

# AULA / DAVIS RESIDENCE

## 257 MERRIT ROAD

### LOS ALTOS, CALIFORNIA

#### GENERAL NOTES:

- THE HOME OWNER/CONTRACTOR SHALL COMPLY WITH ANY OTHER APPLICABLE STATE OR LOCAL ORDINANCES. IN THE EVENT OF ANY CONFLICT THE MORE STRINGENT PROVISIONS SHALL APPLY.
- ANY WORK INTERFACING WITH CITY PROPERTY OR CITY SERVICES SHALL BE PERFORMED PER CITY STANDARDS.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THESE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE ALL TRASH, WASTE, RUBBISH AND DEBRIS RESULTING FROM THE WORK AT REGULAR INTERVALS DURING THE COURSE OF THE WORK. ALL SUCH WASTE SHALL BE LEGALLY DISPOSED OF OFF-SITE. PATCH DAMAGED FINISHES AS REQUIRED.
- THESE DRAWINGS MAY NOT BE TO SCALE AND ARE FOR ILLUSTRATION PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. EACH SUBCONTRACTOR SHALL MAKE MEASUREMENTS PERTAINING TO HIS/HER RESPECTIVE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY.
- DIMENSIONS ARE TO THE FACE OF STUD OR CONCRETE IN PLAN UNLESS OTHERWISE NOTED OR INDICATED.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY BOTH EXISTING AND FINISH GRADE WITH THE SITE PLAN.

**MOORE ARCHITECTS**  
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SUNNYVALE, CA 94087  
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Stamp



Project Title

**AULA / DAVIS RESIDENCE REMODEL**  
**AULUA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**

#### SHEET INDEX

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#### LANDSCAPING:

- L 1 TREE REMOVAL PLAN (TREE PROTECTION PLAN)
- L 2 PLANTING PLAN (LANDSCAPE PLAN)

#### PROJECT DATA

**OWNER**  
AULA / DAVIS  
257 MERRITT ROAD  
LOS ALTOS, CA 94022

**JOB SITE ADDRESS**  
SAME

**BUILDER / CONTRACTOR**  
JOSH MOORE  
MOORE ARCHITECTS  
1490 NORMAN DRIVE  
SUNNYVALE, CA 94087  
510.812.5688

**ARCHITECT:**  
JOSH MOORE  
MOORE ARCHITECTS  
1490 NORMAN DRIVE  
SUNNYVALE, CA 94087  
510.812.5688

**DRAFTING:**  
STEPHEN TAYLOR  
1041 F STREET  
SALIDA, CO 81201  
719-539-2428

#### GENERAL SCOPE OF WORK:

SCOPE OF WORK: DEMOLISH (E) ROOF OF EAST SINGLE STORY SECTION OF HOUSE 4 BUILD NEW BEDROOM-FAMILY ROOM ADDITION TO REAR OF HOME, 4 REMODEL 2-STORY PORTION OF BUILDING.  
  
NEW FRONT PORCH 4 REAR DECK

#### LOS ALTOS CITY PROJECT SUMMARY TABLE

	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	1631 square feet (-13%)	2695 square feet (-22%)	3698 square feet (-30%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	2594 square feet (-21%)	3815 square feet (-30%)	5985 square feet (-35%)
<b>SETBACKS:</b>			
Front	208.2 feet	208.2 feet	25 feet
Rear	62.16 feet	62.16 feet	25 feet
Right side (1st/2nd)	10.23 feet/10 feet	10.23 feet/10 feet	10 feet/11.5 feet
Left side (1st/2nd)	17.11 feet/10 feet	17.11 feet/10 feet	10 feet/11.5 feet
<b>HEIGHT:</b>	33.3 feet	33.3 feet	27 feet

#### SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,103 square feet	-948 square feet	3,051 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	445 square feet	0 square feet	445 square feet

#### LOT CALCULATIONS

<b>NET LOT AREA:</b>	12,327 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	662 square feet (23%)
<b>LANDSCAPING BREAKDOWN:</b>	
Total hardscape area (existing and proposed):	4,108 sq ft
Existing softscape (undisturbed) area:	6,023 sq ft
New softscape (new or replaced landscaping) area:	2,196 sq ft
<i>Sum of all three should equal the site's net lot area</i>	

#### VICINITY MAP



SCALE IS APPROXIMATE

#### REVISIONS

DATE	SHEET(S)	REVISION DESCRIPTION
XX-XX-2019	AXX	XXXX

#### FOR FUTURE USE

1. XXXX

#### SYMBOL LEGEND

	<b>SECTION KEY</b> SECTION IDENTIFICATION SHEET NUMBER
	<b>DETAIL KEY</b> DETAIL NUMBER SHEET NUMBER
	<b>KEYNOTE SCHEDULE KEY</b>
	<b>ELEVATION TARGET</b> (INDICATES HEIGHT IN RELATION TO 100'-0")
	BEARING WALL 2X6 STUDS AT 16" O.C.
	NON BEARING WALL 2X6 STUDS AT 16" O.C.
	BEARING WALL 2X4 STUDS AT 16" O.C.
	NON BEARING WALL 2X4 STUDS AT 16" O.C.
	CONC. FLAT WORK
	BEAM
	SUPPORT POST
	6/12 WATER FLOW / PITCH

#### ABBREVIATIONS

ACOUS Acoustical  
ADA Americans w/ Disabilities Act  
AVC Air Conditioning  
AFF Above Finish Floor  
APPROX Approximately  
ARCH Architectural  
A.S.L. Above Sea Level  
ASST. Assorted  
ATR All Thread Rod  
AVG. Average  
AWN. Awning  
  
BD Board  
BM Beam  
BF Bifold  
BL Base Line: Building Line  
BLK Block  
BLKG Blocking  
BOT Bottom  
BR Bedroom  
BRK Break Brick  
BRG Bearing  
BTR Better  
BTU British Thermal Unit  
BTWN Between  
BYND Beyond  
  
C Center Line  
CLG Ceiling  
CLKG Caulking  
CLOS. Closet  
CLR. Clear, Clearance  
CJU Control Joint  
CMU Concrete Masonry Unit  
COL. Column  
CONC. Concrete  
CONSTR Construction  
CONT. Continuous  
CT. Ceramic Tile  
CT&K Countersunk  
  
DBL Double: Doubled  
DH. Double Hung  
DIM. Dimension  
DND. Dryer or Door  
DNL Detail  
D.S.P. Down Spout  
DW Dishwasher  
DWG Drawing  
  
(E) Existing  
EA Each  
ELEV Elevation  
ELEC Electrical  
EQU. Equal  
EQUIP. Equipment  
EXP. Expansion Joint  
EXT. Exterior  
EW Each Way  
  
FAU Forced Air Unit  
FD Floor Drain  
FIN Finish  
FLL Finished Floor Level  
FNDN Foundation  
FL Floor Level

#### ABBREVIATIONS (con.)

FOC Face of Concrete  
FOS Face of Stud  
FP Fire Place  
FRP Fiber-Reinforced Plastic  
FTG Footing  
FURR Furring  
  
GALV Galvanized  
GFCI Ground Fault Circuit Interrupter  
GL. Grid Lines: Glass  
GY. BD. Gypsum Board  
  
HWD Hardwood  
HM Hollow Metal  
HORIZ Horizontal  
HR Hour  
HT. Height  
  
ICF Insulated Concrete Form  
ID Inside Diameter  
INSUL Insulation, Insulate  
INT Interior  
  
JAN Janitor  
JT Joint  
JST. Joliet  
  
LAM Laminate  
LAV Lavatory  
LL. Live Load  
LF. Linear Foot  
LH Left Hand  
LVL Laminated Veneer Lumber  
  
MAX Maximum  
MAINT Maintenance  
MECH. Mechanical  
MFR Manufacturer  
MTL Metal  
MIN Minimum  
MISC Miscellaneous  
ML. Micro Linn Beam  
MO. Masonry Opening  
  
(N) New  
NIC Not in Contract  
NOM Nominal  
NS Near Side  
NS.O.P. Not Shown On Plan  
NTS Not To Scale  
  
OC On Center  
OH. Overhead  
OPNG Opening  
OPP. Opposite  
OPT Optional  
OSB Oriented Strand Board  
  
PAT Pattern  
PERP Perpendicular  
PFC. Piece  
PLT. Plate  
POB Point Of Beginning  
PSF Pounds Per Square Foot  
PSI Pounds Per Square Inch  
PT. Pressure Treated  
PLWD Plywood  
  
QTY Quantity

#### ABBREVIATIONS (con.)

R Radius  
R/A Return Air Vent  
R 4 R Remove 4 Replace  
RCP Reflected Ceiling Plan  
RECEP Receptacle  
REF Reference  
REIN Reinforcement  
REQ'D Required  
REV Revision  
RH Right Hand  
RM Room  
R.O. Rough Opening  
RS. Rough Sawn  
RUL Rain Water Leader  
  
SCHED Schedule  
SD. Scribe-Drive Screw  
SECT Section  
SHR Shower  
SH Sheet  
SHM Similar  
SPEC. Specification; Specified  
SQ Square  
SF. or SQ. FT. Square Foot  
SS or S/S Stainless Steel  
SSD See Structural Drawings  
STD Standard  
STL Steel  
STOR Storage  
SUSP Suspended  
  
T Top  
TBD To Be Determined  
T 4 Bottom  
T 4 G Tongue and Groove  
TEMP. Temperature; Tempered  
THK. Thick  
THLD. Threshold  
T.O. Top Of  
TOB Top Of Beam  
TOC Top Of Concrete  
TOS Top Of Slab; Top Of Steel  
TOU Top Of Wall  
TR Trade  
TYP Typical  
  
UC Under Cabinet  
UN. Unless Otherwise Noted  
  
VB Vapor Barrier  
VERT Vertical  
  
WC Water Closet (Toilet)  
WD Wood  
WH Water Heater  
WM Washing Machine  
WP. Water Proof; Work Point  
W. With  
W/M. Welded Wire Mesh  
  
YR Year  
  
SPECIAL CHARACTERS  
\* DEGREES  
# DIAMETER  
# NUMBER  
@ AT

#### PROJECT DATA

**LEGAL DESCRIPTION:**  
LEGAL DESCRIPTION:  
SUB DIVISION GRAY,  
TRACT 610100,  
LOT 61, LOT 61 GRAY TRACT RSM  
YEAR BUILT: 1945  
CURRENT: 2 BEDS, 2 BATHS  
  
**ASSESSORS PARCEL NUMBER**  
059-094-440

#### OCCUPANCY:

R-3 4 U (RESIDENTIAL / GARAGE/UTILITY)

#### CONSTRUCTION TYPE:

I - B (SPRINKLERED)

#### PROJECT / LOT INFORMATION:

TOTAL LOT = 12,327 SQ. FT. / 0.28 ACRES  
LOT DIMENSIONS: 92.65' X 133.32'  
ZONE DISTRICT RI-10; ZONE: RI-S  
RESIDENTIAL 2: SINGLE FAMILY  
MIN LOT, 10,000 SQ. FT  
MIN FRONTAGE = 80'  
MAXIMUM BUILDING HEIGHT: 27', NA/ NO INCREASE (EXISTING = 32'-11")

OFF-STREET PARKING REQ. = 2 SPACES, (ONE COVERED)  
ACTUAL OFF-STREET PARKING = 4 SPACES (TWO COVERED)

#### BUILDING CODE

**APPLICABLE CODES:**  
2016 IBC w/ CALIFORNIA AMENDMENTS  
2016 CBC  
2016 IRC  
2016 CRC  
2016 CPC  
2016 CHC  
2016 CEC  
2016 CGEC  
2016 CA ENERGY CODE  
2016 CA FIRE CODE  
LOS ALTOS MUNICIPAL CODE

TO INCLUDE CITY AMENDMENTS

Client

AULA / DAVIS  
257 MERRITT ROAD  
LOS ALTOS, CA 94022

#### Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project DAVIS RESIDENCE

Drawn By MOORE/SBT

Reviewed By JBM

Scale AS NOTED

Date MAY 16, 2019

Sheet Title TITLE SHEET

Sheet #

**A0.0**



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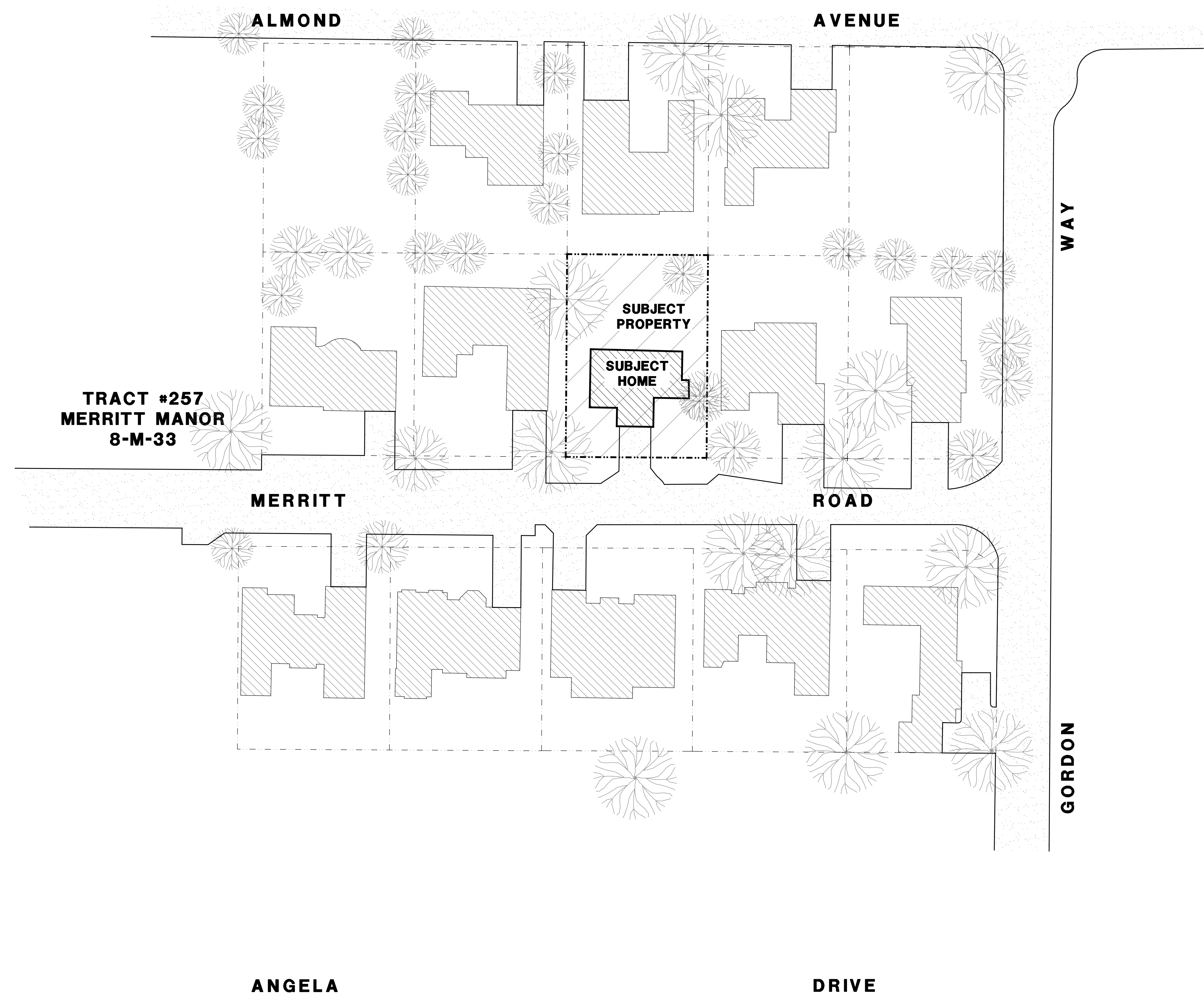
Date MAY 16, 2019

Sheet Title \_\_\_\_\_

Sheet #

**A0.1**

DRAFTING BY: TAYLOR DRAFTING

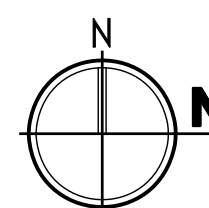


**TRACT #257**  
**MERRITT MANOR**  
**8-M-33**

**SUBJECT**  
**PROPERTY**  
**SUBJECT**  
**HOME**

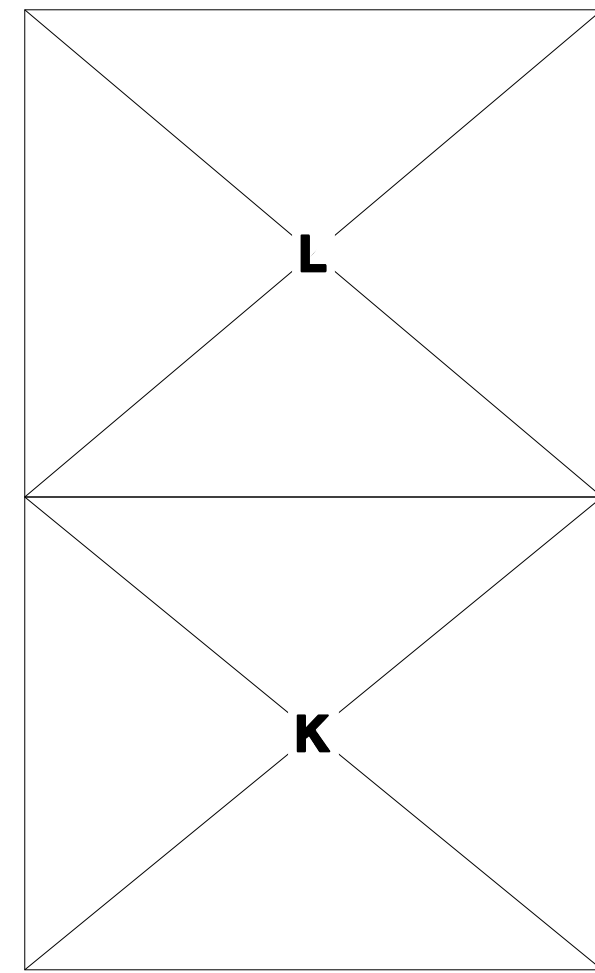
**ANGELA**

**DRIVE**

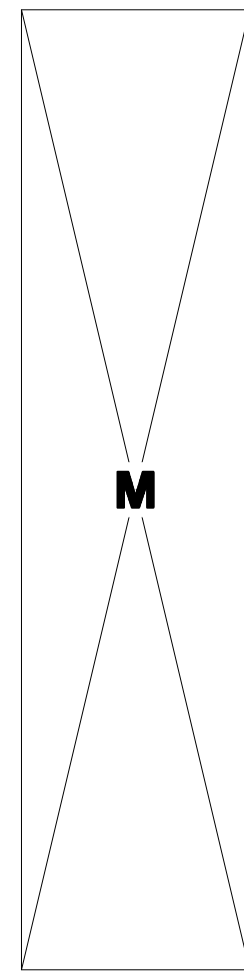


**NEIGHBORHOOD CONTEXT MAP**

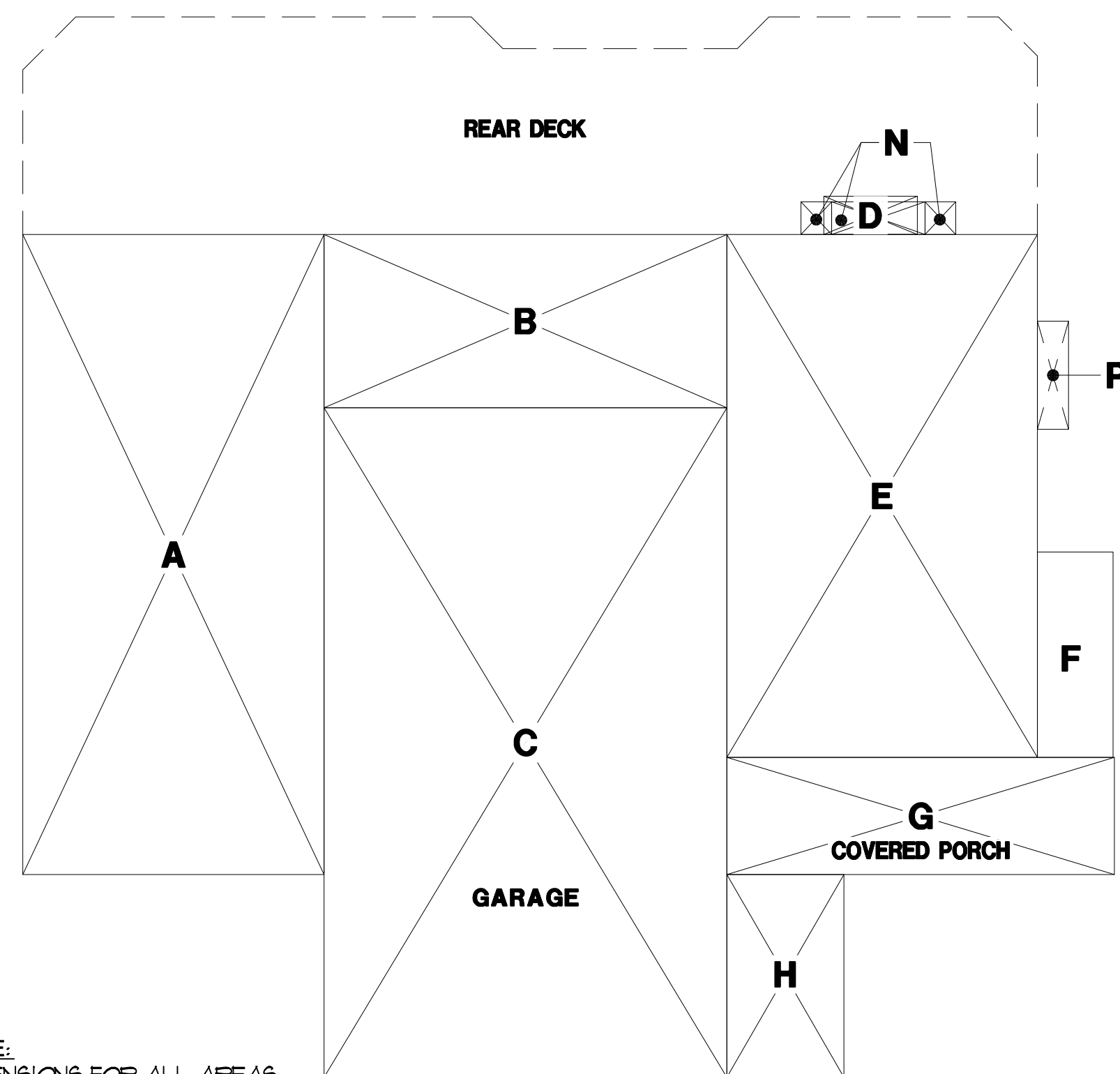
SCALE: 1" = 40'



2nd STORY

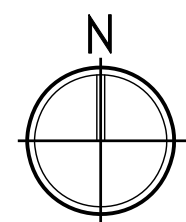


ATTIC



FIRST STORY

NOTE:  
DIMENSIONS FOR ALL AREAS  
ARE ROUND TO THE NEAREST  
FOOT.  
TOTAL FLOOR AREA (FA) DOES NOT INCLUDE PORCHES,  
TRELLISES & ATTICS (AREAS  
G-J & M) AND ARE ACTUAL  
AREAS.

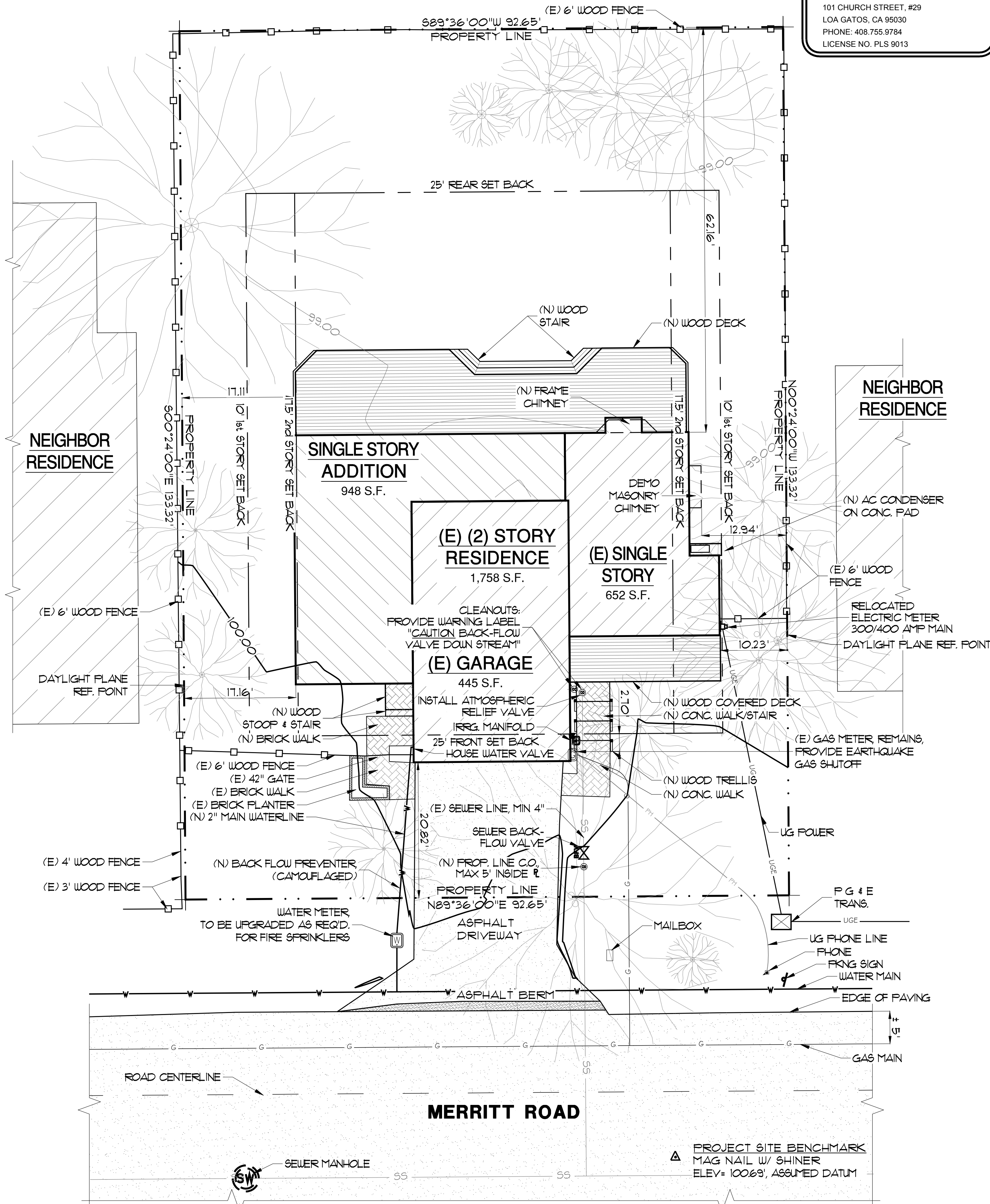


FLOOR AREA & COVERAGE DIAGRAMS

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

DAVIS RESIDENCE AREA CALCULATION

Section	Rounded Dimensions	Area	Section	Rounded Dimensions	Area
A (NEW)	18' x 32'	576 sq. ft.	K (EXIST)	24' x 20'	489 sq. ft.
B (NEW)	24' x 10'	240 sq. ft.	L (EXIST)	24' x 20'	489 sq. ft.
C (EXIST)	24' x 40'	960 sq. ft.	M (EXIST)	10' x 40'	400 sq. ft.
D (EXIST)	6' x 2'	12 sq. ft.	<b>TOTAL FLOOR AREA</b>		<b>3,815 sq. ft.</b>
E (EXIST)	19' x 31'	589 sq. ft.	Comprised of areas A thru K		
F (EXIST)	5' x 12'	60 sq. ft.	Plus areas K thru M		
G (PORCH)	23' x 7'	161 sq. ft.			
H (TRELLIS)	7' x 12'	84 sq. ft.	N (DEMO)	[(2' x 2')+(6' x 2')]	16 sq. ft.
I	NOT USED	0 sq. ft.	P (DEMO)	2' x 6'	158 sq. ft.
J	NOT USED	0 sq. ft.	<b>TOTAL AREA REMOVED</b>		<b>174 sq. ft.</b>
<b>TOTAL COVERAGE AREA</b>		<b>2,682 sq. ft.</b>			



SITE PLAN

SCALE: 1" = 10'

SITE PLAN NOTE

SURVEY BY:  
CHRISTENSEN & PLOUFF SURVEYING, INC.  
101 CHURCH STREET, #29  
LOA GATOS, CA 95030  
PHONE: 408.755.9784  
LICENSE NO. PLS 9013

SITE PLAN NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION.
- SLOPE FINISH GRADE AWAY FROM BUILDING 1/2" PER FOOT MINIMUM.
- ANY ADDITIONAL WORK AS REQUIRED BY LOCAL AND STATE CODES AND REGULATIONS, SUCH AS FIRE MITIGATION, SUBDIVISION COVENANTS REGULATIONS, ETC. SHALL BE CO-FILED BY GENERAL CONTRACTOR.
- ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.

GENERAL NOTES

- (E) TREES GREATER THAN 4" IN DIAMETER SHOWN, BUT NOT IDENTIFIED ON THIS SHEET. SEE LANDSCAPE PLAN SHEET 2 FOR MORE INFORMATION.
- NO TREES ARE TO BE AFFECTED. DO NOT DISTURB ANY TREES AND THEIR ROOT SYSTEMS DURING CONSTRUCTION.
- PROVIDE STRAW WADDLE ALONG PROPERTY LINES AS APPROPRIATE FOR SILT RUN OFF CONTROL DURING CONSTRUCTION.
- NO INCREASE IN PAVED AREAS ANTICIPATED. DO NOT PAVE ANY NEW AREAS.
- THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 5182 PER CRC R337.15.

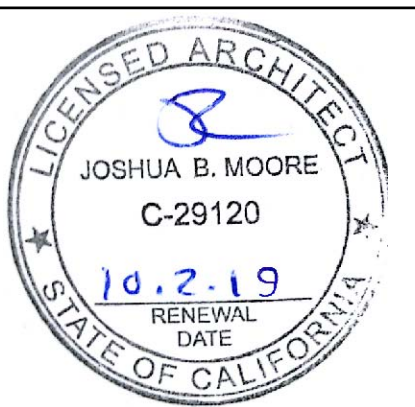
SYMBOL LEGEND

- (N) ADDITION TO SUBJECT RESIDENCE
- (E) SUBJECT RESIDENCE
- (E) NEIGHBOR BLDG.
- (N) WOOD DECK/PORCH
- (E) PAVEMENT
- BRICK WALK-WAYS (N & E)
- PROPERTY LINE
- SETBACKS
- UNDERGROUND PHONE LINE
- UNDERGROUND POWER
- GAS LINE
- WATER LINE
- SEWER LINE
- (E) PHONE PEDESTAL
- (E) SANITARY SEWER
- (E) WATER METER
- (E) ELECTRIC TRANSFORMER



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Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project DAVIS RESIDENCE

Drawn By MOORE/SBT

Reviewed By JBM

Scale AS NOTED

Date MAY 16, 2019

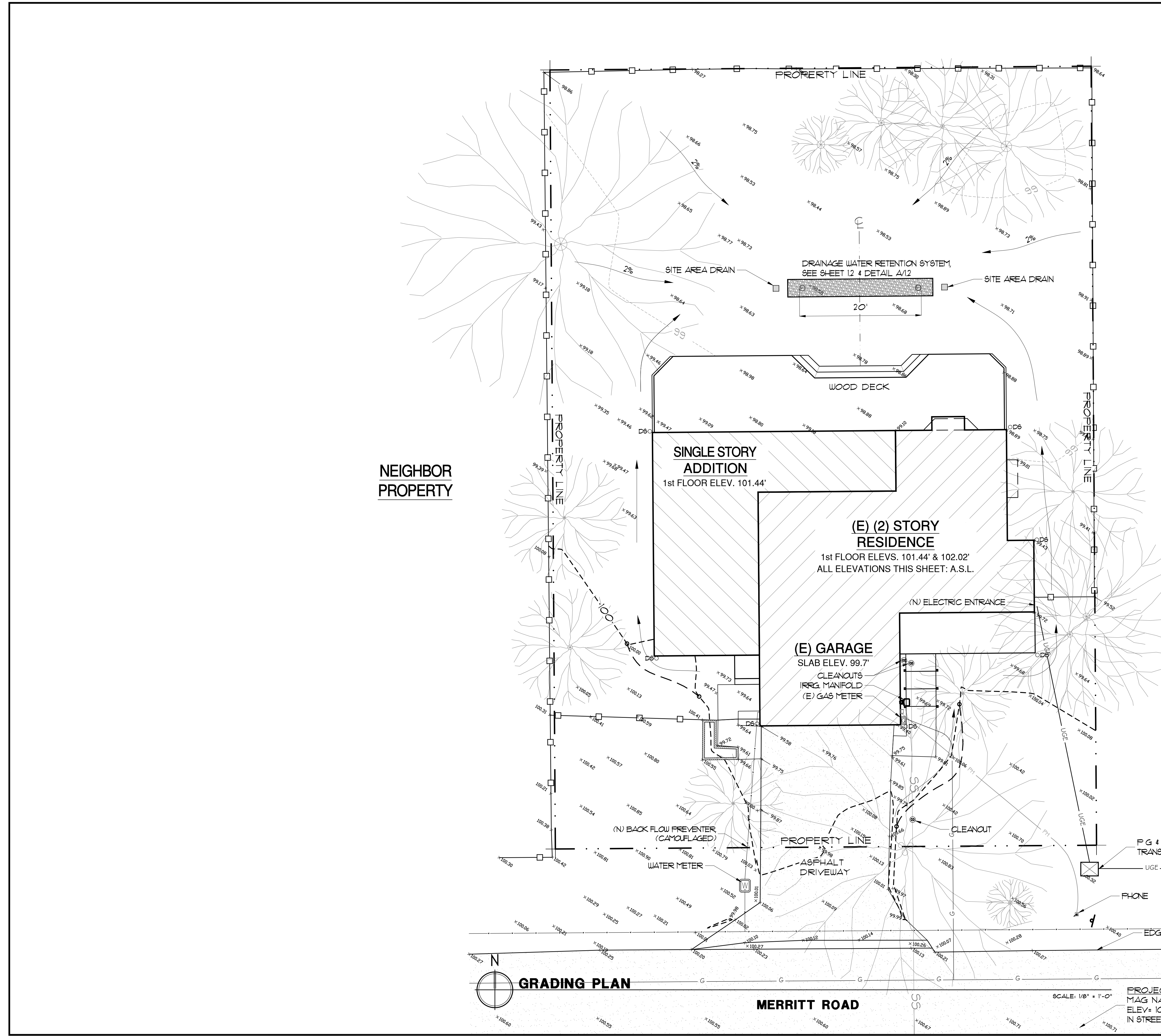
Sheet Title SITE PLAN

FLOOR AREA & COVERAGE DIAGRAM

Sheet #

A1.0

DRAFTING BY: TAYLOR DRAFTING



UTILITY SYMBOL LEGEND	
	UNDERGROUND PHONE LINE
	UNDERGROUND POWER
	GAS LINE
	WATER LINE
	SEWER LINE
	(E) PHONE PEDESTAL
	(E) SANITARY SEWER
	(E) WATER METER
	(E) ELECTRIC TRANSFORMER

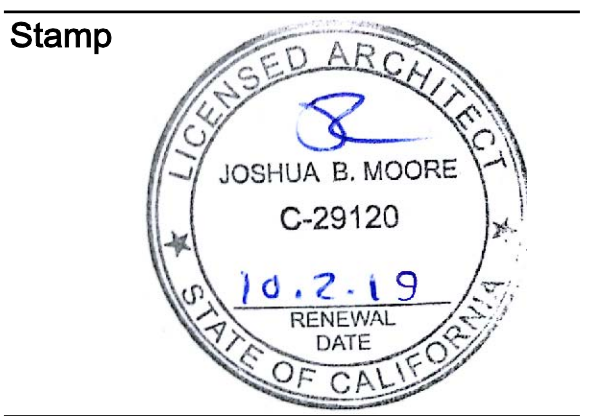
- | GRADING PLAN NOTES |   |
|--------------------|---|
| 1.                 | ALL (E) UTILITY LINES & ENTRANCES TO REMAIN AS-IS.  |
| 2.                 | THE GENERAL CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE GENERAL CONTRACTOR SHALL CONTACT UTILITY COMPANIES TO FIELD LOCATE ALL UTILITIES. LOCATIONS OF UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE ONLY. UTILITIES SHOWN DO NOT NECESSARILY REPRESENT ALL UTILITIES WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION. |
| 3.                 | SLOPE FINISH GRADE AWAY FROM BUILDING 5% MINIMUM FOR 10'.   |
| 4.                 | ALL TREE TO BE PROTECTED & PLAN TO REMAIN AS IS.  |
| 5.                 | ANY SURVEY MONUMENT WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.   |

- | GENERAL NOTES |  |
|---------------|--|
| •             | PROVIDE STRAW WADDLE ALONG PROPERTY LINES AS APPROPRIATE FOR SILT RUN OFF CONTROL DURING CONSTRUCTION.   |
| •             | NO TREES ARE TO BE AFFECTED. DO NOT DISTURB ANY TREES AND THEIR ROOT SYSTEMS DURING CONSTRUCTION.  |
| •             | NO INCREASE IN PAVED AREAS ANTICIPATED. DO NOT PAVE ANY NEW AREAS.   |
| •             | THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT REQUIREMENTS PRESCRIBED IN CALIFORNIA FIRE CODE SECTION 4906, INCLUDING CALIFORNIA PUBLIC RESOURCES CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 5102 FER CRC R9311.5. |

GRADING SYMBOL LEGEND	
	(N) ADDITION TO SUBJECT RESIDENCE
	(E) SUBJECT RESIDENCE
	(E) PAVEMENT
	PROPERTY LINE
	SETBACKS
	MINOR CONTOUR
	MAJOR CONTOUR
	DELTA CONTOUR
	DRAINAGE FLOW ARROW
	DOWNSPOUT W/ SPLASH BLOCK
	(E) PHONE PEDESTAL
	(E) WATER METER
	(E) ELECTRIC TRANSFORMER

**GRADING PLAN NOTE**  
 BASED ON SURVEY BY:  
 CHRISTENSEN & PLOUFF SURVEYING, INC.  
 101 CHURCH STREET, #29  
 LOS GATOS, CA 95030  
 PHONE: 408.755.9784  
 LICENSE NO. PLS 9013

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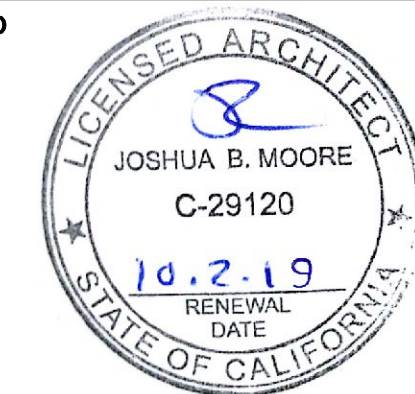
Project	DAVIS RESIDENCE
Drawn By	MOORE/SBT
Reviewed By	JBM
Scale	AS NOTED
Date	MAY 16, 2019
Sheet Title	GRADING PLAN

Sheet #  
**A1.1**  
 DRAFTING BY: TAYLOR DRAFTING



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Drawn By MOORE/SBT

Reviewed By JBM

Scale 1/4" = 1'-0"

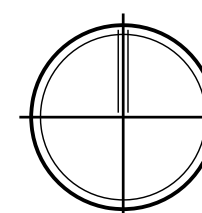
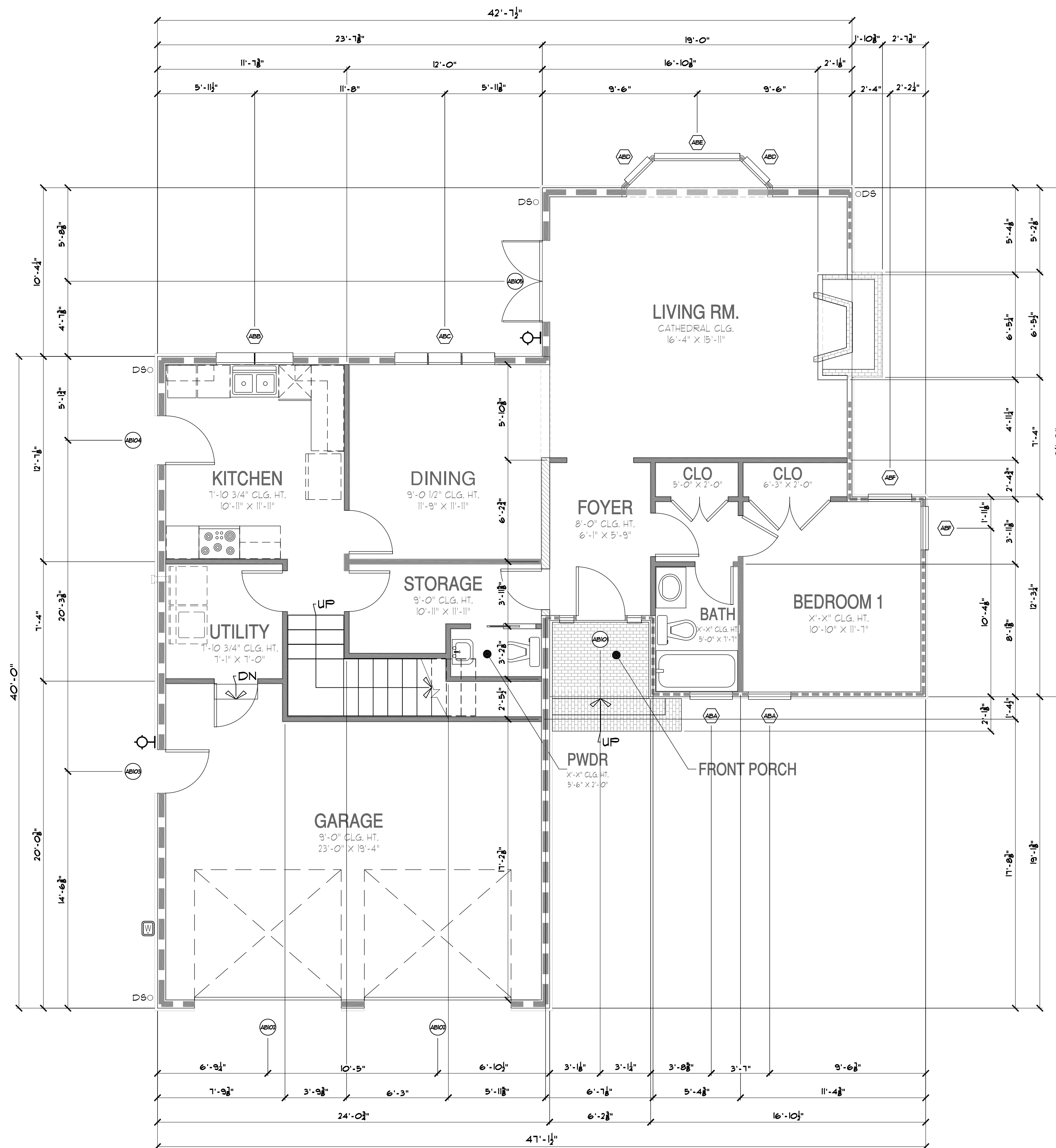
Date MAY 16, 2019

Sheet Title EXISTING CONDITIONS  
1st FLOOR PLAN

Sheet #

**AB2.1**

DRAFTING BY: TAYLOR DRAFTING



**EXISTING CONDITIONS 1st FLOOR PLAN**

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

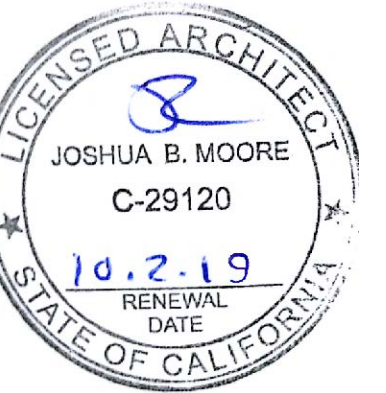
**SYMBOL LEGEND**

- EXTERIOR WALL, 2x6 STUD WALL
- EXTERIOR WALL, 2x4 STUD WALL
- INTERIOR WALL, 2x6 OR GREATER STUD WALL
- INTERIOR WALL, 2x4 STUD WALL
- BRICK CHIMNEY WALL
- SUPPORT POST



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Stamp



Project Title

**AULA / DAVIS RESIDENCE REMODEL**  
**AULUA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**

Client

AULA / DAVIS  
257 MERRITT ROAD  
LOS ALTOS, CA 94022

Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project DAVIS RESIDENCE

Drawn By MOORE/SBT

Reviewed By JBM

Scale 1/4" = 1'-0"

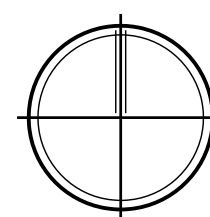
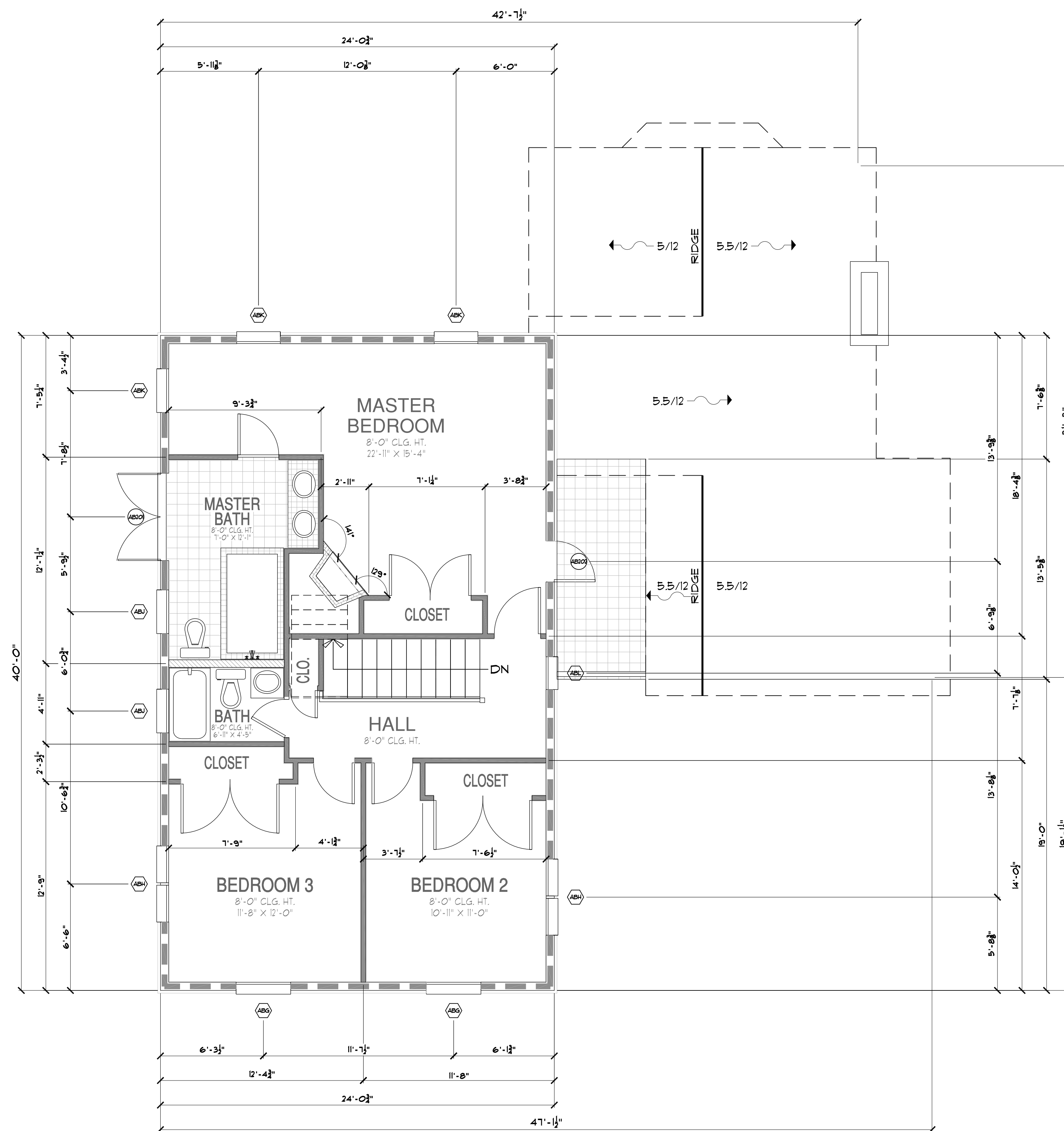
Date MAY 16, 2019

Sheet Title EXISTING CONDITIONS  
2nd FLOOR PLAN

Sheet #

**AB2.2**

DRAFTING BY: TAYLOR DRAFTING



**EXISTING CONDITIONS 2nd FLOOR PLAN**

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

**SYMBOL LEGEND**

	EXTERIOR WALL, 2x6 STUD WALL
	EXTERIOR WALL, 2x4 STUD WALL
	INTERIOR WALL, 2x6 OR GREATER STUD WALL
	INTERIOR WALL, 2x4 STUD WALL
	BRICK CHIMNEY WALL
	SUPPORT POST



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Project Title

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**LOS ALTOS, CA 94022**

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 LOS ALTOS, CA 94022

Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project DAVIS RESIDENCE

Drawn By MOORE/SBT

Reviewed By JBM

Scale 1/4" = 1'-0"

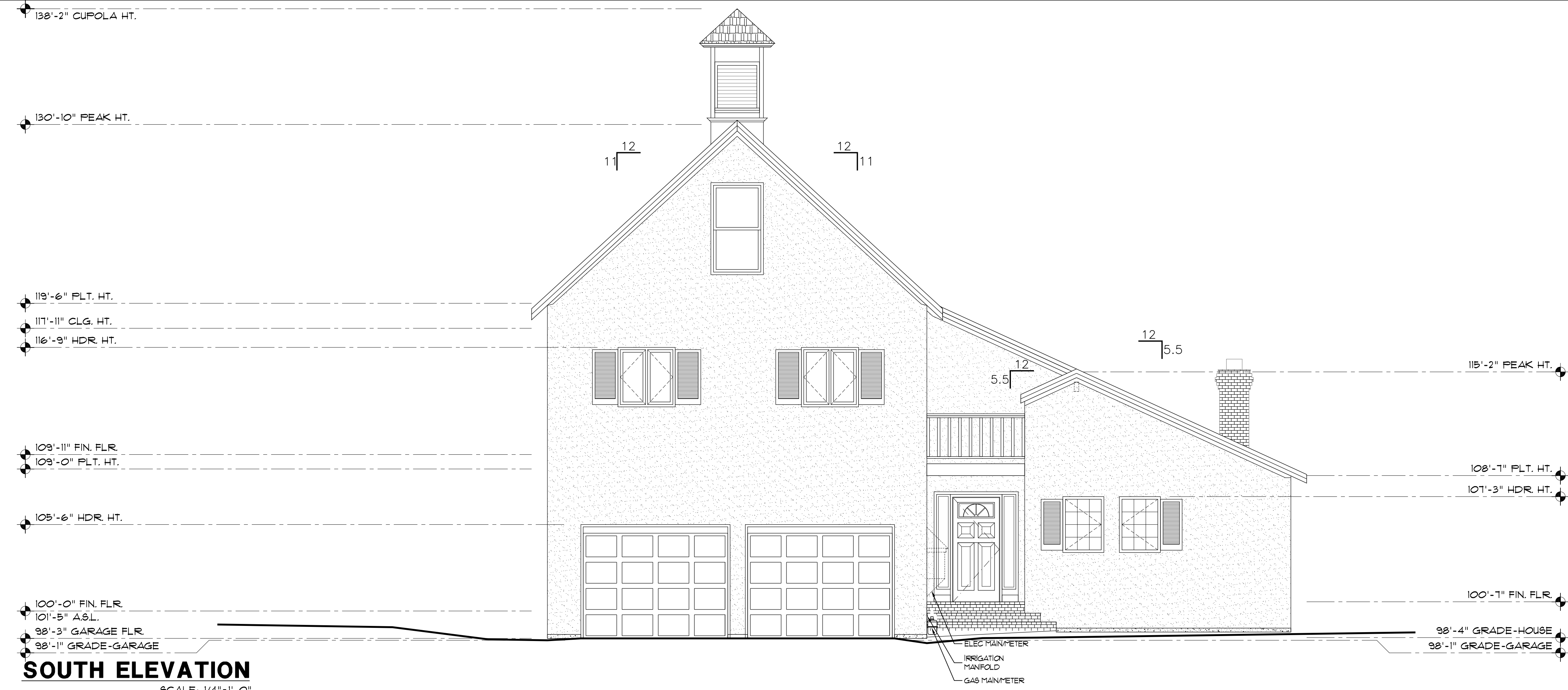
Date MAY 16, 2019

Sheet Title EXISTING CONDITIONS  
 NORTH & SOUTH ELEVATIONS

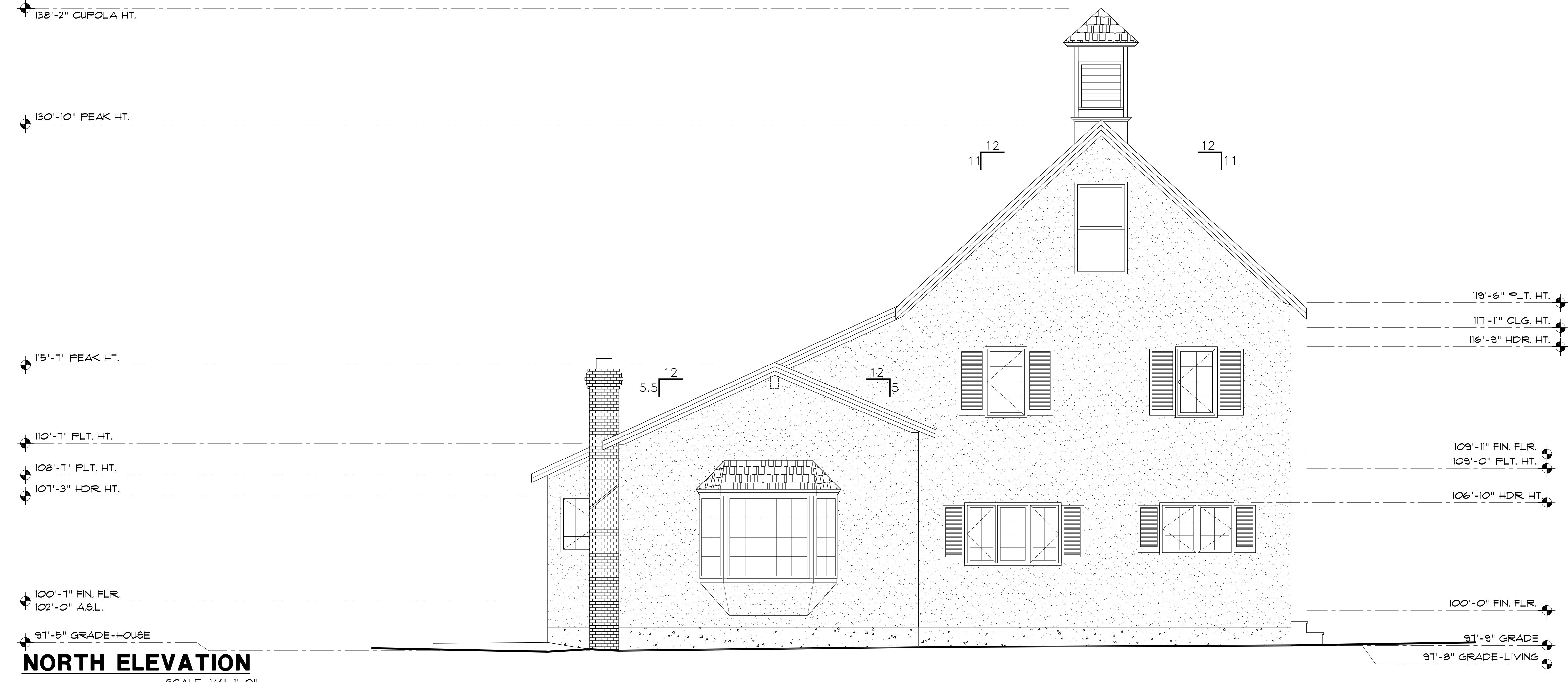
Sheet #

**AB3.0**

DRAFTING BY: TAYLOR DRAFTING



**SOUTH ELEVATION**  
 SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"



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Project Title

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**LOS ALTOS, CA 94022**

Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project **DAVIS RESIDENCE**

Drawn By **MOORE/SBT**

Reviewed By **JBM**

Scale **1/4" = 1'-0"**

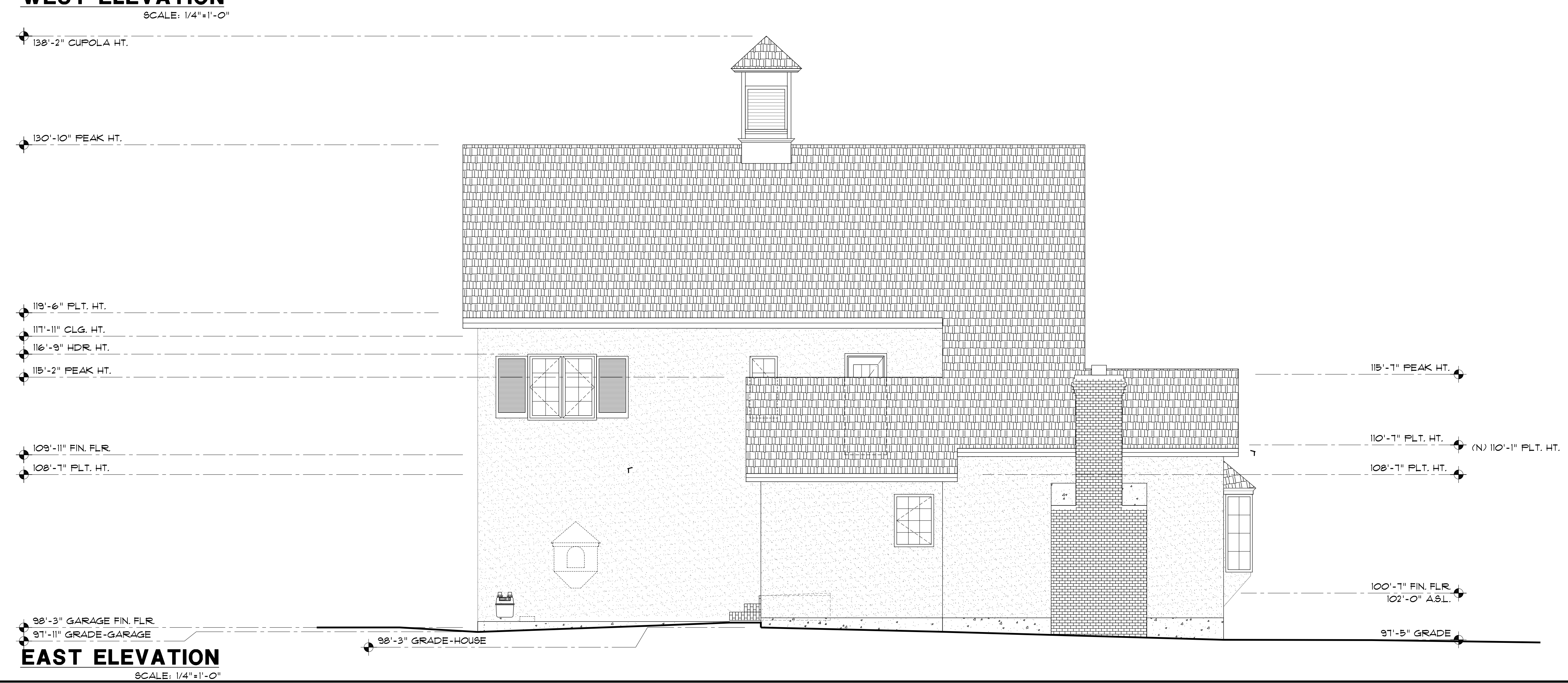
Date **MAY 16, 2019**

Sheet Title **EXISTING CONDITIONS**  
**EAST & WEST ELEVATIONS**

Sheet #

**AB3.1**

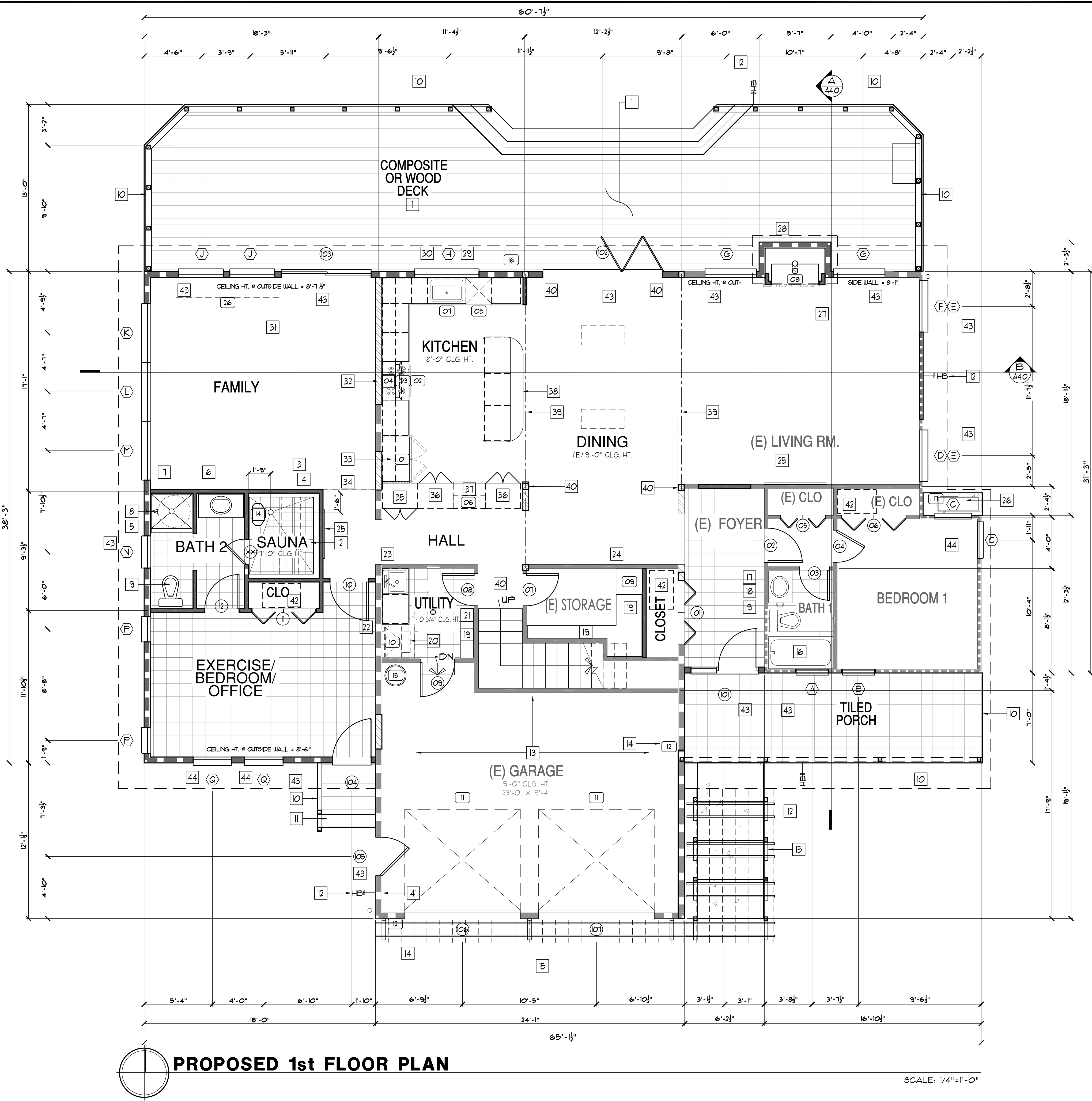
DRAFTING BY: TAYLOR DRAFTING





**SYMBOL LEGEND**

- EXTERIOR WALL 2x6 STUDS AT 16" O.C.
- INTERIOR WALL 2x6 STUDS AT 16" O.C.
- INTERIOR WALL 2x4 STUDS AT 16" O.C.
- PONY WALL # 3/4" AFF 2x4 STUDS AT 16" O.C.
- SUPPORT POST
- CONCRETE FLAT-WORK



**PROPOSED 1st FLOOR PLAN**

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

**KEY NOTES**

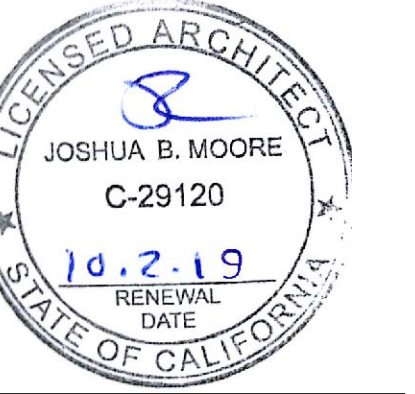
- 1 PROVIDE 3/4" COARSE GRAVEL @ 6" MIN VISQUEEN UNDER DECK
- 2 CEILING HEIGHT IN SAUNA TO BE 7'-0"
- 3 15" DEEP X 24" WIDE ROUND OR CEDAR SAUNA GUARD
- 4 NOTCH FLOOR JOISTS AT SAUNA TO ALLOW FOR 1 1/2" MORTAR TILE BED, SLOPE TILE FLOOR TO DRAIN
- 5 FLOOR TILE AT BATH 2: RUN WATER PROOF MEMBRANE 1 1/2" UP WALLS BEHIND TILE BASE TRIM THROUGHOUT, SEE DETAIL 3/A83
- 6 42" VANITY CAB w/ SINK SEE INT. ELEV.
- 7 36" TILED SHOWER SEE DETAILS 4/A81, 4 3/A83, 4 GEN NOTES # 2 & 3 BELOW
- 8 SHOWER HEAD
- 9 FLR MOUNT WATER CLOSET
- 10 COMPOSITE OR REDWOOD DECKING ON WOOD FRAME & STAIRS
- 11 REDWOOD DECK/ STAIR RAIL w/ MESH STILES, SEE DETAIL 5/A81
- 12 HOSE BIB w/ NON-REMOVABLE BACKFLOW DEVICE, DETAIL 6/A82
- 13 ENTIRE GARAGE CEILING TO BE 3/8" TYPE "X" GYP BD & 1/2" GYP BD ON SUPPORTING WALLS PER 302.6CRC, FIRE TAPED & PRIME PAINTED
- 14 CAR CHARGER SEE SCHED.
- 15 ENTRY TRELLIS, SEE SHEET A2.4
- 16 (E) TUB
- 17 (N) 30" VANITY, SEE INT. ELEV.
- 18 T.P. HOLDER
- 19 SHELVING, PER OWNER
- 20 STACK WASH/DRY, SEE SCHED.
- 21 FLOOR DRAIN, IN TILE FLR
- 22 COUNTER @ CAB, PER OWNER
- 23 SINK IN COUNTER @ CAB, PER OWNER
- 24 WINE FRIDGE, SEE SCHED.
- 25 LG. ART WORK BY OWNER
- 26 AC CONDENSER ON CONC PAD, PER HVAC SUB & PLANS, SEE SCHED.
- 27 MENDOTA FIRE PLACE INSERT w/ ALCOVE ABV. IN STONE OR TILE VENEER SEE SHEET A10 & DETAILS 4 & 5/A83
- 28 FIREPLACE INSERT IN WOOD FRAMED CHIMNEY, SEE SCHED. & DTL. 4/A83
- 29 DISH WASHER SEE SCHED.
- 30 GARBAGE DISPOSAL IN 30" SINK, SEE SCHED.
- 31 AUTOMATIC MOVIE SCREEN, SEE SCHED. & SHEET E2.1
- 32 OVEN, COOKTOP, STOVE HOOD, & EXHAUST FAN, SEE SCHED.
- 33 42" FRIDGE, SEE SCHED.
- 34 SPACER, AS REQ'D
- 35 33" CLEAN CAB, SEE INTERIOR ELEV.
- 36 33" PANTRY CAB, SEE INTERIOR ELEV.
- 37 33" DRW BASE w/ COUNTER SEE INTERIOR ELEV.
- 38 BAR TOP @ 36", w/ BASE CABS BELOW SEE INT. ELEV.
- 39 BEAM ABV, S&D
- 40 POSTS, IN WALL, S&D
- 41 FIRE SFRINKLER BELL & VALVES LOCATION
- 42 (N) 24" X 30" UNDER-FLOOR ACCESS PANEL
- 43 OPENING TO HAVE TEMPERED GLASS
- 44 EGRESS OPENING, SEE SCHEDULE NOTES

**GENERAL NOTES**

1. ALL BATHROOMS TO BE DRY-WALLED w/ DENSE ANCHOR PLUS FG BACKED DRYWALL, & SHOWER COMPARTMENTS TO HAVE DENSE-SHELD DRYWALL BEHIND WALL TILE
2. ALL GLASS SHOWER ENCLOSURES SHALL BE OF TEMPERED SAFETY GLASS WITH A MIN 22" DOOR THAT BUNGES OUT OF THE SHOWER STALL
3. ALL SHOWER STALLS SHALL BE MINIMUM 30" CLEAR IN ANY DIRECTION. SEE GRAPHIC CIRCLE THE MIN FINISHED SIZE OF STALL SHALL BE 1,024 SQ IN OR LARGER
4. THIS BUILDING HAS 2100 SF CRAWL SPACE VENT REQ'D (CRC R408) RATIO w/ CLASS 1 VAPOR BARRIER IS 1/1800. PROVIDE 1.4 SF CLEAR VENT SPACE, SEE (3) LOCATIONS ON ELEVATIONS, (3) 6X12 VENTS @ 0.5 SF/VENT, 3X0.5 = 4.5 SF VENT PROVIDED.
5. PROVIDE SHELF & ROD IN CLOSETS, UNO.
6. SEE SHEET MOO FOR FIXTURE COUNT.
7. SEE DETAIL 4/A2.4 FOR CRAWL SPACE CLEARANCE MINIMUMS



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Project Title

**AULA / DAVIS RESIDENCE REMODEL**  
**AULUA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**

Client

**AULA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**

**Issues and Revisions**

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project **DAVIS RESIDENCE**

Drawn By **MOORE/SBT**

Reviewed By **JBM**

Scale **1/4" = 1'-0"**

Date **MAY 16, 2019**

Sheet Title **1st FLOOR PLAN**

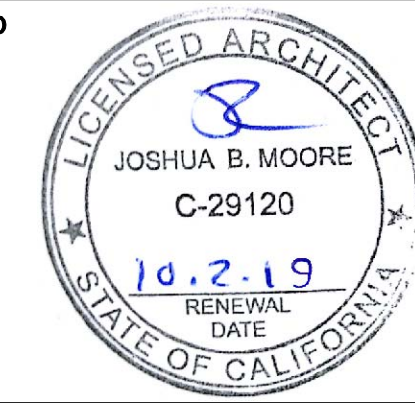
Sheet #

**A2.1**



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Project Title

**AULA / DAVIS RESIDENCE REMODEL**  
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**257 MERRITT ROAD**  
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Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project **DAVIS RESIDENCE**

Drawn By **MOORE/SBT**

Reviewed By **JBM**

Scale **1/4" = 1'-0"**

Date **MAY 16, 2019**

Sheet Title **2nd FLOOR PLAN**  
**1st FLOOR ROOF PLAN**

Sheet #

**A2.2**

DRAFTING BY: TAYLOR DRAFTING

**ROOF AREAS**

- 1st FLOOR PLAN AREA TO BE RE-FRAMED = 752 SQ. FT.
- CHIMNEY FLOOR PLAN AREA TO BE ROOFED = 25 SQ. FT.
- 1st FLOOR PLAN AREA OF NEW ROOF = 1351 SQ. FT.
- TOTAL 1st FLOOR ROOF PLAN AREA T = 2134 SQ. FT.

**GENERAL NOTES**

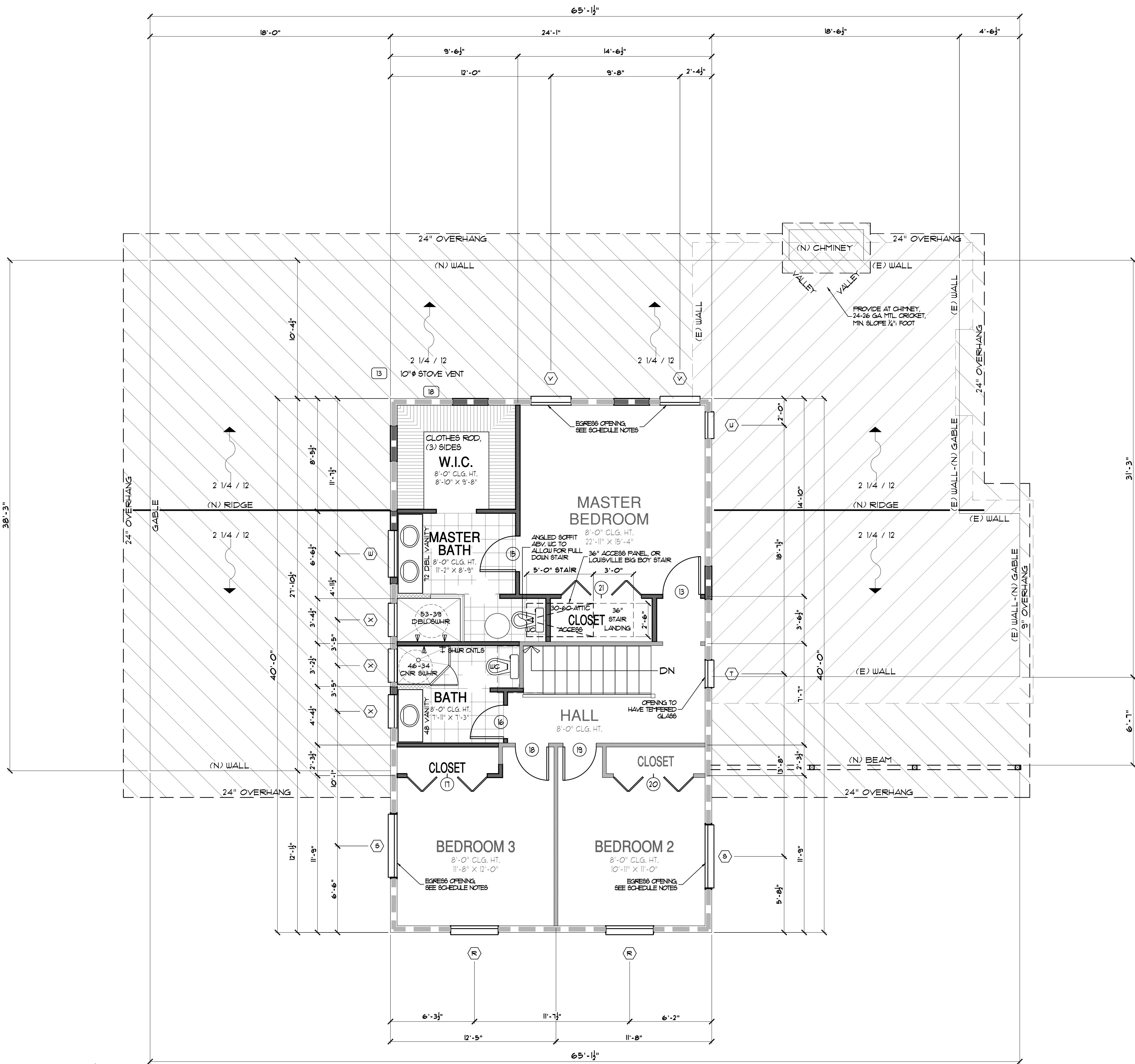
- ALL ROOFING SHALL HAVE 2" EPS FOAM w/ UN-VENTED ASSEMBLY.
- ALL NEW OVERHANGS TO BE 24" UNO.
- PROVIDE FLASHING WHERE ROOF & WALLS MEET
- NEW ROOFING TO BE T&G METAL STANDING SEAM ROOF w/ 12" PATTERN, COLOR T&G
- TYPICAL 1st STORY ROOF PITCH IS 2 1/4/12.
- FINISHED ROOFING MATERIAL SHALL BE INSTALLED & COMPLETED PRIOR TO FRAME INSPECTION.
- REFER TO FRAMING DETAILS ON SHEETS A8.1 & A8.2 FOR MORE INFORMATION.
- AT ROOF SLOPES LESS THAN 4:12 PROVIDE A MIN. DBL LAYER OF 15" FELT UNDER FINISH ROOFING, OR PER MFR REQ'S.
- ALL BATHROOMS TO BE DRY-WALLED w/ DENSE ANORPLUS FG BACKED DRYWALL, & SHOWER COMPARTMENTS TO HAVE DENSESHIELD DRYWALL BEHIND WALL TILE.
- ALL GLASS SHOWER ENCLOSURES SHALL BE OF TEMPERED SAFETY GLASS WITH A MIN. 22" DOOR THAT SWINGS OUT OF THE SHOWER STALL.
- ALL SHOWER STALLS SHALL BE MINIMUM 30" CLEAR IN ANY DIRECTION. SEE GRAPHIC CIRCLE. THE MIN. FINISHED SIZE OF STALL SHALL BE 1,024 SQ. IN. OR LARGER.

**PLAN SYMBOL LEGEND**

	BEARING WALL 2x6 STUDS AT 16" O.C.
	BEARING WALL 2x4 STUDS AT 16" O.C.
	NON BEARING WALL 2x6 STUDS AT 16" O.C.
	NON BEARING WALL 2x4 STUDS AT 16" O.C.
	SUPPORT POST
	CONCRETE FLAT-WORK

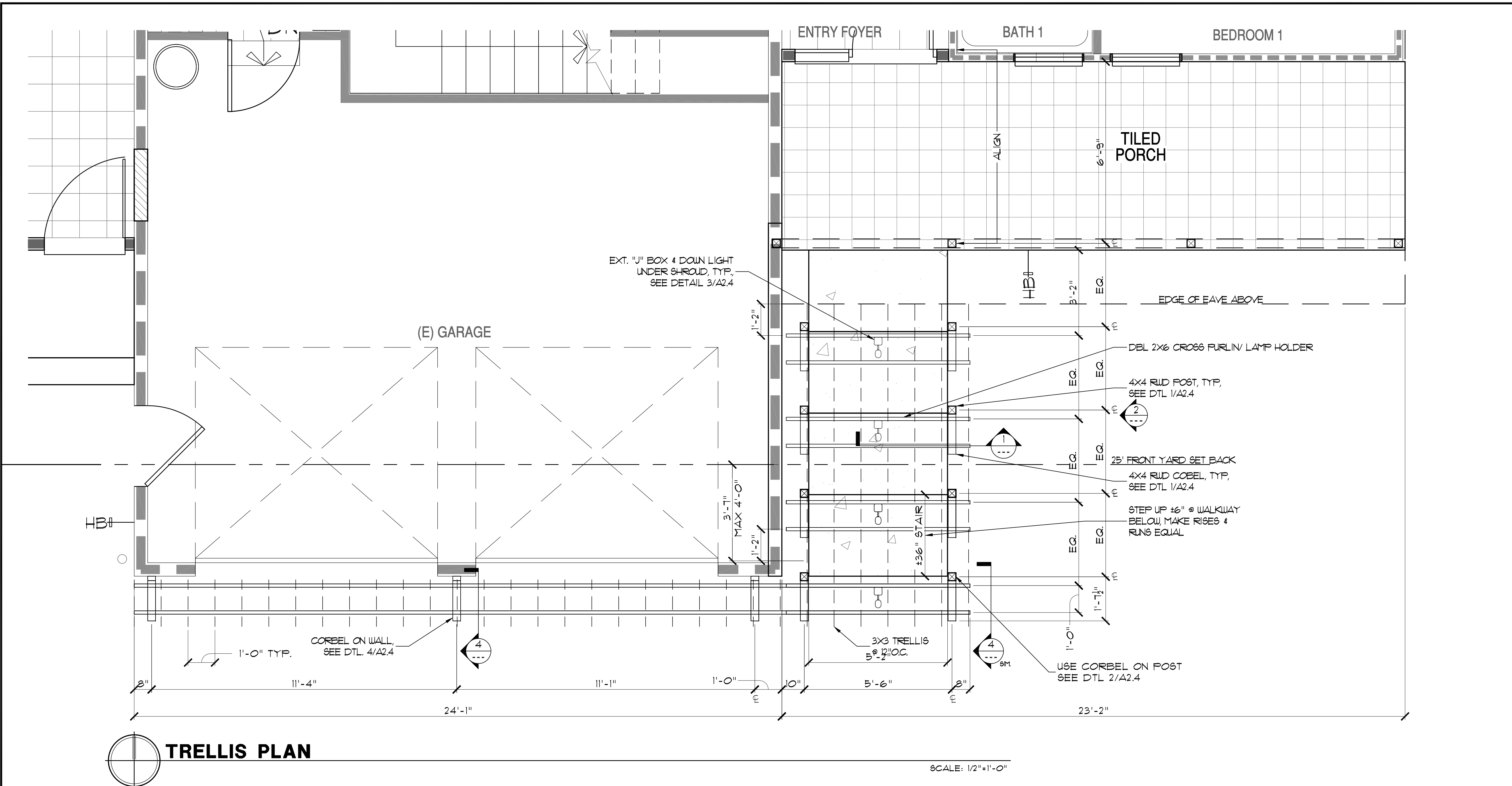
**ROOF SYMBOL LEGEND**

	WALL BELOW
	DEMO ROOF EDGE
	ROOF EDGE
	BEAM
	SUPPORT POST
	RE-BUILT ROOF AREA
	NEW ROOF AREA
	NEW CHIMNEY ROOF AREA
	6/12 WATER FLOW / PITCH



**PROPOSED 2nd FLOOR PLAN & 1st STORY ROOF PLAN**

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



**GENERAL NOTES**

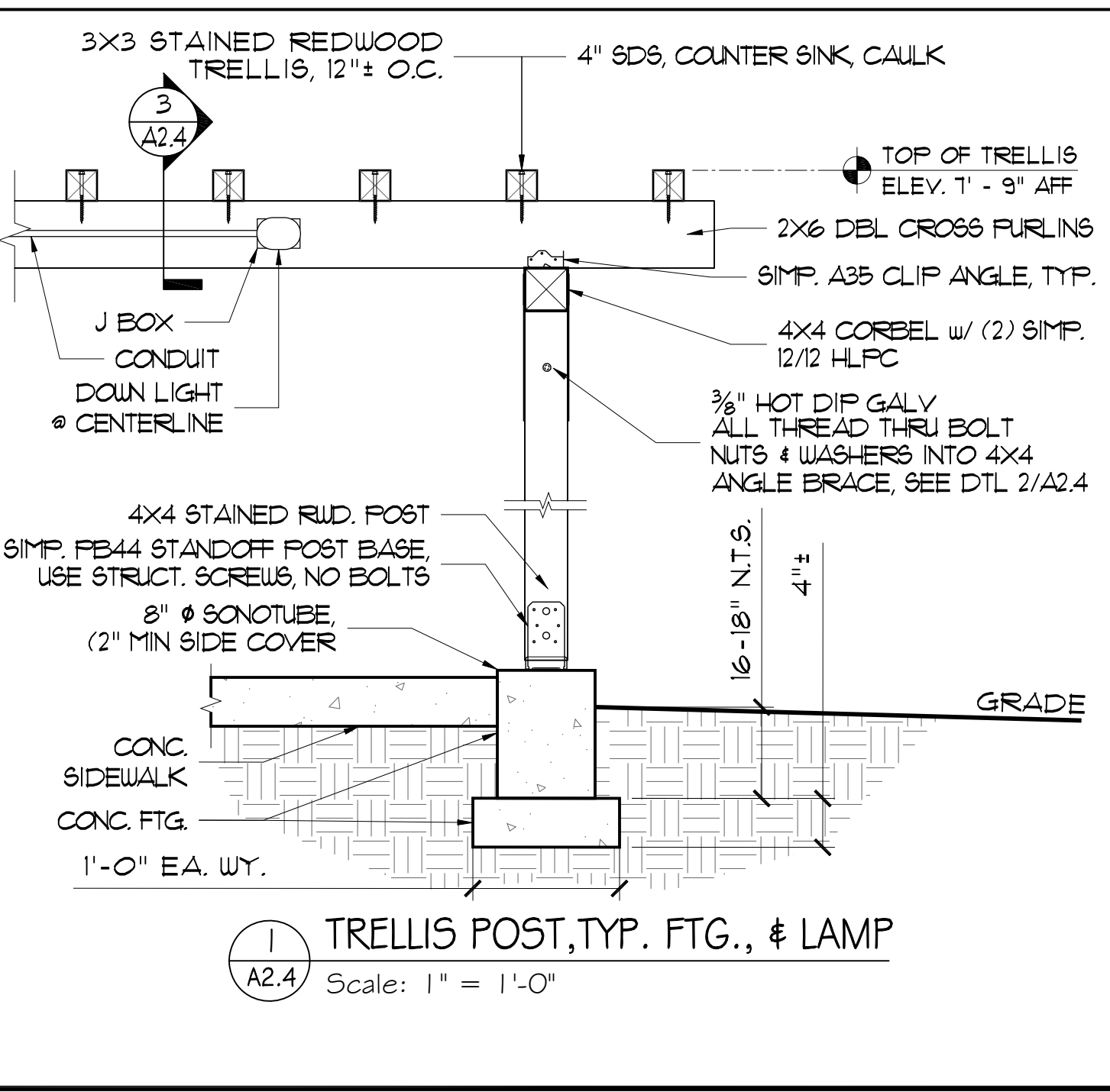
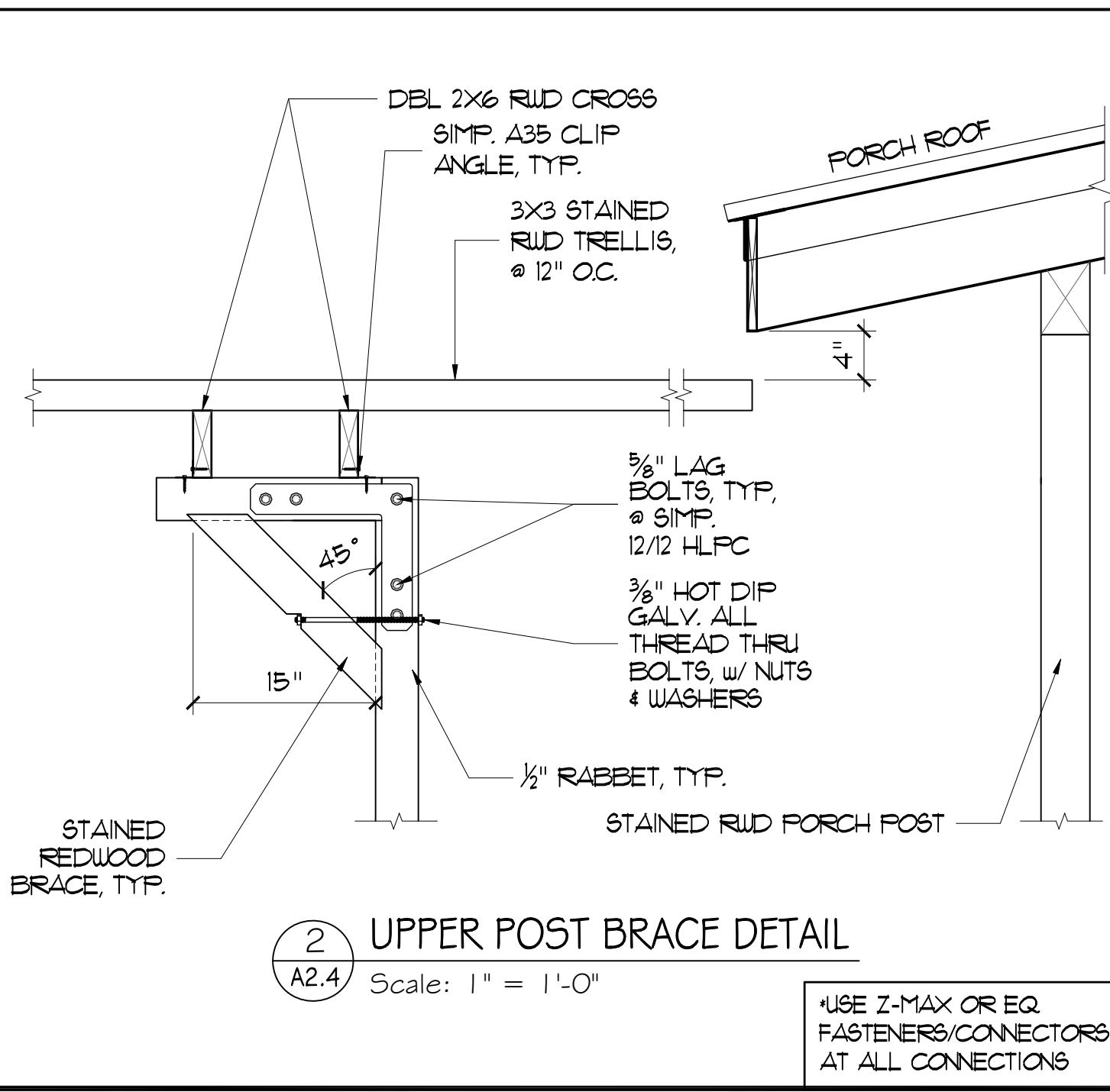
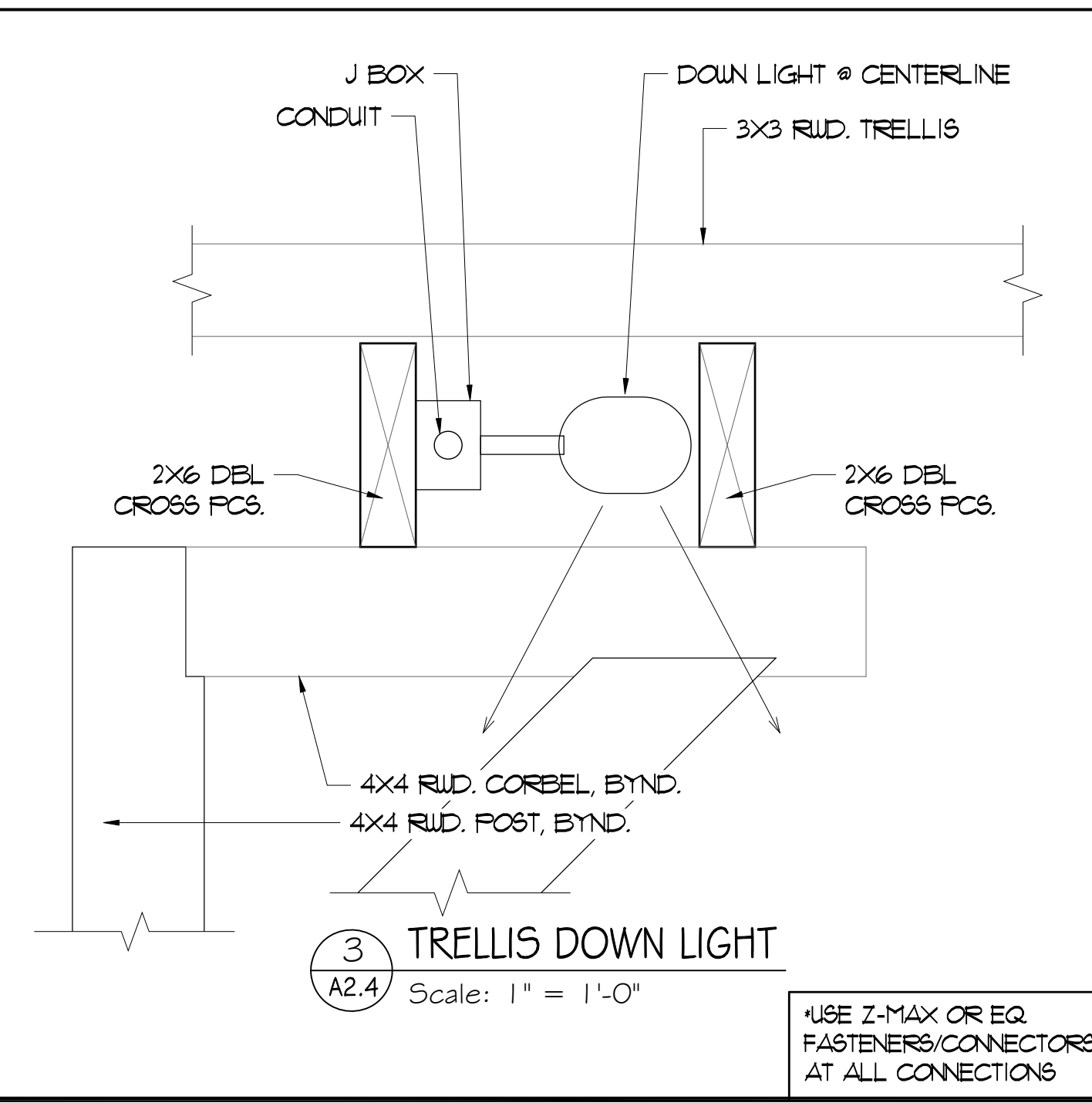
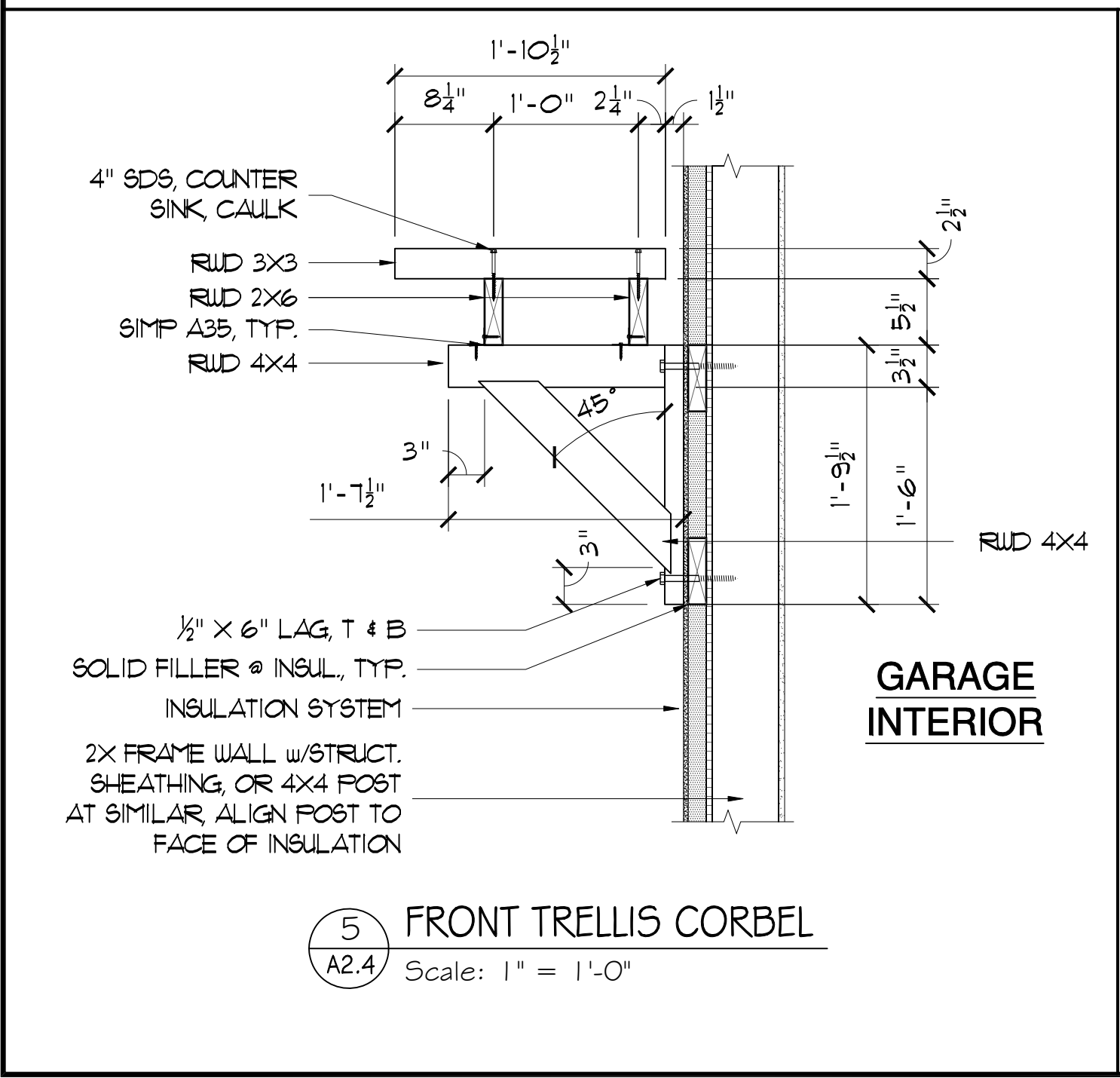
- ALL NEW OVERHANGS TO BE 24" UNO.
- PROVIDE FLASHING WHERE ROOF & WALLS MEET
- NEW ROOFING TO BE TED GA METAL STANDING SEAM ROOF W/ 12" PATTERN, COLOR TED
- TYPICAL ROOF PITCH IS 3/12

**PLAN SYMBOL LEGEND**

- BEARING WALL 2x6 STUDS AT 16" O.C.
- BEARING WALL 2x4 STUDS AT 16" O.C.
- NON BEARING WALL 2x6 STUDS AT 16" O.C.
- NON BEARING WALL 2x4 STUDS AT 16" O.C.
- SUPPORT POST
- CONCRETE FLAT-WORK

**TRELLIS PLAN**

SCALE: 1/2" = 1'-0"



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 LICENSED ARCHITECT  
 JOSHUA B. MOORE  
 C-29120  
 10.2.19  
 RENEWAL DATE  
 STATE OF CALIFORNIA

Project Title  
**AULA / DAVIS RESIDENCE REMODEL**  
**AULUA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**

Client  
**AULA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**

Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project: DAVIS RESIDENCE

Drawn By: MOORE/SBT

Reviewed By: JBM

Scale: 1/2" = 1'-0"

Date: MAY 16, 2019

Sheet Title: ENLARGED TRELLIS PLAN

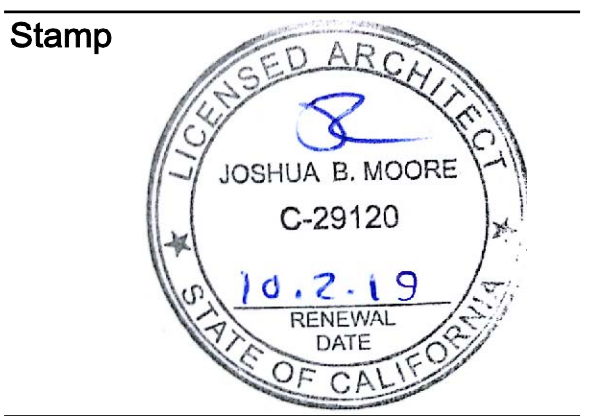
TRELLIS DETAILS

Sheet #  
**A2.4**

DRAFTING BY: TAYLOR DRAFTING



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Project Title

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Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project **DAVIS RESIDENCE**

Drawn By **MOORE/SBT**

Reviewed By **JBM**

Scale **1/4" = 1'-0"**

Date **MAY 16, 2019**

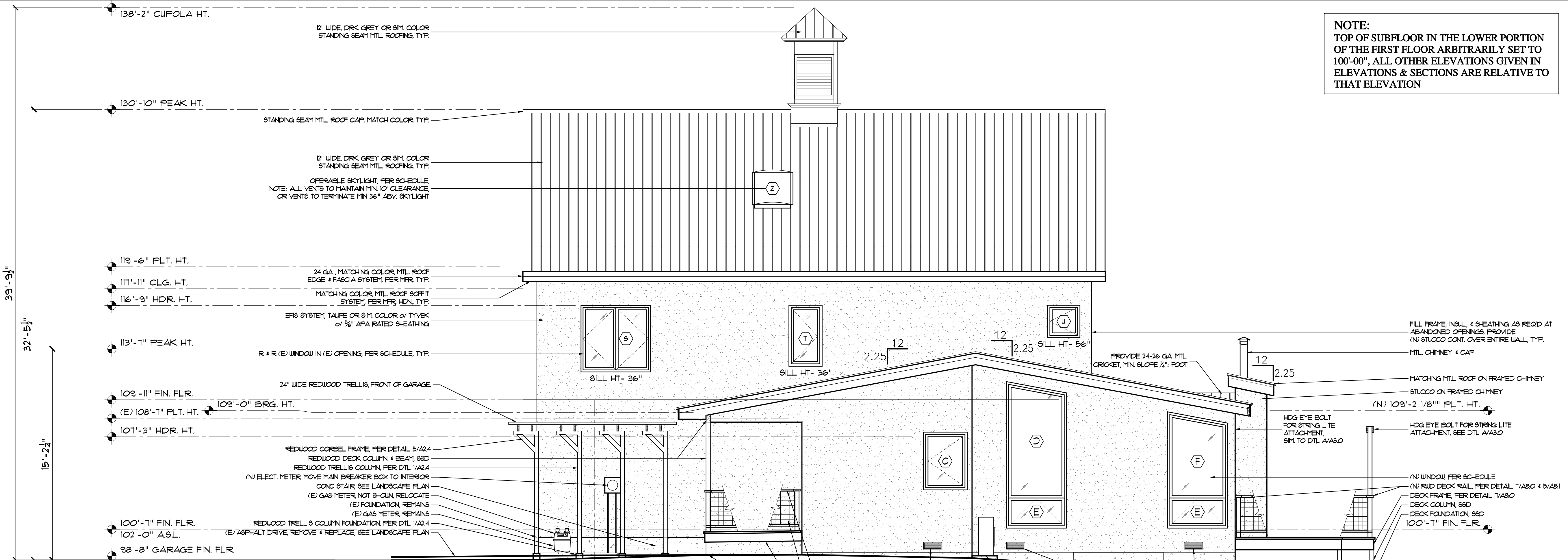
Sheet Title **EAST & WEST ELEVATIONS**

Sheet #

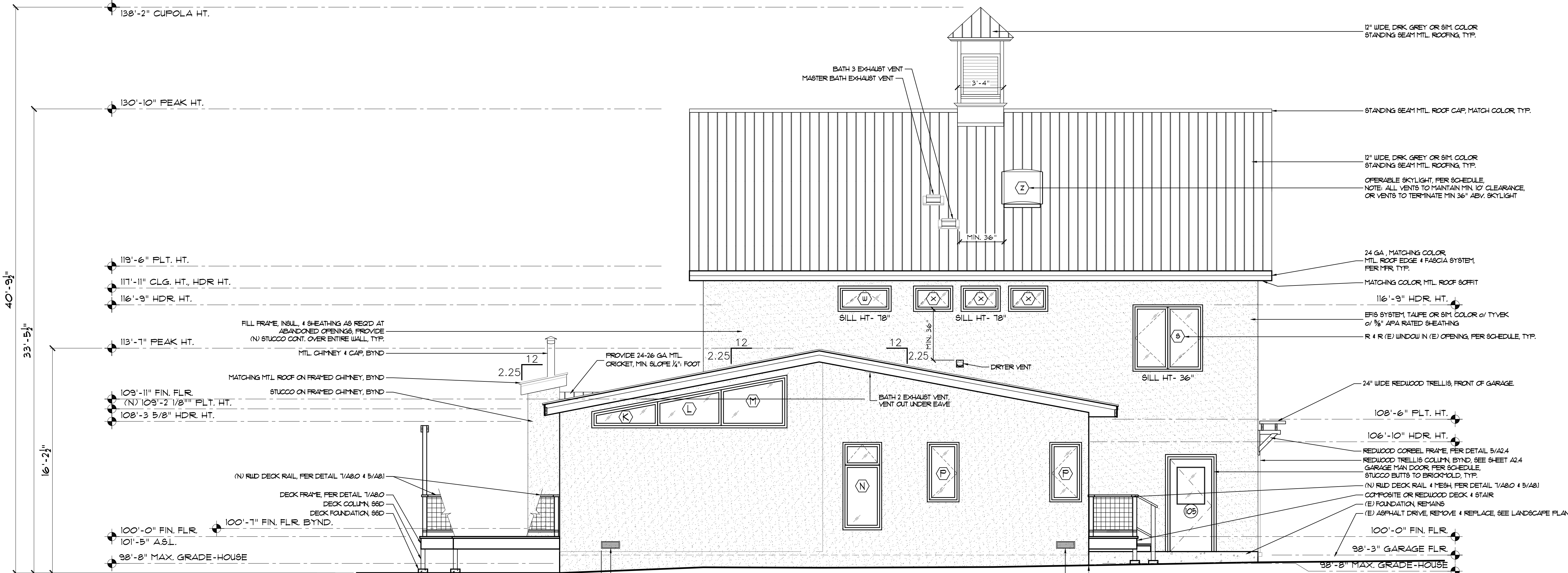
**A3.0**

DRAFTING BY: TAYLOR DRAFTING

**NOTE:**  
 TOP OF SUBFLOOR IN THE LOWER PORTION  
 OF THE FIRST FLOOR ARBITRARILY SET TO  
 100'-00". ALL OTHER ELEVATIONS GIVEN IN  
 ELEVATIONS & SECTIONS ARE RELATIVE TO  
 THAT ELEVATION



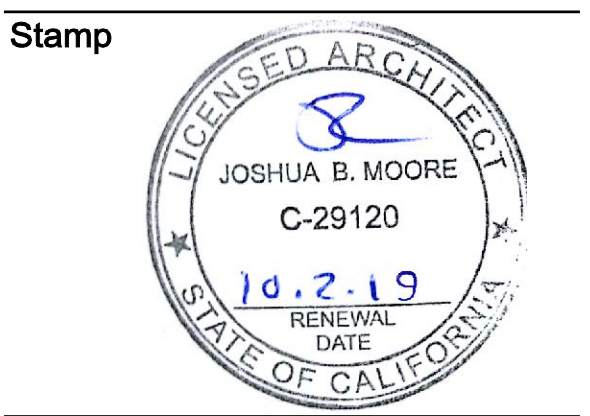
**EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



**WEST ELEVATION**  
 SCALE: 1/4"=1'-0"



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Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project DAVIS RESIDENCE

Drawn By MOORE/SBT

Reviewed By JBM

Scale 1/4" = 1'-0"

Date MAY 16, 2019

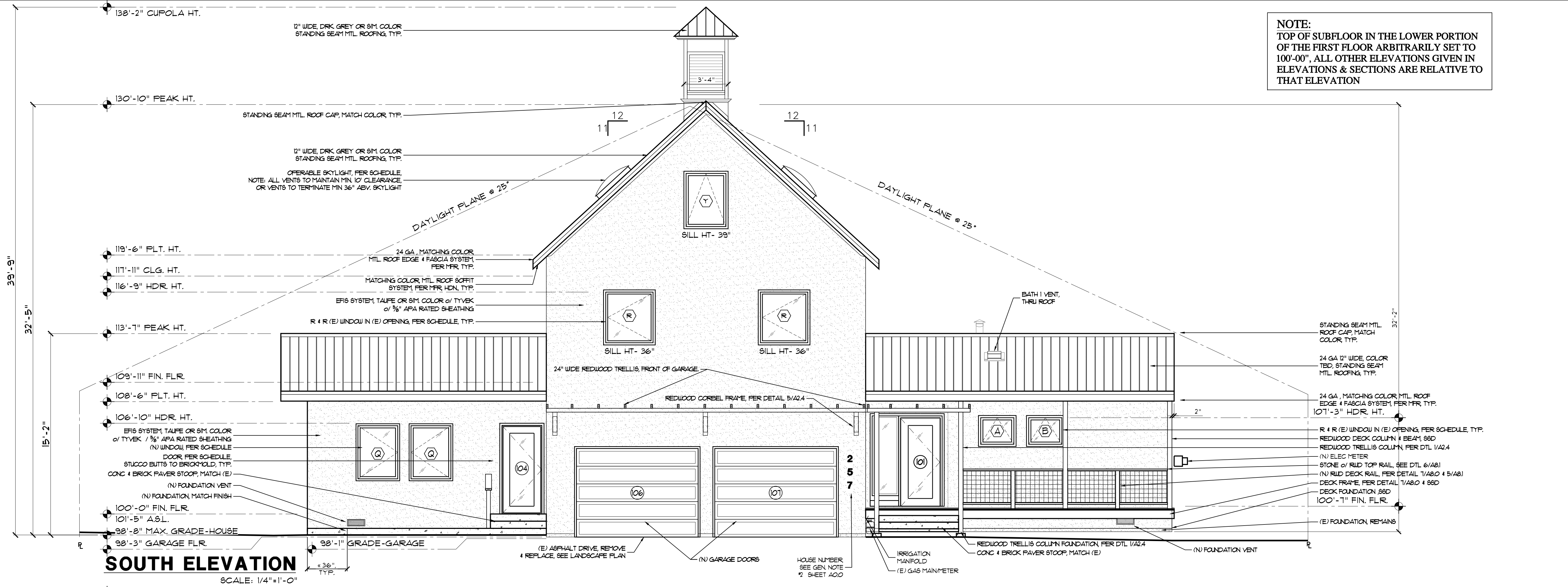
Sheet Title ELEVATIONS

Sheet #

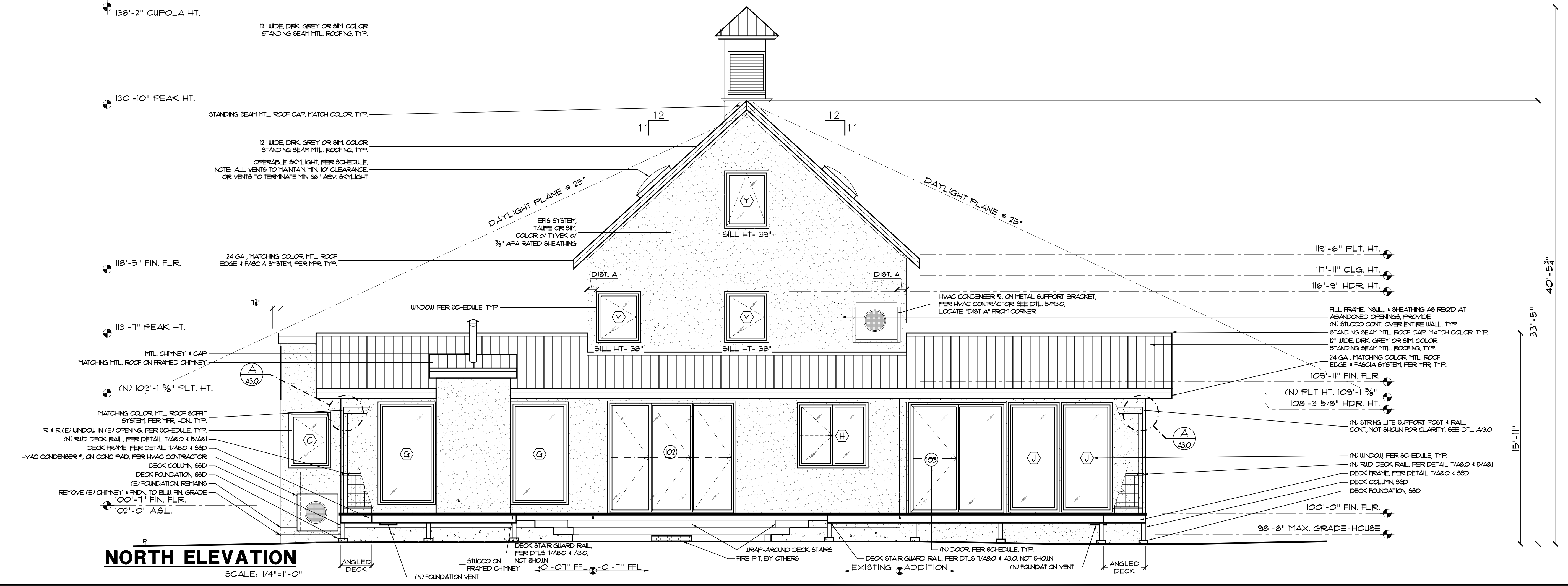
**A3.1**

DRAFTING BY: TAYLOR DRAFTING

**NOTE:**  
TOP OF SUBFLOOR IN THE LOWER PORTION OF THE FIRST FLOOR ARBITRARILY SET TO 100'-00". ALL OTHER ELEVATIONS GIVEN IN ELEVATIONS & SECTIONS ARE RELATIVE TO THAT ELEVATION

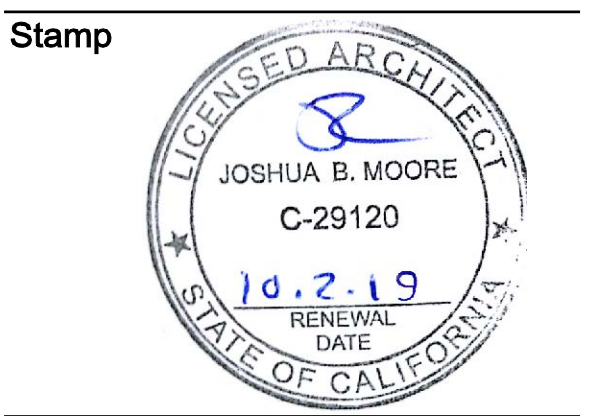


**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



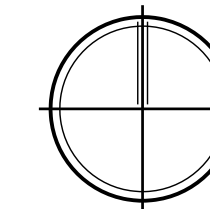
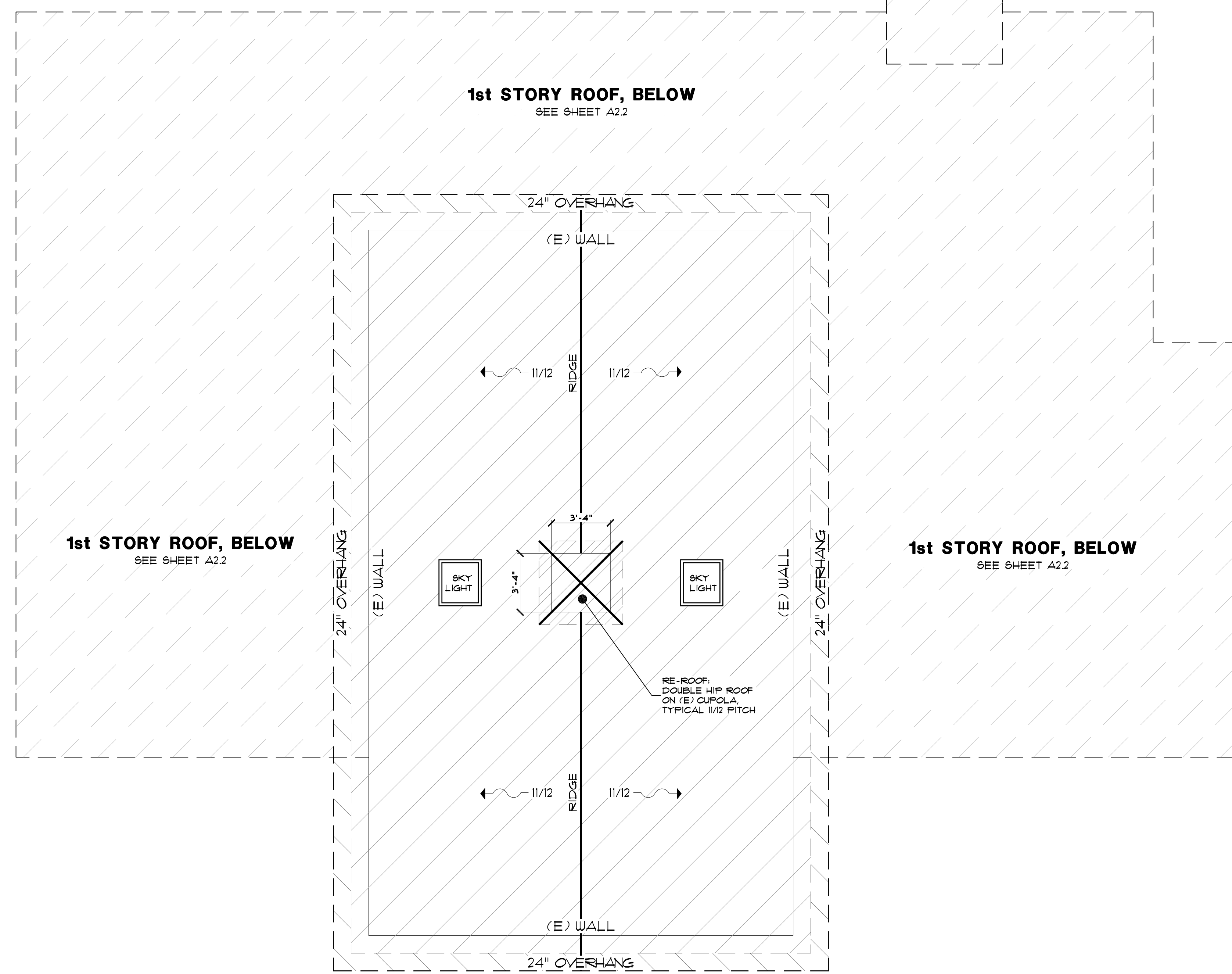
**NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"





Project Title

**AULA / DAVIS RESIDENCE REMODEL**  
**AULUA / DAVIS**  
**257 MERRITT ROAD**  
**LOS ALTOS, CA 94022**



**2nd FLOOR ROOF PLAN**

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

**ROOF AREAS**

- 2nd FLOOR PLAN AREA TO BE RE-ROOFED = 1,071 SQ. FT.
- CUPOLA FLOOR PLAN AREA TO BE RE-ROOFED = 23 SQ. FT.
- 2nd FLOOR PLAN AREA NEW EAVE EXTENSION = 140 SQ. FT.
- TOTAL 2nd FLOOR ROOF PLAN AREA = 1,234 SQ. FT.

**GENERAL NOTES**

- ALL ROOFING SHALL HAVE 2" EPS FOAM or UN-VENTED ASSEMBLY.
- ALL NEW OVERHANGS TO BE 24" UNO.
- PROVIDE FLASHING WHERE ROOF & WALLS MEET
- NEW ROOFING TO BE TBD GA METAL STANDING SEAM ROOF W/ 12" PATTERN, COLOR TBD
- TYPICAL 2nd STORY ROOF PITCH IS 11/12.
- FINISHED ROOFING MATERIAL SHALL BE INSTALLED & COMPLETED PRIOR TO FRAME INSPECTION.

**ROOF SYMBOL LEGEND**

(E) WALL	WALL BELOW
---	DEMO ROOF EDGE
---	(N) ROOF EDGE BELOW
---	(N) ROOF EDGE
▨	RE-ROOFED AREA
▨	NEW ROOF EAVE EXTENSION AREA
⊗	CUPOLA RE-ROOFED AREA ABOVE 2ND FLOOR ROOF
▨	1ST STORY ROOF SEE SHEET A2.2
6/12	WATER FLOW / PITCH

Client

AULA / DAVIS  
 257 MERRITT ROAD  
 LOS ALTOS, CA 94022

Issues and Revisions

No.	Description	Date
1.	VARIANCE SUBMITTAL	05-16-19

Project **DAVIS RESIDENCE**

Drawn By **MOORE/SBT**

Reviewed By **JBM**

Scale **1/4" = 1'-0"**

Date **MAY 16, 2019**

Sheet Title **ROOF PLAN**

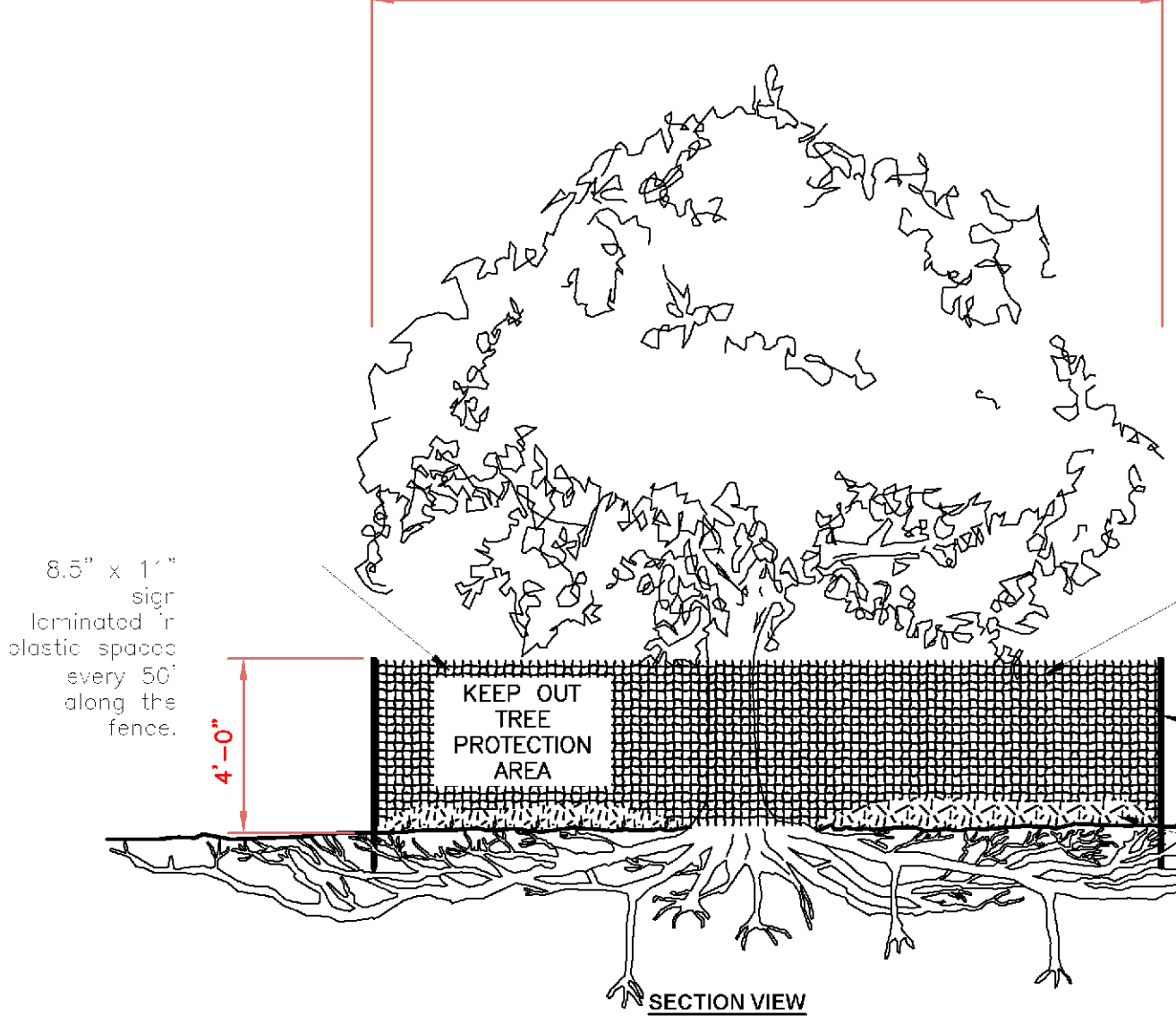
Sheet #

**A5.0**

PLANT SCHEDULE

TREES	BOTANICAL NAME	CONT	CAL	QTY
ACE PAL	Acer palmatum	15 gal		1
AIL ALT	Allianthus altissima	Removal	36" Cal	1
ARB UNE	Arbutus unedo	15 gal		2
BET PE2	Betula pendula	Existing	10" Cal	1
BET PEN	Betula pendula	Removal	4" Cal	1
CER OCC	Cercis occidentalis	Removal	6" Cal	1
GIN BIL	Ginkgo biloba	Removal	6" Cal	1
JAC MIM	Jacaranda mimosifolia	Existing	10" Cal	1
LAG T31	Lagerstroemia Indica 'Tuscarora'	15 gal		1
MAL FLO	Malus floribunda	Removal	4" Cal	1
PIS CHI	Pistacia chinensis	Existing	4" Cal	1
PIS CH2	Pistacia chinensis 8" Calliper	Removal	8" Cal	1
QUE AG2	Quercus agrifolia	Existing	26" Cal	1
QUE AGR	Quercus agrifolia	Removal	6" Cal	1
PLA ACE	Platinus acerfolia	15 gal		1
SEQ SE3	Sequoia sempervirens	Existing	12" Cal	1
SEQ SE2	Sequoia sempervirens	Existing	16" Cal	1
SEQ SE4	Sequoia sempervirens	Existing	22" Cal	1
SEQ SEM	Sequoia sempervirens	Existing	8" Cal	1

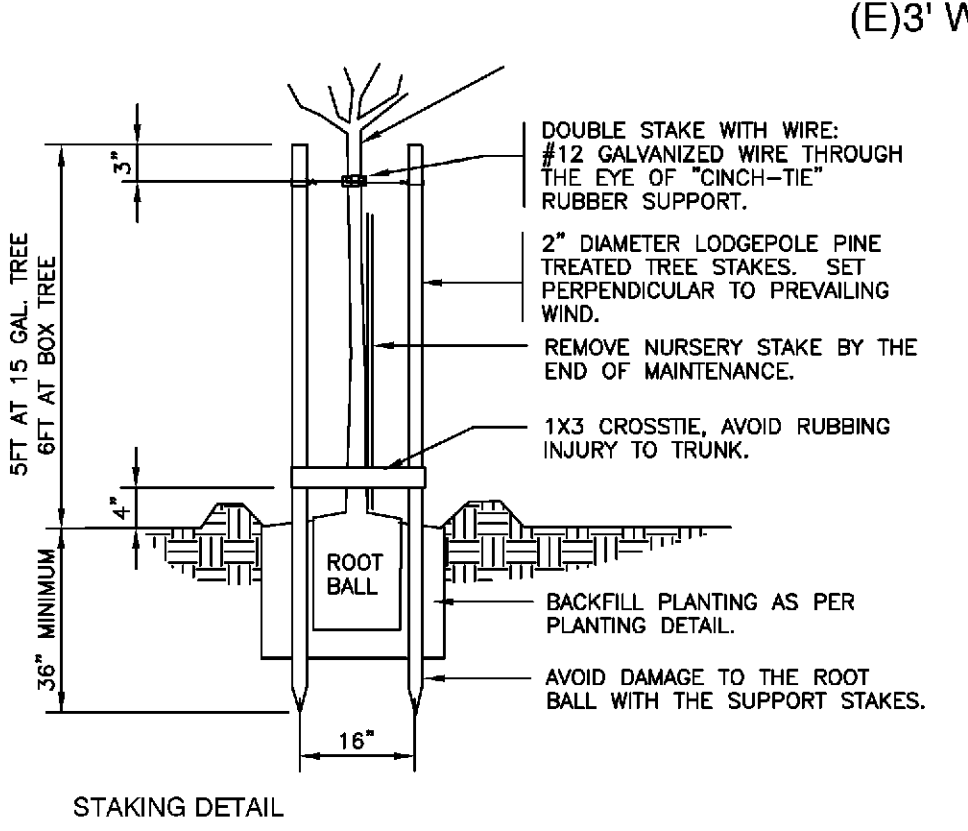
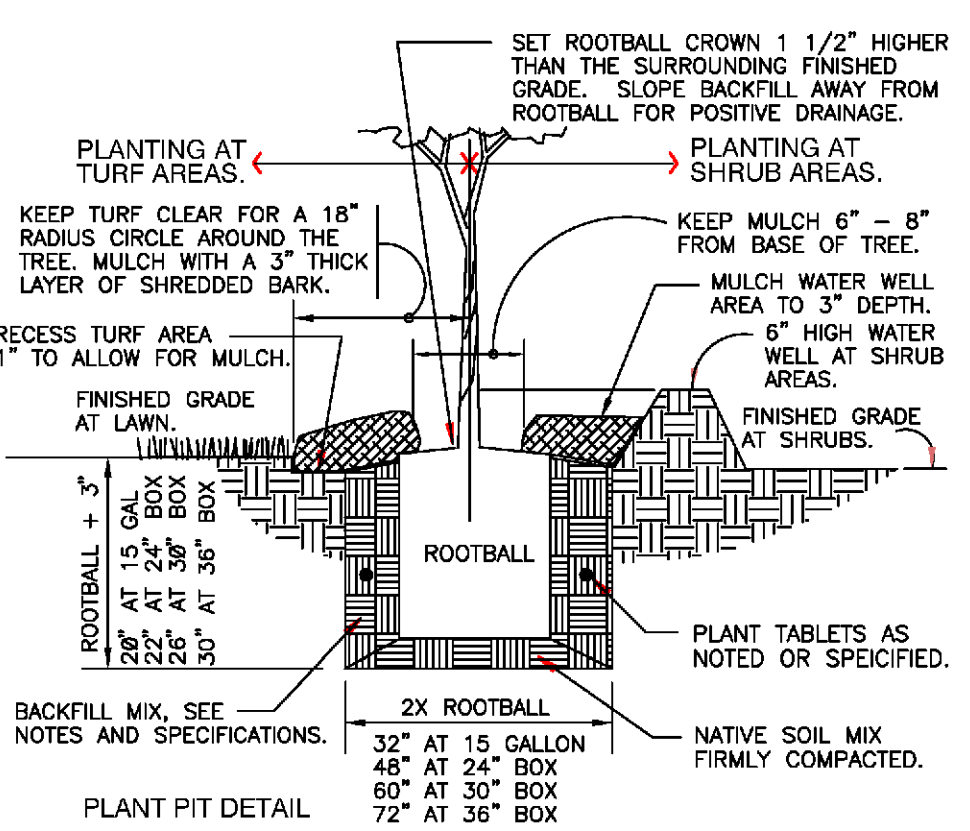
Crown drip line or other limit of Tree Protection area. See tree preservation plan for fence alignment.



- Notes:
- 1- See specifications for additional tree protection requirements.
  - 2- If there is no existing irrigation, see specifications for watering requirements.
  - 3- No pruning shall be performed except by approved arborist.
  - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
  - 5- See site preparation plan for any modifications with the Tree Protection area.
- Tree Protection fence: 1/2" density polyethylene fencing with 3.5" x 1.5" openings. Color - orange. Steel posts installed at 8' o.c. 2" x 6" steel posts or approved equal.

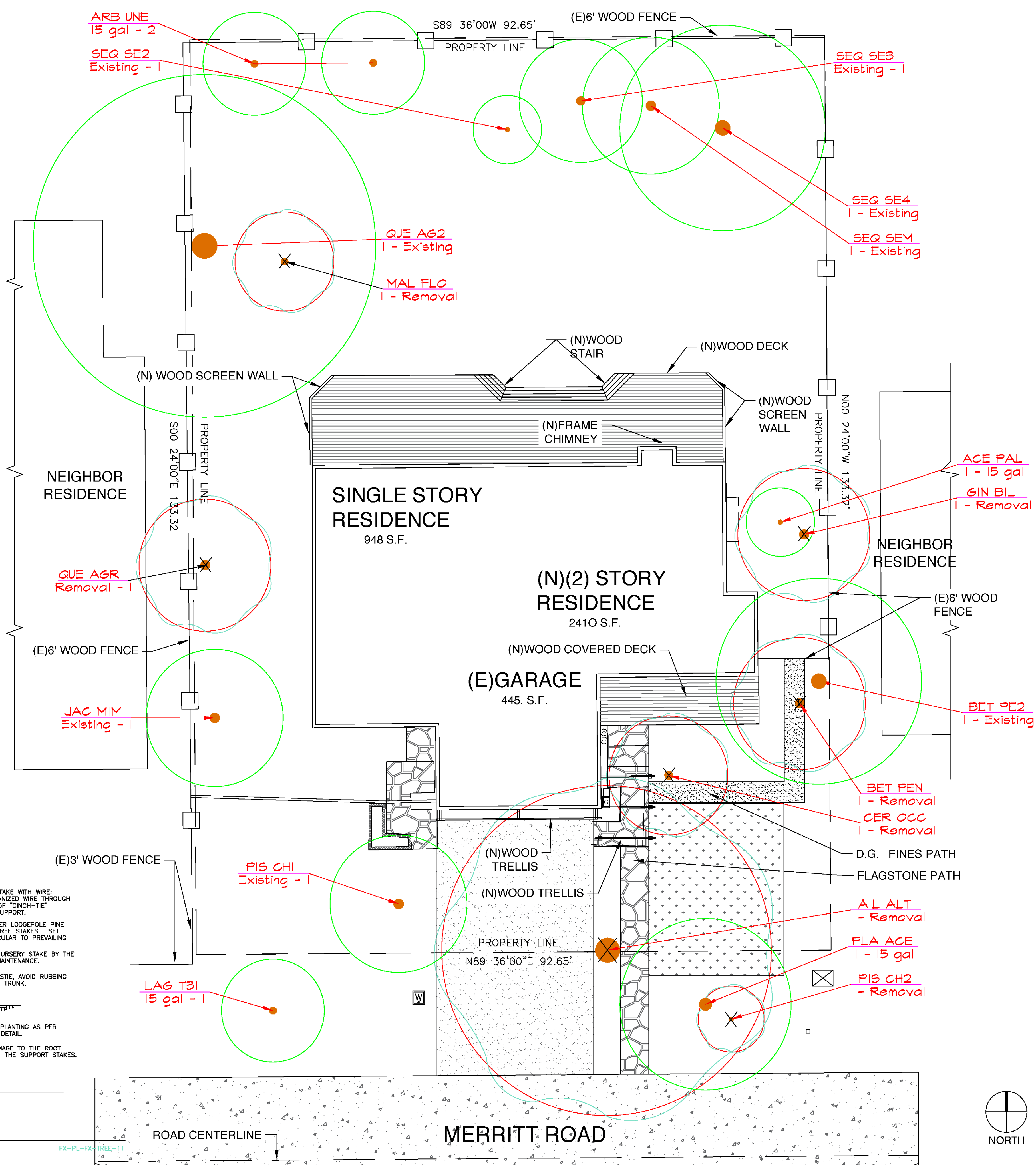
1 TREE PROTECTION NOT TO SCALE

FX-PL-FX-TRMT-02



2 TREE DOUBLE STAKE PLANTING NOT TO SCALE

FX-PL-FX-TREE-11



General Notes

# Davis Residence

1	Tree Removal	10/19
2	Tree Removal	12/21
No.	Revision/Issue	Date

Firm Name and Address  
**Pritchard Landscape Design**

Project Name and Address  
 257 Merritt Rd.  
 Los Altos Ca. 94022

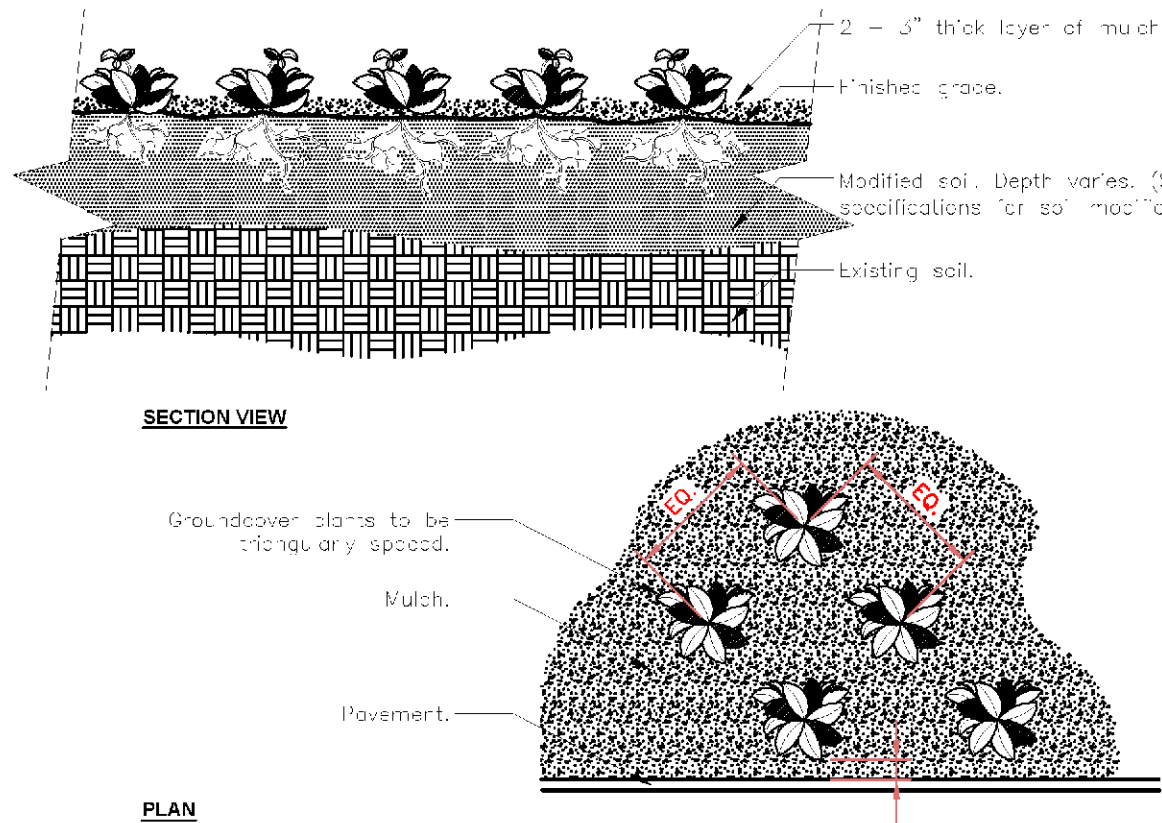
Project	Tree Removal Plan	Sheet
Date	Dec 21, 2018	<b>1</b>
Scale	1/8"=1'-0"	



PLANT SCHEDULE

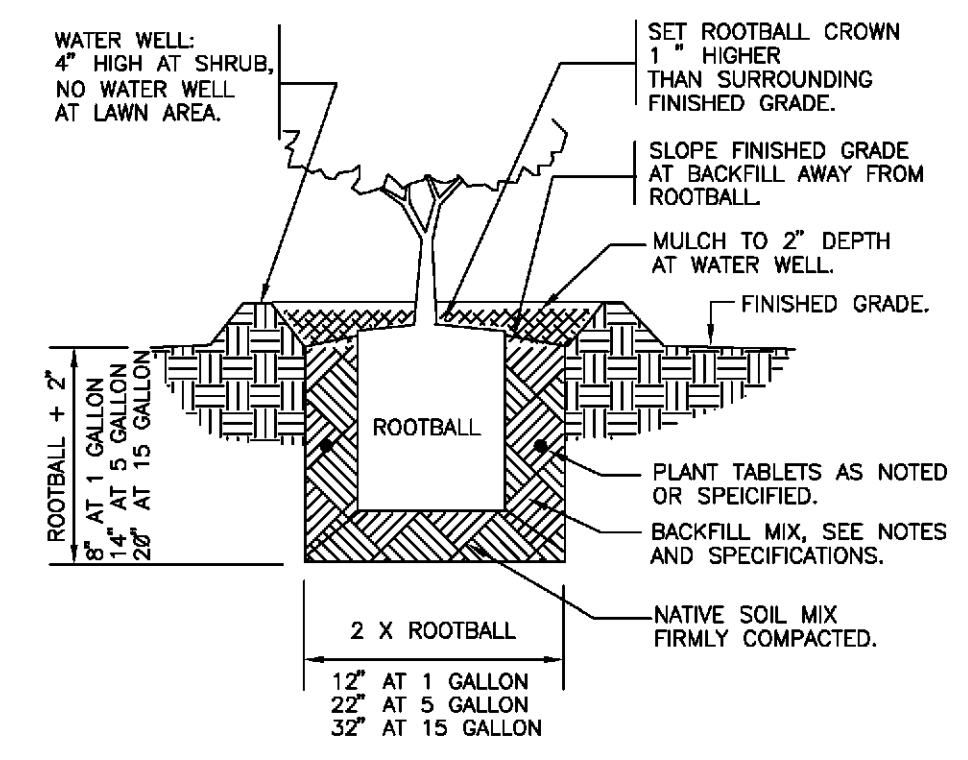
TREES	BOTANICAL NAME	CONT	CAL	QTY
ACE PAL	Acer palmatum	15 gal		2
ARB UNE	Arbutus unedo	15 gal		2
BET PE2	Betula pendula	Existing	10" Cal	1
JAC MIM	Jacaranda mimosifolia	Existing	10" Cal	1
LAG T31	Lagerstroemia indica 'Tuscarora'	15 gal		1
PIS CHI	Pistacia chinensis	Existing	4" Cal	1
PLA ACE	Platanus acerifolia	15 gal		1
QUE AG2	Quercus agrifolia	Existing	26" Cal	1
SEQ SE3	Sequoia sempervirens	Existing	12" Cal	1
SEQ SE2	Sequoia sempervirens	Existing	16" Cal	1
SEQ SE4	Sequoia sempervirens	Existing	22" Cal	1
SEQ SEM	Sequoia sempervirens	Existing	8" Cal	1

SHRUBS	BOTANICAL NAME	SIZE	FIELD2	QTY
CHO SUN	Choisya ternata sundance	5 gal		13
CIS BR2	Cistus x purpureus 'Brillianty'	5 gal		10
COT RO2	Cotinus coggygria 'Royal Purple'	5 gal		1
ERI KAR	Erigeron karvinskianus	1 gal		30
LAN LAB	Lantana montevidensis 'Lavender'	1 gal		40
MIS MOR	Miscanthus sinensis 'Morning Light'	5 gal		8
PEN GLO	Penstemon gloxinioides 'Midnight'	1 gal		6
PER SPI	Perovskia atriplicifolia 'Blue Spires'	1 gal		8
PIT GOL	Pittosporum tenuifolium 'Golf Ball'	5 gal		15
PIT OLI	Pittosporum tenuifolium 'Oliver Twist'	5 gal		5
PIT CRE	Pittosporum tobira 'Cream De Mint' TM	5 gal		3
SAL RAS	Salvia greggii 'Raspberry'	1 gal		4
SAL MID	Salvia leucantha 'Midnight'	1 gal		1
VER LIL	Verbena lilacina 'De la Mina'	1 gal		7
WES WYN	Westringia fruticosa 'Nynabbie Gem'	5 gal		3

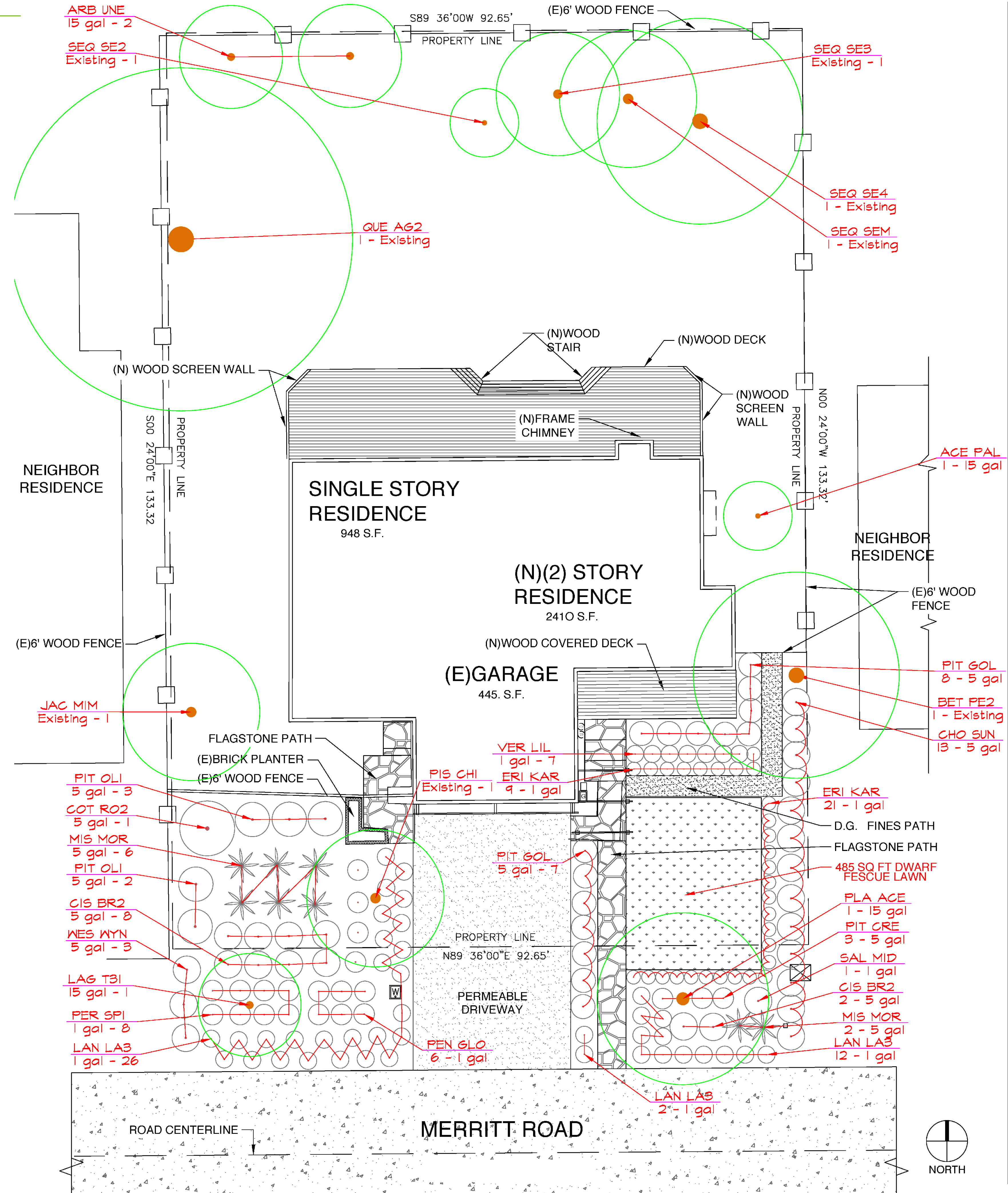


Notes:  
 1- See planting legend for groundcover species, size, and spacing dimension.  
 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).  
 3- Settle soil around root ball of each groundcover prior to mulching.

1 GROUNDCOVER NOT TO SCALE FX-PL-FX-GROU-01



2 SHRUB PLANTING NOT TO SCALE FX-PL-FX-SHRB-07



# Davis Residence

General Notes		
1	Planting plan	12/21
No.	Revision/Issue	Date
Firm Name and Address		
Pritchard Landscape Design		
Project Name and Address		
257 Merritt Rd. Los Altos Ca.		
Project	Planting Plan	Sheet
Date	Dec. 21, 2018	2
Scale	1/8"=1'-0"	