- 2 FLAT BUILT-UP ROOF
- 3 STUCCO WALL FINISH EXTERIOR, SMOOTH
- 4 EXTERIOR WOOD SIDING FINISH - MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT OR OTHER APPROVED MATERIAL, AND SHALL BE ATTACHED TO THE STUDS OR SHEETING WITH FLASHINGS AS REQUIRED PROVIDING A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. ANY TEARS MUST BE REPAIRED AND ALL PENETRATIONS SEALED. COLOR FINISH
- 5 DOUBLE GLAZED WINDOWS (TYP.) WITH TRUE OR SIMULATED DIVIDED LITE. WINDOWS SHALL ALSO BE RECESSED AT LEAST 2 INCHES FROM THE FACE OF THE STUCCO
- 6 DARK GREY FIBERGLASS OR ALUMINUM
- 7 DAYLIGHT PLANE
- 8 ADDRESS PLATE
- 9 PRIVACY SCREENING WALL
- 10 WOOD/SIDING GARAGE DOOR
- 11 METAL GUARDRAIL, DARK GREY COLOR
- 12 DECO. COLUMN, METAL FINISH DARK GREY COLOR



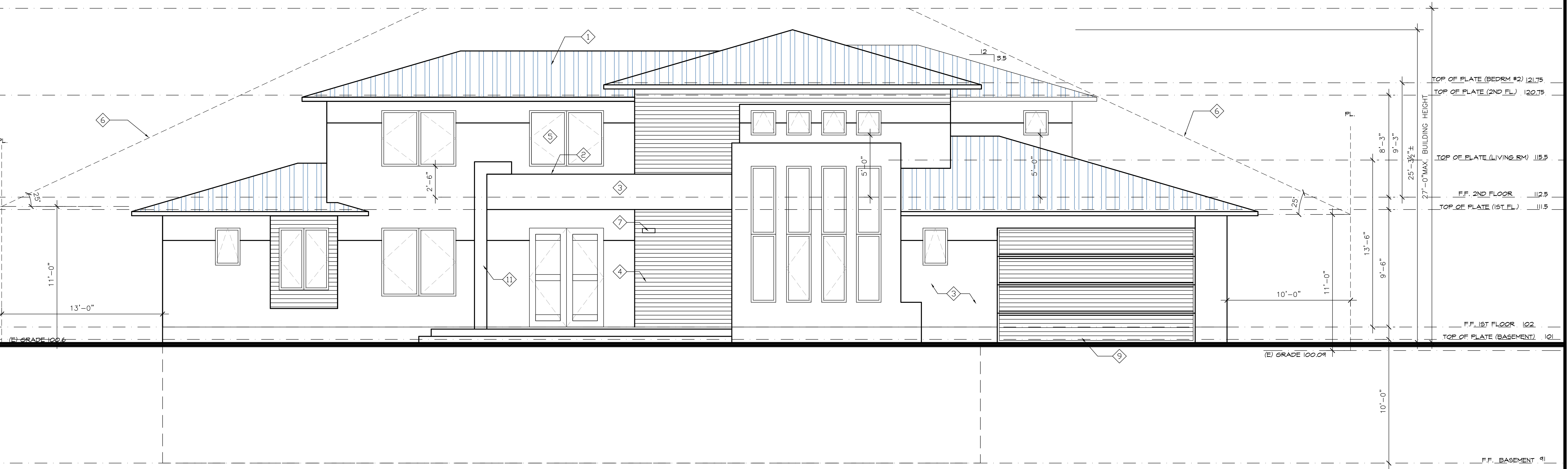
PROPOSED BUILDING ELEVATIONS

PROPOSED RESIDENCE
141 SUNSHINE CT.
LOS ALTOS, CA

Date: 08/18/22
Scale: AS-SHOWN
Drawn: L
Job:
Sheet:
A-3
Of Sheets



2 LEFT ELEVATION
SCALE: 1/4"=1'-0" (WEST)

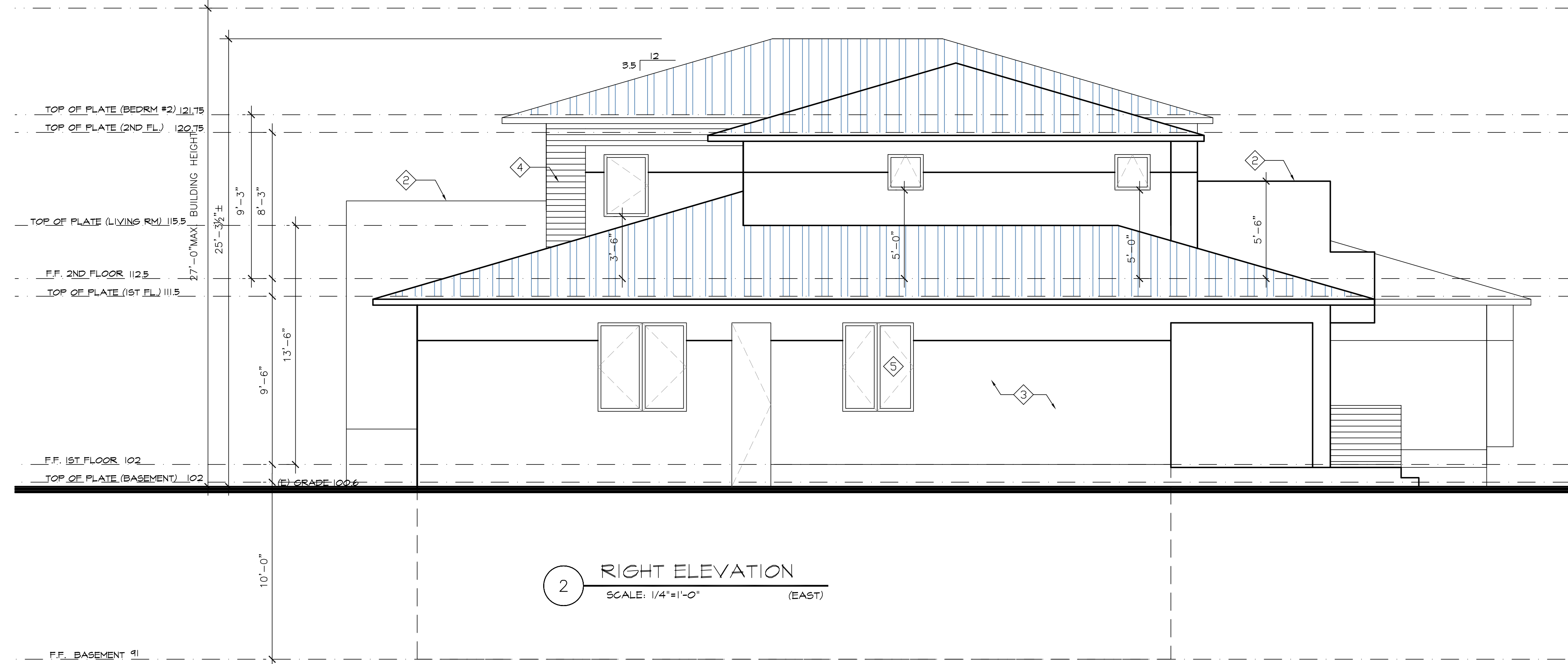
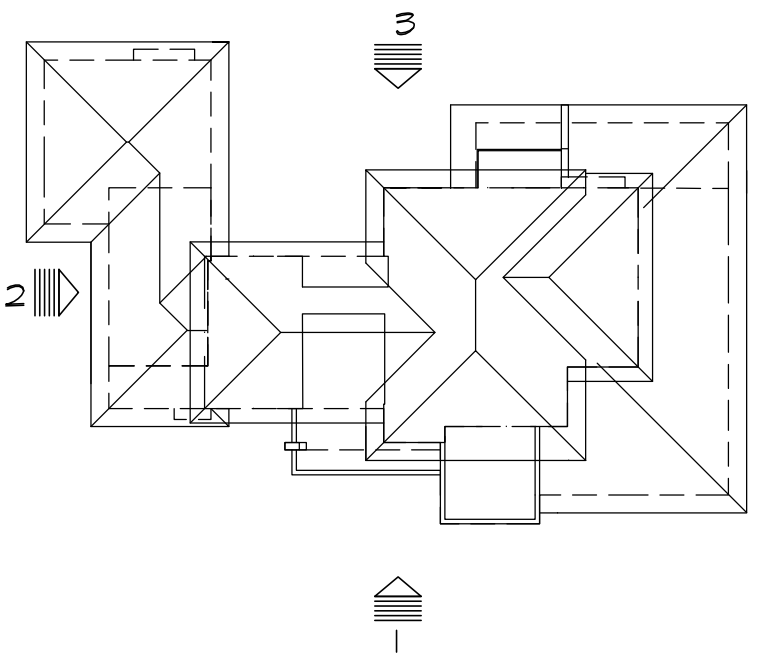


1 FRONT ELEVATION
SCALE: 1/4"=1'-0" (SOUTH)

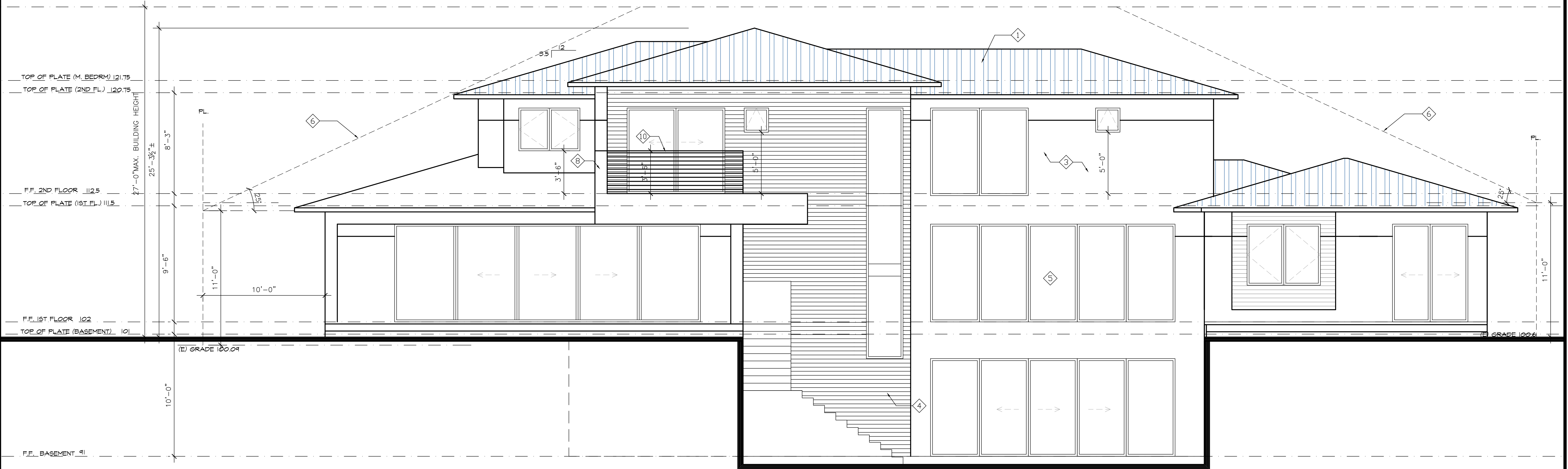
REVISIONS	BY

ELEVATION NOTES:

- 1 ROOF: METAL TILE ROOF
- 2 FLAT BUILT-UP ROOF
- 3 STUCCO WALL FINISH EXTERIOR, SMOOTH
- 4 EXTERIOR WOOD SIDING FINISH - MINIMUM OF ONE LAYER OF NO.15 ASPHALT FELT OR OTHER APPROVED MATERIAL, AND SHALL BE ATTACHED TO THE STUDS OR SHEETING WITH FLASHINGS AS REQUIRED PROVIDING A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. ANY TEARS MUST BE REPAIRED AND ALL PENETRATIONS SEALED. COLOR FINISH
- 5 DOUBLE GLAZED WINDOWS (TYP.) WITH TRUE OR SIMULATED DIVIDED LITE. WINDOWS SHALL ALSO BE RECESSED AT LEAST 2 INCHES FROM THE FACE OF THE STUCCO
- 6 DARK GREY FIBERGLASS OR ALUMINUM
- 7 DAYLIGHT PLANE
- 8 ADDRESS PLATE
- 9 PRIVACY SCREENING WALL
- 10 WOOD/SIDING GARAGE DOOR
- 11 METAL GUARDRAIL, DARK GREY COLOR
- 12 DECO. COLUMN, METAL FINISH DARK GREY COLOR



2 RIGHT ELEVATION
SCALE: 1/4"=1'-0" (EAST)



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

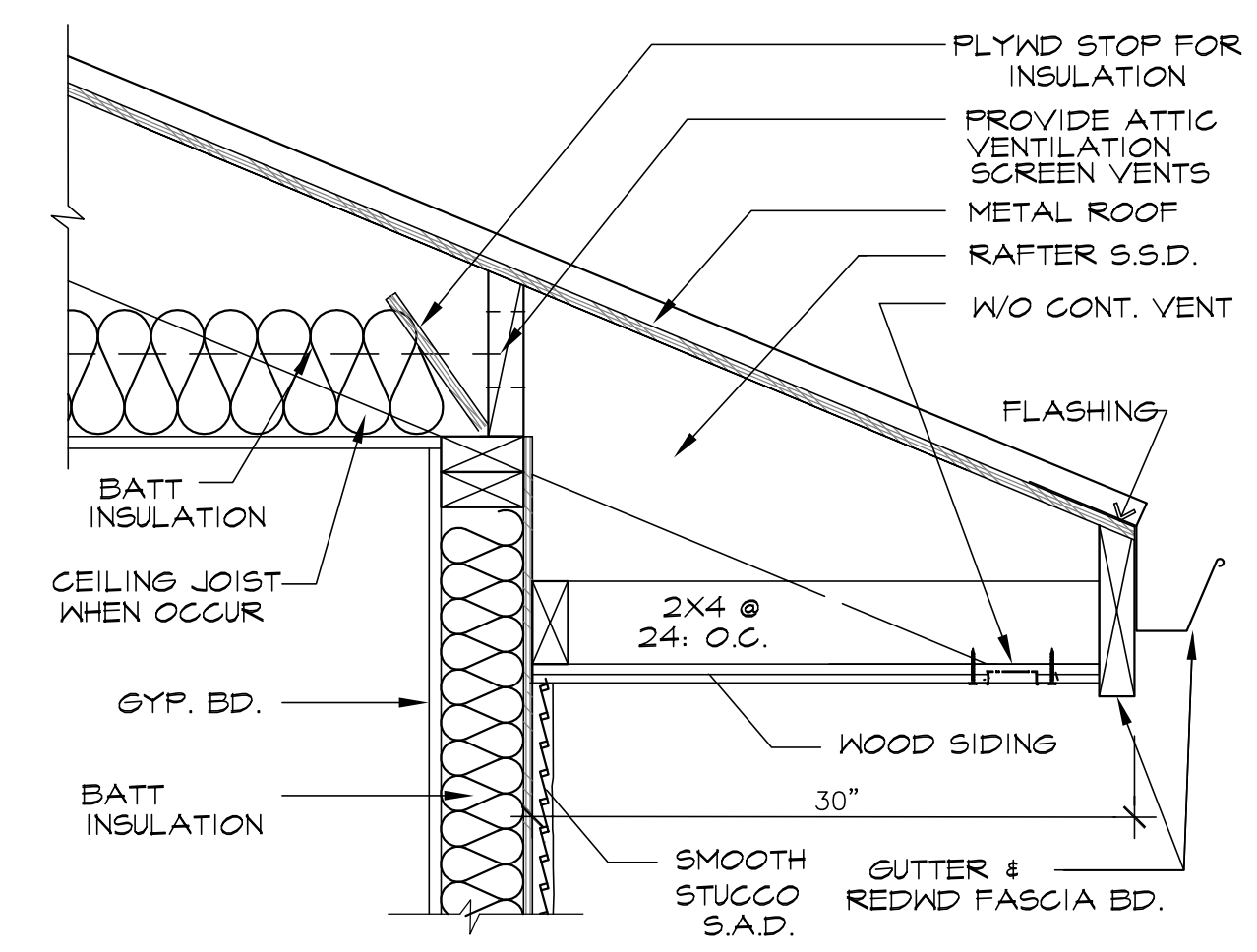
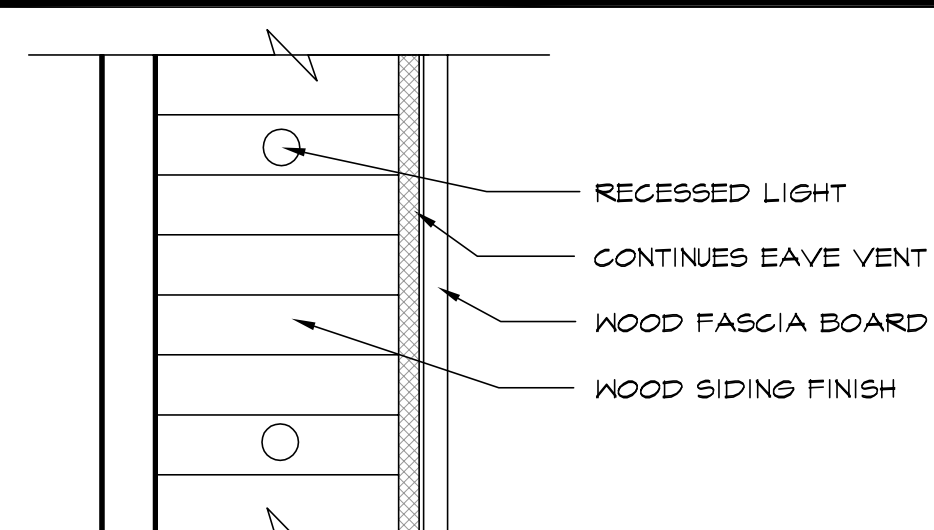
LEL DESIGN
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TEL: (408) 697-1125 LELDESIGN@GMAIL.COM

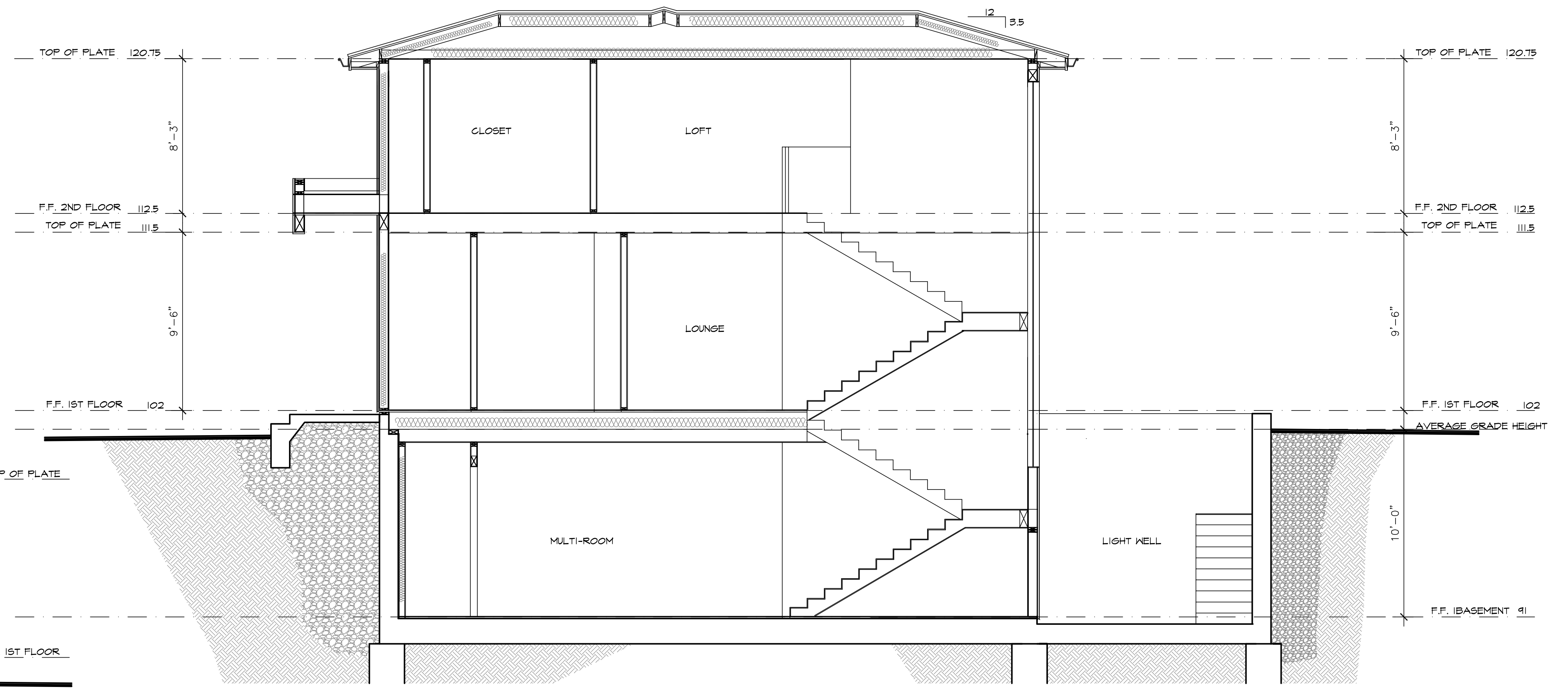
PROPOSED BUILDING
ELEVATIONS

PROPOSED RESIDENCE
141 SUNSHINE CT.
LOS ALTOS, CA

Date: 08/18/22
Scale: AS-SHOWN
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Of Sheets

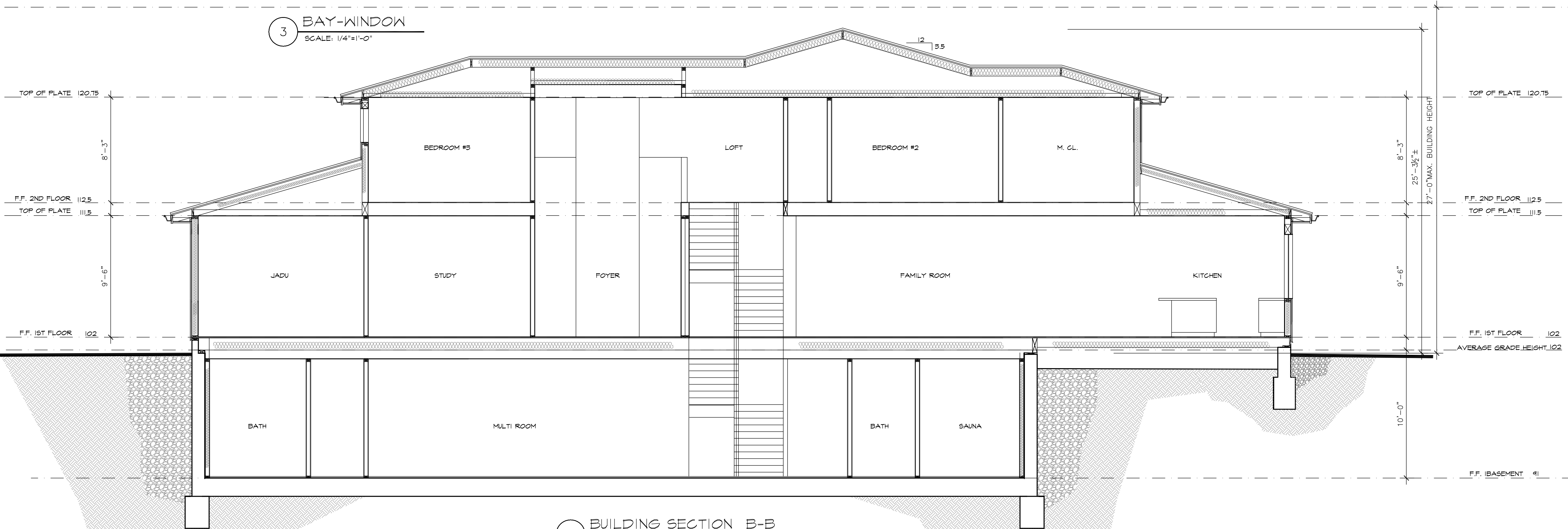


4 EAVE DETAIL
SCALE: 1/4"=1'-0"



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

3 BAY-WINDOW
SCALE: 1/4"=1'-0"



1 BUILDING SECTION B-B
SCALE: 1/4"=1'-0"

