MANGROVE VILLA

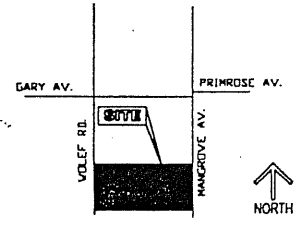
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

PROJECT DATA

ADDRESS:	926 SOUTH WOLFE RD.
ZONE:	R-1.5
OCCUPANCY:	R-1 & U-3
LOT SIZE:	22,463 S.F.
APN:	213-25-010
PROPOSED:	4 SINGLE FAMILY RESIDENCE
PARKING:	2 COVERED, 2 UNCOVERED EA. UNIT
BLDG HT.	UNDER 30', SEE A-4 ELEV. FOR EA. STRUCTURE

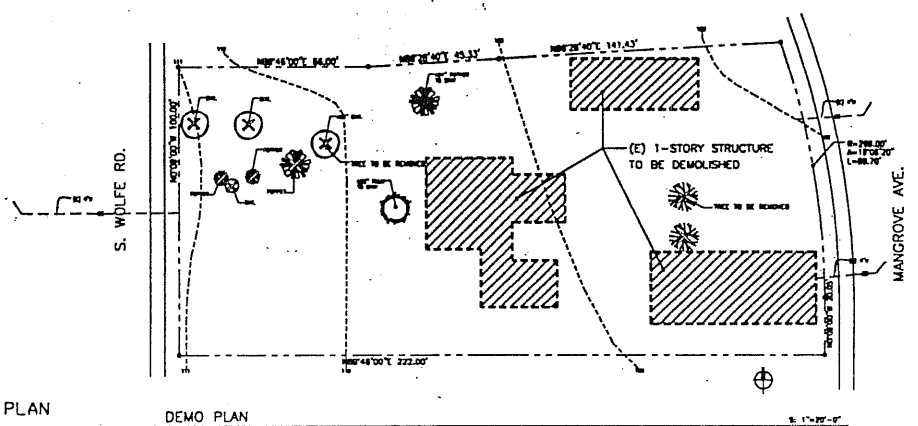
	LOT SIZE	PAVING AREA:	SITE COVERAGE	LANDSCAPE AREA:	F.A.R.
LOT #1	5,761 S.F.	391 S.F.=(6.8%)	1,826 S.F.=(31.7%)	3,544 S.F.=(61.5%)	1,420+406+937=(48%)
LOT #2	5,530 S.F.	460 S.F.=(8.3%)	1,826 S.F.=(33.0%)	3,244 S.F.=(58.7%)	1,420+406+937=(50%)
LOT #3	5,619 S.F.	447 S.F.=(8.0%)	1,826 S.F.=(32.5%)	3,346 S.F.=(59.5%)	1,420+406+937=(49.2%)
LOT #4	5,553 S.F.	449 S.F.=(8.1%)	1,826 S.F.=(32.9%)	3,278 S.F.=(59.0%)	1,420+406+937=(49.2%)

VICINITY MAP



SHEET INDEX

A-1 TITLE SHEET
A-2 SITE PLAN
A-3 FLOOR PLAN
A-4 ELEVATIONS
A-5 LANDSCAPE PLAN
C-1 TENTATIVE MAP
C-2 PRELIM. GRADING & UTILITY PLAN



DEMO PLAN

TREES TO BE REMOVED ARE MARKED W/ X

ATTACHMENT D
Page 1 of 7

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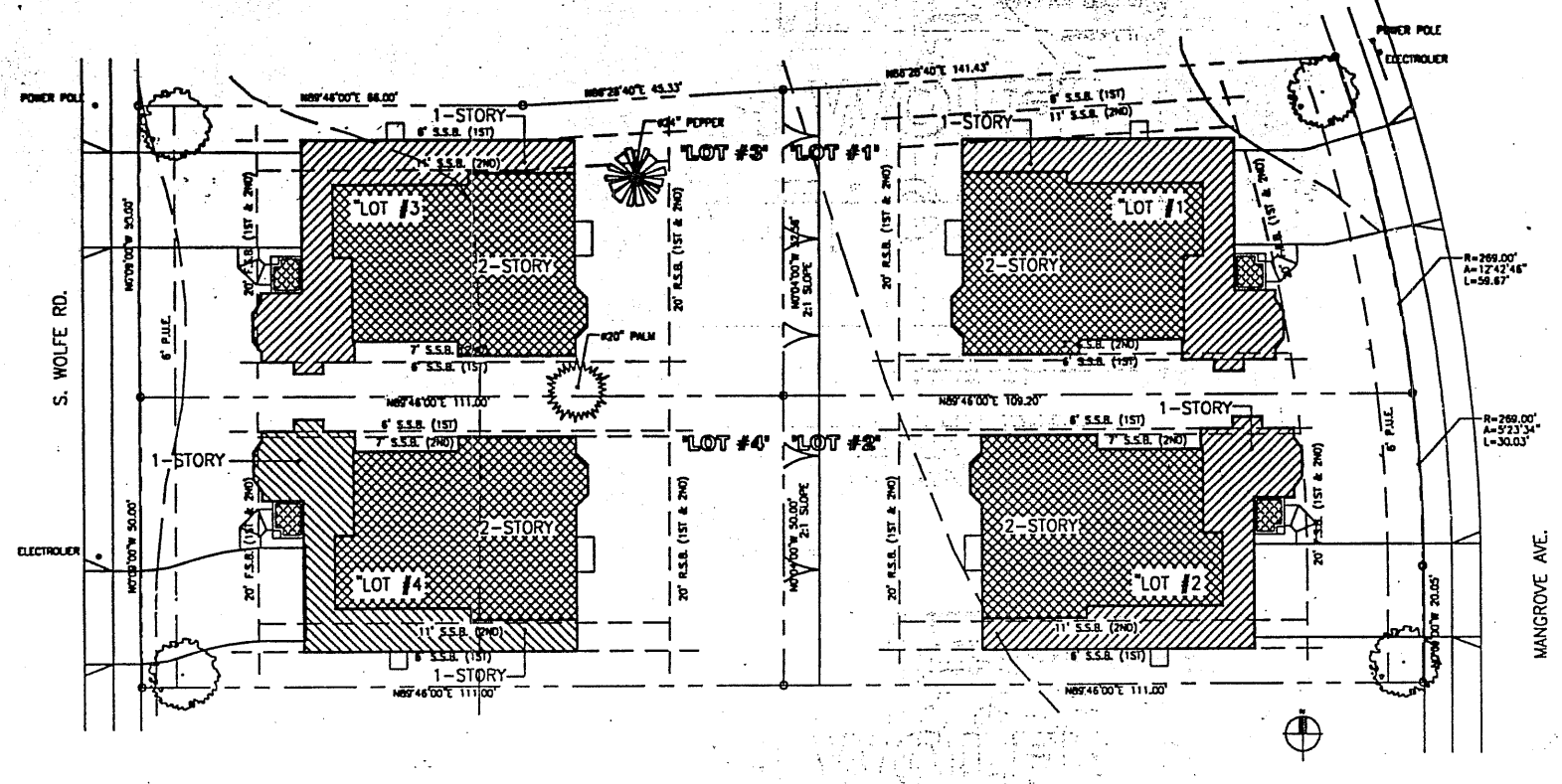
PROFESSIONAL DESIGN
510 S. MATHILDA AVE #3 SUNNYVALE, CA. 94086
TEL : (408) 733-1288, FAX : (408) 733-1388

TITLE SHEET

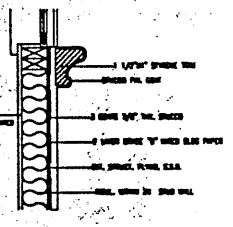
MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

Date	05/24/05
Scale	AS SHOWN
Drn'n	DP
Job	P524
Sheet	A-1

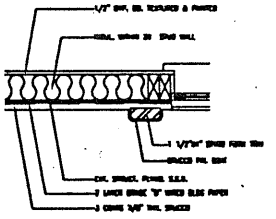


SITE PLAN

S: 1"=10'-0"



② WINDOW SILL DETAIL



① EXT. TRIM DETAIL

ATTACHMENT 1
Page 2 of 2

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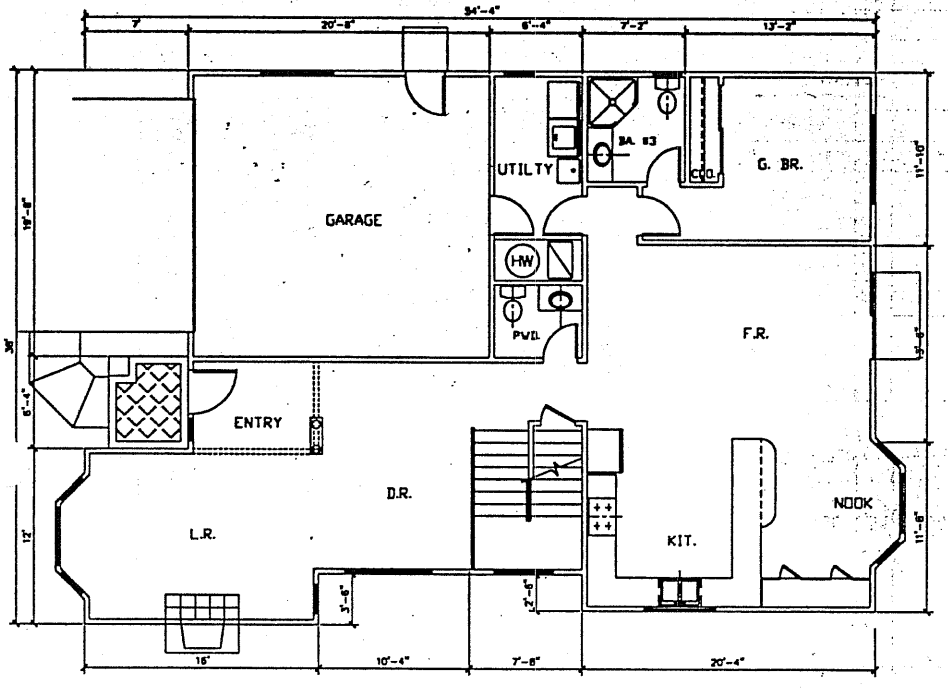
SITE PLAN

MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

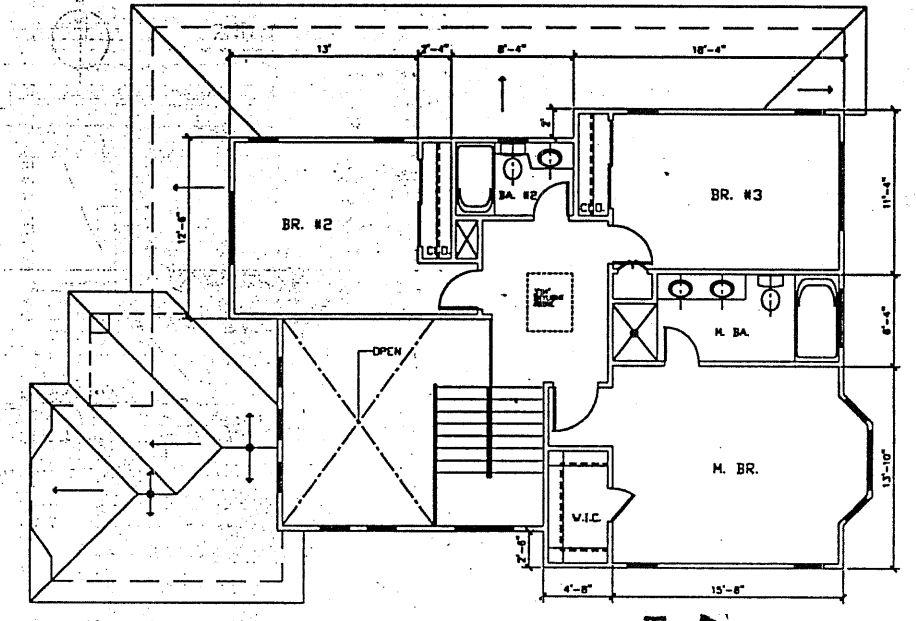
Date	05/24/05
Scale	AS SHOWN
Drawn	DP
Job	P524
Sheet	A-2



1ST FLOOR PLAN

AREA: 1,420+406(GAR)

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



2ND FLOOR PLAN

AREA: 937

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

ATTACHMENT D

Page 5 of 7

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FLOOR PLAN

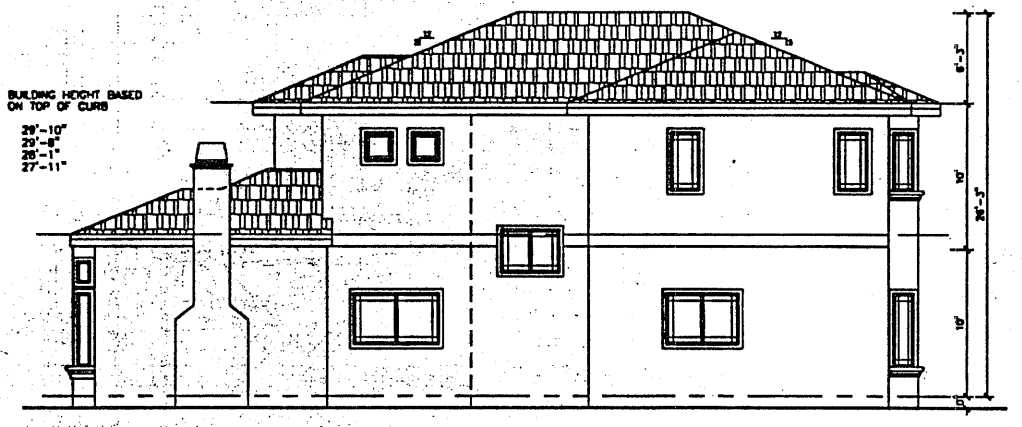
MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

Date	05/24/05
Scale	AS SHOWN
Drawn	DP
Job	P524
Sheet	A-3

WEST ELEVATION S: 1/4"=1'-0"

BUILDING HEIGHT BASED ON TOP OF CURB

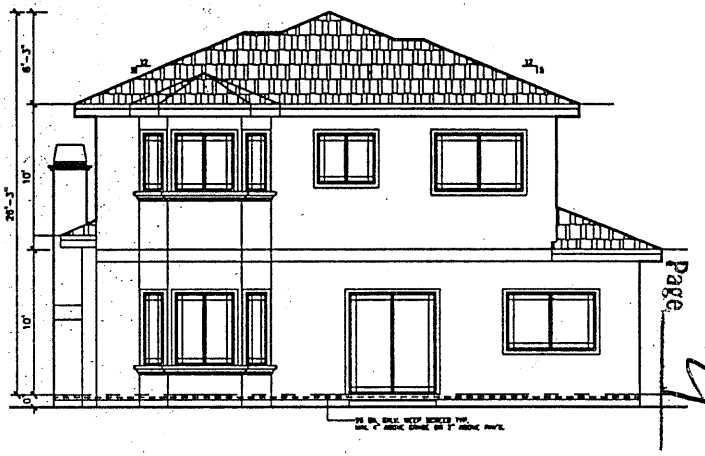
LOT#1	29'-10"
LOT#2	29'-8"
LOT#3	28'-1"
LOT#4	27'-11"



SOUTH ELEVATION S: 1/4"=1'-0"

COLOR		
	SCHEME #1	SCHEME #2
ROOF	BEL AIR #4529 FAWN GRAY	BEL AIR #4502 BROWN
EXT. WALL	KM-36 NAVAJO WHITE	KM-14 FROST
TRIM	KM-231 SPANISH SAND	KM-230 GRAYSTONE
FACIA BOARD	KM-156 RIVIERA	KM-413 LOAM

NORTH ELEVATION S: 1/4"=1'-0"



EAST ELEVATION S: 1/4"=1'-0"

ATTACHMENT 2

Page 6 of 7

REVISIONS	BY

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ELEVATION

MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

Date	03/24/05
Scale	AS SHOWN
Drawn	DP
Job	P524
Sheet	A-4

PLANTING SHEET NOTES

1. NO CHANGES SHALL BE MADE TO THE PLANT MATERIAL LIST WITHOUT WRITTEN APPROVAL OF THE OWNER.
2. ALL WORK SHALL BE PERFORMED BY LICENSED LANDSCAPE CONTRACTORS AND EXPERIENCED WORKERS.
3. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS BEFORE CONSTRUCTION COMMENCES. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY FOR DECISION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING ALL PLANTING AREAS AND TO ENSURE PROPER DRAINAGE OF A MINIMUM 2.0% AWAY FROM BUILDINGS.
5. PLANTING AREAS SHALL BE ENRICHED WITH THE FOLLOWING PER 1000 SQ. FT.:
   - 4 CUBIC YARDS OF COMPOSTED BARK/LEAFED COMPOST
   - 10 POUNDS OF 10-6-4 COMMERCIAL FERTILIZER
   - 10 POUNDS OF IRON SULFATE
6. ALL INCREMENTS SHALL BE THOROUGHLY INCORPORATED INTO THE PLANTING AREAS. PLANTING AREAS SHALL BE FREE FROM ALL OF ALL STONES, ROCKS, STICKS, AND ROOTS GREATER THAN 1" DIA.
7. MULCHING FOR ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER AT THE TIME PRIOR TO PLANTING.
8. PLANTING SHOVEL SHALL BE TAKEN FROM THE PREVIOUSLY ENCRUSTED SOIL.
9. FERTILIZE THE PLANTS AT THE TIME OF PLANTING WITH ACHIEVE 21 GRAM TABLETS (OR APPROVED EQUAL) AT A RATE OF 1 PER GALLON SHRUB, 2 PER 5 GALLON SHRUB, 6 PER 15 GALLON SHRUB OR TREE.
10. PLANT GROWING SHALL BE 1 1/2" ABOVE FINISH GRADE AND PLANTED AFTER WATERING AND SETTLING.
11. ALL TREES SHALL BE PLANTED AS PER PLANTING DETAILS.
12. A PRE-EMERGENT SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATION PRIOR TO PLANTING. PRE-EMERGENT SHALL BE REMOVED BY HAND.
13. WATER PLANTS AFTER PLANTING AND WASH ALL FERTILIZER FROM LEAVES.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AN APPROVAL OF CONSTRUCTION UPON COMPLETION OF WORK.
15. THE MAINTENANCE PERIOD SHALL BEGIN AFTER APPROVAL OF CONSTRUCTION CHANGES HAVE BEEN MADE. THE CONTRACTOR SHALL PROVIDE AN ESTIMATED BID OF ITEMS INCLUDED IN THE MAINTENANCE PERIOD. THESE ITEMS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: WEED CARING, WEED, FERTILIZE, REPLACE DEAD OR DISEASED PLANT MATERIAL, ADJUST IRRIGATION CHANGES, ETC.
16. THE MAINTENANCE PERIOD SHALL BE 60 DAYS FOLLOWING APPROVAL OF CONSTRUCTION.
17. ALL TREES SHALL BE MINIMUM 6' FROM WATER SERVICE LATERALS AND 10' FROM SEWER LATERALS.
18. ALL TREES AND SHRUBS SHALL BE FULL, VIGOROUS AND FREE FROM INSECT AND DISEASE INFESTATION, AND SHALL NOT BE DEGENERATE. INSTALL PER DETAILS WITH COMMERCIAL FERTILIZER AND WITH A PREMIXED PLANT MIX BACKFILL. ALL PLANTING AREAS SHALL RECEIVE 3" DEEP OF 3/4" TO 1" BARKDUST.
19. PRIOR TO STREET TREE PLANTING, CONTACT CITY OF SUNNYVALE PARKS SUPERINTENDENT AT 245-7113-3455 FOR EXACT LOCATION OF TREES. PARK SUPERINTENDENT MUST APPROVE PLAN, STREET TREE PLANTING PRIOR TO TRACT ACCEPTANCE AND WARRANTY PERIOD.

IRRIGATION SHEET NOTES

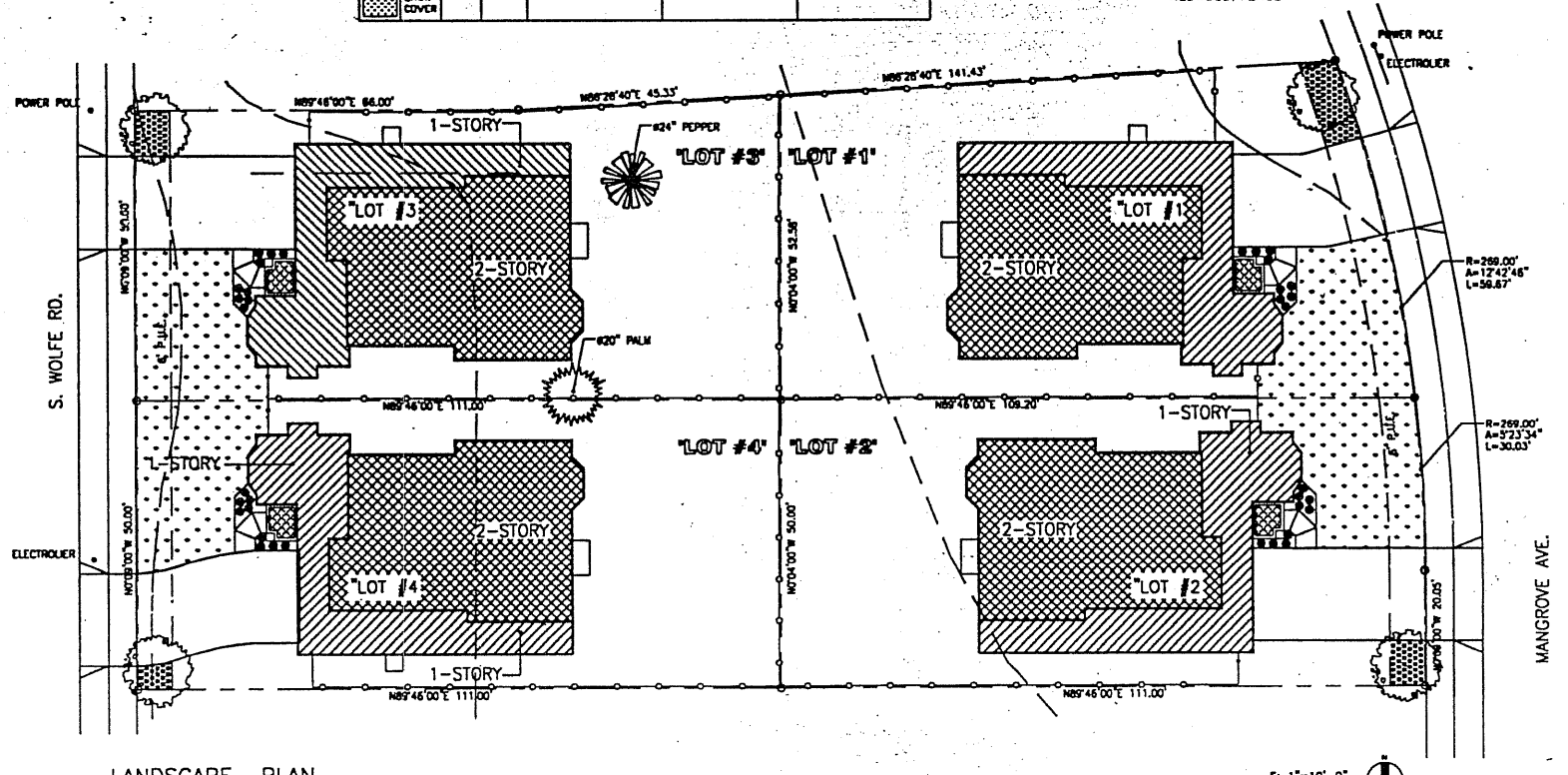
1. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKERS, AND ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AND ALL FEES REQUIRED SHALL BE PAID BY CONTRACTOR.
2. NO CHANGES IN MATERIALS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
3. THE IRRIGATION DESIGN IS SCHEMATIC. ALL PIPING, VALVES, HOSES, ETC., SHOWN BURIED OF THE PLANTING AREA IS FOR CLARITY ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREA. COORDINATE IRRIGATION, PLANTING AND SPACE PLACEMENT SPECIFICATIONS.
4. THE CONTRACTOR SHALL PERFORM WORKS WITH ALL OTHER DISCIPLINES, LOCATION OF ALL EXISTING UTILITIES, BUILDINGS, REFERENCES TO ACTUAL AND FINISH SITE CONDITIONS, UNDERGROUND SERVICES, ETC., PRIOR TO BEGIN OF CONSTRUCTION. CALL "UNDERGROUND SERVICE" FOR LOCATION OF UNDERGROUND SERVICES.
5. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AS SCHEMATIC, AND SHALL PROVIDE COMPLETE SPRINKLER SYSTEMS FOR ALL PLANTING AREAS. THE CONTRACTOR SHALL ADJUST THE IRRIGATION HEADS TO ALLOW FULL AND COMPLETE COVERAGE, FLUSH AND ADJUST VALVES TO ENSURE THE IRRIGATION SYSTEM OPERATES, CHECK FOR LEAKS.
6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE SET OF PRINTS OF THE "AS BUILT" DRAWINGS, REFERENCE ALL DIMENSIONS TO THE NEAREST BUILDING OR WALL.
7. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM DURING THE 60 DAY MAINTENANCE PERIOD.
8. THE WATER METER SHALL BE INSTALLED BY OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PIPES AND FITTINGS BEHIND THE WATER METER.
9. ALL PIPING AND FITTINGS BETWEEN THE WATER METER AND BACKFLOW PREVENTER SHALL BE OF MATERIALS INSTALLATION METHODS REQUIRED BY LOCAL CODES.
10. INSTALL BACKFLOW PREVENTER IN ACCORDANCE WITH LOCAL CODES.
11. SCREEN BACKFLOW PREVENTER BY SHRUBS WHICH MUSTBE MOUNTED IN A SHRUB BED AND AS PER PLANTING PLAN.
12. IRRIGATION PIPES SHALL BE AS FOLLOWS:
    LARGER LINES SHALL HAVE 1/2" MIN. COVER, SMALLER SHALL HAVE 1/2" MIN. COVER, LINES UNDER PAVED AREAS SHALL HAVE 1/2" MIN. COVER AND BE 2" MIN. PVC SCHEDULE 40 PIPE.
13. INSTALL MAIN BRANCHES WITH 1" OR LESS DIAMETER HOSES.
14. INSTALL WIRES SHALL FOLLOW THE MAINLINE IN THE SAME TRENCHES. TAPE AND BUNDLE 2 FT. OF WIRE EVERY 100 FT. AND AT EACH TURN IN THE MAINLINE AND AT EACH VALVE.
15. THE AUTOMATIC CONTROLLER SHALL BE MOUNTED AS PER THE DETAIL. USE GROUNDED SLEEVE FOR ELECTRICAL WIRING FROM THE CONTROLLER TO 10" BELOW GRADE. THE POWER LINE SHALL BE INSTALLED AS PER CODE. CONTRACTOR SHALL CONNECT THE CONTROLLER TO POWER AS PROVIDED BY OWNER.
16. USE #14 WIRE ALL APPROVED DIRECT BURIAL WIRE FOR COMMON AND GROUND AT THE SAME DEPTH AS THE MAINLINE. TAPE AND BUNDLE WIRE EVERY 20'.
17. INSTALL REMOTE CONTROL VALVES IN CONCRETE OR SMALL PLASTIC VALVE BOX WITH LOCKING LID. REMOTE VALVE BOXES IN GROUND COVER OR SHRUB AREAS ONLY. VALVE BOXES TO BE LOCATED 12" FROM CONCRETE CURBS OR SIDEWALKS.
18. INSTALL ALL HEADS ON A SINGLE SWING ELL AND SCHEDULE 80 GREY PIPE. USE ALL PVC THREADS WITH TEFLON TAPE.
19. ALL HEADS AT GRADE SHALL BE LOCATED 2" FROM FACING ON CURBS OR AS MARKED.
20. INSTALL HOSE END A MINIMUM 12" FROM FACING OR CURBS WITH SINGLE SWING ASSEMBLY ON SCHEDULE 80 PVC ELLS AND NIPPLES. COAT ALL JOINTS WITH LOC-LINE OR EQUAL.
21. IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE YEAR (1 YR.) AGAINST ANY DEFECT OF MATERIAL OR WORKMANSHIP. CONTRACTOR SHALL REPAIR ANY WORK DONE TO NO COMMERCIAL STATE DURING THE GUARANTEE PERIOD AT NO COST TO THE OWNER. WARRANTY DOES NOT INCLUDE ITEMS DAMAGED FROM THE VANDALISM.

LANDSCAPE LEGEND

SYMBOL	CLASS	COUNT	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
	TREE	4	24" BOX	EUROPEAN WHITE BIRCH	BETULA VERRUCLSA (ALBA)	DECIDUOUS
	SHRUB	28		LILY OF THE NILE	ORIENTALIS (BLUE FLOWER)	EVERGREEN
	GROUND COVER	500 (BULB)		PERENNIAL RYE GRASS		PERENNIAL
	LAWN COVER					

LEGENDS

- BUILD'G. FOOTPRINT
- REINF. CONC. PAVING
- NEW 6' H. GOODNEIGHBOR REDWOOD FENCE



LANDSCAPE PLAN

S: 1"=10'-0"

ATTACHMENT 2 Page 5 of 7

REVISIONS	BY

PROFESSIONAL DESIGN
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LANDSCAPE PLAN

MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

Date	06/18/05
Scale	AS SHOWN
Drawn	DP
Job	P524
Sheet	A-5

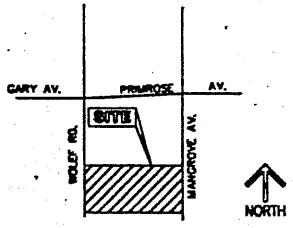
VESTING TENTATIVE MAP

MANGROVE VILLA

926 SOUTH WOLFE RD.

SUNNYVALE, CA. 94086

VICINITY MAP



PROJECT DATA

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OCCUPANCY:	R-1 & U-3
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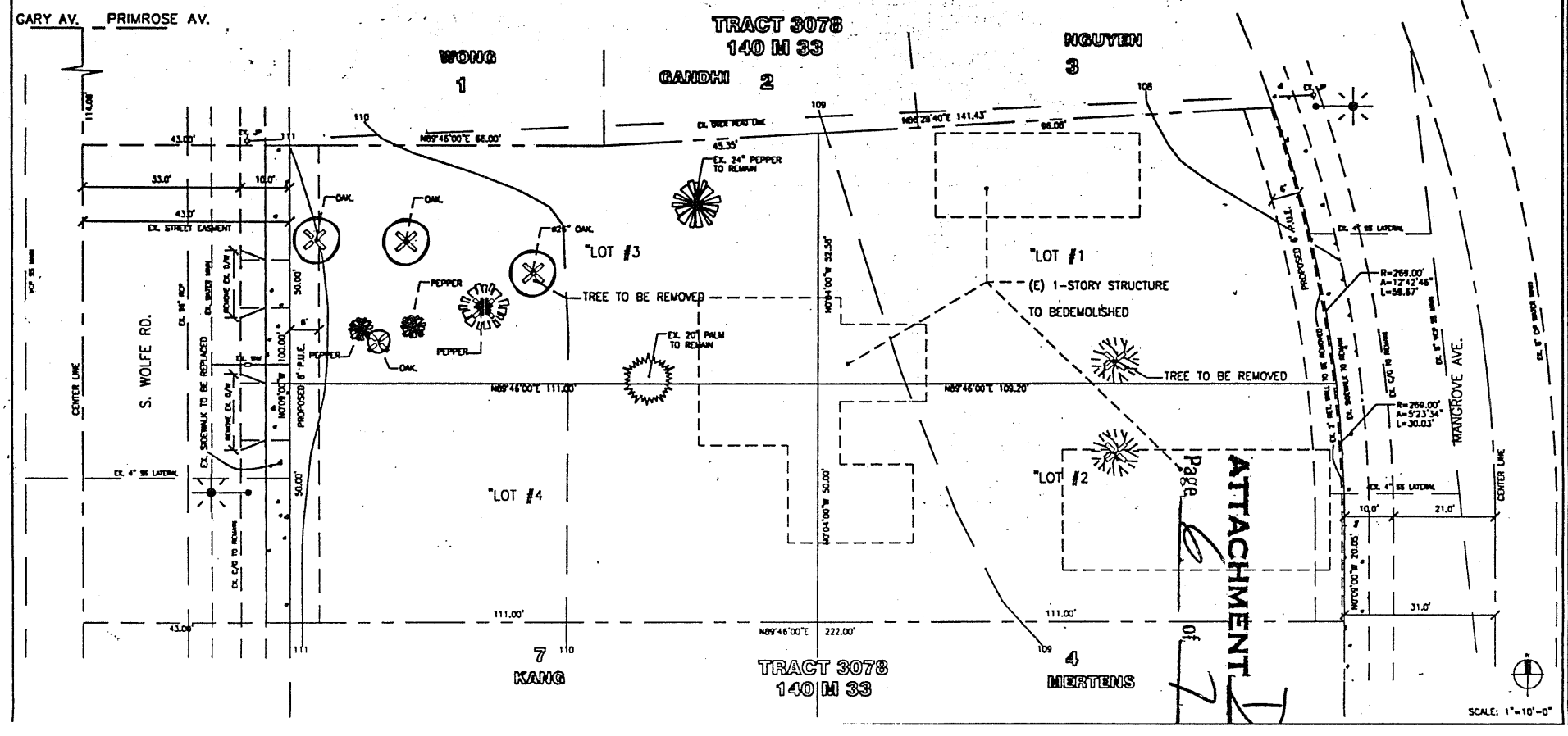
APN:	213-25-010
PROPOSED:	4 SINGLE FAMILY RESIDENCE
PARKING:	2 COVERED, 2 UNCOVERED EA. UNIT
BLDG HT.	26'-1"

	LOT SIZE
LOT #1	5,761 S.F.
LOT #2	5,530 S.F.
LOT #3	5,619 S.F.
LOT #4	5,553 S.F.

WATER SUPPLY: CALIFORNIA WATER CO.



ATTACHMENT 1

Page 6 of 7

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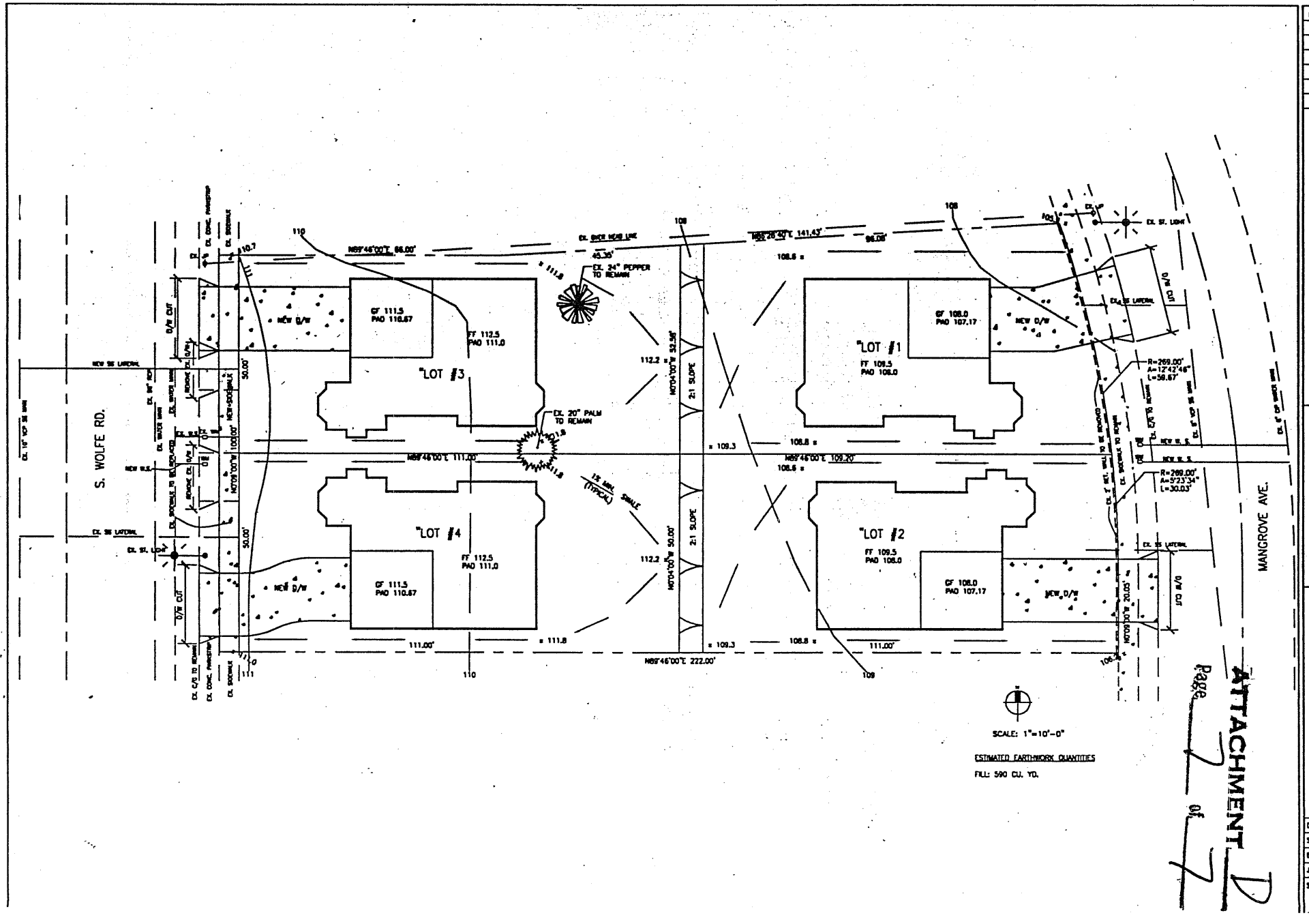
VESTING TENTATIVE MAP

MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

Date 06/15/05
Scale AS SHOWN
Drawn PL
Job P524
Sheet C-1
Of N Sheets



ATTACHMENT D
Page 7 of 7

REVISIONS	BY

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PRELIMINARY
GRADING AND UTILITY PLAN

MANGROVE VILLA
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

Date	06/15/05
Scale	AS SHOWN
Drawn	PL
Job	P524
Sheet	C-2