

NEIGHBORHOOD CONTEXTUAL MAP 1" = 40'-0"



FRONT RENDERING

PROJECT DATA

PROJECT DESCRIPTION:
DEMOLISH EXISTING 1-STORY HOUSE (± 1,354 SF) &
BUILD A NEW 2-STORY HOUSE WITH 2,605 SF OF
LIVING AREA & 387 SF OF GARAGE

PROJECT ADDRESS: 318 S. CLARK AVE, LOS ALTOS,
CA

PROJECT OWNER: SUBO (SUSAN) CHANG

APN: 189-53-071

GENERAL PLAN DESIGNATION: SINGLE FAMILY, SMALL
LOT (4 du / NET ACRE)

ZONING: R-1-10

LOT SIZE: 8,550 SF

TYPE OF CONSTRUCTION: V-B, SPRINKLERED

BUILDING OCCUPANCY: R-3 / U

ALLOWABLE FLOOR AREA: 35%
(.35) x 8,550 = 2,992.5 SF

DRAWING INDEX

ARCHITECTURAL
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EXIST. HOUSE FLOOR PLAN
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ZONING COMPLIANCE			
	EXISTING	PROPOSED	ALLOWED / REQ'D
LOT COVERAGE	1,404 SF (16.4%)	2,218 SF (25.94%)	30% MAX. = 2,565 SF
FLOOR AREA			
1ST FLR	1,354 ± SF	1,972 SF	
2ND FLR	0	1,020 SF	
TOTAL	1,354 SF (15.8%)	2,992 SF (34.99%)	2,992.5 SF (35%)
PORCHES	50 SF ±	245.9 SF	
SETBACKS			
FRONT	25.25'	25.9'	25.0'
REAR	71.28'	64'-1"	25.0'
RIGHT SIDE (1ST / 2ND)	9.07'	6'-0" / 15'-7"	6'-0" / 13'-6"
LEFT SIDE (1ST / 2ND)	8.69'	6'-0" / 16'-5"	6'-0" / 13'-6"
HEIGHT	15.15' ±	26'-10"	27'

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	1,174 SF ±	1,431 SF	2,605 SF
NON-HABITABLE AREA	180 SF ±	207 SF	387 SF

LOT CALCULATIONS	
NET LOT AREA	8,550 SF
FRONT YARD HARDSCAPE AREA	545 SF (6.5%)
LANDSCAPING BREAKDOWN	
TOTAL HARDSCAPE AREA	2,975 SF
TOTAL SOFTSCAPE AREA	5,575 SF

VICINITY MAP



TREE PROTECTION FENCING NOTES:

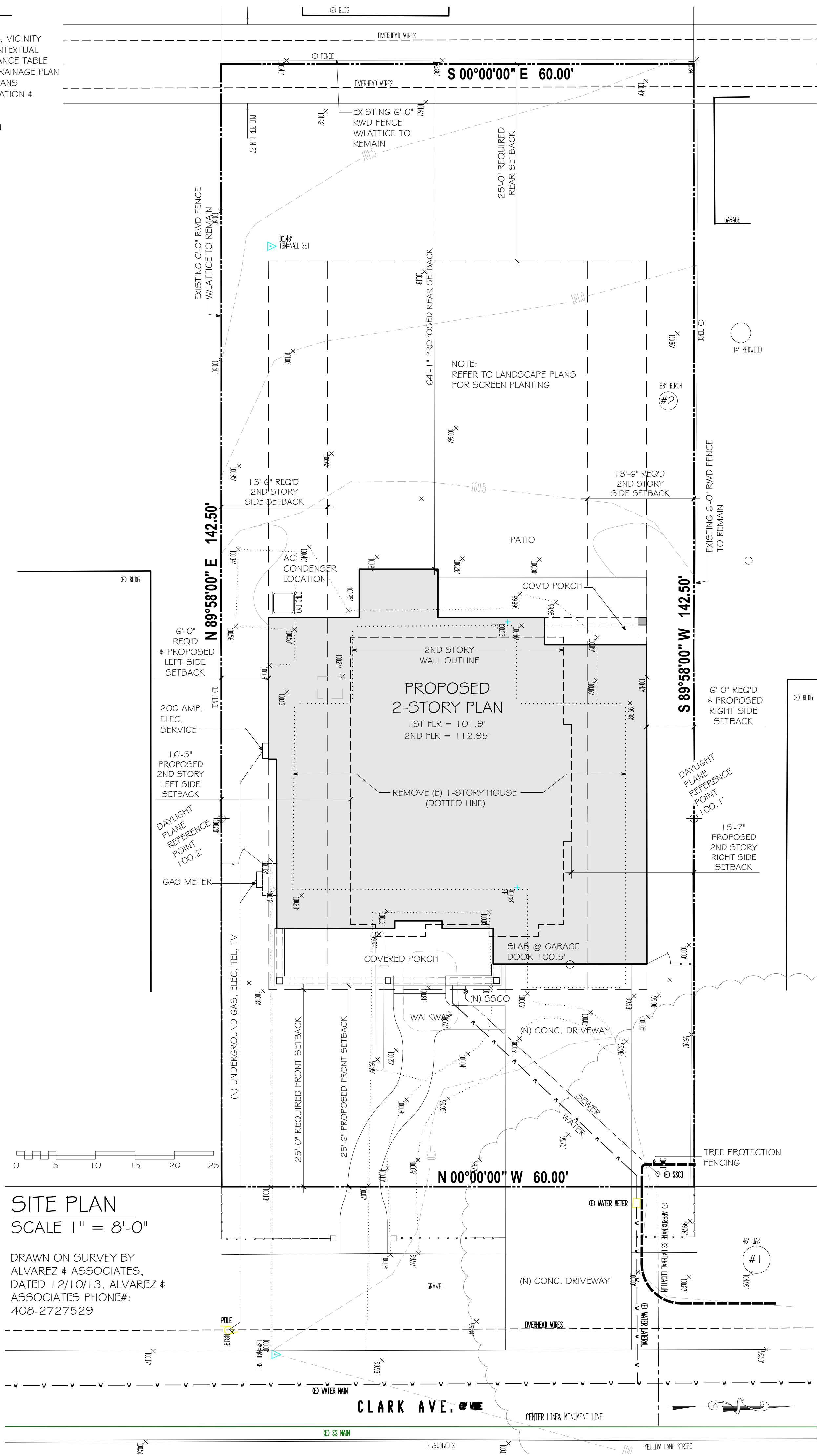
TREE PROTECTION FENCING SHALL BE A MIN. OF 5' HIGH CHAIN LINK MOUNTED ON 2"Ø GALVANIZED STEEL POSTS DRIVEN 2' MIN. INTO THE GROUND AT A 10' MAX. SPACING

TREE PROTECTION FENCING TO REMAIN IN PLACE THROUGH CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL APPROVED BY ARBORIST OR RECORD.

Tree Protection Plan (318 S Clark Ave)

Tree number	Tree Name	DBH	Ht/Sp	Retain/move
1 *	Coast live Oak	46"	40/50'	Retain
2	Birch	28"	26/18'	Retain

*Neighbor's tree, please see Arborist report regarding this tree



SITE PLAN SCALE 1" = 8'-0"

DRAWN ON SURVEY BY ALVAREZ & ASSOCIATES, DATED 12/10/13. ALVAREZ & ASSOCIATES PHONE#: 408-2727529

DRAWINGS PREPARED BY
CHRIS SPAULDING
ARCHITECT

801 CAMELIA STREET SUITE E
BERKELEY CALIFORNIA 94710
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
12-10-15	DAN
1-14-16	KD
2-8-16	DAN

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW HOUSE
CHANG RESIDENCE
318 SOUTH CLARK AVE
LOS ALTOS CALIFORNIA

DATE: 9-24-15
SCALE: AS NOTED
DRAWN: EUCS/DB/KD
JOB: CHANG
SHEET

REVISIONS	BY
1-2-10-15	DAN
1-14-16	KD
2-8-16	DAN

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SHEET	

GRADING & DRAINAGE NOTES

NO GRADING REQUIRED EXCEPT FOR FOUNDATION & CRAWLSPACE EXCAVATIONS, & THE SHAPING OF FINAL GRADES FOR PROPER DRAINAGE

DOWNSPOUTS TO DISCHARGE ACROSS SPLASHBLOCKS & INTO LANDSCAPED AREAS AWAY FROM STRUCTURES

SHAPE 1% BIO SWALES ACROSS REAR & SIDES OF BUILDING

DRIVEWAY TO DRAIN IN SHEET-FLOW TO LANDSCAPED AREAS

SHAPE FINAL GRADES TO SLOPE 5% AWAY FROM BUILDING (PAVEMENTS TO SLOPE 2%) FOR A MINIMUM OF 10', OR INTO BIOSWALE

WATER SHALL NOT BE ALLOWED TO POND ADJACENT TO FOUNDATIONS

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TREE PROTECTION FENCING TO REMAIN IN PLACE THROUGHOUT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL APPROVED BY ARBORIST OR RECORD.

EACH TREE FENCE SHALL HAVE A PROMINENTLY DISPLAYED 8 1/2" X 11" SIGN STATING: "WARNING - TREE PROTECTION ZONE - THIS FENCE SHALL NOT BE REMOVED AND IS SUBJECT TO PENALTY ACCORDING TO TOWN CODE 29.10.1025"

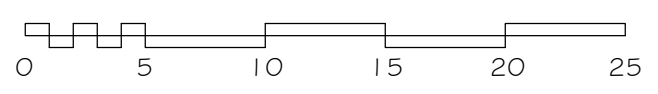
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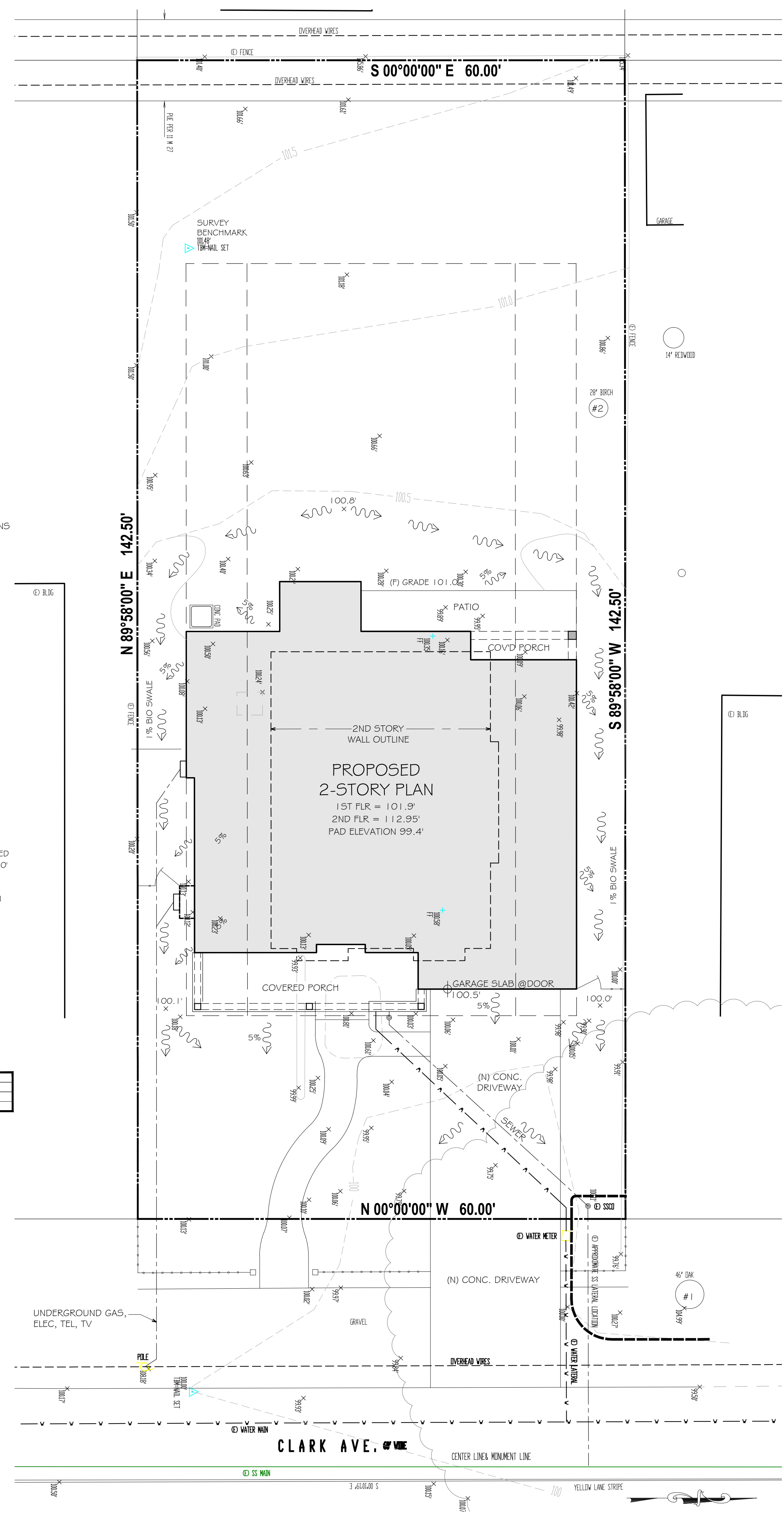
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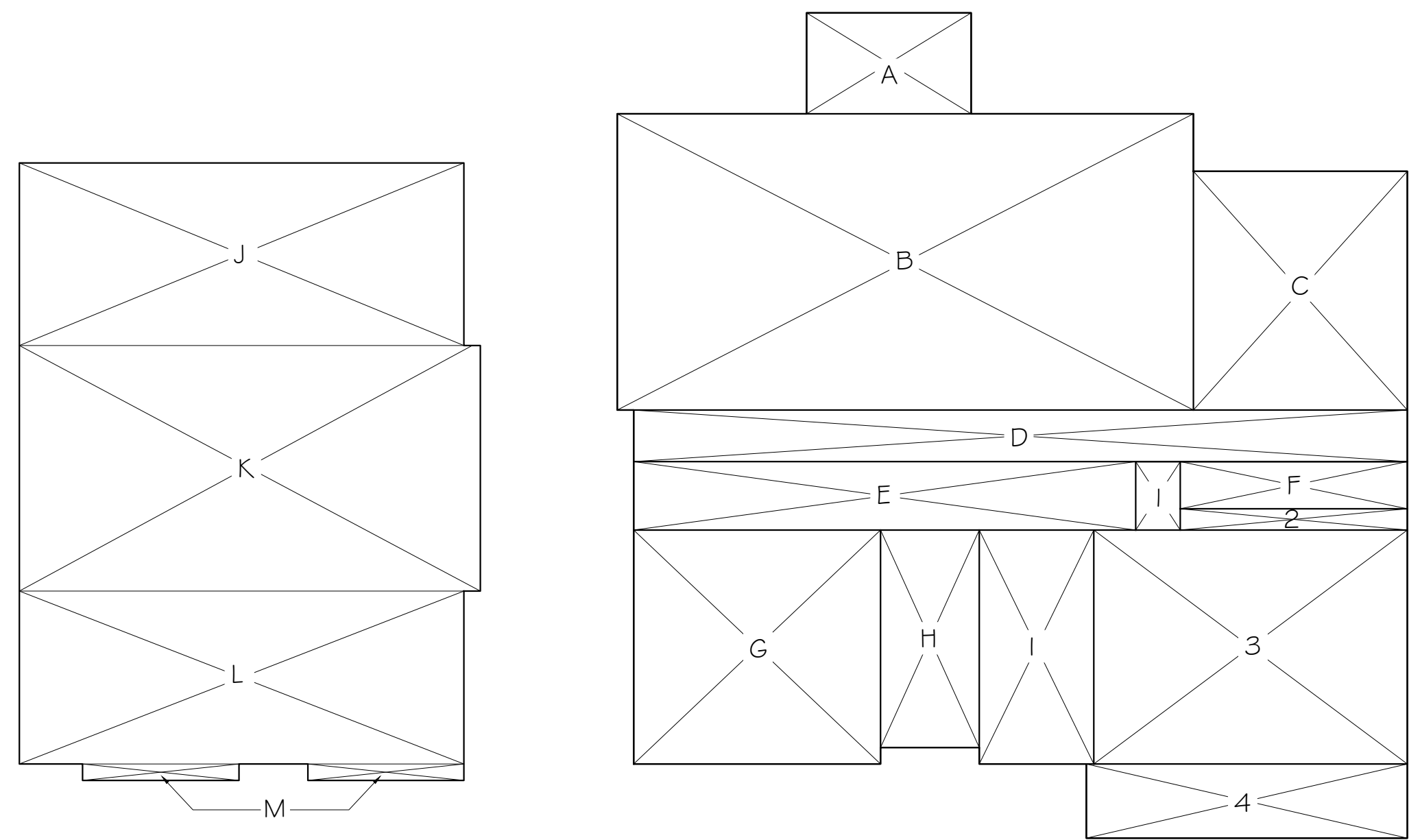
GRADING & DRAINAGE PLAN

1" = 8'-0"



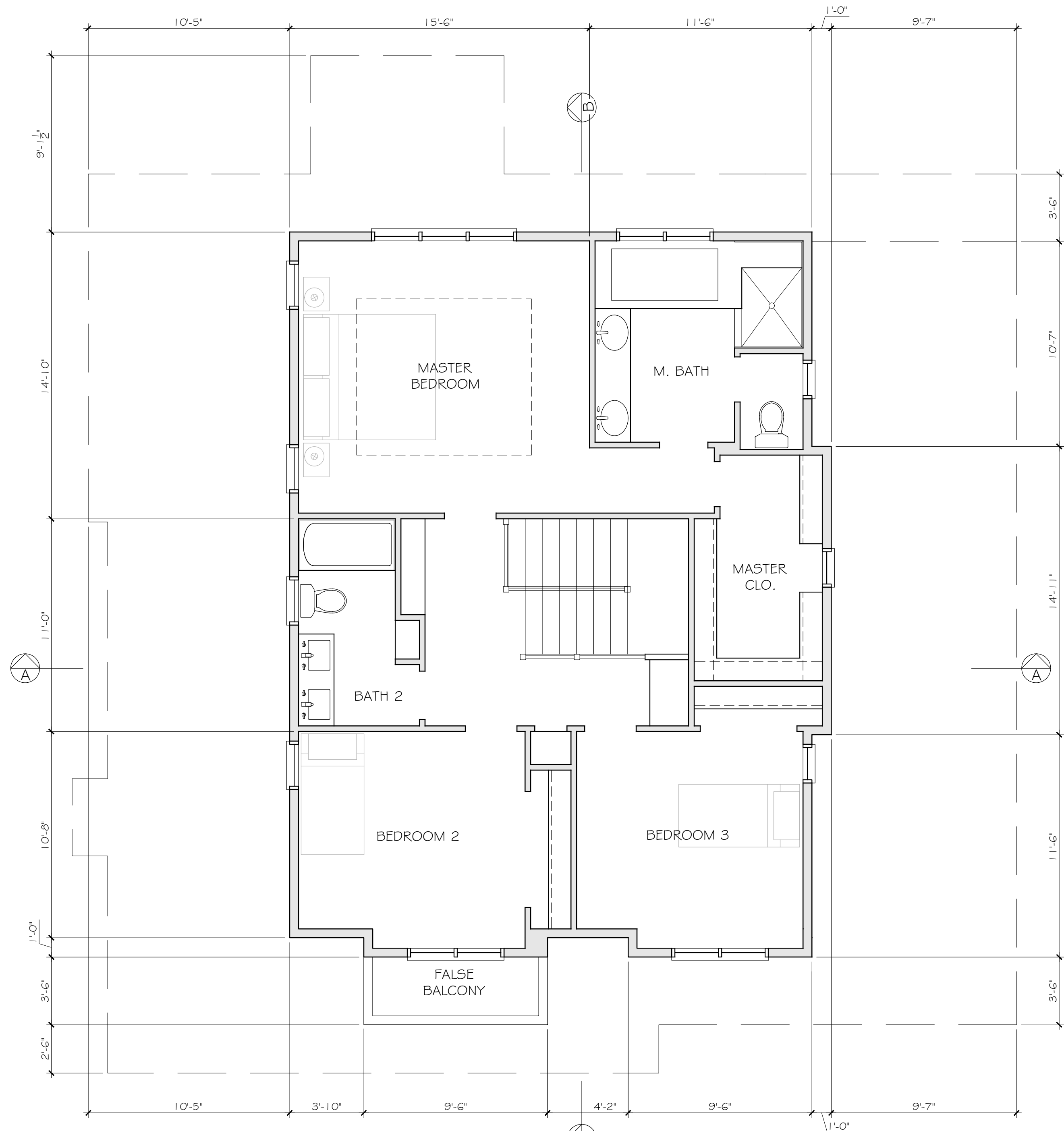
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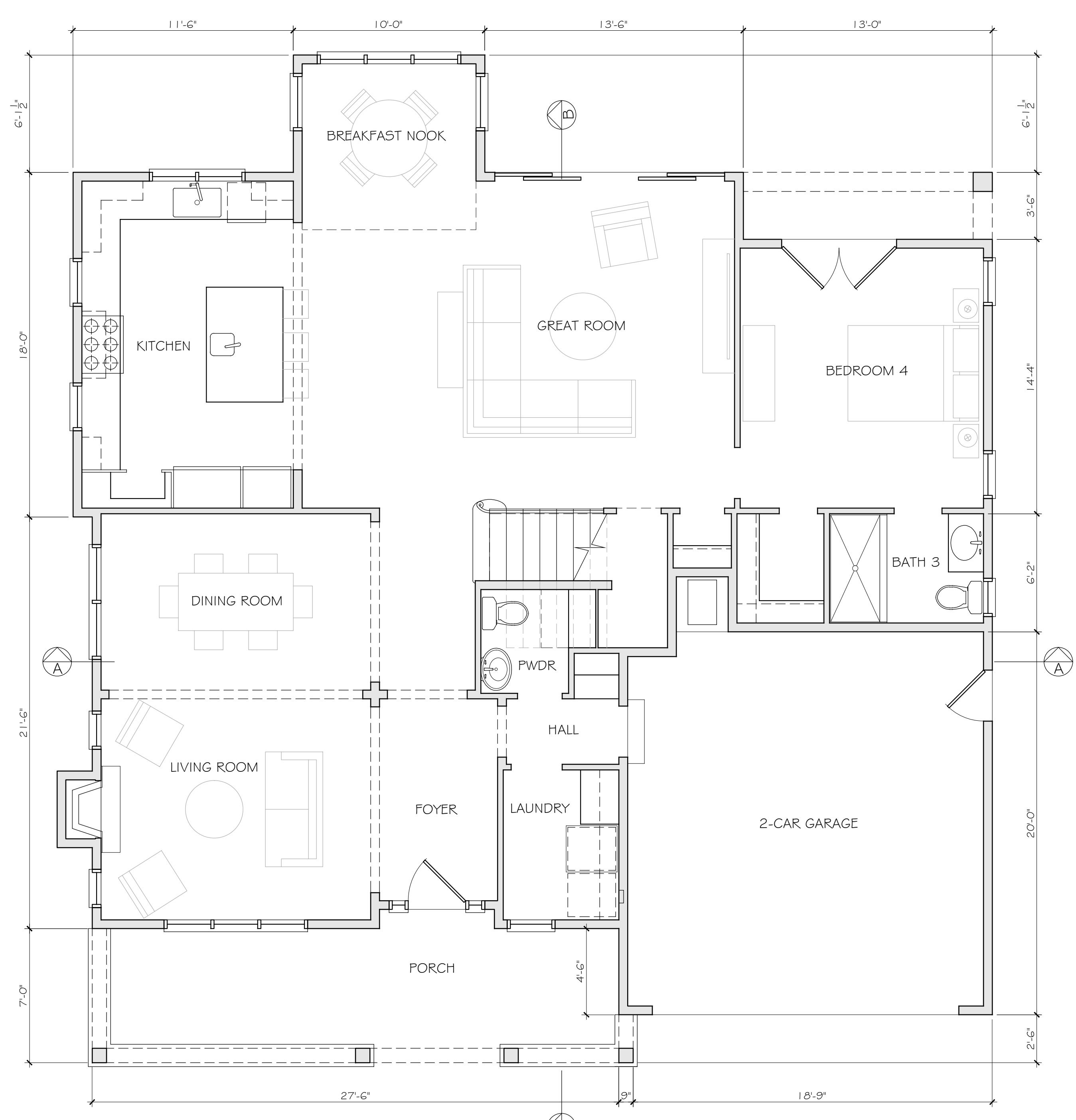
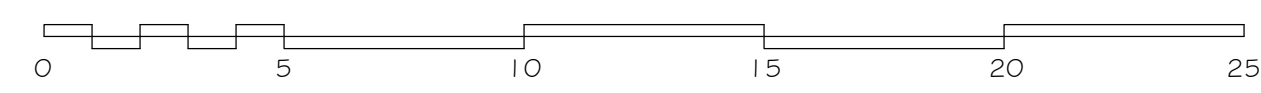


2ND FLOOR 1/8" = 1'-0" 1ST FLOOR 1/8" = 1'-0"

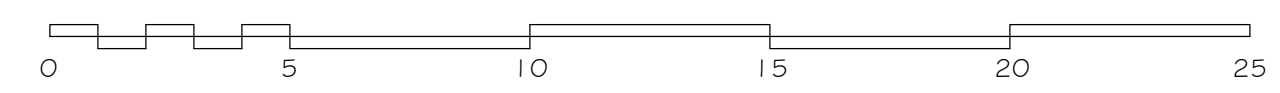
FIRST FLOOR LIVING AREA		TOTAL
A	10'-0" x 6'-1 1/2"	61.25
B	35'-0" x 18'-0"	630
C	13'-0" x 14'-6"	188.5
D	47'-0" x 3'-1 1/2"	146.88
E	30'-6" x 4'-2"	127.08
F	2'-10 1/2" x 13'-9 1/2"	39.65
G	15'-0" x 14'-2 1/2"	213.12
H	6'-0" x 13'-2 1/2"	79.25
I	6'-1 1/2" x 14'-2 1/2"	98.87
TOTAL 1ST FLOOR LIVING AREA		1,584.6 ≈ 1,585
GARAGE		TOTAL
1	2'-8 1/2" x 4'-2"	11.29
2	13'-9 1/2" x 1'-3 3/4"	17.81
3	19'-0 1/2" x 14'-2 1/2"	270.55
4	19'-6" x 4'-6"	87.75
TOTAL GARAGE AREA		387.4 ≈ 387
SECOND FLOOR LIVING AREA		TOTAL
J	27'-0" x 11'-1"	299.3
K	28'-0" x 14'-11"	417.7
L	27'-0" x 10'-6"	283.5
M	2 x 9'-6" x 1'-0"	19.0
TOTAL 2ND FLOOR LIVING AREA		1,019.5 ≈ 1,020
TOTAL FLOOR AREA		2,991.5 ≈ 2,992
EXISTING FLOOR AREA = 1,354 S.F.		



SECOND FLOOR PLAN 1/4" = 1'-0"



FIRST FLOOR PLAN 1/4" = 1'-0"



DRAWINGS PREPARED BY
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REVISIONS	BY
12-10-15	DAN
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 LOS ALTOS CALIFORNIA

DATE:	9-24-15
SCALE:	AS NOTED
DRAWN:	EL/CS/DB/KD
JOB:	CHANG
SHEET	

A2
 OF 6 SHEETS

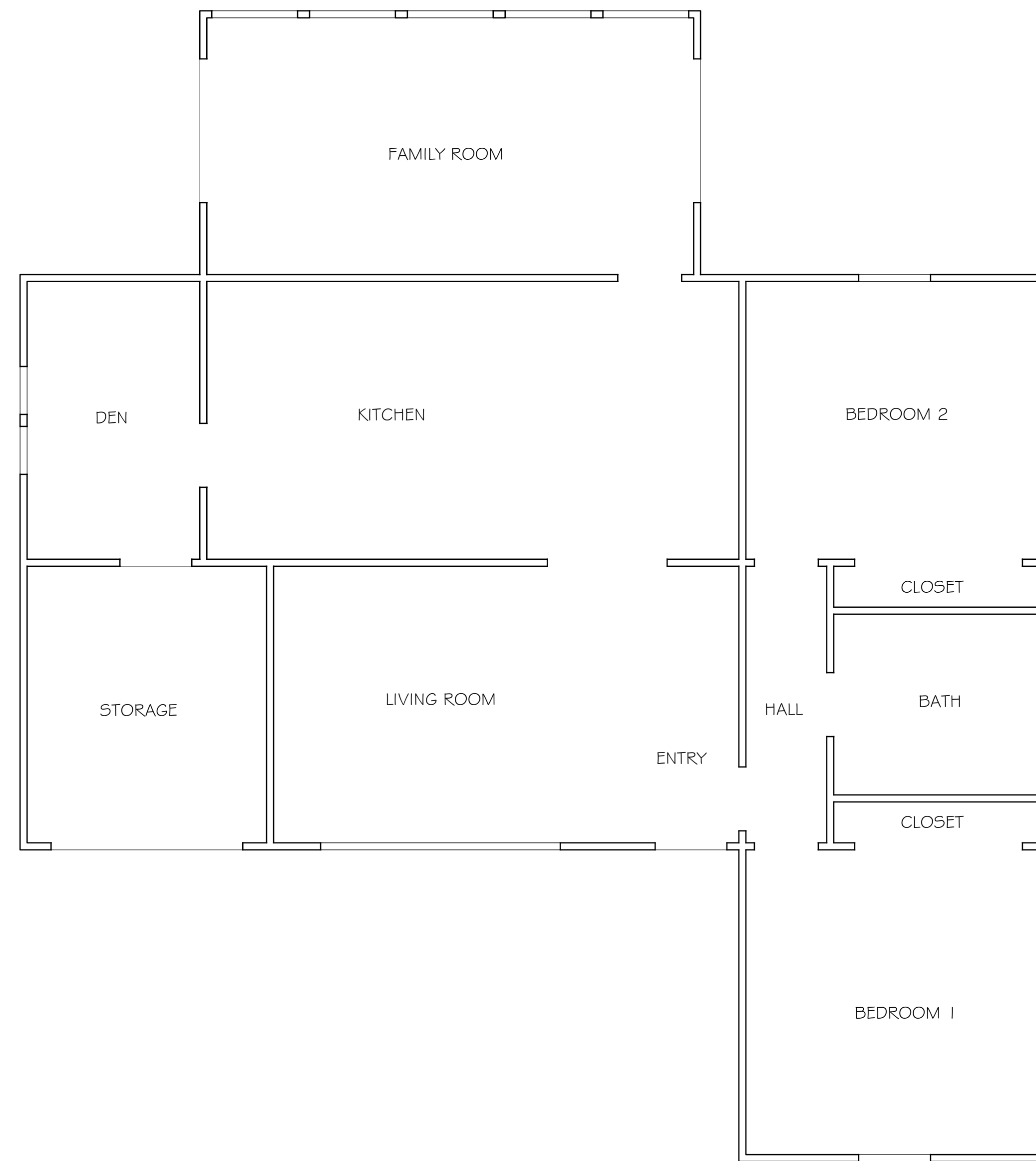
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EXISTING HOUSE FLOOR PLAN 1/4" = 1'-0"

NOTE: EXISTING HOUSE PLAN PROVIDED BY OWNER
TOTAL AREA = 1,354 SQ. FT. (FROM SURVEY DATA)

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CHANG RESIDENCE
318 SOUTH CLARK AVE
LOS ALTOS CALIFORNIA

DATE:	9-24-15
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A2.2
OF 6 SHEETS

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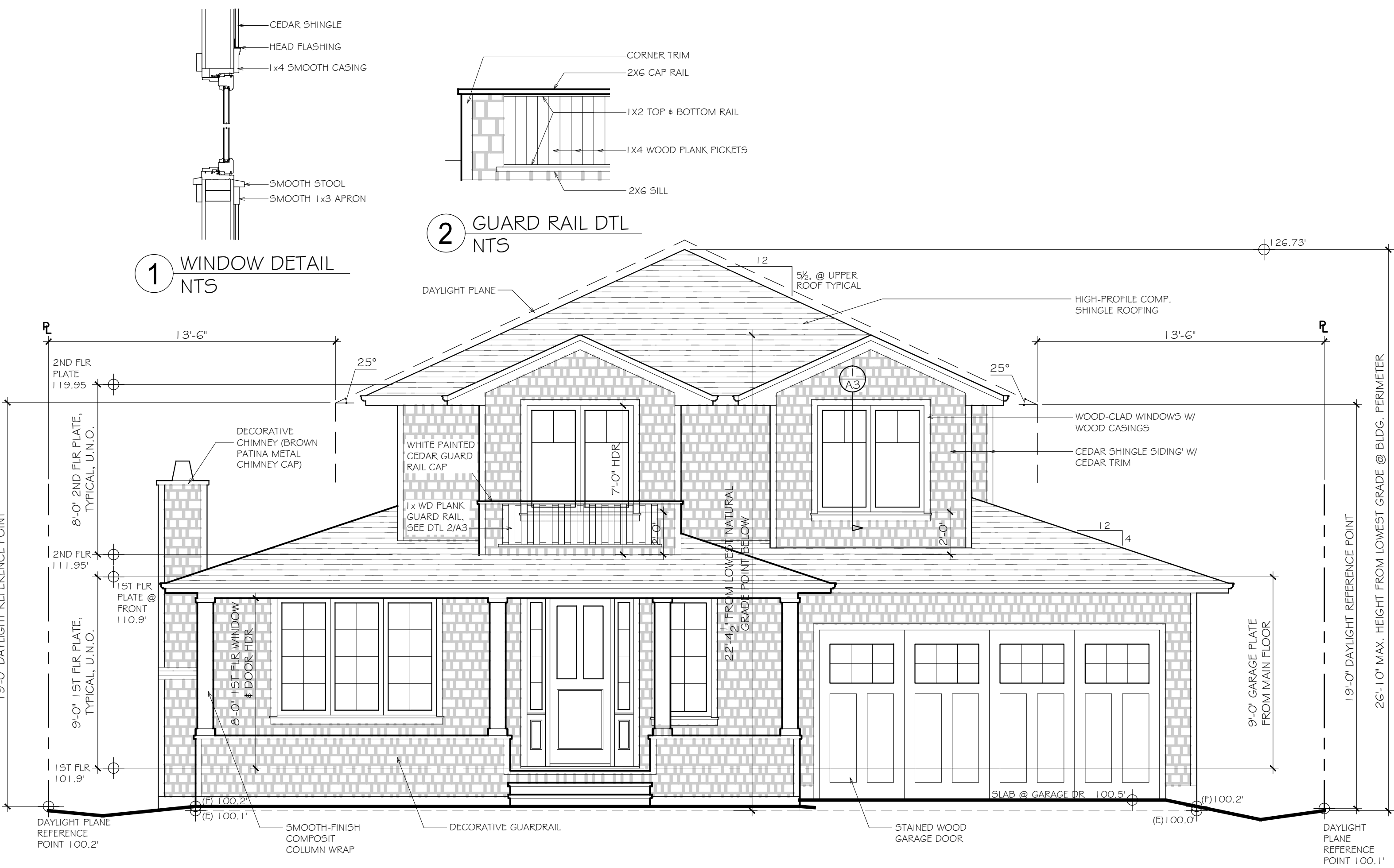
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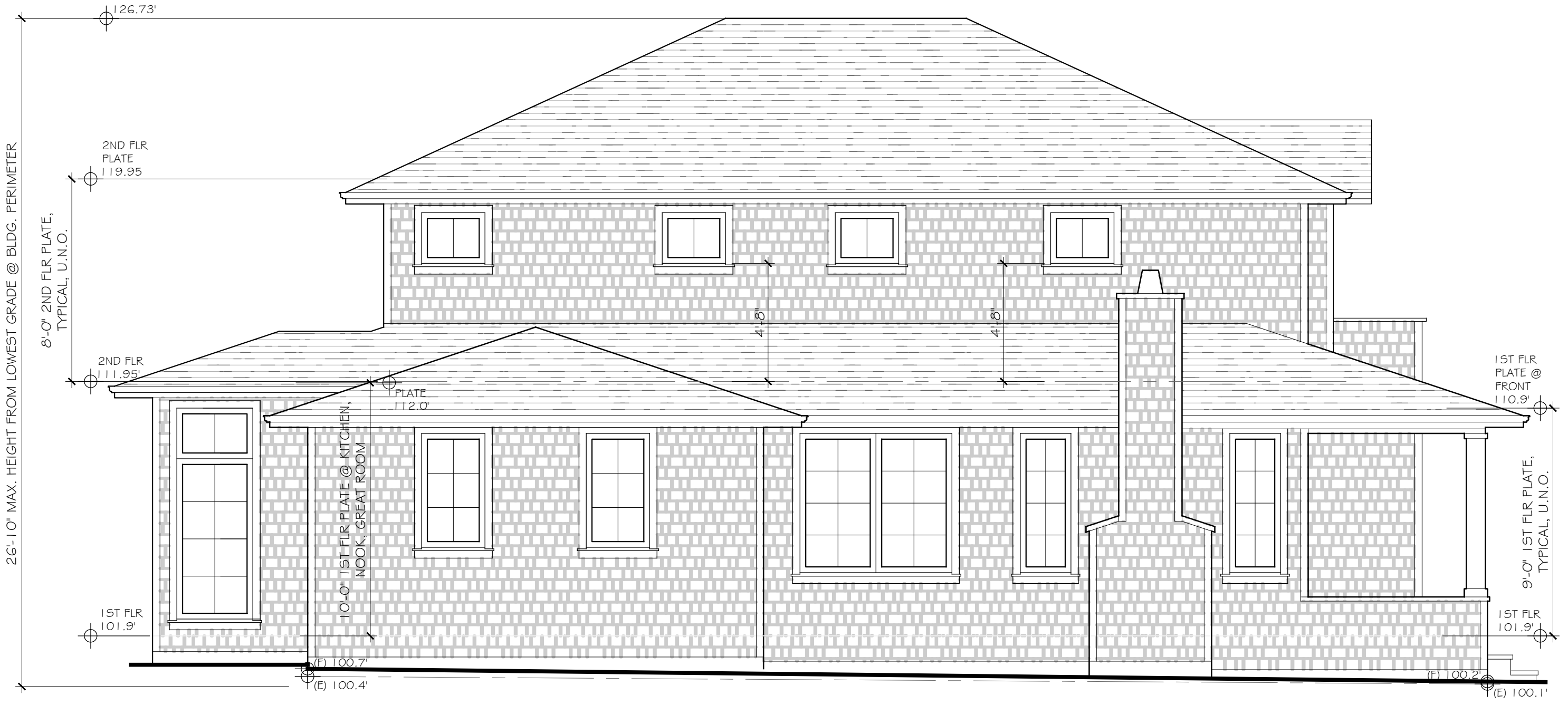
RIGHT-SIDE ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



LEFT-SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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 LOS ALTOS CALIFORNIA

DATE:	9-24-15
SCALE:	AS NOTED
DRAWN:	EL/CS/DB/KD
JOB:	CHANG
SHEET	

A3
 OF 6 SHEETS

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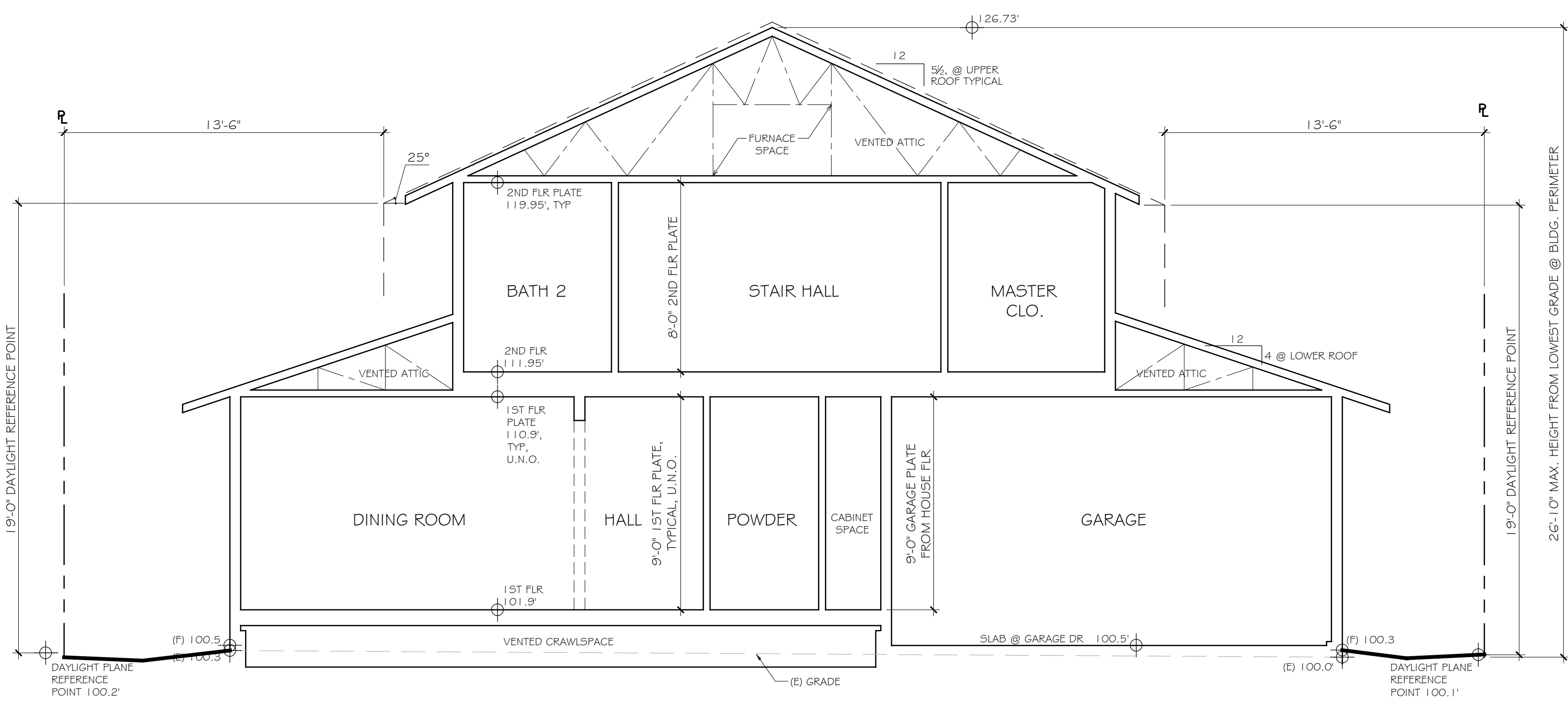
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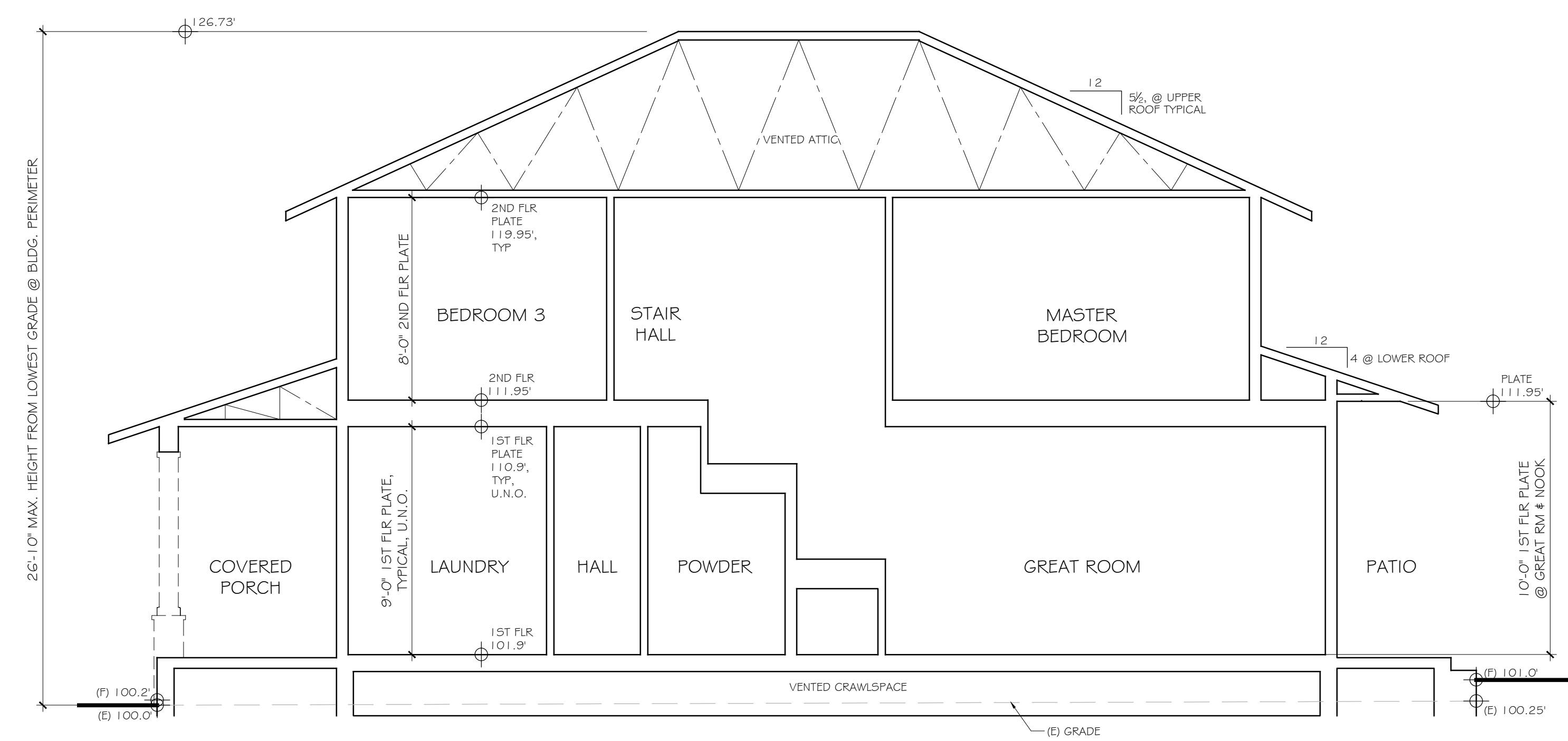
DATE:	9-24-15
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SHEET	

A4
 OF 6 SHEETS



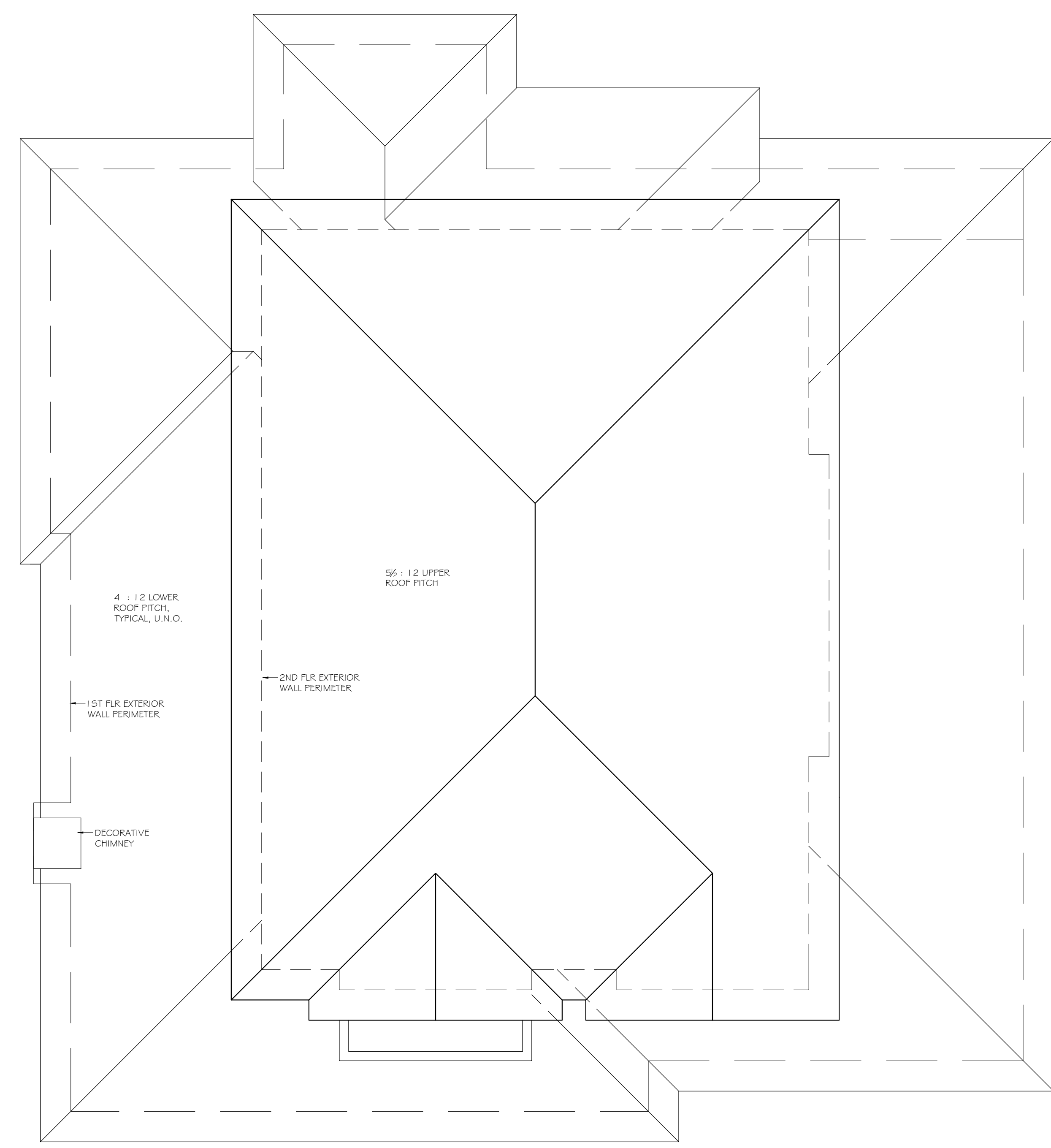
SECTION A-A

1/4" = 1'-0"



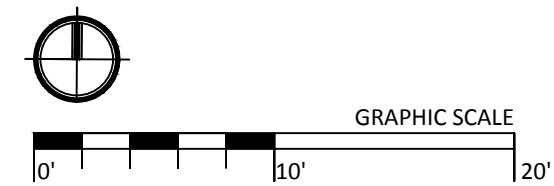
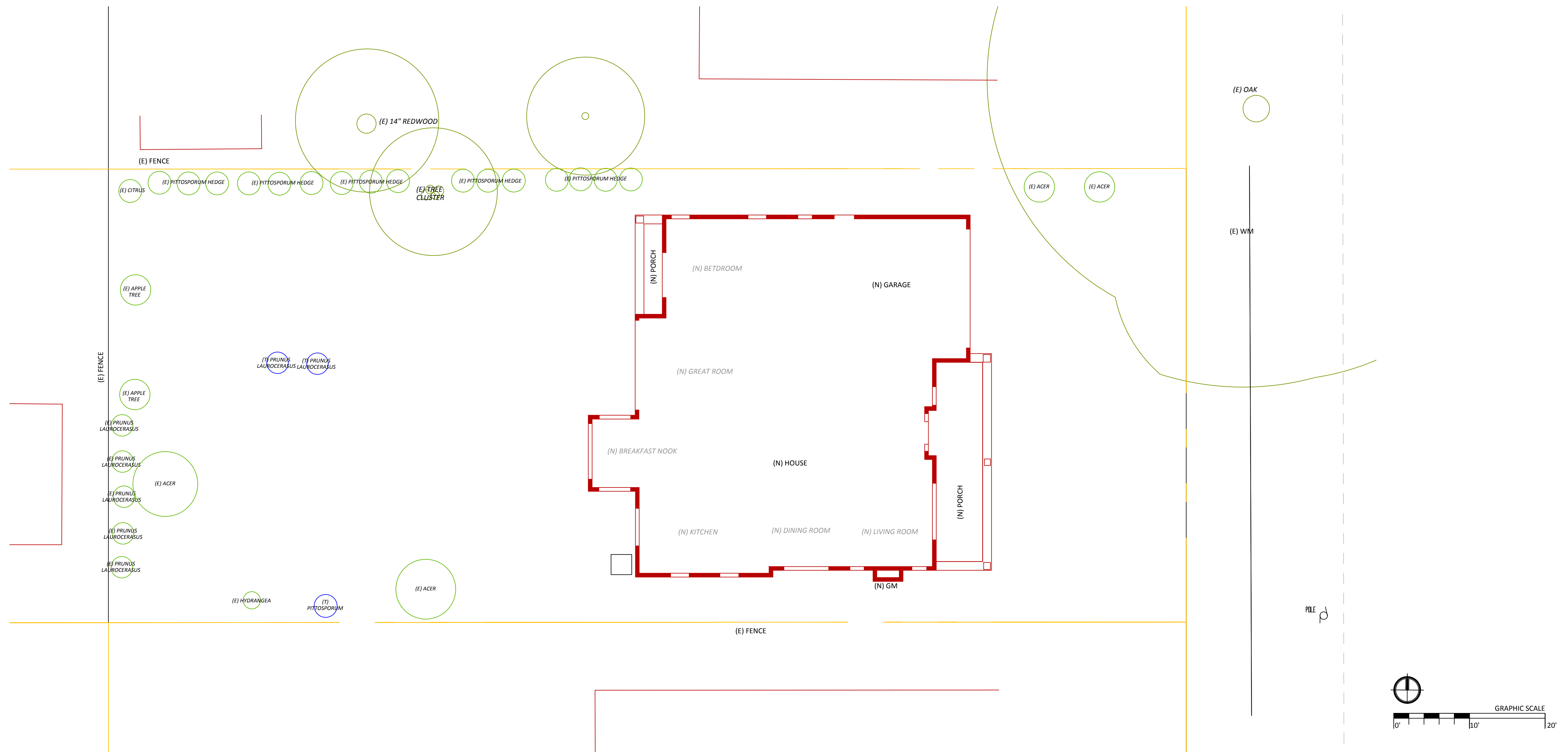
SECTION B-B

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



TAKE-OFF AND NOTES:
PROPERTY LINES BASED ON SITE SURVEY PLAN.

ABBREVIATION:

- DS DOWNSPOUT
- EL ELECTRIC SOURCE/PLUG
- GM GAS METER
- HB HOUSE BIB
- S SEWER
- TR LIGHT TRANSFORMER
- WM WATER METER

- (E) EXISTING PLANT/MATERIAL
- (N) NEW PLANT/MATERIAL
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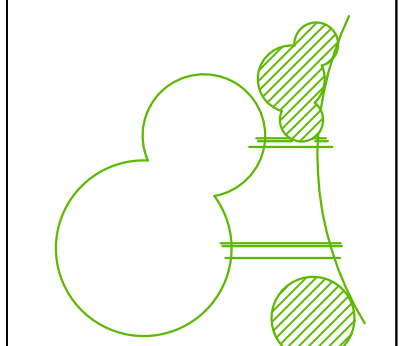
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Contact Hrand Design
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questions.

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East Palo Alto
CA 94503
c.623-332-4287
Zuzana Hranova
Landscape Designer
c.623-332-4287

**CHANG
RESIDENCE
CONCEPT PLAN - EXISTING SITUATION**



JOB LOCATION:
318 South Clark Avenue
Los Altos, CA

SHEET CONTENTS:
GROUNDPLAN
scale 1/8"= 1'-0"

DESIGNED BY:
Zuzana Hranova

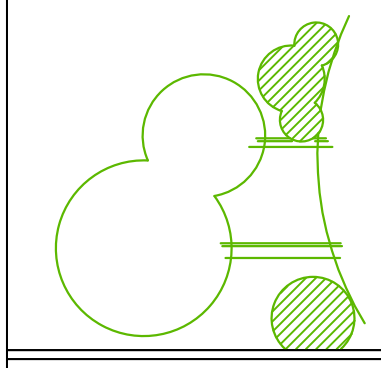
DATE:
12-11-2015

PAPER SIZE:
36"x 24"

PLAN NUMBER:
15-023 L1

REVISIONS	BY
1/11/2016	ZH
2/5/2016	ZH

**CHANG
RESIDENCE
CONCEPT PLAN - HARDSCAPE DESIGN**



JOB LOCATION:
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Los Altos, CA

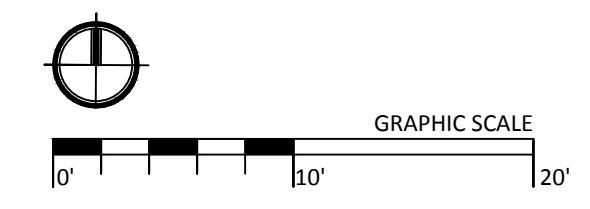
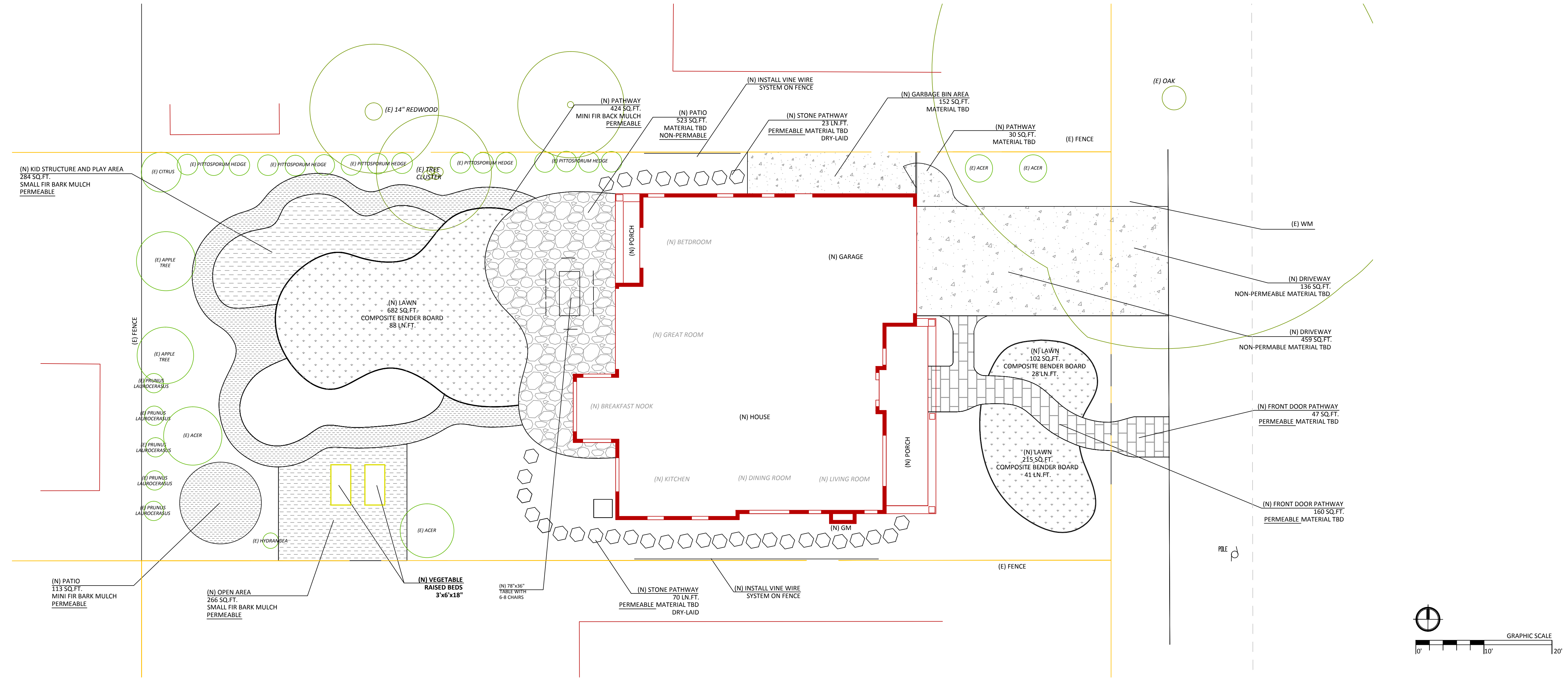
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DESIGNED BY:
Zuzana Hranova
DATE:
12-11-2015

PAPER SIZE:
36"x 24"

PLAN NUMBER:
15-023 L2

REVISIONS	BY
1/11/2016	ZH
2/5/2016	ZH



- HARDSCAPE AND GRADING NOTES:**
- MEET EXISTING GRADES AT PROPERTY LINES AND STREET.
 - ALL HARDSCAPE AREAS TO COMPLY WITH THE CITY CODES - HARDSCAPE WITHIN SETBACK AREAS MAY NOT EXCEED A MAXIMUM HEIGHT OF SIX INCHES ABOVE GRADE.
 - ALL HARDSCAPE FINAL LEVEL SHOULD BE AT THE SAME LEVEL AS FINAL SOIL/MULCH OR LAWN LEVEL.
 - AT BUILDING FOUNDATION, SLOPE GRADE AWAY FROM WALLS AT A MIN. OF 2% (OR SLOPE REQUIRED BY CITY). KEEP SOIL 6" MIN. (OR DISTANCE REQUIRED BY CITY) BELOW STUCCO/WOOD OF BUILDING.

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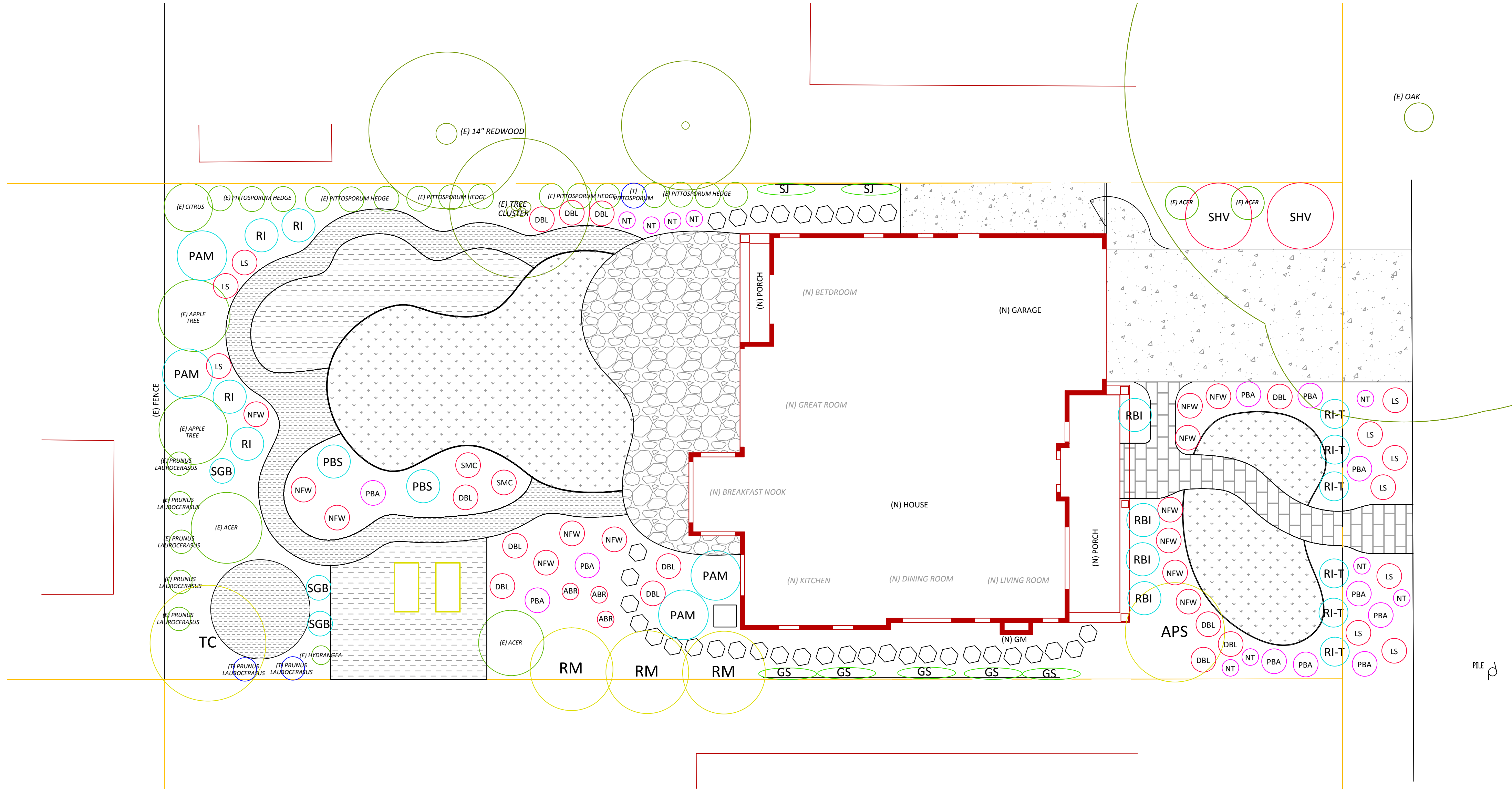
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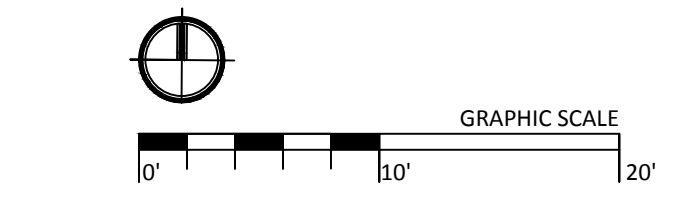
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LANDSCAPE LEGEND

SYMBOL	QTY	SIZE	PLANT NAME (height x width)
TREES:			
APS	1	24" box or 15gal	<i>Acer palmatum</i> - variety to be determine by client
TC	1	24" box	JAPANESE MAPLE (15'x12') deciduous, all year round interest
RM	3	15gal or 24" box	<i>Tristania conferta</i> BRISBANE BOX (30'x15') evergreen tree <i>Rhapiolepis x 'Montic'</i> - STANDARD MAJESTIC BEAUTY INDIAN HAWTHORN (20'x10') evergreen, pink fragrant flowers - spring
SHRUBS:			
PBS	2	1gal	<i>Perovskia 'Blue Spire'</i> RUSSIAN SAGE (4'x4') evergreen, blue flowers - spring/summer
PAM	4	5gal	<i>Plumbago auriculata 'Monott'</i> ROYAL CAPE PLUMBAGO (5'x6') evergreen, blue flowers - sprin/winter
RBI	8	5gal	<i>Rosa x 'Burgundy Iceberg'</i> - SHRUB FORM ICEBERG SHRUB ROSE (maintain 4'x4') deciduous, white flowers - spring/fall
RI-T	6	5gal	<i>Rosa x 'Iceberg'</i> - 36" TREE FORM ICEBERG SHRUB ROSE (maintain tree form) deciduous, white flowers - spring/fall
SGB	3	1gal	<i>Salvia guaranitica 'Black and Blue'</i> ANISE-SCENTED SAGE (4'x3') herbaceous, deep blue flowers - summer/fall
GROUNDCOVERS/PERENNIALS:			
ABR	3	1gal	<i>Anigozanthos 'Big Red'</i> KANGAROO PAW (2'x2', flowers up to 5') evergreen, red flowers - spring/fall
DBL	12	1gal	<i>Dietes bicolor 'Liz's Selection'</i> (Moraea b.) FORTNIGHT LILY (3'x3') evergreen, yellowish flowers - spring/fall
LS	10	1gal	<i>Lantana sellowiana</i> - color to be determine by client TRAILING LANTANA (10'x3') evergreen, purple flowers - all year round
NFW	13	1gal	<i>Nepeta x faassenii 'Walker's Low'</i> WALKER'S LOW CATMINT (2'x3') evergreen, violet flowers - summer
SHV	2	1gal	<i>Sarcococca hookeriana var. humilis</i> HIMALAYAN SWEET BOX (2'x6') evergreen, white fragrant flowers - spring
SMC	2	1gal	<i>Scaevola 'Mauve Clusters'</i> FAIRY FAN FLOWER (1.5'x3') evergreen, blue flowers - year-round

SYMBOL	QTY	SIZE	PLANT NAME (height x width)
ORNAMENTAL GRASSES:			
NT	9	1gal	<i>Nassella tenuissima</i>
PBA	11	5gal	MEXICAN FEATHER GRASS (2'x2') evergreen, movement in wind <i>Phormium 'Black Adder'</i> BLACK ADDER FLAX (4'x3') evergreen, burgundy leaves
VINES:			
GS	5	1gal	<i>Gelsemium sempervirens</i> CAROLINA JESSAMINE (install wire system on fence), evergreen, yellow fragrant flowers - spring/summer
SJ	2	1gal	<i>Solanum jasminoides</i> POTATO VINE (install wire system on fence), evergreen, white flowers - spring and fall
SOIL AMENDMENT:			
	4,249	sq.ft.	AMENDMENT MIX (available at Lyngso)
	26	cubic yards	install 2" layer in all planting areas, mix well with existing soil, to improve soils for water retention and aeration
	36	sq.ft.	LYNGSO VEGETABLE BLEND (available at Lyngso)
	2	cubic yards	install in vegetable raised beds
MULCH:			
	537	sq.ft.	MINI FIR BARK MULCH (1/2"-1" IN SIZE)
	3.5	cubic yards	2" layer, mulch pathway in backyard and small patio at rear end of garden
	4,560	sq.ft.	SMALL FIR BARK MULCH (1/4"-3/8" IN SIZE)
	42	cubic yards	3" layer, mulch all planting areas PLUS OPEN AREA AND KID PLAY AREA



TAKE-OFF AND NOTES:
 PROPERTY LINES BASED ON SITE SURVEY PLAN.

ABBREVIATION:

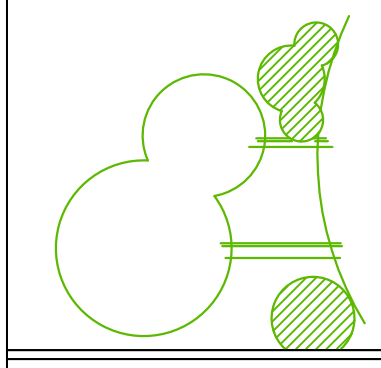
DS DOWNSPOUT
 EL ELECTRIC SOURCE/PLUG
 GM GAS METER
 HB HOUSE BIB
 S SEWER
 TR LIGHT TRANSFORMER
 WM WATER METER

(E) EXISTING PLANT/MATERIAL
 (N) NEW PLANT/MATERIAL
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CHANG RESIDENCE
 CONCEPT PLAN - LANDSCAPE DESIGN



JOB LOCATION:
 318 South Clark Avenue
 Los Altos, CA

SHEET CONTENTS:
 GROUNDPLAN
 scale 1/8"= 1'-0"

DESIGNED BY:
 Zuzana Hranova

DATE:
 12-11-2015

PAPER SIZE:
 36"x 24"

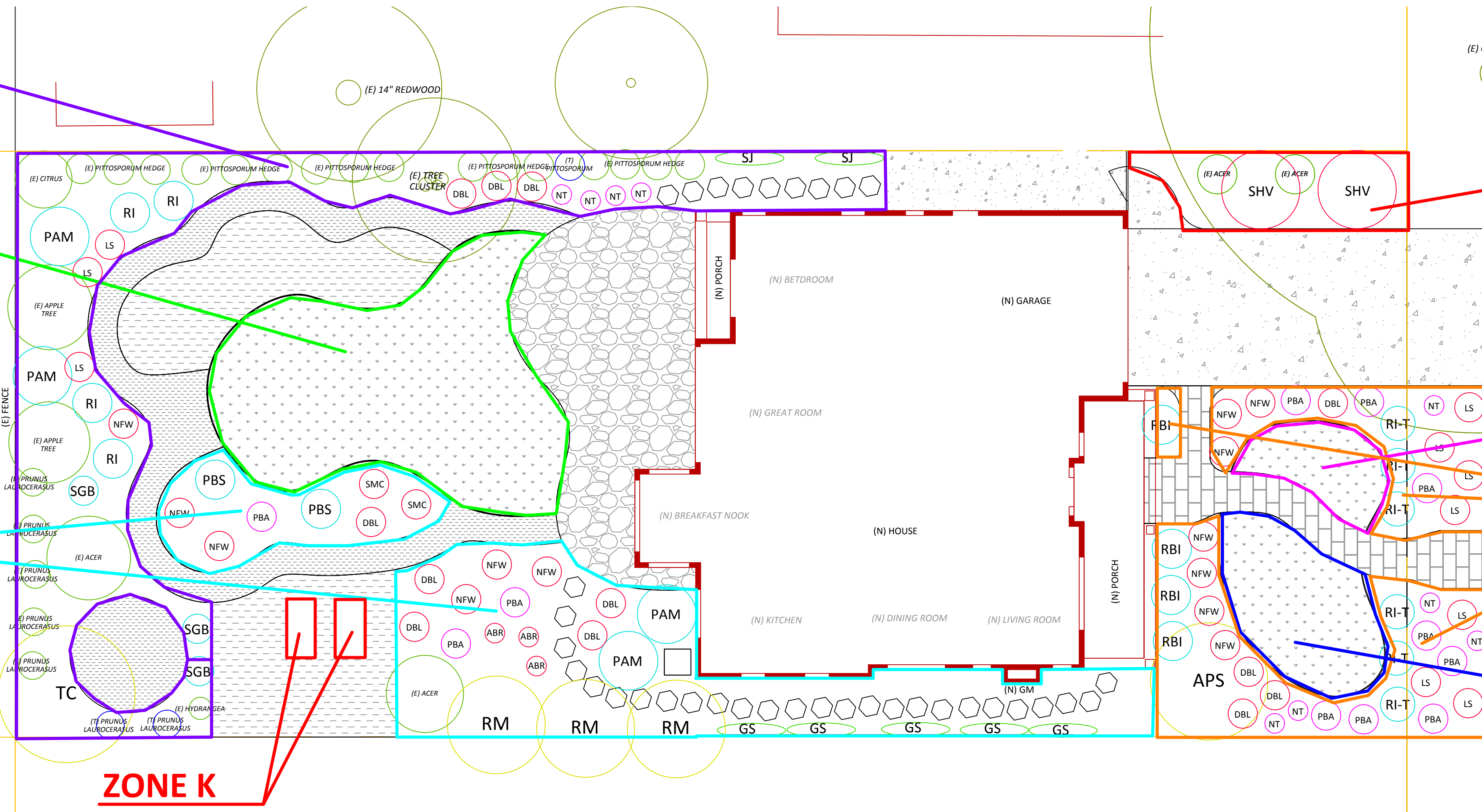
PLAN NUMBER:
15-023 L3

REVISIONS	BY
1/11/2016	ZH
2/5/2016	ZH

ZONE G, H

ZONE E, F

ZONE I, J



ZONE D

ZONE A

ZONE C

ZONE B

ZONE K

CITY OF LOS ALTOS - LANDSCAPE WATER USE STATEMENT

DATE: 2-5-2016
PROJECT APPLICANT: SUSAN CHANG
PROJECT NAME: CHANG RESIDENCE
PROJECT ADDRESS: 318 SOUTH CLARK AVENUE, LOS ALTOS, CA
LOT SIZE: 8,550 SQ.FT.
TOTAL LANDSCAPE AREA: 3,921 SQ.FT. (999 SQ.FT. OF TURF AND 2,922 SQ.FT. OF LANDSCAPE)
PROJECT TYPE: RESIDENTIAL, DEMOLISH EXISTING 1-STORY HOUSE AND BUILD A NEW 2-STORY HOUSE
WATER SUPPLY: POTABLE

AREA	PERMEABLE OR NON-PERMEABLE	(SQ.FT.)
TOTAL LOT		8,550.00
HARDSCAPE		4,629.00
LANDSCAPE		3,921.00
HARDSCAPE BREAK DOWN		
HOUSE		1,585.00
GARAGE		387.00
PORCHES		246.00
DRIVEWAY	NON-PERMEABLE	459.00
FRONT PATHWAY	PERMEABLE	160.00
SIDE GARBAGE PATHWAY	NON-PERMEABLE	30.00
GARBAGE BIN AREA	NON-PERMEABLE	152.00
BACK PATIO	NON-PERMEABLE	523.00
BACK PATHWAY	PERMEABLE	424.00
BACK PATIO	PERMEABLE	113.00
OPEN AREA BY VEGETABLE BEDS	PERMEABLE	266.00
KID PLAY AREA	PERMEABLE	284.00

STEP ONE: MAXIMUM APPLIED WATER ALLOWANCE

MAWA = $E_{To} \times 0.62 \times [(0.7 \times LA) + (0.3 \times SLA)]$

YEARLY E_{To} 43.0 (INCH PER YEAR)
CONVERSION FACTOR 0.62 (TO GALLONS)
ET ADJUSTMENT FACTOR 0.7
LANDSCAPE AREA INCLUDING SLA (=LA) 3,921 (SQ.FT.)
ADDITIONAL WATER ALLOWANCE FOR SLA 0.3
SPECIAL LANDSCAPE AREA (=SLA) 36 (SQ.FT.)
LANDSCAPE WATER ALLOWANCE 73,461.63 (GALLONS PER YEAR)
TOTAL HUNDRED-CUBIC-FEET PER YEAR 98.21 (HUNDRED-CUBIC-FEET PER YEAR)

CALCULATION: MAWA = $43 \times 0.62 \times [(0.7 \times 3,921) + (0.3 \times 36)] = 73,461.63$

HYDROZONE TABLE AND ETWU

HYDROZONE TABLE	ZONE OR VALVE	IRRIGATION METHOD	AREA (SQ.FT.)	% OF LANDSCAPE AREA	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF x HA (SQ.FT.)
HW	ZONE A, B	MSR	317.00	8.08%	high	0.7	317.00	221.9
MW	ZONE C	D	504.00	12.85%	medium	0.5	504.00	252
LW	ZONE D	D	200.00	5.10%	low	0.3	200.00	60
HW	ZONE E, F	MSR	682.00	17.39%	high	0.7	682.00	477.4
MW	ZONE G, H, I, J	D	1,167.00	29.76%	medium	0.5	1,167.00	583.5
LW	ZONE I, J	D	1,015.00	25.89%	low	0.3	1,015.00	304.5
		SUM	3,885.00	99.08%		SUM	3,885.00	1,899.30
SLA	ZONE K	ILD	36.00	0.92%	SLA	1	36	36
		SUM	3,921.00	100.00%				

IRRIGATION METHOD	TOTAL SQ.FT.	% OF LANDSCAPE AREA	PLANT WATER USE TYPE	TOTAL SQ.FT.	% OF LANDSCAPE AREA
MULTI-STREAM ROTOR	999.00	25.48%	COOL SEASON TURF	0	0.00%
SPRAY	0	0.00%	WARM SEASON TURF	999.00	25.48%
ROTOR	0	0.00%	HIGH WATER USE	0	0.00%
BUBBLER	0	0.00%	MEDIUM WATER USE	1,671.00	42.62%
DRIP	2,886.00	73.60%	LOW WATER USE	1,215.00	30.99%
IN-LINE DRIP	36.00	0.92%	SPECIAL LAND. AREA	36.00	0.92%
OTHER	0.00	0.00%			

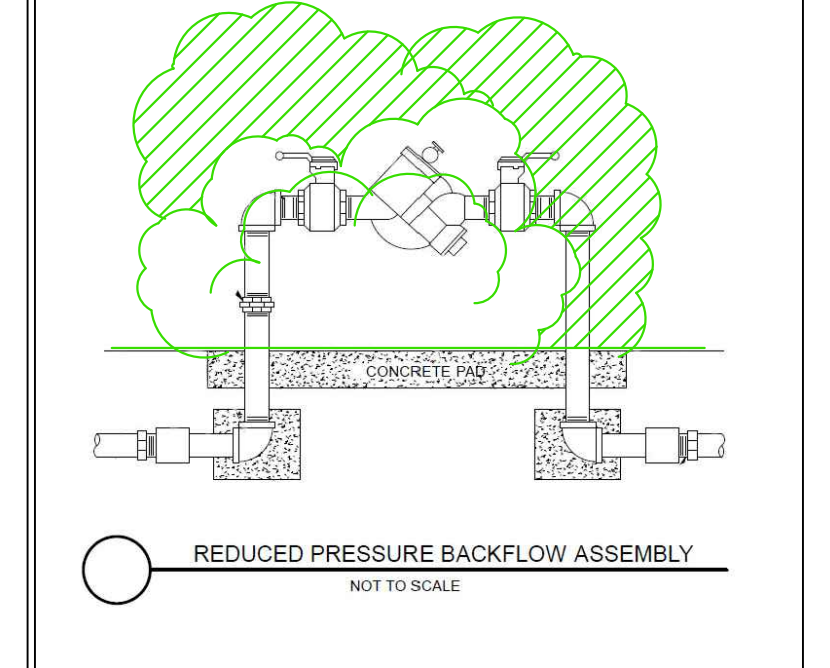
STEP TWO: ESTIMATED TOTAL WATER USE

ETWU = $E_{To} \times 0.62 \times [(PF \times HA) / IE] + SL$

CALCULATION: ETWU = $43 \times 0.62 \times [(1,899.3 / 0.71) + 36] = 72,277.13$

ESTIMATED TOTAL WATER USE 72,277.13 (GALLONS PER YEAR)
TOTAL HUNDRED-CUBIC-FEET PER YEAR 96.63 (HUNDRED-CUBIC-FEET PER YEAR)

BACK-FLOW PREVENTOR SCREEN, IF REQUIRED - PLANT MATERIAL



TAKE-OFF AND NOTES:
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ABBREVIATION:
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