

REVISIONS

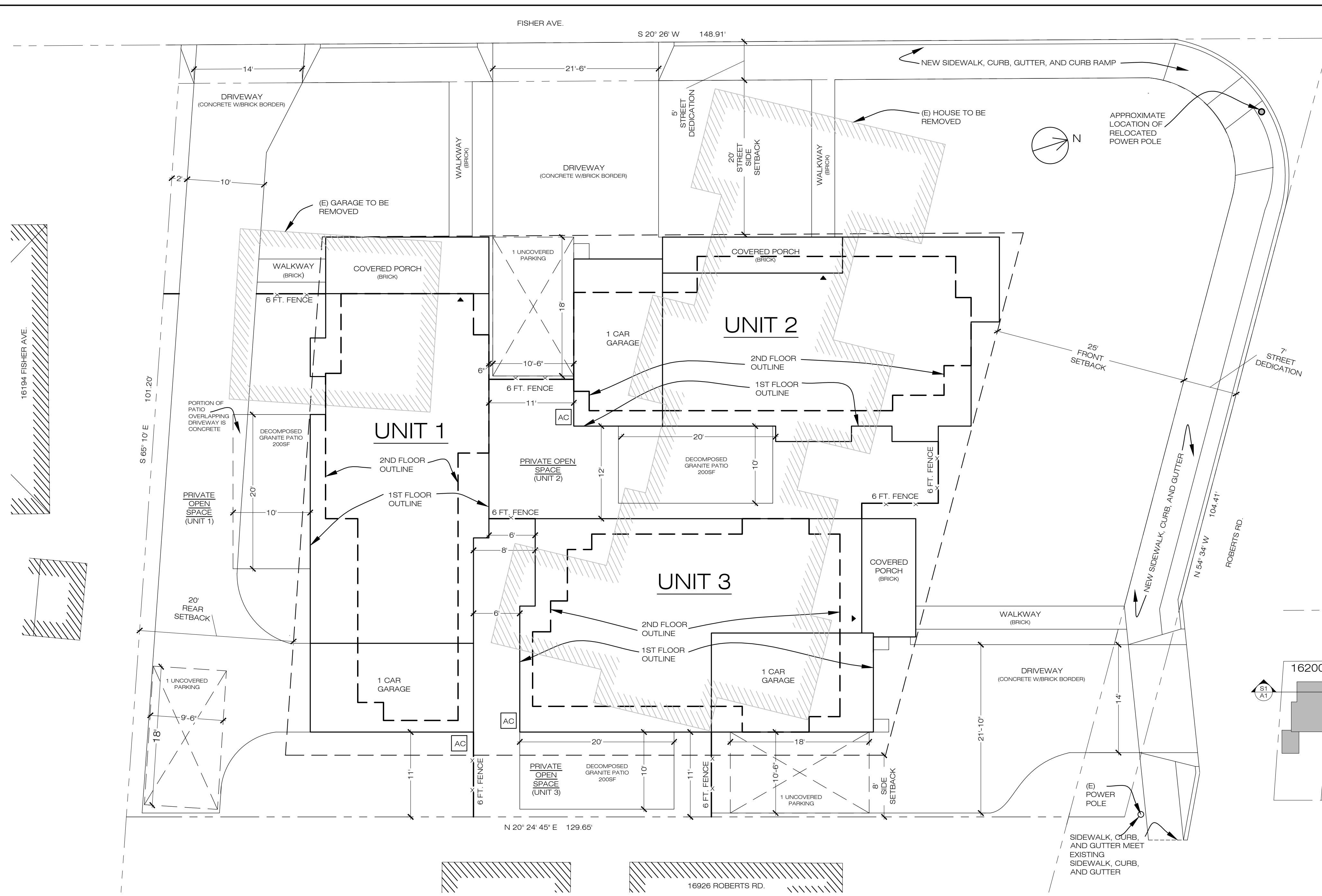
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16940 Roberts Rd.
 Los Gatos, CA 95032
 3 Detached Condominiums

SHEET INDEX
 PROJECT DATA
 IMMEDIATE NEIGHBORHOOD
 SITE PLAN
 STREETSCAPES

DATE: 12/04/19
 SCALE: AS NOTED
 JOB: ROBERTS

A0



PROJECT DATA

APN: 529-18-053
 GROSS LOT AREA: 13,980 SF
 NET LOT AREA: 12,484 SF
 (RESULTING FROM STREET DEDICATIONS TO TOWN ALONG FISHER AVE. AND ROBERTS RD.)
 GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL
 ZONE: RM-5-12, MULTIPLE FAMILY RESIDENTIAL
 PROPOSED DENSITY: 10.46
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: F-3U
 APPLICABLE CODES: 2016 CFC, CBC, CRC, CEC, CPC, CMC, CGC, T-24, LGTC, ENERGY CODE, CCR HEALTH & SAFETY CODE
 AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM TO BE INSTALLED IN EACH UNIT

FIRE SPRINKLERS:

SETBACK REQUIREMENTS:
 (SINGLE FAMILY IN RM ZONE)
 FRONT: 25'
 REAR: 20'
 SIDE: 8'
 SIDE ABUTTING STREET: 20'

FLOOR AREA SUMMARY

	UNIT 1 (SF)	UNIT 2 (SF)	UNIT 3 (SF)	TOTAL (SF)
1ST FLOOR	991	912	954	2857
2ND FLOOR	832	873	845	2550
TOTAL HOUSE	1823	1785	1799	5407
PORCH	155	107	107	369
GARAGE	254	270	269	793
PRIVATE OPEN SPACE	1713	719	504	2936

ALLOWABLE FAR = 0.29
 PROPOSED FAR = 0.43

LOT COVERAGE SUMMARY

ALLOWED COVERAGE = 40%
 PROPOSED COVERAGE = 32.21%

OPEN SPACE SUMMARY

REQUIRED PRIVATE OPEN SPACE = 200 SF / UNIT
 PROPOSED PRIVATE OPEN SPACE = UNIT 1: 1713 SF
 UNIT 2: 719 SF
 UNIT 3: 504 SF

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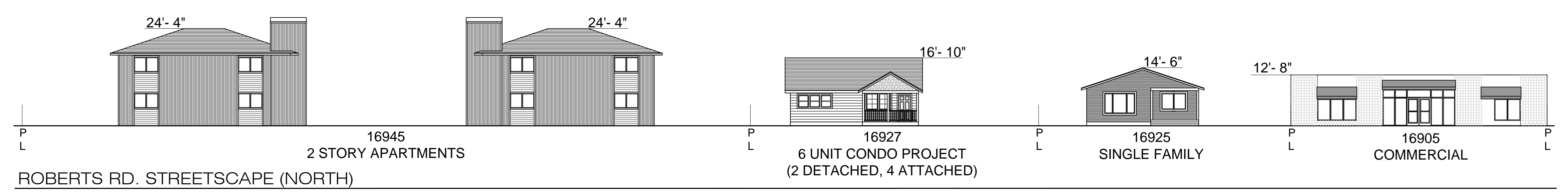
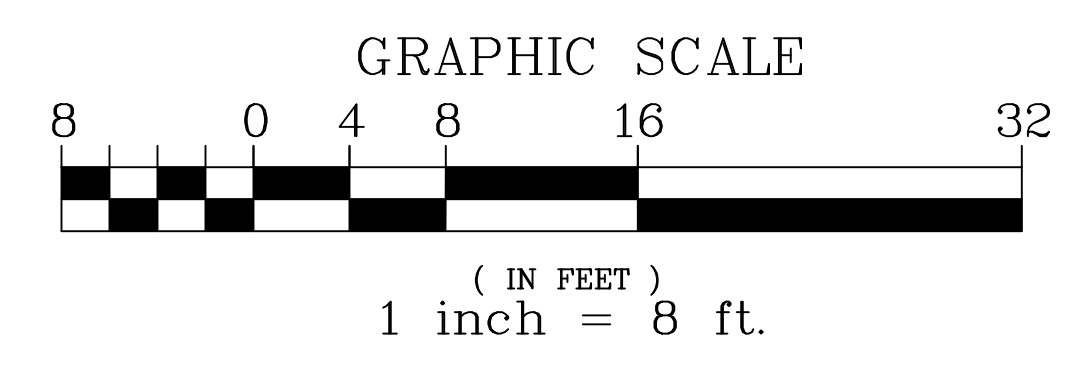


SITE PLAN

IMMEDIATE NEIGHBORHOOD

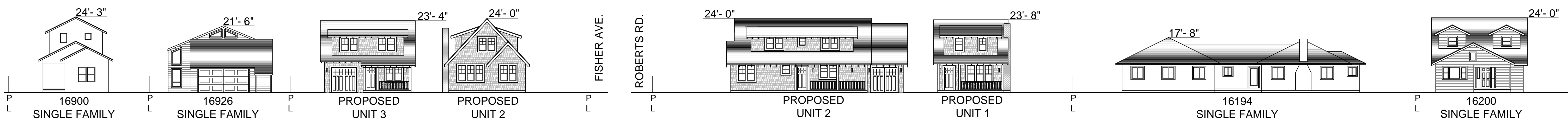
1/8" = 1'-0"

1/64" = 1'-0"



ROBERTS RD. STREETScape (NORTH)

1'-0" = 1/16"

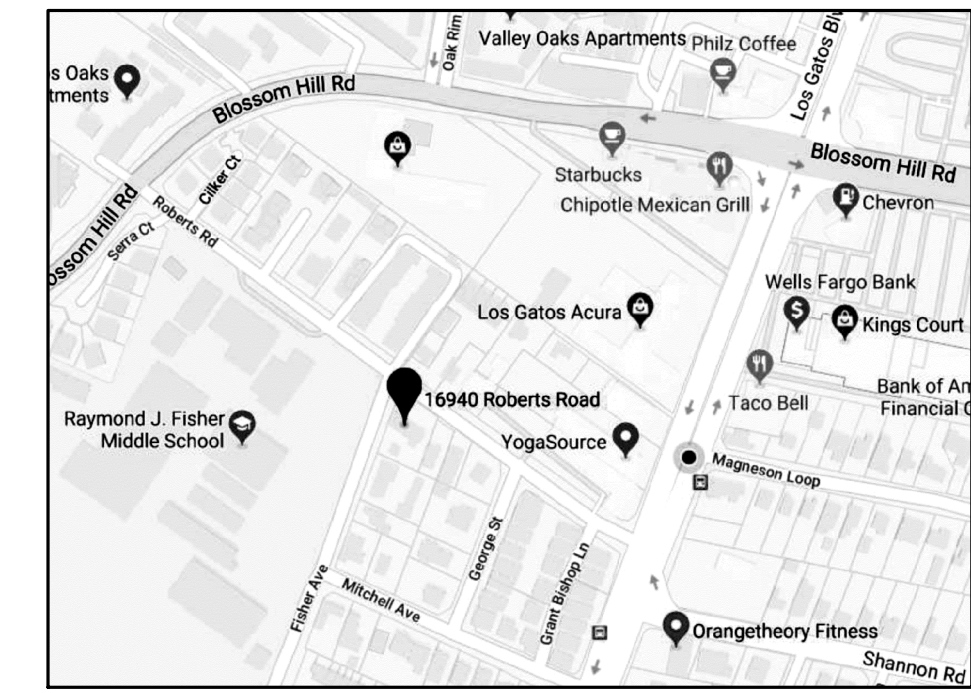
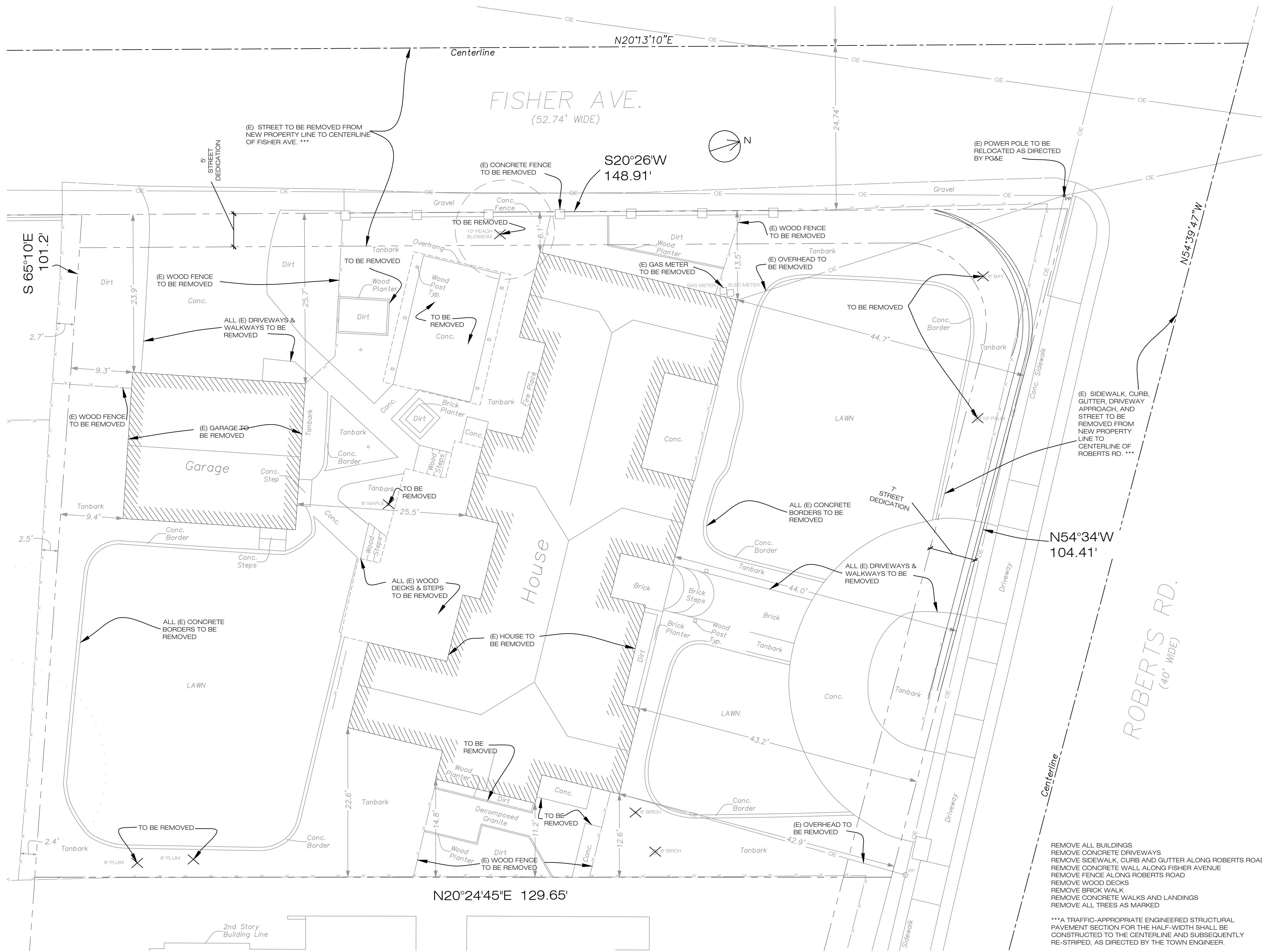
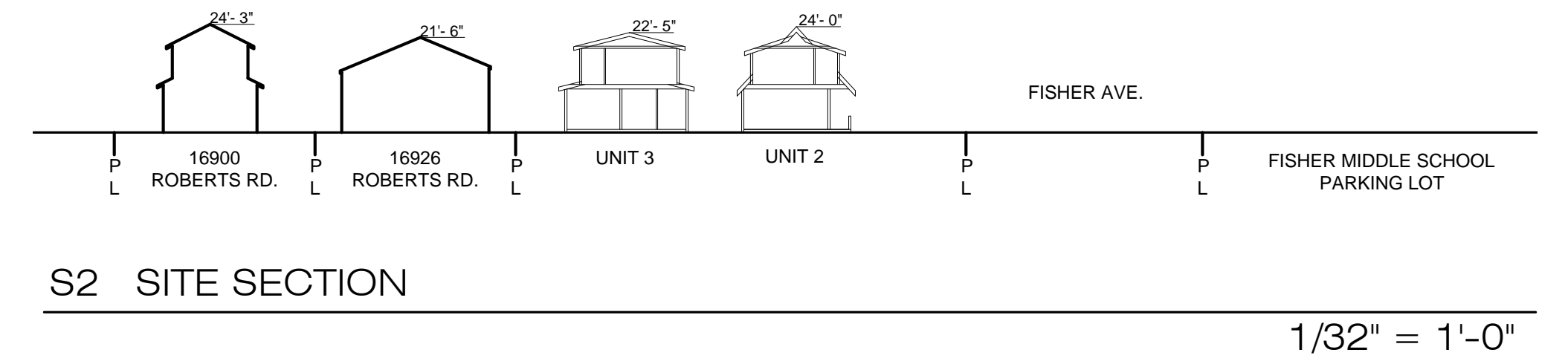
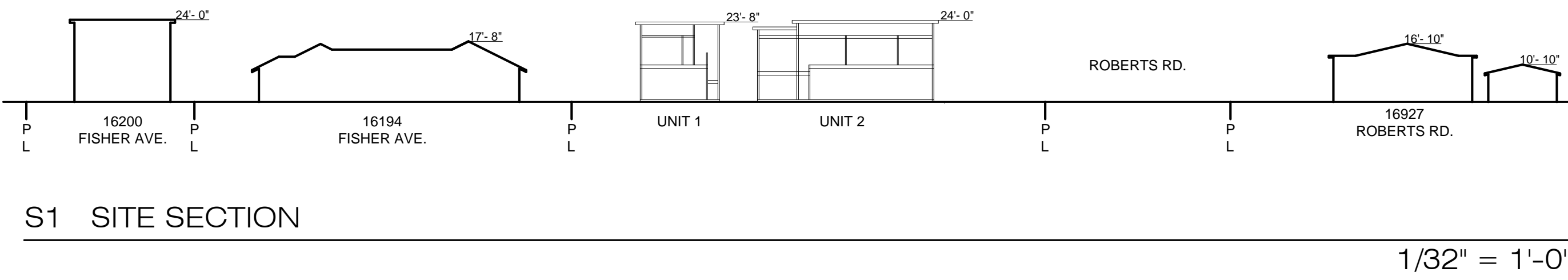
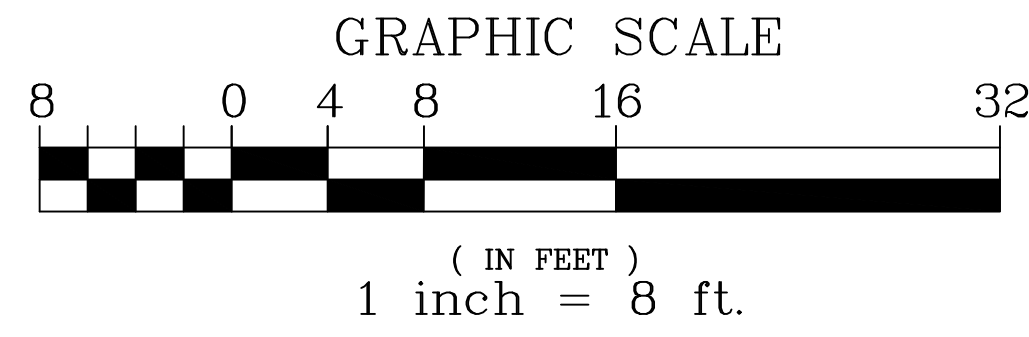


ROBERTS RD. STREETScape (SOUTH)

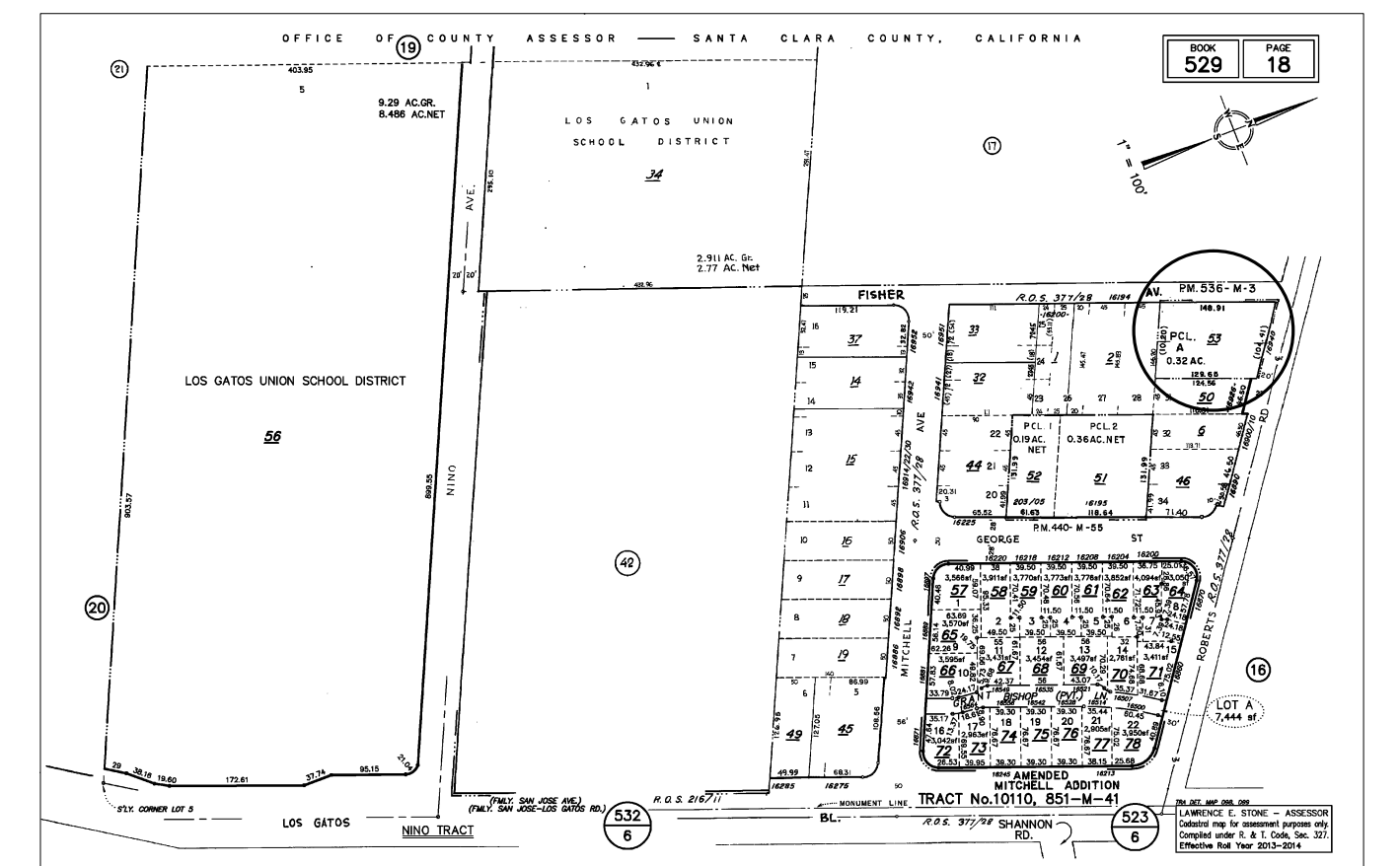
FISHER AVE. STREETScape (EAST)

1'-0" = 1/16"

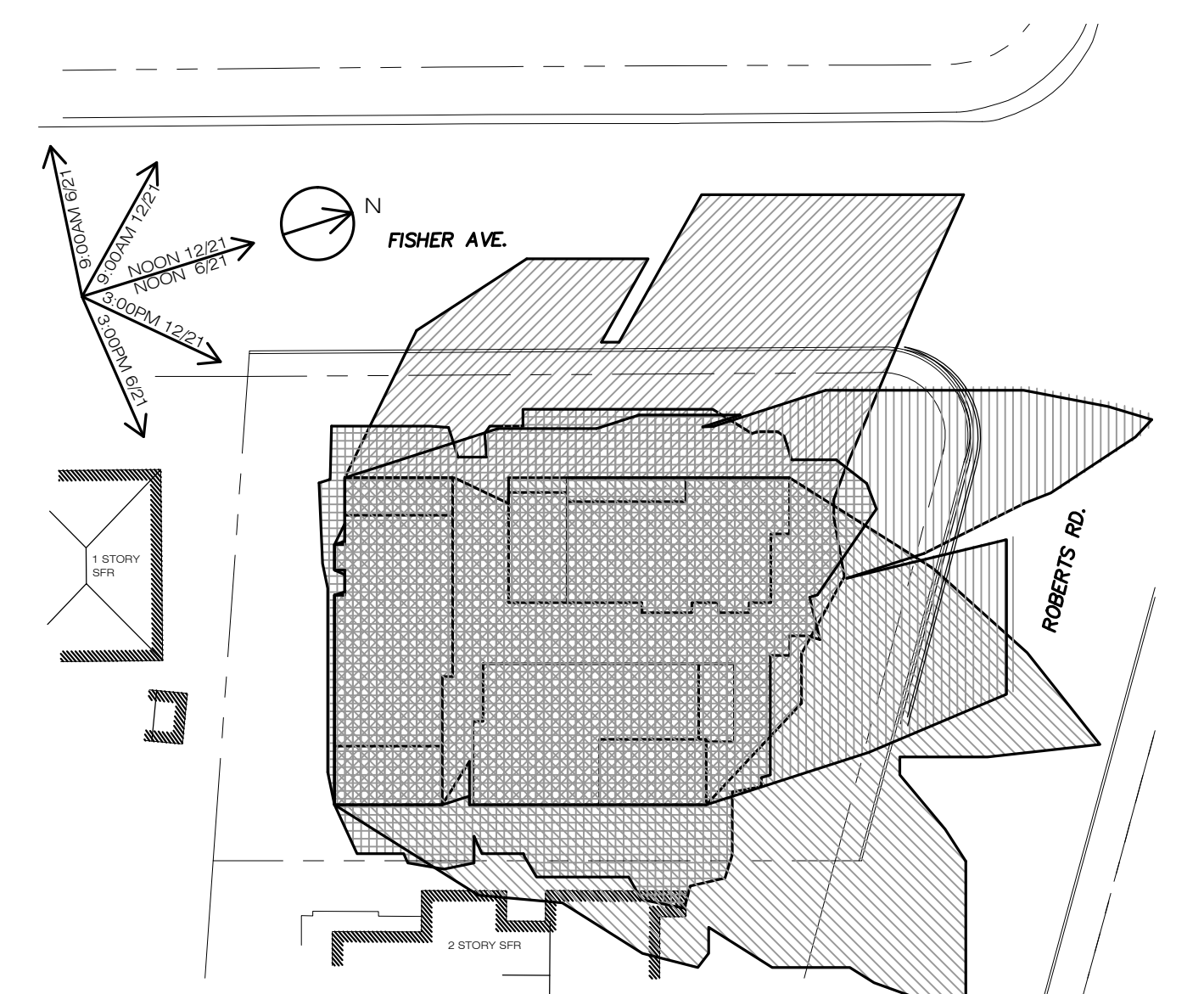
1'-0" = 1/16"



VICINITY MAP



APN: 529-18-053



SHADOW STUDY

DEMOLITION PLAN

1/8" = 1'-0"

1'-0" = 1/32"

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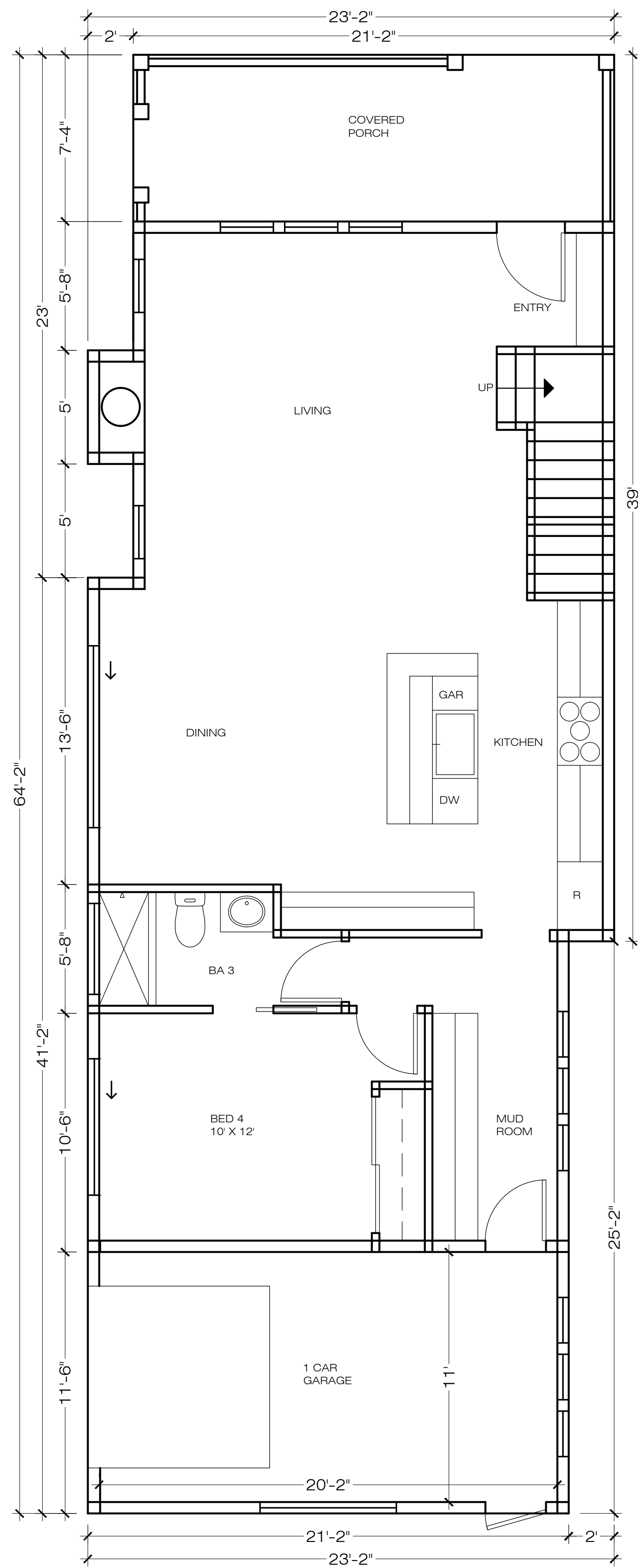
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SITE SECTIONS
 VICINITY MAP
 PARCEL MAP
 SOLAR STUDY
 DEMOLITION PLAN

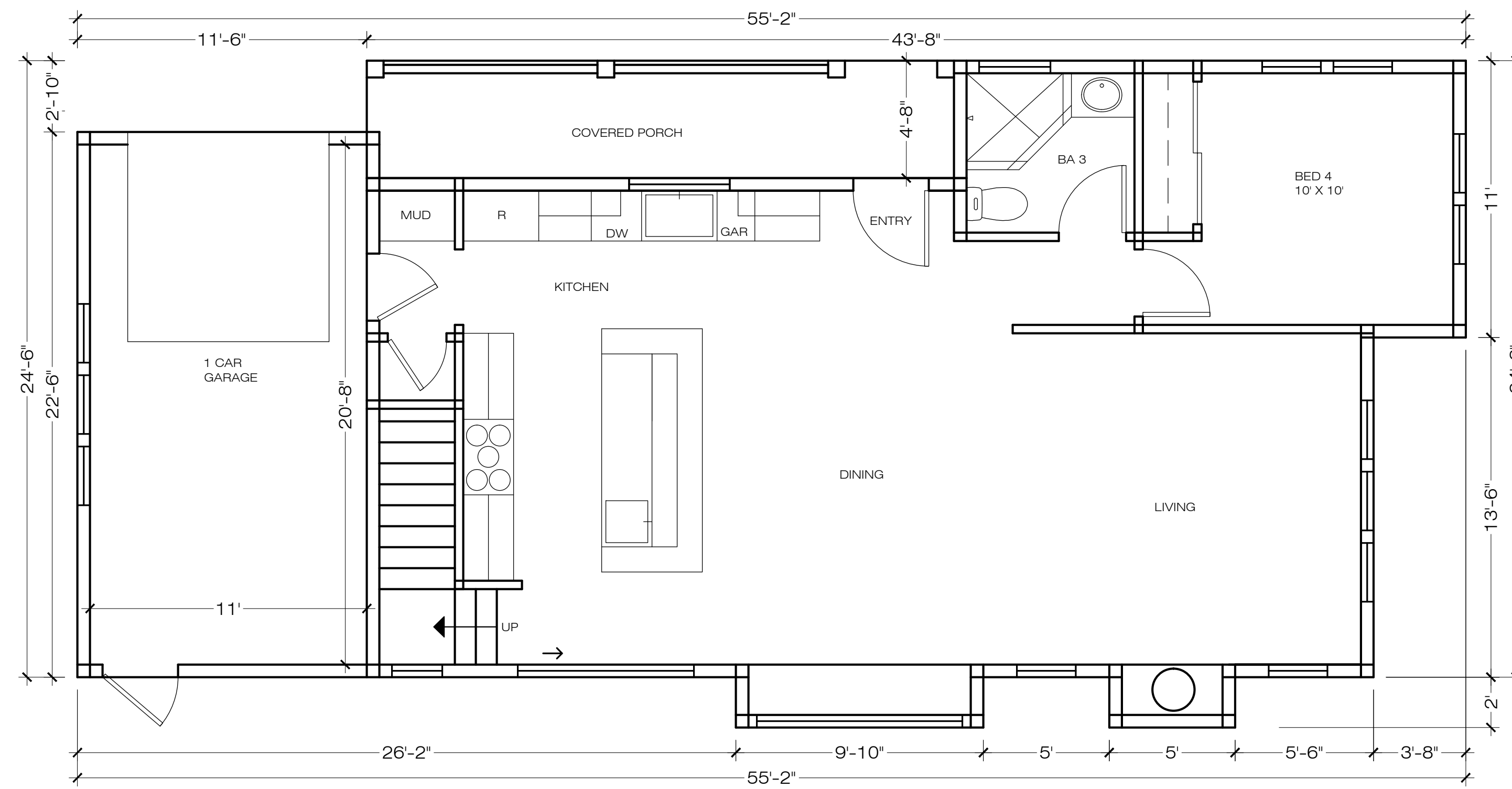
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A1

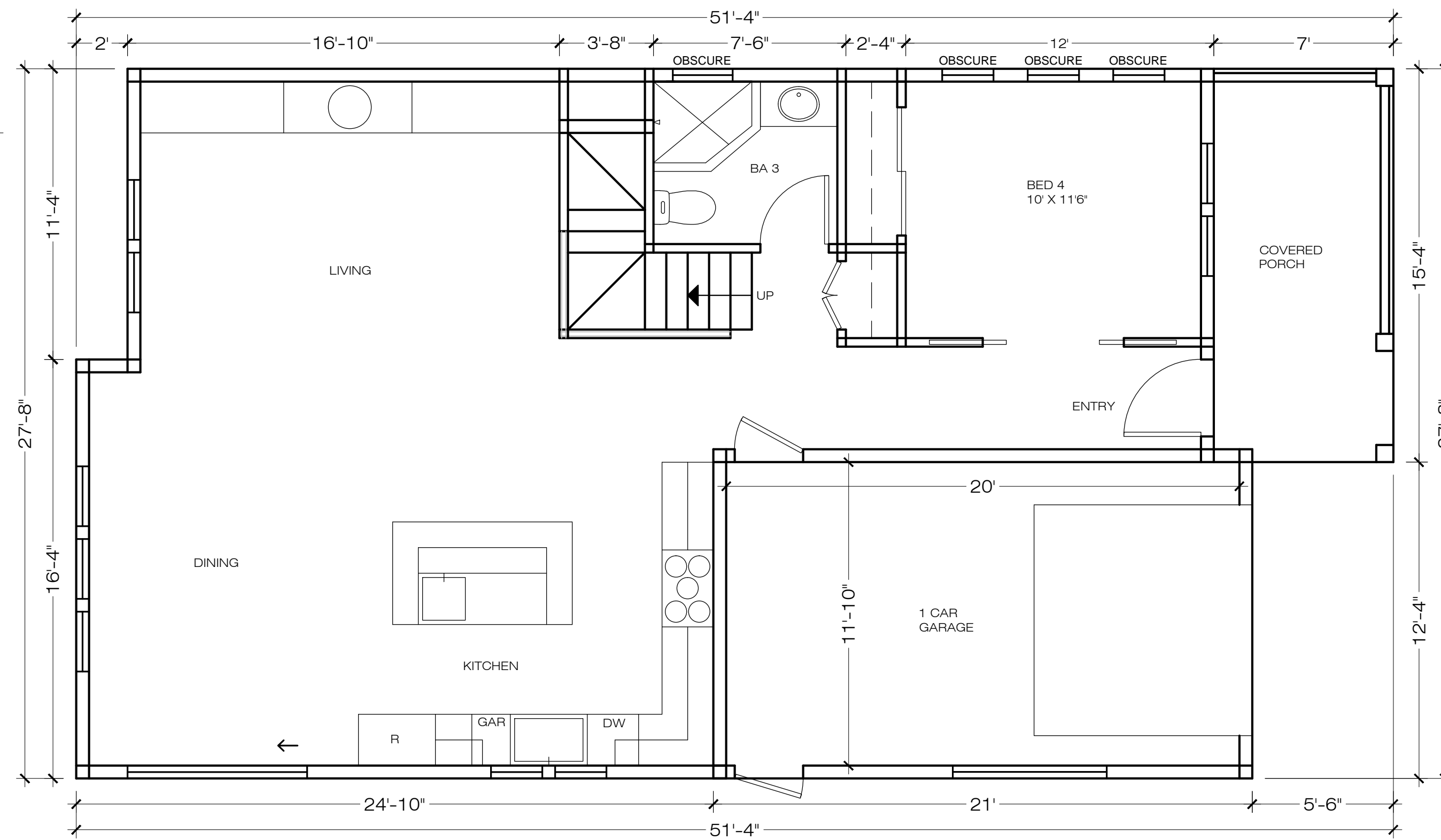
UNIT 1



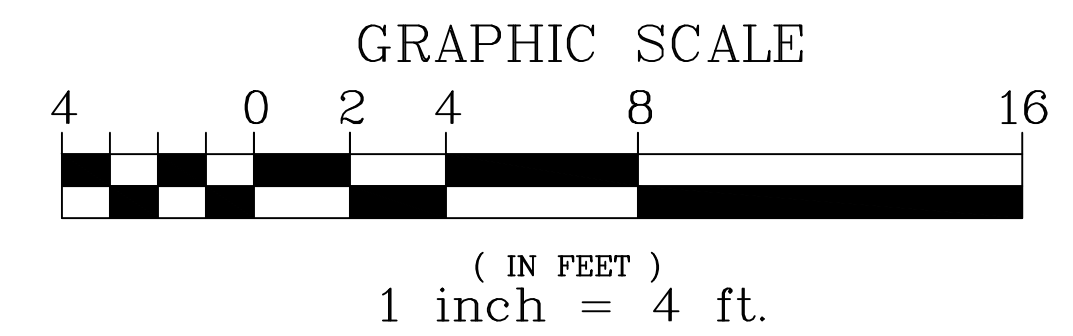
FIRST FLOOR PLAN



UNIT 2



UNIT 3



1/4" = 1'-0"

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FIRST FLOOR PLANS

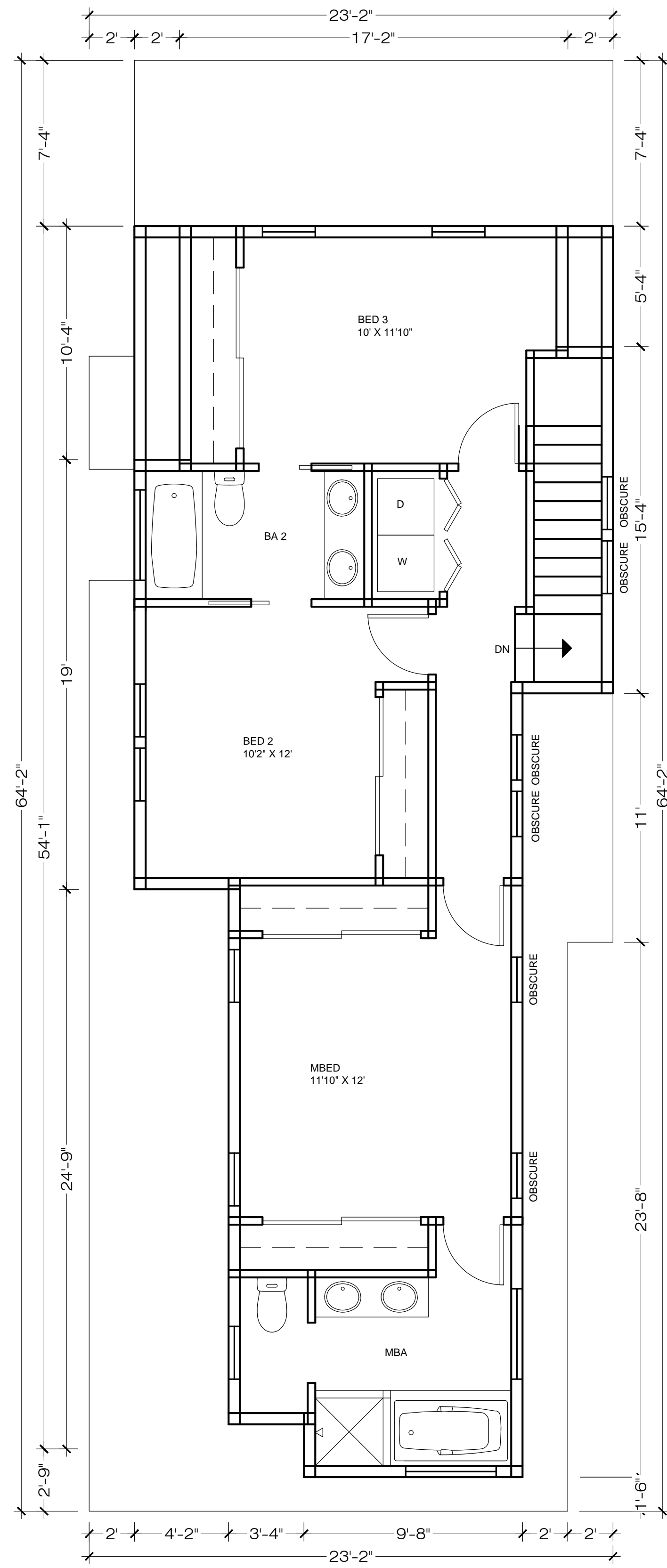
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SCALE: 1/4"=1'0"

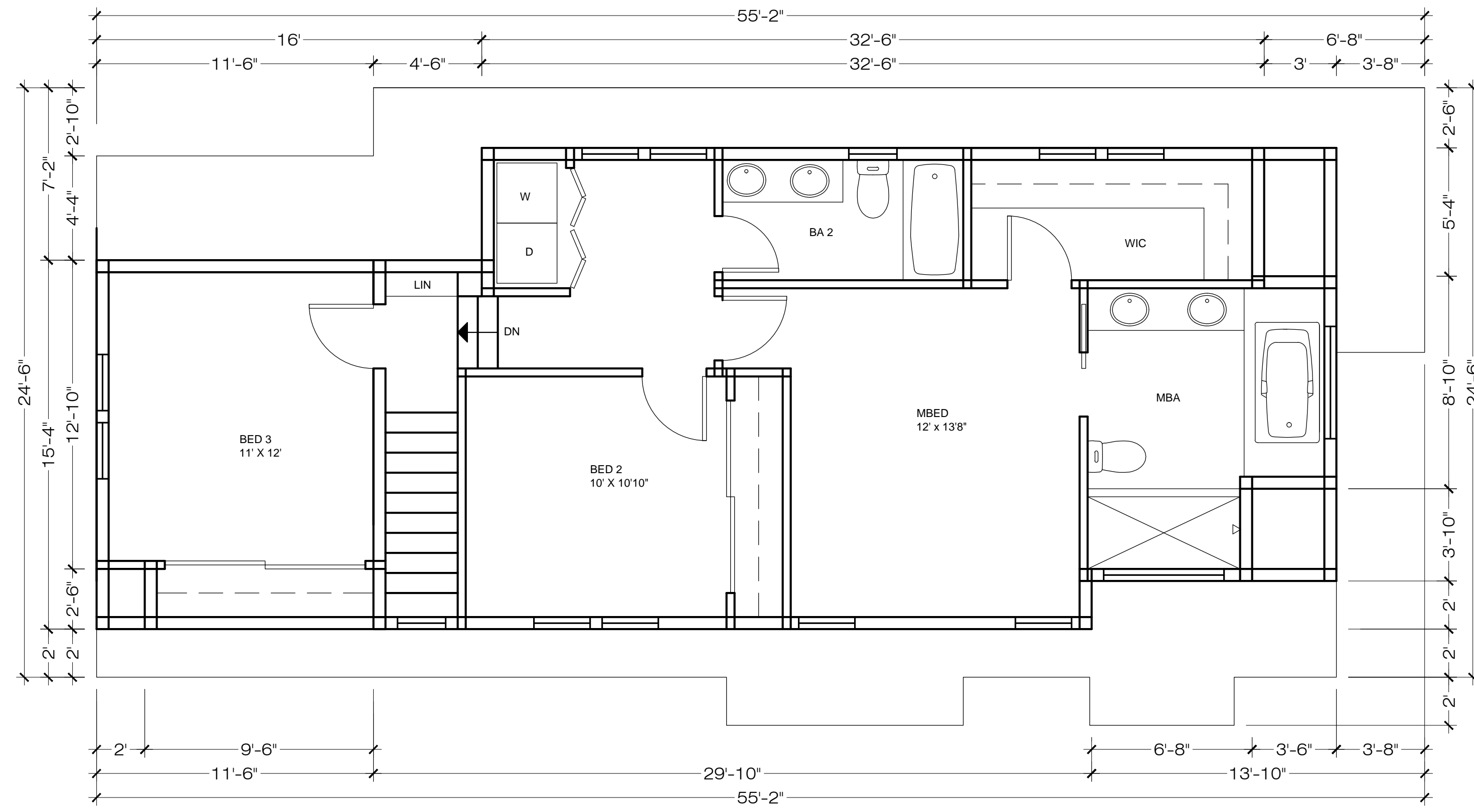
JOB: ROBERTS

A2

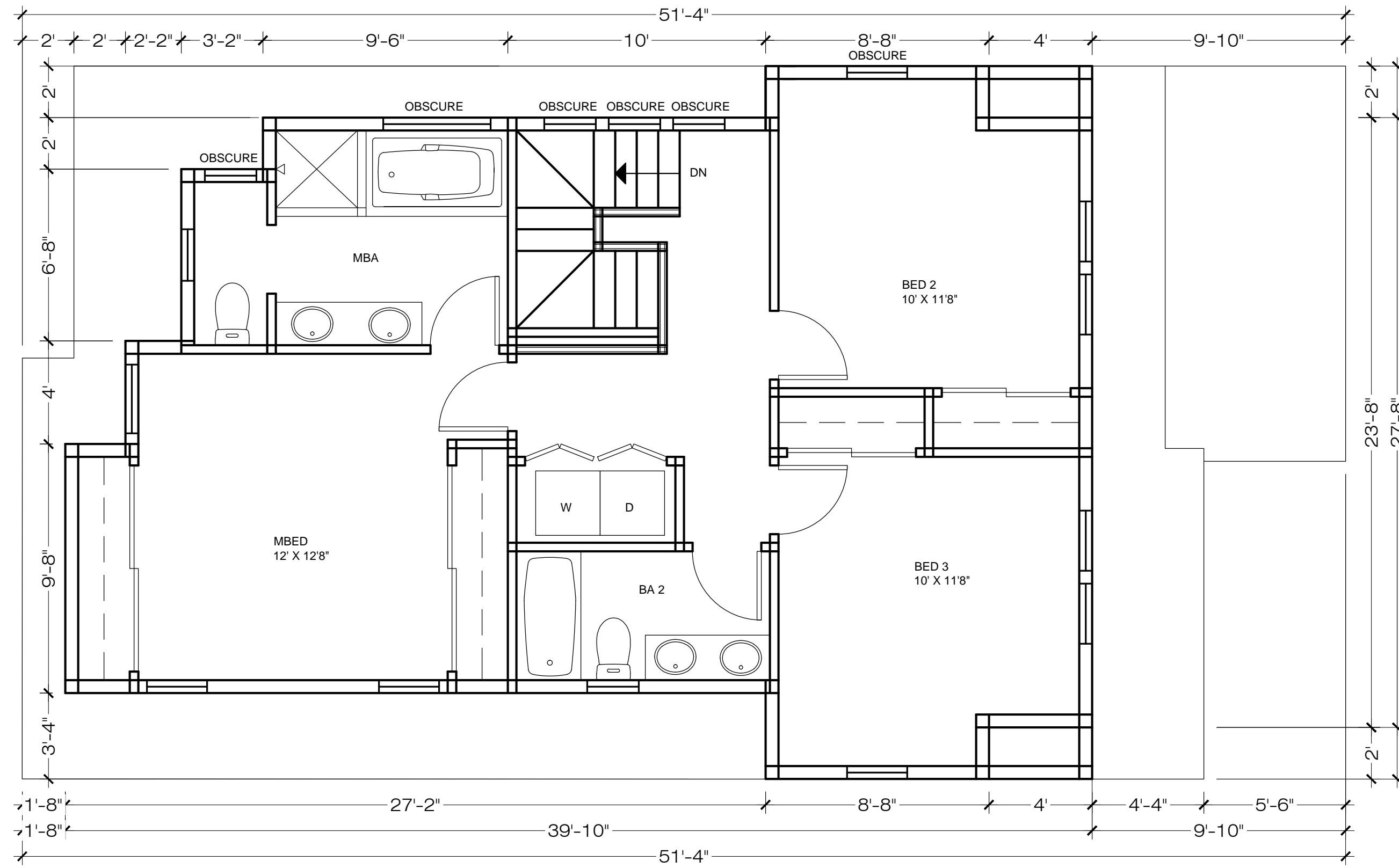
UNIT 1



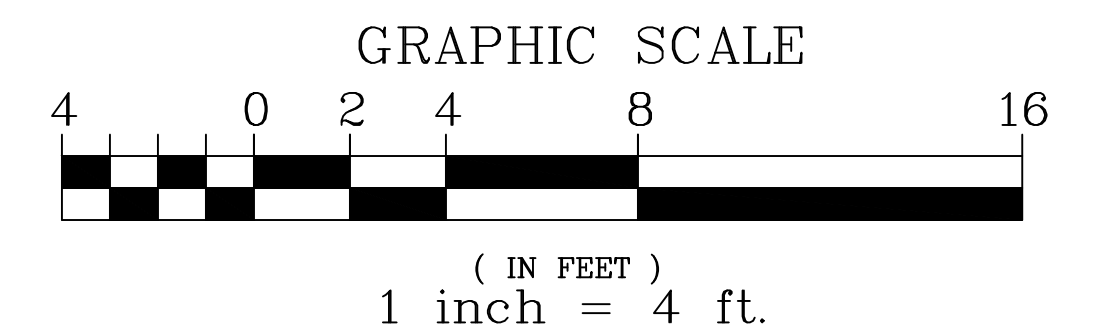
SECONDD FLOOR PLAN



UNIT 2



UNIT 3



1/4" = 1'-0"

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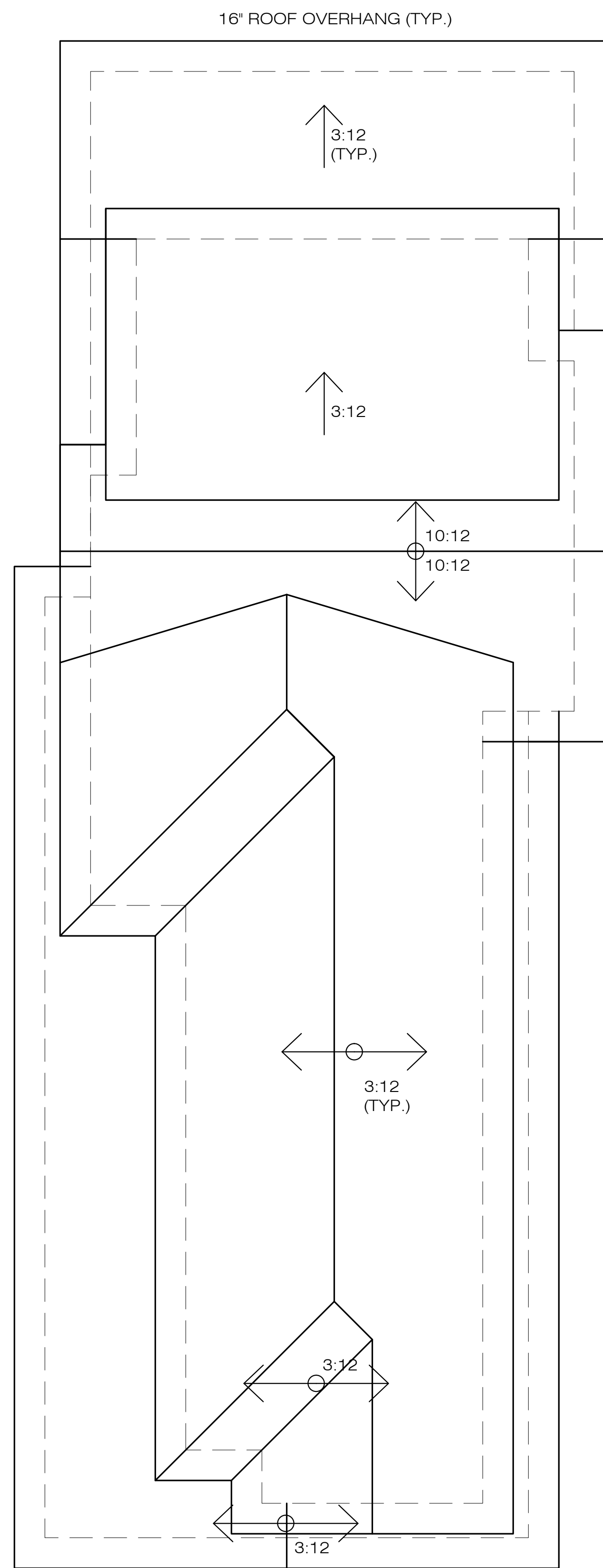
SECOND FLOOR PLANS

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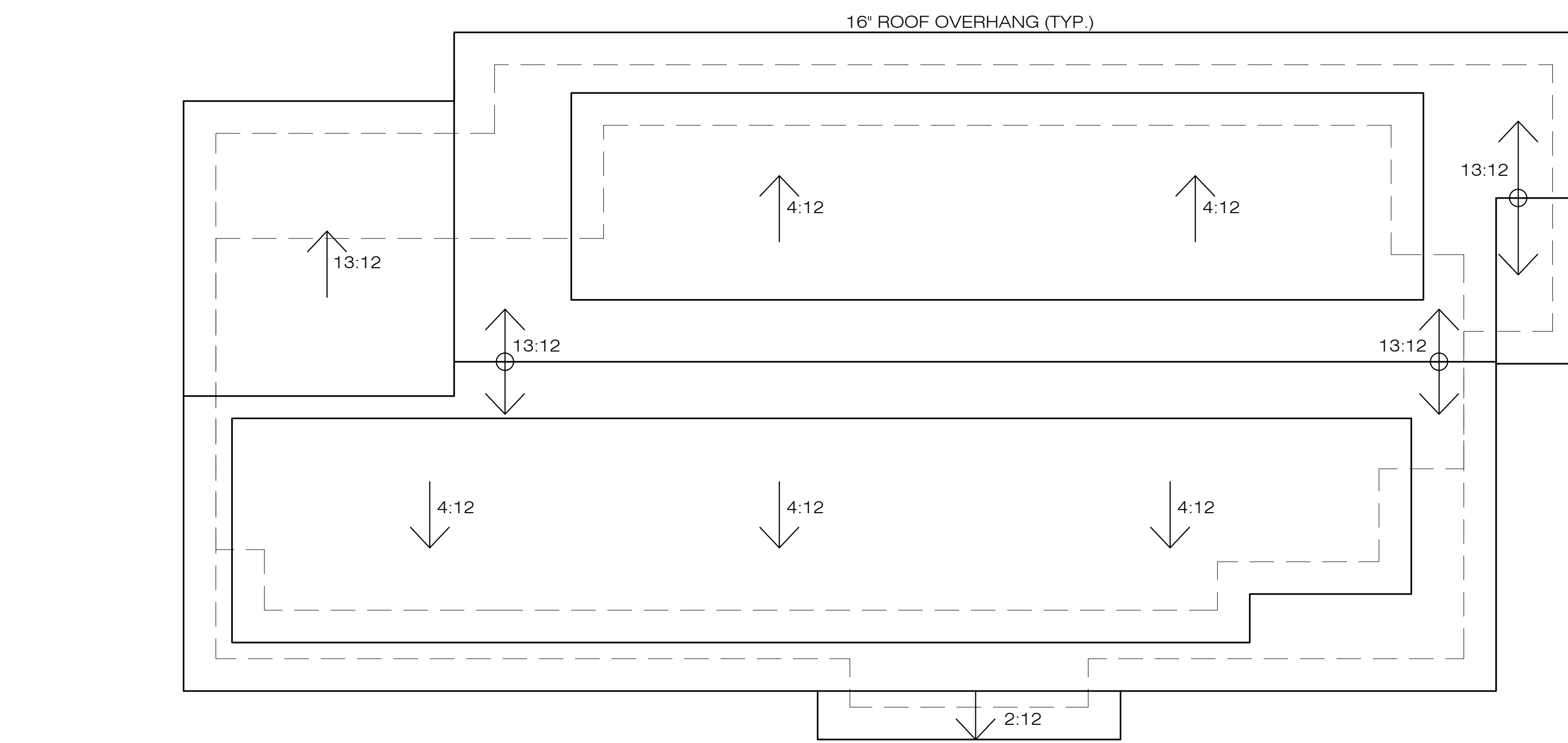
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JOB: ROBERTS

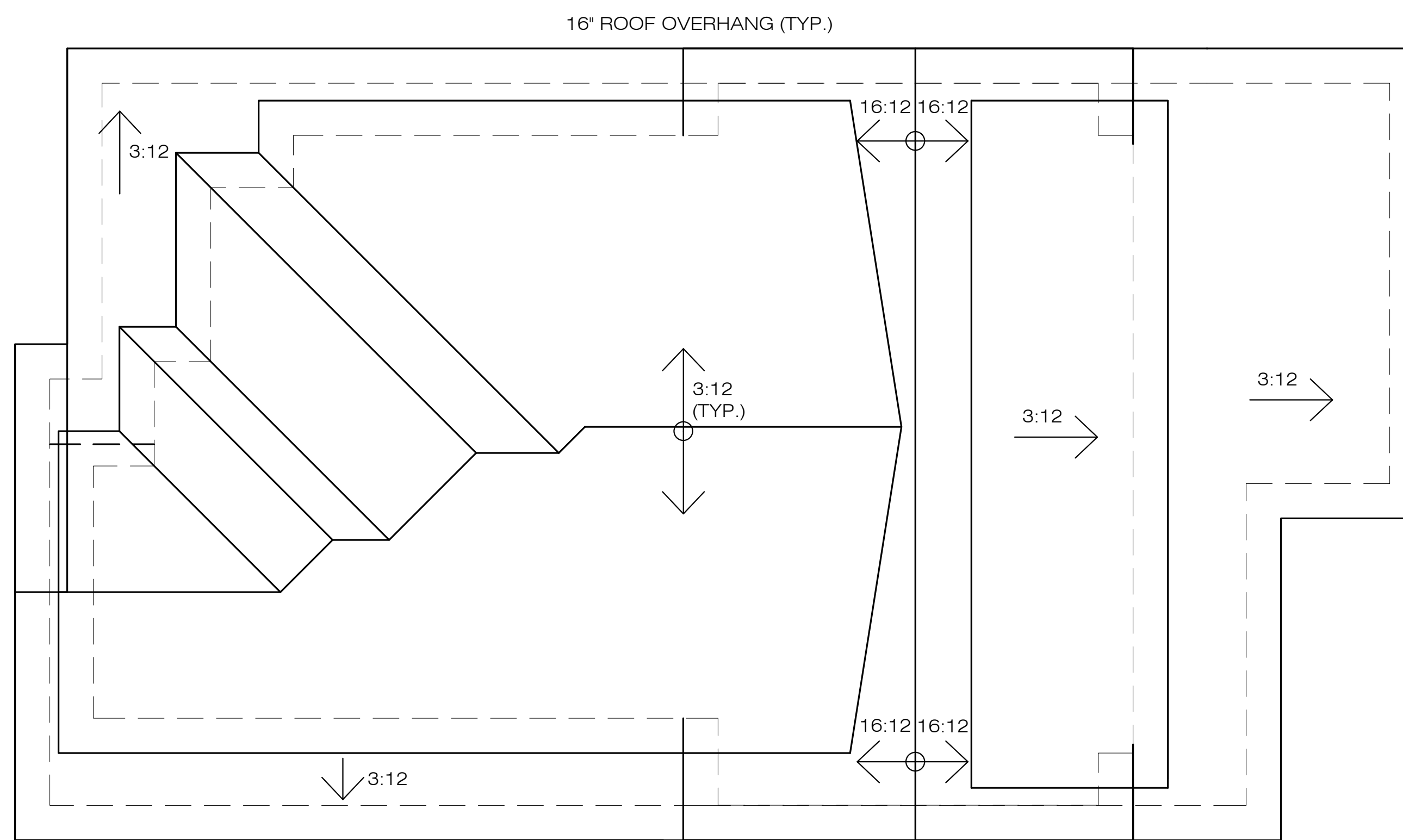
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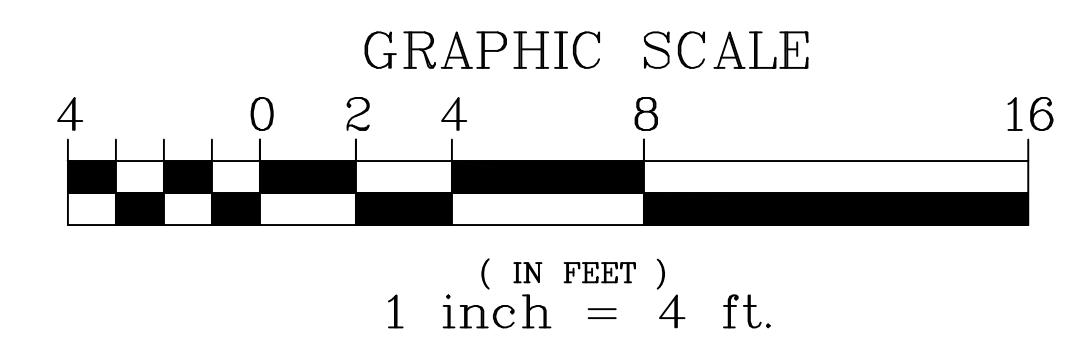
UNIT 1



UNIT 2



UNIT 3



ROOF PLAN

1/4" = 1'-0"

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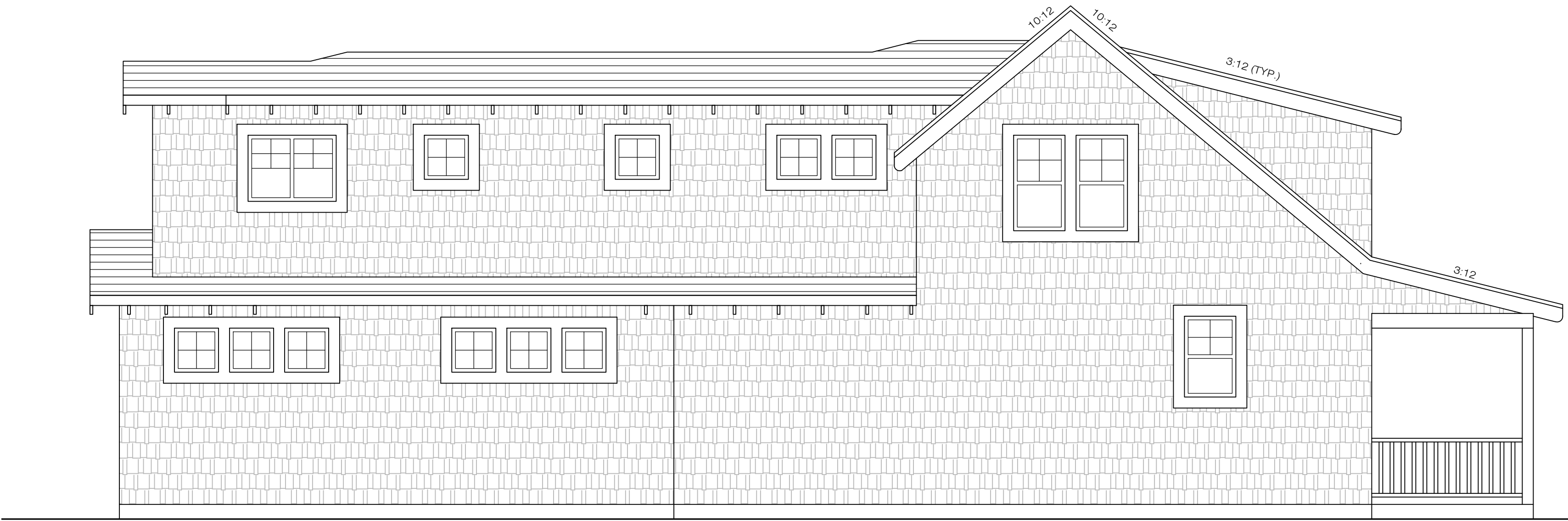
ROOF PLANS

DATE: 12/04/19

SCALE: 1/4"=1'0"

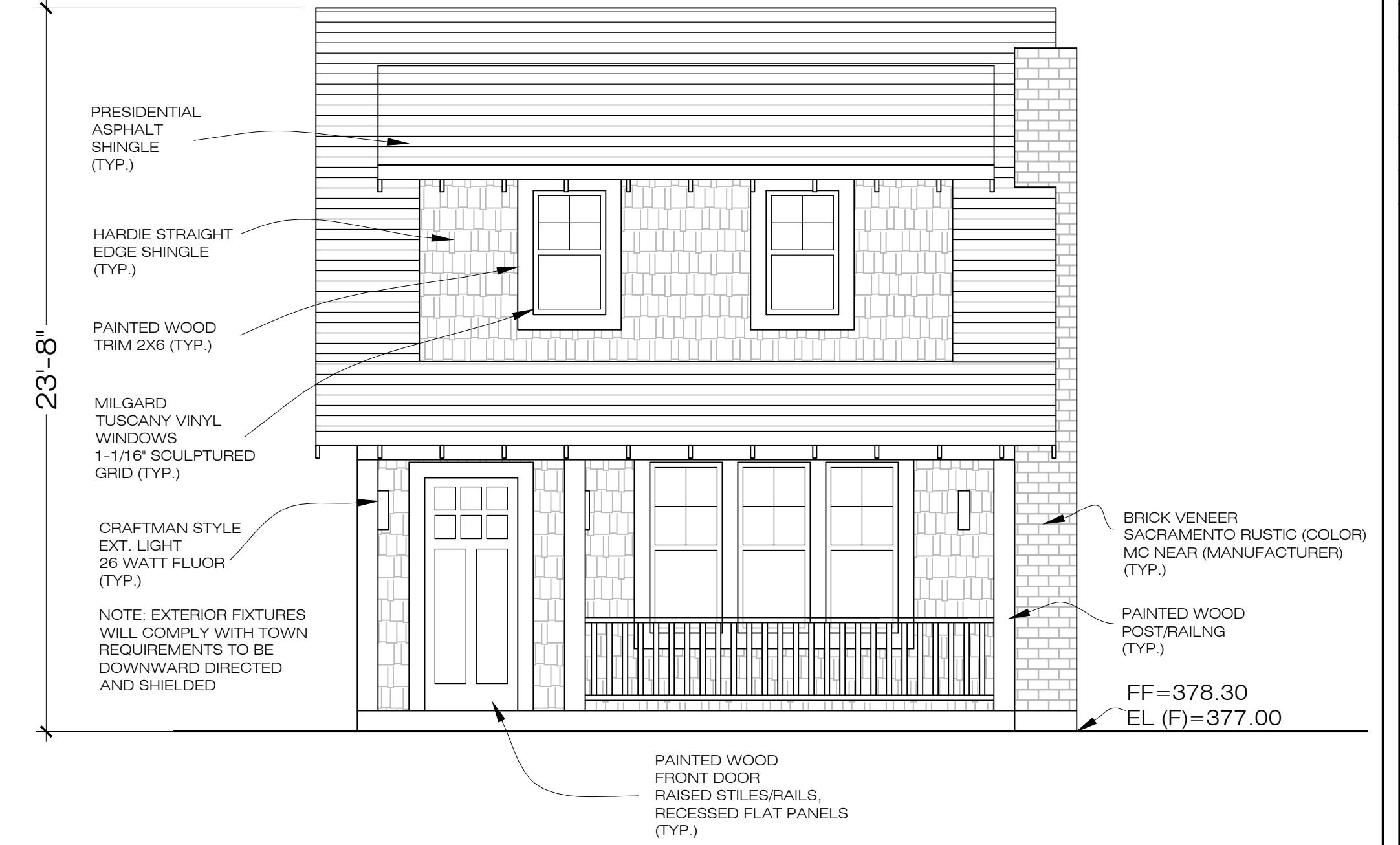
JOB: ROBERTS

A4



NORTH ELEVATION

1/4" = 1'-0"



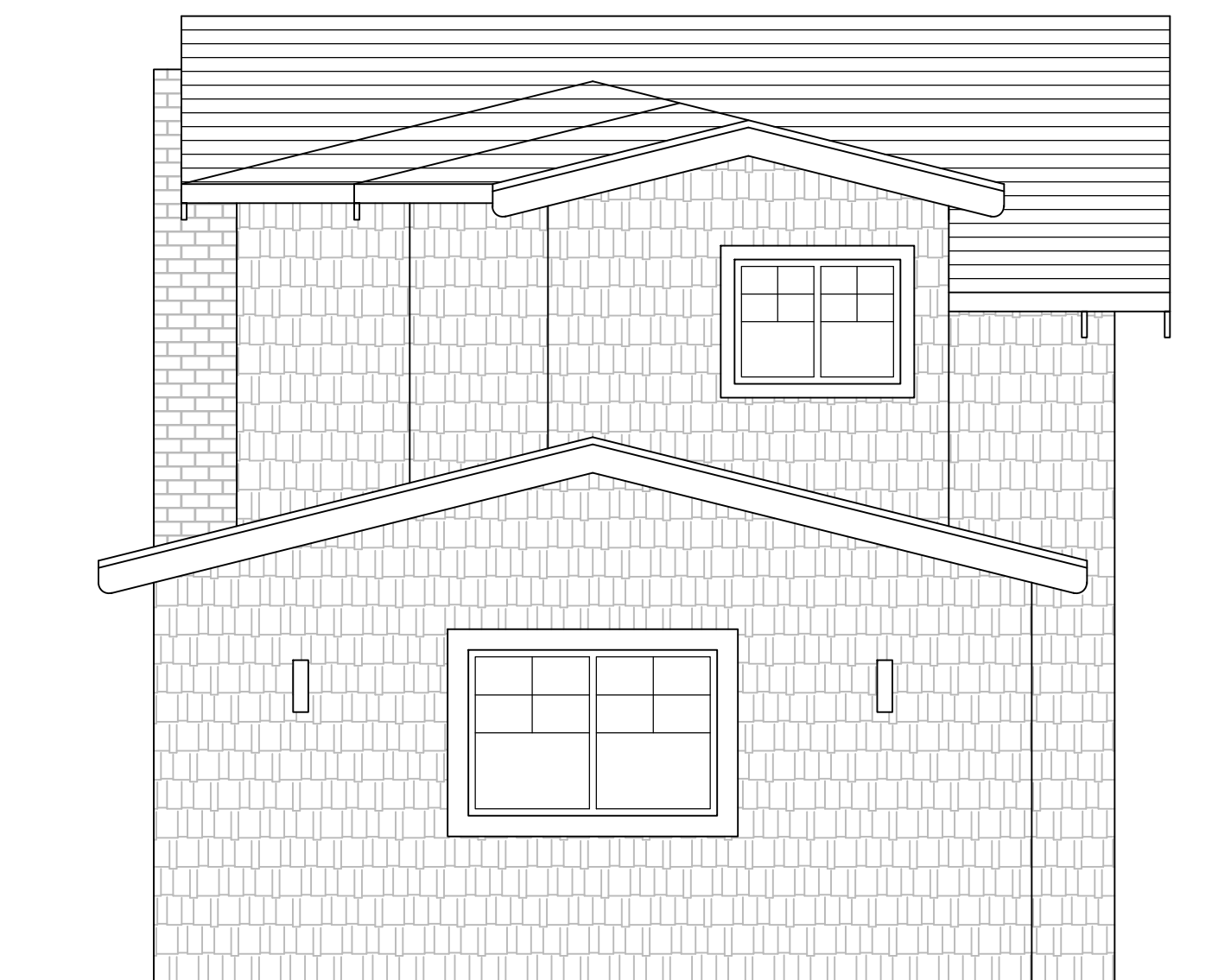
WEST ELEVATION

1/4" = 1'-0"



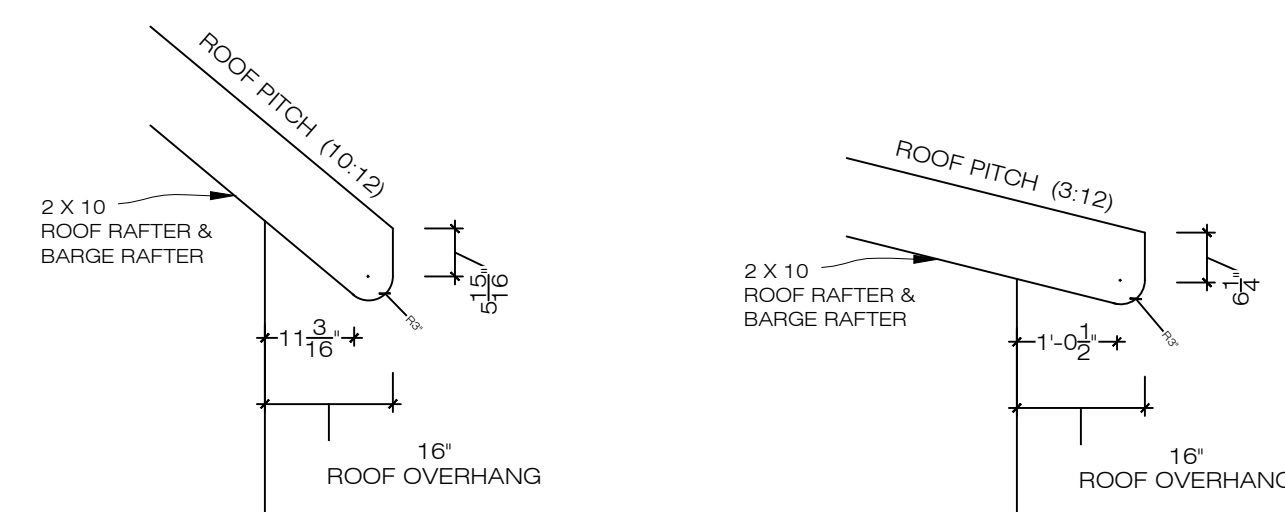
SOUTH ELEVATION

1/4" = 1'-0"



EAST ELEVATION

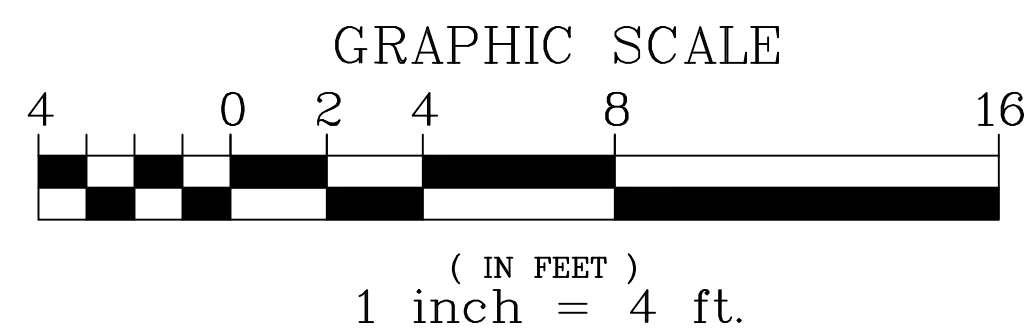
1/4" = 1'-0"



ROOF EAVE DETAIL

1/2" = 1'-0"

ADDRESS IDENTIFICATION (TYP.): NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHS (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ADDRESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1



EXTERIOR LIGHTS

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UNIT 1 ELEVATIONS

DATE: 12/04/19

SCALE: 1/4"=1'0"

JOB: ROBERTS

A5

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UNIT 2
 ELEVATIONS

DATE: 12/04/19

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

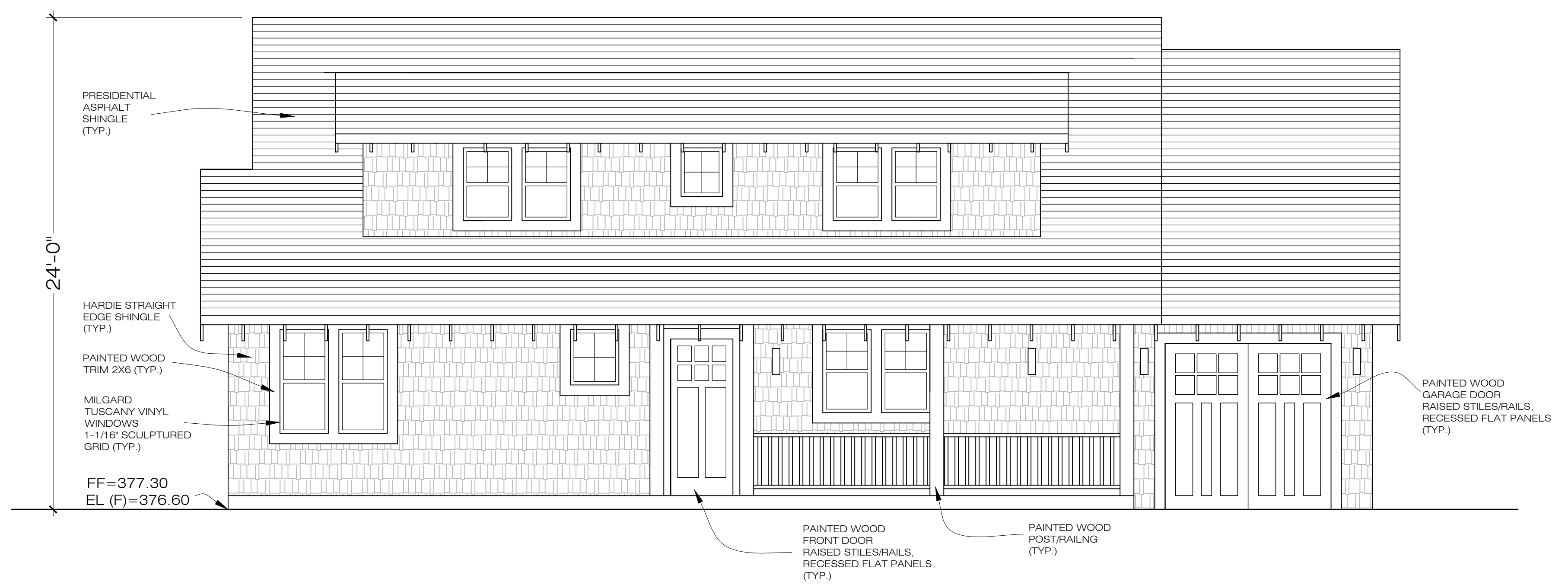
JOB: ROBERTS

A6



NORTH ELEVATION

1/4" = 1'-0"



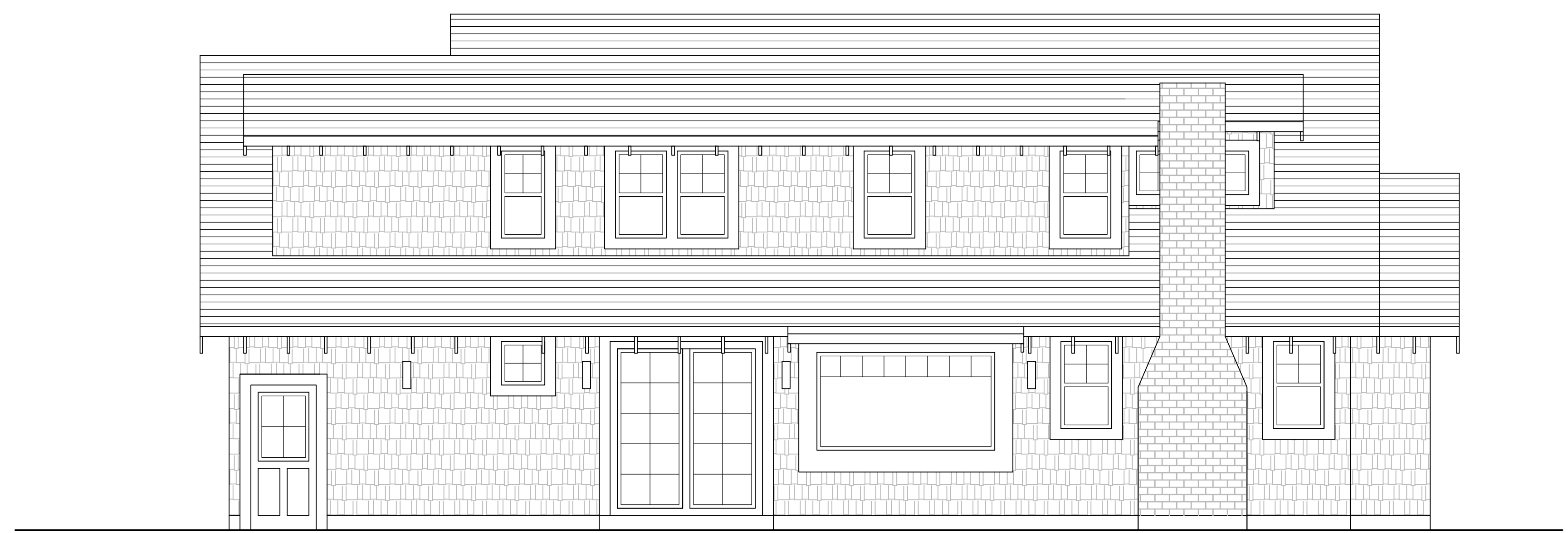
WEST ELEVATION

1/4" = 1'-0"



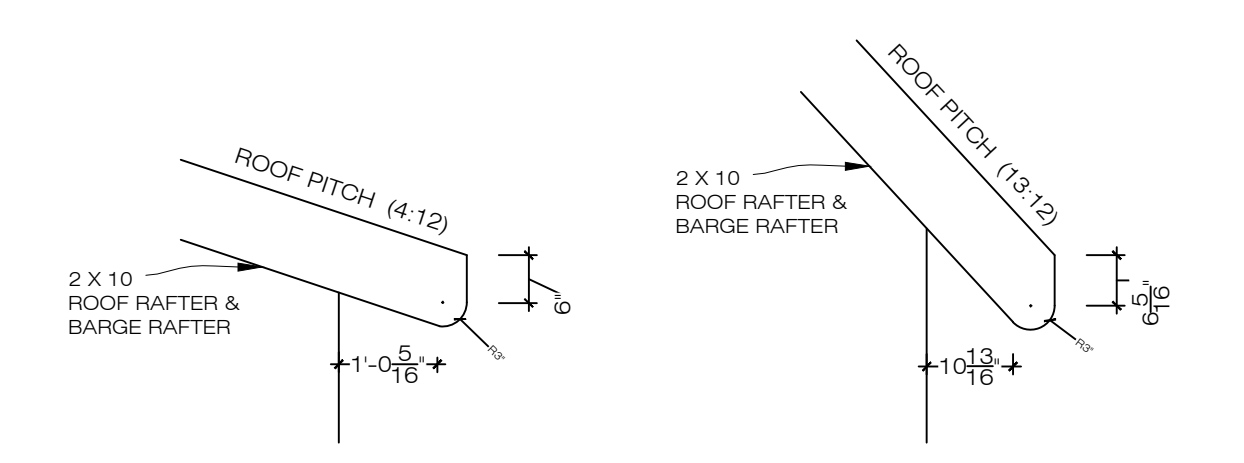
SOUTH ELEVATION

1/4" = 1'-0"



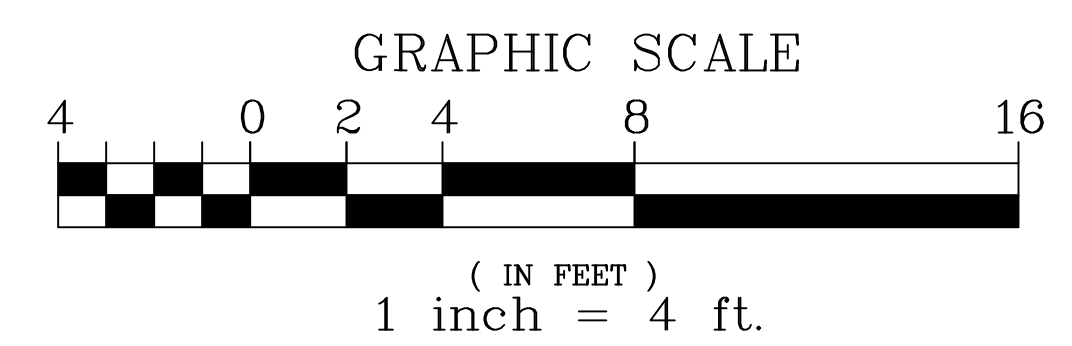
EAST ELEVATION

1/4" = 1'-0"



ROOF EAVE DETAIL

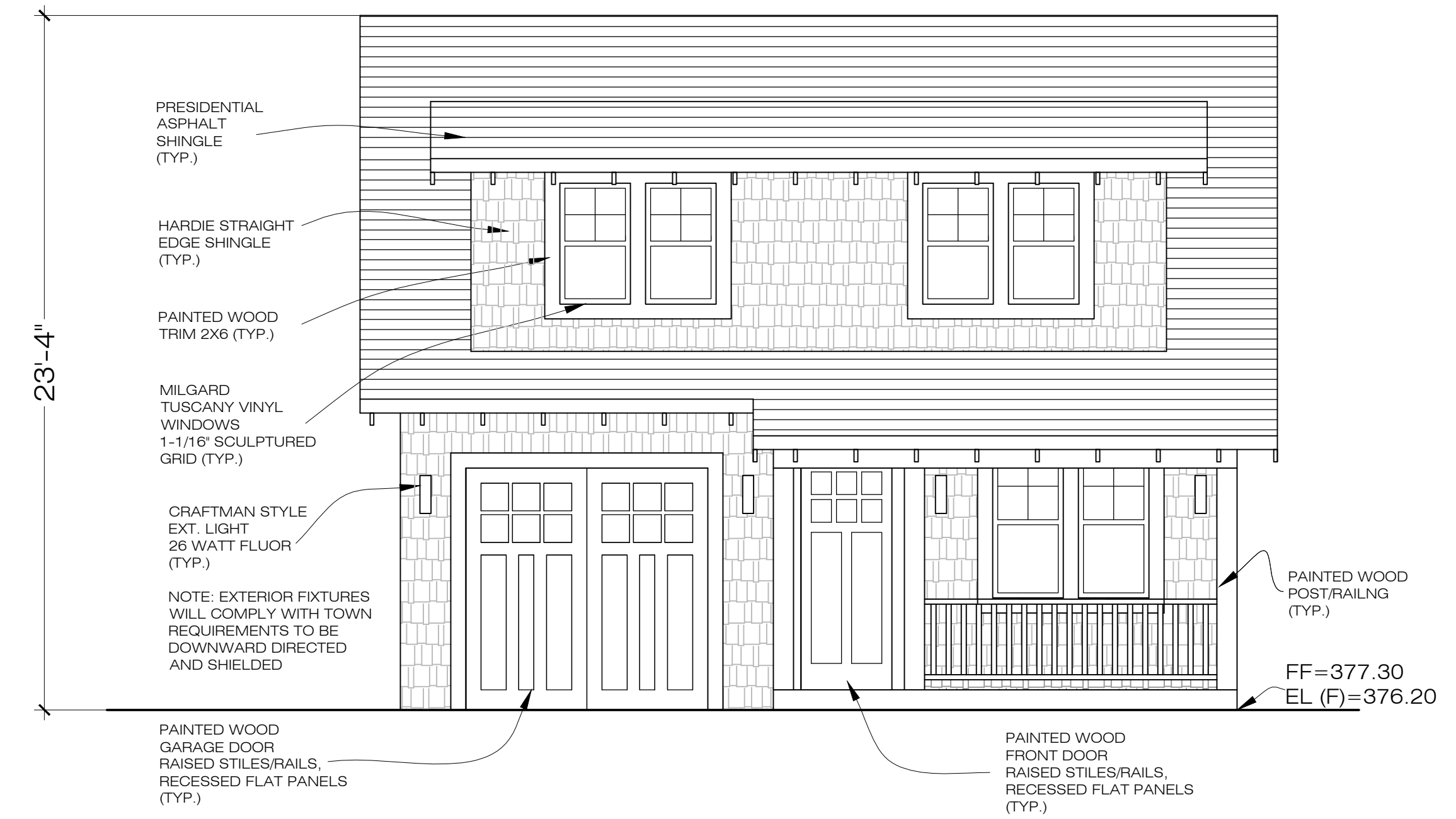
1/2" = 1'-0"





EAST ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



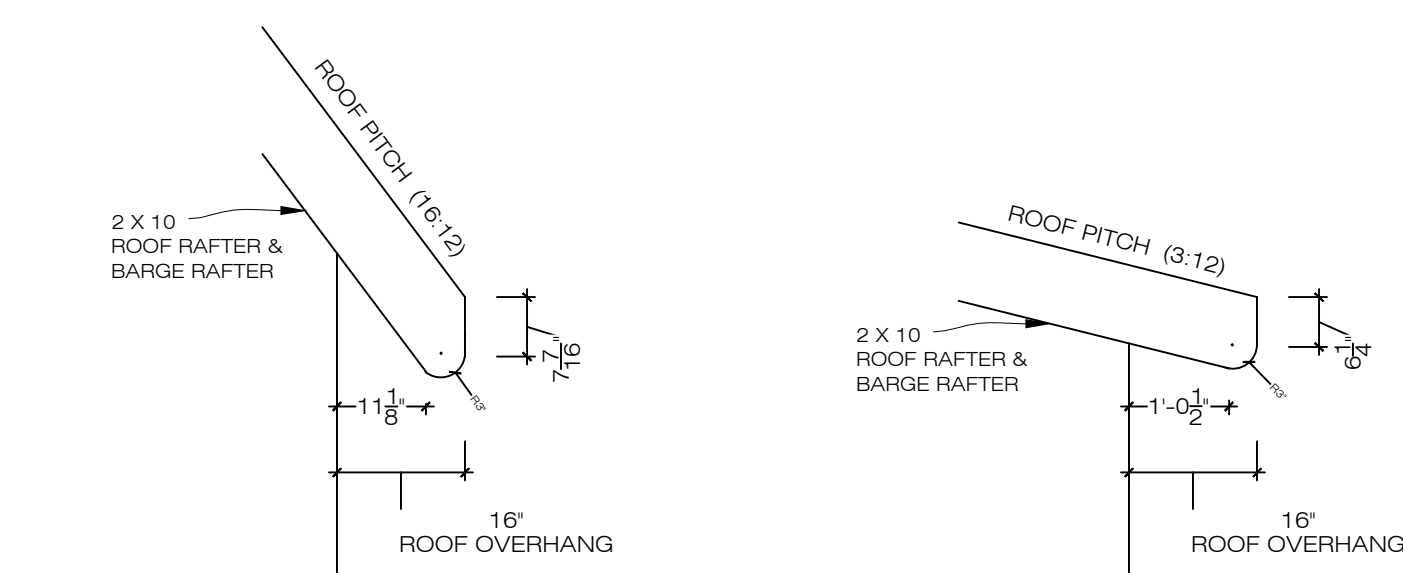
WEST ELEVATION

1/4" = 1'-0"



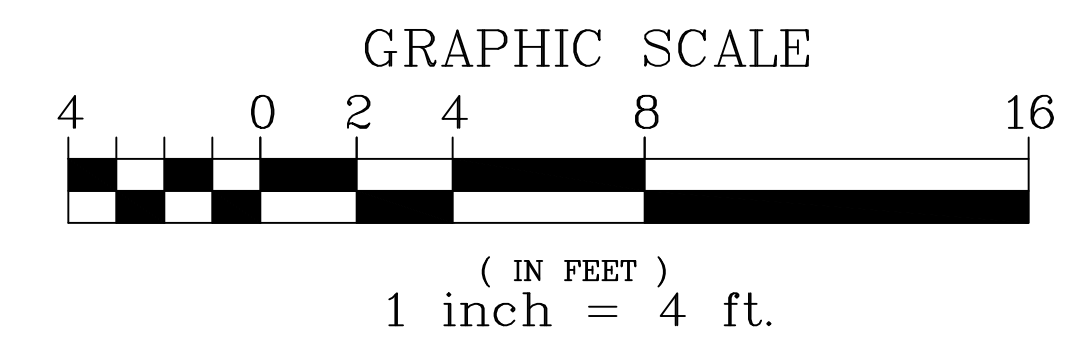
SOUTH ELEVATION

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ROOF EAVE DETAIL

1/2" = 1'-0"



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UNIT 3
ELEVATIONS

DATE: 12/04/09

SCALE: 1/4"=1'0"

JOB: ROBERTS

A7

New Home Single Family Version 7.0

Section	Item	Y	N	R	S	W	M	Other
01. Social Equity in Community	01.1 Diverse Workforce (Owner Family or Local Hire)	0	1					
	01.2 Community Location (Subaverage Community)	0	1	1				
	01.3 GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
02. Construction Kickoff Meeting with Rater and Subcontractors	02.1 Orientation and Training to Occupants—Conduct Educational Walkthroughs	0	0.5	0.5	0.5	0.5	0.5	
	02.2 Builder's or Developer's Management Staff are Certified Green Building Professionals	0	0.5	0.5	0.5	0.5	0.5	
	02.3 Home System Monitors	0	1					
05. Home System Monitors	05.1 Energy Home System Monitors	0	1					
	05.2 Water Home System Monitors	0	1					
06. Green Building Education	06.1 Marketing Green Building	0	2					
	06.2 Green Building Signage	Y	R	R	R	R	R	
	06.3 Green Appraisal Addendum	0	1					
08. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0	1						

Summary	Total Available Points in Specific Categories	20.5	31	74.5	60	87	40
Minimum Points Required in Specific Categories		50	2	25	6	6	0
Total Points Achieved		69.5	10.0	28.0	7.0	19.5	6.0

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New Home Single Family Version 7.0

Section	Item	Y	N	R	S	W	M	Other
02. Install Water Efficient Fixtures	02.1 WaterSense Showerheads 1.8 gpm with Matching Compensation Valve	2						
	02.2 WaterSense Bathroom Faucets 1.0 gpm	1						
	02.3 WaterSense Toilets with a Maximum Performance (MPF) Threshold of No Less Than 100 Grams 1.28 gpf OR 1.1 gpf	1						
	02.4 Operational Graywater System	0						
	02.5 Pre-Plumbing for Graywater System	0						
	02.6 Thermostatic Shower Valve or Auto-Diversion Tub Spout	0						
HEATING, VENTILATION, AND CONDITIONING	H1. Sealed Combustion Units	1						
	H1.1 Sealed Combustion Furnace	1	1					
	H1.2 Sealed Combustion Water Heater	2	2					
	H2. High Performing Zoned Hydronic Radiant Heating System	0	1	1				
	H3. Effective Ductwork	0	1					
	H3.1 Duct Seals on Duct Joints and Seams	0	1					
	H3.2 Pressure Balance Ductwork System	2	1					
	H4. ENERGY STAR® Bathroom Fans Per HVLS Standards with Air Flow Verified	2						
	H5. Advanced Practices for Cooling	1	1					
	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	1	1					
	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	0	2					
H6.1 Meet ASHRAE 62.2-2010 Ventilation Residential Standards	0	2						
H6.2 Advanced Ventilation Standards	0	2						
H6.3 Outdoor Air is Filtered and Tempered	0	1						
H7. Effective Range Hood Design and Installation	0	1						
H7.1 Effective Range Hood Ducting and Design	0	1						
H7.2 Automatic Range Hood Control	0	1						
H8. High Efficiency HVAC Filter (MERV 13+)	0	1						
H9. Advanced Refrigerants	1	1						
H10. No Fireplace or Sealed Gas Fireplace	0	1						
H11. Humidity Control Systems	0	1						
H12. Register Design Per ACCA Manual T	0	1						
RENEWABLE ENERGY	I1. Pre-Plumbing for Solar Water Heating	1	1					
	I2. Preparation for Future Photovoltaic Installation	1	1					
	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0	25					
4. Net Zero Energy Home	4.1 Net Zero Energy Home	0	2					
	4.2 Net Zero Electric	0	4					
	4.3 Net Zero Water	0	1					
	4.4 Net Zero Energy	0	1					
	4.5 Energy Storage System	0	1					
BUILDING PERFORMANCE AND TESTING	J1. Third-Party Verification of Quality of Insulation Installation	0	1					
	J2. Supply and Return Air Flow Testing	0	1					
	J3. Mechanical Ventilation Testing	0	1					
	J4. Combustion Appliance Safety Testing	0	1					
	J5. Building Energy Performance	0	1					
	J5.1 Home Meets or Exceeds Energy Compliance Pathway	15	25					
	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0	1					
	J7. Participation in Utility Program with Third-Party Plan Review	0	1					
	J8. ENERGY STAR for Homes	0	1					
	J9. EPA Indoor airPlus Certification	0	2					
J10. Blower Door Testing	0	3						
INTERIORS	K1. Entrways Designed to Reduce Tracked-in Contaminants	0	1					
	K1.1 Entrway Design (Evaluate for entrance mat location and placement adjacent to door swing)	0	1					
	K2. Zero-VOC Interior Wall and Ceiling Paints	2	2					
	K3. Low-VOC Caulks and Adhesives	0	1					
	K4. Environmentally Preferable Materials for Interior Finish	0	2					
	K4.1 Cabinets	0	2					
	K4.2 Interior Trim	0	2					
	K4.3 Shelving	0	2					
	K4.4 Doors	0	2					
K4.5 Countertops	0	1						

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NEW HOME RATING SYSTEM, VERSION 7.0
SINGLE FAMILY CHECKLIST

Points Achieved: 69
Certification Level: Certified

POINTS REQUIRED

Category	Points	20.5	31	74.5	60	87	40
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MEASURES	Points	20.5	31	74.5	60	87	40
A. SITE							
A1. Construction Footprint (Site Preservation Plan Beyond Local Ordinance OR 40% of Site Undeveloped and Undisturbed)	0						
A2. Job Site Construction Waste Diversion	0						
A2.1 75% C&D Waste Diversion (Including Alternative Daily Cover)	0						
A2.2 85% C&D Waste Diversion (Including Alternative Daily Cover)	0						
A2.3 Recycling Rates from Third-Party Verified Mail-Use Waste Facility	0						
A3. Recycled Content Base Material (Minimum 5% Post-Consumer Content)	0						
A4. Heat Island Effect Reduction (Non-Roof)	0						
A5. Construction Environmental Quality Management Plan Including Flush-Out	0						
A6. Stormwater Control: Prescriptive Path	0						
A6.1 Permeable Paving Materials	0						
A6.2 Filtration and/or Bio-Retention Features	0						
A6.3 Non-Leaching Roofing Materials	0						
A6.4 Smart Stormwater Street Design	0						
A7. Stormwater Control: Performance Path (Capture and Treat 80% of Annual Rainfall Runoff)	0						
B. FOUNDATION							
B1. Fly Ash and/or Slag in Concrete (Minimum of 5%)	1						
B2. Radon-Resistant Construction	0						
B3. Foundation Drainage System	0						
B4. Moisture Controlled Crawlspace	0						
B5. Structural Pest Controls	0						
B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0						
B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0						
C. LANDSCAPE							
C1. Plants Grouped by Water Needs (Hydrozoning)	0						
C2. Three Inches of Mulch in Planting Beds	0						
C3. Resource Efficient Landscapes	0						
C3.1 No Invasive Species Listed by Cal-IPC	1						
C3.2 Plants Chosen and Located to Grow to Natural Size (unless otherwise specified)	0						
C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	0						
C4. Minimal Turf in Landscape	0						
C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0						
C4.2 Turf on a Small Percentage of Landscaped Area	0						
C5. Trees to Moderate Building Temperature (at least 50% of their Foliage Density and Wide Spreads)	0						
C6. High-Efficiency Irrigation System	0						
C7. One Inch of Compost in the Top Six to Twelve Inches of Soil (with soil testing)	0						
C8. Rainwater Harvesting System	0						
C9. Recycled Wastewater Irrigation System	0						
C10. Submeter or Dedicated Meter for Landscape Irrigation	0						
C11. Landscape Meets Water Budget	0						
C12. Environmentally Preferable Materials for Site	0						
D. STRUCTURAL FRAMEWORK							
D1. Optimal Value Engineering							
D1.1 Joists, Rafters, and Sluts at 24 Inches on Center	0						
D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0						
D1.3 Advanced Framing Measures	0						
D2. Construction Material Efficiencies (Pre-washed wall and roof framing for at least 80% of project)							
D2.1 Engineered Lumber	0						
D2.1.1 Engineered Beams and Headers	1						
D2.1.2 Wood I-Joists or Web Trusses for Floors	1						
D2.1.3 Engineered Lumber for Roof Rafters	0						
D2.1.4 Engineered or Finger-Jointed Studs for Vertical Applications	0						
D2.1.5 OSB for Subfloor	0						
D2.1.6 OSB for Wall and Roof Sheathing	0						
D3. Insulated Headers							
D3.1 Insulated Headers	0						
D4. FSC-Certified Wood							
D4.1 Dimensional Lumber, Sluts, and Timber	0						
D5. Solid Wall Systems							
D5.1 Panel Products	0						
D6. Solid Wall Systems							
D6.1 At Least 90% of Floors	0						
D6.2 At Least 90% of Exterior Walls	0						
D6.3 At Least 90% of Roofs	0						
D7. Energy Heats on Roof Trusses							
D7.1 Energy Heats on Roof Trusses	0						
D8. Overhangs and Gutters							
D8.1 Reduced Pollution Entering the Home from the Garage	0						
D8.1.1 Detached Garage	0						
D8.1.2 Attached Garage	0						
D8.2 Mitigation Strategies for Attached Garage	0						
D9. Structural Pest and Rot Controls							
D9.1 All Wood Located At Least 1/2 Inches Above the Soil	0						
D9.2 Wood Framing Treated With Borates or Factory-Pre-impregnated, or Wall Materials Other Than Wood	0						
D10. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)							
D10.1 Moisture-Resistant Materials in Wet Areas	0						
E. EXTERIOR							
E1. Environmentally Preferable Decking							
E1.1 Environmentally Preferable Decking	0						
E2. Flashing Installation—Third-Party Verified							
E2.1 Flashing Installation—Third-Party Verified	0						
E3. Rain Screens Wall System							
E3.1 Rain Screens Wall System	0						
E4. Durable and Non-Combustible Cladding Materials							
E4.1 Durable and Non-Combustible Cladding Materials	0						
E5. Durable Roofing Materials							
E5.1 Durable and Fire Resistant Roofing Materials or Assembly	0						
E6. Vegetated Roof							
E6.1 Vegetated Roof	0						
F. FOUNDATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
F1.1 Walls and Floors	0						
F1.2 Ceilings	0						
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
F2.1 Walls and Floors	0						
F2.2 Ceilings	0						
F3. Insulation That Does Not Contain Fire Retardants							
F3.1 Cavity Walls and Floors	0						
F3.2 Ceilings	0						
F3.3 Interior and Exterior	0						
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
G1.1 Insulated Hot Water Pipes	0						
G1.2 WaterSense Volume Limit for Hot Water Distribution	0						
G1.3 Increased Efficiency in Hot Water Distribution	0						

© Build It Green GreenPoint Rated New Home Single Family Checklist Version 7.0

REVISIONS

JOSEPHINE CHANG, ARCHITECT
 P.O. BOX 33097, LOS GATOS, CA 95031
 408.674.1358 fax 408.402.9618
 josephine@jciproperties.com

16940 Roberts Rd.
 Los Gatos, CA 95032
 3 Detached Condominiums

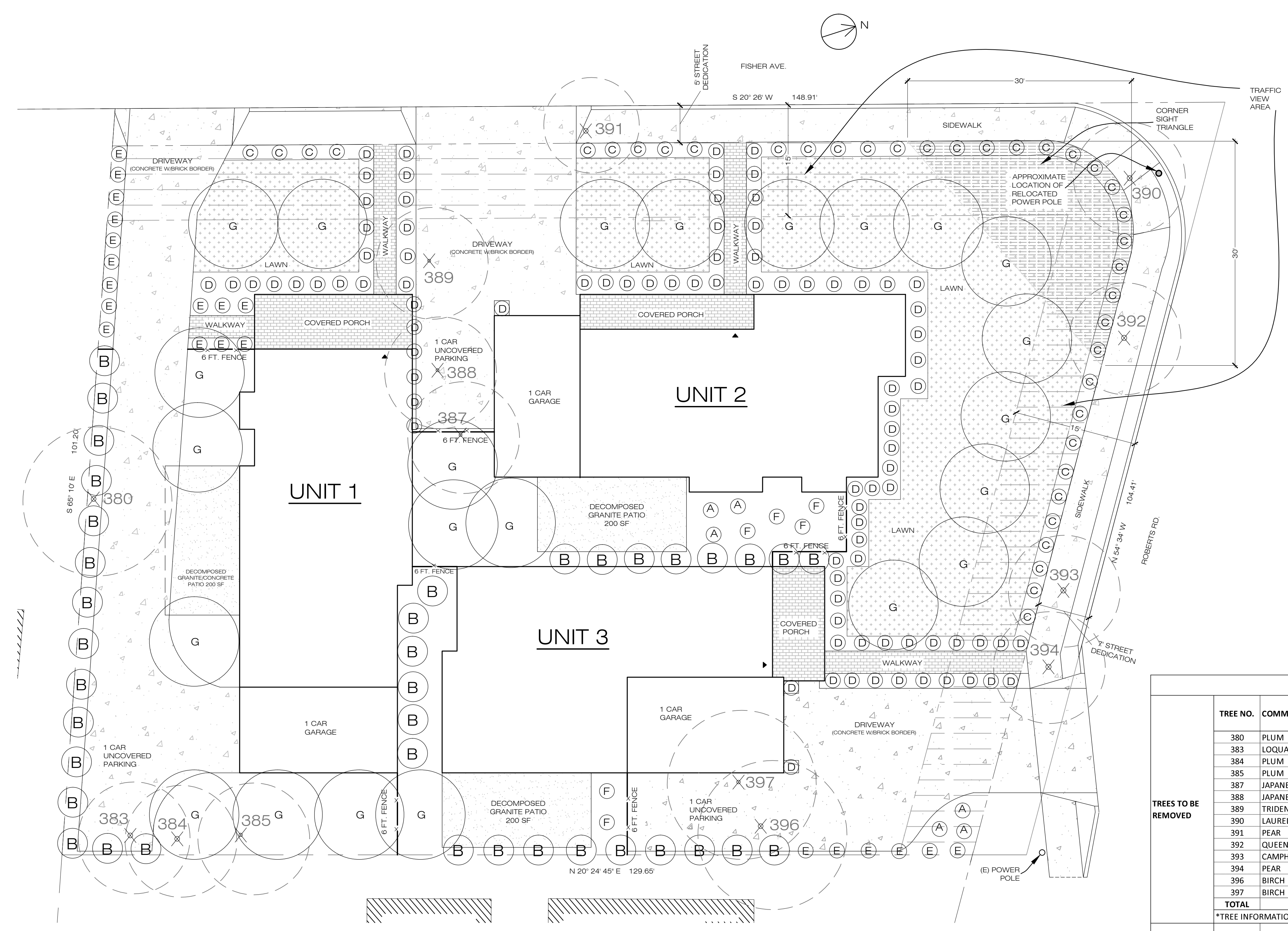
CONCEPTUAL
 LANDSCAPE
 PLAN

DATE: 12/04/19

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

JOB: ROBERTS

L1



PLANT LEGEND

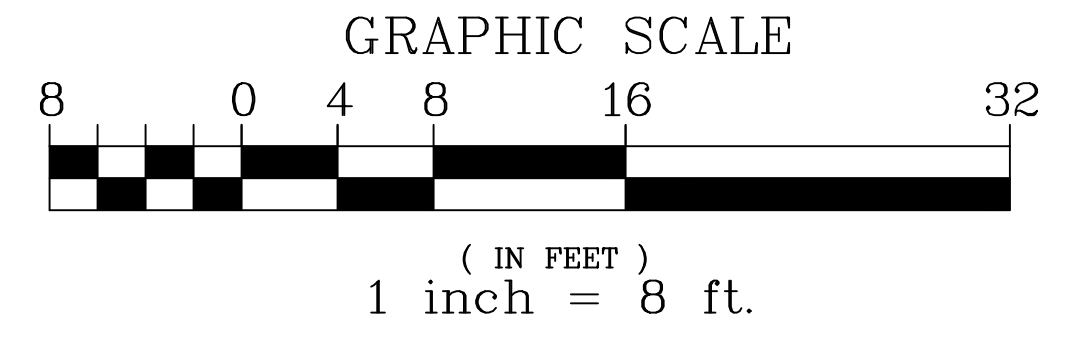
PLANT NO.	COMMON NAME	BOTANICAL NAME	SIZE	QTY
A	AZALEA	RHODODENDRON	5 GAL	6
B	FERN PODOCARPUS	PODOCARPUS GRANCILLIOR	15 GAL	38
C	SHINING JASMINE	JASMINUM LAURIFOLIUM NITIDUM	1 GAL	38
D	DWARF BOXWOOD	BUXUS SUFFRUTICOSA	5 GAL	90
E	KOHUHU	PITTIOSPORUM TENUIFOLIUM	5 GAL	21
F	RAZZLEBERRI	LOROPETALUM CHINESE	5 GAL	5
G	CREPE MYRTLE	LAGERSTROEMIA	24" BOX	23

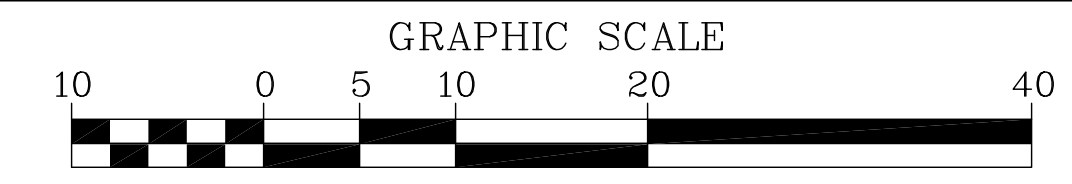
EXISTING TREE LEGEND/CANOPY REPLACEMENT REQUIREMENT

TREE NO.	COMMON NAME	BOTANICAL NAME	TRUNK DIAMETER (IN.)	CANOPY DIAMETER (FT.)	CANOPY AREA (FT ²)	# TREES	TOTAL CANOPY (FT ²)	STATUS	REPLACEMENT REQUIREMENT (24" BOX)	
380	PLUM	PRUNUS SQ.	4	25	491	1	491	TO BE REMOVED	3	
383	LOQUAT	ERIOBOTRYA JAPONICA	2,2,2	20	314	1	314	TO BE REMOVED	3	
384	PLUM	PRUNUS CERASIFERA	8	15	177	1	177	TO BE REMOVED	3	
385	PLUM	PRUNUS CERASIFERA	8	15	177	1	177	TO BE REMOVED	3	
387	JAPANESE MAPLE	ACER PALMATUM	4,4	20	314	1	314	TO BE REMOVED	3	
388	JAPANESE MAPLE	ACER PALMATUM	8	20	314	1	314	TO BE REMOVED	3	
389	TRIDENT MAPLE	ACER BUERGERIANUM	6	20	314	1	314	TO BE REMOVED	3	
390	LAUREL	LAURUS NOBILIS	8	15	177	1	177	TO BE REMOVED	3	
391	PEAR	PYRUS X CALLERYANA	9	20	314	1	314	TO BE REMOVED	3	
392	QUEEN PALM	SYAGRUS ROMANZOFFIANA	10	15	177	1	177	TO BE REMOVED	3	
393	CAMPHOR	CINNAMOMUM CAMPHORA	2,2,2,2,2	15	177	1	177	TO BE REMOVED	3	
394	PEAR	PYRUS SP.	4,3	15	177	1	177	TO BE REMOVED	3	
396	BIRCH	BETULA PENDULA	8	20	314	1	314	TO BE REMOVED	3	
397	BIRCH	BETULA PENDULA	8,4	20	314	1	314	TO BE REMOVED	3	
TOTAL							3748		42	
*TREE INFORMATION PER MONARCH CONSULTING ARBORISTS' REPORT DATED 10/10/19										
TREES TO BE PLANTED	G	CREPE MYRTLE (24" BOX)	LAGERSTROEMIA		13	133	23	3051	TO BE PLANTED	
	B	FERN PINE (15 GAL)	PODOCARPUS GRANCILLIOR		6	28	38	1074	TO BE PLANTED	
	TOTAL							4125		

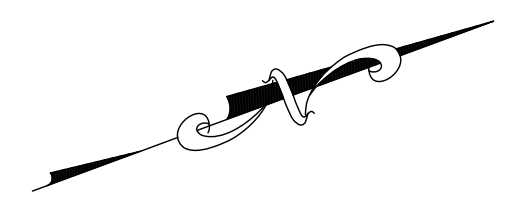
LANDSCAPE PLAN

1/8" = 1'-0"



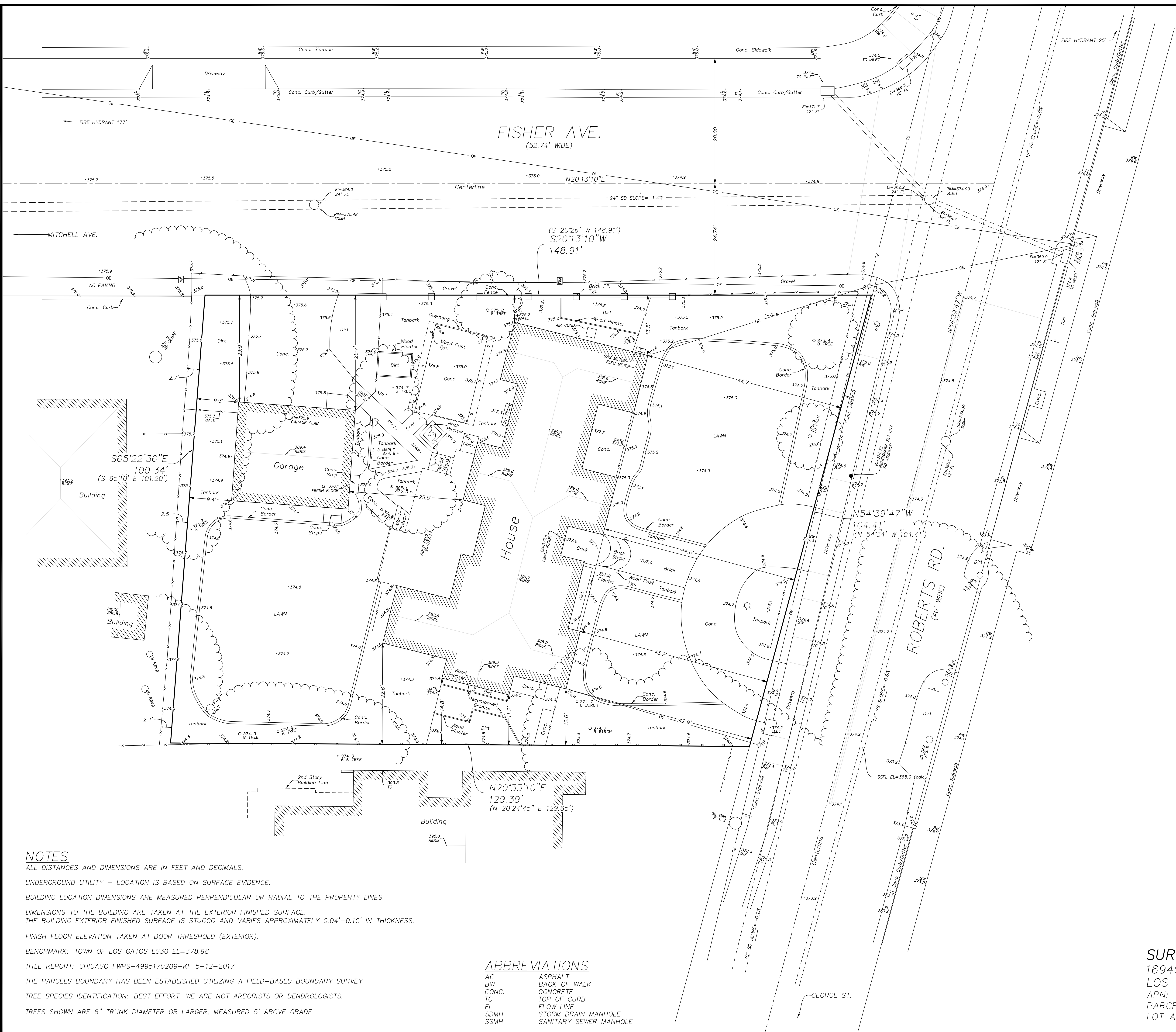


2-27-2018
 7-26-2018 ADJUSTED
 ELEVATIONS PER BM LG30
 4-22-2019 ADDED RECORD
 PROPERTY LINE DATA AS
 SHOWN ON 536 M 3



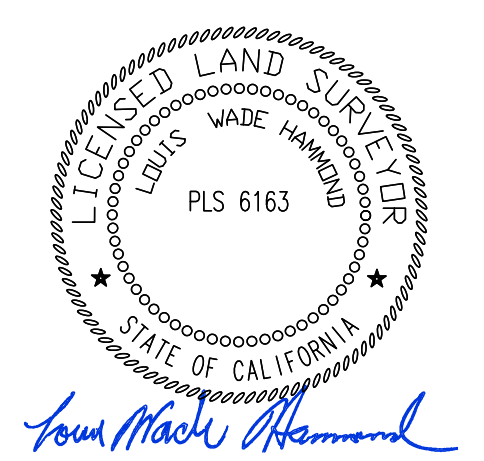
LEGEND

- () RECORD DATA PER 536 M 3
 NOTE: THE MAP 536 M 3 WAS
 COMPILED FROM RECORD DATA PER THE
 SURVEYORS CERTIFICATE SHOWN ON
 536 M 3.
- WM WATER METER OR WATER VALVE BOX
- ⊕ FIRE HYDRANT
- 16 12 8 OAK TREE - TRUNK DIAMETER IN INCHES
 TREE SPECIES IDENTIFICATION: BEST EFFORT,
 WE ARE NOT ARBORISTS OR DENDROLOGISTS
- 16 12 8 OAK TREE WITH MULTIPLE TRUNKS
- TRUNK ↑ TREE DRIP LINE POINTS TOWARDS TREE
 TRUNKS. TREE DRIP LINES ABOVE
 PROPERTY LOCATED AS SHOWN.
- +25.34 TOP OF CURB
- x—x—x— FENCE
- OE— OVERHEAD WIRES
- PP POWER POLE
- + 12.34 SPOT ELEVATION
- SSCO @ 8.14 SANITARY SEWER CLEAN OUT
- ELEC UTILITY BOX—TYPE AS NOTED SIZE AS DRAWN
- ⊕ IRRIGATION VALVE BOX
- SIGN
- ★ ELECTROLIER
- EDGE OF AC PAVING
- 25.08 FL FLOW LINE
- ⊕ HANDICAP RAMP OR PARKING
- TC=8.97 INLET FL=12.34 STORM DRAIN CURB INLET



NOTES
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
 THE BUILDING EXTERIOR FINISHED SURFACE IS STUCCO AND VARIES APPROXIMATELY 0.04'-0.10' IN THICKNESS.
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: TOWN OF LOS GATOS LG30 EL=378.98
 TITLE REPORT: CHICAGO FWPS-4995170209-KF 5-12-2017
 THE PARCELS BOUNDARY HAS BEEN ESTABLISHED UTILIZING A FIELD-BASED BOUNDARY SURVEY
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
 TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

ABBREVIATIONS
 AC ASPHALT
 BW BACK OF WALK
 CONC. CONCRETE
 TC TOP OF CURB
 FL FLOW LINE
 SDMH STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE

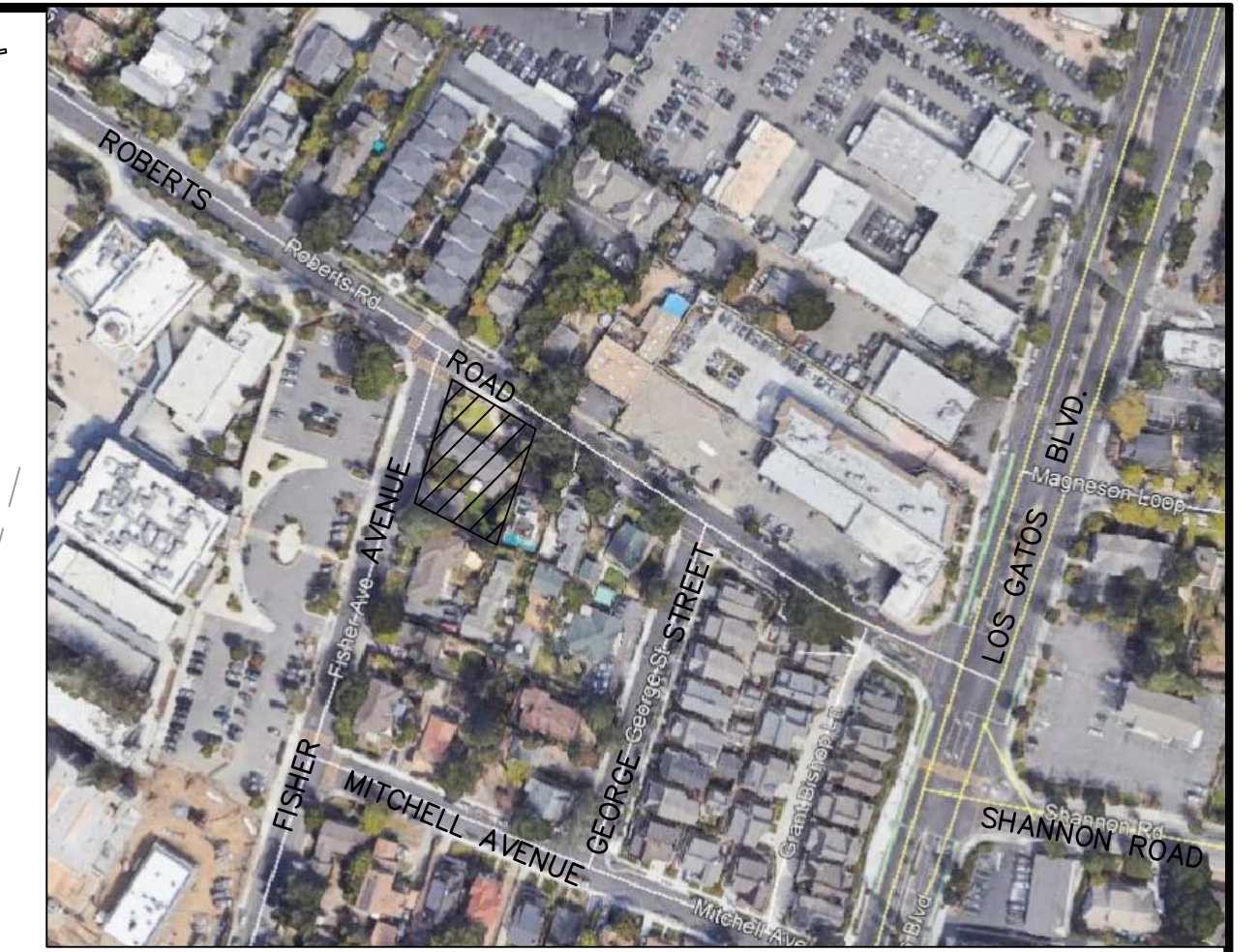


SURVEY
 16940 ROBERTS RD.
 LOS GATOS
 APN: 529-18-053
 PARCEL A, 536 M 3
 LOT AREA: 13,980 SQ. FT.

L. Wade Hammond
 Licensed Land Surveyor
 No. 6163
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112 Fax: (510) 991-8054
 wade@whlandsurveyor.com

ROOF RAINWATER LEADERS ARE TO BE LOCATED TO DIRECT RUNOFF INTO THE LANDSCAPE AREAS VIA ENERGY DISSIPATORS, WHICH ARE DESIGNED TO SPREAD OUT THE RAIN WATER SO THAT IT ENTERS THE LANDSCAPED AREAS AS SHEET FLOW. RUNOFF FROM THE SITE SHALL NOT BE COLLECTED INTO A PIPE SYSTEM, CONCENTRATED, AND DISCHARGED DOWNSLOPE. CONTROL OFF-SITE DRAINAGE, FLOWING ON TO THE SITE SIMILARLY. NO IMPROVEMENTS SHALL OBSTRUCT OR DIVERT RUNOFF TO THE DETRIMENT OF AN ADJACENT, DOWNSTREAM OF DOWN SLOPE PROPERTY. RETAINING WALLS SHALL INCLUDE PROVISIONS FOR DRAINAGE.

NOTE:
PAVEMENT IMPROVEMENTS ALONG FRONTAGES WILL EXTEND TO THE CENTER OF EACH ROAD.



VICINITY MAP

LEGEND

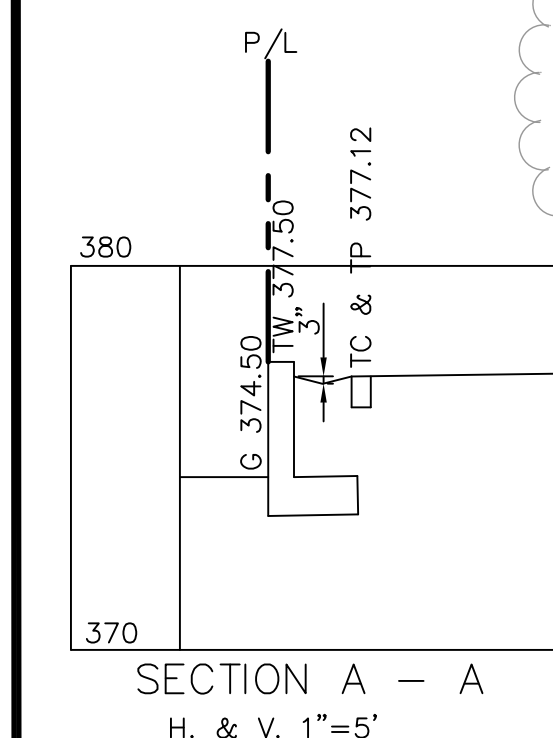
EXISTING	PROPOSED

SURFACES

DESCRIPTION	EXISTING	PROPOSED
BUILDINGS (ROOF)	3052	4062
DRIVEWAY AC OR PCC	837	2574
WALKWAYS	869	167
IMPERVIOUS SURFACES	4758	6803
LANDSCAPING	7705	5060
DG PATIO	0	600
PERVIOUS SURFACES	7705	5660
TOTAL	12463	12463

EARTHWORK QUANTITIES

Description	Unit 1 (CY)		Unit 2 (CY)		Unit 3 (CY)		Total cut (CY)	Total fill (CY)
	cut	fill	cut	fill	cut	fill		
Garage	0	18	0	108	0	16	0	142
Building pad	0	102	0	40	0	71	0	213
Driveway	0	108	0	40	0	41	0	189
Yard	0	107	0	127	0	71	0	305
Total	0	335	0	315	0	199	0	849



NO.	BY	DATE	REVISION	BY	DATE

DATE: NOVEMBER 2019
SCALE: HOR. 1"=10'
VERT.
DESIGNED: JC
CHECKED: KC
PROJ. ENGR: JC

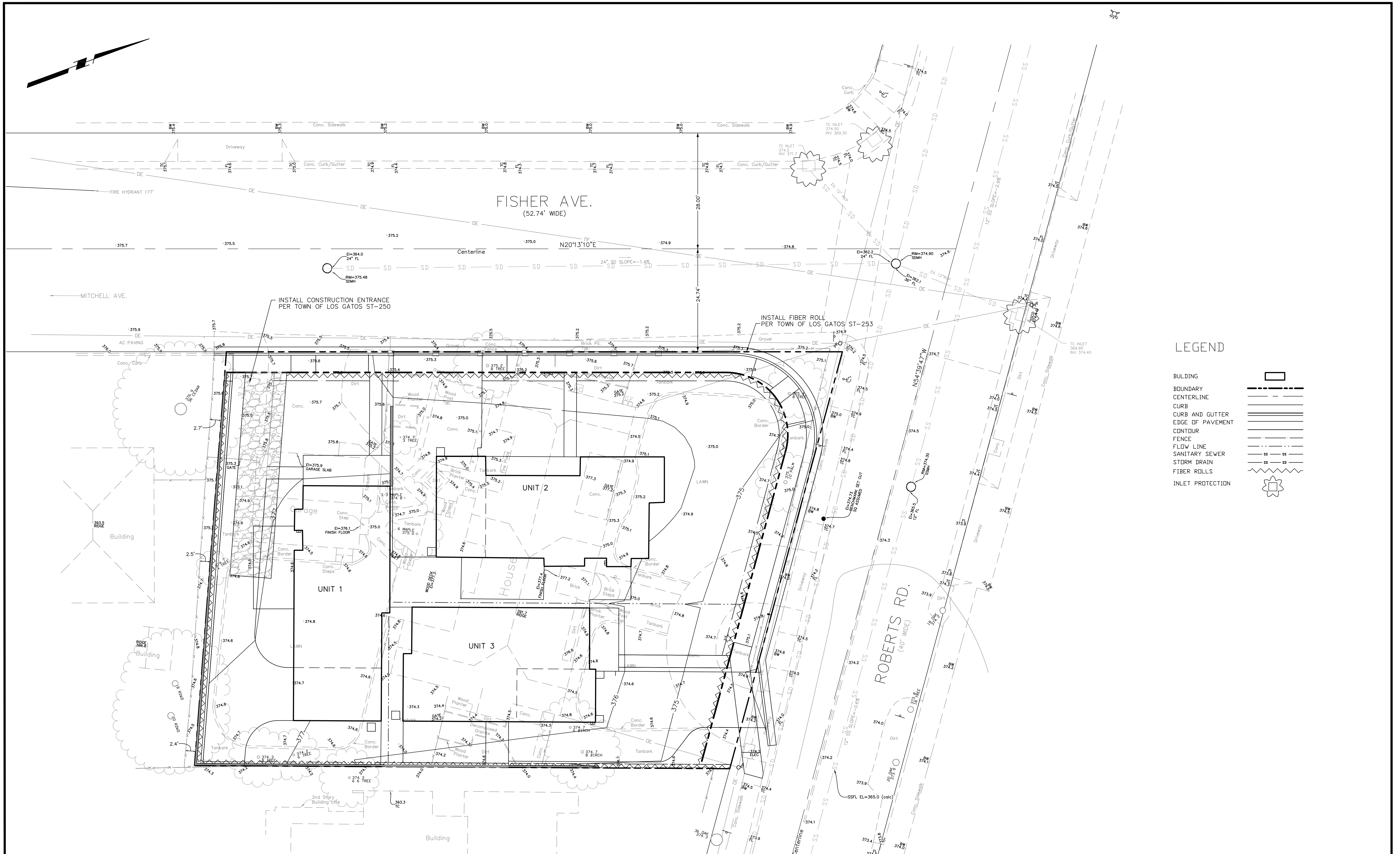
BY: KAREL CYMBAL, RCE 34534
DATE:

WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

PRELIMINARY GRADING AND DRAINAGE PLAN
LANDS OF CHANG

16940 ROBERTS ROAD, LOS GATOS

JOB NO. 2018-069
SHEET C1
OF 3



LEGEND

BUILDING	
BOUNDARY	
CENTERLINE	
CURB	
CURB AND GUTTER	
EDGE OF PAVEMENT	
CONTOUR	
FENCE	
FLOW LINE	
SANITARY SEWER	
STORM DRAIN	
FIBER ROLLS	
INLET PROTECTION	

NO.	BY	DATE	REVISION

DATE: NOVEMBER 2019
 SCALE: HOR. 1"=10'
 VERT. 1"=4'
 DESIGNED: JC
 CHECKED: KC
 PROJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
 DATE:

WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

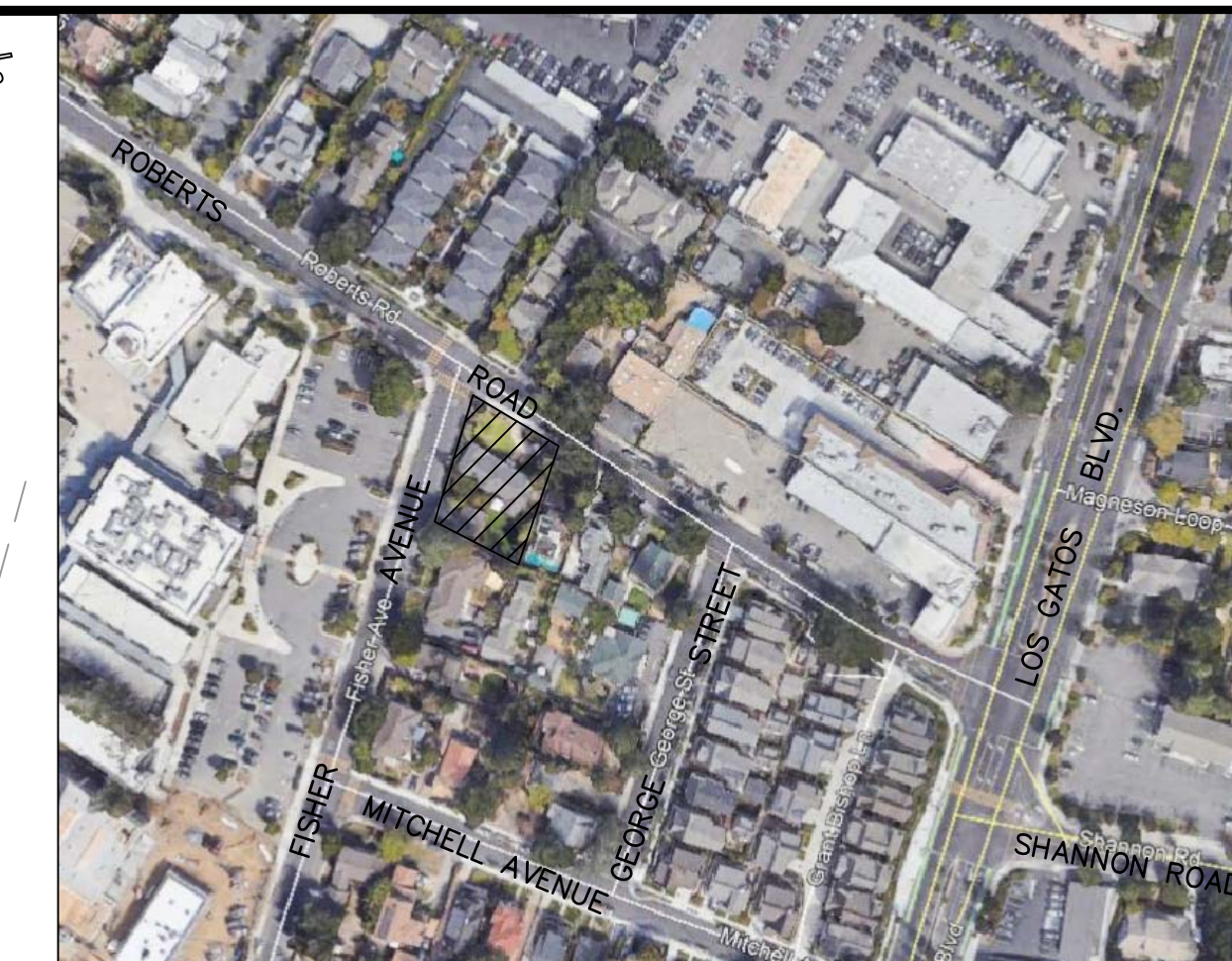
EROSION CONTROL PLAN
LANDS OF CHANG
 16940 ROBERTS ROAD, LOS GATOS

JOB NO.
 2018-069

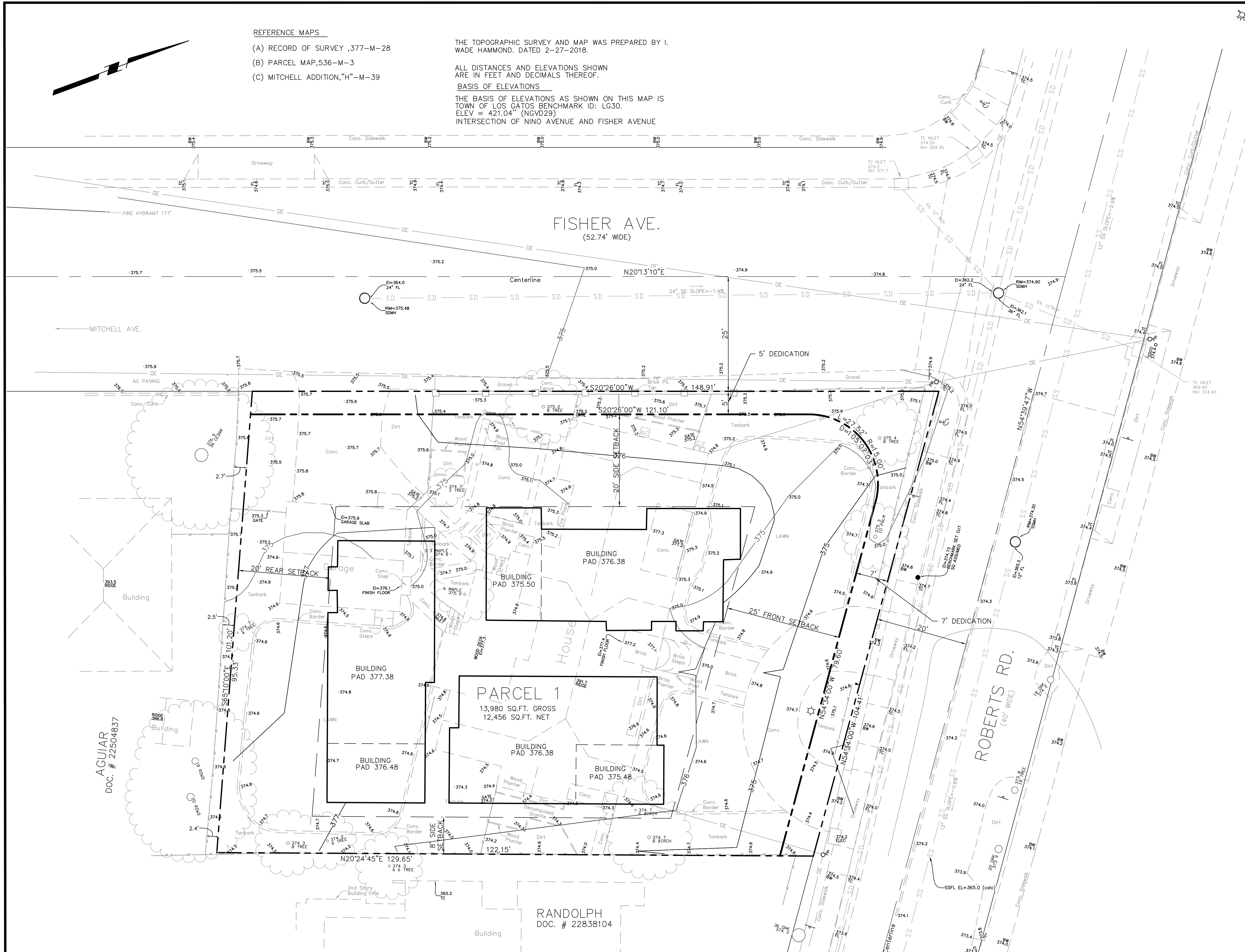
SHEET
 C2
 OF
 3

REFERENCE MAPS
 (A) RECORD OF SURVEY ,377-M-28
 (B) PARCEL MAP,536-M-3
 (C) MITCHELL ADDITION,"H"-M-39

THE TOPOGRAPHIC SURVEY AND MAP WAS PREPARED BY I. WADE HAMMOND, DATED 2-27-2018.
 ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
 BASIS OF ELEVATIONS
 THE BASIS OF ELEVATIONS AS SHOWN ON THIS MAP IS TOWN OF LOS GATOS BENCHMARK ID: LG30. ELEV = 421.04' (NGVD29)
 INTERSECTION OF NINO AVENUE AND FISHER AVENUE



VICINITY MAP



LEGEND

- | | | | |
|--|---------------------------------|--|---------------------------------|
| | EXISTING BUILDING | | PROPOSED BUILDING |
| | EXISTING MONUMENT | | PROPOSED MONUMENT |
| | EXISTING CURB INLET | | PROPOSED CURB INLET |
| | EXISTING AREA DRAIN | | PROPOSED AREA DRAIN |
| | EXISTING POLE | | PROPOSED POLE |
| | EXISTING SANITARY SEWER MANHOLE | | PROPOSED SANITARY SEWER MANHOLE |
| | EXISTING STORM DRAIN MANHOLE | | PROPOSED STORM DRAIN MANHOLE |
| | EXISTING FIRE HYDRANT | | PROPOSED FIRE HYDRANT |
| | EXISTING WATER VALVE | | PROPOSED WATER VALVE |
| | EXISTING STREET LIGHT | | PROPOSED STREET LIGHT |
| | EXISTING CLEANOUT | | PROPOSED CLEANOUT |
| | EXISTING BOUNDARY | | PROPOSED BOUNDARY |
| | EXISTING LOT LINE | | PROPOSED LOT LINE |
| | EXISTING CENTERLINE | | PROPOSED CENTERLINE |
| | EXISTING LIMIT OF EASEMENT | | PROPOSED LIMIT OF EASEMENT |
| | EXISTING CURB | | PROPOSED CURB |
| | EXISTING CURB AND GUTTER | | PROPOSED CURB AND GUTTER |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED EDGE OF PAVEMENT |
| | EXISTING CONTOUR | | PROPOSED CONTOUR |
| | EXISTING FENCE | | PROPOSED FENCE |
| | EXISTING FLOW LINE | | PROPOSED FLOW LINE |
| | EXISTING SANITARY SEWER | | PROPOSED SANITARY SEWER |
| | EXISTING STORM DRAIN | | PROPOSED STORM DRAIN |
| | EXISTING ELECTRICAL | | PROPOSED ELECTRICAL |
| | EXISTING GAS | | PROPOSED GAS |
| | EXISTING WATER | | PROPOSED WATER |

NOTES:
 OWNER AND DEVELOPER: JOSEPHINE CHANG
 P.O. BOX 330.97
 LOS GATOS, CA 95031
 408-674-1385W
 EMAIL josephine@ciproperties.com
 ENGINEER: WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY
 SARATOGA, CA 95070
 408-867-0244
 EXISTING USE OF PROPERTY - RESIDENTIAL, ISINGLE FAMILY HOME
 PROPOSED USE OF PROPERTY - RESIDENTIAL, 3 RESIDENTIAL CONDOMINIUMS
 ASSESSOR'S PARCEL NUMBER - 529-18-53
 UTILITIES: STORM DRAIN - TOWN OF LOS GATOS
 SANITARY SEWER - WEST VALLEY SANITATION DISTRICT
 WATER - SAN JOSE WATER COMPANY
 ELECTRIC - P.G. & E.
 GAS - P.G. & E.
 TELEPHONE - A.T. & T.
 CABLE - COMCAST
 THE PROPERTY PER DOCUMENT # 23787700 AND SURVEY RECORDED ON PARCEL MAP IN BOOK 536 OF MAPS, PAGE 3 ON NOVEMBER 6TH. 1984. SANTA CLARA COUNTY RECORDS.
 DEMOLITION TO BE COMPLETED PRIOR TO PARCEL MAP RECORDATION.
 THE SITE IS WITHIN ZONE X "AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH AREAS LESS THAN 1 SQUARE MILE. PAD AND FINISH FLOOR ELEVATION WILL BE VERIFIED AND CERTIFIED BY LICENSED SURVEYOR.
 THERE IS NO LAND DIVISION OF THE PARCEL. THE INDIVIDUAL UNITS WILL BE DEFINED WITHIN A CONDOMINIUM PLAN AND RECORDED TOGETHER WITH CC&R'S.

NO.	BY	DATE	REVISION	BY	DATE	DATE: NOVEMBER 2019
						SCALE: HOR. 1"=10'
						VERT.
						DESIGNED: JC
						CHECKED: KC
						PRJ. ENGR: JC

BY: KAREL CYMBAL, RCE 34534
 DATE:

WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

TENTATIVE MAP
LANDS OF CHANG
 16940 ROBERTS ROAD, LOS GATOS
 JOB NO. 2018-069
 SHEET 1 OF 1