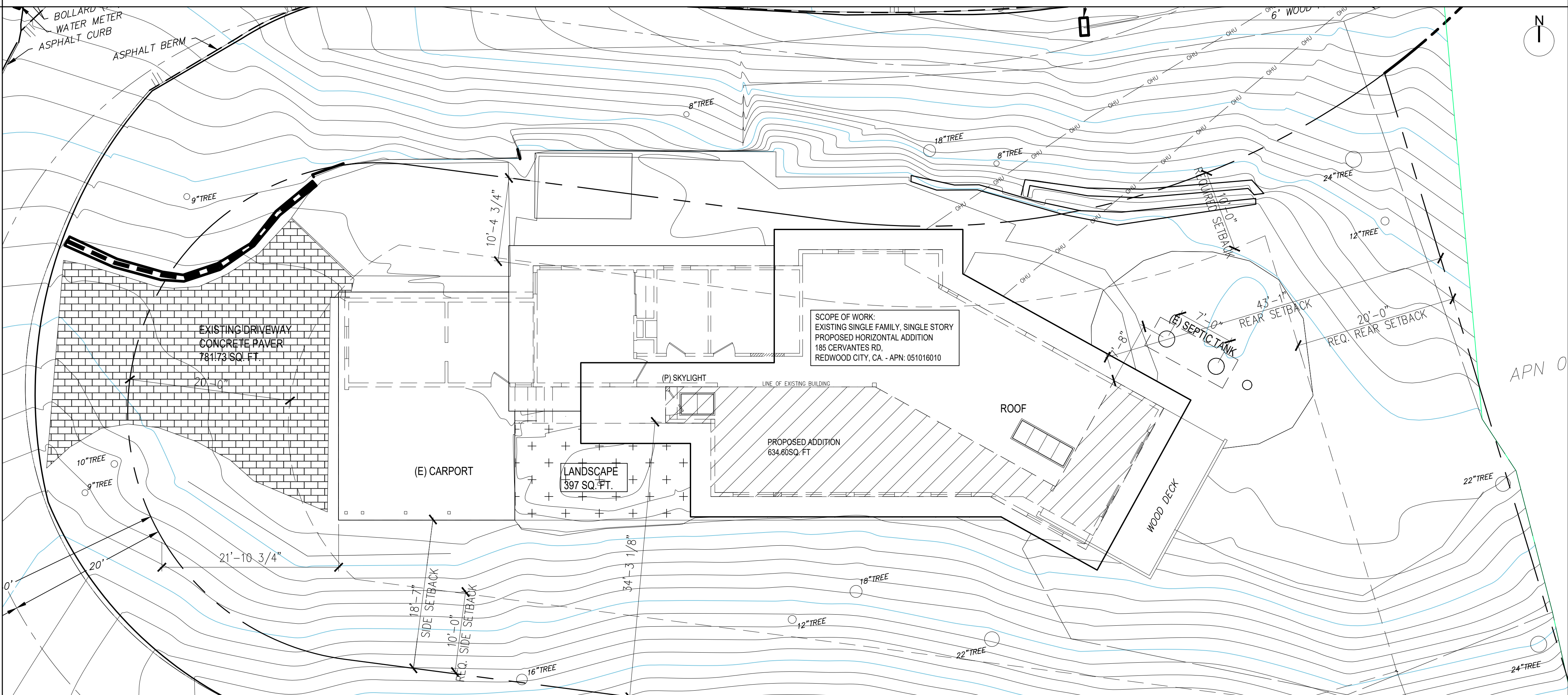


**GENERAL NOTES**

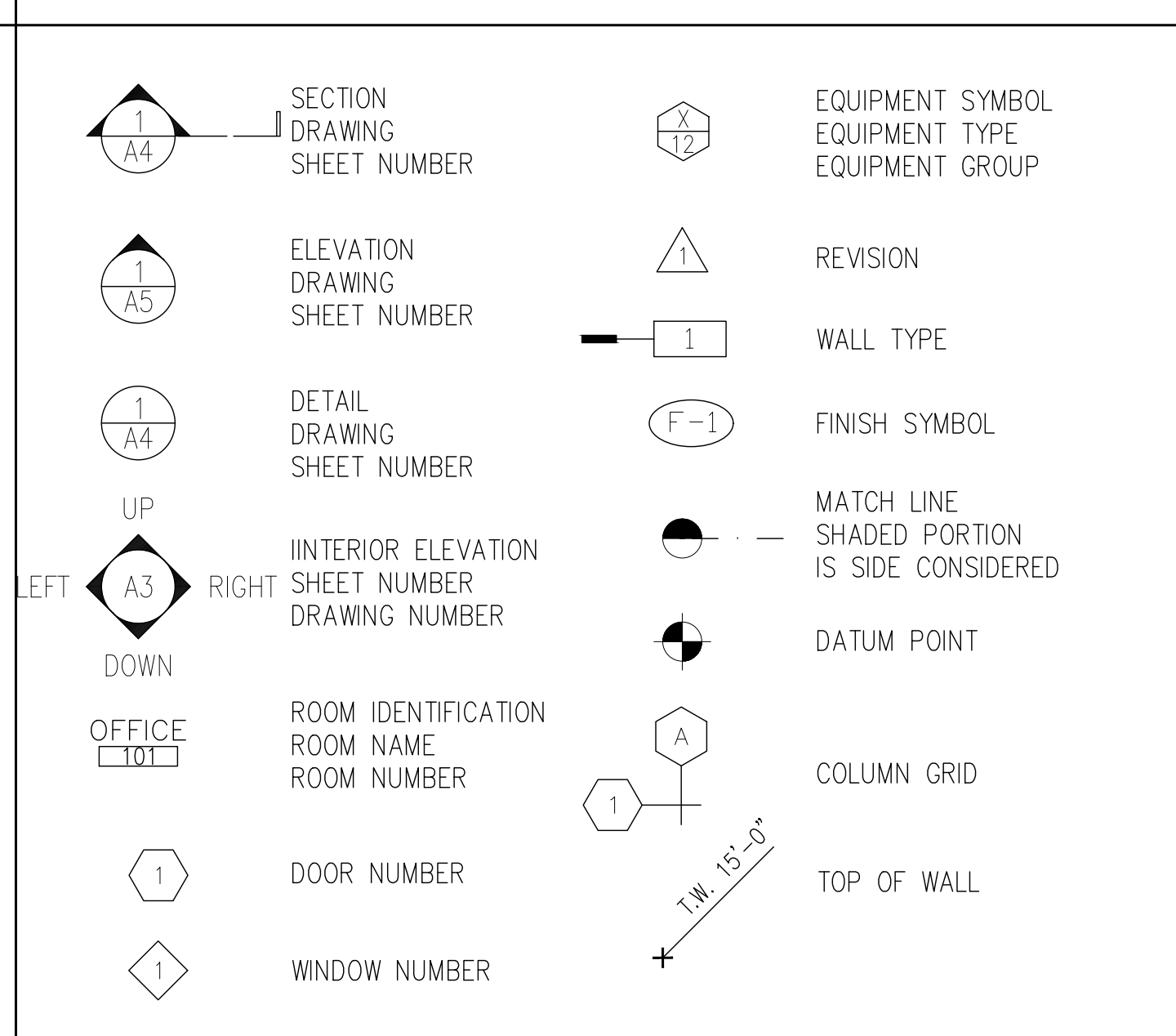
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS
- THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
- THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED.
- NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
- THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
- THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
- ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
- CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
- CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

**SITE PLAN 1/8"=1'-0"**



DRAWING INDEX		SCOPE OF WORK	PLANNING INFORMATION	BUILDING INFORMATION
A0.0	COVER SHEET	NEW HORIZONTAL ADDITION OF EXISTING SINGLE STORY, SINGLE FAMILY DWELLING. . MODIFY (E) WALLS. MODIFY ROOF LINE & HEIGHT AT THE REMODELED AREA.	ZONING: R-1/S-101 HEIGHT LIMIT: 28-X	BUILDING DESCRIPTION: 1 BUILDINGS IN LOT. EXISTING: 1 STORIES TYPE V - B PROPOSED:
A0.0.1	BEST MANAGEMENT PRACTICE	C1 DRAINAGE PLAN	EXISTING NUMBER OF UNITS: 1	(E) OCCUPANCY CLASS.: R-3 - NO CHANGE
A0.1	AREA CALCS.	C3 EROSION & SEDIMENT PLAN & NOTES	PROPOSED NUMBER OF UNITS: NO CHANGE	OCCUPANT LOAD: 1 PER 200 SQ.FT.
A0.2	SITE PHOTOS	L1-L3 LANDSCAPING PLAN	LOT SIZE (ASSESSORS): 10,900 SQ FT LOT SIZE (SURVEY) : 10,935 SQ FT	(E) # OF DWELLING UNITS: 1 - NO CHANGE
A1.0	EXISTING SITE PLAN		ALLOWED LOT COVERAGE: 2,733.75 SQ. FT. ALLOWED F.A.R.: 2,880.50 SQ. FT.	YEAR BUILT: 1949 BUILDING AREA: 2,262 SQ FT PARCEL AREA (ESTIMATED BY GIS): 11,398 SQ FT
A1.0.1	PROPOSED SITE PLAN		EXISTING LOT COVERAGE: 1,665.03 SQ. FT. EXISTING F.A.R.: 1,706.93	
A1.1	EXISTING/DEMO FLOOR PLANS		PROPOSED LOT COVERAGE: 2,163.25 SQ. FT. PROPOSED F.A.R.: 1,993.75 SQ. FT. +400 GARAGE ALLOW.	
A1.2	EXISTING/DEMO FLOOR PLANS AND SECTIONS			
A1.3	EXISTING ELEVATIONS			
A2.0	PROPOSED FLOOR PLANS			
A3.1	PROPOSED ELEVATIONS			
A3.2	PROPOSED ELEVATIONS - SECTION			
A3.3	PROPOSED RCP			
A4.1	LEACH FIELD			
		<b>CODE CYCLE</b>		
		- 2019 CALIFORNIA BUILDING CODE - 2019 CALIFORNIA ELECTRIC CODE - 2019 CALIFORNIA MECHANICAL CODE - 2019 CALIFORNIA PLUMBING CODE - 2019 GREEN BUILDING CODE - 2019 CALIFORNIA FIRE CODE - 2019 CALIFORNIA ENERGY CODE - 2019 SAN FRANCISCO BUILDING CODE		

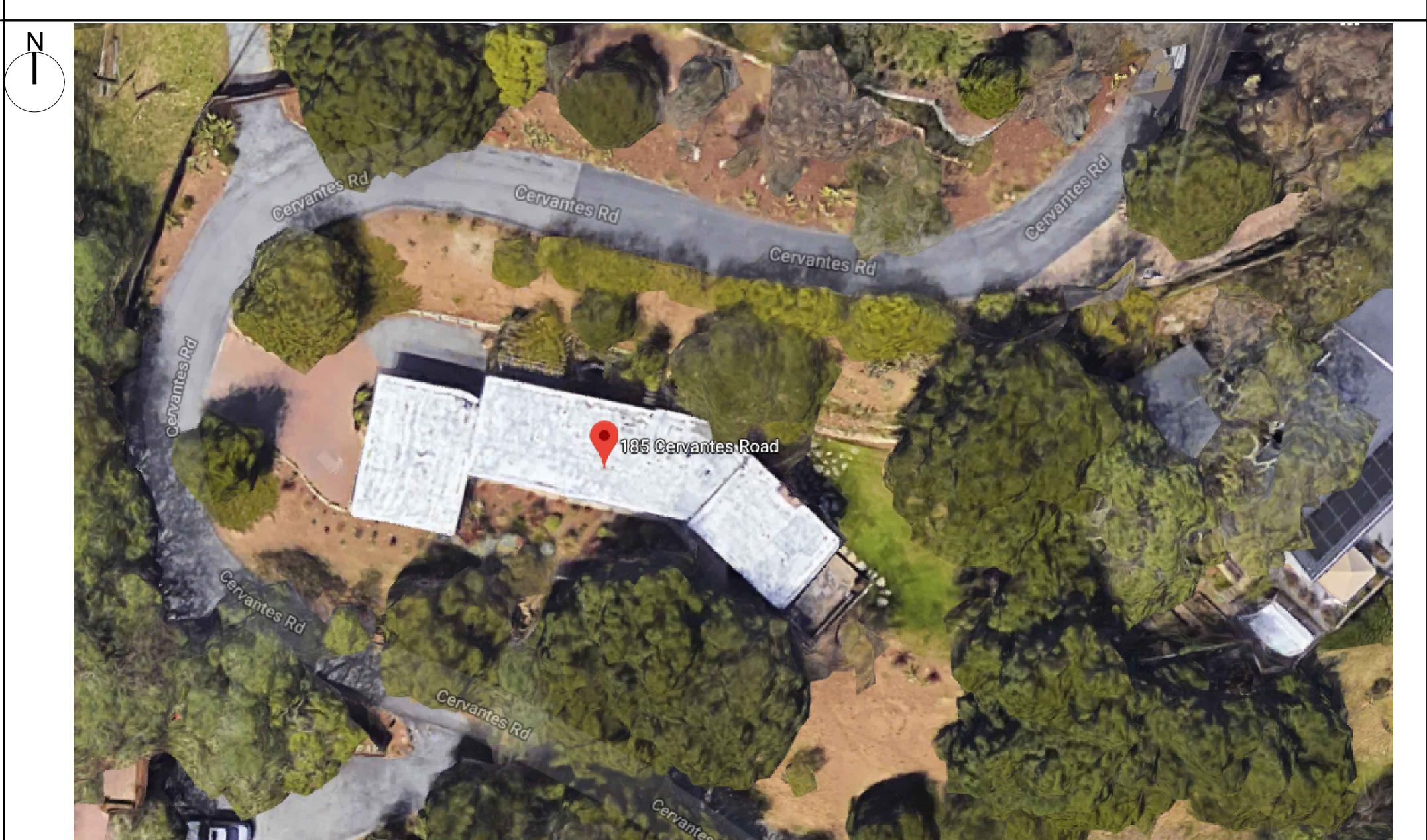
**SYMBOLS**



**ABBREVIATIONS**

&	AND	DBL	DOUBLE	F.O.S.	FACE OF STUD	N.I.C.	NOT IN CONTRACT	SPEC.	SPECIFICATION
@	AT	DEPT.	DEPARTMENT	F.P.R.F.	FIREPROOF	NO./#	NUMBER	SQ.	SQUARE
(E)	EXISTING	DIA.	DIAMETER	FT.	FOOT OR FEET	NOM.	NOMINAL	S.S.T.	STAINLESS STEEL
ADJ.	ADJUSTABLE	DM.	DIMENSION	FTG.	FOOTING	N.T.S.	NOT TO SCALE	STL.	STEEL
ALUM.	ALUMINUM	DN.	DOWN	FURR.	FURRING	O.C.	ON CENTER	STOR.	STORAGE
APPROX.	APPROXIMATE	DR.	DOOR	GA.	GALVE	OPNG.	OPENING	STR.L.	STRUCTURAL
ARCH.	ARCHITECTURAL	DS.	DOWNSPOUT	GALV.	GALVANIZED	OPP.	OPPOSITE	SUSP.	SUSPENDED
ASPH.	ASPHALT	D.S.P	DRY STANDPIPE	G.B.	GRAB BAR	P.L.	PROPERTY LINE	SYM.	SYMMETRICAL
BD.	BOARD	DWG.	DRAWING	GYP.	GYP-SUM	PL.	PLATE	T.C.	TOP OF CURB
BITUM.	BITUMINOUS	E.	EAST	H.B.	HOSE BIB	PLYWD.	PLYWOOD	TEL.	TELEPHONE
BLDG.	BUILDING	E.A.	EACH	HDWD.	HARDWOOD	PT.	POINT	TER.	TERRAZZO
BLK.	BLOCK	E.L.	ELEVATION	HORIZ.	HORIZONTAL	PTD.	PAINTED	T.&G.	TONGUE AND GROOVE
BLKG.	BLOCKING	ELEC.	ELECTRICAL	HOUR.	HOUR	PTN.	PARTITION	THK.	THICK
BM.	BEAM	ELEV.	ELEVATOR	HGT.	HEIGHT	Q.T.	QUARRY TILE	T.P.	TOP OF PAVEMENT
BM.	BOTTOM	ENCL.	ENCLOSURE	INSUL.	INSULATION	R.	RISER	T.W.	TOP OF WALL
CAB.	CABINET	EQ.	EQUAL	INT.	INTERIOR	RAD.	RADIUS	TYP.	TYPICAL
C.B.	CATCH BASIN	EQPT.	EQUIPMENT	JAN.	JANITOR	R.D.	ROOF DRAIN	UNF.	UNFINISHED
C.E.M.	CEMENT	(E)	EXISTING	JOINT	JOINT	REF.	REFERENCE	U.O.N.	UNLESS OTHERWISE NOTED
CEM.	CEILING	EXPO.	EXPOSED	LAV.	LAVATORY	REFR.	REFRIGERATOR		
CLKG.	CAULKING	EXP.	EXPANSION	LT.	LIGHT	RCTR.	REGISTER		
CLO.	CLOSET	EXT.	EXTERIOR	LT.	LIGHT	REINF.	REINFORCED		
CLR.	CLEAR	F.A.	FIRE ALARM	LT.	LIGHT	REIN.	REINFORCED		
COL.	COLUMN	F.D.	FLOOR DRAIN	MAX.	MAXIMUM	REO'D.	REQUIRED		
CONC.	CONCRETE	FDN.	FOUNDATION	MECH.	MECHANICAL	RM.	ROOM		
CONN.	CONNECTION	F.E.	FIRE EXTINGUISHER	MEMB.	MEMBRANE	R.O.	ROUGH OPENING		
CONSTR.	CONSTRUCTION	FIN.	FINISH	MFR.	MANUFACTURER	R.W.L.	RAIN WATER LEADER		
CONT.	CONTINUOUS	FL.	FLOOR	MIN.	MINIMUM	S.	SOUTH		
CORR.	CORRIDOR	FL.	FLOOR	MISC.	MISCELLANEOUS	SCHED.	SCHEDULE		
CTSK.	COUNTERSUNK	FLASH.	FLASHING	MTD.	MOUNTED	S.D.	SMOKE DETECTOR		
CNTR.	COUNTER	FLUOR.	FLUORESCENT	MUL.	MULLION	SECT.	SECTION		
CTR.	CENTER	F.O.C.	FACE OF CONCRETE	MUL.	MULLION	SHT.	SHEET		
		F.O.F.	FACE OF FINISH	(N)	NEW	SIM.	SIMILAR		
				N.	NORTH				

**VICINITY MAP**



**SHATARA ARCHITECTURE INC.**

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**PROJECT RESIDENTIAL REMODEL**

ADDRESS  
**185 CERVANTES RD.  
REDWOOD CITY, CA**

**APN: 051-016-010**

**PROJECT DIRECTORY OWNER**

**ARCHITECT**  
SHATARA ARCHITECTURE INC.

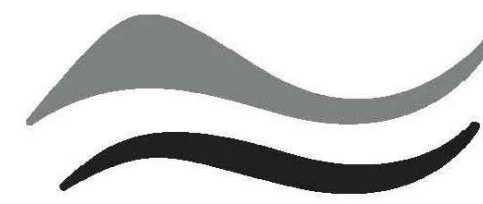
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHELL SHATARA

**DBI STAMP**

ISSUED	DATE	NO.
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BUILDING	10-01-2019	
REV.	11-26-2019	
BUILDING	01-13-2020	
REV.	01-27-2020	
PLANNING	04-15-2020	

SHEET DESCRIPTION  
**COVER SHEET**

**A0.0**

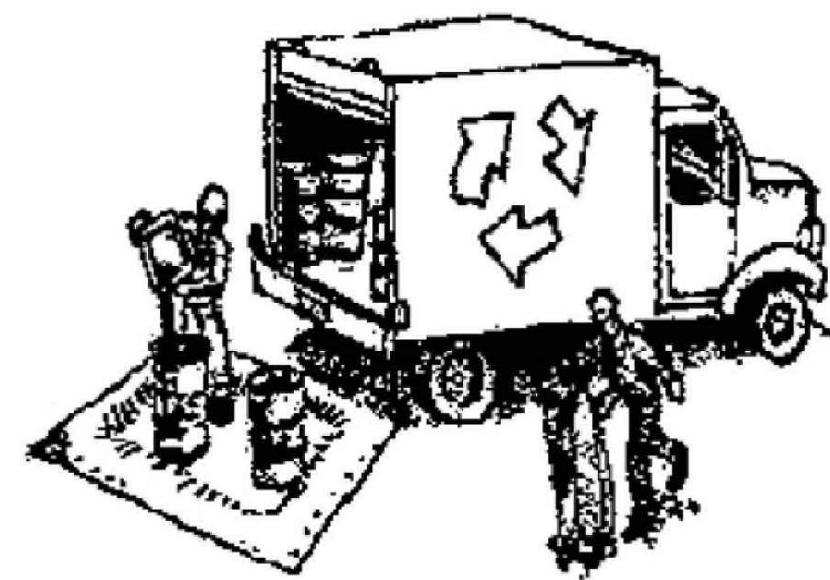


SAN MATEO COUNTYWIDE  
**Water Pollution Prevention Program**  
 Clean Water. Healthy Community.

# 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. Please note: the wet season begins on October 1 and continues through April 30.

## 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



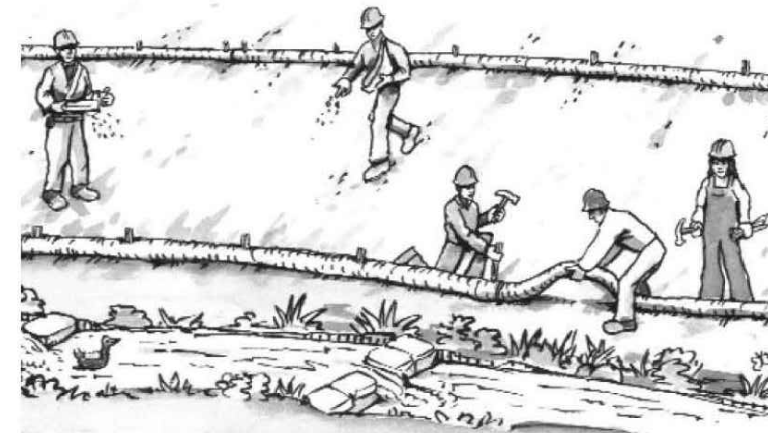
### Maintenance and Parking

- ❑ 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 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, steam cleaning equipment, etc.

### Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) 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).

## Earthwork & Contaminated Soils



### Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

### Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
  - 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 before fresh pavement will have time to cure.
- ❑ 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

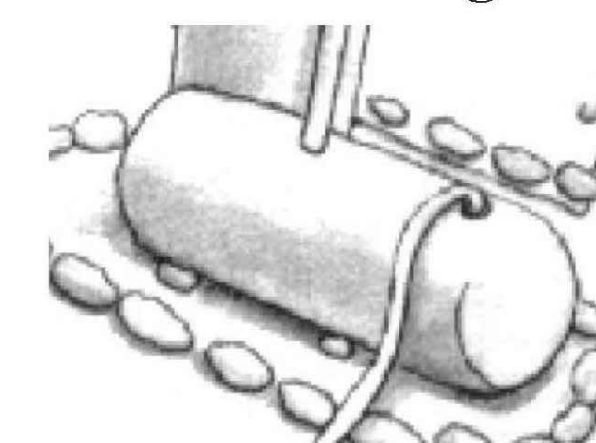
- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the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

## Concrete, Grout & Mortar Application



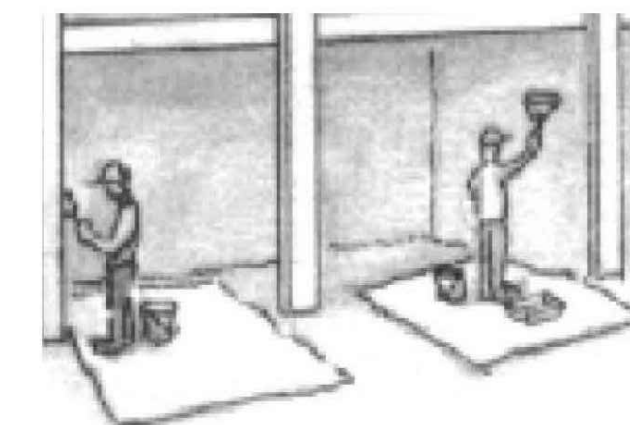
- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.

## Dewatering



- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ 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 contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

## Painting & Paint Removal



### Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a 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 residue and unusable thinner/solvents as hazardous waste.

### Paint removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of 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.

## Landscape Materials



- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

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

## SHATARA ARCHITECTURE INC.

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 suheil@shataraarch.com

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PROJECT  
**RESIDENTIAL REMODEL**

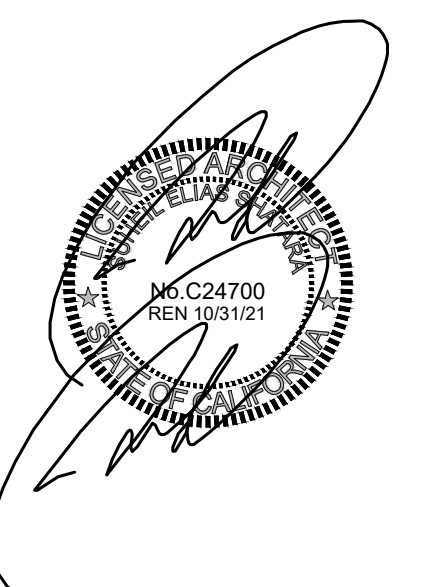
ADDRESS  
**185 CERVANTES RD.  
 REDWOOD CITY, CA**  
 APN: 051-016-010

PROJECT DIRECTORY  
 OWNER

ARCHITECT  
 SHATARA ARCHITECTURE INC.  
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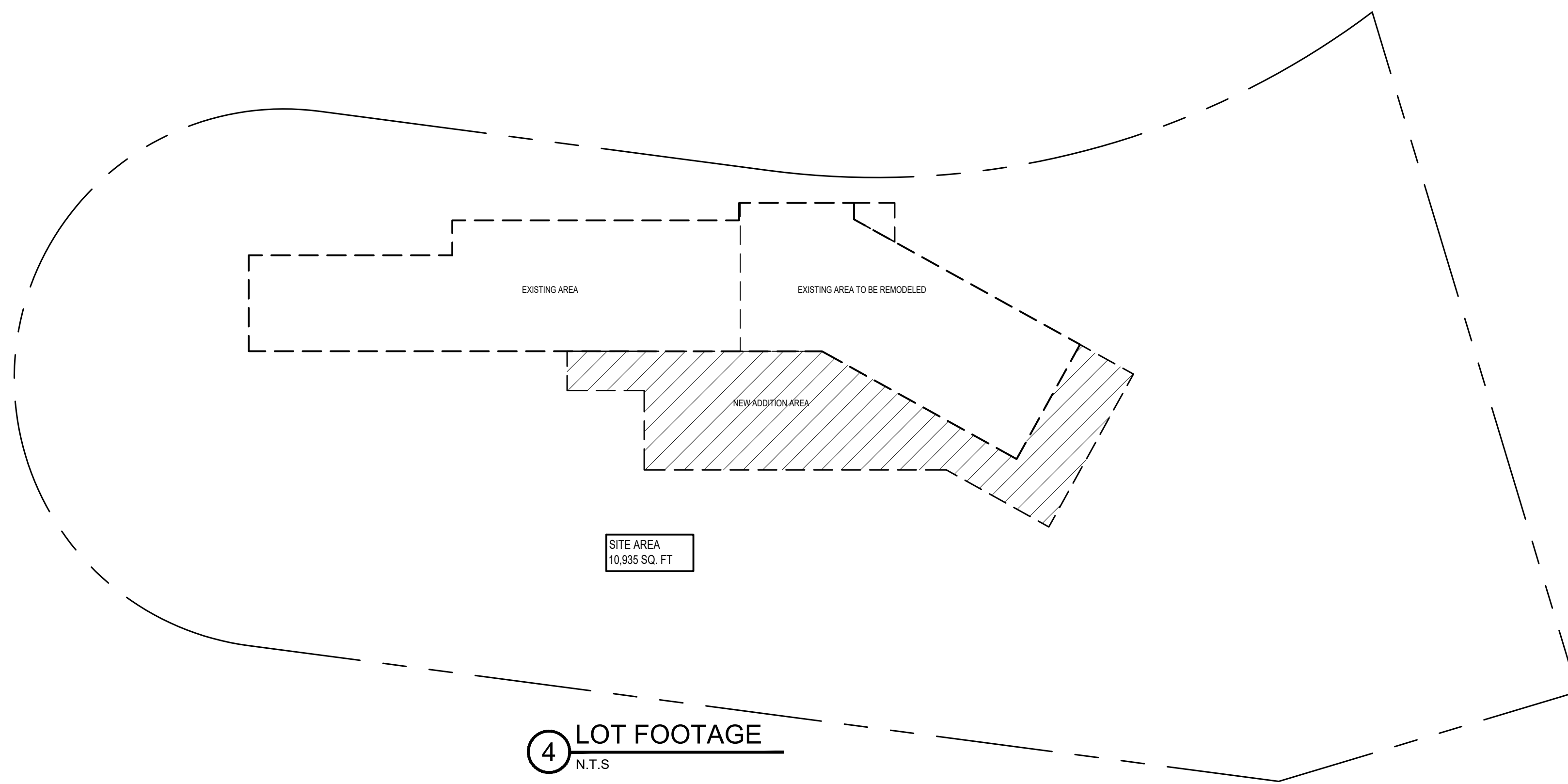
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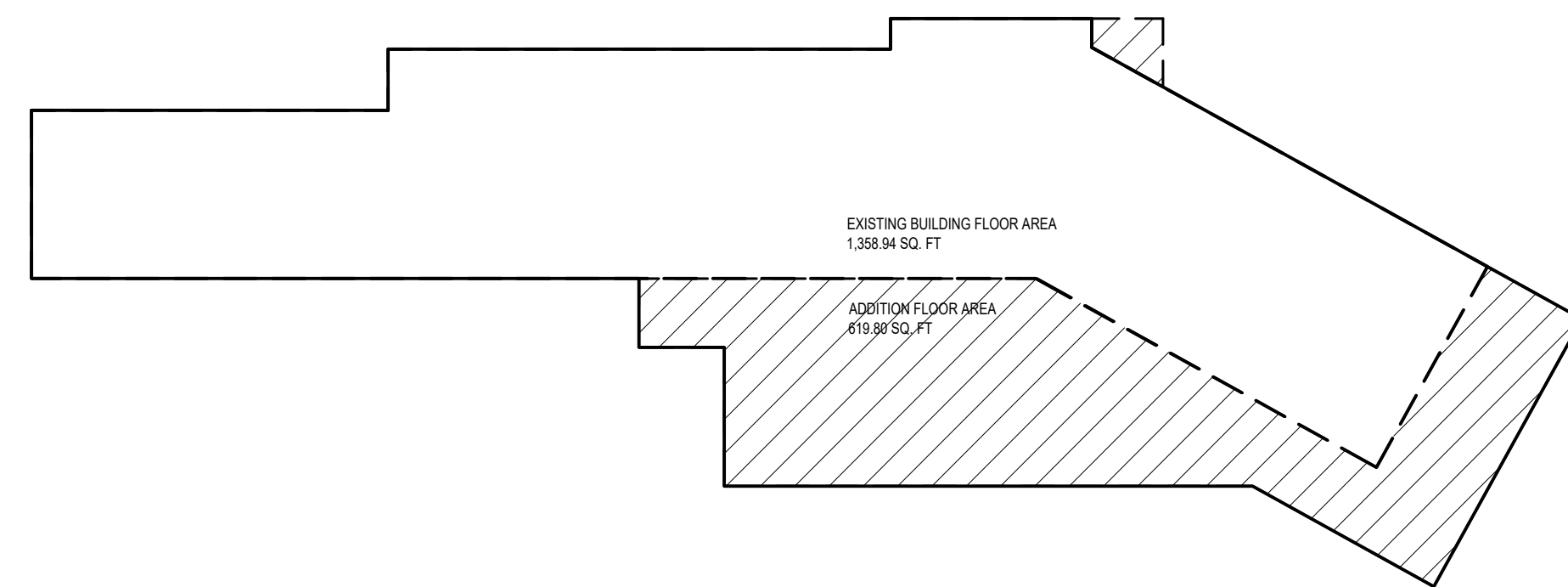


SHEET DESCRIPTION  
**BEST MANAGEMENT PRACTICE**

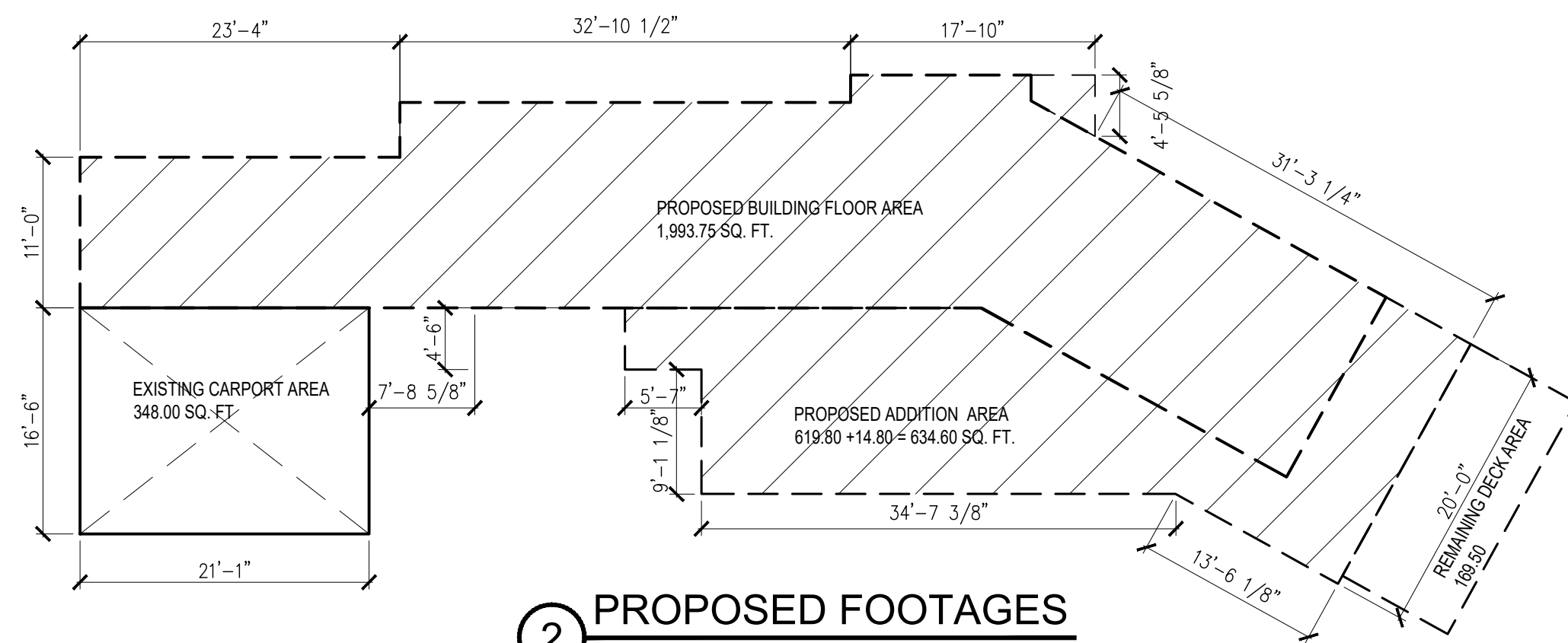
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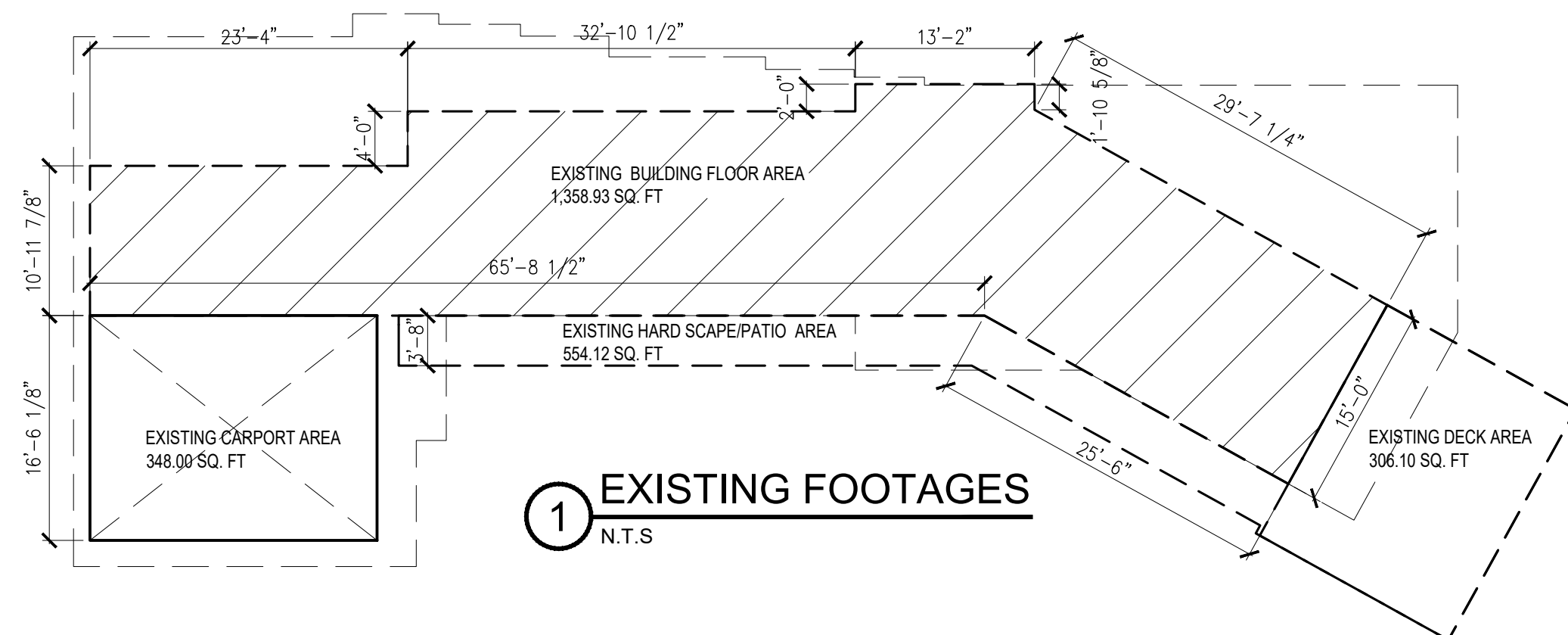
**4 LOT FOOTAGE**  
N.T.S



**3 PROPOSED ADDITION FOOTAGES**  
N.T.S



**2 PROPOSED FOOTAGES**  
N.T.S



**1 EXISTING FOOTAGES**  
N.T.S

LOT SIZE: 10,935 SQ. FT.

ALLOWED LOT COVERAGE : 25% (0.25 X 10,935 SQ. FT.) = 2,733.75 SQ. FT.  
 EXISTING LOT COVERAGE : BUILDING + DECK = 1,665.03 SQ. FT.  
 PROPOSED LOT : 2,163.25 SQ. FT. < (25% OF LOT AREA)

ALLOWED FAR : 0.30 (10,935- 10,000) + 2,600 SQ. FT. = 2,880.50 SQ. FT.  
 EXISTING FAR : BUILDING AREA+CARPORT = 1,706.93 SQ. FT.  
 PROPOSED FAR : 1,993.75 SQ. FT. + 400 SQ. FT. GARAGE ALLOWANCE

**6 FLOOR AREA RATIO & LOT COVERAGE CALCS.**

LOT SIZE: 10,935 SQ. FT.

ALLOWED ADDITION : 50% OF EXISTING BUILDING COST  
 1,358.94 SQ. FT. X \$ 300 = \$407,682  
 + 348 SQ. FT X \$40 = \$13,920 X50% = \$ 210,801

PROPOSED ADDITION :  
 634.60 SQ. FT. X \$ 300 = \$190,380  
 + \$20,000 RENOVATING EXISTING AREA = \$ 210,380 LESS THAN 50%

**5 AREA CALCS.**

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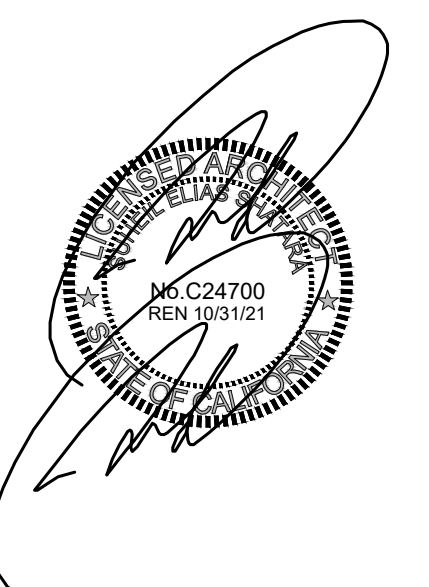
**APN: 051-016-010**

**PROJECT DIRECTORY**

OWNER  
 ARCHITECT  
 SHATARA ARCHITECTURE INC.  
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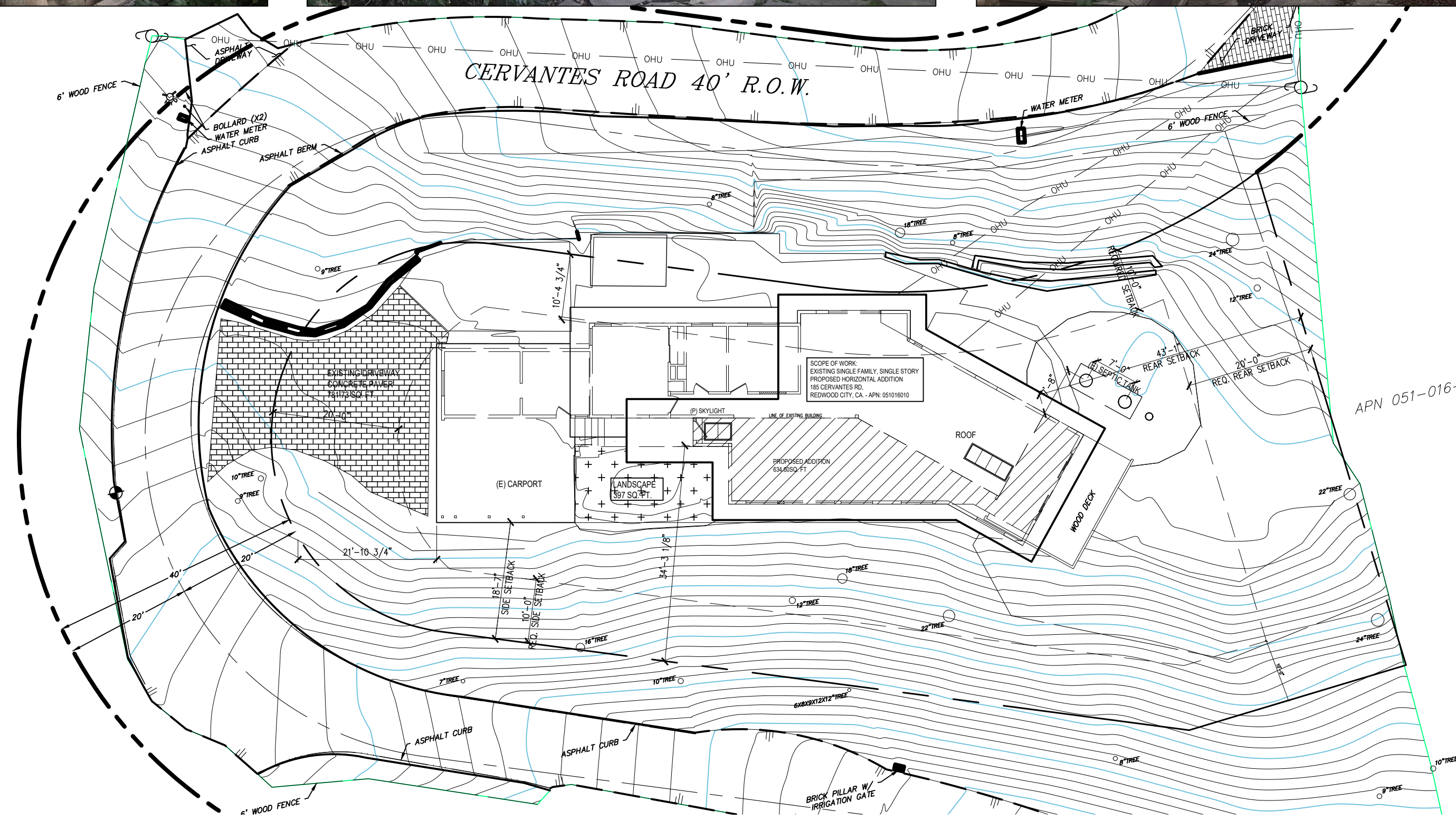
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BUILDING	01-13-2020	
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PLANNING	04-15-2020	



SHEET DESCRIPTION  
**SQUARE FOOTAGES - AREA CALCS.**

**A0.2**



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ARCHITECTURE  
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TEL (415) 512-7566  
suhel@shataraarch.com

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**PROJECT  
RESIDENTIAL REMODEL**

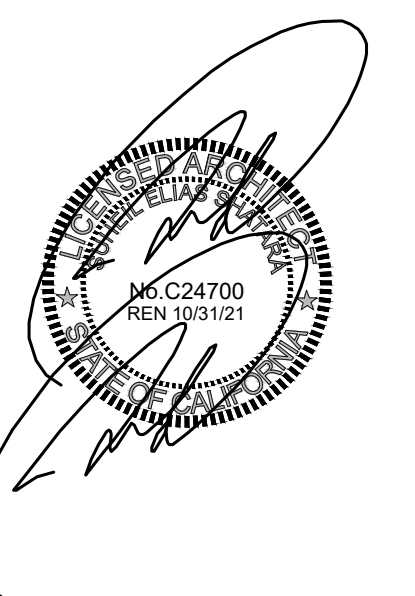
ADDRESS  
**185 CERVANTES RD.  
REDWOOD CITY, CA**  
**APN: 051-016-010**

**PROJECT DIRECTORY  
OWNER**

**ARCHITECT**  
SHATARA ARCHITECTURE INC.  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHEL SHATARA

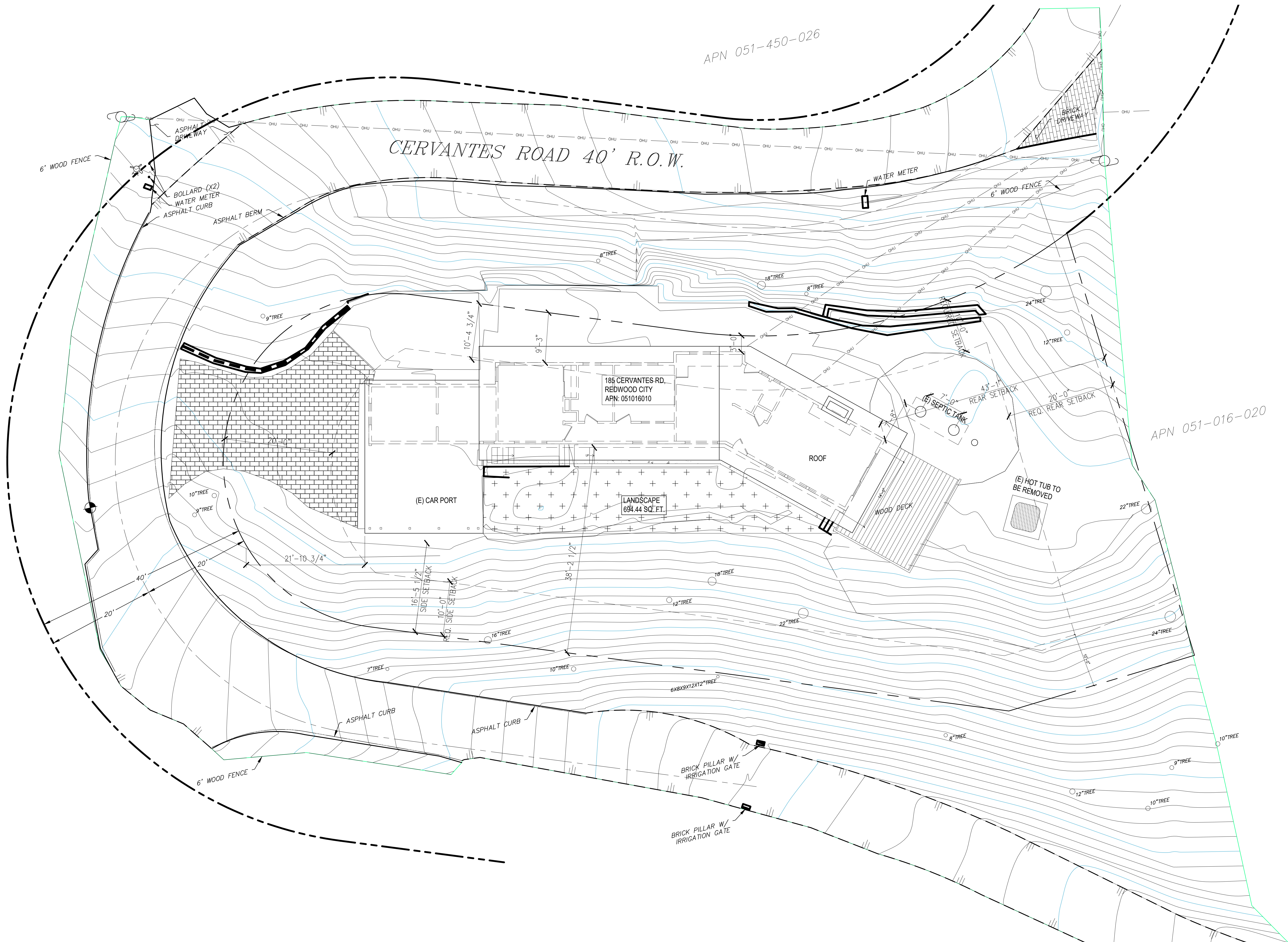
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BUILDING	07-17-2019	
BUILDING	07-31-2019	
BUILDING	10-01-2019	
REV.	11-26-2019	
BUILDING	01-13-2020	
REV.	01-27-2020	
PLANNING	04-15-2020	



SHEET DESCRIPTION  
**PHOTOS**

**A0.3**



APN 051-450-026

CERVANTES ROAD 40' R.O.W.

185 CERVANTES RD.  
REDWOOD CITY  
APN: 051016010

LANDSCAPE  
694.44 SQ. FT.

APN 051-016-020

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

**SHATARA**  
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CA 94107

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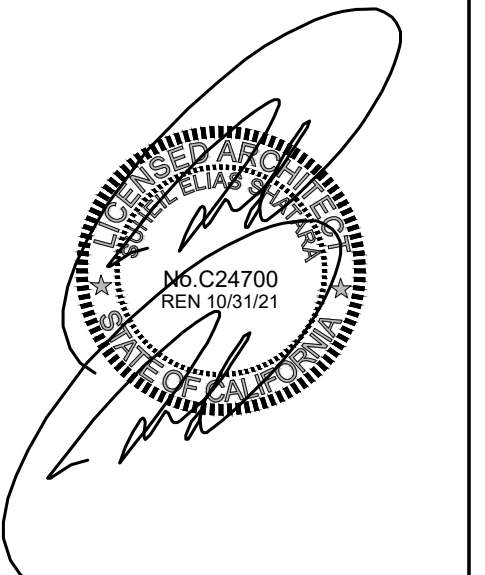
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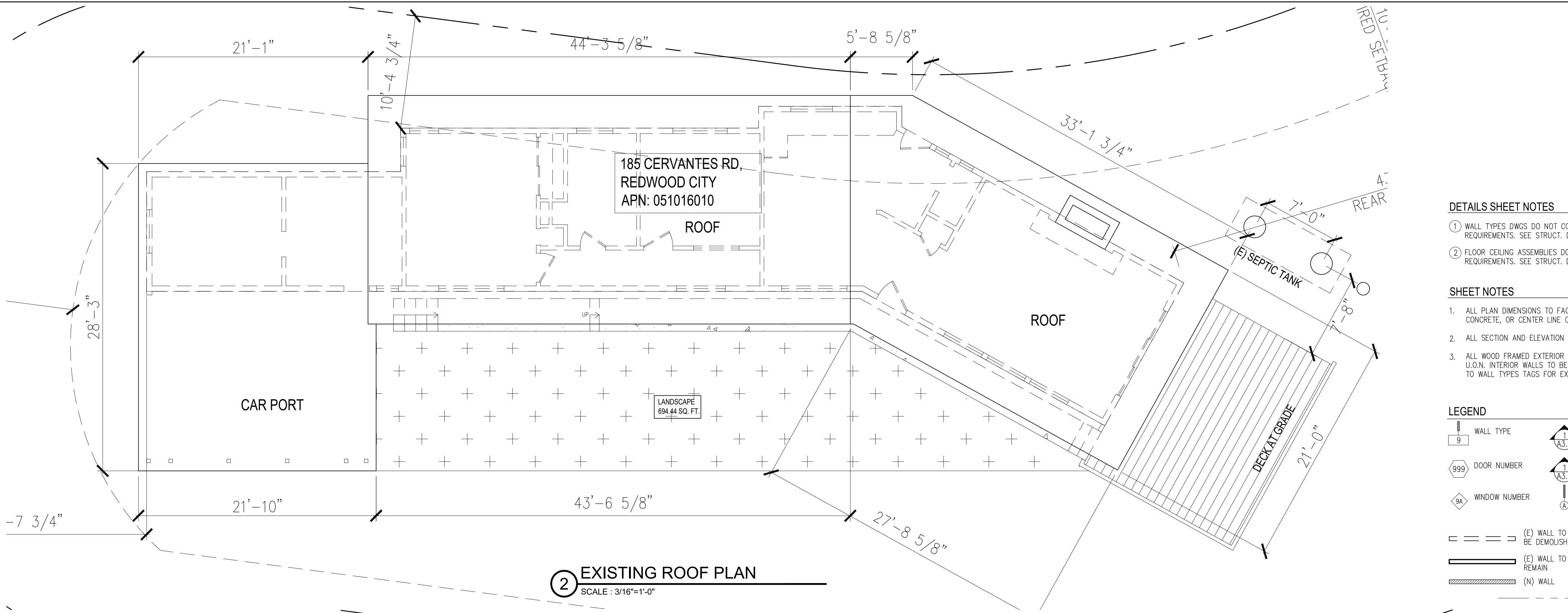
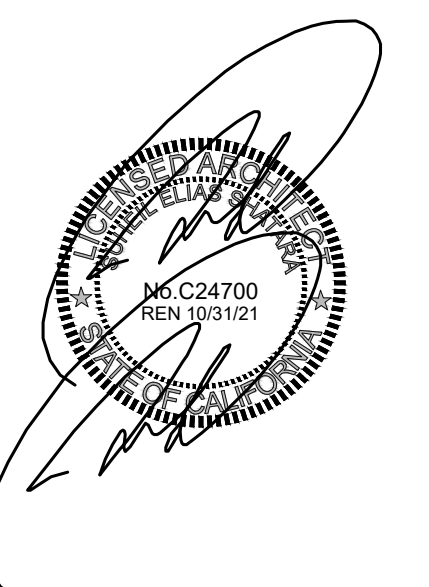


SHEET DESCRIPTION  
**SITE PLAN**

**A1.0**



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BUILDING	07-17-2019	
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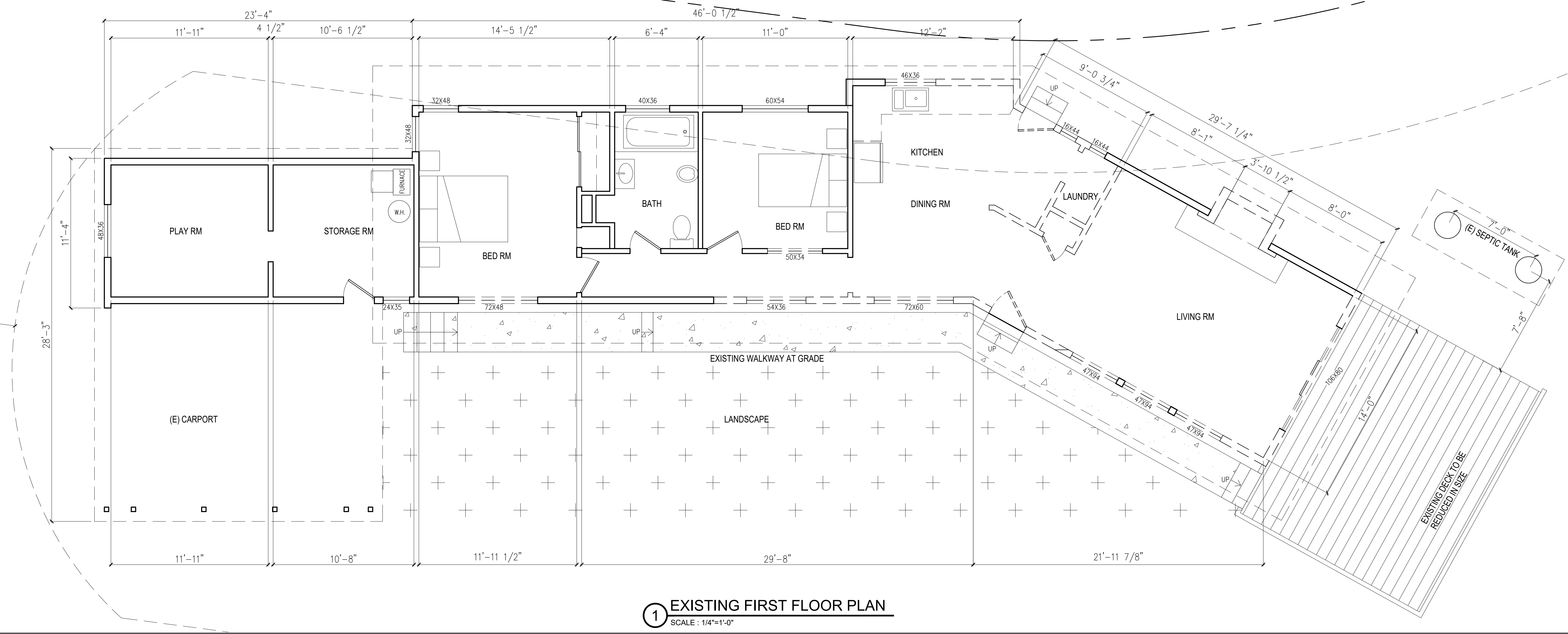
- DETAILS SHEET NOTES**
1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
  2. FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

- SHEET NOTES**
1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
  2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
  3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

**LEGEND**

9	WALL TYPE	SECTION
999	DOOR NUMBER	ELEVATION
9A	WINDOW NUMBER	FLOOR/CEILING ASSEMB. TYPE
(E) WALL TO BE DEMOLISHED	(E) WALL TO REMAIN	(N) WALL
		PROPERTY LINE

1 HR FIRE RATED WALL  
2 HR FIRE RATED WALL



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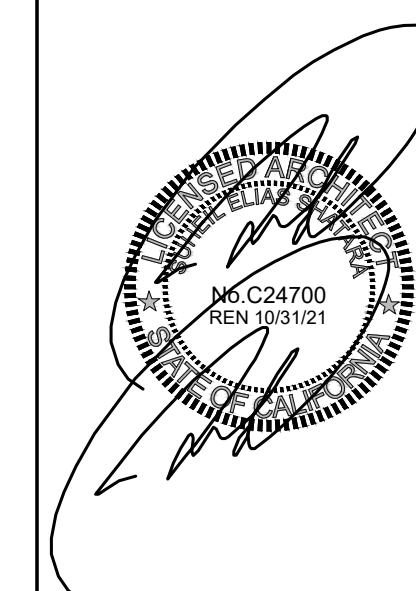
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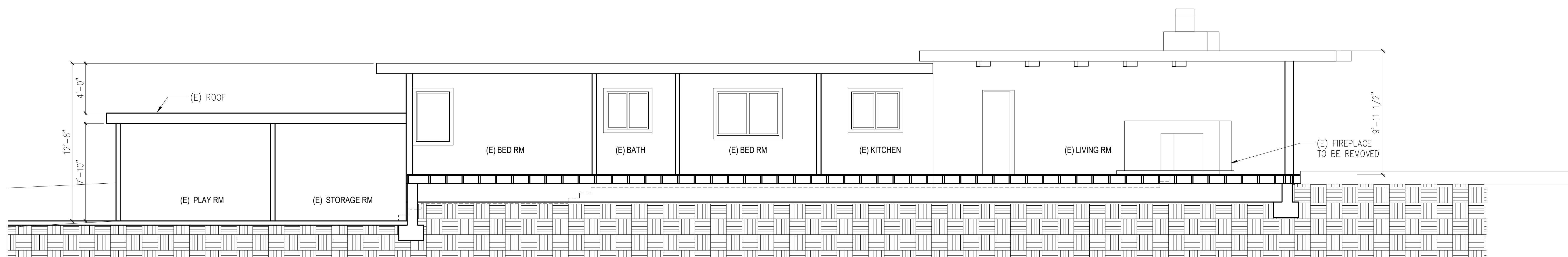
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SHEET DESCRIPTION  
**EXISTING  
SECTIONS**

**A1.2**



**1** EXISTING SECTION  
SCALE : 1/4"=1'-0"



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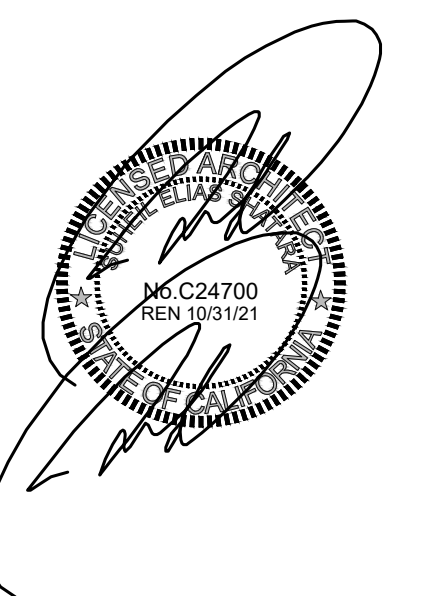
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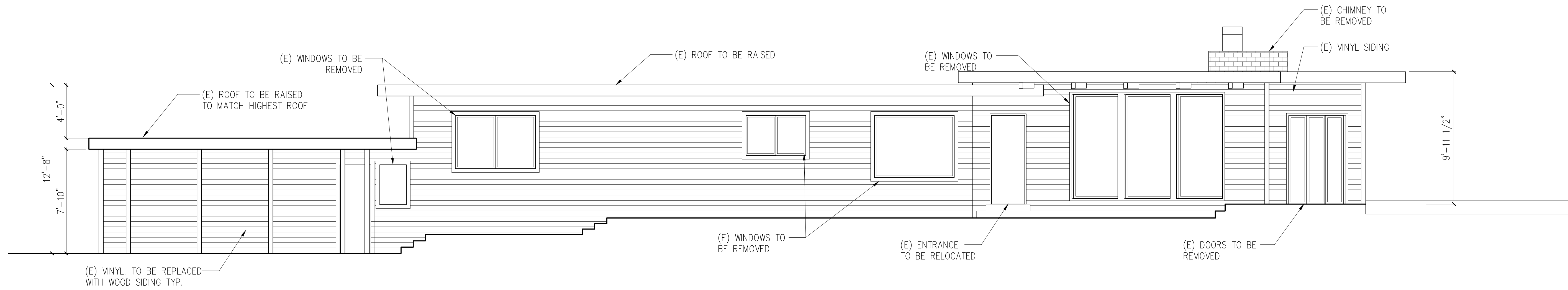
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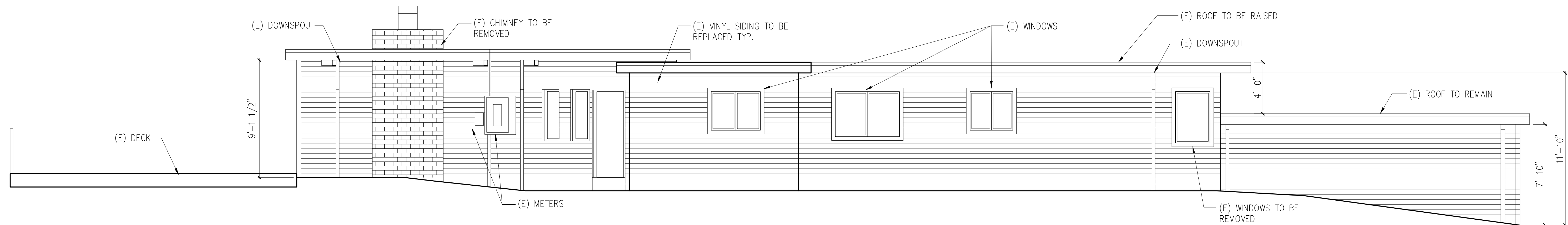


SHEET DESCRIPTION  
**EXISTING  
ELEVATIONS**

**A1.3**



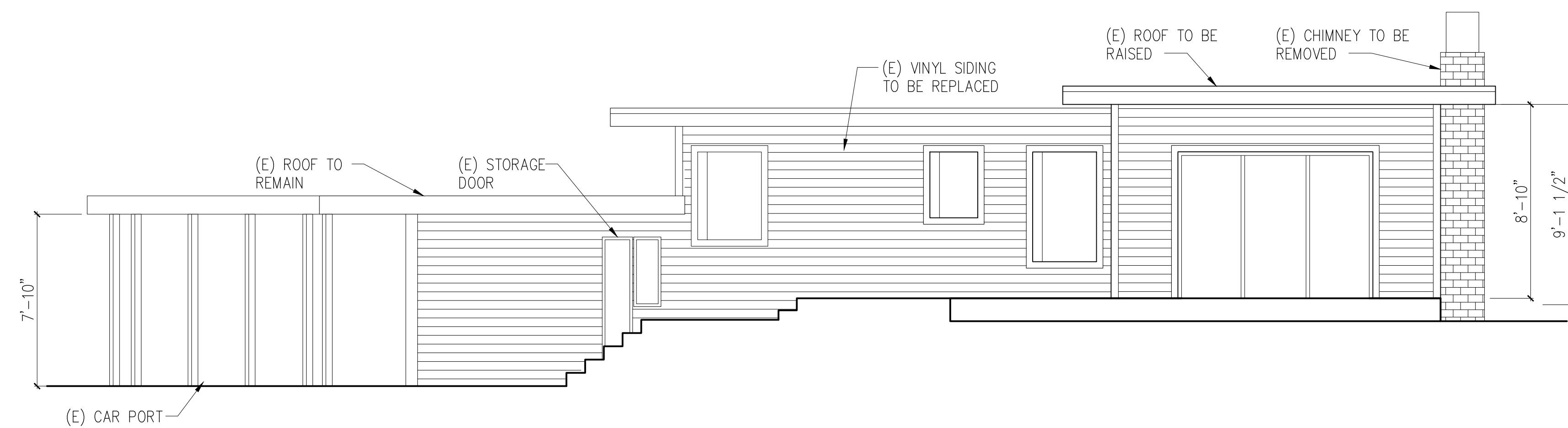
**1 EXISTING EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**2 EXISTING WEST ELEVATION**  
SCALE: 1/4"=1'-0"

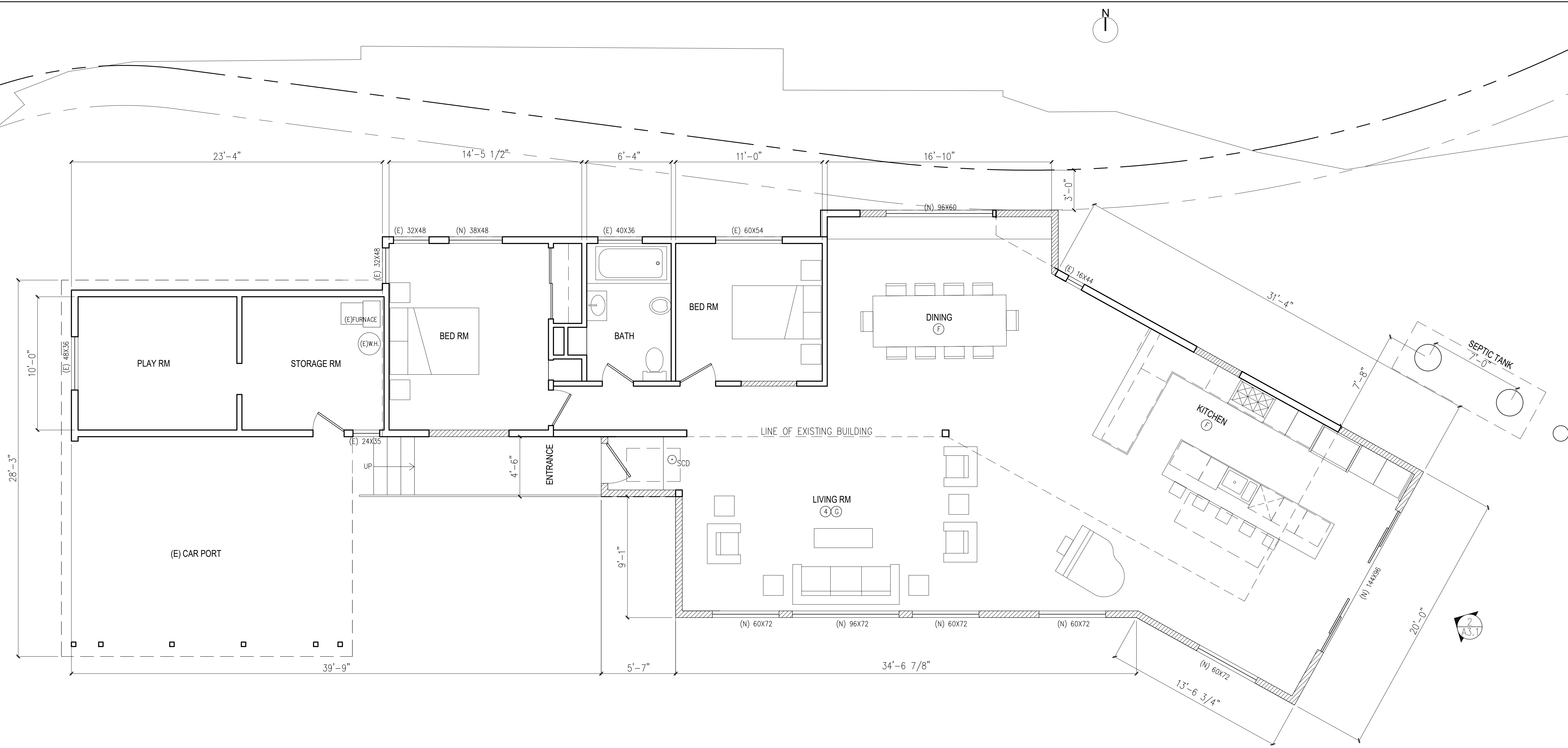
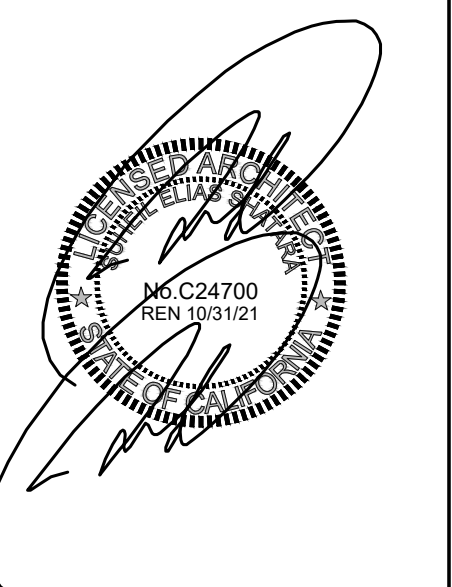


**3 EXISTING SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**4 EXISTING NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

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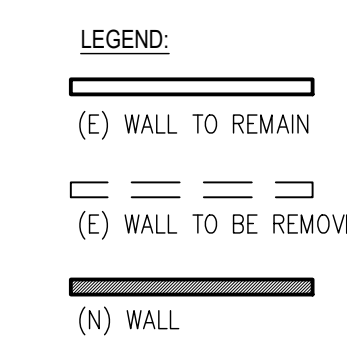


**1 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**DEMOLITION NOTES**

- DEMOLITION WORK SHOWN ON THESE DRAWINGS MAY NOT BE THE COMPLETE DEMOLITION REQUIRED TO ACCOMMODATE NEW WORK. THE INTENT OF THE DRAWING IS TO GENERALLY SHOW THE SCOPE OF THE WORK EXPECTED OF THE CONTRACTOR. THE CONTRACTOR SHALL CONTACT ARCHITECT IN ADVANCE IF REQUIRED DEMOLITION IS TO EXCEED THE SCOPE SHOWN ON ARCHITECTURAL DRAWINGS. EXCEEDING DEMOLITION SHOWN ON ARCHITECTURAL DRAWINGS MAY REQUIRE A PERMIT REVISION.
- WHERE NECESSARY, THE CONTRACTOR WILL COORDINATE THE CAPPING AND PATCHING OF THE EXISTING PLUMBING, ELECTRICAL & MECHANICAL FIXTURES, SYSTEM AND ASSOCIATED DEVICES TO BE REMOVED, WITH THE REST OF THE EXISTING SYSTEMS TO REMAIN. THE CONTRACTOR WILL VERIFY THE WORK REQUIRED TO INSTALL AND PATCH NEW PLUMBING, ELECTRICAL AND MECHANICAL FIXTURES AND RELATED EQUIPMENT, AS SHOWN IN THE NEW WORK PLANS, INTO THE REMAINING EXISTING SYSTEM.
- WHERE NECESSARY, THE CONTRACTOR WILL PROTECT EXISTING WOOD FINISH FLOORS AND CARPETS WITH AT LEAST ONE LAYER OF HEAVY KRAFT PAPER AND ONE LAYER OF MASONITE. PROTECTIVE LAYERS SHOULD BE TAPED TO EACH OTHER TO MINIMIZE MOVEMENT & INTRUSIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SHORING OF THE EXISTING SUBJECT BUILDING AND OF ANY ADJACENT STRUCTURES ASSOCIATED WITH THE DEMOLITION WORK INDICATED IN THESE DRAWINGS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROCURING PROFESSIONAL SERVICES, SUCH AS A STRUCTURAL ENGINEER, TO DETERMINE IF SHORING DESIGN IS NEEDED. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING ADDITIONAL PERMITS, ENGINEERING, AND CONSTRUCTION DOCUMENTS RELATED TO THIS WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING WHICH LAWS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION ARE APPLICABLE TO THIS PROJECT. CONTRACTOR SHALL COMPLY WITH ALL SUCH APPLICABLE LAWS. THIS INCLUDES, BUT IS NOT LIMITED TO, REMOVAL OF TOXIC MATERIALS (SUCH AS ASBESTOS OR LEAD) AND WORKPLACE SAFETY REQUIREMENTS (SUCH AS CAL-OSHA CERTIFICATES)

- REMOVE AND LEGALLY DISPOSE ALL ABANDONED HVAC EQUIPMENT, INCLUDING DUCTWORK; ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLES AND DEVICES; ABANDONED WATER PIPES, GAS LINES & SEWER LINES.
- 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION & DEMOLITION DEBRIS ORDINANCE.
- EXISTING DUCT OPENINGS AND OTHER AIR DISTRIBUTION COMPONENTS OPENINGS SHALL REMAIN COVERED DURING ALL PHASES OF CONSTRUCTION WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHOD TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS ENTERING THE SYSTEM.



**SITE DEVELOPMENT**

**STORM WATER POLLUTION CONTROL**  
A PLAN HAS BEEN DEVELOPED AND WILL BE IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.

**GRADING AND PAVING**  
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXCEPTION FOR ADDITIONS AND ALTERATIONS WHICH DO NOT ALTER THE EXISTING DRAINAGE PATH.

**ELECTRIC VEHICLE CHARGING FOR NEW CONSTRUCTION**  
FOR ONE AND TWO FAMILY DWELLINGS, INSTALL ELECTRIC VEHICLE CHARGING WIRING AND PANELS PER THE REQUIREMENTS.

**WATER EFFICIENCY & CONSERVATION**

**WATER CONSERVING PLUMBING FIXTURES**  
PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:

- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL./FLUSH.
- THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GAL./FLUSH. THE EFFECTIVE FLUSH VOLUME FOR ALL OTHER URINALS SHALL NOT EXCEED 0.5 GAL./FLUSH.

**WATER CONSERVING PLUMBING FITTINGS**  
FITTINGS (FAUCETS AND SHOWERHEADS) HAVE ALL REQUIRED STANDARDS LISTED ON PLANS AND ARE IN ACCORDANCE.

**KEYNOTES**

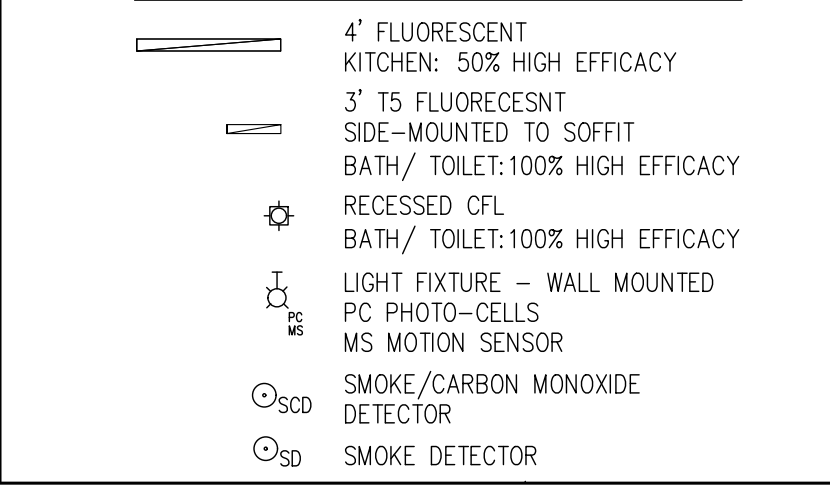
- SMOKE DETECTOR & CARBON MONOXIDE DETECTOR:** SMOKE DETECTOR TO BE INSTALLED IN ALL SLEEPING ROOMS AND AREAS SERVING THE SLEEPING ROOMS. MIN. ONE SMOKE DETECTOR ON EACH LEVEL. ALARMS AT BEDROOM TO BE PLACED WITHIN 1'-0" OF THE CENTER OF THE DOOR. **INTERCONNECTION:** WHERE MORE THAN ONE SMOKE ALARM IS REQ'D WITHIN A DWELLING UNIT, SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE DWELLING UNIT. ALARM

SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. CARBON MONOXIDE DETECTOR: ARE REQUIRED ON THE HALLWAY OUTSIDE ALL BEDROOMS: AT LEAST ONE ONE EACH STORY.

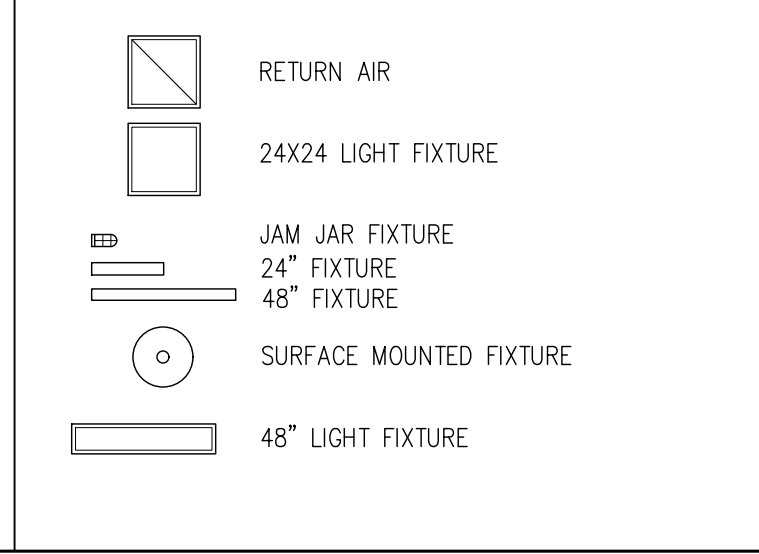
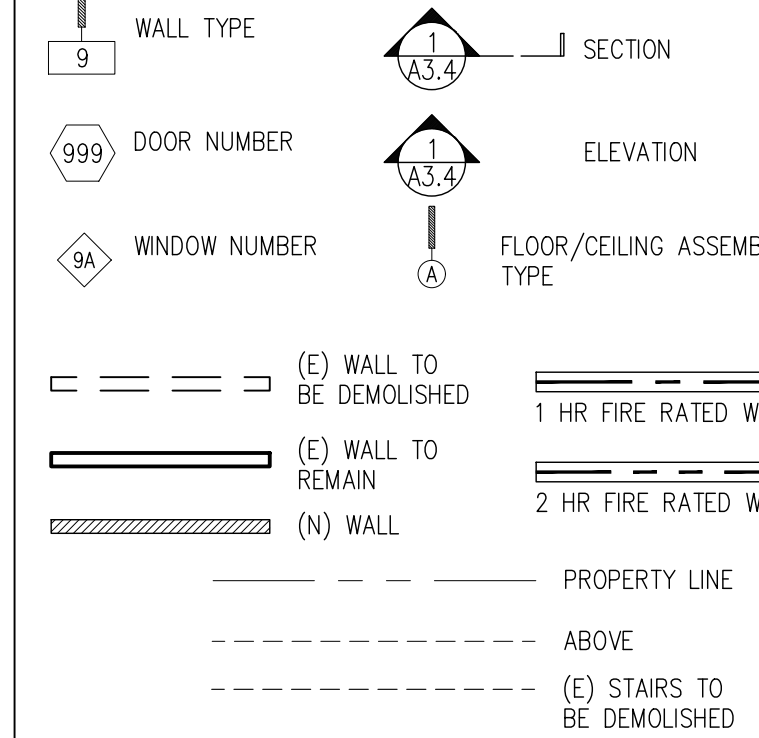
- STAIRS**  
RISE AND RUN 4" MIN. RISER, 7" MAX. RISER AND 11" MIN. TREAD RUN. (EXCEPTION: STEPS MAY BE 7.75" MAX. RISE AND 10" MIN. RUN FOR STAIRS WITHIN INDIVIDUAL DWELLING UNIT IF OCCUPANT LOAD IS <10; OR FOR STAIRS TO UNOCCUPIED ROOF). LARGEST RISE OR RUN IN A FLIGHT MAY NOT EXCEED SMALLEST BY MORE THAN 3/8". HANDRAILS REQ'D ON STAIRS WITH 4 OR MORE RISERS. HANDRAIL HEIGHT BETWEEN 34" & 38" ABOVE LEADING EDGE OF NOSING, WITH 12" EXTENSIONS TOP & BOTTOM, RETURNED TO WALL. HANDRAILS REQUIRED AT BOTH SIDES, EXCEPT WITHIN A DWELLING UNIT. PICKETS & BALUSTERS: OPENING LESS THAN 4", 6" MAX. DIAMETER OPENING AT TREAD/RISER/BALUSTER TRIANGLE. GUARDRAIL MIN. HEIGHT 42". (EXCEPTION: WITHIN DWELLING UNIT, 36" MIN. IF HANDRAIL MOUNTED ABOVE GUARDRAIL.) LANDING REQ'D AT EVERY 12 VERTICAL FEET, MAX. LENGTH OF LANDING EQUAL TO WIDTH OF STAIRS. HEADROOM CLEARANCE MIN. 80" THROUGHOUT STAIRS. TREAD ANTI-SLIP: ON EXTERIOR STAIRS, PROVIDE TREAD TREATMENT TO ACHIEVE A COEFFICIENT OF FRICTION OF 1.02 DRY and 0.98 WET.
- STRUCTURE @ EXTERIOR** SUPPORT STRUCTURE FOR EXTERIOR STAIRS (AND ALL OTHER EXPOSED WOOD, OR WOOD IN CONTACT WITH CONCRETE) TO BE DECAY, TERMITE AND WEATHER RESISTANT WOOD. ALL CUT ENDS TO BE TREATED WITH "COPPER GREEN" OR SIMILAR PRESERVATIVE.
- LIGHT & VENTILATION:** LIGHT TO HABITABLE SPACE: 8% OF FLOOR AREA. MIN. 9 SQ. FT. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH AN AREA 4% OF THE FLOOR AREA WITH A MIN. 4 SQ. FT. OPENINGS.
- GARAGE VENTILATION:** 200 SQ. INCHES MIN. FOR GARAGE OF UP TO 1,000 SQ. FT. FOR EACH ADDITIONAL 200 SQ. FT. PROVIDE ADDITIONAL 30 SQ. IN. OF CLR. VENT AREA.
- BATHROOM:** W.C.: MIN. OF 24" CLEARANCE IN FRONT OF W.C. 15" FROM CENTERLINE OF BOWL TO ADJACENT WALL. MAX. ALLOWABLE W.C.

- FLUSH RATE: 1.28 GALLONS, MAX. SHOWER: 30" MIN. DIA. CIRCLE & 1024 SQ. INCHES MIN. AREA, 32" X 32" INSIDE THRESHOLD; SHOWERHEAD FLOW RATE TO BE 2.5 GAL/MINUTE MAX. WET AREAS: NO GYPSUM BOARD OR GREENBOARD OR PURPLEBOARD ALLOWED ON WET AREAS; USE 1/2" CEMENTITIOUS BACKERS (HARDIE BACKER OR SIM.) AS TILE OR STONE UNDERLAYMENT. FAUCETS FLOW RATE TO BE 2.2 GAL/MINUTE MAX.
- LAUNDRY:** PROVIDE FLOOR DRAIN IN CENTER OF ROOM, SLOPE MIN. 1/4" PER FOOT.
- SKYLIGHTS:** (WITHOUT PARAPETS) LESS THAN 5 FEET FROM PROPERTY LINE TO BE 45 MIN. RATED ASSEMBLY W/ 1-HR. ROOF/CEILING CONSTRUCTION
- BEDROOM WINDOWS** AT LEAST ONE PER BEDROOM SHALL MEET EGRESS REQ'S OF MIN. WIDTH 20" (WITH MIN. HEIGHT OF 41") OR MIN. HEIGHT 24" (WITH 34.2" MIN. WIDTH) TOTALING 5.7 SQ. FT. MIN. CLR. OPENING. BOTTOM OF CLR. OPENING TO BE 44" MAX ABOVE BEDROOM FLOOR.
- ROOF PARAPETS:** AT UNRATED ROOFS: 1-HR RATED PARAPET, 30" MIN. HEIGHT REQ'D.
- ROOFING:** CLASS "B" MIN. ROOFING. FLAT ROOF 2% MIN. SLOPE, 1:48.

**ELECTRICAL & MECHANICAL LEGEND**



**LEGEND**



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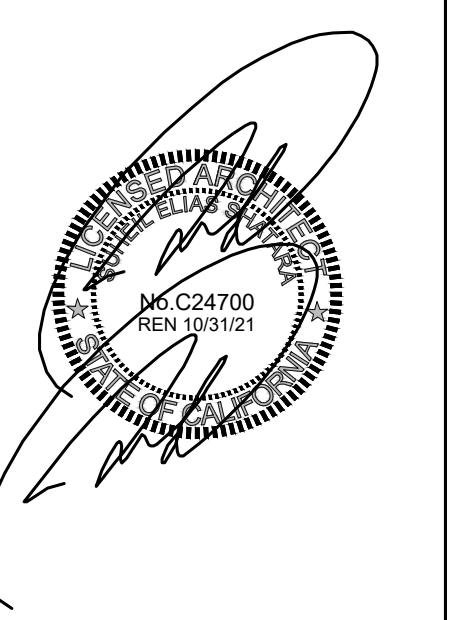
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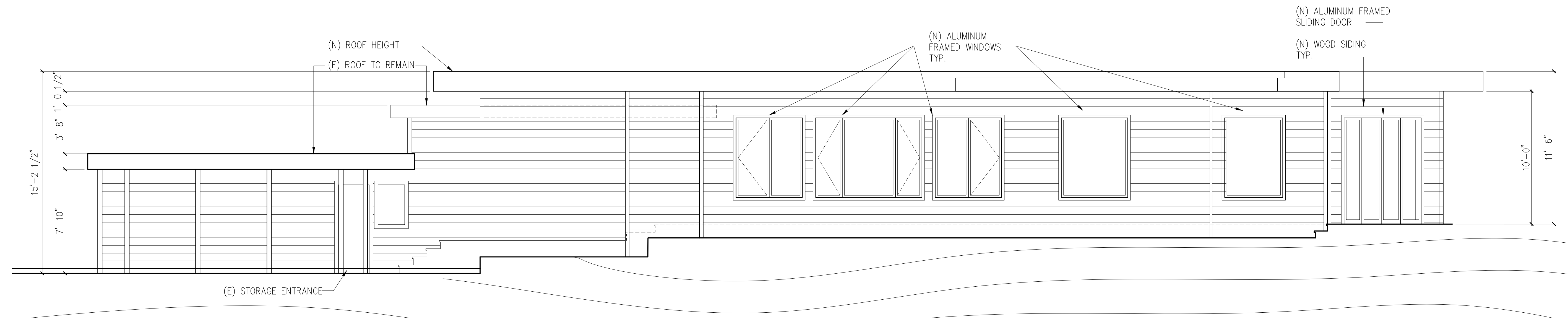
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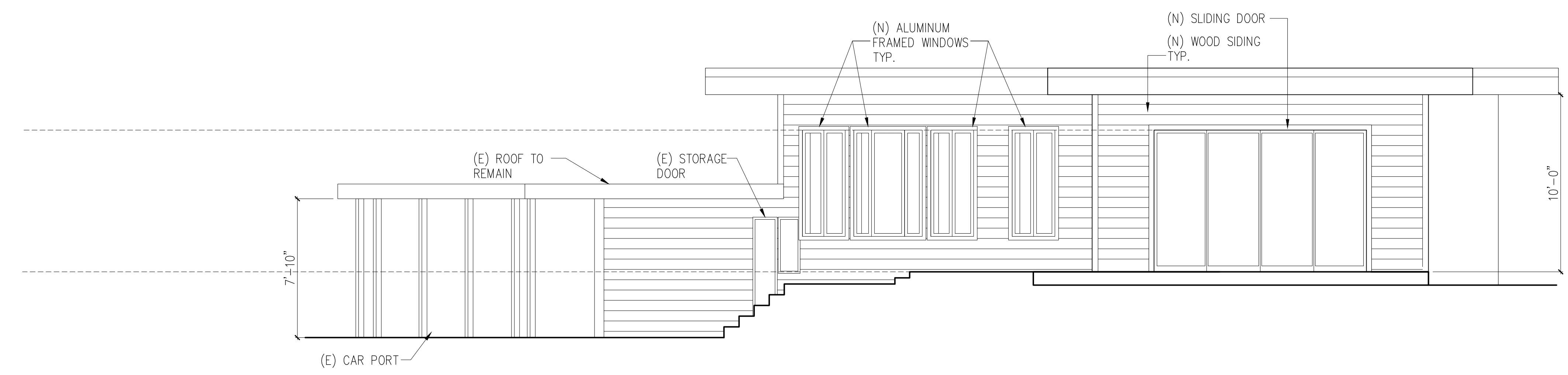


SHEET DESCRIPTION  
**PROPOSED ELEVATIONS**

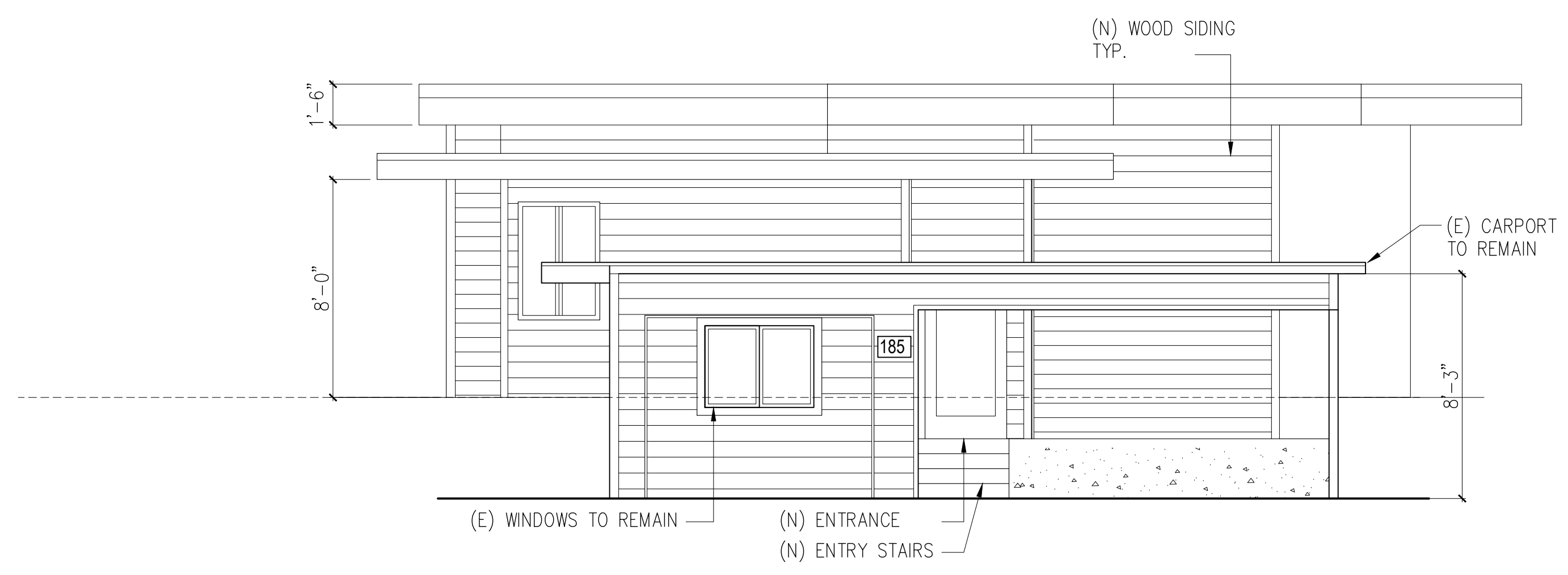
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**1 PROPOSED SOUTH - EAST ELEVATION**  
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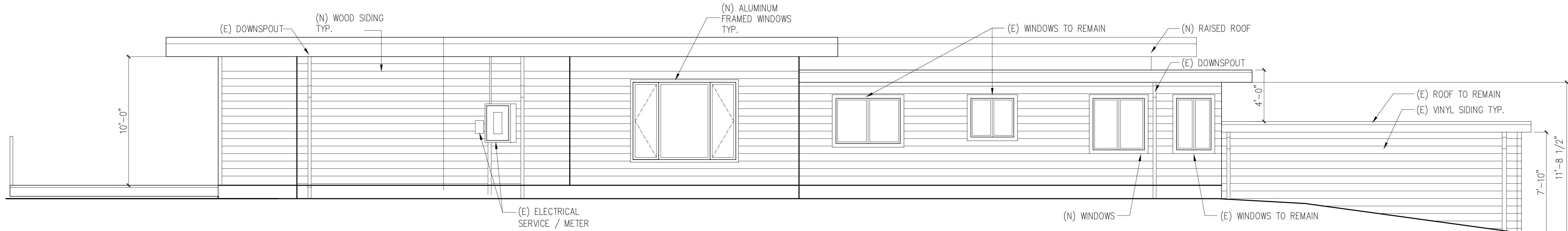


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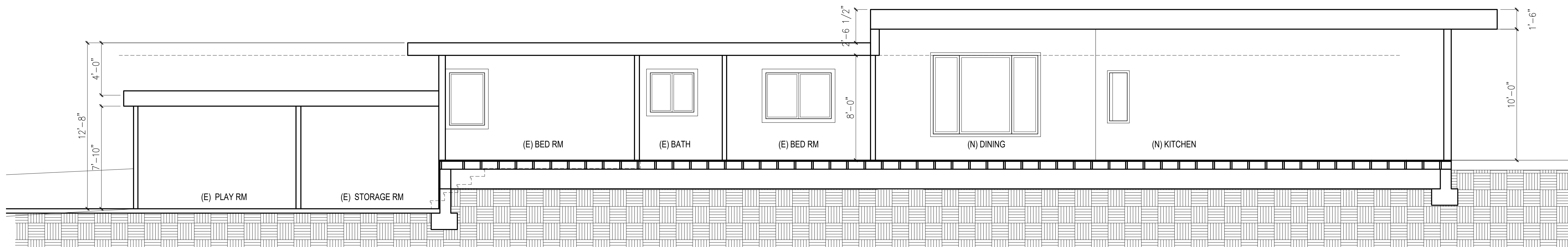


**3 PROPOSED WEST ELEVATION**  
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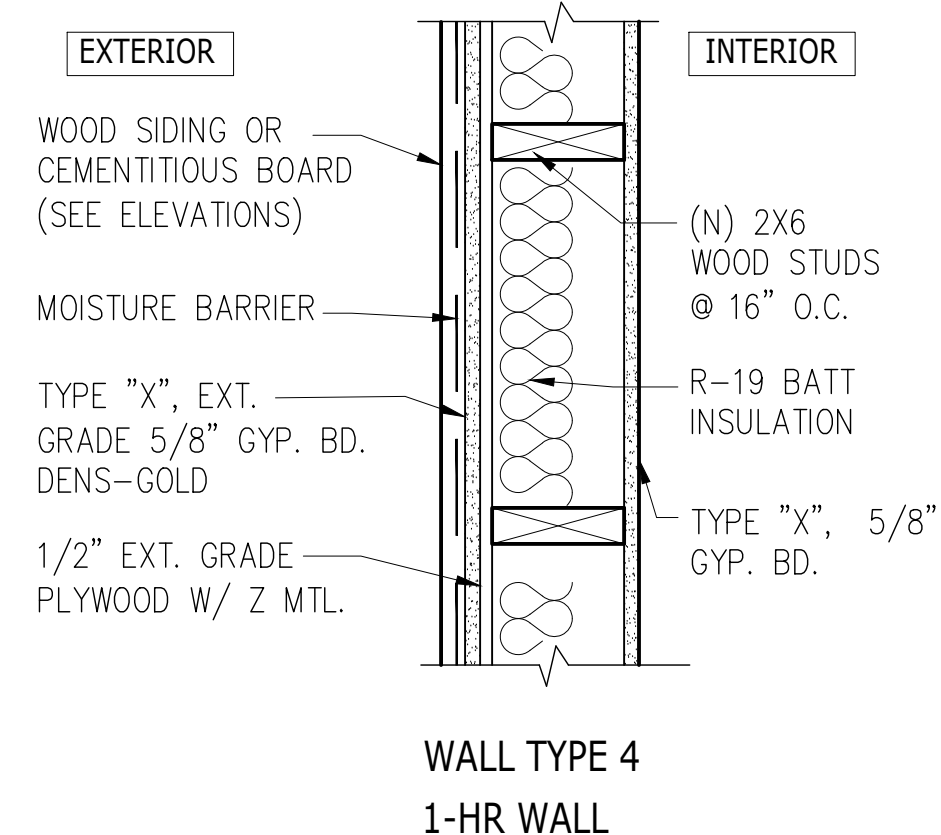
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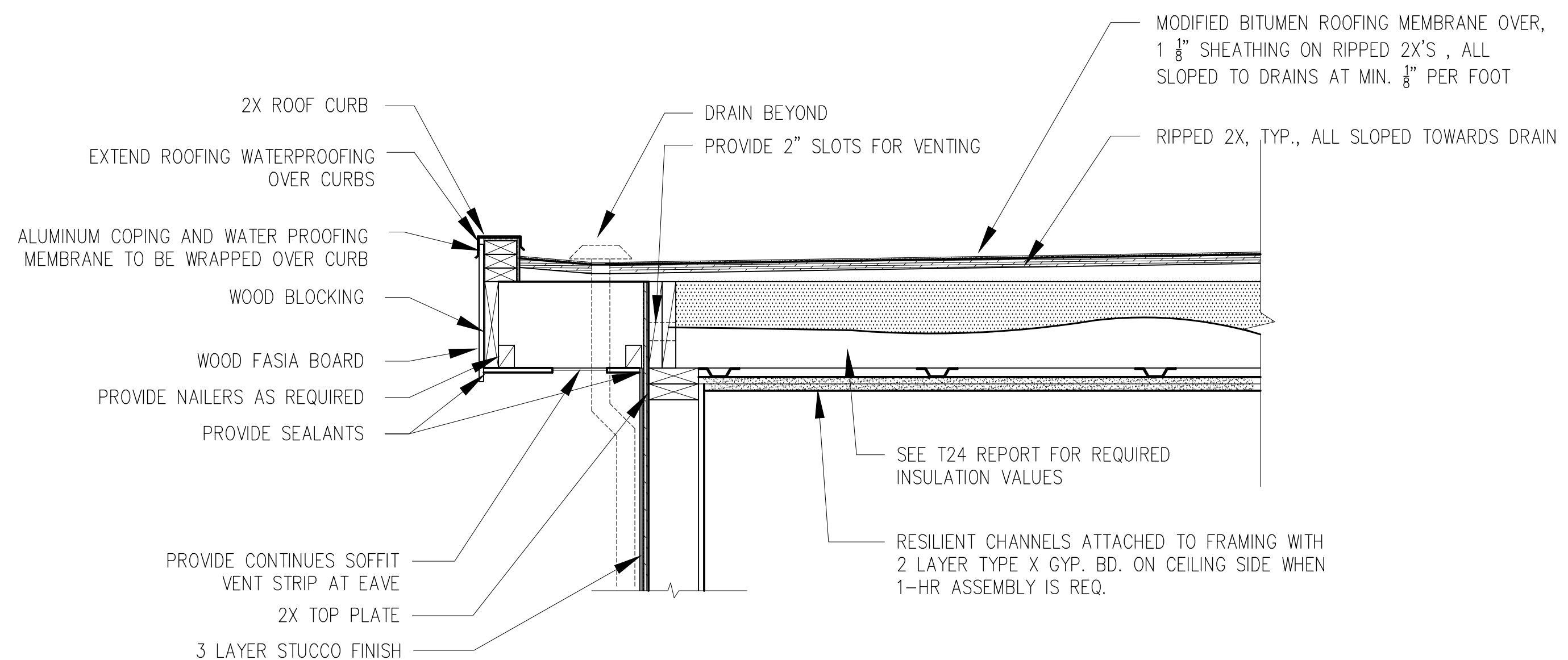
**1 PROPOSED WEST ELEVATION**  
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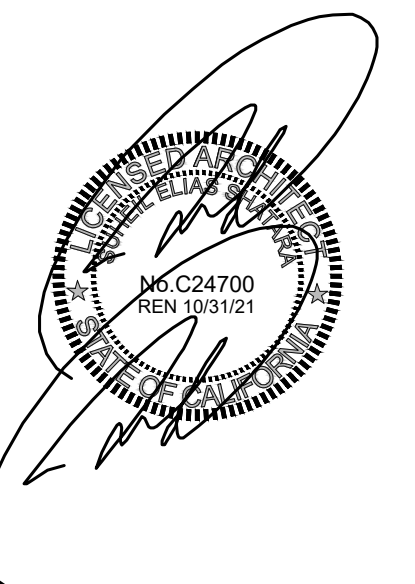
**2 PROPOSED SECTION**  
SCALE: 1/4"=1'-0"



**1 (P) EXTERIOR RATED WALL DETAIL**  
SCALE: 1"=1'-0"



**3 1-1HR ROOF DETAIL**  
SCALE: 1"=1'-0"



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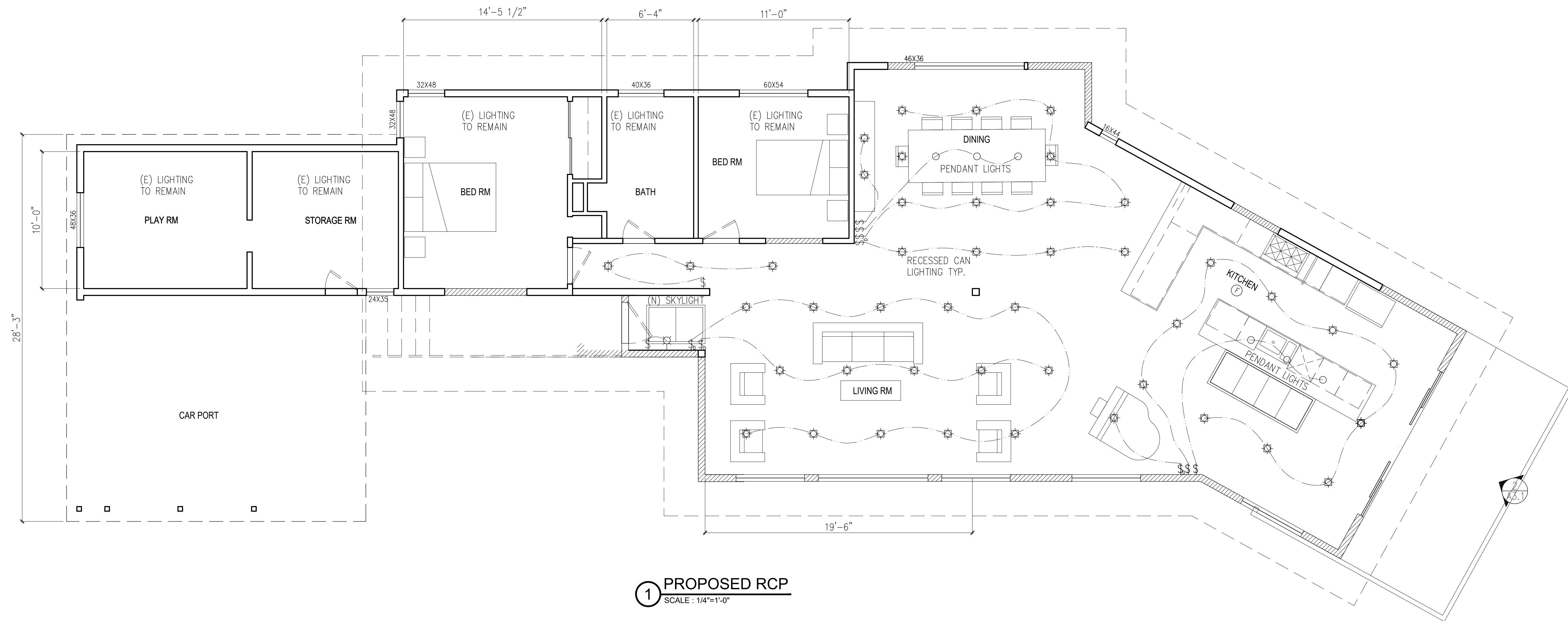
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**ARCHITECT**  
SHATARA ARCHITECTURE INC.  
890 7TH STREET  
SAN FRANCISCO, CA 94107  
TEL: 415-512-7566  
CONTACT: SUHEL SHATARA

**DBI STAMP**

ISSUED	DATE	NO.
BUILDING	07-17-2019	
BUILDING	07-31-2019	
BUILDING	10-01-2019	
REV.	11-26-2019	
BUILDING	01-13-2020	
REV.	01-27-2020	
PLANNING	04-15-2020	



**ELECTRICAL & MECHANICAL SYMBOLS & NOTES**

**ELECTRICAL & MECHANICAL LEGEND**

- HEATING DUCT REGISTER, FLOOR OR WALL MOUNTED
- DOWNLIGHT FIXTURE - RECESSED
- FIXTURE - F = FLUORESCENT LED = LED LIGHT
- LIGHT FIXTURE - WALL MOUNTED
- PC PHOTO-CELLS MS MOTION SENSOR
- 4' FLUORESCENT KITCHEN: 50% HIGH EFFICACY
- 3' T5 FLUORESCENT SIDE-MOUNTED TO SOFFIT BATH/ TOILET: 100% HIGH EFFICACY
- EXHAUST FAN
- EXHAUST FAN / FLUOR. LIGHT FIXTURE COMBO
- GAS SUPPLY (IN ADDITION TO GAS APPLIANCES NOTED ON PLANS)
- LIGHT FIXTURE - PENDANT

- LIGHT FIXTURE - PENDANT
- LIGHT FIXTURE - CEILING MOUNTED
- LIGHT FIXTURE - FL OR LED STRIP LIGHTING
- SWITCH, 48" A.F.F. # = 3 OR 4 WAY D = DIMMER OCC = OCCUPANCY SENSOR
- DATA PORT - COAXIAL CAT-6 DOUBLE WIRED
- DUPLEX ELECT. OUTLET @ +18", U.O.N., GFI, W.P.: WATER PROTECTED AMP: AMPERE V: VOLTAGE

- SMOKE/CARBON MONOXIDE ALARM DETECTOR
- SMOKE ALARM DETECTOR
- EXHAUST DUCT (TOILET FAN/ FURNACE, WATER HEATER)
- HOT AIR SUPPLY
- INTERNAL AIR EXTRACTION

- WATER SPRINKLER
- FAN
- SUPPLY AIR
- RETURN AIR
- 24X24 LIGHT FIXTURE
- JAM JAR FIXTURE 24" FIXTURE 48" FIXTURE
- SURFACE MOUNTED FIXTURE
- 48" LIGHT FIXTURE

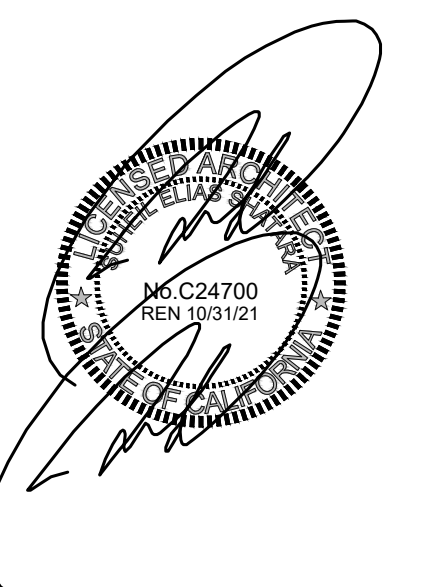
**INTERIOR MOISTURE CONTROL**

**CONCRETE SLAB FOUNDATIONS:**  
A CAPILLARY BREAK SHALL BE INSTALLED IF A SLAB ON GRADE FOUNDATION SYSTEM IS USED. THE USE OF A 4" THINK BASE OF 3/4" OR LARGER CLEAN AGGREGATE UNDER A 6 MIL VAPOR RETARDER WITH JOINT LAPPED NOT LESS THAN 6" WILL BE PROVIDED.

**MOISTURE CONTENT OF BUILDING MATERIALS:**  
BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE CHECKED PRIOR TO FINISH MATERIAL BEING APPLIED.

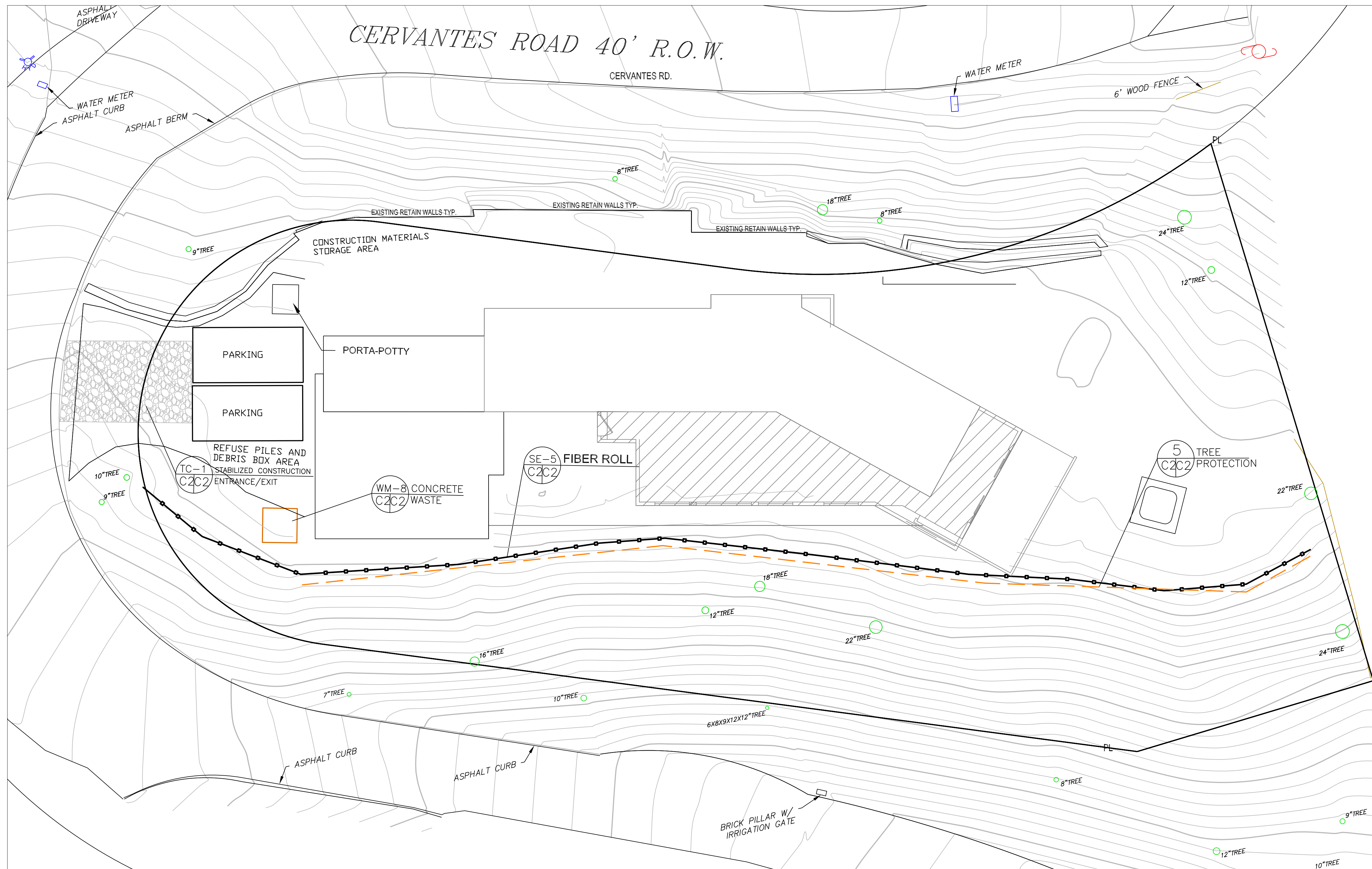
**INDOOR AIR QUALITY AND EXHAUST**

**BATHROOM EXHAUST FANS:**  
ENERGY STAR COMPLIANT EXHAUST FANS SHALL BE PROVIDED IN EVERY BATHROOM. FANS SHALL BE DUCTED TO THE OUTSIDE AND MUST BE CONTROLLED BY A HUMIDITY CONTROL, UNLESS FUNCTIONING AS PART OF A WHOLE HOUSE VENTILATION SYSTEM.







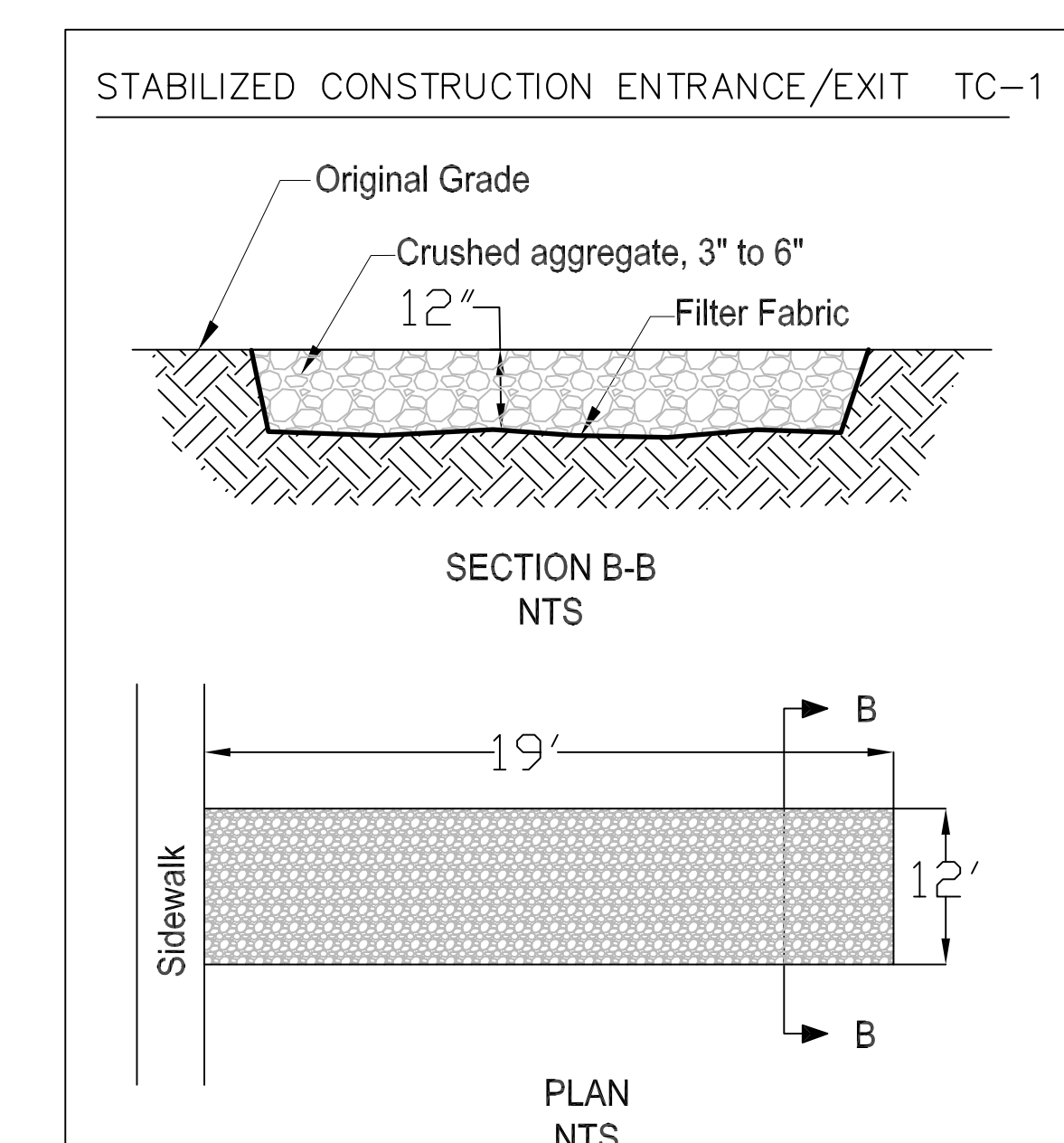
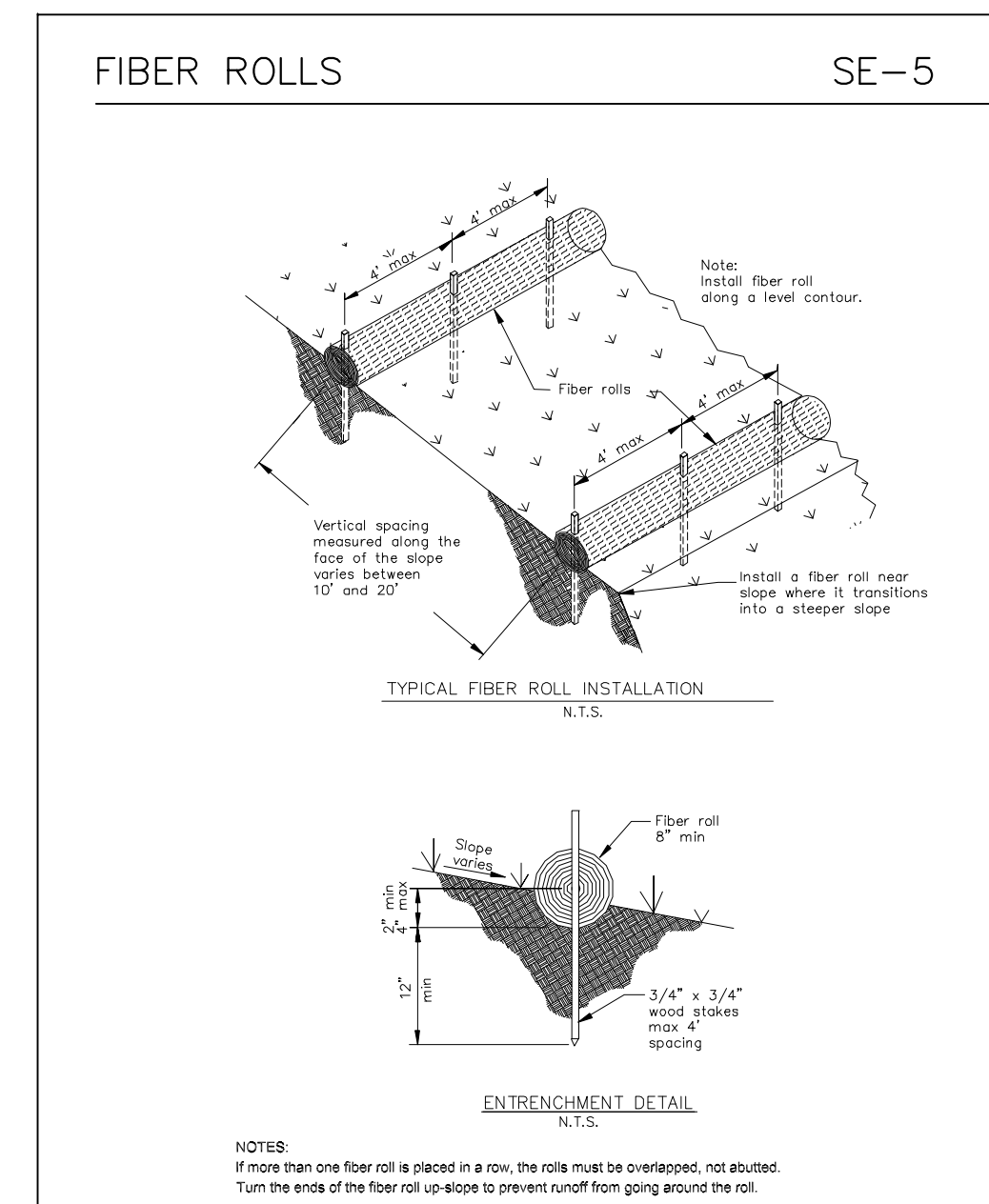
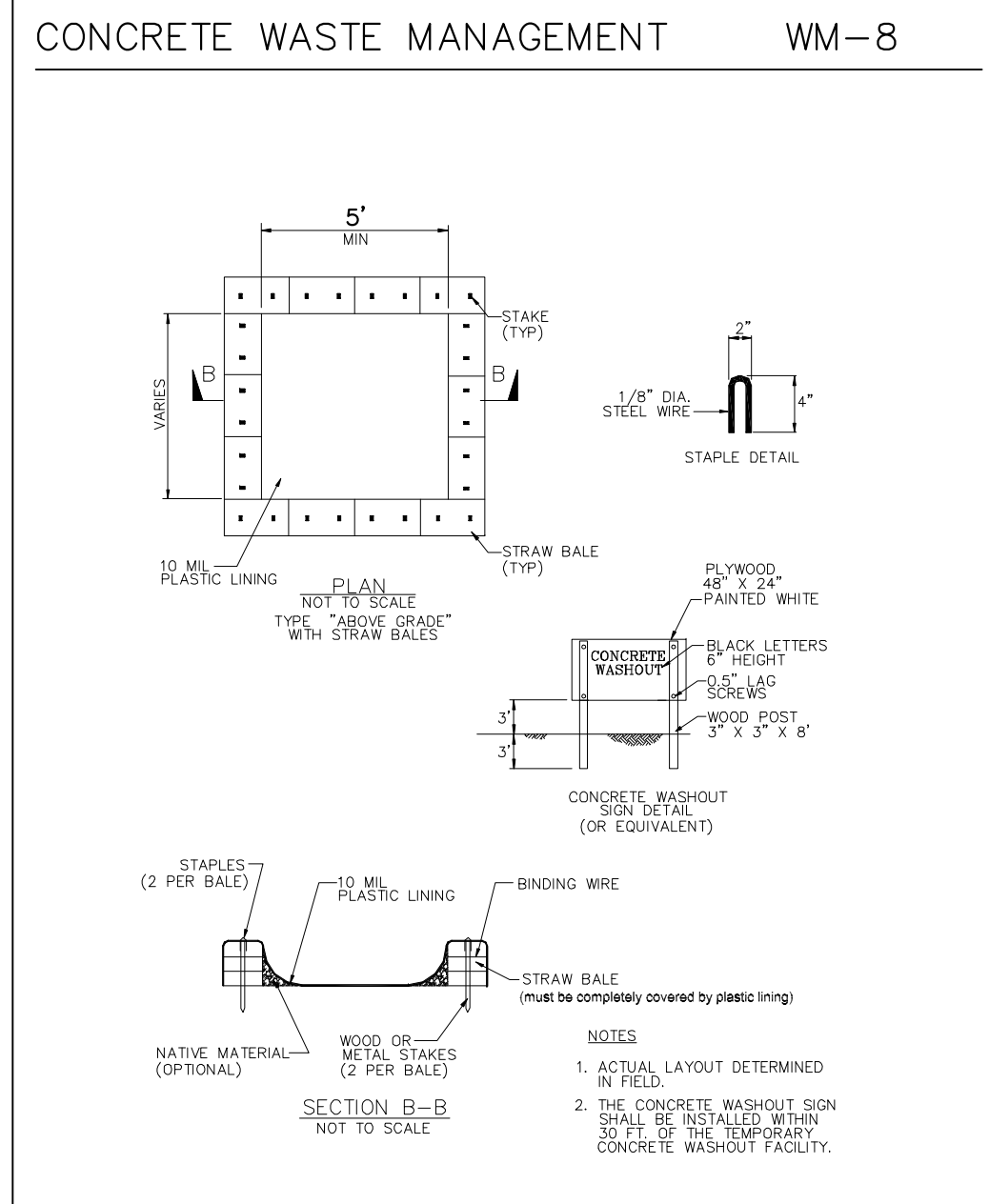
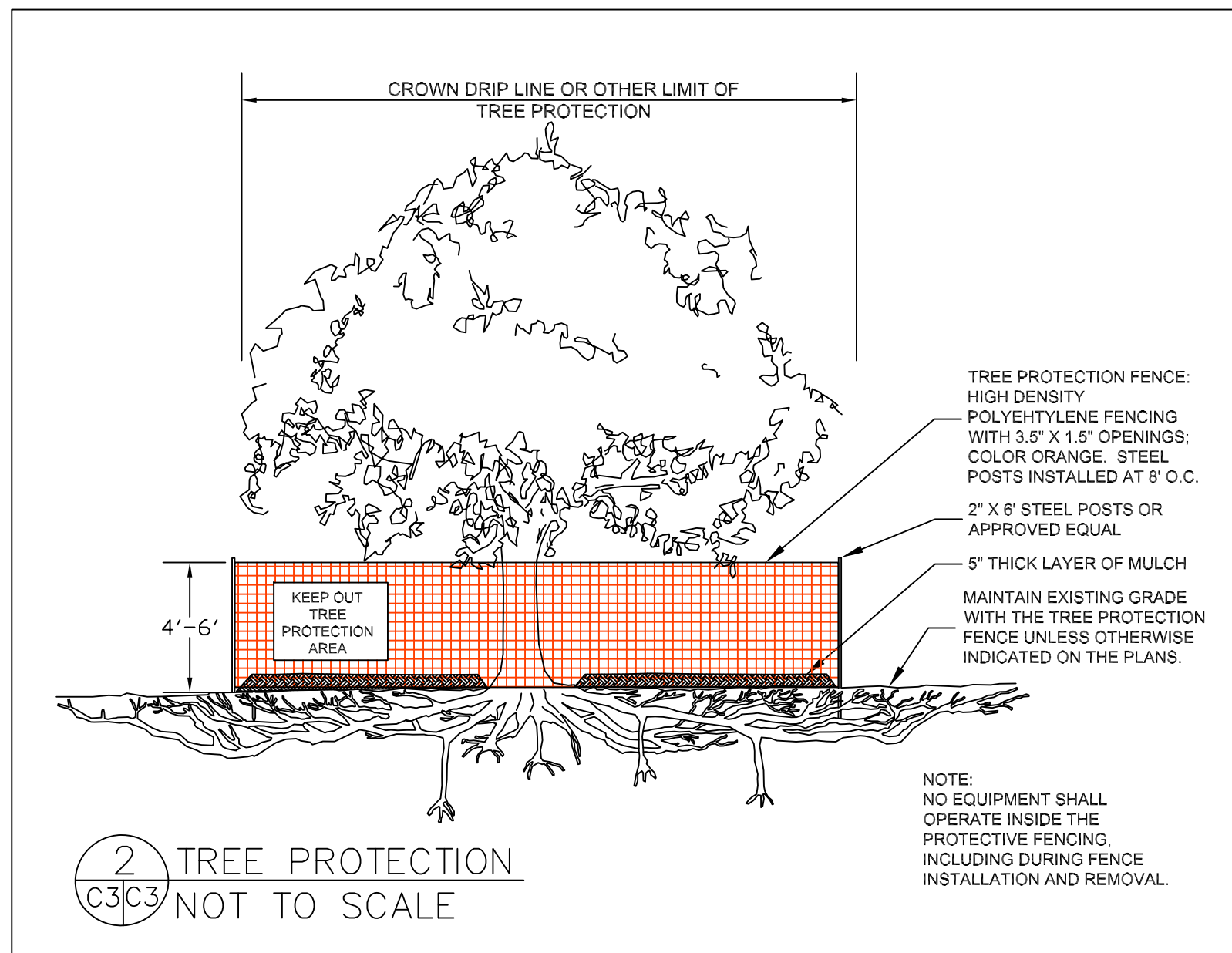


GENERAL EROSION AND SEDIMENT CONTROL NOTES

- FIBER ROLL INSTALL AT LOCATIONS SHOWN. AFFIX AS SHOWN IN DETAIL SE-5
- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.

TREE PROTECTION NOTES

- TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING AND REMAIN ON-SITE THROUGHOUT CONSTRUCTION PROCESS.
- TREE PROTECTION FENCES SHALL BE INSTALLED AS CLOSE TO DRIP LINES AS POSSIBLE.
- OWNER/BUILDER SHALL MAINTAIN TREE PROTECTION ZONES FREE OF EQUIPMENT AND MATERIALS STORAGE AND SHALL NOT CLEAN ANY EQUIPMENT WITHIN THESE AREAS.
- ANY LARGE ROOTS THAT NEED TO BE CUT SHALL BE INSPECTED BY A CERTIFIED ARBORIST OR REGISTERED FORESTER PRIOR TO CUTTING, AND MONITORED AND DOCUMENTED.
- ROOTS TO BE CUT SHALL BE SEVERED WITH A SAW OR TOPPER.
- PRE-CONSTRUCTION SITE INSPECTION WILL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.



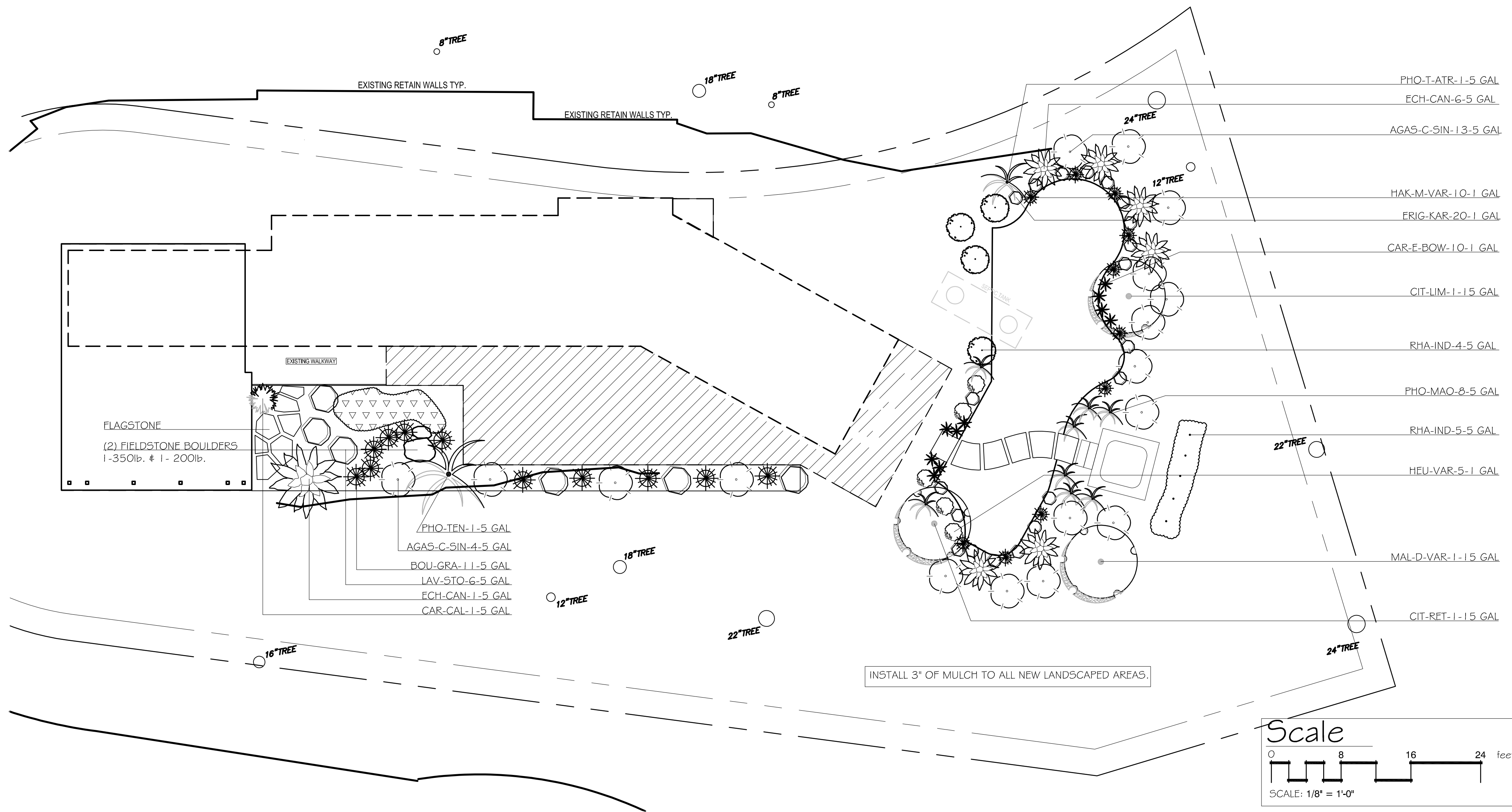
EROSION CONTROL POINT OF CONTACT  
 THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.  
 NAME: JONATHAN ARMSTRONG  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 949-342-5450  
 PHONE:  
 E-MAIL: JONARMSTRONG1@GMAIL.COM



Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 726-5590  
 FAX: 726-5595

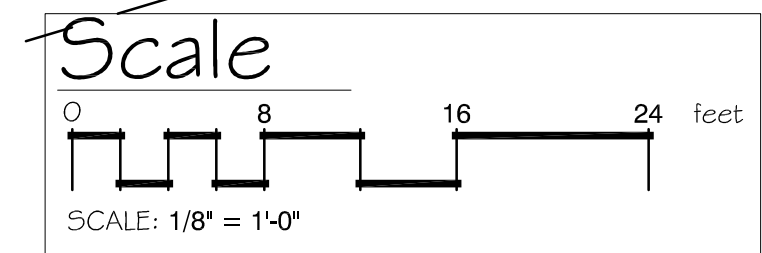
DATE: 2-3-20  
 DRAWN BY: CMK  
 CHECKED BY: AZG  
 REV. DATE:  
 REV. DATE:  
 REV. DATE:  
 EROSION AND SEDIMENT CONTROL PLAN  
 ARMSTRONG PROPERTY  
 185 CERVANTES ROAD  
 REDWOOD CITY  
 APN 051-016-010  
 SHEET C-3



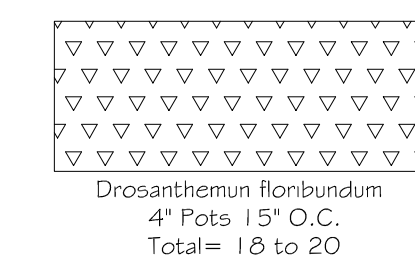


Plant Schedule						
Key	Botanical	Common	Size	Qty	Water Use	Factor
<b>Trees</b>						
CIT-LIM	Citrus limon Var.	Lemon	15	1	M	4-.6
CIT-RET	Citrus reticulata 'Clemetine'	Mandarin Orange	15	1	M	4-.6
MAL-D-VAR	Malus domestica Var.	Apple	15	1	M	4-.6
<b>Shrubs</b>						
ECH-CAN	Echium candicans	Pride of Madeira	5	7	L	1-.3
RHA-IND	Rhaphiolepis indica	Indian Hawthorn	5	4	L	1-.3
LAV-STO	Lavandula stoeches	Spanish Lavender	5	6	L	1-.3
CAR-CAL	Carpentaria californica	Bush Anemone	5	1	L	1-.3
<b>Perennials</b>						
AGAS-C-SIN	Agastache cana 'Sinning'	Sonoran Sunset	5	17	L	1-.3
ERIG-KAR	Erigeron karvinskianus	Mexican Daisy	1	20	L	1-.3
PHO-T-ATR	Phormium tenax 'Atropurpureum'	Bronze New Zealand Flax	5	1	L	1-.3
PHO-MAO	Phormium 'Maori Queen'	Maori Queen New Zealand Flax	5	4	L	1-.3
PHO-T-ATR	Phormium tenax	New Zealand Flax	5	1	L	1-.3
HEU-VAR	Heuchera (Variety)	Coral Bells (Variety)	1	5	M	4-.6
<b>Grasses</b>						
BOU-GRA	Bouteloua gracilis	BUe Gama	5	11	L	1-.3
CAR-E-BOW	Carex elata 'Bowles Golden'	Bowles golden Sedge	1	10	M	4-.6
HAK-M-VAR	Hakonechloa macra Variegata	Variegated Japanese Forest Grass	1	10	M	4-.6
<b>GROUNDCOVERS</b>						
DROS-FLOR	Drosanthemum floribundum	Rosea Ice Plant	4"	30	L	1-.3

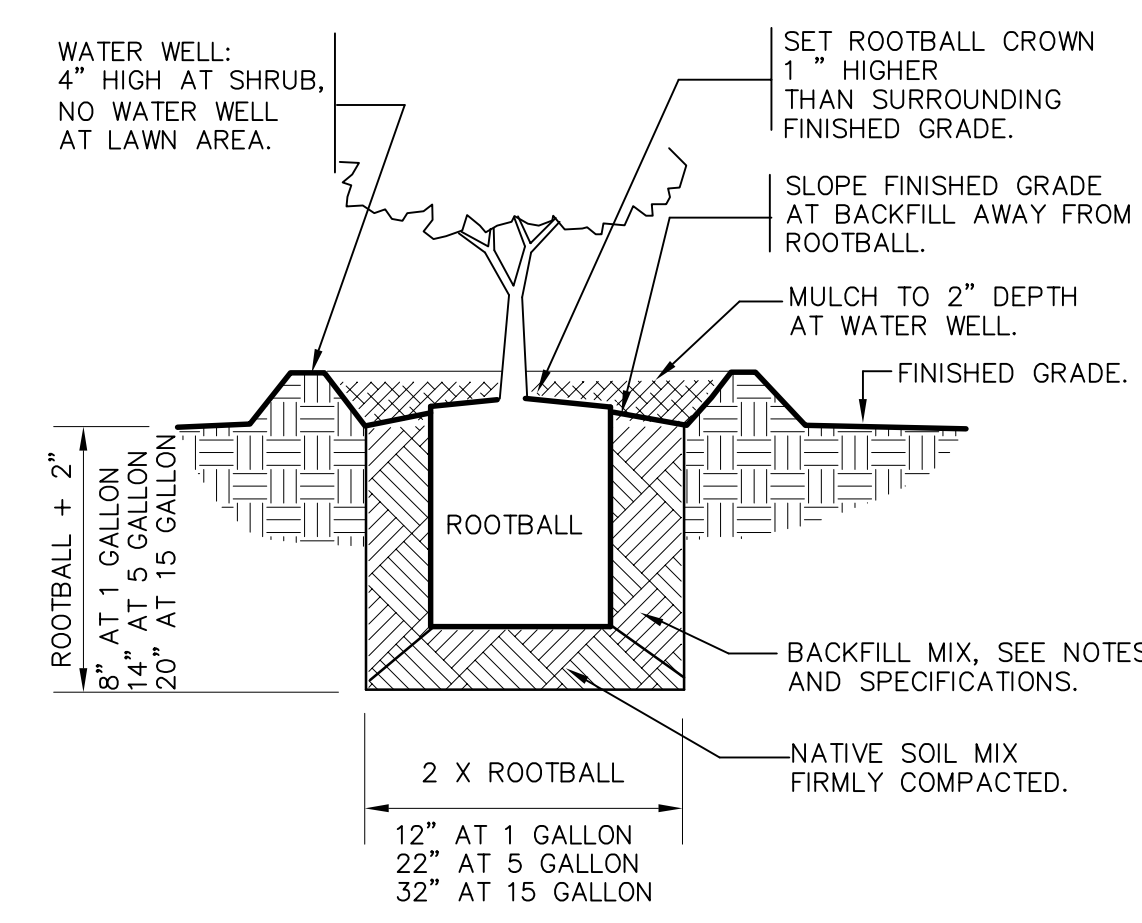
INSTALL 3" OF MULCH TO ALL NEW LANDSCAPED AREAS.



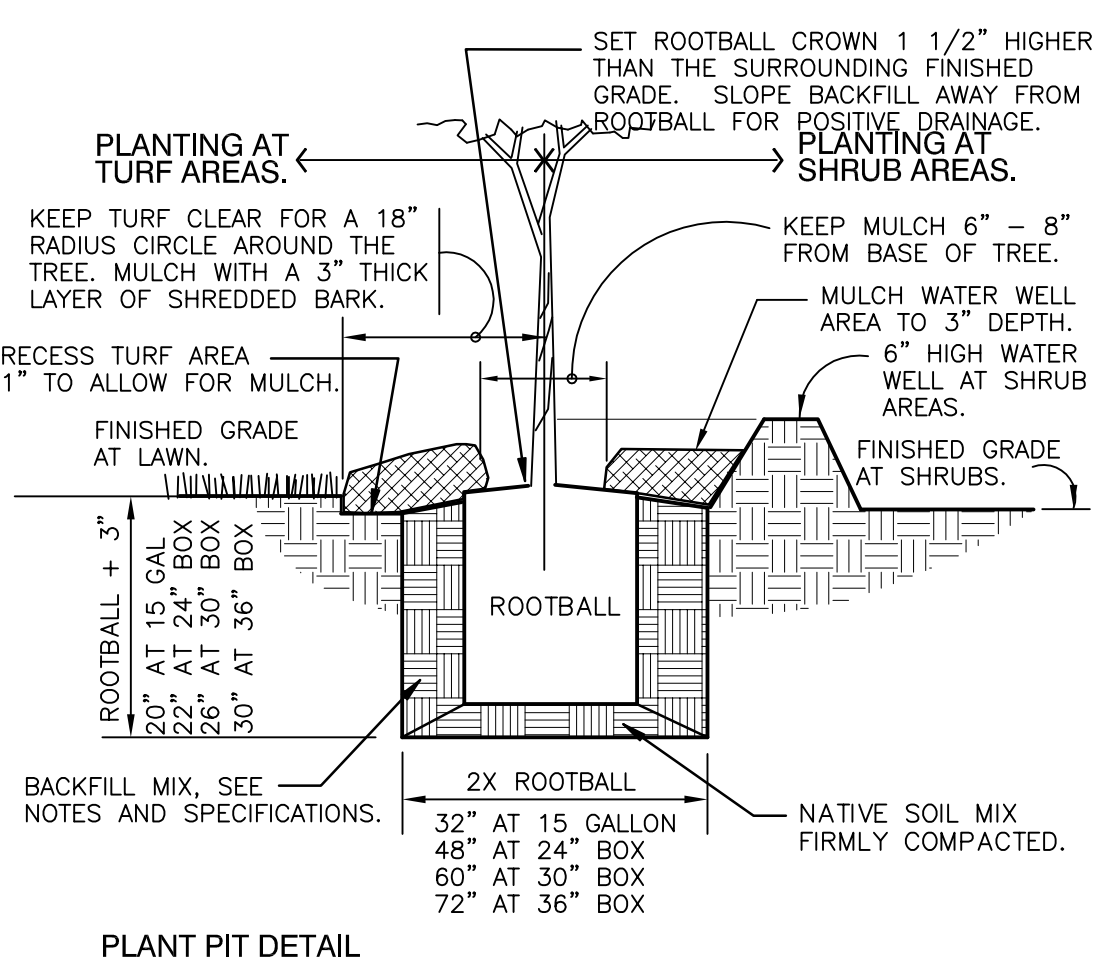
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQFT OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.



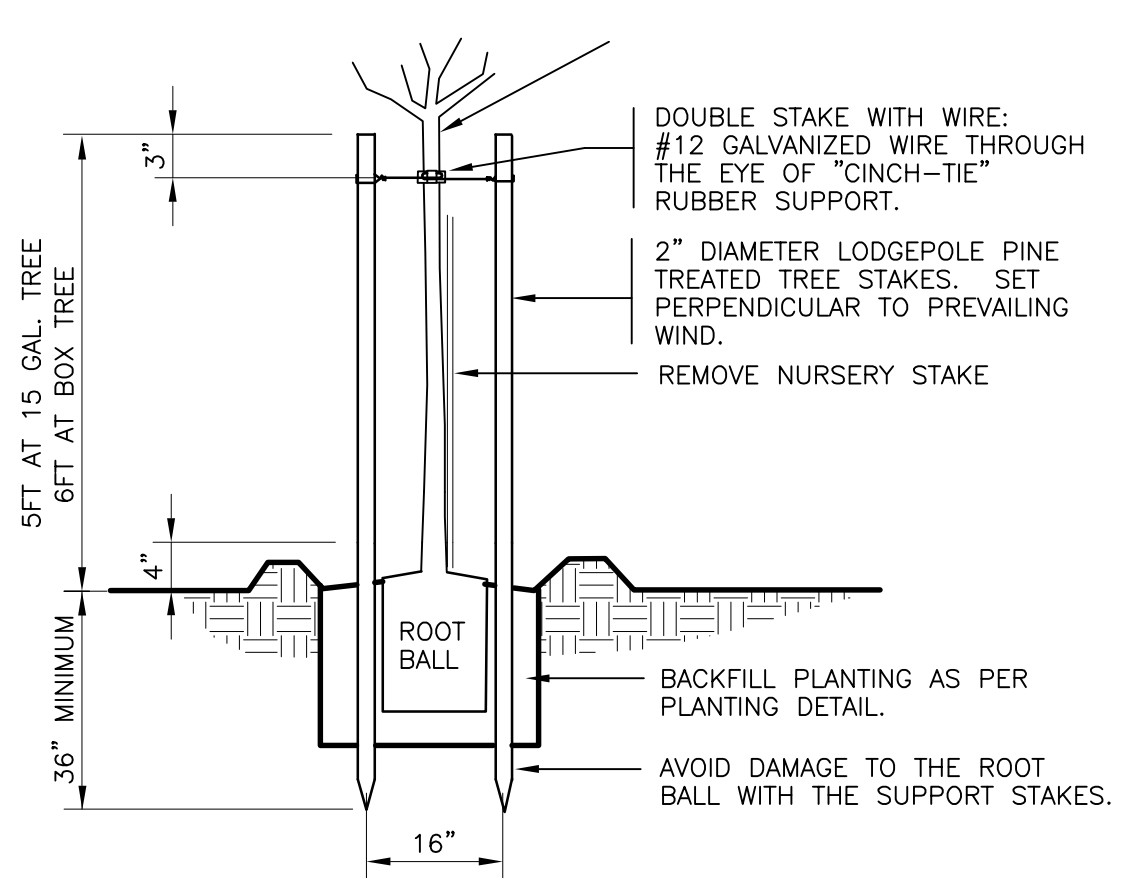
Climate Redwood City - California							°C   °F	
	Jan	Feb	Mar	Apr	May	Jun		
Average high in °F:	58	62	65	69	74	79		
Average low in °F:	40	43	45	46	50	53		
Av. precipitation in inch:	4.02	3.98	3.15	1.14	0.47	0.12		
Days with precipitation:	-	-	-	-	-	-		
Hours of sunshine:	-	-	-	-	-	-		
	Jul	Aug	Sep	Oct	Nov	Dec		
Average high in °F:	81	81	80	74	65	58		
Average low in °F:	55	56	54	50	44	40		
Av. precipitation in inch:	0.04	0.04	0.16	1.06	2.36	3.86		
Days with precipitation:	-	-	-	-	-	-		
Hours of sunshine:	-	-	-	-	-	-		



**A** SHRUB PLANTING



**B** TREE PLANTING DOUBLE STAKE



**C** TREE STAKING DETAIL

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

## Planting

NOTE: This plan is diagrammatic in nature and is meant as a general guide only. It is not fully detailed and exhaustively specified. It is the responsibility of the installer to become familiar with all site conditions and these drawings and to notify the designer of any discrepancies. The installer and owner have sole responsibility for quality control, construction standards and compliance to all building codes. This plan is part of a set of documents and is meant to be used together as a whole.

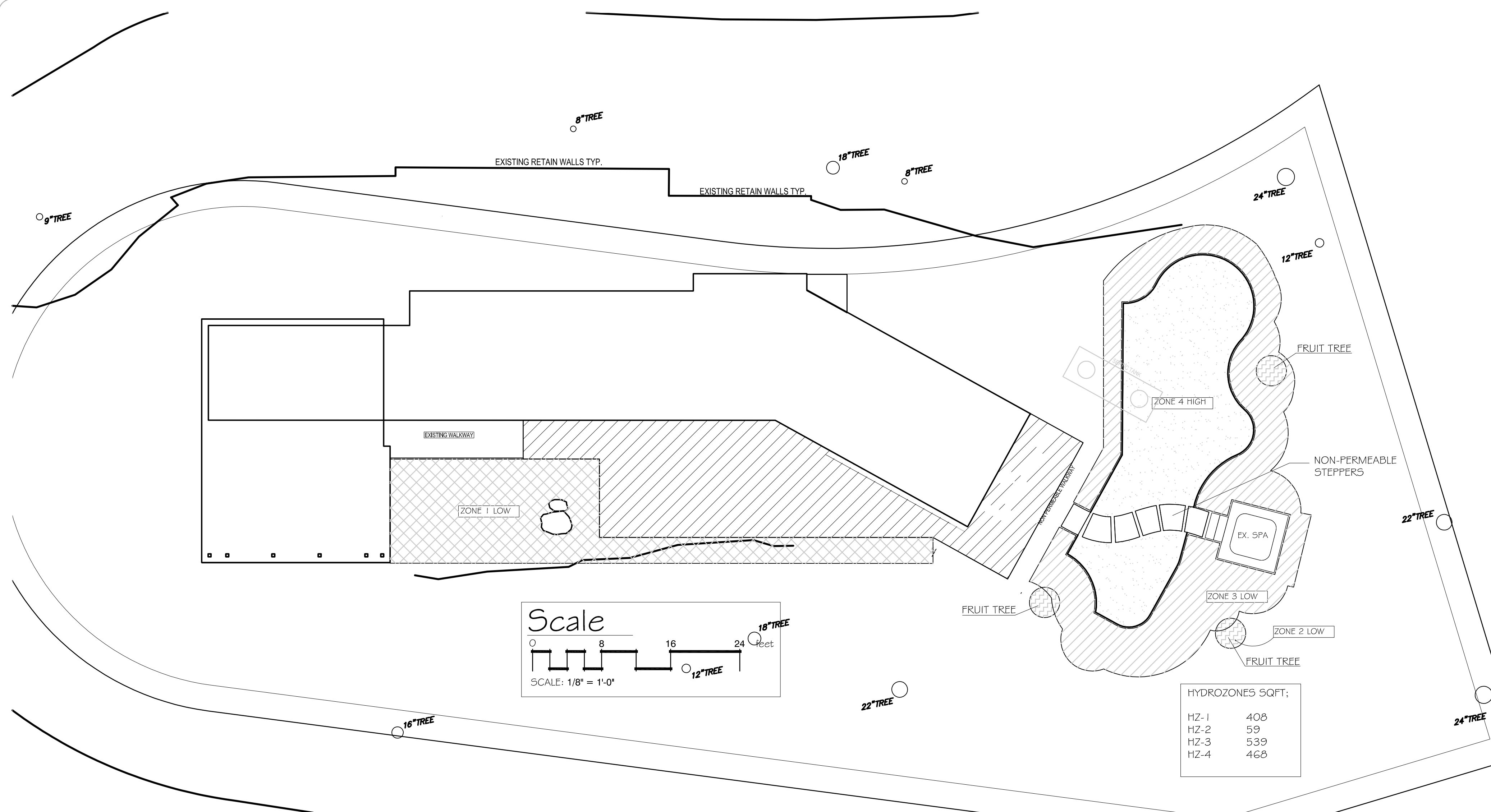
**SHEET TITLE:**  
Planting

**REVISIONS:**

11-25-19	
1-17-20	

**DRAWN BY:** J. CASTRO  
**DATE:** 11-21-19  
**SCALE:** As Shown  
**PAGE:** **L-1**  
**OF:** Three





Project 185 Cervantes Rd.

Eto	42.7								
Conversion Factor	0.62	26.47							
Hydrazone #	Plant Water Use Type	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq Ft)	ETAF x Area	Estimated Total Water Use (ETWU)	
1- Shrubs	Low	0.1	Drip	0.81	0.12	408	50.37	1333.51	
2- Trees	Low	0.1	Drip	0.81	0.12	59	7.28	192.84	
3- Shrubs	Low	0.1	Drip	0.81	0.12	539	66.54	1761.66	
4- Lawn	High	1	Spray	0.75	1.33	468	624.00	16519.78	
						<b>Totals</b>	<b>1474</b>	<b>748.20</b>	<b>19807.78</b>

		(A)	(B)
<b>Special Landscape Areas</b>		<b>Special Landscape Area (Sq Ft)</b>	
3 Fruit Trees		1	59
		1	
		1	
<b>Totals</b>		<b>59</b>	<b>59</b>
		(C)	(D)

ETWU 19,807.78  
MAWA 33,188.55

ETAF Final Calc.  
Total (ETAF\*LA) 748.20 (B)  
Total Area 1474 (A)  
Average ETAF 0.51 (B/A)

All Landscape Areas Final Calc.  
Total (ETAF\*LA) 807.20 (B+D)  
Total Area 1533 (A+C)  
Site Wide ETAF 0.53 (B+D) / (A+C)

**MWEL SUBMITTAL CHECKLIST**

Submittal Date: \_\_\_\_\_  
Project Address: 185 Cervantes Rd. Redwood City  
Applicant Name: \_\_\_\_\_ Phone: \_\_\_\_\_

The following checklist provides a list of information that must be included on the plans before your permit application can be processed. This checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

- Performance Approach
- Prescriptive Approach (Skip to Page Four)

**PERFORMANCE APPROACH (>2,500 sq ft of landscape area)**

- Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)**
  - The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
  - Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
  - Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.
  - A landscape design plan and irrigation design plan shall be submitted for plan check.
  - A soil management report shall be submitted with the initial submittal unless the project scope includes mass grading. If a grading permit is required, the report shall be submitted with the Certificate of Completion.
- Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)**
  - Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
  - The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
  - The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: <http://ucanr.edu/sites/WUCOLS/>
  - All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.
  - All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
  - For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.
- Landscape Design Plan (Title 23, Chapter 2.7 §492.6)**
  - The landscape design plans, at a minimum, shall:
    - Delineate and label each hydrozone by number, letter, or other methods.
    - Identify each hydrozone as low, moderate, high water, or mixed water use.

- Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- For hydrozones with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
- Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- Add note to plans: "Recirculating water systems shall be used for water features"
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil"
- Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)**
  - The irrigation plans, at a minimum, shall contain the following:
    - Location and size of spate water meters for landscape
    - Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
    - Static water pressure at the point of connection the public water supply
    - Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
    - A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
    - Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
    - Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine repair.
    - Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
    - Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
    - Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.
- Soil Management Report (Title 23, Chapter 2.7 §492.5)**
  - The soil management report, at a minimum, shall contain the following:
    - soil texture: N-P-K and minor trace elements
    - infiltration rate determined by laboratory test or soil texture infiltration rate table;
    - pH
    - total soluble salts
    - sodium
    - percent organic matter
    - recommendations
  - The soil management report shall be both integrated into the plans and submitted as a separate document.

- Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)**
  - Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
  - The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
  - Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
  - Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
  - Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

**DreamScapes**  
 1041 Julie Ct Concord CA 94518  
 Phone: 925.332.5092 Cell: 925.202.1260  
 email: jcastro@dreamscapesdesign.org

Planting Plan For  
**185 Cervantes Rd.**  
 185 Cervantes Rd. redwood City, CA

**SHEET TITLE:**  
Hydrozones  
W.E.L.O.

**REVISIONS:**

11-25-19	
1-17-20	

DRAWN BY: J. CASTRO  
 DATE: 11-21-19  
 SCALE: As Shown  
**PAGE: L-3**  
**OF: Three**