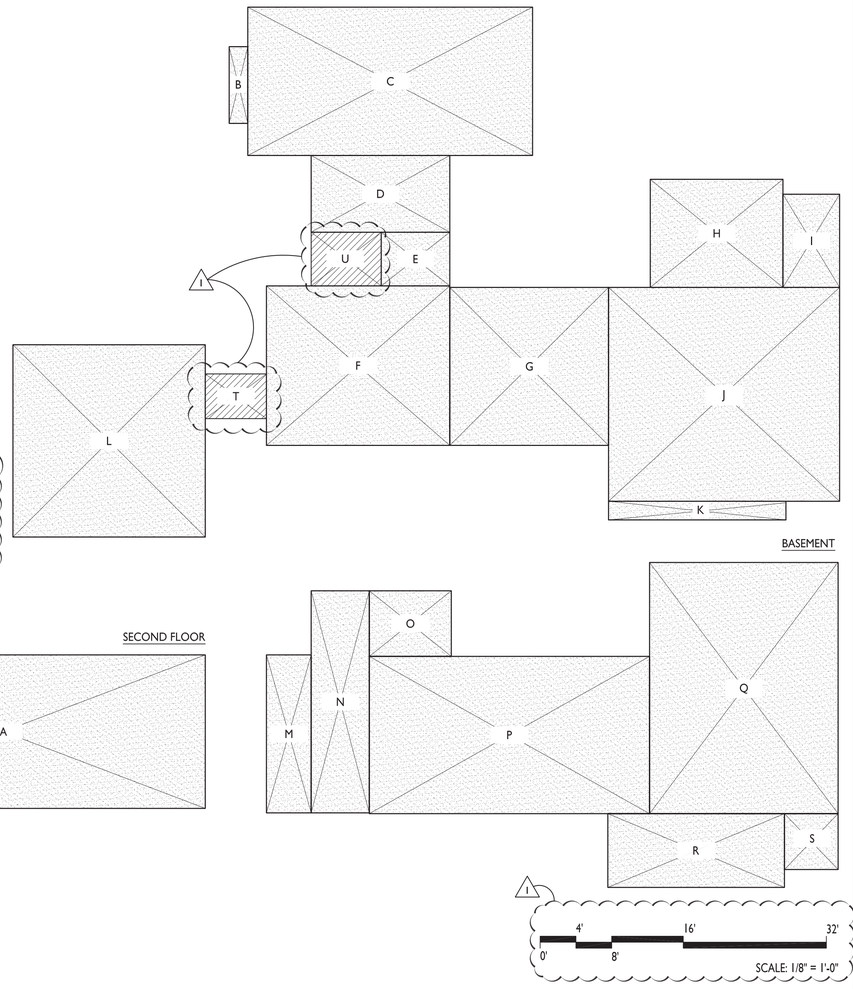
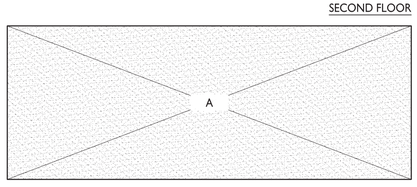
FLOOR AREA CALCULATIONS

SECTION	DIMENSIONS	AREA
A	(45'-2" x 17'-2")	875.36 S.F.
SECOND FLOOR SUBTOTAL=		875.36 S.F.
B	(2'-1" x 8'-7")	17.52 S.F.
C	(31'-10" x 16'-7")	527.94 S.F.
D	(15'-6" x 8'-7")	133.04 S.F.
E	(7'-8" x 6'-0")	46.64 S.F.
F	(20'-6" x 17'-10")	365.58 S.F.
G	(17'-9" x 17-8")	313.58 S.F.
H	(14'-10" x 12'-1")	179.24 S.F.
I	(6'-4" x 10'-5")	65.97 S.F.
J	(25'-10" x 23'-11")	617.85 S.F.
K	(19'-10" x 2'-1")	41.32 S.F.
L	(21'-6" x 21'-6")	462.25 S.F.
FIRST FLOOR SUBTOTAL=		2970.66 S.F.
M	(5'-0" x 17'-8")	88.33 S.F.
N	(6'-6" x 24'-10")	161.42 S.F.
O	(9'-2" x 7'-4")	67.22 S.F.
P	(31'-4" x 17'-7")	550.94 S.F.
Q	(21'-1" x 28-1")	592.09 S.F.
R	(19'-9" x 8'-3")	162.94 S.F.
S	(6'-0" x 6'-3")	37.50 S.F.
BASEMENT SUBTOTAL=		1760.44 S.F.
TOTAL FLOOR AREA=		5606.46 S.F.
TOTAL FLOOR AREA (NOT INC. BASEMENT)=		3846.02 S.F.
MAXIMUM TOTAL FLOOR AREA (NOT INC. BASEMENT)=		4187.80 S.F. COMPLIES
T	(6'-10" x 5'-0")	34.18 S.F.
U	(7'-10" x 6'-0")	47.00 S.F.
COVERED AREA=		81.81 S.F.
TOTAL LOT COVERAGE=		3052.47 S.F.
MAXIMUM TOTAL LOT COVERAGE=		4313.40 S.F. COMPLIES

GROUND FLOOR



SECOND FLOOR



BASEMENT

4' 16' 32'
0' 8'
SCALE: 1/8" = 1'-0"

PROJECT STATISTICS

PROJECT LOCATION:	839 PARMA WAY LOS ALTOS , CA
A.P.N. #	189-42-037
PROJECT TYPE:	NEW TWO STORY PLUS BASEMENT SINGLE FAMILY DWELLING
EXISTING CONDITIONS:	ALL (E) STRUCTURES TO BE DEMOLISHED
ZONING: OCCUPANCY:	R1-10 R-3 - SINGLE FAMILY DWELLING
FLOOD ZONE:	AE
CONSTRUCTION TYPE:	VB
STORIES:	TWO STORIES W/ BASEMENT
FIRE SPRINKLERS:	YES
LOT SIZE:	14,378 S.F.

PROJECT SUMMARY

NET LOT AREA:	14,378 S.F.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	933.10 S.F. 29.5% OF FRONT	+846.22 SQ. FT. +90.68% OF FRONT	1,779.32 SQ. FT. 43.49% OF FRONT
HABITABLE LIVING AREA	2,663.02 S.F.	+2,481.19 S.F.	5,144.21 S.F. 1
NON-HABITABLE LIVING AREA	522.53 S.F.	-60.28 S.F.	462.25 S.F.
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	3,451.96 S.F. (24%)	3,052.47 S.F. (21.2%)	4,313.40 S.F. (30%)
FLOOR AREA:			1
FIRST FLOOR	3,185.55 S.F.	2,970.66 S.F.	N/A
SECOND FLOOR	N/A	875.36 S.F.	N/A
TOTAL	3,185.55 S.F. (22.2%)	3,846.02 S.F. (24.7%)	4,187.80 S.F. (29%)
SETBACKS:			
FRONT	28'-7"	44'-4"	25'-0"
REAR	72'-6"	33'-9 1/2" (FROM T.O. BANK)	25'-0" (FROM T.O. BANK)
RIGHT SIDE (1ST/2ND)	12'-5" / NA	11'-11" / 20'-3"	10'-0" / 17'-6"
LEFT SIDE (1ST/2ND)	9'-6" / NA	10'-0" / 41'-2"	10'-0" / 17'-6"
HEIGHT:	19'-2"	21'-9"	27'-0"
LANDSCAPE BREAKDOWN			1
TOTAL HARDSCAPE AREA (EXIST. & PROPOSED):			5,939 S.F.
(E) SOFTSCAPE (UNDISTURBED) AREA:			4,010 S.F.
(N) SOFTSCAPE AREA:			4,429 S.F.
SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA:			14,378 S.F.

SHEET INDEX

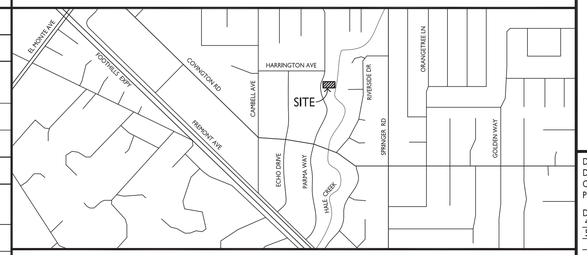
- A0.0 COVER SHEET/ F.A.R. CALCULATIONS
- SU-1 BOUNDARY AND TOPOGRAPHIC SURVEY

CIVIL
- C-0 TITLE SHEET
- C-1 GRADING PLAN
- C-2 UTILITY PLAN

ARCHITECTURAL
- A0.1 NEIGHBORHOOD CONTEXT MAP
- A0.2 SITE PLAN
- A0.3 ROOF PLAN
- A0.4 BASEMENT FLOOR PLAN
- A0.5 GROUND FLOOR PLAN
- A0.6 SECOND FLOOR PLAN
- A0.7 EXTERIOR ELEVATIONS
- A0.8 EXTERIOR ELEVATIONS
- A0.9 BUILDING SECTIONS
- A0.10 EXISTING ELEVATION

LANDSCAPE
- PLANTING PLAN
- IRRIGATION PLAN

VICINITY MAP



PROJECT DIRECTORY

OWNER:	William and Alexandra Fairey 839 Parma Way Los Altos, CA 94024	Bill Fairey Alex Fairey	Tel: (650) 463-6675
ARCHITECT:	Arcanum Architecture, Inc. 501 Third Street, Suite 200 San Francisco, CA 94107	Timothy Chappelle	Tel: (415) 357-4400 Fax: (415) 357-4404
CIVIL ENGINEER:	Precision Engineering & Cons. 901 Waltermire Street Belmont, CA 94002	Travis Lutz	Tel: (650) 226-8640 Fax: (650) 637-1059
SURVEYOR:	BGT Land Surveying 1206 S. Amphiett Blvd., Suite 3 San Mateo, CA 94402	Bryan Taylor	Tel: (650) 212-1030 Fax: (650) 212-1031
ARBORIST:	UrbanTree Management P.O. Box 971 Los Gatos, CA 95031	Michael Young	Tel: (650) 321-0202 Fax: (408) 399-8063
LANDSCAPE ARCHITECT:	Studio Green 232 Sir Francis Drake Blvd. San Anselmo, CA 94960	John Merten	Tel: (415) 721-0905

ARCANUM
arcanum architecture, inc.
501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax
www.arcanumarchitecture.com

FAIREY RESIDENCE

839 PARMA WAY
LOS ALTOS, CALIFORNIA
APN: 189-42-037

Date	
Drawn By	
Checked By	
Project No.	15004
Date	Issue
4.8.16	DESIGN REVIEW
5.27.16	1 PLAN CHECK

COVER SHEET/
F.A.R. CALCULATIONS

SCALE: AS NOTED

A0.0

1" = 8'

8 0 4 8 16

(IN FEET)

1 INCH = 8 FEET

BLOCK 6
TRACT NO. 354 DOUD JONES TRACT
BOOK 12 MAPS 40–41

LOT 4

RIDGE: 195.1

SECOND STORY FOOTPRINT

EXISTING RESIDENCE

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM "TRACT NO. 354 DOUD-JONES TRACT" WHICH WAS FILED FOR RECORD IN BOOK 12 OF MAPS PAGES 40-41 ON FEBRUARY 03, 1947, SANTA CLARA COUNTY RECORDS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM BASED UPON A GPS SURVEY, TYING INTO THE SANTA CLARA VALLEY WATER DISTRICT BENCHMARK 760, A BRONZE DISK ON TOP OF CURB ON SOUTH SIDE OF RETURN ON SOUTHEAST CORNER OF SPRINGER ROAD AND CUESTA DRIVE.

NOTES:

BGT RELIED UPON AN OLD REPUBLIC TITLE COMPANY PRELIMINARY TITLE REPORT, ORDER NO. 0623008450, AS TITLE REFERENCE. NO EASEMENTS WERE REFERENCED WITHIN SAID REPORT.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

THE LOCATION OF THE SEWER CLEANOUT WAS NOT FOUND BY THE FIELD CREW. THEREFORE, THE CLEANOUT(S), AND THE PROBABLE LOCATION OF THE SEWER LATERAL COULD NOT BE VERIFIED. VERIFICATION TO BE DONE BY OTHERS.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW.

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: MAY 2015
JOB NUMBER: 15-070

FOUND 3/4" IRON PIPE DOWN 1' IN ROAD, ACCEPTED AS ORIGINAL PER 12 MAPS 40-41

Δ=59°57'04"
R=260.00'
L=450.37'

S 67°27'04" E

FOUND 3/4" OPEN IP AT BASE OF OAK TREE ACCEPTED AS ORIGINAL LOT CORNER MONUMENT PER 12 MAPS 40-41

30.00'

12" OAK 171.61

BRICK PILLAR

3' IRON FENCE

N 89°58'20" W

6' WOOD FENCE

147.12' - IP TO IP DISTANCE

174.66'

EXISTING BUILDING

FOUND 3/4" OPEN IP UNDER FENCE, ACCEPTED AS ORIGINAL LOT LINE MONUMENT PER 12 MAPS 40-41

TRASH ENCLOSURE

MB

EM GM

WM

PARMA WAY
(60' WIDE RIGHT OF WAY)

EDGE OF ASPHALT PAVEMENT

EDGE OF TRAVELLED WAY

CONCRETE DRIVEWAY

CONCRETE PAVER

CONCRETE PAVER PORCH

THRESHOLD: 172.72

FF GARAGE: 171.51

Δ=18°03'13"
R=260.00'
L=81.92'

LOT 5
14,378 SQ. FT.

RIDGE: 190.7

EXISTING RESIDENCE
(MEASURED TO EXTERIOR FINISHED SURFACE)

RIDGE: 187.6

RIDGE: 184.7

CONCRETE PAVER

CONCRETE RAVER 170.69

CONCRETE PATIO

FIRE PIT

THRESHOLD: 172.63

OAK DRIPLINE

LAWN AREA

5' IRON FENCE

TOP OF BANK

MILE CREEK

FEMA ZONE AE
100-YR. FLOOD PLAIN
ELEVATION LINE (169.5')

96" OAK (MULTI-TRUNK) 161.02

48" OAK (FORKED)

20" OAK 169.69

12" OAK 165.66

36" OAK 169.78

TRAMPOLINE AREA/ PIT

24" OAK 172.64

24" OAK

36" OAK 172.92

CONCRETE WALKWAY

SHED

6' WOOD FENCE

S 89°58'20" E

183.40'

N 07°25'25" E

80.00'

LOT 6

RIDGE: 186.0

RIDGE: 187.4

EXISTING RESIDENCE
(APPROXIMATE LOCATION)

LOCAL BENCHMARK
SSMH
LID: 173.41

LEGEND

AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
VCP	VITRIFIED CLAY PIPE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

FEMA:

ZONES: X and AE
100-YEAR BASE FLOOD ELEVATION=169.5'
(INTERPOLATED, SHOWN, DASHED LINE)
COMMUNITY: SANTA CLARA COUNTY
LOS ALTOS, CITY OF
MAP NUMBER: 06085C0201H
EFFECTIVE DATE: MAY 18, 2009

PLEASE NOTE FEMA INFORMATION SHOWN ON SURVEY WERE INTERPOLATED USING FEMA FIRM AND GIS MAPS FROM FEMA FLOOD MAP SERVICE CENTER WEBSITE.
https: //msc.fema.gov.

BGT LAND SURVEYING
www.bgtsurveying.com
1206 S. Amphlett Blvd., Suite 3 - San Mateo, CA 94402
Main (650) 212-1000 bgtmtg@bgtsurveying.com

LICENSED LAND SURVEYOR
BRYAN G. TAYLOR
NO. 7551
STATE OF CALIFORNIA

Assessor Parcel Number:
189-42-037

Prepared For:
WILLIAM & ALEXANDRA FAIREY
839 Parma Way
Los Altos, CA, 94024

BOUNDARY AND TOPOGRAPHIC SURVEY

LOT 5, BLOCK 6, "TRACT NO. 354 DOUD-JONES TRACT" (BOOK 12 MAPS 40-41)

839 PARMA WAY

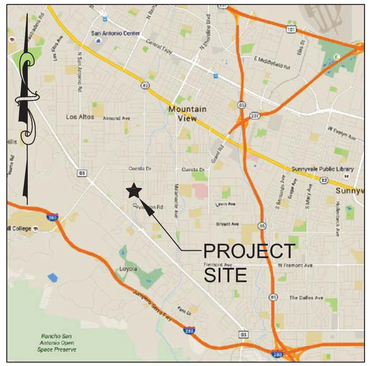
LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

Date: DEC. 2015
Scale: 1" = 8'
Contour Interval: 1'
Drawn: MCV

Drawing Number:
SU-1
SHEET 1 OF 1

Job No. 15-070

FAIREY RESIDENCE
839 PARMA WAY
LOS ALTOS, CA 94024

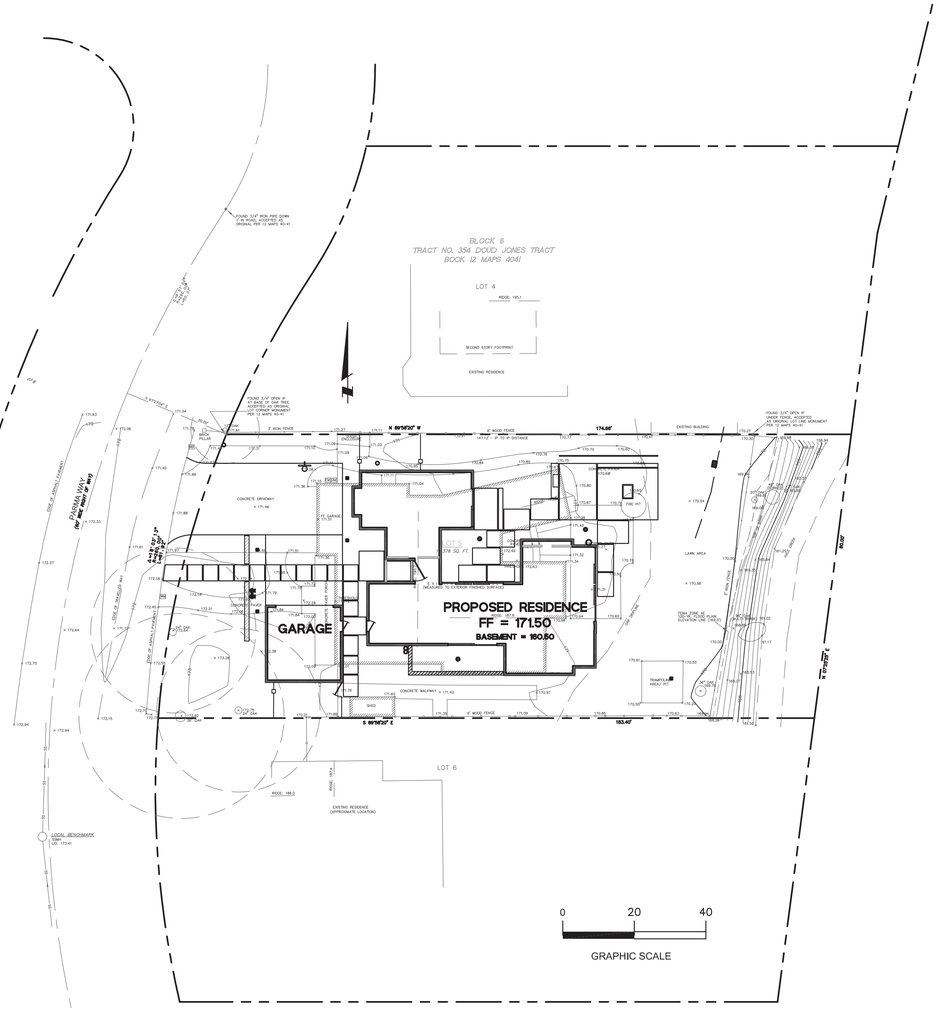


VICINITY MAP
N.T.S.

LOCATION MAP
N.T.S.

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER



EARTHWORK QUANTITIES

CUT	840 C.Y.
FILL	50 C.Y.
TOTAL TO BE MOVED	890 C.Y.
BALANCE	790 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.

LEGEND:

EXISTING	PROPOSED	
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
		STORM SUB-DRAIN (PERFORATED PIPE)
		TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X		FENCE
○	○	CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
⊗	⊗	VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	GRADING PLAN
C-2	UTILITY PLAN

PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
F: 650.226.8648
Travis@precision-ec.com
901 Wallermire Street
Belmont, CA 94002

DATE:

REVISIONS:

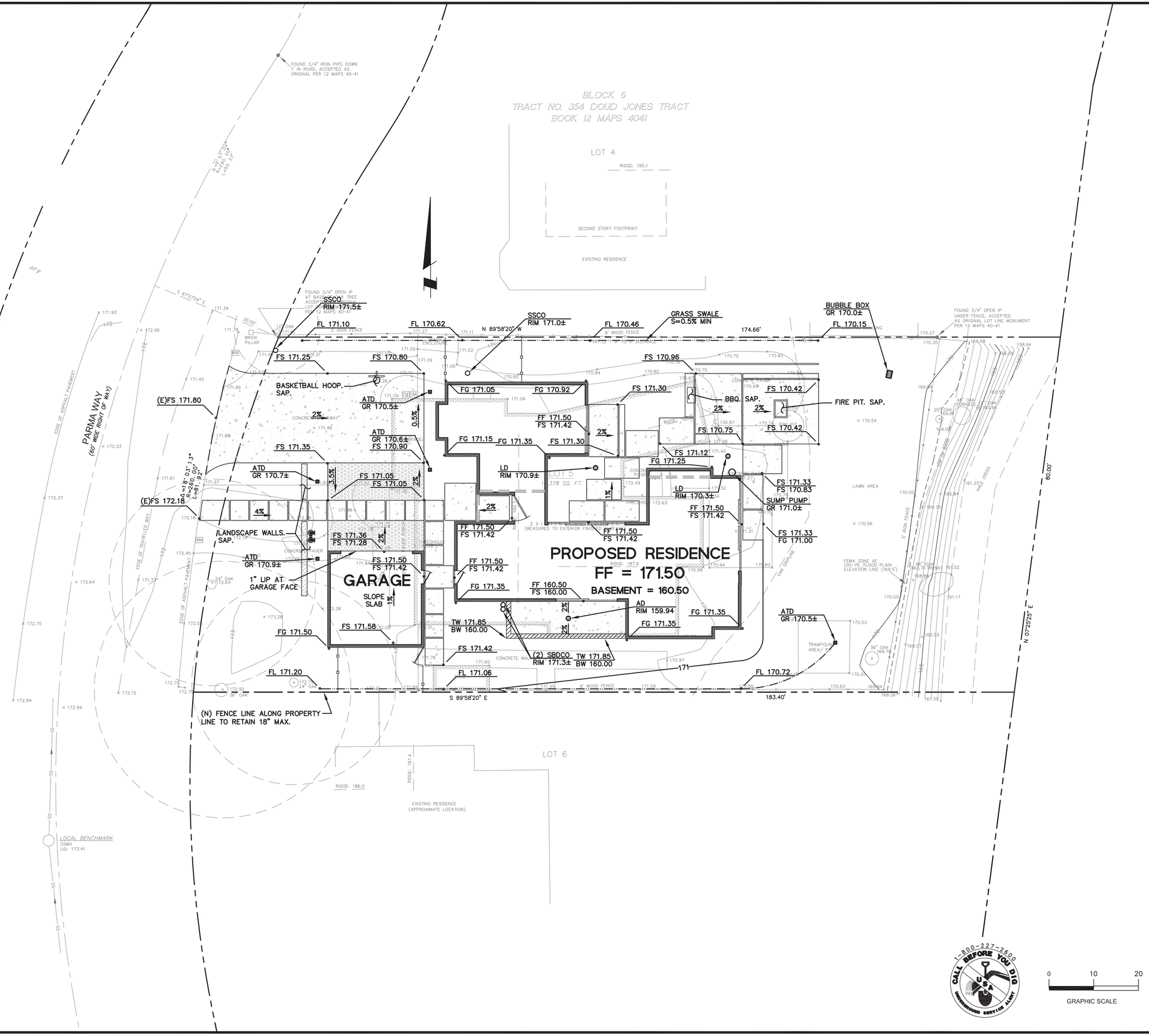
REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

TITLE SHEET
FAIREY RESIDENCE
839 PARMA WAY
LOS ALTOS, CA 94024

Date: 05/27/2016
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-0
PEC Job No. PEC 15-195

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

DRAWING NAME: P:\PEC Server\PROJECT FILES\2015\PEC 15-195 - 839 Parma Way, Los Altos\Dwg\PEC 15-195 SHEETS.dwg
PLOTTED: 05-27-16
PLOTTED BY: Travis



PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
F: 650.226.8648
Travis@precision-ec.com
901 Wallermire Street
Belmont, CA 94002

REVISIONS: DATE:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

GRADING PLAN
FAIREY RESIDENCE
839 PARMA WAY
LOS ALTOS, CA 94024

Date: 05/27/2016
Scale: 1" = 10'
Design: AJP
Check: TRL
Drawing Number: C-1
PEC Job No. PEC 15-195

CALL BEFORE YOU DIG 1-800-227-2600 USA UNDERGROUND SERVICE ALERT

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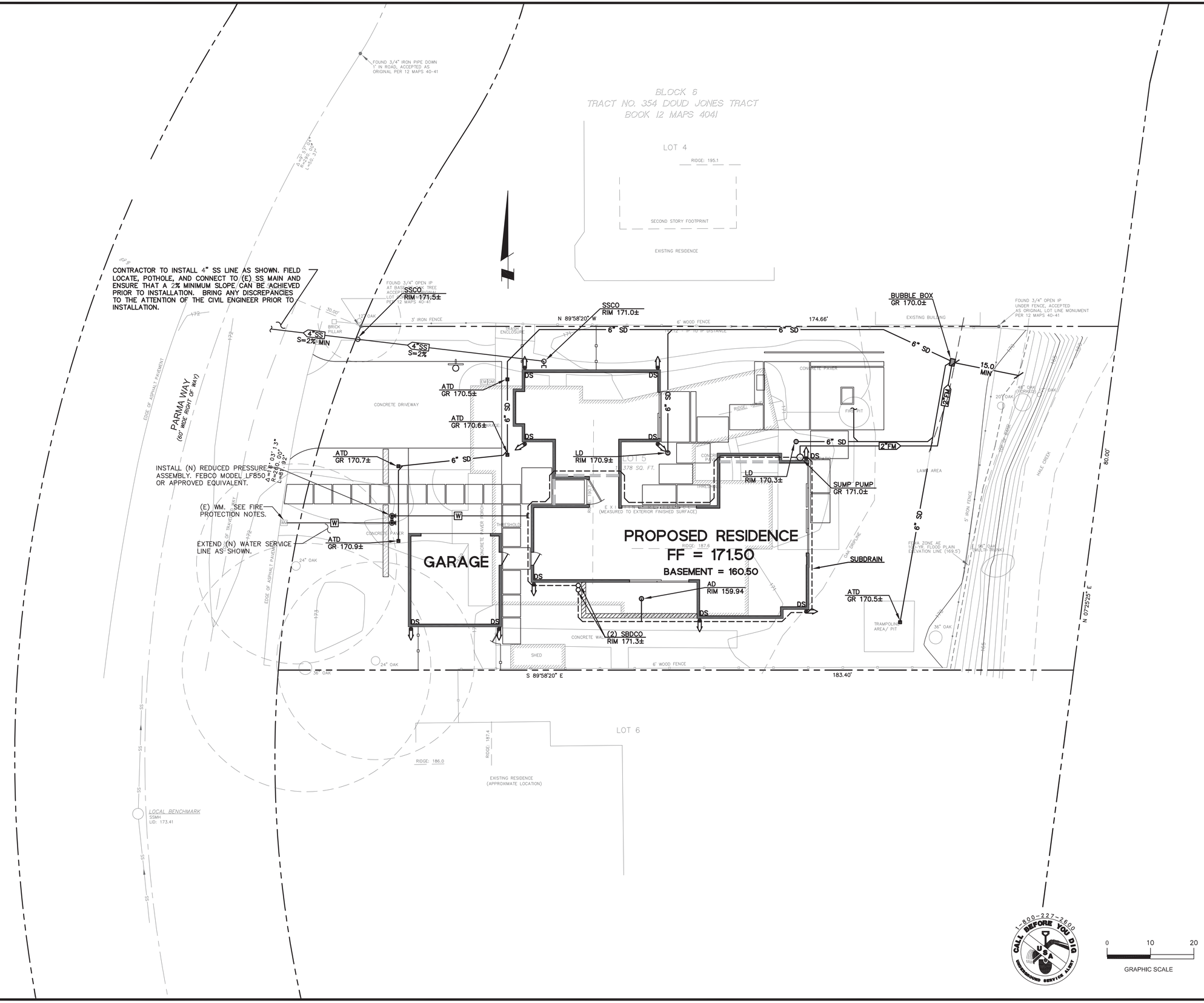
PLOT DATE: 5/27/16



PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.226.8640
F: 650.226.8653
Travis@precision-ec.com
901 Wallermire Street
Belmont, CA 94002

DATE:

REVISIONS:

REGISTERED PROFESSIONAL ENGINEER
TRAVIS R. LUTZ
73638
CIVIL
STATE OF CALIFORNIA

UTILITY PLAN
FAIREY RESIDENCE
839 PARMA WAY
LOS ALTOS, CA 94024

Date: 05/27/2016
Scale: 1" = 10'
Design: AJP
Check: TRL
Drawing Number: C-2
PEC Job No. PEC 15-195

DRAWING NAME: F:\PEC Server\PROJECT FILES\2015\PEC 15-195 - 839 Parma Way, Los Altos\Dwg\PEC 15-195 SHEETS.dwg
PLOTTED BY: Travis
PLOT DATE: 5/27/16

NORTH

EAST

SOUTH

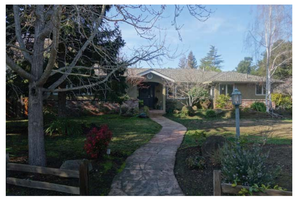
WEST

6 A0.1 VIEW FROM 839 PARMA WAY

852 PARMA WAY

840 PARMA WAY

826 PARMA WAY



814 PARMA WAY

5 A0.1 WEST SIDE OF PARMA WAY

839 PARMA WAY

825 PARMA WAY

805 PARMA WAY

4 A0.1 EAST SIDE OF PARMA WAY

865 PARMA WAY

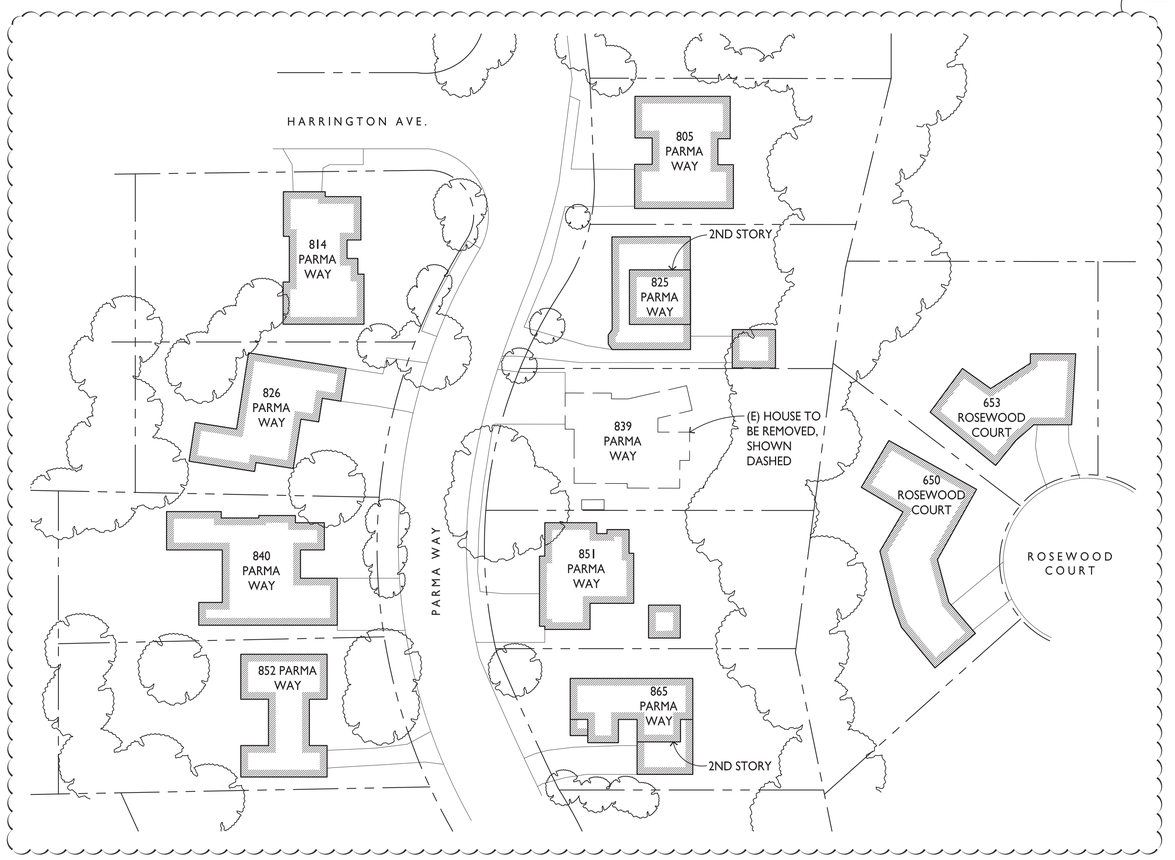
851 PARMA WAY

3 A0.1 EAST SIDE OF PARMA WAY

650 ROSEWOOD COURT

653 ROSEWOOD COURT

2 A0.1 ROSEWOOD COURT



1 A0.1 NEIGHBORHOOD CONTEXT MAP

SCALE: 1"=40'-0"

20' 0' 40' 80'

N

ARCANUM
arcanum architecture, inc.
501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax
www.arcanumarchitecture.com

FAIREY RESIDENCE
839 PARMA WAY
LOS ALTOS, CALIFORNIA
APN: 189-42-037

Date	
Drawn By	
Checked By	
Project No.	15004
Date	Issue
4.8.16	DESIGN REVIEW
5.27.16	1 PLAN CHECK

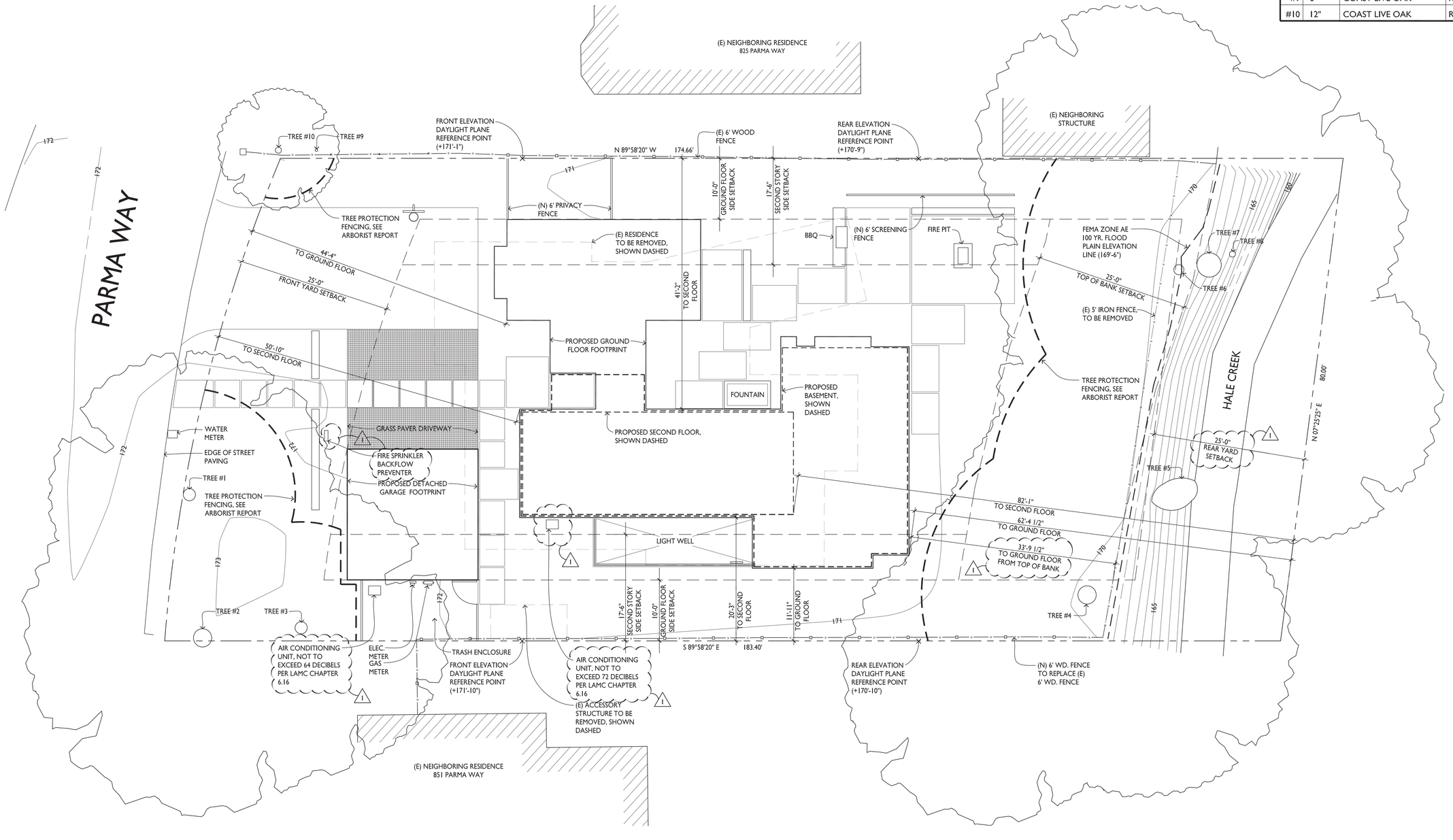
NEIGHBORHOOD CONTEXT MAP & PHOTOS

SCALE: AS NOTED

A0.1

(E) TREE LEGEND

TREE	SIZE	TYPE	STATUS
#1	22"	COAST LIVE OAK	RETAINED
#2	29"	COAST LIVE OAK	RETAINED
#3	22"	COAST LIVE OAK	RETAINED
#4	35"	COAST LIVE OAK	RETAINED
#5	13"-34"	COAST LIVE OAK	RETAINED
#6	21"	COAST LIVE OAK	RETAINED
#7	26", 29"	VALLEY OAK	RETAINED
#8	13"	COAST LIVE OAK	RETAINED
#9	5"	COAST LIVE OAK	RETAINED
#10	12"	COAST LIVE OAK	RETAINED



1 / A0.2 SITE PLAN

0' 4' 8' 16' 32'

N

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501 third street, suite 200
san francisco, ca 94107
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FAIREY RESIDENCE

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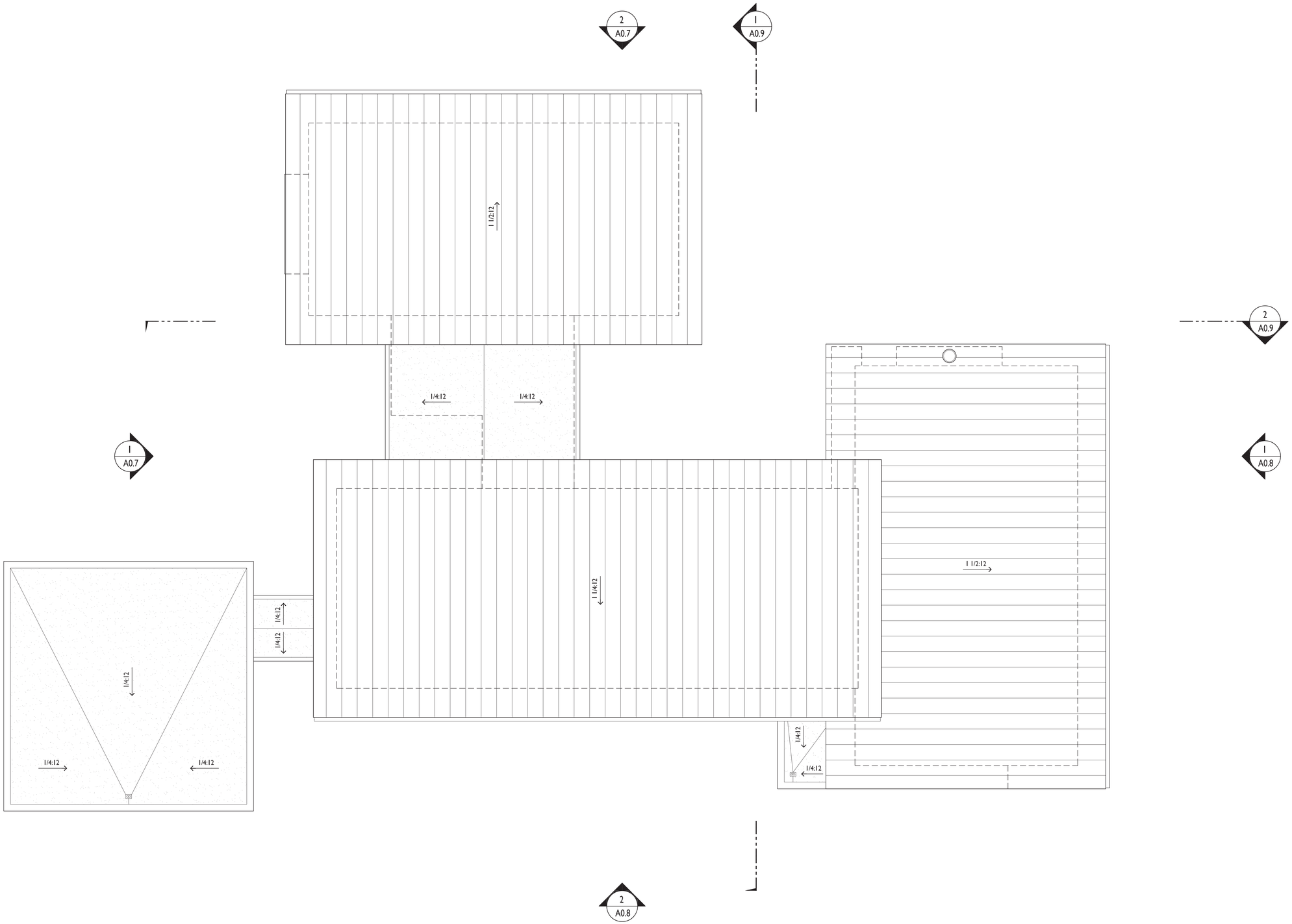
LOS ALTOS, CALIFORNIA
APN.: 189-42-037

Date	
Drawn By	
Checked By	
Project No.	15004
Date	Issue
4.8.16	DESIGN REVIEW
5.27.16	1 PLAN CHECK

SITE PLAN

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

A0.2



1 A0.3 ROOF PLAN

0' 2' 4' 8' 16'

N

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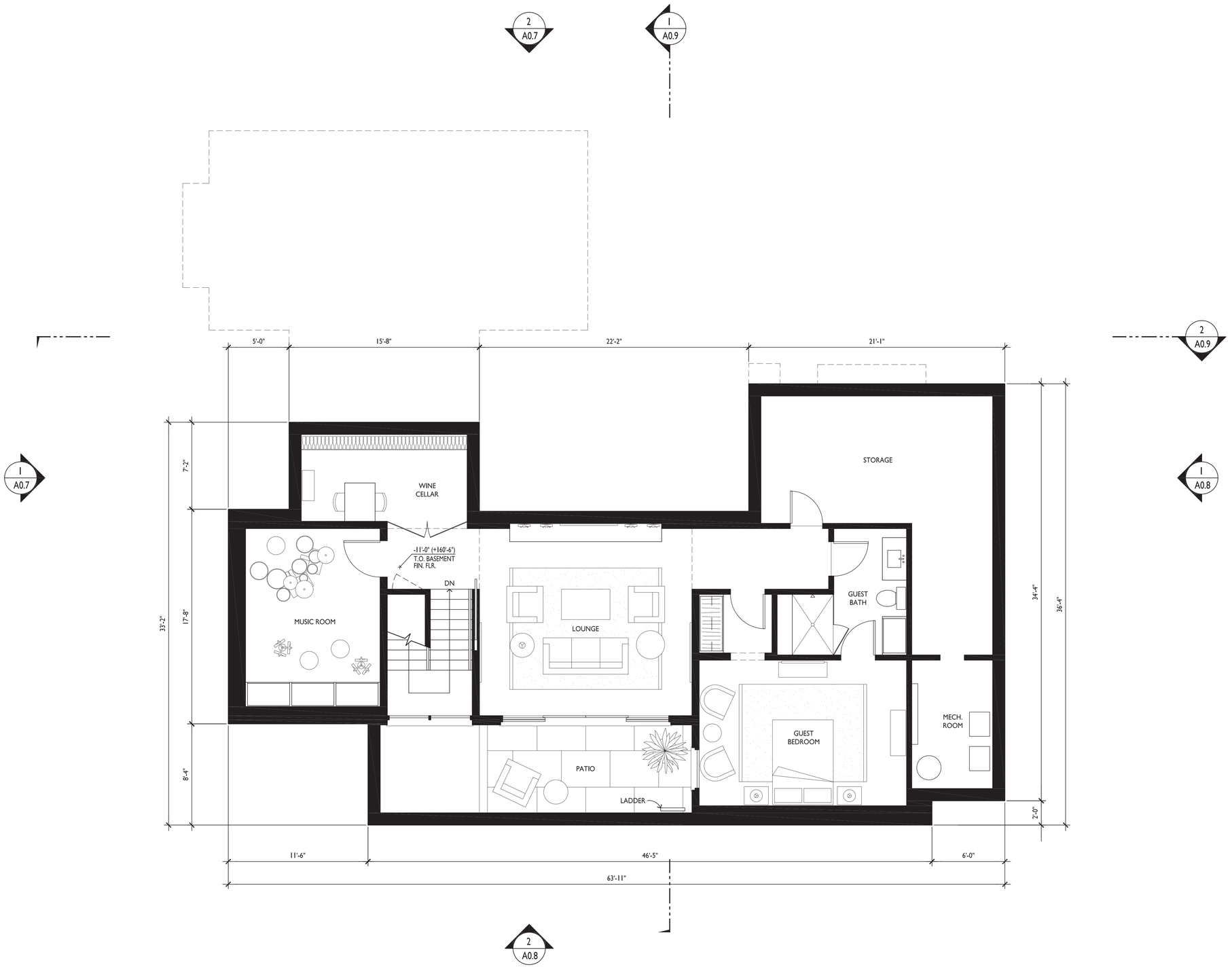
Project No.	15004

Date	Issue
4.8.16	DESIGN REVIEW
5.27.16	PLAN CHECK

ROOF PLAN

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

A0.3



1 A0.4 BASEMENT FLOOR PLAN

0' 2' 4' 8' 16'

N

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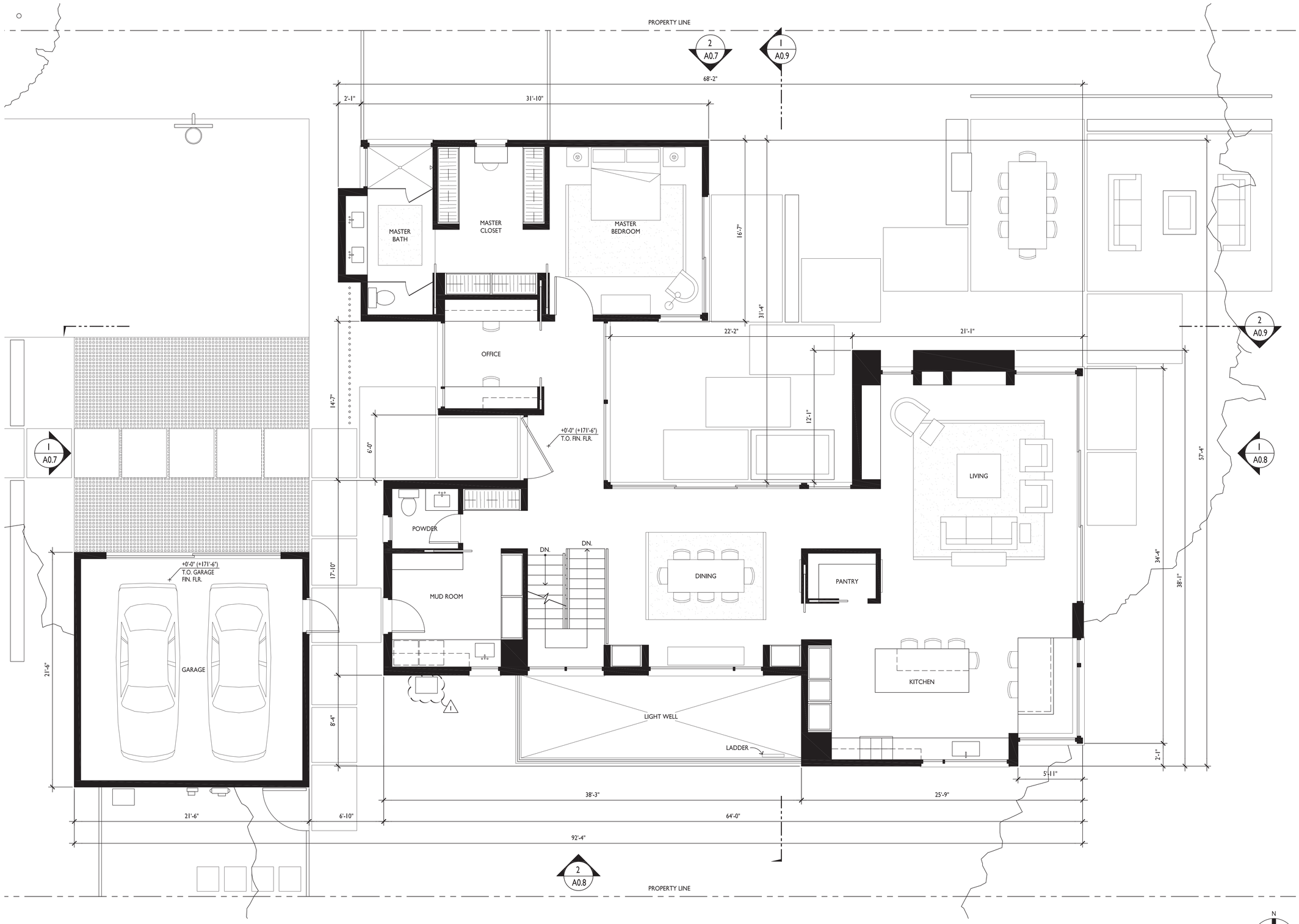
5.27.16	PLAN CHECK

BASEMENT
FLOOR PLAN

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

A0.4



1 A0.5 GROUND FLOOR PLAN

0' 2' 4' 8' 16'

N

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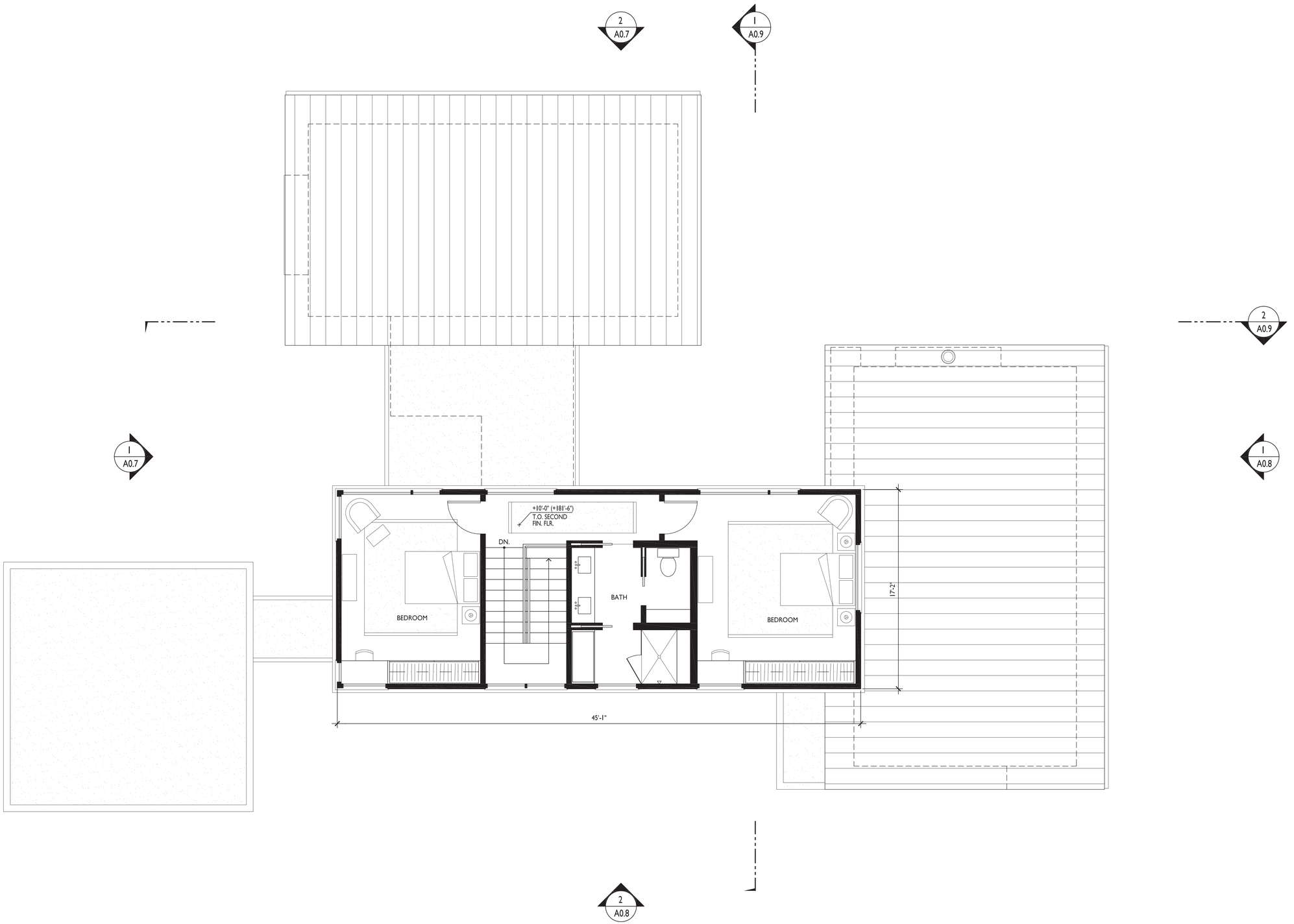
5.27.16	1 PLAN CHECK

GROUND FLOOR PLAN

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

A0.5



1 A0.6 SECOND FLOOR PLAN

0' 2' 4' 8' 16'

N

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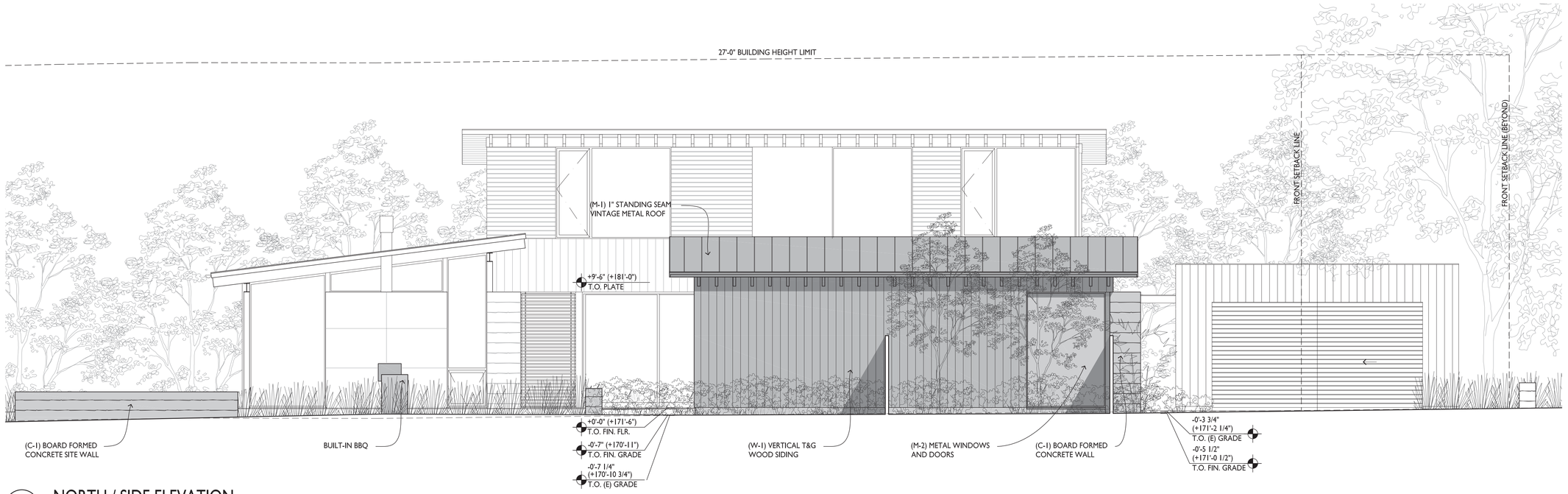
Checked By	
Project No.	15004

Date	Issue
4.8.16	DESIGN REVIEW
5.27.16	PLAN CHECK

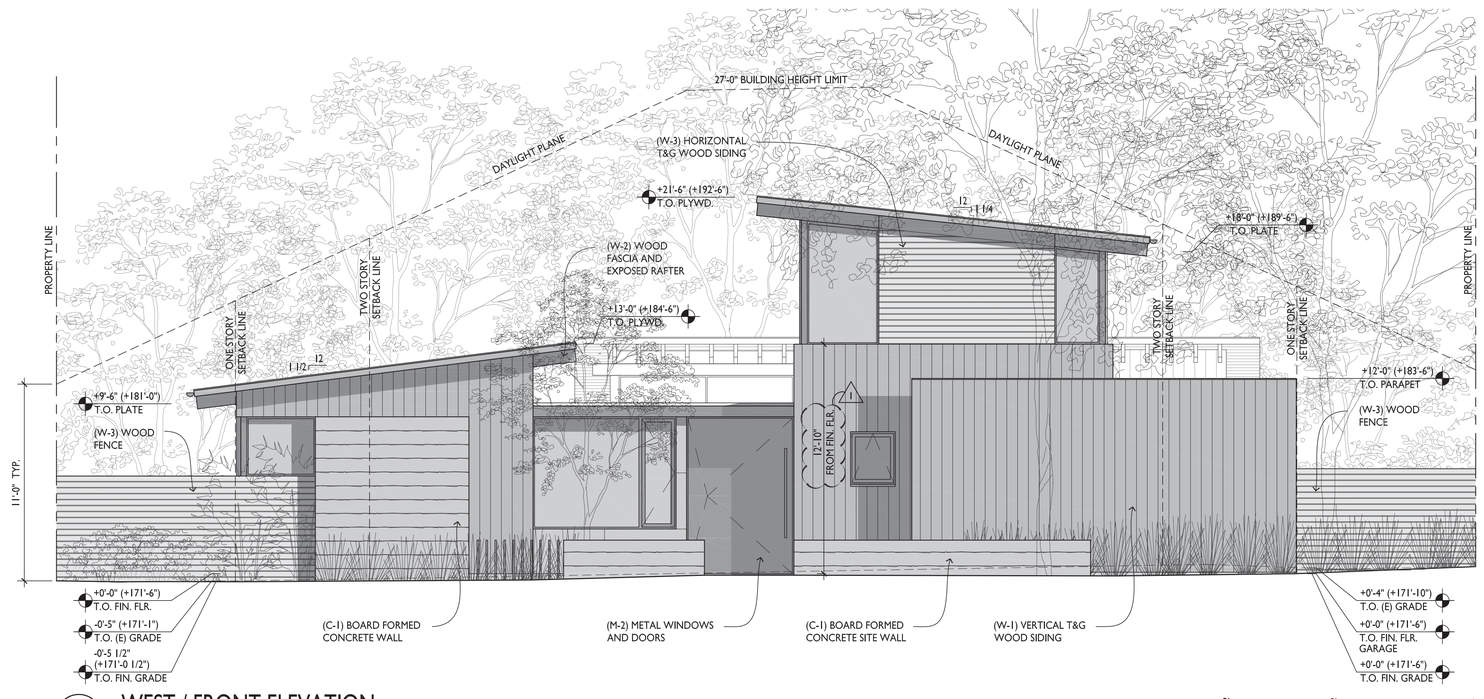
SECOND FLOOR PLAN

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

A0.6



2 A0.7 NORTH / SIDE ELEVATION



1 A0.7 WEST / FRONT ELEVATION

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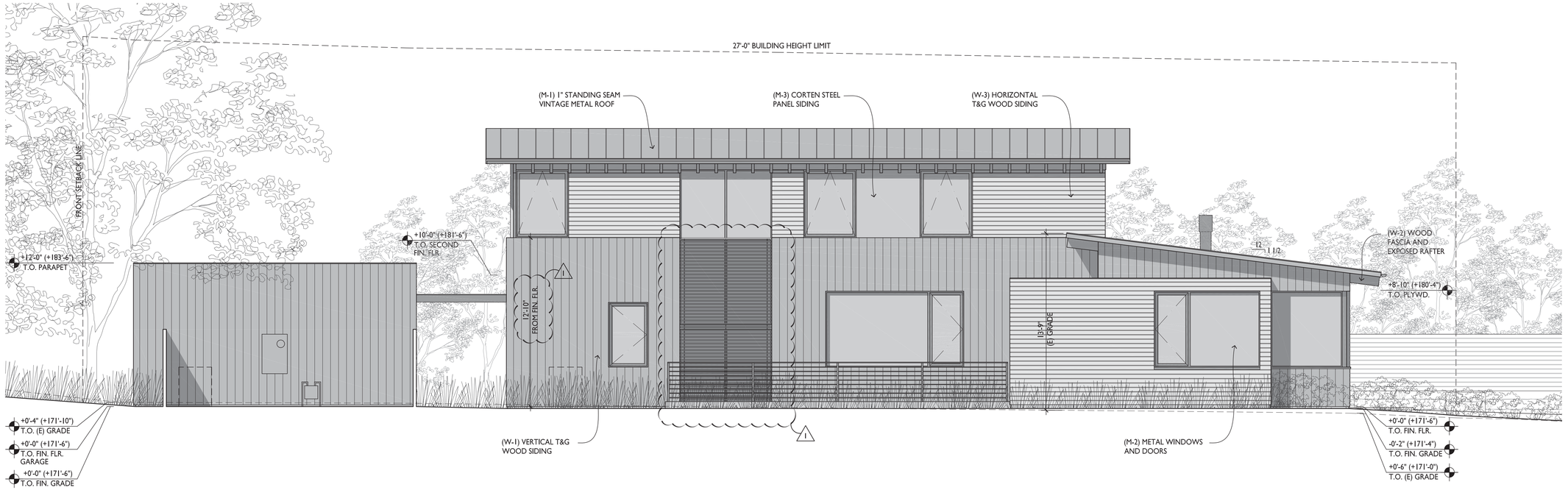
5.27.16	PLAN CHECK

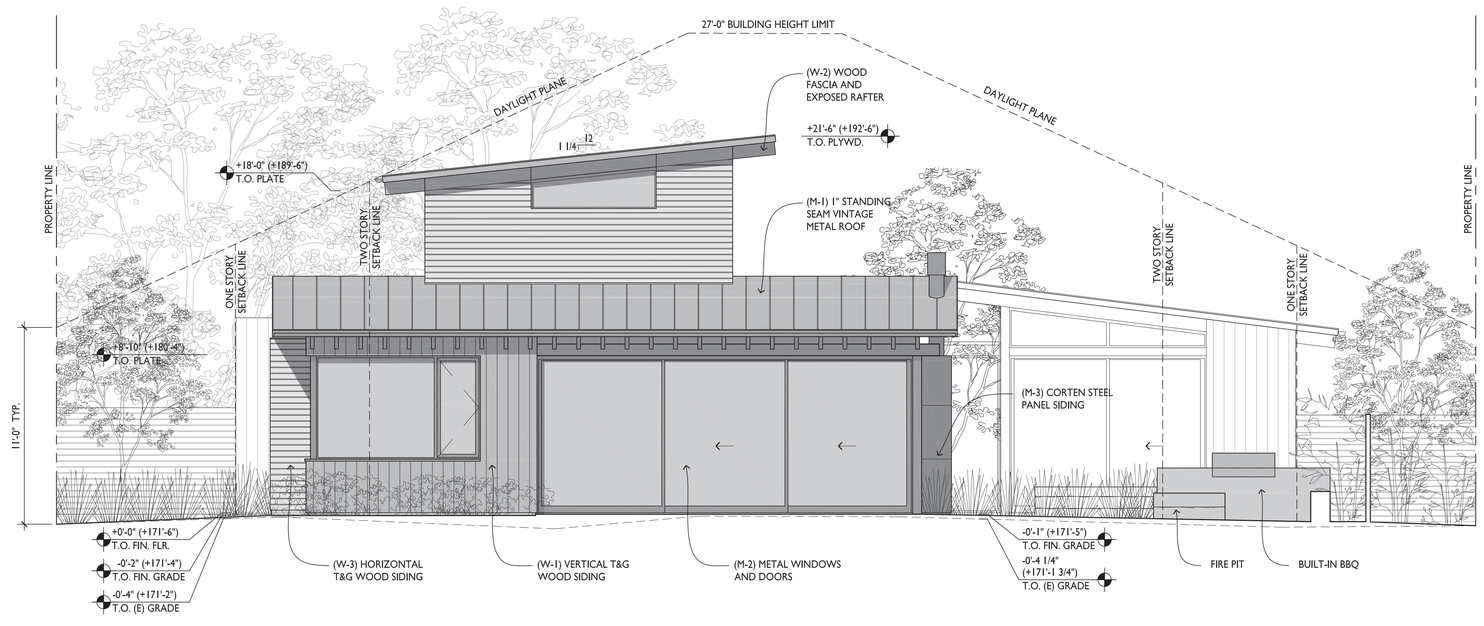
EXTERIOR ELEVATIONS

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

A0.7



2 A0.8 SOUTH / SIDE ELEVATION



1 A0.8 EAST / REAR ELEVATION

0' 2' 4' 8' 16'

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Checked By	
Project No.	15004
Date	Issue
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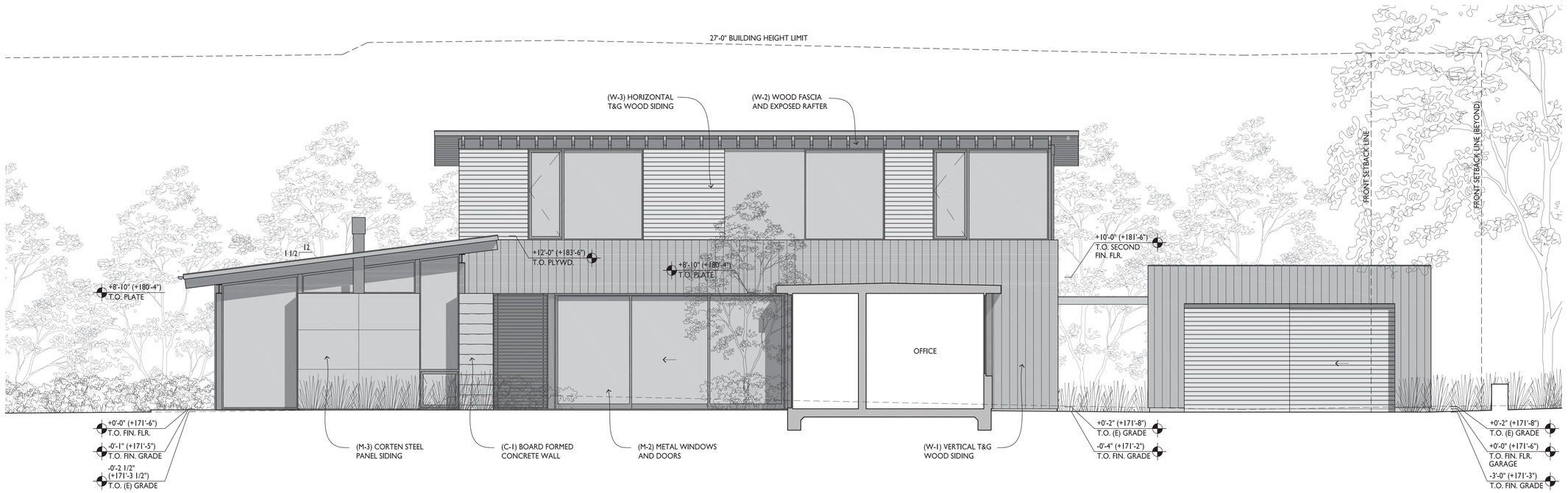
5.27.16	△ PLAN CHECK

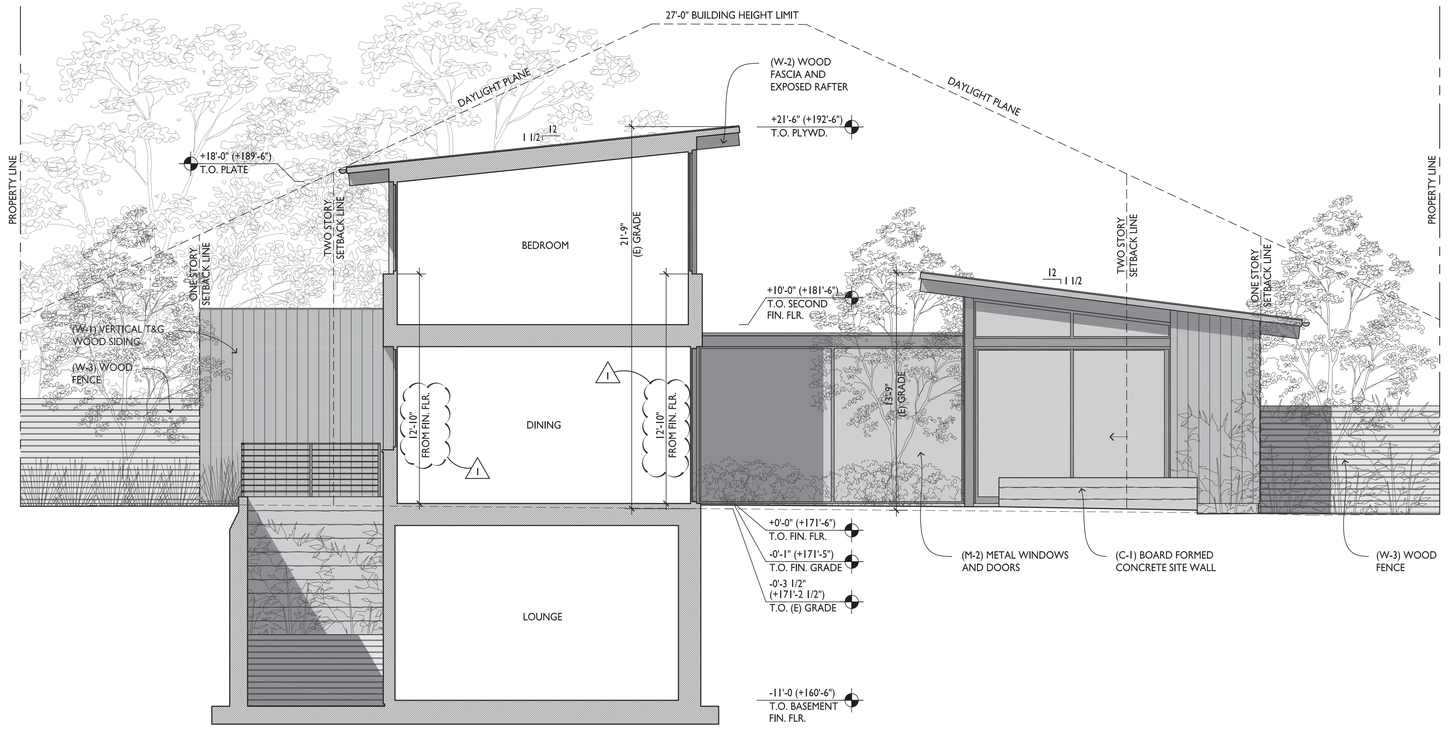
EXTERIOR ELEVATIONS

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

A0.8



2 / A0.9 NORTH PARTIAL ELEVATION / SECTION



1 / A0.9 EAST PARTIAL ELEVATION / SECTION

0' 2' 4' 8' 16'

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Project No.	15004
Date	Issue
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5.27.16	PLAN CHECK

BUILDING SECTIONS

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

A0.9

1 / A0.10 EXISTING FRONT / WEST ELEVATION

0' 2' 4' 8' 16'

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Checked By	
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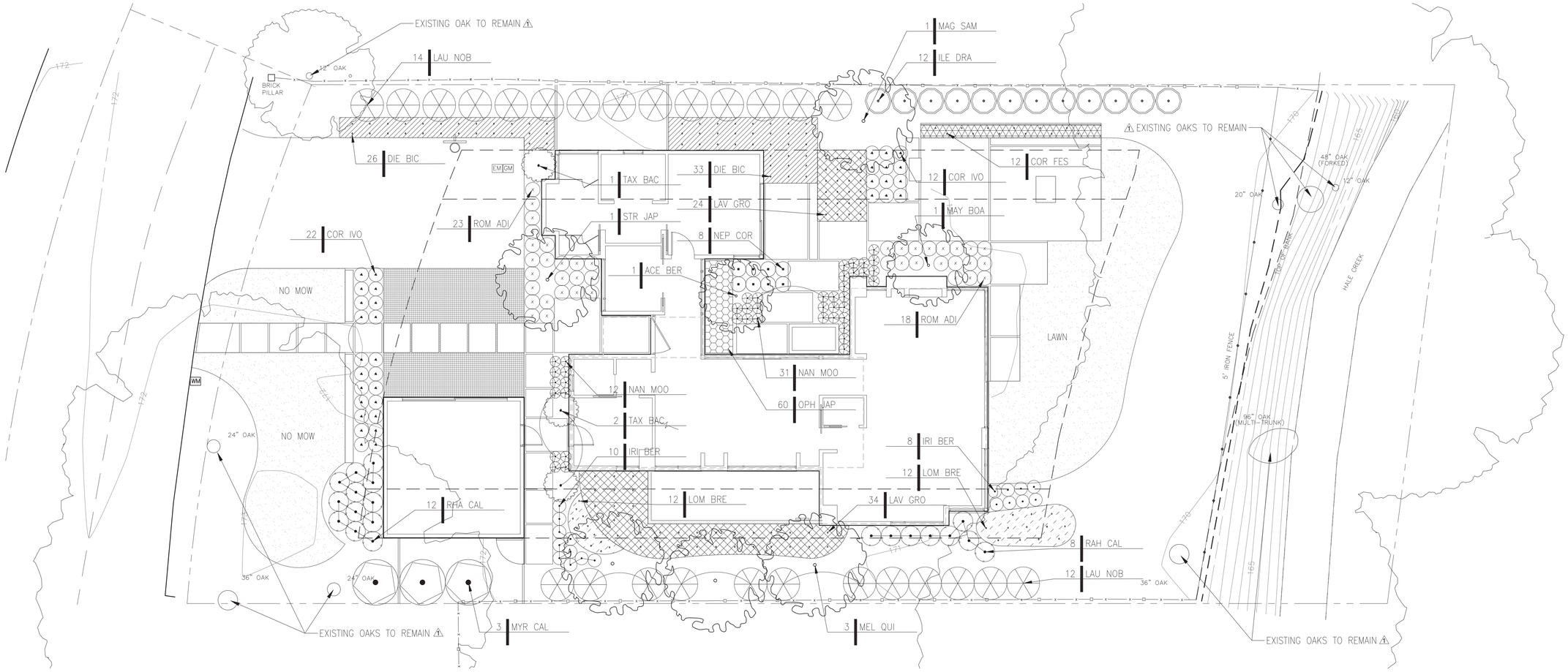
Date	Issue
4.8.16	DESIGN REVIEW
5.27.16	PLAN CHECK

EXISTING ELEVATION

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

A0.10



PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	COMMENTS
TREES				
ACE BER	ACER BUERGERIANUM	TRIDENT MAPLE	36" BOX	
MEL QUI	MELALEUCA QUINQUENERVIA	PAPER BARK TREE	36" BOX	
LAU NOB	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	
MAG SAM	MAGNOLIA 'SAMUEL SUMMER'	SAMUEL SUMMER MAGNOLIA	36" BOX	
MAY BOA	MAYTEN BOARIA 'GOLDEN SHOWERS'	MAYTEN	36" BOX	
STY JAP	STYRAX JAPONICA	JAPANESE SNOWDROP TREE	36" BOX	
TAX BAC	TAXUS BACCATA	ENGLISH YEW	B&B 6'	
SHRUBS				
COR FES	CORDYLINE 'FESTIVAL GRASS'	FESTIVAL GRASS	1 GAL	
COR IVO	CORREA 'IVORY BELLS'	AUSTRALIAN FUCHSIA 'IVORY BELLS'	1 GAL	
DIE BIC	DIETES BICOLOR	DIETES	1 GAL	
LOM BRE	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	
ILE DRA	ILEX 'DRAGON LADY'	DRAGON LILLY HOLLY	B&B 6'	
IRI BER	IRIS BEARDED VARIETY MIX	BEARDED IRIS	1 GAL	
LAV GRO	LAVANDULA INTERMEDIA 'GROSSO'	GROSSO LAVENDER	1 GAL	
MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	15 GAL	
NAN MOO	NANDINA DWARF 'MOON BAY'	MOON BAY NANDINA	5 GAL	
NEP COR	NEPHROLEPIS CORDIFOLIA	SOUTHERN SWORD FERN	1 GAL	
OPH JAP	OPHIOPOGON JAPONICUS	MONDO GRASS	4" POT	
PRU LAU	PRUNUS LAUROCERASUS	ENGLISH LAUREL	B&B 6'	
ROM ADI	RUMOHRA ADIANTIFORMIS	LEATHER FERN	1 GAL	
RHA CAL	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	
NO MOW				
	NO MOW MEADOW GRASS W/BONSAI DELTA SOD			

North

0 4' 8' 16' 24'

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

STUDIO GREEN

Landscape Architecture
232 Sir Francis Drake Blvd.
San Anselmo, CA 94960
Phone: (415) 721-0955
Fax: (415) 721-0910
Web: studiogreen.com
Email: info@studiogreen.com

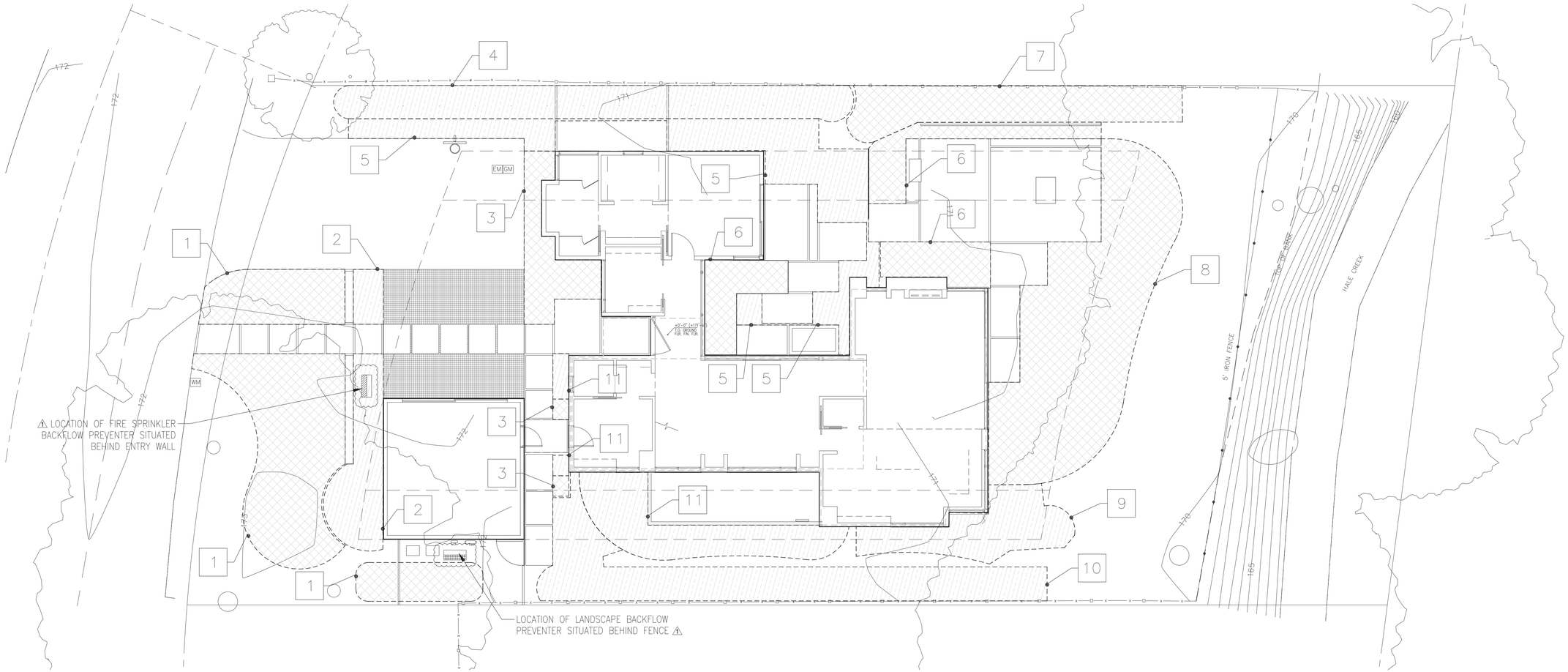
LICENSED LANDSCAPE ARCHITECT
JOHN HENRY MERTEN No. 4117
SIGN HERE
RENEWAL DATE
DATE
STATE OF CALIFORNIA

FAIREY RESIDENCE
839 PARMA WAY
LOS ALTOS, CA 94024

Date: Issue:
4-8-16 DESIGN REVIEW
5-27-16 PLAN CHECK

PLANTING PLAN

Drawn by: TVP
Checked by: JM



HYDROZONE LEGEND

SYMBOL	DESCRIPTION
	LOW DRIP ZONE
	MEDIUM DRIP ZONE
10	HYDROZONE

MAXIMUM ALLOWABLE APPLIED WATER (MAWA) CALCULATIONS

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes

Enter value in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Instructions

Cells with pale blue background are for entering data

Results show in cells with tan background
Messages and warnings are displayed in cells with yellow background

1)Select city by clicking on blue cell and choosing a city from the drop down menu ETo

2)ETo appears in the tan cell below the name of the city

3)Enter square footage of overhead spray irrigated landscape area

4)Enter square footage of drip irrigated landscape area

5)Enter square footage of Special Landscape Area (SLA)

6)MAWA results appear in the tan cells

7)If you are considering effective precipitation (Eppt), enter total annual precipitation

8)Eppt

9)For comparison, MAWA without effective precipitation is displayed below

MAWA without Eppt (Gallons)

Click on the blue cell on right to Pick City Name	Palo Alto	Name of City
ET$_o$ of City from Appendix A	42.00	ET$_o$ (inches/year)
	833	Overhead Landscape Area (ft²)
	3566	Drip Landscape Area (ft²)
	0	SLA (ft²)
Total Landscape Area	4,420.00	
Results:		
[ET$_o$] x (0.62) x [(0.55 xLA) + (1.0 - 0.55) X SLA)]	64,942.43	Gallons
	8,681.57	Cubic Feet
	86.82	HCF
	0.20	Acre-feet
	0.06	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
ET$_o$ of City from Appendix A	42.00	ET$_o$ (inches/year)
Total Landscape Area	4,420.00	LA (ft²)
Special Landscape Area	0.00	SLA (ft²)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (m/yr)(20% of total annual precipitation)
Results:		
MAWA = [ET$_o$ - Eppt] x (0.62) x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

Estimated Total Water Use

Equation: ETWU = ET$_o$ x 0.62 x [((PF x HA)/IE) + SLA]; Considering precipitation ETWA =(ETo-Eppt) x 0.62 x [((PF x HA)/IE) +SLA]

Enter values in Pale Blue Cells

Tan Cells Show Results

Messages and Warnings

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.

Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft²))/IE
Zone 1	Drip	Medium	0.50	795	0.81	487
Zone 2	Drip	Low	0.30	219	0.81	81
Zone 3	Drip	Medium	0.50	165	0.81	102
Zone 4	Drip	Low	0.20	299	0.81	148
Zone 5	Drip	Low	0.30	430	0.81	161
Zone 6	Drip	Medium	0.50	345	0.81	213
Zone 7	Drip	Medium	0.50	303	0.81	187
Zone 8	Overhead Spray	Medium	0.50	833	0.75	555
Zone 9	Drip	Low	0.30	214	0.81	79
Zone 10	Drip	Low	0.30	483	0.81	179
Zone 11	Drip	Low	0.30	276	0.81	102
Zone 12						
Zone 13						
Zone 14						
Zone 15						
Zone 16						
Zone 17						
Zone 18						
Zone 97						
Zone 98						
Zone 99						
Zone 100						
						2,276
		SLA		0		0
		Sum		4,420		

Results

MAWA = 64,942

ETWU=	60,641	Gallons
	8,106	Cubic Feet
	81	HCF
	0	Acre-feet
	0	Millions of Gallons

ETWU complies with MAWA

North

0 4' 8' 16' 24'

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

STUDIO GREEN

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IRRIGATION PLAN

Drawn by: TVP
Checked by: JM