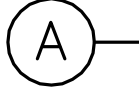
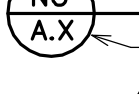
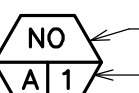
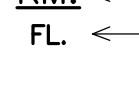


GENERAL NOTES	
1.	IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2.	THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAILS OR SPECIFY MATERIALS AND/OR MANUFACTURERS.
3.	THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND/OR CUT-SHEETS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS.
4.	FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE.
5.	ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
6.	NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE CONSTRUCTION DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
7.	THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER/ARCHITECT FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
8.	ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), NATIONAL ELECTRICAL CODE (NEC), CALIFORNIA PLUMBING CODE (CPC), AND ALL APPLICABLE LOCAL CODES AND LEGISLATION.
9.	THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS, HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION.
10.	ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11.	CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED.
12.	THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.
13.	NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.
14.	ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
15.	ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS.
16.	THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WILL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOWS SUCH STORAGE TO BE PLACED.
17.	GENERAL CONTRACTOR AND OWNER ARE REQUIRED TO SIGN THE STRUCTURAL SPECIAL INSPECTION FORM OF THE EXPOXY HOLDOWN ANCHOR BOLTS BEFORE THE BUILDING PERMIT IS ISSUED BY CITY.
18.	THE LIST OF DEFERRED ITEMS WILL PROVIDED ON THE COVER SHEET. THE DEFERRED ITEMS SHALL NOT BE CONSTRUCTED OR INSTALLED UNTIL REVIEWED AND APPROVED BY CITY.
19.	UNDER SPECIAL INSPECTION TITLE ALL WORK REQUIRING SPECIAL INSPECTION PER 2013 CBC CHAPTER 17. ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.
20.	RETROFIT HOLDOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLDOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTION(S).

SCOPE OF WORK	
1.	CONSTRUCTION A SINGLE FAMILY HOUSE, WITH NEW DETACHED 2-CAR GARAGE. A. TWO STORIES, WOOD FRAME CONSTRUCTION AND CRAWL SPACE. B. EXTERIOR TILE/STUCCO FINISHES. C. METAL FRAME WINDOW AND PATIO DOOR. D. BUILD-UP ROOFING. E. GLASS PANEL RAILING. F. CONCRETE DRIVEWAY. G. LANDSCAPE / WOOD DECK.
2.	ADD AN ATTACHED ADU (ACCESSORY DEWLLING UNIT)
3.	ALL NEW UTILITIES AND RELATED M/E/P WORKS.
3.	SEPTIC TANK (UNDER SEPARATED PERMIT).

SYMBOLS	
	COLUMN GRID LINE NO.
	SECTION NO.
	SECTION SHEET NO.
	ELEVATION NO.
	ELEVATION SHEET NO.
	DETAIL NO.
	DETAIL SHEET NO.
	REVISION NO.
	EXISTING DOOR
	DOOR NO.
	DOOR SCHEDULE
	DOOR TYPE
	INTERIOR ELEVATIONS
	INDICATOR
	ROOM NAME
	FLOOR FINISH

BLDG DATA	
LOT SIZE:	40,075 S.F.
CURRENT ZONING:	R1E-2.5s-d1
CURRENT USE:	VACANT
PROPOSED USE:	SFH
PROPOSED BUILDING FLOOR AREA:	
(N)1st FLOOR:	2,279 SF
(N)2nd FLOOR:	4,105 SF
TOTAL LIVING AREA:	6,484 SF
GARAGE (2 CARS)	457 SF
TOTAL BUILDING AREA - MAIN:	7,985 SF
TOTAL BUILDING AREA - ADU:	1,110 SF
(N) PORCH-2F:	70 SF
(N) DECK-2F:	325 SF
(N) BALCONY-2F (ALL):	561 SF
(N) DECK-1F:	875 SF
(N) LANIA-1F:	741 SF
TOTAL COVERAGE AREA (GROUND):	4,307 SF
LOT COVERAGE = 5,462/40,075 = 0.11363 -> 13.63%	
LANDSCAPE AREA:	24,045 SQ. FT.
LANDSCAPING COVERAGE:	60 %
OCCYPANCY:	R3/U1
CONSTRUCTION TYPE:	VB
STORY (IES):	2 (30'-0")
AUTO. FIRE SPRINKLER:	YES
DESIGN COMPLY WITH :	
County of Santa Clara ZONING CODE	
2019 CALIFORNIA BUILDING CODE	
2019 CALIFORNIA RESIDENTIAL CODE	
2019 CALIFORNIA ELECTRICAL CODE	
2019 CALIFORNIA MECHANICAL CODE	
2019 CALIFORNIA PLUMBING CODE	
2019 CALIFORNIA FIRE CODE	
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE	
2019 CALIFORNIA ENERGY CODE	



SHEET INDEX	
ARCHITECTURAL	
A1.1	TITLE SHEET & RENDERINGS
A1.2	RENDERINGS
A1.3	PROPOSED SITE PLAN - LOW
A1.4	PROPOSED SITE PLAN - HIGH
A2.1	PROPOSED 1ST FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A2.3	ROOF PLANS AND BUILDING SECTION
A3.1	PROPOSED FRONT ELEV.
A3.2	PROPOSED REAR ELEV.
A3.3	PROPOSED LEFT ELEV.
A3.4	PROPOSED RIGHT ELEV.
CIVIL	
C.1	PRELIMINAY DRAINAGE AND GRADING
C.2	PRELIMINAY DRAINAGE AND GRADING
LANDSCAPE	
L-1	PRELIMINARY PLANTING PLAN
L-2	PRELIMINARY IRRIGATION PLAN



Chiu' Residence

16227 Maya Way, Los Gatos, CA 95030

APN: 532-26-033

SPECIAL NOTES:

THIS SET IS TO MODIFY THE BUILDING DESING, INCLUDES FLOOR PLAN AND ELEVATION CHANGES OF THE PREVIOUSLY APPROVED PLANS TO BUILD A 2-STORY SINGLE FAMILY RESUDEBCE WITH AN ATTACHED ACCESSORY DWELLING UNIT.

MINOR CHANGES TO THE FOOTPRINT AND DRAINAGE PLAN.

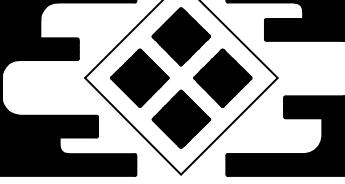
GRADING WILL BE LIMITED TO EXCAVATION AND FILLINGRELATED TO BUILDING FOOTINGS AND RETAINING WALLS.

SPECIAL PERMIT APPLIED TO ALLOW THE ENCROACH OF DETACHED GARAGE INTO SIDE SETBACK.

APPROVED PERMIT #:

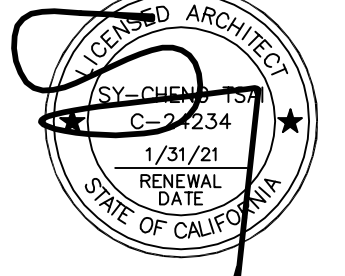
1. CURRENT PERMIT: #56403 (MARCH/2015)

2. SEPTIC AND DRAINAGE PERMIT: #SR0852407



T SQUARE CONSULTING GROUP, Inc.

2050 CONCOURSE DRIVE, #60 SAN JOSE, CA 95131-1892 TEL (408) 321-9988 FAX (408) 321-9987



SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE

For: Mr. & Mrs. Chiu

16277 Maya Way, Los Gatos, Santo Clara County

TITLE SHEET & RENDERINGS

DATE: 07/15/19
JOB NO. TS190726

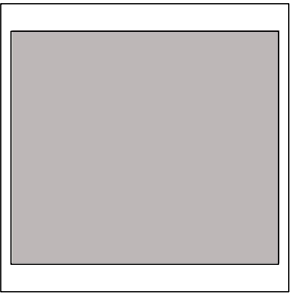
ISSUE & REVISION	
4/23/20	SUBMITTAL
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NO.

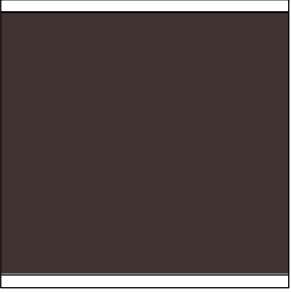
A1.1

DRAWN BY:

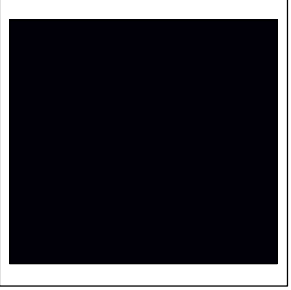
EXTERIOR WALL MATERIAL AND COLOR:



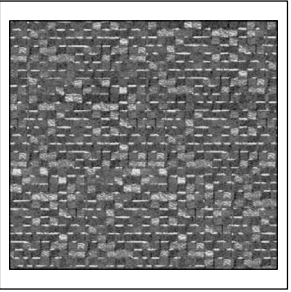
1 OUTSIDE STUCCO:
SHERWIN WILLIAM SW6275 FASHIONABLE GRAY



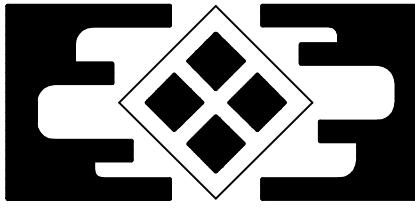
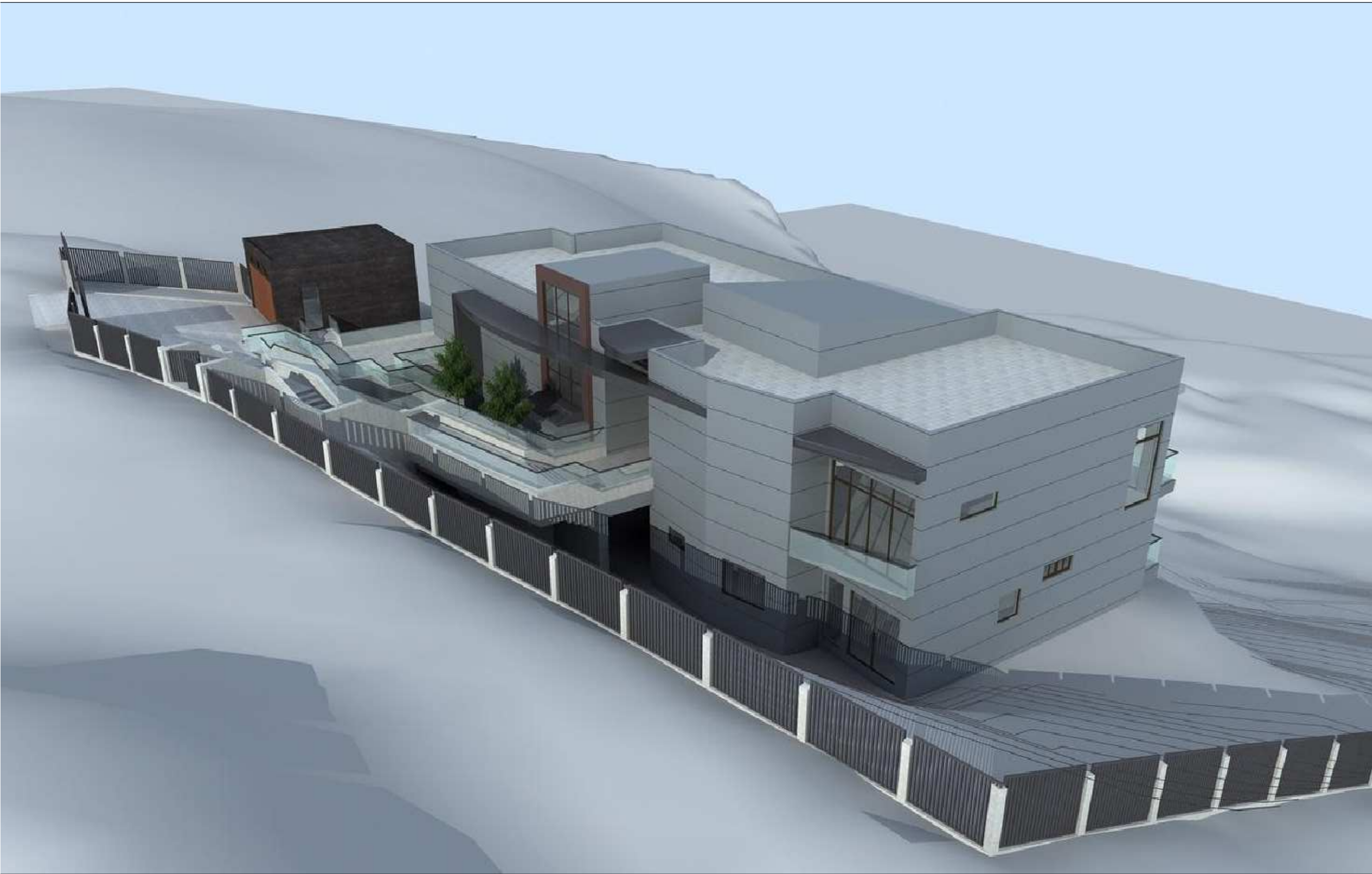
2 OUTSIDE ALUMINUM COMPOSITE PANEL:
SHERWIN WILLIAM SW6006 BLACK BEAN



3 WINDOW COLOR:
MERVIN EBONY COLOR



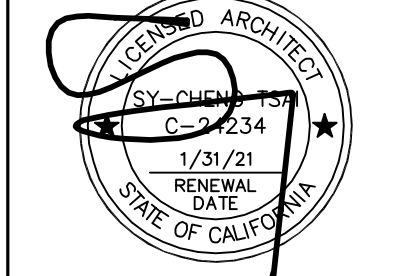
4 EXTERIOR TILE::



**T SQUARE
CONSULTING
GROUP, Inc.**

2050 CONCOURSE DRIVE, #50 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

All plans, designs, arrangements & plans are created by and the property of T Square Consulting Group, Inc. and are not to be used, copied, reproduced, or otherwise used without the written consent of T Square Consulting Group, Inc. The information is to be verified by all parties before use. T Square Consulting Group, Inc. is not responsible for any errors or omissions in the information provided. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose. The information is provided for informational purposes only and is not intended to be used for any other purpose.



SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16277 Maya Way, Los Gatos, Santa Clara County

**EXT. COLOR /
MATERIAL
AND
RENDERINGS**

DATE: 07/15/19

JOB NO. TS190726

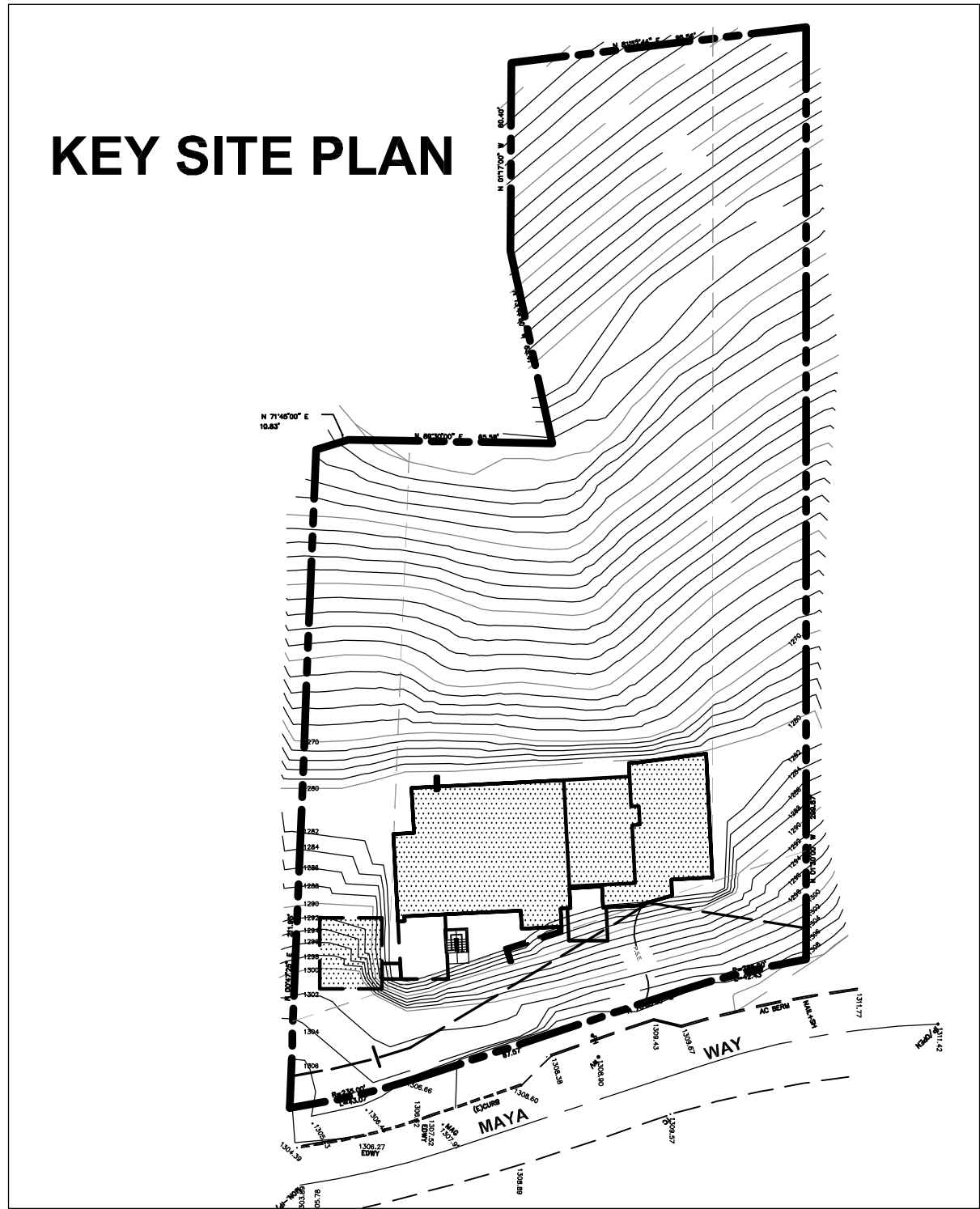
ISSUE & REVISION

4/23/20	SUBMITTAL
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NO.

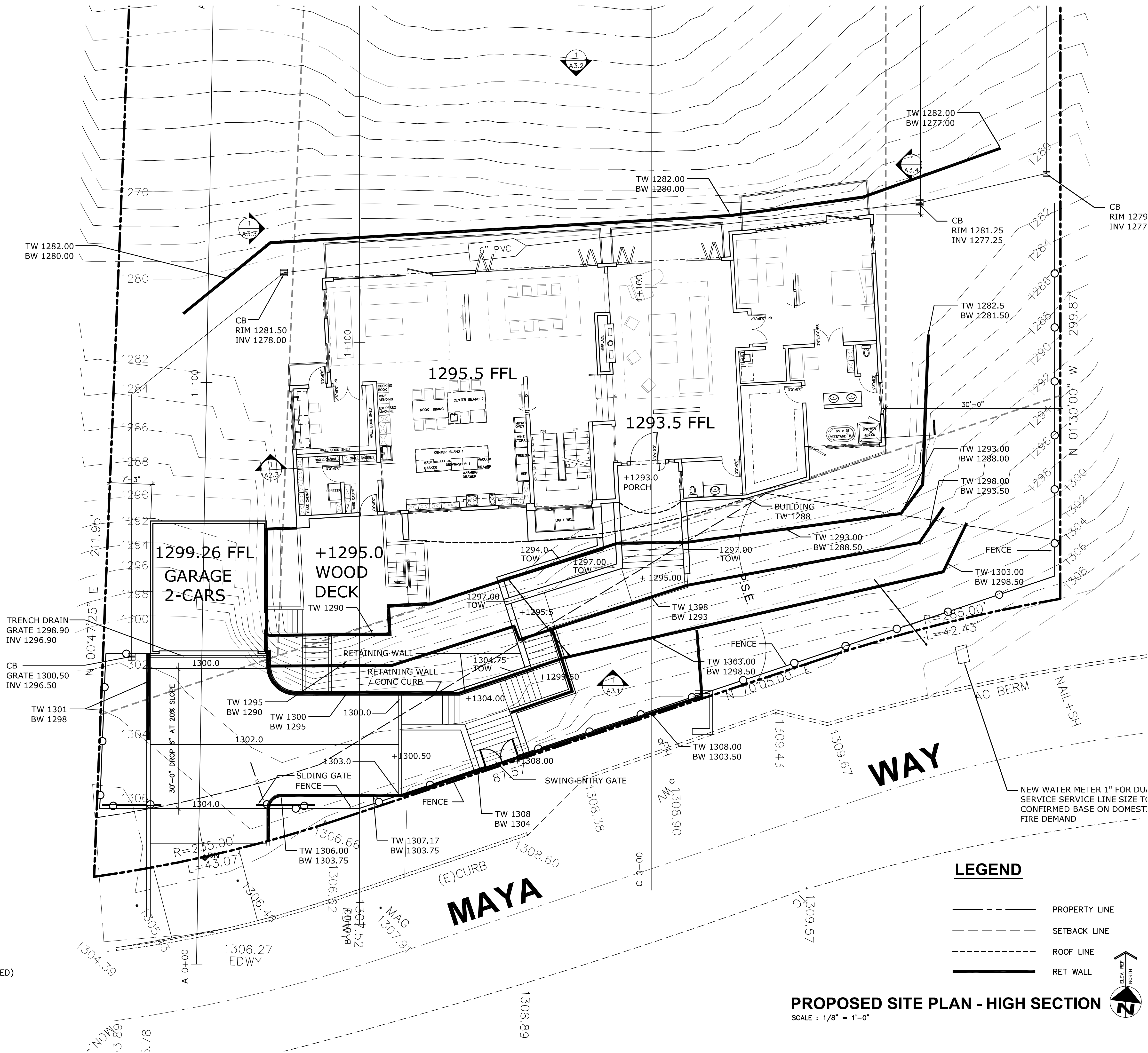
A1.2

DRAWN BY:



PROJECT DATA:		
	PROPOSED	REQUIRED / ALLOWED
GENERAL PLAN	Residential	Residential
ZONING DIST.	R1E-2.s	R1E-2.s
LOT SIZE (s.f.)	40,075	
GROSS FLOOR AREA (s.f.) - LIVING	6,384	
GROSS FLOOR AREA (s.f.) - ADU	1,110	
LOT COVERAGE (%)	-	NO
FLOOR AREA RATIO (FAR)	-	NO
BUILDING HEIGHT (ft.)	30'-0"	30'-0"
NO. STORIES	2	2 MAX.
SET BACK (MAIN RESIDENCE)		
FRONT:		
1st FLOOR/2nd FLOOR	30'-0"	30'
RIGHT SIDE (STREET SIDE):		
1st FLOOR/2nd FLOOR	30'-0"	30'
LEFT SIDE (INTERIOR):		
1st FLOOR/2nd FLOOR	30'-0" MAIN 7'-0" *	30'
REAR SIDE:		
1st FLOOR/2nd FLOOR	224'-0"	30'
PARKING:		
COVERED SPACES	2	2 MIN.

* : GARAGE ENCRoACHED INTO SIDE SETBACK (SPECIAL PERMIT APPLIED)



T SQUARE CONSULTING GROUP, Inc.

2050 CONCOURSE DRIVE, #50 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE

For: Mr. & Mrs. Chiu

16277 Maya Way, Los Gatos, Santa Clara County

PROPOSED SITE PLAN - HIGH SECTION

DATE: 07/15/19

JOB NO. TS190726

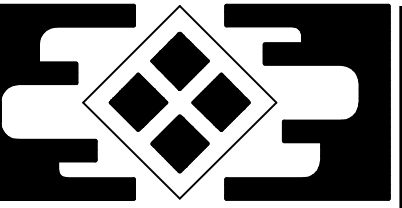
ISSUE & REVISION

	4/23/20	SUBMITTAL
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NO.

A1.3

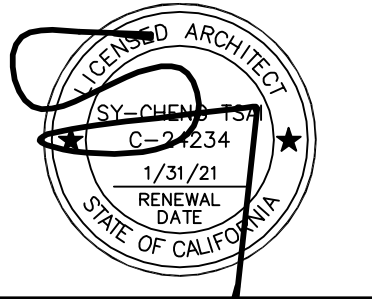
DRAWN BY: CW



**T SQUARE
CONSULTING
GROUP, Inc.**

SAN JOSE, CA 95131-1892 FAX (408) 321-9987

indicated or represented by this drawing are owned by, and the property of, T SQUARE CONSULTING GROUP, INC. and were created, evolved and developed for use on, and in connection with, the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of T SQUARE CONSULTING GROUP, INC.



Y-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu

116277 Maya Way, Los Gatos, Santo Clara County

**PROPOSED
SITE PLAN -
LOW SECTION**

DATE: 07/15/19

JOB NO. TS190726

ISSUE & REVISION

[illegible]

SHEET NO.

A1.4

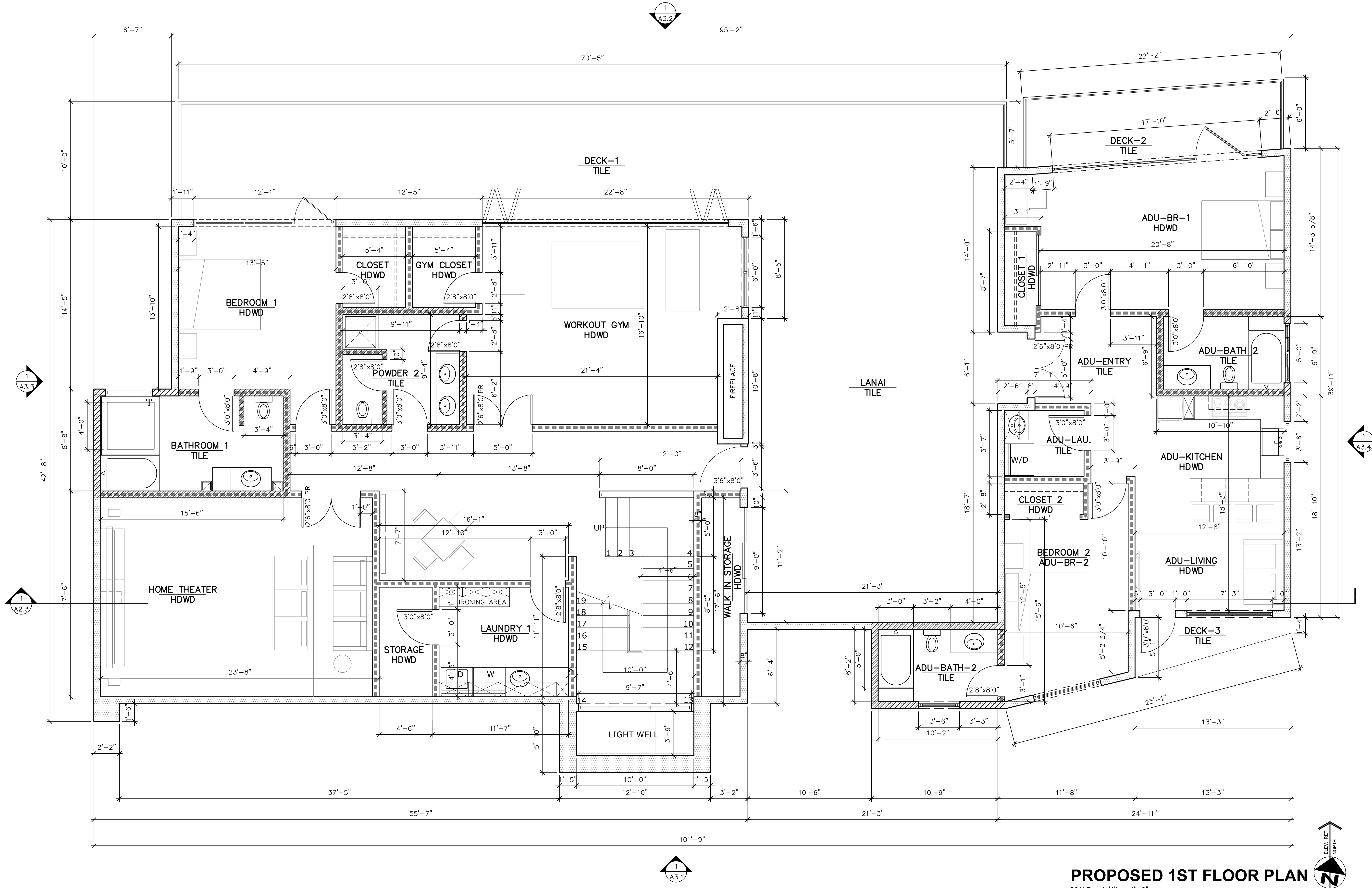
DRAWN BY: CW

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- (N) FURRED WALL / COLUMN.
- NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR DUROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.

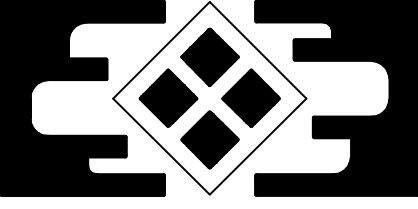
LEGEND

- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS
- DETAIL NUMBER
- SHEET WHERE OCCURS
- EXTERIOR ELEVATION NO.
- ELEVATION SHEET NO.



PROPOSED 1ST FLOOR PLAN

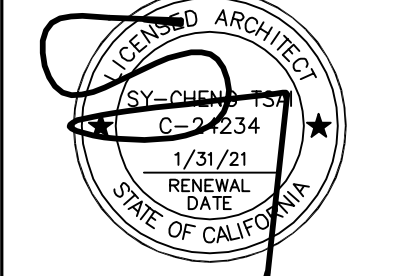
SCALE : 1/4" = 1'-0"



T SQUARE
CONSULTING
GROUP, Inc.

2050 CONCOURSE DRIVE, #50 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

All plans, designs, arrangements & plans are created by and the property of T Square Consulting Group, Inc. and are not to be reproduced, copied, or used in any way without the written consent of T Square Consulting Group, Inc. The user of these plans assumes all liability for any errors, omissions, or delays in the construction of the project. The user of these plans shall be held responsible for any damage or injury resulting from the use of these plans. T Square Consulting Group, Inc. is not responsible for any damage or injury resulting from the use of these plans.



SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16277 Maya Way, Los Gatos, Santa Clara County

PROPOSED
1st
FLOOR PLAN

DATE: 07/15/19

JOB NO. TS190726

ISSUE & REVISION

NO.	DATE	REVISION
1	4/23/20	SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NO.

A2.1

DRAWN BY:

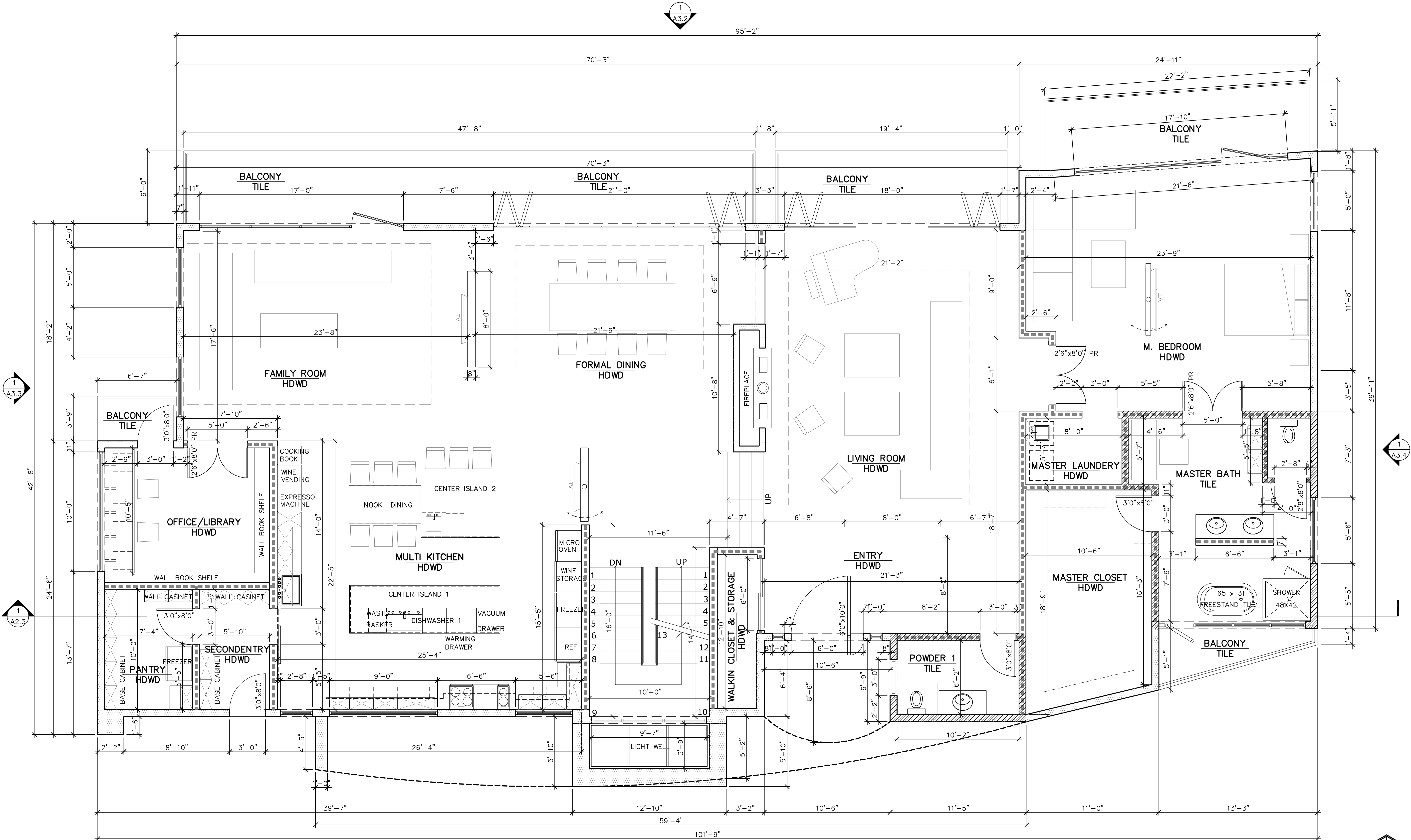
WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- (N) FURRED WALL / COLUMN.
- NEW WOOD FRAMING WALL OUT OF 2X4 WOOD STUDS @ 16" O.C. AND IN THE EXTERIOR STUCCO 7/8" MIN. STUCCO O/ METAL LATH O/ TWO LAYERS OF GRADE 'D' BLDG. PAPER O/ PLYWOOD.
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES
- NEW 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" THK. GYP. BD. ON THE BOTH SIDES USE WONDER BD. OR DUROCK AS BACKING MATERIAL AND WATER PROOFED MATERIAL.

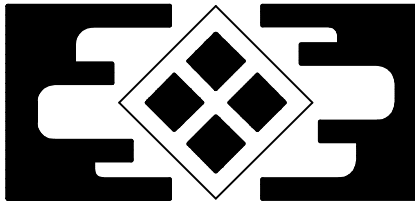
- ONE HOUR RATED WALL 2X4 WOOD STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP. BD. @ GARAGE INTERIOR SIDE.
- S.G. SAFETY GLAZING WINDOW/TEMPERED GLASS
- CRAWL ACCESS 18"x24" MIN. (2019 CRC SEC. R408.4)
- ATTIC ACCESS 22"x30" MIN. (2019 CRC SEC. R807.1) ATTIC ACCESS 36"x36" MIN. WHEN FURNACE AT ATTIC. A HEAD ROOM CLEAR HEIGHT IN A ATTIC AT LEAST 30" AT THE ATTIC ACCESS

LEGEND

- VIEW DIRECTION
- SECTION NUMBER
- SHEET WHERE OCCURS
- DETAIL NUMBER
- SHEET WHERE OCCURS
- EXTERIOR ELEVATION NO.
- ELEVATION SHEET NO.



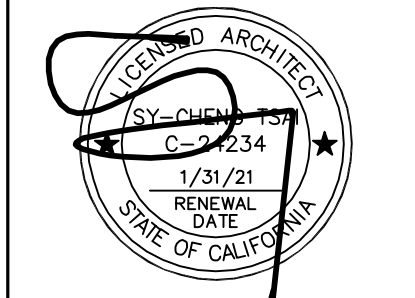
PROPOSED 2ND FLOOR PLAN
SCALE : 1/4" = 1'-0"



**T SQUARE
CONSULTING
GROUP, Inc.**

2050 CONCOURSE DRIVE, #50 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

All plans, designs, arrangements & plans are created by and the property of T Square Consulting Group, Inc. and are not to be reproduced, copied, or used in any way without the written consent of T Square Consulting Group, Inc. The user of these plans assumes all liability for any errors, omissions, or delays in the construction of the project. The user of these plans is not to be held liable for any damages, losses, or expenses incurred by the user of these plans. The user of these plans is not to be held liable for any damages, losses, or expenses incurred by the user of these plans. The user of these plans is not to be held liable for any damages, losses, or expenses incurred by the user of these plans.



SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16277 Maya Way, Los Gatos, Santa Clara County

**PROPOSED
2nd
FLOOR PLAN**

DATE: 07/15/19

JOB NO. TS190726

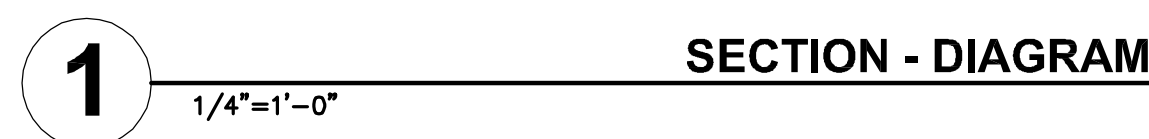
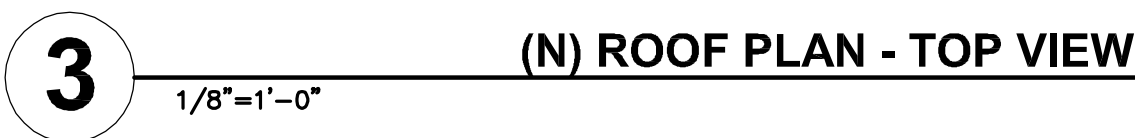
ISSUE & REVISION

NO.	DATE	REVISION
1	4/23/20	SUBMITTAL
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NO.

A2.2

DRAWN BY:



(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16277 Maya Way, Los Gatos, Santo Clara County

PROPOSED ROOF PLANS, SECTION

DATE: 07/15/19

DB NO. TS190726

SUE & REVISION

[illegible]

SHEET NO.

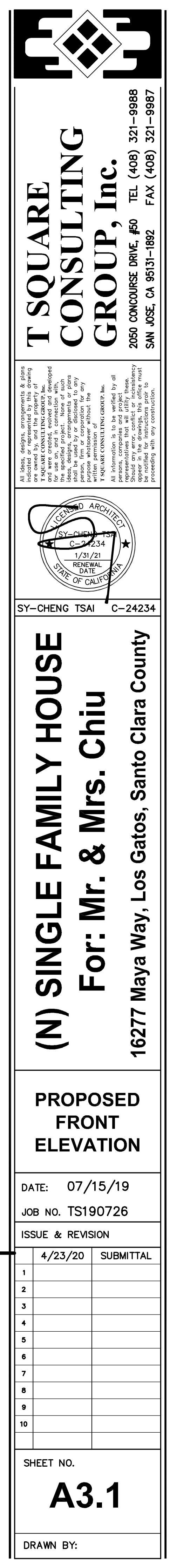
A2.3

RAWN BY:

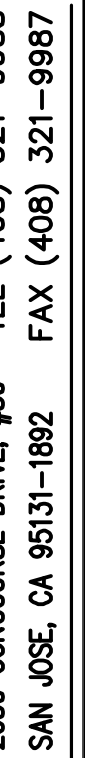
**T SQUARE
CONSULTING
GROUP, Inc.**

2050 CONCOURSE DRIVE, #50 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

- 1 OUTSIDE STUCCO = SHERWIN WILLIAM SW6275 FASHIONABLE GRAY
- 2 OUTSIDE ALUMINUM COMPOSITE PANEL = SHERWIN WILLIAM SW6006 BLACK BEAN
- 3 WINDOW COLOR = MERVIN EBONY COLOR
- 4 OUTSIDE TILE



- 1 OUTSIDE STUCCO = SHERWIN WILLIAM SW6275 FASHIONABLE GRAY
- 2 OUTSIDE ALUMINUM COMPOSITE PANEL = SHERWIN WILLIAM SW6006 BLACK BEAN
- 3 WINDOW COLOR = MERVIN EBONY COLOR
- 4 OUTSIDE TILE



Y-CHENG TSAI C-24234

**PROPOSED
REAR
ELEVATION**

DATE: 07/15/19

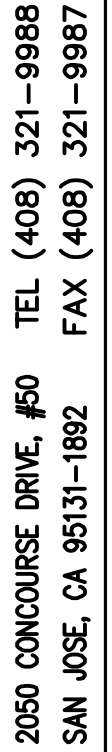
JOB NO. TS190726

ISSUE & REVISION

SHEET NO.

DRAWN BY:

1		OUTSIDE STUCCO = SHERWIN WILLIAM SW6275 FASHIONABLE GRAY
2		OUTSIDE ALUMINUM COMPOSITE PANEL = SHERWIN WILLIAM SW6006 BLACK BEAN
3		WINDOW COLOR = MERVIN EBONY COLOR
4		OUTSIDE TILE



(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16277 Maya Way, Los Gatos, Santo Clara County

**PROPOSED
LEFT
ELEVATION**

DATE: 07/15/19

JOB NO. TS190726

ISSUE & REVISION

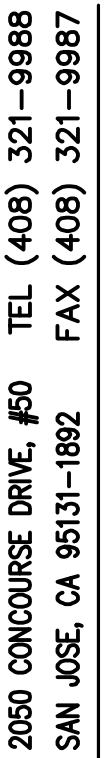
	4/23/20	SUBMITTAL
1		
2		
3		
4		
5		
6		
7		
8		
9		
0		

SHEET NO.

A3.3

DRAWN BY:

- 1 OUTSIDE STUCCO = SHERWIN WILLIAM SW6275 FASHIONABLE GRAY
- 2 OUTSIDE ALUMINUM COMPOSITE PANEL = SHERWIN WILLIAM SW6006 BLACK BEAN
- 3 WINDOW COLOR = MERVIN EBONY COLOR
- 4 OUTSIDE TILE



(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16277 Maya Way, Los Gatos, Santo Clara County

**PROPOSED
RIGHT
ELEVATION**

DATE: 07/15/19

JOB NO. TS190726

ISSUE & REVISION

	4/23/20	SUBMITTAL
1		
2		
3		
4		
5		
6		
7		
8		
9		
0		

SHEET NO.

A3.4

DRAWN BY:

ABBREVIATIONS			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
@	AT	MAX	MAXIMUM
AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	NO., #	NUMBER
AD	AREA DRAIN	NTS	NOT TO SCALE
BC	BEGINNING OF CURVE	PAE	PEDESTRIAN ACCESS EASEMENT
BLDG	BUILDING	PCC	PORTLAND CEMENT CONCRETE
BOS	BOTTOM OF STEPS	PCR	POINT OF CURB RETURN
BW	BACK OF WALK	PG&E	PACIFIC GAS AND ELECTRIC
CB	CATCH BASIN	PL, P/L	PROPERTY LINE
CL	CENTERLINE	POC	POINT ON CURVE
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CONT	CONTINUATION	PSDE	PRIVATE STORM DRAIN EASEMENT
DDCV	DOUBLE DETECTOR CHECK VALVE	PT	POINT
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
DS	DOWN SPOUT	PVC	POLYVINYL CHLORIDE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
EB	ELECTRICAL BOX	R	RADIUS
EC	END OF CURVE	RCP	REINFORCED CONCRETE PIPE
EL, ELEV.	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	S	SLOPE
EX., EXIST.	EXISTING	SD	STORM DRAIN
F/C	FACE OF CURB	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SS	SANITARY SEWER
FH	FIRE HYDRANT	SSCO	SANITARY SEWER LATERAL CLEANOUT
FL	FLOW LINE	SSDI	SANITARY SEWER DRAIN INLET
FP	FINISHED PAVEMENT	SSGB	SANITARY SEWER GRADE BREAK
FPW	FIRE PROTECTION WATER	SSE	SANITARY SEWER EASEMENT
FS	FINISHED SERVICE ELEV.	SSMH	SANITARY SEWER MANHOLE
FT	FEET	ST	STREET
G	GAS	STA	STATION
GB	GRADE BREAK	STW	SIDEWALK
OFF	GARAGE FINISHED FLOOR ELEV.	T	TELEPHONE
GRND	GROUND	TC	TOP OF CURB
HDPE	HIGH DENSITY POLYETHYLENE	TEMP	TEMPORARY
HGL	HYDRAULIC GRADE LINE	TG	TOP OF GRATE
HP	HIGH POINT	TP	TOP OF PAVEMENT
INV	INVERT	TOS	TOP OF STEPS
IRR	IRRIGATION	TYP	TYPICAL
JT	JOINT TRENCH	VC	VERTICAL CURVE
LF	LINEAR FEET	W, WL	WATERLINE
LP	LOW POINT	WE	WATER LINE EASEMENT
LT	LEFT	WM	WATER METER
		WS	WATER SERVICE
		WV	WATER VALVE

CUT AND FILL

1. CUT 220 CY

2. FILL 170 CY

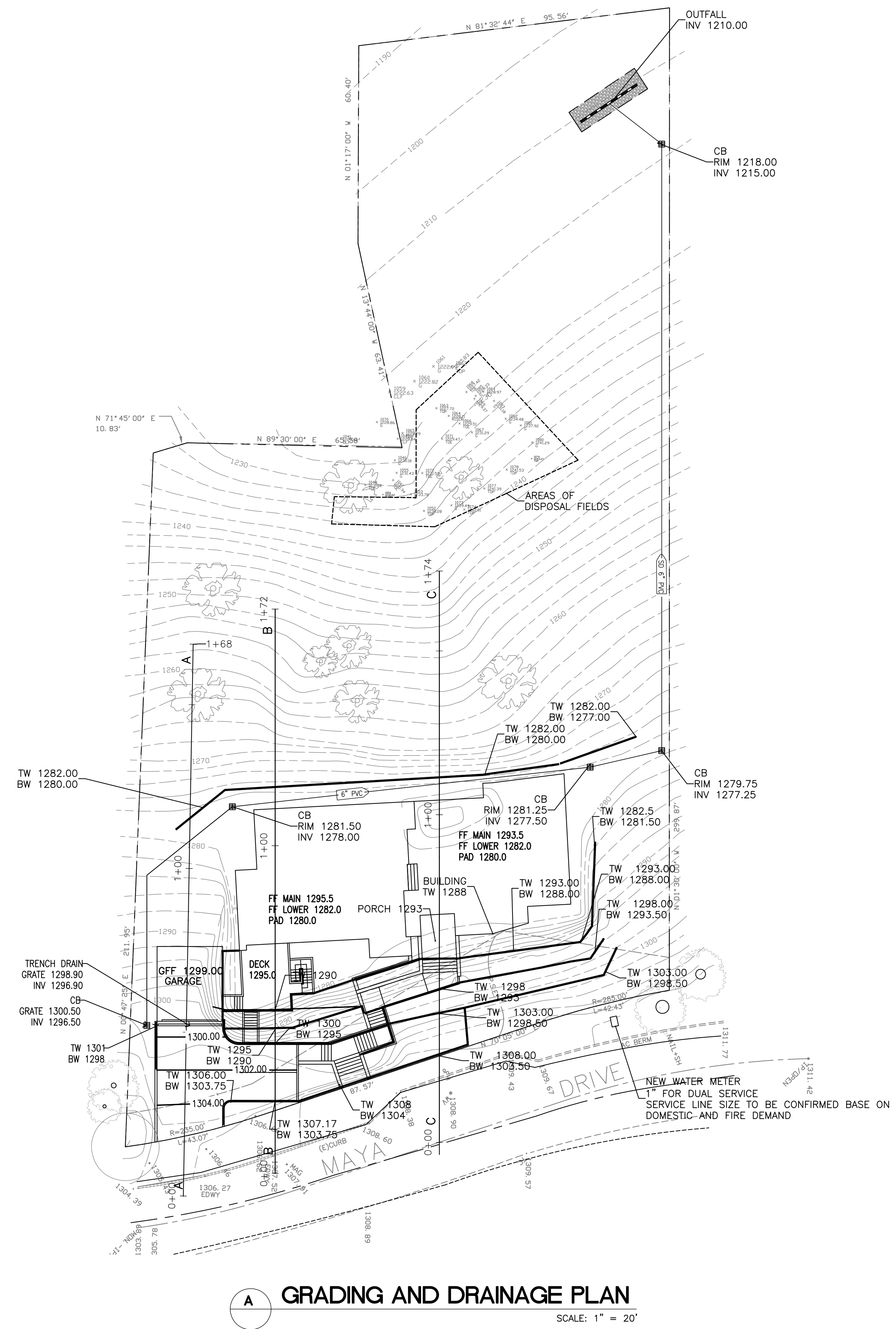
3. NET EXPORT 50 CY

overhead

underground

BEFORE YOU EXCAVATE

48 HOURS BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS NEAR OVERHEAD POWER LINES, CALL 1-800-624-2444



PROPOSED	EXISTING	PROPOSED	EXISTING

- NOTES
1. ALL GRADING SHALL CONFORM TO THE SANTA CLARA COUNTY STANDARDS

2. ALL GRADING SHALL BE DONE UNDER SUPERVISION OF THE PROJECT SOILS ENGINEER WHEN A SOIL STUDY WAS CONDUCTED

3. OBTAIN ENCROACHMENT PERMIT AS REQUIRED FOR WORK WITHIN RIGHT OF WAY.

4. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE WITH A MIN. 5% SLOPE FOR MIN. DISTANCE OF 5FT AT LANDSCAPED AREAS

5. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.

6. AREA DRAINS SHALL HAVE A MIN. 6 INCHES DIAMETER GRATE OPENINGS

7. ALL DRAIN LINES SHALL HAVE A 1% MIN. SLOPE

8. WHEN A PERFORATED DRAIN LINE IS CONNECTED TO A SOLID DRAIN LINE, THE INVERT OF THE SOLID DRAIN SHALL BE HELD BELOW THE INVERT OF THE PERFORATED LINE

9. ALL STORM DRAIN PIPE SHALL BE PVC SOR 35 OR EQUIVALENT, SLOPED AT 1% MIN, UNLESS OTHERWISE SPECIFIED ON THE PLANS. PIPES SHALL BE SIZED AS SPECIFIED ON THE PLANS. ALL CHANGES IN DIRECTIONS SHALL BE MADE WITH A WYE CONNECTION, ELBOWS. TEE'S SHOULD BE AVOIDED

10. UTILITY COMPANIES SHALL BE CONSULTED AND NECESSARY PERMITS SHALL BE SECURED FOR DISCONNECTION/RECONNECTION OF UTILITY SERVICE LINES.

11. INSTALLATION/CONNECTION OF GAS AND ELECTRIC METERS SHALL BE COORDINATED BY THE CONTRACTOR WITH PG&E. GAS SERVICE TO BE DETERMINED BY PG&E. TYPICAL TRENCH SECTION PER LATEST EDITION OF PG&E GREEN BOOK

12. GRASS SWALES SHALL BE 12" WIDE, WITH SIDE SLOPE 3:1 (3" DROP) AND HYDROSEEDED TO AVOID EROSION.

13. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES. INSTALL PRESSURE TREATED WOODEN GRADE HEADER FOR GRADE DIFFERENCES LESS THAN 12".

14. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FO DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMEN OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE SURVEYOR.

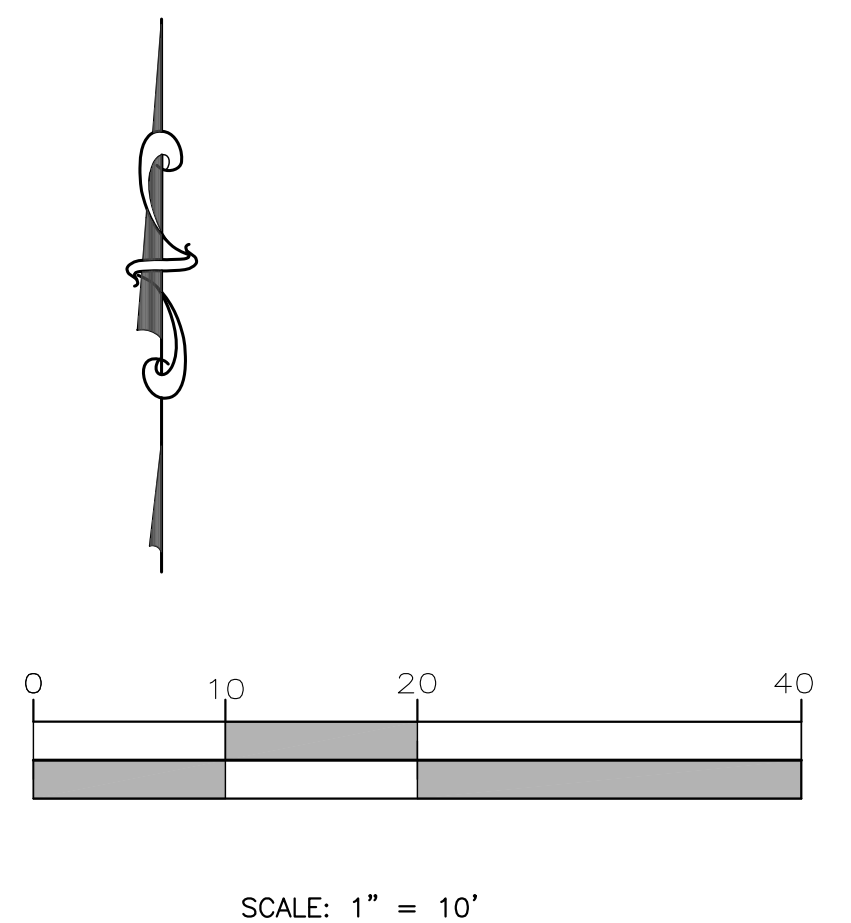
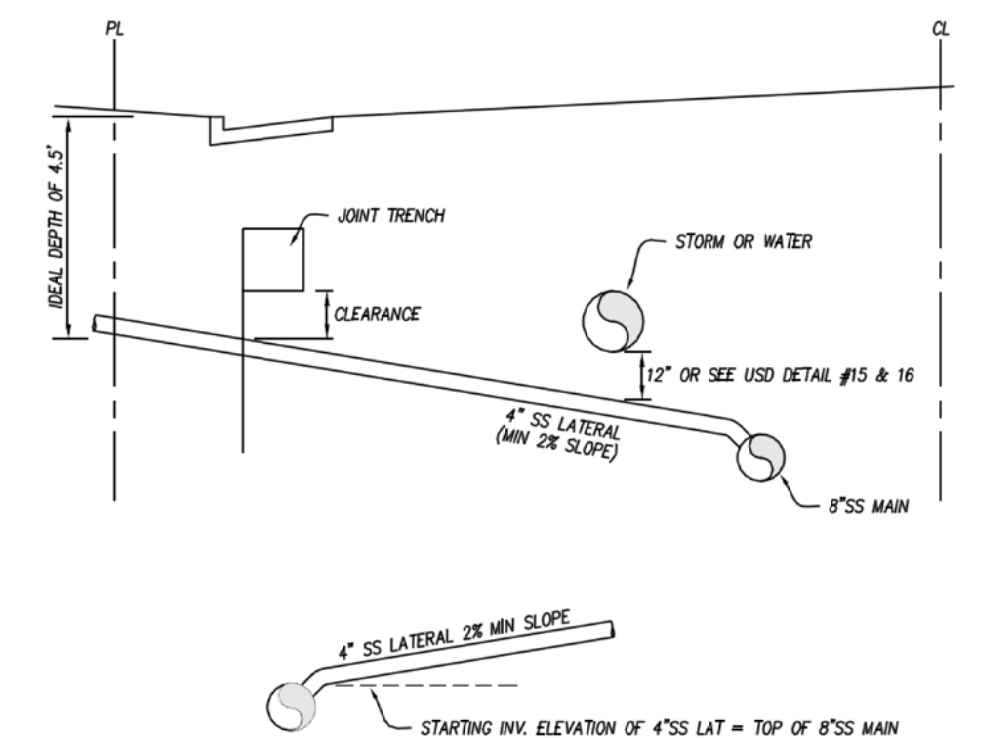
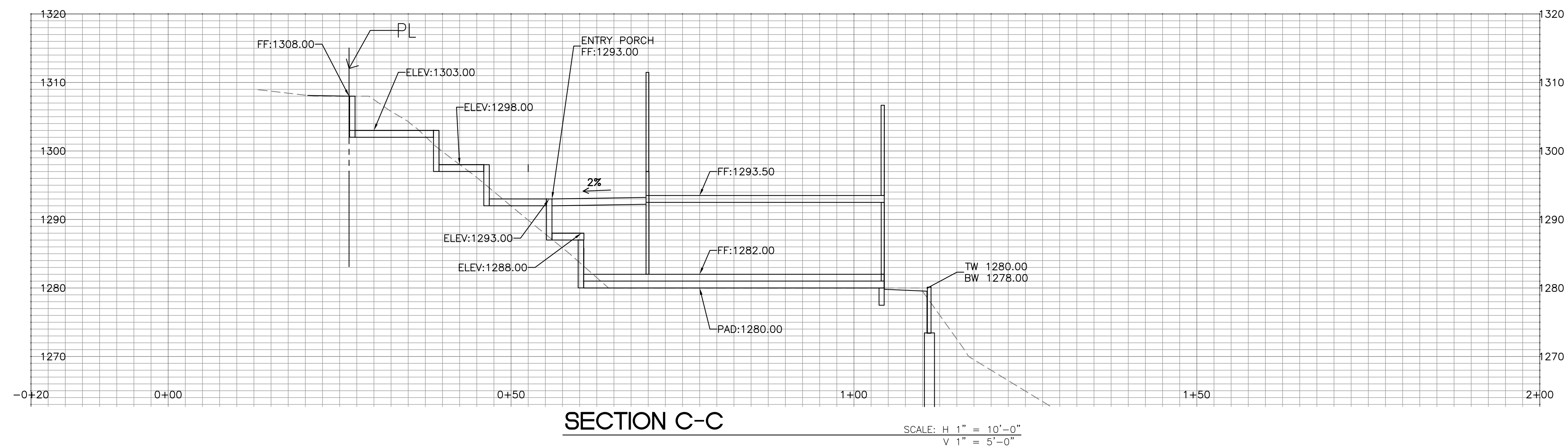
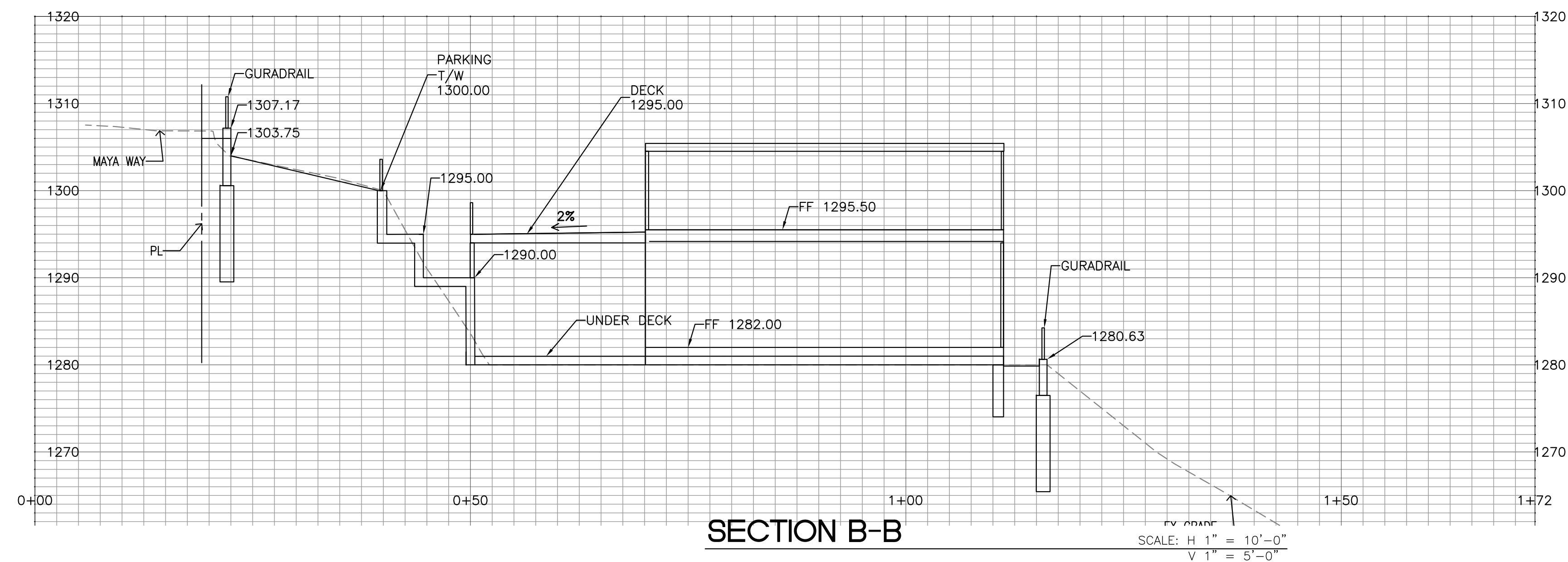
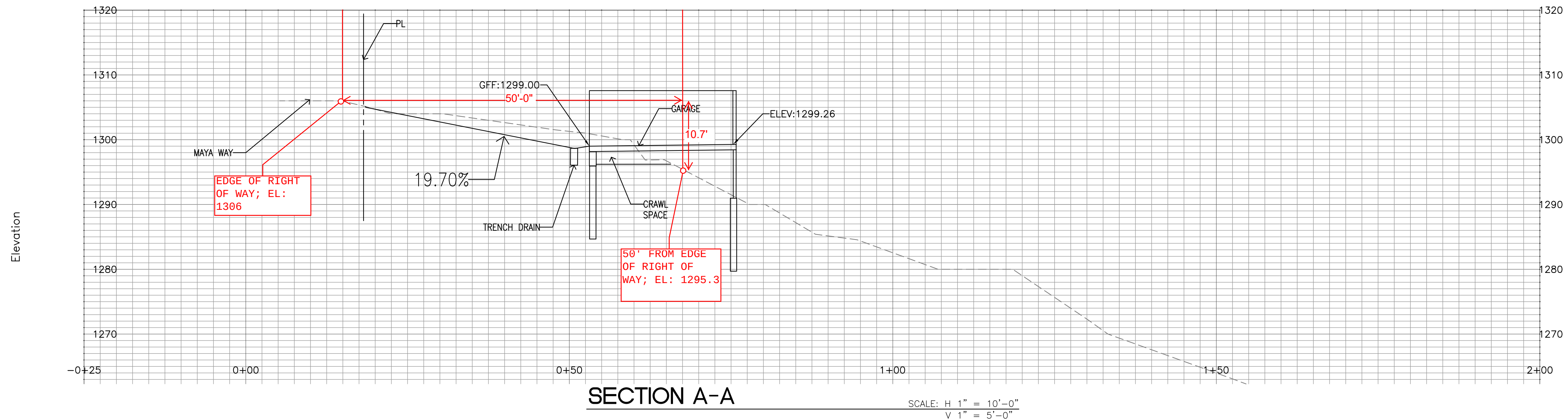
16. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.

17. SEE SOILS REPORT (WHEN APPLICABLE) FOR PREPARATION OF PAD

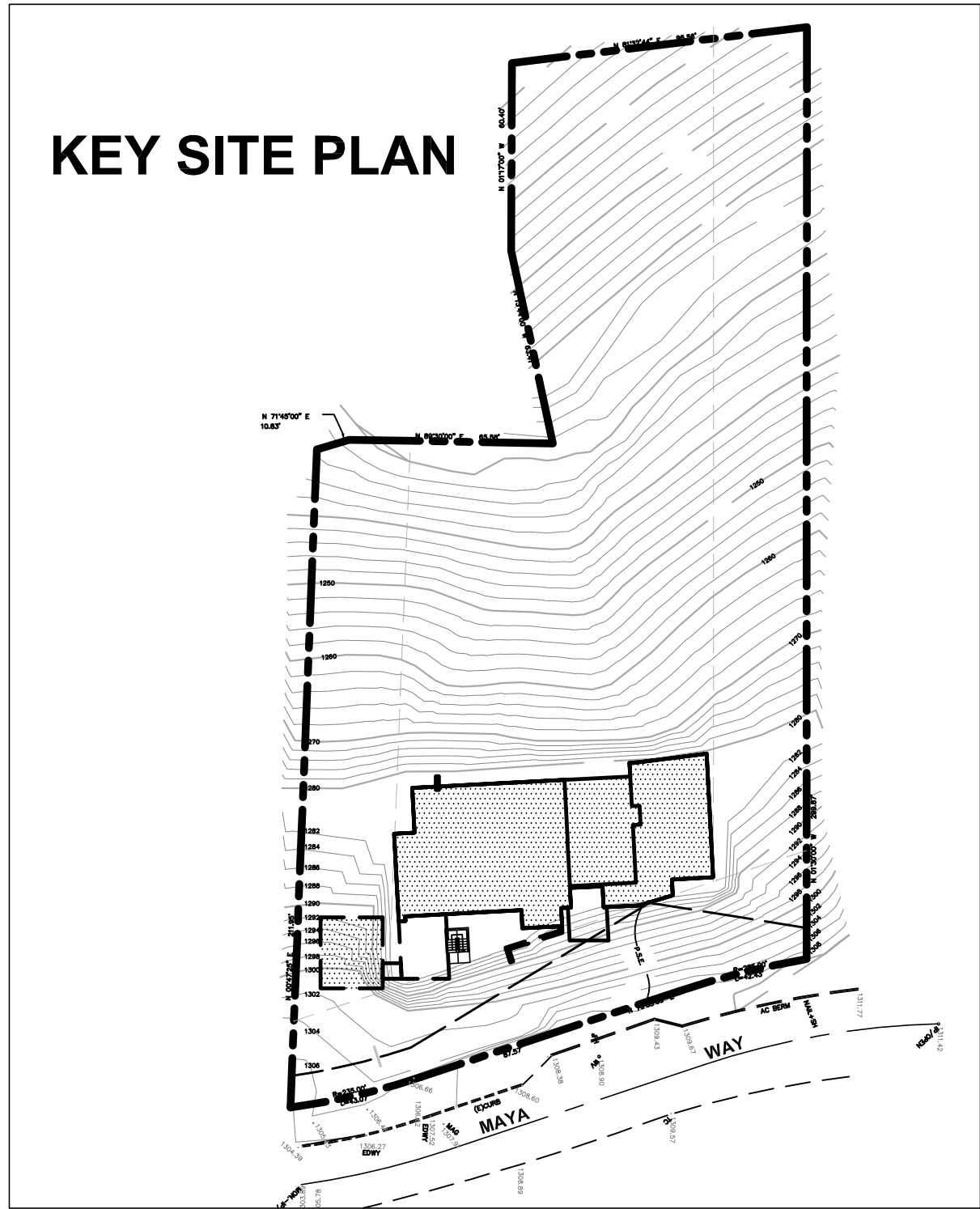
REMARKS

1. DRAWINGS BASED ON TOPOGRAPHIC SURVEY BY WESTFALL ENGINEERS

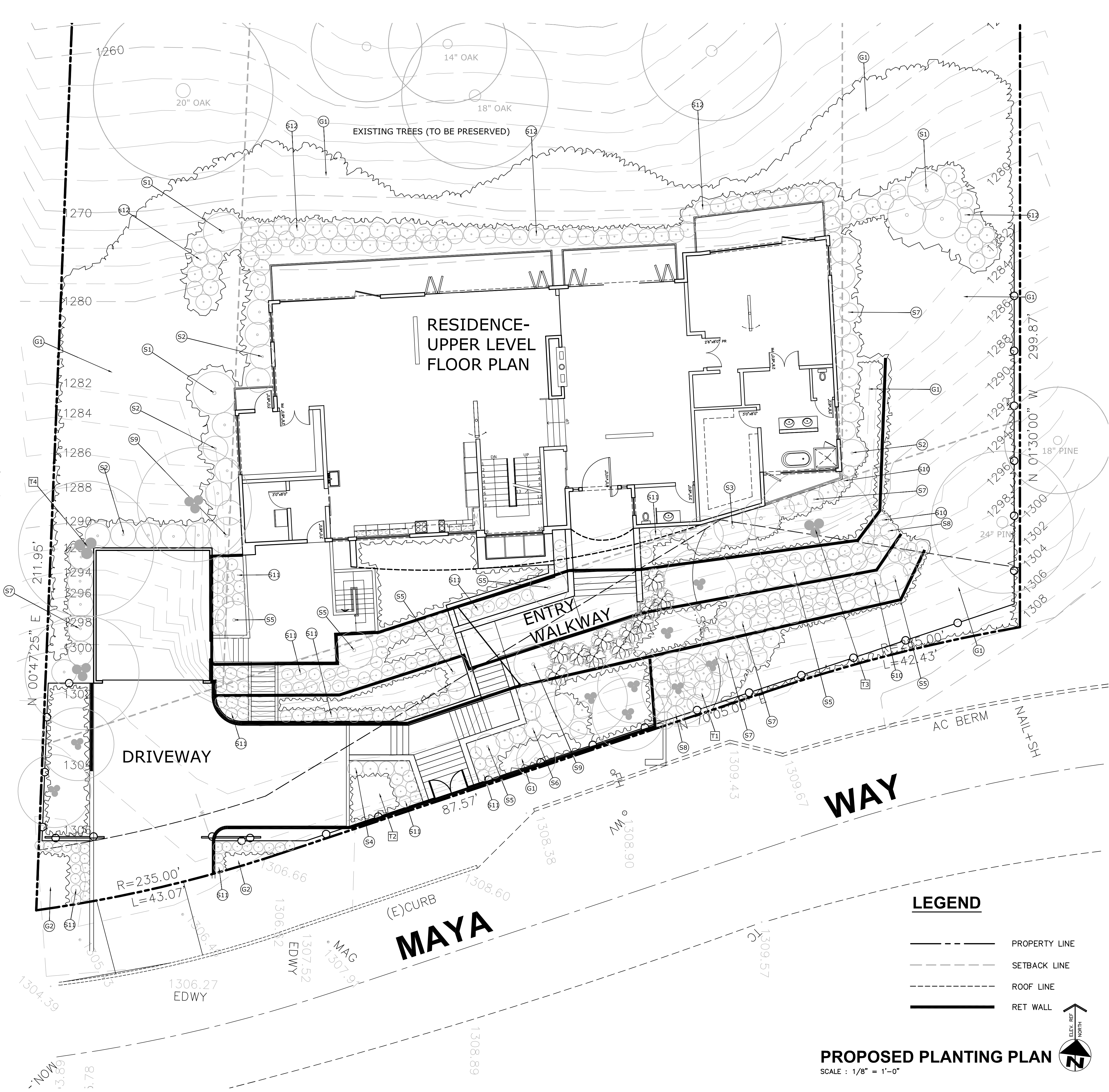
SCALE: 1" = 20'



DATE:	3-26-2020	NO.	REVISION	DATE	DIRECTED BY:		 GPM ENGINEERS 3340 WALNUT AVE., SUITE 292 FREMONT, CA 94536 TEL. (650) 331-7264 FAX (650) 472.9004 MGENIDY@GPMENGINEERS.COM CIVIL ■ STRUCTURAL ■ PLANNING ■ DEVELOPMENT	PROJECT:	NEW RESIDENCE AT 16227 MAYA WAY LOS GATOS, CA 95030	SHEET TITLE:	Revised Site Sections	SHEET NUMBER C2.2 SHEET 2 OF 2
SCALE:	AS NOTED	△										
DESIGNED BY:	MG	△										
DRAWN BY:	EH	△										
		△										



PLANT PALETTE:					
KET	SIZE	BOTANICAL NAME	COMMON NAME	HTXSP	W
TREES::					
T1	15 GAL	ACER PALMATUM "SANGO KAKU"	JAPANESE MAPLE	25'x18'	M
T2	24" BOX	LAGERSTROEMIA INDICA "TUSCARORA"	CRAPE MYRTLE	22'x12'	L
T3	15 GAL	QUERCUS AGRIFOLIA (MULTI)	COAST LIVE OAK	50'x60'	VL
T4	24" BOX	QUERCUS SUBER	CORK OAK	40'x35'	L
SHRUBS & PERENNIALS:					
S1	5 GAL	ALYOGYNE HUEGELII	BLUE HIBISCUS	6'x6'	L
S2	5 GAL	ARCTOSTAPHYLOS DENSIFLORA "HOWARD MCMINN"	MANZANITA	6'x12'	L
S3	15 GAL	BAMBUSA MULTIPLEX "GOLDEN GODDESS"	BAMBOO	8'x4'	L
S4	5 GAL	BERBERIS THUNBERGII ATROPURPUREA "CRIMSON PYGMY"	DWARF BARBERRY	2'x3'	L
S5	5 GAL	ECHIU CADICANS	PRIDE OF MADEIRA	5'x8'	L
S6	1 GAL	LAVANDULA ANGUSTIFOLIA "BUENA VISTA"	ENGLISH LAVENDER	2'x2'	L
S7	5 GAL	PHORMIUM HYBRID "MAORI MAIDEN"	FLAX	3'x5'	L
S8	5 GAL	PHORMIUM HYBRID "MAORI QUEEN"	FLAX	3'x4'	L
S9	5 GAL	PHORMIUM TENAX	NEW ZEALAND FLAX	8'x8'	L
S10	5 GAL	SALVIA MICROPHYLLA "HOT LIPS"	SAGE	2'x2'	L
S11	1 GAL	TULBAGHIA VIOLACEA	SOCIETY GARLIC	2'x2'	M
S12	5 GAL	WESTRINGIA FRUTICOSA "WYNYABBLE GEM"	COAST ROSMARY	5'x8'	L
GROUND COVERS:					
G1	1 GAL	ARCTOSTAPHYLOS (24" O.C.) "EMERALD CARPET"	DWARF MANZANITA	1'x5'	L
G2	1 GAL	BOUGAINVILLEA "OO " LA " LA"	BOUGAINVILLEA	1.5'x6'	M
W (WUCOLS):					
WATER USE CLASSIFICATION OF LANDSCAPE SPECIES					
GEOGRAPHICAL REGION: NORTH / CENTRAL COASTAL					
CATAGORIES OF WATER REQUIREMENTS					
H	HIGH WATER REQUIREMENT				
M	MODERATE WATER REQUIREMENT				
L	LOW WATER REQUIREMENT				
VL	VERY LOW WATER REQUIREMENT				
NOTE: PLANT WATER REQUIREMENT CATAGORIES / RATINGS ARE BASED ON WUCOLS IV ; PUBLISHED JANUARY 2014.					



T SQUARE CONSULTING GROUP, Inc.

2050 CONCOURSE DRIVE, #60 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE

For: Mr. & Mrs. Chiu

16227 Maya Way, Los Gatos, Santa Clara County

PROPOSED LANDSCAPE PLAN

DATE: 07/15/19

JOB NO. TS190726

ISSUE & REVISION

4/23/20	SUBMITTAL
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NO.

L-1

DRAWN BY: CW

IRRIGATION SYSTEM COMPONENT SPECIFICATION

NOTE: OR APPROVED EQUAL.

SPRINKLERS:

SYMBOL MANUF. MODEL # NOZZLE PSI PAT. RAD GPM

SPRAY HEADS (GRASS AREAS):

RAIN BIRD 1806-SAM 15Q 30 90(MPR) 15' 0.92 30 TRAJ.
RAIN BIRD 1806-SAM 15H 30 180(MPR) 15' 1.85 30 TRAJ.
RAIN BIRD 1806-SAM 15F 30 360(MPR) 15' 3.70 30 TRAJ.

SPRAY HEADS (SHRUB & GROUND COVER AREAS):

RAIN BIRD 1806-SAM 8Q 30 90(MPR) 8' 0.26 10 TRAJ.
RAIN BIRD 1806-SAM 8H 30 180(MPR) 8' 0.52 10 TRAJ.
RAIN BIRD 1806-SAM 10Q 30 90(MPR) 10' 0.39 15 TRAJ.
RAIN BIRD 1806-SAM 10H 30 180(MPR) 10' 0.79 15 TRAJ.
RAIN BIRD 1806-SAM 15F 30 360(MPR) 15' 3.70 30 TRAJ.
RAIN BIRD 1806-SAM 15H 30 180(MPR) 15' 1.85 30 TRAJ.
RAIN BIRD 1806-SAM 15-EST 30 4'X15' 0.61 30 TRAJ.
RAIN BIRD 1806-SAM 15-SST 30 4'X30' 1.21 30 TRAJ.

BUBBLER HEADS (TREES & VINES):

RAIN BIRD PRESSURE COMPENSATING FULL CIRCLE BUBBLER;
MODEL # 1401 TRICKLE PATTERN; 0.25 G.P.M.
NOTE: TWO BUBBLERS @ EACH TREE; INSTALLED IN GRAVEL FILLED
PERFORMED AERATION TUBE; RAIN BIRD ROOT WATERING SYSTEM
MODEL #RWS-B-C-1401 (WITH CHECK VALVE). SET GRATE FLUSH WITH
FINISH GRADE.

DRIP EMITTERS:

PEPCO QUADRA-BUBBLER: 0.64 G.P.M.
PEPCO OCTA-BUBBLER: 1.28 G.P.M.
NOTE:
1 GAL \$ 5 GAL. PLANTS TO HAVE TWO (2) DISTRIBUTION TUBE OUTLETS
EACH.
15 GAL PLANTS TO HAVE THREE (3) DISTRIBUTION TUBE OUTLETS EACH.

AUTOMATIC IRRIGATION CONTROLLER:

HUNTER AUTOMATIC IRRIGATION CONTROLLER WITH SEASONAL ADJUSTMENT
AND SENSOR PROGRAMMABILITY; MODEL # PCC-1200(12-STATIONS) WITH
PC-SERIES STATION EXPANSION MODULE #PCM-300 INTERNAL 120 VAC
TRANSFORMER; OUTDOOR MODEL.

WEATHER SENSOR DEVICE:

HUNTER SOLAR-SYNC SYSTEM (INCLUDES: WIRELESS SOLAR-SYNC SENSOR,
WIRELESS RECEIVER AND NODULE); PROGRAM RUN TIMES AND RAIN /
FREEZE SHUTOFF FEATURES; INSTALL PER MANUFACTURER'S
SPECIFICATIONS AND RECOMMENDATIONS

FLOW SENSOR

CREATIVE SENSOR TECHNOLOGY (CST) FLOW SENSOR; MODEL FSI SERIES
(SIZE:1-1/2"). INSTALL IN AMETEK GREEN PLASTIC VALVE BOX WITH
LOCKING LID; PER DETAIL.

MASTER REMOTE CINTROL VALVE

BUCKNER / SUPERIOR MASTER REMOTE CINTROL VALVE MODEL #3200
(SIZE TO MATCH STATIC PRESSURE MAINLINE PIPING). INSTALL IN AMETEK
GREEN PLASTIC VALVE BOX WITH LOCKING LID; PER DETAIL.

REMOTE CINTROL VALVES (DRIP HYDROZONES):

RAIN BIRD ELECTRIC REMOTE CONTROL VALVE FOR DRIP &
QUADRA-BUBBLER HYDROZONES; MODEL #PEB-PRS-D SERIES (SIZES: 1"
#100 AND 1-1/2" #150). INSTALL WITH BALL VALVE MODEL: KBI OR
APPROVED EQUAL. RAIN BIRD PRESSURE REGULATING MODULE AND HARDIE
#420 FILTER (150 MESH). BALL VALVE AND FILTER SIZES TO MATCH
REMOTE CINTROL VALVE SIZE. INSTALL CIMPONENTS WITHIN AMETEK GREEN

BACFLOW PREVENTION UNIT (B.P.U.):

FEBCO MODEL #825-Y REDUCED PRESSURE BACFLOW PREVENTION DEVICE.
SIZE TO BE 2" (UNLESS OTHERWISE NOTED ON PLANS). B.P.U. TO BE
INSTALLED WITH FREEZE PROTECTION JACKET WITHIN VANDAL RESISTANT
ENCLOSURE (PER DETAIL). CONTRACTOR SHALL SUBMIT MATERIAL
SPECIFICATIONS FOR JACKET & ENCLOSURE FOR APPROVAL, PRIOR TO
INSTALLATION.

QUICK-COUPLER VALVE (Q.V.C.):

RAIN BIRD MODEL #44RC (SIZE: 1") QUICK-COUPLER VALVE WITH YELLOW
CAP; INSTAL WITHIN AMETEK GREEN ROUND PLASTIC VALVE BOX (PER
DETAIL). Q.V.C. TO BE LOCATED @ APPROXIMATELY 100' O.C. SPACING; AS
SHOWN ON PLANS.

QUICK-COUPLER VALVE (Q.V.C.):

LATERAL LINE PIPE TO BE CLASS 200 P.V.C. TYPE 1120-1220. PIPE SIZE
PER PIPE SIZING CHART BASED ON G.P.M. DEMANDS (OR AS SHOWN ON
PLANS). TWELVE (12) INCH MINIMUM COVER FROM TOP OF PIPE TO FINISH
GRADE. INSTALL PER DETAIL.

STATIC PRESSURE MAINLINE PIPE TO BE SCHEDULE 40 P.V.C. TYPE 1
120-1220. PIPE SIZE TO BE TWO (2) INCH MINIMUM UNLESS OTHERWISE
DESIGNATED ON PLANS. EIGHTEEN (18) INCH MINIMUM COVER FROM TOP OF
PIPE TO FINISH GRADE. INSTALL PER DETAIL.

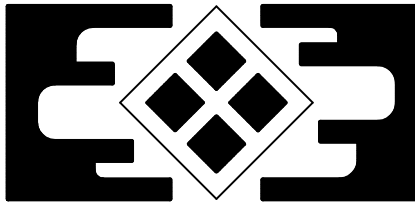
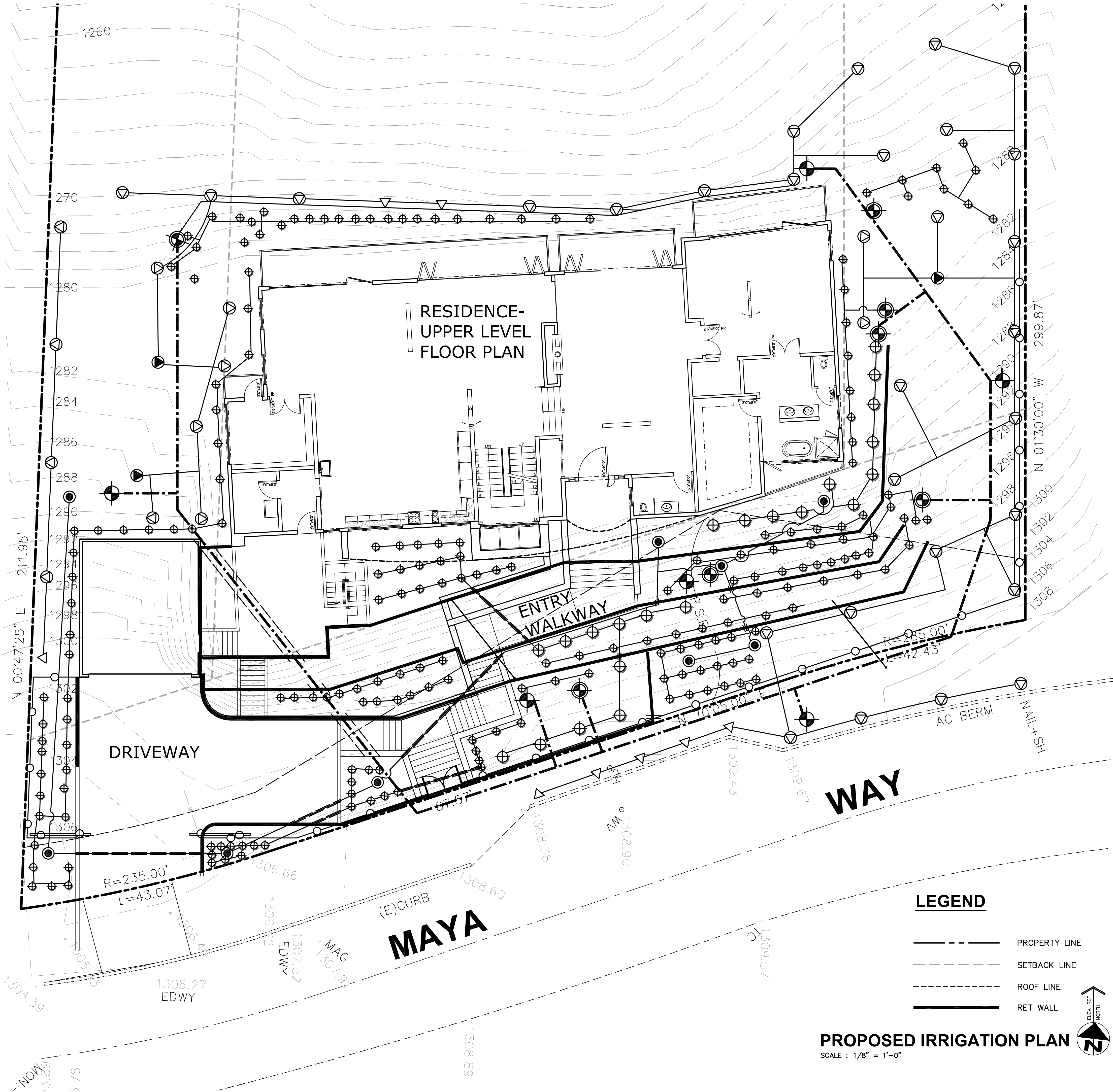
IRRIGATION SYSTEM PIPE SLEEVES (FOR PLACEMENT OF LATERAL LINE
PIPING, STATIC PRESSURE MAINLINE PIPING AND CINTROL WIRE CABLING).
SLEEVE PIPE TO BE SCHEDULE 40 P.V.C. TYPE 1120-1220. INSTALL THREE
(3) SLEEVES AT EACH LOCATION; SLEEVE SIZE TO BE SIX (6) INCH.
TWENTY-FOUR (24) INCH MINIMUM COVER FROM TOP OF PIPE TO
HARDSURFACE. SU-GRADE. SLEEVES TO EXTEND TWO (2) FEET BEYOND
EDGE OF HARDSURFACE.

AUTOMATIC IRRIGATION CONTROLLER:

WATER METER (SIZE: 1-1/2"), WITH TWO (2) INCH WATER SERVICE
LATERAL LINE. SEE CIVIL ENGINEER'S IMPROVEMENT PLANS; VERIFY EXACT
LOCATION IN-FIELD.

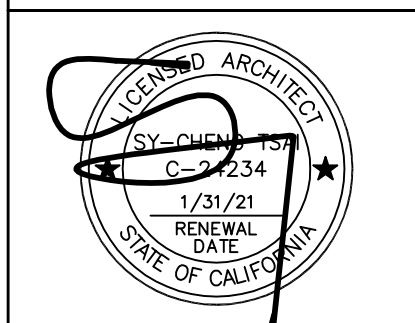
IRRIGATION PIPE SIZING CHART

PIPE SIZE	MAXIMUM G.P.M.
STATIC PRESSURE MAINLINE PIPING: SCH. 40 P.V.C.	
3/4"	8.0
1"	15.0
1-1/4"	24.0
1-1/2"	35.0
2"	50.0
2-1/2"	75.0
LATERAL LINE PIPING: CLASS 200 P.V.C.	
3/4"	6.0
1"	10.0
1-1/4"	20.0
1-1/2"	30.0
2"	50.0
2-1/2"	75.0



T SQUARE CONSULTING GROUP, Inc.
2050 CONCOURSE DRIVE, #60 TEL (408) 321-9988
SAN JOSE, CA 95131-1892 FAX (408) 321-9987

All plans, designs, arrangements & plans are created by and the property of T Square Consulting Group, Inc. and are not to be used, copied, or reproduced in any form without the written permission of T Square Consulting Group, Inc. All information is to be verified by all persons consulting with T Square Consulting Group, Inc. before any construction is begun. T Square Consulting Group, Inc. is not responsible for any errors or omissions in the plans or for any consequences arising therefrom.



SY-CHENG TSAI C-24234

(N) SINGLE FAMILY HOUSE
For: Mr. & Mrs. Chiu
16227 Maya Way, Los Gatos, Santo Clara County

PROPOSED IRRIGATION PLAN

DATE: 07/15/19
JOB NO. TS190726

ISSUE & REVISION

4/23/20	SUBMITTAL
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NO.

L-2

DRAWN BY: CW