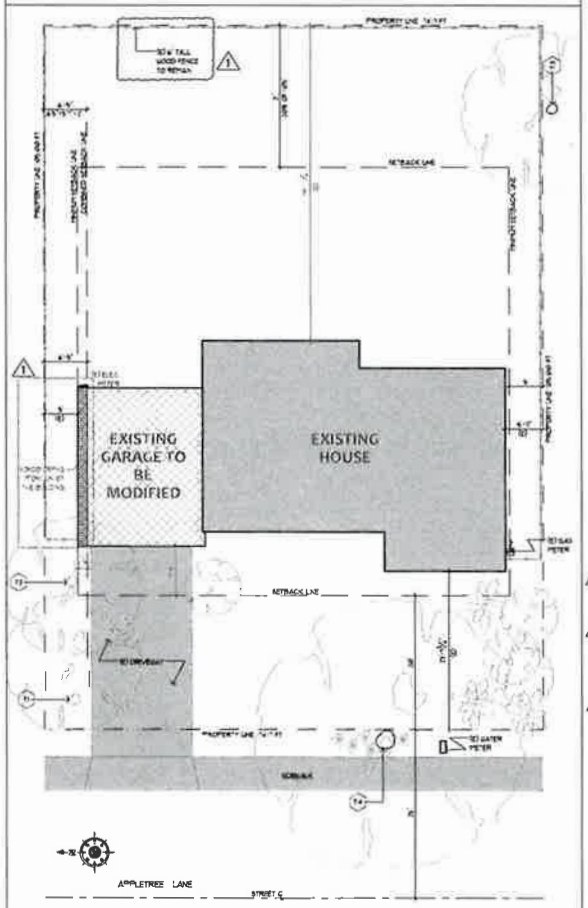
Attachment 9

PUBLIC WORKS NOTES

- REGELOGY MOUNTAIN VIEW IS THE CITY'S EXCLUSIVE HAULER AND SHOULD BE CONTACTED FOR ALL DEBRIS OR RECYCLING BOXES USING ANOTHER HAULER MAY VIOLATE CITY CODE 16.13 AND 16.21 AND RESULT IN CODE ENFORCEMENT ACTION.
- VALLEY WATER HAS RECORDS FOR 10351 WELLS LOCATED IN THE COUNTY, IT IS ALWAYS POSSIBLE THAT A WELL EXISTS THAT IS NOT IN VALLEY WATER'S RECORDS. IF PREVIOUSLY UNKNOWN WELLS ARE FOUND ON THE SUBJECT PROPERTY DURING DEVELOPMENT, THEY MUST BE PROPERLY DESTROYED UNDER A PERMIT FROM VALLEY WATER OR REGISTERED WITH VALLEY WATER AND PROTECTED FROM DAMAGE.
- 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 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 AND SANITARY SEWER CLEANOUTS AS WELL AS TRASH ENCLOSURES, 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.
- CONTRACTOR TO SUBMIT A PUBLIC WORKS EXCAVATION PERMIT APPLICATION FOR ALL APPLICABLE WORK WITHIN THE PUBLIC RIGHT-OF-WAY



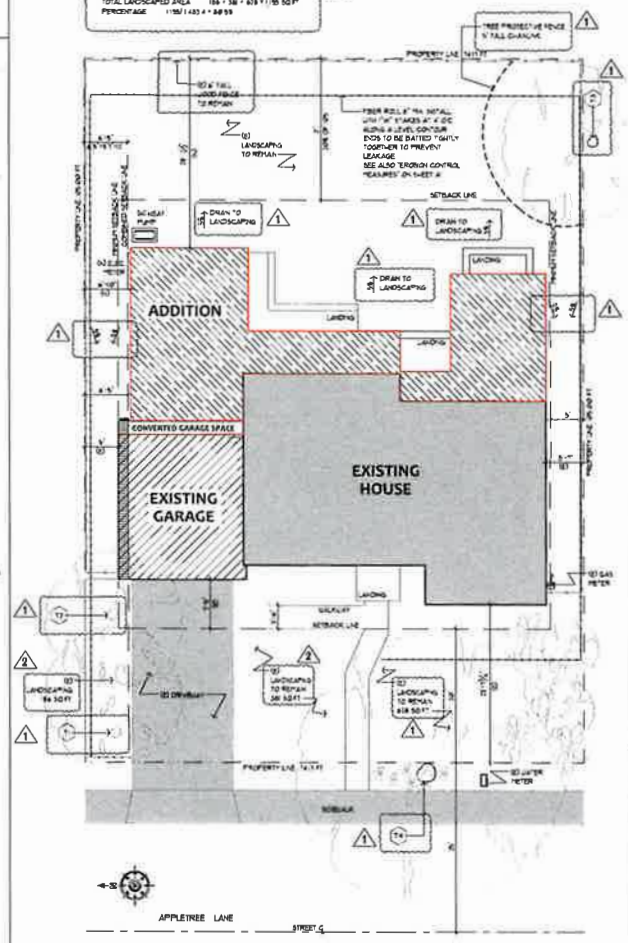
1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

TREE LIST

MARK	SPECIES	CIRCUMFERENCE AT 54" FROM GRADE	STATUS	NOTE
1	LIQUIDAMBAR STYRACIFLUA	52"	TO REMAIN	HERITAGE TREE
2	LIQUIDAMBAR STYRACIFLUA	53"	TO REMAIN	HERITAGE TREE
3	CEDRUS DEODARA	123.5"	TO REMAIN	HERITAGE TREE
4	CINNAMOMUM CAMPHORA	80"	TO REMAIN	CITY STREET TREE

FRONT YARD TO BE PERMANENTLY LANDSCAPED

FRONT SETBACK AREA 24'(FOOT) * 1,483.4 SQ FT
TOTAL LANDSCAPED AREA 186 + 38 + 428 = 1,155 SQ FT
PERCENTAGE 1,155 / 1,483.4 = 78%



2 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT DATA

PROPERTY ADDRESS
1851 APPLETREE LANE, MOUNTAIN VIEW, CA 94040
PROPERTY OWNER
GRACE TANGGARA AND DAVID CHAW

APN	165-32-061
ZONING	R1
OCCUPANCY GROUP	R-3/U
CONSTRUCTION TYPE	V-B
LOT SIZE	7,181 SQ FT
MAX ALLOWED	
FAR: 0.45 - (0.00004 * 7,181) = 0.43	3,236.11 SQ FT
MAX HEIGHT	34 FT
EXISTING	
NUMBER OF STORIES	1
BEDROOMS/BATHROOMS	3/2
SPRINKLED	NO
(E) LIVING SPACE	1,384 SQ FT
(E) GARAGE	448 SQ FT
(E) TOTAL FLOOR AREA (2) 1,832	1,832 SQ FT
PROPOSED	
NUMBER OF STORIES	1
BEDROOMS/BATHROOMS	4/3.5
SPRINKLED	NO
(N) LIVING SPACE ADDITION	858 SQ FT
GARAGE CONVERTED TO LIVING SPACE	38 SQ FT
(E) LIVING SPACE	1,384 SQ FT
TOTAL LIVING SPACE	2,221 SQ FT
(E) GARAGE TO REMAIN	410 SQ FT
(N) TOTAL FLOOR AREA FOR TITLE 24	2,631 SQ FT
(N) TOTAL FLOOR AREA FOR F.A.R	2,676 SQ FT
F.A.R	37.1%

DESCRIPTION OF WORK

ADDITION AND REMODEL OF SINGLE FAMILY HOME WITH ATTACHED GARAGE

- ADD 858 SQ FT TO ACCOMMODATE NEW BEDROOM SUITE, DINING, RELOCATED KITCHEN AND LIVING ROOM EXTENSION
- CONVERT 38 SQ FT GARAGE SPACE INTO LIVING SPACE
- NEW LAUNDRY ROOM AND HALF BATH
- REMODEL 3 EXISTING BATHROOMS
- INSTALL NEW ELECTRIC HEAT PUMP
- INSTALL NEW GAS TANKLESS WATER HEATER
- RELOCATE ELECTRICAL METER

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF MOUNTAIN VIEW:
   - 2022 CALIFORNIA RESIDENTIAL CODE
   - 2022 CALIFORNIA MECHANICAL CODE
   - 2022 CALIFORNIA PLUMBING CODE
   - 2022 CALIFORNIA FIRE CODE
   - 2022 CALIFORNIA ELECTRICAL CODE
   - 2022 CALIFORNIA ENERGY CODE
   - 2022 CALIFORNIA GREEN BUILDING CODE
   - 2022 CALIFORNIA BUILDING CODE
   - MOUNTAIN VIEW MUNICIPAL CODE
2. ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH NEW CONSTRUCTION BEGIN HERE
3. ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED
4. NOTED DIMENSIONS SHALL BE PREFERRED OVER SCALED DIMENSIONS
5. WHERE DETAILS SHALL APPLY TO SIMILAR CONDITIONS
6. IF THE EXISTING CONDITIONS ARE FOUND TO BE DIFFERENT THE DRAWINGS SHALL BE REVISED BEFORE WORK CAN PROCEED
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE PROJECT INCLUDING BUT NOT LIMITED TO:
   - ALL WORK REQUIRED TO PREPARE FOR NEW CONSTRUCTION
   - THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC. AS REQUIRED TO COMPLETE THE PROJECT
   - THE HAULING OF ALL NEW WALL, CEILING, ROOFING MATERIALS AND FIXTURES UNLESS NOTED OTHERWISE
8. A MINIMUM OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE RECYCLED OR SALVAGED TO MOUNTAIN VIEW REGULATIONS

EROSION CONTROL MEASURES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ANY EXCESS MATERIALS FROM THE WORK SITE
2. STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT WILL NOT BE ALLOWED IN OR UPON THE PUBLIC RIGHT-OF-WAY. ALL MATERIAL INTENDED FOR THE USE ON ANY PROJECT SHALL BE OFF LOADED DIRECTLY FROM DELIVERY VEHICLES AND PLACED AS REQUIRED DURING THE COURSE OF CONSTRUCTION
3. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS
4. ROOF RUNOFF SHALL BE DIRECTED ONTO VEGETATED AREAS
5. EXISTING VEGETATION AREAS SHALL BE RETAINED AS POSSIBLE
6. ATTACHED TO THE PLANS BLUEPRINT FOR A CLEAN BAY WATER POLLUTION PREVENTION PROGRAM'S CONSTRUCTION BMP. CONTRACTOR REQUIRED TO IMPLEMENT APPLICABLE BMPS
7. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS/WASTE PROPERLY TO PREVENT CONTACT WITH STORMWATER
8. CONTRACTOR SHALL TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/SUBCONTRACTORS RE: CONSTRUCTION BMPS
9. INSTALL GRAVEL BAGS AROUND STORM DRAIN INLETS
10. INSTALL ROCKED ACCESS AREA AT THE DRIVEWAY ENTRANCE
11. INSTALL FIBER ROLL AROUND THE PERIMETER OF THE LOT. FIBER ROLL SHALL BE 8" MIN. INSTALL WITH "X" STAKES AT 4' O.C. ALONG A LEVEL CONTOUR. ENDS TO BE BATTED TIGHTLY TOGETHER TO PREVENT LEAKAGE.

LOCATION MAP

Reviewed for Code Com
05/08/2024
CSG CONSULTANTS

City of Mountain View
APPROVED FOR CONSTRUCTION
PERMIT # BLDG23-2024
DATE: 05/20/24
Community Development Department | Building Division
500 Castro Street | Mountain View, CA 94041
Website: www.mountainview.gov/building

SHEET INDEX

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A3	EXISTING AND DEMOLITION PLANS, EXISTING ELEVATIONS
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A5	PROPOSED ELEVATIONS
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S0.3	STRUCTURAL DETAILS
S2.4	STRUCTURAL DETAILS
HF0	HARDY FRAME DETAILS
HF10	HARDY FRAME DETAILS
BLUEPRINT FOR A CLEAN BAY	

CORNELIA HABEL
RESIDENTIAL DESIGN
PHONE 650 391 1151
cornelia-habel@gmail.com

CHAW-TANGGARA RESIDENCE

1851 APPLETREE LANE, MOUNTAIN VIEW, CA 94040

Cornelia Habel

DATE	AUGUST 5, 2023
REVISIONS	
1	OCTOBER 13, 2023
2	FEBRUARY 19, 2024

A1

PUBLIC WORKS NOTES

- RECOLOGY MOUNTAIN VIEW IS THE CITY'S EXCLUSIVE HAULER AND SHOULD BE CONTACTED FOR ALL DEBRIS OR RECYCLING BOXES USING ANOTHER HAULER MAY VIOLATE CITY CODE 16.13 AND 16.11 AND RESULT IN CODE ENFORCEMENT ACTION.
- WHILE VALLEY WATER HAS RECORDS FOR MOST WELLS LOCATED IN THE COUNTY, IT IS ALWAYS POSSIBLE THAT A WELL EXISTS THAT IS NOT IN VALLEY WATER'S RECORDS. IF PREVIOUSLY UNKNOWN WELLS ARE FOUND ON THE SUBJECT PROPERTY DURING DEVELOPMENT, THEY MUST BE PROPERLY DESTROYED UNDER A PERMIT FROM VALLEY WATER OR REGISTERED WITH VALLEY WATER AND PROTECTED FROM DAMAGE.
- 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 KEEPING THE STREETS WITH BOTH A BROOM-TYPE SWEEPER AND A REGENERATIVE AIR VACUUM SWEEPER, AS DIRECTED BY THE PUBLIC WORKS DIRECTOR OR DESIGNATED REPRESENTATIVE.
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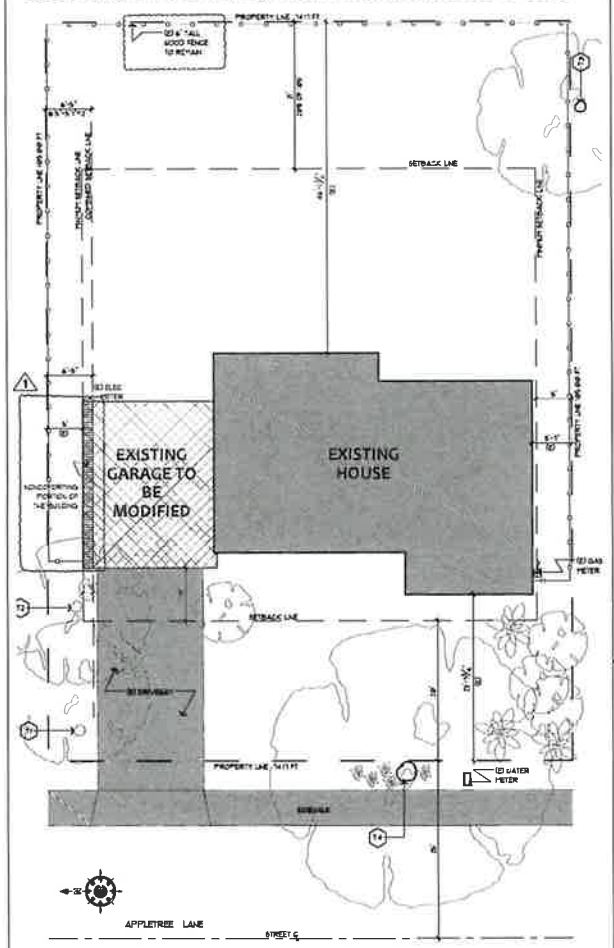
- CONTRACTOR TO SUBMIT A PUBLIC WORKS EXCAVATION PERMIT APPLICATION FOR ALL APPLICABLE WORK WITHIN THE PUBLIC RIGHT-OF-WAY



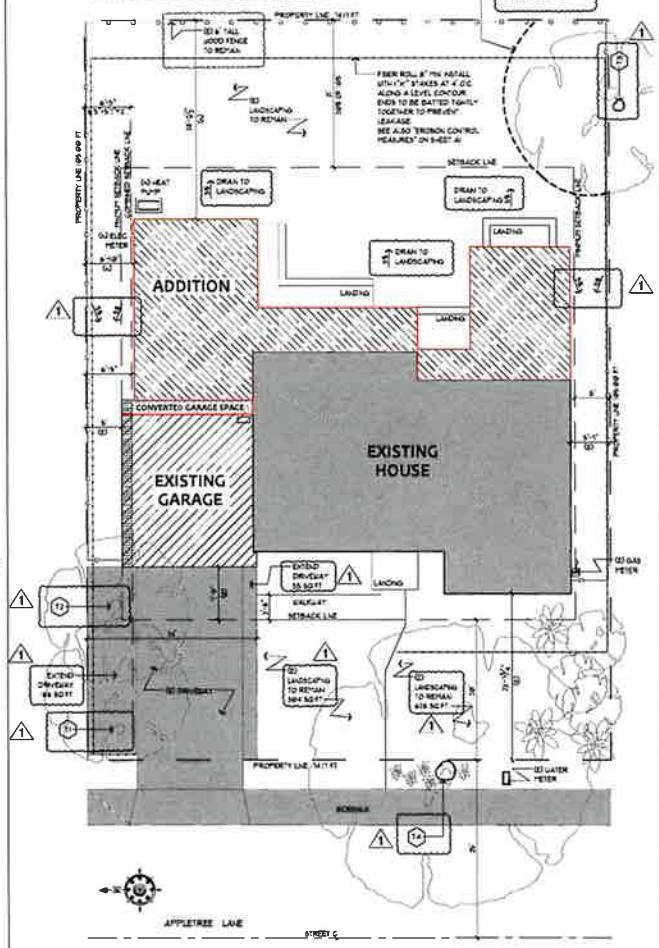
1 EXISTING SITE PLAN
SCALE 1/8" = 1'-0"

TREE LIST

MARK	SPECIES	CIRCUMFERENCE AT 54" FROM GRADE	STATUS	NOTE
1	LIQUIDAMBAR STYRACIFLUA	53"	TO BE REMOVED	HERITAGE TREE
2	LIQUIDAMBAR STYRACIFLUA	53"	TO BE REMOVED	HERITAGE TREE
3	CEDRUS DEODARA	122 1/2"	TO REMAIN	HERITAGE TREE
4	CINNAMOMUM CAMPHORA	84"	TO REMAIN	CITY STREET TREE

FRONT YARD TO BE PERMANENTLY LANDSCAPED

FRONT SETBACK AREA 741'x19' = 1,483.4 SQ.FT
TOTAL LANDSCAPED AREA 369.4 + 63.8 = 533 SQ.FT
PERCENTAGE 533/1,483.4 = 63.8%



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

PROJECT DATA

PROPERTY ADDRESS
1851 APPLETREE LANE, MOUNTAIN VIEW, CA 94040
PROPERTY OWNER
GRACE TANGGARA AND DAVID CHAW

APN	160-32-016
ZONING	R1
OCCUPANCY GROUP	R-3/U
CONSTRUCTION TYPE:	V-B
LOT SIZE	7,361 SQ FT

MAX ALLOWED

FAR* 0.50 - (0.00001 * 7,361) = 0.473	3,386.11 SQ.FT
MAX HEIGHT:	24 FT

EXISTING

NUMBER OF STORIES	1
BEDROOMS/BATHROOMS	4/3
SPRINKLED	NO
(E) LIVING SPACE	1,384 SQ.FT.
(E) GARAGE	440 SQ.FT.
(E) TOTAL FLOOR AREA (2) 3983	1,944 SQ.FT

PROPOSED

NUMBER OF STORIES	1
BEDROOMS/BATHROOMS	4/3.5
SPRINKLED	NO
(N) LIVING SPACE ADDITION	859 SQ.FT.
GARAGE CONVERTED TO LIVING SPACE	38 SQ.FT
(E) LIVING SPACE	1,384 SQ.FT
TOTAL LIVING SPACE	2,231 SQ.FT
(E) GARAGE TO REMAIN	402 SQ.FT.
(N) TOTAL FLOOR AREA FOR TITLE 24	2,634 SQ.FT
(N) TOTAL FLOOR AREA FOR F.A.R	2,675 SQ.FT
F.A.R	36.4%

DESCRIPTION OF WORK

ADDITION AND REMODEL OF SINGLE FAMILY HOME WITH ATTACHED GARAGE.

- ADD 859 SQ.FT. TO ACCOMMODATE NEW BEDROOM SUITE, DINING, RELOCATED KITCHEN, AND LIVING ROOM EXTENSION.
- CONVERT 38 SQ.FT GARAGE SPACE INTO LIVING SPACE.
- NEW LAUNDRY ROOM AND HALF BATH.
- REMODEL 2 EXISTING BATHROOMS
- INSTALL NEW ELECTRIC HEAT PUMP.
- INSTALL NEW GAS TANKLESS WATER HEATER.
- RELOCATE ELECTRICAL METER.

SHEET INDEX

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SD2 STRUCTURAL DETAILS
SD3 STRUCTURAL DETAILS
SD4 STRUCTURAL DETAILS
HP1 HARDY FRAME DETAILS
HP2 HARDY FRAME DETAILS
BLUEPRINT FOR A CLEAN BAY

GENERAL NOTES

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   - 2022 CALIFORNIA GREEN BUILDING CODE
   - 2022 CALIFORNIA BUILDING CODE
   - MOUNTAIN VIEW MUNICIPAL CODE
2. ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH NEW CONSTRUCTION WHEREVER
3. ALL NOTES AND DIMENSIONS SHALL BE FIELD VERIFIED
4. WRITTEN DIMENSIONS SHALL BE OBSERVED OVER SCALED DIMENSIONS
5. SIMILAR DETAILS SHALL APPLY TO SIMILAR CONDITIONS.
6. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE DESIGNER SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.
7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE PROJECT, INCLUDING BUT NOT LIMITED TO:
   - ALL WORK REQUIRED TO PREPARE FOR NEW CONSTRUCTION
   - THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC. AS REQUIRED TO COMPLETE THE PROJECT
   - THE PATCHING OF ALL NEW WALL CEILING ROOFING MATERIALS AND SURFACES UNLESS NOTED OTHERWISE
8. A PORTION OF ONE OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE RECYCLED OR SALVAGED TO MOUNTAIN VIEW REGULATION

EROSION CONTROL MEASURES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ANY EXCESS MATERIALS FROM THE WORK SITE.
2. STORAGE OF CONSTRUCTION MATERIALS AND EQUIPMENT WILL NOT BE ALLOWED IN OR UPON THE PUBLIC RIGHT-OF-WAY. ALL MATERIAL INTENDED FOR THE USE ON ANY PROJECT SHALL BE OFF-LOADED DIRECTLY FROM DELIVERY VEHICLES AND PLACED AS REQUIRED DURING THE COURSE OF CONSTRUCTION.
3. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY ORDERS.
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5. EXISTING VEGETATION AREAS SHALL BE RETAINED AS POSSIBLE.
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9. INSTALL GRAVEL BAGS AROUND STORM DRAIN INLETS.
10. INSTALL ROCKED ACCESS AREA AT THE DRIVEWAY ENTRANCE.
11. INSTALL FIBER ROLL AROUND THE PERIMETER OF THE LOT. FIBER ROLL SHALL BE 8" MIN INSTALL WITH 1"x1" STAKES AT 4' O.C. ALONG A LEVEL CONTOUR. ENDS TO BE BATTED TIGHTLY TOGETHER TO PREVENT LEAKAGE.

LOCATION MAP

CORNELIA HABER
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cornelia.haber@gmail.com

CHAW-TANGGARA RESIDENCE

1851 APPLETREE LANE, MOUNTAIN VIEW, CA 94040

Cornelia Haber

DATE	AUGUST 9, 2023
REVISIONS	
1	OCTOBER 15, 2023

A1