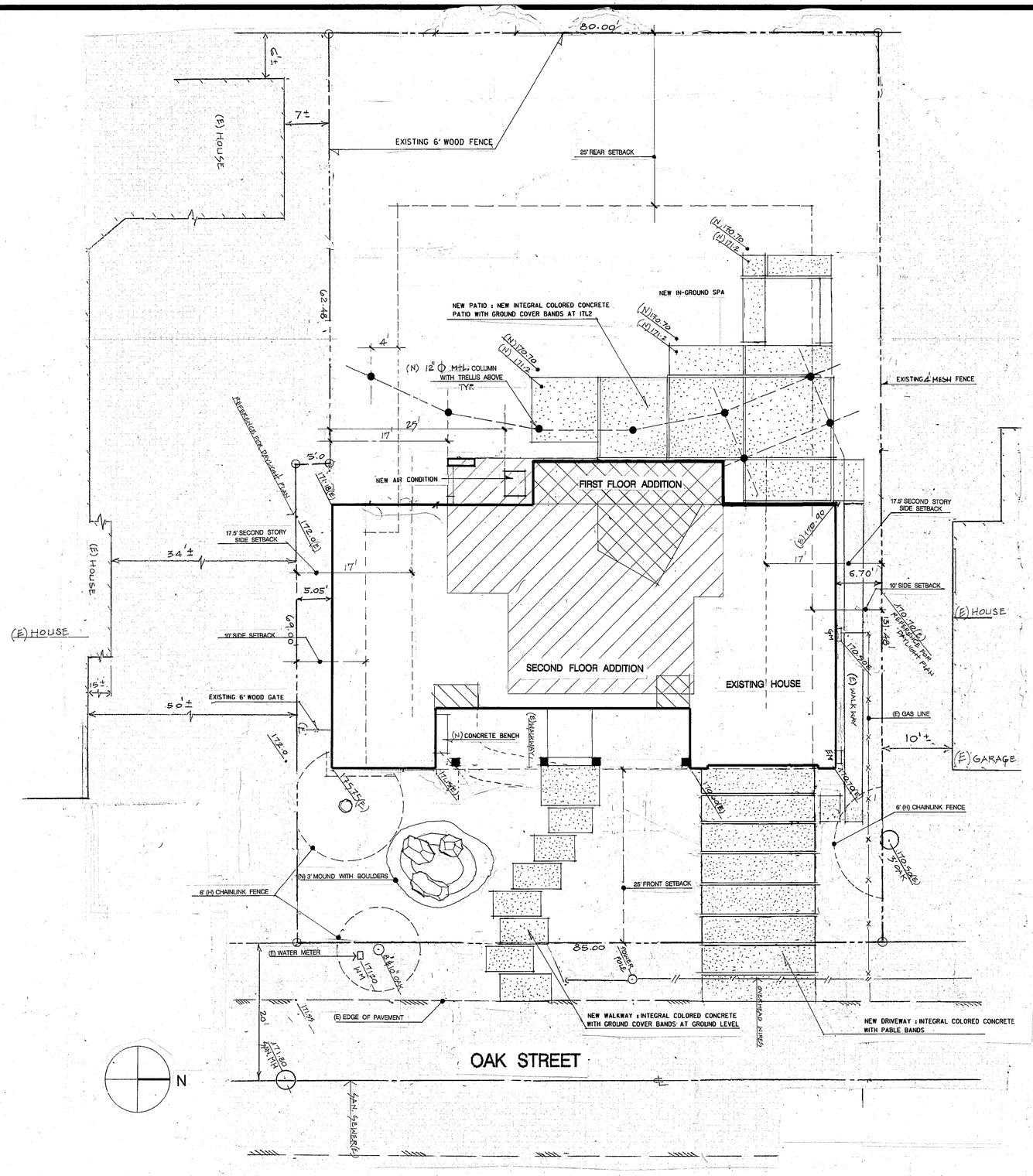

SITE PLAN SCALE 1/8" = 1 – 0"

PROJECT DATA

PROJECT ADRESS	24 OAK ST., LOS ALTOS, CA.
PROJECT TYPE	ADDITION AND REMODELING
ZONING	R1 – 10
LOT SIZE	10873 sq.ft.
ALLOWABLE FAR	3805 sq.ft.
PROPOSED FAR	EXISTING – 2307SF PROPOSED 1ST FLOOR – 2627.66SF ADDITION 2ND FLOOR – 1175.25 TOTAL – 3802.91 sq.ft.
ALLOWABLE COVERAGE	3261.9 sq.ft.
EXISTING COVERAGE	2370.6 sq.ft.
PROPOSED COVERAGE	2791.56 sq.ft.

PAVEMENTS NOTES:

NEW PAVEMENTS WILL NOT EXCEED 6" ABOVE GRADE.
EXISTING PAVEMENT - 915 SQF
REMOVED PAVEMENT - 417 SQF
NEW PAVEMENT - 908 SQF
TOTAL PROPOSED PAVEMENT - 1352 SQF

NET LOT AREA:	10873 square feet		
	Existing	**Change in**	**Total Proposed**
% OF FRONT YARD PAVING	N/A	N/A	564 sq ft (5.1%)
HABITABLE LIVING AREA: (includes habitable basement area)	1871.3 square feet	1495.66 square feet	3366.96 square feet
NON- HABITABLE AREA:	435.6 square feet	0 square feet	435.6 square feet

	Existing	**Proposed**	**Allowed/Required**
LOT COVERAGE: (Land area covered by all structures that are over 6 feet in height)	2370.6 square feet (21.8%)	2791.56 square feet (25.6%)	3261.9 square feet (30 %)
FLOOR AREA:	1st Flr: 2307 sq ft 2nd Flr: ____ sq ft Total: ____ sq ft (21.2 %)	1st Flr: 2627.66 sq ft 2nd Flr: 1175.25 sq ft Total: 3802.91 sq ft (34.9 %)	3805 square feet (35 %)
SETBACKS:			
Front	25' feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1st/2nd)	6.7' feet/ n/a feet	6.7' feet/ 23 feet	10 feet/ feet
Left side (1st/2nd)	5.05' feet/ n/a feet	5.05' feet/ 22 feet	10 feet/ feet
HEIGHT:	16 feet	9.9 feet	24'-11" feet

REVISIONS	DATE

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ADDITION AND REMODELING FOR A HOUSE AT 24 OAK ST. LOS ALTOS

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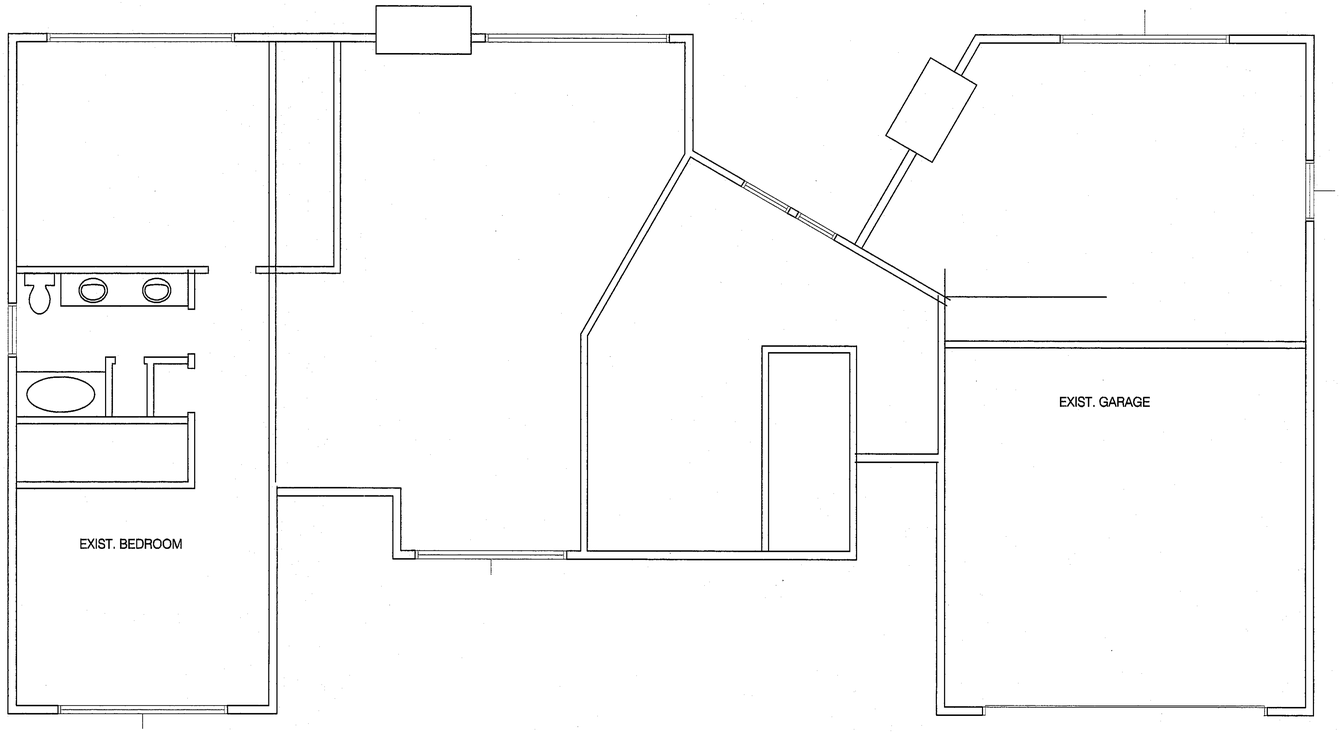
SCALE	
JOB NO.	
SHEET	1



EXISTING FLOOR PLAN SCALE 1/4" = 1' – 0"

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ADDITION AND REMODELING FOR A HOUSE AT 24 OAK ST. LOS ALTOS

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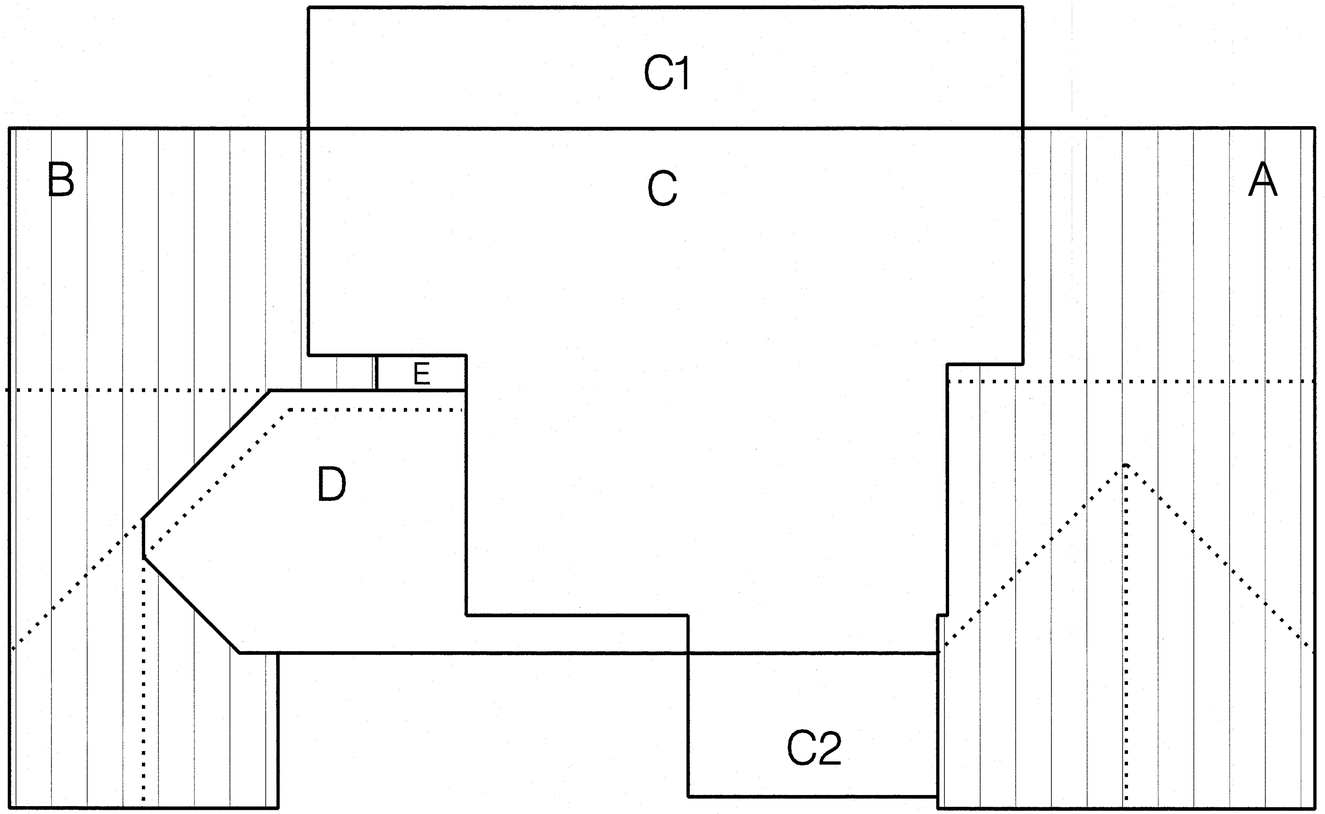

ROOF AREA DIAGRAM SCALE 1/4" = 1' – 0"

TOTAL EXISTING ROOF = 2462.58

50% = 2462.58 X 50/100 = 1231.29

UNCHANGED EXISTING ROOF :

A – 733.29
B – 534.85
TOTAL – 1268.14 > 50%

CHANGES TO EXISTING ROOF :

C NEW SECOND FLOOR
OVER EXISTING ROOF – 932.76

D CALIFORNIA ROOF
OVER EXISTING ROOF – 251.68

E SECOND FLOOR BALCONY
OVER EXISTING ROOF – 10

TOTAL – 1194.44 < 50%

NOTE – C1 AND C2 ARE SECOND FLOOR AREAS BEYOND EXISTING ROOF

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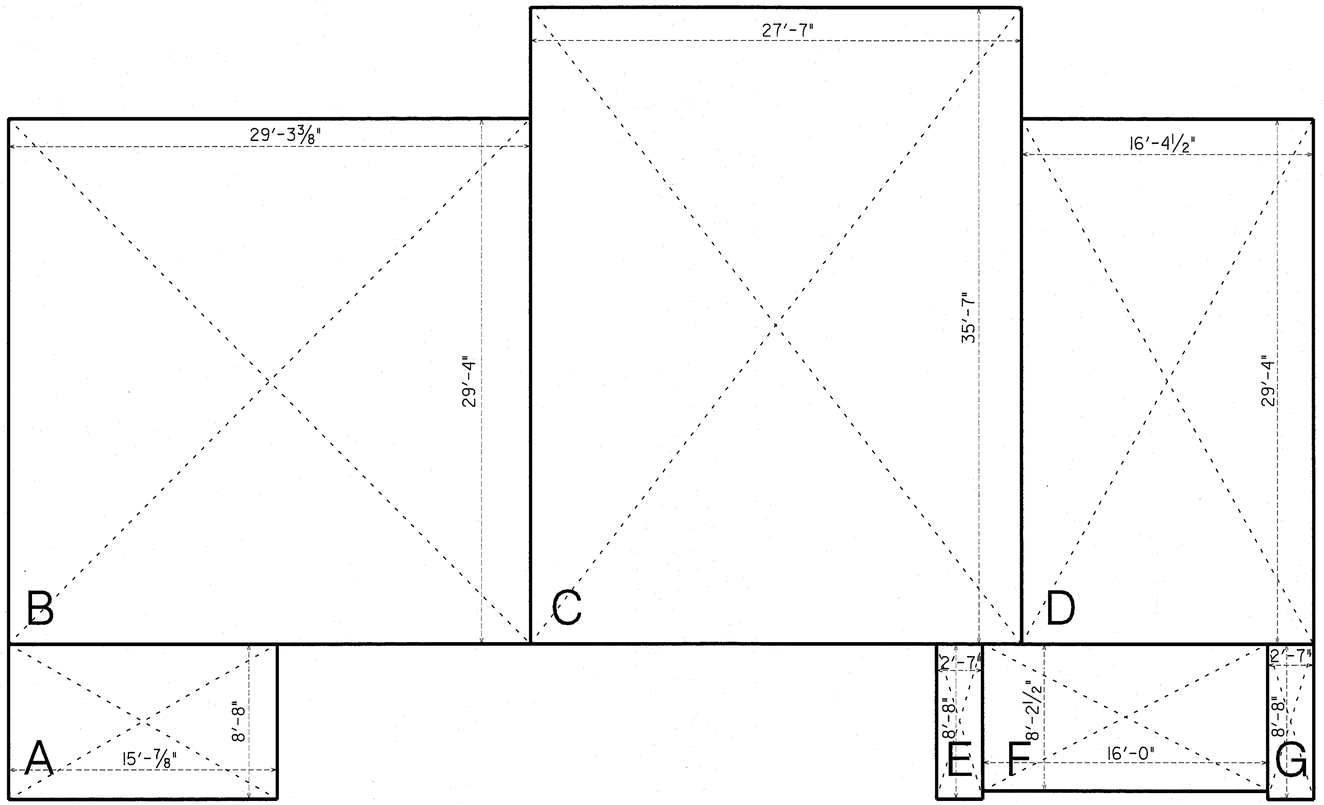
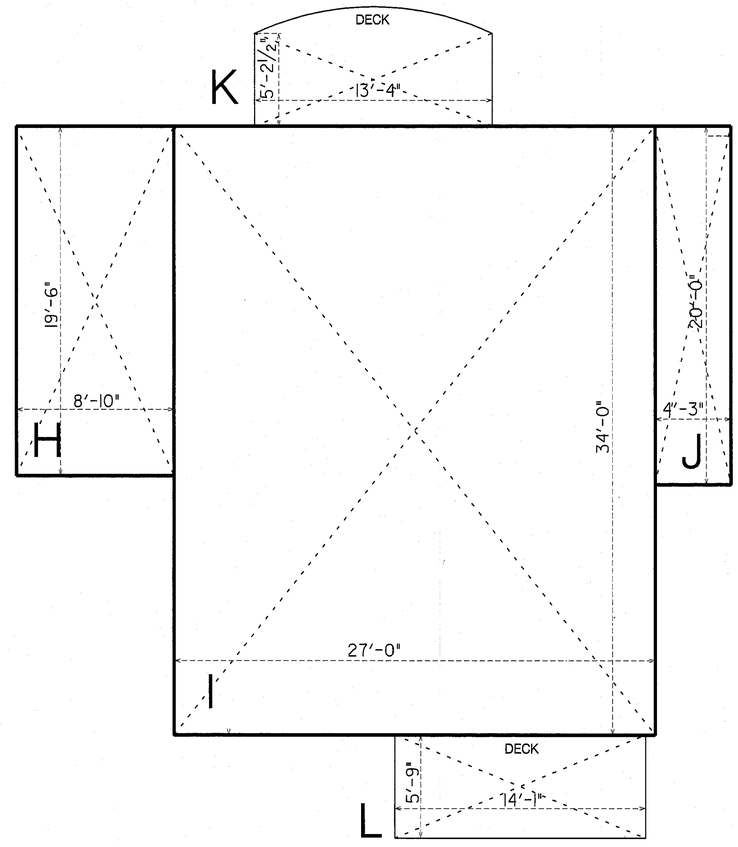
SHEET	2 A



FIRST FLOOR BLOCKED OUT AREA DIAGRAM SCALE 1/4" = 1' – 0"

A	15'–7/8"X8'–8"	=	130.7
B	29'–3 3/8"X29'–4"=		859
C	27'–7"X35'–7"	=	981.5
D	16'–4 1/2"X29'–4"	=	480.3
E	2'–7"X8'–8"	=	22.4
F	16'–0"X8'–2 1/2"	=	131.3
G	2'–7"X8'–8"	=	22.4

TOTAL FIRST FLOOR 2627.66 Sq.Ft



H	8'–10"X19'–6"	=	172.25
I	27'–0"X34'–0"	=	918.00
J	4'–3"X20'–0"	=	85.00

TOTAL SECOND FLOOR 1175.25 Sq.Ft

TOTAL BUILDING FLOOR AREA		3802.91	Sq.Ft
K	13'–4"X5'–2 1/2"	= 82.9	Sq.Ft
L	14'–1"X5'–9"	= 81.0	Sq.Ft
TOTAL BUILDING COVERAGE		2791.56	Sq.Ft

SECOND FLOOR BLOCKED OUT AREA DIAGRAM SCALE 1/4" = 1' – 0"

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SCALE	
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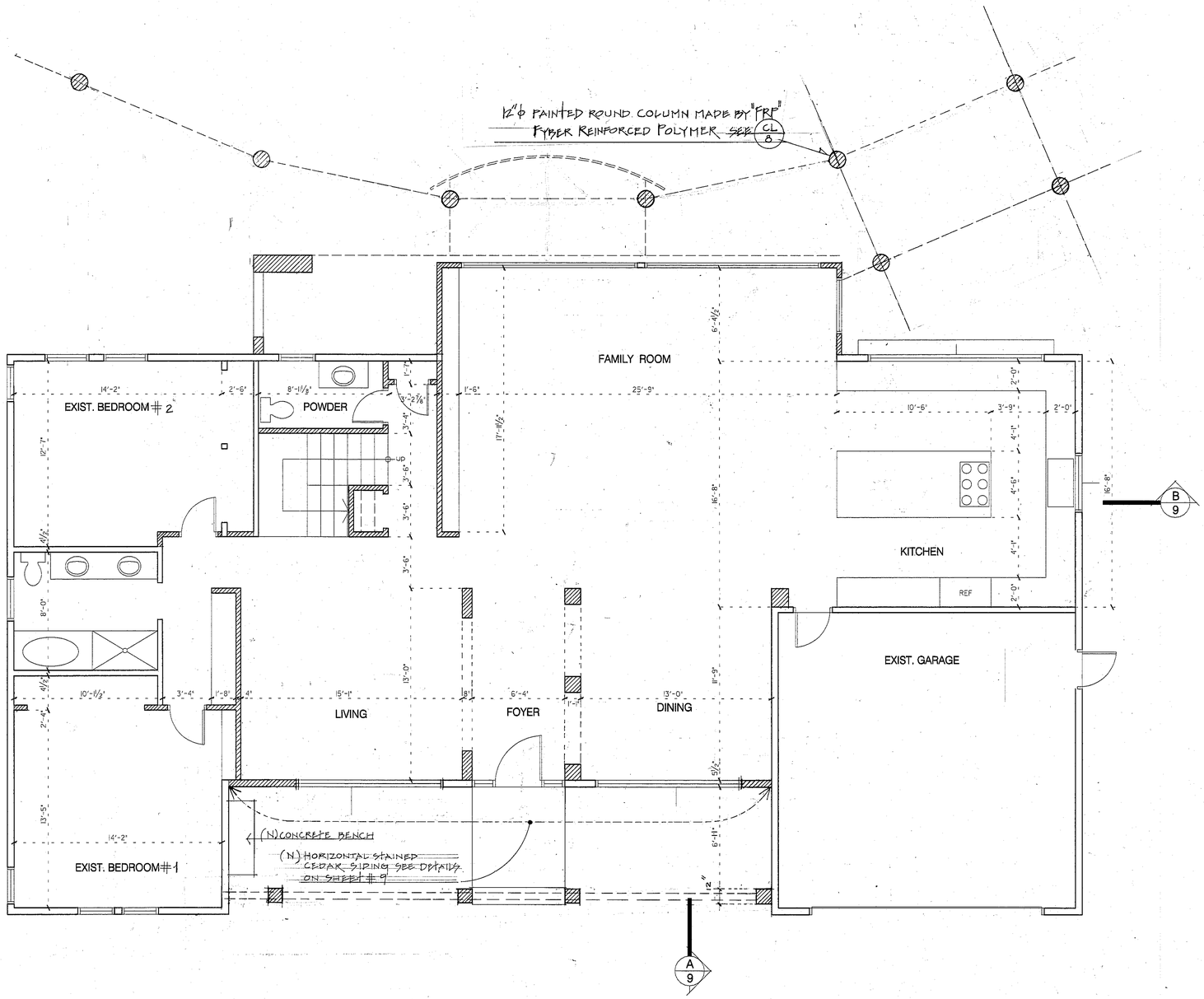
SHEET	3



PROPOSED FIRST FLOOR PLAN SCALE 1/4" = 1'- 0"

WALL LEGEND	
EXISTING WALL TO STAY	
EXISTING WALL TO BE REMOVED	
PROPOSED NEW WALL	

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ADDITION AND REMODELING FOR A HOUSE AT 24 OAK ST. LOS ALTOS

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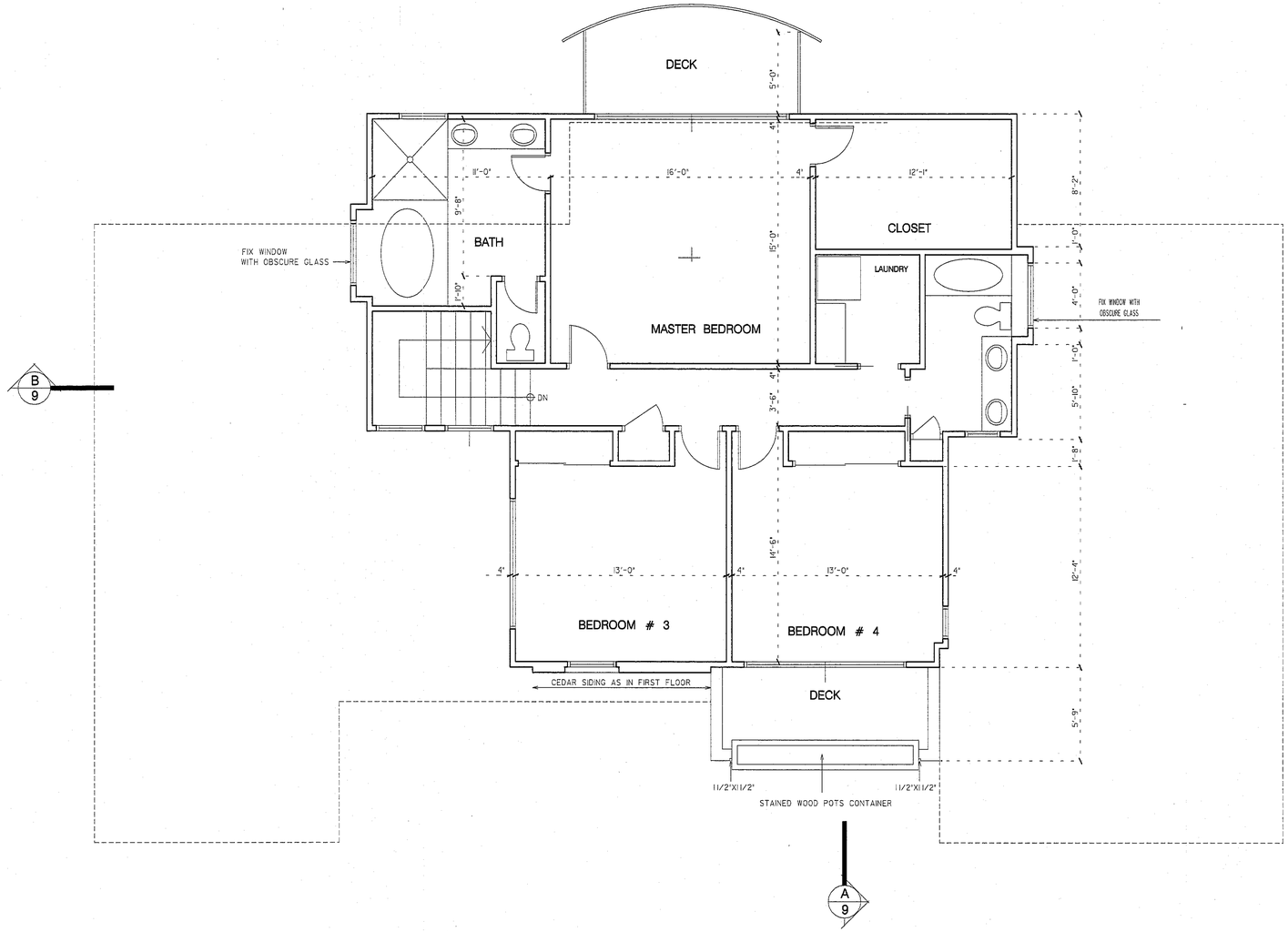
SCALE	
JOB NO.	
SHEET	4



PROPOSED SECOND FLOOR PLAN SCALE 1/4" = 1' – 0"

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SCALE	
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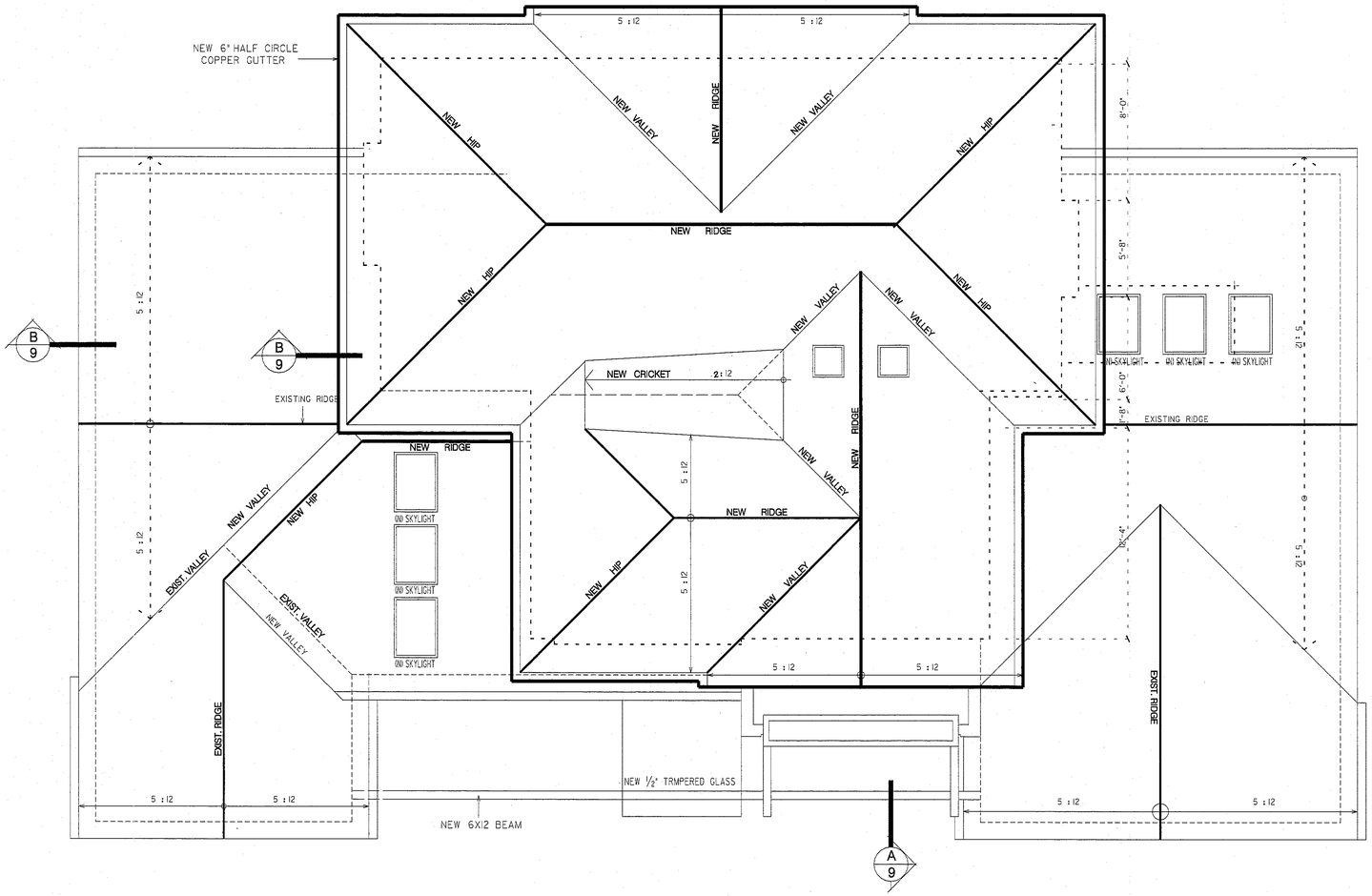
SHEET	5



PROPOSED ROOF PLAN SCALE 1/4" = 1' – 0"

NOTE : ALL EXISTING AND NEW ROOF WILL BE COVERED BY 50 YEARS LAMINATE ASPHALT SHINGLE MADE BY TAMKO MODEL HERITAGE VINTAGE OVER 30F ROOF PAPER. SEE PRODUCT DATA ON THIS PAGE

HERITAGE® VINTAGE — PRODUCT DATA

LAMINATED ASPHALT SHINGLES

MANUFACTURED IN PHILLIPSBURG, KS

HERITAGE® Vintage® laminated shingles enhance the beauty of any roof with their striking cuts and angular lines. The naturally deep shadow lines portray the look of real wood shakes. Self-sealing strips of asphalt on bottom side help provide wind resistance.

USES

For application to roof decks with inclines of not less than 2 inches per foot. For slopes between 2 inches and 4 inches per foot, refer to application instructions.

ADVANTAGES

- 50-year Limited Warranty, 20-year FULL START, 5-year limited transferability.
- 15-year Limited Wind Warranty for winds up to 110 MPH**.
- Unique shingle construction creates distinction and greater depth of appearance.
- Heavyweight fiberglass mat for Class A fire resistance.
- 10-year Algae Relief-Algae Cleaning Limited Warranty that provides for cleaning of discoloration caused by certain algae growth that may occur in areas with high humidity.
- Alignment notches for ease of application.

CERTIFICATIONS/REPORTS

Listed by UL for:
Class A Fire Rating
Wind Resistance
ASTM D 3462

ICC-ES ESR-1501

Florida Building Code Approved

Tested in compliance with:
UL 790/ASTM E 108, Class A
ASTM D 3161, Type I, Class F (110 mph)
UL 2390/ASTM D 6381, Class H (150 mph)
ASTM D 7158, Class H (150 mph)

Miami-Dade County Florida NOA: 11-0720.03, Expiration Date: 11/23/16

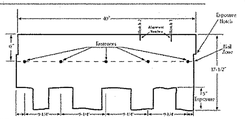
COLORS

Heritage Vintage Colors:

- Charcoal
- Weathered Wood
- Chestnut
- Fossil Grey
- Redwood

PRODUCT DATA*

Shingle size	17-1/2" x 40"	
Exposure	5"	
Coverage per Sales Square	100	sq.ft.
Shingles per Sales Square	72	
Bundles per Sales Square	6	
Sales Squares per pallet	3	



* All values stated as nominal
** 110 mph when applied in accordance with TAMKO's High Wind Application instructions.

CAUTION: This product contains crystalline silica and formaldehyde. Crystalline silica and formaldehyde have been classified as "known" human carcinogens by the International Agency for Research on Cancer (IARC) and the National Toxicology Program. This product also contains oxidized asphalt. Occupational exposures to oxidized asphalt and its emissions during roofing have been classified by IARC as a "probable human carcinogen". Oxidized asphalt also contains Polycyclic Aromatic Hydrocarbons some of which have been classified by IARC as known or probable human carcinogens. The physical nature of this product may help limit any inhalation or dermal hazard during application and removal. However, physical forces such as sawing, grinding or drilling during demolition work and heating or burning may increase the inhalation or dermal exposure hazard of this product. Take precautions to prevent breathing and contact with skin.

TAMKO BUILDING PRODUCTS

Central District	220 West 4th St.	Joplin, MO	64801	800-641-4691
Northeast District	4500 Tamko Dr.	Fredericks, MD	21701	800-368-2055
Southeast District	2300 35th St.	Tuscaloosa, AL	35401	800-228-2656
Southwest District	7010 S. Central Exp.	Dallas, TX	75216	800-443-1834
Western District	5300 East 43rd Ave.	Denver, CO	80216	800-530-8868

Information included in this product data sheet was current at time of printing. To obtain a copy of the most current version of this product data sheet, visit us online at tamko.com or call us at 800-641-4691.

For information regarding or a copy of TAMKO's Limited Warranty, contact your local TAMKO representative, visit us online at tamko.com, or call us at 800-641-4691.

Rev. 09/2012

TAMKO Logo, Heritage®, Vintage®, and TAMKO® are registered trademarks, and the Heritage Roofer Logo is a trademark, of TAMKO® Building Products, Inc.

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SCALE	
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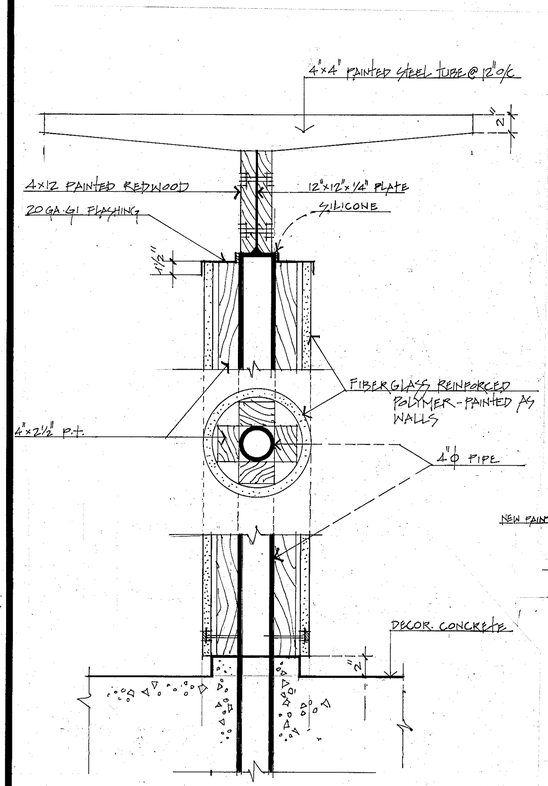
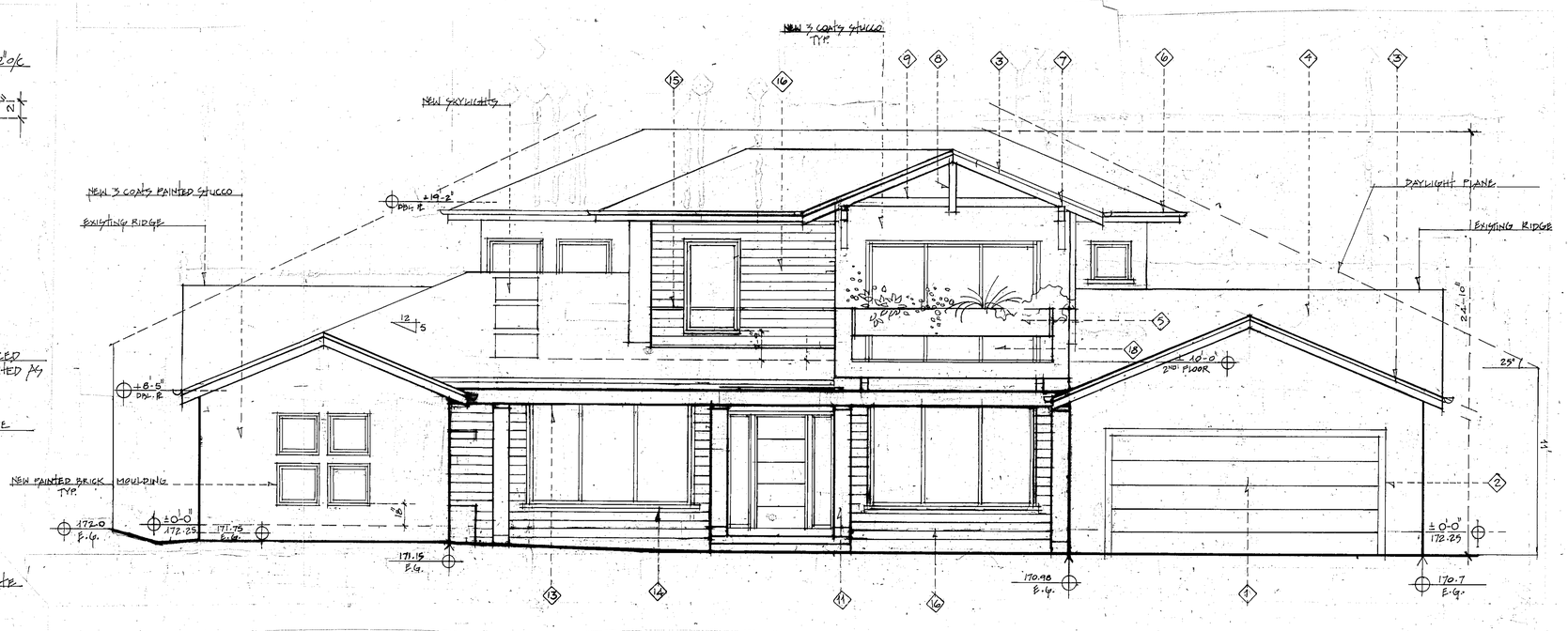
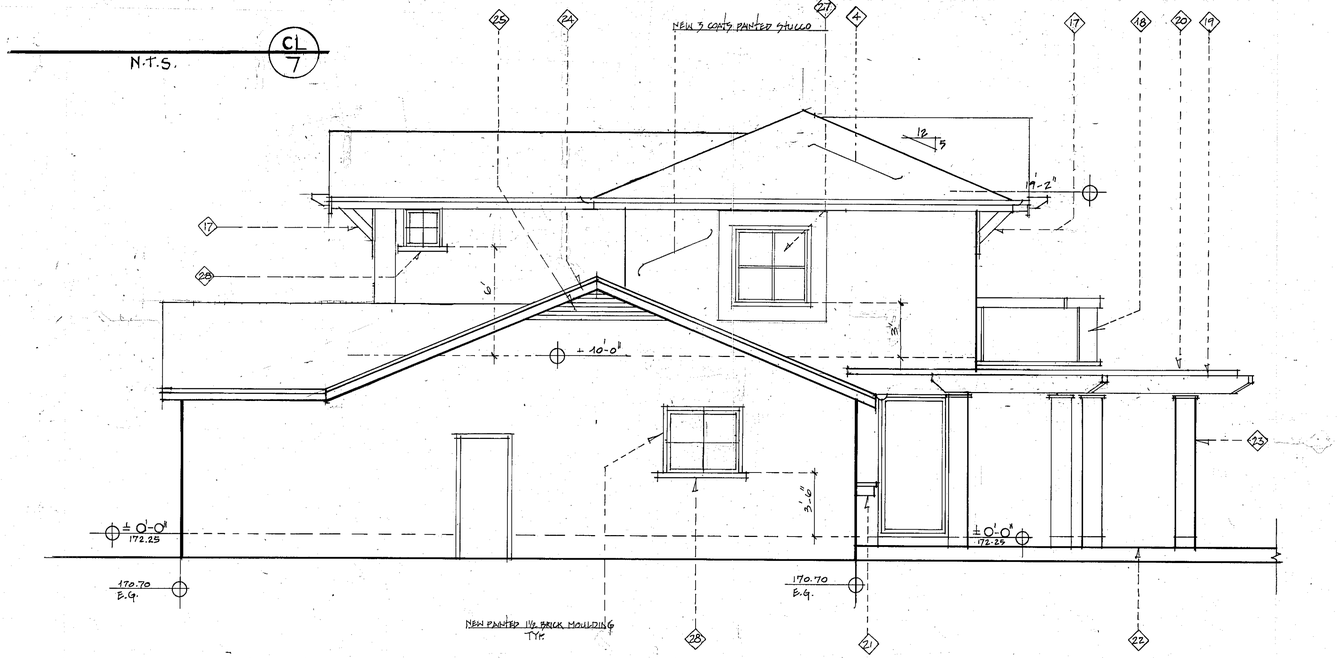
SHEET	6



N.T.S. CL/7



EAST ELEVATION SCALE 1/4" = 1' – 0"



NORTH ELEVATION SCALE 1/4" = 1' – 0"

ELEVATION NOTES

1. NEW SECTIONAL METAL GARAGE DOOR.
2. NEW 1X6 PAINTED WOOD TRIM.
3. NEW 2X10 FASCIA. WITH 1X3 TRIM.
4. LAMINATED ASPHALT SHINGLES MADE BY. TEMCO MODEL HERITAGE VINTAGE
5. NEW STAINED CEDAR POTS CONTAINER.
6. NEW 6" ϕ HALF CIRCLE COPPER GUTTER.
7. NEW 6X10 PAINTED SHAPED BEAM.
8. NEW PAINTED 6X8 WITH 3 1/2"X7 1/2" NOTCHING.
9. NEW PAINTED 4X8.
10. N/A
11. NEW 12"X12" (STUCCO DIMENSION) COLUMN.
12. NEW BENCH FINISHED WITH STUCCO AND STONE TOPPING.
13. NEW PAINTED 6X12 BEAM.
14. NEW STAINED CEDAR SILL. SEE S/9
15. NEW 1"X1" ALUMINUM CHANELL.
16. NEW STAINED 1X8 CEDAR SIDING. SEE S/9
17. NEW PAINTED 6X8 BRACING.
18. SAFETY GLASS RAIL
19. PAINTED AND SHAPED 6X12 REDWOOD BEAM.
20. PAINTED ROUND COLUMN MADE OF FYBERGLASS REINFORCED POLYMER PAINTED TO MATCH WALLS
21. BUILT-OUT SHELF FINISHED WITH STUCCO AND STONE TOPPINGS. SEE CL/7
22. STONE PAVED PATIO.
23. 12" ϕ PAINTED COLUMN.
24. PAINTED 2X8 FASCIA WITH 1X3 TRIM.
25. PAINTED WOOD VENT.
26. NEW FIX WINDOW WITH OBSCURE GLASS.
27. FIX 4'X4' WINDOW WITH OBSCURE GLASS
28. 3"X3" STUCCO SILL. SEE SILL/9

REVISIONS	DATE

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ADDITION AND REMODELING FOR A HOUSE AT 24 OAK ST. LOS ALTOS

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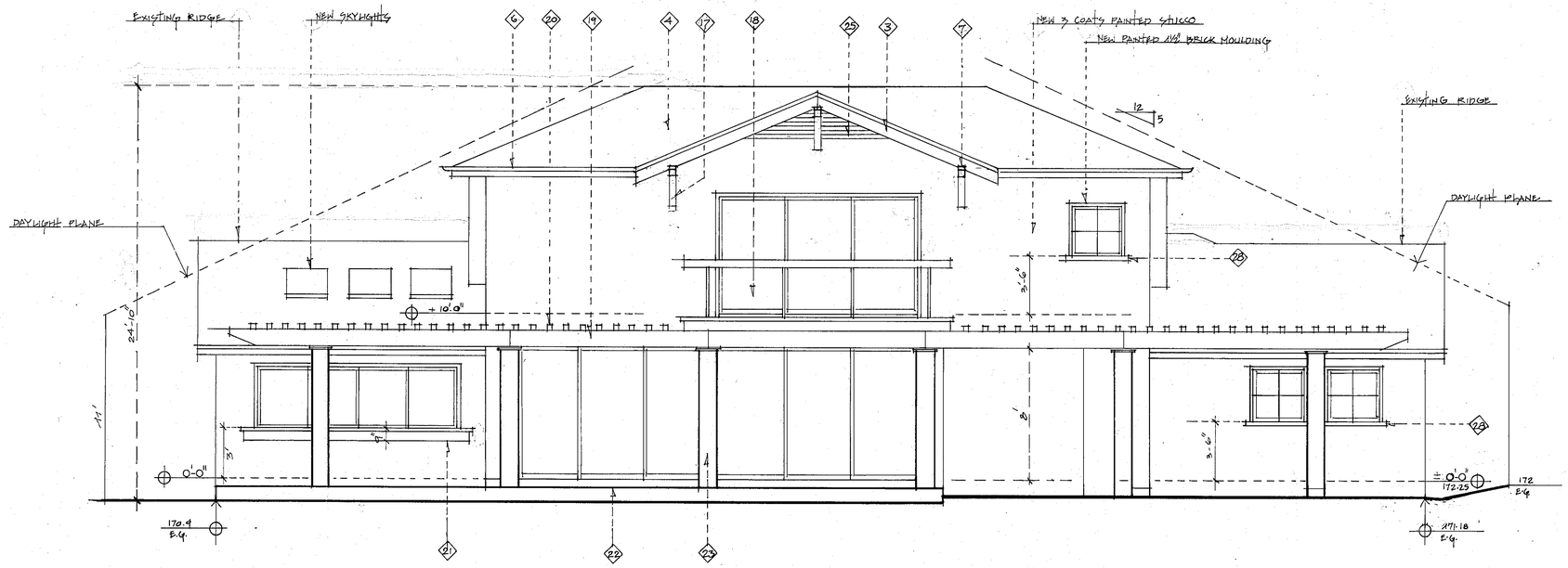
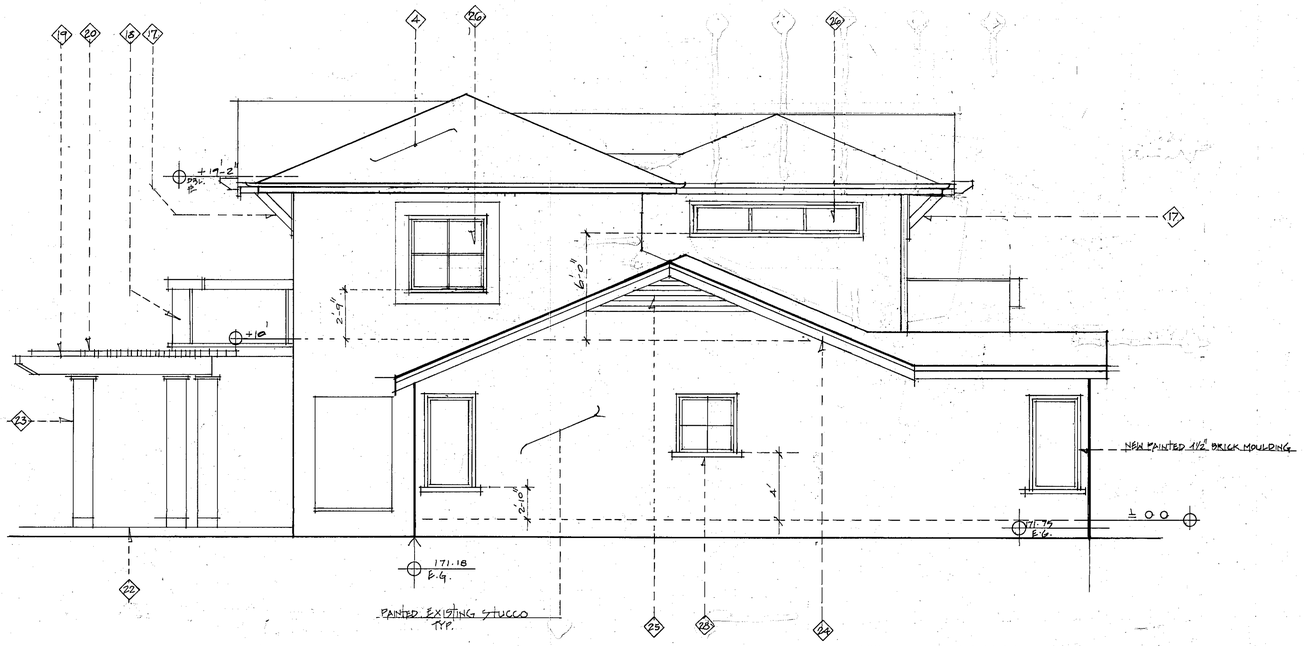
JOB NO.	
SHEET	7



WEST ELEVATION SCALE 1/4" = 1' – 0"



SOUTH ELEVATION SCALE 1/4" = 1' – 0"

ELEVATION NOTES

1. NEW SECTIONAL METAL GARAGE DOOR.
2. NEW 1X6 PAINTED WOOD TRIM.
3. NEW 2X10 FASCIA WITH 1X3 TRIM.
4. LAMINATED ASPHALT SHINGLES MADE BY. TEMCO MODEL HERITAGE VINTAGE
5. NEW STAINED CEDAR POTS CONTAINER.
6. NEW 6" ⌀ HALF CIRCLE COPPER GUTTER.
7. NEW 6X10 PAINTED SHAPED BEAM.
8. NEW PAINTED 6X6 WITH 3 1/2"X7 1/2" NOTCHING.
9. NEW PAINTED 4X8.
10. N/W
11. NEW 12"X12" (STUCCO DIMENSION) COLUMN.
12. NEW BENCH FINISHED WITH STUCCO AND STONE TOPPING.
13. NEW PAINTED 6X12 BEAM.
14. NEW STAINED CEDAR SILL. SEE (S/9)
15. NEW 1"X1" ALUMINUM CHANELL.
16. NEW STAINED 1X6 CEDAR SIDING. SEE (S/9)
17. NEW PAINTED 6X8 BRACING.
18. SAFETY GLASS RAIL.
19. PAINTED AND SHAPED 6X12 REDWOOD BEAM.
20. PAINTED AND SHAPED 4X4 METAL TUBE AT 12" O/C.
21. BUILT-OUT SHELF FINISHED WITH STUCCO AND STONE TOPPINGS.
22. STONE PAVED PATIO.
23. 12" ROUND COLUMN MADE OF FYBERGLASS REINFORCED POLYMER PAINTED TO MATCH WALLS SEE (CL/7)
24. PAINTED 2X8 FASCIA WITH 1X3 TRIM.
25. PAINTED WOOD VENT.
26. NEW FIX WINDOW WITH OBSCURE GLASS.
27. NEW 4X4 WINDOW WITH OBSCURE GLASS
28. 3"X3" STUCCO SILL. SEE (SILL/9)

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ADDITION AND REMODELING FOR A HOUSE AT 24 OAK ST. LOS ALTOS

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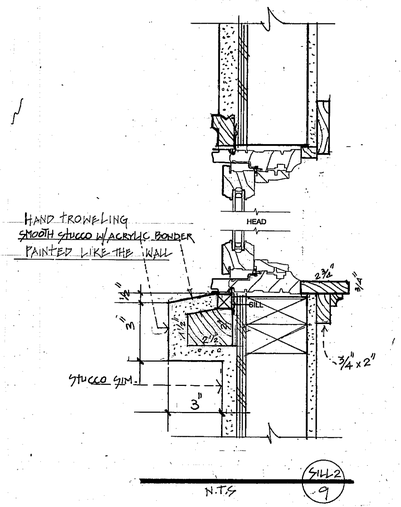
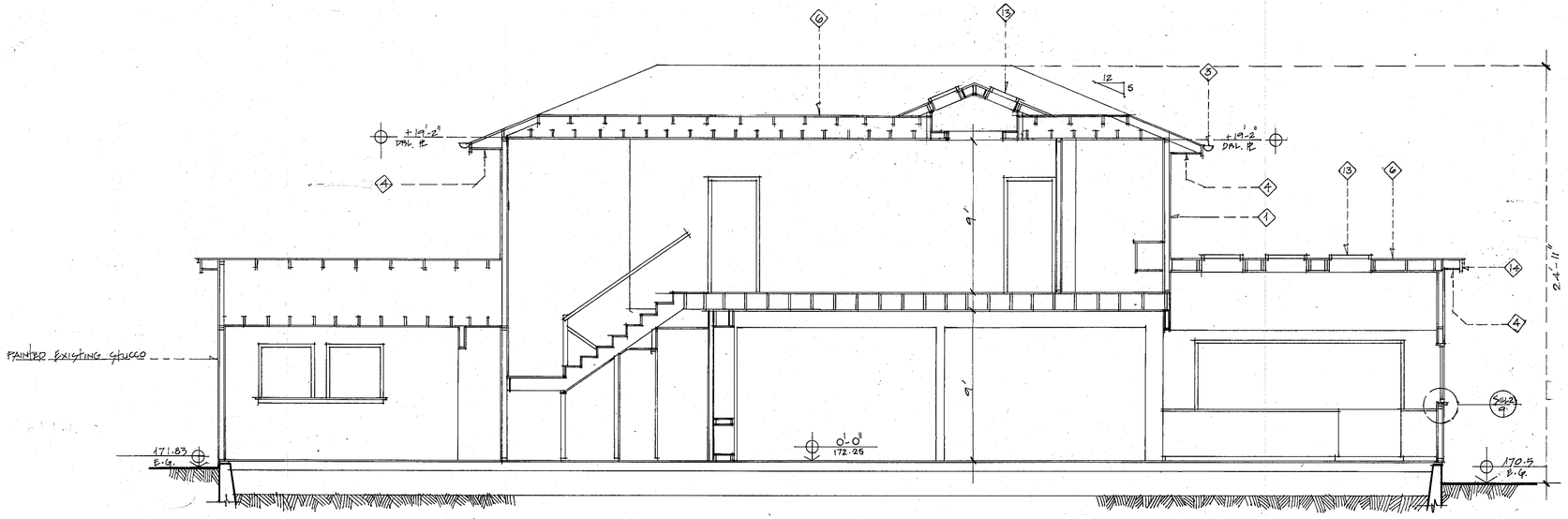
SHEET	8

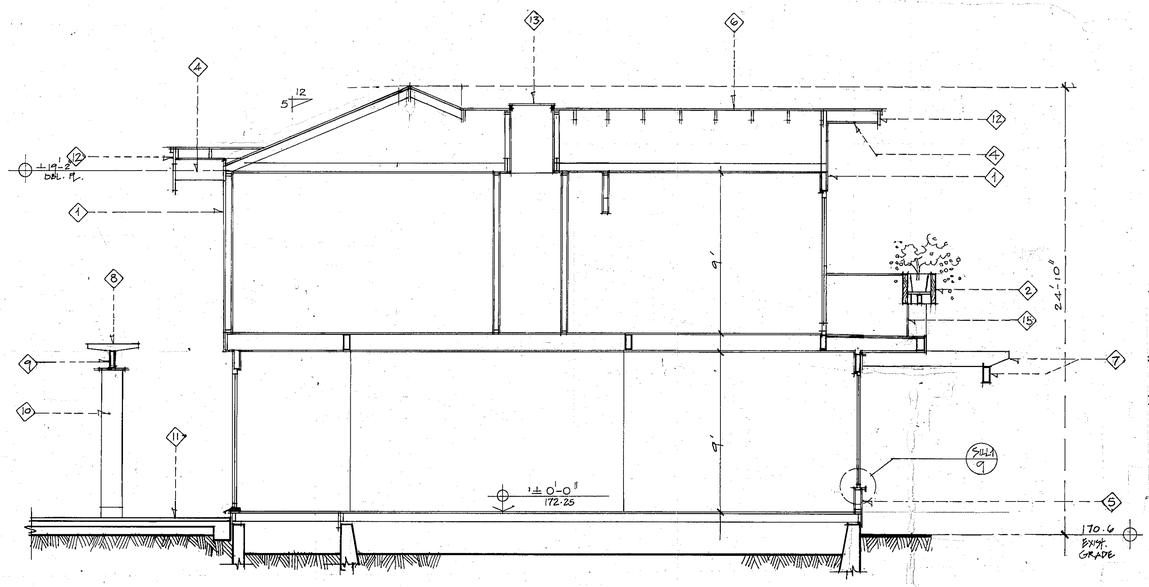




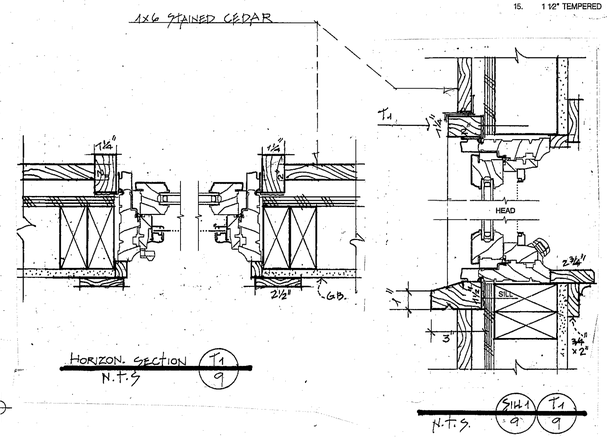
SECTION B SCALE 1/4" = 1'-0"

SECTION NOTES

1. NEW THREE COATS PAINTED STUCCO.
2. STAINED CEDAR POT CONTAINER
3. 6"ⓘ HALF ROUND COPPER GUTTER.
4. PAINTED 1/2" DENS-GLASS SHEETROCK.
5. 1X8 STAINED CEDAR SIDING. SEE (5/10)
6. LAMINATED ASPHALT SHINGLES. MADE BY TEMKO MODEL HERITAGE VINTAGE
7. PAINTED 6X10.
8. PAINTED AND SHAPED 4X4 METAL @ 12" O/C.
9. PAINTED 4X12 REDWOOD.
10. 12" ROUND COLUMN MADE OF FYBERGLASS REINFORCED POLYMER PAINTED TO MATCH WALLS
11. STONE PAVERS OVER MORTAR OVER SLAB.
12. PAINTED 2X10 FASCIA WITH 1X3 TRIM
13. NEW SKYLIGHT
14. PAINTED 2X8 FASCIA WITH 1X3 TRIM.
15. 1 1/2" TEMPERED GLASS.



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



SIDING DETAIL

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Plant Legend

Quantity	Symbol	Scientific Name	Common Name	Planting Size
7		Acanthus mollis	Bears breech	1 Gal
1		Agonis flexuosa 'Jervis Bay After Dark'	Purple Peppermint Willo	15 gal NLB
15		Anigozanthos 'Orange Cross'	Kangaroo's Paw	5-Gal
3		Aralia japonica	Japanese Aralia	15-Gal
2		Arbutus 'Marina'	Strawberry Madrone	24" box NLB
16		Prunus laurocerasus	English Laurel	15-Gal
6		Assorted Fruit Trees T.B.D.		15 gal Std
37		Coleonema 'Sunset Gold'	Breath of Heaven	5-Gal
8		Hymenospermum flavum	Sweetshade	24"-Box Std.
1		Melianthus major	Honey Bush	5-Gal
15		Miscanthus transmorrisonensis	Evergreen Eulalia	5-Gal
30		Phormium 'Amazing Red'	New Zealand Flax	1-Gal
9		Phormium 'Guardsman'	New Zealand Flax	5-Gal

Plant Mixes

Quantity	Symbol	Scientific Name	Common Name	Planting Size
2,188 s.f.		Agrostis pallens	Native Bentgrass	Sod
26		Arcostaphylos uva-ursi	Bearberry	1-Gal @ 6' o.c.
110		Carex glauca	Blue Sedge	1-Gal @ 2' o.c.
10		Gazania uniflora 'White''	White Trailing Gazania	Flats @ 12" o.c.
19		Myoporum parvifolium	Myoporum	1-Gal @ 6" o.c.
2		Thymus serpyllum 'Elfin'	Elfin Thyme	Flats @ 6" o.c.

Planting Notes

Soil Prep
Use 3 cu. Yds. Organic Amendment/ 1000 Sq. Ft. in all groundcover and turf areas. Incorporate into soil by tilling to a depth of 6 inches.

Plant Material
A. Quality and size of plant materials should conform to the California Grading Code of Nursery Stock, No. 1 Grade. This Requires that stock, when sold, should not be dead or in a dying condition, frozen, or damaged, and should not show evidence of having had root restriction in previous containers or be abnormally pot-bound. All plants should be of a reasonably uniform and standardized size for each species, well formed, and in a healthy, fully rooted, thriving condition.

B. All Plants should be true to type or name, by species and variety, as required by the California Food and Agriculture Code.

C. All plants should be typical of their species and variety and should have normal habit of growth. The top growth should be structured proportionately so that it is representative of the species.

D. All plants should comply with Federal and State Laws requiring inspection for plant diseases and infestations. Inspection certificate required by law should accompany each shipment of plants, unless plants are authorized to be collected.

E. Container-grown plants should be sufficiently established so that a minimum of 75% of each root ball stays intact during planting. When lifted by the trunk, the trunk should rise no more than one inch before the soil surface of the root ball begins to rise. When unsupported, the trunk of trees should lean no more than 30 degrees from the vertical when measured within four inches of the root ball.

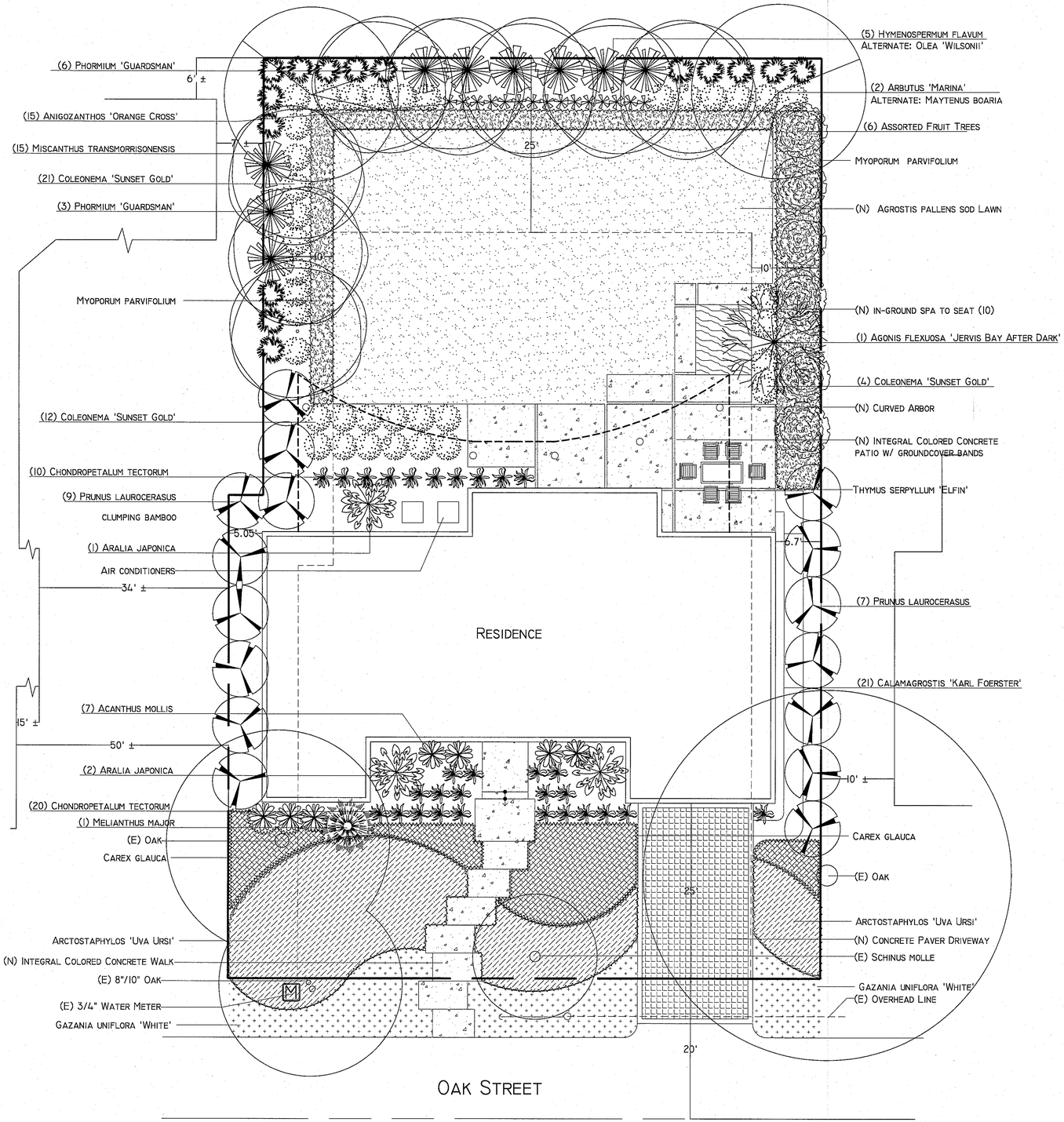
Planting
Dig planting hole to a depth 1-1/2 times the depth of the root ball, and twice as wide. Backfill with 1/3 Organic Amendment and 2/3 native soil. Fertilize with Agriform fertilizer tablets according to plant size.

1 gal plant =	1 tablet
5 gal plant =	3 tablets
15 gal plant =	5 tablets

Box trees = 1 tablet/ (3) inches of box width

Bark Mulch
Install a 2 inch layer of Shredded fir or redwood bark mulch in all shrub and groundcover areas.

Guarantee
The landscape contractor shall guarantee all 1 gallon, 5 gallon, and 15 gallon plants for a period of 3 months.



Revisions	Date	By
Rev#1	8/5/13	TAJ

Plans By:
Lomax Landscaping, Inc.
P.O. Box 974
Los Altos, CA 94023
(650) 537-7760
CA. Lic. # 547850
www.lomaxlandscaping.com

Landscape Plan

North

Brinkman Residence
24 Oak Street
Los Altos, CA
(650) 924-8443

Scale:	1/8" = 1'-0"
Date:	7/12/2013
Drawn By:	TAJ
Job No.	

L-1

Irrigation Legend

Water Meters

Quantity	Symbol	Description	Size
1	M	Existing Water Meter	3/4"

Point of Connection

Quantity	Symbol	Description	Size
1	⊕	Point of Connection	12.00 GPM @ 31.00 PSI

Pipe (Mainline)

Quantity	Symbol	Description	Size
200'	----------	Schedule 40 PVC Pipe	3/4"

Pipe (Sleeve)

Quantity	Symbol	Description	Size
110'	⊂⊃	Schedule 40 PVC Pipe	1-1/2"

Backflow Preventers

Quantity	Symbol	Description	Size
1	N	Febco Reduced Pressure Assembly N Shape	1"

Valves

Quantity	Symbol	Description	Size
17	◓	Irritrol 700 Series	3/4"

Controllers

Quantity	Symbol	Description	Size
1	A	Irritrol Smart Dial	9 zones
1		Irritrol Smart Dial	12 zones
1	⊙	Irritrol RSI000 Wireless Rain Sensor	

Pipe (Lateral)

Quantity	Symbol	Description	Size
50'	1"	Class 200 PVC Pipe	1"
1,440'	3/4"	Class 200 PVC Pipe	3/4"

Irrigation Heads

Quantity	Symbol	Description	Size
8	◎	Hunter PGJ Nozzle 1.0 ADJ°	18.00 FT
1	⊕	Hunter PGJ Nozzle 1.5 360°	20.00 FT
11	◎	Hunter PGJ Nozzle 1.5 ADJ°	21.00 FT
3	⊕	Hunter PGJ Nozzle .75 360°	15.00 FT
2	◎	Hunter PGJ Nozzle .75 ADJ°	15.00 FT
6	◎	Rainbird 1300A-F 1300 A-F Bubbler ADJ°	3.00 FT
43	▼	Rainbird 1400 Series 1402 360°	1.00 FT
5	◷	Rainbird 1800 Series 10 Series 90°	10.00 FT
15	⊖	Rainbird 1800 Series 10 Series 180°	8.00 FT
12	◷	Rainbird 1800 Series 12 Series 90°	12.00 FT
2	⊖	Rainbird 1800 Series 12 Series 180°	12.00 FT
1	◷	Rainbird 1800 Series- 8 series 90°	8.00 FT
3	⊖	Rainbird 1800 Series- 8 series 180°	8.00 FT

Irrigation Notes

SCOPE
Furnish all labor, materials, tools and equipment required to install the irrigation system specified on the plans.

PROTECTION
Call Dig Alert 1-800-227-2600 to locate all underground utilities prior to any work.

DRAWINGS
These plans are Schematic. Actual mainline and lateral lines shall be located in landscape beds if possible. All other Mainline or laterals under paving and/or walkways shall be sleeved in SCH 40 PVC Pipe (2 times the diameter of the enclosed pipe.)

GENERAL
All irrigation equipment shall be new and unused.

PLASTIC PIPE AND FITTINGS
Shall be Type 1, poly vinyl chloride. It shall be free from cracks or defects.
Mainline shall be SCH 40 PVC.
Lateral Lines shall be Class 200 PVC.

SLEEVES
All Mainline or laterals under paving and/or walkways shall be sleeved in SCH 40 PVC Pipe (2 times the diameter of the enclosed line)

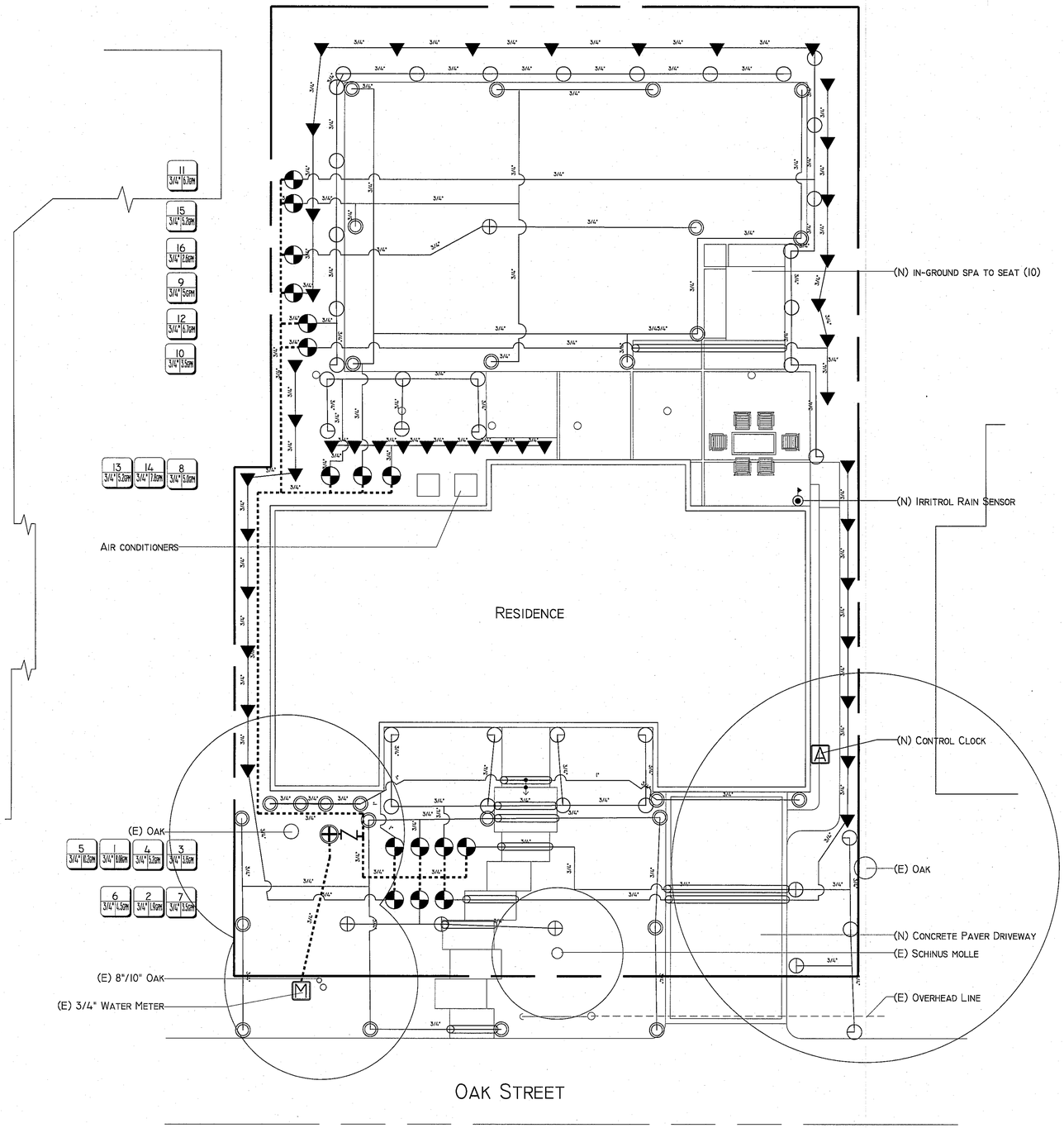
All Control Wires shall be sleeved separately from the main or lateral lines under concrete walks and/or driveways.

PIPE AND CONTROL WIRE INSTALLATION
Mainlines shall have a minimum of 18 inches of cover. Laterals shall have 12 inches of cover. Locate Control Wires underneath mainlines.

PRESSURE TESTING
After all lines are connected and flushed out, cap all outlets and test mainlines at a static pressure of 50psi for a continuous 24 hour period. Check all joints for leaks and make necessary repairs.

COVERAGE TEST
Prior to planting, the irrigation system shall be adjusted for coverage and proper functioning.

GUARANTEE
Irrigation materials and workmanship shall be guaranteed for a period of one year.



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Irrigation Plan

North

Brinkman Residence
24 Oak Street
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Scale:	1/8" = 1'-0"
Date:	7/12/2013
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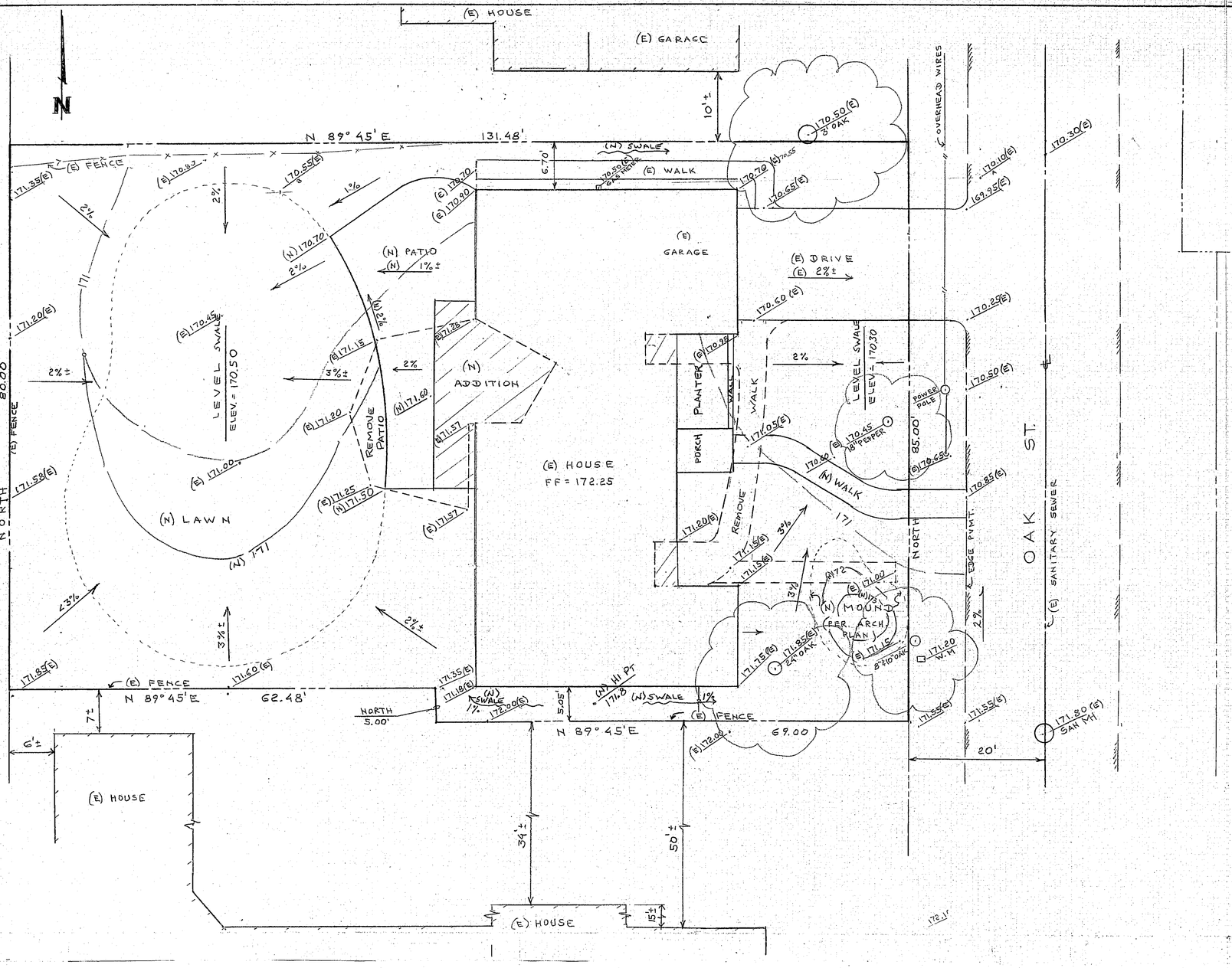
L-2



NOTES:

- SLOPE ALL YARDS AWAY FROM THE HOUSE AT 2%.
- NO INCREASE IN LOT PAVED COVERAGE.
- REMOVE EXISTING PATIO AND WALKS.
- PROVIDE LANDSCAPE MOUND IN THE SOUTH-EAST CORNER WITH THE DIRT EXCAVATED FROM THE FOUNDATION.
- DOWNSPOUTS TO BE PIPED 10 FEET AWAY FROM HOUSE, DISCHARGE TO POP-UP EMITTERS.
- RAIN RUN OFF TO BE RETAINED IN LEVEL SWALES IN FRONT AND BACK YARDS.
- EARTHWORK IS MINIMAL.

DRAINAGE AND GRADING PLAN

A.C. & H.-CIVIL ENGINEERS

PALO ALTO (650) 327-3900 — 2443 ASH ST. SU. "H" PALO ALTO, CA 94306 — SAN JOSE (408) 294-4000

DRAWN: EK	FOR: BRINKMAN	DRAWING NO.
SCALE: 1/8"=1'-0"	24 OAK ST., LOS ALTOS	13-26
DATE: 04-2013		