

DEVARAJ RESIDENCE

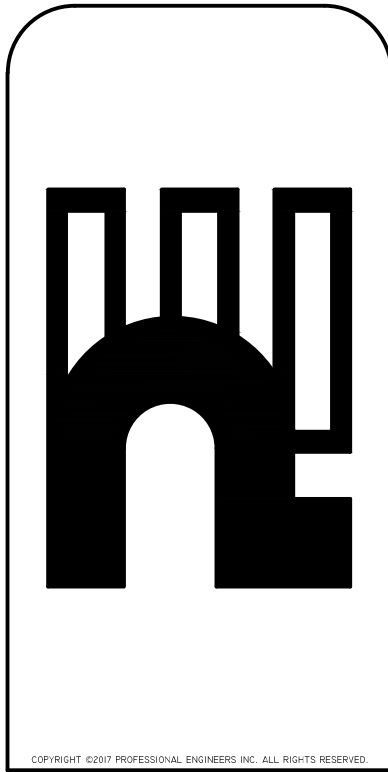
PROPOSED NEW SINGLE FAMILY HOME

10713 LARRY WAY

CUPERTINO, CA 95014

PARCEL MAP	PROJECT CONTACTS	PROJECT DATA	AREA CALCULATIONS	DRAWINGS INDEX																		
	OWNER: ALFRED DEVARAJ 10713 LARRY WAY CUPERTINO, CA 95014 DESIGNER/ENGINEER: PROFESSIONAL ENGINEERS INC. 10435 WUNDERLICH DRIVE CUPERTINO, CA 95014 650-644-7674 LANDSCAPE DESIGNER: LANDSCAPE PROS INC. 1098 S. 6TH STREET SAN JOSE, CA 95112 LAND SURVEYOR/CIVIL ENGINEER: OSCAR OSUNA, PE, PLS OSUNA ENGINEERING INC. 117 BERNAL ROAD SUITE 70-336 SAN JOSE, CA, 95119	APN: 316-02-007 OCCUPANCY GROUP: R-3 & U CONSTRUCTION TYPE: VB-FULLY SPRINKLERED ZONING: R1-A LAND USE: LOW DENSITY (1-5) NUMBER OF FLOORS: EXISTING: 2 (TWO) PROPOSED: 2 (TWO) BUILDING HEIGHT: EXISTING: 24'-0"± PROPOSED: 27'-0" LOT COVERAGE: EXISTING: 26.2% PROPOSED: 30.5% <table><tr><td>PROPOSED SETBACKS:</td><td>EXISTING SETBACKS:</td></tr><tr><td>1ST FLOOR:</td><td>1ST FLOOR:</td></tr><tr><td>FRONT: 30'</td><td>FRONT: 19'</td></tr><tr><td>REAR: 40'</td><td>REAR: 46'</td></tr><tr><td>SIDES: 10' (20' COMBINED)</td><td>SIDES: 8' (16' COMBINED)</td></tr><tr><td>2ND FLOOR:</td><td>2ND FLOOR:</td></tr><tr><td>FRONT: 30'</td><td>FRONT: 19'</td></tr><tr><td>REAR: 40'</td><td>REAR: 78'</td></tr><tr><td>SIDES: 19.5'/15.5' (35' COMBINED)</td><td>SIDES: 8.5'/48' (56.5' COMBINED)</td></tr></table>	PROPOSED SETBACKS:	EXISTING SETBACKS:	1ST FLOOR:	1ST FLOOR:	FRONT: 30'	FRONT: 19'	REAR: 40'	REAR: 46'	SIDES: 10' (20' COMBINED)	SIDES: 8' (16' COMBINED)	2ND FLOOR:	2ND FLOOR:	FRONT: 30'	FRONT: 19'	REAR: 40'	REAR: 78'	SIDES: 19.5'/15.5' (35' COMBINED)	SIDES: 8.5'/48' (56.5' COMBINED)	A) LOT: 9,429± SF B) NEW 1ST FLOOR: 2,172 SF C) NEW GARAGE: 500 SF D) NEW 2ND FLOOR: 1,067 SF E) DOUBLE HEIGHT: 329 SF F) NEW PORCH: 103 SF G) NEW COVERED PATIO: 102 SF H) NEW COVERED BALCONY: 158 SF H.a) NEW OVERHANG (18"): 340 SF I) TOTAL AREA: B+C+D+E+G= 4,170 SF F.A.R: (I/A)x100= (4,170/9,429)x100= 44.2% LOT COVERAGE: [(B+C+F+G+H.a)/A]x100= (3,217/9,429)x100= 34.1% 2ND TO 1ST FLOOR RATIO: [(B+C+G)/D]x100= (1,067/2,774)x100= 38.4%	<u>ARCHITECTURAL</u> A0 COVER SHEET A1 PROPOSED SITE PLAN A2 EXISTING SITE PLAN A3 EXISTING 1ST FLOOR PLAN A4 EXISTING 2ND FLOOR PLAN A5 PROPOSED 1ST FLOOR PLAN A6 PROPOSED 2ND FLOOR PLAN A7 PROPOSED ROOF PLAN A7.1 FLOOR AREA CALCULATION DIAGRAM A8 PROPOSED ELEVATIONS A9 PROPOSED ELEVATIONS A10 STREETSCAPE ELEVATION A11 BUILDING SECTION A12 BUILDING SECTION A13 MATERIAL BOARD <u>CIVIL</u> 1 BOUNDARY AND TOPOGRAPHIC MAP 2 BOUNDARY AND TOPOGRAPHIC MAP <u>LANDSCAPE</u> L0 LANDSCAPE PLAN L1.0 LANDSCAPE PLAN L2.0 LANDSCAPE PLAN L3.0 LANDSCAPE PLAN
PROPOSED SETBACKS:	EXISTING SETBACKS:																					
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SIDES: 19.5'/15.5' (35' COMBINED)	SIDES: 8.5'/48' (56.5' COMBINED)																					
DEFERRED SUBMITTAL / SEPARATE PERMITS	APPLICABLE CODES	SCOPE OF WORK	FIRE PROTECTION REQUIREMENTS																			
	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE CUPERTINO MUNICIPAL CODE ALL APPLICABLE COUNTY OF SANTA CLARA CODES & REGULATIONS	1) FULLY DEMOLISH EXISTING 2-STORY STRUCTURE TO BUILD A NEW 2-STORY HOUSE																				

NO.	REVISION	DATE	BY
1	PLAN CHECK COMMENTS	04-10-19	MM
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3	PLAN CHECK COMMENTS	06-06-19	MM
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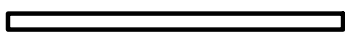
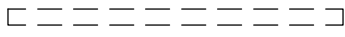
PROFESSIONAL ENGINEERS INC.

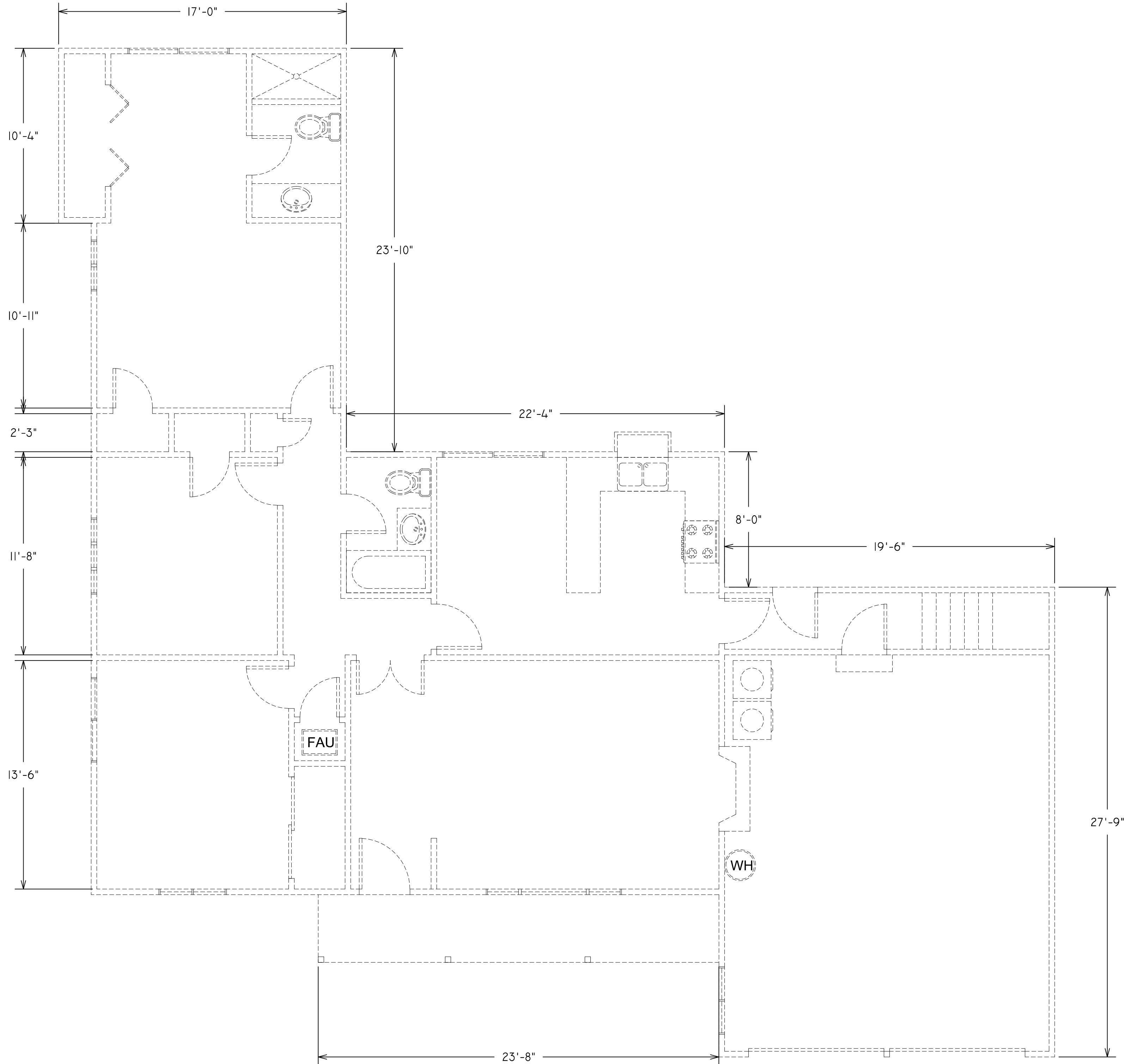
10435 WUNDERLICH DRIVE
CUPERTINO, CA 95014
TEL: 650-644-7674
INFO@PROENG.COM
WWW.PROENG.COM

DRAWN	MM
CHECKED	MK
SCALE	AS NOTED
JOB NO.	2418
ISSUED FOR	PLANNING
DATE	12/12/2018
SHEET	

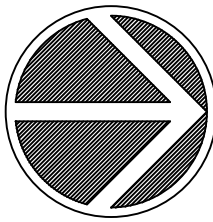
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NOTE:
(E) STRUCTURE TO BE FULLY DEMOLISHED.

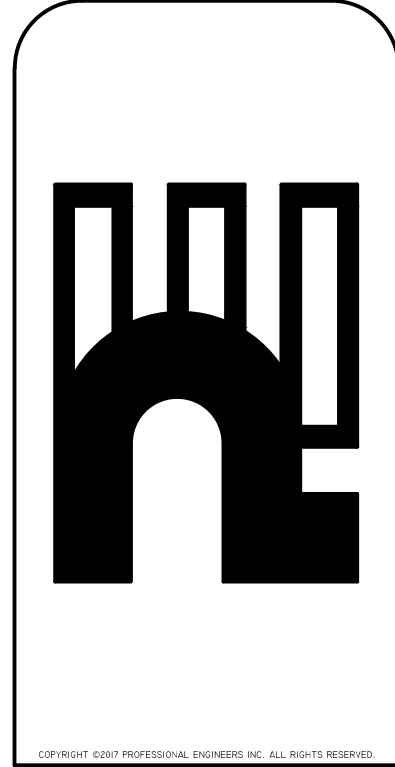
WALL SCHEDULE	
LEGEND	DESCRIPTION
	EXISTING WALL TO REMAIN (2X4 STUDS @ 16" O.C.)
	EXISTING WALL TO BE DEMOLISHED (2X4 STUDS @ 16" O.C.)



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



NO.	PLANCH/REVISIONS	DATE	BY
1	PLANCH/REVISIONS	05-20-19	MM
2	PLANCH/REVISIONS	06-06-19	MM
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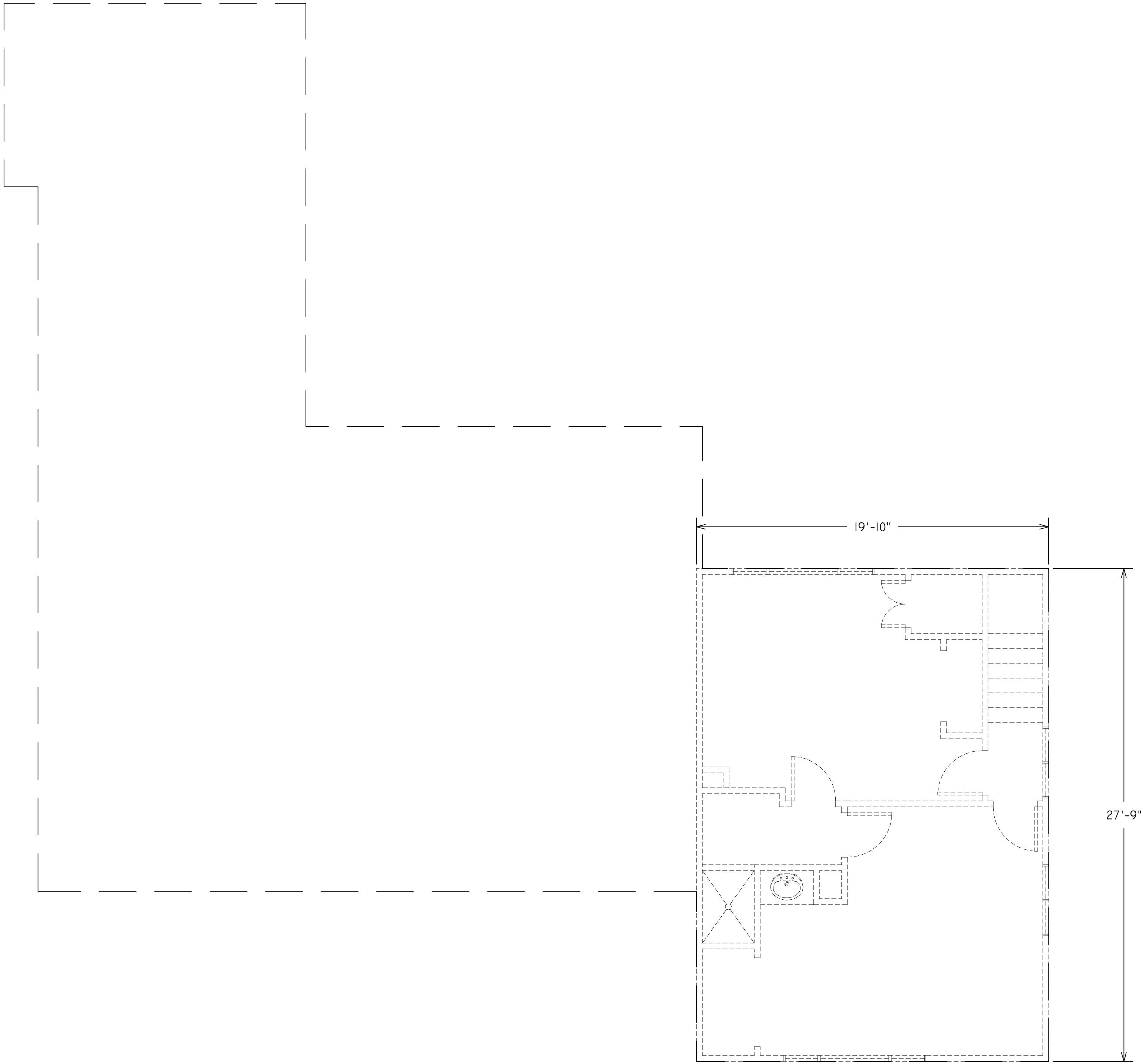
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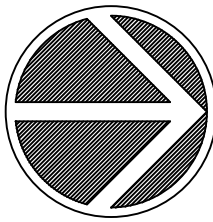
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NOTE:
(E) STRUCTURE TO BE FULLY DEMOLISHED.

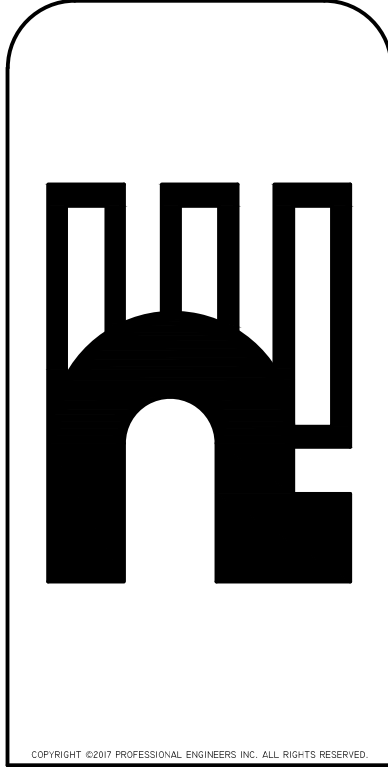
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LEGEND	DESCRIPTION
	EXISTING WALL TO REMAIN (2X4 STUDS @ 16" O.C.)
	EXISTING WALL TO BE DEMOLISHED (2X4 STUDS @ 16" O.C.)



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



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1	PLAN CHECK COMMENTS	04-10-19	MM
2	PLAN CHECK COMMENTS	05-20-19	MM
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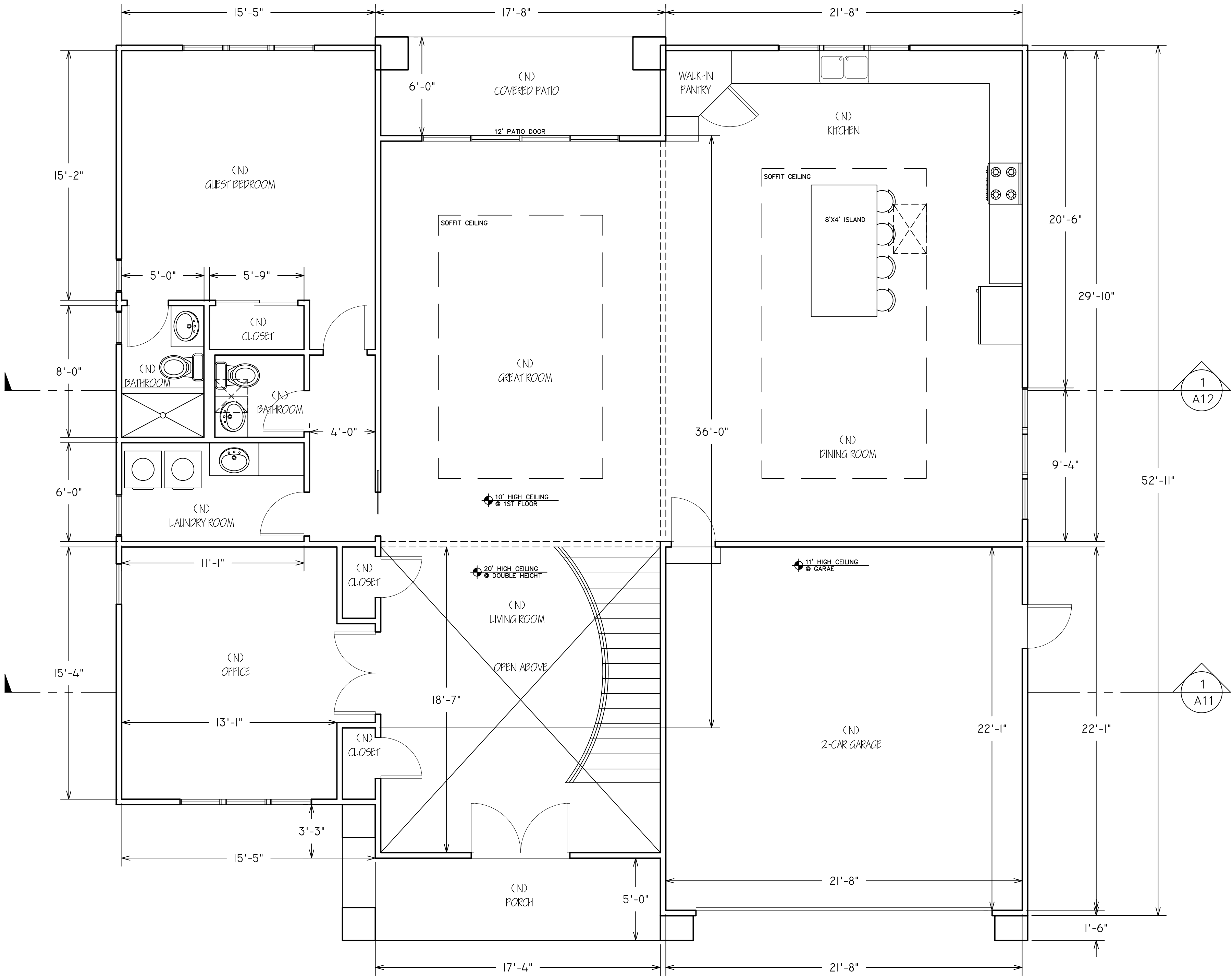
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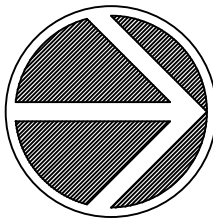
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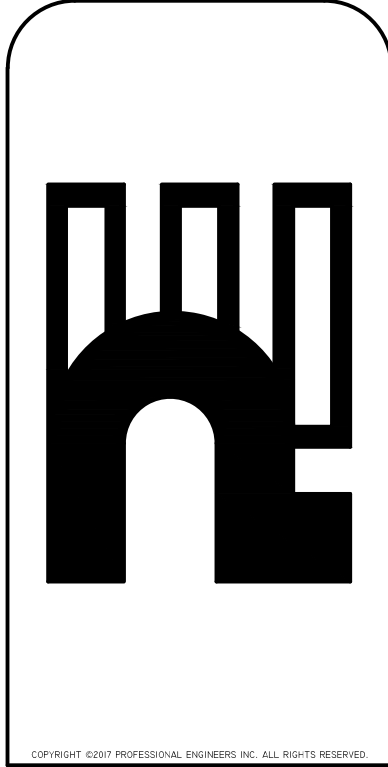
WALL SCHEDULE	
LEGEND	DESCRIPTION
	NEW WALL TO BE CONSTRUCTED (2X4 STUDS @ 16" O.C.)



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



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1	PLAN CHECK COMMENTS	04-10-19	MM
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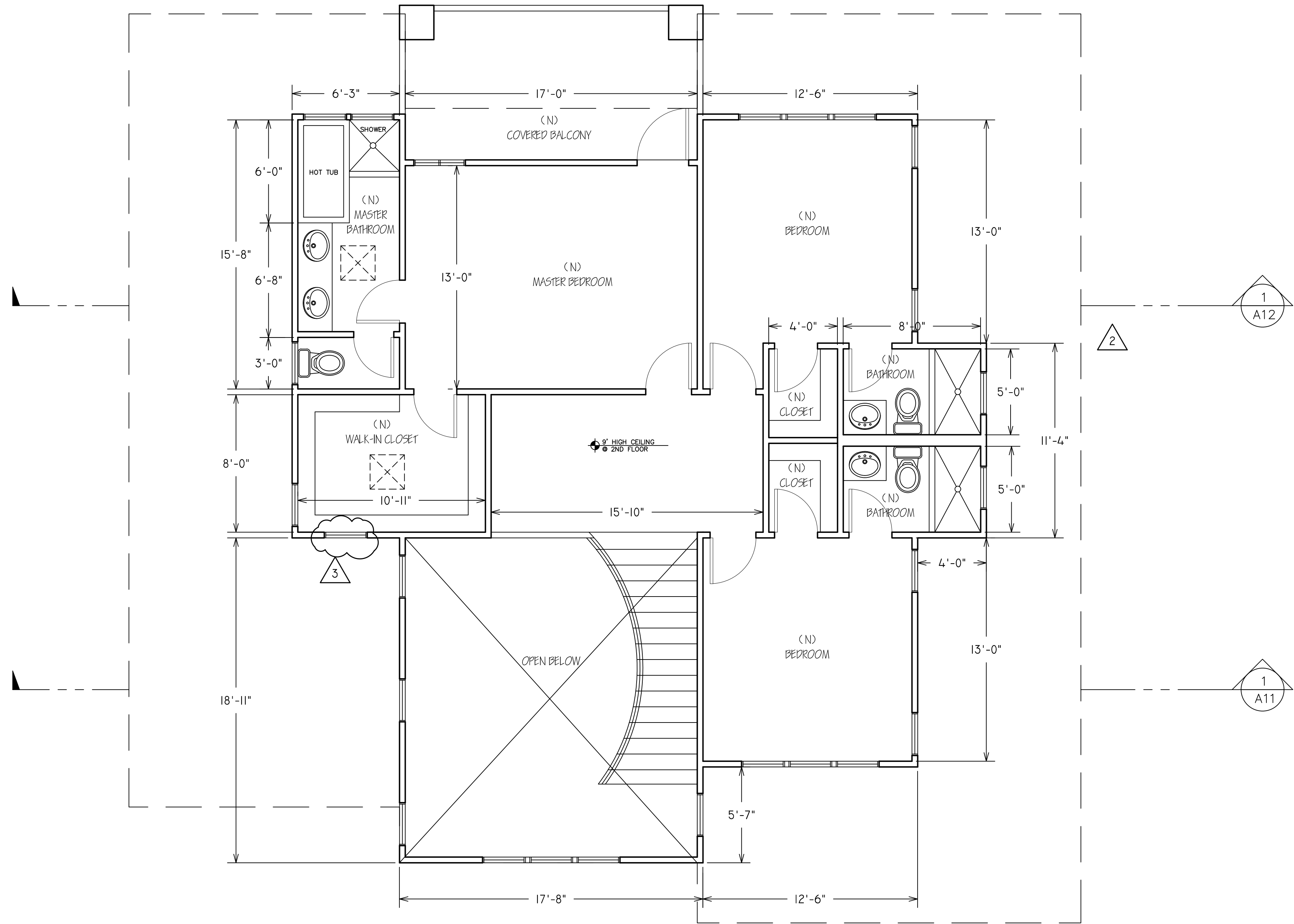


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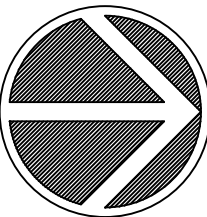
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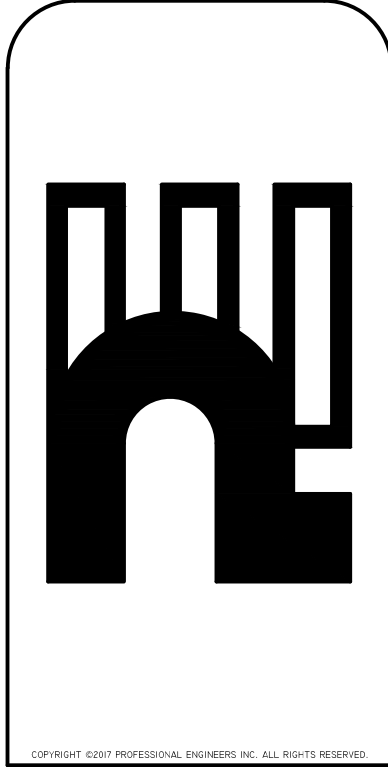
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PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



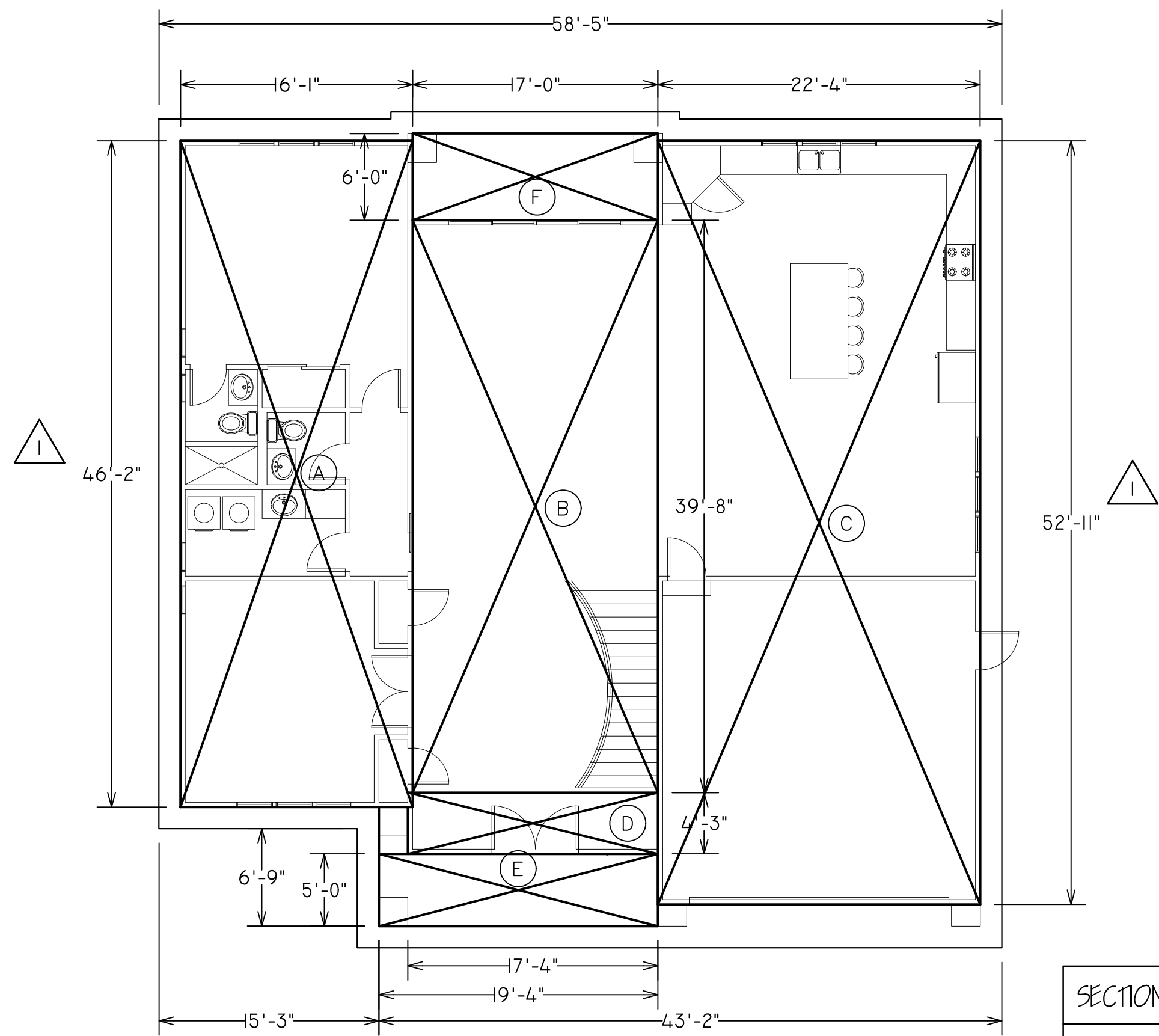
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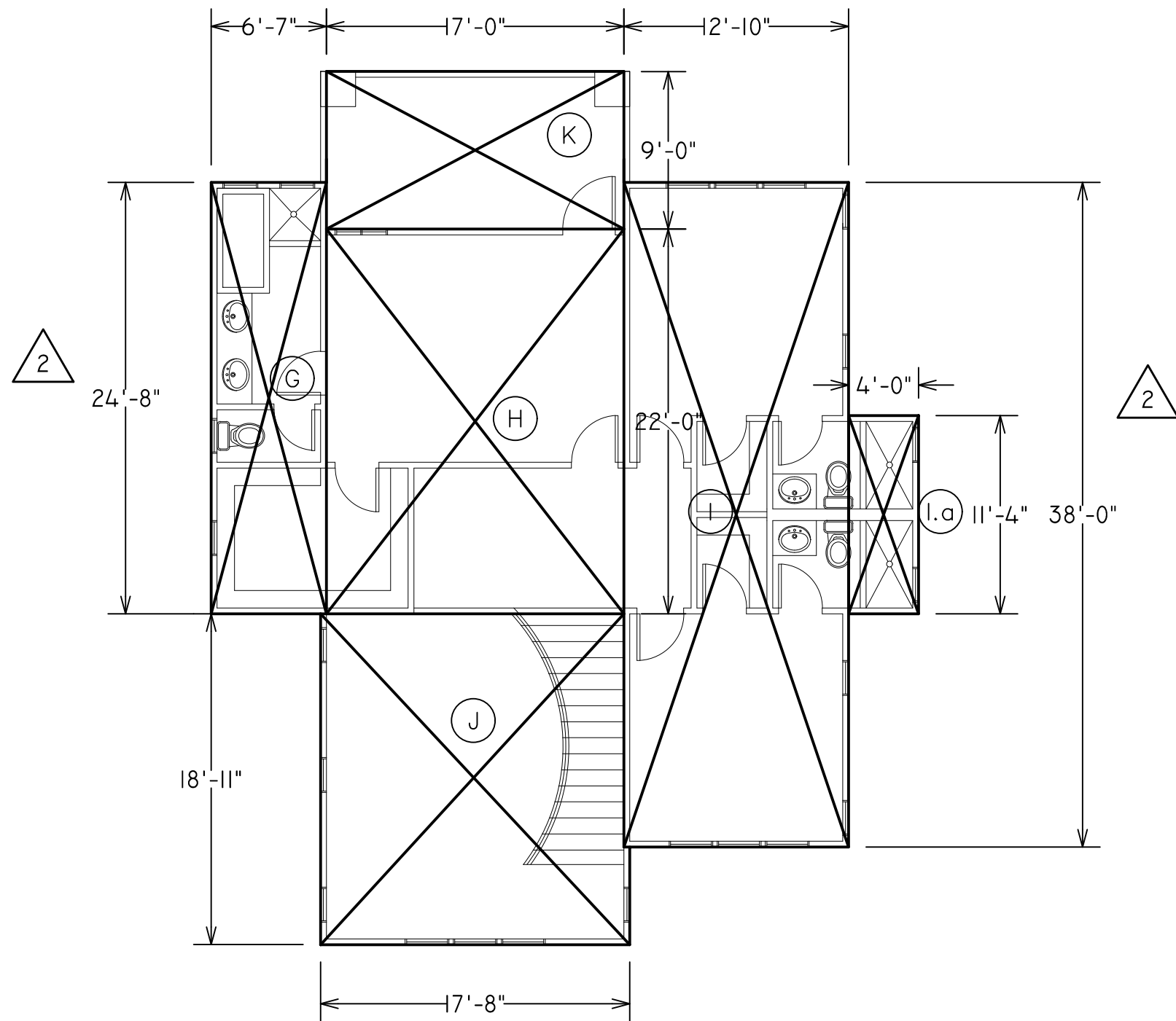
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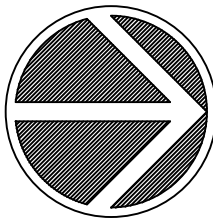
1ST FLOOR
SCALE: 1/8" = 1'-0"



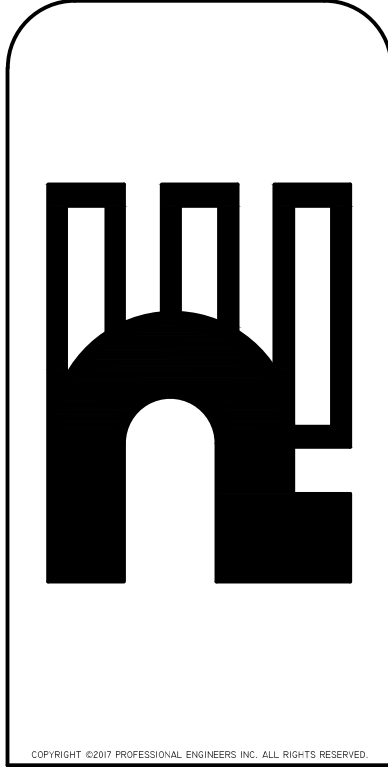
2ND FLOOR
SCALE: 1/8" = 1'-0"

SECTION	DIMENSION	AREA
A	46'-2" X 16'-1"	743 SF
B	39'-8" X 17'-0"	674 SF
C	52'-11" X 22'-4"	1,182 SF
D	17'-4" X 4'-3"	73 SF
E (PORCH)	19'-4" X 5'-0"	103 SF
F (PATIO)	17'-0" X 6'-0"	102 SF
OVERHANG	(52'11" + 58'5" + 46'2" + 15'3" + 6'9" + 43'2") X 1'-6"	340 SF
LOT COVERAGE		3,217 SF
G	24'-8" X 6'-7"	161 SF
H	22'-0" X 17'-0"	374 SF
I	38'-0" X 12'-10"	487 SF
I.a	11'-4" X 4'-0"	45 SF
J	18'-11" X 17'-8"	329 SF
F.A.R.		4,170 SF
K (BALCONY)	17'-0" X 9'-4"	158 SF

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



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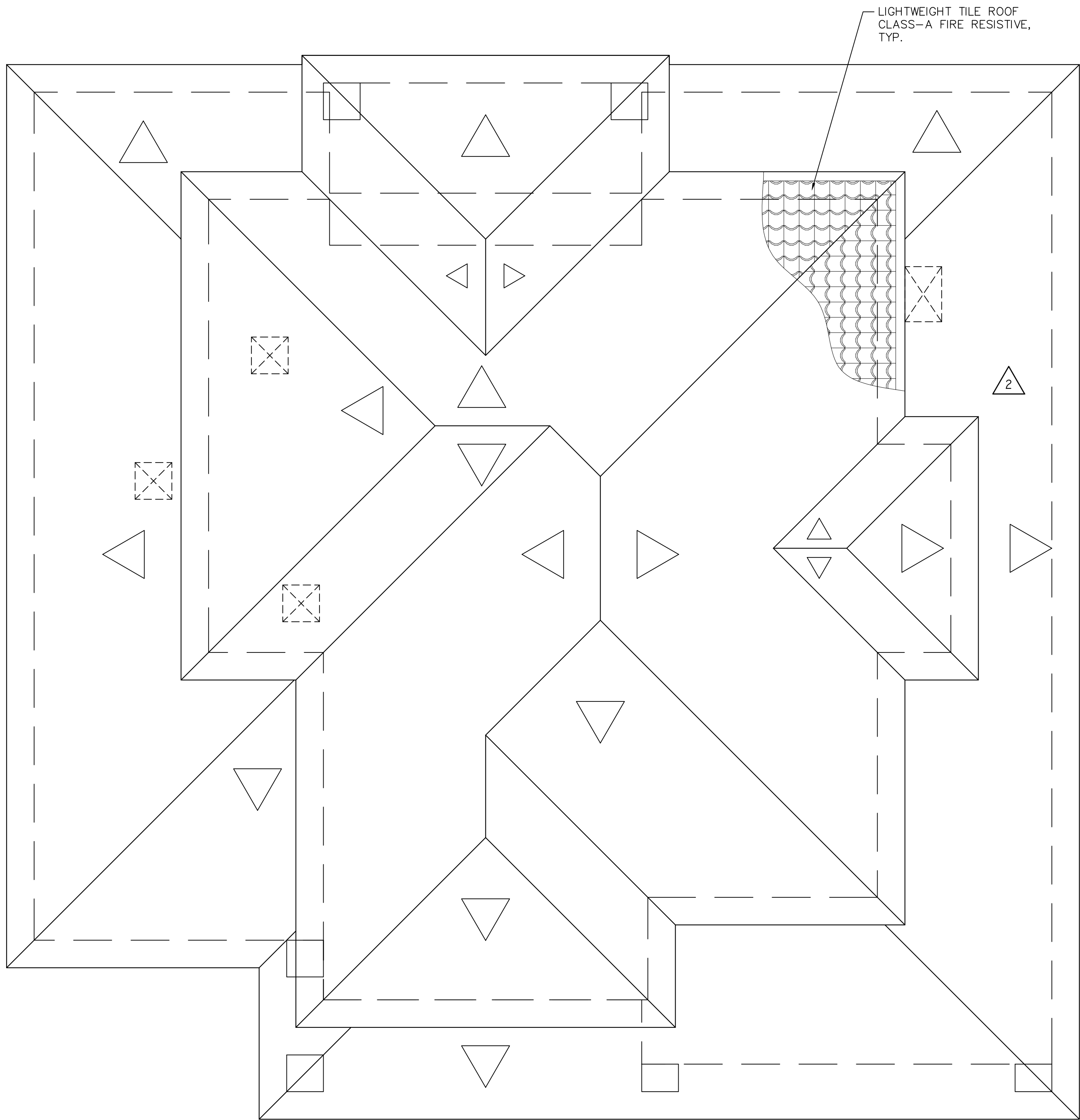


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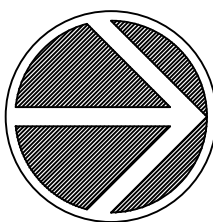
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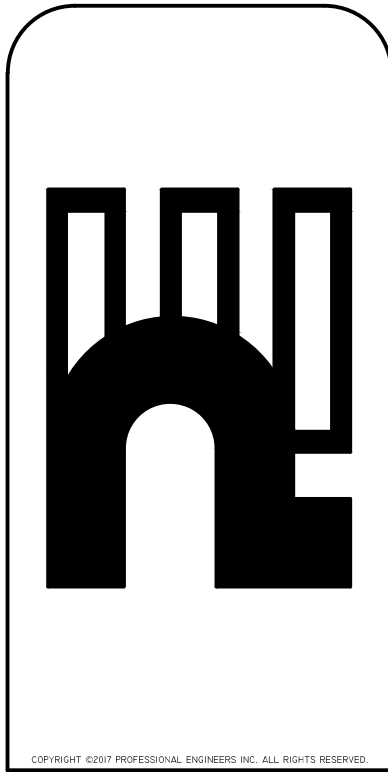
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PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"



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PROPOSED FRONT ELEVATION

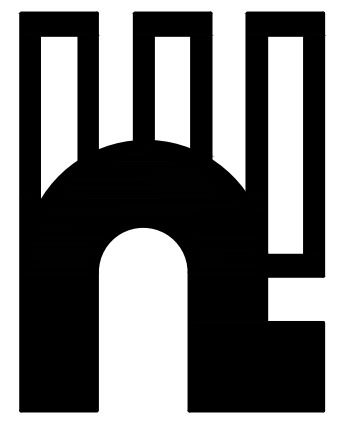
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

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

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3	PLANCHICK COMMENTS	06-08-19	MM
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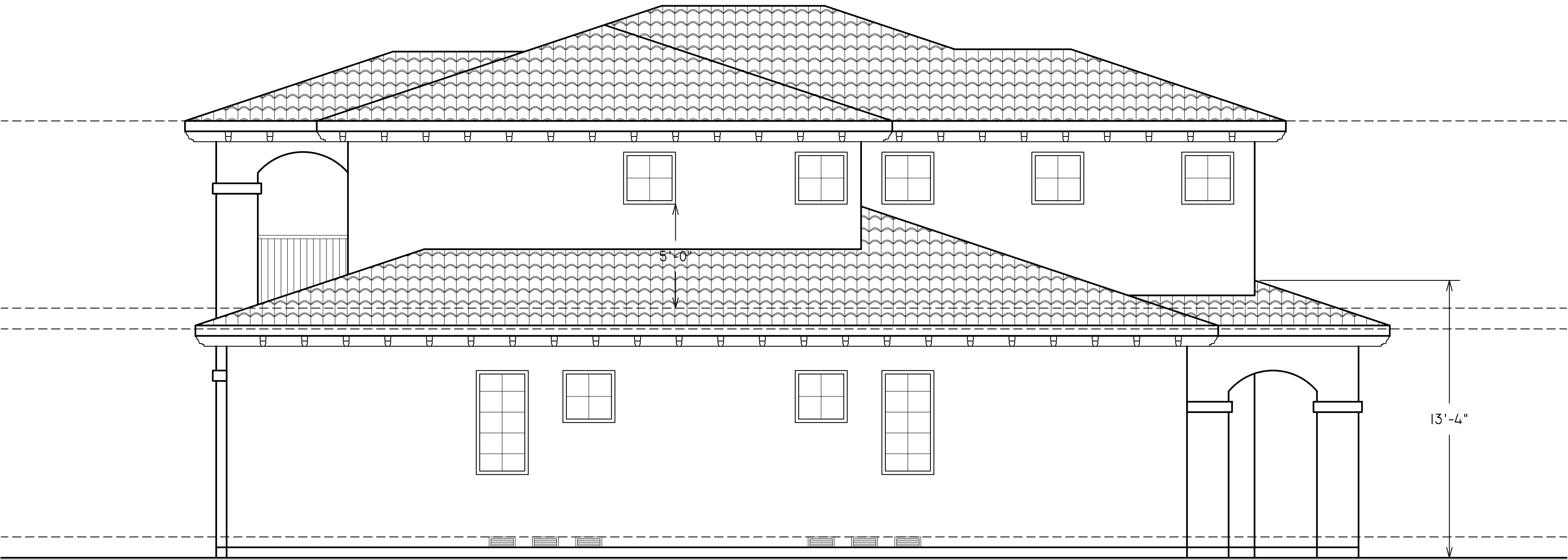
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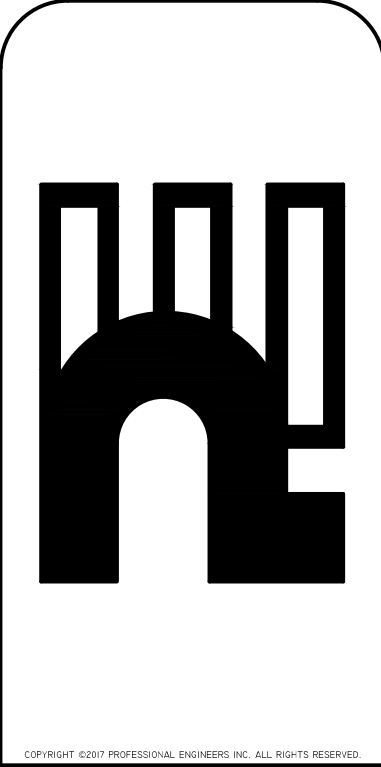


PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

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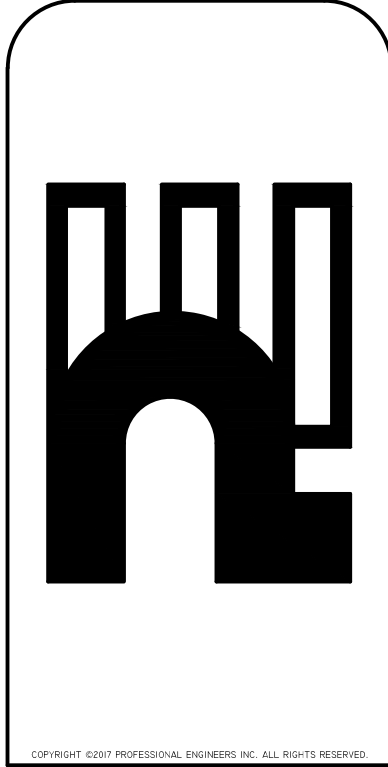
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PROPOSED STREETSCAPE ELEVATION
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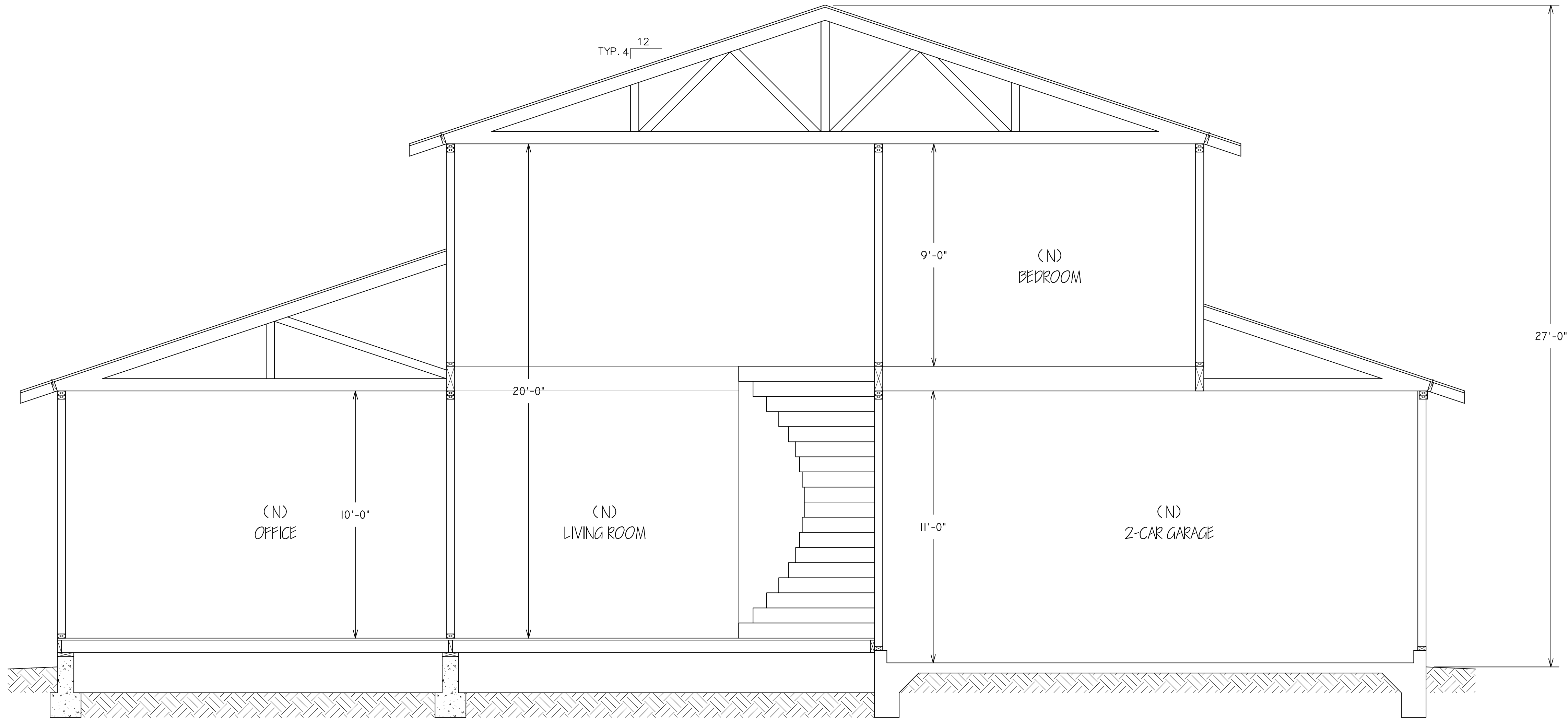


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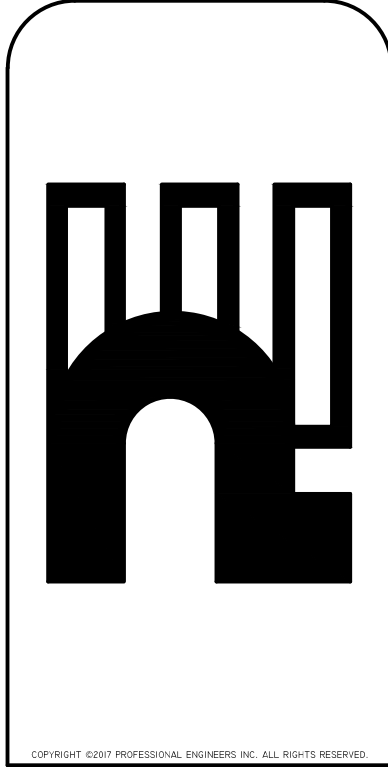
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A10



BUILDING SECTION-1
SCALE: 3/8" = 1'-0"

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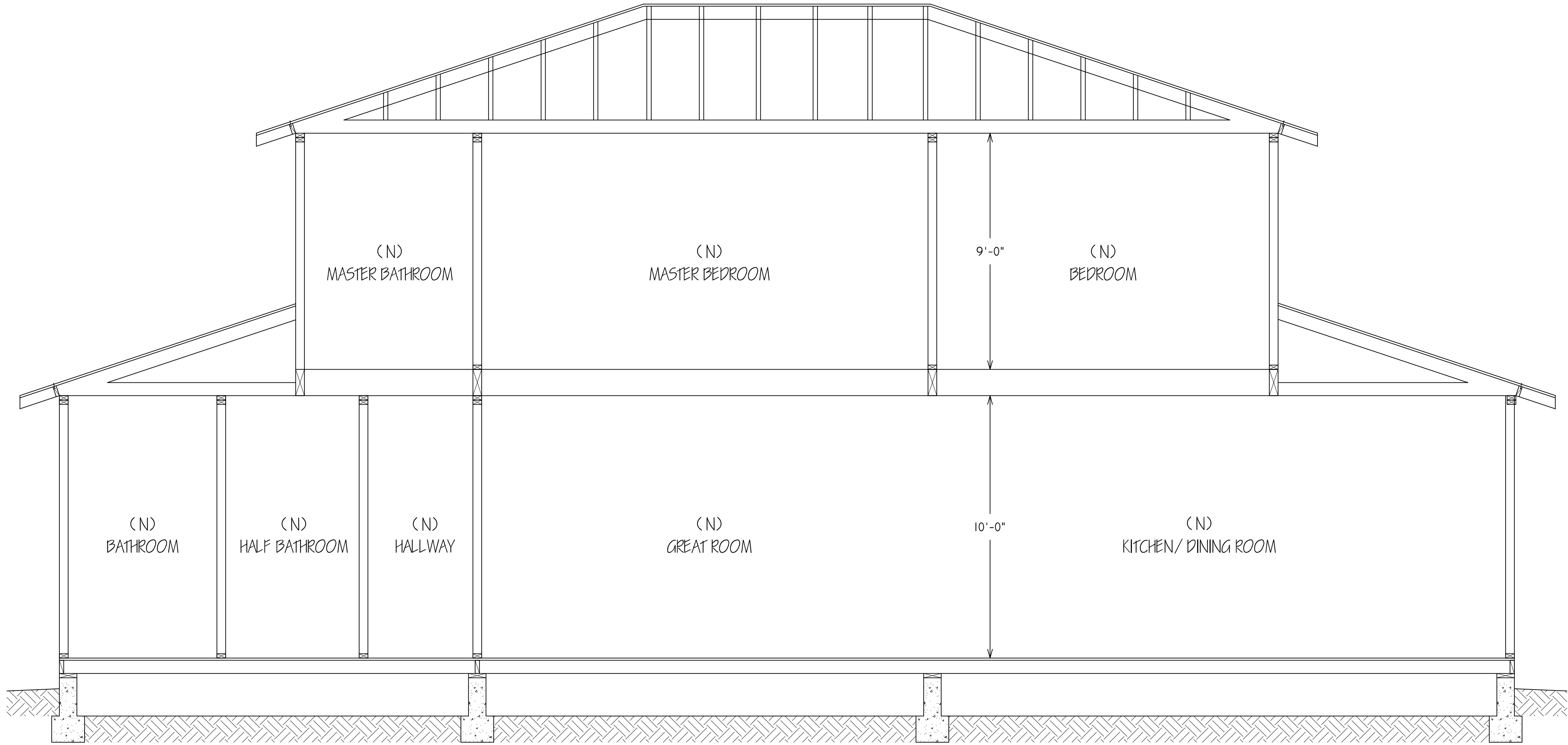


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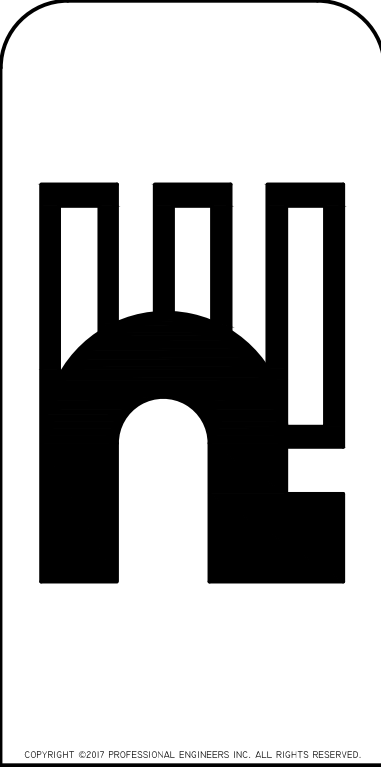
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A11



BUILDING SECTION-2
SCALE: 3/8" = 1'-0"

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PROPOSED EXTERIOR MATERIALS & COLORS



1. ROOFING:
BORAL S TILE
COLOR: RUSTIC CARMEL



2. STUCCO FINISH
COLOR:
KELLY MOORE
ADOBÉ



3. STUCCO TRIM
COLOR:
KELLY MOORE
OXFORD BROWN



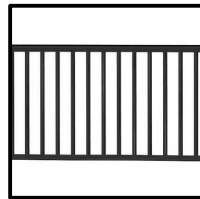
4. RAFTER TAIL
COLOR:
KELLY MOORE
OXFORD BROWN



5. GARAGE DOOR:
COLOR:
LIGHT BROWN



6. WINDOWS:
MILGARD TUSCANY SERIES
COLOR:
DARK BRONZE

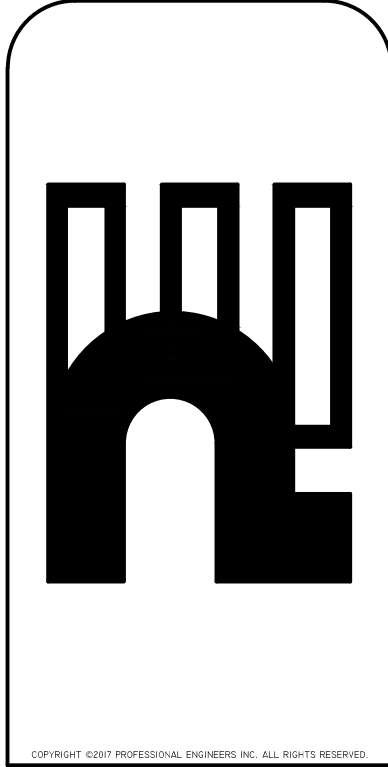


7. RAILING:
CAST IRON
COLOR:
BLACK



8. WINDOW TRIM
COLUMN/ARCH CAP/BASE TRIM:
STUCCO FOAM
COLOR: KELLY MOORE
OXFORD BROWN

NO.	REVISION	DATE	BY
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DEVARAJ RESIDENCE
PROPOSED NEW HOME
10713 LARRY WAY
CUPERTINO, CA 95014

PROFESSIONAL ENGINEERS INC.
10435 WUNDERLICH DRIVE
CUPERTINO, CA 95014
TEL: 650-644-7674
INFO@PROENG.COM
WWW.PROENG.COM

DRAWN	MM
CHECKED	MK
SCALE	AS NOTED
JOB NO.	2418
ISSUED FOR	
DATE	
SHEET	

BASIS OF BEARINGS

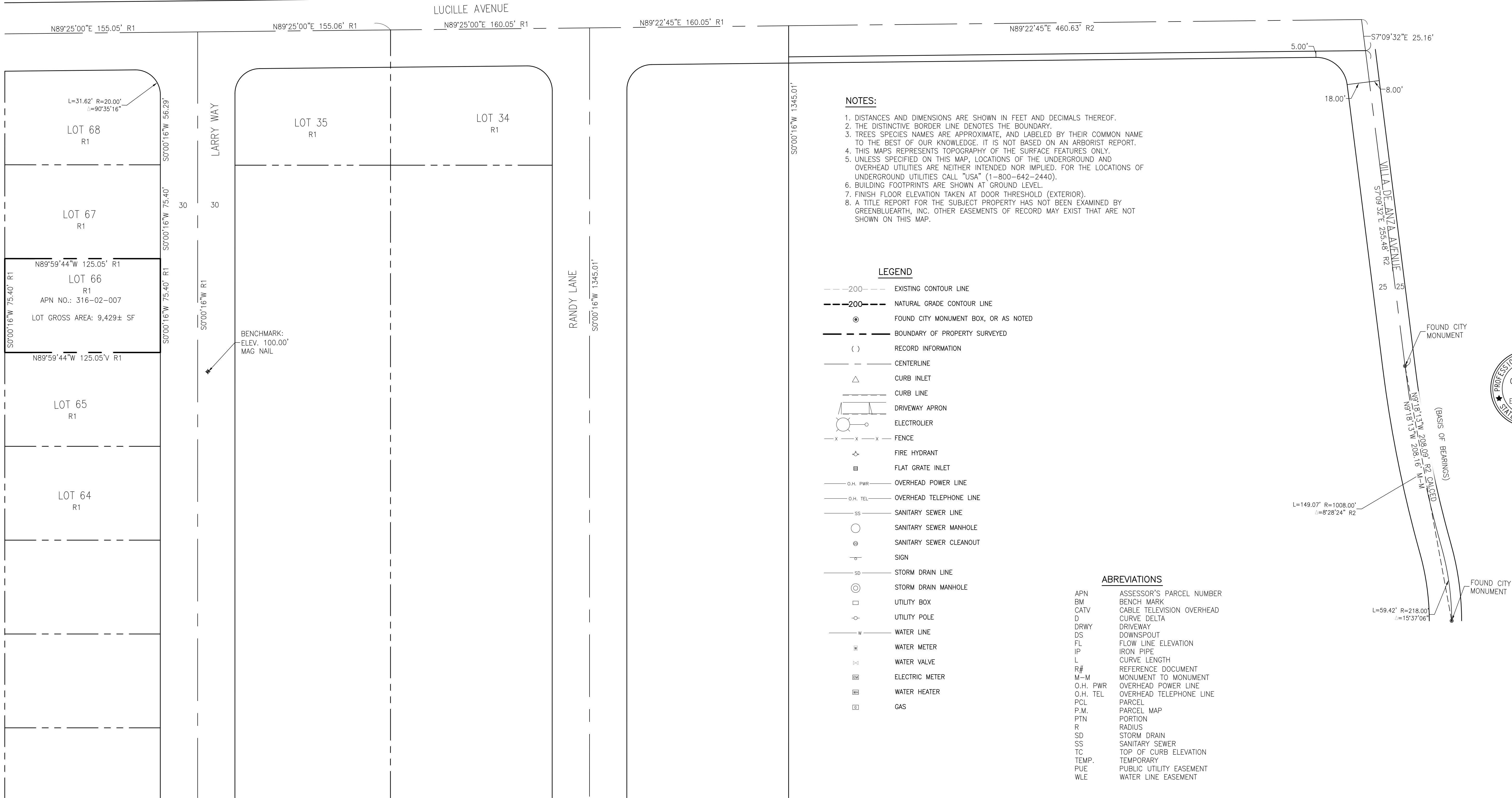
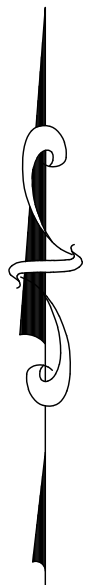
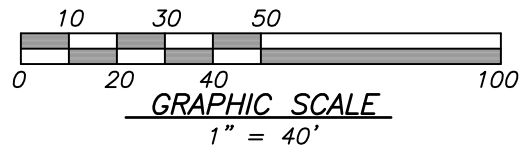
THE BEARING NORTH 68°55'50" WEST OF THE MONUMENT LINE OF VILLA DE ANZA AVENUE AS CALCULATED ON THAT MAP OF TRACT NO 4510 FILED FOR RECORD IN BOOK 239 OF MAPS PAGES 36, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE EASTERLY CORNER OF LOT AS SHOWN: ELEV.: 100.00'

REFERENCES:

R1 TRACT NO. 895 34-M-34
R2 TRACT NO. 4510 239-M-36



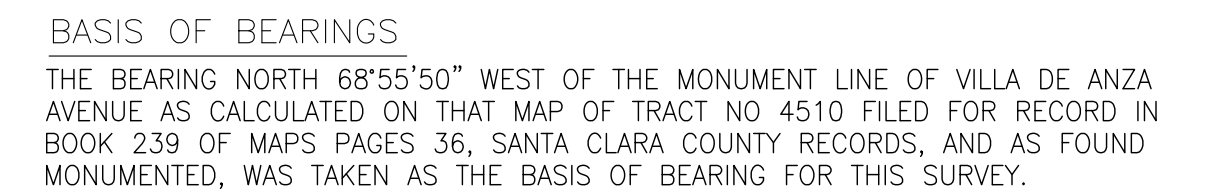
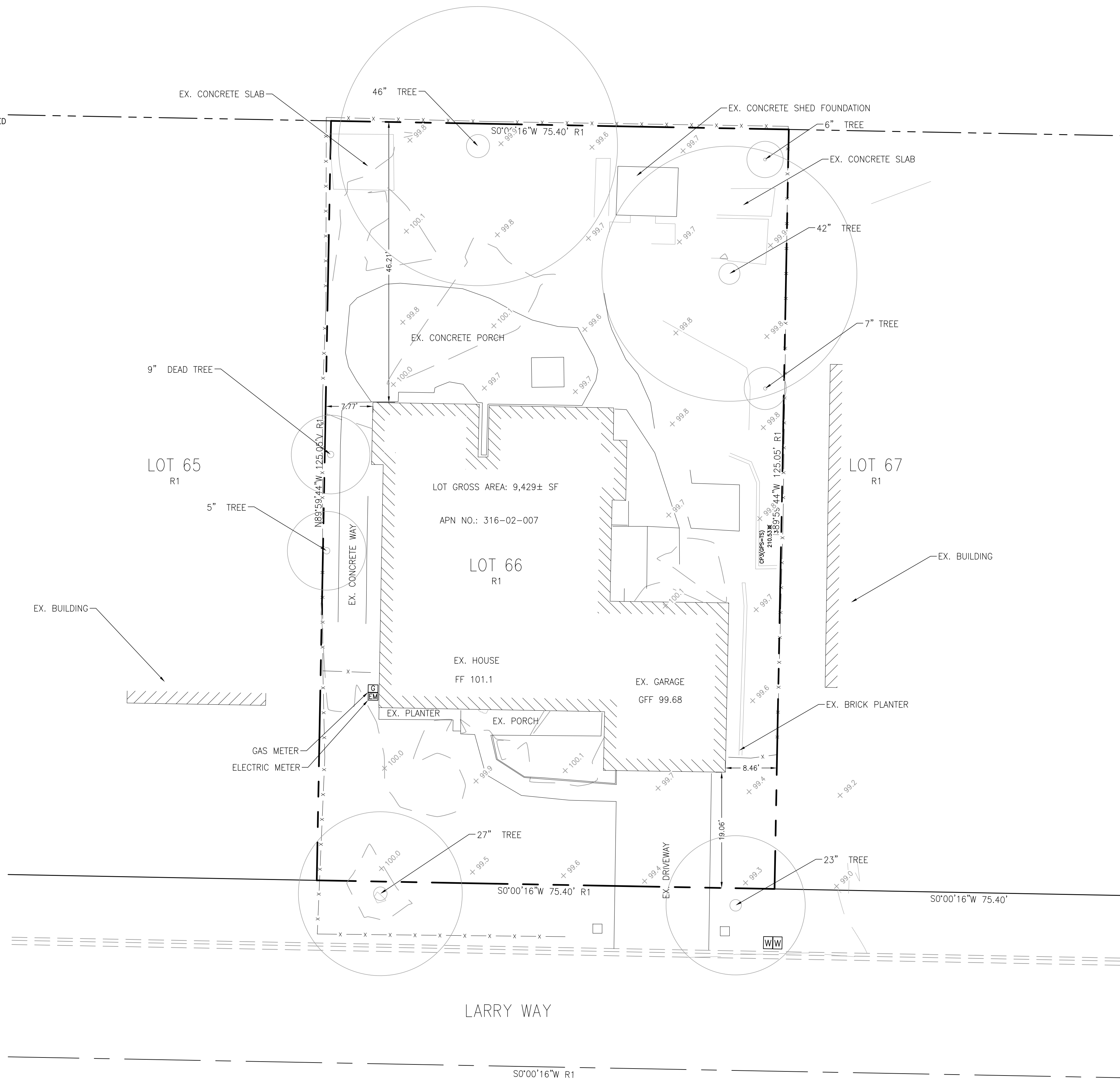
BOUNDARY AND TOPOGRAPHIC MAP
LANDS OF DEVARAJ & KANAGARAJ
10713 LARRY WAY
CUPERTINO, CALIFORNIA

JOB NO.
1751

SHEET
1
OF
2

SUPERVISED BY
P. Osuna
PROFESSIONAL LAND SURVEYOR NO. 8921
EXPIRES 9/30/20

DATE	REVISIONS	DATE	11-9-18
	AS SHOWN		AS SHOWN
	SCALE		SCALE
	DRAWN BY		DRAWN BY
	CHECKED BY		CHECKED BY



BENCH MARK

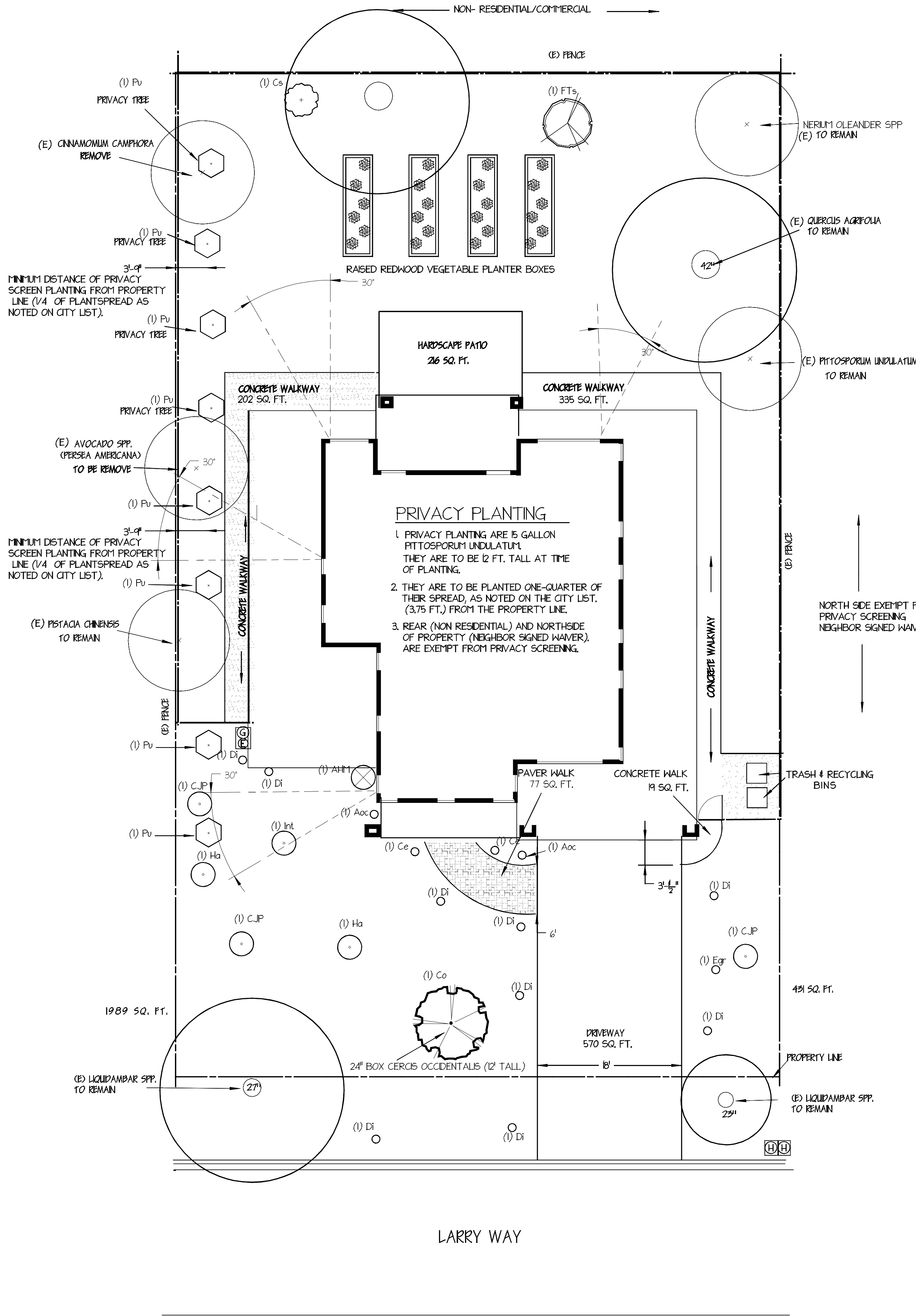
DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE
WESTERLY CORNER OF LOT AS SHOWN: ELEV.: 100.00'

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSLOPE
FL	FLOW LINE ELEVATION
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TOP	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT



1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. THIS MAPS REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY GREENBLU EARTH, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

JOB NO. 1751		SHEET 2 OF 2	
PRELIMINARY BOUNDARY AND TOPOGRAPHIC MAP LANDS OF DEVARAJ & KANAGARAJ 10713 LARRY WAY CUPERTINO, CALIFORNIA			
SUPERVISED BY 		PROFESSIONAL LAND SURVEYOR NO. 8921 EXPIRES 9/30/20	
REVISIONS	DATE	AS SHOWN	
DATE	11-9-18	DRAWN BY	O.OSUNA
DATE		CHECKED BY	O.O.



TOTAL IRRIGATED LANDSCAPE AREAS

FRONT YARD 2,435 SQ. FT.
BACK AND SIDE YARDS 3,307 SQ. FT.
TOTAL 5,742 SQ. FT.

TOTAL HARDSCAPE AREAS IMPERVIOUS SURFACES

FRONT YARD 686 SQ. FT. (27% OF TOTAL FRONT YARD AREA)
BACK AND SIDE YARDS 684 SQ. FT.
TOTAL 1,360 SQ. FT.

LANDSCAPE DOCUMENT CHECK LIST

DATE	JANUARY 25, 2019
PROJECT APPLICANT	ALFRED DEVARAJ
TOTAL LANDSCAPE AREA	5,742 SQ. FT.
PROJECT TYPE	RESIDENTIAL REHABILITATED LANDSCAPE
WATER SUPPLY TYPE	CUPERTINO CITY WATER
CHECKLIST	L-0
PROJECT CONTACTS	L-0
TREE PROTECTION NOTES	L-0
PRIVACY VIEWSHED & PRIVACY PLANTING NOTES	L-0
APPLICANT SIGNATURE	L-0
WELC CHECKLIST	L-0A
LANDSCAPE DESIGN PLAN	L-10
SOIL MANAGEMENT REPORT	L-10
GRADING PLAN	L-10
IRRIGATION DESIGN PLAN	L-20
WATER EFFICIENT LANDSCAPE WORKSHEET	L-30
HYDROZONE INFORMATION TABLE	L-30

PROJECT CONTACT INFORMATION

PROJECT OWNER:
ALFRED DEVARAJ (408) 477-0244
LANDSCAPE DESIGNER:
NOP PANITCHPAKDI (408) 920-7718

NOTES TREE PROTECTION

ALL TREES LABELED (E) TO REMAIN ARE TO BE PROTECTED

- PRIOR TO BEGINNING CONSTRUCTION ON SITE CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL, OIL, GASOLINE AND OTHER CHEMICALLY NURIOUS MATERIALS, AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT TOWNS ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEANUP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
- ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POST DRIVEN INTO GROUND.

No.	Date	Description
REVISIONS		



LANDSCAPE PROS, INC.

LIC# 775403
1098 S. 8TH ST.
SAN JOSE, CA 95112
(408) 920-7718

COVER SHEET

DEVARAJ RESIDENCE
PROPOSED NEW SINGLE FAMILY HOME
APN: #316-02-007
10713 LARRY WAY
CUPERTINO, CA 95014

SCALE: 1/8"=1'-0"	PROJECT NO.
DRAWN BY: NOP PANITCHPAKDI	SHEET NO.
CHECKED BY:	L-0
DATE: JANUARY 25, 2019	
DATE OF PRINT:	

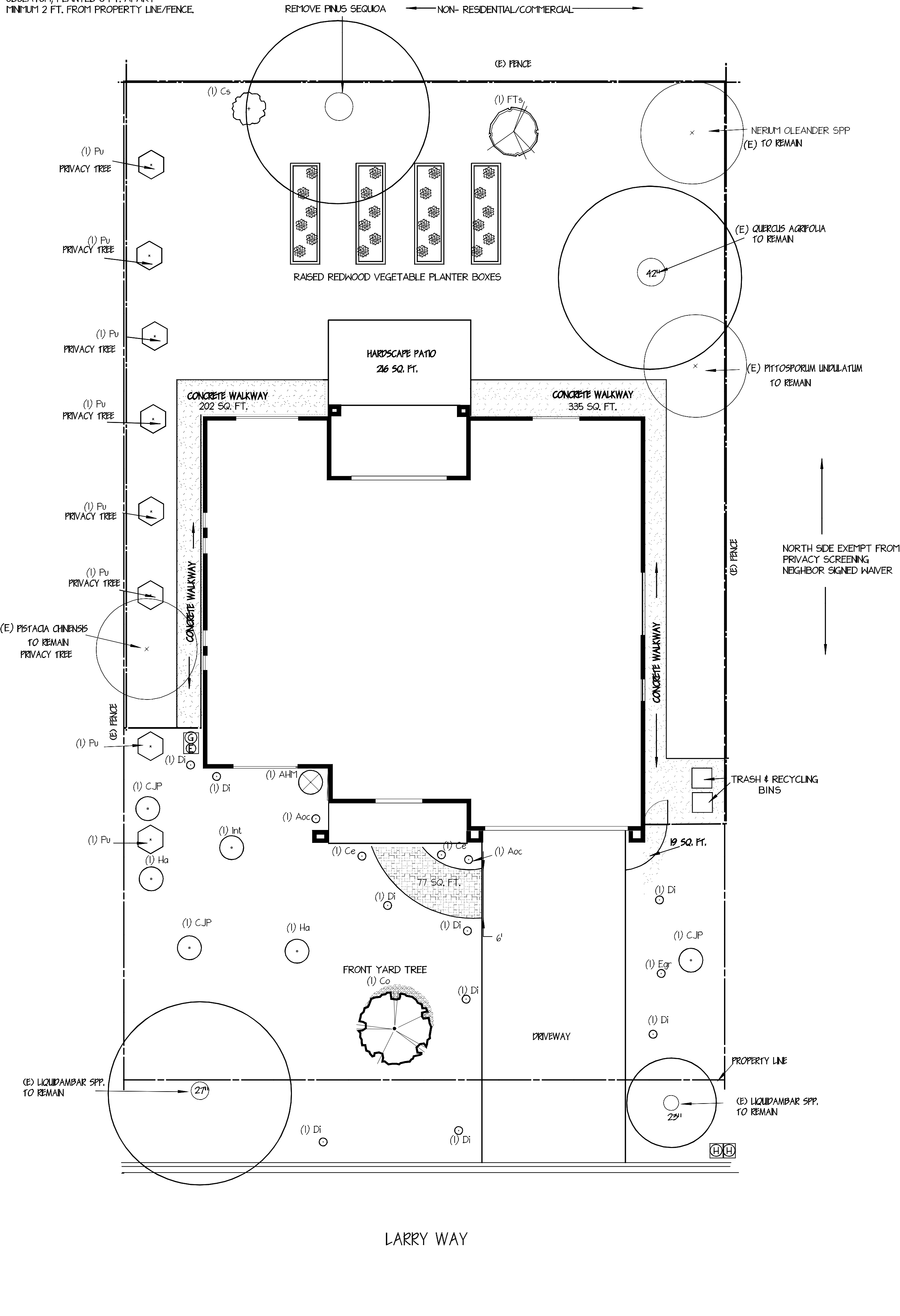
I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

SIGNATURE
Nop Panitchpakdi

0 5 10 20
SCALE IN FEET

PRIVACY TREE NOTES

PRIVACY TREES 6/15 GALLON PITTOSPORUM
UNDULATUM, PLANTED 8 FT. APART
MINIMUM 2 FT. FROM PROPERTY LINE/FENCE.



TOTAL IRRIGATED LANDSCAPE AREAS

FRONT YARD 2,435 SQ. FT.
BACK AND SIDE YARDS 3,307 SQ. FT.
TOTAL 5,742 SQ. FT.

TOTAL HARDSCAPE AREAS IMPERVIOUS SURFACES

FRONT YARD 666 SQ. FT. (27% OF TOTAL FRONT YARD AREA)
BACK AND SIDE YARDS 684 SQ. FT.
TOTAL 1,350 SQ. FT.

SOIL MANGEMENT

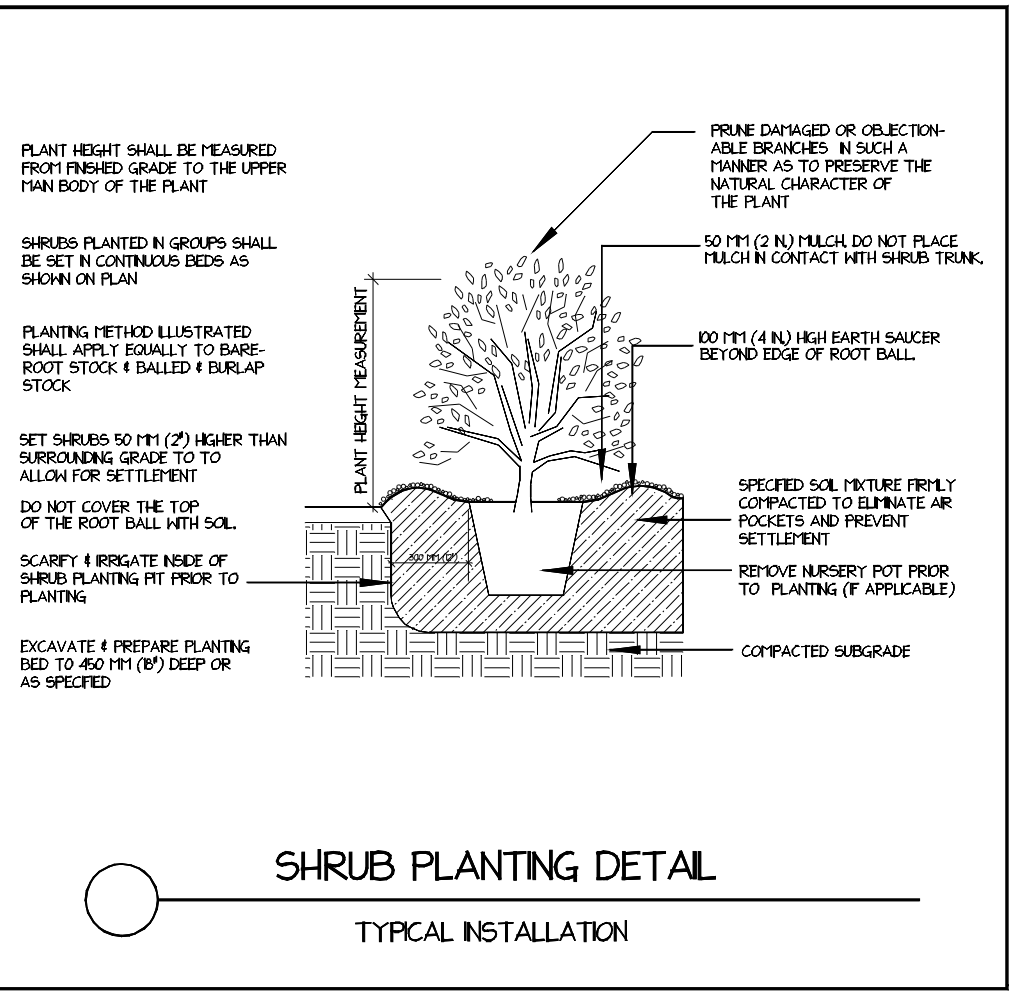
- ALL PLANTING AREAS NEXT TO BUILDING TO BE SIX (6) INCHES BELOW TOP OF FOUNDATION AND SLOPE AWAY A MINIMUM OF TWO (2)%
- INCORPORATE ORGANIC COMPOST TO ALL PLANTING AREAS AT THE RATE OF FOUR (4) CU. YD. PER 1000 SF.
- MULCH ALL LANDSCAPE AREAS WITH THREE (3) INCHES THICK SHREDDED REDWOOD COMPOST

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM WITH THE NATURAL SLOPE OF THE SITE
- ALL GRADING TO ALLOW MAXIMUM WATER ABSORPTION INTO LANDSCAPE AREAS AND MINIMIZE WATER RUNOFF.
- ALL HARDSCAPE SHALL MAINTAIN A MIN. 2% CROSS SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING AREAS NEXT TO BUILDINGS ARE TO BE GRADED AWAY, MIN. 2% SLOPE.
- ALL DOWN SPOUTS SHALL DISCHARGE DIRECTLY ON TO ADJACENT IMPERVIOUS SURFACES OR SPLASH BLOCKS

PLANTING SCHEDULE

Key	Qty	Botanical Name	Size/Condition	Remarks	WUCOLS	NOTES			
Trees									
Co	1	Cercis occidentalis	15 gallon	NATIVE	VERY LOW	FRONT YARD TREE	PLANTING HEIGHT 12 FT.		
Cs	1	Citrus spp.	15g		MODERATE				
FTs	1	Fruit Tree spp.	B/R		MODERATE				
Shrubs									
AHM	1	Arctostaphylos 'Howard McMillin'	5 gal	NATIVE	LOW	PRIVACY TREES	PLANTING HEIGHT 12 FT. 8 FT. APART		
CJP	3	Ceanothus 'Julia Phelps	5 gal	NATIVE	LOW				
Ha	2	Heteromeles arbutifolia	5 gal	NATIVE	LOW				
Pu	4	Pittosporum undulatum	15g		LOW				
Int	1	leptospermum nanum tul	5g		MODERATE				
Ornamental Grasses									
Ce	2	Chondropetalum elephantinum	1g		LOW	PRIVACY TREES	PLANTING HEIGHT 12 FT. 8 FT. APART		
Di	9	Diets indicodes	1 Gal		LOW				
Perennials and Annuals									
Aoc	2	Anigazanthus orange cross	1 gallon		LOW	PRIVACY TREES	PLANTING HEIGHT 12 FT. 8 FT. APART		
Other Plants									
Egr	1	Eriogonum grande rubescens	1 Gal	NATIVE	LOW				
Pu	4	Pittosporum undulatum	15g		LOW				



TREE PROTECTION

- PRIOR TO BEGINNING CONSTRUCTION ON SITE CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
- PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL, OIL, GASOLINE AND OTHER CHEMICALLY INJURIOUS MATERIALS, AS WELL AS FROM PUDDING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEANUP.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.
- ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POST DRIVEN INTO GROUND.

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LANDSCAPE PROS, INC.
LIC. # 775403
1098 S. 6TH STREET
SAN JOSE, CA 95112

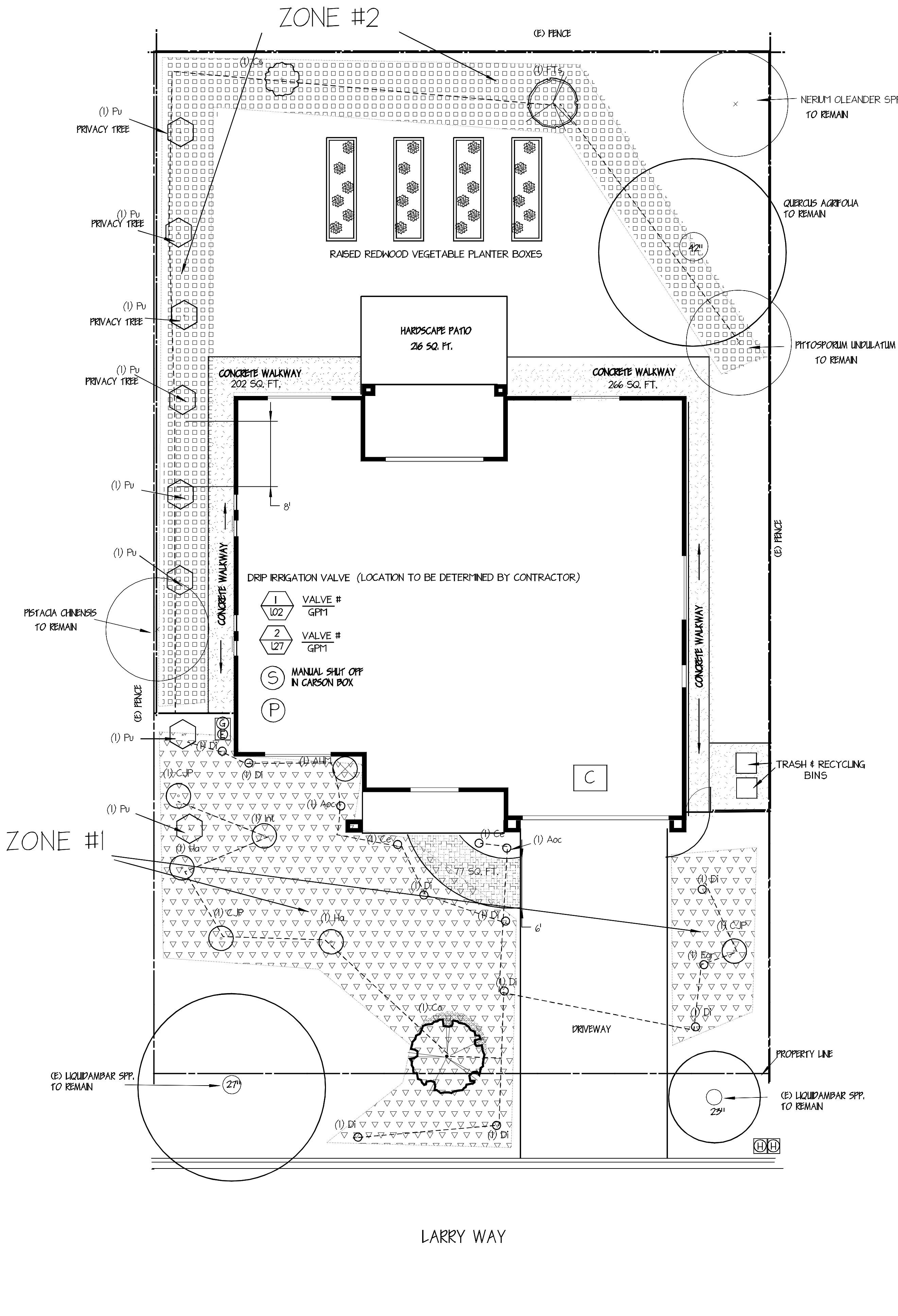
PLANTING PLAN

DEVARAJ RESIDENCE
10713 LARRY WAY
CUPERTINO, CA 95014

SCALE 1/8" = 1'-0"	PROJECT NO.
DRAWN BY NOP PANITCHPAKDI	
CHECKED BY	SHEET NO.
DATE 1-25-2019	L-1.0
DATE OF PRINT	

IRRIGATION NOTES

ALL IRRIGATION COMPONENTS TO BE INSTALLED
ACCORDING TO MANUFACTURE SPECIFICATIONS AND
IN COMPLIANCE TO LOCAL CODES AND ORDINANCES.

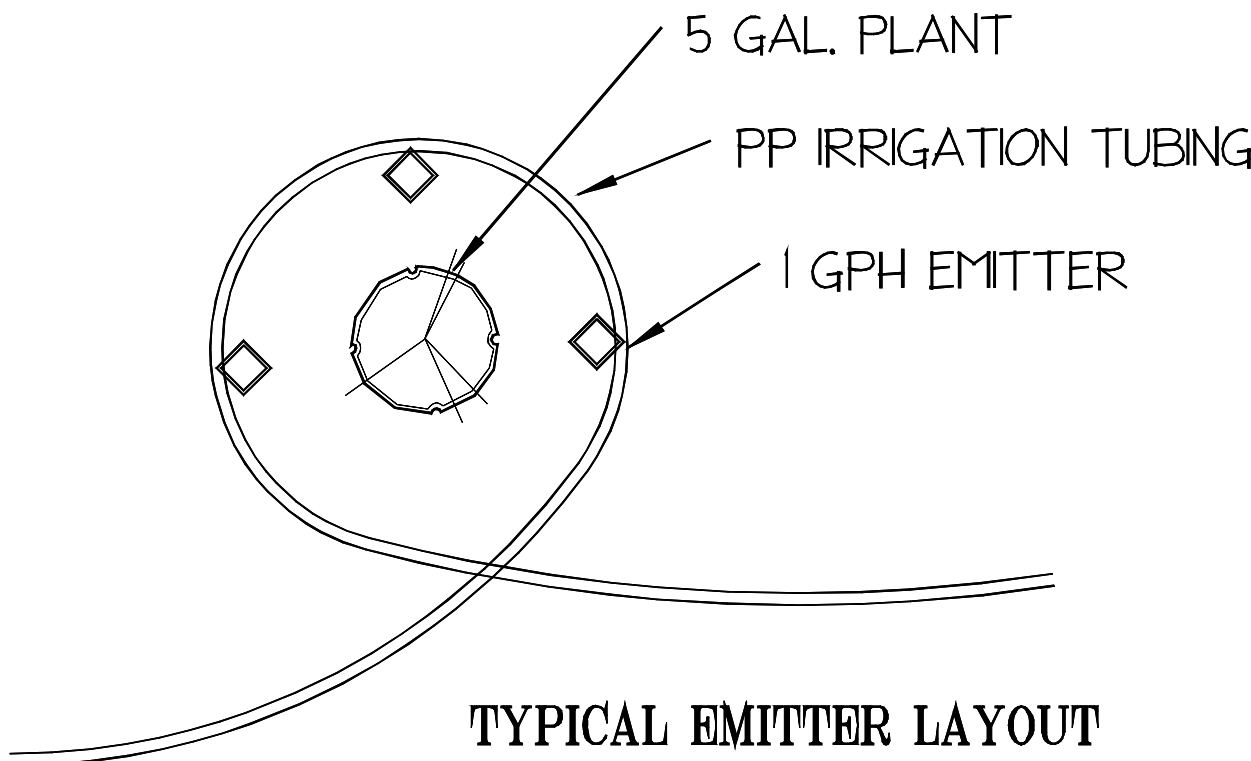


IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL SPECIFICATIONS
P	POINT OF CONNECTION	
	ZURIN WILKINS	SXL 1"
	DESCRIPTION: 1" LEAD FREE CAST BRONZE WYE TYPE STRAINER	
	ZURIN WILKINS	MODEL 375XL 1-1/4"
	DESCRIPTION: 1-1/4" BACKFLOW PREVENTION DEVICE	
	HUNTER	FLOW CLK
	DESCRIPTION: FLOW CLK FLOW SENSOR	
	RAIN BIRD	100-PESB-PRS-D
	DESCRIPTION: 1" REMOTE CONTROL VALVE WITH SCUBBER / PSI CTL.	
	NIBCO / EQUAL	LINE SIZE
S	DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX	
	HUNTER	INDOOR PRO-HC W-FI
C	DESCRIPTION: IRRIGATION CONTROLLER, 6 STATION	
	HUNTER	SOLAR SYNC
	DESCRIPTION: SOLAR SYNC RAIN SENSOR	
	RAIN BIRD	CPZ075FAS
VALVE # GPM	DESCRIPTION: ANTI-SIPHON LOW FLOW CONTROL ZONE KIT	
	ANY	PVC CLASS 200 PLASTIC PIPE
----	SIZES: 3/4" - 1" LATERAL LINES	
	ANY	PVC CLASS 315 PLASTIC PIPE
	SIZES: 1" - 2" MAIN LINE	

DRIP EMITTER SCHEDULE

PLANT SIZE	EMITTER NO.
1 GALLON	2 -1 GPH
5 GALLON	3 -1 GPH
15 GALLON	5 -1 GPH
24" BOX	6 -2 GPH



NOTES

IRRIGATION SCHEDULING

CONTRACTOR SHALL ADJUST THE IRRIGATION
SCHEDULE FOR THE ESTABLISHMENT PERIODS
AS FOLLOWS:

1. RUN ALL STATIONS TO KEEP SOIL OPTIMALLY
MOST AT ALL TIMES DURING THE FIRST 90 DAYS
OF ESTABLISHMENT
2. ADJUST EACH STATION AS NECESSARY FOR
ACTUAL SITE CONDITIONS.
3. AT NO TIME SHALL RUNOFF BE PERMITTED. ADJUST
START TIMES TO ACCOMMODATE LOCAL
SOIL PROFILES.

SMART CONTROLLER

DO NOT OVERRIDE SMART CONTROLLER FUNCTIONS.
CONTRACTOR SHALL FOLLOW MANUFACTURE'S
INSTRUCTIONS FOR INPUT OF ALL IRRIGATION
SYSTEM REQUIREMENTS FOR SCHEDULING,
INCLUDING PRECIPITATION RATES, PLANT TYPES,
SOIL PROFILES, ETC.

No.	Date	Description
REVISIONS		



LC # 775403
1098 S. 6TH STREET
SAN JOSE, CA 95128
(408) 920-7718

IRRIGATION PLAN

DEVARAJ RESIDENCE
PROPOSED NEW SINGLE FAMILY HOME
APN: #316-02-007
10713 LARRY WAY
CUPERTINO, CA 95014

SCALE: 1/4"=1'-0"	PROJECT NO.
DRAWN BY: NCP PANGICHADE	
CHECKED BY:	SHEET NO.
DATE: JANUARY 25, 2019	L-2.0
DATE OF PRINT:	

WATER EFFICIENT LANDSCAPE WORKSHEET

TOTAL IRRIGATED LANDSCAPE AREA 5,742 SQ. FT.

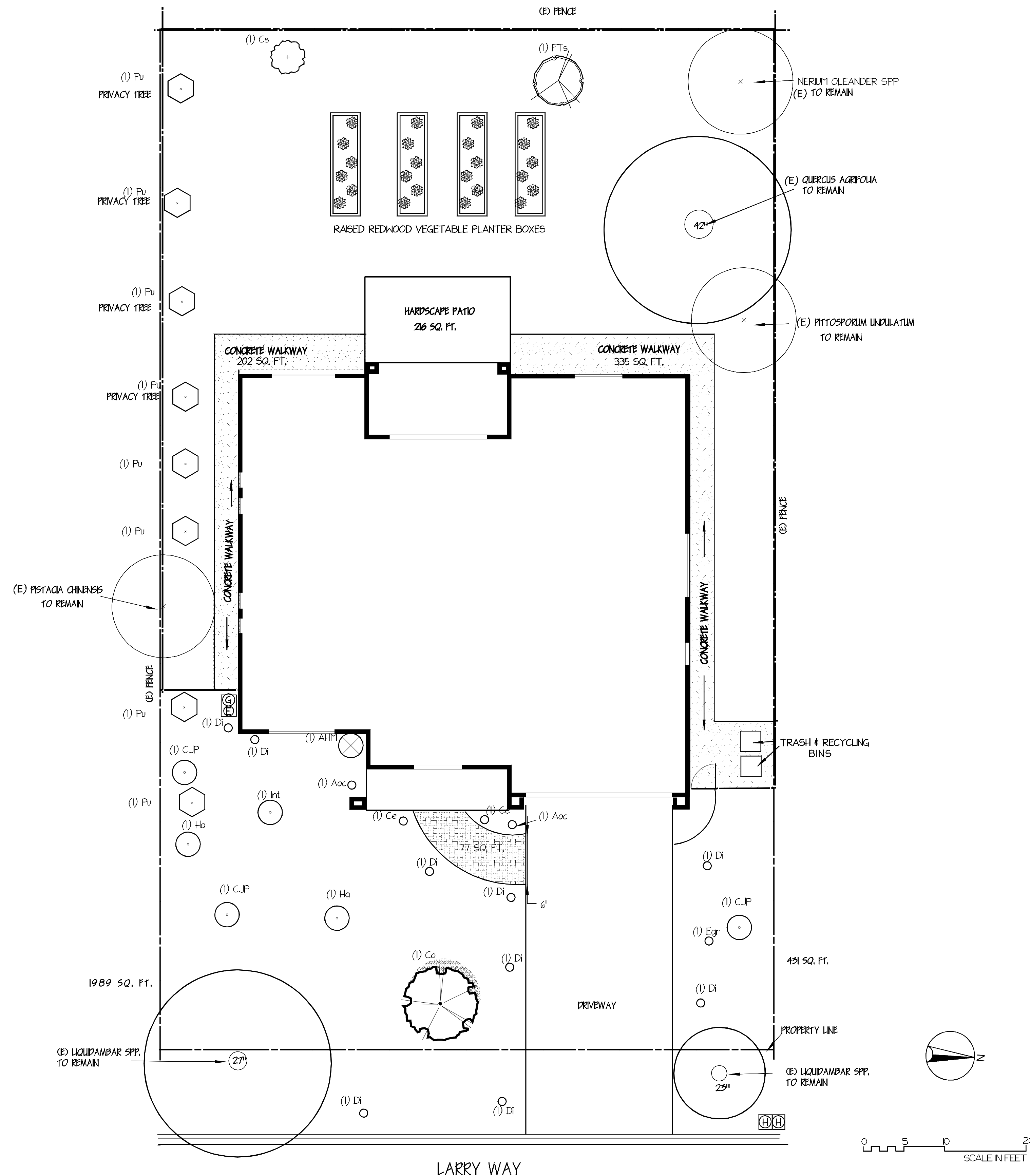
ZONE	VALVE SIZE	TYPE	AREA	PSI	GPM	RATE	TIME
I	1"	SHRUB	5,742 SF.	30	1.28	0.64	23 MIN
	1"	SHRUB		30		0.64	23 MIN

WELO RESIDENTIAL WATER BUDGET

$$\begin{aligned} \text{ET}_o & 45.3 \\ \text{TOTAL IRRIGATED AREA} & 5,742 \text{ SF.} \\ \text{MAWA} &= (\text{ET}_o) \times (0.62) \times [(0.55 \times \text{LA}) + (1.0 - 0.55) \times \text{SLA}] \\ \text{MAWA} &= 88,698.40 \text{ GALLONS} \\ \text{ETWU: } (\text{ET}_o)(0.62)(\frac{\text{PF} \times \text{LA}}{\text{IE}}) + \text{SLA} \\ \text{ETWU} &= 39,825 \text{ GALLONS} \end{aligned}$$

I HAVE COMPLIED WITH THE CALIFORNIA CODE OF REGULATIONS
TITLE 23, MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE
LANDSCAPE DESIGN.

NOP PANITCHPAKDI, LANDSCAPE DESIGNER



IRRIGATION SCHEDULING

1. RUN ALL STATIONS TO KEEP SOIL OPTIMALLY MOIST AT ALL TIMES THE FIRST 90 DAYS OF ESTABLISHMENT.
2. ADJUST EACH STATION AS NECESSARY FOR ACTUAL SITE CONDITIONS.
3. AT NO TIME SHALL RUNOFF BE PERMITTED. ADJUST START TIMES TO ACCOMMODATE LOCAL SOIL PROFILES.

DO NOT OVERRIDE SMART CONTROLLER FUNCTIONS.
CONTRACTOR SHALL FOLLOW MANUFACTURER'S
INSTRUCTIONS FOR INPUT OF ALL IRRIGATION
SYSTEM REQUIREMENTS FOR SCHEDULING,
INCLUDING PRECIPITATION RATES, PLANT TYPES,
SOIL PROFILES, ETC.

No.	Date	Description
REVISIONS		



1098 S. 6TH STREET
SAN JOSE, CA 9512
(408) 920-7718

HYDROZONES
WATER BUDGET CALCULATIONS

DEVARAJ RESIDENCE
10713 LARRY WAY
CUPERTINO, CA 95014

SCALE	$1/8" = 10'$
DRAWN BY	NOP PANTCHPAKDI
CHECKED BY	
DATE	JANUARY 25, 2019
DATE OF PRINT	

PROJECT NO.

SHEET NO.

L-3.0