









1405  
HIGHLAND VIEW  
CT, LOS ALTOS,  
CA 94024

OWNER: Chenxi Xu & Hao Qiao  
EMAIL: hao.qiao@gmail.com  
PHONE: 408-623-3764

DESIGNER: Jenny Sun  
EMAIL: sunjie2222@gmail.com  
PHONE: 669-235-6510

NO.	DATE	REVISION
1	02/26/2022	PLANNING REVIEW
1	05/11/2022	PLANNING COMMENTS RESPONSE
2	06/25/2022	DESIGN REVISIONS

PROPOSED SITE  
PLAN & ROOF PLAN

SHEET NUMBER

A0.02

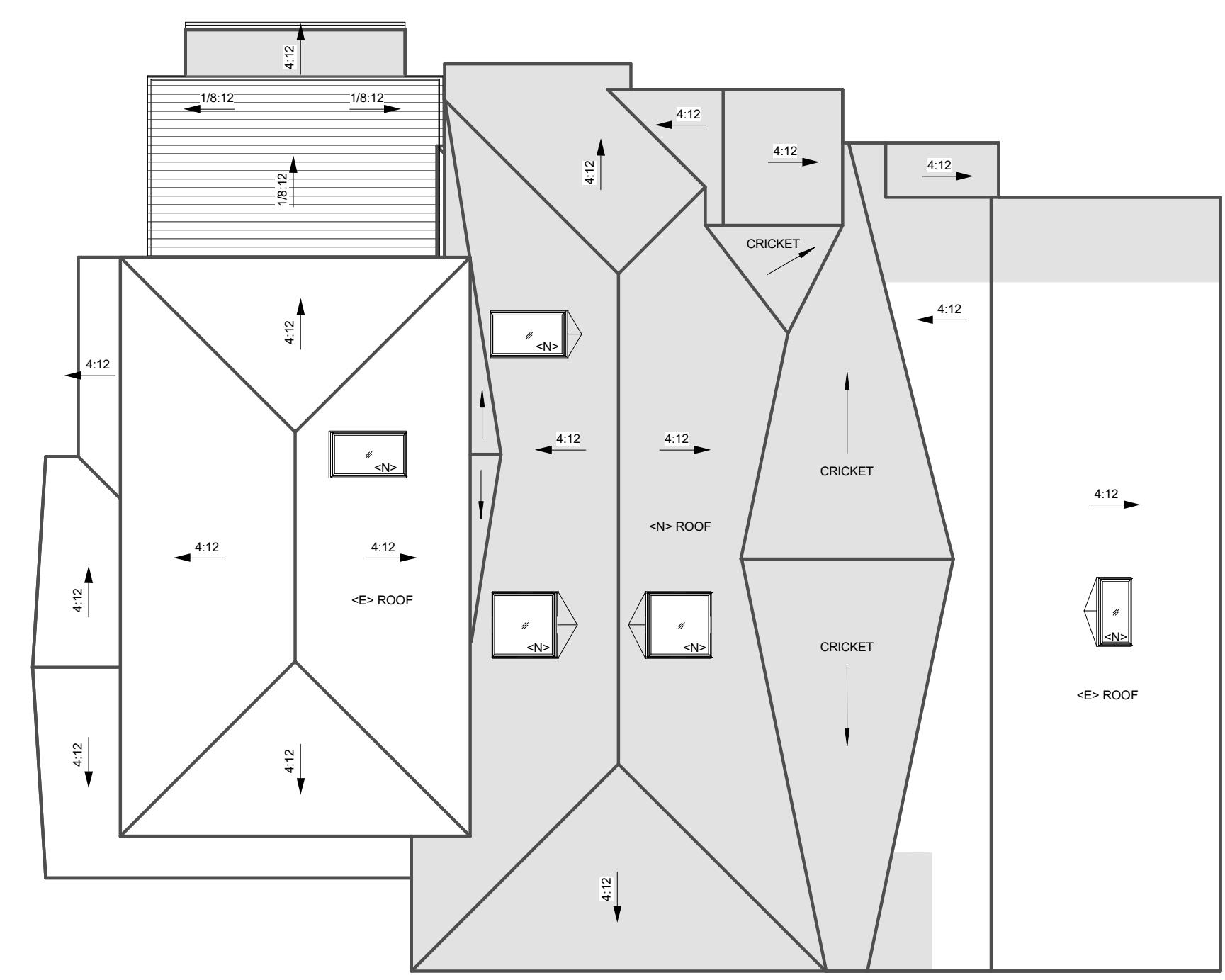
**SITE PLAN & ROOF PLAN NOTES:**

1. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES, WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.
2. ALL EXISTING UTILITIES SHALL BE VERIFIED IN FIELD.
3. GRADE: SITE MIN. 5% SLOPE (2% IS PERMITTED AT IMPERVIOUS SURFACES) FOR AT LEAST 10' AWAY FROM BUILDING PERIMETER AND ADJACENT PROPERTY LINES, TYP. IN NO CASE SHALL GRADING INCREASE SHEET FLOW TO ADJACENT PROPERTIES. ENTIRE SITE SHALL DRAIN TOWARD PUBLIC STREET. CRC201.3.
4. PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.
5. DISPOSITION AND TREATMENT OF STORM WATER WILL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STANDARDS AND IMPLEMENTATION STANDARDS ESTABLISHED BY THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.
6. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM AMOUNT OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE, WHERE POSSIBLE. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT SATURATION OF SOIL ADJACENT TO BUILDING.
7. ATTIC VENTILATION SHALL BE PROVIDED PER 2019 CRC SECTION R806.2 (ALSO SEE CALCULATIONS.)
8. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE. THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED AT LEAST 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NO MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE PER 2019 CRC R806.2.
9. OVERHANG DIMENSIONS SHALL BE AS NOTED ON ROOF PLAN.
10. CLASS A ROOF COVERING SHALL BE AS SPECIFIED PER ELEVATION STYLE & INSTALLED PER MNFR. SPECS. R905.2.2. ASPHALT SHINGLES SHALL BE USED ONLY ON ROOF SLOPES OF 2:12 OR GREATER. FOR ROOF SLOPES FROM 2:12 UP TO 4:12, DOUBLE UNDERLAYMENT APPLICATION IS REQUIRED IN ACCORDANCE WITH SECTION R905.1.1.
11. ALL NEW ROOF DRAINAGE WILL BE DIRECTED TO LANDSCAPED.
12. ALL EXISTING TREES TO REMAIN.

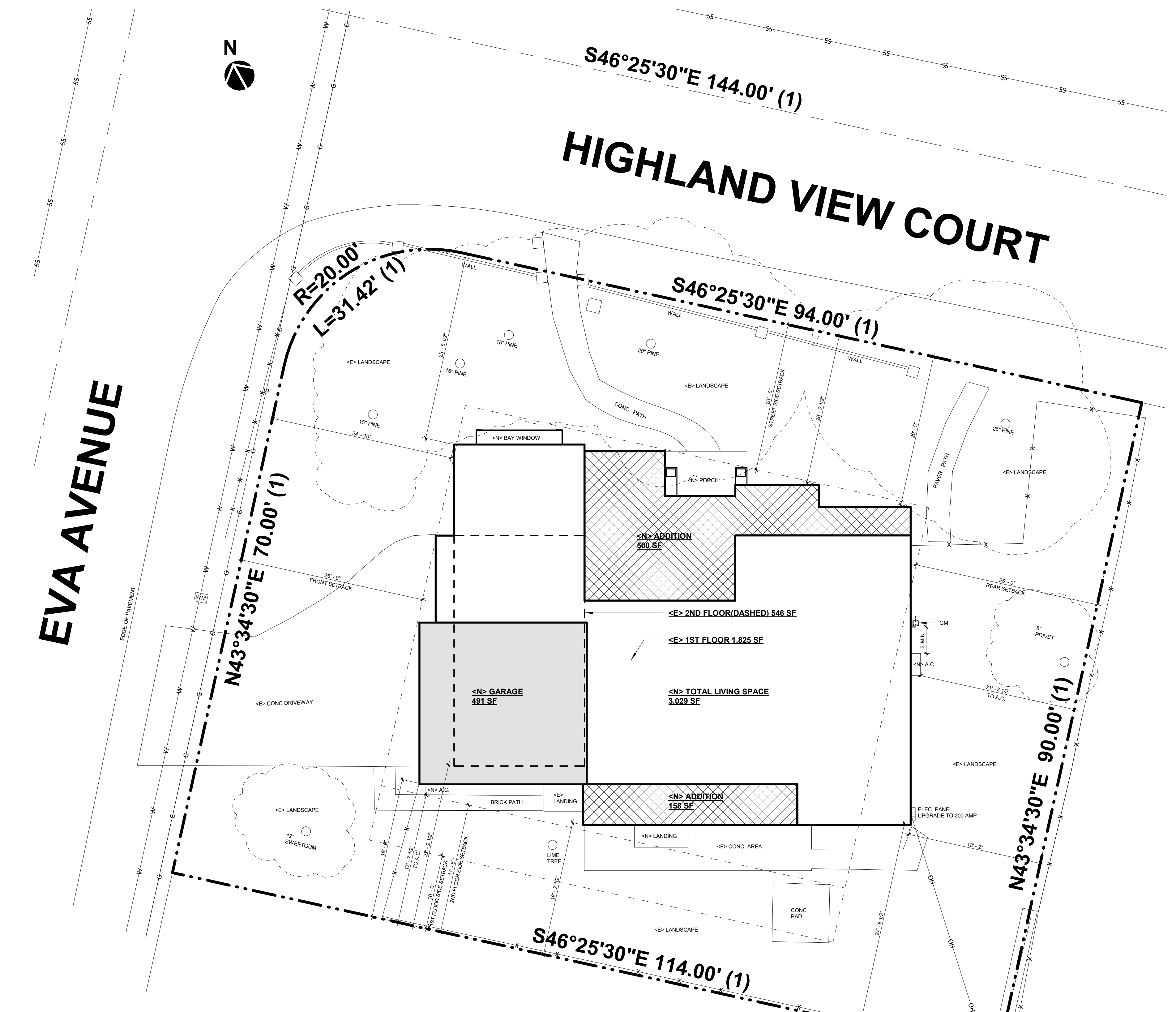
**SITE MANAGEMENT DURING CONSTRUCTION:**

1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
4. ALL CONSTRUCTION DEBRIS (WOOD SCRAP AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
5. THE PROJECT SHALL HAVE A SIGNAGE VIEWABLE FROM THE PUBLIC STREET THAT INDICATES THE HOURS OF CONSTRUCTION AS: MON-FRI FROM 7:30 AM TO 6 PM, SATURDAYS FROM 8AM TO 5 PM.

2 ROOF PLAN - PROPOSED  
1/8" = 1'-0"



EVA AVENUE



NOTE: ALL EXISTING UTILITIES SHALL BE VERIFIED IN FIELD

1 SITE PLAN - PROPOSED  
1/8" = 1'-0"

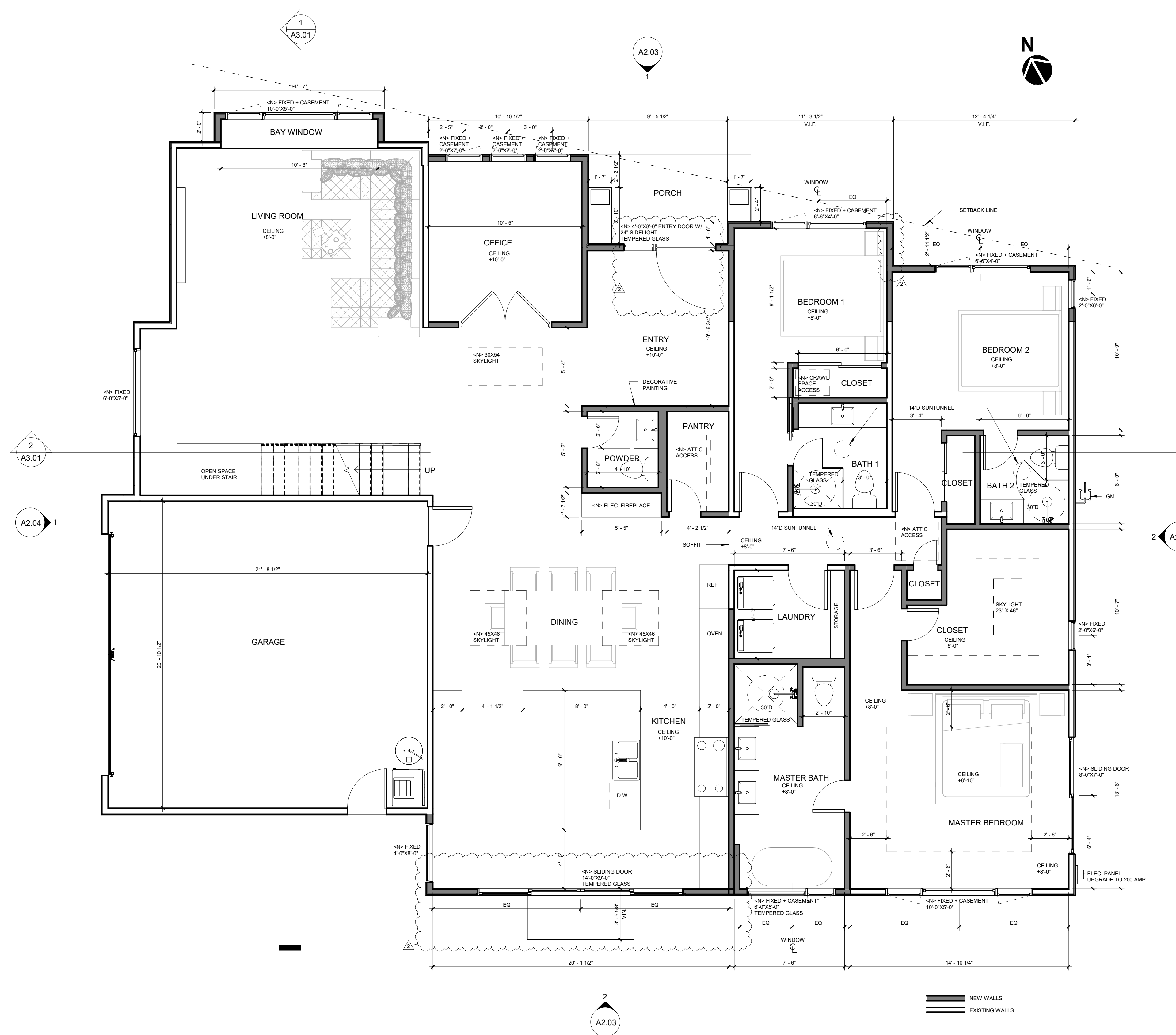




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PROPOSED FLOOR  
PLAN - 1ST

SHEET NUMBER

A1.03

















# GRANGER AVENUE (50.00' ROW)

## ABBREVIATIONS AND LEGEND

A.E.	ANCHOR EASEMENT	SM	SEWER MANHOLE
WM	WATER METER	SMH	STORM MANHOLE
CONC	CONCRETE	FF	FIRE HYDRANT
SSCO	SANITARY SEWER CLEAN OUT	SS	SANITARY SEWER LINE
PF	POWER POLE	SD	STORM LINE
FF	FINISH FLOOR	W	WATER LINE
CB	CATCH BASIN	G	GAS LINE
GM	GAS METER		
EM	ELECTRIC METER		
GND	GROUND		
MH	MANHOLE		
FL	FLOW LINE		
---	BOUNDARY LINE		
- - -	FENCE LINE		
- - -	MONUMENT LINE		
	EXISTING BUILDING		
○ 2.7'	TREE		
○ 2.7'	DRIP LINE OR SHRUB OUTLINE		
○	FOUND STANDARD CITY MONUMENT		
○	SPOT ELEVATION		

Hendrick Van De Pol  
2225 Livingston Lane  
Stockton, CA 95210

### BASIS OF BEARINGS

THE BEARING OF S46°08'11"E OF MONUMENT LINE ON GRANGER AVENUE AS SHOWN ON BOOK 40 OF MAPS AT PAGE 19.

### REFERENCE INFORMATION

- (1) TRACT NO. 1037, IN BOOK 40 OF MAPS, AT PAGE 19, FILED AUGUST 26, 1952.
- (2) PARCEL MAP, IN BOOK 711 OF MAPS, AT PAGE 10, FILED SEPTEMBER 3, 1998.
- (3) TRACT NO. 5212, IN BOOK 304 OF MAPS, AT PAGE 43, FILED JULY 14, 1972.
- (4) ASSESSOR PARCEL MAP, BK 342, PG 7

### EASEMENTS

A PRELIMINARY TITLE REPORT WAS EXAMINED BY THE SURVEYOR. OTHER EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

### UTILITY NOTE

THE SURFACE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN COMPILED FROM RECORDS OF THE VARIOUS AGENCIES. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THEIR INDICATED LOCATION, SIZE, OR TYPE. RECORD UTILITY INFORMATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

### NOTE:

- 1) VERTICAL DATUM: NAVD 88. CITY BM 38 (EL=234.262) WAS TIED AND USED AS PROJECT BENCHMARK.

### SURVEYOR'S STATEMENT

THE MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYOR'S ACT AT THE REQUEST OF HAO QIAO ON MAY 22, 2021.

I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS ARE BASED ON CITY OF LOS ALTOS DATUM.

I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.

I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED ON THIS MAP ARE THE SAME AS THE ONE SHOWN ON THAT CERTAIN GRANT DEED, RECORDED ON APRIL 30, 2021 AS DOCUMENT NO. 24944484 IN THE OFFICE OF SANTA CLARA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE SANTA CLARA COUNTY ASSESSOR AS PARCEL NO. 342-07-050.

I HEREBY FURTHER STATE IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYOR'S ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.

HENDRIK VAN DE POL, RCE 15472  
LICENSE EXPIRES MARCH 31, 2023



DATE

## BOUNDARY AND TOPOGRAPHIC SURVEY

BEING THE LAND AS DESCRIBED IN THE GRANT DEED TO HAO QIAO AND CHENXI XU RECORDED ON APRIL 30, 2021 AS DOCUMENT NO. 24944484 IN THE OFFICE OF SANTA CLARA COUNTY ASSESSOR RECORDER OFFICE  
APN 342-07-050

1405 HIGHLAND VIEW COURT, LOS ALTOS, CA 94024

SCALE: 1" = 10'

MAY 2021