LI RESIDENCE

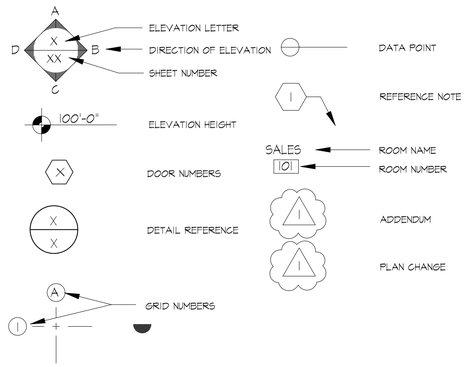
136 S. CLARK AVENUE
LOS ALTOS, CA 94024

APN: 189-54-025

ABBREVIATIONS

&	AND	F.E.	FIRE EXTINGUISHER	OPNG.	OPENING
∠	ANGLE	F.O.	FACE OF	OPP.	OPPOSITE
@	AT	F.O.F.	FACE OF FINISH	P.LAM.	PLASTIC LAMINATE
℄	CENTERLINE	F.O.S.	FACE OF STUDS	PL.	PLATE
⌀	DIAMETER	F.W.	FEATURE WALL	PLAS.	PLASTER
#	POUND OR NUMBER	F.R.	FIRE RETARDANT	PLYWD.	PLYWOOD
ACOUS.	ACOUSTICAL	F.S.	FULL SIZE	PR.	
ADJ.	ADJUSTABLE	FIN.	FINISH	PT.	POINT
A.F.F.	ABOVE FINISH FLOOR	FL.	FLOOR	R.	RISER
AL.	ALUMINUM	FLUOR.	FLUORESCENT	RAD.	RADIUS
ARCH.	ARCHITECTURAL	FT.	FOOT OR FEET	RGTR.	REGISTER
BD.	BOARD	G.B.	GRAB BAR	REQ'D	REQUIRED
BLDG.	BUILDING	GA.	GAUGE	RESIL.	RESILIENT
BLK.	BLOCK	GL.	GLASS	RM.	ROOM
BLKG.	BLOCKING	GYP.	GYPSUM	RWD.	REDWOOD
BM.	BEAM	H.B.	HOSE BIBB	S.	SOUTH
BOT.	BOTTOM	H.C.	HOLLOW CORE	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	S.STL.	STAINLESS STEEL
CEM.	CEMENT	HCP.	HANDICAPPED	SCHED.	SCHEDULE
CER.	CERAMIC	HDWD.	HARDWOOD	SHT.	SHEET
CLG.	CEILING	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CLKG.	CAULKING	HGT.	HEIGHT	SPEC.	SPECIFICATION
CLR.	CLEAR	HR.	HOUR	SQ.	SQUARE
COL.	COLUMN	HVAC	HEATING, VENTILATING & AIR CONDITIONING	STD.	STANDARD
CONC.	CONCRETE	I.D.	INSIDE DIAMETER (DIM.)	STL.	STEEL
CONT.	CONTINUOUS	INSUL.	INSULATION	STOR.	STORAGE
D.F.	DRINKING FOUNTAIN	JT.	JOINT	SUSP.	SUSPENDED
DBL.	DOUBLE	LAM.	LAMINATE	T.O.	TOP OF
DET.	DETAIL	LT.	LIGHT	TEL.	TELEPHONE
DIA.	DIAMETER	M.	MIRROR	THK.	THICK
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	U.O.N.	UNLESS OTHERWISE NOTED
DR.	DOOR	MFR.	MANUFACTURER	UNF.	UNFINISHED
DS.	DOWNSPOUT	MIN.	MINIMUM	VERT.	VERTICAL
DWG.	DRAWING	MISC.	MISCELLANEOUS	W.	WEST
E.P.	ELECTRICAL PANELBOARD	MTL.	METAL	W/	WITH
EA.	EACH	N.	NORTH	W/C	WATER CLOSET
EL.	ELEVATION	N.I.C.	NOT IN CONTRACT	W/O	WITHOUT
ELEC.	ELECTRICAL	N.T.S.	NOT TO SCALE	W/R	WATER RESISTANT
EMER.	EMERGENCY	(N)	NEW	WD.	WOOD
EQ.	EQUAL	NO. OR #	NUMBER	WSCT.	WAINSCOT
(E)	EXISTING	NOM.	NOMINAL	WT.	WEIGHT
		O.D.	OUTSIDE DIAMETER		

SYMBOL / LEGEND



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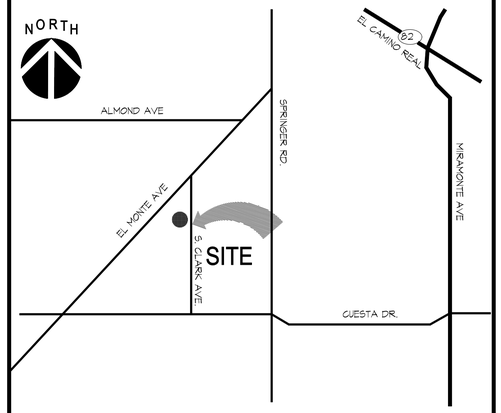
LOCATION MAP



PROJECT CONTACT

PROPERTY OWNERS

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PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE: LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	3,004 S.F. (23%)	3,018 S.F. (23%)	3,922 S.F. (30%)
FLOOR AREA: MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	3,004 S.F. (23%)	3,951 S.F. (30%)	4,057 S.F. (31%)
SETBACKS:		GRD. FLR. / 2ND FLR.	GRD. FLR. / 2ND FLR.
FRONT	40'-0"	25'-0" / 30'-8"	25'-0" / 25'-0"
REAR	96'-3"	86'-1 1/2" / 91'-11"	25'-0" / 25'-0"
RIGHT SIDE	11'-0 1/2"	7'-1" / 14'-7"	7'-0 5/8" / 14'-7"
LEFT SIDE	8'-7"	7'-1" / 19'-7"	7'-0 5/8" / 14'-7"
HEIGHT:	15'-0"	25'-11"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: INCLUDES HABITABLE BASEMENT AREAS	2,066 S.F.	1,447 S.F.	3,513 S.F.
NON-HABITABLE AREA: (DOES NOT INCLUDE COVERED PORCHES OR OPEN STRUCTURES)	938 S.F.	-500 S.F.	438 S.F.

LOT CALCULATION

NET LOT AREA	13,074 S.F.
FRONT YARD HARDSCAPE AREA: HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%	833 S.F. (48%)
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 4,855 S.F. EXISTING SOFTSCAPE (UNDISTURBED) AREA: 6,282 S.F. NEW SOFTSCAPE AREA: 1,934 S.F. SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA

PROJECT SUMMARY

APN:	189-54-025
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R1-10
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R3/ U
SIZE OF LOT:	+/-13,074 S.F.
ALLOWABLE LOT COVERAGE (13,074 S.F. X 30%):	3,922 S.F.
PROPOSED LOT COVERAGE:	3,018 S.F.
MAX. ALLOWABLE FLOOR AREA: (13,074 S.F.- 11,000 S.F.)X0.1+ 3,850 S.F.)	4,057 S.F.
FLOOR AREAS OF STRUCTURE	
ATTACHED GARAGE	438.1 S.F.
GROUND FLOOR AREA	1,854.6 S.F.
SECOND FLOOR AREA	1,658.0 S.F.
TOTAL FLOOR AREA:	3,950.7 S.F.
MAXIMUM BUILDING HEIGHT:	27'-0"
PROPOSED BUILDING HEIGHT:	25'-11"
REQUIRED PARKING:	2
PARKING PROVIDED:	2

APPLICABLE CODES

2013 CRC, CBC (FOR STRUCTURAL), CPC, CMC, CEC, CALIFORNIA ENERGY CODE AND CITY OF LOS ALTOS ORDINANCES

PROJECT SCOPE

1. DEMOLISH EXISTING SINGLE STORY, 2,066 S.F. HOUSE, AND DETACHED 938 S.F. GARAGE & STORAGE
2. NEW CONSTRUCTION OF A 3,951 S.F. TWO-STORY WOOD FRAMED HOUSE WITH ATTACHED 2-CAR GARAGE. MAIN EXTERIOR BUILDING MATERIALS ARE CEMENT PLASTER EXTERIOR FINISH & COMPOSITION SHINGLE ROOF.

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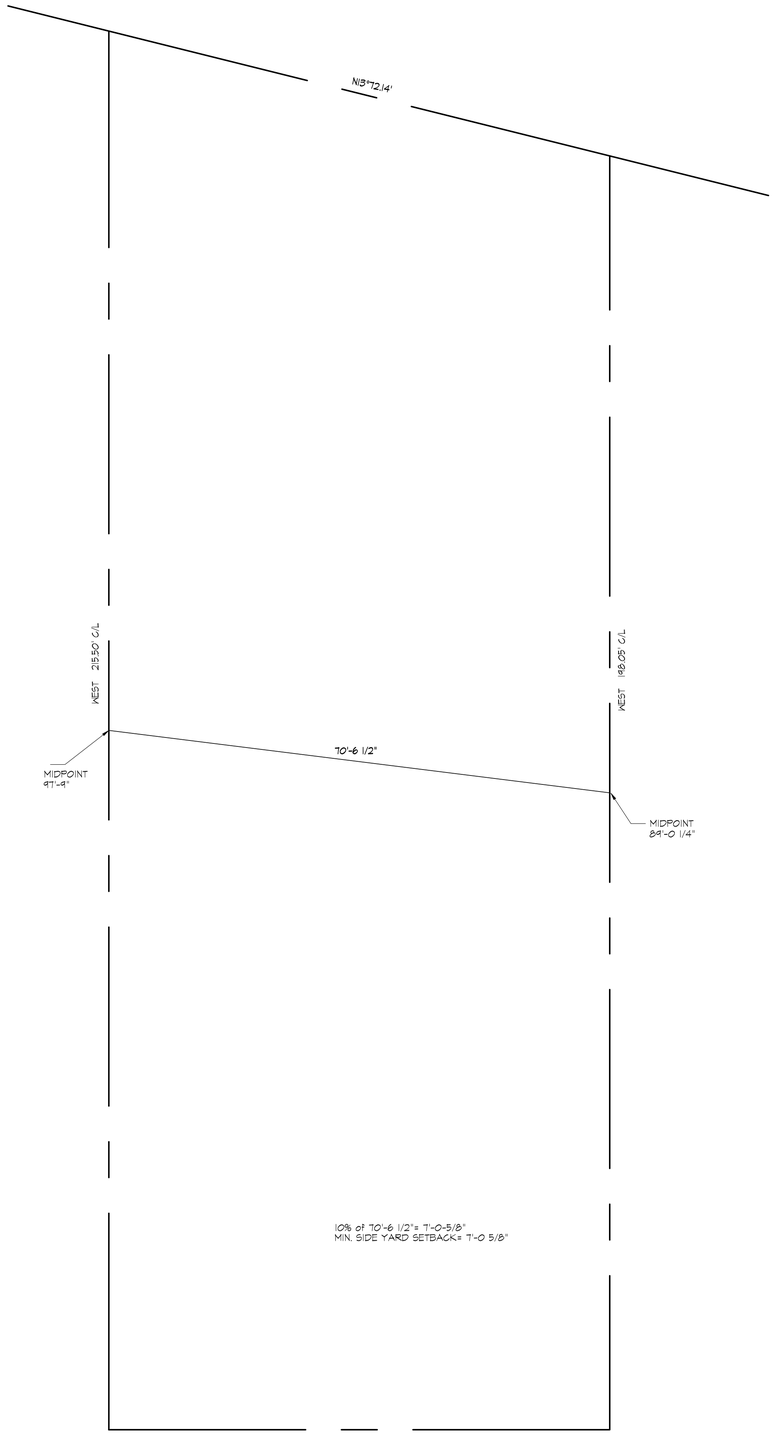
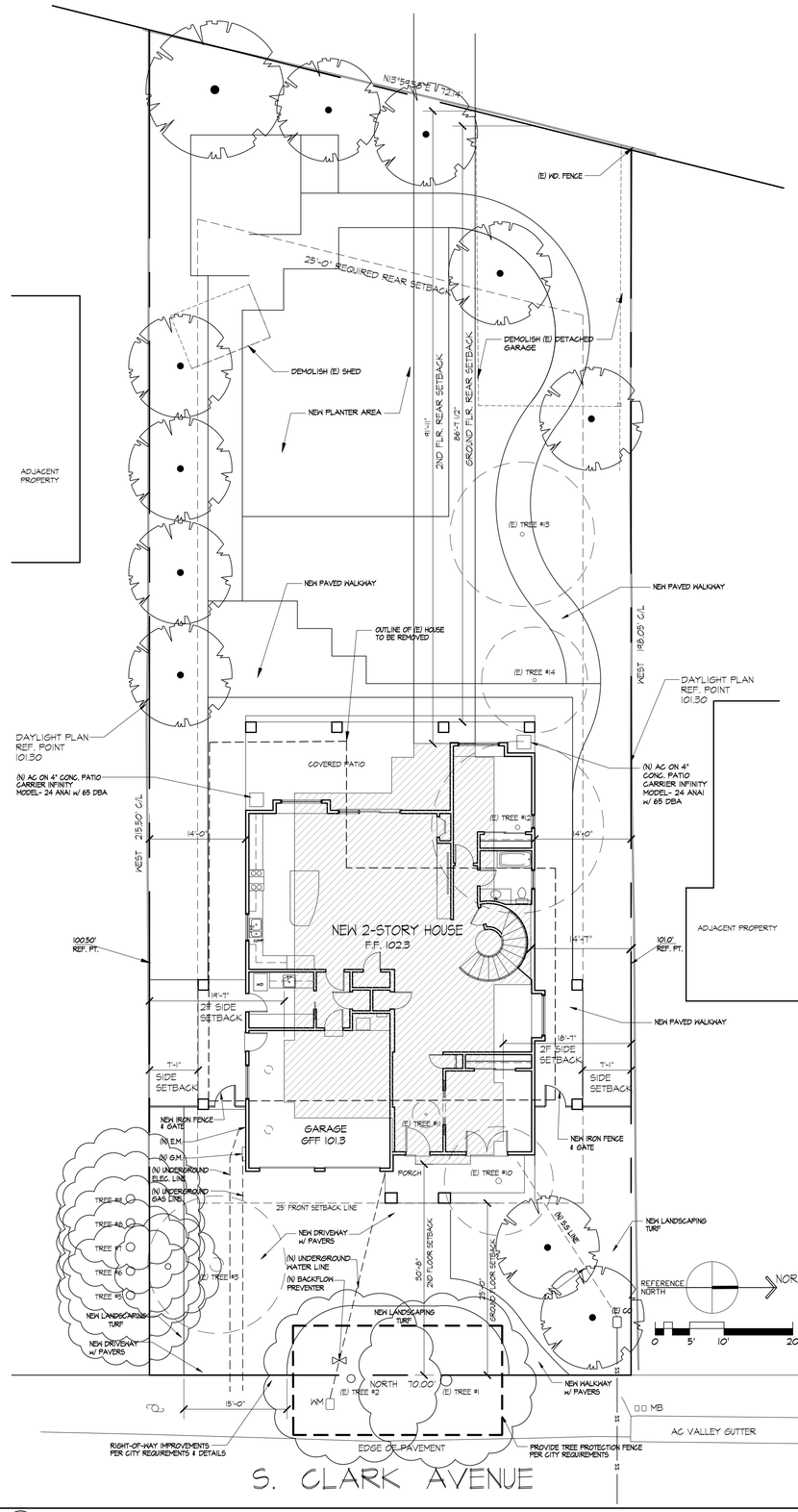
TITLE SHEET

A1.0



2 NARROW LOT LINE SETBACK DIAGRAM & CALCULATION 1/10"=1'-0"



1 PROPOSED SITE PLAN 1/10"=1'-0"

PROPERTY LINE

(E) TREE TO REMAIN

(N) TREE. SEE LANDSCAPE PLANS

(E) TREE TO BE REMOVED

TREE PROTECTION FENCING (MIN. 5 FT. TALL w/ POSTS DRIVEN TO GROUND)

(N) EM — (N) ELEC. METER/ PANEL (200 AMP)

(N) GM — (N) GAS METER

(N) SSCO — (N) SANITARY SEWER CLEAN OUT

LEGEND

A. BUILDING SETBACK VERIFICATION: 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.

B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.

C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED

D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED

E. PREPARE SITE FOR NEW CONSTRUCTION WHERE OCCURRED, SEE NEW FLOOR PLAN

F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING (PWE) DIVISION. "THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY."

G. THE NEW SIDEWALK SECTION ASSOCIATED WITH THE NEW DRIVEWAY LOCATION MUST BE THICKENED TO 6-INCHES THICK. IT MUST BE INSTALLED IN COMPLIANCE WITH THE CITY STANDARD SPECIFICATIONS FOR CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY.

H. REFER TO SHT. C-1 FOR DOWNSPOUT/ SPLASH BLOCK LOCATIONS.

I. REMOVE ALL (E) ONSITE SUBGRADE SEWER LINE & INSTALL (N) FROM STREET MAIN.

J. SEE SOIL REPORT FOR SITE & FOUNDATION COMPACTION & GRADING REQUIREMENTS.

K. COMPLETELY REMOVE EXISTING SEWER LINES ON SITE TO CITY'S SEWER CONNECTION AT PROPERTY LINE. INSTALL NEW SEWER LINES AND CLEANOUT ACCORDINGLY.

GENERAL NOTES

EXISTING	SPECIES	DBH	HEIGHT	SPREAD	RETAINED OR REMOVED
1	SILVER LEAF MAPLE	21"	35'	25'	RETAINED
2	MAGNOLIA	14"	30'	25'	RETAINED
3	CANARY ISLAND PALM	24"	30'	20'	REMOVED
4	PRIVET	(4) 10"	15'	15'	RETAINED
5	REDWOOD	15"	65'	20'	RETAINED
6	REDWOOD	15"	65'	20'	RETAINED
7	REDWOOD	15"	65'	20'	RETAINED
8	REDWOOD	15"	65'	20'	RETAINED
9	REDWOOD	15"	65'	20'	RETAINED
10	MULBERRY	15"	20'	30'	REMOVED
11	GLOSSY PRIVET	4"	7'	4'	REMOVED
12	FLOWERING ASH	16"	30'	25'	REMOVED
13	MULBERRY	7"	20'	20'	REMOVED
14	LEMON	6"	10'	15'	REMOVED

TREE TABLE

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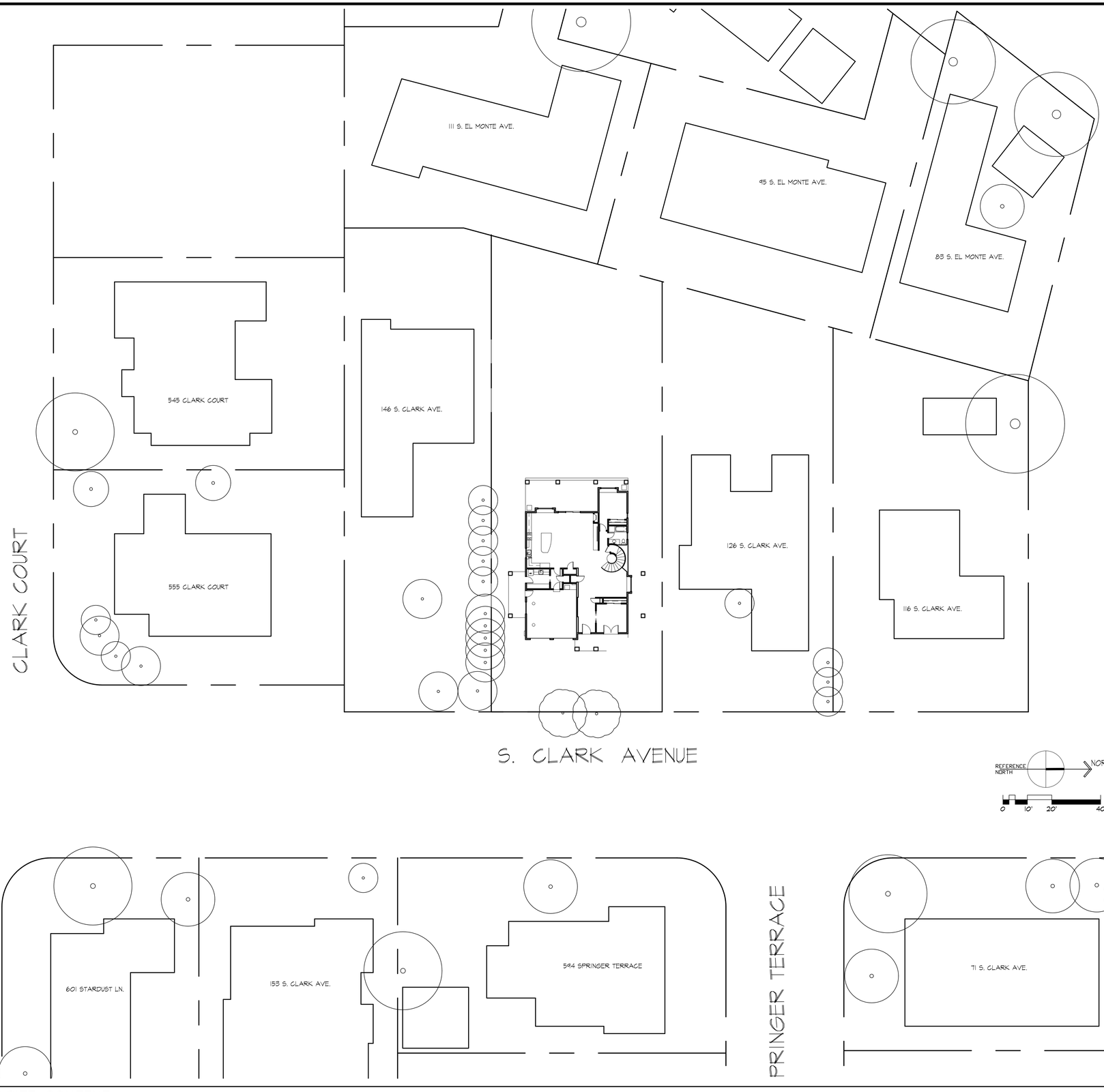
PROPOSED SITE PLAN

A1.1



1 SITE CONTEXT

1/20"=1'-0"

PROPERTY LINE

(E) TREE TO REMAIN

(E) NEIGHBORS' STRUCTURE

LEGEND

GENERAL NOTES

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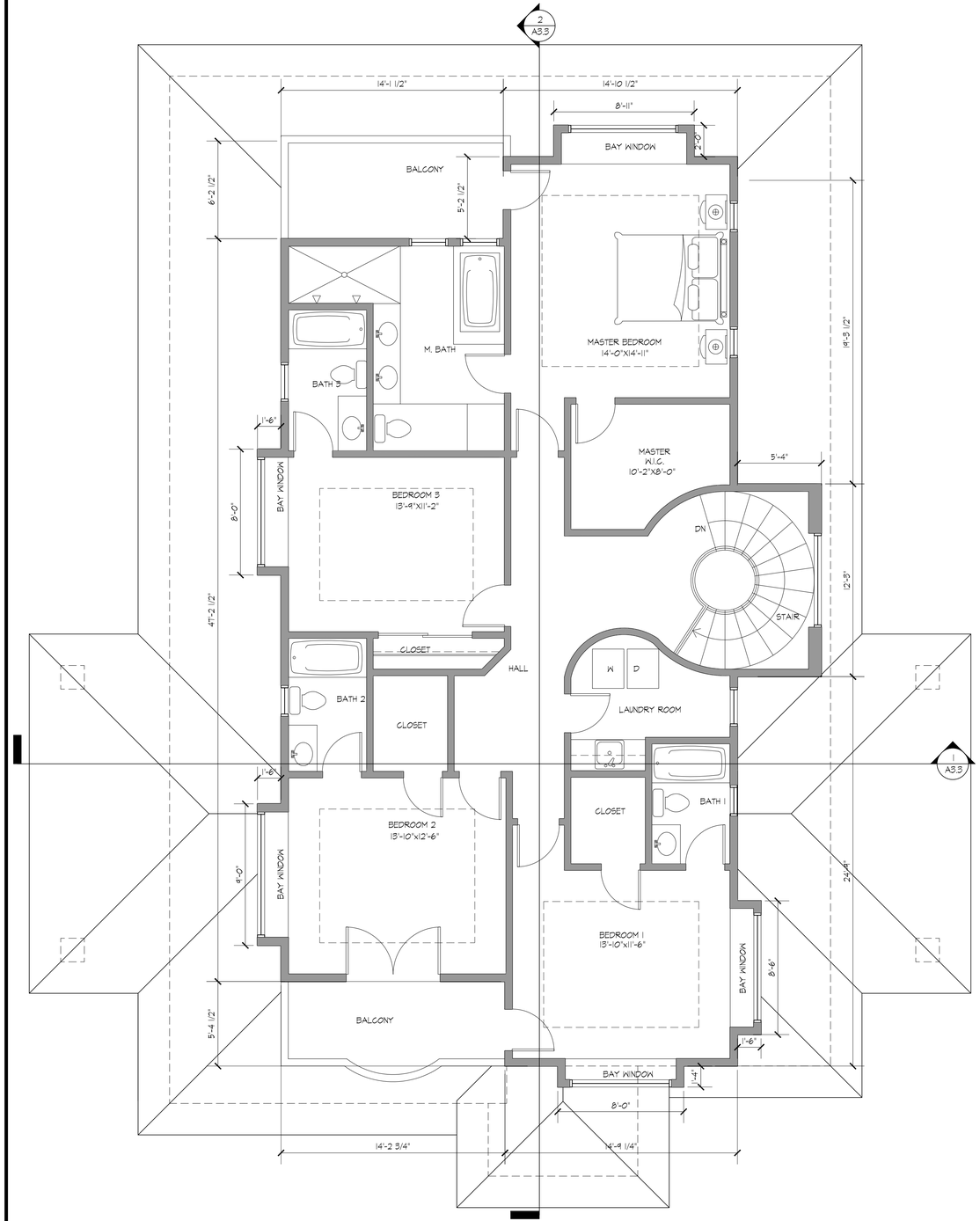
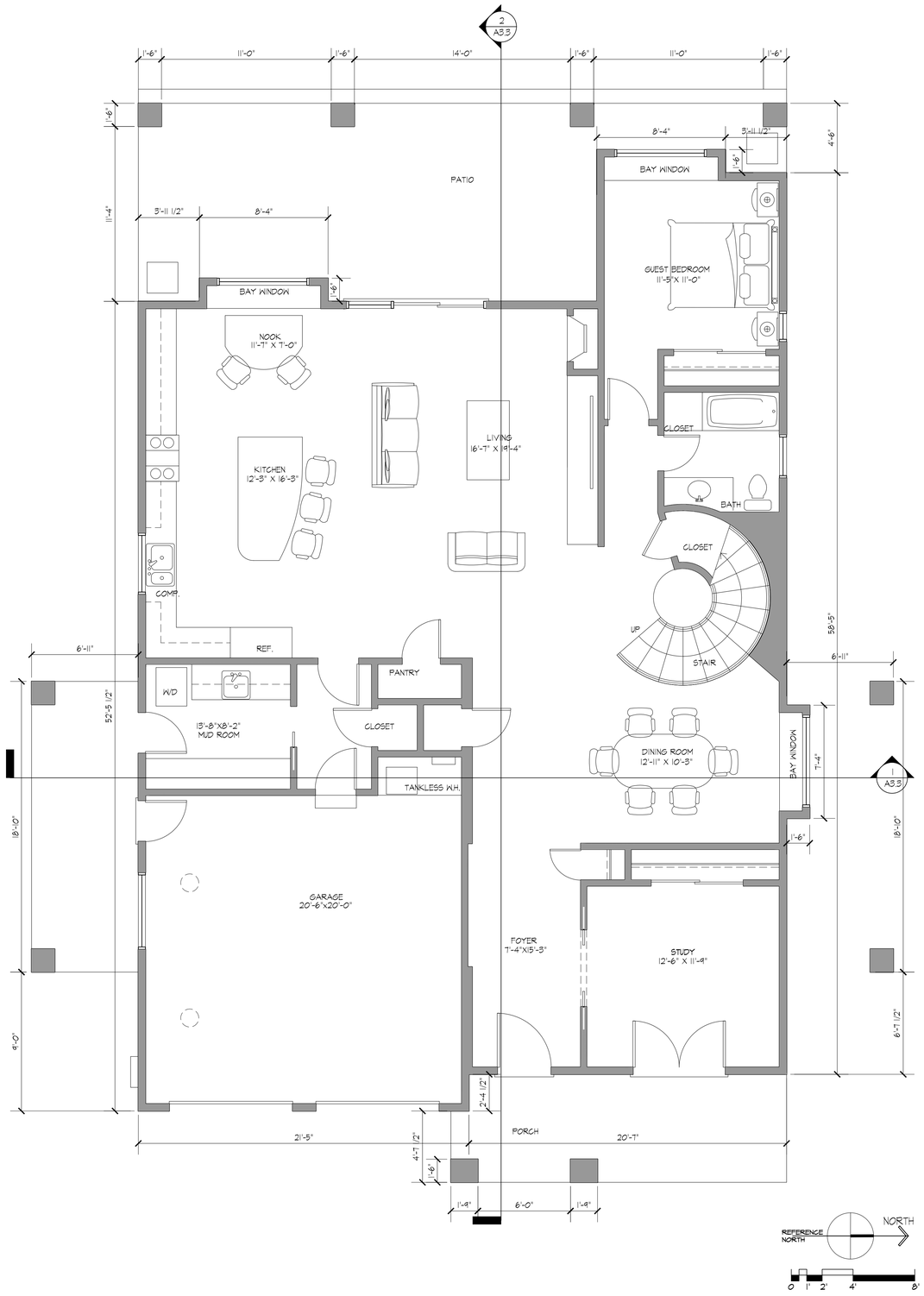
SITE CONTEXT

A1.2



PROPOSED SECOND FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

1/4" = 1'-0"

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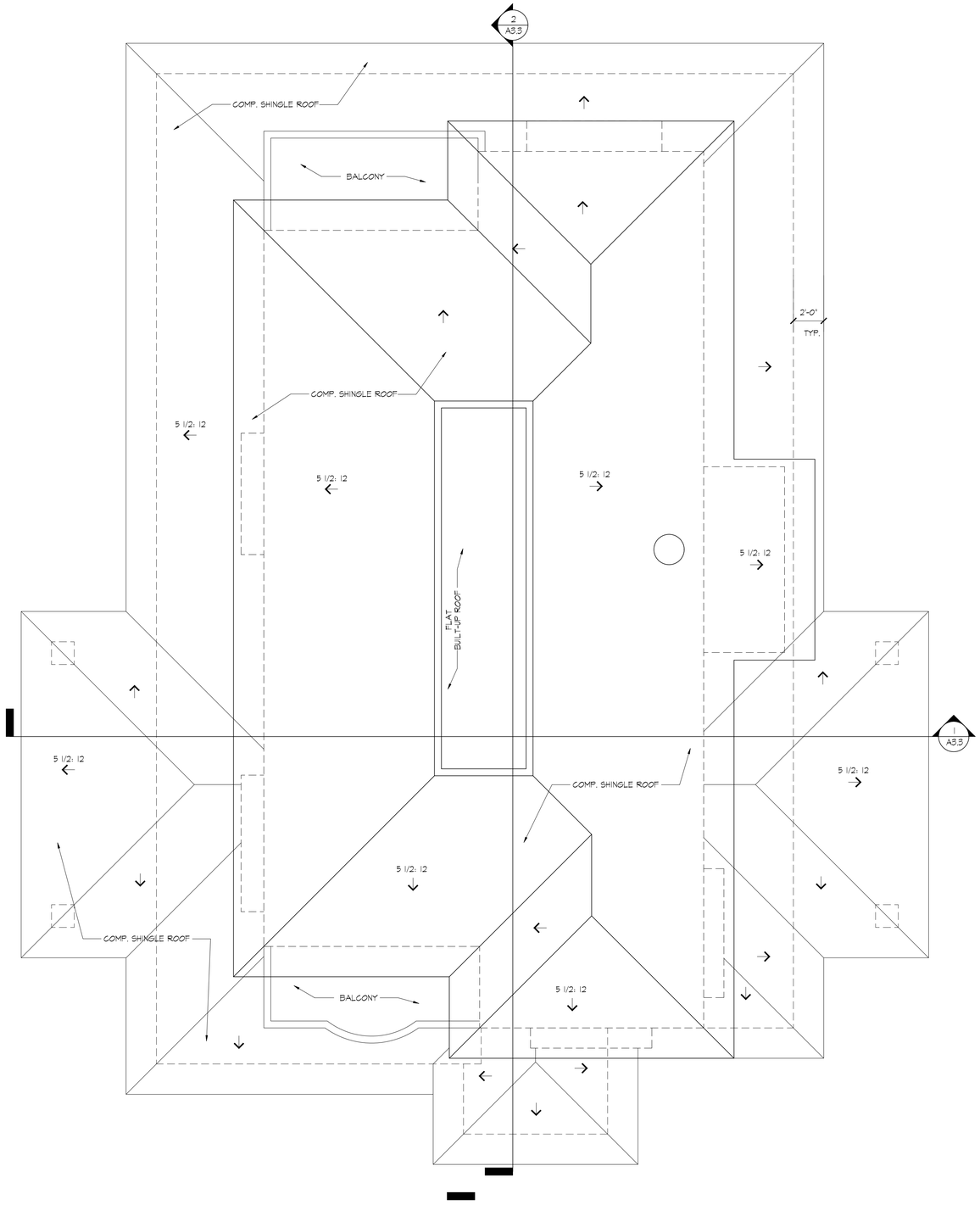
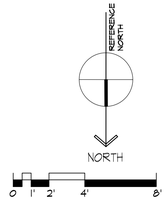
PROPOSED FLOOR PLANS

A2.1





1 PROPOSED ROOF PLAN

1/4" = 1'-0"

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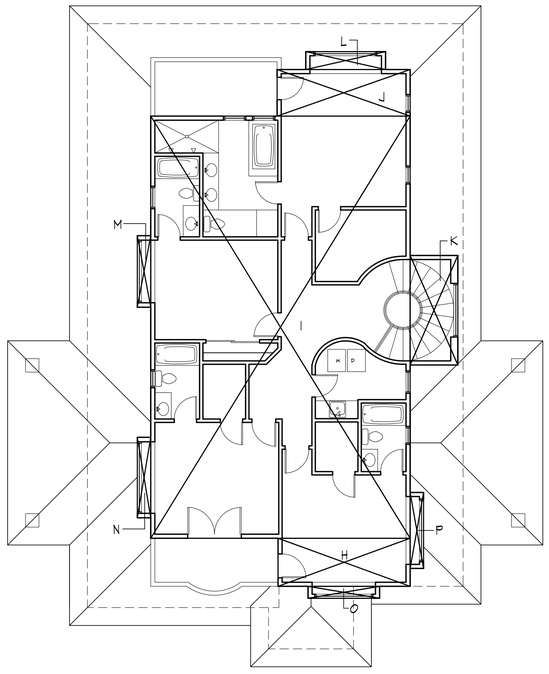
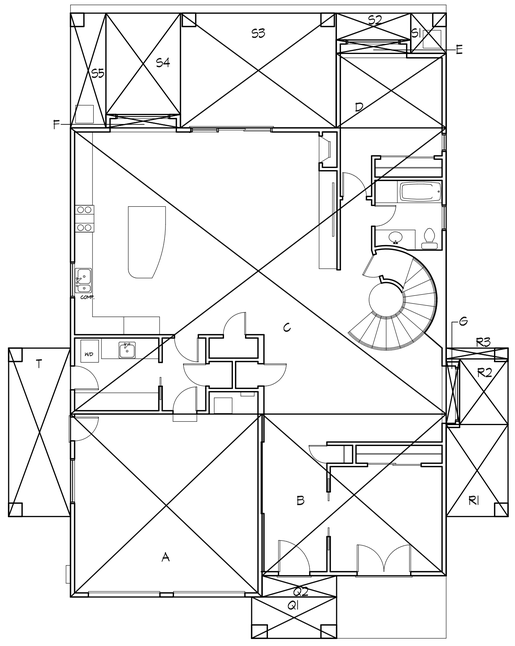
PROPOSED ROOF PLAN

A2.2



2 SECOND FLOOR AREA CALCULATION 1/8"=1'-0"



1 GROUND FLOOR & COVERAGE AREA CALCULATION 1/8"=1'-0"

FLOOR AREA CALCULATION

FIRST FLOOR

SECTION	DIMENSIONS	AREA
A	21'-5" X 20'-5 1/2"	438.1
B	20'-7" X 18'-1"	372.2
C	42'-0" X 32'-0"	1344.0
D	12'-3" X 8'-4"	102.4
E	8'-4" X 1'-6"	12.5
F	8'-4" X 1'-6"	12.5
G	1'-6" X 7'-4"	11.0
SUBTOTAL		2292.7

SECOND FLOOR

SECTION	DIMENSIONS	AREA
H	14'-9 1/4" X 5'-4 1/2"	79.4
I	29'-0" X 47'-2 1/2"	1369.0
J	14'-10 1/2" X 3'-8 1/2"	77.5
K	6'-6" X 10'-11'	65.3
L	8'-11" X 2'-0"	17.8
M	1'-6" X 8'-0"	12.0
N	1'-6" X 9'-0"	13.5
O	8'-0" X 1'-4"	10.7
P	1'-6" X 8'-6"	12.8
SUBTOTAL		1658.0

TOTAL FLOOR AREA	3950.7 SF < 4057 SF

FLOOR COVERAGE CALCULATION

SECTION	DIMENSIONS	AREA
FIRST FLOOR AREA		2292.7
Q1	9'-6" X 4'-7 1/2"	43.9
Q2	8'-4" X 2'-4 1/2"	19.8
R1	6'-11" X 10'-3 1/2"	71.2
R2	5'-5" X 7'-4"	39.7
R3	6'-11" X 1'-2 1/2"	8.4
S1	3'-11 1/2" X 4'-6"	17.8
S2	8'-4" X 3'-0"	25.0
S3	17'-5" X 12'-10"	223.5
S4	8'-4" X 11'-4"	94.4
S5	3'-11 1/2" X 12'-10"	50.8
T	6'-11" X 18'-10"	130.3
TOTAL		3017.5

TOTAL COVERAGE	3017.5 SF < 3422 SF

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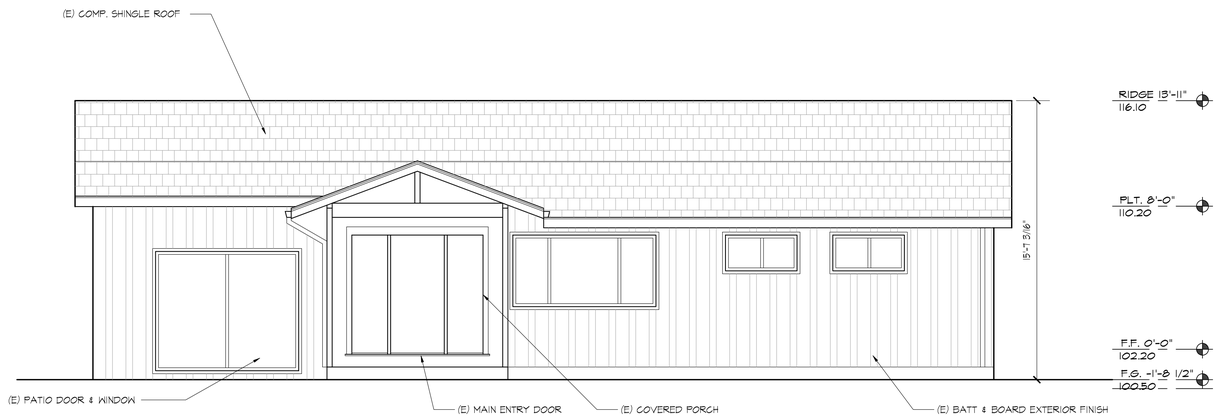
FLOOR & COVERAGE AREA CALCULATIONS

A2.3



1 EXISTING STREET ELEVATION (EAST)

1/4" = 1'-0"

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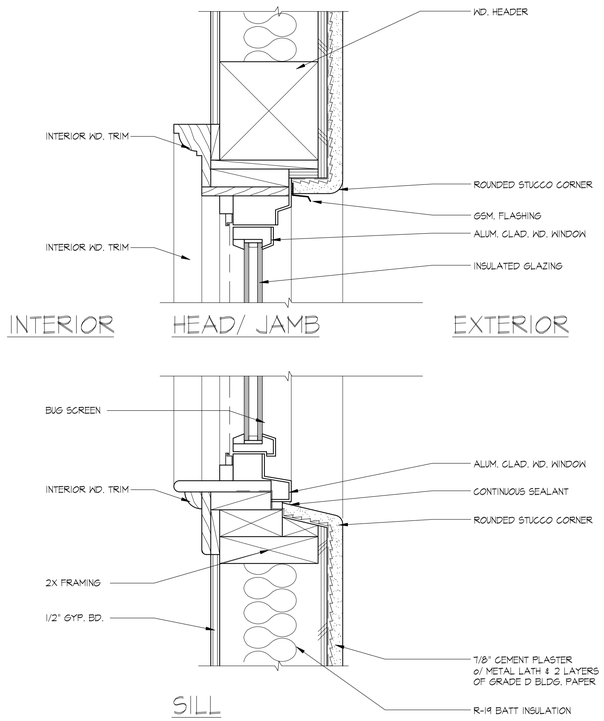
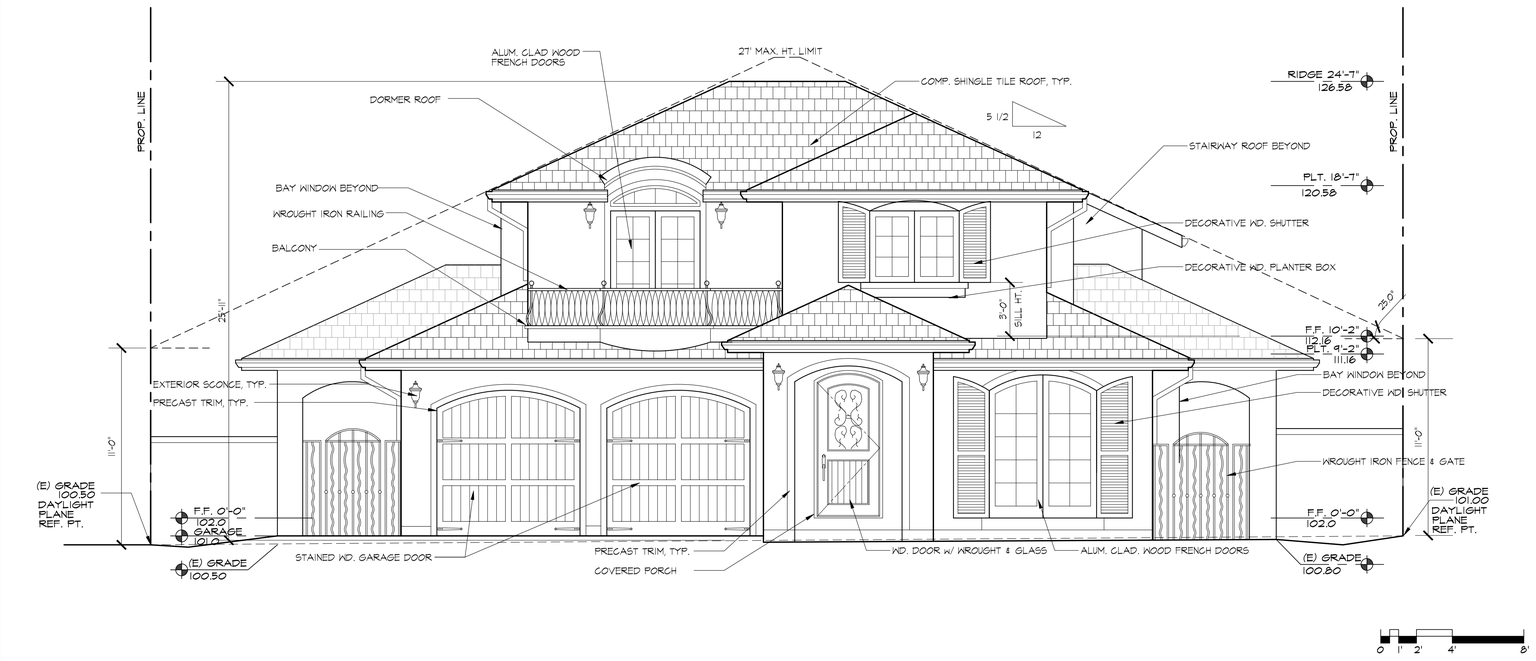
EXISTING ELEVATION

A3.0



3 TYPICAL WINDOW DETAIL — 3" = 1'-0"



1 PROPOSED STREET ELEVATION (EAST) — 1/4" = 1'-0"

2 PROPOSED SIDE STREET ELEVATION (SOUTH) — 1/4" = 1'-0"

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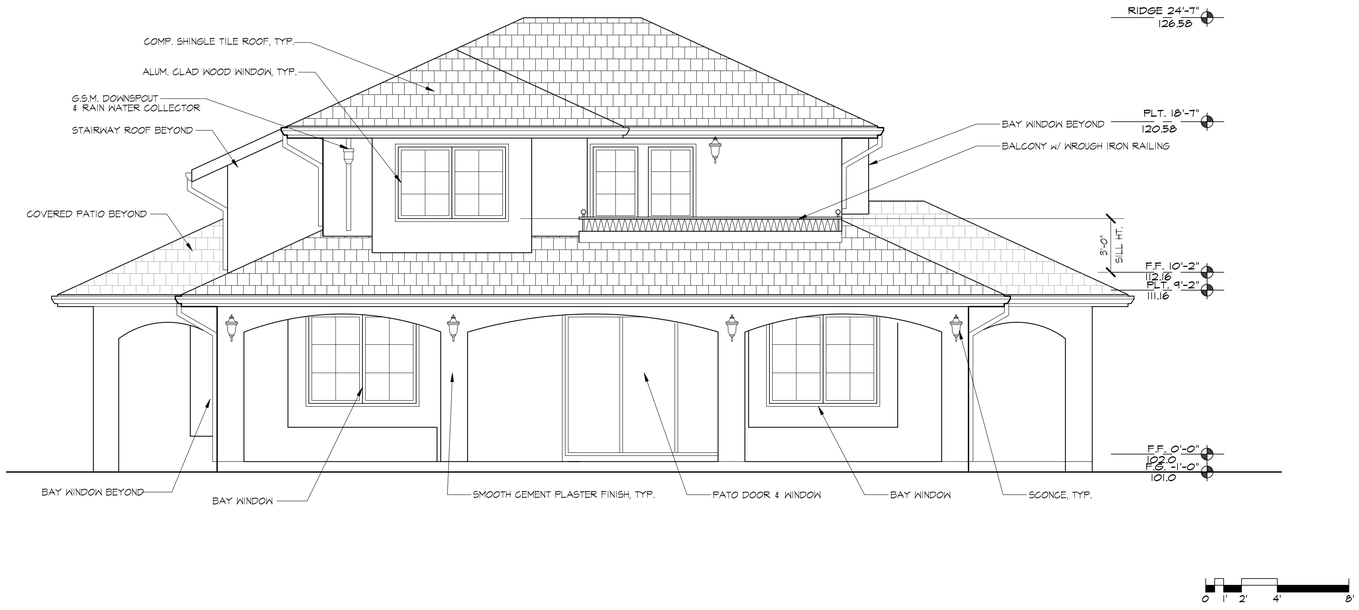
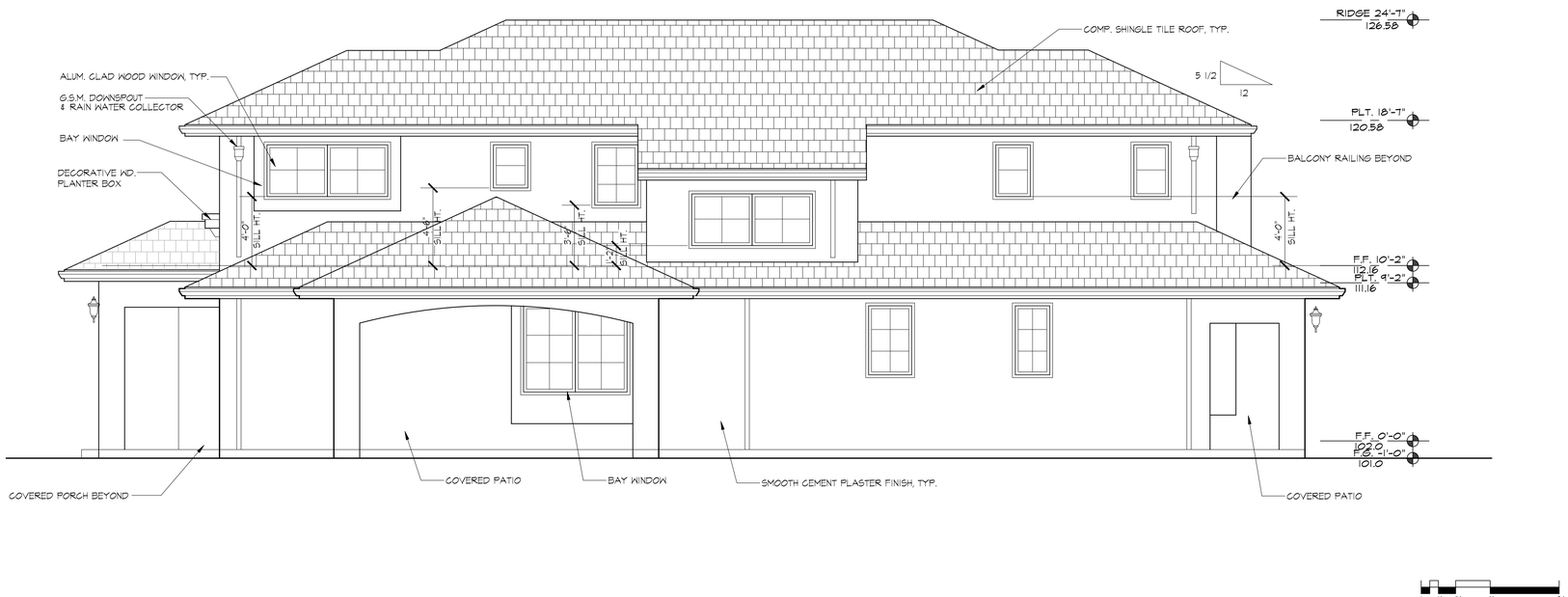
PROPOSED EXTERIOR ELEVATIONS

A3.1



1 PROPOSED REAR ELEVATION (WEST)

1/4" = 1'-0"



2 PROPOSED SIDE STREET ELEVATION (NORTH)

1/4" = 1'-0"

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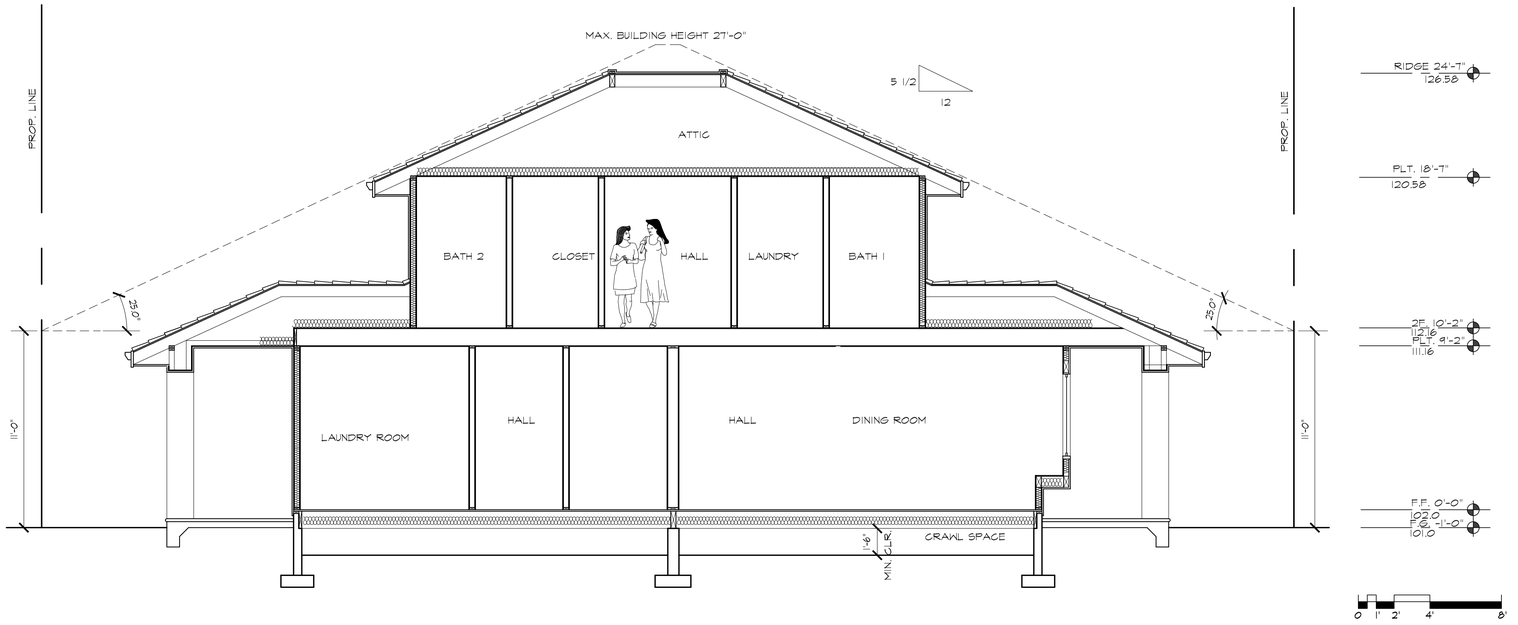
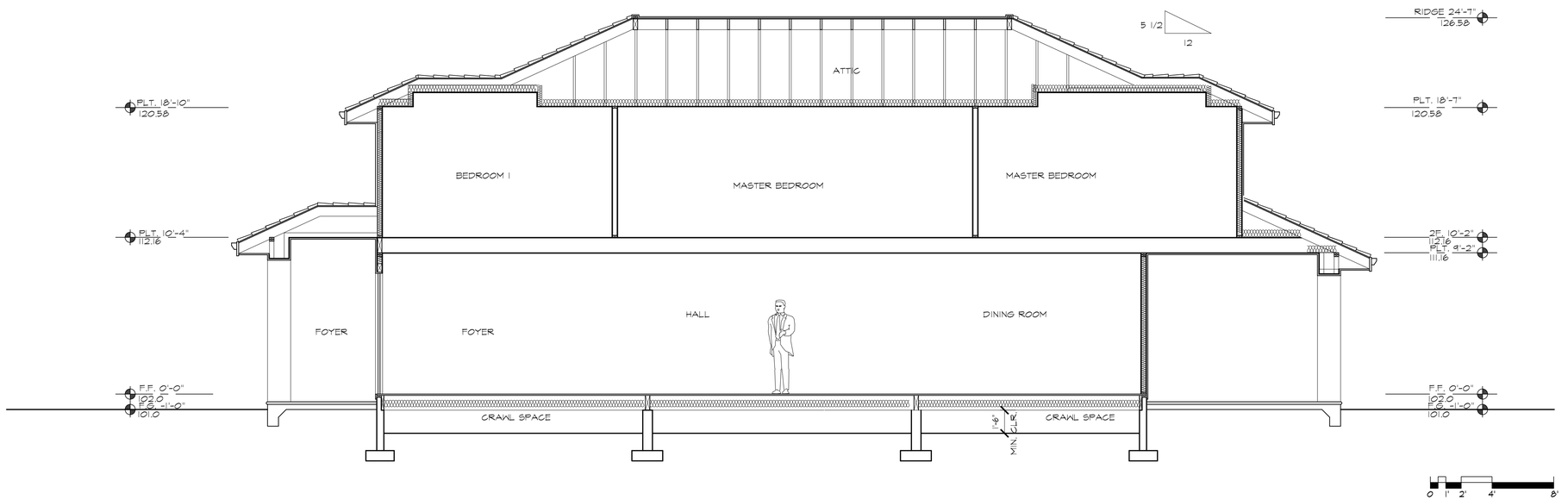
PROPOSED EXTERIOR ELEVATIONS

A3.2



1 SECTION

1/4" = 1'-0"



2 SECTION

1/4" = 1'-0"

Michael Ma, AIA
Tel. 650.302.1987
Fax. 650.649.2927
20660 Stevens Creek Blvd. #169
Cupertino, CA 95014
Architecture & Interior Design

REVISIONS

LI RESIDENCE

136 S. CLARK AVENUE
LOS ALTOS, CA 94024
APN: 189-54-025

CLIENT

DATE 09/28/15

CHECKED

DRAWN

JOB NO.

BUILDING SECTIONS

A3.3

ABBREVIATION

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX.	EXISTING
GFF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TC	TOP OF CURB

LEGEND

- PROPERTY LINE
- CENTERLINE
- SS — UTILITY LINE–TYPE AS NOTED
- STREET LIGHT
- ELEC — UTILITY BOX–TYPE AS NOTED
- WM — WATER METER
- WV — WATER VALVE
- CURB CATCH BASIN
- FIRE HYDRANT
- MH — MANHOLE–TYPE AS NOTED
- CO — SANITARY SEWER CLEANOUT
- PP 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
- STRAW ROLL
- ROCKED CONSTRUCTION ENTRANCE

SITE BENCHMARK:

SET NAIL
ELEVATION=100.00' ASSUMED

BASIS OF BEARINGS:

THE BEARING N0°00'00"E OF CENTERLINE OF CLARK AVENUE WAY AS SHOWN ON TRACT MAP NO. 1398 FILED IN BOOK 55 OF MAPS AT PAGE 45, SANTA CLARA COUNTY RECORDS.

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.

EARTHWORK TABLE

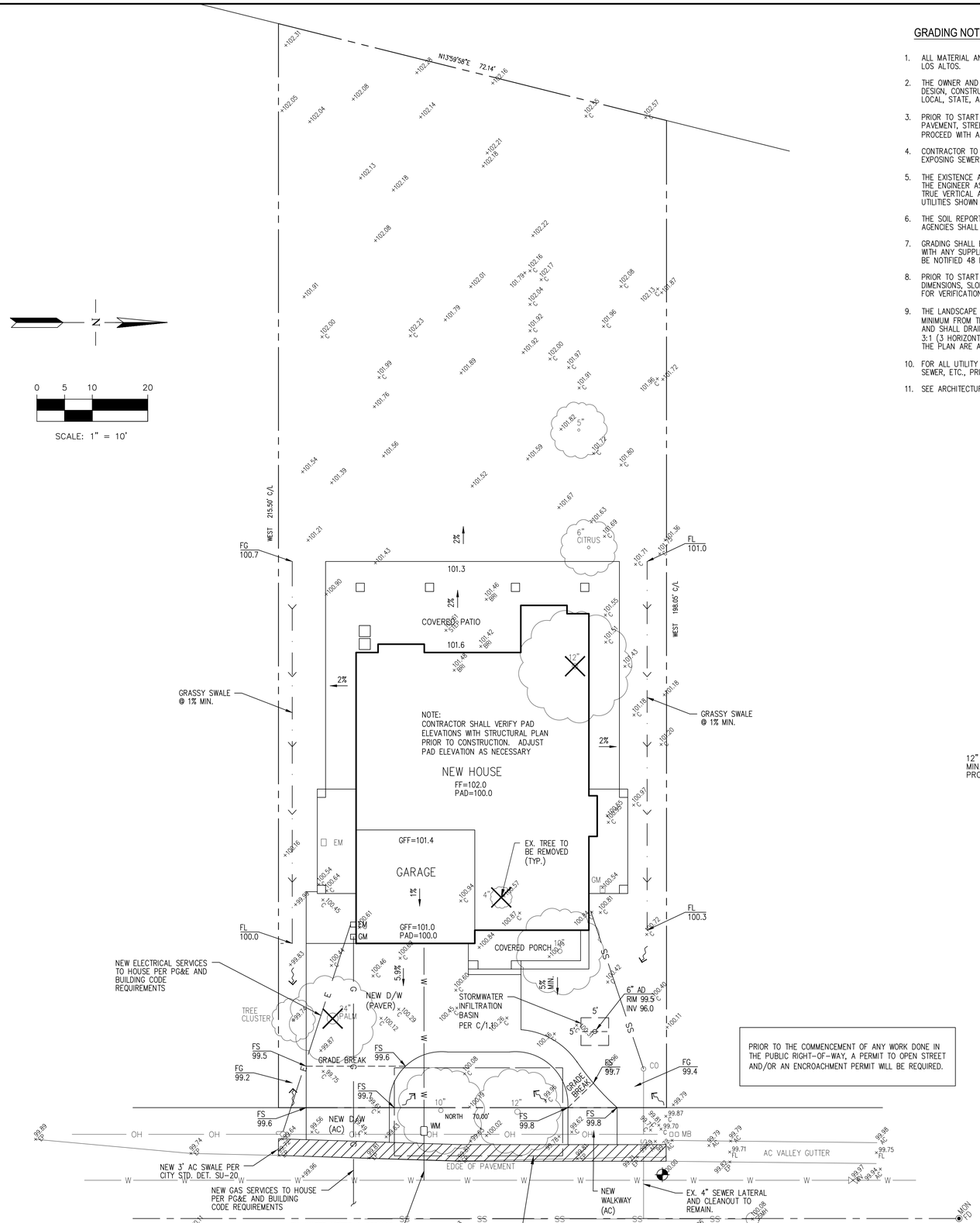
LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	5	0	
HOUSE (PAD)	20	0	
TOTAL	25	0	0

NOTE:
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE–OFF.

N

0 5 10 20

SCALE: 1" = 10'

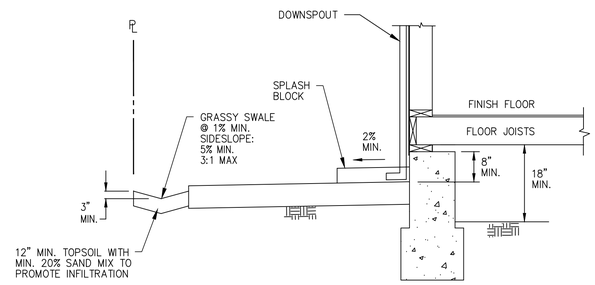


PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT–OF–WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

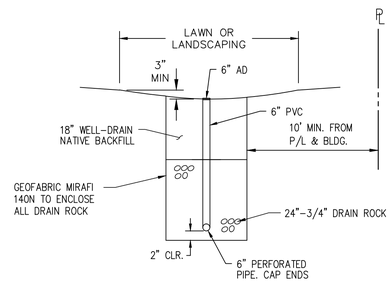
GRADING NOTES:

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT 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.
3. 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.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. 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.
6. 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.
7. 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.
8. 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.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. 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.
11. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.

NOTE:
CONTRACTOR SHALL VERIFY ALL FINISH FLOOR, GARAGE FLOOR, AND PAD ELEVATIONS WITH STRUCTURAL PLAN FOR CONSISTENCY PRIOR TO CONSTRUCTION.



TYPICAL GRADING AROUND FOUNDATION
NOT TO SCALE



1/C1 STORMWATER INFILTRATION BASIN
NOT TO SCALE

NO.	REVISION	DATE	BY

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rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
505-41
RENEWAL DATE: 06–30–17
CIVIL
STATE OF CALIFORNIA

DATE: 9/5/15

NEW RESIDENCE
136 S. CLARK AVENUE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-54-025

GRADING AND DRAINAGE PLAN

DATE: 5/7/15
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET
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 SEDIMNET CONTROL MEASURES

1. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

2. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING WITH ASSUMED SITE CONDITIONS AS SHOWN ON THE EROSION CONTROL PLAN. PRIOR TO SEPTEMBER 15, THE COMPLETION OF SITE IMPROVEMENT SHALL BE EVALUATED AND REVISIONS MADE TO THIS PLAN AS NECESSARY WITH THE APPROVAL OF THE CITY ENGINEER. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY AND COUNTY.

3. 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. (ALSO INCLUDE THIS NOTE ON GRADING PLANS.)

4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY AND COUNTY.

5. 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.

6. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.

7. LOTS WITH HOUSES UNDER CONSTRUCTION WILL NOT BE HYDROSEEDED. EROSION PROTECTION FOR EACH LOT WITH A HOUSE UNDER CONSTRUCTION SHALL CONFORM TO THE TYPICAL LOT EROSION CONTROL DETAIL SHOWN ON THIS SHEET.

8. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

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.

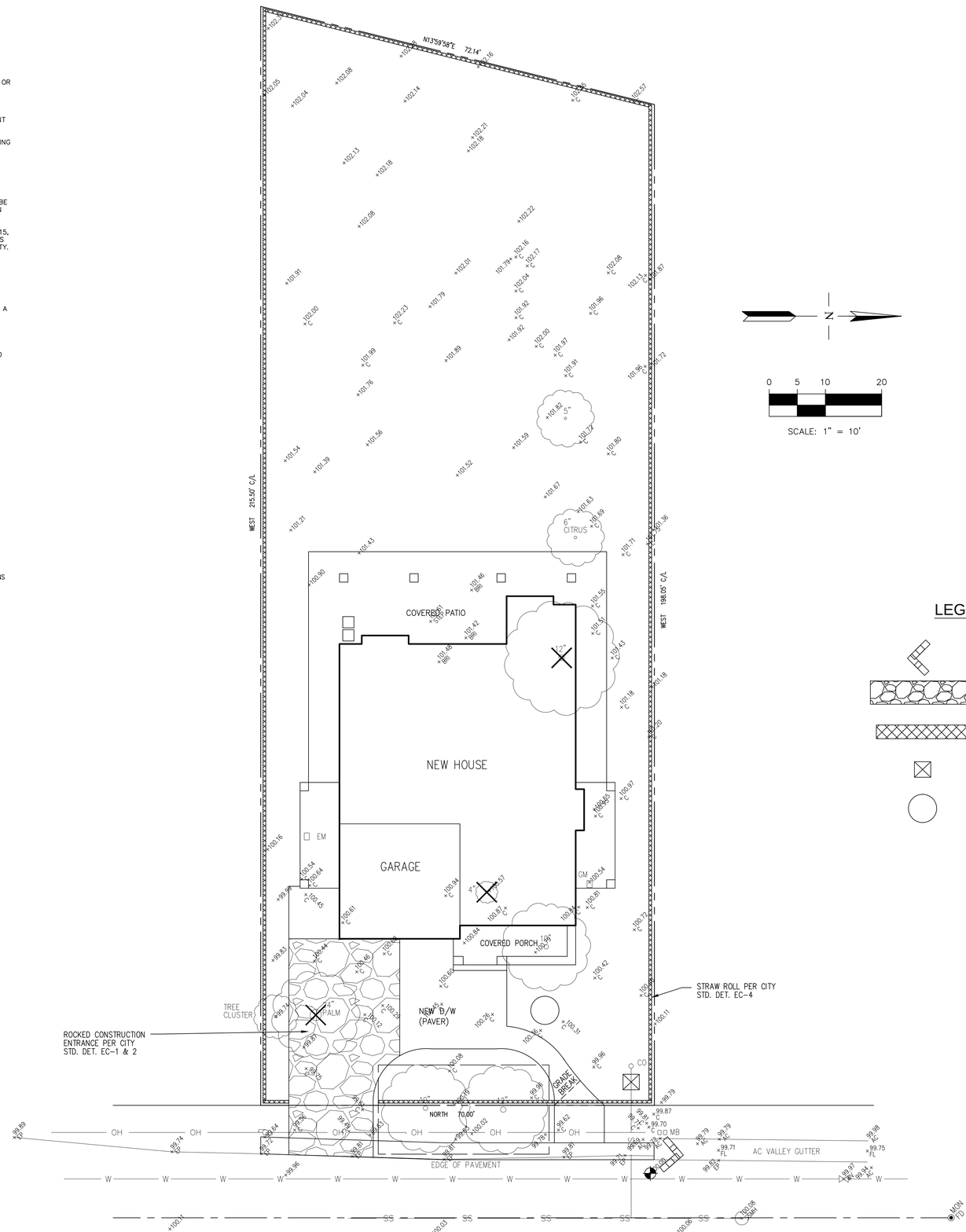
2. ROCK BAG INLET PROTECTION SHALL BE CLEANED OUT WHENEVER SEDIMENT DEPTH IS ONE HALF THE HEIGHT OF ONE ROCK BAG.

HYDROSEEDING:

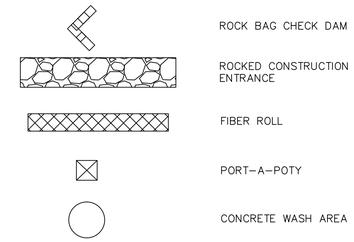
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CALTRANS STANDARD SPECIFICATIONS, AND UNDER THE DIRECTION OF THE SOIL ENGINEER IN THE FIELD.

2. ALL AREAS SPECIFIED FOR HYDROSEEDING SHALL BE NOZZLE PLANTED WITH STABILIZATION MATERIAL CONSISTING OF FIBER, SEED, FERTILIZER AND WATER, MIXED AND APPLIED IN THE FOLLOWING PROPORTIONS AVAILABLE FROM PACIFIC COAST SEED, LIVERMORE (925) 373-4417:

FIBER (HYDROSTRAW AND TACK MULCH)	2500 LBS/ACRE
COLOR (GREEN TO GOLD)	55 LBS/ACRE
FERTILIZER (16-20-0)	350 LBS/ACRE
M-BINDER	125 LB/ACRE
WATER, AS REQUIRED FOR APPLICATION	



LEGEND



NO.	REVISION	DATE	BY

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CIVIL ENGINEERS LAND SURVEYORS
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rwengineering@gmail.com

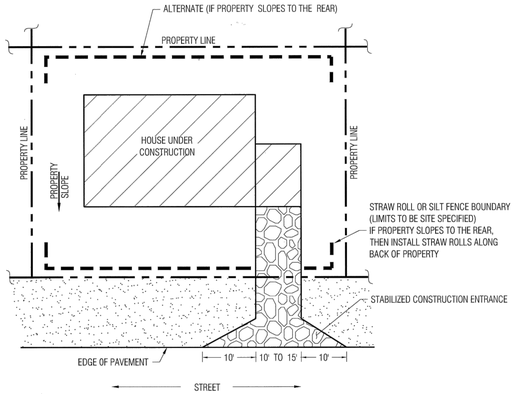
REGISTERED PROFESSIONAL ENGINEER
ROBERT Y. WANG
505-41
RENEWAL DATE: 06-30-17
CIVIL
STATE OF CALIFORNIA

DATE: 9/5/15

NEW RESIDENCE
136 S. CLARK AVENUE
LOS ALTOS, CA
SANTA CLARA COUNTY
APN: 189-54-025

EROSION CONTROL PLAN

DATE: 7/23/15
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW
SHEET
C-2

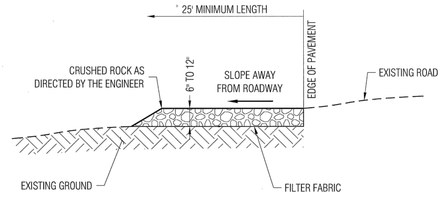


GENERIC CONSTRUCTION SITE PLAN

Approved: City Engineer 1/4/10 Date

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

STANDARD DETAILS MAY 2010

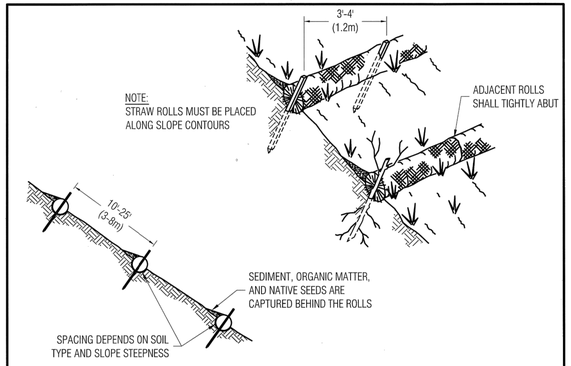


NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved: City Engineer 1/4/10 Date

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

STANDARD DETAILS MAY 2010

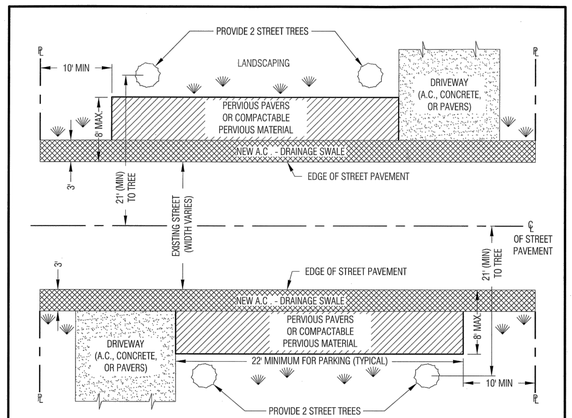


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   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: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

STANDARD DETAILS MAY 2010



PLAN VIEW

NOTES:
1. **IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER,** NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.

LEGEND:
- A.C. ASPHALT CONCRETE
- ℄ PROPERTY LINE
- ℄ CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- NEW PERMEABLE SURFACE
- NEW A.C. - DRAINAGE SWALE

Approved: City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	SHOULDER PAVING POLICY	SU-20

STANDARD DETAILS MAY 2010

NO.	REVISION	DATE	BY

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REGISTERED PROFESSIONAL ENGINEER ROBERT Y. WANG 50541 RENEWAL DATE: 06-30-17 CIVIL STATE OF CALIFORNIA

DATE: 9/5/15

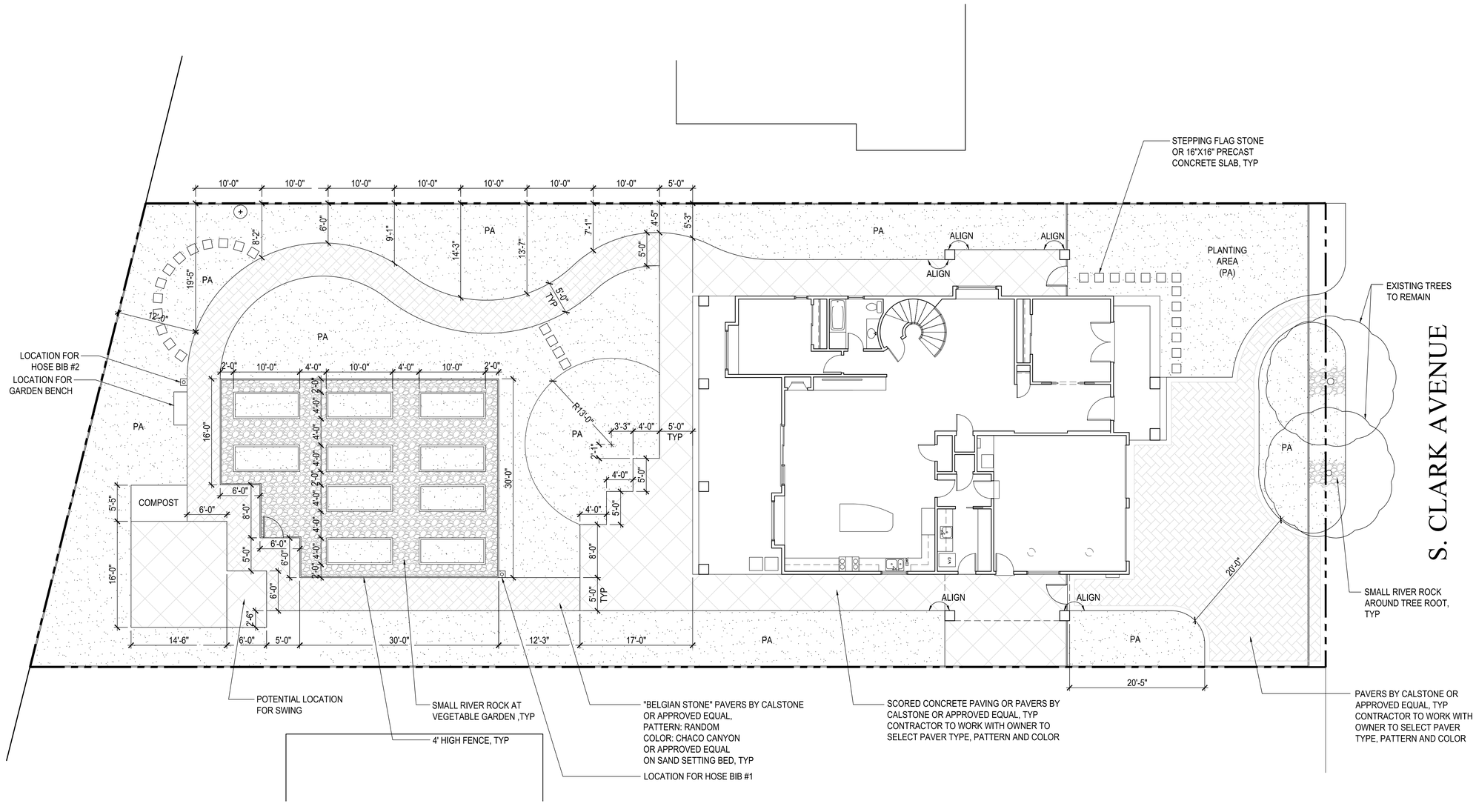
NEW RESIDENCE
136 S. CLARK AVENUE
LOS ALTOS, CA
SANTA CLARA COUNTY

APN: 189-54-025

STANDRAD DETAILS

DATE: 7/28/15
SCALE: AS NOTED
DESIGNED BY: RW
DRAWN BY: RW

SHEET
C-3



LI RESIDENCE

136 S. CLARK AVENUE
LOS ALTOS, CA

YU-WEN HUANG
LANDSCAPE ARCHITECTURE

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

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA-3125
Signature
6/30/2017
Renewal Date
9/1/2016
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

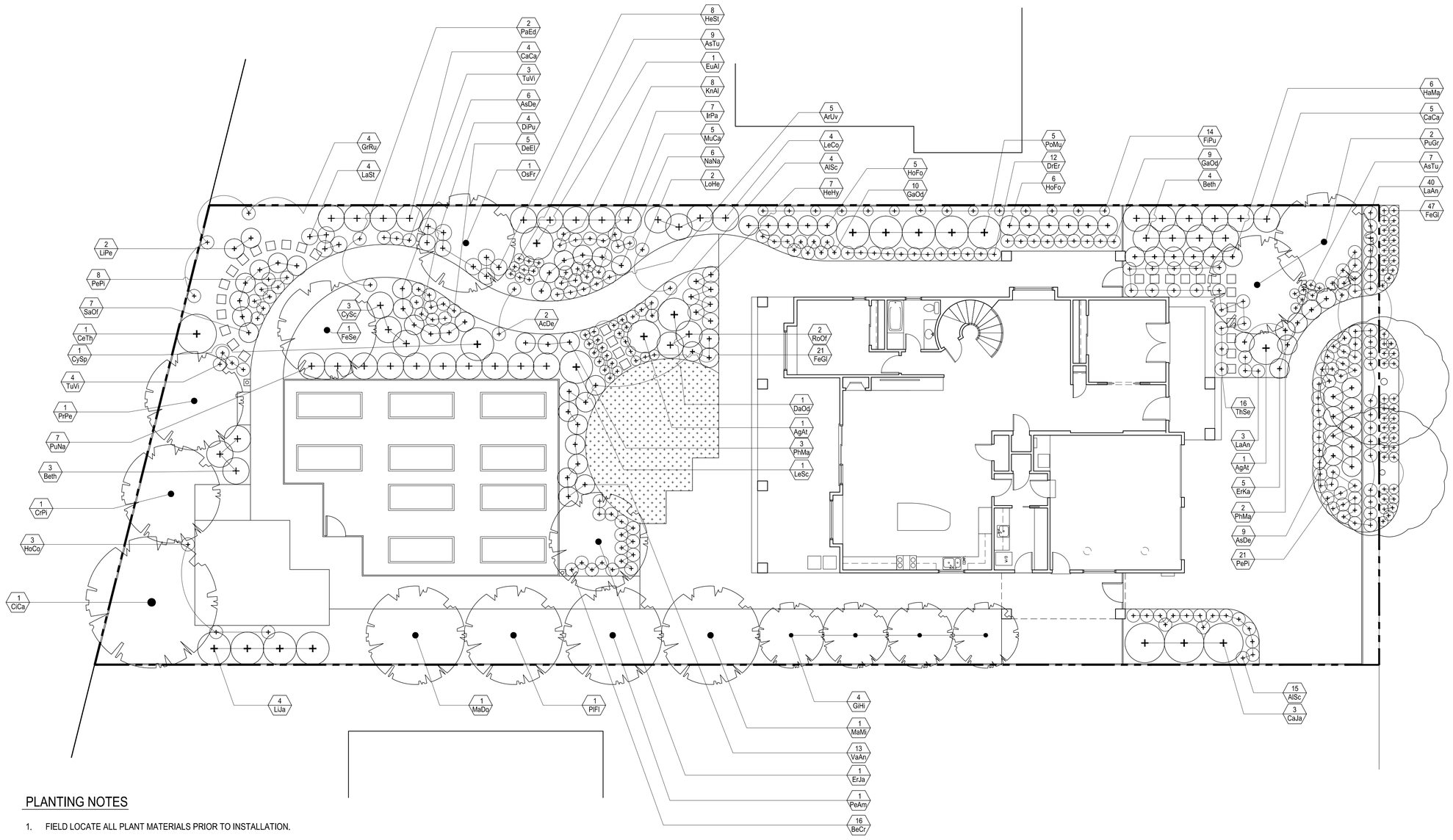
DATE: SEPTEMBER 25, 2015
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

LAYOUT PLAN

SHEET NO.

L-1



PLANTING NOTES

1. FIELD LOCATE ALL PLANT MATERIALS PRIOR TO INSTALLATION.
2. FINISH PLANTING AREA GRADES ADJACENT TO PAVING SHALL BE 3" BELOW FINISH PAVING GRADES.
3. PLACE A 3-INCH LAYER OF MULCH AS SPECIFIED ON ALL PLANTED AREAS EXCEPT NOTED AREAS ON THE PLAN.
4. QUANTITIES SHOWN ON PLAN AND PLANT SCHEDULE ARE FOR CONTRACTOR'S CONVENIENCE, CONTRACTOR TO CONFIRM ALL PLANT QUANTITIES.

LI RESIDENCE

136 S. CLARK AVENUE
LOS ALTOS, CA

YU-WEN HUANG
LANDSCAPE ARCHITECTURE
3357 SAINT MICHAEL CT
PALO ALTO, CA 94306
TEL: (415) 694-0800

LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA-5125
Signature
6/30/2017
Renewal Date
9/7/2015
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 25, 2015
SCALE:
DRAWN: YH
JOB:

SHEET TITLE:

LANDSCAPE PLAN

SHEET NO.

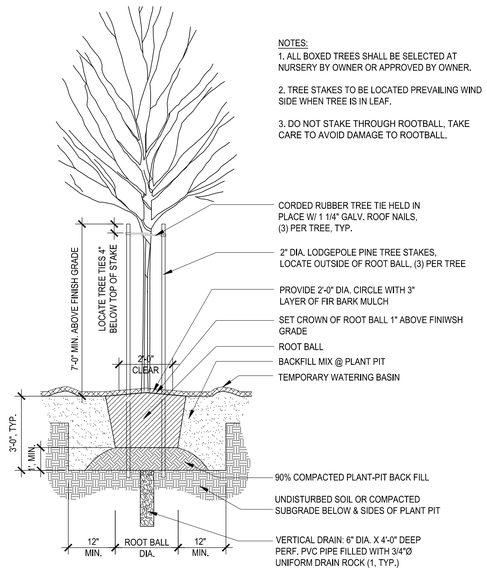
L-2

PLANT SCHEDULE

SYM.	BOTANICAL NAME	COMMON NAME	* WUCOLS	QUAN.	SIZE	SPACING
TREE						
CiCa	Cinnamomum cassia	Chinese cinnamon	M	1	15 gal.	As Shown
CrPi	Crataegus pinnatifida	Chinese Hawthorn	M	1	15 gal.	As Shown
ErJa	Eriobotrya japonica	Loquat	M	1	15 gal.	As Shown
FeSe	Feijoa sellowiana	Pineapple Guava	L	1	15 gal.	As Shown
GiHi	Gigantochloa 'Hitam Hijau'	Hitam Hijau Bamboo	M	4	15 gal.	As Shown
MaDo	Malus domestica 'Ralls Genet'	Rall Genet Apple	M	1	15 gal.	As Shown
MaMi	Magnolia michelia alba	White Champaca	M	1	15 gal.	As Shown
OsFr	Osmanthus fragrans	Sweet Olive	M	1	15 gal.	As Shown
PeAm	Persea americana 'Wurtz'	Wurtz Avocado	M	1	15 gal.	As Shown
PlFl	Pluot 'Flavor Queen'	Flavor Queen Pluot	L	1	15 gal.	As Shown
PrPe	Prunus persica 'Platycarpa'	Donut Saturn Peach	M	1	15 gal.	As Shown
PuGr	Punica granatum 'Pink satin'	Pink Satin Pomegranate	L	2	15 gal.	As Shown
SHRUBS						
BeTh	Berberis thunbergii 'Atropurpurea'	Red-leaf Japanese Barberry	L	7	15 gal.	5' O.C.
Caca	Carpenteria californica	Bush Anemone	L	9	15 gal.	5' O.C.
CaJa	Camellia japonica 'Kramer's Supreme'	Kramer's Supreme Camelia	M	3	15 gal.	6' O.C.
CeTh	Ceanothus thyrsiflorus 'Skylark'	California Lilac	VL	1	15 gal.	6' O.C.
CySp	Cytisus x spachiana	Sweet Broom	VL	1	15 gal.	5' O.C.
DaOd	Daphne odora	Winter Daphne	M	1	15 gal.	5' O.C.
LaAn	Lavandula angustifolia	English Lavander	L	43	1 gal.	2' O.C.
LaSt	Lavandula stoechas	Spanish Lavander	L	4	5 gal.	2.5' O.C.
LeSc	Leptospermum scoparium 'Ruby Glow'	New Zealand Tea Tree	M	1	15 gal.	5' O.C.
LeCo	Leucospermum cordifolium	Nodding Pincushion	L	4	15 gal.	4' O.C.
LiJa	Ligustrum japonicum	Japanese Privet	M	4	15 gal.	5' O.C.
NaNa	Nandina domestica 'Nana Purpurea'	Dwarf Sacred Bamboo	M	6	15 gal.	3' O.C.
PuNa	Punica granatum 'Nana'	Dwarf Pomegranate	L	7	15 gal.	4' O.C.
RoOf	Rosmarinus officinalis 'Benenden Blue'	Rosemary	L	2	15 gal.	4' O.C.
VaAn	Vaccinium angustifolium	Blueberry	M	16	15 gal.	3' O.C.

PERENNIAL and GROUNDCOVER						
AgAt	Agave attenuata	Fox Tail Agave	L	2	15 gal.	5' O.C.
AlSc	Allium schoenoprasum	Chives	M	19	Bulbs	18" O.C.
ArUv	Arctostaphylos uva-ursi	Bearberry	L	5	1 gal.	2' O.C.
AsTu	Asclepias tuberos	Butterfly Weed	M	9	5 gal.	2' O.C.
AsDe	Asparagus densiflorus	Foxtail Fern	M	15	15 gal.	3' O.C.
BeCr	Bergenia crassifolia	Winter-blooming Bergenia	M	16	1 gal.	2' O.C.
	Herniaria glabra	Green Carpet	H	195	1 gal.	18" O.C.
CySc	Cynara scolymus	Artichoke	L	3	5 gal.	4' O.C.
DeEl	Delphinium elatum	Candle larkspur	M	5	5 gal.	2' O.C.
DiPu	Digitalis purpurea 'Candy Mountain'	Foxglove	M	4	5 gal.	2' O.C.
DrEr	Dryopteris erythrosora	Autumn Fern	M	12	1 gal.	2' O.C.
ErKa	Erigeron Karvinskianus	Mexican Daisy	M	5	1 gal.	3' O.C.
EuAl	Euonymus alatus 'Compacta'_Burning Bush	Winged Euonymus	M	1	15 gal.	5' O.C.
FeGl	Festuca glauca 'Elijah Blue'	'Elijah Blue' Fescue	L	68	1 gal.	3' O.C.
GaOd	Galium odoratum	Sweet Woodruff	M	19	1 gal.	2' O.C.
HaMa	Hakonechloa macra	Golden Japanese Forest Grass	M	6	5 gal.	3' O.C.
HeHy	Helleborus × hybridus	Hellebore	M	7	5 gal.	2.5' O.C.
HeSt	Helleborus x sternii	Hellebore	M	8	5 gal.	2.5' O.C.
HoFo	Hosta fortunei	Plantain Lily	M	11	5 gal.	3' O.C.
IrPa	Iris Pacific Coast Hybrids	Iris	M	7	Bulbs	2' O.C.
KnAl	kniphofia 'alcazar'	Red Hot Poker	M	8	5 gal.	2' O.C.
LiPe	Limonium perezii	Sea Lavender	L	2	5 gal.	3' O.C.
MuCa	Muhlenbergia capillaris	Pink Muhly Grass	L	5	5 gal.	4' O.C.
PePi	Penstemon pinifolius	Bear Tongue	L	29	5 gal.	2' O.C.
PhMa	Phormium 'Maori Maiden'	'Maori Maiden' New Zealand Flax	L	5	15 gal.	5' O.C.
PoMu	Polystichum munitum	Western Sword Fern	M	5	15 gal.	5' O.C.
SaOf	Salvia officinalis	Garden Sage	L	7	15 gal.	2' O.C.
ThSe	Thymus serpyllum	Creeping Thyme	M	16	1 gal.	3' O.C.
TuVi	Tulbaghia violacea	Society garlic	M	7	5 gal.	2' O.C.
VINE						
AcDe	Actinidia deliciosa	Hardy Kiwi	M	2	5 gal.	As Shown
GrRu	Grape 'Ruby Seedless'	Ruby Seedless Grape	M	4	5 gal.	As Shown
FiPu	Ficus pumila	Creeping Fig	M	14	5 gal.	4' O.C.
HoCo	Holboellia coriacea	China Blue Vine	M	3	5 gal.	As Shown
LoHe	Lonicera x heckrottii	Gold Flame Honeysuckle	M	2	5 gal.	As Shown
PaEd	Passiflora edulis	Passion Fruit	M	2	5 gal.	As Shown

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



1 TYPICAL TREE PLANTING

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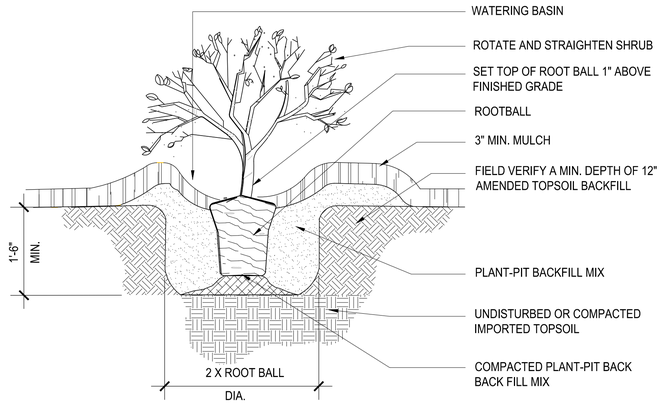
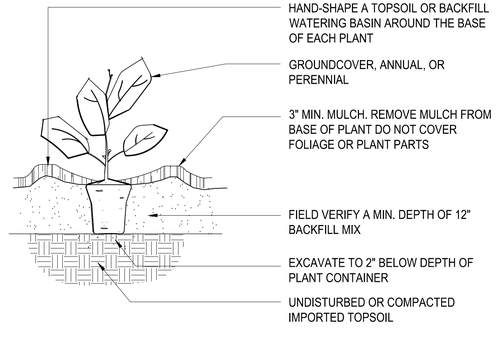
SCALE: N.T.S.



2 TYPICAL SHRUB PLANTING

FILE NAME: D-SHRUB.DWG

SCALE: N.T.S.



3 TYPICAL GROUND COVER PLANTING

FILE NAME: D-GCOVER.DWG

SCALE: N.T.S.

LI
RESIDENCE

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LICENSE STAMPS AND SIGNATURE

LICENSED LANDSCAPE ARCHITECT
YU-WEN HUANG LA-5125
Signature
6/30/2017
Renewal Date
9/1/2015
Date
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: SEPTEMBER 25, 2015
SCALE: AS SHOWN
DRAWN: YH
JOB:

SHEET TITLE:

PLANTING DETAILS & SCHEDULE

SHEET NO.

L-3