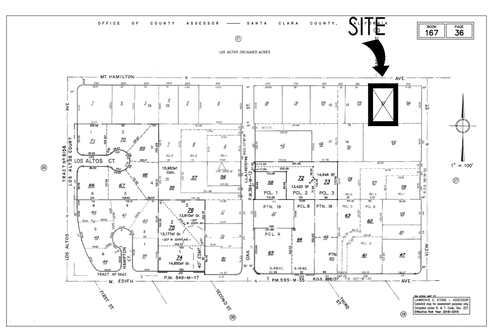
ON-CHIEN RESIDENCE

NEW SINGLE FAMILY RESIDENCE

126 MOUNT HAMILTON AVENUE, LOS ALTOS, CA

LOCATION MAP

ASSESSOR'S PARCEL MAP



SCOPE OF WORK

DEMO OF EXISTING HOUSE ON DEVELOPED SITE. NEW CONSTRUCTION TO BE TWO STORY HOUSE WITH 7 BEDROOMS AND 7.5 BATHROOMS TOTALING 3,526.8 S.F. LIVING AREA AND 419.5 S.F. GARAGE AREA, TOTALING 3,946.3 S.F. WITH A 2,703.7 S.F. BASEMENT ON A 11,974 S.F. LOT.

PROJECT SUMMARY

Assessor's Parcel No.		**167-36-023**
Zoning:		**R1-10**
Jurisdiction:		**City of Los Altos**
Type of Construction:		**TYPE V-B, SPRINKLERED (NFPA 13D)**
Building Occ. Groups:		**R-3/U (SINGLE FAMILY RESIDENTIAL)**

LOT CALCULATIONS

NET LOT AREA:		**11,974.0 S.F.**
FRONT YARD HARDSCAPE AREA:		**769.9 S.F.**
TOTAL AREA AT FRONT YARD		**2,250**
HARDSCAPE AREA IN THE FRONT YARD SETBACK SHALL NOT EXCEED 50%		34.20%
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED):	5,901
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	0.0
	NEW SOFTSCAPE AREA:	6,073
	SUM OF ALL THREE SHOULD EQUAL THE SITE'S NET LOT AREA	11,974.0 S.F.

ZONING COMPLIENCE

	EXISTING (±)	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	**2,304.2**	**3,559.1**	**3,592.2**
LAND AREA COVERED BY ALL STRUCTURES THAT ARE OVER 6 FEET IN HEIGHT	S.F. 19.2%	S.F. 29.8%	S.F. 30%
FLOOR AREA:	**2,238.5**	**3,946.3**	**3,947.4**
MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS	1st Flr: 2,238.5 S.F 18.70%	1st Flr: 2,740.4 S.F 2nd Flr: 1,205.9 S.F 32.96%	S.F. 32.97%
SETBACKS:			
FRONT (1ST/2ND)	**29' - 10 1/2"**	**27' - 9 1/2"**	**25'**
REAR (1ST/2ND)	**55' - 11 1/2"**	**52' - 4 1/2"**	**25'**
LEFT SIDE (1ST/2ND)	**9' - 11 1/2"**	**13' - 5" / 20' - 6 1/2"**	**10' / 17' - 6"**
RIGHT SIDE (1ST/2ND)	**9' - 9 1/2"**	**14' - 5" / 23' - 9"**	**10' / 17' - 6"**
HEIGHT:	**±15' - 7 1/4"**	**± 25' -10"**	**27' - 0'**

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	**1,730.4**	**4,500.1**	**6,230.5**
INCLUDES HABITABLE BASEMENT AREAS	S.F.	S.F.	S.F.
NON- HABITABLE AREA:	**508.1**	**-88.6**	**419.5**
DOES NOT INCLUDE COVERED PORCHES	S.F.	S.F.	S.F.

REVISIONS PER DRC COMMENTS ON 10/02/2019

1. REMOVED DOUBLE HEIGHT ENTRY AND MOVED 2ND STORY WALL BACK 4'-2"
2. PUSHED BR2 BACK 3'-0"
3. CHANGED BR3 TO BE REAR FACING
4. ADDED ELEVATOR TO SERVICE ALL LEVELS
5. MINOR FLOOR PLAN CHANGES AROUND NEW ELEVATOR TO ACCOMMODATE SHAFT
6. REDUCED AMOUNT OF FRONT FACING GLAZING

DEFERRED SUBMITTALS

1. FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: *"WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE THIS SIGN"*
2. STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5 AND 301.5 FOOTNOTE D

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

THE FOLLOWING ARE REQUIRED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL/REVIEW:

1. WINDOW/DOOR PACKAGE
2. CABINET SHOP DRAWINGS AND FINISH SAMPLES
3. MECHANICAL DUCTING PLAN
4. STAIR AND RAIL SHOP DRAWINGS
5. MISC. STEEL SHOP DRAWINGS

NOTE: SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIRED SUBMITTALS FOR SHOP DRAWINGS, ETC.

REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

1. LICENSE NUMBER
2. INSURANCE AND WORKER'S COMP POLICIES
3. CONSTRUCTION STAGING PLAN
4. CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

APPLICABLE CODES

APPLICABLE CODES (with City of Los Altos Amendments)

-2016 CALIFORNIA ADMINISTRATIVE CODE, CAC
-2016 CALIFORNIA BUILDING CODE, CBC
-2016 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
-2016 CALIFORNIA ELECTRICAL CODE, CEC
-2016 CALIFORNIA MECHANICAL CODE, CMC
-2016 CALIFORNIA PLUMBING CODE, CPC
-2016 CALIFORNIA ENERGY CODE, CEnC
-2016 CALIFORNIA HISTORICAL CODE, CHC
-2016 CALIFORNIA FIRE CODE, CFC
-2016 CALIFORNIA EXISTING BUILDING CODE
-2016 CALIFORNIA GREEN BUILDING STANDARDS
-2016 CALIFORNIA REFERENCED STANDARDS

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M2.3	MECHANICAL SECOND FLOOR PLAN

PROJECT TEAM

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GLORIA ON AND YOWJIE (YJ) CHIEN

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED
C27,719
12-31-21
STATE OF CALIFORNIA

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	1.29.2020.	DESIGN REVIEW RESUBMITTAL	GN, IG

COVER SHEET

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TRUE N

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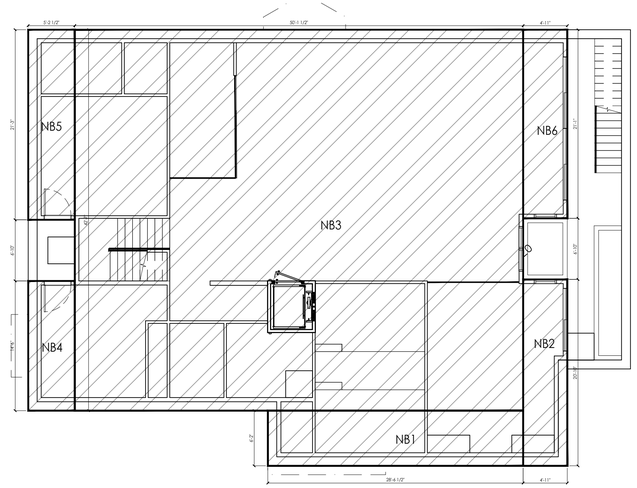
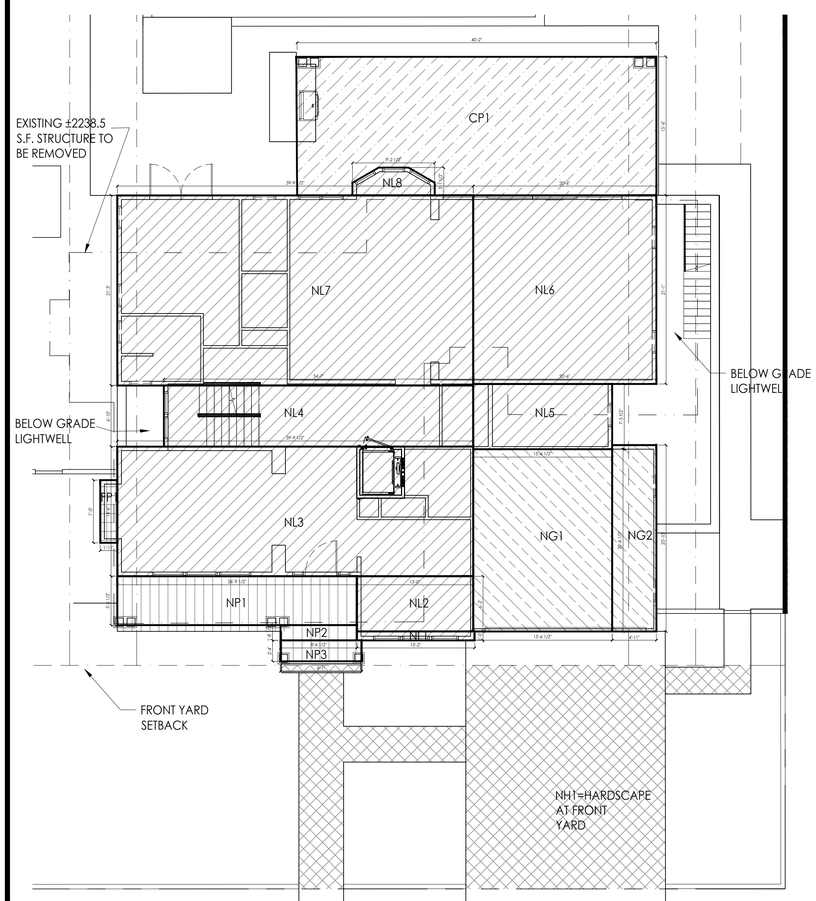


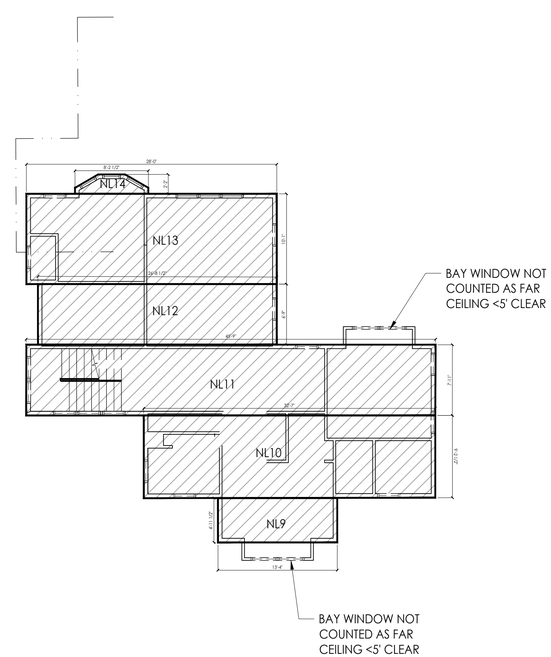
12 4 8 12 feet

FLOOR AREA CALCS - BASEMENT | 1/8" | 2



12 4 8 12 feet

FLOOR AREA CALCS - FIRST FLOOR | 1/8" | 1



12 4 8 12 feet

FLOOR AREA CALCS - SECOND FLOOR | 1/8" | 3

	New First Floor Living Area		
	Section		Area (sf)
	NL1	13' - 2" X 1' - 0"	13.2
	NL2	13' - 0" X 6' - 2"	80.2
	NL3	39' - 9 1/2" X 14' - 6"	577.0
	NL4	34' - 7" X 6' - 10"	236.3
	NL5	15' - 6 1/2" X 7' - 3 1/2"	113.3
	NL6	20' - 6" X 21' - 1"	431.7
	NL7	39' - 9 1/2" X 21' - 3"	845.6
	NL8	non-rectangular shape	23.6
NFL	Total		2,320.9

	New Second Floor Living Area		
	NL9	13' - 4" X 4' - 11 1/2"	66.1
	NL10	32' - 7" X 9' - 2 1/2"	300.5
	NL11	45' - 9" X 7' - 11"	362.3
	NL12	26' - 8 1/2" X 6' - 9"	180.5
	NL13	28' - 0" X 10' - 1"	282.6
	NL14	non-rectangular shape	13.9
NSL	Total		1,205.9

	New Basement Area (Not Counted as FAR)		
	NB1	28' - 6 1/2" X 6' - 2"	176.0
	NB2	4' - 11" X 20' - 10"	102.9
	NB3	50' - 1 1/2" X 42' - 7"	2,134.5
	NB4	5' - 2 1/2" X 14' - 6"	75.5
	NB5	5' - 2 1/2" X 21' - 3"	110.7
	NB6	4' - 11" X 21' - 1"	104.1
NB	Total		2,703.7

	Covered Patio (Not Counted as FAR)		
	CP1	40' - 2" X 15' - 6"	623.3
CP	Total		623.3

	New Porch (Not Counted as FAR)		
	NP1	26' - 9 1/2" X 5' - 5 1/2"	146.2
	NP2	8' - 6 1/2" X 1' - 8 1/2"	14.6
	NP3	9' - 1" X 2' - 4"	21.2
NP	Total		182.0

	New Garage Area		
	NG1	15' - 6 1/2" X 20' - 4 1/2"	316.7
	NG2	4' - 11" X 20' - 10"	102.9
NG	Total		419.5

	Fireplace (Not Counted as FAR, Counted as Lot Coverage)		
	FP1	1' - 11" X 7' - 0"	13.4
FP	Total		13.4

	New Front Yard Hardscape Area		
	NH1	non-rectangular shape	769.9
NH	Total		769.9

LA	Lot Area:	11,974.0	
NG	Total New Garage	419.5	
TNL=NFL+NSL+NB	Total New Living Area	6,230.5	
TNR=NFL+NSL+NG	Total New Residence	3,946.3	
FAR=3850+.1*(LA-11000)	Max FAR Allowed	3,947.4	
TNR/LA	FAR Percentage	32.96%	
PLC=NFL+NG+CP+NP+FP	Proposed Lot Coverage Ratio	3,559.1	
LC=.3*LA	Max Lot Coverage Allowed	3,592.2	
PLC/LA	Lot Coverage Percentage	29.7%	<30% (OK)
FS	Front Yard Setback Area	2,250.0	
NH	Front Yard Hardscape Area	769.9	

NL# = NEW LIVING AREA (COUNTED AS FAR)

NB# = NEW BASEMENT AREA (NOT COUNTED AS FAR)

CP# = COVERED PATIO (NOT COUNTED AS FAR, COUNTED AS LOT COVERAGE)

NP# = NEW PORCH (NOT COUNTED AS FAR, COUNTED AS LOT COVERAGE)

NG# = NEW GARAGE AREA

FP# = FIREPLACE (NOT COUNTED AS FAR, COUNTED AS LOT COVERAGE)

NH# = NEW HARDSCAPE AREA AT FRONT YARD

FLOOR AREA LEGEND | -

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126 MOUNT HAMILTON AVENUE, LOS ALTOS
GLORIA ON AND YOWJIE (YJ) CHIEN

LICENSED ARCHITECT EUGENE H. SAKAI AIA LEED AP C27,719 12-31-21 STATE OF CALIFORNIA

18-012

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REVISION	03.22.2019.	DESIGN REVIEW	IG
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FLOOR AREA CALCULATIONS

A0.2

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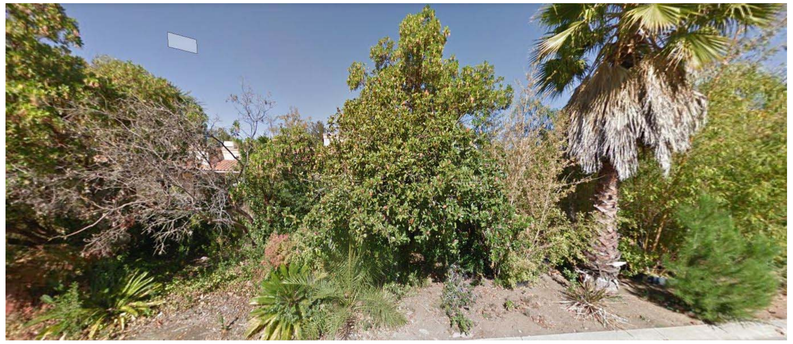
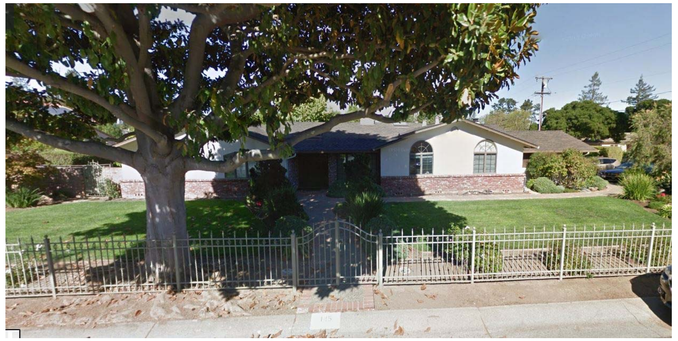


111 BRIDGTON CT



145 MOUNT HAMILTON AVE

115 MOUNT HAMILTON AVE

95 MOUNT HAMILTON AVE

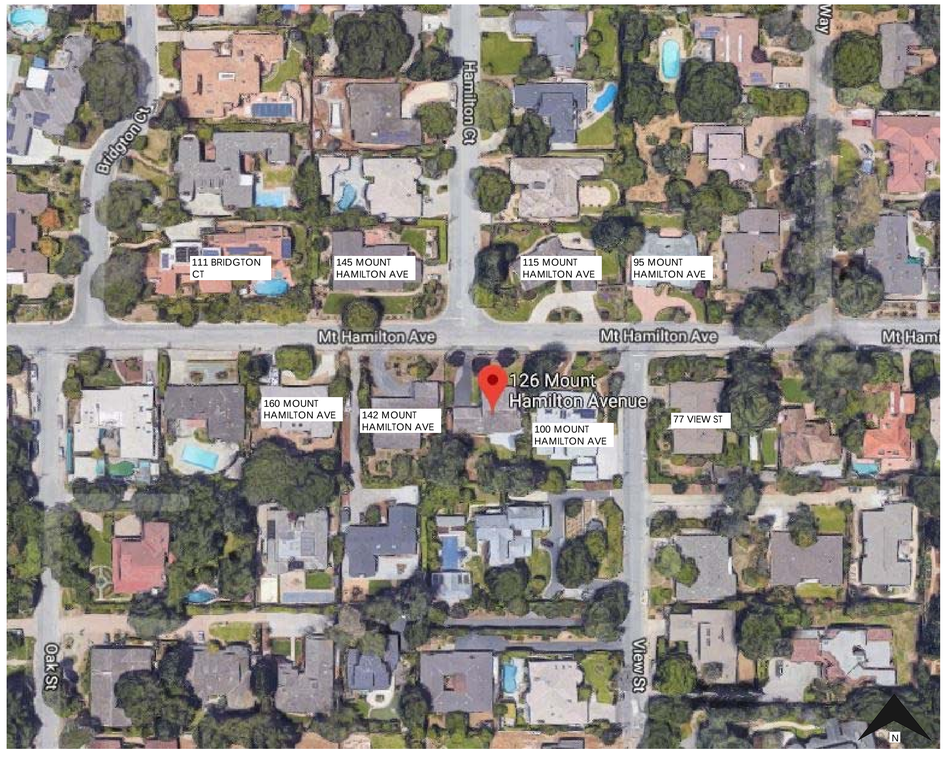
160 MOUNT HAMILTON AVE

100 MOUNT HAMILTON AVE

142 MOUNT HAMILTON AVE

77 VIEW ST

STREETSCAPE IMAGES - 2



MAP - 1

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STREETSCAPES

A0.3

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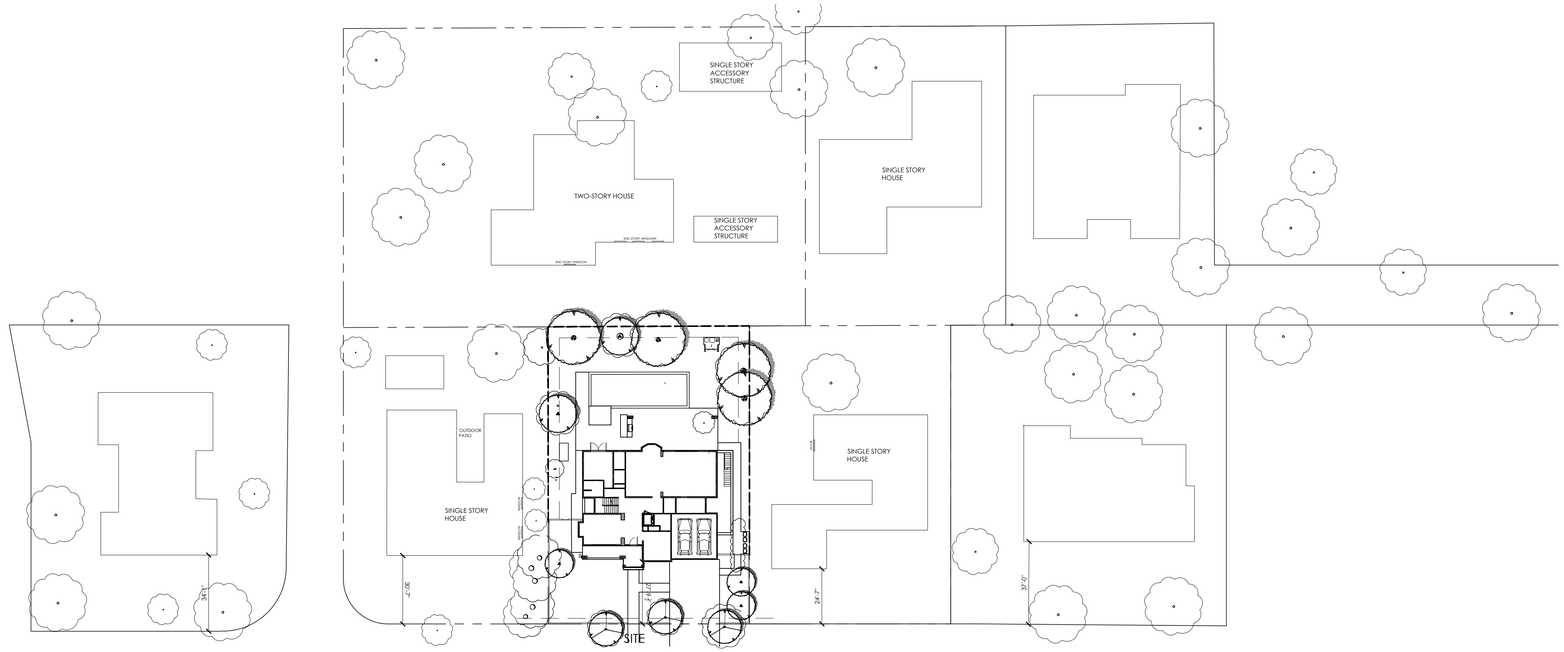
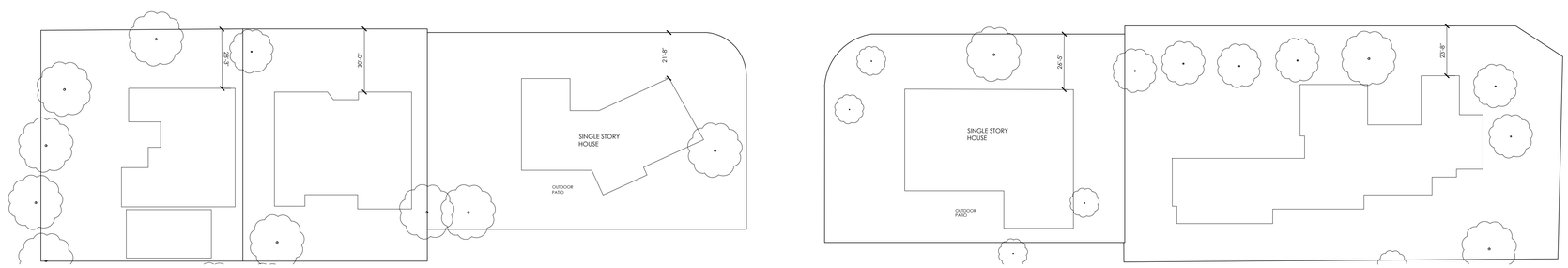
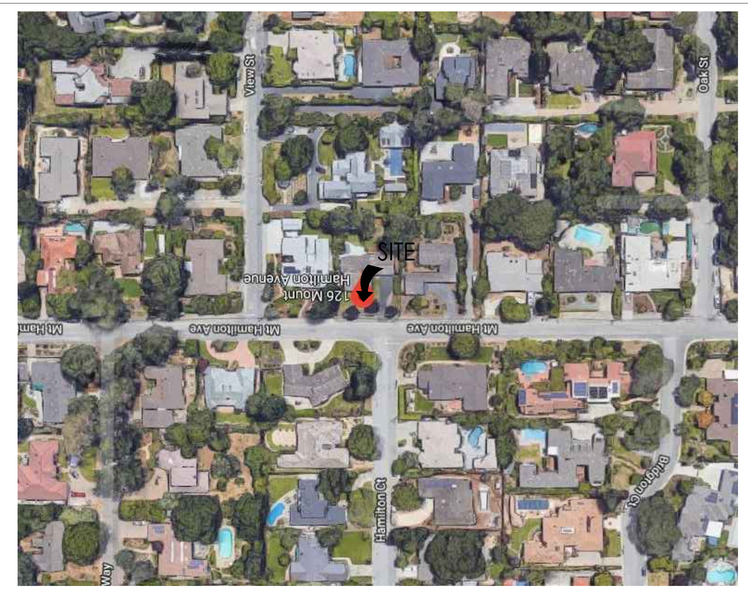




NOTE: ALL FRONT SETBACK DIMENSIONS APPROXIMATED FROM GOOGLE EARTH

48 16 32 48 feet

NEIGHBORHOOD PRIVACY DIAGRAM - 1ST FLOOR | 1/32" | 1



LEGEND | - | 2

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NEIGHBORHOOD CONTEXT

A0.4a

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1 3 5 7 11 15
feet

STREETSCAPE ELEVATION | 1"=10' | 1

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STREETSCAPE ELEVATION

A0.4b

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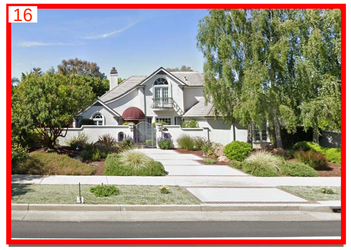

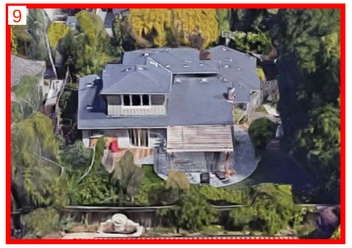

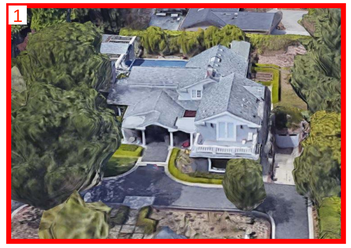

GOOGLE EARTH CONTEXT | - | 1

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GOOGLE EARTH CONTEXT

A0.4c

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GOOGLE EARTH CONTEXT

A0.4d

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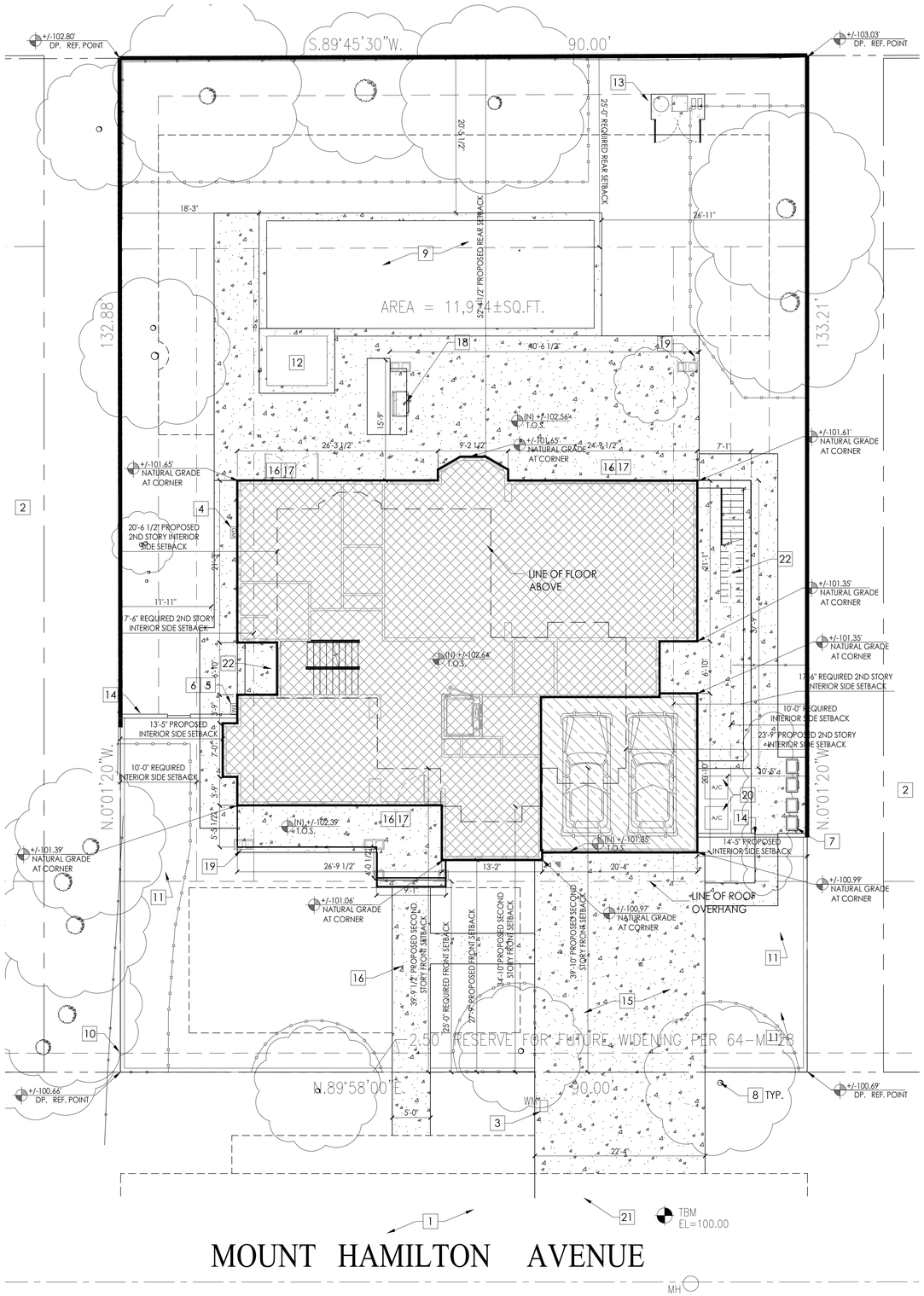

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY
4. (N) GAS METER LOCATION
5. (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (200AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
6. UFER GROUND CONNECTION PER CEC 250-52
7. NEW TRASH COLLECTION AREA
8. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
9. NEW POOL--SEE LANDSCAPE PLAN FOR MORE INFO
10. 30" DECORATIVE FENCE--SEE LANDSCAPE PLAN FOR MORE INFO
11. (N) TREE--SEE LANDSCAPE PLAN FOR MORE INFO
12. (N) SPA--SEE LANDSCAPE PLAN FOR MORE INFO
13. (N) POOL EQUIPMENT ENCLOSURE--SEE LANDSCAPE PLANS FOR MORE INFO
14. (N) FENCE AND GATE TYP.--VERIFY FINAL DESIGN AND FINISH WITH LANDSCAPE ARCHITECT--NEW FENCES TO CONFORM TO JURISDICTION FENCE REGULATIONS
15. (N) DRIVEWAY--VERIFY PAVER DESIGN WITH LANDSCAPE ARCHITECT
16. (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.
17. (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
18. (N) OUTDOOR KITCHEN
19. (N) PORCH COLUMNS
20. (N) A/C UNIT CONDENSER PAD(S)--PROVIDE ELECTRICAL TO THIS LOCATION AS REQUIRED, VERIFY SIZE AND QUANTITY WITH HVAC CONTRACTOR. 65 dB AND 58.5dB SOUND RATING. A/C UNITS TO COMPLY WITH JURISDICTION'S NOISE ORDINANCE--SEE HVAC PLANS
21. (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
22. (N) BELOW GRADE PATIO

SITE PLAN KEYNOTES

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

TREE PROTECTION FENCING

NEW GARAGE AREA

NEW BUILDING AREA

NEW HARDSCAPE--SEE LANDSCAPE PLAN FOR MORE INFO

+/-XX.XX' XX — SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO

NOTES:
1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
2. (E) SEWER LATERAL TO BE REPLACED FROM PROPERTY LINE IN.

SITE PLAN LEGEND

12 4 8 12 feet

SITE PLAN | 1/8" | 1

STUDIO S SQUARED ARCHITECTURE

1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

ON-CHIEN RESIDENCE
NEW SINGLE FAMILY RESIDENCE
126 MOUNT HAMILTON AVENUE, LOS ALTOS
GLORIA ON AND YOWJIE (YJ) CHIEN

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27,719
12-31-21
STATE OF CALIFORNIA

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SITE PLAN

A1.0a

TRUE N

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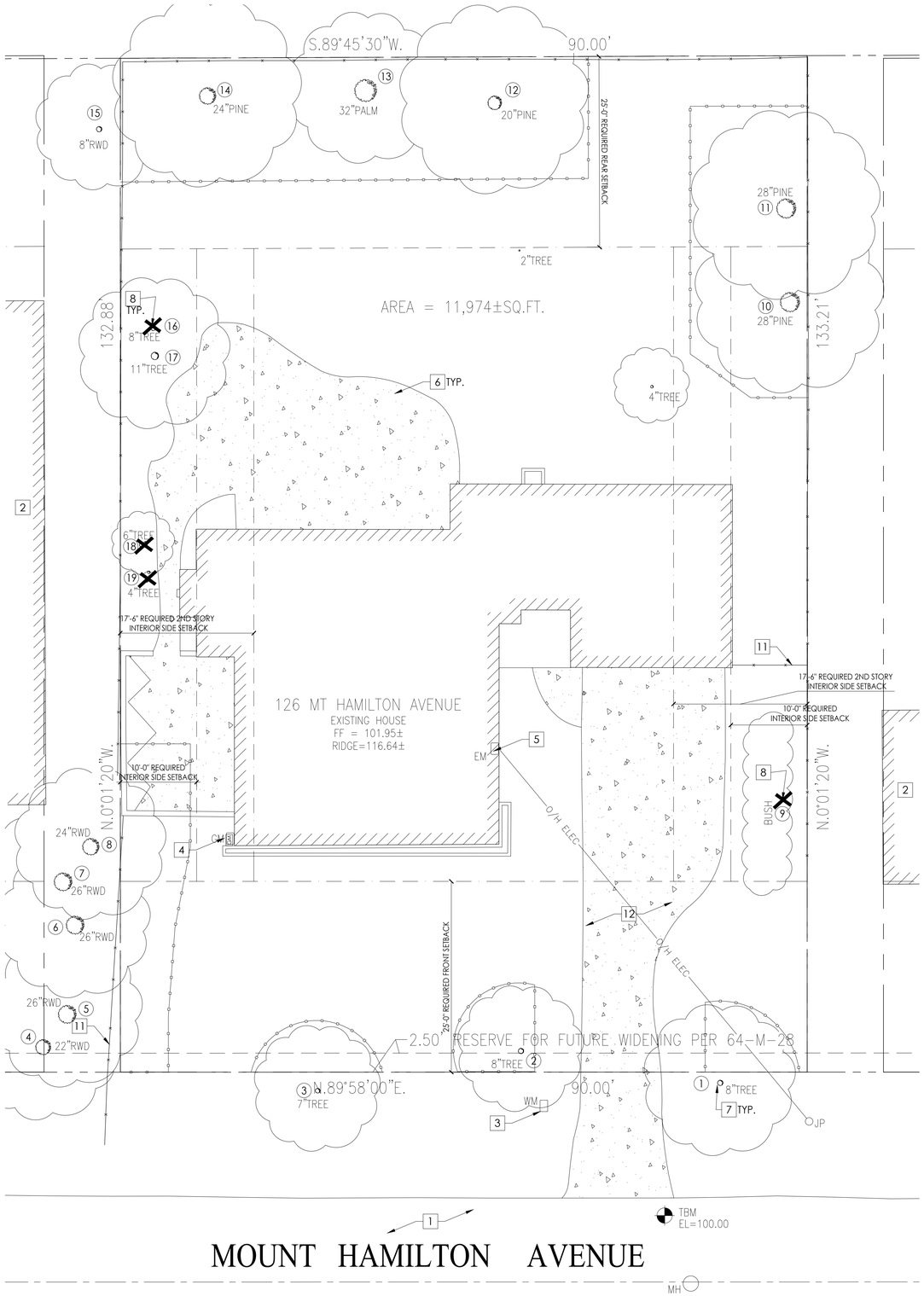

= NUMBER TO KEY NOTE BELOW

1. EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY
2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
3. (E) WATER METER--TO BE RELOCATED
4. (E) GAS METER LOCATION--TO BE RELOCATED
5. (E) ELECTRICAL METER LOCATION--TO BE RELOCATED
6. (E) HARDSCAPE TO BE REMOVED
7. (E) TREE(S) TO REMAIN- PROTECT AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME. SEE ARBORIST REPORT (IF PROVIDED) FOR ADDITIONAL INFORMATION
8. (E) TREE(S)/HEDGES TO BE REMOVED ON SITE UNDER DIRECTION OF CERTIFIED ARBORIST
9. NOT USED
10. NOT USED
11. (E) FENCE AND GATES TO BE REMOVED TYP.
12. (E) DRIVEWAY TO BE REMOVED

#	Species	DBH	Condition	Height/Spr	Comments
1P	Purple Leaf Plum	9.7	B	15/10	Good vigor, fair form
2P	Purple Leaf Plum	10.2	B	15/12	Good vigor, fair form
3P	Purple Leaf Plum	9.8	B	15/15	Good vigor, fair form
4*P	Redwood	15est	A	70/15	Good vigor, good form
5*P	Redwood	18est	A	70/15	Good vigor, good form
6*P	Redwood	18est	A	70/15	Good vigor, good form
7*P	Redwood	18est	A	70/15	Good vigor, good form
8*P	Redwood	18est	A	70/15	Good vigor, good form
9R	Oleander	2"x40	C	7/20	Fair vigor, fair form
10P	Deodar Cedar	29.8	C	75/25	Fair vigor, poor form
11P	Deodar Cedar	30.1	D	75/25	Fair vigor, poor form
12P	Deodar Cedar	24.8	B	60/25	Good vigor, fair form
13P	Canary Island Palm	32	B	30/15	Good vigor, good form
14P	Deodar Cedar	27.8	B	60/25	Good vigor, good form
15*	Redwood	10est	C	40/15	Fair vigor, fair form
16R	Loquat	8.7	F	20/12	Dead
17	Loquat	7.9-8.0	C	25/20	Fair vigor, fair form
18	Loquat	7.2-6	D	15/12	Poor vigor, fair form
19	Loquat	3"x3	D	15/10	Poor vigor, fair form

P- Indicates protected tree by city or ordinance **R**- Indicates proposed tree removal
*- Indicates neighbor's tree

TREE PROTECTION PLAN:

1. TREE PROTECTION FENCING REQUIRED FOR TREES #4-8 AND WILL EXTEND OFF THE PROPERTY LINE TO A 12' FROM TREES WHERE POSSIBLE.
2. TREE PROTECTION ZONES FOR TREES #1-2 WILL BE PLACED AS CLOSE TO THE PROPOSED DRIVEWAY AS POSSIBLE AND TO THE DRIPLINE OF THE TREES WHERE POSSIBLE. THEY WILL BE IRRIGATED EVERY 2 WEEKS DURING THE DRY SEASON UNTIL THE TOP FOOT OF SOIL IS SATURATED. EXCAVATION FOR DRIVEWAY BY HAND WITHIN 12' OF THESE TREES. PROJECT ARBORIST TO WITNESS HAND EXCAVATION FOR THESE TREES.
3. FENCING FOR TREE PROTECTION ZONES TO BE 6' TALL, METAL CHAIN LINK SUPPORTED BY METAL 2" DIAMETER POLES, POUNDED INTO THE GROUND TO AT LEAST 2' DEPTH. SHALL BE INSTALLED NO CLOSER TO TRUNK THAN DRIPLINE UNLESS NOT POSSIBLE THEN IT SHALL BE INSTALLED AT EDGE OF PROPOSED WORK.
4. AREAS WHERE TREE PROTECTION FENCING MUST BE REDUCED FOR ACCESS, SHOULD BE MULCHED WITH 6" OF COARSE WOOD CHIPS WITH $\frac{1}{2}$" PLYWOOD ON TOP.
5. ALL TREE PROTECTION MEASURES INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
6. NON-PROTECTED TREES RECOMMENDED TO BE PROTECTED IN SAME MANNER AS PROTECTED TREES.
7. SEE ARBORIST REPORT FOR MORE INFO.

DEMO SITE PLAN KEYNOTES | -

PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO

REQUIRED YARD SETBACK/EASEMENT

(1) TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

12 4 8 12 feet

DEMO SITE PLAN | 1/8" | 1

DEMO SITE PLAN LEGEND | -

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DEMO SITE PLAN

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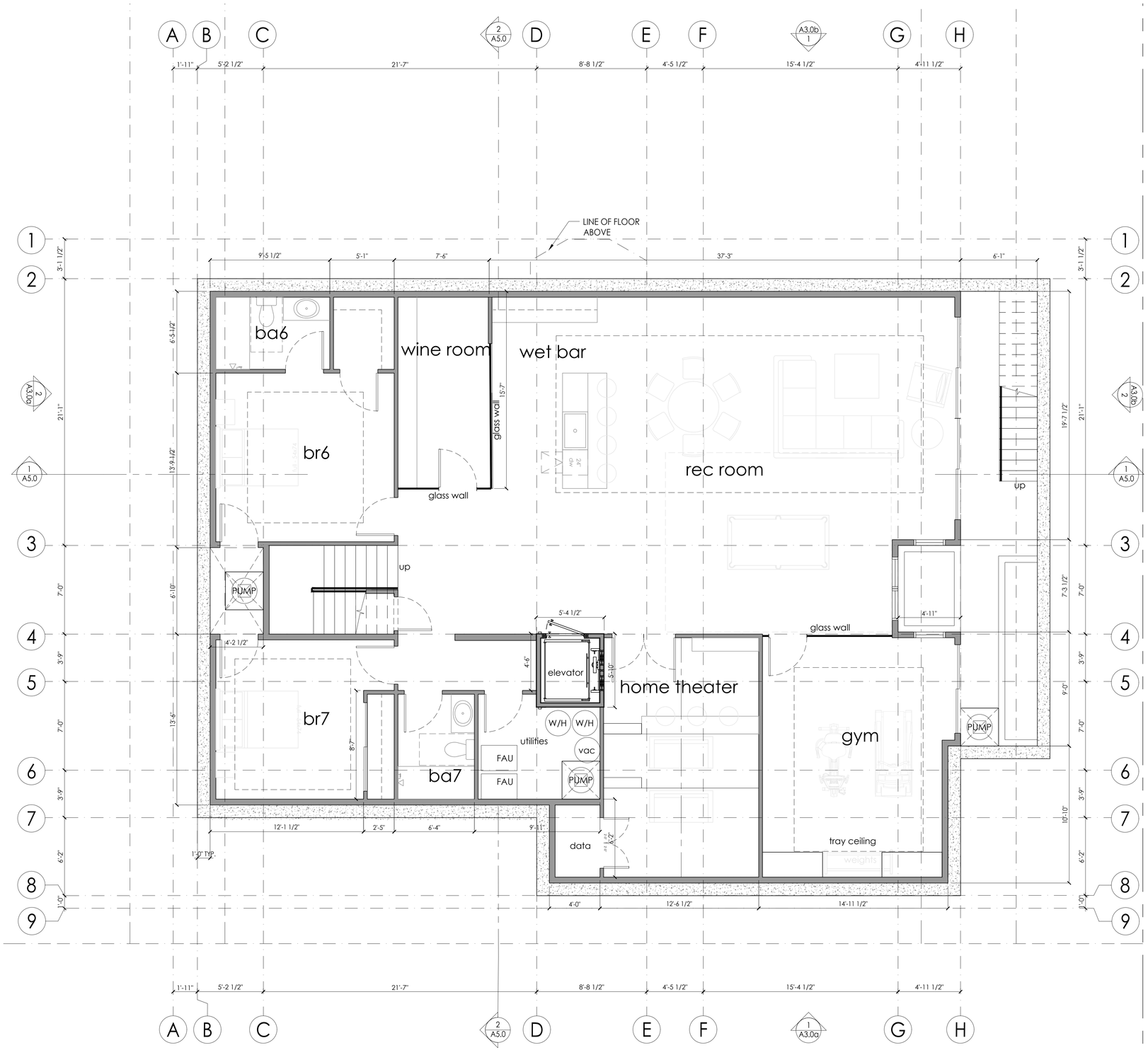

1 2 3 4 6 feet

BASEMENT | 1/4" | 1

FLOOR PLAN KEYNOTES

(N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS. PROVIDE CEMENT BOARD OR TILE BACKER BOARD AT SHOWER/TUB LOCATIONS. ALL WALLS TO RECEIVE (N) PAINT FINISH. ALL CEILINGS AT TUB/SHOWERS TO BE M.R. BOARD

CONCRETE RETAINING WALL--SEE STRUCTURAL DRAWINGS

FLOOR PLAN LEGEND

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BASEMENT FLOOR PLAN

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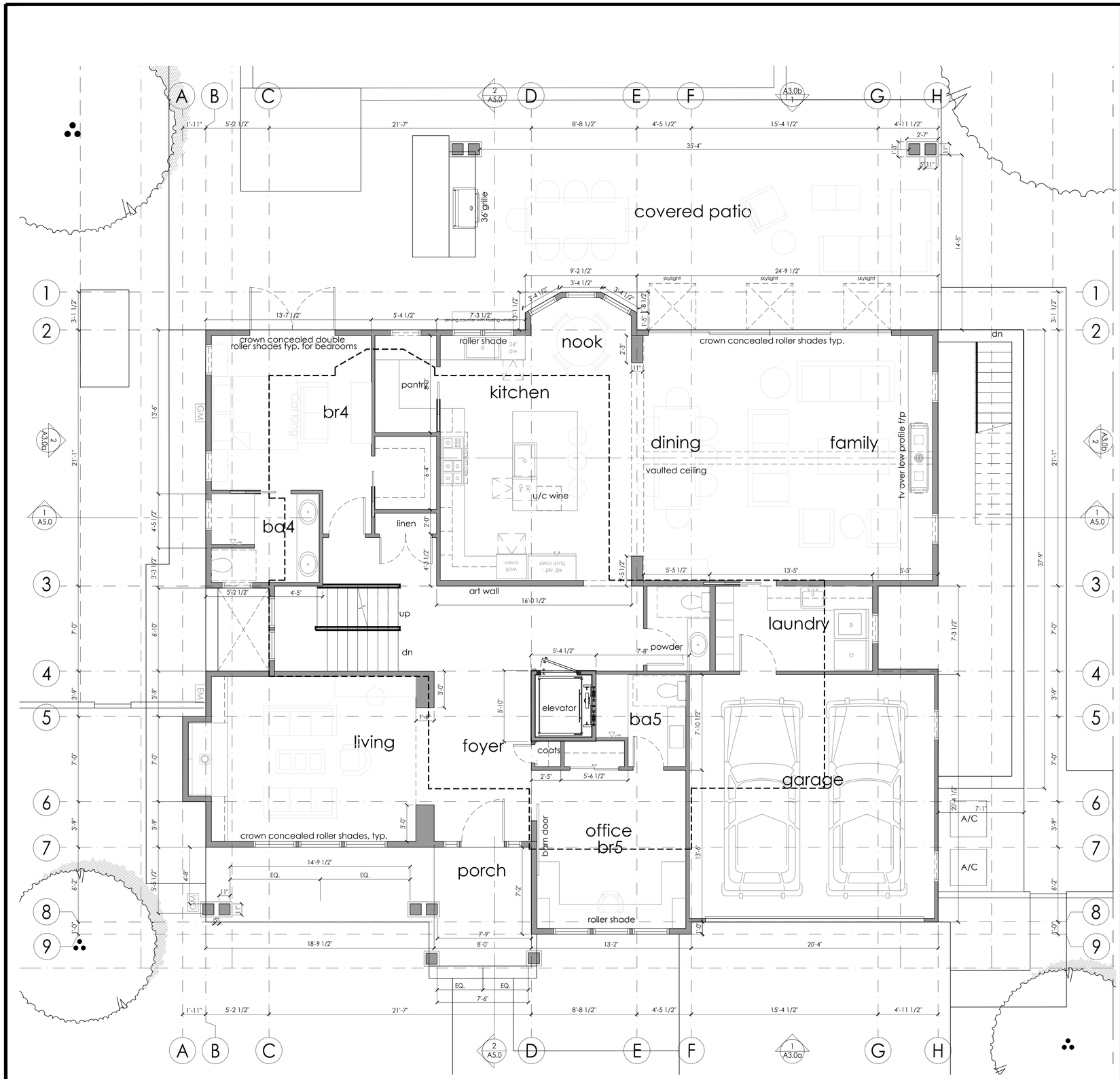

1 2 3 4 6 feet

1ST FLOOR PLAN | 1/4" | 1

FLOOR PLAN KEYNOTES

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CONCRETE RETAINING WALL--SEE STRUCTURAL DRAWINGS

FLOOR PLAN LEGEND

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1ST FLOOR PLAN

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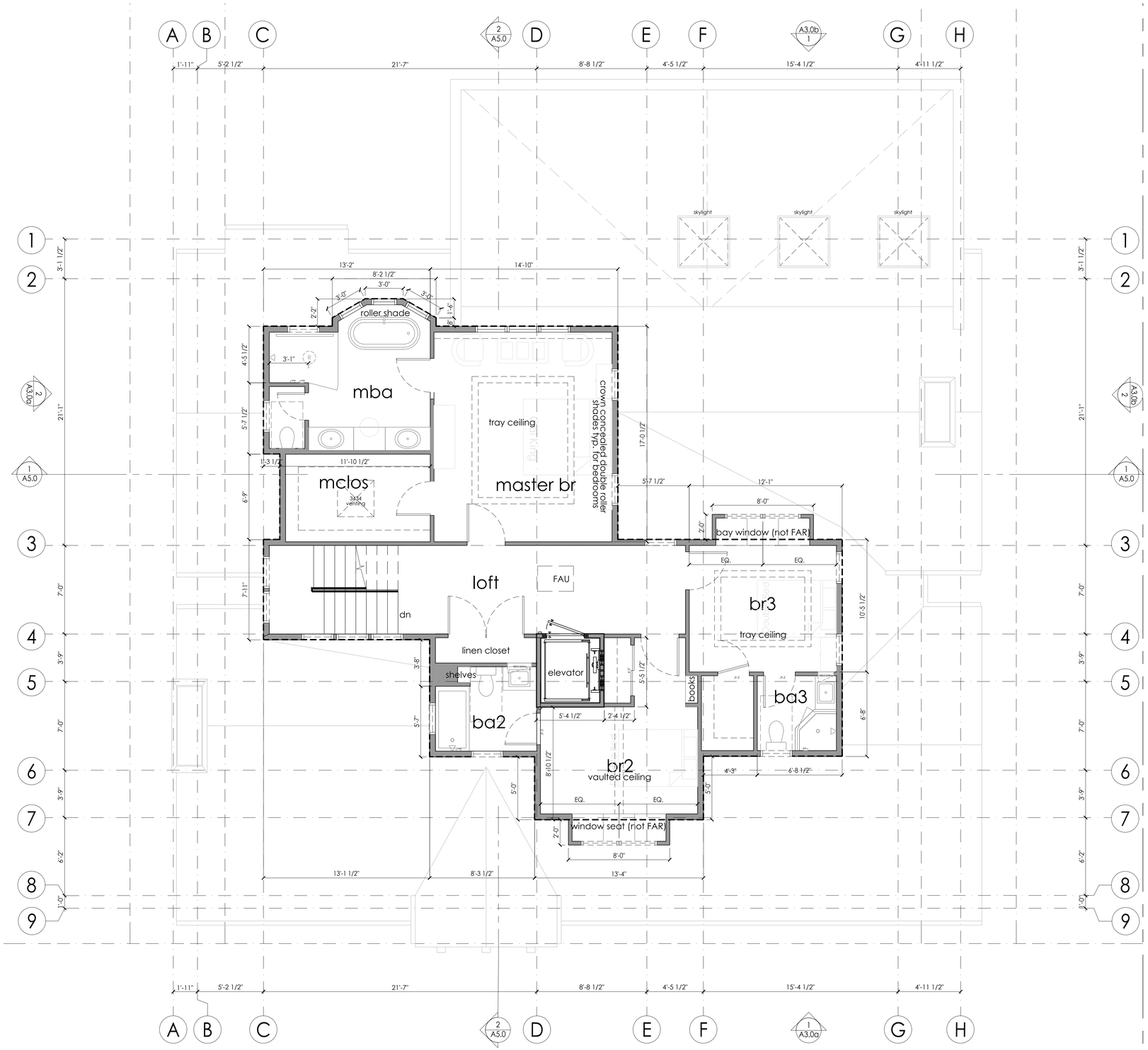

1 2 3 4 6 feet

2ND FLOOR PLAN | 1/4" | 1

FLOOR PLAN KEYNOTES

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CONCRETE RETAINING WALL--SEE STRUCTURAL DRAWINGS

FLOOR PLAN LEGEND

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2ND FLOOR PLAN

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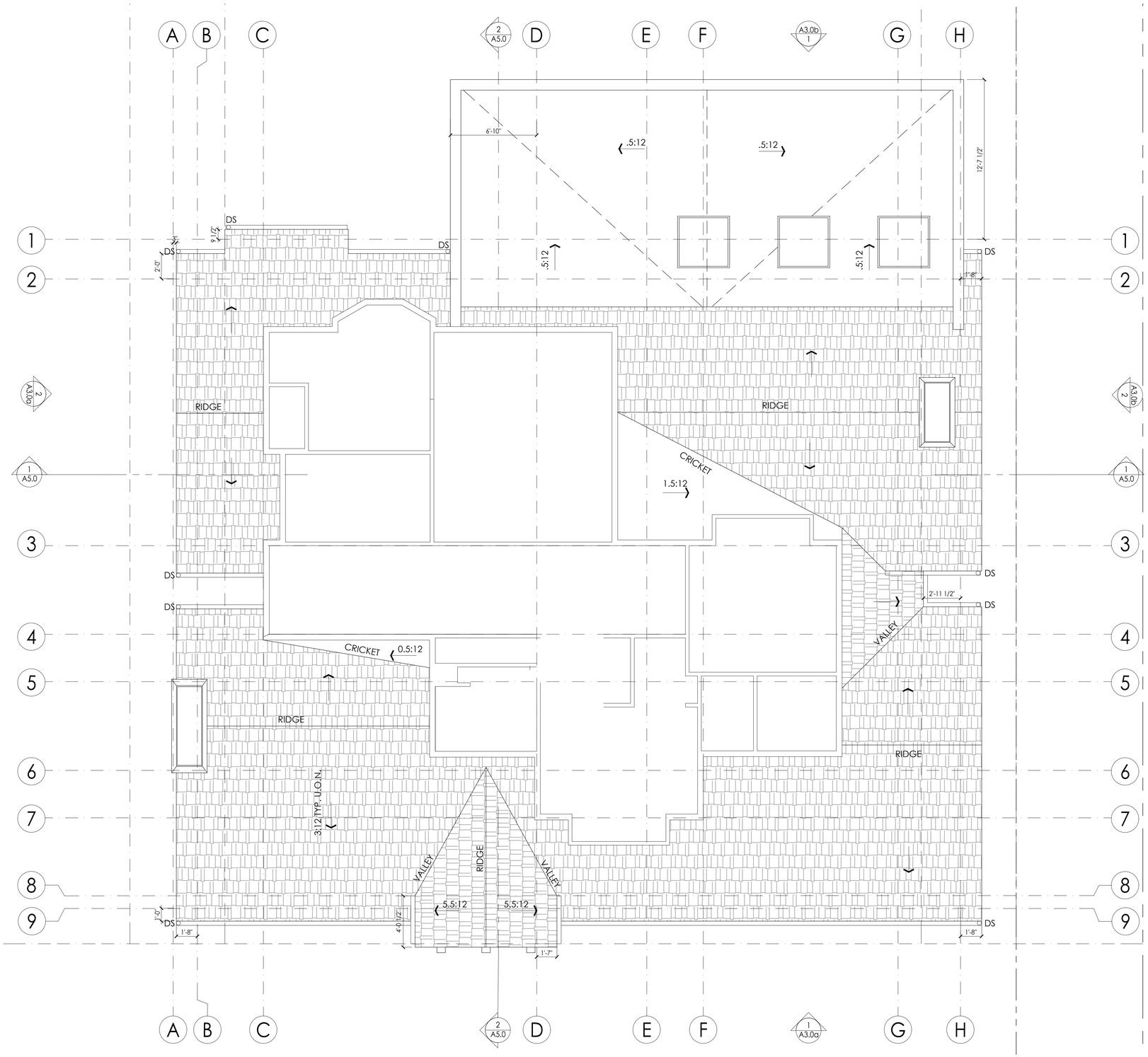

1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
3. [RUN PLUMBING/HVAC VENTS TO FALSE CHIMNEY PROVIDED. NO ROOF PENETRATIONS THROUGH ROOF THAT ARE VISIBLE FROM THE STREET WILL BE ACCEPTED.] PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHT PER CPC 906.2.
4. ROOFING EYEBROW VENTS AND PLUMBING VENTS ARE PLACED CLEAR FROM FUTURE SOLAR PANELS PER CEC 110.10 (MINIMUM 250 S.F. ON A SOUTH SIDE ORIENTATION).
5. SEE ROOF PLAN FOR SLOPE.
6. PROVIDE (N) GSM ROOF JACKS, TYP. CAULK ALL EXPOSED NAIL HEADS WITH SILICONE SEALANT.
7. PROVIDE (N) GUTTERS AND DOWNSPOUTS AT LOCATIONS SHOWN--GUTTERS TO SLOPE AT 1:240 SIDE-TO-SIDE, BUT TO BE LEVEL FRONT-TO-BACK
8. INSTALL KICKOUT FLASHING PER 8/A8.0 WHEREVER GUTTERS TERMINATE AT A WALL
9. ALL PLATE HEIGHTS PER SECTIONS AND RCP. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. CONNECT ALL DOWNSPOUTS TO FLEXIBLE PLASTIC DRAINPIPE AND RUN TO A LOCATION SPECIFIED BY CIVIL PLANS

ROOF GENERAL NOTES | -

ATTIC VENTILATION CALCULATIONS AND NOTES | -

SINGLE PLY ROOFING, MIN CLASS "A"--MANUF: GAF OR EQUAL; STYLE: FULLY ADHERED EVERGUARD EXTREME TPO ROOFING MEMBRANE; THICKNESS: 60 MILLIMETER MIN.--INSTALL O/ 1/2" HIGH DENSITY POLYISO BOARD O/ SLOPING PLYWOOD SHEATHING TO ENSURE MIN. 3/8:12 SLOPE. INSTALL RIVER-WASHED ROUND STONE BALLAST o/ 6-OZ MIN. POLYMAT FILTER FABRIC o/ ROOFING MEMBRANE AT LOW ROOFS THAT ARE VISIBLE FROM 2ND FLOOR WINDOWS--INSTALL PER MANUF. 20-YEAR WARRANTY INSTRUCTIONS.

METAL PANEL SIMULATED SHAKE ROOF o/ 1 LAYER 15# ROOF FELT (EXCEPT FOR AT ROOF SLOPES BETWEEN 2-4:12, INSTALL 2 LAYERS) PER CRC 905.2.7--MIN. CLASS A--MANUF: BORAL; STYLE: PINE-CREST SHAKE; COLOR: IRONWOOD; LIFE EXPECTANCY: 30 YEAR MINIMUM--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND ICC-ES EVALUATION REPORT #ESR-1389

DS — DENOTES GUTTER DRAIN (3" DIA.) AND DOWNSPOUT (2" X 3") 26 GA ALUMINUM - FIELD VERIFY COLOR W/ OWNER. INSTALL PER MFR. INSTRUCTIONS

DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL

LINE OF BLDG. BELOW

ROOF PLAN LEGEND

1 2 3 4 6 feet

LOWER ROOF PLAN | 1/4" | 1

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ARCHITECTURE

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LOWER ROOF PLAN

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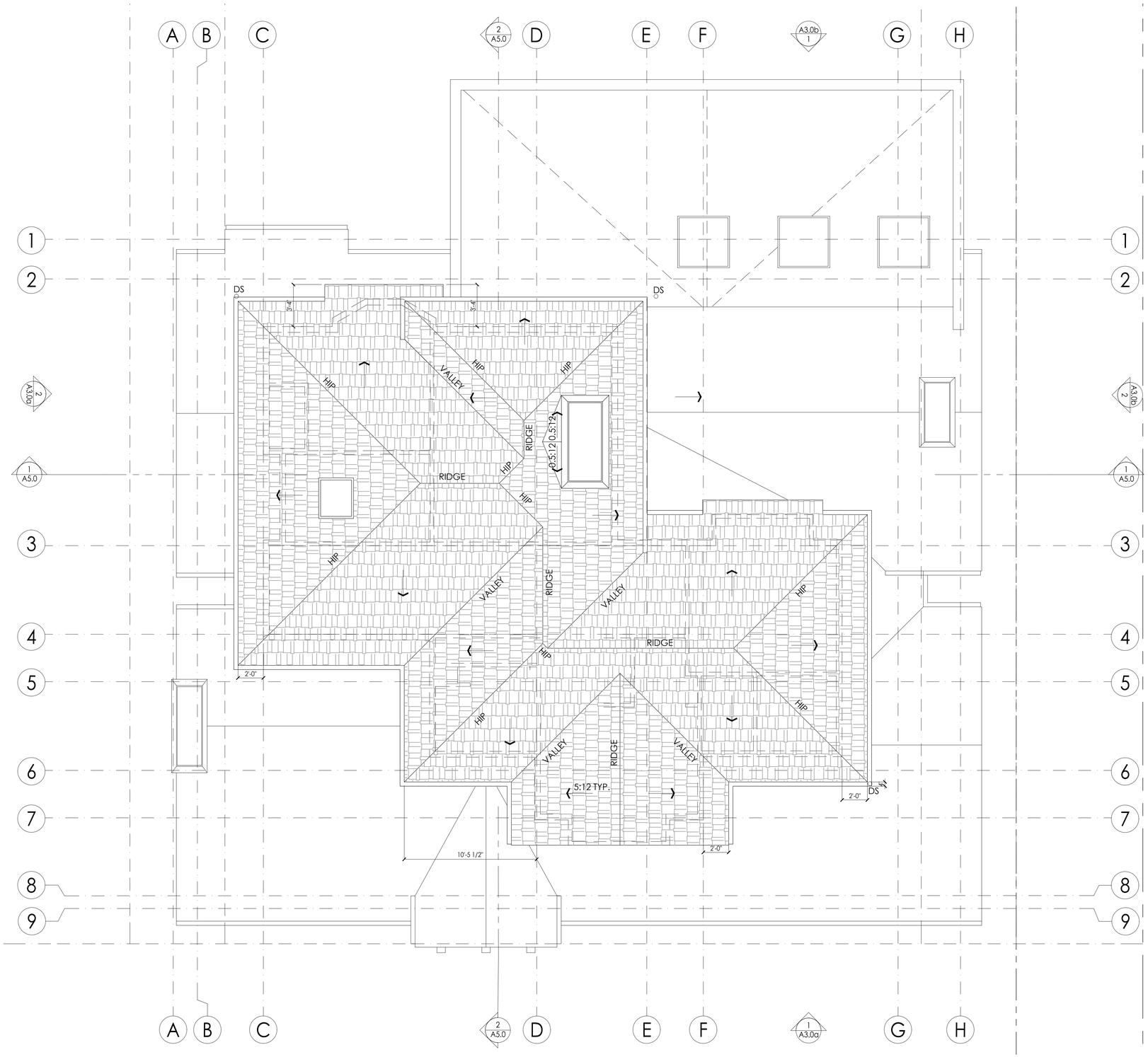

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5. SEE ROOF PLAN FOR SLOPE.
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ROOF GENERAL NOTES | -

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LINE OF BLDG. BELOW

ROOF PLAN LEGEND

UPPER ROOF PLAN | 1/4" | 1

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UPPER ROOF PLAN

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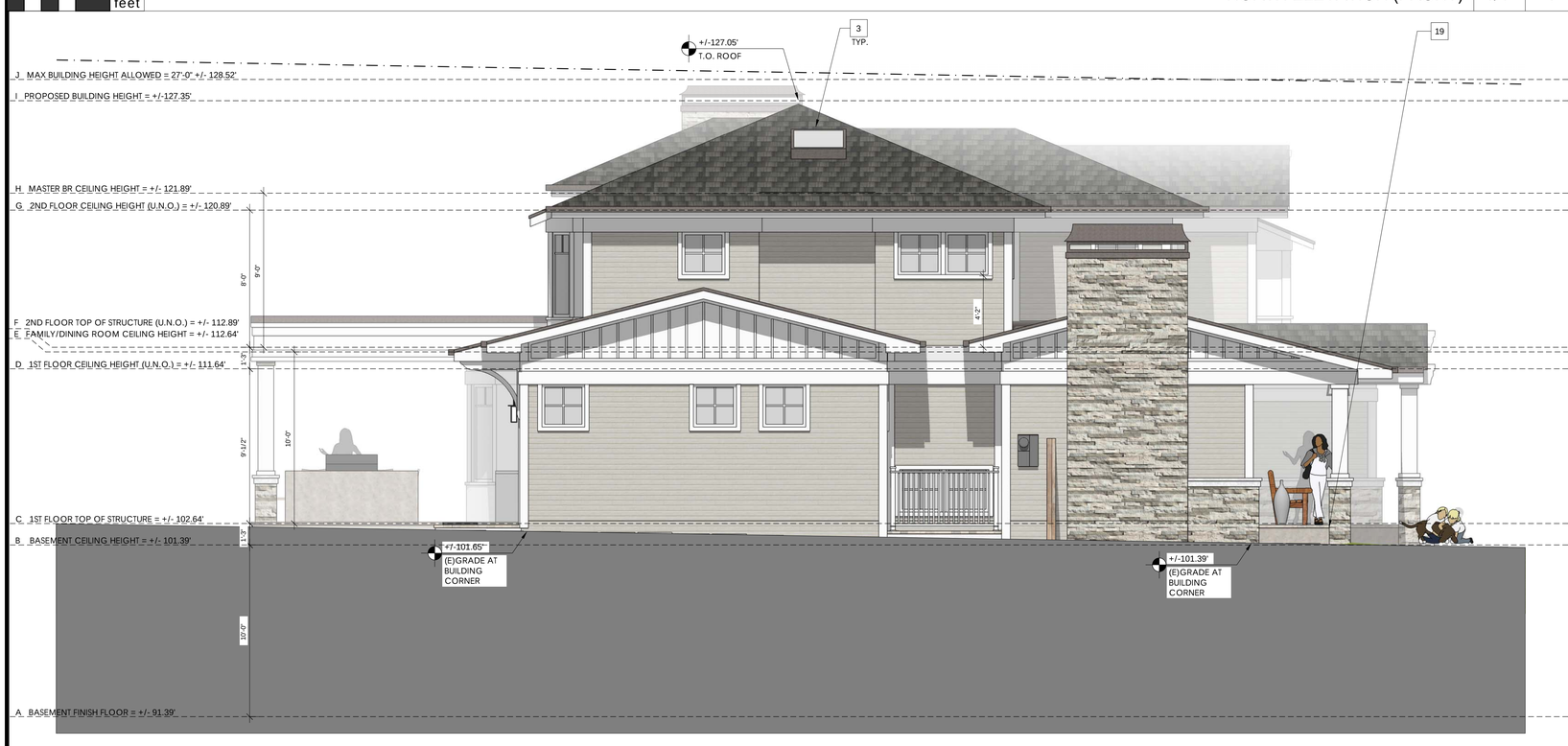
1 2 3 4 6 feet

NORTH ELEVATION (FRONT) | 1/4" | 1



1 2 3 4 6 feet

EAST ELEVATION (LEFT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2 METAL PANEL SIMULATED SHAKE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 SKYLIGHT
4 WOOD FRAMED CHIMNEY WITH [2'] TALL METAL OPEN TOP SHROUD: #5C LA MONS--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION
5 WOOD FRAMED "FALSE" CHIMNEY WITH [2'] TALL METAL OPEN TOP SHROUD--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
6 HARDIEPANEL (WITH HARDIETRIM BATTENS)--COLOR: LIGHT MIST. www.jameshardie.com
7 ADHERED LIGHTWEIGHT STONE VENEER (<15 LBS/SF)--MANUF.: ELDORADO STONE; STYLE: CLIFFSTONE; COLOR: WHITEBARK; INSTALLATION STYLE: DRYSTACK WAINSCOT SILL OVER STEEL "L" ANGLE: CHISELED EDGE; SILL COLOR: WHITE--www.eldoradostone.com--USE POLYMER-MODIFIED SETTING MORTAR AND GROUT, COLOR: LATICRETE GRAY--INSTALL PER MANUF. INSTRUCTIONS, ICC-ES EVALUATION REPORT ESR-1215, AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780. CONTACT TERESA VASQUEZ AT BORAL STONE GROUP (415-418-9730, Teresa.Vasquez@Boral.com) FOR FIELD REVIEW OF LATH INSTALLATION PRIOR TO INSTALLING SCRATCH COAT. SEAL VENEER WITH SILANE OR SILOXANE BASED MASONRY TREATMENT SUCH AS CRAFTSHIELD PER MANUF. INSTRUCTIONS.
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9 PAINTED REDWOOD TRIM--2"x8" FASCIA WITH 4" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE WITH OWNER PRIOR TO FABRICATION--SEE ROOF PLAN FOR MORE INFO
10 PAINTED REDWOOD TRIM--2"x9" BELLYBAND
11 STAIN GRADE WOOD LONG PANEL STYLE GARAGE DOOR WITH TEMPERED GLAZING PICTURE WINDOWS--CLOPAY CLASSIC COLLECTION; STANDARD WHITE WITH FROSTED GLASS
12 JELD WEN WINDOW OPENING WITH SIMULATED DIVIDED LITES: GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS DOORS AND WINDOWS TO HAVE 3" ARCHITECTURAL GRADE WOOD TRIM, PAINTED TO MATCH WALL; VERISTONE PRECAST TRIM TYPICAL, U.N.O. --www.jeld-wen.com
13 ONE PIECE STRAIGHT FIBER GLASS COLUMN, 11" SQUARE BASE -- PACIFIC COLUMNS OR EQUAL
14 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS
15 ADDRESS SIGNAGE, CLEARLY VISIBLE FROM ADJACENT STREET--HEIGHT: 6"; STYLE: ROCK CREEK MODERN HOUSE NUMBERS; FINISH: FLAT BLACK--www.rejuvenation.com/catalog/products/6-rock-creek-modern-house-numbers-flat-black
16 OUTDOOR KITCHEN
17 HARDSCAPE--SEE SITE PLAN AND FINISH FLOOR PLAN FOR MORE INFO
18 STAIN GRADE WOOD ENTRY DOOR, SIMPSON OR EQUAL
19 STONE TILE -- INSTALL OVER FULL MORTAR BED, SLOPE TILE TO DRAIN

KEYNOTES | - | -

ELEVATION GRID LINE KEY
A BASEMENT FINISH FLOOR = +/- 91.39'
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G 2ND FLOOR CEILING HEIGHT (U.N.O.) = +/- 120.89'
H MASTER BR CEILING HEIGHT = +/- 121.89'
I PROPOSED BUILDING HEIGHT = +/- 127.35'
J MAX BUILDING HEIGHT ALLOWED = 27'-0" +/- 128.52'

ELEVATION GRID LINE KEY | - | -

STUDIO S SQUARED ARCHITECTURE

1000 S. Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

ON-CHIEN RESIDENCE
NEW SINGLE FAMILY RESIDENCE
126 MOUNT HAMILTON AVENUE, LOS ALTOS
GLORIA ON AND YOWJIE (YJ) CHIEN

LICENSED ARCHITECT
EUGENE H. SAKAI, AIA, LEED AP
C27.719
12-31-21
STATE OF CALIFORNIA

PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
18-012			
REVISION	03.22.2019.	DESIGN REVIEW	IG
	05.13.2019.	DESIGN REVIEW RESUBMITTAL	IG
	1.29.2020.	DESIGN REVIEW RESUBMITTAL	GN, IG

EXTERIOR ELEVATIONS

A3.0a

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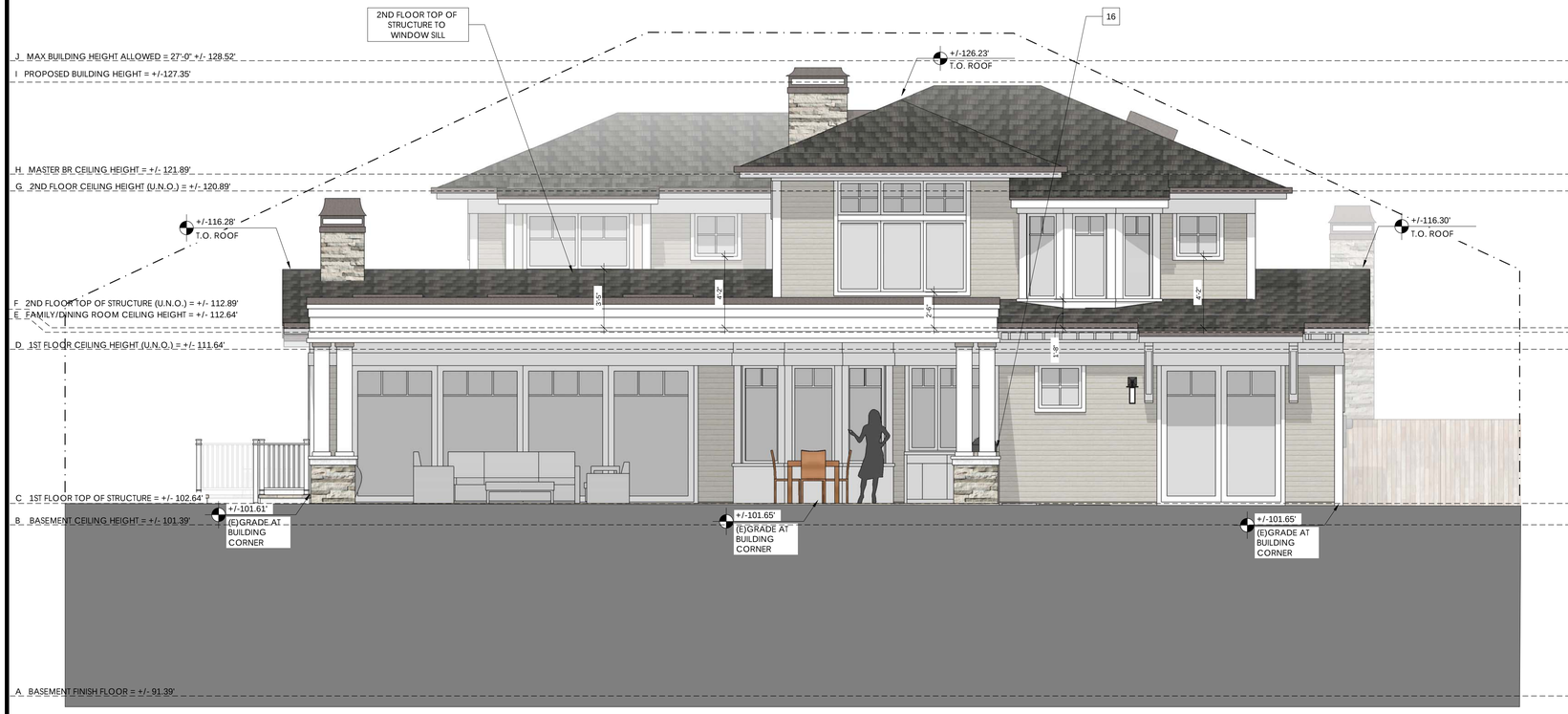
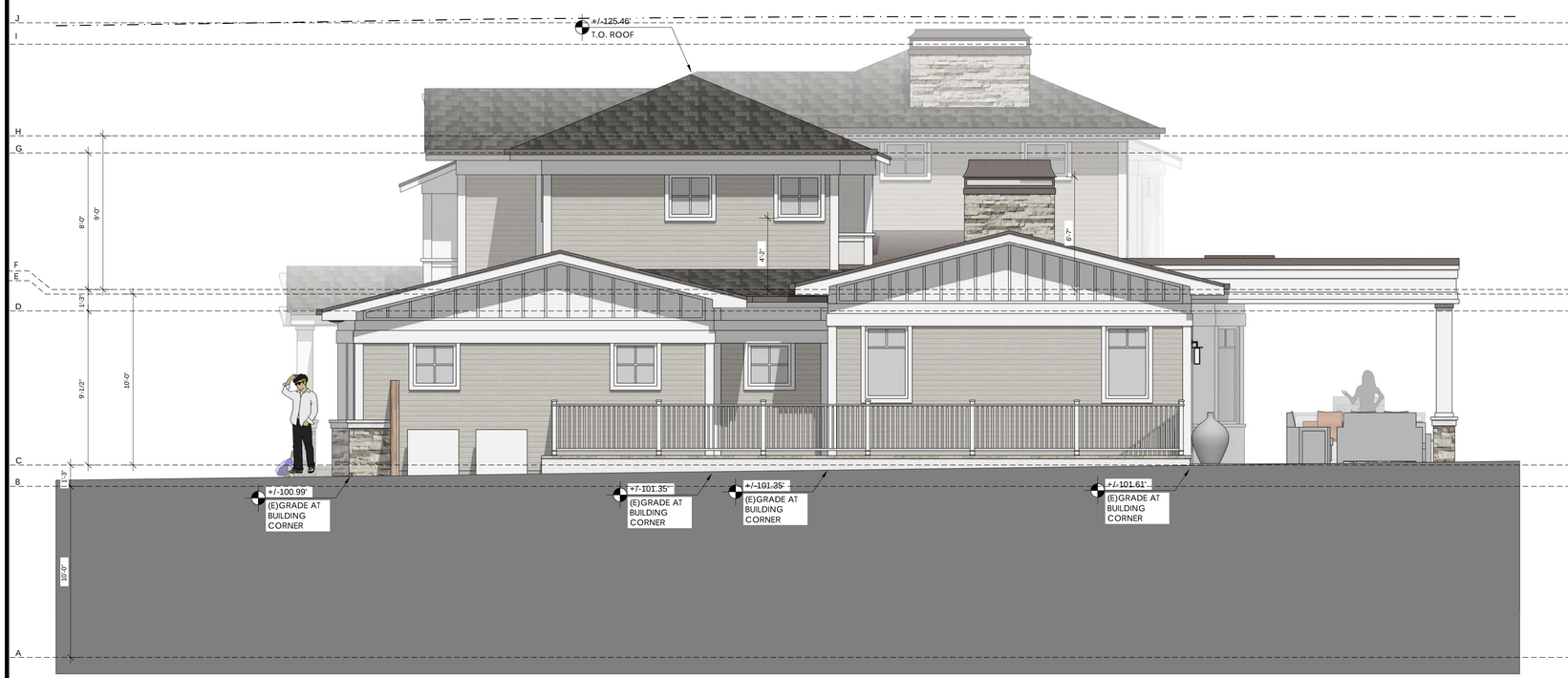


1 2 3 4 6 feet

SOUTH ELEVATION (REAR) | 1/4" | 1



1 2 3 4 6 feet

EAST ELEVATION (LEFT) | 1/4" | 2

= NUMBER OF KEYNOTE BELOW

1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
2 METAL PANEL SIMULATED SHAKE ROOFING--SEE ROOF PLAN FOR MORE INFO
3 SKYLIGHT
4 WOOD FRAMED CHIMNEY WITH [2'] TALL METAL OPEN TOP SHROUD: #5C LA MONS--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION
5 WOOD FRAMED "FALSE" CHIMNEY WITH [2'] TALL METAL OPEN TOP SHROUD--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
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ELEVATION GRID LINE KEY | - | -

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EXTERIOR ELEVATIONS

A3.0b

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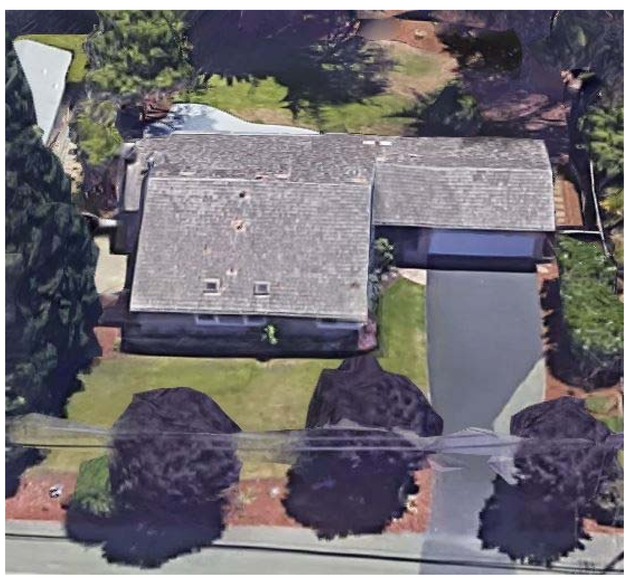

EXISTING ELEVATIONS | - | 1

KEYNOTES | - | -

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EXISTING ELEVATIONS

A3.1

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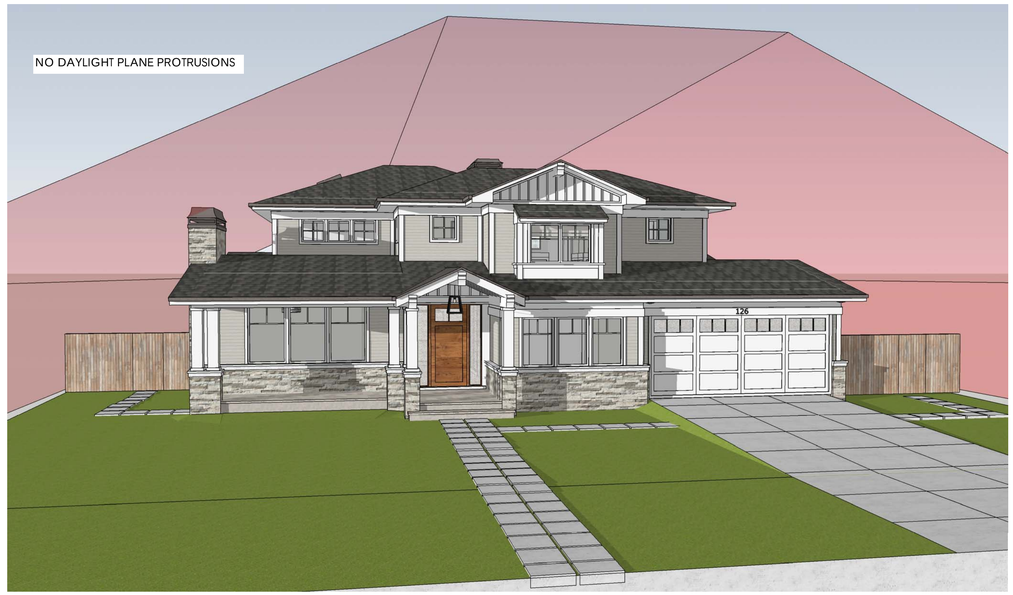
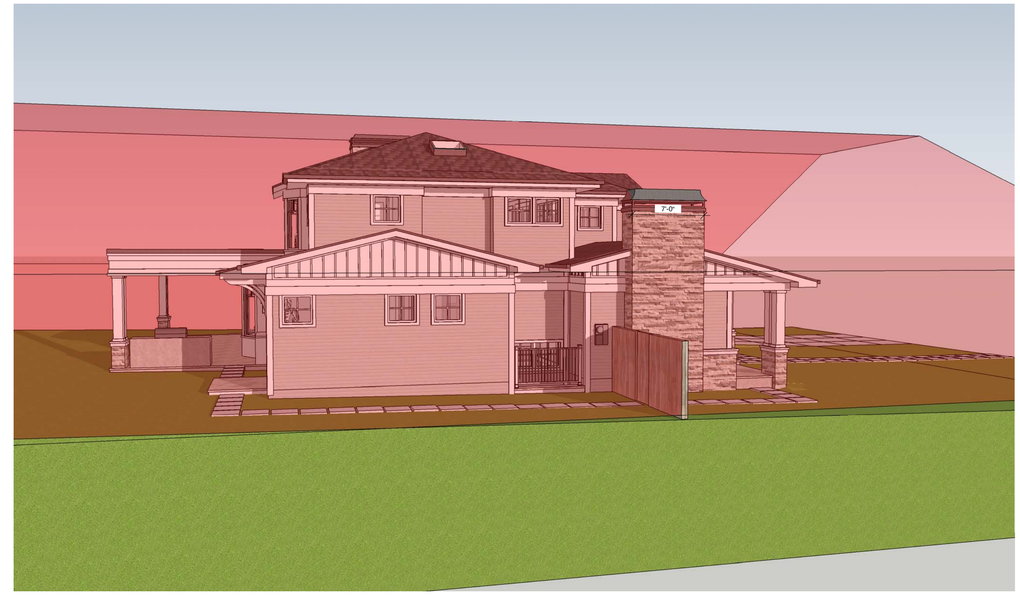
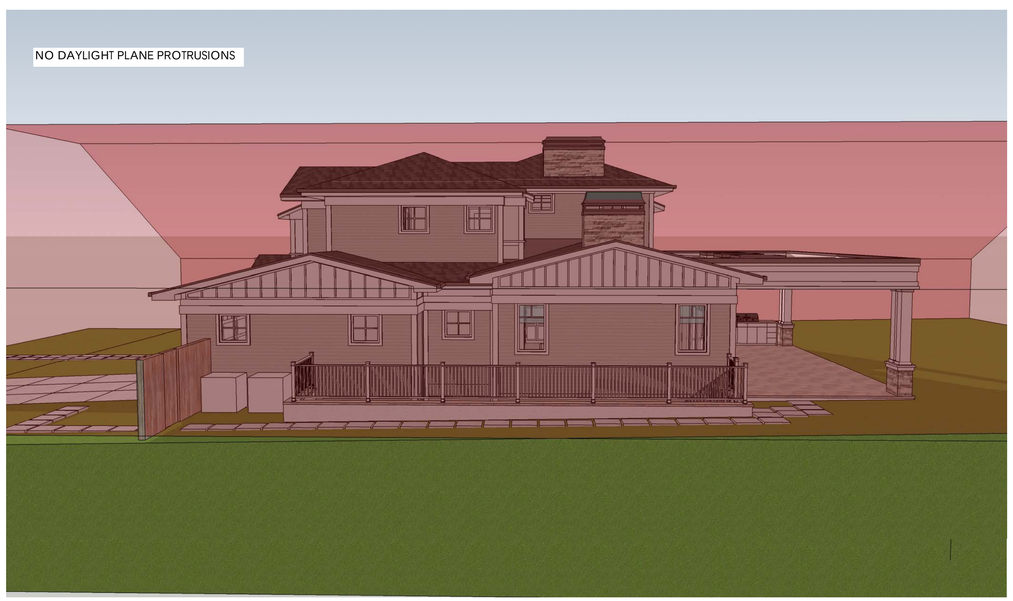


FRONT VIEW | - | 3



LEFT VIEW | - | 1



RIGHT VIEW | - | 4

REAR VIEW | - | 2

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DAYLIGHT PLANE

A3.2

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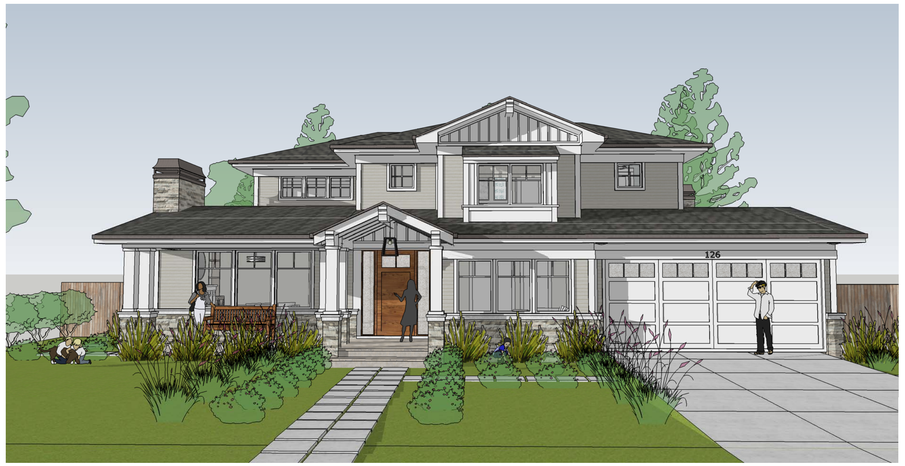
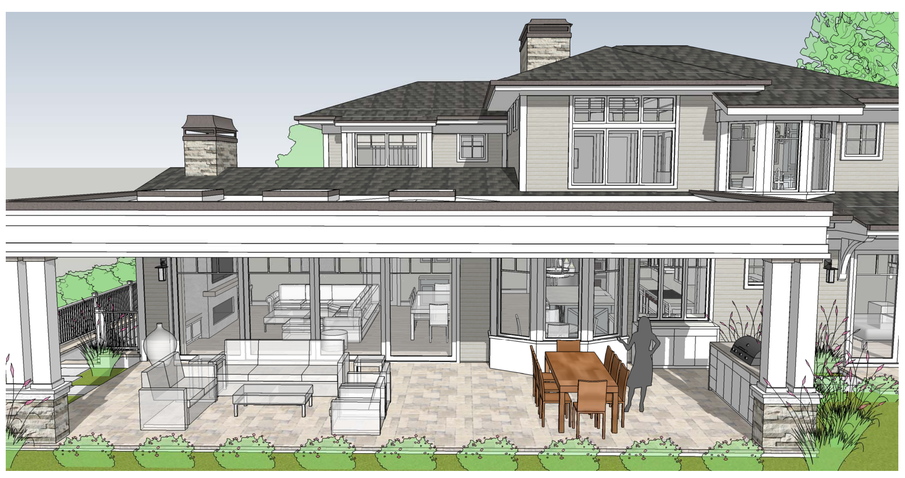


PERSPECTIVE EXTERIOR FRONT | - | 4

PERSPECTIVE EXTERIOR REAR | - | 1

PERSPECTIVE EXTERIOR LEFT | - | 5

PERSPECTIVE EXTERIOR RIGHT | - | 2



PERSPECTIVE EXTERIOR REAR PATIO | - | 6

PERSPECTIVE EXTERIOR FRONT HIGH | - | 3

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EXTERIOR PERSPECTIVES

A3.3

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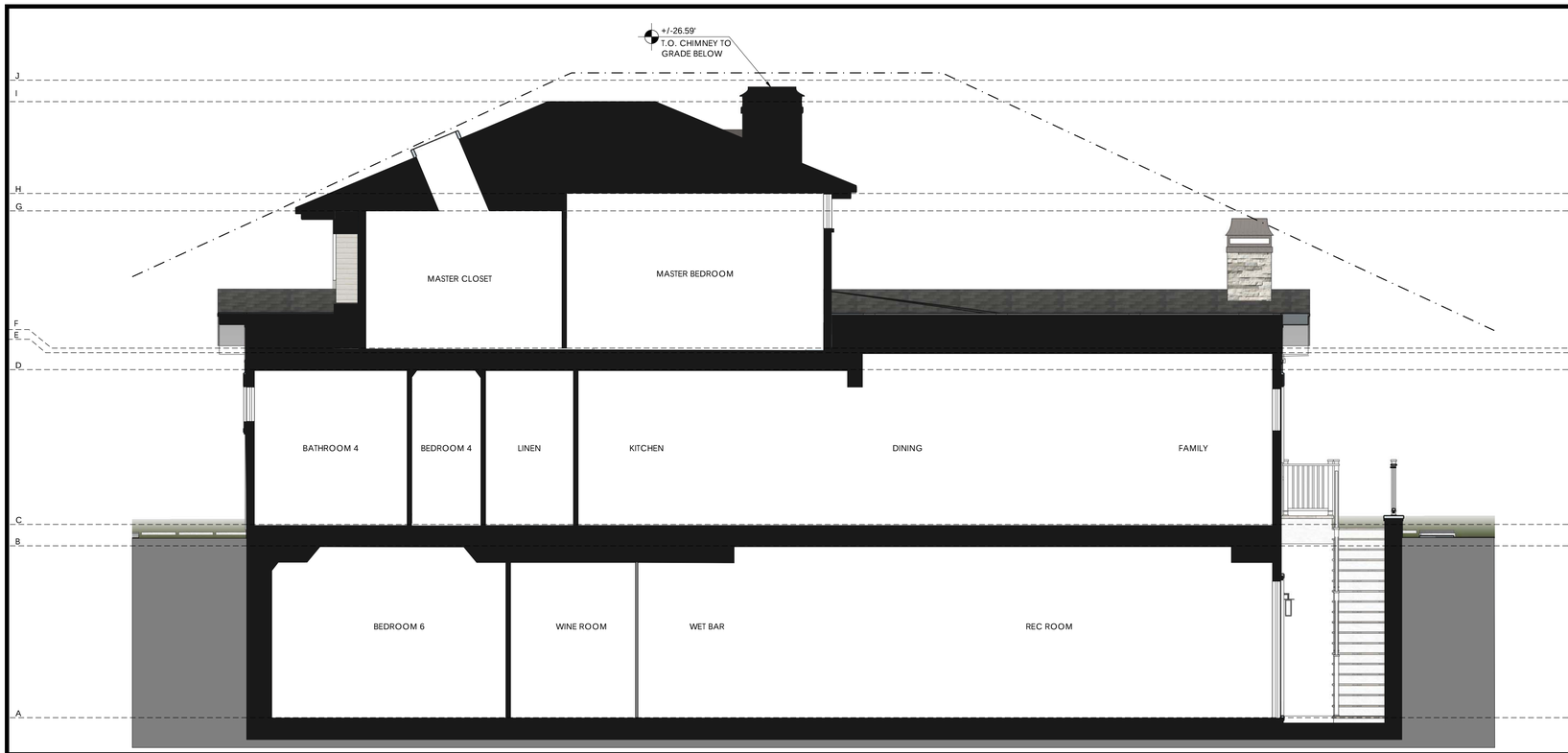
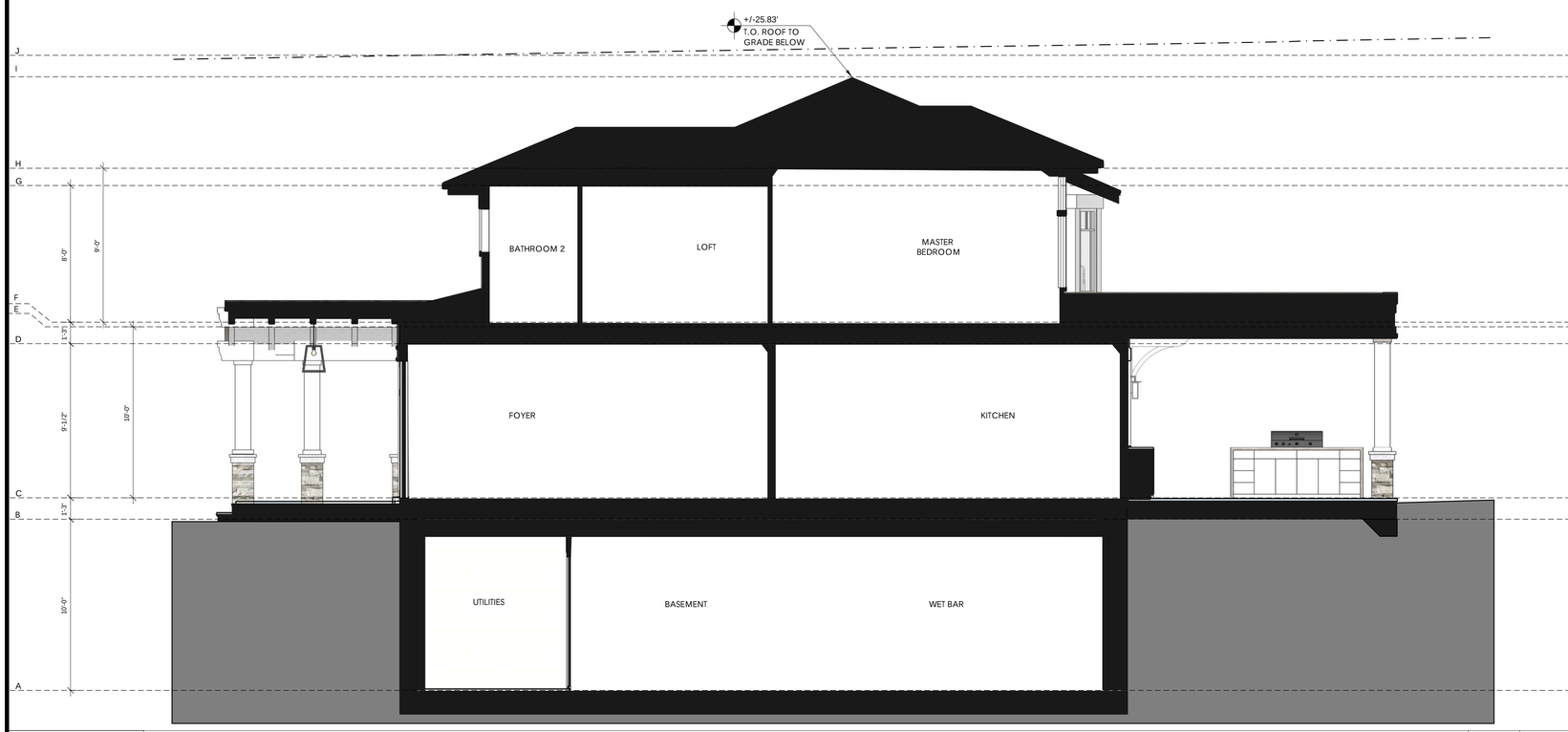


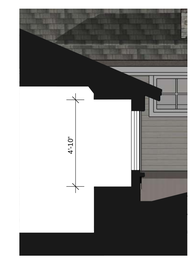
1 2 3 4 6 feet

SECTION 1 | 1/4" | 1

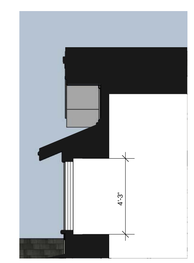


1 2 3 4 6 feet

SECTION 2 | 1/4" | 2



BAY WINDOW SECTION 1
1/4" = 1'



BAY WINDOW SECTION 2
1/4" = 1'

KEYNOTES | - | -

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SECTIONS

A5.0

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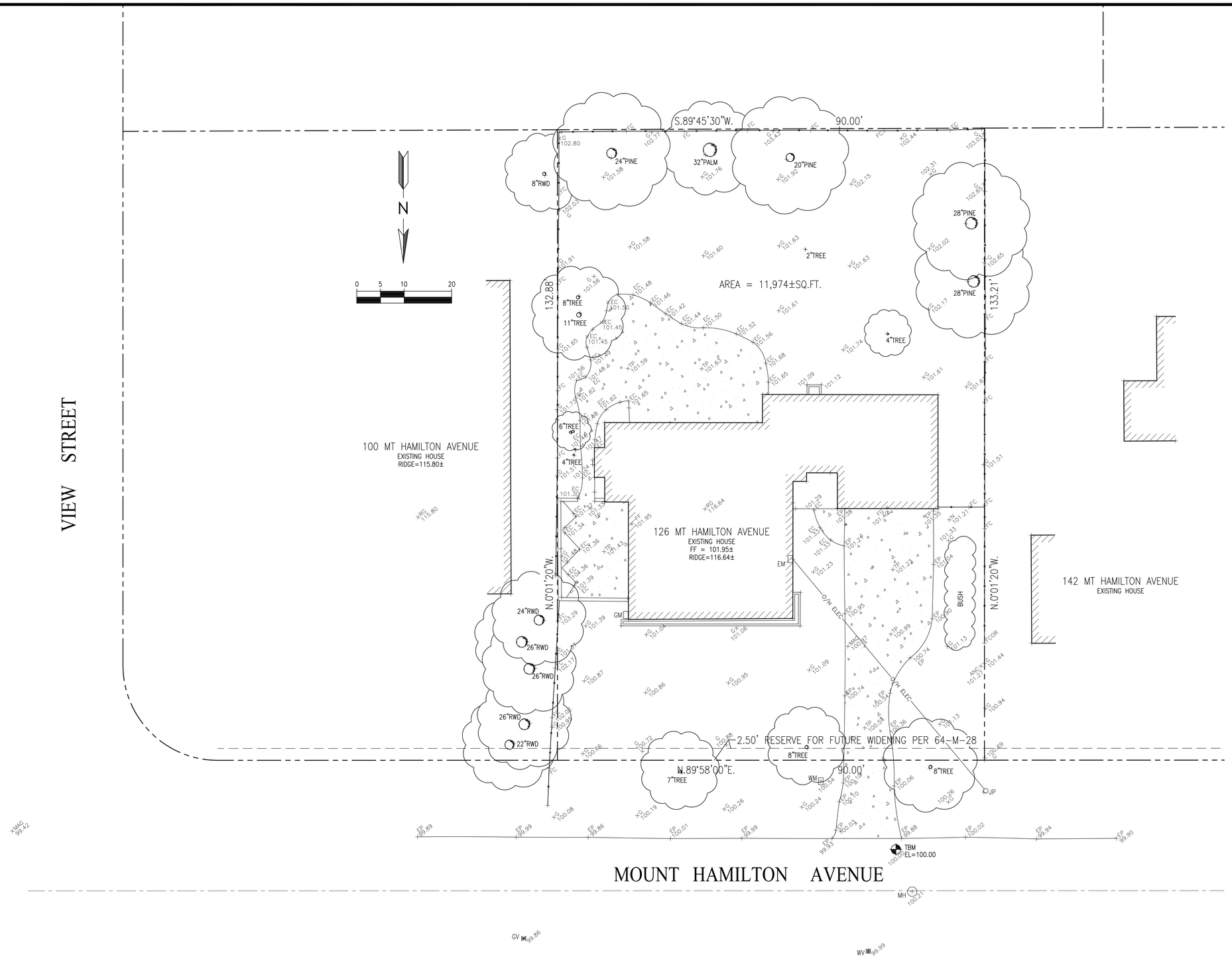


LEGEND:

AC	ASPHALT CONCRETE
BC	BUILDING CORNER
BW	BACK OF WALK
CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CRN	CROWN
DW	DRIVEWAY
EC	EDGE OF CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FCOR	FENCE CORNER
FD	FOUND
FF	FINISHED FLOOR
FL	FLOW LINE
FH	FIRE HYDRANT
FW	FRONT OF WALK
G	GROUND
GC	GARAGE CORNER
GF	GARAGE FACE/FRONT
GFC	GROUND AT FENCE
GM	GAS METER
HCR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
LG	LIP OF GUTTER
O/H	OVERHEAD
PC	PROPERTY CORNER
RW	RETAINING WALL
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TBC	TOP BACK ROLLED CURB
TC	TOP OF CURB
TOB	TOP OF BANK
TOE	TOE OF BANK
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
U/G	UNDERGROUND
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
WM	WATER METER BOX
–CTV–	CABLE TELEVISION LINE
–E–	ELECTRICAL LINE
–G–	GAS LINE
–SS–	SANITARY SEWER LINE
–SD–	STORM DRAIN LINE
–T–	TELEPHONE LINE
–W–	WATER LINE

BASIS OF BEARINGS:

THE BEARING, N89°58'00"E, OF THE CENTER LINE OF MT. HAMILTON AVENUE, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 64 OF MAPS AT PAGE 28, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

TBM ELEV=100.00 (ASSUMED)

UTILITY NOTE:

UNDERGROUND UTILITIES. SHOWN PER SURFACE EVIDENCE AND RECORD MAPS. MAY BE DIFFERENT THAN AS SHOWN. BEFORE EXCAVATION, CALL UNDERGROUND SERVICE ALERT (USA) 1-800-642-2444.

NOTE:

1. MEASUREMENT OF BUILDING LINE IS TO THE FACE OF STUCCO OR SIDING

CHIEN RESIDENCE

126 MT HAMILTON AVE
LOS ALTOS, CA
APN: 167-36-023

WEC & ASSOCIATES
2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

LICENSED LAND SURVEYOR
YI-RAN WU
EXP 12/31/17
L. 8235
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: DEC 22, 2017
SCALE: 1"=10'
DRAWN: BG
JOB: 10078

SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

© WEC

EATHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	350 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	1350 C.Y.
FILL	355 C.Y.
BALANCE	1345 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL EST. 3

—SS—	SANITARY SEWER	—SL—	STREET LIGHT
—E—	ELECTRIC	—IRR—	IRRIGATION
—TV—	TV/CABLE TV	—X—	FENCE
—FS—	FIRE SERVICE	—JT—	JOINT TRENCH
—W—	DOMESTIC WATER SERVICE	—O/H—	OVERHEAD WIRES
—T—	TELEPHONE	×16.07	(E) SPOT ELEVATION
—G—	NATURAL GAS	×16.07 FS	(N) SPOT ELEVATION
—FM—	FORCE MAIN		

DS — SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG. DOWNSPOUT

LEGEND 4

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GM	GAS METER
AD	AREA DRAIN	GR	GRATE ELEVATION
BW	BOTTOM OF WALL	HP	HIGH POINT
CB	CATCH BASIN	INV	INVERT ELEVATION
CIP	CAST IRON PIPE	JT	JOINT TRENCH
CL	CENTER LINE	JP	JOINT POLE
CONC	CONCRETE	LD	LANDSCAPE DRAIN
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RIM	RIM ELEVATION
EG	EXISTING GRADING	S	SLOPE
EM	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SDFM	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER
FS	FINISH SURFACE ELEV		
FW	FIRE WATER LINE		

ABBREVIATION 5

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642–2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% SLOPE AWAY FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY HOLDS AN INTEREST.

5. ANY CONSTRUCTION WITHIN THE CITY RIGHT–OF WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

6. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS–ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

UTILITY NOTES:

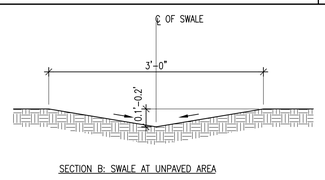
1. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES. CONTRACTOR SHALL VERIFY (POTHOLE IF NECESSARY) SIZE, MATERIAL, LOCATION AND DEPTH OF ALL GRAVITY SYSTEMS THAT ARE TO BE CONNECTED TO OR CROSSED PRIOR TO THE TRENCHING OR INSTALLATION. ALL WORK FOR GRAVITY SYSTEMS SHALL BEGIN AT THE 1. DOWNSTREAM CONNECTION POINT. ALL DIRECTION CHANGES SHALL BE MADE WITH A WYE CONNECTION. ELBOWS AND TEE SHOULD BE AVOIDED.

2. CLEANOUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS.

3. A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

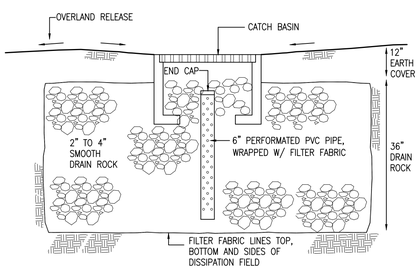
4. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE FIVE (5) FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10 FEET MINIMUM, UNLESS OTHERWISE NOTED. A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

GENERAL NOTES 2



SECTION B: SWALE AT UNPAVED AREA

SHALLOW SWALE N.T.S. 6

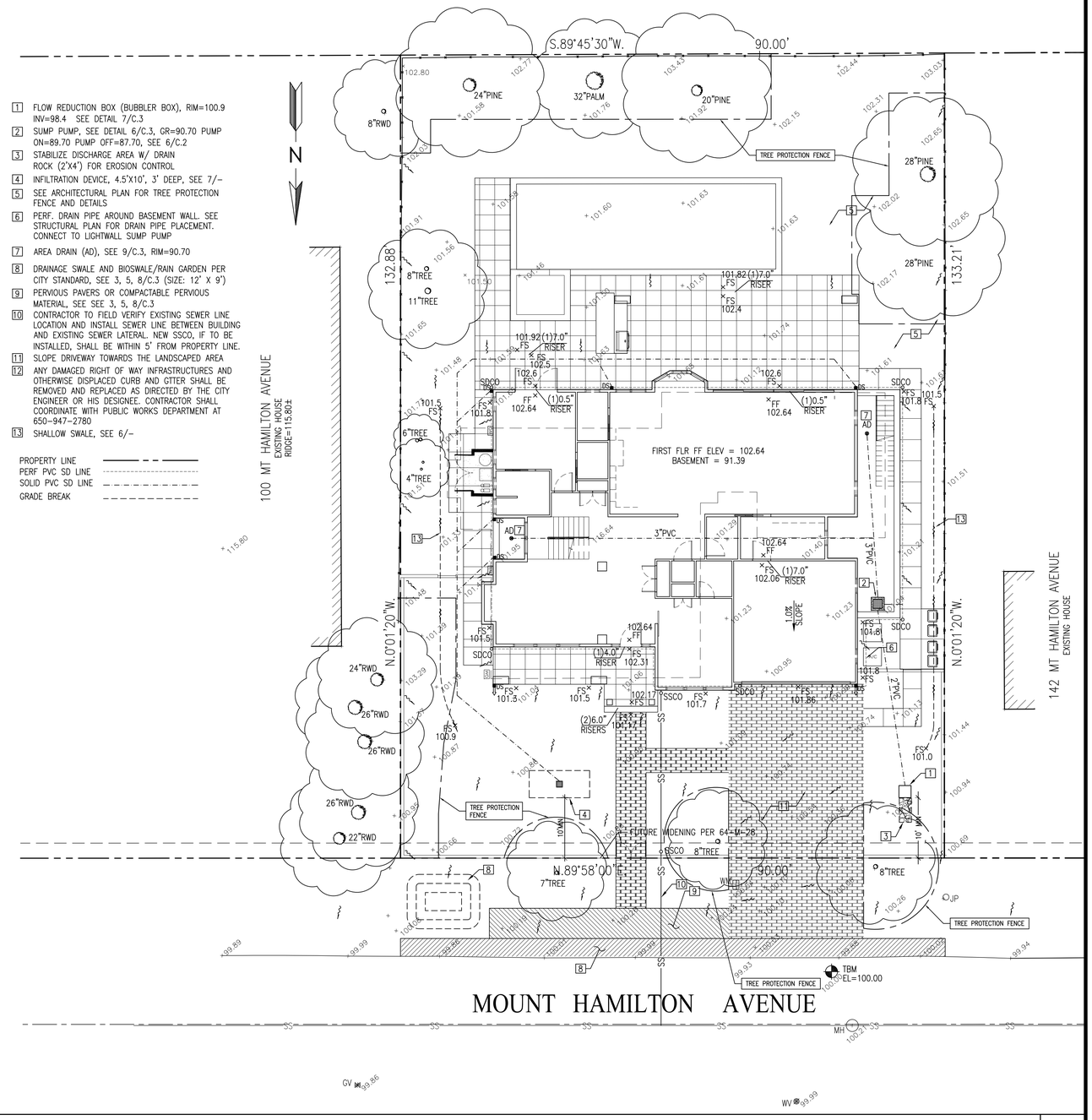


SEE PLAN FOR DIMENSIONS

INFILTRATION DEVICE N.T.S. 7

1. FLOW REDUCTION BOX (BUBBLER BOX), RIM=100.9 INV=98.4 SEE DETAIL 7/C.3
2. SUMP PUMP, SEE DETAIL 6/C.3, GR=90.70 PUMP ON=89.70 PUMP OFF=87.70, SEE 6/C.2
3. STABILIZE DISCHARGE AREA W/ DRAIN ROCK (2'X4') FOR EROSION CONTROL
4. INFILTRATION DEVICE, 4.5'X10', 3' DEEP, SEE 7/–
5. SEE ARCHITECTURAL PLAN FOR TREE PROTECTION FENCE AND DETAILS
6. PERF. DRAIN PIPE AROUND BASEMENT WALL. SEE STRUCTURAL PLAN FOR DRAIN PIPE PLACEMENT. CONNECT TO LIGHTWALL SUMP PUMP
7. AREA DRAIN (AD), SEE 9/C.3, RIM=90.70
8. DRAINAGE SWALE AND BIOSWALE/RAIN GARDEN PER CITY STANDARD, SEE 3, 5, 8/C.3 (SIZE: 12' X 9')
9. PERVIOUS PAVERS OR COMPACTABLE PERVIOUS MATERIAL, SEE SEE 3, 5, 8/C.3
10. CONTRACTOR TO FIELD VERIFY EXISTING SEWER LINE LOCATION AND INSTALL SEWER LINE BETWEEN BUILDING AND EXISTING SEWER LATERAL. NEW SSCO, IF TO BE INSTALLED, SHALL BE WITHIN 5' FROM PROPERTY LINE.
11. SLOPE DRIVEWAY TOWARDS THE LANDSCAPED AREA
12. ANY DAMAGED RIGHT OF WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT 650–947–2780
13. SHALLOW SWALE, SEE 6/–

PROPERTY LINE
PERF PVC SD LINE
SOLID PVC SD LINE
GRADE BREAK



GRADING AND DRAINAGE PLAN SCALE: 1"=10' 1

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LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER YI-RAN WU 65933 EXP. 6/30/21 CIVIL STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JAN 12, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

© WEC

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN/NOTES, IF PROVIDED, ARE MINIMUM REQUIREMENTS, THE FULL EXTENTS OF WHICH ARE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION SITE.

2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED AS REQUIRED AT THE CONCLUSION OF EACH WORKING DAY DURING THE RAINY SEASON. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.

3. THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS FOLLOWING EACH STORM AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.

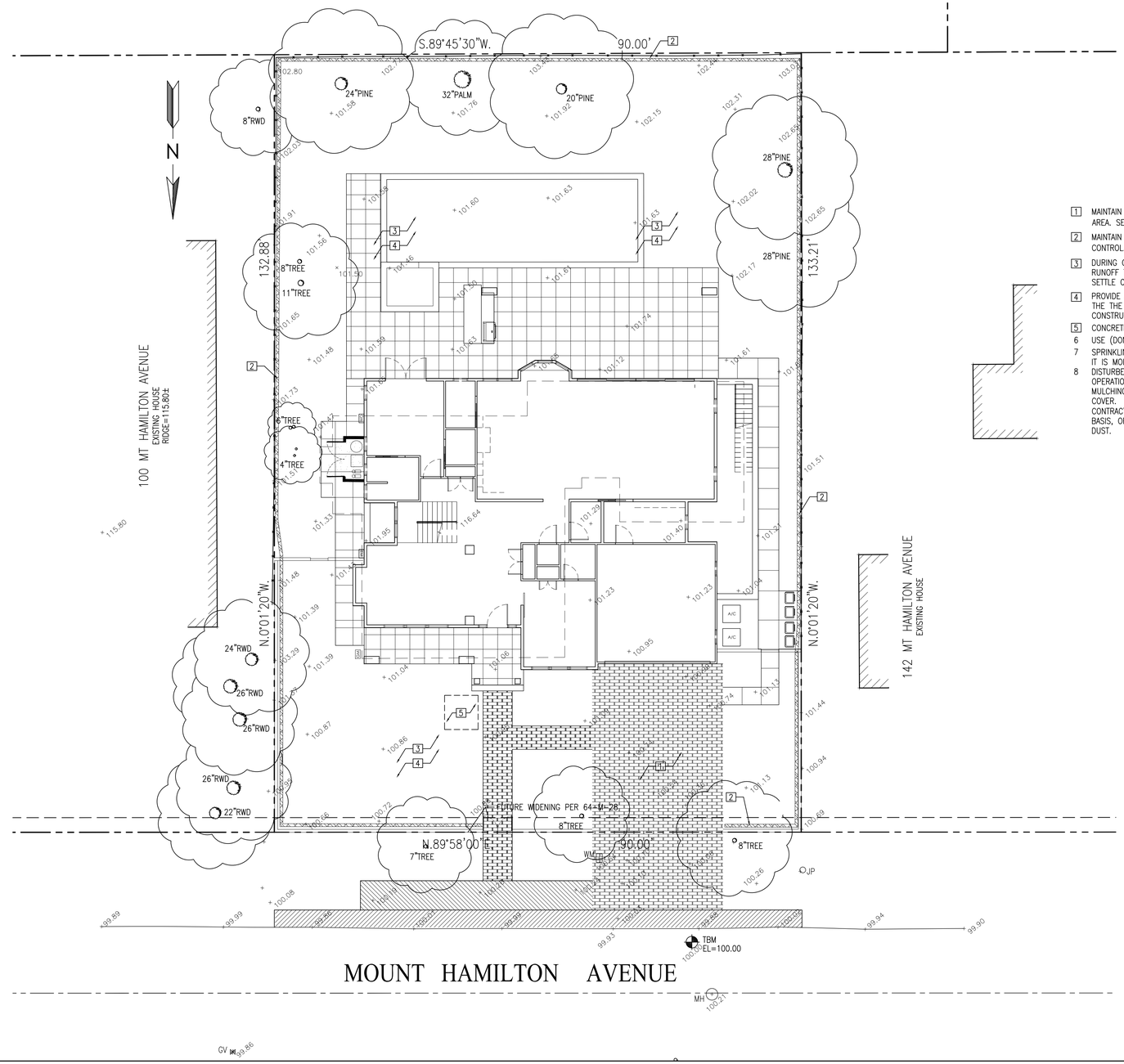
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER PRIOR TO THE FALL RAINY SEASON.

5. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTER, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.

6. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE PUBLIC RIGHT-OF WAY IS PERMITTED.

7. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES. PROVIDE ROCKED DRIVEWAY FOR SITE ACCESS DURING CONSTRUCTION.

GENERAL NOTES	2



1 MAINTAIN STABILIZED CONSTRUCTION AREA. SEE DETAIL 2/C.3

2 MAINTAIN FIBER ROLL FOR EROSION CONTROL. SEE DETAIL 1/C.3

3 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE

4 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES

5 CONCRETE WASHOUT AREA, SEE DETAIL 4/C.3

6 USE (DON'T OVERUSE) WATER FOR DUST CONTROL.

7 SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.

8 DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

EROSION CONTROL PLAN SCALE: 1"=10' | 1

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REGISTERED PROFESSIONAL ENGINEER
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CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JAN 12, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

EROSION CONTROL PLAN

SHEET NO.

C.2

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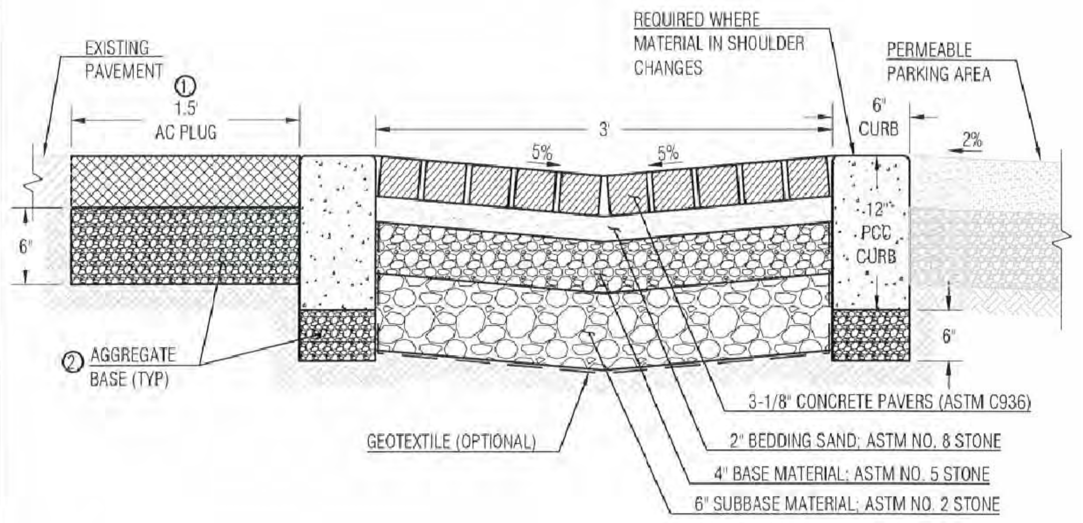
PERMEABLE DRAINAGE SWALE



NOTES:
1. AC PLUG SHALL BE 4" THICK OR MATCH EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER.
2. AGGREGATE BASE SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
3. INSTALL PAVERS AND ALL BASE MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.
4. ALTERNATE DRAINAGE SWALE MAY BE CONSTRUCTED WITH 1-1/2 INCH OR 3/4 INCH COMPACTED CLASS 2 AB (6 INCH THICK ON COMPACTED NATIVE SOIL).

LEGEND:
- CONCRETE PAVERS, OR APPROVED PERMEABLE MATERIAL FROM SU-20B NOTE 5.a.
- BEDDING SAND
- BASE MATERIAL
- SUBBASE MATERIAL
- PCC
- AGGREGATE BASE
- AC PLUG
- EXISTING PAVEMENT
- PERMEABLE PARKING AREA
- NATIVE MATERIAL
- ② NOTES

Approved. City Engineer 12/12/18 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STREET SHOULDER IMPROVEMENT POLICY (SHEET 3 OF 3)	SU-20C

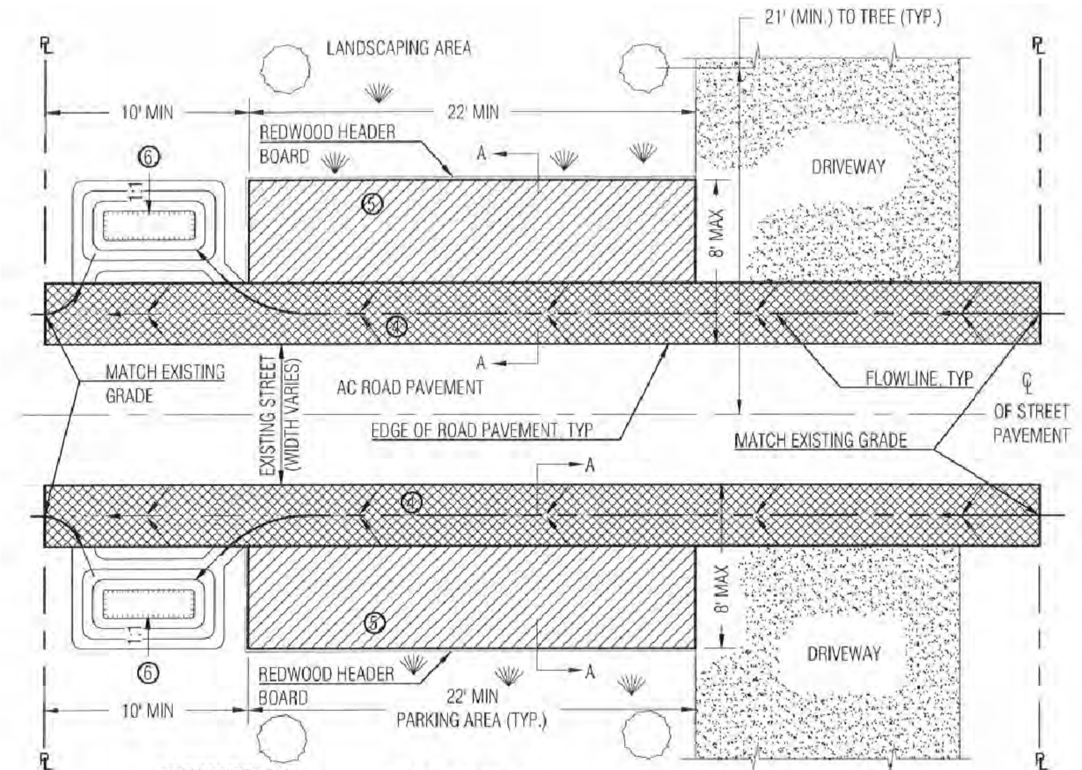
SHOULDER PAVING | 8

NOTES:
1. IF THE STREET PAVEMENT WIDTH IS 36 FEET OR GREATER, NO SHOULDER IMPROVEMENTS ARE PERMITTED WITH THE EXCEPTION OF LANDSCAPING AND IRRIGATION.
2. POLICY DOES NOT APPLY FOR REPAIRS, RESEALING, AND REPAVING IN KIND OF EXISTING SHOULDERS, NOR DOES IT REQUIRE THAT SHOULDERS MUST BE PAVED.
3. THE SHOULDER OF A NEWLY CONSTRUCTED OR 50% OR GREATER SQUARE FOOTAGE REMODELED RESIDENCE IS REQUIRED TO BE BROUGHT INTO COMPLIANCE WITH THIS POLICY.
4. DRAINAGE SWALE:
   a. 3' WIDE;
   b. MAXIMUM CROSS SLOPE 5%;
   c. DRAINAGE SWALE SHALL BE CONSTRUCTED USING PERMEABLE MATERIALS PER DETAIL SU-20C.
5. PARKING AREA SHALL FEATURE ONE OF THE FOLLOWING MATERIALS:
   a. PERMEABLE CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS:
      CONCRETE PAVER BLOCKS BOTH SOLID AND GRIDDED SYSTEMS (WITH OPEN CELLS FOR AGGREGATE, GRAVEL, OR GRASS) HAVE BEEN DEVELOPED IN A LARGE VARIETY OF SHAPES, TEXTURES, PATTERNS, AND COLORS. THE CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS. GAPS OF CONCRETE PAVERS, IF FEATURED BY THE TYPE OF PAVER, SHALL BE FILLED WITH SAND. OPEN CELL CONCRETE BLOCKS VARY IN SIZE BASED ON BLOCK TYPE AND SHALL BE FILLED IN WITH GRAVEL OR GRASS, ALLOWING WATER TO ENTER THE SUBGRADE. CONCRETE PAVERS AND OPEN CELL CONCRETE BLOCKS SHALL BE INSTALLED OVER A SAND BEDDING COURSE (MINIMUM 1" THICK OR PER PAVER MANUFACTURER'S RECOMMENDATION). FURTHER WATER RESERVOIR CAPACITY CAN BE ADDED BY INSTALLING OPEN GRADED BASE AND STONE SUBBASE WITH AN OPTIONAL UNDERDRAIN (TO BE ROUTED TO THE BIOSWALE/RAIN GARDEN), WITH GEOTEXTILE ON BOTTOM AND SIDES. TYPICALLY AN EDGE CONSTRAINT IS INSTALLED AT THE PERIMETER OF THE PAVERS OR LOCATIONS SUBJECT TO LATERAL LOADING. SUBGRADE EXCAVATION DEPTH REQUIRED IS 8-12 INCHES, BUT CAN BE GREATER IN DEPTH IF ADDITIONAL RESERVOIR CAPACITY IS DESIRED.
   b. COMPACTED AGGREGATE BASE (AB):
      1-1/2 INCH OR 3/4 INCH CLASS 2 AGGREGATE BASE (6 INCHES THICK ON COMPACTED NATIVE SOIL)
   c. COMPACTED STABILIZED DECOMPOSED GRANITE (DG):
      SMALL SIZED GRANITE AGGREGATE MIXED WITH A STABILIZING AGENT, COMPACTED AND PLACED OVER EXISTING PERMEABLE SURFACES AND 6 INCHES OF AGGREGATE BASE IF SUBGRADE IS LESS SUITABLE. SUBGRADE EXCAVATION REQUIRED IS 8-12 INCHES, BUT CAN BE GREATER IN DEPTH IF ADDITIONAL RESERVOIR CAPACITY IS CONSIDERED. DG LAYER SHALL BE MINIMUM 4 INCHES THICK. GRADE TO DRAIN.
6. BIOSWALE/RAIN GARDEN IN LANDSCAPE AREA DESIGNED TO RECEIVE RUNOFF FROM DRAINAGE SWALE/PARKING AREA. DESIGN AND SHAPE OF BIOSWALE/RAIN GARDEN BY ARCHITECT OR ENGINEER. MINIMUM DEPTH SHALL BE 2.5'. REFER TO THE C.3 STORMWATER HANDBOOK FOR DESIGN PARAMETERS AND SPECIFICATIONS OF SOILS OR PLANTS. AREA SHALL BE DEPENDING ON LENGTH OF FRONTAGE (DISTANCE MEASURED PARALLEL TO EDGE OF ROAD BETWEEN PROPERTY LINES) AS FOLLOWS:
   a. FRONTAGE < 75': 50 SF MINIMUM
   b. 75' < FRONTAGE < 100' 100 SF MINIMUM
   c. 100' < FRONTAGE < 150' 200 SF MINIMUM
   d. FRONTAGE > 150': 300 SF MINIMUM
7. LOTS LOCATED ALONG SUGGESTED ROUTES TO SCHOOL MAY REQUIRE MODIFICATION TO THIS STANDARD DETAIL AS APPROVED BY THE CITY ENGINEER. OTHER MODIFICATIONS MAY BE MADE AS APPROVED BY THE CITY ENGINEER.

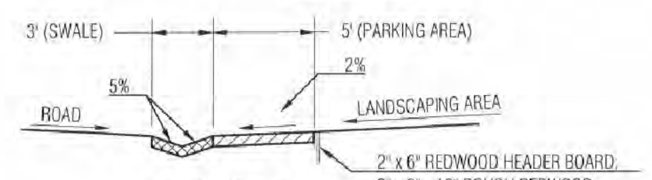
Approved. City Engineer 12/12/18 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STREET SHOULDER IMPROVEMENT POLICY (SHEET 2 OF 3)	SU-20B

SHOULDER PAVING | 5



PLAN VIEW



SECTION A-A

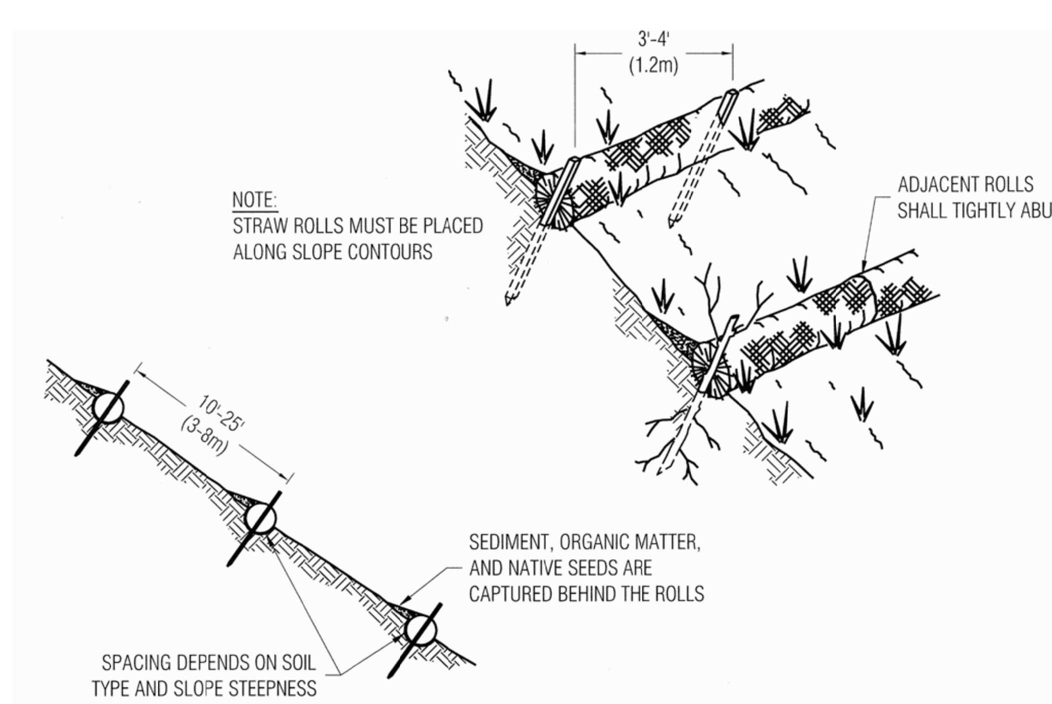
SEE STANDARD DETAIL SU-20B FOR NOTES RELATED TO THE STREET SHOULDER IMPROVEMENT POLICY.

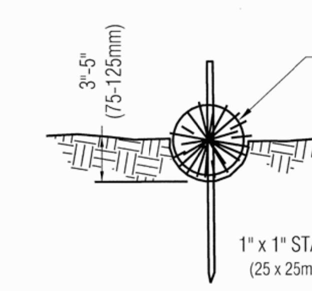
LEGEND:
- AC ASPHALT CONCRETE
- ℙ PROPERTY LINE
- ℄ CENTERLINE
- EXISTING OR NEW LANDSCAPING
- STREET TREE (NEW OR EXISTING)
- BIOSWALE/RAIN GARDEN
- NEW PERMEABLE SURFACE
- NEW DRAINAGE SWALE
- FLOWPATH
- ④ NOTES, SEE SU-20B

Approved. City Engineer 12/12/18 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STREET SHOULDER IMPROVEMENT POLICY (SHEET 1 OF 3)	SU-20A

SHOULDER PAVING | 3



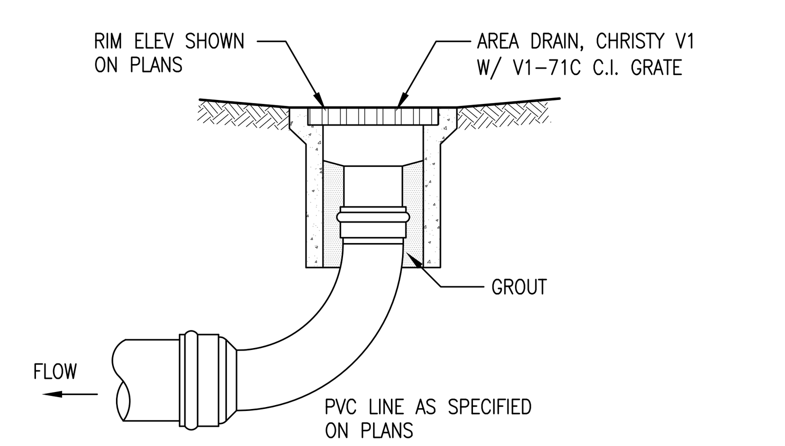


NOTES:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL
2. VERTICAL SPACING FOR SLOPE INSTALLATIONS
   1:1 SLOPES = 10 FEET APART
   2:1 SLOPES = 20 FEET APART
   3:1 SLOPES = 30 FEET APART
   4:1 SLOPES = 40 FEET APART
   <4:1 SLOPE = ONE ROW AT LOW POINT
3. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT TO RUN OFF-SITE AND CAN BE PERMANENTLY STABILIZED

Approved. City Engineer 1/4/10 Date

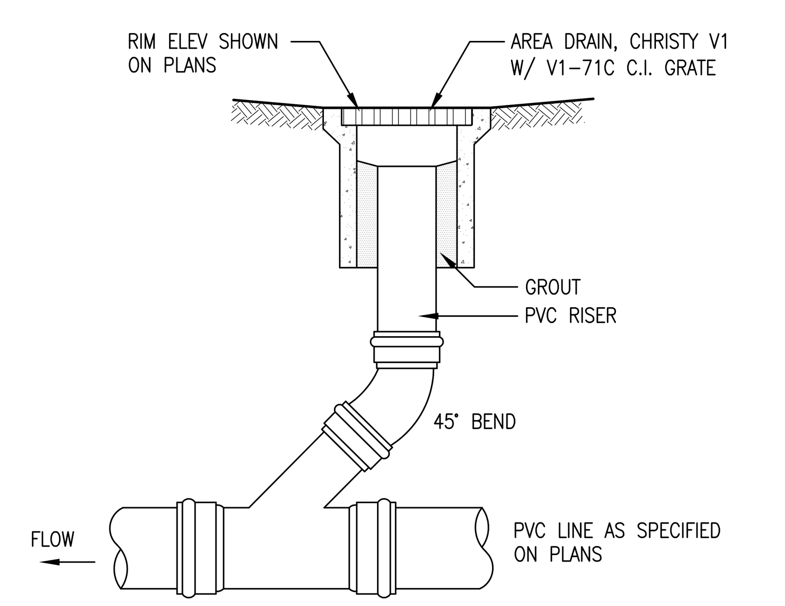
REVISION		ENGINEERING DIVISION	
Description	Date	STRAW ROLLS	EC-4

FIBER ROLL DETAIL | 1



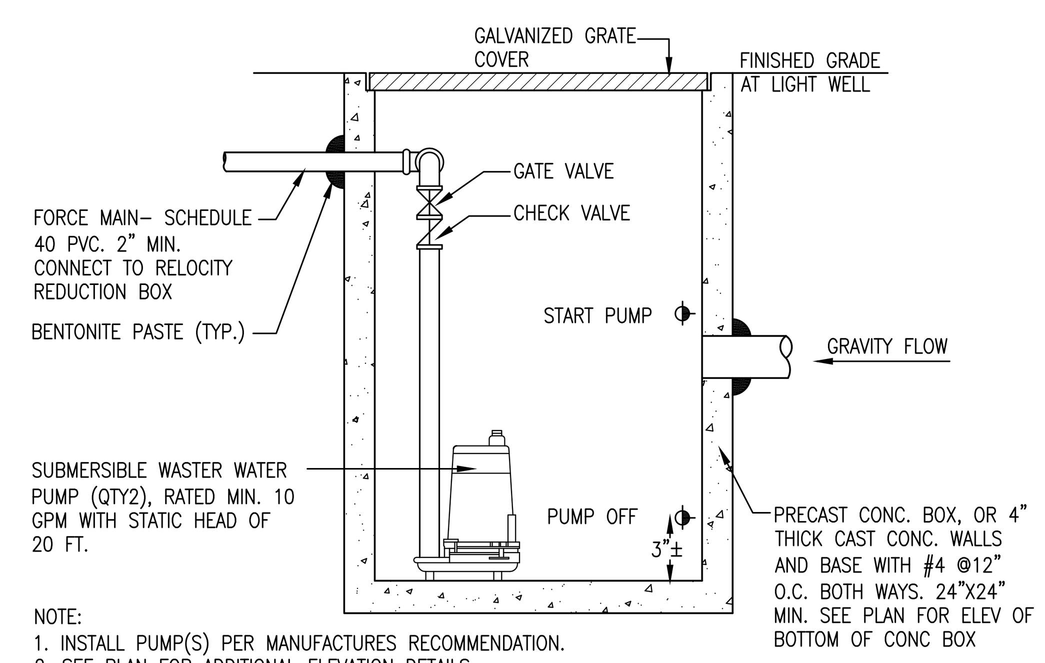
END OF LINE AREA DRAIN

SECTION A: SWALE AT PAVED AREA



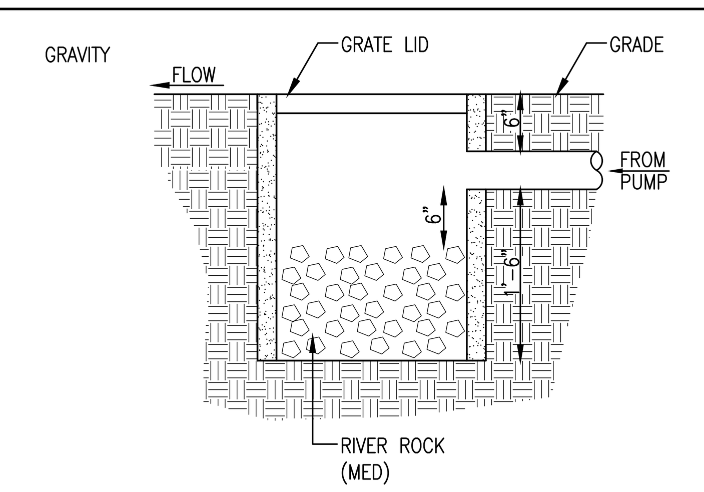
IN-LINE AREA DRAIN

AREA DRAIN DETAILS SCALE: N.T.S. | 9



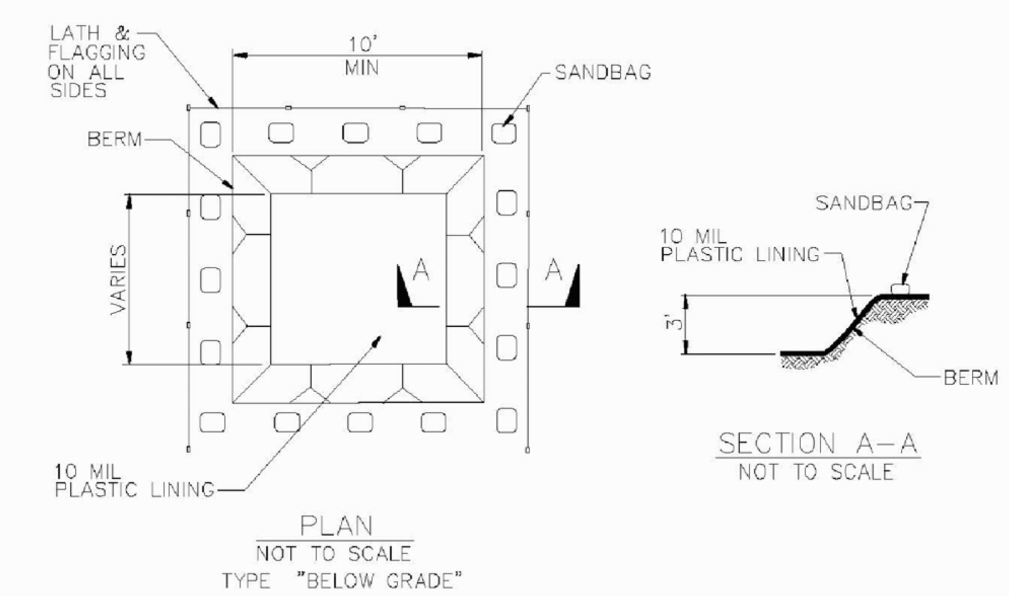
NOTE:
1. INSTALL PUMP(S) PER MANUFACTURES RECOMMENDATION.
2. SEE PLAN FOR ADDITIONAL ELEVATION DETAILS.
3. WATERPROOFING AROUND CONCRETE WALL/BOTTOM AND AT PIPE PENETRATION TO FOLLOW WATERPROOFING MATERIAL MANUFACTURER'S RECOMMENDATION

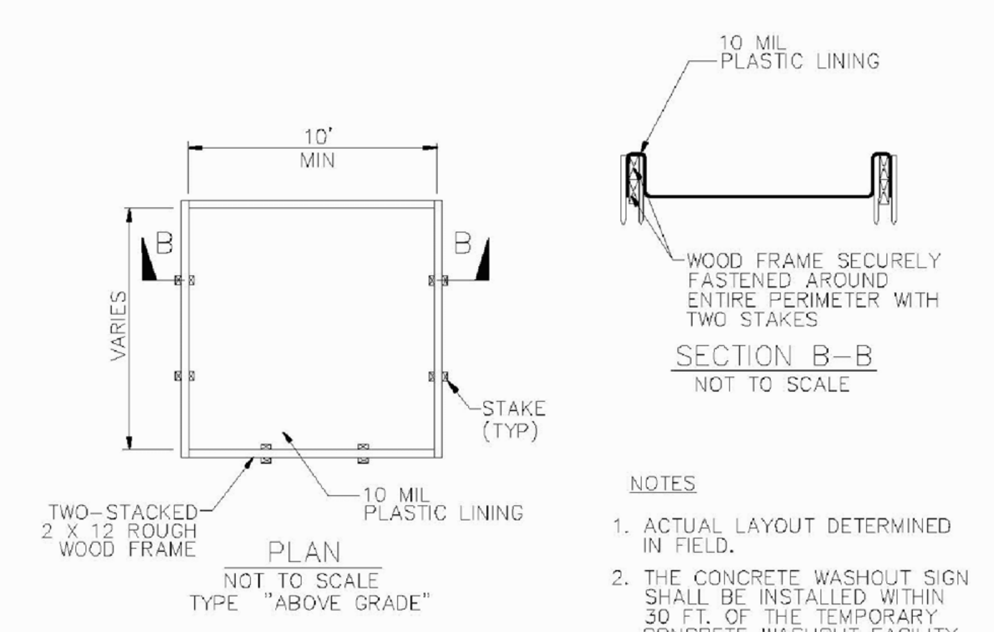
LIGHTWELL DRAIN SUMP PUMP SCALE: N.T.S. | 6



1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER AND LANDSCAPE WATER FROM ENTERING
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.

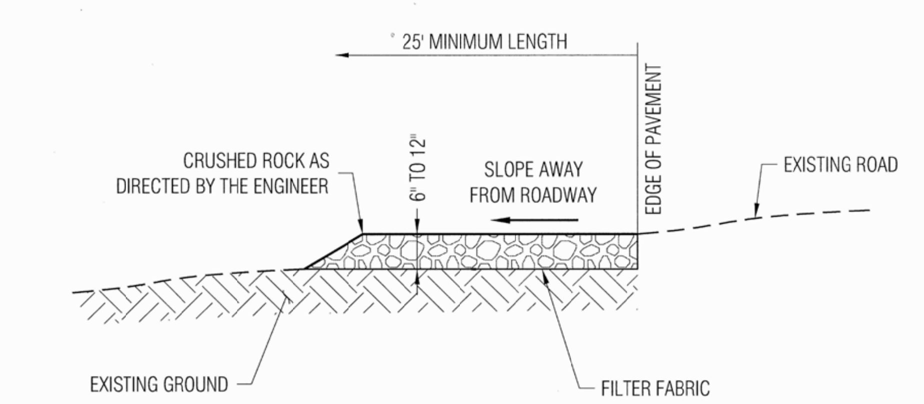
BUBBLER BOX DETAIL SCALE: N.T.S. | 7





NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT AREA | 4



NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

Approved. City Engineer 1/4/10 Date

REVISION		ENGINEERING DIVISION	
Description	Date	STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STABILIZED CONTRUCTION ENTRANCE | 2

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LICENSE STAMPS AND SIGNATURE

REGISTERED PROFESSIONAL ENGINEER
YI-RAN WU
C59334
EXP. 6/30/21
CIVIL
STATE OF CALIFORNIA

ISSUED

No.	Description	Date

DATE: JAN 12, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3

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ON-CHIEN RESIDENCE
126 MT HAMILTON
LOS ALTOS, CA
PRELIMINARY CONCEPT

LOT COVERAGE CALCULATIONS:

• NET LOT AREA -	11,974 SF
• HARDSCAPE COVERAGE: ARCHITECTURE -	2,740 SF
• HARDSCAPE COVERAGE: LANDSCAPE -	3,161 SF
• TOTAL SOFTSCAPE -	6,073 SF
• FRONT YARD AREA -	2,250 SF
• FRONT YARD HARDSCAPE -	770 SF (34%)

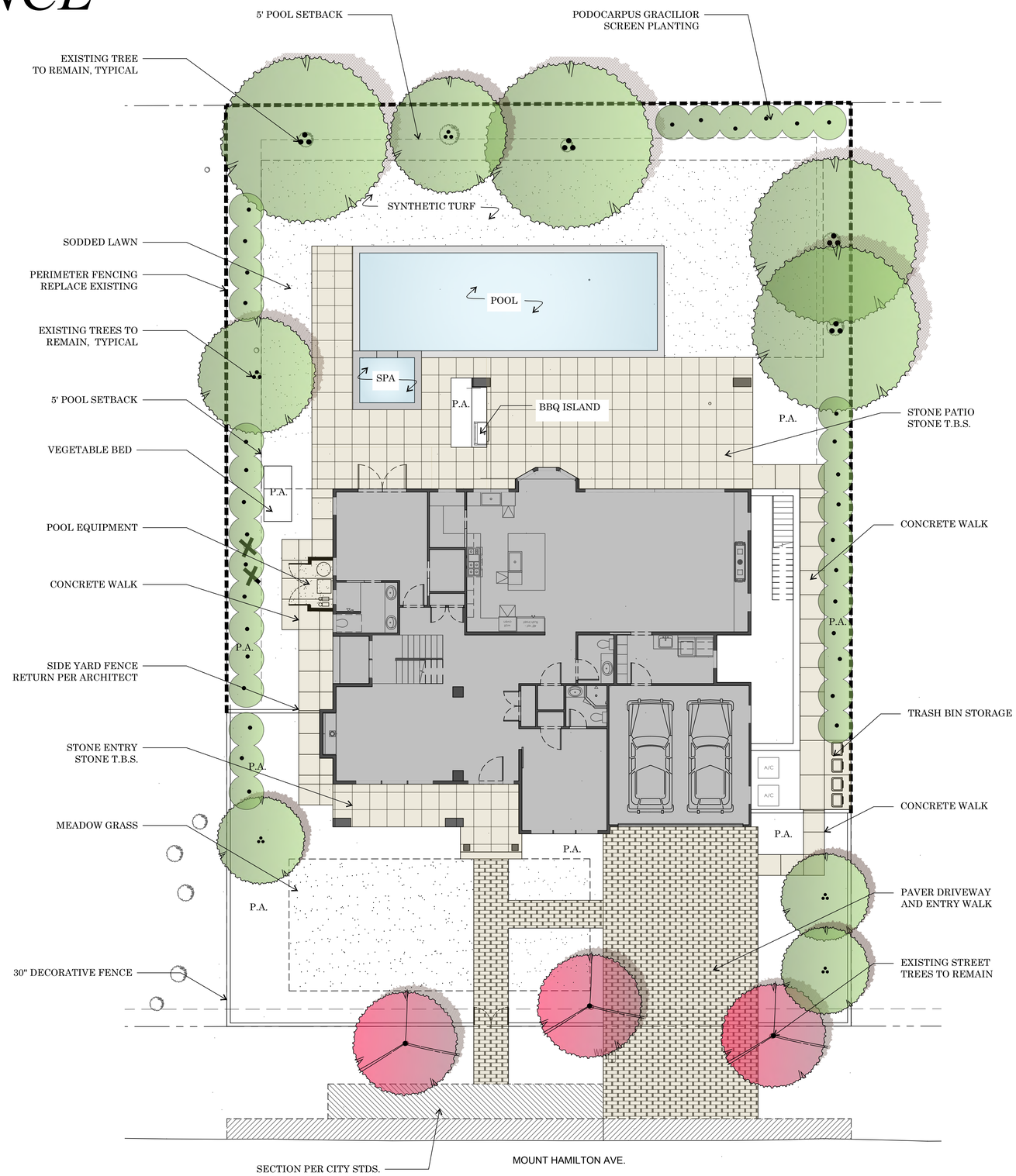
PRELIMINARY PLANT LIST:

BOTANICAL NAME	COMMON NAME
TREES	
LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL
MAGNOLIA 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA
PODOCARPUS GRACILIOR	FERN PINE
SHRUBS	
GAURA LINDHEIMERI	N. C. N.
LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH
LOROPETALUM 'PLUM DELIGHT'	CHINESE FRINGE FLOWER
MUHLENBERGIA DUBIA	PINE MUHLY
PITTOSPORUM TOBIRA	JAPANESE MOCK ORANGE
RHAPHIOLEPIS UMBELLATA	YEDDO HAWTHORNE
GROUNDCOVER	
CAREX TUMULICOLA	BERKELEY SEDGE
MUHLENBERGIA CAP. 'WHITE CLOUD'	WHITE AWN MUHLY
SALVIA GREGGII 'RED'	RED AUTUMN SAGE
WESTRINGIA F. 'LOW HORIZON'	LOW HORIZON COAST ROSEMARY
VINES:	
HARDENBERGIA VIOLACEA	LILAC VINE
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE
MEADOW GRASS:	
AGROSTIS PALLENS	WEST COAST NATIVE BENTRGRASS

SODDED LAWN:
"BOLERO PLUS" 90% BOLERO DWARF FESCUE 10% BLUEGRASS

NOTES

1. *I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.*
2. *I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFECIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.*



NOTE: P.A. = PLANTER AREA

NOT FOR CONSTRUCTION

L-1

07/30/19 *1/8" = 1'-0"*

T H NORTON
landscape architecture, inc.
1220 DIAMOND WAY
Suite 245
CONCORD, CA 94520
phone: 925 822 3085
www.thnorton.com

PLOTS: 12/16/18, 12/18/18, 02/27/19, 03/01/19, 03/25/19, 07/30/19

ON-CHIEN RESIDENCE
126 MT HAMILTON
LOS ALTOS, CA
PRELIMINARY CONCEPT

LITTLE GEM SOUTHERN MAGNOLIA

MATURE SIZE: 25' Hx25' W GROWTH: SLOW USE: SCREEN/ACCENT

SARATOGA BAY LAUREL

MATURE SIZE: 20' Hx15' W GROWTH: MODERATE USE: SCREEN

FERN PINE

MATURE SIZE: 15' Hx5' W GROWTH: FAST USE: SCREEN

PRELIMINARY WATER BUDGET

126 MT. HAMILTON

Eto	42.9
Total HA	7,334
Special HA	678
ETAF Average	0.50
ETAF Total	0.55

MAWA = (ETo) (0.62) [(0.55× LA)] + [(1-0.55) × SLA)]

MAWA	115,403	Gallons
	15,427	HCF

ETWU=(Eto)(0.62)(ETAF)(AREA)

ETWU	106,319	Gallons

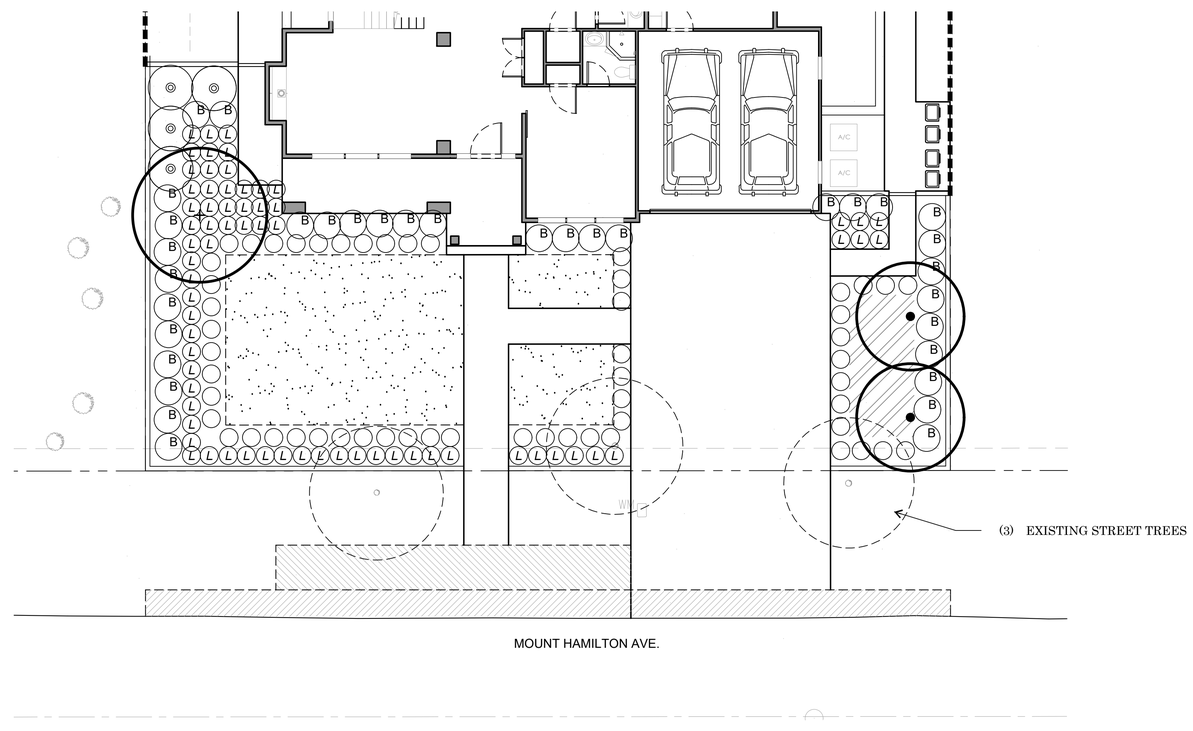
ZONE	WATER USE	PF	METHOD	IE	ETAF	HA	ETAF*HA	ETWU
1 - SHRUB FRONT	M	0.4	DRIP	0.81	0.5	1,355	669	17,798
2 - TREE FRONT	M	0.5	DRIP	0.81	0.6	160	99	2,627
3 - MEADOW FRONT	L	0.2	DRIP	0.81	0.2	765	189	0
4 - SHRUB REAR	L	0.2	DRIP	0.81	0.2	2,432	600	15,972
5 - TREE REAR	M	0.4	DRIP	0.81	0.5	320	158	4,203
6 - SOD REAR	H	0.8	DRIP	0.81	1.0	1,624	1,604	42,662
LS TOTALS						**6,656**	**3,319**	**83,262**

SLA	WATER USE				ETAF	HA	ETAF*HA	ETWU
WATER FEATURE	HIGH				1.0	678	678	18,033
SLA TOTALS						**678**	**678**	**18,033**

SHRUB	6,656	100%
LAWN (25% MAX.)	0	0%

PLANTING LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	WUCOLS	NOTES
	TREES				
+	MAGNOLIA G. 'LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	24" BOX STD.	MODERATE	BEST AVAILABLE
◎	PODOCARPUS GRACILOIR	FERN PINE	15 GAL.	MODERATE	SHRUB FORM
●	LAURUS 'SARATOGA'	SARATOGA BAY LAUEL	24" BOX STD.	LOW	
	SHRUBS				
L	LOMANDRA L. 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	5 GALLON	LOW	
B	BUXUS GREEN BEAUTY	JAPANESE BOXWOOD	5 GALLON	LOW	
	GROUNDCOVER				
	SALVIA GREGGII 'RED'	RED AUTUMN SAGE	1 GAL @ 24" O.C.	LOW	377 SF
○	WESTRINGIA 'LOW FAST'	LOW FAST COAST ROSEAMARY	1 GALLON		
	SOD				
	AGROSTIS PALLENS	NATIVE BENTGRASS	SOD	LOW	377 SF



PLANTING PLAN - FRONT YARD

L-2 *1/8" = 1'-0'*

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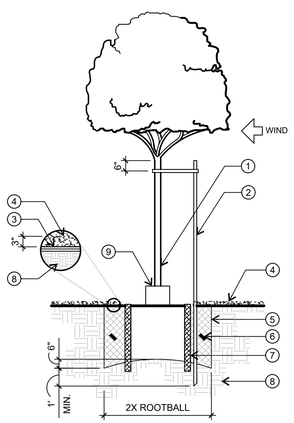
ON-CHIEN RESIDENCE
126 MT HAMILTON
LOS ALTOS, CA
PRELIMINARY CONCEPT



LEGEND

1. MAIN TRUNK OF TREE
2. (1) REDDY STAKE - SEE BELOW FOR SIZE AND SPECIFICATION. TO BE PLACED ON WINDWARD SIDE
3. NETAFIM TECHLINE CV - INSTALL AT FINISH GRADE FOR TREE RINGS. REFER TO IRRIGATION PLAN DETAILS FOR DETAILS.
4. 3" MULCH LAYER PULLED BACK 4" MIN. FROM STEM
5. PLANT PIT TO BE 2 TIMES WIDTH OF ROOT-BALL AND 6" BELOW BOTTOM OF ROOTBALL. BACKFILL MIX PER SPECIFICATIONS.
6. PLANT TABS PER MANUFACTURER'S RECOMENDATIONS
7. BREATHER TUBE - SEE DETAIL, THIS SHEET
8. NATIVE SOIL
9. TRUNK GUARD IN TURF AREAS

NOTES:

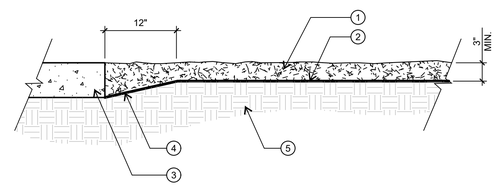
INSTALL ROOT BARRIERS ON TREES PLANTED WITHIN 5' OF ANY STRUCTURE OR HARDSCAPE.

PULL MULCH 4" MIN. AWAY FROM THE CROWN OF THE PLANT

REDDY STAKE SCHEDULE:

24" BOX AND SMALLER = R2 STAKE
36" - 48" BOX = MEGA STAKE
ST. TREES W/ GRATE = GRATE STAKE

TREE STAKING



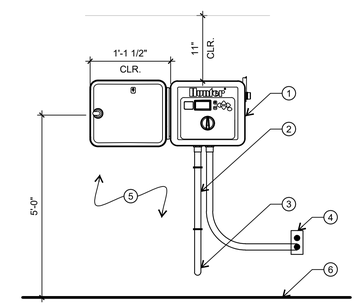
LEGEND

1. MULCH, PER SPECIFICATIONS
2. FINISH GRADE
3. HARDSCAPING / HEADERBOARD
4. SHOVEL-CUT EDGE
5. NATIVE SOIL

NOTES

- PRIOR TO PURCHASE/PLACEMENT OF THE MULCH, THE CONTRACTOR SHALL SUBMIT A SAMPLE TO THE INSPECTOR FOR APPROVAL.
- MULCH UNDER TREES AND SHRUBS AS DIRECTED ON THE PLANS AND BLEND INTO EDGES AT GROUND COVER AREAS.
- MOISTEN MULCH AFTER INSTALLATION TO ASSIST IN COMPACTION.
- PLACE NO MULCH WITHIN 6" RADIUS OF THE CROWN OF A WOODY PLANT.

MULCH INSTALLATION



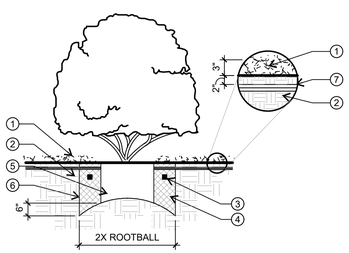
LEGEND

1. WALL-MOUNTED CONTROLLER. INSTALL PER MANUFACTURER SPECIFICATIONS.
2. SCH. 40 CONDUIT FOR LOW-VOLTAGE IRRIGATION WIRE. INSTALL PER MANUFACTURER SPECIFICATIONS.
3. 3/4" PVC ELECTRICAL SWEEP 90-DEGREE ELL THRU BUILDING TO TOP OF FG.
4. BUILDER-SUPPLIED 120V WALL PLUG OR J-BOX. PROVIDE WATERPROOF CONDUIT CONNECTION FROM J-BOX TO CONTROLLER FOR EXTERIOR APPLICATIONS.
5. EXTERIOR WALL
6. FINISH SURFACE (FS) / FINISH GRADE (FG)

NOTES

- ALL WIRING SHALL BE INSTALLED PER LOCAL CODES.
- PROVIDE PIPE CLAMPS FOR ALL CONDUIT (MIN. 2 PLACES PER PIPE).
- PROVIDE WATERPROOF SEAL FOR ALL WALL PENETRATIONS.
- PROVIDE LB OR PULLING ELBOW AT CONTROL WIRE ENTRY TO GARAGE.

WALL MOUNTED CONTROLLER



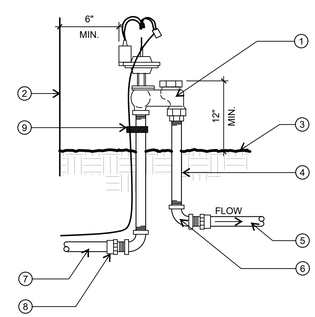
LEGEND

1. MULCH - PER DETAILS AND SPECIFICATIONS
2. NATIVE SOIL
3. PLANT TABS PER MANAFACTURER'S RECOMMENDATIONS
4. BACKFILL MIX PER SPECIFICATIONS
5. CONTAINER PLANT ROOT BALL
6. PLANT PIT TO BE 2 TIMES THE WIDTH OF THE ROOTBALL AND 6" BELOW THE BOTTOM OF THE ROOTBALL
7. NETAFIM TECHLINE CV - BURY 2" BELOW FINISH GRADE FOR SHRUB AREAS. REFER TO IRRIGATION PLAN DETAILS FOR DETAILS.

NOTES:

UNTANGLE MATTED ROOTS BY LOOSENING ALL ROOTS AT EDGE OF ROOTBALL WITH WATER HOSE. DO NOT CRACK ROOTBALL

SHRUB INSTALLATION



LEGEND

1. ANGLE VALVE, PER PLAN
2. EDGE OF STRUCTURE, HARDSCAPE, WALLS, ETC.
3. FINISH GRADE
4. SCH. 80 PVC NIPPLES
5. SCH. 40 PVC LATERAL LINE
6. SCH. 40 PVC 90 DEGREE ELL, TYPICAL (2) PLACES
7. MAINLINE, PER PLAN
8. SCH. 40 PVC SxT ADAPTOR
9. TEFLON TAPE LOOSE THREADS TO VALVE

NOTES

- ALWAYS LOCATE VALVES IN SHRUB BEDS
- LOCATE VALVES A MINIMUM OF 6" FROM STRUCTURES, HARDSCAPING, OR TOE OF SLOPES
- VALVES SHOULD SIT 12" ABOVE GROUND. FOR VALVES SERVICING SLOPES, PROVIDE ATMOSPHERIC VACUUM BREAKER (AVB) ABOVE HIGHEST HEAD.

REMOTE CONTROL VALVE-ANTI SIPHON

L-3 *1/8" = 1'-0'*

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Kielty Arborist Services
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

December 5, 2018

Gloria On & Yowjie Chien
gloriaon@gmail.com
gsx323@gmail.com

Site:126 Mount Hamilton Avenue, Los Altos CA,

Dear Gloria On & Yowjie Chien,

As requested on Monday, November 26, 2018, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is proposed for this site and your concern as to the future health and safety of existing trees has prompted this visit. Site plan A1.0a dated 10/23/18 was used for this report.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. Each tree was put into a health class using the following rating system:

- **F-** Very Poor
- **D-** Poor
- **C-** Fair
- **B-** Good
- **A-** Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey:

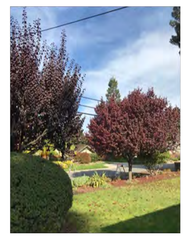
Tree#	Species	DBH	CON	HT/SP	Comments
1**P**	Purple leaf plum *(Prunus cerasifera)*	9.7	B	15/10	Good vigor, fair form, street tree.
2**P**	Purple leaf plum *(Prunus cerasifera)*	10.2	B	15/12	Good vigor, fair form, street tree.
3**P**	Purple leaf plum *(Prunus cerasifera)*	9.8	B	15/15	Good vigor, fair form, street tree.
4***P**	Redwood *(Sequoia sempervirens)*	15est	A	70/15	Good vigor, good form.
5***P**	Redwood *(Sequoia sempervirens)*	18est	A	70/15	Good vigor, good form.
6***P**	Redwood *(Sequoia sempervirens)*	18est	A	70/15	Good vigor, good form.
7***P**	Redwood *(Sequoia sempervirens)*	18est	A	70/15	Good vigor, good form.
8***P**	Redwood *(Sequoia sempervirens)*	18est	A	70/15	Good vigor, good form.
9**R**	Oleander (hedge) *(Nerium oleander)*	2"x40	C	7/20	Fair vigor, fair form.
10**P**	Deodar cedar *(Cedrus deodara)*	29.8	C	75/25	Fair vigor, poor form, codominant at 40 feet with fair union, history of limb loss, recommended to reduce smaller leader and cable tree where possible.
11**P**	Deodar cedar *(Cedrus deodara)*	30.1	D	75/25	Fair vigor, poor form, codominant at 40 feet with included bark, history of limb loss, recommended to prune or remove.
12**P**	Deodar cedar *(Cedrus deodara)*	24.8	B	60/25	Good vigor, fair form.
13**P**	Canary island palm *(Phoenix canariensis)*	32.0	B	30/15	Good vigor, good form.

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
14**P**	Deodar cedar *(Cedrus deodara)*	27.8	B	60/25	Good vigor, good form.
15*	Redwood *(Sequoia sempervirens)*	10est	C	40/15	Fair vigor, far form, drought stressed.
16**R**	Loquat *(Eriobotrya japonica)*	8.7	F	20/12	DEAD
17	Loquat *(Eriobotrya japonica)*	7.9-8.0	C	25/20	Fair vigor, fair form, one sided.
18	Loquat *(Eriobotrya japonica)*	7.2-6	D	15/12	Poor vigor, fair form, in decline.
19	Loquat	3"x3	D	15/10	Poor vigor, fair form, in decline.

P-*Indicates protected tree by city ordinance* **R-***Indicates proposed tree removal*
-Indicates neighbors tree*

Site observations:
The landscape at 126 Mount Hamilton has been fairly well maintained in the past. The trees on site are all on the perimeter of the property. The majority of the trees are in fair to good condition.



Summary:
Purple leaf plum trees #1-3 are in good condition. These trees are planted in front of the property, within the public right of way. Because these are considered to be city street trees, they will need to be protected throughout the entire length of the project. It is recommended to provide dry season irrigation to these trees every 2 weeks during the construction, until the top foot of soil is saturated.

Showing plum trees

Redwood trees #4-8 are located on the neighbor's property to the east. These trees are in good condition and will require tree protection fencing throughout the entire length of construction. Tree protection fencing will need to extend off of the property line fence out to a distance of 12 feet from the trees where possible. Redwood trees require frequent irrigation to maintain a healthy canopy. Currently they are getting irrigation on the property side from the irrigation of the turf. It is recommended to irrigate these trees within the tree protection fencing every 2 weeks during the dry season until the top foot of soil is saturated.

Oleander hedge #9 is in fair condition. This hedge is proposed to be removed. The hedge provides minimal screening for the property.

Showing cedar tree #11

Deodar cedar trees #10-11 are located on the west side of the property, at the property line, and have been poorly maintained in the past. Both trees have been topped in the past. Cedar tree #10 is codominant with 2 tops at 40 feet. Because the union at 40 feet looks to be wide set, the risk of failure due to the codominant tops is low. It is recommended to reduce the smaller of the 2 leaders and cable the leaders together. Cedar tree #11 is in poor condition due to being codominant at 40 feet with multiple new leaders creating areas of included bark. Included bark forms in the junctions of codominant stems where there is a narrow angle union, meaning the junction looks like a "V" rather than a "U." As the tree continues to grow the narrow unions will essentially fill with bark and create a growing area of structural weakness in the tree. When noticing a very narrow angle (creating a "V" at the junction of branches) it is likely that stress put on the either of the codominant stems can cause splitting, or even cause the stem to break off at the junction. As leaders grow they have the potential to push against each other often until the point of failure. Also each leader is heavy to the direction away from the trunks and creates more stress to the tree. This tree is recommended to be removed or heavily pruned beyond ANSI Standards to reduce the risk of a large leader failure.

Deodar cedar trees #12 and #14 are in good condition and have been well maintained in the past. Both trees offer a good amount of screening for the property. Canary Island palm tree #13 is located between the two cedar trees.

Showing trees #12-14

Neighbor's redwood tree #15 is in fair condition. The canopy appears to be thin likely due to drought stress. It is recommended to maintain any existing irrigation on the property side near this tree.

Loquat trees #16-19 are in poor condition with the exception of loquat tree #17 that is in fair condition. Loquat tree #16 is dead and should be removed. Loquat trees #18 and #19 are in significant decline. None of these trees are of a protected size.

Impacts from proposed construction/ recommendations:
The existing driveway is too narrow and needs to be widened to conform with standard driveway regulations. Purple leaf plum trees #1 and #2 will be impacted from the widening of the driveway. Tree protection zones for these two trees will need to be placed as close as possible to the proposed driveway area, and out to the dripline of the trees where possible. These trees will need to be heavily irrigated within the tree protection zones as mitigation for the minor impacts associated with the driveway work. Both trees shall be irrigated every 2 weeks during the dry season until the top foot of soil is saturated. Excavation for the driveway when within 12 feet of these trees must take place by hand. All roots must be exposed and remain as damage free as possible. Roots within the base rock area are recommended to be saved by having base rock packed around the roots. Roots that need to be cut for the driveway surface must be cleanly cut. The Project Arborist shall be called out to the site to witness the hand excavation for these trees. The following tree protection plan will help insure the health of the existing trees to be retained

Tree Protection Plan:
Tree Protection Zones
The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas. Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection zones should be 6' tall, metal chain link material supported by metal 2" diameter poles, pounded into the ground to a depth of no less than 2'. The location for the protective fencing for the protected trees on site should be installed no closer to the trunk than the dripline (canopy spread) in order to protect the integrity of the tree. The location of the tree protection fencing may be modified by the planning director. When it is not possible to place tree protection fencing at the dripline because of the proposed work or existing hardscapes, the tree protection fencing shall be placed at the edge of the proposed work or hardscapes. No equipment or materials shall be stored or cleaned inside the protection zones. Areas where tree protection fencing needs to be reduced for access, should be mulched with 6" of coarse wood chips with ½ inch plywood on top. The plywood boards should be attached together in order to minimize movement. The spreading of chips will help to reduce compaction and improve soil structure. All tree protection measures must be installed prior to any demolition or construction activity at the site. The non-protected trees are recommended to be protected in the same manner as the protected trees on site. No signs, wires, or any other object shall be attached to the trees. If impacts are expected to any of the trees on site, proper mitigation measures will need to be put into action to reduce overall impacts to the trees.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees, or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone.

Root Cutting
Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Grading
The existing grade level around the trees shall be maintained out to the dripline of the trees when possible. Anytime existing grades are to be changed underneath the dripline of a protected tree more than 3" special mitigation measures will need to be put into action to reduce impacts to the trees. Aeration will need to be provided to root zones of trees that are to experience fill soil being placed within the tree root zones. Grades shall not be lowered when within 3 times the

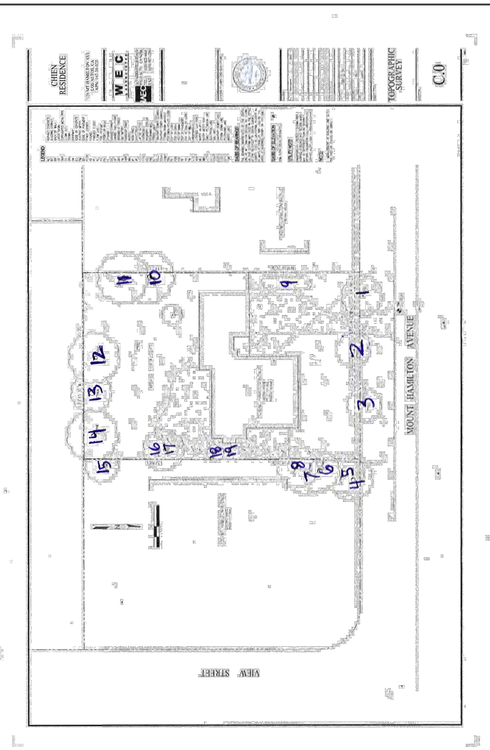
diameter of a protected tree on site. Lowering grades will result in roots needing to be cut and is highly discouraged.

Trenching and Excavation
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation
Native trees(oaks)-No irrigation shall be applied to any of the oak tree root zones unless their root zones are traumatized. The only time oak trees shall be irrigated is during the months of May and October in years of extreme drought.
Imported trees- On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation.

Inspections
It is the contractor's responsibility to contact the site arborist when work is to take place underneath the canopy or dripline of a protected tree on site. Kielty Arborist Services can be reached by email at kkarbort476@yahoo.com or by phone at (650) 515-9783 (Kevin).
The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,
Kevin Kielty Certified Arborist WE#0476A



AR-1

Kielty Arborist Services
Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

August 8, 2019

Gloria On & Yowjie Chien
gloriaon@gmail.com
gsx323@gmail.com

Site:126 Mount Hamilton Avenue, Los Altos CA,

Dear Gloria On & Yowjie Chien,

As requested on Thursday, August 8, 2019, I was asked to review the revised pool location as seen on site plan A1.0a dated 5/13/19. Your concerns as to the future health and safety of the trees on site has prompted this letter.

Pool location review:
The pool location has been revised to be outside the tree driplines and as far from the trees as possible. Tree protection fencing at the tree driplines will protect the tree root zones. No impacts from the construction of the pool are expected if tree protection fencing can be maintained at the dripline. Below is a list of the trees, and the distance from the tree to the pool excavation.

Tree#	Species	Diameter	Distance from pool excavation
10**P**	Deodar cedar *(Cedrus deodara)*	29.8	23'6"
11**P**	Deodar cedar *(Cedrus deodara)*	30.1	23' 1"
12**P**	Deodar cedar *(Cedrus deodara)*	24.8	13' 6"
13**P**	Canary island palm *(Phoenix canariensis)*	32.0	14' 7.5"
14**P**	Deodar cedar *(Cedrus deodara)*	27.8	15' 8.5"

The distances from the trees to the excavation is far enough away where impacts are not expected. Roots to be encountered are likely to be on the small size (under 1 inch in diameter) Minor irrigation every 2 weeks is recommended within the tree protection zones, until the following winter rain season.

Sincerely,
Kevin Kielty Certified Arborist WE#0476A

FAN COIL UNIT SCHEDULE

MARK	MANUF. & MODEL	SERVICE	CFM	ESP (IN.)	MBH COOLING	MBH HEATING	ELECTRICAL V. / PH. / HZ.	ELECTRICAL MOCP	ELECTRICAL MCA	REFRIG. PIPE (IN.) LIQUID – SUCTION	OPER. WT. (LBS.)	QTY.	REMARKS
FCU 1	SAMSUNG AM009MNMDCHAA OR APPROVED EQUAL	GYM AREA	318	0.59	9.5	10.5	208–230/1/60	15	1.375	1/4 – 1/2	69.4	1	1 2 3 4 5
FCU 2	SAMSUNG AM007MNMDCHAA OR APPROVED EQUAL	HOME THEATER	318	0.59	7.5	8.5	208–230/1/60	15	1.375	1/4 – 1/2	56.2	1	1 2 3 4 5
FCU 3	SAMSUNG AM007MNMDCHAA OR APPROVED EQUAL	BEDROOM 6 & BEDROOM 7	318	0.59	7.5	8.5	208–230/1/60	15	1.375	1/4 – 1/2	56.2	1	1 2 3 4 5
FCU 4	SAMSUNG AM007MNMDCHAA OR APPROVED EQUAL	BEDROOM 4	318	0.59	7.5	8.5	208–230/1/60	15	1.375	1/4 – 1/2	56.2	1	1 2 3 4 5
FCU 5	SAMSUNG AM012MNMDCHAA OR APPROVED EQUAL	REC ROOM	353	0.59	12.0	13.5	208–230/1/60	15	1.375	1/4 – 1/2	69.4	1	1 2 3 4 5
FCU 6	SAMSUNG AM007MNMDCHAA OR APPROVED EQUAL	LIVING/FOYER & BEDROOM 5	318	0.59	7.5	8.5	208–230/1/60	15	1.375	1/4 – 1/2	56.2	1	1 2 3 4 5
FCU 7	SAMSUNG AM009MNMDCHAA OR APPROVED EQUAL	KITCHEN, DINING & FAMILY	318	0.59	9.5	10.5	208–230/1/60	15	1.375	1/4 – 1/2	69.4	1	1 2 3 4 5
FCU 8	SAMSUNG AM012MNMDCHAA OR APPROVED EQUAL	MASTER BEDROOM & LOFT	353	0.59	12.0	13.5	208–230/1/60	15	1.375	1/4 – 1/2	69.4	1	1 2 3 4 5
FCU 9	SAMSUNG AM007MNMDCHAA OR APPROVED EQUAL	BEDROOM 2 & BEDROOM 3	318	0.59	7.5	8.5	208–230/1/60	15	1.375	1/4 – 1/2	56.2	1	1 2 3 4 5

1. CEILING CONCEALED TYPE (DUCTED) FAN COIL UNIT.
2. COOLING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 80F/67F, OUTDOOR 95F.
3. HEATING CAPACITIES ARE BASED ON INDOOR COIL EAT OF 70F, OUTDOOR OF 47F.
4. PROVIDE WITH MERV 8 FILTER BOX, SECONDARY DRAIN PAN, CONDENSATE PUMP, AND DISCONNECT SWITCH.
5. INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

BRANCH BOX SELECTOR SCHEDULE

MARK	MANUF. & MODEL	INDOOR FAN COIL UNIT	OUTDOOR VRF UNIT	ELECTRICAL V. / PH. / HZ.	ELECTRICAL MOCP	ELECTRICAL MCA	REMARKS
BC 1	SAMSUNG MCU–R4NEKON OR APPROVED EQUAL	FCU 1, FCU 2, FCU 3	HP 1	208/1/60	15.00	1.6	1 2
BC 2	SAMSUNG MCU–R4NEKON OR APPROVED EQUAL	FCU 4, FCU 5	HP 1	208/1/60	15.00	1.6	1 2
BC 3	SAMSUNG MCU–R4NEKON OR APPROVED EQUAL	FCU 6, FCU 7, FCU 8, FCU 9	HP 2	208/1/60	15.00	1.6	1 2

1. NEW BRANCH CONTROLLER BOX.
2. INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

GALVANIZED SHEET METAL DUCT THICKNESS TABLE

(FOR LOW PRESSURE DUCTWORKS W/S.P. LESS THAN 2" W.G., LESS THAN 2000 FPM

RECTANGULAR				
DIMENSION:	4"–18"	19"–30"	31"–54"	55"–84"
GAUGE:	26 ga.	24 ga.	22 ga.	20 ga.
ROUND				
DIMENSION:	3"–14"	15"–23"	24"–37"	37"–50"
GAUGE:	26 ga.	24 ga.	22 ga.	20 ga.

DUCT CONSTRUCTION SHALL COMPLY WITH 2016 CMC TABLES 6–1 & 6–2 AND APPENDIX A, UMC STANDARD 6–2 AND SMACNA CONSTRUCTIONS STANDARD, WHICHEVER THE MOST STRINGENT SHALL PREVAIL.

OUTDOOR VRF UNIT WITH HEAT RECOVERY SCHEDULE

MARK	MANUF. & MODEL	SERVICE	ELECTRICAL V. / PH. / HZ.	ELECTRICAL MOCP	ELECTRICAL MCA	SEER	EER	HSPF	COP	TOTAL COOLING CAPACITY (MBH)	TOTAL HEATING CAPACITY (MBH)	REFRIG. PIPE (IN.) LIQUID – SUCTION	TOTAL STD UNIT WT. (LBS.)	REMARKS
HP 1	SAMSUNG AM048NXMDCRAA OR APPROVED EQUAL	FCU 1, FCU 2, FCU 3, FCU 4, FCU 5	208/1/60	40	23	17.2	11.2	9.5	3.62	38.0	42.0	3/8 – 3/4	214	1 2
HP 2	SAMSUNG AM036NXMDCRAA OR APPROVED EQUAL	FCU 6, FCU 7, FCU 8, FCU 9	208/1/60	40	23	17.2	11.2	9.5	3.62	38.0	42.0	3/8 – 3/4	214	1 2

1. PROVIDE WITH REFRIGERANT PIPE KIT AND REFRIGERANT R410A.
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

DUCT SYSTEMS

HEATING & COOLING QUICK–SIZING TABLE

AIRFLOW CFM	SUPPLY OR RETURN MAIN DUCT SIZE					TABLE A
200	8" RD	OR	6" X 8"			
300	9" RD	OR	8" X 8"			
400	10" RD	OR	10" X 8"			
500	11" RD	OR	14" X 8"	10" X 10"		
600	12" RD	OR	16" X 8"	12" X 10"		
700	13" RD	OR	18" X 8"	14" X 10"	12" X 12"	
800	14" RD	OR	22" X 8"	16" X 10"	14" X 12"	
1000	16" RD	OR	28" X 8"	20" X 10"	16" X 12"	
1200	17" RD	OR	32" X 8"	24" X 10"	20" X 12"	
1400	18" RD	OR		28" X 10"	24" X 12"	
1600	20" RD	OR		32" X 10"	28" X 12"	
1800	21" RD	OR			30" X 12"	
2000	22" RD	OR			34" X 12"	
AIRFLOW CFM	**SUPPLY BRANCH DUCT SIZE**					**TABLE B**
80	5" RD					
120	6" RD OR 3–1/2" X 10"					
160	7" RD					

EVAPORATOR UNIT SCHEDULE

MARK	MANUFACTURER & MODEL	SERVICE	SUPPLY AIR (CFM)	TOTAL COOLING CAP (BTUH)	ELECTRICAL DATA HP	ELECTRICAL DATA STARTING AMPS	ELECTRICAL DATA VOLT	ELECTRICAL DATA PH	ELECTRICAL DATA HZ	OPER. WEIGHT (LBS.)	QTY.	REMARKS
EV 1	WHISPERKOOL 4000 EVAPORATOR	WINE ROOM	321	3650	1/3	2.0	115	1	60	80	1	1

1. INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

CONDENSER UNIT SCHEDULE

MARK	MANUFACTURER & MODEL	SERVICE	TOTAL COOLING CAP (BTUH)	ELECTRICAL DATA HP	ELECTRICAL DATA STARTING AMPS	ELECTRICAL DATA VOLT	ELECTRICAL DATA PH	ELECTRICAL DATA HZ	OPER. WEIGHT (LBS.)	REMARKS
CU 1	WHISPERKOOL 4000 CONDENSER	EV 1	3650	1/2	23.5	230	1	60	56	1

1. INSTALL AS PER MANUFACTURER'S RECOMMENDATION.

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MECHANICAL SCHEDULES

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DRYER EXHAUST BOOSTER FAN SCHEDULE

MARK	MANUF. & MODEL	SERVICE	CFM	ESP (IN.)	ELECTRICAL V. / PH. / HZ.	ELECTRICAL WATTS	OPER. WT. (LBS.)	QTY	REMARKS
BF 1	FANTECH DBF4XLT	DRYER EXHAUST	150	0.20	115/1/60	83	10	1	1 2 3 4

1. PROVIDE WITH DBF4XLT KIT(MOUNTING BRACKET, DUCT CLAMP, INDICATOR PANEL), WALL CAP, AND BACKDRAFT DAMPER.
2. INSTALL WHEN THE DRYER DUCT IS 14 FEET OR MORE WITH 2 ELBOWS OR AS PER THE DRYER MANUFACTURER'S INSTRUCTIONS.
3. FAN SHALL HAVE BUILT IN PRESSURE SENSOR KIT.
4. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

HOOD SCHEDULE

MARK	MANUF. & MODEL	SERVICE	CFM	ELECTRICAL V. / PH. / HZ.	ELECTRICAL WATTS	SONES	QTY	UNIT WT. (LBS.)	REMARKS
H 1	THERMADOR HPIN48HS. VTI1010P(BLOWER)	UNIT KITCHEN RANGE	1000	120/1/60	80	9.0	1	101	1 2

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. ISLAND DOMESTIC RANGE HOOD WITH 6" ROUND DUCT CONNECTOR.

EXHAUST FAN SCHEDULE

MARK	MANUF. & MODEL	LOCATION	SERVICE	CFM	ESP (IN.)	SONES	ELECTRICAL V. / PH. / HZ.	ELECTRICAL WATTS	OPER. WT. (LBS.)	QTY.	REMARKS
EF 1	PANASONIC FV-11-15VKL1 OR APPROVED EQUAL	CEILING	WHOLE HOUSE VENT	131	0.25	0.8	120/1/60	21.0	15	1	1 2 3 5 6
EF 2	PANASONIC FV-11VQCL5 OR APPROVED EQUAL	CEILING	BA-2, 3, 4, 5, 6, 7/ MBA & LAUNDRY	89	0.25	0.7	120/1/60	25.7	15	9	1 2 4 5 6

1. PROVIDE FAN WITH MANUAL/WALL SWITCH.
2. PROVIDE FAN WITH CEILING GRILLE, ROOF CAP WITH SCREEN, HANGING VIBRATION ISOLATOR, AND BACK DRAFT DAMPER.
3. FAN TO RUN CONTINUOUSLY AS WHOLE HOUSE FAN.
4. PROVIDE FAN WITH INTEGRAL HUMIDITY SENSOR(30-80% ADJUSTABLE) AND MOTION SENSOR, SET INITIAL SET POINT AT 60%.
5. BATHROOM EXHAUST FAN SHALL BE "ENERGY STAR" COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF THE BUILDING(CGBSC 4.506.1.1)
6. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

AIR DISTRIBUTION SCHEDULE

MARK	MANUFACTURER & MODEL OR EQUAL	SERVICE	TYPE	FINISH	MODULE SIZE	NECK SIZE	REMARKS
LBD-1	TITUS/CT-480 OR APPROVDE EQUAL	SUPPLY	AS SHOWN ON PLAN	WHITE	12"x6"	AS SHOWN ON PLAN	1 2
LBD-2	TITUS/CT-480 OR APPROVDE EQUAL	SUPPLY	FLOOR	WHITE	24"x6"	AS SHOWN ON PLAN	1 2
RG-1	TITUS/CT-580 OR APPROVDE EQUAL	RETURN	WALL	WHITE	12"x6"	AS SHOWN ON PLAN	1
RG-2	TITUS/CT-580 OR APPROVDE EQUAL	RETURN	AS SHOWN ON PLAN	WHITE	24"x6"	AS SHOWN ON PLAN	1

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. PROVIDE WITH FACTORY BUILT PLENUM BOX.

WHOLE BUILDING VENTILATION CALCULATION

MINIMUM VENTILATION RATE, Eq.4.1:

Qfan=0.01(Afloor) + 7.5(Nbr + 1)
Qfan=0.01(5433) + 7.5(7 + 1)
Qfan=54.33 + 60
Qfan=114.33
Qfan=115 CFM MINIMUM

MINIMUM CALCULATED VENTILATION RATE IS 115 CFM. THE TOILET EXHAUST FAN (EF-1) IS SUFFICIENT TO PROVIDE THE MINIMUM REQUIREMENT OF THE WHOLE HOUSE VENTILATION. THE MECHANICALLY FAN VENTILATION METHOD IS USED TO EXHAUST 131 CFM OF AIR PER FLOOR, WHICH MEETS OR EXCEEDS THE MINIMUM CALCULATED VENTILATION RATE OF 115 CFM.

LEGEND:

Qfan = REQUIRED VENTILATION (CFM) Afloor = TOTAL CONDITIONED FLOOR AREA
Nbr = NUMBER OF BEDROOMS
Qr = VENTILATION REQT. FROM Eq. 4.1
f = DAILY FRACTIONAL ON TIME
e = VENTILATION EFFECTIVENESS (TABLE 4.8)
Qf = MIN. FAN FLOW RATE DURING ON CYCLE (cfm)

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MECHANICAL SCHEDULES

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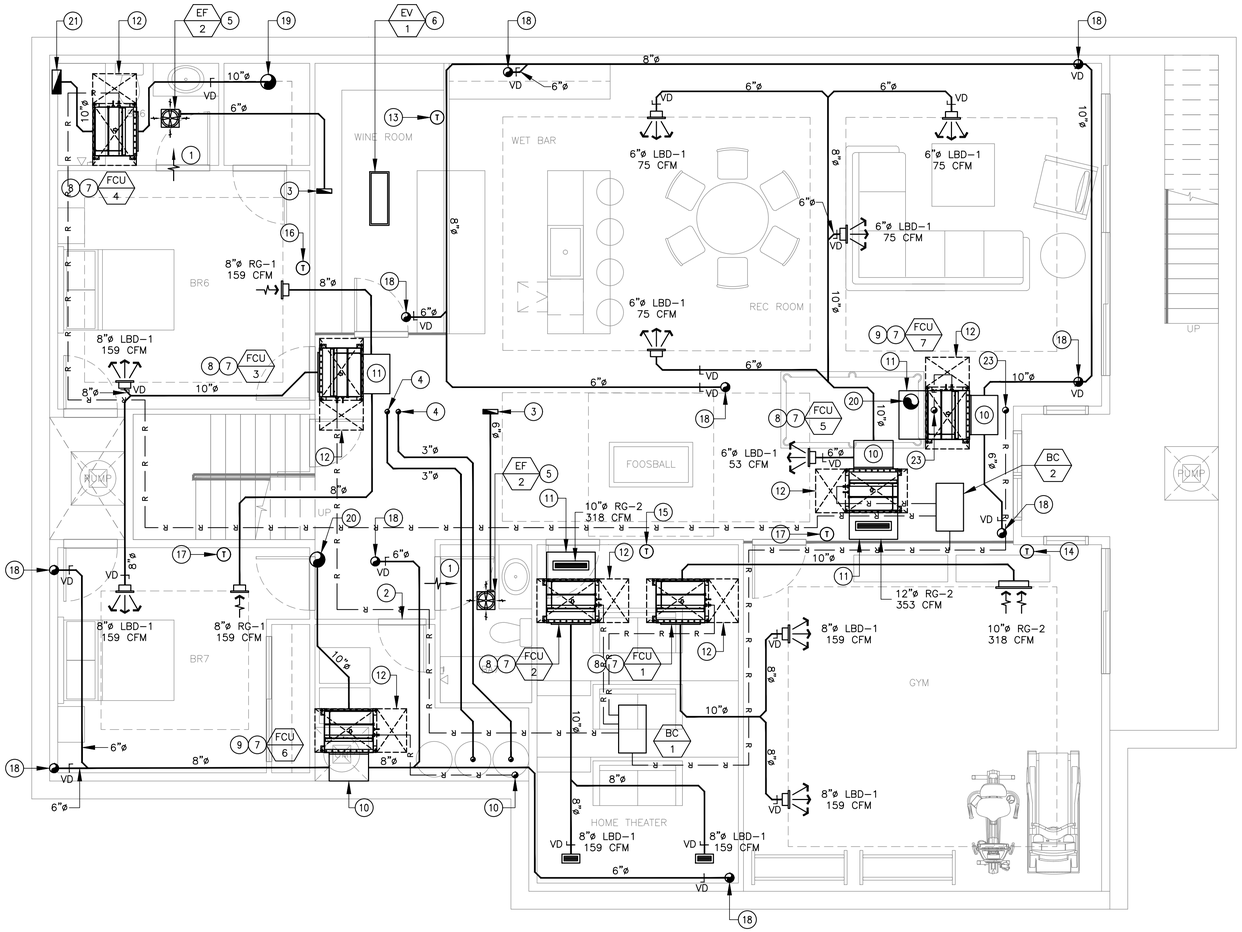

1 M2.1 MECHANICAL BASEMENT PLAN

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

GENERAL NOTES

A. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZE OF ALL DUCTING/PIPING AND UTILITIES PRIOR TO START OF WORK. IN THE EVENT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, NOTIFY THE ARCHITECT AND ENGINEER IN WRITING PRIOR TO START OF WORK.

B. ALL DUCTING/PIPING LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND OWNER'S REPRESENTATIVE AND VERIFY EXACT ROUTING PRIOR TO START OF WORK.

C. FINAL THERMOSTAT/REMOTE SENSOR SHALL BE COORDINATED WITH THE ARCHITECT AND GENERAL CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.

D. PROVIDE YOUNG REGULATOR BALANCING DAMPER AS NEEDED FOR THE DIFFUSER THAT IS NOT EASILY ACCESSIBLE FOR BALANCING.

E. REFRIGERANT PIPE ROUTING AND SIZING SHALL BE BY MANUFACTURER'S RECOMMENDATION. INSTALL PER MANUFACTURER'S INSTRUCTION.

F. CONVERT ROUND DUCT TO RECTANGULAR DUCT AS NEEDED WITH THE SAME STATIC PRESSURE.

KEY NOTES

1. PROVIDE 1/2" DOOR UNDERCUT. COORDINATE WITH ARCHITECT.
2. PROVIDE 2 LOUVERS. ONE WITHIN 12" FROM TOP AND ONE WITHIN 12" FROM BELOW. SIZE FOR EACH AT 16"x16".
3. 3"x10" EXHAUST AIR DUCT RISER T/A.
4. 3"ø WATER HEATER VENT AND FLUE PIPE T/A. USE STAINLESS STEEL OR CPVC OR ANY MANUFACTURER'S APPROVED MATERIAL.
5. NEW EXHAUST FAN. SEE SHEET NO. M0.2 FOR UNIT SPECIFICATION AND DETAIL #6/M3.1 FOR INSTALLATION.
6. EVAPORATOR UNIT CONNECTED TO CU-1 LOCATED AT 1ST FLOOR. CONTRACTOR TO FIELD VERIFY MOST CONVENIENT ROUTING OF THE REFRIGERANT PIPE. INSTALL AS PER MANUFACTURER'S INSTRUCTION.
7. NEW DUCTED TYPE FAN COIL UNIT LOCATED ABOVE CEILING. SEE SHEET NO. M0.2 FOR UNIT SPECIFICATION AND #7/M3.1 FOR MOUNTING DETAIL.
8. FAN COIL UNIT TO CONNECT TO HP-1 LOCATED ON 1ST FLR.
9. FAN COIL UNIT TO CONNECT TO HP-2 LOCATED ON 1ST FLR.
10. 28"x18" INSULATED SUPPLY PLENUM BOX.
11. 34"x18" INSULATED RETURN PLENUM BOX.
12. FAN COIL UNIT ACCESS PANEL. SEE DETAIL #11/M3.2 FOR SIZE AND INSTALLATION DETAIL.
13. EV-1 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
14. FCU-1 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
15. FCU-2 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
16. FCU-3 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
17. FCU-5 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
18. 6"ø SUPPLY AIR DUCT RISER T/A. TO CONNECT TO LINEAR BAR DIFFUSER LOCATED AT 1ST FLOOR.
19. 10"ø SUPPLY AIR DUCT RISER T/A. TO CONNECT TO LINEAR BAR DIFFUSER LOCATED AT 1ST FLOOR.
20. 10"ø RETURN AIR DUCT RISER F/A. CONNECTED TO A RETURN GRILLE.
21. 16"x6" RETURN AIR DUCT RISER F/A. CONNECTED TO A RETURN GRILLE.
22. REFRIGERANT PIPE RISER T/A. TO CONNECT TO BC-3 LOCATED AT 1ST FLOOR.

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MECHANICAL BASEMENT PLAN

M2.1

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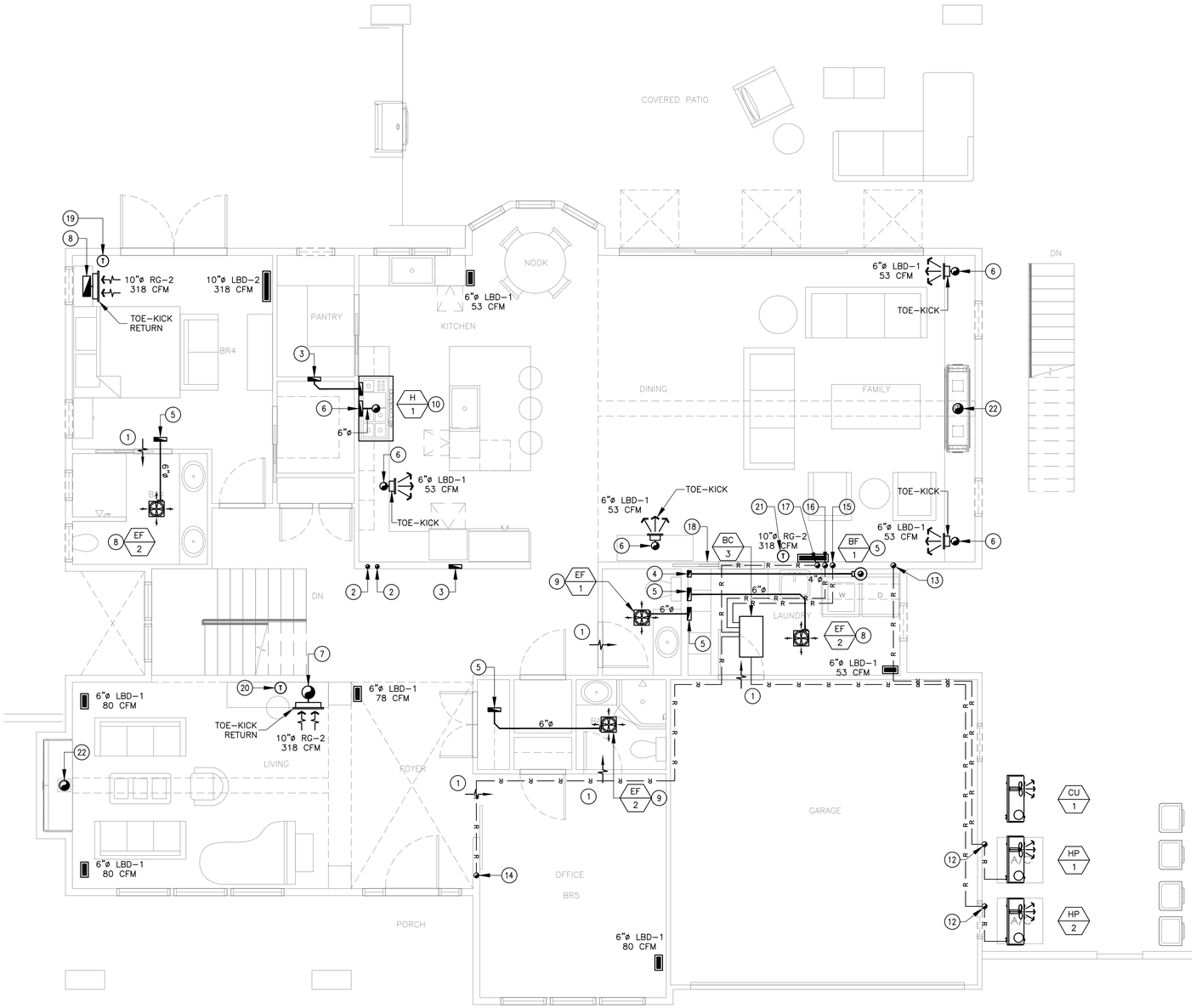

1
M2.2

MECHANICAL FIRST FLOOR PLAN

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

GENERAL NOTES

A. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZE OF ALL DUCTING/PIPING AND UTILITIES PRIOR TO START OF WORK. IN THE EVENT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, NOTIFY THE ARCHITECT AND ENGINEER IN WRITING PRIOR TO START OF WORK.

B. ALL DUCTING/PIPING LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND OWNER'S REPRESENTATIVE AND VERIFY EXACT ROUTING PRIOR TO START OF WORK.

C. FINAL THERMOSTAT/REMOTE SENSOR SHALL BE COORDINATED WITH THE ARCHITECT AND GENERAL CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.

D. PROVIDE YOUNG REGULATOR BALANCING DAMPER AS NEEDED FOR THE DIFFUSER THAT IS NOT EASILY ACCESSIBLE FOR BALANCING.

E. REFRIGERANT PIPE ROUTING AND SIZING SHALL BE BY MANUFACTURER'S RECOMMENDATION. INSTALL PER MANUFACTURER'S INSTRUCTION.

F. CONVERT ROUND DUCT TO RECTANGULAR DUCT AS NEEDED WITH THE SAME STATIC PRESSURE.

KEY NOTES

1. PROVIDE 1/2" DOOR UNDERCUT. COORDINATE WITH ARCHITECT.
2. 3"ø WATER HEATER VENT AND FLUE PIPE T/A. TO RUN BETWEEN WALL FRAMINGS. USE STAINLESS STEEL OR CPVC OR ANY MANUFACTURER'S APPROVED MATERIAL.
3. 3"x10" EXHAUST AIR DUCT RISER T/A. TO RUN BETWEEN WALL FRAMINGS.
4. 3"x5" GAUGE 24 RIGID METAL DRYER EXHAUST DUCT RISER WITH SMOOTH INTERIOR SURFACE T/A. EXHAUST DUCT SHALL NOT EXCEED TOTAL VERTICAL AND HORIZONTAL LENGTH OF 14 FT WITH 2 90 DEGREE ELBOWS. PROVIDE WITH BACK DRAFT DAMPER AND VENT CAP TERMINATION.
5. NEW WASHER DRYER BOOSTER FAN. SEE SHEET NO. M0.3 FOR UNIT SPECIFICATION AND #5/M3.1 FOR MOUNTING DETAIL.
6. 6"ø SUPPLY AIR DUCT RISER F/B. CONNECTED TO FCU-7.
7. 10"ø RETURN AIR DUCT RISER T/B. CONNECTED TO FCU-6.
8. 16"x6" RETURN AIR DUCT RISER T/B. CONNECTED TO FCU-4.
9. NEW EXHAUST FAN. SEE SHEET NO. M0.2 FOR UNIT SPECIFICATION AND DETAIL #6/M3.1 FOR INSTALLATION.
10. NEW WASHER DRYER BOOSTER FAN. SEE SHEET NO. M0.2 FOR UNIT SPECIFICATION AND #5/M3.1 FOR MOUNTING DETAIL.
11. NEW RESIDENTIAL KITCHEN HOOD. SEE SHEET NO. M0.3 FOR UNIT SPECIFICATION.
12. REFRIGERANT PIPING DOWN TO HEAT PUMP THEN TROUGH WALL AND TO BRANCH BOX. SECURE PIPES FROM WALL. PROTECT FROM WEATHER WITH GALVANIZED OR SS STEEL.
13. REFRIGERANT PIPE RISER T/B. TO CONNECT TO BC-1 AND BC-2 LOCATED AT BASEMENT.
14. REFRIGERANT PIPE RISER T/B. TO CONNECT TO FCU-6 AND LOCATED AT BASEMENT.
15. REFRIGERANT PIPE RISER T/B. TO CONNECT TO FCU-7 AND LOCATED AT BASEMENT.
16. REFRIGERANT PIPE RISER T/A. TO CONNECT TO FCU-8 AND LOCATED BA3 AT 2ND FLR.
17. REFRIGERANT PIPE RISER T/A. TO CONNECT TO FCU-9 AND LOCATED MBA AT 2ND FLR.
18. PROVIDE 24"x6" DOOR LOUVER. COORDINATE WITH ARCHITECT.
19. FCU-4 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
20. FCU-6 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
21. FCU-7 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
22. 6"ø EXHAUST AIR DUCT PENETRATES THRU CHIMNEY. PROVIDE WITH VENT CAP, BACKDRAFT DAMPER, AND INSECT SCREEN. SHALL HAVE MIN 10 FEET AWAY FROM ANY AIR INTAKE.

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MECHANICAL
FIRST FLOOR PLAN

M2.2
TRUE

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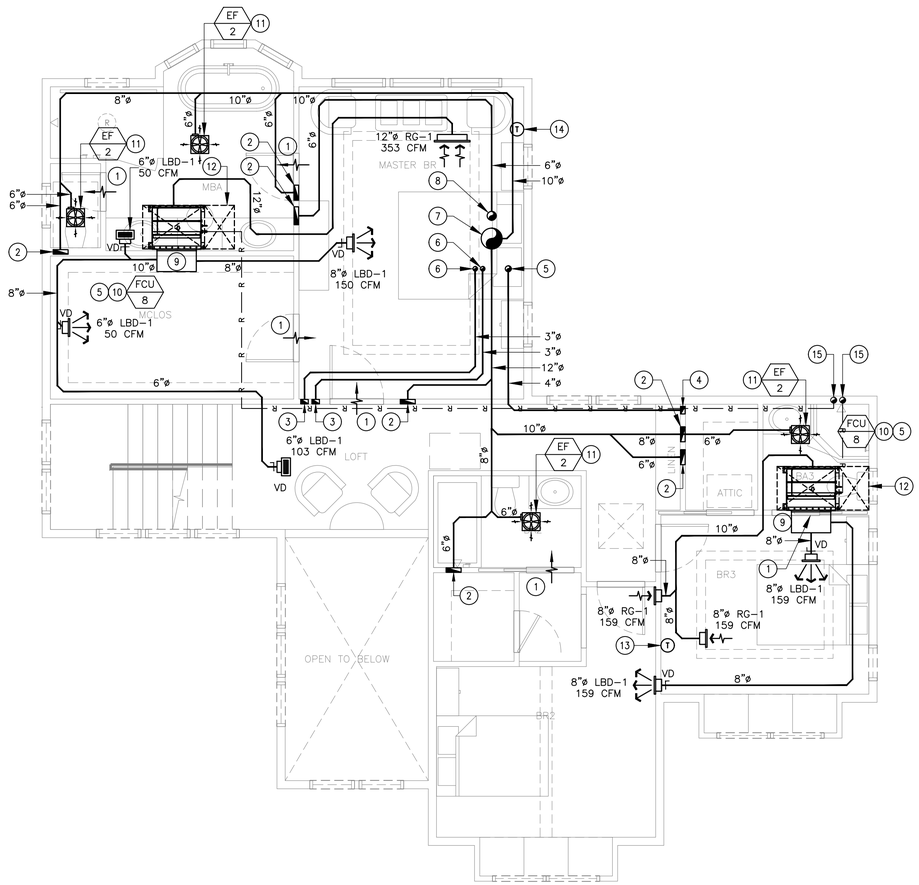

1 / M2.3 MECHANICAL SECOND FLOOR PLAN

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

GENERAL NOTES

A. CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION AND SIZE OF ALL DUCTING/PIPING AND UTILITIES PRIOR TO START OF WORK. IN THE EVENT OF ANY DISCREPANCIES OR POTENTIAL CONFLICTS, NOTIFY THE ARCHITECT AND ENGINEER IN WRITING PRIOR TO START OF WORK.

B. ALL DUCTING/PIPING LOCATIONS ARE DIAGRAMMATIC. CONTRACTOR SHALL COORDINATE WITH ALL TRADES AND OWNER'S REPRESENTATIVE AND VERIFY EXACT ROUTING PRIOR TO START OF WORK.

C. FINAL THERMOSTAT/REMOTE SENSOR SHALL BE COORDINATED WITH THE ARCHITECT AND GENERAL CONTRACTOR FOR APPROVAL PRIOR TO INSTALLATION.

D. PROVIDE YOUNG REGULATOR BALANCING DAMPER AS NEEDED FOR THE DIFFUSER THAT IS NOT EASILY ACCESSIBLE FOR BALANCING.

E. REFRIGERANT PIPE ROUTING AND SIZING SHALL BE BY MANUFACTURER'S RECOMMENDATION. INSTALL PER MANUFACTURER'S INSTRUCTION.

F. CONVERT ROUND DUCT TO RECTANGULAR DUCT AS NEEDED WITH THE SAME STATIC PRESSURE.

KEY NOTES

1. PROVIDE 1/2" DOOR UNDERCUT. COORDINATE WITH ARCHITECT.
2. 3"x10" EXHAUST AIR DUCT RISER F/B.
3. 3"ø WATER HEATER VENT AND FLUE PIPE F/B. TO RUN BETWEEN WALL FRAMINGS. USE STAINLESS STEEL OR CPVC OR ANY MANUFACTURER'S APPROVED MATERIAL.
4. 3"x5" GAUGE 24 RIGID METAL DRYER EXHAUST DUCT RISER WITH SMOOTH INTERIOR SURFACE F/B TO RUN WALL FRAMINGS. EXHAUST DUCT SHALL NOT EXCEED TOTAL VERTICAL AND HORIZONTAL LENGTH OF 14 FT WITH 2 90 DEGREE ELBOWS. PROVIDE WITH BACK DRAFT DAMPER AND VENT CAP TERMINATION.
5. 4"ø GAUGE 24 RIGID METAL DRYER EXHAUST DUCT RISER WITH SMOOTH INTERIOR SURFACE PENETRATES THRU FALSE CHIMNEY. EXHAUST DUCT SHALL NOT EXCEED TOTAL VERTICAL AND HORIZONTAL LENGTH OF 14 FT WITH 2 90 DEGREE ELBOWS. PROVIDE WITH BACK DRAFT DAMPER AND VENT CAP TERMINATION.
6. 3"ø WATER HEATER VENT AND FLUE PIPE PENETRATES THRU FALSE CHIMNEY. PROVIDE WITH SCREEN AND ROOF CAP. TO RUN BETWEEN WALL FRAMINGS. USE STAINLESS STEEL OR CPVC OR ANY MANUFACTURER'S APPROVED MATERIAL.
7. 14"ø EXHAUST AIR DUCT PENETRATES THRU FALSE CHIMNEY. PROVIDE WITH VENT CAP, BACKDRAFT DAMPER, AND INSECT SCREEN. SHALL HAVE MIN 10 FEET AWAY FROM ANY AIR INTAKE.
8. 6"ø EXHAUST AIR DUCT PENETRATES THRU FALSE CHIMNEY. PROVIDE WITH VENT CAP, BACKDRAFT DAMPER, AND INSECT SCREEN. SHALL HAVE MIN 10 FEET AWAY FROM ANY AIR INTAKE.
9. 28"x14" INSULATED SUPPLY PLENUM BOX.
10. NEW DUCTED TYPE FAN COIL UNIT LOCATED ABOVE CEILING TO CONNECT TO HP-2 LOCATED AT 1ST FLR. SEE SHEET NO. M0.2 UNIT SPECIFICATION AND #7/M3.1 FOR MOUNTING DETAIL.
11. NEW EXHAUST FAN. SEE SHEET NO. M0.2 FOR UNIT SPECIFICATION AND DETAIL #6/M3.1 FOR INSTALLATION.
12. FAN COIL UNIT ACCESS PANEL. SEE DETAIL #/M3.1 FOR SIZE AND INSTALLATION DETAIL.
13. FCU-8 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
14. FCU-9 THERMOSTAT. COORDINATE WITH ARCHITECT. SEE DETAIL #5/M3.1.
15. REFRIGERANT PIPE RISER T/B. TO CONNECT TO BC-3 LOCATED AT LAUNDRY AREA 1ST FLR.

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PROJECT NO.	17-044
REVISION	DATE	DESCRIPTION	DRAWN BY

MECHANICAL SECOND FLOOR PLAN

M2.3

TRUE

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