### General Notes

1. All construction shall conform to current San Mateo County Codes and any other governing codes, amendments, rules, regulations, ordinances, laws, deeds, approvals, etc. that are required by applicable local authorities. In the event of conflict the most stringent requirements shall apply.

2. The general contractor is responsible for checking contract documents, field conditions, and dimensions for accuracy. If there are any questions regarding these or other coordination questions, the general contractor is responsible for obtaining a clarification from the designer before proceeding with the work. If there are any questions regarding these or other coordination questions, the general contractor is responsible for obtaining a clarification from the designer before proceeding with the work in question or related work.

3. Any errors, omissions, or conflicts found in the various parts of the construction documents shall be brought to the attention of the designer before proceeding with the work.

4. Contractor shall thoroughly examine the premises and shall base his bid on the existing conditions. Notwithstanding any information shown or not shown on the drawings.

### Codes

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)
- 2019 California Electrical Code (CEC)
- 2019 California Mechanical Code (CMC)
- 2019 California Plumbing Code (CPC)
- 2019 California Fire Code (CF)
- 2019 California Building Energy Efficiency Standards (CBEES)
- 2019 California Green Building Code (CGB)

### Symbols

- **Detail Marker**
- **Elevation Marker**
- **Section Marker**
- **Interior Elevation Marker**
- **Revision Marker**
- **Door Symbol**
- **Window Symbol**
- **Break Line**
- **Elevation Map**

### ArcGIS Data

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Existing</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST FLOOR</td>
<td>224</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2ND FLOOR</td>
<td>1937</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3RD FLOOR</td>
<td>1407</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>3568</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNCONDITIONED</td>
<td>519</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONDITIONED</td>
<td>224</td>
<td></td>
<td></td>
</tr>
<tr>
<td>UNCONDITIONED GARDEN</td>
<td>400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CONDITIONED GARDEN</td>
<td>400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PROTECTED DECKS/PORCHES</td>
<td>47</td>
<td></td>
<td></td>
</tr>
<tr>
<td>EXTERIOR STORAGE</td>
<td>144</td>
<td></td>
<td></td>
</tr>
<tr>
<td>SITE COVERAGE</td>
<td>310</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>3878</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Landscaping Information

- Existing Landscaping: 0 SQ FT
- New Landscaping: 1,000 SQ FT
- New Turf: 0 SQ FT
Site Plan: Existing

101 DOLTON AVENUE
Site Plan - Existing

LOT 2
VACANT LOT
APN: 049-103-170

LOT 4
APN: 049-103-260

LOT 3
VACANT LOT
APN: 049-103-330
LOT SIZE: 15,450 SF
AVG SLOPE: 33%

SUBJECT PROPERTY

LOT 19-A

LOT 20-A

TO BE REMOVED
TO BE REMOVED
TO BE REMOVED
TO BE REMOVED
TO BE REMOVED

TREES INDICATED FOR REMOVAL WILL BE MULCHED AND RE-USED ON THE PROJECT AS PER THE LANDSCAPING PLAN

OTHER TREES TO BE REMOVED:
(1) 6" PINE
(2) 11" TREE
(1) 4" PINE
(2) 11" OAK

AREA TO BE COVERED WITH
3" MULCH, LEAVE ROOTS
FOR SOIL STABILIZATION

(4) 4" EUCALYPTUS
(2) 5" EUCALYPTUS
(2) 4" EUCALYPTUS
(1) 9" EUCALYPTUS

AREA TO BE COVERED WITH
3" MULCH. LEAVE ROOTS
FOR SOIL STABILIZATION:

(5) 4" EUCALYPTUS
(2) 5" EUCALYPTUS
(5) 6" EUCALYPTUS
(3) 7" EUCALYPTUS
(1) 9" EUCALYPTUS

___/___/___
08/08/20

___/___/___
08/25/21

Version 1
Revisions

DOLTON AVENUE

LEGEND

Property Line
Set-back Line
Fences, 6' H
Roof slope 1/4" H : 1' L
Seams in roof geometry
Downspout or Scupper
Drainage Attenuation System
Roof drain w/overflow
Skylight

SCALE: 1/8" = 1'-0"
Site Plan: Proposed

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

Legend:
- Property Line
- Set-back Line
- Fence, 6' H
- Roof slope 1/4" H : 1' L
- Seam in roof geometry
- Downspout or Scupper
- Gutter
- Roof drain e/ southerly
- Sidewalk

Lot 3
- APN: 049-103-330
- Lot Size: 15,450 SF
- Avg Slope: 33%

Lot 4
- APN: 049-103-260

Lot 2
- Vacant Lot
- APN: 049-103-170
Roof Plan: Proposed

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

LEGEND
- Property Line
- Backflow Line
- Fence, 6' H
- Roof slope 1/4" H : 1' L
- Seam in roof geometry
- Downspout or Scupper
- Gutter
- Roof drain w/overflow
- Skylight

Roofing material: Modified Bitumen

UPPER YARD
SLOPED 1/4" PER FOOT

LOWER YARD
SLOPED 1/4" PER FOOT
SLOPED 1/4" PER FOOT
SLOPED 1/4" PER FOOT
SLOPED 1/4" PER FOOT

THIRD FLOOR TRELLIS
SLOPED 1/4" PER FOOT

FIRST FLOOR TRELLIS
34'-6"

23'-5"
First Floor Plan: Proposed

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

PROPOSED SIZE:

CONDITIONED
1ST FLOOR 224 SF
2ND FLOOR 1937 SF
3RD FLOOR 1407 SF
TOTAL 3568 SF

UNCONDITIONED
GARAGE 519 SF
ALLOWANCE - 400 SF
PROT. PORCH 47 SF
STORAGE 144 SF
TOTAL 310 SF

LEGEND
- Property Line
- Set-back Line
- Fence

110 DOLTON AVENUE
First Floor Plan
Third Floor Plan: Proposed

SCALE: 1/4" = 1'-0"
**Proposed Elevation: East**

*Proposed Materials & Colors*

- **K2 Stone**
  - Smokey Limestone Veneer
- **Nakamoto Forestry**
  - Yakugi Pika Pika with Rustic Brown
- **Timbertech Azek**
  - Composite Decking in English Walnut
- **Sherwin Williams**
  - SW 7026 Griffin

**Scale:** 1/4" = 1'-0"
1 Proposed Elevation: West

Scale: 1/4" = 1'-0"
Proposed Elevation: North

SCALE: 1/4" = 1'-0"
**Proposed Elevation: South**

*SCALE: 1/4" = 1'-0"*
**Landscaping Plan: Proposed**

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

NEW LANDSCAPING: 1000 SF
NEW TURF AREA: 0 SF

- **UPPER YARD**
  - Artificial Turf
- **LOWER YARD**
  - Pavers
- **UPPER YARD ACCESS ROAD**
  - Asphalt
- **DRIVEWAY PAVERS**
- **PATHWAY - DECOMPOSED GRANITE**
- **STEPS & LANDING - Concrete**
- **PATHWAY - Decomposed Granite**
- **Access Road - Asphalt**
- **Slope Up**
- **Slope Down**
- **TERRACE - FRONT YARD**
- **UP**
- **OUTDOOR KITCHEN**
- **HILLSIDE**
- **NEW LANDSCAPING: 1000 SF**
- **NEW TURF AREA: 0 SF**

**Trees**:
1. (2) 8" OAKS

**Notes**:
- Water Meter
<table>
<thead>
<tr>
<th>ID</th>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>WATER USE</th>
<th>LT %</th>
<th>LIGHT LEVEL</th>
<th>SUNSET/BUNSETA ZONE</th>
<th>GROWTH</th>
<th>SIZE</th>
<th>QTY</th>
<th>FACTOR</th>
<th>PRODUCT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Achillea millefolium (CA native salvias)</td>
<td>Salmon Yarrow</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to part shade, most soils</td>
<td>Sunset: 1-24, A1-3</td>
<td>1-3 feet tall and wide</td>
<td>1</td>
<td>Gailton</td>
<td>3</td>
<td>.2</td>
</tr>
<tr>
<td>2</td>
<td>Calystegia macrostegia</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to part shade, well-drained soils</td>
<td>Sunset: 5-9, 14-17</td>
<td>Growth: 3-6 feet tall and wide</td>
<td>1</td>
<td>Gailton</td>
<td>7</td>
<td>.2</td>
<td>1.4</td>
</tr>
<tr>
<td>3</td>
<td>Lagerstroemia spp., hybrids and</td>
<td>Rhamnus californica</td>
<td>Low</td>
<td>10-30</td>
<td>Sun or part shade</td>
<td>Sunset: 3b-9, 11-17</td>
<td>Growth: 6-8 ft tall and wide</td>
<td>5</td>
<td>Gailton</td>
<td>9</td>
<td>.2</td>
</tr>
<tr>
<td>4</td>
<td>Lagerstroemia indica 'Springtime'</td>
<td>Low</td>
<td>10-30</td>
<td>Sun or partial shade</td>
<td>Sunset: 3-11, 14-24</td>
<td>Growth: 10-30 feet tall and wide</td>
<td>1</td>
<td>'B' Box</td>
<td>1</td>
<td>.2</td>
<td>.2</td>
</tr>
<tr>
<td>5</td>
<td>Lagerstroemia indica</td>
<td>Blue Oak</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to partial shade</td>
<td>Sunset: 3-11, 14-24</td>
<td>Growth: 10-30 feet tall and wide</td>
<td>1</td>
<td>Box</td>
<td>1</td>
<td>.2</td>
</tr>
<tr>
<td>6</td>
<td>Daphne odora 'Marginata'</td>
<td>Winter Daphne</td>
<td>Low</td>
<td>10-30</td>
<td>Partial Shade</td>
<td>Sunset: 1-12, 14-24</td>
<td>Growth: 6-8 feet tall and wide</td>
<td>2</td>
<td>Gailton</td>
<td>8</td>
<td>.2</td>
</tr>
<tr>
<td>7</td>
<td>Quercus Lobata</td>
<td>Valley Oak</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to Part Shaded</td>
<td>Sunset: 30-9, 11-24</td>
<td>Growth: 10-30 feet tall and wide</td>
<td>2</td>
<td>'B' Box</td>
<td>1</td>
<td>.2</td>
</tr>
<tr>
<td>8</td>
<td>Lagerstroemia spp., hybrids and</td>
<td>Rhamnus californica</td>
<td>Low</td>
<td>10-30</td>
<td>Sun or partial shade</td>
<td>Sunset: 3b-9, 11-17</td>
<td>Growth: 6-8 ft tall and wide</td>
<td>4</td>
<td>Gailton</td>
<td>0</td>
<td>.2</td>
</tr>
<tr>
<td>9</td>
<td>Lagerstroemia indica</td>
<td>Cape Myrtle</td>
<td>Low</td>
<td>10-30</td>
<td>Sun, good drainage, good air circulation</td>
<td>Sunset: 1-10, 12-14, 16-21</td>
<td>Growth: 3-6 feet tall and 6-12 feet wide</td>
<td>0</td>
<td>Gailton</td>
<td>1</td>
<td>.2</td>
</tr>
<tr>
<td>10</td>
<td>Eschscholzia californica (Eschscholzia)</td>
<td>Creeping wallflower</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to part shade, most soils</td>
<td>Sunset: A/A</td>
<td>Growth: 18-24 inches tall. Plant every 2'-3'</td>
<td>1</td>
<td>Gailton</td>
<td>1</td>
<td>.2</td>
</tr>
<tr>
<td>11</td>
<td>Sporobolus parviflorus</td>
<td>Red Yucca</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to part shade, most soils</td>
<td>Sunset: 1-3, 7-16, 18-24</td>
<td>Growth: 5'-6 feet tall and wide</td>
<td>1</td>
<td>Gailton</td>
<td>1</td>
<td>.2</td>
</tr>
<tr>
<td>12</td>
<td>Calycanthus floridus</td>
<td>Maypop Glory</td>
<td>Low</td>
<td>10-30</td>
<td>Sun, good drainage</td>
<td>Growth: fast growing to 15-30 feet</td>
<td>15</td>
<td>Gailton</td>
<td>2</td>
<td>.2</td>
<td>.4</td>
</tr>
<tr>
<td>13</td>
<td>Ch авто т tes caesarea complex</td>
<td>Medicinal vine</td>
<td>Low</td>
<td>10-30</td>
<td>Sun or shade, most well-drained soils</td>
<td>Sunset: 6-9, 14-24</td>
<td>Growth: 30-60 feet tall and wide</td>
<td>2</td>
<td>Gailton</td>
<td>3</td>
<td>.2</td>
</tr>
<tr>
<td>14</td>
<td>Lagerstroemia indica</td>
<td>Common Manzanita</td>
<td>Low</td>
<td>10-30</td>
<td>Sun to part shade, most well-drained soils</td>
<td>Sunset: 4-9, 14-24</td>
<td>Growth: 10-15 feet tall and 10-12 feet wide</td>
<td>1</td>
<td>Gailton</td>
<td>1</td>
<td>.2</td>
</tr>
<tr>
<td>15</td>
<td>Lagerstroemia indica</td>
<td>Red Yucca</td>
<td>Low</td>
<td>10-30</td>
<td>Sun, most well-drained soils</td>
<td>Sunset: 12-17, 19-24</td>
<td>Growth: 15-30 feet tall</td>
<td>15</td>
<td>Gailton</td>
<td>1</td>
<td>.2</td>
</tr>
</tbody>
</table>

**TOTALS:**

| GAILTON | 73 | 14.6 |

### AVERAGE WUCOLS FACTOR CALCULATION

- **A** = Sum of (Plant Factor x Quantity)
- **B** = Total Quantity of Plants

**A/B** = Average WUCOLS Factor

- **Maximum Average WUCOLS Allowed**

---

**NOTES:**

1. **A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.**
2. **Turf shall not exceed 25% of the landscape area in residential areas.**
3. **No turf permitted in non-residential areas.**
4. **Turf not permitted on slopes greater than 25%.**
5. **Turf prohibited in parkways less than 10 feet wide.**
6. **Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.**
7. **Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.**
8. **Manual shut-off valves shall be installed as close as possible to the point of connection of the water supply.**
9. **Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.**
10. **For non-residential projects with landscape areas of 1,000 sq. ft. or more, private submeter(s) to measure landscape water use shall be installed.**
11. **At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation.**
12. **Unless contraindicated by soils test, compost at a rate of a minimum of four cubic yards per 1,000 sq. ft. of permeable area shall be incorporated to a depth of six inches into the soil.**

---

### AVERAGE WUCOLS FACTOR CALCULATION

- Refer to Plant List for (A) and (B) values

| A = Sum of (Plant Factor x Quantity) | **14.6** |
| B = Total Quantity of Plants | **73** |
| **A/B** = Average WUCOLS Factor | **0.20** |
| Maximum Average WUCOLS Allowed | **0.10** |
Irrigation Plan: Proposed

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

New Landscaping: 1000 SF
New Turf Area: 0 SF

Revisions
Remarks
14/08/20
08/25/21
Version 1
Revisions

1) Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.

2) Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.

3) Manual shutoff valves shall be installed as close as possible to the point of connection of the water supply.

4) Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

5) For non-residential projects with landscape areas of 1,000 SQ FT or more, private submeter(s) to measure landscape water use shall be installed.

6) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation.

7) Irrigation controller programming data will not be lost due to an interruption in the primary power source.

Rainbird Drip Emitter, Rainbird #X8-10PC (Black) (1.0 GPH), Pressure Compensating Module Construction

Air Valve, Rainbird #AVR100 Air Relief Valve, Install in Carson R-910 Valve Box

Flush Valve, Netfag #NFAA-1, Install in a Carson R-910 Valve Box

Black Poly Plastic Distribution Line, Stake Every 5'-0" O.C. Using Wire U-Stakes

1/2" Pipe #PR-5 Filter, Install Per Local Codes Using A 1" PVC Ball Valve

1" Rainbird Valve #XAVCZ-100 PRF, ASVF

1/8" Garden Hose Line, Install Per Local Codes Using 1/4" Plastic Ball Valve

1/2" Rainbird DRIP EMITTER, RAINBIRD #XB-10PC (BLACK) (1.0 GPH), PRESSURE COMPENSATING MODULE CONSTRUCTION

Installation in Carson R-910 Valve Box

Flush Valve, Netfag #NFAA-1, Install in a Carson R-910 Valve Box

Black Poly Plastic Distribution Line, Stake Every 5'-0" O.C. Using Wire U-Stakes

1/2" Pipe #PR-5 Filter, Install Per Local Codes Using A 1" PVC Ball Valve

1" Rainbird Valve #XAVCZ-100 PRF, ASVF

1/8" Garden Hose Line, Install Per Local Codes Using 1/4" Plastic Ball Valve

1) Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system.

2) Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.

3) Manual shutoff valves shall be installed as close as possible to the point of connection of the water supply.

4) Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

5) For non-residential projects with landscape areas of 1,000 SQ FT or more, private submeter(s) to measure landscape water use shall be installed.

6) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation.

7) Irrigation controller programming data will not be lost due to an interruption in the primary power source.
Exterior Lighting Plan: 2nd Floor, Proposed

LEGEND

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>NAME / NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>-</td>
<td>LIGHT SWITCH</td>
</tr>
<tr>
<td>-</td>
<td>3-WAY LIGHT SWITCH</td>
</tr>
<tr>
<td>3-way</td>
<td>AUTO-TIMER SWITCH</td>
</tr>
<tr>
<td>-</td>
<td>WALL-MOUNTED LIGHT FIXTURE</td>
</tr>
</tbody>
</table>

PRODUCTS

<table>
<thead>
<tr>
<th>SYMBOL</th>
<th>NAME / NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOWN-LIGHT WALL</td>
<td>Tech Lighting Pitch Outdoor Wall Light, 5&quot; in Bronze, 120V LED</td>
</tr>
<tr>
<td>DOWN-LIGHT STEPS</td>
<td>VOLT Deck Light (Cast Brass, Antique Bronze Finish), VDL-630-4-BBZ, 12 Volt LED</td>
</tr>
<tr>
<td>PATHWAY LIGHT</td>
<td>VOLT Mushroom Brass Path &amp; Area Light, BD-340-BBZ, 12 Volt LED</td>
</tr>
</tbody>
</table>

110 DOLTON AVENUE
Lighting Plan - Floor 2