

3. Project Summary Tables (use format below and print on first page of plans)

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2,117 square feet (20.2%)	2,448 square feet (23.2%)	4,122 square feet (39.2%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,447 sq ft 2nd Flr: 1,288 sq ft Total: 3,735 sq ft	1st Flr: 2,835 sq ft 2nd Flr: 1,288 sq ft Total: 4,123 sq ft	4,124 square feet
SETBACKS:			
Front	5.1 feet	5.1 feet	2.5 feet
Rear	2.3 feet	2.5 feet	2.5 feet
Right side (1 1/2")	6.1 feet	10 feet	11.3 feet / 11.3 feet
Left side (1 1/2")	8.1 feet	10 feet	10 feet / 11.3 feet
HEIGHT:	15.6 feet	26.0 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement area</i>	2,080 square feet	1,681 square feet	3,761 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	417 square feet	24.6 square feet	441.6 square feet

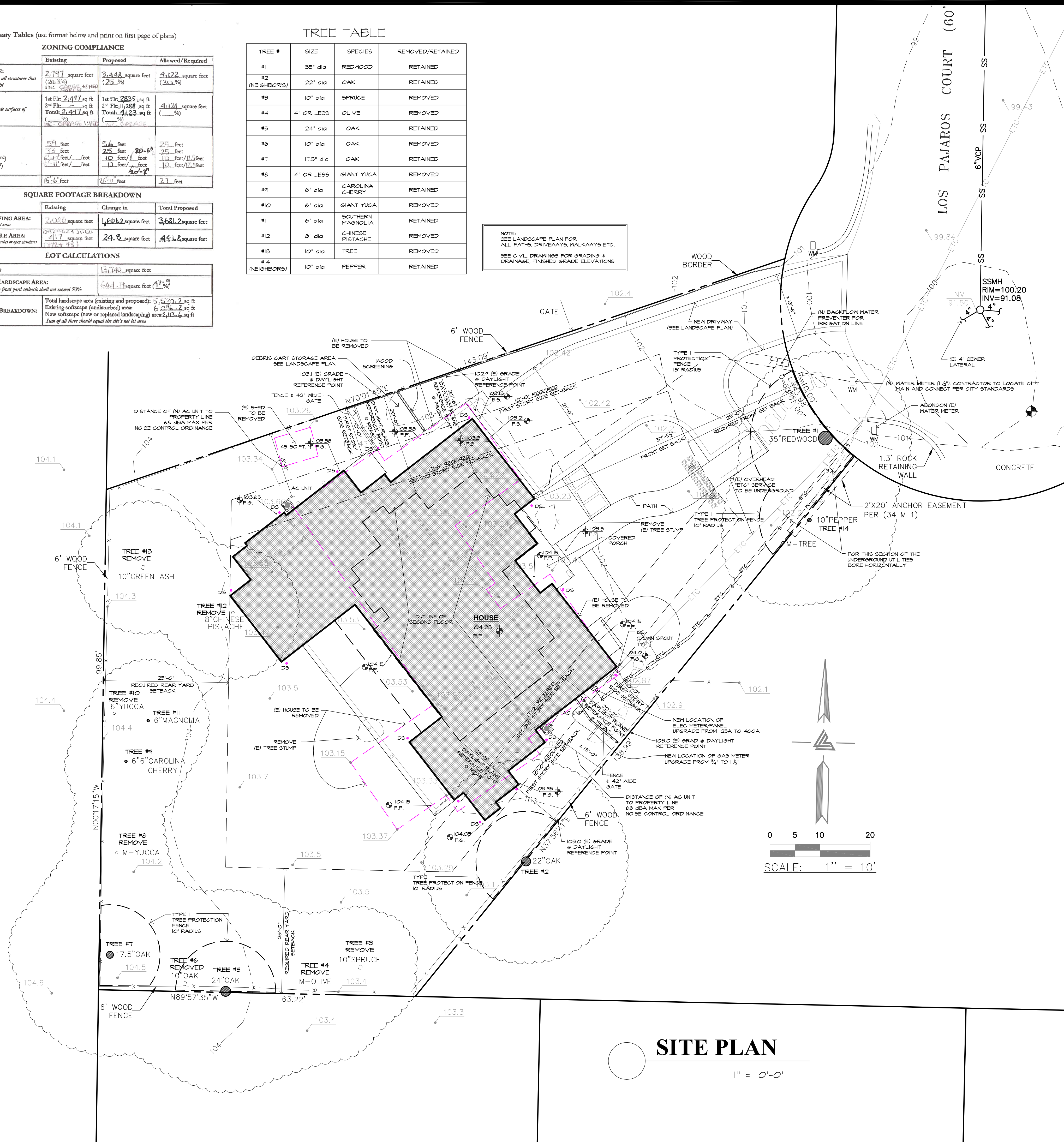
LOT CALCULATIONS

NET LOT AREA:	12,740 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	6,041.7 square feet (47.4%)
LANDSCAPING BREAKDOWN: <i>Sum of all three should equal the site's net lot area</i>	Total hardscape area (existing and proposed): 5,220.2 sq ft Existing softscape (undisturbed) area: 6,234.2 sq ft New softscape (new or replaced landscaping) area: 4,133.6 sq ft

TREE TABLE

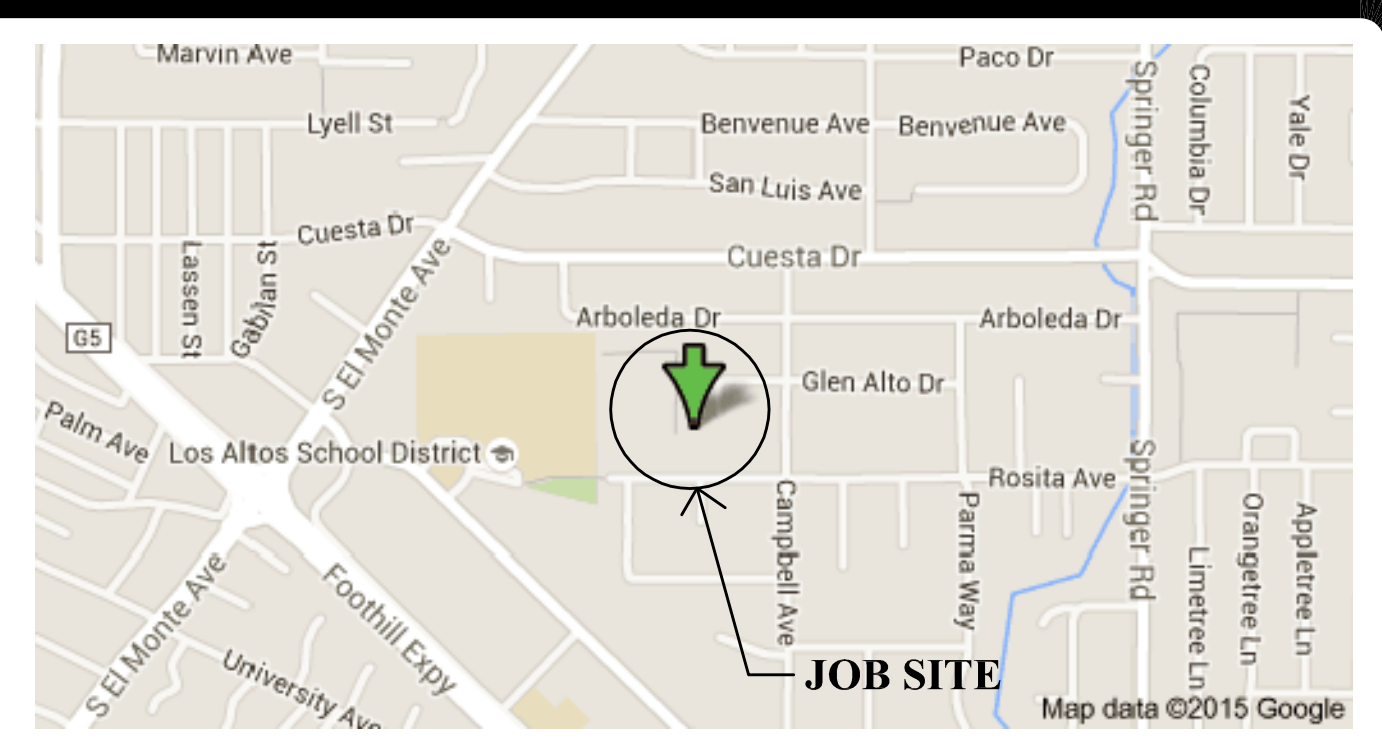
TREE #	SIZE	SPECIES	REMOVED/RETAINED
#1	35" dia	REDWOOD	RETAINED
#2 (NEIGHBORS)	22" dia	OAK	RETAINED
#3	10" dia	SPRUCE	REMOVED
#4	4" OR LESS	OLIVE	REMOVED
#5	24" dia	OAK	RETAINED
#6	10" dia	OAK	REMOVED
#7	17.5" dia	OAK	RETAINED
#8	4" OR LESS	GIANT YUCA	REMOVED
#9	6" dia	CAROLINA CHERRY	RETAINED
#10	6" dia	GIANT YUCA	REMOVED
#11	6" dia	SOUTHERN MAGNOLIA	RETAINED
#12	8" dia	CHINESE PISTACHE	REMOVED
#13	10" dia	TREE	REMOVED
#14 (NEIGHBORS)	10" dia	PEPPER	RETAINED

NOTE: SEE LANDSCAPE PLAN FOR ALL PATHS, DRIVEWAYS, WALKWAYS, ETC.
SEE CIVIL DRAWINGS FOR GRADING & DRAINAGE, FINISHED GRADE ELEVATIONS



SITE PLAN

1" = 10'-0"



VICINITY MAP

N.T.S.

SCOPE OF WORK

DEMOLISHING OF (E) SINGLE STORY RESIDENCE AND CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY RESIDENCE, NEW DRIVEWAY AND RELATED SITE WORK

PROJECT DATA

PROJECT ADDRESS: 419 Los Pajaros Ct, Los Altos, CA

APN #: 189-50-019

TYPE OF CONSTRUCTION: V-B / SPRINKLED
OCCUPANCY CATEGORY: R3-U

ZONING: R1-10

LOT SIZE: 13,740 sq.ft.

LOT COVERAGE:
ALLOWED LOT COVERAGE (30% FOR 2-STORY HOMES) 4,122 sq.ft.
PROPOSED LOT COVERAGE (MAIN FLR + GARAGE + PORCHES + ARBOR STRUCTURES,) 3,406 sq.ft. (24.7% < 30% allowed)

SETBACKS

FRONT: 25'
SIDE: 10' FIRST STORY- 17'-6" SECOND STORY
REAR: 25'

FLOOR AREA LIMIT (FAL)

ALLOWED (3,850 + 10% (13,740-11,000)) 3,850 + 274 = 4,124 sq.ft. 4,124 sq.ft. allowed

(E) HOUSE FLOOR AREA 2,080 sq.ft.
(E) GARAGE FLOOR AREA 372 sq.ft.
(E) SHED 45 sq.ft.
(E) COVERED REAR PORCH 300 sq.ft.

(E) LOT COVERAGE: (2,080+372+45+300) 2,797 sq.ft.

(E) BLDG FLOOR AREA (2,080+372+45) 2,497 sq.ft.

PROPOSED HOUSE MAIN FLOOR AREA 2,393.2 sq.ft.
PROPOSED GARAGE FLOOR AREA 441.8 sq.ft.
PROPOSED UPPER FLOOR AREA 1,288 sq.ft.
TOTAL PROPOSED BLDG FLOOR AREA: 4,123 sq.ft.

COVERED FRONT PORCH 72.5 sq.ft.
COVERED SIDE PORCH 30.3 sq.ft.
COVERED REAR TERRACE 140 sq.ft.
FRONT ARBOR STRUCTURE: 27.9 sq.ft.
REAR ARBOR STRUCTURE: 300.3 sq.ft.
TOTAL PORCH + ARBOR STRUCTURES: 571 sq.ft.

PROPOSED LOT COVERAGE: (2,393.2+441.8+571): 3,406 sq.ft. (24.7%)

MAX. BLDG HEIGHT ALLOWED: 27'-0" 26'-0" PROPOSED

SHEET INDEX:

- A1.0 - SITE PLAN / PROJECT DATA
- SU1 - TOPOGRAPHIC SURVEY
- C-1.0 - GRADING, DRAINAGE, UTILITY PLAN
- C2.0 - CIVIL DETAILS
- T-1 - TREE PROTECTION PLAN
- T-2 - TREE PROTECTION PLAN CONTINUE
- L1.1 - PLANTING PLAN
- L1.2 - HYDROZONE PLAN
- D-1 - DEMOLITION PLAN
- A2.0 - EXISTING HOUSE FLR PLAN & FRONT ELEVATION
- A2.1 - PROPOSED MAIN FLOOR PLAN
- A2.2 - PROPOSED UPPER FLOOR PLAN
- A2.3 - PROPOSED ROOF PLAN
- A2.4 - FIRST STORY AREA CALCULATIONS
- A2.5 - SECOND STORY AREA CALCULATIONS
- A3.1 - PROPOSED BUILDING SECTIONS
- A4.1 - PROPOSED BUILDING ELEVATIONS
- A4.2 - PROPOSED BUILDING ELEVATIONS

GOVERNING CODES:

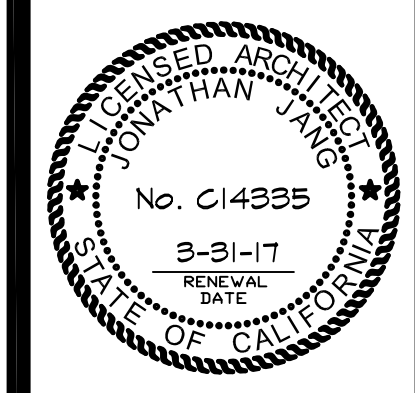
CBC	California Building Code	2013
CRC	California Residential Code	2013
CEC	California Electrical Code	2013
CPC	California Plumbing Code	2013
CMC	California Mechanical Code	2013
	California Green Building Standards Code (CalGreen)	2013
CEC	California Energy Code	2013

REVISIONS	BY

ARCHITECT

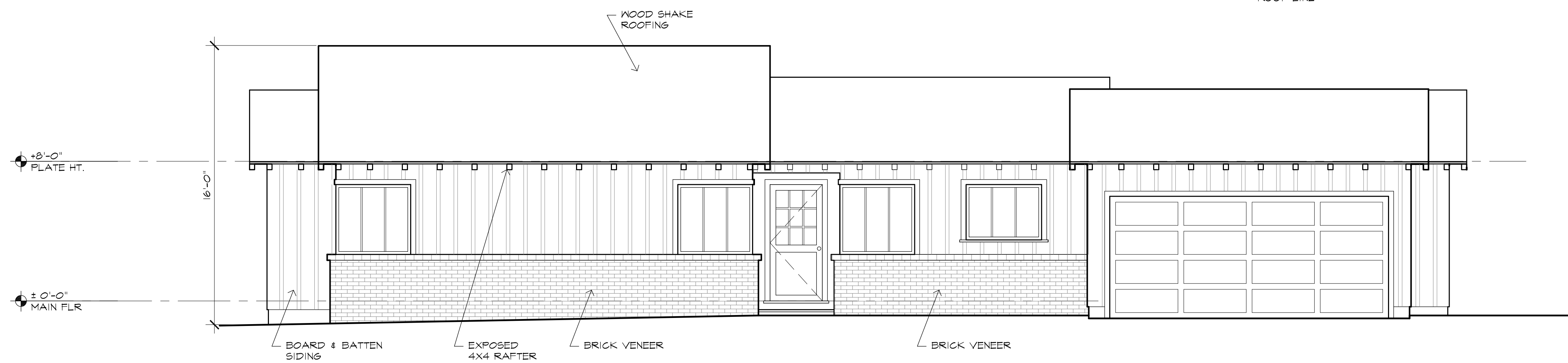
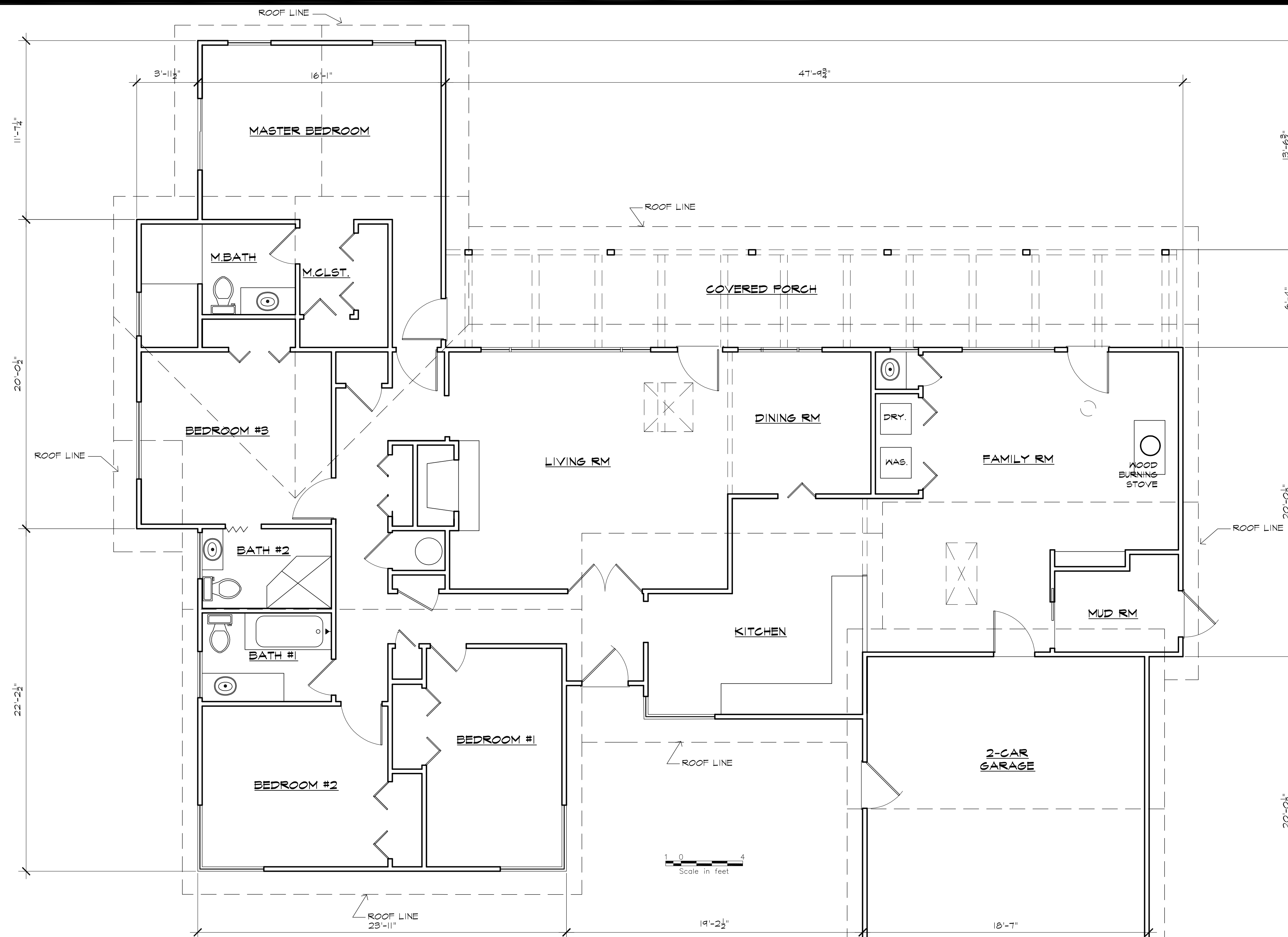
JONATHAN JANG

122 Main Street
Berkeley, CA 94704
Tel: 415.863.2222



NEW HOUSE
Mc INTYRE RESIDENCE
419 LOS PAJAROS CT.
LOS ALTOS, CA

DRAWN: FFAO
CHECKED: JJ
DATE: 01-29-15
SCALE: 1"=10'-0"
JOB NO.:
SHEET:
A1.0
OF SHEET

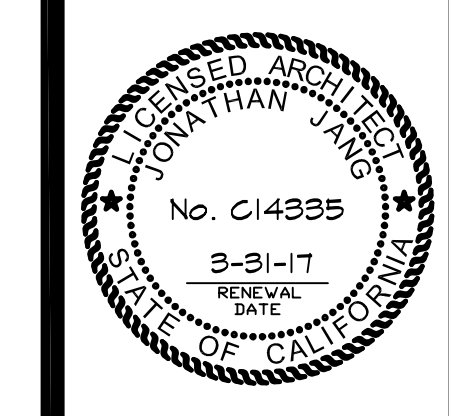


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94704-1234

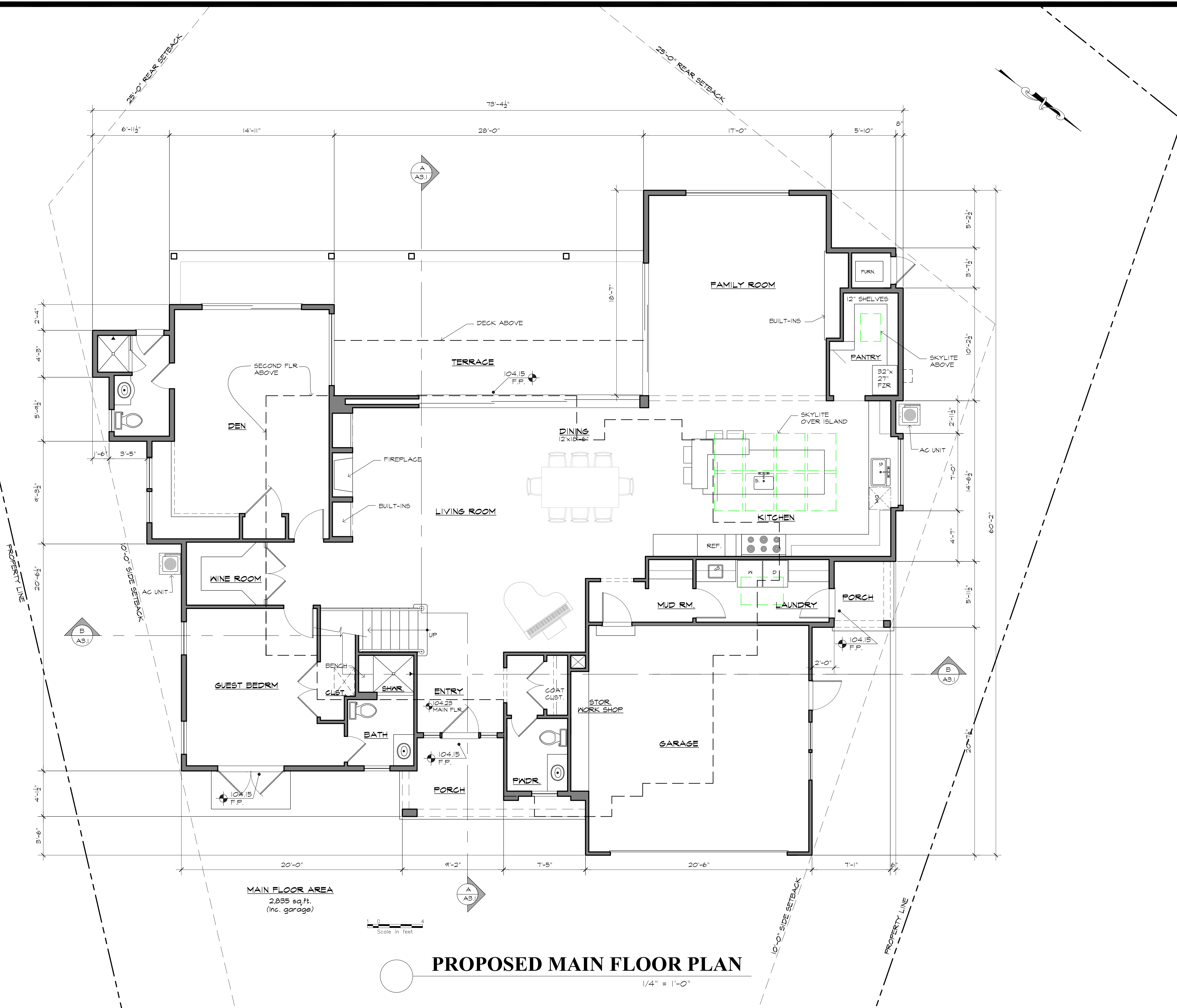


ADDITION & REMODELING FOR
McINTYRE RESIDENCE
419 LOS PAJAROS CT.
LOS ALTOS, CA

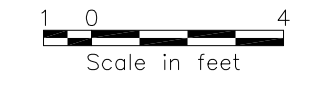
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OF SHEET



MAIN FLOOR AREA
2,835 sq.ft.
(inc. garage)



PROPOSED MAIN FLOOR PLAN

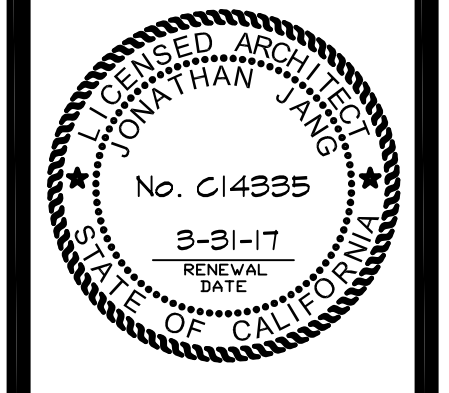
1/4" = 1'-0"

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722 Main Street
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94704-1234

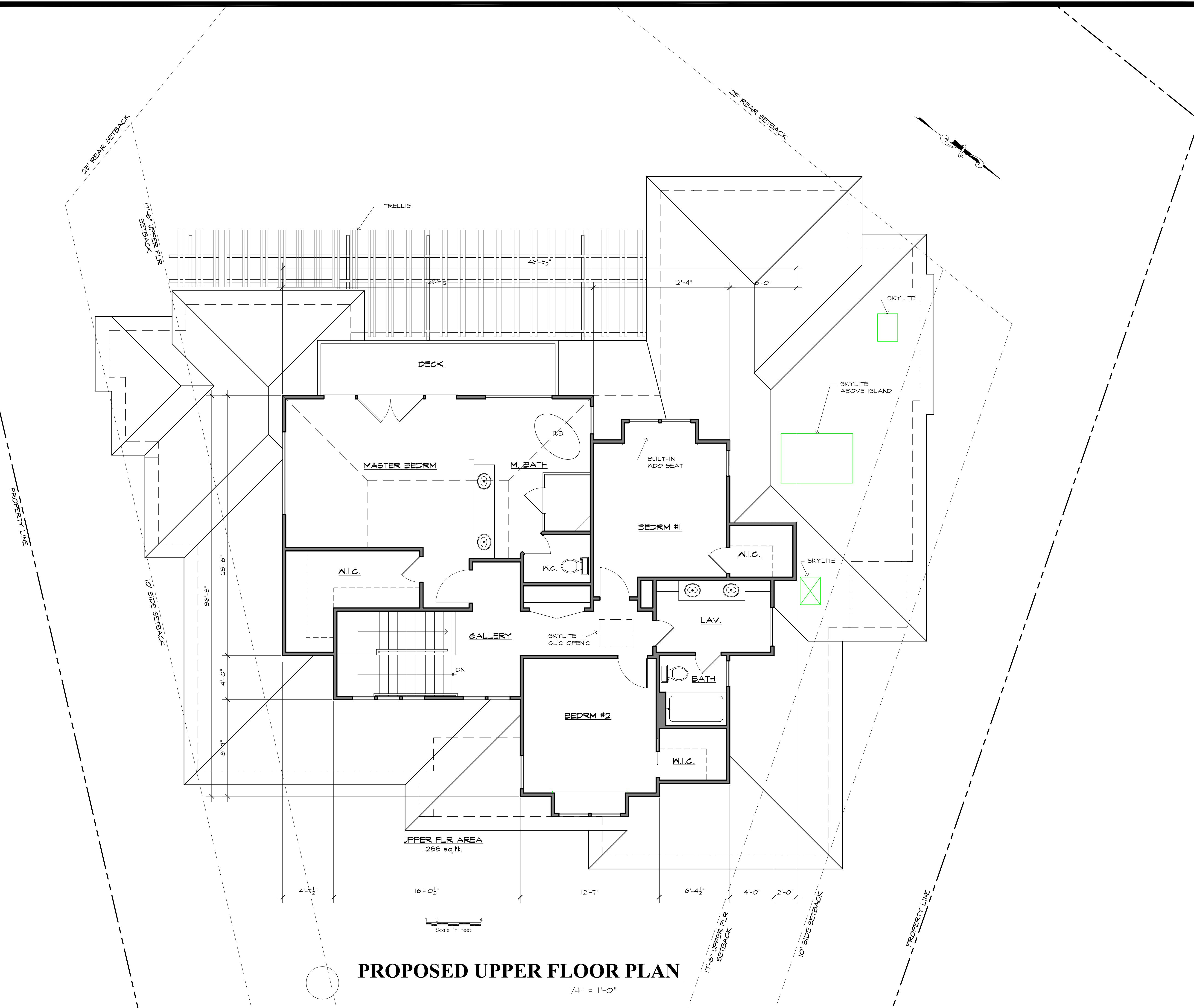


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McINTYRE RESIDENCE
419 LOS PAJAROS CT.
LOS ALTOS, CA

DRAWN	FAO
CHECKED	JJ
DATE	01-29-15
SCALE	1/4" = 1'-0"
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OF SHEET



PROPOSED UPPER FLOOR PLAN

1/4" = 1'-0"



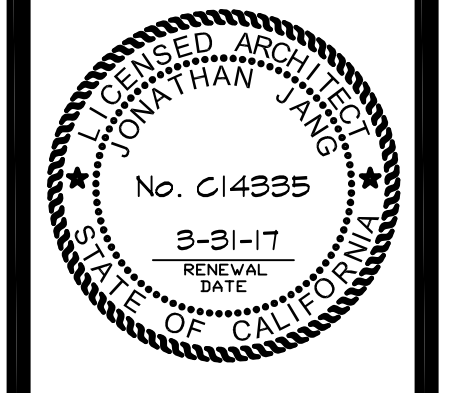
UPPER FLR AREA
1,288 sq.ft.

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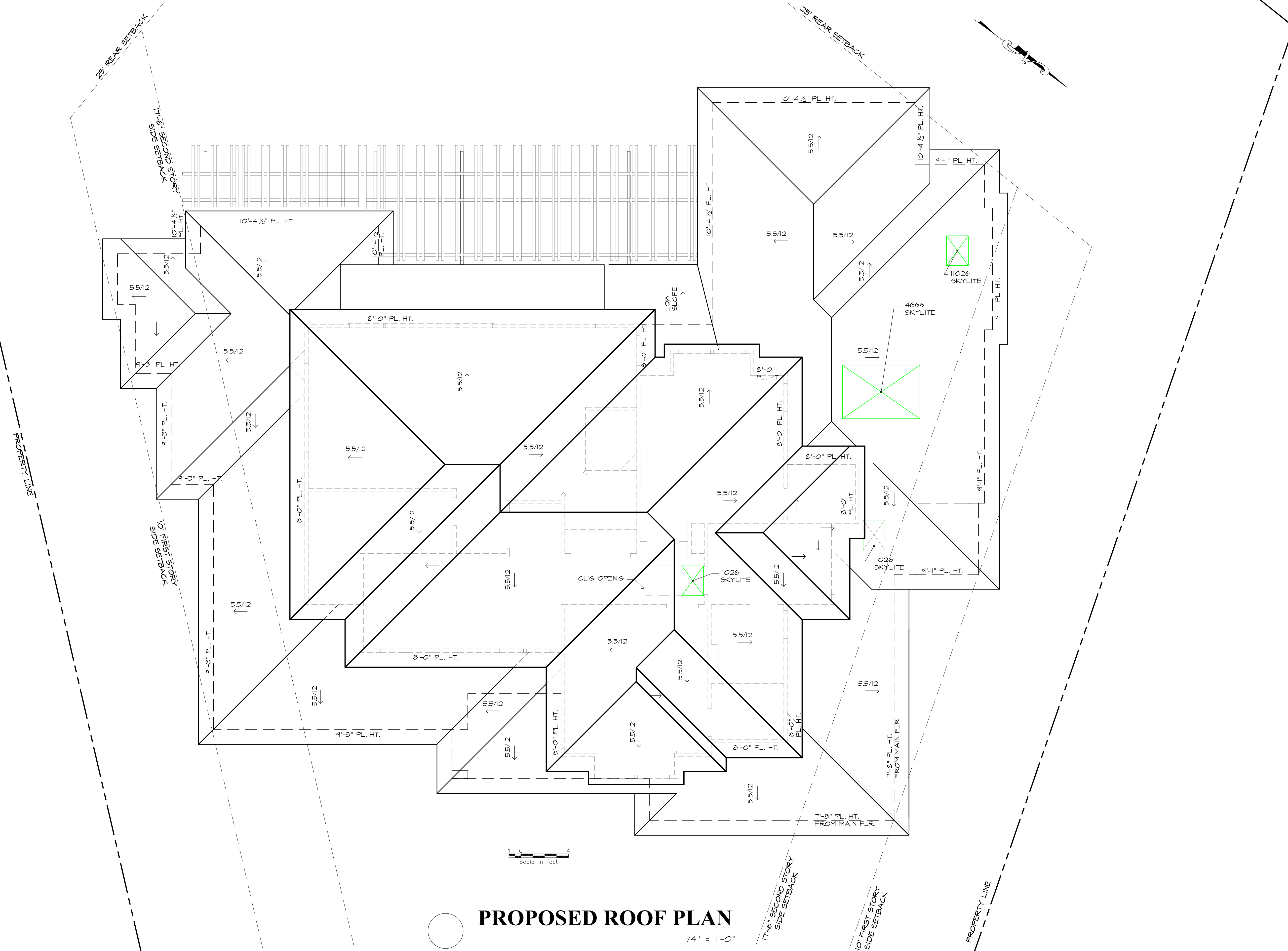
722 Main Street
Berkeley, CA
94710-1724



NEW HOUSE
Mc INTYRE RESIDENCE
419 LOS PAJAROS CT.
LOS ALTOS, CA

DRAWN	FAO
CHECKED	JJ
DATE	01-29-15
SCALE	1/4" = 1'-0"
JOB NO.	
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A2.2



PROPOSED ROOF PLAN

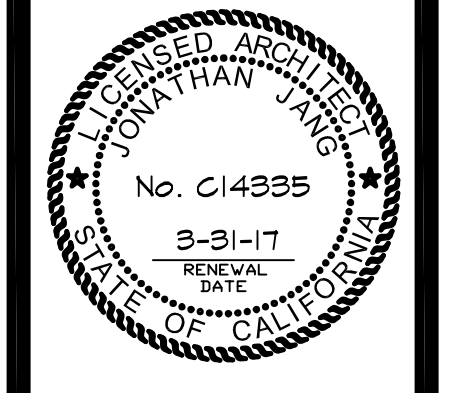
1/4" = 1'-0"

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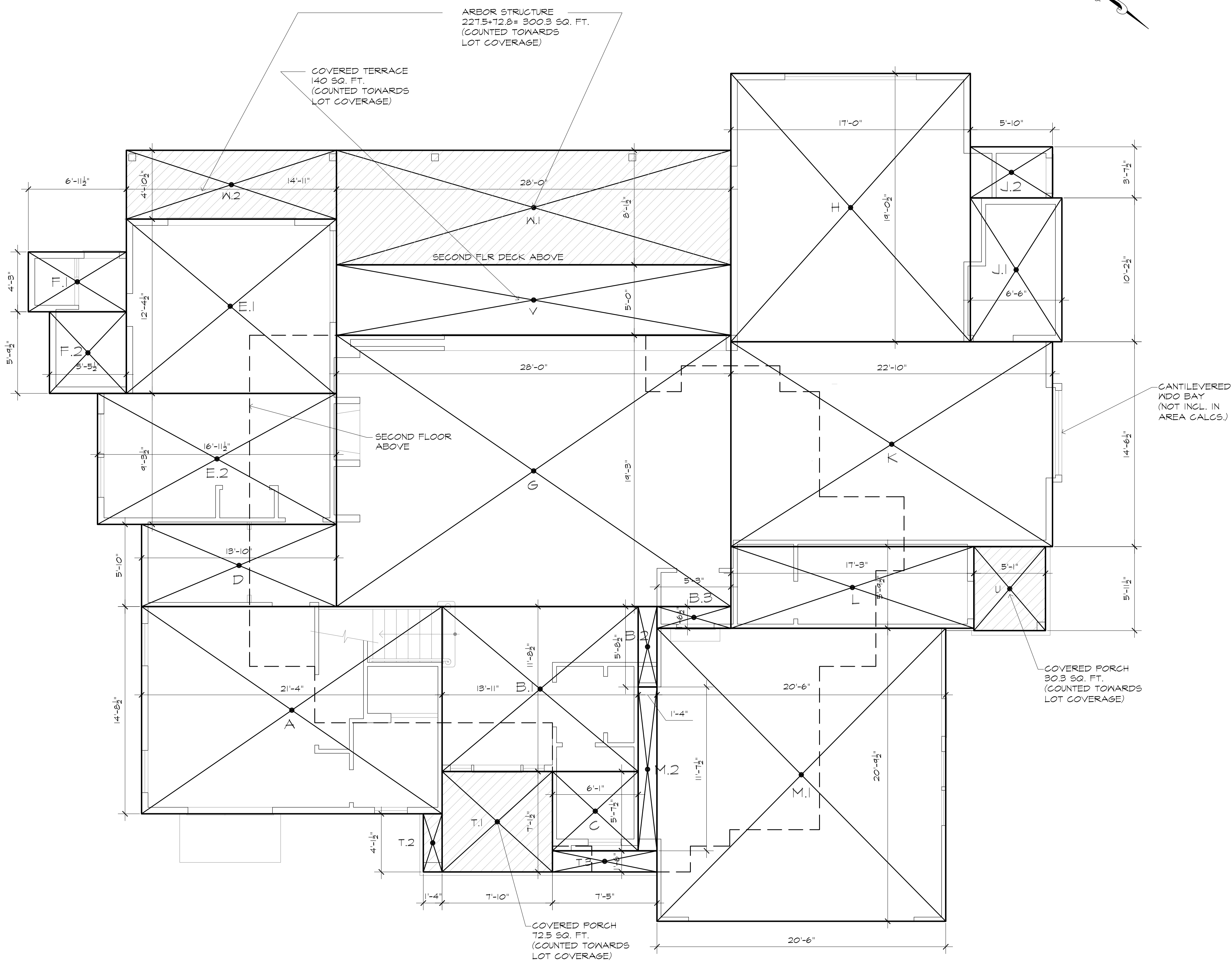
122 Main Street
Berkeley, CA
94704-1234



NEW HOUSE
Mc INTYRE RESIDENCE
419 LOS PAJAROS CT.
LOS ALTOS, CA

DRAWN	FAO
CHECKED	JJ
DATE	01-29-15
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

A2.3



MAIN FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
A	21'-4" x 14'-8 1/2"	313.8 SQ. FT.
B.1	13'-11" x 11'-8 1/2"	163.0 SQ. FT.
B.2	1'-4" x 5'-8 1/2"	7.6 SQ. FT.
B.3	5'-3" x 1'-6 1/2"	8.1 SQ. FT.
C	6'-1" x 5'-7 1/2"	34.2 SQ. FT.
D	13'-10" x 5'-10"	80.7 SQ. FT.
E.1	14'-11" x 12'-4 1/2"	184.6 SQ. FT.
E.2	16'-11 1/2" x 11'-3 1/2"	187.6 SQ. FT.
F.1	6'-11 1/2" x 4'-3"	29.6 SQ. FT.
F.2	5'-5 1/2" x 5'-4 1/2"	31.6 SQ. FT.
G	28'-0" x 19'-3"	539.0 SQ. FT.
H	17'-0" x 19'-0 1/2"	323.8 SQ. FT.
J.1	6'-6" x 10'-2 1/2"	66.4 SQ. FT.
J.2	5'-10" x 3'-7 1/2"	21.2 SQ. FT.
K	22'-10" x 14'-6 1/2"	332.0 SQ. FT.
L	17'-3" x 5'-4 1/2"	100.0 SQ. FT.
M.1	20'-6" x 20'-4 1/2"	426.9 SQ. FT.
M.2	1'-4" x 11'-7 1/2"	15.5 SQ. FT.

FIRST STORY SUBTOTAL= 2,835 SQ. FT.
(INCLUDING GARAGE)

UPPER FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
N.1	18'-11 1/2" x 11'-7"	219.7 SQ. FT.
N.2	12'-7" x 1'-2"	14.7 SQ. FT.
N.3	7'-0" x 1'-10"	12.9 SQ. FT.
O	16'-10 1/2" x 4'-0"	67.6 SQ. FT.
P	28'-13" x 23'-6"	661.0 SQ. FT.
Q.1	12'-4" x 19'-6"	240.5 SQ. FT.
Q.2	7'-0" x 1'-10"	12.9 SQ. FT.
R	6'-0" x 5'-3"	31.5 SQ. FT.
S	4'-0" x 6'-9 1/2"	27.2 SQ. FT.

SECOND STORY SUBTOTAL: 1,288 SQ. FT.

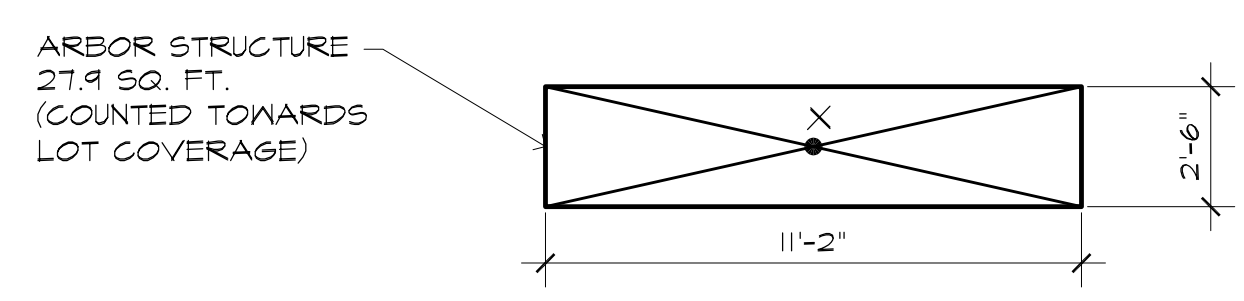
TOTAL FLOOR AREA: (2,835+1,288) 4,123 SQ. FT.

T.1	7'-10" x 7'-1 1/2"	55.8 SQ. FT.
T.2	1'-4" x 4'-1 1/2"	5.5 SQ. FT.
T.3	7'-5" x 1'-6"	11.2 SQ. FT.
U	5'-1" x 5' 11 1/2"	30.3 SQ. FT.
V	28'-0" x 5'-0"	140.0 SQ. FT.
W.1	28'-0" x 8'-1 1/2"	227.5 SQ. FT.
W.2	14'-11" x 4'-10 1/2"	72.8 SQ. FT.
X	11'-2" x 2'-6"	27.4 SQ. FT.

TOTAL COVERED PORCH & ARBOR STRUCTURES: 571 SQ. FT.

FIRST STORY SUBTOTAL= 2,835 SQ. FT.

TOTAL LOT COVERAGE (571+2,835) 3,406 SQ. FT. (24.7 %)
(30% / 4,122 SQ. FT. ALLOWED)

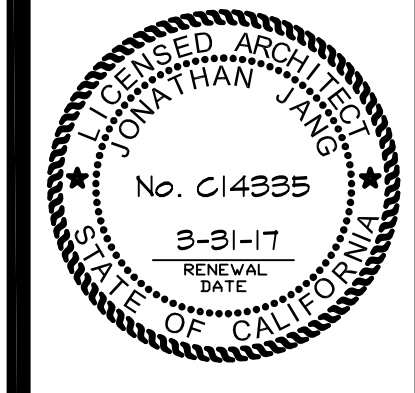


MAIN FLOOR AREA CALCULATIONS

1/4" = 1'-0"

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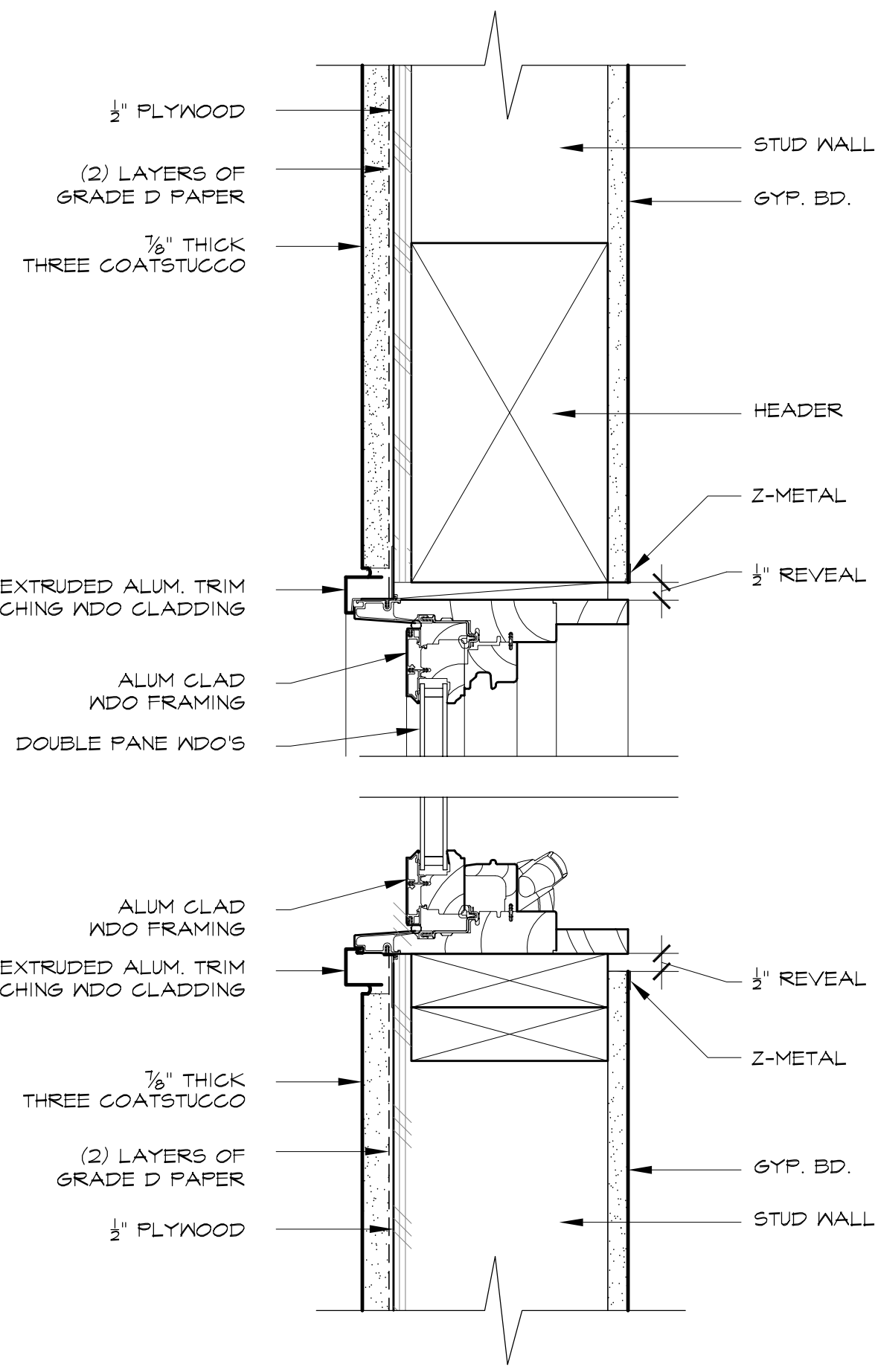
ARCHITECT
 JONATHAN JUNG
 122 Main Street
 Redwood City, CA
 94061-2734



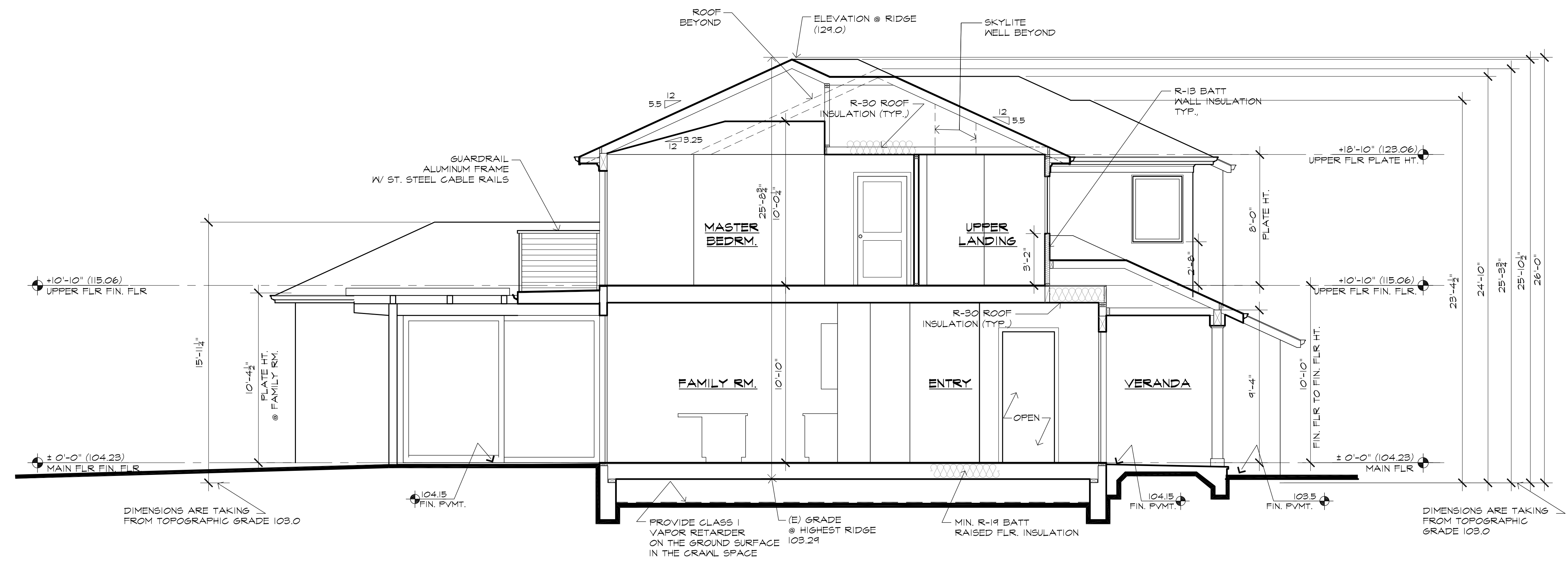
NEW HOUSE
Mc INTYRE RESIDENCE
 419 LOS PAJAROS CT.
 LOS ALTOS, CA

DRAWN	FAO
CHECKED	JJ
DATE	01-29-15
SCALE	1/4" = 1'-0"
JOB NO.	
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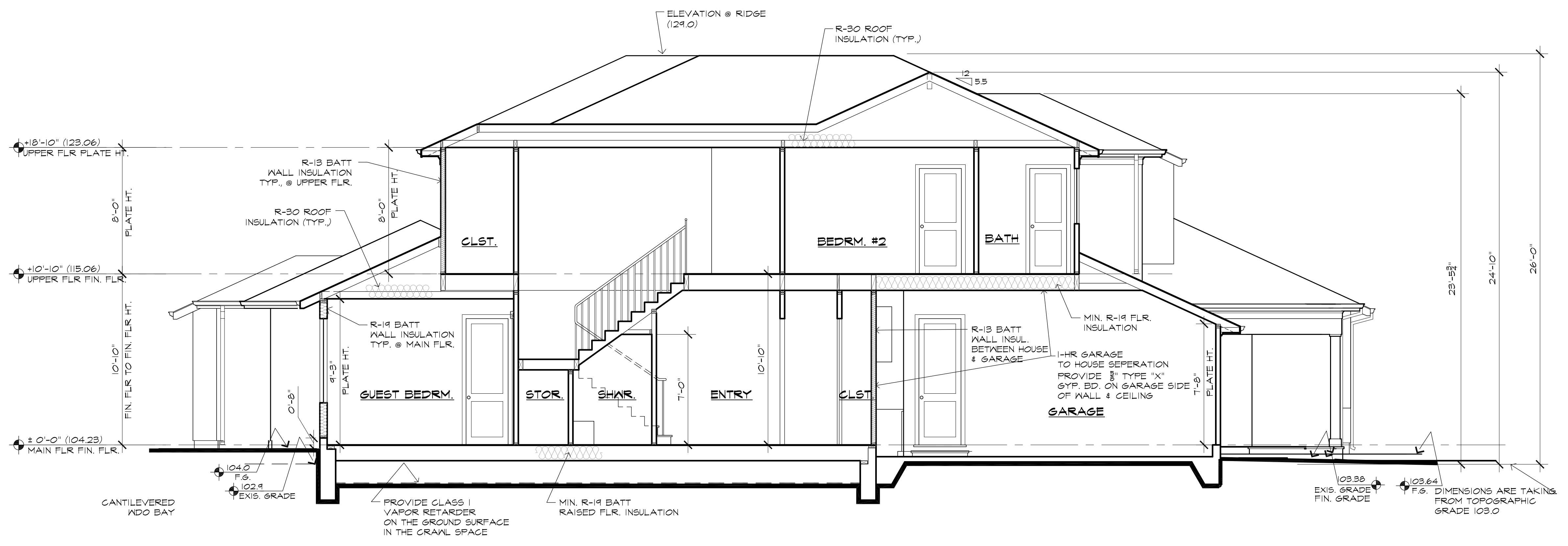
A2.4



A **WDO. HEAD & SILL DETAIL, TYP.**
 (DOOR HEAD DETAIL SIM.)
 3" = 1'-0"



SECTION A-A
 1/4" = 1'-0"

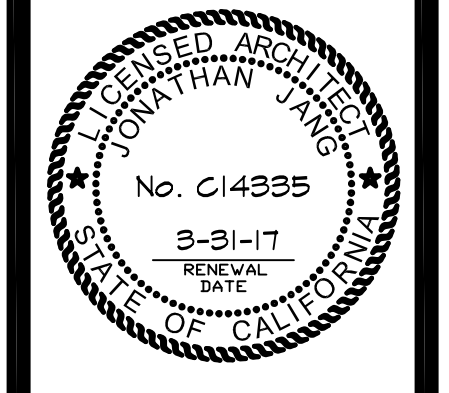


SECTION B-B
 1/4" = 1'-0"



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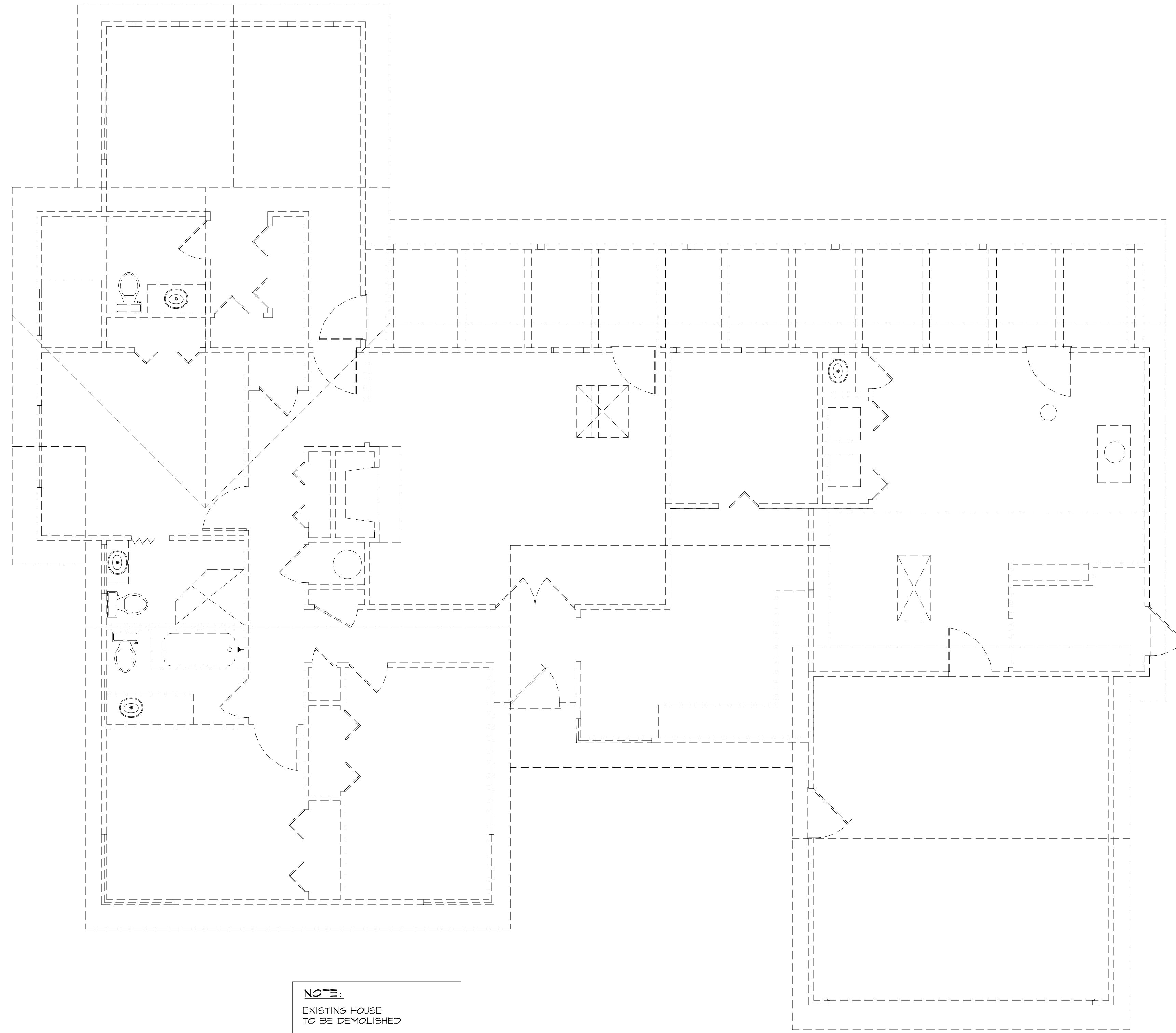
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NEW HOUSE
Mc INTYRE RESIDENCE
 419 LOS PAJAROS CT.
 LOS ALTOS, CA

DRAWN	FAO
CHECKED	JJ
DATE	01-29-15
SCALE	1/4" = 1'-0"
JOB NO.	
SHEET	

A3.1



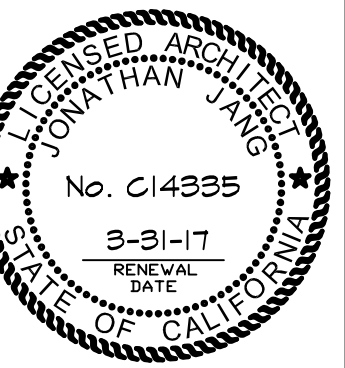
NOTE:
EXISTING HOUSE
TO BE DEMOLISHED

1 0 4
Scale in feet

○ **DEMOLITION PLAN**
1/4" = 1'-0"

REVISIONS	BY

JONATHAN JANG
ARCHITECT
722 Main Street
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94704

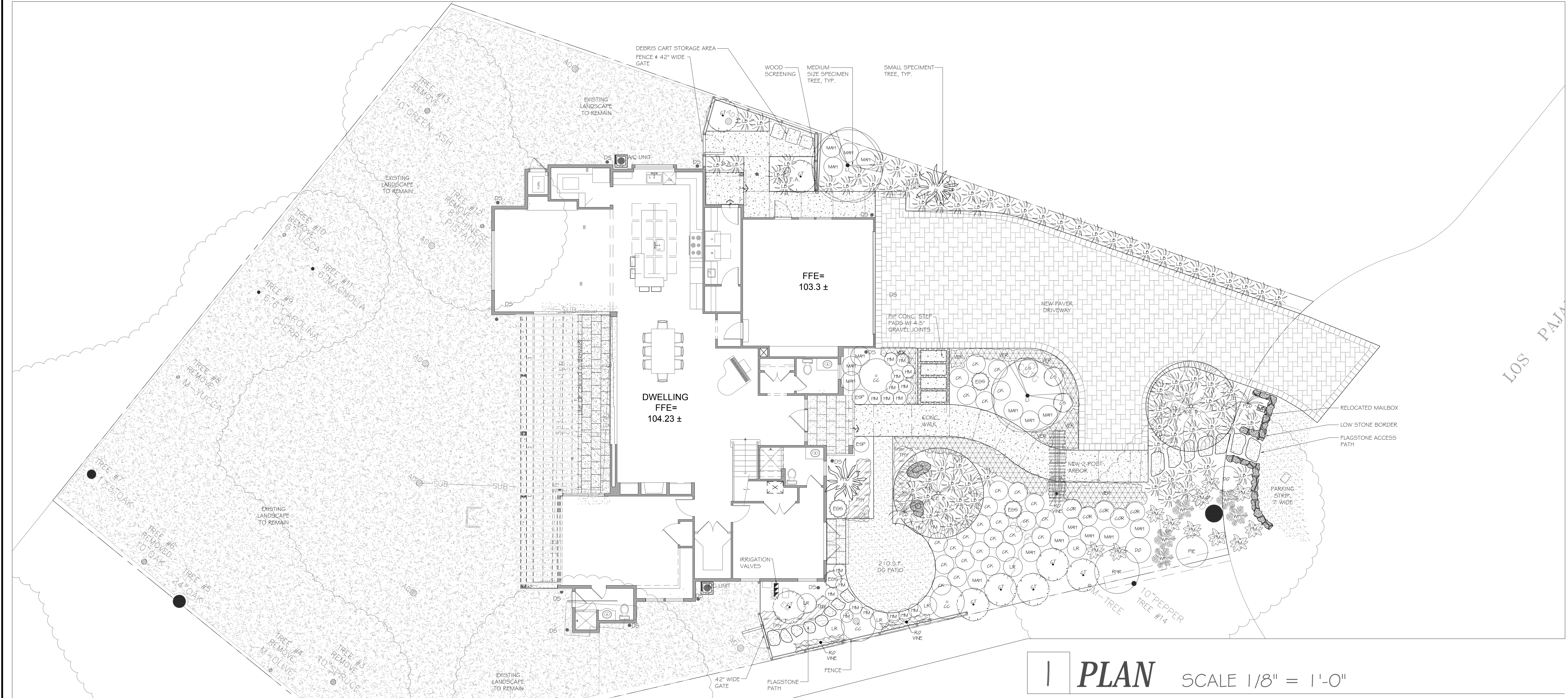


NEW HOUSE
Mc INTYRE RESIDENCE
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LOS ALTOS, CA

DRAWN
FAO
CHECKED
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DATE
01-29-15
SCALE
1/4"=1'-0"
JOB NO.
SHEET

D.1
OF SHEET

OWNER/CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON PLAN. LANDSCAPE ARCHITECT IS NOT A PROFESSIONAL SURVEYOR & INTENDS THESE PLANS ONLY AS AN APPROXIMATION OF ACTUAL SITE CONDITIONS & AS A GUIDE FOR NEW CONSTRUCTION.



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

GENERAL NOTES

1. A LANDSCAPE INSTALLATION ASSESSMENT SHALL BE CONDUCTED BY A CERTIFIED LANDSCAPE PROFESSIONAL WITHIN THE 30 DAYS FOLLOWING THE COMPLETION OF LANDSCAPING AND IRRIGATION SYSTEM INSTALLATION. THE FINDINGS OF THE ASSESSMENT SHALL BE CONSOLIDATED INTO A LANDSCAPE INSTALLATION REPORT SUBMITTED TO THE PLANNING OFFICE.
2. THE LANDSCAPE INSTALLATION AND IRRIGATION SYSTEM SHALL BE MAINTAINED TO ENSURE SUCCESSFUL ESTABLISHMENT FOLLOWING INSTALLATION, AND TO ENSURE WATER USE EFFICIENCY CONSISTENT WITH SANTA CLARA COUNTY.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE AND PROTECT ALL EXISTING TREES TO REMAIN, AS REQUIRED BY THE LANDSCAPE PLAN.

4. PLANT & STAKE ALL TREES, SHRUBS, & PERENNIALS AS PER DETAILS &/OR PLANTING LEGEND. PLANT CROWN TO BE 2" ABOVE FINISH GRADE FOR ALL SHRUBS & TREES.
5. SUPPLY & INSTALL 2" LAYER OF 1/4" REDWOOD OR FIR -BARK MULCH TO ALL PLANTING AREAS.
6. USE FERTILIZER IN PIT PLANTING AS CUSTOMARY PER INDUSTRY STANDARDS.
7. AMEND TOPSOIL TO A DEPTH OF 12" IN BEDS. AMENDED SOIL TO CONSIST OF 25-35% DECOMPOSED ORGANIC MATTER (REDWOOD COMPOST OR MUSHROOM SOIL) AND 65-75% EXISTING SOIL. THE ADDITION OF 'CLOD-BUSTER' MAY BE REQUIRED IN AREAS OF DENSE CLAY. USE SAME SOIL MIXTURE IN PIT PLANTING. AMEND SOIL TO A DEPTH OF 6" IN PROPOSED SOD/SEED LAWN AREAS.
8. CONTRACTOR TO BE RESPONSIBLE FOR ALL FINISH GRADES IN PLANTING AREAS & FOR ANY FINE GRADING NECESSARY FOR SURFACE DRAINAGE & UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
9. A MINIMUM TWO (2)-INCH LAYER OF MULCH SHOULD BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION (E.G. HYDROSEED).
10. CONTRACTOR TO GUARANTEE ALL WOODY PLANT MATERIAL FOR THE PERIOD OF 90 DAYS FROM THE TIME OF FINAL INSPECTION. FAILED PLANTS SHALL BE REPLACED WITH THE SAME OR FUNCTIONALLY EQUIVALENT PLANTS THAT MAY BE SIZE-ADJUSTED AS APPROPRIATE FOR THE STAGE OF GROWTH OF THE OVERALL INSTALLATION.

PLANTING NOTES

1. EXAMINE SITE OF PROPOSED WORK NOTING EXISTING CONDITIONS & PROPOSED PLANTING AS SHOWN ON PLAN. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
2. REVIEW REMOVAL OF EXISTING PLANTS & PROPOSED TRANSPLANTS WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. INSTALLATION OF INVASIVE PLANT SPECIES IS PROHIBITED. EXISTING INVASIVE PLANTS AND NOXIOUS WEEDS WITHIN OR ADJACENT TO THE PROPOSED LANDSCAPE AREA SHALL BE REMOVED PRIOR TO INSTALLATION, TO MINIMIZE POTENTIAL FOR SPREAD INTO INSTALLATION AREA.

PLANTING SCHEDULE

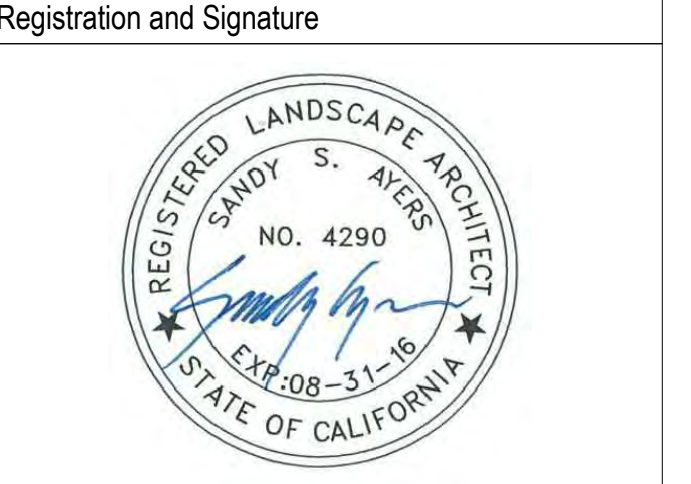
419 LOS PAJAROS CT, LOS ALTOS, CA					2.2.2016
SYM	QTY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
ACE B	2	24" BOX	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	MULTI
CT	8	15 GAL.	CHOISYA TERNATA	MEXICAN ORANGE BLOSSOM	
CS	3	5 GAL.	COLEONEMA PULCHELLUM 'SUNSET GOLD'	GOLDEN BREATH OF HEAVEN	
CK	27	1 GAL.	COPROSMA KIRKII 'VARIEGATA'	VARIEGATED KIRKII COPROSMA	
COR	5	5 GAL.	CORREA 'DUSKY BELLS'	RED AUSTRALIAN FUCHSIA	
CC	3	15 GAL.	COTINUS COGGYGRIA 'GOLDEN SPIRIT'	GOLDEN SPIRIT SMOKE TREE	MULTI
DO	2	5 GAL.	DAPHNE ODORA 'AUREOMARGINATA'	VARIEGATED WINTER DAPHNE	
EGS	4	15 GAL.	EUONYMUS JAPONICUS 'GREEN SPIRE'	GREEN SPIRE EUONYMUS	
ESP	2	5 GAL.	EUONYMUS 'SILVER PRINCESS'	SILVER PRINCESS BOXLEAF EUONYMUS	
HM	20	1 GAL.	HEUCHERA MAXIMA	ISLAND ALUM ROOT	
LI	2	24" BOX	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	STANDARD
LB	78	1 GAL.	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	
LR	6	5 GAL.	LOROPETALUM 'RAZZLEBERRI'	RAZZLEBERRI FRINGE FLOWER	
MAH	17	5 GAL.	MAHONIA 'SOFT CARESS'	SOFT CARESS' MAHONIA	
PT	2	15 GAL.	PHORMIUM TENAX 'GUARDSMAN'	GUARDSMAN NEW ZEALAND FLAX	
PCD	2	5 GAL.	PHORMIUM COOKIANUM 'CREAM DELIGHT'	VARIEGATED NEW ZEALAND FLAX	
PJ	1	15 GAL.	PIERIS JAPONICA 'FLAMING SILVER'	FLAMING SILVER JAPANESE PIERIS	
PM	11	1 GAL.	POLYSTICHUM MUNITUM	WESTERN SWORDFERN	
RHR	1	15 GAL.	RHODODENDRON 'HENRY'S RED'	HENRY'S RED RHODODENDRON	
RO	3	5 GAL.	ROSA 'ICEBERG'	CLIMBING ICEBERG ROSE	STAKED VINE
THY	2	FLATS	THYMUS PRAECOX	CREEPING THYME	
VER	48	1 GAL.	VERBENA x HYBRIDIA	VERBENA HYBRID	
WF	5	5 GAL.	WOODWARDIA FIMBRIATA	GIANT WESTERN CHAIN FERN	

McINTYRE RESIDENCE
419 LOS PAJAROS CT
LOS ALTOS, CA



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No.	Date	Issues & Revisions
1	09.16.15	BASE PLAN VER. 1
2	09.21.15	CONCEPT PLAN I
3	09.23.15	CONCEPT PLAN REV.
4	09.24.15	CONCEPT PLAN REV.
5	09.30.15	ADDITION OF A/C UNITS
6	10.15.15	UTILITY PLAN & REVISION
7	10.28.15	PLANTING PLAN
8	10.28.15	HYDROZONE PLAN
9	12.21.15	ARCH FILES UPDATE
10	2.02.16	ARCH FILES UPDATE

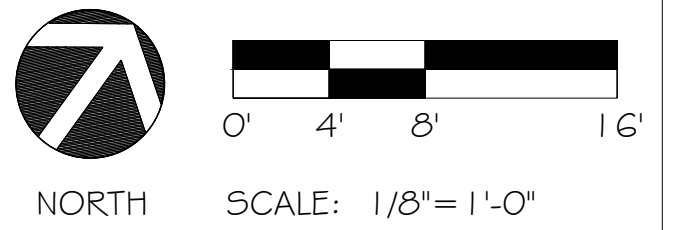


SANDY S. AYERS DATE: 10-28-2015

PLANTING PLAN

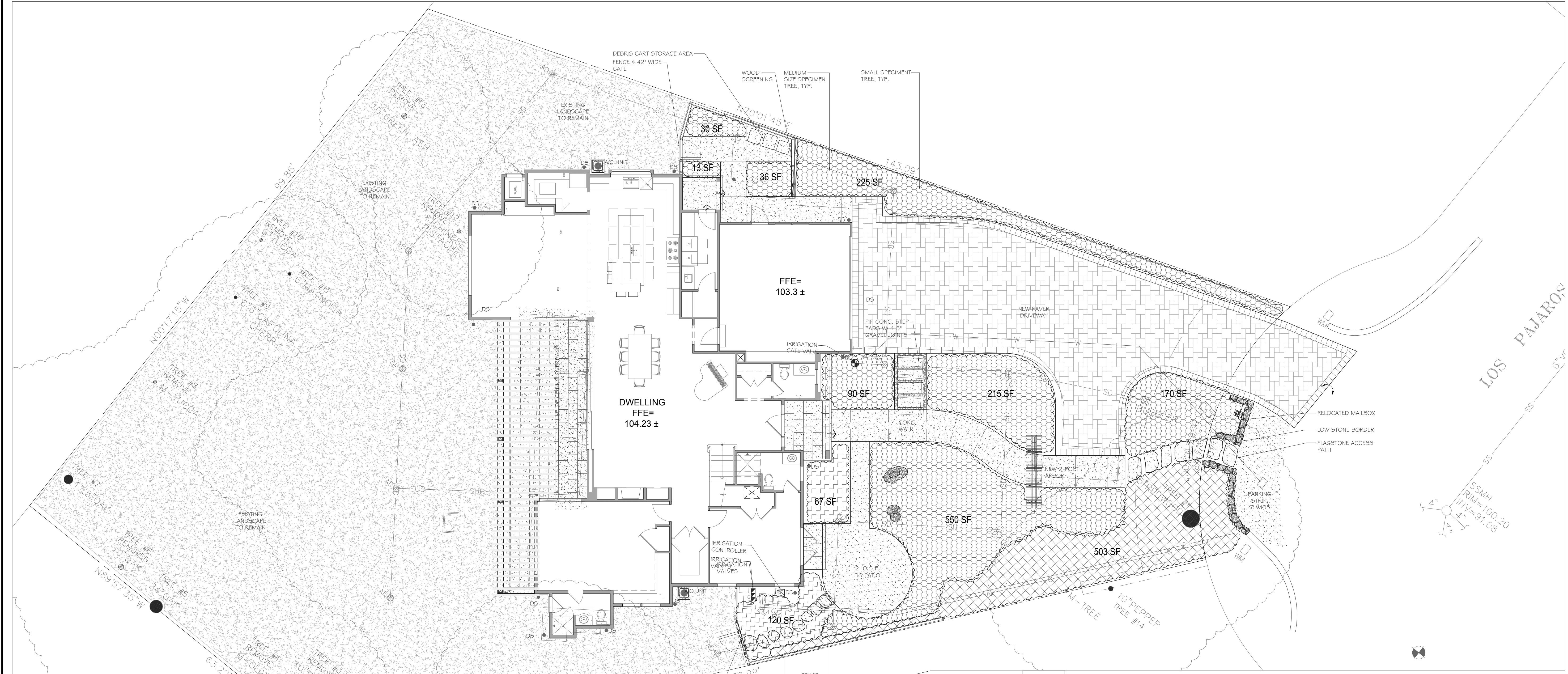
Sheet Title:

Drawn By: AWR
Checked By: SANDY AYERS
Owners: McIntyre's
APN: 189-50-019, CITY OF LOS ALTOS



LI.1

OWNER/CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES ON PLAN. LANDSCAPE ARCHITECT IS NOT A PROFESSIONAL SURVEYOR & INTENDS THESE PLANS ONLY AS AN APPROXIMATION OF ACTUAL SITE CONDITIONS & AS A GUIDE FOR NEW CONSTRUCTION.



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

IRRIGATION ZONES & SCHEDULE

ZONE	PRG	DESCRIPTION	DURATION	DAYS	SQ. FT.	USE TYPE
1	A	UNDER SHADED REDWOODS & AT PROP. LINE	30 MIN.	3 DAYS / WEEK	503	DRIP (LOW)
2	B	FRONT OF HOME	20 MIN.	3 DAYS / WEEK	227	DRIP (LOW)
3	C	MAIN FRONT LANDSCAPE & SIDE OF DRIVEWAY	20 MIN.	4 DAYS / WEEK	1,239	DRIP (LOW)

IRRIGATION LEGEND:

- VALVE: CHAMPION 3/4" BRASS ANIT-SIPHON VALVE IN 1419 CHRISTY BOX
 - IRRIGATION CONTROLLER: HUNTER PRO-C AUTOMATIC SELF-ADJUSTING IRRIGATION CONTROLLER WITH HUNTER SOLAR SYNC ET/RAIN SENSOR SHUT-OFF
 - ZONE IRRIGATION VALVES: HUNTER PGV JAR-TOP WITH FILTER & ANIT SIPHON.
- NOTE 1: ALL IRRIGATION MAIN LINE & LATERALS UNDER PAVEMENT TO BE SLEEVED IN 2" MINIMUM SCHEDULE 40 PVC
- NOTE 2: PROGRAM IRRIGATION SYSTEM TO RUN BETWEEN HOURS OF 8PM-6AM
- NOTE 3: IRRIGATION SYSTEM SHALL INCLUDE HUNTER PRO-C AUTOMATIC, SELF ADJUSTING IRRIGATION CONTROLLER WITH HUNTER SOLAR SYNC ET/RAIN SENSOR SHUT-OFF.

NOTE 4: IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE & LOCAL CODES & ORDINANCES, BY CONTRACTORS AND EXPERIENCED WORKMEN. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATING TO HIS WORK.

NOTE 5: CONTRACTOR IS TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO PERFORMING ANY EXCAVATIONS. CONTRACTOR IS TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF, HIS WORK AT NO ADDITIONAL COST TO THE OWNER.

NOTE 6: THE IRRIGATION PLAN IS DIAGRAMMATIC; ALL REQUIRED OFFSET MAY NOT BE SHOWN. PARALLEL PIPES MAY BE INSTALLED IN A COMMON TRENCH. PIPES SHALL HAVE A MINIMUM 3" HORIZONTAL SEPARATION, AND ARE NOT TO BE INSTALLED DIRECTLY ABOVE ONE ANOTHER.

NOTE 7: REMOTE CONTROL VALVE BOXES ARE TO BE INSTALLED 1/2" ABOVE FINISH GRADE. ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES, ARCHITECTURAL FEATURES, OR ADJACENT VALVE BOXES, AS APPLICABLE FOR A NEAT APPEARANCE, VALVE BOXES ARE TO CONFORM WITH FINISH GRADES (NOT NECESSARILY LEVEL).

NOTE 8: CONTRACTOR SHALL VERIFY THE FOLLOWING MINIMUM STATIC WATER PRESSURE AND FLOW RATE PRIOR TO PERFORMING ANY OTHER IRRIGATION WORK: STATIC PRESSURE: 60 PSI AVAILABLE FLOW: 15 GPM AT EACH 1" POINT OF CONNECTION.

NOTE 9: INFORM PROJECT MANAGER OF LOWER PRESSURES OR FLOWS PRIOR TO CONTINUING WORK.

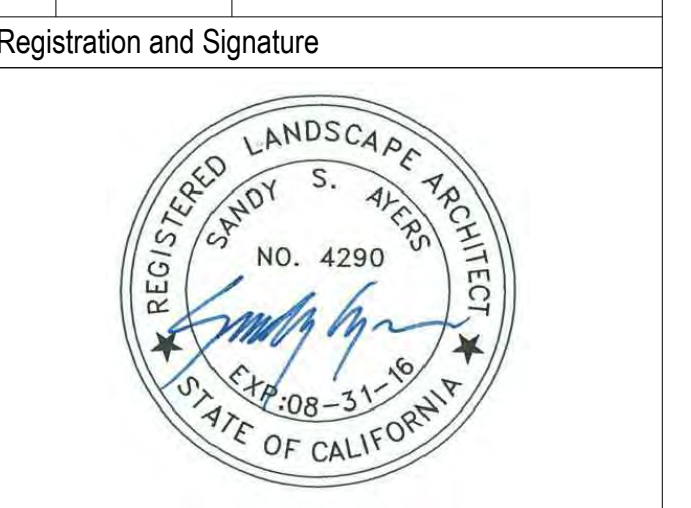
NOTE 10: ALL PLUMBING PARTS TO BE LEAD FREE.

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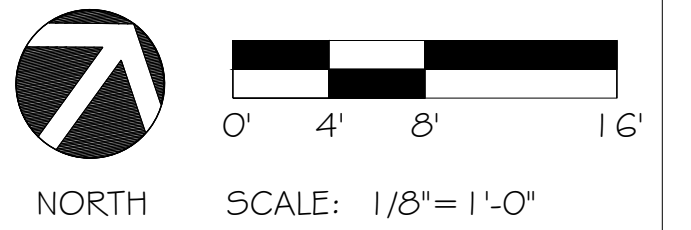


SANDY S. AYERS DATE: 10-28-2015

HYDROZONE PLAN

Sheet Title:

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Checked By: SANDY AYERS
Owners: McIntyre's
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L1.2

