

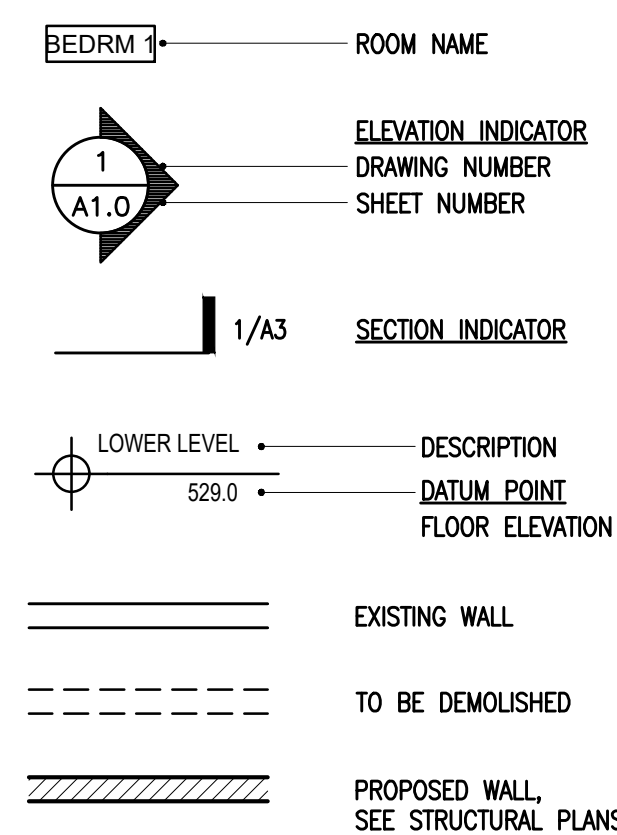
GENERAL NOTES

- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, LAWS, ORDINANCES AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK. ALL CONTRACTORS SHALL HOLD HARMLESS THE ARCHITECT AND THE OWNER FROM ALL DAMAGES AND/OR PENALTY ARISING OUT OF VIOLATION THEREOF.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL ON A DAILY BASIS LEAVE THE CONSTRUCTION SITE "BROOM CLEAN" AT THE END OF THE WORK DAY. AT SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL TURN TO THE OWNER A SPOTLESSLY CLEAN JOB SITE, INCLUDING CLEAN MIRRORS, GLASS, LIGHT BULBS, WALLS, FLOORS, CABINETRY INSIDE AND OUT, BATHROOM FIXTURES, TILES AND APPLIANCES.
- NO GUARANTEE FOR QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY AND ALL CONSTRUCTION DEFICIENCIES.
- CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS. IF FIFTEEN DAYS ELAPSE FROM THE TIME THE CONTRACTOR RECEIVES THE PLANS AND SIGNS TO PERFORM THE WORK, AND THE OWNERS HAVE NOT BEEN NOTIFIED OF ANY ERRORS, OMISSIONS OR OBJECTIONS, THE OWNERS WILL CONSIDER THE DOCUMENTS APPROVED BY THE CONTRACTOR FOR THE PERFORMANCE OF THE WORK.
- IN CASE OF ANY DISCREPANCY, NOTIFY THE OWNER BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF WORK, AT HIS/HER EXPENSE, INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS.
- THE CONTRACTOR WILL BE HELD TO FURNISH UNDER HIS PROPOSAL ALL WORK DESCRIBED HEREIN. ALL MATERIALS AND ARTICLES OF ANY KIND NECESSARY FOR THIS WORK ARE SUBJECT TO THE APPROVAL OF THE OWNERS.
- CONTRACTOR SHALL TRANSPORT, HANDLE, STORE, PROTECT AND INSTALL MANUFACTURED ITEMS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SHOULD CONFLICT EXIST BETWEEN CONSTRUCTION DOCUMENTS AND MANUFACTURER'S INSTRUCTIONS, CONSULT WITH ARCHITECT.
- DURING DEMOLITION, PROTECT ALL AREAS, PRODUCTS, AND FINISHES FROM DAMAGE FROM CONSTRUCTION OPERATIONS, WEATHER, AND THEFT. REMOVE ALL WALLS, STRUCTURAL ELEMENTS, FINISHES, PAVING, AND UTILITIES AS INDICATED ON THE DRAWINGS AS REQUIRED FOR NEW CONSTRUCTION. REMOVE ONLY THOSE ELEMENTS NECESSARY FOR COMPLETION OF PROJECT. REPLACE OR REPAIR ELEMENTS UNNECESSARILY REMOVED OR DAMAGED DURING CONSTRUCTION. REMOVE MATERIALS FROM SITE AND DISPOSE OF IN ACCORDANCE WITH APPLICABLE CODES.
- IF ASBESTOS IS SUSPECTED, A TESTING AGENCY MUST BE HIRED TO VERIFY, AND SPECIAL PROCEDURES MUST BE USED FOR REMOVAL AND DISPOSAL. FRIABLE ASBESTOS IS THE DANGEROUS TYPE AND WAS USED EXTENSIVELY FOR PIPE INSULATION, FIREPROOFING AND CERTAIN BUILDING MATERIALS UP TO 1970.
- CUT AND FIT COMPONENTS AS REQUIRED. PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.
- ALL DRYWALL TO BE 5/8" THICK UNLESS OTHERWISE NOTED. INSTALL METAL CORNER BEADS AT ALL OUTSIDE CORNERS. FASTEN DRYWALL TO FRAMING WITH DRYWALL SCREWS. ALL DRYWALL IS TO BE SANDED THREE TIMES TO PRODUCE A SMOOTH FINISH FOR ALL WALLS AND CEILINGS. ALL DRYWALL SHALL BE FINISHED SO THAT IT IS SMOOTH, WITH NO BUMPS OR CRATERS. ALL JOINTS TO BE TAPED AND SANDED SO THAT THERE IS NO DISTINGUISHABLE TRANSITION. CONTRACTOR SHALL DELIVER ALL NEW OR REPAIRED WALLS PERFECTLY EVEN. THE OWNER'S AND DESIGNER'S CRITERIA WILL BE THE SOLE MEASURE FOR APPROVAL OF THE FINISHED WORK.
- NO DIMENSIONS SHALL BE TAKEN BY MEASURING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL PLANS, SECTIONS, ELEVATIONS, ETC. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD FOR COORDINATION WITH EXISTING AND NEW CONDITIONS.
- PROVIDE SOLID BLOCKING AS NECESSARY FOR ALL WALL MOUNTED SHELVES, FIXTURES AND FITTINGS. SEE INTERIOR ELEVATIONS WHERE APPLICABLE.
- ALL PLUMBING AND ELECTRICAL WORK IS DESIGN/BUILD BY THE PLUMBING AND ELECTRICAL CONTRACTORS AND IS TO MEET REQUIRED TITLE 24 REQUIREMENTS. LOW FLOW PLUMBING FIXTURES & FITTINGS WILL BE USED IN ALL BATHROOMS, ETC. WHEN THERE ARE FIXTURES @ THREE LEVELS, CAST IRON OR OTHER APPROVED NON-PLASTIC MATERIALS FOR DRAIN, WASTE AND VENTS IS TO BE USED.
- CONTRACTOR SHALL PROVIDE SUBMITTALS OF ALL WATERPROOFING COMPONENTS TO ARCHITECT FOR REVIEW PRIOR TO COMMENCEMENT OF THE WORK. WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS FOR BUILDING ENVELOPE INCLUDING ROOFING, DECKS, CLADDING, WINDOWS, DOORS, PENETRATIONS, ETC..
- LEAD PAINT SHALL BE REMOVED BY CERTIFIED SPECIALIST

ABBREVIATIONS

A.F.F.	ABOVE FLOOR FINISH	MTD.	MOUNTED
ABV	ABOVE	MTL.	METAL
ALUM.	ALUMINUM	N	NORTH
@	AT	(N)	NEW
B.O.	BOTTOM OF	OPNG.	OPENING
CAB	CABINET	ORG	ORGANICS
CLR.	CLEAR	(P)	PROPOSED
CL.	CENTERLINE	PT	PRESSURE TREATED
DIA.	DIAMETER	R	RECYCLING
DIM(S)	DIMENSION(S)	REQD	REQUIRED
DN	DOWN	R.O.	ROUGH OPENING
DTL.	DETAIL	S	SOUTH
CLG.	CELLING	S.C.	SOLID CORE
E	EAST	S.C.D.	SEE CIVIL DRAWINGS
(E)	EXISTING	SCHED	SCHEDULE
EXT.	EXTERIOR	SF	SQUARE FOOT
FL. FIN.	FLOOR FINISH	SIM.	SIMILAR
FLUOR	FLUORESCENT (LIGHT)	S.S.D.	SEE STRUCTURAL DRAWINGS
GYP. BD.	GYP. BOARD	ST.	STAINLESS
H, HT	HEIGHT	STL.	STEEL
H.C.	HOLLOW CORE	SSTL	STAINLESS STEEL
INT.	INTERIOR	T&G	TONGUE AND GROOVE
N.I.C.	NOT IN CONTRACT	T.O.	TOP OF
N.T.S.	NOT TO SCALE	TR	TRASH
O.C.	ON CENTER	TYP.	TYPICAL
P	PROPERTY LINE	U.O.N.	UNLESS OTHERWISE NOTED
MAX.	MAXIMUM	w	WEST
MIN.	MINIMUM	w	WIDTH
		WD.	WOOD

LEGEND



CONTACTS

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SCOPE OF WORK

- ADDITION 180 S.F. AT SOUTH SIDE AT FIRST STORY TO EXPAND LIVING ROOM, FOYER AND STUDY ROOM
- ADDITION 439 S.F. AT NORTH AND EAST SIDE AT FIRST STORY TO EXPAND DINING ROOM, KITCHEN, FAMILY ROOM AND BEDROOM.
- KITCHEN AND BATH ROOMS REMODEL. REMOVE FIREPLACE AT FAMILY ROOM.
- ADD BAY WINDOW AT MAIN BEDROOM AT SECOND STORY
- REBUILD INDOOR STAIRS
- REMOVE EXISTING SHINGLE ROOF, REBUILD NEW METAL ROOF AND ADD THREE DORMER ROOF PER ROOF PLAN
- REPLACE EXTERIOR WALL FROM STUCCO FINISH TO SIDING FINISH.
- NEW LIGHTING AND OUTLETS PER PLAN.

CODE ANALYSIS

CURRENT ZONING AND BUILDING CODES
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRIC, MECHANICAL, PLUMBING CODES
2019 CALIFORNIA ENERGY BUILDING STANDARDS
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA FIRE CODE

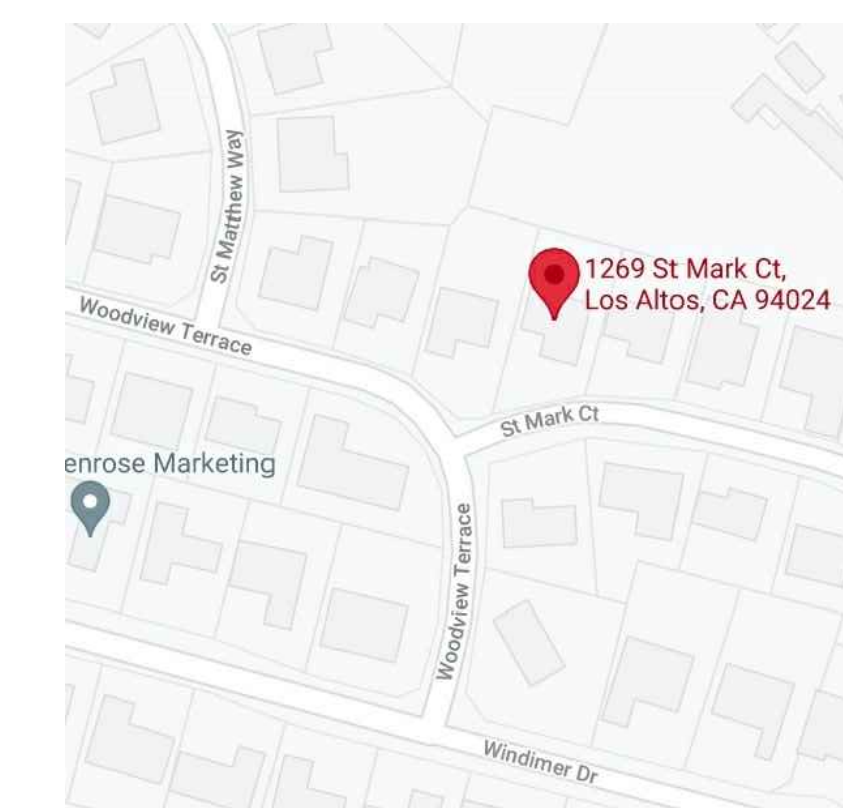
PROJECT DATA

ZONING: R1-10
EXISTING AND PROPOSED USE: NO CHANGE, SINGLE FAMILY HOUSE.
OCCUPANCY: R3/U, NO CHANGE
CONSTRUCTION: TYPE V B, NO CHANGE
(E) BEDROOMS: 5 TOTAL; NO CHANGE PROPOSED
(E) BATH ROOMS: 3 FULL TOTAL; PROPOSED BATH ROOMS: 3 FULL AND ONE HALF TOTAL
PARKING - (E) THREE COVERED; NO CHANGE PROPOSED
NO FIRE SPRINKLER; NO CHANGE PROPOSED

DRAWING INDEX

- ARCHITECTURAL**
- A0 TITLE SHEET, PROJECT DATA
 - A0.1 SITE PLAN AND FLOOR AREA CALCULATIONS
 - A0.2 NEIGHBORHOOD CONTEXT MAP
 - A1.1 EXISTING AND DEMOLITION FLOOR PLANS
 - A1.2 EXISTING AND DEMOLITION ROOF PLAN
 - A1.3 EXISTING ELEVATIONS
 - A1.4 EXISTING ELEVATIONS
 - A2.1 PROPOSED 1ST FLOOR PLAN
 - A2.2 PROPOSED 2ND FLOOR PLAN AND WINDOW SCHEDULE
 - A2.3 PROPOSED ROOF PLAN
 - A2.6 PROPOSED ELEVATIONS
 - A2.7 PROPOSED ELEVATIONS AND DETAILS
 - A2.8 SECTIONS AND DETAIL
- C.0 TOPOGRAPHIC SURVEY**
- C0.1 GRADING AND DRAINAGE PLAN
 - L-1 EXISTING TREE PLAN & TREE PROTECTION
 - L-2 LANDSCAPE PLANTING PLAN
 - L-2.1 LANDSCAPE PLANTING INFORMATION
 - L-3 WELO CALCULATION
 - L-4 IRRIGATION PLAN
 - L-5 IRRIGATION DETAILS

VICINITY MAP



ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE:	2,326 sq ft (18.5 %)	3,086 sq ft (24.5%)	3,775.5 sq ft (30%)
FLOOR AREA:	1st Flr : 2,287 sq ft 2nd Flr : 1,083 sq ft Total : 3,370 sq ft (26.8%)	1st Flr : 2,906 sq ft 2nd Flr : 1,083 sq ft Total : 3,989 sq ft (31.7%)	4,008.5 sq ft (3,850+(1,585x10%)=4,008.5) (31.85%)
SETBACKS:			
Front	24.1 ft	24.1 ft	25 ft
Rear	56.86 ft	54.86 ft	25 ft
Right side (1st/2nd)	10 ft / 17.96 ft	10 ft / 17.96 ft	10 ft / 17.5 ft
Left side (1st/2nd)	12.84 ft / 26.7 ft	12.84 ft / 26.7 ft	10 ft / 17.5 ft
HEIGHT:	24.2 ft	24.2 ft	27 ft

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	2,633 sq ft	619 sq ft	3,252 sq ft
NON-HABITABLE AREA	737 sq ft	0 sq ft	737 sq ft

LOT CALCULATIONS

NET LOT AREA:	12,585 sq ft
FRONT YARD HARDSCAPE AREA:	1,037 sq ft (25.9%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): Existing softscape (undisturbed) area: New softscape (new or replaced landscaping) area: SEE LANDSCAPE PLAN L-1

PROJECT DATA TABLE

PARCEL NUMBER	342-39-028
GROSS LOT SIZE	12,585± S.F.
ALLOWABLE LOT COVERAGE	$12,585 \times 30\% = 3,857.4$ S.F.
ALLOWABLE FLOOR AREA RATIO (FAR)	$3,850 + ((12,585 - 11,000) \times 10\%) = 4,008.5$ S.F.

FLOOR AREA CALCULATIONS

EXISTING LIVING AREA	PROPOSED NEW ADDITION AREA
<1ST FLOOR>	<1ST FLOOR>
LIVING AREA 1,550 S.F.	LIVING AREA 2,169 S.F.
GARAGE 737 S.F.	GARAGE 737 S.F.
TOTAL 1ST FLOOR AREA 2,287 S.F.	TOTAL 1ST FLOOR AREA 2,906 S.F.
<2ND FLOOR>	<2ND FLOOR>
LIVING AREA 1,083 S.F.	LIVING AREA 1,083 S.F.
TOTAL 2ND FLOOR AREA 1,083 S.F.	TOTAL 2ND FLOOR AREA 1,083 S.F.
TOTAL EXISTING LIVING AREA 2,633 S.F.	TOTAL PROPOSED LIVING AREA 3,252 S.F.
TOTAL EXISTING FLOOR AREA 3,370 S.F.	TOTAL PROPOSED FLOOR AREA 3,989 S.F.
EXISTING COVERED PORCH AREA 39 S.F.	TOTAL PROPOSED ADDITION AREA 619 S.F.
	PROPOSED COVERED PORCH AREA 180 S.F.
EXISTING FLOOR AREA RATIO (FAR) 3,370 S.F. (18.5%)	PROPOSED FLOOR AREA RATIO (FAR) 3,989 S.F. (24.5%)
EXISTING LOT COVERAGE 2,326 S.F. (18.5%)	PROPOSED LOT COVERAGE 3,086 S.F. (24.5%)

ZONING DATA

ZONING DISTRICT	R1-10	FLOOD ZONE	NO
		HISTORIC CATEGORY	NO

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Job Number:

TITLE SHEET,
PROJECT DATA

Drawing Title:

Drawn By: S.C. Checked By: S.C.

A0

Drawing Number:

File Name: Z- PLANS Scale: AS NOTED

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SITE PLAN AND FLOOR AREA CALCS

Drawing Title:

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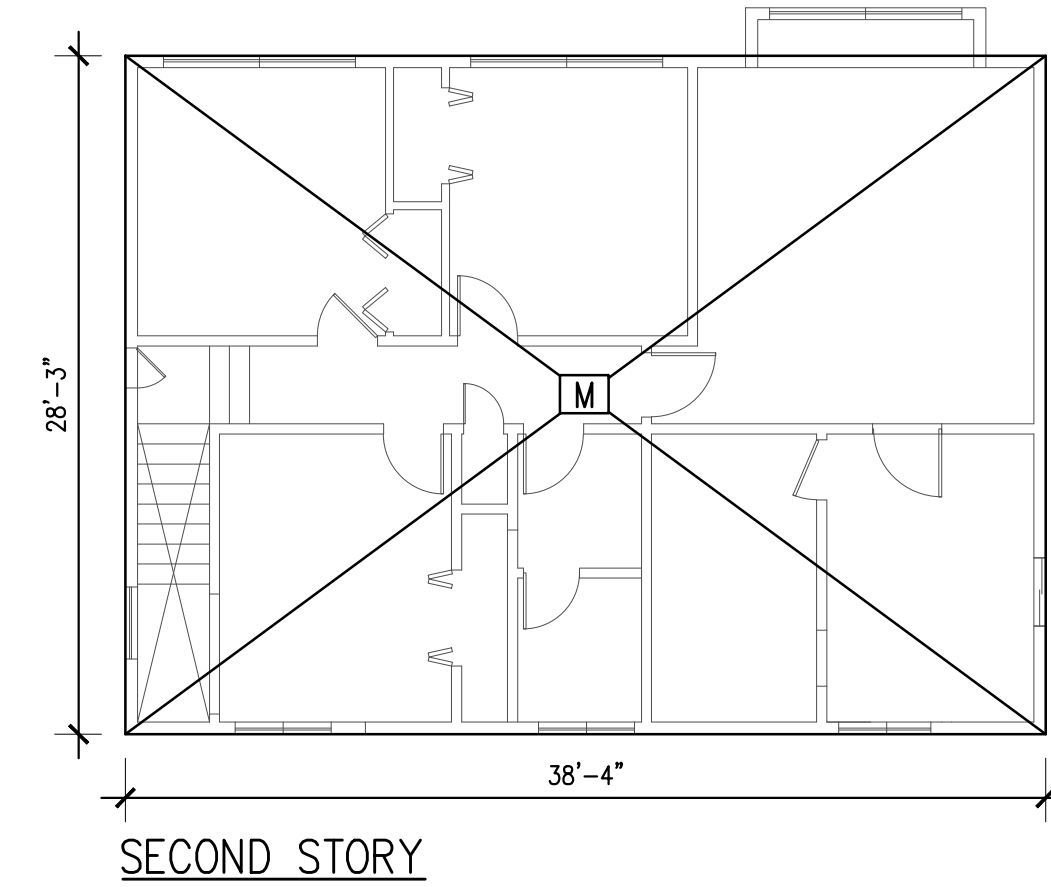
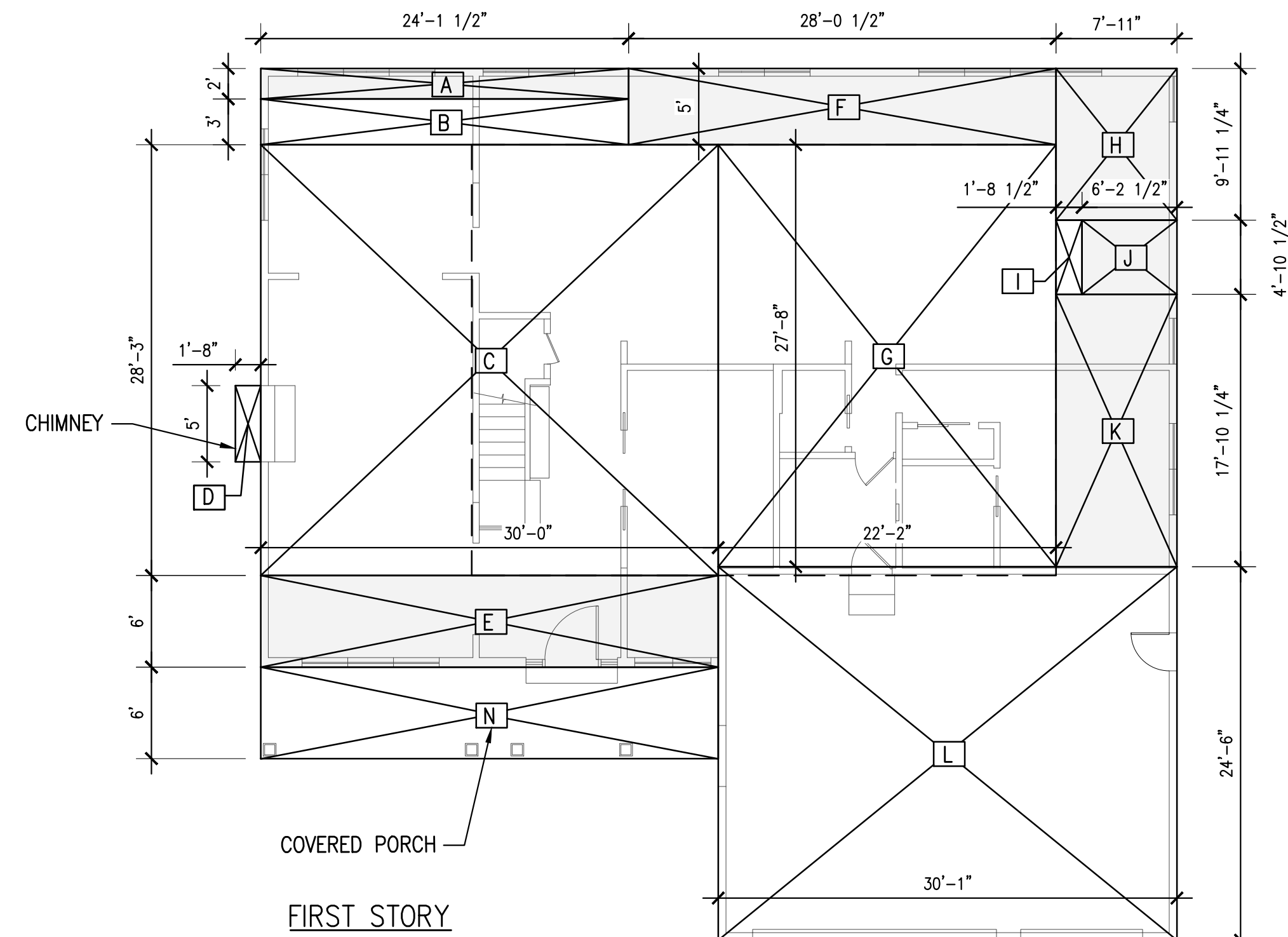
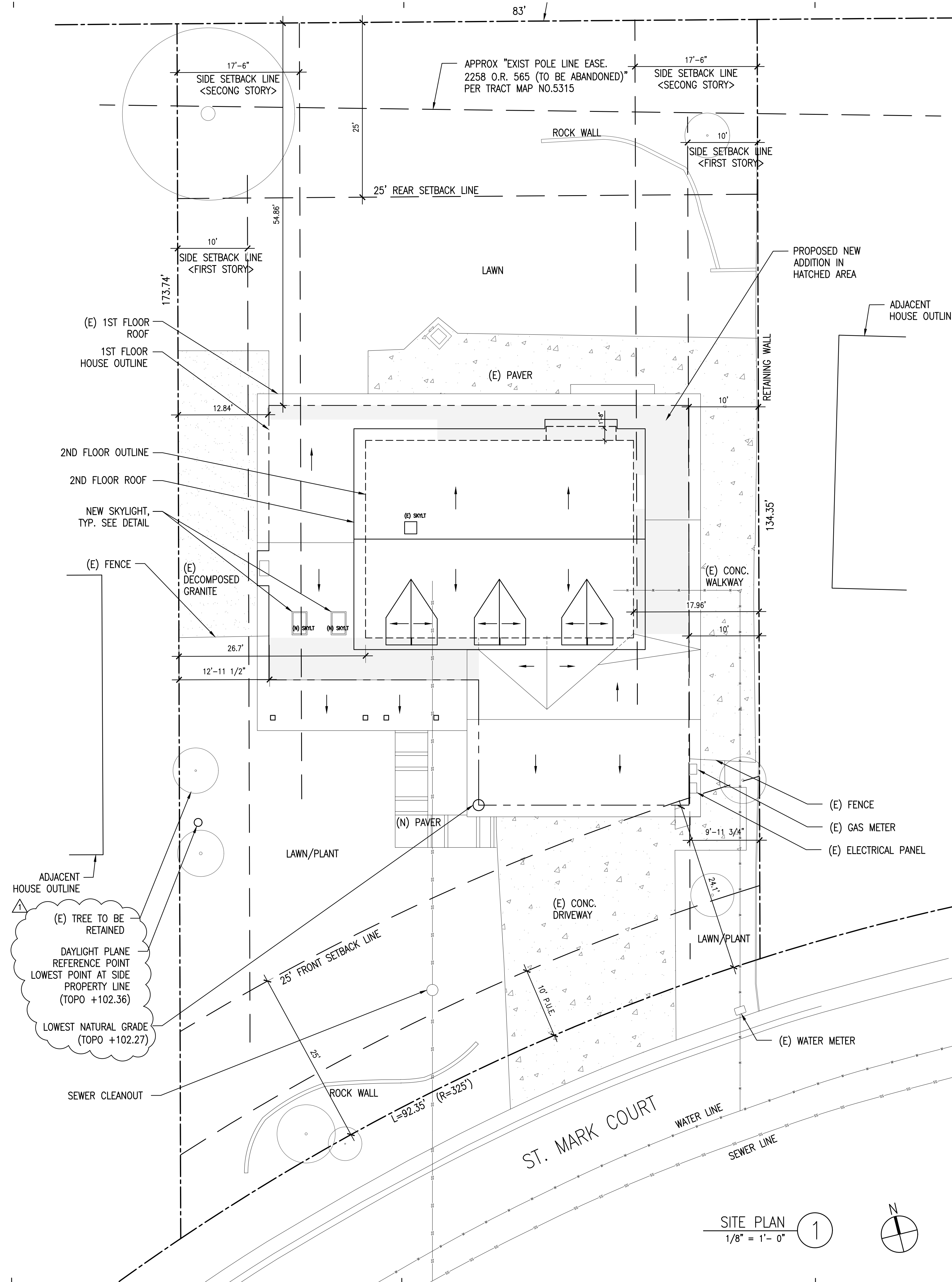
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File Name: Z- PLANS Scale: AS NOTED

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SHEET NOTES

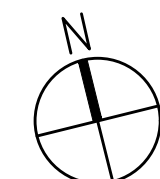
- SEE LANDSCAPE PLAN L-1 FOR ALL EXISTING TREES INFORMATION AND PROTECTION PLAN.



FLOOR AREA AND COVERAGE CALCULATIONS												
FLOOR AREA =	WIDTH	x	LENGTH	=	AREA	FLOOR AREA =	WIDTH	x	LENGTH	=	AREA	
AREA A	24'-1 1/2"	x	2'-0"	=	48.2 S.F.	AREA J	6'-2 1/2"	x	4'-10 1/2"	=	30.3 S.F.	
AREA B	24'-1 1/2"	x	3'-0"	=	72.4 S.F.	AREA K	7'-11"	x	17'-10 1/2"	=	141.5 S.F.	
AREA C	30'-0"	x	28'-3"	=	847.5 S.F.	AREA L (GARAGE)	30'-1"	x	24'-6"	=	737.0 S.F.	
AREA D	1'-8"	x	5'-0"	=	8.3 S.F.	FIRST STORY SUBTOTAL =					2,906 S.F.	
AREA E	30'-0"	x	6'-0"	=	180.0 S.F.							
AREA F	28'-0"	x	5'-0"	=	140.2 S.F.							
AREA G	22'-2"	x	27'-8"	=	613.3 S.F.	AREA M	38'-4"	x	28'-3"	=	1,083 S.F.	
AREA H	7'-11"	x	9'-11 1/2"	=	78.8 S.F.	SECOND STORY SUBTOTAL =					1,083 S.F.	
AREA I	1'-8 1/2"	x	4'-10 1/2"	=	8.3 S.F.							
TOTAL FLOOR AREA =											3,989 S.F.	
AREA N							30'-0"	x	6'-0"	=	180 S.F.	
FIRST STORY SUBTOTAL =												2,906 S.F.
TOTAL LOT COVERAGE =												3,086 S.F.

SITE PLAN
1/8" = 1'-0"

1



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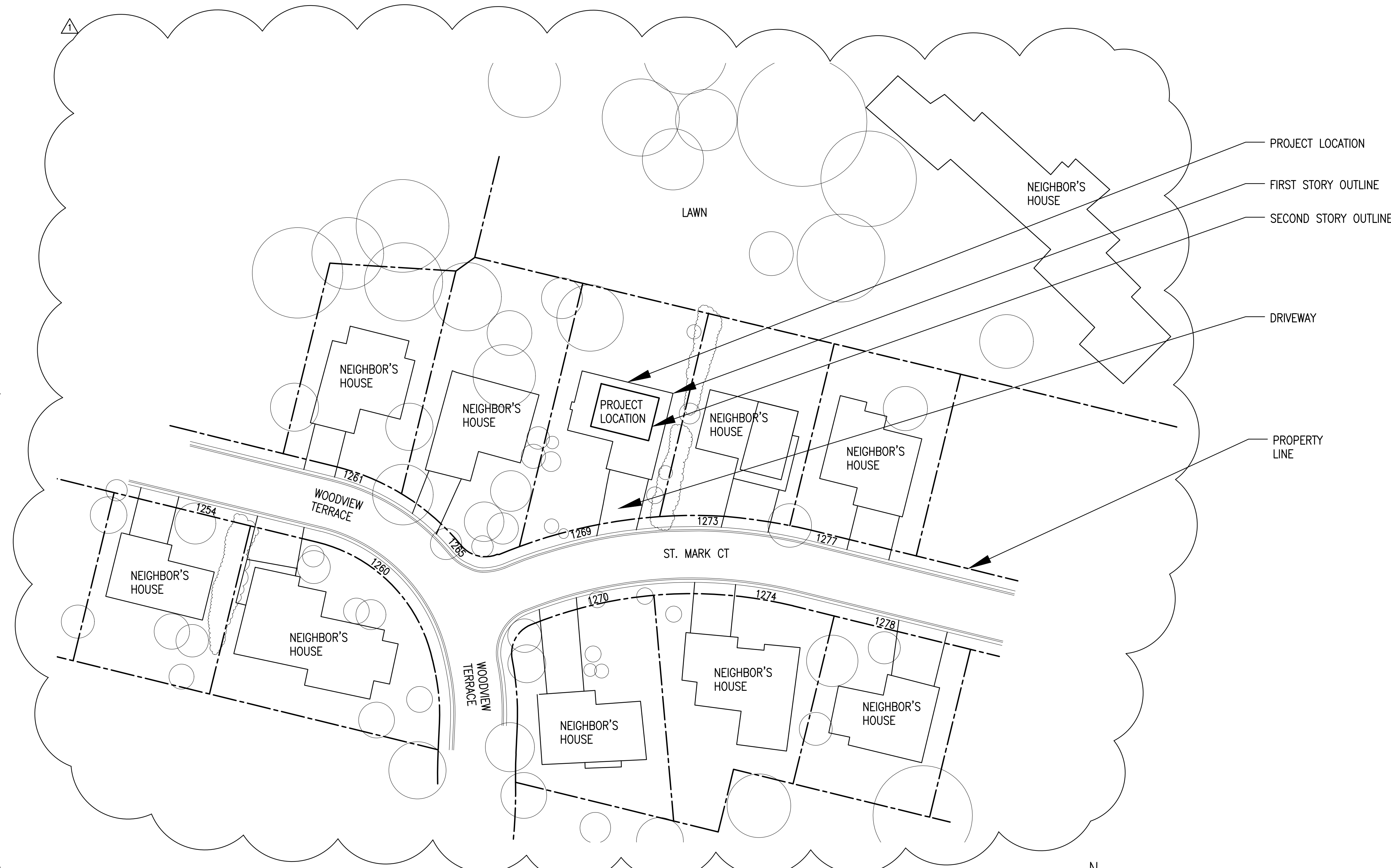
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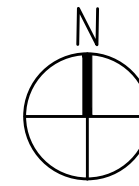
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NEIGHBORHOOD CONTEXT MAP 1
1"=40'-0"



STREET ELEVATION 2
3/32"=1'-0"



Job Number:

NEIGHBORHOOD
CONTEXT MAP

Drawing Title:

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A0.2

Drawing Number:

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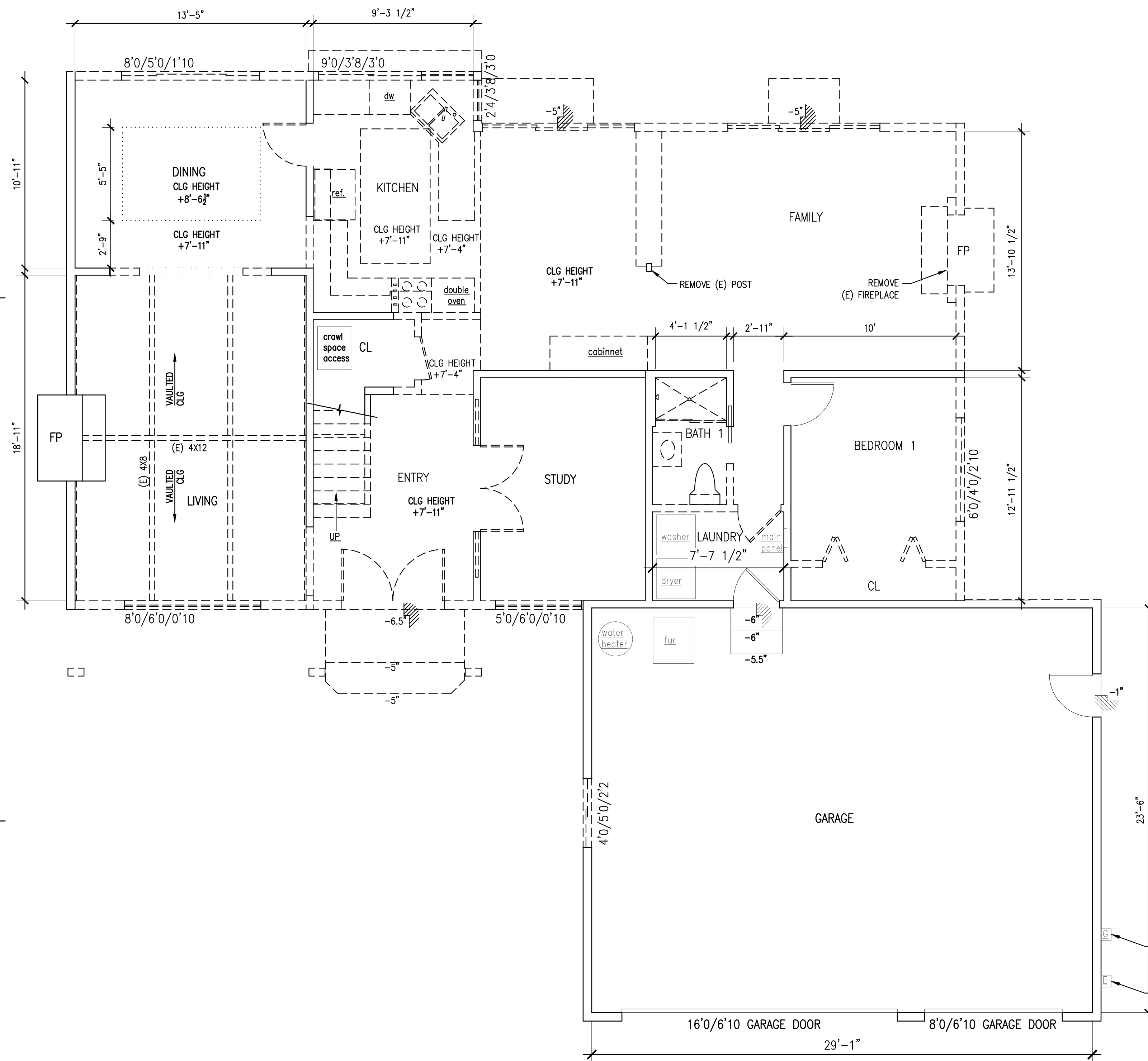
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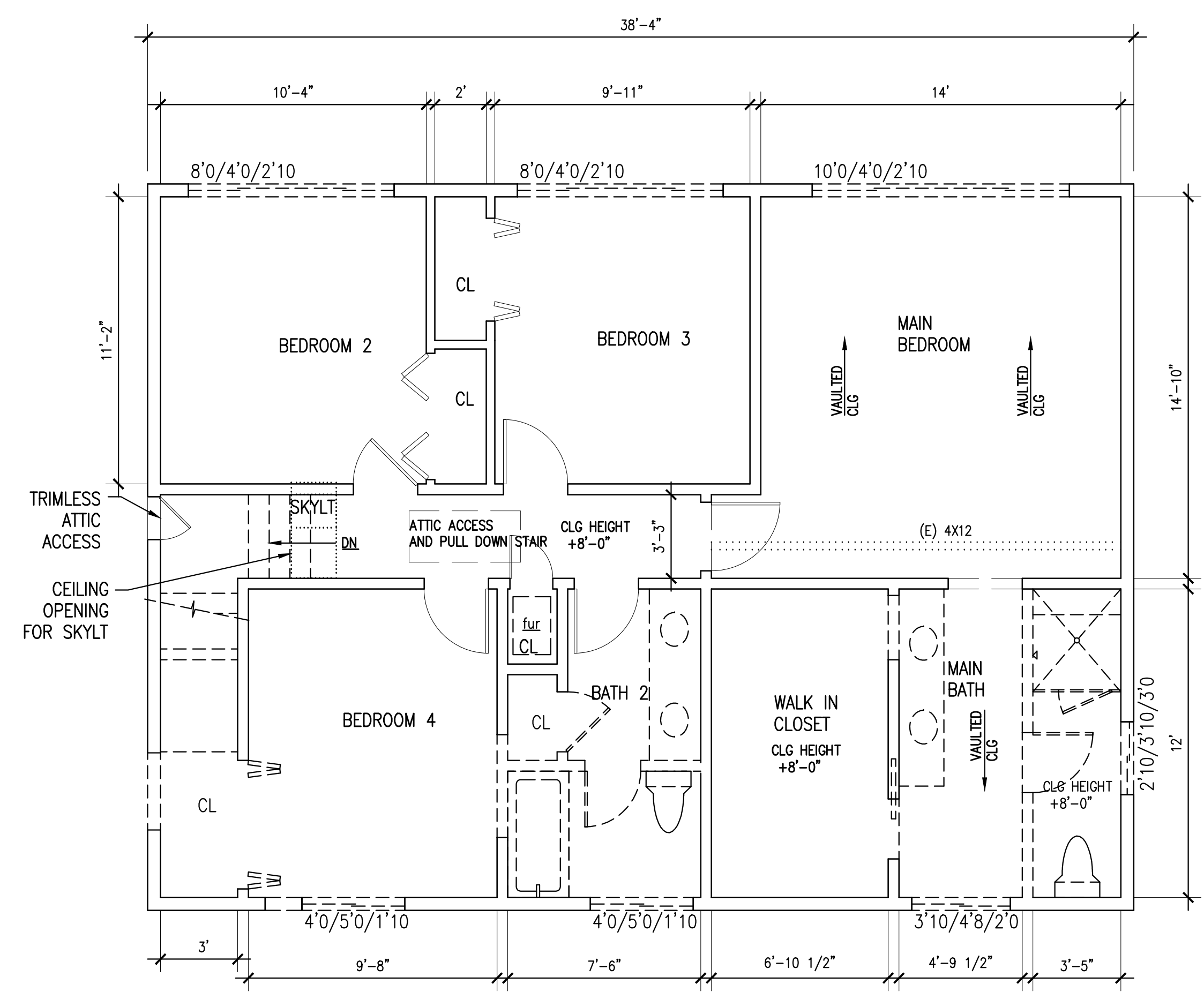
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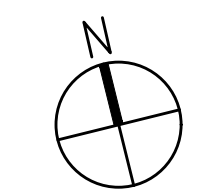
- EXISTING WALL
- TO BE DEMOLISHED



EXISTING AND DEMOLITION 1ST FLOOR PLAN
1/4" = 1'- 0" 1



EXISTING AND DEMOLITION 2ND FLOOR PLAN
1/4" = 1'- 0" 2



Job Number:

EXISTING AND DEMOLITION FLOOR PLANS

Drawing Title:

Drawn By: S.C. Checked By: S.C.

A 1.1

Drawing Number:

File Name: Z-PLANS Scale: AS NOTED

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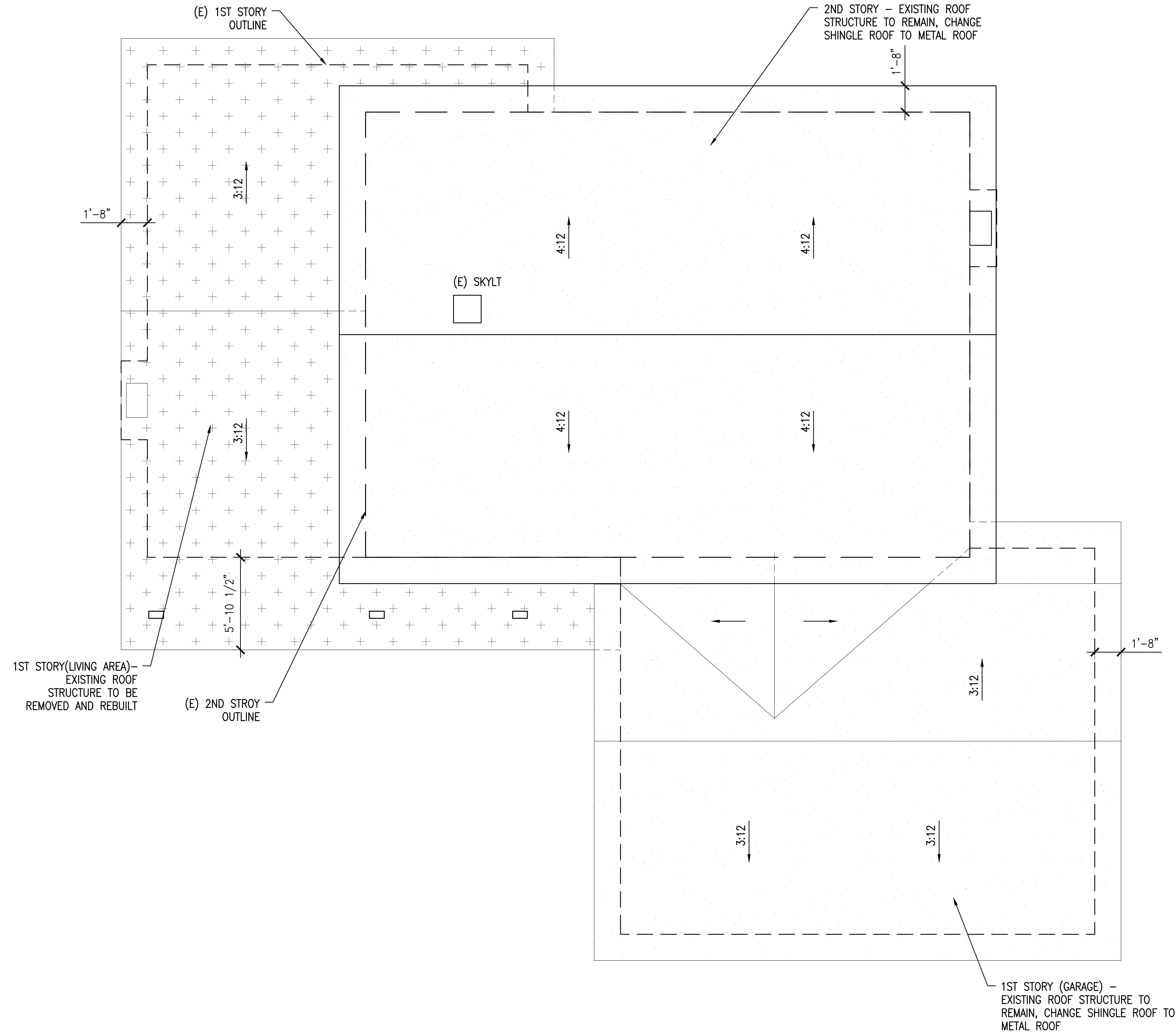
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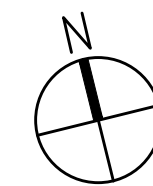
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EXISTING AND DEMOLITION ROOF PLAN
1/4" = 1'-0"

1



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EXISTING AND DEMOLITION ROOF PLAN

Drawing Title:

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A 1.2

Drawing Number:

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Job Number:

EXISTING ELEVATIONS

Drawing Title:

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A1.3

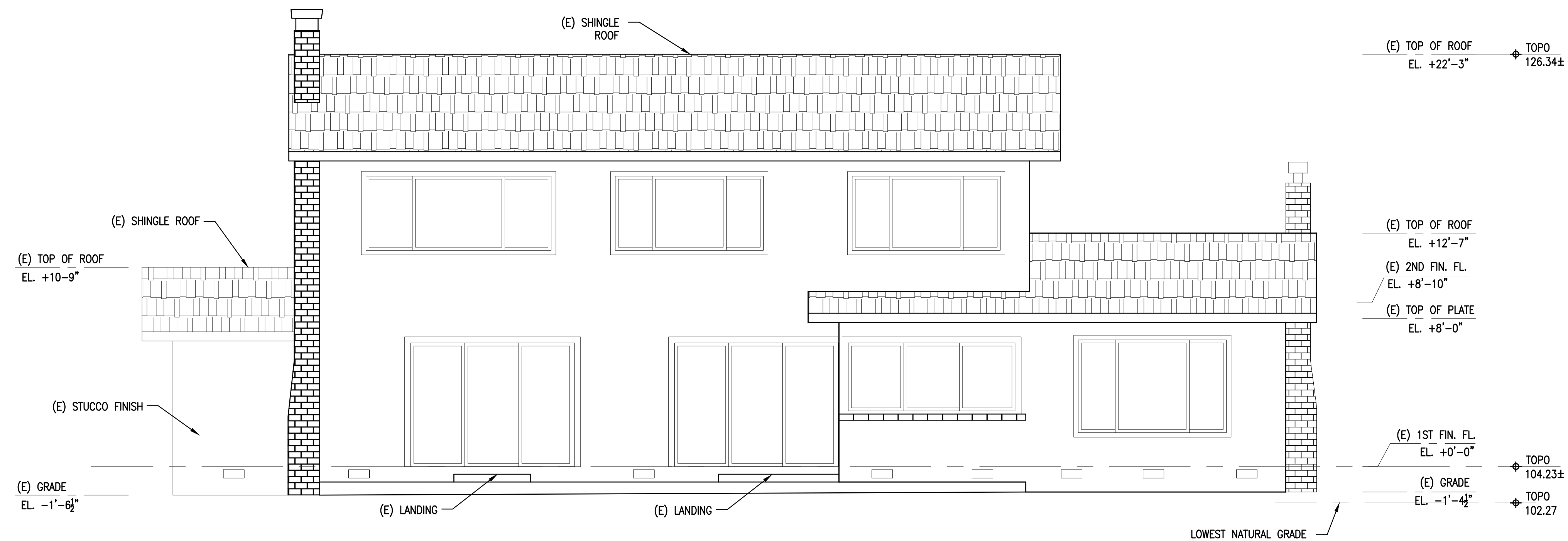
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File Name: Z-ELEV Scale: AS NOTED

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EXISTING FRONT EXTERIOR ELEVATION - SOUTH 1
1/4" = 1'-0"



EXISTING REAR EXTERIOR ELEVATION - NORTH 2
1/4" = 1'-0"

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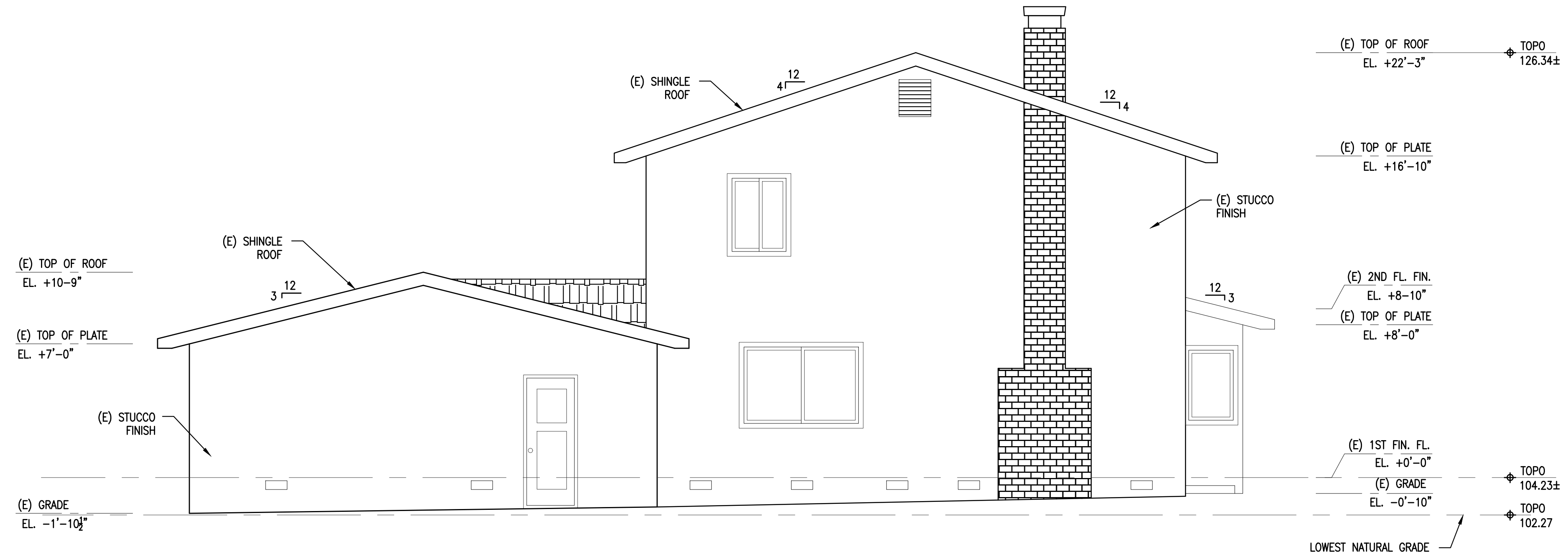
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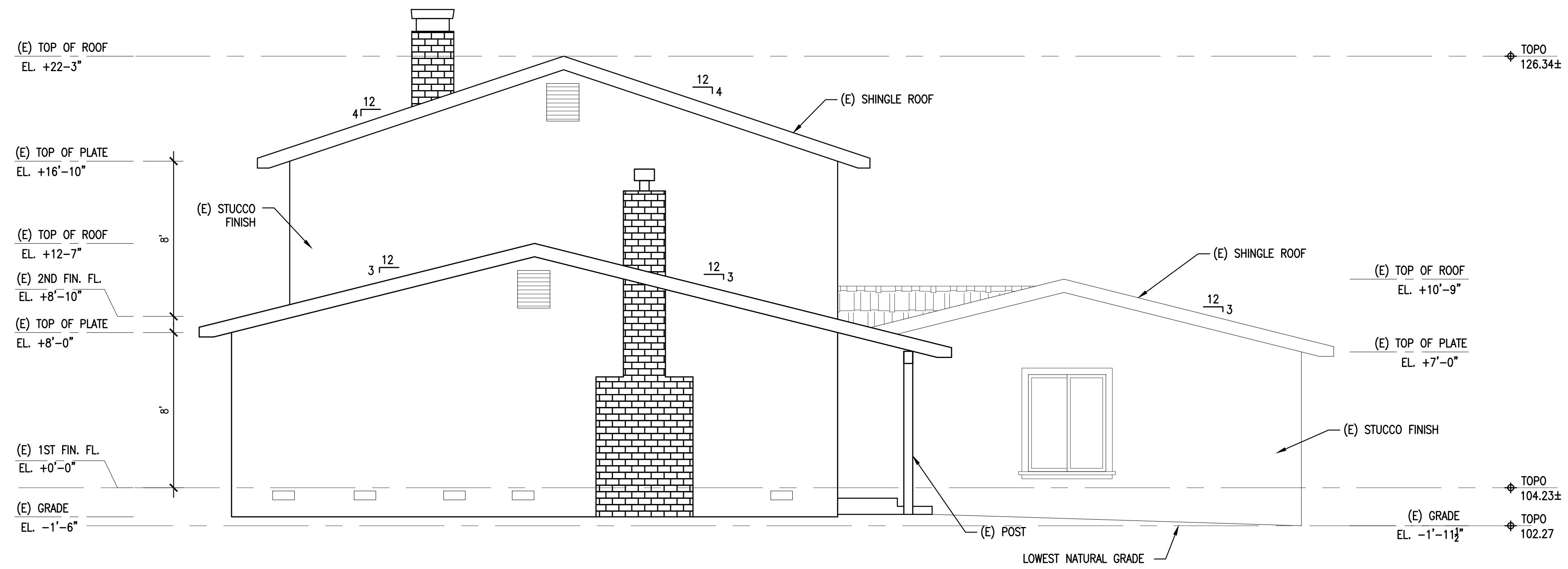
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EXISTING RIGHT EXTERIOR ELEVATION - EAST (1)
1/4" = 1'-0"



EXISTING LEFT EXTERIOR ELEVATION - WEST (2)
1/4" = 1'-0"

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Job Number:

EXISTING ELEVATIONS

Drawing Title:

Drawn By: S.C. Checked By: S.C.

A1.4



Drawing Number:

File Name: Z-ELEV Scale: AS NOTED

Plot File Created On:

NOTE:
1. SEE A2.2 FOR NOTES AND WINDOW SCHEDULE.

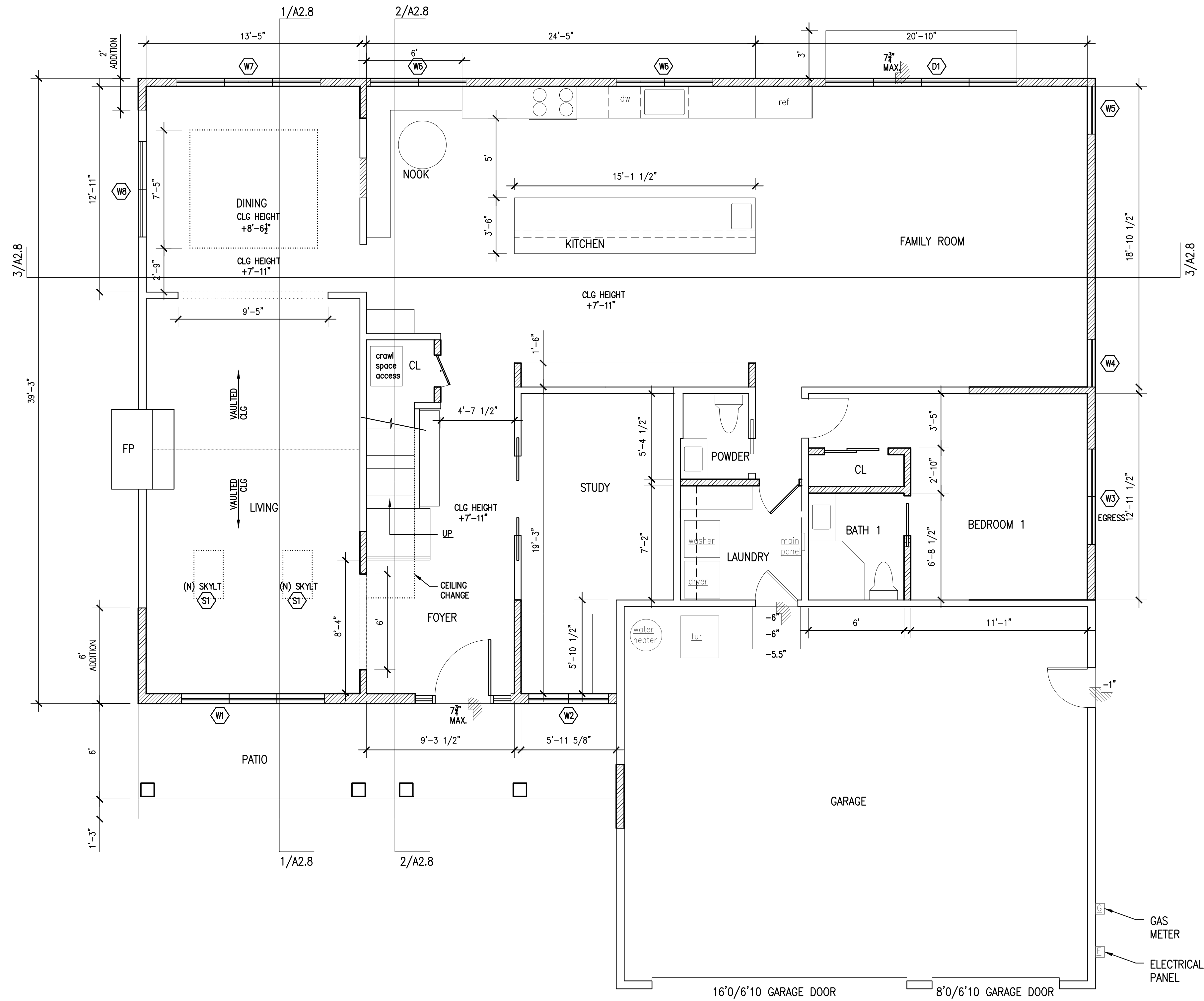
LEGEND

-  EXISTING WALL
-  PROPOSED WALL, SEE STRUCTURAL PLANS, TYP

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Issued For

ISSUE	DATE
PLANNING SUBMITTAL	09/15/21
PLANNING RESPONSES	12/06/21



Job Number: _____

PROPOSED 1ST FLOOR PLAN

Drawing Title: _____

Drawn By: S.C. Checked By: S.C.

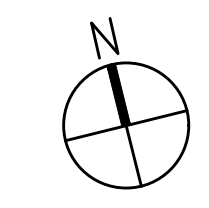
A2.1

Drawing Number: _____

File Name: Z- PLANS Scale: AS NOTED

Plot File Created On: _____

PROPOSED 1ST FLOOR PLAN
1/4" = 1' - 0" 1



Issued For	
ISSUE	DATE
PLANNING SUBMITTAL	09/15/21
PLANNING RESPONSES	12/06/21



Job Number:

PROPOSED 2ND FLOOR PLAN AND WINDOW SCHEDULE

Drawing Title:

Drawn By: S.C. Checked By: S.C.

Drawing Number:

File Name: Z- PLANS Scale: AS NOTED

GLAZING NOTES

- ALL NEW AND REPLACEMENT WINDOWS AND DOORS @ CONDITIONED SPACES SHALL HAVE INSULATED, LOW-E GLAZING, U.O.N.
- ALL GLASS AND GLAZING SHALL CONFORM WITH CBC CHAPTER 24 OR CRC R308 AS APPLICABLE.
- AT LEAST ONE BEDROOM WINDOW TO HAVE MINIMUM RESCUE OPENING CLEARANCE 20", WIDE AND 24" HIGH, MINIMUM NET AREA 5.7 SF AND MAXIMUM SILL HEIGHT AT 44".
- FOR NATURAL LIGHT AND VENTILATION, THE MINIMUM NET GLAZING AREA SHALL BE 8% OF THE ROOM AREA; MINIMUM NET OPERABLE WINDOW AREA TO BE 4% OF THE ROOM AREA.
- ALL SKYLIGHTS SHALL MEET NATIONAL FENESTRATION COUNCIL (NFRC) STANDARDS AND CBC SECTION 2405 OR CRC R308.6 AS APPLICABLE.
- ALL GLAZING INCLUDING GLASS MIRRORS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED, LAMINATED, OR SHATTER PROOF SAFETY GLASS PER CBC 2408 OR R308.3 AS APPLICABLE.
- USE SAFETY GLAZING AT DOORS AND GLAZING ADJACENT TO DOORS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE WALKING SURFACE.
- USE SAFETY IN WINDOWS WHERE ALL OF THE FOLLOWING APPLY: EXPOSED AREA OF PANE IS >9SF, BOTTOM EDGE OF GLAZING IS <18" A.F.F. TOP EDGE OF GLAZING IS >36" A.F.F. AND ONE OR MORE WALKING SURFACES ARE WITH 36", MEASURED HORIZONTALLY IN A STRAIGHT LINE, OF THE PLANE OF GLAZING.
- USE SAFETY GLAZING IN GUARDS AND RAILINGS IN ACCORDANCE WITH CBC 2407 OR CRC R308.4 AS APPLICABLE.
- USE SAFETY GLAZING DOORS AND ENCLOSURES OF TUBS AND SHOWERS AND WET OTHER WET AREAS PER CBC 2406.4.5 OR CRC R308.4.5 AS APPLICABLE.
- HINGED SHOWER DOORS SHALL BE MIN. 24" WIDE AND SHALL NOT BE LIMITED TO OPENING INWARD.
- USE SAFETY GLAZING ADJACENT TO STAIRS AND RAMPS WHERE BOTTOM OF EXPOSED EDGE OF GLAZING IS <60" ABOVE PLAN OF WALKING SURFACE, EXCEPT WHERE GUARD IS PROVIDED AND GLAZING IS >18" FROM RAILING OR WHERE GLAZING IS 36" OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.
- USE SAFETY GLAZING ADJACENT TO BOTTOM OF STAIR LANDING WHERE GLAZING IS <36" ABOVE THE LANDING AND W/IN 60" HORIZONTALLY OF THE BOTTOM TREAD.
- WHERE OPENING OF AN OPERABLE WINDOW IS LOCATED >72" A.F.C. OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. OF 24" A.F.F. OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW A 4" DIA. SPHERE WHERE SUCH OPENINGS ARE LOCATED W/IN 24" OF THE FINISHED FLOOR. EXCEPT:
 - WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4" DIA. SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
 - OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY W/ASTM F 2090
 - WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY W/THE FOLLOWING:
 - WINDOW OPENING CONTROL DEVICES SHALL COMPLY W/ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MIN. NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN 5.7SF FOR UPPER FLOORS AND 5SF FOR GRADE FLOORS.

FIRE PROTECTION

- PROVIDE UL217 AND NFPA72 LISTED SMOKE ALARMS IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATED SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS. SEE NFPA 72 SECTION 29.8.3.4 FOR SPECIFIC LOCATION REQUIREMENTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SEE CALIFORNIA STATE FIRE MARSHAL BULLETIN 13-006 FOR ADDITIONAL REQUIREMENTS.
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM.
- COMBINATION SMOKE/CO ALARMS SHALL COMPLY WITH ALL APPLICABLE STANDARDS AND REQS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL; SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP; WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION; ALARMS SHALL BE INTERCONNECTED; BATTERY-ONLY AND NON-INTERCONNECTED ALARMS ARE ALLOWED WHERE ALTERATIONS DO NOT RESULT IN THE REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE WHICH COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES.
- GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT.
- DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE (0.019 INCH) SHEET STEEL AND SHALL HAVE NO OPENINGS INTO GARAGE.

SHEET NOTES

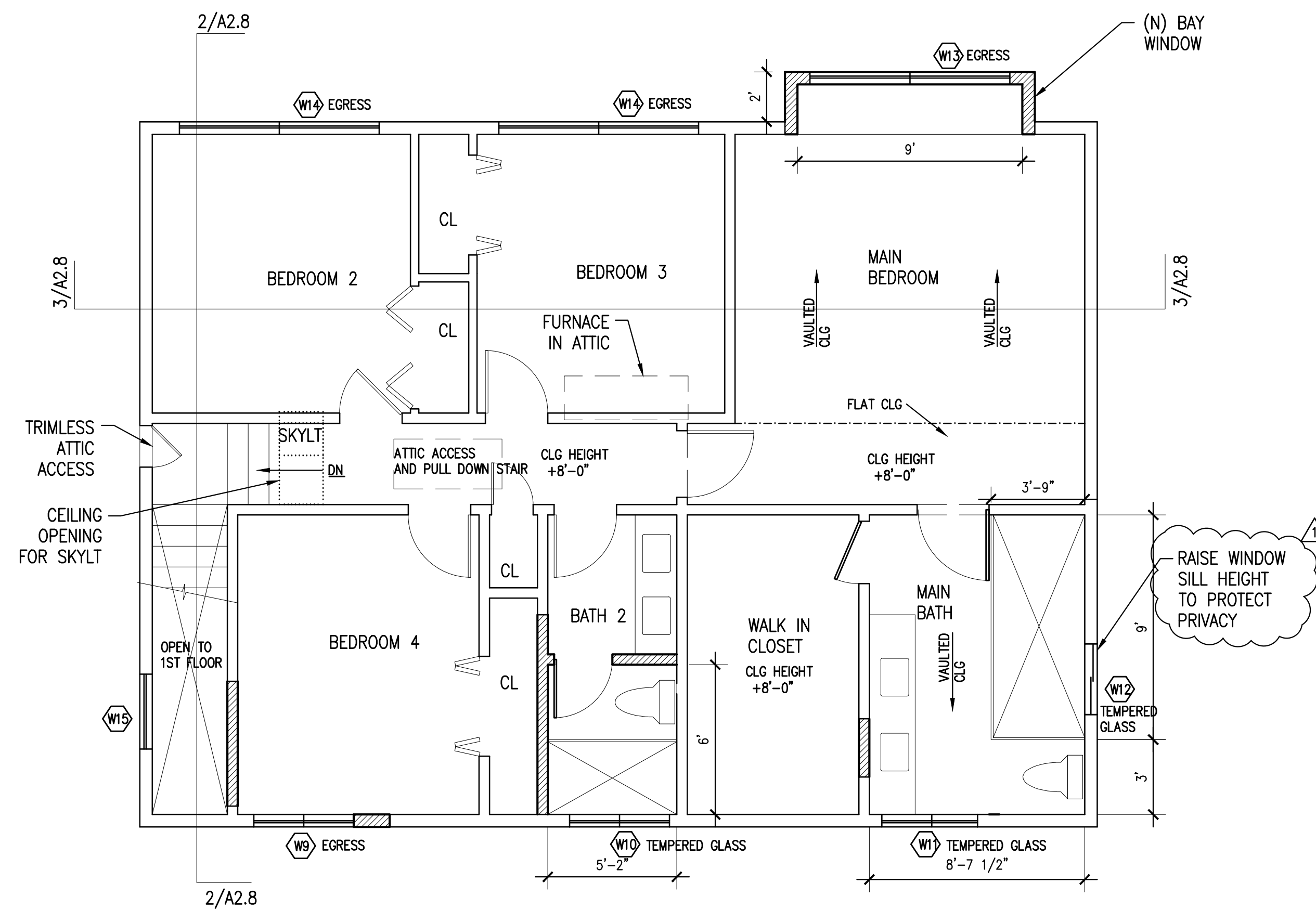
- SEE A2.5 FOR MECHANICAL & PLUMBING & ELECTRICAL NOTES.
- STREET ADDRESS TO BE 4" IN HEIGHT, CONTRASTING IN COLOR TO THE BACKGROUND, ILLUMINATED WITH 5 F.C..
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX LESS THAN 200 AND SMOKE DEVELOPMENT INDEX LESS THAN 450.
- MAXIMUM ELEVATION CHANGE OF 7 3/4" AT DOOR THRESHOLD WHERE DOORS OPEN TO THE OUTSIDE OF THE HOUSE. DOOR SHALL NOT SWING TO THE LANDING AREA.
- PROVIDE INSULATION AS REQUIRED PER SHEET A01, TITLE 24 REPORT.
- SEE SHEET A01, TITLE 24 REPORT FOR MECHANICAL EQUIPMENT AND WINDOW REQUIREMENTS.
- USE LADDER BLOCKING OR DRYWALL CLIPS FOR ALL INTERIOR AND EXTERIOR DRYWALLS.

BATHROOM NOTES

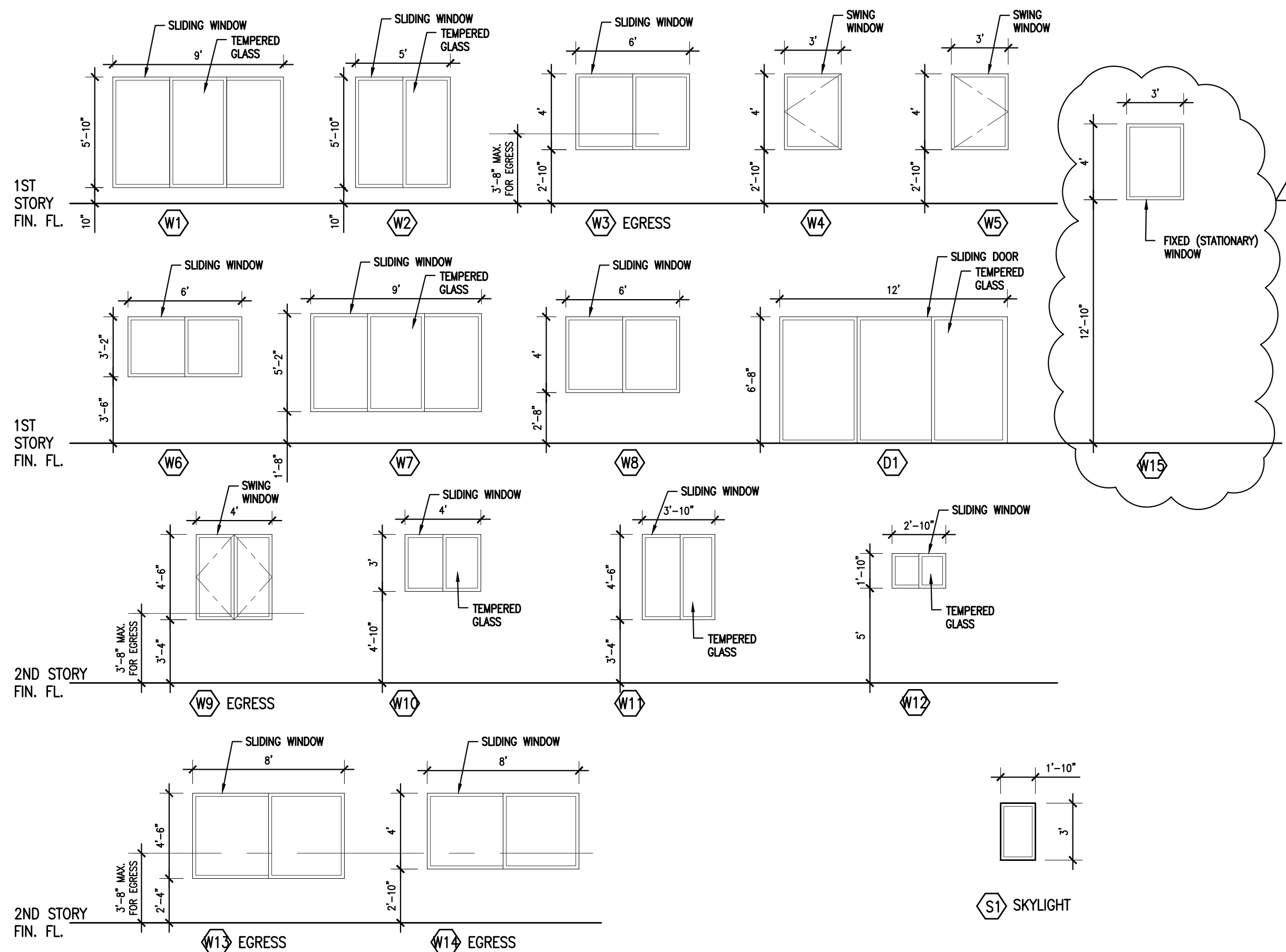
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS INSTALLED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. CORROSION-RESISTANT FASTENERS MUST BE USED.
- WATER-RESISTANT GYPSUM BACKING BOARD (WRGWB) SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS, INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- WRGWB SHALL NOT BE USED IN THE FOLLOWING LOCATIONS:
 - OVER A VAPOR RETARDER IN SHOWER OR BATHROOM COMPARTMENT.
 - WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS STEAM ROOM OR SAUNA ROOM.
 - ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER FOR 1/2" THICK WRGWB OR MORE THAN 16 INCHES ON CENTER FOR 5/8" THICK WRGWB.
- REGULAR GYPSUM BOARD IS PERMITTED UNDER TILE OR WALL PANEL IN OTHER WALL AND CEILING AREAS.
- SHOWER COMPARTMENT MUST HAVE MIN. AREA OF 1,024 SQ. INCHES AND CLEAR 30" DIAMETER AREA FROM TOP OF THRESHOLD TO A HEIGHT OF 70" ABOVE DRAIN OUTLET.
- SHOWER COMPARTMENTS AND AREAS ABOVE BATHTUBS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE, A MINIMUM OF 6 FEET (72 INCHES) ABOVE THE FLOOR.
- TOILETS SHALL HAVE A MINIMUM NET CLEARANCE OF 15" MEASURED FROM THE CENTER OF THE TOILET TO WALL OR OBSTRUCTION AND A MINIMUM NET CLEAR SPACE OF 24" IN FRONT OF TOILET.

LEGEND

- EXISTING WALL
- PROPOSED WALL, SEE STRUCTURAL PLANS, TYP



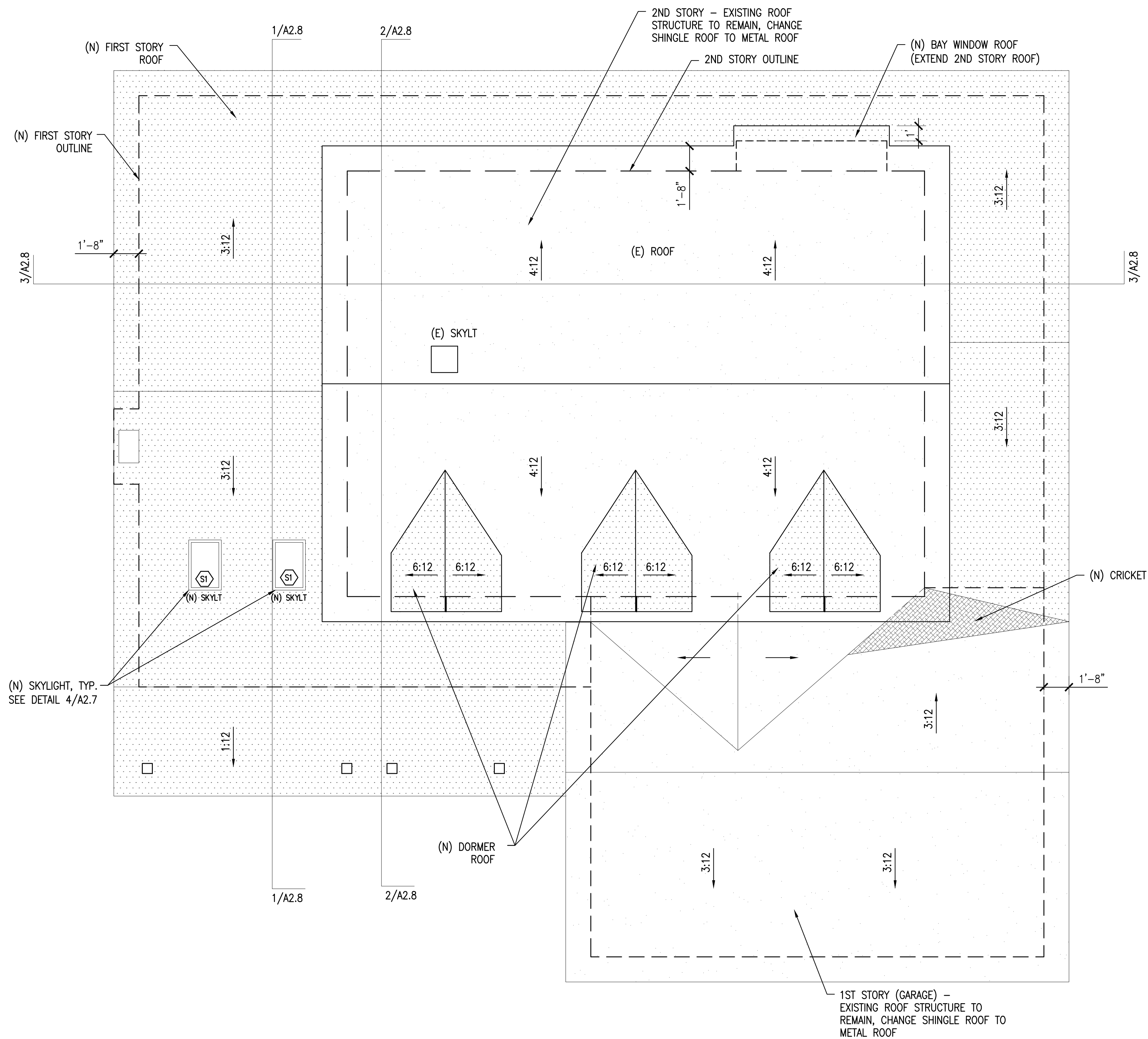
PROPOSED 2ND FLOOR PLAN
1/4" = 1'- 0"



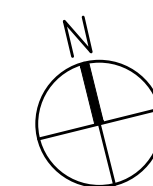
WINDOW SCHEDULE
3/16" = 1'- 0"

SHEET NOTES

1. SKYLIGHT TO BE DECK MOUNTED TYPE BY VELUX OR EQUAL. MODEL NUMBER TO BE FS-M. SOLAR TUBE TO BE VELUX SUN TUNNEL TGF-014. SKYLIGHTS TO BE DUAL PANE WITH U-FACTOR OF 0.45 AND SHGC OF 0.26. NFRC LABELS ARE REQUIRED. TESTING REPORT: ESR-4108 AND UES-199 AS REQUIRED BY TITLE 24 ENERGY CALCULATIONS.
2. OPERABLE SKYLIGHT SHALL BE MIN. 10' FROM PLUMBING VENTS, OR VENT TERMINATE 3' ABOVE SKYLIGHT. OPERABLE SKYLIGHT SHALL BE A MIN. 3' AWAY FROM ANY ENVIRONMENTAL AIR VENT, IE. STOVE HOOD, BATHROOM FAN, ETC.
3. ROOF COVERING MATERIAL SHALL BE MINIMUM OF CLASS C ROOFING OVER 30# FELT, CRC, R902.1.3.



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



1269

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PLANNING RESPONSES	12/06/21



Job Number:

PROPOSED ROOF PLAN

Drawing Title:

Drawn By: S.C. Checked By: S.C.

A2.3

Drawing Number:

File Name: Z- PLANS Scale: AS NOTED

Plot File Created On:

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Job Number:

PROPOSED ELEVATIONS

Drawing Title:

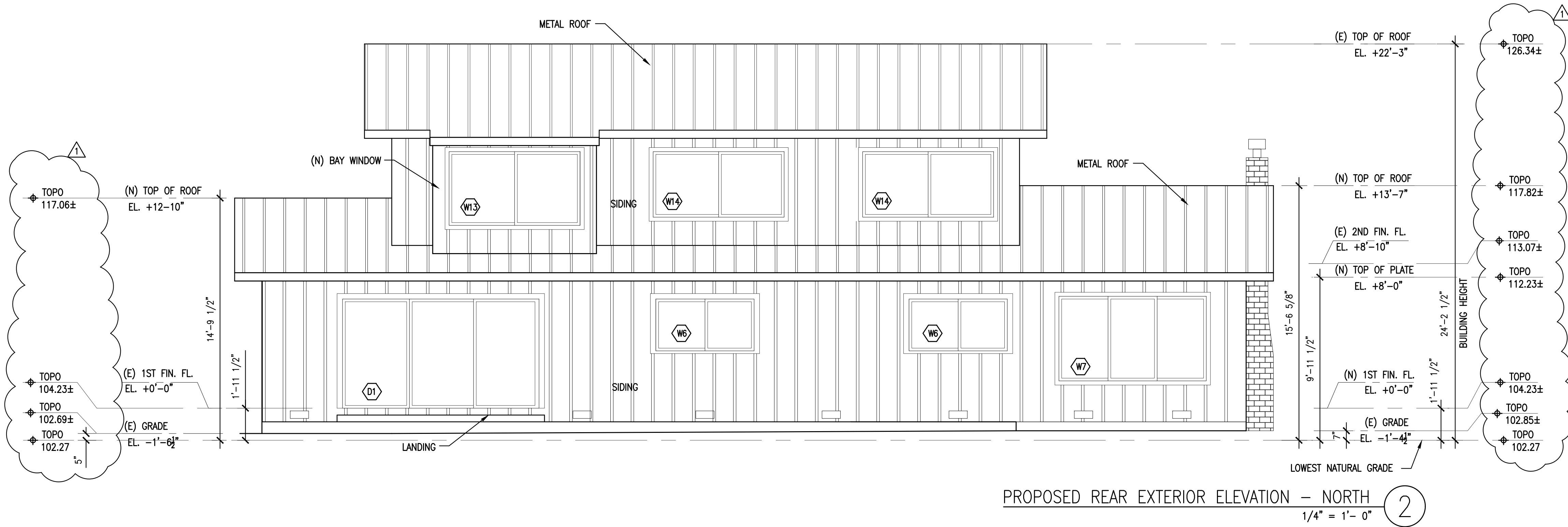
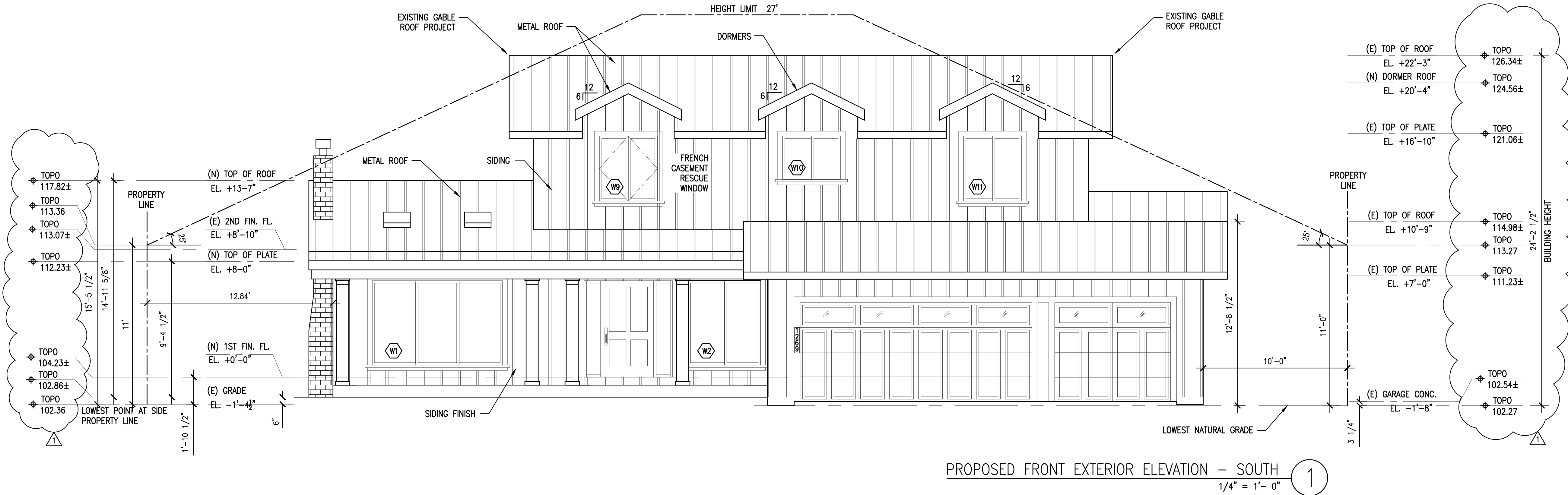
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Drawing Number:

File Name: Z-ELEV Scale: AS NOTED

Plot File Created On:



1269

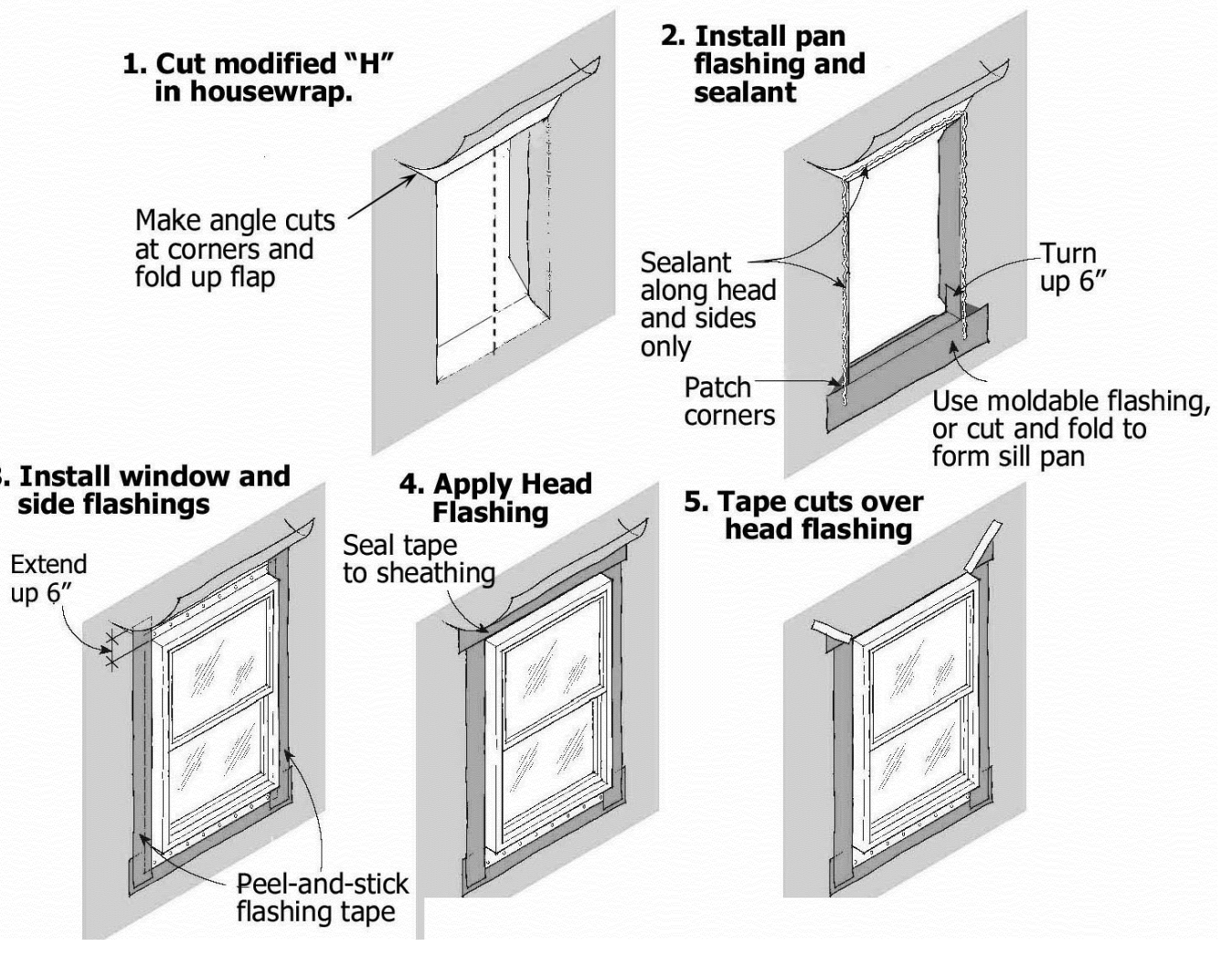
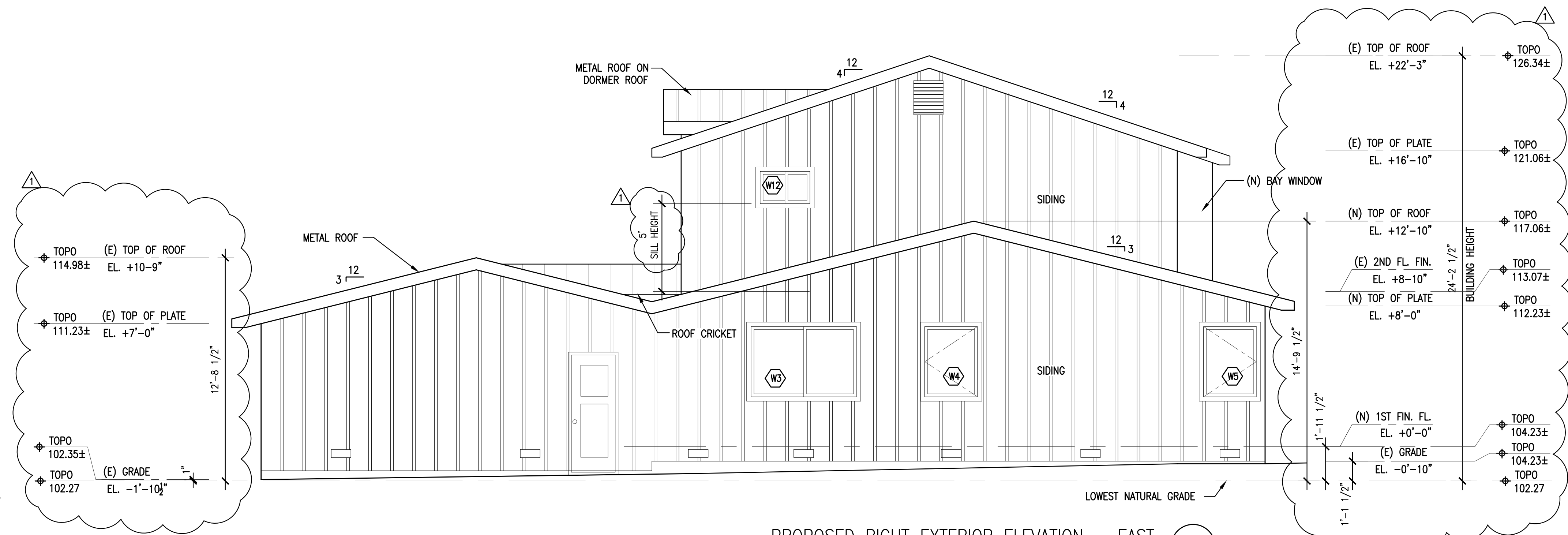
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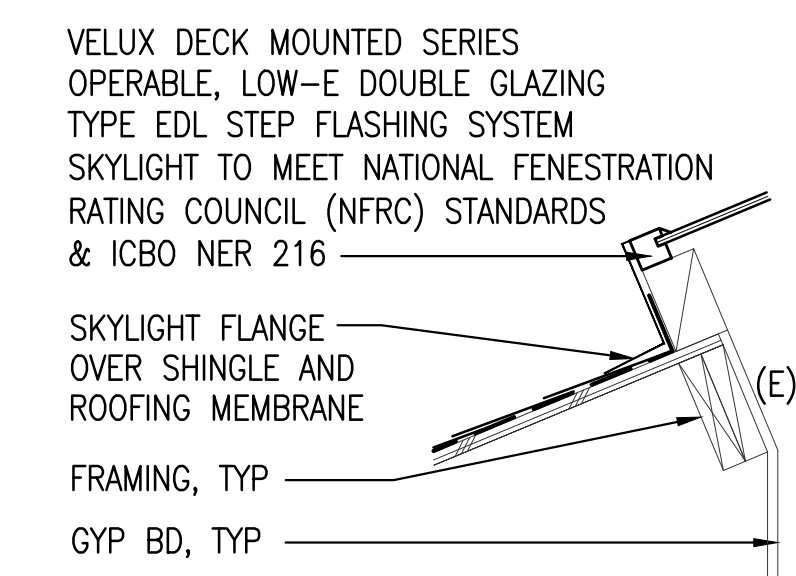
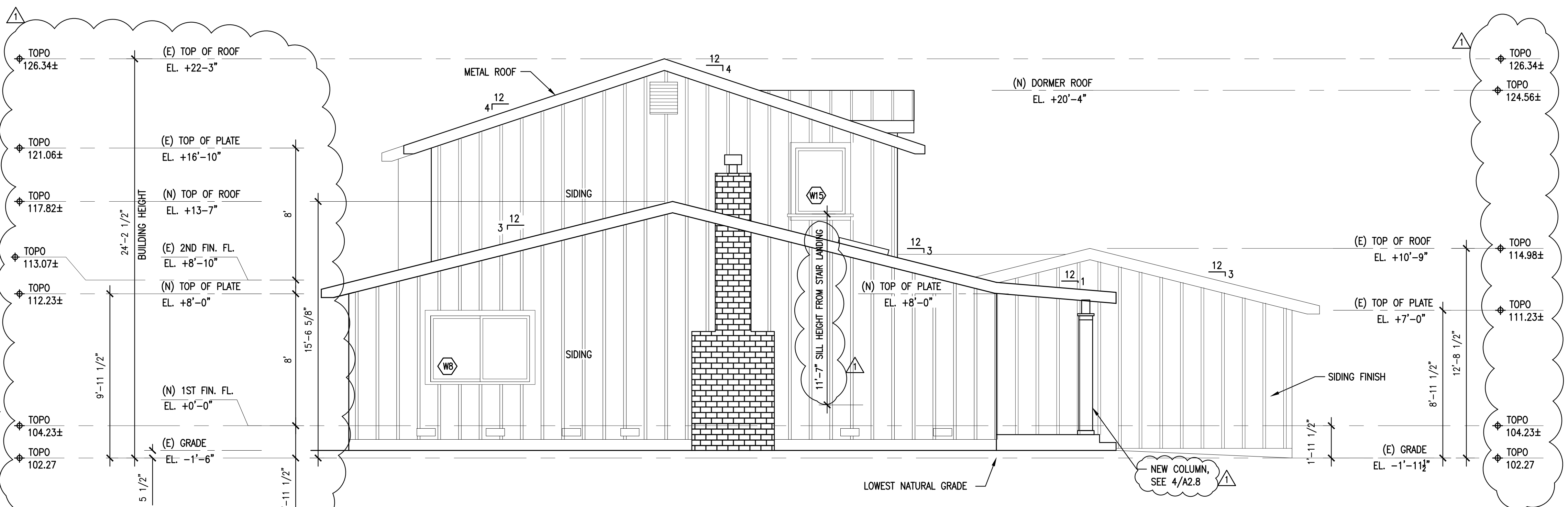
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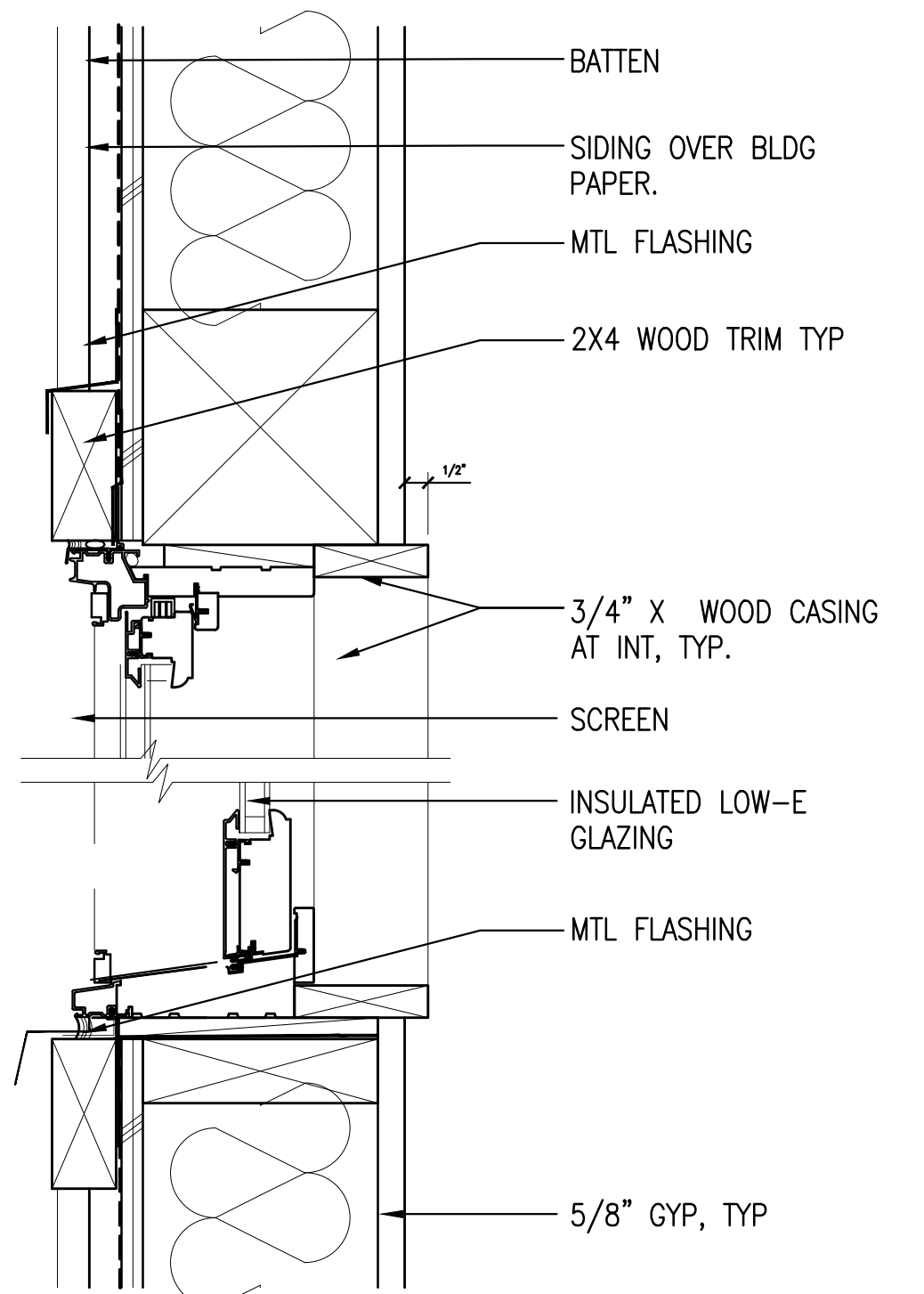
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WINDOW DETAIL 3
NTS



SKYLIGHT DETAIL 4
NTS



WINDOW DETAIL 5
NTS

ISSUE	DATE
PLANNING SUBMITTAL	09/15/21
PLANNING RESPONSES	12/06/21



Job Number:

PROPOSED ELEVATIONS AND DETAILS

Drawing Title:

Drawn By: S.C. Checked By: S.C.

A2.7

Drawing Number:

File Name: Z-ELEV Scale: AS NOTED

Plot File Created On:

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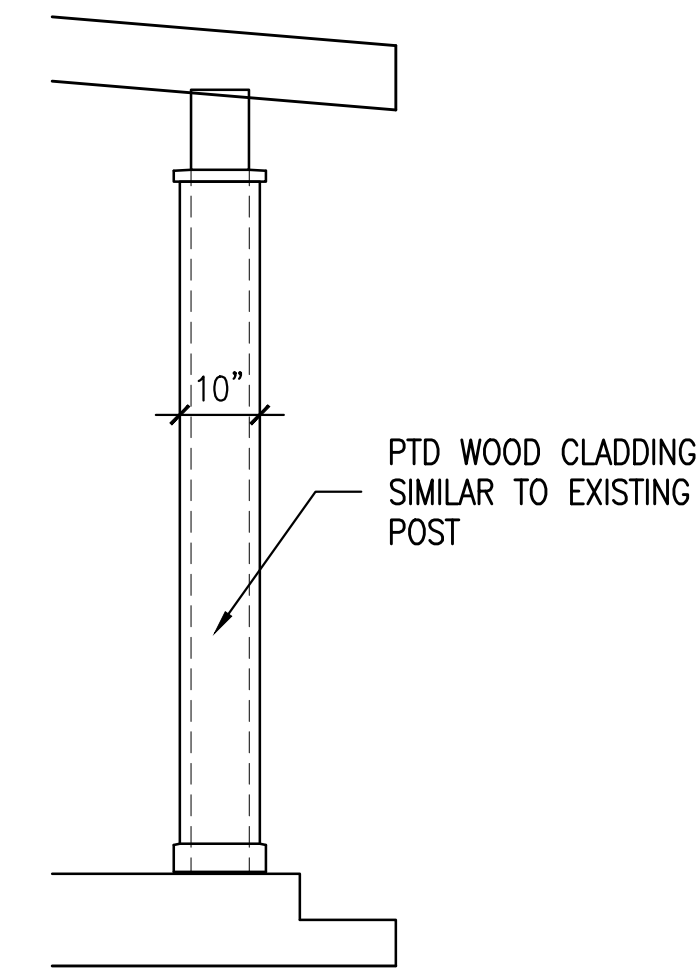
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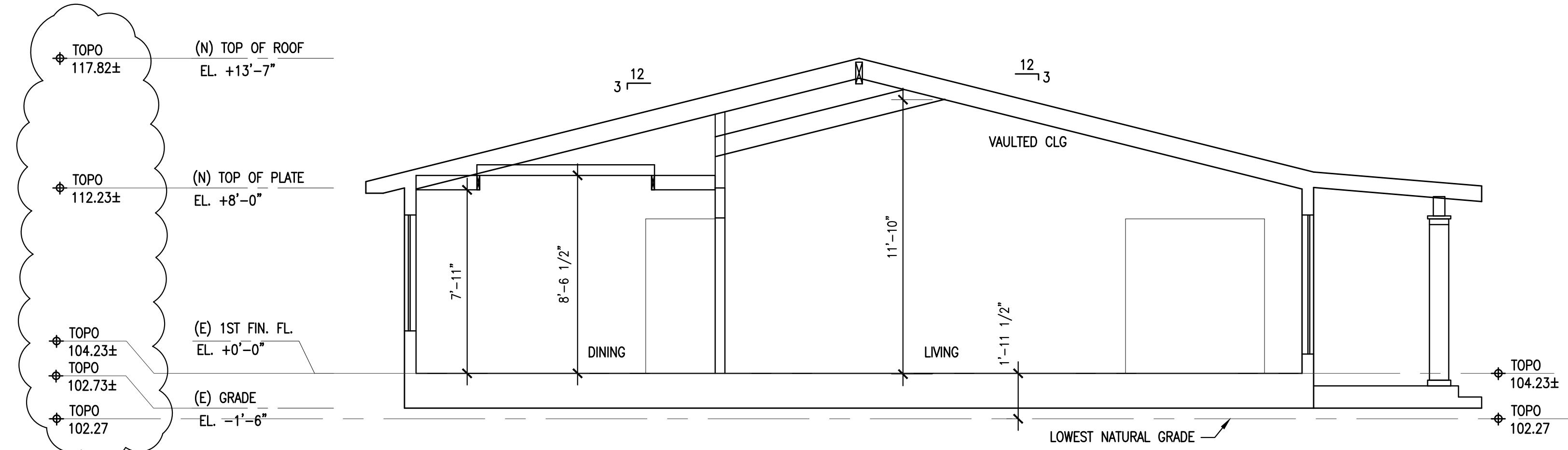
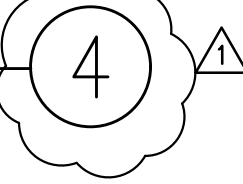
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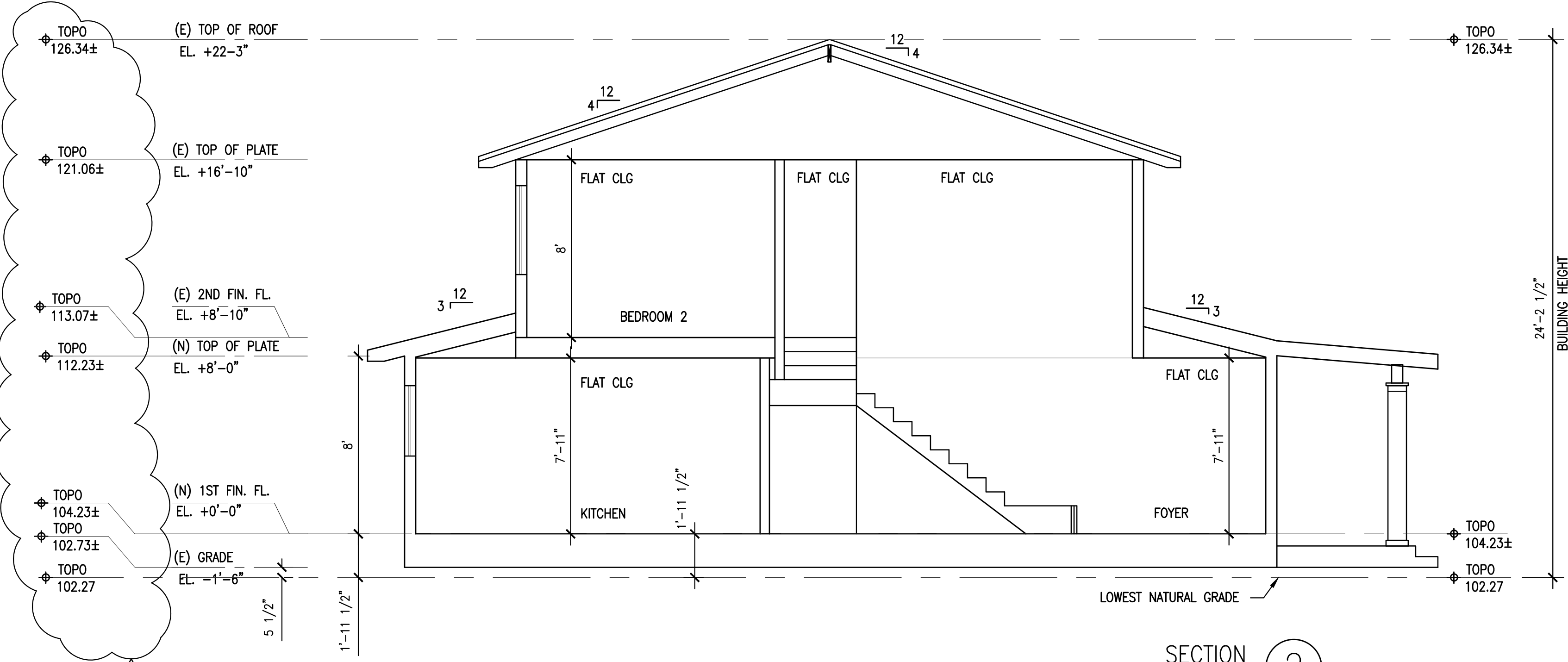


COLUMN DETAIL

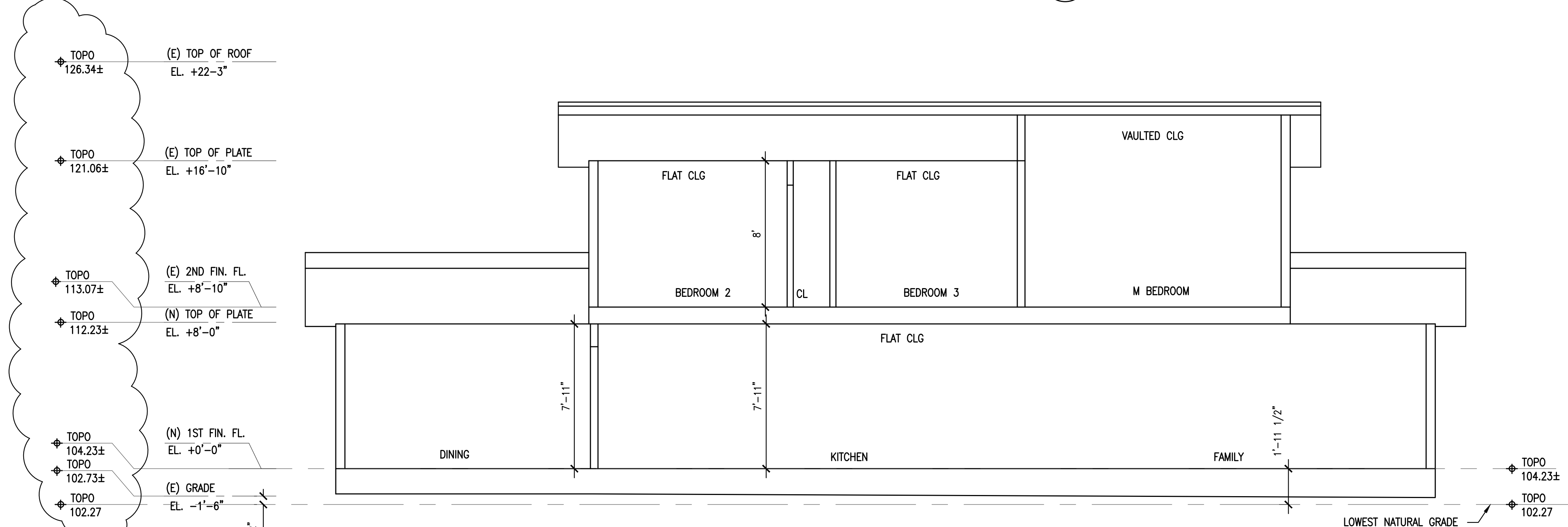
N.T.S.



SECTION 1
1/4" = 1'- 0"



SECTION 2
1/4" = 1'- 0"



SECTION 3
1/4" = 1'- 0"

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ISSUE	DATE
PLANNING SUBMITTAL	09/15/21
PLANNING RESPONSES	12/06/21



Job Number:

SECTIONS AND DETAIL

Drawing Title:

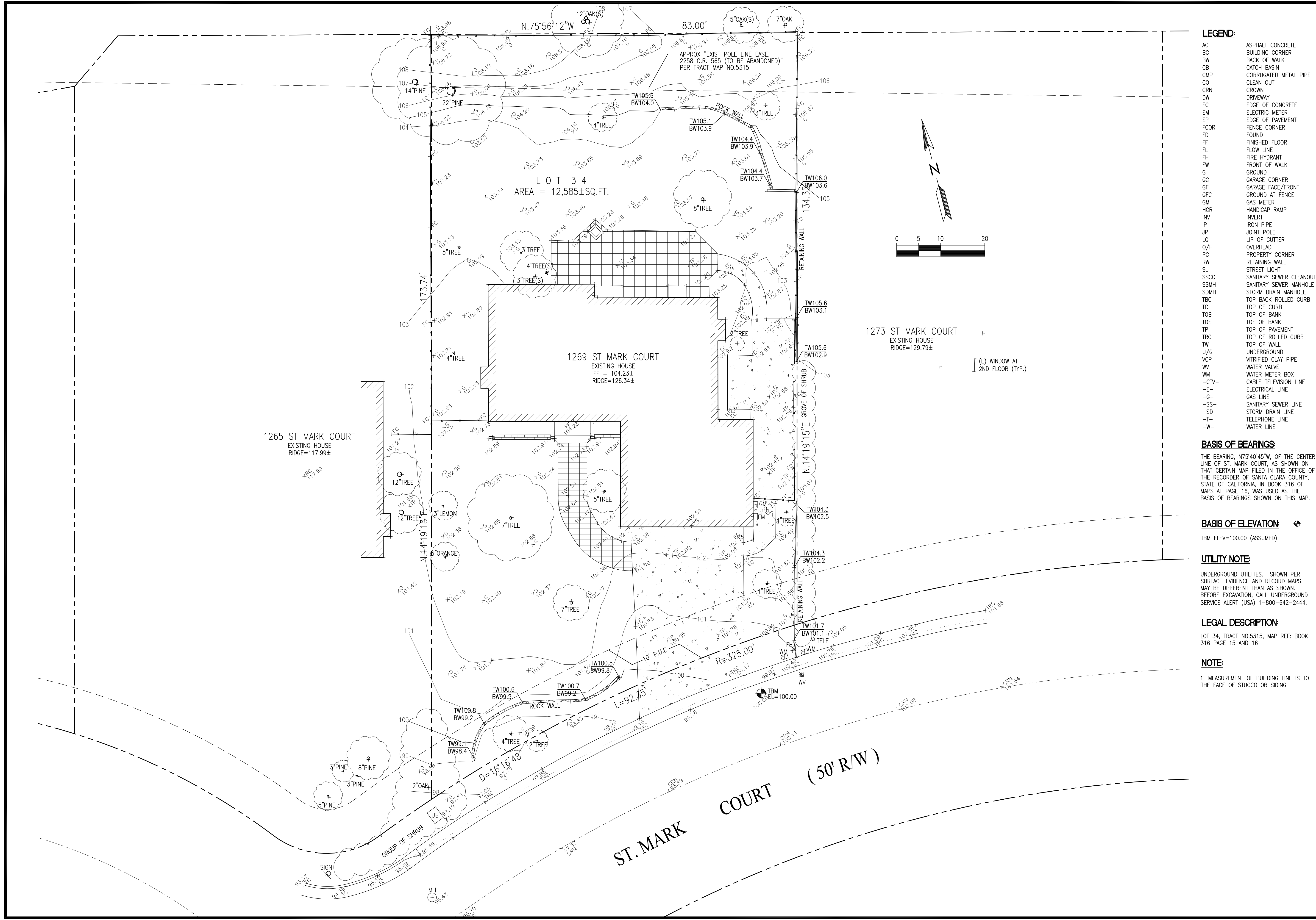
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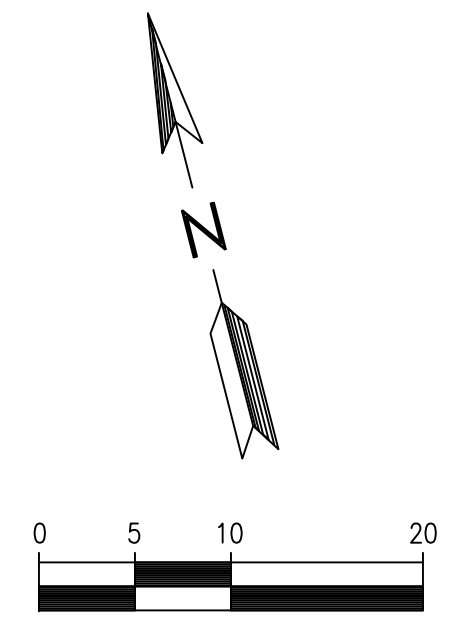
Drawing Number:

File Name: Z-ELEV Scale: AS NOTED

Plot File Created On:



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



BASIS OF BEARINGS:
 THE BEARING, N75°40'45"W, OF THE CENTER LINE OF ST. MARK COURT, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 316 OF MAPS AT PAGE 16, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:
 TBM ELEV=100.00 (ASSUMED)

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

LEGAL DESCRIPTION:
 LOT 34, TRACT NO.5315, MAP REF: BOOK 316 PAGE 15 AND 16

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

CHAN RESIDENCE

1269 ST MARK COURT
 LOS ALTOS, CA
 APN: 342-39-028



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

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: APRIL 28, 2021
 SCALE: 1"=10'
 DRAWN: BG
 JOB: 10078

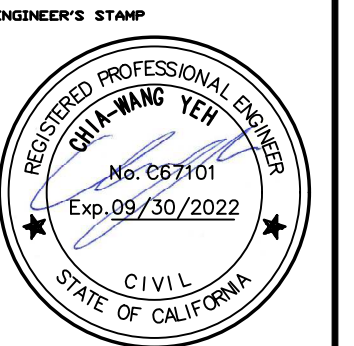
SHEET TITLE:

TOPOGRAPHIC SURVEY

SHEET NO.

C.0

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CLIENT: RESIDENCE @
1269 ST. MARK CT., LOS ALTOS, CA 94024

CLIENT:

PROJECT TITLE: RESIDENCE REMODEL / ADDITION
SHEET TITLE: GRADING & DRAINAGE PLAN

PROJECT TITLE:

SHEET TITLE:

REVISIONS

▲	PLANNING SUBMITTAL	09/09/2021
▲	1ST PLAN CHECK RESPONSE	12/02/2021
▲		
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JOB NUMBER: R21065

DRAWN BY: CHH CHECKED BY: CWY

SCALE (I.D.N.): AS SHOWN

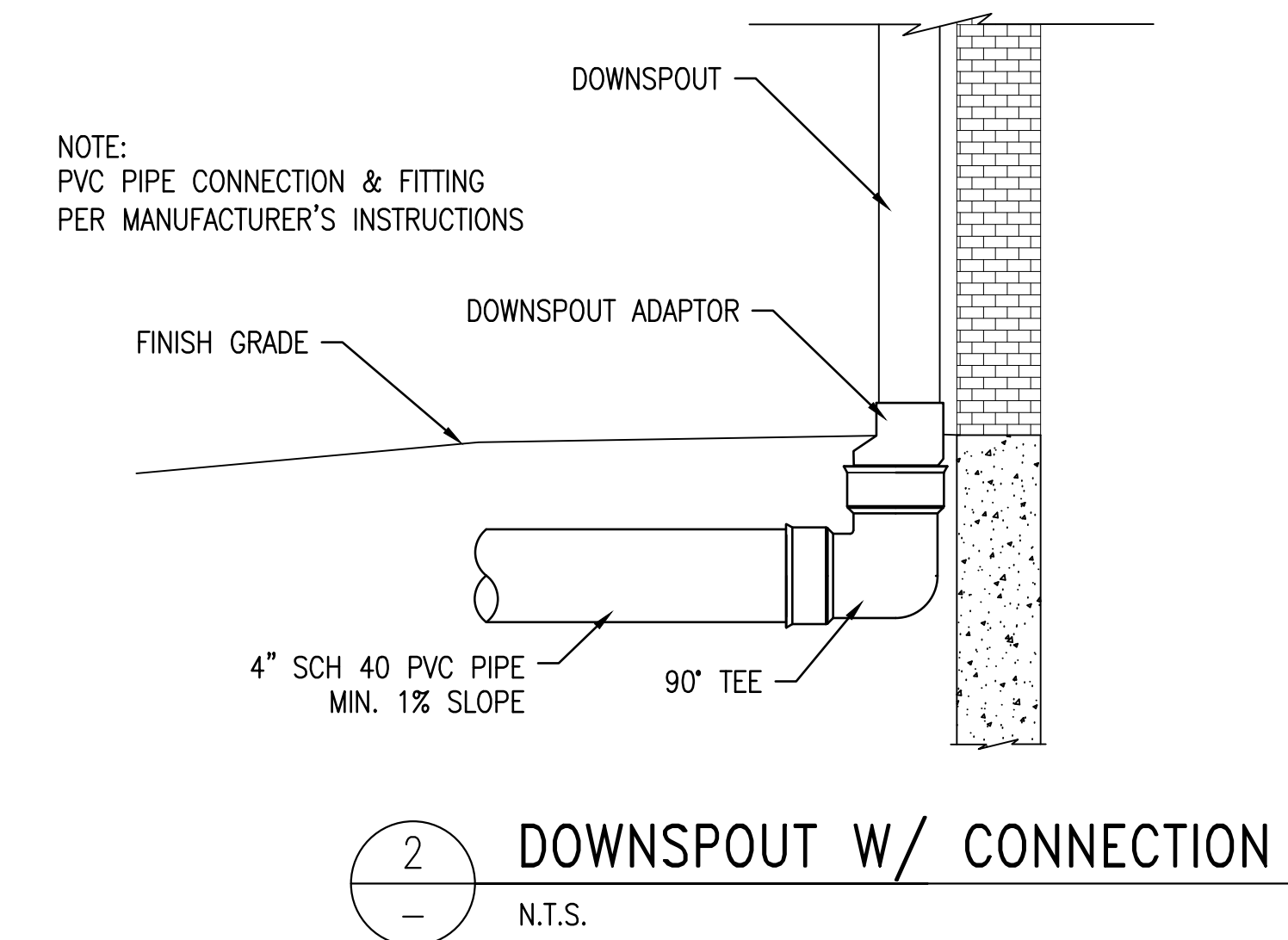
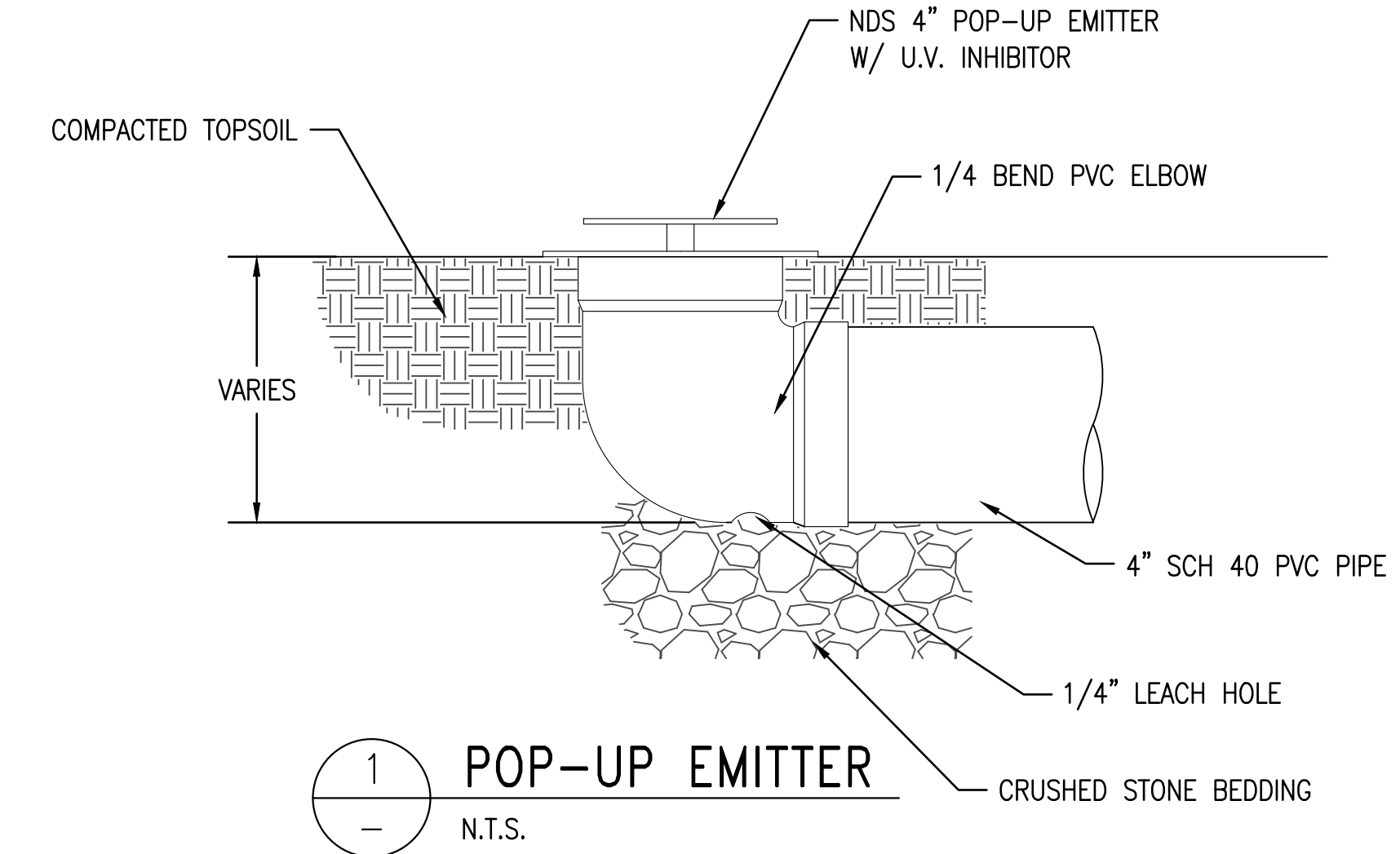
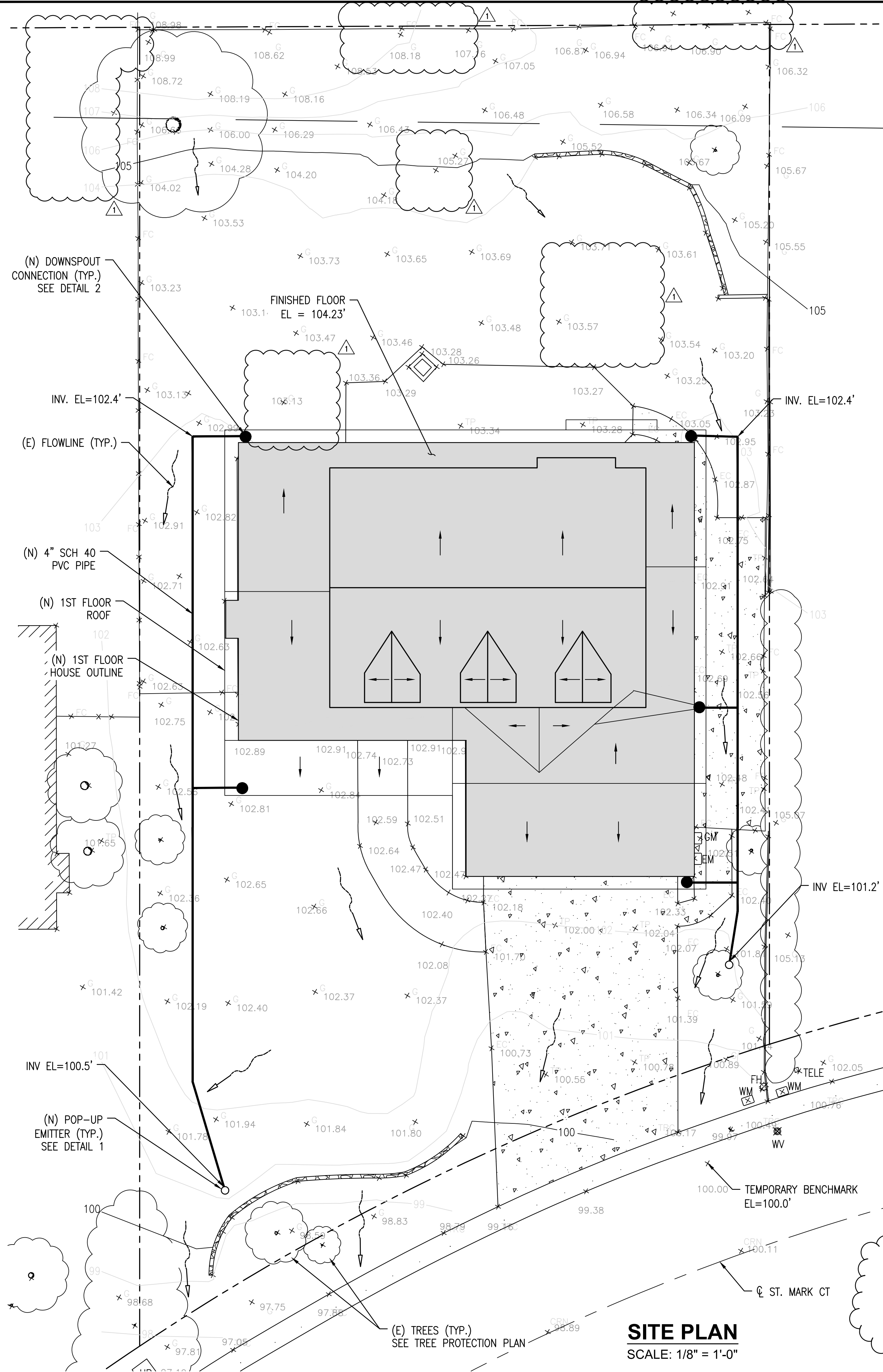
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SHEET NUMBER

C0.1
1 SHEETS

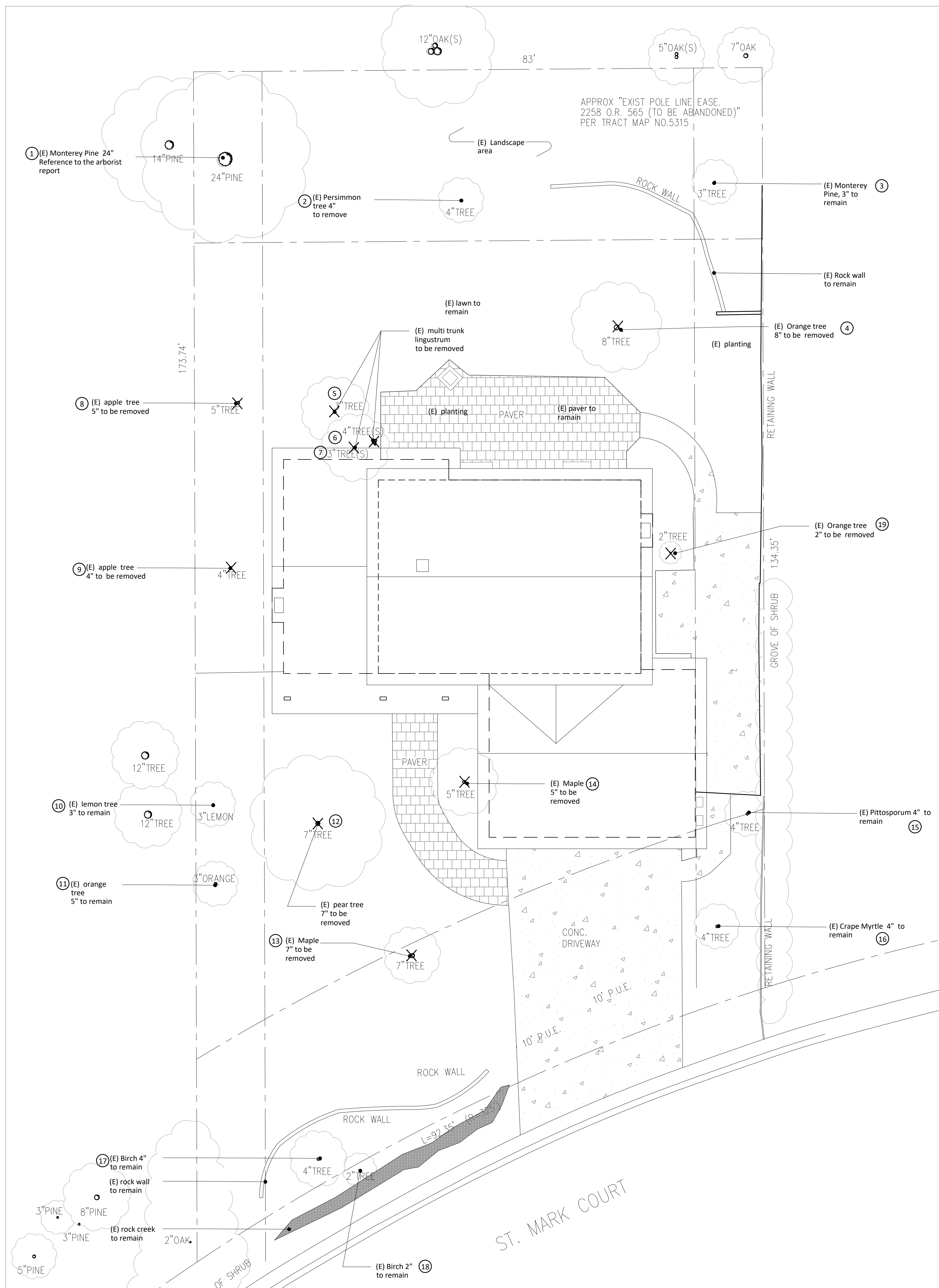
NOTE:

1. MAINTAIN EXISTING SLOPE (APPROX. 1% AWAY FROM BUILDING PAD) & DRAINAGE PATTERNS.



PLAN NOTE:
1. EXISTING UNDERGROUND UTILITIES ARE UNKNOWN. THE CONTRACTORS SHALL VERIFIED ALL EXISTING UTILITY LINES IN FIELD FOR PROPOSED WORKS.
2. PROPOSED UTILITY WORKS ARE SHOWN ON SHEET A0.1.

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

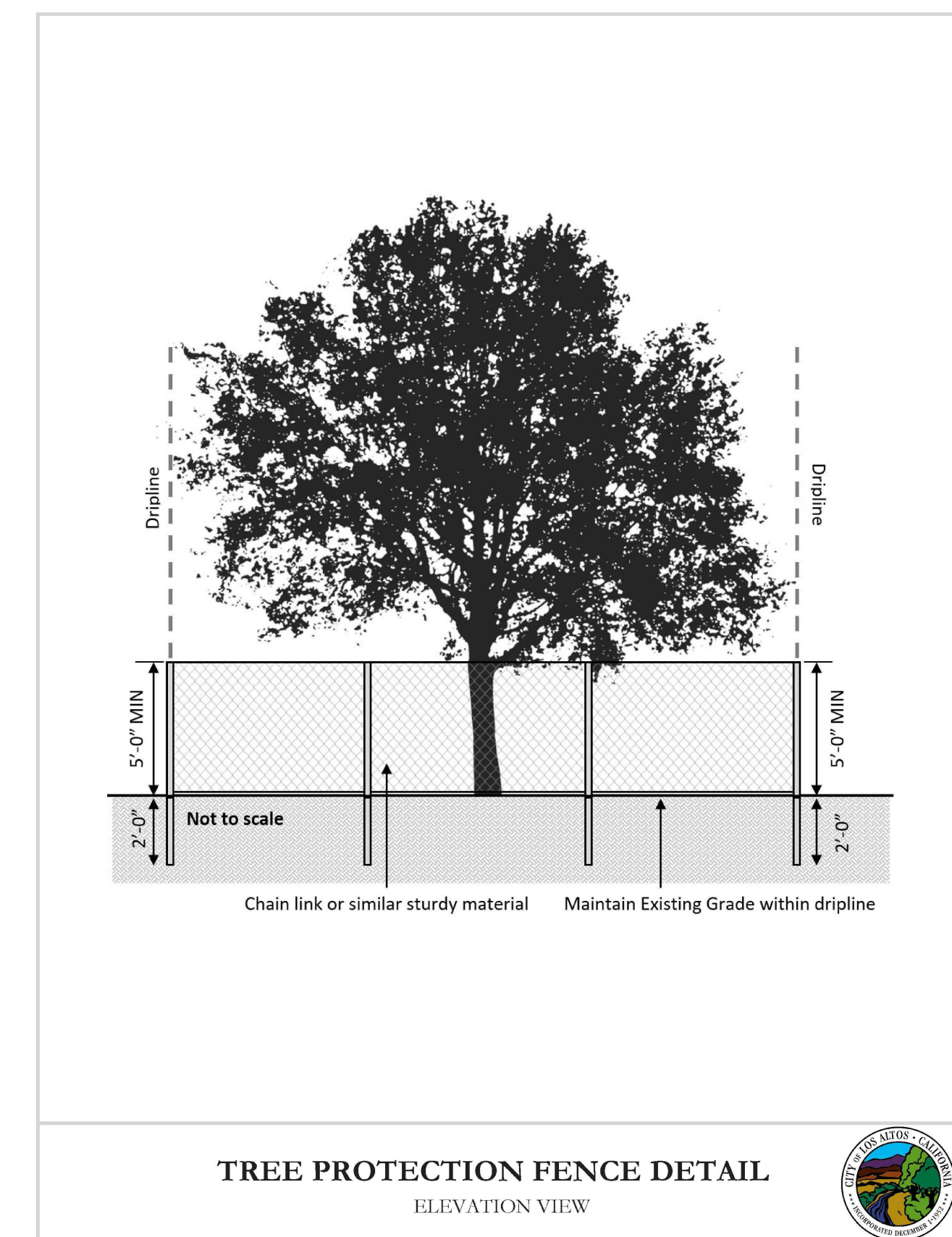
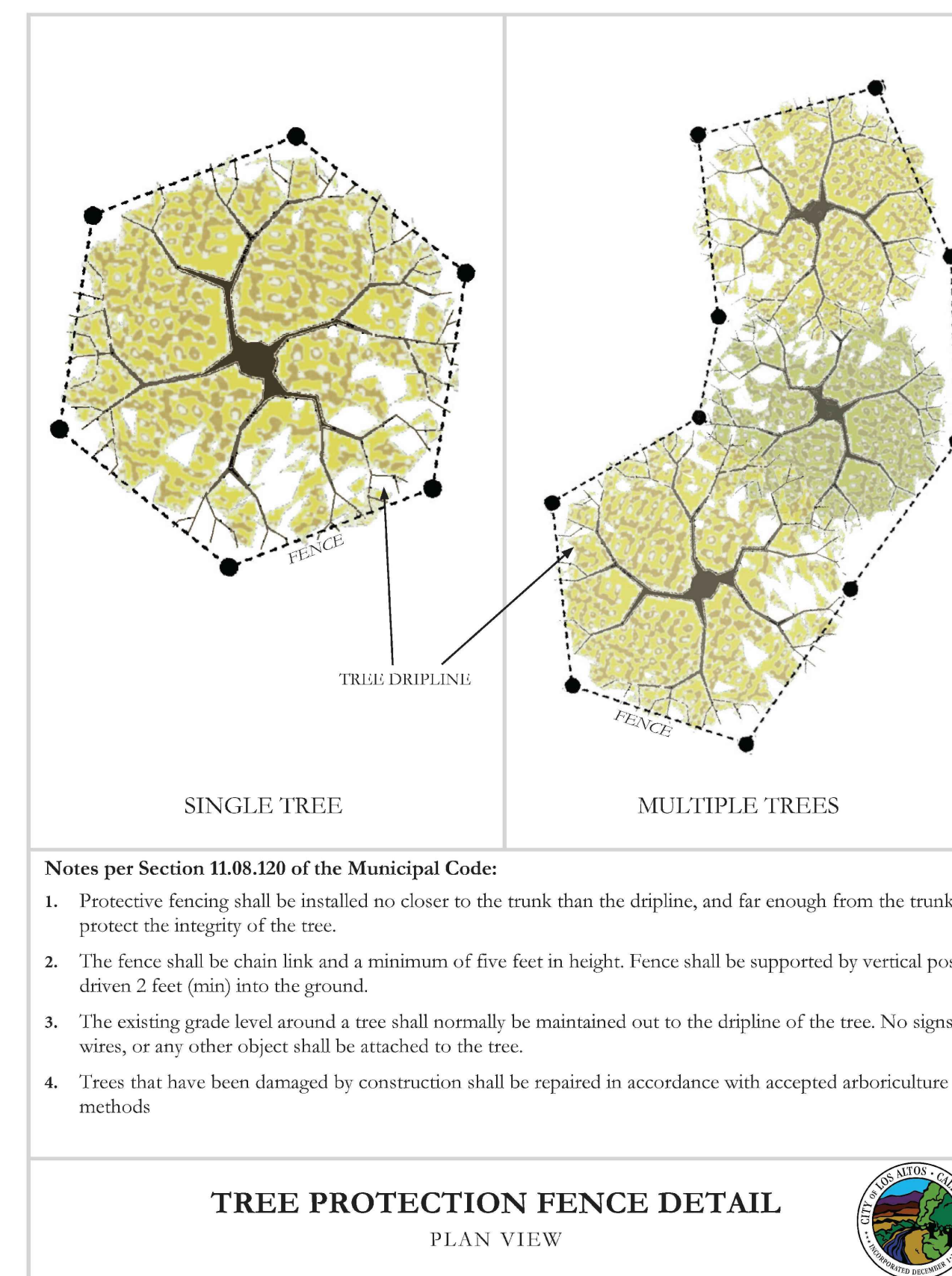


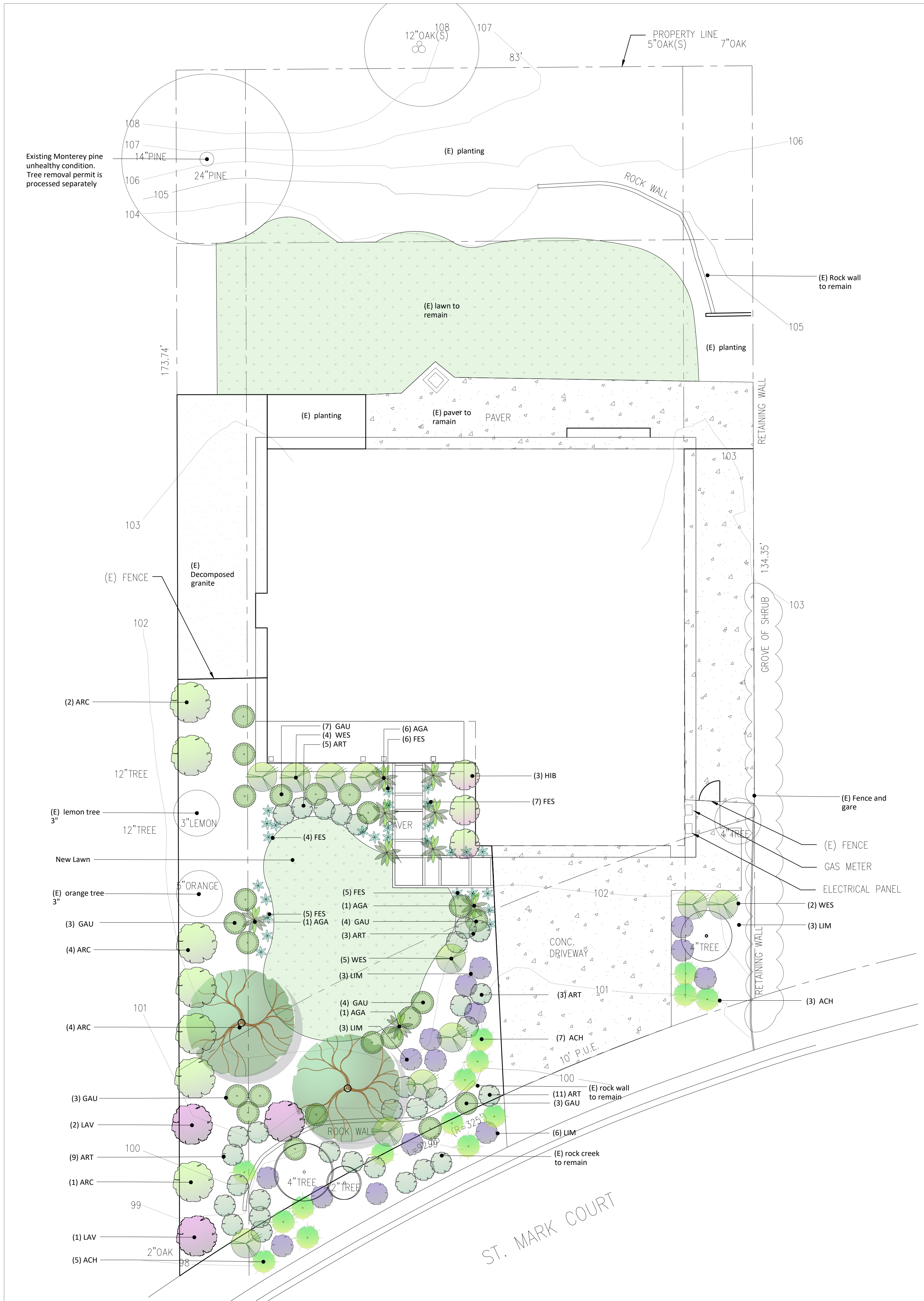
Tree Protection

TREE PROTECTION ZONES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE THE PROJECT. PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT PROJECT, A CHAIN LINK FENCE SHALL BE INSTALLED AT ABOUT THE DRIP LINE (WHERE POSSIBLE) OF ANY PROTECTED TREE WHICH WILL OR WILL NOT BE AFFECTED BY THE CONSTRUCTION. THE DRIP LINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE THE ENCROACHMENT OF THE CONSTRUCTION. FENCING FOR THE PROTECTION ZONES SHOULD BE 6 FOOT TALL METAL CHAIN LINK TYPE SUPPORTED BY 2 INCH METAL POLES POUNDED INTO THE GROUND BY NO LESS THAN 2 FEET. THE SUPPORT POLES SHOULD BE SPAED NO MORE THAN 10 FEET APART ON CENTER. SIGNS SHOULD BE PLACED ON FENCING SIGNIFYING "TREE PROTECTION ZONE - KEEP OUT". NO MATERIALS OR EQUIPMENT SHOULD BE STORED OR CLEANED INSIDE THE TREE PROTECTION ZONES. EXCAVATION, GRADING, SOIL DEPOSITS, DRAINAGE AND LEVELING ARE PROHIBITED WITHIN THE TREE PROTECTION ZONES. NO WIRES, SIGNS, OR ROPES SHALL BE ATTACHED TO THE PROTECTED TREES ON SITE. UTILITY SERVICES AND IRRIGATION LINES SHALL ALL BE PLACED OUTSIDE OF THE TREE PROTECTION ZONES.

Existing Tree List

Symbol	Botanical Name	Common Name	Tree size (dia.)	Protected tree	Tree removal	Removal explanation
1	Pinus radiata	Monterey pine	24"	Yes	Remove	Unhealthy condition. Processing tree removal permit
2	Diospyros virginiana	Persimmon	4"	No	remove	Location affects the scenic beauty
3	Diospyros virginiana	Persimmon	3"	No	Remain	
4	Robinia pseudoacacia	Locust tree	8"	No	Remove	affected by the house addition
5	Ligustrum japonicum	Waxleaf privet bush	3"	No	Remove	invasive; affected by the house addition
6	Ligustrum japonicum	Waxleaf privet bush	4"	No	Remove	invasive; affected by the house addition
7	Ligustrum japonicum	Waxleaf privet bush	3"	No	Remove	invasive; affected by the house addition
8	Malus domestica	Apple tree	5"	No	Remove	Location affects the scenic beauty
9	Malus domestica	Apple tree	4"	No	Remove	Location affects the scenic beauty
10	Citrus spp.	Lemon tree	3"	No	Remain	
11	Citrus spp.	Orange tree	5"	No	Remain	
12	Pyrus calleryana	flowering pear tree	7"	No	Remove	Location affects the scenic beauty
13	Acer palmatum	green leaf maple	7"	No	Remove	Location affects the scenic beauty
14	Acer palmatum	Bloodgood maple	5"	No	Remove	affected by the house addition
15	Pittosporum tenuifolium	Pittosporium tree	4"	No	Remain	
16	Lagerstroemia	Crape myrtle	4"	No	Remain	
17	Betula	Birch tree	4"	No	Remain	
18	Betula	Birch tree	2"	No	Remain	
19	Citrus spp.	Orange tree	2"	No	Remove	affected by the house addition





Landscape Scope of Work

1. LANDSCAPE DESIGN LIMITED TO FRONT YARD ONLY, TOTAL 4,009 SQ. FT.
2. HARDSCAPE WORK INCLUDING REPLACE EXISTING STONE PATHWAY BY NEW POUR IN CONCRETE PATHWAY CONNECTING TO FRONT PORCH, AND RE-DO EXISTING CONCRETE DRIVEWAY WITH NEW CONCRETE, AND NEW SET-ON-SAND STEPPING STONE, 1,037 SQ. FT.
3. REHABILITATE FRONT YARD LANDSCAPE, INCLUDING LAWN AND PLANTING, TOTAL 3,036 SQ. FT.
4. BOTH SIDE YARD, AND BACKYARD REMAIN AS IS, NO NEW LANDSCAPE NOR REHABILITATED AREAS. ANY DAMAGES DURING CONSTRUCTION, ONLY REPAIR AS NEEDED.

Landscape Calculation			
Net Lot Area		12,585 sq. ft.	
		Existing	Proposed
Total Landscape		9215 sq. ft.	8,596 sq. ft..
Total hardscape		2,064 sq. ft	2,096 sq. ft.
Softscape		7,151 sq. ft.	6500 sq. ft.
Front Yard Area		4,009 sq. ft.	4,009 sq. ft.
Front Yard Hardscape Area		1,162 sq. ft.	1,037 sq. ft.
Softscape		2,847 sq. ft.	2,927 sq. ft.

Plant list

Abbr.	Quantity	Botanical name	Common name	Spec	water usage	Native
Tree						
OLE	2	Olea Europaea 'Swan Hill'	Fruitless olive tree 'Swan Hill'	24 in. box. Multi-trunk	Low	No
Shrubs						
ARC	7	Arctostaphylos 'Dr. Hurd'	Manzanita	15 gal.	Low	Yes
LAV	3	Lavatera X Clementii 'Kew Rose'	Kew Rose	15 gal.	Low	No
WES	11	Westringia fruticosa	Blue gem westringia	5 gal.	Low	No
LIM	15	Limonium perezii	Sea lavender	5 gal.	Low	Yes
AGA	8	Agave attenuata	Fox Tail Agave	10 gal.	Medium	No
GAU	23	Gaura lindheimeri	Gaura 'Pink Fountain'	5 gal.	Low	No
HIB	3	Hibiscus Syriacus	Rose of Sharon	Pillar form, min. 5 gal	Low	No
Groundcover						
ART	31	Artemisia 'Powis Castle'	'Powis Castle' Wormwood	5 gal.	Low	Yes
FES	27	Festuca glauca 'Elijah Blue'	Elijah Blue festique	1 gal	Low	No
ACH	15	Achillea Millefolium	Yarrow	1 gal	Low	Yes
Lawn						
		Deitabue	Bolero Plus™ 90% Bolero™ Dwarf Fescue / 10% Bluegrass			

Landscape General Notes

1. VERIFY LOCATION OF ALL BUILDINGS, WALLS, ROADS AND CURBS AFFECTING LANDSCAPE SCOPE OF WORK WITH RELEVANT ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO COMMENCING SITE WORK.
2. VERIFY LOCATION OF ALL VAULTS, ELECTRICAL DUCT BANKS, MANHOLES, CONDUIT AND PIPING, DRAINAGE STRUCTURES, LIGHTING AND OTHER UTILITIES WITH THE APPROPRIATE ENGINEER'S DRAWINGS.
3. WHERE NOT SHOWN ON LANDSCAPE DRAWINGS, SEE CIVIL ENGINEERING DRAWINGS FOR ROADWAY CENTERLINE, STATION POINTS, BENCH MARKS AND BUILDING SETBACKS.
4. TAKE ALL DIMENSIONS FROM CENTER OF CURB, WALL OR BUILDING, OR TO CENTERLINE OF BUILDING COLUMNS OR TREES UNLESS OTHERWISE NOTED.
5. ALL ITEMS DESIGNATED AS "SIMILAR" OR "TYPICAL" (TYP) SHALL BE CONSTRUCTED IN THE MANNER OF THE DETAIL REFERENCED, WITH MINOR ADJUSTMENT FOR SPECIFIC CONDITION.
6. SITE DESIGN BASED ON TOPOGRAPHIC INFORMATION FROM ARCHITECT. ALL GRADES TO BE VERIFIED IN FIELD.
7. SPECIFICATIONS FOR CONSTRUCTION METHODS AND MATERIALS NOT LISTED.
8. SHOULD CONFLICTS ARISE BETWEEN DRAWINGS AND SPECIFICATIONS, DRAWINGS SHALL GOVERN DIMENSIONS AND QUANTITY, SPECIFICATIONS SHALL GOVERN MATERIALS AND FINISHES.
9. ALL ELECTRICAL WORK TO COMPLY WITH CITY OF SUNNYVALE SPECIFICATIONS AND UNDERWRITERS LABORATORIES (UL) SPECIFICATIONS.
10. PLANT PROTECTION: ALL WORK PERFORMED WITHIN THE DRIP LINE OF TREES DESIGNATED "EXISTING TREES TO REMAIN" SHALL BE HAND LABOR. SEE LANDSCAPE PLAN FOR RESTRICTIONS.
11. CONTRACTOR IS RESPONSIBLE FOR PHOTO DOCUMENTATION OF ALL CLOSED IN WORK.
12. ALL EARTHWORK, INCLUDING SITE CLEARING, PIER DRILLING AND SPREAD FOOT EXCAVATION, PREPARATION OF SUBGRADE AND SELECT FILL BENEATH SLABS-ON-GRADE AND OTHER FLATWORK, PLACEMENT AND COMPACTION OF ENGINEERED FILL, AND SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS BY STRUCTURAL ENGINEER. STRUCTURAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCED NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND/OR TEST OF NECESSARY TO EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
13. PROPERTY LINES ARE SHOWN FOR REFERENCE ONLY AND ADDED PER CITY/TOWN ASSESSOR'S PARCEL MAP. IF A DISCREPANCY ARISES, A BOUNDARY SURVEY SHALL BE COMPLETED BY A LICENSED SURVEYOR TO RESOLVE THE ISSUE.
14. CONTRACTOR TO VISIT SITE TO CONFIRM EXISTING CONDITIONS PRIOR TO SUBMITTING BID. CONTRACTOR TO EXAMINE AND NOTE ALL EXISTING CONDITIONS AS THE CHARACTER AND EXTENT OF WORK INVOLVED.
15. CONTRACTOR TO REMOVE ALL OBSTRUCTIONS BOTH BELOW AND ABOVE GROUND, AS NECESSARY FOR CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
16. BID IS TO BE SUBMITTED ON A LINE ITEM BASIS WITH UNIT PRICING WHERE APPLICABLE.

Planting Notes

1. PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES FOR TREES INSTALLED IN GRID OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ALIGN TREES ACROSS ROADWAYS, DRIVES OR WALKWAYS. ADJUST SPACING AS NECESSARY.
2. PROVIDE MATCHING SIZES AND FORMS FOR ALL HEDGE PLANTINGS. SPACE EQUALLY ON TRIANGULAR OR GRID SPACING AS CALLED FOR ON DETAIL. WHERE GROUND COVER IS SHOWN AS A HATCH, QUANTITIES ARE NOT GIVEN. PROVIDE PLANT MATERIAL TO FILL SPACE SHOWN ON DRAWINGS.
3. EQUALLY SPACE VINES PLANTED IN ROWS AGAINST WALLS OR FENCES. SEE DRAWINGS FOR QUANTITY AND SPACING. REMOVE ALL VINES FROM NURSERY STAKES AND SPREAD OUT ONTO WALL PRIOR TO ATTACHING TO SURFACE.
4. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR KEY AND CLASSIFICATION.
5. MULCH: MULCH IS TO BE 3" MINI PINE BARK. CONFIRM SELECTION WITH OWNER/PROJECT MANAGER PRIOR TO PLANTING.
6. SOIL AMENDMENT: AMEND SOIL PER SOILS REPORT AND DIRECTION OF OWNER/PROJECT MANAGER. SOIL TEST LOCATION PER L.A.; A MINIMUM OF 2" OF FULLY STABILIZED AND CERTIFIED COMPOST IS TO BE INCORPORATED IN THE TOP 12" OF SOIL.
7. SLOW-RELEASE FERTILIZER TABLET: "AGRIFORM" 7 GRAM TABLETS WITH 20-10-5 (N-P-K) BY SCOTTS (800) 492-8255.
8. LANDSCAPE MAINTENANCE:
 - A. LANDSCAPE MAINTENANCE SHALL BE PROVIDED FOR (90 DAYS) AFTER PRELIMINARY ACCEPTANCE.
 - B. QUALIFICATIONS: LANDSCAPE CONTRACTOR OR MAINTENANCE SUBCONTRACTOR SHALL HAVE A FULL TIME EMPLOYEE ASSIGNED TO THE JOB AS FOREMAN FOR THE DURATION OF THE CONTRACT. FOREMAN SHALL HAVE A MINIMUM OF FOUR (4) YEARS EXPERIENCE IN LANDSCAPE MAINTENANCE SUPERVISION, WITH EXPERIENCE OR TRAINING IN TURF MANAGEMENT, ENTOMOLOGY, PEST CONTROL, SOILS, FERTILIZERS AND PLANT IDENTIFICATION.
 - C. MAINTENANCE CONTRACTOR TO MAINTAIN ALL PLANT MATERIALS AND IRRIGATION SYSTEM.
 - D. CONTRACTOR TO INSTRUCT MAINTENANCE CONTRACTOR.
 - E. LANDSCAPE MAINTENANCE CONTRACTOR SHALL SUBMIT MAINTENANCE SCHEDULE TO LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO START OF LANDSCAPE MAINTENANCE PERIOD.
 - F. AT BEGINNING OF MAINTENANCE PERIOD, VISIT AND WALK SITE WITH LANDSCAPE DESIGNER TO VERIFY SCOPE OF WORK AND UNDERSTAND EXISTING /SITE CONDITIONS. NOTIFY LANDSCAPE DESIGNER FIVE (5) DAYS PRIOR TO VISIT.
 - G. MATCH ALL MATERIALS WITH SAME MATERIALS USED IN ORIGINAL INSTALLATION.
 - H. STERILIZE ALL TOOLS USED PRIOR TO ANY MAINTENANCE WORK.
17. ALL TREES AND HEDGES ARE NOT TO BE TRIMMED IN GEOMETRIC FORMS AND ARE TO BE LEFT IN A NATURAL HABIT.
18. CLOSE OUT AND MAINTENANCE MANUAL: LANDSCAPE CONTRACTOR SHALL SUBMIT A MANUAL WITH ALL MATERIALS AND PRODUCTS USED IN CONSTRUCTION AND MAINTENANCE PERIOD. MAKE CORRECTIONS AND ADDITIONS PER DIRECTION OF LANDSCAPE DESIGNER PRIOR TO FINAL SUBMITTAL TO THE OWNER. SUBMIT LOG OF ALL FERTILIZERS AND HERBICIDES WITH DATES AND RATES APPLIED DURING MAINTENANCE PERIOD. LANDSCAPE DESIGNER SHALL WALK SITE WITH CONTRACTOR AND NOTE ALL UNSATISFACTORY WORK. UNSATISFACTORY WORK SHALL BE CORRECTED WITHIN 10 CALENDAR DAYS.

Chan Residence
1269 Saint Mark Ct.
Los Altos, CA 94024

MUZIK DESIGN STUDIO
1117 Wayne Way
San Mateo, CA 94403
(239) 410-9251

Residential Landscape Plan

Property Owner:
Antony Chan
1269 Saint Mark Ct.,
Los Altos, CA 94024

Plan Prepared by
Landscape Designer
Agnes Tung
(239) 410-9251
agnesytung@gmail.com

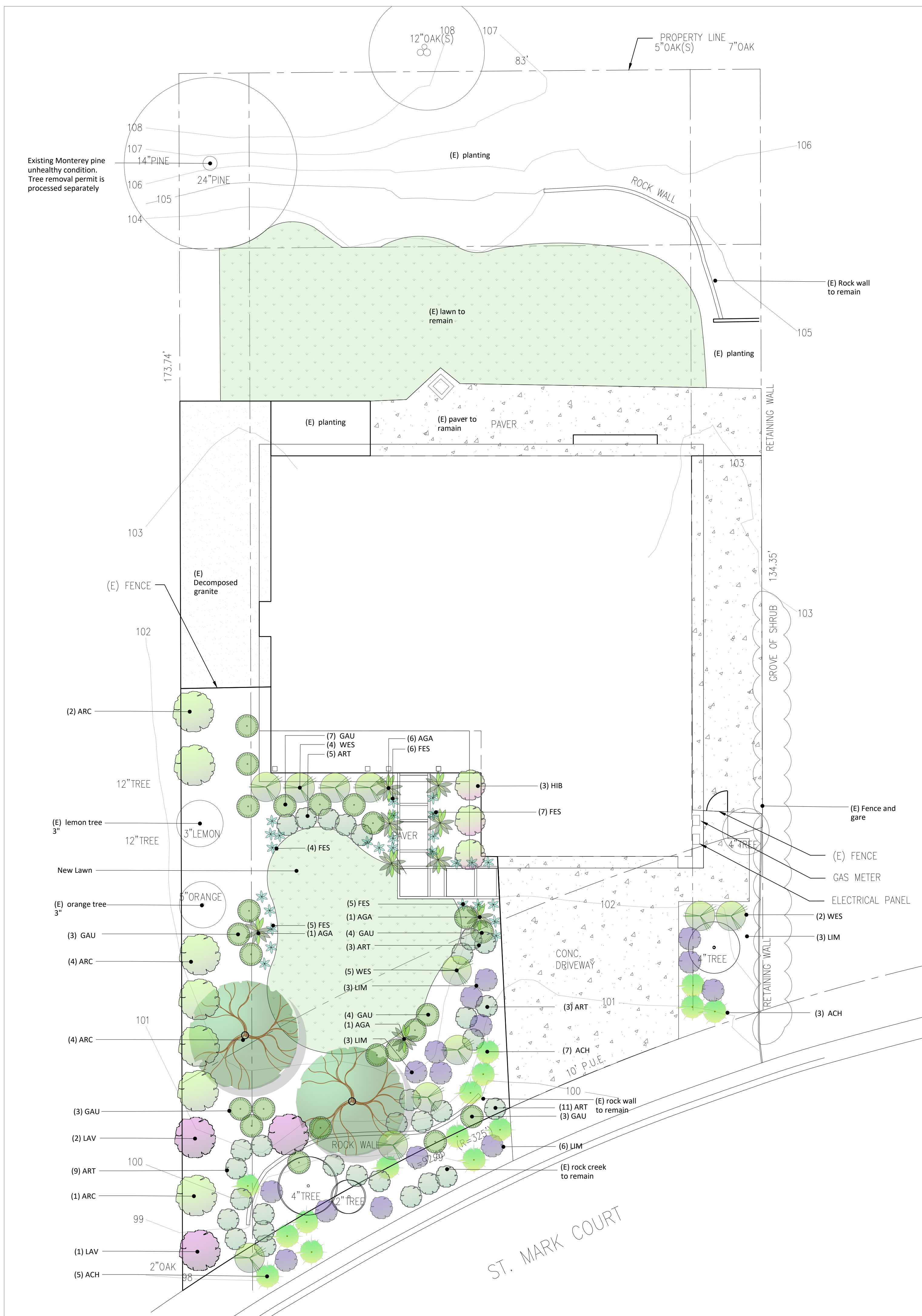
Per Design Review
dated 10/19/2021

Drawing Title
Landscape Planting Plan

Drawing Scale
1/8"=1'-0"

Sheet Title
L-2

11/28/2021



Plant list

Abbr.	Quantity	Botanical name	Common name	Spec	water usage	Native
Tree						
OLE	2	Olea Europaea 'Swan Hill'	Fruitless olive tree 'Swan Hill'	24 in. box. Multi-trunk	Low	No
Shrubs						
ARC	7	Arctostaphylos 'Dr. Hurd'	Manzanita	15 gal.	Low	Yes
LAV	3	Lavatera X Clementii 'Kew Rose'	Kew Rose	5 gal.	Low	No
WES	11	Westringia fruticosa	Blue gem westringia	5 gal.	Low	No
LIM	15	Limonium perezii	Sea lavender	5 gal.	Low	Yes
AGA	8	Agave attenuata	Fox Tail Agave	10 gal.	Medium	No
GAU	23	Gaura lindheimeri 'Siskyou Pink'	Gaura 'Siskyou Pink'	5 gal.	Low	No
HIB	3	Hibiscus Syriacus	Rose of Sharon	Pillar form, min. 5 gal	Low	No
Groundcover						
ART	31	Artemisia 'Powis Castle'	'Powis Castle' Wormwood	5 gal.	Low	Yes
FES	27	Festuca glauca 'Elijah Blue'	Elijah Blue festique	1 gal.	Low	No
ACH	15	Achillea Millefolium	Common Yarrow	1 gal	Low	Yes
Lawn						
		Deltablue	Bolero Plus™ 90% Bolero™ Dwarf Fescue / 10% Bluegrass			



Olea europaea 'Swan Hill'
Swan Hill Olive Tree
Mature size: 20'Wx30'H
Growth rate: moderate



Arctostaphylos manzanita 'Dr. Hurd'
Dr. Hurd manzanita
Mature size: 12'Wx15'H
Growth rate: slow



Lavatera X Clementii 'Kew Rose'
Kew Rose, Bush mallow
Mature size: 6'Wx8'H
Growth rate: moderate



Westringia fruticosa 'Blue Gem'
Blue Gem Westringia
Mature size: 3'Wx3'H
Growth rate: fast



Limonium perezii
Sea Lavender
Mature size: 2'Wx2'H
Growth rate: fast



Agave attenuata
Fox tail Agave
Mature size: 6'Wx4'H
Growth rate: slow



Gaura lindheimeri
Pink gaura
Mature size: 3'Wx3'H
Growth rate: fast



Hibiscus syriacus
Rose of Sharon
Mature size: 4'Wx6'H
Growth rate: moderate



Artemisia 'Powis Castle'
wormwood
Mature size: 24'Wx3'H
Growth rate: fast



Festuca glauca 'Elijah Blue'
Blue Fescue Grass
Mature size: 12'Wx18'H
Growth rate: slow



achillea millefolium
Common Yarrow
Mature size: 18'Wx36'H
Growth rate: fast

Bolero Plus™

**90% Bolero™ Brand Dwarf Fescue
10% Ridgeline Kentucky Bluegrass**

New and Improved Bolero Plus™, with Lateral Spread Technology provides enhanced turf cover and uniform growth.

- Fine bluegrass-like texture sets Bolero™ apart from other tall fescues varieties
- Bolero's compact growth habit results in a lower maintenance turf with fewer clippings
- Exceptional dark green genetic color year around
- Improved drought and heat tolerance

Bolero Plus by Deltablue grass

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Los Altos, CA 94024

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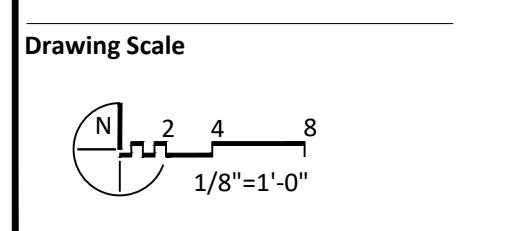
Residential Landscape Plan

Property Owner:
Antony Chan
1269 Saint Mark Ct.,
Los Altos, CA 94024

Plan Prepared by
Landscape Designer
Agnes Tung
(239) 410-9251
agnesytung@gmail.com

Per Design Review dated 10/19/2021

Landscape Planting Information



Sheet Title
L-2.1

11/28/2021

**Residential
Landscape
Plan**

Property Owner:
Antony Chan
1269 Saint Mark Ct.,
Los Altos, CA 94024

Plan Prepared by
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Per Design Review
dated 10/19/2021



Drawing Title
WELO CALCULATION

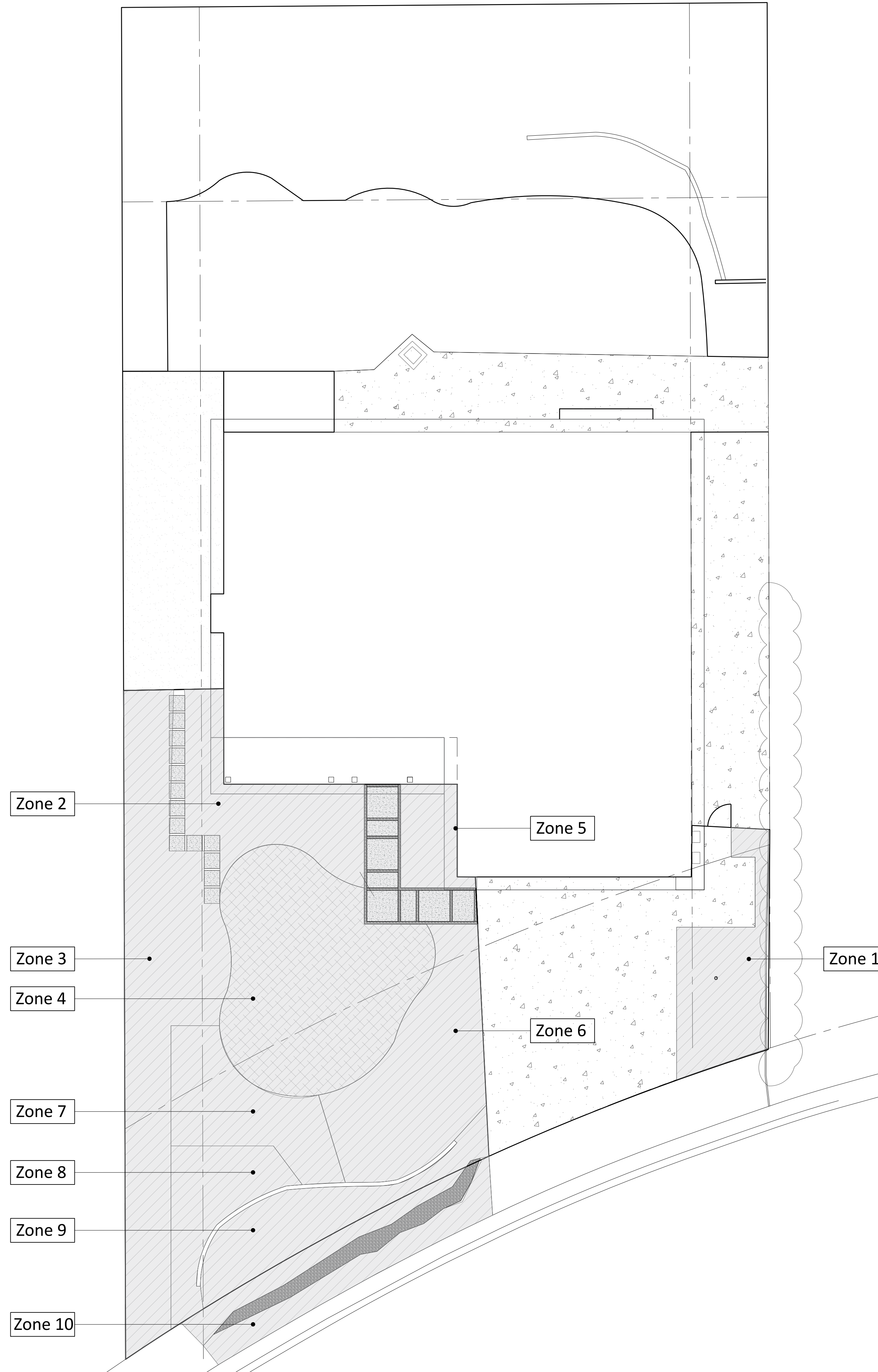
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Sheet Title
L-3

11/28/2021

LEGEND

-  High water usage
-  Low water usage

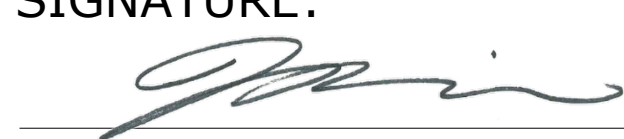


Reference Evapotranspiration (Eto)	43 Los Altos						
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF / IE)	Landscaped Area (LA) (sq.ft.)	ETAF x area	Estimate Total Water Use (ETWU)
Regular Landscape Area							
Zone 1 Front -right of driveway	0.2	Drip	0.81	0.247	235	58.02	1546.94
Zone 2 Front of porch	0.2	Drip	0.81	0.247	275	67.90	1810.25
Zone 3 Screening plant	0.2	Drip	0.81	0.247	642	158.52	4226.10
Zone 4 Lawn	0.2	Drip	0.81	0.247	640	158.02	4212.94
Zone 5 Front of porch	0.2	Drip	0.81	0.247	100	24.69	658.27
Zone 6 left of driveway	0.2	Drip	0.81	0.247	393	97.04	2587.01
Zone 7 trees by the lawn	0.2	Drip	0.81	0.247	236	58.27	1553.52
Zone 8 shrubs	0.2	Drip	0.81	0.247	508	125.00	3225.00
Zone 9 front of stone wall	0.2	Drip	0.81	0.247	310	76.54	2040.64
Zone 10 Front of gravel creek	0.2	Drip	0.81	0.247	130	32.10	855.75
Totals					3469	906.11	24156.92
Special Landscape Area (SLA): Recycled Water							
1) Low water use plants					1	0	0.00
2) Medium water use plants					1	0	0.00
3) Medium water use plants					1	0	0.00
Totals					3	0	0.00
Estimate Total Water Use (ETWU)							24156.92
Maximum Allowed Water Allowance (MAWA)							41617.59

Regular Landscape Areas		
Total ETAF x Area	906.11	Average ETAF for regular landscape areas must be 0.55 or below
Total Area	3469.00	for residential areas, and 0.45 or below for non-residential
Average ETAF	0.261	areas.* Caltrans projects must be 0.45 or below
Less than 0.55		

Total Landscape Areas		
MAWA Total	41617.59	Gallons /year
ETWU Total	24156.92	Gallons /year
Sitewide ETAF	41.96	Percent reduction of Portable

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

DATE: 09/10/2021
SIGNATURE: 

WATER ZONE			
Zone	Description	Area (sq. ft.)	Water usage
A-1	Front yard trees	78	Low
A-2	Backyard shrubs and trees	317	Low

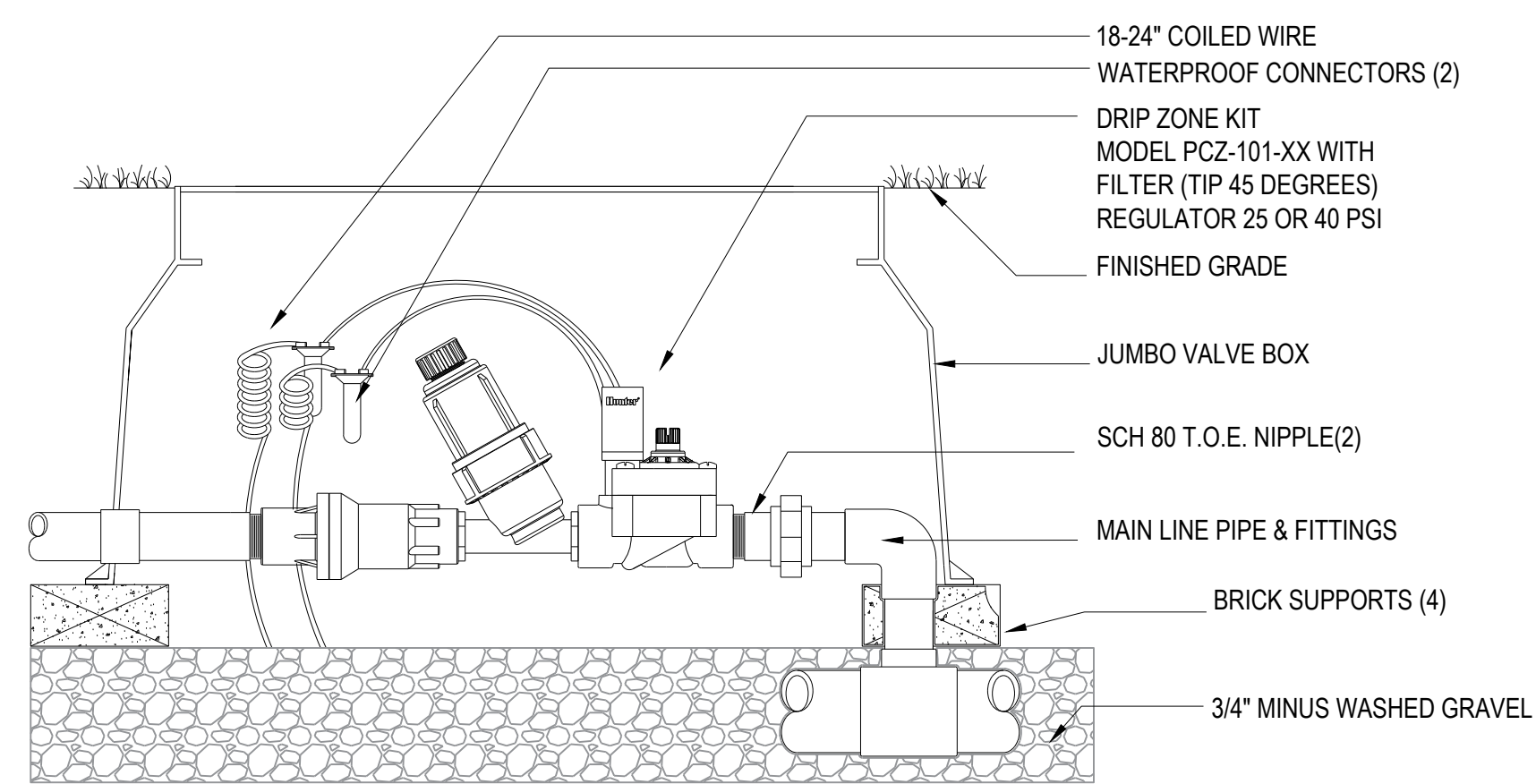
IRRIGATION LEGEND

Symbol	Description
P.O.C.	Point of connection (Connect to irrigation water meter) Irrigation water meter - to be provided by others. If static pressure at water meter exceeds 120 PSI - use SCH 40 steel pipe from irrigation meter to irrigation RP. assembly (size as noted on plans)
— — —	Schedule 40 - or class 315 PVC pressure mainline (1"
— — —	Schedule 40 PVC non-pressure sleeve under pavement (2X size inside pipe)
— — —	Class 200 PVC non-pressure lateral line (size as noted)
⊗	FEBCO Reduced Pressure Backflow Assembly 825YA-1"
1 1"	Indicates controller station number Indicates valve size
C	Hunter I-Core irrigation controller W/Weather Sensor
⬢	Rainbird - Flush Valve MDCFCAP
⊗	Hunter Remote Control valve w/ 40 PSI Pressure Regulator and 1" Filter
⊗	Hunter Remote Control valve w/ 40 PSI Pressure Regulator and 1" Filter (Tree Drip Rings)
⊗	Hunter - PROS-04 - 4" Pro-Spray Pop-Up Sprinkler Head
R	Hunter ICORE Solar Sync Sensing System. WSS-SEN
⊗	PVC isolation ball valve. Size as mainline. Locate in valve box.
⊗	XFCV Subsurface Tree Drip Ring Dripline Model XFS-06-12
▲	Toro's new pressure-compensating 1/2" (13mm) threaded Drip Bubblers. One bubbler per shrub

IRRIGATION NOTES

- ONE BUBBLER SYMBOL IS SHOWN AT TREES FOR GRAPHIC CLARITY ONLY. INSTALL MINIMUM TWO BUBBLERS AT EACH TREE. INSTALL REQUIRED NUMBER OF BUBBLERS AS DETAILED.
- IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
- UNSIZE LATER LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE. (TYPICAL).
- SIZING OF LATERA; PIPE SHALL BE AS FOLLOWS:
.75" 0-6 GPM
1" 7-12 GPM
1.25" 13-20 GPM
- SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
.75" 0-500 FT
1" 501-1100 FT
- SIZING OF LATERAL PIPE FOR DRIPLINE (18" O.C GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:
.75" 0-1100 FT
1" 1101-2200 FT
- AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
- IRRIGATION CONTROLLERS SHALL BE A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014 "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD." ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
- DEDICATED IRRIGATION METERS ARE REQUIRED FOR NON-RESIDENTIAL PROJECTS WITH MORE THAN 1,000 SQ. FT. OF LANDSCAPE AREA.

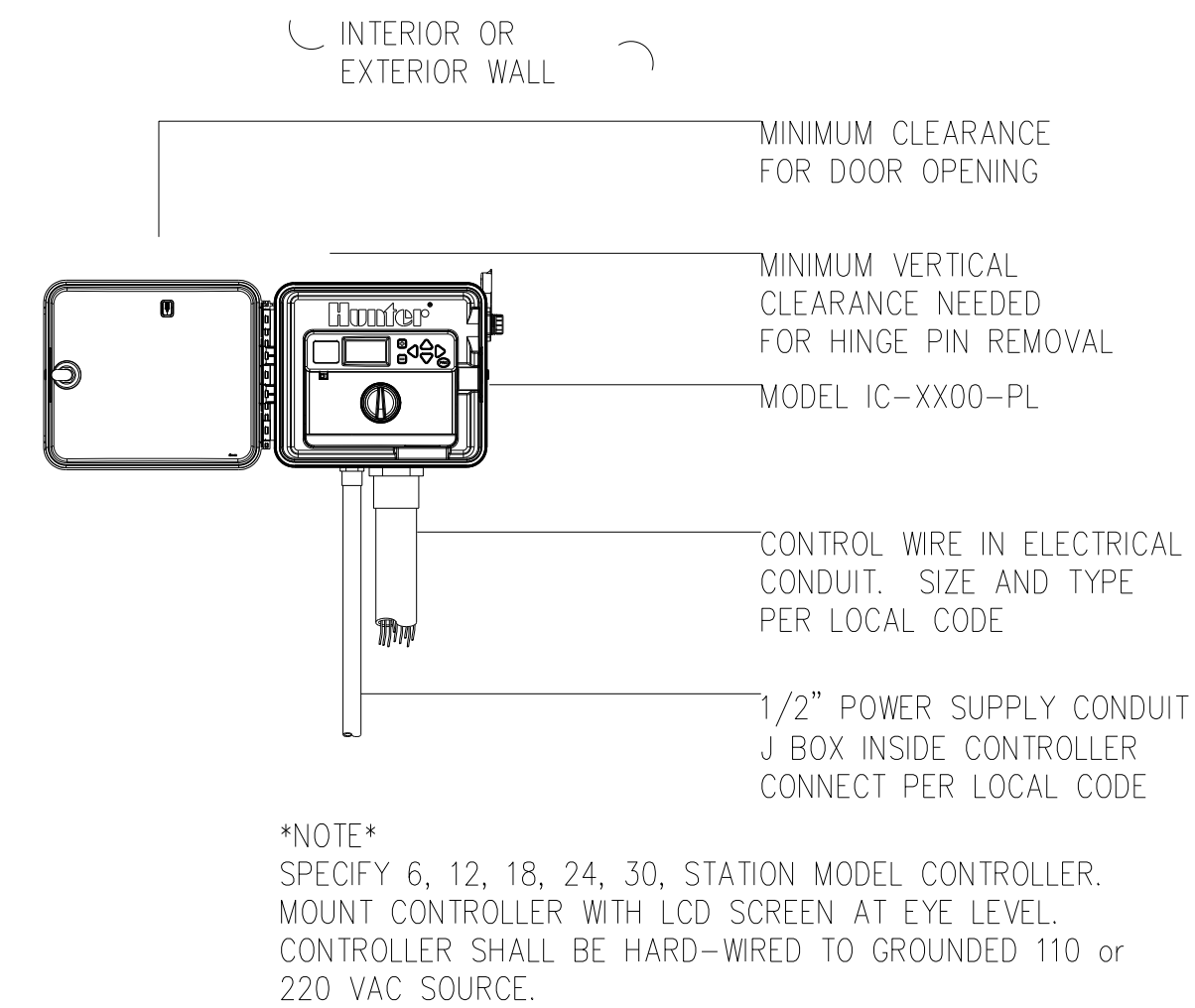




1 REMOTE CONTROL VALVE (ICZ) WITH ISOLATION VALVE

N.T.S.

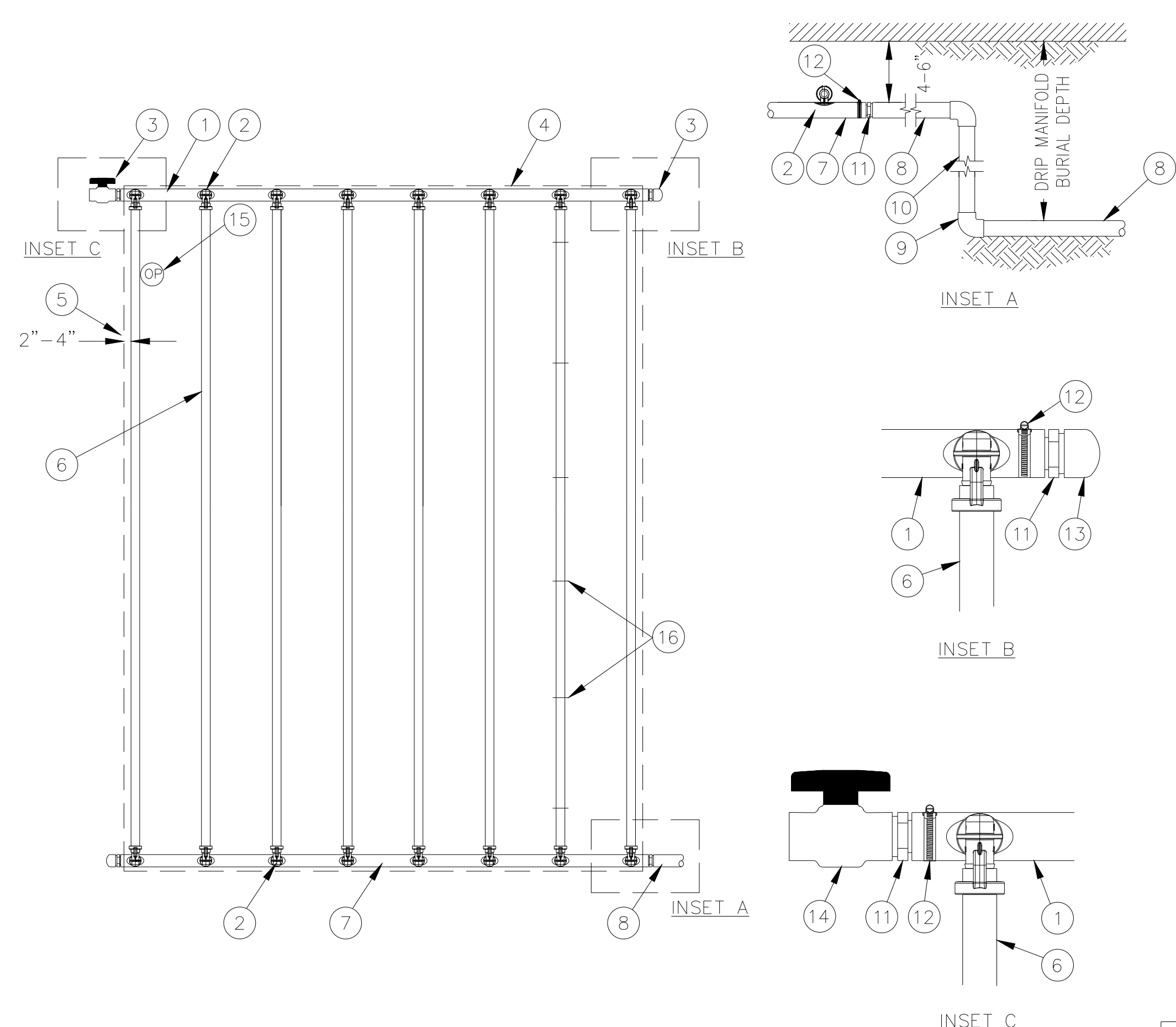
NOT TO SCALE



2 I-CORE CONTROLLER

SCALE: 1" = 1'-0"

IRRIGATION DETAIL



- NOTES:
- DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 - LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.

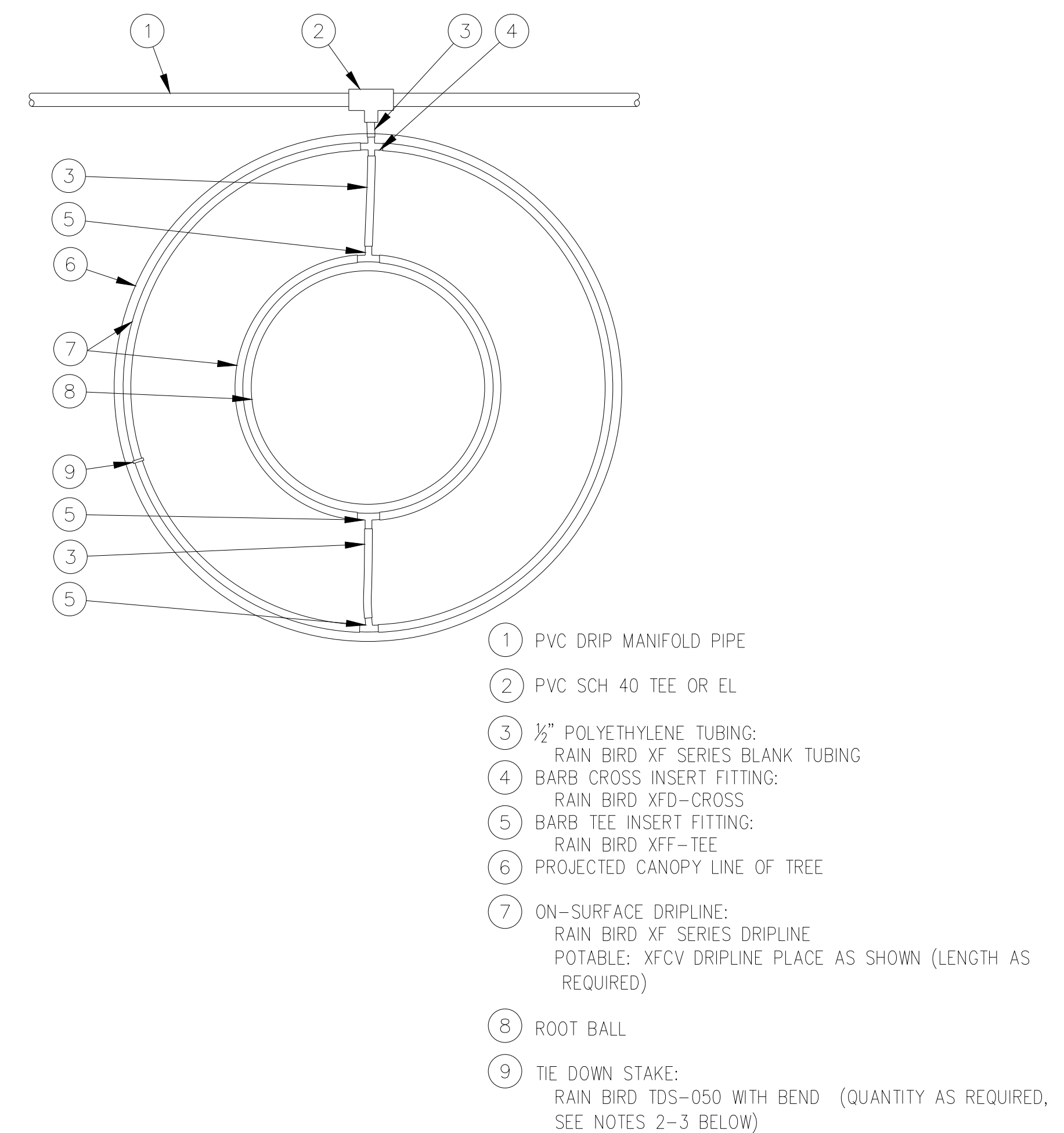
4 DRIP LINE LAYOUT AND ASSEMBLY

N.T.S.

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

3 REDUCED PRESSURE BACKFLOW ASSEMBLY

N.T.S.



- NOTES:
- DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 - PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 - AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

5 XFCV ON-SURFACE DRIPLINE AROUND TREE

N.T.S.