

PROJECT DATA:

ZONE: R-0
TYPE OF CONSTRUCTION: V-B
APN: 213-29-053
ADDRESS: 825 TAMARACK LANE, SUNNYVALE, CA
94086-8326
LOT: 102 of Assessor's Parcel Map Book 213, Page 29,
 Tract # 1458, Western Terrace Un. # 2, 57-M-52.
LOT AREA: 5529 SQ.FT
EXISTING USE: ONE STORY, SFD
EXISTING LOT COVERAGE: 1 374 SQ.FT. (25%)
PROPOSED LOT COVERAGE: 1 942 SQ.FT. (35%)
PROPOSED USE: SINGLE FAMILY MULTI-STORY
BUILDING MAX HEIGHT: 26' ABOVE TOP OF THE
CURB VERIFY AND REFER TO LAW
 (Sunnyvale Ordinance: no building or structure shall
 exceed 30 feet in height as measured from the top of
 curb)

SCOPE OF WORK:

- Demolish existing house and garage
- Proposed a single family two story house

AREA CALCULATIONS:

DESCRIPTION		SQFT			
FIRST FLOOR	LIVING AREA	1542			
FIRST FLOOR	GARAGE	400			
SECOND FLOOR	LIVING AREA	1084			
TOTAL		3026			

DESCRIPTION	LOT AREA SQFT	ALLOWABLE PERCENTAGE	ALLOWABLE SQFT	ACTUAL SQFT	ACTUAL PERCENTAGE
BUILDING AREA	5529	NO MAX*	NO MAX*	3026	54%
LOT COVERAGE	5529	40%	2211.6	1942	35%

SETBACKS:

	REQUIRED		PROPOSED	
	1ST FLOOR	2ND FLOOR	1ST FLOOR	2ND FLOOR
LEFT	5'	8'	5'	8'4"
RIGHT	5.86'	8.86'	8'9"	16'6"
FRONT	20'	25'	20'	25'6"
REAR	20'	20'	20'1"	21'1"

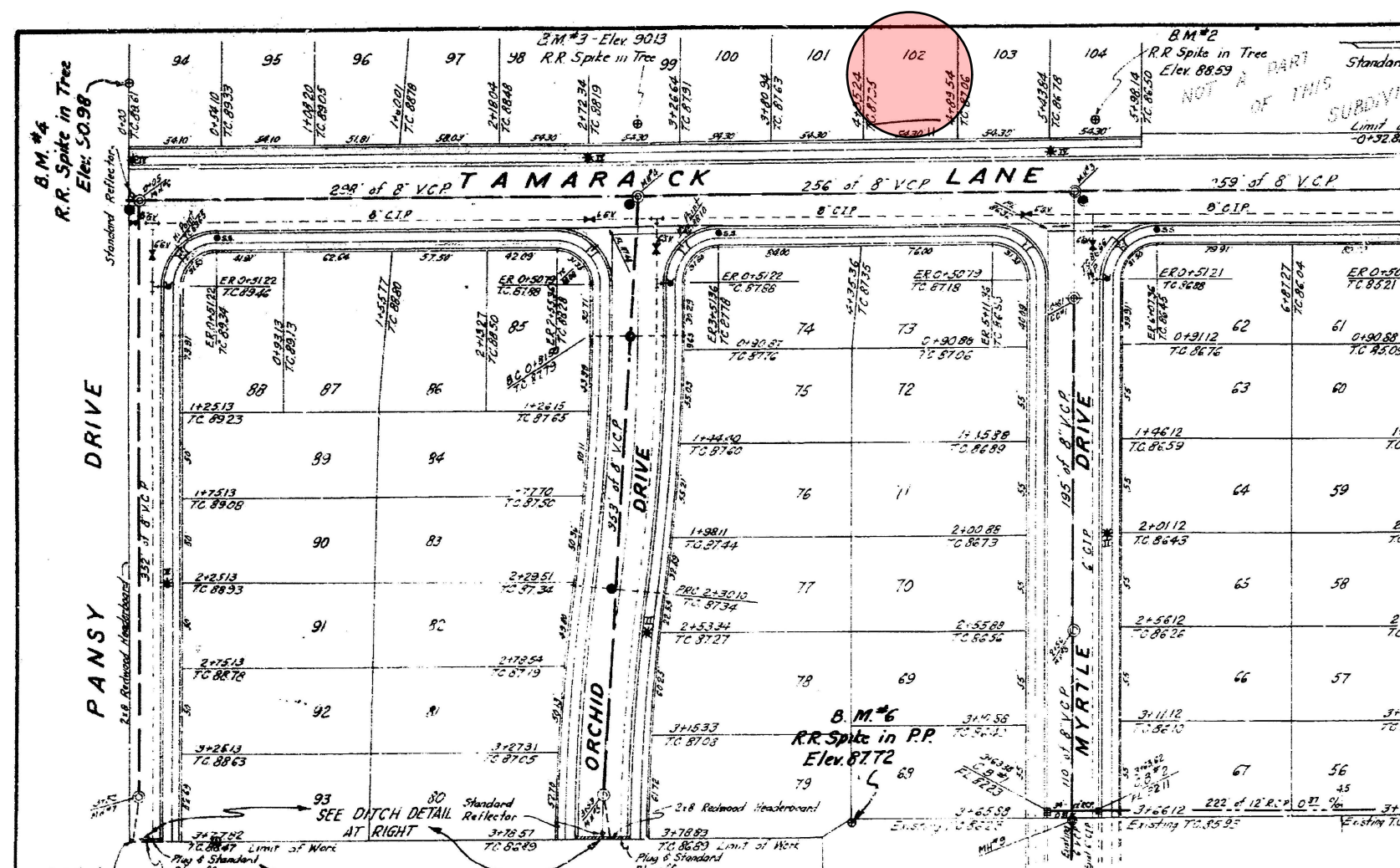
CODE EDITIONS:

2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ADMINISTRATIVE CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS
CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA FIRE CODE
2012 INTERNATIONAL PROPERTY MAINTENANCE
CODE
2013 TITLE 24, PART 6, CALIFORNIA ENERGY CODE
2013 TITLE 24, HANDICAPPED ACCESSIBILITY
REGULATIONS
SUNNYVALE MUNICIPAL CODE (SMC)
TITLE 19, CALIFORNIA CODE OF REGULATIONS
SUNNYVALE FIRE PREVENTION
PROCEDURES/REQUIREMENTS

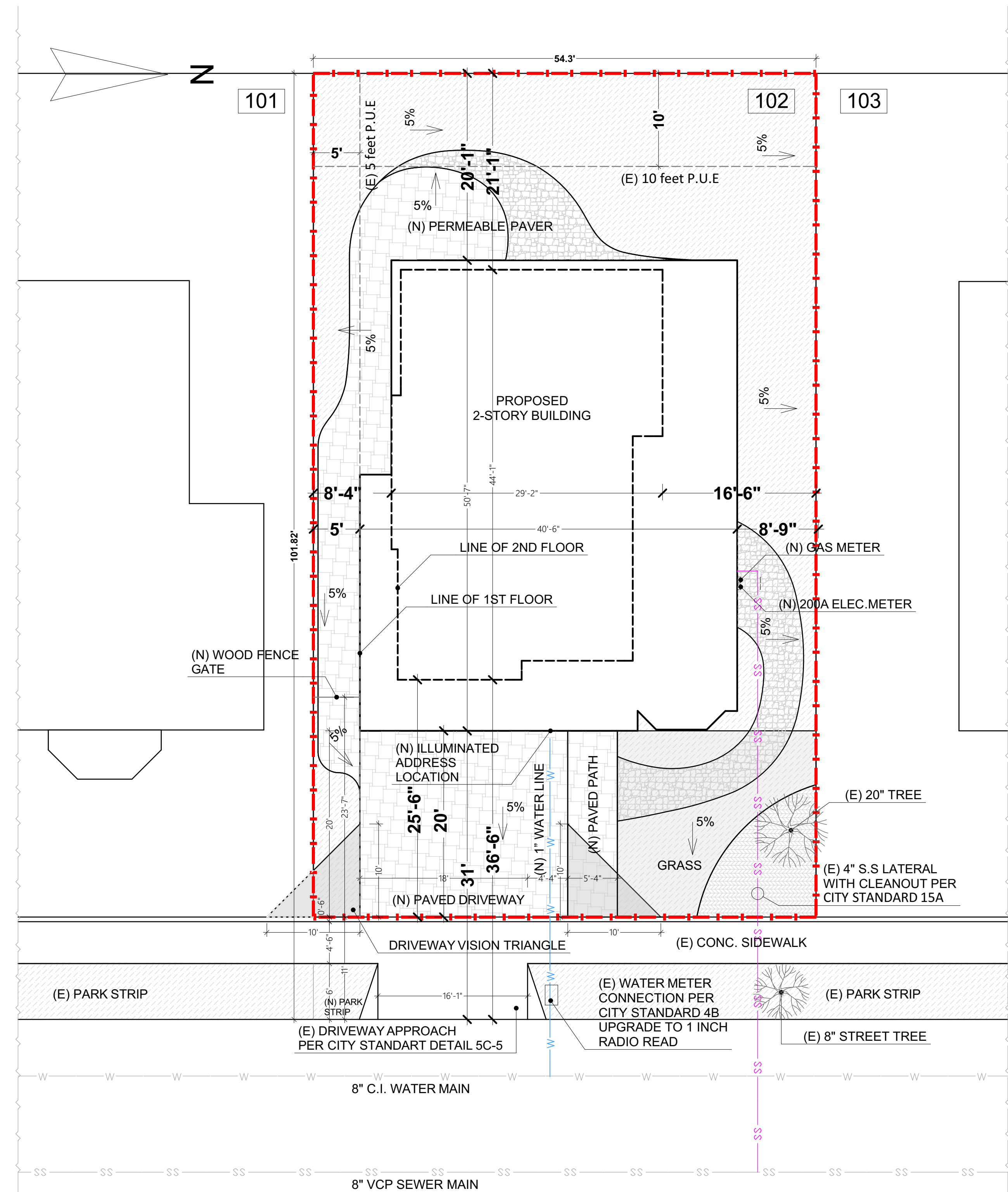
GENERAL NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL GRADES, DIMENSIONS, ELEVATIONS AND CONDITIONS AT THE JOB SITE PRIOR TO BIDDING AND COMMENCING CONSTRUCTION. CROSS CHECK ALL DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND CIVIL DRAWINGS AND NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE NOTED OR SHOWN IN THE PLANS OR SPECIFICATIONS, ALL PHASES OF WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2013 CRC CODE, LATEST ADDITION, AS WELL AS ALL APPLICABLE STATE AND LOCAL ORDINANCES AS ADOPTED BY THE CONTROLLING JURISDICTION.
3. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE STRUCTURE SHOWN ON THESE DRAWINGS IS STRUCTURALLY SOUND ONLY IN THE COMPLETED FORM. GENERAL CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND OTHER PERSONS DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT ARE NOT LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, AND SHORING FOR THE STRUCTURE.
4. IN NO CASE SHALL DIMENSIONS BE SCALED FROM DRAWINGS AND/OR DETAILS. ANY DISCREPANCIES FOUND WITHIN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARIFICATION PRIOR TO PROCEEDING. ANY WORK INSTALLED PRIOR TO AND/OR IN CONFLICT WITH SUCH CLARIFICATION SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
5. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR AND WINDOW OPENINGS, INTERIOR AND EXTERIOR WALLS SHALL BE DETERMINED FROM THE ARCHITECTURAL DRAWINGS. OTHER FLOOR, WALL AND ROOF OPENINGS AS REQUIRED FOR MECHANICAL, ELECTRICAL AND/OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
6. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR CIVIL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.
7. THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION AND COORDINATION WITH ARCHITECTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER DRAWINGS, AND ALL OTHER RELATED DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING THAT OF THE SUBTRADES.
8. IN ALL CASES WHERE A CONFLICT MAY OCCUR SUCH AS BETWEEN ITEMS INCLUDED IN THE SPECIFICATIONS AND NOTES ON THE DRAWINGS, OR BETWEEN GENERAL NOTES AND SPECIFIC DETAILS, THE ENGINEER OF RECORD SHALL BE NOTIFIED AND HE WILL INTERPRET THE INTENT OF THE CONTRACT DOCUMENTS.
9. ALL MATERIALS SHALL BE FURNISHED AS SHOWN HEREIN UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE OWNER AND THE ENGINEER OF RECORD.
10. ANY REFERENCE TO THE WORDS APPROVED, OR APPROVAL IN THESE DOCUMENTS SHALL BE DEFINED TO MEAN GENERAL ACCEPTANCE OR REVIEW AND SHALL NOT RELIEVE THE CONTRACTOR AND/OR HIS SUBCONTRACTORS OF ANY LIABILITY IN FURNISHING THE REQUIRED MATERIALS OR LABOR SPECIFICATION.
11. WHERE A DETAIL, SECTION OR NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS UNLESS NOTED OTHERWISE. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO LIKE CASES OF CONSTRUCTION.
12. CONNECTIONS OF ALL ITEMS SUPPORTED BY THE STRUCTURE ARE THE RESPONSIBILITY OF THE DISCIPLINES WHO MAKE THESE ATTACHMENTS. REVIEW AND COORDINATE ALL THE REQUIREMENTS IN THE ARCHITECTS PROJECT SPECIFICATION AS APPLICABLE.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER INDICATED ON THE CONTRACT DRAWING OR NOT, AND TO PROTECT THEM FROM DAMAGE. REPAIR AND REPLACEMENT OF SAID WORK SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

14. VIBRATIONAL EFFECTS OF MECHANICAL AND/OR ANY OTHER EQUIPMENT HAVE NOT BEEN CONSIDERED BY THE ENGINEER OF RECORD.
 15. UNLESS NOTED OTHERWISE, ELEVATIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE TO THE TOP OF BEAMS AND FOUNDATIONS. BEAMS DENOTED AS "DROP" HAVE THE TOP OF BEAM AT THE HEIGHT OF THE TOP PLATE. BEAMS DENOTED AS "FLUSH" HAVE THE BOTTOM OF BEAM AT THE HEIGHT OF THE TOP PLATE, U.N.O.
 16. PRIOR TO OCCUPANCY OF THE BUILDING, PROVIDE A LETTER FROM THE CERTIFIED GREENPOINT RATER THAT VERIFIES COMPLIANCE WITH THE CHECKLIST AND THE MINIMUM REQUIRED POINTS WERE ACHIEVED.
 17. A PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
 18. A BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO ROOF NAIL INSPECTION.
 19. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION.
- (2013 CMC 303.1 AND 2013 CPC 309.4)



VICINITY MAP




PROPOSED SITE PLAN

SCALE: 1/8"-1'

SHEET INDEX

1	PROJECT DATA; SITE PLAN; VISION TRIANGLE
2	EXISTING PLANS AND ELEVATIONS
3	PROPOSED FLOOR PLANS
4	PROPOSED ROOF PLANS
5	ARCHITECTURAL ELEVATIONS
6	BUILDING HEIGHT; STREETSCAPE ELEVATION
7	SHADOW STUDY AT 9:00 AM
8	SHADOW STUDY AT 3:00 PM
9	LANDSCAPING AND IRRIGATION SYSTEM
10	GREENPOINT RATED CHECKLIST

LEGEND

-  : PROPERTY LINE
 P.U.E : PUBLIC UTILITY EASEMENT
 *THE EASEMENTS SHALL BE KEPT OPEN AND
 FREE FROM BUILDINGS AND STRUCTURES
 OF ANY KIND

DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

PROJECT DATA; SITE PLAN; VISION TRIANGLE

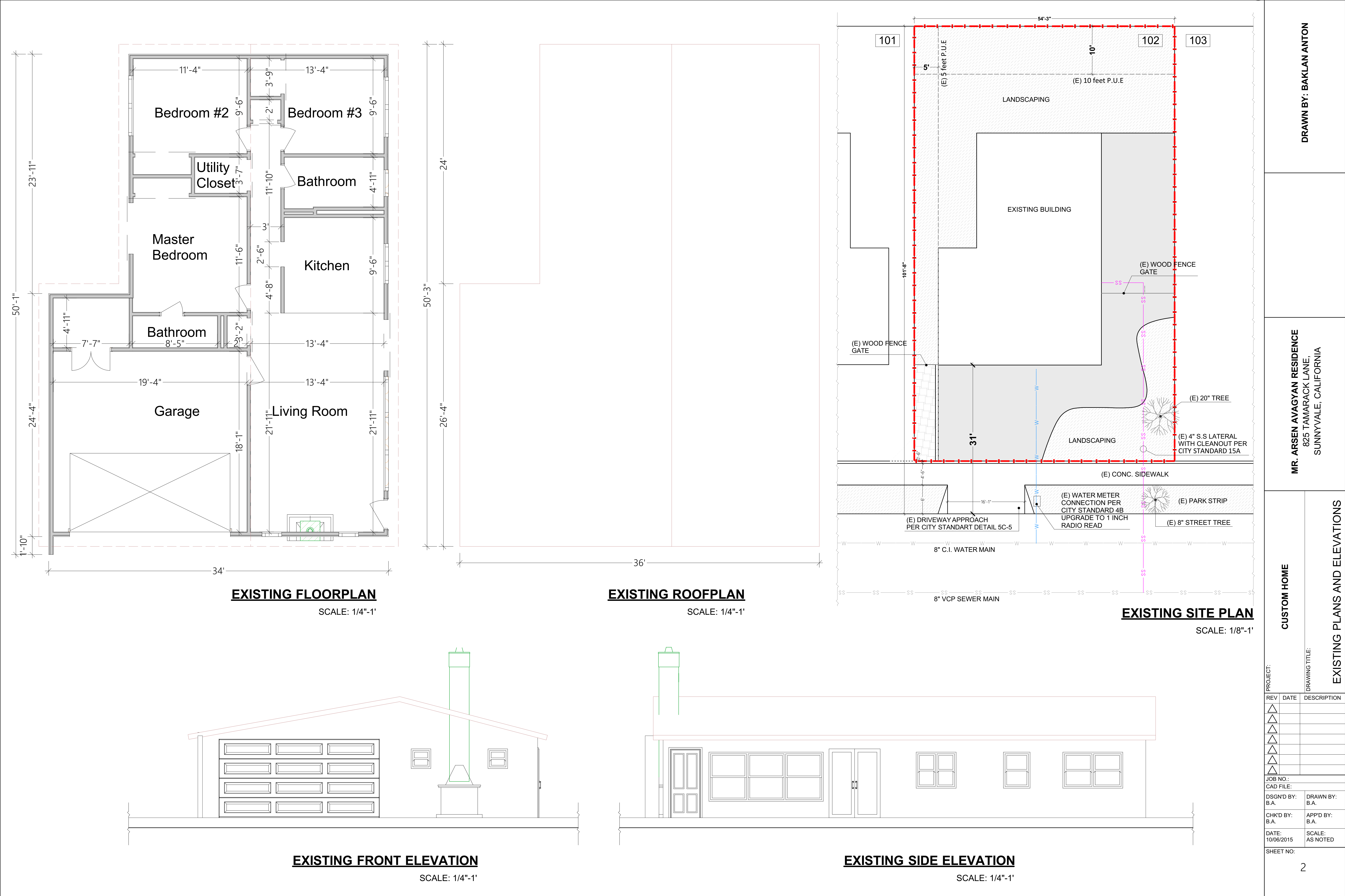
REV	
	△
	△
	△
	△
	△
	△

DRAWING TITLE:

[illegible]

JOB NO.:	
CAD FILE:	
DSGN'D BY: B.A.	DRAWN BY: B.A.
CHK'D BY: B.A.	APP'D BY: B.A.
DATE: 10/06/2015	SCALE: AS NOTED

SHEET NO:	
-----------	--



DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

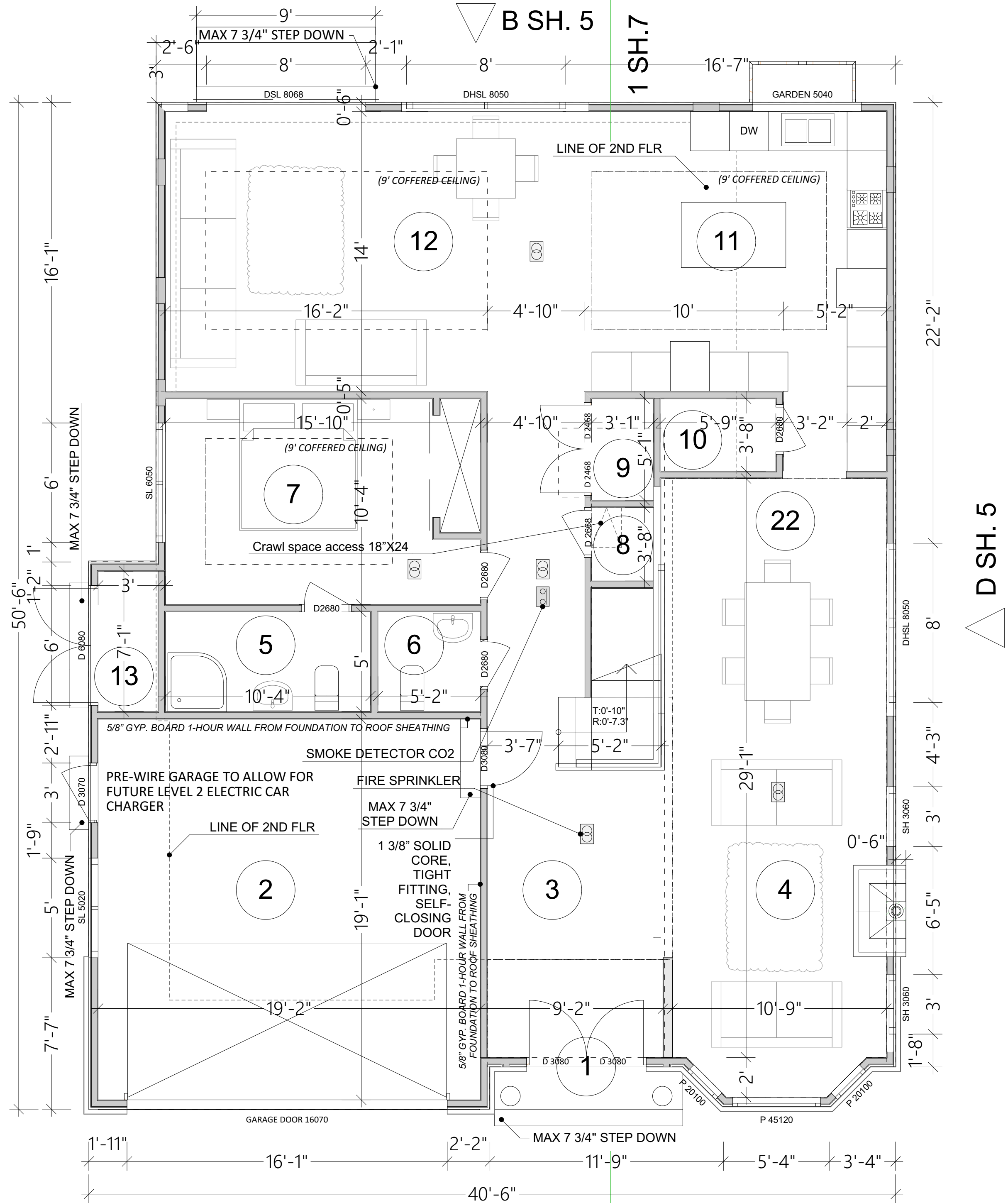
CUSTOM HOME

PROPOSED FLOOR PLANS

PROJECT:

DRAWING TITLE:

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		
JOB NO.:		
CAD FILE:		
DSG'ND BY:		DRAWN BY:
B.A.		B.A.
CHK'D BY:		APP'D BY:
B.A.		B.A.
DATE:		SCALE:
10/06/2015		AS NOTED
SHEET NO:		
3		



PROPOSED 1ST FLOOR PLAN

SCALE: 1/4"=1'

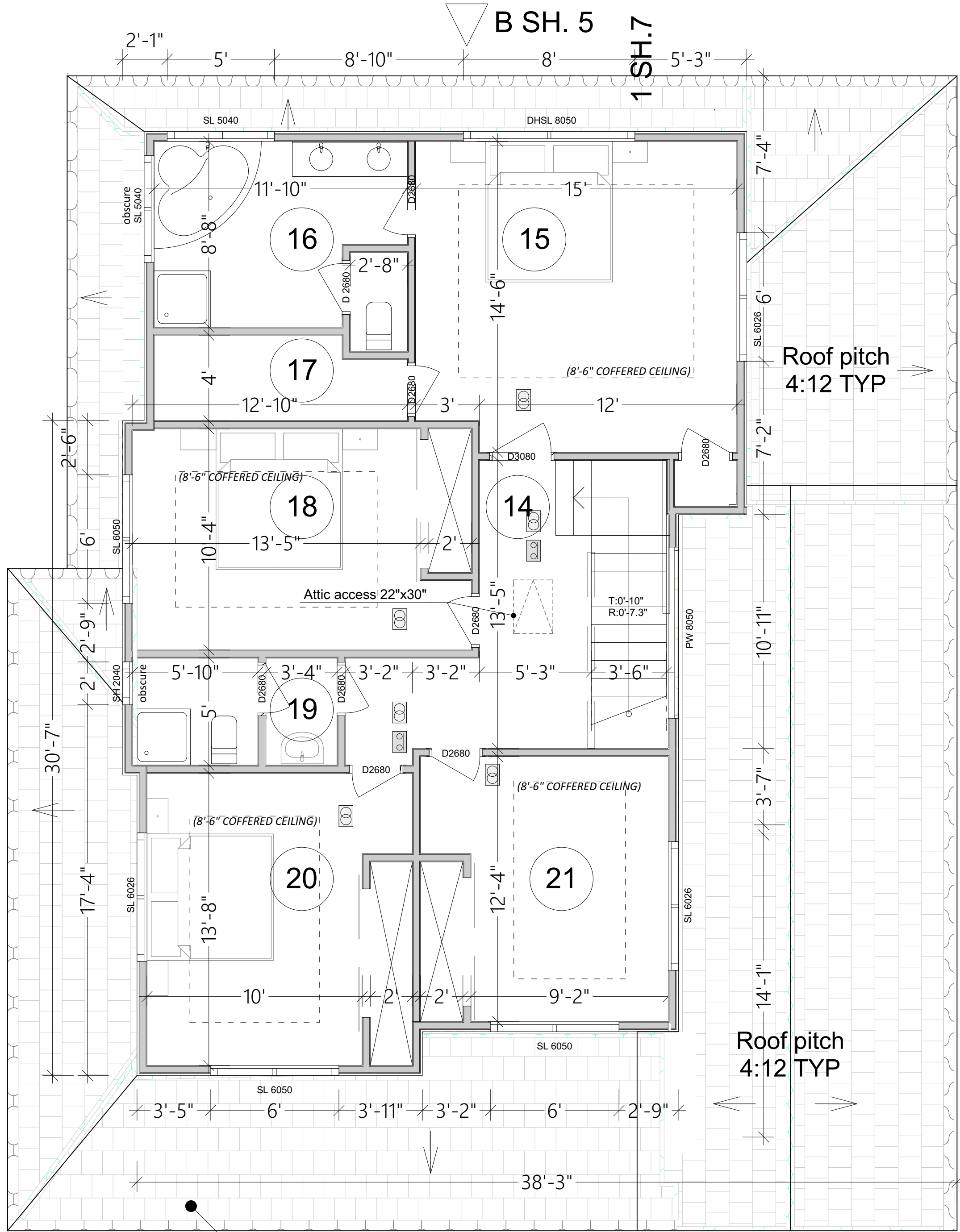
- GENERAL NOTES:**
- ALL WINDOWS MUST HAVE DUAL GLASS PANE.
 - DRYER VENT DUCT SHALL BE 4" (102 MM) WITH A MAXIMUM RUN OF 14' (4267 MM), INCLUDING TWO 90-DEGREE ELBOWS [2013 CMC 504.3.1.2] AND SHALL HAVE A BACK DRAFT DAMPER. [2013 CMC 504.1] DRYER VENTS MUST TERMINATE AT THE EXTERIOR. CLOTHES DRYER EXHAUST DUCTS, SHALL TERMINATE 3' FROM PROPERTY LINES AND 3' FROM ANY OPENINGS INTO THE BUILDING. [2013 CMC 504.5]
 - THE WINDOWS AT BEDROOMS SHALL BE EGRESS WINDOWS. THE MINIMUM NET CLEAR OPENABLE AREA OF THE WINDOW SHALL TOTAL 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENABLE HEIGHT OF 24 INCHES AND MINIMUM NET CLEAR OPENABLE WIDTH OF 20 INCHES. [2013 CRC SECTION R310]
 - A HOSE BIBB WITH ANTI-BACK-FLOW DEVICE IS REQUIRED AT FRONT AND REAR OF THE HOUSE.
 - PER TITLE 24 CALCULATIONS, R-38 INSULATION IS REQUIRED IN ATTIC.
 - ALL UNDER-FLOOR CLEANOUTS SHALL BE EXTENDED TO THE EXTERIOR OF THE BUILDING IF LOCATED MORE THAN 20' FROM THE UNDER-FLOOR ACCESS. [2013 CPC 707.09]
 - A NON-REMOVABLE BACKFLOW PREVENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBBS. [2013 CPC 603.5.7]
 - THE KITCHEN VENT-A-HOOD SHALL VENT TO THE OUTSIDE OF THE BUILDING, OR PROVIDE OTHER KITCHEN EXHAUST TO COMPLY WITH 2013 ENERGY STANDARD.
 - THE EXTERIOR LANDING FOR ALL IN-SWINGING OR SLIDING DOORS SHALL NOT BE MORE THAN 7-3/4' FROM TOP OF THRESHOLD. [2013 CRC SECTION R311.3.2]
 - UPPER CABINETS SHALL BE A MINIMUM OF 30" ABOVE COOKING TOP OR A HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOK TOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. [2013 CMC 916.1(B)]
 - THE AIR CONDITIONING REFRIGERANT LINES MUST BE PROTECTED FROM UV DEGRADATION. [2013 CALIFORNIA ENERGY CODE 150M(9)]
 - ALL JOINTS AND SEAMS OF DUCT SYSTEMS SHALL BE SEALED MATERIAL MEETING THE UL181 STANDARD. (CALIFORNIA ENERGY CODE 150M(2D))

- BATHROOM NOTES:**
- SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
 - BATH TUB MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO 120 DEG F.
 - ULTRA LOW FLUSH TOILET (1.28 GALLONS/FLUSH) AT ALL NEW BATHROOMS (CPC 2013 SECTION 402.2.1)
 - FINISH BACKING MATERIAL AND WATERPROOFED MATERIAL AT SHOWER/BATHTUB WALL SHALL BE CEMENTITIOUS MATERIAL OR GYPSUM BOARD APPROVED FOR THIS INSTALLATION. WATER RESISTANT GYPSUM BOARD UNDER GLUE-ON TILE IS NOT ALLOWED.
 - SHOWER:
 - SHOWER DOORS MUST BE AT LEAST 22" WIDE [2013 CPC 408.5]
 - SHOWERS MUST HAVE WATERPROOF WALL FINISH UP AT LEAST 70" ABOVE THE FLOOR. [2013 CRC SECTION 307.2]
 - GLASS SHOWER AND TUB ENCLOSURE MUST BE SAFETY GLAZING. [2013 CRC SECTION 308.4.5]
 - THE BATHTUB WASTE OPENING IN THE FLOOR OVER THE CRAWL SPACE SHALL BE PROTECTED BY A METAL COLLAR OR SCREEN NOT EXCEEDING 1/2" OR A SOLID COVER. [2013 CPC 312.12.3]
- VENTILATION NOTES:**
- A MINIMUM OF 1" AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING WITH ADEQUATE CROSS VENTING FOR VAULTED CEILING.
 - THE ATTIC ACCESS SHALL BE A MINIMUM OF 22" X 30". A THIRTY-ONE INCH MINIMUM CLEAR HEAD ROOM SHALL BE PROVIDED ABOVE THE ATTIC ACCESS. ATTIC ACCESS SHALL BE LOCATED AT A READILY ACCESSIBLE LOCATION.
 - MECHANICAL VENTILATION IS NOT LESS THAN 6 AIR CHANGES PER HOUR TYPE. THE POINT OF DISCHARGE OF EXHAUST AIR SHALL BE AT LEAST 3 FEET FROM ANY OPENING INTO THE BUILDING. THE EXHAUST VENT SHALL BE EQUIPPED WITH BACK-DRAFT DAMPER TO COMPLY WITH ENERGY REGULATIONS. (CRC 2013 SECTION R806).
 - IF AIR DUCTS WILL BE INSTALLED IN AN UNDER-FLOOR CRAWL SPACE, THEY SHALL NOT PREVENT ACCESS TO THE CRAWL SPACE AND SHALL MAINTAIN A MINIMUM 4" VERTICAL CLEARANCE FROM EARTH. (2013 CMC 604.1 AND 604.2)

- WATER HEATER NOTES:**
- THE WATER HEATER WILL HAVE TWO SEISMIC STRAPS; ONE LOCATED WITHIN THE TOP 1/3 OF THE WATER HEATER UNIT AND ONE AT THE BOTTOM 1/3. THE BOTTOM STRAP MUST BE LOCATED AT LEAST 4" AWAY FROM THE WATER HEATER CONTROLS. (2013 CPC 507.2)
 - THE WATER HEATERS PRESSURE/TEMPERATURE (PTT) RELIEF VALVE SHALL BE GALVANIZED STEEL, HARD-DRAWN COPPER, OR CPVC. THE VALVE SHALL BE DRAINED TO THE EXTERIOR OF THE BUILDING, TERMINATE TOWARD THE GROUND MAINTAINING BETWEEN 6" AND 24" OF CLEARANCE FROM THE GROUND, AND POINT DOWNWARD. THE DIAMETER OF THE VALVE OPENING (GENERALLY 3/4") MUST BE MAINTAINED TO THE TERMINATION OF THE DRAIN. [2013 CPC 507.5 AND 608.5]
 - THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED. [2013 CALIFORNIA ENERGY CODE SECTION 150 (J)]
 - THE HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED. [2013 CALIFORNIA ENERGY CODE SECTION 150 (J)]
 - ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6" ABOVE ROOF NOR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 12" FROM OR 3' ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT NOR 3' FROM LOT LINE. (2013 CPC 906)
 - IF THE WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2013 CPC 608.2)

LEGEND

- : FIRE SPRINKLER
- : SMOKE DETECTOR CO2



PROPOSED 2ND FLOOR PLAN

SCALE: 1/4"=1'

Nº	Name	Nº	Name	Nº	Name
1	Covered porch	8	Closet	15	Master Bedroom
2	2-car garage	9	Laundry	16	Bathroom
3	Foyer	10	Pantry	17	Walk In Closet
4	Living room	11	Kitchen	18	Bedroom
5	Bathroom	12	Family room	19	Bathroom
6	WC	13	Utility room	20	Bedroom
7	Guest room	14	Hallway	21	Bedroom
				22	Formal Dining Room





825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

11:00

[illegible]

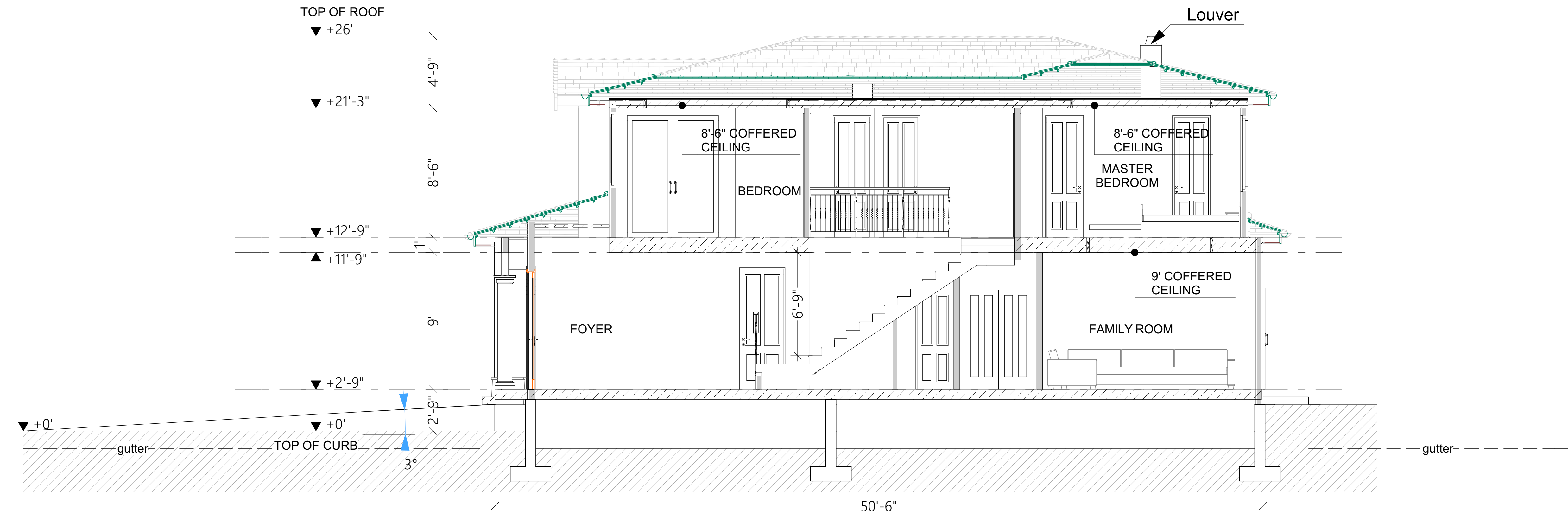
REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
JOB NO.:		
CAD FILE:		
DESIGN'D BY: B.A.	DRAWN BY: B.A.	
CHECK'D BY:	APP'D BY: B.A.	
DATE: 0/06/2015	SCALE: AS NOTED	

SHEET NO: 5

PROJECT:



STREETSCAPE ELEVATION
SCALE: 1/64"-1'



SECTION 1
SCALE: 1/4"-1'

DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME
BUILDING HEIGHT: STREETSCAPE
ELEVATION

PROJECT:

REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

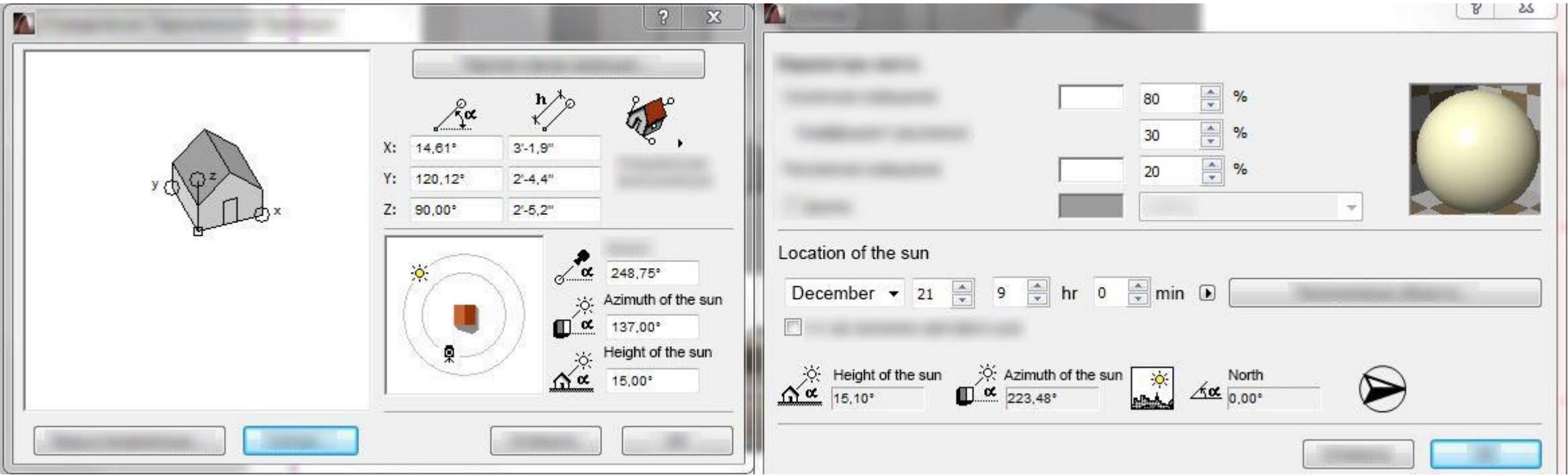
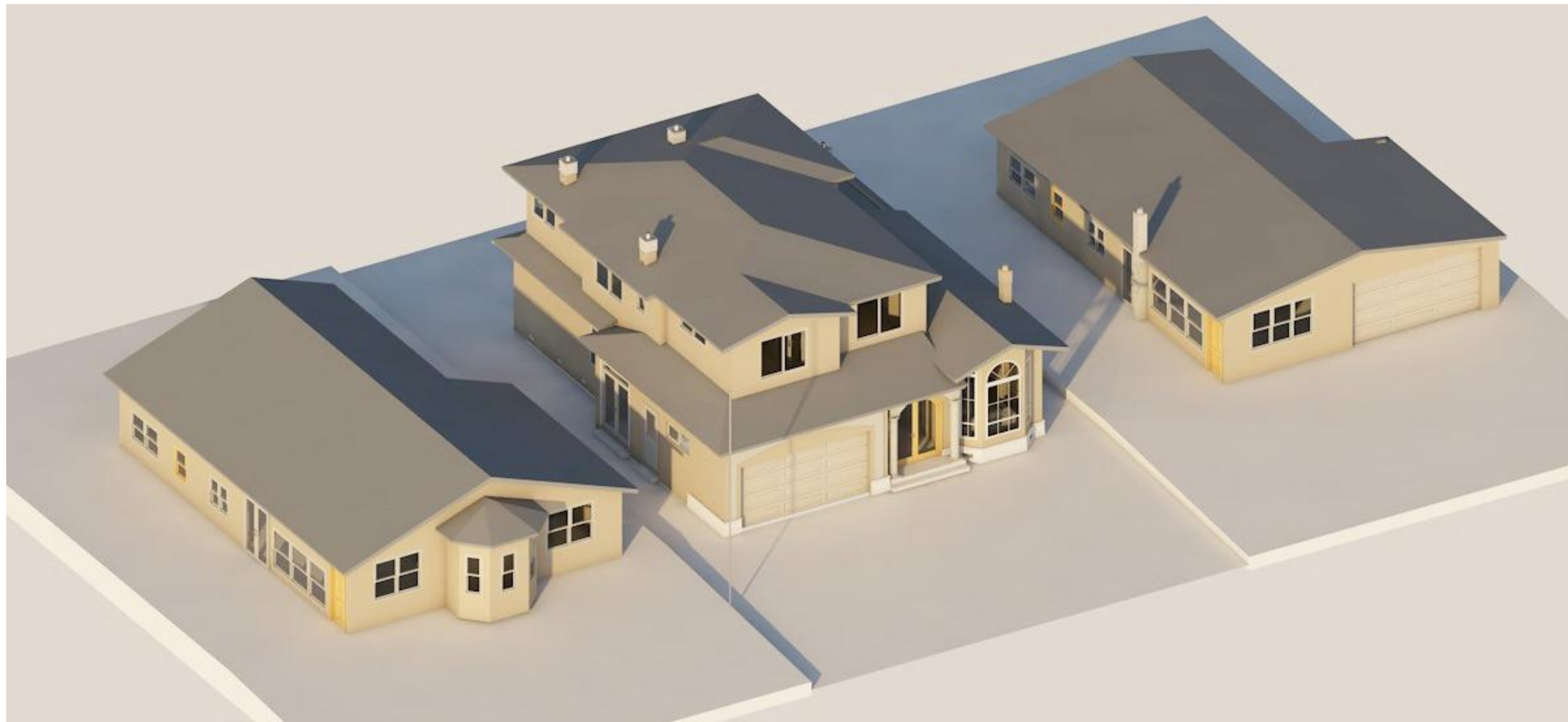
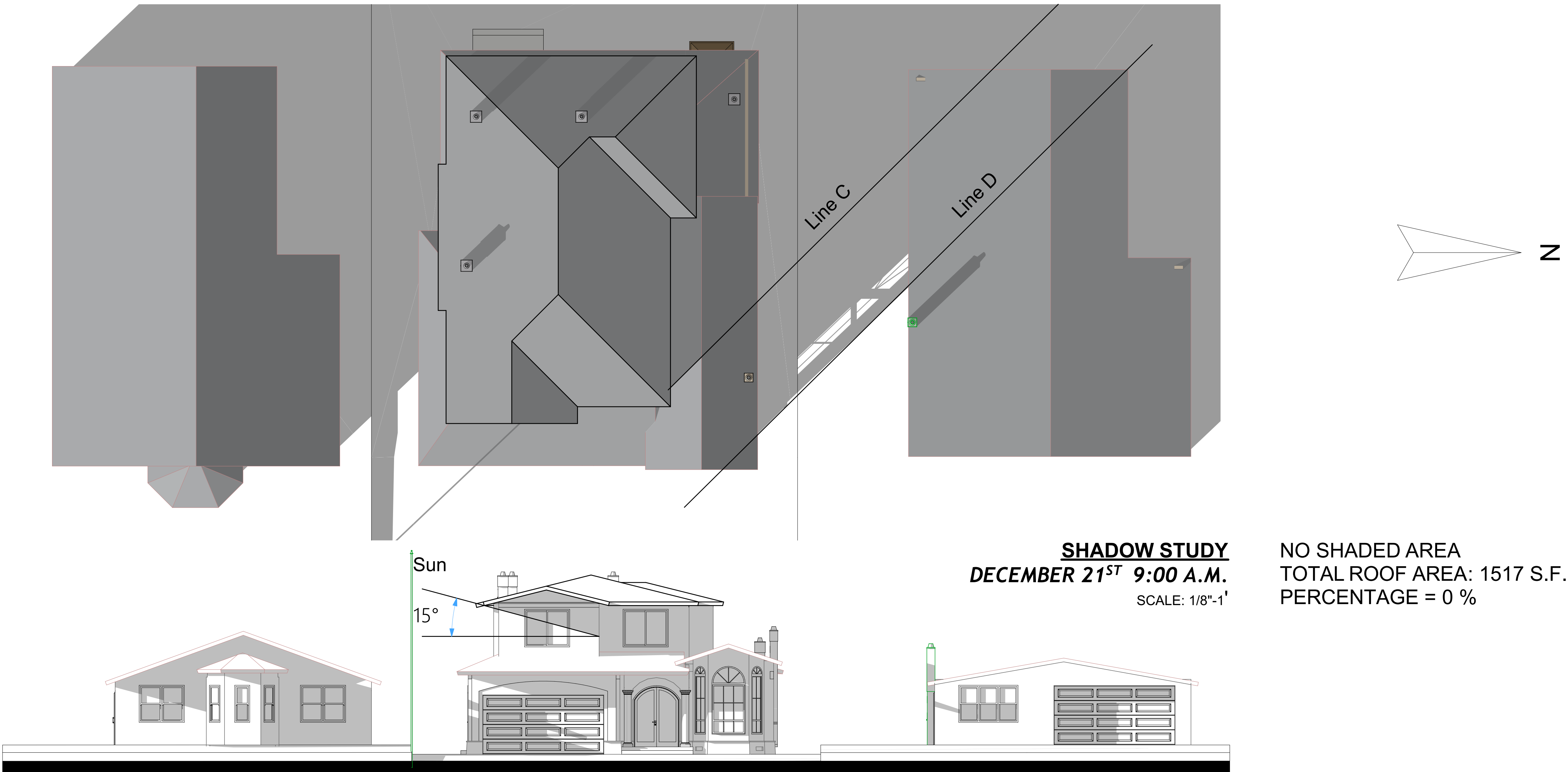
JOB NO.:
CAD FILE:

DSGN'D BY: B.A. DRAWN BY: B.A.

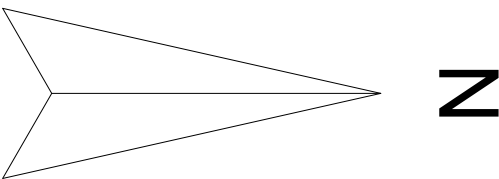
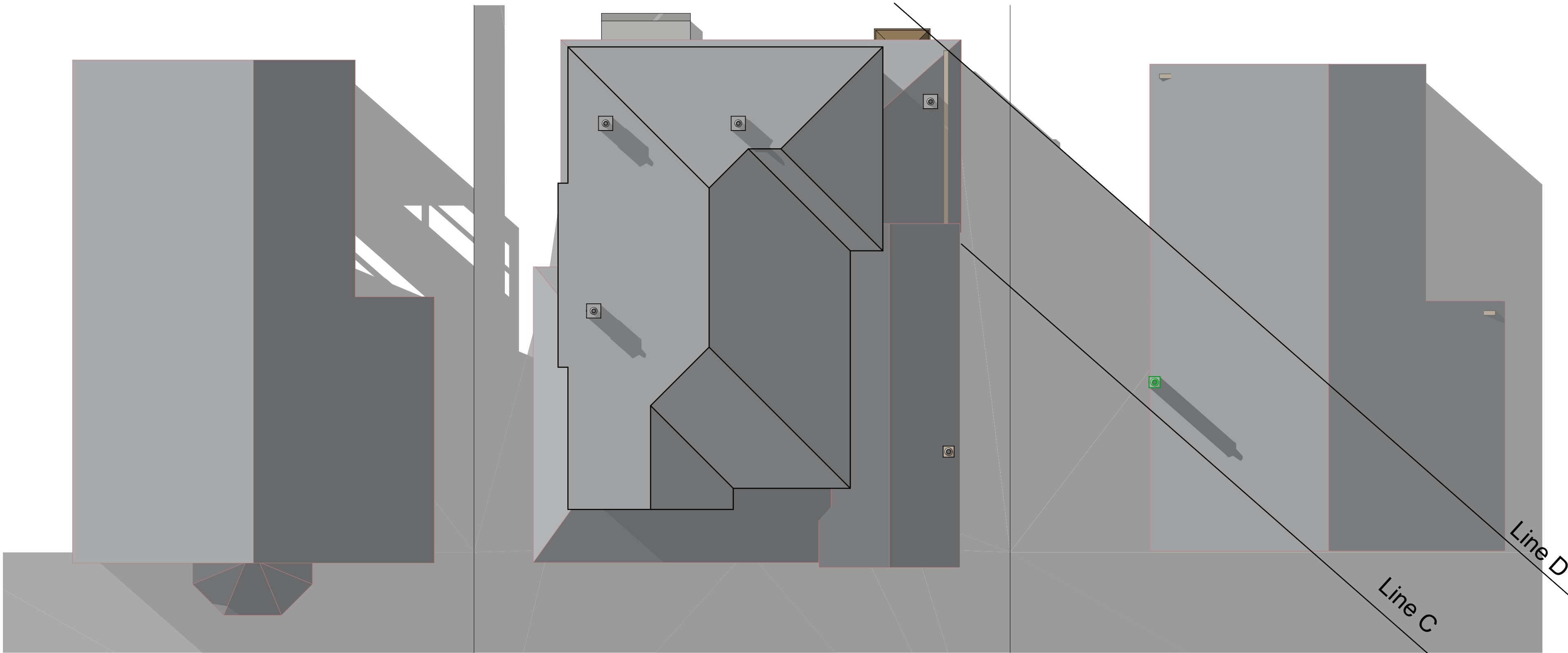
CHK'D BY: B.A. APP'D BY: B.A.

DATE: 10/06/2015 SCALE: AS NOTED

SHEET NO:

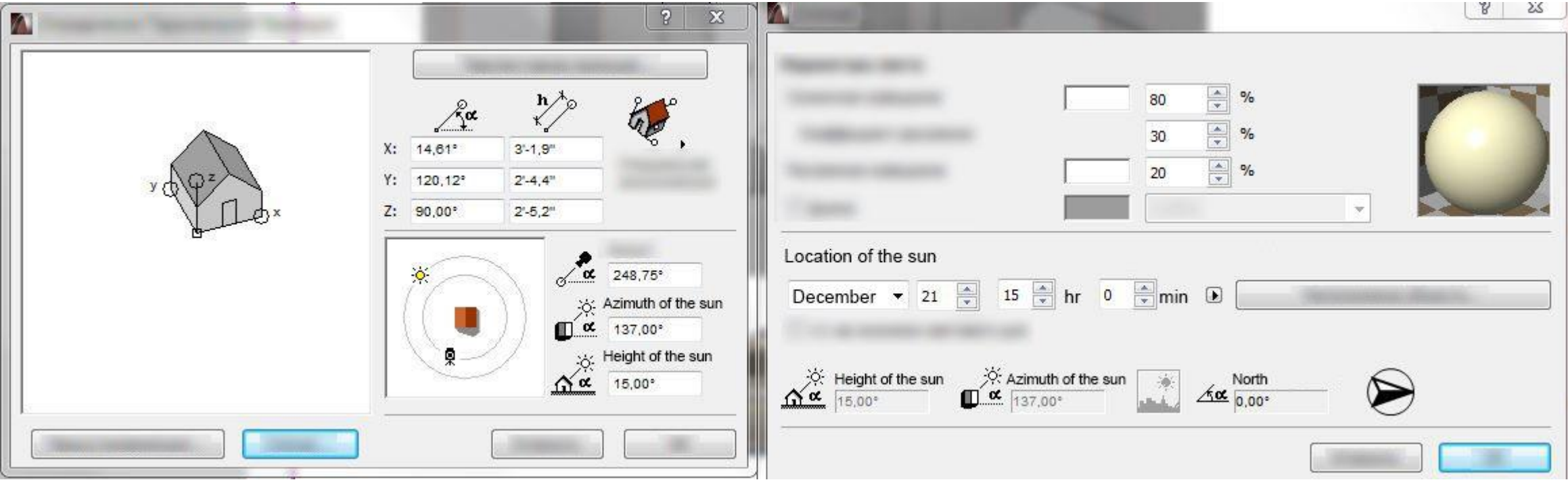
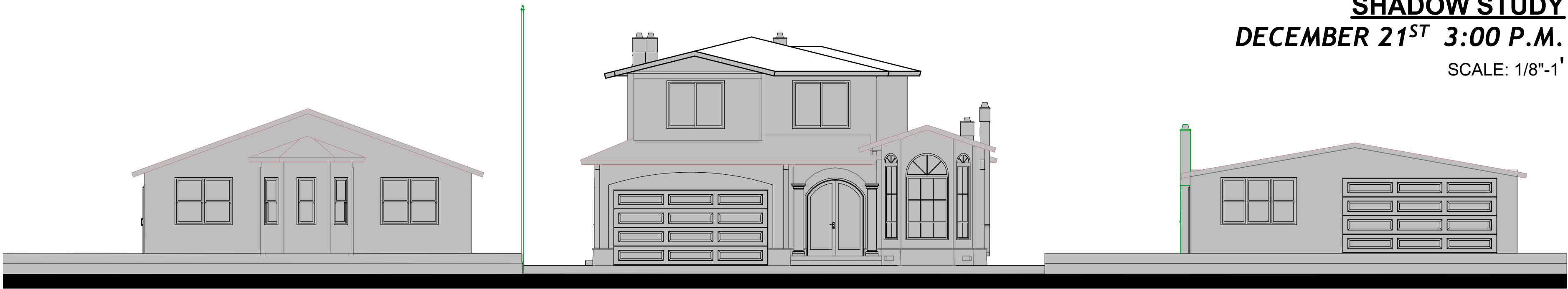


DRAWN BY: BAKLAN ANTON				
			MR. ARSEN AVAGYAN RESIDENCE 825 TAMARACK LANE, SUNNYVALE, CALIFORNIA	
CUSTOM HOME			SHADOW STUDY AT 9:00 AM	
PROJECT:				
REV	DATE	DESCRIPTION		
△				
△				
△				
△				
JOB NO.:				
CAD FILE:				
DSGND BY: B.A.		DRAWN BY: B.A.		
CHKD BY: B.A.		APPD BY: B.A.		
DATE: 10/06/2015		SCALE: AS NOTED		
SHEET NO:				
7				



SHADOW STUDY
DECEMBER 21ST 3:00 P.M.
SCALE: 1/8"-1'

NO SHADED AREA
TOTAL ROOF AREA: 1517 S.F.
PERCENTAGE = 0 %



DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

SHADOW STUDY AT 3:00 PM

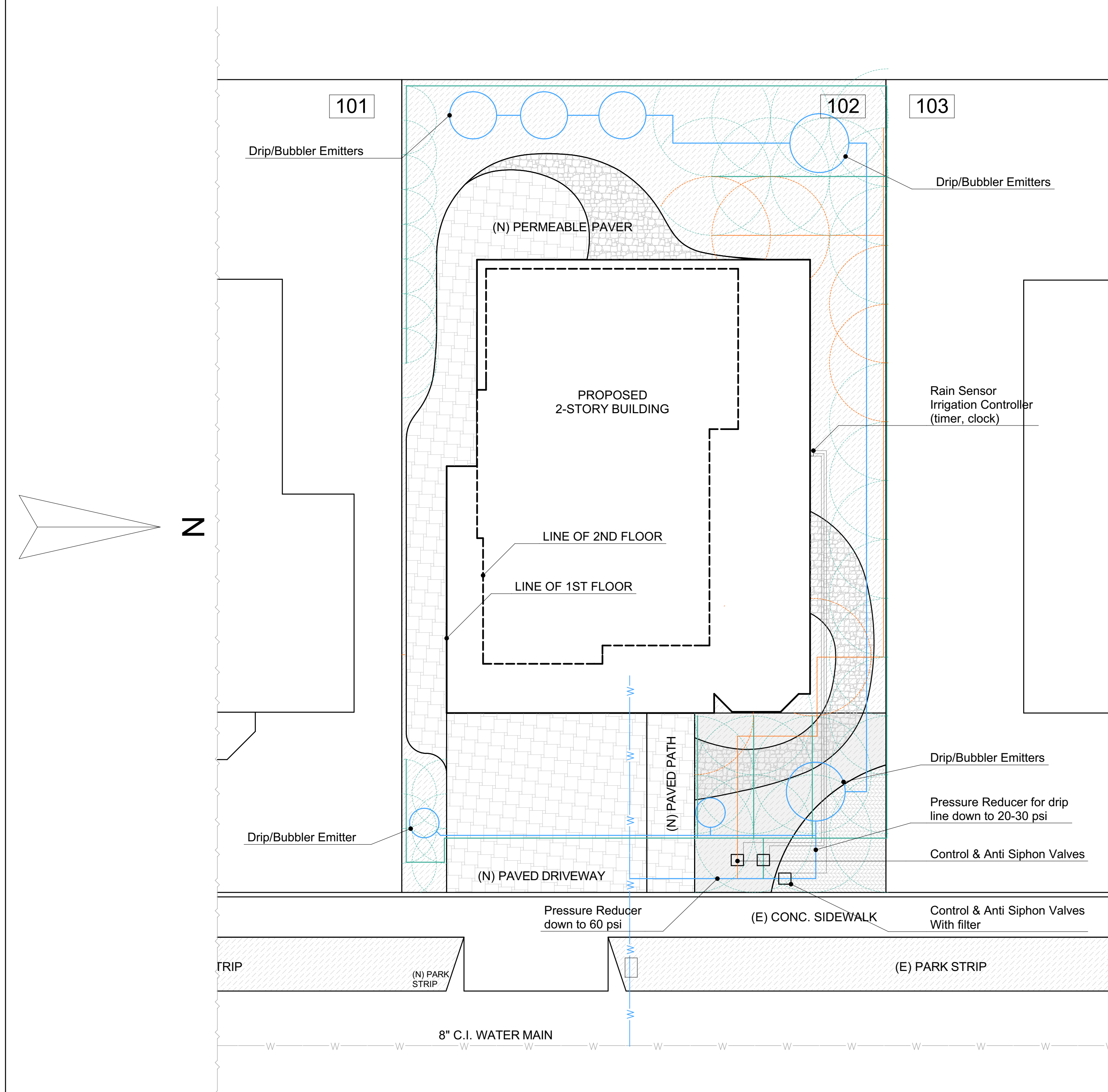
PROJECT:

DRAWING TITLE:



REV	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

JOB NO.:	
CAD FILE:	
DSGN'D BY: B.A.	DRAWN BY: B.A.
CHK'D BY: B.A.	APP'D BY: B.A.
DATE: 10/06/2015	SCALE: AS NOTED

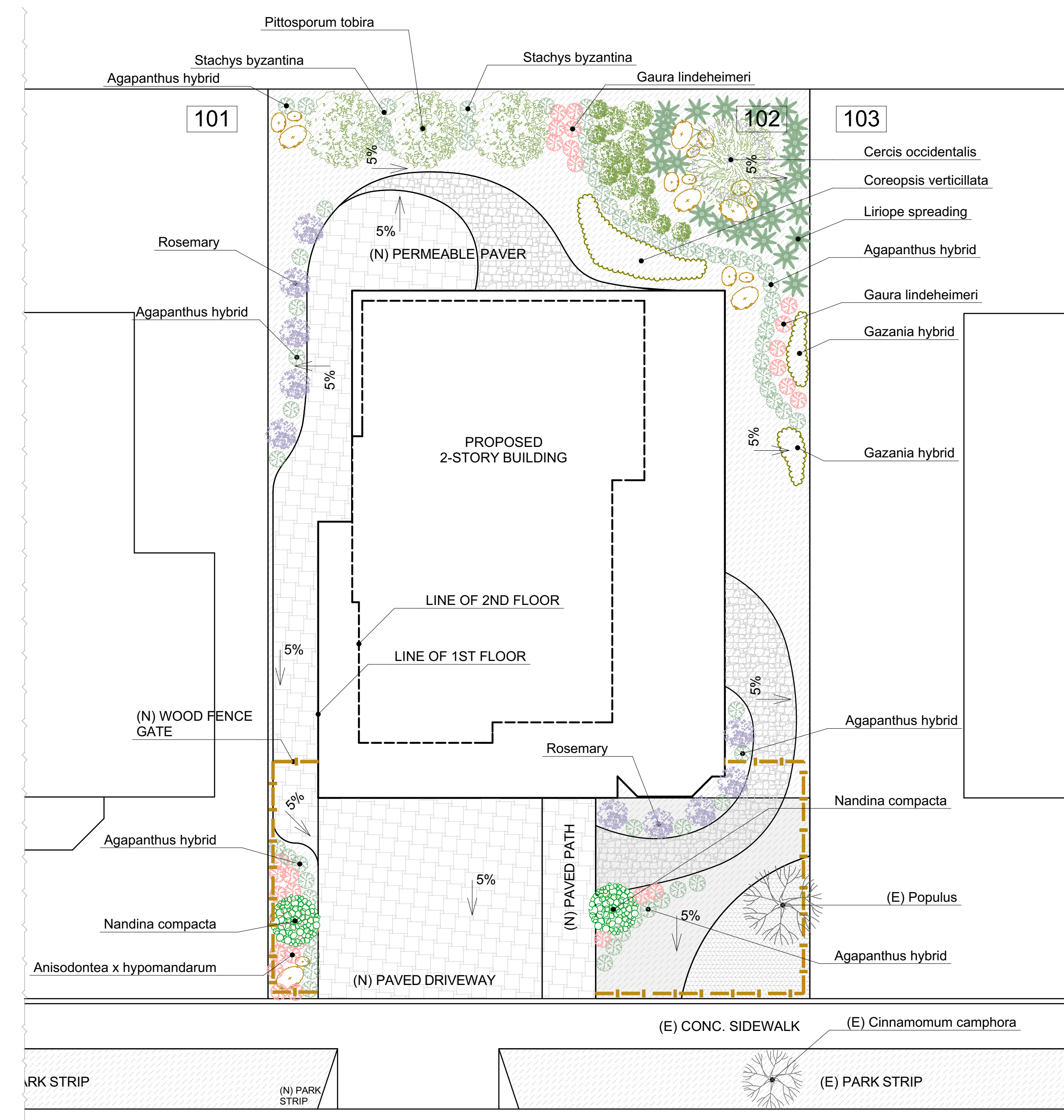
SHEET NO:
8



LEGEND

- : Drip/Bubbler Emitters Line
- : Groundcover Spray Heads Line
- : Sprinkler Heads Line
-  : Trees, Shrubs etc.
-  : Decorative Rock

All required landscaped areas shall be provided with a permanent irrigation system for all uses, except for single-family detached and duplex dwellings. Irrigation systems shall be designed and maintained to prevent water waste (e.g. runoff or overspray). Irrigation controllers shall be capable of multiple programming and incorporate sensors to override the call for water during rain or if the soil is still moist. Irrigation controllers and backflow devices shall be screened from public view. Irrigation shall only occur between 8 p.m. and 10 a.m.



LANDSCAPING AND IRRIGATION SYSTEM

SCALE: 1/8"-1'

Warm-season grass, permeable surface patio, water efficient plants with nearly year-round color, mulch in shrub areas, deciduous trees for summer shade and winter sun, a California native, shrubs attractive to hummingbirds and butterflies. A smaller lawn would make this landscape even more water efficient.

Water Efficiency Design

Landscaping design and plant selection is based on:

Option 1: Turf/lawn is limited to 25% of the landscaped area. Of the non-turf area, at least 80% is planted with native, low water or no water use plants.

Plant Material

Variety - Landscaping includes trees, shrubs, vines, flower, ground covers

Hydrozones

Hydrozooecia
Plants with similar water needs are grouped together

DRAWN BY: BAKLAN ANTON

MR. ARSEN AVAGYAN RESIDENCE
825 TAMARACK LANE,
SUNNYVALE, CALIFORNIA

CUSTOM HOME

LANDSCAPING AND IRRIGATION SYSTEM

PROJECT:	REV	DATE	DRAWING TITLE	LAYER	
	△				DESCRIPTION
	△				
	△				
	△				
	△				
JOB NO.:					
CAD FILE:					
DSG'N'D BY: B.A.		DRAWN BY: B.A.			
CHK'D BY: B.A.		APP'D BY: B.A.			
DATE: 10/06/2015		SCALE: AS NOTED			

9

