CUSTOM HOUSE

OWNERS :
LIN / PENG RESIDENCE
ADDRESS: 901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

ABBREVIATIONS:

RWL.	RAIN WATER LEADER	O.F.S	OUT SIDE FACE OF STUD
DS	DOWNSPOT	I.O.S	INSIDE FACE OF STUD
S/GD	SINK WITH GARBAGE DISPOSAL	O.C	ON CENTER
SH. ENC.	SHOWER ENCLOSURE	CL	CENTER LINE
T.C	TIME CLOCK	PL	PLATE LINE
UON.	UNLESS OTHERWISE NOTED	P.T.	PRESSURE TREATED
TYP.	TYPICAL	FL	FLOOR
VGDF	VERTICAL GRAIN DOUGLESS FIR	F.F.E	FLOOR FINISH ELEVATION
WMP	WATERPROOF MEMBRANE	FF	FINISH FLOOR
WD	WOOD	PR	PAIR
WDW	WINDOW	R/A	RETURN AIR
RM	ROOM	REFR.	REFRIGERATOR
W.W.F	WOVEN WIRE FABRIC	R/O	RANGE OVEN
GYP. BD	GYPSUM BOARD	MICR.	MICROWAVE
CEM. PL	CEMENT PLASTER	EX	EXISTING
H.B	HOSE BIB	CLG	CEILING
M/C	MEDICAL CABINET	BLDG	BUILDING
MTL	METAL	DWG	DRAWING
GLV	GALVANIZED	JST	JOIST
GSM	GALVANIZED SHEET METAL	BM	BEAM
N.I.C	NOT IN CONTRACT	HDR	HEADER
W.I.C	WALK-IN CLOSET	INSUL	INSULATION
		BOTT	BOTTOM
		PNL	PANEL
		CONC.	CONCRETE

CONSULTANTS

DESIGNER:	SASCO BUILDERS & DEVELOPMENT. 1625 THE ALAMEDA, SUITE 400, SAN JOSE, CA Ph :(408) 268-1665 / Fax (408) 268-2022
CIVIL (GRADING):	GOLSHAN ENGINEERS 18300 PURDUE DRIVE, SARATOGA, CALIFORNIA 95070 Ph: (408) 903-8133
SURVEY (TOPO) :	LEA & BRAZE ENGINEERING, INC. 2495 INDUSTRIAL PKWY WEST, HAYWARD, CALIFORNIA 94545 Ph: (510) 887-4086 / Fax (510) 887-3019
LANDSCAPE:	W. JEFFREY HEID (LANDSCAPE ARCHITECT) 6179 ONELDA DRIVE, SAN JOSE, CA 95123 Ph: (408) 691-5207 / Fax (408) 226-6085
Soils:	ACHIVEMENT ENGINEERING CORP. 2245 AUTUMNVALE DRIVE, UNITE "E", SAN JOSE, CA 95131 Ph: 408-217-9174 Fax: 408-217-9632

DRAWING LIST:

DRAWING LIST

Sheet Number	Sheet Name
*	ARCHITECTURAL
A0	COVER SHEET
A1	SITE PLAN
A1a	SITE WITHOUT TOPO MAP
A2	AREAL PLAN
A3	FIRST FLOOR
A4	SECOND FLOOR
A5	ROOF PLAN
A6	FRONT & RIGHT ELEVATIONS
A7	REAR AND LEFT ELEVATIONS
A7.1	EXISTING BUILDING PICTURES
A8	BUILDING SECTIONS
A9	AREA CALCULATIONS
A10	3D RENDERING
A11	DAYLIGHT PLAN
A12	EXISTING EXTERIOR ELEVATIONS
***	SURVEY
SU1	TOPOGRAGHIC & SURVEY
**	CIVIL
C-1	COVER SHEET FOR GRADING & DRAINAGE
C-2	GRADING & DRAINAGE PLAN
****	LANDSCAPE
L1	MASTER PLANTING PLAN
L2	HYDROZONE PLAN
L3	IRROGATION PLAN

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDING IN SUCH POSITION AS TO BE CLEARLY VISIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE MNIMUM 4" IN HEIGHT AND STROKE OF MINIMUM 0.5 " OF A CONTRASTING COLOR TO THE BACKGROUND ITSELF. ADDRESSING SHALL BE ILLUMINATED AT NIGHT CRC R319.1

DEFERRED APPROVAL ITEM : FIRE SPRINKLER SYSTEM

Fire Sprinklers Required: An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. **Exception:** A one-time addition to an existing building that does not total more than 1,000 square feet of building area. **NOTE:** The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by SMC

PROVIDE AUTOMATIC FIRE SPRINKLER SYSTEM PER CRC CALIFORNIA RESIDENTIAL CODE SECTION R313 , R313.2. INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.

SCOPE OF WORK

CONSTRUCTION OF NEW TWO STORY CUSTOM HOUSE.

PROJECT SUMMARY:

PARCEL SIZE: 15,550 SQ. FT.
ZONING: R-1-10
NET LOT SIZE: 15,550 SQ. FT. FOR "F.A.R." CALCULATION

ALLOWABLE FLOOR AREA:
15,550.09 - 11,000 = 4,550.09 SQ. FT.
4,550.09 X 0.1 = 455 SQ. FT.
3,850 SQF. + 455 = 4,305 SQ FT.

ALLOWABLE LOT COVERAGE:
15,550 X %30 = 4,665 SQ. FT.

PROPOSED BUILDING COUNTED AS (F.A.R.):

1ST FLOOR :
HABITABLE AREA . . . . . .1,530.2 SQ. FT.
ATTACHED GARAGE AREA . . . . . .501.7 SQ. FT.
TOTAL FIRST FLOOR . . . . . 2,031.9 SQ. FT.

2ND FLOOR HABITABLE AREA . . . . 2,220.1 SQ. FT.

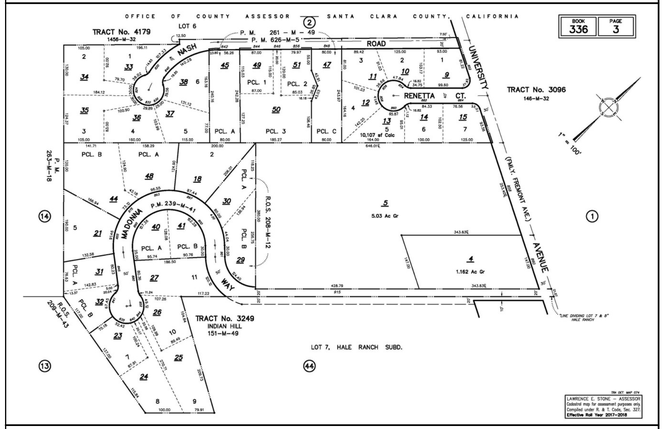
TOTAL PROVIDED "F.A.R." (SEE SHEET "A9" FOR DETAIL) . . . . . 4,252.0 SQ. FT.

TOTAL PROVIDED LOT COVERAGE (SEE SHEET "A9" FOR DETAIL) . . . . . 2,906.9 SQ. FT.

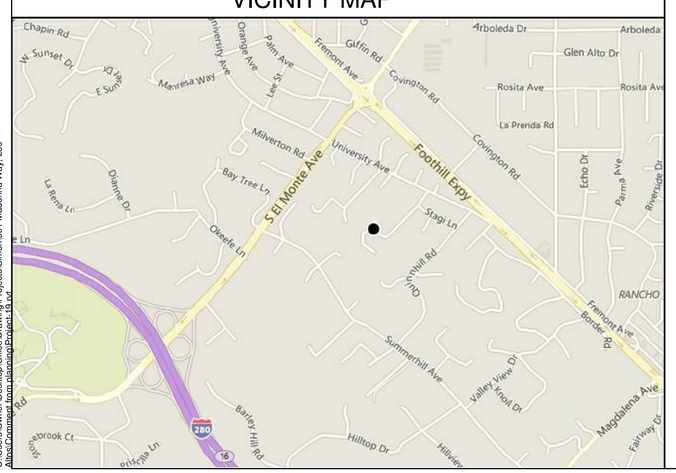
PARKING SPACES: (TWO ENCLOSED) & (ONE UNCOVERED CARPORT)
TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R & S

APPLICABLE CODES: 2016 CRC , 2016 CBC, 2016 CMC, 2016 CPC,
2016 CEC, 2016 CALIFORNIA FIRE CODE , CALIFORNIA ENERGY CODE

ASSESSORS MAP



VICINITY MAP



ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: *Land area covered by all structures that are over 6 feet in height*	2,690 square feet (17.29 %)	2,906.9 square feet (18.7 %)	4,665 square feet (30.00 %)
FLOOR AREA: *Measured to the outside surfaces of exterior walls*	1st Flr: 1,590 sq ft 2nd Flr: 1,621 sq ft **Total: 3,211 sq ft** (20.64 %)	1st Flr: 2,031.9 sq ft 2nd Flr: 2,220.1 sq ft **Total: 4,252.0 sq ft** (27.34 %)	4,305 square feet (27.68 %)
SETBACKS:			
Front	43'-11" feet	25'-0" feet	25'-0" feet
Rear	34'-2" feet	46'-2" feet	10'-0" feet
Right side (1st/2nd)	21'-6" feet/ N/A feet	14'-10" feet/ 18'-2"	10'-0" feet/ ___ feet
Left side (1st/2nd)	29'-6" feet/ N/A feet	26'-5" feet/ 24'-4" AT CANTILEVERED	25'-0" feet/ ___ feet
HEIGHT:	N/A feet	___ feet	___ feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: *Includes habitable basement areas*	2,647 square feet	+ 1,103.3 square feet	3,750.3 square feet
NON- HABITABLE AREA: *Does not include covered porches or open structures*	564 square feet	- 62.3 square feet	501.7 square feet

LOT CALCULATIONS

NET LOT AREA:	15,550 square feet
FRONT YARD HARDSCAPE AREA: *Hardscape area in the front yard setback shall not exceed 50%*	698.6 square feet 36.21 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 2,447 / 1,806.4 sq ft Existing softscape (undisturbed) area: 10,929.6 sq ft New softscape (new or replaced landscaping) area: 2,814 sq ft *Sum of all three should equal the site's net lot area*

No.	Description	Date
1	Planning	5-24-18

SASCO BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

COVER SHEET

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A0
Scale	

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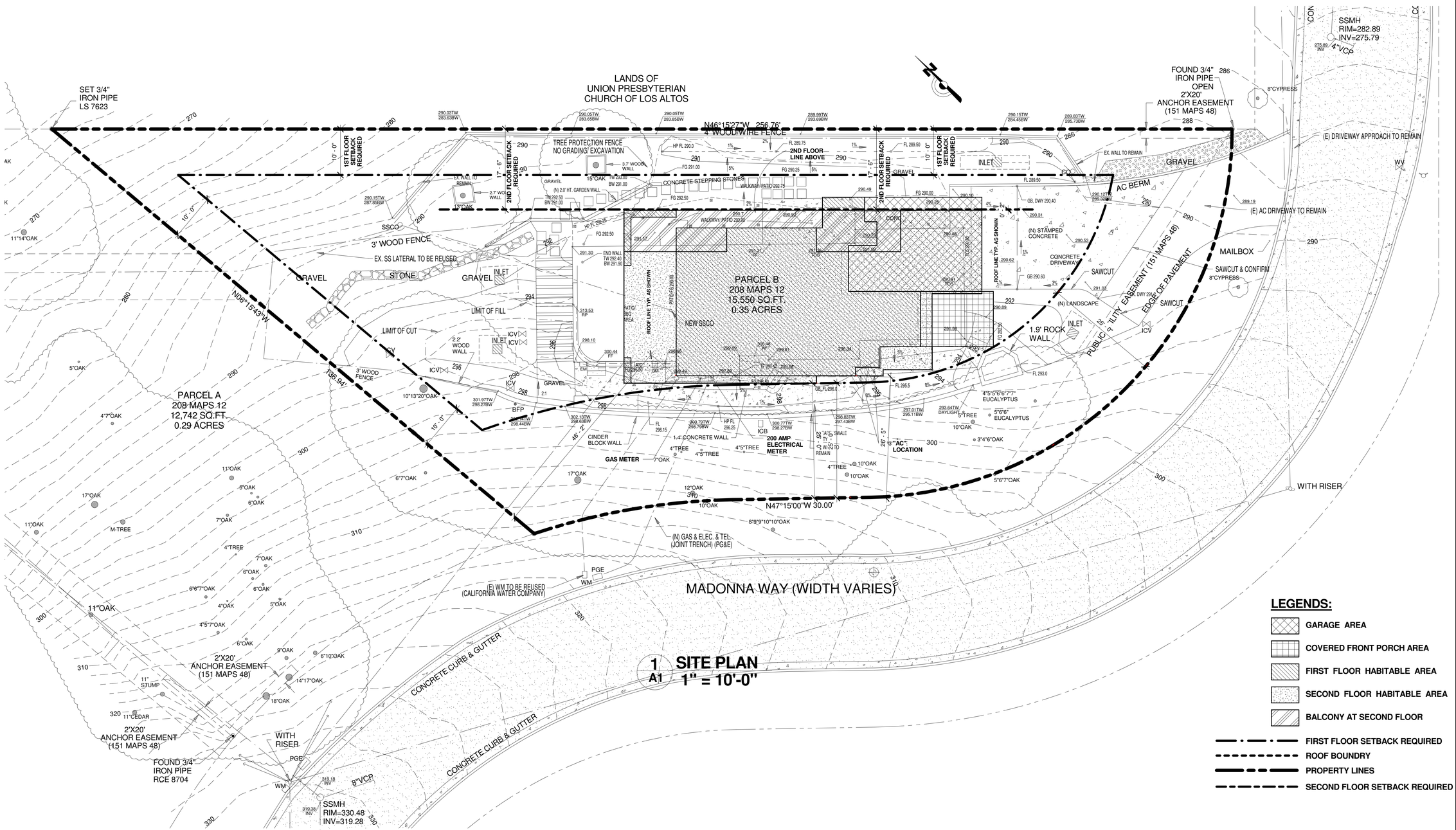

1 SITE PLAN
A1 1" = 10'-0"

LEGENDS:

- GARAGE AREA
- COVERED FRONT PORCH AREA
- FIRST FLOOR HABITABLE AREA
- SECOND FLOOR HABITABLE AREA
- BALCONY AT SECOND FLOOR
- FIRST FLOOR SETBACK REQUIRED
- ROOF BOUNDRY
- PROPERTY LINES
- SECOND FLOOR SETBACK REQUIRED

No.	Description	Date

SASCO
BUILDERS + DEVELOPMENT

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SITE PLAN

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A1
Scale	1" = 10'-0"

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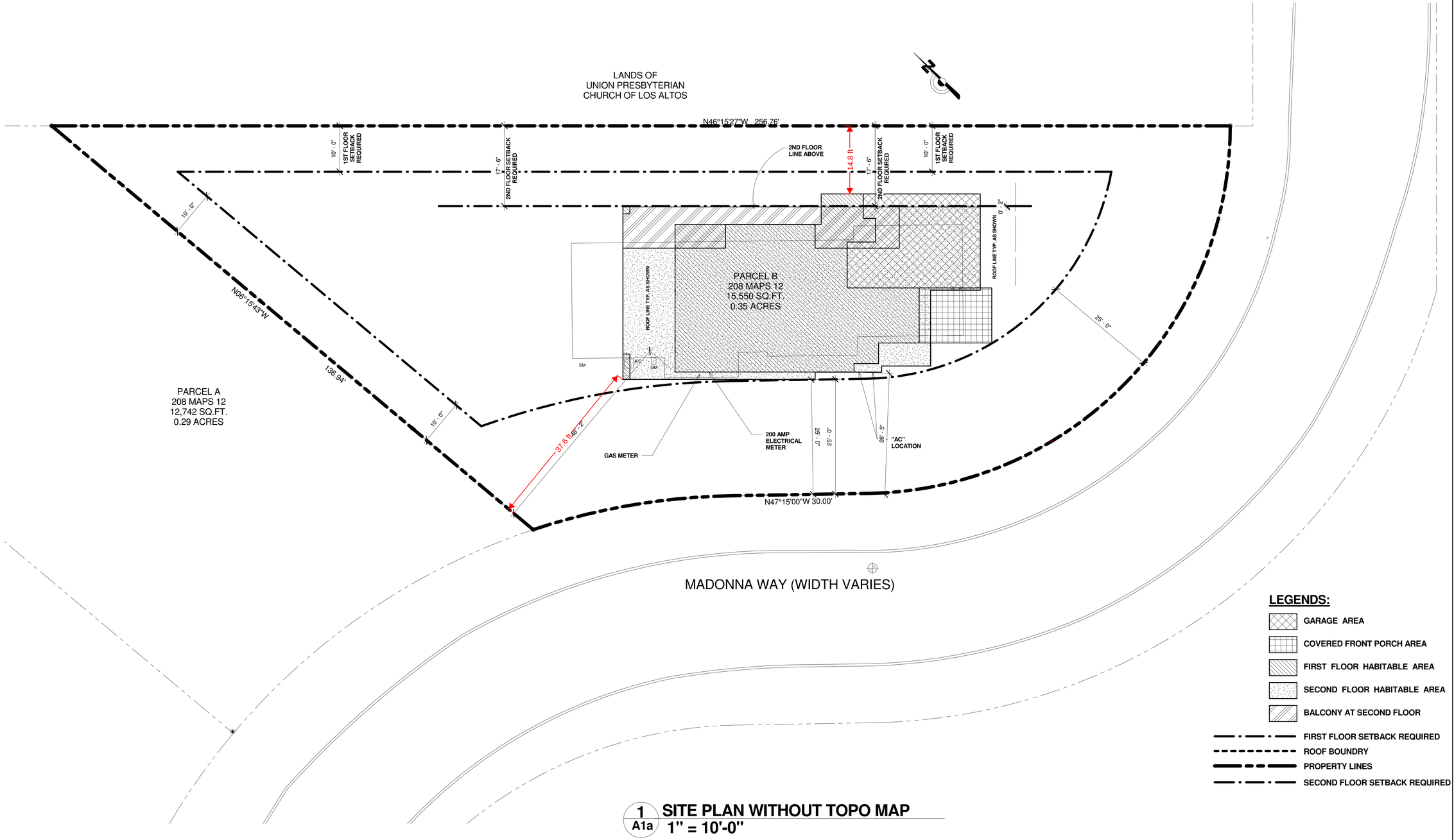

1 / A1a SITE PLAN WITHOUT TOPO MAP
1" = 10'-0"

No.	Description	Date

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SITE WITHOUT TOPO MAP

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
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	A1a
Scale	1" = 10'-0"

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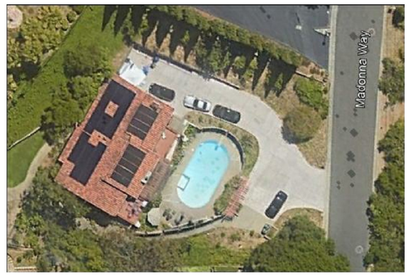
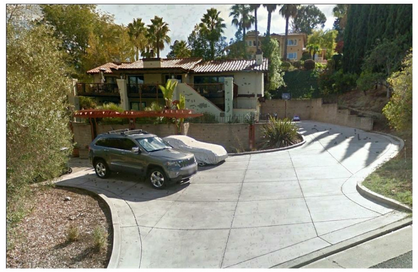
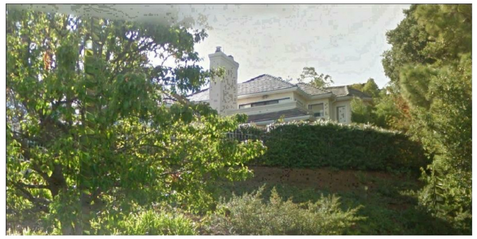


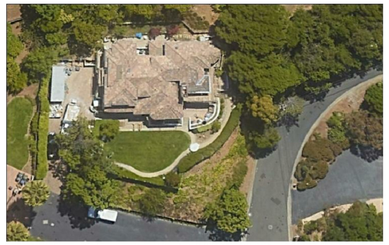


BUILDING NO. 2

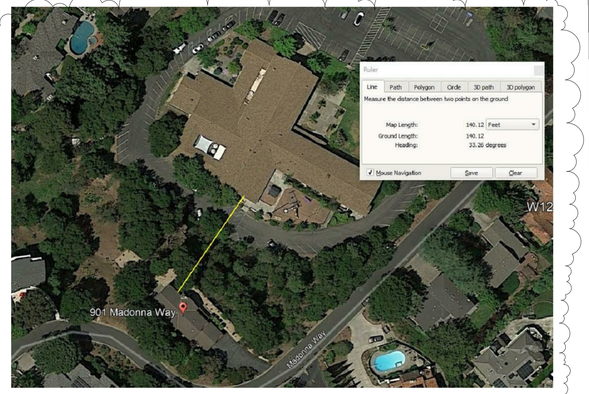
BUILDING NO. 3

BUILDING NO. 4

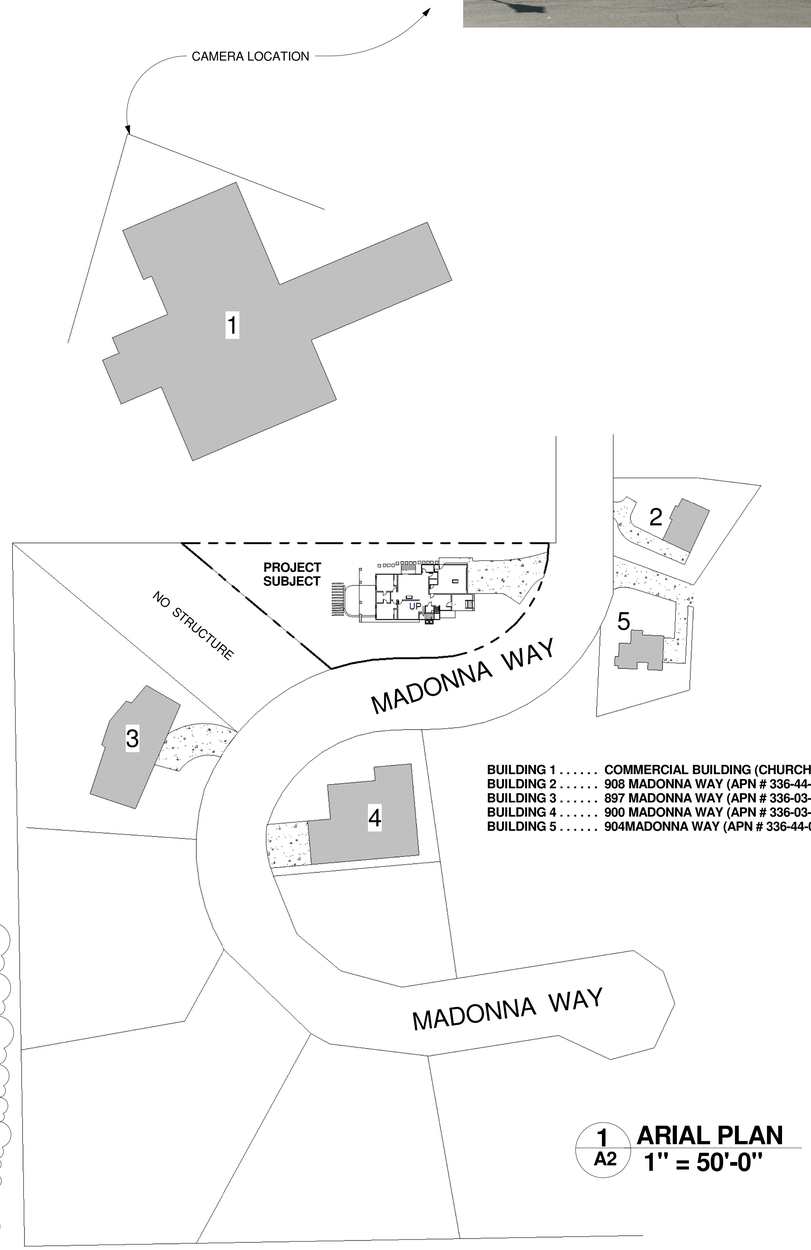




BUILDING NO. 5



BUILDING NO. 1



BUILDING 1 . . . . . COMMERCIAL BUILDING (CHURCH)
BUILDING 2 . . . . . 908 MADONNA WAY (APN # 336-44-026)
BUILDING 3 . . . . . 897 MADONNA WAY (APN # 336-03-018)
BUILDING 4 . . . . . 900 MADONNA WAY (APN # 336-03-041)
BUILDING 5 . . . . . 904MADONNA WAY (APN # 336-44-039)

1 / A2 **ARIAL PLAN**
1" = 50'-0"

No.	Description	Date
1	Planning	5-24-18

SASCO
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1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
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AREAL PLAN

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	S.I.
	A2
Scale	1" = 50'-0"

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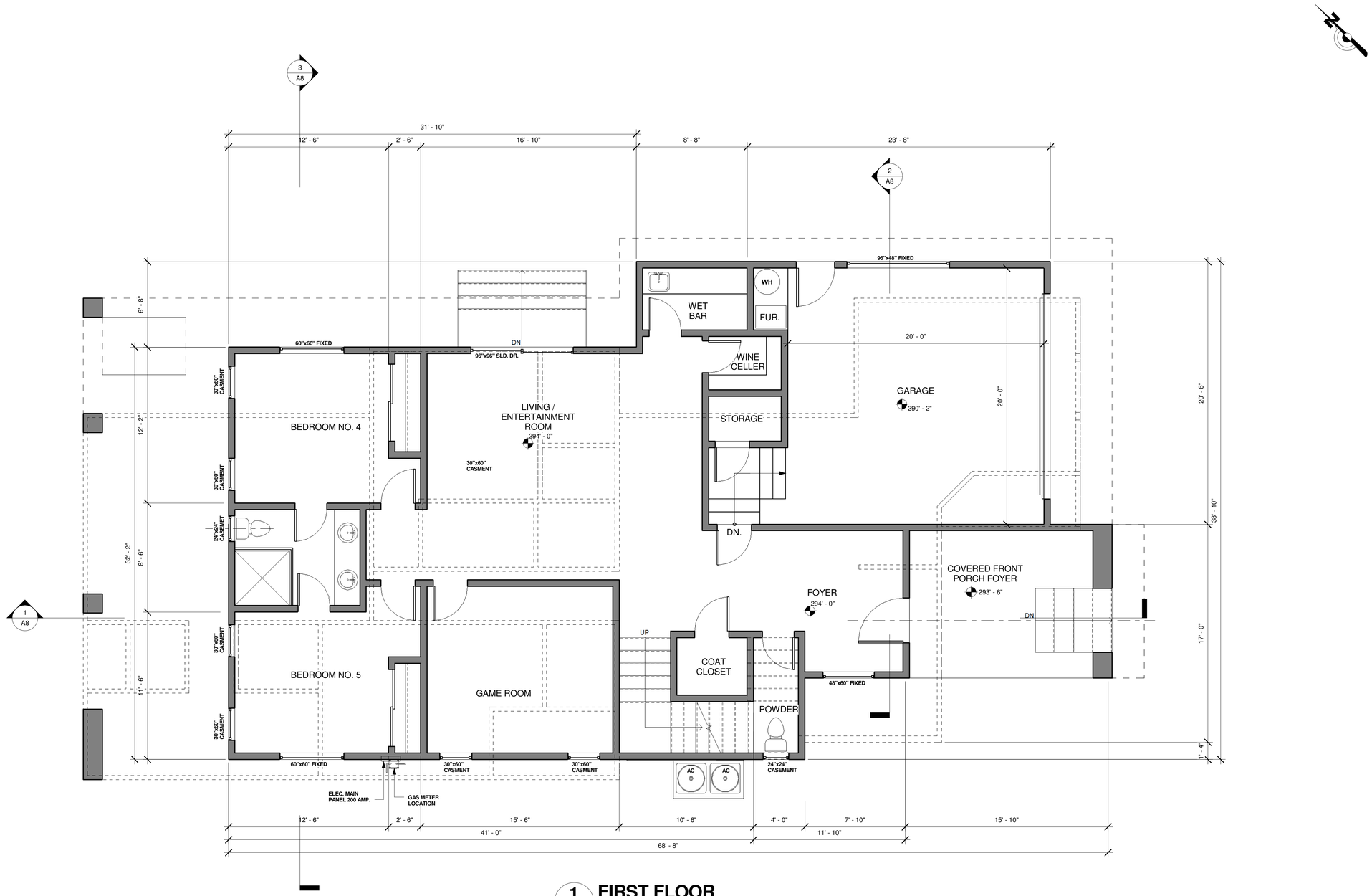

1 / A3 FIRST FLOOR
1/4" = 1'-0"

No.	Description	Date

SASCO BUILDERS + DEVELOPMENT

1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
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FIRST FLOOR

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A3
Scale	1/4" = 1'-0"

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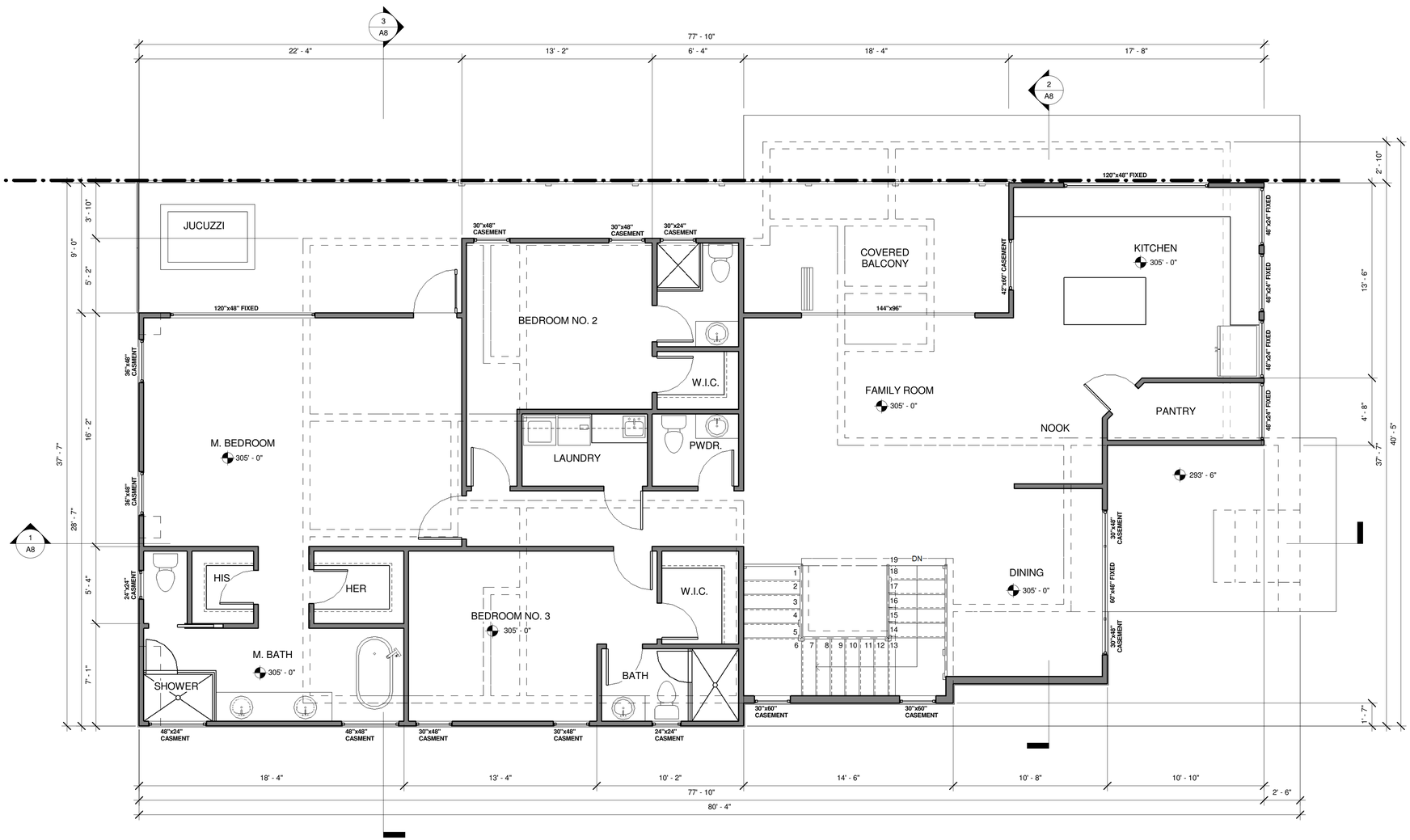

1 A4 **SECOND FLOOR**
1/4" = 1'-0"

No.	Description	Date

SASCO BUILDERS + DEVELOPMENT

1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
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SECOND FLOOR

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
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Checked by	Checker
	A4
Scale	1/4" = 1'-0"

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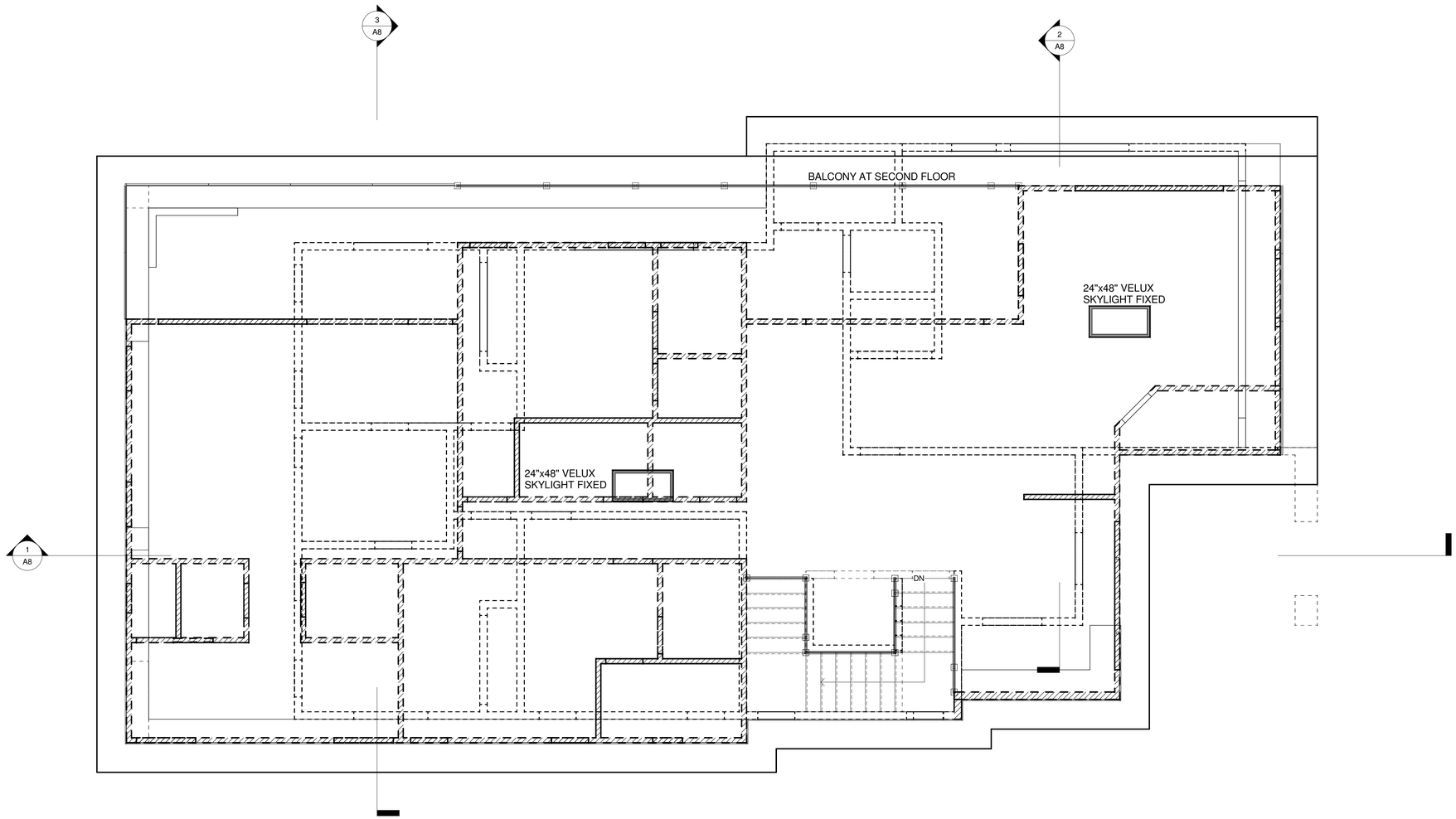
ROOF LEGENDS:

FIRST FLOOR WALLS

SECOND FLOOR WALLS



1 / A5 ROOF PLAN
1/4" = 1'-0"

No.	Description	Date

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BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

ROOF PLAN

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
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Checked by	Checker
	A5
Scale	1/4" = 1'-0"

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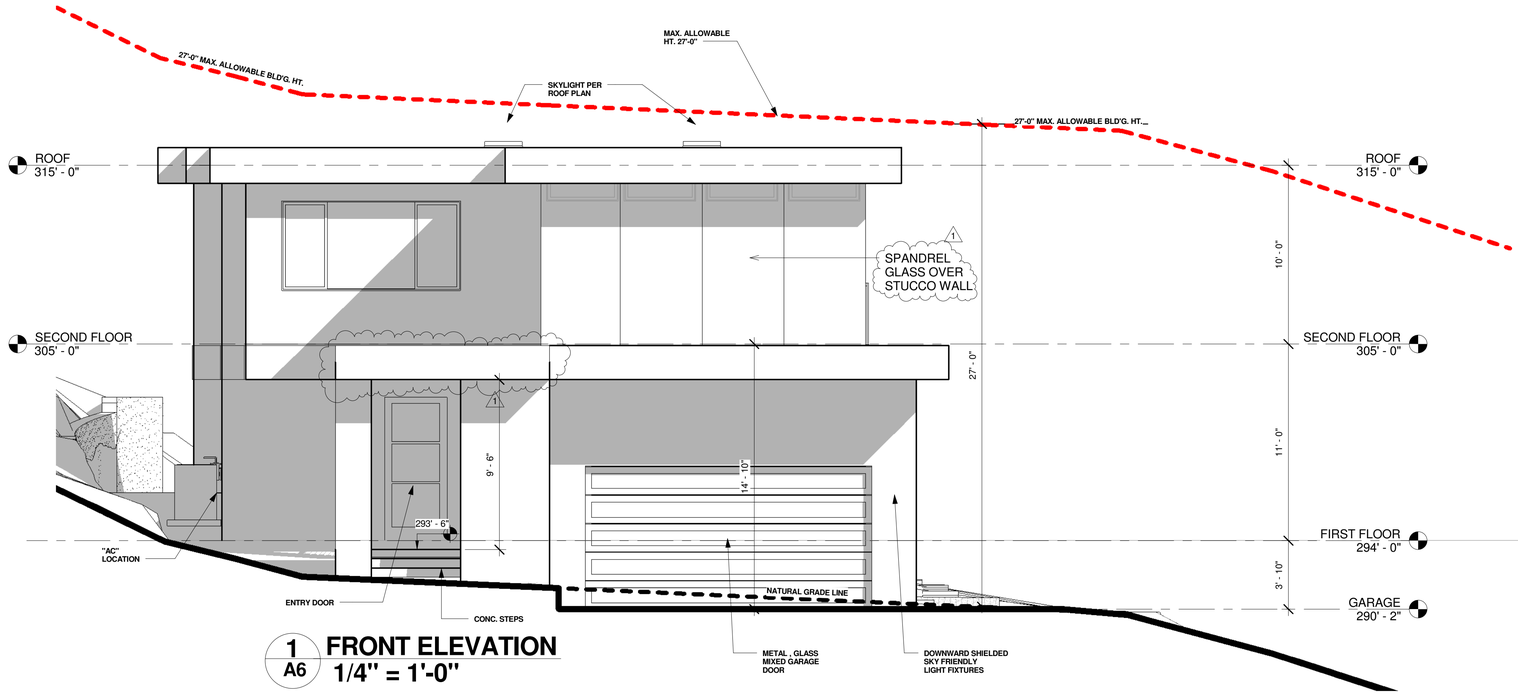
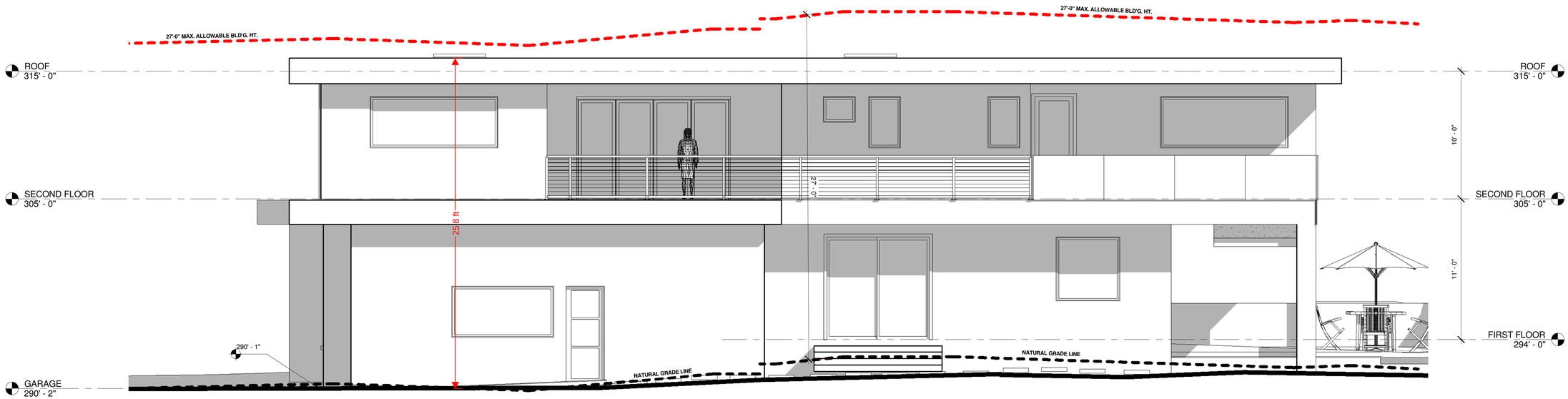


1 / A6 **FRONT ELEVATION**
1/4" = 1'-0"

EXTERIOR FINISHING ARE PAINTED WITH STUCCO SUPPLY PRODUCTS TYPICAL U.N.O. AS BELOW:

USE "LRV83" GRAY BLOCK FOR TRIMS AROUND THE BUILDING AND SOFFITS

USE "131 GULL GRAY" FOR ALL EXTERIOR WALLS.



2 / A6 **RIGHT ELEVATION**
1/4" = 1'-0"

No.	Description	Date
1	Planning	5-24-18

SASCO BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
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FRONT & RIGHT ELEVATIONS

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
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	A6
Scale	1/4" = 1'-0"

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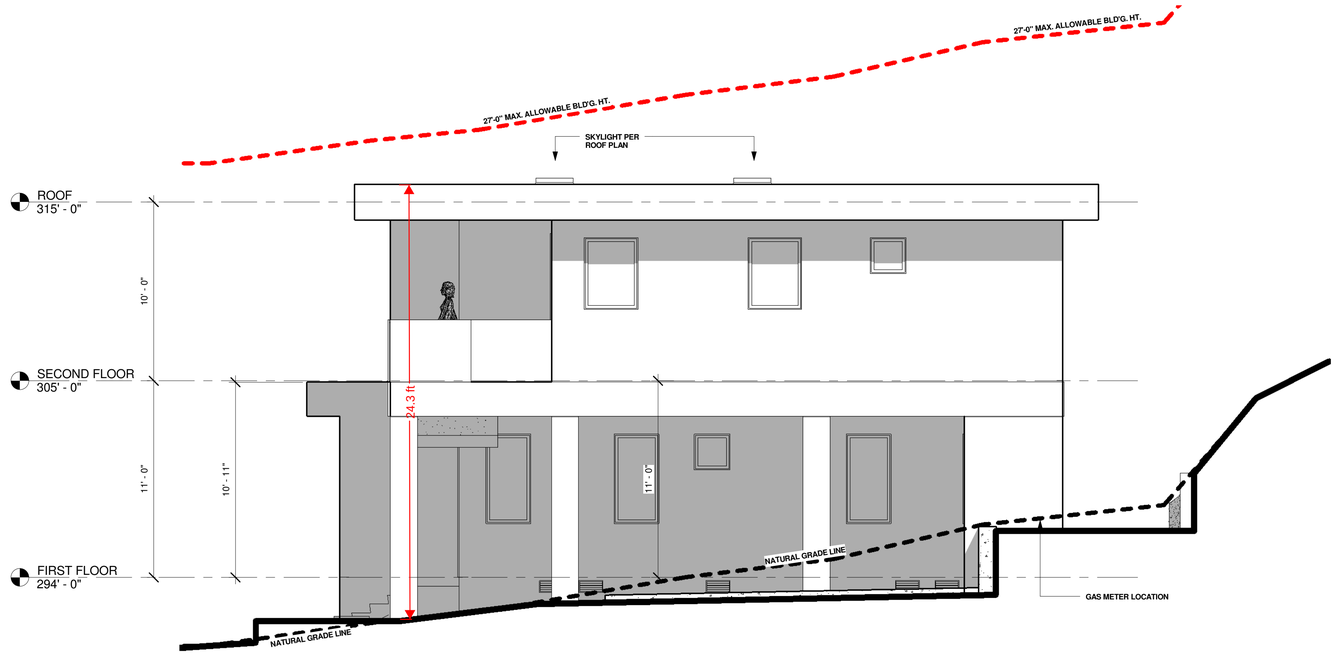
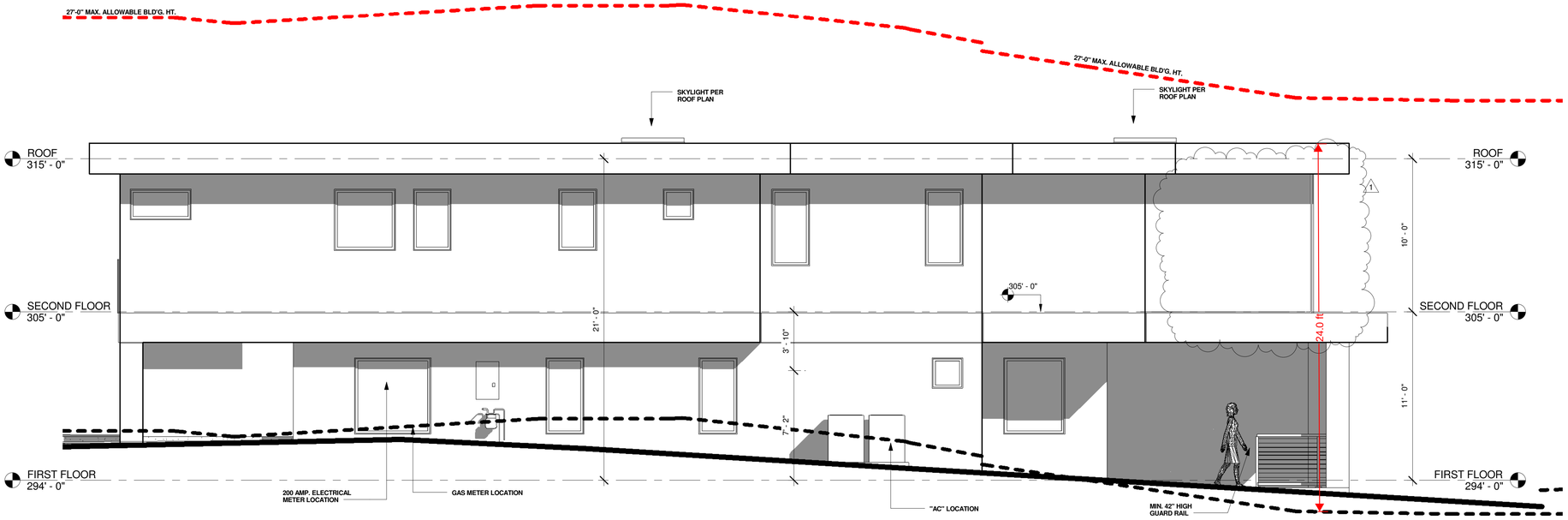


1 / A7 REAR ELEVATION
1/4" = 1'-0"



2 / A7 LEFT ELEVATION
1/4" = 1'-0"

No.	Description	Date
1	Planning	5-24-18

SASCO
BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

REAR AND LEFT ELEVATIONS

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A7
Scale	1/4" = 1'-0"

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TOP VIEW

FRONT SIDE

RIGHT SIDE

FRONT-LEFT (1) VIEW

REAR VIEW

FRONT RIGHT VIEW

FRONT-LEFT (2) VIEW

No.	Description	Date

SASCO
BUILDERS + DEVELOPMENT

1625 THE ALAMEDA, SUITE 400
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PH: (888) 876-2699

EXISTING BUILDING PICTURES

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
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	A7.1
Scale	

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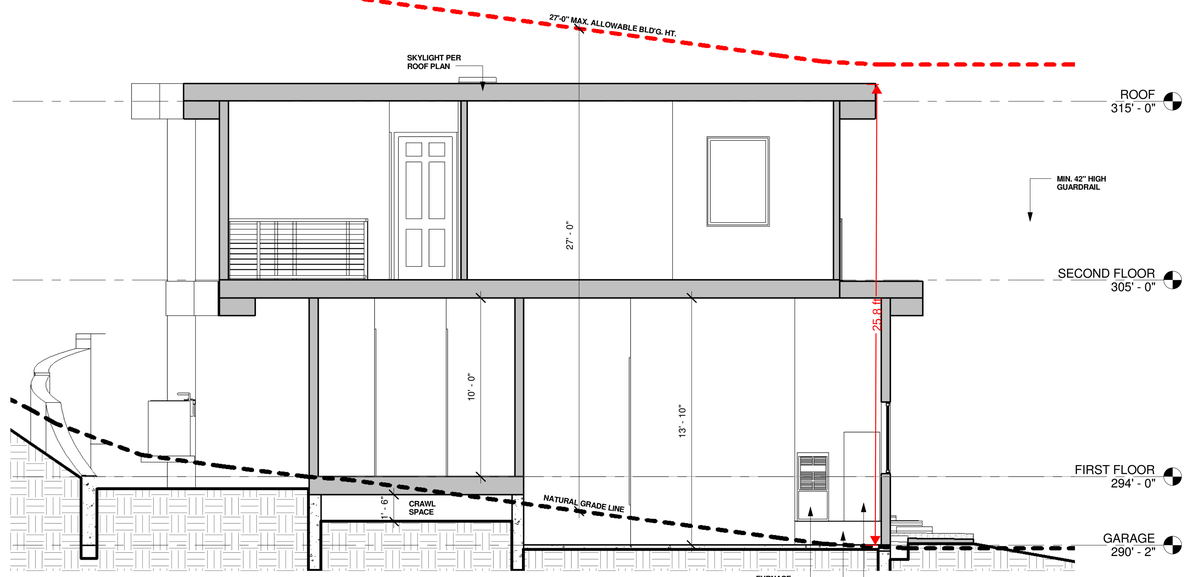
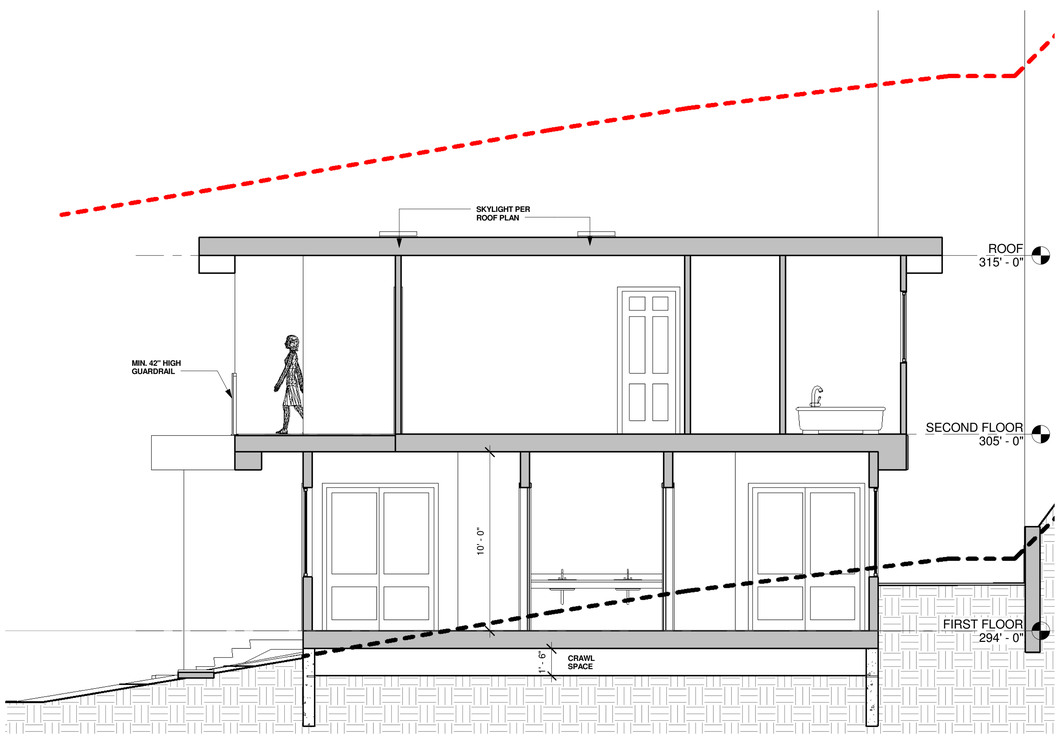
1 A8 **Section 1**
1/4" = 1'-0"



2 A8 **Section 2**
1/4" = 1'-0"



3 A8 **Section 3**
1/4" = 1'-0"

No.	Description	Date

SASCO
BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

BUILDING SECTIONS

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A8
Scale	1/4" = 1'-0"

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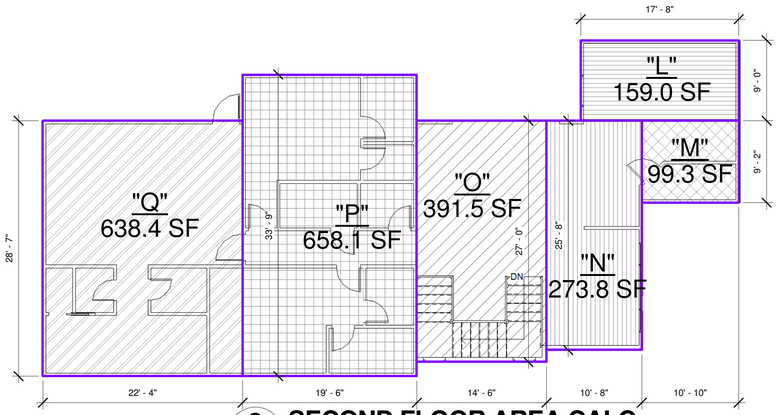
FLOOR AREA CALCULATION

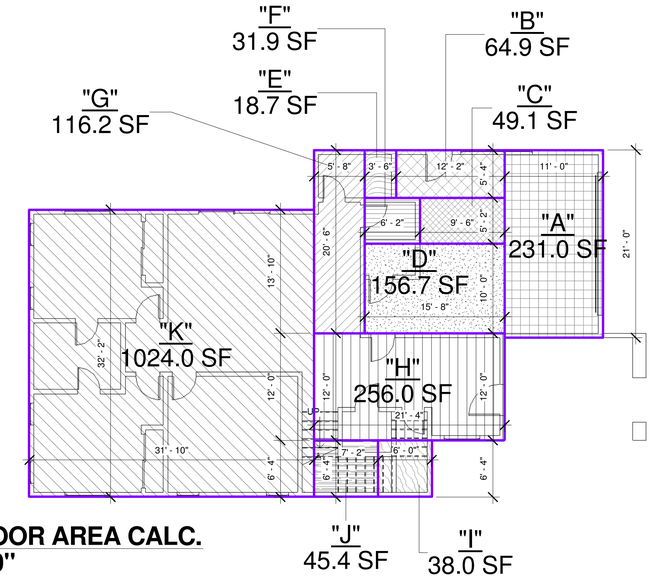
SECOND FLOOR LIVING	"L"	17'-8" x 9'-0"	159.0 SF.	2,220.1 SF.
	"M"	10'-10" x 9'-2"	99.3 SF.	
	"N"	10'-8" x 25'-8"	273.8 SF.	
	"O"	14'-6" x 27'-0"	391.5 SF.	
	"P"	19'-6" x 33'-9"	658.1 SF.	
	"Q"	22'-4" x 28'-7"	638.4 SF.	



2 A9 SECOND FLOOR AREA CALC.
1/8" = 1'-0"

FLOOR AREA CALCULATION

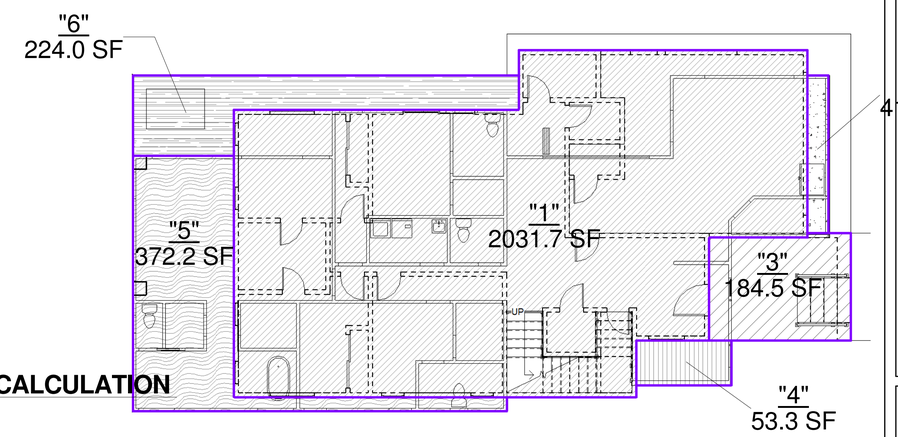
GARAGE	"A"	21'-0" x 11'-0"	231.0 SF.	501.7 SF.	2,031.9 SF.
	"B"	5'-4" x 12'-2"	64.9 SF.		
	"C"	5'-2" x 9'-6"	49.1 SF.		
	"D"	10'-0" x 15'-8"	156.7 SF.		
FIRST FLOOR LIVING	"E"	5'-4" x 3'-6"	18.7 SF.	1,530.2 SF.	
	"F"	5'-2" x 6'-2"	31.9 SF.		
	"G"	5'-8" x 20'-6"	116.2 SF.		
	"H"	12'-0" x 21'-4"	256.0 SF.		
	"I"	5'-4" x 6'-4"	38.0 SF.		
	"J"	6'-4" x 7'-2"	45.4 SF.		
	"K"	31'-10" x 32'-2"	1,024.0 SF.		



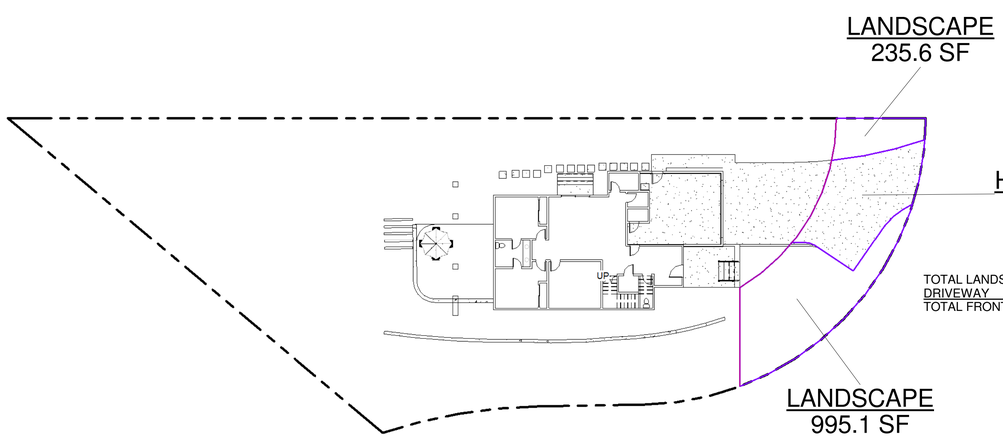
1 A9 FIRST FLOOR AREA CALC.
1/8" = 1'-0"

LOT COVERAGE CALCULATION

"1"	FIRST FLOOR BOUNDRY	2,031.7 SQ. FT.
"2"	CANTILEVERED ABOVE	41.2 SQ. FT.
"3"	COVERD ENTRY PORCH	184.5 SQ. FT.
"4"	CANTILEVERED ABOVE	53.3 SQ. FT.
"5"	CANTILEVERED ABOVE	372.2 SQ. FT.
"6"	BALCONY CANTILEVERED ABOVE FIRST FLOOR	224.0 SQ. FT.
TOTAL PROVIDED LOT COVERAGE		2,906.9 SQ. FT.



3 A9 LOT COVERAGE CALCULATION
1/8" = 1'-0"



TOTAL LANDSCAPE = 235.6 + 995.1 = 1,230.7 SQ. FT.
DRIVEWAY = 698.6 SQ. FT.
TOTAL FRONT YARD AREA = 1,929.3 SQ. FT.

4 A9 FRONT YARD CALCULATION
1" = 20'-0"

No.	Description	Date

SASCO BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

AREA CALCULATIONS

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A9
Scale	As indicated

3/11/2019 1:49:43 AM

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1 A10 3D View 1

2 A10 3D View 2

3 A10 3D View 3

4 A10 3D View 4

No.	Description	Date

SASCO
BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

3D RENDERING

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A10
Scale	

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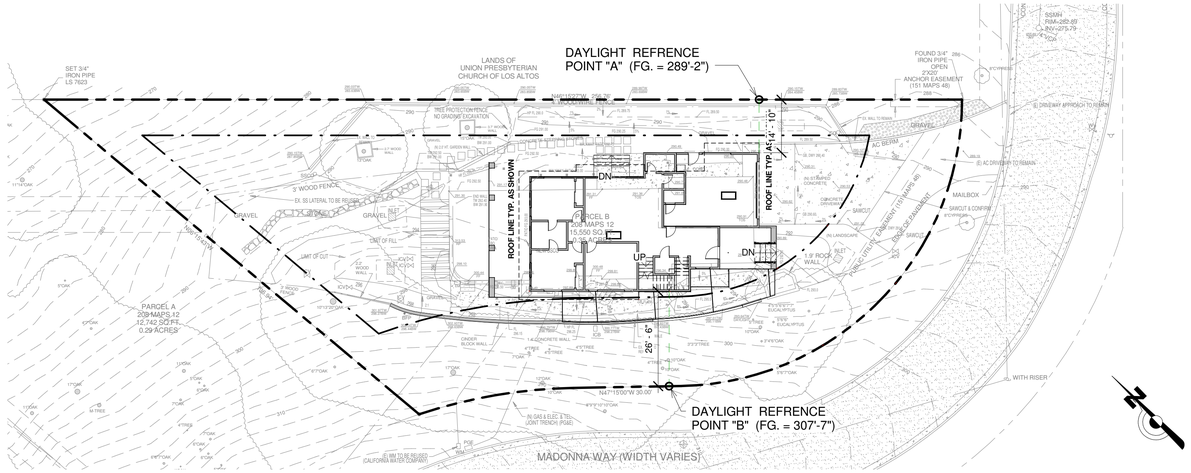
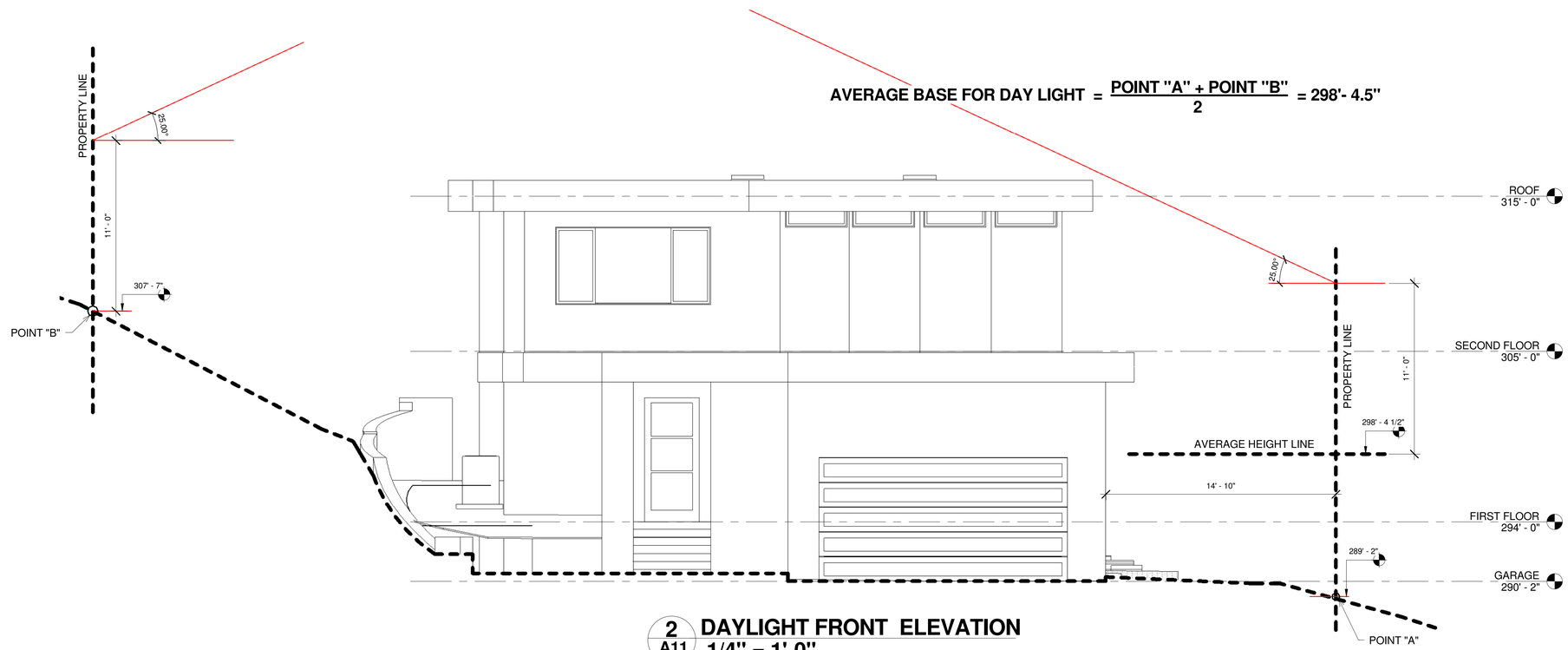


1 / A11 DAYLIGHT SITE PLAN
1" = 20'-0"



2 / A11 DAYLIGHT FRONT ELEVATION
1/4" = 1'-0"

No.	Description	Date
1	Planning	5-24-18

SASCO
BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

DAYLIGHT PLAN

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
	A11
Scale	As indicated

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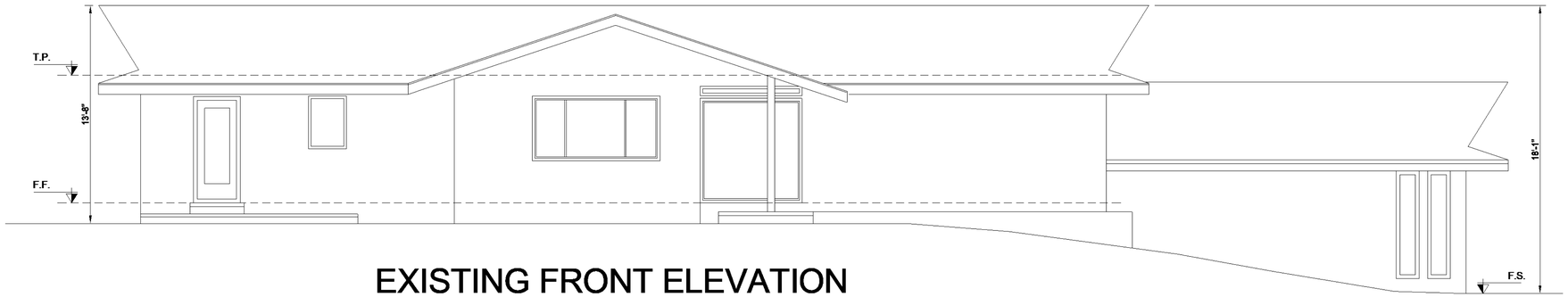
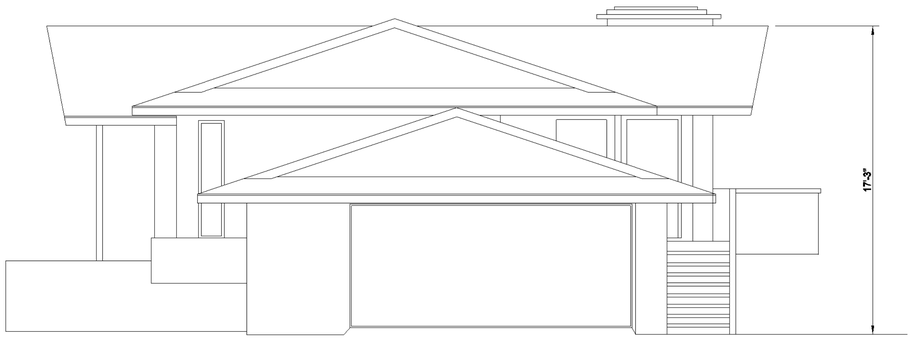
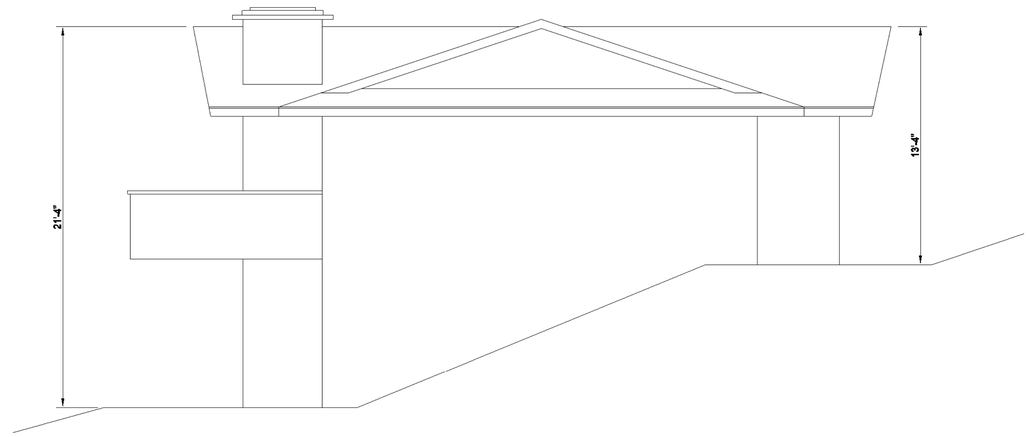


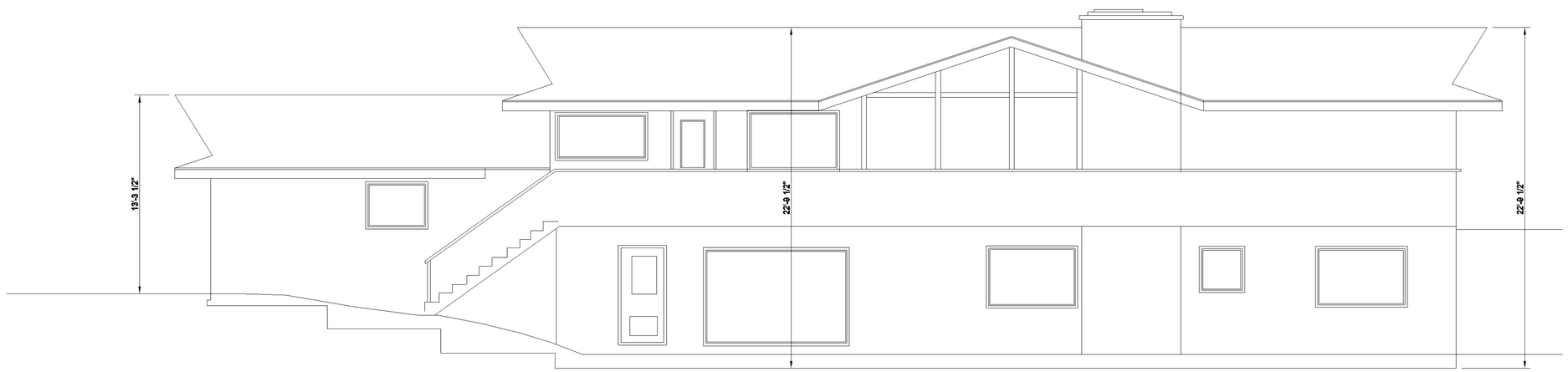
EXISTING FRONT ELEVATION



EXISTING RIGHT ELEVATION



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION

No.	Description	Date
1	Planning	5-24-18

SASCO
BUILDERS + DEVELOPMENT
1625 THE ALAMEDA, SUITE 400
SAN JOSE, CA 95126
PH: (888) 876-2699

EXISTING EXTERIOR ELEVATIONS

LIN / PENG RESIDENCE
901 MADONNA WAY
LOS ALTOS, CA 94024
APN # 336-03-029

Project no:	LIN
Date	04/02/18
Drawn by	Author
Checked by	Checker
Scale	1/4" = 1'-0"

A12

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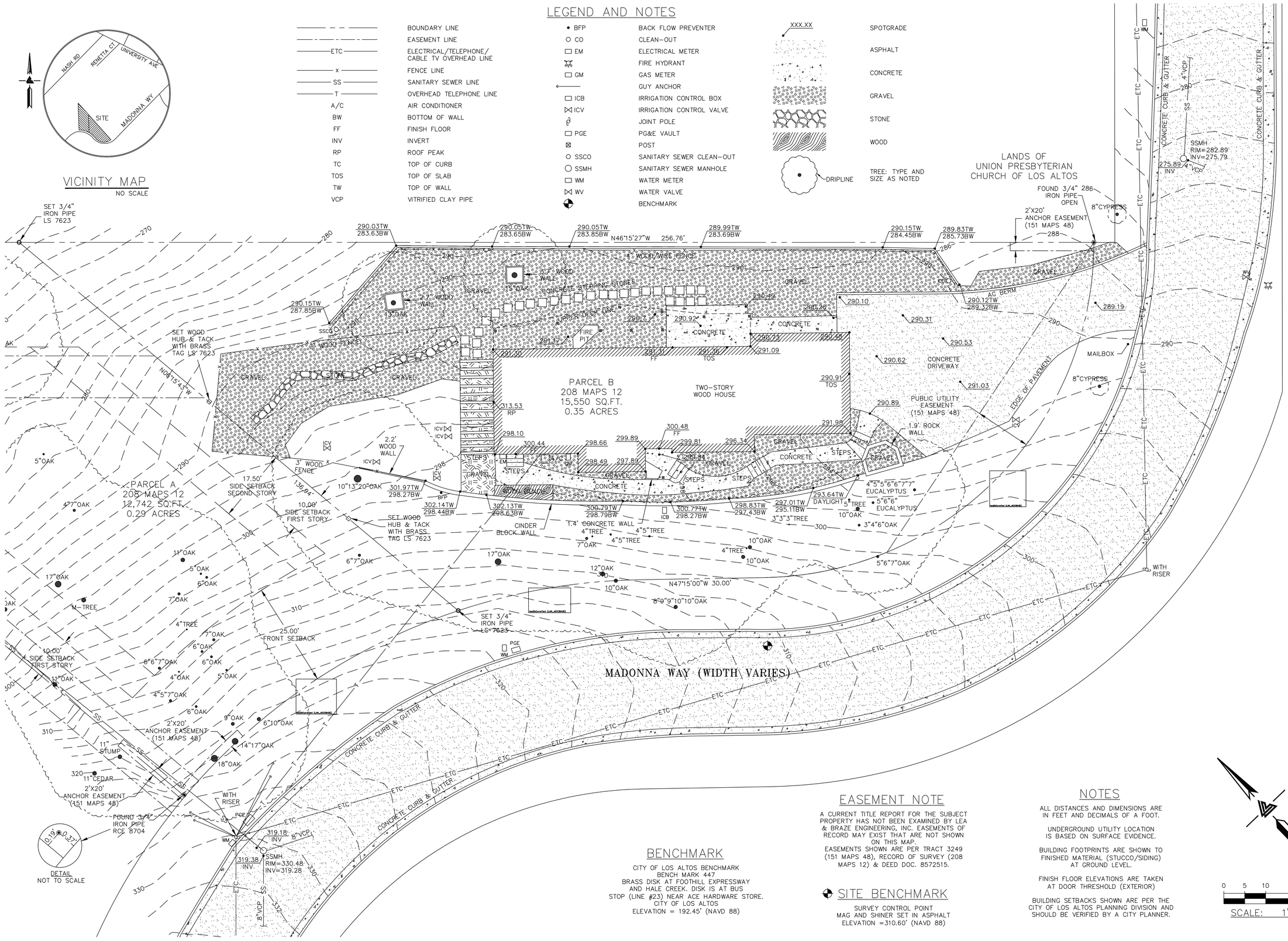
LEGEND AND NOTES

BOUNDARY LINE		BFP	BACK FLOW PREVENTER	XXX.XX	SPOTGRADE
EASEMENT LINE		CO	CLEAN-OUT		ASPHALT
ETC	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE	EM	ELECTRICAL METER		CONCRETE
			FIRE HYDRANT		GRAVEL
x	FENCE LINE	GM	GAS METER		STONE
SS	SANITARY SEWER LINE		GUY ANCHOR		WOOD
T	OVERHEAD TELEPHONE LINE	ICB	IRRIGATION CONTROL BOX	DRIPLINE	TREE: TYPE AND SIZE AS NOTED
A/C	AIR CONDITIONER	ICV	IRRIGATION CONTROL VALVE		
BW	BOTTOM OF WALL		JOINT POLE		
FF	FINISH FLOOR	PGE	PG&E VAULT		
INV	INVERT		POST		
RP	ROOF PEAK	SSCO	SANITARY SEWER CLEAN-OUT		
TC	TOP OF CURB	SSMH	SANITARY SEWER MANHOLE		
TOS	TOP OF SLAB	WM	WATER METER		
TW	TOP OF WALL	WV	WATER VALVE		
VCP	VITRIFIED CLAY PIPE		BENCHMARK		



VICINITY MAP

NO SCALE

BENCHMARK

CITY OF LOS ALTOS BENCHMARK
BENCH MARK 447
BRASS DISK AT FOOTHILL EXPRESSWAY
AND HALE CREEK. DISK IS AT BUS
STOP (LINE #23) NEAR ACE HARDWARE STORE.
CITY OF LOS ALTOS
ELEVATION = 192.45' (NAVD 88)

EASEMENT NOTE

A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
EASEMENTS SHOWN ARE PER TRACT 3249 (151 MAPS 48), RECORD OF SURVEY (208 MAPS 12) & DEED DOC. 8572515.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION =310.60' (NAVD 88)

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

BUILDING SETBACKS SHOWN ARE PER THE CITY OF LOS ALTOS PLANNING DIVISION AND SHOULD BE VERIFIED BY A CITY PLANNER.

0 5 10 20

SCALE: 1" = 10'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
Exp. 12-31-18
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019
SACRAMENTO REGION
3017 DOUGAS BLVD. # 300
ROSEVILLE, CA 95661
(P) (916)966-1338
(F) (916)797-7363
WWW.LEABRAZE.COM

901 MADONNA WAY
LOS ALTOS, CALIFORNIA

SANTA CLARA COUNTY

APN: 336-03-029

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2170295
DATE:	04-27-17
SCALE:	1" = 10'
FIELD BY:	EH
DRAWN BY:	JN
SHEET NO:	SU1

01 OF 02 SHEETS

PRELIMINARY GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
901 MADONNA WAY, LOS ALTOS, CA 94024

ABBREVIATIONS

AB	AGGREGATE BASE	PP	POWER POLE
AC	ASPHALT CONCRETE	PIEE	PRIVATE INGRESS EGRESS EASEMENT
AD	AREA DRAIN	PSDE	PRIVATE STORM DRAIN EASEMENT
BFL	BACKFLOW PREVENTOR	PSE	PUBLIC SERVICE EASEMENT
BW	BOTTOM OF WALL	PSSE	PRIVATE SANITARY SEWER EASEMENT
C&G	CURB AND GUTTER	PUE	PUBLIC UTILITY EASEMENT
C/L	CENTER LINE	PVC	POLYVINYL CHLORIDE
CO	CLEANOUT	R/W	RIGHT-OF-WAY
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	S	SOUTH
E	EAST	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MANHOLE
EX	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR	SSCO	SANITARY SEWER CLEANOUT
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
FL	FLOW LINE	STD	STANDARD
GB	GRADE BREAK	SUD	SUBDRAIN
HP	HIGH POINT	SW	SIDEWALK
IP	IRON PIPE	TC	TOP OF CURB
JB	JUNCTION BOX	TF	TOP OF FOUNDATION
LF	LINEAR FEET	TOS	TOP OF SLAB
LIP	LIP OF GUTTER	TW	TOP OF WALL
LP	LOW POINT	TP	TOP OF PAVEMENT
MON.	MONUMENT	VCP	VITRIFIED CLAY PIPE
N	NORTH	W	WEST
OG	ORIGINAL GROUND	WLK	WALKWAY
P/L	PROPERTY LINE	WM	WATER METER
PB	PULL BOX	WS	WATER SERVICE
PERF	PERFORATED	WV	WATER VALVE

LEGEND

- PROJECT PROPERTY LINE
- NEW BUILDING LINE, NEW PROPERTY LINE
- EASEMENT LINE
- LIMIT OF FILL
- LIMIT OF CUT
- 102 CONTOUR
- WATER LINE
- STORM DRAIN PIPE (SOLID)
- SANITARY SEWER PIPE
- SUBDRAIN PIPE (PERFORATED)
- OVERHEAD UTILITY LINE
- GAS LINE
- ELECTRIC LINE (UNDERGROUND)
- JOINT TRENCH
- FENCE LINE
- EARTH SWALE
- AC / CONCRETE SWALE
- FENCE LINE
- ROOF DOWN-SPOUT, CONNECTED TO SD
- ROOF DOWN-SPOUT, RELEASED TO SPLASH BLOCK
- SDMH
- SSMH
- CLEANOUT
- INLET
- AREA DRAIN
- POP-UP EMITTER
- SITE BENCHMARK

NOTICE TO CONTRACTORS

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

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

STANDARD GRADING NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
2. THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM PUBLIC PROPERTY. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
3. ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MAINTENANCE DISTRICT FOR AIRBORNE PARTICULATES.
4. ALL GRADING SHALL CONFORM TO THE APPROVED SPECIFICATIONS OF PROJECT'S SOILS/ GEOTECHNICAL REPORT. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE PROJECT SOIL ENGINEER.
5. ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 1ST TO APRIL 30TH OF EACH YEAR.
6. A HAULING PERMIT FROM CITY FOR REMOVAL OF MORE THAN 150 CY IS REQUIRED.

UTILITY NOTES

1. CONTRACTORS SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON VISIBLE SURFACE EVIDENCE AND UTILITY MAPS.
2. CONTRACTORS ARE TO COORDINATE UTILITIES WITH SERVICE PROVIDERS PRIOR TO START OF WORK.
3. ALL UTILITY TRENCHES SHOULD BE BACKFILLED WITH COMPACTED FILL IN ACCORDANCE WITH LOCAL REQUIREMENTS OR THE RECOMMENDATIONS IN THE SOILS REPORT. FILL MATERIAL SHOULD BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN UNCOMPACTED THICKNESS AND SHOULD BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (ASTM D-1557, LATEST EDITION) BY MECHANICAL MEANS ONLY, EXCEPT WHERE LOCAL REQUIREMENTS SPECIFY HIGHER REQUIREMENTS. IF IMPORTED SAND IS USED AS BACKFILL, THE UPPER THREE FEET IN BUILDING AND PAVEMENT AREAS SHALL BE COMPACTED TO 95 PERCENT. THE UPPER 6 INCHES OF BACKFILL IN ALL PAVEMENT AREAS SHALL BE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION.
4. CONSTRUCTION OF ALL GRAVITY STORM DRAINAGE AND SANITARY SEWER FACILITIES ARE TO START AT DOWNSTREAM, LOWEST POINT OF CONNECTION OR DISCHARGE, UNLESS CONTRACTOR DETERMINES OTHERWISE AT HIS/HER OWN RISK.
5. FOR GAS AND ELECTRICAL LOCATIONS, SEE PG&E MAPS. COORDINATE UTILITIES SHOWN ON THESE SHEETS WITH INSTALLATION OF ELECTRICAL, TELEPHONE, CABLE TV AND GAS.
6. THE CONTRACTOR IS RESPONSIBLE TO HAVE ALL INSTALLATIONS INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY, MUNICIPALITY, OR SOILS ENGINEER PRIOR TO ANY BACK FILLING.

SITE CONSTRUCTION MANAGEMENT NOTES

1. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' CONSTRUCTION FENCE AT ALL TIMES DURING CONSTRUCTION.
2. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
3. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN CONTAINER.
4. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER

DRAINAGE NOTES

1. SURFACE WATER SHALL BE DIRECTED AWAY FROM ALL BUILDINGS INTO DRAINAGE SWALES, GUTTERS, STORM DRAIN INLETS AND DRAINAGE SYSTEMS.
2. CONNECT ROOF DOWN SPOUTS TO 6" SOLID PVC (4" FOR INDIVIDUAL DOWN-SPOUTS) @ MINIMUM 1% SLOPE AND MIN. 6" GROUND COVER. CONNECT PIPES TO ON-SITE INLETS. SEE ARCHITECTURAL PLANS FOR ROOF DOWNSPOUT LOCATIONS.
3. ON SITE PVC STORM DRAIN LINES SHALL CONSIST OF SOLID PVC SDR-26 MINIMUM OR BETTER.
4. STORM DRAIN INLETS SHALL BE PRECAST CONCRETE, CHRISTY U23 TYPE OR EQUIVALENT.

FOUNDATION RETAINING WALLS CONSTRUCTION

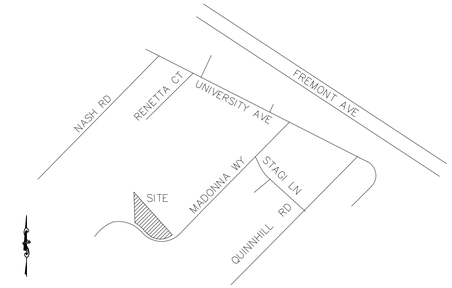
TOP OF FOUNDATION WALL ELEVATIONS SHOWN ON THIS PLANS, MAY NOT BE THE ACTUAL VALUE, DEPENDING ON THE SIZE OF STRUCTURAL FRAMING MEMBERS SITTING ON TOP OF(OR HANGING FROM) FOUNDATION WALLS. CONTRACTORS TO REVIEW THE STRUCTURAL DETAILS AND CALCULATE ACTUAL ELEVATIONS OF TOP OF FOUNDATIONS.

GEOTECHNICAL REVIEW:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL/ SOILS ENGINEER. GEOTECHNICAL/ SOILS ENGINEER TO PROVIDE AND FURNISH LETTER OF APPROVAL TO CITY.

WORK IN PUBLIC RIGHT OF WAY:

OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO THE START OF ANY CONSTRUCTION AT THE STREET RIGHT-OF-WAY. CONTACT PUBLIC WORKS ENGINEER FOR INFORMATION REGARDING OBTAINING AN ENCROACHMENT PERMIT.



LOCATION MAP
NTS

SHEET INDEX

C-1 COVER SHEET
C-2 GRADING AND DRAINAGE PLAN

BASIS OF ELEVATIONS (SURVEY / TOPOGRAPHIC MAP BY OTHERS)

CITY OF LOS ALTOS BENCHMARK
BENCH MARK 447
BRASS DISK AT FOOTHILL EXPRESSWAY
AND HALE CREEK. DISK IS AT BUS
STOP (LINE #23) NEAR ACE HARDWARE STORE. CITY OF LOS ALTOS
ELEVATION = 192.45' (NAVD 88)

PROJECT CONSULTANT DIRECTORY:

APPLICANT/ DEVELOPER:

SASCO BUILDERS
SIMON ILKHANI
650-240-6102
1671 THE ALAMEDA, STE 309,
SAN JOSE, CA 95126

SITE GENERAL INFORMATION:

EXISTING SINGLE FAMILY HOME TO BE DEMOLISHED, NEW SINGLE FAMILY HOME TO BE CONSTRUCTED..

ESTIMATED EARTHWORK:

SITE	CUT (CY)	FILL (CY)	IMPORT (CY)
BUILDING PAD	0	35	
SITE GRADING	30	60	
TOTAL	30	95	65

NOTE: CONTRACTORS TO PERFORM THEIR OWN ESTIMATE FOR BIDDING PURPOSES.

PRELIMINARY PLANS
FOR PLAN CHECK REVIEW
NOT ISSUED FOR CONSTRUCTION

GOLSHAN ENGINEERS
CIVIL ENGINEERING SERVICES
18300 Purdue Drive
Saratoga, CA 95070
(408) 903-8133
vishtasbgolshan@yahoo.com

Applicant:
SASCO BUILDERS & DEVELOPMENT
CONTACT:
Samen Ilkahni
TEL (650) 240-6102
simon@sascobuilders.com

PRELIMINARY GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
901 MADONNA WAY, LOS ALTOS, CA 94024

COVER SHEET

Revisions:

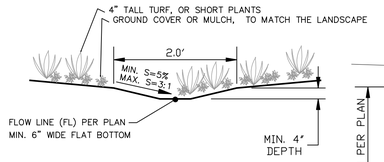
Seal

REGISTERED PROFESSIONAL ENGINEER
VISHTASP GOLSHAN
EXPIRES 12-31-2019
No. C75090
CIVIL
STATE OF CALIFORNIA

Scale: NTS
Job No. 18-02-01
By: V.G.
Date: 1/14/2019

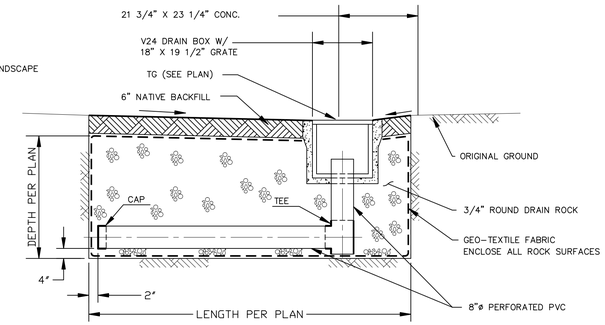
Sheet: **C-1**

Sheet 1 of 2 sheets



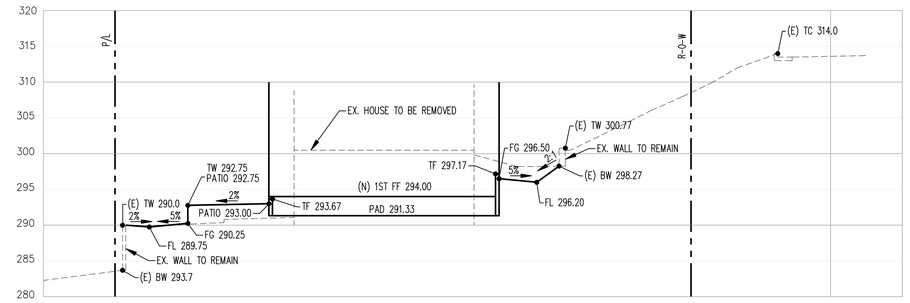
EARTHSWALE DETAIL

ELEVATION VIEW, NTS



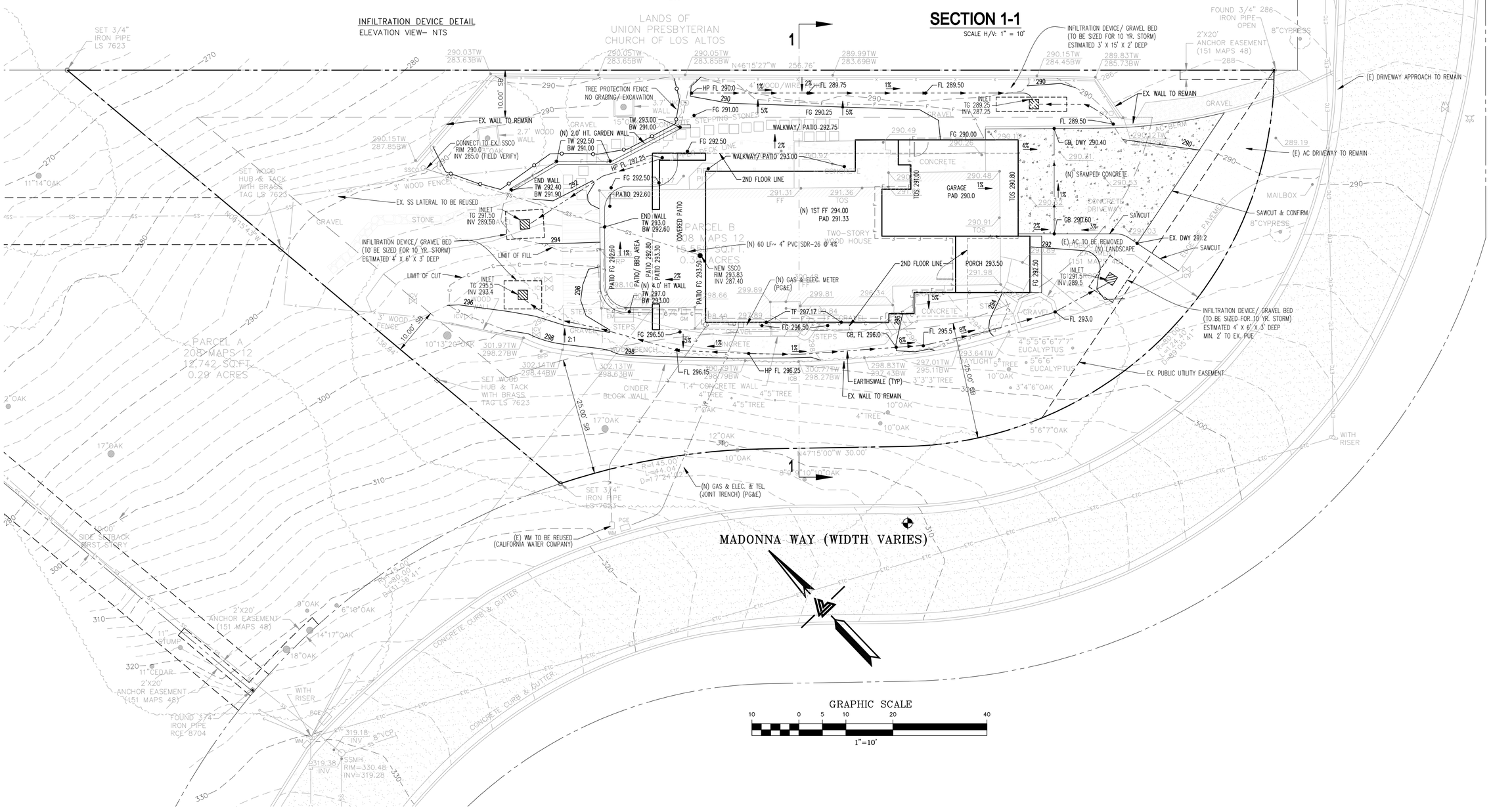
INFILTRATION DEVICE DETAIL

ELEVATION VIEW- NTS



SECTION 1-1

SCALE H/V: 1" = 10'



GRAPHIC SCALE

10 0 5 10 20 40

1"=10'

GOLSHAN ENGINEERS

CIVIL ENGINEERING SERVICES

18300 Purdue Drive
Saratoga, CA 95070

(408) 903-8133
vishtasbgolshan@yahoo.com

Applicant:
SASCO BUILDERS & DEVELOPMENT
CONTACT:
Samen Ilkahni
TEL (650) 240-6102
simon@sascobuilders.com

PRELIMINARY GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOME
901 MADONNA WAY, LOS ALTOS, CA 94024

GRADING AND DRAINAGE PLAN

Revisions:

Seal

REGISTERED PROFESSIONAL ENGINEER
VISHTASB GOLSHAN
EXPIRES 12-31-2019
No. C75090
CIVIL
STATE OF CALIFORNIA

Scale: 1" = 10'
Job No. 18-02-01
By: V.G.
Date: 1/14/2019

Sheet: **C-2**

Sheet 2 of 2 sheets

NANDINA LOROPETALUM PHORMIUM CHONDROPETALUM LAVANDULA

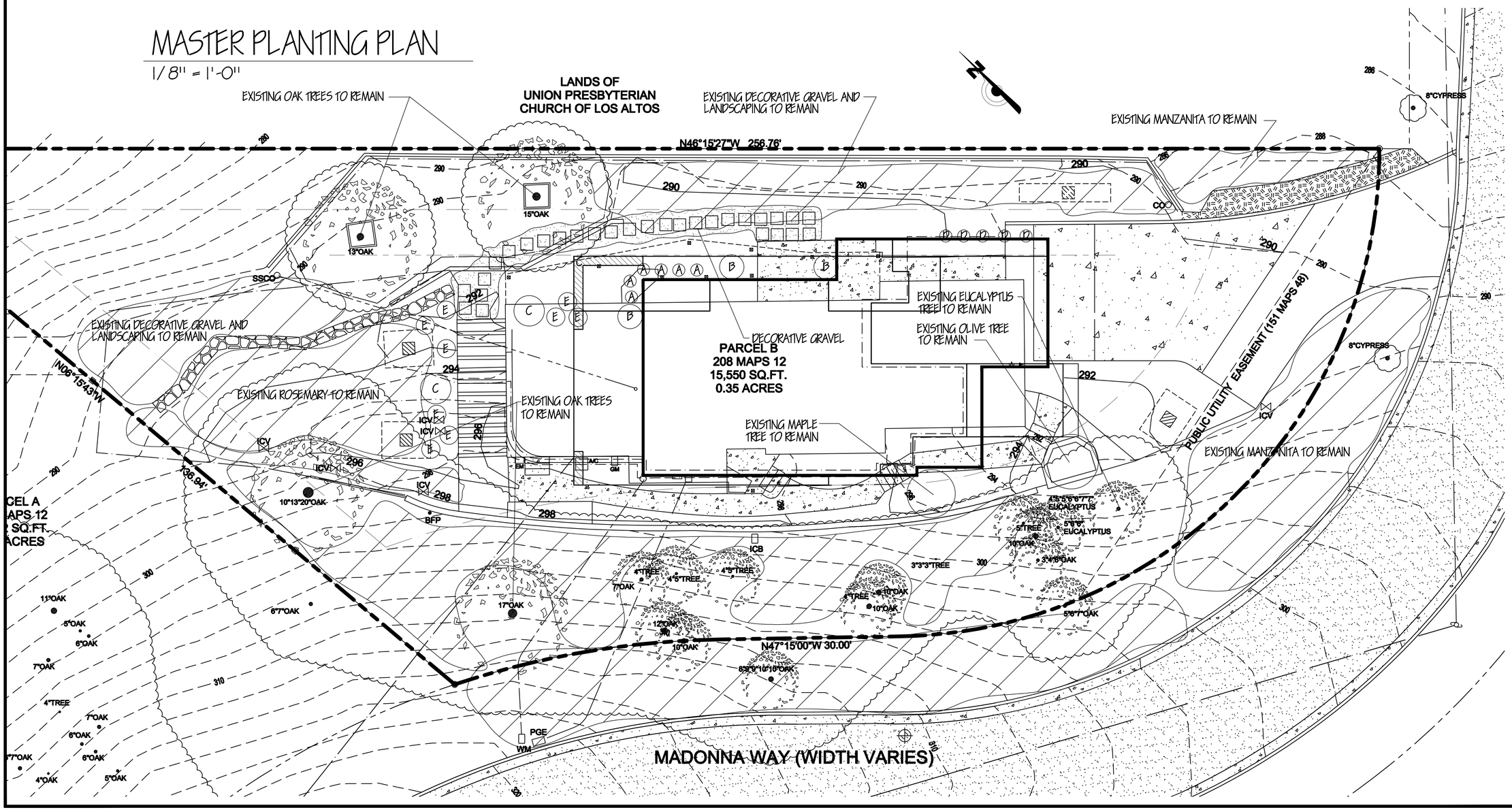
PLANT LEGEND AND NOTES

Symbol	Species	Size	Number	Water	WUCOLS
	Existing landscape to remain				
A	Nandina Harbor Dwarf	5 gallon	6	low	.3
B	Loropetalum Suzanne	5 gallon	3	low	.3
C	Phormium Platts Black/ Flax	5 gallon	3	low	.3
D	Chondropetalum tectorum/ Cape Rush	5 gallon	5	low	.3
E	Lavandula Grosso/ Lavendar	5 gallon	9	low	.3

1) Verify all existing plant material to remain in field.
2) Verify placement of new plant material.
3) Contractor shall be responsible to take soil sail to lab (Waypoint Analytical) or equal, for analysis and soil preparation recommendations prior to planting.
4) Incorporate 4 cu of compost per 1000 sf, 6'' into native soil unless otherwise dictated by soil fertility analysis.
5) After planting, spread 3'' of wood chip mulch at area of new planting.
6) I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape design.

MASTER PLANTING PLAN

1/ 8'' = 1'-0''



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REVISED 7/ 7/ 18
REVISED 12/ 28/ 18

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2019
STATE OF CALIFORNIA

LIN RESIDENCE

for:
SEAN LIN
901 MADONNA WAY
LOS ALTOS, CA. 94024

MASTER PLANTING PLAN

date: 7/ 2/ 18
scale: NOTED
drawn by: WJH
job no. 21843
sheet
L1
of shts

HYDROZONE PLAN

1/8" = 1'-0"

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET$_o$)		43	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1	0.3	Drip	0.81	0.37	15	6	148
#2	0.3	Drip	0.81	0.37	170	63	1679
#3	0.3	Drip	0.81	0.37	445	165	4394
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	630	233	6221
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	6221
						Maximum Allowed Water Allowance (MAWA)[e]	9238

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

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

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

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

ETAF Calculations

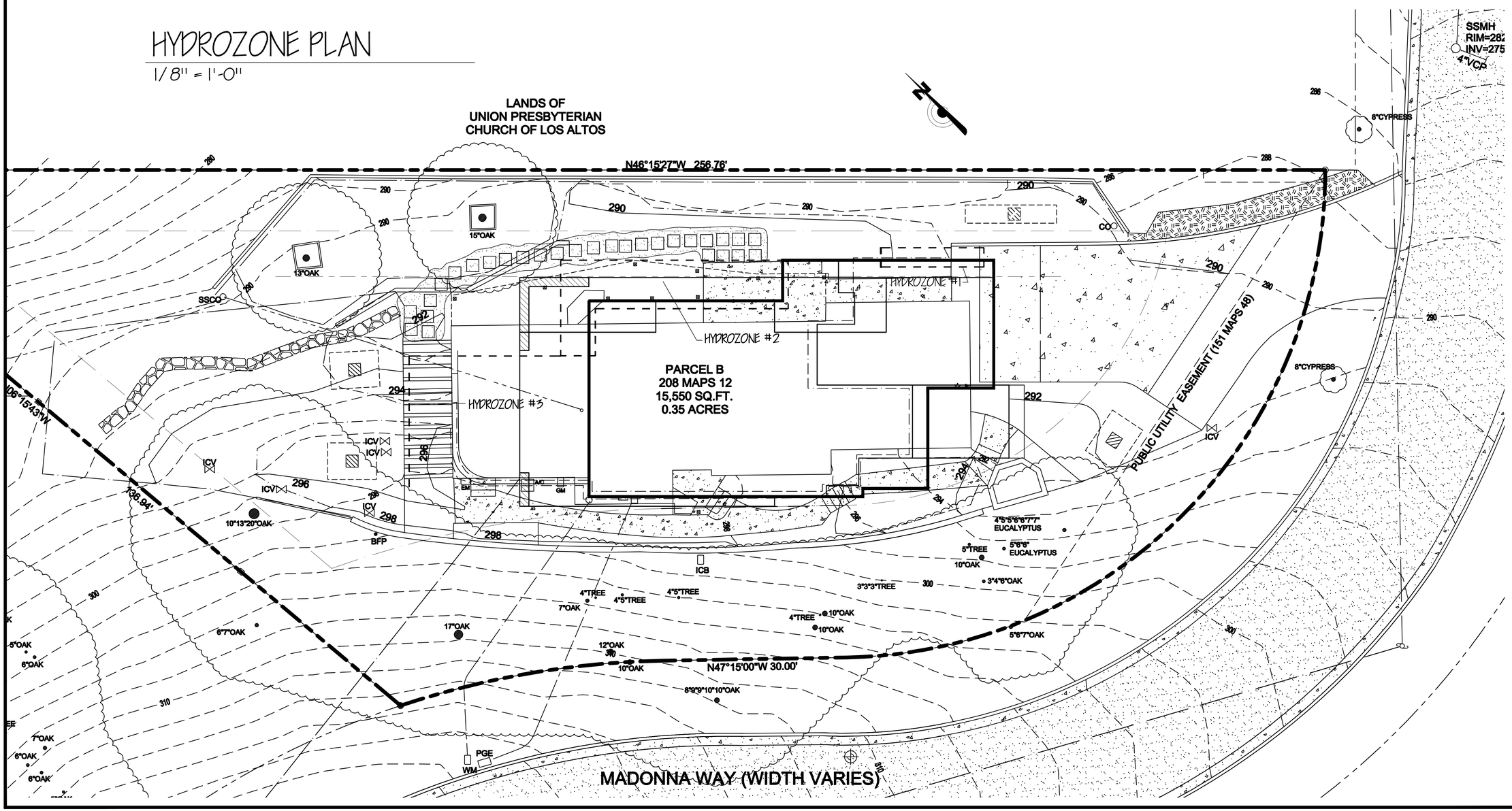
Regular Landscape Areas

Total ETAF x Area	233
Total Area	630
Average ETAF	0.37

All Landscape Areas

Total ETAF x Area	233
Total Area	630
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas



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REVISED 12/28/18

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Signature
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LIN RESIDENCE

for:
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901 MADONNA WAY
LOS ALTOS, CA. 94024

HYDROZONE PLAN

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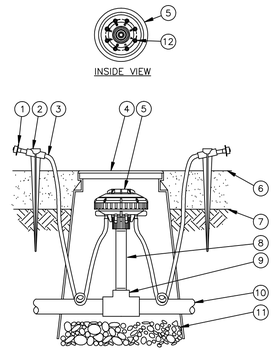


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (1 OF 2 SHOWN, 8 POSSIBLE)
2. UNIVERSAL ¾" TUBING STAKE: RAIN BIRD TS-025 (1 OF 2 SHOWN, 8 POSSIBLE)
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED) (1 OF 2 SHOWN, 8 POSSIBLE)
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERI-BIRD XBD-81
6. TOP OF MULCH
7. FINISH GRADE
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 TEE OR ELL
10. PVC LATERAL PIPE
11. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. XERI-BUG EMITTER, 1 GPH FLOW: RAIN BIRD XB-10PC (ONE OF 8 SHOWN, INCLUDED WITH XERI-BIRD XBD-81)

NOTE:
1. COIL ADDITIONAL 9-INCHES OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

A **EIGHT-OUTLET MANIFOLD WITH XERI-BUG EMITTERS, 1/4" TUBING, STAKE AND BUG CAP** 1-13-10
N.T.S. **OPTION 2A**

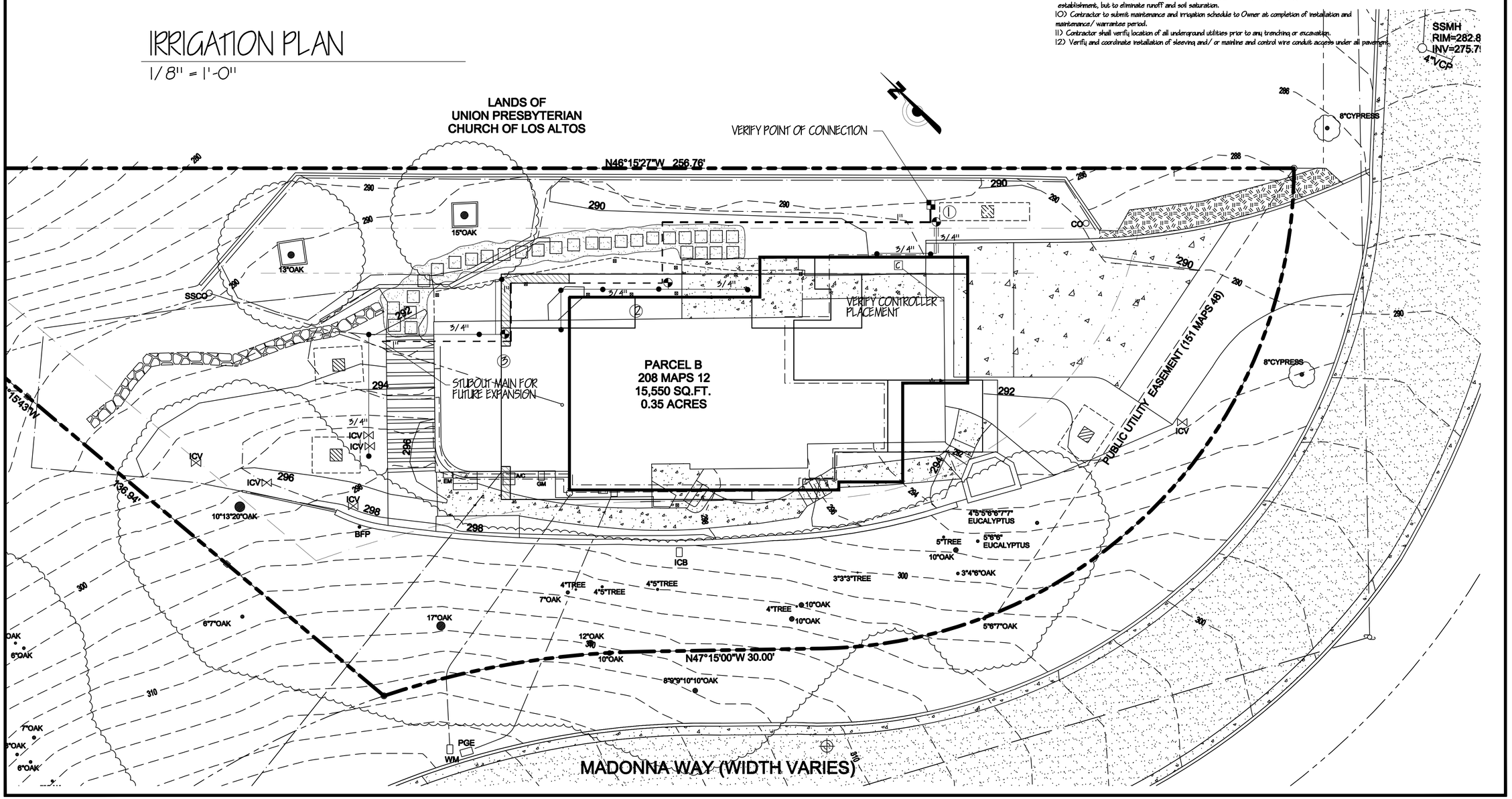
IRRIGATION LEGEND

- C — Hunter Pro C Controller with Solar Sync and rain sensor - verify electrical source and placement
- WM — 1" Water Meter for irrigation only (only as required by city) - verify size and location
- Febco #825Y-1" pressure vacuum breaker - provide lockable weather cover
- Schedule 40 pvc mainline - 1"- min. depth 18"
- Schedule 40 pvc sleeving
- Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits and without for bubbler and rotor circuits
- Schedule 40 pvc lateral lines - min. depth 12"
- Rainbird Xeri-Bug Octa Bubbler
- 1 — Control valve number

1) Verify water and electrical services for point of connection.
2) Verify site water pressure of 65 psi at point of connection - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller. Follow all grounding instructions per controller installation guide.
4) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
5) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes at base of each plant.
6) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
7) Verify control wire placement and access under pavement.
8) Verify rain sensor placement in field.
9) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
10) Contractor to submit maintenance and irrigation schedule to Owner at completion of installation and maintenance/ warrantee period.
11) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
12) Verify and coordinate installation of sleeving and/ or mainline and control wire conduit access under all pavement.

IRRIGATION PLAN

1/8" = 1'-0"



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