MANGROVE VILLA

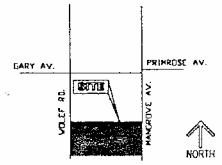
926 SOUTH WOLFE RD.
SUNNYVALE, CA. 94086

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

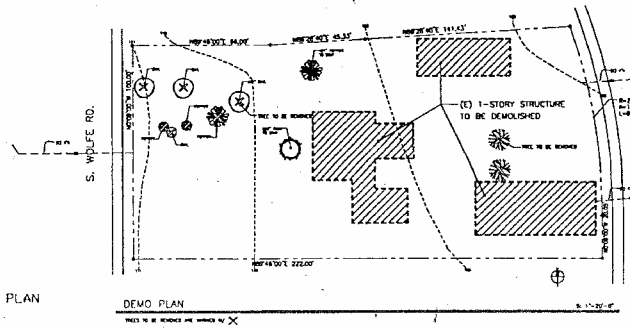
	LOT SIZE	PAVING AREA:	SITE COVERAGE	LANDSCAPE AREA:	F.A.R.
LOT #1	5,761 S.F.	391 S.F.=(6.8%)	1,826 S.F.=(31.7%)	3,544 S.F.=(61.5%)	1,420+406+937=(48%)
LOT #2	5,530 S.F.	480 S.F.=(8.3%)	1,826 S.F.=(33.0%)	3,244 S.F.=(58.7%)	1,420+406+937=(50%)
LOT #3	5,619 S.F.	447 S.F.=(8.0%)	1,826 S.F.=(32.5%)	3,346 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



ATTACHMENT 2
Page 1 of 7

PROFESSIONAL DESIGN
510 S. MATHILDA AVE 13 SUNNYVALE, CA. 94086
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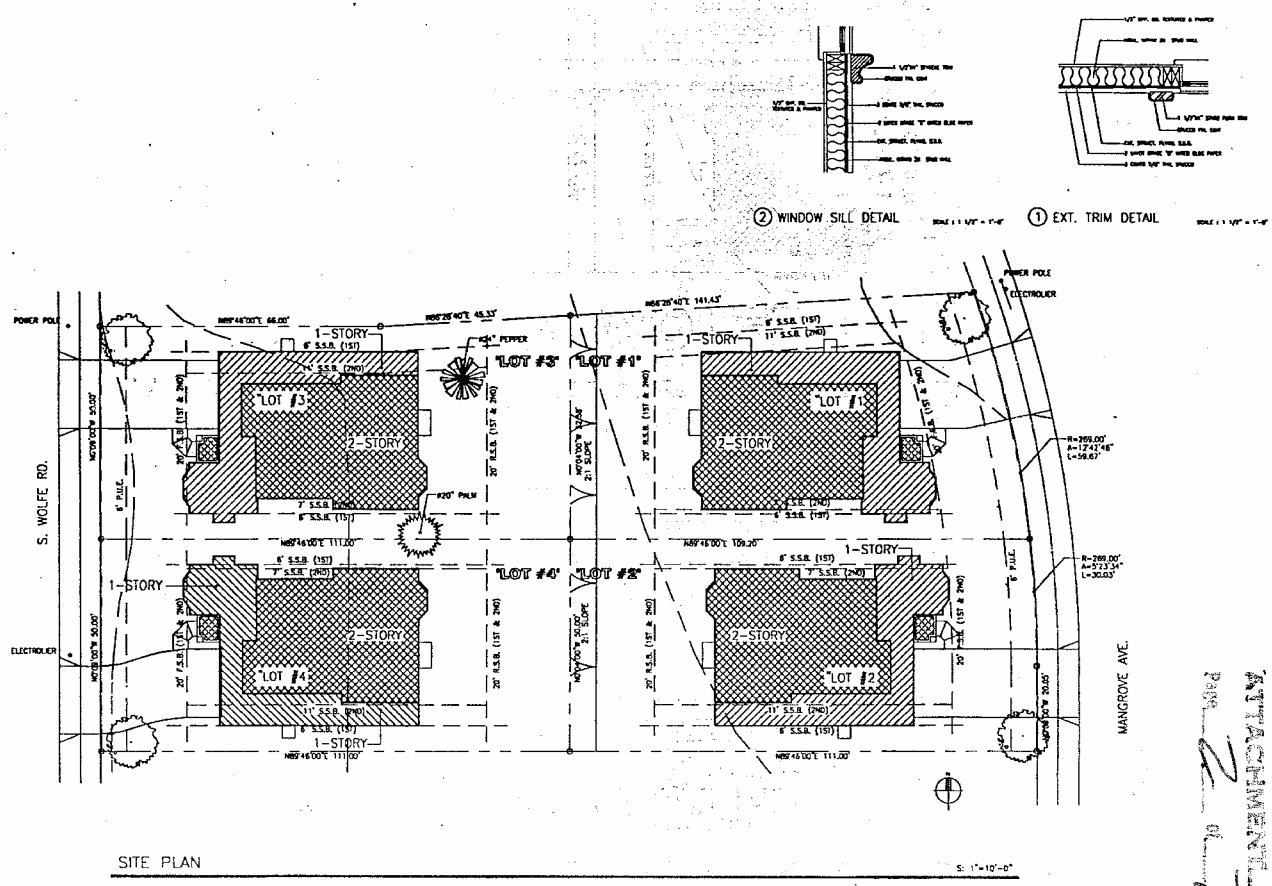
REVISIONS	BY

TITLE SHEET

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

Date 05/24/05
Scale AS SHOWN
Drawn DP
Job P524
Sheet A-1



SITE PLAN

S: 1"=10'-0"

ATTACHMENT D
Page 2 of 7

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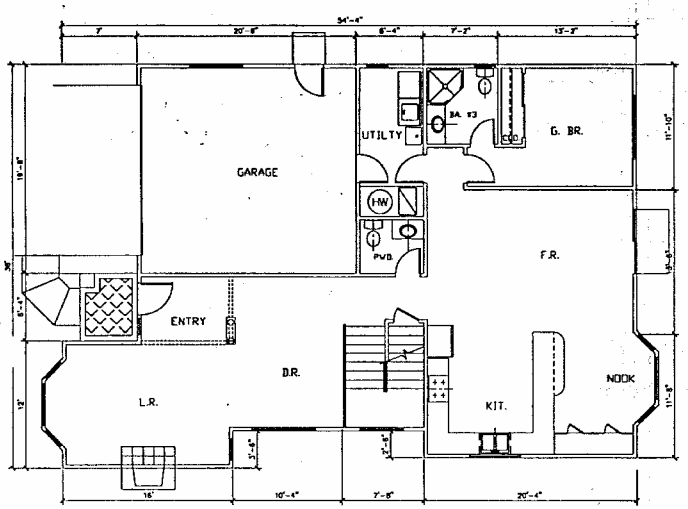
SITE PLAN

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

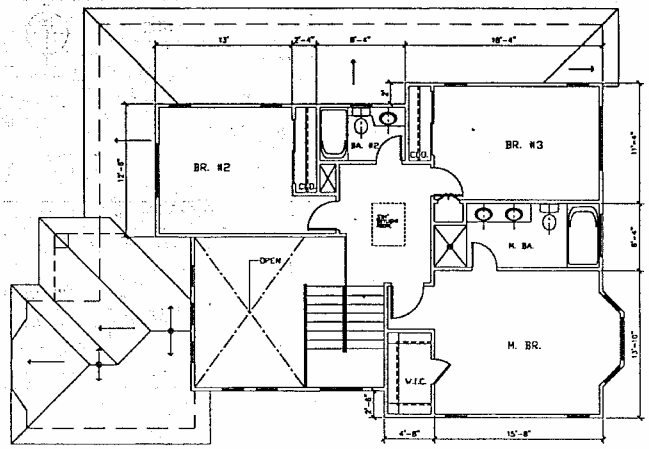
Date 05/24/05
Scale AS SHOWN
Drawn DP
Job P524
Sheet A-2



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

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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

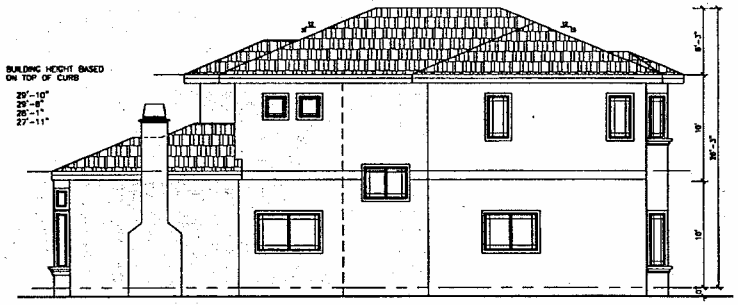
Sheet A-3

Of N Sheets

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

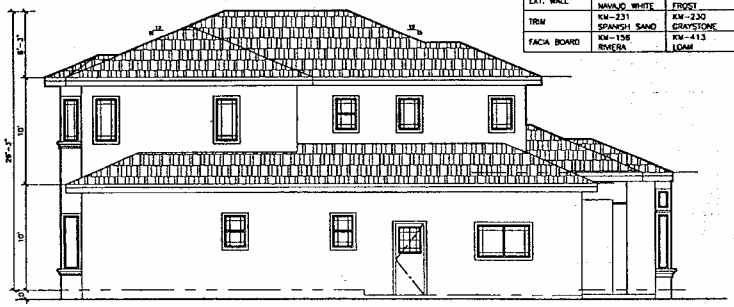
BUILDING HEIGHT BASED ON TOP OF CURB

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 D

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TEL.: (408) 733-1288, FAX: (408) 733-1389

ELEVATION

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

Date 05/24/05
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 WORKMEN.
3. LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER 24 HOURS BEFORE CONSTRUCTION COMMENCES, AND COORDINATE 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 AMENDED WITH THE FOLLOWING PER 1000 SQ. FT.:
   - 4 CUBIC YARDS OF ORGANIC (PREFERRED) MATERIAL
   - 10 POUNDS OF 16-6-8 SYNTHETIC FERTILIZER
   - 10 POUNDS OF IRON SULFATE
6. ALL INCORPORATED SHALL BE THOROUGHLY INCORPORATED INTO THE PLANTING AREAS. PLANTING AREAS SHALL BE GRADED SLOPE OF ALL BERMS, MOUNDS, GRADES, AND SLOPES GREATER THAN 3:1 OR.
7. MAINTENANCE PER ALL PLANT MATERIAL SHALL BE APPROVED BY THE OWNER OF THE SITE PRIOR TO PLANTING.
8. PLANTING DISPOSAL SHALL BE TAKEN FROM THE PREMISES ANCHORED SOIL.
9. FERTILIZE THE PLANTS AT THE TIME OF PLANTING WITH ANDERSON 21 SPIKE TABLETS (OR APPROVED EQUAL) AT A RATE OF 1 PER GALLON SPIKES, 2 PER 5 GALLON SPIKES, 6 PER 15 GALLON SPIKES OR TREE.
10. PLANT GROWING SHALL BE 1 1/2" ABOVE FINISH GRADE AND PLANTS AFTER WATERING AND SETTLING.
11. ALL TREES SHALL BE PLANTED AS PER PLANTING DETAILS.
12. A PRE-CONSTRUCTION SHALL BE APPLIED TO ALL PLANTING AREAS AS PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO PLANTING. PRE-EMERGENT SHALL BE REMOVED BY HAND.
13. WATER PLANTS AFTER PLANTING AND WASH ALL REMAINED FROM LEAVES.
14. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AN APPROVAL OF CONSTRUCTION AFTER COMPLETION OF WORK.
15. THE MAINTENANCE PERIOD SHALL BEGIN AFTER APPROVAL OF CONSTRUCTION COMPLETION WHICH EACH WORK. THE CONTRACTOR SHALL PROVIDE AN REPORTED LIST OF WORK INCLUDED IN THE MAINTENANCE PERIOD. THESE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING: WEED CONTROL, MOWING, PRUNING, REPLACE DEAD OR DISEASED PLANT MATERIAL, PROPER IRRIGATION SYSTEM, ETC.
16. THE MAINTENANCE PERIOD SHALL BE 30 DAYS FOLLOWING APPROVAL OF CONSTRUCTION.
17. ALL TREES SHALL BE LOCATED AT FIELD GUIDE BEFORE LANDSCAPE AND SET FROM SENSOR LANDSCAPE.
18. ALL TREES AND SHRUBS SHALL BE FULL, DENSE AND FREE FROM INSECT AND DISEASE INFESTATION, AND SHALL NOT BE PRUNED/BARE. INSTALL PER DETAILS WITH FERTILIZER, FERTILIZER AND WITH 4 PREFERRED PLANT PER SEASONALLY. ALL PLANTING AREAS SHALL RECEIVE 2" DEPTH OF 3/4" TO 1" BARK/TOP.
19. PRIOR TO STREET TREE PLANTING, CONTACT CITY OF SUNNYVALE FOR SUPERINTENDENT AT 408-313-5500 FOR DIRECT LOCATION OF TREES. FINAL SUPERINTENDENT MUST APPROVE FINAL STREET TREE PLANTING PRIOR TO FINAL ACCEPTANCE WITH WARRANTY PERIOD.

IRRIGATION SHEET NOTES

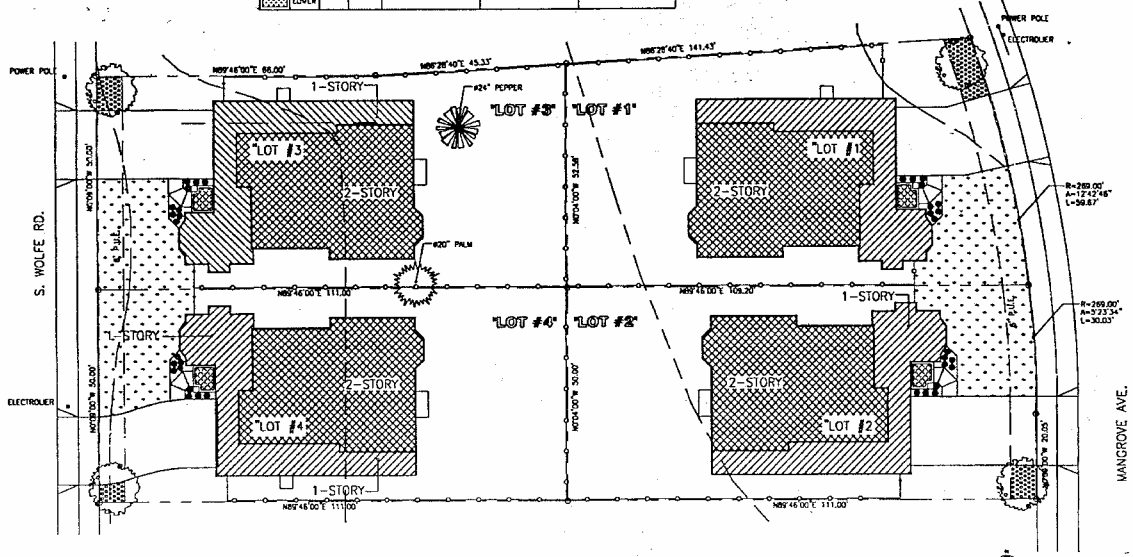
1. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERIENCED WORKERS, AND ALL PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AND ALL FEES ASSUMED SHALL BE PAID BY CONTRACTOR.
2. NO CHANGES IN MATERIALS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER.
3. THE IRRIGATION SYSTEM IS SCHEMATIC. ALL PIPING, VALVES, HEADS, ETC., SHOWN ELSEWHERE OF THE PLANTING AREA IS FOR CLARITY ONLY AND SHALL BE INSTALLED WITHIN THE PLANTING AREA. EQUIPMENT, IMPROVEMENTS, PLANTING AND SPACE PLACEMENT APPROVAL.
4. THE IRRIGATION SYSTEM SHALL INCORPORATE WORKED WITH ALL OTHER DEPARTMENTS, LOCATION OF ALL CONTRACTORS, BUILDING, DIFFERENCES IN ACTUAL AND SHOWN SITE DIMENSIONS, UNDERGROUND SERVICES, ETC. PRIOR TO BEGIN OF CONSTRUCTION, CALL UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND SERVICES.
5. THE CONTRACTOR SHALL INSTALL THE IRRIGATION SYSTEM AS SCHEMATIC AND SHALL ENSURE SEMI-FLEX SPRINKLER SYSTEMS FOR ALL PLANTING AREAS. THE CONTRACTOR SHALL ADJUST THE IRRIGATION HEADS TO ALLOW FULL AND COMPLETE COVERAGE, FLUSH AND ADJUST HEADS TO ENSURE NO UNDERWATER AND OVERSPRAY, PRIOR TO SHADE.
6. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A COMPLETE SET OF PRINTS OF THE "AS BUILT" DRAWINGS, REFLECTING ALL REVISIONS TO THE INSTALLED BUILDING OR WALL.
7. THE CONTRACTOR SHALL WARRANT THE IRRIGATION SYSTEM DURING THE 30 DAY MAINTENANCE PERIOD.
8. THE WATER METER SHALL BE INSTALLED BY OWNER. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PIPES AND FITTINGS BEYOND THE WATER METER.
9. ALL PIPING AND FITTINGS BETWEEN THE WATER METER AND INDIVIDUAL PROVIDED SHALL BE OF MATERIALS INSTALLED BETWEEN BUILDING OR LOCAL CODES.
10. INSTALL INDIVIDUAL PROVIDED IN ACCORDANCE WITH LOCAL CODES.
11. SCREEN INDIVIDUAL PROVIDER OF SHRUBS WHICH LOCATED IN A SHRUB BED AND AS PER PLANTING PLAN.
12. IRRIGATION WATER PIPES SHALL BE AS FOLLOWS:
    LATERAL LINES SHALL HAVE 1/2" MIN. DEPTH, MAINLINES SHALL HAVE 1/2" MIN. DEPTH. LINES UNDER PAVED AREAS SHALL HAVE 1/2" MIN. DEPTH AND 2.5" MIN. PVC SCHEDULE 40 PIPE.
13. INDIVIDUAL WATER PROVIDER WITH 1" BRASS GATE SHUTOFF VALVE.
14. IRRIGATION WATER SHALL FOLLOW THE SHRUBLINE IN THE SHRUB PROVIDER. SHRUB AND SHRUBS 3 FT. OF WATER EVERY 100 FT. AND AT EACH TURN IN THE SHRUBLINE AND AT EACH VALVE.
15. THE AUTOMATIC CONTROLLER SHALL BE MOUNTED ON POST THE METAL. USE GALVANIZED BLOCK FOR ELECTRICAL WIRING FROM THE CONTROLLER TO 18" BELOW GRADE. THE POWER LINE SHALL BE ENCLOSED IN PVC CONDUIT. CONTRACTOR SHALL CONNECT THE CONTROLLER TO POWER AS PROVIDED BY OWNER.
16. USE 2"x4" WOOD ALL APPROVED SHOCK DURING WORK FOR CONNECTION AND DRAINAGE AT THE SHRUB DEPTH AS THE SHRUBLINE. TAPE AND SHRUBLINE WORK EVERY 30".
17. INSTALL REDUCED CONTROL VALVES IN CONTROLLER OR COVER PLASTIC VALVE BOX WITH LOCKING LID. LOCATE VALVE BOXES IN GROUND COVER OR SHRUB AREAS ONLY. VALVE BOXES TO BE LOCATED 12" FROM CONCRETE CURBS OR SIDEWALKS.
18. INSTALL ALL HOSES ON A DOUBLE SWEEP ELL AND ENCLOSED IN GREY BOXES. GRAY ALL PIPE THREADS WITH TEFLON TAPE.
19. ALL HOSES OF WATER SHALL BE LOCATED 3" FROM FRAME OR CURBS OR AS REQUIRED.
20. INSTALL HOSE ON A MINIMUM 12" FROM FRAME OR CURBS WITH SHRUBS SHRUB ADJACENT ON SCHEDULE OR PVC ELL AND REPLACE COST ALL COSTS WITH LOW-LOSS ON SHRUB.
21. IRRIGATION SYSTEM SHALL BE GUARANTEED FOR ONE YEAR (1 YR.) AGAINST ANY DEFECT OF MATERIAL OR WORKMANSHIP. CONTRACTOR SHALL REPAIR ANY WORK WITHIN SAID (1YR) WARRANTY PERIOD DURING THE WARRANTY PERIOD AT NO COST TO THE OWNER. WARRANTY OR REPAIRS IS EXCLUDED FROM THE WARRANTY.

LANDSCAPE LEGEND

SYMBOL	CLASS	COUNT	SIZE	COMMON NAME	BOTANICAL NAME	REMARKS
	TREE	4	24" BOX	EUROPEAN WHITE BIRCH	BETULA VERRUCOSA (ALBA)	DECIDUOUS
	SHRUB	29		LILY OF THE NILE	ORIENTALIS (BLUE FLOWER)	EVERGREEN
	GROUND COVER	100 (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

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PROFESSIONAL DESIGN
510 S. MATILDA AVE IN SUNNYVALE, CA. 94086
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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

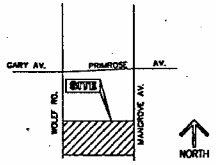
VESTING TENTATIVE MAP

MANGROVE VILLA

926 SOUTH WOLFE RD.

SUNNYVALE, CA. 94086

VICINITY MAP

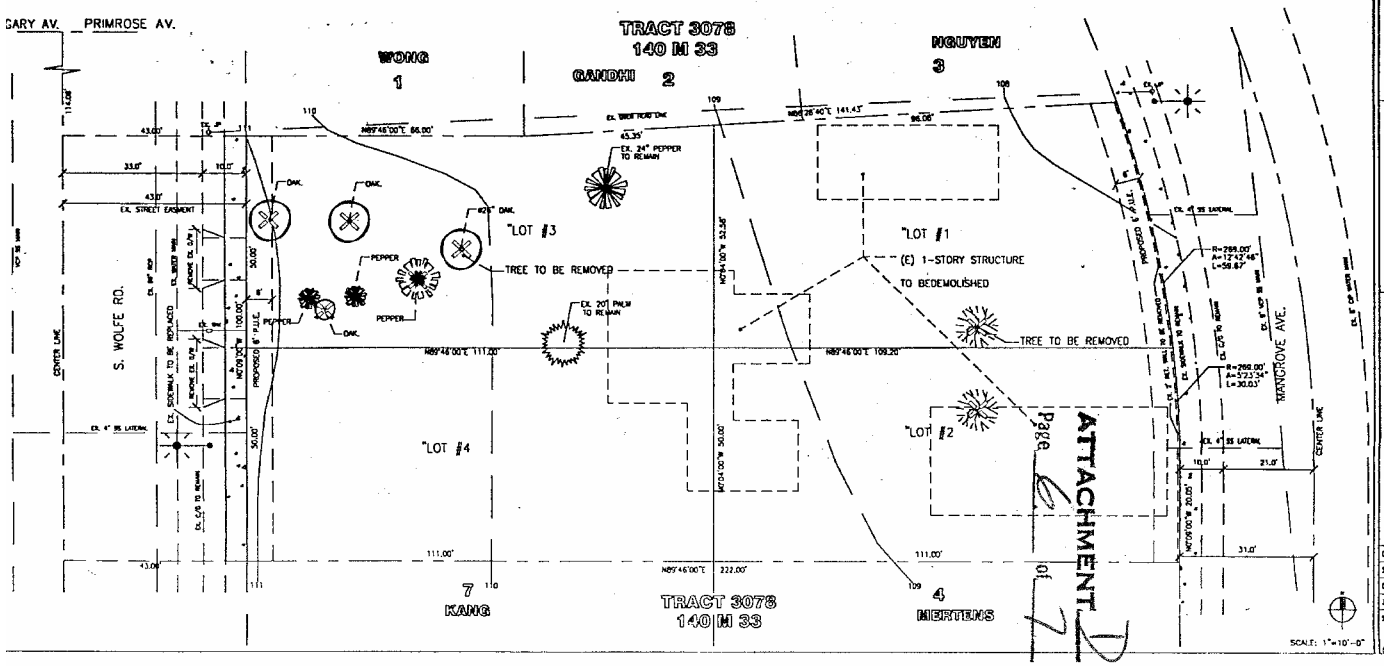


PROJECT DATA

ADDRESS:	926 SOUTH WOLFE RD.
ZONE:	R-1.5
OCCUPANCY:	R-1 & U-3
TOTAL AREA:	22,463 S.F. OR 0.52 AC.
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	5,818 S.F.
LOT #4	5,353 S.F.

WATER SUPPLY: CALIFORNIA WATER CO.



ATTACHMENT 2
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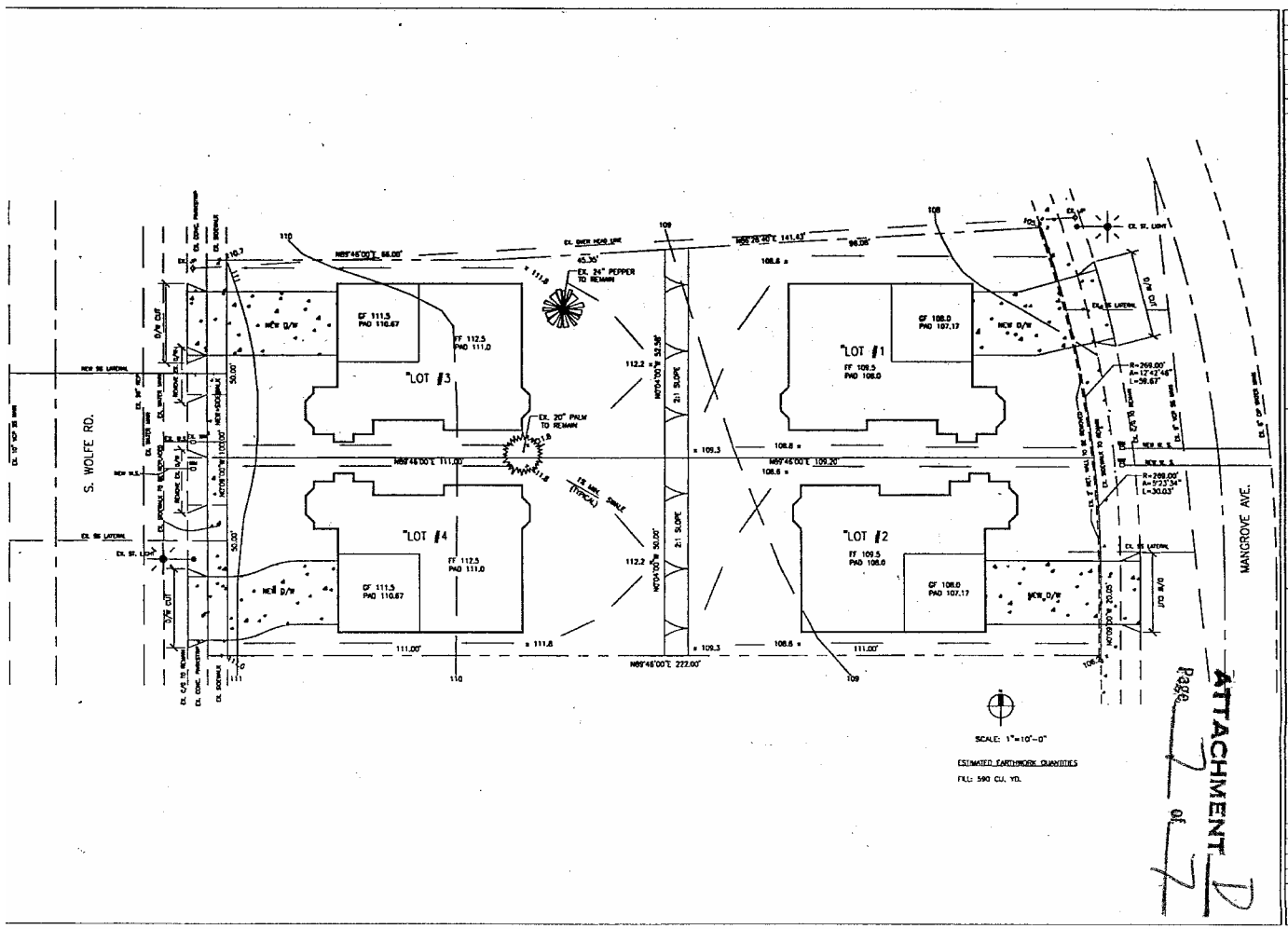
VESTING TENTATIVE MAP

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

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



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
	C-2