

MULTIFAMILY RESIDENCE & ADU

333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

OWNER:
DAVID CHAO
48200 Fremont Blvd,
Fremont, CA 94538
TEL: (510) 921-0276

ARCHITECT:
HAU-CHING LIAO
682 VILLA ST Suite #C1
MOUNTAIN VIEW, CA 94041
TEL: (408) 483-1965

SCOPE OF WORK

- Demolish the existing 8-unit multifamily building and detached carport structure. Remove 1 heritage tree (Redwood) as per the arborist's recommendation, also agreed upon by the city's Parks dept.
- Build a new 11-unit multifamily building and 2 detached ADU's, including 8 BMR units, 4 Bonus units are proposed, as allowed by AB1287.
- Two concessions are allowed and requested and 5 waivers are requested. Per AB1287, 3 concessions and unlimited number of waivers are allowed for this project.
- No tenant parking is proposed according to AB 2097. One ADA and one EV parking spaces are proposed.

GreenPoint Rated Checklist:

- DIVERT 50% (BY WEIGHT) OF ALL CONSTRUCTION AND DEMOLITION WASTE. (RECYCLING OR REUSE)
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.
- INSTALL HIGH-EFFICIENCY IRRIGATION SYSTEM. SYSTEM HAS SMART (WEATHER-BASED) CONTROLLER.
- HOMEOWNER MANUAL OF GREEN FEATURES/BENEFITS SHALL BE GIVEN TO THE OWNERS AFTER THE CONSTRUCTION IS FINISHED.
- ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, & AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGBCS 4.504.
- PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER PROJECTS) MUST BE PROVIDED TO THE CITY OF MOUNTAIN VIEW BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION & ADHESIVE), RESILIENT FLOORING SYSTEMS, & COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBCS 4.504.

RECYCLOGY MOUNTAIN VIEW IS THE CITY'S EXCLUSIVE HAULER FOR RECYCLING & DISPOSAL OF CONSTRUCTION & DEMOLITION DEBRIS. FOR ALL DEBRIS BOXED, CONTACT RECYCLOGY. USING ANOTHER HAULER MAY VIOLATE MOUNTAIN VIEW CODE SEC. 16.13 & 16.17 & RESULT IN CODE ENFORCEMENT ACTION.

THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT & DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CLEANING CONTRACTOR IS TO HAVE A REGENERATIVE AIR VACUUM SWEEPER AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE.

FOR RESIDENTIAL DEVELOPMENTS, NO RESIDENTIAL UNITS WILL BE RELEASED FOR OCCUPANCY UNLESS THE IMPROVEMENTS TO BE CONSTRUCTED TO CITY STANDARDS AND/OR TO BE ACCEPTED FOR MAINTENANCE BY THE CITY, INCLUDING WATER METERS & SANITARY SEWER CLEANOUTS, ARE SUBSTANTIALLY COMPLETE PER THE CITY OF MOUNTAIN VIEW STANDARD PROVISIONS FOR PUBLIC WORKS CONSTRUCTION. THE PUBLIC WORKS DIRECTOR SHALL MAKE THE DETERMINATION OF WHAT PUBLIC IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE.

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK

THESE DRAWINGS AREA INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND, THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, HE SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE

NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.

THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE DESIGNER FROM ANY ACTION INITIATED BY THE INITIAL OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE DESIGNER.

THE CONTRACTOR SHALL REVIEW AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. HE SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIRED ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIMSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS WORK.

ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.

ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOODS AND MATERIALS ON SIDEWALK AND/OR STREET WALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.

THE BUILDER MUST PROVIDE THE HOMEOWNER W/ A LUMINAIRE SCHEDULE (AS REQUIRED IN T-24, PART 1, #10-103(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.

FINAL INSPECTION OF THE STORM WATER SITE DESIGN MEASURE THAT WILL BE INSTALLED FOR THE PROJECT BY THE FIRE & ENVIRONMENTAL PROTECTION DIVISION IS REQUIRED PRIOR TO BUILDING PERMIT SIGN-OFF. PLEASE CONTACT CARRIE SSANDHAHL AT 650-903-6224 TO SCHEDULE AN INSPECTION.

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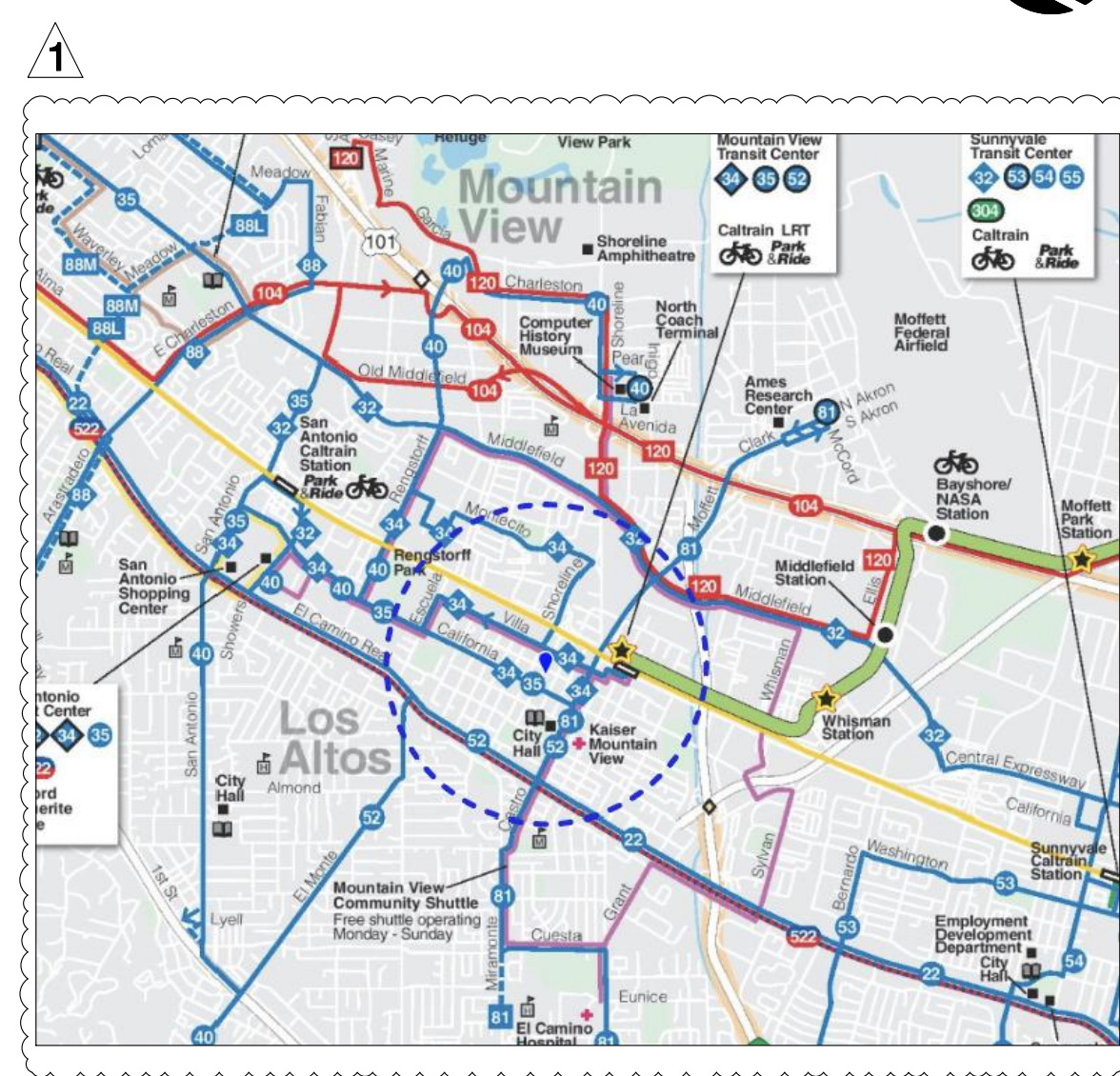
PROJECT DATA

GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY RESIDENTIAL
 ZONING DESIGNATION: P19
 EXISTING USE: MULTIFAMILY RESIDENCE
 PROPOSED USE: MULTIFAMILY RESIDENCE
 OCCUPANCY GROUP: R2
 EXISTING BUILDING: TOTAL 8 UNITS
 4 UNITS (1 BED, 1 BATH)
 1 UNIT (2 BEDS, 1 BATH)
 3 STUDIOS
 PROPOSED BUILDING: TOTAL 11 UNITS + 2 DETACHED ADU
 3 UNITS (STUDIO)
 7 UNITS (1 BED, 1 BATH)
 2 UNITS (2 BED, 2 BATH)
 1 UNITS (2 BED, 1 BATH)
 COMMON AREA
 FIRE SPRINKLER SYSTEM: YES
 TYPE OF CONSTRUCTION: V-B
 SITE AREA: 7500 S.F. 0.1722 ACRE
 (E) BUILDING TO BE REMOVED: LIVING: 4555 S.F. / CARPORT: 830 S.F.
 (N) TOTAL LIVING AREA: 7893.11 S.F.
 ALLOWABLE FAR: 1.1 FAR
 ALLOWABLE AREA: 8250 S.F.
 TYPE V-B CONSTRUCTION (R2)
 W/ FIRE SPRINKLER SYSTEM
 60' H MAX. CBC TABLE 504.3
 3 STORY MAX. CBC TABLE 504.4
 21,000 SF MAX. CBC TABLE 506.2
 FLOOR AREA RATIO (FAR): 116.22% (8717.20/7500)
 LOT COVERAGE: 43.09% (3231.76/7500)
 BUILDING HEIGHT: 34' 2" (EAVE HEIGHT: 18")
 NUMBER OF STORIES: 3
 REQUIRED PARKING: 0
 PROPOSED PARKING: 1 (EV PARKING) / 1 (ACCESSIBLE PARKING)
 9 (BIKE PARKING) TENANT PARKING WAIVED.
 TOTAL 1829.27 S.F. 24.39% OF TOTAL
 OPEN SPACE AREA:
 PROPOSED BLDG. SET BACK(MAIN): FRONT 14 FT., LEFT 5 FT., RIGHT 5 FT., REAR 53 FT. 6 IN.
 PROPOSED BLDG. SET BACK(ADU): FRONT 14 FT., LEFT 5 FT., RIGHT 4 FT. 2 IN., REAR 4 FT. 2 IN.
 APPLICABLE CODES: 2022 CRC, CGBC, CMC, CPC, CFC, CEC, & CITY OF MOUNTAIN VIEW ORDINANCES. 2022 CALIFORNIA ENERGY CODE
 ASSESSOR PARCEL NUMBER: 158-12-069

DEFERRED SUBMITTALS

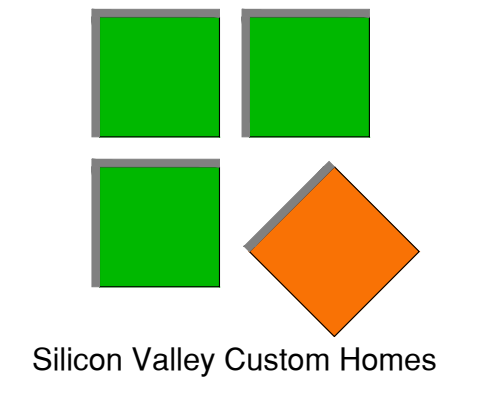
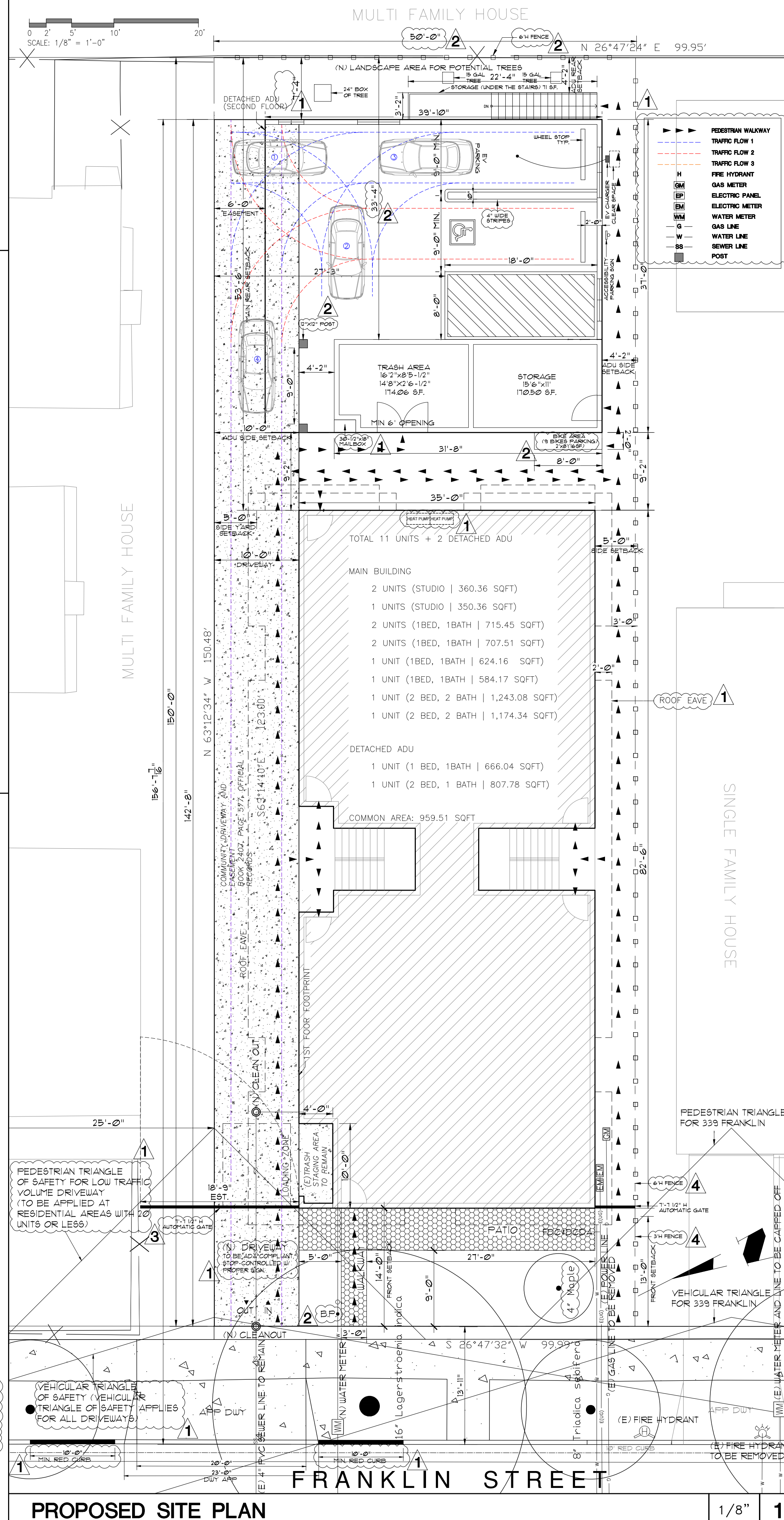
- AUTOMATIC FIRE SPRINKLERS (NFPA 13)
- FIRE ALARM (FIRE SPRINKLER MONITORING SYSTEM)
- UNDERGROUND FIRE SERVICE
- A DEDICATED DCDA/FDC/UNDERGROUND FIRE WATER FEED AND AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

VICINITY MAP



SYMBOL

- B SECTION
- A5 SHEET NUMBER
- B DETAIL
- A5 SHEET NUMBER
- E COLUMN GRID
- E EXISTING DOOR
- B INTERIOR ELEVATIONS INDICATOR
- A5



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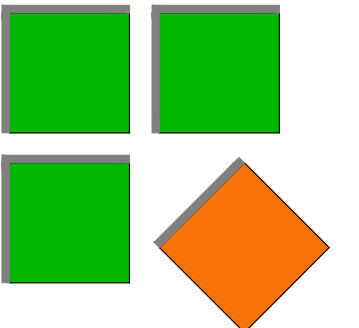
REVISIONS:

- City Comment Feb. 14, 2025
- City Comment May 19, 2025
- City Comment Sep. 12, 2025
- City Comment Dec. 4, 2025

SHEET TITLE:

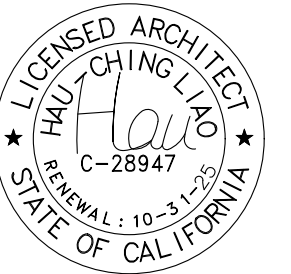
TITLE SHEET
PROPOSED SITE PLAN

DATE: Feb. 2023 PROJECT NO.: 21-59
 SCALE: AS SHOWN DRAWN: HC
 SHEET: A-0



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REVISIONS:

City Comment Feb. 14, 2025

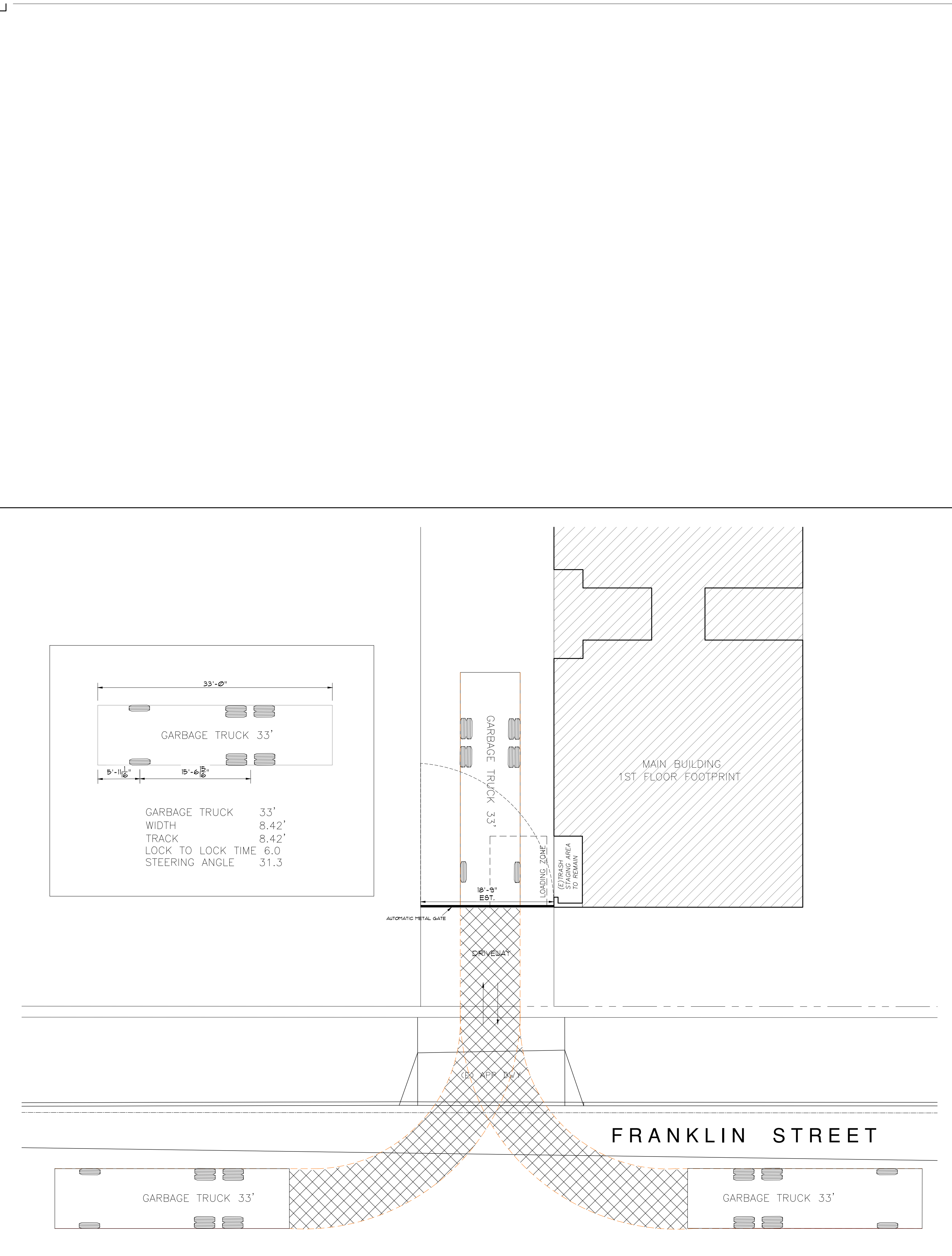
SHEET TITLE:
DEMOLITION PLAN

DATE: Feb. 2023 PROJECT NO.: 21-59

SCALE: AS SHOWN DRAWN: HC

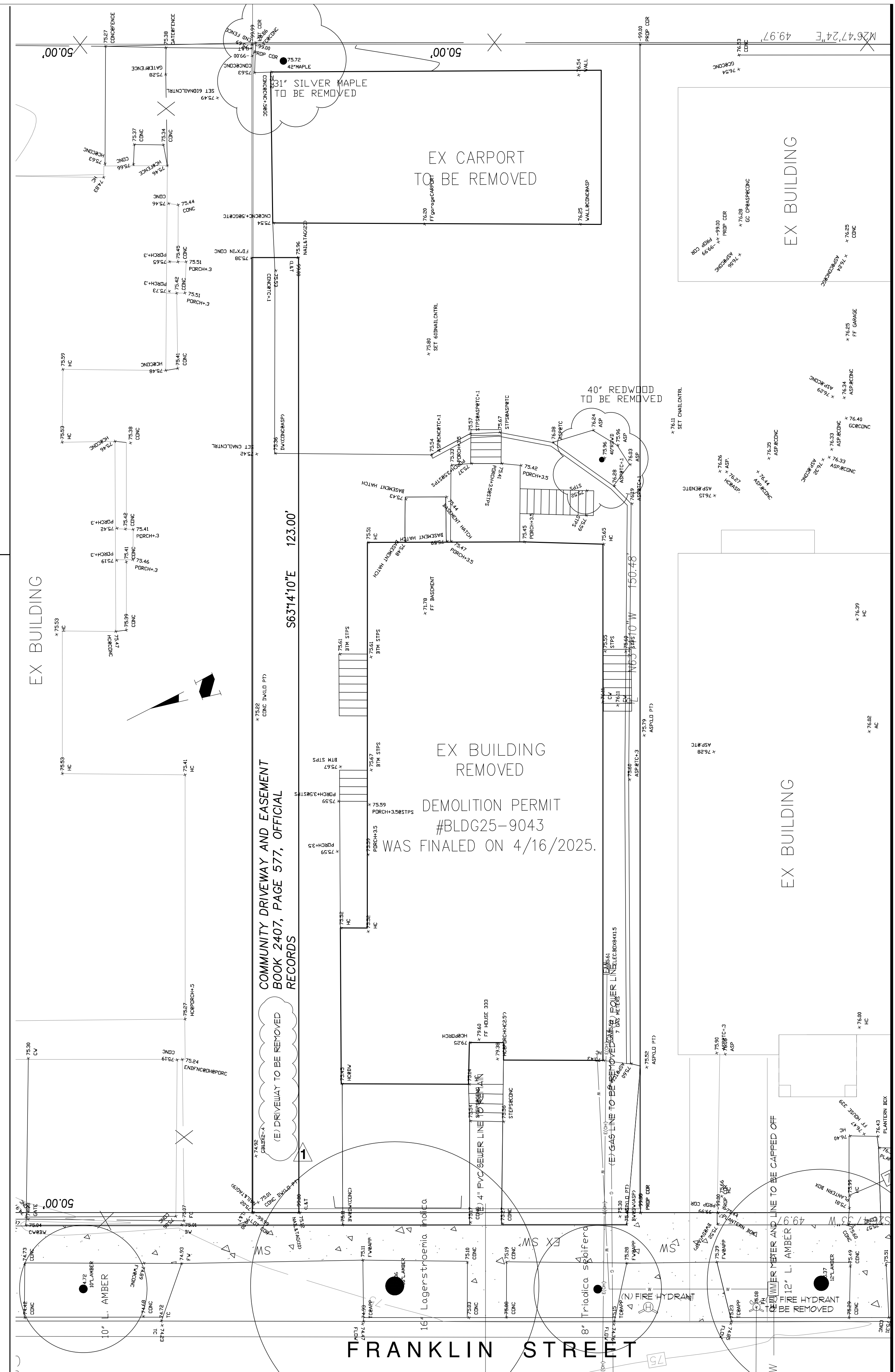
SHEET: **A-1.1**

OF SHEETS



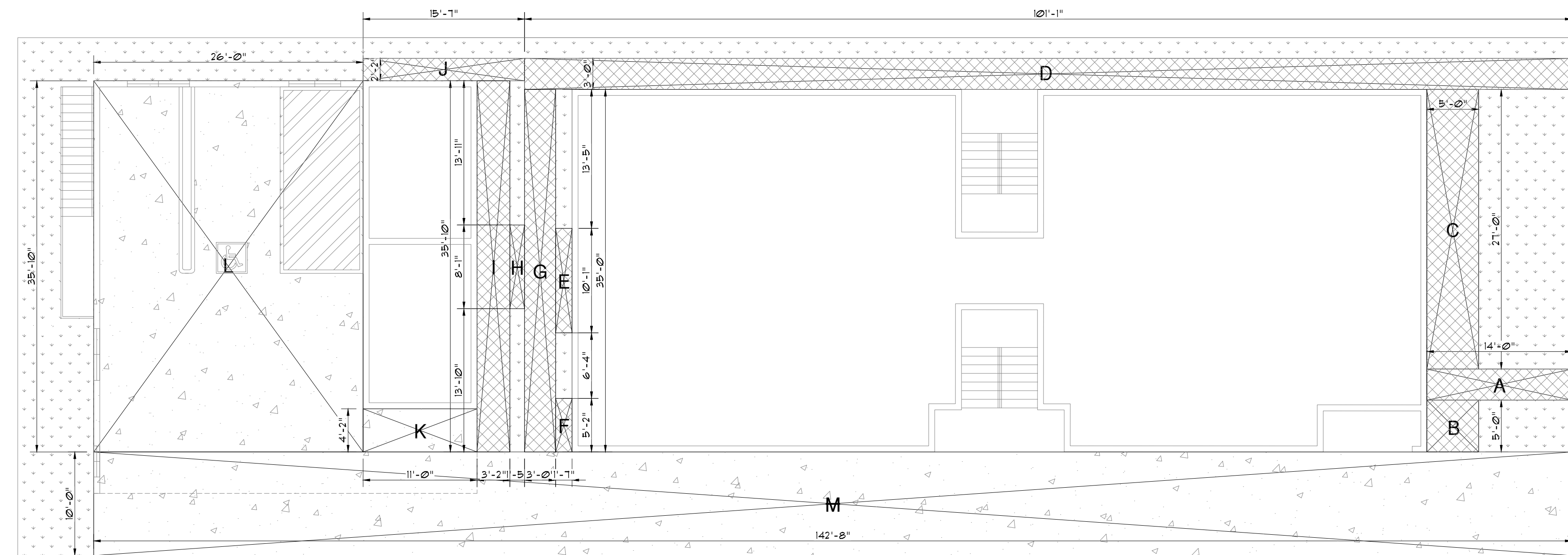
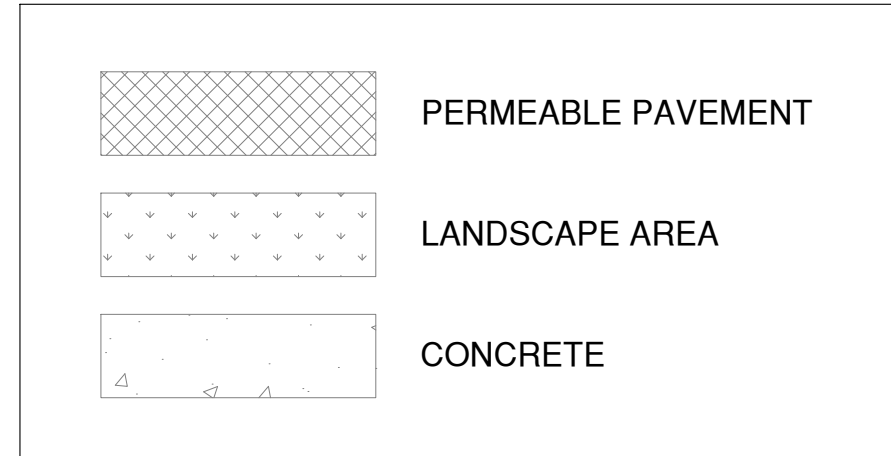
TRASH COLLECTION ROUTE

1/8" 2

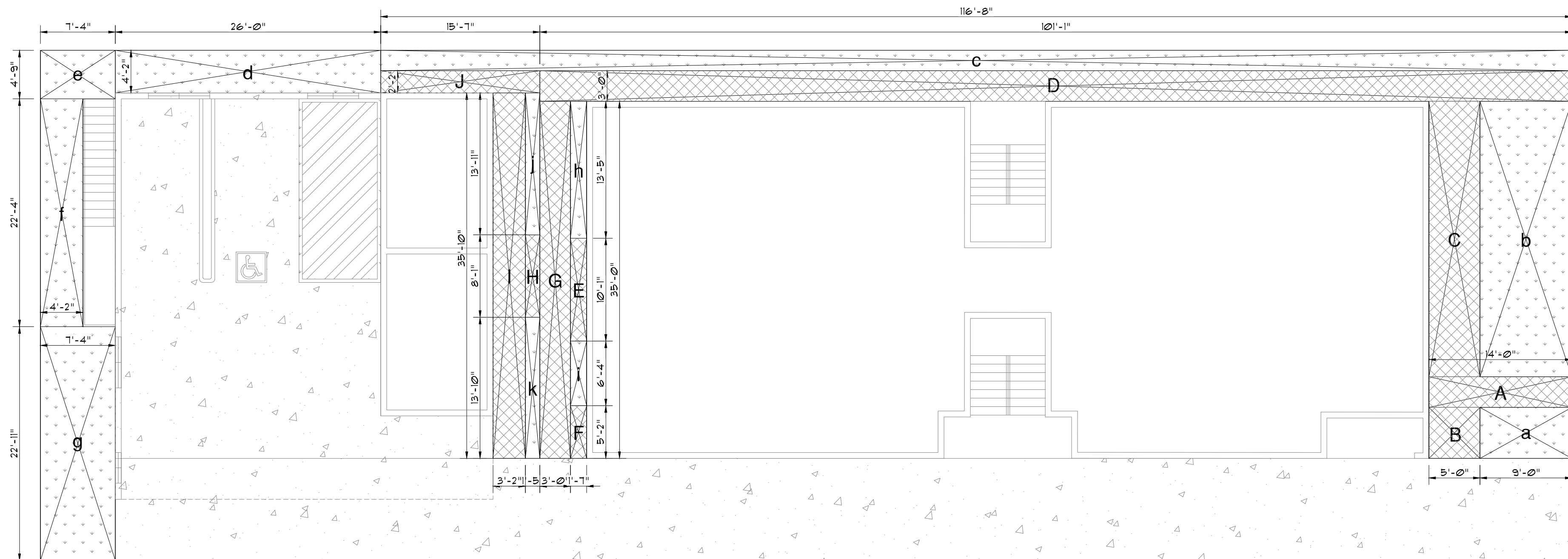


DEMOLITION PLAN

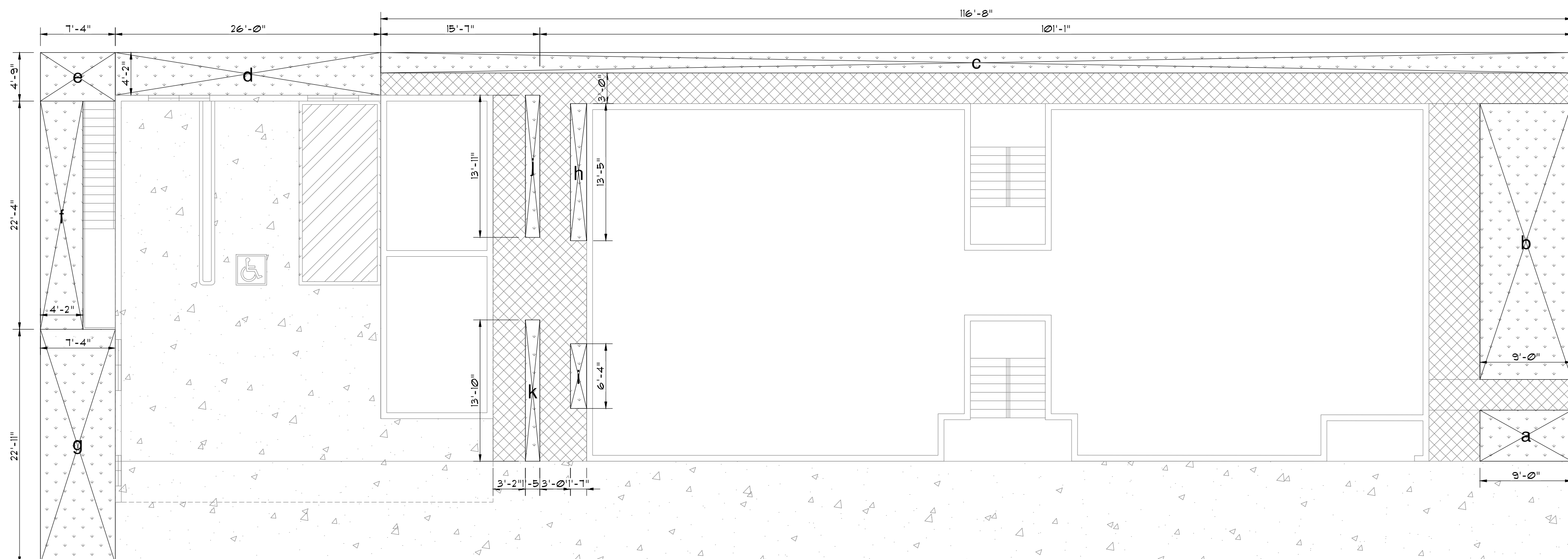
1/8" 1



A. PAVEMENT AREA



B. OPEN SPACE AREA



C. LANDSCAPE AREA

PAVEMENT AREA

(PEDESTRIAN WALKWAY + AUTOMOBILE AREA)

A =	3'X14' = 42 SF
B =	5'X5' = 25 SF
C =	27'X5' = 135.01 SF
D =	101'1"X3' = 303.20 SF
E =	10'1"X17' = 15.96 SF
F =	5'2"X17' = 8.18 SF
G =	35'X3' = 104.98 SF
H =	8'1"X15' = 11.44 SF
I =	35'10"X3'2" = 113.46 SF
J =	15'7"X2'2" = 33.79 SF
K =	4'2"X11' = 45.83 SF
M =	142'8"X10' = 1426.67 SF
L =	35'10"X26' = 931.62 SF

PAVEMENT AREA SUBTOTAL 3197.14 SF
42.63%
(3197.13 SF OF 7500 SF)

OPEN SPACE AREA

(PEDESTRIAN WALKWAY + LANDSCAPE AREA)

A =	3'X14' = 42 SF
B =	5'X5' = 25 SF
C =	27'X5' = 135.01 SF
D =	101'1"X3' = 303.20 SF
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J =	15'7"X2'2" = 33.79 SF

PEDESTRIAN WALKWAY 793.02 SF

a =	9'X5' = 45.00 SF
b =	27'X9' = 243.00 SF
c =	116'8"X20' = 233.33 SF
d =	26'X4'2" = 108.38 SF
e =	4'9"X7'4" = 34.85 SF
f =	22'4"X4'2" = 93.06 SF
g =	21'11"X7'4" = 168.04 SF
h =	13'5"X17' = 21.24 SF
i =	6'4"X17' = 10.03 SF
j =	13'11"X1'5" = 19.71 SF
k =	13'10"X1'5" = 19.60 SF

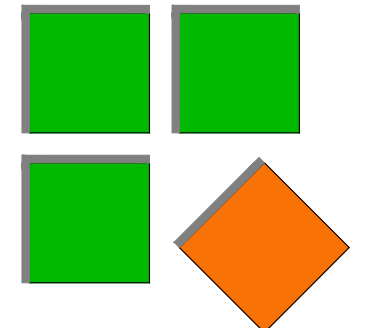
LANDSCAPE AREA 996.24 SF

OPEN SPACE SUBTOTAL 1789.26 SF
23.86%
(1789.25 SF OF 7500 SF)

LANDSCAPE AREA

a =	9'X5' = 45.00 SF
b =	27'X9' = 243.00 SF
c =	116'8"X20' = 233.33 SF
d =	26'X4'2" = 108.38 SF
e =	4'9"X7'4" = 34.85 SF
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i =	6'4"X17' = 10.03 SF
j =	13'11"X1'5" = 19.71 SF
k =	13'10"X1'5" = 19.60 SF

LANDSCAPE AREA SUBTOTAL 996.24 SF
13.28%
(996.24 SF OF 7500 SF)



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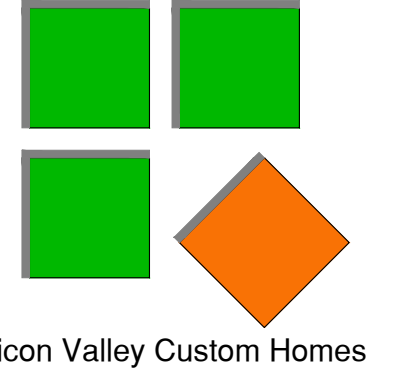
REVISIONS:

SHEET TITLE:
GRAPHIC ILLUSTRATION OF CALCULATIONS - PAVEMENT AREA, OPEN SPACE AREA, LANDSCAPE AREA

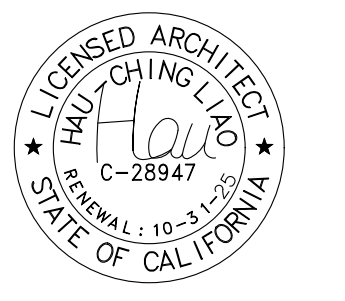
DATE PROJECT NO.
Feb. 2023 21-59
SCALE DRAWN
AS SHOWN HC

SHEET

A-12



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REVISIONS:
1 City Comment Feb. 14, 2025
2 City Comment May 19, 2025

SHEET TITLE:
PROPOSED FLOOR PLAN (FIRST FLOOR) - MAIN BUILDING

DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC
SHEET: **A-2.1**
OF SHEETS: 1

PROJECT INFORMATION								
UNIT	TOTAL AREA	TYPE	AML %	BUILDING	PRIVATE USABLE OPEN SPACE		STORAGE AREA	
101	584.17 S.F.	BMR	80%	MAIN	109.78 S.F.	PATIO	7.78 S.F.	PERSONAL
102	350.36 S.F.	BMR	80%	MAIN	-	-	-	PERSONAL
103	624.16 S.F.	BMR	80%	MAIN	-	-	7.78 S.F.	PERSONAL
104	360.36 S.F.	BMR	80%	MAIN	-	-	-	PERSONAL
105	360.36 S.F.	BMR	50%	MAIN	-	-	-	PERSONAL
201	715.45 S.F.	-	-	MAIN	87.5 S.F.	PATIO	38.38 S.F.	PERSONAL
202	707.51 S.F.	-	-	MAIN	-	-	23.84 S.F.	PERSONAL
203	707.51 S.F.	BMR	80%	MAIN	-	-	3.56 S.F.	PERSONAL
204	715.45 S.F.	-	-	MAIN	87.5 S.F.	PATIO	30.80 S.F.	PERSONAL
301	1174.34 S.F.	-	-	MAIN	-	-	26.30 S.F.	PERSONAL
302	1243.08 S.F.	-	-	MAIN	-	-	26.30 S.F.	PERSONAL
333-A	807.78 S.F.	BMR	80%	ADU	-	-	8.31 S.F.	PERSONAL
333-B	666.04 S.F.	BMR	80%	ADU	-	-	4.87 S.F.	PERSONAL
					284.78 S.F.	TOTAL	419.42 S.F.	TOTAL

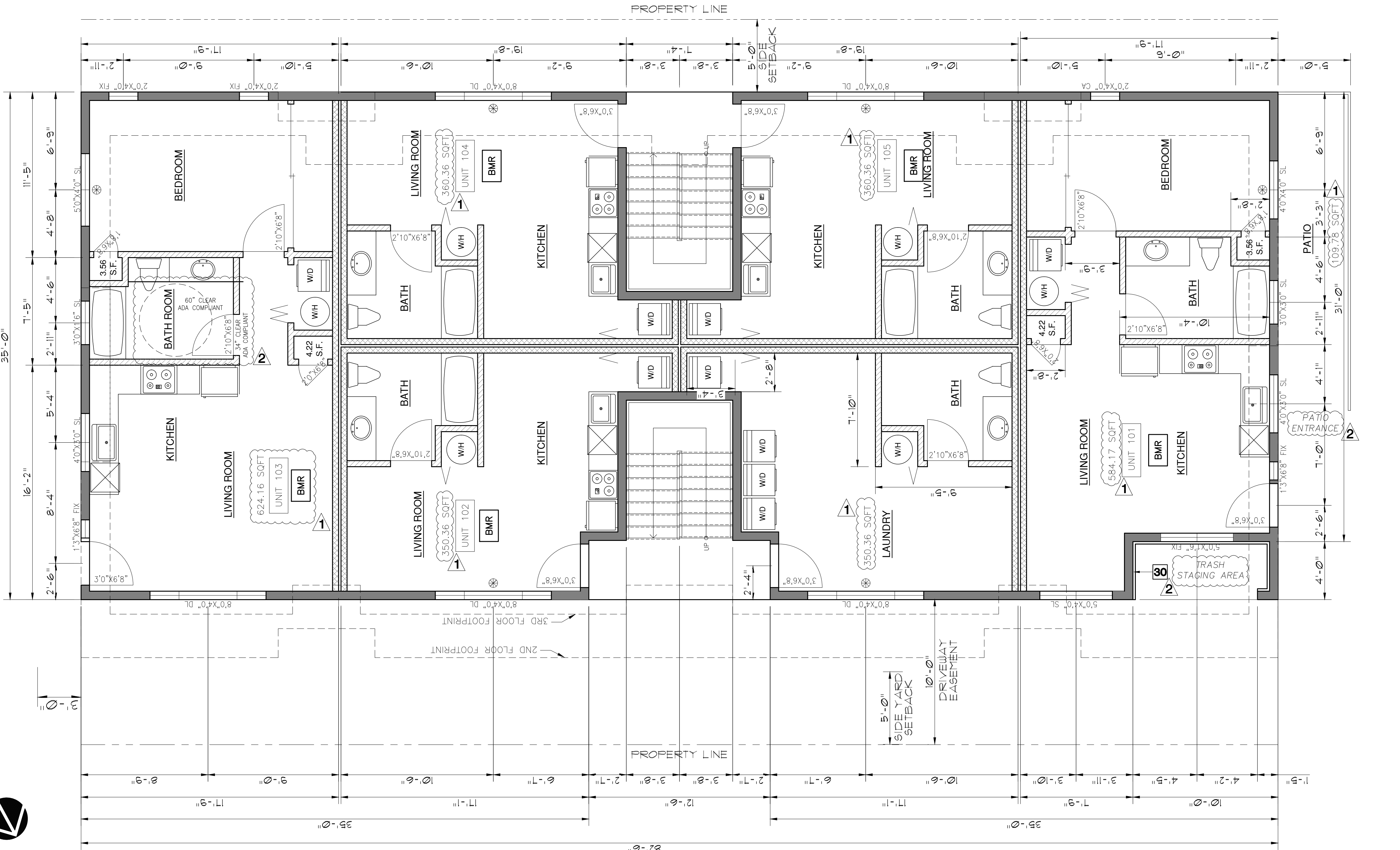
MAIN BUILDING
FIRST FLOOR - 2,847.54 SQFT
1 UNITS (STUDIO | 350.36 SQFT) - UNIT 102(BMR)
2 UNITS (STUDIO | 360.36 SQFT) - UNIT 104(BMR)
UNIT 105(BMR)
1 UNIT (1 BED 1 BATH | 584.17 SQFT) - UNIT 101(BMR)
1 UNIT (1 BED 1 BATH | 624.16 SQFT) - UNIT 103(BMR)
COMMON AREA: 608.13 SQFT
SECOND FLOOR - 3,131.91 SQFT
2 UNITS (1 BED, 1 BATH | 715.45 SQFT) - UNIT 201
2 UNITS (1 BED, 1 BATH | 707.51 SQFT) - UNIT 202
UNIT 203(BMR)
COMMON AREA: 371.31 SQFT
THIRD FLOOR - 2522.80 SQFT
1 UNIT (2 BED, 2 BATH | 1174.34 SQFT) - UNIT 301
1 UNIT (2 BED, 2 BATH | 1243.08 SQFT) - UNIT 302
COMMON AREA: 195.01 SQFT
DETACHED ADU
1 UNIT (1BED, 1BATH | 666.04 SQFT) - UNIT 333-B(BMR)
1 UNIT (2 BED, 1 BATH | 807.78 SQFT) - UNIT 333-A(BMR)

- LEGEND :**
- EXISTING WALL TO REMAIN AND REPAIR AS REQUIRED.
 - 2X OR 3X WOOD STUDS W/ 1/2" THK. GYP. BD. ON BOTH SIDES (CDX OR OSB PLYWD O/ STUD @ SHEAR WALLS)
 - 2X OR 3X WOOD STUDS W/ 1/2" THK. GYP. BD. INTERIOR SIDE (1 1/2" CEMENT PLASTER O/ (2) 1/2" PAPER BACKED LATH OR WOOD SIDING OVER 1 1/2" BLDG. PAPER (PAINTED) OVER CDX OR OSB PLYWOOD) (SEE ELEVATIONS FOR EXTERIOR FINISH)
 - GA FILE NO. WP 3116 (PROPRIETARY) 1-HR FIRE RATED BARRIER (55 to 59 STC SOUND)
 - FIRE DESIGN: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2 X 4 WOOD STUDS 24" O.C. ON SEPARATE PLATES 1" APART WITH 1-1/4" TYPE W. SCREWS, 8" O.C., 3-1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD CAVITY ON BOTH SIDES OF THE WALL PARTITION. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)
 - SOUND DESIGN: SOUND TESTED AS CONSTRUCTED FOR FIRE
 - PROPRIETARY GYPSUM BOARD: AMERICAN GYPSUM COMPANY LLC (5/8" FIREBLOCK TYPE X GYPSUM BOARD)
 - WINDOWS

* TYPICAL ALL WATER SUPPLY PIPE TO BE COPPER.
 All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet on 2nd floor & 5.0 square feet on 1st floor. The minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have the bottom of the opening no higher than 44 inches above the floor per CRC R310.1.

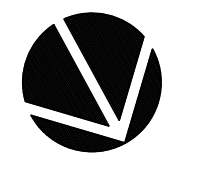
- GENERAL PLAN NOTES**
1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1-3/8" THK. UNO. (SEE PLAN FOR SIZE)
 2. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1-3/8" THK. W/ SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
 3. ALL ENTRY DOORS TO BE SOLID CORE 1-3/4" THICK. (SEE PLAN FOR SIZE)
 4. PROVIDE A LANDING WITH A MIN. DEPTH & WIDTH OF 36" AT ALL EXIT DOOR WHERE THE FINISH GRADE IS 0' OR 1-3/4" BELOW THE FINISH PER 2022 C.R.C.
 5. PROVIDE SOUND BATT INSULATION @ ALL INTERIOR WALL W/ R-13 MIN. PER OWNER.
 6. WINDOW STYLE: SH: SINGLE HUNG; DH: DOUBLE HUNG; SL: SINGLE SLIDING DL.; DS: DOUBLE SLIDING DL.; CAS: CASEMENT.
 7. Carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. 3/4" CRC R315.5

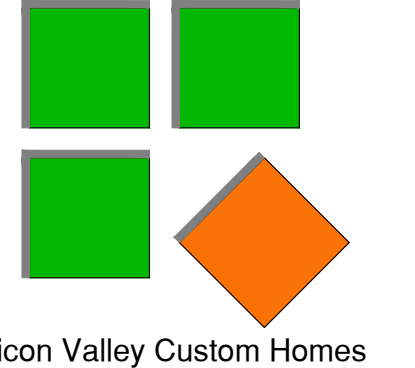
- FLOOR PLAN NOTES**
1. PROVIDE 3'x3' MIN. CONC. LANDING AT ALL NEW EXTERIOR DOOR OF 7'-7 1/2" HI. SLOPE SHALL HAVE PRESSURE OR THERMOSTATIC MIXING VALVE THAT LIMIT WATER TEMPERATURE TO 120F.
 2. 22"x30" ATIC ACCESS PANEL PER C.R.C. R807.
 3. 100 AMPS ELECTRICAL SUB-PANEL.
 4. TOILET ACCESS AREA SHALL BE 24"(D)x30"(W) W/ 15" MIN FROM CENTER OF TOILET TO EACH SIDE.
 5. 36"x48" 36"x60" SHOWER W/ ASPHALT SEALED. TILE TO 7'-2" U.O.N. PROVIDE SOAP DISH.
 6. TEMPERED GLASS SHOWER ENCLOSURE W/ TOWER BAR.
 7. PROVIDE "DUROCK" OR "WONDER BOARD" WALL LINING AROUND SHOWER/BATH/TUB AREA. CULTURE MARBLE OR TILE FINISH.
 8. ALL PLUMBING FIXTURES SHALL BE OF CPC APPROVED PRODUCTS. THE FIXTURE IN SHOWER SHALL HAVE PRESSURE OR THERMOSTATIC MIXING VALVE THAT LIMIT WATER TEMPERATURE TO 120F.
 9. 36"x66" 42"x66" SHOWER W/ ASPHALT SEALED. TILE TO 7'-2" U.O.N. PROVIDE SOAP DISH.
 10. 400 AMPS ELECTRICAL PANEL & METER.
 11. CLOTH DRYER, DRYER VENT TO OUTSIDE PER CMC 504.3. The dry exhaust duct shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. [CMC 504.4.2.1] The dryer exhaust duct shall include the following per CMC 504.4:
12. CLOTH WASHER, PROVIDE COLD AND HOT WATER.
13. 21"x21" SINK W/ GARBAGE DISPOSAL.
14. 36" OR 48" CLEAR REF. SPACE. PLUMB FOR WATER SUPPLY.
15. 12" OR 48" BUILT-IN RANGE OVEN COMBINATION W/ BUILT-IN HOOD, LIGHT & FAN. (VENT TO OUTSIDE AIR) RANGE HOOD SHALL BE HVI-CERTIFIED & RATED 100 CFM MIN. OF INTERMITTENT VENTILATION OR 50 CFM OF CONTINUOUS VENTILATION. (CFC Section 150.01 CMC TABLE 403.7) GAS RANGE Per Subsection 12.22.020B.3.
16. DISHWASHER, PROVIDE SURFACE MOUNT AIR GAP IF REQUIRED.
17. SERVICE COUNTER & CABINET, STYLE PER OWNER.
18. ISLAND CABINET W/ A SERVICE SINK & 2 GFCI OUTLETS.
19. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL HYDROMASSAGE BATHTUBS. (VERIFY) a. THE MOTOR SHALL BE UL LISTED FOR HYDRO-MASSAGE USE. (CPC 415.3) b. A REMOVABLE PANEL OF SUFFICIENT DIMENSION TO ACCESS THE PLUMB. (CPC 415.0) c. GFCI SINGLE-PHASE OUTLET WITH BONDING PER CEC 680.71.
20. AIR HANDLER
21. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 1/2" GYP. BD. ON GARAGE SIDE W/ 84 COOLER NAIL AT 7" O.C. CONTINUOUS FROM GARAGE SIDE TO ROOF SHEATHING.
22. 18"x24" UNDER FLOOR ACCESS PANEL PER C.R.C. R408.
23. 2'0"x3'0" PAD PER MANUFACTURE FOR HVAC HEAT PUMP.
24. PROVIDE 5/8" TYPE "X" GYP. BD. UNDERNEATH STAIRCASE.
25. 32"x21" DOUBLE SINK W/ GARBAGE DISPOSAL.
26. WALK-IN PANTRY W/ 5 LEVELS SHELVING.
27. WATER HEATER.
28. Appliances in garages shall be guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of the vehicles. [CPC 507.13.1]
29. THE SMOKE ALARM IN THE HALLWAY TO BE PHOTOELECTRIC OR IONIZATION W/ALARM SILENCING SWITCH. [CRC R314.3.3]
30. 6" HEIGHT CURB ALONG THE WALLS OF THE STAGING AREA. The staging area must be a flat, smooth concrete surface.



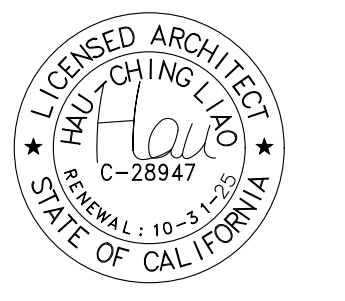
MAIN BUILDING FIRST FLOOR - 2,887.54 SF

PROPOSED FLOOR PLAN (FIRST FLOOR) - MAIN BUILDING





682 Villa Street, Suite C1
Mountain View, CA 94041
www.svcustomhomes.com
(408) 204-0345



OWNER:
DAVID CHAO
48200 Fremont Blvd
Fremont, CA 94538
510-921-0276

DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:

City Comment Feb. 14, 2025

SHEET TITLE:

PROPOSED FLOOR PLAN (SECOND FLOOR) - MAIN BUILDING

DATE: Feb. 2023 PROJECT NO.: 21-59

SCALE: AS SHOWN DRAWN: HC

SHEET: **A-2.2**

OF SHEETS: 1

LEGEND :

- EXISTING WALL TO REMAIN AND REPAIR AS REQUIRED.
-
-
- GA FILE NO. WP 3116 (PROPRIETARY) 1-HR FIRE RATED BARRIER (55 to 59 STC SOUND)
-
- SOUND DESIGN: SOUND TESTED AS CONSTRUCTED FOR FIRE
- PROPRIETARY GYPSUM BOARD: AMERICAN GYPSUM COMPANY LLC (5/8\"/>
- WINDOWS

* TYPICAL ALL WATER SUPPLY PIPE TO BE COPPER.

All escape or rescue windows shall have a minimum net clear operable area of 5.7 square feet on 2nd floor & 5.0 square feet on 1st floor. The minimum net clear operable height dimension shall be 24". The minimum net clear operable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have the bottom of the opening no higher than 44 inches above the floor per CRC R310.1.

GENERAL PLAN NOTES

1. ALL INTERIOR DOORS TO BE HOLLOW CORE 1-3/8" THK UNO. (SEE PLAN FOR SIZE)
2. ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1-3/4" THK W/ SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
3. ALL ENTRY DOORS TO BE SOLID CORE 1-3/4" THICK. (SEE PLAN FOR SIZE)
4. PROVIDE A LANDING WITH A MIN. DEPTH & WIDTH OF 36" AT ALL EXIT DOOR WHERE THE FINISH GRADE IS 6" OR 1-3/4" BELOW THE FINISH PER 2022 C.R.C.
5. PROVIDE SOUND BATT INSULATION @ ALL INTERIOR WALL W/ R-13 MIN. PER OWNER
6. WINDOW STYLE: SH: SINGLE HUNG; DH: DOUBLE HUNG; SL: SINGLE SLIDING DL.; DS: DOUBLE SLIDING DL.; CAS: CASSEMENT.
7. Carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. 3/4" CRC R315.5

FLOOR PLAN NOTES

1. PROVIDE 3"x3" MIN. CONC. LANDING AT ALL NEW EXTERIOR DOOR OF 7'-7 1/2" HI. STEEP MAX. W/ MAX. 2% SLOPE ON EACH DIRECTION, PER CRC R311.3 & R311.3.2.
2. 22"x30" ATIC ACCESS PANEL PER C.R.C. R807.
3. 100 AMP ELECTRICAL SUB-PANEL.
4. TOILET ACCESS AREA SHALL BE 24"(D)x30"(W) W/ 15" MIN FROM CENTER OF TOILET TO EACH SIDE.
5. 36"x48" - 36"x60" SHOWER W/ ASPHALT SEALED. FILE TO 7'-2" U.O.N. PROVIDE SOAP DISH.
6. TEMPERED GLASS SHOWER ENCLOSURE W/ TOWER BAR.
7. PROVIDE "DUROCK" OR "WONDER BOARD" WALL LINING AROUND SHOWER/BATHUB AREA. CULTURE MARBLE OR TILE FINISH.
8. ALL PLUMBING FIXTURES SHALL BE OF CPC APPROVED PRODUCTS. THE FIXTURE IN SHOWER SHALL HAVE PRESSURE OR THERMOSTATIC MIXING VALVE THAT LIMIT WATER TEMPERATURE TO 120F.
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13. 21"x21" SINK W/ GARBAGE DISPOSAL.
14. 36" OR 48" CLEAR REF. SPACE. PLUMB FOR WATER SUPPLY.
15. 18" OR 48" BUILT-IN RANGE OVEN COMBINATION W/ BUILT-IN HOOD, LIGHT & FAN. (VENT TO OUTSIDE AIR) RANGE HOOD SHALL BE HVI-CERTIFIED & RATED 100 CFM MIN. OF INTERMITTENT VENTILATION OR 50 CFM OF CONTINUOUS VENTILATION. (C.R.C. Section 1501.0 CMC TABLE 403.7) GAS RANGE Per Subsection 12.22.020B.3.
16. DISHWASHER. PROVIDE SURFACE MOUNT AIR GAP IF REQUIRED.
17. SERVICE COUNTER & CABINET, STYLE PER OWNER.
18. ISLAND CABINET W/ A SERVICE SINK & 2 GFCI OUTLETS.
19. TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL HYDROMASSAGE BATHUBS. (VERIFY WITH MANUFACTURER)
 - a. THE MOTOR SHALL BE UL LISTED FOR HYDRO-MASSAGE USE. (CPC 415.3)
 - b. A REMOVABLE PANEL OF SUFFICIENT DIMENSION TO ACCESS THE PLUMB. (CPC 415.0)
 - c. GFCI SINGLE-PHASE OUTLET WITH BONDING PER CEC 680.71.
20. AIR HANDLER
21. FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 1/2" GYP. BD. ON GARAGE SIDE W/ 84 COOLER NAIL AT 7" O.C. CONTINUOUS FROM GARAGE SLAB TO ROOF SHEATHING.
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23. 2'0"x3'0" PAD PER MANUFACTURE FOR HVAC HEAT PUMP.
24. PROVIDE 5/8" TYPE "X" GYP. BD. UNDERNEATH STAIRCASE.
25. 32"x21" DOUBLE SINK W/ GARBAGE DISPOSAL.
26. WALK-IN PANTRY W/ 5 LEVELS SHELVING.
27. WATER HEATER.
28. Appliances in garages shall be guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of the vehicles. [CPC 507.13.1]
29. THE SMOKE ALARM IN THE HALLWAY TO BE PHOTOELECTRIC OR IONIZATION W/ALARM SILENCING SWITCH. [CRC R314.3.3]
30. 6" HEIGHT CURB ALONG THE WALLS OF THE STAGING AREA. The staging area must be a flat, smooth concrete surface.

PROJECT INFORMATION								
UNIT	TOTAL AREA	TYPE	AML %	BUILDING	PRIVATE USABLE OPEN SPACE	STORAGE AREA		
101	584.17 S.F.	BMR	80%	MAIN	109.78 S.F.	PATIO	7.78 S.F.	PERSONAL
102	350.36 S.F.	BMR	80%	MAIN	-	-	-	PERSONAL
103	624.16 S.F.	BMR	80%	MAIN	-	-	7.78 S.F.	PERSONAL
104	360.36 S.F.	BMR	80%	MAIN	-	-	-	PERSONAL
105	360.36 S.F.	BMR	50%	MAIN	-	-	-	PERSONAL
201	715.45 S.F.	-	-	MAIN	87.5 S.F.	PATIO	38.38 S.F.	PERSONAL
202	707.51 S.F.	-	-	MAIN	-	-	23.84 S.F.	PERSONAL
203	707.51 S.F.	BMR	80%	MAIN	-	-	3.56 S.F.	PERSONAL
204	715.45 S.F.	-	-	MAIN	87.5 S.F.	PATIO	30.80 S.F.	PERSONAL
301	1174.34 S.F.	-	-	MAIN	-	-	26.30 S.F.	PERSONAL
302	1243.08 S.F.	-	-	MAIN	-	-	26.30 S.F.	PERSONAL
333-A	807.78 S.F.	BMR	80%	ADU	-	-	8.31 S.F.	PERSONAL
333-B	666.04 S.F.	BMR	80%	ADU	-	-	4.87 S.F.	PERSONAL
							241.5 S.F.	COMMON
					284.78 S.F.	TOTAL	419.42 S.F.	TOTAL

MAIN BUILDING

FIRST FLOOR - 2,847.54 SQFT
 1 UNITS (STUDIO | 350.36 SQFT) - UNIT 102(BMR)
 2 UNITS (STUDIO | 360.36 SQFT) - UNIT 104(BMR) UNIT 105(BMR)

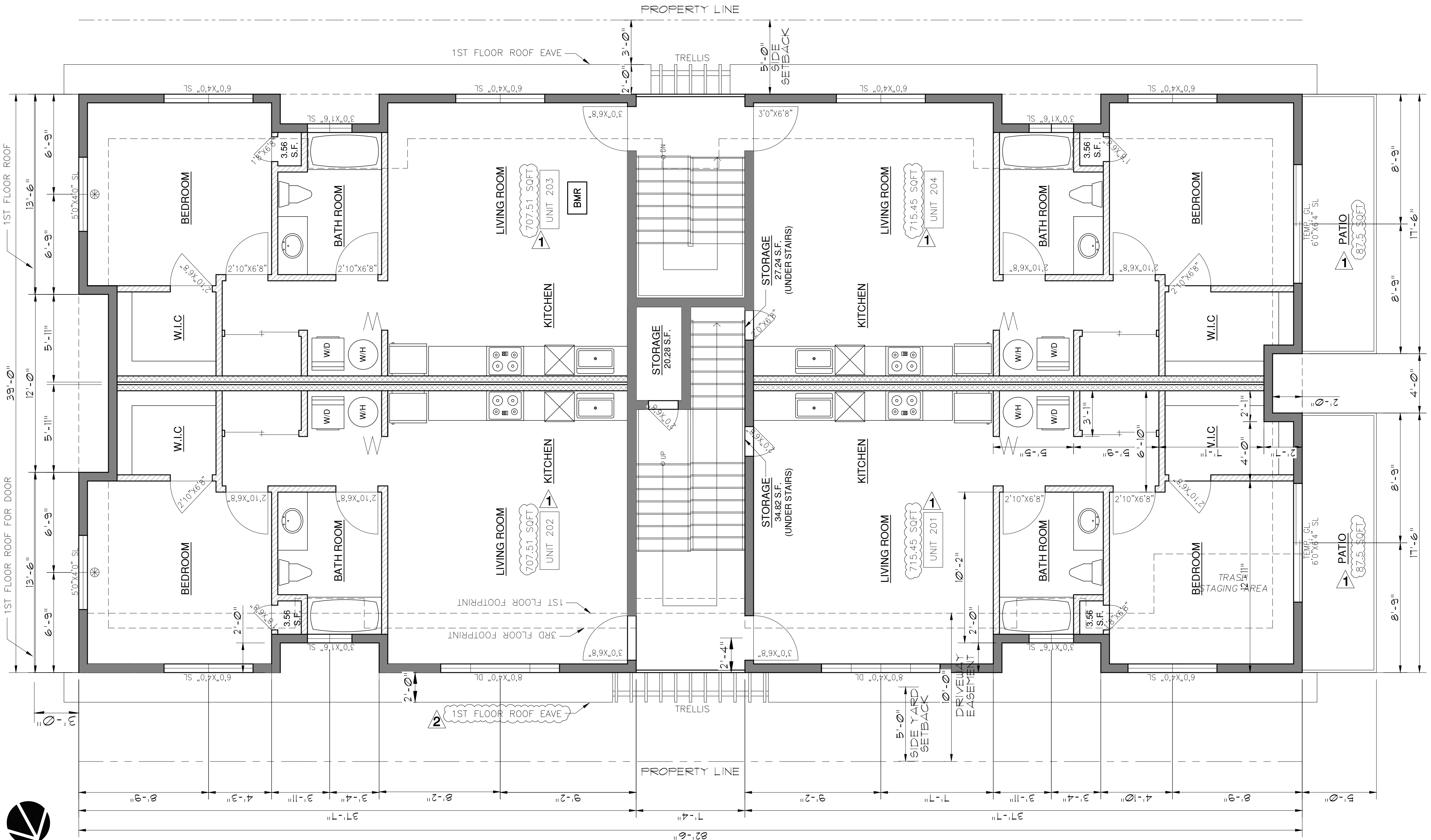
1 UNIT (1 BED 1 BATH | 584.17 SQFT) - UNIT 101(BMR)
 1 UNIT (1 BED 1 BATH | 624.16 SQFT) - UNIT 103(BMR)
 COMMON AREA: 608.13 SQFT

SECOND FLOOR - 3,131.91 SQFT
 2 UNITS (1 BED, 1 BATH | 715.45 SQFT) - UNIT 201 UNIT 204
 2 UNITS (1 BED, 1 BATH | 707.51 SQFT) - UNIT 202 UNIT 203(BMR)
 COMMON AREA: 371.31 SQFT

THIRD FLOOR - 2522.80 SQFT
 1 UNIT (2 BED, 2 BATH | 1174.34 SQFT) - UNIT 301
 1 UNIT (2 BED, 2 BATH | 1243.08 SQFT) - UNIT 302
 COMMON AREA: 195.01 SQFT

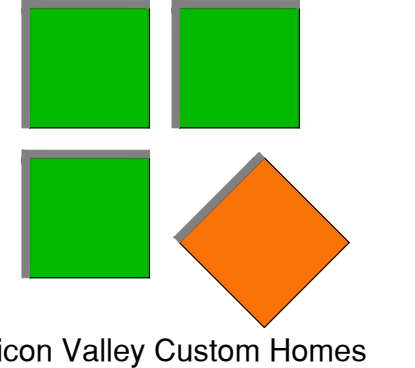
DETACHED ADU

1 UNIT (1BED, 1BATH | 666.04 SQFT) - UNIT 333-B(BMR)
 1 UNIT (2 BED, 1 BATH | 807.78 SQFT) - UNIT 333-A(BMR)

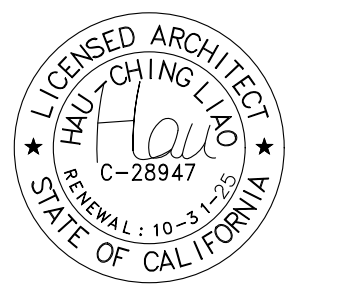


MAIN BUILDING SECOND FLOOR - 3,217.23 SF

PROPOSED FLOOR PLAN (SECOND FLOOR) - MAIN BUILDING



682 Villa Street, Suite C1
Mountain View, CA 94041
www.svcustomhomes.com
(408) 204-0345



OWNER:
DAVID CHAO
48200 Fremont Blvd
Fremont, CA 94538
510-921-0276

DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:
City Comment Feb. 14, 2025

SHEET TITLE:
PROPOSED FLOOR PLAN (THIRD FLOOR) - MAIN BUILDING

DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC
SHEET: **A-23**
OF SHEETS: 1

PROJECT INFORMATION								
UNIT	TOTAL AREA	TYPE	AML %	BUILDING	PRIVATE USABLE OPEN SPACE	STORAGE AREA		
101	584.17 S.F.	BMR	80%	MAIN	109.78 S.F.	PATIO	7.78 S.F.	PERSONAL
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103	624.16 S.F.	BMR	80%	MAIN	-	-	7.78 S.F.	PERSONAL
104	360.36 S.F.	BMR	80%	MAIN	-	-	-	PERSONAL
105	360.36 S.F.	BMR	50%	MAIN	-	-	-	PERSONAL
201	715.45 S.F.	-	-	MAIN	87.5 S.F.	PATIO	38.38 S.F.	PERSONAL
202	707.51 S.F.	-	-	MAIN	-	-	23.84 S.F.	PERSONAL
203	707.51 S.F.	BMR	80%	MAIN	-	-	3.56 S.F.	PERSONAL
204	715.45 S.F.	-	-	MAIN	87.5 S.F.	PATIO	30.80 S.F.	PERSONAL
301	1174.34 S.F.	-	-	MAIN	-	-	26.30 S.F.	PERSONAL
302	1243.08 S.F.	-	-	MAIN	-	-	26.30 S.F.	PERSONAL
333-A	807.78 S.F.	BMR	80%	ADU	-	-	8.31 S.F.	PERSONAL
333-B	666.04 S.F.	BMR	80%	ADU	-	-	4.87 S.F.	PERSONAL
					284.78 S.F.	TOTAL	419.42 S.F.	TOTAL

MAIN BUILDING

FIRST FLOOR - 2,847.54 SQFT
 1 UNITS (STUDIO | 350.36 SQFT) - UNIT 102(BMR)
 2 UNITS (STUDIO | 360.36 SQFT) - UNIT 104(BMR)
 UNIT 105(BMR)
 1 UNIT (1 BED 1 BATH | 584.17 SQFT) - UNIT 101(BMR)
 1 UNIT (1 BED 1 BATH | 624.16 SQFT) - UNIT 103(BMR)
 COMMON AREA: 608.13 SQFT

SECOND FLOOR - 3,131.91 SQFT
 2 UNITS (1 BED, 1 BATH | 715.45 SQFT) - UNIT 201
 2 UNITS (1 BED, 1 BATH | 707.51 SQFT) - UNIT 202
 UNIT 203(BMR)
 COMMON AREA: 371.31 SQFT

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 1 UNIT (2 BED, 2 BATH | 1174.34 SQFT) - UNIT 301
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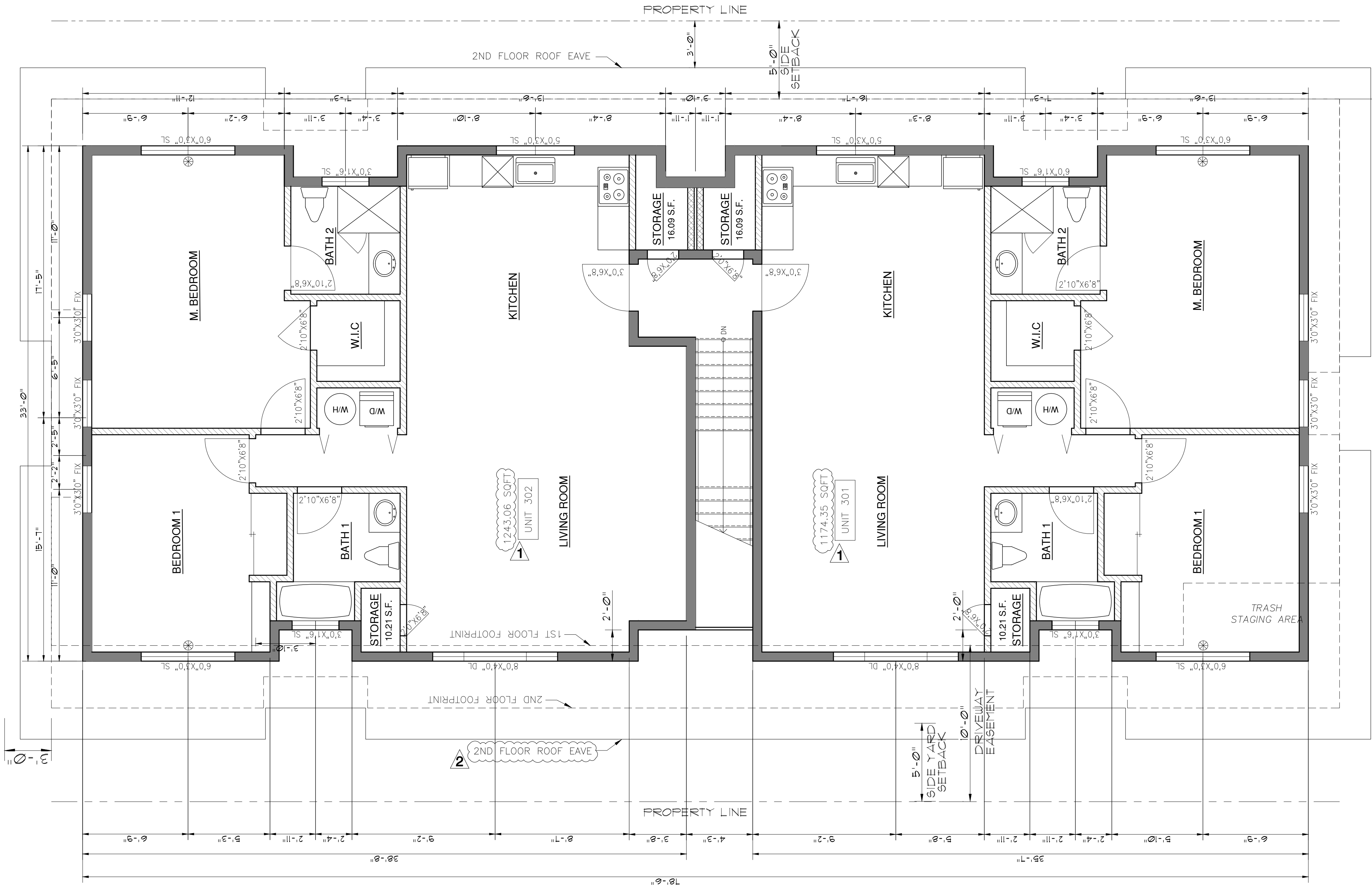
- LEGEND :**
- EXISTING WALL TO REMAIN AND REPAIR AS REQUIRED.
 - 2X OR 3X WOOD STUDS W/ 1/2" THK. GYP. BD. ON BOTH SIDES (CDX OR OSB PLYWD O/ STUD @ SHEAR WALLS)
 - 2X OR 3X WOOD STUDS W/ 1/2" THK. GYP. BD. INTERIOR SIDE 1/2" THK. CEMENT PLASTER O/ (2) 3/8" PAPER BACKED LATH OR WOOD SIDING OVER 15# BLDG. PAPER (PAINTED) OVER CDX OR OSB PLYWOOD (SEE ELEVATIONS FOR EXTERIOR FINISH)
 - GA FILE NO. WP 3116 (PROPRIETARY) 1-HR FIRE RATED BARRIER (55 to 59 STC SOUND)
 - FIRE DESIGN: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2 X 4 WOOD STUDS 24" O.C. ON SEPARATE PLATES 1" APART WITH 1-1/4" TYPE W. SCREWS, 8" O.C., 3-1/2" GLASS FIBER INSULATION FRICTION FIT IN STUD CAVITY ON BOTH SIDES OF THE WALL PARTITION. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)
 - SOUND DESIGN: SOUND TESTED AS CONSTRUCTED FOR FIRE
 - PROPRIETARY GYPSUM BOARD: AMERICAN GYPSUM COMPANY LLC (5/8" FIREBLOCK TYPE X GYPSUM BOARD)
 - WINDOWS

* TYPICAL ALL WATER SUPPLY PIPE TO BE COPPER.

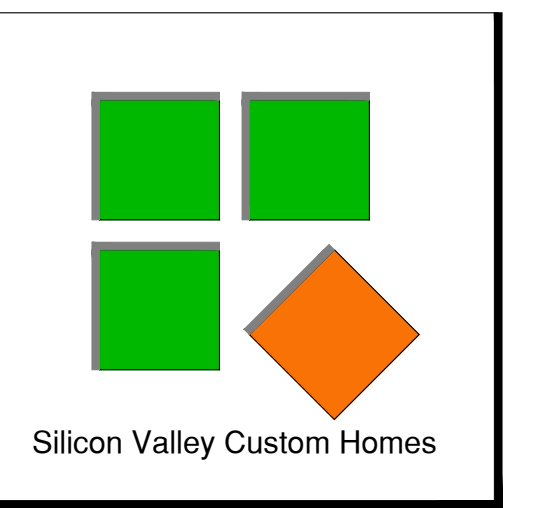
All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet on 2nd floor & 5.0 square feet on 1st floor. The minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have the bottom of the opening no higher than 44 inches above the floor per CRC R310.1.

- GENERAL PLAN NOTES**
- ALL INTERIOR DOORS TO BE HOLLOW CORE 1-3/8" THK. UNO. (SEE PLAN FOR SIZE)
 - ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1-3/8" THK. W/ SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
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 - PROVIDE A LANDING WITH A MIN. DEPTH & WIDTH OF 36" AT ALL EXIT DOOR WHERE THE FINISH GRADE IS 6" OR 1-3/4" BELOW THE FINISH PER 2022 C.R.C.
 - PROVIDE SOUND BATT INSULATION @ ALL INTERIOR WALL W/ R-13 MIN. PER OWNER.
 - WINDOW STYLE: SH: SINGLE HUNG; DH: DOUBLE HUNG; SL: SINGLE SLIDING DL.; DB: DOUBLE SLIDING DL.; CAS: CASEMENT.
 - Carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. 3/4" CRC R315.5

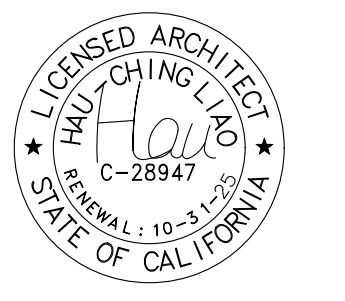
- FLOOR PLAN NOTES**
- PROVIDE 3'x3' MIN. CONC. LANDING AT ALL NEW EXTERIOR DOOR OF 7'-7 1/2" H. MIN. SLOPE ON EACH DIRECTION, PER CRC R311.3 & R311.3.2.
 - 22"x30" ATIC ACCESS PANEL PER C.R.C. R807.
 - 100 AMPS ELECTRICAL SUB-PANEL.
 - TOILET ACCESS AREA SHALL BE 24"(D)x30"(W) W/ 15" MIN FROM CENTER OF TOILET TO EACH SIDE.
 - 36"x48" 36"x60" SHOWER W/ ASPHALT SEALED. TILE TO 7/2" U.O.N. PROVIDE SOAP DISH.
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 - CLOTH DRYER, DRYER VENT TO OUTSIDE PER CMC 504.3. The dry exhaust duct shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. [CMC 504.4.2.1] The dryer exhaust duct shall include the following per CMC 504.4:
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 - DISHWASHER. PROVIDE SURFACE MOUNT AIR GAP IF REQUIRED.
 - SERVICE COUNTER & CABINET, STYLE PER OWNER.
 - ISLAND CABINET W/ A SERVICE SINK & 2 GFCI OUTLETS.
 - TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL HYDROMASSAGE BATHUBS. (VERIFY ACCESS PANEL IS LISTED FOR HYDRO-MASSAGE USE. (CPC 415.3)
 a. REMOVABLE PANEL OF SUFFICIENT DIMENSION TO ACCESS THE PUMP. (CPC 415.0)
 c. GFCI SINGLE-PHASE OUTLET WITH BONDING PER CEC 680.71.
 - AIR HANDLER
 - FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 1/2" GYP. BD. ON GARAGE SIDE W/ 84 COOLER NAIL AT 7" O.C. CONTINUOUS FROM GARAGE SLAB TO ROOF SHEATHING.
 - 18"x24" UNDER FLOOR ACCESS PANEL PER C.R.C. R408.
 - 2'0"x3'0" PAD PER MANUFACTURE FOR HVAC HEAT PUMP.
 - PROVIDE 5/8" TYPE "X" GYP. BD. UNDERNEATH STAIRCASE.
 - 32"x21" DOUBLE SINK W/ GARBAGE DISPOSAL.
 - WALK-IN PANTRY W/ 5 LEVELS SHELVING.
 - WATER HEATER.
 - Appliances in garages shall be guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of the vehicles. [CPC 507.13.1]
 - THE SMOKE ALARM IN THE HALLWAY TO BE PHOTOELECTRIC OR IONIZATION W/ALARM SILENCING SWITCH. [CRC R314.3.3]
 - 6" HEIGHT CURB ALONG THE WALLS OF THE STAGING AREA. The staging area must be a flat, smooth concrete surface.



MAIN BUILDING THIRD FLOOR - 2,612.43 SF



682 Villa Street, Suite C1
Mountain View, CA 94041
www.svcustomhomes.com
(408) 204-0345



OWNER:
DAVID CHAO
48200 Fremont Blvd
Fremont, CA 94538
510-921-0276

DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:
City Comment Feb. 14, 2025

SHEET TITLE:
PROPOSED FLOOR PLAN (SECOND FLOOR) - DETACHED ADU

DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC
SHEET: **A-2.4**
OF SHEETS: 1

MAIN BUILDING

FIRST FLOOR - 2,847.54 SQFT
1 UNITS (STUDIO | 350.36 SQFT) - UNIT 102(BMR)
2 UNITS (STUDIO | 360.36 SQFT) - UNIT 104(BMR)
UNIT 105(BMR)

1 UNIT (1 BED 1 BATH | 584.17 SQFT) - UNIT 101(BMR)
1 UNIT (1 BED 1 BATH | 624.16 SQFT) - UNIT 103(BMR)
COMMON AREA: 608.13 SQFT

SECOND FLOOR - 3,131.91 SQFT
2 UNITS (1 BED, 1 BATH | 715.45 SQFT) - UNIT 201
UNIT 204
2 UNITS (1 BED, 1 BATH | 707.51 SQFT) - UNIT 202
UNIT 203(BMR)
COMMON AREA: 371.31 SQFT

THIRD FLOOR - 2522.80 SQFT
1 UNIT (2 BED, 2 BATH | 1174.35 SQFT) - UNIT 301
1 UNIT (2 BED, 2 BATH | 1243.06 SQFT) - UNIT 302
COMMON AREA: 195.01 SQFT

DETACHED ADU

1 UNIT (1BED, 1BATH | 666.04 SQFT) - UNIT 333-B(BMR)
1 UNIT (2 BED, 1 BATH | 807.78 SQFT) - UNIT 333-A(BMR)

LEGEND :

- EXISTING WALL TO REMAIN AND REPAIR AS REQUIRED.
- 2X OR 3X WOOD STUDS W/ 1/2" THK. GYP. BD. ON BOTH SIDES (CDX OR OSB PLYW'D O/ STUD @ SHEAR WALLS)
- 2X OR 3X WOOD STUDS W/ 1/2" THK. GYP. BD. INTERIOR SIDE 7/8" CEMENT PLASTER O/ (2) "D" PAPER BACKED LATH OR WOOD SIDING OVER 15# BLDG. PAPER (PAINTED) OVER CDX OR OSB PLYWOOD (SEE ELEVATIONS FOR EXTERIOR FINISH)
- GA FILE NO. WP 3116 (PROPRIETARY) 1-HR FIRE RATED BARRIER (55 TO 59 STC SOUND)
- FIRE DESIGN: ONE LAYER 5/8" TYPE X GYPSUM WALLBOARD APPLIED PARALLEL OR AT RIGHT ANGLES TO EACH SIDE OF DOUBLE ROW OF 2 * 4 WOOD STUDS 24" O.C. ON SEPARATE PLATES 1" APART WITH 1-1/4" TYPE W SCREWS, 8" O.C. 3-1/2" CLASS FIBER INSULATION FRICTION FIT IN STUD CAVITY ON BOTH SIDES OF THE WALL PARTITION. HORIZONTAL BRACING REQUIRED AT MID-HEIGHT. (LOAD-BEARING)
- SOUND DESIGN: SOUND TESTED AS CONSTRUCTED FOR FIRE.
- PROPRIETARY GYPSUM BOARD: AMERICAN GYPSUM COMPANY LLC (5/8" FIREBLOCK TYPE X GYPSUM BOARD)
- WINDOWS

UTILITY LEGEND:

- CEILING TRACK LED LIGHT
- CEILING PENDANT LED LIGHT
- WALL MOUNTED LED LIGHT
- CEILING MOUNTED LED LIGHT
- CEILING RECESSED LED LIGHT
- CEILING RECESSED LED LIGHT SHOULD BE SUITABLE FOR DAMP AND WET LOCATIONS
- TUBE SKYLITE (SIZE PER OWNER)
- JUNCTION BOX FOR SUSPENDED LIGHT
- ROPE LED LIGHT
- WALL SCENE LED LIGHT SHOULD BE SUITABLE FOR DAMP AND WET LOCATIONS
- DUPLEX 110VAC OUTLET
- DUPLEX 220VAC OUTLET
- THERMOSTAT
- MOTION SENSOR W/ INTEGRAL PHOTO CONTROL
- HOSE BIB
- DOOR BELL
- TELEPHONE JACK
- DATA JACK
- TV JACK
- LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- DIMMER
- DRYER VENT
- ENERGY STAR EXHAUST FAN W/50 CFM MIN. HUMIDITY CONTROL, PER CGC 4.506.1
- SUPPLY AIR DIFFUSER
- RETURN AIR DIFFUSER
- MOTION SENSOR LIGHT
- SPEAKER
- TRACK LIGHT
- 110V HOT WIRE PHOTOELECTRIC SMOKE DETECTOR W/ BATTERY BACKUP, PER CRC R314.3
- 110V HOT WIRE CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP, PER CRC R315.3
- WHOLE HOUSE FAN

NOTE:

- ALL GROUND FLOOR UNITS SHALL COMPLY WITH CBC CHAPTER 11A AS REQUIRED FOR ADAPTABLE UNITS AND BE ON AN ACCESSIBLE ROUTE. CBC 1104A.1
- PROVIDE 12" MINIMUM CLEARANCE IN FRONT OF 2" OR LESS UNDER-FLOOR CLEANOUT PIPING AND 18" IF MORE THAN 2" DIAMETER PIPE.
- NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM CRAWL HOLE ACCESS PANEL. (CPC 707.10)
- OUTDOOR A/C SUCTION LINE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM UV DEGRADATION OR PHYSICAL DAMAGE. (CEES 150(j)2, 150(m)9)
- ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0.A FOR HIGH EFFICACY (CENC SEC. 150(k)1).
- ENVIRONMENTAL AIR DUCTS SUCH AS VENTILATION FOR HUMAN USAGE, KITCHEN RANGE EXHAUST, BATHROOM EXHAUST, AND CLOTHES DRYER EXHAUST SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER PER CMC 504.1.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3' FROM ANY OPENINGS INTO THE BUILDING (i.e., BATH FAN, ETC.) MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS) CMC 504.5.
- SINGLE-WALL METAL PIPE SHALL NOT BE USED AS A VENT IN DWELLINGS & RESIDENTIAL OCCUPANCIES PER CMC 802.7.4.1.
- EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED (EXHAUST FAN) FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE W/ CMC CHAPTER 4, & CGC CHAPTER 4, DIVISION 4.5. (R303.3.1)
- RECESSED DOWNLIGHT LUMINAIRES IN CEILING SHALL BE LISTED FOR ZERO CLEARANCE, SHALL BE CERTIFIED AS AIRTIGHT (INCLUDING EXHAUST FAN HOUSINGS), SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, SHALL NOT CONTAIN SCREW BASE SOCKETS, & ALL LIGHT SOURCES SHALL BE MARKED WITH JAB-2019-E AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.
- ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.
- EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEM.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON & OFF.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VANCANCY SENSOR.
- DIMMERS OR VANCANCY SENSORS SHALL CONTROL ALL LUMINAIRES (EXCEPTIONS: LUMINAIRES IN CLOSETS LESS THAN 70 SF & IN HALLWAYS).
- UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.
- RESIDENTIAL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON & OFF SWITCH WITH PHOTOCCELL & MOTION SENSOR.
- ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, OUTDOORS, CRAWL SPACES, UNFINISHED BLEMENTS, KITCHENS (WHERE RECEPTACLE RECEPTACLE SERVE COUNTER TOP SURFACES), LAUNDRY AREA SINKS (WITHIN 6" OF THE EDGE OF THE SINKS, BATHTUBS, OR SHOWERS), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) PROTECTION. (CNC 220.12)
- A MIN. OF TWO 20A SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREA. (CNC 210.11(C)(1))
- AT LEAST ONE 20A BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CNC 210.11(C)(2))
- A DEDICATED 20-AMP CIRCUIT SHALL BE PROVIDED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES/LIGHT/FAN PER CMC 210.11(C)(3).
- ALL 120V SINGLE-PHASE 15A & 20A BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREA SHALL BE PROTECTED BY A LISTED 'ARC-FAULT' CIRCUIT INTERRUPTER PER CMC 210.12.
- ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTABLES INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLE (12" MAXIMUM SPACING) (CNC 210.52(A)(1)&(2))
- COUNTERTOPS IN KITCHEN, PANTRIES, BREAKFAST ROOMS, DINING ROOMS & SIMILAR AREAS, SPACES 12" OR WIDER SHALL HAVE RECEPTABLES INSTALLED SUCH THAT NO POINT ALONG THE WALL IS MORE THAN 2' FROM RECEPTACLE. (CNC 210.52(C)(1))
- BATHUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS W/ INSTALLED SHOWER HEADS SHALL BE FINISHED W/ A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6" ABOVE THE FLOOR PER CRC R307.2.
- 125V & 250V RECEPTABLES INSTALLED OUTDOORS IN WET LOCATION SHALL HAVE A LISTED ENCLOSURE THAT IS 'EXTRA DUTY' & WEATHERPROOF WHETHER OR NOT THAT ATTACHMENT PLUG CAP IS INSERTED (CNC 406.8 (B)(1))
- ALL 120V & 250V 15A & 20A RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTABLES PER CMC 406.1.2.
- THE NEW SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS. (CRC R314.4)

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES

High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy light sources and are not required to comply with Reference Joint Appendix JA8	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JA8 and be marked as required by JAB.
<ol style="list-style-type: none"> Pin-based linear or compact fluorescent light sources using electronic ballasts. Pulse-start metal halide light sources. High pressure sodium light sources. Luminaires with hardwired high frequency generator and induction lamp. LED light sources installed outdoors. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting. 	<ol style="list-style-type: none"> All light sources in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.0(k)1C Any light source not otherwise listed in this table.

* TYPICAL ALL WATER SUPPLY PIPE TO BE COPPER.

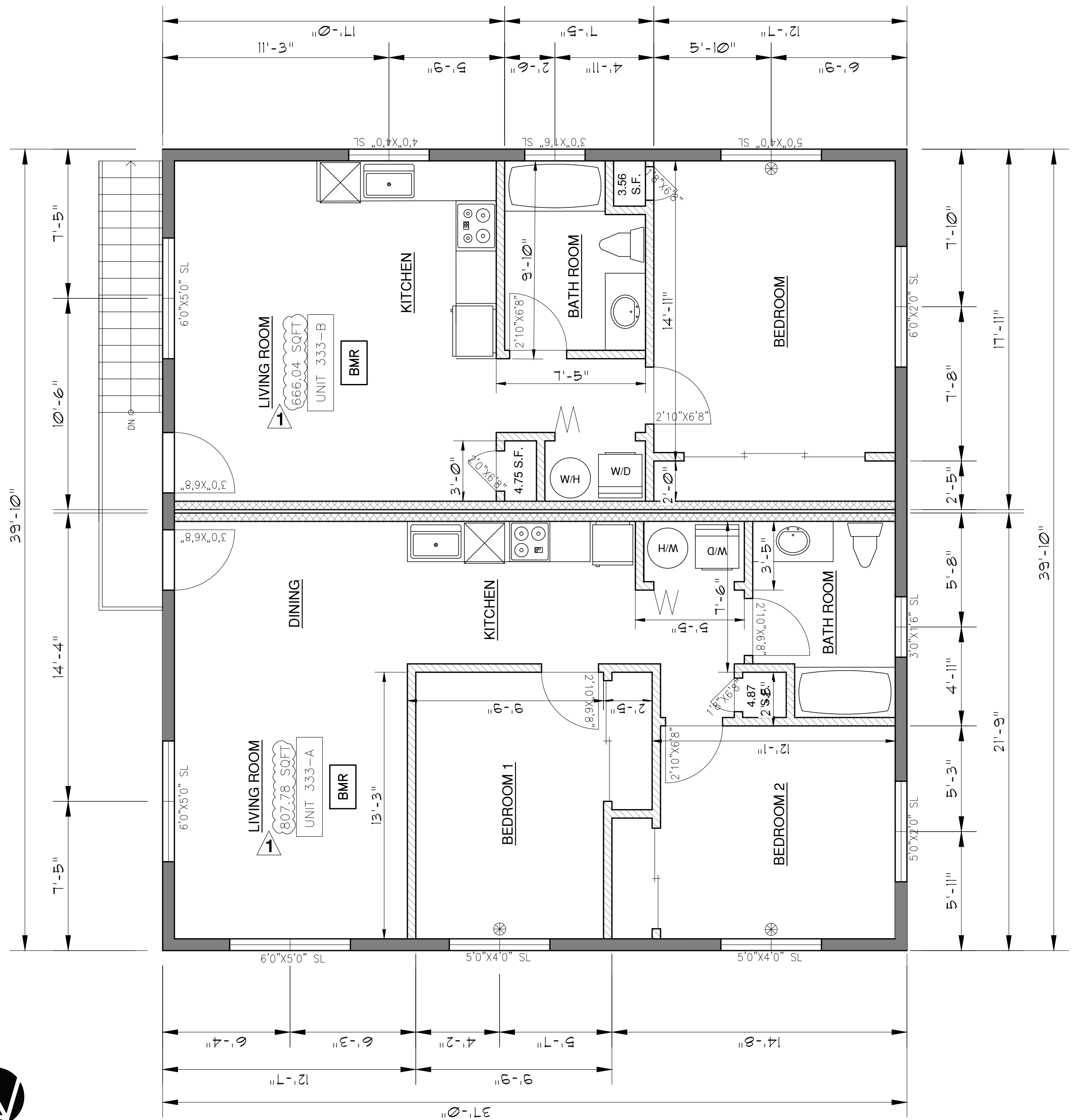
All escape or rescue windows shall have a minimum net clear openable area of 5.7 square feet on 2nd floor & 5.0 square feet on 1st floor. The minimum net clear openable height dimension shall be 24". The minimum net clear openable width dimension shall be 20". When windows are provided as a means of escape or rescue they shall have the bottom of the opening no higher than 44 inches above the floor per CRC R310.1.

GENERAL PLAN NOTES

- ALL INTERIOR DOORS TO BE HOLLOW CORE 1-3/8" THK. UNO. (SEE PLAN FOR SIZE)
- ALL HOUSE TO GARAGE DOORS TO BE SOLID CORE 1-3/8" THK. W/ SELF CLOSING AND TIGHT FITTING. (SEE PLAN FOR SIZE)
- ALL ENTRY DOORS TO BE SOLID CORE 1-3/4" THICK. (SEE PLAN FOR SIZE)
- PROVIDE A LANDING WITH A MIN DEPTH & WIDTH OF 36" AT ALL EXIT DOOR WHERE THE FINISH GRADE IS O/ 1-3/4" BELOW THE FINISH PER 2022 C.R.C.
- PROVIDE SOUND BATT INSULATION @ ALL INTERIOR WALL W/ R-13 MIN. PER OWNER.
- WINDOW STYLE: SH. SINGLE HUNG DH. DOUBLE HUNG SL. SINGLE SLIDING DL. DOUBLE SLIDING CA. CASEMENT.
- Carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. 3/4" CRC R315.5

FLOOR PLAN NOTES

- PROVIDE 3'X3' MIN. CONC. LANDING AT ALL NEW EXTERIOR DOOR OF 7.75' MIN. STEP MAX. W/ MAX. 2% SLOPE ON EACH DIRECTION, PER CRC R311.3 & R311.3.2.
- 22"X30" ATTIC ACCESS PANEL PER C.R.C. R807.
- 100 AMPS ELECTRICAL SUB-PANEL.
- TOILET ACCESS AREA SHALL BE 24"(D)X30"(W) W/ 15" MIN FROM CENTER OF TOILET TO EACH SIDE.
- 36"X48" 36"X60" SHOWER W/ ASPHALT SEALED. TILE TO 72" U.O.N. PROVIDE SOAP DISH.
- TEMPERED GLASS SHOWER ENCLOSURE W/ TOWER BAR.
- PROVIDE "DUROCK" OR "WONDER BOARD" WALL LINING AROUND SHOWER/BATHTUB AREA. CULTURE MARBLE OR TILE FINISH.
- ALL PLUMBING FIXTURES SHALL BE OF CPC APPROVED PRODUCTS. THE FIXTURE IN SHOWER SHALL HAVE PRESSURE OR THERMOSTATIC MIXING VALVE THAT LIMIT WATER TEMPERATURE TO 120F.
- 36"X66" 42"X66" SHOWER W/ ASPHALT SEALED. TILE TO 72" U.O.N. PROVIDE SOAP DISH.
- 400 AMPS ELECTRICAL PANEL & METER.
- CLOTH DRYER, DRYER VENT TO OUTSIDE PER CMC 504.3. The dry exhaust duct shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90-degree elbows. [CMC 504.4.2.1] The dryer exhaust duct shall include the following per CMC 504.4:
 - CLOTH WASHER, PROVIDE COLD AND HOT WATER.
 - 21"X21" SINK W/ GARBAGE DISPOSAL.
 - 36" OR 48" CLEAR REF. SPACE. PLUMB FOR WATER SUPPLY.
 - 12" OR 48" BUILT-IN RANGE OVEN COMBINATION W/ BUILT-IN HOOD, LIGHT & FAN. (VENT TO OUTSIDE AIR) RANGE HOOD SHALL BE HWI-CERTIFIED & RATED 100 CFM MIN. OF INTERMITTENT VENTILATION OR 50 CFM OF CONTINUOUS VENTILATION. (CENC Section 150.0.(c); CMC TABLE 403.7) GAS RANGE Per Subsection 12.22.020B.3.
 - DISHWASHER. PROVIDE SURFACE MOUNT AIR GAP IF REQUIRED.
 - SERVICE COUNTER & CABINET, STYLE PER OWNER.
 - ISLAND CABINET W/ A SERVICE SINK & 2 GFCI OUTLETS.
 - TUB. PROVIDE MOTOR ACCESS PANEL AT OPTIONAL HYDROMASSAGE BATHTUBS (WHERE APPLICABLE)
 - THE MOTOR SHALL BE UL LISTED FOR HYDRO-MASSAGE USE. (CPC 415.3)
 - A REMOVABLE PANEL OF SUFFICIENT DIMENSION TO ACCESS THE PUMP. (CPC 415.0)
 - GFCI SINGLE-PHASE OUTLET WITH BONDING PER CMC 680.7.1.
 - AIR HANDLER.
 - FIRE SEPARATION BETWEEN HOUSE & GARAGE TO BE 1/2" GYP. BD. ON GARAGE SIDE W/ 6d COOLER NAIL AT 7" O.C. CONTINUOUS FROM GARAGE SLAB TO ROOF SHEATHING.
 - 18"X24" UNDER FLOOR ACCESS PANEL PER C.R.C. R408.
 - 2'0"X3'0" PAD PER MANUFACTURE FOR HVAC HEAT PUMP.
 - PROVIDE 5/8" TYPE "X" GYP. BD. UNDERNEATH STAIRCASE.
 - 32"X21" DOUBLE SINK W/ GARBAGE DISPOSAL.
 - WALK-IN PANTRY W/ 5 LEVELS SHELVING.
 - WATER HEATER.
 - Appliances in garages shall be guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of the vehicles. [CPC 507.13.1]
 - THE SMOKE ALARM IN THE HALLWAY TO BE PHOTOELECTRIC OR IONIZATION W/ALARM SILENCING SWITCH. [CRC R314.3.3]
 - 6" HEIGHT CURB ALONG THE WALLS OF THE STAGING AREA. The staging area must be a flat, smooth concrete surface.



2 DETACHED ADU SECOND FLOOR - 1544.54 SF

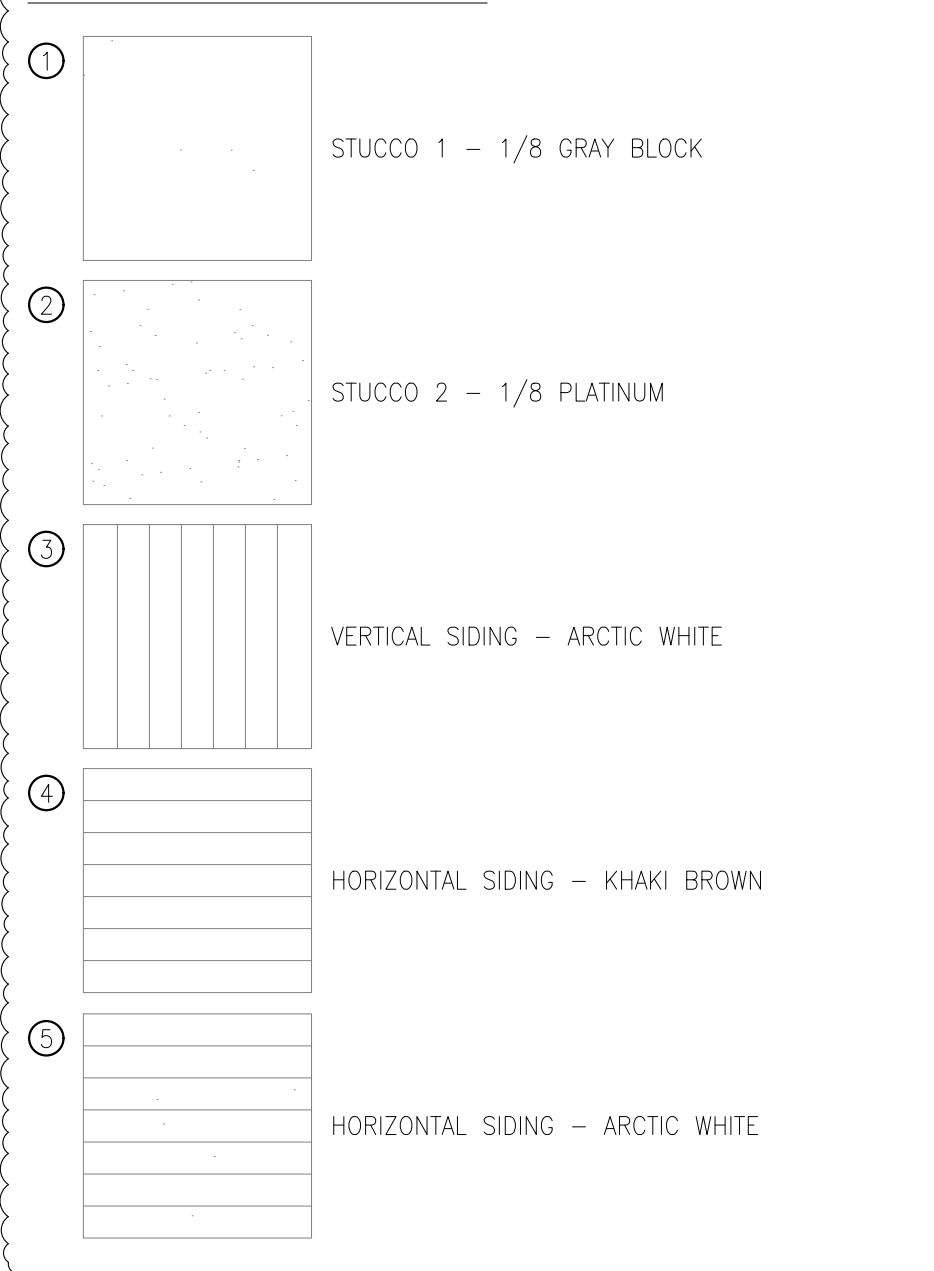
GENERAL NOTE:

1. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U" AND "SHGC" FACTORS TAHT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T24 FOR THE REQUIRED VALUES.

ELEVATION NOTES:

- 1 NEW ROOF TO BE 40 YEARS COMPOSITION SHINGLE, CLASS "C" MIN. TO BE SOLAR FRIENDLY.
- 2 24 GA. METAL GUTTER AND DOWN SPOUT
- 3 TYP. DOUBLE GLAZED VINYL WINDOW
- 4 METAL VERTICAL RAILING
- 5 6" HOUSE NUMBER WITH 1/2 INCH MINIMUM STROKE
- 6 EXTERIOR LIGHTS
- 7 TRELLIS FOR CLIMBING PLANTS

EXTERIOR BUILDING FINISH:



1-HR FIRE RATED BARRIER

GA FILE NO. FC 5011 (60 to 64 STC SOUND)

WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM TOPPING, RESILIENT CHANNELS, GYPSUM PANELS

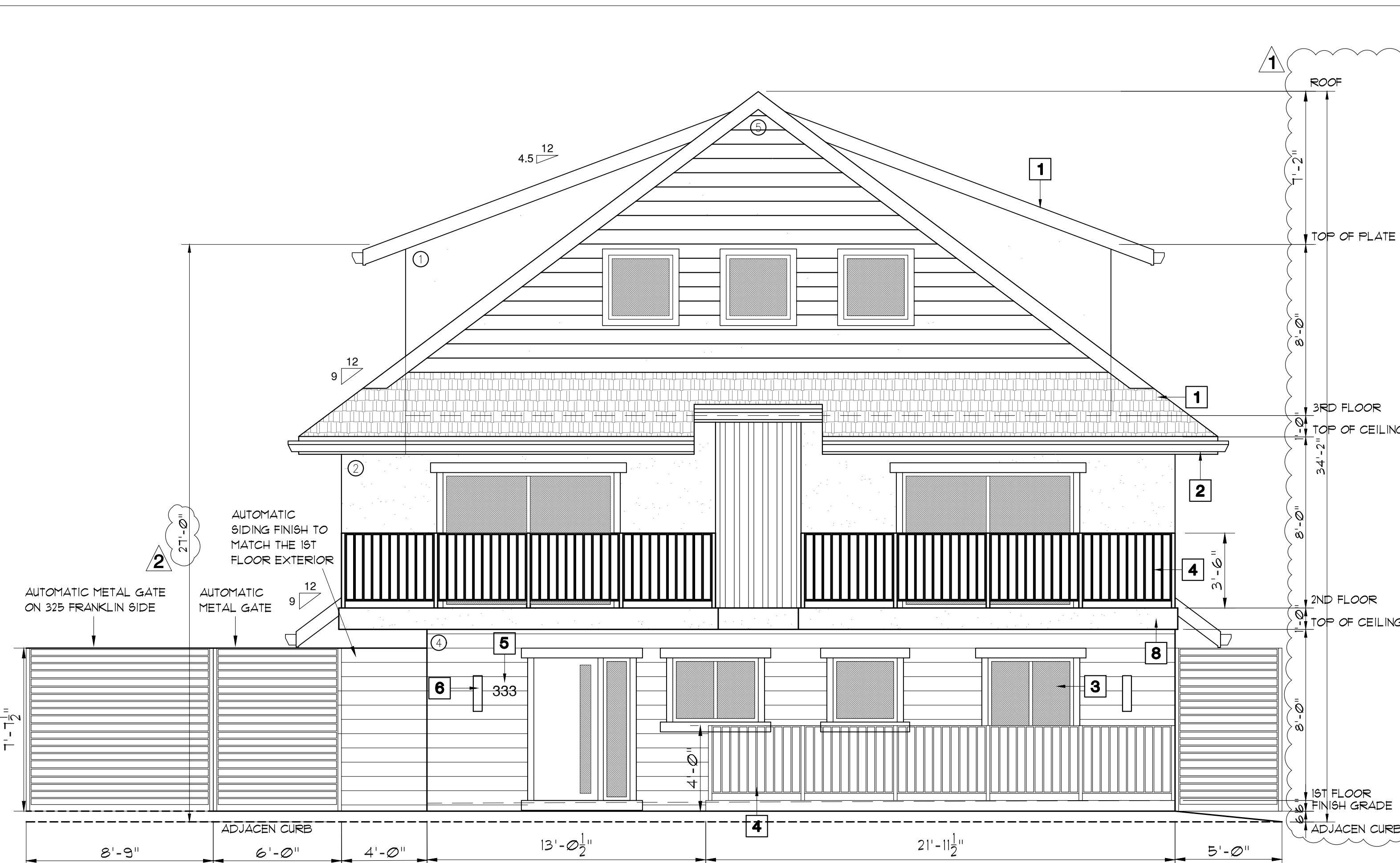
FIRE DESIGN:

BASE LAYER-1/2" PROPRIETARY TYPE X GYPSUM PANEL APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE S SCREWS 16" O.C. GYPSUM PANEL END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF THE END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD I-JOISTS SPACED A MAXIMUM OF 19" O.C. WITH 1-1/4" TYPE S SCREWS.
FACE LAYER-1/2" PROPRIETARY TYPE X GYPSUM PANEL APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 1-5/8" TYPE S SCREWS 8" O.C. AND 1-1/2" TYPE G SCREWS 8" O.C. AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN THE RESILIENT CHANNELS.
GLASS FIBER INSULATION SECURED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM PANEL. WOOD I-JOISTS SUPPORTING 19/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUBFLOOR.

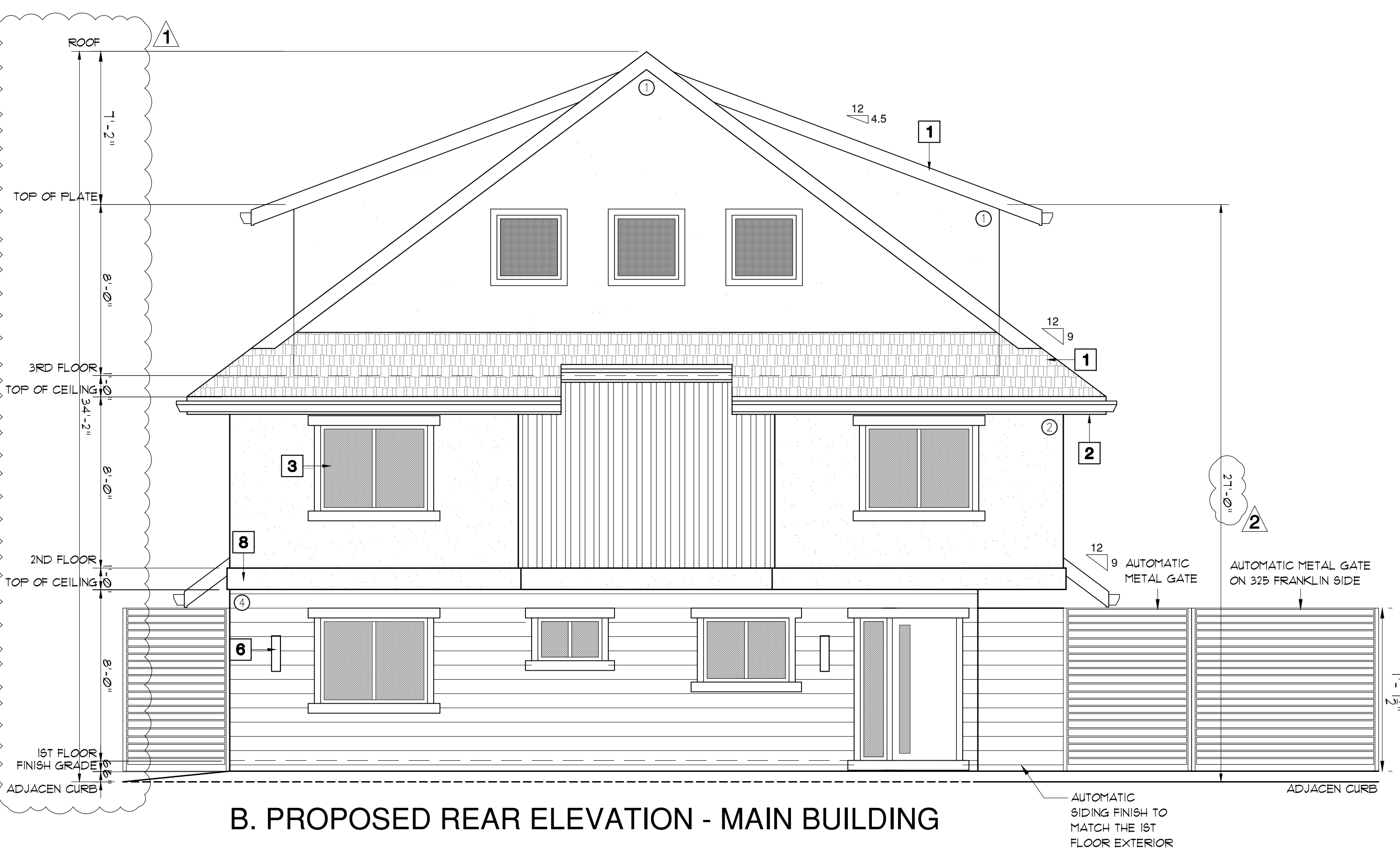
SOUND DESIGN:

STC RATED WITH I-JOISTS SPACED 24" O.C., 3-1/2" GLASS FIBER INSULATION IN JOIST SPACES, 3/4" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE. (STC 64 WHEN SHEET VINYL OR ENGINEERED WOOD LAMINATE IS APPLIED TO THE FLOOR; STC 66 WHEN TESTED WITH CERAMIC TILE APPLIED TO FLOOR.)

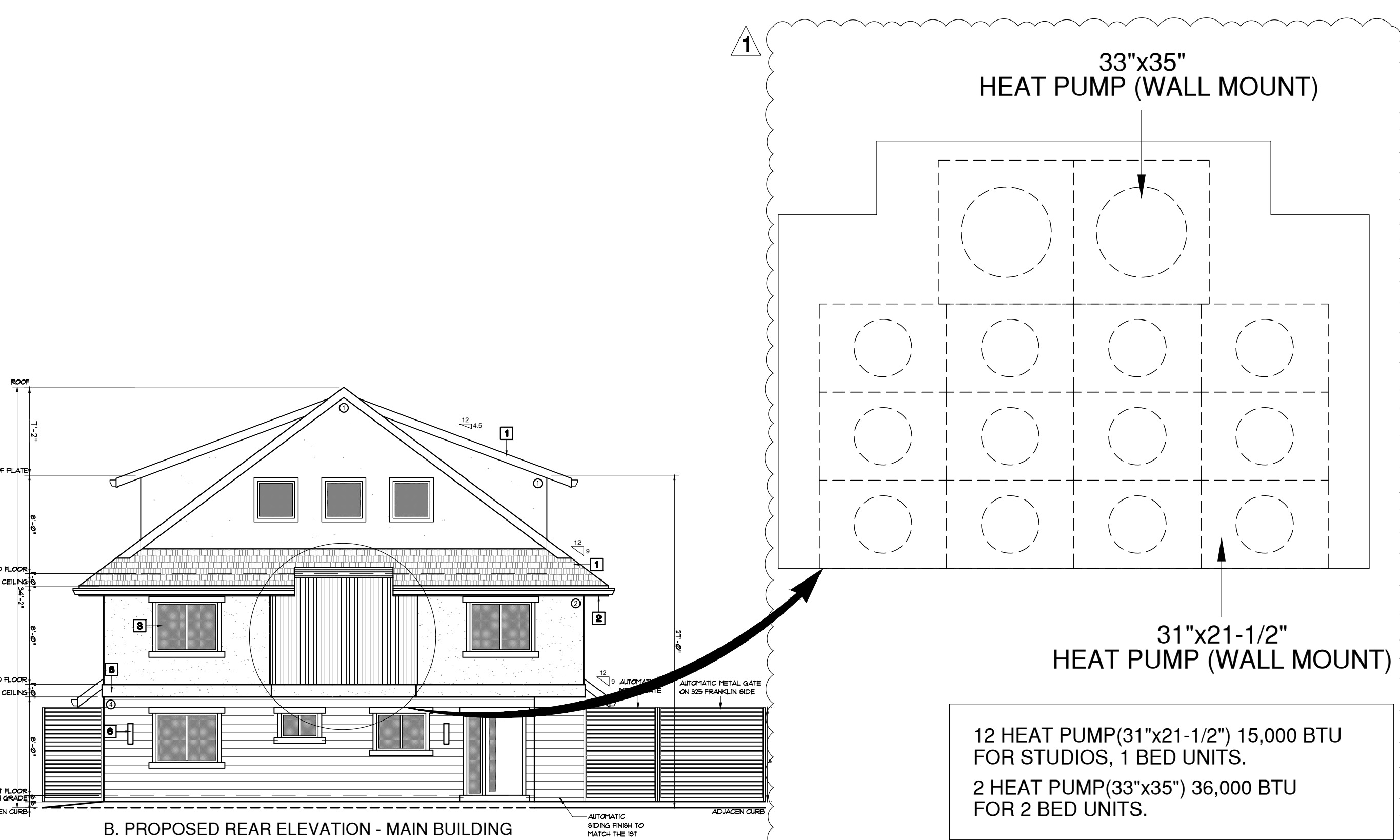
PROPRIETARY GYPSUM COMPONENTS
UNITED STATES GYPSUM COMPANY
1/2" SHEETROCK® BRAND FIRECODE® C PANELS
LEVELROCK® BRAND FLOOR UNDERLAYMENT



A. PROPOSED FRONT ELEVATION - MAIN BUILDING



B. PROPOSED REAR ELEVATION - MAIN BUILDING



HEAT PUMP LOCATION - MAIN BUILDING

PROPOSED ELEVATIONS(FRONT, REAR) - MAIN BUILDING

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510-921-0276

DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:

1	City Comment	Feb. 14, 2025

SHEET TITLE:
PROPOSED ELEVATIONS(FRONT, REAR) - MAIN BUILDING

DATE Feb. 2023	PROJECT NO. 21-59
SCALE AS SHOWN	DRAWN HC

SHEET
A-3.1

OF SHEETS

GENERAL NOTE:

1. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U" AND "SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE "THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T24 FOR THE REQUIRED VALUES."

ELEVATION NOTES:

- 1 NEW ROOF TO BE 40 YEARS COMPOSITION SHINGLE, CLASS "C" MIN. TO BE SOLAR FRIENDLY.
- 2 24 GA. METAL GUTTER AND DOWN SPOUT
- 3 TYP. DOUBLE GLAZED VINYL WINDOW
- 4 METAL VERTICAL RAILING
- 5 6" HOUSE NUMBER WITH 1/2 INCH MINIMUM STROKE
- 6 EXTERIOR LIGHTS
- 7 TRELLIS FOR CLIMBING PLANTS

EXTERIOR BUILDING FINISH:

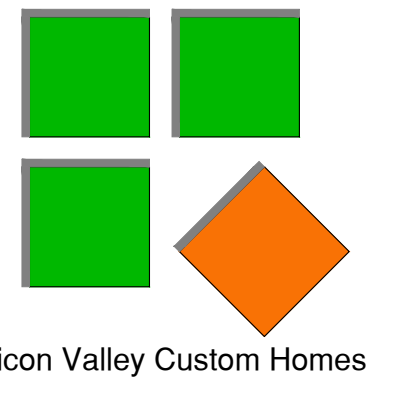
- 1 STUCCO 1 - 1/8 GRAY BLOCK
- 2 STUCCO 2 - 1/8 PLATINUM
- 3 VERTICAL SIDING - ARCTIC WHITE
- 4 HORIZONTAL SIDING - KHAKI BROWN



PROPOSED LEFT ELEVATION (NORTH) - MAIN BUILDING



C. PROPOSED RIGHT ELEVATION (SOUTH) - MAIN BUILDING



Silicon Valley Custom Homes

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DAVID CHAO
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& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:

1 City Comment Feb. 14, 2025

SHEET TITLE:

PROPOSED ELEVATIONS(LEFT, RIGHT) - MAIN BUILDING

DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC

SHEET

A-3.2

GENERAL NOTE:

1. WINDOWS AND GLAZED DOORS MUST HAVE LABELS FOR THE "U" AND "SHGC" FACTORS THAT ARE REQUIRED BY THE ENERGY DOCUMENTATION. SEE THE ENERGY COMPLIANCE INFORMATION LOCATED ON SHEET T24 FOR THE REQUIRED VALUES.

ELEVATION NOTES:

- 1 NEW ROOF TO BE 40 YEARS COMPOSITION SHINGLE, CLASS "C" MIN. TO BE SOLAR FRIENDLY.
- 2 24 GA. METAL GUTTER AND DOWN SPOUT
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- 6 EXTERIOR LIGHTS
- 7 TRELLIS FOR CLIMBING PLANTS

8 1-HR FIRE RATED BARRIER

GA FILE NO. FC 5011 (60 to 64 STC SOUND)

WOOD I-JOISTS, WOOD STRUCTURAL PANELS, GYPSUM TOPPING, RESILIENT CHANNELS, GYPSUM PANELS

FIRE DESIGN:

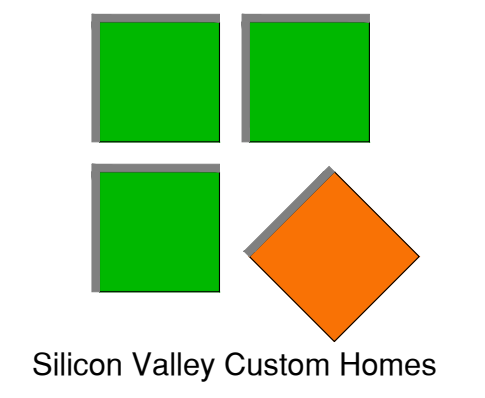
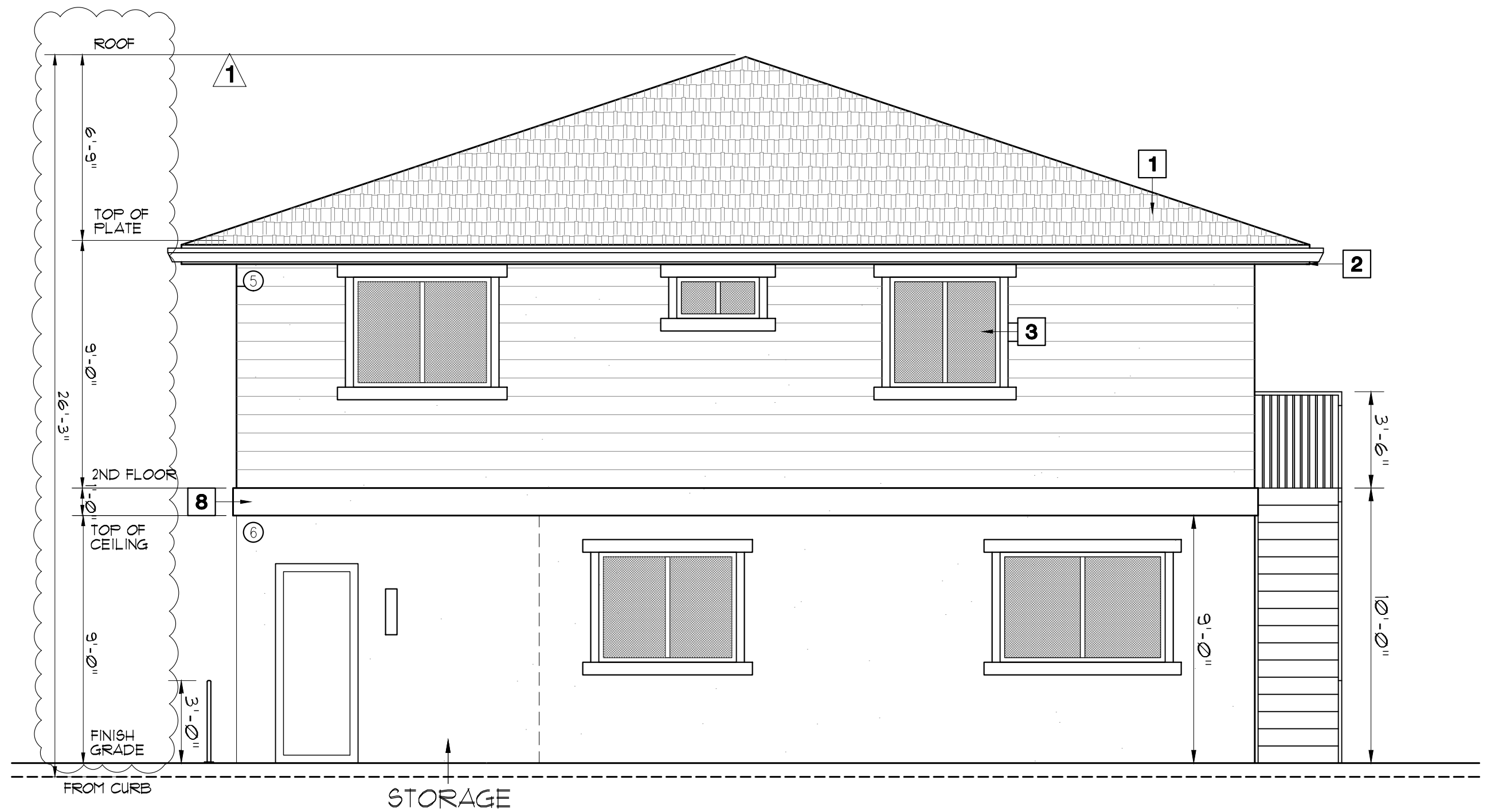
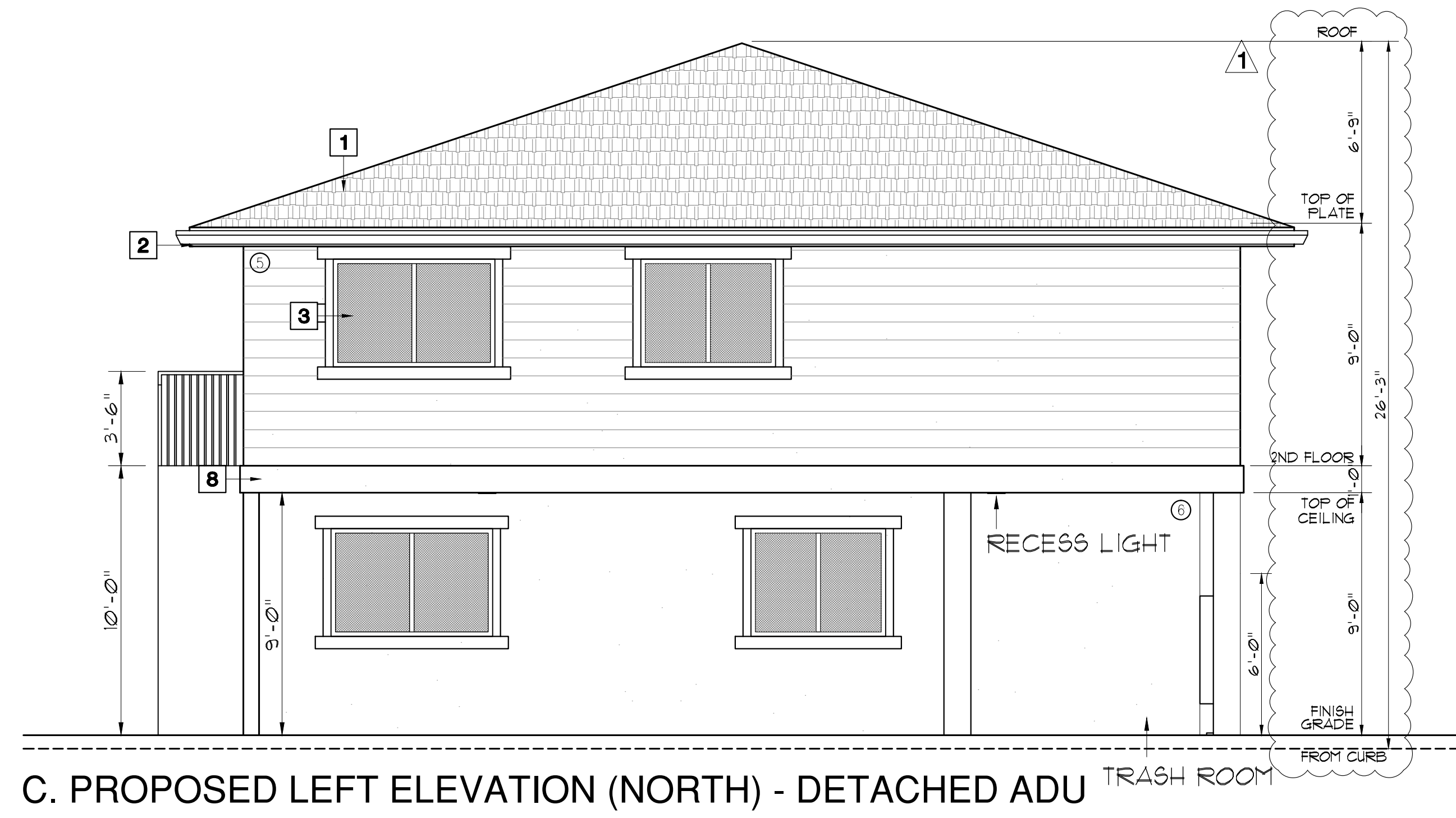
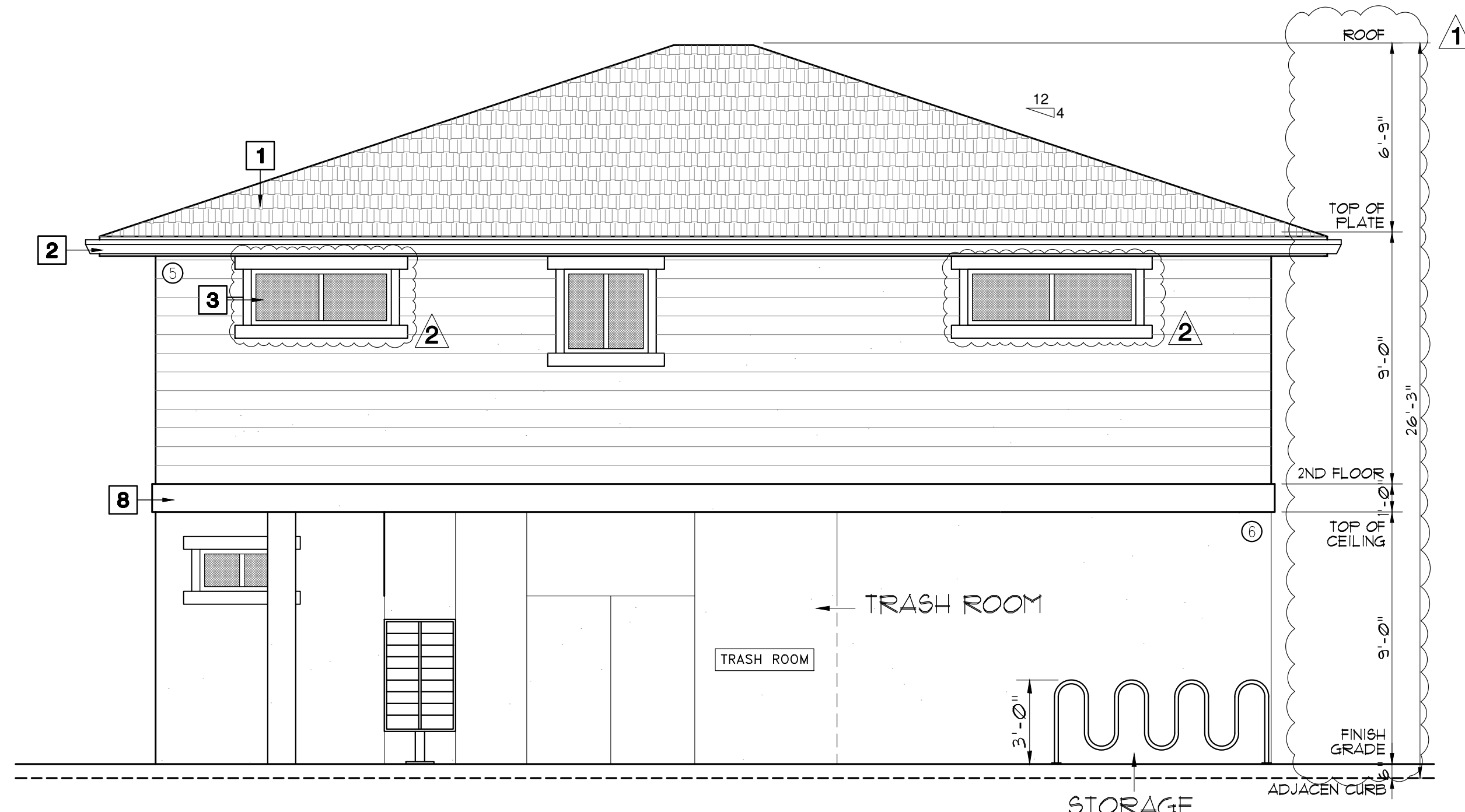
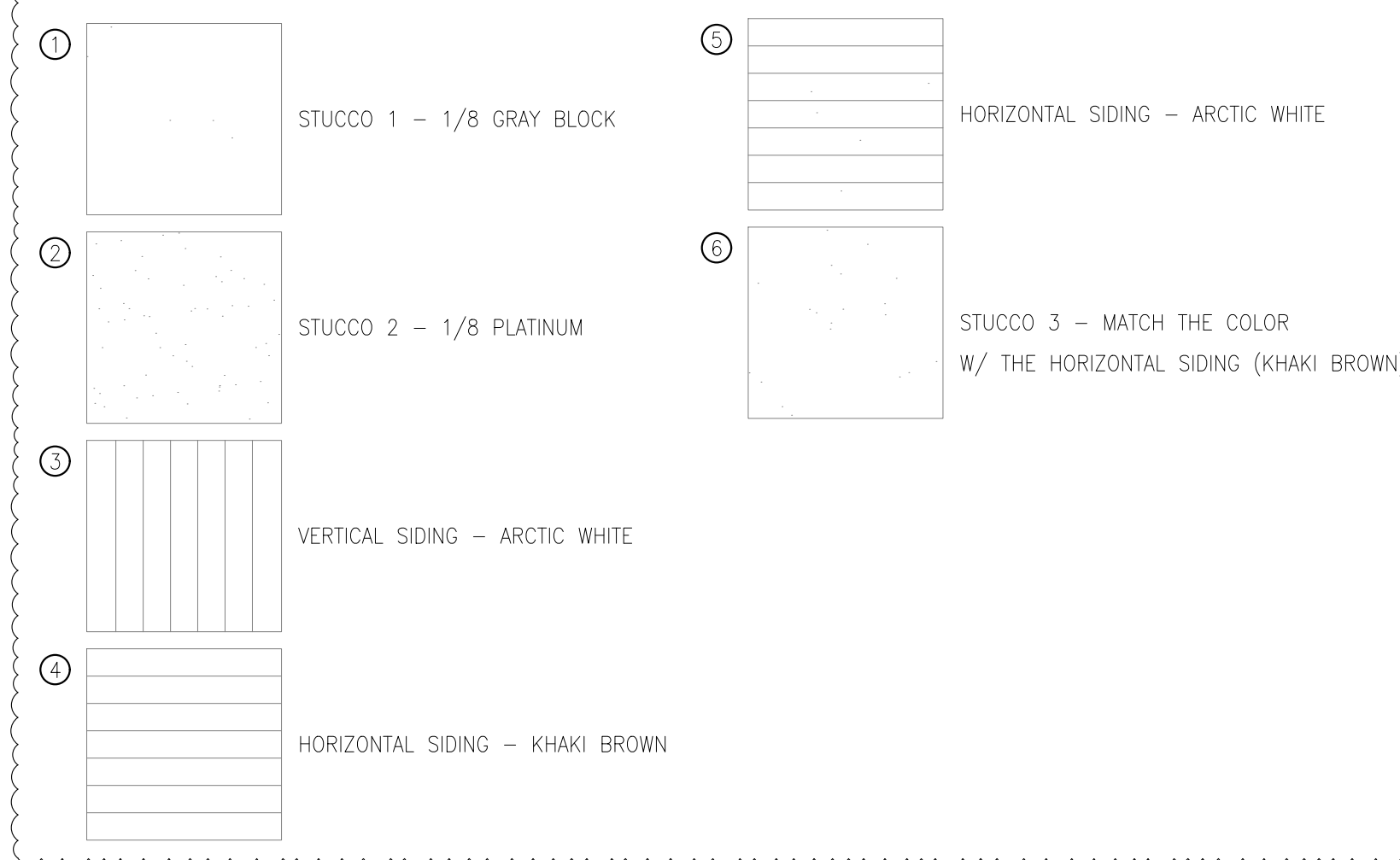
BASE LAYER-1/2" PROPRIETARY TYPE X GYPSUM PANEL APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 24" O.C. (16" O.C. WHEN INSULATION IS USED) WITH 1" TYPE S SCREWS 16" O.C. GYPSUM PANEL END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED WITH SCREWS 8" TO ADDITIONAL PIECES OF CHANNEL 60" LONG LOCATED 3" BACK ON EITHER SIDE OF THE END JOINT. RESILIENT CHANNELS APPLIED AT RIGHT ANGLES TO MINIMUM 10" DEEP WOOD I-JOISTS SPACED A MAXIMUM OF 19" O.C. WITH 1-1/4" TYPE S SCREWS.
 FACE LAYER-1/2" PROPRIETARY TYPE X GYPSUM PANEL APPLIED AT RIGHT ANGLES TO RESILIENT CHANNELS 1-5/8" TYPE S SCREWS 8" O.C. AND 1-1/2" TYPE G SCREWS 8" O.C. AT THE BUTT JOINTS LOCATED MID-SPAN BETWEEN THE RESILIENT CHANNELS.
 GLASS FIBER INSULATION SECURED TO SUBFLOOR OR LOOSE FILL INSULATION APPLIED DIRECTLY OVER GYPSUM PANEL. WOOD I-JOISTS SUPPORTING 19/32" WOOD STRUCTURAL PANEL SUBFLOOR APPLIED AT RIGHT ANGLES TO JOISTS WITH CONSTRUCTION ADHESIVE AND 6D RING SHANK NAILS 12" O.C. MINIMUM 1/2" PROPRIETARY GYPSUM FLOOR TOPPING APPLIED OVER SUBFLOOR.

SOUND DESIGN:

STC RATED WITH I-JOISTS SPACED 24" O.C., 3-1/2" GLASS FIBER INSULATION IN JOIST SPACES, 3/4" PROPRIETARY GYPSUM FLOOR TOPPING POURED OVER 1/4" PROPRIETARY SOUND REDUCTION MAT, AND WITH FINISH FLOORING OF SHEET VINYL, ENGINEERED WOOD LAMINATE, AND CERAMIC TILE. (STC 64 WHEN SHEET VINYL OR ENGINEERED WOOD LAMINATE IS APPLIED TO THE FLOOR; STC 66 WHEN TESTED WITH CERAMIC TILE APPLIED TO FLOOR.)

PROPRIETARY GYPSUM COMPONENTS
 UNITED STATES GYPSUM COMPANY
 1/2" SHEETROCK® BRAND FIRECODE® C PANELS
 LEVELROCK® BRAND FLOOR UNDERLAYMENT

EXTERIOR BUILDING FINISH:



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DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:
 1 City Comment Feb. 14, 2025

SHEET TITLE:
PROPOSED ELEVATIONS - DETACHED ADU

DATE: Feb. 2023 PROJECT NO.: 21-59
 SCALE: AS SHOWN DRAWN: HC

SHEET
A-3.3
 OF SHEETS

GreenPoint Rated Checklist:

- * LOW-VOC INTERIOR WALL/CEILING PAINTS. (<50 GPL VOCs REGARDLESS OF SHEEN)
- * USE LOW-VOC COATINGS THAT MEET SCAQMD RULE 1113.
- * USE LOW-VOC CAULKS, CONSTRUCTION ADHESIVES AND SEALANTS THAT MEET SCAQMD RULE 1168.
- * REDUCE FORMALDEHYDE IN INTERIOR FINISH - MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD FORMALDEHYDE LIMITS BY MANDATORY COMPLIANCE DATES.
- * ALL CARPET AND 80% OF RESILIENT FLOORING IS LOW EMITTING.
- * PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS.
- * PROTECT DOCUMENTATION OF VOC LIMITS AND FINISH MATERIALS.
- * CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE.
- * HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- * CARPET & CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS. (4.504.3)

GreenPoint Rated Checklist:

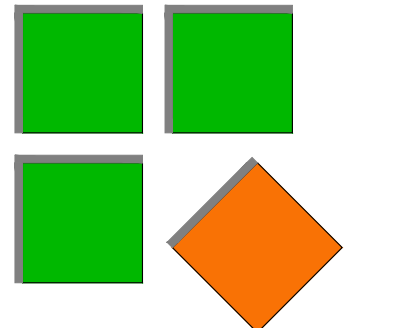
- * HIGH EFFICIENCY SHOWERHEADS ≤ 2.0 GPM AT 80 PSI. (MULTIPLE SHOWERHEADS SHALL NOT EXCEED MAX. FLOW RATES)
- * HIGH EFFICIENCY BATHROOM FAUCETS ≤ 1.5 GPM AT 60 PSI.
- * HIGH EFFICIENCY KITCHEN AND UTILITY FAUCETS ≤ 1.8 GPM.
- * INSTALL ONLY HIGH EFFICIENCY TOILETS. (DUAL-FLUSH OR ≤ 1.28 GPF) PER CPC 402.2.2.
- * DESIGN AND INSTALL HVAC SYSTEM TO ACCA MANUAL J, D, AND S RECOMMENDATIONS.
- * DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SEC. 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- * INSTALL ENERGY STAR BATHROOM FANS ON TIMER AND HUMIDISTAT.
- * INSTALL WHOLE HOUSE FAN W/ INSULATED LOUVERS/COVERS (MIN. R-4.2) WHICH CLOSE WHEN THE FAN IS OFF.
- * COMPLIANCE WITH ASHRAE 62.2 MECHANICAL VENTILATION STANDARDS. (AS ADOPTED IN T-24 PART 6)
- * ALL PLUMBING FIXTURES & FITTINGS SHALL MEET THE STANDARDS REFERENCED IN TABLE 1401.1 OF 2019 CPC PER CGSSC 4.303.3.2.



B. PROPOSED SIDE OVERALL ELEVATION - LEFT (NORTH)



B. PROPOSED SIDE OVERALL ELEVATION - RIGHT



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REVISIONS:

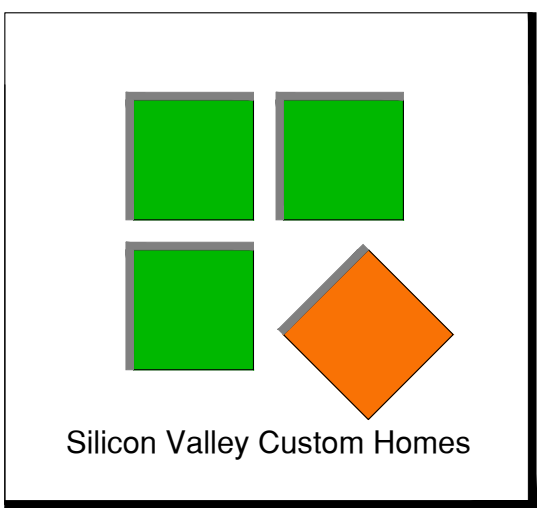
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SIDE OVERALL ELEVATION

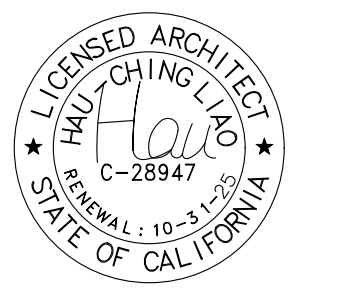
DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC

SHEET
A-3.4

OF SHEETS



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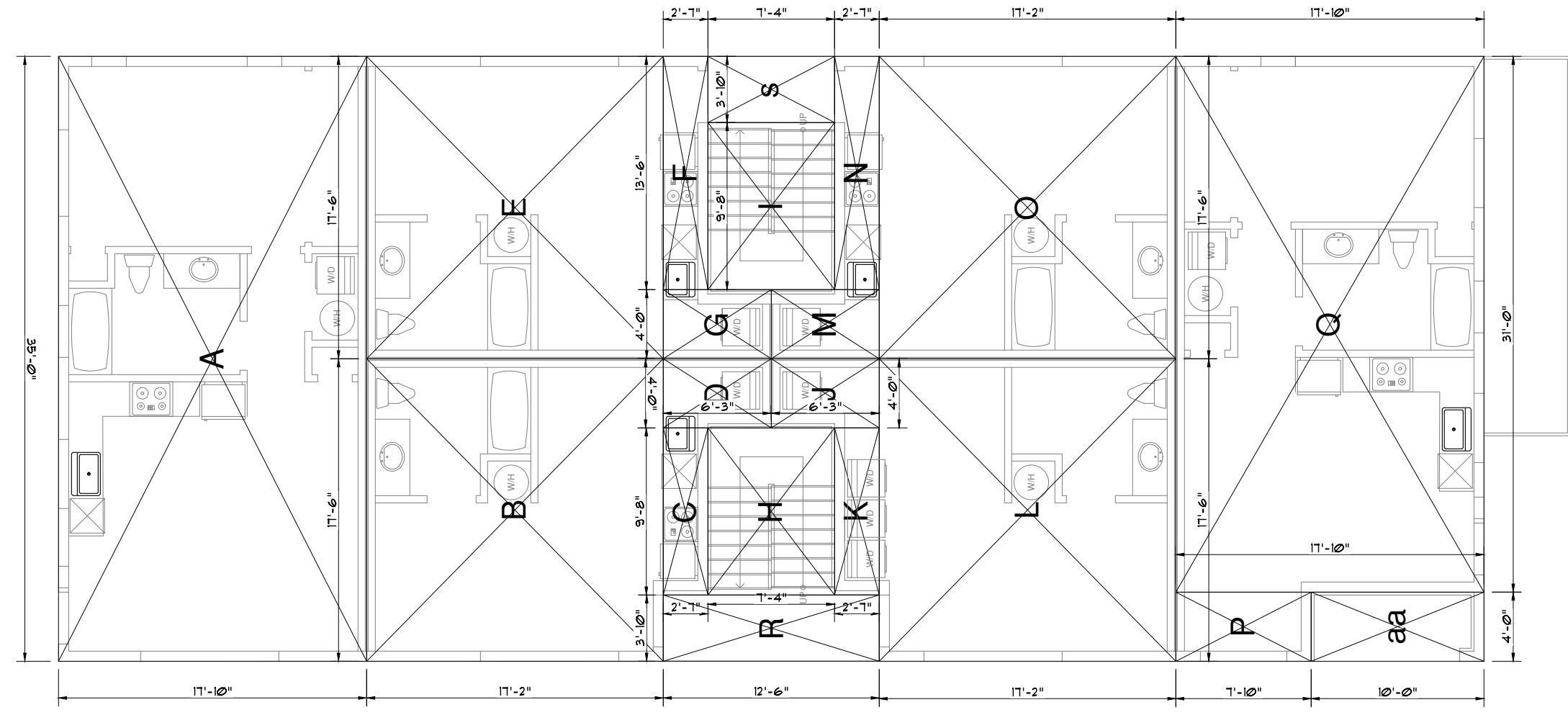
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MOUNTAIN VIEW, CALIFORNIA 94041**

REVISIONS:
City Comment Feb. 14, 2025

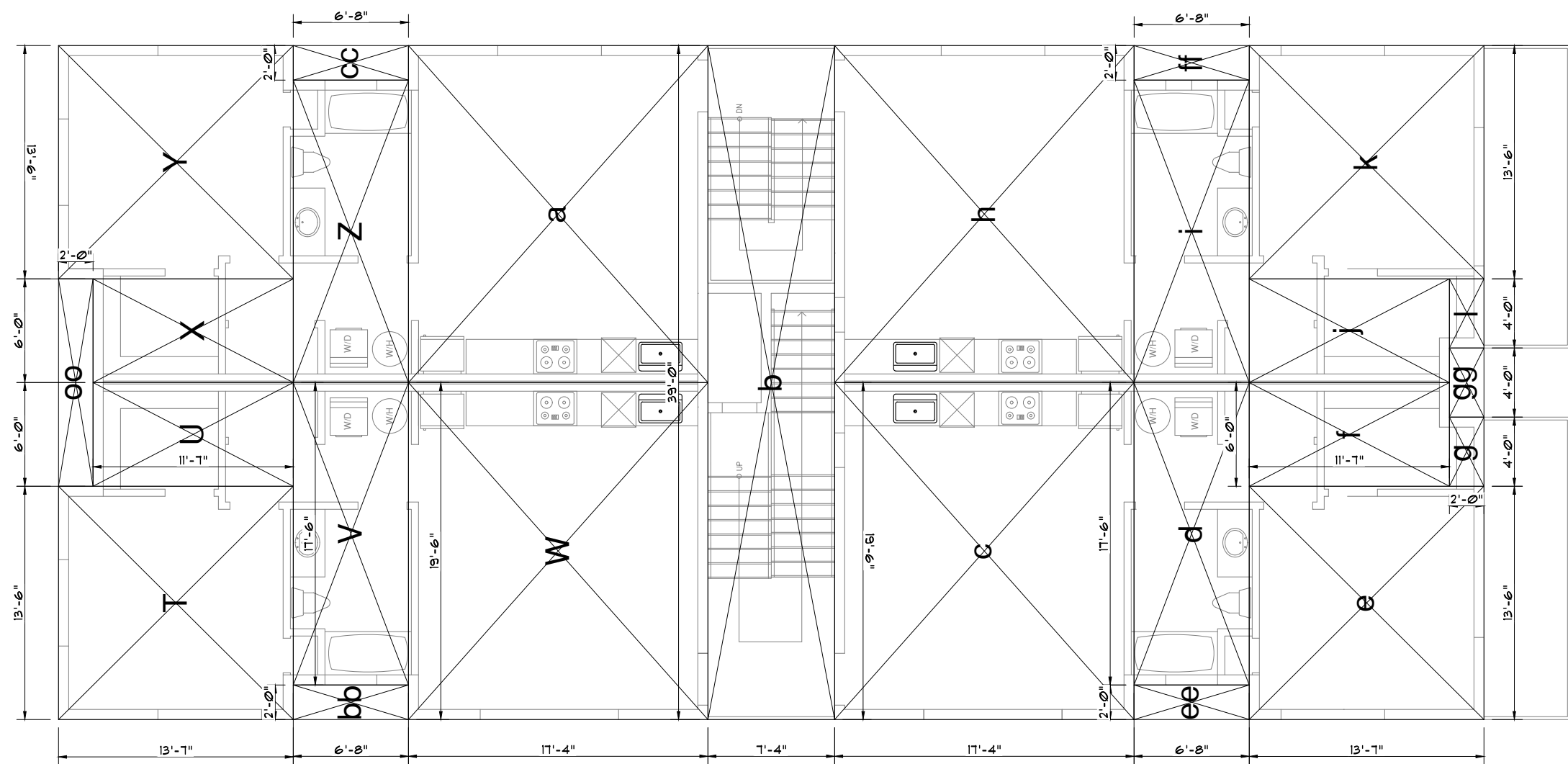
SHEET TITLE:
FLOOR AREA CALCULATION

DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC

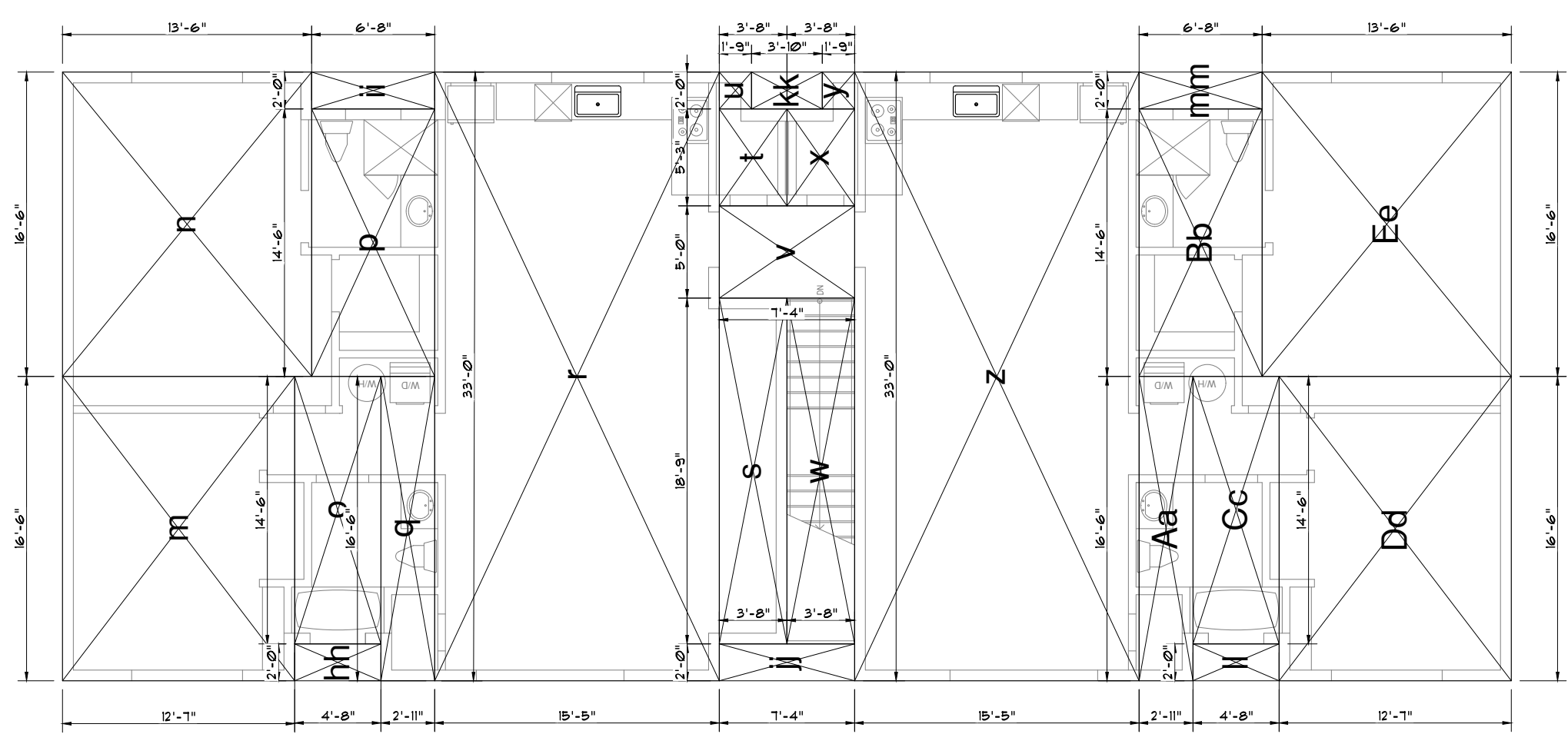
SHEET
A-4.1
OF SHEETS



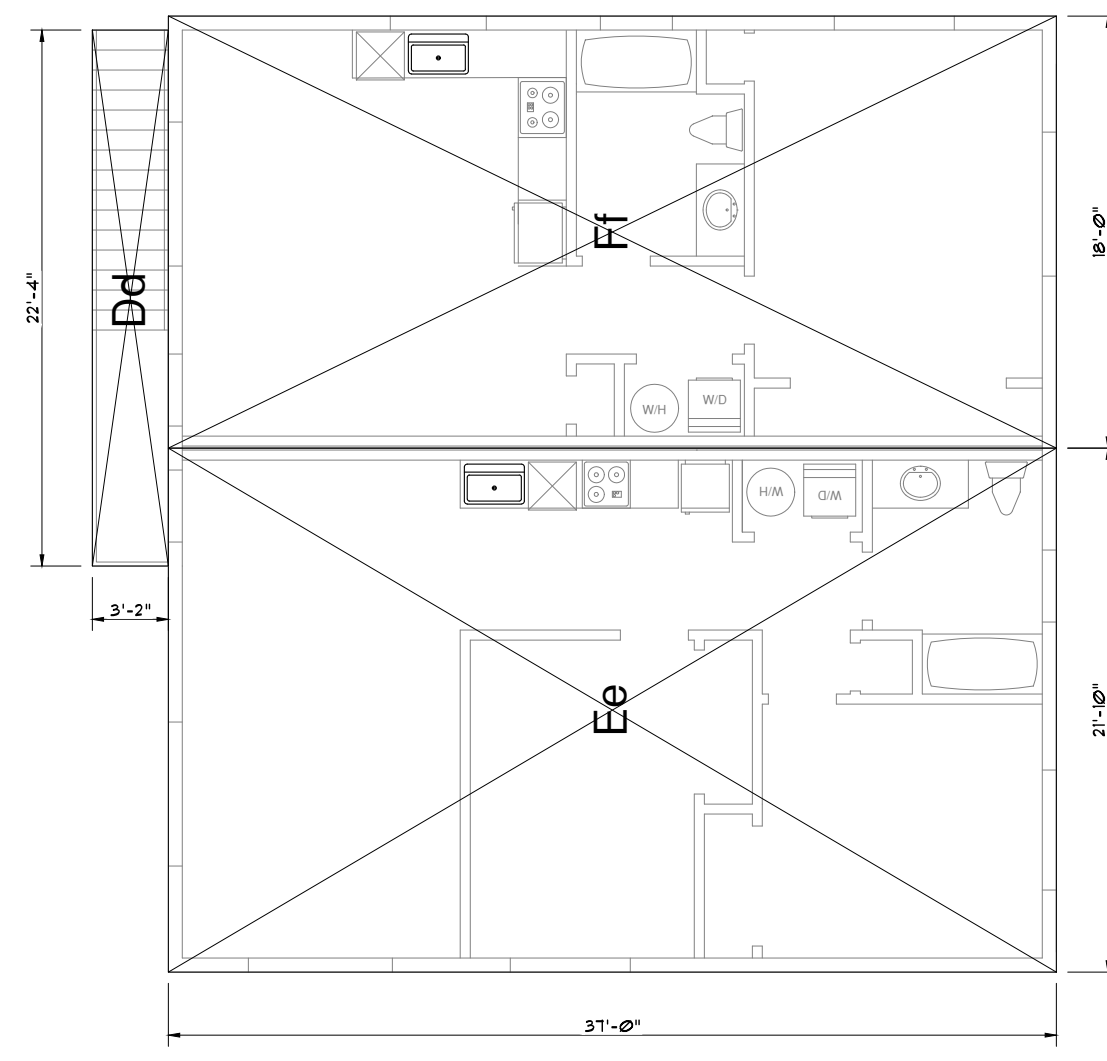
FIRST FLOOR - MAIN BUILDING



SECOND FLOOR - MAIN BUILDING



THIRD FLOOR - MAIN BUILDING



SECOND FLOOR - DETACHED ADU

ADU FLOOR AREA CALCULATION

Ee =	21'10"X37'0"= 807.78 SF
UNIT 333-A(BMR)	807.78 SF
Ff =	18'0"X37'0"= 666.04 SF
UNIT 333-B(BMR)	666.04 SF
Dd =	22'4"X3'2"= 114.03 SF
COMMON AREA	70.72 SF
ADU SUBTOTAL	1544.54 SF

1ST FLOOR AREA CALCULATION

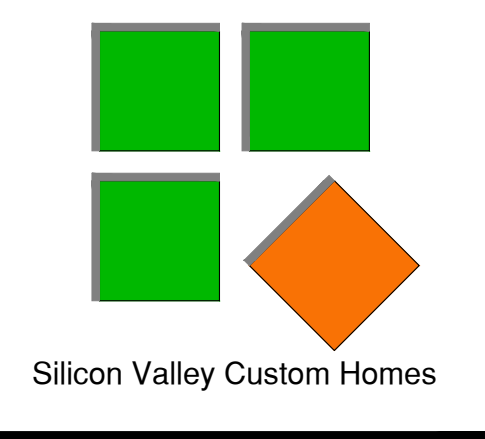
A =	35'0"X17'10"= 624.16 SF
UNIT 103(BMR)	624.16 SF
B =	17'6"X17'2"= 300.38 SF
C =	9'8"X2'7"= 24.98 SF
D =	4'0"X6'3"= 25.00 SF
UNIT 102(BMR)	350.36 SF
E =	17'6"X17'2"= 300.38 SF
F =	13'6"X2'7"= 34.98 SF
G =	4'0"X6'3"= 25.00 SF
UNIT 104(BMR)	360.36 SF
M =	4'0"X6'3"= 25.00 SF
N =	13'6"X2'7"= 34.98 SF
O =	17'6"X17'2"= 300.38 SF
UNIT 106(BMR)	360.36 SF
P =	4'0"X7'10"= 31.33 SF
Q =	31'0"X17'10"= 552.84 SF
UNIT 101(BMR)	584.17 SF
J =	4'0"X6'3"= 25.00 SF
K =	9'8"X2'7"= 24.98 SF
L =	17'6"X17'2"= 300.38 SF
H =	9'8"X7'4"= 70.89 SF
I =	9'8"X7'4"= 70.89 SF
R =	3'10"X12'6"= 47.91 SF
S =	3'10"X7'4"= 28.08 SF
aa =	10'X4"= 40.00 SF
COMMON AREA	608.13 SF
1ST FLOOR SUBTOTAL	2,887.54 SF

2ND FLOOR AREA CALCULATION

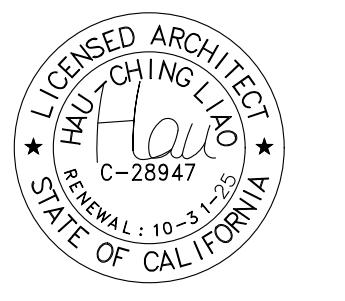
T =	13'6"X13'7"= 183.39 SF
U =	6'0"X11'7"= 69.50 SF
V =	17'6"X6'8"= 116.66 SF
W =	19'6"X17'4"= 337.96 SF
UNIT 202	707.51 SF
X =	13'6"X13'7"= 183.39 SF
Y =	6'0"X11'7"= 69.50 SF
Z =	17'6"X6'8"= 116.66 SF
a =	19'6"X17'4"= 337.96 SF
UNIT 203(BMR)	707.51 SF
c =	19'6"X17'4"= 337.90 SF
d =	17'6"X6'8"= 116.66 SF
e =	13'6"X13'7"= 183.39 SF
f =	6'0"X11'7"= 69.50 SF
g =	4'0"X2'0"= 8.00 SF
UNIT 201	715.45 SF
h =	19'6"X17'4"= 337.90 SF
i =	17'6"X6'8"= 116.66 SF
j =	6'0"X11'7"= 69.50 SF
k =	13'6"X13'7"= 183.39 SF
l =	4'0"X2'0"= 8.00 SF
UNIT 204	715.45 SF
b =	39'0"X7'4"= 285.99 SF
bb =	6'8"X2'0"= 13.33 SF
cc =	6'8"X2'0"= 13.33 SF
ee =	6'8"X2'0"= 13.33 SF
ff =	6'8"X2'0"= 13.33 SF
gg =	4'X2"= 8.00 SF
oo =	12'X2"= 24.00 SF
COMMON AREA	371.31 SF
2ND FLOOR SUBTOTAL	3,217.23 SF

3RD FLOOR AREA CALCULATION

m =	16'6"X12'7"= 207.58 SF
n =	16'6"X13'6"= 222.74 SF
o =	14'6"X4'8"= 67.69 SF
p =	14'6"X6'8"= 96.66 SF
q =	16'6"X2'11"= 48.13 SF
r =	33'X15'5"= 508.84 SF
s =	18'9"X3'8"= 68.71 SF
t =	5'3"X3'8"= 19.24 SF
u =	2'0"X1'9"= 3.49 SF
UNIT 302	1,243.08 SF
x =	5'3"X3'8"= 19.24 SF
y =	2'0"X1'9"= 3.49 SF
z =	33'0"X15'5"= 508.84 SF
Aa =	16'6"X2'11"= 48.13 SF
Bb =	14'6"X6'8"= 96.66 SF
Cc =	14'6"X4'8"= 67.66 SF
Dd =	16'6"X12'7"= 207.58 SF
Ee =	16'6"X13'6"= 222.74 SF
UNIT 301	1,174.34 SF
v =	5'0"X7'4"= 36.64 SF
w =	18'9"X3'8"= 68.75 SF
hh =	4'8"X2'0"= 9.33 SF
ii =	6'8"X2'0"= 13.33 SF
jj =	2'0"X7'4"= 36.64 SF
kk =	2'0"X3'10"= 7.66 SF
ll =	2'0"X4'8"= 9.33 SF
mm =	2'0"X6'8"= 13.33 SF
COMMON AREA	195.01 SF
3RD FLOOR SUBTOTAL	2,612.43 SF



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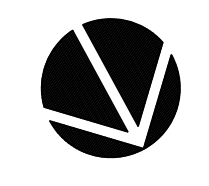
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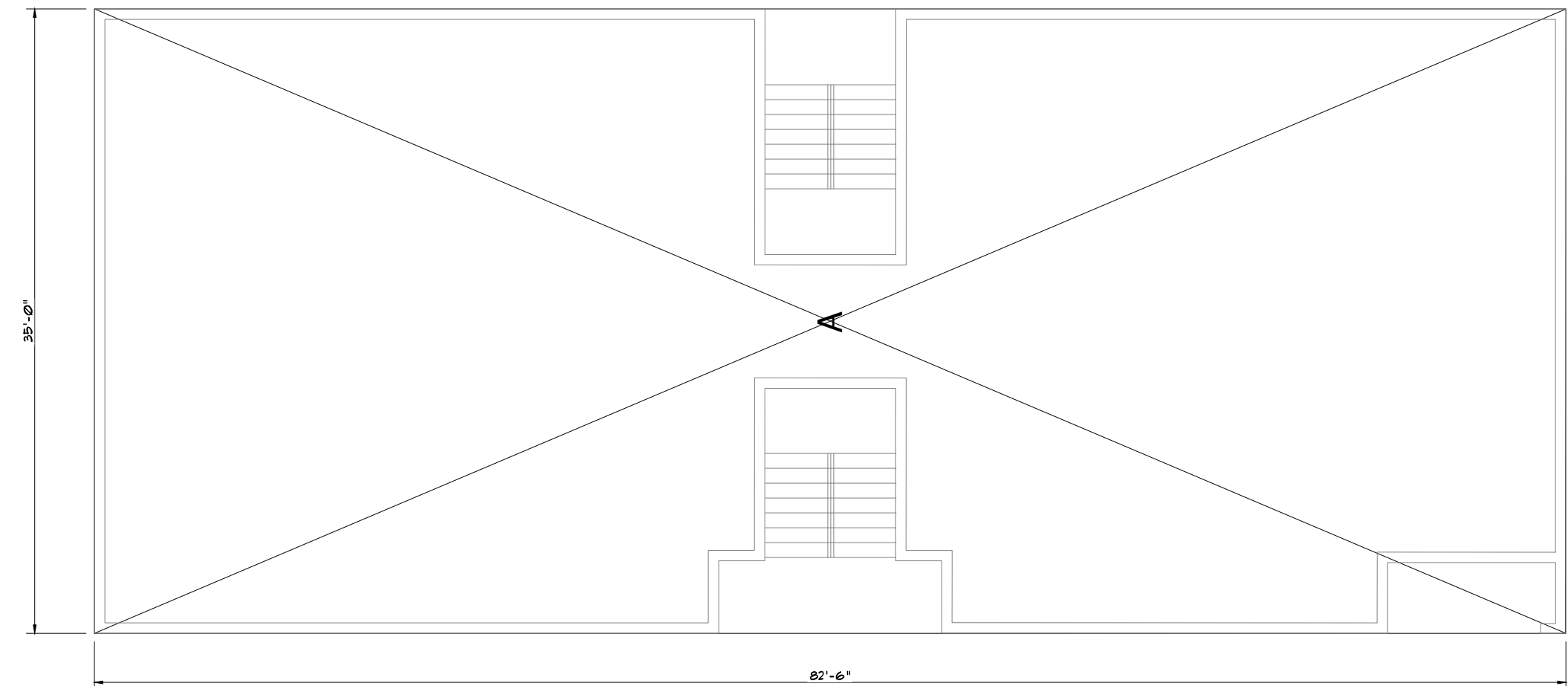
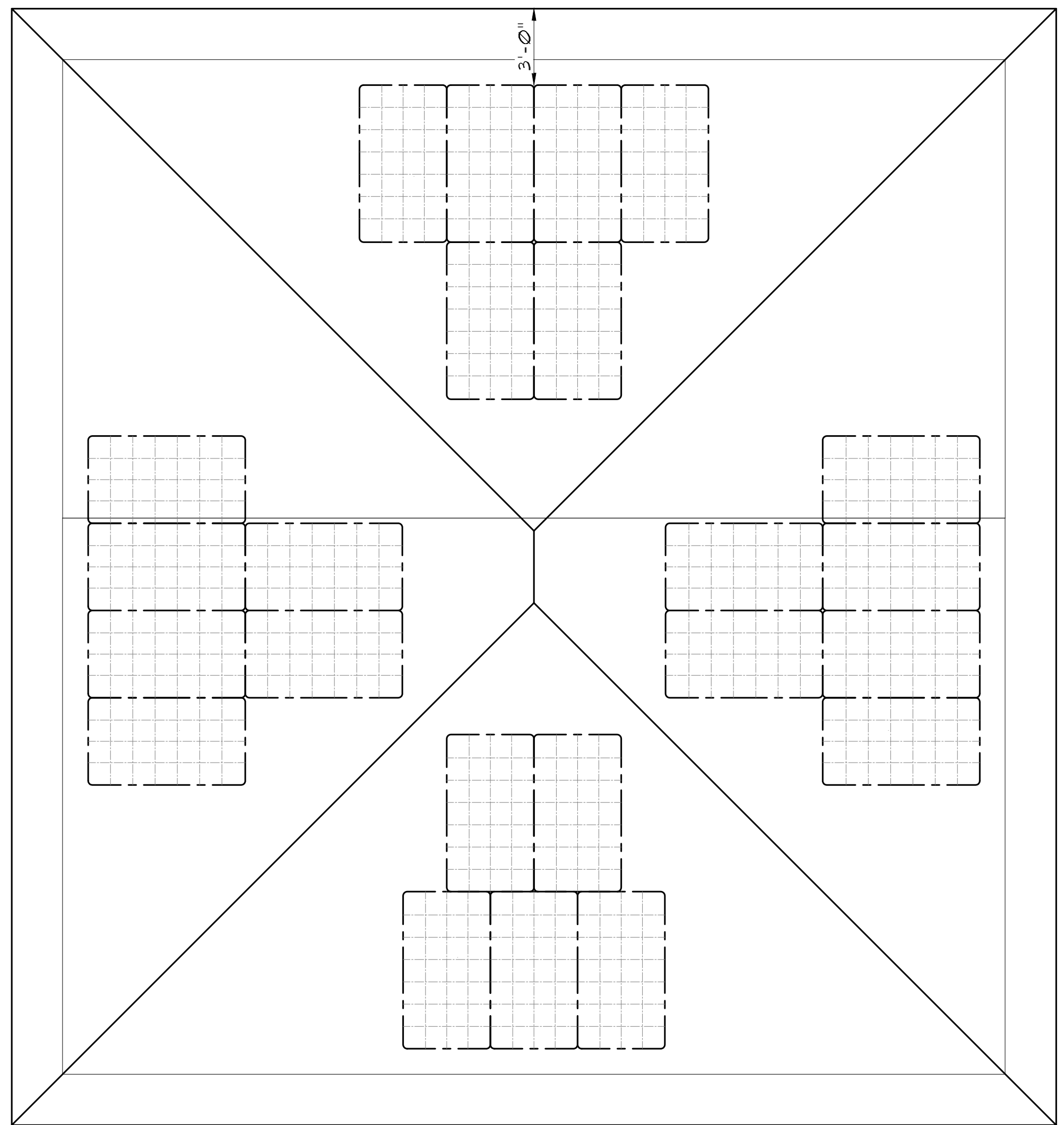
SHEET TITLE:
LOT COVERAGE CALCULATION
TRASH ROOM DIAGRAM
ROOF PLAN - ADU

DATE: Feb. 2023 PROJECT NO.: 21-59
SCALE: AS SHOWN DRAWN: HC

SHEET
A-4.2
OF SHEETS

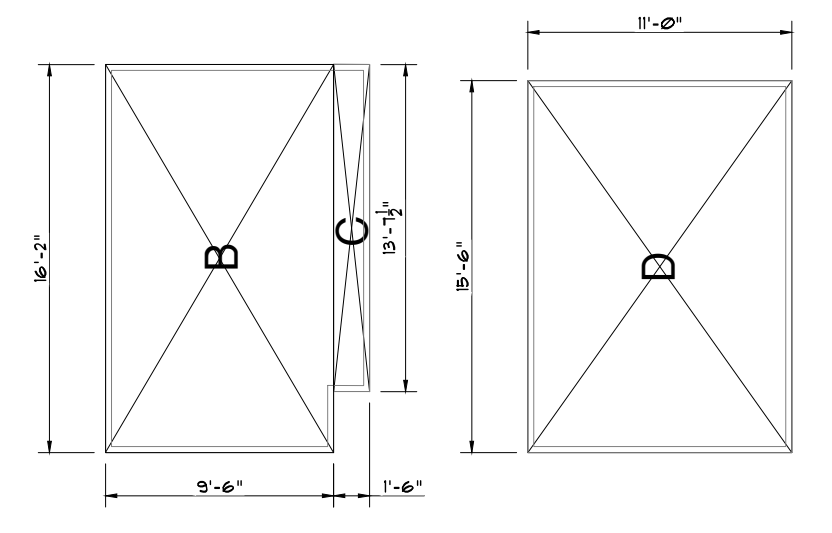


SOLAR PANEL CALCULATION
SOLAR PANEL DIMENSION: 74" X 41.1".
TOTAL ANNUAL CONSUMPTION OF 13 UNITS IS 64,100 KWH.
79 PANELS MINIMUM GENERATE 64,158 KWH.
EACH SOLAR PANEL GENERATE 0.445 KW/HR
PER DAY 0.445 KW/HR X 5 HRS = 2.225 KWH
PER YEAR 2.225 KWH X 365 DAYS = 812.125 KWH
TWO 2-BEDROOM UNITS: 6,500 KWH X 3 = 19,500 KWH
SEVEN 1-BEDROOM UNITS: 5,000 KWH X 7 = 35,000 KWH
THREE STUDIO UNITS: 3,200 KWH X 3 = 9,600 KWH



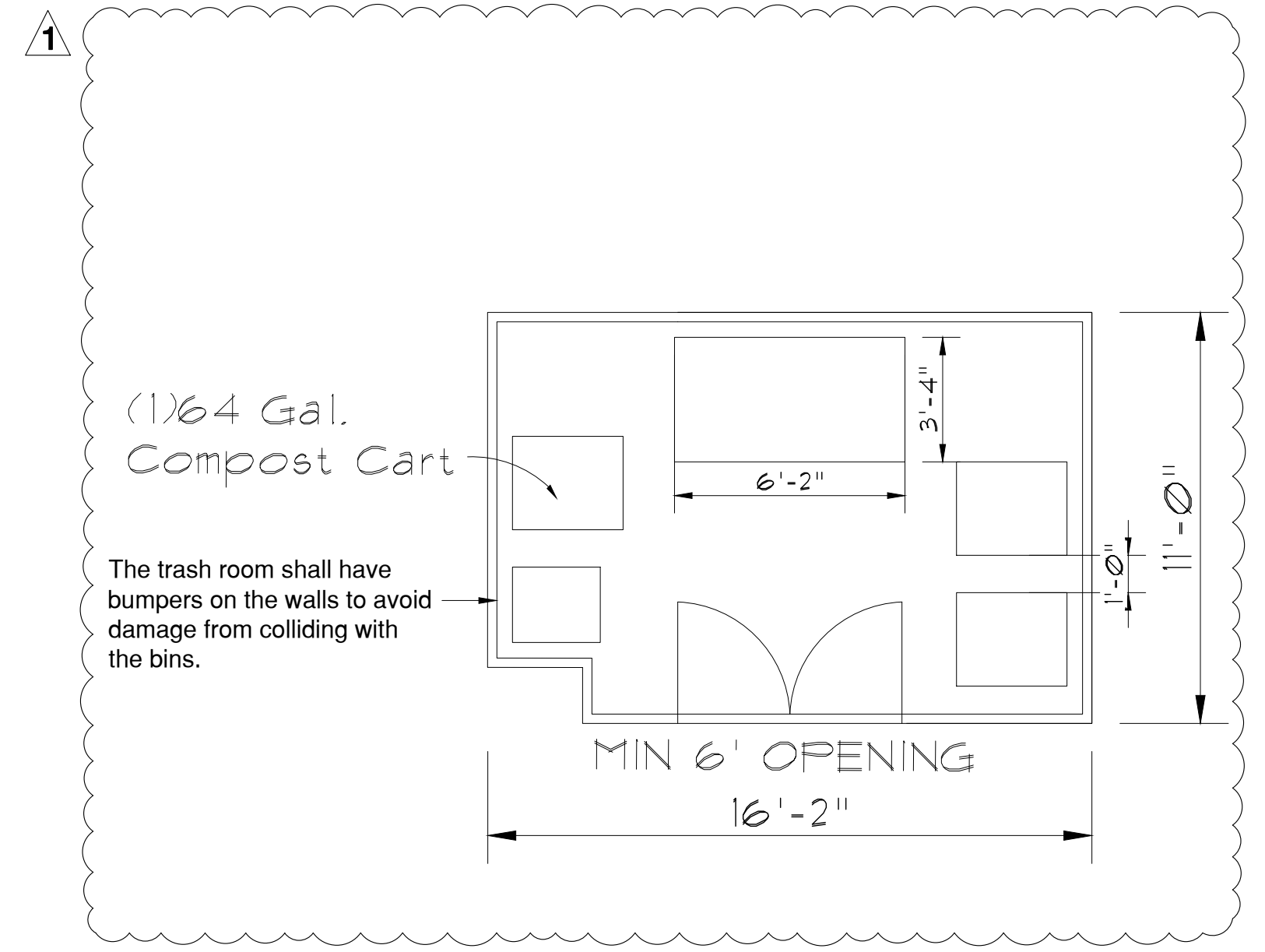
LOT COVERAGE CALCULATION
(BUILDING FOOTPRINT
TRASH ROOM + STORAGE)

1. BUILDING FOOTPRINT
A = 35'0" X 82'6" = 2887.20 SF
2. TRASH ROOM
B = 16'2" X 9'6" = 153.58 SF
C = 13' 7-1/2" X 1'6" = 20.44 SF
- TRASH ROOM TOTAL 174.02 SF
3. STORAGE
D = 15'6" X 11" = 170.50 SF
- LOT COVERAGE TOTAL 3231.72 SF



LOT COVERAGE CALCULATION

1/4" 2

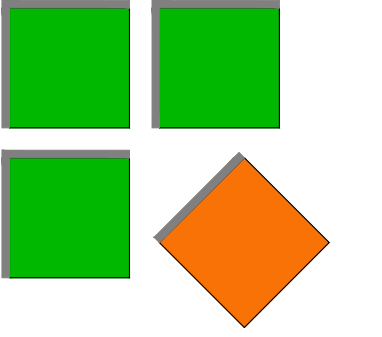


TRASH ROOM DIAGRAM

1/4" 3

ROOF PLAN - ADU

1/4" 1



Silicon Valley Custom Homes

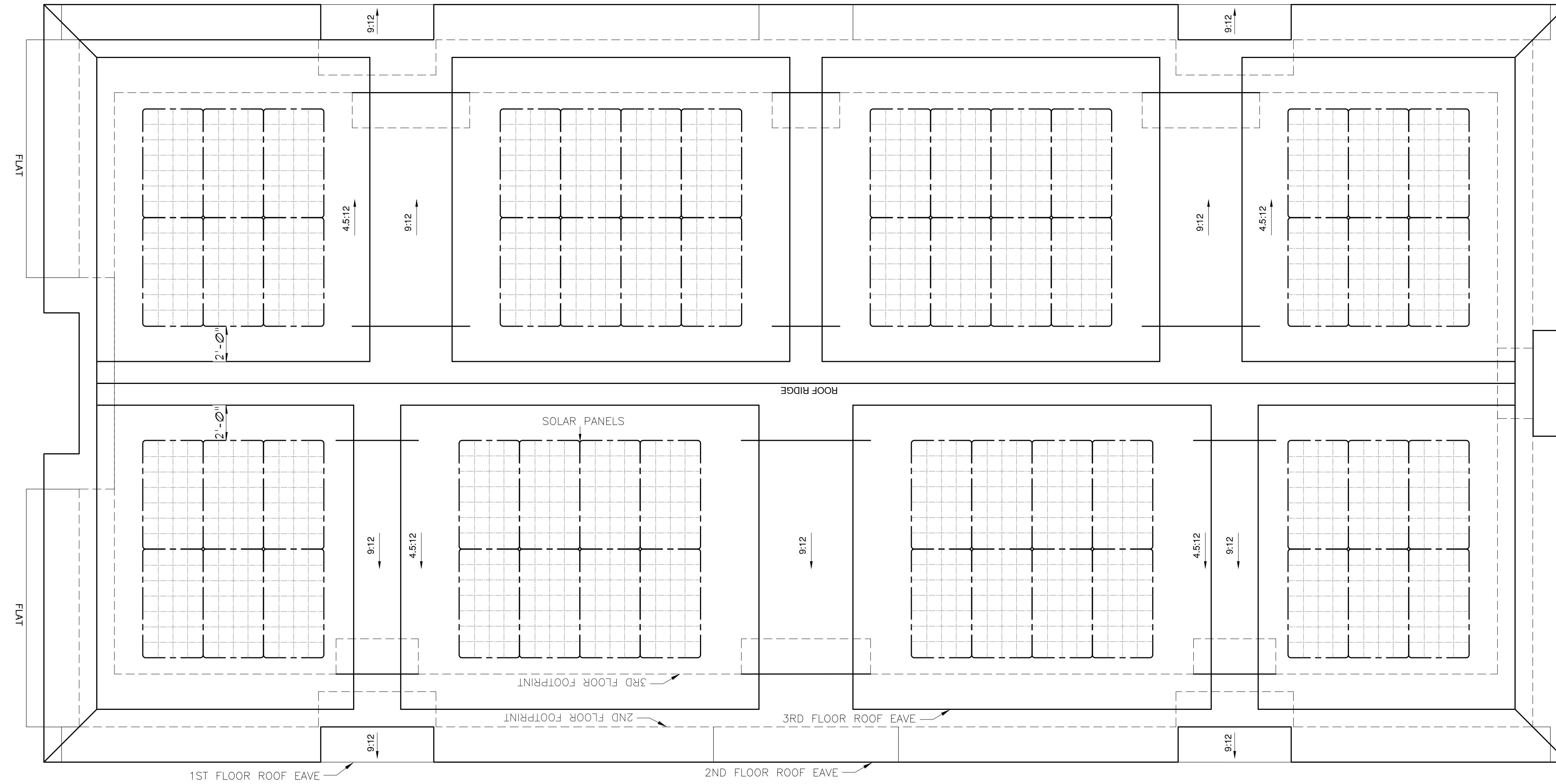
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SOLAR PANEL CALCULATION
SOLAR PANEL DIMENSION: 74" X 41.1".
TOTAL ANNUAL CONSUMPTION OF 13 UNITS IS 64,100 KWH.
79 PANELS MINIMUM GENERATE 64,150 KWH.
EACH SOLAR PANEL GENERATE 0.445 KW/HR
PER DAY 0.445 KW/HR X 5 HRS = 2.225 KWH
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TWO 2-BEDROOM UNITS: 6,500 KWH X 3 = 19,500 KWH
SEVEN 1-BEDROOM UNITS: 5,000 KWH X 7 = 35,000 KWH
THREE STUDIO UNITS: 3,200 KWH X 3 = 9,600 KWH



REVISIONS:

SHEET TITLE:

ROOF PLAN
- MAIN BUILDING

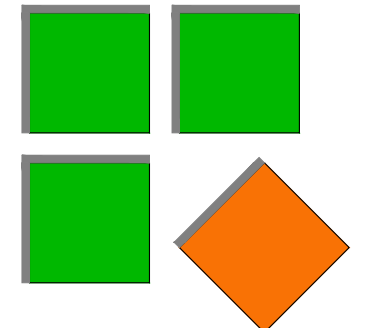
DATE	PROJECT NO.
Feb, 2023	21-59
SCALE	DRAWN
AS SHOWN	HC

SHEET

A-4.3

OF SHEETS





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SHEET TITLE:

BUILDING CROSS SECTION - MAIN BUILDING, ADU

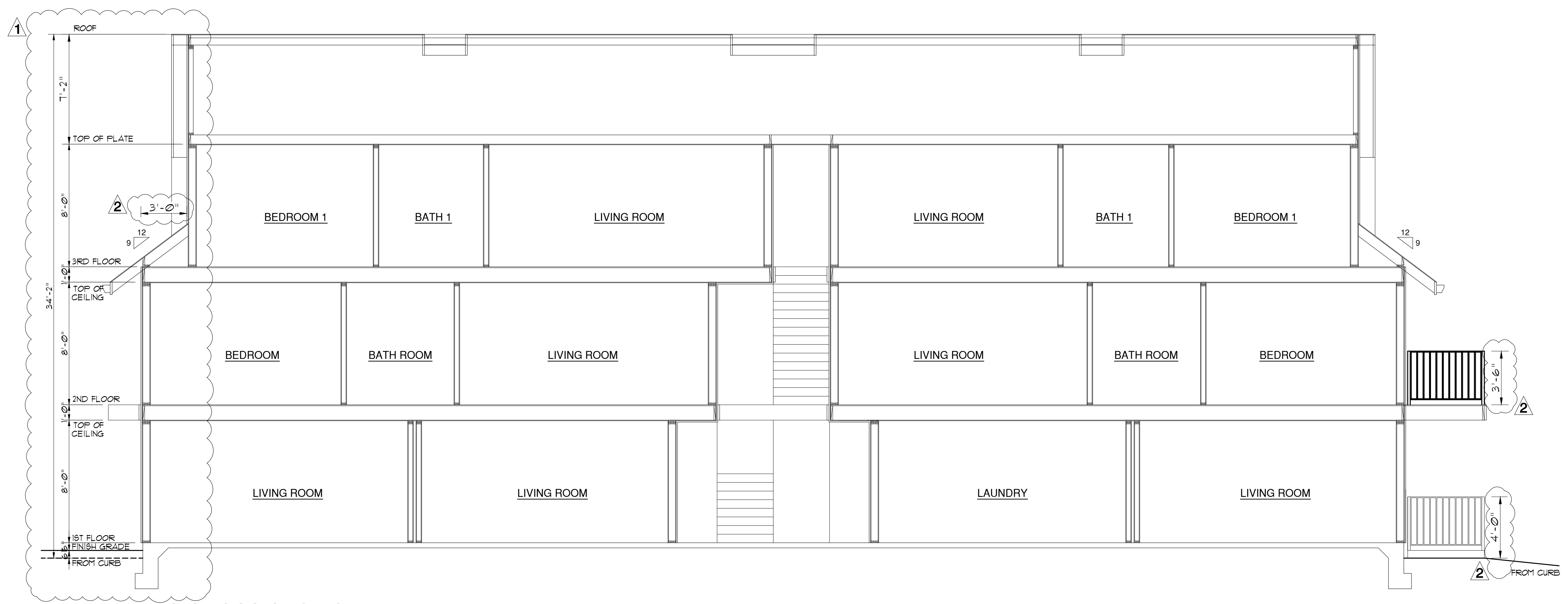
DATE: Feb. 2023 PROJECT NO.: 21-59

SCALE: AS SHOWN DRAWN: HC

SHEET

A-4.4

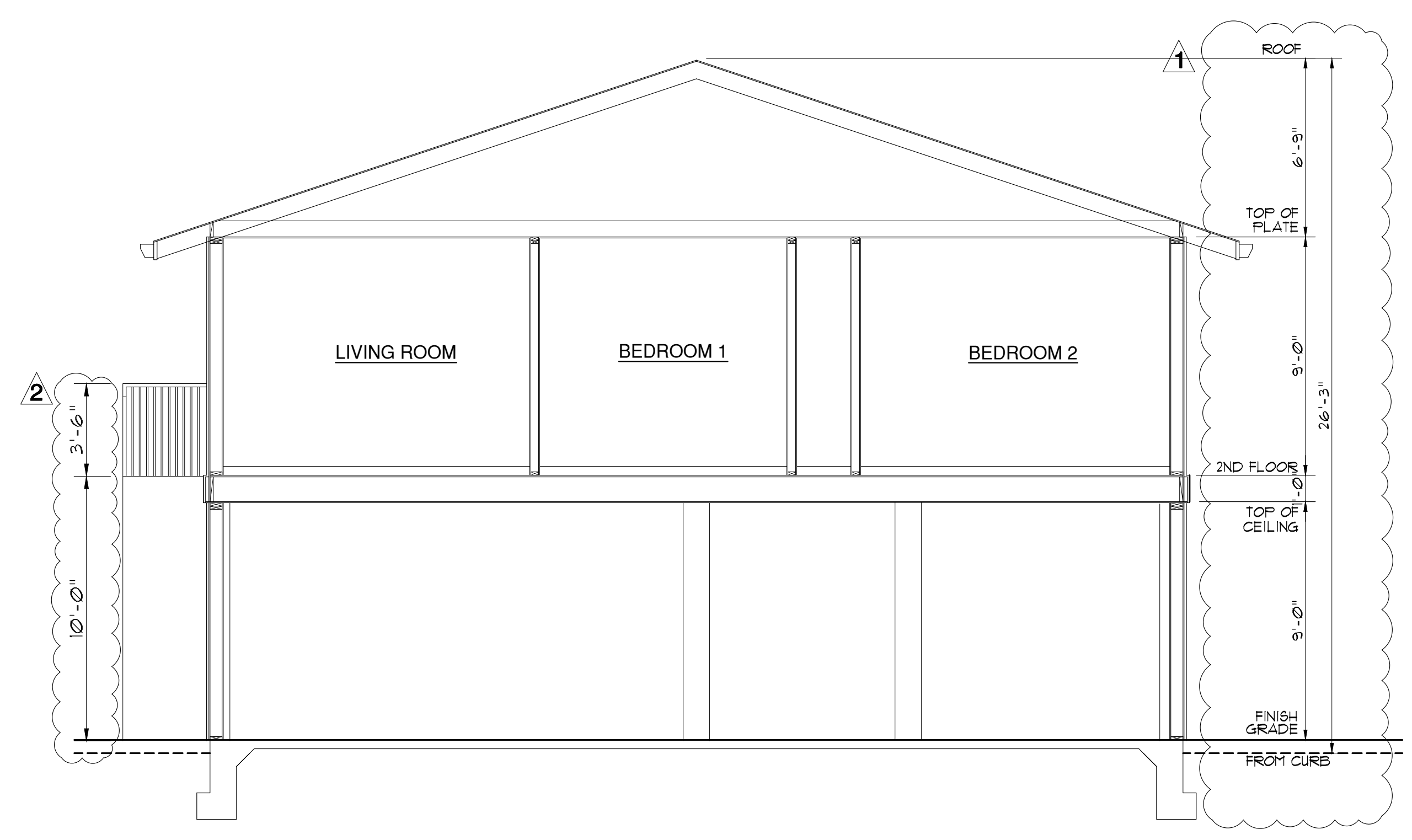
OF SHEETS



A. BUILDING CROSS SECTION (MAIN)

BUILDING CROSS SECTION - MAIN BUILDING

1/4" 1



BUILDING CROSS SECTION - DETACHED ADU

1/4" 2



FRONT - MAIN BUILDING



REAR - MAIN BUILDING



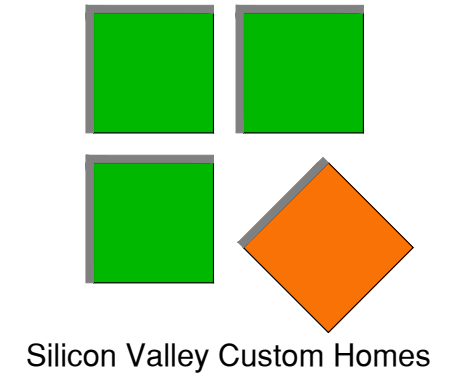
SIDE(LEFT) - MAIN BUILDING & ADU



SIDE(RIGHT) - MAIN BUILDING & ADU

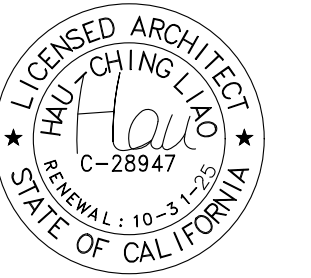


WHOLE BUILDING FRONT VIEW



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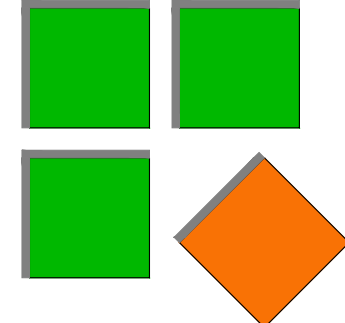
SHEET TITLE:

3D EXTERIOR VIEWS

DATE Feb, 2023	PROJECT NO. 21-59
SCALE AS SHOWN	DRAWN HC

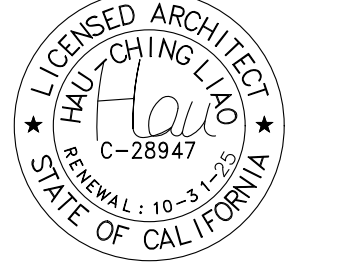
SHEET
A-5.1

<p>ROOF CERTAINTEED COLOR - SOLARIS MORIE BLACK</p> 	<p>FASCIA 1 ADVANTAGE PINE V-RUSTIC 2"X8" COLOR - TRICORN BLACK(SW 6258)</p> <p>SW 6258 Tricorn Black</p> 	<p>SIDING 1 (VERTICAL) JAMES HARDIE FIBER CEMENT SIERRA 8 PANEL SIDING 4'X8' COLOR - ARCTIC WHITE</p>  <p>ARCTIC WHITE 1 2 3</p>	<p>STUCCO 1 STUCCO SUPPLY CO COLOR - GRAY BLOCK(SMOOTH)</p>  <p>GRAY BLOCK BASE B LRV 83</p>	
<p>EAVE OVERHANG ADVANTAGE PINE V-RUSTIC 1"X8" COLOR - PURE WHITE(SW 7005)</p> <p>SW 7005 Pure White</p> 	<p>FASCIA 2 ADVANTAGE PINE V-RUSTIC 2"X8" COLOR - TRICORN BLACK(SW 6258)</p> <p>SW 7005 Pure White</p> 	<p>SIDING 2 (HORIZONTAL) JAMES HARDIE FIBER CEMENT CEDARMILL LAP SIDING COLOR - ARCTIC WHITE / KHAKI BROWN</p>  <p>ARCTIC WHITE 1 2 3 KHAKI BROWN 1</p>	<p>STUCCO 2 STUCCO SUPPLY CO COLOR - PLATINUM(SMOOTH)</p>  <p>#1094 PLATINUM BASE B LRV 70</p>	
<p>METAL RAILING</p> 	<p>WINDOW</p> 	<p>TRELLIS</p> 	<p>AUTOMATIC METAL GATE</p> 	<p>ENTRANCE DOOR</p> 



Silicon Valley Custom Homes

682 Villa Street, Suite C1
Mountain View, CA 94041
www.svcustomhomes.com
(408) 204-0345



OWNER:
DAVID CHAO
48200 Fremont Blvd
Fremont, CA 94538
510-921-0276

DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

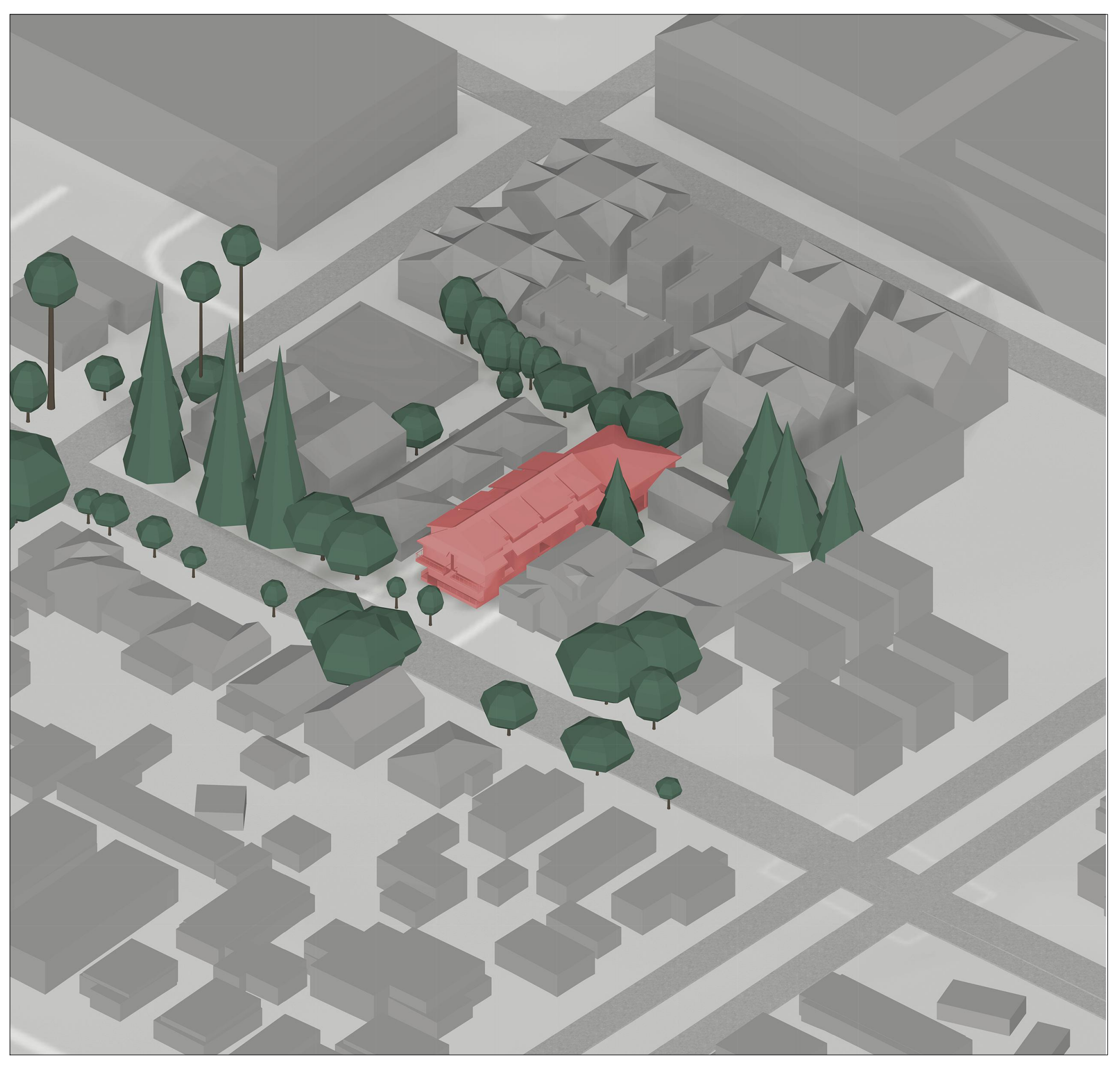
MATERIAL BOARD

1



NEIGHBORHOOD CONTEXT

3

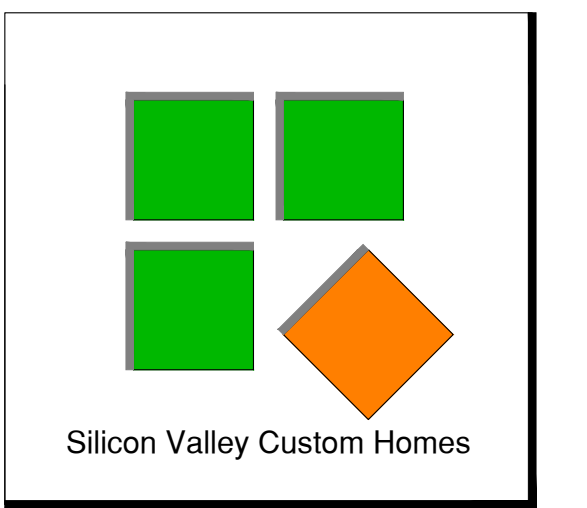
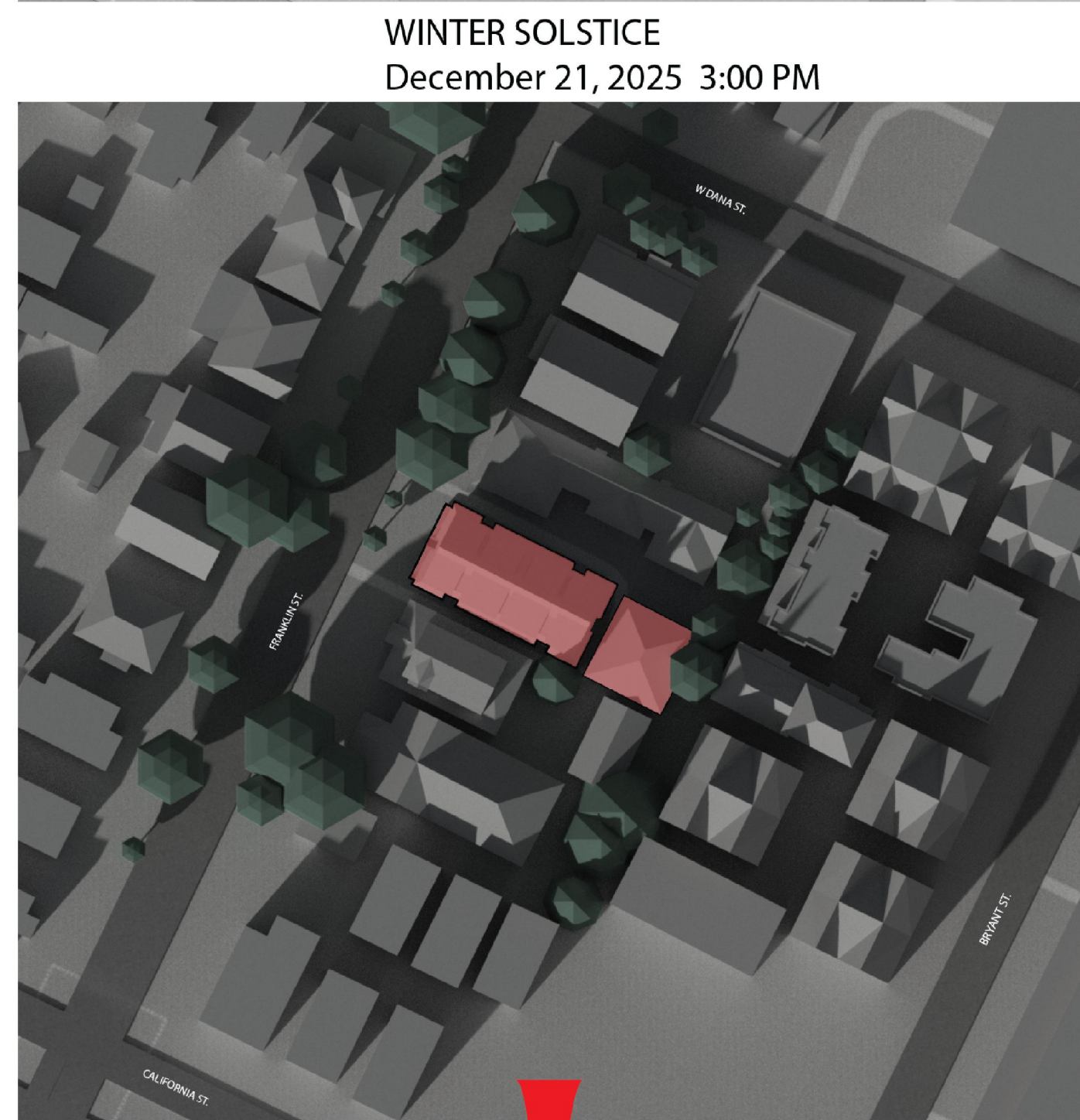
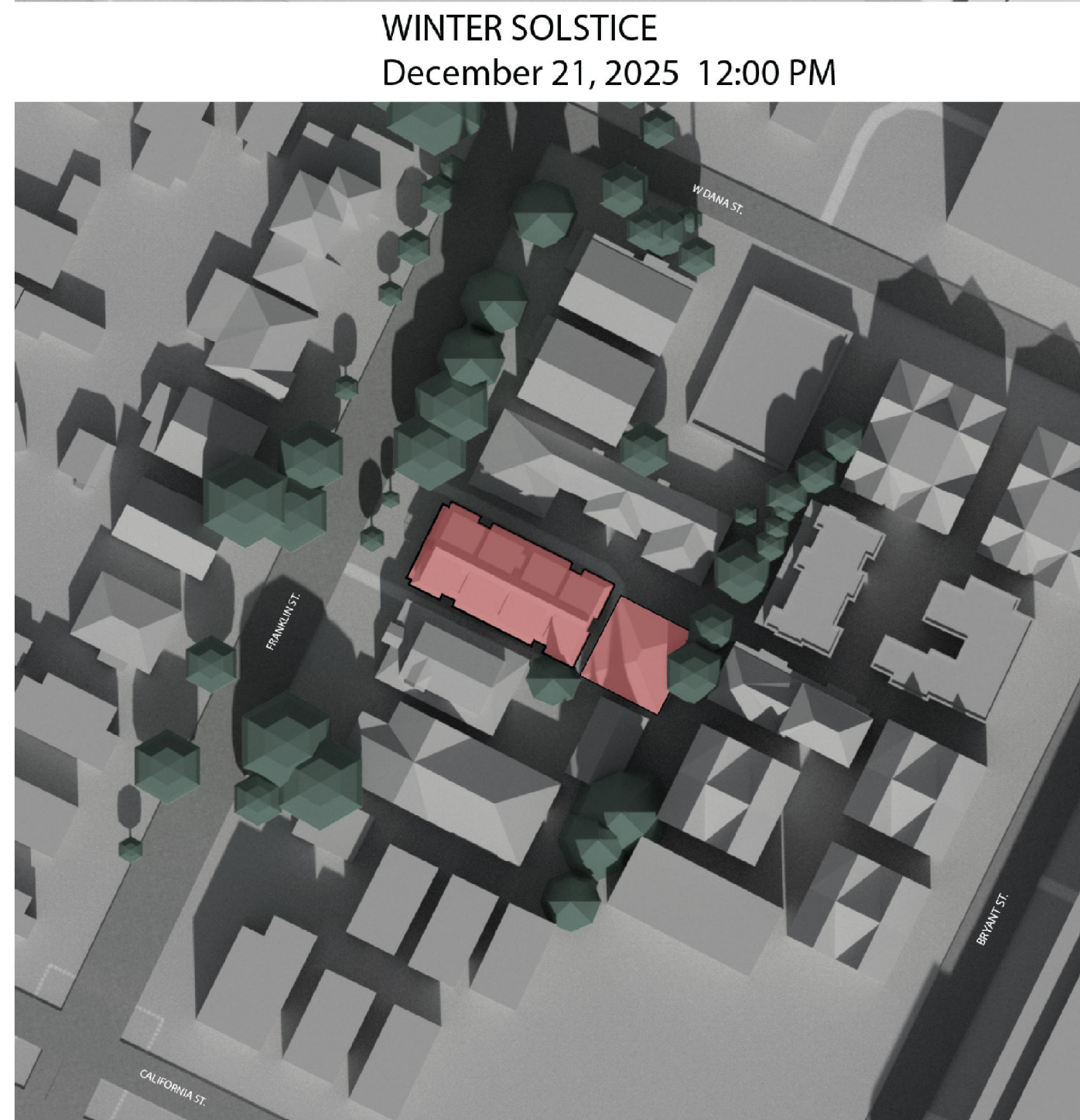
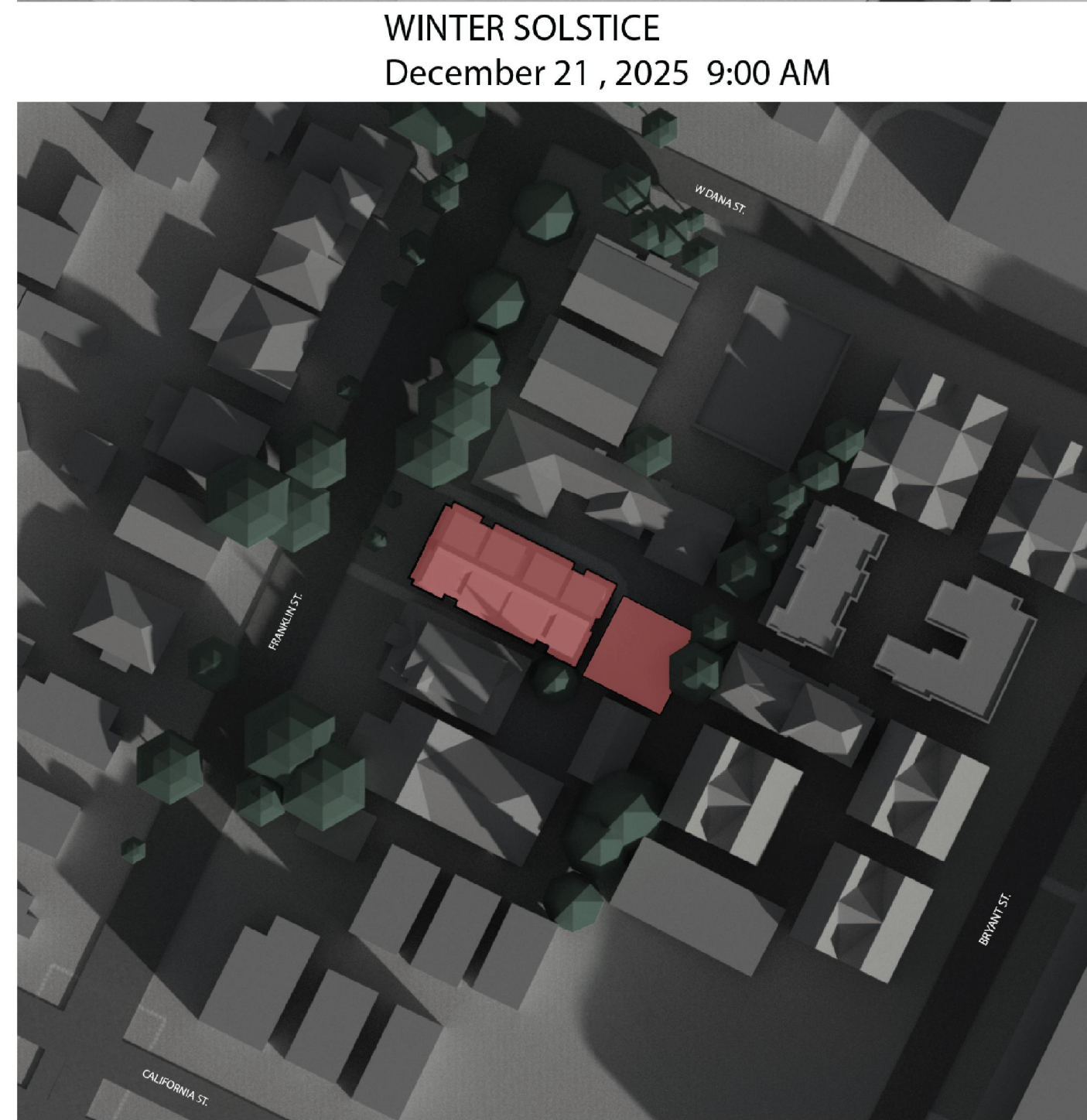


MASSING MODEL

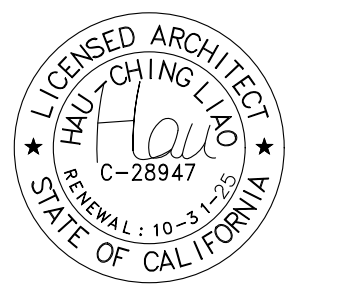
2

REVISIONS:

DATE	PROJECT NO.
Feb. 2023	21-59
SCALE	DRAWN
AS SHOWN	HC
SHEET	
A-5.2	
OF SHEETS	



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(408) 204-0345



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48200 Fremont Blvd
Fremont, CA 94538
510-921-0276

DAVID CHAO
MULTYFAMILY RESIDENCE
& ADU
333 FRANKLIN STREET
MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:

SHEET TITLE:

SHADOW STUDY

DATE Feb, 2023	PROJECT NO. 21-59
SCALE AS SHOWN	DRAWN HC

SHEET
A-5.4

				<p>WINDOW FLASHING</p> <p>SECTION 402.2 OF THE CODE STATES THAT EXTERIOR OPENINGS EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF!</p> <p>MOISTOP TO BE 18" WIDE TYPICAL</p> <ol style="list-style-type: none"> ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8" SECURE ALL MOIST STOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES. ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL. <p>NOTE: LINE WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO) SHALL BE INSTALLED AS FOLLOWS:</p> <ol style="list-style-type: none"> WIRE GAUGE, SPACING, AND ATTACHMENT SHALL BE IN ACCORDANCE WITH REQUIREMENT OF BUILDING NEWS ITEM# 41-1. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL. <ol style="list-style-type: none"> INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOIST STOP (OR EQUAL). INSTALL THE WINDOW HEAD MOIST STOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP. <p>NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B.C.D. ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.</p> <p>THE ABOVE METHOD APPLIES ONLY TO THE MOST COMMONLY USED TYPE OF METAL FRAME (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMES, SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURER'S RECOMMENDATIONS.</p>
<p>SIDING 3" 16</p>	<p>SIDING 3" 12</p>	<p>SLIDING DR. HEAD & JAMB 3" 8</p>	<p>INTERIOR DOOR 3" 4</p>	<p>1. LICENSED ARCHITECT DAVID CHAO C-28947 STATE OF CALIFORNIA</p>
<p>SIDING 3" 17</p>	<p>RAKE 1" 13</p>	<p>SLIDING DOOR SILL 3" 9</p>	<p>WINDOW HEAD & JAMB 3" 5</p>	<p>TYP. MOIST STOP INSTALL NTS 1</p>
<p>SIDING 3" 18</p>	<p>ROOF TO WALL 1" 14</p>	<p>DOOR HEAD & JAMB 3" 10</p>	<p>WINDOW SILL 3" 6</p>	<p>EAVE 1" 2</p>
				<p>NOTE: NO PENETRATIONS TO OCCUR THRU FLASHING PAN.</p>
<p>SIDING 3" 19</p>	<p>RACK TO WALL 1" 15</p>	<p>DOOR SILL 3" 11</p>	<p>ROOF RIDGE 3" 7</p>	<p>FLAT TILE VALLEY 1" 3</p>

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MOUNTAIN VIEW, CALIFORNIA 94041

REVISIONS:

City Comment Feb. 14, 2023

SHEET TITLE:
ARCHITECTURAL DETAILS

PROJECT NO.
DATE
DRAWN
SCALE
Feb. 2023
SHEET
AS SHOWN
HC

A-6.1

OF SHEETS



BASIS OF BEARINGS:

THE BEARING, S26°47'20"W, OF THE MONUMENT LINE OF FRANKLIN STREET, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 781 OF MAPS AT PAGE 21, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.

BASIS OF ELEVATION:

THE ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE CITY OF MOUNTAIN VIEW VERTICAL CONTROL BENCH MARK IV-41 LOCATED TOI DANA STREET AND SHORELINE BLVD. ELEVATION = 74.043 (NGVD29)

TRACT NO. 10147
MOUNTAIN PACIFIC
858 M 50

TRACT NO. 9243
BRYANT GARDENS
773 M 29

DESIGNED	DATE
PT	11/02/2021
DRAWN	DATE
SCALE	1" = 10'
CHECKED	DATE
BY	DATE
APPD	DATE
REVISIONS	NO

ENGINEERING

598 E Santa Clara St, #270
San Jose, CA 95121
Phone: (408) 806-7187
Fax: (408) 583-4006

TOPOGRAPHIC SURVEY

325-333-339 FRANKLIN STREET
APN 158-12-048, 069 AND 067

California

Mountain View

CONTRACT NO.

PROJECT NO.

DRAWING NO. A7

SHT NO. 1 OF 1

FILE NO.



APPLICANT :

ROAD NAME : FRANKLIN STREET

CITY FILE NO :

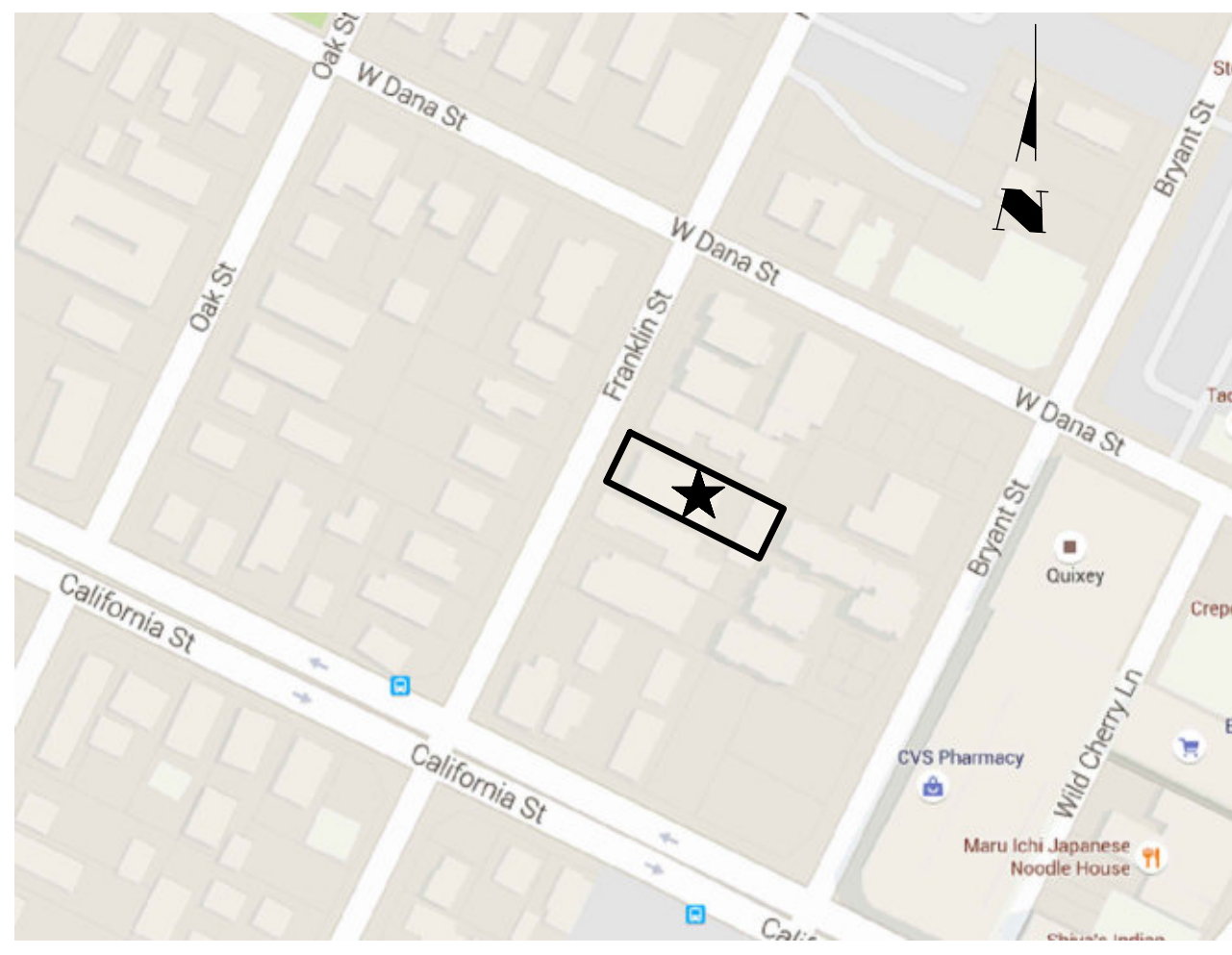
GRADING AND DRAINAGE PLAN

FOR

333 FRANKLIN STREET

MOUNTAIN VIEW, CA 94041

APN 158-12-069



VICINITY MAP
NTS

I. STANDARD GRADING NOTES

- PRIOR TO COMMENCEMENT OF ANY EARTHWORK/GRADING ACTIVITIES, THE PERMITTEE SHALL ARRANGE A PRE-CONSTRUCTION ION MEETING. THE MEETING SHALL INCLUDE THE CITY OF MOUNTAIN VIEW GRADING INSPECTOR (650) 903-6371, THE GRADING CONTRACTOR AND THE PROJECT SOILS ENGINEER. THE PERMITTEE OR REPRESENTATIVE SHALL ARRANGE THE PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO THE START OF ANY EARTHWORK/ GRADING ACTIVITIES.
- APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND ACTIVITIES.
- THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC, SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH STANDARDS ESTABLISHED BY THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- ALL WATER WELL LOCATIONS ON SITE SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 X2600 TO ARRANGE FOR DISTRICT OBSERVATIONS OF WELL ABANDONMENT.
- THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY REQUIRED TREE PROTECTION MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE PROJECT CIVIL ENGINEER LC ENGINEERING, 598 E SANTA CLARA STREET, #270, SAN JOSE, CA 95112, DESIGNED THIS PROJECT TO COMPLY WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY _____
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL CONFORM TO THE APPROVED PLANS AND HAS SPECIFICATIONS.
- ALL GRADING AND EARTHWORK ACTIVITIES SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO ANY GRADING OR EARTHWORK ACTIVITIES. UNOBSERVED OR UNAPPROVED WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION OF THE PROJECT SOILS ENGINEER.
- ALL CONSTRUCTION SITES ARE TO BE WINTERIZED WITH APPROPRIATE EROSION CONTROL MEASURES IN PLACE FROM OCTOBER 15TH TO APRIL 15TH OF EACH YEAR.
- GRADING ACTIVITIES ARE ONLY ALLOWED MONDAY THROUGH FRIDAY, 7:30 AM TO 6:00 PM. ALL GRADING SHALL COMPLY WITH THE CITY OF MOUNTAIN VIEW STANDARD SPECIFICATIONS, AND CHAPTER 18 AND APPENDIX 33 OF THE UNIFORM BUILDING CODE.
- THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
- THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- ALL ROOF DOWNSPOUTS TO BE DIRECTED AWAY FROM HOME TO SUITABLE DRAINAGE FACILITY VIA DOWNSPOUTS, PAVEMENT AND COLLECTON PIPES THAT DISCHARGE DIRECTLY TO THE STORM DRAIN SYSTEM.
- EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL PROVIDE UNDERGROUND PIPES AND REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 1%.
- THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
- SOIL ENGINEER TO PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING IN ACCORDANCE WITH APPENDIX J, 2016 OF THE UNIFORM BUILDING CODE.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE AMOUNT OF THE GRADING PERMIT.
- ADJUSTMENTS TO BUILDING PAD ELEVATIONS OR PARKING LOT GRADES TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER.
- SOIL ENGINEER WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.
- IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE COUNTY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.
- ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES. FOR LOCATION OF UNDERGROUND UTILITIES, OR FOR EMERGENCY ASSISTANCE,
CALL : UNDERGROUND SERVICE ALERT (USA)

- THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.
- ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2% THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH SECTION 24 OF THE STATE OF CALIFORNIA ADMINISTRATIVE CODE AND CHAPTERS 10 AND 11 OF THE 2010 UNIFORM BUILDING CODE.

II. DUST CONTROL

- ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST.
- AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST.
- GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR.
- STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED.
- THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEP (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

III. FIRE PROTECTION NOTE

HOUSES, INCLUDING ATTACHED GARAGES ON LOTS, SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D. THE DEVELOPER AND CONTRACTOR SHALL ENSURE THAT THE UNDERGROUND WATER LINES AND WATER METERS ARE SIZED TO ACCOMMODATE THE AUTOMATIC FIRE SPRINKLER SYSTEMS. COORDINATE WITH THE FIRE SPRINKLER SYSTEM CONTRACTOR.

IV. FIRE SERVICE INSTALLATION

THE FIRE SERVICE, INCLUDING WATER SERVICES SUPPLYING NFPA 13D FIRE SPRINKLERS, SHOWN ON THESE PLANS ARE PRELIMINARY AND SHALL NOT BE INSTALLED UNTIL AFTER THE FIRE SPRINKLER PLANS HAVE BEEN APPROVED BY THE CITY. IF THE FIRE SPRINKLER PLANS REQUIRE CHANGES TO THE UTILITIES SHOWN ON THESE PLANS, REVISIONS TO THESE PLANS MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO THE INSTALLATION OF THE FIRE UTILITIES.

NOTES:

- RECOLOGY MOUNTAIN VIEW IS THE CITY'S EXCLUSIVE HAULER FOR RECYCLING AND DISPOSAL OF CONSTRUCTION AND DEMOLITION DEBRIS. FOR ALL DEBRIS BOXES, CONTACT RECOLOGY. USING ANOTHER HAULER MAY VIOLATE MOUNTAIN VIEW CODE SECTION 16.13 AND 16.17 AND RESULT IN CODE ENFORCEMENT ACTION.
- FOR RESIDENTIAL DEVELOPMENTS, NO RESIDENTIAL UNITS WILL BE RELEASED FOR OCCUPANCY UNLESS THE IMPROVEMENTS TO BE CONSTRUCTED TO CITY STANDARDS AND/OR TO BE ACCEPTED FOR MAINTENANCE BY THE CITY, INCLUDING WATER METERS AND SANITARY SEWER CLEANOUTS, ARE SUBSTANTIALLY COMPLETE PER THE CITY OF MOUNTAIN VIEW STANDARD PROVISIONS FOR PUBLIC WORKS CONSTRUCTION. THE PUBLIC WORKS DIRECTOR SHALL MAKE THE DETERMINATION OF WHAT PUBLIC IMPROVEMENTS ARE SUBSTANTIALLY COMPLETE.
- THIS PROJECT MUST COMPLY WITH THE CITY'S CONSTRUCTION AND DEMOLITION ORDINANCE (MOUNTAIN VIEW CITY CODE CHAPTER 16, ARTICLE III.)
- THE OWNER/ DEVELOPER SHALL COMPLY WITH, AND THE OFF-SITE AND GRADING DRAINAGE AND UTILITY PLANS SHALL INCLUDE, A GENERAL NOTE AS FOLLOWS: "THE PRIME CONTRACTOR OR DEVELOPER IS TO HIRE A STREET CLEANING CONTRACTOR TO CLEAN UP DIRT AND DEBRIS FROM CITY STREETS THAT ARE ATTRIBUTABLE TO THE DEVELOPMENT'S CONSTRUCTION ACTIVITIES. THE STREET CLEANING CONTRACTOR IS TO HAVE THE CAPABILITY OF SWEEPING THE STREETS WITH BOTH A BROOM TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR, OR HIS/HER DESIGNATED REPRESENTATIVE."
- WHILE THE DISTRICT HAS RECORDS FOR MOST WELLS LOCATED IN THE COUNTY, IT IS ALWAYS POSSIBLE THAT A WELL EXISTS THAT IS NOT IN THE DISTRICT'S RECORD. IF PREVIOUSLY UNKNOWN WELLS ARE FOUND ON THE SUBJECT PROPERTY DURING DEVELOPMENT, THEY MUST BE PROPERLY DESTROYED UNDER PERMIT FROM THE DISTRICT OR REGISTERED WITH THE DISTRICT AND PROTECTED FROM DAMAGE.
- A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATE AT THE SITE SHALL BE RECYCLED OR SALVAGED TO MOUNTAIN VIEW RECOLOGY.

PROJECT DATA:

- APN NUMBER: 158-12-069
- LOT SIZE: 7,524± SF
- OWNER:
DAVID CHAO
48200 FREMONT BLVD
FREMONT, CA 94538
TEL: (510) 921-0276
- ARCHITECT:
HAU-CHING LIAO
682 VILLA ST SUITE #C1
MOUNTAIN VIEW, CA 94041
TEL: (408) 483-1965
- CIVIL ENGINEER & SURVEYOR:
LC ENGINEERING
598 E. SANTA CLARA ST, STE270
SAN JOSE, CA 95112
TEL: (408) 806-7187

SHEET INDEX

- C1: TITLE SHEET
- C2: DEMOLITION AND SITE PLAN
- C3: STORMWATER CONTROL PLAN
- C4: GRADING AND DRAINAGE PLAN
- C5: STREET IMPROVEMENT PLAN
- C6: UTILITY PLAN
- C7: EROSION CONTROL PLAN
- C8: EROSION CONTROL DETAILS
- C9: BLUEPRINT FOR A CLEAN BAY

EARTHWORK QUANTITIES

CUT = 12 CY ; MAXIMUM CUT DEPTH = 0.7±
 FILL = 3 CY ; MAXIMUM FILL DEPTH = 0.3±
 IMPORT 0 CY
 EXPORT 9 CY

EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

EXISTING UTILITY NOTE:

THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS. THERE MAY BE OTHER UNDERGROUND UTILITIES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. CLEARLY DEFINED MARKINGS THAT EXISTED AT THE TIME OF THE SURVEY WERE LOCATED AND ARE SHOWN ON THIS PLAN.

LEGEND & ABBREVIATIONS

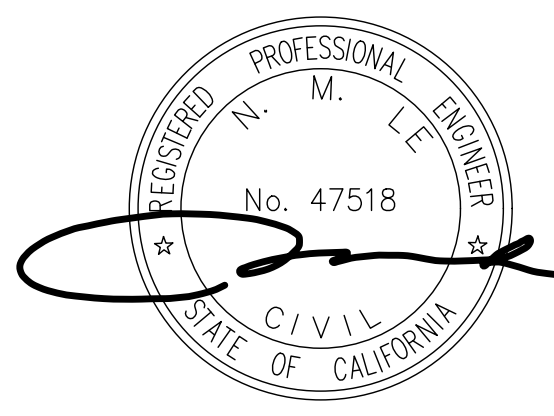
AB	AGGREGATE BASE	⊗	AREA DRAIN
AC	ASPHALT CONCRETE	⊗	BACKWATER VALVE
AD	AREA DRAIN	⊗	BENCHMARK
AE	ANCHOR EASEMENT	⊗	BUBBLER BOX
BB	BUILDING	⊗	CATCH BASIN
BLDG	BUILDING SETBACK LINE	⊗	CENTER LINE
BSL	BOTTOM OF WALL	⊗	CHRISTY V12 DRAIN BOX UNLESS OTHERWISE NOTED
BW	/BACK OF WALL CURB & GUTTER	⊗	COBBLE ROCK ENERGY DISSIPATOR
CG	CENTERLINE	⊗	CONCRETE
CLF	CHAIN LINK FENCE	⊗	CONTOUR: EXISTING
CO	SANITARY SEWER CLEANOUT	⊗	CONTOUR: PROPOSED OR NEW
COP	CURB OPENING	⊗	DESIGN GRADE
CONC	CONCRETE	⊗	DOWNSPOUT WITH SPLASHBLOCK
CSD	COUNTY STANDARD DETAIL	⊗	DRAINAGE EMITTER
DE	DRAINAGE EASEMENT	⊗	DRAINAGE INLET
DI	DRAINAGE INLET	⊗	DOWNSPOUT
DS	DOWNSPOUT	⊗	DIVERSION VALVE
DWY	DRIVEWAY	⊗	DRAINAGE SWALE
EA	EASEMENT	⊗	EASEMENT LINE
ELEV	ELEVATION	⊗	EXISTING ELEVATION
EGR	EGRESS	⊗	EXISTING FENCE
EM	ELECTRIC METER	⊗	EXISTING TREE TO BE REMOVED
E(OH)	ELECTRIC OVERHEAD	⊗	EXISTING TREE TO REMAIN
E(UG)	ELECTRIC UNDERGROUND	⊗	IRON PIPE AT PROPERTY CORNER
EP	EDGE OF PAVEMENT	⊗	FIBER ROLLS
EX	EXISTING	⊗	ELECTRIC METER
FC	FACE OF CURB	⊗	GAS METER
FD	FOUND	⊗	GAS VALVE
FF	FINISH ELEVATION OF SUBFLOOR	⊗	GRADE TO DRAIN
FG	GROUND FINISH GRADE	⊗	GUY WIRE ANCHOR
FH	FIRE HYDRANT	⊗	HIGH POINT
FL	FLOW LINE	⊗	HYDRANT: EXISTING
E	GARAGE SLAB ELEVATION	⊗	HYDRANT: PROPOSED OR NEW
G	/GAS LINE	⊗	JOINT POLE
GPE	GENERAL PUBLIC EASEMENT	⊗	LIGHTING
GSB	GRADING SETBACK	⊗	LIGHTING POLE
GM	GAS METER	⊗	LOW POINT
HP	HI POINT	⊗	OVERLAND FLOW DIRECTION
IEE	INGRESS EGRESS EASEMENT	⊗	PGE BOX
INV	INVERT	⊗	POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
LIP	LIP OF GUTTER	⊗	RETAINING WALL
LS	LANDSCAPED AREA	⊗	RIGHT OF WAY/ LOT LINE
MAX	MAXIMUM	⊗	MANHOLE
M	MAP	⊗	SANITARY SEWER CLEAN OUT
MH	MANHOLE	⊗	MANHOLE SANITARY SEWER MANHOLE
MIN	MINIMUM	⊗	EASEMENT
N&S	NAIL AND SILVER	⊗	PERFORATED PIPE
NTS	NOT TO SCALE	⊗	POWER POLE
OH	OVERHEAD	⊗	PROPOSED
OG	ORIGINAL GROUND	⊗	PRIVATE STORM DRAINAGE EASEMENT
OR	OFFICIAL RECORD	⊗	PUBLIC SERVICE EASEMENT
P	PAVEMENT FINISH GRADE	⊗	PUBLIC UTILITY EASEMENT
PAD	PAD ELEVATION	⊗	PAVEMENT
PE	PEDESTRIAN EQUESTRIAN EASEMENT	⊗	POLYVINYL CHLORIDE
PERF	PERFORATED PIPE	⊗	RADIUS
PP	POWER POLE	⊗	RETAINING WALL
PROP	PROPOSED	⊗	REMOVE
PSDE	PRIVATE STORM DRAINAGE EASEMENT	⊗	REMOVE & RECONSTRUCT
PSE	PUBLIC SERVICE EASEMENT	⊗	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT	⊗	STORM DRAIN
PVMT	PAVEMENT	⊗	STORM DRAIN EASEMENT
PVC	POLYVINYL CHLORIDE	⊗	SLOPE EASEMENT
R	RADIUS	⊗	SLOPE EASEMENT PRIVATE
RW	RETAINING WALL	⊗	SANITARY SEWER/LATERAL
REM	REMOVE	⊗	SANITARY SEWER EASEMENT
R/R	REMOVE & RECONSTRUCT	⊗	STATION
R/W	RIGHT OF WAY	⊗	STANDARD CITY DETAIL
SD	STORM DRAIN	⊗	SIDEWALK
SDE	STORM DRAIN EASEMENT	⊗	TOP OF BANK
SE	SLOPE EASEMENT	⊗	TOP OF CURB
SEP	SLOPE EASEMENT PRIVATE	⊗	TEMPORARY
SS	SANITARY SEWER/LATERAL	⊗	TOP OF COVER
SSE	SANITARY SEWER EASEMENT	⊗	TOE OF BANK
STA	STATION	⊗	TOE OF GRATE
STD	STANDARD CITY DETAIL	⊗	TREE PROTECTION FENCE
SW	SIDEWALK	⊗	TOP OF WALL
TB	TOP OF BANK	⊗	TYPICAL
TC	TOP OF CURB	⊗	VALLEY GUTTER
TEMP	TEMPORARY	⊗	WATER
TOC	TOP OF COVER	⊗	WCE
TOE	TOE OF BANK	⊗	WIRE CLEARANCE EASEMENT
TOG	TOE OF GRATE	⊗	WALKWAY
TPF	TREE PROTECTION FENCE	⊗	WATER METER
TW	TOP OF WALL	⊗	WOE
TYP	TYPICAL	⊗	WIRE OVERHANG EASEMENT
VG	VALLEY GUTTER	⊗	WATER VALVE
W	WATER	⊗	WELL
WCE	WIRE CLEARANCE EASEMENT	⊗	SECTION NUMBER
WLK	WALKWAY	⊗	SHEET NUMBER
WM	WATER METER	⊗	
WOE	WIRE OVERHANG EASEMENT	⊗	
WV	WATER VALVE	⊗	

BENCHMARK

THE ELEVATIONS SHOWN ON THIS MAP ARE BASED ON THE CITY OF MOUNTAIN VIEW VERTICAL CONTROL BENCHMARK IV-41 LOCATED TO DANA STREET AND SHORELINE BLVD. ELEV. = 796.916' (NAVD 1988)

BASIS OF BEARINGS

THE BEARING, S26°47'20"W, OF THE MONUMENT LINE OF FRANKLIN STREET, AS SHOWN ON THAT CERTAIN MAP FILED IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, STATE OF CALIFORNIA, IN BOOK 781 OF MAPS AT PAGE 21, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP.



REVISED PER ROUND 2 COMMENTS	REVISED PER ROUND 3 COMMENTS	HP	DESIGNED	03/28/25	DATE	HP	DRAWN	03/28/25	DATE	HP	CHECKED	03/28/25	DATE
		HP	BY			HP	BY			HP	APPD		
		HP	DATE	08/12/25		HP	DATE	10/24/25		HP	DATE		

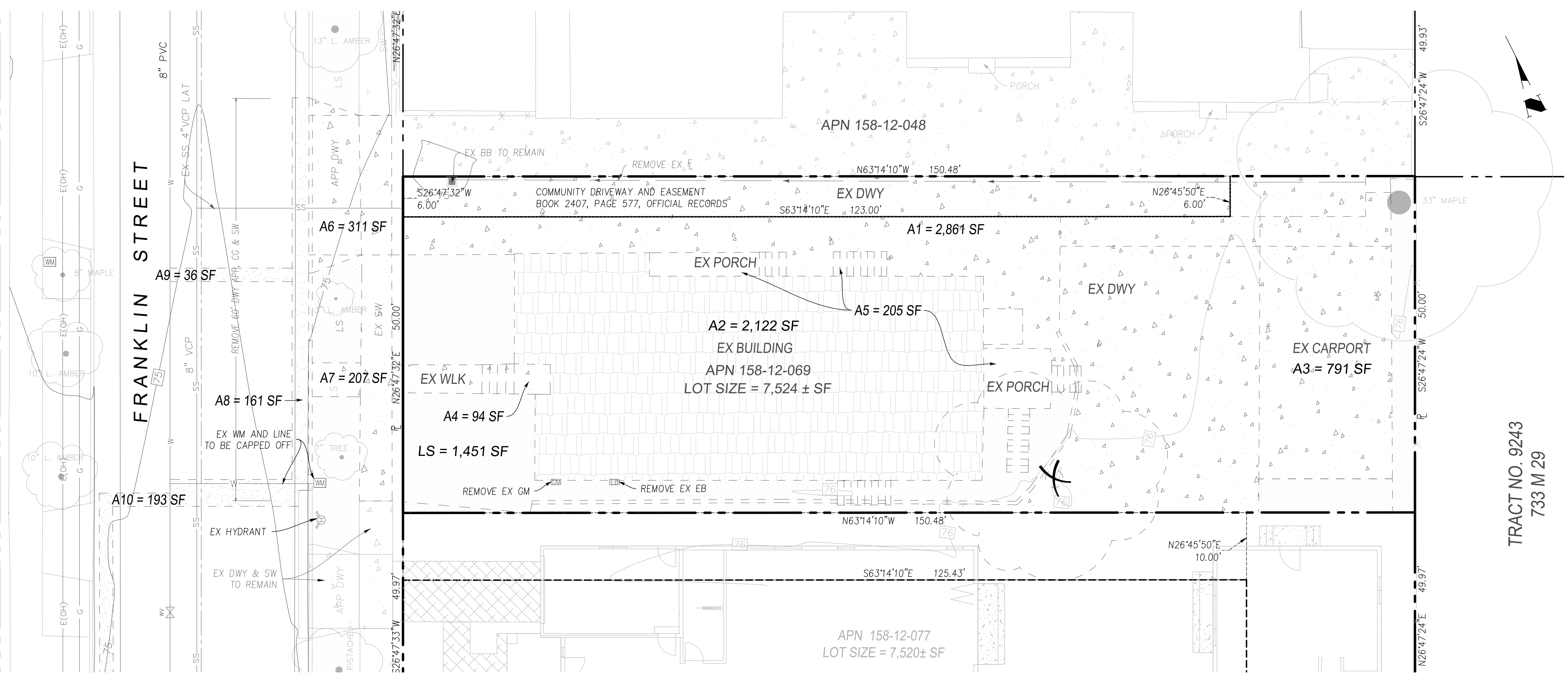
LC ENGINEERING
 598 E Santa Clara St, #270
 San Jose, CA 95112
 Phone: (408) 806-7187
 Fax: (408) 583-4006

California

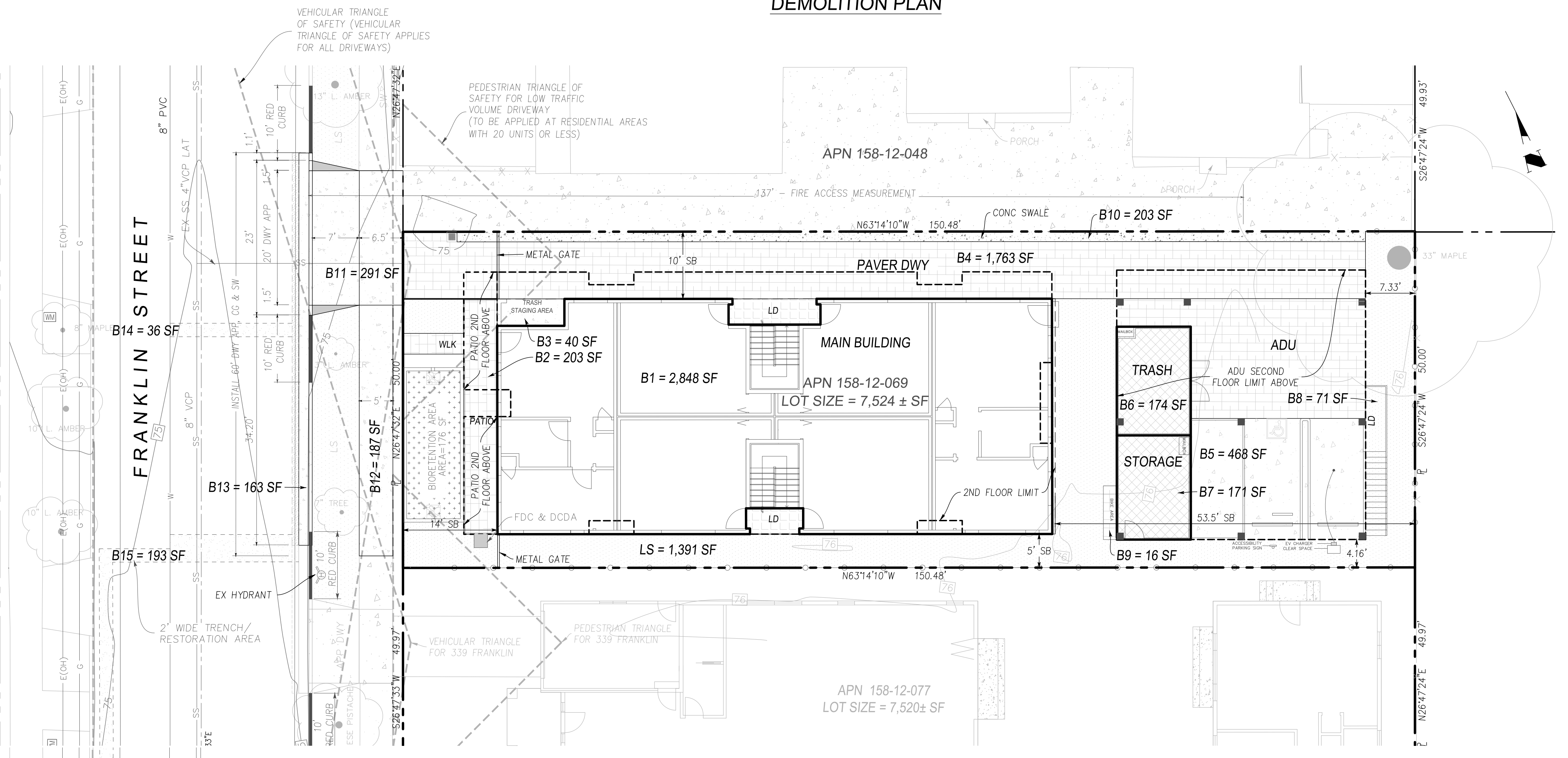
TITLE SHEET
 DAVID CHAO
 333 FRANKLIN STREET
 APN 158-12-069

Mountain View

DRAWING NO. C1
 SHT NO. 1 OF 9
 FILE NO.



DEMOLITION PLAN



SITE PLAN

LEGEND

- EX TO REMAIN
- EX TO BE REMOVED
- EX CONC TO BE REMOVED
- EX BLDG TO BE REMOVED
- EX CONCRETE
- PERVIOUS DRIVEWAY/WALK
- PROPOSED CONCRETE
- PROPOSED BUILDING
- BIORETENTION AREA
- LANDSCAPE AREA

ONSITE PRE - DEVELOPMENT AREA

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A1	DRIVEWAY	REMOVE	2,861 SF	
A2	BUILDING	REMOVE	2,122 SF	
A3	CARPORT	REMOVE	791 SF	
A4	WALKWAY	REMOVE	94 SF	
A5	PORCH & STEP	REMOVE	205 SF	
LS	LANDSCAPE			1,451 SF
TOTAL			6,073 SF	1,451 SF

ONSITE POST - DEVELOPMENT AREA

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
B1	MAIN BUILDING & LANDING	NEW	2,848 SF	
B2	PATIO & WALKWAY	NEW		203 SF
B3	TRASH AREA	NEW	40 SF	
B4	NEW DRIVEWAY	NEW		1,763 SF
B5	PARKING	NEW	468 SF	
B6	TRASH	NEW	174 SF	
B7	STORAGE	NEW	171 SF	
B8	STAIRS	NEW	71 SF	
B9	BIKE AREA	NEW		16 SF
B10	CONC SWALE	NEW	203 SF	
LS	LANDSCAPING			1,567 SF
TOTAL			3,975 SF	3,549 SF

SUMMARY

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	6,073 SF	1,451 SF
POST-DEVELOPMENT	3,975 SF	3,549 SF
DIFFERENCE	-2,098 SF	2,098 SF

OFFSITE PRE - DEVELOPMENT AREA

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A6	EX APP DWY	REMOVE	311 SF	
A7	SW	REMOVE	207 SF	
A8	CURB & GUTTER	REMOVE	161 SF	
A9	EX AC	REMOVE	36 SF	
A10	EX AC	REMOVE	193 SF	
LS	LANDSCAPE			273 SF
TOTAL			908 SF	273 SF

OFFSITE POST - DEVELOPMENT AREA

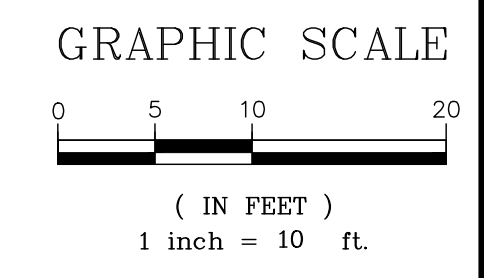
ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
B11	DWY	NEW	291 SF	
B12	SW	NEW	187 SF	
B13	CURB & GUTTER	NEW	163 SF	
B14	AC	NEW	36 SF	
B15	AC	NEW	193 SF	
LS	LANDSCAPING			311 SF
TOTAL			870 SF	311 SF

SUMMARY

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	908 SF	273 SF
POST-DEVELOPMENT	870 SF	311 SF
DIFFERENCE	-38 SF	38 SF

NOTES:

- TOPOGRAPHIC MAP WAS DONE BY OTHERS.
- THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE BASED ON MARKINGS MADE IN THE FIELD BY OTHERS. THERE MAY BE OTHER UNDERGROUND UTILITIES THAT EXIST ON THIS SITE THAT ARE NOT SHOWN ON THIS PLAN. CLEARLY DEFINED MARKINGS THAT EXISTED AT THE TIME OF THE SURVEY WERE LOCATED AND ARE SHOWN ON THIS PLAN.
- THE EXCAVATION FOR THE ADU SHOULD BE DONE CAREFULLY TO MINIMIZE THE IMPACT TO THE NEIGHBOR'S REDWOODS.



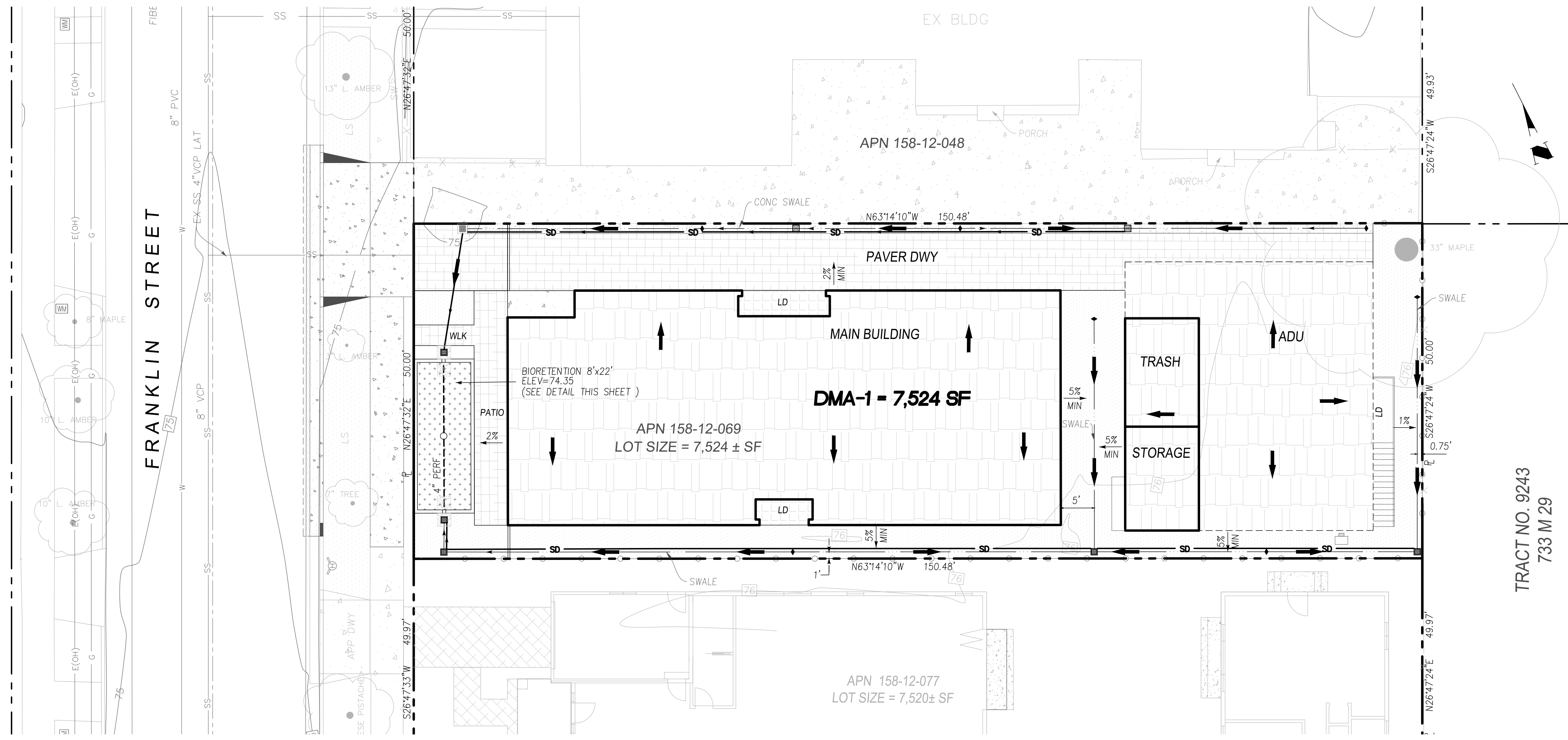
ENGINEERING
 598 E Santa Clara St, #270
 San Jose, CA 95112
 Phone: (408) 806-7187
 Fax: (408) 583-4006

PROJECT NO. _____
 CONTRACT NO. _____
 DRAWING NO. **C2**
 SHEET NO. **2** OF **9**
 FILE NO. _____

DEMOLITION PLAN AND SITE PLAN
DAVID CHAO
333 FRANKLIN STREET
APN 158-12-069

California
Mountain View

REVISED PER ROUND 2 COMMENTS	REVISED PER ROUND 3 COMMENTS	DATE	BY	DATE	APPROVED	REVISIONS	NO.
		08/12/25	HP	10/24/25			



LEGEND

- RAINWATER LEADER
- LANDSCAPE AREA
- PROPOSED BUILDING
- BIORETENTION AREA
- CONCRETE AREA
- EXISTING TREE TO REMAIN

TRACT NO. 9243
733 M 29

STORMWATER TREATMENT MEASURES SUMMARY TABLE

DRAINAGE MANAGEMENT AREA (DMA)	TREATMENT CONTROL MEASURE (TCM)	TOTAL DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA(SF)	EFFECTIVE PERVIOUS AREA (SF) = 0.1*(b)	EFFECTIVE IMPERVIOUS AREA (SF) = (c) + (d)	TREATMENT AREA REQUIRED (SF) = 0.04*(e)	TREATMENT AREA PROVIDED (SF)	DEPTH OF POND (INCHES)	TREATMENT TYPE	SIZING METHOD
DMA	1	7,524	3,549	3,975	355	4,330	173	176	6"	Bioretention	4% Rule

Calculate Required SCM Storage Capacity by Simple Method

Retention Volume	116 cf
Bioretention surface area	176 sf
Required water depth = Retention volume ÷ surface area:	
116.19 cu.ft ÷ 176 sf =	0.660 ft = 7.92 inches
Approach: Store volume in ponding area, biotreatment soil, and gravel (no underdrain)	
Surface ponding depth = 6 inches	
Soil depth = 24" × 0.25 porosity = 6 inches	
Remaining water depth	7.92 inches - 6.00 inches = 2.00 inches
Gravel depth required (porosity 0.35):	2.00 ÷ 0.35 = 5.71 inches
Summary: Bioretention area has:	
Ponding depth:	6.00 inches
Soil depth:	18.00 inches
Gravel depth:	12.00 inches

TREATMENT SYSTEM:

- BIORETENTION

INSPECTION & MAINTENANCE :

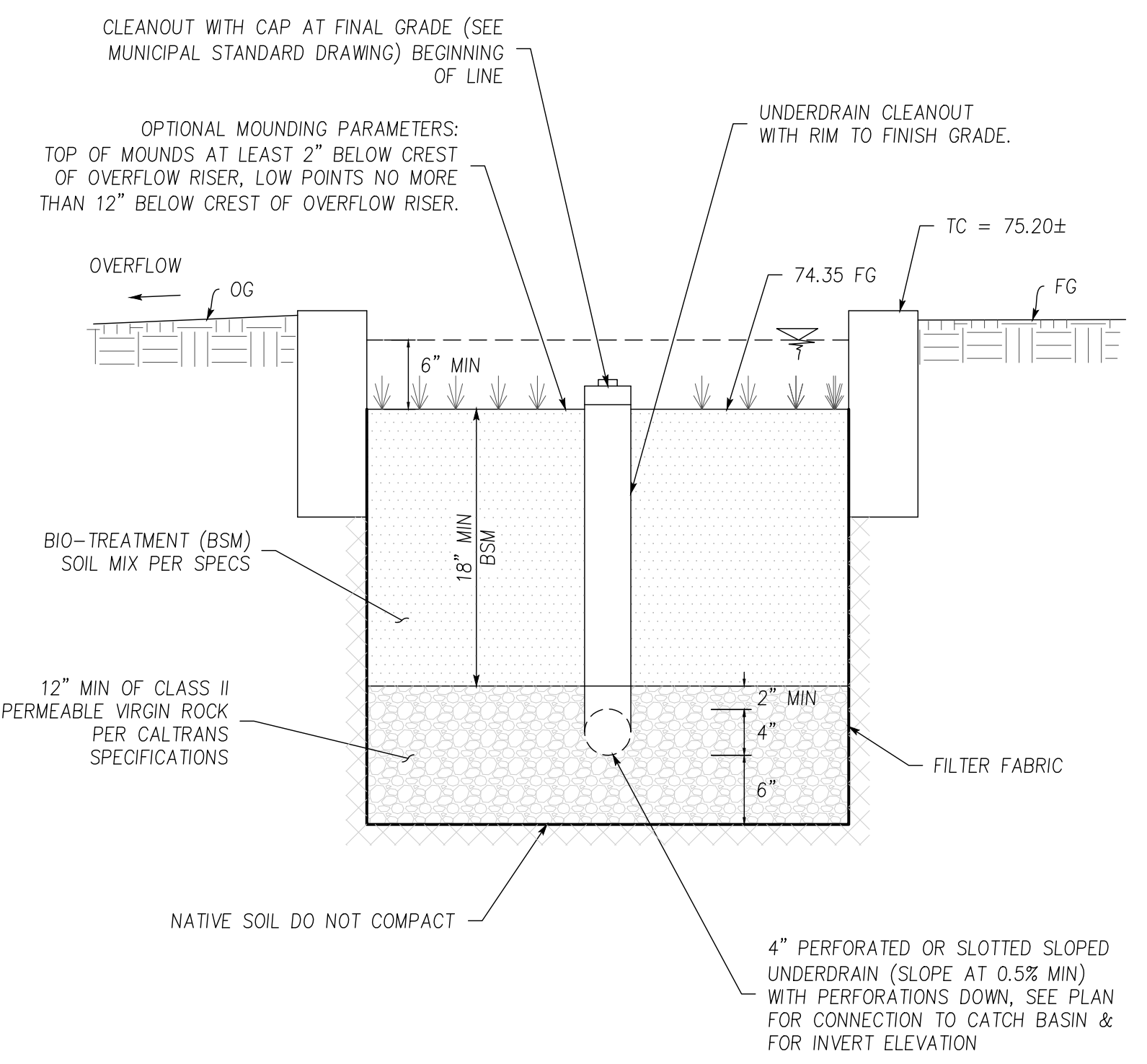
- UPON PROJECT COMPLETION, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ROUTINE INSPECTION AND MAINTENANCE OF ALL ON-SITE DRAIN SYSTEM. STORM DRAIN SYSTEM SHALL BE CLEANED AND/OR FLUSHED ON BIENNIAL BASIS OR AS FOUND NECESSARY.
- RETENTIONS & DETENTIONS SHALL BE INSPECTED PERIODICALLY BEFORE & DURING THE RAINY SEASON. THE MAINTENANCE REQUIREMENTS OF VEGETATIVE SWALES & DETENTIONS INCLUDE PERIODIC INSPECTION FOR EROSION AND FORMATION OF GULLIES, REMOVAL OF SEDIMENT BUILDUP & DEBRIS FROM THE BOTTOM OF CHANNEL, AND MOWING GRASS LINED SWALES SHOULD BE MOWED REGULARLY TO MAINTAIN A HEIGHT OF APPROX. 4-6 INCHES. NATURALIZED SWALES REDUCE THE MOWING REQUIREMENTS TO ONLY ONCE PER SEASON.

SITE DESIGN MEASURES:

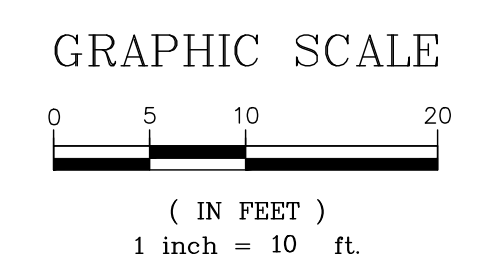
- DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.

SOURCE CONTROL MEASURES:

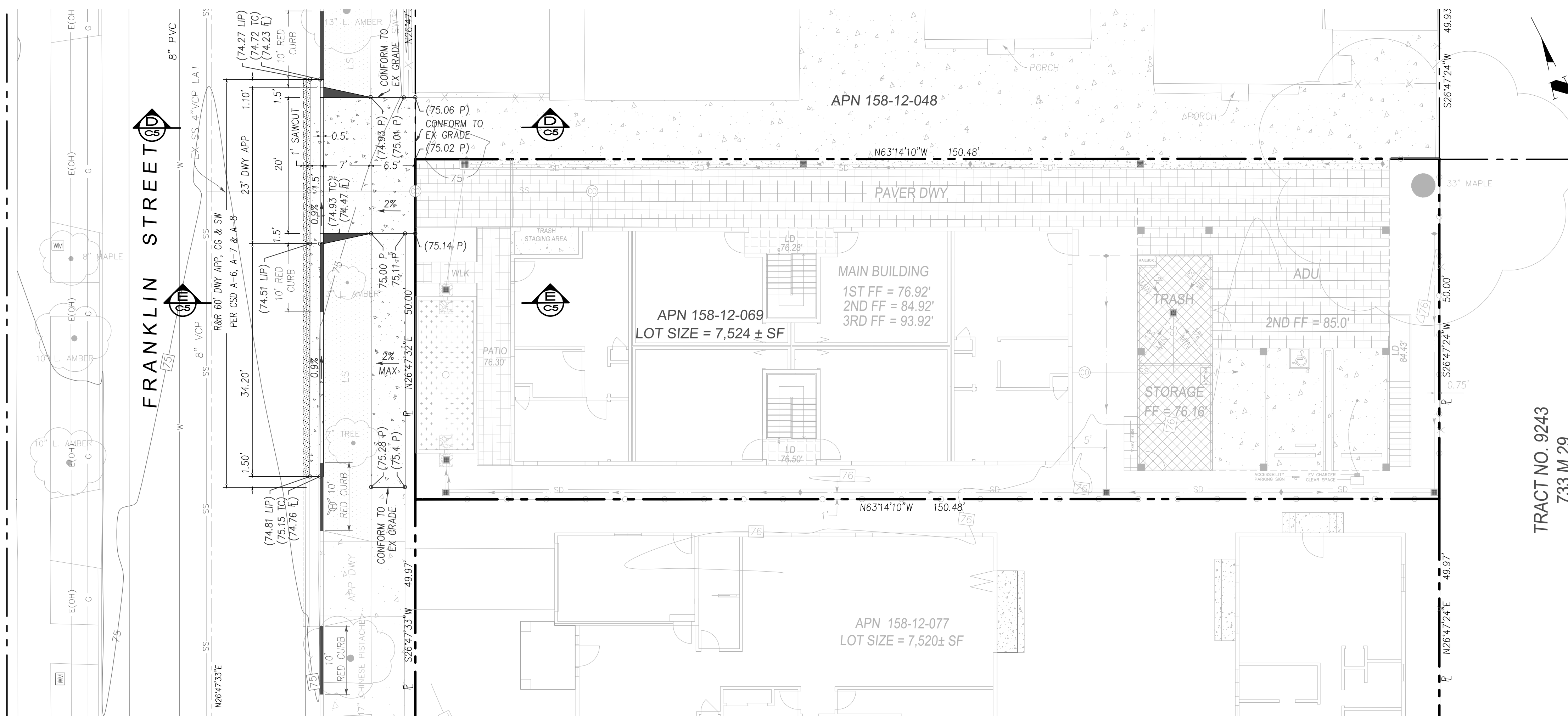
- GOOD HOUSEKEEPING, EG., SWEEP PAVEMENT AND CLEAN CATCH BASIN
- STORM DRAIN LABELING.



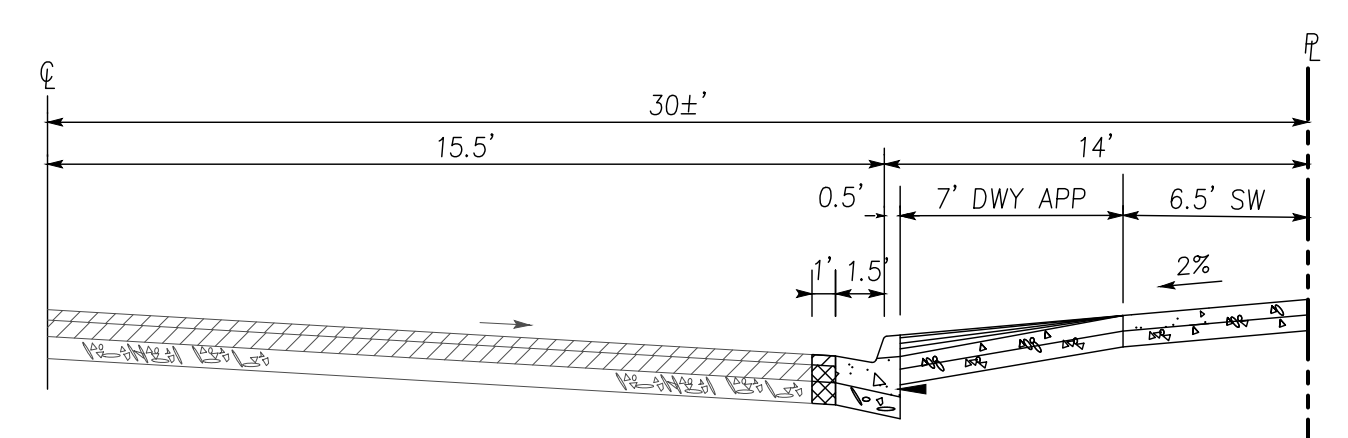
BIORETENTION DETAIL
NTS



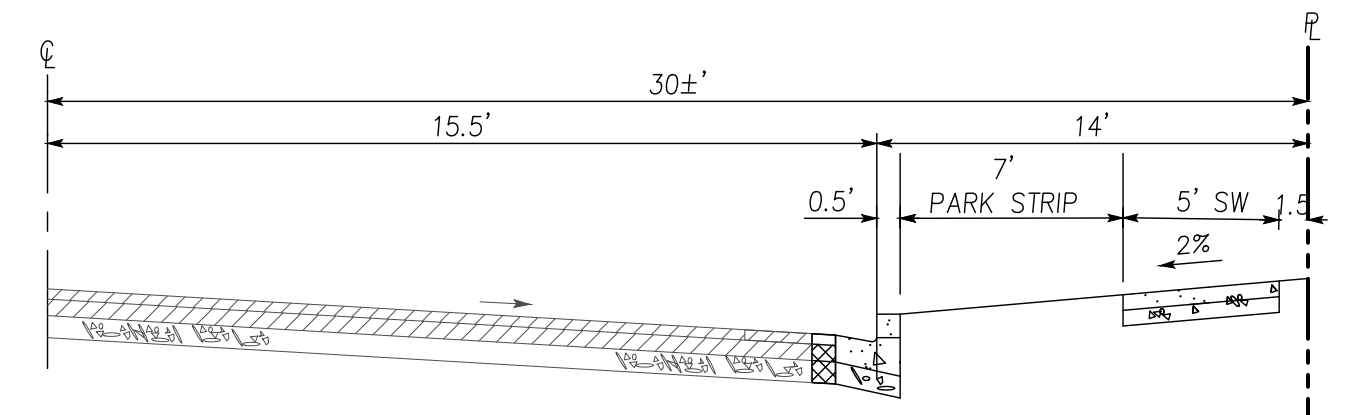
<p>ENGINEERING 598 E Santa Clara St, #270 San Jose, CA 95121 Phone: (408) 806-7187 Fax: (408) 583-4006</p>		<p>HP DESIGNED DATE: 03/28/25 HP DRAWN DATE: 03/28/25 HP CHECKED DATE: 03/28/25</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>APP'D</th> <th>COMMENTS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	APP'D	COMMENTS					
NO.	DATE	BY	APP'D	COMMENTS									
<p>STORMWATER WATER CONTROL PLAN DAVID CHAO 333 FRANKLIN STREET APN 158-12-069</p>		<p>PROJECT NO.</p>	<p>CONTRACT NO.</p>										
<p>California</p>		<p>Mountain View</p>	<p>DRAWING NO. C3 SHT NO. 3 OF 9 FILE NO.</p>										



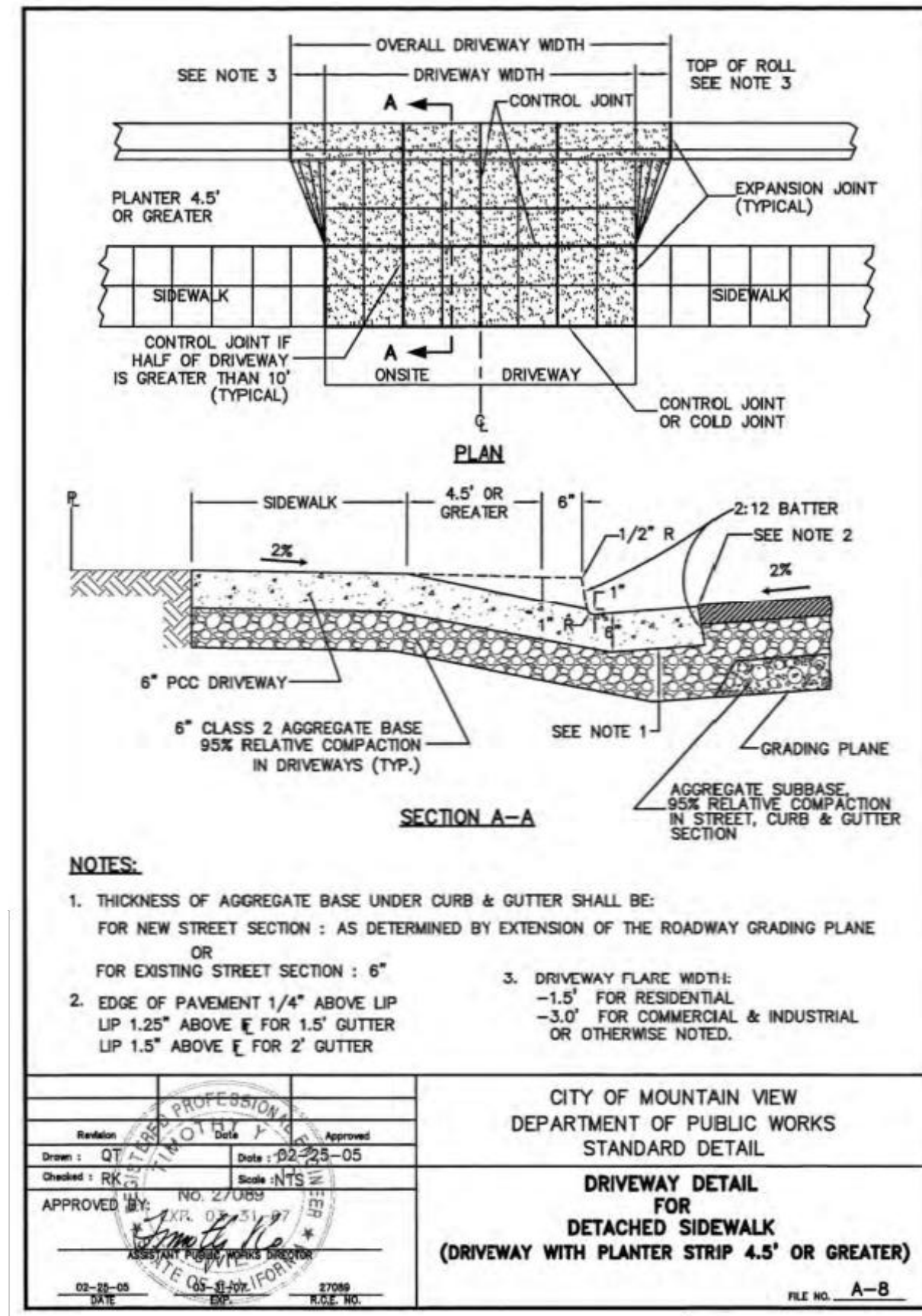
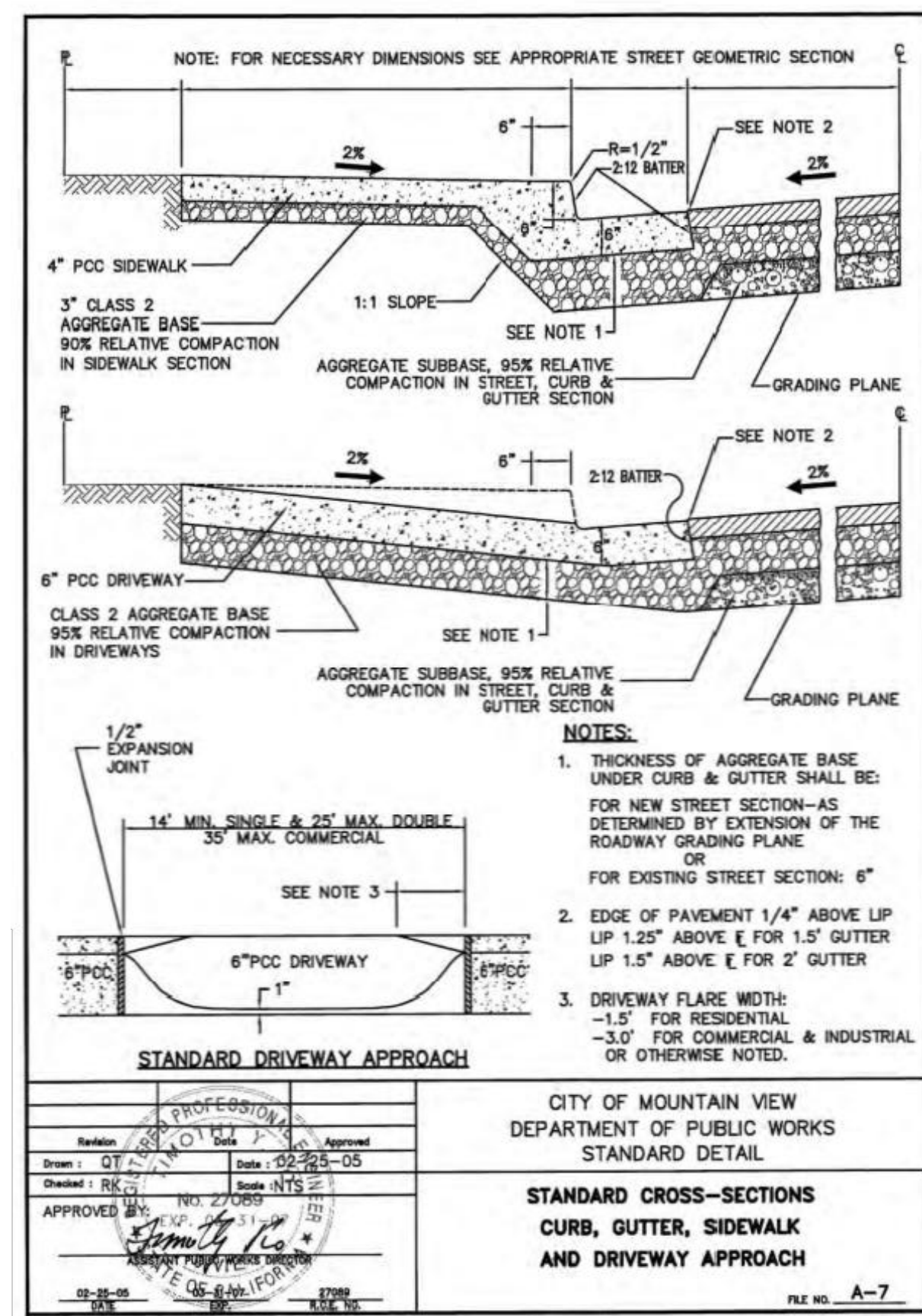
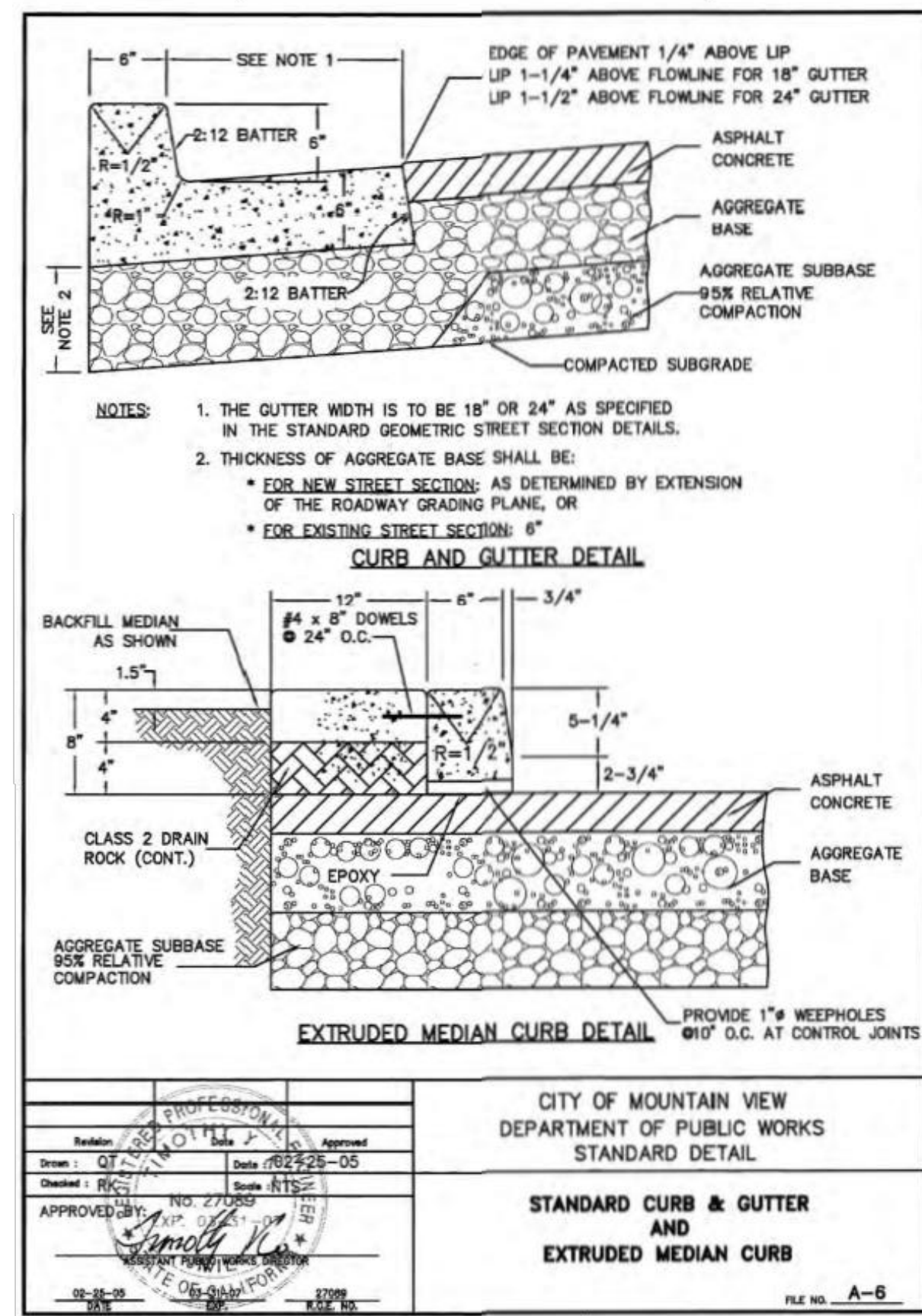
TRACT NO. 9243
733 M 29



SECTION D-D
NTS



SECTION E-E
NTS



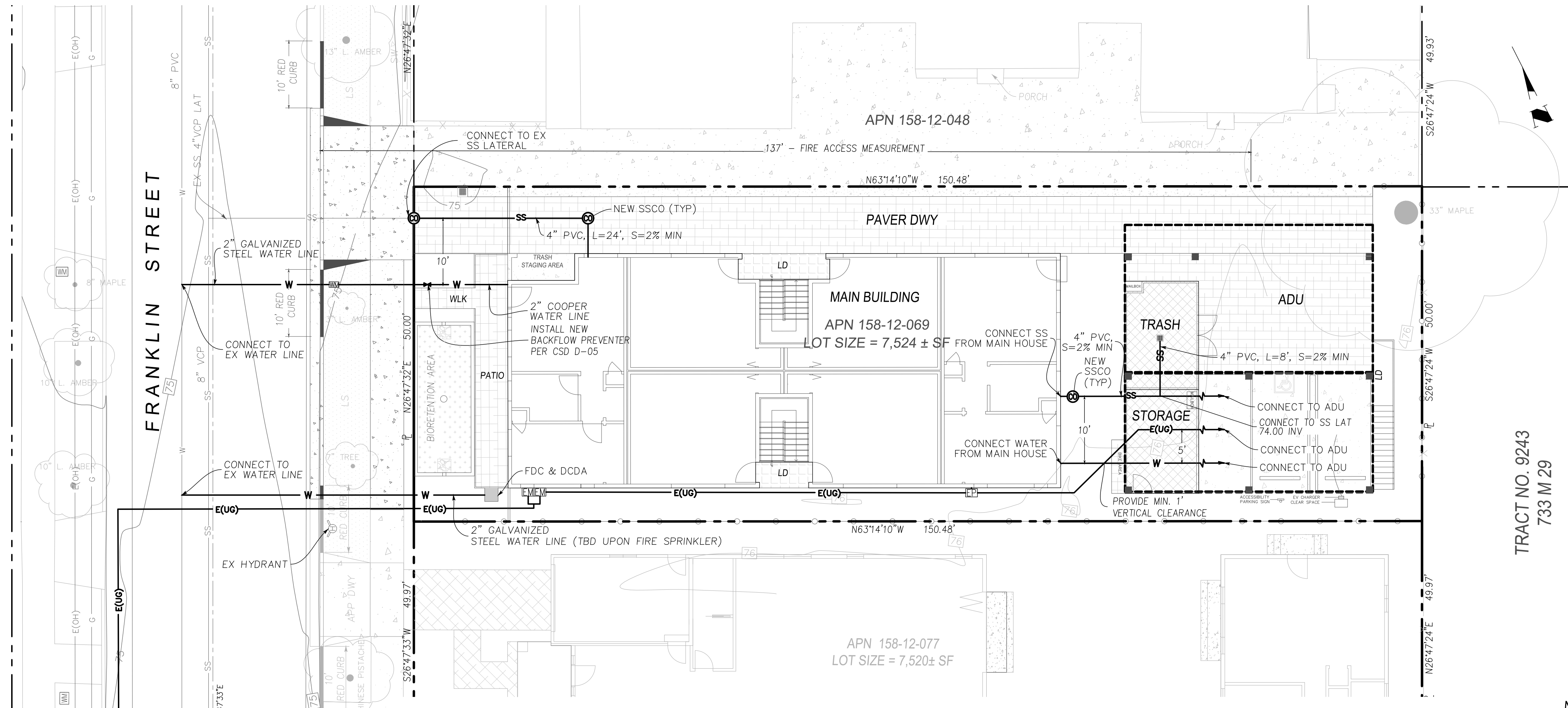
ENGINEERING

598 E Santa Clara St, #270
San Jose, CA 95112
Phone: (408) 806-7187
Fax: (408) 583-4006

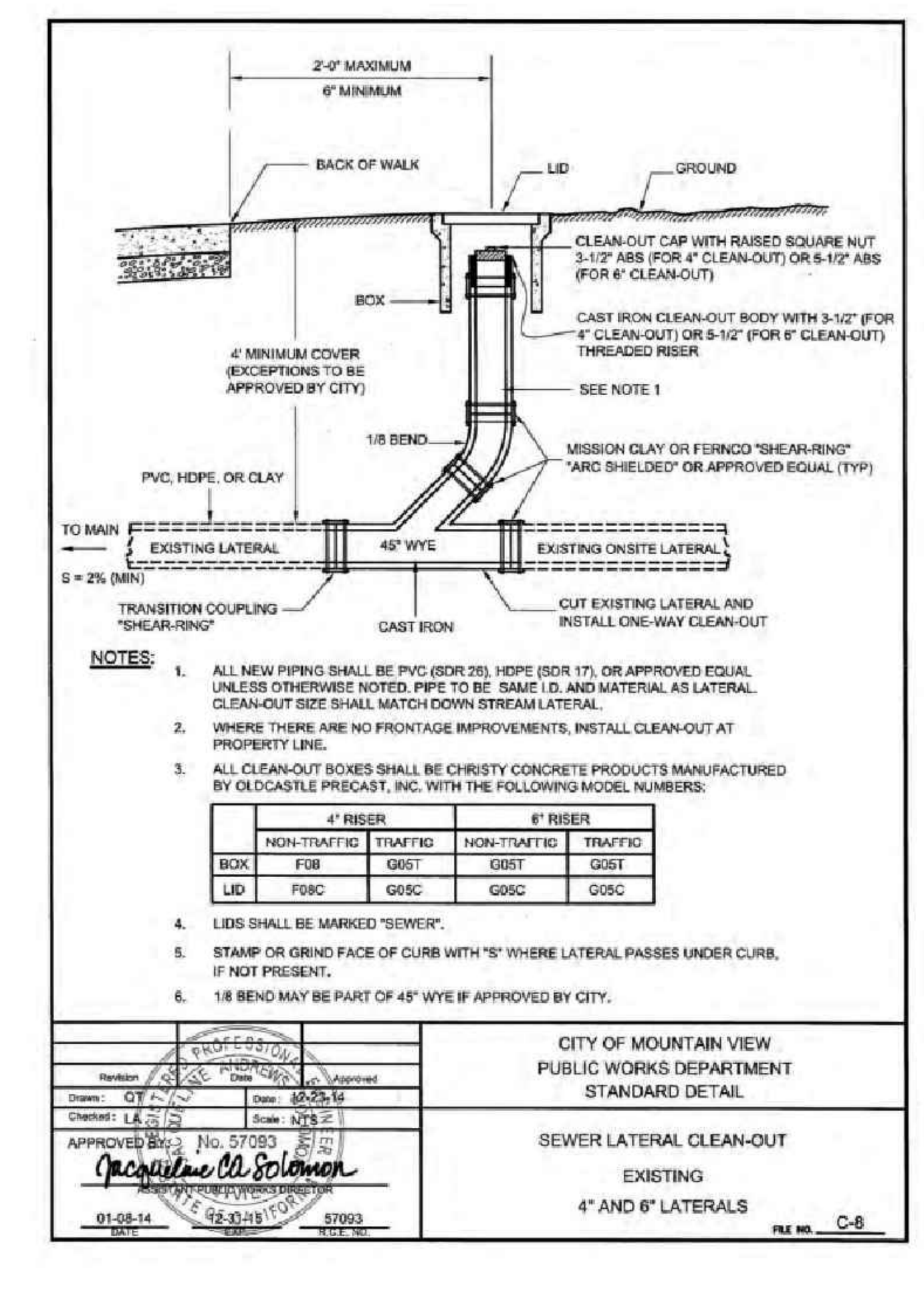
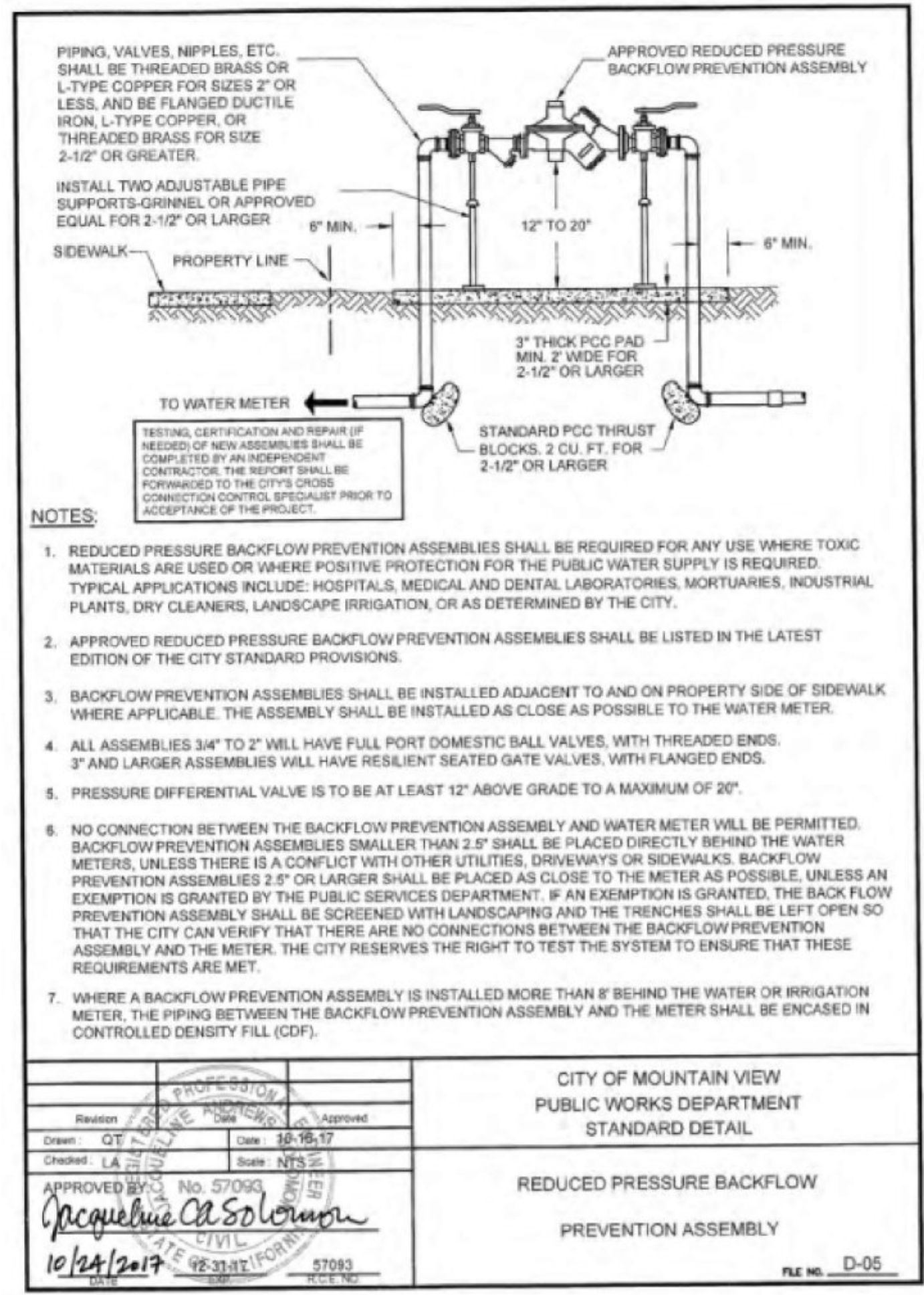
STREET IMPROVEMENT PLAN
DAVID CHAO
333 FRANKLIN STREET
APN 158-12-069

Mountain View
PROJECT NO. _____
CONTRACT NO. _____

HP	DESIGNED	DATE	HP	REVISIONS
HP	03/28/25	03/28/25	HP	REVISED PER ROUND 2 COMMENTS
HP	10/24/25	03/28/25	HP	REVISED PER ROUND 3 COMMENTS
HP	03/28/25	03/28/25	HP	
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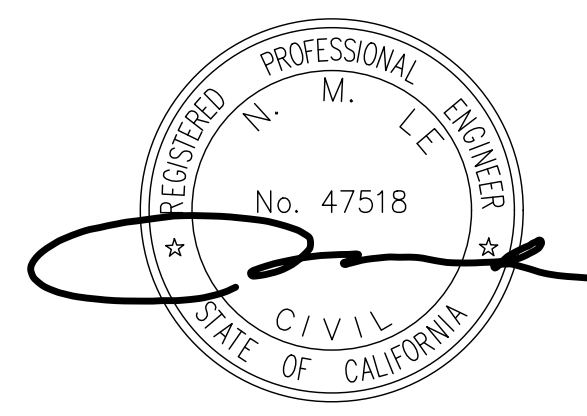
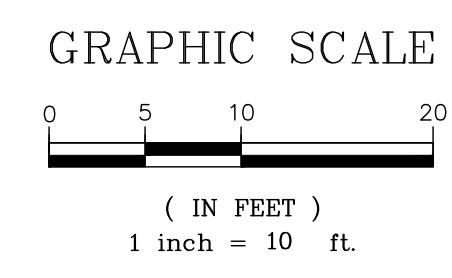
TRACT NO. 9243
733 M 29



- NOTES:**
- UTILITIES SHALL BE POTHOLED AND VERIFIED PRIOR TO SUBMITTAL PLANS FOR CONSTRUCTION PERMIT.
 - ANY TRENCHING WITHIN TREE PROTECTION ZONES SHALL BE PERFORMED BY HAND OR USING TRENCHLESS METHODS, AND WORK SHALL BE OVERSEEN AND DOCUMENTED BY THE PROJECT ARBORIST.
 - DEVELOPER SHALL POTHOLE EXISTING UTILITIES TO VERIFY THE PROPOSED CONNECTIONS WILL NOT CREATE CONFLICTS OR REQUIRE ADJUSTMENTS NECESSARY TO MAINS.
 - WATER METER SIZE TO BE DETERMINED UPON FIRE SPRINKLER DESIGN.

LEGEND:

	EXISTING	GAS LINE		PROPOSED
	EXISTING	ELECTRIC METER		PROPOSED
	EXISTING	ELECTRIC UNDERGROUND		PROPOSED
	EXISTING	STORM DRAIN MANHOLE		PROPOSED
	EXISTING	STORM DRAIN PIPE		PROPOSED
	EXISTING	SANITARY SEWER LINE		PROPOSED
	EXISTING	CLEANOUT		PROPOSED
	EXISTING	WATER LINE		PROPOSED
	EXISTING	WATER METER		PROPOSED
	EXISTING	WATER VALE		PROPOSED
	EXISTING	OVERLAND RELEASE		PROPOSED



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UTILITY PLAN
DAVID CHAO
333 FRANKLIN STREET
APN 158-12-069

California

Mountain View

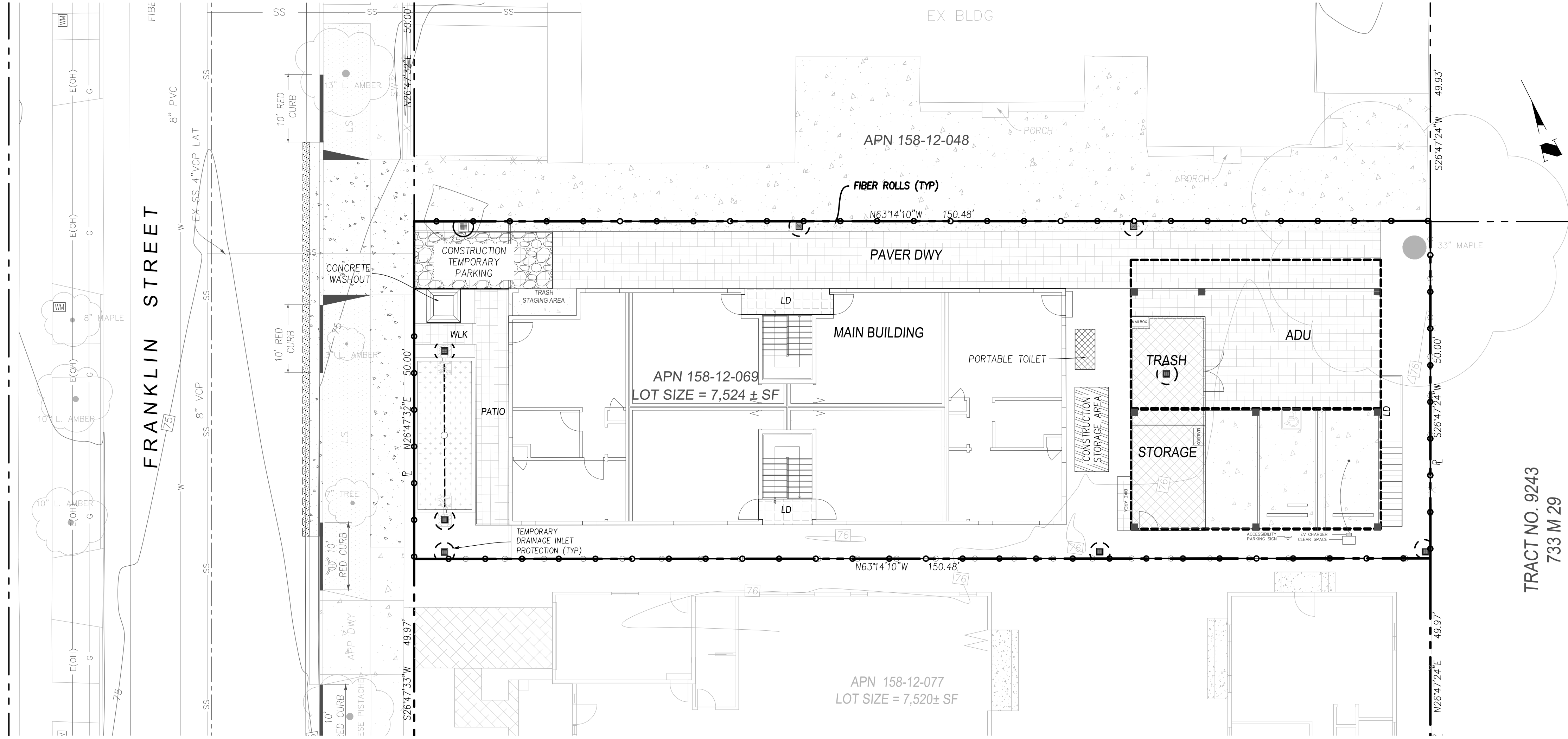
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DRAWN	DATE	HP	03/28/25
SCALE	DATE	HP	03/28/25
CHECKED	DATE	HP	03/28/25

REVISIONS	BY	DATE	APP'D
REVISED PER ROUND 2 COMMENTS	HP	08/12/25	
REVISED PER ROUND 3 COMMENTS	HP	10/24/25	

DRAWING NO. **C6** OF **9**

SHT NO. **6** OF **9**

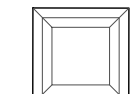


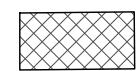
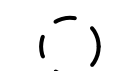
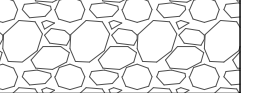
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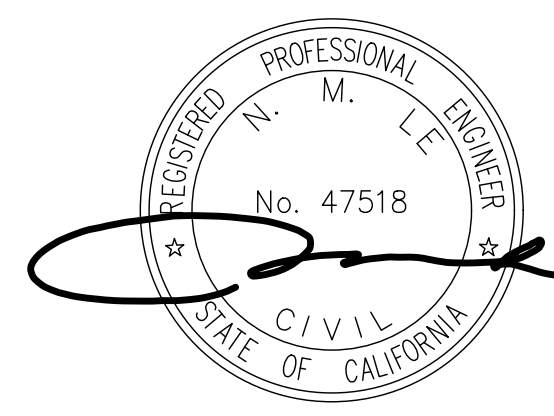
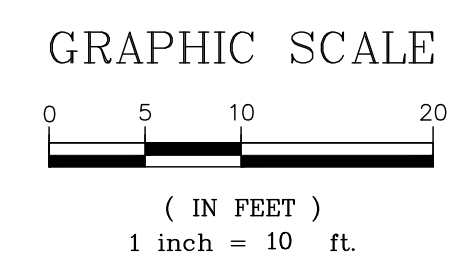


FRANKLIN STREET

TRACT NO. 9243
733 M 29

LEGEND

-  CONCRETE WASHOUT
-  CONSTRUCTION STORAGE AREA
-  FIBER ROLLS
-  PORTABLE TOILET
-  TEMPORARY DRAINAGE INLET PROTECTION
-  TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIST



EROSION CONTROL PLAN
DAVID CHAO
333 FRANKLIN STREET
APN 158-12-069

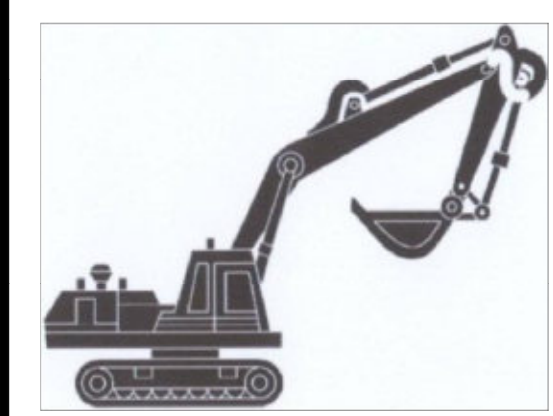
California

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HP	DESIGNED	DATE	HP	10/24/25	REVISED PER ROUND 2 COMMENTS
HP	HP	03/28/25	HP	08/12/25	
	DRAWN	03/28/25		10/24/25	REVISED PER ROUND 3 COMMENTS
	SCALE	DATE			
	HW	DATE			
	CHECKED	DATE			
	BY	DATE			
	APPD	DATE			
	REVISIONS	NO			

Heavy Equipment Operation

Best Management Practices for the Construction Industry



- Doing the Job Right**
- Site Planning and Preventive Vehicle Maintenance**
- Maintain all vehicles and heavy equipment. Inspect frequently for repair leaks.
 - Perform major maintenance, repair jobs, and vehicle and equipment washing off site where cleanup is easier.
 - If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and properly dispose as hazardous waste (recycle whenever possible).
 - Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
 - Cover exposed fifth wheel hitches and other oily or greasy equipment during rain events.
- Spill Cleanup**
- Clean up spills immediately when they happen.
 - Never hose down "dirty" pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags) whenever possible and properly dispose of absorbent materials.
 - Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
 - Use as little water as possible for dust control. Ensure water doesn't leave silt or discharge to storm drains.
 - Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
 - Report significant spills to the appropriate local spill response agencies immediately: Police (non-emergency): 650-903-6350. Fire & Environmental Safety: 650-903-6378.
 - If the spill poses a significant hazard to human health and safety, property or the environment, you must also report it to the State Office of Emergency Services.

- Who should use this information?**
- Vehicle and Equipment Operators
 - Site Supervisors
 - General Contractors
 - Home Builders
 - Developers

Storm Water Pollution from Heavy Equipment on Construction Sites

Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent leaks by properly maintaining equipment and utilizing drip pans to place under any leaking equipment. Remove any leaking or malfunctioning equipment from the site as soon as possible.

Roadwork and Paving

Best Management Practices for the Construction Industry



- Who should use this information?**
- Road Crews
 - Driveway/Sidewalk/Parking Lot Construction Crews
 - Seal Coat Contractors
 - Operators of grading Equipment, Paving Machines, Dump Trucks, Concrete Mixers
 - Construction Inspectors
 - General Contractors
 - Home Builders
 - Developers

- Doing the Job Right**
- General Business Practices**
- Develop and implement erosion/sediment control plans for roadway embankments.
 - Schedule excavation and grading work during dry weather.
 - Check for and repair leaking equipment.
 - Perform major equipment repairs at designated areas in your maintenance yard, where cleanup is easier. Avoid performing equipment repairs at construction sites.
 - When refueling or when vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
 - Do not use diesel oil to lubricate equipment parts of clean equipment.
 - Recycle used oil, concrete, broken asphalt, etc. whenever possible, or dispose of properly.
- During Construction**
- Avoid paving and seal coating in wet weather, or when rain is forecast, to prevent fresh materials from contacting storm water runoff.
 - Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
 - Protect drainage ways by using earth dikes, sand bags, or other controls to divert or trap and filter runoff.
- Storm Water Pollution from Roadwork**
- Road paving, surfacing, and pavement removal happen "right" in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Storm Water Pollution from Roadwork

Road paving, surfacing, and pavement removal happen "right" in the street, where there are numerous opportunities for asphalt, saw-cut slurry, or excavated material to illegally enter storm drains. Extra planning is required to protect storm drain inlets, store and dispose of materials properly and guard against pollution of storm drains, creeks, and the Bay.

Fresh Concrete and Mortar Application

Best Management Practices for the Construction Industry



- Who should use this information?**
- Masons and Bricklayers
 - Sidewalk Construction Crews
 - Patio Construction Workers
 - Construction Inspectors
 - General Contractors
 - Home Builders
 - Developers
 - Concrete Delivery/Pumping Workers

- Doing the Job Right**
- General Business Practices**
- Wash out concrete mixers only in designated wash-out areas in your yard, away from storm drains and waterways, where the water will flow into a temporary waste pit in a dirt area. Let water percolate through soil and dispose of settled, hardened concrete as garbage. Whenever possible, recycle washout by pumping back into mixers for reuse.
 - Wash out chutes onto dirt areas at site that do not flow to streets or drains.
 - Always store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Protect dry materials from wind.
 - Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from streets, gutters, storm drains, rainfall and runoff.
 - Do not use diesel fuel as a lubricant on concrete forms, tools or trailers.
- During Construction**
- Don't mix up more fresh concrete or cement than you will use in a two-hour period.
 - Set up and operate small mixers on tarps or heavy plastic drop cloths.
 - When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
 - Protect applications of fresh concrete and mortar from rainfall and runoff until the material has dried.
 - Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
 - When breaking up pavement, be sure to pick up all the pieces and dispose of properly. Recycle large chunks of broken concrete at a landfill.
 - Never bury waste material. Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
 - Never dispose of washout into the street, storm drains, drainage ditches or streams.
- Storm Drain Pollution from Fresh Concrete and Mortar Applications**
- Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks can block storm drains, causes serious problems and is prohibited by law.

Landscaping, Gardening, and Pool Maintenance

Best Management Practices for the Construction Industry

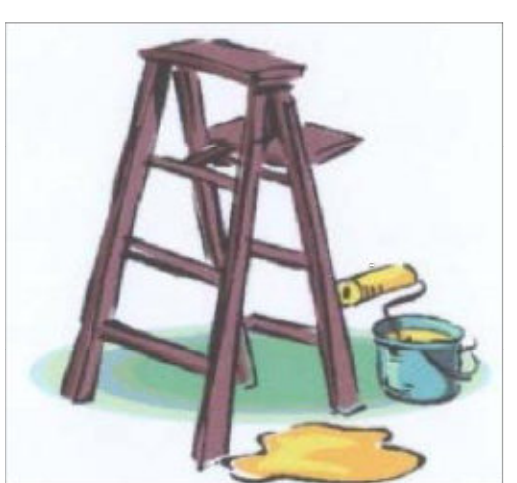


- Doing the Right Job**
- General Business Practices**
- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
 - Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
 - Schedule grading and excavation projects during dry weather.
 - Use temporary check dams or ditches to divert runoff away from storm drains.
 - Protect storm drains with sandbags or other sediment controls.
 - Re-vegetation is an excellent form of erosion control for any site.
- Landscaping/Garden Maintenance**
- Use pesticides sparingly, according to instructions on the label. Rinse empty containers, and use rinse water as product. Dispose of rinsed, empty containers in the trash. Dispose of unused pesticides as hazardous waste.
 - Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- Storm Water Pollution From Landscaping and Swimming Pool Maintenance**
- Many landscaping activities expose soils and increase the likelihood that earth and garden chemicals will run off into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

- Who should use this information?**
- Landscapers
 - Gardeners
 - Swimming Pool/Spa Service and Repair Workers
 - General Contractors
 - Home Builders
 - Developers

Painting and Application of Solvents and Adhesives

Best Management Practices for the Construction Industry



- Who should use this information?**
- Homeowners
 - Painters
 - Paperhangers
 - Plasterers
 - Graphic Artists
 - Dry Wall Crews
 - Floor Covering Installers
 - General Contractors
 - Home Builders
 - Developers

- Doing the Job Right**
- Handling Paint Products**
- Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues, and cleaning fluids are hazardous wastes and must be disposed of at a hazardous waste collection facility. Contact the Santa Clara County Hazardous Waste Program at 408-299-7300.
 - When thoroughly dry, empty paint cans, used brushes, rags, and drop cloths may be disposed of as garbage in a sanitary landfill. Empty, dry paint cans also may be recycled as metal.
 - Wash water from painted buildings constructed before 1978 can contain high amounts of lead, even if paint chips are not present. Before you begin stripping paint or cleaning pre-1978 building exteriors with water under high pressure, test paint for lead by taking paint scrapings to a local laboratory.
 - If there is loose paint on the building, or if the paint tests positive for lead, block storm drains. Check with the wastewater treatment plant to determine whether you may discharge water to the sanitary sewer, or if you must send it offsite for disposal as hazardous waste.
- Painting Cleanup**
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, French drain, or stream.
- Storm Water Pollution from Paints, Solvents and Adhesives**
- All paints, solvents and adhesives contain chemicals that are harmful to wildlife in local creeks, San Francisco Bay, and the Pacific Ocean. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint material and wastes, adhesives and cleaning fluids should be recycled when possible, or disposed of properly to prevent these materials from flowing into storm drains and watercourses.

Mountain View Municipal Code Requirements

Mountain View Municipal Code Chapter 35.31.3.1 Discharge to curbside gutter, storm sewer, storm drain or natural outlets

It shall be unlawful to discharge or cause a threatened discharge to any curbside gutter, storm sewer, storm drain gutter, creek or natural outlet any domestic sewage, sanitary sewage, industrial wastes or polluted waters except where permission is granted by the fire chief or his designee. Unlawful discharges to storm drains shall include, but are not limited to discharges from: toilets, sinks, commercial or industrial processes, cooling systems, air compressors, boilers, fabric or carpet cleaning, equipment cleaning, vehicle cleaning, swimming pools, spas, fountains, construction activities (e.g., painting, paving, concrete placement, sawcutting, grading), painting, and paint stripping, unless specifically permitted by a discharge permit or unless exempted pursuant to regulations established by the fire chief or his designee. Additionally, it shall be unlawful to discharge any pollutants or waters containing pollutants that would contribute to violations of the city's stormwater discharge permit or applicable water quality standards.

Mountain View Municipal Code Chapter 35.32.10 Discharges and prevention thereof through implementation of best management practices

Construction Areas. All construction projects occurring within city limits shall be conducted in a manner which prevents the release of hazardous materials or hazardous waste to the soil or groundwater, and minimizes the discharge of hazardous materials, hazardous wastes, polluted water and sediments to the storm sewer system. Practices which shall be implemented to meet the intent of this requirement are described in the City of Mountain View's document "It's In the Contract! (But Not in the Bay)." The city may require any additional practices consistent with its NPDES stormwater discharge permit if it concludes that the intent of this section is not being met during the construction process. A stormwater pollution prevention plan (SWPPP) shall be prepared and available at the site for all projects regulated under the state's "general construction" permit and for, any other projects for which the fire department (fire and environmental protection division) determines that a SWPPP is necessary to protect surface waters.

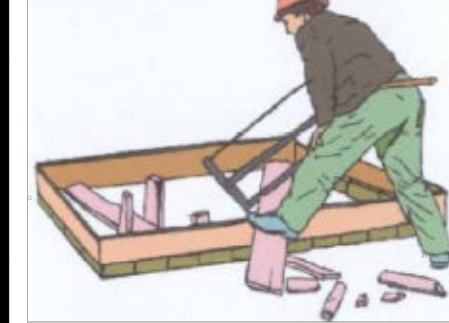
Mountain View Municipal Code Chapter 35.32.2.1 Discharge Permit

It shall be unlawful for any person or organization to discharge or cause to be discharged any industrial wastes or polluted water whatsoever directly or indirectly into the sewer system without first obtaining a permit for discharge. The discharge applicant shall not commence discharge prior to permit issuance. Furthermore, it shall be unlawful for any person to discharge any industrial wastes or polluted water in excess of the quantity or quality limitations, or to violate any other requirement set forth in this article or in a permit for discharge.

Criminal and judicial penalties can be assessed for non-compliance.

General Construction and Site Supervision

Best Management Practices for the Construction Industry



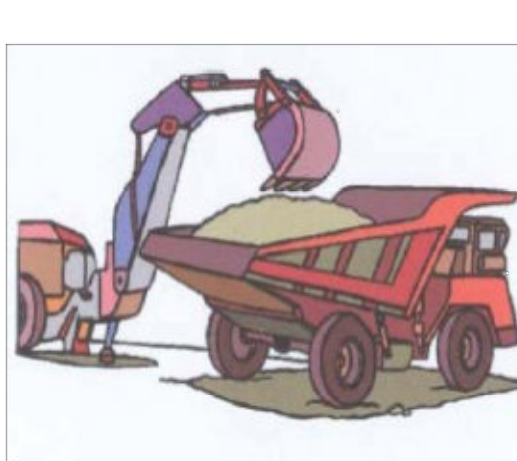
- Doing the Job Right**
- General Principles**
- Keep an orderly site and ensure good housekeeping practices are used.
 - Maintain equipment properly.
 - Cover materials when they are not in use.
 - Keep materials away from streets, storm drains and drainage channels.
 - Ensure dust control water doesn't leave site or discharge storm drains.
- Advance Planning to Prevent Pollution**
- Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins. Use the Erosion and Sediment Control Manual, available from the Regional Water Quality Control Board, as a reference.
 - Control the amount of runoff crossing your site (especially during excavation) by using berms or temporary or permanent drainage ditches to divert water flow around the site. Reduce storm water runoff velocities by constructing temporary check dams or berms where appropriate.
 - Train your employees and subcontractors. Make these best management practices available to everyone who works on the construction site. Inform subcontractors about the storm water requirements and their own responsibilities.
- Good Housekeeping Practices**
- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, bermed if necessary. Make major repairs off site.
 - Keep materials out of the rain—prevent runoff contamination at the source. Cover exposed piles of soil or construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
 - Keep pollutants off exposed surfaces. Place trashcans and recycling receptacles around the site to minimize litter.
 - Clean up leaks, drips and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
 - Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean out a dumpster by hosing it down on the construction site.
 - Set portable toilets away from storm drains. Make sure portable toilets are in good working order. Check frequently for leaks.
- Materials/Waste Handling**
- Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
 - Use recyclable materials whenever possible. Arrange for pick-up of recyclable materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires.
 - Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed. Contact the Solid Waste staff for information about recycling and disposal requirements at: 650-903-6311.
- Permits**
- In addition to local building permits, you will need to obtain coverage under the State's General Construction Activity Storm water Permit if your construction site disturbs one acre or more. Obtain information from the Regional Water Quality Control Board.

Storm Water Pollution from Construction Activities

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter, or street have a direct impact on local creeks and the Bay. As a contractor, or site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

Earth-Moving and Dewatering Activities

Best Management Practices for the Construction Industry



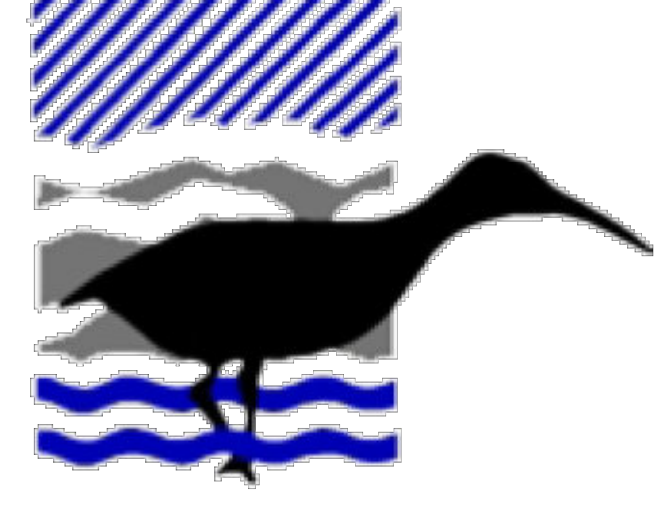
- Who should use this information?**
- Bulldozer, Back Hoe, and Grading Machine operators
 - Dump Truck Drivers
 - Site Supervisors
 - General Contractors
 - Home Builders
 - Developers

- Doing the Job Right**
- General Business Practices**
- Schedule excavation and grading work during dry weather.
 - Perform major equipment repairs away from the job site.
 - When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
 - Do not use diesel oil to lubricate equipment parts, or clean equipment.
- Practices During Construction**
- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
 - Protect down slope drainage courses, streams, and storm drains with wattles, or temporary drainage swales. Use check dams or ditches to divert runoff around excavations. Refer to the Regional Water Quality Control Board's Erosion and Sediment Control Field Manual for proper erosion and sediment control measures.
- Storm Water Pollution From Earth-Moving Activities and Dewatering**
- Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains when handled improperly. Sediments in runoff can clog storm drains, smother aquatic life, and destroy habitats in creeks and the Bay. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Contaminated groundwater is a common problem in the Santa Clara Valley. Depending on soil types and site history, groundwater pumped from construction sites may be contaminated with toxics (such as oil or solvents) or laden with sediments. Any of these pollutants can harm wildlife in creeks or the Bay, or interfere with wastewater treatment plant operation. Discharging sediment-laden water from a dewatering site into any water of the state without treatment is prohibited.

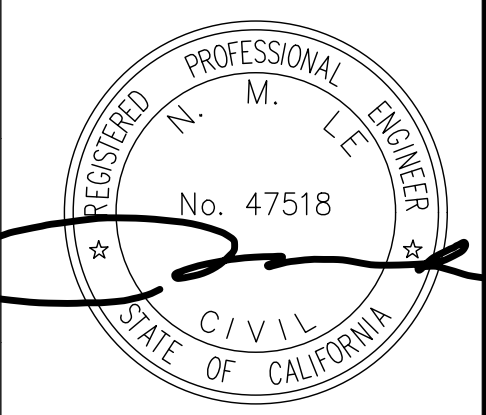
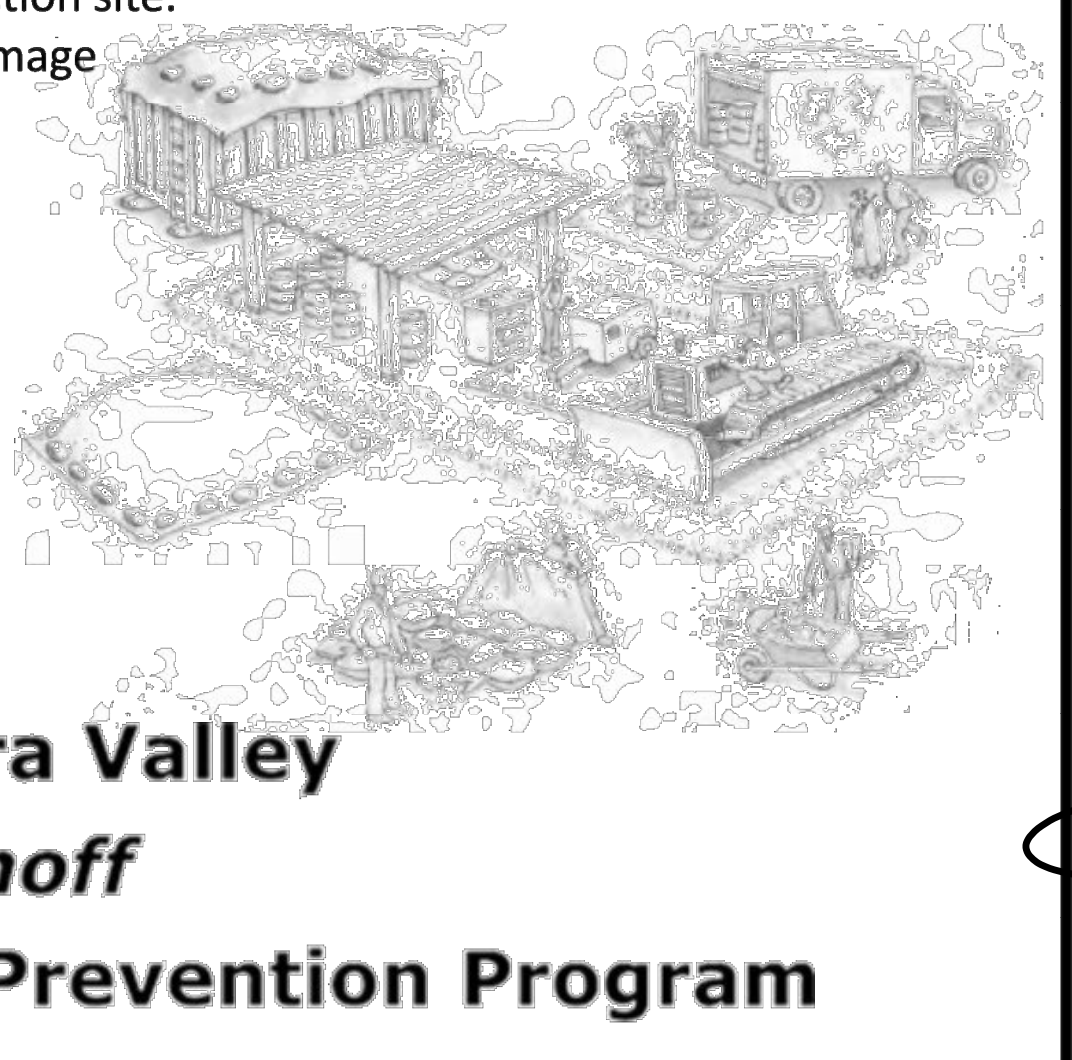
Blueprint for a Clean Bay

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Best Management Practices for the Construction Industry



Santa Clara Valley Urban Runoff Pollution Prevention Program



REVISIONS	NO.								
REVISED PER ROUND 2 COMMENTS									
REVISED PER ROUND 3 COMMENTS									
HP	08/12/25	HP	10/24/25	DATE	03/28/25	DATE	03/28/25	DATE	03/28/25
BY		BY		DATE		DATE		DATE	
APP'D		APP'D		DATE		DATE		DATE	
DESIGNED		DRAWN		CHECKED		SCALE		HW	
HP		HP		HP		NIS		HW	
DATE		DATE		DATE		DATE		DATE	
03/28/25		03/28/25		03/28/25		03/28/25		03/28/25	
598 E Santa Clara St, #270 San Jose, CA 95121 Phone: (408) 806-7187 Fax: (408) 583-4006	<p>ENGINEERING</p> <p>598 E Santa Clara St, #270 San Jose, CA 95121 Phone: (408) 806-7187 Fax: (408) 583-4006</p>								
PROJECT NO.	333 FRANKLIN STREET								
CONTRACT NO.	APR 158-12-069								
DRAWING NO.	C9								
SHEET NO.	9 OF 9								
FILE NO.	Mountain View								

333 Franklin

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



RESIDENTIAL LANDSCAPE PLAN

Property Owner:
Owners of 333 Franklin Street Mountain View CA 94041

Plan Prepared by
Muzik Design Studio
Agnes Tung/Xiaoyan Sun
(239) 410-9251
agnesytung@gmail.com

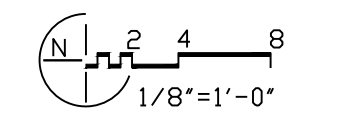
PER PLANNING CYCLE 2 COMMENTS

PER PLANNING CYCLE 3 COMMENTS

Drawing Title

Proposed Landscape Plan

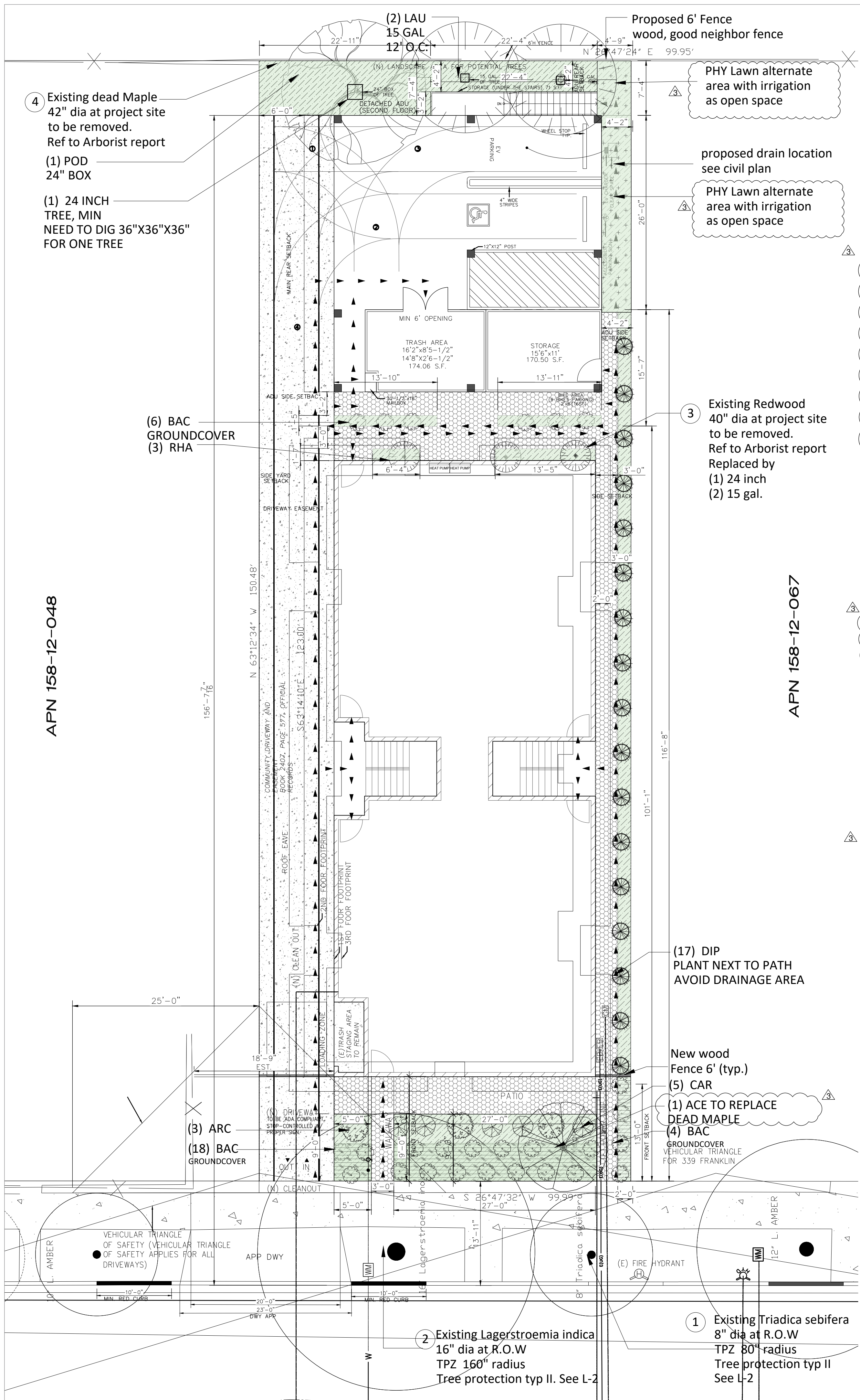
Drawing Scale



Sheet Title

L-1

01/02/2026



- LEGEND**
- Concrete area
 - permeable paver
 - Planting area at open space
 - Groundcover in front yard
 - Lawn alternate with irrigation in side yard open space
 - New 6-foot wood fence/gate
 - Tree protection fence

SITE DATA

Front yard in 14' setback		
Total Area	698 sq ft	
Driveway/ open porch/entry way	366 sq ft	
Planting area	332sq ft	
Site Landscape (ref. A-0)		
Lot size	7500	
Pavement Coverage	3197.14 (ref. A-0)	
Open space	1789.26 (ref. A-0)	
Front Patio	B+C	161.01
Pedestrian walkway	A	42
Landscape irrigated area	a to k	996.24

EXISTING TREE AND MITIGATION

Plant List

Symbol	Botanical Name	Size (dia)	TPZ (r.)	Condition	Protected	Remove	Replacement	Tree protection
1	Triadica sebifera	8"	80"	good	Yes, at R.O.W.	No	No	Type II
2	Lagerstroemia indica	16"	160"	good	Yes, at B.O.W.	No	No	Type II
3	Sequoia sempervirens	40"	400"	good	Heritage	Yes	(1) Podocarpus gracilior 24" box (2) Laurus nobilis 'Saratoga' 15 gal	
4	Acer rubrum	42"	420"	dead	Heritage	No	(1) Acer palmatum 4"	

PLANTING SCHEDULE

Plant List

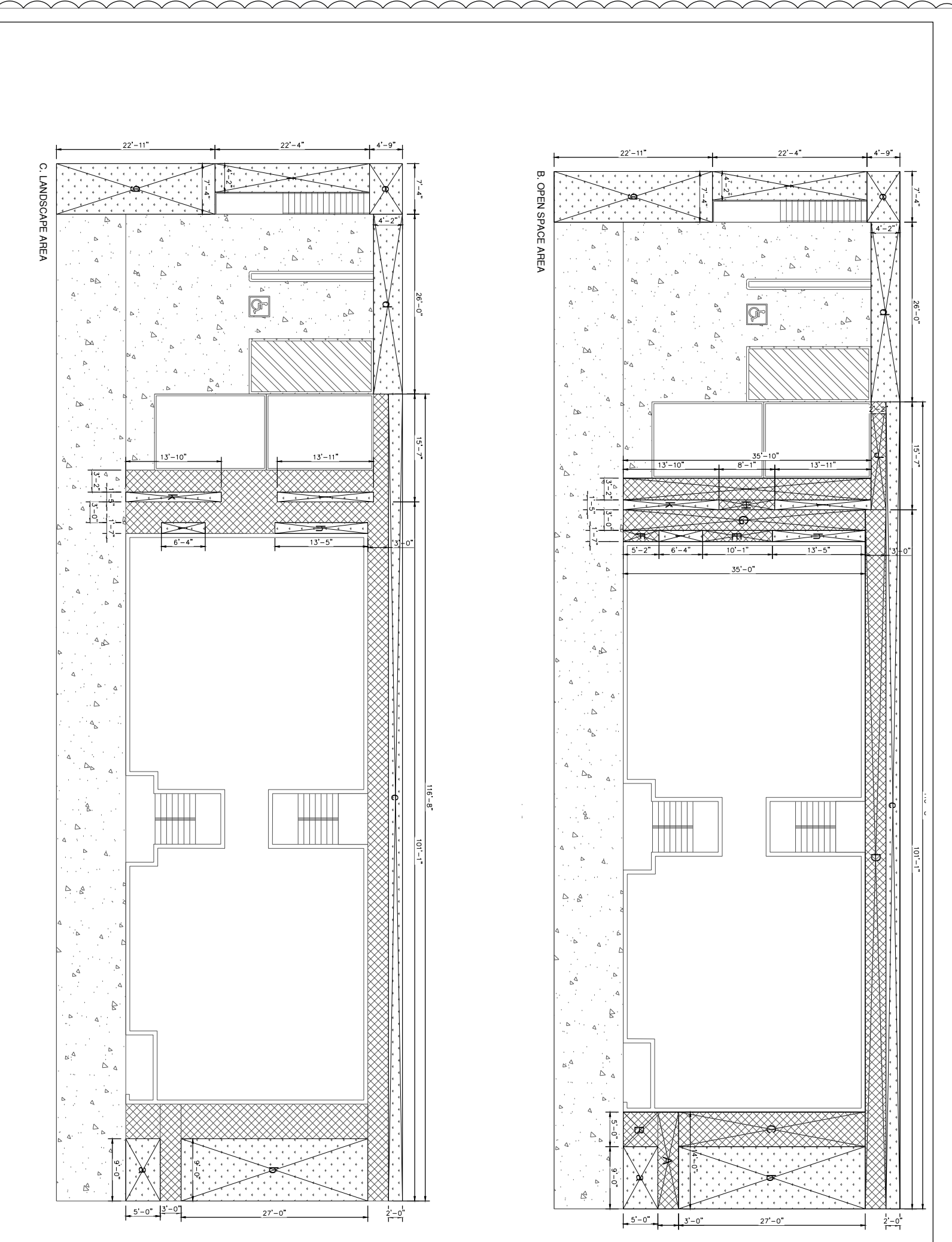
Symbol	Quantity	Botanical Name	Common Name	Specification	Ht. x spread	Water usage	Native
Tree							
POD	1	Podocarpus gracilior	Fern Pine	24" box, std.	45'x20'	L	No
LAU	2	Laurus nobilis 'Saratoga'	Saratoga Laurel	15 gal. std., 12" o.c.	25'x15'	M	No
ACE	1	Acer palmatum	Japanese Maple	4" cal.	20'x20'	M	No
Shrubs							
RHA	6	Rhamnus californica	Coffeeberry	15 Gal.	4'-8"x4'-8"	L	Yes
ARC	3	Arctostaphylos densiflora 'Howard McMinn'	Manzanita	5 Gal.	6'x6'	L	Yes
DIP	17	Diplacus aurantiacus	Bush Monkey Flower	1 gal.	4'x4'	L	Yes
CAR	5	Carpenteria californica 'Elizabeth'	Bush Anemone	5 Gal.	6'x6'	L	Yes
Groundcover / Lawn Alternate							
BAC	28	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush	1 Gal.	2'x8'	L	Yes
PHY	353	Phyla nodiflora	Frogfruit	plug, 8" o.c.	6" high triangle spacing	VL	Yes

Total Plants: 416
Very Low / Low water Plants: 413
Percentage of low water used plant: 99.28%
California native plant: 412
Percentage of California Native Plan: 99.04%

Notes:
1. All pictures references online pictures
2. Water usage of plant is referred from online plant database of Bay Area Water Supply & Conservation Agency

PLANT INFORMATION

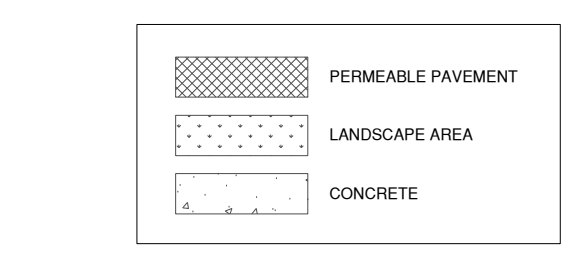
TREE Podocarpus gracilior Fern Pine Water Usage: Low Growth Rate: Moderate Mature Size: 45'x20'	TREE Laurus nobilis 'Saratoga' Saratoga Laurel Water Usage: Medium Growth Rate: Fast Mature Size: 25'x15'	TREE Acer palmatum Japanese Maple Water Usage: Medium Growth Rate: Moderate Mature Size: 20'x15'	SHRUB Rhamnus californica Kohuhu Pittosporum Water Usage: Medium Growth Rate: Fast Mature Size: 8'x8'	SHRUB Arctostaphylos densiflora 'Howard McMinn' Manzanita Water Usage: Low Growth Rate: fast Mature Size: 6'x6'	SHRUB Carpenteria californica 'Elizabeth' Bush Anemone Water Usage: Low Growth Rate: fast Mature Size: 6'x6'	SHRUB Diplacus aurantiacus Bush Monkey Flower Water Usage: Low Growth Rate: fast Mature Size: 4'x4'	GROUNDCOVER Baccharis pilularis 'Pigeon Point' Dwarf Coyote Brush Water Usage: Low Growth Rate: fast Mature Size: 2'x8'	LAWN ALTERNATE Phyla nodiflora California Frogfruit Water Usage: Very low Growth Rate: slow Mature Size: 6'x
--	--	---	--	--	---	--	--	---



LANDSCAPE AREA

- a = 9'X5' = 45.00 SF
- b = 27'X9' = 243.00 SF
- c = 116'8"X20" = 233.33 SF
- d = 26'X4'2" = 108.38 SF
- e = 4'9"X7'4" = 34.85 SF
- f = 22'4"X4'2" = 93.06 SF
- g = 21'11"X7'4" = 168.04 SF
- h = 13'5"X1'7" = 21.24 SF
- i = 6'4"X1'7" = 10.03 SF
- j = 13'11"X1'5" = 19.71 SF
- k = 13'10"X1'5" = 19.60 SF

LANDSCAPE AREA SUBTOTAL 996.24 SF
13.28%
(996.24 SF OF 7500 SF)



SITE DATA PER A-0

OPEN SPACE AREA
(PEDESTRIAN WALKWAY + LANDSCAPE AREA)

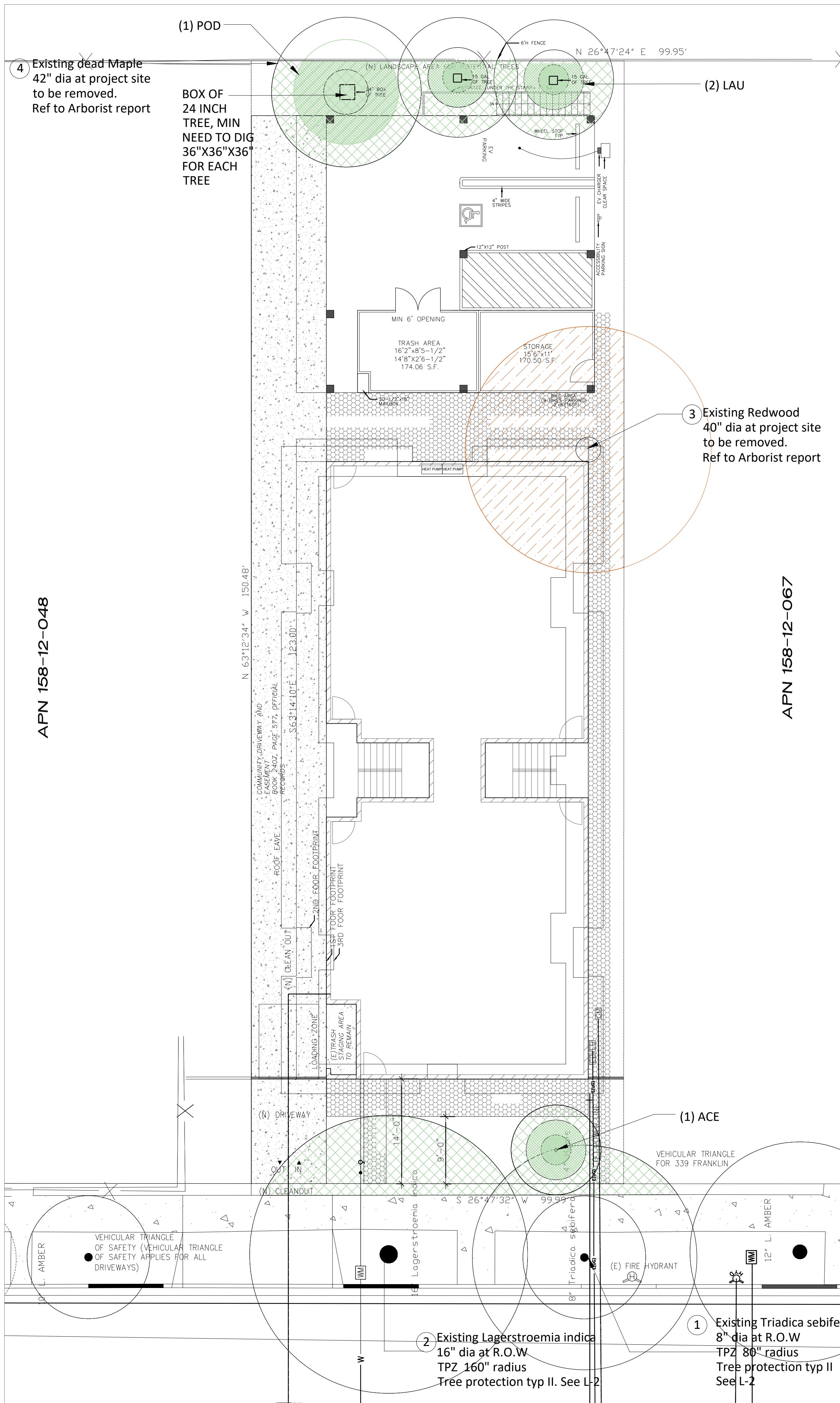
- A = 3'X14' = 42 SF
- B = 5'X5' = 25 SF
- C = 27'X5' = 135.01 SF
- D = 10'11"X3' = 303.20 SF
- E = 10'1"X1'7" = 15.96 SF
- F = 5'2"X1'7" = 8.18 SF
- G = 3'5'X3' = 104.98 SF
- H = 8'1"X1'5" = 11.44 SF
- I = 3'5"X3'2" = 113.46 SF
- J = 15'7"X2'2" = 33.79 SF

PEDESTRIAN WALKWAY 793.02 SF

- a = 9'X5' = 45.00 SF
- b = 27'X9' = 243.00 SF
- c = 116'8"X20" = 233.33 SF
- d = 26'X4'2" = 108.38 SF
- e = 4'9"X7'4" = 34.85 SF
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- k = 13'10"X1'5" = 19.60 SF

LANDSCAPE AREA 996.24 SF

OPEN SPACE SUBTOTAL 1789.26 SF
23.86%
(1789.26 SF OF 7500 SF)



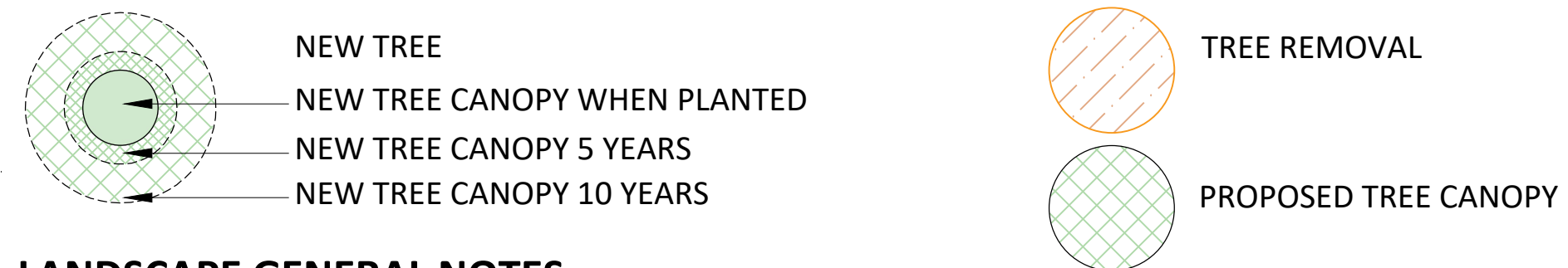
CANOPY TREE COVERAGE (7500 SQFT)

EXISTING CANOPY COVERAGE IN PROPERTY

SYMBOL	NAME	NOTE	CURRENT	5 YEARS	10 YEARS
TREE 1	EXISTING CITY TREE <i>Triadica sebifera</i> OUTSIDE OF PROPERTY		0 SF	115 SF	115 SF
TREE 2	EXISTING CITY TREE <i>Lagerstroemia indica</i> OUTSIDE OF PROPERTY		257 SF	257 SF	257 SF
TREE 3	EXISTING REDWOOD	WILL REMOVE	578 SF	578 SF	578 SF
TREE 4	EXISTING MAPLE (DEAD)	WILL REMOVE	0	0	0
TOTAL CANOPY			835 SF	968 SF	968 SF
% TO SITE			11.13%	12.91%	12.91%

PROPOSED CANOPY COVERAGE INSIDE OF PROPERTY

SYMBOL	NAME	NOTE	CURRENT	5 YEARS	10 YEARS
TREE 1	EXISTING CITY TREE <i>Triadica sebifera</i> OUTSIDE OF PROPERTY	EXISTING	0 SF	115 SF	115 SF
TREE 2	EXISTING CITY TREE <i>Lagerstroemia indica</i> OUTSIDE OF PROPERTY	EXISTING	257 SF	257 SF	257 SF
TREE 3	PROPOSED TREE <i>Acer palmatum</i>	NEW	13 SF	50 SF	113 SF
POD	PROPOSED TREE <i>Podocarpus gracilior</i>	NEW	28 SF	103 SF	238 SF
LAU	PROPOSED TREE <i>Laurus nobilis</i> 'Saratoga'	NEW	13 SF	42 SF	140 SF
LAU	PROPOSED TREE <i>Laurus nobilis</i> 'Saratoga'	NEW	13 SF	42 SF	140 SF
TOTAL CANOPY			324 SF	609 SF	1,003 SF
% TO SITE			4.32%	8.12%	13.37%



LANDSCAPE GENERAL NOTES

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

PLANTING NOTES

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

TREE PROTECTION

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

2022 CALIFORNIA GREEN BUILDING CODE - LANDSCAPE NOTES

- OUTDOOR WATER USE FOR LANDSCAPE SHOULD FOLLOW WATER USE EFFICIENT LANDSCAPE CHECK LIST PER 2022 CGC 4.304.01
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENS IN SOLE/ BOTTOM PLATE AT EXTERIOR WALLS, SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENS WITH CEMENT MORTAR , CONCRETE MASONRY, OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY PER 2022 CGC 4.406.1

333 Franklin

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



RESIDENTIAL LANDSCAPE PLAN

Property Owner:
Owners of
333 Franklin Street
Mountain View CA 94041

Plan Prepared by
Muzik Design Studio
Agnes Tung/Xiaoyan Sun
(239) 410-9251
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PER PLANNING CYCLE 2 COMMENTS
PER PLANNING CYCLE 3 COMMENTS

Drawing Title
TREE COVERAGE

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

Sheet Title
L-1.1

01/02/2026

APN 158-12-048

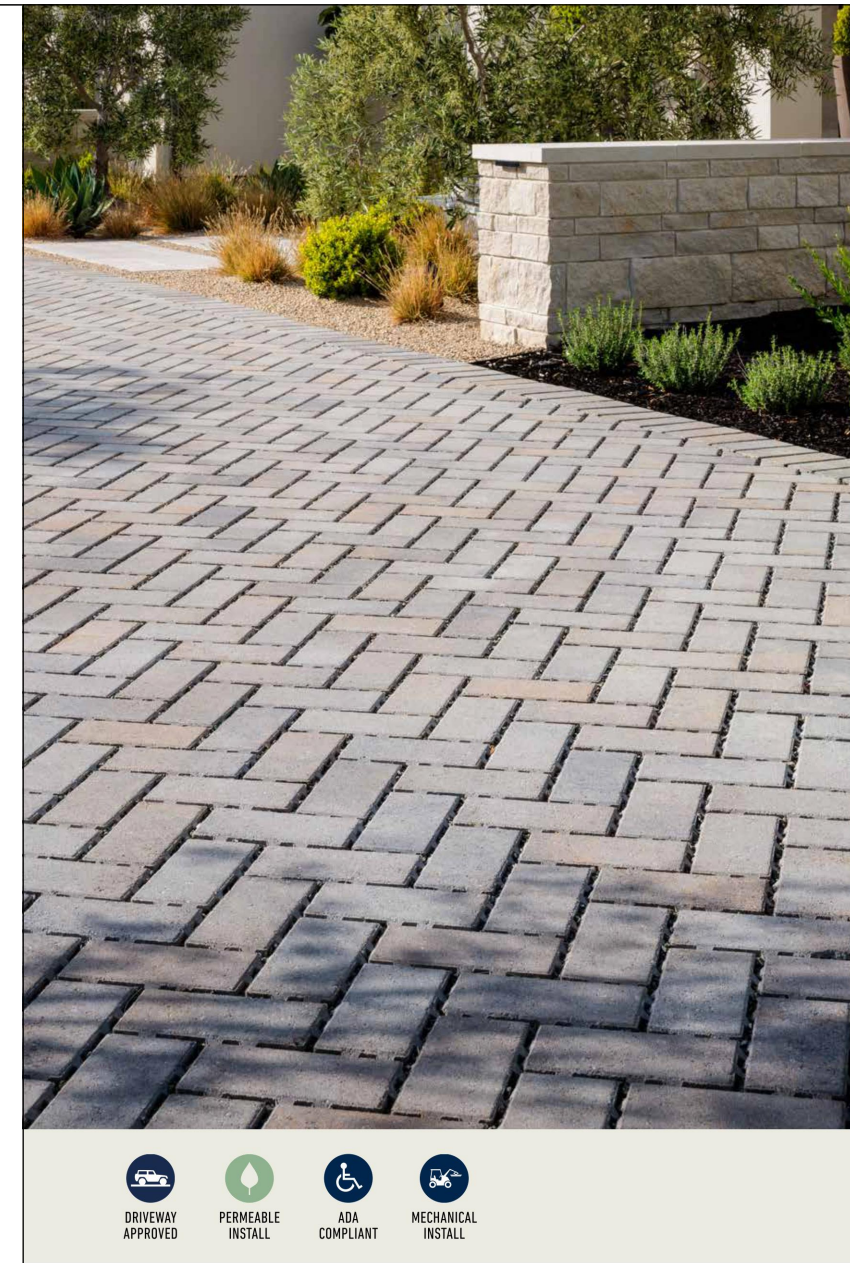
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ENVIRONMENTAL COLLECTION
AQUALINE™
 PERMEABLE PAVER | 80MM

An environmentally friendly choice with a smooth surface and crisp, clean lines for stunning timeless designs.



Due to the natural materials in our products, colors may vary from those shown on this cut sheet. We recommend viewing actual product samples to ensure the perfect color and finish for each project.



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 Every step of our manufacturing process incorporates rigorous research, testing and quality assurance. We demand the highest quality from each of our facilities across North America. We believe in creating world-class building products that stand the test of time. See our lifetime warranty at [Beldgard.com/Warranty](http://Belgard.com/Warranty)

FEATURES & BENEFITS

- Interlocking spacer bars for increased structural performance
- Smooth surface with a microchamber to minimize vibration and enhance wheelchair comfort
- Can be utilized to construct an ADA-compliant pavement
- True installed dimensions for design optimization
- Optimal joint openings for infiltration and maintenance
- Can eliminate stormwater runoff and improve water quality
- Meets the requirements of ASTM C936
- Chamfer Width: 3 mm
- Spacer Bar Width: 10 mm
- Surface Infiltration Rate: > 500 inches per hour (varies based on joint infill gradation)
- Surface Open Area: 12%
- Can be installed mechanically with herringbone pallet layout
- Approved for vehicular applications

SHAPES & SIZES

6000 4 1/2 x 9 x 3/4

PALLET INFORMATION

AQUALINE™	SQFT/ PALLET	UNITS/ LAYER	SQFT/ LAYER	WEIGHT/ PALLET		
6000	45 x 9 x 3/4	90	40	11.25	8	3100

Downloadable professional resources available at Belgard.com/Resources

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 AN OLDCASTLE® APG OUTDOOR BRAND

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TRACY 424 E Grant Line Rd, Tracy, CA 95376, Ph: 209-833-7366

GILROY 5787 Obata Way, Gilroy, CA 95020, Ph: 408-984-8800

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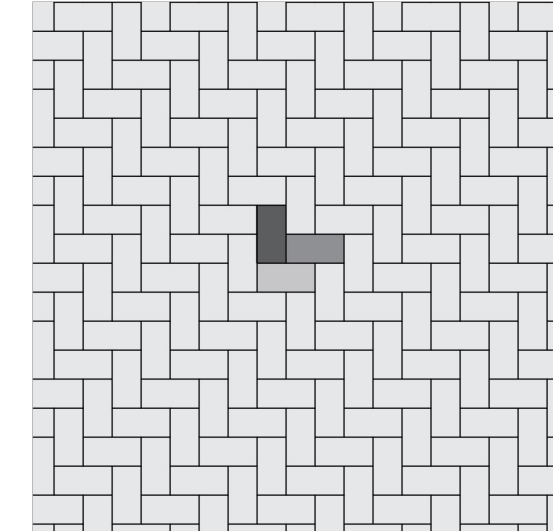
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AQUALINE™
 1-PIECE

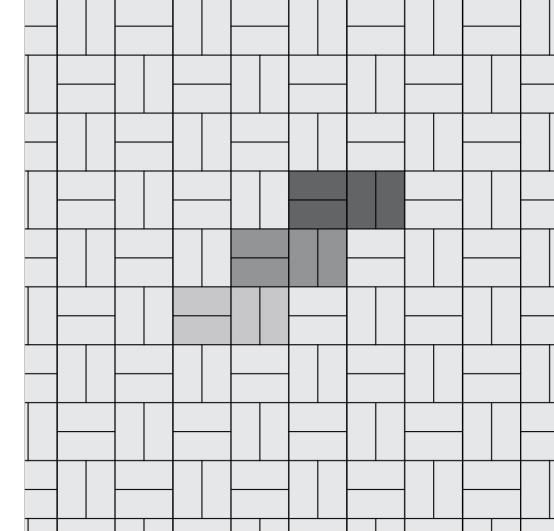
100% 4 1/2 x 9 Rectangles

NOTES:
 AutoCAD® hatch pattern files can be downloaded from belgard.com for use in architectural drawings.
 Some patterns may not necessarily reflect the percentages of stone sizes within a particular pallet. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.
 Percentages are estimated based on area by paver.

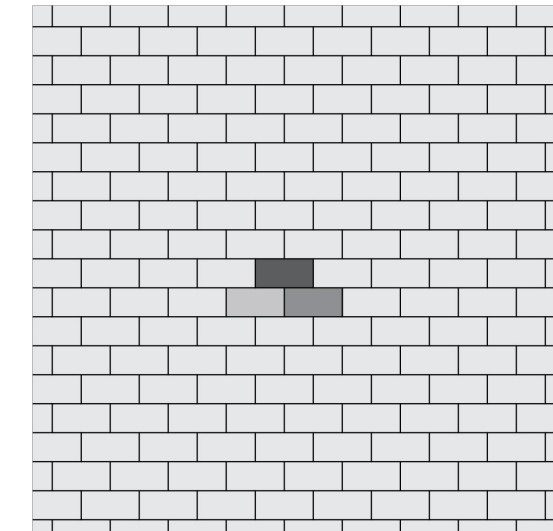
1-PIECE HERRINGBONE PATTERN



1-PIECE BASKET WEAVE PATTERN



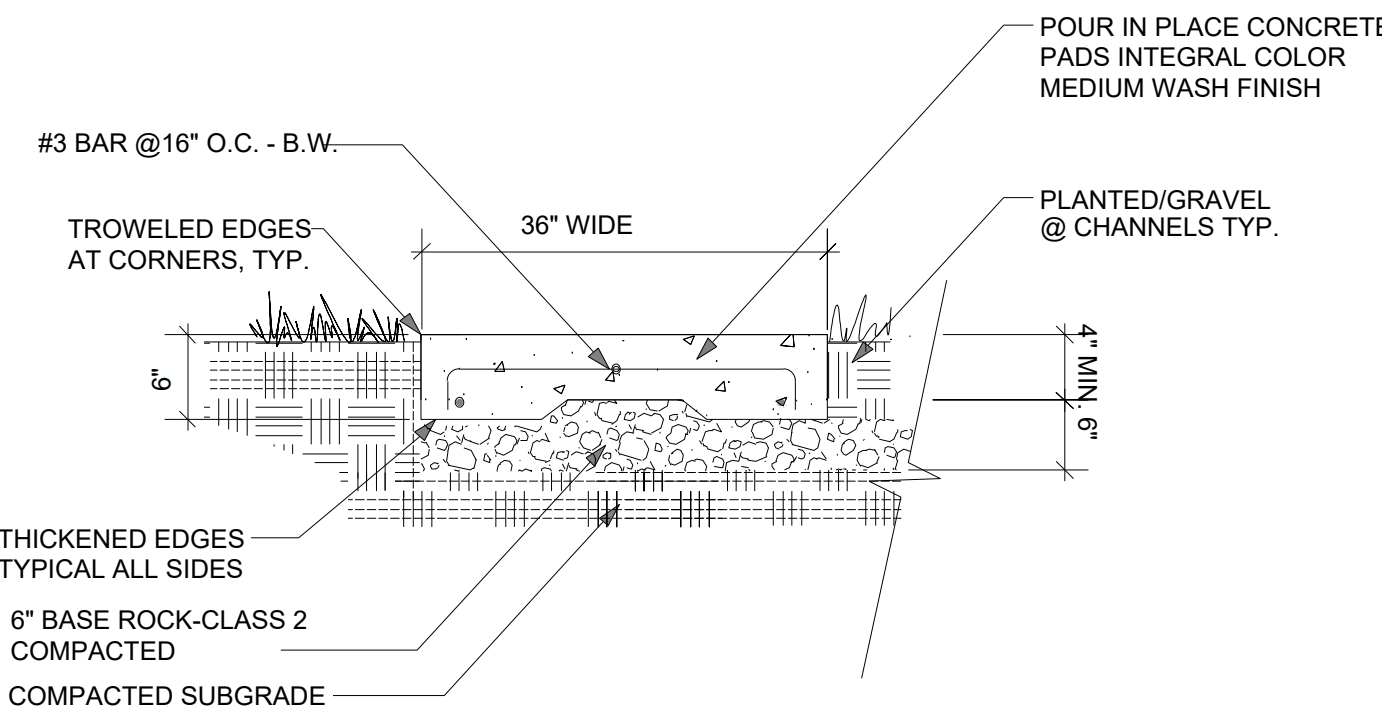
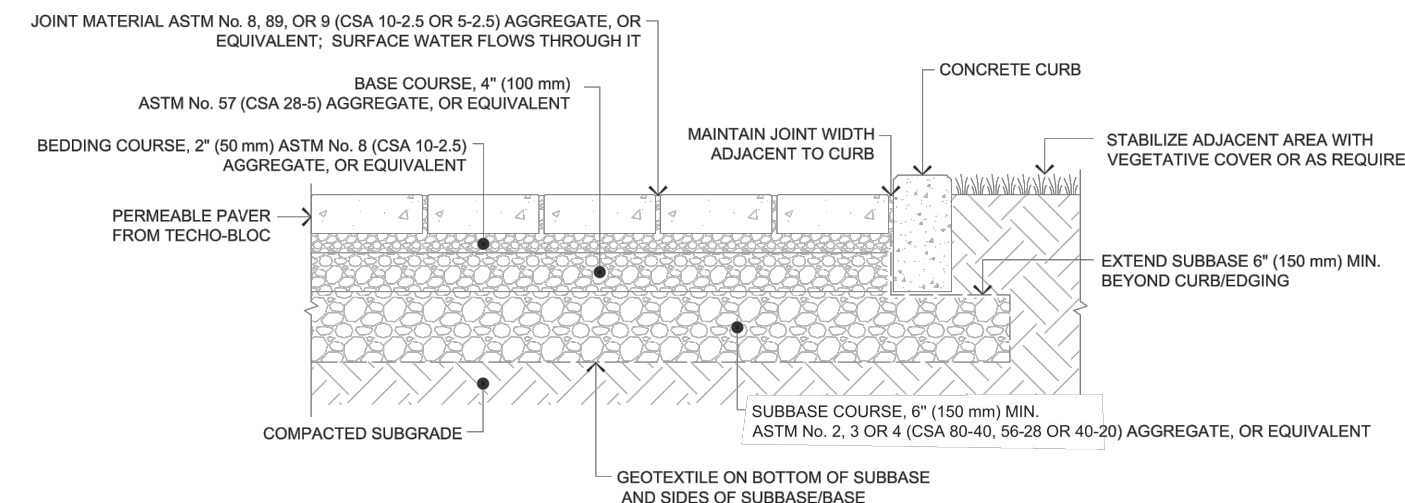
1-PIECE RUNNING BOND PATTERN



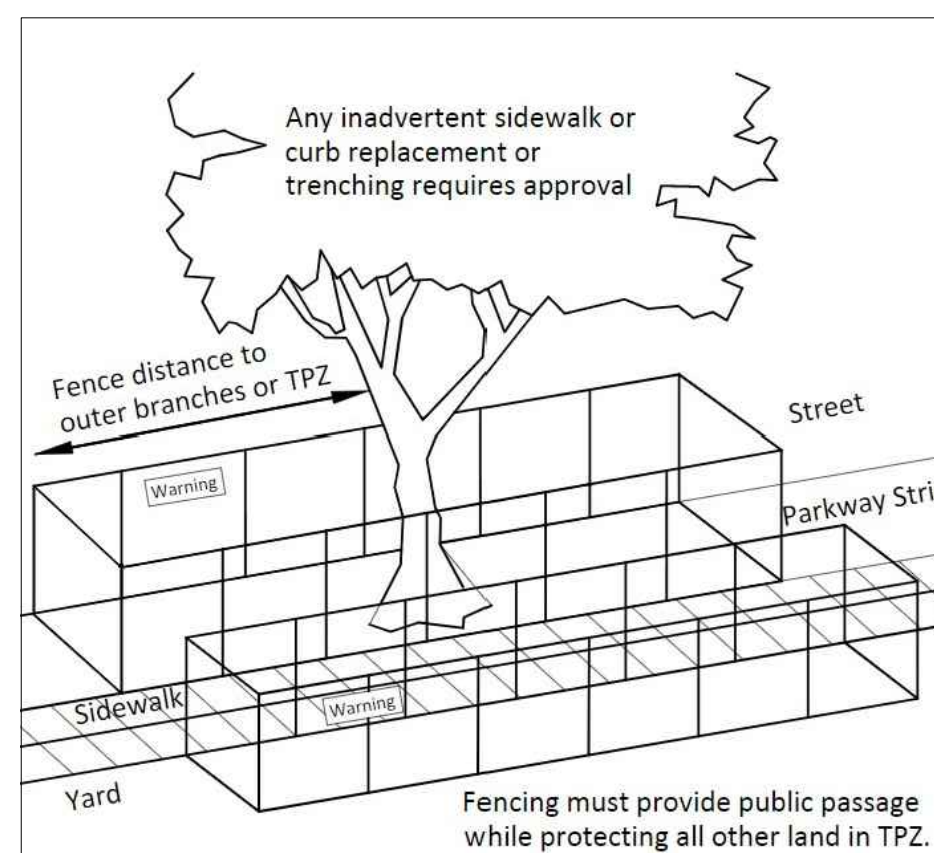
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PERMEABLE PAVER:
 FOR ALL WALKWAYS
 COLOR: VICTORIAN
 PATTERN: BASKET WAVE

PERMEABLE PAVER - FULL INFILTRATION TO SOIL SUBGRADE

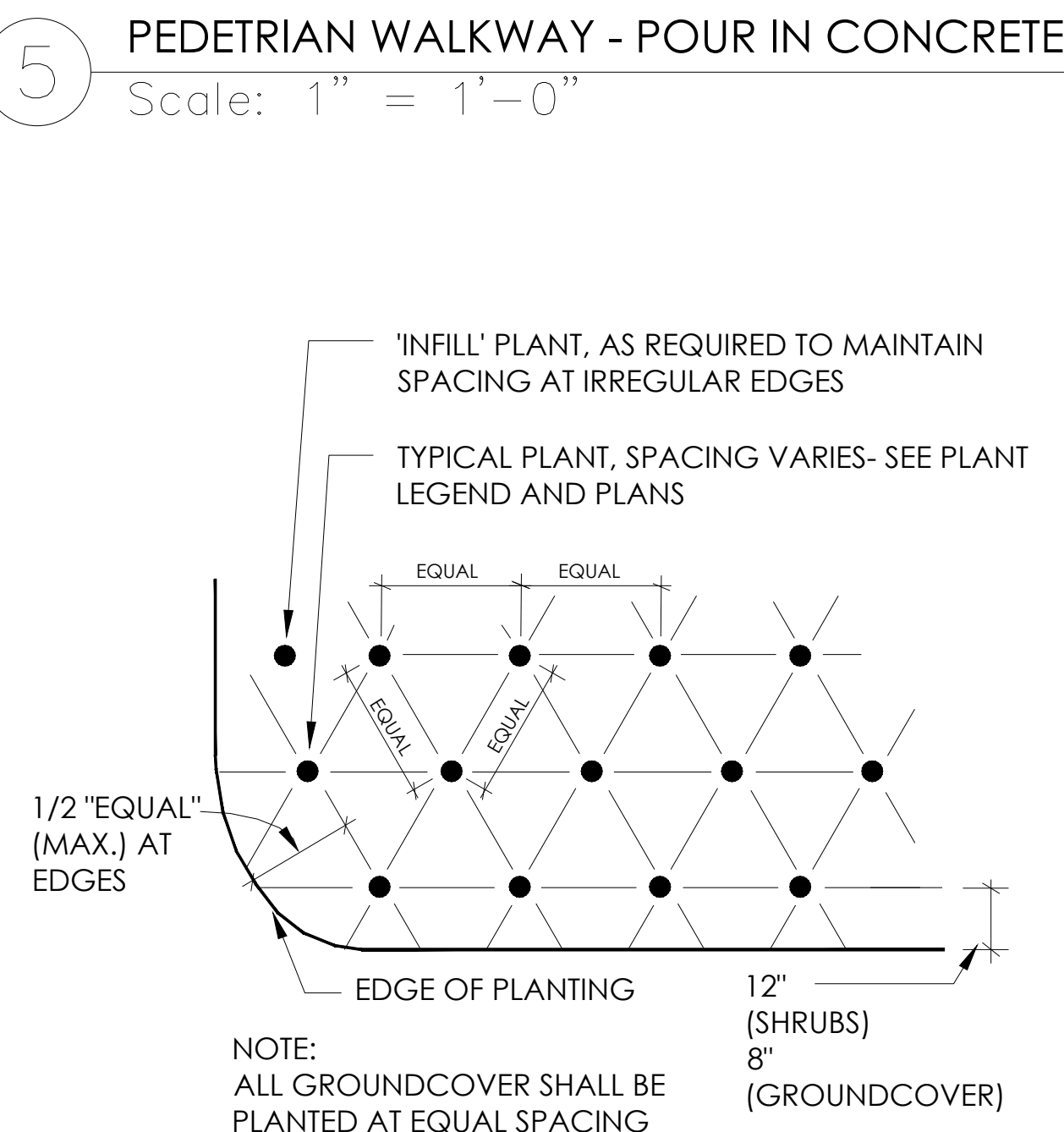


5 PEDETRIAN WALKWAY - POUR IN CONCRETE
 Scale: 1" = 1'-0"

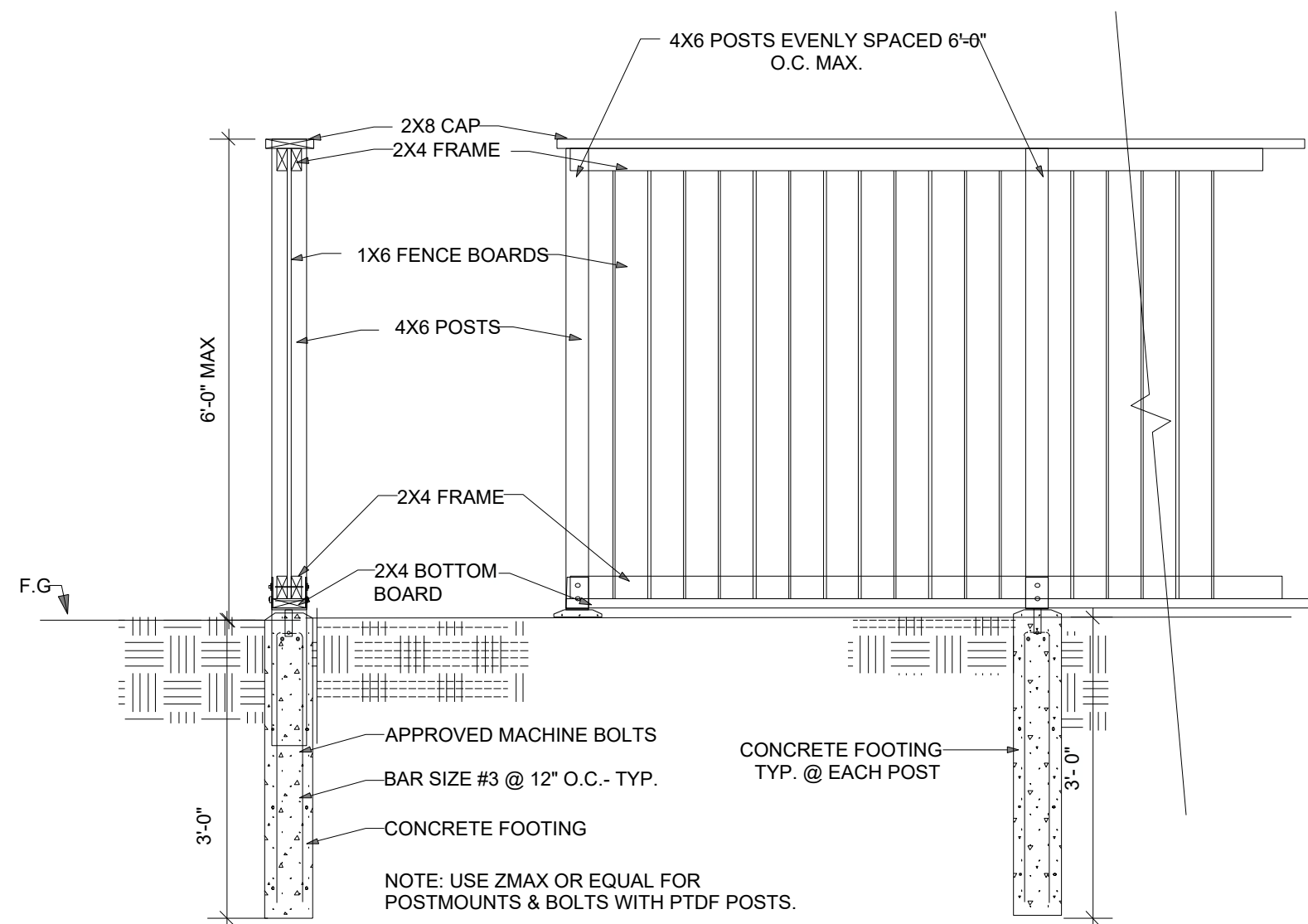


TYPE II TREE PROTECTION: LAYOUT CONFIGURATION APPLIES TO ALL PARKWAY STRIP OR PUBLIC TREES NEAR SIDEWALK.

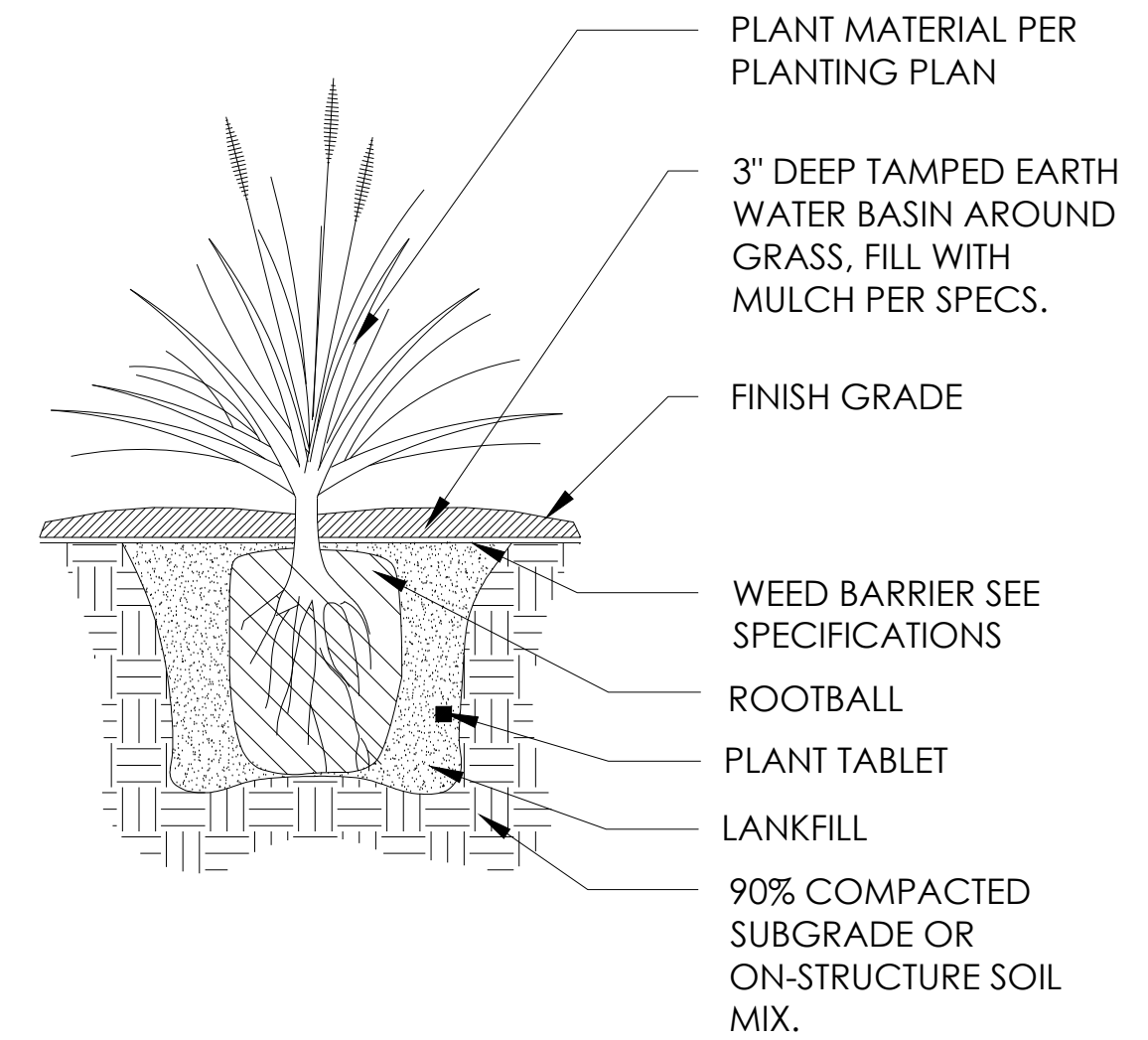
4 GROUNDCOVER SPACING
 N.T.S.



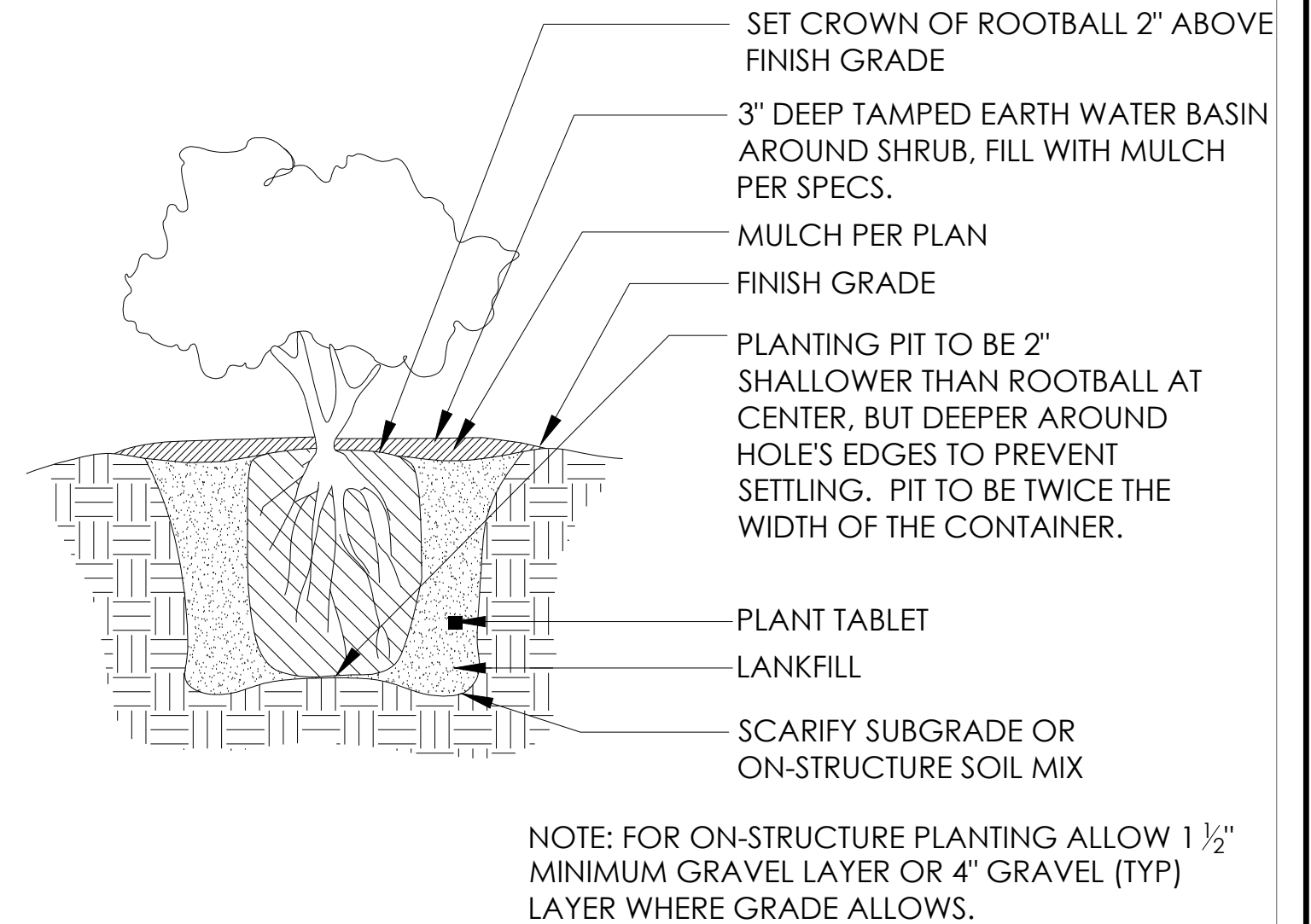
6 6' WOOD FENCE (TYP.)
 Scale: 1" = 1'-0"



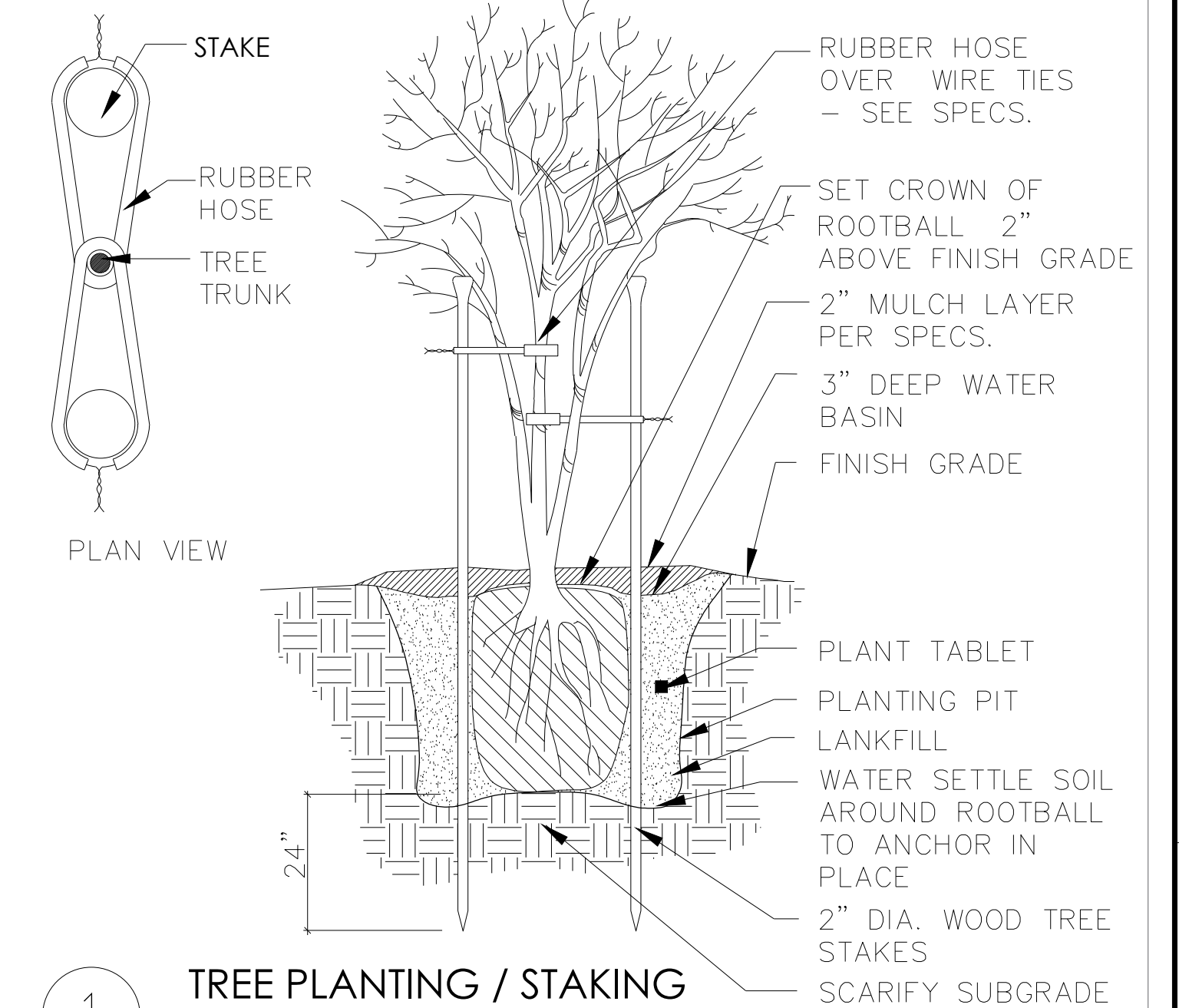
3 GRASS PLANTING
 N.T.S.



2 SHRUB PLANTING
 N.T.S.



1 TREE PLANTING / STAKING
 N.T.S.



Property Owner:
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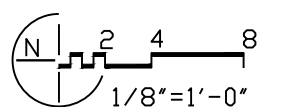
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Muzik Design Studio
Agnes Tung/Xiaoyan Sun
(239) 410-9251
agnesytung@gmail.com

PER PLANNING CYCLE 2 COMMENTS
 PER PLANNING CYCLE 3 COMMENTS

Drawing Title

Landscape Notes

Drawing Scale



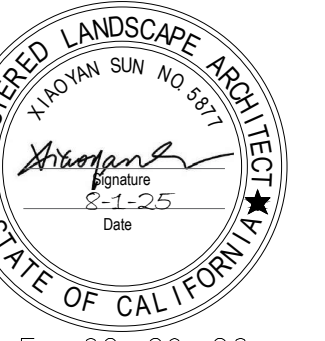
Sheet Title

L-2

01/02/2026

333 Franklin

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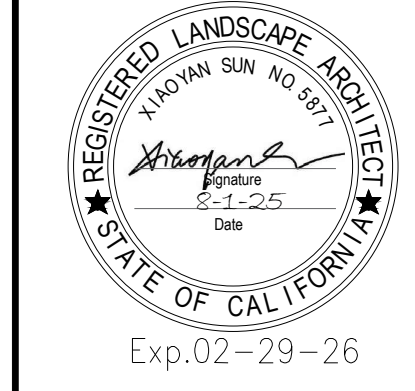


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RESIDENTIAL
 LANDSCAPE
 PLAN

333 Franklin

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RESIDENTIAL LANDSCAPE PLAN

Property Owner:
Owners of
333 Franklin Street
Mountain View CA 94041

Plan Prepared by
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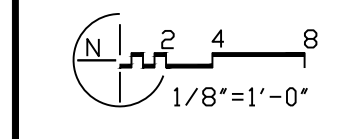
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PER PLANNING CYCLE 3 COMMENTS

Drawing Title

Irrigation Plan

Drawing Scale



Sheet Title

L-3

01/02/2026

WATER BUDGET CALCULATION WORKSHEET - ELECTRONIC

Project Site Address: _____

Please Note: A Water Budget Calculation Worksheet is required ONLY if:
(1) High-water-use plants are included in the landscaped area, and/or
(2) Less than 80% of the landscape area is planted with California Native and/or low-water-use plants

SECTION A. MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

Table A-1. Hydrozone Area Information

Hydrozone Label	Plant Water Use Type	Plant Type	Hydrozone Area (square feet)
A	Low	CA SHRUB & GROUND COVER	313
B	Low	CA SHRUB & GROUND COVER	70
C	Low	TREE	224
D	Low	CA SHRUB & GROUND COVER	174
E	Low	CA GROUND COVER	215

Summary of Hydrozone Area Information

Summary Area	Area (square feet)
Sum of Low-Water-Use Areas	996
Sum of Moderate & Mixed-Water-Use Areas	0
Sum of High-Water-Use Areas	0
Sum of Special Landscape Areas	0
Sum of all Landscape Areas	996

Maximum Applied Water Allowance = 11,947 gallons per year.

Date Printed: 1/5/2026 1 of 2 Version: December 8, 2010

SECTION B. ESTIMATED TOTAL WATER USE (ETWU)

Table B-1. Plant Factor and Irrigation System Information

Hydrozone Label	Plant Water Use Type	Plant Type	Plant Factor (PF)	Hydrozone Area (HA) square feet	Irrigation Method	Irrigation Efficiency (IE)	ETWU (gal/yr)
A	Low	CA SHRUB & GRO	0.3	313	Drip	0.81	3,091
B	Low	CA SHRUB & GRO	0.3	70	Drip	0.81	691
C	Low	TREE	0.5	224	Drip	0.81	2,212
D	Low	CA SHRUB & GRO	0.3	174	Drip	0.81	1,214
E	Low	CA GROUND CO	0.3	215	Spray	0.75	2,291

Hydrozone areas, irrigation methods and efficiencies are entered where required: **OK**

Estimated Total Water Use = 10,003 gallons/year

SECTION C. COMPARISON OF ETWU AND MAWA

The calculated ETWU may not exceed the calculated MAWA.

MAWA = 11,947 ≥ ETWU = 10,003

Congratulations! Your electronic Water Budget Calculation Worksheet is complete.

Please print Sections A, B & C and submit them with your application.

Date Printed: 1/5/2026 2 of 2 Version: December 8, 2010

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

SIGNATURE: *Xiaoyan Sun*

DATE: 01/03/2026

IRRIGATION LEGEND

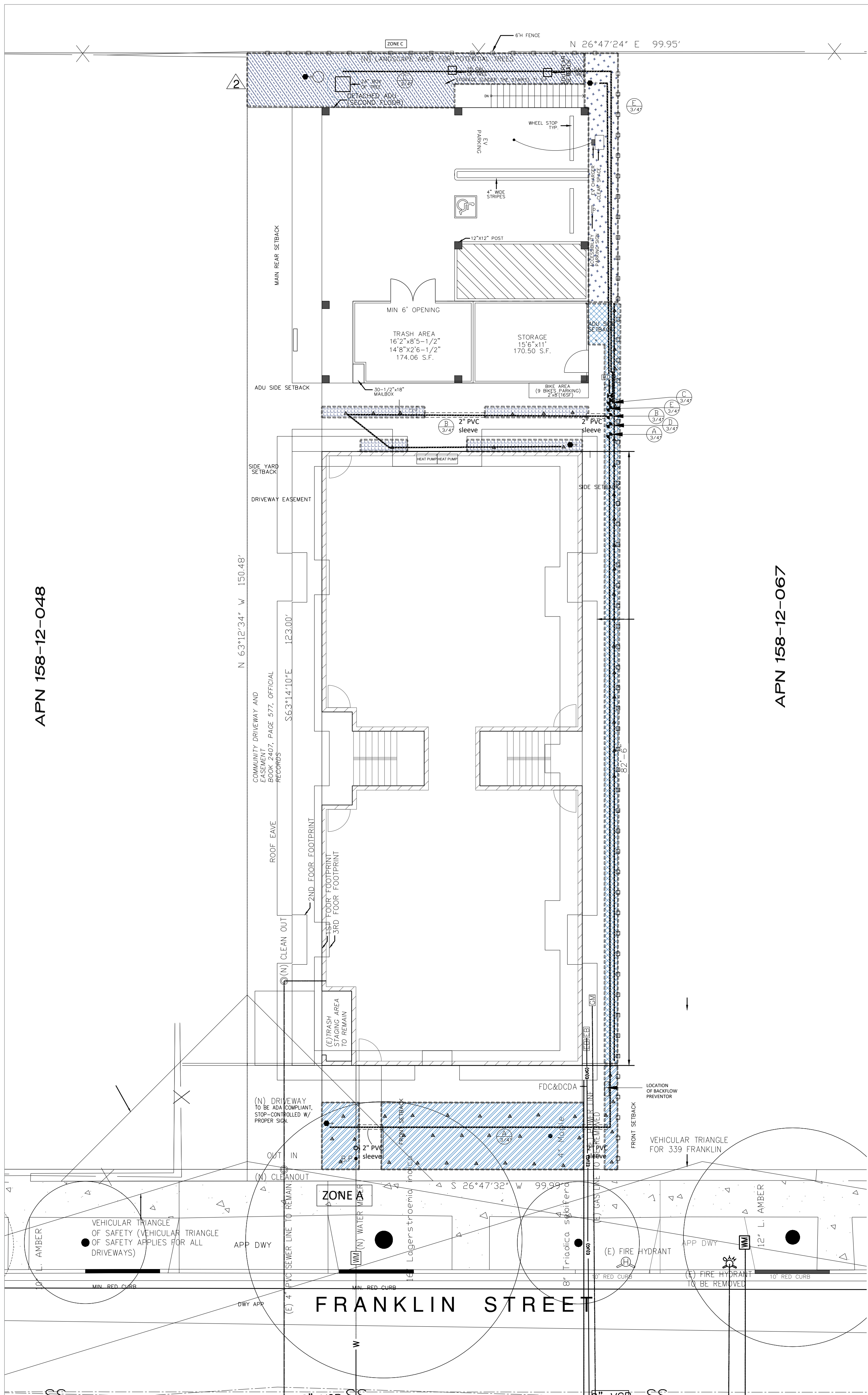
Symbol	Description
P.O.C.	Point of connection (Connect to irrigation water meter) Irrigation water meter - to be provided by others. If static pressure at water meter exceeds 120 PSI - use SCH 40 steel pipe from irrigation meter to irrigation RP. assembly (size as noted on plans)
-----	Schedule 40 -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

WATER ZONE

Zone	Description	Area (sq. ft.)	Water usage
A	Front planting	313	Low
B	tree and shrub both sides of walkway	69.59	Low
C	tree and shrub at back side yard	224.18	Low
D	side yard planting, shrubs	174.65	Low
E	side yard groundcover (lawn alternate)	214.83	Very Low
TOTAL		996.24	

IRRIGATION NOTES

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



APN 158-12-048

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RESIDENTIAL
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PLAN

Property Owner:
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333 Franklin Street
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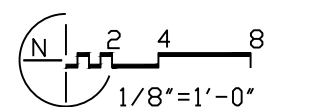
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(239) 410-9251
agnesytung@gmail.com

PER PLANNING CYCLE 2
COMMENTS
PER PLANNING CYCLE 3
COMMENTS

Drawing Title

Irrigation Details

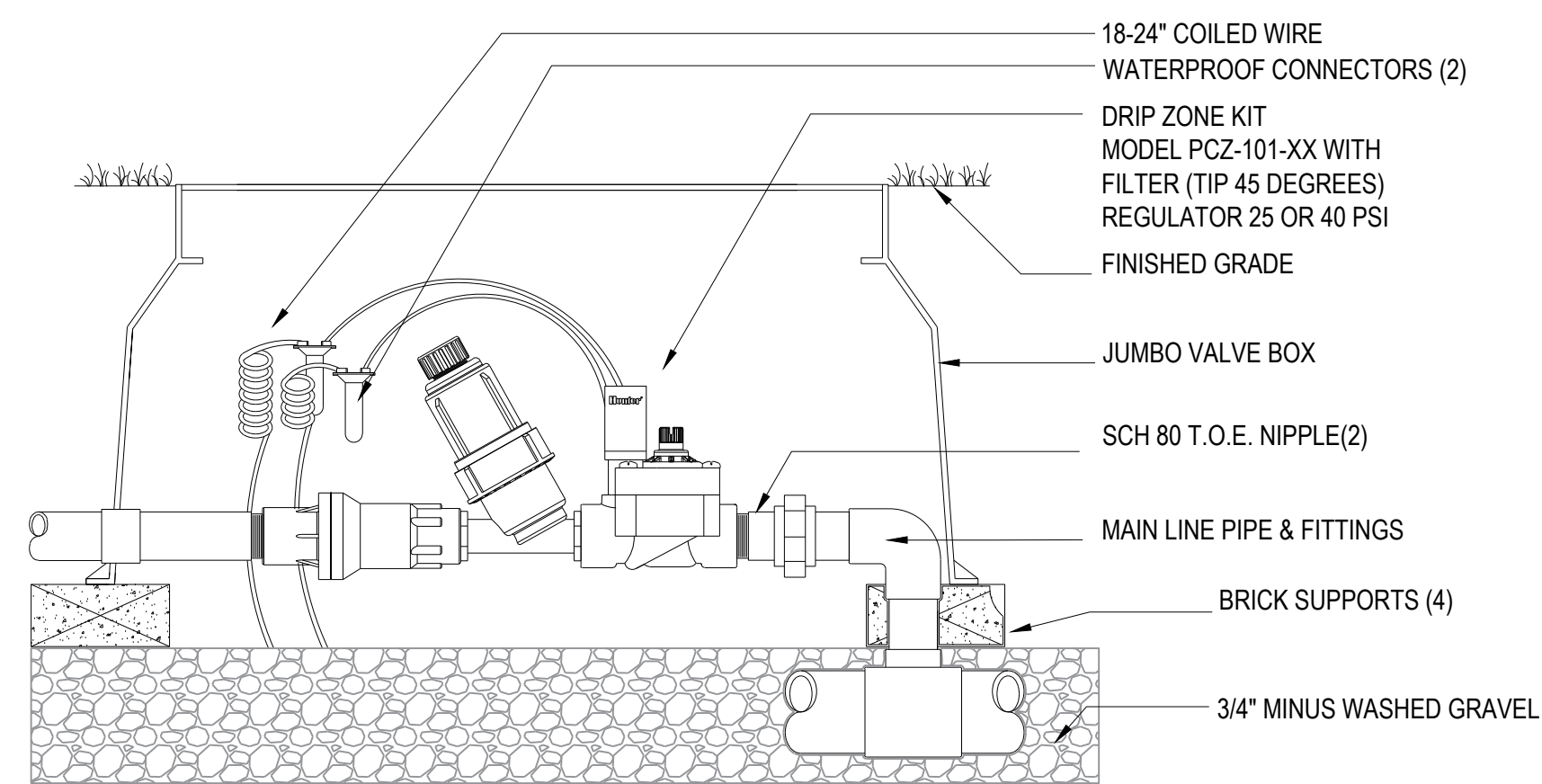
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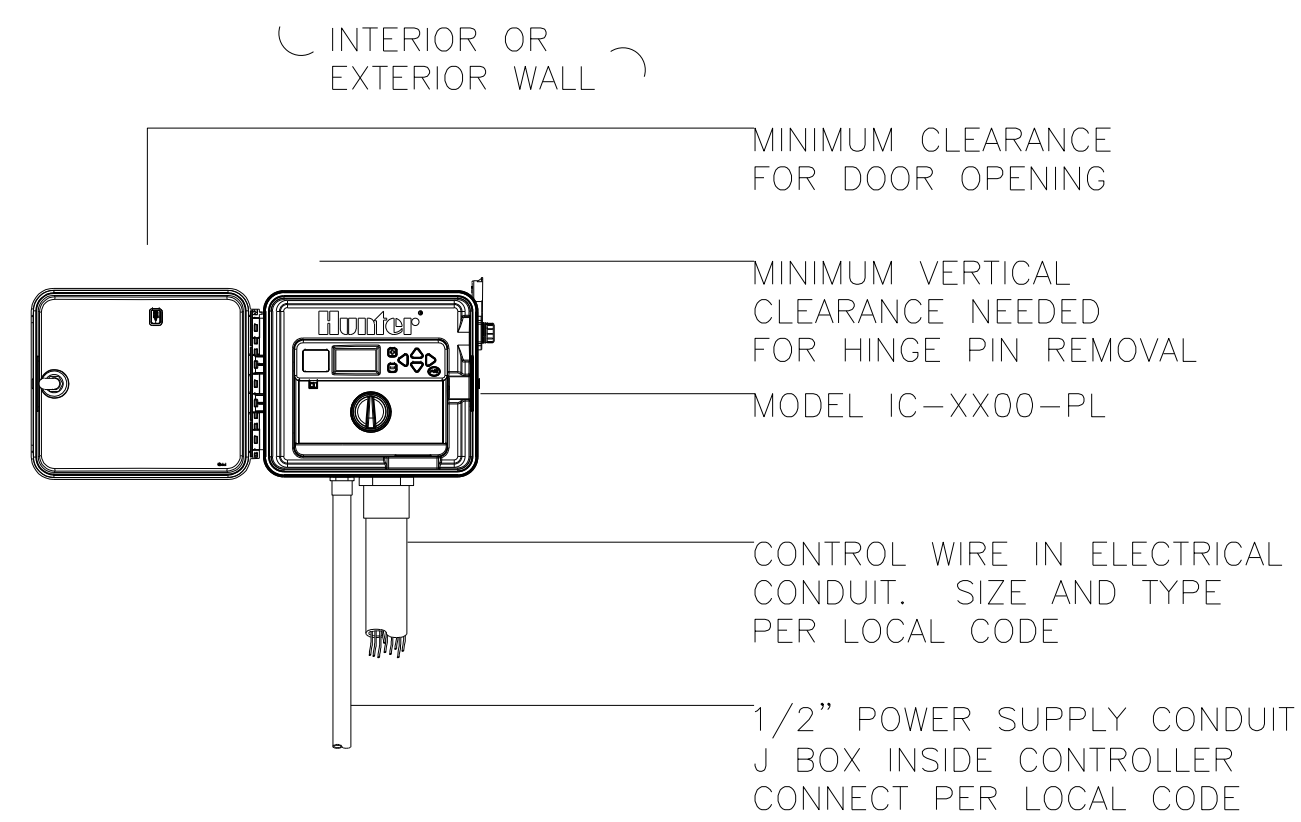
Sheet Title

L-4

01/02/2026

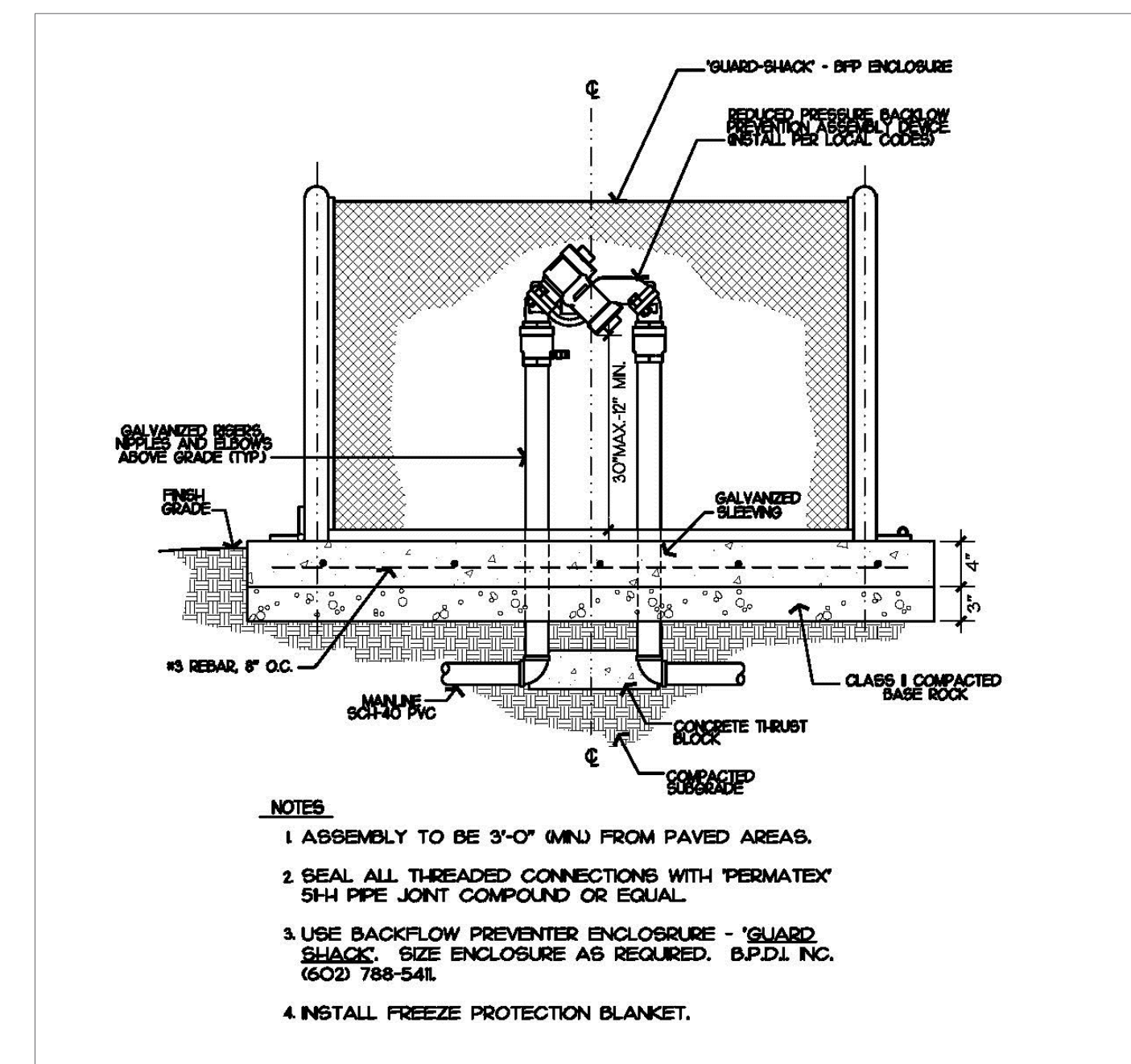


1 REMOTE CONTROL VALVE (ICZ) WITH ISOLATION VALVE
N.T.S.

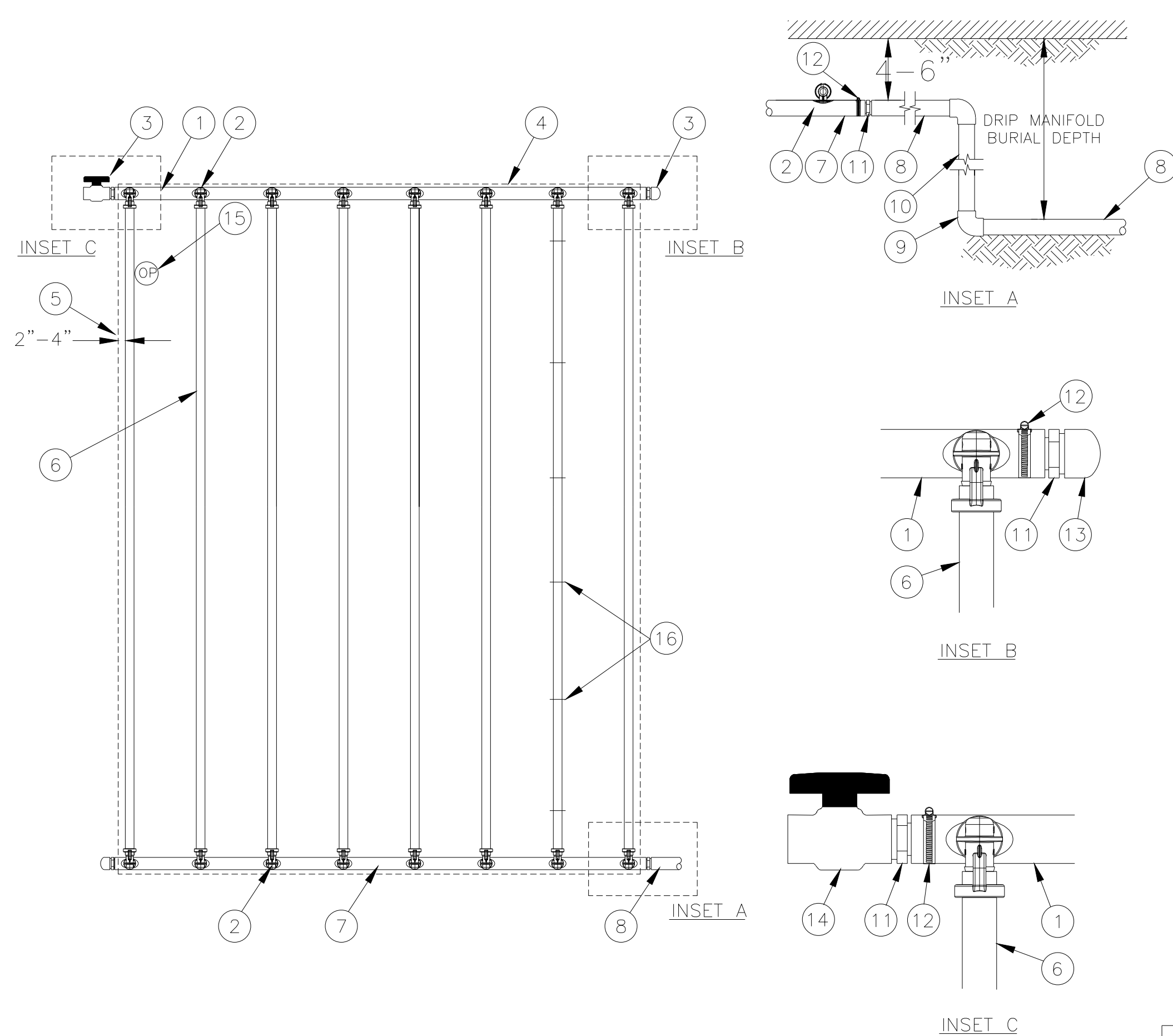


NOTE
SPECIFY 6, 12, 18, 24, 30, STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 or 220 VAC SOURCE.

2 I-CORE CONTROLLER
SCALE: 1" = 1'-0"



3 REDUCED PRESSURE BACKFLOW ASSEMBLY
N.T.S.

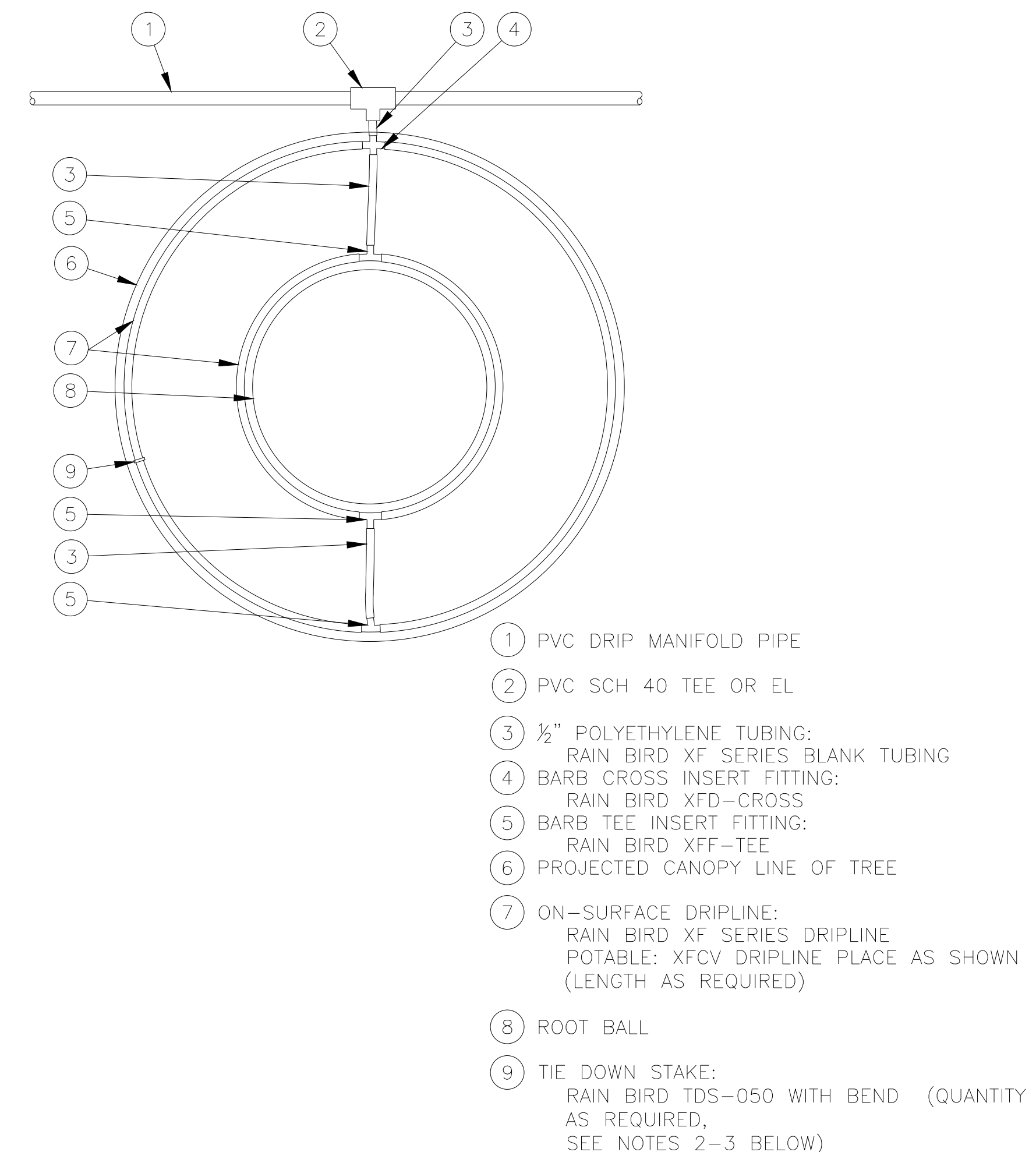


- 1 QF-FLUSH HEADER
- 2 PRE-INSTALLED BARB FITTING
- 3 FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE PERIMETER OF AREA
- 4 PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- 5 RAIN BIRD XFS SERIES DRIPLINE (TYPICAL)
- 6 QF-SUPPLY HEADER
- 7 PVC DRIPLINE MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- 8 PVC SCH 40 ELL (TYPICAL)
- 9 PVC SCH 40 RISER PIPE
- 10 MALE ADAPTER INSERT
- 11 STAINLESS STEEL, OETIKER OR MURRAY CLAMP
- 12 PVC SCH 40 CAP
- 13 PVC SCH 40 BALL VALVE
- 14 OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- 15 XF SERIES TIE-DOWN STAKES (TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)	Nominal Flow (gph)
15	0.6	0.9	0.6	0.9	0.6	0.9
20	273	155	314	250	424	322
30	318	169	353	294	508	368
40	360	230	413	350	586	414
50	395	255	465	402	652	474
60	417	285	528	420	720	488
60	460	290	596	455	780	514

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

4 DRIPLINE LAYOUT AND ASSEMBLY
N.T.S.



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

5 XFCV ON-SURFACE DRIPLINE AROUND TREE
N.T.S.