ABBREVIATIONS

ARCHITECT (URAL)

BUILDING STANDARD

BRITISH THERMAL UNIT

CONSTRUCTION JOINT

CONCRETE MASONRY UNIT

CEMENT PLASTER

CERAMIC TILE

CENTER LINE

CEILING HEIGHT

AUDIO VISUAL

BUILDING

BLOCKING

CABINET

CEMENT

CERAMIC

CEILING

CLEANOUT

CONCRETE

CONFERENCE

CONSTRUCTION

CONTRACT (OR)

COORDINATE

COUNTERSUNK

COLD WATER

DEMOLITION

DIMENSION

DOWNSPOUT

DISHMASHER

DRAWING

DRAMER

EXISTING

ELEVATION

ELEVATOR

ENCLOSURE

EQUIPMENT

ESTIMATE

EXISTING

EXPANSION

FLOOR DRAIN

FINISH FLOOR

FLOOR (ING)

SYMBOLS

FIRE HOSE CABINET

FACE OF CONCRETE

FIRE EXTINGUISHER CABINET

FOUNDATION

EXTERIOR

EQUIVALENT

ELECTRICAL

DETAIL

DOUBLE GLAZING

DEDICATED CIRCUIT

DRINKING FOUNTAIN

CORRIDOR

CONTINUOUS (ATION)

COLUMN

BLOCK

BLDG.

BLK.

B.T.U.

CAB.

CEM.

CER.

CEM. PLAS

CER. TILE

CLG. HT.

C.M.U.

C.O.

COL.

CONC

CONF.

CONT.

CONTR

CORR.

CSK.

DBL.

DBL. GLZ.

DED. CIR

DEMO.

DET.

EQUIP.

EQUIV.

EXIST.

EXP.

EXT.

F.D.

FDN.

F.E.C.

F.H.C.

FIN. FL.

FLR.

F.O.C.

DETAIL

FIN.

COORD.

CONSTR

BLDG. STD.

	AT	F.O.F.	FACE OF FINISH	PRELIM.	PRELIMINARY
	APPROXIMATE	F.O.M.	FACE OF MASONRY	PTD.	PAINTED
	CENTERLINE	F.O.S.	FACE OF STUDS	P.T.R.	PAPER TOWEL REC
	DIAMETER OR ROUND	FP. RF.	FIRE PROOFING	PWR.	POWER
Œ.	ARCHITECT / ENGINEER	FTG.	FOOTING		
3.	ANCHOR BOLT	FURN.	FURNITURE	QTY.	QUANTITY
′С.	AIR CONDITIONING			QUAL.	QUALITY
OUS.	ACOUSTICAL	GA.	GAUGE		
J.	ADJUSTABLE	GALV.	GALVANIZED	R.	RISER
=.F.	ABOVE FINISHED FLOOR	GL.	G LASS	R.A.	RETURN AIR
.UM.	ALUMINUM	GLU. LAM.	GLUE LAMINATED	RAD.	RADIUS
т.	ALTERNATE	GLZ.	GLAZING	RBR.	RUBBER
IOD.	ANODIZED	6.S.M.	GALVANIZED SHEET METAL	R.C.	REINFORCED CON

HEIGHT

INCAND.

INSUL.

J.B.

LB.

LIB.

LIN.

LOC.

LTG.

MATL.

M.D.F.

MET.

MEZZ.

MFG.

MFR.

MIN. MISC

MLWK

MTD.

MTG.

MTL.

N.A.

N.I.C.

0.0.

0.D.

OFF.

PERP.

PLAM.

PLBG.

POL.

PLYMD.

PREFAB.

PREFIN.

P.L.

N.T.S.

HOT WATER

INSIDE DIAMETER

INCANDESCENT

JUNCTION BOX

INSULATION

JANITOR

LAMINATE

LAVATORY

POUND

LINEN

LIBRARY

LOCATION

LIGHTING

MANUAL

MATERIAL

MEDIUM DENSITY FIBERBOARD SYS.

MAXIMUM

METAL

MINIMUM

MILLWORK

MOUNTED

MOUNTING

MULLION

MEZZANINE

MANUFACTURING

MANUFACTURER

MISCELLANEOUS

NOT APPLICABLE

NOT IN CONTRACT

OUTSIDE DIMENSION

PUBLIC ADDRESS

PERPENDICULAR

PROPERTY LINE

PREFABRICATED

PLASTIC LAMINATE

NOT TO SCALE

ON CENTER

OFFICE

OPPOSITE

PLUMBING

PLYWOOD

POLISHED

PREFINISHED

PANEL

PAINT

PAIR

REINFORCED CONCRETE GALVANIZED SHEET METAL ROOF DRAIN GYP. BD GYPSUM BOARD RECESSED REC. RECEPTACLE H.C. HOLLOW CORE RECPT. HOR. HEADER REDWD. REDWOOD REF. HDWD. HARDWOOD REFERENCE HARDWARE REINF. REINFORCED (D) (ING) (MENT) HDWE. HANGER RESIL RESILIENT HOLLOW METAL ROOM H.O. RND. ROUND HOLD-OPEN HORIZ HORIZONTAL R.O. ROUGH OPENING RAIN WATER LEADER HORSEPOWER R.W.L.

S.D.

SECT.

SHTHG

SPKLR

SQ.

S.ST.

STD.

STOR.

SURF.

SUSP.

T.&G.

TEL.

TK. BD.

TMPD.

U.O.N.

UTIL.

V.C.T.

VERT.

VEST.

V.I.F.

YNR.

M./O.

M.C.

MD.

MIN.

MSCT

MTR.

WTRPRF

Clinton Road

Manor Way

SIM.

S.M.

STORM DRAIN SECTION SHEET (ING) SHEATHING SIMULAR SHEET METAL SPECIFICATION SPRINKLER SQUARE SQUARE FOOT SQUARE INCH

SQUARE YARD SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL SURFACE SUSPENDED

SYSTEM THERMOSTAT TOUNGE AND GROOVE TELEPHONE TEMPERATURE THICKNESS TACK BOARD TEMPERED GLASS TYPICAL

UNLESS OTHERWISE NOTED URINAL

UTILITY VINYL COMPOSITION TILE VERTICAL VESTIBULE VERIFY IN FIELD VINYL VENEER VOLUME

MASHER MITH MITHOUT MATER CLOSET MOOD MINDOM WIDE FLANGE WATER RESISTANT WAINSCOT MEIGHT MATER

WATERPROOF

NORTH

LOCATION MAP

\ ----- DRAWING NUMBER $\sqrt{A-4}/$ sheet number SECTION / ELEVATION 4 \- DRAWING NUMBER

REVISION CLOUDED AROUND EXTENT OF REVISION SEE REVISION NUMBER AND DATE ON TITLE

A-5/ SHEET NUMBER

AREA IDENTIFICATION

ROOM NAME 200

ROOM NUMBER

WORK POINTS



MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED



ALIGN ADJACENT SURFACES

GENERAL NOTES (CONT'D)

19. VERIFICATION OF COMPLIANCE WITH CAL GREEN REQUIREMENTS MAY INCLUDE CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH SHOW SUBSTANTIAL CONFORMANCE.

22. SUBCONTRACTOR SUBMITTALS: CONTRACTORS FOR ELECTRICAL, PLUMBING, FIRE PROTECTION AND HVAC WORK SHALL SUBMIT DRAWINGS, SPECIFICATIONS, CALCULATIONS, APPLICATIONS, ETC., AS REQUIRED BY THE BUILDING DEPARTMENT FOR PERMITS AND APPROVALS PRIOR TO STARTING THEIR WORK. A COPY OF ALL SUBCONTRACTOR PLANS SHALL BE SUBMITTED TO THE PROJECT ARCHITECT FOR REVIEW PRIOR TO STARTING WORK. SUBCONTRACTORS SHALL PAY FOR ALL INSURANCE, PERMITS, FEES, LICENSES, SALES TAX, LABOR, MATERIALS, TOOLS EQUIPMENT AND SCAFFOLDING AS NECESSARY TO COMPLETE THEIR RESPECTIVE SUBCONTRACT AGREEMENT.

23. SCOPE OF WORK: THESE PLANS ILLUSTRATE THE NATURE AND SCOPE OF WORK TO BE PERFORMED BY THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS. ALL WORK SPECIFIED AND/OR IMPLIED IN THESE PLANS, ALL ADDENDA, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTORS AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

24. DISCREPANCIES: DISCREPANCIES BETWEEN DRAWINGS AND/OR SPEC'S SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING THE AFFECTED WORK.

25. DIMENSIONS: PORTIONS OF THE PLANS ARE NOT DRAWN TO EXACT SCALE AND BLUEPRINTS ARE NOT EXACT REPRODUCTIONS OF THE DRAWINGS. DIMENSIONS MARKED "N.T.S." (NOT TO SCALE) ARE SUBSTANTIALLY DIFFERENT FROM THE SCALE OF THE DRAWING. DO NOT SCALE OFF OF THE DRAWINGS. USE THE DIMENSIONS SHOWN. ALL WINDOW, DOOR AND CABINET SIZES SHOWN ARE NOMINAL. CHECK WITH MANUFACTURER FOR EXACT GLAZING AND ROUGH OPENING SIZES OF DOORS AND WINDOWS.

26. STRUCTURAL ENGINEER OBSERVATIONS: SITE VISITS AND OBSERVATIONS OF THE CONSTRUCTION SHALL BE CONDUCTED BY THE STRUCTURAL ENGINEER AT THE TIMES INDICATED BELOW PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED AT LEAST (2) WORKING DAYS PRIOR TO EACH

a.) FOUNDATION EXCAVATION, FORMS & REINFORCING JUST BEFORE PLACEMENT OF CONCRETE. b.) FIRST FLOOR FRAMING PRIOR TO INSTALLATION OF FLOOR SHEATHING. c.) ROOF FRAMING & SHEATHING NAILING PRIOR TO INSTALLATION OF ROOFING. d.) FLOOR & WALL FRAMING & SHEATHING BEFORE FINAL FRAMING INSPECTION BY

27. SPECIAL INSPECTIONS: SITE VISITS AND INSPECTIONS OF THOSE PORTIONS OF THE CONSTRUCTION LISTED BELOW SHALL BE CONDUCTED BY AN APPROVED SPECIAL INSPECTION AND TESTING AGENCY PER CALIFORNIA BUILDING CODE CHAPTER 17, AND IN ACCORDANCE WITH THE STATEMENT OF SPECIAL INSPECTIONS. THE SPECIAL INSPECTOR SHALL BE NOTIFIED AT LEAST (24) HOURS PRIOR TO EACH INSPECTION AND SPECIAL INSPECTIONS SHALL BE CONDUCTED PRIOR TO PROCEEDING WITH SUBSEQUENT CONSTRUCTION. SPECIAL INSPECTOR SHALL SUBMIT ALL WRITTEN NOTIFICATIONS, REPORTS, STATEMENTS AND FORMS REGARDING THEIR WORK TO THE BUILDING DEPARTMENT PER THE SIGNED STATEMENT OF SPECIAL

28. INSURANCE: CONTRACTOR SHALL OBTAIN SUCH INSURANCE COVERAGE AS IS REQUIRED BY THE OWNERS AND REGULATORY AUTHORITIES. THE COST OF SAID INSURANCE SHALL BE INCLUDED IN HIS BID.

29. SHOP DRAWINGS: SHOP DRAWINGS SHALL BE SUBMITTED IN DUPLICATE, FIRST TO GENERAL CONTRACTOR, THEN TO ARCHITECT. SUBSEQUENT TO ARCHITECT'S REVIEW, THEY SHALL BE REVISED AND/OR RESUBMITTED, AS INDICATED.

30. BUILDING COMMISSIONING AND OPERATIONS MANUAL: AFTER CONSTRUCTION CONTRACTOR SHALL TEST ALL BUILDING SYSTEMS FOR PROPER OPERATION, ADJUST SYSTEMS AS NECESSARY, AND SHALL PROVIDE AN OPERATION AND MAINTENANCE MANUAL, INCLUDING EDUCATIONAL MATERIALS, OPERATIONS AND MAINTENANCE MANUALS FOR EQUIPMENT, LANDSCAPE MAINTENACE INFORMATION, RECYCLING OPPORTUNITIES, PUBLIC TRANSPORTATION OPTIONS, ENERGY INCENTIVE PROGRAMS, AND SPECIAL INSPECTION REPORTS SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER.

CONTRACTOR SHALL EXPLAIN AND DEMONSTRATE THE OPERATION OF THE BUILDING SYSTEMS TO THE OCCUPANT OR OWNER.

PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height	2295 square feet (24_%)	2694_square feet 28.5%)	2835 square feet (30 %)
FLOOR AREA: Measured to the outside surfaces of exterior walls	1st Flr: 2295 sq ft 2nd Flr: 500 sq ft Total: 2795 sq ft (30%)	1st Flr: <u>2393</u> sq ft 2 nd Flr: <u>902</u> sq ft Total: <u>3295</u> sq ft (34.9%)	3367 square feet (35%)
SETBACKS: Front Rear Right side (1st/2nd) Left side (1st/2nd)	26-1 feet 40'-7 feet 7-4" feet/17-Feet 19-2" feet/29-6 feet	25 feet 32 5 feet 12 - 2" feet / 23 feet [4 - 1" feet / feet 20 - 2 "	25 feet 25 feet 10 feet/17 feet 10 feet/17 6 feet
HEIGHT:	241 feet	22'-8" feet	27' feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement areas	1855 square feet	+1006 square feet	286(square feet
NON- HABITABLE AREA: Does not include covered porches or open structures	440 square feet	_6_square feet	434 square feet

LOT CALCULATIONS

NET LOT AREA:	9448A square feet	
FRONT YARD HARDSCAPE ARI Hardscape area in the front yard setback		870 square feet (44%)
LANDSCAPING BREAKDOWN:	Existing softscape (une	r replaced landscaping) area:4209 sq ft

GENERAL NOTES

I. ALL CONSTRUCTION WORK SHALL CONFORM ALL LOCAL AND STATE CODES INCLUDING 2016 CALIFORNIA BUILDING, ELECTRICAL, MECHANINCAL, PLUMBING, AND ENERGY CODES , AS WELL AS THE CALIFORNIA HOUSING CODE

2. UNLESS OTHERWISE AGREED, THE A.I.A. DOCUMENT #A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", CURRENT EDITION IS HEREIN INCORPORATED IN THE CONSTRUCTION DOCUMENTS.

3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.

4. ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITIES FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

5. ALL WORK LISTED, SHOWN, OR IMPLIED ON THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.

6. ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE PLANS, ALL ADDENDA, CHANGE ORDERS, FIELD ORDERS AND SHOP DRAWINGS SHALL BE A PART OF THE CONTRACTORS AGREEMENT. ANY SUBSTITUTIONS PROPOSED BY THE CONTRACTOR FOR THE MATERIALS AND METHODS ILLUSTRATED IN THESE PLANS SHALL BE APPROVED BY THE PROJECT ARCHITECT AND THE BUILDING DEPARTMENT PRIOR TO THE INSTALLATION OF SUCH MATERIALS OR THE PERFORMANCE OF SUCH WORK.

7. DISCREPANCIES BETWEEN DRAWINGS AND/OR SPECIFICATIONS SHALL BE REFERRED TO THE PROJECT ARCHITECT FOR CLARIFICATION BEFORE STARTING

8. THE CONTRACTOR SHALL OBTAIN SUCH INSURANCE COVERAGE AS IS REQUIRED BY THE OWNERS AND REGULATORY AUTHORITIES. THE COST OF SAID INSURANCE SHALL BE INCLUDED IN HIS/HER BID.

9. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED

IO. EXAMINATION OF THE SITE AND PORTIONS THEREOF, WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF/HERSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE/SHE SHALL, AT SUCH TIME, ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS/HER WORK.

THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK

12. ELECTRICAL, PLUMBING, AND H.V.A.C. ENGINEERING SHALL BE DESIGN/BUILD AND SELECTED BY THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH ELECTRICAL, PLUMBING, AND H.V.A.C. DRAWINGS, AND REPORT TO THE ARCHITECT OR OWNER ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COST INCURRED DUE TO LACK OF PROPER COORDINATION.

13. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AND EXISTING AREAS IN OR OUTSIDE THE JOB SITE. THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. ANY DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT THE EXPENSE OF THE GENERAL CONTRACTOR.

14. MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR

15. GENERAL CONTRACTOR SHALL REVIEW AND SUBMIT FINISH SAMPLES, CUT SHEETS AND SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO ANY ABRICATION OR INSTALLATION. PROVIDE SAMPLES OF ALL FINISHES, INCLUDING BUT NOT LIMITED TO, PAINTS, STAINS, BASE, FLOOR COVERINGS, LAMINATES, MILLWORK FINISHES, ETC.

16. ALL HORIZONTAL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF STUD, OR FACE OF CONCRETE, UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISH FLOOR LEVELS OR TOPS OF PLATES, AS NOTED VERIFY ALL DIMENSIONS SHOWN ON DRAWINGS BY TAKING MEASUREMENTS. PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED. SHOULD THERE BE ANY DISCREPANCIES IMMEDIATELY REPORT TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS

17. COPYRIGHTS: THESE DRAWINGS AND RELATED COMPUTER FILES AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND REMAIN THE PROPERTY OF BEAUSOLEIL ARCHITECTS. NO REVISIONS, REPRODUCTIONS OR USE OF THESE DOCUMENTS IN ANY WAY SHALL BE MADE WITHOUT THE CONSENT OF BEAUSOLEIL ARCHITECTS. COPYRIGHT (2017) BY BEAUSOLEIL ARCHITECTS, SAN FRANCISCO,

18. CAL GREEN COMPLIANCE: SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

DEFERRED SUBMITTALS

I. HANDRAIL AND GUARDRAILS

DRAWING INDEX

ARCHITECTURE

AO COVER SHEET

A0.1 SPECIFICATIONS

A0.2 SPECIFICATIONS

A0.3 CAL GREEN CHECKLIST A0.4 TITLE 24 DOCUMENTATION

-A0.5 TITLE 24 DOCUMENTATION

A1.1 SITE DEMOLTION PLAN

A1.2 PROPOSED SITE PLAN & ARBORIST REPORT

A1.3 AREA CALCS & NEIGHBORHOOD CONTEXT

A2.1 1ST FLOOR PLAN

A2.2 2ND FLOOR PLAN

A2.3 ROOF PLAN

A2.4 1ST FLOOR ELECTRICAL/MECHANICAL PLAN A2.5 2ND FLOOR ELECTRICAL/MECHANICAL PLAN

A3.1 EXTERIOR ELEVATIONS

A3.2 EXTERIOR ELEVATIONS

A4 BUILDING SECTIONS

-D1 DOOR AND WINDOW SCHEDULES

D2 DETAILS

-D3 DETAILS

CIVIL

C-1 COVERSHEET

C-2 GRADING AND DRAINAGE PLAN

C-3 DETAILS

C-4 EROSION CONTROL PLAN

T-1 SURVEY LANDSCAPE

L-1 MASTER PLANTING PLAN

L-2 HYDROZONE PLAN

L-3 IRRIGATION PLAN

PROJECT TEAM

JAMES AND NANCY YANG 871 CLINTON ROAD LOS ALTOS, CA 94024

ROBERT & CHRISTINE BOLES BEAUSOLEIL ARCHITECTS 745 FAXON AVENUE SAN FRANCISCO, CA 94112

CIVIL ENGINEERING SAIED RAZAVI SMP ENGINEERS

1534 CAROB LANE LOS ALTOS, CA 94024

KATHERINE NAEGELE ANDERSON'S TREE CARE SPECIALISTS 121 N. 27TH STREET SAN JOSE, CA 95116

LANDSCAPE ARCHITECT JEFFREY HEID, LANDSCAPE ARCHITECT 6179 ONEIDA DRIVE SAN JOSE, CA 95123

PROJECT DATA

BUILDING CODE: 2016 CALIFORNIA RESIDENTIAL CODE OCCUPANCY GROUP SINGLE FAMILY RESIDENCE

ASSESSOR'S PARCEL NO .:

BUILDING TYPE:

LOT AREA: MAXIMUM ALLOWED FLOOR AREA: MAXIMUM ALLOWED LOT COVERAGE: 2834.5 (30%) PROPOSED LOT COVERAGE:

PROPOSED FLOOR AREA: PROJECT DESCRIPTION:

9448.4 S.F. 3306.9 (35%) 2,735.2 S.F. = 28.9%

PHONE 415.312.2614

415.587.2004

650.941.8055

650.941.8055

408.691.5207

3294.9 S.F. = (34.9%)

RI-10

189-13-021

PROJECTS CONSISTS OF DEMOLITION OF AN EXISTING TWO STORY HOME AND CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY HOME WITH ATTACHED GARAGE AND APPURENANT SITE IMPROVEMENTS. PROJECT WILL BE FULLY SPRINKLERED.

NOTE THAT AS PART OF PROJECT: - ALL UTILITIES WILL BE UNDERGROUNDED - EARTHQUAKE VALVE TO BE PROVIDED AT GAS METER



745 FAXON AVENUE SAN FRANCISCO, CA 94112 415.587.2004 www.beausoleil-architects.com

Submittal:

10.17.18 OWNER REVIEW DESIGN REVIEW 11.20.18 DESIGN REV. REV'S 3.20.19 DESIGN REV. REV'S 4.2.19

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These Documents are a 'builder's set' intended for use by a qualified, experienced general contractor using qualified, experienced subcontractors and suppliers. Details, materials, systems, and methods not specified herein are fully the responsibility of the General Contractor, his subcontractors, and installers.

Sheet Title

COVERSHEET

Scale AS NOTED Project No. Drawn By CB/RB

(E) FENCE TO REMAIN REMOVE (E) - PAVENT AND-\ STOOP PAVENT,
BENCHES AND
STOOPS —DECONSTRUCT —/ (E) TWO-STORY RESIDENCE REMOVE (E) REMOVE-(E) (E) (FENCE) REMOVE (E)
- PAVENT AND
- STOOP DECONSTRUCT (E) DRIVEWAY PAVERS REMOVE (E) FENCE Demolition Site Plan

1801-Plan



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Submittal:

OWNER REVIEW 10.17.18

DESIGN REVIEW 11.20.18

DESIGN REV. REV'S 3.20.19

single family home 871 Clinton Road Los Altos, CA

2

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Sheet Title

SITE DEMOLITION PLAN

Scale1/8"=1'-0"Project No.1801Drawn ByCB/RB

A1.1

Tree #	Common Name	Species	DBH (inches)	Vigor (0 = dead, 3 = healthy)	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal; feet)	Project Impact Level	Project Features Impacting	Notes
1	Coast live oak	Quercus agrifolia	27.4	3	3	13.7	Moderate	Corner of new house; patio under trellis; seat wall; fire pit and gravel surface; gravel path at northeast corner of new house; step stones; new lawn	Poor attachment between two large leaders
2	Orange	Citrus x sinensis	3	2	2	3	Minor	None	Homeowner wants to preserve below City-protected DBH. DBH estimated visually. Species construction tolerance based or my own observations.
3	Orange	Citrus x sinensis	3	2	2	3	Minor	None	Homeowner wants to preserve below City-protected DBH. DBH estimated visually. Species construction tolerance based of my own observations.
4	Orange	Citrus x sinensis	3	3	2	2.25	Minor	None	Homeowner wants to preserve below City-protected DBH. DBH estimated visually. Species construction tolerance based of my own observations.
5	Cherry	Prunus avium	3	3	1	3	Minor	None	Homeowner wants to preserve below City-protected DBH. DBI estimated visually. Species construction tolerance based o my own observations.
6	Tangerine or mandarin	Citrus sp.	3	3	2	2.25	Minor	None	Homeowner wants to preserve below City-protected DBH. DBI estimated visually. Species construction tolerance based o my own observations.
7	Italian cypress	Cupressus sempervirens	6	3	2	4.5	Minor	None	Neighbor hedge of about 12-2: trees; difficult to distinguish individuals. All appear to be below City-protected DBH. DBI estimated visually. Species construction tolerance based o my own observations.
8	Stone fruit	Prunus sp.	3	3	1	3	Minor	None	Homeowner wants to preserve below City-protected DBH. DBI estimated visually. Species construction tolerance based o my own observations.
9	Pomegranate	Punica granatum	2	3	3	1	Minor	None	Small shrub; homeowner want to preserve; below City- protected DBH . DBH estimated visually. Species construction tolerance based on my own observations
10	Apple	Malus domestica	8	3	3	4	Minor	Gravel path at northeast corner of new house	Homeowner wants to preserve below City-protected DBH. DBH estimated visually.
11	Apple	Malus domestica	3	3	3	1.5	Moderate	Gravel path at northeast corner of new house	Homeowner wants to preserve below City-protected DBH. DBH estimated visually.
12	Southern magnolia	Magnolia grandiflora	8	2	2	8	Minor	None	Neighbor tree; canopy is thin for the species. Appears to be below City-protected DBH. DBH estimated visually.
13	Southern magnolia	Magnolia grandiflora	12	2	2	12	Minor	None	Neighbor tree; canopy is thin for the species. Appears to be below City-protected DBH. DBI estimated visually.
Tree #	Common Name	Species	DBH (inches)	Vigor (0 = dead, 3 = healthy)	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal; feet)	Project Impact Level	Project Features Impacting	Notes
14	African fern pine	Afrocarpus gracilior	30	3	3	15	Moderate	New driveway; new steps right of driveway; masonry wall and gate at southeast corner of new house; service area	Neighbor tree; very poor structure, with many stems. DBH estimated visually. Specie: construction tolerance based o my own observations.
15	African fern pine	Afrocarpus gracilior	24	3	3	12	Minor	New driveway; new steps right of driveway; low decorative wall	Neighbor tree; very poor structure, with many stems. DBH estimated visually. Specie construction tolerance based o my own observations.
16	African fern pine	Afrocarpus gracilior	20	3	3	10	Minor	New driveway; low decorative wall	Neighbor tree; very poor structure, with many stems. DBH estimated visually. Specie construction tolerance based o my own observations.

Recommendations:

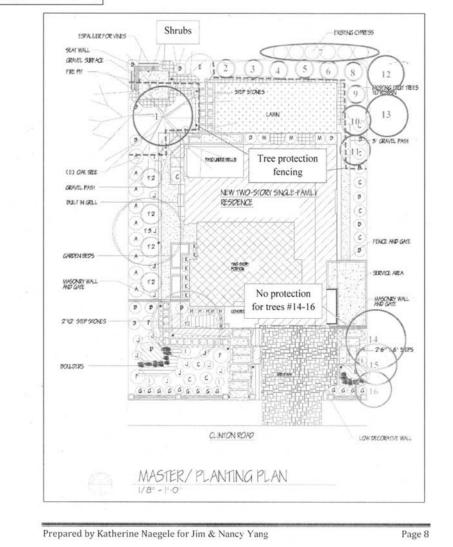
- 1. Minimize insofar as practical all concrete subbases, wall footings, and other underground
- objects near trees. This applies to the following project features, and potentially others:

 a. Patio and trellis at northwest corner of house
- b. Fire pit
- c. Seat wall
 d. Espaliers for vines
- d. Espaliers for vinese. Stepping stones around fire pit area
- f. The four steps leading from the driveway to the southeastern backyard gate
 g. Low decorative wall at the east end of the property frontage
 2. Install tree protection fencing for trees #1-11, approximately as shown in the Tree Map
- above. These fences must remain in this configuration during house construction.

 a. Insofar as practical, tree protection fencing shall be placed at a distance from the
- trunk equal to the ideal TPZ radius shown in the tree table below.

 b. Tree protection fencing shall consist of chain link fabric securely mounted on
- metal posts.
 c. No construction activities shall occur within tree protection fencing. Construction
- activities include, but are not limited to:
 i. Vehicle or pedestrian traffic
- ii. Materials storage iii. Vehicle exhaust
- iv. Concrete cleanout water dumpingd. After house construction is complete, tree protection fencing may be moved as
- needed for hardscape and landscape installation.

 3. If live roots over one inch in diameter are encountered at any time, in any location, prune
- with a sharp saw or bypass pruners, as close as practical to the edge of the disturbed area.
- If excavated areas are to be left open for longer than 3-4 days, cover exposed or severed roots with burlap or jute netting.
- a. Irrigate fabric daily until excavation work is completed.

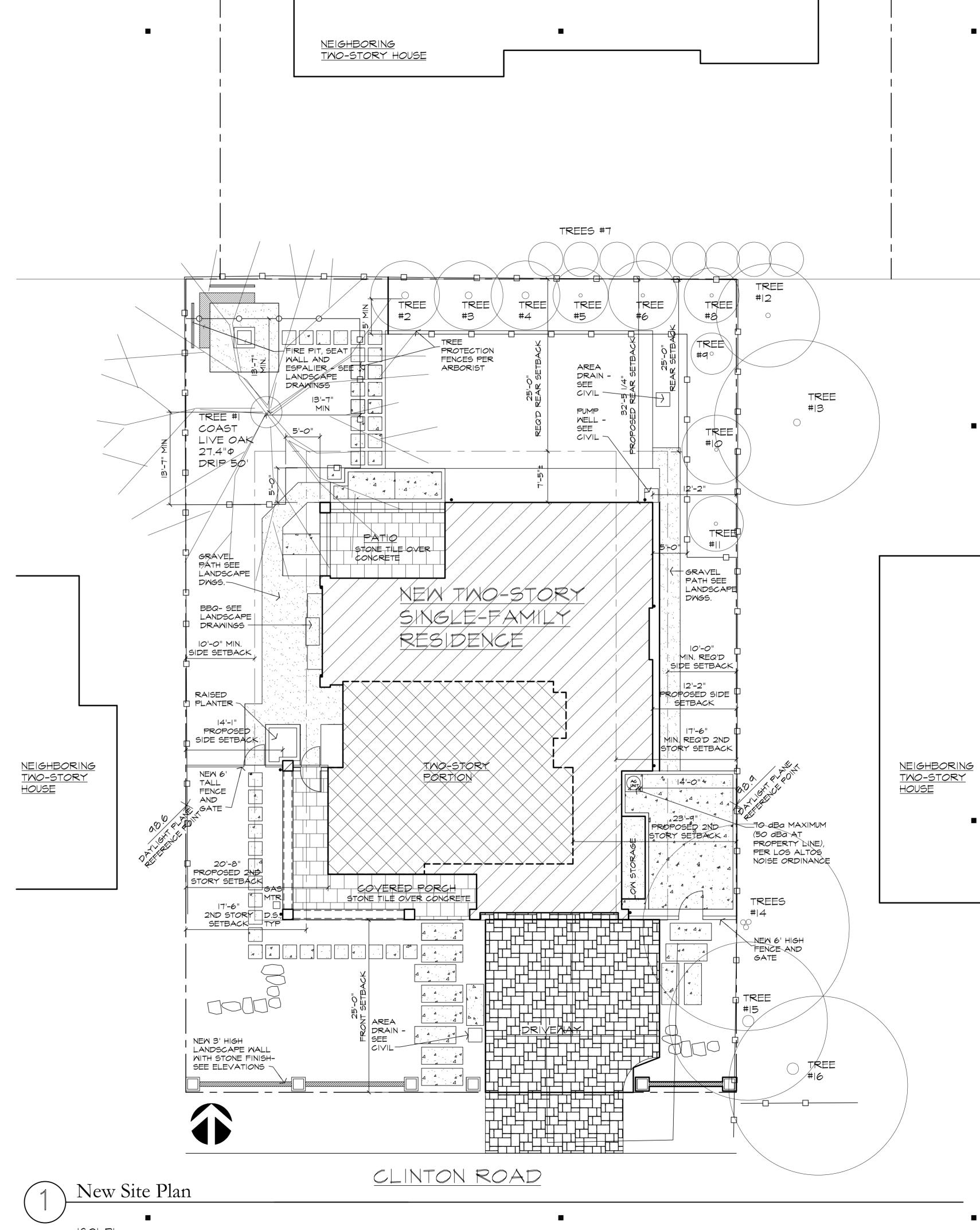


NOTES: I. ALL TREES NOTED ARE TO REMAIN.

2. NOT ALL TREES SHOWN ARE REQUIRED TO BE PROTECTED, BUT OWNER WISHES TO KEEP ALL THE TREES LISTED.







BEAU SOLEIL ARCHITECTS

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SAN FRANCISCO,CA 94112
415.587.2004
www.beausoleil—architects.com

Submittal:

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DESIGN REVIEW 11.20.18

DESIGN REV. REV'S 3.20.19

New single family home 871 Clinton Road Los Altos, CA

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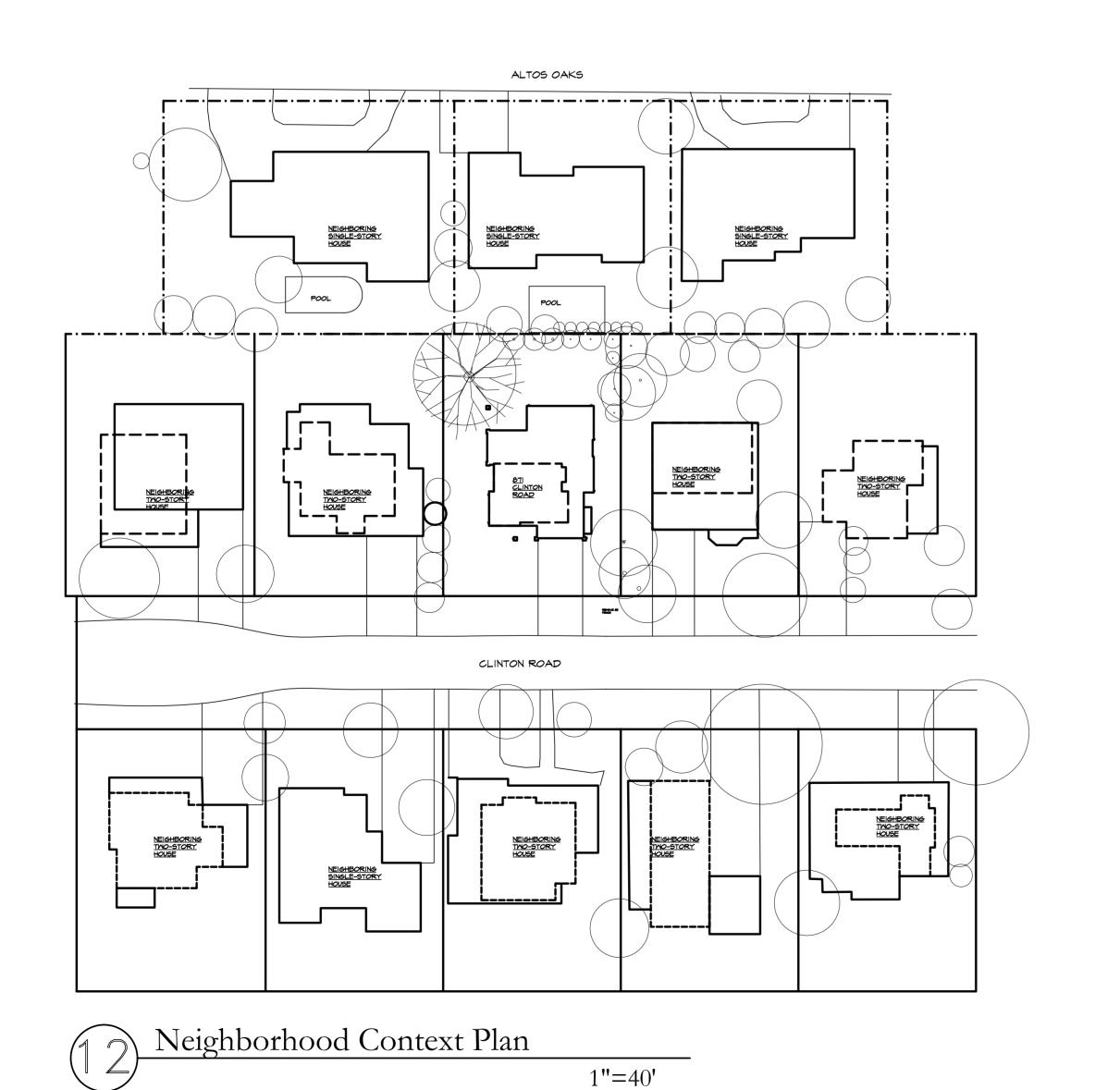
Sheet Title

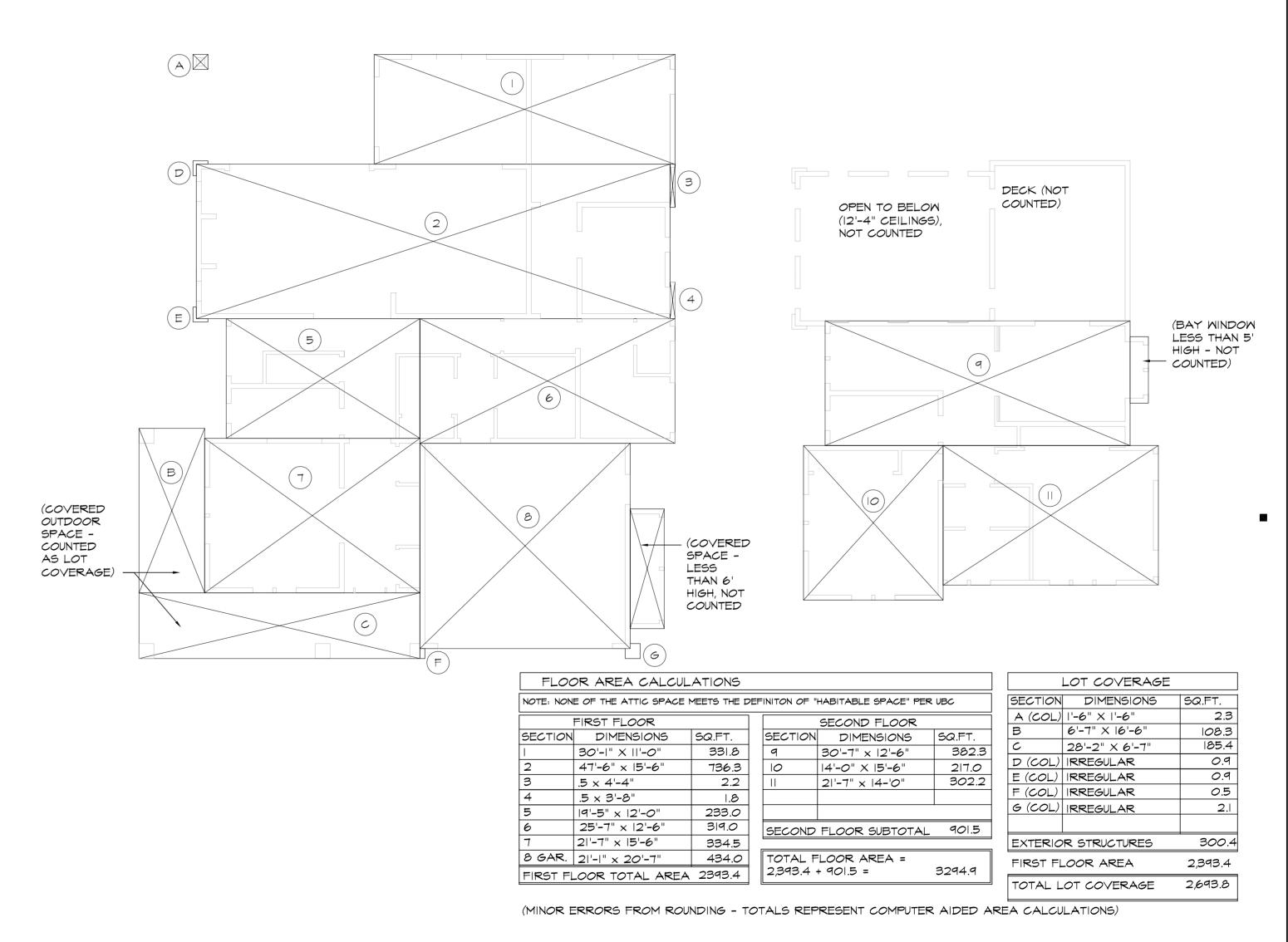
PROPOSED SITE PLAN

Scale 1/8"=1'-0"
Project No. 1801
Drawn By CB/RB

A1.2

1801-Plan





Area Calculations

1"=8'-0"



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DESIGN	REV.	REV'S	3.20.19
DESIGN	REV.	REV'S	4.2.19

Yang Residence New single family home 871 Clinton Road Los Altos, CA

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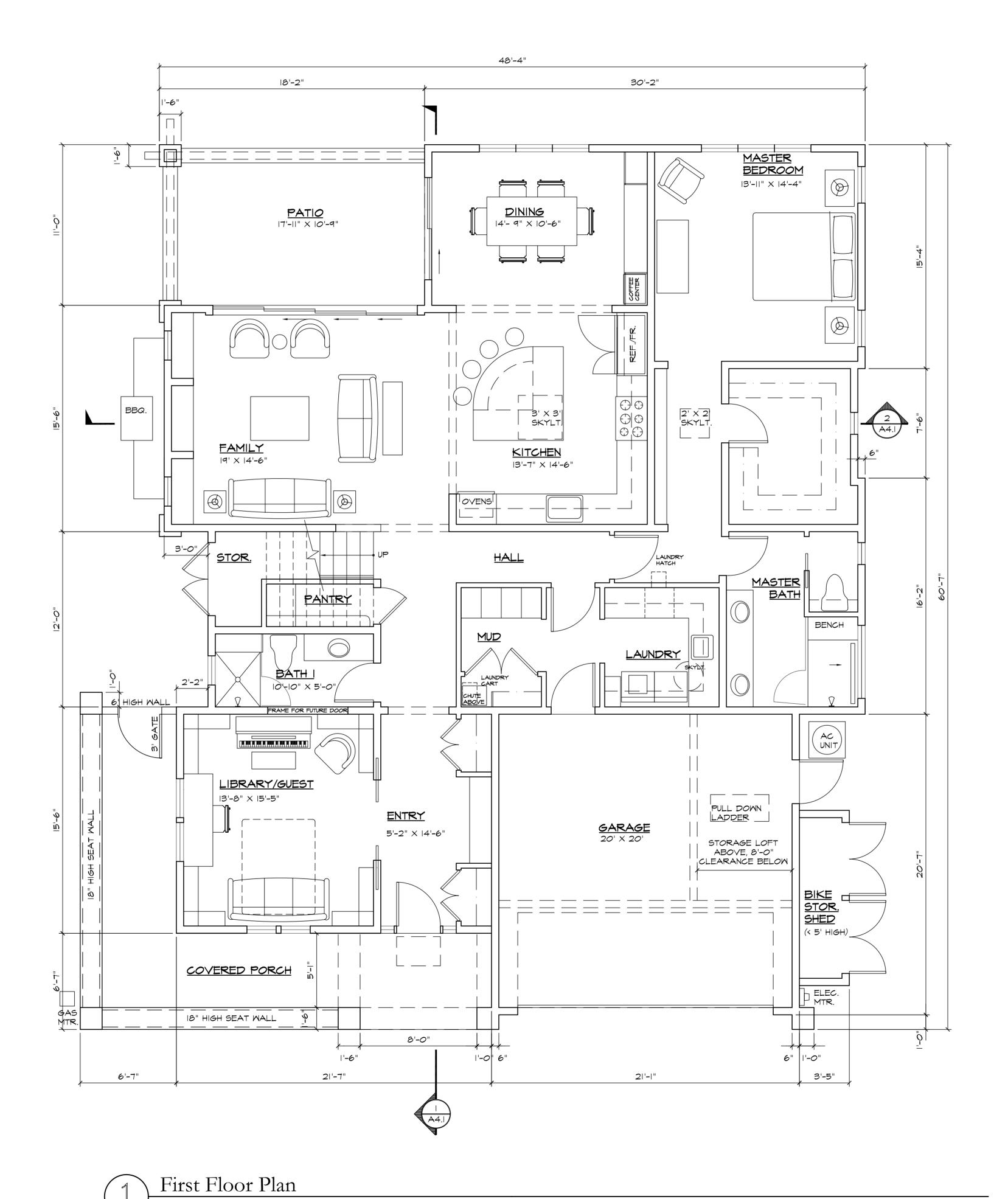
Sheet Title

AREA CALCS & NEIGHBORHOOD CONTEXT PLAN

Scale AS NOTED Project No. 1801

Drawn By

A1.3



1801-Plan

LEGEND AND NOTES

NEW CONSTRUCTION:

EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N.
INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.

- - ELEMENT ABOVE

NEW CONCRETE WALL S.S.D.

---- CABINET ABOVE OR ELEMENT BELOW

---- WOOD SHELF AND ROD

#

MINDOM REFERENCE

DOOR REFERENCE

KEY NOTE REFERENCE

FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.

EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.

INTERIOR WALLS STUDS ARE 2X4'S, TYP. U.O.N.



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RESIDENCE
e family home
Clinton Road
Altos, CA

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U Z

Sheet Title

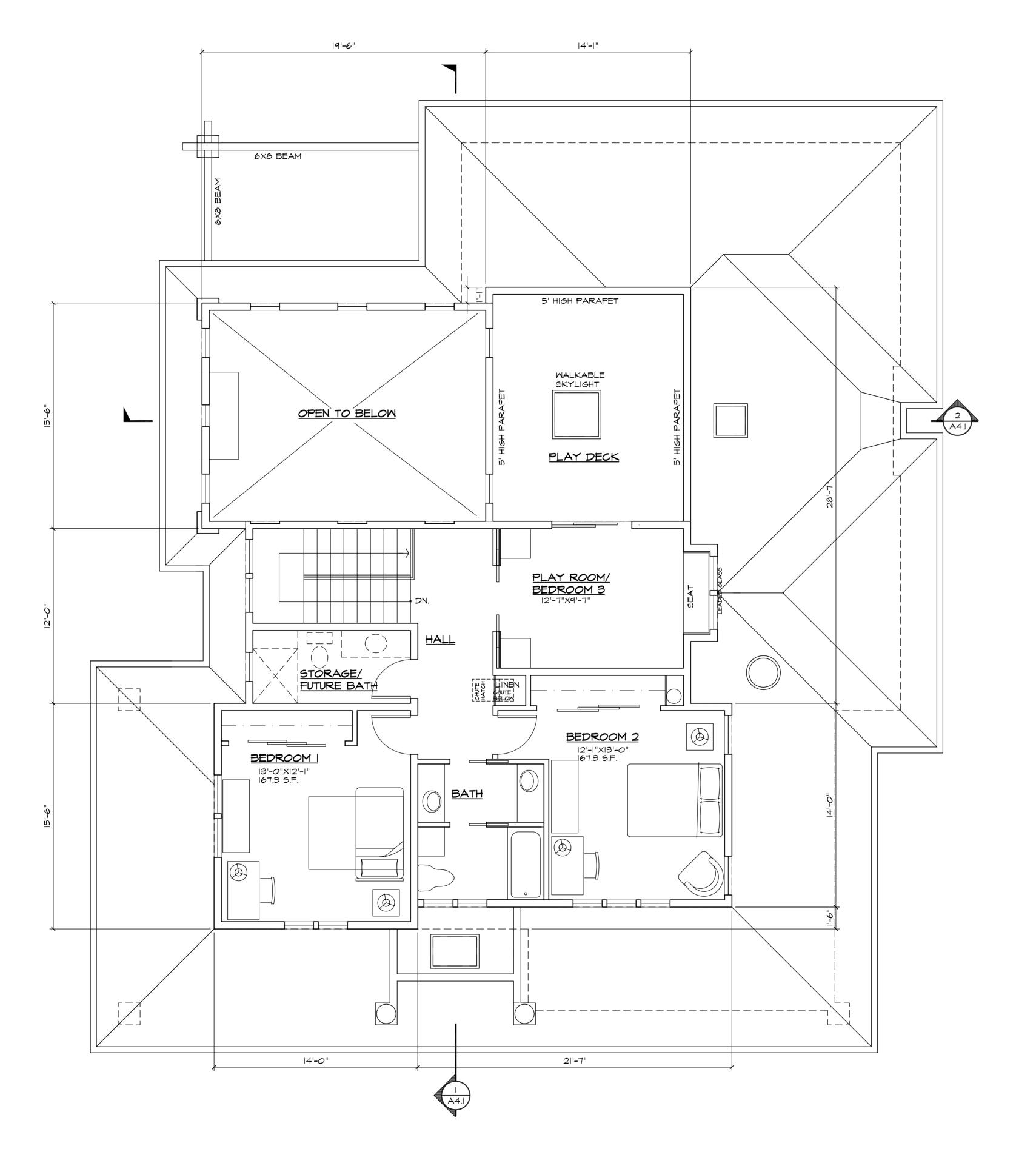
FIRST FLOOR PLAN

Scale 1/4"=1'-0"

Project No. 1801

Drawn By CB/RB

A2.1



Second Floor Plan

1801-Plan

LEGEND AND NOTES

NEW CONSTRUCTION:

EXTERIOR WALLS ARE 2X6 STUDS, TYPICAL, U.O.N.
INTERIOR WALLS ARE 2X4 STUDS, TYP., U.O.N.

— — ELEMENT ABOVE

NEW CONCRETE WALL S.S.D.

----- CABINET ABOVE OR ELEMENT BELOW

— MOOD SHELF AND ROD

DOOR REFERENCE

WINDOW REFERENCE

KEY NOTE REFERENCE

FLOOR PLAN NOTES

NOTE: ALL DIMENSION ARE TO FACE OF STUD, U.O.N.

EXTERIOR WALL STUDS ARE 2X6'S, TYP. U.O.N.

INTERIOR WALLS STUDS ARE 2X4'S, TYP. U.O.N.



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DESIGN	REV.	REV'S	3.20.19
DESIGN	REV.	REV'S	4.2.19

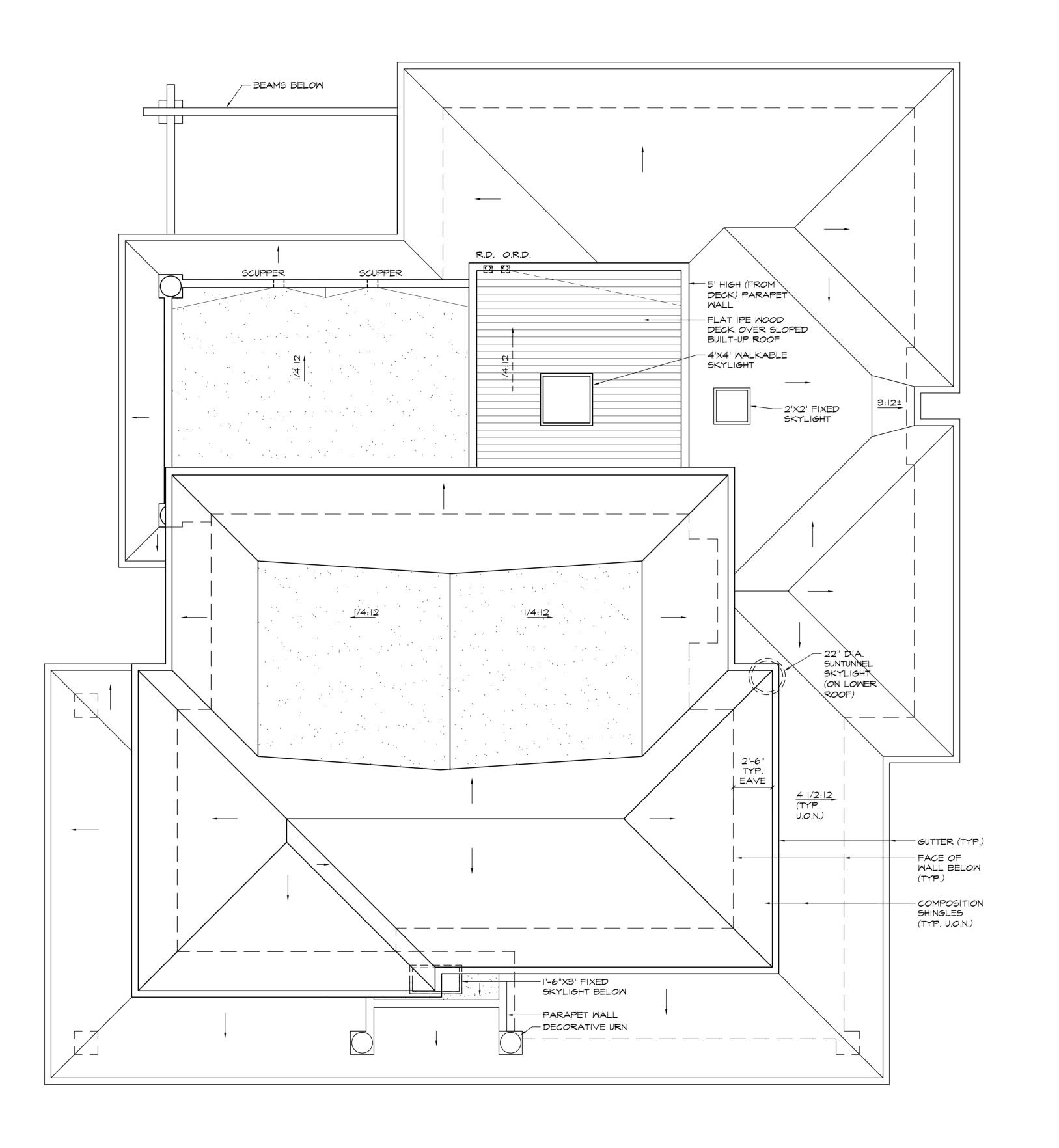
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Sheet Title
SECOND
FLOOR PLAN

Scale	1/4"=1'-0"
Project No.	1801
Drawn By	CB/RB

A2.2



Roof Plan

1801-Plan

LEGEND AND NOTES

- - FACE OF WALL BELOW

BUILT UP ROOF AREA WITH MIN. 1/4":12" SLOPE

OD.S. DOWNSPOUT

KEY NOTE REFERENCE

ROOF PLAN NOTES

I. ROOFING IS COMPOSITION SHINGLE U.O.N. 2. ROOF SLOPE IS 4 1/2:12 U.O.N.



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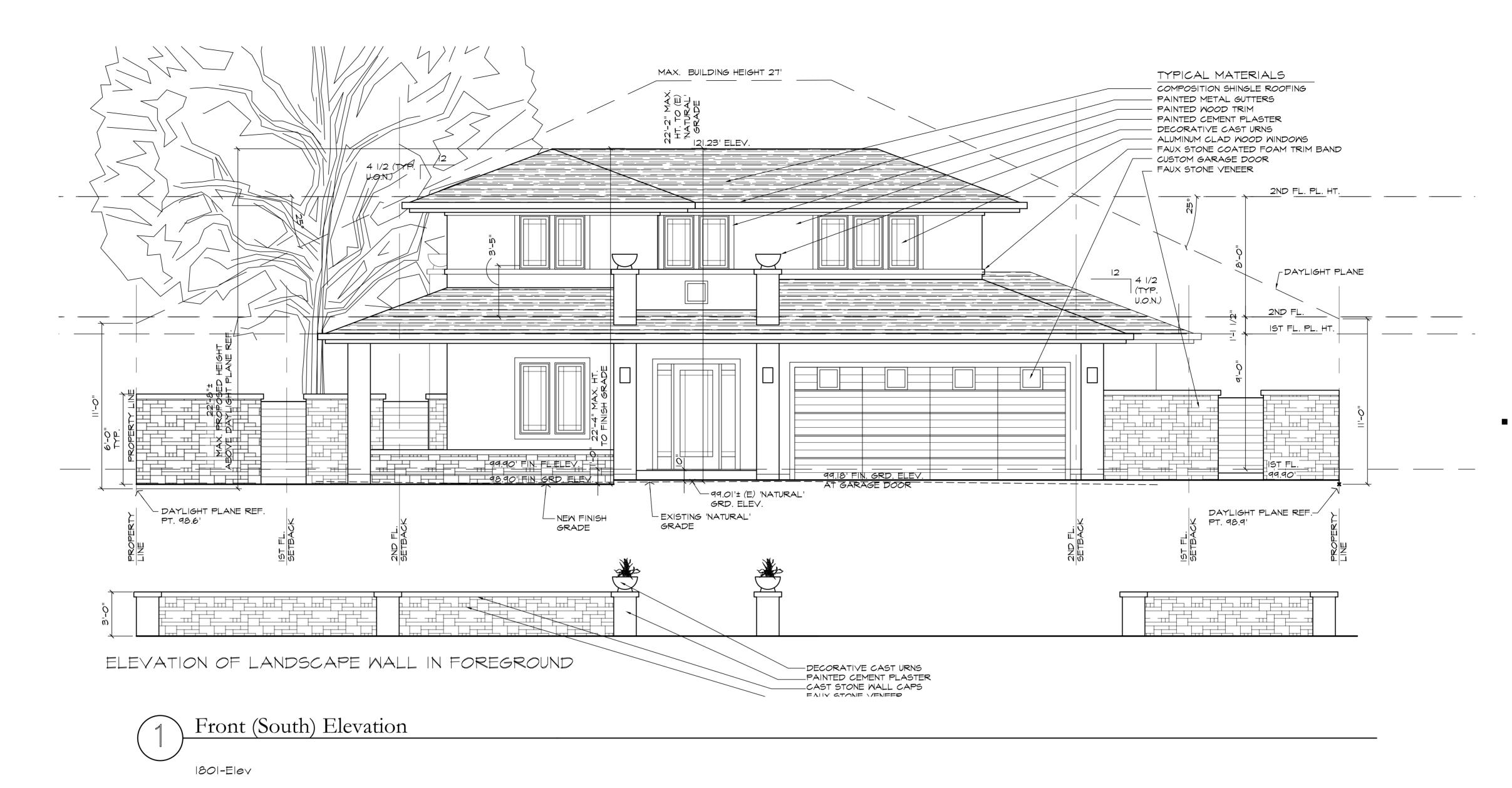
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Sheet Title

ROOF PLAN

Scale 1/4"=1'-0"
Project No. 1801
Drawn By CB/RB

A2.3







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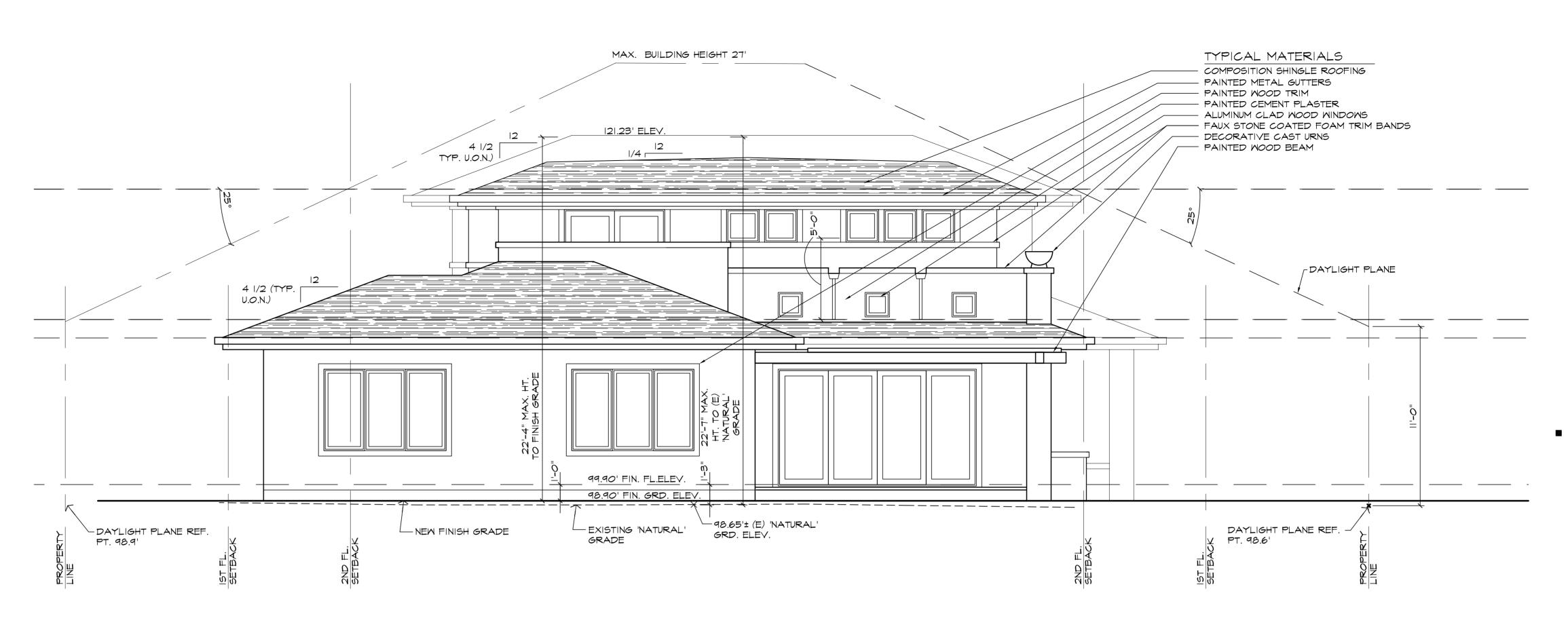
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Sheet Title ELEVATIONS

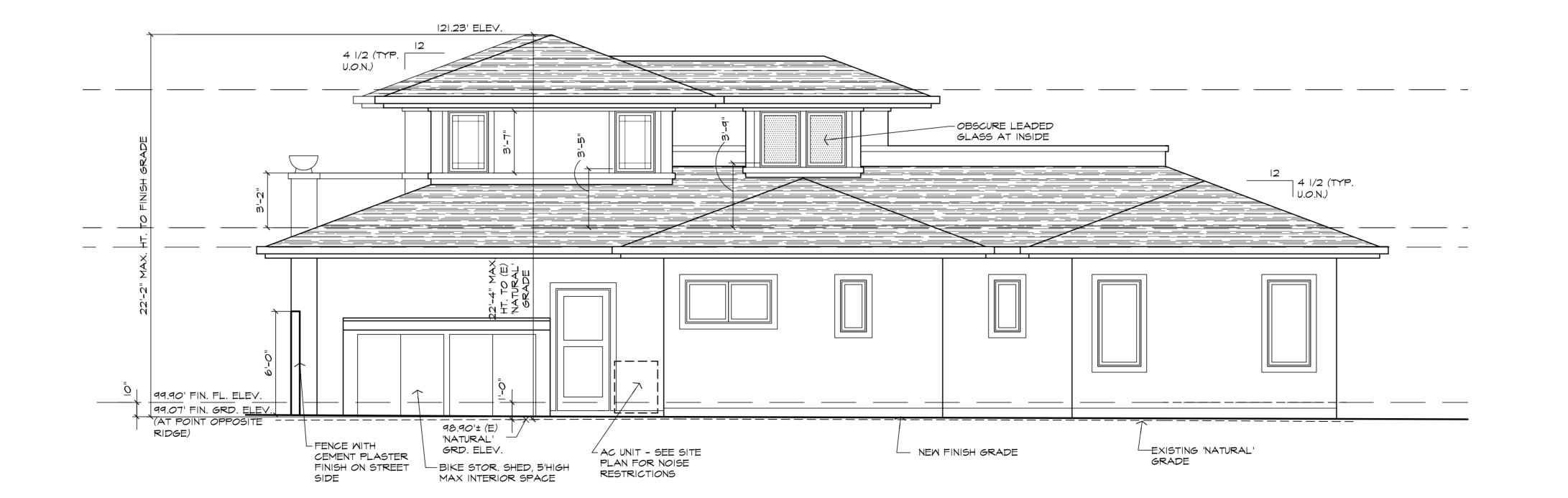
Scale 1/4"=1'-0"
Project No. 1801
Drawn By CB/RB

A3.1



Rear (North) Elevation

1801-Elev



Right Side (East) Elevation

1801-Elev



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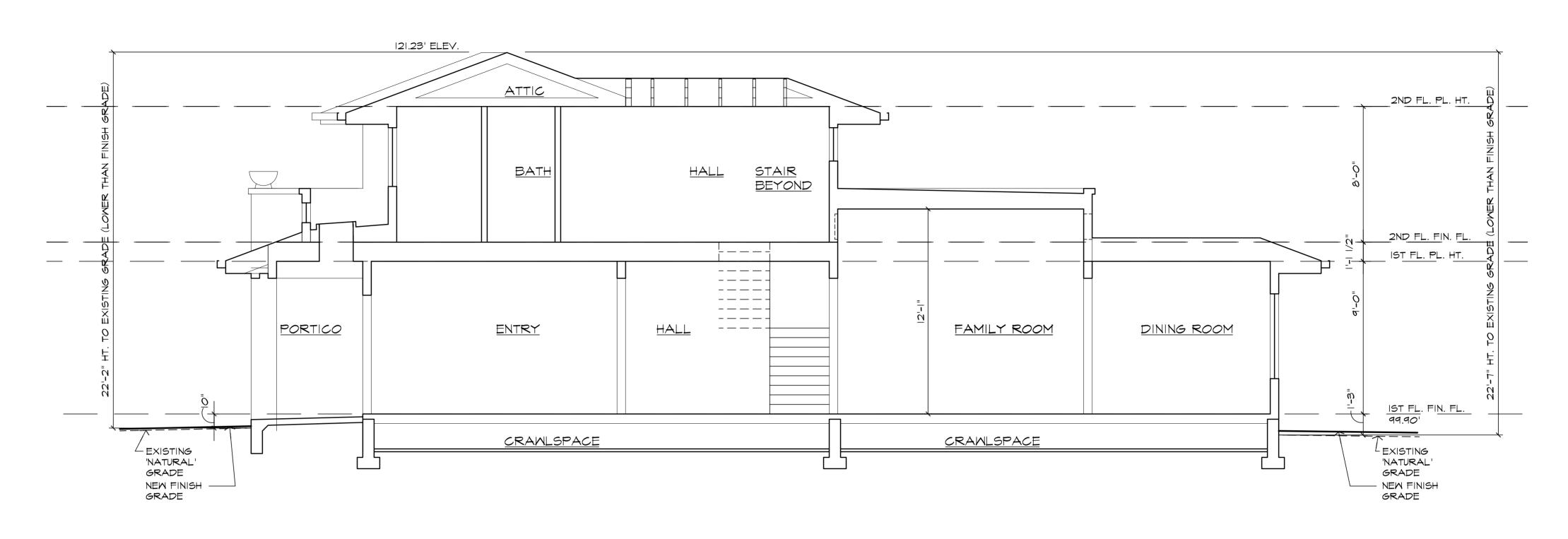
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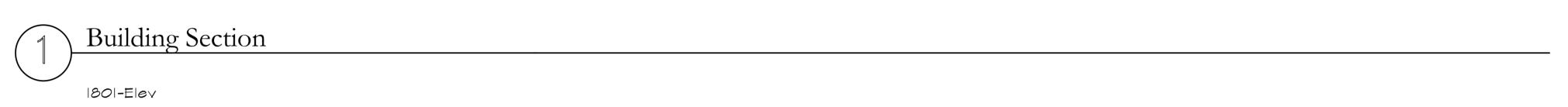
Sheet Title

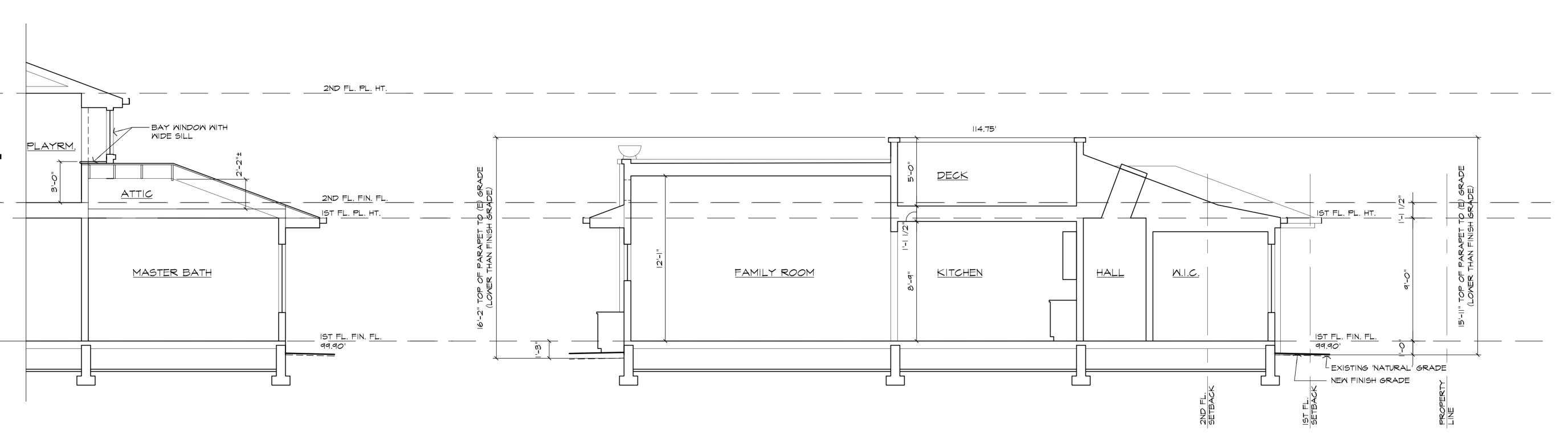
ELEVATIONS

Scale 1/4"=1'-0"
Project No. 1801
Drawn By CB/RB

A3.2







Section @ Bay Window

Decided Building Section

Building Section



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(I)

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Sheet Title

BUILDING SECTIONS

Scale	1/4"=1'-0"
Project No.	1801
Drawn By	CB/RB

A4.1

	ABBREVIATIONS							
	DESCRIPTION		DESCRIPTION DESCRIPTION					
AB AC AD BC BO BW BWAL CFF CL CCSW CO CONC	AGGREGATE BASE (CLASS AS NOTED) ASPHALT CONCRETE AREA DRAIN BEGIN OF CURVE BLOW OFF BACK OF WALK BLACK WALNUT TREE GARAGE FINISH FLOOR (BACK) CENTERLINE CENTERLINE SWALE CLEANOUT CONCRETE	JP MON. OG PB PGEV PP PPP PSE PVC R/W RCP	JOINT POLE MONUMENT ORIGINAL GROUND PULL BOX PG&E VAULT PROPERTY LINE POWER POLE PLASTIC PERFORATED PIPE PUBLIC SERVICE EASEMENT POLYVINYL CHLORIDE RIGHT OF WAY REINFORCED CONCRETE PIPE					
CP DDW DI DETAIL ELCT EP EUC EX FF FG FH FL	CONTROL POINT DIRT DRIVEWAY DROP INLET DAYLIGHT ELECTROLIER EDGE OF PAVEMENT ELEVATION EUCALYPTUS TREE EXISTING FINISHED FLOOR FINISH GRADE FIRE HYDRANT FLOW LINE	SD SDMH SS SSMH SW TC TOB TOE TF TP UG USS	STORM DRAIN STORM DRAIN MANHOLE SANITARY SEWER LINE SANITARY SEWER MANHOLE SIDEWALK TOP OF CURB TOP OF BANK TOE OF SLOPE TOP OF FOUNDATION TOP OF PIPE UNDERGROUND GAS UNDERGROUND SANITARY SEWER					
FNC FOG GB GFF GUY HP IP LIP C&G	FENCE FOG LINE GRADE BREAK GARAGE FINISHED FLOOR (FRONT) GUY WIRE HIGH POINT IRON PIPE LIP OF GUTTER CURB AND GUTTER	UST UT UW VCP WL WLK WM WV	UNDERGROUND STORM DRAIN UNDERGROUND TELEPHONE UNDERGROUND WATER VITRIFIED CLAY PIPE WHITE LINE STRIPE WALKWAY WATER METER WATER VALVE YELLOW LINE STRIPE					

GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
871 CLINTON RD., LOS ALTOS, CA 94024
APN: 189–13–021

<u>LEGEND</u>

	<u> DE GEIND</u>	
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
——— F———	——— F ———	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
		WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
——————————————————————————————————————	——————————————————————————————————————	SANITARY SEWER PIPE
——————————————————————————————————————	———SU D——— —————————————————————————————————	SUBDRAIN PIPE (PERFORATED) OVERHEAD UTILITIES WITH POL
G	G	GAS LINE
— Е —	— Е —	ELECTRIC LINE (UNDERGROUNE
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
○ SSCO	● SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
(i)	•	STORM DRAIN MANHOLE
-	- }#	ELECTROLIER
WM	⊠ wm	WATER METER
		TREE WITH TRUNK
—	— x—— x—	6' WOODEN FENCE
×102.23_	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
	— —	SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
	\Rightarrow	OVERLAND RELEASE PATH
	√	GRADING DIRECTION
		(E) TREE TO BE REMOVE

DOWN-SPOUT

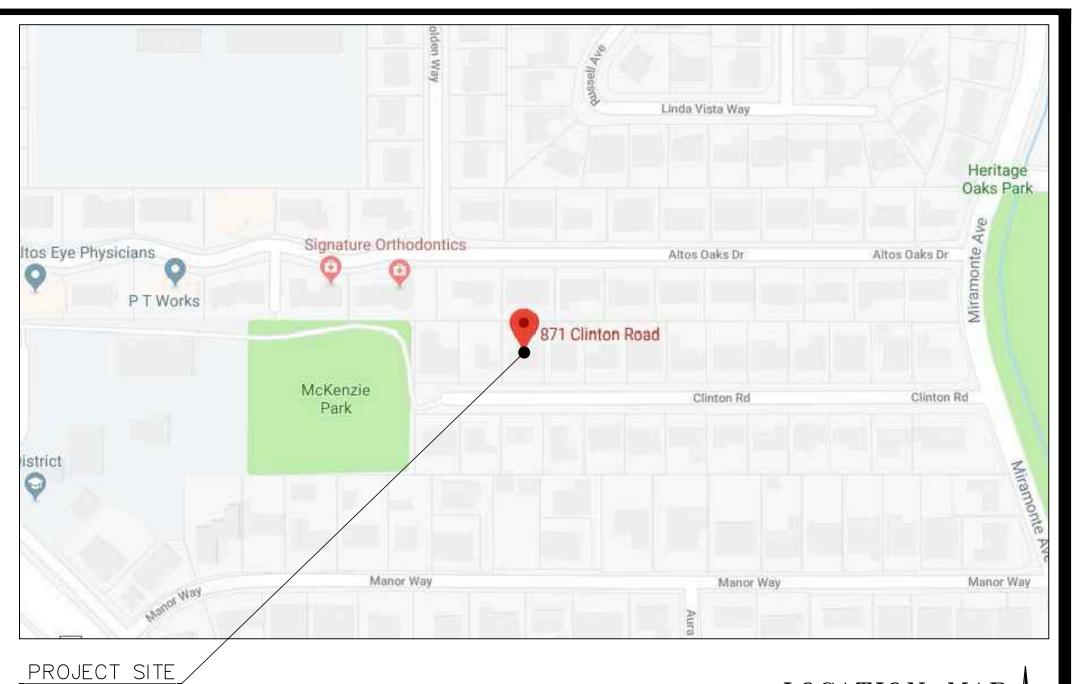
POP-UP EMITTER

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
HOUSE	0	82		
SITE	6	19		
TOTAL	6	101	0	95

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.



LOCATION MAP
N.T.S.

SHEET INDEX:

C-1 COVER SHEET/ NOTES

C-2 GRADING AND DRAINAGE PLAN/ DETAILS

C-3 DETAILS

C-4 EROSION CONTROL PLAN

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage

swales, gutters, storm drain inlets and drainage systems.

2. All roof downspouts shall discharge to concrete splash pads draining

away from the foundation. See architectural plans for roof downspout locations

3. On site storm drain lines shall consist of PVC—SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

THE BEARING N 90°00'00" E OF CENTERLINE OF CLINTON RD., AS SHOWN ON CERTAIN TRACT NO. 464, RECORDED IN BOOK 15 OF MAPS AT PAGE 27, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

TOP OF SANITARY SEWER MANHOLE LOCATED AT CLINTON RD. IN FRONT OF PROPERTY EL: 100.00'

NOTE:

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY ______ DATED ______

BY C.E.G. # BY G.E. #

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.



SMP



ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE LOS ALTOS, CA 94024 TEL: (650) 941–8055 FAX: (650) 941–8755

WNED.

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PLANS NTIAL CA 94024

> D., LOS ALTOS, N: 189-13-021

ON RD

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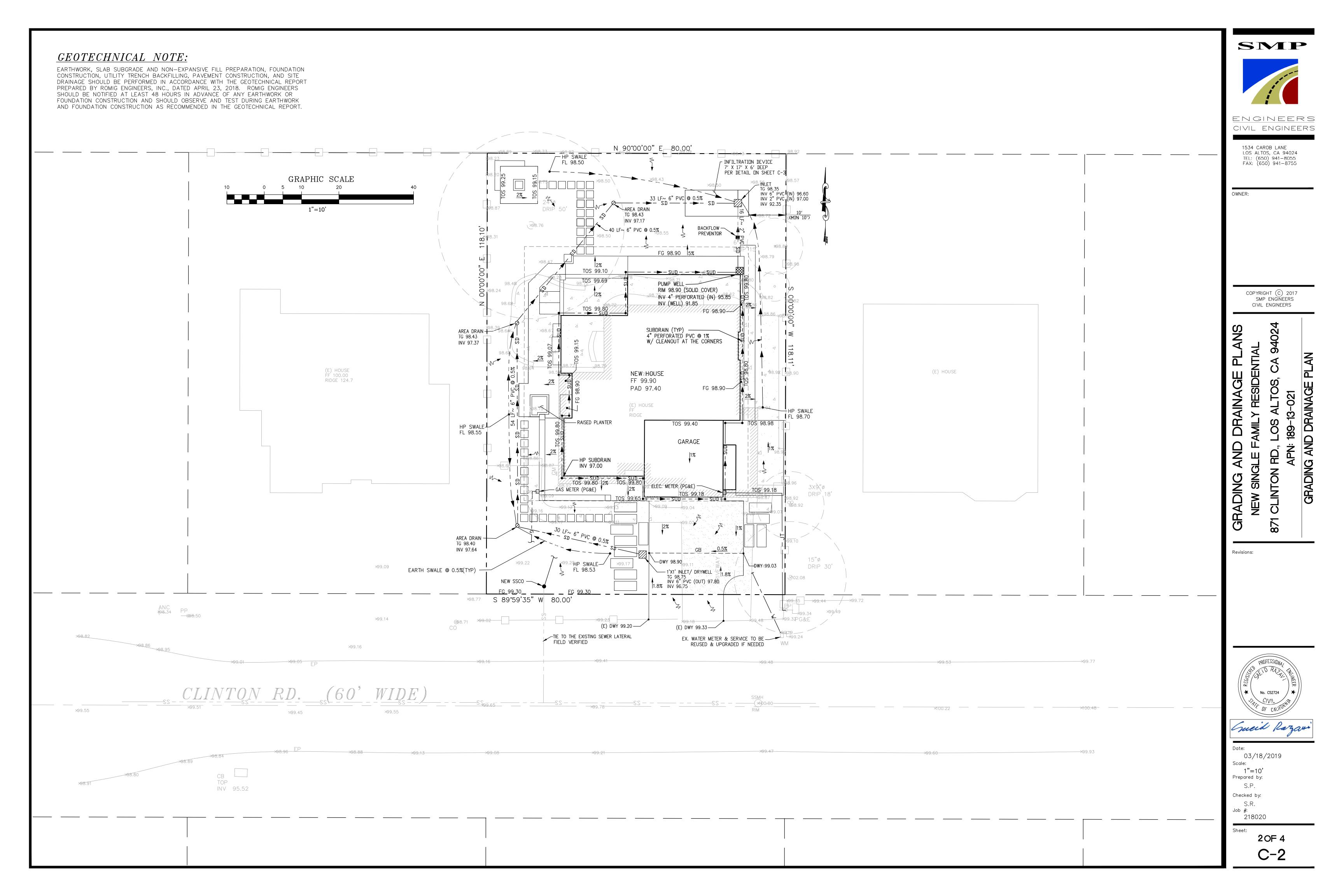
Date: 03/18/2019

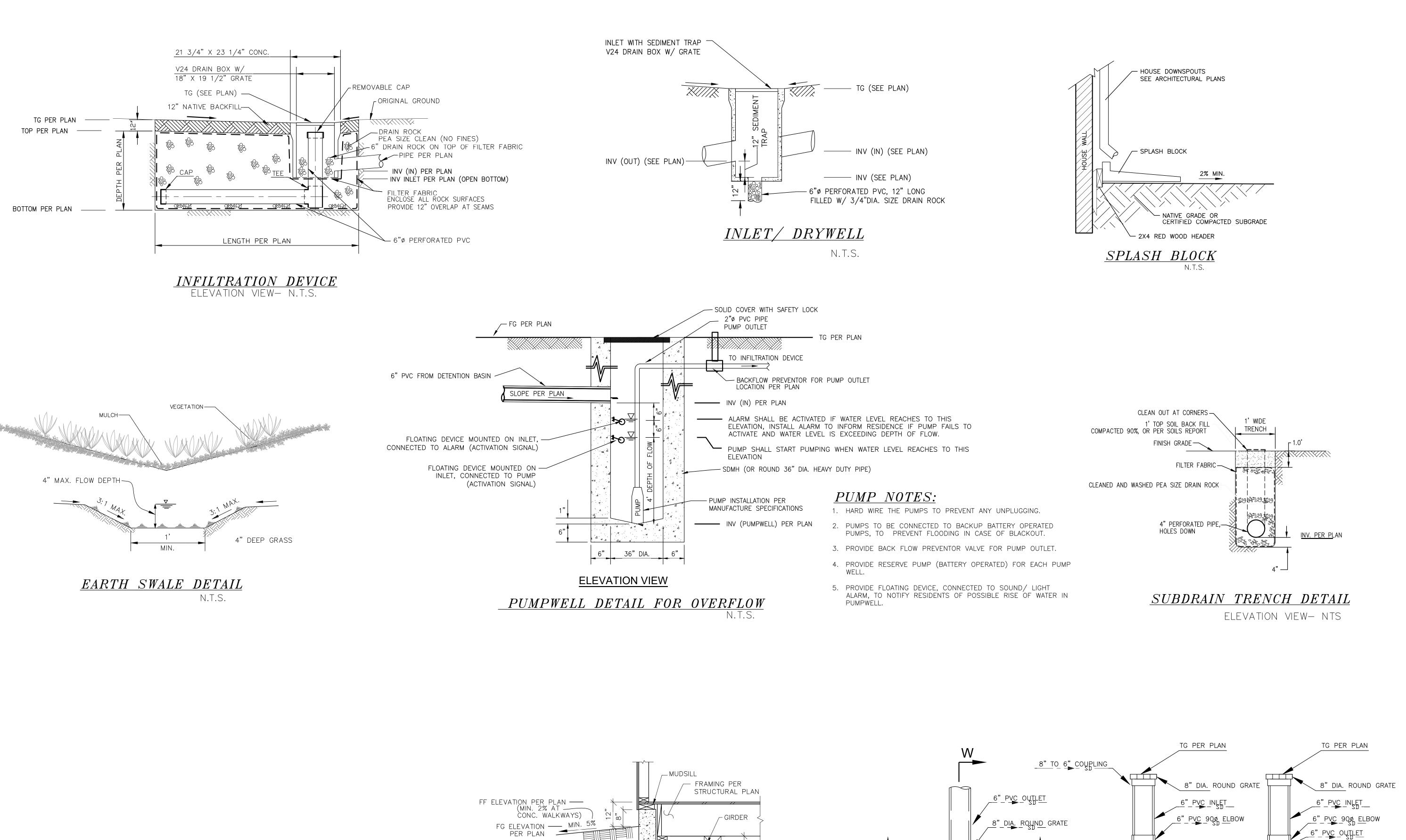
Prepared by: S.P. Checked by:

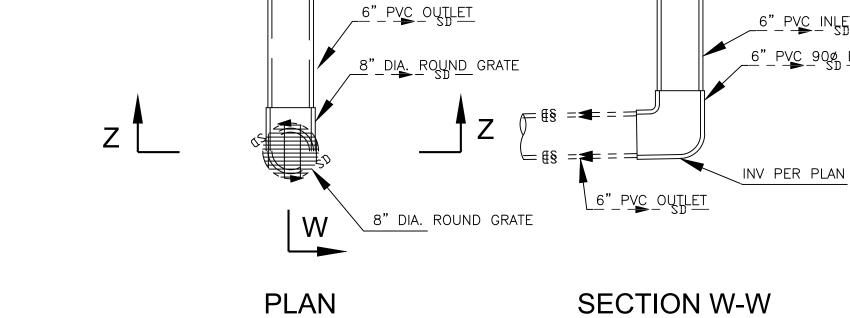
Checked by: S.R. ob #:

218020

1 OF 4







SECTION Z-Z

6"_PVC_OUTLET

INV PER PLAN

STORM DRAIN AREA DRAIN

Sucid Razani 03/18/2019 Scale: 1"=10' Prepared by: S.P. Checked by: S.R.

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OWNER:

LOS ALTOS, CA 94024

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CLINTON

GRADING

Revisions:

Sheet: 30F 4

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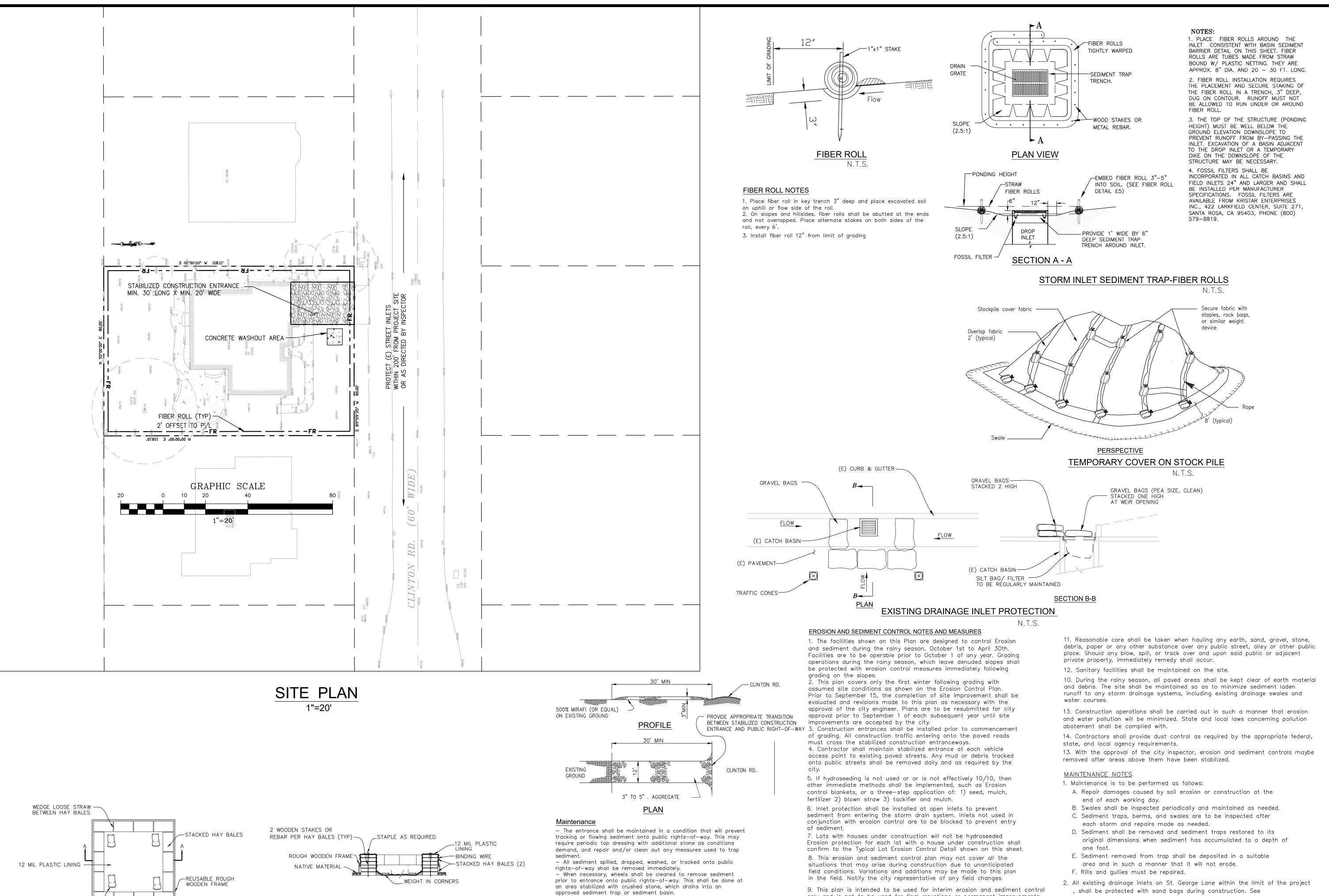
BACKWATER VALVE SEE CITY OF LOS ALTOS INSTALLATION RECOMMENDATIONS & REQUIREMENTS FOUNDATION SS LATERAL

SANITARY SEWER BACKFLOW PREVENTOR DETAIL

DROPPED FOUNDATION CONCEPTUAL DETAIL FOR MORE DETAILS SEE STRUCTURAL PLAN

PAD ELEVATION ---

4" PERFORATED PIPE,— HOLES DOWN



STABILIZED CONSTRUCTION ENTRANCE

(TO BE MAINTAINED)

WEIGHT IN CORNERS ____

CONCRETE WASHOUT AREA

only and is not to be used for final elevations or permanent improvements.

10. Contractor shall be responsible for monitoring erosion and sediment

control prior, during, and after storm events.

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sucid Razan

03/18/2019 ^{Scale:} AS NOTED

Prepared by:

S.P.

Checked by: Job #: 218020

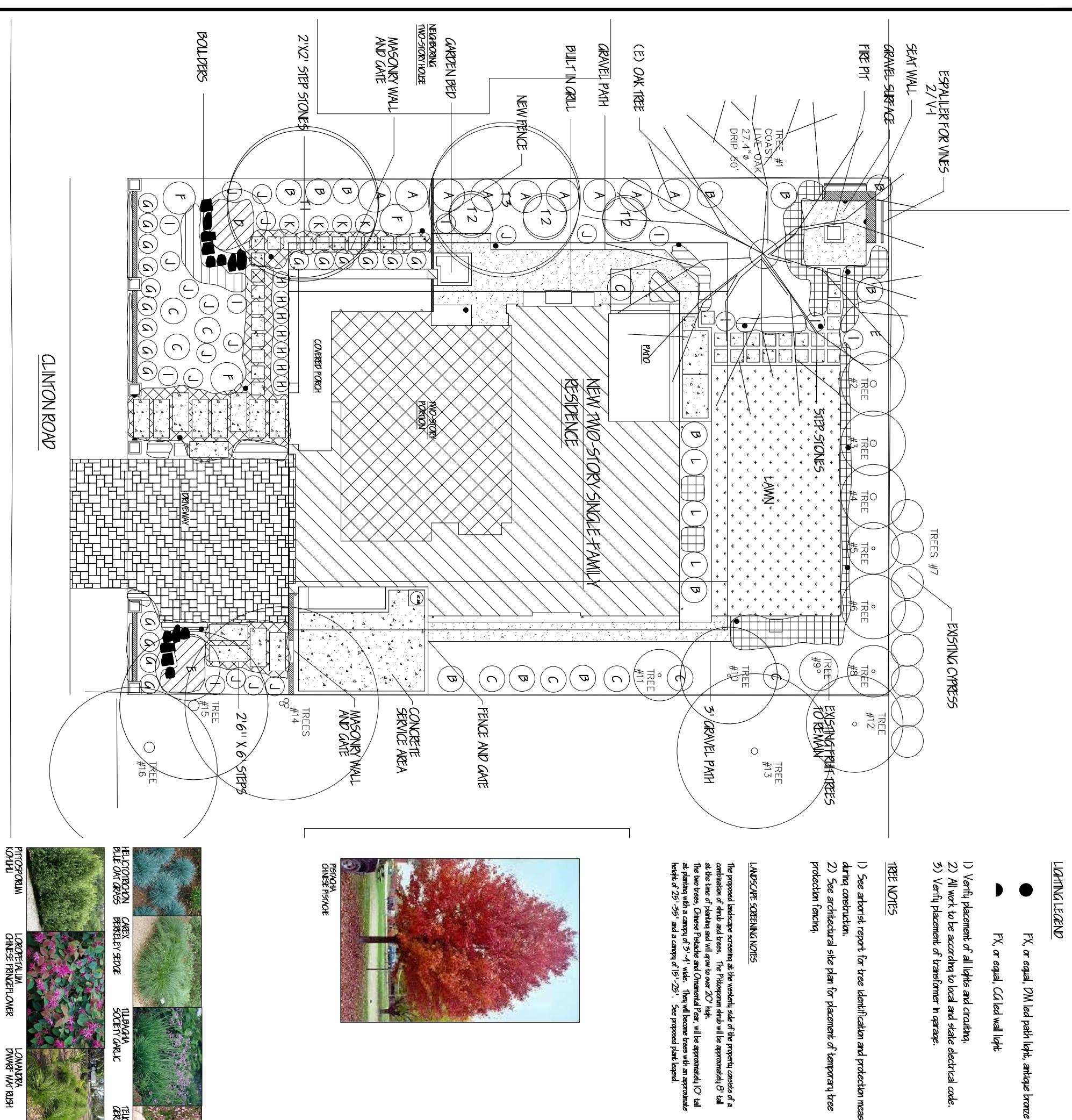
detail. Sand bag inlet protection shall be cleaned out whenever sediment

3. Existing concrete ditch sediment trap shall be cleaned out routinely

depth is one half the height of one sand bag.

during construction.

4 OF 4



PLANT LEGEND AND NOTES

Water

WIKOL5

Landscape, C-2235

Architect

6179 Oneida Drive

95|23

W. Jeffrey Heid

1) See arborist report for tree identification and protection measures

2) See architectural site plan for placement of temporary tree protection fencing.

ately 10' tall an approximate

 $\boldsymbol{\mathcal{Q}}$

Cotinus

Royal Purple/Smoke Tree -

Cotinus

Lomandr

ra Breeze

 ω

Loropetalum chinense

- mod rate

Thymus Agapan Sod law Helictotrichon/Blue Oat Grass @ 24" oc Pittosporum tenufolium - 20' h x 10' w - mod growth Teucrium prostrata/ Germander@ 36" oc -Carex divulsa/Berkeley Sedge @ 36" oc - mod rate m - 100% Purple Carpet/Thyme thus Peter Pan @ 24" oc - slow rate dwarf fescue Society Carlic @ 36" @ |2|| - mod rate mod rate l gallon l gallon l gallon l gallon l gallon 编 ₹ ₹ ₹ ₹ \$ med

Spirit/Smoke Tree - slow rate 15 gallon 15 gallon 5 gallon 5 gallon 15 gallon ₹ ₹ ₹ ₹ \$ ω ω ω ω \mathcal{U} \bar{v} ω W W ω REVISED 6/18/18
REVISED 1/14/18
REVISED 1/5/18
REVISED 2/12/19
REVISED 5/18/19
REVISED 5/20/19 San Jose, California WNERSHIP AND USE OF 45/196 408 691-5207 408 226-6085

OF CALIFORNIA XPIRATION DATE 06/30/2019

YANG RESIDENCE

が

Pistachia chinense Keith Davey/ Chinese Pistache 35' h x 25' w - mod growth

24" box

₹

 ω

15 gallon

Fruit trees to be determined

 $\stackrel{\longrightarrow}{=}$

Pyrus calleryanna Chanticleer/Omamental Pear 30' h x 15' wide - mod growth

24" box

5 gallon

\$

5 gallon

5 gallon

\$

 $\overline{\sim}$

Hardenbergia Happy Wanderer - fast rate

Hydrang

ea quercifolia/Oak Leaf Hydrange

Salvia B

ee's Bliss/Sage - mod rate

Lavandula Grosso/Lavendar-

mod rate

5 gallon

₹

 ω

Euonymus Dwarf Varigated - slow rate

5 gallon

₹

5 gallon

\$

5 gallon

\$

 ω

 \overline{o}

5 gallon

₹

Chandropetalum tectorum/ Cape Rush - mod rate

Dietes vegeta/Fortnight Lily - mod rate

Phormium Apricot Queen/Flax - slow rate

NANCY AND JAMES YANG 871 CLINTON ROAD LOS ALTOS, CA. 94024

MASTER/PLANTING PLAN

of existing Oak tree. Submit sample of wood chip mulch for approval. Shredded bark is not acceptable. 4) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them in the design of the

Allow native oak tree mulch to remain under campy

3) Spread 3" of wood chip mulch, earth tone, at all planting beds.

mpost per 1000 sf, 6" into native soil.

1) Verify placen

ient of all p

plants in the field.

2) Incorporate 4 cy of co

TELICRILIM CERMANDER

ACAPANTHUS LILY OF THE NILE

drawn scale: date: by: 8/18 $\mathbb{A}^{\mathbb{A}}$ NOTED

COTINUS SMOKE TREE

COTINUS SMOKE TREE

PHORMIUM

sheet job 21820

MASTER/

CHONDROPETALUM CAPE RUSH

SPINDLE TREE

PIETES FORTNIGHT LILY

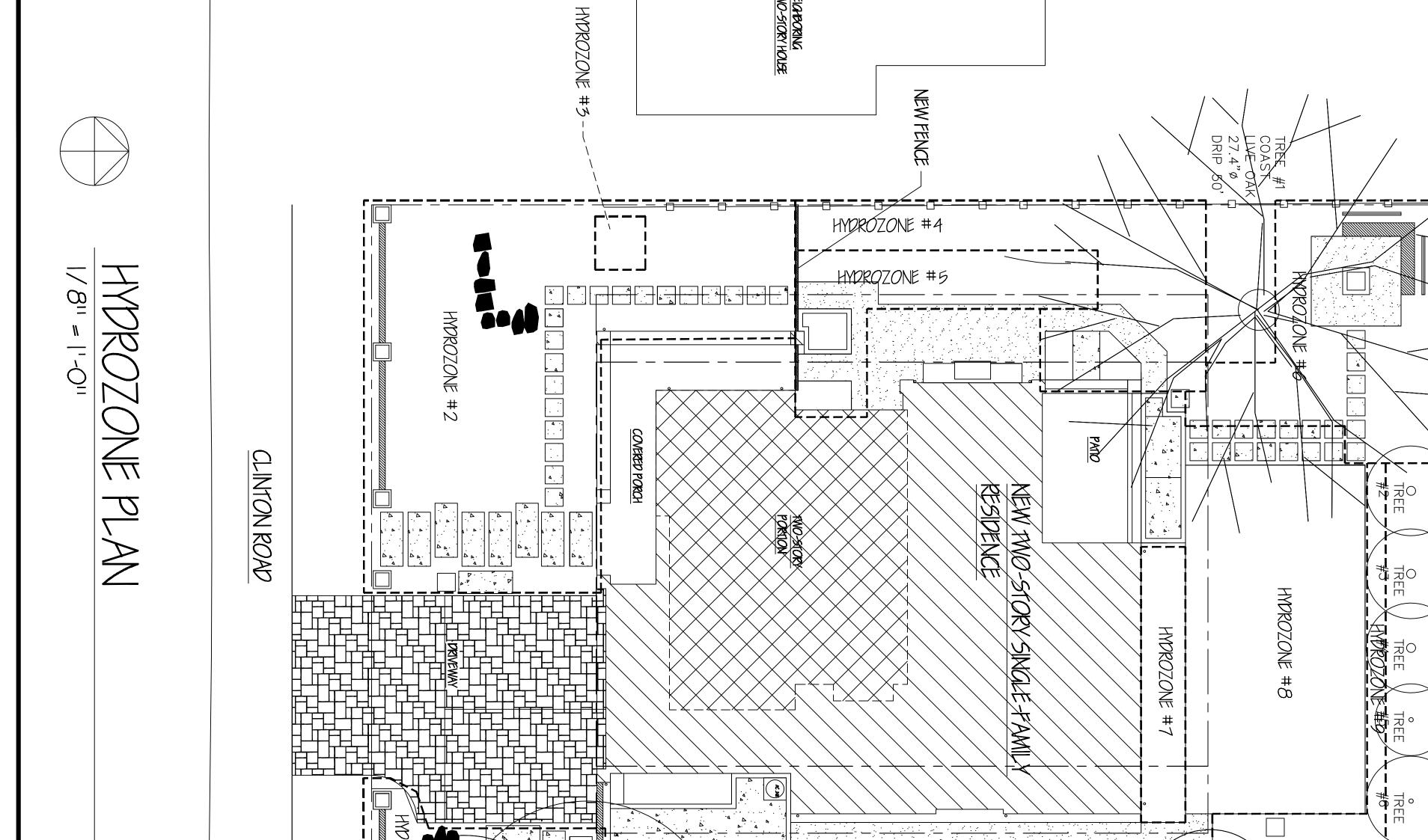
LAVANDULA

HYDRANGEA OAK LEAF HYDRANGEA

PYRUS ORNAMENTAL PEAR

<u>o</u>

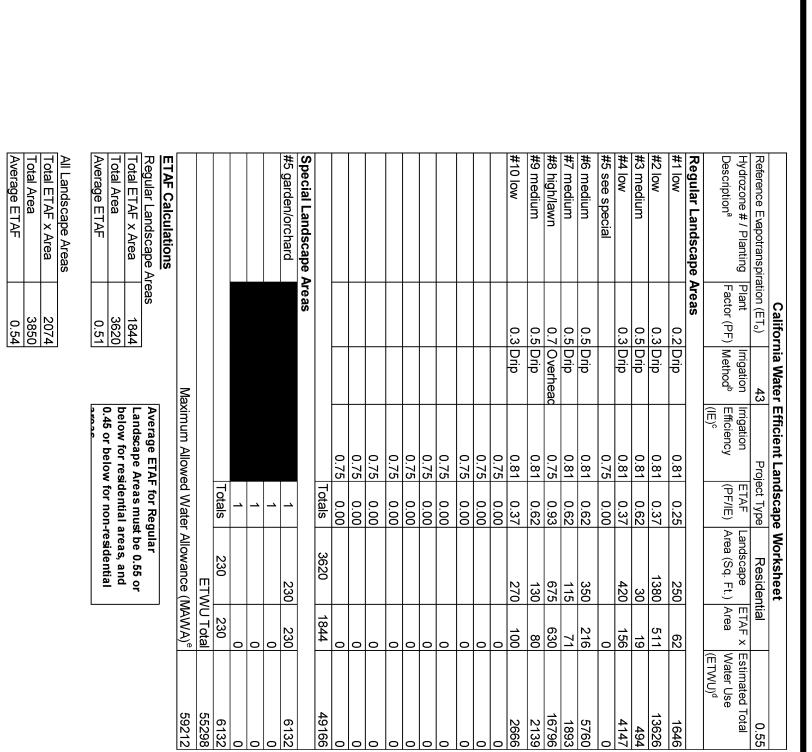
shts



TREES #14

17 TREE

TREE #16



TREE

TREE TREE

TREE

#8 T 0

0

TREE #12

TREE #9°

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TREE #13

TREE!

HYDROZONE #10

TREES

6132 0 0 0 6132 55298 59212 d ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre
per year to gallons per square foot per year

MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre
per year to gallons per square foot per year, LA is the total
regular landscape area in square feet, SLA is the total special
landscape area in square feet, and ETAF is 0.55 for residential
areas and 0.45 for non-residential areas lrrigation Efficiency1.) 0.75 for Overhead Spray2.) 0.81 for Drip

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REVISED II/ 3/ 18 REVISED 2/ 12/ 19 REVISED 3/ 18/ 19

0.45 Non-Residential
0.55 Residential
0.81 Drip
0.75 Overhead

Signature

EXPIRATION DATE:

06/30/2019

P

CAL | FORM
P

YANG RESIDENCE

NANCY AND JAMES YANG 871 CLINTON ROAD LOS ALTOS, CA. 94024

HYDROZONE PLAN

scale: date: job no. 7/14/18 by: WJH NOTED 21820

sheet drawn

of

W

shts

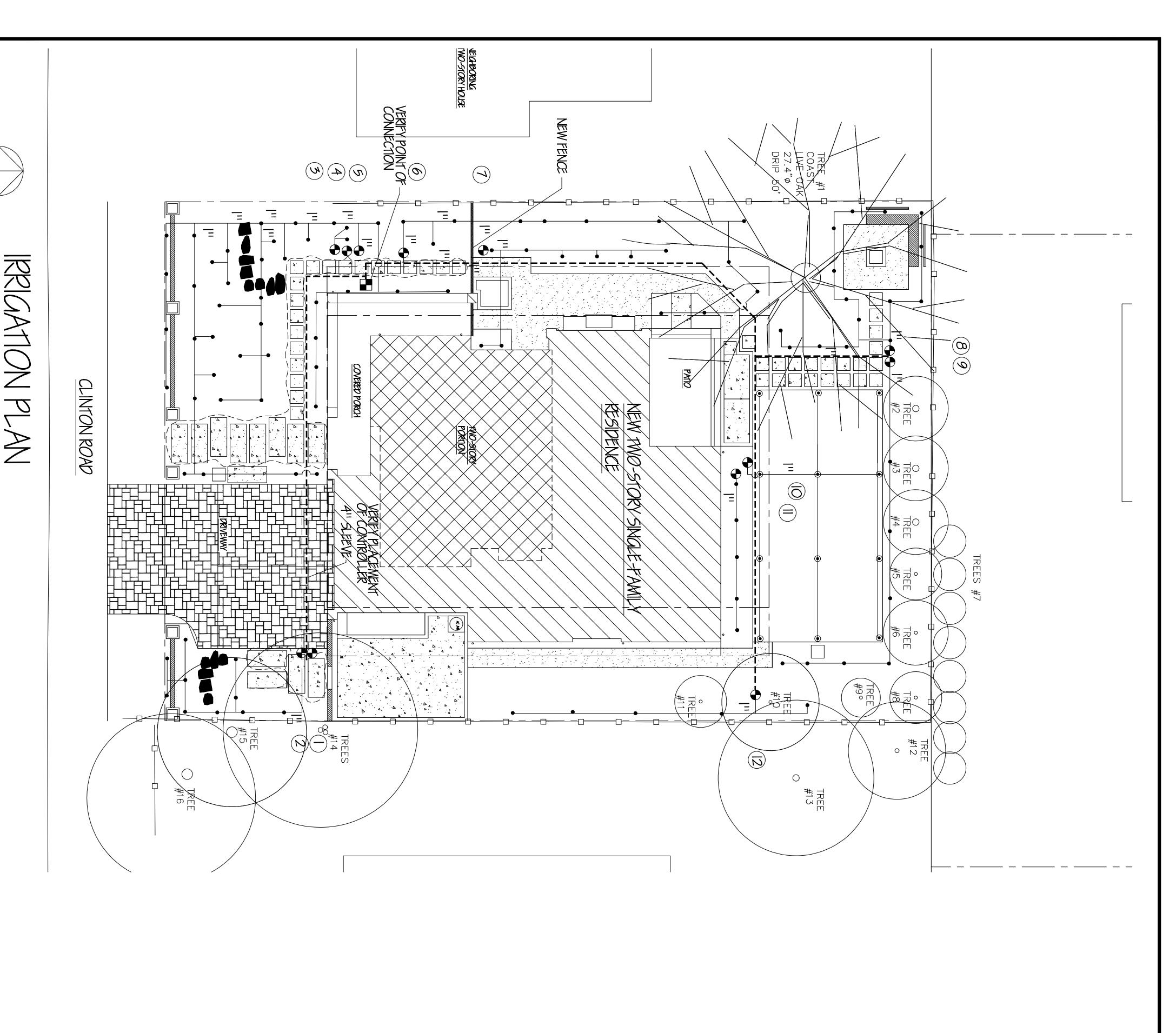
Landscape / W. Jeffrey Heid Landscape Architect

a Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting
b Irrigation Method
1.) Overhead Spray
2.) Drip

tel 408 691-5207 fax 408 226-6085 email wheidasla@concast.net

OWNERSHIP AND USE OF DRAWINGS

6179 Onelda Drive San Jose, California 95123





|" Water o C with Solar Sync and rain sensor verify electrical source and place

Landscape /

W. Jeffrey Heid Landscape Architect

 \mathbb{X}

765- | '' pressure vacuum breaker - provide lockable weather cover (with Watts Master Valve Sensor only as required by city) sized per point of connection/ verify manufacturer with city Meter for irrigation only (only as required by city) - verify size and location

40 pvc mainline - | '' - min. depth |8''

40 pvc sleeving

Rainbird PEB series control valves with in line pre circuits and without for bubbler and rotor circuits set to 35 ps1 and Y filter for

Rainbird Xeri-Buq Octa Bubbler 40 pvc lateral lines - min. depth 12^{11} - all $\frac{5}{4}^{11}$ unless noted

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OWNERSHIP AND USE OF DRAWINGS

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ail wjheidasla@comcast.

San Jose, California

95|23

6179 Onelda Drive

REVISED II/3/18 REVISED 2/12/19 REVISED 3/18/19

Hunter MP Rotator on 6" pop up for lawn area Rainbird XLDF in line drip tubing with .5 qph pressure compensating emitters verify nozzle in field

Control valve number

1) Verify water and electrical services for point of connection.
2) Verify site water pressure of 65 psi at point of connection - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller. Follow all grounding instructions per controller installation quide (and flow meter specifications quide, as needed).
4) Contractor shall provide all necessary safety precautions throughout construction. This shall include is made for the construction.

ation of system before backfilling trenches. Drip line to be secured to grade with stakes at base

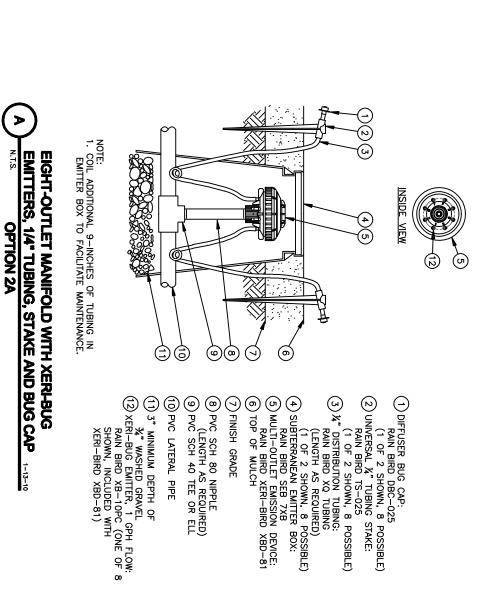
System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc. Verify control wire placement and access under pavement.

Verify rain sensor placement in field.

Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for tablishment, but to eliminate runoff and soil saturation.

Contractor to submit maintenance and irrigation schedule to Owner at completion of installation and

y location of all underground utilities prior to any trenching or excavation. The installation of sleeving and / or mainline and control wire conduit access under all parctor. Piping under driveway shall be installed a minimum of 24" deep with piping in the installed in the installed are minimum of 24.



YANG RESIDENCE 2235

Signodure

EXPIRATION DATE:
06/30/2019

The control of CAL | FORm | Part |

OF CAL |

OF

IRRIGATION PLAN

NANCY AND JAMES YANG 871 CLINTON ROAD LOS ALTOS, CA. 94024

SAND, FOUR FEET IN ECTION SUCH AS TEES LEG OF THE CHANGE

MODEL PROS-12-PRS40-CV

WITH 'CV' OPTION INSTALLED.

FINISH GRADE

scale: date: drawn job no. by: WJH 7/14/18 21820 NOTED

sheet

 $\frac{1}{2}$ shts

XFCV ON-SURFACE DRIPLINE AT GRADE

 \bigcirc

SCALE: 1:4

[Lunder | IRRIGATION DETAIL

PROS-12-PR
MP ROTATOR

PRS40-CV

OR SPRINKLER

2 ON-SURFACE DRIPLINE:
RAIN BIRD XF SERIES DRIPLINE
POTABLE: XFCV DRIPLINE

3 INLINE DRIP EMITTER OUTLET
4 TIE DOWN STAKE: RAIN BIRD
TDS-050 WITH BEND (TYPICAL)

EASY FIT COMPRESSION TEE: RAIN BIRD MDCFTEE

SWING JOINT:
HUNTER 'PRO-FLEX' TUBING,
HSBE-050 ELBOWS (2), &
MARLEX STREET ELBOW (1)

©

LATERAL TEE OR ELL-

LATERAL PIPE