Yutu Xie & Wei She

SINGLE FAMILY RESIDENTIAL ADDITION

PROJECT DATA

- ZONING : R-1:8
- A.P.N. # 409 04 025
- LAND USE: Low Density Residential
- TYPE OF CONSTRUCTION : TYPE V-B
- NET LOT AREA : 8,029 S.F. OR 0.18 ACRES

- EXISTING
3 BEDROOMS, 2 BATHROOM
- PROPOSED: ADDITION
4 BEDROOMS, 3 BATHROOM

- NON FIRE SPRINKLERED DWELLING

APPLICABLE CODES

- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA GREEN BUILDING CODE
- 2013 CALIFORNIA ENERGY CODE

SCOPE OF WORK

FIRST FLOOR:

A. DEMO: EXISTING WALLS, DECK, ROOF, FIREPLACE

B. ADDITION:

- NEW MASTER BEDROOM W/ WALKING CLOSET
- NEW BATHROOM
- RELOCATE KITCHEN

C. NEW ENTRY

D. GAS FIREPLACE BETWEEN LIVING ROOM AND FAMILY ROOM.

E. NEW ROOF

F. NEW TANKLESS WATER HEATER.

G. NEW ELECTRICAL RELOCATION - PANEL 200 AMP

EXTERIOR:

A. NEW STUCCO ON FRONT AND REAR AND SIDES

B. NEW WINDOWS AT ALL ELEVATIONS.

C. GARAGE TO REMAIN.

D. ROOF TO BE MIN CLASS C COMPOSITION.

E. ALL EXTERIOR LANDING TO COME TO MIN WIDTH OF DOOR, AND 36" OUT FROM THE HOUSE.

F. CEILING HEIGHT TYPICAL 8' UNLESS NOTED.

G. NEW ELECTRICAL PER CODE SEE ELECTRICAL PLAN.

GENERAL NOTE

WINDOW & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL WINDOW & DOOR SIZES SHALL BE FRAMED & SET PER MFG. SPECIFICATIONS. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER SUPPLIER'S AND/OR OWNER'S SPECIFICATIONS. WINDOWS TO BE DUAL-PANED

ALL EXTERIOR HEADERS SHALL BE @ 8'-0"

ALL EXTERIOR DOORS SHALL BE AT LEAST 1 3/4" THICK

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 18" OF FLOORS, GLASS SUBJECT TO HUMAN IMPACT, ETC. SHALL BE SAFETY TEMPERED

BEDROOM WINDOWS SHALL HAVE MAX 44" HIGH SILL & MIN. NET CLEAR OPENINGS OF 20" IN WIDTH & 24" IN HEIGHT W/ MIN. CLEAR OPENING OF 5.7 FEET PER C.B.C.

PROVIDE MOISTURE RESISTANT UNDERLAYMENT TO A MIN. HEIGHT OF 70" ABOVE DRAIN IN ALL SHOWERS w/ TEMPERED GLASS ENCLOSURE PER CBC.

PROVIDE TEMPERATURE MIXING VALVE @ ALL SHOWERS PER C.P.C.

WATER HEATERS & FURNACES TO BE C.E.C. CERTIFIED. WATER HEATERS TO HAVE PRESSURE & TEMPERATURE RELIEF DEVICES & DISCHARGE TO OUTSIDE.

PROVIDE COMBUSTION AIR FOR FUEL BURNING APPLIANCES PER C.M.C. & C.P.C.

OPENINGS AROUND GAS VENTS, DUCTS & PIPING @ EACH FLOOR SHALL BE FIRE STOPPED

AIR DUCTS IN GARAGE THAT PASS THRU LIVING/ GARAGE COMMON WALL SHALL BE 26 GA. STEEL OR THICKER PER CBC

INSTALL PRE-FAB MTL. FIREPLACES PER MFG'S SPEC'S. PROVIDE I.C.B.O. APPROVED NUMBERS TO BUILDING DEPT. PRIOR TO INSTALLATION

PROVIDE FIRE-STOPS IN OPENINGS @ FLOOR & CEILINGS OF ALL FIREPLACES PER C.B.C.

PROVIDE AC/DC SMOKE DETECTORS WITHIN EACH SLEEPING ROOM & CENTRALLY LOCATED IN CORRIDORS OR AREAS GIVING ACCESS TO EACH SLEEPING AREA ALL DETECTORS TO BE INTERCONNECTED TYPICAL.

WRAP ALL EXTERIOR WALLS WITH CDX PLYWOOD TYPICAL THROUGHOUT

PROVIDE 16" DEEP x 12" TALL GYPSUM BOARD SOFFIT w/ UPPER CABINETS @ KITCHEN & LAUNDRY ROOM

ALL HOSE BIBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.

PLUMBING CONTRACTOR SHALL PROVIDE T& P VALVE ON WATER HEATER AND ROUTE DISCHARGE LINE TO EXTERIOR, C.B.C

IN SHOWERS & TUB/SHOWER COMBINATIONS, CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES PER CPC.

WATER HEATERS SHALL BE STRAPPED WITHIN THE UPPER & LOWER 1/3 OF THE HEATER STRAPS SHALL BE LOCATED A MIN. OF 4" FROM ANY CONTROLS. WATER HEATER TO BE ON PLATFORM 18" MIN. A.F.F. - TYPICAL

ALONG WITH ELECTRICAL PANEL/WIRING SIZING CALCULATIONS MAY

NO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 20 FEET FROM AN ACCESS DOOR, TRAP DOOR , OR CRAWL HOLE PER CPC.

PLUMBING DRAIN WASTE AND VENT AND/OR MECHANICAL DUCTING

BE REQUIRED TO BE PROVIDED IF THE FIELD INSPECTOR REQUESTS THESE ITEMS.

FIREPLACE NOTES:
PROVIDE A NON-COMBUSTIBLE HEARTH SLAB WITH NON-COMBUSTIBLE SUPPORTS IN FRONT OF FIREPLACE.
COMBUSTIBLE MATERIAL SHOULD NOT BE PLACED WITHIN 6" OF THE FIREPLACE OPENING.
COMBUSTIBLE MATERIALS WITHIN 12" OF THE FIREPLACE OPENING SHOULD NOT PROJECT MORE THAN _" FOR EACH 1" CLEARANCE FROM THE FIREPLACE OPENING.

NATURAL LIGHTING:

GUEST ROOMS AND HABITABLE ROOMS WITHIN A DWELLING UNIT OR CONGREGATE RESIDENCE SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN ONE TENTH OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 10 SQUARE FEET.

A - THE FINISH GRADE WITHIN 10' OF HOUSE SHALL HAVE A 5% SLOPE AWAY FROM FOUNDATION.

B - (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

C - ENGINEER OF RECORD TO OBSERVE EPOXY OF HOLDOWN.

E- PORTABLE WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLY. PER 2013 CFC SEC. 903.3.5

F- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACE DOMN ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. PER 2013 CFC SEC. 505

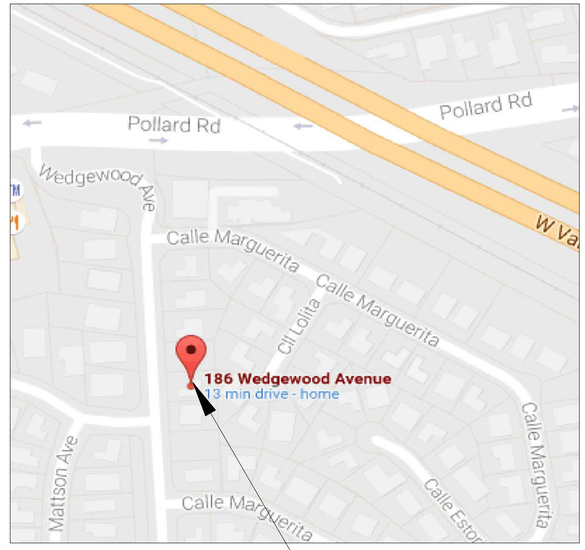
H- PHOTOELECTRIC SMOKE DETECTORS SHALL BE PROVIDED AT BOTH THE TOP AND BOTTOM OF THE STAIRCASE.

I- PHOTOELECTRIC SMOKE ALARMS SHALL BE PROVIDED IN AREAS LEADING TO SLEEPING ROOMS AND ON EVERY LEVEL. SMOKE ALARMS WITHIN SLEEPING ROOMS SHALL BE DUAL SENSOR PHOTOELECTRIC/IONIZATION.

J- SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED PER CBC.

WATER-RESISTANT GYPSUM BACKING BOARD SHOULD NOT BE USED IN THE FOLLOWING LOCATIONS PER CBC;
1.) OVER A VAPOR RETARDER
2.) IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY
3.)ON CEILING WHERE FRAME SPACING EXCEEDS 12 INCHES ON CENTER.

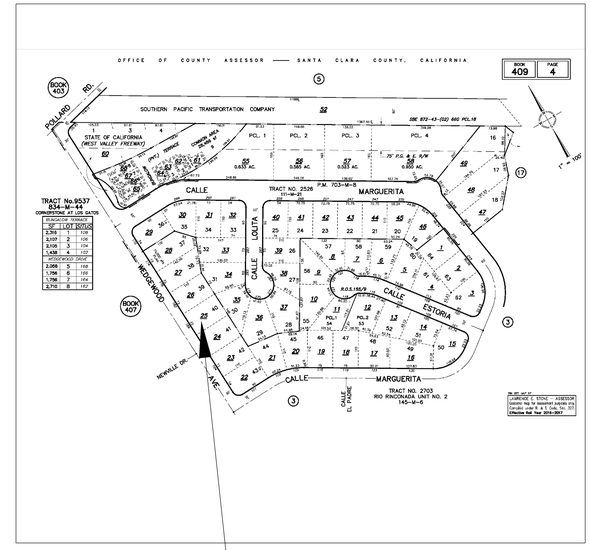
VICINITY MAP



186 Wedgewood Ave.

PARCEL MAP

- A.P.N. # 409 04 025



186 Wedgewood Ave.

DATA SHEET

LOCATION: 186 Wedgewood						
EXISTING USE: SINGLE FAMILY RESIDENTIAL			APPLICANT: Yutu Xie and Wei She			
PROPOSED USE: SINGLE FAMILY RESIDENTIAL - ADDITION			PROPERTY OWNER: Yutu Xie and Wei She			
ZONING: R-1:8			APPLICATION(S): USE PERMIT			
DEVELOPMENT STANDARD		PROPOSED DEVELOPMENT		EXISTING PROJECT		ZONING ORDINANCE
LOT AREA		8,029 SF		8029 SF		8000 SF
LOT WIDTH		73.05 FT.		73.05 FT.		60/80 FT
LOT DEPTH		109.98 SF		109.98 SF		90 FT
FRONT SETBACK		20' FT.		25' FT.		25' MIN
REAR SETBACK		30'-3" FT.		35.8' FT.		20' MIN
LEFT SETBACK		18.8' FT.		18.8' FT.		8' MIN
RIGHT SETBACK		5'-2" FT.		10.0' FT.		8' MIN
LOT COVERAGE		2,754.3 SF 34.3%		1,733 SF 21.5%		3,200 SF 40%MAX.
FLOOR AREA SQ.FT	LIVING AREA	2,232.4 SF		1098.2 SF		2608 SF
	FAR	0.325X8029 =2,609.4 SF		0.325X8029 =2,609.4 SF		0.316
	GARAGE	480.8 SF		480.8 SF		732.8 SF
	FAR	0.0915X8029 =734.6 SF		0.0915X8029 =734.6 SF		0.916
TOTAL FLOOR AREA		2713.3 SF		1,579 SF		2800 SF
BLDG. HIEGHT		16 FT		13 FT		30 FT
LANDSCAPING		3,223.7 SF	52%	5,544 SF	69%	
PAVING		527.9 SF		725 SF		
PARKING		2 COVERED SPACE		2 COVERED SPACE		2 COVERED SPACE
DEFINE BASIS FOR PARKING		2 COVERD SPACE/ 2 UNCOVERED SPACE AT DRIVEWAY				
TREES		# OF EXISTING heritage TREES 0		# OF NON- heritage 12		# OF NEW TREES 0
		# OF EXISTING heritage TREES TO BE REMOVED 0		# OF NON- heritage TREES TO BE REMOVED 0		TOTAL # OF TREES 0

COORDINATION

DRAWING INDEX

A1.0	TITLE PAGE	A4.0	COLORED 3D RENDERS AND EXISTING PICTURES
A1.1	SITE PLAN	C1.0	SURVEY
A2.0	EXISTING AND DEMO PLAN , PROPOSEDFIRST FLOOR PLANS		
A2.1	FLOOR ARE AND DIAGRAM PLAN ROOF FLOOR PLAN		
A3.0	RIGHT AND FRONT ELEVATIONS		
A3.1	LEFT AND REAR ELEVATIONS		

REVISIONS

Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM Design Studio
Mehran Soltanzadeh
rolmdesign@gmail.com
925.949.6052

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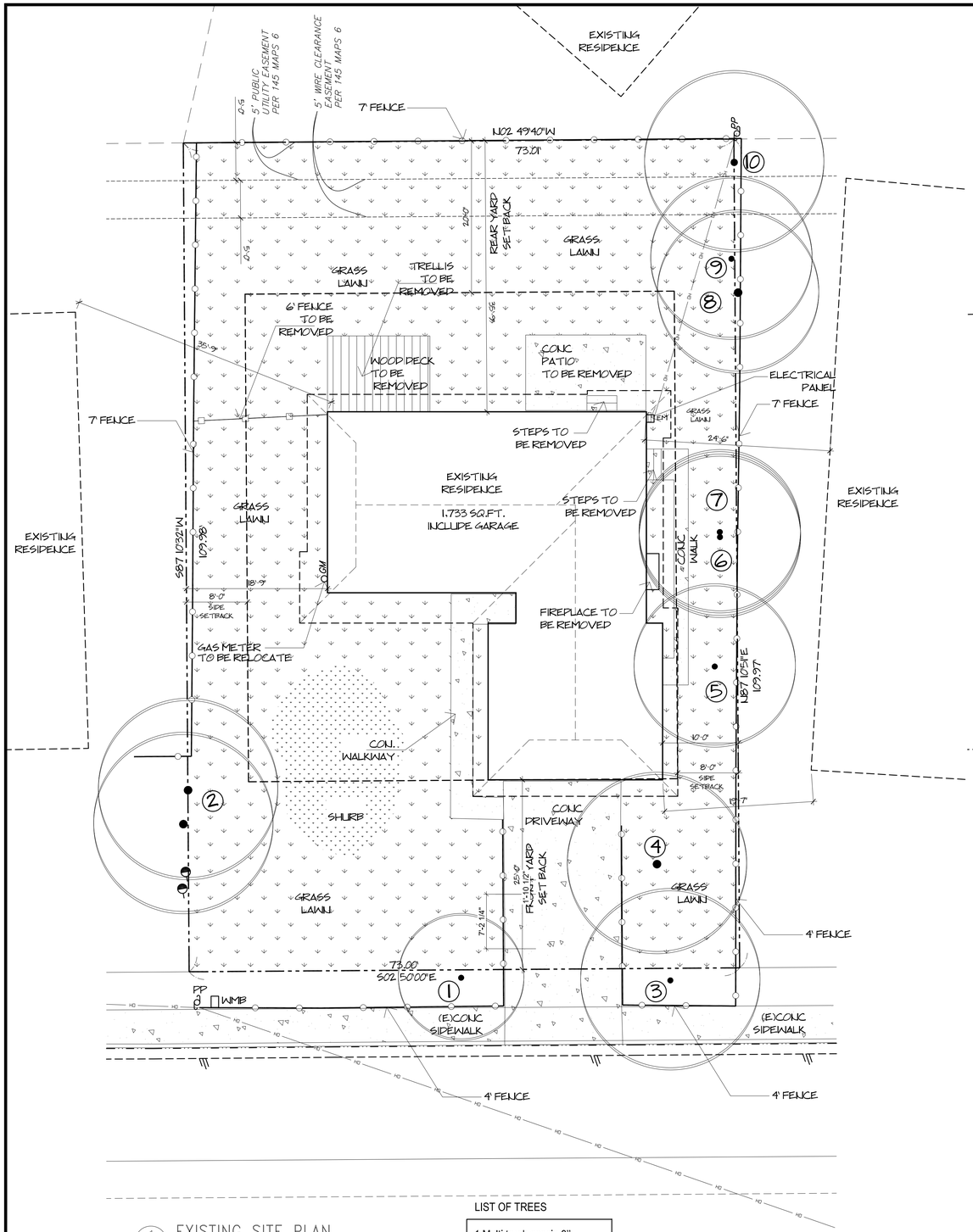


1 A1.1 EXISTING SITE PLAN

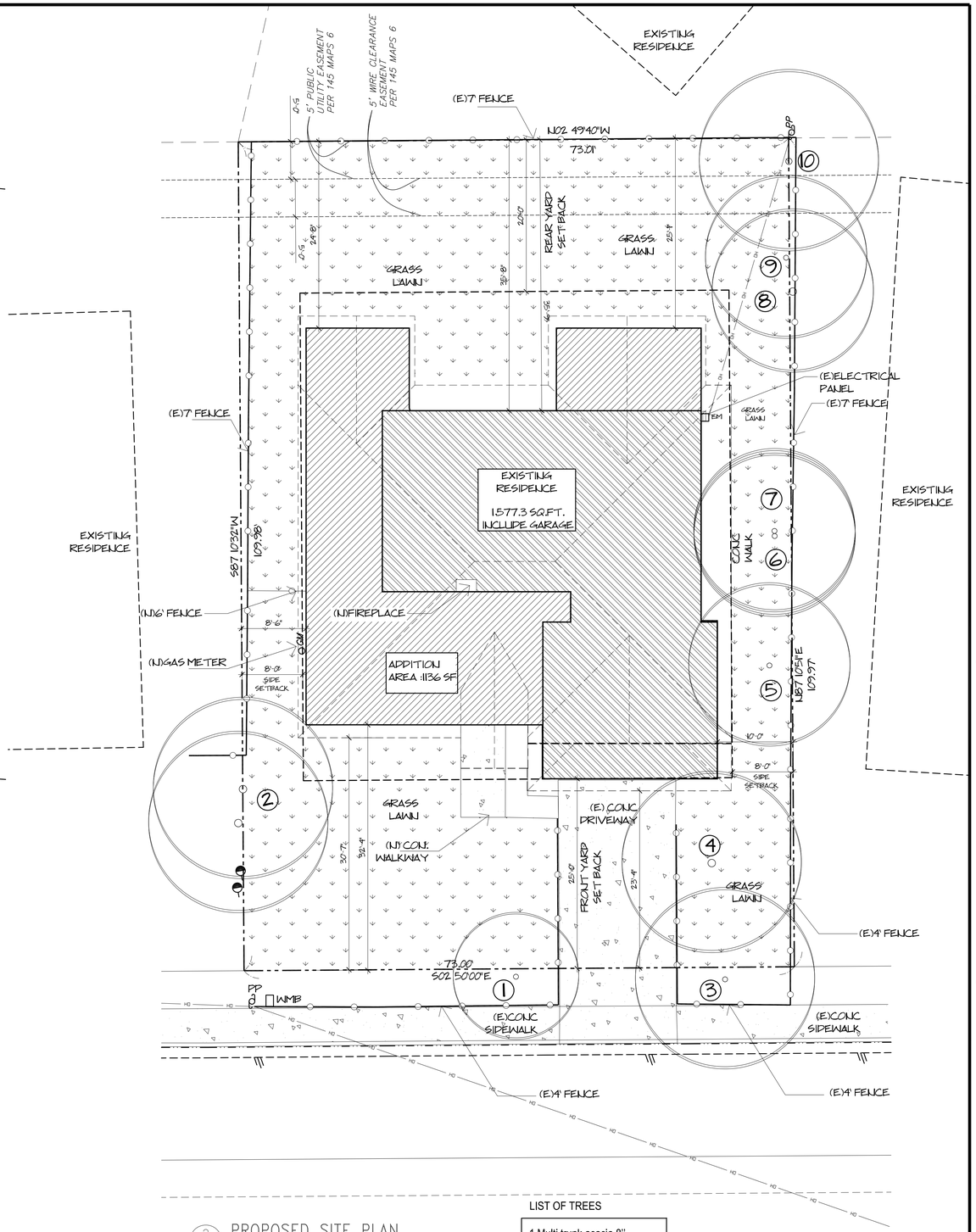
0 4' 8' 16'

1/8"=1'-0"

NO GRADING OR DRAINAGE IS PROPOSED ON THE SITE PLAN

LIST OF TREES

1 Multi trunk acacia 8"
2 Quercus agrifolia 12"
3 Quercus agrifolia 8"
4 Yucca brevifolia 12"
5 Juglans nigra 8"
6 Malus 8"
7 Eriobotrya japonica 8"
8 Robinia pseudoacacia 12"
9 Multi trunk Acadia 8"
10 Multi trunk Acadia 10"



2 A1.1 PROPOSED SITE PLAN

0 4' 8' 16'

1/8"=1'-0"

NO GRADING OR DRAINAGE IS PROPOSED ON THE SITE PLAN

LIST OF TREES

1 Multi trunk acacia 8"
2 Quercus agrifolia 12"
3 Quercus agrifolia 8"
4 Yucca brevifolia 12"
5 Juglans nigra 8"
6 Malus 8"
7 Eriobotrya japonica 8"
8 Robinia pseudoacacia 12"
9 Multi trunk Acadia 8"
10 Multi trunk Acadia 10"

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Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM **Design Studio**
Mehran Soltanzadeh
rolmdesign@gmail.com
925.949.6052

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1/8"=1'-0"	014

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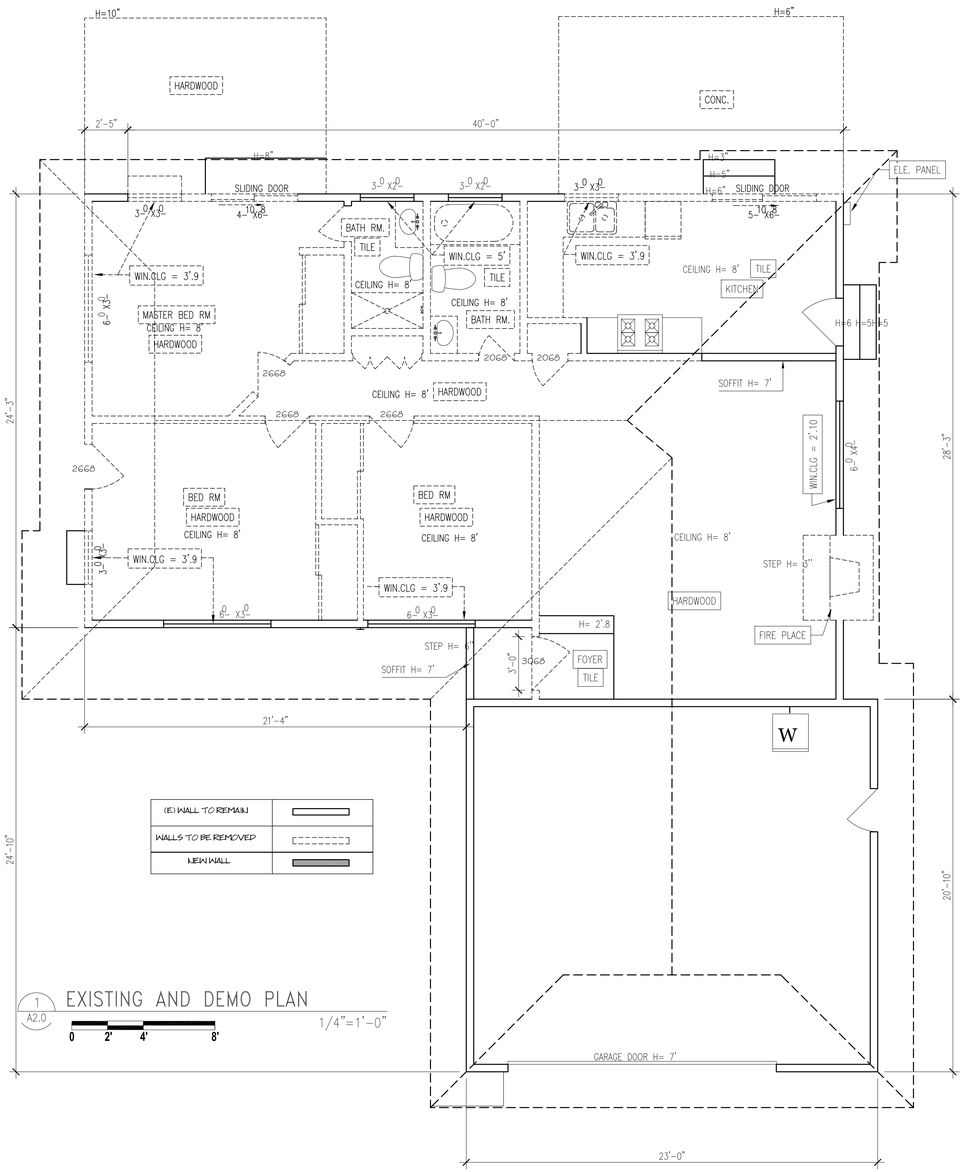
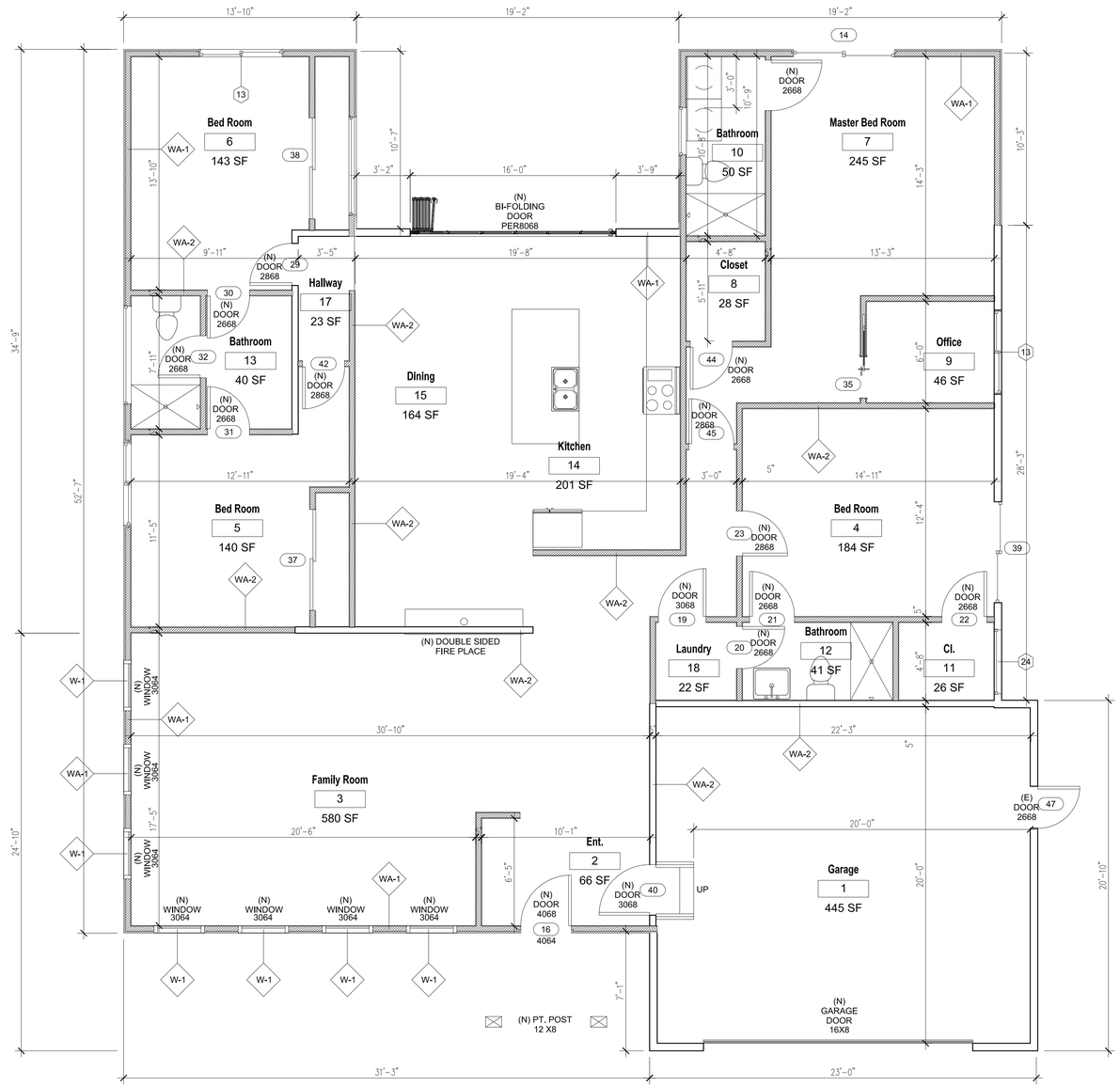


1 A2.0 EXISTING AND DEMO PLAN

1/4"=1'-0"

0 2' 4' 8'



2 A2.0 PROPOSED FLOOR PLAN

1/4"=1'-0"

0 2' 4' 8'

(E) WALL TO REMAIN
WALLS TO BE REMOVED
NEW WALL

REVISIONS

Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM Design Studio
Mehran Soltanzadeh
rolmdesign@gmail.com
925.949.6052

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FLOOR AREA LIMIT CALCULATION

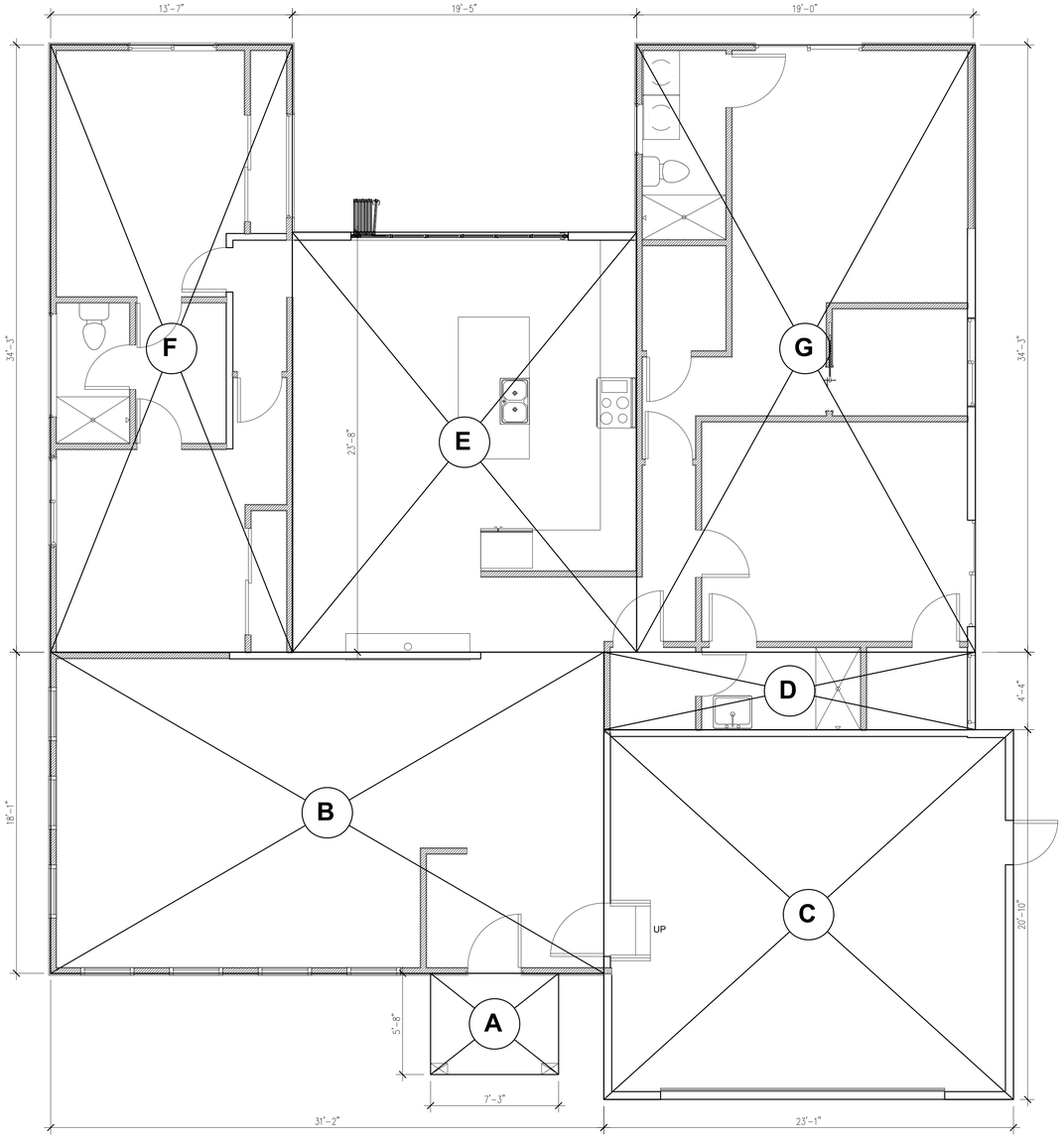
B= 563.61 SF
C= 480.83 SF
D= 91.33 SF
E= 458.89 SF
F= 465.75 SF
G= 652.84 SF

TOTAL FAL= 2713.25 SF

BUILDING COVERAGE CALCULATION

A= 41.11 SF

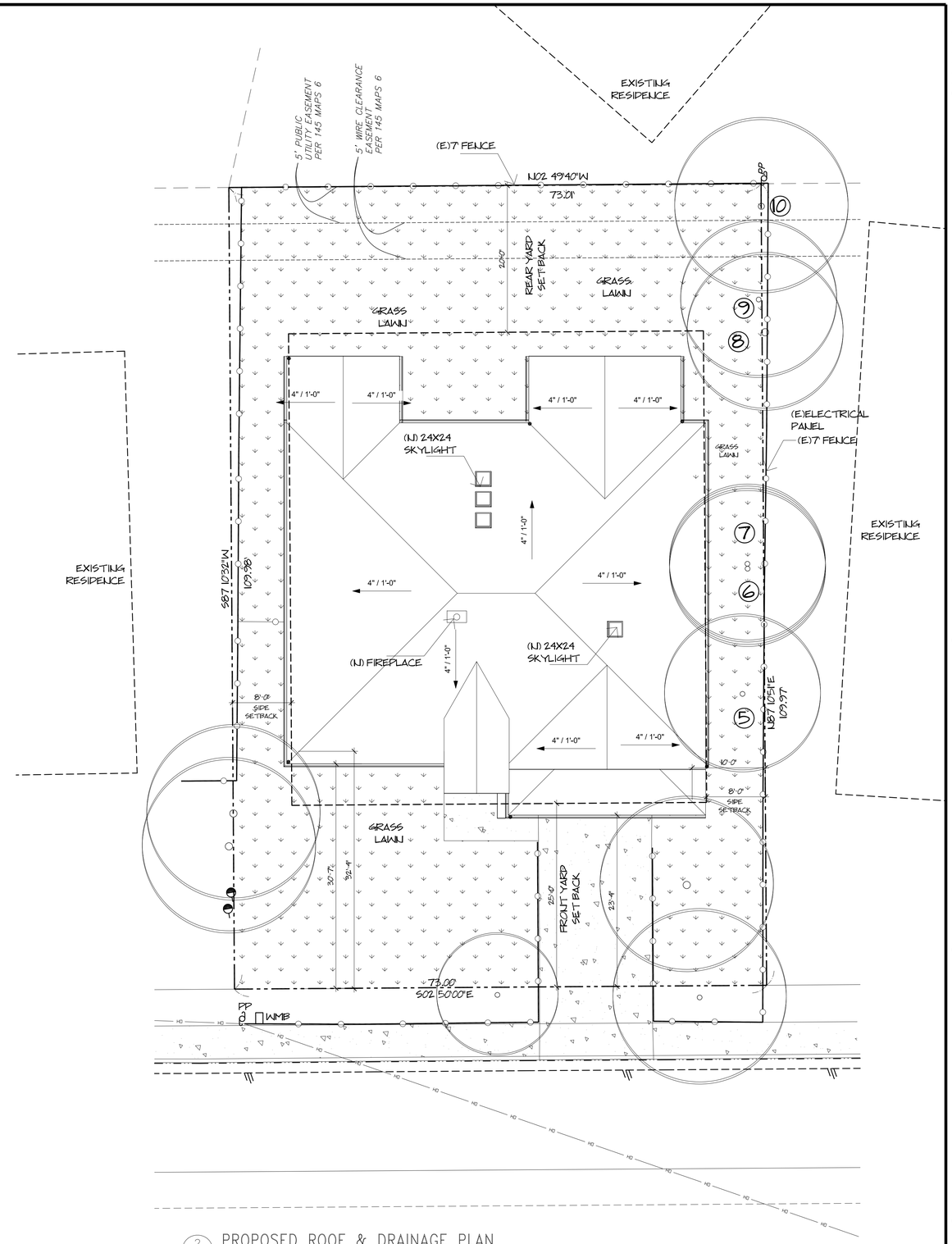
BLDG. COVERAGE= 41.11 SF
FIRST FLR. AND GARAGE = 2713.25 SF
TOTAL BLDG. COVERAGE= 2754.36 SF.



1 A1.2 FLOOR AREA AND BLDG. COVERAGE DIAGRAM

0 2' 4' 8'

1/4"=1'-0"



2 A1.1 PROPOSED ROOF & DRAINAGE PLAN

0 4' 8' 16'

1/8"=1'-0"

REVISIONS

Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM Design Studio
Mehran Soltanzadeh
rolmdesign@gmail.com
925.949.6052

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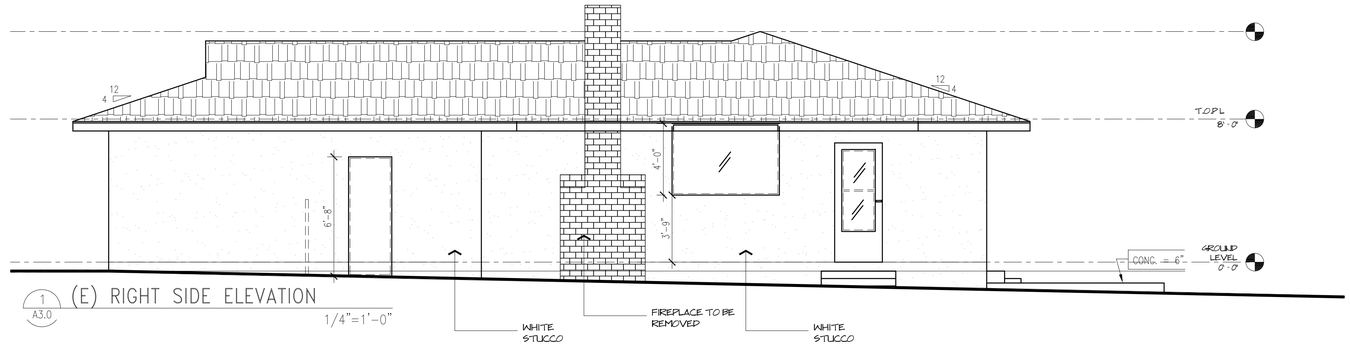
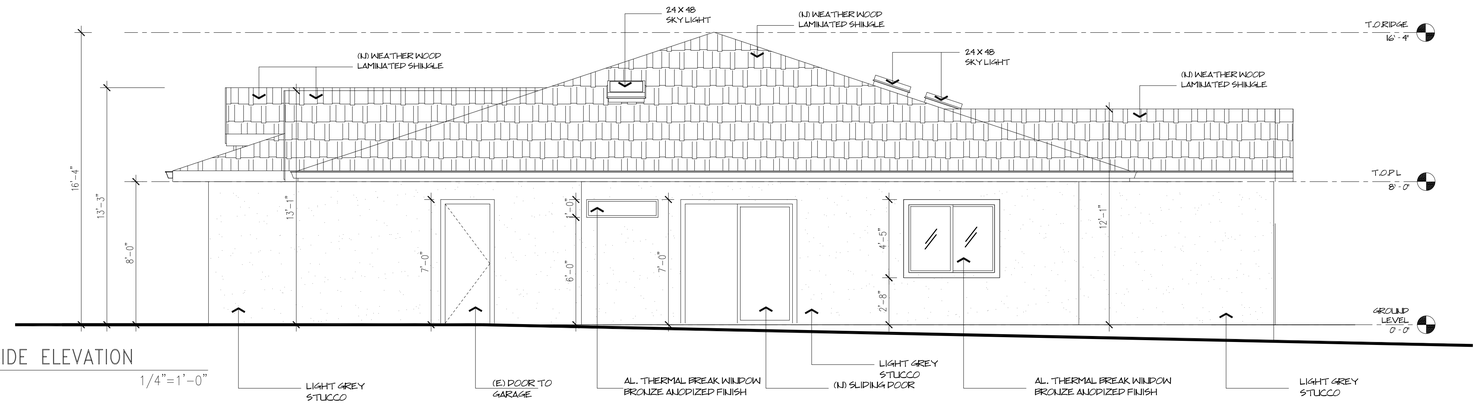
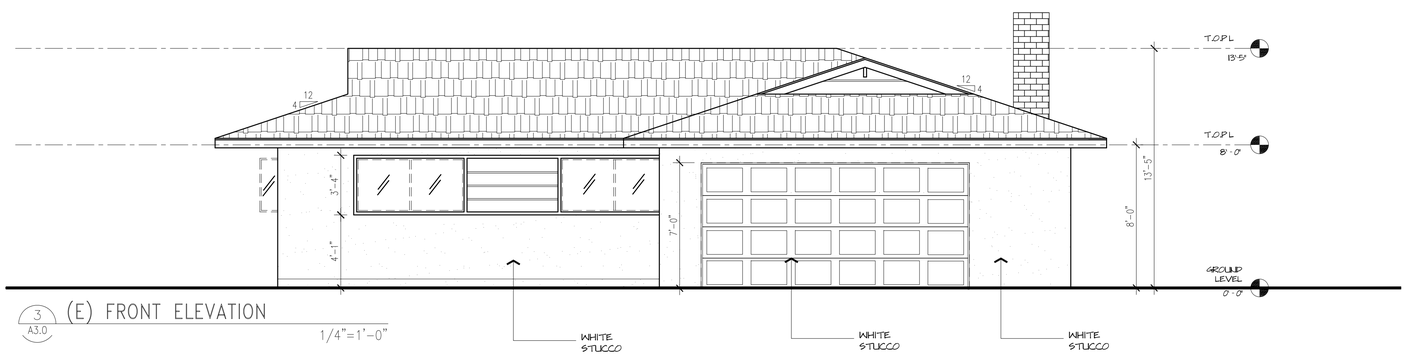


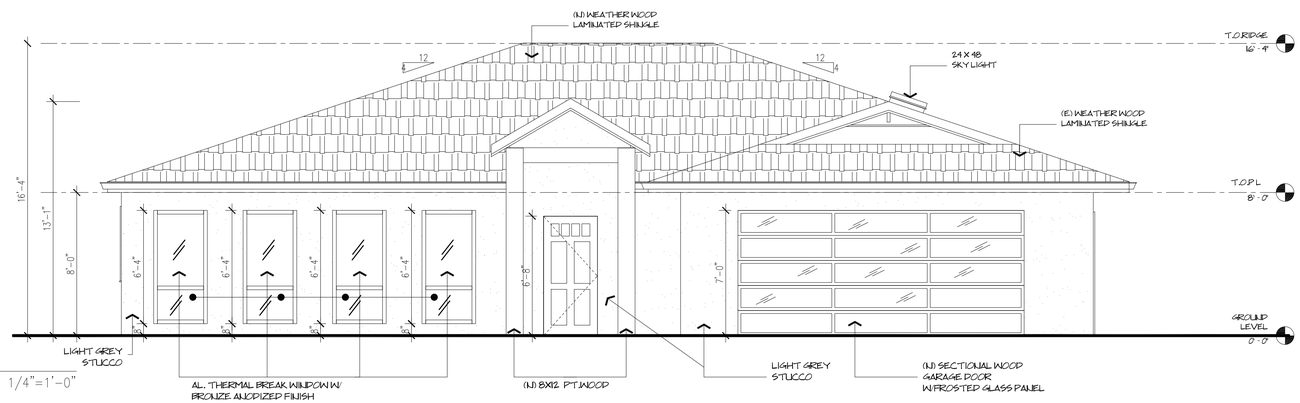
1 A3.0 (E) RIGHT SIDE ELEVATION
1/4"=1'-0"



2 A3.0 (N) RIGHT SIDE ELEVATION
1/4"=1'-0"



3 A3.0 (E) FRONT ELEVATION
1/4"=1'-0"



4 A3.0 (N) FRONT ELEVATION
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Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM **Design Studio**
Mehran Soltanzadeh
rolmdesign@gmail.com
925.949.6052

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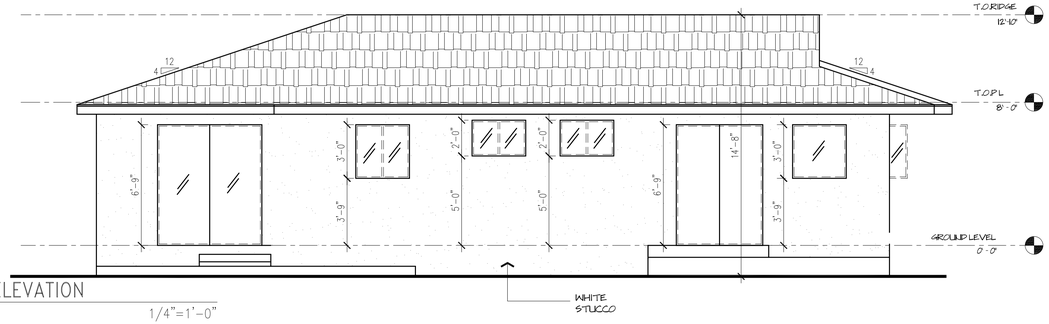
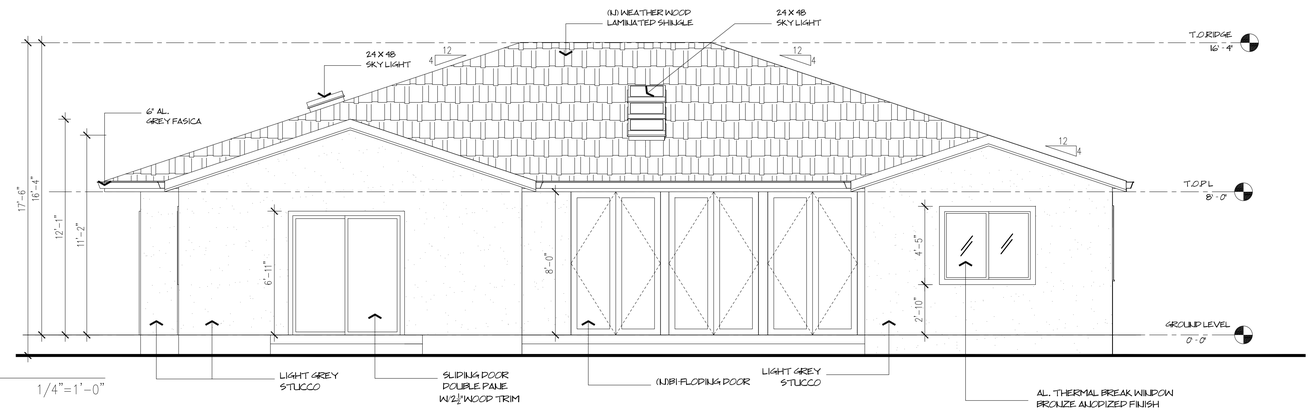


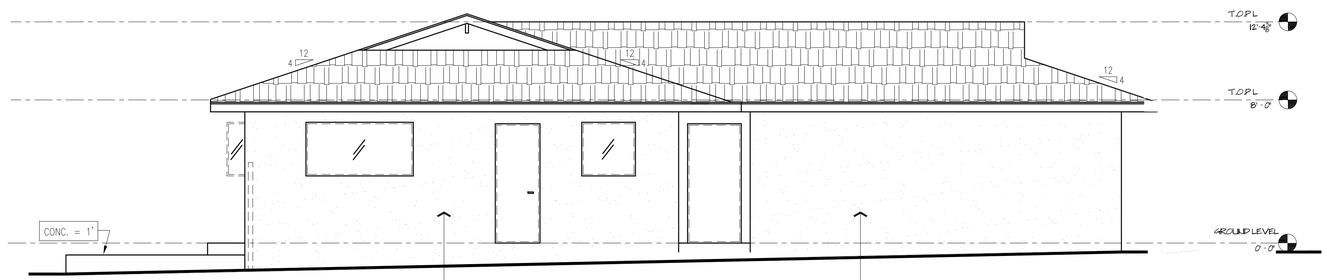
1 A3.1 (E) REAR ELEVATION

1/4"=1'-0"



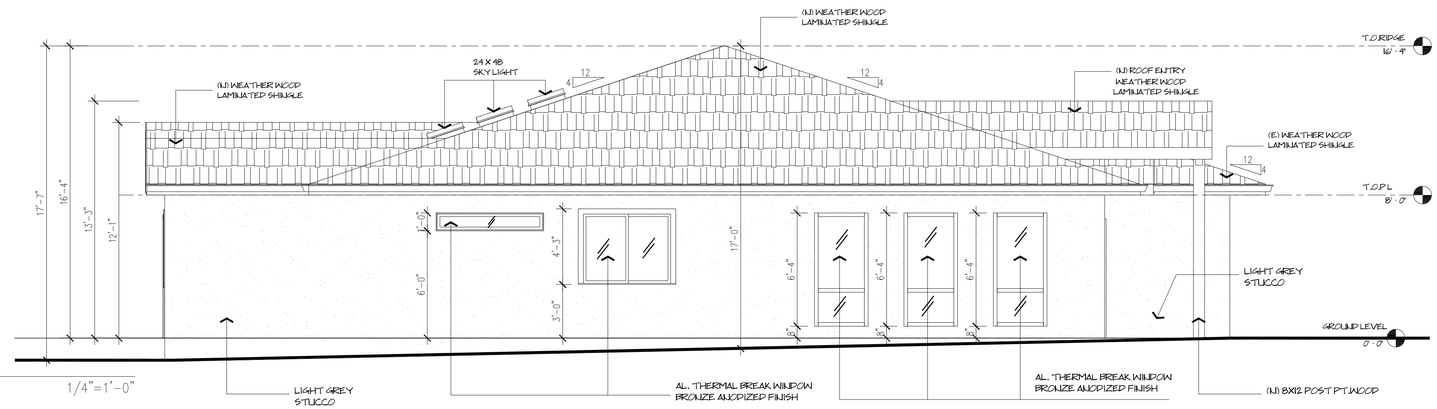
2 A3.1 (N) REAR ELEVATION

1/4"=1'-0"



3 A3.1 (E) LEFT ELEVATION

1/4"=1'-0"



4 A3.1 (N) LEFT ELEVATION

1/4"=1'-0"

REVISIONS

Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM **Design Studio**
Mehran Soltanzadeh
rolmdesign@gmail.com
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1 A4.0 Right Elevation – color
NTS

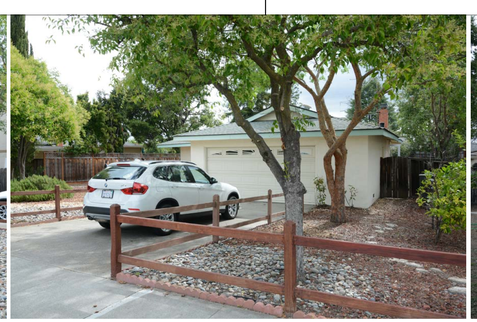
2 A4.0 Front Elevation – color
NTS

3 A4.0 Rear Elevation – color
NTS

4 A4.0 Left Elevation – color
NTS

6 A4.0 3D view – Front
NTS

7 A4.0 3D View – Rear
NTS



5 A4.0 EXISTING STREET PHOTOS
NTS

REVISIONS

Project
Yutu Xie and Wei She
186 Wedgdewood Ave.
Los Gatos, CA 95032

ROLM **Design Studio**
Mehran Soltanzadeh
rolmdesign@gmail.com
925.949.6052

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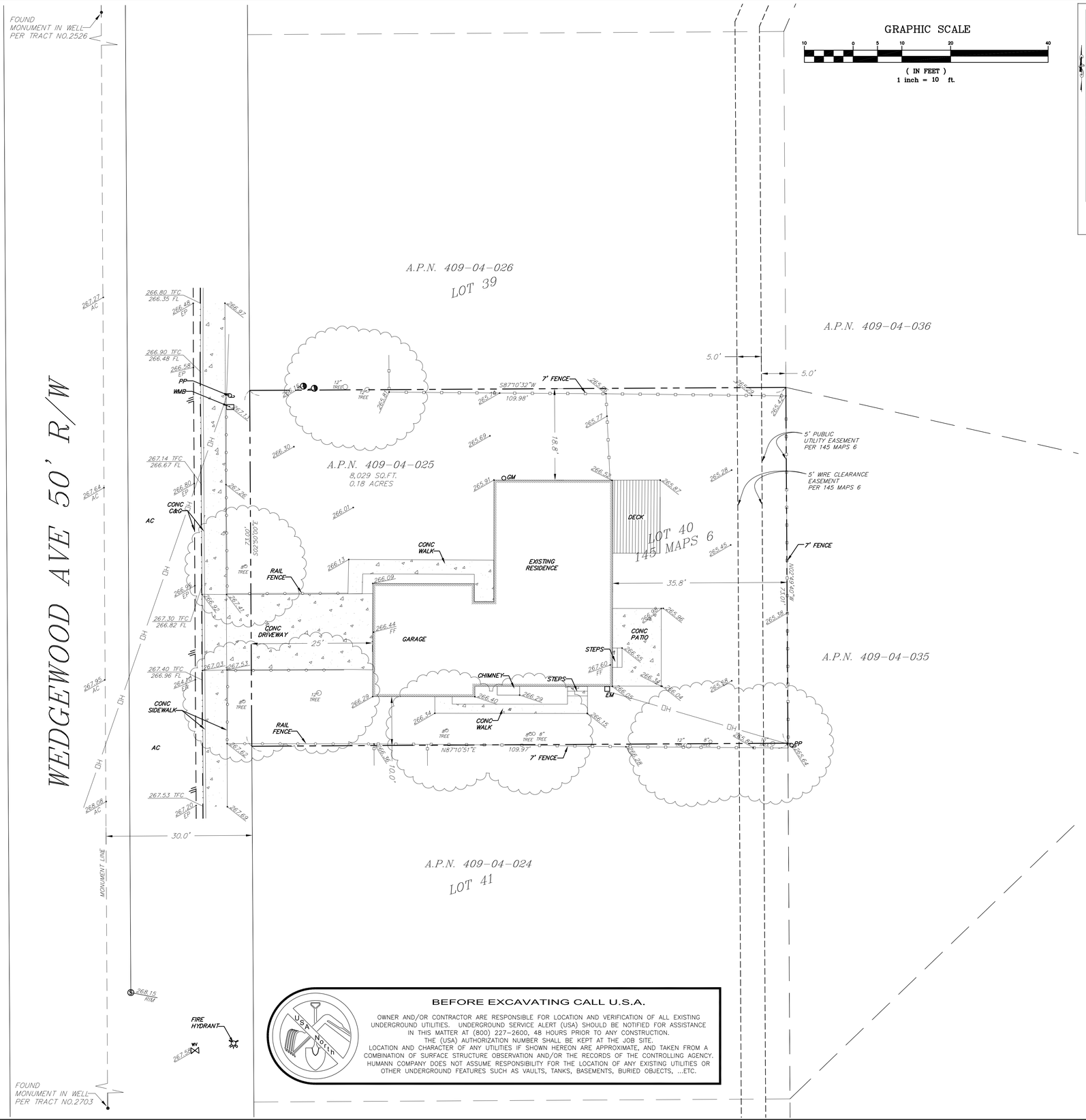

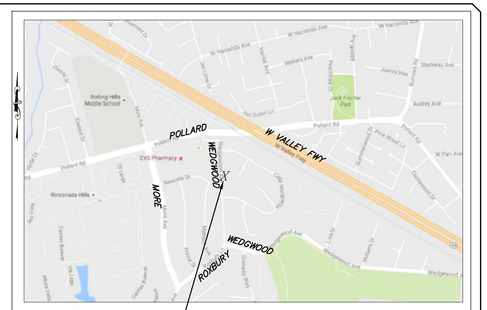

VICINITY MAP
NO SCALE

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- RAIL FENCE
- WOOD FENCE
- CENTERLINE
- OVERHEAD UTILITIES
- EASEMENT
- EDGE OF PAVEMENT
- 00.00 SPOT ELEVATION

AC	ASPHALTIC CONRETE
CONC.	CONCRETE
EM	ELECTRIC METER
FF	FINISH FLOOR
FL	FLOWLINE
GM	GAS METER
PP	POWER POLE
R/W	RIGHT OF WAY
SSCO	SEWER CLEANOUT
TFC	TOP FACE OF CURB
WMB	WATER METER BOX

- UTILITY POLE
- GUY WIRE
- CONCRETE

TREE SIZE WITH DRIPLINE
NOTE:
ACTUAL TREE TRUNK LOCATIONS ARE SHOWN. DRIPLINES SHOWN ARE ONLY APPROXIMATE. DRIPLINES IN AREAS OF PROPOSED CONSTRUCTION SHOULD BE FIELD VERIFIED.

NOTES:

BENCHMARK : (BRASS DISK # LG02)
ELEVATIONS ARE BASED ON CITY DATUM.
PROJECT BENCHMARK IS THE RIM OF THE SEWER MANHOLE AS SHOWN. ELEVATION = 268.15'

PROJECT SITE(S)
186 WEDGEWOOD AVE
LOS GATOS CALIFORNIA
APN-409-04-025
8,029 sq.ft.
0.18 acres

OWNERS:
SHE WEI XIE YUTU

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN SEPTEMBER 2016 AND THAT THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT AND THE FOUND MONUMENTS SHOWN ARE FROM TRACTS 2703 & 2526 THIS MAP DOES NOT INCLUDE EASEMENTS EXCEPT THOSE SPECIFICALLY DELINEATED HEREON.

IF UNDERGROUND UTILITIES, ZONE, SETBACK AND STREET WIDENING DATA ARE SHOWN HEREON, IT IS FOR INFORMATION ONLY, HAVING BEEN OBTAINED FROM AVAILABLE SOURCES NOT CONNECTED WITH THIS CORPORATION. THEREFORE, NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION.

ANDREW K. HOLMES — L.S. 4428

LICENSED LAND SURVEYOR — ANDREW K. HOLMES — No.4428 — STATE OF CALIFORNIA

BEFORE EXCAVATING CALL U.S.A.

OWNER AND/OR CONTRACTOR ARE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION.
THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE.
LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. HUMANN COMPANY DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ...ETC.

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MAMMOTH LAKES
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REVISIONS:	BY:

PREPARED FOR:
WWW.KANLER.COM

TOPOGRAPHY SURVEY
LOT 40, TRACT NO. 2703
145 MAPS 6, SANTA CLARA COUNTY, CA

DATE	9/15/2016
SCALE	1" = 10'
DRAWN	MN
JOB NO.	09.1767
DWG	C1
SHEET	1 OF 1