

LOO-KRUTZIK RESIDENCE

NEW SINGLE FAMILY RESIDENCE



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

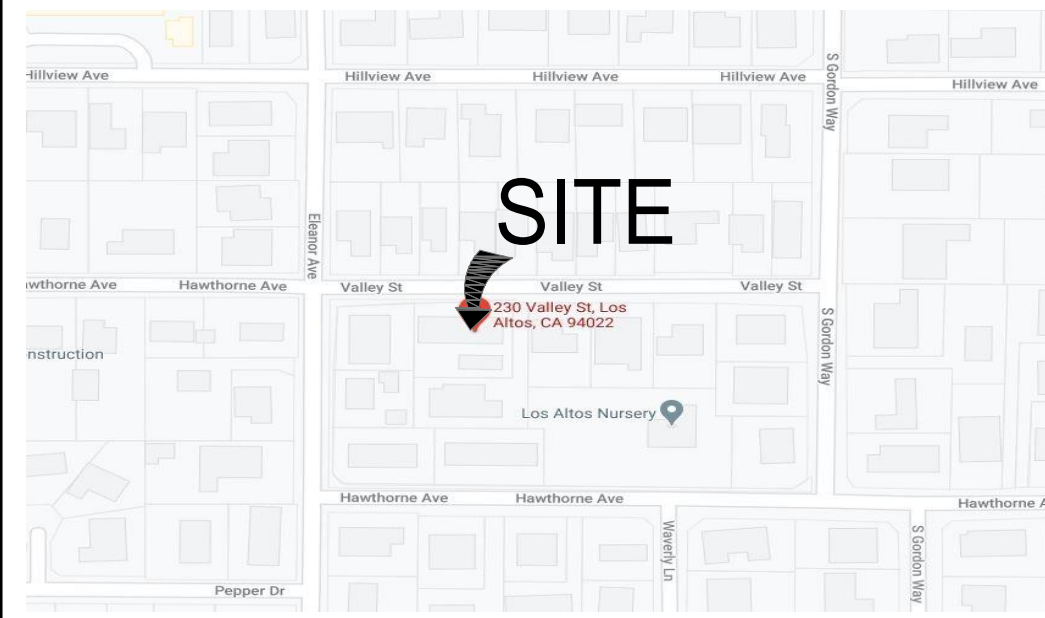


230 Valley Street, Los Altos

LOO-KRUTZIK RESIDENCE
NEW SINGLE FAMILY RESIDENCE

230 Valley Street, Los Altos
KATHERINE LOO AND PETER KRUTZIK

LOCATION MAP



SCOPE OF WORK

DEMO OF EXISTING HOUSE ON DEVELOPED SITE. NEW CONSTRUCTION TO BE TWO STORY WITH 4 BEDROOMS AND 5.5 BATHROOMS TOTALING 3,755.83 S.F. LIVING AREA AND 515.36 S.F. ATTACHED GARAGE AREA, TOTALING 4271.19 S.F. WITH A 576 S.F. DETACHED ADU ON A 15,243 S.F. GROSS LOT.

PROJECT SUMMARY

Project Details	
Assessor's Parcel No.	170-26-078
Zoning	R1-10
Jurisdiction	Los Altos
Type of Construction	V-B
Building Occ. Groups	R-3/U (SINGLE FAMILY RESIDENTIAL)
Required Property Setbacks (1st / 2nd)	Front: 25'-0" Rear: 25'-0" Right Side: 10'-0" / 17'-6" Left Side: 10'-0" / 17'-6"
Proposed Property Setbacks (1st / 2nd)	Front: 25'-3" Rear: 29'-8" Right Side: 43'-5" / 43'-5" Left Side: 14'-1 1/2" / 23'-5 1/2"
Max. Allowed Building Height:	27'-0"

DEFERRED SUBMITTALS

- 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"

SHEET INDEX

- ARCHITECTURAL
- A0.2 NEIGHBOR CONTEXT MAP
 - A0.0 COVER SHEET
 - A0.3 FLOOR AREA CALCS
 - A0.4 STREETSCAPES
 - A0.5 DAYLIGHT PLANE
 - A1.0 SITE PLAN
 - A1.1 DEMO SITE PLAN
 - A2.1 1ST FLOOR PLAN
 - A2.2 2ND FLOOR PLAN
 - A2.3 ADU FLOOR AND ROOF PLAN
 - A2.4 LOWER ROOF PLAN
 - A2.5 UPPER ROOF PLAN
 - A3.0 EXTERIOR ELEVATIONS
 - A3.1 EXTERIOR ELEVATIONS
 - A3.2 ADU ELEVATIONS
 - A3.3 PERSPECTIVES
 - A3.4 PERSPECTIVES
 - A3.5 PERSPECTIVES
 - A3.6 EXTERIOR DETAILS
 - A5.0 SECTIONS
 - A5.1 ADU SECTIONS

- CIVIL
- C.0 TOPOGRAPHIC SURVEY
 - C.1 GRADING AND DRAINAGE PLAN
 - C.2 EROSION CONTROL PLAN
 - C.3 DETAILS

- LANDSCAPE
- L-1 SCHEMATIC LANDSCAPE DESIGN
 - L-2 IRRIGATION HYDROZONE PLAN

PROJECT TEAM

OWNER
Katherine Loo and Peter Krutzik
230 Valley Street, Los Altos, CA 94022
email: pkrutzik@gmail.com
katherine.loo@gmail.com

ARCHITECT/INTERIOR DESIGNER
Studio S Squared Architecture, Inc.
1000 S Winchester Blvd
San Jose, CA 95128
attn: Isabeau Guglielmo
ph: 408 998 0983 x10
email: Isabeau@StudioS2arch.com

CIVIL ENGINEER
WEC & Associates
attn: Ed Wu
email: Ed@weceng.com

LANDSCAPE ARCHITECT
Taniguchi Landscape Architecture
attn: Dennis Taniguchi
email: Dennis@DTLandArch.com

ARBORIST
Kielty Arborist Services
attn: Kevin Kielty
email: KKArbor0476@yahoo.com



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY	IG	EM/IG
19-023	02.12.2021	DESIGN REVIEW	IG		
	07.27.2021	DESIGN REVIEW RESUBMITTAL			

REQ'D CONTRACTOR SUBMITTALS TO ARCHITECT

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

- WINDOW/DOOR PACKAGE
- CABINET SHOP DRAWINGS AND FINISH SAMPLES
- MECHANICAL DUCTING PLAN
- STAIR AND RAIL SHOP DRAWINGS
- MISC. STEEL SHOP DRAWINGS

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

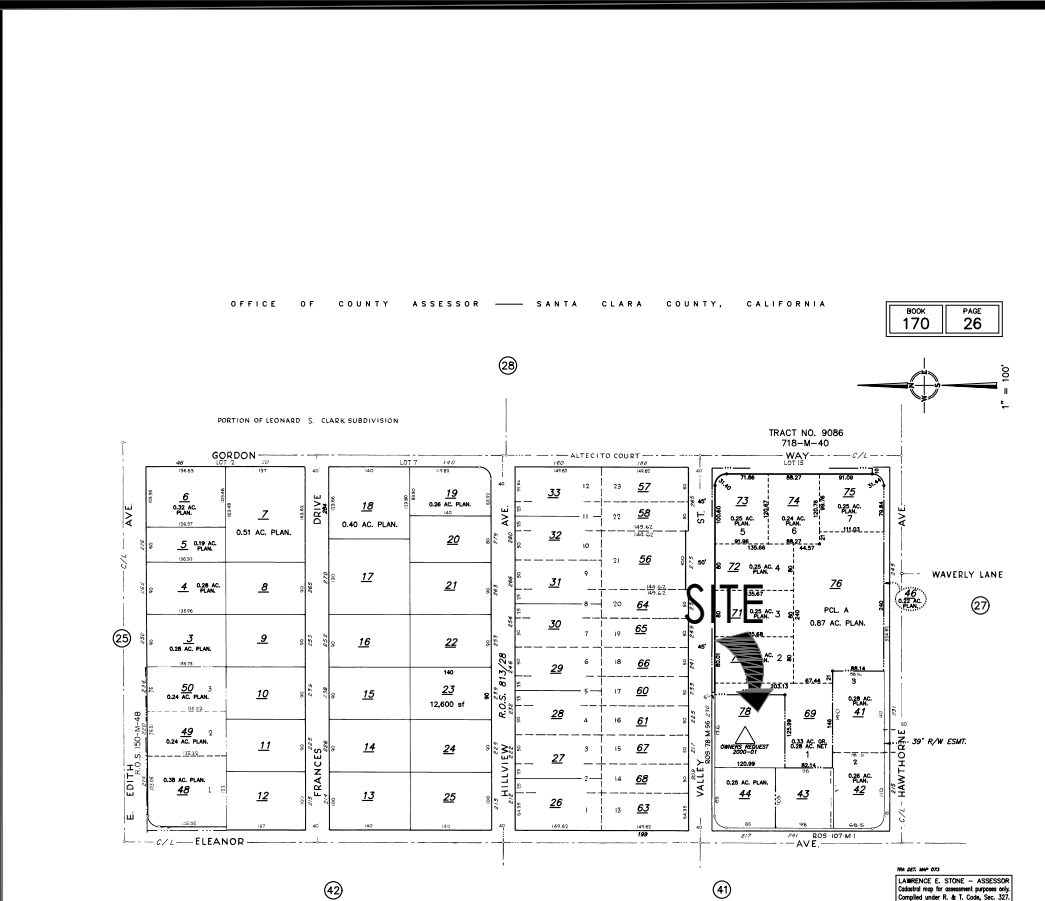
REQ'D CONTRACTOR SUBMITTALS TO BUILDING DEPT. PRIOR TO PERMIT ISSUANCE

- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

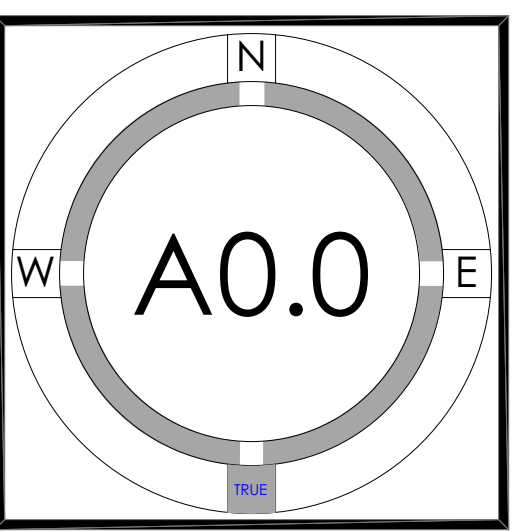
APPLICABLE CODES

- APPLICABLE CODES (with City of Los Altos Amendments)
- 2019 CALIFORNIA ADMINISTRATIVE CODE, CAC
 - 2019 CALIFORNIA BUILDING CODE, CBC
 - 2019 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
 - 2019 CALIFORNIA ELECTRICAL CODE, CEC
 - 2019 CALIFORNIA MECHANICAL CODE, CMC
 - 2019 CALIFORNIA PLUMBING CODE, CPC
 - 2019 CALIFORNIA ENERGY CODE, CEC
 - 2019 CALIFORNIA HISTORICAL CODE, CHC
 - 2019 CALIFORNIA FIRE CODE, CFC
 - 2019 CALIFORNIA EXISTING BUILDING CODE
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS
 - 2019 CALIFORNIA REFERENCED STANDARDS

ASSESSOR'S PARCEL MAP

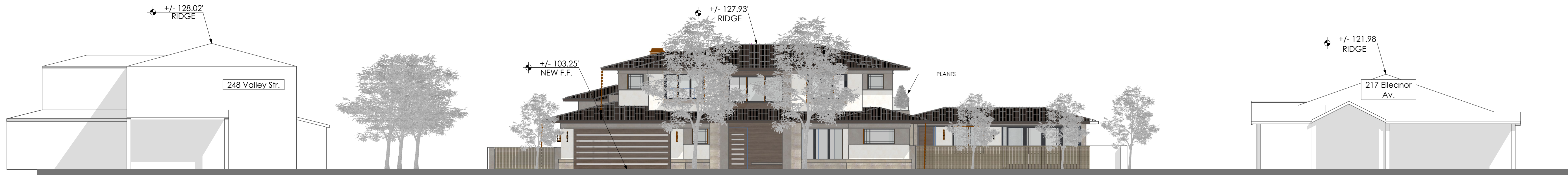
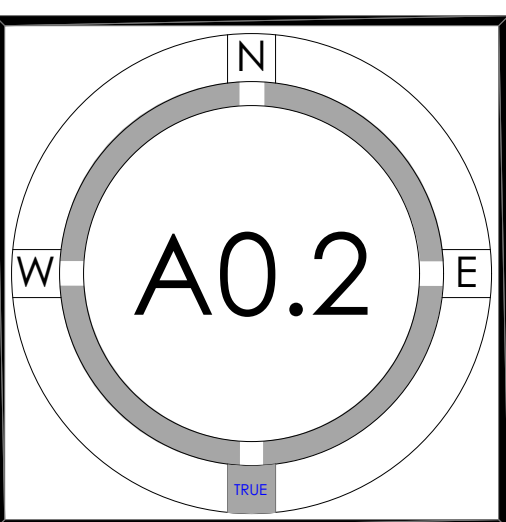


COVER SHEET

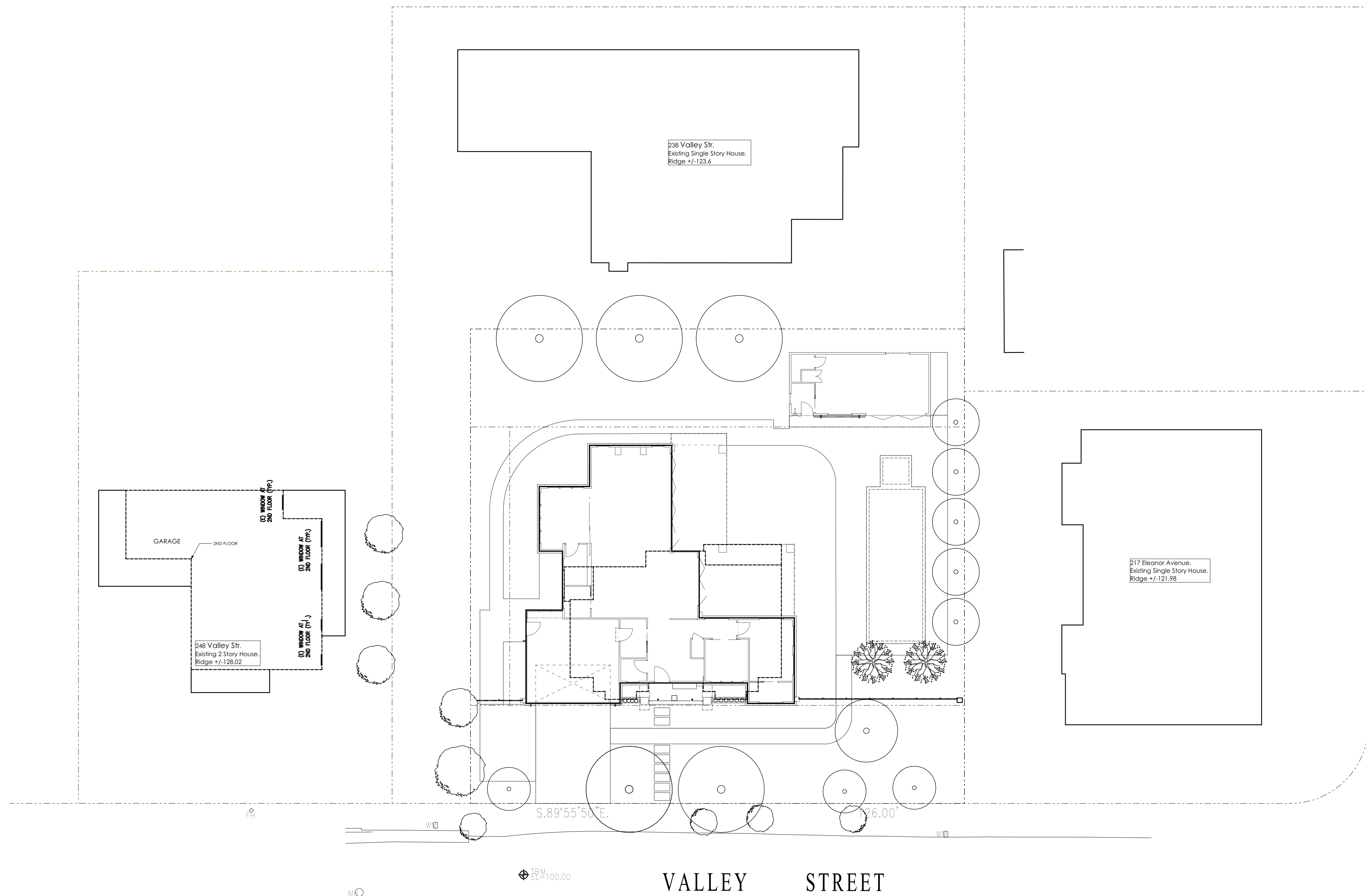


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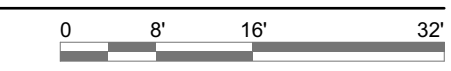
NEIGHBOR
CONTEXT MAP

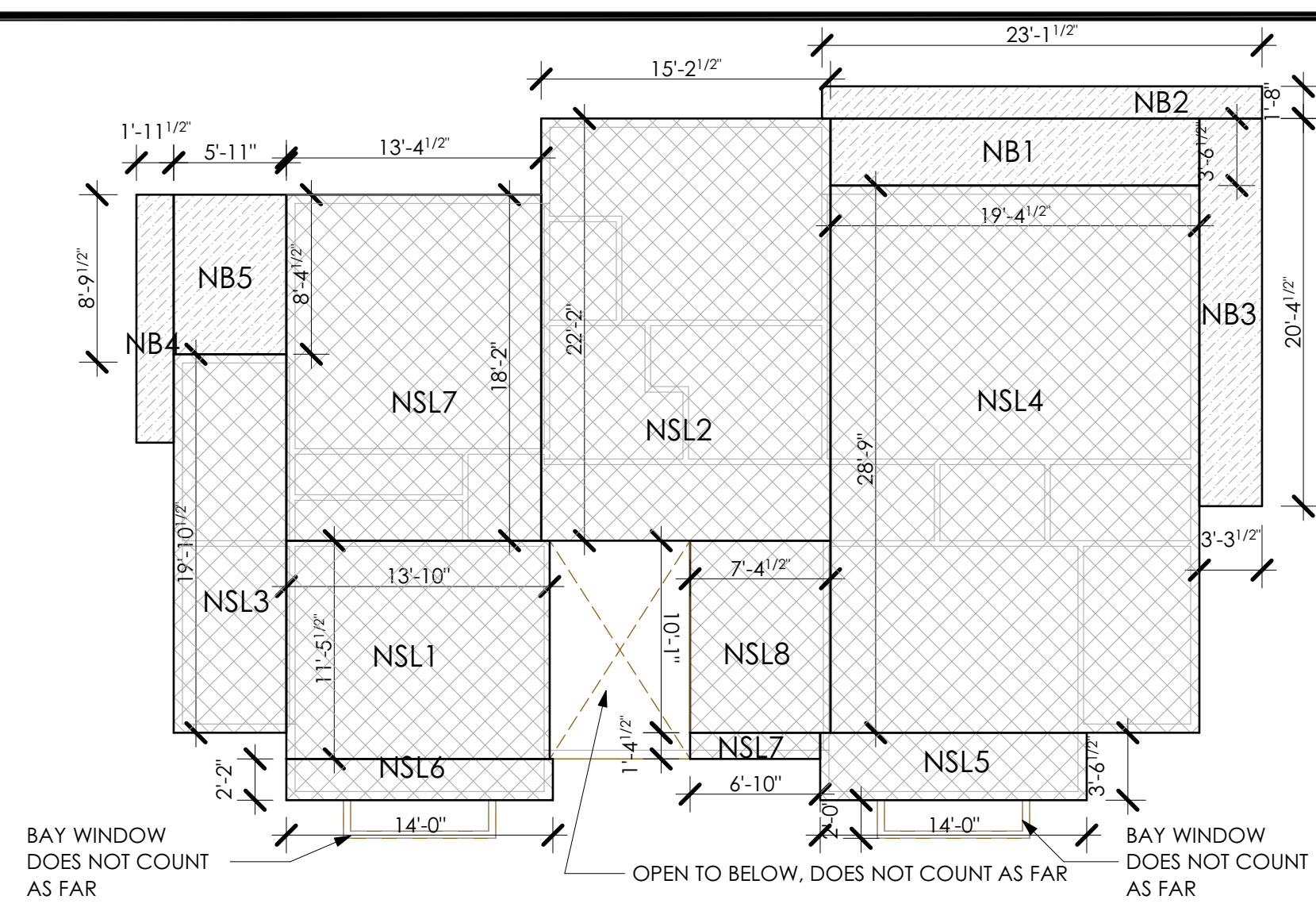


1 Streetscape Elevation South
SCALE: 3/32" = 1'-0"



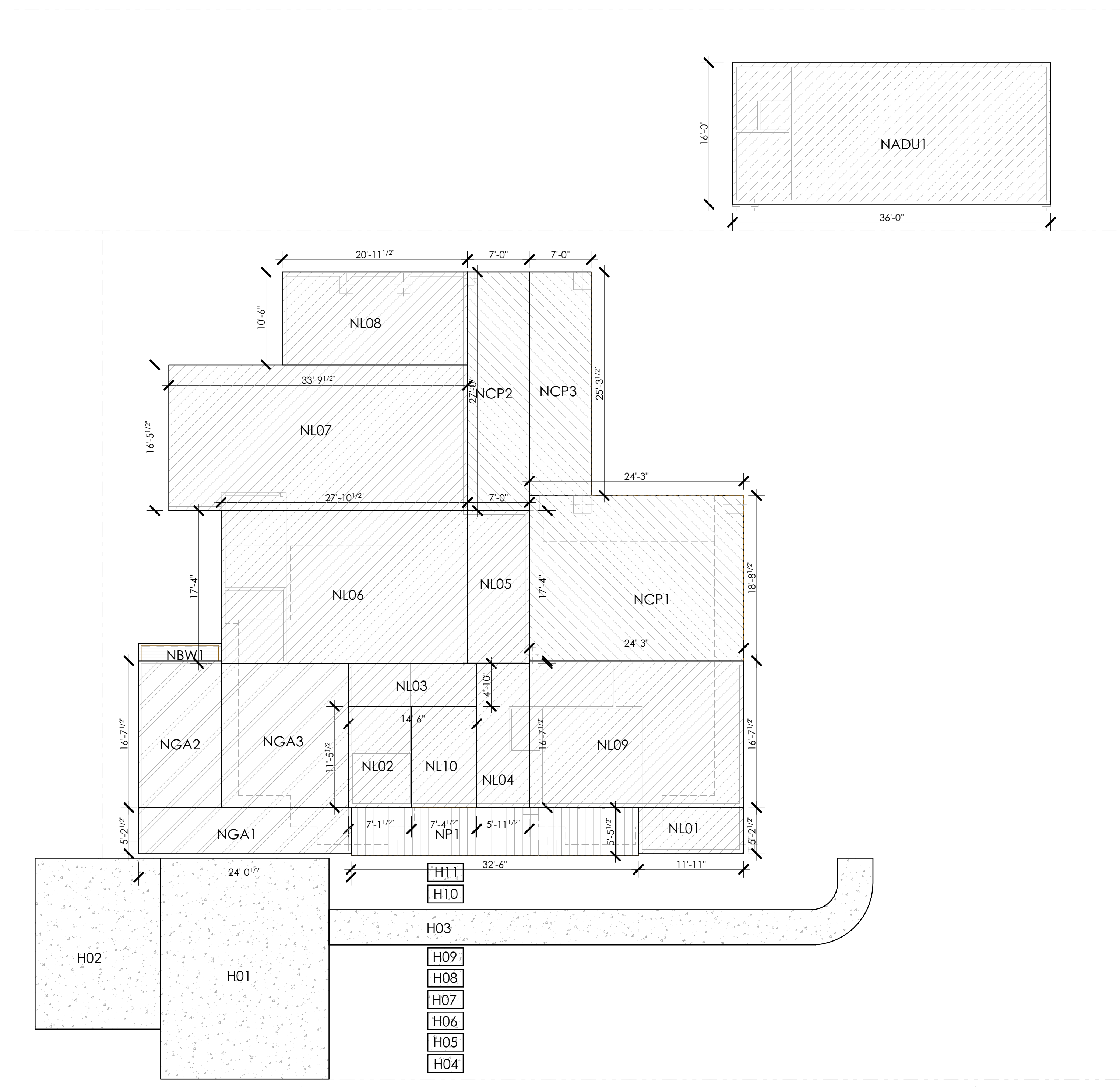
2 NEIGHBORHOOD CONTEXT MAP
SCALE: 1/16" = 1'-0"





LA	Lot Area:	15,243.0	
NG	Total New Garage	513.34	
NL	Total New First Floor Living Area	2,179.35	
TNL+NL+NSL	Total New Living Area	3,755.83	
TNR+TNL+NG	Total New Residence	4,271.19	OK
TNR/LA	FAR Percentage	28.02%	
3850+1(LA-11000)	Max FAR Allowed	4,274.3	
PLC+NBW1+NL+NG+NP+NCP	Proposed Lot Coverage	3,710.58	OK
PLC/LA	Lot Coverage Percentage	24.34%	≤30% OK
SLA	Max Lot Coverage Allowed	4572.90	
NADU1	New ADU Area	576.00	
FS	Front Yard Setback Area	3,148	
H	Front Yard Hardscape Area	1,074.6	
H/FS	Front Yard Hardscape Percent	34.1%	≤50% OK

2 FLOOR AREA - 2ND FLOOR



1 FLOOR AREA - 1ST FLOOR

NEW ADU AREA, 1ST FLOOR	
NADU1	576.00
	576.00 #

NEW BALCONY AREA, 2ND FLOOR	
NB1	68.27
NB2	38.99
NB3	67.00
NB4	25.50
NB5	49.57
	249.33 #

NEW BAY WINDOW, 1ST FLOOR	
NBW1	18.67
	18.67 #

NEW COVERED PATIO, 1ST FLOOR	
NCP1	453.69
NCP2	189.06
NCP3	177.05
	819.80 #

NEW GARAGE ATTACHED, 1ST FLOOR	
NGA1	125.22
NGA2	154.97
NGA3	235.17
	515.36 #

NEW LIVING AREA, 1ST FLOOR	
NL01	62.07
NL02	81.64
NL03	70.39
NL04	97.20
NL05	121.19
NL06	482.60
NL07	556.83
NL08	220.11
NL09	402.65
NL10	84.67
	2,179.35 #

NEW PORCH, 1ST FLOOR	
NP1	177.40
	177.40 #

NEW SECOND FLOOR LIVING AREA, 2ND FLOOR	
NSL1	158.51
NSL2	336.91
NSL3	117.59
NSL4	556.63
NSL5	49.58
NSL6	30.33
NSL7	9.40
NSL7	243.17
NSL8	74.36
	1,576.48 #

HARDSCAPE - FRONT YARD, 1ST FLOOR	
H01	475.14
H02	275.01
H03	260.44
H04	8.00
H05	8.00
H06	8.00
H07	8.00
H08	8.00
H09	8.00
H10	8.00
H11	8.00
	1,074.59 #

- NL# = NEW LIVING AREA -- FIRST FLOOR
- NGA# = NEW GARAGE ATTACHED
- NSL# = NEW LIVING AREA -- SECOND FLOOR
- NADU# = NEW ADU (DOES NOT COUNT AS FAR)
- NP# = NEW PORCH (DOES NOT COUNT AS FAR)
- NCP# = NEW COVERED PATIO (DOES NOT COUNT AS FAR)
- NB# = NEW BALCONY (DOES NOT COUNT AS FAR)
- H# = NEW FRONT YARD HARDSCAPE AREA
- NBW# = NEW BAY WINDOW

3 FLOOR AREA LEGEND



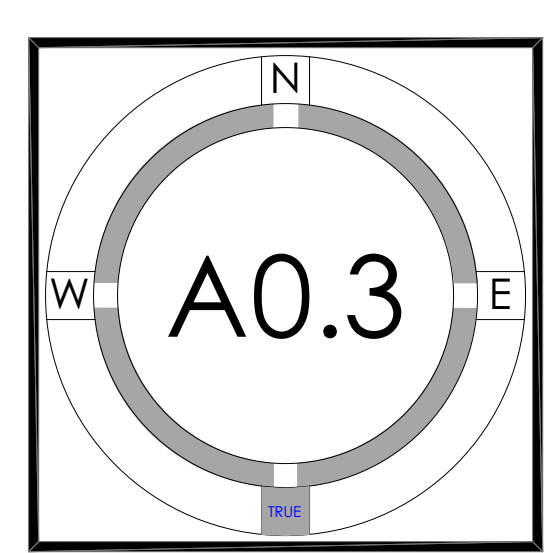
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EM/G	

FLOOR AREA CALCULATIONS



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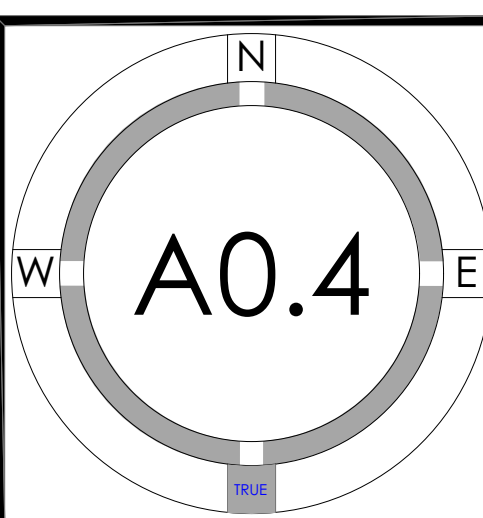
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STREETSCAPES



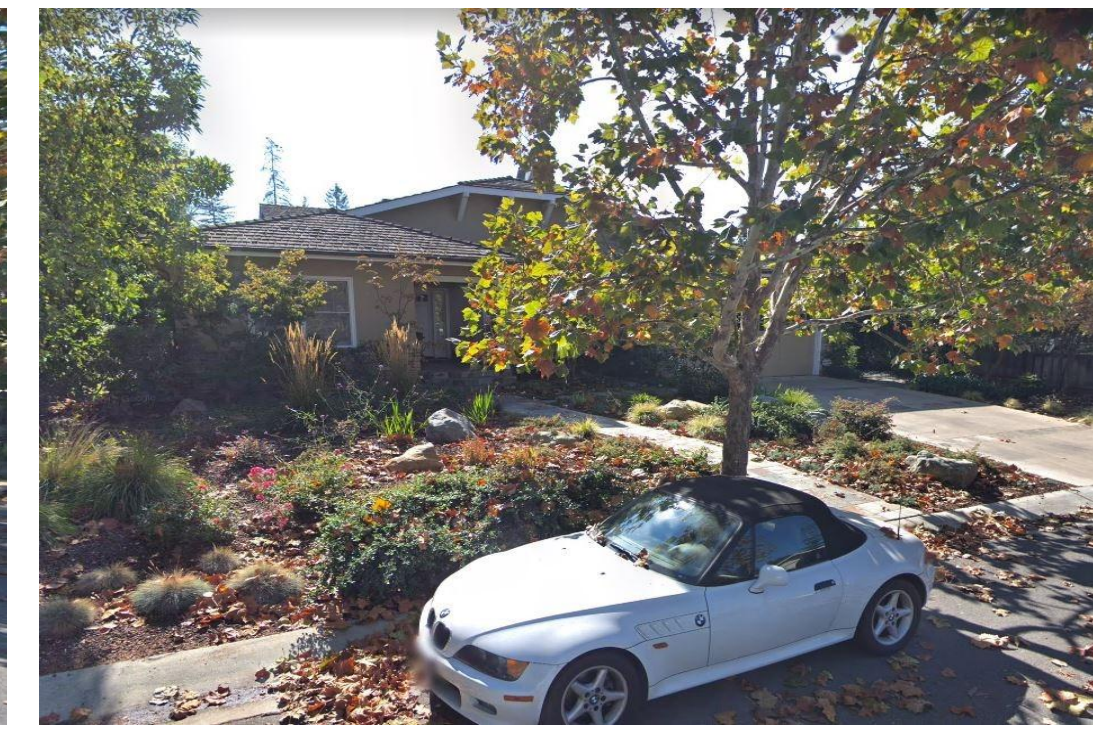
184 HAWTHORNE AVE



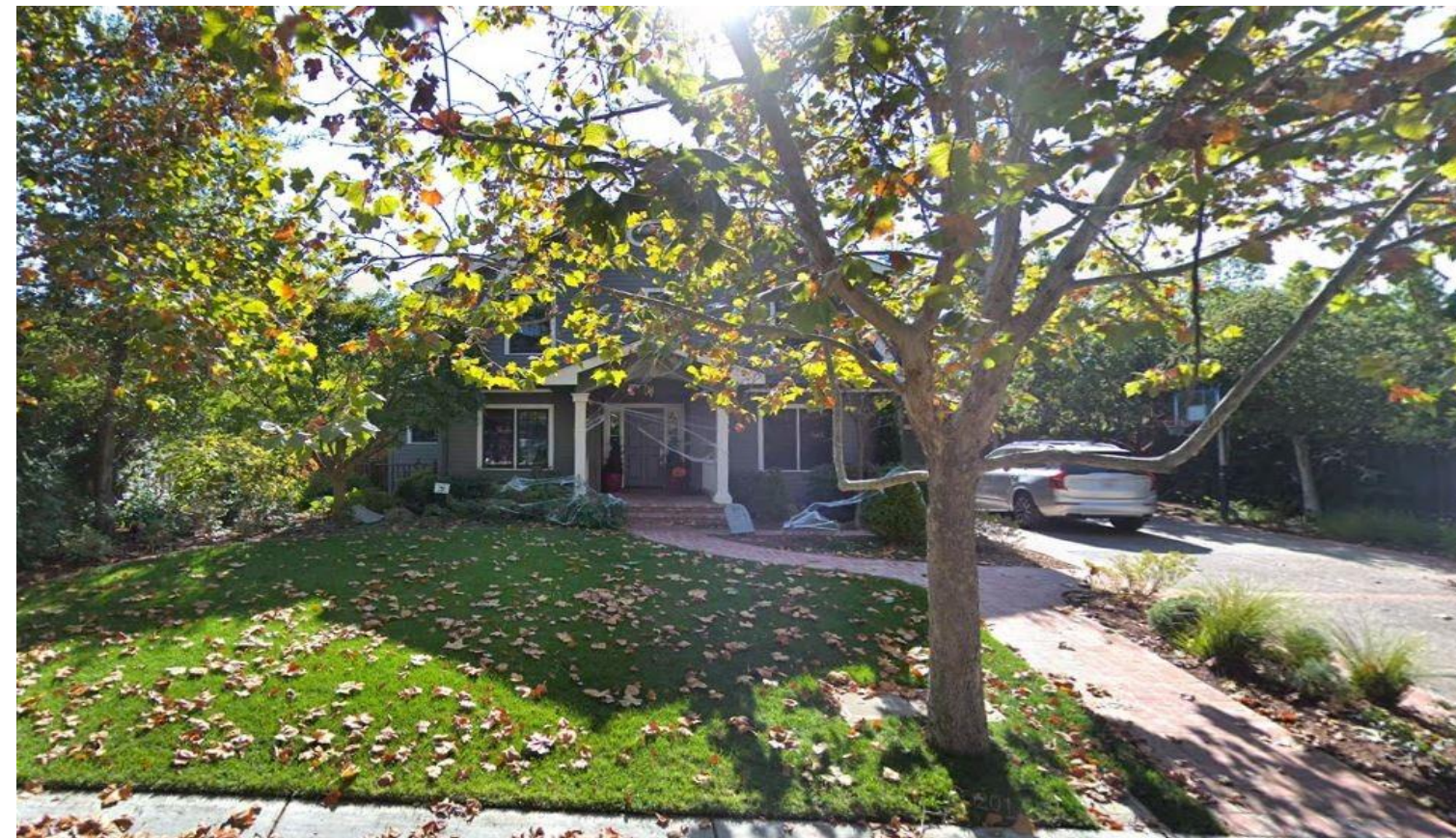
217 ELEANOR AVE



248 VALLEY ST



256/258 VALLEY ST



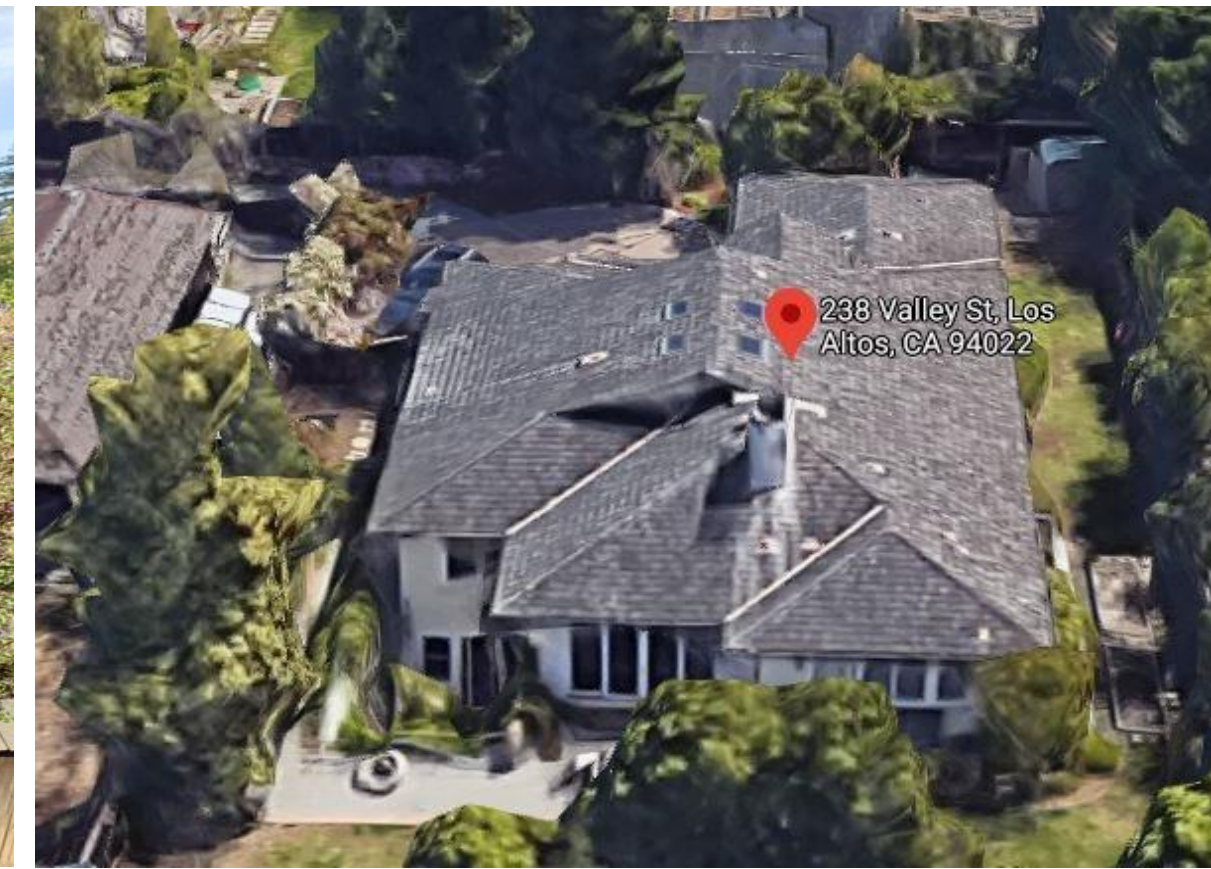
280 VALLEY ST



220 GORDON WAY



241 ELEANOR AVE



238 VALLEY ST



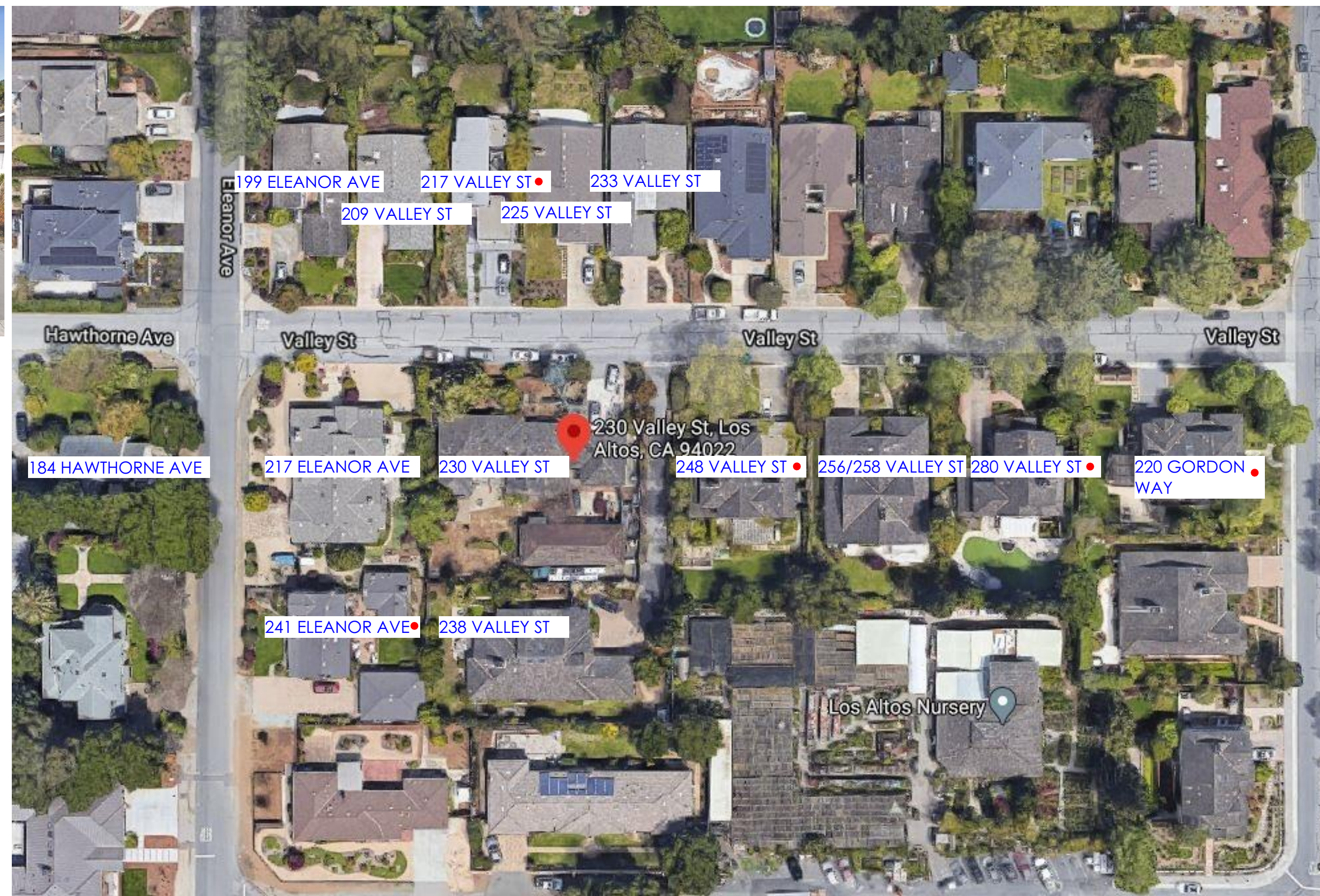
199 ELEANOR AVE



209 VALLEY ST



217 VALLEY ST



• DENOTES TWO STORY HOME



225 VALLEY ST



233 VALLEY ST



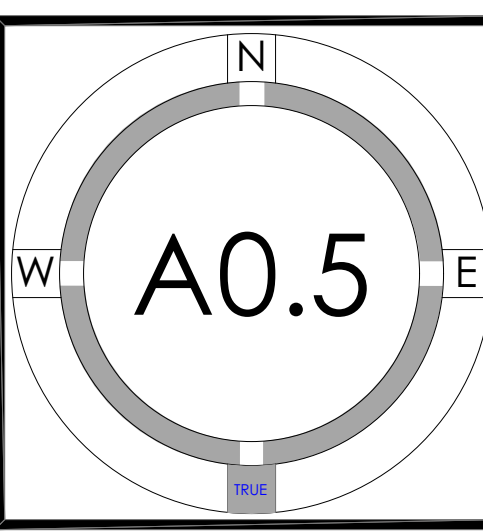
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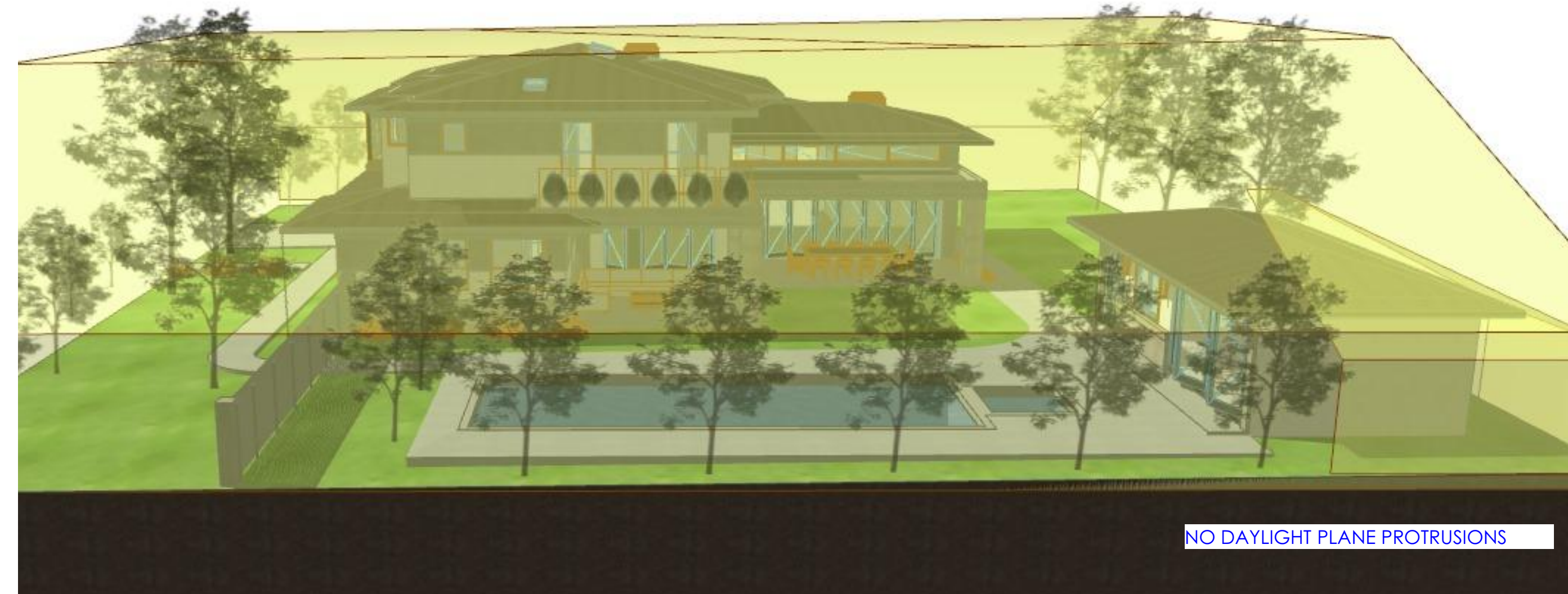


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DAYLIGHT PLANE



3 DAYLIGHT PLANE - FRONT



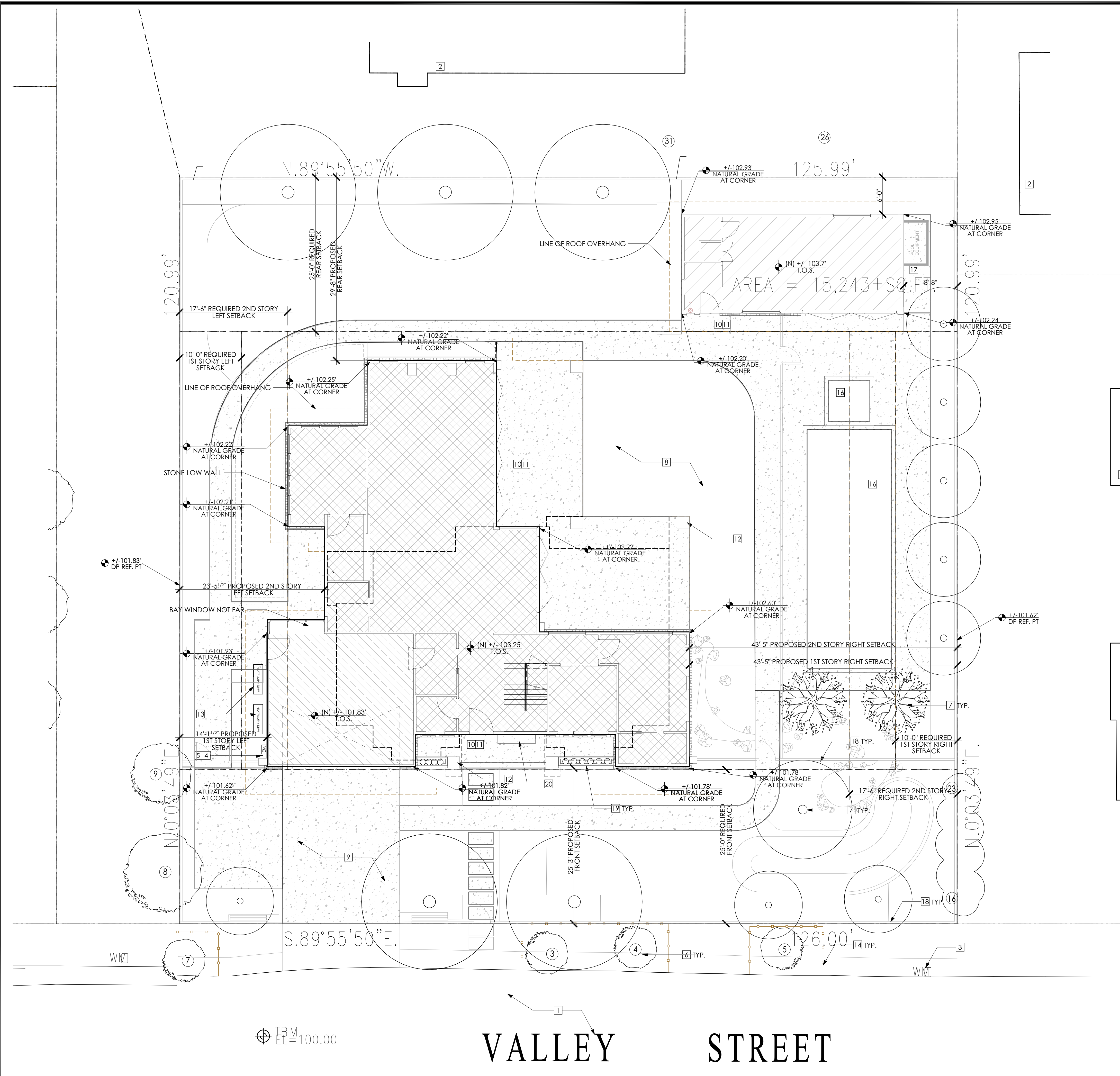
1 DAYLIGHT PLANE - RIGHT



4 DAYLIGHT PLANE - REAR



2 DAYLIGHT PLANE - LEFT



= NUMBER OF KEYNOTE BELOW

- 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
- APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
- (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY
- (N) ELECTRICAL METER LOCATION--CONTRACTOR TO COORDINATE WITH LOCAL ELECTRICAL COMPANY FOR UPGRADE (400AMPS) TO (E) ELECTRICAL SERVICE--INSTALL UFER GROUND CONNECTION PER CEC 250-52
- UFER GROUND CONNECTION PER CEC 250-52
- (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 FOR ADDITIONAL INFORMATION
- (N) TREE LOCATION--SEE LANDSCAPE PLANS FOR MORE INFORMATION
- (N) SOFTSCAPE--SEE LANDSCAPE PLANS
- (N) DRIVEWAY -- VERIFY DESIGN WITH LANDSCAPE ARCHITECT
- (N) HARDSCAPE--SLOPE AWAY FROM HOUSE @ 2% MIN.--SEE LANDSCAPE PLANS FOR MORE INFORMATION
- (N) 36" MIN. DEEP LEVEL LANDING PER CRC 311.3 W STEPS (MAX. 7.75" RISER)- PROVIDE EQUAL RISERS IF MORE THAN 1 STEP
- (N) PORCH OR TRELLIS COLUMNS
- (N) HEATPUMP + DHW--SEE MECHANICAL PLANS FOR MORE INFO
- TREE PROTECTION FENCING--SEE ARBORIST REPORT FOR MORE INFORMATION
- NOT USED
- (N) POOL AND SPA--SEE LANDSCAPE PLAN FOR MORE INFO
- (N) POOL EQUIPMENT PAD--SEE LANDSCAPE PLAN FOR MORE INFO
- (N) FENCE AND GATE--SEE LANDSCAPE PLAN FOR MORE INFO
- (N) PLANTER
- (N) BENCH--SEE ELEVATIONS FOR MORE INFO

3 SITE PLAN KEYNOTES

Tree#	Species	DBH	REMOVE
1	Japanese black pine	12.3	REMOVE
2	Blue atlas cedar	10.0	REMOVE
3	Apricot	4.3	RETAINED
4	Tree boxwood	3.4	RETAINED
5	Almond	6.0	RETAINED
6	Weeping atlas cedar	14.2	REMOVE
7	Almond	6.0	RETAINED
8	Bronze loquat	6est	RETAINED
9	Bronze loquat	6est	RETAINED
10	Coast live oak	3.0	REMOVE
11	Red cedar	6.8	REMOVE
12	Japanese maple	8.0	REMOVE
13	Deodar cedar	14.3	REMOVE
14	Deodar cedar	12.8	REMOVE
15	Deodar cedar	11	REMOVE
16	African fern pine	8.0	RETAINED
17	African fern pine	2"x3	RETAINED
18	African fern pine	2"x4	RETAINED
19	African fern pine	2"x5	RETAINED
20	African fern pine	2"x6	RETAINED
21	African fern pine	5.0	RETAINED
22	African fern pine	5.0	RETAINED
23	African fern pine	5.0	RETAINED
24	Dawn redwood	15.3	REMOVE
25	Cherry laurel	4.0	REMOVE
26	Sweet shade	12est	RETAINED
27	Irish yew	8.0	REMOVE
28	Plum	5.0	REMOVE
29	Lemon	8.0	REMOVE
30	Chinese pistache	11.4	REMOVE
31	Brisbane box	8est	RETAINED

--- REQUIRED YARD SETBACK/EASEMENT
 --- TREE PROTECTION FENCING

- NEW ADU AREA
- NEW GARAGE AREA
- NEW BUILDING AREA
- NEW HARDSCAPE--SEE LANDSCAPE PLAN FOR MORE INFO

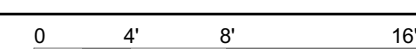
- SPOT ELEVATION, SEE CIVIL DRAWINGS FOR MORE INFO
- TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

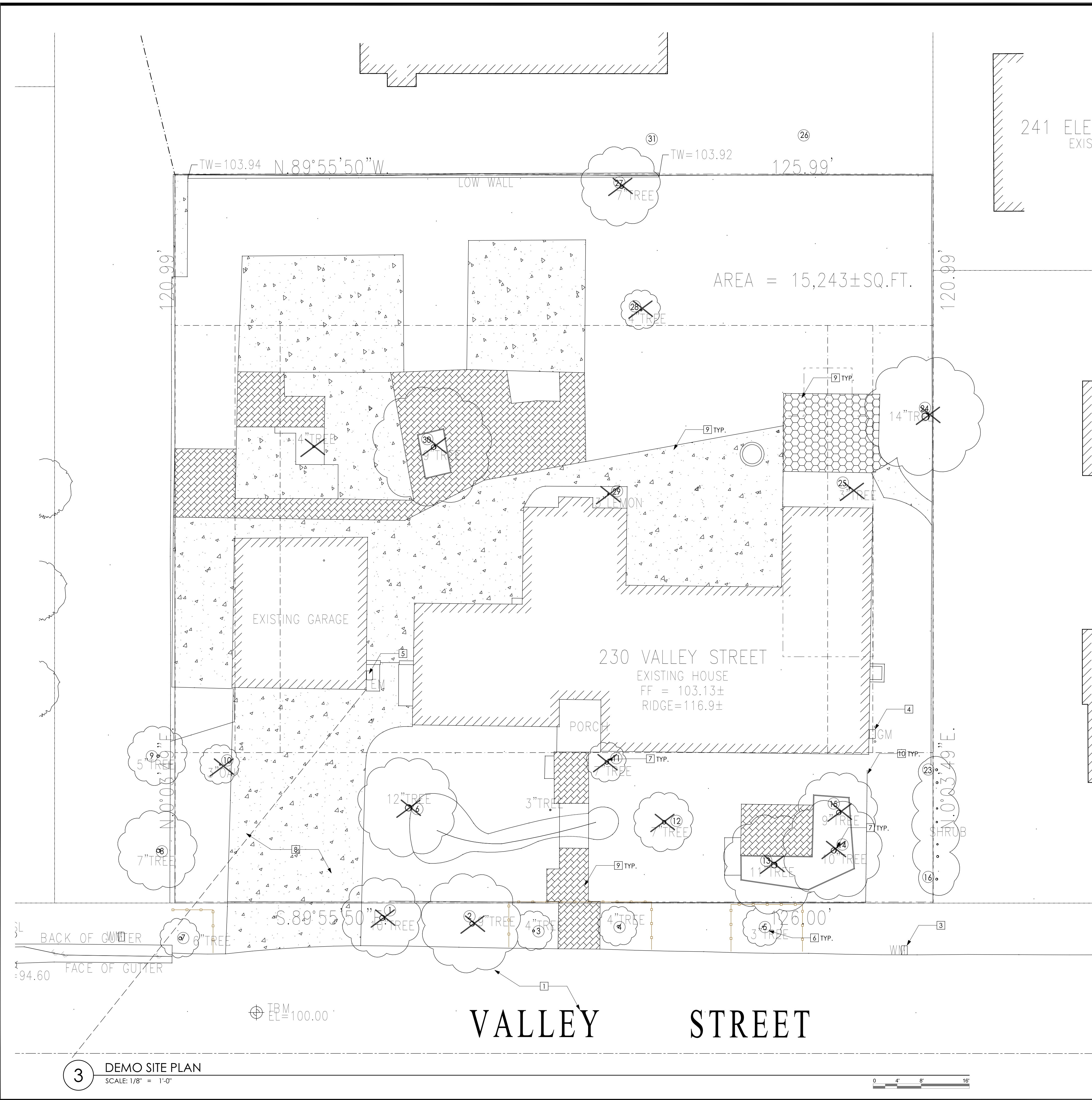
NOTE: WATER RUNOFF WILL BE MANAGED DURING CONSTRUCTION

2 SITE PLAN LEGEND

1 SITE PLAN

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





= NUMBER OF KEYNOTE 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 REPLACED--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY
4. (E) GAS METER--TO BE REMOVED
5. (E) ELECTRICAL METER--TO BE REPLACED
6. (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
7. (E) TREE(S) TO BE REMOVED
8. (E) DRIVEWAY TO BE REMOVED
9. (E) HARDSCAPE--TO BE REMOVED
10. (E) FENCE AND GATE--TO BE REMOVED TYP.

1 DEMO SITE PLAN KEYNOTES

Tree#	Species	DBH	
1	Japanese black pine	12.3	REMOVE
2	Blue atlas cedar	10.0	REMOVE
3	Apricot	4.3	RETAINED
4	Tree boxwood	3.4	RETAINED
5	Almond	6.0	RETAINED
6	Weeping atlas cedar	14.2	RETAINED
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16	African fern pine	8.0	RETAINED
17	African fern pine	2"x3	RETAINED
18	African fern pine	2"x4	RETAINED
19	African fern pine	2"x5	RETAINED
20	African fern pine	2"x6	RETAINED
21	African fern pine	5.0	RETAINED
22	African fern pine	5.0	RETAINED
23	African fern pine	5.0	RETAINED
24	Dawn redwood	15.3	REMOVE
25	Cherry laurel	4.0	REMOVE
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27	Irish yew	8.0	REMOVE
28	Plum	5.0	REMOVE
29	Lemon	8.0	REMOVE
30	Chinese pistache	11.4	REMOVE
31	Brisbane box	8est	RETAINED

- PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO
- REQUIRED YARD SETBACK/EASEMENT
- ① TREE NUMBER--REFER TO ARBORIST REPORT FOR SPECIES AND OTHER INFO

2 DEMO SITE PLAN LEGEND



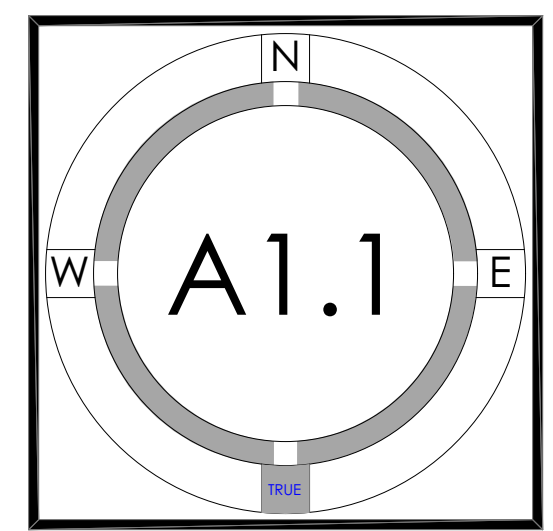
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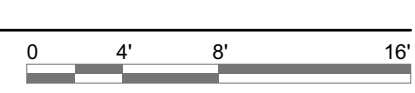


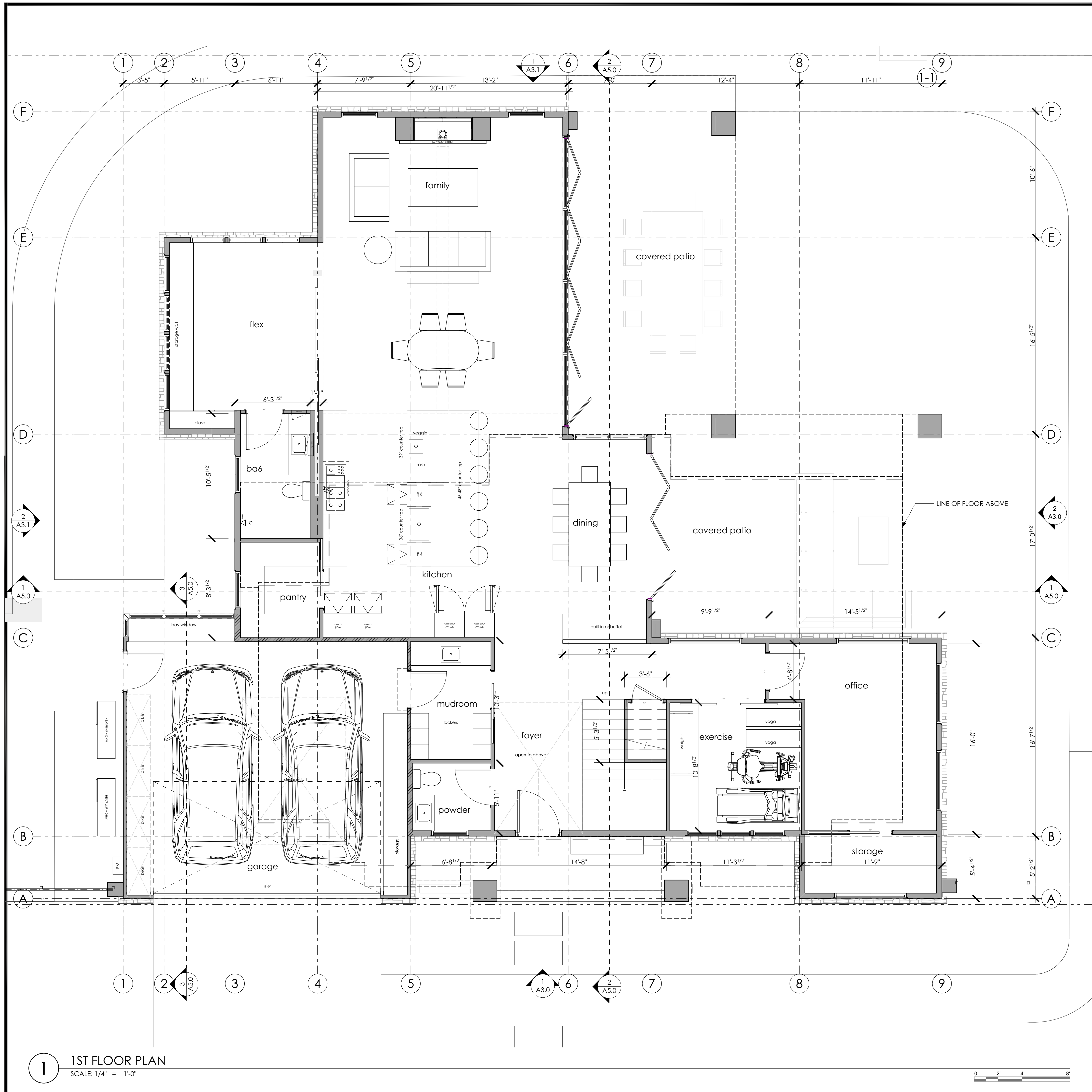
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DEMO SITE PLAN



3 DEMO SITE PLAN
SCALE: 1/8" = 1'-0"





1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

(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

(N) WALL W/ 1 HOUR SEPARATION—5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

2 FLOOR PLAN LEGEND



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P : (408) 998 - 0983

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NEW SINGLE FAMILY RESIDENCE

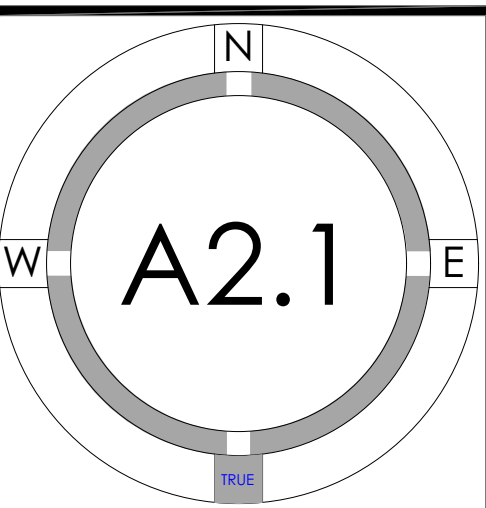
230 Valley Street, Los Altos

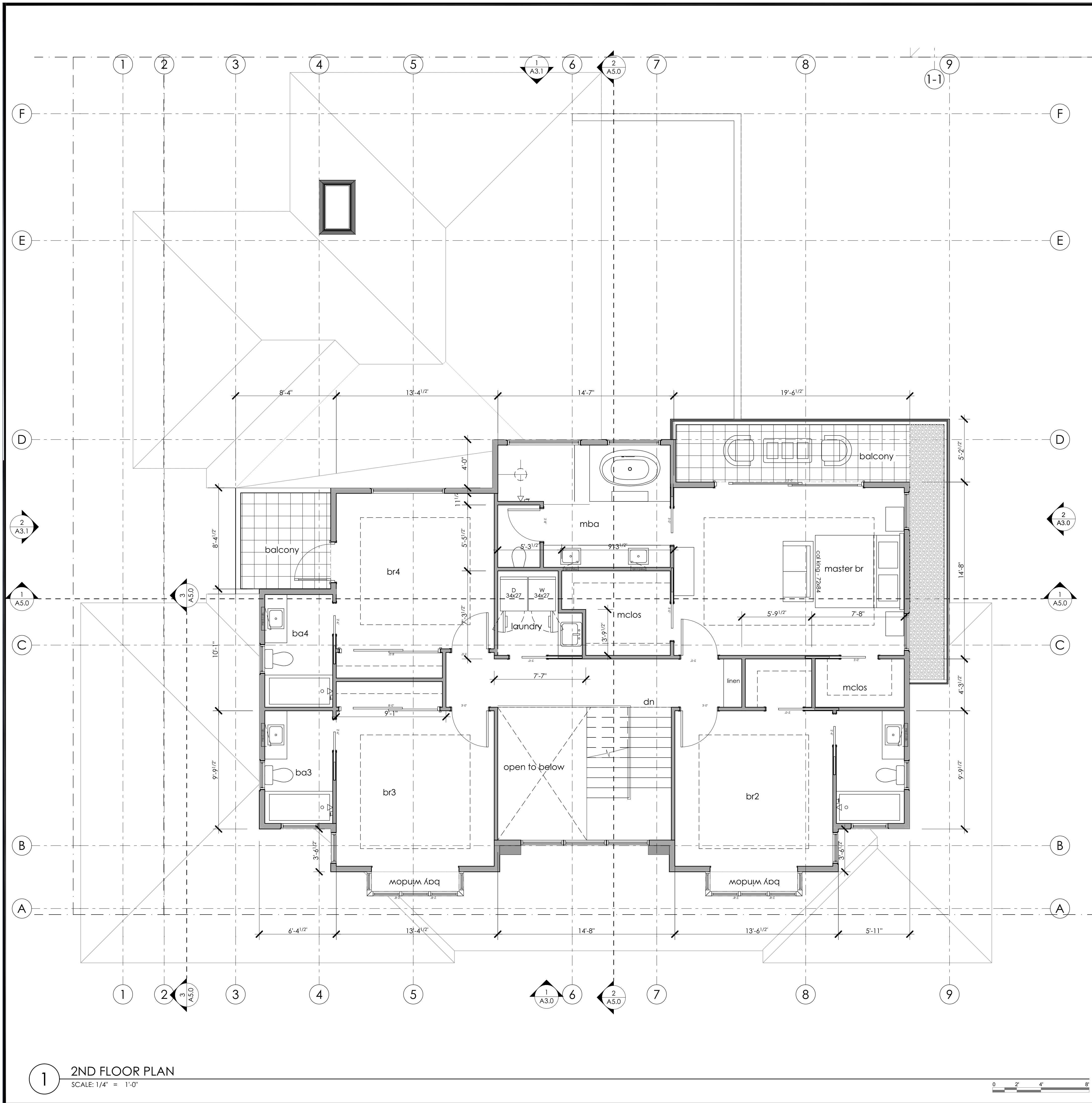
KATHERINE LOO AND PETER KRUTZIK



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
19-023	02.12.2021	DESIGN REVIEW	IG
REVISION	07.27.2021	DESIGN REVIEW RESUBMITTAL	EM/IG

1ST FLOOR PLAN





1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

- (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
- (N) WALL W/ 1 HOUR SEPARATION—5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

2 FLOOR PLAN LEGEND



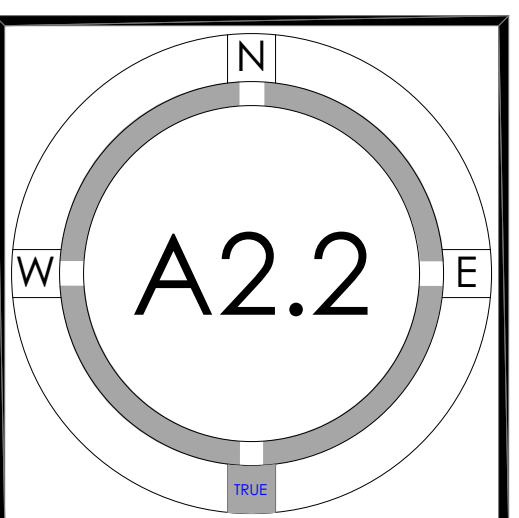
1000 S Winchester Blvd
San Jose, CA 95128
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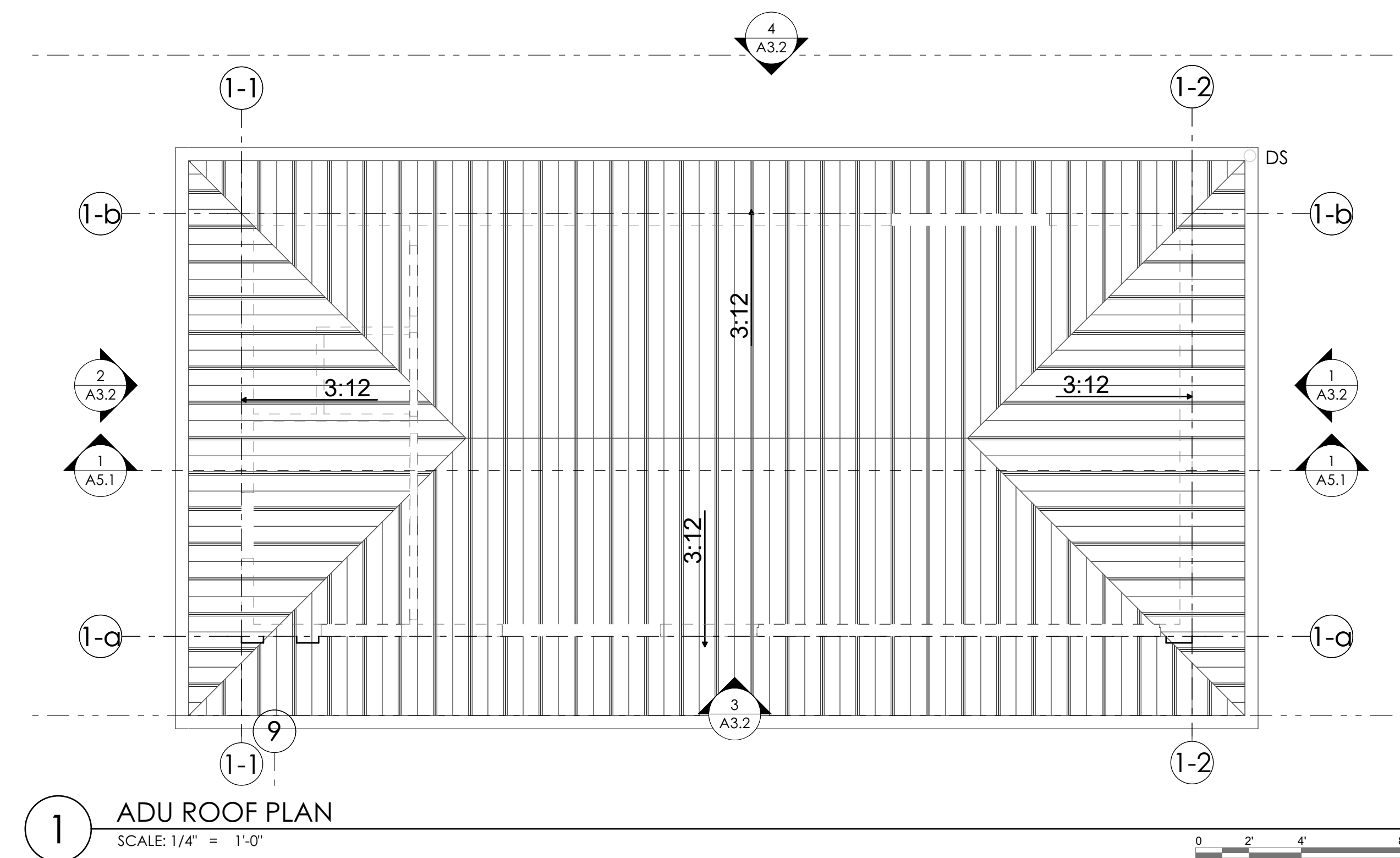
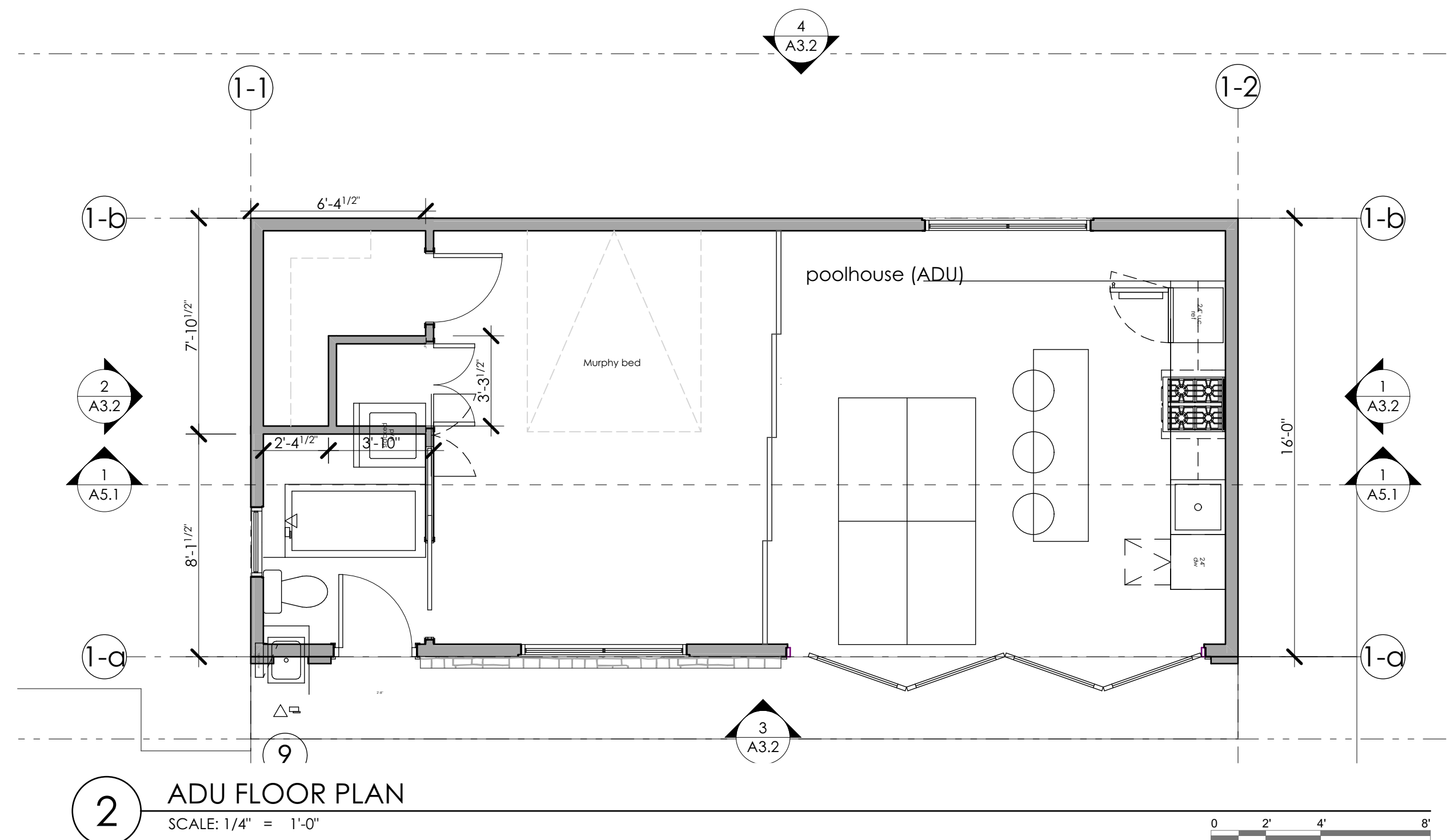
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KATHERINE LOO AND PETER KRUTZIK





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2ND FLOOR PLAN





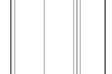

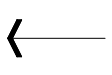

-  (N) WALL: EXTERIOR: 2x6 STUDS @ 16" O.C.; INTERIOR 2x4 STUDS @ 16" O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING 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
-  (N) WALL W/ 1 HOUR SEPARATION--5/8" TYPE 'X' GYP ON GARAGE SIDE FROM FOUNDATION TO ROOF SHEATHING

5 FLOOR PLAN LEGEND

= NUMBER OF KEYNOTE BELOW

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. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE AND ARE NOT VISIBLE FROM THE STREET
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

4 ROOF GENERAL NOTES

-  STANDING SEAM METAL ROOF, MIN CLASS C--MANUF: AEP SPAN; STYLE: NARROW BATTEN; COVERAGE: 16"; GAUGE: 22; COLOR: MIDNIGHT BRONZE--VERIFY FINAL SELECTION WITH OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUF. WARRANTY INSTRUCTIONS AND USE EVALUATION REPORT #0309
-  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.
-  DENOTES DIRECTION OF SLOPE FROM HIGH TO LOW--ROOF SLOPE APPROX., REFER TO ELEVATIONS FOR MAX HT AND VERTICAL CONTROL
-  --- LINE OF BLDG. BELOW

3 ROOF PLAN LEGEND



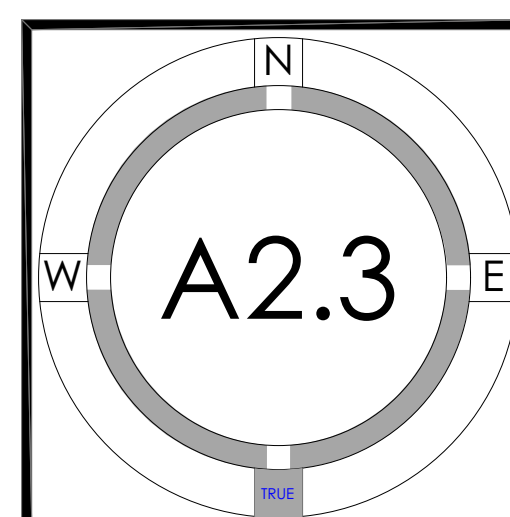
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LOO-KRUTZIK RESIDENCE
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KATHERINE LOO AND PETER KRUTZIK



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ADU FLOOR AND ROOF PLAN



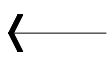




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2. PAINT ALL ROOF PENETRATIONS TO MATCH ROOFING COLOR.
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2 ROOF PLAN LEGEND



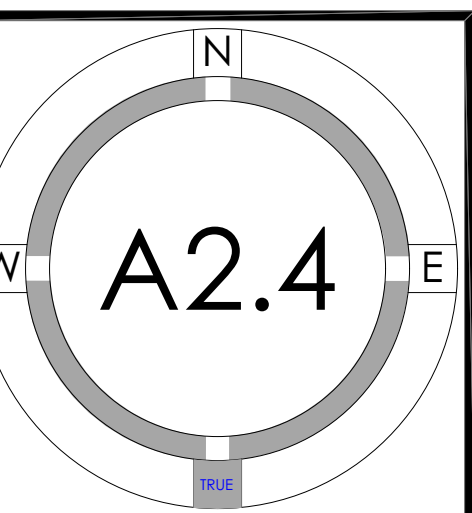
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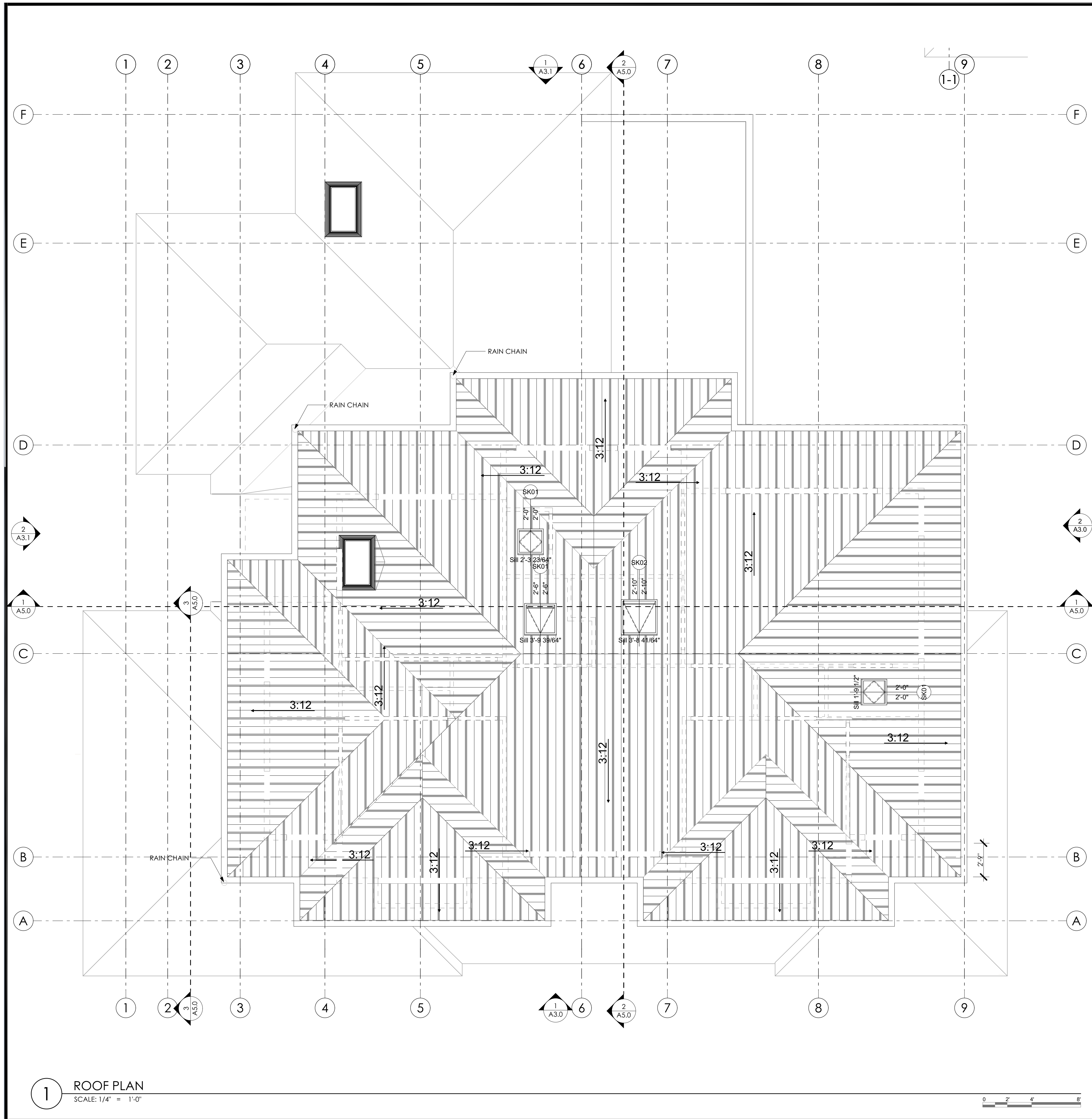
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LOWER ROOF PLAN



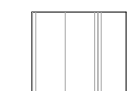

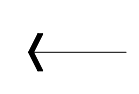



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

= NUMBER OF KEYNOTE BELOW

1. INSTALL ALL NEW ROOFING MATERIALS--SEE LEGEND BELOW FOR MATERIALS--CONFIRM COLOR SELECTION W/ OWNER PRIOR TO PLACING ORDER
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-  LINE OF BLDG. BELOW

2 ROOF PLAN LEGEND



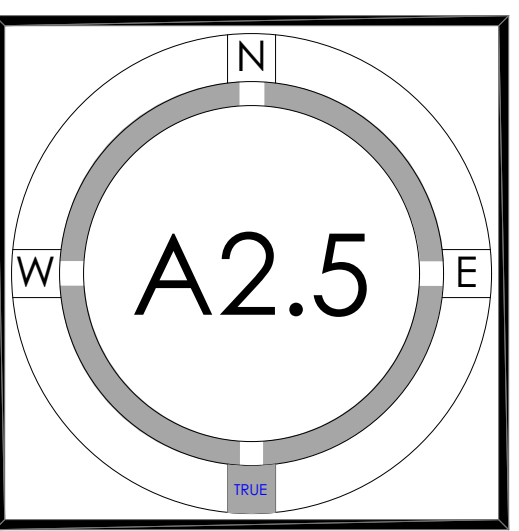
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230 Valley Street, Los Altos
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UPPER ROOF PLAN

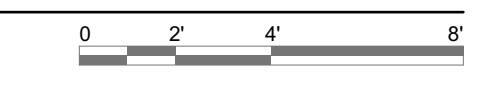




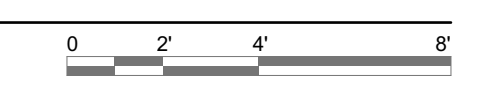
- # = NUMBER OF KEYNOTE BELOW
- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
 - 2 SKYLIGHT
 - 3 WOOD FRAMED CHIMNEY WITH 1' TALL METAL OPEN TOP SHROUD—www.chimneyking.com—SEE ROOF PLAN FOR LOCATION
 - 4 WOOD FRAMED "FALSE" CHIMNEY WITH 1' TALL METAL OPEN TOP SHROUD—www.chimneyking.com—SEE ROOF PLAN FOR LOCATION—INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
 - 5 KONA NATURALSTONE—BUFF LIMESTONE; ASHLAR; www.konanaturalstone.com; INSTALLATION STYLE: DRYSTACK; INSTALL PER MANUF. INSTRUCTIONS
 - 6 VERISTONE WAINSCOT SILL OVER STEEL "L" ANGLE—SIZE: 8"; STYLE: STONE; COLOR: OAKWOOD HONED—INSTALL PER MANUF. INSTRUCTIONS AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
 - 7 6" SEAMLESS PAINTED SHEET METAL GUTTER—VERIFY GUTTER PROFILE PRIOR TO FABRICATION
 - 8 PAINTED FIBER CEMENT TRIM—2'-2"x2" BELLYBAND
 - 9 PAINTED FIBER CEMENT TRIM—8.5"x2" BELLYBAND
 - 10 PAINTED FIBER CEMENT TRIM—1'-7.5"x2" BELLYBAND
 - 11 STAIN GRADE WOOD GARAGE DOOR WITH PICTURE WINDOWS
 - 12 STAIN GRADE WOOD ENTRY DOOR WITH PICTURE WINDOWS
 - 13 WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES; GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS—SEE WINDOW SCHEDULE FOR MORE INFO
 - 14 WINDOW/DOOR OPENING—SEE WINDOW SCHEDULE FOR MORE INFO
 - 15 ONE PIECE COLUMN WITH STONE VENEER
 - 16 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS
 - 17 FENCE AND GATE—SEE LANDSCAPE PLANS FOR MORE INFO
 - 18 RAUNCHAIN—SEE ROOF PLAN FOR MORE INFO
 - 19 HARDSCAPE—SEE SITE PLAN AND LANDSCAPE PLAN FOR MORE INFO
 - 20 CLOSED EAVES WITH STUCCO AND CONTINUOUS SOFFIT VENT
 - 21 ALUMINUM ACCORDION DOORS—SEE DOOR SCHEDULE FOR MORE INFO
 - 22 ACCOYA WOOD SIDING; ACCOYA, SMOOTH, COFFEE; www.accoya.com—VERIFY TYPE AND FINISH PRIOR TO PLACING ORDER
 - 23 STANDING SEAM METAL ROOFING—AEP SPAN—SEE ROOF PLAN FOR SPEC
 - 24 BENCH—SEE EXTERIOR PERSPECTIVES FOR MORE INFO
 - 25 OUTDOOR SHOWER—DRAIN CONNECTED TO LANDSCAPE BUBBLER
 - 26 TEMPERED GLASSRAILING

4 ELEVATIONS KEYNOTES

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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



- A 1ST FLOOR TOP OF STRUCTURE = +/- 103.25'
 B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 112.75'
 C 2ND FLOOR TOP OF STRUCTURE = +/- 114.00'
 D 2ND FLOOR CEILING HEIGHT = +/- 123.00'
 PROPOSED BUILDING HEIGHT = 26' +/- 127.93'
 MAX BUILDING HEIGHT ALLOWED = 27'-0"

3 ELEVATIONS & SECTIONS GRID LINE KEY



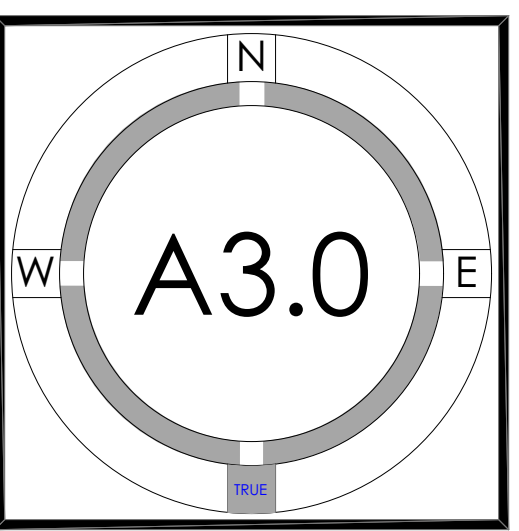
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ELEVATIONS EXTERIOR





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

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 - 2 SKYLIGHT
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4 ELEVATIONS KEYNOTES



2 WEST ELEVATION
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3 ELEVATIONS & SECTIONS GRID LINE KEY



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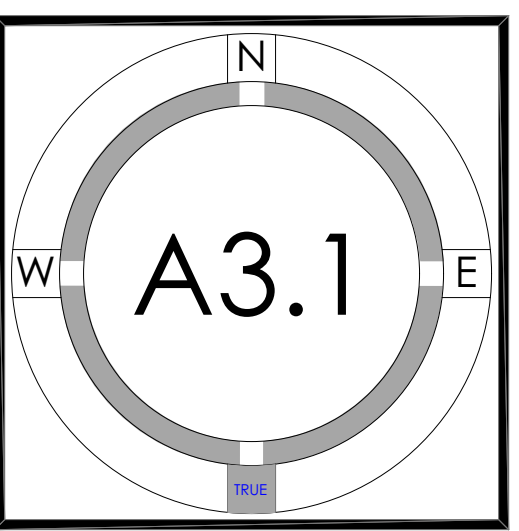
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ELEVATIONS EXTERIOR





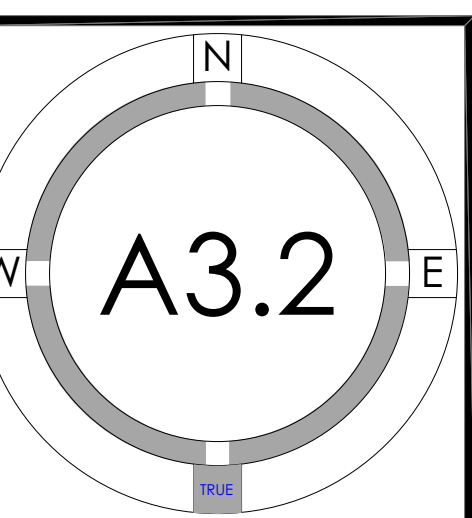
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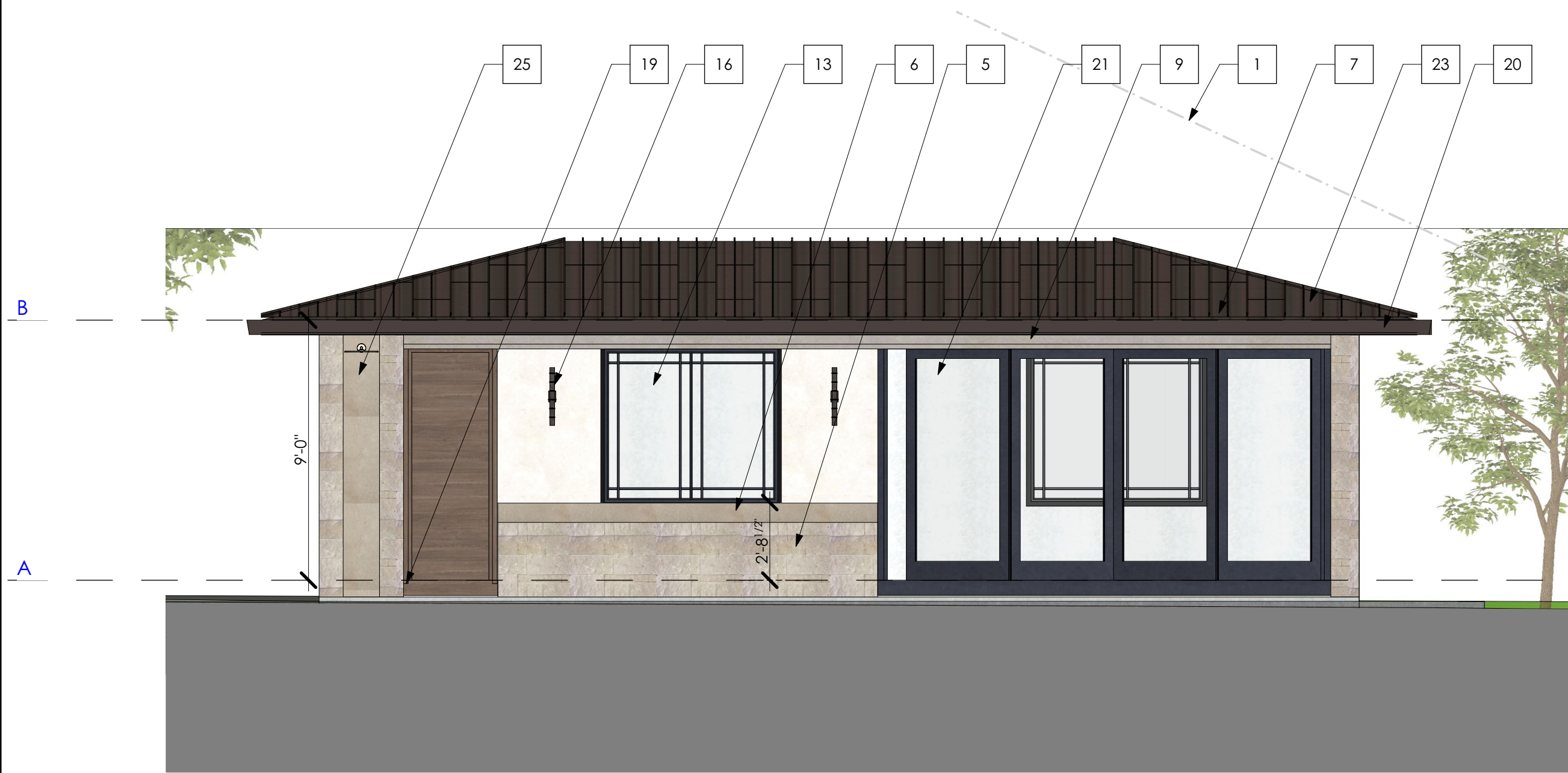
ELEVATIONS
 EXTERIOR - ADU



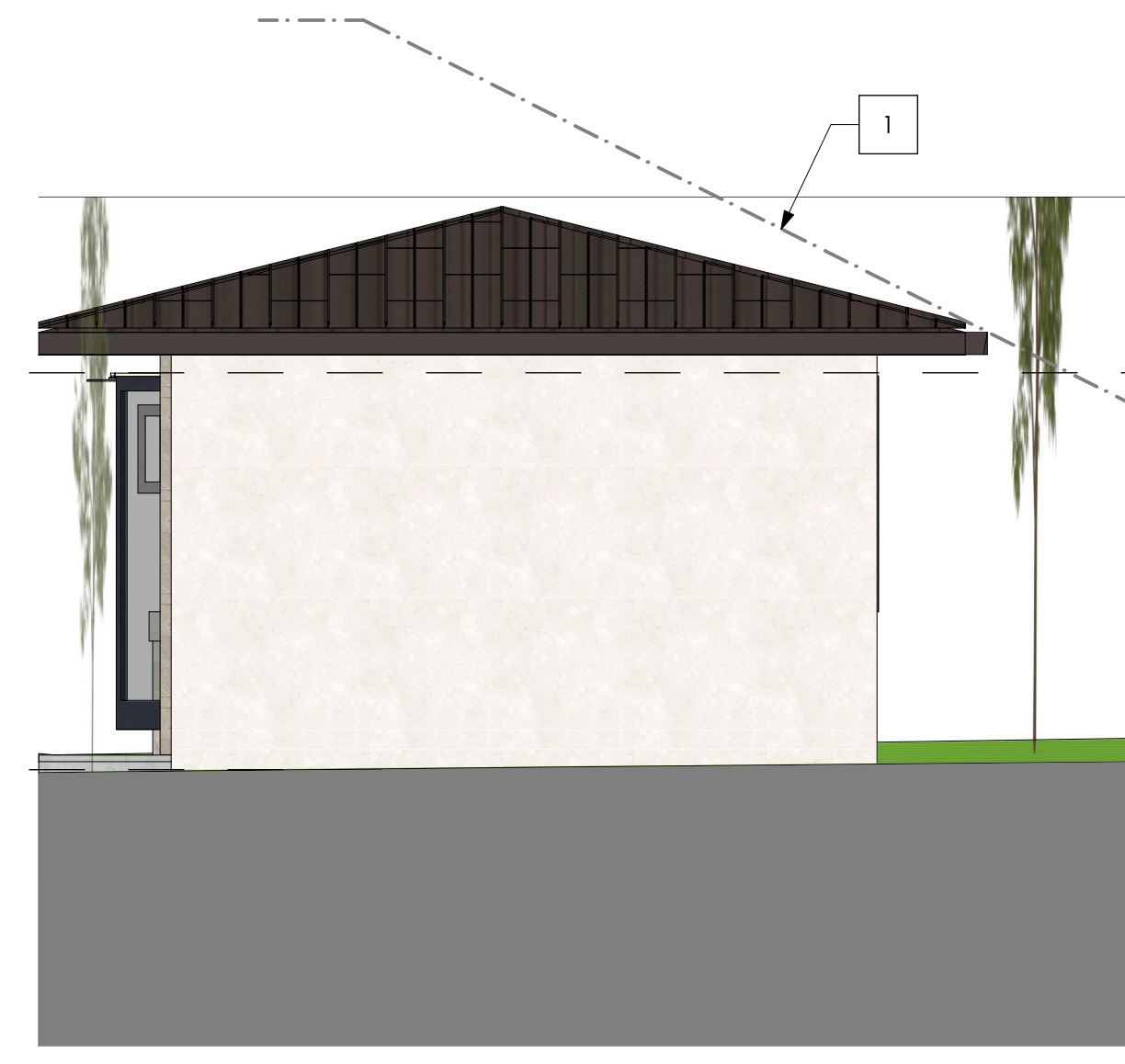
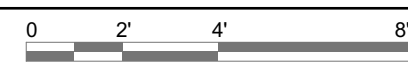
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- 1 DAYLIGHT PLANE AS DEFINED BY JURISDICTION
- 2 SKYLIGHT
- 3 WOOD FRAMED CHIMNEY WITH 1' TALL METAL OPEN TOP SHROUD--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION
- 4 WOOD FRAMED "FALSE" CHIMNEY WITH 1' TALL METAL OPEN TOP SHROUD--www.chimneyking.com--SEE ROOF PLAN FOR LOCATION--INTENT OF CHIMNEY IS TO SCREEN MULTIPLE PLUMBING/HVAC ROOF PENETRATIONS FROM VIEW
- 5 KONA NATURALSTONE--BUFF LIMESTONE; ASHLAR; www.konanaturalstone.com; INSTALLATION STYLE: DRYSTACK; INSTALL PER MANUF. INSTRUCTIONS
- 6 VERISTONE WAINSCOT SILL OVER STEEL "L" ANGLE --SIZE: 8"; STYLE: STONE; COLOR: OAKWOOD HONED--INSTALL PER MANUF. INSTRUCTIONS AND MVMA INSTALLATION GUIDE FOR COMPLIANCE WITH ASTM C1780
- 7 6" SEAMLESS PAINTED SHEET METAL GUTTER--VERIFY GUTTER PROFILE PRIOR TO FABRICATION
- 8 PAINTED FIBER CEMENT TRIM--2'-2"x2" BELLYBAND
- 9 PAINTED FIBER CEMENT TRIM--8.5"x2" BELLYBAND
- 10 PAINTED FIBER CEMENT TRIM--1'-7.5"x2" BELLYBAND
- 11 STAIN GRADE WOOD GARAGE DOOR WITH PICTURE WINDOWS
- 12 STAIN GRADE WOOD ENTRY DOOR WITH PICTURE WINDOWS
- 13 WINDOW/DOOR OPENING WITH SIMULATED DIVIDED LITES: GRIDS ON THE INTERIOR AND EXTERIOR OF THE GLASS AND A SPACER BAR BETWEEN THE PANES OF GLASS--SEE WINDOW SCHEDULE FOR MORE INFO
- 14 WINDOW/DOOR OPENING--SEE WINDOW SCHEDULE FOR MORE INFO
- 15 ONE PIECE COLUMN WITH STONE VENEER
- 16 EXTERIOR LIGHT, INSTALL PER MANUF. INSTRUCTIONS
- 17 FENCE AND GATE--SEE LANDSCAPE PLANS FOR MORE INFO
- 18 RAUNCHAIN--SEE ROOF PLAN FOR MORE INFO
- 19 HARDSCAPE--SEE SITE PLAN AND LANDSCAPE PLAN FOR MORE INFO
- 20 CLOSED EAVES WITH STUCCO AND CONTINUOUS SOFFIT VENT
- 21 ALUMINUM ACCORDION DOORS--SEE DOOR SCHEDULE FOR MORE INFO
- 22 ACCOYA WOOD SIDING; ACCOYA, SMOOTH, COFFEE; www.accoya.com--VERIFY TYPE AND FINISH PRIOR TO PLACING ORDER
- 23 STANDING SEAM METAL ROOFING--AEP SPAN--SEE ROOF PLAN FOR SPEC
- 24 BENCH--SEE EXTERIOR PERSPECTIVES FOR MORE INFO
- 25 OUTDOOR SHOWER--DRAIN CONNECTED TO LANDSCAPE BUBBLER
- 26 TEMPERED GLASSRAILING

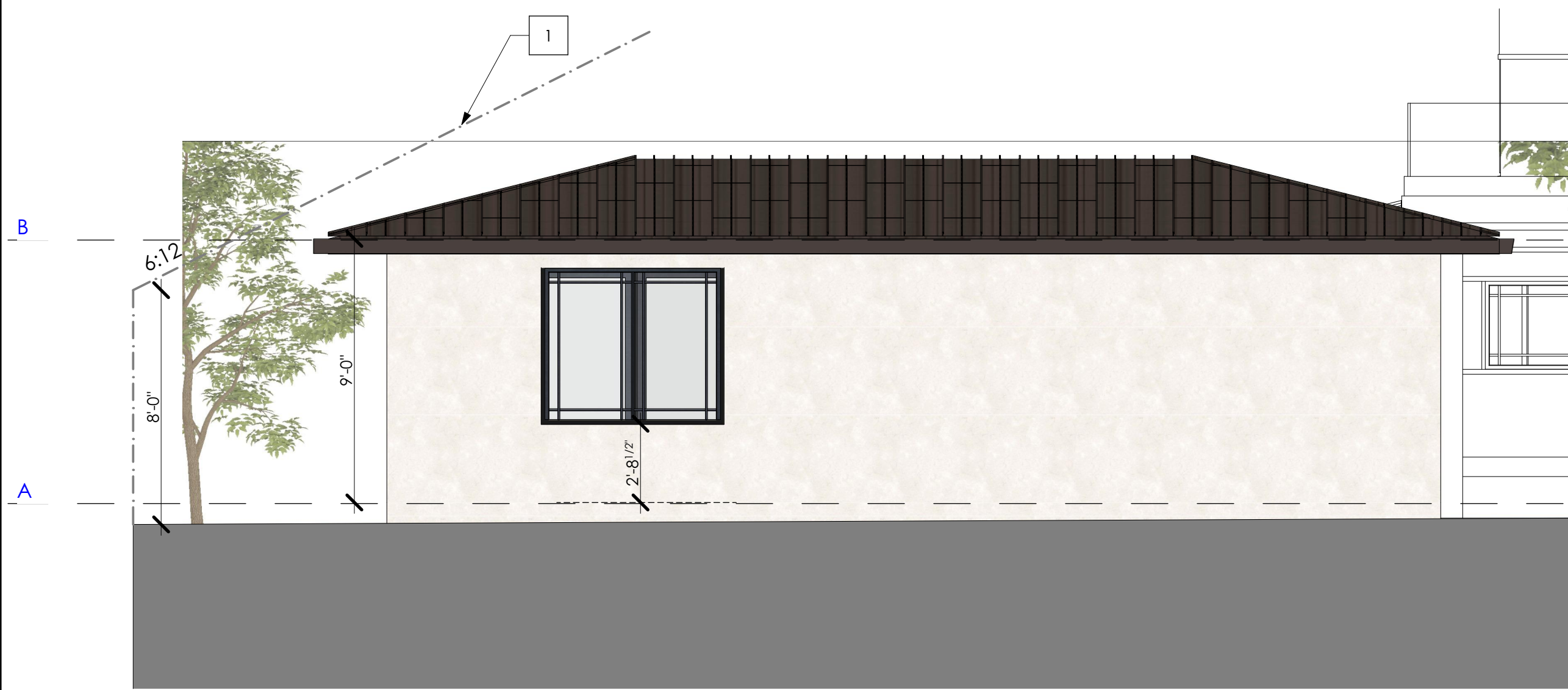
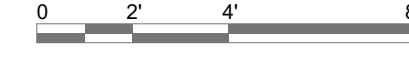
6 ELEVATIONS KEYNOTES



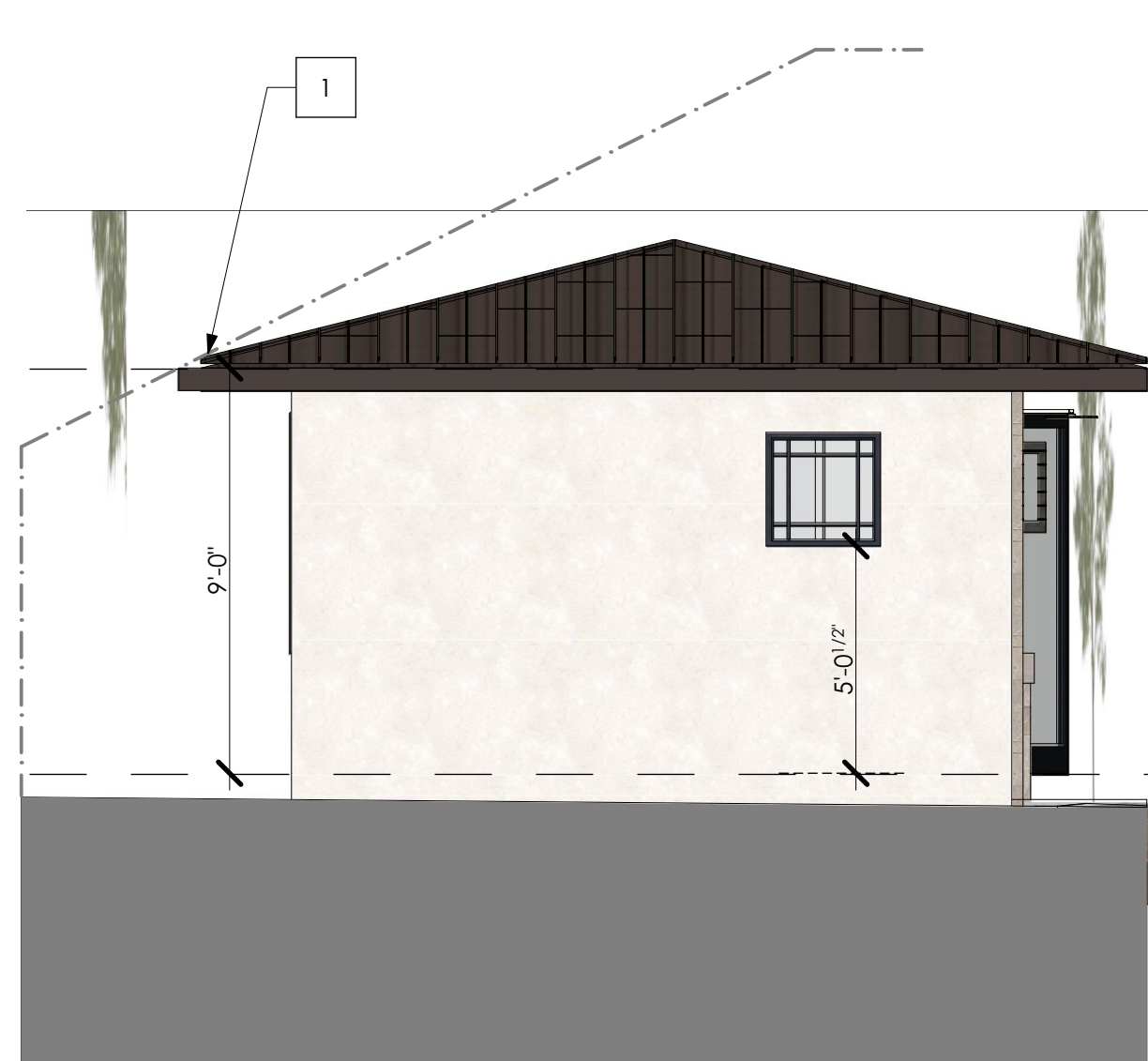
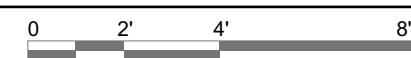
3 ADU SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



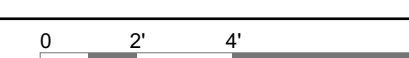
1 ADU EAST ELEVATION
 SCALE: 1/4" = 1'-0"



4 ADU NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



2 ADU WEST ELEVATION
 SCALE: 1/4" = 1'-0"



A ADU TOP OF STRUCTURE = +/- 103.7'
 B ADU CEILING HEIGHT = +/- 112.7'
 PROPOSED ADU HEIGHT = 12'-8"; +/- 115.7'

MAX ADU HEIGHT ALLOWED = 16'-0"

5 ELEVATIONS & SECTIONS GRID LINE KEY



4 PERSPECTIVE EXTERIOR 2



1 PERSPECTIVE EXTERIOR 1



5 PERSPECTIVE EXTERIOR 4



5 PERSPECTIVE EXTERIOR 3



6 PERSPECTIVE EXTERIOR 6



3 PERSPECTIVE EXTERIOR 5



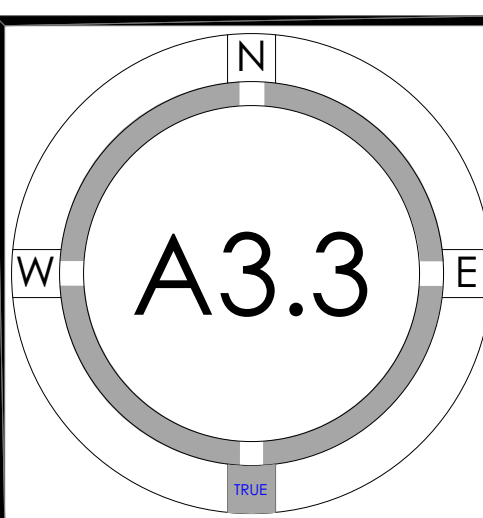
1000 S Winchester Blvd
San Jose, CA 95128
P : (408) 998 - 0983

LOO-KRUTZIK RESIDENCE
NEW SINGLE FAMILY RESIDENCE
230 Valley Street, Los Altos
KATHERINE LOO AND PETER KRUTZIK



PROJECT NO.	REVISION	DATE	DESCRIPTION
19-023			

PERSPECTIVES
EXTERIOR





4 PERSPECTIVE EXTERIOR 8



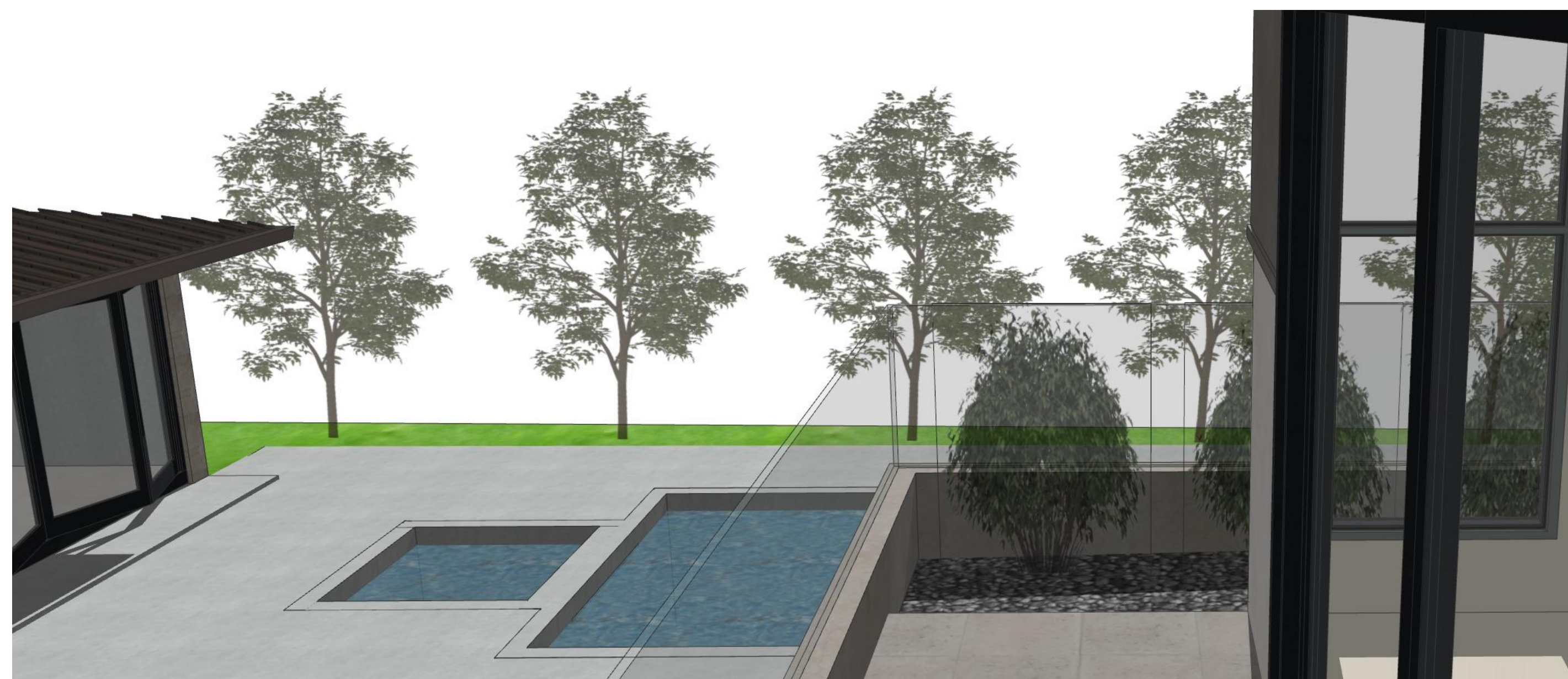
1 PERSPECTIVE EXTERIOR 7



5 PERSPECTIVE EXTERIOR 10



2 PERSPECTIVE EXTERIOR 9



6 PERSPECTIVE EXTERIOR 12



3 PERSPECTIVE EXTERIOR 11



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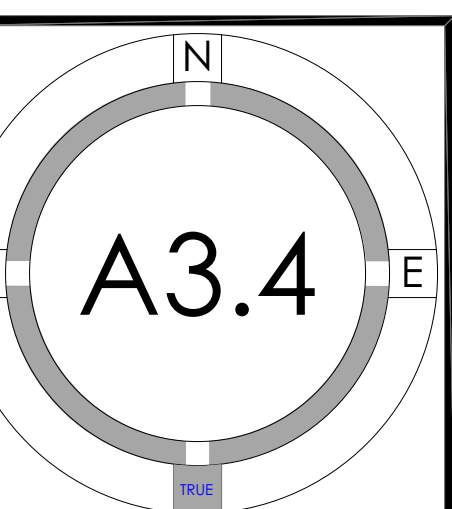
230 Valley Street, Los Altos

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PROJECT NO.	REVISION	DATE	DESCRIPTION	DRAWN BY
19-023				IG

PERSPECTIVES
EXTERIOR





3 PERSPECTIVE EXTERIOR 14



1 PERSPECTIVE EXTERIOR 13



4 PERSPECTIVE EXTERIOR 16



2 PERSPECTIVE EXTERIOR 15



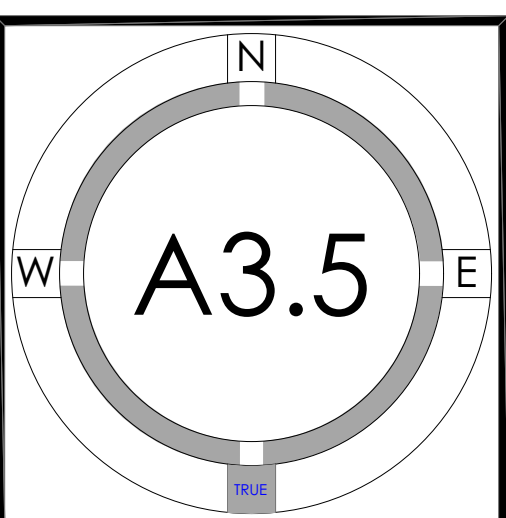
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PERSPECTIVES
EXTERIOR





Painted Fiber Cement Trim 1"

1 EXTERIOR CASING DETAIL



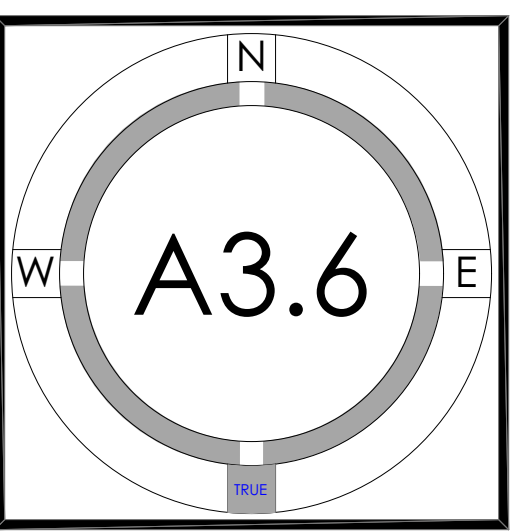
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 KATHERINE LOO AND PETER KRUTZIK



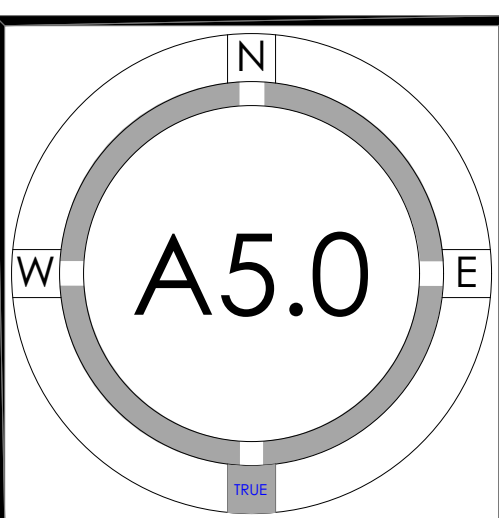
PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
19-023			IG
REVISION			

EXTERIOR
 DETAILS



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
19-023	02.12.2021	DESIGN REVIEW	IG
	07.27.2021	DESIGN REVIEW RESUBMITTAL	EM/JG

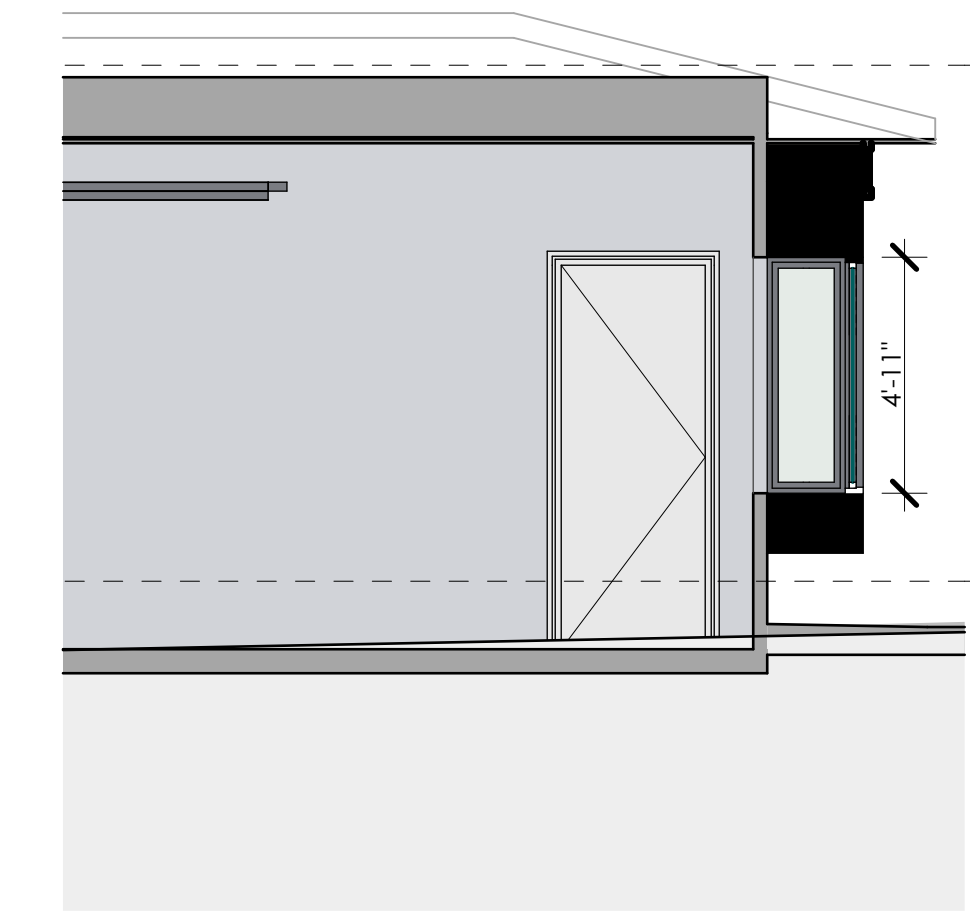
BUILDING SECTIONS



= NUMBER OF KEYNOTE BELOW

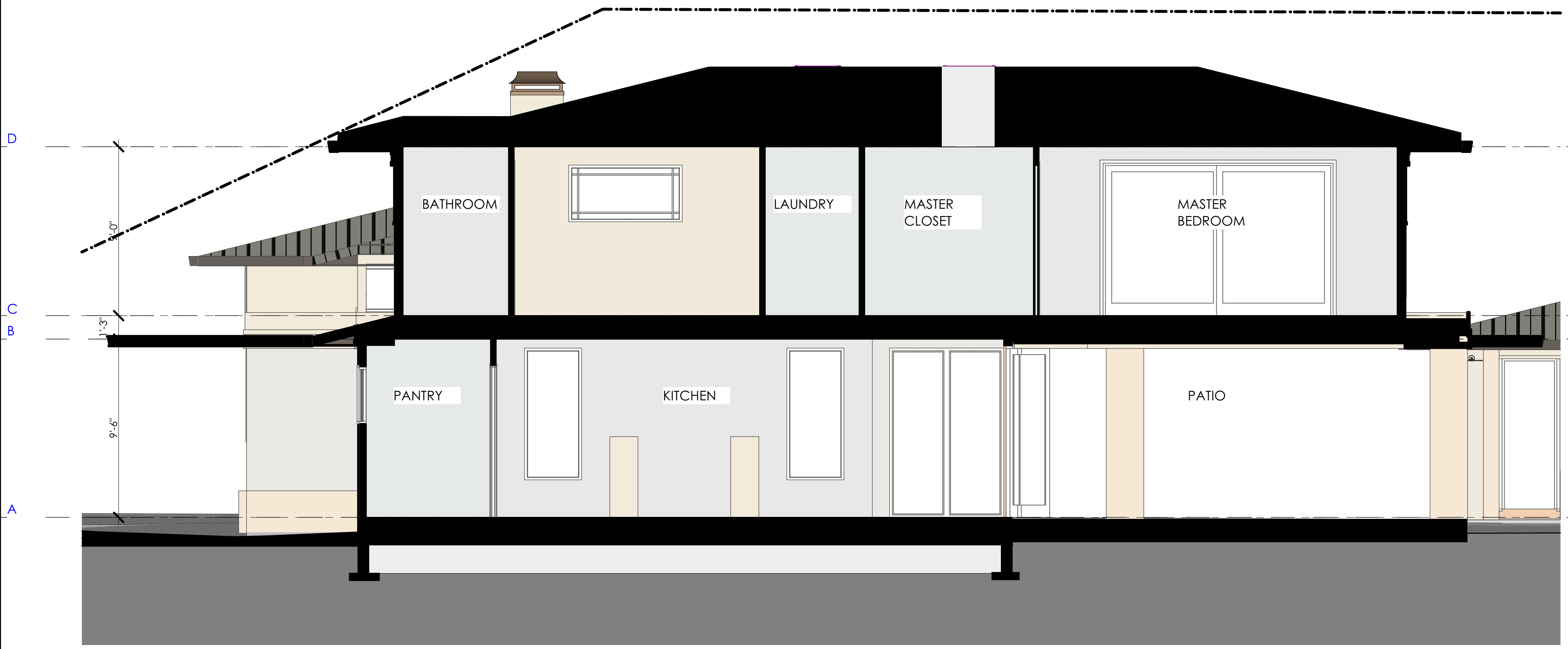
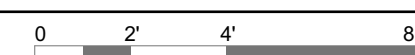
- 1 (N) ROOF FRAMING WITH PLYWOOD SHEATHING WITH RADIANT BARRIER--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 2 (N) PLYWOOD SHEATHING WITH RADIANT BARRIER--SEE STRUCTURAL PLANS FOR MORE INFO
- 3 SKYLIGHT--SEE ROOF PLAN AND WINDOW SCHEDULE FOR MORE INFO--CONTRACTOR TO USE SHAPED FRAMING MEMBERS TO ENSURE THE SKYLIGHT SHAFT HAS NO JOGS OR ANGLES THAT ARE NOT SHOWN IN PLANS
- 4 (N) 2x6 OR 2x4 EXTERIOR WALL STUDS @ 16" O.C. U.N.O. --SEE FLOOR PLAN FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 5 (N) 2x4 INTERIOR WALL STUDS @ 16" O.C. U.N.O.
6 5/8" GYPSUM WALL BOARD ON WALLS AND CEILING. TYPICAL THROUGHOUT. U.N.O.
7 5/8" TYPE 'X' GYPSUM BOARD ON WALLS AND CEILING IN GARAGE. FIRE TAPED. APPLY 2 LAYERS OF GYPSUM BOARD WHERE FRAMING IS @ 24" O.C.
- 8 TRAY CEILING--SEE REFLECTED CEILING PLAN FOR MORE INFO
- 9 VAULTED CEILING--SEE REFLECTED CEILING PLAN FOR MORE INFO
- 10 COFFERED CEILING--SEE REFLECTED CEILING PLAN FOR MORE INFO
- 11 (N) FLOOR/CEILING FRAMING WITH PLYWOOD SHEATHING--SEE STRUCTURAL PLANS FOR MORE INFO
- 12 (N) FLOOR FRAMING WITH PLYWOOD SHEATHING--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL CRAWLSPACE INSULATION PER BID INSTRUCTIONS AND T24 REPORT
- 13 (N) CONCRETE SLAB--SEE STRUCTURAL PLANS FOR MORE INFO
- 14 DIAGRAMMATIC REPRESENTATION OF (N) CONCRETE FOUNDATION--SEE STRUCTURAL PLANS FOR MORE INFO
- 15 18" MIN. CLEAR CRAWLSPACE
- 16 CLASS 1 VAPOR BARRIER UNDER 3" RAT SLAB WITH REINFORCING MESH IN CRAWLSPACE

4 SECTION KEYNOTES



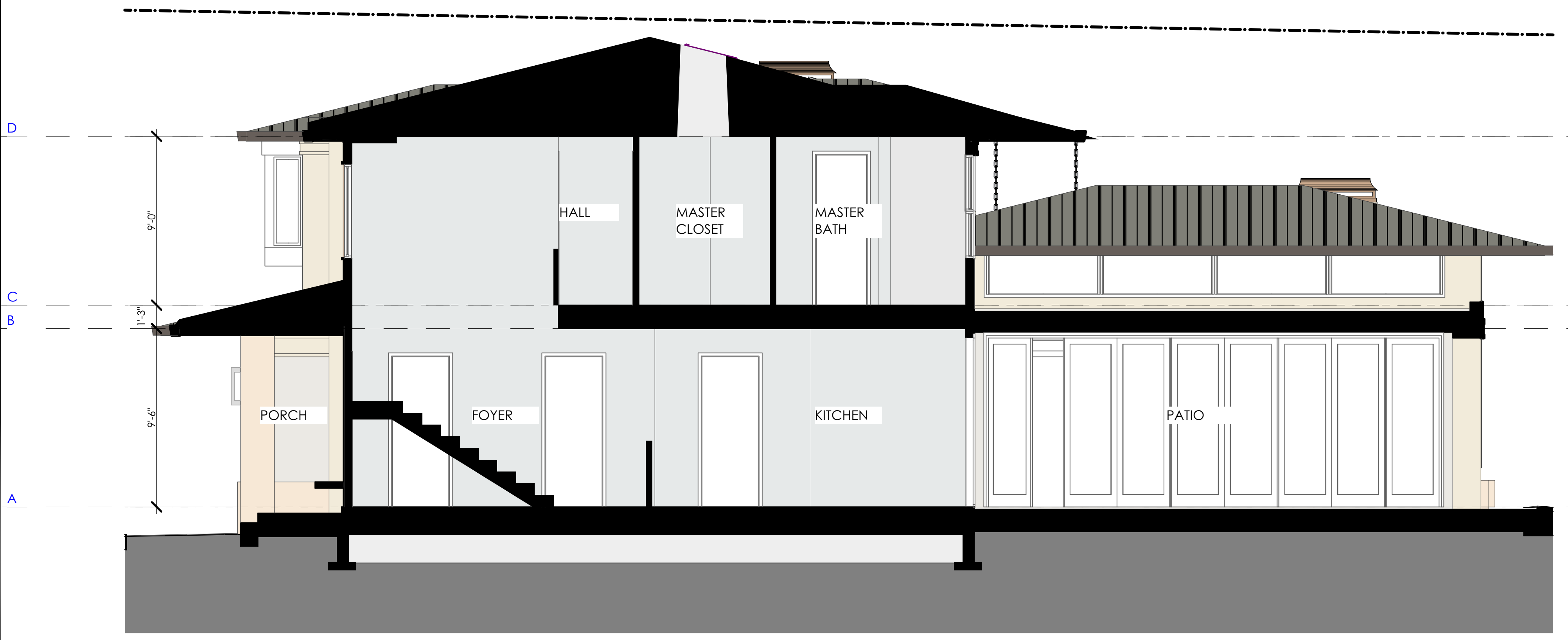
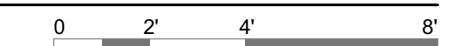
3 BAY WINDOW SECTION TYP.

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



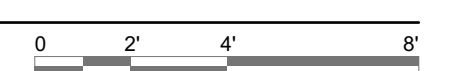
1 SECTION A-A

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



2 SECTION B-B

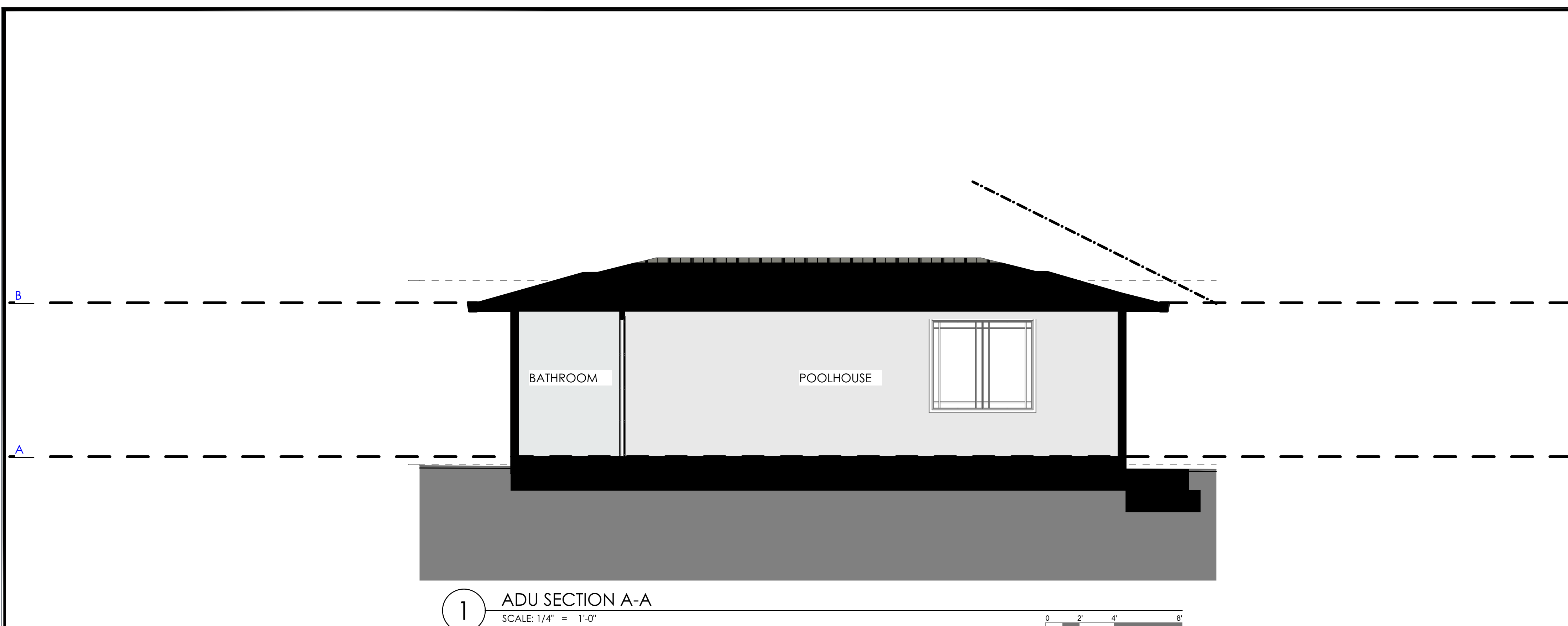
SCALE: 1/4" = 1'-0"



- A 1ST FLOOR TOP OF STRUCTURE = +/- 103.25'
- B 1ST FLOOR CEILING HEIGHT (U.N.O.) = +/- 112.75'
- C 2ND FLOOR TOP OF STRUCTURE = +/- 114.00'
- D 2ND FLOOR CEILING HEIGHT = +/- 123.00'
- PROPOSED BUILDING HEIGHT = 26' +/- 127.93'

MAX BUILDING HEIGHT ALLOWED = 27'-0"

5 ELEVATIONS & SECTIONS GRID LINE KEY



1 ADU SECTION A-A
SCALE: 1/4" = 1'-0"

- # = NUMBER OF KEYNOTE BELOW
- 1 (N) ROOF FRAMING WITH PLYWOOD SHEATHING WITH RADIANT BARRIER--SEE STRUCTURAL PLANS FOR MORE INFO. INSTALL INSULATION PER BID INSTRUCTIONS AND T24 REPORT
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3 SECTION KEYNOTES

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B ADU CEILING HEIGHT = +/- 112.7'
PROPOSED ADU HEIGHT = 12'-8"; +/- 115.7'

MAX ADU HEIGHT ALLOWED = 16'-0"

2 ELEVATIONS & SECTIONS GRID LINE KEY



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San Jose, CA 95128
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LOO-KRUTZIK RESIDENCE
NEW SINGLE FAMILY RESIDENCE

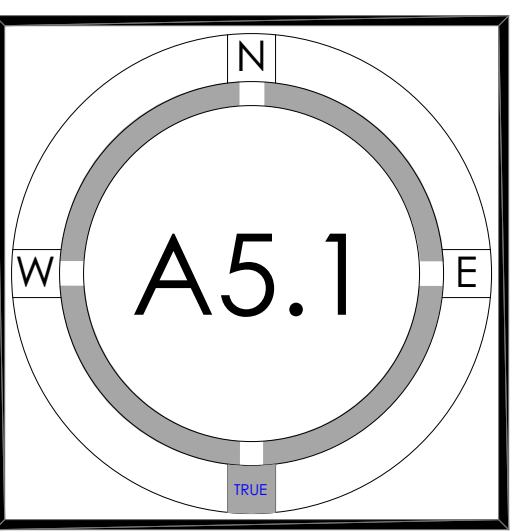
230 Valley Street, Los Altos

KATHERINE LOO AND PETER KRUTZIK



PROJECT NO.	DATE	DESCRIPTION	DRAWN BY
19-023	02.12.2021	DESIGN REVIEW	IG
	07.27.2021	DESIGN REVIEW RESUBMITTAL	EM/IG

ADU SECTIONS



GRADING AND DRAINAGE NOTES:

- 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.
- THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% ACROSS VEGETATED OR DIRT AREA AND 2% ACROSS HARDCAPED AREA, AWAY FROM THE BUILDING PERIMETER. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
- UNLESS SHOWN ON THE PLAN OTHERWISE, 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.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.
- 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 5

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	HP	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	RIM	RIM ELEVATION
DS	DOWNSPOUT	SD	SLOPE
DWY	DRIVEWAY	SD	STORM DRAIN LINE
(E)	EXISTING	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADING	SDFM	STORM DRAIN FORCED MAIN
EM	ELECTRICAL METER	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
FF	FINISH FLOOR ELEVATION	TW	TOP OF WALL ELEVATION
FG	FINISHED GROUND ELEV.	TYP	TYPICAL
FP	FINISHED PAVEMENT	W	DOMESTIC WATER LINE
FS	FINISH SURFACE ELEV	WM	WATER METER

ABBREVIATION 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	O/H	OVERHEAD WIRES
T	TELEPHONE	x 16.07	(E) SPOT ELEVATION
G	NATURAL GAS	x 16.07	(N) SPOT ELEVATION
FM	FORCE MAIN		

DS
LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.
DOWNSPOUT

LEGEND 2

EARTHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	5 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	85 C.Y.
FILL	10 C.Y.
BALANCE	80 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.

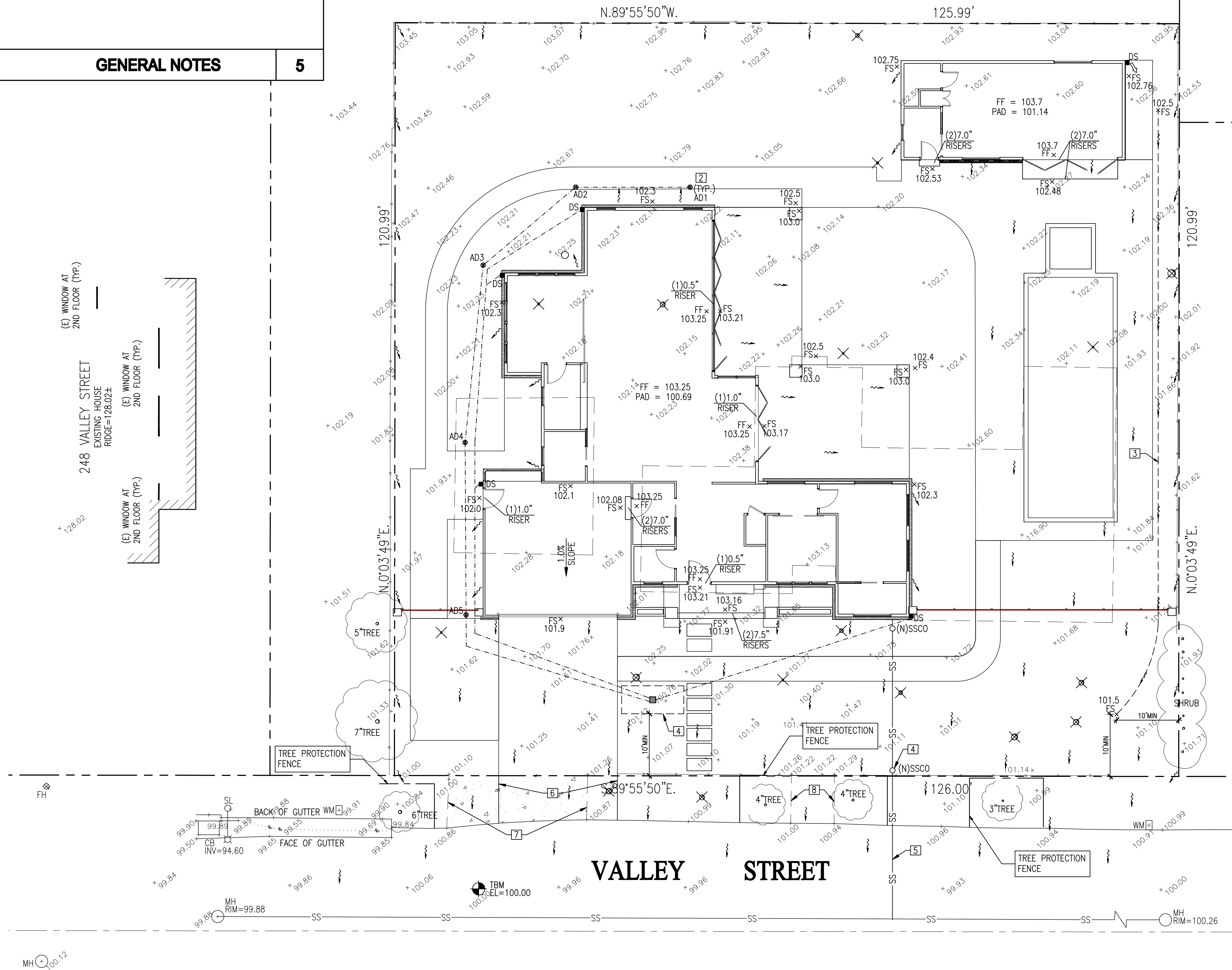
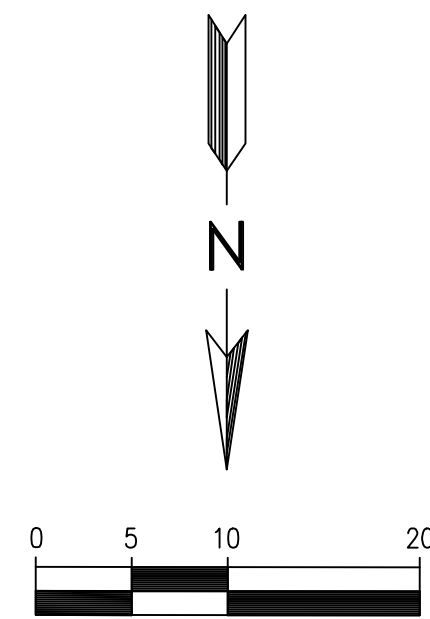
CUT AND FILL EST. 4

- INFILTRATION DEVICE, 10'X4'-6", 3' DEEP, GR=101.4 SEE 5/C.3
- AREA DRAIN, SEE DRAINAGE FEATURE TABLE FOR RIM AND INV ELEV. SEE DETAIL 6/C.3
- SHALLOW SWALE, SEE 4/C.3
- 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 RIGHT OF WAY LINE.
- CONNECT TO THE EXISTING SEWER LATERAL LINE IN THE PUBLIC RIGHT OF WAY
- NEW DRIVEWAY TO BE INSTALLED
- (E) DRIVEWAY TO BE REMOVED
- (E) WALKWAY TO BE REMOVED

DRAINAGE FEATURE TABLE

FEATURE	RIM	INV
AD1	102.10	100.60
AD2	102.10	100.50
AD3	102.10	100.40
AD4	102.10	100.30
AD5	102.10	100.20

PROPERTY LINE
SOLID PVC SD LINE
GRADE BREAK



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

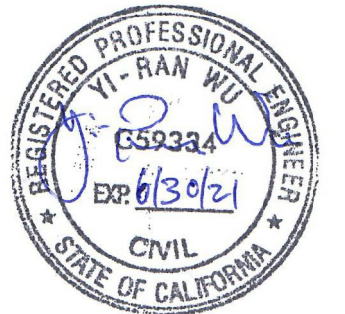
KRUTZIK & LOO RESIDENCE

230 VALLEY STREET
LOS ALTOS, CA
APN: 170-26-078

W E C & ASSOCIATES

2625 MIDDLEFIELD RD #638
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JULY 29, 2021
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

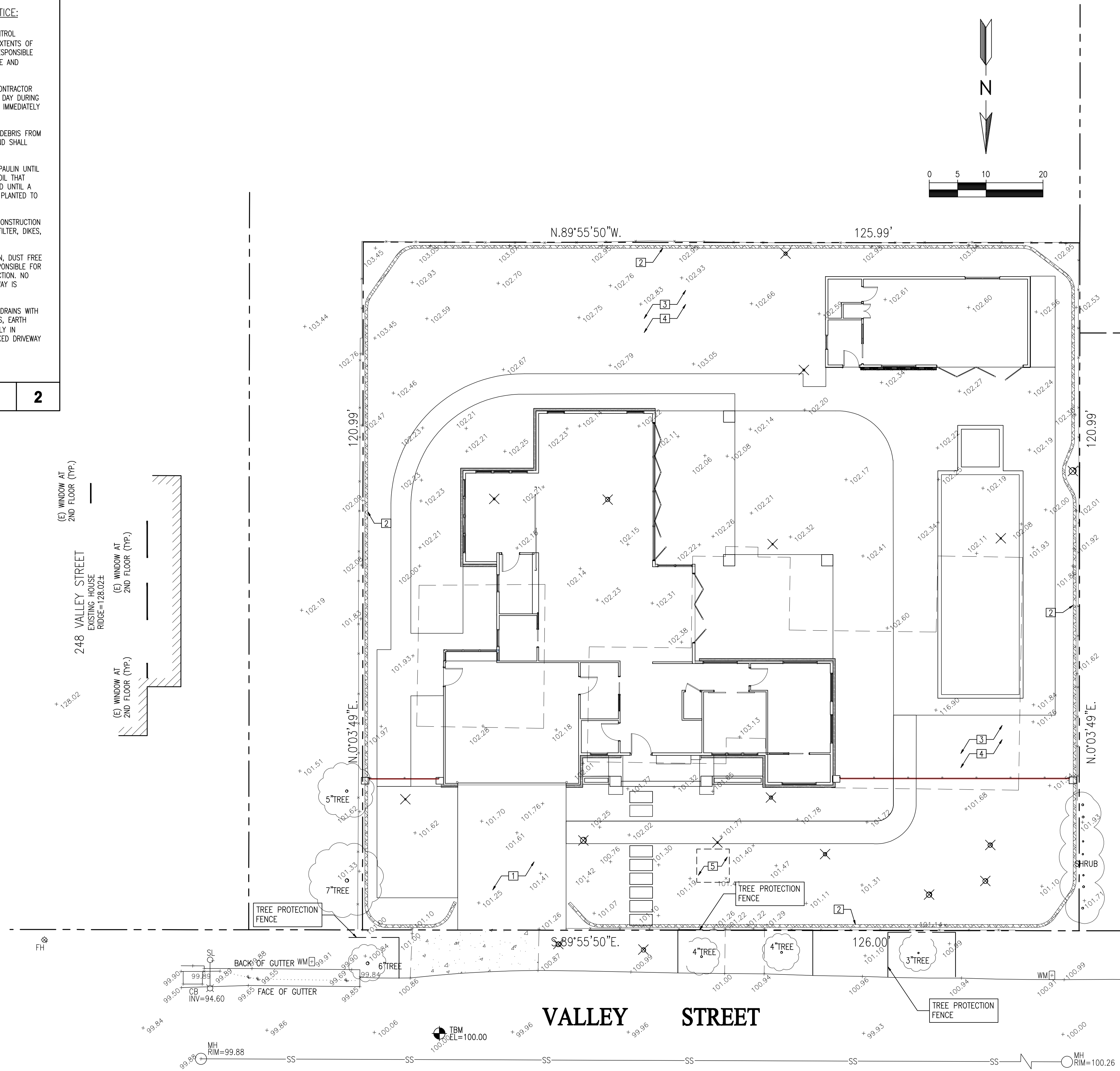
C.1

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 3/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.

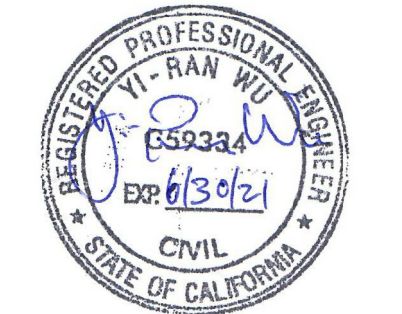
**KRUTZIK & LOO
RESIDENCE**

230 VALLEY STREET
LOS ALTOS, CA
APN: 170-26-078

**W E C
& ASSOCIATES**

2625 MIDDLEFIELD RD #638
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

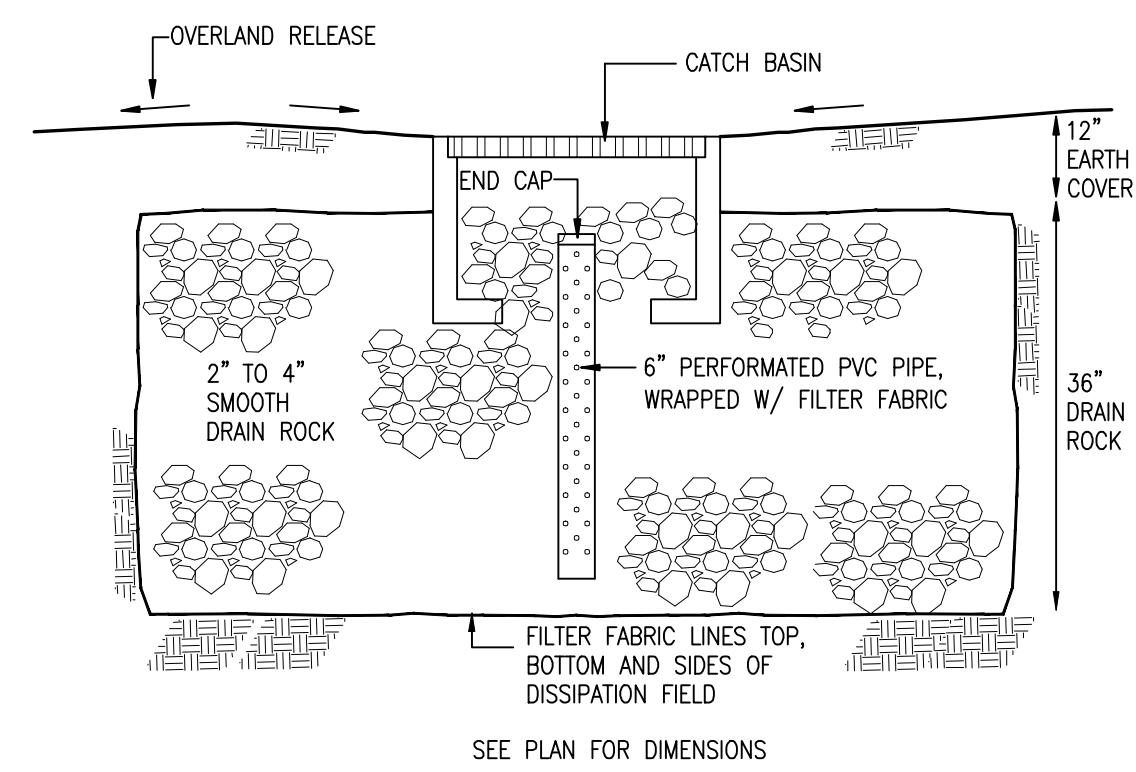
DATE: JULY 29, 2021
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

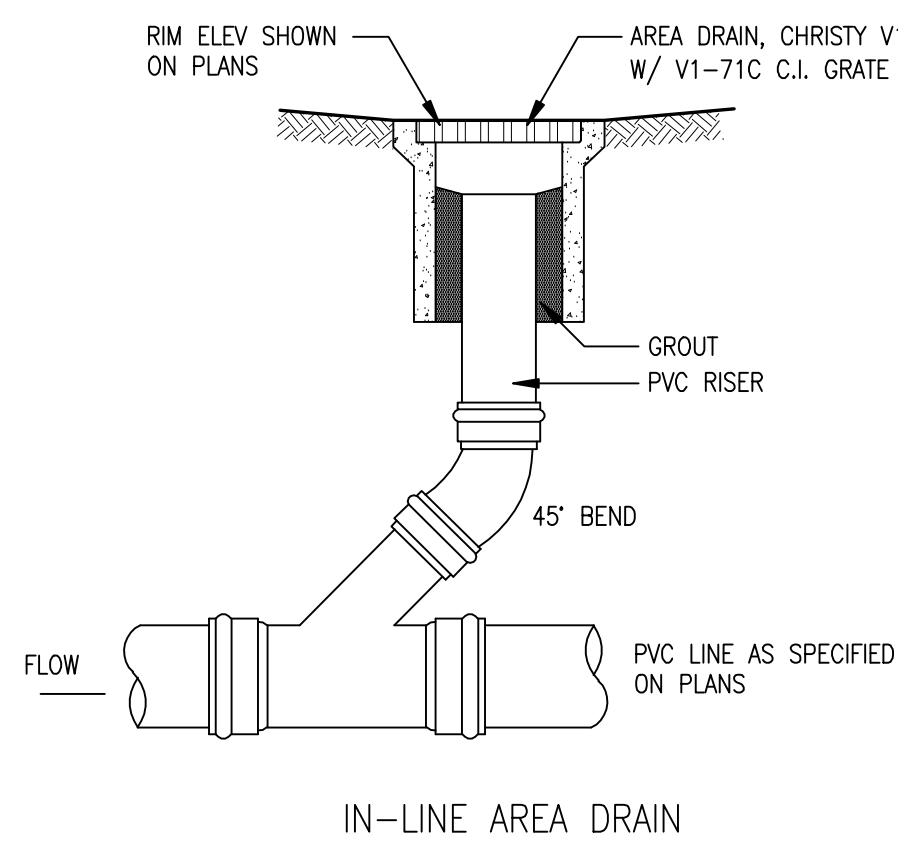
EROSION CONTROL PLAN

SHEET NO.

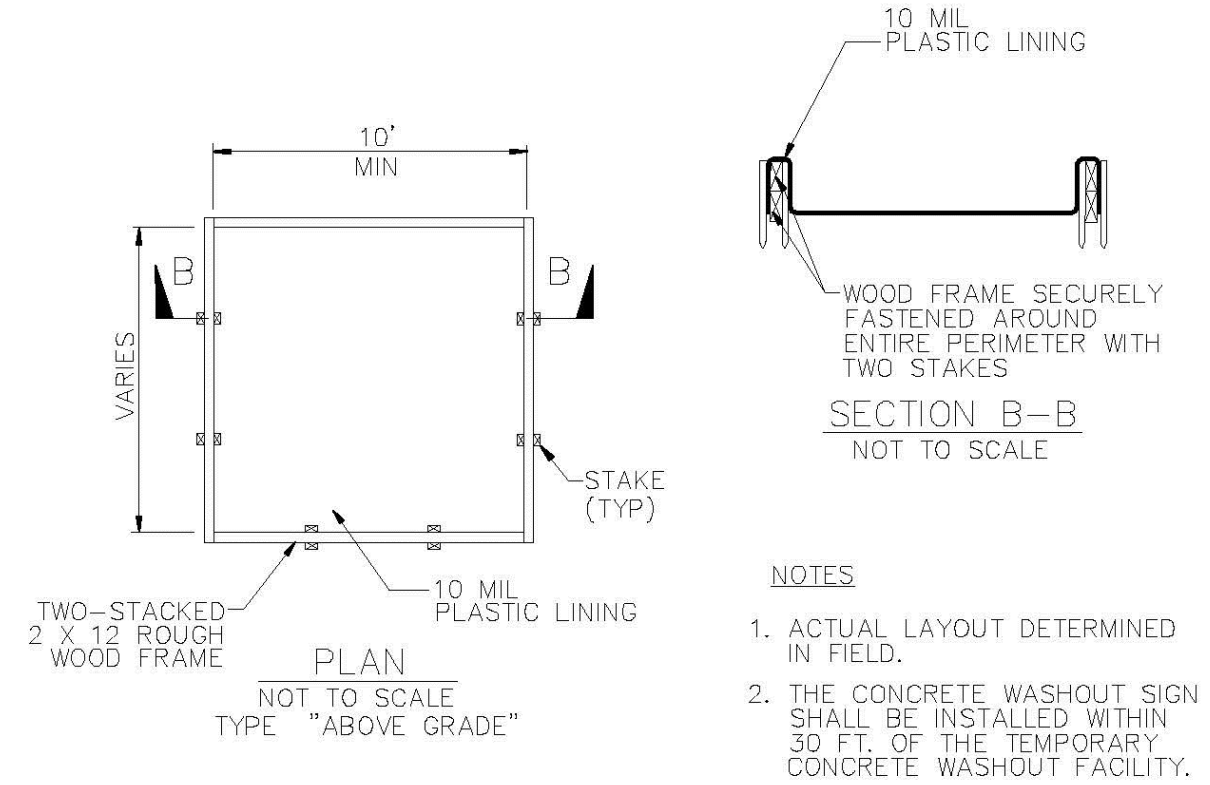
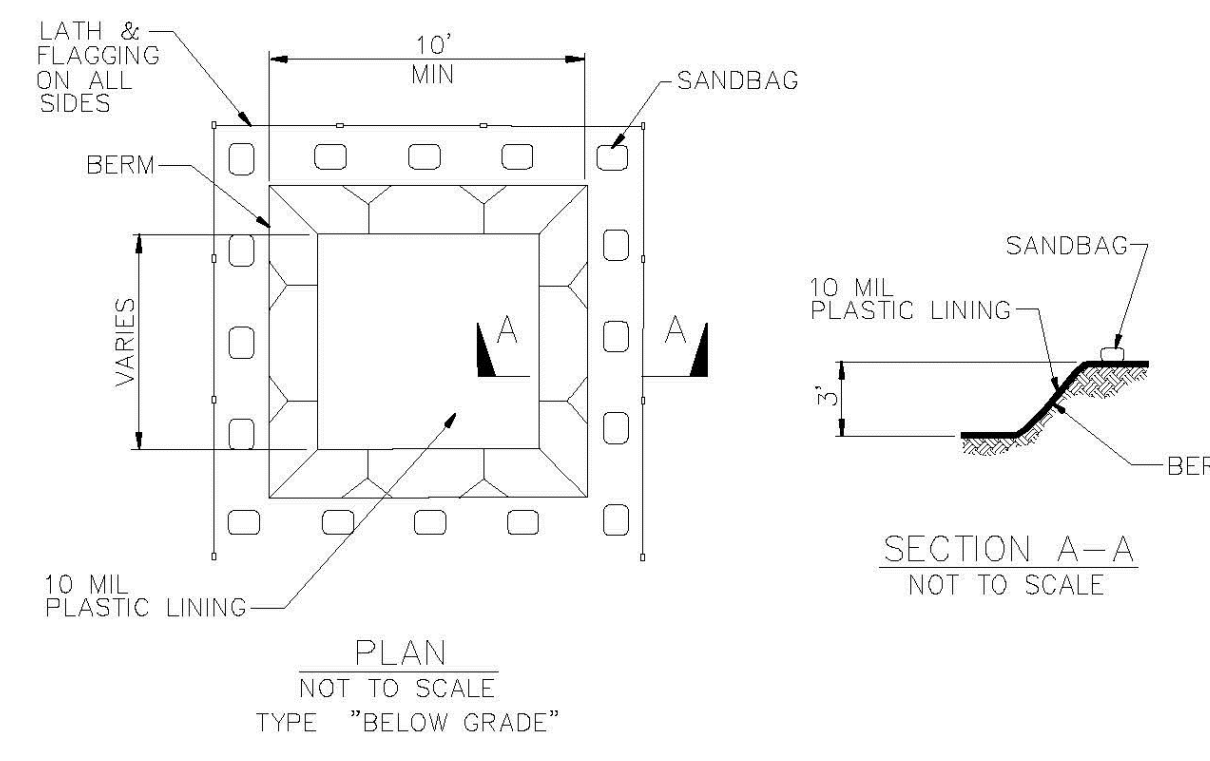
C.2



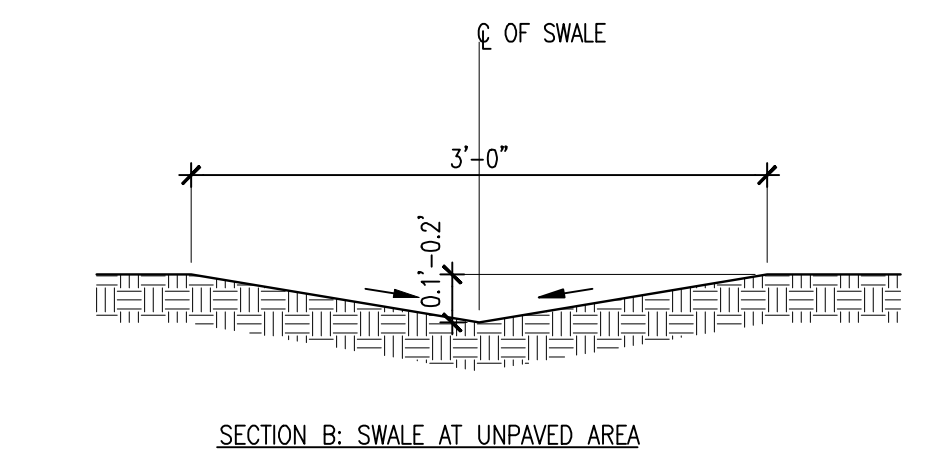
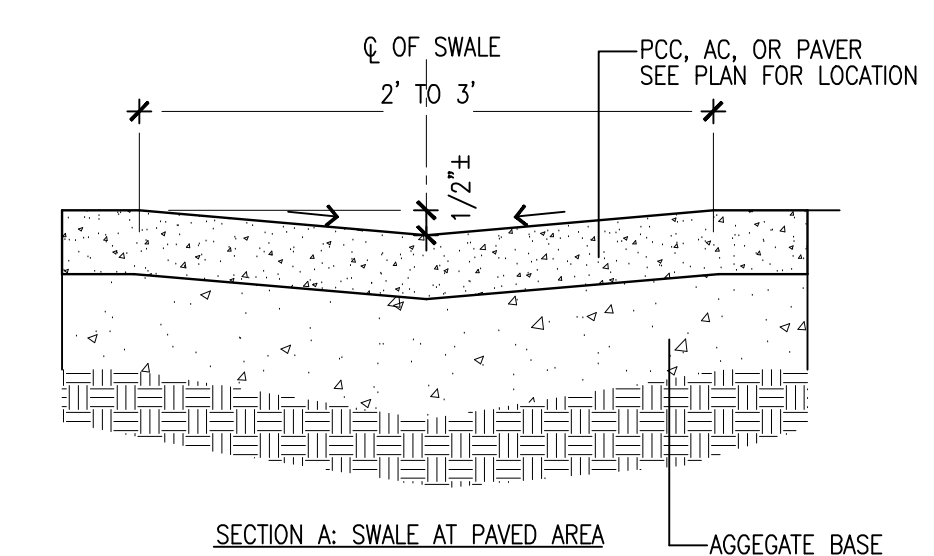
INFILTRATION DEVICE N.T.S. **5**



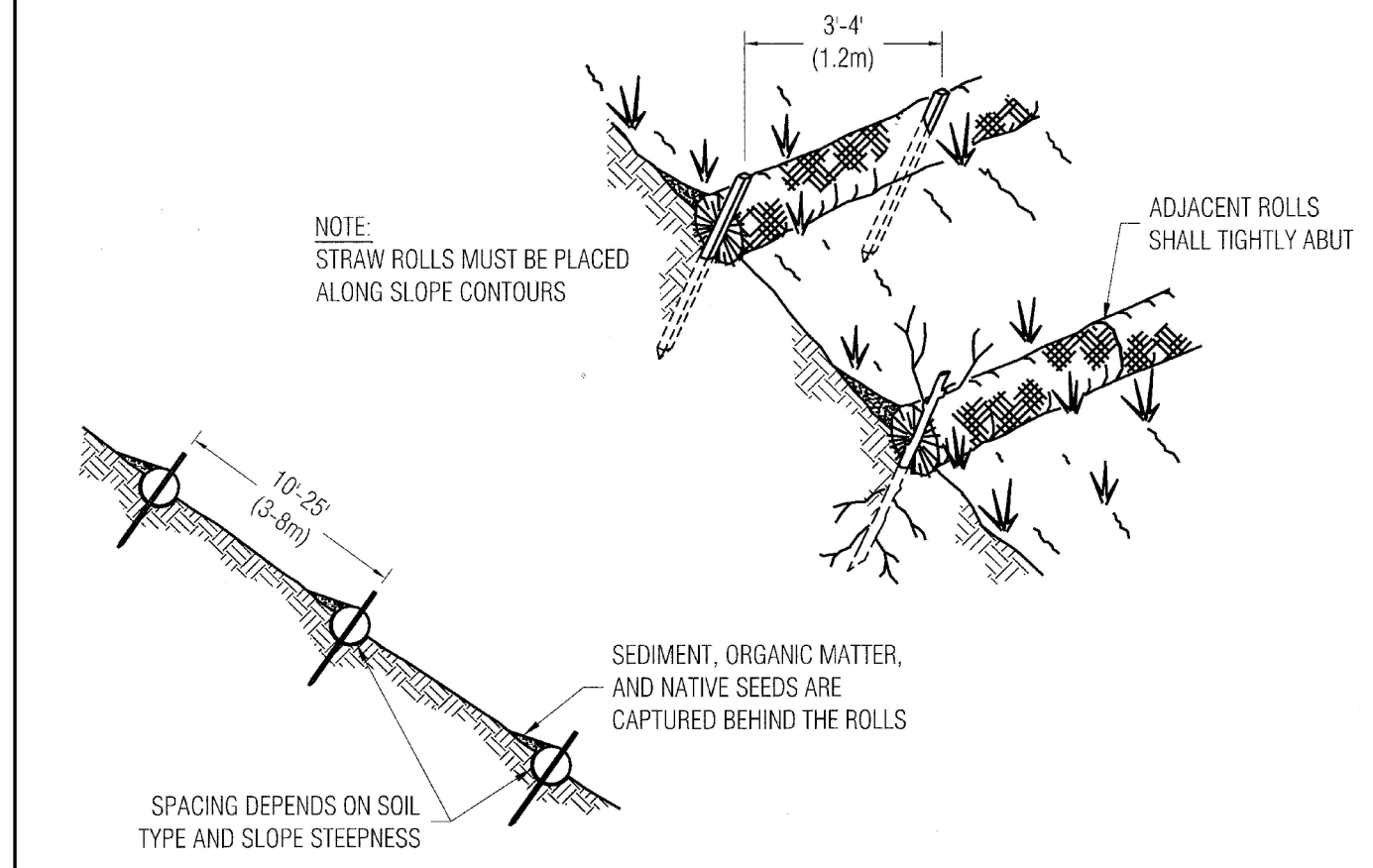
AREA DRAIN DETAILS SCALE: N.T.S. **6**



CONCRETE WASHOUT AREA **3**



SHALLOW SWALE N.T.S. **4**



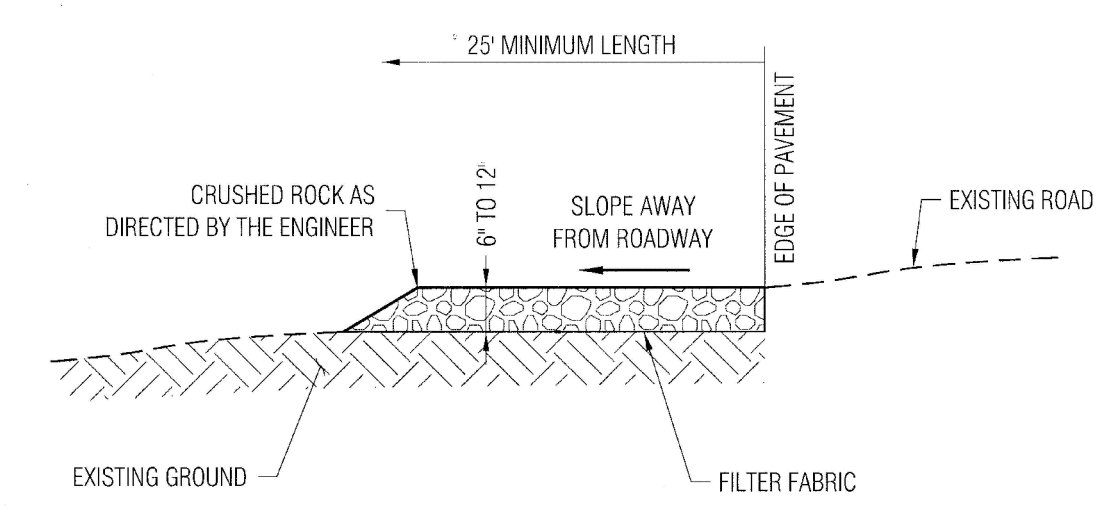
- NOTES:**
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
 - VERTICAL SPACING FOR SLOPE INSTALLATIONS:
 - 1:1 SLOPES = 10 FEET APART
 - 2:1 SLOPES = 20 FEET APART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

Approved: *[Signature]* 7/4/10
City Engineer Date

REVISION	
Description	Date

ENGINEERING DIVISION	
STRAW ROLLS	EC-4

FIBER ROLL DETAIL **1**



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

Approved: *[Signature]* 7/4/10
City Engineer Date

REVISION	
Description	Date

ENGINEERING DIVISION	
STABILIZED CONSTRUCTION SITE ENTRANCE	EC-2

STABILIZED CONSTRUCTION ENTRANCE **2**

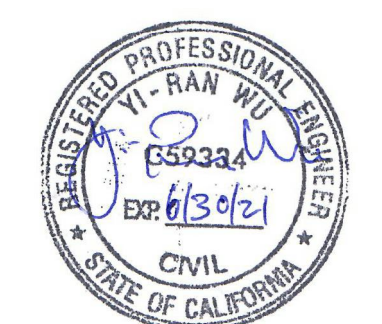
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LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JULY 29, 2021
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

C.3

LEGEND

- X EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- #99 TREE NUMBER IN ARBORIST REPORT AND TABLE BELOW
- ▨ SHRUB AND GROUNDCOVER AREA

KEY NOTES: PROPOSED IMPROVEMENTS

- ① CONCRETE PAVING
- ② DRIVEWAY (CONCRETE PAVING)
- ③ CONCRETE STEP STONES
- ④ UNIMPROVED RIGHT-OF-WAY WITH EXISTING TREES
- ⑤ METAL GATE W/ HORIZONTAL SLATS AT DRIVEWAY--ROLLING GATE WITH STACKING PANELS
- ⑥ WOOD FENCE: EXISTING TO REMAIN. 6 FT HIGH W/1 FOOT OF LATTICE ON TOP. REPAIR AS NEEDED.
- ⑦ WOOD GATE (6FT HIGH) TO MATCH WOOD FENCING
- ⑧ "PEACE OF MIND" BARRIER TO SECURE POOL FROM CHILDREN
- ⑨ WOOD FENCE W/HORIZONTAL SLATS AT FRONT PL--4 FT HIGH
- ⑩ POOL
- ⑪ SPA
- ⑫ UTILITY AREA
- ⑬ COVERED PATIO AREA
- ⑭ FRONT PORCH
- ⑮ WOOD FENCE/GATE WITH VERTICAL SLATS, 6 FT HIGH W/2 FT LATTICE ON TOP
- ⑯ WOOD FENCE--ACOUSTICALLY BUFFERING 3 FT HIGH AT POOL EQUIPMENT

PLANT LIST

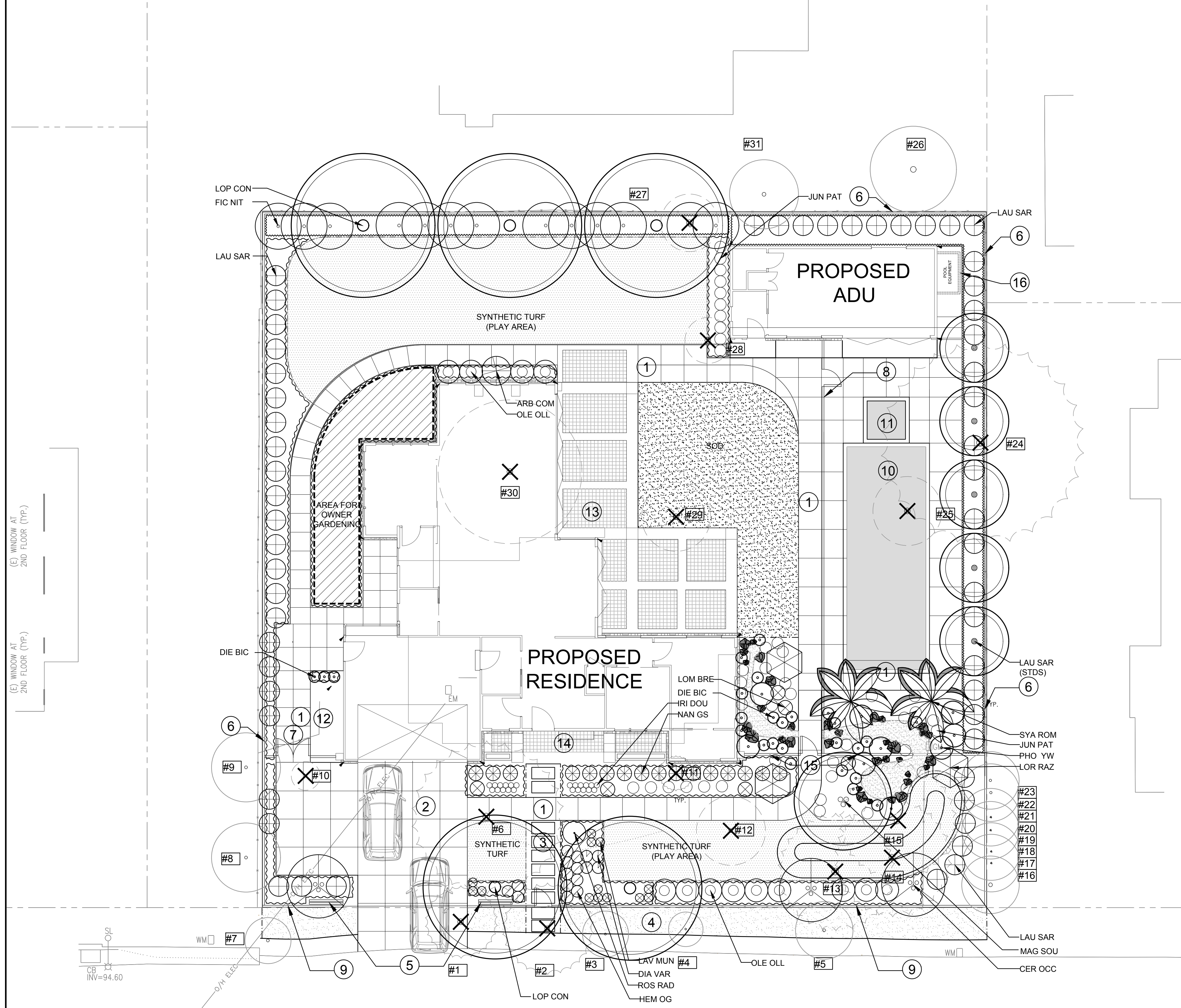
ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
CER OCC	<i>Cercis occidentalis</i>	Western Redbud	15 G.C.	S.L./Stem up.
LAU SAR	<i>Laurus n. 'Saratoga'</i>	Hybrid Laurel	24" box	S.L. (Tr.F.)/No. Whorl. Br./N. Drip. Br./Match
LOP CON	<i>Lophostemon confertus (Tristania conferta)</i>	Brisbane Box	24" box	S.L./No. Whorl. Br./N. Drip. Br./Match
MAG SOL	<i>Magnolia soulangiana</i>	Saucer Magnolia	15 G.C.	Mult. St.--use root barriers
SYA ROM	<i>Syagrus romanzoffiana</i>	Queen Palm	24" box	Matched
SHRUBS				
ARB COM	<i>Arbutus unedo 'Compacta'</i>	Dwarf Strawberry Tree	5 G.C.	
DIA VAR	<i>Dianella tasmanica 'Variegata'</i>	Variegated Flax Lily	5 G.C.	
DIE BIC	<i>Dietes bicolor</i>	Fortnight Lily	1 G.C.	
FIC NIT	<i>Ficus microcarpa nitida</i>	Indian Laurel Fig	15 G.C.	Train as hedge
LAU SAR	<i>Laurus n. 'Saratoga'</i>	Hybrid Laurel	5 G.C.	Shrub form (S.F.)--MS./Br. Gr.
LOR RAZ	<i>Loropetalum chinense 'Razzleberry'</i>	N.C.N.	5 G.C.	
NAN GS	<i>Nandina domestica 'Gulf Stream'</i>	Dwarf Heavenly Bamboo	5 G.C.	F & B
OLE OLL	<i>Olea europaea 'Little Ollie'</i>	Dwarf Olive (fruitless)	5 G.C.	F & B
PHO YW	<i>Phormium tenax 'Yellow Wave'+</i>	Cream New Zealand Flax	5 G.C.	2'-6" o.c. /Match
ROS RAD	<i>Rosa x 'Radrazz'</i>	Knock out shrub rose	5 G.C.	
PERENNIALS/BULBS/ANNUALS				
HEM OG	<i>Hemerocallis 'Our Gertrude'</i>	Evergreen, repeat bloom Daylily	B.R.	Double fan min., plant at 18" o.c. max.
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 G.C.	Straight species
JUN PAT	<i>Juncus patens</i>	California Grey Rush	1 G.C.	
LAV MUN	<i>Lavandula angustifolia 'Munstead'</i>	English Lavender	1 G.C.	
LOM BRE	<i>Lomandra longifolia 'Breeze'</i>	Dwarf Mat Rush	1 G.C.	
LAWN (SOD)				
SOD	Sodded lawn shall be "Blue/Rye" mix 100% special blend of Trailblazer and Amigo fescue, available through Mello Turf Ranch, (800) 533-2428, or equal.			

1. * *Hemerocallis* available only from Greenwood Daylilies, 8000 Balcom Canyon Road, Somis, CA 93066, (562) 494-8944, <www.greenwoodgarden.com>
2. * *Phormium l. hybrids* must be accompanied by a written guarantee stating they are the named cultivar and are stable in size, form and color. Submit to owner and landscape architect. Proof of securement and purchase must also be submitted with in two weeks of award of contract.

PLANT LIST ABBREVIATIONS:

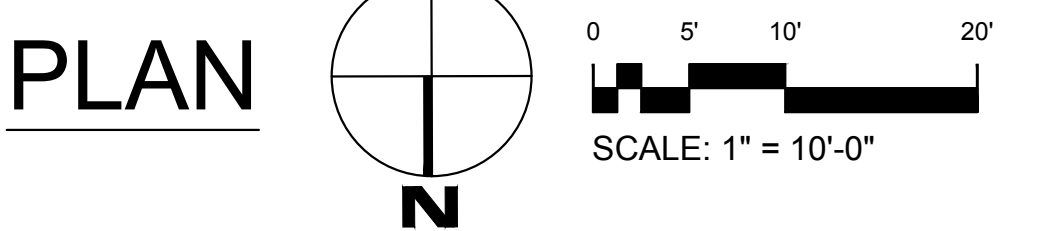
Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)

SL	Single main, straight, dominant, leader
Hi. Br.	High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
No. Whorl. Br.	No closely spaced whorled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants. In general plants within a group or area are to be matched, unless noted otherwise.
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
B.R.	Bare Root
B & B	Balled and Burlap
Mult. St.	Multi stemmed
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
Cal.	Caliper
EV.	Evergreen
G.C.	Gallon Can
N.C.N.	No Common Name
Trail F	Select trailing Forms for prostrate growth
Veg. Gr.	Vegetative Grown
Hed. F.	Hedge Form (clipped)
Stem up.	Stem up to expose trunk and lower branch pattern
o.c.	On center
N. Drip. Br.	No long heavy drooping branches



I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942



CONCEPTUAL IRRIGATION STATEMENT

- IRRIGATION DESIGN SHALL BE ZONED FOR 1) TURF AND ANNUALS AND OTHER MODERATE TO HIGHER WATER USE PLANT MATERIALS; 2) GROUNDCOVERS, AND 3) NATIVE AND WATER CONSERVING PLANT MATERIALS.
- IRRIGATION DESIGN SHALL ALSO BE ZONED FOR MICRO CLIMATES INCLUDING COOL, SHADED AND PROTECTED AREAS, AS WELL AS HOT, SUNNY AND WINDY AREAS.
- PART SHADE AREAS INCLUDE MODERATE WATER USE AREAS HAVING MORNING AND/OR AFTERNOON SHADE.
- COOL AND FULL SHADY AREAS INCLUDE LOW WATER USE AREAS FOR PLANTS REQUIRING LITTLE OR NO IRRIGATION WATER AND/OR LOCATIONS THAT WILL PROVIDE MOIST CONDITIONS.
- LAYOUT SHALL BE DESIGNED FOR MINIMUM RUNOFF AND OVERSPRAY ONTO NON-LANDSCAPED AREAS
- LOW VOLUME SPRINKLERS SHALL BE USED WHEREVER POSSIBLE WITH HEAD TO HEAD COVERAGE.
- DRIP EMITTER OR BUBBLER IRRIGATION SHALL BE UTILIZED AT TREES TO PROMOTE DEEP WATERING WHEREVER POSSIBLE.
- DRIP IRRIGATION SHALL BE UTILIZED AT NON-TRAFFIC OR ISOLATED PLANTING AREAS TO DECREASE THE POSSIBILITY OF VANDALISM TO THE MICRO-TUBING.
- THE IRRIGATION CONTROLLER SHALL HAVE AMPLE CAPACITY IN TERMS OF PROGRAMS AND CYCLES THAT WILL MATCH THE COMPLEXITY OF THE LANDSCAPE PLAN FOR MORE EFFICIENT WATERING. FOR EXAMPLE, THE CONTROLLER SHALL HAVE THE ABILITY TO HAVE MULTIPLE CYCLES TO PERMIT A NUMBER OF SHORT DURATION WATERINGS THAT WILL ALLOW WATER TO SOAK INTO THE SOIL RATHER THAN RUN OFF.
- INDIVIDUAL BUBBLERS OR DRIP EMITTERS SHALL BE UTILIZED TO ISOLATE WATER FOR PLANT MATERIALS AND ELIMINATE WATERING OF "BARE GROUND."

NOTES:

- A MINIMUM 3-INCH LAYER OF 1/2" TO 1" DIAMETER FIR OR PINE BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS.
- I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.
- IRRIGATED PLANTED AREA= 4515 SF
TURF IS 22% OF THAT PLANTED AREA
- PLANT MATERIAL SPECIES ARE DROUGHT TOLERANT NATIVE OR NON-INVASIVE PLANT SPECIES (AS DEFINED BY THE CALIFORNIA INVASIVE PLANT COUNCIL). DROUGHT TOLERANCE IS AS DEFINED IN "PLANTS AND LANDSCAPES FOR SUMMER-DRY CLIMATES OF THE SAN FRANCISCO BAY REGION" BY THE EAST BAY MUNICIPAL UTILITY DISTRICT.
- UNLESS CONTRAINDICATED BY A SOILS TEST, COMPOST AT THE RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

Water Efficient Landscape Worksheet 230 Valley St (July 28, 2021)

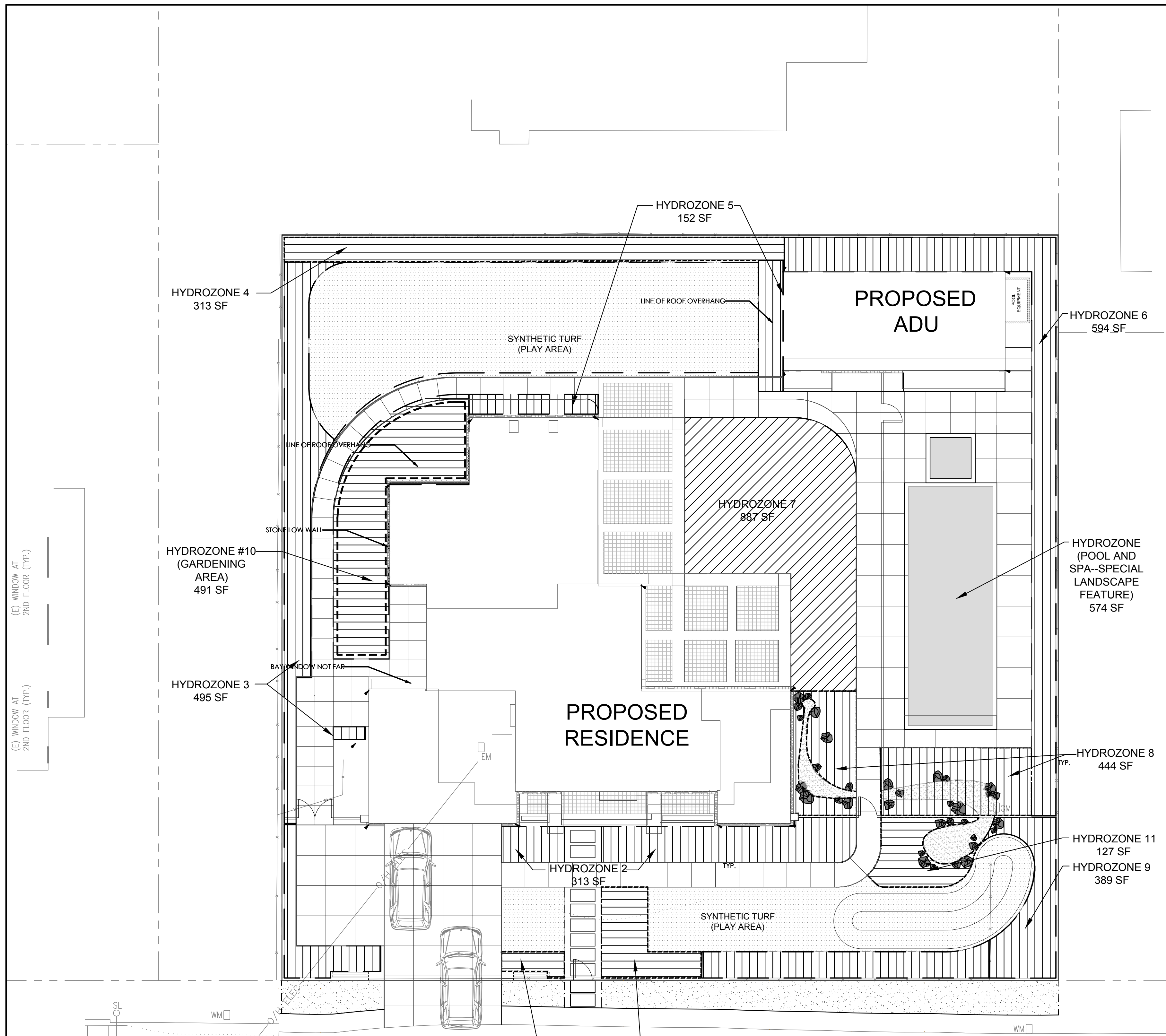
Hydrozone#/Planting Description	ETWU requirement		ETWU requirement		MAWA requirement	ETWU requirement	Estimated Total Water Use (ETWU)
	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)			
Regular Landscape Areas							
#1 Trees, shrubs, gc	0.5	Drip	0.81	0.617	183	112.96	3,012
#2 Shrubs	0.2	Drip	0.81	0.247	313	77.28	2,060
#3 Shrubs	0.2	Drip	0.81	0.247	495	122.22	3,258
#4 Trees, shrubs	0.5	Drip	0.81	0.617	313	193.21	5,151
#5 Shrubs	0.2	Drip	0.81	0.247	152	37.53	1,001
#6 Trees, shrubs	0.2	Drip	0.81	0.247	594	146.67	3,910
#7 Turf	0.8	Overhead Spray	0.75	1.067	887	946.13	25,224
#8 Trees, shrubs, gc	0.2	Drip	0.81	0.247	444	109.63	2,923
#9 Trees, shrubs	0.2	Drip	0.81	0.247	389	96.05	2,561
#10 Gardening	0.5	Drip	0.81	0.617	491	303.09	8,080
#11 Trees, shrubs	0.5	Drip	0.81	0.617	127	78.40	2,090
Totals					4,388	2,223.17	59,270
Special Landscape Areas (SLA)							
Spa				1	45	45	1,200
Pool				1	529	529	14,103
						0	0
Totals					574	574	15,303
Estimated Total Water Use (ETWU)							59,270
Maximum Allowed Water Allowance (MAWA)							81,174

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft. SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	2,223
Total Area	4,388
Average ETAF	0.51

All Landscape Areas	
Total ETAF x Area	2,797
Total Area	4,962
Sitewide ETAF	0.56



VALLEY STREET

PROPOSED IRRIGATION POINT OF CONNECTION:
SEPARATE WATER METER/REDUCED PRESS. BACKFLOW PREVENTER

HYDROZONE LEGEND

- LOW WATER USE: 2301 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE: 1114 SF (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE: 992 SF (OVERHEAD SPRAY)

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

DENNIS M TANIGUCHI, CLA 2942

