Zoning Compliance			
	Existing	Proposed	Allowed/Req'd
LOT COVERAGE:	1,754 sf	3,024 sf	3,100 sf
Land area covered by all structures that are over 6ft in height (2 story)	16.97%	29.20%	30%
FLOOR AREA:	Measure to the outside surface of the exterior walls		
1st Flr:	1,754 sf	2,653 sf	
2nd Flr:	0 sf	939.68 sf	
Total:	1,754 sf	3,597.896 sf	Total: 3617.25 sf
%	16.97%	34.81%	35%
SETBACKS:	Measured to the outside surfaces of exerior walls		
Front:	39'-10.5"	36'-3"	25 ft
Rear:	70'-7.5"	52'-0"	25 ft
Right side:1st	8'-1.5"	6'-10"	6.5 ft
Right side:2nd		26'-9"	11.5 ft
Left Side: 1st	7'-10.5"	9'-4"	6.5 ft
Left Side:2nd		14'-2"	11.5 ft
HEIGHT:	14'-10"	25'-5"	27'-0"

Square Footage Breakdown			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: Includes habitable basement areas	1,353 sf	1,744.7 sf	3,097.7 sf
NON-HABITABLE AREA: Does not include covered porches or open stuctures	404 sf	91 sf	495 sf

Lot Calculations		
NET LOT AREA:		10,335 sf
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exeed 50%		690.7 sf (42%)
LANDSCAPING BREAKDOWN: Sum of all three should equal the site's net lot area	Total hardscape area (existing + proposed):	6,073.18 sf
	Existing softscape (undisturbed) area:	0 sf
	New softscape area:	4,261.82 sf

Tree Legend			
	Tree Species	Size (" dia)	Remain/Removed
1	Oak Sapling cluster	6	To Be Removed
2	Redwood	36	To Remain
3	Redwood	24	To Remain
4	Redwood	18	To Remain
5	Oak	8	To Be Removed
6	Oak	14	To Remain
7	Eucalyptus	14	To Be Removed
8	Japanese Privet	10	To Be Removed
9	Birch Tree Cluster	10	To Be Removed
10	Magnolia	12	To Remain
11	Birch Tree Cluster	10	To Be Removed
12	Japanese Privet cluster	6	To Be Removed
13	Yucca	6	To Be Removed
14	Japanese Maple	6	To Be Removed
15	Spruce	28	To Remain

IMPORTANT

ALL CONTRACTORS, SUB-CONTRACTORS AND VENDORS

THIS IS A HIGH-PERFORMANCE HOME WITH DEMANDING SPECIFICATIONS FAR ABOVE THE REQUIREMENTS OF THE 2015 CBC. IN ADDITION TO NORMAL BUILDING DEPT. INSPECTIONS, THIS PROJECT WILL BE RIGOROUSLY AND FREQUENTLY INSPECTED BY MULTIPLE INDEPENDENT RATING AUTHORITIES FOR COMPLIANCE WITH MULTIPLE GREEN BUILDING CERTIFICATION PROGRAMS INCLUDING PASSIVE HOUSE AND ZERO ENERGY READY HOMES.

ALL WORK MUST COMPLY WITH SPECIFICATIONS DIRECTLY CONTAINED IN OR REFERENCED BY THIS PLAN SET, AS WELL AS SUPPLEMENTARY DETAILED SPECS DEVELOPED BY THE GENERAL CONTRACTOR, ONE SKY HOMES. NO WORK IS TO COMMENCE BEFORE REVIEWING ALL PLANS AND SPECIFICATIONS WITH THE GENERAL CONTRACTOR.

THESE DRAWINGS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE OF ONE SKY HOMES. ONE SKY HOMES SHALL RETAIN ALL COMMON LAW, STATUATORY AND RESERVED RIGHTS INCLUDING COPY RIGHT ON THESE DRAWINGS. DRAWINGS MAY NOT BE USED OR REUSED BY OTHER PARTIES UNLESS MUTALLY AGREED UPON IN WRITING.

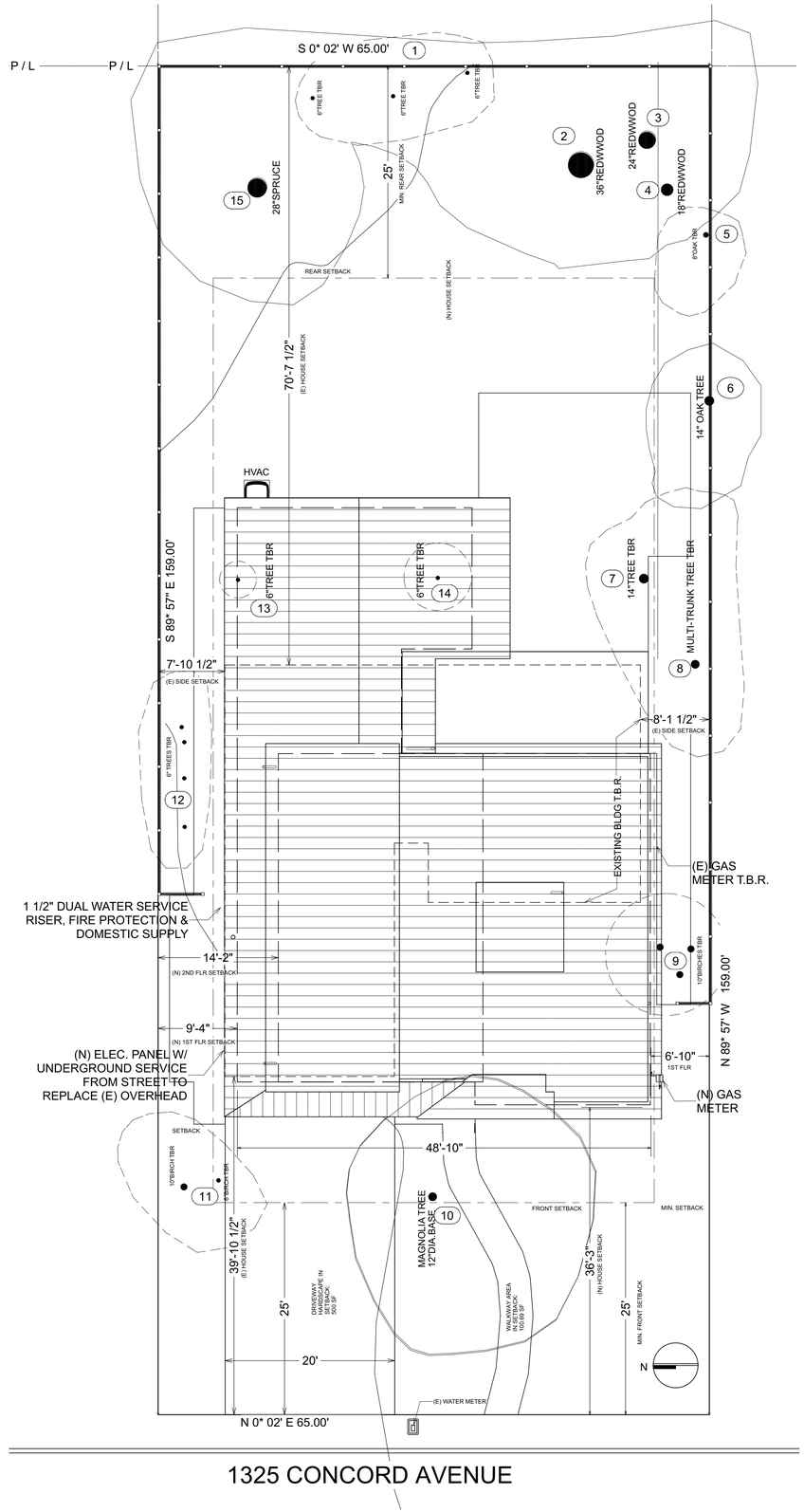
ALL CONSTRUCTION TO COMPLY WITH 2015 CALIFORNIA BUILDING CODE; AND INTERPRETATION GUIDELINES ADOPTED BY THE CITY OF LOS ALTOS BUILDING DEPT. ALL SUBTRADES WORK SHALL COMPLY WITH THE RESPECTIVE SECTIONS OF SUCH CODE: PLUMBING 2016 CPC, ELECTRICAL 2016 CEC/2009 NEC, MECHANICAL 2016 CMC. ALL SUBTRADES TO HAVE RELEVANT AND CURRENT COPIES OF "CODE CHECK" AND "CODE CHECK CALIFORNIA" ON THE JOB SITE AT ALL TIMES.

ROWAN SHUM RESIDENCE + 1325 CONCORD AVENUE + LOS ALTOS + CA

COLOR SCHEME:

ROOF: CUSTOM BILT METAL, WEATHERED COPPER
WINDOWS: INTUS, WALNUT
ENTRY DOOR: WALNUT
TRIM: STONE GREY
BARN & GARAGE DOOR: WESTERN CEDAR - PITCH
SIDING: HARDI, BOARD & BATTON

COMPLIANCE NOTICES & CALCS



1325 CONCORD AVENUE

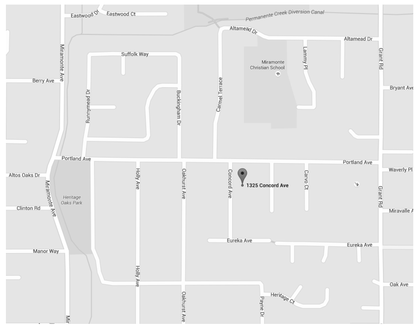
PROPOSED SITE PLAN

1/8" = 1'-0"

SITE DATA

APN:		193-34-008
ZONING:		R1-10
OCC'PNCY:		R3
LOT SIZE:		10,335 SF
PROPOSED:		
1st FLR:		2,653 SF (incl. garage)
2nd FLR:		939.7 SF
Garage:		(495 SF)
TOTAL AREA:		3,592.7 SF
TOTAL HABITABLE (N):		3,097.7 SF
LOT COVERAGE:		
ALLOWABLE:		30%
EXISTING		1,754 SF (17%)
PROPOSED		3,024.5 SF (29%)
F.A.R.	ALLOWABLE:	35 %
	PROPOSED:	34.7 %
BLDG HT (E):		14'-10" @ HIGHEST PT.
BLDG HT (N):		25.43' @ HIGHEST PT.
CONSTRUCTION TYPE:		V-B

VICINITY MAP



SCOPE OF WORK

EXISTING 1-STORY SINGLE FAMILY HOME TO BE DECONSTRUCTED AND NEW, 2-STORY SINGLE FAMILY HOME TO BE BUILT. ALL SIGNIFICANT EXISTING TREES ON THE PROPERTY TO BE RETAINED, EXCEPT AS NOTED ON THE SITE PLAN. THIS HOME IS PROPOSED AS A HIGH PERFORMANCE, NET ZERO ENERGY HOME. ROOF INTEGRATED SOLAR PV PANELS SHALL BE SUFFICIENT TO SUPPLY ALL ENERGY REQUIRED BY THE BUILDING, WITH SUFFICIENT SURPLUS TO CHARGE AN ELECTRIC VEHICLE ON SITE.

OWNER & DESIGN PROFESSIONALS

ARCHITECTURAL DESIGN:
One Sky Homes - Design|Build
Contact: Bronwyn Barry
Email: bronwyn@oneskyhomes.com
Phone: 415-819-7978

LANDSCAPE DESIGN:
Landscape Nirvana
Contact: Darryl Furuya
Email: info@landscapenirvana.com
Phone: 650-922-8985

SITE SURVEYOR:
Robert J. Craig Licensed Surveyor
Contact: Robert Craig
Email: robertjamescraig@aol.com
Phone: 831-359-1750

CONTRACTOR:
One Sky Homes - Design|Build
Contact: Allen Gilliland
Email: allen@oneskyhomes.com
Phone: 408-421-6808

CIVIL ENGINEER:
JES Engineering Inc.
Contact: Carl Lee
Email: carll@jesengineering.com
Phone: 925-449-1735

OWNERS:
Dan Rowan and Stephanie Shum
Contact: Dan Rowan
Email: danjrowan@yahoo.com
Phone: 310-486-1342

SHEET INDEX

LABEL	TITLE
A-1	SITE PLAN & PROJECT INFO
A-2	NEIGHBORHOOD CONTEXT, AREA CALCS
A-3	NEW SECTIONS & ROOF PLAN
A-4	EXISTING PLAN & ELEVATIONS
A-5	PROPOSED FLOOR PLANS
A-6	EXTERIOR ELEVATIONS & WINDOW DETAIL
S-1	SITE SURVEY
C-1	GRADING AND DRAINAGE PLAN
L-1	LANDSCAPE - HARDSCAPES PLAN
L-2	LANDSCAPE - PLANTSCAPES
L-3	LANDSCAPE IRRIGATION & LIGHTING

REVISIONS

DESIGN REVIEW 1 2016-04-13
-
-

Structural Engineering by:

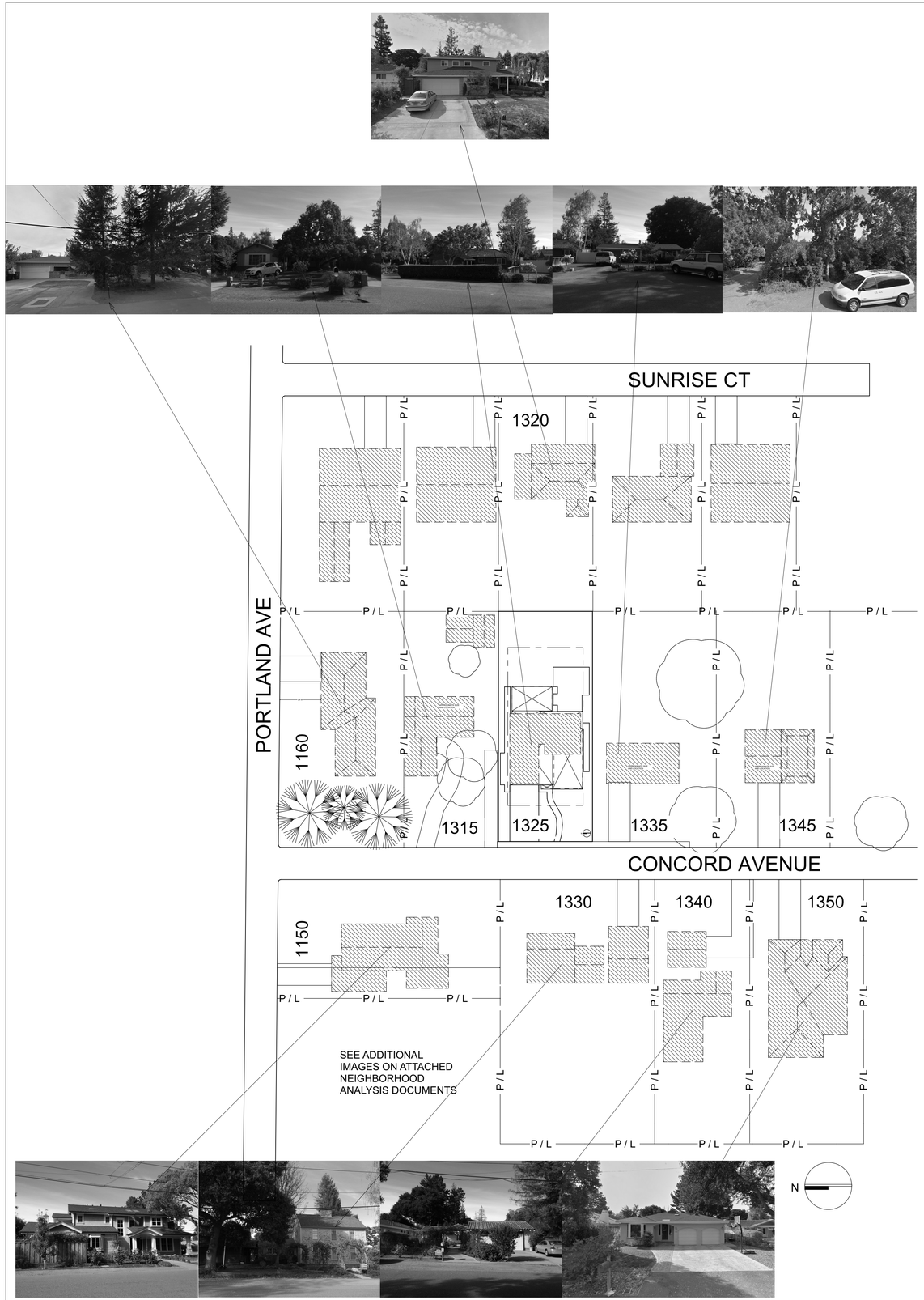
CSLB#:820202

Design and Construction by:
ONE SKY HOMES
High-Performance, Zero-Energy Homes
2188 Glenkirk Drive, San Jose, CA95124
408-421-6808 allen@oneskyhomes.com

PROJECT:
Rowan - Shum Residence
1325 Concord Avenue
Los Altos, CA

Sheet Description
SITE PLAN, VICINITY MAP, DATA, INDEX

Date 6/29/16
Scale
Drawn B. BARRY
Job
Sheet
A1



2. NEIGHBORHOOD CONTEXT MAP 1" = 40'-0"

FLOOR AREA AND COVERAGE CALCS:

A: 27.75' x 16.75' = 464.8125 SF
B: 19.5' x 12.25' = 238.875 SF
C: 38.75' x 28.083' = 1088.216 SF
D: 20.75' x 41.75' = 866.3125 SF

1st STORY SUBTOTAL = 2,658.216 SF

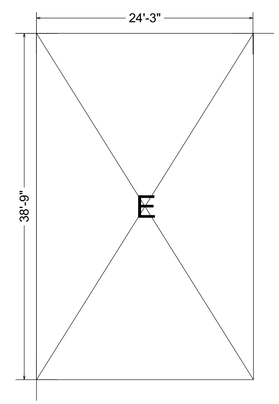
E: 24.25' x 38.75' = 939.68 SF

2nd STORY SUBTOTAL = 939.68 SF

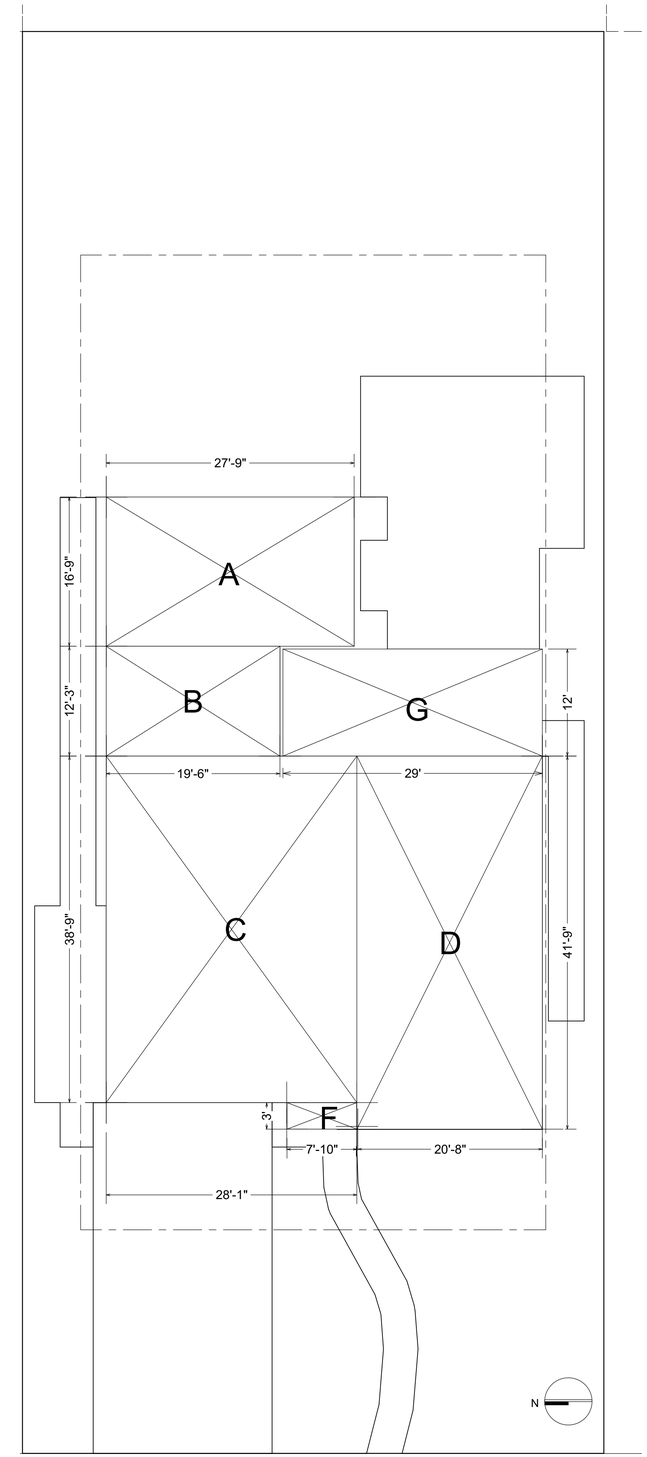
TOTAL FLR AREA = 3,597.896 SF

F: ENTRY PORCH - 3' x 8' = 24 SF
G: PATIO TRELLIS - 12' x 29' = 348 SF
1st STORY SUBTOTAL = 2,658.22 SF

TOTAL LOT COVERAGE: 3,030.22 SF



2ND FLOOR PLAN & AREAS



1ST FLOOR PLAN & AREAS

1. AREA AND COVERAGE CALCULATION DIAGRAM 1/4" = 1'-0"

REVISIONS

DESIGN REVIEW 1 2016-04-13
-
-

Structural Engineering by:

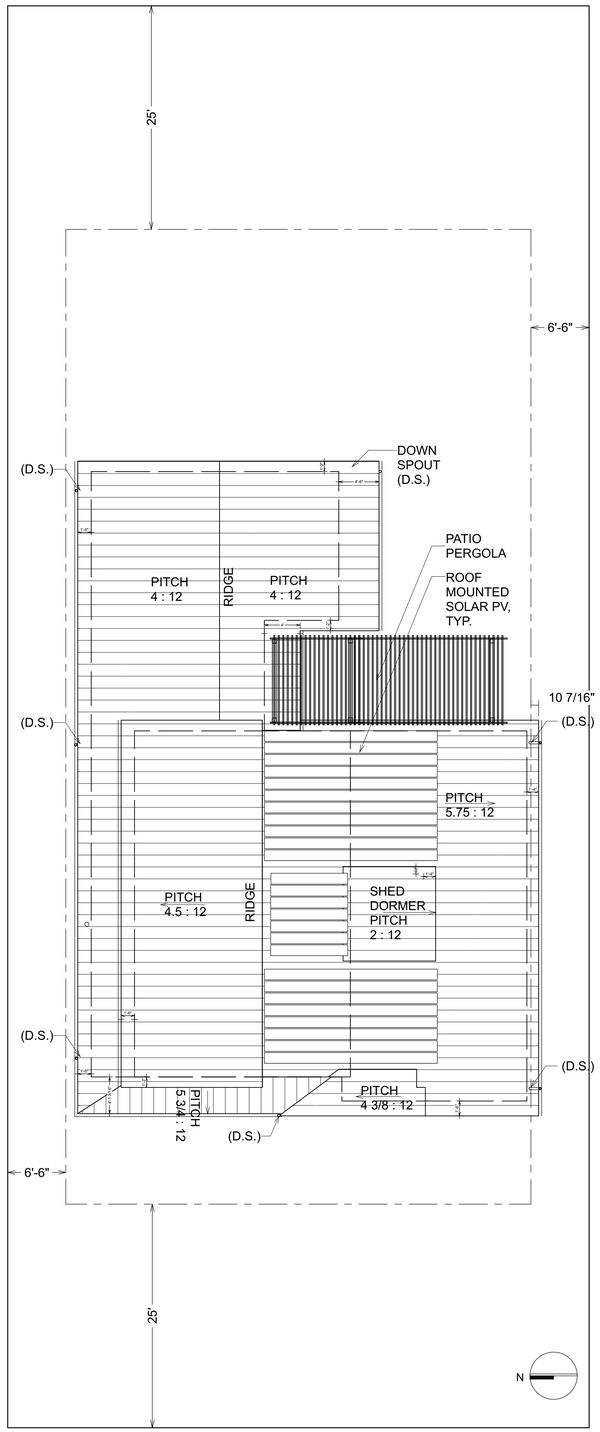
CSLB# 820302

Design and Construction by:
ONE SKY HOMES
High-Performance, Zero-Energy Homes
2188 Glenkirk Drive, San Jose, CA95124
408-421-6808 allen@oneskyhomes.com

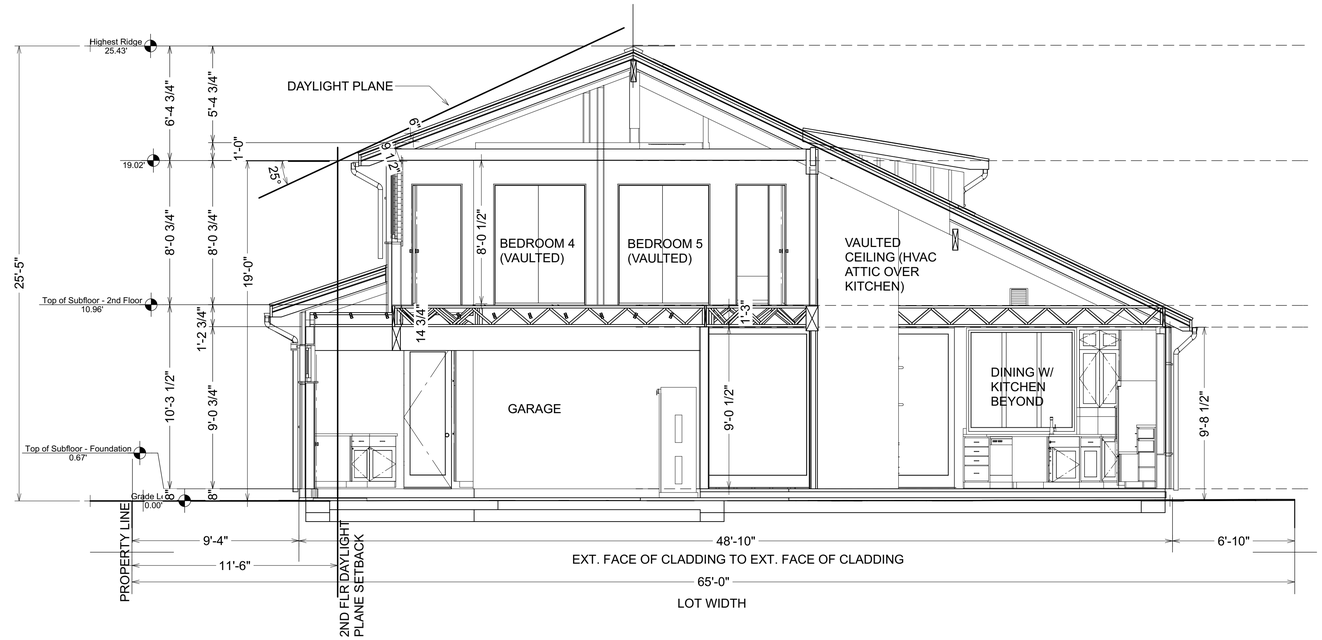
PROJECT:
Rowan - Shum Residence
1325 Concord Avenue
Los Altos, CA

Sheet Description
NEIGHBORHOOD CONTEXT MAP & AREA COVERAGE CALCULATIONS

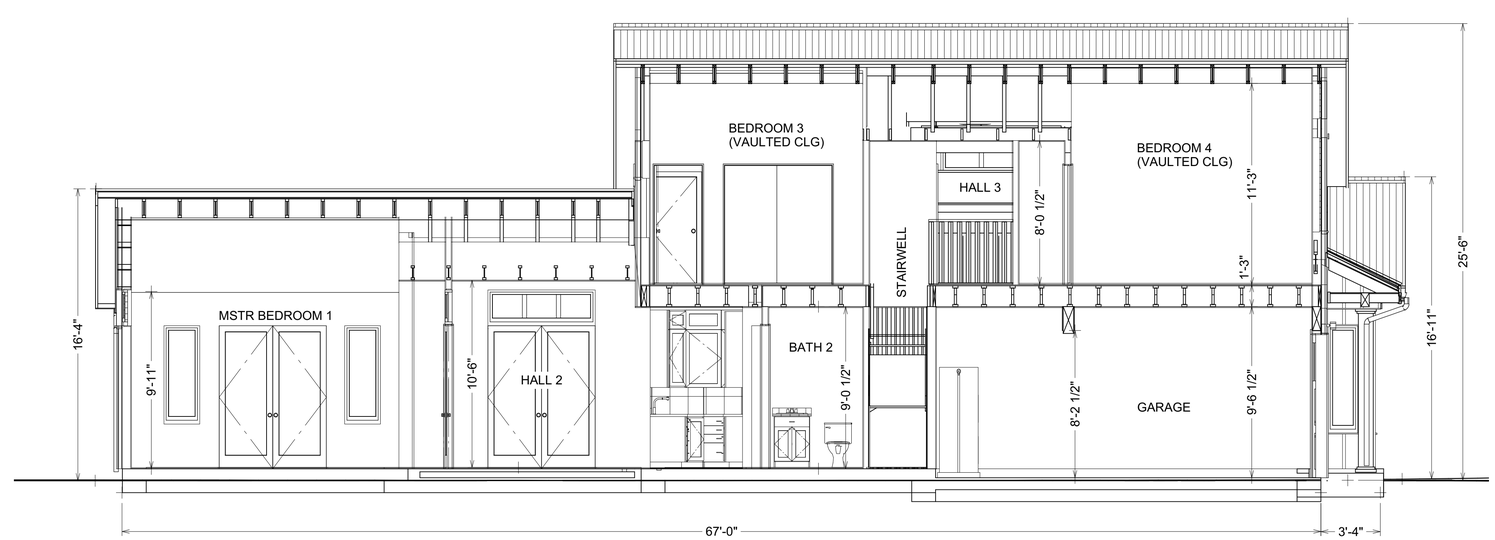
Date 6/29/16
Scale
Drawn B. BARRY
Job
Sheet
A2



3. ROOF PLAN 1/8" = 1'-0"



2. NORTH-SOUTH SECTION (A-A) 1/4" = 1'-0"



1. EAST-WEST SECTION (B-B) 1/4" = 1'-0"

REVISIONS

DESIGN REVIEW 1 2016-04-13
-
-

Structural Engineering by:

Design and Construction by:

CSLB# 820552

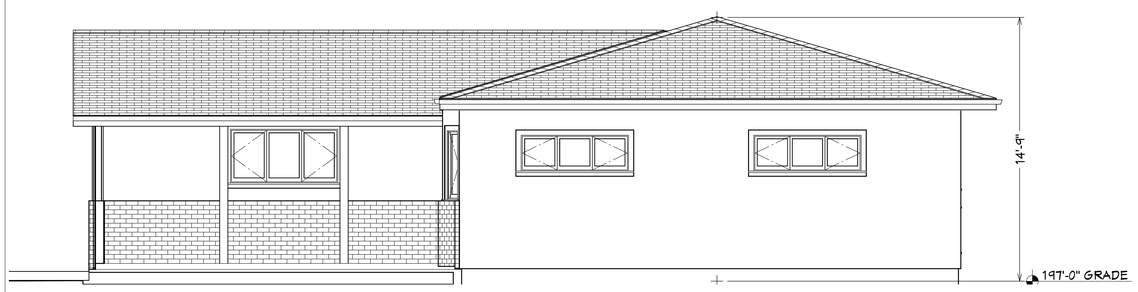
ONE SKY HOMES
High-Performance, Zero-Energy Homes
2188 Glenkirk Drive, San Jose, CA95124
408-421-6808 allen@oneskyhomes.com

PROJECT:
Rowan - Shum Residence
1325 Concord Avenue
Los Altos, CA

Sheet Description
BUILDING SECTIONS & ROOF PLAN

Date	6/29/16
Scale	1/4" = 1'-0"
Drawn	B. BARRY
Job	
Sheet	**A3**

WEST ELEVATION (FRONT)

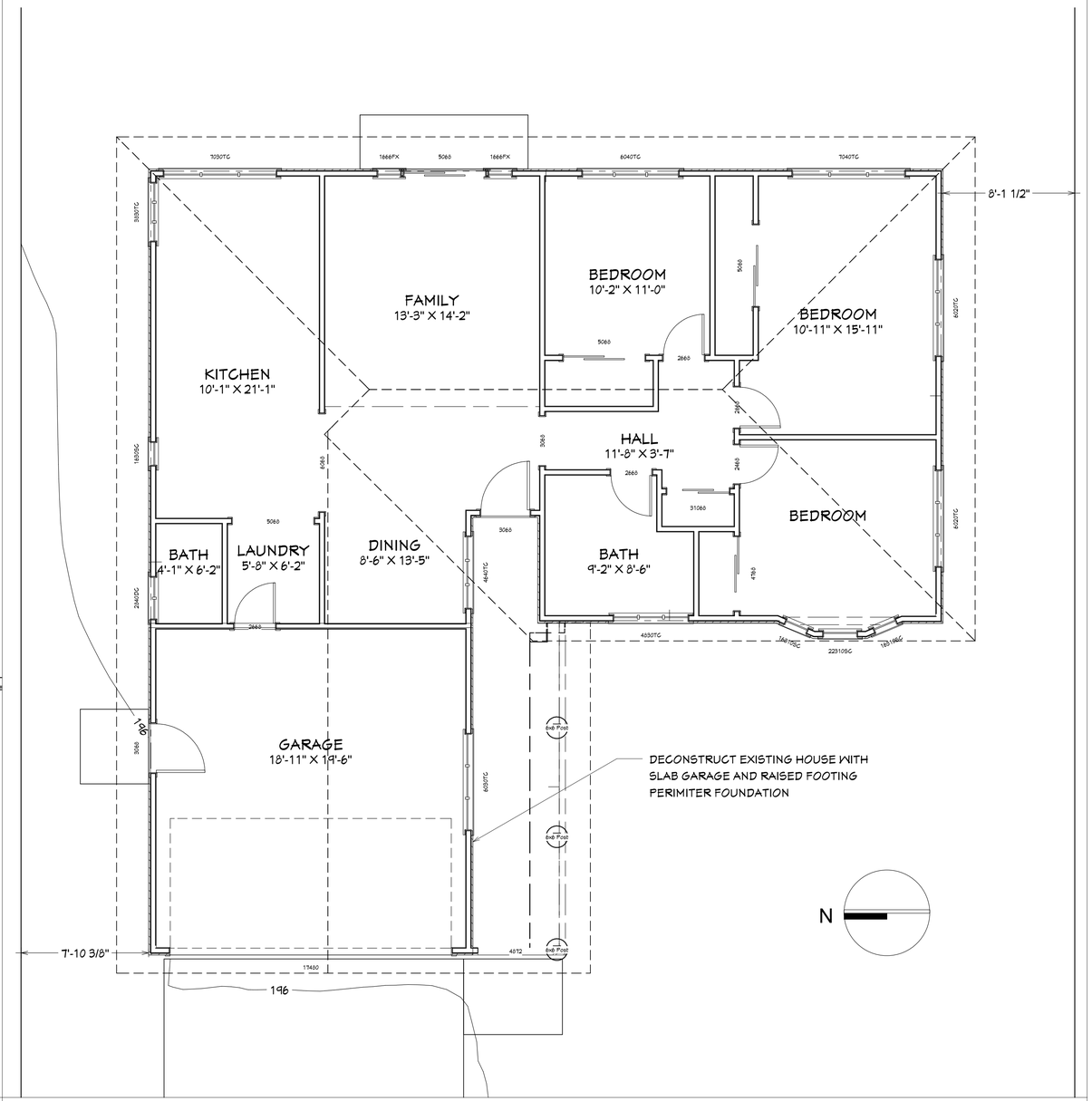


SOUTH ELEVATION (R SIDE)

NORTH ELEVATION (L SIDE)

EAST ELEVATION (REAR)

2. EXISTING ELEVATIONS 1/4" = 1'-0"



1. EXISTING FLOOR & DEMOLITION PLAN 1/4" = 1'-0"

REVISIONS

DESIGN REVIEW 1
2016-04-13

-

-

Structural Engineering by:

Design and Construction by:

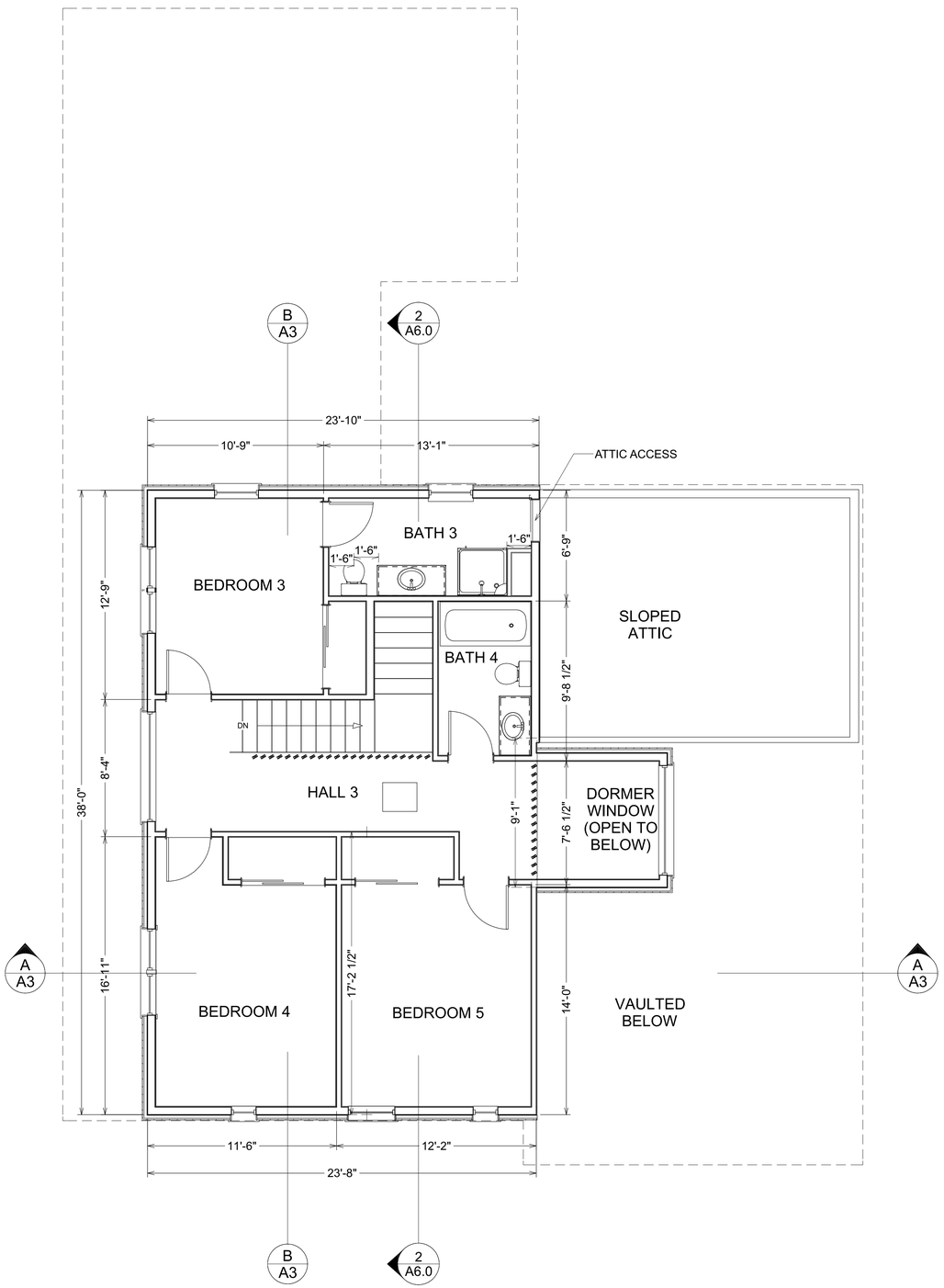
CSLB# 820362

ONE SKY HOMES
High-Performance, Zero-Energy Homes
2188 Glenkirk Drive, San Jose, CA95124
408-421-6808
allen@oneskyhomes.com

PROJECT:
Rowan - Shum Residence
1325 Concord Avenue
Los Altos, CA

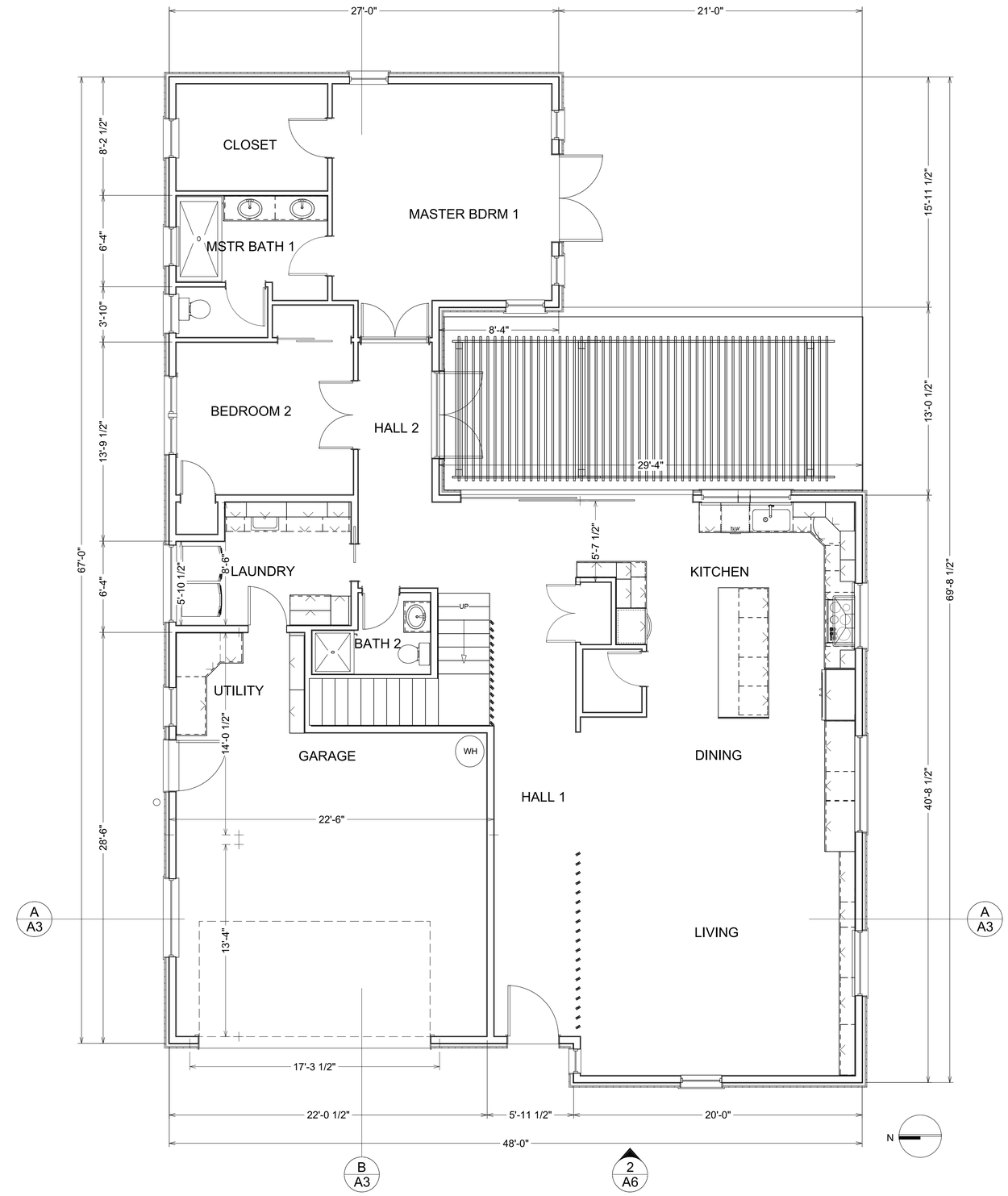
Sheet Description
EXISTING PLAN AND ELEVATIONS

Date	6/29/16
Scale	1/4" = 1'-0"
Drawn	B. BARRY
Job	
Sheet	A4



2. PROPOSED 2ND FLR PLAN

1/4" = 1'-0"



1. PROPOSED 1ST FLOOR PLAN

1/4" = 1'-0"

REVISIONS

DESIGN REVIEW 1 2016-04-13
-
-

Structural Engineering by:

CSLB# 820302

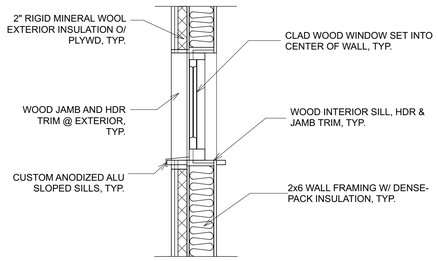
Design and Construction by:

ONE SKY HOMES
High-Performance, Zero-Energy Homes
2188 Glenkirk Drive, San Jose, CA95124
408-421-6808 allen@oneskyhomes.com

PROJECT:
Rowan - Shum Residence
1325 Concord Avenue
Los Altos, CA

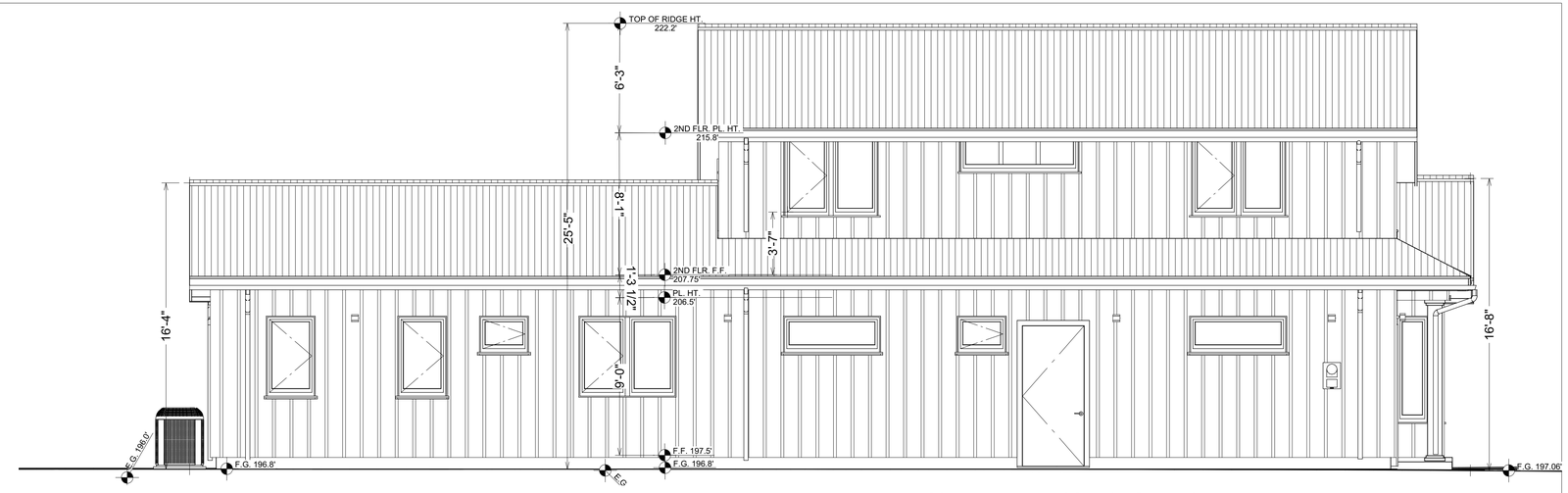
Sheet Description
PROPOSED FLOOR PLANS

Date	6/29/16
Scale	1/4" = 1'-0"
Drawn	B. BARRY
Job	
Sheet	**A5**

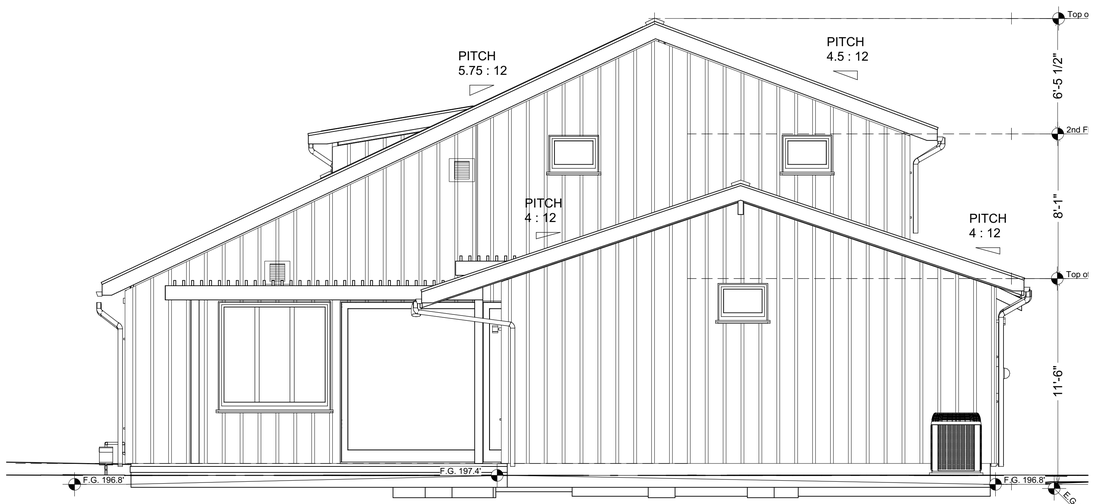


5. TYP. WINDOW INSTALL DETAIL

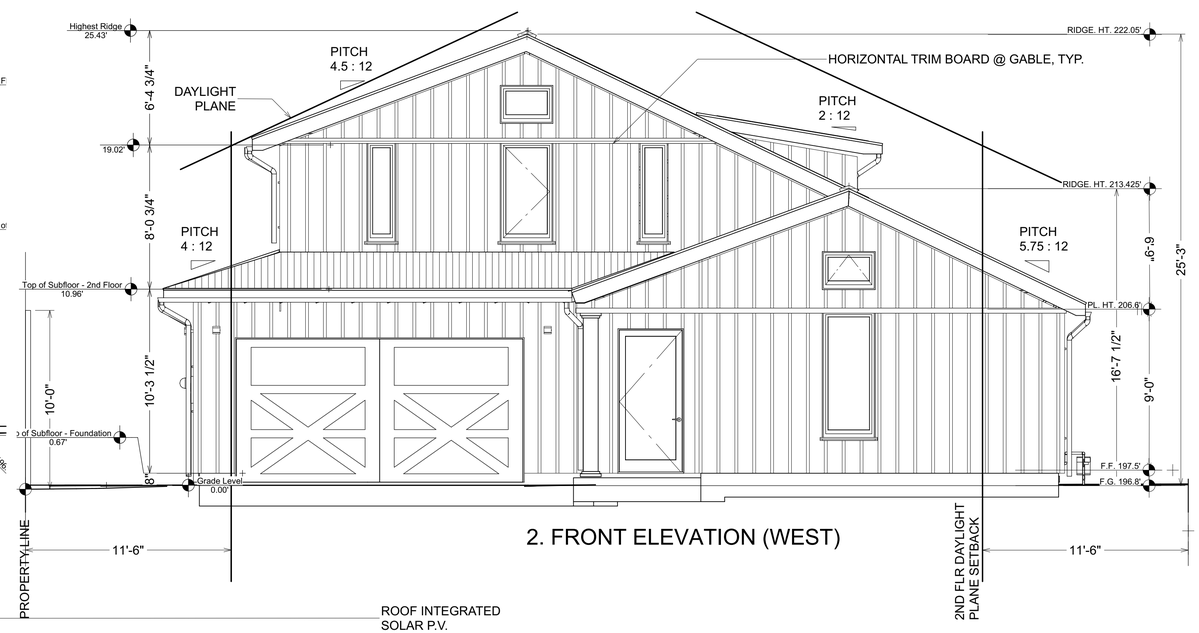
SCALE: 3/4" = 1' - 0"



4. SIDE ELEVATION (NORTH)



3. REAR ELEVATION (EAST)



2. FRONT ELEVATION (WEST)

1. SIDE ELEVATION (SOUTH)

REVISIONS
DESIGN REVIEW 1 2016-04-13
-
-

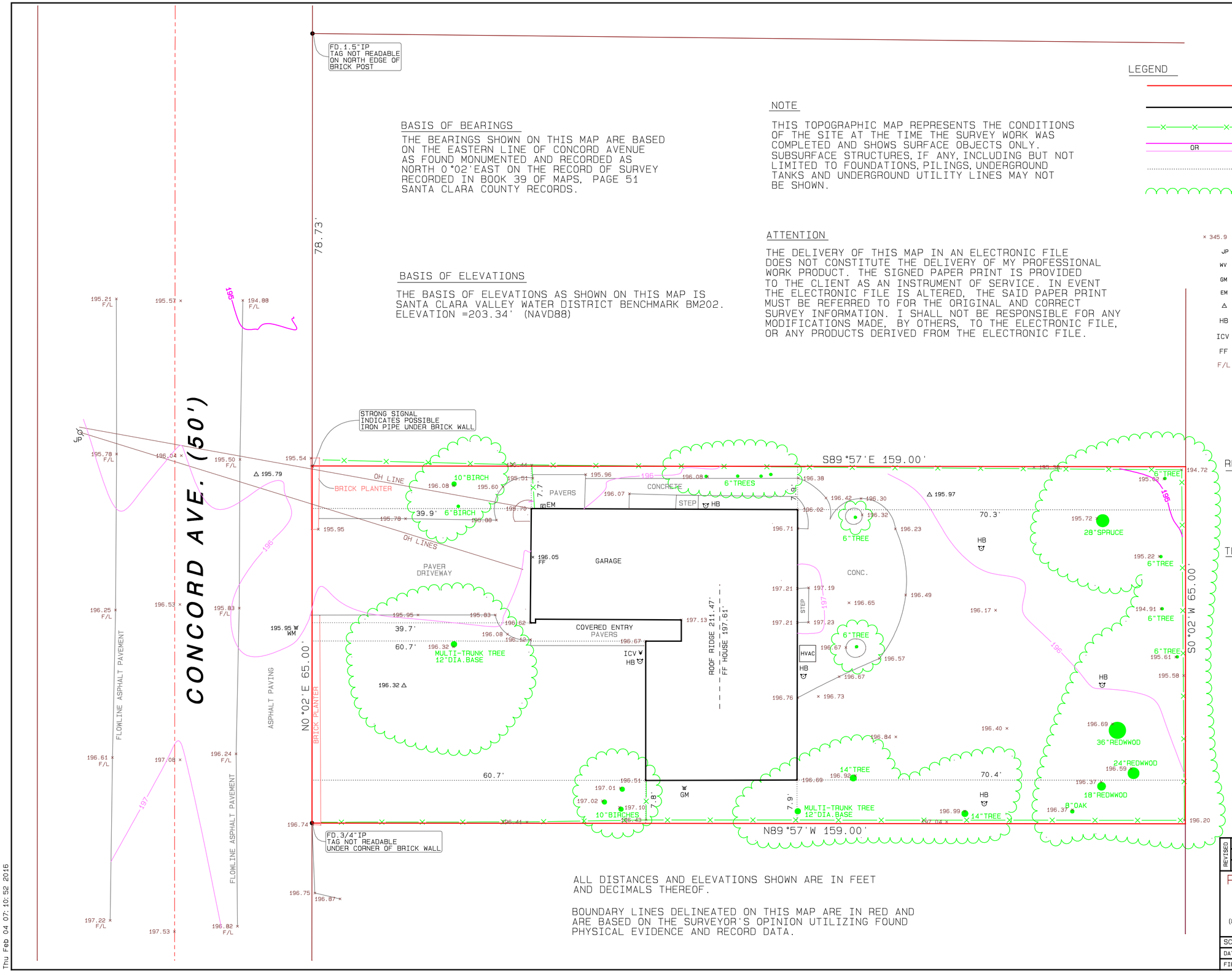
Structural Engineering by:

Design and Construction by:
CSLB# 820302
ONE SKY HOMES
High-Performance, Zero-Energy Homes
2188 Glenkirk Drive, San Jose, CA95124
408-421-6808
allen@oneskyhomes.com

PROJECT:
Rowan - Shum Residence
1325 Concord Avenue
Los Altos, CA

Sheet Description
EXTERIOR ELEVATIONS & WINDOW DETAIL

Date	6/29/16
Scale	1/4" = 1'-0"
Drawn	B. BARRY
Job	
Sheet	A6



BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE EASTERN LINE OF CONCORD AVENUE AS FOUND MONUMENTED AND RECORDED AS NORTH 0°02'EAST ON THE RECORD OF SURVEY RECORDED IN BOOK 39 OF MAPS, PAGE 51 SANTA CLARA COUNTY RECORDS.

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS AS SHOWN ON THIS MAP IS SANTA CLARA VALLEY WATER DISTRICT BENCHMARK BM202. ELEVATION =203.34' (NAVD88)

NOTE

THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION

THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.

LEGEND

- INDICATES RECORD BOUNDARY LINE
- INDICATES BUILDING LINE
- INDICATES EXISTING FENCE LINE
- OR INDICATES EXISTING CONTOUR LINE
- INDICATES TIE BETWEEN RECORD BOUNDARY AND BUILDING LINE OF RESIDENCE
- INDICATES APPROXIMATE DRIPLINE OF TREES
- × 345.9 INDICATES SPOT ELEVATION
- JP INDICATES JOINT SERVICES POLE
- WV INDICATES WATER METER
- GM INDICATES GAS METER
- EM INDICATES ELECTRIC METER
- △ INDICATES RANDOM SURVEY CONTROL POINT
- HB INDICATES HOSE BIB
- ICV INDICATES IRRIGATION CONTROL VALVES
- FF INDICATESFINISH FLOOR
- F/L INDICATES FLOW LINE

REFERENCES

(A) RECORD OF SURVEY, 39-M-21

(B) TRACT NO.197, 7-M-18

TECHNICAL INFORMATION

ASSESSOR'S PARCEL NUMBER: 193-34-008

ADDRESS OF PROJECT: 1325 CONCORD AVENUE LOS ALTOS, CA

OWNER'S NAME: DAN ROWAN

DEED DOCUMENT # 23078667

SIZE OF LOT: 10,335 SQ FT +/-

LICENSED LAND SURVEYOR ROBERT J. CRAIG 5418 STATE OF CALIFORNIA

GRAPHIC SCALE

SCALE 1"=8'

0 8 16

ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.

BOUNDARY LINES DELINEATED ON THIS MAP ARE IN RED AND ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORD DATA.

REVISED

ROBERT J. CRAIG
LICENSED LAND SURVEYOR
966 ELSIE MAE DRIVE
BOULDER CREEK, CA 95006
(831) 359-1750 OR (408) 884-3791
RobertJamesCraig@aol.com

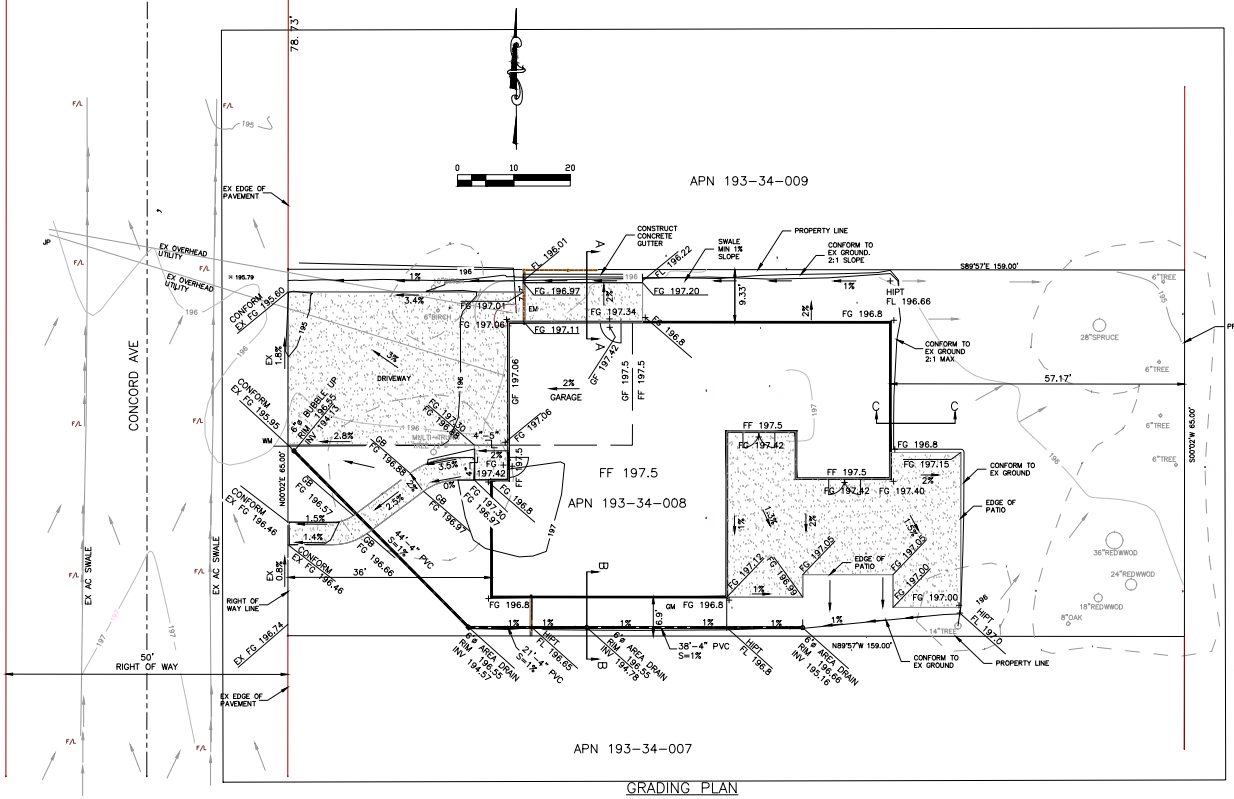
TOPOGRAPHIC MAP
BEING THE LANDS OF ROWAN
AS RECORDED IN DOC.#23078667
OFFICIAL RECORDS OF SANTA CLARA COUNTY

Situate in
CITY OF LOS ALTOS
County of Santa Clara,
State of California

SCALE : 1 " = 8'	DRAWN: BJD	JOB NO. C-15133	SHEET
DATE: OCT.15, 2015	APN 193-34-008	INDEX: SANTA CLARA CO.	ONE
FIELDWORK: NIB			OF ONE

Thu Feb 04 07:10:52 2016

C:\BOB OFFICE\FS\FS\RJC\2015\C-15100 - C-15149\C-15133-Rowan\C-15133TOPO.pro

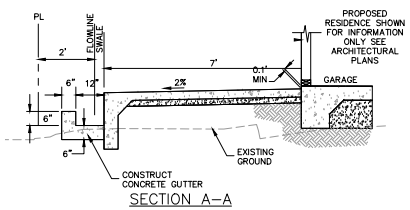


GRADING PLAN

SCALE 1"=10'

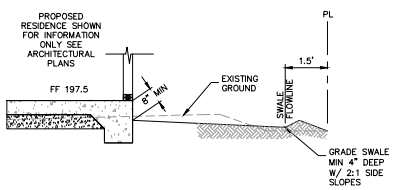
GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ALTOS, SANTA CLARA COUNTY, OR OTHER GOVERNING AGENCY OR UTILITY STANDARDS AND SPECIFICATIONS
2. THE ENGINEER ASSUMES NO RESPONSIBILITY BEYOND ADEQUACY OF HIS DESIGN CONTAINED HEREIN.
3. THE TERM "CONTRACTOR" USED IN THE FOLLOWING NOTES REFERS TO ALL GENERAL CONTRACTORS AND SUBCONTRACTORS RETAINED BY THE OWNER TO PERFORM CONSTRUCTION SERVICES ON THIS PROJECT.
4. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, STRUCTURE AND/OR BORING OR JACKING PIT IS FIVE FEET OR MORE IN DEPTH THE CONTRACTOR SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
5. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDER.
6. CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR OWNER, AMBULANCE, POLICE AND FIRE DEPARTMENTS AT THE JOBSITE.
7. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN, OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY AND TO MAINTAIN TRAFFIC CONTROL AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK WITH OTHER CONTRACTORS AND SUBCONTRACTORS. NO CLAIM FOR DELAY OF WORK SHALL BE MADE DUE TO THE LACK OF COORDINATION.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE PROJECT MANAGER OF ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK COMPLETED, IF HE CONTINUES TO WORK AFTER THE DISCREPANCY HAS BEEN FOUND.
10. THESE PLANS DO NOT AUTHORIZE CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY. ENCROACHMENT PERMITS REQUIRED FOR WORK WITH IN PUBLIC RIGHT-OF-WAYS SHALL BE OBTAINED BY THE CONTRACTOR.
11. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN GRADING, ETC., AND TO AVOID THE CREATION OF LOW SPOTS OR HAZARDOUS CONDITIONS OR ANY ABRUPT OR APPARENT CHANGES IN APPEARANCE, GRADES OR CROSS SLOPES. CONFORM TO EXISTING ROADSIDE DITCH FLOW LINE. PROVIDE CONTINUOUS FLOW LINE GRADE. DO NOT BLOCK EXISTING FLOW LINE DRAINAGE.
12. ALL CONTRACTORS WILL BE RESPONSIBLE FOR THE VERIFICATION OF LOCATIONS OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS SHOWN ON THIS PLAN ARE ONLY APPROXIMATE.
13. ERECT AND MAINTAIN TEMPORARY PROTECTIONS, INCLUDING BRACING, BARRICADES, SIGNS, & OTHER MEASURES AS REQUIRED BY CODES AND REGULATIONS.
14. EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECTED FROM DAMAGE, UNLESS NOTED OTHERWISE.
15. REPAIR DAMAGE TO ADJACENT FACILITIES AND SITE THAT WAS CAUSED BY DEMOLITION OPERATION AND RESTORE SURFACES INTENDED TO REMAIN. UNLESS OTHERWISE NOTED, USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS.
16. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. LEGALLY DISPOSE OF REMOVED MATERIALS.
17. UPON COMPLETION OF CONSTRUCTION WORK AND OFF HAULING OF DEMOLISHED MATERIALS, CONTRACTOR SHALL, UNLESS DIRECTED OTHERWISE, REMOVE ALL INSTALLED FIBER ROLLS, ORANGE SAFETY FENCING AND FALLEN DEBRIS.
18. ALL FILL MATERIALS SHALL NOT CONTAIN DETRIMENTAL AMOUNTS OF ORGANIC MATTER. NO ROCK OR IRREDUCIBLE MATERIAL WITH A MINIMUM DIMENSION GREATER THAT 12 INCHES SHALL BE BURIED OR PLACED IN FILL.
19. ALL FILL TO BE COMPACTED TO MINIMUM 92% RELATIVE COMPACTION OR AS DIRECTED OTHERWISE BY SOILS ENGINEER. COMPACTION SHALL BE CERTIFIED BY TESTS AND REPORTS PERFORMED BY A SOILS ENGINEER.
20. ALL DISTURBED AREAS SHALL BE REPAIRED AS DIRECTED BY ARCHITECT/LANDSCAPE ARCHITECT.
21. EARTHWORK ESTIMATE IS PROVIDE FOR INFORMATION ONLY. CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK ESTIMATE FOR BIDDING PURPOSES.



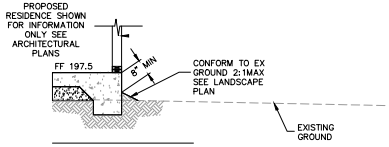
SECTION A–A

SCALE 1"=2'



SECTION B–B

SCALE 1"=2'



SECTION C–C

SCALE 1"=2'

EX CONTOUR — 598 —

FINISH GRADED CONTOUR — 598 —

EARTHWORK

AREA	SITE
CUT	20 CY
FILL	60 CY
IMPORT	40 CY

NOTE:

EARTHWORK QUANTITY BASED ON EXISTING CONTOURS AND PROPOSED FINISHED SUBGRADE GRADE. 4" PCC OVER 5" CLASS II AGGREGATE BASE FOR THE DRIVEWAY, 3.5" PCC OVER 2.5" CLASS II AGGREGATE BASE FOR WALKWAYS AND PATIO, AND 12" BUILDING STRUCTURAL SECTION. SEE ARCHITECTURAL PLANS.

EARTHWORK QUANTITY PROVIDED FOR INFORMATION ONLY. CONTRACTOR SHALL BASE THEIR BID ON THEIR OWN EARTHWORK QUANTITY TAKEOFF.

REVISIONS

REGISTERED PROFESSIONAL ENGINEER GREG K. LEWIS No. C33249 CIVIL STATE OF CALIFORNIA

Engineering by:
PES ENGINEERING, Inc
4047 First Street, Ste. 291
Livermore, CA 94550
www.pesengineering.com
925.449.7733
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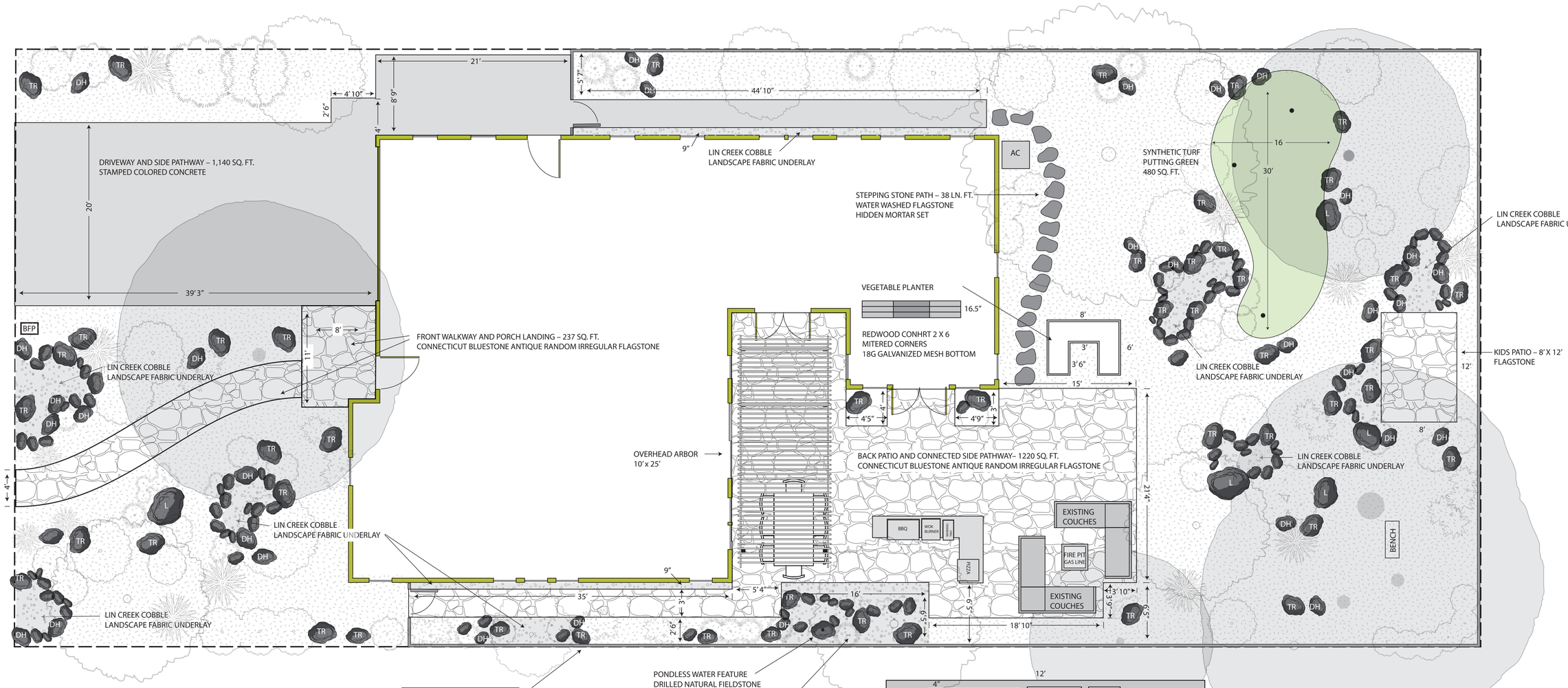
Design and Construction by:
ONE SKY HOMES
High-Performance, Zero-Energy Homes
www.onesky.homes.com

PROJECT:
Rowan-Shum Residence
1325 Concord Ave.
Los Altos, CA 94024

Sheet Description: GRADING PLAN

Date	03-27-2016
Scale	AS SHOWN
Drawn	CL
Job	16019
Sheet	C–1

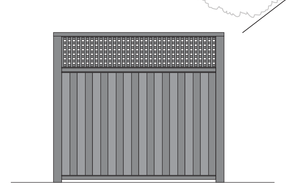


GROUND COVERS

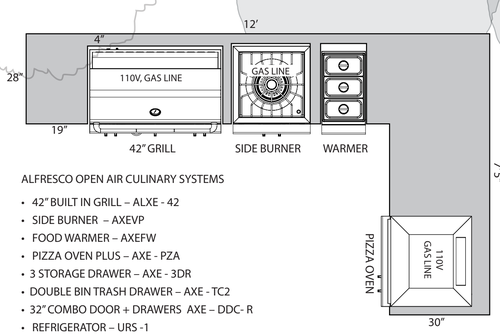
MEDIUM BARK MULCH 3" COVERAGE
– 2826 SQ. FT. COVERAGE (BACK YARD – 26 CU. YARDS)
– 1133 SQ. FT. COVERAGE (FRONT YARD – 10 CU. YARDS)

LIN CREEK COBBLE 1" – 2" – 380 SQ. FT. – 4 CU. YARDS
LIN CREEK COBBLE 4" – 6" 3 CU. FEET
LANDSCAPE FABRIC UNDERLAY

LANDSCAPE BOULDERS – SONOMA FIELDSTONE
(4) LARGE 2'X2'X3'
(45) TRIPLE HEAD
(30) DOUBLE HEAD
(1 PALLET) SINGLE HEAD

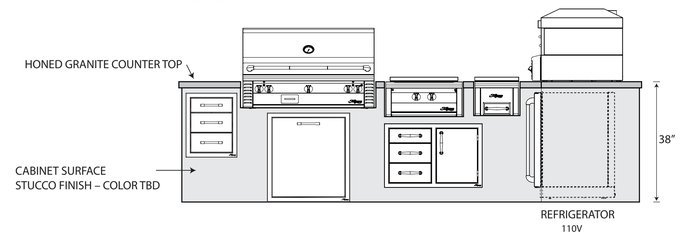


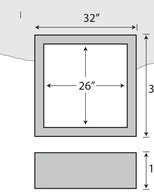
PERIMETER FENCE – 295 LN. FT. (INCLUDING 2 GATES)
6' H + 2' LATTICE TOP
FENCE GATES – 3'W



ALFRESCO OPEN AIR CULINARY SYSTEMS

- 42" BUILT IN GRILL – ALXE - 42
- SIDE BURNER – AXEVP
- FOOD WARMER – AXEFW
- PIZZA OVEN PLUS – AXE - PZA
- 3 STORAGE DRAWER – AXE - 3DR
- DOUBLE BIN TRASH DRAWER – AXE - TC2
- 32" COMBO DOOR + DRAWERS AXE – DDC- R
- REFRIGERATOR – URS -1





FIRE PIT DETAIL

CONCRETE FIRE PIT
SMOOTH HARD TROWEL FINISH
COLOR DARK ORANGE

LANDSCAPE NIRVANA
1041 GRANADA DRIVE, PACIFICA, CA 94044
650-922-8985 info@landscapenirvana.com

ROWAN RESIDENCE

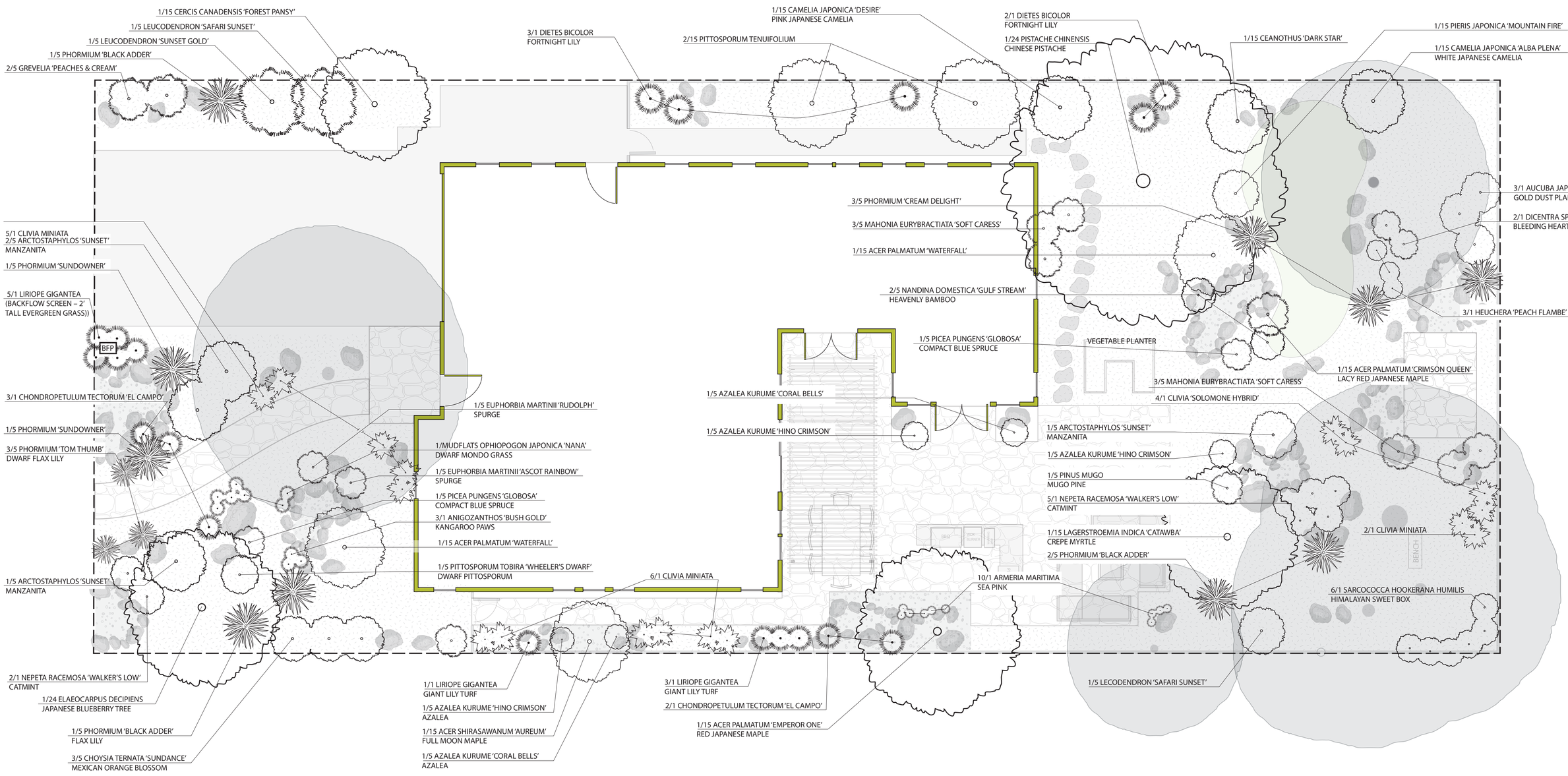
1325 CONCORD AVE. · LOS ALTOS CA 94024

SCALE 3/16 0 5 10 15

DATE 6/27/16
VERSION R_7
APPROVAL
DESIGNER DARRYL FURUYA

HARDSCAPE, ROCKS, GR. COVER

L – 1



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ROWAN RESIDENCE

1325 CONCORD AVE. · LOS ALTOS CA 94024

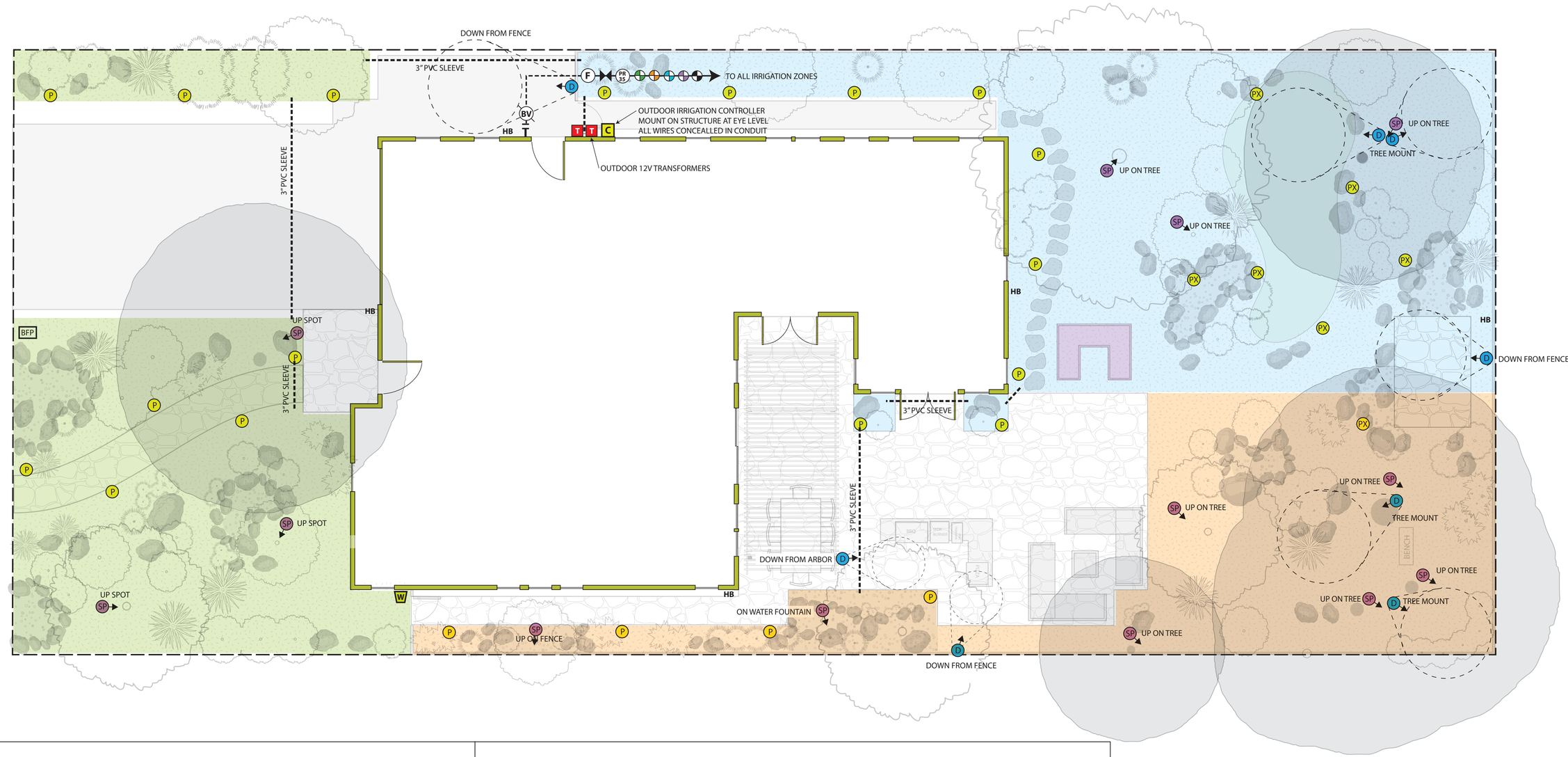
SCALE 3/16 0 5 10 15

DATE 6/27/16
VERSION R.3
APPROVAL

DESIGNER DARRYL FURUYA

PLANTSCAPE

L – 2



IRRIGATION NOTES

STATION CONTROLLER TO BE MOUNTED AT EYE LEVEL

ON SITE WEATHER STATION TO BE MOUNTED WITH A SOUTHERN EXPOSURE AND AS VISUALLY UNOBTRUSIVE AS POSSIBLE

ALL VALVES TO BE SUB GRADE ON A GRAVEL BASE WITHIN A WEATHERPROOF VALVE BOX WITH REMOVABLE LID AT FINISH GRADE

- ZONE 1 – FRONT YARD
- ZONE 2 – BACKYARD A
- ZONE 3 – BACKYARD B
- ZONE 4 – VEGETABLE PLANTER

- POINT OF CONNECTION
- 3" PVC SLEEVE
- C — 8 STATION CONTROLLER
- W — REMOTE WEATHER SENSOR
- IRRIGATION VALVES – ELECTRIC
- BV — BALL VALVE SHUT OFF
- DOUBLE CHECK VALVE BACKFLOW PREVENTER 1"
- PR 35 — PRESSURE REGULATOR – 35 PSI
- F — LINE SIZE WYE FILTER 150 MESH SCREEN, BACKFLUSHABLE
- HB — HOSE BIB

LIGHTING NOTES

ALL PATH LIGHTS BORDERING PATHWAYS, DRIVEWAY, PATIO, (3) SPOTS IN FRONT YARD AND DOWN LIGHT BY TRASH AREA TO BE CONTROLLED BY AUTOMATIC TIMER AND SEPARATE TRANS-FORMER.

ALL OTHER BACK YARD PATH LIGHTS, SPOT LIGHTS, DOWN LIGHTS AND SOUTHERN SIDE SPOT LIGHT TO BE CONTROLLED BY MANUAL SWITCH.

TRANSFORMERS LOCATION TBD BY CONTRACTOR.
SWITCH LOCATION TBD.

ALL SPOTLIGHTS WILL BE POSITIONED TO PREVENT ERRANT LIGHT POLLUTION (GLARE)

- P — PATH AND AREA LIGHTS (21)
  VOLT LED MAX SPREAD PATH & AREA LIGHT
- PX — PATH AND AREA LIGHTS (8)
  VOLT LED MAX SPREAD PATH & AREA LIGHT
  (8) 6" BRASS EXTENTIONS POLE
- SP — SPOTLIGHTS (13)
  VOLT TOP DOG CAST BRASS SPOTLIGHT
  5W LED MR-16 LAMP (30 W EQUIV.)
- D — DOWN LIGHTS MOUNTED IN TREES (8)
  VOLT TOP DOG DOWN LIGHT (BRASS)
  5W LED MR-16 38° LAMP (30 W EQUIV.)
  25' WIRE OPTION
  (SURFACE MOUNT BASE INCLUDED)
- T — VOLT LOW VOLTAGE TRANSFORMER
  (1) 150W MULTI TAP LOW VOLTAGE TRANSFORMER (TIMER SWITCH)
  (1) 300 W MULTI TAP LOW VOLTAGE TRANSFORMER (MANUAL SWITCH)

12/2 – 500' LOW VOLTAGE DIRECT BURIAL CABLE

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VERSION
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IRRIGATION / LIGHTING

L-3