

DESIGNER:

ClaudioMartonffy Design

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)

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01

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DIRECTORY:

| | | | | | | |
|---|---|---|--|--|--|--------------------|
| CLIENT: MS. IRENE LOPEZ 120 CORAL REEF AVE HALF MOON BAY, CA 94019 | ARCHITECT: CLAUDIO MARTONFFY DESIGN CLAUDIO MARTONFFY 1511 15TH ST SAN FRANCISCO, CA 94103 415-218-9212 | STRUCTURAL: STRANDBERG ENGINEERING DAVID STRANDBERG 1511 15TH ST SAN FRANCISCO, CA 94103 415-778-8726 | CIVIL ENGINEER: SIGMA PRIME CHARLIE KISSICK 332 PRINCETON AVE HALF MOON BAY, CA 94019 650-728-3590 | MEP: ENCON VY TRUONG 801 EAST CHARLESTON RD, SUITE A, PALO ALTO, CA 94303 650-433-4900 | GEOTECHNICAL ENGINEERS: SIGMA PRIME CHARLIE KISSICK 332 PRINCETON AVE HALF MOON BAY, CA 94019 650-728-3590 | CONTRACTOR: |
|---|---|---|--|--|--|--------------------|

ZONING REQ AND BUILDING DATA:

THE PROPOSED PROJECT CONFORMS TO THE FOLLOWING SAN MATEO COUNTY PLANNING DIVISION STANDARDS FOR ONE/TWO FAMILY RESIDENTIAL DEVELOPMENT IN THE MIDCOAST (SEC. 6565.20)

PROJECT:
APN# 047191440
1127 COLUMBUS ST. EL GRANADA, CA 94019

PROJECT DESCRIPTION:
NEW 4 STORY SINGLE FAMILY HOUSE WITH UNCOVERED SECOND FLOOR DECK AND TWO CAR GARAGE

ZONE:
R-1 ONE FAMILY RESIDENTIAL DISTRICT
S-17 MID-COAST DISTRICT
CD COASTAL DEVELOPMENT
DR DESIGN REVIEW DISTRICT

SETBACKS:
FRONT 20'
SIDES 5/10'
REAR 20'

PARCEL:
ID: 2128889
SIZE: 6500 SF
EXISTING VEGETATION:

LOT COVERAGE:
[FOR STRUCTURES GREATER THAN 16' IN HEIGHT, 35% LOT COVERAGE ALLOWABLE. SECTION 6300.2.4]
ALLOWABLE: 6500 x 0.35 = 2275 SF
PROPOSED: 2259 SF

FLOOR AREA:
[FOR PARCELS 5000-11698 SF, 0.53% OF PARCEL AREA ALLOWED. SECTION 6300.2.5]
ALLOWABLE: 6500 x 0.53 = 3445 SF
PROPOSED:
GARAGE FLOOR 921
1ST FLOOR 1,159
2ND FLOOR 553
3RD FLOOR 812
TOTAL: 3,345 SF

LANDSCAPING AREA:
SEE L-400 FOR TOTAL LANDSCAPING AREA

BUILDING HEIGHT:
[FOR SITES WITH AN AVERAGE SLOPE LESS THAN 30%, MAXIMUM BUILDING HEIGHT IS 28'. SECTION 6300.2.6.A]
AVERAGE SLOPE: 16%
PROPOSED MAX BUILDING HEIGHT: 27'-11"

IMPERVIOUS SURFACE AREA:
[LIMITED TO 10% OF PARCEL SIZE, NOT TO EXCEED 1170 SF FOR RESIDENTIAL. SECTION 6300.2.7]
ALLOWABLE: 6500 x 0.10 = 650 SF
PROPOSED: 265

FAÇADE ARTICULATION:
DAYLIGHT PLANES ARE NOT SHOWN SINCE PROJECT IS CONSIDERED UNDER "ARTICULATION" OPTION
FAÇADE ARTICULATION IS PROVIDED THROUGH PROJECTED AND RECESSED VOLUMES, OFFSET PLANES, DECKS, AND ARCHITECTURAL DETAILS TO BREAK UP FAÇADES IN SMALL MODULES.



2 SOUTH ELEVATION - 1/16"
SCALE: 1/8" = 1'-0"

DATE STAMP

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

COVER SHEET

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| CM | CM | 10/27/20 |
| SCALE: | SHT SIZE: | |
| AS NOTED | Arch D | |

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SHEET NO:

A-001

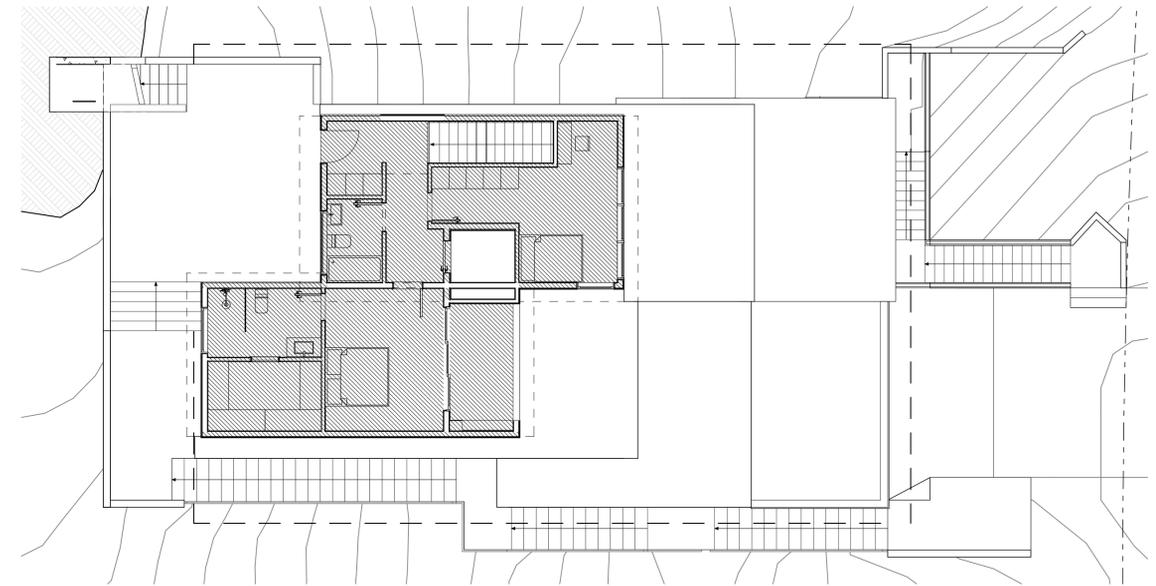
SHEET NOTES

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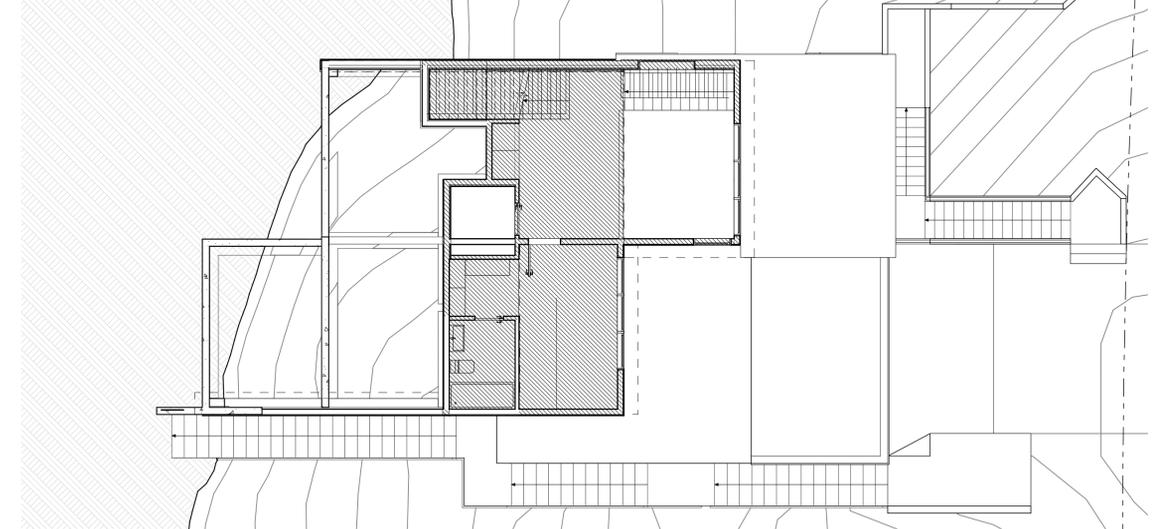
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FLOOR AREA



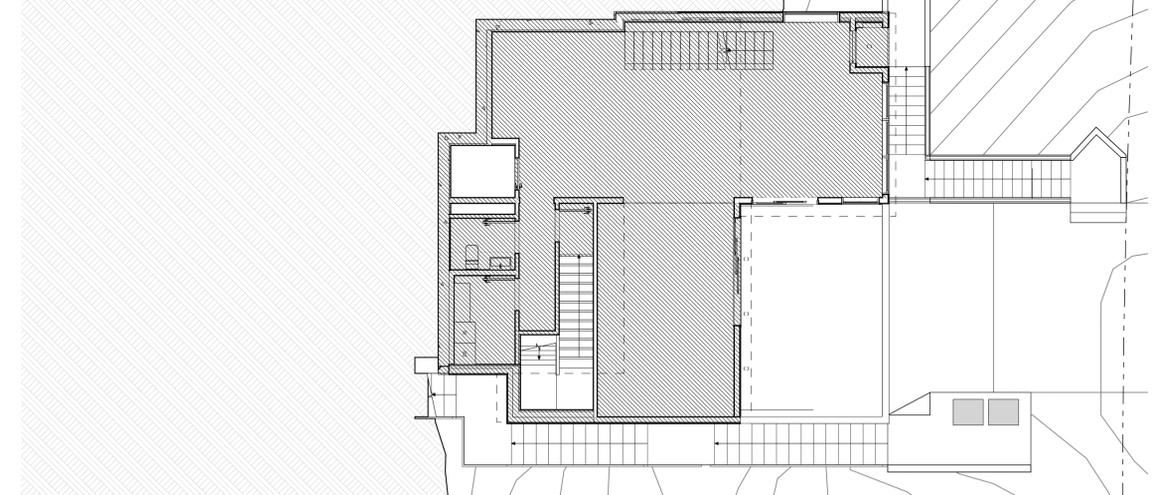
3
 A-002 3RD FLOOR AREA: 812 SF
 SCALE: 1/8" = 1'-0"

FLOOR AREA



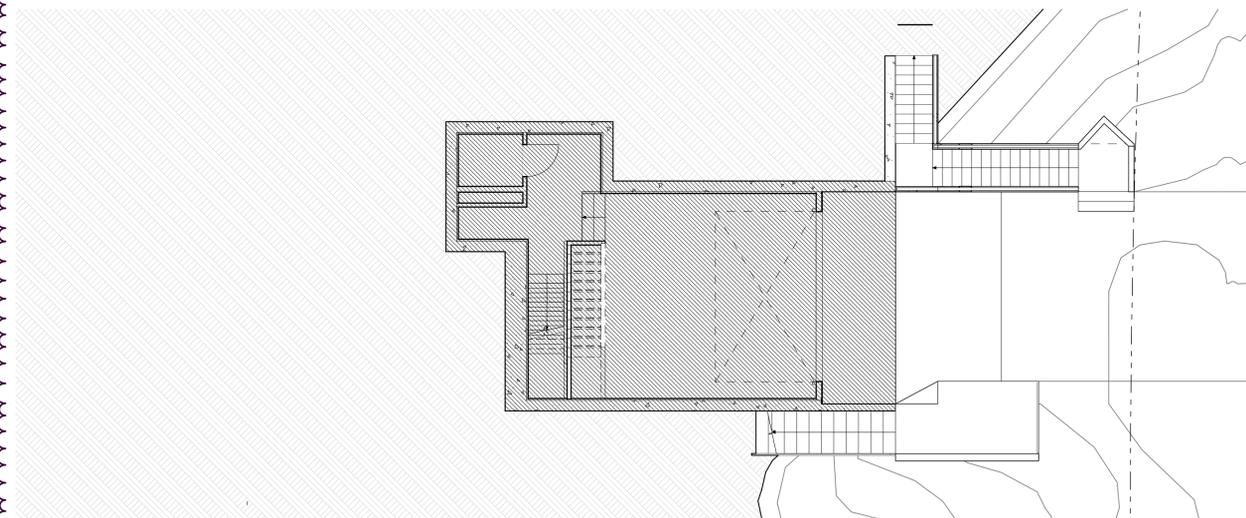
2
 A-002 2ND FLOOR AREA: 553 SF
 SCALE: 1/8" = 1'-0"

FLOOR AREA



1
 A-002 1ST FLOOR AREA: 1159 SF
 SCALE: 1/8" = 1'-0"

FLOOR AREA



4
 A-002 GARAGE AREA: 921 SF
 SCALE: 1/8" = 1'-0"

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| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
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| REV | DATE | DESCRIPTION |
|-------------------|------|-------------|
| SEAL & SIGNATURES | | |

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

PLAN DIAGRAM

| | | |
|-----------|-------------|----------|
| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |

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|----------|-----------|
| SCALE: | SHT SIZE: |
| AS NOTED | Arch D |

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SHEET NO:

A-002

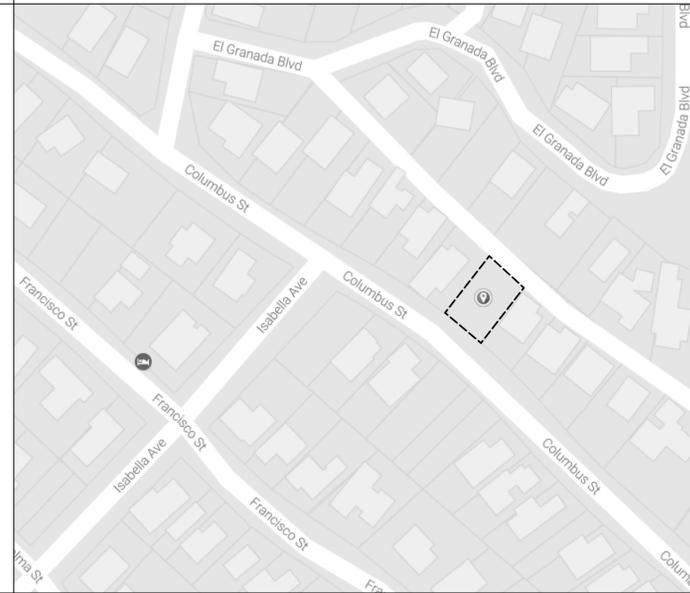
SYMBOLS:

| | | | |
|--|----------------------------|--|--|
| | STEEL | | BUILDING SECTION REFERENCE DRAWING NO. |
| | INSULATION, NON-RIGID | | BUILDING SECTION REFERENCE DRAWING NO. |
| | INSULATION, NON-RIGID | | BUILDING SECTION REFERENCE DRAWING NO. |
| | INTERMITTENT WOOD BLOCKING | | SECTION CUT LINE |
| | CONTINUOUS FRAMING | | STRUCTURAL GRID |
| | GYPSUM BOARD | | PROPERTY LINE |
| | MORTAR, GROUT | | HIDDEN LINES |
| | CAULKING | | LEVEL LINE |
| | CONCRETE | | DOOR TAG |
| | PLYWOOD | | |
| | GLASS | | |

ABBREVIATIONS:

| | | | | | |
|---------------------------|--------------------------|----------------------------|-----------------------------|---------------------------|------------------------------|
| +/- - PLUS OR MINUS | CLR - CLEAR | FL - FLOOR | LAV - LAVATORY | PT - PAINT | SYM - SYMMETRICAL |
| (E) - EXISTING | CO - CASED OPENING | FLASH - FLASHING | LB - POUND | FLASH - FLASHING | TAN - TANGENT |
| @ - AT | COL - COLUMN | FLUOR - FLUORESCENT | LBS - POUNDS (WEIGHT) | R - RADIUS | TEL - TELEPHONE |
| & - AND | CONC - CONCRETE | FON - FOUNDATION | LIN - LINEAR | REC - RECESSED | TEMP - TEMPERATURE |
| # - NUMBER OR POUND | CONF - CONFERENCE | FRMG - FRAMING | LOC - LOCATION OR LOCATE | REF - REFERENCE | THG - TONGUE & GROOVE |
| < - LESS THAN | CONST - CONSTRUCTION | FRN - FURNACE | LT - LIGHT | REFR - REFRIGERATOR | THRES - THRESHOLD |
| > - GREATER THAN | CONT - CONTINUOUS | FT - FOOT/FEET | LIG - LIGHTING | REG - REGISTER | TR - TREAD |
| AB - ANCHOR BOLT | CONTR - CONTRACTOR | FTG - FOOTING | M - MIDDLE | REINF - REINFORCE/EDI-ING | TRANS - TRANSFORMER |
| ABV - ABOVE | COORD - COORDINATE | FURN - FURNITURE | MAN - MANUAL | REM - REMOVE | TV - TELEVISION |
| AC - ASPHALTED CONCRETE | CPT - CARPET | FURR - FURRING | MATL - MATERIAL | REQD - REQUIRED | TY - TYPICAL |
| ACT - ACOUSTICAL CLG TILE | CT - CERAMIC TILE | FUTR - FUTURE | MAX - MAXIMUM | RET - RETAINING | UNO - UNLESS NOTED OTHERWISE |
| AD - AREA DRAIN | CTR - CENTER | GA - GAUGE | MECH - MECHANICAL | REV - REVERSE/REVISION | UTIL - UTILITY |
| ADD - ADDENDUM | CTSK - COUNTER-SUNK/SINK | GAL - GALLONS | MEM - MEMBRANE | RH - ROOF HATCH | VENT - VENTILATION |
| ADDL - ADDITIONAL | CW - COLD WATER | GALV - GALVANIZED | MEZZ - MEZZANINE | RM - ROOM | VERT - VERTICAL |
| ADJ - ADJACENT | D - DEPTH OR DEEP | GB - GRAB BAR | MFR - MANUFACTURER | RO - ROUGH OPENING | VEST - VESTIBULE |
| ADJ - ADJUST ABLE | DEG - DEGREE(S) | DEG - GENERAL | MIN - MINIMUM | RS - RISER | VIF - VERIFY IN FIELD |
| ADMIN - ADMINISTRATION | DEMO - DEMOLITION | GL - GLASS | MIR - MIRROR | RWL - RAIN WATER LEADER | W - WIDTH/WIDE |
| AF - ABOVE FINISH FLOOR | DEPT - DEPARTMENT | GRL - GUARD RAIL | MISC - MISCELLANEOUS | SCHED - SCHEDULE | WO - WITHOUT |
| ALT - ALTERNATE | DF - DRINKING FOUNTAIN | GWB - GYPSUM WALL BOARD | MONO - MONOLITHIC | SD - SHOWER DRAIN | WC - WATER CLOSET |
| ALUM - ALUMINUM | DIA - DIAMETER | H - HEIGHT/HIGH | MTD - MOUNTED | SECT - SECTION | WH - WATER HEATER |
| AMEND - AMENDMENT | DIAG - DIAGONAL | HO - HOSE BIB | MTL - METAL | SECY - SECRETARY | WI - WROUGHT IRON |
| AP - ACCESS/PANEL | DIM - DIMENSION | HC - HOLLOW CORE | MULL - MULLION | SF - SQUARE FOOT | WIN - WINDOW |
| APPROX - APPROXIMATE | DIST - DISTRIBUTION | HDCP - HANDICAP | NA - NOT APPLICABLE | SHT - SHEET | WO - WOOD |
| ARCH - ARCHITECT | DR - DOWN | HDW - HARDWARE | NIC - NOT IN CONTRACT | SHTG - SHEATHING | WT - WEIGHT |
| AUTO - AUTOMATIC | DR - DOOR | HM - HOLLOW METAL | NO - NUMBER | SHWR - SHOWER | YD - YARD |
| BFE - BOTTOM FOOTING ELEV | DS - DOWNSPOUT | HOR - HEADER | NOM - NOMINAL | SIMR - SIMILAR | |
| BIT - BITUMINOUS | DWG - DRAWING | HORIZ - HORIZONTAL | NRC - NOISE REDUCTION COEF. | SLNT - SEALANT | |
| BKT - BRACKET | EA - EACH | HR - HANDRAIL | NT - NOTE | SM - SURFACE MOUNTED | |
| BLDG - BUILDING | EJ - EXPANSION JOINT | HT - HEIGHT | NTS - NOT TO SCALE | SPEC - SPECIFICATIONS | |
| BLKG - BLOCKING | EQ - EQUIPMENT | HTR - HEATER | OC - ON CENTER | SQ - SQUARE | |
| BLW - BELOW | EXT - EXTERIOR | HVAC - HEATING/VENTILATING | OD - OUTSIDE DIAMETER | SS - STAINLESS STEEL | |
| BM - BEAM | FA - FIRE ALARM | HW - HOT WATER | OFF - OFFICE | ST - STREET | |
| BO - BYOWNER | CANTL - CANTILEVER | EMERG - EMERGENCY | OH - OVERHEAD | STC - SOUND TRANSMISSION | |
| BOT - BOTTOM | CCTV - CLOSED CIRCUIT TV | EQ - EQUAL | OPP - OPPOSITE | STD - STANDARD | |
| BSPMT - BASEMENT | CONTRL JOINT | ESMT - EQUIPMENT | IN - INCH | STL - STEEL | |
| BTWN - BETWEEN | CL - CENTER LINE | INSUL - INSULATION | PED - PEDESTAL | STN - STONE | |
| CAB - CABINET | CLG - CEILING | INT - INTERIOR | PL - PROPERTY LINE | STOA - STORAGE | |
| CANTL - CANTILEVER | | ISO - ISOLATION | PLAM - PLASTIC LAMINATE | STRUCT - STRUCTURAL | |
| CCTV - CLOSED CIRCUIT TV | | JAN - JANITOR | PLT - PLATE | SUPP - SUPERVISOR | |
| CONTRL JOINT | | JB - JUNCTION BOX | PLWD - PLYWOOD | SUSP - SUSPENDED | |
| CL - CENTER LINE | | JST - JOIST | PRELIM - PRELIMINARY | SW - SWITCH | |
| CLG - CEILING | | JT - JOINT | PRESS - PRESSURE | SWD - SOFTWOOD | |

AREA MAP:



GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO ALL PREVAILING CODE REQUIREMENTS, REGARDLESS OF WHAT IS SHOWN OR NOT SHOWN ON THESE DRAWINGS. IN THE EVENT OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL APPLY. REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF OR BY THE FOLLOWING:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA GREEN CODE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT.

2. THE CONTRACTOR WILL VISIT THE SITE AND BE FULLY COGNIZANT OF ALL (E) CONDITIONS PRIOR TO SUBMITTING ANY PROPOSITIONS OR BIDS. IF ANY ASBESTOS OR KNOWN MATERIALS CONTAINING ASBESTOS ARE DISCOVERED, THEN THE CONTRACTOR WILL BE RESPONSIBLE TO COORDINATE WITH THE OWNER, AS REQUIRED FOR THE REMOVAL AND/OR STABILIZATION OF THESE CONDITIONS. PRIOR TO THE BEGINNING OF THIS PROJECT IF THE CONTRACTOR PARTICIPATES IN ANY PORTION OF THE REMOVAL PROCESS IN HIS COORDINATION WITH THE OWNER, THEN THE CONTRACTOR WILL PROVIDE THE OWNER WITH A WRITTEN STATEMENT RELEASING THE OWNER OF ANY FUTURE LIABILITY FROM THE CONTRACTOR, HIS EMPLOYEES AND ANY SUBCONTRACTORS HIRED BY THE CONTRACTOR RELATED TO THIS WORK. THESE DRAWINGS AND SPECIFICATIONS DO NOT REPRESENT THE ASSESSMENT OF THE ABSENCE OF ANY TOXIC OR HAZARDOUS MATERIALS ON THIS PROJECT SITE. THE OWNER IS SOLELY RESPONSIBLE FOR SUCH AN ASSESSMENT AND SHOULD BE CONSULTED FOR ANY QUESTIONS THEREIN. IF THE CONTRACTOR DISCOVERS ANY TOXIC OR HAZARDOUS MATERIALS, AS DEFINED BY THE APPROPRIATE GOVERNING AGENCIES, IN THE COURSE OF HIS WORK, HE MUST NOTIFY THE OWNER IN WRITING. AS PER THE GUIDELINES OF ALL GOVERNING ORDINANCES, THE CONTRACTOR WILL RESOLVE THE APPLICABLE REGULATIONS AND PROCEDURES WITH THE OWNER AT THE TIME OF DISCOVERY.

3. THE CONTRACTOR WILL COORDINATE AND BE RESPONSIBLE FOR ALL WORK BY HIS SUBCONTRACTORS AND THEIR COMPLIANCE WITH ALL THESE GENERAL NOTES. THE CONTRACTOR WILL IDENTIFY ANY CONFLICTS BETWEEN THE WORK OF THE SUBCONTRACTORS, AS DIRECTED BY THESE DRAWINGS, DURING THE LAYOUT OF THE AFFECTED TRADES. THE CONTRACTOR WILL REVIEW THESE CONDITIONS WITH THE DESIGNER FOR DESIGN CONFORMANCE BEFORE BEGINNING ANY INSTALLATION.

4. THE CONTRACTOR WILL FIELD VERIFY ALL (E) AND PROPOSED DIMENSIONS AND CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER AT ONCE UPON DISCOVERY OF ANY CONFLICTS OR DISCREPANCIES BETWEEN THE AFOREMENTIONED AND THE DRAWINGS AND SPECIFICATIONS OF THIS PROJECT. THE CONTRACTOR SHOULD FOLLOW DIMENSIONS AND SHOULD NOT SCALE THESE DRAWINGS. IF DIMENSIONS ARE REQUIRED BUT NOT SHOWN, THEN THE CONTRACTOR SHALL NOTIFY THE DESIGNER AT ONCE.

5. ANY CHANGES, ALTERNATIVES OR MODIFICATIONS TO THESE DRAWINGS AND SPECIFICATIONS MUST BE APPROVED IN WRITING FROM THE DESIGNER AND OWNER, AND ONLY WHEN SUCH WRITTEN APPROVAL CLEARLY STATES THE AGREED COST OR CREDIT OF THE CHANGE, ALTERNATIVE OR MODIFICATION TO THIS PROJECT.

6. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL ITEMS NECESSARY FOR A COMPLETE JOB. THE CONTRACTOR WILL PROVIDE ALL MATERIALS, LABOR, AND EXPERTISE NECESSARY TO COMPLETE JOB AS SHOWN IN THESE DRAWINGS AND SPECIFICATIONS OR NOT SHOWN, BUT INTENDED. THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENACT THE AFOREMENTIONED IN COMPLIANCE WITH GENERALLY ACCEPTED STANDARDS OF PRACTICE FOR THE CONSTRUCTION INDUSTRY FOR THE TYPE OF WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS.

7. THE DESIGNER RESERVES THE RIGHT OF REVIEW FOR ALL MATERIALS AND PRODUCTS, FOR WHICH NO SPECIFIC BRAND OR MANUFACTURER IS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL VERIFY WITH THE DESIGNER THE NEED FOR SHOP DRAWINGS OR SAMPLES FOR MATERIALS AND PRODUCTS, WHICH WERE NOT IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS, AS WELL AS ANY MATERIAL, PRODUCTS OR EQUIPMENT SUBSTITUTIONS PROPOSED IN PLACE OF THOSE ITEMS IDENTIFIED IN THESE DRAWINGS AND SPECIFICATIONS.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND COORDINATE ALL UTILITY TYPE CONNECTIONS (PER THE UTILITY'S COMPANY'S REQUIREMENTS) AND INCLUDE ANY RELATED COSTS ASSOCIATED WITH THIS RESPONSIBILITY IN THEIR PROPOSAL OR BID. THE CONTRACTOR IS ALSO RESPONSIBLE FOR WRITING LETTERS OF CONFIRMATION REGARDING OPERATIVE AGREEMENTS FOR THIS PROJECT BETWEEN THE CONTRACTOR AND THE LOCAL FIRE DEPARTMENT, THE LOCAL WATER AGENCY, THE LOCAL NATURAL GAS PROVIDER, THE LOCAL ELECTRICITY PROVIDER, THE LOCAL TELEPHONE SERVICE PROVIDERS, THE LOCAL CABLE TV PROVIDER AND ANY UNNAMED UTILITY TYPE SERVICE PROVIDER. THE CONTRACTOR WILL PROVIDE COPIES OF ANY SUCH AGREEMENTS TO THE DESIGNER AND OWNER, IF REQUIRED OR REQUESTED.

9. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR ELECTRICAL INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION, AS WELL AS ALL MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING ELECTRICAL SYSTEM, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR WILL, ALSO, BE RESPONSIBLE TO VERIFY ANY INFORMATION, WHICH IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS BUT REQUIRED FOR HIS PERFORMANCE OF THE INSTALLATION. SEE ELECTRICAL & TELEPHONE NOTES FOR SPECIFIC REQUIREMENTS.

10. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO IDENTIFY THE SCOPE OF WORK FOR A DESIGN AND BUILD TYPE OF MECHANICAL AND PLUMBING INSTALLATION. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY LABOR FAMILIAR WITH THIS TYPE OF INSTALLATION, AS WELL AS ALL MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, TEMPORARY CONSTRUCTION AND ANY SPECIAL OR OCCASIONAL SERVICES REQUIRED TO INSTALL A COMPLETE WORKING MECHANICAL AND PLUMBING SYSTEM, AS DIAGRAMMATICALLY DESCRIBED AND SHOWN IN THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR WILL, ALSO, BE RESPONSIBLE TO VERIFY ANY INFORMATION, WHICH IS NOT INDICATED IN THESE DRAWINGS AND SPECIFICATIONS, BUT REQD FOR HIS PERFORMANCE OF THE INSTALLATION. SEE MECHANICAL AND PLUMBING NOTES FOR SPECIFIC REQUIREMENTS

11. THE CONTRACTOR IS FULLY RESPONSIBLE TO ENACT THE APPROPRIATE SAFETY PRECAUTIONS REQUIRED TO MAINTAIN A SAFE WORKING ENVIRONMENT. THE CONTRACTOR WILL, ALSO, INDEMNIFY AND HOLD HARMLESS THE OWNER, THE DESIGNER, THEIR CONSULTANTS, AND THEIR EMPLOYEES FROM AND AGAINST ANY CLAIMS FOR DAMAGES, INCLUDING ANY INJURY CLAIMS BY THE CONTRACTOR, HIS EMPLOYEES, HIS SUBCONTRACTORS OR ANYONE HE ALLOWS ONTO THE CONSTRUCTION SITE, WHICH RESULT FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR WILL CARRY THE APPROPRIATE WORKMAN'S COMPENSATION AND LIABILITY INSURANCE AS REQUIRED BY THE LOCAL GOVERNMENT AGENCIES WITH JURISDICTION FOR THE ISSUE, AS WELL AS COMPLY WITH THE GENERALLY ACCEPTED INDUSTRY STANDARDS OF PRACTICE FOR A PROJECT OF THIS SCOPE. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH THE OWNER, IF HE WILL BE REQUIRED TO CARRY FIRE INSURANCE OR OTHER TYPES OF INSURANCE FOR THE DURATION OF THE PROJECT. HE SHOULD ALSO ASSIST THE OWNER IN IDENTIFYING THE AMOUNT OF COVERAGE REQUIRED.

12. THE CONTRACTOR WILL MAINTAIN A CLEAN AND ORDERLY JOB SITE ON A DAILY BASIS. THE CONTRACTOR WILL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR WILL NOT ENDANGER THE (E) STRUCTURES AND ANY NEWLY CONSTRUCTED STRUCTURE BY OVERLOADING THE AFOREMENTIONED WITH MATERIALS OR EQUIPMENT. THE CONTRACTOR WILL BE RESPONSIBLE TO PROVIDE TEMPORARY ENCLOSURES TO PROTECT ANY NEWLY CONSTRUCTED STRUCTURES FROM THE ILL EFFECTS OF WEATHER FOR THE DURATION OF THE ENTIRE CONSTRUCTION PROCESS.

13. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGE BY HIM OR HIS SUBCONTRACTORS TO ANY (E) STRUCTURE OR WORK, ANY (E) SITE CONDITION WITHIN THE SCOPE OF WORK INTENDED BY THESE DRAWINGS AND SPECIFICATIONS. THIS RESPONSIBILITY WILL INCLUDE ANY MATERIAL AND LABOR REQUIRED TO CORRECT SUCH DAMAGE TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER UNLESS AGREED TO BY THE OWNER IN WRITING.

14. THE CONTRACTOR WILL GUARANTEE ALL WORK BY HIM, HIS EMPLOYEES AND HIS SUBCONTRACTORS AGAINST ALL DEFECTS OR ERRORS, THAT BECOME APPARENT WITHIN ONE YEAR OF THE COMPLETION OF THE PROJECT AS ACCEPTED BY THE OWNER, ANY AND ALL DEFECTS AND ERRORS, WHICH DO BECOME APPARENT, WILL BE REPAIRED BY THE CONTRACTOR TO THE OWNER'S SATISFACTION AT NO COST TO THE OWNER FOR MATERIALS OR LABOR, ALTERATIONS OR CHANGES TO THIS WARRANTY MUST BE MUTUALLY AGREED TO IN WRITING BY BOTH THE CONTRACTOR AND THE OWNER.

15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE APPROPRIATENESS OF THE APPLICATION FOR ALL THE PRODUCT SELECTIONS SHOWN OR INTENDED IN THESE DRAWINGS AND SPECIFICATIONS. THE INTENDED MEANING OF APPROPRIATENESS IS THE PROPER SYSTEM, MODEL AND SPECIFIC SELECTION REQUIRED FOR THE INTENDED USE AS SHOWN ON THESE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE MOST CURRENT MODEL NAME OR NUMBER FOR THE SELECTED MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE TO CHECK THAT ANY INSTALLERS, WHICH HE SELECTS FOR THE VARIOUS PRODUCTS, WILL FOLLOW ALL THAT PRODUCT MANUFACTURERS REQUIRED AND RECOMMENDED METHODS AND PROCEDURES TO ACHIEVE THE DESIRED RESULTS CLAIMED BY SUCH MANUFACTURERS FOR THEIR PRODUCTS. IN ADDITION, THESE DRAWINGS AND SPECIFICATIONS IDENTIFY SOME REQUIRED SYSTEMS AND PRODUCTS IN GENERIC TERMS. THE CONTRACTOR IS RESPONSIBLE TO MAKE SPECIFIC SELECTIONS FOR THESE SYSTEMS AND PRODUCTS, WHICH SATISFY THE SAME CONDITIONS OUTLINED ABOVE THE IDENTIFIED MANUFACTURED ITEMS.

16. THE CONTRACTOR IS RESPONSIBLE TO IDENTIFY ANY CONFLICTS BETWEEN HIS CONTRACT WITH THE OWNER AND THESE CONTRACT DOCUMENTS. THESE CONFLICTS WILL BE REVIEWED BY THE DESIGNER, THE CONTRACTOR AND THE OWNER, IN ORDER TO RESOLVE THE CONFLICT PRIOR TO COMMENCEMENT OF THE WORK. IF A CONFLICT IS DISCOVERED WITHOUT THIS PRIOR RESOLUTION, THEN THESE CONTRACT DOCUMENTS WILL TAKE PRECEDENCE OVER ANY OTHER DOCUMENTS, IN RESOLVING A CONFLICT.

17. THE OWNER IS RESPONSIBLE FOR THE GENERAL BUILDING PERMIT. THE CONTRACTOR AND/OR SUBCONTRACTORS ARE RESPONSIBLE FOR ALL OTHER PERMITS, INCLUDING, BUT NOT LIMITED TO PLUMBING PERMIT, ELECTRICAL PERMIT AND MECHANICAL PERMIT INCLUDING VENTILATION HOOD ASSEMBLIES.

18. SITE MEETINGS WILL BE HELD ONCE EVERY WEEK WITH THE OWNER, THE DESIGNER AND THE CONTRACTOR, UNLESS THEY ARE MUTUALLY CHANGED OR CANCELED. THE DESIGNER WILL KEEP WRITTEN NOTES OF ALL RELEVANT INFORMATION DISCUSSED AT THESE MEETINGS AND PROVIDE ANY REQUESTED SKETCHES OR ANY OTHER INFORMATION, WHICH IS REQUIRED AND REQUESTED DURING THESE MEETINGS.

19. THE DESIGNER WILL WRITE AND ISSUE FIELD ORDERS FOR CHANGES TO THE DRAWINGS AND SPECIFICATIONS, AS REQUESTED BY THE OWNER OR THE CONTRACTOR. IF ADDITIONAL (OR DELETION) COST TO THE PROJECT IS REQUIRED, THEN THESE FIELD ORDERS WILL BECOME THE BASIS OF A CHANGE ORDER.

20. THE CONTRACTOR WILL WRITE AND ISSUE ALL CHANGE ORDERS, WHICH WILL INCLUDE A COST BREAKDOWN FOR ALL THE WORK DESCRIBED IN SUCH A CHANGE ORDER. ANY CHANGE ORDERS WILL NOT BE BINDING TO THE OWNER UNTIL BOTH THE CONTRACTOR AND THE OWNER HAVE SIGNED IT.

21. UPON SUBSTANTIAL COMPLETION, THE CONTRACTOR WILL NOTIFY THE DESIGNER, WHO WILL COORDINATE A WALK-THRU OF THE PROJECT WITH THE OWNER AND THE CONTRACTOR AND THEN PROVIDE A PUNCH LIST OF ITEMS TO COMPLETE. ARRANGEMENTS FOR FINAL PAYMENT WILL BE MADE AT THAT TIME.

FIRE DEPARTMENT ITEMS

1. THE CONTRACTOR IS TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 40 BC FOR THE KITCHEN AREA, AND AS REQUIRED BY THE FIRE DEPARTMENT IN THE DINING AREA.

2. PUBLIC EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL, AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

3. A ROOM CAPACITY SIGN IS TO BE PROVIDED IN A CONSPICUOUS LOCATION NEAR THE MAIN ENTRY, INDICATING THE MAXIMUM OCCUPANCY OF THE ROOM.

4. ALL AISLES SHALL NOT BE LESS THAN 36" WHEN SERVING SEATS ON ONE SIDE AND NOT LESS THAN 44" WHEN SERVING SEATS ON TWO SIDES.

5. ALL INTERIOR WALL AND CEILING FINISHES FOR ASSEMBLY AREAS SHALL NOT EXCEED AN END POINT FLAME SPREAD RATINGS OF 20. ALL DECORATIVE MATERIAL SHALL BE INHERENTLY FLAME RETARDANT OR APPROPRIATELY TREATED WITH A FLAME RETARDANT MATERIAL IN ACCORDANCE WITH CAC TITLE 19.

6. ILLUMINATED EXIT SIGNS ARE TO BE PROVIDED ABOVE EXITS WITH MINIMUM 3/4" X 6" GREEN LETTERS ON A CONTRASTING BACKGROUND. EMERGENCY LIGHTING IS TO BE PROVIDED WITH MINIMUM OF 1 FOOTCANDLE PER UBQ SECTION 1012.

7. A FIRE EXTINGUISHING SYSTEM FOR THE HOOD AND DUCT VENTILATION SYSTEM AND RELATED COOKING APPLIANCES IS TO BE PROVIDED. PLANS FOR THIS SYSTEM ARE SHOWN IN THE MECHANICAL AND ELECTRICAL PORTION OF THIS SUBMITTAL.

8. THE SPRINKLER SYSTEM AND TYPES OF SAFETY WARNING SYSTEMS MUST BE REVIEWED AND APPROVED BY THE LOCAL FIRE DEPARTMENT, PRIOR TO ANY SYSTEM ALTERATIONS OR INSTALLATION.

9. ALL OPENINGS INTO FIRE RATED SHAFTS MUST BE PROTECTED BY LISTED ASSEMBLIES. SEE WALL TYPES FOR TYPICAL SHAFT DETAIL. AN APPROVED FIRE SPRINKLER SYSTEM MUST BE INSTALLED THROUGHOUT THE PROJECT AREA. THE SYSTEM SHALL BE DESIGNED PER N.F.P.A. 13, U.B.C. CHAPTER 9 AND U.B.C. STANDARDS 9- 1 AND 9-2. ALL FIRE SPRINKLER TENANT IMPROVEMENT PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM.

ACCESSIBILITY ITEMS

1. REQUIRED DOORWAYS SHALL BE SIZED FOR A DOOR NOT LESS THAN 3'-0" WIDE X 6'-8" HIGH, CAPABLE OF OPENING 90 DEGREES SO THAT THE CLEAR WIDTH OF THE EXITWAY IS 32" MINIMUM.

2. WHERE REQUIRED, PUBLIC EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL, AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

3. THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR INTERIOR DOORS AND 5.0 LBS. FOR EXTERIOR DOORS. THE BOTTOM 10" OF ALL DOOR TO HAVE A SMOOTH UNINTERRUPTED SURFACE.

4. THE PULL SIDE OF REQUIRED DOORWAYS IS TO HAVE A 60" X 60" MINIMUM CLEAR AND LEVEL LANDING WITH 24" CLEAR AT THE STRIKE EDGE SIDE OF EXTERIOR DOORS AND 18" CLEAR AT THE STRIKE EDGE SIDE OF INTERIOR DOORS. THE PUSH SIDE IS TO HAVE A 48" X 48" MINIMUM CLEAR AND LEVEL LANDING.

5. LOCATE TOWELS, WASTE RECEPTACLES, ETC. WITH ALL OPERABLE PARTS WITHIN 40" OF THE FLOOR IN WHEELCHAIR ACCESSIBLE LOCATIONS.

6. EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE."

HEALTH RELATED ITEMS

1. FLOOR SURFACES IN ALL KITCHEN AND BATHROOM AREAS TO BE SMOOTH, OF DURABLE CONSTRUCTION AND OF NON-ABSORBENT MATERIALS. THE SURFACES SHALL BE COVERED AT THE JUNCTURE OF THE FLOOR AND WALL WITH A 3/8" MINIMUM RADIUS COVING, AND SHALL EXTEND UP THE WALL A MINIMUM OF 4" WITH EITHER: 1) 3/8" MINIMUM THICKNESS SMOOTH THROWELED CONCRETE WITH SEALER; 2) MONOLITHIC EPOXY FLOORING; 3) APPROVED SLIPFOOT QUARRY TILE WITH INTEGRAL CURVE. SUCH MATERIALS SHALL BE INSTALLED OVER A WATERPROOF MEMBRANE AND ON STABLE SUBFLOORING.

2. WALLS AND CEILINGS OF KITCHEN AREAS SHALL BE A DURABLE, SMOOTH, WASHABLE, LIGHT-COLORED (70 PERCENT LIGHT REFLECTANCE VALUE MINIMUM) AND NON-ABSORBENT SURFACE. PLUMBING AND ELECTRICAL LINES, AND CONDUITS OF ALL TYPES, SHALL BE LOCATED WITHIN THE WALLS UNLESS OTHERWISE NOTED. PAINTED WALLS SHALL BE SEMI GLOSS ENAMEL FINISH.

3. KITCHEN AREAS SHALL BE PROVIDED WITH MINIMUM 20 FOOTCANDLES OF LIGHT MEASURED 30" ABOVE THE FLOOR. ALL KITCHEN LIGHT FIXTURES TO BE PROVIDED WITH PLASTIC OR OTHER SHATTERPROOF SHIELDS AND SHALL BE READILY CLEANABLE.

4. IN FOOD COOKING AND PREPARATION AREAS, VENTILATION SHALL BE PROVIDED BY HOOD AND EXHAUST DUCTS OVER COOKING FACILITIES AND EQUIPMENT FOR THE REMOVAL OF HEAT, STEAM, SMOKE, ODORS, VAPORS, GREASE AND GASES GENERATED WITHIN THE AREA. MECHANICAL EXHAUST VENTILATION SYSTEMS/HOODS AND MAKE-UP AIR SYSTEM SHALL CONFORM TO THE SAN MATEO MECHANICAL CODE, AND THE NOISE ORDINANCE OF THE LOCAL POLICE CODE.

5. ALL PLUMBING AND PLUMBING FIXTURES SHALL BE INSTALLED IN COMPLIANCE WITH LOCAL ORDINANCES. ALL LIQUID WASTES SHALL BE DISPOSED THROUGH THE PLUMBING SYSTEM, WHICH SHALL DISCHARGE INTO THE PUBLIC SEWER SYSTEM. EQUIPMENT DISCHARGING LIQUID WASTE SHALL CONVEY THIS WASTE BY A CLOSED SYSTEM TO AN APPROVED SEWER LINE AND DISPOSED OF BY AN INDIRECT CONNECTION AT LEAST DOUBLE THE DIAMETER OF THE DISCHARGE LINE MEASURED VERTICALLY ABOVE THE OVERFLOW RIM OF THE WASTE RECEPTOR, BUT IN NO CASE LESS THAN ONE INCH. WASTE RECEPTORS SHALL BE READILY ACCESSIBLE FOR CLEANING AND INSPECTION.

6. THE PROJECT SHALL BE CONSTRUCTED, EQUIPPED, MAINTAINED, AND OPERATED TO PREVENT THE ENTRANCE AND HARBORAGE OF ANIMALS, BIRDS, RODENTS AND INSECTS. ANY OPENING, INCLUDING THE THRESHOLD OF DOORS, SHALL BE NO MORE THAN 1/4" RODENT SCREENING SHALL NOT HAVE OPENINGS GREATER THAN 1/4", AND THE THICKNESS OF MATERIAL USED SHALL BE NOT LESS THAN 18 GAUGE. INSECT SCREEN MATERIALS SHALL BE NOT LESS THAN 18-MESH TO THE INCH.

7. ADEQUATE AND SUITABLE SPACE, SEPARATED FROM TOILETS, SHALL BE PROVIDED FOR STORAGE OF CLEAN LINENS, APRONS AND OTHER APPAREL, NAPKINS, TOWELS, AND SIMILAR ITEMS AS REQUIRED.

8. BULK UNPACKAGED FOODS FOR CUSTOMER SELF SERVICE SHALL BE PROTECTED BY AN APPROVED DEVICE AND/OR BY A TIGHT FITTING LID OR COVER AND/OR AS APPROVED BY THE HEALTH DEPARTMENT.

9. THE KITCHEN SHALL HAVE AT LEAST A THREE-COMPARTMENT METAL SINK WITH TWO INTEGRAL METAL DRAINBOARDS, WHICH SHALL BE LARGE ENOUGH TO ACCOMMODATE THE LARGEST ITEM CLEANED. AN APPROVED BACK-SPLASH SHALL BE INSTALLED ON THE WALL BEHIND THE SINK.

10. DISHWASHERS SHALL CONFORM TO NATIONAL SANITATION FOUNDATION (NSF) STANDARDS.

11. A CONCRETE OR STAINLESS STEEL BASIN, CURED AND SLOPED TO A DRAIN, SHALL BE PROVIDED EXCLUSIVELY FOR GENERAL CLEANING PURPOSES AND FOR DISPOSAL OF MOP BUCKET WATER AND OTHER LIQUID WASTES. SUCH FACILITIES SHALL BE CONNECTED TO THE SEWER SYSTEM, AND PROVIDED WITH HOT AND COLD RUNNING WATER THROUGH A MIXING VALVE PROTECTED WITH AN APPROVED BACK-FLOW PREVENTION DEVICE.

12. NEW AND REPLACEMENT KITCHEN EQUIPMENT SHALL MEET OR BE EQUIVALENT TO APPLICABLE NATIONAL SANITATION FOUNDATION (NSF) STANDARDS, OR AS APPROVED BY THE DEPARTMENT OF PUBLIC HEALTH. ALL UTENSILS AND EQUIPMENT USED IN PREPARATION, SERVICE, DISPLAY AND STORAGE SHALL BE ON NON-TOXIC AND NON-CORROSIVE MATERIALS, AND SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED AS TO BE EASILY CLEANED.

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE ITEMS

ARCHITECTURE:

5.201.1 FOR THE PURPOSES OF MANDATORY ENERGY EFFICIENCY STANDARDS IN THIS CODE, THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS.

5.408.1 CONSTRUCTION WASTE MANAGEMENT: A MINIMUM OF 65% OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE OR THE LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE MUST BE MET, WHICHEVER IS MORE STRINGENT.

5.408.1.1 THROUGH 5.408.1.4 WHERE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT CONFORMS TO SECTION 5.408.1.1. UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLES WITH SECTION 5.408.1. COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 65% MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTIONS 5.408.1.1 THROUGH 5.408.1.3. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

5.408.2 UNIVERSAL WASTE [A]: NONRESIDENTIAL ALTERATION SHALL REQUIRE VERIFICATION THAT UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND ARE DIVERTED FROM LANDFILLS.

5.410.1 AND 5.410.1.2 RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE AND READILY ACCESSIBLE SPACE FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS. SAMPLE ORDINANCE: SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH CHAPTER 18, PART 3, DIVISION 30 OF THE PUBLIC RESOURCES CODE.

5.504.1.1 ADHESIVES, SEALANTS, AND CALKLS: COMPLY WITH VOC LIMITS IN SCAQMD RULE 1168 VOC LIMITS AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES. (CALGREEN 5.504.4.1)

5.504.4.3 PAINTS AND COATINGS: COMPLY WITH VOC LIMITS IN THE AIR RESOURCES BOARD ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL PAINTS.

5.504.4.5 COMPOSITE WOOD: MEET ARB AIR TOXICS CONTROL. MEASURE FOR COMPOSITE WOOD INCLUDING MEETING THE EMISSION LIMITS IN CALGREEN TABLE 5.504.4.5.

5.504.4.6 RESILIENT FLOORING SYSTEMS: 80% OF RESILIENT FLOOR AREA MUST BE IN ACCORDANCE TO SECTION 5.504.4.6.

MECHANICAL, ELECTRICAL, PLUMBING:

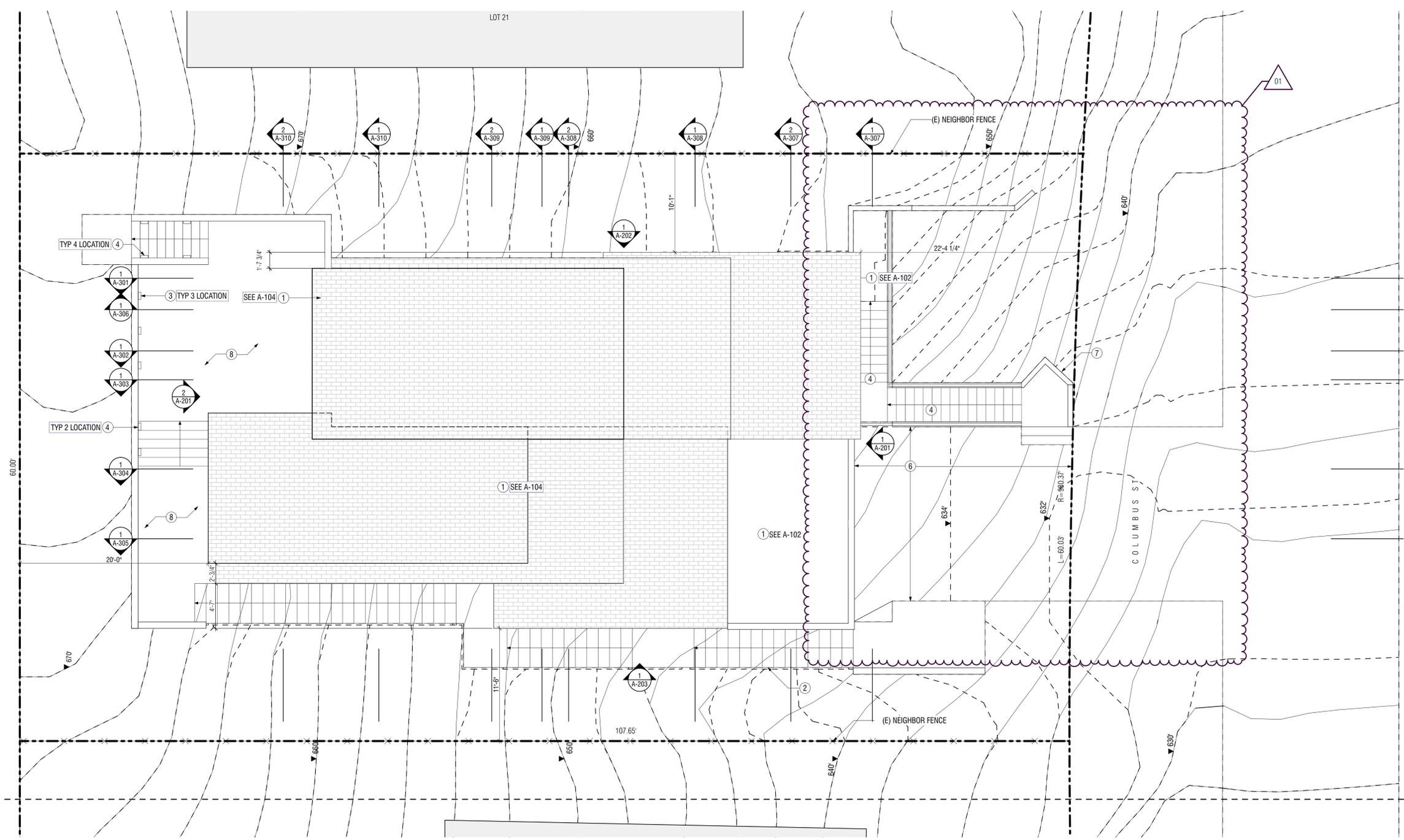
5.410.4 THROUGH 5.410.4.5.1 TESTING AND ADJUSTING: DEVELOP AND IMPLEMENT A PLAN OF PROCEDURES FOR TESTING AND ADJUSTING NEW SYSTEMS, INCLUDING (AS APPLICABLE): HVAC, INDOOR AND OUTDOOR LIGHTING AND CONTROLS, WATER HEATING, RENEWABLE ENERGY, LANDSCAPE IRRIGATION, AND WATER REUSE SYSTEMS.

II. BALANCE NEW HVAC SYSTEMS BEFORE OPERATION FOR NORMAL USE
III. PROVIDE THE OWNER OR REPRESENTATIVE WITH A FINAL REPORT OF TESTING.
IV. PROVIDE THE BUILDING REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF ALL WARRANTIES/WARRANTIES FOR EACH SYSTEM.

| LEGEND | DESCRIPTION |
|--------|--|
| | EXISTING GRADE CONTOUR LINE |
| | PROPOSED GRADE CONTOUR LINE |
| | PROPERTY LINE |
| | (E) WOOD FENCE LINE, APPROX. 6 FT TALL |

GENERAL NOTES
 SEE ELEVATIONS FOR EXTERIOR MATERIALS
 SECTION 6412 OF THE PLANNING CODE ALLOWS 4 FEET TALL RETAINING WALLS IN THE FRONT AND 6 FEET TALL RETAINING WALLS IN THE REAR

SHEET NOTES
 (EXT. LIGHTING NOTES) SEE A-600 FOR EXT. LIGHTS SPECS
 1. EXT. ENTRANCE & MASTER BEDROOM PORCH LIGHTS UNDER OVERHANG (SEE ELEVATION)
 2. EXT. LIGHTS FOR PATH
 3. FRONT & BACK PATIO LIGHT
 4. CONCRETE WALL MOUNTED STEPS LIGHT
 5. IN-GROUND WATERPROOF RECESSED UPLIGHT
 6. DRIVEWAY
 7. CONCRETE RETAINING WALL
 8. POROUS LANDSCAPING (DECOMPOSED GRAVEL + PAVERS)



1 SITE PLAN
 A-005 SCALE: 3/16" = 1'-0"

DATE STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

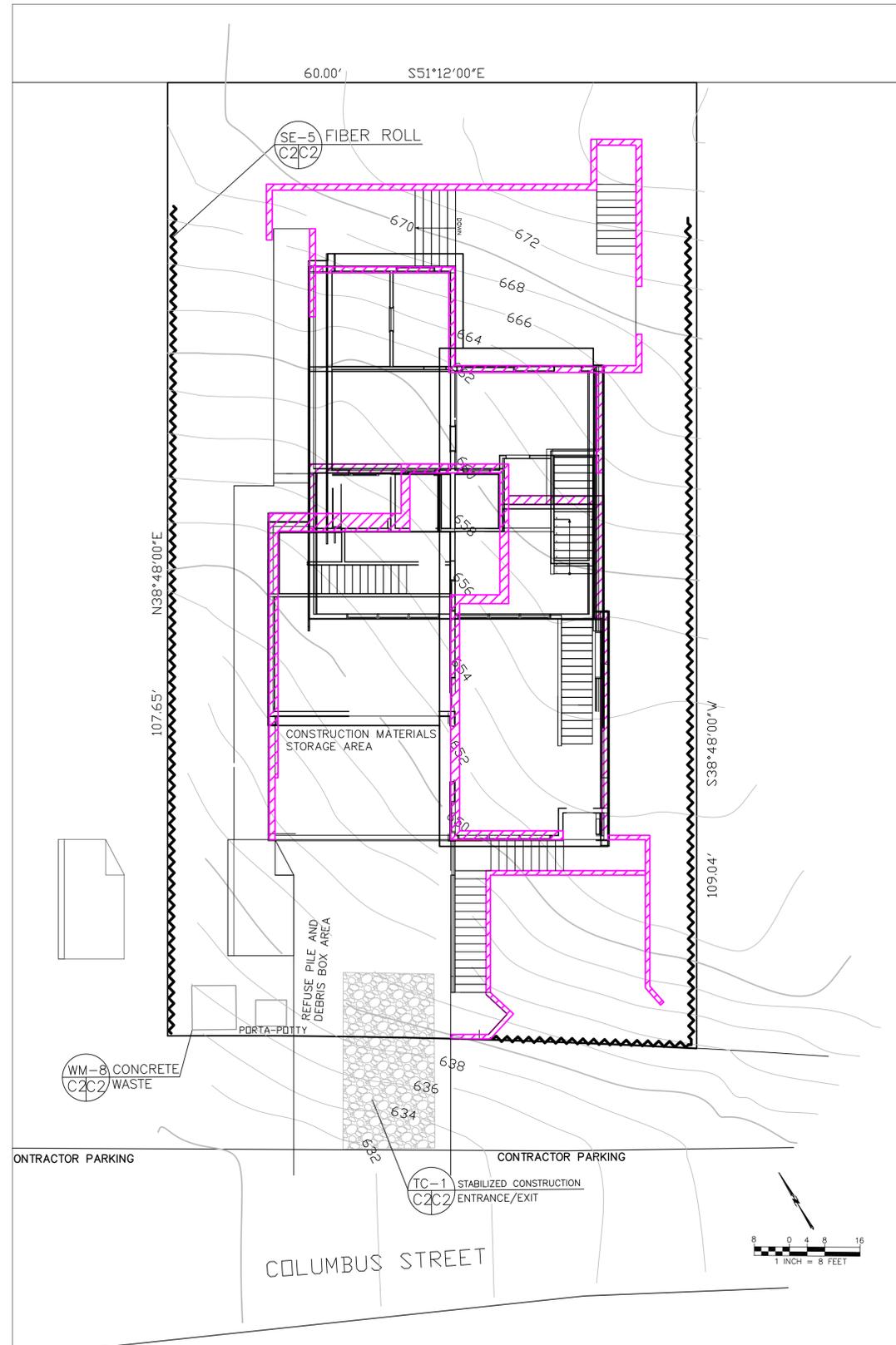
SEAL & SIGNATURES

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

SITE PLAN

| | | |
|-----------|-------------|----------|
| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | SHT SIZE: | |
| AS NOTED | Arch D | |

SHEET NO:
A-005



EROSION CONTROL POINT OF CONTACT

THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

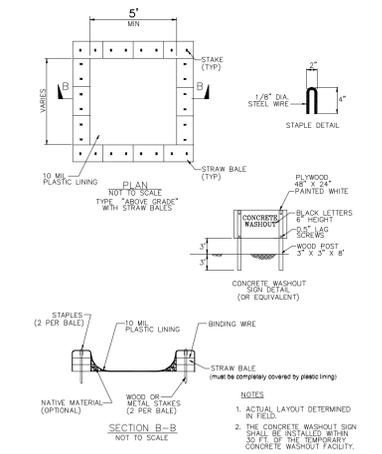
NAME: IRENE LOPEZ
 TITLE/QUALIFICATION: OWNER
 PHONE: 650-350-9092
 E-MAIL: ENERIZEPOL@MSN.COM

• USE OF PLASTIC SHEETING BETWEEN OCTOBER 1st AND APRIL 30th IS NOT ACCEPTABLE.

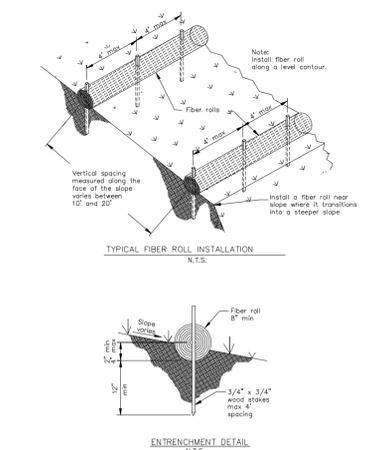
GENERAL EROSION AND SEDIMENT CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL SE-5
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Use sediment controls or filtration to remove sediment when dewatering site and obtain Regional Water Quality Control Board (RWQCB) permit(s) as necessary.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site

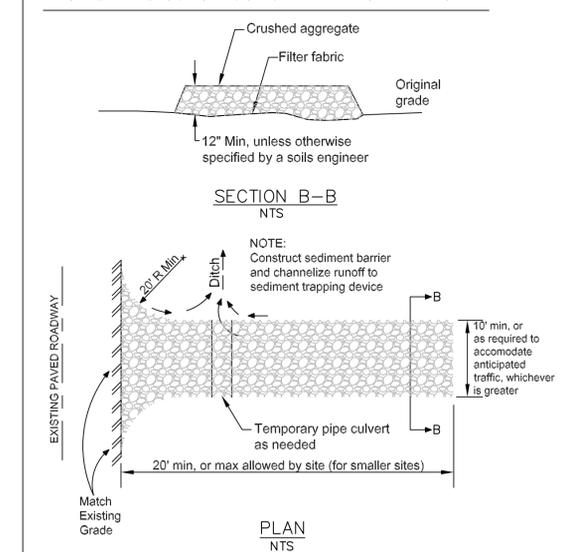
CONCRETE WASTE MANAGEMENT WM-8



FIBER ROLLS SE-5



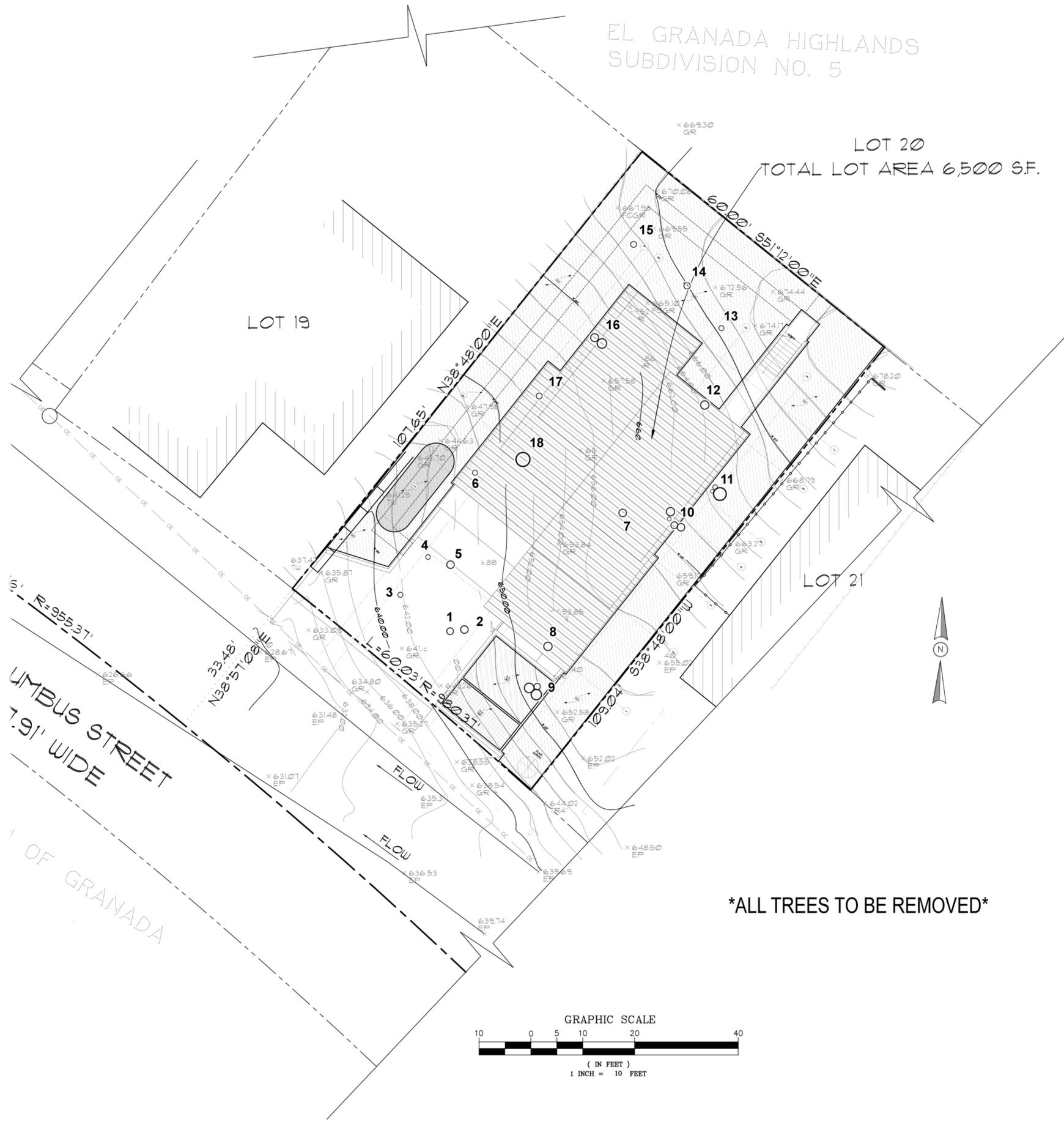
STABILIZED CONSTRUCTION ENTRANCE/EXIT TC-1



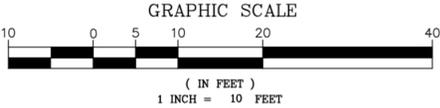
| | |
|---|-------------------|
| Sigma Prime Geosciences, Inc. | |
| DATE: 12-7-18 | DRAWN BY: CMK |
| CHECKED BY: AZG | REV. DATE: 9-3-20 |
| REV. DATE: 10-15-20 | REV. DATE: |
| SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-8990 FAX: 728-8993 | |

EROSION CONTROL PLAN
 1127 COLUMBUS STREET
 EL GRANADA
 APN 047-191-440

| Tree Number | Common Name | Latin Name | Diameter | Health | Structure | Comments | Removal |
|-------------|---------------------|----------------------------|-----------------------|--------------|----------------|--|---------|
| 1 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 16.9 | Fair | Extremely Poor | Topped at 20 feet. | Y |
| 2 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 18.5 | Fair | Poor to Fair | Measurement taken high to avoid removed stem. High canopy weighted towards Road. | Y |
| 3 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 12.9 | Poor to Fair | Poor to Fair | Topped at 35 feet. | Y |
| 4 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 12.1 | Poor to Fair | Poor | Topped at 30 feet above grade. Developing large sprouts. | Y |
| 5 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 19.3 | Fair | Extremely Poor | Topped at 40 feet above grade. | Y |
| 6 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 12.5 | Poor to Fair | Poor | Topped 30 feet above grade. Developing large sprouts. | Y |
| 7 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 19.4 8.7 | Poor to Fair | Poor to Fair | Suppressed by adjacent tree. | Y |
| 8 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 21 | Poor to Fair | Fair | Slightly sparse canopy. Swing installed between this and neighboring tree. | Y |
| 9 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 26.2 23.7 16.3 | Fair | Poor to Fair | Canopy weighted heavily over Road. Swing installed between this and neighboring tree. | Y |
| 10 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 20.9 18.8 16.6 9.8 | Fair | Poor to Fair | This appears to be four daughter stems from an old mother stump. Base and stump were buried with debris and a platform is installed between the stems. | Y |
| 11 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 31.9 11.7 8.9 | Fair | Fair | High canopy. Dominant in stand. | Y |
| 12 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 21 | Fair | Fair | | Y |
| 13 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 13.2 | Fair | Fair | | Y |
| 14 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 16.0 4.9 | Poor to Fair | Poor to Fair | 5 inch failed branch suspended in canopy over Road. | Y |
| 15 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 14.6 | Fair | Poor to Fair | Significant bow in main stem and canopy balance away from stand and over the road. | Y |
| 16 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 24.2 20.2 | Fair | Extremely Poor | Topped 30 feet above grade. | Y |
| 17 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 14.8 | Fair | Extremely Poor | Topped at 30 feet above grade. Beginning to develop large sprouts. | Y |
| 18 | Blue gum eucalyptus | <i>Eucalyptus globulus</i> | 35.1 | Fair to Good | Extremely Poor | Topped at 30 feet above grade. | Y |



ALL TREES TO BE REMOVED



ARBORIST'S TREE MAP
LOT 20 BLOCK 21 ELGRANADA HIGHLANDS NO5. ELGRANADA CA.

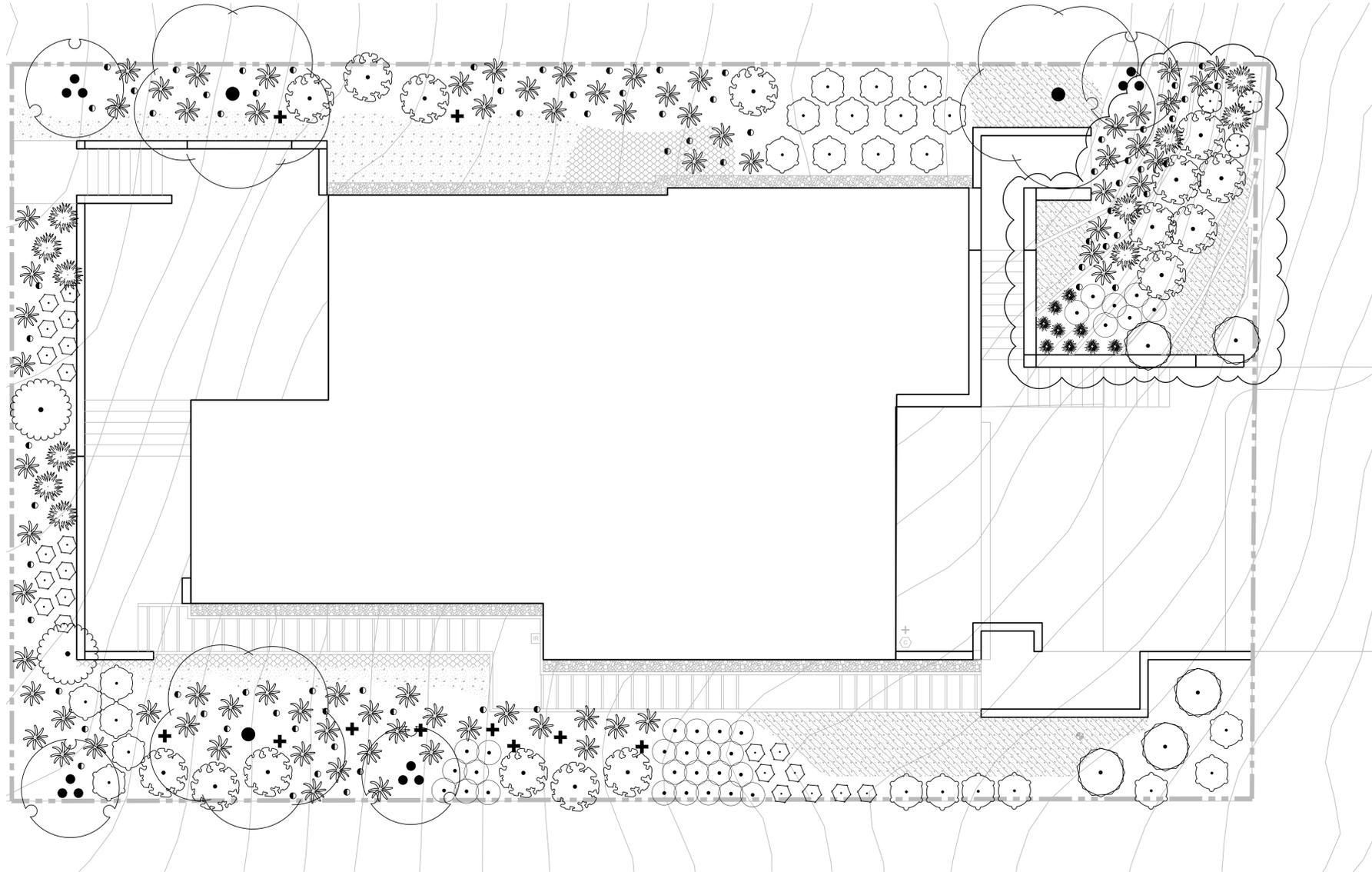
| REVISION | |
|----------|------|
| NO. | DATE |
| | |
| | |
| | |

SCALE AS SHOWN
SHEET NUMBER

OF SHEETS
DATE JUNE 7, 2018

REV. STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS AVE
 EL GRANADA, CA 94019



NOTE: ALL PLANTING AREAS TO RECEIVE JUTE NETTING (L-301) AND MULCH (L-301)



PLANT SCHEDULE

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | CONT | Very Low | Low |
|--------------------|------|-----|---|--------|----------|-----|
| | ARU | 3 | Arbutus unedo / Strawberry Tree Multi-Trunk | 24"box | | X |
| SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | Very Low | Low |
| | AH | 4 | Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita | 10 gal | X | |
| | AM | 2 | Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita | 5 gal | X | |
| | BP2 | 16 | Baccharis pilularis 'Pigeon Point' / Coyote Brush | 5 gal | X | |
| | CH | 5 | Ceanothus gloriosus 'Heart's Desire' / Heart's Desire Lilac | 5 gal | X | |
| | EC | 22 | Epiobium canum canum 'Solidarity Pink' / Hummingbird Trumpet | 1 gal | X | |
| | EL | 3 | Eriogonum latifolium / Coast Buckwheat | 1 gal | X | |
| | SB | 23 | Salvia x 'Bee's Bliss' / Sage | 1 gal | X | |
| ANNUALS/PERENNIALS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | Very Low | Low |
| | DB | 9 | Dudleya brittonii / Dudleya | 1 gal | X | |
| | IL | 31 | Iris douglasiana PCH 'Lavender and White' / Lavender and White Iris | 1 gal | X | |

WUCOLS

| TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | Very Low | Low | |
|---------------|------|-----|--|-------|----------|----------|-----|
| | LC2 | 10 | Lewisia cotyledon / Lewisia | 1 gal | | X | |
| | VL | 11 | Verbena lilacina 'De la Mina' / Lilac Verbena | 1 gal | | X | |
| BULBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | Very Low | Low | |
| | BC | 72 | Brodiaea californica 'Babylon' / California Brodiaea | Bulb | X | | |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE | Very Low | Low | |
| | LC | 75 | Leymus condensatus 'Canyon Prince' / Native Blue Rye | 1 gal | | X | |
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME | CONT | SPACING | Very Low | Low |
| | CD | 49 | Carex divulsa / Berkeley Sedge | 1 gal | 24" o.c. | | X |
| | DS | 15 | Dichondra sericea / Silverleaf Ponyfoot | 4"pot | 18" o.c. | | X |
| | EC2 | 93 | Erodium chrysanthum / Yellow Storksbill | 4"pot | 18" o.c. | | X |

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |



LOPEZ RESIDENCE
 1127 COLUMBUS AVE
 EL GRANADA, CA 94019

PLANTING PLAN AND LEGEND

| | | |
|---------------------|--------------------|----------------|
| DRAWN BY: NM / AS | CHECKED BY: SV | DATE: 07/24/19 |
| SCALE: 1/8" = 1'-0" | SHEET SIZE: Arch D | |

SITE PERMIT & DESIGN REVIEW

SHEET NO: **L-300**

PLANTING NOTES

- PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENCE WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
- THE LANDSCAPE ARCHITECT MAY PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. PLANT MATERIAL NOT MEETING THE STANDARDS CONTAINED WITHIN CONTRACT DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
- CONTRACTOR IS TO VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
- ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
- THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
- ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
- SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
- FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
- MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A 3" DEPTH.
- ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR & APPROVED BY THE LANDSCAPE ARCHITECT.
- EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
- STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
- PLANT WARRANTY PERIOD TO BE 180 DAYS. PLANTS WILL BE REPLACED BY LANDSCAPE CONTRACTOR AT HIS SOLE EXPENSE.
- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA

INSTRUCTIONS FOR PLANTING IN JUTE NETTING

REMOVE THE PLANT FROM ITS GALLON CONTAINER, AND SET IT CAREFULLY TO THE SIDE. CUT THE JUTE. CAREFULLY FILL THE EMPTY POT WITH DIRT FROM THE HOLE YOU DIG. PULL THE MULCH AND JUTE TO THE SIDE. SET YOUR PLANT INTO THE HOLE YOU MADE, THEN PUT THE JUTE AND MULCH BACK INTO PLACE. HAUL THE EXTRA DIRT AWAY.

GENERAL PLANTING INSTRUCTIONS

- PLANT IN EXISTING SOIL. DO NOT ADD AMENDMENTS. IF THE SOIL IS BRICK HARD, WATER THE WEEK BEFORE YOU PLANT OR MULCH THE AREA A FEW MONTHS BEFORE WITH SHREDDED REDWOOD OR CEDAR BARK MULCH.
- DO NOT FERTILIZE OR AMEND THE SOIL. WEED! IT'S EASIER TO GET RID OF THEM BEFORE YOU PUT THE PLANTS IN. THEY'RE YOUR ENEMY; REMOVE THEM. (ANY WAY YOU CAN THAT FITS YOUR PARTICULAR SITUATION. WE HAVE USED POST-EMERGENT HERBICIDES, SHOVELS, TRACTORS, AND HAND WEEDING.) DO NOT TILL OR RIP THE SOIL. DO NOT REMOVE THE WEEDS WITH TOOLS UNLESS YOU'RE GOING TO PLANT OR MULCH. DISTURBANCE FAVORS WEEDS. WEEDS FAVOR WEEDS. WEED CONTROL IS ALWAYS THE LESSER OF EVIL. GENERALLY THE WEEDS ARE MORE EVIL THAN THE HERBICIDES.
- REMOVE THE WEED DEBRIS AND PUT IT IN YOUR COMPOST PILE, TRASH, OR HAUL AWAY. DO NOT KEEP THEM ONSITE.
- DIG THE HOLES ABOUT THE SIZE OF THE ROOT BALL OR A LITTLE BIGGER. DON'T DIG HOLES SMALLER THAN THE PLANT AND RIP OFF HALF THE ROOT BALL OR TRY TO STUFF IT IN THE HOLE ANYWAY (WATCH THE LAZY ONES; THEY'LL DO THIS). DO NOT DIG A HUGE HOLE FOR A SMALL PLANT. THE GROUND WILL SETTLE; AND PLANT WILL BE BELOW GROUND LEVEL AND DROWN DURING THE WINTER.
- USE YOUR BODY WEIGHT TO PUSH THE SHOVEL INTO THE SOIL. USE THE SHOVEL HANDLE AS A LEVER. IT'S AMAZING TO SEE A LANDSCAPE CREW WORKING WHERE HALF THE GUYS DO NOT KNOW HOW TO USE A SHOVEL. (I LIKE TO USE THAT AS A TEST FOR GARDENERS.) A GALLON PLANT IS ONLY 6 INCHES OR SO ACROSS. SEE IF YOU CAN FIND A 7-8 INCH SHOVEL, DIG IT! DO NOT TRY TO DIG HOLES WITH A TRENCHING SHOVEL, YOU'LL BREAK AN ANKLE, OR THE SHOVEL.

WATERING

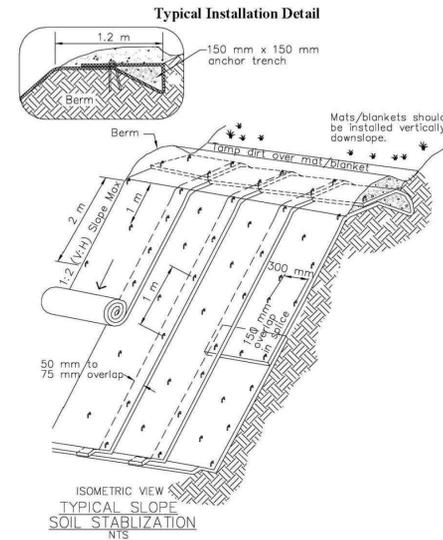
- WATER THE FIRST TIME TO FILL ANY SOIL VOIDS AND TO REHYDRATE THE SOIL. IF THE SOIL IS DRY, APPLY AS MUCH AS 30 GALLONS. THEN WATER WITH A DRIP SYSTEM FOR UP TO 24 HOURS. DO NOT DIRECTLY WATER THE CROWN GET WET AFTER THE FIRST YEAR. OVERHEAD WATER IS OK, PUTTING THE HOSE DOWN NEXT TO THE PLANT IS NOT.
- FOR THE FIRST YEAR: CHECK THE SOIL UNDER THE MULCH (DIG DOWN ONE INCH TO TWO INCHES) EVERY WEEK TO TWO WEEKS. IF SOIL IS MOIST, DO NOT WATER. IF SOIL IS DRY, WATER THOROUGHLY WITH FOUR PLUS GALLONS OF WATER. (SOME SITES MAY NOT NEED ANY WATERING.)
- SECOND YEAR AND SUCCEEDING YEARS: IF THE PLANT ORIGINATED FROM AN AREA OF HIGHER RAINFALL THAN YOUR AREA, WATER EXTRA FROM NOVEMBER TO MARCH. IF THE PLANT ORIGINATED FROM A COMMUNITY THAT RECEIVES FOG DRIP IN THE SUMMER YOU WILL ALSO NEED TO DO SOME LIGHT SPRINKLING DURING THE SUMMER. IF YOUR RAINFALL IS BETWEEN 12-20 INCHES AND COASTAL YOU SHOULD BE OK. IF ABOVE 20 INCHES IN AREAS THAT REGULARLY EXCEED 100 DEGREES YOU SHOULD BE OK. IF THE YEAR IS UNUSUALLY DRY, SUPPLEMENTAL WATER CAN BE APPLIED FROM MARCH THROUGH MAY. (YOU GOT 3 INCHES OF RAINFALL UP INTO FEBRUARY, MIGHT BE TIME TO WATER.) OTHER THAN THAT, DISCONTINUE WATERING. TRY TO MAINTAIN THE MULCH AT A DEPTH OF TWO INCHES AND WASH THE DUST OFF OF THE FOLIAGE ONCE A WEEK OR SO.

PLANTING TIME + EXPECTED PLANT SURVIVAL

| Area | Spring (March-May) | Summer (June-Aug) | Fall (Sept-Dec) | Winter (Dec-Feb) |
|--------------------|---|--|---|--|
| Coastal California | Great planting time. Plantings need to be watered 3-5 times after planting and then they can generally make it through the summer with 'normal' losses of around 5-8% | Good planting time. Water the area to be planted well, a week before you plant. Water 1x week after you plant. If deer are present on the property, this is not a good time to plant. Normal losses of 7-12% should be expected. | Good planting time. Water a week before you plant. Water 1x week after you plant. If you have deer this is a BAD time to plant. Expect losses at 8-12%. | Great planting time. Normal losses at 5-8% |

Geotextiles, Mats, Plastic Covers and Erosion Control Blankets

SS-7



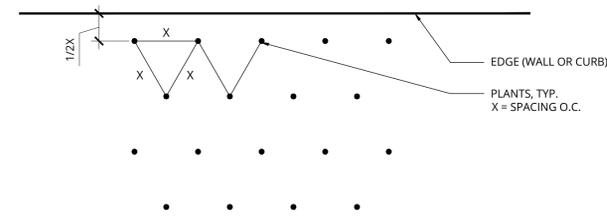
- ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABILIZATION
- NOTES:
- Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
 - Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
 - Install per manufacturer's recommendations

California Storm Water Quality Handbooks
Construction Site Best Management Practices Manual
March 1, 2003

Geotextiles, Mats, Plastic Covers and EC Blankets SS-7
Section 3
11 of 11

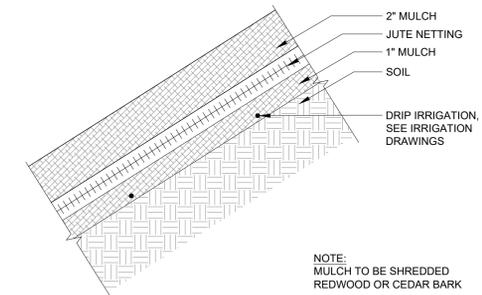
4 JUTE NETTING

1/4" = 1'-0"



2 MULCH

3" = 1'-0"

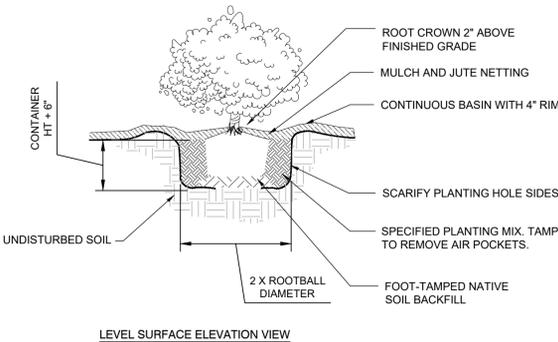


3 GROUNDCOVER SPACING

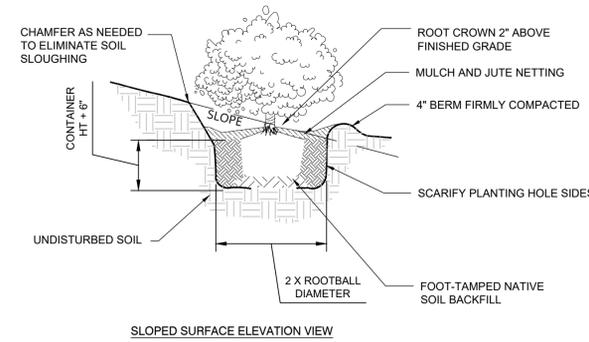
1/4" = 1'-0"

NOTE:

- CUT ROOTBALL AS REQUIRED TO LOOSEN ROOTS AND PREVENT CIRCLING
- THOROUGHLY WATER EACH PLANTING HOLE DURING BACKFILLING
- ALL PLANTING AREAS SHALL RECEIVE 3" OF 3/4" CLEAN FIR BARK MULCH. SUBMIT SAMPLE FOR APPROVAL TO LANDSCAPE ARCHITECT.
- BUILD SOIL BERM MIN. 4" HIGH AND 3" FROM SHRUB TRUNK IN PLANTER STRIP. PROVIDE LOAM TOPSOIL AS NEEDED TO FORM BERM AND FILL HOLES
- SOIL, CONCRETE, AND OTHER MATERIALS SPILLED ON HARDSCAPE AND PLANTING AREA SHALL BE CLEANED UP IMMEDIATELY BY CONTRACTOR.
- SHRUB PLANTING PIT DRAINAGE TEST TO BE CONDUCTED AT 3 DIFFERENT LOCATIONS ON SITE. TEST TO BE: AUGER HOLE 18" DEEP 6" DIA. FILL WITH WATER. LET DRAIN. FILL WITH WATER AGAIN AND HAVE L&SD ARBORIST ON SITE TO REVIEW DRAINAGE AND MAKE ANY NECESSARY RECOMMENDATIONS AT THAT TIME.



LEVEL SURFACE ELEVATION VIEW



SLOPED SURFACE ELEVATION VIEW

1 SHRUB

3/4" = 1'-0"

DESIGNER
Claudio Martonffy Design
381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)

BASE

BASE Landscape Architecture
2427 17th Street
San Francisco, CA 94110
www.baselandscape.com

RECEIVED

LOPEZ RESIDENCE
1127 COLUMBUS AVE
EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|---------|-----------------|-------------|
| 2/18/20 | PLANNING PERMIT | |



LOPEZ RESIDENCE
1127 COLUMBUS AVE
EL GRANADA, CA 94019

PLANTING DETAILS

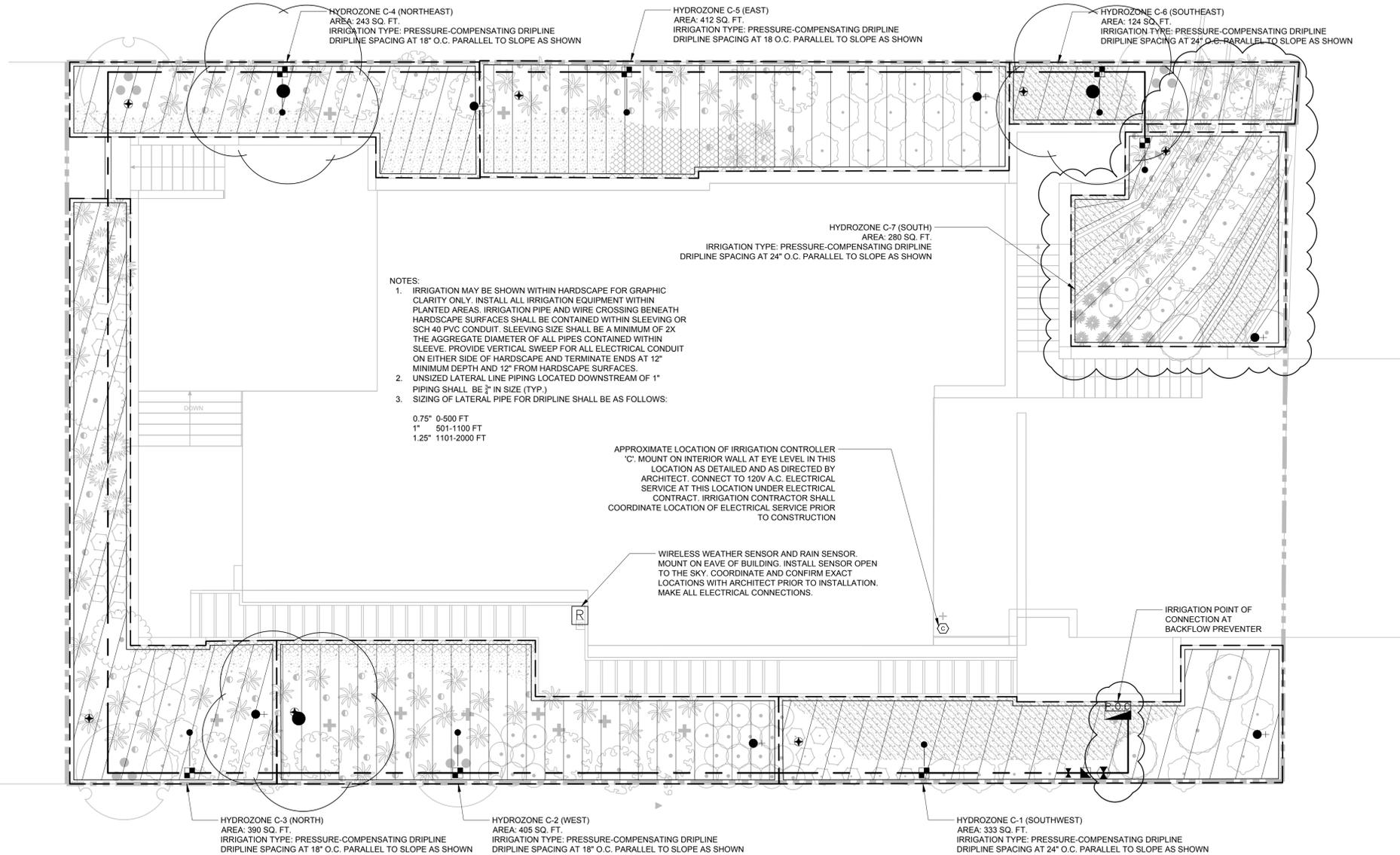
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| DRAWN BY: | CHECKED BY: | DATE: |
| NM / AS | AS | 06/21/19 |
| SCALE: | SHEET NO.: | |
| AS NOTED | Arch D | |

SITE PERMIT & DESIGN REVIEW

SHEET NO.:

L-301

NOTE:
CONTRACTOR TO INSTALL IRRIGATION SYSTEM AND CLOSELY MONITOR SYSTEM FOR 180 DAY PLANT WARRANTY PERIOD.
CONTRACTOR TO ADJUST FREQUENCY AND AMOUNT OF IRRIGATION TO PROVIDE MINIMUM NECESSARY WATER TO PROMOTE ROBUST PLANT GROWTH AND ESTABLISHMENT.



IRRIGATION LEGEND

| SYMBOL | MODEL | DESCRIPTION |
|---|---------------------------------|---|
| | | POINT OF CONNECTION |
| | 975XLSEU-1" | WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY |
| | P-220-26-4 | TORO MASTER VALVE |
| | FS-B100 | 1" IRRITROL FLOW SENSOR |
| | LGT-XX-SS | LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE) - 2.5" AND SMALLER |
| | 700-1/OMR-100/ T-ALFD10150-L | IRRITROL REMOTE CONTROL VALVE WITH A PRESSURE REGULATOR (SET TO 40PSI) AND A 1" DISC FILTER |
| | — | APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION. |
| | T-YD-500-34 | TORO AIR RELIEF VALVE |
| | T-FJJ16 | TORO FLUSH VALVE |
| | JVO-500-S2 | INLINE SPRING-CHECK VALVES ON SUPPLY AND EXHAUST HEADERS. SEE DETAILS FOR MORE INFO |
| | MC-24E | IRRITROL MC-E CONTROLLER IN A WALL-MOUNTED ENCLOSURE. USE IN CONJUNCTION WITH CLIMATE WEATHER SENSING SYSTEM. |
| | CL-100-WIRELESS | IRRITROL CLIMATE LOGIC WIRELESS WEATHER SENSING SYSTEM |
| MAIN LINE: 3/4" 1120-SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER. | | |
| LATERAL LINE: 3/4" 1120 SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER. | | |
| SLEEVING: SCHEDULE 40 PVC PIPE. SEE NOTES ON PLAN FOR SIZING. | | |
| HYDROZONE | | |
| | | Dripline remote control valve |
| | | PVC lateral |
| | | Supply header |
| | | Exhaust header |
| DRIP ZONE: TORO DL2000 SERIES DRIPLINE WITH TRI-LOC FITTINGS, PART #RGP-212. TUBING TO BE INSTALLED 4" BELOW GRADE IN A GRID AS INDICATED ON THE PLAN AND DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1" 0-10GPM, 1.25" 11-20GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW. SEE DETAILS FOR FURTHER INFO. | | |

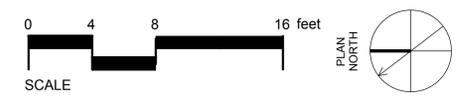
DESIGNER
ClaudioMartonffy Design
381 Valencia St.
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claudio@martonffy.com (e)

BASE
BASE Landscape Architecture
2427 17th Street
San Francisco, CA 94110
www.baselandscape.com

RECEIVED

LOPEZ RESIDENCE
1127 COLUMBUS AVE
EL GRANADA, CA 94019

| WATER USE ESTIMATION | | | | | | | | | | | | |
|-----------------------------------|----------------|--------------------------|-------------------|-----------------------|----------------------------|--------------|--------------|-------------|---------------|----------------|--------------|-------------------------|
| WATER TYPE | | POTABLE | | | | | | | | | | |
| SITE ET0 ZONE | | Zone 1 | | | | | | | | | | |
| SITE ET0= | | 32.9 | | | | | | | | | | |
| REGULAR LANDSCAPE AREAS | | | | | | | | | | | | |
| HYDROZONE # | HYDROZONE NAME | PLANT WATER USE TYPE | PLANT FACTOR (PF) | IRRIGATION METHOD | IRRIGATION EFFICIENCY (IE) | ETAF (PF/IE) | AREA (SQFT) | ETAF X AREA | ETWU (GAL/YR) | ACRE FEET/YEAR | HCF/YEAR | PERCENTAGE OF LANDSCAPE |
| C-1 | SOUTHWEST | LOW | 0.2 | DRIP | 0.81 | 0.25 | 333 | 82 | 1,677 | 0.01 | 2.24 | 15% |
| C-2 | WEST | LOW | 0.2 | DRIP | 0.81 | 0.25 | 405 | 100 | 4,544 | 0.01 | 6.07 | 19% |
| C-3 | NORTH | LOW | 0.2 | DRIP | 0.81 | 0.25 | 390 | 96 | 4,375 | 0.01 | 5.85 | 18% |
| C-4 | NORTHEAST | LOW | 0.2 | DRIP | 0.81 | 0.25 | 243 | 60 | 2,726 | 0.01 | 3.64 | 11% |
| C-5 | EAST | LOW | 0.2 | DRIP | 0.81 | 0.25 | 412 | 102 | 4,622 | 0.01 | 6.18 | 19% |
| C-6 | SOUTHEAST | LOW | 0.2 | DRIP | 0.81 | 0.25 | 124 | 31 | 1,391 | 0.00 | 1.86 | 6% |
| C-7 | SOUTH | LOW | 0.2 | DRIP | 0.81 | 0.25 | 280 | 69 | 3,141 | 0.01 | 4.20 | 13% |
| TOTALS | | | | | | | 2,187 | 540 | 22,477 | 0.07 | 30.05 | 100% |
| SPECIAL LANDSCAPE AREAS | | | | | | | | | | | | |
| HYDROZONE # | HYDROZONE NAME | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | |
| MAWA | | GALLONS/YR | 24,536 | | | | | | | | | |
| | | ACRE FEET/YR | 0.08 | | | | | | | | | |
| | | HCF/YR | 33 | | | | | | | | | |
| ETWU | | GALLONS/YR | 22,477 | | | | | | | | | |
| | | ACRE FEET/YR | 0.07 | | | | | | | | | |
| | | HCF/YR | 30.05 | | | | | | | | | |
| SITE IRRIGATION EFFICIENCY | | SITE PLANT FACTOR | | MAWA COMPLIANT | | | | | | | | |
| 0.76 | | 0.19 | | YES | | | | | | | | |
| ETAF Calculations | | | | | | | | | | | | |
| REGULAR LANDSCAPE AREAS | | | | | | | | | | | | |
| TOTAL ETAF x AREA | | 540 | | | | | | | | | | |
| TOTAL AREA | | 2,187 | | | | | | | | | | |
| AVG. ETAF | | 0.25 | | | | | | | | | | |



| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |



LOPEZ RESIDENCE
1127 COLUMBUS AVE
EL GRANADA, CA 94019

IRRIGATION PLAN AND LEGEND

DRAWN BY: NM / AS
CHECKED BY: SV
DATE: 07/24/19
SCALE: 3/16" = 1'-0"
SHEET SIZE: Arch D

SITE PERMIT & DESIGN REVIEW
SHEET NO:

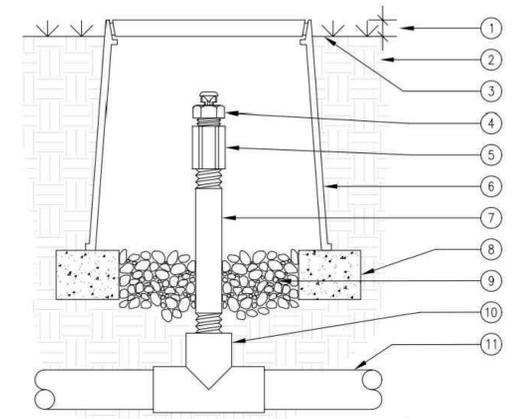
L-400

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE, THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.
3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
7. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
8. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
9. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.
10. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL

- BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.
11. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
12. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-2-BRRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-2-PRRR FOR RECYCLED IRRIGATION WATER SYSTEMS.
13. SPlicing OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.
14. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION" BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURERS INCLUDE NDS, CARSON OR APPROVED EQUAL.
15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.
16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS.
17. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.
18. THE REMOTE CONTROL VALVES SPECIFIED ON THE DRAWINGS IS A PRESSURE REDUCING TYPE. SET THE DISCHARGE PRESSURE AS FOLLOWS:
 - A. SPRAY HEADS=40 PSI
 - B. ROTARY HEADS=40 PSI
 - C. DRIP EMITTERS=35 PSI
 - D. BUBBLERS= 30 PSI
19. INSTALL A BALL VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.
20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
21. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.
22. LOCATE EMITTER OUTLETS ON UPHILL SIDE OF PLANT OR TREE.
23. LOCATE BUBBLERS ON UPHILL SIDE OF PLANT OR TREE.
24. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
25. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS WHERE THIS IS NOT POSSIBLE. SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

26. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
27. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. PRESSURE REGULATING DEVICE ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION.
28. IRRIGATION DEMAND: REFER TO PLANS.
29. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STARTING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
30. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.
31. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
32. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
33. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR NEEDS TO NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
34. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.
35. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIFLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.
36. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.



- | | |
|--|---|
| 1. 1" ABOVE FINISH GRADE. | 8. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED). |
| 2. NATIVE SOIL PER SPECIFICATIONS. | 9. PEA GRAVEL SUMP (6" DEEP). |
| 3. FINISH GRADE. | 10. PVC TEE (5x5x7) WITH 1/2" THREADED OUTLET. |
| 4. TORO AIR/VACUUM RELIEF VALVE (TYD-500-34). | 11. PVC PIPING. |
| 5. 1/2" PVC COUPLING (TXT). | USE ONE AIR/RELIEF VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT HIGH POINTS. |
| 6. 6" ROUND PLASTIC VALVE BOX. HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS. | |
| 7. 1/2" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED). | |

1 1/2" AIR / VACUUM RELIEF VALVE (PLUMED TO PVC TEE)
NTS

DESIGNER
Claudio Martonffy Design
381 Valencia St.
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claudio@martonffy.com (e)

BASE
BASE Landscape Architecture
2427 17th Street
San Francisco, CA 94110
www.baselandscape.com

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| REV | DATE | DESCRIPTION |
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| | 2/18/20 | PLANNING PERMIT |



LOPEZ RESIDENCE
1127 COLUMBUS AVE
EL GRANADA, CA 94019

IRRIGATION
NOTES AND DETAILS

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| DRAWN BY: | CHECKED BY: | DATE: |
| NM / AS | AS | 06/21/19 |
| SCALE: | SHEET SIZE: | |
| AS NOTED | Arch D | |

SITE PERMIT & DESIGN REVIEW

SHEET NO: **L-401**

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 EL GRANADA, CA 94019

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| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| REV | DATE | DESCRIPTION |

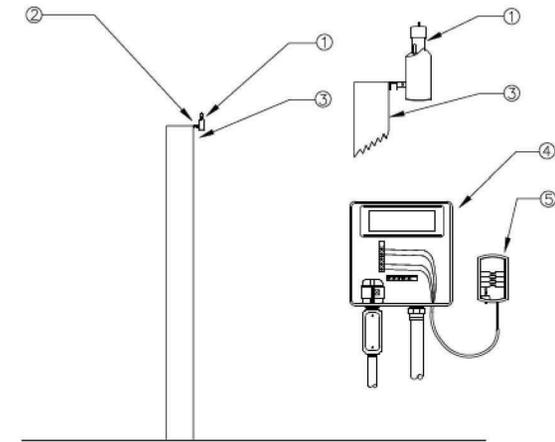


LOPEZ RESIDENCE
 1127 COLUMBUS AVE
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IRRIGATION DETAILS

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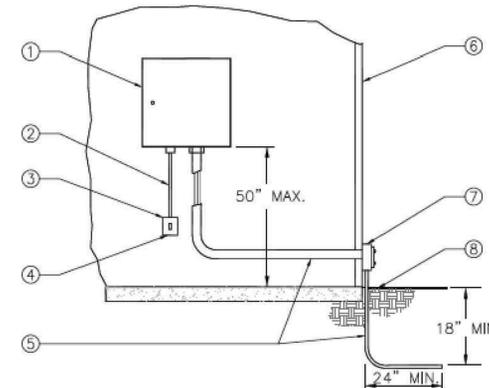
L-402



NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

- ① WIRELESS RAIN SENSOR TRANSMITTER (WALL MOUNTED)
- ② MOUNT RAIN SENSOR ON WALL
- ③ WALL
- ④ CONTROLLER
- ⑤ RAIN SENSOR RECEIVER

4 WIRELESS RAIN SENSOR WALL MOUNT
 NTS

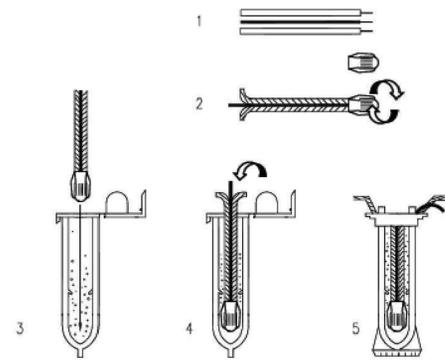


- ① IRRIGATION CONTROLLER
- ② 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- ③ 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- ④ 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- ⑤ SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
- ⑥ EXTERIOR WALL
- ⑦ ELECTRICAL PULL BOX PER ELECTRICAL CODE
- ⑧ FINISH GRADE

5 INTERIOR MOUNTED CONTROLLER
 NTS

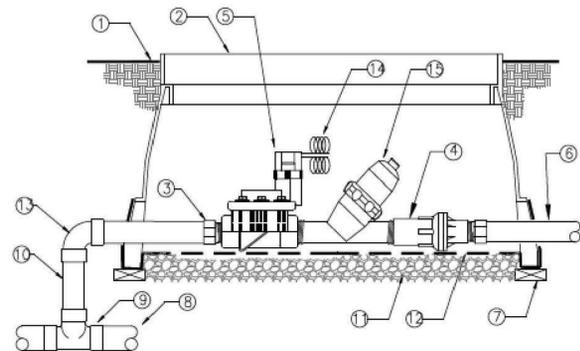


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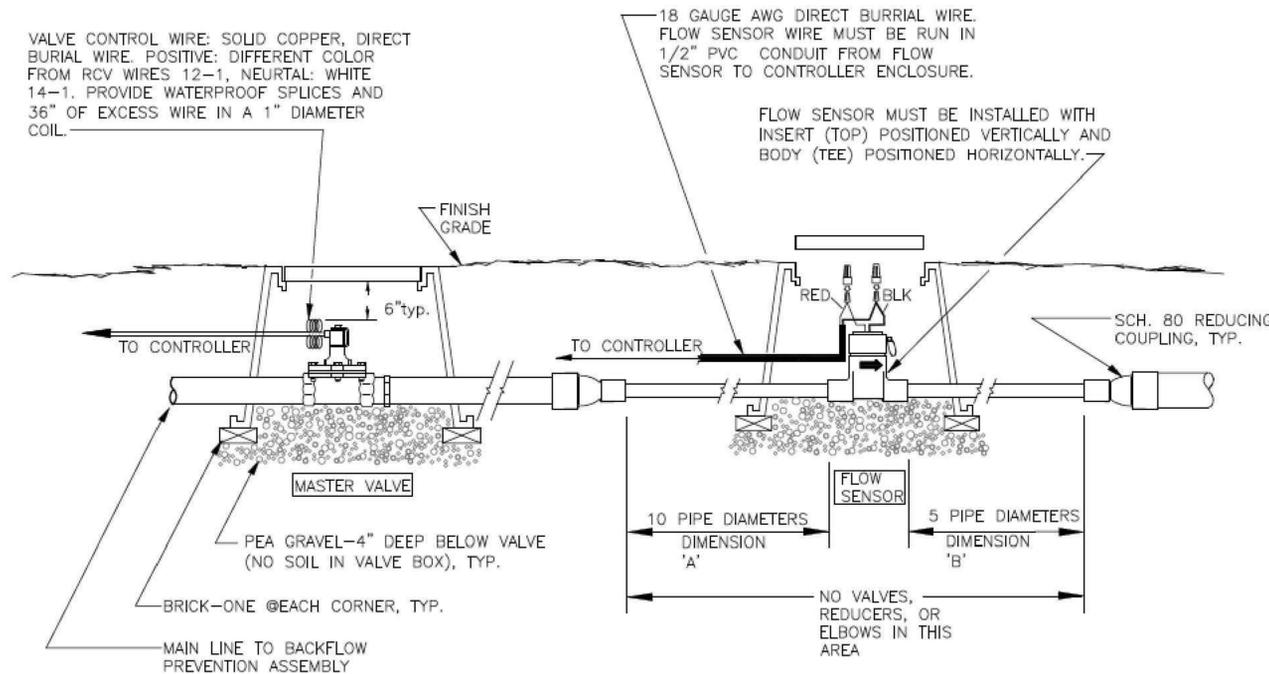
- INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" (13 mm) TO EXPOSE WIRE.
 2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
 3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
 4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
 5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

7 WEATHERPROOF WIRE SPLICE ASSEMBLY
 NTS

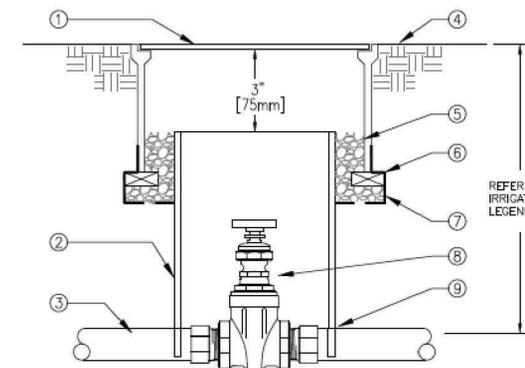


- ① FINISH GRADE
- ② RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX— NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- ③ SCHEDULE 40 MALE ADAPTER (2 TOTAL)
- ④ PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- ⑤ REMOTE CONTROL VALVE DRIP ZONE KIT. (SHALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
- ⑥ PVC LATERAL LINE.
- ⑦ BRICK—1 EACH CORNER.
- ⑧ PVC MAIN LINE.
- ⑨ UPC APPROVED SCHEDULE 40 PVC TEE.
- ⑩ SCHEDULE 40 PVC
- ⑪ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [102mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
- ⑫ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- ⑬ SCHEDULE 40 PVC 90° ELBOW (SxS).
- ⑭ VALVE CONTROL WIRE— PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 2' [1m] OF EXCESS WIRE IN A 1" [25mm] DIAMETER COIL.
- ⑮ Y-FILTER (INCLUDED IN DRIP ZONE KIT)

3 REMOTE CONTROL VALVE (DRIPZONE)
 NTS

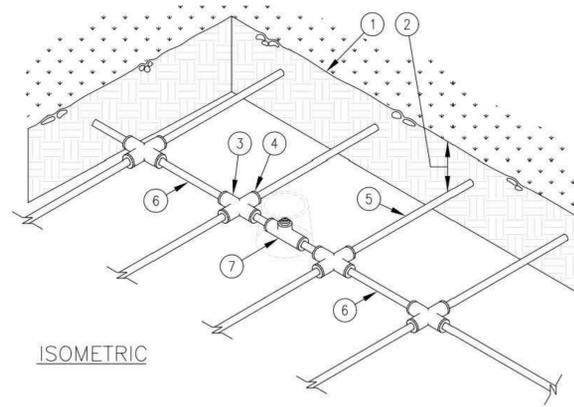


2 INSTALLATION DETAIL - MASTER VALVE / FLOW SENSOR
 NTS



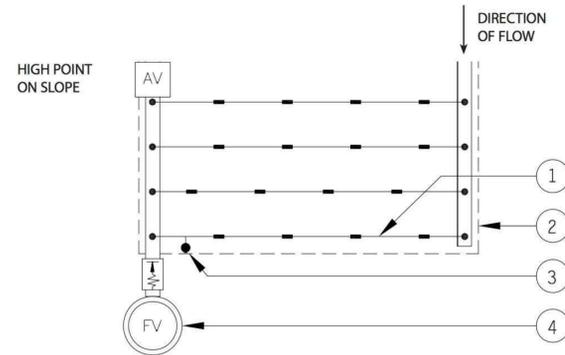
- ① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- ② 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- ③ PVC MAIN LINE.
- ④ FINISH GRADE.
- ⑤ PEA GRAVEL OR 3/4" [20mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
- ⑥ BRICK—2 TOTAL.
- ⑦ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- ⑧ GATE VALVE.
- ⑨ MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.

1 GATE VALVE
 NTS



ISOMETRIC

1. FINISH GRADE.
2. DEPTH OF TUBING PER SPECIFICATIONS.
3. PVC CROSS (5x5x5x5).
4. TORO COMPRESSION ADAPTER (T-CA-710).
5. DRIPLINE LATERAL.
6. AIR/VACUUM RELIEF LATERAL, TORO BLUE STRIPE PLY TUBING (T-EHD1645-XXXX) CENTERED ON MOUND OR BERM.
7. TORO AIR/VACUUM RELIEF VALVE (TYD-500-34) AT HIGH POINT. REFER TO AIR/VACUUM RELIEF VALVE DETAILS.

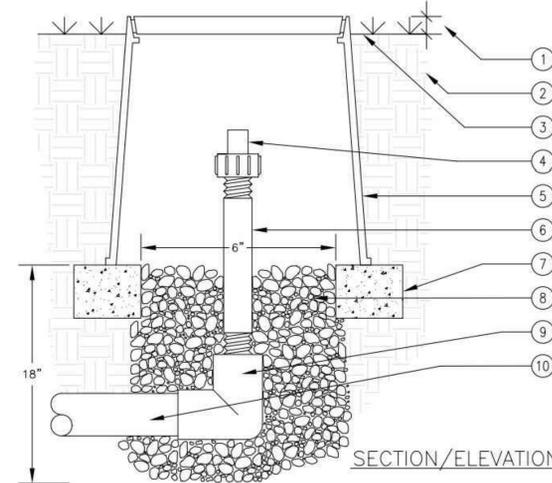


HIGH POINT ON SLOPE

DIRECTION OF FLOW

1. DRIPLINE LATERAL.
2. AREA PERIMETER.
3. DL2000 OPERATION INDICATOR (T-DL-MPI), OPTIONAL.*
4. TORO AUTOMATIC FLUSH VALVE (T-FCH-H-FIPT) PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

*SURFACE INSTALLATIONS ONLY



SECTION/ELEVATION

1. 1" ABOVE FINISH GRADE.
2. NATIVE SOIL PER SPECIFICATIONS.
3. FINISH GRADE.
4. TORO FLUSH VALVE (T-FCH-H-FIPT).
5. 6" ROUND PLASTIC VALVE BOX, HEAT BRAND "AR" ON LID IN 1" HIGH CHARACTERS.
6. 3/4" SCH 80 PVC NIPPLE (LENGTH AS REQUIRED).
7. BRICK SUPPORTS (2 COMMON BRICKS REQUIRED).
8. PEA GRAVEL SUMP (6" DEEP).
9. PVC ELBOW (5xT) WITH 3/4" THREADED OUTLET.
10. PVC PIPING.

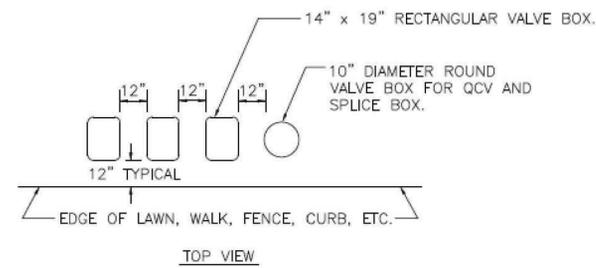
USE ONE FLUSH VALVE FOR EVERY 7 GPM PER ZONE. LOCATE AT LOW POINTS. FLUSH RATE IS 0.8 GPM. FLUSH PRESSURE IS 2 PSI.

DETAIL NOT USED.

8 AIR / VACUUM RELIEF LATERAL
NTS

7 END-FEED LAYOUT
NTS

6 AUTOMATIC FLUSH VALVE
NTS



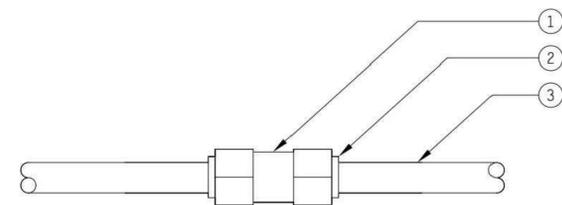
TOP VIEW

INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

DETAIL NOT USED.

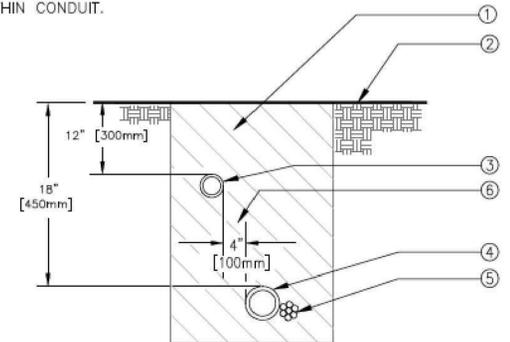
3 VALVE BOX INSTALLATION
NTS



1. INLINE CHECK VALVE (VOS00-52).
2. COMPRESSION ADAPTER (T-CA-710).
3. DRIPLINE

4 CHECK VALVE
NTS

NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.



1. CLEAN BACKFILL MATERIAL.
2. FINISH GRADE.
3. LATERAL LINE.
4. MAIN LINE.
5. LOW VOLTAGE CONTROL WIRE. TAPE AND BUNDLE TUBING OR WIRING AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.
6. TYPICAL DISTANCE BETWEEN PIPES.

1 TRENCHING
NTS

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IRRIGATION
DETAILS

DRAWN BY: NM / AS
CHECKED BY: SV
DATE: 07/24/19

SCALE: AS NOTED
SHEET SIZE: Arch D

SITE PERMIT & DESIGN REVIEW

SHEET NO: **L-403**

DATE STAMP

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 EL GRANADA, CA 94019

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| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

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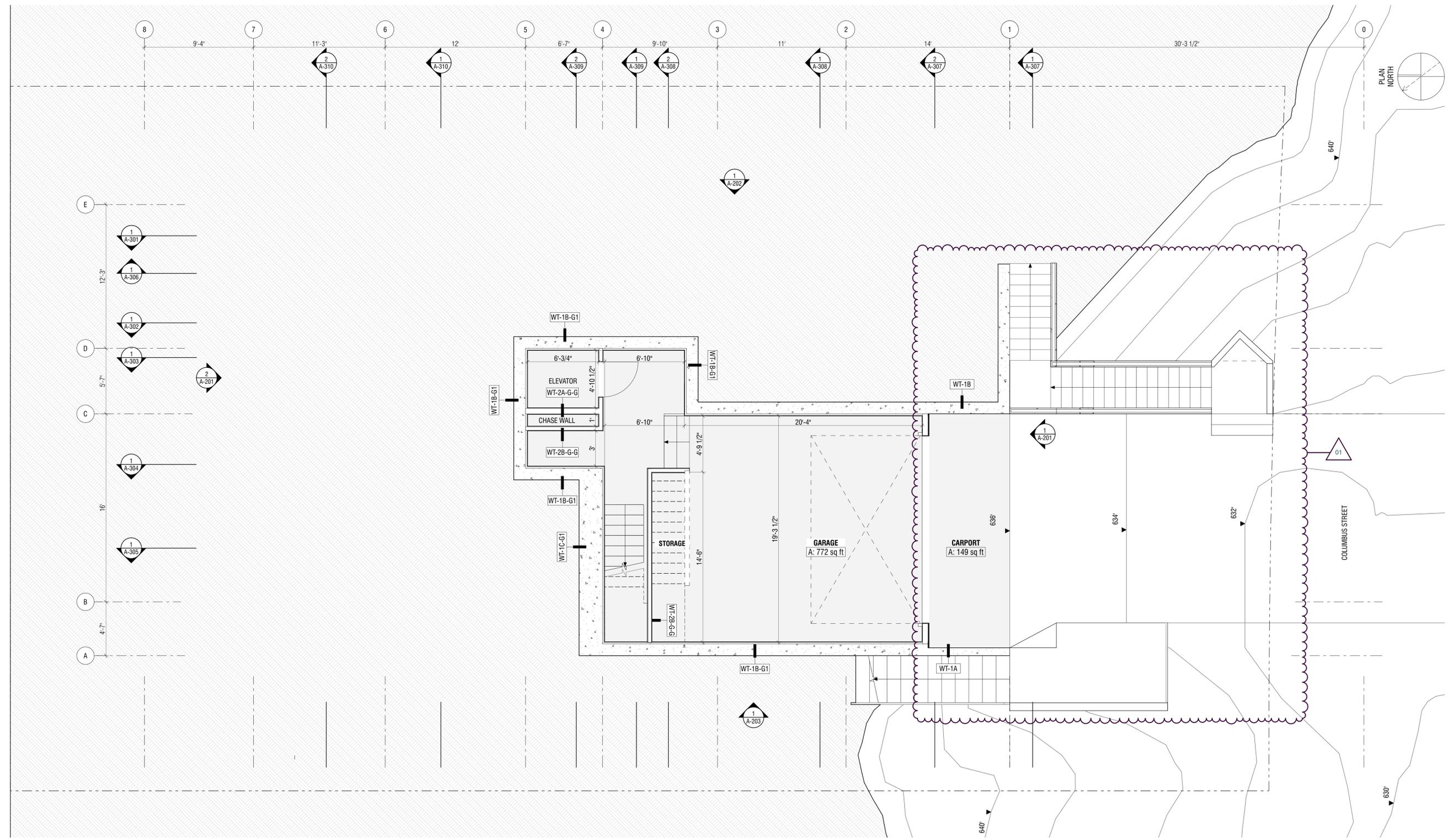
GARAGE FLOOR PLAN

| | | |
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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | SHT SIZE: | |
| AS NOTED | Arch D | |

X:\XXX PROJECT NAME\02_GRAPHICS\01_AUTOCAD\DWG-DESIGNS

SHEET NO:

A-101



1 GARAGE FLOOR
 A-101 SCALE: 1/4" = 1'-0"

WALLS IN THE REAR

- SHEET NOTES**
 (EXT. LIGHTING NOTES) SEE A-600 FOR EXT. LIGHTS SPECS
 1. EXT. ENTRANCE & MASTER BEDROOM PORCH LIGHTS UNDER OVERHANG (SEE ELEVATION)
 2. EXT. LIGHTS FOR PATH
 3. FRONT & BACK PATIO LIGHT
 4. CONCRETE WALL MOUNTED STEPS LIGHT
 5. IN-GROUND WATERPROOF RECESSED UPLIGHT
 6. DRIVEWAY

DATE STAMP

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| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
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1ST FLOOR PLAN

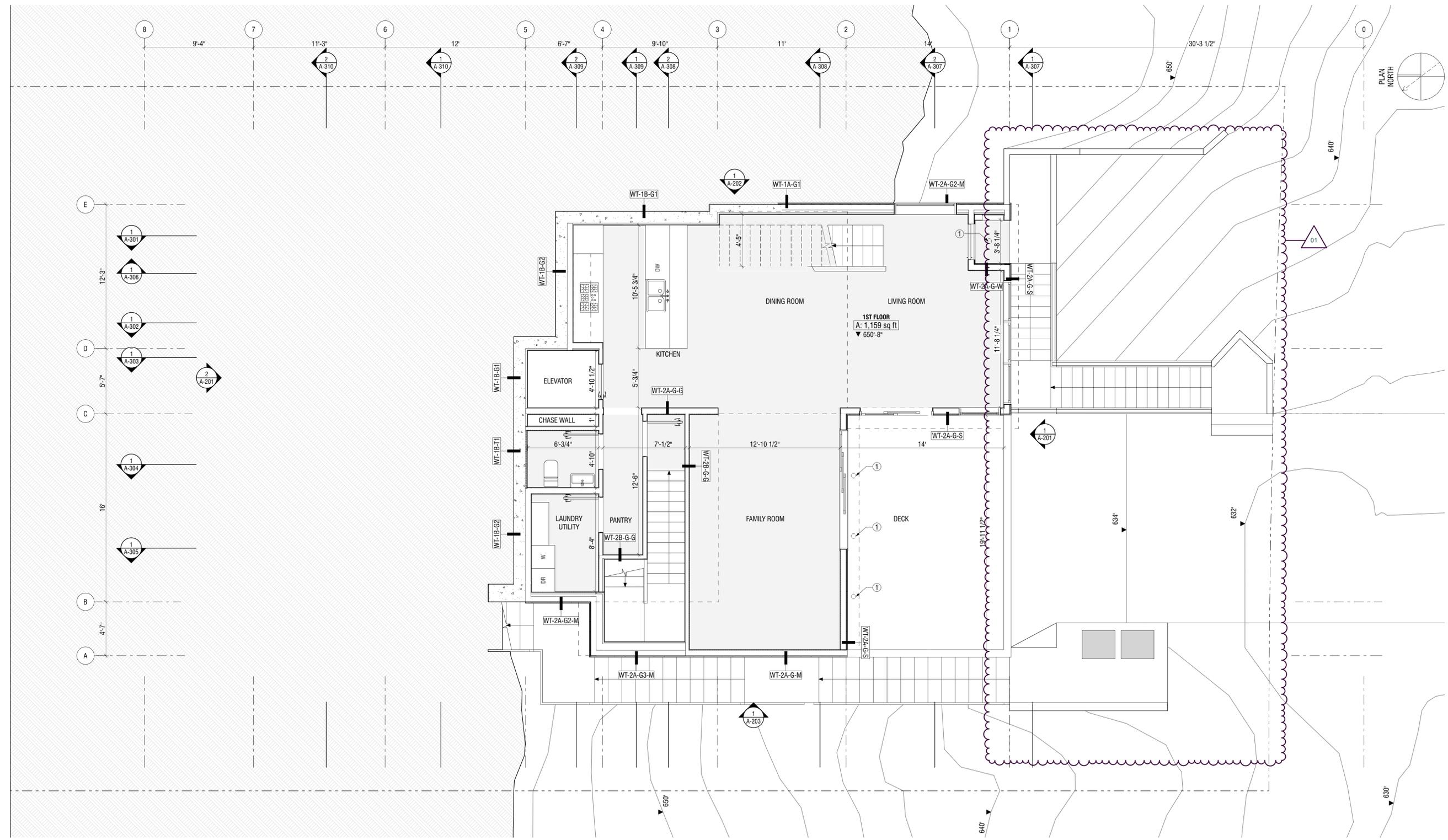
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X:\XXX_PROJECT NAME\02_GRAPHIC\0501_AUTOCAD\00-DESIGNS

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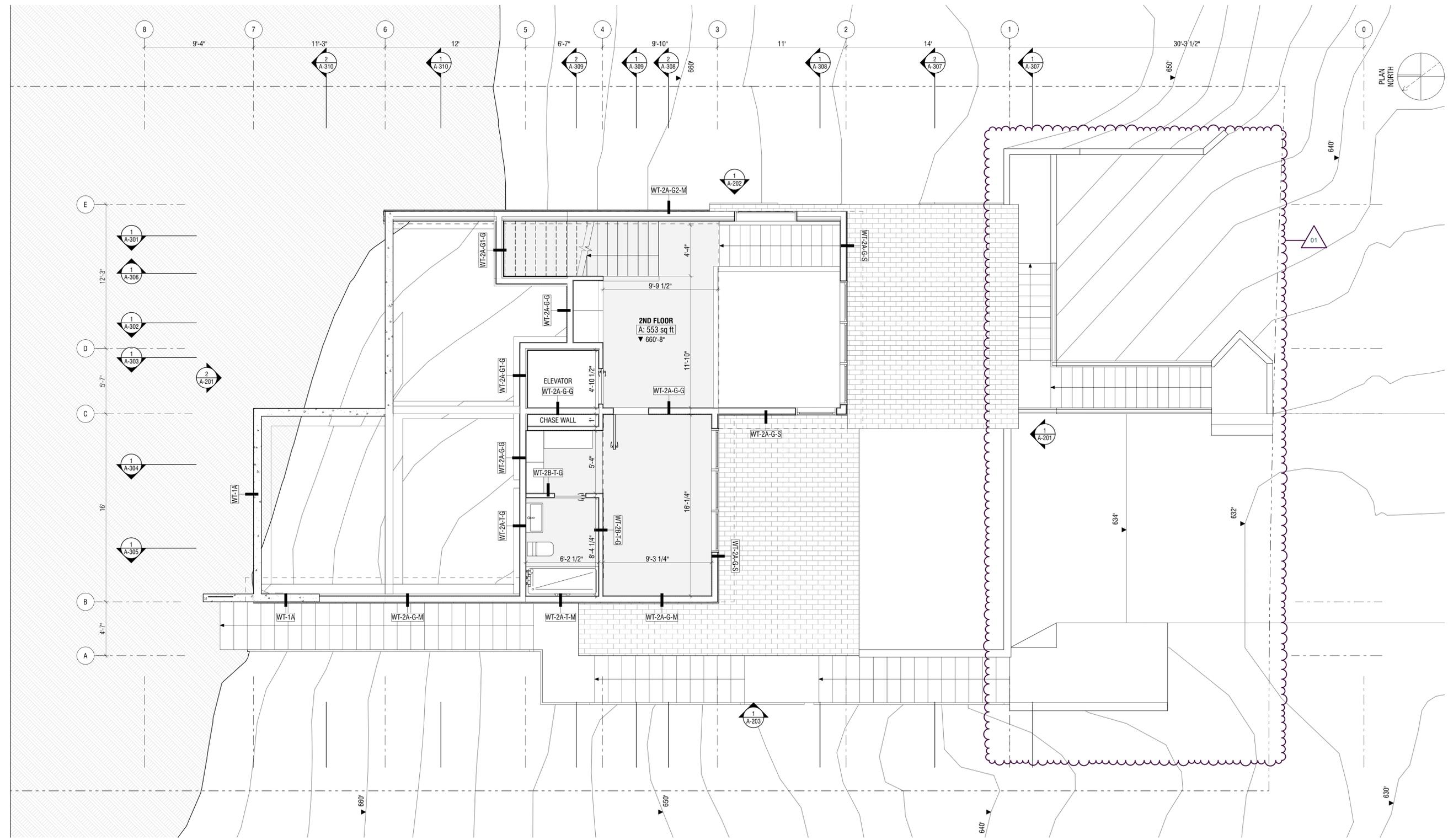
A-102



1
A-102
1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

WALLS IN THE REAR

- SHEET NOTES**
 (EXT. LIGHTING NOTES) SEE A-600 FOR EXT. LIGHTS SPECS
 1. EXT. ENTRANCE & MASTER BEDROOM PORCH LIGHTS
 UNDER OVERHANG (SEE ELEVATION)
 2. EXT. LIGHTS FOR PATH
 3. FRONT & BACK PATIO LIGHT
 4. CONCRETE WALL MOUNTED STEPS LIGHT
 5. IN-GROUND WATERPROOF RECESSED UPLIGHT
 6. DRIVEWAY



DATE STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

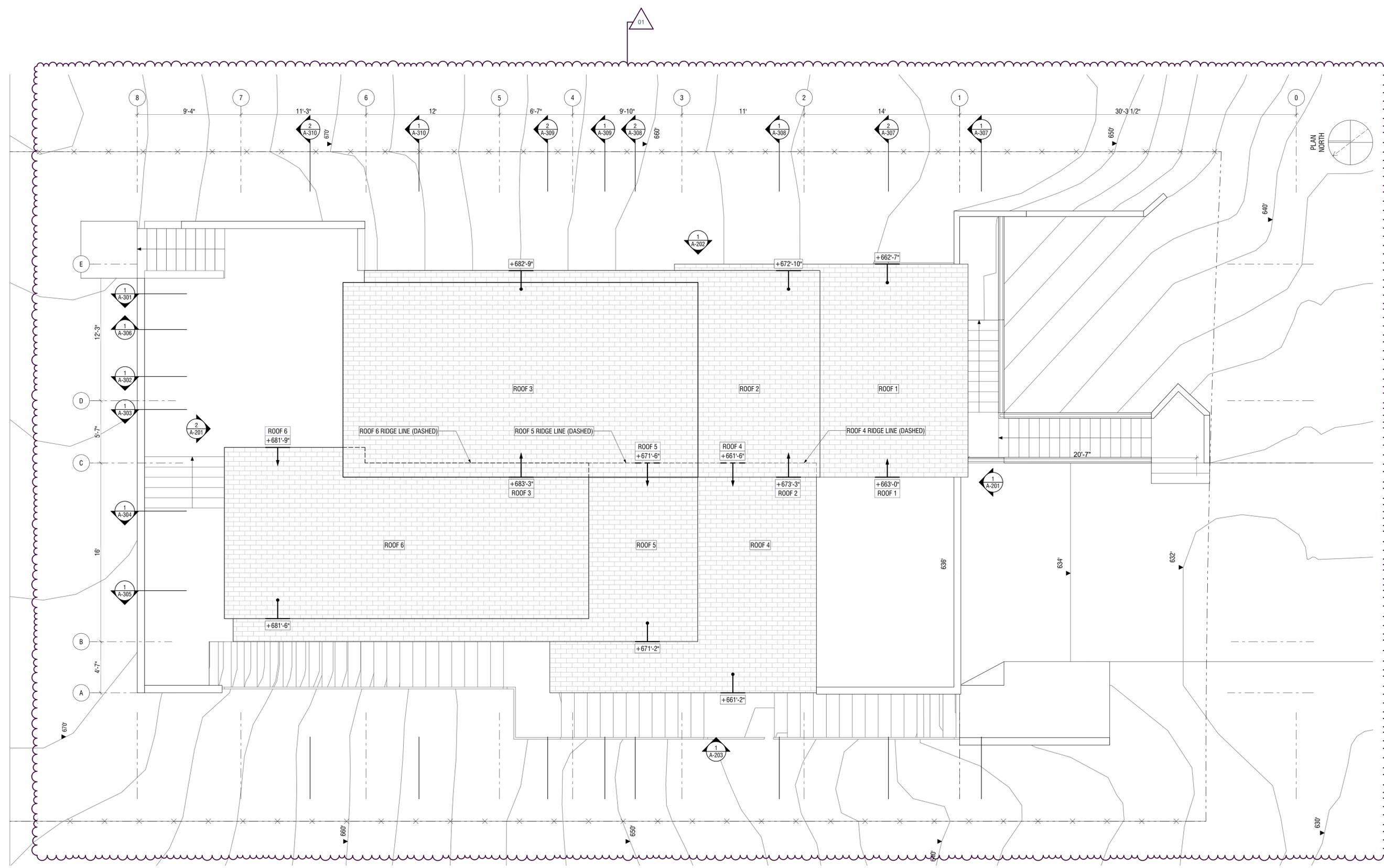
2ND FLOOR PLAN

| | | |
|-----------|-------------|-----------|
| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | AS NOTED | SHT SIZE: |
| | Arch D | |

SHEET NO:
A-103

LEGEND
 DIRECTION OF DOWNWARD ROOF SLOPE AT RIDGE
 DIRECTION OF UPWARD ROOF SLOPE AT EAVE

NOTE:
 SEE SECTIONS A-301 TO A-306 FOR CLOSEST ROOF HEIGHT TO MAX ZONING DISTRICT LIMIT.



ROOF STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| | | |
|---------|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| REV | DATE | DESCRIPTION |
| 2/18/20 | | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

ROOF PLAN

| | | |
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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | AS NOTED | SHT SIZE: |
| | Arch D | |

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SHEET NO:
A-105

DATE: 10/27/20
 01

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

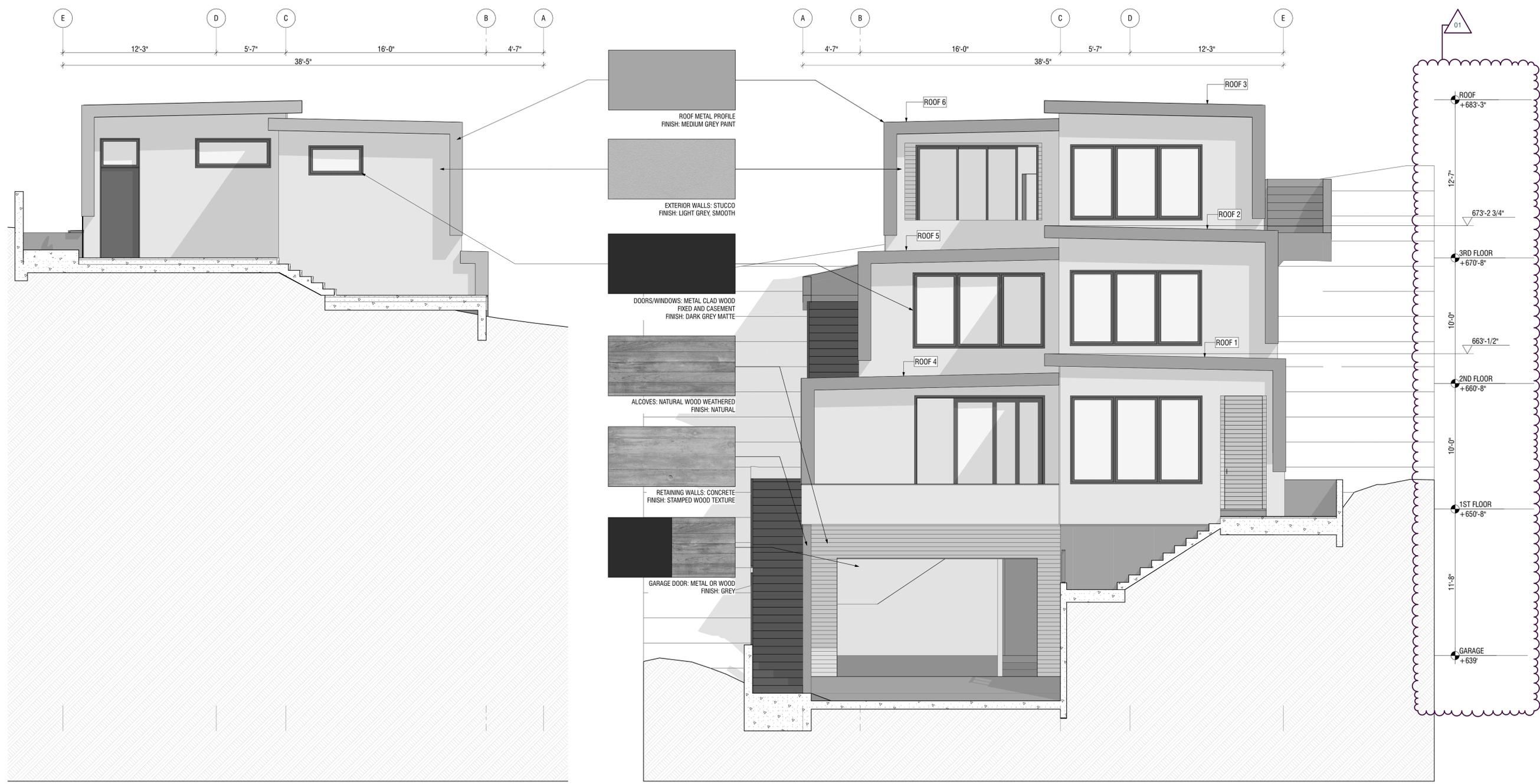
LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

ELEVATIONS

| DRAWN BY: | CHECKED BY: | DATE: |
|-----------|-------------|----------|
| CM | CM | 10/27/20 |

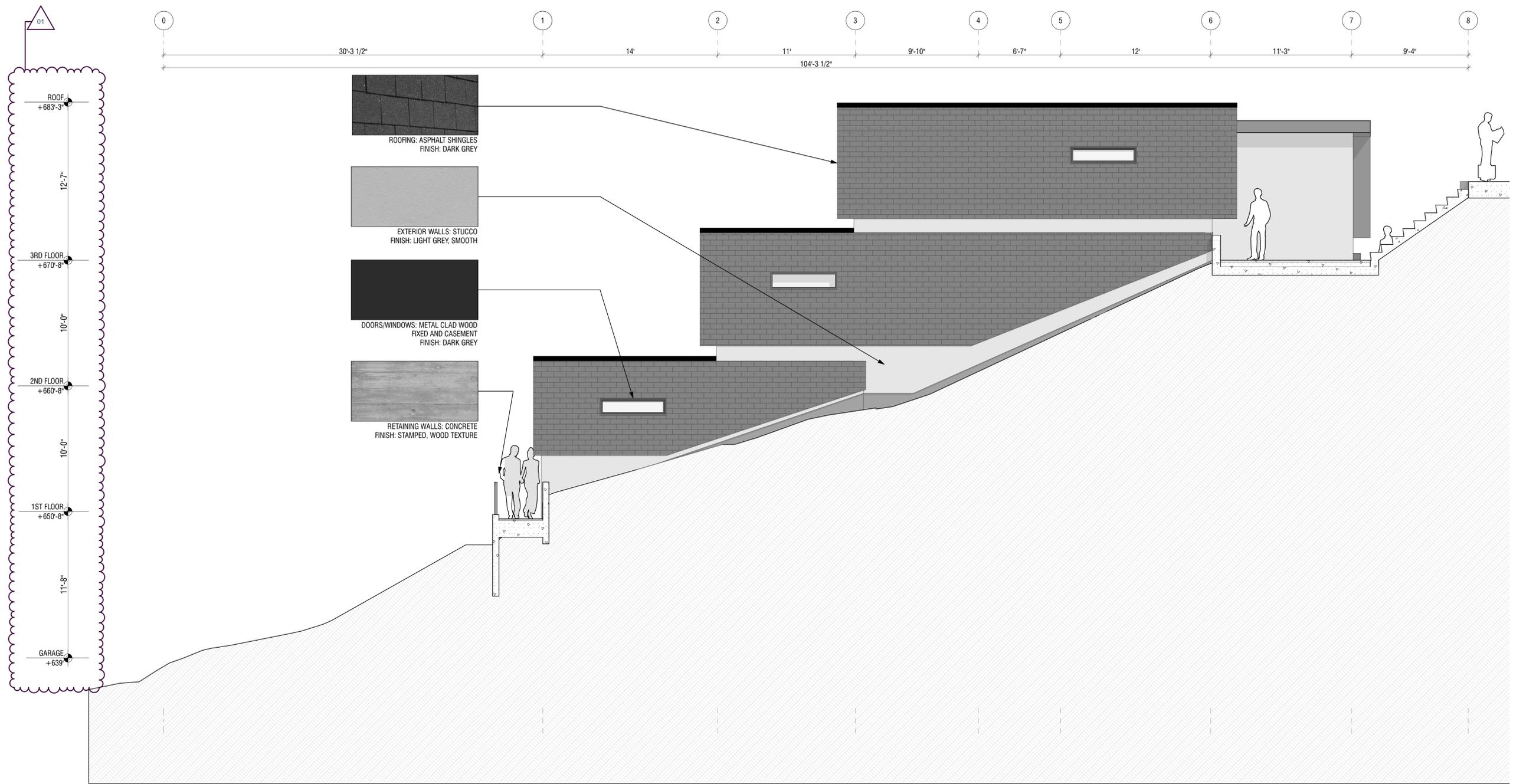
SCALE: AS NOTED
 SHEET SIZE: Arch D

SHEET NO: **A-201**



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

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



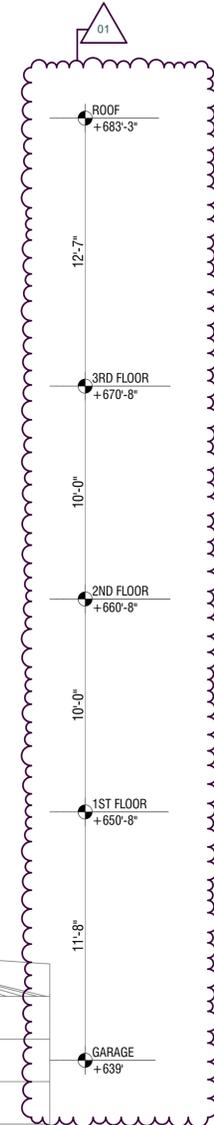
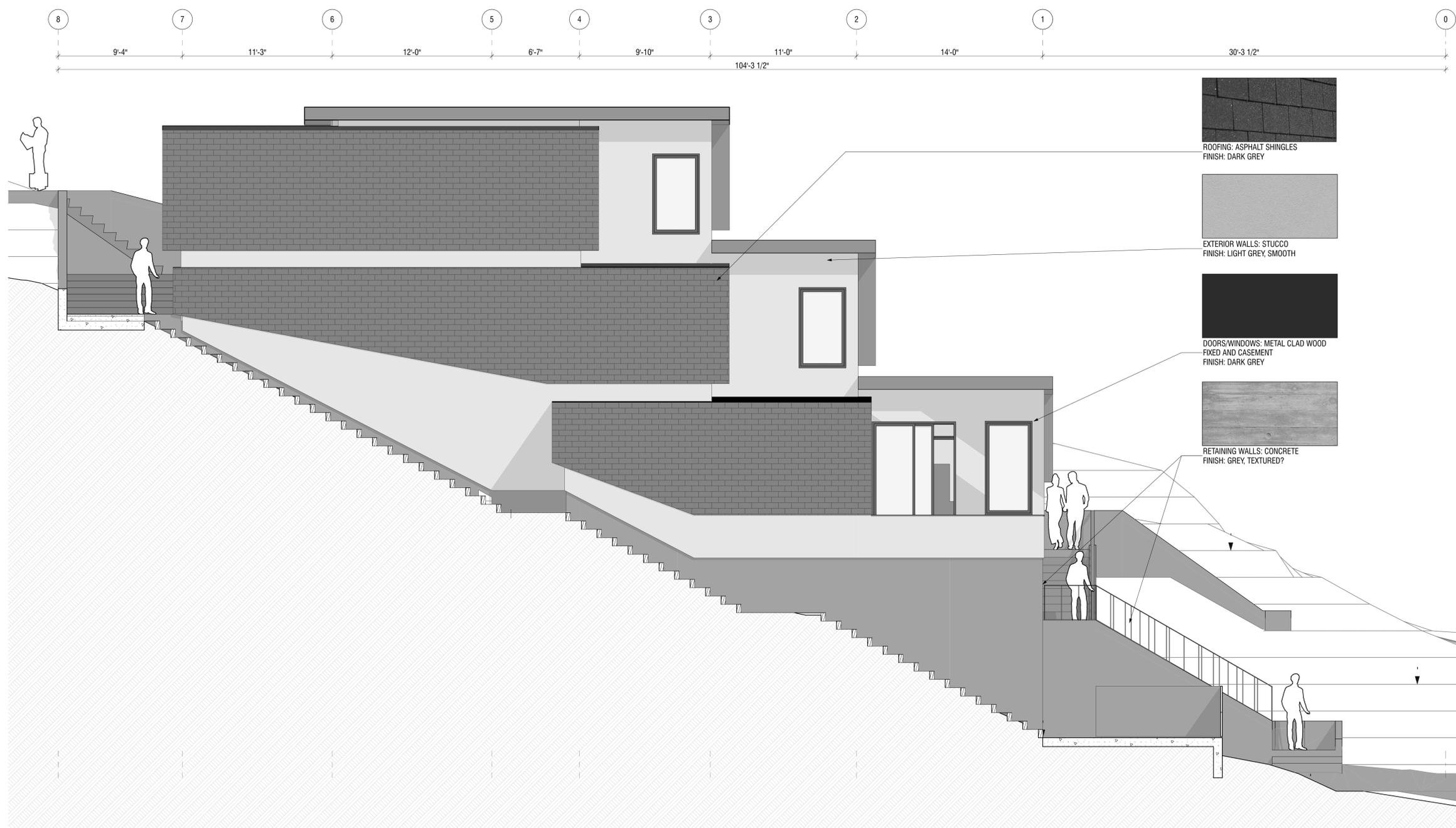
LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

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| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| REV | DATE | DESCRIPTION |
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LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

ELEVATIONS

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|-----------|-------------|-----------|
| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | AS NOTED | SHT SIZE: |
| | | Arch D |



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 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

ELEVATIONS

| | | |
|-----------|-------------|----------|
| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | SHT SIZE: | |
| AS NOTED | Arch D | |

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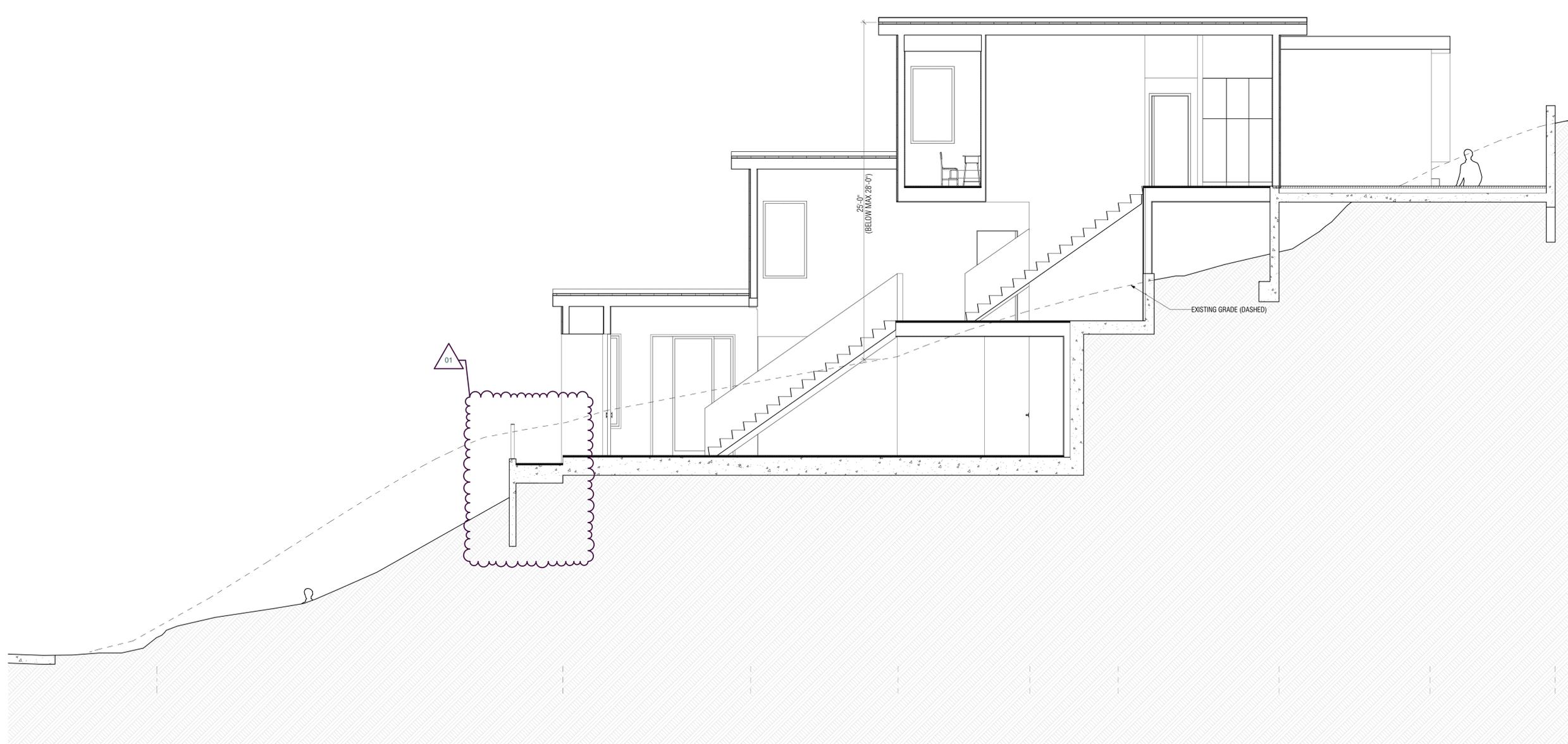
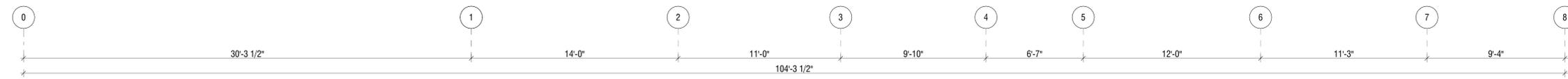
SHEET NO:

A-203

NOTE:
SEE ROOF PLAN FOR RIDGE HEIGHT

DESIGNER:
ClaudioMartonffy Design

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)



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EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
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EL GRANADA, CA 94019

| SECTION | | |
|--|-------------|------------------|
| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: AS NOTED | | SHT SIZE: Arch D |
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SHEET NO:

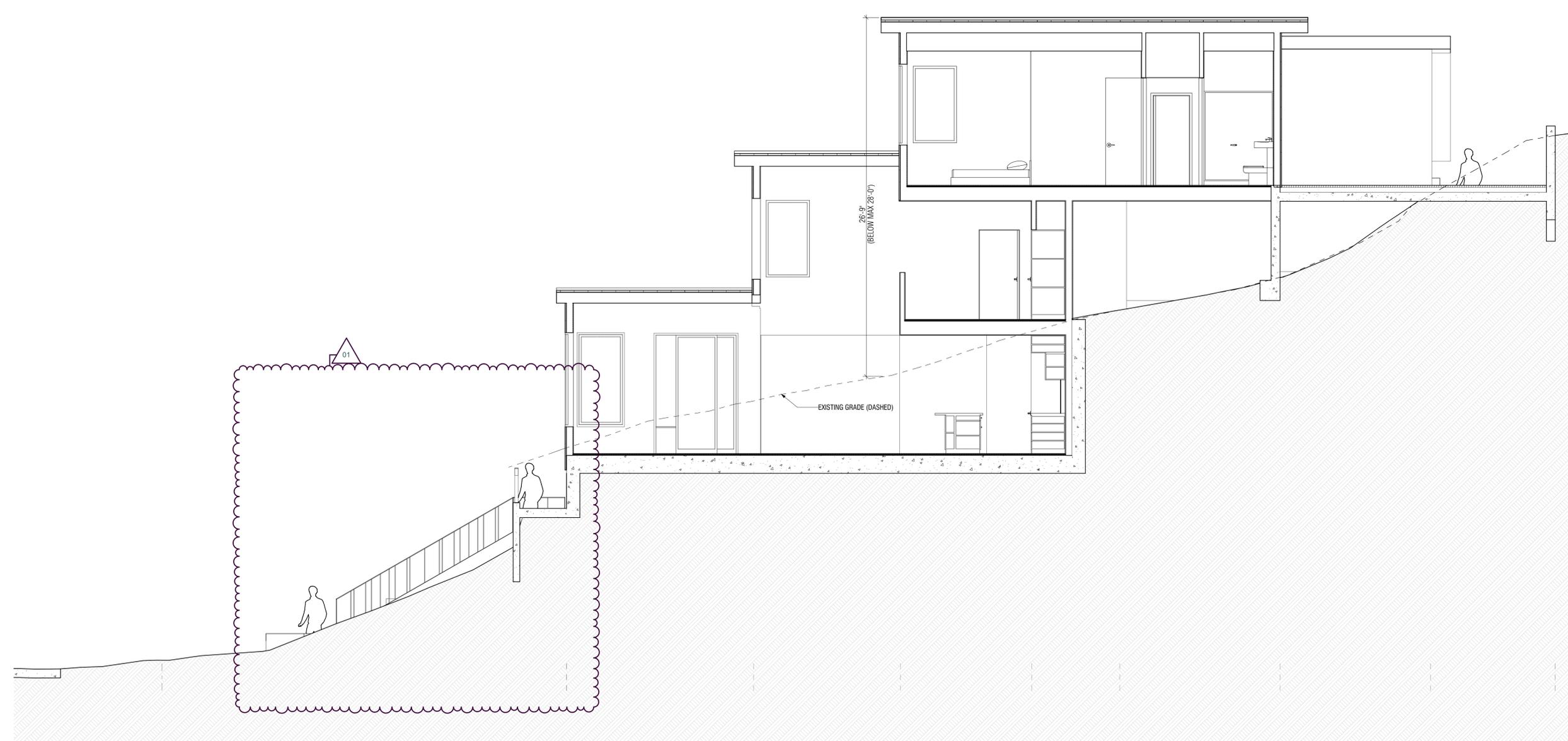
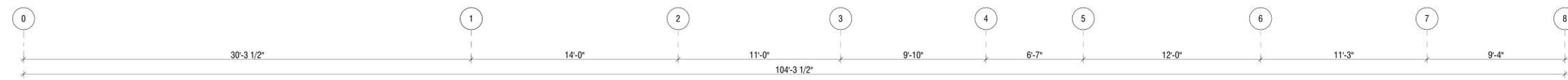
A-301

1
A-301
SCALE: 1/4" = 1'-0"
LONGITUDINAL SECTION 1

NOTE:
SEE ROOF PLAN FOR RIDGE HEIGHT

DESIGNER:
ClaudioMartonffy Design

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)



LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

| SECTION |
|---------|
| Arch D |

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SHEET NO:

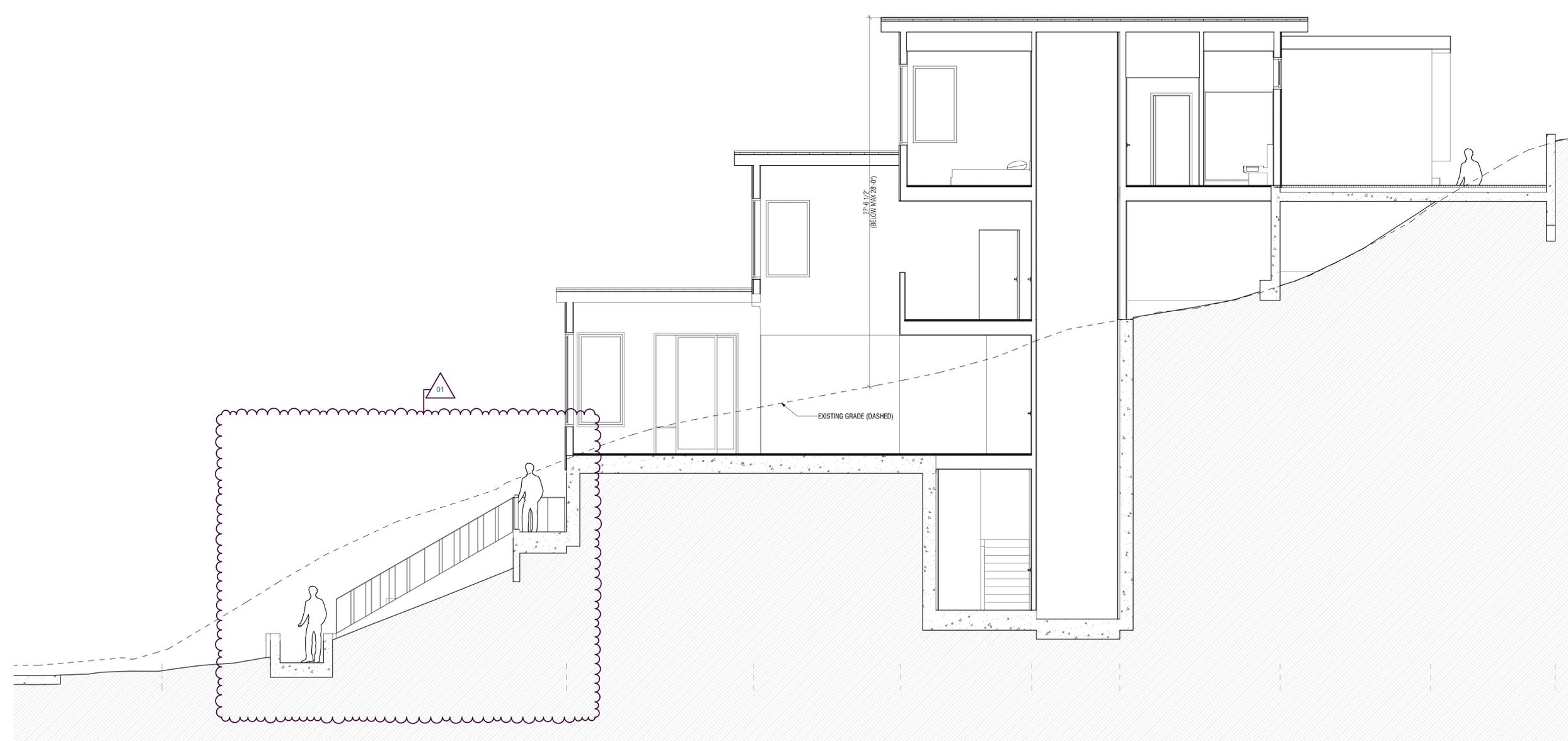
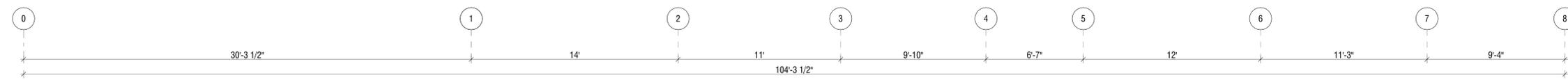
A-302

1
A-302
SCALE: 1/4" = 1'-0"
LONGITUDINAL SECTION 2

NOTE:
SEE ROOF PLAN FOR RIDGE HEIGHT

DESIGNER:
**ClaudioMartonffy
Design**

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)



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1127 COLUMBUS ST.
EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

| SECTION | | |
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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | AS NOTED | SHT SIZE: Arch D |

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SHEET NO:

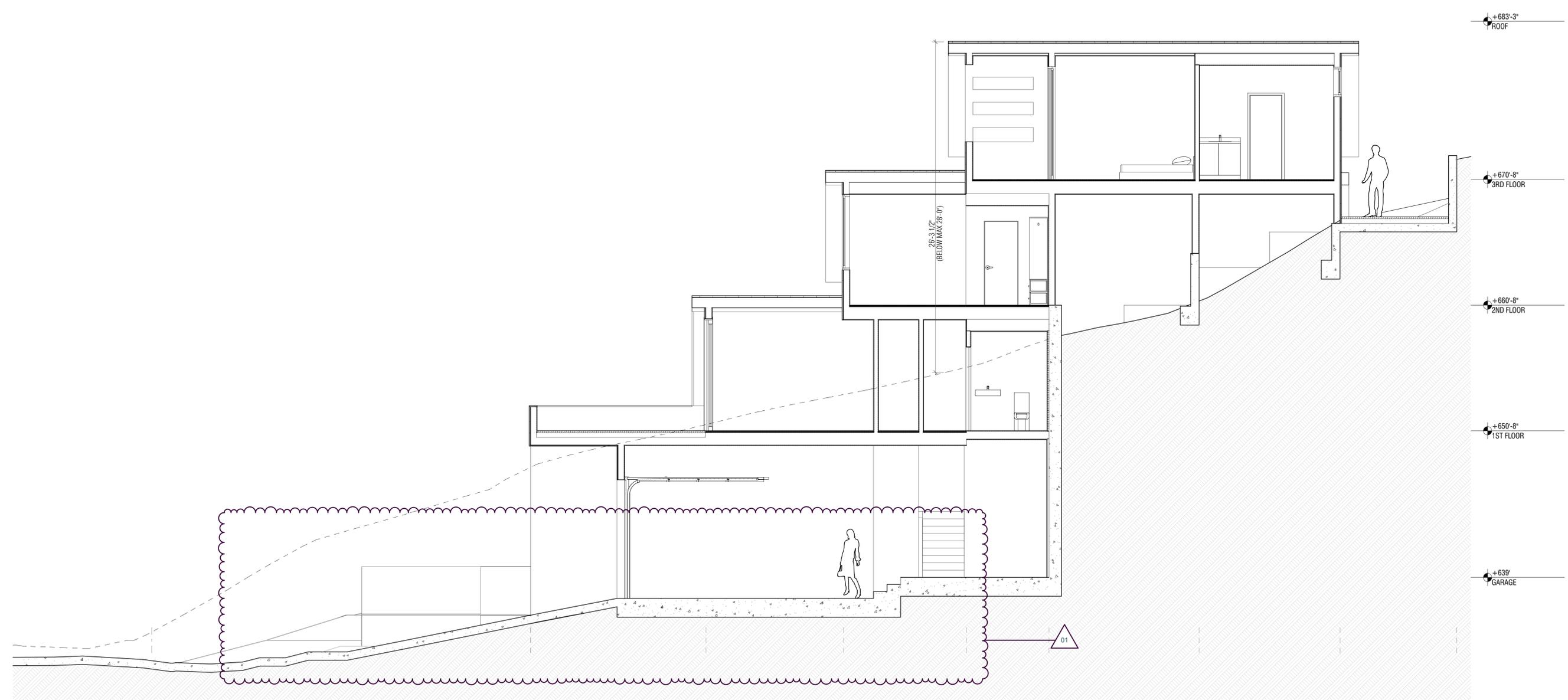
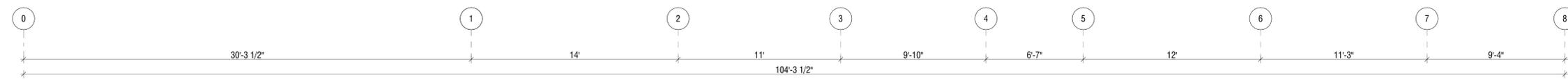
A-303

1
A-303
LONGITUDINAL SECTION 3
SCALE: 1/4" = 1'-0"

NOTE:
SEE ROOF PLAN FOR RIDGE HEIGHT

DESIGNER:
ClaudioMartonffy Design

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)



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| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

SECTION

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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | AS NOTED | SHT SIZE: Arch D |

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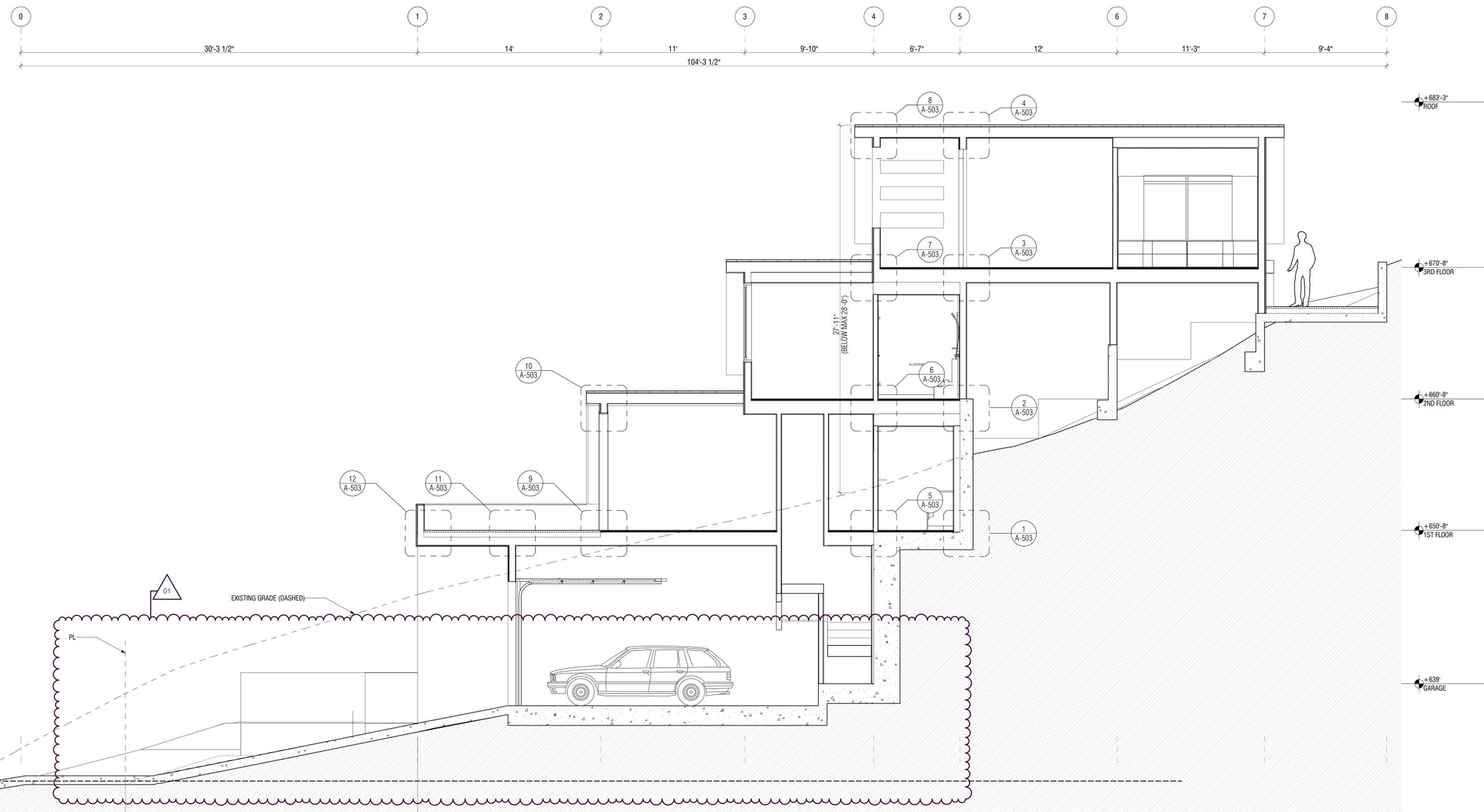
A-304

1
A-304
SCALE: 1/4" = 1'-0"
LONGITUDINAL SECTION 4

NOTE:
SEE ROOF PLAN FOR RIDGE HEIGHT

DESIGNER:
ClaudioMartonffy Design

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)



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| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

SECTION

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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | AS NOTED | SHT SIZE: |
| | Arch D | |

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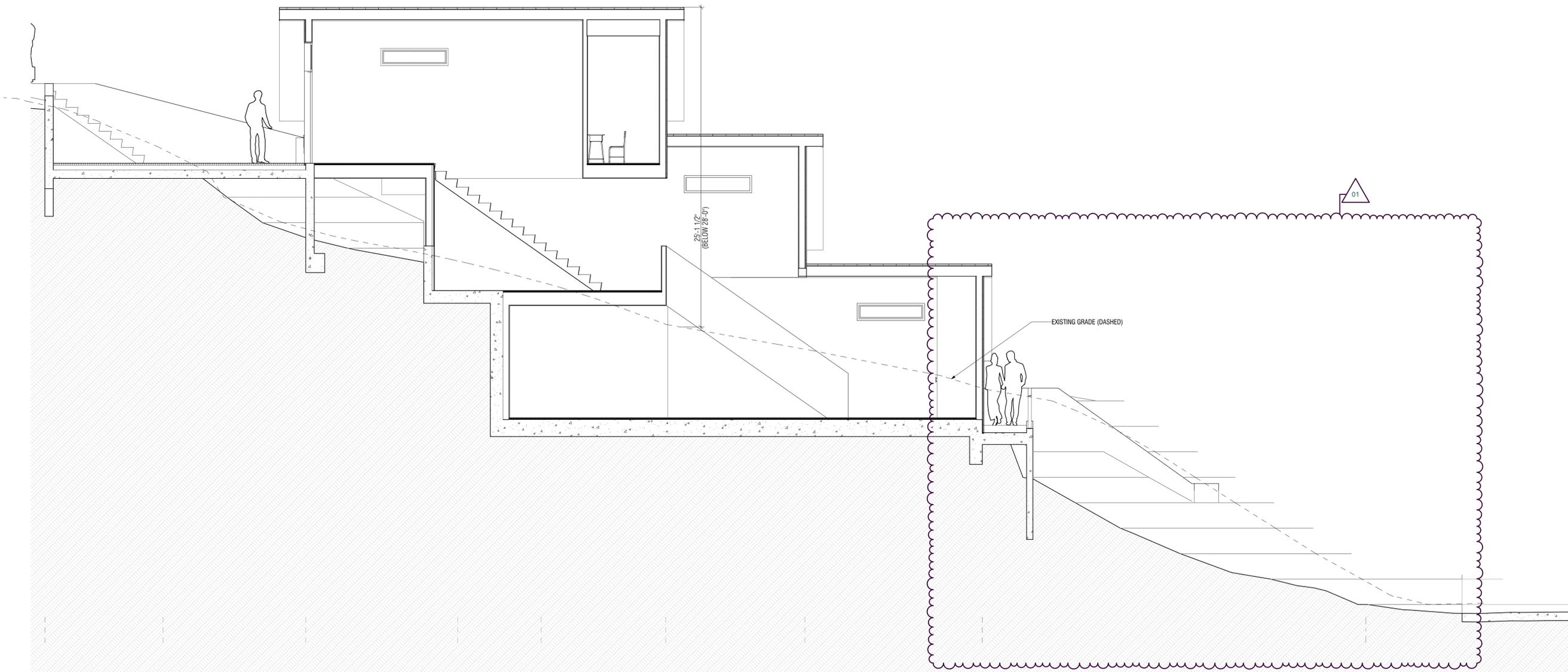
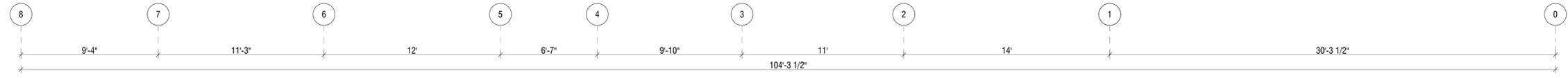
SHEET NO:
A-305

1
A-305
LONGITUDINAL SECTION 5
SCALE: 1/4" = 1'-0"

NOTE:
SEE ROOF PLAN FOR RIDGE HEIGHT

DESIGNER:
**ClaudioMartonffy
Design**

381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)



LOPEZ RESIDENCE
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| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| REV | DATE | DESCRIPTION |
| 2/18/20 | | PLANNING PERMIT |

SEAL & SIGNATURES

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1127 COLUMBUS ST.
EL GRANADA, CA 94019

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| SECTION | | |
| DRAWN BY: CM | CHECKED BY: CM | DATE: 10/27/20 |
| SCALE: AS NOTED | | SHEET SIZE: Arch D |

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SHEET NO:

A-306

1
A-306
SCALE: 1/4" = 1'-0"
LONGITUDINAL SECTION 6

DATE STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

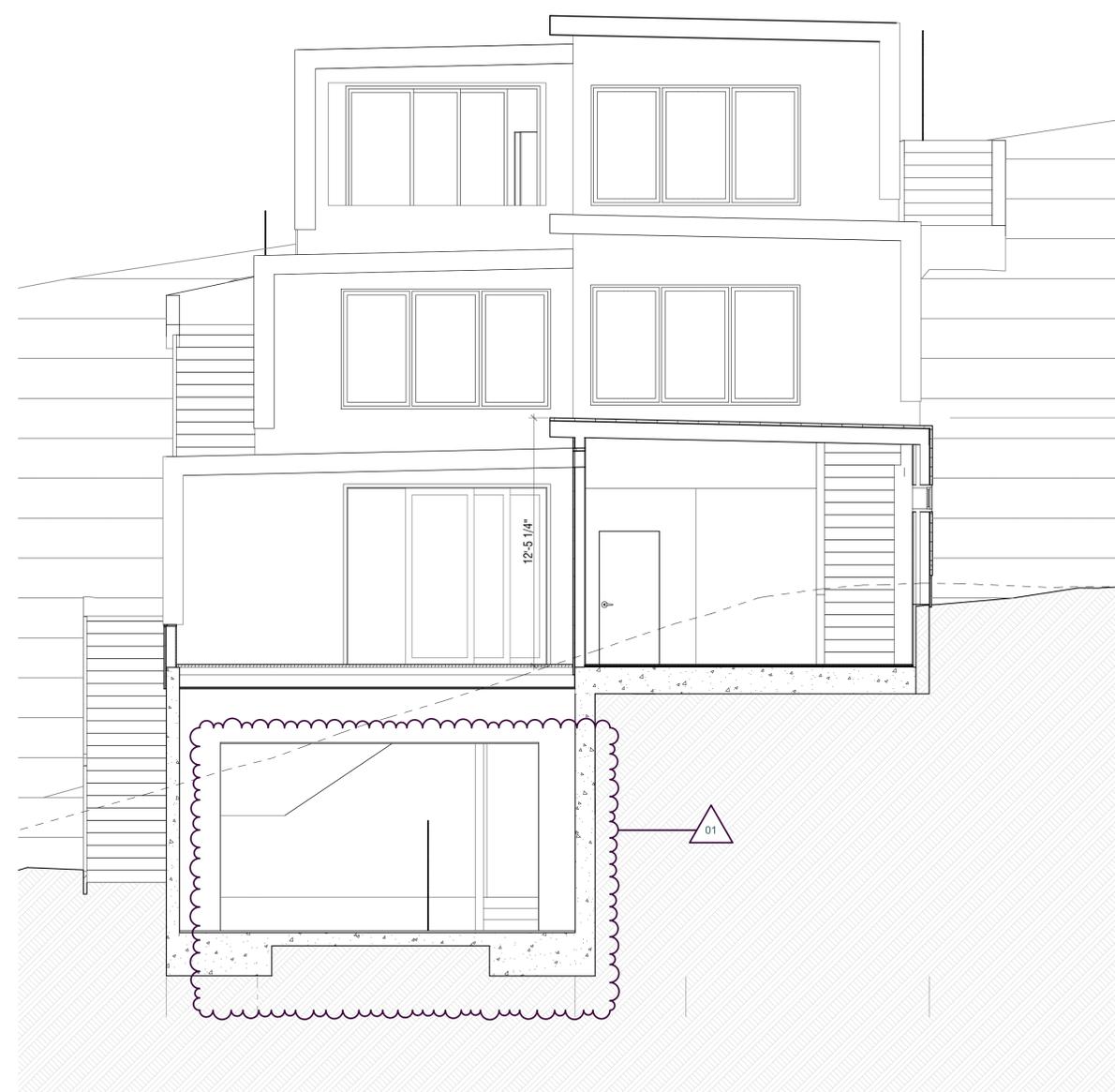
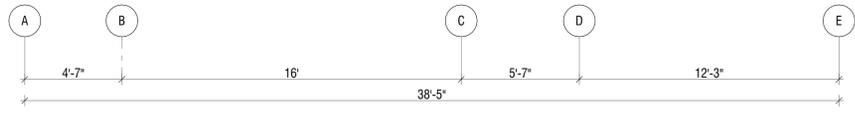
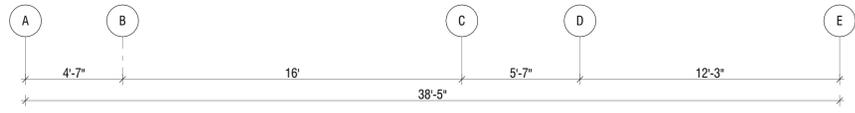
LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

SECTIONS

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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | SHT SIZE: | |
| AS NOTED | Arch D | |

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SHEET NO:
A-307



2
A-307 TRANSVERSE SECTION 2
 SCALE: 1/4" = 1'-0"



1
A-307 TRANSVERSE SECTION 1
 SCALE: 1/4" = 1'-0"



DATE STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

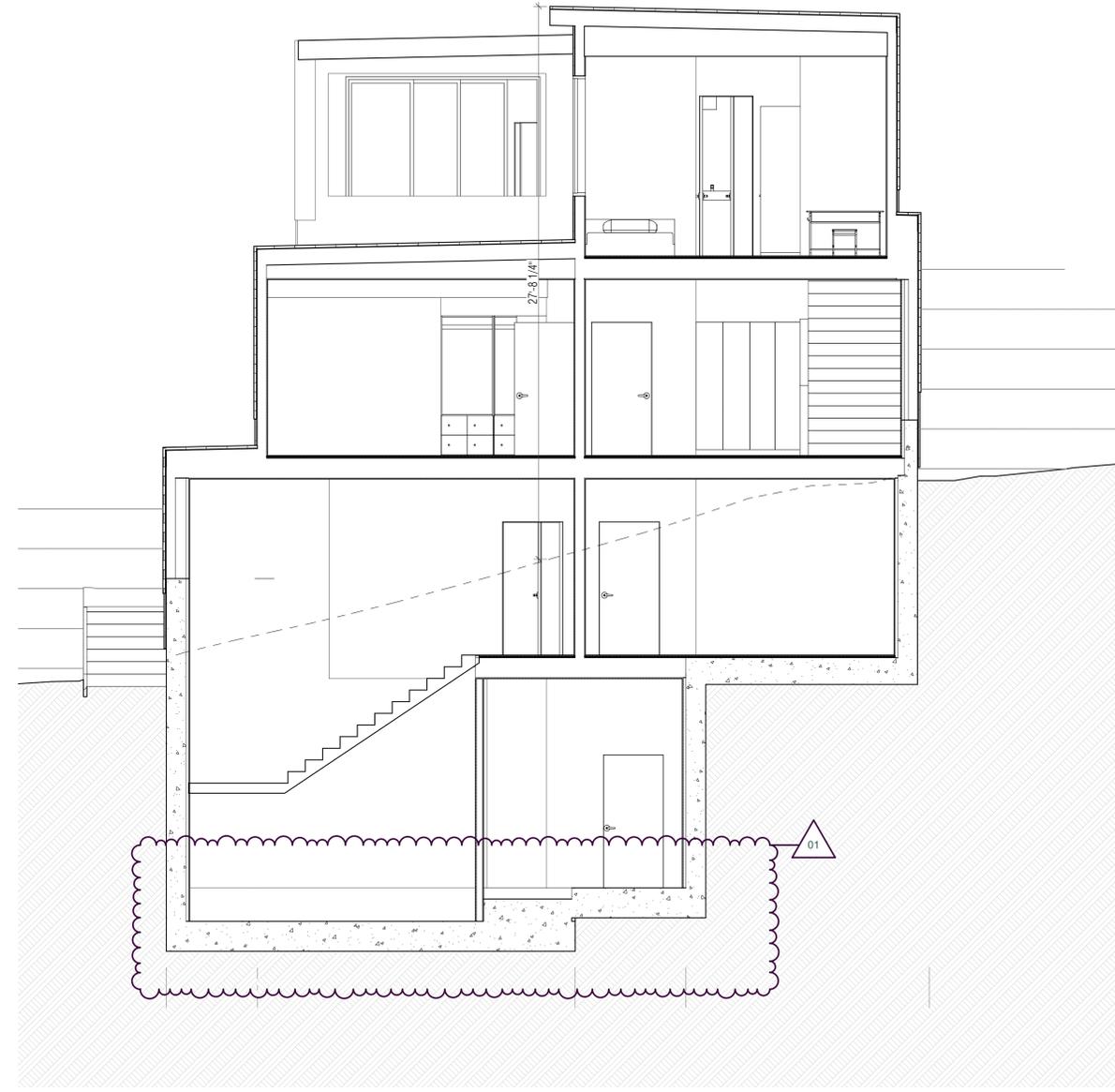
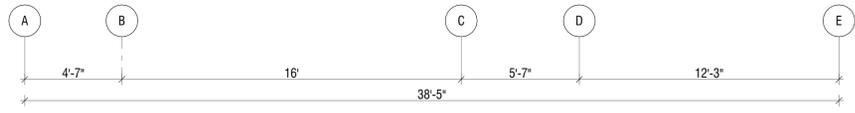
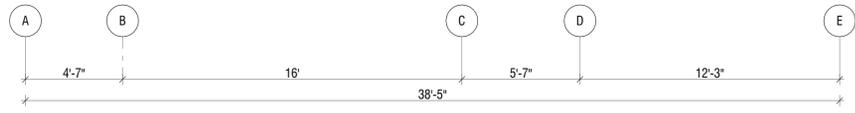
SEAL & SIGNATURES

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

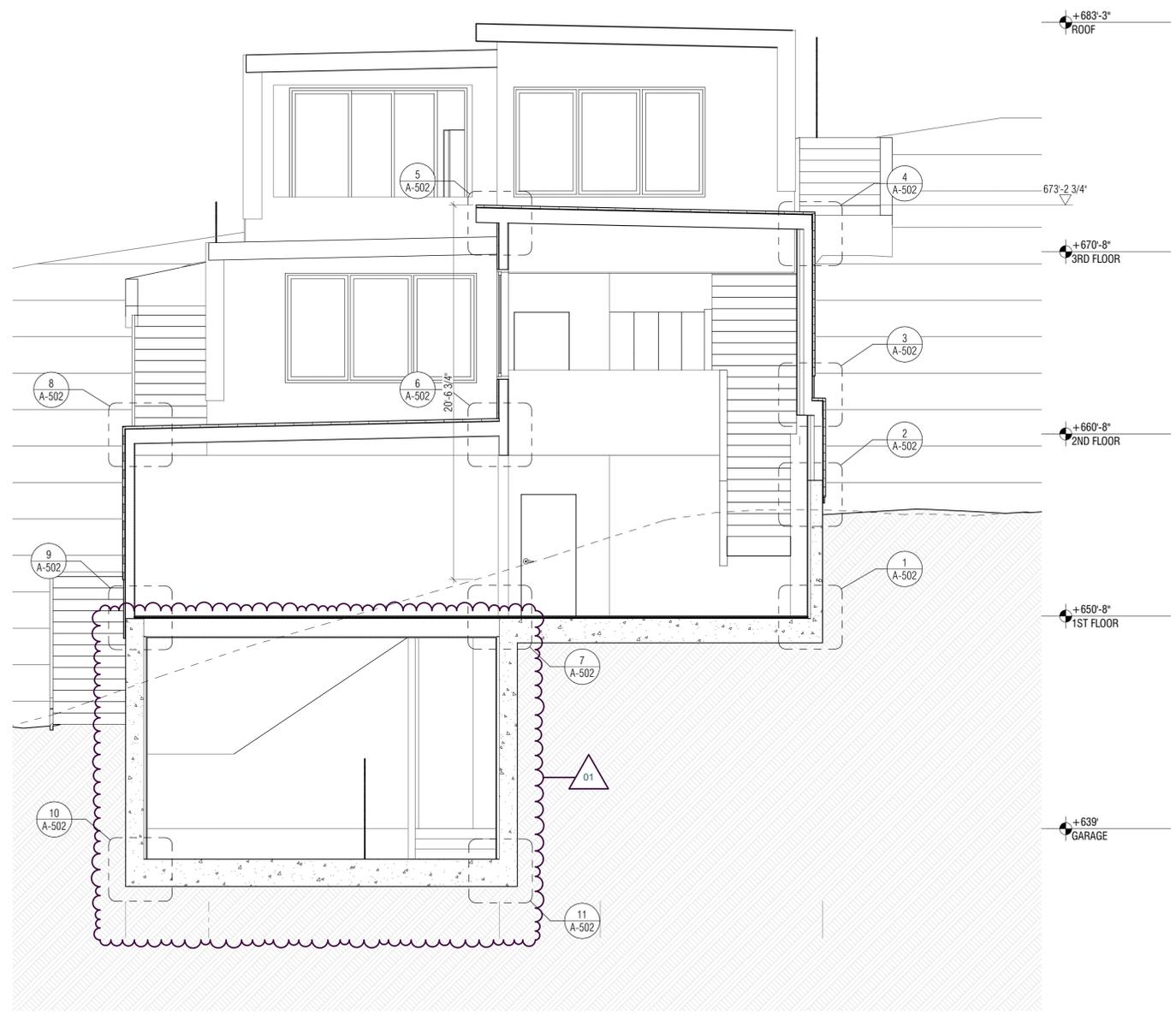
| SECTIONS | | |
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| DRAWN BY | CHECKED BY | DATE |
| CM | CM | 10/27/20 |
| SCALE | SHT SIZE | |
| AS NOTED | Arch D | |

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SHEET NO: **A-308**



2
A-308 TRANSVERSE SECTION 4
 SCALE: 1/4" = 1'-0"



1
A-308 TRANSVERSE SECTION 3
 SCALE: 1/4" = 1'-0"

DATE STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

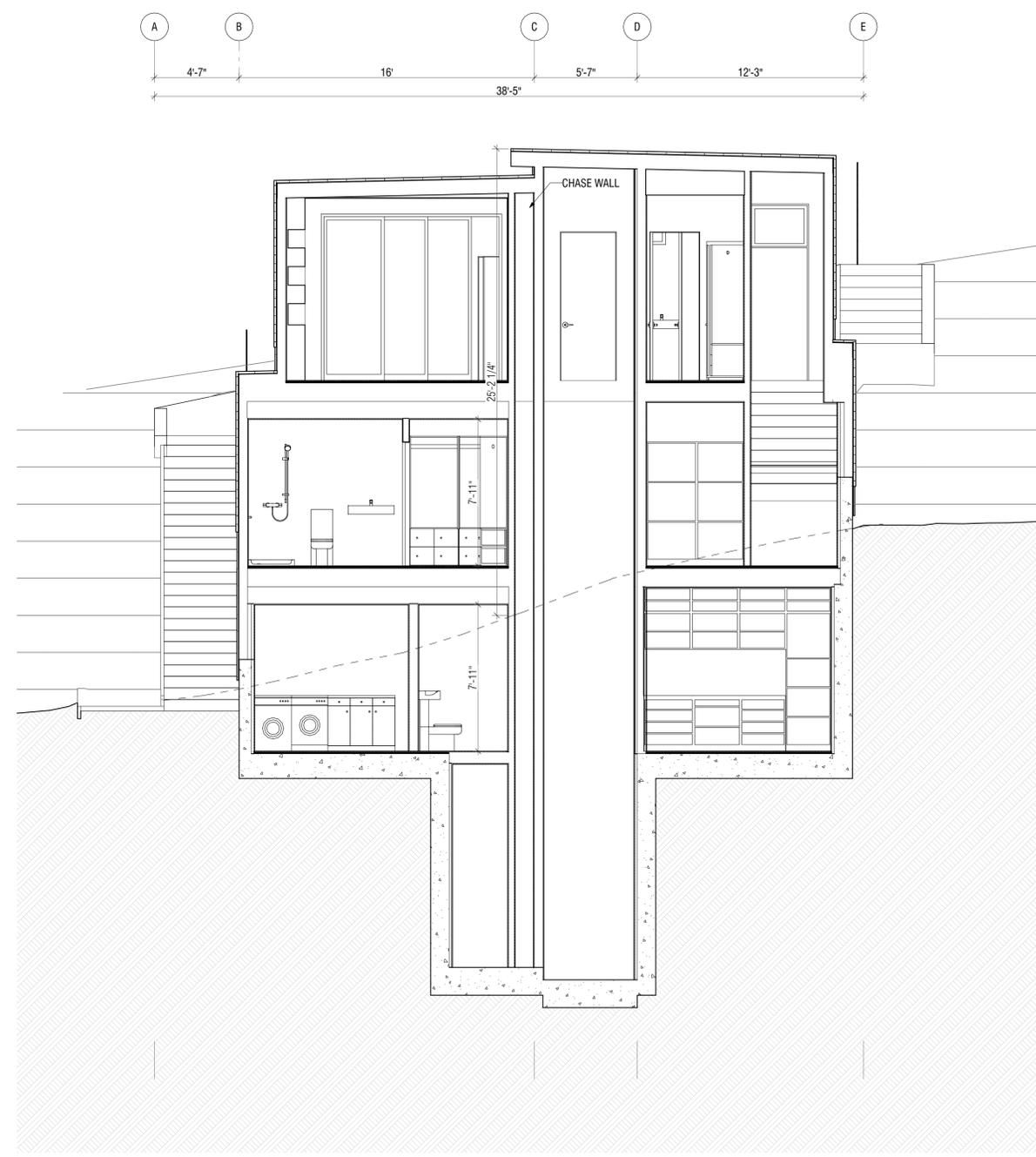
SEAL & SIGNATURES

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

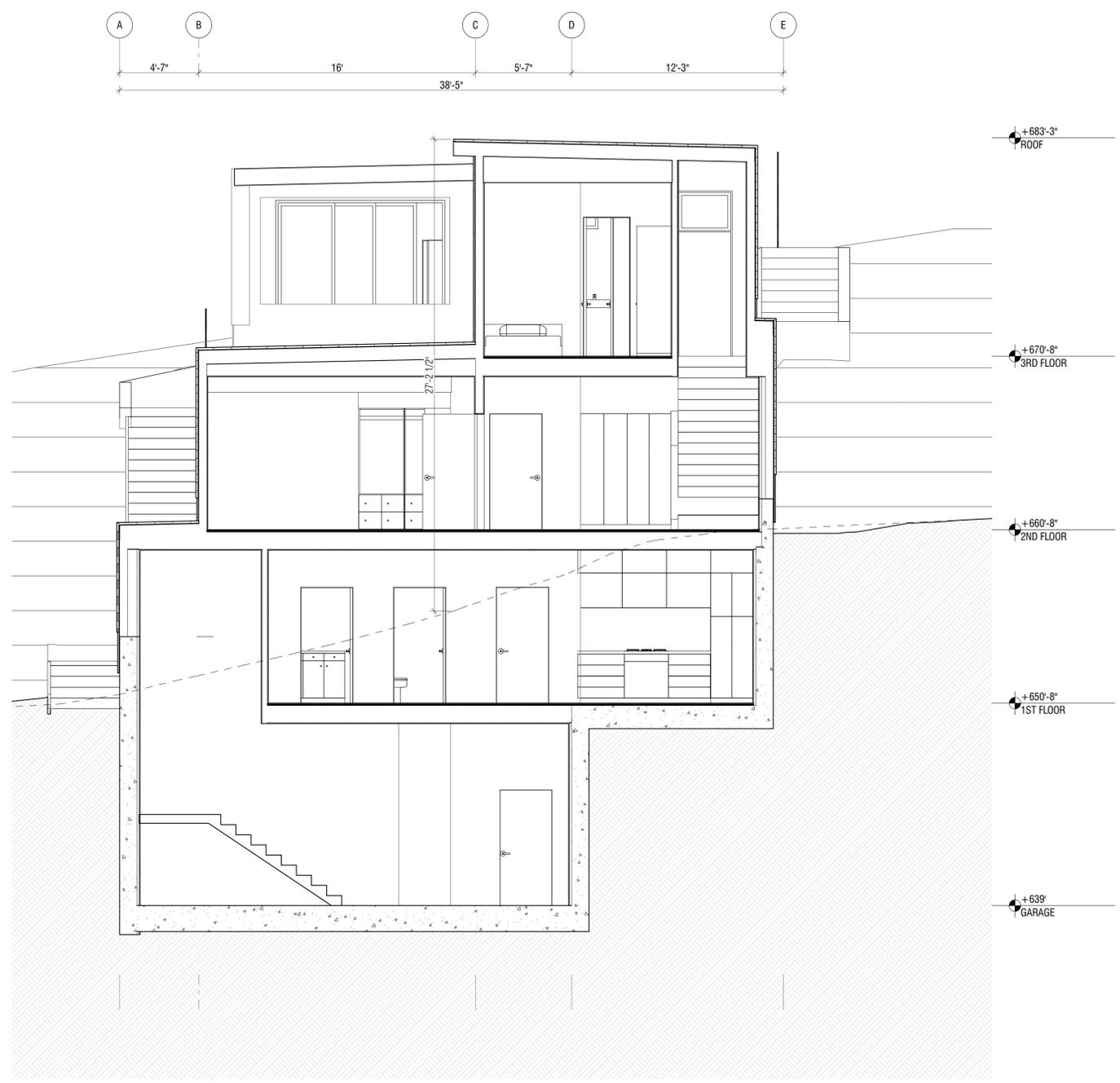
SECTIONS

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| DRAWN BY: | CHECKED BY: | DATE: |
| CM | CM | 10/27/20 |
| SCALE: | SHT SIZE: | |
| AS NOTED | Arch D | |

X:\XXX_PROJECT NAME\02_GRAPHICS\01_AUTOCAD\DWG-DESIGNS
 SHEET NO:
A-309



2
A-309 TRANSVERSE SECTION 6
 SCALE: 1/4" = 1'-0"



1
A-309 TRANSVERSE SECTION 5
 SCALE: 1/4" = 1'-0"

+683'-3"
 ROOF

+670'-8"
 3RD FLOOR

+660'-8"
 2ND FLOOR

+650'-8"
 1ST FLOOR

+639'
 GARAGE

DATE STAMP

LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |
| | 2/18/20 | PLANNING PERMIT |

SEAL & SIGNATURES

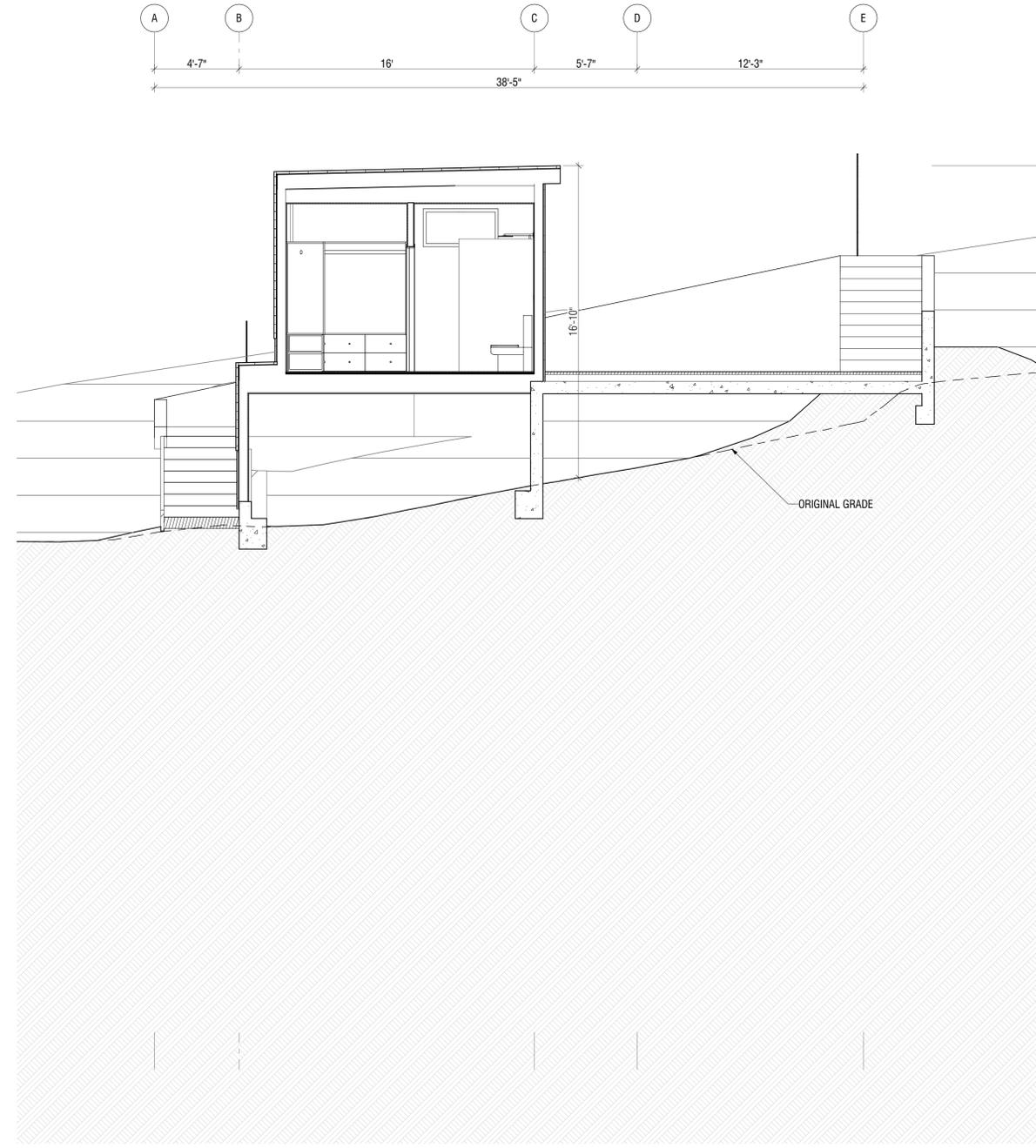
LOPEZ RESIDENCE
 1127 COLUMBUS ST.
 EL GRANADA, CA 94019

SECTIONS

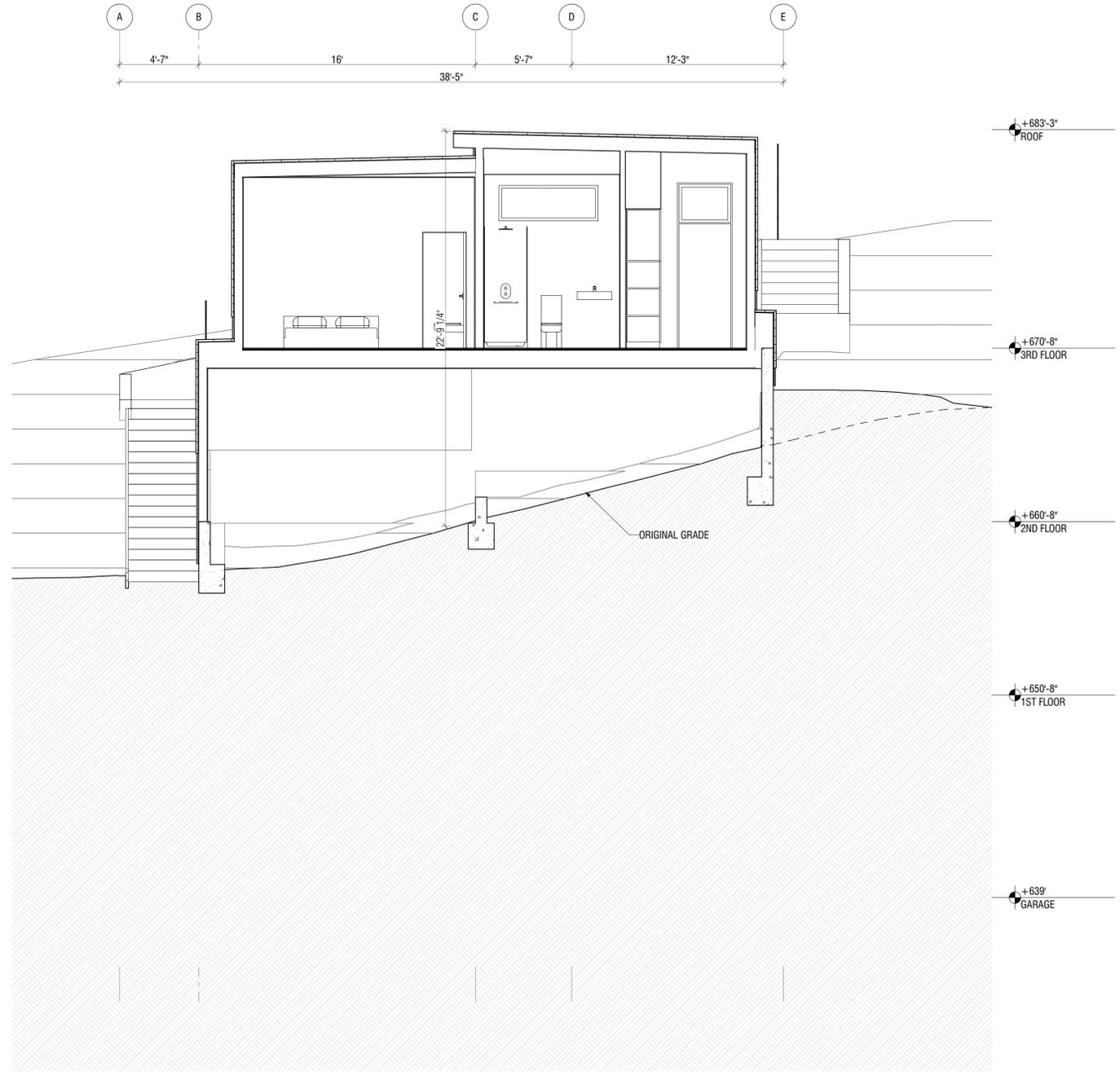
| DRAWN BY | CHECKED BY | DATE |
|----------|------------|----------|
| CM | CM | 10/27/20 |

SCALE: AS NOTED
 SHEET SIZE: Arch D

SHEET NO:
A-310



2
A-310
 TRANSVERSE SECTION 8
 SCALE: 1/4" = 1'-0"



1
A-310
 TRANSVERSE SECTION 7
 SCALE: 1/4" = 1'-0"

AETHER 2"- Round Downlight Trim
R2ARDT



PRODUCT DESCRIPTION
Shallow housing that is designed to fit in tight plenum spaces without sacrificing lumen output.

FEATURES

- Designed to fit in tight plenum
- Wet location listed for trims
- 2" trim aperture, 2" housing height
- 35° cut-off angle
- Universal input voltage (120V-277V)
- 5 year WAC Lighting product warranty

WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Construction: Die-cast aluminum trim with die-cast aluminum heat sink

Dimming: 100% - 1% with 0-10V (120V - 277V)
100% - 5% with Electronic Low Voltage (ELV)/ TRIAC (120V only)

Input: 120V-277V AC

Power: 15W, power factor 0.98

Mounting: Retention clips firmly hold trim to housing.

Finish: Powder coated white, black and white, enamel coated haze

Standards: UL & cUL Listed, wet location listed trims

Ceiling thickness: 1/2" - 1"

| TRIM (SEE NEXT PAGE FOR HOUSING) | Beam | Color Temp | CRI | Lumen | CBP | Finish | Interior/Trim |
|----------------------------------|-------|------------|------|-------|------|--------------------|------------------------------------|
| S 17° | 827 | 2700K | 85 | 1220 | 6355 | HZWT WT BKWT | Haze/White White Black/White |
| | 830 | 3000K | 85 | 1285 | 6655 | | |
| | 835 | 2700K | 85 | 1310 | 6819 | | |
| | 840 | 4000K | 85 | 1325 | 6886 | | |
| | 927 | 2700K | 90 | 1020 | 5298 | | |
| 930 | 3000K | 90 | 1055 | 5494 | | | |
| N 24° | 827 | 2700K | 85 | 1220 | 3856 | HZWT WT BKWT | Haze/White White Black/White |
| | 830 | 3000K | 85 | 1295 | 4057 | | |
| | 835 | 2700K | 85 | 1320 | 4138 | | |
| | 840 | 4000K | 85 | 1330 | 4179 | | |
| | 927 | 2700K | 90 | 1025 | 3215 | | |
| 930 | 3000K | 90 | 1065 | 3334 | | | |
| F 40° | 827 | 2700K | 85 | 1205 | 2122 | HZWT WT BKWT | Haze/White White Black/White |
| | 830 | 3000K | 85 | 1270 | 2323 | | |
| | 835 | 2700K | 85 | 1295 | 2377 | | |
| | 840 | 4000K | 85 | 1310 | 2300 | | |
| | 927 | 2700K | 90 | 1005 | 1769 | | |
| 930 | 3000K | 90 | 1045 | 1835 | | | |
| W 50° | 827 | 2700K | 85 | 1135 | 1386 | HZWT WT BKWT | Haze/White White Black/White |
| | 830 | 3000K | 85 | 1195 | 1458 | | |
| | 835 | 2700K | 85 | 1220 | 1487 | | |
| | 840 | 4000K | 85 | 1230 | 1502 | | |
| | 927 | 2700K | 90 | 945 | 1155 | | |
| 930 | 3000K | 90 | 980 | 1198 | | | |

R2A_DT - _____
Example: R2ARDT-N930-HZWT

| | | | |
|--|---|---|---|
| wacighting.com Phone (800) 526-2588 Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050 | Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122 | Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760 |
|--|---|---|---|

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUL 2018

BALANCE SINGLE LED PATH LIGHT
6061



PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination

FEATURES

- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: Residential 11 to 13ft; Commercial: 7 to 9ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL & cUL 1838 Listed

WAC
LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Input: 9-15WAC (Transformer is required)

Power: 6.5W / 11.5VA

Brightness: 275 lm

CRI: 90

Rated Life: 60,000 hours

| ORDERING NUMBER | Color Temp | Finish |
|-----------------|---------------------|-----------------------|
| 6061 | 27 2700K Warm White | BZ Bronze on Aluminum |
| | 30 3000K Pure White | BK Black on Aluminum |

6061-30_BZ
Example: 6061-30BZ

| | | | |
|--|---|---|---|
| wacighting.com Phone (800) 526-2588 Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050 | Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122 | Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760 |
|--|---|---|---|

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program.

TUBE - model: WS-W26
LED Wall Mount



WAC LIGHTING
Responsible Lighting®

Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION
Precise engineering using the latest energy efficient LED technology with a built-in reflector for superior optics. An appealing cylindrical profile with a powerful LED down light perfect for accent and wall wash lighting.

SPECIFICATIONS

Construction: Aluminum with etched glass.

Power: Integral driver in luminaire. 120V - 277V input.

Light Source: High output LED

Mounting: Mounts directly to junction box

Dimming: 0-10V Dimming: 100%-10%
ELV Dimming: 100%-15% (120V only)

Finish: Brushed Aluminum (AL), Black (BK), Bronze (BZ), Graphite (GH), White (WT)

Color Temp: 3000K

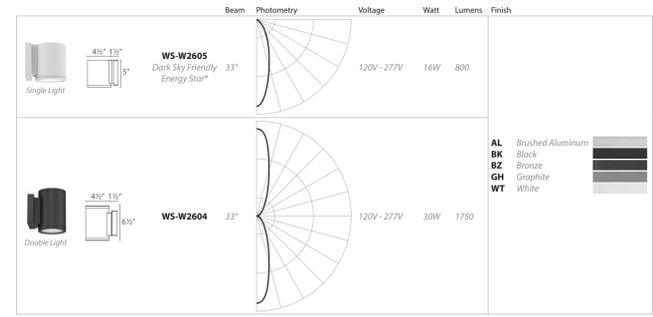
CR: 90

Rated Life: 70,000 hours

Standards: IP65 Rated, ETL & cETL Wet Location Listed, Dark Sky Friendly.

FEATURES

- IP65 Rated, ETL & cETL Wet Location Listed
- Mounts up or down
- Die-Cast Aluminum Construction
- Universal Voltage Input (120V - 277V)
- Dimming: ELV (120V) or 0-10V



WS-W2604 - **BK**

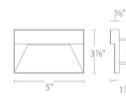
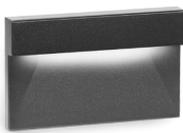
Example: **WS-W2604-BZ**

| | | |
|--|---|---|
| wacighting.com Phone (800) 526-2588 Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive • Port Washington, NY 11050 Phone (516) 515-5000 • Fax (516) 515-5050 | Western Distribution Center 1750 Archibald Avenue • Ontario, CA 91760 Phone (800) 526-2588 • Fax (800) 526-2585 |
|--|---|---|

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEP 2017

RECESSED DOWN LIGHT

Model: WL-LED140
Step Light



PRODUCT DESCRIPTION
Horizontal rectangle Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

FEATURES

- Geometric design with downward illumination
- Die Cast Aluminum construction with abrasion resistant powder coat finish
- Magnetized design for easy installation and maintenance
- Title 24 Compliant (120V only)
- 50,000 hour rated life

SPECIFICATIONS

Construction: Die-cast aluminum

Input: 120V or 277VAC 50/60Hz

Power: Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC 50/60Hz

Lumens: Up to 31m

Mounting: Fits into a switch box or a 2" x 4" Junction Box with minimum inside dimensions of 3 1/2" x 2 1/2" x 2.5"D

Dimming: 100% - 10% ELV (120V only)

CR: 90

Standards: IP66, ETL & cETL Listed for wet locations

| Voltage | Power | Model | Color Temp | Finishes |
|---------|-------|---------------|------------|---|
| 120V | 3.5W | WL-LED140-C | 3000K | BK Black on Aluminum BZ Bronze on Aluminum |
| | | WL-LED140-AM | Amber | |
| 277V | 3W | WL-LED140F-C | 3000K | WT White on Aluminum |
| | | WL-LED140F-AM | Amber | |

Example: **WL-LED140-C-BK**

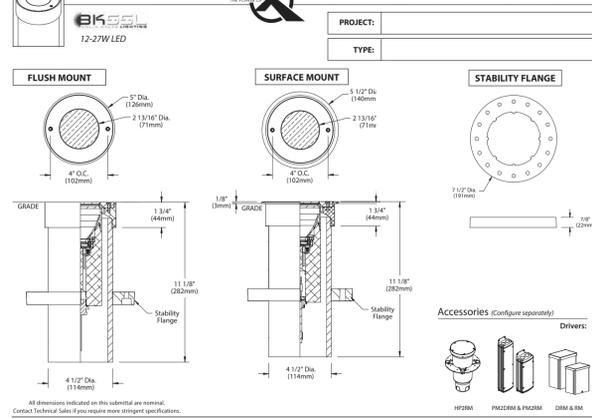
| | | | |
|--|---|---|---|
| wacighting.com Phone (800) 526-2588 Fax (800) 526-2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050 | Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122 | Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760 |
|--|---|---|---|

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. JUN 2017

WALL MOUNTED CON. STAIR LIGHT

PATH LIGHT

DENALI™ RECESSED UPLIGHT



SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy produced on site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no chlorofluorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebates. Consult: www.bklighting.com/greensource for program requirements.

Materials: Furnished in Copper-Free Aluminum (Type 6061-T6), Brass (Type 360) or Stainless Steel (Type 304).

Body: Fully machined from solid billet. Unbody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Provided with hard-coat (Type III) black anodize finish for maximum corrosion resistance. Weather-right cable connector with 5' LGA, 2 wire low voltage cable. High temperature, silicone O ring provides water-tight seal.

Housing: Fixture provided with 4-1/2" dia. Schedule 80 PVC housing for direct burial into soil or concrete. 7.5" dia. molded stability flange projects into substrate to simplify installation and reinforce housing stability.

Facetplate: Fully machined from solid billet. Counterunk holes provide for flush hardware mounting. Accommodates (2) lens or lower media.

Lens: Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify #10 spread lens, soft focus #12 or rectilinear #13 lens.

BKSSL™
Integrated solid state system with "X" technology is scalable for field upgrade. Modular design with electrical quick disconnects permit field maintenance.

UM-80 certified. Minimum 50,000 hour rated life at 70% of initial lumens. (L70) BKSS technology provides long life, significant energy reduction and exceptional thermal management.

Color Management
Connected color phosphor technology delivers near-perfect natural white light. Long term phosphor maintenance over product life. Exact color point conformity exceeds ANSI C78.377 standard. Provides uniform beam with no color variation over angle. Module exceeds 80 CR (RA-90 R9-16).

Optics
Interchangeable OPTIK™ modules permit field changes to optical distribution.

Wiring
Teflon™ coated, 18AWG, 600V, 25°C rated and certified to UL 1659 standard. Anti-Siphon Valve (ASV™) prevents "wicking" through conductor insulation.

Hardware
Tamper-resistant, stainless steel hardware. Facetplate screws are additionally black oxide treated for additional corrosion resistance.

Finish
StarGuard™, our exclusive RoHS compliant, 15 stage chromate-free process cleans and conversion coats aluminum components prior to application of Class "K" TGIC polyester powder coating. Brass components are available in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. (Brushed finish for interior use only).

Warranty
3-year limited warranty.

Certification and Listing
UL tested to IENNA LM-79, UL Listed, Certified to CAN/CSA/ANSI Standards. RoHS compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4' of the ground. IP66 Rated. Made in USA.

RoHS

RECESSED IN-GRADE UPLIGHT

WALL MOUNTED TUBE LIGHT

DESIGNER:
Claudio Martonffy
Design
381 Valencia St.
San Francisco, CA 94103
415 218 9212 (t)
claudio@martonffy.com (e)

DATE STAMP

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|---------|------|-----------------|
| 2/18/20 | | PLANNING PERMIT |

LOPEZ RESIDENCE
1127 COLUMBUS ST.
EL GRANADA, CA 94019

SPEC SHEETS - EXTERIOR LIGHTING

| DRAWN BY: | CHECKED BY: | DATE: |
|-----------|-------------|----------|
| CM | CM | 10/27/20 |

SCALE: AS NOTED
SHT SIZE: Arch D

X:\XXX\PROJECT NAME\02_DRAWINGS\01_AUTO\DRAWING-DESIGNS
SHEET NO:
A-600

Pella® Architect Series® Traditional wood



Exquisitely crafted wood windows that add architectural interest



- DESIGNED WITH ARCHITECTURAL INTEGRITY**
 Crafted with classic aesthetics to make a statement and add architectural interest to your project, inside and out.
- ENHANCED STYLE OPTIONS**
 Meet your unique project specifications with extensive size options, grille patterns, finishes, wood types and glass options.
- EXPANSIVE CUSTOM CAPABILITIES**
 Pella's dedicated custom design teams can help bring your project vision to life with virtually unlimited design choices.
- AUTHENTIC LOOK OF TRUE DIVIDED LIGHT**
 Pella's Integral Light Technology® grilles use the industry's only foam spacer to create the most authentic look of true divided light, by casting a more realistic shadow.
- INTERIOR FINISH OPTIONS**
 From light to dark, Architect Series Traditional wood windows and patio doors are available in an array of classic and on-trend colors. Fine interiors are available in four paints, 11 stains and primed and ready-to-paint.
- STUNNING HARDWARE**
 Choose from Pella's exclusive collection of rich patinas and other timeless finishes.
- OPTIONAL INTEGRATED SECURITY SENSORS**
 Built-in security sensors allow homeowners to know when their windows and doors are open or locked, while being virtually invisible when the product is closed.
- ENERGY STAR® CERTIFIED¹**
 Pella products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states. Architect Series Traditional products with triple-pane glass have been awarded the ENERGY STAR Most Efficient Mark in 2019.²
- LONG-LASTING DURABILITY**
 Aluminum-clad exteriors with EnduraClad® finish is applied in an overlapping fashion on windows for exceptional protection. Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly.
- THE BEST LIMITED LIFETIME WARRANTY³**
 Pella Architect Series Traditional products are covered by the best limited lifetime warranty for wood windows and patio doors in the industry.⁴
- TESTING BEYOND REQUIREMENTS**
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.

AVAILABLE IN THESE WINDOW & PATIO DOOR STYLES:



Fixed and special shape windows also available.

¹ See back cover for disclosures.

PRODUCT SPECIFICATIONS

| WINDOW & PATIO DOOR STYLES | MIN. WIDTH | MIN. HEIGHT | MAX. WIDTH | MAX. HEIGHT | PERFORMANCE CLASS AND GRADE | PERFORMANCE VALUES | | | FRAME / INSTALL |
|--------------------------------------|------------|-------------|------------|-------------|-----------------------------|--------------------|-----------|-------|--|
| | | | | | | U-FACTOR | SHGC | STC | |
| AWNING | 13-3/4" | 13-3/4" | 53" | 59" | LC40-CW50 | 0.25-0.29 | 0.18-0.47 | 27-33 | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| PRECISION FIT AWNING | 17" | 17" | 53" | 29" | R45-CW50 | 0.28-0.33 | 0.18-0.47 | 27-30 | Pocket Replacement |
| CASEMENT | 13-3/4" | 13-3/4" | 41" | 96" | CW30-CW50 | 0.25-0.29 | 0.18-0.47 | 28-32 | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| PRECISION FIT CASEMENT | 17" | 17" | 35" | 73" | R50-CW50 | 0.28-0.33 | 0.18-0.47 | 27-30 | Pocket Replacement |
| FIXED CASEMENT | 10" | 10" | 144" | 144" | CW30-CW50 | 0.25-0.29 | 0.18-0.47 | 28-32 | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| PRECISION FIT FIXED CASEMENT | 17" | 17" | 59" | 73" | R50-CW50 | 0.28-0.33 | 0.18-0.47 | 27-30 | Pocket Replacement |
| DOUBLE-HUNG | 14" | 24-1/2" | 54" | 96" | CW40-CW50 | 0.25-0.30 | 0.19-0.53 | 26-34 | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| PRECISION FIT DOUBLE-HUNG | 13-1/2" | 23-3/4" | 48" | 84" | CW40-CW50 | 0.25-0.31 | 0.19-0.53 | 26-30 | |
| IN-SWING HINGED PATIO DOOR (SINGLE) | 18" | 36" | 48" | 119-1/2" | LC40-LC55 | 0.25-0.29 | 0.14-0.40 | 31-35 | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| IN-SWING HINGED PATIO DOOR (DOUBLE) | 36" | 36" | 96" | 119-1/2" | LC40-LC55 | 0.25-0.29 | 0.14-0.40 | 31-35 | |
| OUT-SWING HINGED PATIO DOOR (SINGLE) | 18" | 36" | 48" | 119-1/2" | R50-LC70 | 0.25-0.30 | 0.14-0.39 | 30-36 | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| OUT-SWING HINGED PATIO DOOR (DOUBLE) | 36" | 36" | 96" | 119-1/2" | R50-LC70 | 0.25-0.30 | 0.14-0.39 | 30-36 | |
| SLIDING PATIO DOOR (O) | 30-3/4" | 74" | 60-3/4" | 119-1/2" | LC25-LC70 | 0.26-0.32 | 0.15-0.42 | - | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| SLIDING PATIO DOOR (OX, XO) | 59-3/4" | 74" | 119-3/4" | 119-1/2" | LC25-LC70 | 0.26-0.32 | 0.15-0.42 | 29-35 | |
| SLIDING PATIO DOOR (OXO) | 90" | 74" | 180" | 119-1/2" | LC25-LC70 | 0.26-0.32 | 0.15-0.42 | - | Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould |
| SLIDING PATIO DOOR (OXXO) | 116-3/4" | 74" | 236-3/4" | 119-1/2" | LC25-LC70 | 0.26-0.32 | 0.15-0.42 | - | |
| MULTI-SLIDE PATIO DOOR | 40-1/2" | 50-1/2" | 701-3/4" | 119-1/2" | R15-LC25¹ | 0.30-0.36 | 0.15-0.46 | - | For more info visit PellaADM.com |
| BIFOLD PATIO DOOR | 31-3/4" | 55-1/2" | 312" | 119-1/2" | R15-R25¹ | 0.26-0.44 | 0.13-0.45 | - | |

WINDOW SIZES AVAILABLE IN 1/8" INCREMENTS
¹ Special sizes available. For more information regarding performance, visit www.pella.com/performance. For more information regarding frame and installation types, visit PellaADM.com.

Pella® Entry Doors



#1 preferred entry door brand by homeowners.*

A curated collection of fiberglass, steel and wood entry doors delivering dependable performance and inspired designs.



Rendering shown with all available options.

- Whole home solution**
 Trust Pella to be your whole project solution with our complete offering of windows, patio doors and entry doors. Support is available where and when you need it with trusted national, regional and local partners in sales and installation.
- Innovative security sensors**
 Our integrated security sensors are factory-installed and integrated directly into the entry door system. Preserving the beauty and warranty of a Pella entry door while increasing peace of mind, they can be used with the free Pella Insynctive® app and integrate with many home security systems.
- Premium hardware**
 Pella has partnered with Baldwin®, the #1 premium hardware brand to create three stunning collections to complement your project's style, architecture and coordinating window hardware.
- Variety of panel materials**
 Available in fiberglass, steel and wood, our collection of entry doors can meet the needs of your design vision, while providing exceptional performance and energy efficiency.
- Rot-resistant frame system**
 Pella's complete panel and frame system for fiberglass and steel entry doors is made of a rigid closed cell poly-fiber material and is engineered to be exceptionally energy efficient. It does not absorb moisture and is rot resistant, reducing potential callbacks.
- Energy-efficient panels**
 Our fiberglass and steel entry doors feature solid polyurethane foam-filled panels to increase energy efficiency and ensure years of exceptional performance.
- Desired, on-trend colors**
 Select from a curated color collection, created in collaboration with the team at Sherwin-Williams DesignHouse for Performance Coatings. They are designed to complement Pella windows and patio doors and coordinate with other exterior finishes, including siding, roofing, stone and shingles.
- Most popular styles**
 With the most popular panel styles, we've made the selection process for your next project faster and easier. With a panel offering that fits every home style, you can help fulfill your customer's desired aesthetic.
- Available impact options**
 Offering panel and glass options for impact-certification, Pella's fiberglass and steel panels and frame system allow for code compliance. See performance details for more information.

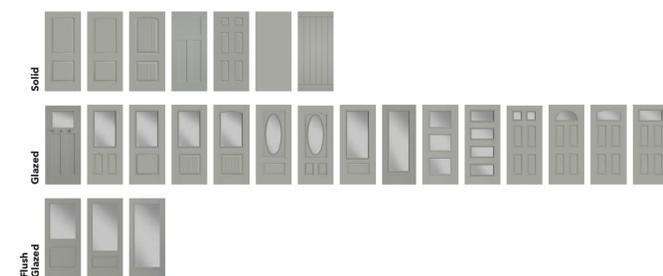
* Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2019.

Product Specifications

| Entry Door Styles | Min. Width | Min. Height | Max. Width | Max. Height | Performance Values¹ | |
|-------------------------|------------|-------------|------------|-------------|---------------------|------|
| | | | | | U-Factor | SHGC |
| Flush Glazed Full Light | 30" | 80" | 36" | 96" | 0.25 | 0.16 |
| Full Light | 30" | 80" | 36" | 96" | 0.25 | 0.16 |
| 3/4 Light | 32" | 80" | 36" | 96" | 0.25 | 0.21 |
| 3/4 Deluxe Oval Light | 32" | 80" | 36" | 80" | 0.24 | 0.15 |
| 1/2 Light 1 Panel Plank | 32" | 80" | 36" | 96" | 0.23 | 0.16 |
| Craftsman Light | 32" | 80" | 36" | 96" | 0.19 | 0.09 |
| Twin Colonial Light | 32" | 80" | 36" | 80" | 0.19 | 0.09 |
| 2 Panel Square | 32" | 80" | 36" | 96" | 0.15 | 0.01 |
| 2 Panel Arch Plank | 32" | 80" | 36" | 96" | 0.15 | 0.01 |
| 2 Panel Arch | 32" | 80" | 36" | 96" | 0.15 | 0.01 |
| Craftsman | 32" | 80" | 36" | 96" | 0.15 | 0.01 |
| 6 Panel | 30" | 80" | 36" | 96" | 0.15 | 0.01 |
| Flush | 30" | 80" | 36" | 96" | 0.15 | 0.01 |

¹ Values shown are for a single door. See your Pella representative for more information.

Panel Styles



Pella® Entry Doors are backed by some of the strongest warranties in the business.² Pella entry door fiberglass systems with composite exterior frames are backed by the Pella Limited Lifetime Warranty. The Pella 20/10 Limited Warranty is the standard warranty for all steel and wood entry doors from Pella.

² See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.

PELLA® MULTI-SLIDE DOORS



Open up to a home-defining look.

Invite the outdoors in and the indoors out. Pella multi-slide patio doors stack neatly to the side for a living space that extends beyond the walls. Get both energy efficiency and flexible style with doors that will perform in a variety of climates. And with your choice of the fine, thoughtful details of traditional design or the clean lines of contemporary, create your look with Pella Architect Series multi-slide doors.



Doors that hide away.

Panels stack neatly to help maintain a clean aesthetic when the doors are open, even with several large-sized panels. They can also be pocketed inside of the wall for the most minimal look.

Finish the look.

Choose from a broad range of hardware styles and finishes to create a seamless look across your Pella project. SmartKey Security™ Re-Key Technology allows you to match key locks to other Pella doors.

The best limited lifetime warranty for wood patio doors.³ Built to last, Pella aluminum-clad wood patio doors are backed by the Pella Limited Lifetime Warranty.

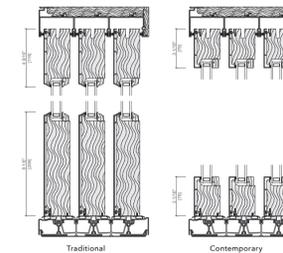
³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.

Create a sleek design.

Elegant interior finishes.
 Complement home décor with an impressive collection of wood interior frames and panels, including rich Mahogany and distinctive Douglas Fir. Pine interiors are available unfinished, primed or prefinished in your choice of 16 stain or paint colors.

Beautiful, long-lasting exteriors.
 Customize the exterior frame and panel color, or choose one of 27 standard colors of durable EnduraClad® exterior aluminum cladding. Custom colors are also available.

Built-in peace of mind.
 Add integrated Pella® Insynctive® security sensors, and give homeowners the ability to monitor doors from virtually anywhere with the Pella Insynctive mobile app⁴ or through a professionally monitored system.



Multi-slide panel sizes range from 20" x 48" to 60" x 117-3/8". Using 10 door panels, the maximum opening is 48". Pocketing options available to maximize daylight opening width.

| Energy Ratings | U-Factor | SHGC | 1-1/2" Weep Sill Performance Ratings | Door Type | Performance⁵ |
|--------------------|-----------|-----------|--------------------------------------|--------------------|------------------|
| Sill Type | | | Nominal Size | Panel Size | |
| 1-1/2" Weep Sill | .30 - .42 | .23 - .50 | 20" x 10" | 49.120" x 116.165" | One-Way Stacking |
| Integrated Sill | .28 - .41 | .19 - .50 | 20" x 10" | 40.620" x 116.165" | Bipart Stacking |
| Surface Mount Sill | .30 - .43 | .19 - .50 | 34.5" x 8" | 60.0" x 92.665" | Pocketing |

Sill Types Available



⁴ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home internet router with internet connection. ⁵ Expected performance ratings. See ADM for complete product details and ratings. For information on performance ratings, visit www.pella.com/support/performance-information/

50MS1200720 © 2020 Pella Corporation

DESIGNER:

ClaudioMartonffy Design

381 Valencia St.
 San Francisco, CA 94103
 415 218 9212 (t)
claudio@martonffy.com (e)

BOISE STAMP

LOPEZ RESIDENCE

1127 COLUMBUS ST.
 EL GRANADA, CA 94019

| REV | DATE | DESCRIPTION |
|-----|----------|-------------------------|
| 01 | 10/27/20 | PLANNING PERMIT DELTA 1 |

SEAL & SIGNATURES

LOPEZ RESIDENCE

1127 COLUMBUS ST.
 EL GRANADA, CA 94019

SPEC SHEETS - DOORS AND WINDOWS

| DRAWN BY | CHECKED BY | DATE |
|----------|------------|----------|
| CM | CM | 10/27/20 |

SCALE: AS NOTED SHT SIZE: Arch D

X:XXX PROJECT NAME:02_GRAPHQLES01_AUTOCAD-DESIGNS

SHEET NO:

A-601