Martin-Weiss Residence

Custom Residence

52 West Summit Drive
Emerald Hills, CA 94062

ABBREVIATIONS

&	AND	EQUIP	EQUIPMENT	PA	PUBLIC ADDRESS
∠	ANGLE	ETC	ET CETERA, AND OTHER THINGS	PC	PIECE
@	AT	EW	EACH WAY	PERP, ⊥	PERPENDICULAR
°	DEGREE (ANGLE, BEARING, TEMP)	EXT	EXTERIOR	PH	PANIC HARDWARE
Ø	DIAMETER	(E)	EXISTING	PL	PLATE
Δ	DELTA, REVISION	EQ	EQUAL	PLAM	PLASTIC LAMINATE
/	DIVIDE, DIVIDED BY, SEQUENCE	EW	EACH WAY	PLAS	PLASTER
=, ≠	EQUAL (TO), NOT EQUAL (TO)	EXH	EXHAUST	PLMBG	PLUMBING
'	FOOT/FEET, MINUTES (BEARING)	EXP	EXPANSION, EXPANDING	PLYWD	PLYWOOD
"	INCH(ES), SECONDS (BEARING)	EXT	EXTERIOR	PNL	PANEL
>, ≥	GREATER THAN, OR EQUAL TO			POL	POLISHED
<, ≤	LESS THAN, OR EQUAL TO	FAB	FABRICATE, FABRICATION	PR	PAIR
-	MINUS, SUBTRACT(ED)	FD	FLOOR DRAIN	PREFAB	PREFABRICATED
#	NUMBER, POUND(S)	FDN	FOUNDATION	PSF	POUNDS PER SQUARE FOOT
%	PERCENT	FE, FEC	FIRE EXTINGUISHER, FE CABINET	PSI	POUNDS PER SQUARE INCH
+	PLUS, ADD(ED)	FF	FINISH FLOOR	PT	POINT, PRESSURE TREATED
±	PLUS/MINUS (APPROXIMATELY)	FG	FIBERGLASS	PTN	PARTITION
		FH	FIRE HYDRANT		
AB	ANCHOR BOLT	FIN	FINISH	R	RISER
ABV	ABOVE	FLR	FLOOR	(R)	REPLACED, RELOCATED
AC	ASPHALTIC CONCRETE	FOC	FACE OF CONCRETE	RAD	RADIAL, RADIUS
A/C	AIR CONDITIONING	FOS	FACE OF STUD	RCP	REFLECTED CEILING PLAN
ACOUST	ACOUSTIC(AL)	FRP	FIBERGLASS REINFORCED PANEL	RD	ROOF DRAIN
AD	AREA DRAIN	FS	FAR SIDE	RECPT	RECEPTACLE
ADDL	ADDITIONAL	FT	FOOT, FEET	REF	REFERENCE
ADJ	ADJUST(ABLE)	FTG	FOOTING	REINF	REINFORCE(MENT)
AEJ	ALL EDGE JOINTS	FURR	FURRING	REQD	REQUIRED
AFF	ABOVE FINISH FLOOR	FUT	FUTURE	REQMTS	REQUIREMENTS
AHJ	AUTHORITY HAVING JURISDICTION	FV	FIELD VERIFY	RESIL	RESILIENT
AIA	AMERICAN INSTITUTE OF ARCHITECTS			REV	REVISION
ALT	ALTERNATE, ALTERNATIVE	GA	GAUGE	RM	ROOM
ALUM	ALUMINUM	GAL	GALLON	RPM	REVOLUTIONS PER MINUTE
AMP	AMPERE	GALV	GALVANIZED	RV	ROOF VENT
ARCH	ARCHITECT(URAL)	GB	GRAB BAR	RWL	RAIN WATER LEADER
ASPH	ASPHALT	GC	GENERAL CONTRACOR		
ASSOC	ASSOCIATION	GD	GARBAGE DISPOSAL	S	SOUTH
AWN	AWNING	GL	GLASS	SAD	SEE ARCHITECTURAL DRAWINGS
		GND	GROUND	SAN	SANITARY
BD	BOARD	GSM	GALVANIZED SHEET METAL	SASM	SELF ADHERED SHEET MEMBRANE
BEL	BELOW	GYP	GYPSUM	SC	SOLID CORE
BLDG	BUILDING			SCD	SEAT COVER DISPENSER
BLK, BLKG	BLOCK, BLOCKING	HB	HOSEBIB	SCHED	SCHEDULE
BM	BEAM	HD	HOLDDOWN	SEC, SECT	SECTION
BN	BOUNDARY NAIL	HDR	HEADER	SF	SQUARE FOOT, FEET
BOT	BOTTOM	HDWD	HARDWOOD	SHT	SHEET
BS	BOTH SIDES	HDWR	HARDWARE	SHWR	SHOWER
BTU	BRITISH THERMAL UNIT	HE	HIGH EFFICACY	SIM	SIMILAR (TO)
BTWN	BETWEEN	HGR	HANGER	SJ	SEISMIC JOINT
		HM	HOLLOW METAL	SLD	SEE LANDSCAPE DRAWINGS
CAB	CABINET	HORIZ	HORIZONTAL	SM	SHEET METAL
CB	COLUMN BASE	HT	HEIGHT	SMS	SHEET METAL SCREW
CBC	CALIFORNIA BUILDING CODE	HVAC	HEAT VENT & AIR CONDITIONING	SND	SANITARY NAPKIN DISPENSER
CEC	CALIFORNIA ELECTRICAL CODE			SNR	SANITARY NAPKIN RECEPTACLE
CEM	CEMENT(ITIOUS)	ID	INSIDE DIAMETER	SPEC(S)	SPECIFICATION(S)
CER	CERAMIC	IN	INCH	SPL	SOLE PLATE NAILING
CF	CUBIC FEET	INCL	INCLUDE(S), INCLUDING	SQ	SQUARE
CFC	CALIFORNIA FIRE CODE	INFO	INFORMATION	SQ FT	SQUARE FOOT, FEET
CFM, CFS	CUBIC FEET PER MINUTE, SECOND	INSUL	INSULATION	SS, SSTL	STAINLESS STEEL
CI	CAST IRON	INV	INVERTED	ST	STRAP TIE, STREET
CIR	CIRCLE, CIRCULAR	INT	INTERIOR	STA, STN	STATION
CIRC	CIRCULATION			STE	SUITE
CJ	CONTROL JOINT	JAN	JANITOR	STL	STEEL
CL	CENTER LINE	JBOX	JUNCTION BOX	SUSP	SUSPENDED
CLG	CEILING	JCT	JUNCTION	SY, SQ YD	SQUARE YARD(S)
CLO	CLOSET	JH	JOINT HANGER	SYM	SYMMETRICAL
CLR	CLEAR	JT	JOINT	SW	SHEAR WALL
CMC	CALIFORNIA MECHANICAL CODE				
CNTR	COUNTER	KIT	KITCHEN	T, TRD	TREAD
CO	CLEAN OUT, COMPANY	KW	KILOWAT	TB	TOWEL BAR
COL	COLUMN			T&B	TOP AND BOTTOM
COMP	COMPOSITE	LAB	LABORATORY	TBC	TO BE CONFIRMED
CONC	CONCRETE	LAV	LAVATORY	TBS	TO BE SELECTED
CONN	CONNECT(ION)	LAT	LATERAL	TD	TIE DOWN
CONST	CONSTRUCTION	LB	POUND	TEL	TELEPHONE
CONT	CONTIN UE/IAL/UOUS	LF	LINEAL FEET, LINEAR FEET	TEMP	TEMPORARY, TEMPERATURE
COR	CORNER	LIN	LINEAL, LINEAR	TMPD	TEMPERED
CORR	CORRIDOR	LT	LIGHT	TER	TERAZZO
CPC	CALIFORNIA PLUMBING CODE	LVR	LOUVER	THRESH	THRESHOLD
CPR	COPPER			T&G	TONGUE AND GRROVE
CPT	CARPET	M, m	METER	THK	THICK(NESS)
CRC	CALIFORNIA RESIDENTIAL CODE	MATL	MATERIAL	THRU	THROUGH
CSMT	CASEMENT	MAX	MAXIMUM	TOC	TOP OF CONCRETE
CW	COLD WATER	MB	MACHINE BOLTS	TOS, TS	TOP OF SLAB
CU	CUBIC	MAX	MAXIMUM	TP	TOP PLATE
		MECH	MECHANICAL	TRANS	TRANSFORMER
DBL	DOUBLE	MEMB	MEMBRANE	TSTAT	THERMOSTAT
DBL HNG	DOUBLE HUNG	MFR, MNF	MANUFACTURER	TV	TELEVISION
DEG	DEGREE	MIN	MINIMUM, MINUTE	TYP	TYPICAL
DEPT	DEPARTMENT	MIR	MIRROR		
DET	DETAIL	MISC	MISCELLANEOUS	UC, U/C	UNDER-COUNTER
DF	DOUGLAS FIR, DRINKING FOUNTAIN	MTD	MOUNTED	UNF	UNFINISHED
DIA	DIAMETER	MTL	METAL	UNO	UNLESS NOTED OTHERWISE
DIAG	DIAGONAL	MUL	MULLION	UON	UNLESS OTHERWISE NOTED
DIM	DIMENSION			UR	URINAL
DISP	DISPENSER, DISPOSAL	N	NORTH		
DIST	DISTANCE	NEC	NATIONAL ELECTRICAL CODE	V	VOLT
DIV	DIVIDE, DIVISION	NIC	NOT IN CONTRACT	VB	VAPOR BARRIER
DN	DOWN	NO	NUMBER	VCT	VINYL COMPOSITION TILE
DOUG	DOUGLAS (FIR)	NOM	NOMINAL	VEN	VENEER
DR	DRAIN, DOOR	NS	NEAR SIDE	VERT	VERTICAL
DWG	DRAWING	NTS	NOT TO SCALE	VEST	VESTIBULE
DTL	DETAIL	(N)	NEW	VIF	VERIFY IN FIELD
DW	DISHWASHER			VOL	VOLUME
DWR	DRAWER	O/	OVER (ORDER OF INSTALLATION)		
		OAI	OUTSIDE AIR INTAKE	W	WEST
E	EAST	OC	ON CENTER	W/	WITH
EA	EACH	OD	OUTSIDE DIAMETER	W/O	WITHOUT
EL	ELEVATION	OFCI	OWNER FURNISHED GC INSTALLED	WC	WATER CLOSET
ELEC	ELECTRICAL	OFOI	OWNER FURNISHED & INSTALLED	WD	WOOD
ELEV	ELEVATION, ELEVATOR	OPNG	OPENING	WDW	WINDOW
EMER	EMERGENCY	OL	OCCUPANT LOAD	WH	WATER HEATER
EN	EDGE NAILING	OPG	OPENING	WO	WHERE OCCURS
ENCL	ENCLOSURE	OPP	OPPOSITE	WP	WATERPROOF(ING)
ENGR	ENGINEER	ORIG	ORIGINAL	WT	WEIGHT
EP	ELECTRICAL PANEL				
EQ	EQUAL	P, ∥, //	PARALLEL	YD	YARD

Build It Green
Smart Solutions From The Ground Up
Terry J. Martin Associates, A.I.A.
A Certified Build It Green Rater

ADDITIONAL DOCUMENTS & REQUIREMENTS

GEOTECHNICAL INVESTIGATION / SOIL REPORT

Report entitled "Geotechnical Investigation Update for Proposed New Residence, 52 West Summit Drive," dated 12/01/2021, project #1359, prepared by Pollak Engineering Inc., is part of the Construction Documents. All work must comply with Soil Report Requirements & Recommendations, the California Building Code, and all other applicable codes & ordinances as adopted, amended, & enforced by Local Jurisdiction (AHJ).

TITLE 24 CALIFORNIA ENERGY CODE COMPLIANCE

"Martin-Weiss Residence Energy Caculations", #TBD, dated TBD, prepared by FRI Energy Consultants, LLC, Project Title 24 Energy Consultant, is part of the Construction Documents. All work must comply with Energy Report Requirements & Recommendations, California Energy Code, & all other applicable codes & ordinances as adopted, amended, & enforced by Local Jurisdiction (AHJ).

ARBORIST

Report entitled Arborist Report for 52 West Summit Dr, dated 06/24/2022, prepared by Advanced Tree Care, is part of the Construction Documents. All work must comply with Arborist Report Requirements & Recommendations, the California Building Code, and all other applicable codes & ordinances as adopted, amended, & enforced by Local Jurisdiction (AHJ).

1

COORDINATION REQUIREMENTS

COORDINATE WITH ARCHITECT

See Construction Observation Note on this sheet. Provide Architect with minimum 48 hour notice of milestone requiring construction observation. Copy Architect on all correspondence with all Project Consultants.

COORDINATE WITH ARCHITECT & INSTALLER

TITLE 24 ENERGY CODE INSTALLATION REQUIREMENTS

Architect, General Contractor, & Installers must be present for site meeting prior to completion & signing of Energy Code Compliance Forms & Installation Certificates by the Installers. Provide Architect with minimum 48 hour prior notice. Required forms are listed in the Title 24 Energy Report.

COORDINATE WITH STRUCTURAL ENGINEER

Coordinate with Architect & Structural Engineer to provide required notice & to schedule mandatory construction observation. Provide Architect with minimum 48 hours advance notice and the opportunity to be present for any & all site visits & construction observation attended by the structural engineer. Submit all Requests for Information to Architect. Copy Architect on all correspondence with Project Structural Engineer, Energy Consultant, and all other Professional Consultants.

AREA CALCULATIONS

Lower Level	933 Sq Ft
Main Level	1,585 Sq Ft
Total Living SF Includes Stairs Open to Below	2,518 Sq Ft
+ 2-Car Garage	453 Sq Ft
+ Entry	49 Sq Ft
Total Square Footage	3,020 Sq Ft
Not Counted as SF:	
Lower Level Deck	405 Sq Ft
Main Level Deck	405 Sq Ft
Proposed Floor Area Ratio FAR = 3,020 Sq Ft/10,076 Sq Ft	29.9%
Total SF Allowed	3,022 Sq Ft @ 30%
Proposed Lot Coverage (In Square Feet)	2,442 Sq Ft
Proposed Lot Coverage Ratio PLC = 2,442 Sq Ft/10,076 Sq Ft	24.2%
Total Lot Coverage Allowed	2,519 Sq Ft @ 25%

CONSTRUCTION OBSERVATION REQUIRED

General Contractor is required to schedule & coordinate the following mandatory construction observation site visits with Architect present.
Provide notice to Architect at least 48 hours prior to such visits.
Prior to beginning work, provide Architect & Owner with a critical path schedule showing the following construction milestones:

INITIALS	REQD	SITE VISIT MILESTONE
_____	☒	Pre-Construction Site Meeting
_____	☒	After Finish Removal, Prior to Structural Demolition
_____	☒	Rough Framing
_____	☒	Window Selection, Prior to Ordering Windows
_____	☒	Rough Electrical, Mounted Boxes Prior to Pulling Wire
_____	☒	Framing & Insulation, Prior to Covering Framing w/ Finishes

Additionally, Contractor shall schedule a mandatory walkthru with Architect & Owner present at Substantial Completion.

_____ ☒ Substantial Completion Prior to Granting Occupancy

Architect's initials are required to the left of each site visit listed prior to proceeding with subsequent work & indicate only that Architect was present & provided with the opportunity to observe construction at that phase.

PROJECT DATA

PROJECT ADDRESS:	52 West Summit Drive Emerald Hills CA 94062
OWNER:	Sallie Martin
APN:	057-111-34-0
ZONING:	RH-DR (Residential Hillside / Design Review)
LOT AREA:	10,076 Sq Ft (0.231 Acres ±)
BUILDING AREA:	See Area Calculations on this sheet
STORIES:	2 Story Residence w/ Attached Garage
CONSTRUCTION TYPE:	Type VB
FIRE SPRINKLERS:	None
OCCUPANCY:	Group R-3 Single Family Residence, Group U Private Garage
APPLICABLE CODES:	Emerald Hills Municipal Code 2019 CA RESIDENTIAL BUILDING CODE 2019 CA Bldg Code, 2019 CA Res Bldg Code, 2019 CA Elec Code 2019 CA Mech Code, 2019 CA Plmbg Code, 2019 CA Energy Code 2019 CA Fire Code, 2019 CalGreen Code, 2019 CA Ref Stds Code All as amended by The State Of California and Local Jurisdiction(s).

SHEET INDEX

A-1	Cover Sheet & Project Info
C-1	Civil: Grading & Drainage Plan
C-2	Civil: Profiles & Cross Sections
C-3	Civil: Water Control Pollution Plan
C-4	Civil: Topographic Survey
C-5	Civil: Blueprint for a Clean Bay
A-2	Schematic Site Plan
A-3.1	Lower Level Floor Plan
A-3.2	Upper Level Floor Plan
A-4	Roof Plan
A-5	Exterior Elevations
A-6	Cross Section A-A

PROJECT TEAM

OWNER

Sallie Martin
52 W Summit Dr
Emerald Hills, CA 94062
(650) 303-0196
sallie_martin@yahoo.com

ARCHITECT

Terry J. Martin Associates, AIA
Terry J. Martin, AIA
1615 Westwood Dr
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terry@tma-arch.com

SOILS ENGINEER

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(408) 499-5589
rp@pollakengineering.com

CIVIL ENGINEER

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(831) 763-1661
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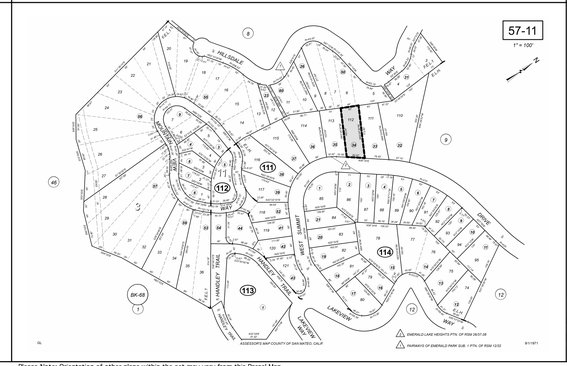
ARBORIST

Advanced Tree Care
Robert Weatherill, WE
965 E San Carlos Ave
San Carlos, CA 94070
(650) 839-9539
rweather@pacbell.net

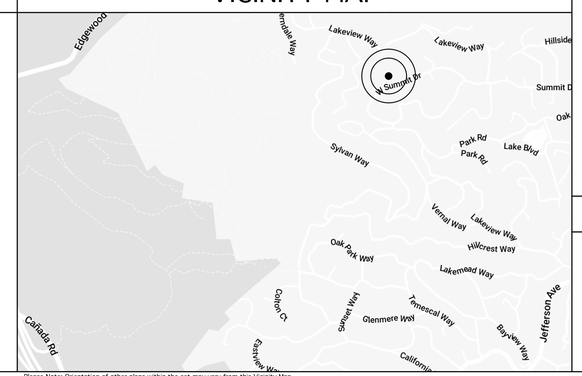
1

PARCEL MAP



Please Note: Orientation of other plans within the set may vary from this Parcel Map.

VICINITY MAP



Please Note: Orientation of other plans within the set may vary from this Vicinity Map.

PROJECT SCOPE

Existing single-family residence and driveway to be removed.
Provide new two-story single-family residence with driveway and site improvements as shown.
Remove 5 trees total (no protected species).

1

1615 Westwood Drive
San Jose, CA 95125
Phone: 408-209-5152
terry@tma-arch.com

TERRY J. MARTIN ASSOCIATES, A.I.A.
RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # C23221

Dates & Revisions

Rev	Description	Date:
1	Architectural Design Review Resubmittal	08/05/2022
	Architectural Design Review Submittal	05/02/2022

Project

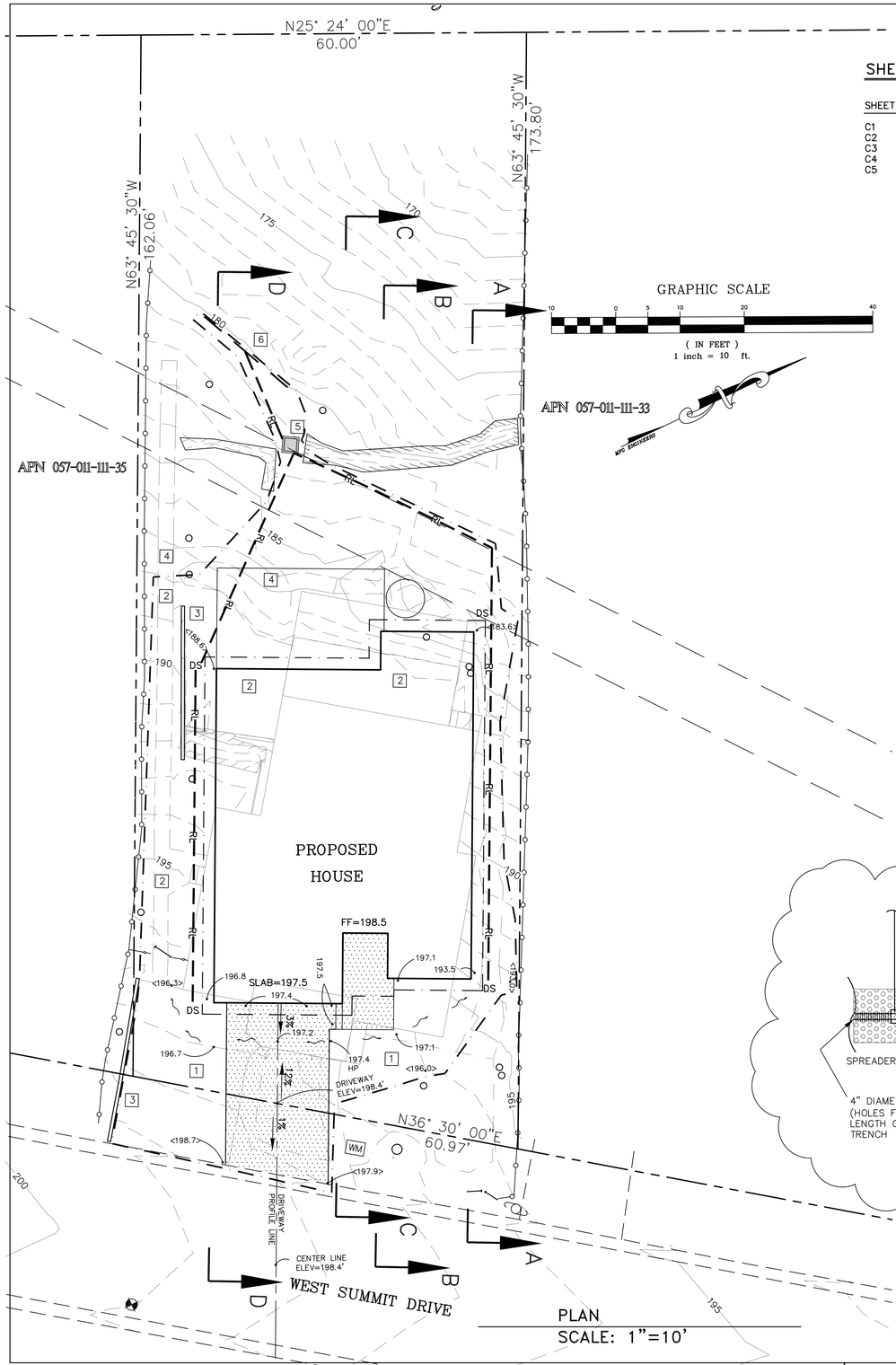
Martin-Weiss Residence
Custom Residence
52 West Summit Drive
Emerald Hills, CA 94062

Print Date:	08/05/2022
Project:	#21034
Scale:	N/A
Drawn by:	TJ, RTP

Sheet Title:

COVER SHEET & PROJECT INFO

A-1



PLAN
SCALE: 1"=10'

SHEET INDEX

SHEET	DESCRIPTION
C1	GRADING & DRAINAGE PLAN, DETAILS
C2	DRIVEWAY PROFILE, CROSS SECTIONS
C3	WATER POLLUTION CONTROL PLAN
C4	TOPOGRAPHIC MAP
C5	SAN MATEO COUNTY BMP SHEET

GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO PROVIDE FOR GRADING AND DRAINAGE IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF SAN MATEO COUNTY AND THE GEOTECHNICAL INVESTIGATION PREPARED BY POLLAK ENGINEERING, INC(DATED DECEMBER 1, 2021).
2. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
3. STORM DRAIN PIPE SHALL BE POLY VINYL CHLORIDE CONFROMING TO ASTM D 3034, SDR 35 OR APPROVED EQUIVALENT SMOOTH WALL PIPE. CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
4. CONTRACTOR SHALL TIE ALL DOWNSPOUTS INTO THE NEW STORM DRAIN SYSTEM WITH WATER TIGHT 4" DIAMETER RAIN WATER LEADERS. PROVIDE AIR GAP WHERE LEADER GOES UNDERGROUND.
5. CONTRACTOR SHALL GRADE THE INVERTS OF ALL DRAIN BOXES AND INSTALL ALL STORM DRAIN PIPING TO DRAIN SO AS TO ELIMINATE ALL STANDING WATER.
6. CONTRACTOR SHALL GRADE TO PROVIDE 5% MINIMUM SLOPE AWAY FROM BUILDING FOR A MINIMUM DISTANCE OF 10 FEET IN LOCATIONS WERE CONCRETE SWALE OR CONCRETE FLAT WORK IS NOT INSTALLED, UNLESS OTHERWISE NOTED
7. DIRT AND DEBRIS SHALL NOT BE WASHED INTO STORM DRAINAGE FACILITIES.
8. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SITE SAFTEY 24 HOURS A DAY DURING THE COURSE OF CONSTRUCTION, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.
10. ASPHALT CONCRETE (AC) SHALL BE 1/2" MAXIMUM TYPE "B" IN CONFORMANCE WITH SECTION 39 OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATIONS. ASPHALT SHALL BE PG-6410 AND AMOUNT TO BE MIXED WITH THE AGGREGATE SHALL BE BETWEEN 5 AND 7 PERCENT BY WEIGHT OF DRY AGGREGATE. ASPHALT FOR AC CURBS SHALL BE PG-6410 WITH 3/8" MAXIMUM SIZE AGGREGATE.

LEGEND

4" PVC RAIN WATER LEADER FROM DOWN SPOUT	RL
DOWN SPOUT LOCATION	DS
EXISTING FINISH FLOOR	EXST FF
NEW FINISH GRADE	100.7 100.2
EXIST. GRADE	<100.7>
CONCRETE DRIVEWAY OR STOOP (STRUCTURAL DESIGN BY OTHERS)	
INSTALL CHRISTY V64 DRAIN BOX AND GRATE	
AREA OF DISTURBANCE (5,290 SQUARE FEET)	
EAVE LINE	
PROPERTY LINE	
4" RL @ 1% MIN	RL RL
EXST ELEVATION CONTOUR (1' INTERVAL)	
EXST ELEVATION CONTOUR (5' INTERVAL)	485
GRADE TO DRAIN	

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS AREA

DRIVEWAY	465* SF
HOUSE	2,061* SF
CONCRETE PATIO	510* SF
CONCRETE WALK(REMOVE)	176* SF
CONCRETE WALK(REMAIN)	152 SF
TOTAL EXISTING IMPERVIOUS AREA	3,364 SF

PROPOSED IMPERVIOUS AREA

NEW HOUSE & STOOP	2,467 SF
DRIVEWAY	431 SF
TOTAL PROPOSED IMPERVIOUS AREA	2,898 SF
IMPERVIOUS AREA TO BE REMOVED	3,212 SF
NEW IMPERVIOUS AREA	2,898 SF
NET IMPERVIOUS AREA TO BE REMOVED	314 SF

*IMPERVIOUS AREA TO BE REMOVED

ESTIMATED EARTHWORK
(NOT FOR BIDDING PURPOSES)

CUT

AT DRIVEWAY & FRONT YARD	5 CUBIC YARDS
AT HOUSE	82 CUBIC YARDS
HOUSE FOUNDATION	15 CUBIC YARDS
TOTAL CUT	102 CUBIC YARDS

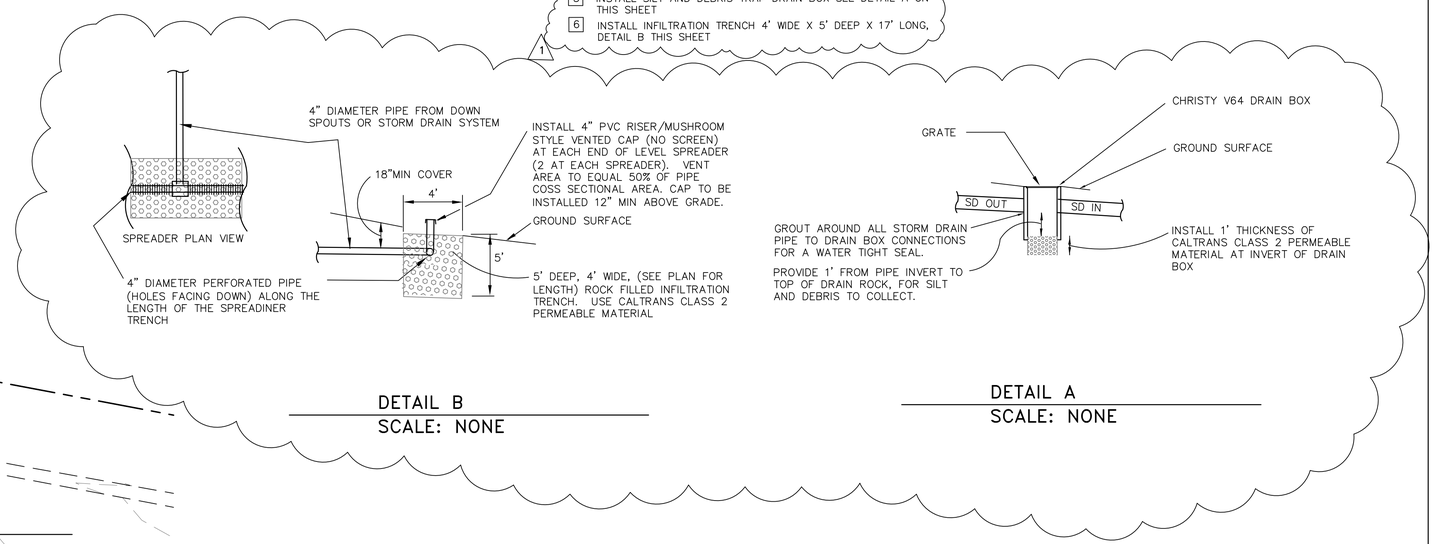
FILL

AT DRIVEWAY & FRONT YARD	5 CUBIC YARDS
TOTAL FILL	5 CUBIC YARDS

DOES NOT INCLUDE SHRINKAGE FACTOR FOR FILL OR ANY FILL KEYWAYS

PROPOSED IMPROVEMENT NOTES

1. REMOVE ALL CONCRETE AT FRONT OF HOUSE; DRIVEWAY STOOP AND CONCRETE WALKS
2. REMOVE CONCRETE WALK AND PATIO
3. RETAINING WALL TO REMAIN
4. CONCRETE WALK TO REMAIN
5. INSTALL SILT AND DEBRIS TRAP DRAIN BOX SEE DETAIL A ON THIS SHEET
6. INSTALL INFILTRATION TRENCH 4' WIDE X 5' DEEP X 17' LONG, DETAIL B THIS SHEET



DETAIL B
SCALE: NONE

DETAIL A
SCALE: NONE

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

DATE	REVISION	BY
4/1/22	1 RESPOND TO PLAN CHECK COMMENTS 1 REVISE INFILTRATION TRENCH DETAIL BASED ON NEW STORM DRAIN CALCULATIONS	MFG

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43754 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

REGISTERED LAND SURVEYOR MICHAEL F. GOODHUE No. 7820 Exp. 12/31/22 STATE OF CALIFORNIA

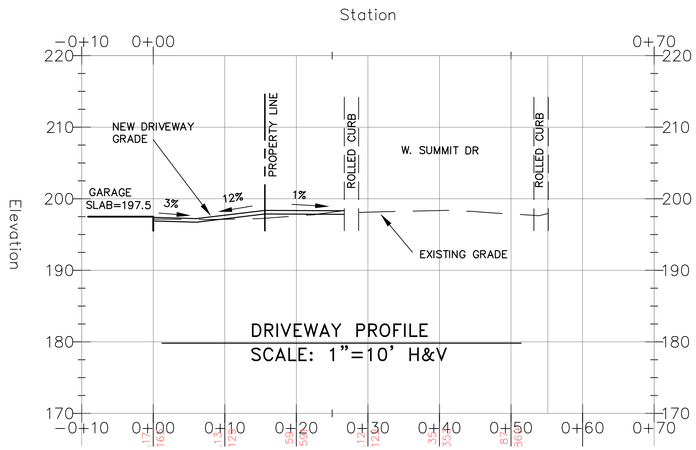
8/1/22

PROJECT ENGINEER
MFG Engineers, Inc
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

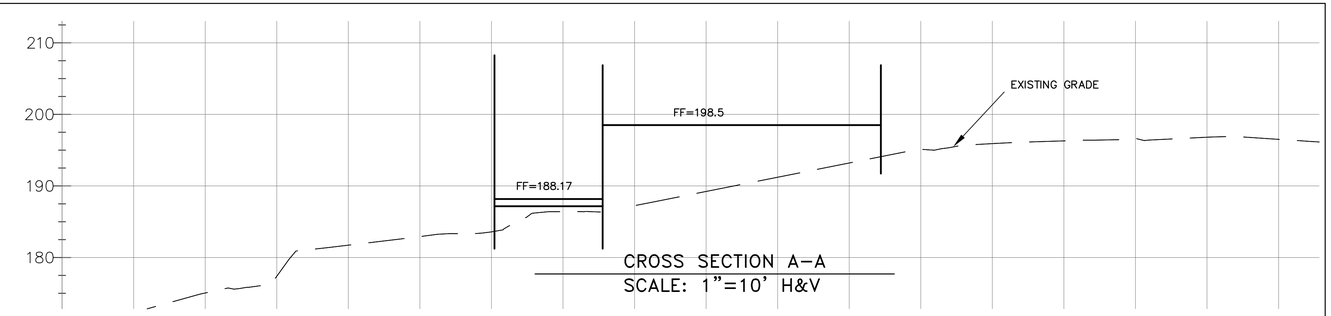
APN 057-011-111-34

GRADING & DRAINAGE PLAN
52 W. SUMMIT DRIVE, REDWOOD CITY, CA

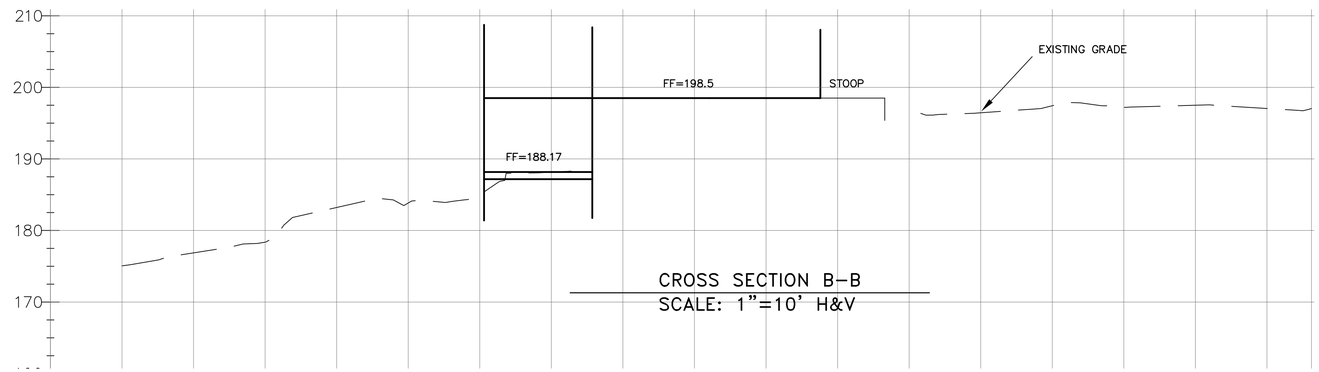
DRAWN: MFG
CHECKED: MFG
DATE: 4/22
SCALE: 1"=10'
JOB NO.
SHEET
C1 OF 5



DRIVEWAY PROFILE
SCALE: 1"=10' H&V



CROSS SECTION A–A
SCALE: 1"=10' H&V



CROSS SECTION B–B
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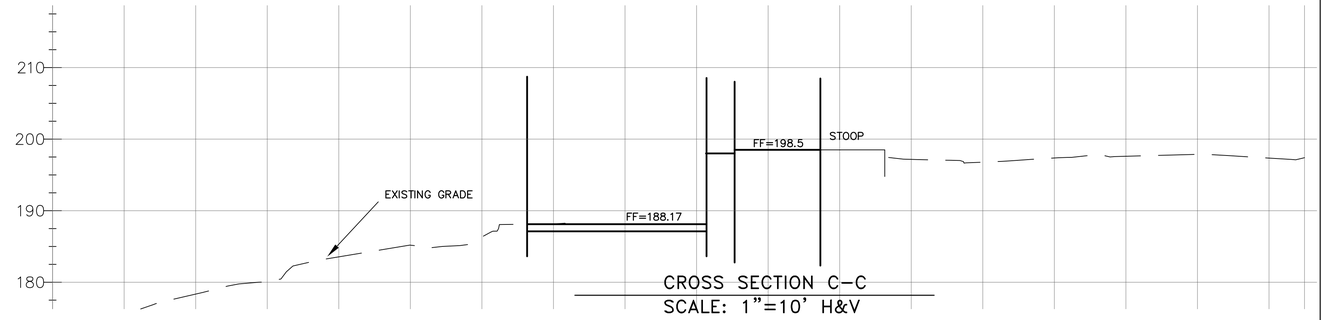
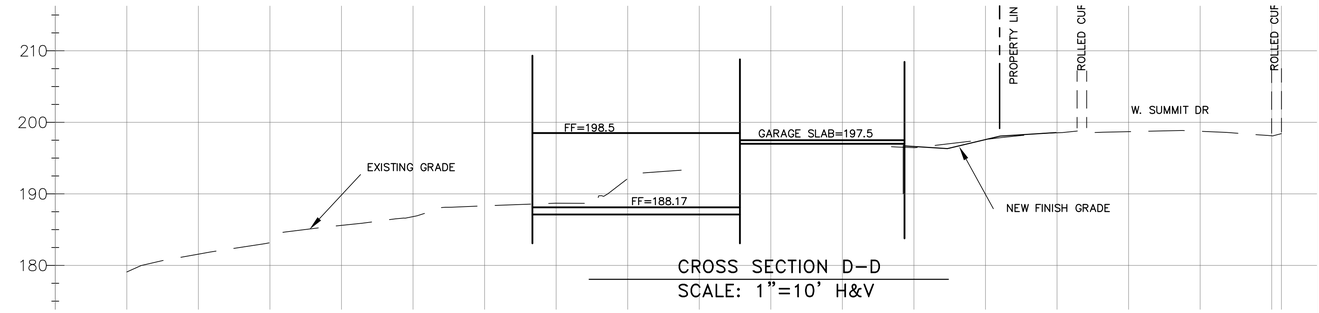


CROSS SECTION C–C
SCALE: 1"=10' H&V



CROSS SECTION D–D
SCALE: 1"=10' H&V

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

DATE	REVISION	BY

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43754 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7820 Exp. 12/31/22 STATE OF CALIFORNIA 4/27/22

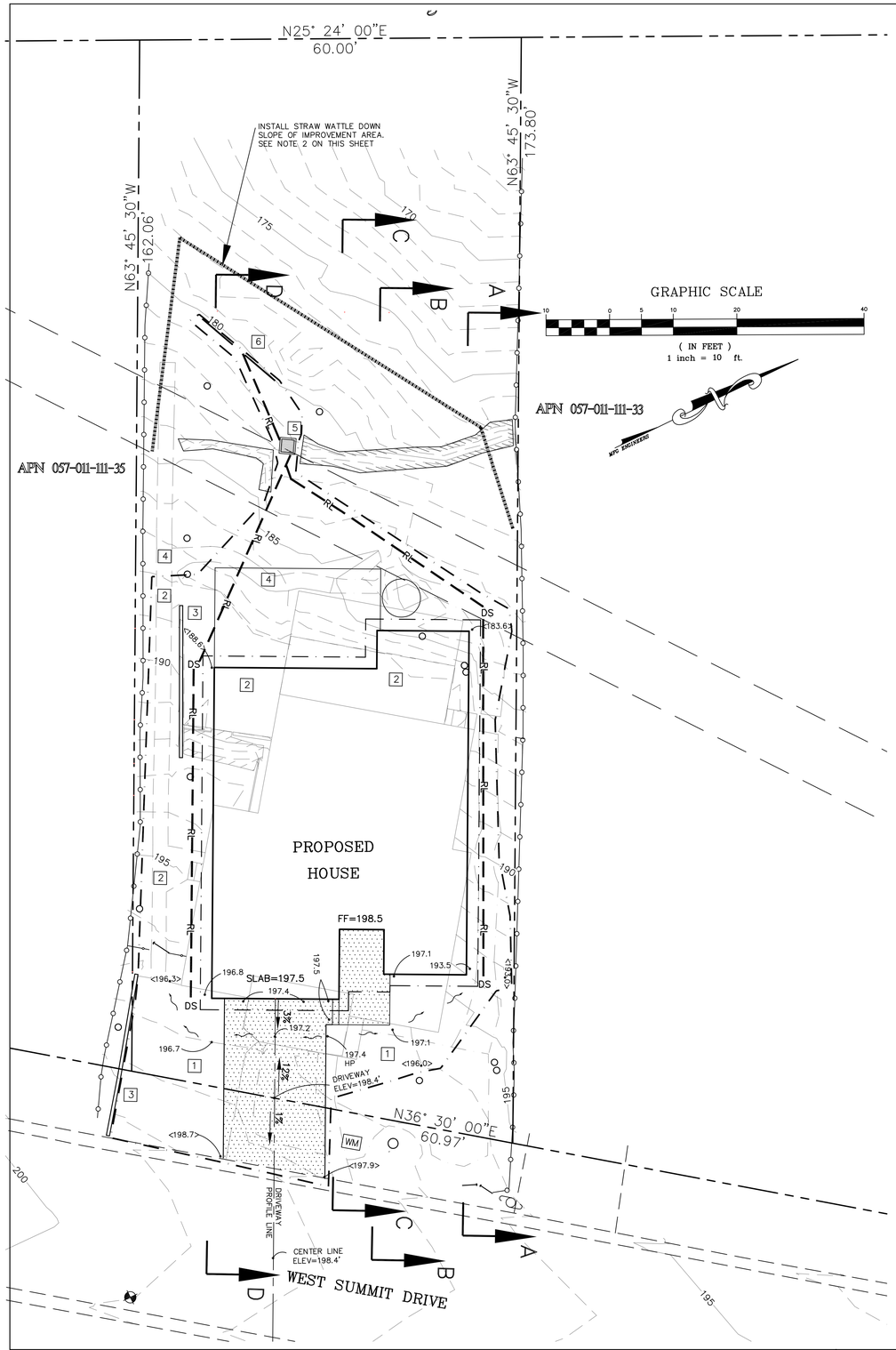
PROJECT ENGINEER
MFG Engineers, Inc
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 057-011-111-34

PROFILES AND CROSS SECTIONS

52 W. SUMMIT DRIVE, REDWOOD CITY, CA

DRAWN: MFG
CHECKED: MFG
DATE: 4/22
SCALE: 1"=10'
JOB NO.
SHEET
C2 OF 5



EROSION CONTROL REQUIREMENTS

THE FOLLOWING EROSION CONTROL AND HOUSE KEEPING MEASURES ARE INTENDED TO CONTROL THE RELEASE OF SILT, DUST, GARBAGE AND ANY OTHER POLLUTANTS FROM THE SITE OR INTO THE ATMOSPHERE AND SOIL DURING CONSTRUCTION. THESE MEASURES ARE INTNEDED TO COMPLY WITH FEDERAL, STATE AND LOCAL REQUIREMENTS THROUGH THE USE OF BEST MANAGEMENT PRACTICES (BMP's)LISTED BELOW.

1. COVER OF BARE SOIL: ONE OF THE FOLLOWING MEASURES SHALL BE USED TO COVER BARE SOIL DURING THE WINTER SEASON (OCTOBER 15TH TO APRIL 15TH);

   SEED AND STRAW MULCH
   SEED AND STRAW MULCH SHALL BE USED IN DISURBED AREAS AS A MEANS FOR TEMPORARY EROSION CONTROL UNTIL PERMANENT STABILIZATION IS ESTABLISHED. IT MAY BE USED ON SLOPES UPTO 3:1 H:V (33%).

   SEED AND STRAW MULCH SHALL CONSIST OF SPREADING SEED (A MINIMUM OF 5 LBS/1000 SQ FT) OVER DISTURBED AREAS AND THEN PLACING A UNIFORM LAYER OF STRAW (2-3 BALES/1000 SQ FT) AND INCORPORATING IT INTO THE SOIL WITH A STUDDED ROLLER OR ANCHORING IT WITH A TACKIFIER STABILIZING EMULSION.

   SEED SHALL BE ANNUAL WINTER BARLEY AND THE STRAW SHALL BE DERIVED FROM RICE BARLY OR WHEAT.

   EROSION CONTROL BLANKETS (GEOTEXTILE OR EROSION MATS)
   EROSION CONTROL BLANKETS ARE REQUIRED ON SLOPES STEEPER THAN 3:1, HOWEVER THEY MAY BE USED ON GROUND SURFACES FLATTER THAN 3:1 IN LIEU OF SEED AND STRAW MULCH. SEEDING MUST BE PLACED ON THE DISTURBED GROUND PRIOR TO PLACEMENT OF THE EROSION CONTOL BLANKET AND DESCRIBED IN THE SEED AND STRAW MULCH SECTION ABOVE.

2. SEDIMENT CONTROL:

   FIBER ROLLS (WATTLES) SHALL BE PLACED AT THE DOWN SLOPE PERIMETER OF DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLES SHALL BE PLACED AT THE BACK OF SIDEWALK OR CURB TO LIMIT SEDIMENT FROM ENTERING THE STREET.

   STORM DRAIN INLET PROTECTION:
   ALL STORM DRAIN INLETS ON THE SITE (NEW AND EXISTING) AND EXISTING DOWNSTREAM OFFSITE INLETS SHALL RECIEVED STORM DRAIN INLET PROTECTION AS SHOWN ON THE STORM DRAIN INLET PROTECT DETAIL ON THIS PLAN.

3. STABILIZED CONSTRUCTION EXIT:
   THIS DESIGNER DOES NOT BELIEVE THAT A STABILIZED CONSTRUCTION EXIT WOULD BE EFFECTIVE FOR THIS PROJECT. CONTRACTROR SHALL EFFECTIVELY LIMIT OFF SITE TRACKING BY SWEEPING THE STREET DAILIY IF NECESSARY AND BY OTHER MEANS AS DEVISED BY THE CONTRACTOR OR DIRECTED BY THE COUNTY INSPECTOR.

4. ROCKED ACCESS AREAS:
   CONTRACTOR SHALL PROVIDE A ROCKED ACCESS AREA WERE CONSTRUCTION VEHICLES PARK, TRAVEL AND WORK. ROCKED ACCESS AREAS SHALL CONSIST OF 6" OF COMPACETED BASE ROCK OR DRAIN ROCK. ROCKED ACCESS AREAS ARE INTENDED TO KEEP CONSTRUCTION VEHICLES OFF OF BARE SOIL.

5. HOUSE KEEPING REQUIREMENTS:

   DUST CONTROL/WIND EROSION CONTROL:
   CONTRACTOR SHALL EFFECTIVELY LIMIT DUST AND WIND EROSION BY WATERING THE SITE AS NEEDED AND KEEPING ALL MATERIAL STOCK PILES COVERED WHEN NOT IN USE.

   CONSTRUCTION MATERIALS:
   ALL LOOSE OF STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL SPOILS, AGGREGATE FLY ASH, STUCCO, HYDRATED LIME, ETC) SHALL BE COVERED AND BERMED.
   ALL CHEMICALS SHALL BE STORED IN WATERTGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED, COMPLETELY ENCLOSED.
   EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE THOSE MATERIALS AND EQUIPMENT THTA ARE INTENDED TO BE OUTSIDE.
   BEST MANAGEMENT PRACTICES TO LIMIT AND PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION MATERIALS SHALL BE IMPLEMENTED.

   WASTE MANAGEMENT:
   DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PERVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
   SANITATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS. PORTABLE TIOLETS SHALL BE LOCATED A MINIMUM OF 20' FROM DRAIN INLETS, STREETS, DRIVEWAYS, DRAINAGE FACILITIES, STREAMS OR OTHER RIPARIAN AREAS.
   SANITATION FACILITIES SHALL BE INSECTED REGULARLY AND CLEANED AND REPLACED AS NECESSARY.
   COVER WASTE AND DISPOSAL CONTAINERS AT THE END OF EACH WORK DAY AND DURING EACH RAIN EVENT.
   DISCHARGES FROM WASTE DISPSOAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM SHALL BE PREVENTED.
   STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
   PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
   EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE SO THAT SPILLS AND LEAKS CAN AND SHALL BE CLEANED IMMEDIATLEY AND DISPOSED OF PROPERLY.
   CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT CONTAIN POSSIBLE POLLUTANTS SHALL BE CONSTRUCTED TO EFFIECTIVELY CONTAIN POLLUTANTS SO THAT THERE IS NO DISCHARGE INTO THE SOIL OR SURROUNDING AREA.

6. VEHICLE STORAGE & MAINTENANCE:
   MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE OR FUEL FROM LEAKING ONTO THE GROUND OR INTO STORM DRAINS OR SURFACE WATERS.
   ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED , MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP's.
   LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

7. LANDSCAPE MATERIALS:
   CONTAIN STOCKPILED AND STORED MATERIALS SUCH AS MULCHES, TOPSOIL, FERTILIZERS AND OTHER LANDSCAPE MATERILS WHEN THEY ARE NOT BEING ACTIVELY USED.
   DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCPAE MATERIALS WITHIN 2 DAYS BEFORE A FORECAST RAIN EVENT OR DURING PERIODS OF RAIN.
   APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MAUFACTURES' RECOMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED PERSONNEL.

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

BY	REVISION	DATE

4/27/22

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7800 Exp. 12/31/22 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43754 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER

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(831) 763-1661
CEL (831) 601-9519

APN 057-011-111-34

WATER CONTROL POLLUTION PLAN

52 W. SUMMIT DRIVE, REDWOOD CITY, CA

DRAWN: MFG

CHECKED: MFG

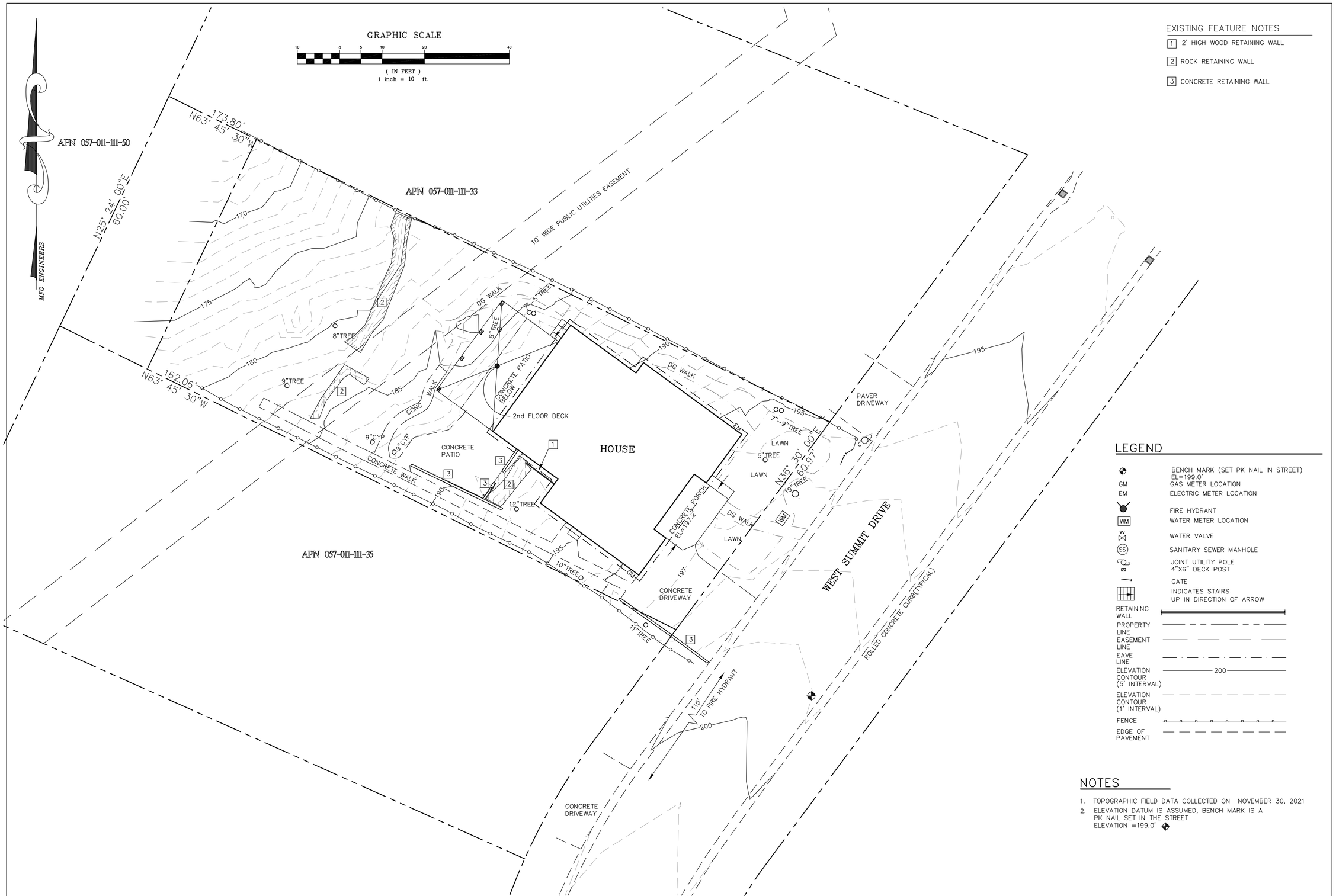
DATE: 4/22

SCALE: 1"=10'

JOB NO.

SHEET

C3 OF 5



EXISTING FEATURE NOTES

1. 2' HIGH WOOD RETAINING WALL
2. ROCK RETAINING WALL
3. CONCRETE RETAINING WALL

LEGEND

	BENCH MARK (SET PK NAIL IN STREET) EL=199.0'
GM	GAS METER LOCATION
EM	ELECTRIC METER LOCATION
	FIRE HYDRANT
WM	WATER METER LOCATION
WV	WATER VALVE
SS	SANITARY SEWER MANHOLE
	JOINT UTILITY POLE 4"X6" DECK POST
	GATE
	INDICATES STAIRS UP IN DIRECTION OF ARROW
RETAINING WALL	
PROPERTY LINE	
EASEMENT LINE	
EAVE LINE	
ELEVATION CONTOUR (5' INTERVAL)	200
ELEVATION CONTOUR (1' INTERVAL)	
FENCE	
EDGE OF PAVEMENT	

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON NOVEMBER 30, 2021
2. ELEVATION DATUM IS ASSUMED, BENCH MARK IS A PK NAIL SET IN THE STREET ELEVATION =199.0'

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

BY	REVISION	DATE

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 43754 Exp. 6/30/23 CIVIL STATE OF CALIFORNIA

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7820 Exp. 12/31/22 STATE OF CALIFORNIA

4/26/22

PROJECT ENGINEER

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(831) 763-1661
CEL (831) 601-9519

APN 057-011-111-34

TOPOGRAPHIC MAP

52 W. SUMMIT DRIVE, REDWOOD CITY, CA

DRAWN: MFG

CHECKED: MFG

DATE: 12/21

SCALE: 1"=10'

JOB NO.

SHEET

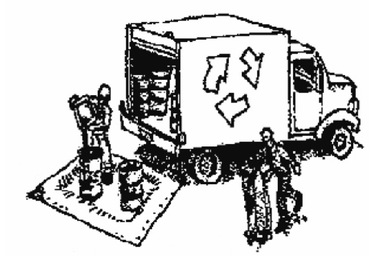
C4 OF 5

SAN MATEO COUNTYWIDE
Water Pollution Prevention Program
Clean Water. Healthy Community.

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control

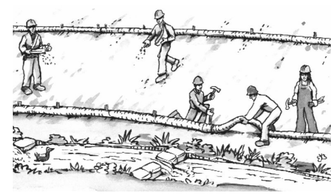
Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving



- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.

Paving/Asphalt Work

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.

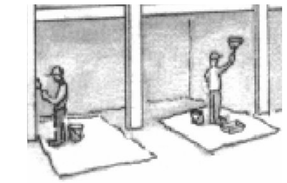
Concrete, Grout & Mortar Application

- ❑ Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

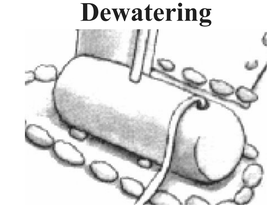
Painting & Paint Removal



Painting Cleanup and Removal

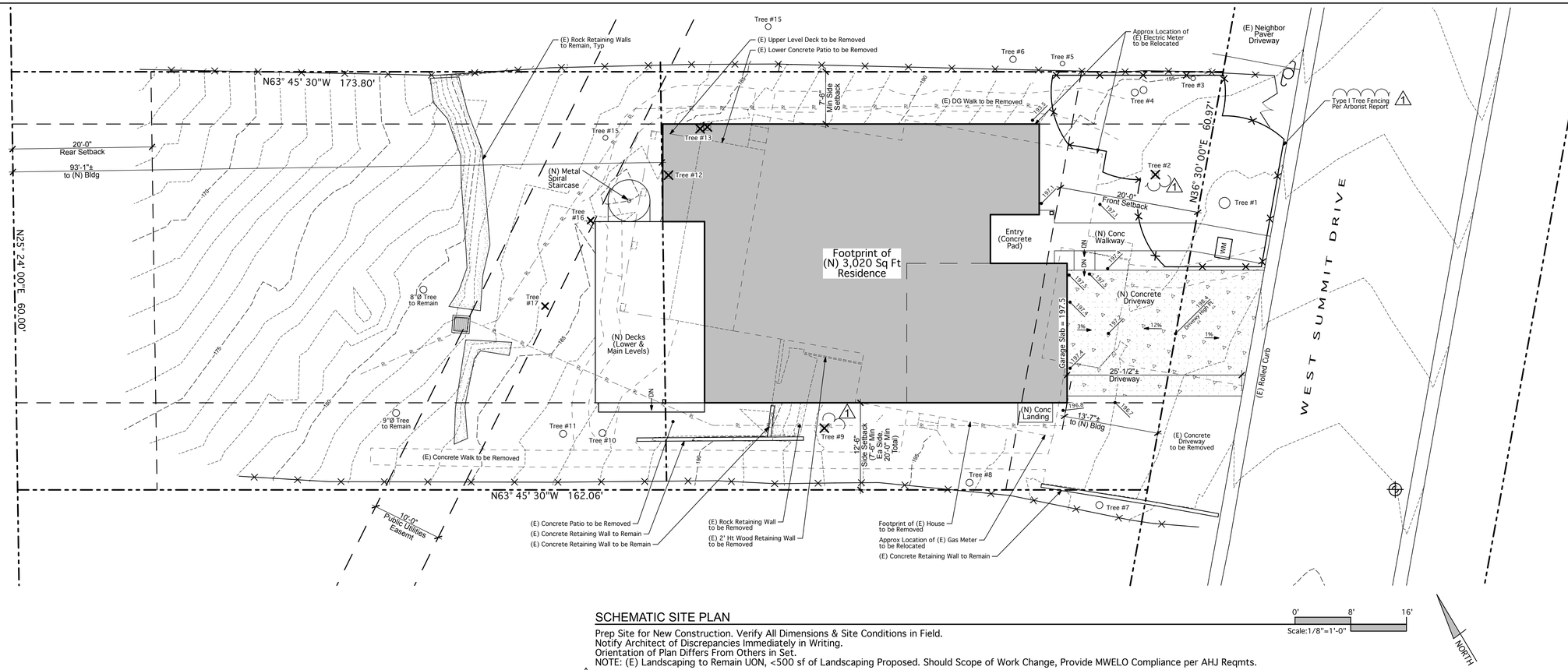
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!



SCHEMATIC SITE PLAN

Prep Site for New Construction. Verify All Dimensions & Site Conditions in Field.
Notify Architect of Discrepancies Immediately in Writing.
Orientation of Plan Differs From Others in Set.
NOTE: (E) Landscaping to Remain UON, <500 sf of Landscaping Proposed. Should Scope of Work Change, Provide MWELO Compliance per AHJ Reqmts.

APN:	057-111-34-0
LOT SIZE:	10,076 Sq Ft
ZONING:	RH-DR (Residential Hillside / Design Review)
ALLOWABLE FAR:	3,022 Sq Ft @ 30%
ALLOWABLE LOT COVERAGE:	2,519 Sq Ft @ 25%

Tree Survey

Tree#	Species	DBH	Ht/Sp	Con Rating	Comments	Status
1	Fern pine *Podcarpus gracilior*	19.3"	25/20	65	Good health and fair condition topped by utilities, **Significant**	To Remain
2	Crape myrtle *Lagerstroemia indica*	5.8"	12/6	40	Fair health, poor condition, split trunk, **Not Significant**	To Be Removed
3	Almond *Prunus dulcis*	8.0"	15/8	50	Fair health and condition, drought stressed, **Not Significant**	To Remain
4	Camphor *Cinnamomum camphor*	10.7"/7.2"	25/18	50	Fair health and condition, codominant at 2', drought stressed, **Significant**	To Remain
5	Fern pine *Podcarpus gracilior*	8"est	25/6	60	Fair health and condition, neighbor's tree, **Not Significant**	To Remain (Neighboring Property)
6	Coast live oak *Quercus agrifolia*	11"est	25/6	50	Fair health and condition, poorly pruned, neighbor's tree, **Not Significant**	To Remain (Neighboring Property)
7	Bradford pear *Pyrus calleryana*	11.9"	25/12	50	Fair health and poor condition, topped, fireblight, **Not Significant**	To Remain
8	Plum *Prunus cerasifera*	10.1"	25/8	50	Fair health and condition **Not Significant**	To Remain
9	Plum *Prunus cerasifera*	11.6"	12/8	20	Fair health, very poor condition, decayed and topped, **Not Significant**	To Be Removed
10	Italian cypress *Cypressus sempervirens*	10.3"	30/5	80	Good health and condition **Not Significant**	To Remain
11	Italian cypress *Cypressus sempervirens*	9.8"	28/3	80	Good health and condition **Not Significant**	To Remain
12	Guava *Psidium guajava*	9.7"	15/10	60	Fair health and condition, growing through deck, **Not Significant**	To Be Removed
13	Loquat *Eriobotrya japonica*	7.5"/4.2"	15/8	70	Good health and condition, codominant at grade, **Not Significant**	To Be Removed
14	Coast live oak *Quercus agrifolia*	10"est	25/6	50	Fair health and condition, poorly pruned, neighbor's tree, **Not Significant**	To Remain (Neighboring Property)
15	Plum *Prunus cerasifera*	8.6"	15/10	60	Fair health and condition, topped **Not Significant**	To Remain
16	Citrus *Citrus spp*	5.2"@grade	10/6	65	Fair health and condition **Not Significant**	To Be Removed
17	Plum *Prunus cerasifera*	5.3"/2.6"	10/6	60	Fair health and condition, topped **Not Significant**	To Remain

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License # C23221

Dates & Revisions

Rev	Description	Date:
1	Architectural Design Review Resubmittal	08/05/2022
	Architectural Design Review Submittal	05/02/2022

Project

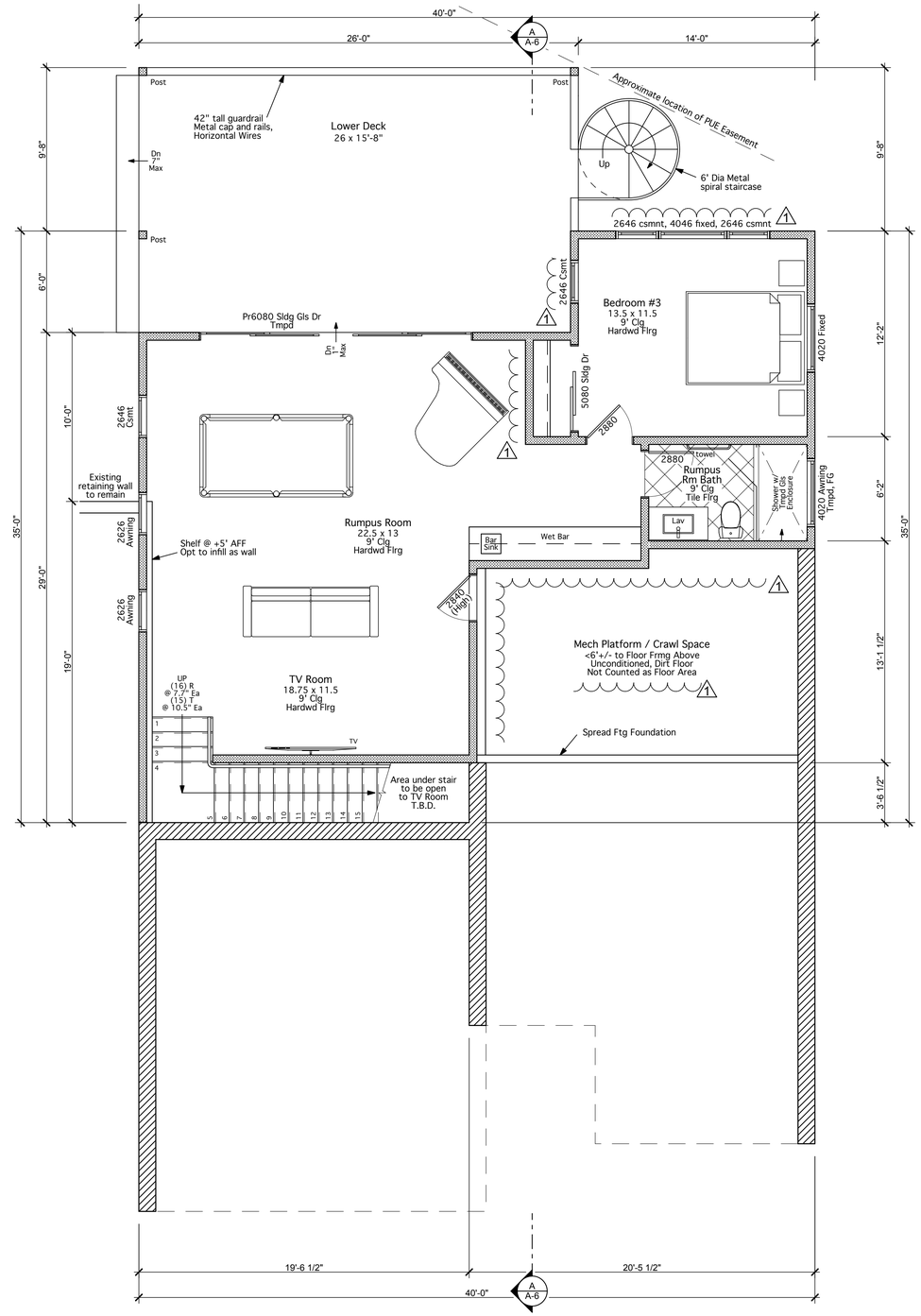
Martin-Weiss Residence
Custom Residence
52 West Summit Drive
Emerald Hills, CA 94062

Print Date:	08/05/2022
Project:	#21034
Scale:	1/8" = 1'
Drawn by:	TJ, RTP

Sheet Title:

SCHEMATIC SITE PLAN

A-2



LOWER LEVEL FLOOR PLAN

0' 4' 8'
Scale:1/4"=1'-0"

See General Notes, Sheet A-1.1, SN For Additional Reqmts
Field Verify All Dimensions & Conditions Prior to Commencing Work. Notify Architect of Discrepancies Immediately in Writing.
All dimensions are to Face of Stud UON

Lower Level	933 Sq Ft
Main Level	1,585 Sq Ft
Total Living SF Includes Stairs Open to Below	2,518 Sq Ft
+ 2-Car Garage	453 Sq Ft
+ Entry	49 Sq Ft
Total Square Footage	3,020 Sq Ft
Total Allowable	3,022 Sq Ft @ 30%

NORTH

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San Jose, CA 95125
Phone: 408-209-5152
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Dates & Revisions

Rev	Description	Date:
1	Architectural Design Review Resubmittal	08/05/2022
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Project

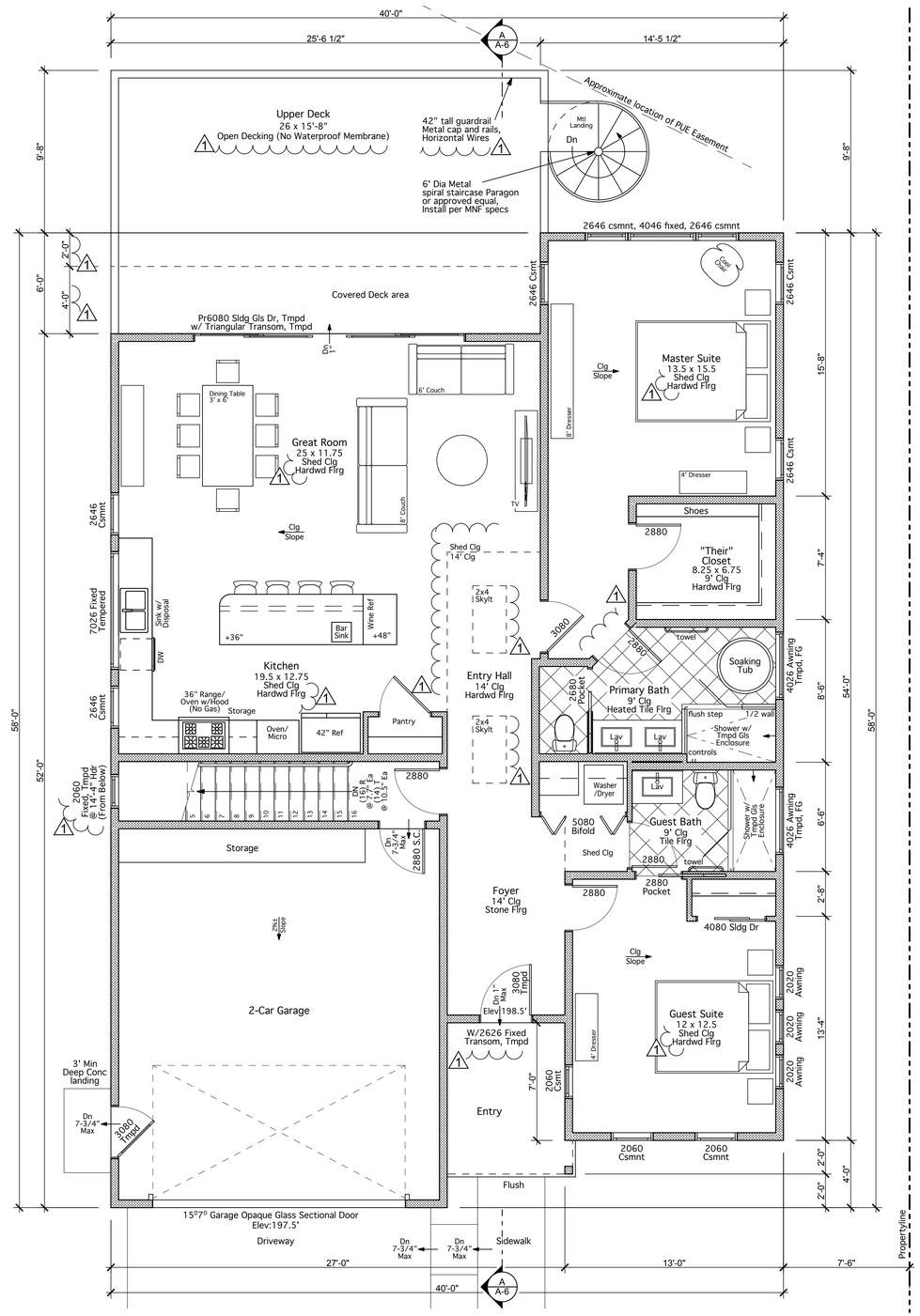
Martin-Weiss Residence
Custom Residence
52 West Summit Drive
Emerald Hills, CA 94062

Print Date:	08/05/2022
Project:	#21034
Scale:	1/4" = 1'
Drawn by:	TJ, RTP

Sheet Title:

LOWER LEVEL
FLOOR PLAN

A-3.1



MAIN LEVEL FLOOR PLAN

See General Notes, Sheet A-1.1, SN For Additional Reqmts
Field Verify All Dimensions & Conditions Prior to Commencing Work. Notify Architect of Discrepancies Immediately in Writing.
All dimensions are to Face of Stud UON

Scale:1/4"=1'-0" (0' 4' 8')

Lower Level	933 Sq Ft
Main Level	1,585 Sq Ft
Total Living SF (Includes Stairs Open to Below)	2,518 Sq Ft
+ 2-Car Garage	453 Sq Ft
+ Entry	49 Sq Ft
Total Square Footage	3,020 Sq Ft
Total Allowable	3,022 Sq Ft @ 30%

NORTH

1615 Westwood Drive
San Jose, CA 95125
Phone: 408-209-5152
terry@tma-arch.com

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License # C23221

Dates & Revisions

Rev	Description	Date:
1	Architectural Design Review Resubmittal	08/05/2022
	Architectural Design Review Submittal	05/02/2022

Project

Martin-Weiss Residence

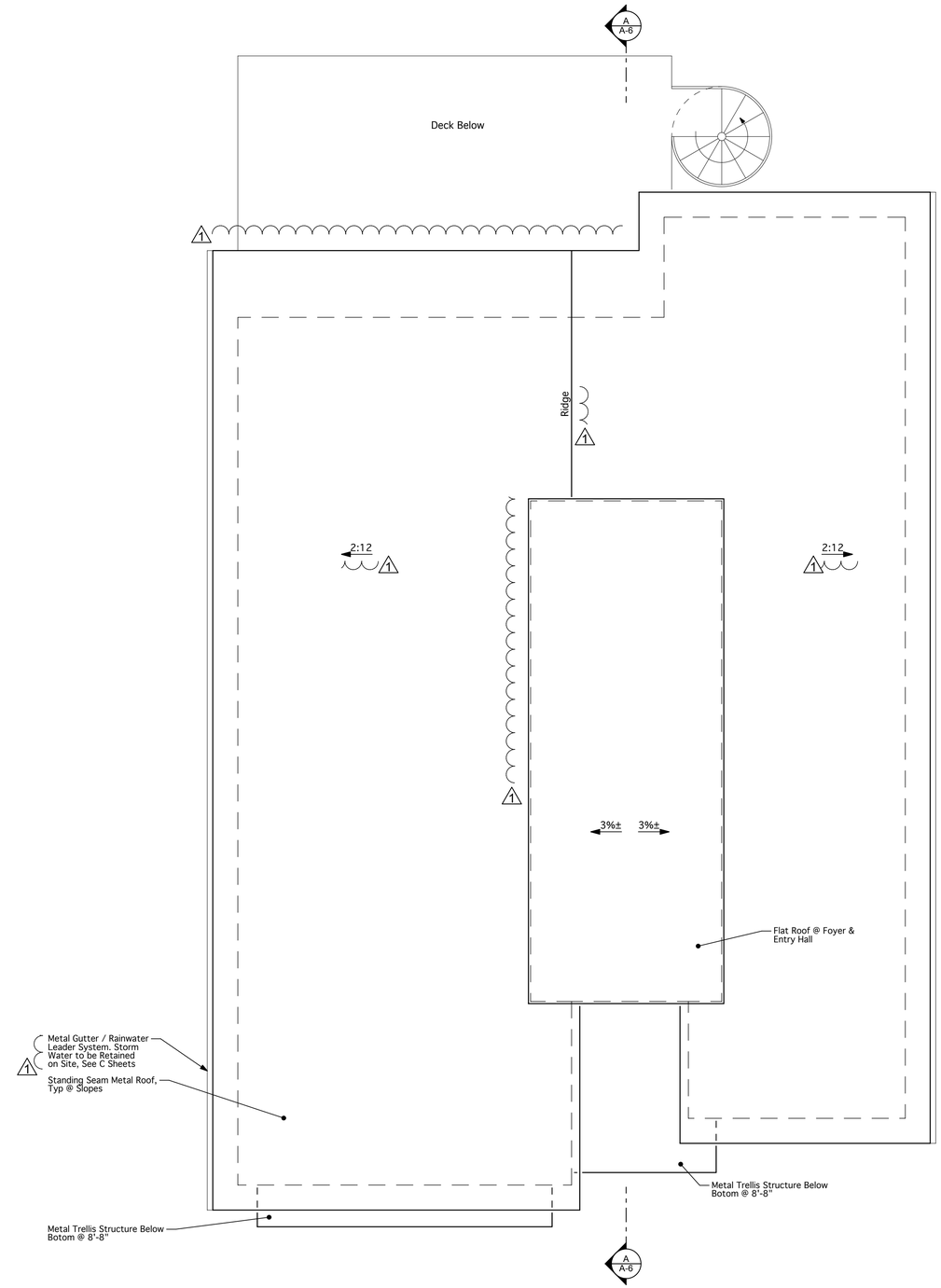
Custom Residence
52 West Summit Drive
Emerald Hills, CA 94062

Print Date:	08/05/2022
Project:	#21034
Scale:	1/4" = 1'
Drawn by:	TJ, RTP

Sheet Title:

MAIN LEVEL FLOOR PLAN

A-3.2



ROOF PLAN

Field Verify All Dimensions & Conditions Prior to Commencing Work.

0' 4' 8'
Scale:1/4"=1'-0"

NORTH

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Dates & Revisions

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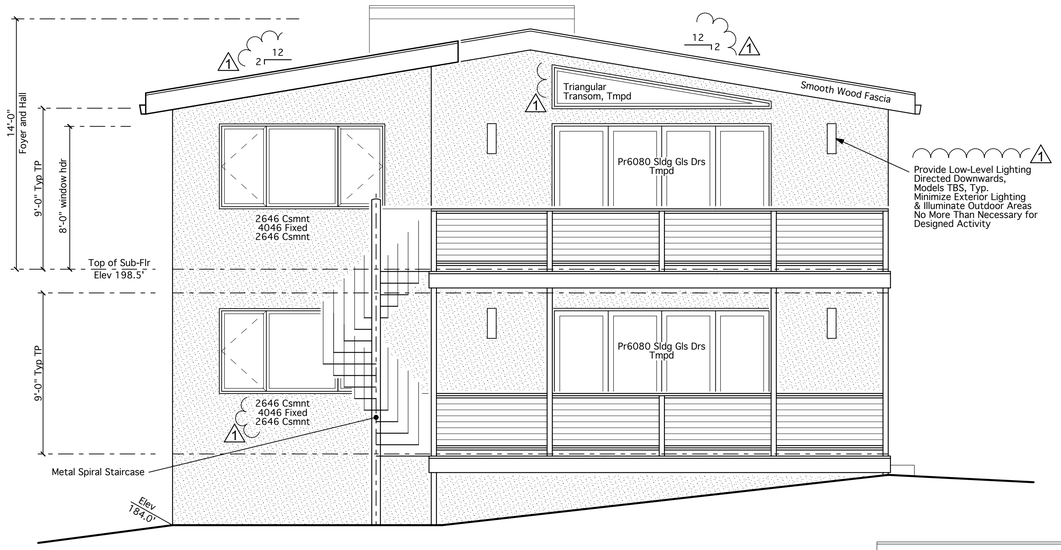
Print Date:	08/05/2022
Project:	#21034
Scale:	1/4" = 1'
Drawn by:	TJ, RTP

Sheet Title:

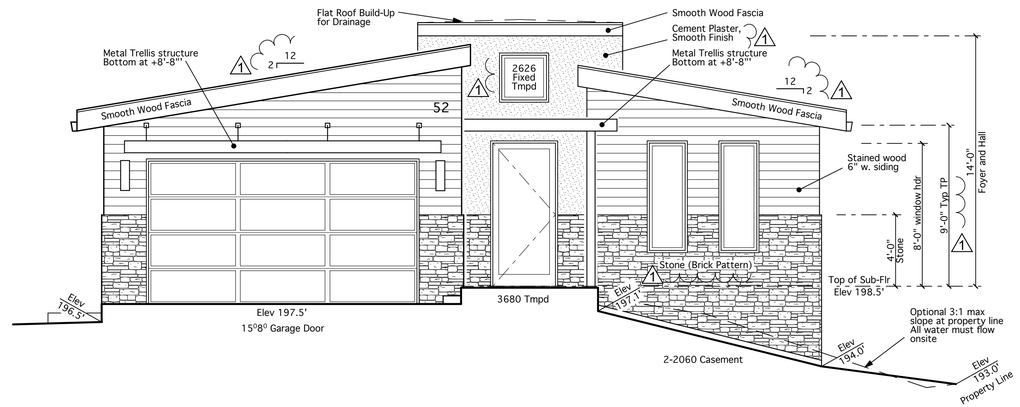
ROOF PLAN

A-4



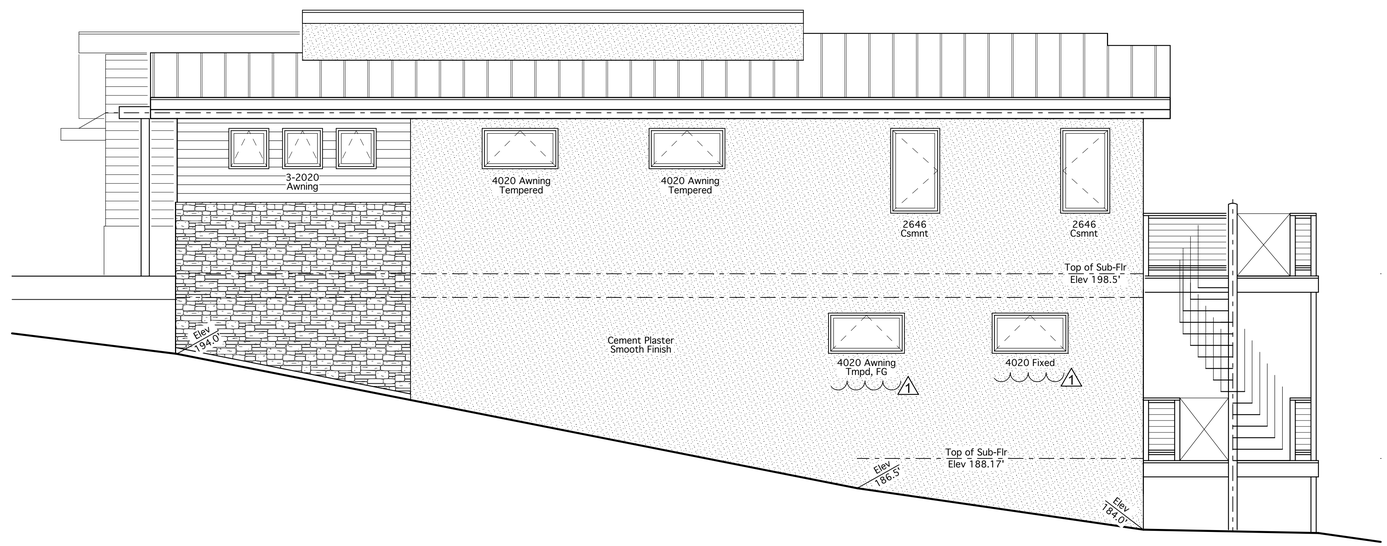
REAR ELEVATION

0' 4' 8'
Scale:1/4"=1'-0"



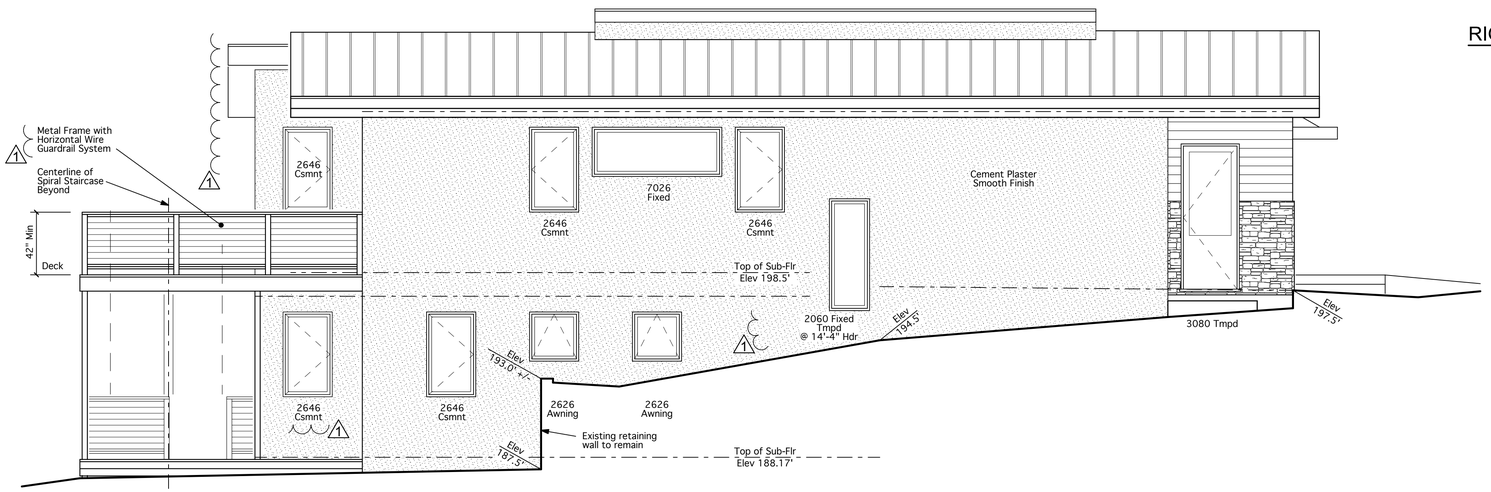
FRONT ELEVATION

0' 4' 8'
Scale:1/4"=1'-0"



RIGHT SIDE ELEVATION

0' 4' 8'
Scale:1/4"=1'-0"



LEFT SIDE ELEVATION

0' 4' 8'
Scale:1/4"=1'-0"

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Dates & Revisions

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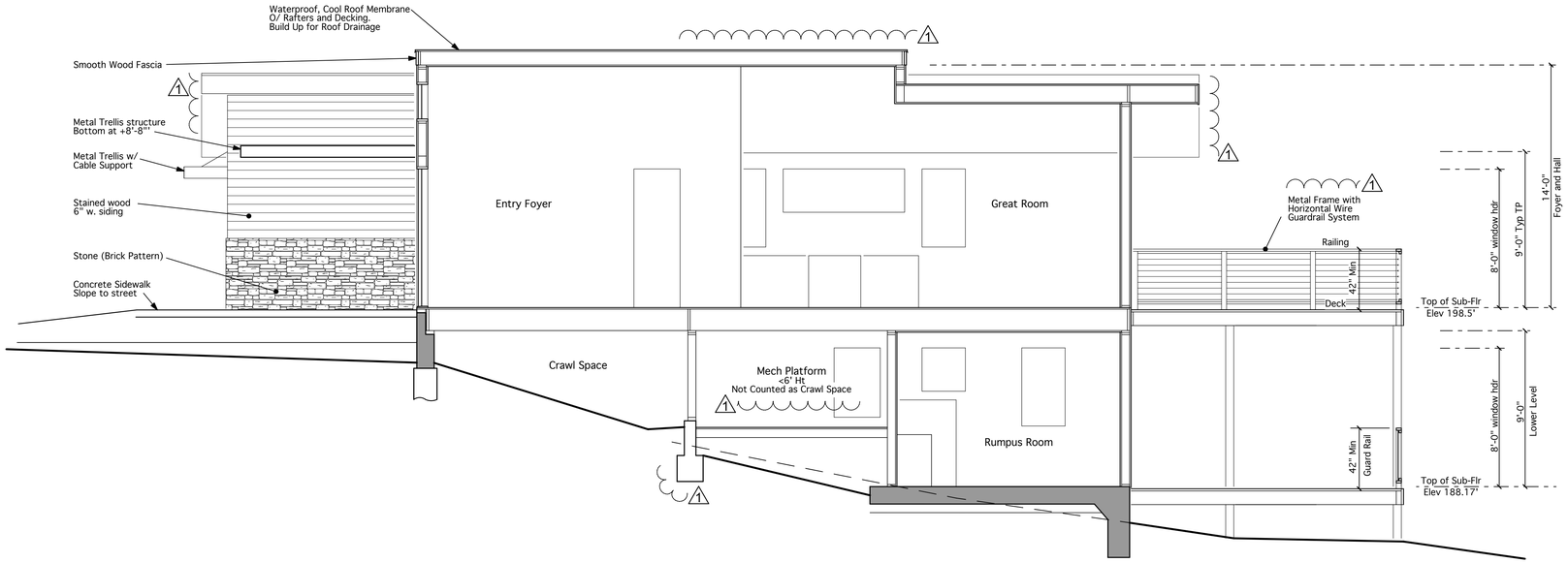
Project:	#21034
Scale:	1/4" = 1'
Drawn by:	TJ, RTP

Sheet Title:

EXTERIOR
ELEVATIONS

A-5



CROSS SECTION A-A

0' 4' 8'
Scale:1/4"=1'-0"

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Scale:	1/4" = 1'
Drawn by:	TJ

Sheet Title:

CROSS SECTION
A-A

A-6