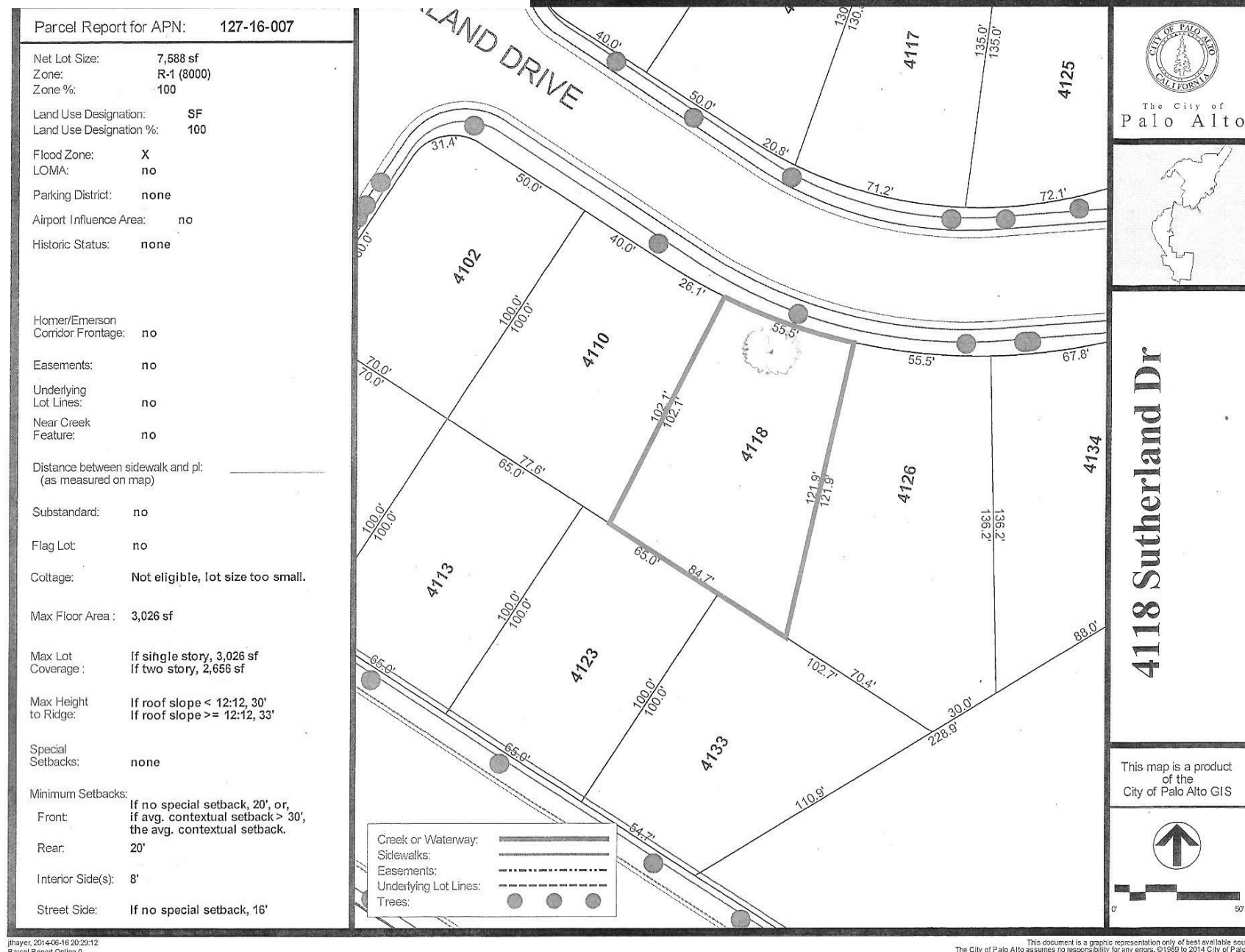
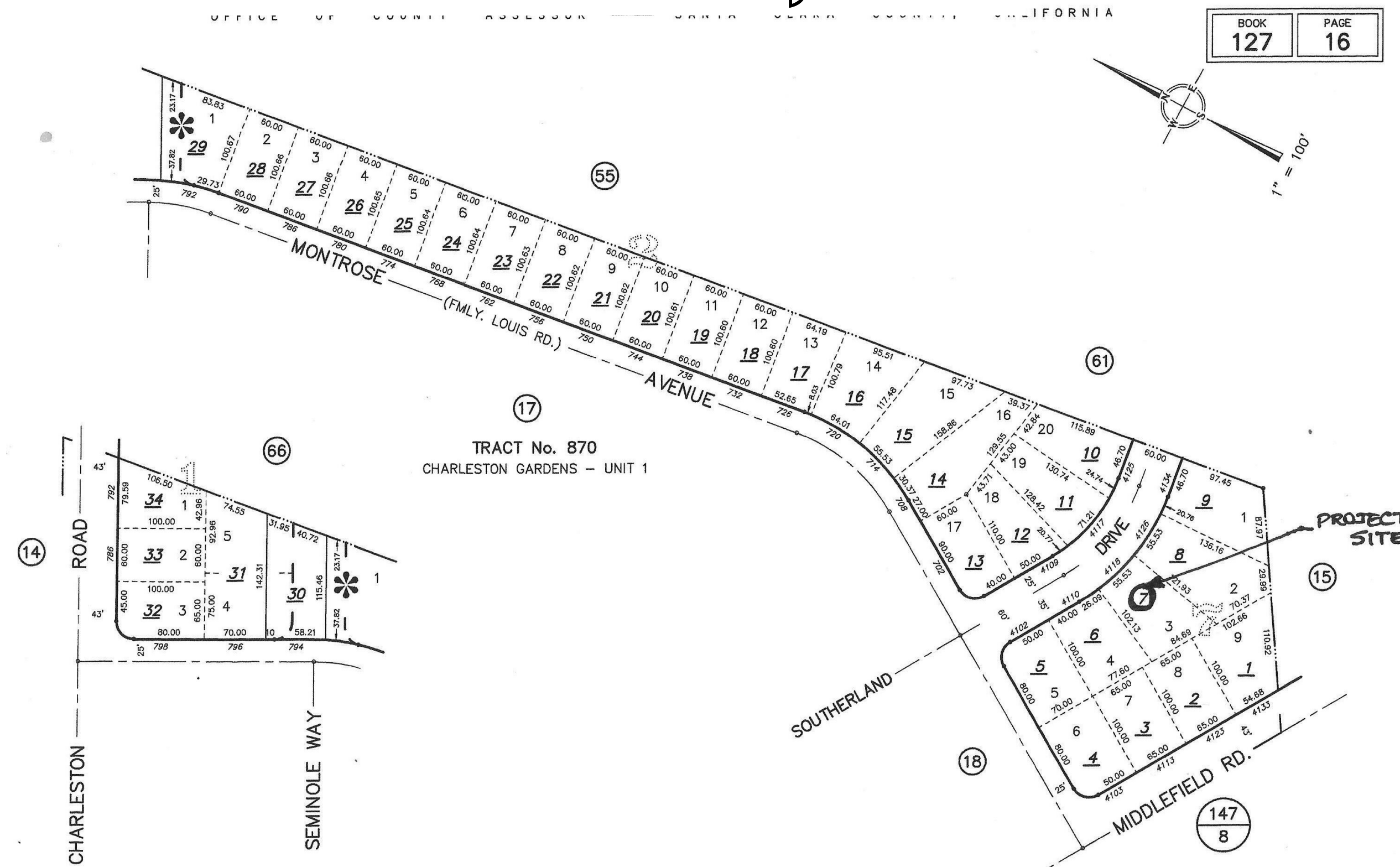


CUSTOM HOUSE

OWNER : Mr. LI CHEN & Mrs. HSINGYI HUANG

ADDRESS: 4118 SUTHERLAND DR.

PALO ALTO, CA



SCOPE OF WORK:

ANY EXCAVATION, TRENCHING OR PAVEMENT WITHIN 10 FEET OF STREET MUST BE APPROVED BY PUBLIC WORK'S ARBORIST. CALL PUBLIC WORK'S ARBORIST AT (650) 496-5953 TO ARRANGE A SITE VISIT.

IN ORDER TO DO ANY STREET TREE WORK, THE APPLICANT MUST FIRST OBTAIN A " PERMIT FOR STREET TREE WORK IN THE PUBLIC RIGHT-OF-WAY (STREET TREE PERMIT) FROM PUBLIC WORKS' URBAN FORESTRY.

DEMOLISH AND REMOVE EXISTING OLD BUILDING AND CONSTRUCT NEW TWO STORY CUSTOM HOUSE.

PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PER CBC CALIFORNIA RESIDENTIAL CODE SECTION R313.

INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.

CONSULTANTS:

TITLE 24 & GREEN BUILDING:
MILES HANCOCK
ENERGYCABELL.NET
(650) 424-1169

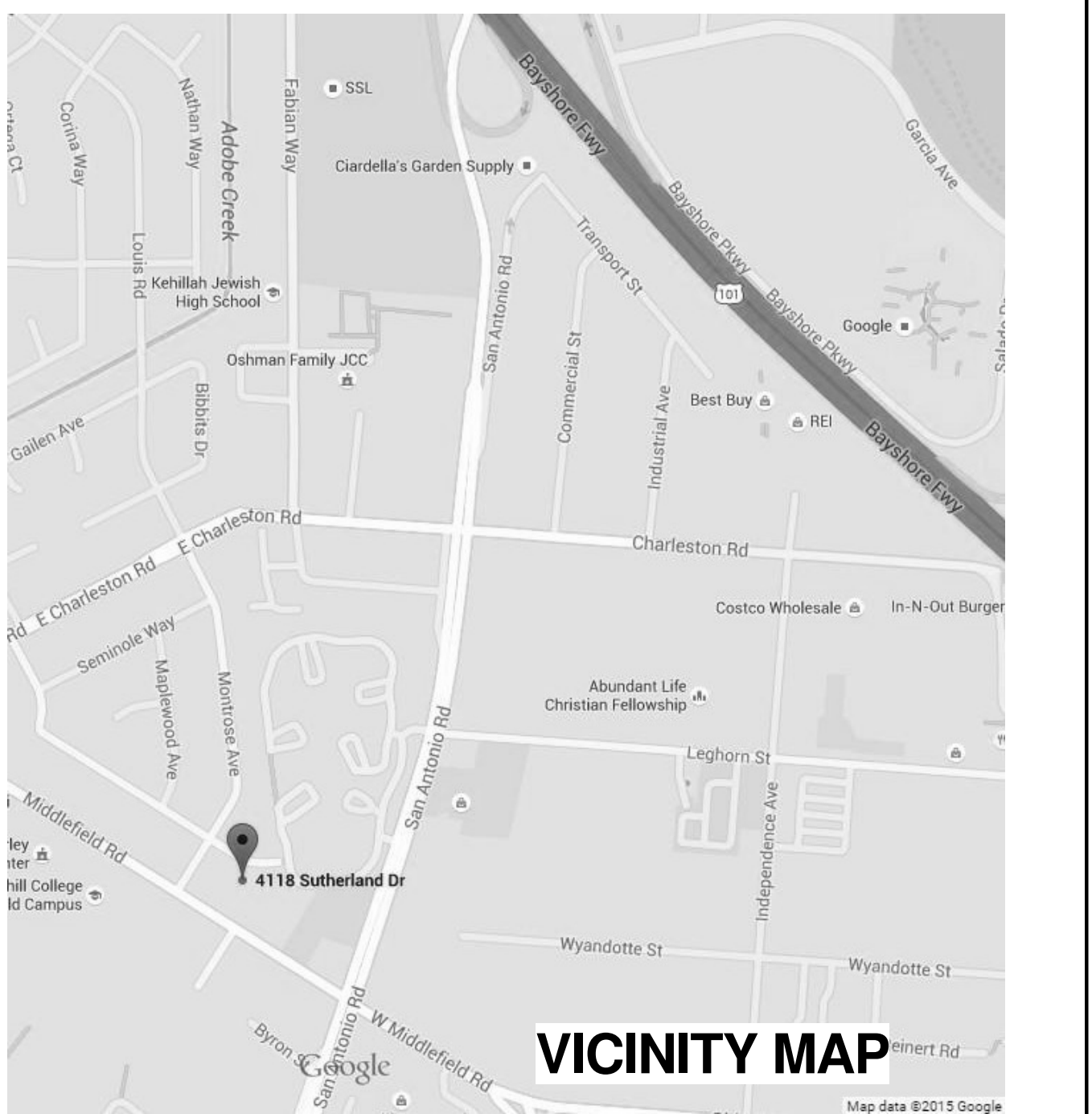
DEFERRED APPROVAL ITEMS:

1-CITY OF PALO ALTO UTILITIES DEPARTMENT APPROVAL IS REQUIRED FOR PROPER SIZING THE GAS METER SERVICE. CONTACT GAS DIVISION OF UTILITIES AT (650) 566-4501.

2- FIRE PIT (PROVIDE DRAWINGS AND OBTAIN APPROVAL FROM CITY)

3- OUTDOOR BARBEQUE (PROVIDE DRAWINGS AND OBTAIN APPROVAL FROM CITY)

CONTACT CITY OF PALO ALTO UTILITIES (WGW) AND SUBMIT A UTILITY APPLICATION INCLUDING THE FIRE SPRINKLER DEMAND. WATER METER SIZE NEEDS TO BE DETERMINED BY WGW PRIOR TO FIRE DEPARTMENT APPROVAL OF PROJECT.



DRAWING LIST:

Sheet Number	Sheet Name
A1	COVER SHEET
A2	STREETSCAPE
A3	NEIGHBORHOOD PRIVACY PLAN
A4	SITE PLAN
A5	FIRST FLOOR PLAN
A6	SECOND FLOOR PLAN
A7	ROOF PLAN
A8	EXTERIOR ELEVATIONS
A9	EXTERIOR ELEVATIONS
A10	AREA SCHEMATICS
..	TOPO SURVEY
P1	POLLUTION PREVENTION
T1	TREE PROTECTION

PROJECT SUMMARY:

APN # : 127-16-007
LOT SIZE: 7,588 SQF

TOTAL ALLOWABLE LOT COVERAGE: 2,250 SQF (FOR FIRST 5,000 SQF) + (2,588 X 0.30) = 3,026.45SQF
PROPOSED LOT COVERAGE : 2,154.2 SQF
TOTAL ALLOWABLE FAR: 3,026 SQF
PROPOSED FAR : 3,023 SQF (SEE SHEET A10)

PROPOSED BUILDING: (REFER TO SHEET A10)

FIRST FLOOR LIVABLE AREA	1,712.6 SQF
GARAGE:	217.8 SQF
FIRST FLOOR TOTAL	1,930.4 SQF
SECOND FLOOR LIVABLE AREA:	1,092.6 SQF
TOTAL LIVABLE AREA (first & second floors):	2,805.2 SQF
TOTAL BUILDING AREA FAR (inc. Garage):	3,023 SQF

COVERED ENTRY PATIO: 25.4 SQF.
COVERED REAR PATIO: 196.4 SQF
TOTAL LOT COVERAGE 2,154.2 SQF

PARKING SPACES: ONE COVERED (ENCLOSED)
ONE OPEN (PARKING)

ZONING : RESIDENTIAL R-1 (8000)
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-U
NO OF STORIES: 2 STORY
APPLICABLE CODES: 2013 CRC , 2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC, 2013 CALIFORNIA FIRE CODE, CALIFORNIA ENERGY CODE

No	Description	Date

GLUSH DESIGN ASSOCIATES INC.
Residential, Commercial Building Design & Consulting
6572 Northridge Drive San Jose, CA 95120
PH: (408) 268-1665
EMAIL: LUYEN@GLUSHDESIGN.COM www.glushdesign.com

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COVER SHEET

OWNER: Mr. LI CHEN Mrs. HSINGYI HUANG

CUSTOM HOUSE
4118 SUTHERLAND DR.
PALO ALTO, CA

Project no:	15-4
Date	JAN-29-2016
Drawn by	Author
Checked by	Checker
Scale	A1



4134



4126



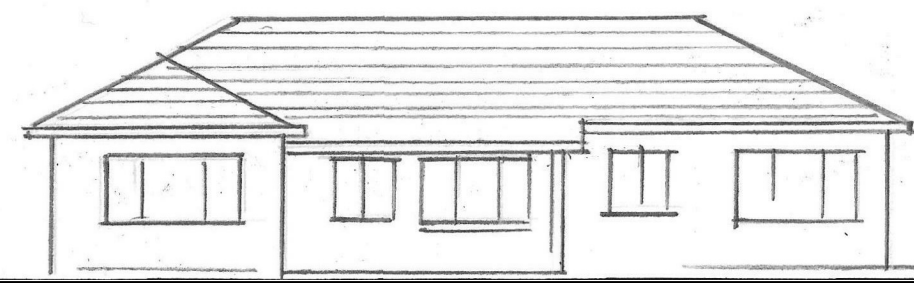
4118 (PROJECT SITE) EXISTING BLDG. TO BE REMOVED



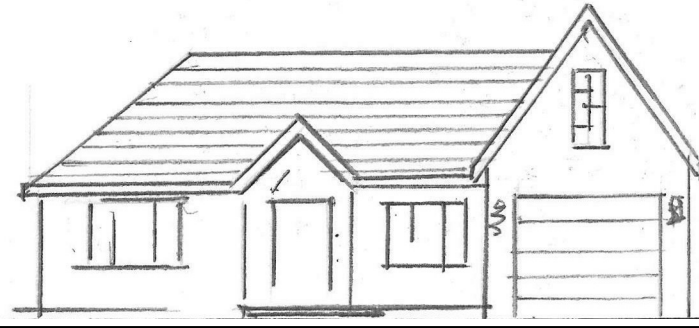
4110

4102

SUTHERLAND DRIVE



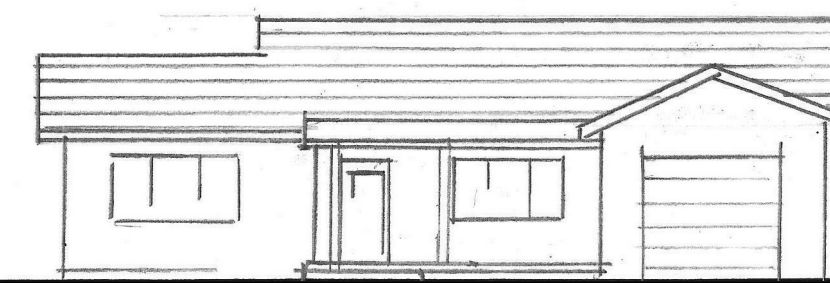
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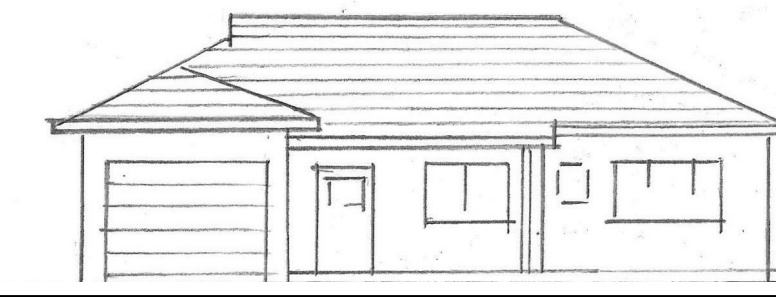
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4118 PROJECT SITE



4110



4102

SUTHERLAND DRIVE FRONT VIEW

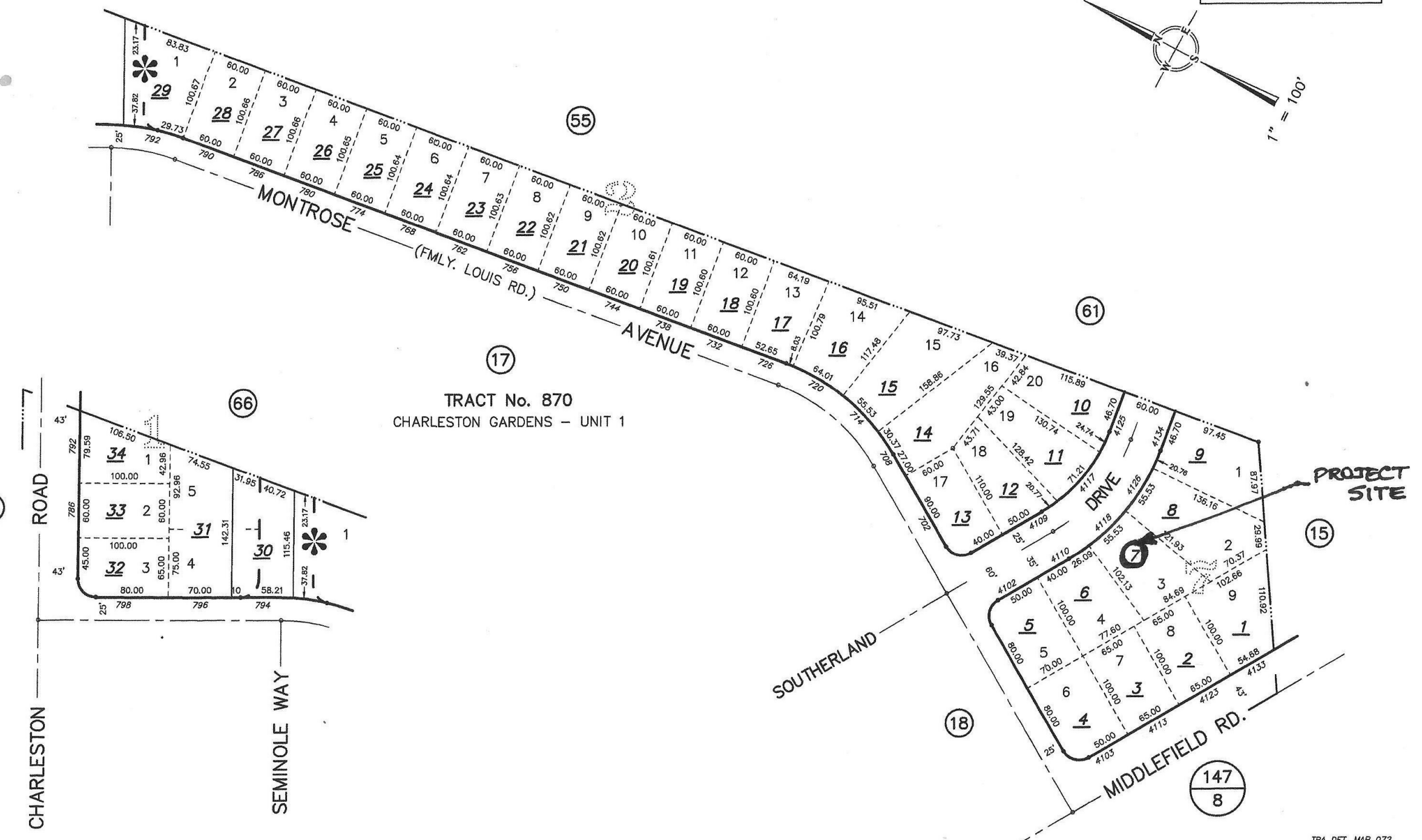
GLUSH DESIGN ASSOC.
6572 NORTHRIDGE DR.
SAN JOSE CA 95120
www.GLUSHDA.com
(408) 268-1665

AERIAL VIEW



OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK 127 PAGE 16



ASSESSORS MAP

No.	Description	Date

GLUSH DESIGN ASSOCIATES INC.

Residential, Commercial Building Design & Consulting
6572 Northridge Drive San Jose, CA 95120
PH: (408) 268-1665
EMAIL: LUCY@GLUSHDA.COM www.glushda.com

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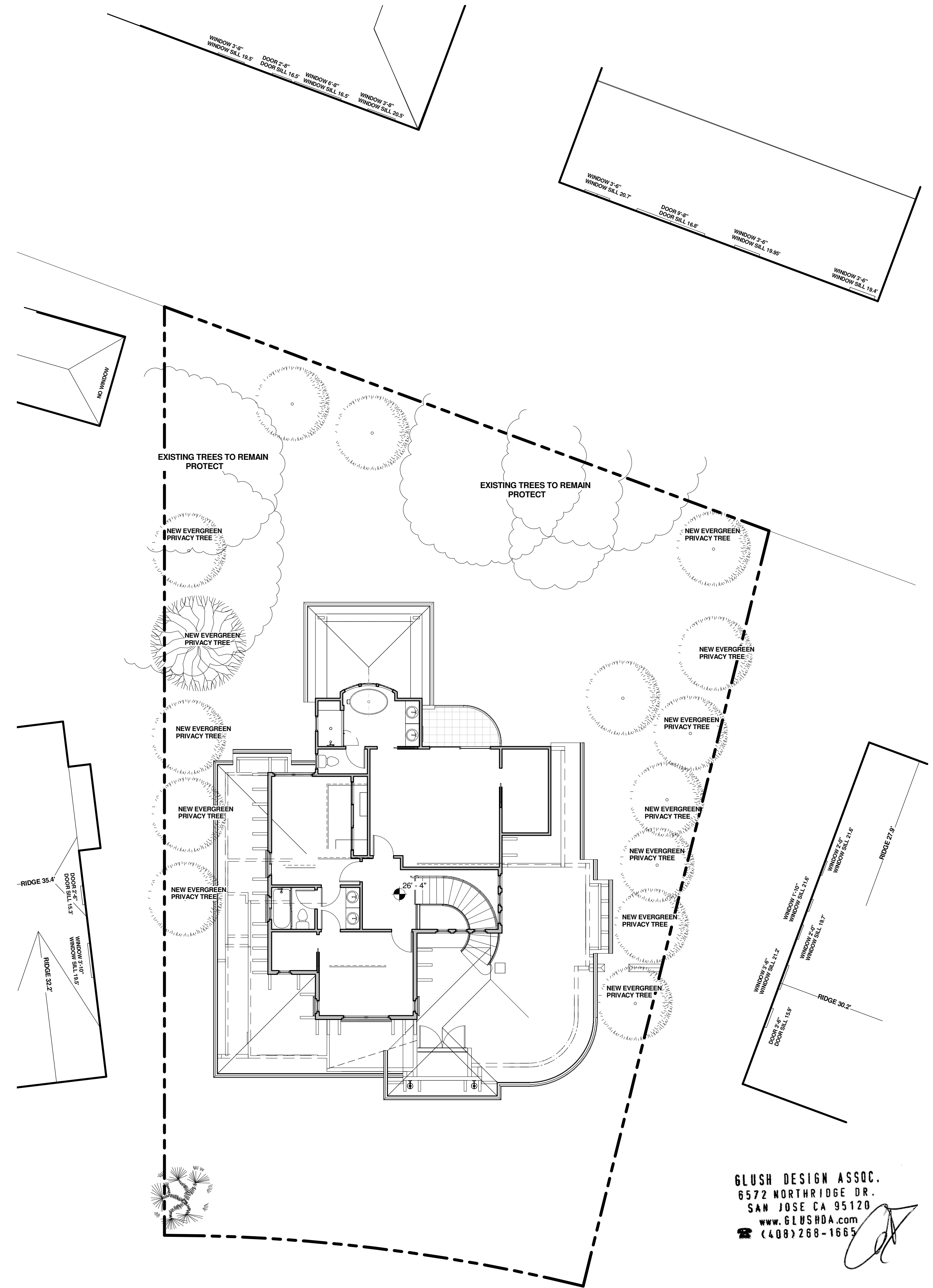
STREETSCAPE

OWNER: Mr. LI CHEN Mrs. Hsingyi HUANG
CUSTOM HOUSE
4118 SUTHERLAND DR.
PALO ALTO, CA

Project no: 15-4
Date: JAN-29-2016
Drawn by: Author
Checked by: Checker

A2

Scale: 3/32" = 1'-0"

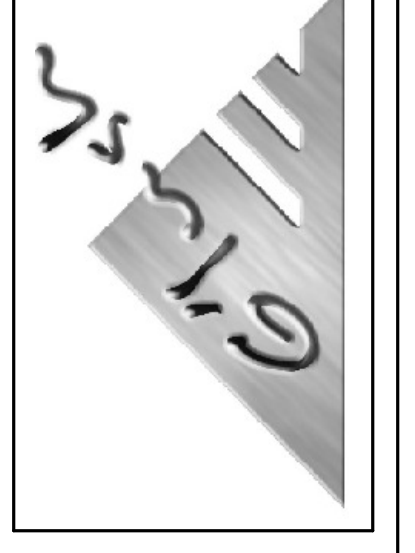


1
A3 **NEIGHBORHOOD PRIVACY PLAN**
1/8" = 1'-0"
SECOND STORY FLOOR PLAN

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 SAN JOSE CA 95120
 www.GLUSHDA.com
 (408) 268-1665

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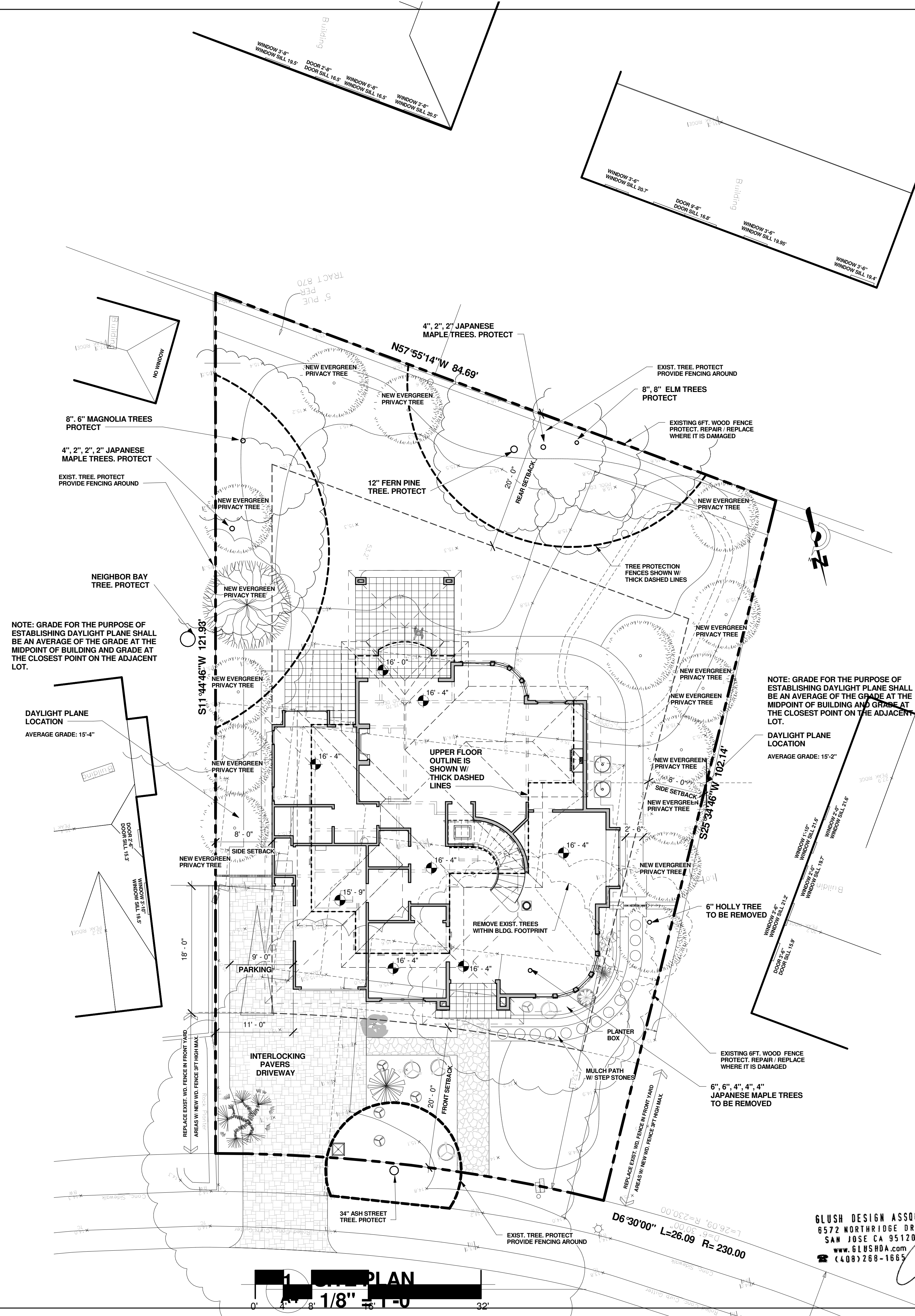


NEIGHBORHOOD PRIVACY PLAN
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OWNER: Mr. LI CHEN Mrs. Hsingyi HUANG
CUSTOM HOUSE
4118 SUTHERLAND DR.
PALO ALTO, CA

Project no:	15-4
Date:	JAN-29-2016
Drawn by:	Author
Checked by:	Checker

A3
 Scale 1/8" = 1'-0"



NOTE: GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

NOTE: GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF BUILDING AND GRADE AT THE CLOSEST POINT ON THE ADJACENT LOT.

DAYLIGHT PLANE LOCATION
AVERAGE GRADE: 15'-4"

DAYLIGHT PLANE LOCATION
AVERAGE GRADE: 15'-2"

1 PLAN
1/8" = 1'-0"

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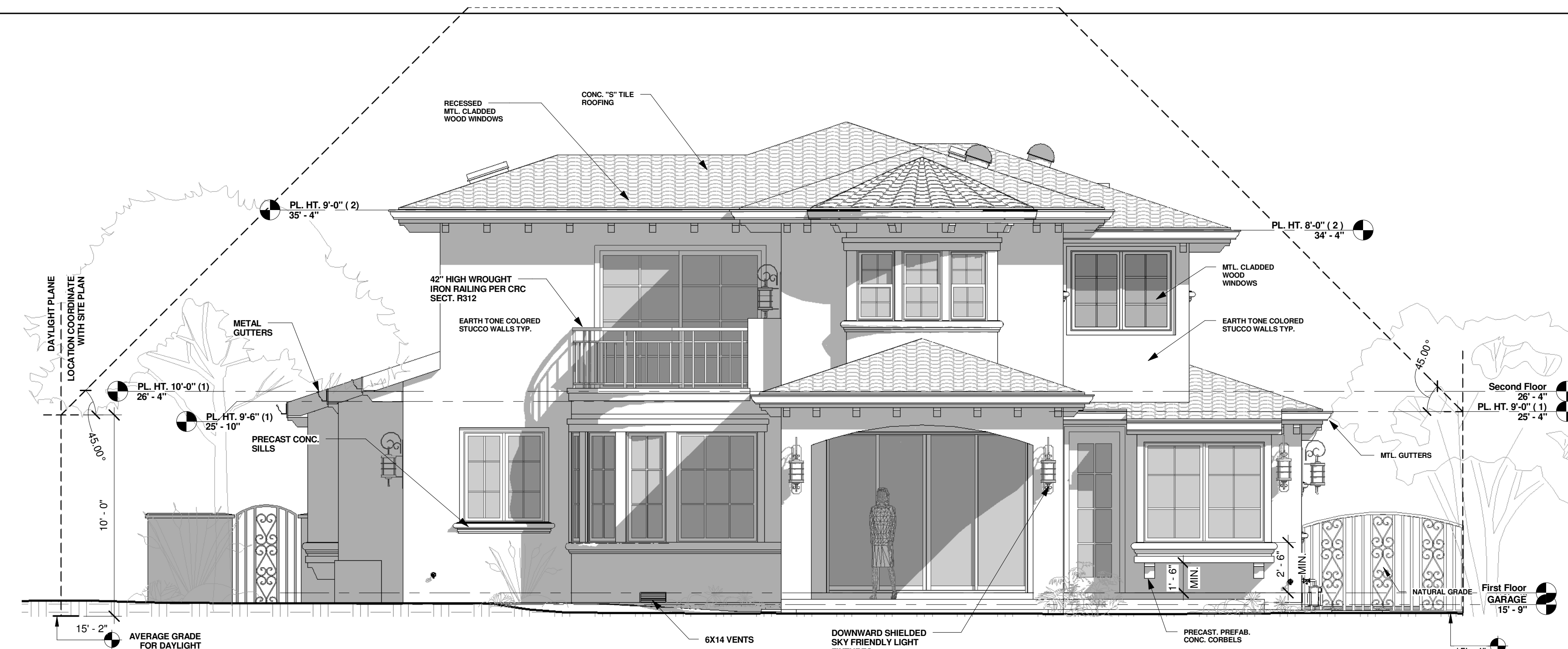
SITE PLAN

OWNER: Mr. LI CHEN Mrs. Hsingyi HUANG
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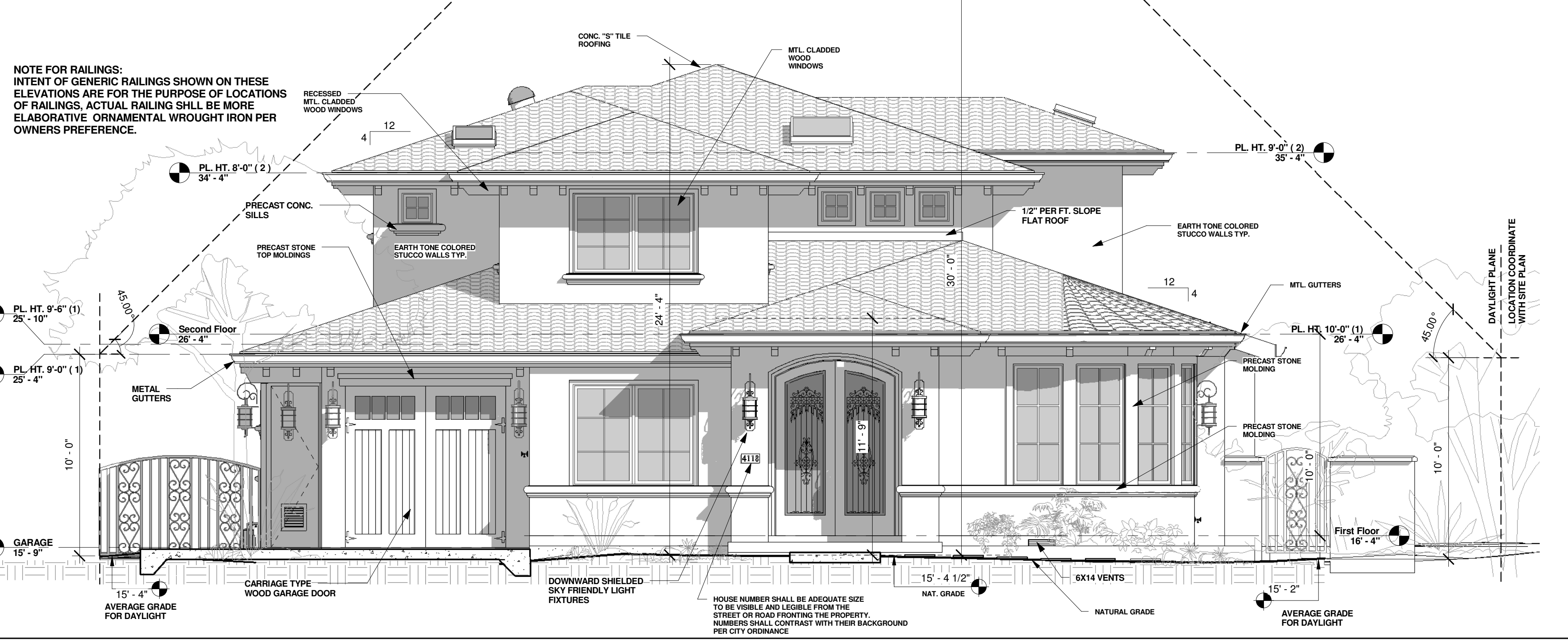
Project no: 15-4
Date: JAN-29-2016
Drawn by: Author
Checked by: Checker

A4
Scale: 1/8" = 1'-0"

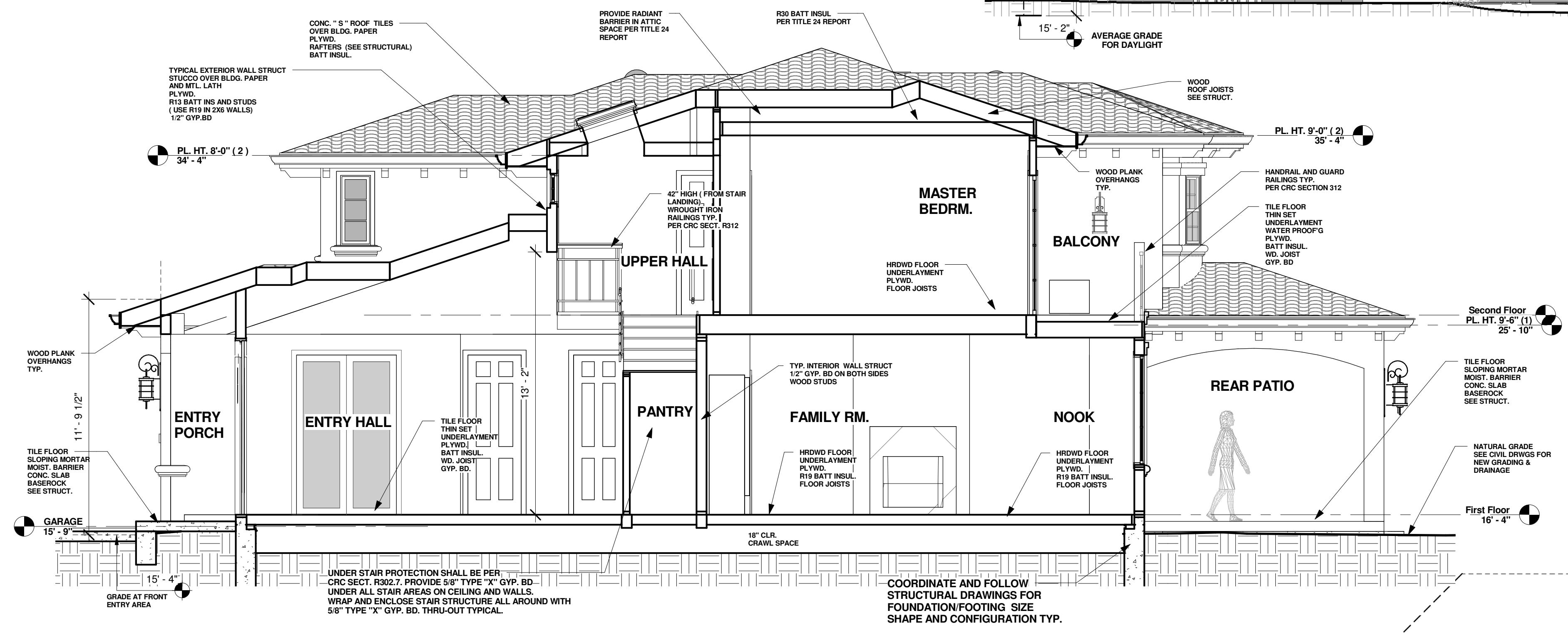
2 NORTH (REAR) ELEVATION
A8 1/4" = 1'-0"



1 SOUTH (FRONT) ELEVATION
A8 1/4" = 1'-0"



3 LONGITUDINAL SECTION
A8 1/4" = 1'-0"



NOTE FOR RAILINGS:
 INTENT OF GENERIC RAILINGS SHOWN ON THESE ELEVATIONS ARE FOR THE PURPOSE OF LOCATIONS OF RAILINGS. ACTUAL RAILING SHALL BE MORE ELABORATIVE. ORNAMENTAL WROUGHT IRON PER OWNERS PREFERENCE.

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EXTERIOR ELEVATIONS

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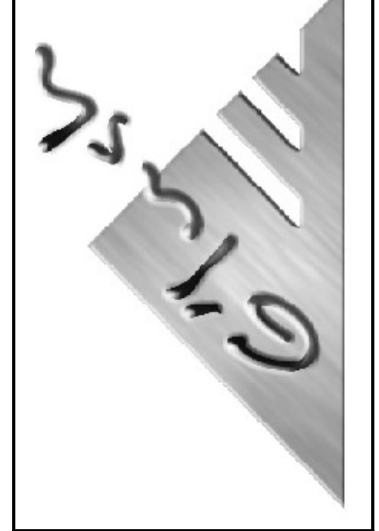
OWNER: Mr. LI CHEN Mrs. Hsingyi HUANG
CUSTOM HOUSE
 4118 SUTHERLAND DR.
 PALO ALTO, CA

Project no: 15-4
 Date: JAN-29-2016
 Drawn by: Author
 Checked by: Checker

A8
 Scale: 1/4" = 1'-0"

No.	Description	Date

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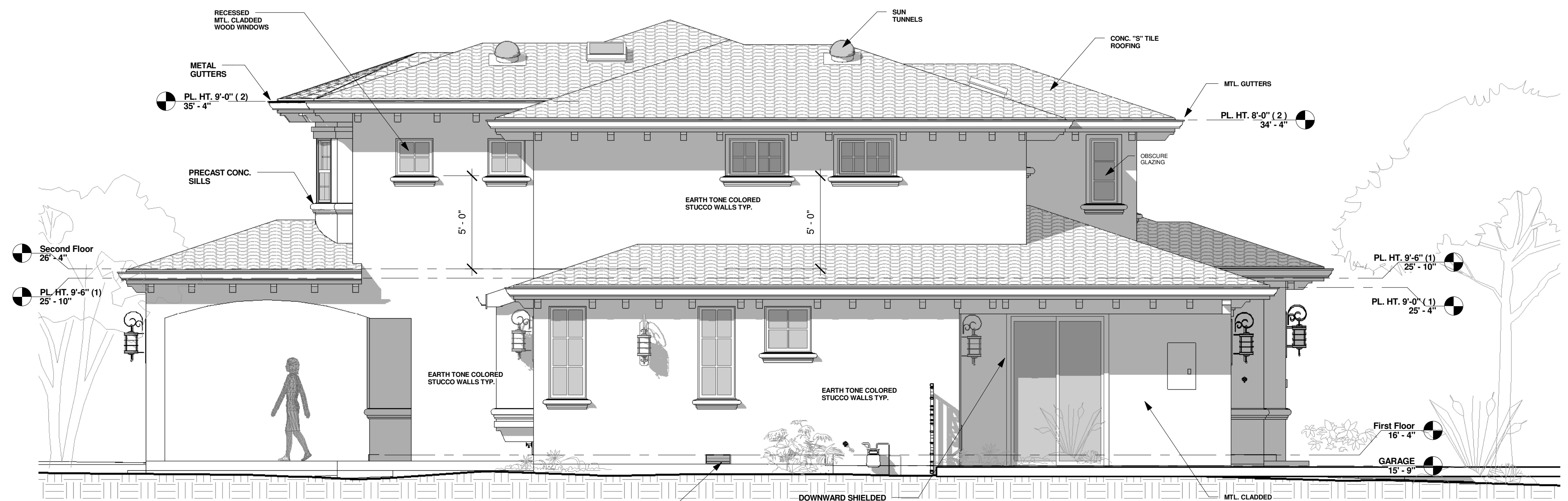


EXTERIOR ELEVATIONS

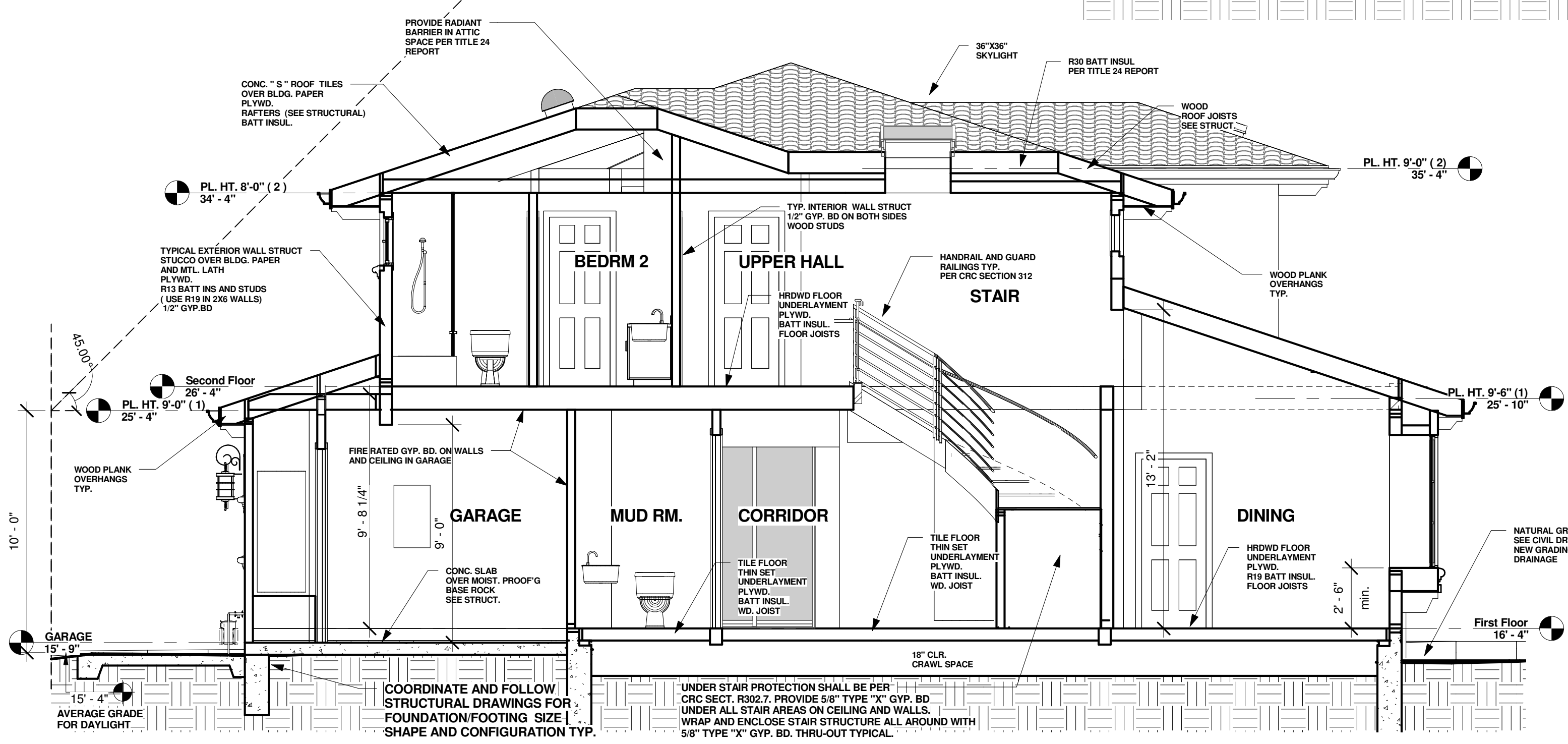
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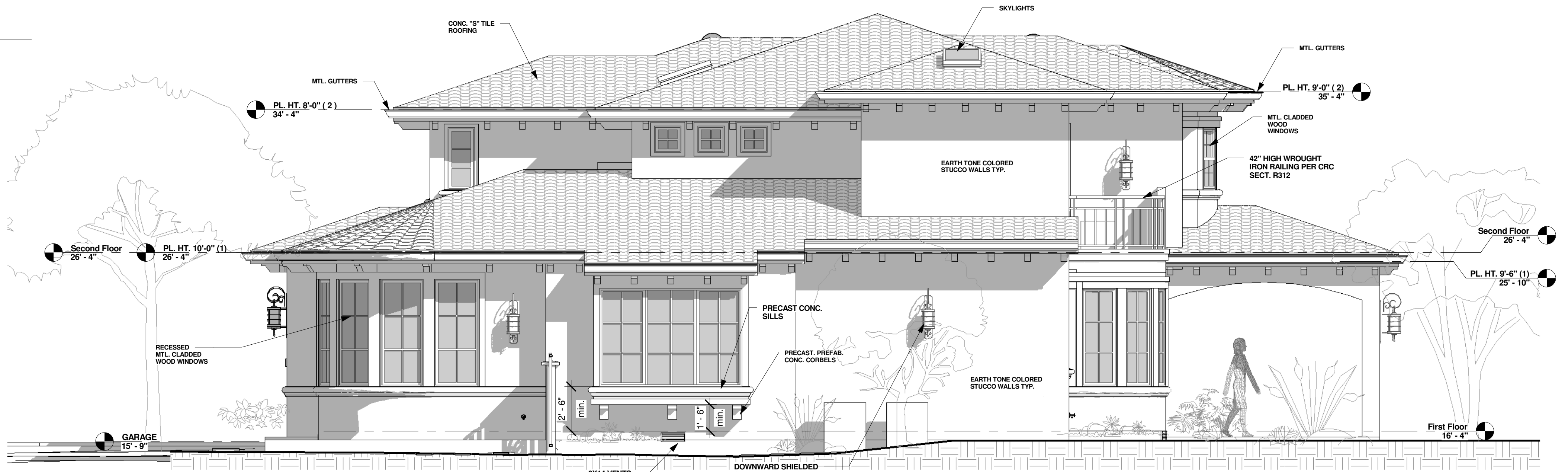
Project no: 15-4
 Date: JAN-29-2016
 Drawn by: Author
 Checked by: Checker
A9
 Scale: 1/4" = 1'-0"



2 WEST (LEFT) ELEVATION
 1/4" = 1'-0"



3 CROSS SECTION
 1/4" = 1'-0"



1 EAST (RIGHT) ELEVATION
 1/4" = 1'-0"

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