ABBREVIATIONS

@	AT
±	APPROXIMATE
℄	CENTERLINE
ø	DIAMETER OR ROUND
A/E.	ARCHITECT / ENGINEER
A.B.	ANCHOR BOLT
A/C.	AIR CONDITIONING
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ARCH.	ARCHITECT (URAL)
A.V.	AUDIO VISUAL
BD.	BOARD
BLDG.	BUILDING
BLDG. STD.	BUILDING STANDARD
BLK.	BLOCK
BLKG.	BLOCKING
B.T.U.	BRITISH THERMAL UNIT
CAB.	CABINET
CEM.	CEMENT
CEM. PLAS.	CEMENT PLASTER
CER.	CERAMIC
CER. TILE.	CERAMIC TILE
C.J.	CONSTRUCTION JOINT
C.L.	CENTER LINE
CLG.	CEILING
CLG. HT.	CEILING HEIGHT
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
CONF.	CONFERENCE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS (ATION)
CONTR.	CONTRACT (OR)
COORD.	COORDINATE
CORR.	CORRIDOR
CSK.	COUNTERSUNK
CW.	COLD WATER
DBL.	DOUBLE
DBL. GLZ.	DOUBLE GLAZING
DED. CIR.	DEDICATED CIRCUIT
DEMO.	DEMOLITION
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIM.	DIMENSION
DN.	DOWN
DS.	DOWNSPOUT
DW.	DISHWASHER
DWG.	DRAWING
DWR.	DRAWER
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EXIST.	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIN. FL.	FINISH FLOOR
FLR.	FLOOR (ING)
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FIR. RF.	FIRE PROOFING
FTG.	FOOTING
FURN.	FURNITURE
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GLU. LAM.	GLUE LAMINATED
GLZ.	GLAZING
G.S.M.	GALVANIZED SHEET METAL
GYP. BD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
HGR.	HANGER
H.M.	HOLLOW METAL
H.O.	HOLD-OPEN
HORIZ.	HORIZONTAL
HP.	HORSEPOWER
HR.	HOUR
HT.	HEIGHT
H.W.	HOT WATER
I.D.	INSIDE DIAMETER
INCAND.	INCANDESCENT
INSUL.	INSULATION
JAN.	JANITOR
J.B.	JUNCTION BOX
LAM.	LAMINATE
LAV.	LAVATORY
LB.	POUND
LIB.	LIBRARY
LIN.	LINEN
LOC.	LOCATION
LTG.	LIGHTING
MAN.	MANUAL
MATL.	MATERIAL
MAX.	MAXIMUM
M.D.F.	MEDIUM DENSITY FIBERBOARD
MET.	METAL
MEZZ.	MEZZANINE
MFG.	MANUFACTURING
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MLWK.	MILLWORK
MTD.	MOUNTED
MTG.	MOUNTING
MTL.	METAL
MULL.	MULLION
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
OPP.	OPPOSITE
OPT.	OPTIONAL
P.A.	PUBLIC ADDRESS
PERP.	PERPENDICULAR
P.L.	PROPERTY LINE
PLAM.	PLASTIC LAMINATE
PLBG.	PLUMBING
PLYWD.	PLYWOOD
PNL.	PANEL
PNT.	PAINT
POL.	POLISHED
PR.	PAIR
PREFAB.	PREFABRICATED
PREFIN.	PREFINISHED
PRELIM.	PRELIMINARY
PTD.	PAINTED
P.T.R.	PAPER TOWEL RECEPTACLE
PWR.	POWER
QTY.	QUANTITY
QUAL.	QUALITY
R.	RISER
R.A.	RETURN AIR
RAD.	RADIUS
RBR.	RUBBER
R.C.	REINFORCED CONCRETE
R.D.	ROOF DRAIN
REC.	RECESSED
RECPT.	RECEPTACLE
REDWD.	REDWOOD
REF.	REFERENCE
REINF.	REINFORCED (D) (ING) (MENT)
RESIL.	RESILIENT
RM.	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
S.D.	STORM DRAIN
SECT.	SECTION
SHT.	SHEET (ING)
SHTHG.	SHEATHING
SIM.	SIMILAR
S.M.	SHEET METAL
SK.	SINK
SPEC.	SPECIFICATION
SPKLR.	SPRINKLER
SQ.	SQUARE
SQ.FT.	SQUARE FOOT
SQ.IN.	SQUARE INCH
SQ.YD.	SQUARE YARD
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SURF.	SURFACE
SUSP.	SUSPENDED
SYS.	SYSTEM
T.	THERMOSTAT
T.&G.	TOUNGE AND GROOVE
TEL.	TELEPHONE
TEMP.	TEMPERATURE
THK.	THICKNESS
TK. BD.	TACK BOARD
TMPD. GL.	TEMPERED GLASS
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
UTIL.	UTILITY
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
VIN.	VINYL
VNR.	VENEER
VOL.	VOLUME
W.	WASHER
W/	WITH
W/O.	WITHOUT
W.C.	WATER CLOSET
WD.	WOOD
WIN.	WINDOW
W.F.	WIDE FLANGE
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT
WTR.	WATER
WTRPRF.	WATERPROOF

PROJECT DATA

BUILDING CODE:	2010 CALIFORNIA RESIDENTIAL CODE
OCCUPANCY GROUP:	R-3
USE:	SINGLE FAMILY RESIDENCE
BUILDING TYPE:	V-B
ZONING:	RH-10
ASSESSOR'S PARCEL NO.:	193-44-023
LOT AREA:	10,045.3 S.F.
MAXIMUM ALLOWED FLOOR AREA:	35% = 3,533.4 S.F.
MAXIMUM ALLOWED LOT COVERAGE:	30% = 3,028.6 S.F.
PROPOSED LOT COVERAGE:	2,813.3 S.F. = 27.9%
PROPOSED FIRST FLOOR AREA:	2,272.9 S.F.
PROPOSED SECOND FLOOR AREA:	1,259.7 S.F.
PROPOSED TOTAL FLOOR AREA:	3,532.6 S.F. TOTAL FLOOR AREA
PROJECT DESCRIPTION:	PROJECT CONSISTS OF A NEW TWO STORY SINGLE FAMILY HOME WITH ATTACHED TWO CAR GARAGE AND APPURTENANT SITE IMPROVEMENTS. PROJECT WILL BE FULLY FIRE SPRINKLED. NOTE THAT AS PART OF PROJECT: - ALL UTILITIES WILL BE UNDERGROUNDED - EARTHQUAKE VALVE TO BE PROVIDED AT GAS METER

PROJECT SUMMARY TABLE

NET LOT AREA	10,045.3 S.F.		
	EXISTING	CHANGE IN	TOTAL PROPOSED
% OF FRONT YARD PAVING	NONE	N/A	
HABITABLE AREA	NONE	3,057.1 S.F.	3,057.1 S.F.
NON-HABITABLE AREA	NONE	475.5 S.F.	475.5 S.F.

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	0	2,813.3 S.F. (27.9%)	3,028.6 S.F. (35%)
(including trellis structures over 6' high)			
FLOOR AREA	0	3,532.6 S.F.	3,533.4 S.F.
% COVERAGE	0%	22.5%	25.0%
SETBACKS			
FRONT (1ST/2ND)	NONE	25'-0" / 32'-6 1/2"	25'-0"
REAR (1ST/2ND)	NONE	28'-2" / 42'-5 1/2"	29'-0"
RIGHT SIDE (1ST/2ND)	NONE	11'-5" / 20'-10"	10'-0" / 17'-6"
LEFT SIDE (1ST/2ND)	NONE	10'-0" / 27'-6"	10'-0" / 17'-6"
HEIGHT	NONE	25'-1"	27'-0"

DRAWING INDEX

ARCHITECTURE

A0	COVER SHEET AND AREA CALCULATIONS
A0.1	GREEN POINT RATING DOCUMENTATION
A1	SITE PLAN
A2.1	FIRST FLOOR PLAN
A2.2	SECOND FLOOR PLAN
A2.3	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS
A4.2	SECTION
D2	DETAILS

CIVIL

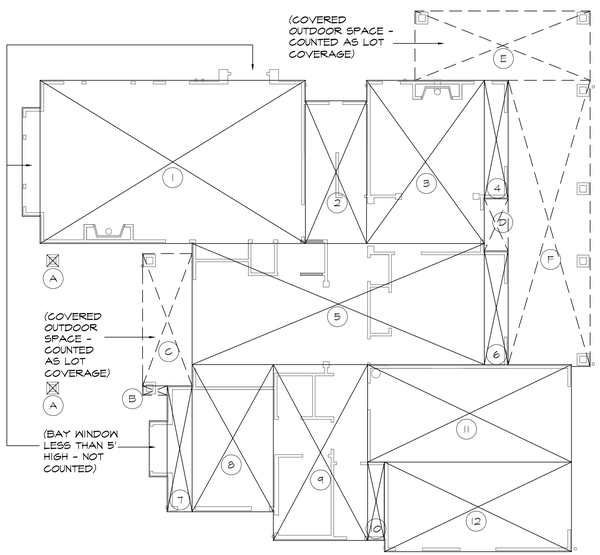
C-1	COVER SHEET / NOTES / DETAILS
C-2	GRADING AND DRAINAGE PLAN
T-1	TOPOGRAPHIC MAP

LANDSCAPE

L1	PRELIMINARY LANDSCAPE PLAN

PROJECT TEAM

OWNERS	PHONE	FAX
ALEX LIU AC & D LIU INVESTMENTS, LLC 10416 PRUNE TREE LANE CUPERTINO, CA 95014	650.492.0857	
ARCHITECT		
ROBERT & CHRISTINE BOLES BEAUSOLEIL ARCHITECTS 745 FAXON AVENUE SAN FRANCISCO, CA 94112	415.587.2004	415.587.1853
LANDSCAPE ARCHITECT		
W. JEFFREY HEID P.O. BOX 14 SARATOGA, CA 95071	408.867.8859	
CIVIL ENGINEER		
SAEID RAZAVI SMP ENGINEERS 1534 CAROB LANE LOS ALTOS, CA 94024	650.941.8055	650.941.8755



FLOOR AREA CALCULATIONS

NOTE: NONE OF THE ATTIC SPACE MEETS THE DEFINITON OF "HABITABLE SPACE" PER UBC

FIRST FLOOR

SECTION	DIMENSIONS	SQ.FT.
1	29'-8" X 18'-8"	541.5
2	6'-10" X 15'-11 1/2"	108.9
3	19'-2" X 18'-3"	240.4
4	2'-8" X 13'-3"	35.4
5	32'-8" X 23'-6 1/2	442.7
6	2'-8" X 12'-8 1/2"	33.9
7	2'-9 1/2" X 14'-1"	41.3
8	9'-1" X 16'-5 1/2"	149.5
9	10'-6 1/2" X 19'-8"	207.3
10	1'-10 1/2" X 8'-9"	16.5
11 GAR.	22'-9 1/2" X 10'-11"	248.9
12GAR.	20'-11" X 10'-10"	226.6
FIRST FLOOR TOTAL AREA		2,272.9

SECOND FLOOR

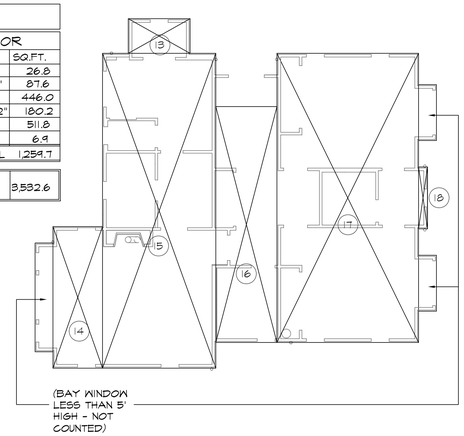
SECTION	DIMENSIONS	SQ.FT.
13	6'-11" X 3'-10 1/2"	26.8
14	5'-6 1/2" X 15'-10"	87.6
15	12'-8" X 35'-2"	446.0
16	6'-10" X 26'-4 1/2"	180.2
17	15'-10" X 32'-4"	511.8
18	1'-0" X 6'-11"	6.9
SECOND FLOOR SUBTOTAL		1,259.7

TOTAL FLOOR AREA = 2,272.9 +1,259.7 =	3,532.6

(MINOR ERRORS FROM ROUNDING - TOTALS REPRESENT COMPUTER AIDED AREA CALCULATIONS)

LOT COVERAGE

SECTION	DIMENSIONS	SQ.FT.
A	(2) X 1'-9" X 1'-9"	6.1
B	2'-8" x 1'- 1/2"	2.9
C	4'-3" x 14'-11"	63.0
D	2'-8" X 5'-10"	15.6
E	14'-7" X 7'-9"	151.7
F	9'-2" X 32'-10"	301.1
EXTERIOR STRUCTURES		540.4
FIRST FLOOR AREA		2,272.9
TOTAL LOT COVERAGE		2,813.3



AREA CALCULATION DIAGRAM & CALCULATIONS

1/8"=1'-0"

SYMBOLS

DETAIL

5 / A-4 — DRAWING NUMBER / SHEET NUMBER

SECTION / ELEVATION

4 / A-5 — DRAWING NUMBER / SHEET NUMBER

REVISION

CLOUDED AROUND EXTENT OF REVISION

1 — SEE REVISION NUMBER AND DATE ON TITLE

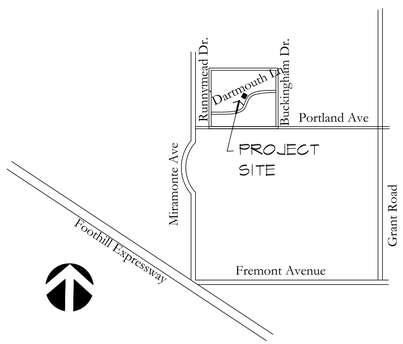
WORK POINTS

MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED

WORK POINT, CONTROL POINT, DATUM POINT OR FINISHED FLOOR

ALIGN ADJACENT SURFACES

LOCATION MAP



Submittal:

PLANNING REVIEW	6.19.13
PLANNING REVISIONS	7.15.13

New Residence

1049 Dartmouth Lane
Los Altos, California

Beausoleil Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title

COVERSHEET AND AREA CALCULATIONS

Scale	AS NOTED
Project No.	1303
Date	5.29.13
Drawn By	CB/RB
Sheet No.	

A0

	4. Develop Homeowner Education									
Yes	**a. Develop Homeowner Manual of Green Features/Benefits (CALGreen code if applicable)** **[*This credit is a requirement associated with J4: EPA IAP]**	2		1			1			R
	Total Available Points in Other = 6	4								
Q. COMMUNITY DESIGN & PLANNING										
	1. Develop Infill Sites									
Yes	**a. Project is an Urban Infill Development**	2	1			1		A	A	A	R
4	**4. Design for Walking & Bicycling** **a. Site Has Pedestrian Access Within 1/2 Mile of Community Services:** TIER 1: Enter Number of Services Within 1/2 Mile 1) Day Care 2) Community Center 3) Public Park 4) Drug Store 5) Restaurant 6) School 7) Library 8) Farmer's Market 9) After School Programs 10) Convenience Store Where Meat & Produce are Sold									
3	TIER 2: Enter Number of Services Within 1/2 Mile 1) Bank 2) Place of Worship 3) Laundry/Cleaners 4) Hardware 5) Theater/Entertainment 6) Fitness/Gym 7) Post Office 8) Senior Care Facility 9) Medical/Dental 10) Hair Care 11) Commercial Office or Major Employer 12) Full Scale Supermarket									
	ii. 5 Services Listed Above (Tier 2 Services Count as 1/2 Service Value)	1	1						A	A	R
Yes	**c. Install Traffic Calming Strategies (Minimum of Two):** - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands	2	2						A	R	R
	5. Design for Safety & Social Gathering									
Yes	**b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors**	1	1						A	A	
	Total Achievable Points in Community Design & Planning = 35	6								
Q. CALIFORNIA CALGreen CODE			Points Available Per Measure							
Yes	**6. Home meets all applicable CALGreen measures listed in above Sections A - P of the GreenPoint Rated checklist.**	Y	R							
	The following measures are mandatory in the CALGreen code and do not earn points in the GreenPoint Rated Checklist, but have been included in the Checklist for the convenience of jurisdictions. **The GreenPoint Rater is not a code enforcement official. The measures in this section may be verified by the GreenPoint Rater at their own discretion and/or discretion of the building official.**									
Yes	1. CALGreen 4.106.2 Storm water management during construction.	Y							R	R	
Yes	2. CALGreen 4.106.3 Design for surface water drainage away from buildings	Y								R	
Yes	3. CALGreen 4.303.1 As an alternative to prescriptive compliance, a 20% reduction in baseline water use shall be demonstrated through calculation	Y									R
Yes	4. CALGreen 4.406.1 Joints and openings: Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected	Y							R		
Yes	5. CALGreen4.503.1 Gas fireplace shall be a direct-vent sealed-combustion type. Woodstove or pellet stove shall comply with US EPA Phase II emission limits	Y								R	R
Yes	6. CALGreen 4.505.2 Vapor retarder and capillary break is installed at slab on grade foundations.	Y						R	R		
Yes	7. CALGreen 4.505.3 19% moisture content of building framing materials	Y							R		R
Yes	8. CALGreen 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems.	Y									R
	Total Achievable Points in California Green Code = 0	0									
Summary										
	Total Available Points		44	96+	44	109	59				
	Minimum Points Required		0	30	5	6	9				
	Total Points Targeted	**51**	**7**	**38**	**15**	**12**	**18**				

Project has met all minimum requirements

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-H10a: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*
- *All Applicable CALGreen measures in Sections A-P*

GreenPoint Rated Blueprint Scoresheet: Single Family

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is provided as a public service by Build It Green, a professional non profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A2.a, H10a, J2, N.1, and Q0.

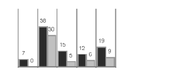
This checklist accommodates the verification of mandatory CALGreen measures but does not signify compliance unless accepted by jurisdictional authority. All CALGreen measures within the checklist must be selected as "Yes" or "n/a" for compliance with GreenPoint Rated. Build It Green is not a code enforcement agency.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

GreenPointRATED
A PROGRAM OF BUILD IT GREEN

Total Points Targeted: 51



Single Family New Home 4.2 / 2008 Title 24

1049 Dartmouth Ln., Los Altos GP Rater: Lee Mei 2008-264 **Blueprint Scoresheet**		Points Targeted	Community	Energy	IAQ/Health	Resources	Water	Plan Review	Rough Inspection	Final Inspection	Documentation
A. SITE			Points Available Per Measure								
	6. Divert/Recycle Job Site Construction Waste (Including Green Waste and Existing Structures)										
Yes	a. Required: Divert 50% (by weight) of All Construction and Demolition Waste (Recycling or Reuse) (CAl Green code)	Y				R					R
Yes	b. Divert 100% of Asphalt and Concrete and 65% (by weight) of Remaining Materials	2				2					R
Yes	c. Divert 100% of Asphalt and Concrete and 80% (by weight) of Remaining Materials	2				2					R
	5. Construction Environmental Quality Management Plan, Duct Sealing, and Pre-Occupancy Flush-Out [*This credit is a requirement associated with J4: EPA IAP]										
Yes	b. Duct openings and other related air distribution component openings shall be covered during construction (CALGreen code if applicable)	1			1			R	R	R	
	Total Points Available in Site = 12	5									
B. FOUNDATION			Points Available Per Measure								
≤20%	**1. Replace Portland Cement in Concrete with Recycled Fly Ash and/or Slag (Minimum 20%)**	1				2					R
	Total Points Available in Foundation = 12	1									
C. LANDSCAPE			Points Available Per Measure								
	4. Minimize Turf in Landscape Installed by Builder										
Yes	a. Turf Shall Not Be Installed on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less than 8 Feet Wide	2					2	A		A	R
	6. Install High-Efficiency Irrigation Systems										
Yes	b. System Has Smart (Weather-Based) Controller (CALGreen code if applicable)	3					3	A		A	R
	Total Points Available in Landscape = 35	6									
D. STRUCTURAL FRAME & BUILDING ENVELOPE			Points Available Per Measure								
	3. Use Engineered Lumber										
Yes	b. Wood I-Joists or Web Trusses for Floors	1				1			R		
	8. Install Overhangs and Gutters										
Yes	a. Minimum 16 Inch Overhangs and Gutters	1				1		A		A	
	Total Points Available in Structural Frame and Building Envelope = 39	2									
E. EXTERIOR			Points Available Per Measure								
Yes	**4. Use Durable and Non-Combustible Siding Materials**	1				1		A		A	A
Yes	**5. Use Durable and Fire Resistant Roofing Materials or Assembly**	2				2		A		A	A
	Total Points Available in Exterior = 8	3									
G. PLUMBING			Points Available Per Measure								
	1. Distribute Domestic Hot Water Efficiently (Max. 6 points, G1a, is a Prerequisite for G1b-e)										
Yes	a. Insulate All Hot Water Pipes [*This credit is a requirement associated with J4: EPA IAP]	2		1			1		R		
	2. Water Efficient Fixtures										
Yes	a. High Efficiency Showerheads ≤2.0 Gallons Per Minute (gpm) at 80 psi. (Multiple showerheads shall not exceed maximum flow rates). (CALGreen code if applicable)	3					3			A	R
Yes	b. High Efficiency Bathroom Faucets ≤ 1.5 gpm at 60psi (CALGreen code)	1					1			A	R
Yes	c. High Efficiency Kitchen and Utility Faucets ≤1.8 gpm (CALGreen code if applicable)	1					1			A	R
Yes	**3. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 Gallons Per Flush (gpf)) (CALGreen code if applicable)**	2					2			R	R
	Total Points Available in Plumbing = 12	9									
H. HEATING, VENTILATION & AIR CONDITIONING			Points Available Per Measure								
	1. Properly Design HVAC System and Perform Diagnostic Testing										
Yes	a. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]	4		4					R		R
	2. Install Sealed Combustion Units [*This credit is a requirement associated with J4: EPA IAP]										
Yes	a. Furnaces	2			2				R		
Yes	**6. Install High Efficiency HVAC Filter (MERV 6+) [*This credit is a requirement associated with J4: EPA IAP]**	1			1					R	
Yes	**7. No Fireplace OR Install Sealed Gas Fireplace(s) with Efficiency Rating >60% using CSA Standards [*This credit is a requirement associated with J4: EPA IAP]**	1			1				R		R
Yes	**8. Install ENERGY STAR Bathroom Fans on Timer or Humidistat (CALGreen code if applicable)**	1			1					R	
	9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)										
N/A	b. Install Whole House Fan (Credit Not Available If H9c Chosen) (CALGreen code if applicable)	0		1					R		
	10. Advanced Mechanical Ventilation for IAQ										
Yes	a. Required: Compliance with ASHRAE 62.2 Mechanical Ventilation Standards (as adopted in Title 24 Part 6) [*This credit is a requirement associated with J4: EPA IAP]	Y			R			A	A	R
Yes	b. Advanced Ventilation Practices (Continuous Operation, Sone Limit, Minimum Efficiency, Minimum Ventilation Rate, Homeowner Instructions)	1			1			A	A	R
Yes	**11. Install Carbon Monoxide Alarm(s) (or No Combustion Appliances in Living Space and No Attached Garage) [*This credit is a requirement associated with J4: EPA IAP]**	1			1				R		
	Total Points Available in Heating, Ventilation and Air Conditioning = 27	11									
J. BUILDING PERFORMANCE			Points Available Per Measure								
≥5%	***2. Required: Building Performance Exceeds Title 24 (Minimum 15%) (Enter the Percent Better Than Title 24, Points for Every 1% Better Than Title 24)***	30		≥30				R			
	Total Available Points in Building Performance = 45+	30									
K. FINISHES			Points Available Per Measure								
	2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)										
Yes	a. Low-VOC Interior Wall/Ceiling Paints (CALGreen code if applicable) (<50 Grams Per Liter (gpl) VOCs Regardless of Sheen) [*This credit is a requirement associated with J4: EPA IAP]	1			1						R
Yes	**3. Use Low-VOC Coatings that Meet SCAQMD Rule 1113 (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	2			2						R
Yes	**4. Use Low-VOC Caulks, Construction Adhesives and Sealants that Meet SCAQMD Rule 1168. (CALGreen code if applicable)**	2			2						R
Yes	**7. Reduce Formaldehyde in Interior Finish – Meet Current CARB Airborne Toxic Control Measure (ATCM) for Composite Wood Formaldehyde Limits by Mandatory Compliance Dates (CALGreen code if applicable) [*This credit is a requirement associated with J4: EPA IAP]**	Y						A		A	R
	Total Available Points in Finishes = 27	5									
L. FLOORING			Points Available Per Measure								
≥50%	**3. Low Emitting Flooring (Section 01350, CRI Green Label Plus, Floorscore [*This credit is a requirement associated with J4: EPA IAP]**	2			3					A	A
Yes	**4. All carpet and 50% of Resilient Flooring is low emitting. (CALGreen code if applicable)**	Y								R	R
	Total Available Points in Flooring = 8	2									
M. APPLIANCES AND LIGHTING			Points Available Per Measure								
Yes	**1. Install ENERGY STAR Dishwasher (Must Meet Current Specifications)**	2		1			1			A	A
	2. Install ENERGY STAR Clothes Washer										
Yes	a. Meets ENERGY STAR and CEE Tier 2 Requirements (Modified Energy Factor 2.0, Water Factor 6.0 or less)	3		1			2			A	A
Yes	b. Meets ENERGY STAR and CEE Tier 3 Requirements (Modified Energy Factor 2.2, Water Factor 4.5 or less)	2					2			A	A
	4. Install Built-in Recycling Center or Composting Center										
Yes	a. Built-In Recycling Center	1				1			R		
	Total Available Points in Appliances and Lighting = 13	8									
N. OTHER			Points Available Per Measure								
Yes	**1. Required: Incorporate GreenPoint Rated Checklist in Blueprints [*This credit is a requirement associated with J4: EPA IAP]**	Y				R		R			
Yes	**2. Pre-Construction Kick-Off Meeting with Rater and Subs**	1	1								R
Yes	**3. Homebuilder's Management Staff are Certified Green Building Professionals**	1	1								R

Submittal:

PLANNING REVIEW 6.19.13
PLANNING REVISIONS 7.15.13

New Residence

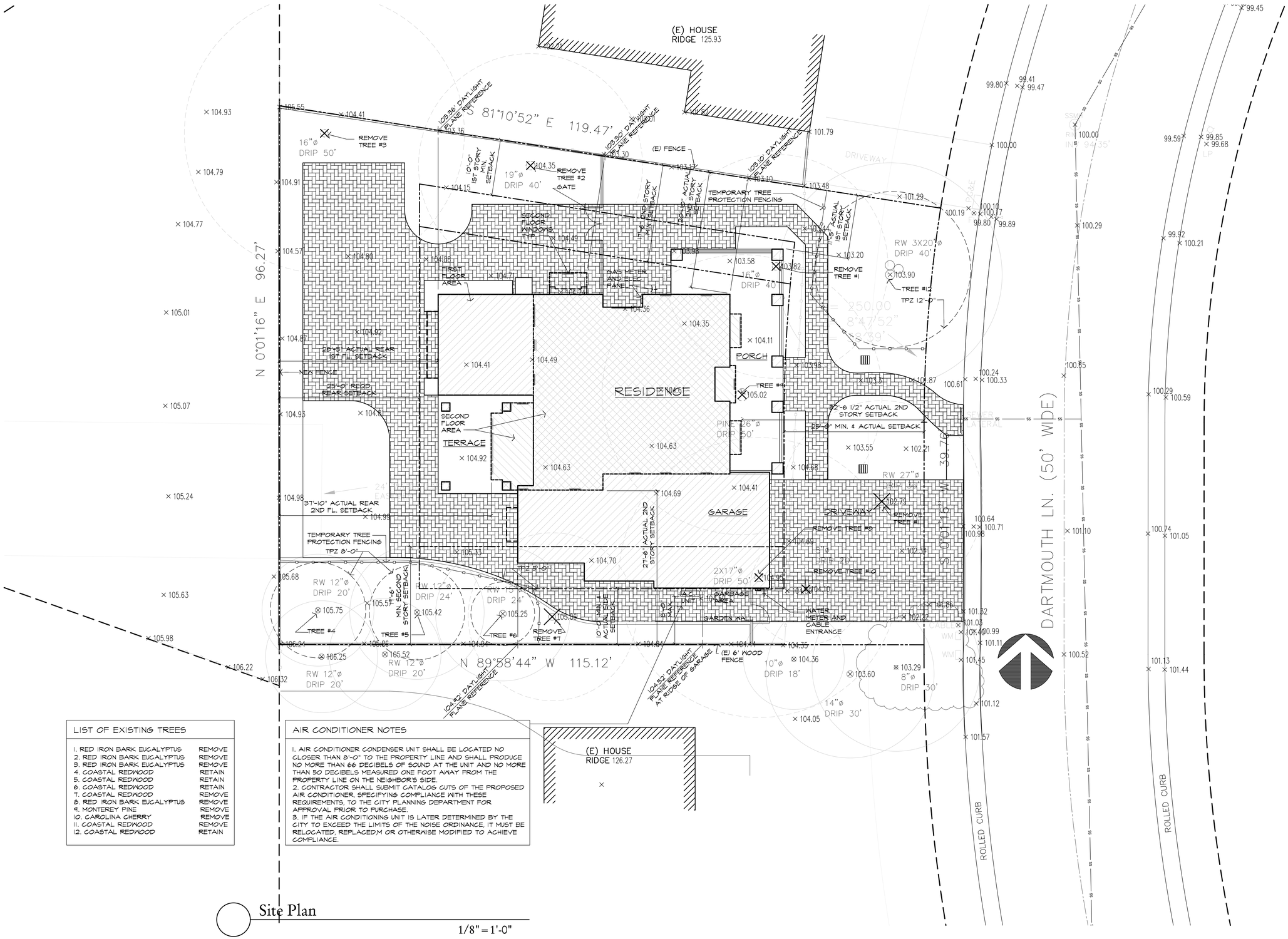
1049 Dartmouth Lane
Los Altos, California

Beausoleil
Architecture ◆ Planning ◆ Interiors
745 Faxon Avenue ◆ San Francisco, CA 94112
Tel. (415)587-2004 ◆ Fax (415)587-1853

Sheet Title
GREEN POINT RATING DOCUMENTATION

Scale	1/8" = 1'-0"
Project No.	1303
Date	5.29.13
Drawn By	CB/RB
Sheet No.	

A0.1



LIST OF EXISTING TREES

1. RED IRON BARK EUCALYPTUS	REMOVE
2. RED IRON BARK EUCALYPTUS	REMOVE
3. RED IRON BARK EUCALYPTUS	REMOVE
4. COASTAL REDWOOD	RETAIN
5. COASTAL REDWOOD	RETAIN
6. COASTAL REDWOOD	RETAIN
7. COASTAL REDWOOD	REMOVE
8. RED IRON BARK EUCALYPTUS	REMOVE
9. MONTEREY PINE	REMOVE
10. CAROLINA CHERRY	REMOVE
11. COASTAL REDWOOD	REMOVE
12. COASTAL REDWOOD	RETAIN

AIR CONDITIONER NOTES

1. AIR CONDITIONER CONDENSER UNIT SHALL BE LOCATED NO CLOSER THAN 8'-0" TO THE PROPERTY LINE AND SHALL PRODUCE NO MORE THAN 66 DECIBELS OF SOUND AT THE UNIT AND NO MORE THAN 50 DECIBELS MEASURED ONE FOOT AWAY FROM THE PROPERTY LINE ON THE NEIGHBOR'S SIDE.
2. CONTRACTOR SHALL SUBMIT CATALOG CUTS OF THE PROPOSED AIR CONDITIONER, SPECIFYING COMPLIANCE WITH THESE REQUIREMENTS, TO THE CITY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO PURCHASE.
3. IF THE AIR CONDITIONING UNIT IS LATER DETERMINED BY THE CITY TO EXCEED THE LIMITS OF THE NOISE ORDINANCE, IT MUST BE RELOCATED, REPLACED,M OR OTHERWISE MODIFIED TO ACHIEVE COMPLIANCE.

Site Plan

1/8" = 1'-0"

Submittal:

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PLANNING REVISIONS	7.15.13

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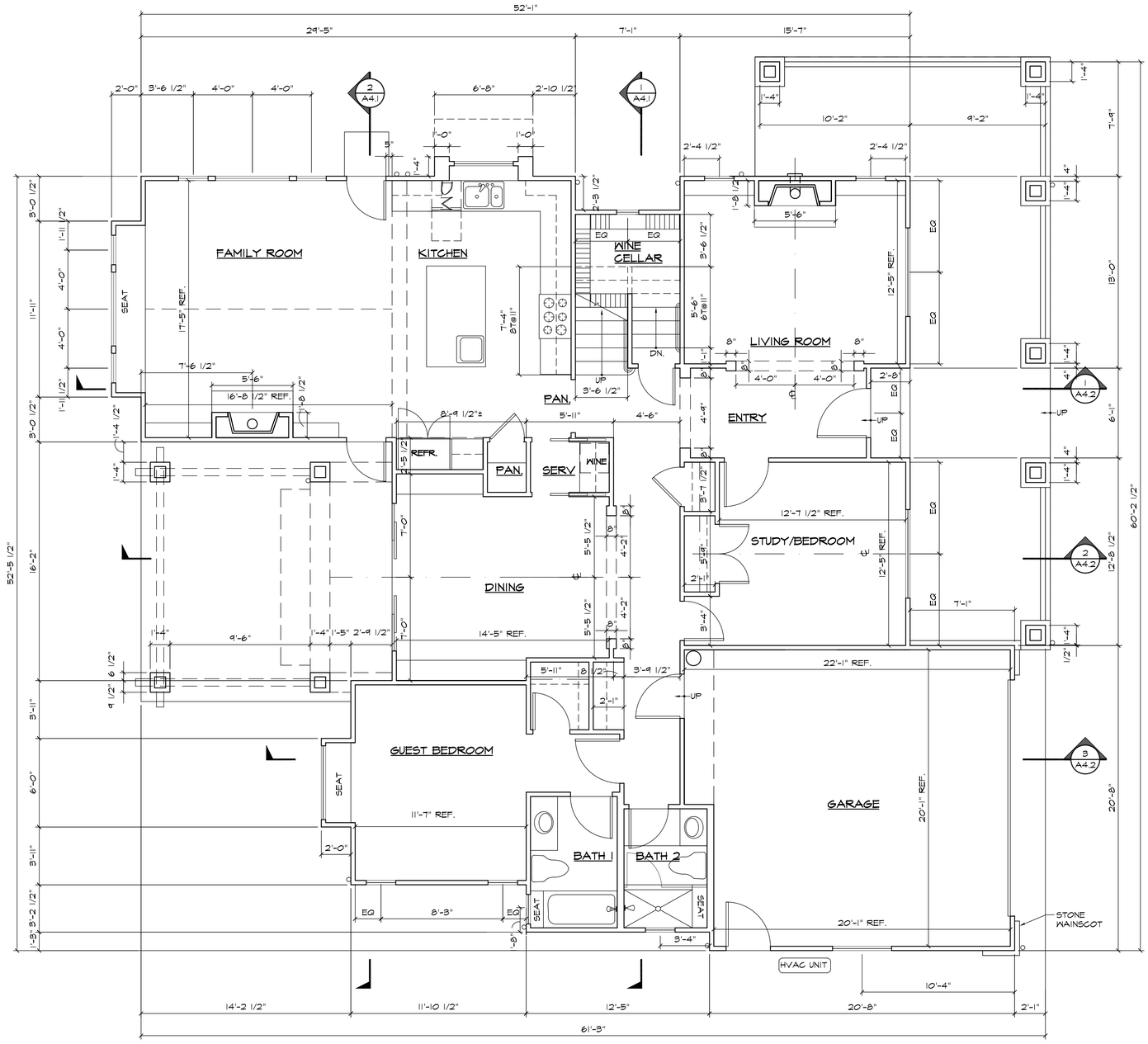
Sheet Title
SITE PLAN

Scale	1/8" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	CB/RB
Sheet No.	

A1



LEGEND AND NOTES

NEW CONSTRUCTION:
WALLS ARE 2X4 STUDS, TYPICAL, U.O.N.

ELEMENT ABOVE

CABINET ABOVE OR ELEMENT BELOW

WOOD SHELF AND ROD

Submittal:

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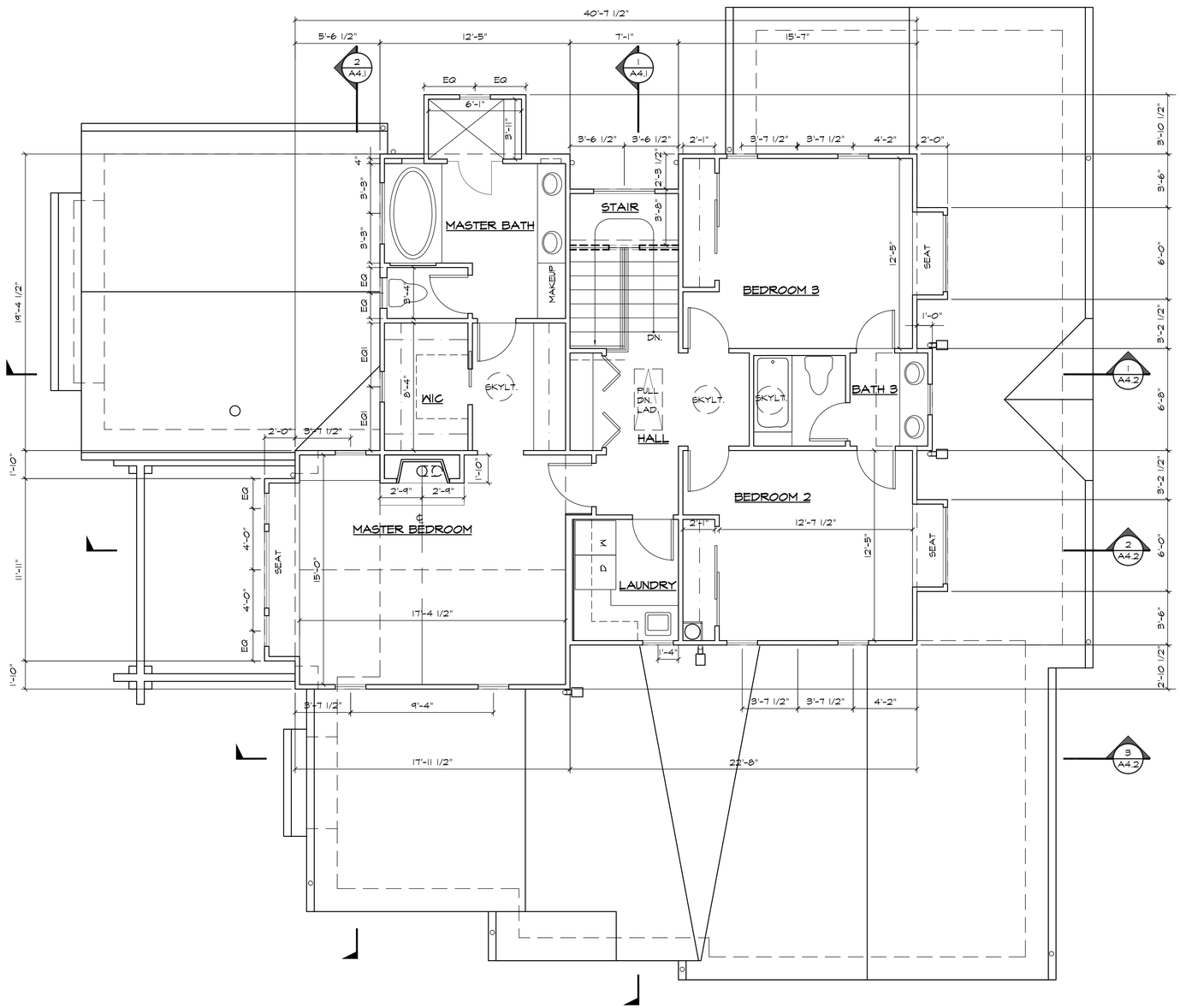
Sheet Title
FIRST FLOOR PLAN

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	CB/RB
Sheet No.	

A2.1

First Floor Plan



LEGEND AND NOTES

NEW CONSTRUCTION:
WALLS ARE 2X4 STUDS, TYPICAL, U.O.N.

ELEMENT ABOVE

CABINET ABOVE OR ELEMENT BELOW

WOOD SHELF AND ROD

Second Floor Plan

Submittal:

PLANNING REVIEW	6.19.13
PLANNING REVISIONS	7.15.13

New Residence

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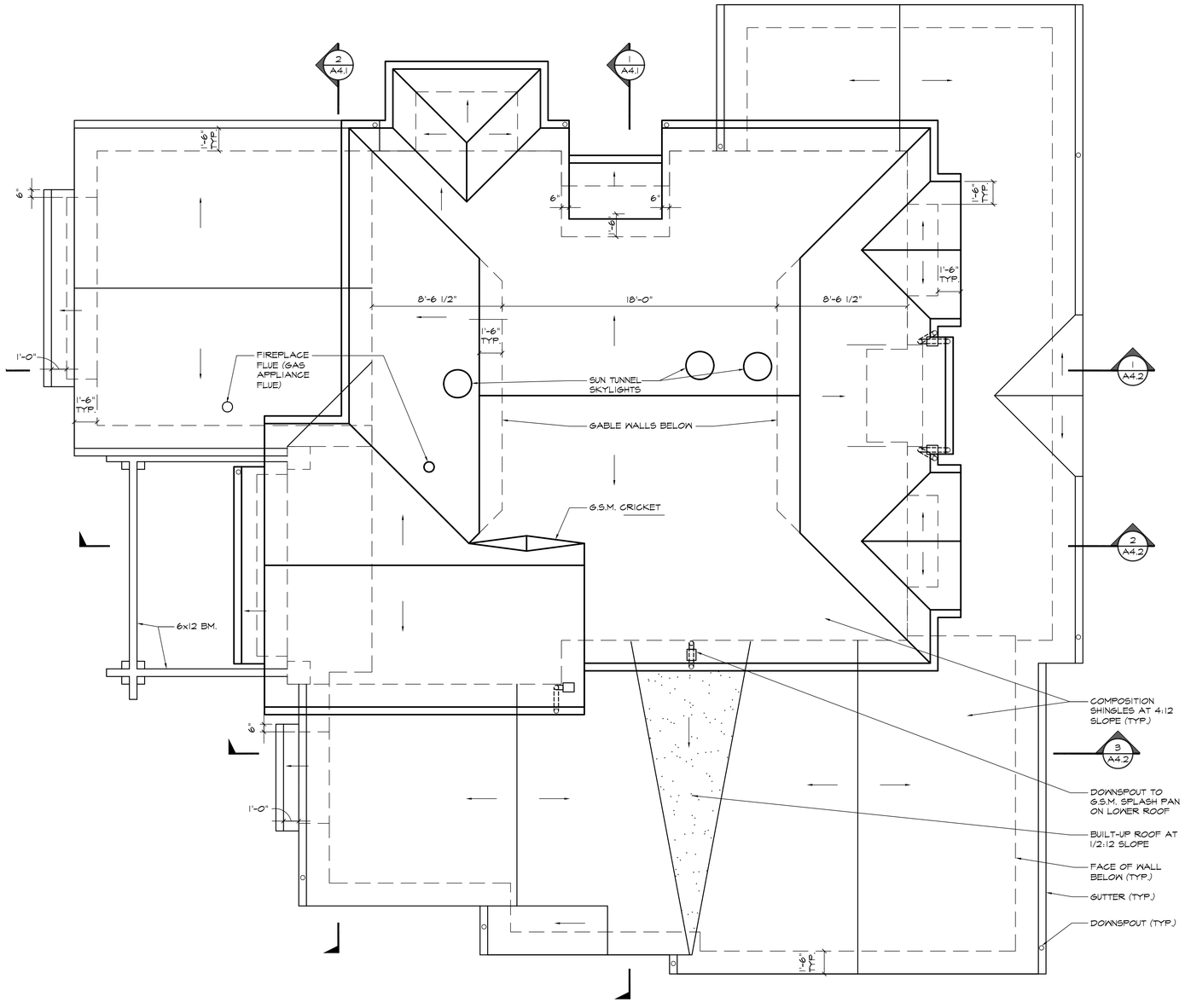
Sheet Title
SECOND FLOOR PLAN

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	CB/RB
Sheet No.	

A2.2



BUILT-UP ROOFING

INDICATES DIRECTION OF DOWNSLOPE

Symbols / Legend / Notes

roof_legend

Roof Plan

Submittal:

PLANNING REVIEW	6.19.13
PLANNING REVISIONS	7.15.13

New Residence

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Sheet Title
ROOF PLAN

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	CB/RB
Sheet No.	

A2.3

1 East (Front) Elevation

1/4" = 1'-0"

-

2 North (Right Side) Elevation

1/4" = 1'-0"

-

Submittal:

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Sheet Title
ELEVATIONS

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	RB
Sheet No.	

A3.1

1 West (Rear) Elevation

1/4" = 1'-0"

-

2 South (Left Side) Elevation

1/4" = 1'-0"

-

Submittal:

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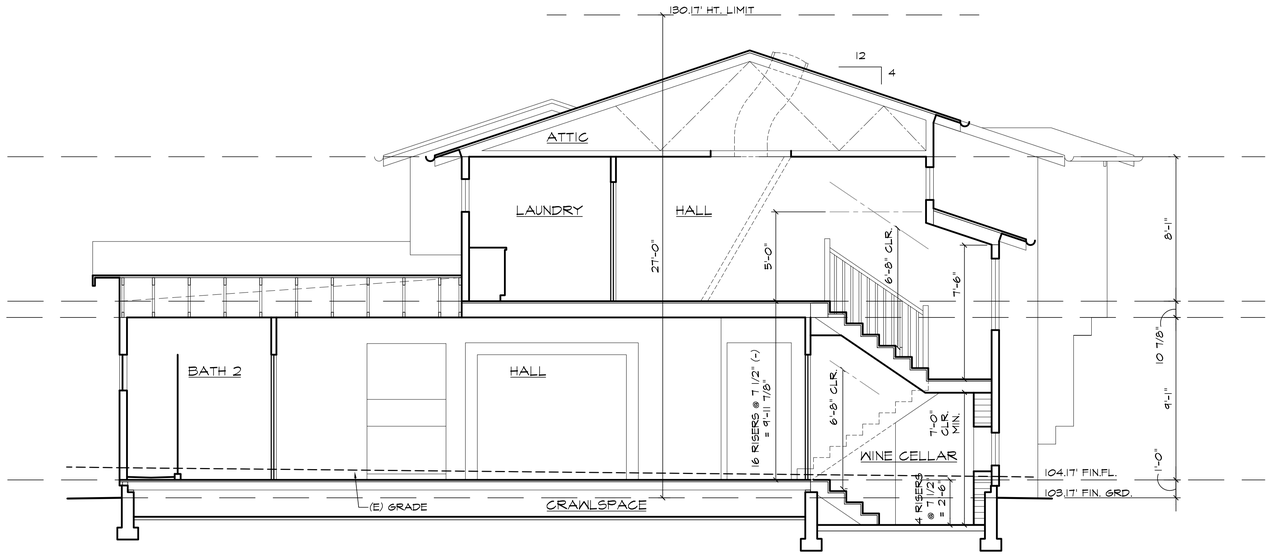
Sheet Title
ELEVATIONS

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	RB
Sheet No.	

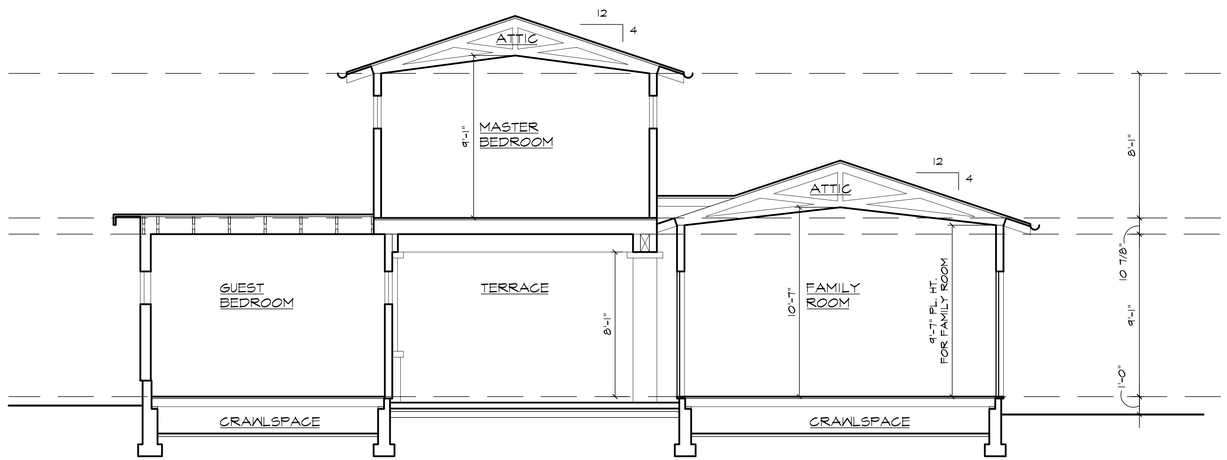
A3.2



1 Sections

1/4" = 1'-0"

-



2 South Elevation

1/4" = 1'-0"

-

Submittal:

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PLANNING REVISIONS	7.15.13

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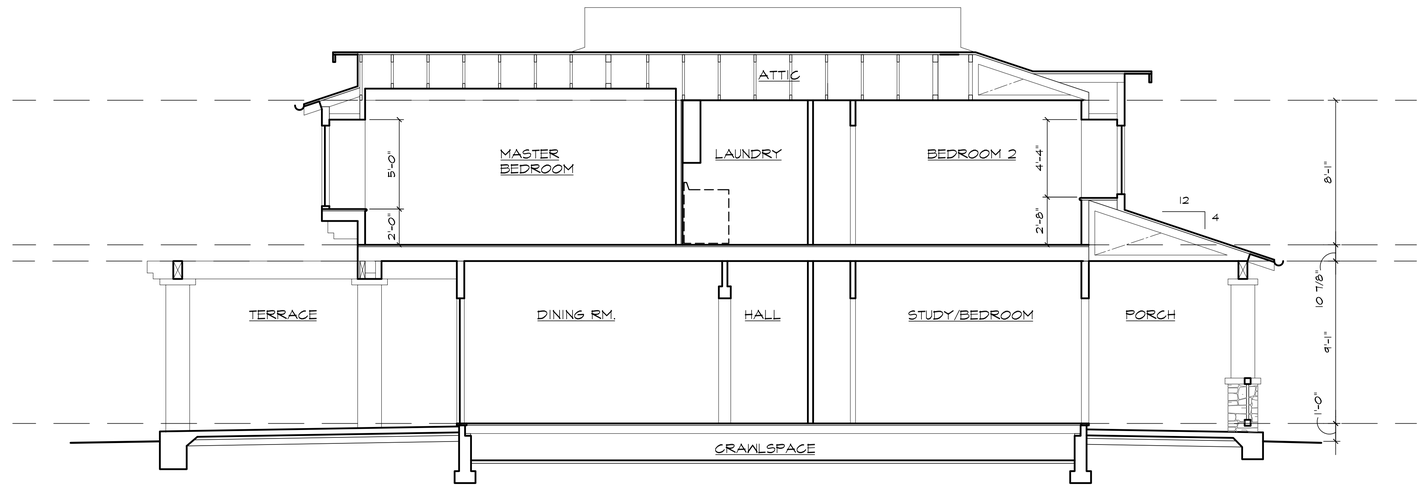
Sheet Title
SECTIONS

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	RB
Sheet No.	

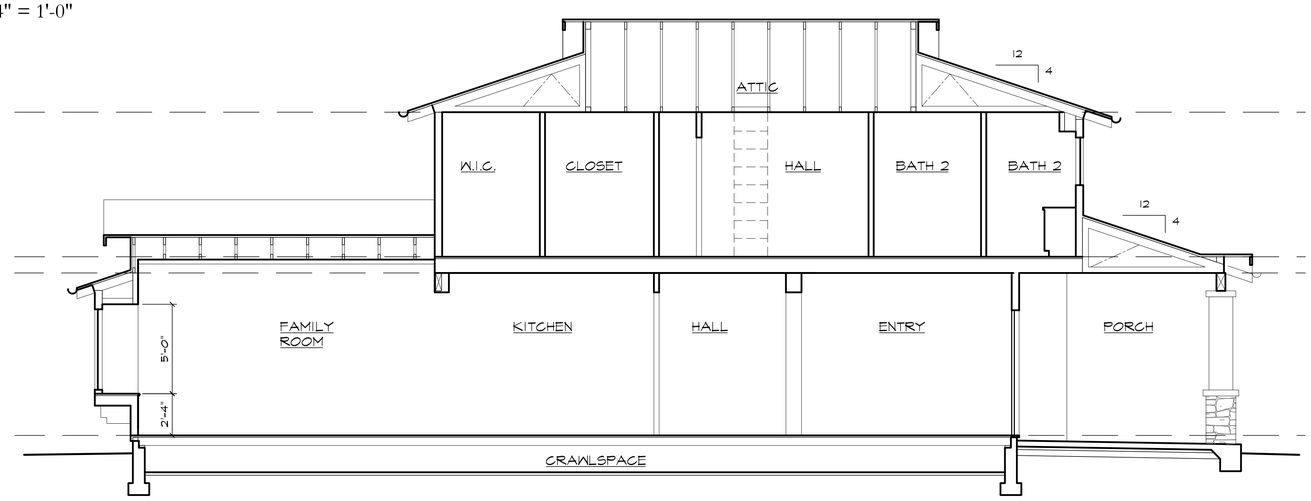
A4.1



1 Sections

1/4" = 1'-0"

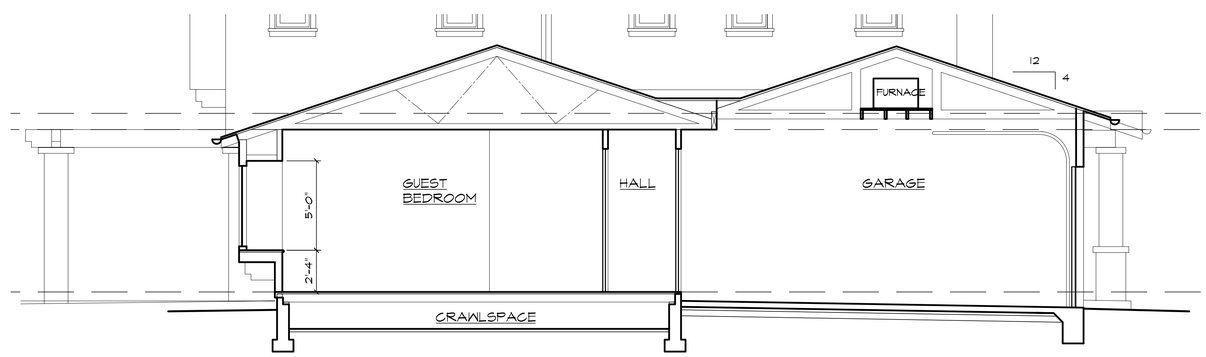
-



2 Sections

1/4" = 1'-0"

-



3 South Elevation

1/4" = 1'-0"

-

Submittal:

PLANNING REVIEW	6.19.13
PLANNING REVISIONS	7.15.13

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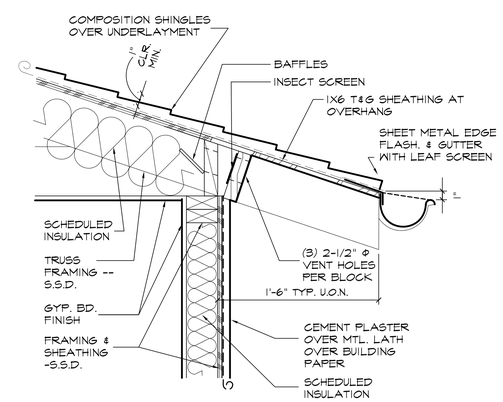
Sheet Title
SECTIONS

Scale	1/4" = 1'-0"
Project No.	1303
Date	5.6.13
Drawn By	RB
Sheet No.	

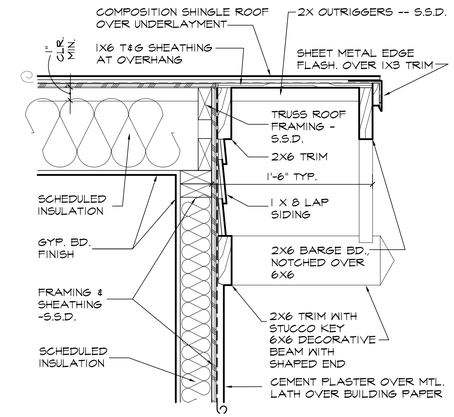
A4.2



4 Typical Eave Detail

1 1/2" = 1'-0'

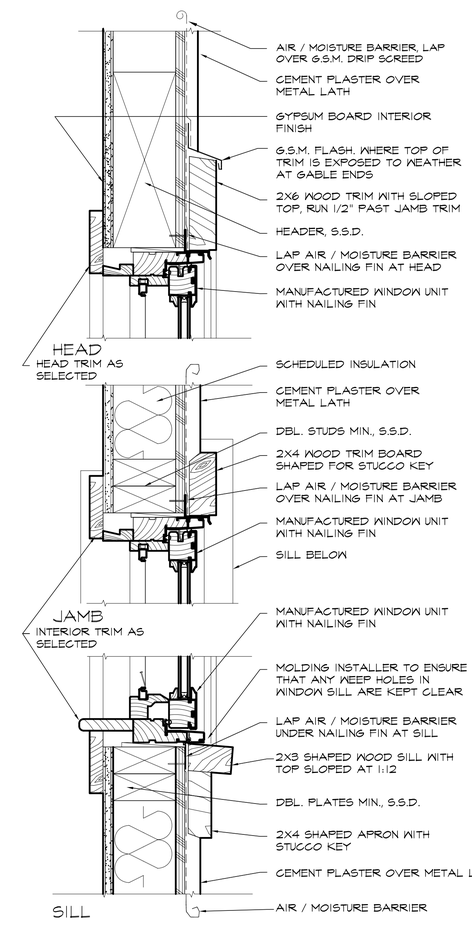
eave



1 Typical Rake Detail

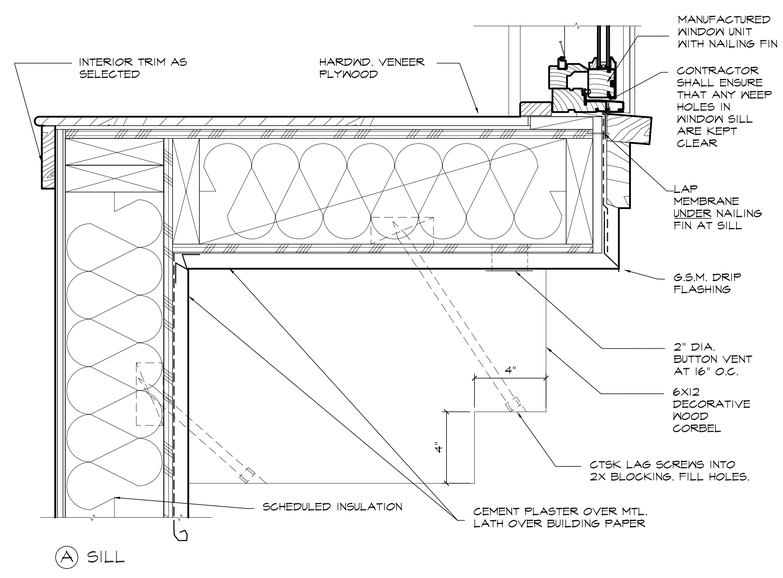
1 1/2" = 1'-0'

eave



3 Typ. Window Details

(Typ. door head & jamb similar) 3"=1'-0"



6 Window Sill & Corbel at Bay Windows

3"=1'-0"

Submittal:

PLANNING REVIEW	6.19.13
PLANNING REVISIONS	7.15.13

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Sheet Title
DETAILS

Scale	AS NOTED
Project No.	1303
Date	7.15.13
Drawn By	RB
Sheet No.	

D2

GRADING AND DRAINAGE PLANS
SINGLE FAMILY RESIDENCE
1049 DARTMOUTH LANE, LOS ALTOS, CA

ABBREVIATIONS

	DESCRIPTION		DESCRIPTION
AB	AGGREGATE BASE	LIP	LIP OF GUTTER
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	MON	MONUMENT
BC	BACK OF CURB	(N)	NEW
BFL	BACKFLOW PREVENTOR	OG	ORIGINAL GROUND
C	CONCRETE	PB	PULL BOX
C&G	CURB AND GUTTER	PGEV	PG&E VAULT
℄,C/L	CENTERLINE	ℙ,P/L	PROPERTY LINE
CLSW	CENTERLINE SWALE	P.T.	PREASSURE TREATED
CO	CLEANOUT	PPP	PLASTIC PERFORATED PIPE
CP	CONTROL POINT	PSE	PUBLIC SERVICE EASEMENT
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
DI	DROP INLET	R/W	RIGHT OF WAY
DTL	DETAIL	RDS	ROOF DOWN SPOUT
ELCT	ELECTRIC	SD	STORM DRAIN
EP	EDGE OF PAVEMENT ELEVATION	SDMH	STORM DRAIN MANHOLE
EUC	EUCALYPTUS TREE	STD	STANDARD
(E),EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR	SSMH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FLOWLINE	TB	TOP OF BOARD
FNC	FENCE	TG	TOP OF GRATE
FOC	FACE OF CURB	TOS	TOP OF SLAB
GB	GRADE BREAK	TP	TOP OF PAVEMENT
GUY	GUY WIRE	TW	TOP OF WALL
HP	HIGH POINT	(TYP)	TYPICAL
DIP	DUCTILE IRON PIPE	VCP	VITRIFIED CLAY PIPE
INV	INVERT	WL	WHITE LINE STRIPE
JP	JOINT POLE	WLK	WALKWAY
JB	JUNCTION BOX (UTILITY)	WM	WATER METER
		WV	WATER VALVE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUD	SUD	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		ELECTROLIER
WM	WM	WATER METER
		TREE WITH TRUNK
x x	x x	6' WOODEN FENCE
x 102.23	102.23	SPOT ELEVATION
		TREE PROTECTION FENCE 5' TALL CHAIN LINK
		SWALE
		DIRECTION OF FLOW IN PIPE
		AREA DRAIN/ INLET
		OVERLAND RELEASE PATH
		GRADING DIRECTION
		(E) TREE TO BE REMOVED
		DOWN-SPOUT SPLASH PAD
		POP-UP EMITTER

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600

DRAINAGE NOTES

1. Surface water shall be directed away from all buildings into drainage swales, detention basins, rain gardens, infiltration trenches, retention areas, etc.
2. All roof downspouts shall discharge to concrete splash pads, pop-up emitters discharging to landscaped areas draining away from the foundation. See architectural plans for roof downspout locations.
3. On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
4. Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

SITE BENCHMARK:

SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

EARTHWORK TABLE

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING PAD	0	173		
GARAGE PAD	0	44		
CONC. PATIOS	0	61		
PAVERS PATIO/WALKS	0	226		
PAVERS DRIVEWAY	0	66		
TOTAL	0	570	0	570

EARTHWORK QUANTITIES ON THIS TABLE ARE FOR THE CITY USE ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE-OFF FOR BIDDING PURPOSES.

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER, SILICON VALLEY SOIL ENGINEERING.

GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

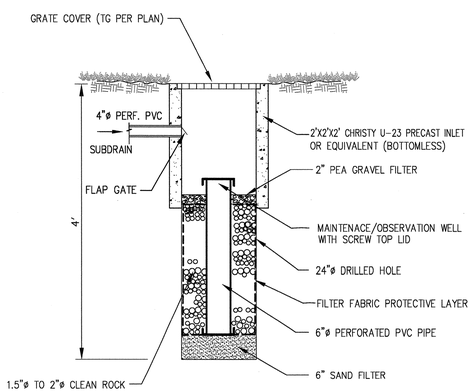
PREPARED BY_____ DATED _____

BY C.E.G. # _____ BY G.E. # _____

GEOTECHNICAL REPORT NOTE:

ALL GRADING SHALL CONFORM TO THE PROJECT GEOTECHNICAL INVESTIGATION REPORT PREPARED BY SILICON VALLEY SOIL ENGINEERING, DATED APRIL 2013. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.

THE SOIL ENGINEER, SILICON VALLEY ENGINEERING, LOCATED AT 2391 ZANKER ROAD, SUITE 350, SAN JOSE, CALIFORNIA, SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING AT TELEPHONE NUMBER 408-324-1400. UNOBSERVED AND UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.



INLET / DRYWELL DETAIL
NTS

SHEET INDEX:

C-1 COVER SHEET/ NOTES/ DETAILS
C-2 GRADING AND DRAINAGE PLAN

C.3 STORMWATER CONTROL NOTES

POST-CONSTRUCTION STORMWATER CONTROLS:

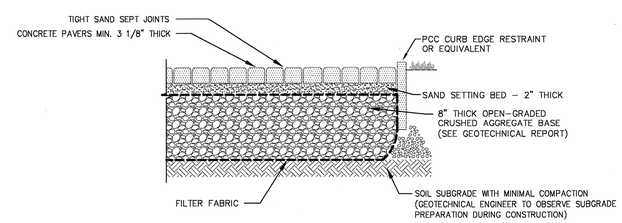
Also called Low Impact Development (LID) techniques, or post-construction Best Management Practices (BMPs), They reduce the long-term impacts of development on stormwater quality and creek channels by preserving and re-creating natural landscape features, minimizing imperviousness, and then infiltrating, storing, detaining, evapotranspiring, and/or biotreating stormwater runoff close to its source, or onsite.

1. SITE DESIGN MEASURES:
   This project proposes site planning techniques that help reduce stormwater pollutants and reduce increases in peak runoff flow and duration:
   - Patios and walkways are designed with interlocking pavers to reduce quantity of storm water runoff
   - Minimize impervious surfaces by using driveway and walkways with interlocking pavers.
   - Minimize impervious surfaces that are directly connected to the storm drain system by routing runoff to landscaped areas using pop-up drainage emitters.
   - Minimize land disturbance
   - Use landscaping as a drainage feature
2. SOURCE CONTROL MEASURES:
   This project proposes structural project features or operational "good housekeeping" practices that prevent pollutant discharge and runoff at the source and keep pollutants from coming into contact with stormwater.

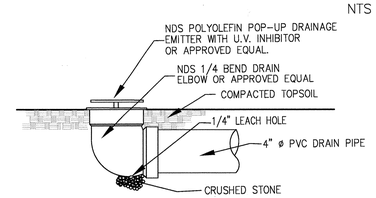
   Structural source controls:
   - Roof down spouts released to landscaped areas to filter the storm water before reaching the drainage system.
   - Beneficial landscaping (minimizes irrigation, runoff, pesticides and fertilizers; promotes treatment)
   - Closed trash bins

   Operational source controls:
   - Driveway and parking area sweeping
   - Regular inspection and cleaning of pop-up emitters, swales, subdrains, inlets, etc.

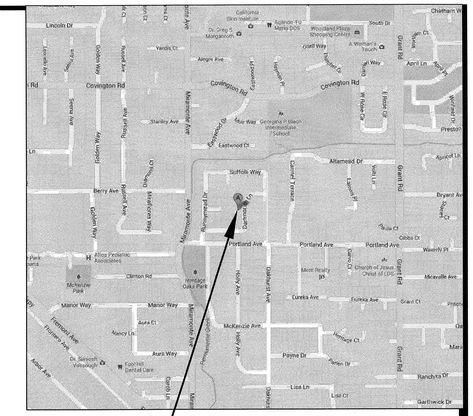
PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON				
PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	**AREA (SQ.FT.)**	**AREA (ACRES)**	**PERCENTAGE**	**MATERIAL**
TOTAL PROJECT IMPERVIOUS AREA	**0**	**0.000**	**0.0%**	**IMPERVIOUS**
TOTAL PROJECT PERVIOUS AREA	**10,095**	**0.232**	**100.0%**	**PERVIOUS**
TOTAL SITE AREA	**10,095**	**0.232**	**100.0%**	
POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION				
DESCRIPTION	**AREA (SQ.FT.)**	**AREA (ACRES)**	**PERCENTAGE**	**MATERIAL**
MAIN HOUSE & ATTACHED GARAGE ROOF FOOTPRINT	3,508	0.081	34.8%	ROOFING
PATIO AND LANDINGS	107	0.002	1.1%	CONC
GARDEN WALL	90	0.002	0.9%	CONC
TOTAL PROJECT IMPERVIOUS AREA	**197**	**0.005**	**2.0%**	**IMPERVIOUS**
PAVERS DRIVEWAY, PATIOS, AND WALKWAYS	3,055	0.070	30.3%	PAVERS
LANDSCAPE	6,843	0.157	67.8%	GROUND
TOTAL PROJECT PERVIOUS AREA	**9,898**	**0.227**	**98.0%**	**PERVIOUS**
TOTAL SITE AREA	**10,095**	**0.232**	**100.0%**	
PRE VS. POST COMPARISON	**AREA (SQ.FT.)**	**AREA (ACRES)**	**PERCENTAGE**	



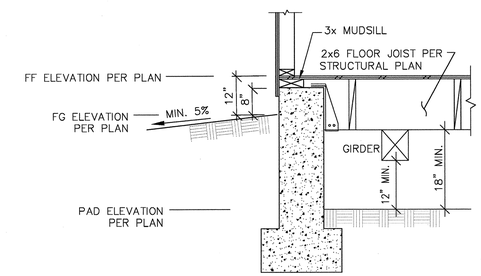
DRIVEWAY TYPICAL SECTION
NTS



POP-UP DRAINAGE EMITTER
NTS



LOCATION MAP
N.T.S.



FOUNDATION DETAIL
NTS

ARBORIST REPORT NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL THE RECOMMENDATIONS FROM THE ARBORIST REPORT PREPARED BY "ADVANCE TREE CARE", DATED MAY 4, 2013

2. TREES #4, 5, 6, 7 AND 12, AS SHOWN ON THE PLANS, SHALL BE PROTECTED WITH A CHAIN LINK FENCE, 6 FEET MIN. IN HEIGHT, MOUNTED ON 2"ø STEEL POSTS AND DRIVEN 2 FT. MIN. INTO THE GROUND. THE FENCE MUST BE IN PLACE PRIOR TO THE ARRIVAL OF ANY MATERIAL OR EQUIPMENT AND SHALL REMAIN IN PLACE UNTIL THE CONSTRUCTION COMPLETION. THIS FENCE SHALL BE PLACED AS SHOWN ON THE PLANS AND SHALL BE APPROVED BY THE ARBORIST.

3. NORMAL IRRIGATION OF THESE TREES SHALL BE MAINTAINED AT ALL TIMES. SUPPLEMENTAL IRRIGATION OR DEEP WATERING MAY BE NECESSARY IF ROOT ZONES ARE IMPACTED.

4. ANY PRUNING AND MAINTENANCE OF THE TREES SHALL BE DONE BEFORE CONSTRUCTION BEGINS. THE PRUNING SHALL BE DONE BY A CERTIFIED ARBORIST AND NOT BY THE CONSTRUCTION PERSONNEL.

5. ANY EXCAVATION IN GROUND WHERE THERE IS A POTENTIAL TO DAMAGE ROOTS OF 1" OR MORE IN DIAMETER SHALL BE CAREFULLY HAND DUG. WHERE POSSIBLE, THE ROOTS SHALL BE DUG AROUND RATHER THAN CUT.

6. IF ROOTS ARE BROKEN, ANY EFFORT SHALL BE MADE TO REMOVE THE DAMAGED AREA AND CUT IT BACK TO ITS CLOSEST LATERAL ROOT. A CLEAN CUT SHALL BE MADE WITH A SAW OR PRUNERS. THIS WILL PREVENT ANY INFECTION FROM DAMAGES ROOTS SPREADING THROUGHOUT THE ROOT SYSTEM AND INTO THE TREE.

7. FOLLOW THE ARBORIST RECOMMENDATION OF ACTIVITIES TO AVOID DURING CONSTRUCTION.

NOTE: WORK IN THE PUBLIC RIGHT-OF-WAY

PRIOR TO THE COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

SMP ENGINEERS
CIVIL ENGINEERS
1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755

OWNER:

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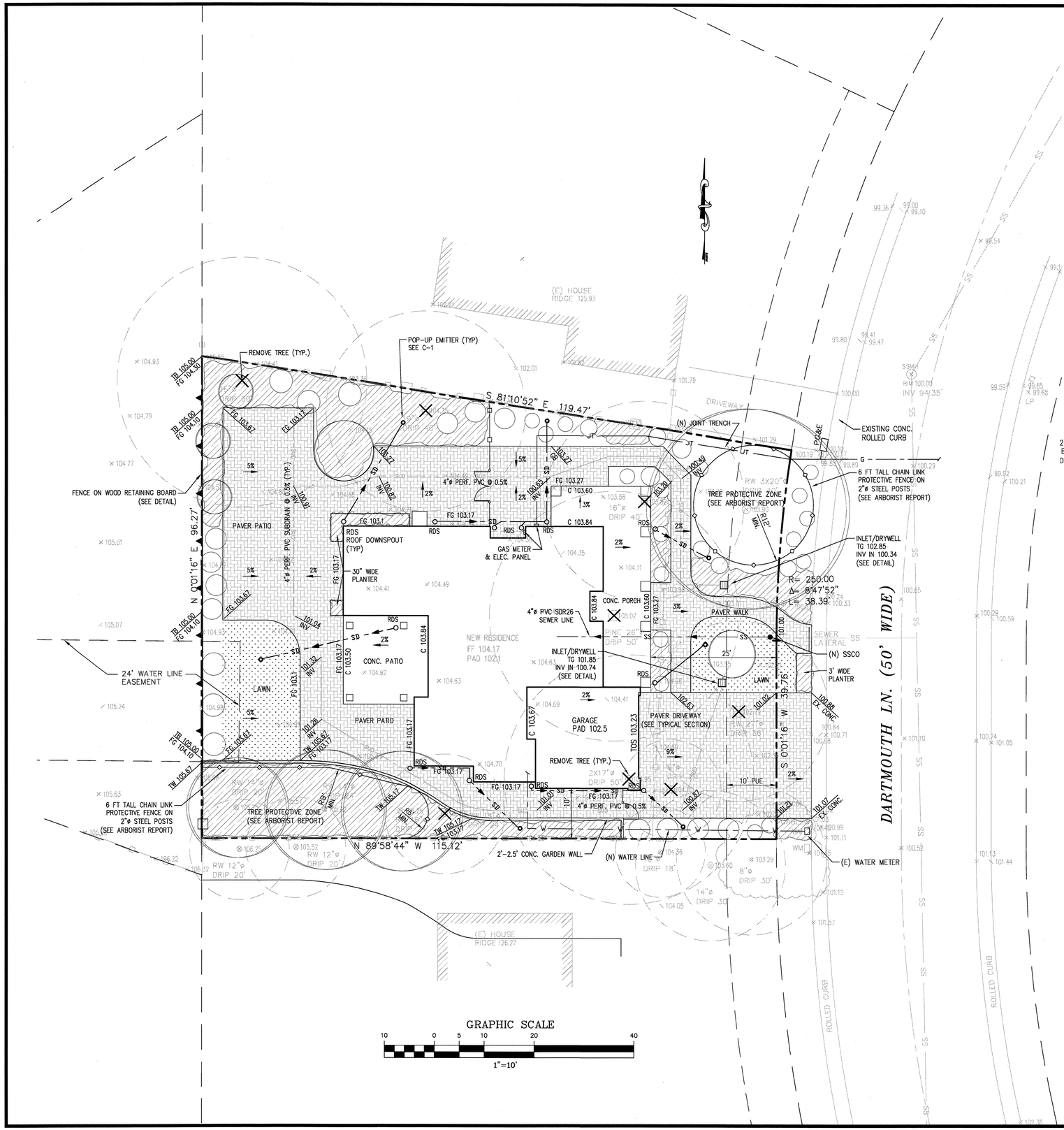
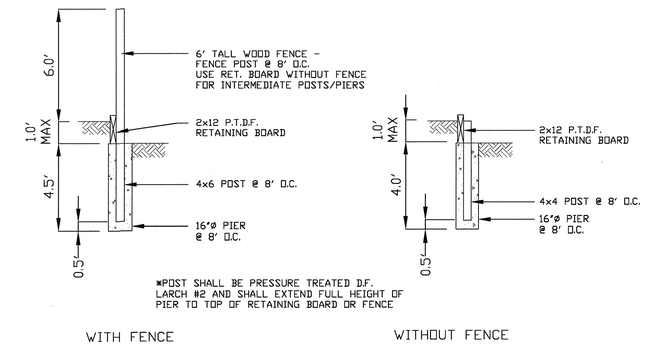
GRADING AND DRAINAGE PLANS
SINGLE FAMILY RESIDENCE
1049 DARTMOUTH LANE, LOS ALTOS, CA
COVER SHEET/ NOTES/ DETAILS

Revisions:

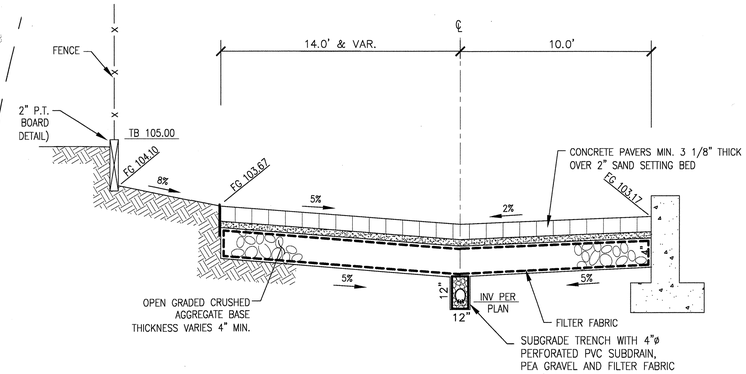
REGISTERED PROFESSIONAL ENGINEER SAEID RAZAVI No. 52724 Exp. 12/31/14 CIVIL STATE OF CALIFORNIA

Date: 6/20/2013
Scale: AS NOTED
Prepared by: A.A./R.J.
Checked by: S.R.
Job #: 213047
Sheet: 1 OF 2
C-1

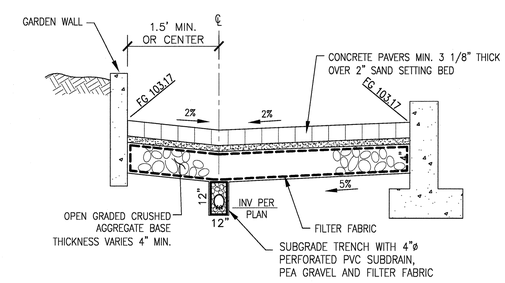




FENCE ON WOOD RETAINING BOARD
NTS



PAVER PATIO SECTION
BACKYARD SIDE
NTS



PAVER PATIO AND WALKWAY SECTION
LEFT SIDE
NTS

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1534 CAROB LANE
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TEL: (650) 941-8055
FAX: (650) 941-8755

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GRADING AND DRAINAGE PLANS

SINGLE FAMILY RESIDENCE
1049 DARTMOUTH LANE, LOS ALTOS, CA

GRADING AND DRAINAGE PLAN

Revisions:

REGISTERED PROFESSIONAL ENGINEER
12/31/14
CIVIL
STATE OF CALIFORNIA

Date: 6/20/2013
Scale: 1"=10'
Prepared by: A.A./R.J.
Checked by: S.R.
Job #: 213047

Sheet: 2 OF 2
C-2

TREE PROTECTION MEASURES/NOTES

1) See report prepared by Advanced Tree Care, dated May 4, 2013, for existing tree identification, protection measures and care during construction. These shall be followed by the contractor throughout the duration of construction.
2) Location of temporary tree protection fencing has been noted on the plan. Actual placement shall be verified in the field and located where logical for actual construction of the new residence. Fencing shall be in place prior to construction beginning.
3) Existing trees have been identified on the plan with a number referencing the tree report. Tree to remain are shown with the approximate canopy and identified as "Tree #4". Trees to be removed have no canopy shown and are identified with an X and "#1".

EXISTING TREES

Number	Species	DBH	Remove/Retain
1	Red Iron Bark Eucalyptus	19.0"	Remove
2	Red Iron Bark Eucalyptus	21.5"	Remove
3	Red Iron Bark Eucalyptus	17.6"	Remove
4	Coast Redwood	14.0"	Retain
5	Coast Redwood	14.3"	Retain
6	Coast Redwood	16.6"	Retain
1 7	Coast Redwood	17.7"	Remove
8	Red Iron Bark Eucalyptus	19.1"	Remove
9	Monterey Pine	28.1"	Remove
10	Carolina Cherry	8.2"	Remove
11	Coast Redwood	28.1"	Remove
12	Coast Redwood	multi	Retain

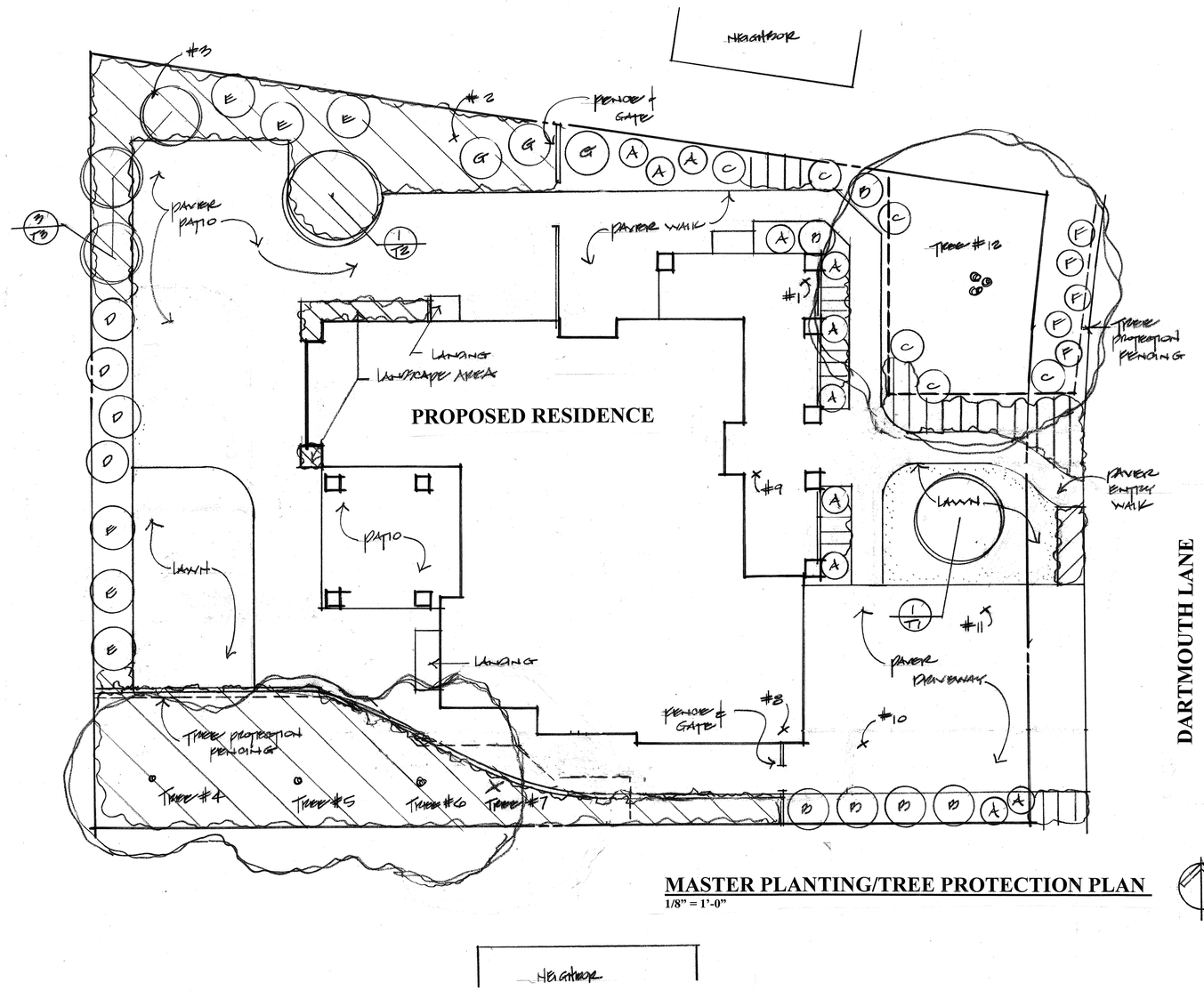
PROPOSED LANDSCAPE

1) Proposed landscaping for the front yard and perimeter rear yard screening has been shown and identified as below.

Symbol	Plant Species	Water	Size
	Sod Lawn – 100% dwarf fescue		
	Liriope Royal Purple @ 18" oc	M	1 gallon
	Erigeron karvinskiansus/Santa Barbara Daisy @ 30" oc	L	1 gallon
	Nepeta fassinii/Catmint @ 30" oc	L	1 gallon
A	Loropetalum chinense Razzleberri	L	5 gallon
B	Abutilon yellow, red, lavendar/Flowering Maple	L	5 gallon
C	Spiraea Anthony Waterer	M	5 gallon
D	Pittosporum tenufolium	L	5 gallon
E	Viburnum odoratissimum	M	5 gallon
F	Pittosporum tobira Wheelers Dwarf	L	5 gallon
G	Pittosporum tobira Majorie Channuonam	L	5 gallon
T-1	Acer palmatum Bloodgood/Japanese Maple	M	15 gallon
T-2	Laurus nobilis Saratoga/Laurel	L	15 gallon
T-3	Fruit trees – to be selected		15 gallon

LANDSCAPE AREA

1) In addition to the proposed plant selections and planted areas, the cross hatched areas in the rear yard represent additional areas of planting or softscape.
2) Total overall planting or softscape area = 3,770 sf
   Total hardscape coverage in front yard = 50%



MASTER PLANTING/TREE PROTECTION PLAN
1/8" = 1'-0"

REVISIONS	BY
6/3/13	J
6/19/13	J
7/18/13 △1	J

W. JEFFREY HEID
LANDSCAPE ARCHITECT • CERTIFIED LANDSCAPE IRRIGATION AUDITOR
C. (408) 867-8209
P. (408) 867-8209
E. WJHEID@SBCGLOBAL.NET
C.S.L.A. No. 2135
1270 Saratoga Avenue, Drive, San Jose, Ca. 95133
P.O. Box 14, Saratoga, Ca. 95071
WWW.WJEFFREYHEID-LANDSCAPEARCHITECT.COM

LIU RESIDENCE
1049 Dartmouth Lane

Date	5/21/13
Scale	1/8" = 1'-0"
Drawn	WJH
Job	21327
Sheet	L 1
Of	Sheets

REGISTERED LANDSCAPE ARCHITECT W. JEFFREY HEID SIGNATURE 5/21/13 DATE STATE OF CALIFORNIA

24 X 36 CLEARPRINT®