

PARMAR RESIDENCE

HAYES LANE
SAN MARTIN, CA
(APN 779-44-014)

PLANNING SET



ANDREW GOODWIN DESIGNS
2050 PARKER ST.
SAN LUIS OBISPO, CA 93401
t. (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV # | REV DATE | REV DESCRIPTION

12 SHEET INDEX

SEAL

NOT FOR CONSTRUCTION

PROJECT

PARMAR RESIDENCE

OWNER: ABHISHEK PARMAR
3155 GREER RD.
PALO ALTO, CA 94303
(408) 204-9533
ABHISHEK@ORNG.NET

ARCHITECT: ANDREW GOODWIN DESIGNS
2050 PARKER STREET
SAN LUIS OBISPO, CA 93401
(805) 439-1611
CONTACT: ANDREW GOODWIN, AIA

CIVIL ENGINEER: MH ENGINEERING CO
16075 VINEYARD BLVD, SUITE B
MORGAN HILL, CA 95037
(408) 779-7381 EXT-246

LANDSCAPE: WES AROLA LANDSCAPE ARCHITECTURE
731 INGA RD.
NIPOMO, CA 93444
(831) 247-9936
CONTACT: WES AROLA

CLIENT

ABHISHEK PARMAR

13 PROJECT DIRECTORY

PARCEL INFORMATION

ADDRESS: HAYES LANE
779-44-014
LAND USE: R
ZONING: HS-d1
OCCUPANCY: 1
PARCEL AREA: 20 ACRES

MAX LOT COVERAGE: 0%
SETBACKS: 30' FRONT, 30' REAR, 30' SIDE
ALLOWED STORIES: 3 (35' MAX.)

CONSTRUCTION TYPE: V-A

TOTAL SF: MAIN RESIDENCE: 4,308 SF
GARAGE: 975 SF
PATIO: 945 SF

ADU SF: 1,217 SF

REC. ACCESSORY STRUCTURE SF: 2,412 SF

LOT COVERAGE: 2%

STORIES: MAIN RESIDENCE: 1
ADU: 1
REC. ACCESSORY STRUCTURE: 1

BLDG HEIGHT: MAIN RESIDENCE: 15'-6" MAX.
ADU: 13'-0" MAX.
REC. ACCESSORY STRUCTURE: 31'-0" MAX.

PARKING: 3-CAR GARAGE

SHEET TITLE
TITLE SHEET

DATE: 11/13/2023

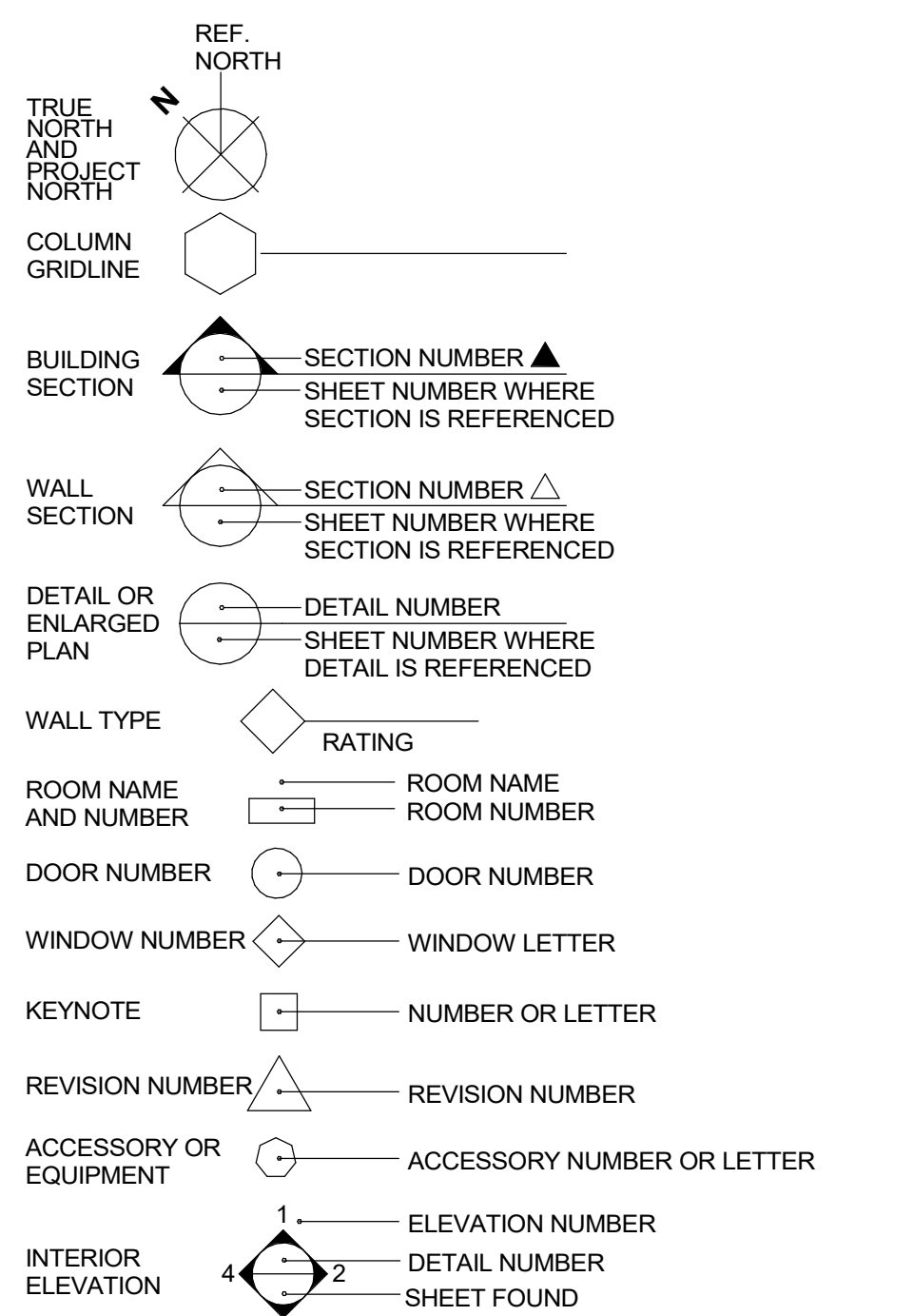
TECHNICIAN: AG

PROJECT MANAGER: AG

JOB NUMBER: 597

SHEET NUMBER

G 0.0



41 SYMBOLS

1. DO NOT SCALE PLANS.

ALL CONSTRUCTION SHALL CONFORM WITH TITLE 24 AND THE 2022 CBC, CMC, CPC, AND 2022 CEC AMENDMENTS AND COUNTY OF SANTA CLARA.

ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD. ANY DISCREPANCIES ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT. DO NOT PROCEED WITHOUT RESOLVING DISCREPANCIES.

DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

REQUIRED SANITARY FACILITIES SHALL BE PROVIDED ON THE JOB.

OMISSIONS AND/OR CONFLICTS IN THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETING WORK WHICH IS NECESSARY TO CARRY OUT THE INTENT OF THE DRAWING AND/OR COMPLETE WORK TO STANDARDS REQUIRED BY CODE.

THESE NOTES INDICATE CONSTRUCTION FOR PROPOSED RESIDENCE UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT TO SIMILAR CONDITIONS. UNLESS NOTED OTHERWISE ALL VESTIBULES, CLOSETS, COLUMNS PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREAS SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.

ALL WORK AND ALL CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF THE BUILDING. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWING. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR OR MATERIALS OR BOTH TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.

CONTRACTOR SHALL ARRANGE AND PAY FOR ALL TEMPORARY UTILITY SERVICES AND CONNECTIONS DURING CONSTRUCTION.

ANY CHANGES IN CONSTRUCTION SHALL BE ACCOMPANIED BY A CHANGE ORDER ISSUED BY THE GENERAL CONTRACTOR AND APPROVED BY THE OWNER.

THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED IMPROVEMENTS. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

CONTRACTOR HEREBY GUARANTEES TO THE OWNER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED.

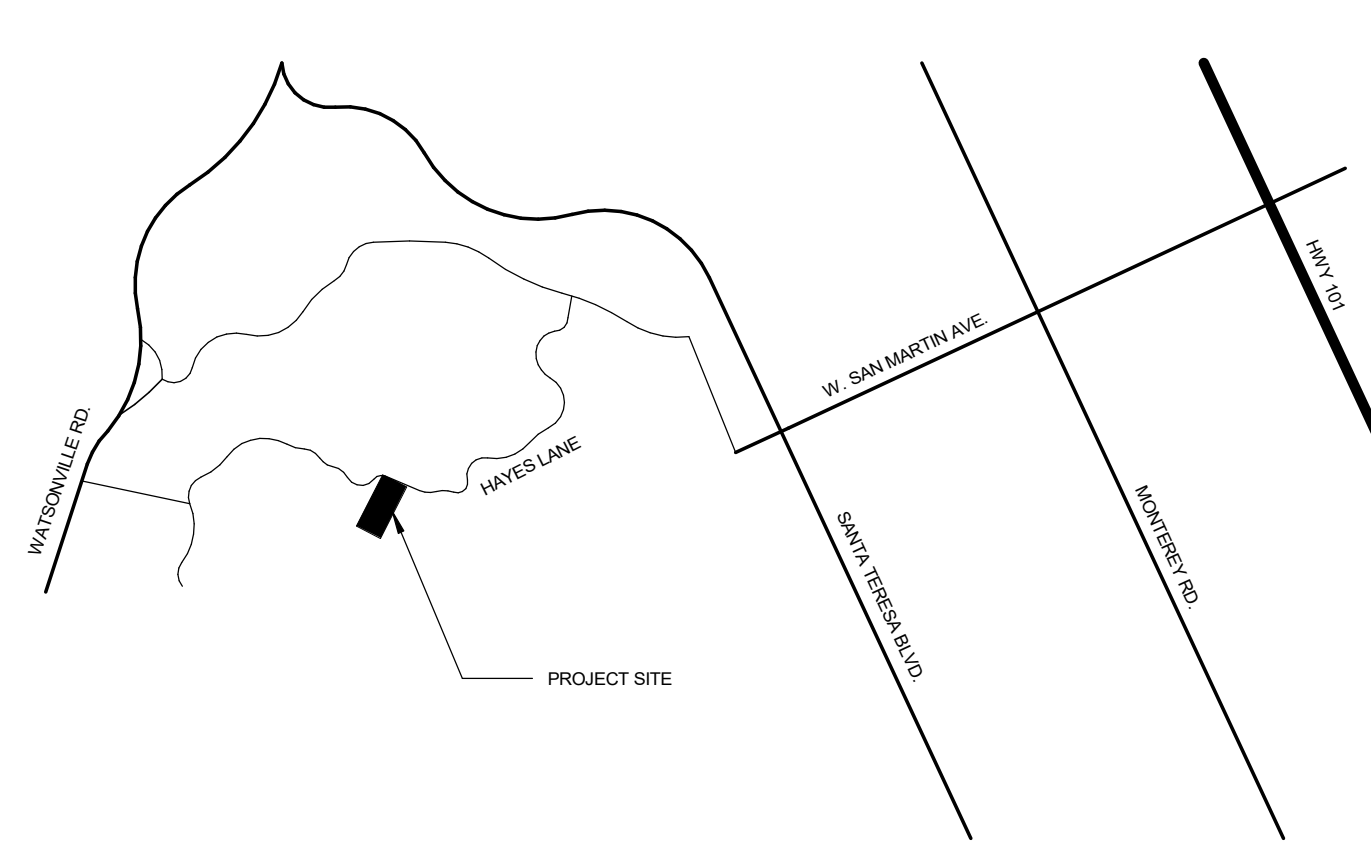
ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED TO THE ARCHITECT/OWNER. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.

ANY MATERIAL STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE.

PRIOR TO FINAL INSPECTION, AS A DEFERRED SUBMITTAL ITEM, PROVIDE A FINAL COPY OF BUILDING OPERATION AND MAINTENANCE MANUAL TO BUILDING INSPECTOR. CAL GREEN 4.110, 4.204, 5.1.

11 APPLICABLE CODES

2022 CALIFORNIA BUILDING CODE, VOLS 1 & 2 (2019 IBC)
2022 CALIFORNIA ELECTRICAL CODE (2019 NEC)
2022 CALIFORNIA MECHANICAL CODE (2019 IMC)
2022 CALIFORNIA PLUMBING CODE (2019 UPC)
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA FIRE CODE (2019 IFC)
2022 CALIFORNIA GREEN BUILDING CODE (2019 IBC)
2022 CALIFORNIA REFERENCE STANDARDS CODE
2022 CALIFORNIA RESIDENTIAL CODE (2019 IRC)



OVERALL PROJECT:

CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE, ADU AND RECREATION ACCESSORY STRUCTURE. SINGLE FAMILY RESIDENCE IS 1-STORY AND CONSISTS OF 3-BEDS, 3-BATH, 2 HALF BATH, AND A 3-CAR GARAGE. ADU IS 1-STORY AND CONSISTS OF 2-BEDS AND 2-BATHS.

34 PROJECT DESCRIPTION

24 VICINITY MAP

N.T.S.

54 ABBREVIATIONS

AB ANCHOR BOLT
ABV ABOVE
AC ASPHALT CONCRETE
ACC ACCESSIBLE
ACR AIR CONDITIONING
ACUS ACOUSTICAL
ADD ADDENDUM
ADJ ADJUSTABLE/ADJACENT
AFF ABOVE FINISHED FLOOR
AGG AGGREGATE
AHU AIR HANDLING UNIT
AIR AIR INFILTRATION BARRIER
ALUM ALUMINUM
ANOD ANODIZED
APC ACOUSTIC PANEL CEILING
APR APPROXIMATE
APVD APPROVED
ARCH ARCHITECT (URAL)
BB BOTTOM OF BEAM
BO BOARD
BEL BELOW
BTLM BUTTRESS
BLDG BUILDING
BLK BLOCK
BLDG BLOODING
BM BEAM
BOT BOTTOM
BRG BEARING
BRK BRICK
BRZ BRONZE
BUR BUILT UP ROOFING
C CABINET
CAB CABINET
CATCH CATCH BASIN
CD CENTER
CEM CEMENT
CER CERAMIC
CF OF AIR CONDITIONING
CFL COUNTERFLASHING
CFM CUBIC FOOT PER MINUTE
CG CORNER GUARD
CH CHAMFER
CHAM CHAMFER
CHBD CHALKBOARD
CI CAST IRON
CJ CONTROL JOINT
CLG CEILING LINE
CLJ CEILING JOIST
CLR CLEAR
CT CERAMIC (TILE)
CMU CONCRETE MASONRY UNIT
CON CONCRETE
CO CLEAN OUT
COL COLUMN
COMB COMBINATION
COMP COMPOSITION (COMPOSITE)
CONC CONCRETE
CONT CONTINUOUS OR CONTINUE
CONET CONSTRUCTION
CORR CORRUGATED
COTF CLEAN OUT THRU FLOOR
COTG CLEAN OUT TO GRADE
COTW CLEAN OUT THRU WALL
CR CURB RETURN
CRTW CURTAIN WALL
CSK COUNTERSINK
CSMT CASEMENT
CTSK COUNTERSINK SCREW
CTR CENTER
CWT CONDUCTIVE VINYL TILE
CW COLD WATER
D DEPTH
DBL DBL
DET DETAIL
DF DRINKING FOUNTAIN
DA DIAMETER
DAG DIAGONAL
DM DIMENSION
DIV DIVISION
DL DRAIN LINED
DN DOWN
DP DAMP PROOFING
DPRS DEPRESSED
DR DOOR
DS DOWNPOUT
DRPR DISPENSER
DWS DRAWING
DWR DRAWER
E ENAMEL
EA EACH
EC ELECTRICAL CONTRACTOR
EDF ELECTRIC DRINKING FOUNTAIN
EEW EMERGENCY EYEWASH
EF ELASTOMERIC FLASHING
EJS EXTERIOR INSULATED FRK. SYS.
EJ EXPANSION JOINT
ELV ELEVATION
ELIC ELECTRIC (AL)
EMER EMERGENCY
ENAM ENAMEL
ENCL ENCL (SRE)
EQ EQUAL
EQPT EQUIPMENT
ER EXHAUST REGISTER
EW EACH WAY
EWC ELECTRIC WATER HEATER
EXH EXHAUST
EXT EXISTING
EX1 EXISTING
EX2 EXPOSED
EXT EXTERIOR
EXTG EXTINGUISHER
FERM PERIMETER
EXTG EXTINGUISHER
FA FIRE ALARM
FAB FABRICATION
FAC FACTORY
FAS FASTEN FASTENER
FBD FIBERBOARD
FGL FIBERGLASS
FLK FIRE BLOCKING
FRD FURNISHED BY OTHERS
FNL FLOOR PANEL
FNT FINISHED
FPC POINT OF CONNECTION
FF FIRE EXTINGUISHER
FG FIXED GLASS
FNC FIRE HOSE CABINET
FMS FLATHEAD MACHINE SCREW
FHW FLATHEAD WOOD SCREW
FN FINISHED
FJ FLOOR JOIST
FLS FLASHING
FLSH FLASHING
FLUR FLOURESCENT

44 GENERAL NOTES

FLX FLEXIBLE
FND FOUNDATION
FPC FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUDS
FR FRAME (G, ING)
FTG FOOTING
FUR FURRED (ING)
FUT FUTURE
FVC FABRIC WALL COVERING
GAGE GAUGE
GB GYPSUM BOARD
GC GENERAL CONTRACTOR
GD GRADE, GRADING
GEB GENERATOR
GI GALVANIZED IRON
GIB GIBBETTED
GL GLASS, GLAZING
GLV GALVANIZED
GRG GLASS REINFORCED GYPSUM
DVL DRAVEL
DYS DYSUM
H HIGH
HBB HOSE BBB
HC HOLLOW CORE
HCK HARDWOOD
HDR HEADER
HDW HARDWOOD
HWR HARDWARE
HEX HEXAGONAL
HM HOLLOW METAL STEEL
HOR HORIZONTAL
HP HIGH FRONT
HS HOSE STATION
HT HEIGHT
HTG HEATING
HWAC HEATING/VENTILATING/ AIR CONDITIONING
HW HOT WATER
ID INSIDE DIAMETER
IMP INSULATED METAL PANEL
INCAND INCANDESCENT
INCL INCLUDE (D), (ING)
INFO INFORMATION
INSTR INSTRUCTIONS
INSL INSULATE (D), (V), (V)
INT INTERIOR
INV INVERT
JC JAM TOES CLOSET
JOIT JOIST
JT JOINT
K KNOCKOUT
LAD LADDER
LAM LAMINATE(D)
LAV LAVATORY
LAB LAB
LBS LABEL
LH LEFT HAND
LINT LINTEL
LP LOW POINT
LTO LOOTING
LVR LOUVER
MAG MASONRY
MATL MATERIAL
MAX MAXIMUM
MC CENTER
MFR MODIFIED BITUMEN ROOFING
MCH MECHANICAL
MED MEDIUM
MFG MANUFACTURING
MFR MANUFACTURER
MGS METAL GRAVEL STOP
MH MANHOLE
MIN MINIMUM
MIR MIRROR
MISC MISCELLANEOUS
MKB MARBER BOARD
MND MOLDS, MOLDING
MWB MEMBRANE
MWB MASONRY OPENING
MND MOLDS
MT METAL THRESHOLD
MNT MOUNTED, (ING)
MTL METAL
MUL MULCH
N NORTH
NEW NEW
NAT NATURAL
NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
O OVER
OVRN OVERNIGHT
OBS OBSOLETE
OC ON CENTER(S)
OD OUTSIDE DIAMETER
OE EQUAL
OED OVERFLOW DRAIN
OP EQUIPMENT
ORP OPPOSITE HAND
ORP OPENING
OPR OPROSIE
OPT OPTIONAL
PARTICLE BOARD
PPFL PORTLAND CEMENT PLASTER
PERM PERIMETER
PERF PERFORATED
PRM PREFABRICATED
PL PROPERTY LINE
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLT(PI) PLATE
PLUMB PLUMBING
PLYWOOD PLYWOOD
PNL PANEL
PNT PAINTED
POC POINT OF CONNECTION
PRR PAINT
PREAS PRECAST
PRJ PROJECT
PREAS PRECAST
PT POINT
PTD PAINTED
PTN PARTITION
PVA POLYVINYL ACETATE
PVC POLYVINYL CHLORIDE

54 ABBREVIATIONS

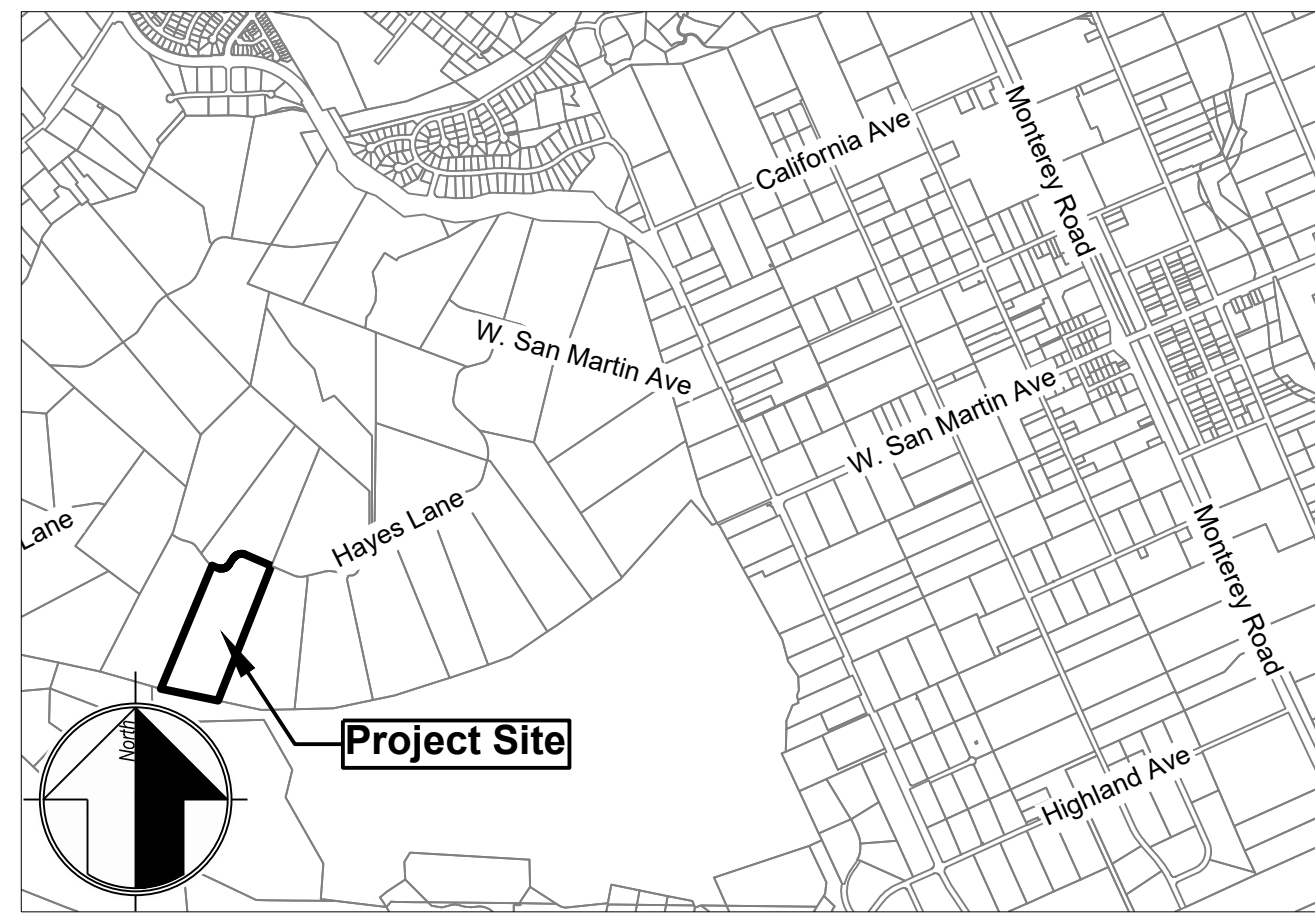
QUALITY CONTROL
QUANTITY
R RISER
RAD RADIUS
RAF RAISED ACCESS FLOOR
RCP REFLECTED CEILING PLAN
RDF REFLECTANCE
RD ROOF DRAIN
REDWOOD REDWOOD
REF REFERENCE
REFR REFRIGERATOR
REFR REFRIGERATOR (D), (ING)
REM REMOVE (ABLE)
REQ REQUIRED
RES RESILIENT
RET RETURN
RSV REVISION (D), REVISED
RFG ROOFING
RFL REFLECT (ED), (IVE), (OR)
RFM RECESSED FLOOR MAT
RG RETURN GRILLE
RH RIGHT HAND
RL RIDGE LINE
REL RELIEF
RM ROOM
ROD ROUGH OPENING
ROW RIGHT OF WAY
RR RETURN REGISTER
RVL RAINWATER LEADER
RWC RAINWATER CONDUCTOR
S SOUTH
SA CONTINUOUS SHELF ANGLE
SAN SANITARY
SC SOLID CORE
SCH SCHEDULE
SD STORM DRAIN
SEC SECTION
SF SQUARE FOOT
SFM STATE FIRE MARSHALL
SFA SQUARE FOOT FREE AREA
SGP SPANDREL GLASS PANEL
SHF SHELF
SHLV SHELVES (ING)
SHT SHEET
SHTG SHEATHING
SM SMALAR
SKL SKELIGHT
SLV SLEEVE
SP SHELF & POLE
SOP STOREFRONT OPENING
SPR SINGLE PLY ROOFING
SPR SQUARE
SQ SQUARE
SR SUPPLY REGISTER
SS STAINLESS STEEL
STD STANDARD
STL STEEL
STN STONE
STO STORAGE
STR STRUCTURE (AL)
STW STORM WATER
SUB SUBSTATION
SVS SHEET VINYL
SYS SYSTEM
T TREAD
TB TOWEL BAR
TAB TOP & BOTTOM
TEL TELEPHONE
TMR TRIMMER
TNG TONGUE AND GROOVE
THK THICKNESS
THRU THROUGH
TJ TOOL JOINT
TSD TACKBOARD
TOM TOP OF
TOB TOP OF BEAM
TOC TOP OF CURB w/ CONCRETE
TOS TOP OF STEEL LAB w/ STRUCTURE
TOW TOP OF WALL
TP TYPLET PAPER DISPENSER
TPFN TOILET PARTITION
TS TOP OF SHEATHING
TST TOP SET BASE
TSS TOP OF SLAB
TAT T-BAR ACoustIC TILE
TV TELEVISION
TYP TYPICAL
U UNIVERSAL
UNLESS OTHERWISE NOTED
V VARIES
VAR VARIES
VBR VAPOR BARRIER
VCT VINYL COMPOSITION TILE
VCTB VINYL COVERED TACKBOARD
VIB VERTICAL
VEST VESTIBULE
VGR VERTICAL GRAB
VGR VISION GLASS PANEL
VNR VENEER
VNT VENT
VO VENT OVEROFFSET
VTR VENT THROUGH ROOF
VWC VINYL WALL COVERING
W WITH
WB WOOD BLOODING
WC WALL CLOSET
WD WOOD
WGL WOOD GLASS
WHC WALL HUNG CABINET
WRO WROUGHT IRON
WIN WINDOW
WK WORK
WM WIRE MESH
WNO WINDOW OPENING
WID WIDTH
WIP WATERPROOFING
WR WEATHER RESISTANT
WRK WINDSHYFT IRON
WRK WORK
WM WIRE MESH
WNO WINDOW OPENING
WID WIDTH
WIP WATERPROOFING
WR WEATHER RESISTANT
WRO WINDSHYFT
WST WASTE
WAT WEATHERPROOF
WWE WELDED WIRE FABRIC
X AND
Y CENTERLINE
Z CENTERLINE
Ø DIAMETER
□ SQUARE FEET

34 PROJECT DESCRIPTION

CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE, ADU AND RECREATION ACCESSORY STRUCTURE. SINGLE FAMILY RESIDENCE IS 1-STORY AND CONSISTS OF 3-BEDS, 3-BATH, 2 HALF BATH, AND A 3-CAR GARAGE. ADU IS 1-STORY AND CONSISTS OF 2-BEDS AND 2-BATHS.

14 PROJECT INFORMATION

DATE: 11/13/2023
TECHNICIAN: AG
PROJECT MANAGER: AG
JOB NUMBER: 597
SHEET NUMBER
G 0.0



Vicinity Map

Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
Residence Pad	991 cy	2,247 cy	7.50'	7.50'
ADU Pad	615 cy	227 cy	6.50'	2.00'
Accessory Structure Pad	158 cy	980 cy	4.25'	7.50'
Residence Driveway	1,076 cy	211 cy	7.00'	1.25'
Accessory Driveway	787 cy	9 cy	6.50'	1.50'
Stormwater Treatment	176 cy	176 cy	3.50'	2.00'
Pool	150 cy	0 cy	8.00'	0.00'
Total	3,953 cy	3,850 cy		

Applicant/Owner:
Abhishek Parmar
3155 Greer Road
Palo Alto, CA 94303
(408) 240-9533
abhishek@ormg.net

Engineer:
David L. Faria, RCE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidl@mhengineering.com

Project Information:

APN: 779-44-014
Present Use: Vacant
Proposed Use: Residential HS-d1
Present Zoning: As Shown
Existing Improvements: San Martin Water Company
Water: San Martin Water Company
Sanitary Sewer: OWTS
Gas & Electric: PGE
Fire Responsibility Area: SRA
Wildland Urban Interface: In
HCP Area: Private Development Covered
County Hazard Zones: Landslide, 20,000 ac
Gross Area: 20,000 ac

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone D, areas in which flood hazards are undetermined, but possible, per FEMA Firm Panel 06085C0608H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the centerline of Hayes Road as found monumented and recorded as South 67° 00' 00" East, on that Parcel Map thereof recorded in Book 510 of Maps at Pages 49 - 54, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based GPS. (NAVD88)

Impervious Area Summary

Proposed Residence	4,308 SF
Proposed Detached Garage	973 SF
Proposed ADU	1,199 SF
Proposed Accessory Structure	2,412 SF
Proposed Residence Driveway	8,642 SF
Proposed Accessory Driveway	7,669 SF
Proposed Patios and walkways	4,149 SF
Proposed Pool	804 SF
Total New Impervious Area	30,156 SF

Proposed Floor Area

Proposed Residence	4,308 SF
Proposed Detached Garage	973 SF
Proposed ADU	1,199 SF
Proposed Accessory Structure	2,412 SF
Total Floor Area	8,892 SF

Fire Notes:

1. Fire Sprinklers shall be a deferred submittal.
2. Property is located in the State Response Area.
3. Property is in Wildland Urban Interface (WUI).
4. Structures to meet WUI construction requirements.
5. Property to maintain defensible space at all times.
6. Driveway width will be maintained at 12' minimum with a clear height of 13' 6".
7. All proposed driveways to be made of an all weather surface capable of supporting 75,000 lbs.
8. All proposed driveways shall have a max. slope of 15%.

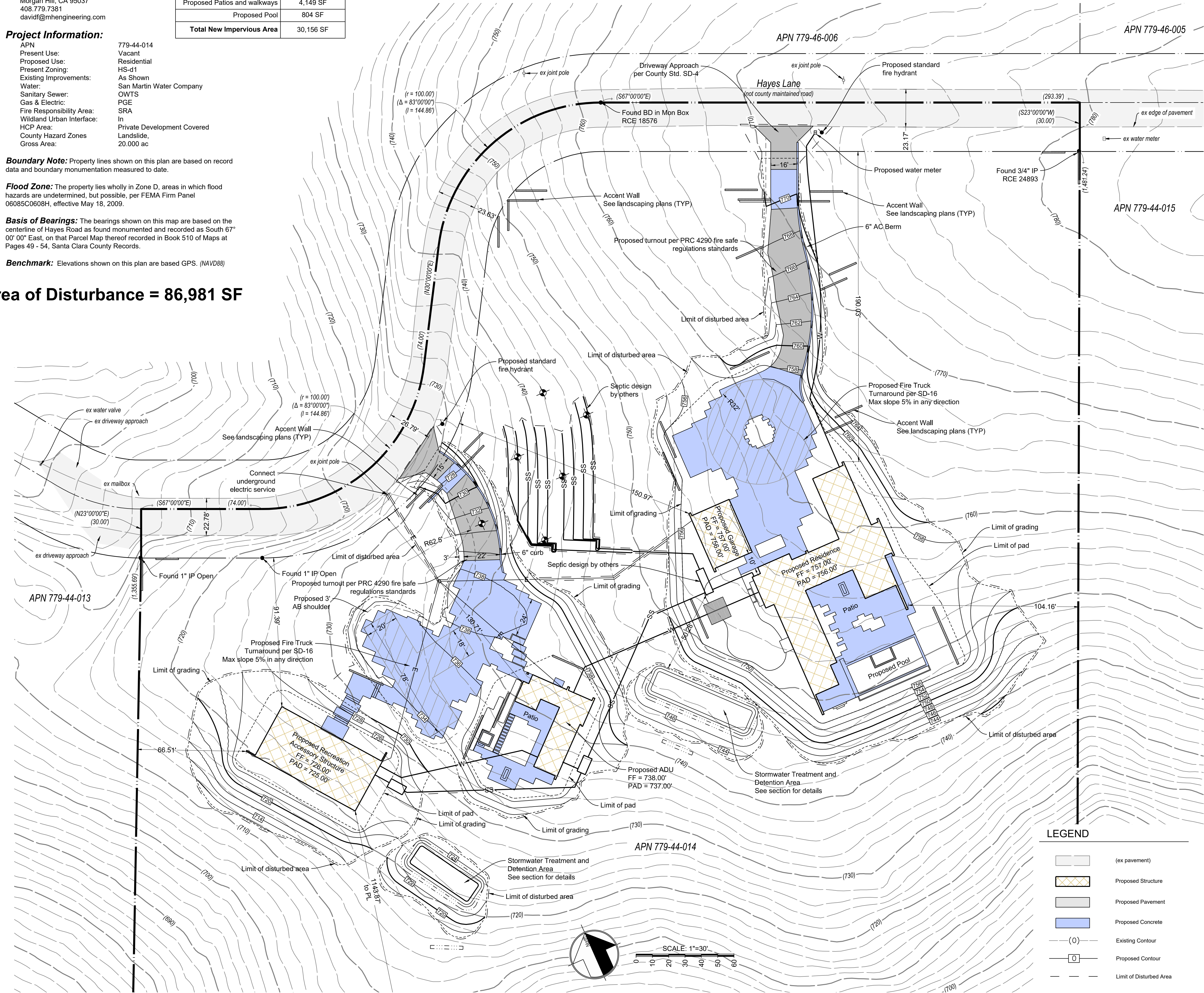
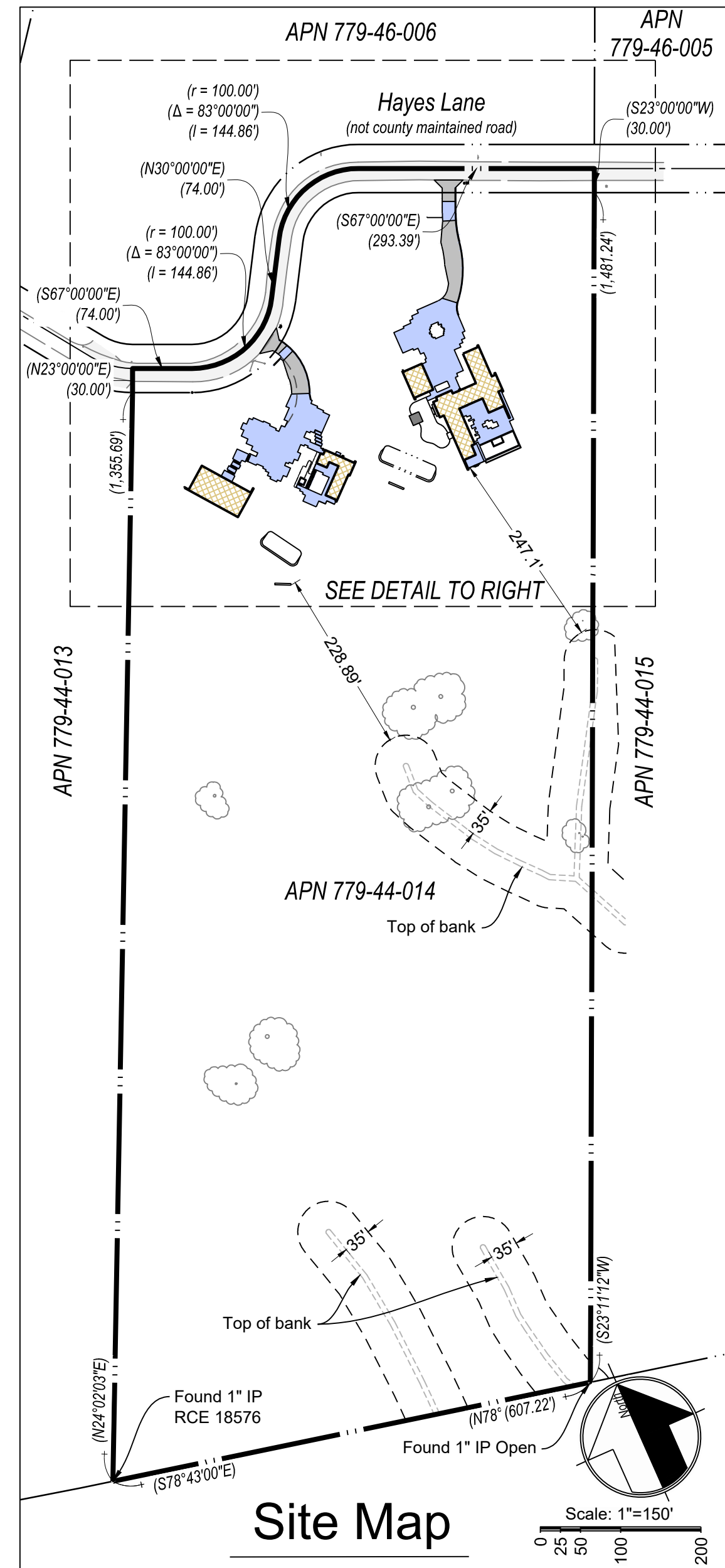
Landscaping Note

1. Landscaping is proposed.
2. See Landscaping plan for details.

CALFIRE Notes:

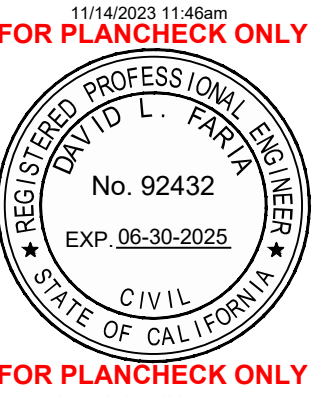
1. Hayes Road from Watsonville Road to the project site meets the requirements of (2) 10-foot lanes not including the shoulder.
2. All gates shall be a minimum of 30 feet from the edge of the access road and 2 feet wider than the driveway.
3. Mechanical gates shall have a knob box installed.
4. Structures shall meet defensible space requirements specified in Public Resource Code 4291 1276.01 Setback for Defensible Space.

Area of Disturbance = 86,981 SF



LEGEND

- (ex pavement)
- Proposed Structure
- Proposed Pavement
- Proposed Concrete
- (0) Existing Contour
- Proposed Contour
- Limit of Disturbed Area



MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Parmar - Site Plan
Hayes Lane - APN 779-44-014

DATE: 10/25/2023
SCALE: As Shown
DRAWN BY: DF
CHECKED BY: DF
JOB NO: 222028
SHEET: C1
OF: 4

Earthwork Quantities				
	Cut	Fill	Max Cut	Max Fill
Residence Pad	991 cy	2,247 cy	7.50'	7.50'
ADU Pad	615 cy	227 cy	6.50'	2.00'
Accessory Structure Pad	158 cy	980 cy	4.25'	7.50'
Residence Driveway	1,076 cy	211 cy	7.00'	1.25'
Accessory Driveway	787 cy	9 cy	6.50'	1.50'
Stormwater Treatment	176 cy	176 cy	3.50'	2.00'
Pool	150 cy	0 cy	8.00'	0.00'
Total	3,953 cy	3,850 cy		

Geotechnical Recommendations:
 (refer to Geotechnical Recommendations from Associated Terra Consultants, dated 8/29/2022, for complete geotechnical recommendations)

- All earthwork including grading, foundation drilling, excavation and backfilling shall be observed and inspected by a representative Associated Terra Consultants. Contact their office 48 hours prior to the commencement of any earthwork.
- All fill placed on the site shall be compacted to 90% relative compaction.
- All organic surface material (approximately 4 to 6 inches deep) shall be stripped prior to grading operations from all areas to receive fill.
- The areas to receive fill be machined ripped to a depth of at least 12".
- The fill areas shall be scarified to a depth of 6 inches, moisture conditioned, and re-compacted to 90 percent of maximum dry density.
- Fill shall be placed in lifts not exceeding 8 inches in loose thickness. Fill shall be moisture conditioned and compacted to 90 percent of maximum dry density.
- A minimum of 24 inches of non-expansive fill shall be placed in slab areas.
- Driveway and parking areas shall have the upper 8 inches of subgrade compacted to 92 percent of maximum dry density. Aggregate base material shall be compacted to 95 percent of maximum dry density.
- Fill slopes should be initiated on a minor base key at the toe of the slope. The key should extend a minimum of 3 feet below adjacent grade and slope into the hillside. The key should be a minimum of 10 feet wide.

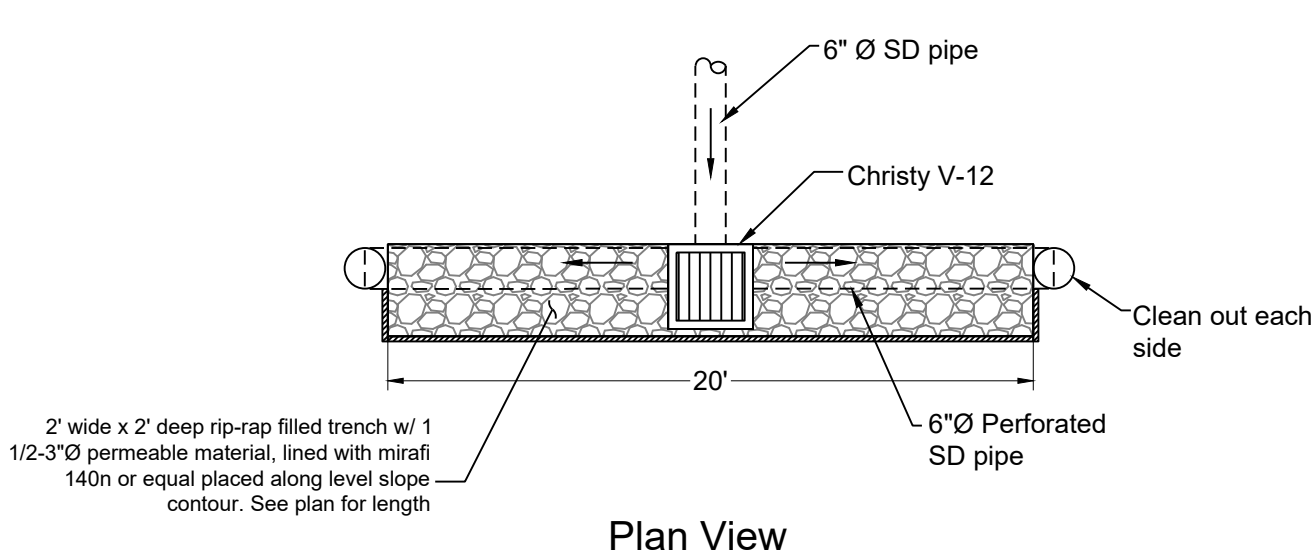
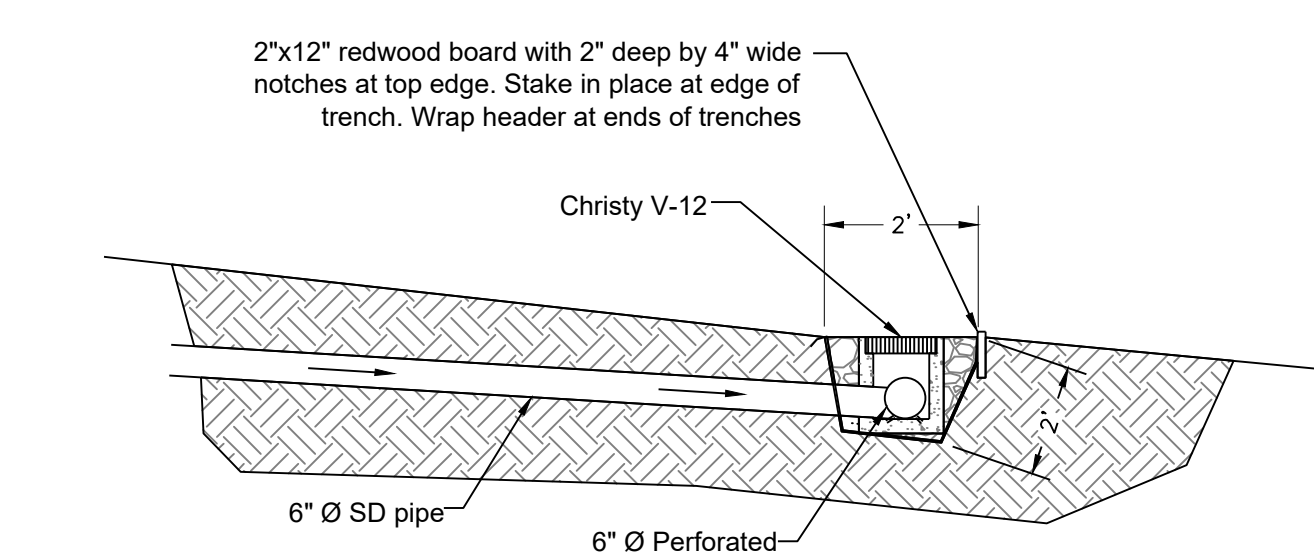
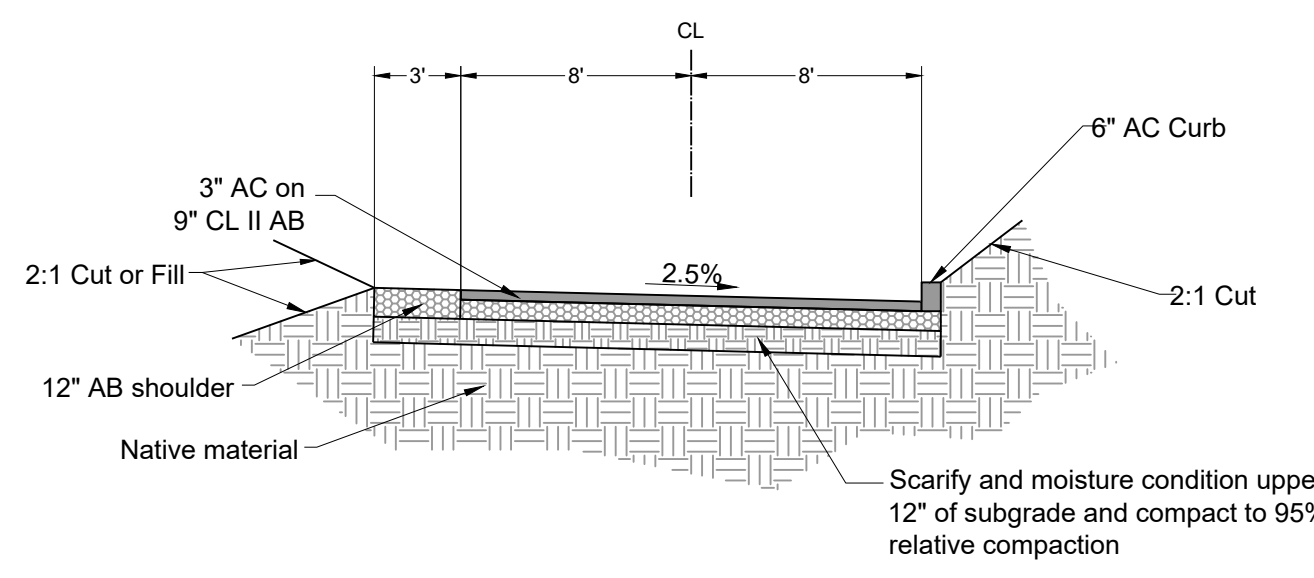
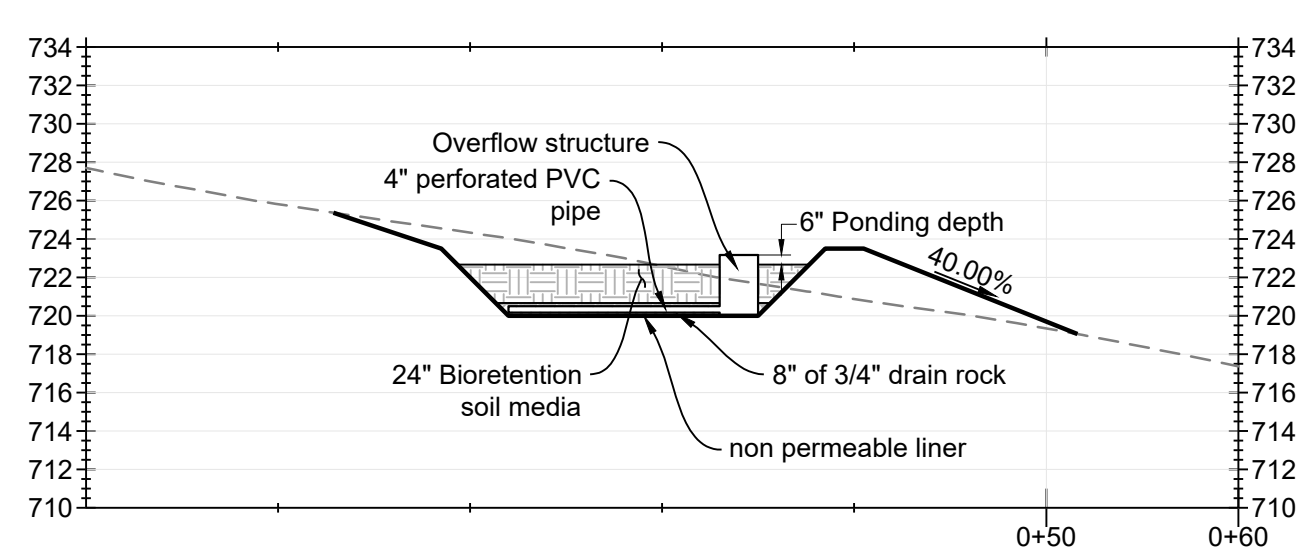
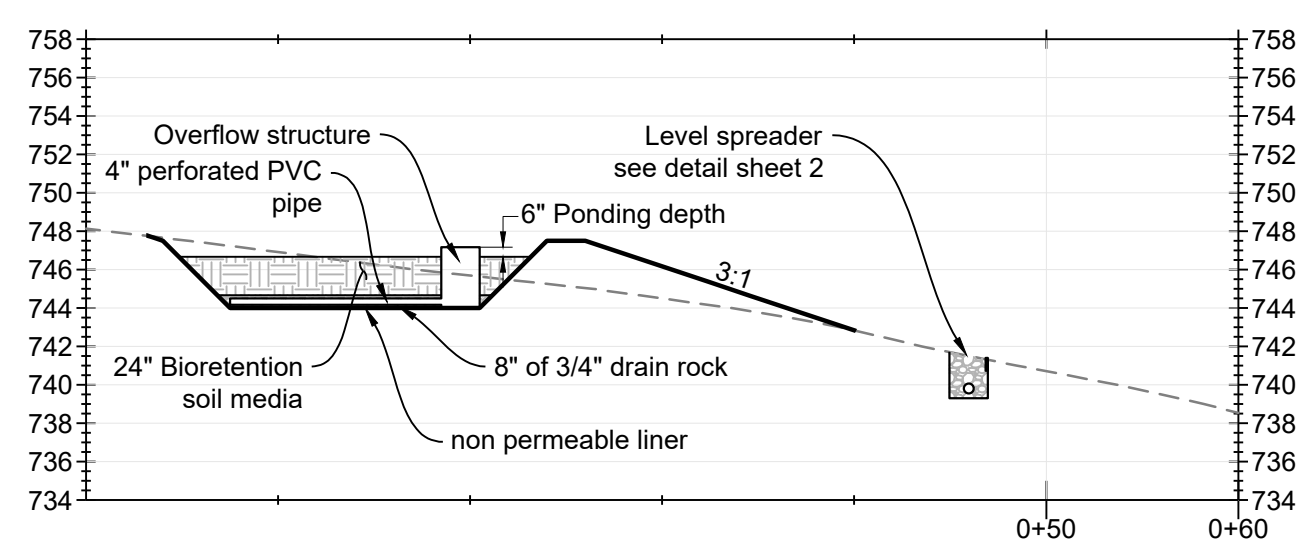
Drainage Notes

- All culverts shall be made of high density polyethylene (HDPE), polyvinyl chloride (PVC), or reinforced concrete (RCP). All culverts shall have a smooth interior.
- Inlets shall be made of concrete and have a smooth bottom.
- All roof downspouts shall be connected to the perimeter SD system shown.
- Paved surfaces adjacent to foundations shall be sloped away at a minimum of 2%. Un paved surfaces adjacent to foundations shall be sloped away at a minimum of 5%.
- All non improved disturbed area shall be hydroseeded with native vegetation.
- Diversion berms or v-ditches shall be placed at the edge of all fill slopes to direct surface water into the drainage system.

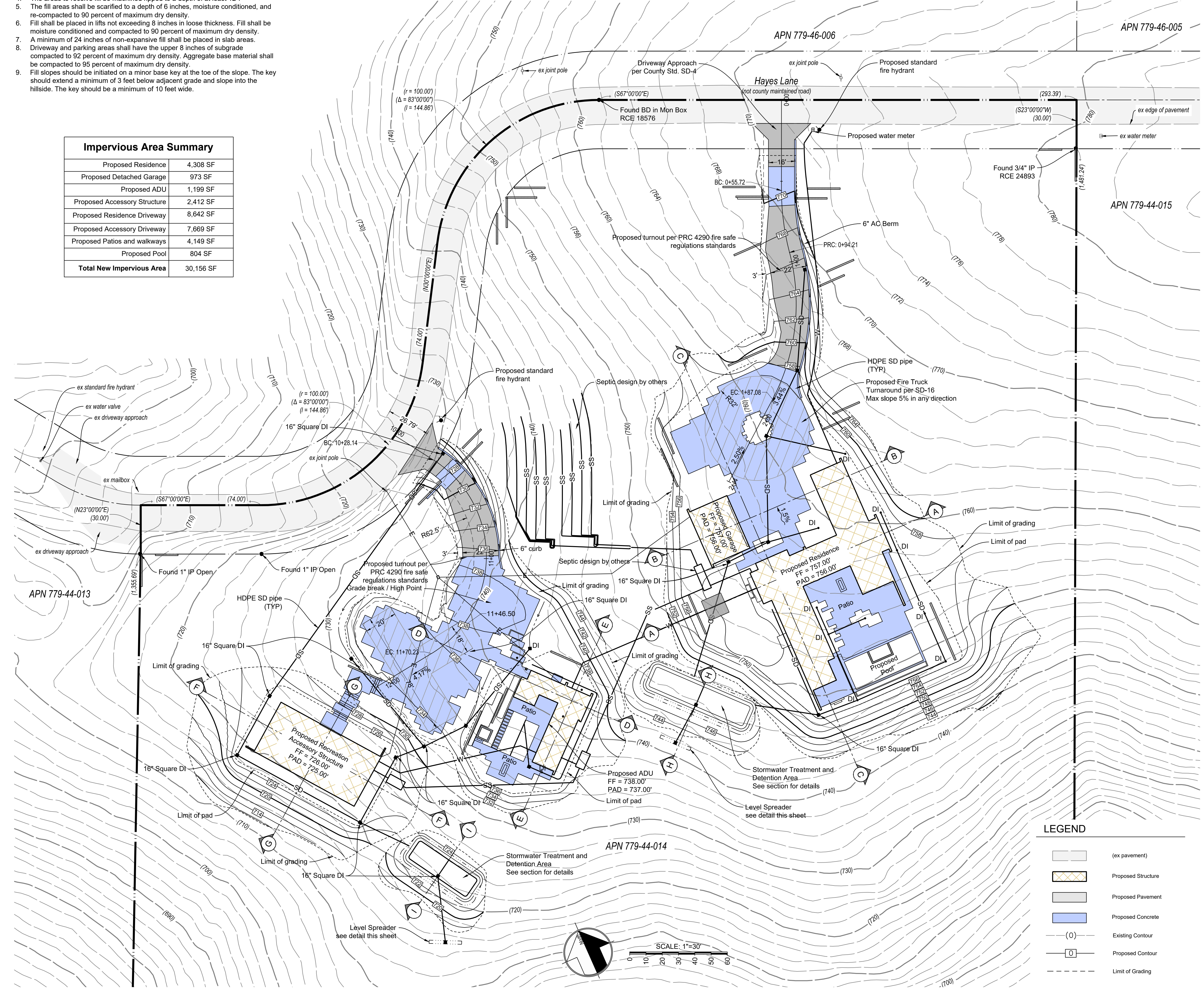
Drainage Calculation Notes

- Project is required to meet tier 4 post construction performance requirements.
- Retention of stormwater is not allowed onsite per the geotechnical report.
- Project to be classified as technically infeasible and will be required to treat 10% of the equivalent impervious area onsite per Appendix F.
- Bio-filtration treatment areas have been provided for stormwater treatment and will have a non permeable liner to prevent infiltration into the soil.
- Peak flow mitigation will be accomplished with an orifice at the outlet of the treatment area.
- Stormwater will be discharged with a level spreader to promote sheet flow.

Impervious Area Summary	
Proposed Residence	4,308 SF
Proposed Detached Garage	973 SF
Proposed ADU	1,199 SF
Proposed Accessory Structure	2,412 SF
Proposed Residence Driveway	8,642 SF
Proposed Accessory Driveway	7,669 SF
Proposed Patios and walkways	4,149 SF
Proposed Pool	804 SF
Total New Impervious Area	30,156 SF

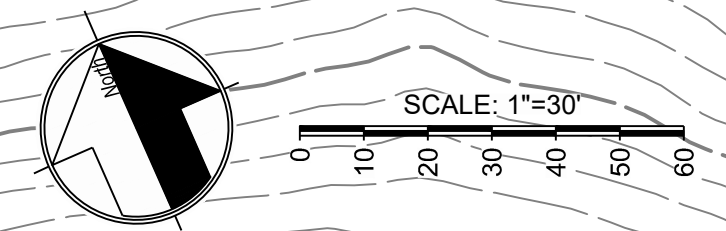


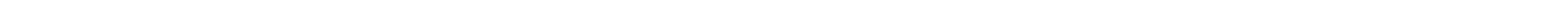
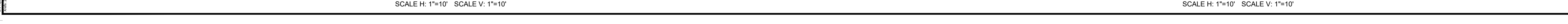
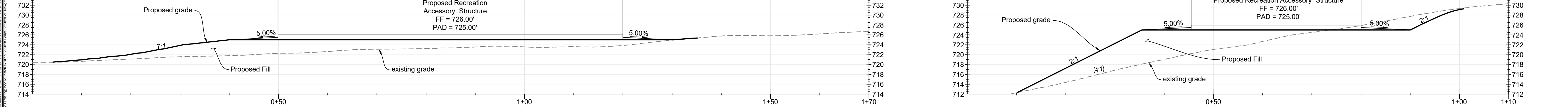
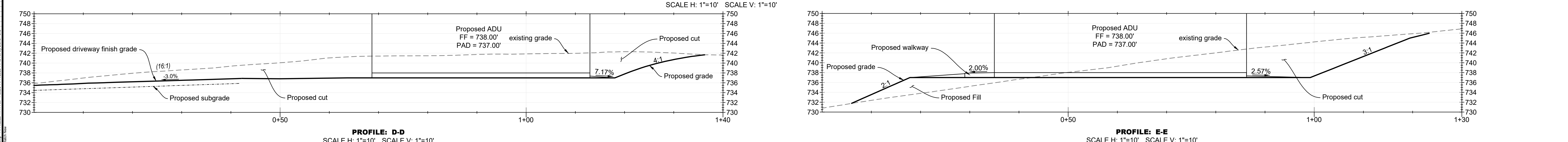
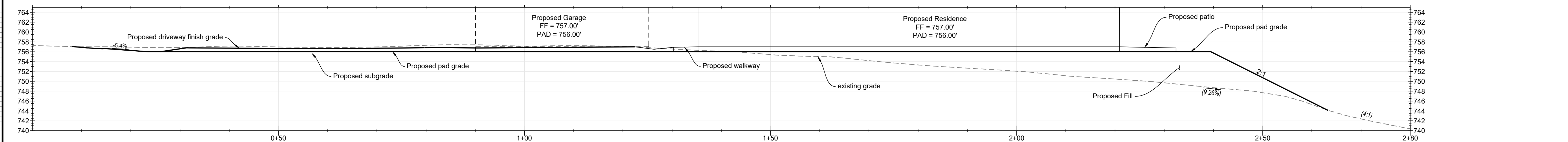
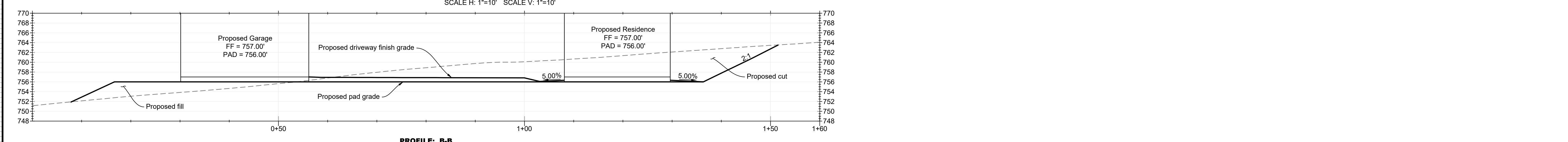
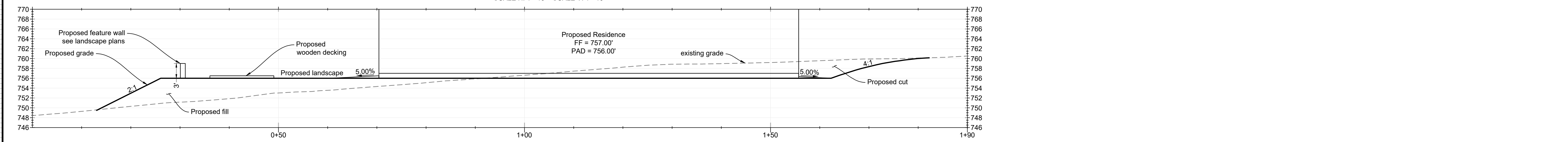
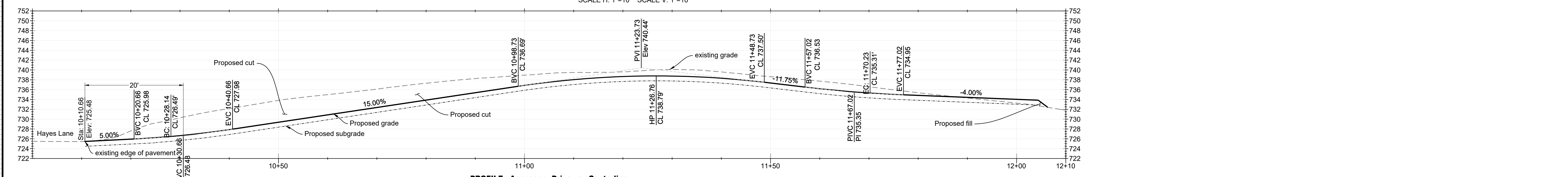
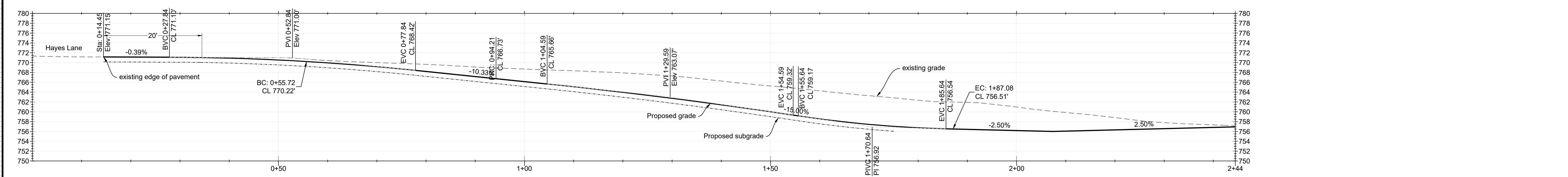
Level Spreader Detail
N.T.S.

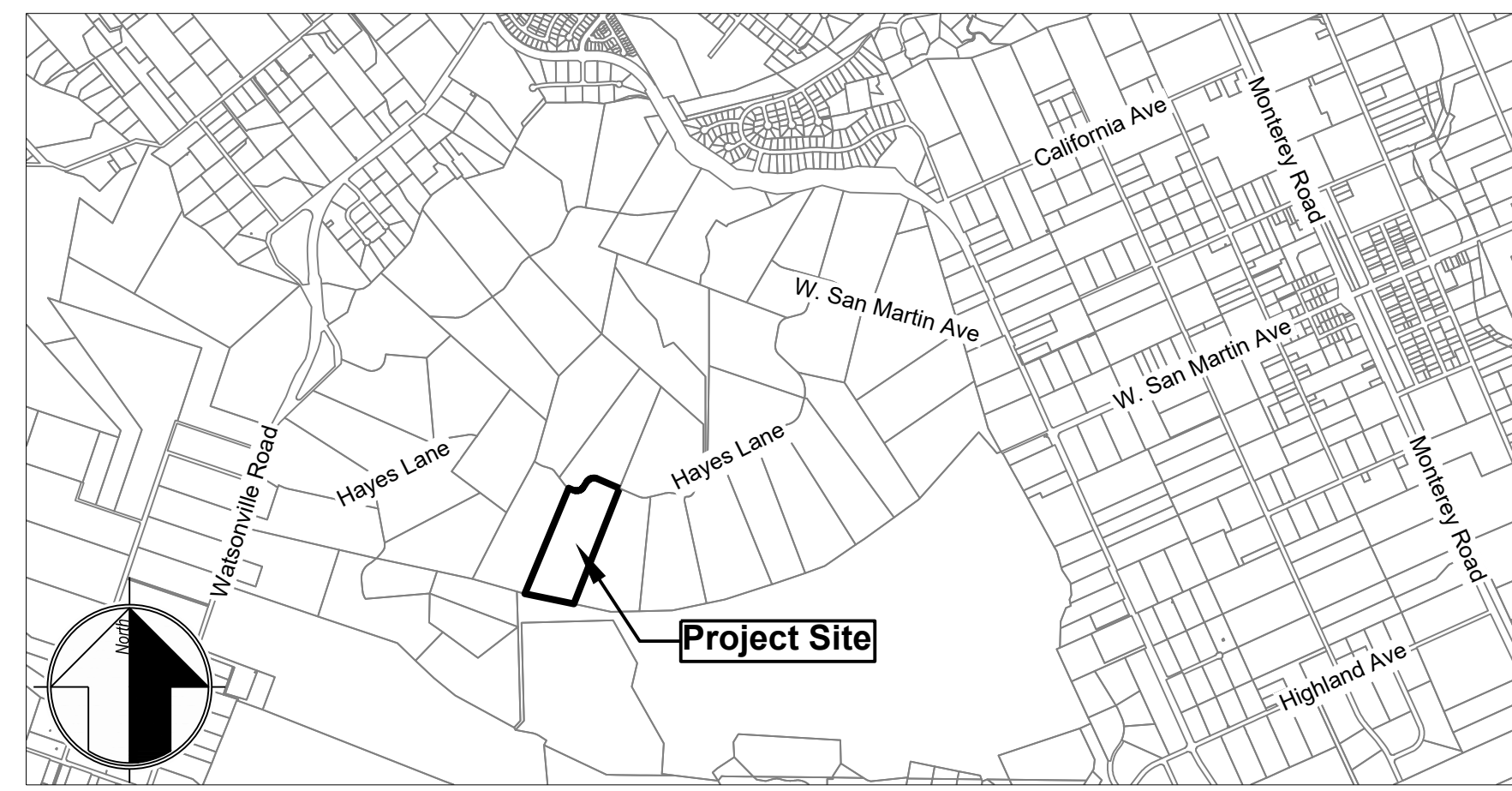


LEGEND

	(ex pavement)
	Proposed Structure
	Proposed Pavement
	Proposed Concrete
	(0) Existing Contour
	(O) Proposed Contour
	Limit of Grading







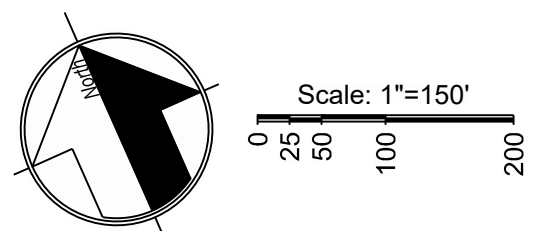
Vicinity Map

11/19/2023 10:51 AM
FOR PLANCHHECK ONLY
 REGISTERED PROFESSIONAL ENGINEER
 DAVID L. FARRAR
 No. 92432
 EXP. 06-30-2025
 CIVIL
 STATE OF CALIFORNIA
FOR PLANCHHECK ONLY
 regular and in good and active status



Access Notes

1. Watsonville Road is the nearest County maintained Road.
2. Hayes lane is not a county maintained road, but was dedicated for public use per that Parcel Map recorded in Book 456 of Maps at Page 53.
3. Measurements of Hayes Lane were taken every few hundred feet. The width was a minimum of 20 feet for the entire length to the project site.



MH engineering Co.
 Morgan Hill, CA 95037
 16075 Vineyard Boulevard

Site Access Study
Hayes Lane - APN 779-44-014

DATE: 8/22/2023
 SCALE: As Shown
 DRAWN BY: DF
 CHECKED BY: DF
 JOB NO: **222028**
 SHEET: **C4**
 OF: **4**

RM.	DIMENSIONS	SF.
A	3'-8" X 10'-1"	41
B	10'-10" X 10'-11"	117
C	21'-10" X 15'-7"	317
D	14'-7" X 6'-5"	87
E	47'-4" X 21'-1"	997
F	12'-11" X 16'-9"	227
G	7'-2" X 58'-9"	390
H	14'-7" X 63'-4"	873
J	18'-6" X 21'-1"	401
K	39'-11" X 21'-1"	888
TOTAL		4,308

11 POLYGON AREA PLAN
1/16" = 1'-0"

ANNOTATIONS	
---	1. LINE/OBJECT ABOVE
---	2. LINE/OBJECT BELOW
WALL TYPES	
[Hatch]	1.1 2X6 WOOD STUD WALL, STUCCO ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
[Hatch]	1.2 DOUBLE 2X6 WOOD STUD WALL, STUCCO ON BOTH FACES, EXTERIOR APPLICATION.
[Hatch]	2.1 2X6 WOOD STUD WALL, HARDIE FIBER PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
[Hatch]	2.2 2X6 WOOD STUD WALL, HARDIE FIBER PANEL ON BOTH FACES, EXTERIOR APPLICATION.
[Hatch]	2.3 2X8 WOOD STUD WALL, HARDIE FIBER PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
[Hatch]	2.4 DOUBLE 2X10 WOOD STUD WALL, HARDIE FIBER PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
[Hatch]	3.1 2X8 WOOD STUD WALL, BLACKENED STEEL PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
[Hatch]	3.2 2X8 AND 2X4 DOUBLE WOOD STUD WALL, BLACKENED STEEL PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
[Hatch]	4.1 2X4 WOOD STUD WALL, GYPSUM BOARD ON BOTH SIDES, INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
[Hatch]	4.2 2X6 WOOD WALL, GYPSUM BOARD ON BOTH SIDES, INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
[Hatch]	GREY HATCH: SHEAR WALL

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REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

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PROJECT

PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95064
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

FLOOR PLAN - MAIN HOUSE

DATE: 11/13/2023

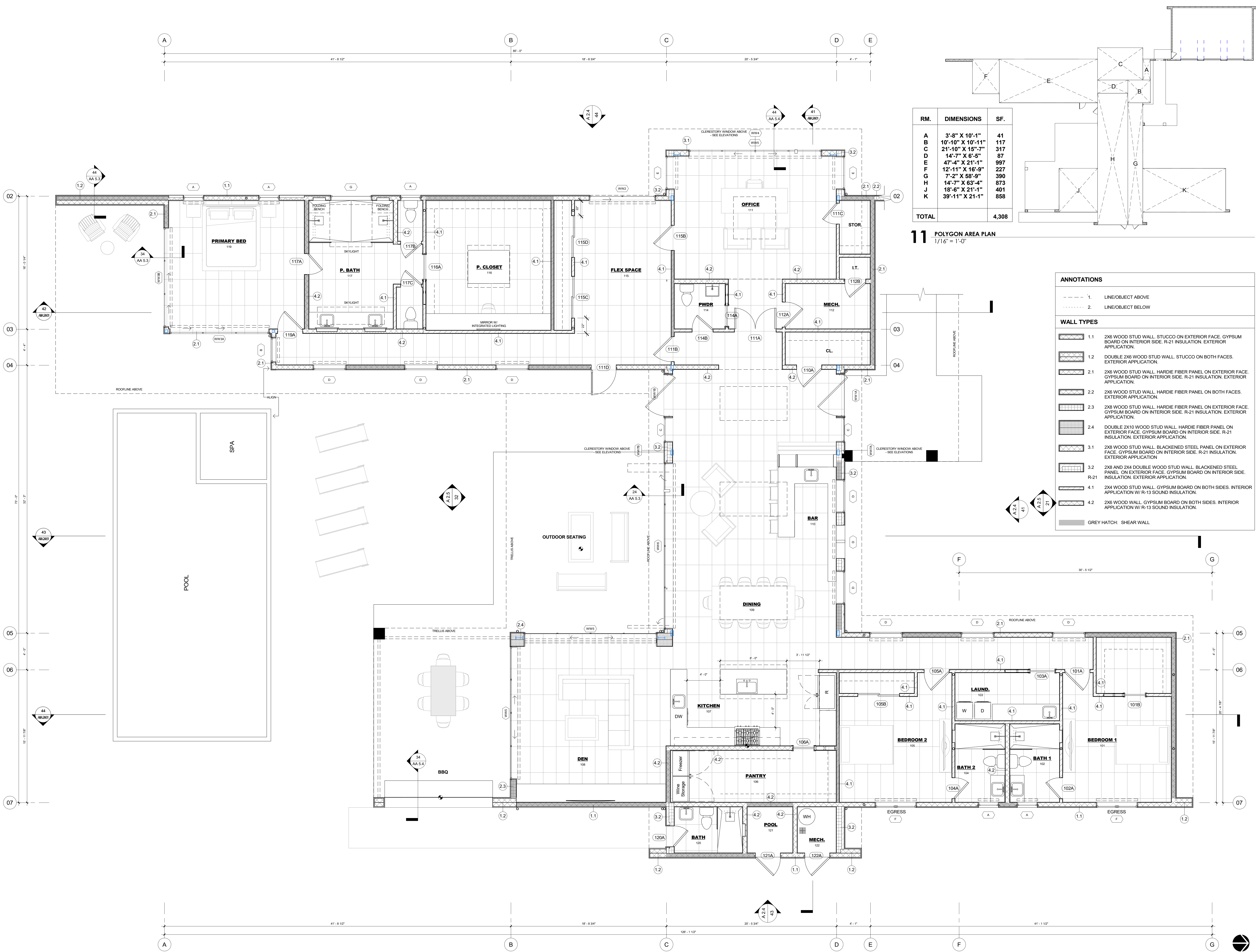
TECHNICIAN: KPF

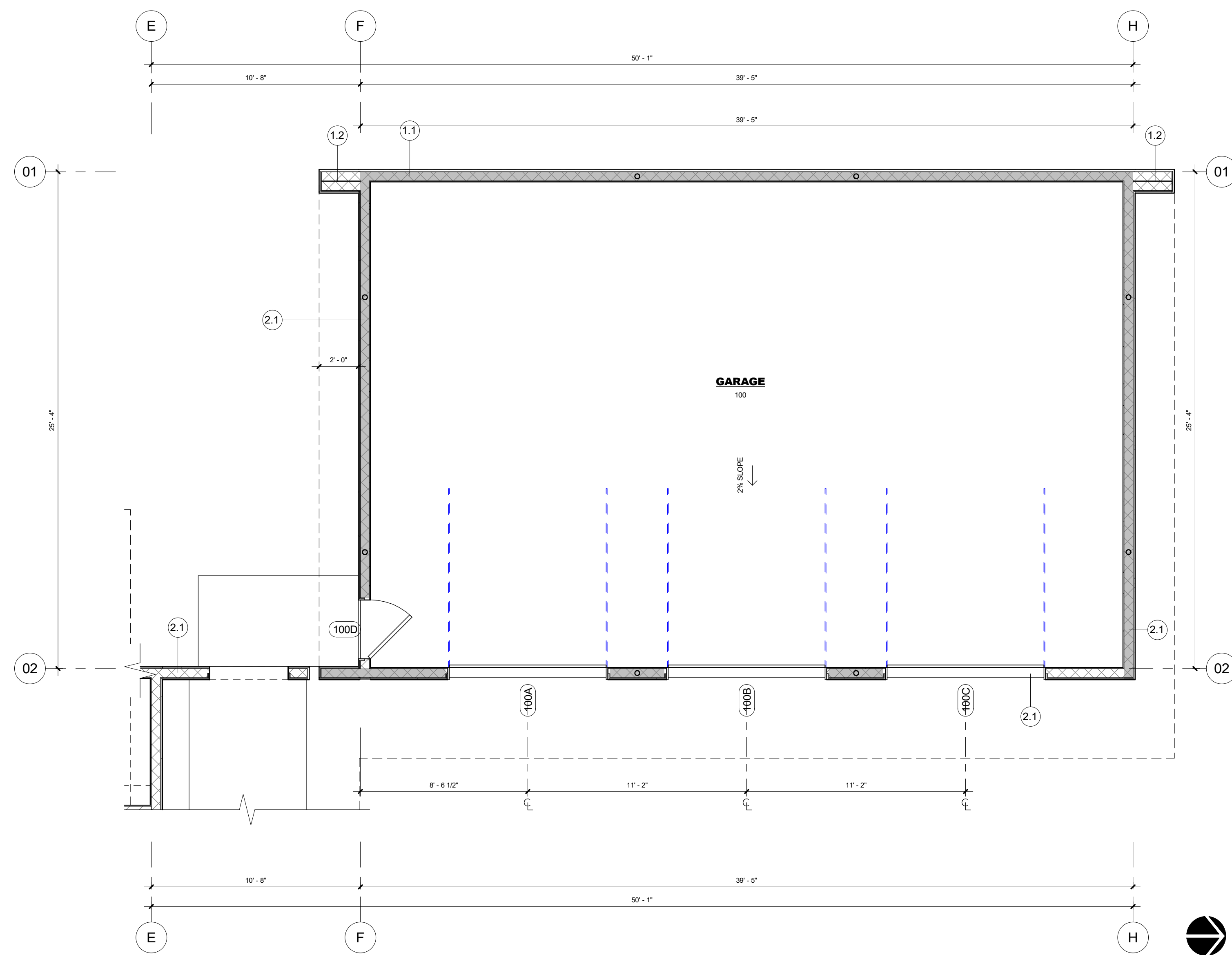
PROJECT MANAGER: AOG

JOB NUMBER: 597

SHEET NUMBER

A 2.1





41 FLOOR PLAN - GARAGE - PLANNING
1/4" = 1'-0"

ANNOTATIONS	
---	1. LINE/OBJECT ABOVE
----	2. LINE/OBJECT BELOW
WALL TYPES	
	1.1 2X6 WOOD STUD WALL. STUCCO ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	1.2 DOUBLE 2X6 WOOD STUD WALL. STUCCO ON BOTH FACES. EXTERIOR APPLICATION.
	2.1 2X6 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	2.2 2X6 WOOD STUD WALL. HARDIE FIBER PANEL ON BOTH FACES. EXTERIOR APPLICATION.
	2.3 2X8 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	2.4 DOUBLE 2X10 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	3.1 2X8 WOOD STUD WALL. BLACKENED STEEL PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	3.2 2X8 AND 2X4 DOUBLE WOOD STUD WALL. BLACKENED STEEL PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	4.1 2X4 WOOD STUD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
	4.2 2X6 WOOD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
	GREY HATCH: SHEAR WALL

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PROJECT

PARMAR RESIDENCE

HAYES LANE
SAN MARTIN, CA 95064
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

FLOOR PLAN - GARAGE

DATE: 11/13/23

TECHNICIAN: KPF

PROJECT MANAGER: AOG

JOB NUMBER: 597
SHEET NUMBER

LEGEND - ROOF PLAN	
---	1. LINE/OBJECT ABOVE
---	2. LINE/OBJECT BELOW

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APN#: 779-44-014

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ABHISHEK PARMAR

SHEET TITLE

ROOF PLAN - MAIN HOUSE & GARAGE

DATE: 11/13/23

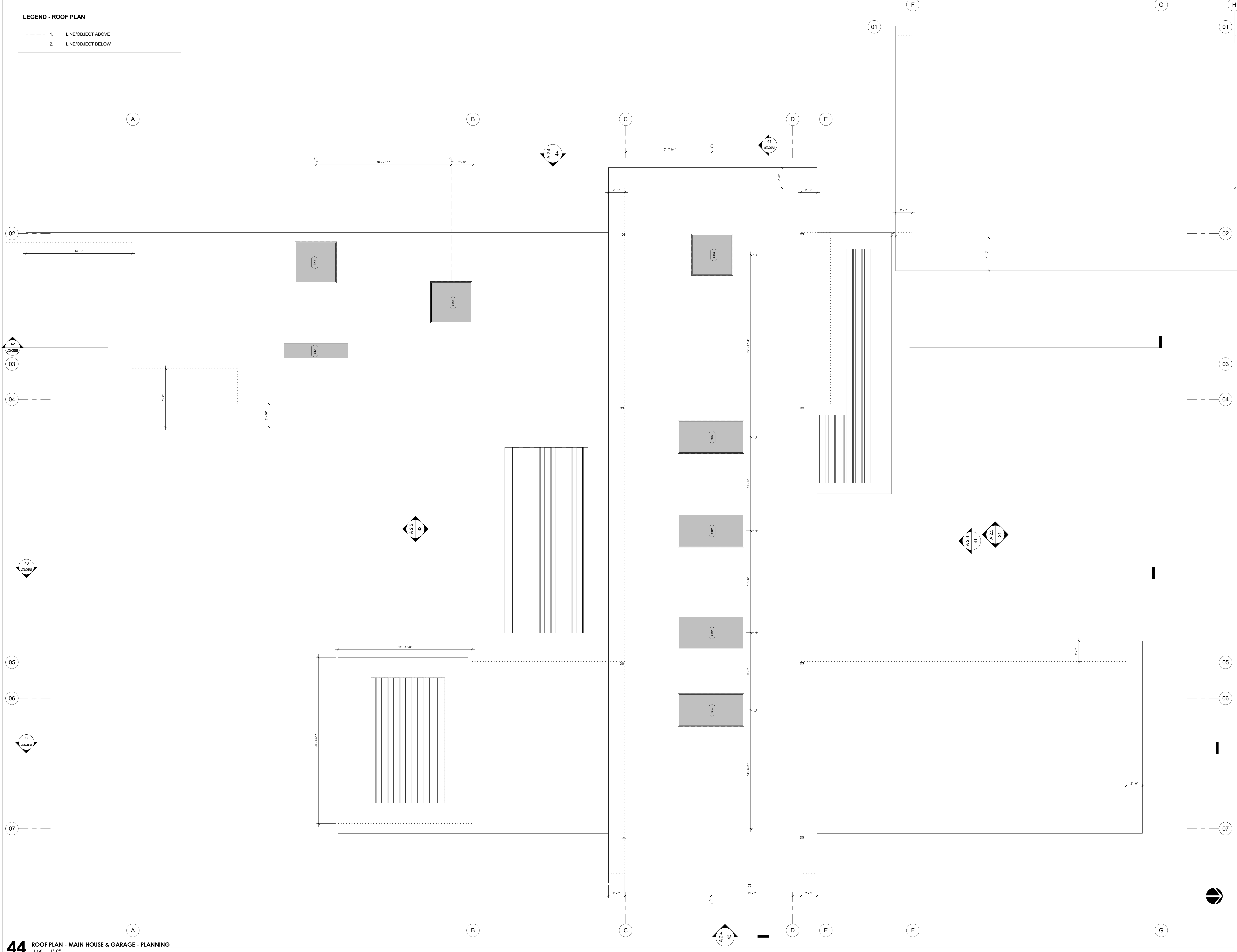
TECHNICIAN: KPF

PROJECT MANAGER: AOG

JOB NUMBER: 597

SHEET NUMBER

A 2.3



ANNOTATIONS	
---	1. LINE/OBJECT ABOVE
---	2. LINE/OBJECT BELOW
WALL TYPES	
	1.1 2X6 WOOD STUD WALL. STUCCO ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	1.2 DOUBLE 2X6 WOOD STUD WALL. STUCCO ON BOTH FACES. EXTERIOR APPLICATION.
	2.1 2X6 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	2.2 2X6 WOOD STUD WALL. HARDIE FIBER PANEL ON BOTH FACES. EXTERIOR APPLICATION.
	2.3 2X8 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	2.4 DOUBLE 2X10 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	3.1 2X8 WOOD STUD WALL. BLACKENED STEEL PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	3.2 2X8 AND 2X4 DOUBLE WOOD STUD WALL. BLACKENED STEEL PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
	4.1 2X4 WOOD STUD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
	4.2 2X6 WOOD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
	GREY HATCH: SHEAR WALL

KEYNOTES	
Key Value	Keynote Text
07.11	LOW SLOPE SINGLE PLY MEMBRANE ROOF OVER RIGID INSULATION OVER 5/8" USG SECUROCK CEMENT ROOF BOARD. RE: ROOF PLAN

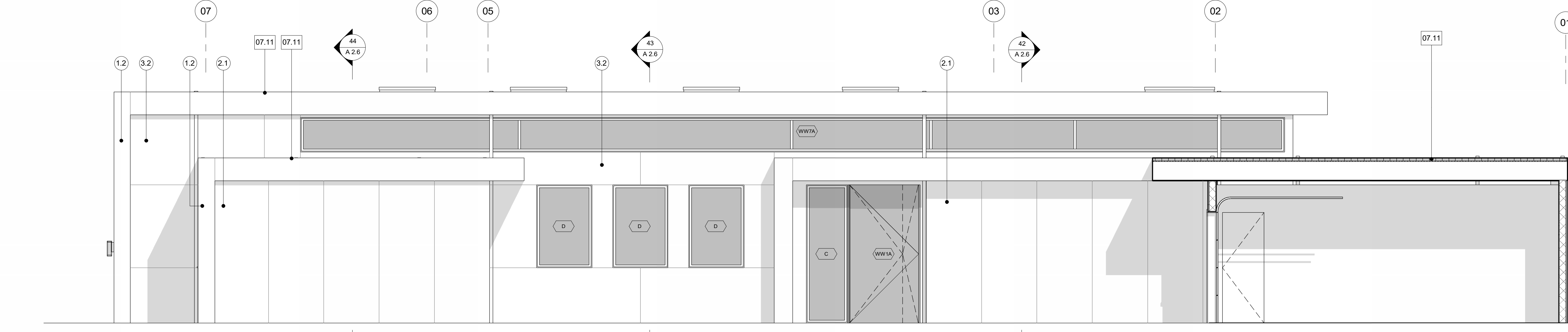
TOP OF HIGH ROOF 16' - 8 5/8"

T.O.P. HIGH ROOF 15' - 0 7/8"

TOP OF LOW ROOF 11' - 10 3/4"

T.O.P. LOW ROOF 10' - 3 5/8"

FINISH FLOOR 0' - 0"



41 FRONT ELEVATION - MAIN HOUSE - PLANNING
1/4" = 1'-0"

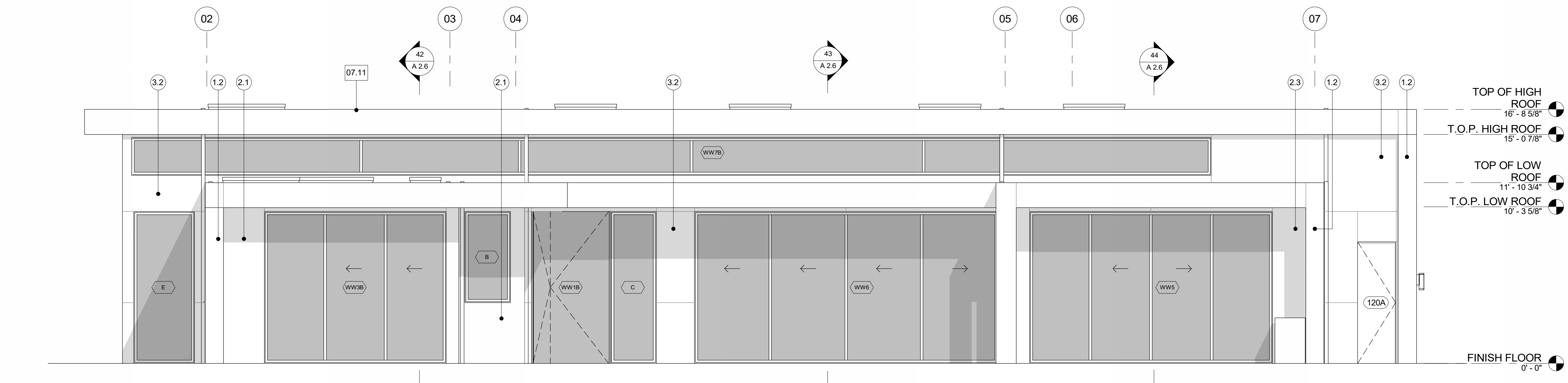
TOP OF HIGH ROOF 16' - 8 5/8"

T.O.P. HIGH ROOF 15' - 0 7/8"

TOP OF LOW ROOF 11' - 10 3/4"

T.O.P. LOW ROOF 10' - 3 5/8"

FINISH FLOOR 0' - 0"



42 REAR ELEVATION - MAIN HOUSE - PLANNING
1/4" = 1'-0"

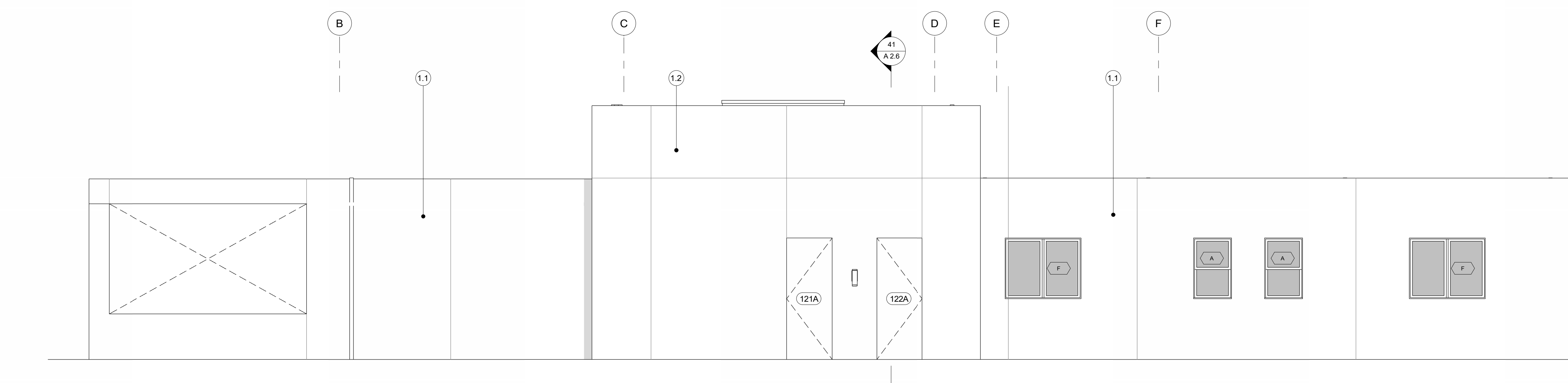
TOP OF HIGH ROOF 16' - 8 5/8"

T.O.P. HIGH ROOF 15' - 0 7/8"

TOP OF LOW ROOF 11' - 10 3/4"

T.O.P. LOW ROOF 10' - 3 5/8"

FINISH FLOOR 0' - 0"



43 WEST ELEVATION - MAIN HOUSE - PLANNING
1/4" = 1'-0"

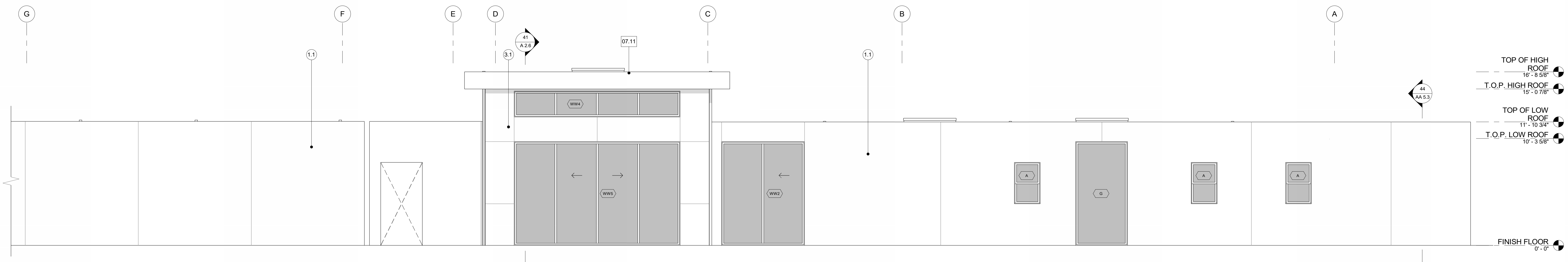
TOP OF HIGH ROOF 16' - 8 5/8"

T.O.P. HIGH ROOF 15' - 0 7/8"

TOP OF LOW ROOF 11' - 10 3/4"

T.O.P. LOW ROOF 10' - 3 5/8"

FINISH FLOOR 0' - 0"



44 EAST ELEVATION - MAIN HOUSE - PLANNING
1/4" = 1'-0"

REVISIONS

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PROJECT

PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95064
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

ELEVATIONS - MAIN HOUSE & GARAGE

DATE: 11/13/23

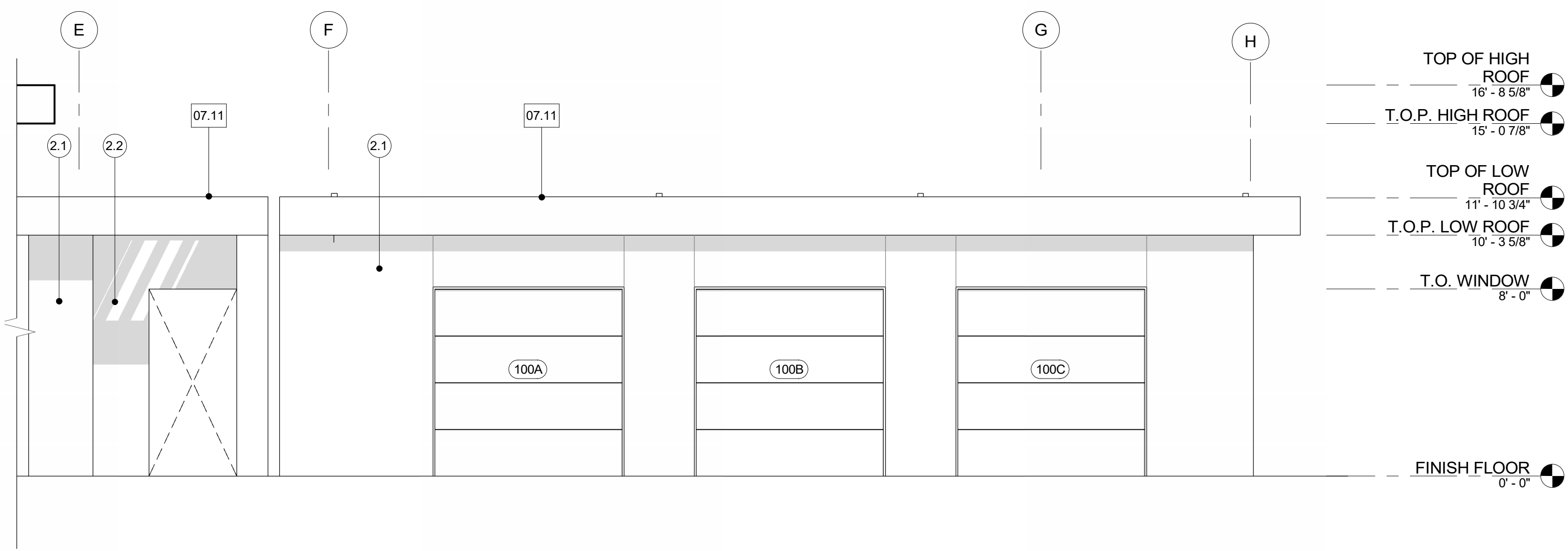
TECHNICIAN: KPF

PROJECT MANAGER: AOG

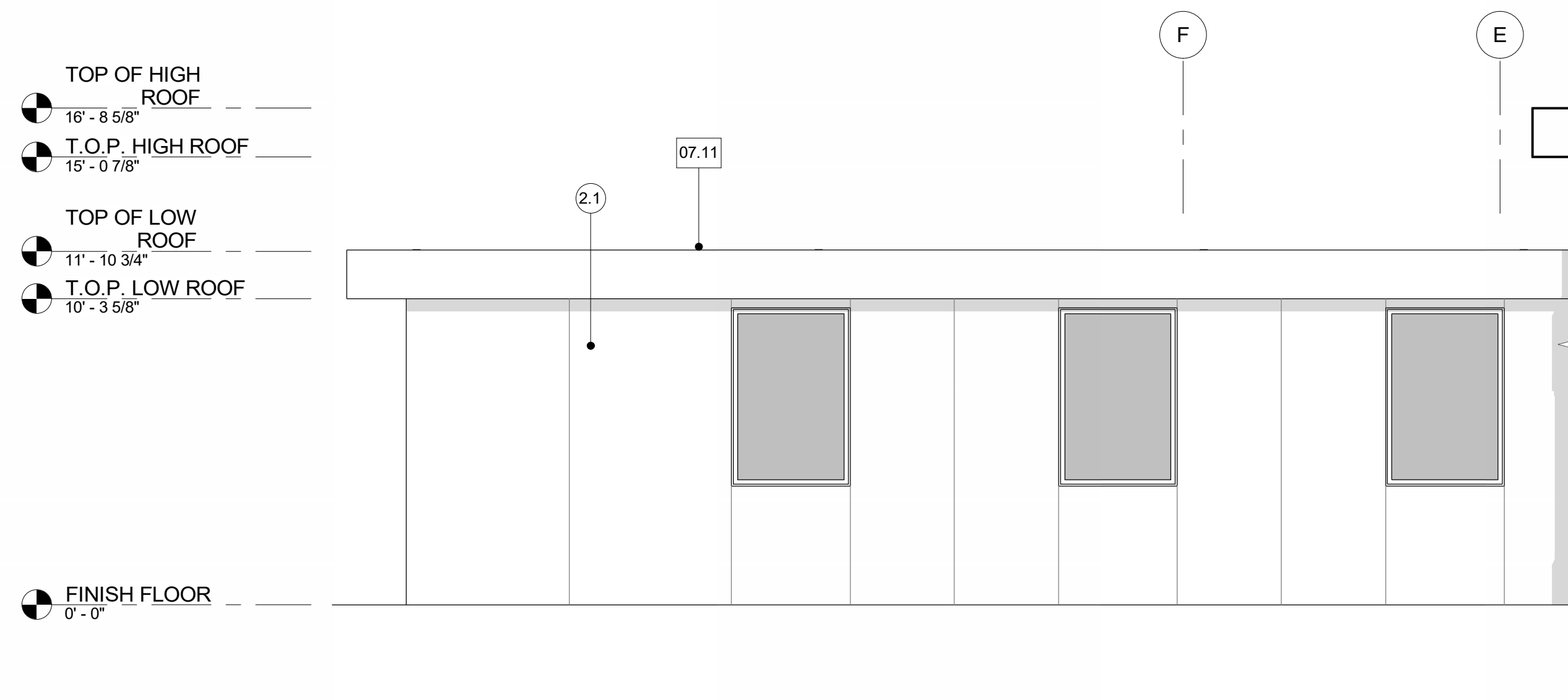
JOB NUMBER: 597
SHEET NUMBER

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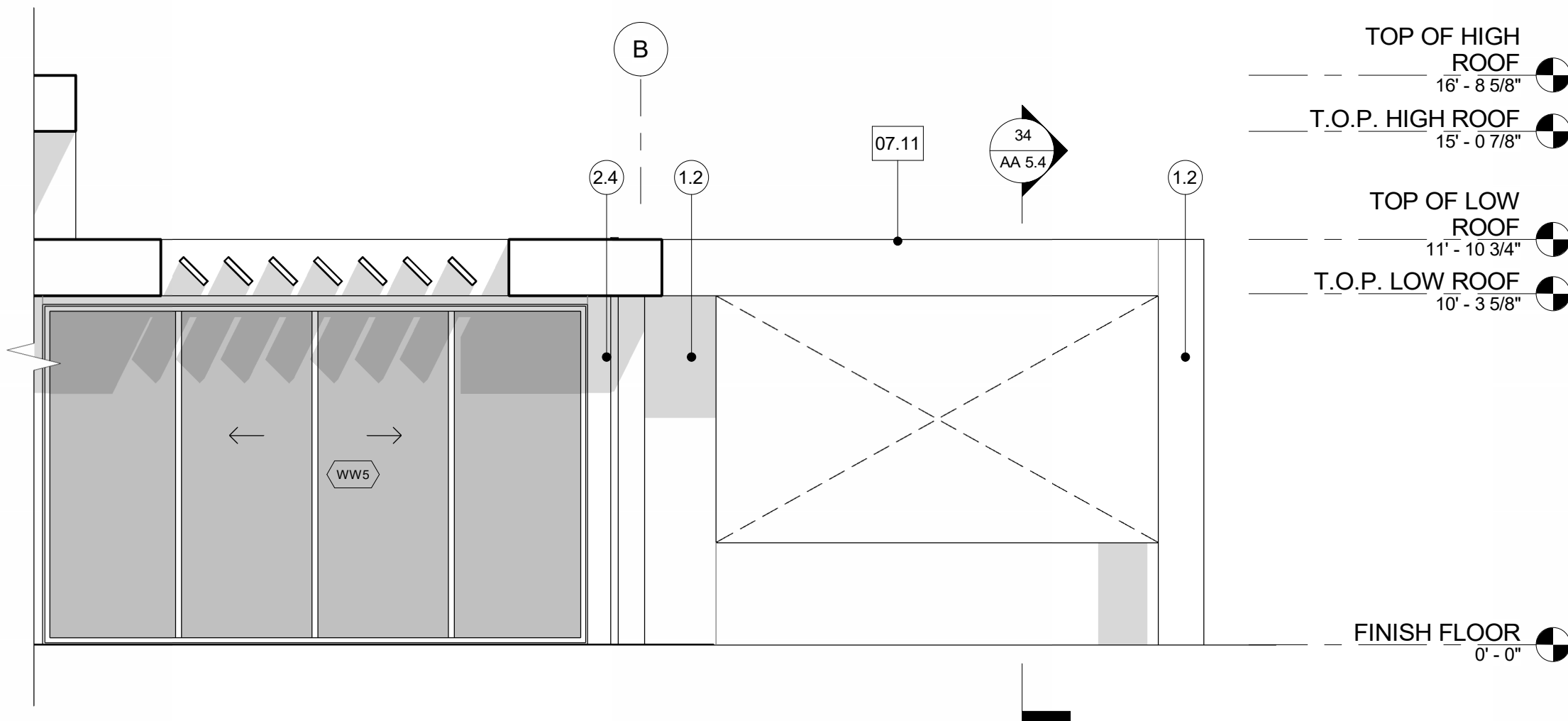
KEYNOTES	
Key Value	Keynote Text
07.11	LOW SLOPE SINGLE PLY MEMBRANE ROOF OVER RIGID INSULATION OVER 5/8" USG SECUROCK CEMENT ROOF BOARD. RE: ROOF PLAN



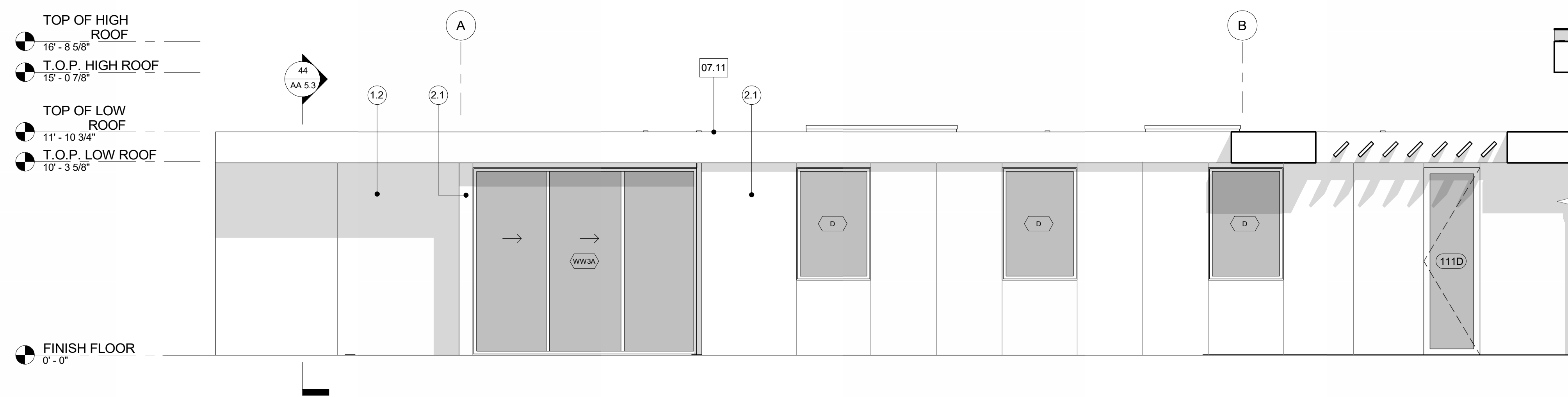
41 FRONT ELEVATION - GARAGE - PLANNING
1/4" = 1'-0"



21 ELEVATION - BEDROOM WING - PLANNING
1/4" = 1'-0"



42 ELEVATION - LIVING WING - PLANNING
1/4" = 1'-0"



32 ELEVATION PRIMARY - PLANNING
1/4" = 1'-0"

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HAYES LANE
SAN MARTIN, CA 95064
APN#: 779-44-014

CLIENT
ABHISHEK PARMAR

SHEET TITLE
SECTIONS - MAIN HOUSE

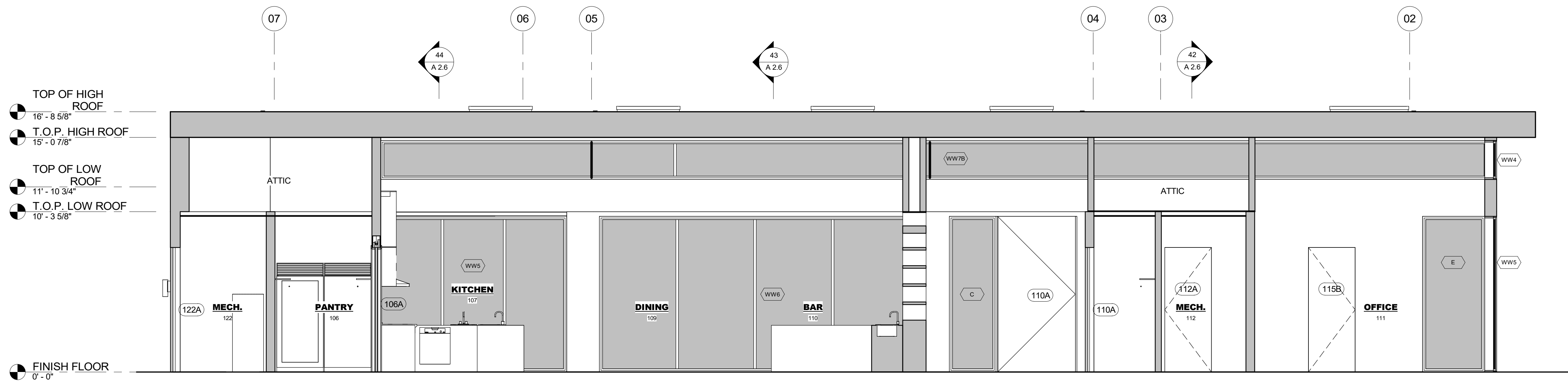
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TECHNICIAN: KPF

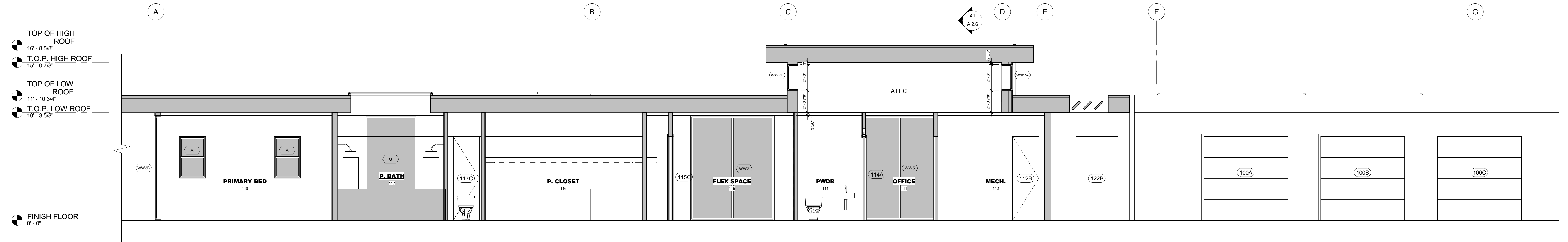
PROJECT MANAGER: AOG

JOB NUMBER: 597
SHEET NUMBER

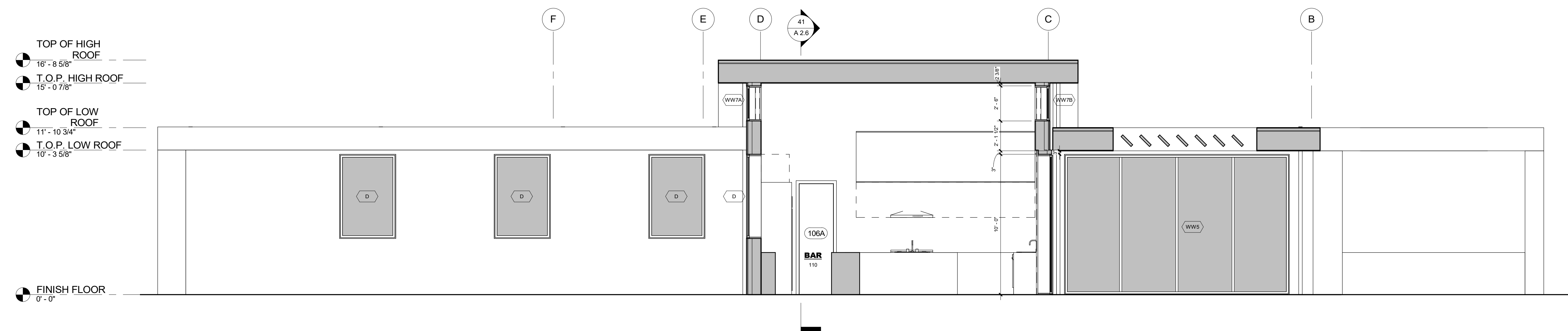
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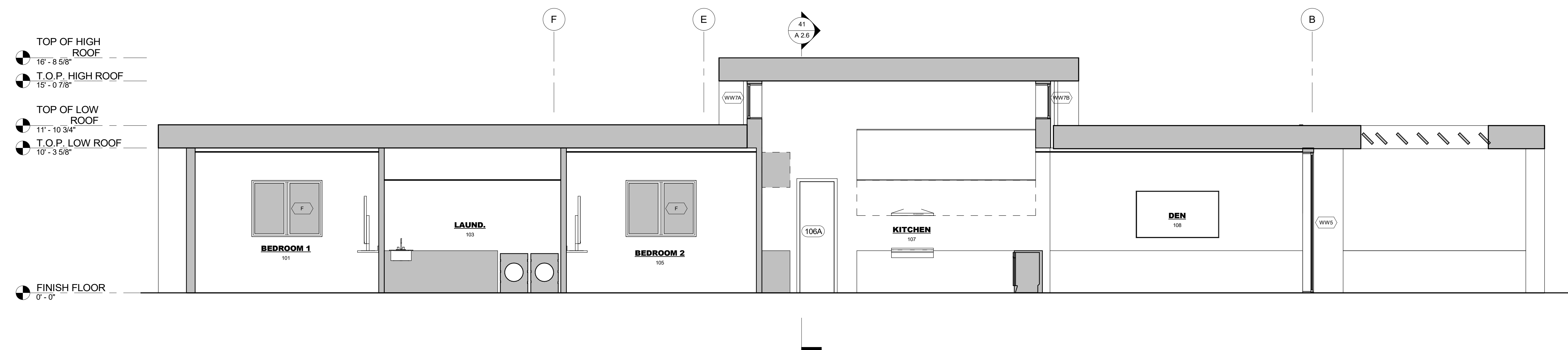
41 EAST-WEST SECTION - PLANNING
1/4" = 1'-0"



42 WEST WING SECTION - PLANNING
1/4" = 1'-0"



43 NORTH-SOUTH SECTION - PLANNING
1/4" = 1'-0"



44 EAST WING SECTION - PLANNING
1/4" = 1'-0"

GENERAL NOTES - FLOOR PLAN NOT EDITED

1 - AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES HAVING AN OPENING SIZE OF 1/2" (13 MM), IN ANY DIMENSION. CRC R303.6

2 - PROVIDE APPROVED BACKFLOW PREVENTION DEVICE OR VACUUM BREAKER ON ALL HOSE BIBBS.

3 - ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED. A MINIMUM RATE OF 60 CFM IS REQUIRED. DUCTING SIZE AND LENGTHS TO MEET THE MINIMUM REQUIREMENTS OF ASHRAE STANDARDS 62.2 AND MAXIMUM SOUND RATINGS OR 3 SCORE FOR INTERMITTENT OPERATION.

4 - FURNITURE IN PLAN IS ONLY DIAGRAMMATIC. NOT FOR CONSTRUCTION.

5 - DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14'-0" INCLUDING TWO 90 DEGREE ELBOWS.

6 - PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGE.

FIRE BLOCKING & DRAFT STOP NOTES

7 - WHERE REQUIRED, FIRE BLOCKING PER CRC R302.11 AND DRAFTSTOPS PER CRC R302.12 SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 1.1 VERTICALLY AT THE CEILING AND FLOOR LEVELS
 1.2 HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FT
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION, THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

8 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19

9 - SEE R302.11.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.

10 - SEE R302.12.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.

11 - PROVIDE AT ALL OPENINGS AROUND GAS VENTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIALS.

ANNOTATIONS

--- 1. LINE/OBJECT ABOVE
 - - - - - 2. LINE/OBJECT BELOW

WALL TYPES

1.1	2X6 WOOD STUD WALL. STUCCO ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
1.2	DOUBLE 2X6 WOOD STUD WALL. STUCCO ON BOTH FACES. EXTERIOR APPLICATION.
2.1	2X6 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
2.2	2X8 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
2.3	2X10 WOOD STUD WALL. HARDIE FIBER PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
3.1	2X6 WOOD STUD WALL. BLACKENED STEEL PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
3.2	2X8 WOOD STUD WALL. BLACKENED STEEL PANEL ON EXTERIOR FACE. GYPSUM BOARD ON INTERIOR SIDE. R-21 INSULATION. EXTERIOR APPLICATION.
4.1	2X4 WOOD STUD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 INSULATION.
4.2	2X6 WOOD WALL. GYPSUM BOARD ON BOTH SIDES. INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
4.3	2X10 WOOD STUD FURRING WALL. GYPSUM BOARD ON INTERIOR SIDE.

GREY HATCH: SHEAR WALL

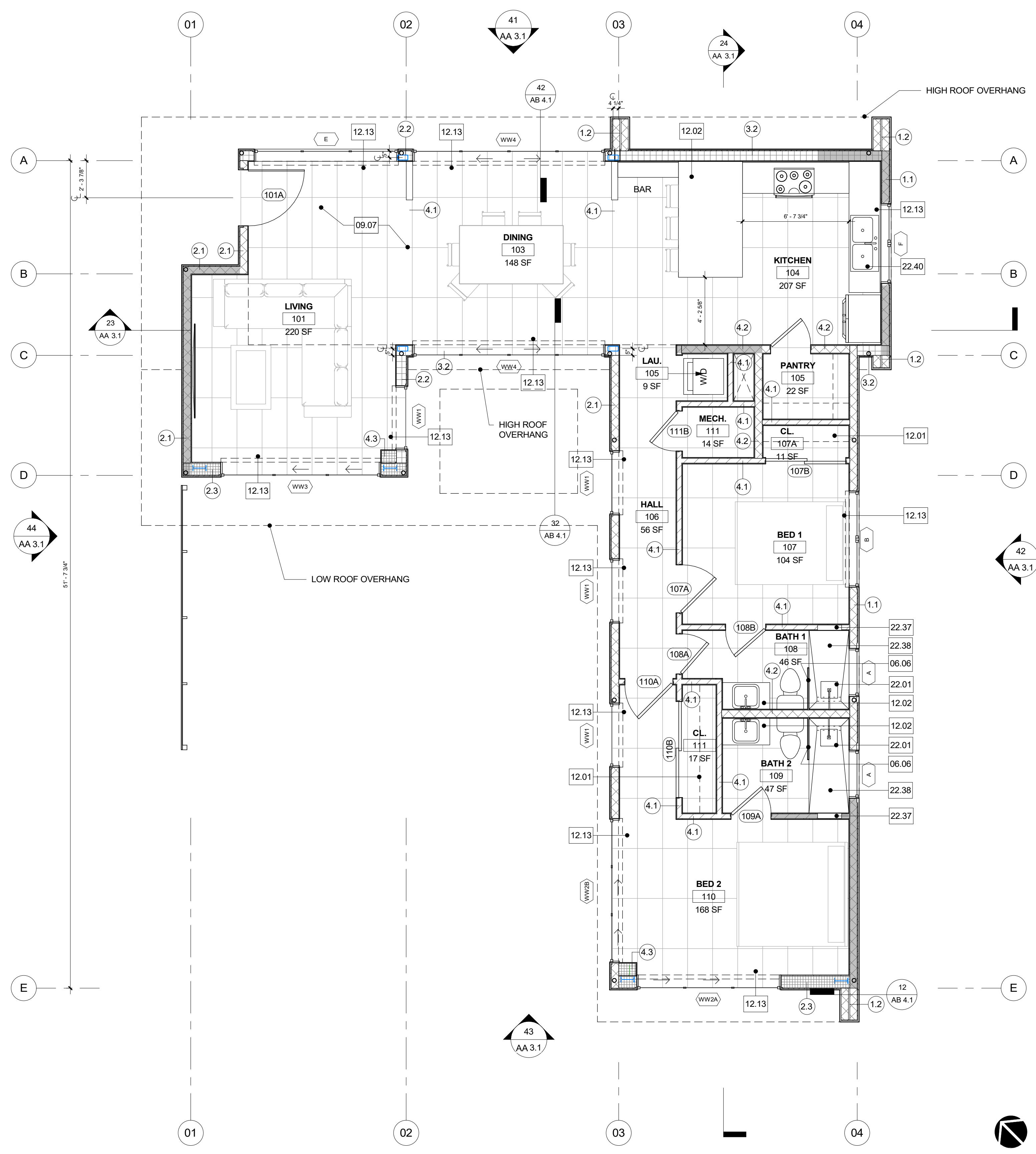
KEYNOTES

Key Value	Keynote Text
06.06	TEMPERED GLASS PARTITION PER INTERIOR DESIGN
09.07	LARGE FORMAT TILE
12.01	SHELF AND POLE IN CLOSET PER INTERIOR DESIGN
12.02	SOLID SURFACE COUNTERTOP AND MILLWORK PER INTERIOR DESIGN
12.13	AUTOMATED ROLLER SHADE, TYP.
22.01	SHOWERHEAD AND HAND SHOWER
22.37	SHOWER CUBBY PER INTERIOR DESIGN
22.38	CURBLESS SHOWER W/ LINEAR DRAIN
22.40	KITCHEN SINK W/ GARBAGE DISPOSAL

GENERAL NOTES - DIMENSIONED PLAN

1. ALL GRID LINES ARE ALIGNED TO EXTERIOR FACE OF STUD.

2. ALL INTERIOR DIMENSION STRINGS ARE TO FACE OF STUD.



AREA CALCULATIONS:

ADU:	1,199 SF
------	----------



ANDREW GOODWIN DESIGNS
 2050 PARKER ST.
 SAN LUIS OBISPO, CA 93401
 t: (805) 439-1611
 www.andrewgoodwin.us
 architect: andrew goodwin, asa
 andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
-------	----------	-----------------

SEAL

NOT FOR CONSTRUCTION

PROJECT

PARMAR RESIDENCE
 HAYES LANE
 SAN MARTIN, CA 95046
 APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

FLOOR PLAN - ADU

DATE: 11/13/2023
TECHNICIAN: AOG
PROJECT MANAGER: AOG
JOB NUMBER: 597
SHEET NUMBER

AA 2.1

GENERAL NOTES - ROOF PLAN NOT EDITED

- FLASHING AND COUNTER FLASHING OF VENTS AND ROOF TO WALL CONNECTIONS ARE TO COMPLY WITH R703.6 AND R903.2 CRC FLASHING AT SLOPE TO FLAT WALL ARE TO RECEIVE STEPPED FLASHING.
- ROOF COVERINGS IN HIGH FIRE HAZARD SEVERITY ZONES AND ALL OTHER AREAS SHALL BE FIRE RETARDANT CLASS B MINIMUM UNLESS PROHIBITED BY THE LOCAL FIRE AGENCY.
- ROOF SHEATHING SHALL BE INSTALLED WITH RADIANT BARRIER CONTRACTOR TO SUBMIT SHEATHING OR RADIANT BARRIER MATERIAL SPECIFICATIONS PRIOR TO MAIL FOR APPROVAL BY ARCHITECT.

LEGEND - ROOF PLAN

--- 1. LINE/OBJECT ABOVE
- - - - 2. LINE/OBJECT BELOW

KEYNOTES

Key Value	Keynote Text
1	
2	

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
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SEAL

PROJECT

PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95046
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

ROOF PLAN - ADU

DATE: 11/13/2023

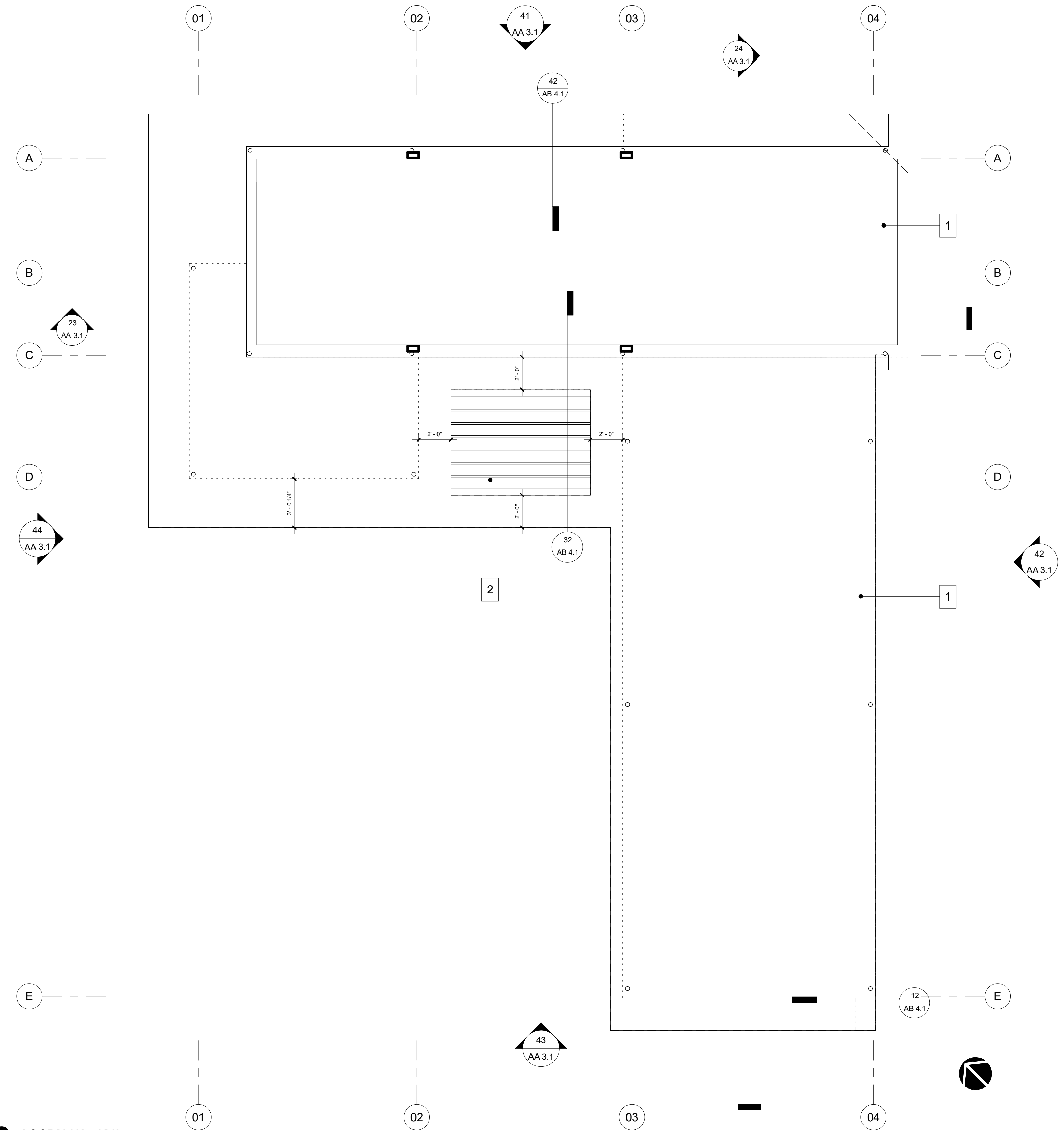
TECHNICIAN: KPF

PROJECT MANAGER: AOG

JOB NUMBER: 597

SHEET NUMBER

AA 2.3



KEYNOTES	
Key Value	Keynote Text
07.09	HARDIE BOARD FIBER CEMENT PANEL
07.10	BLACKENED STEEL METAL PANEL
07.11	LOW SLOPE SINGLE PLY MEMBRANE ROOF OVER RIGID INSULATION OVER 5/8" USG SECUROCK CEMENT ROOF BOARD. RE: ROOF PLAN
09.06	3-COAT STUCCO SYSTEM

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REVISIONS
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PROJECT
PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95046
APN#: 779-44-014

CLIENT
ABHISHEK PARMAR

SHEET TITLE
ELEVATIONS AND SECTIONS - ADU

DATE: 11/13/2023

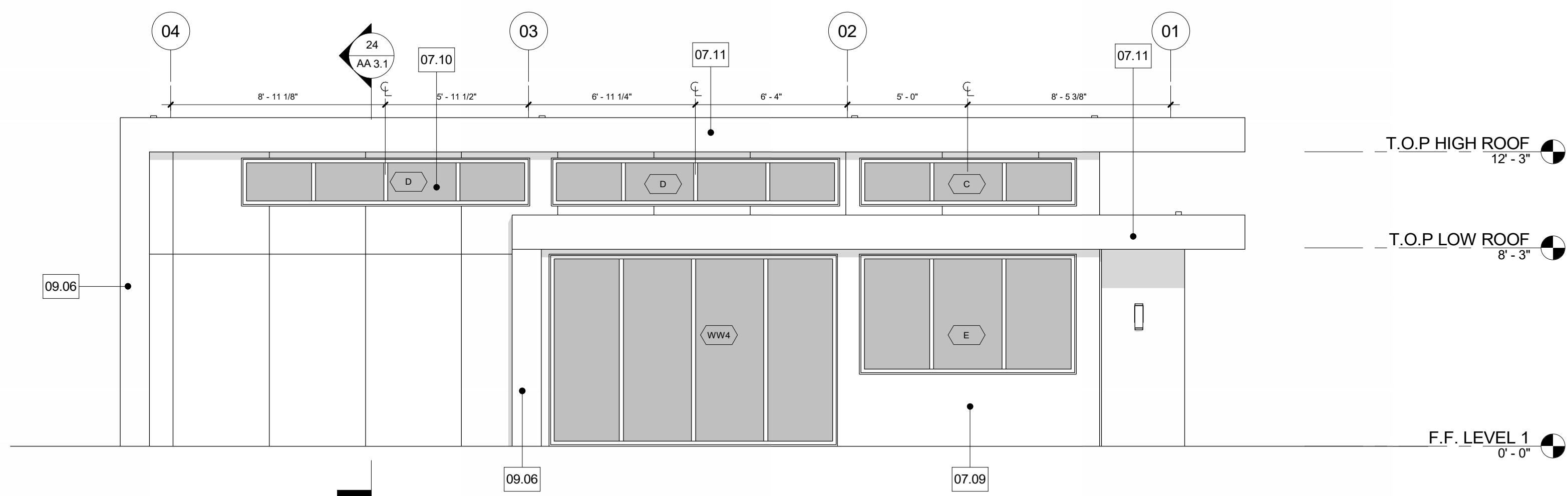
TECHNICIAN: AOG

PROJECT MANAGER: AOG

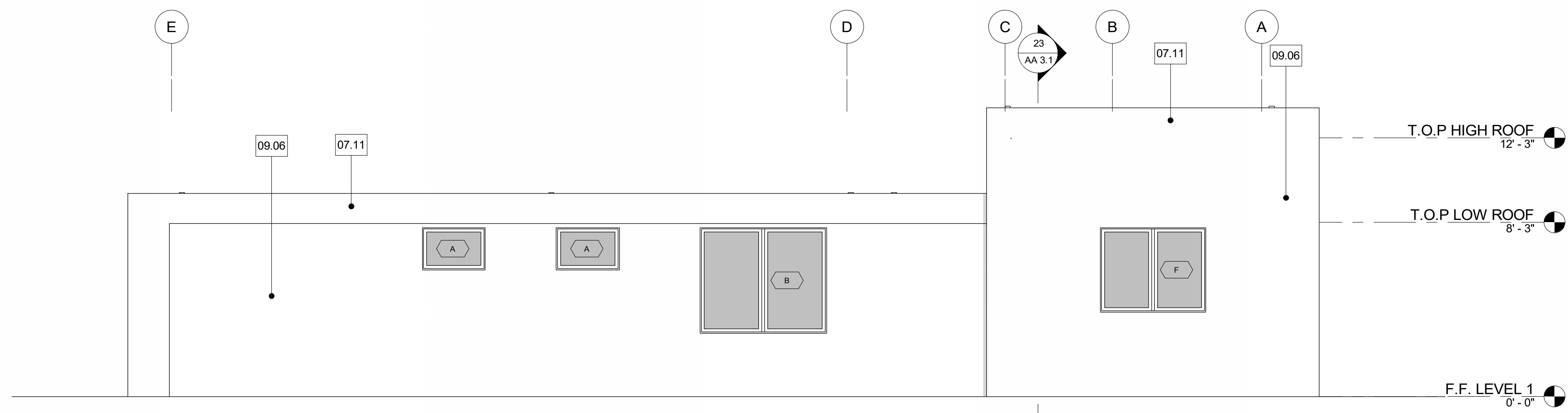
JOB NUMBER: 597

SHEET NUMBER

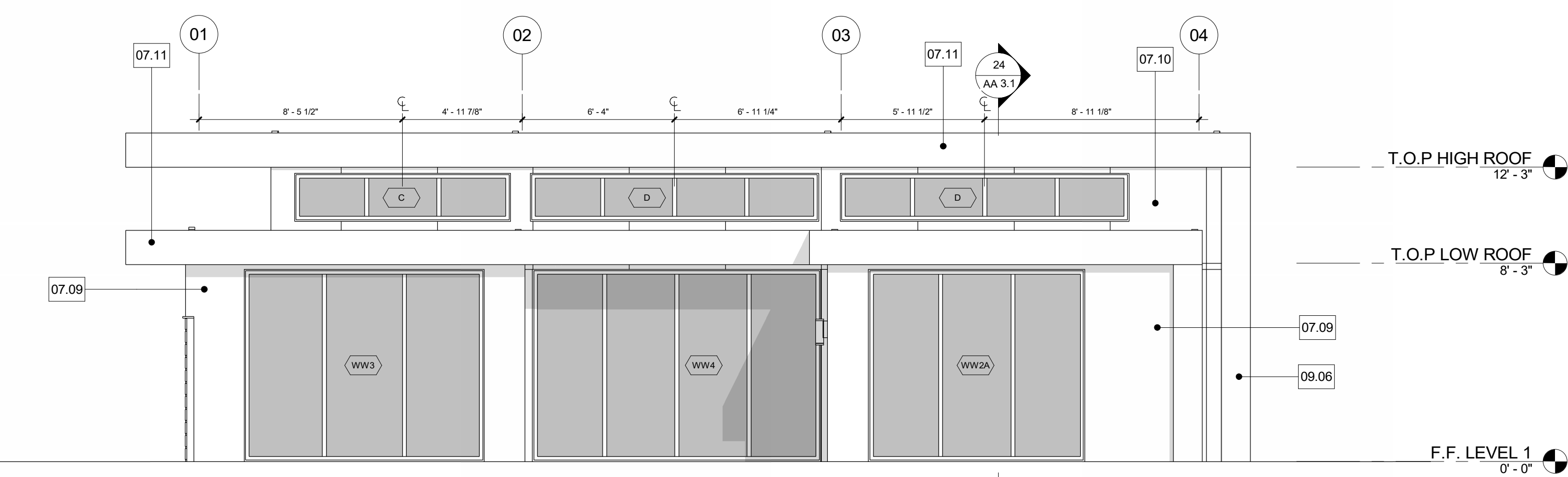
AA 3.1



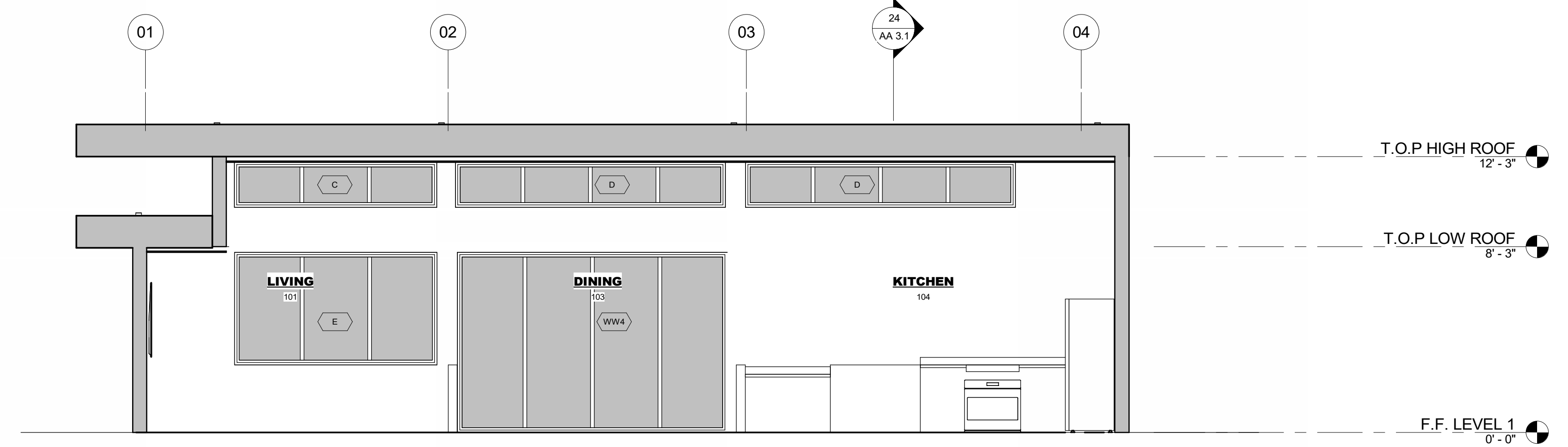
41 NORTH ELEVATION - ADU
1/4" = 1'-0"



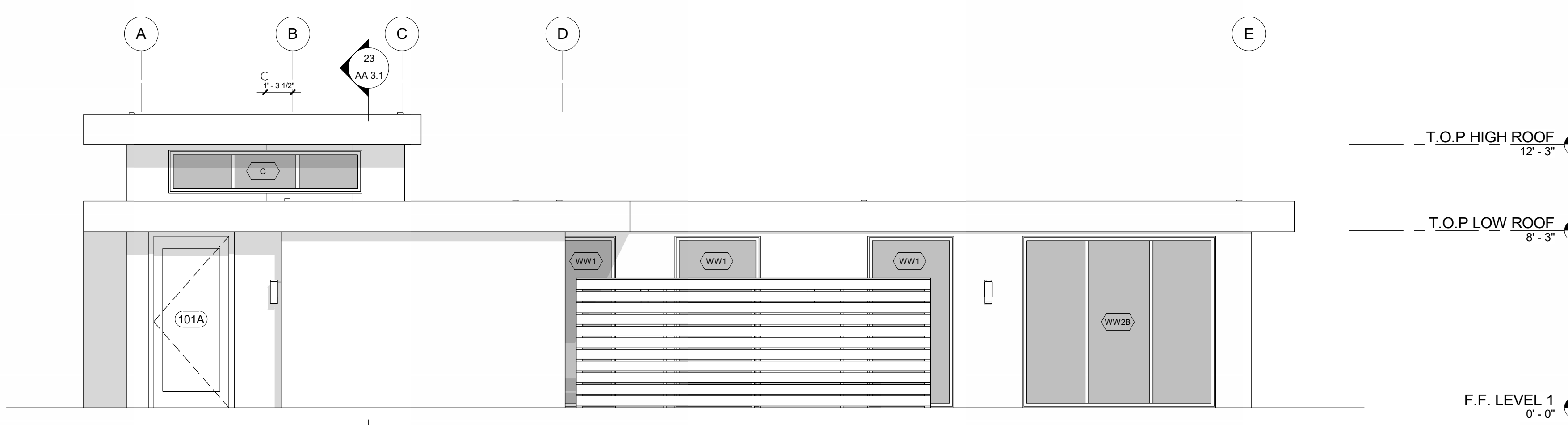
42 WEST ELEVATION - ADU
1/4" = 1'-0"



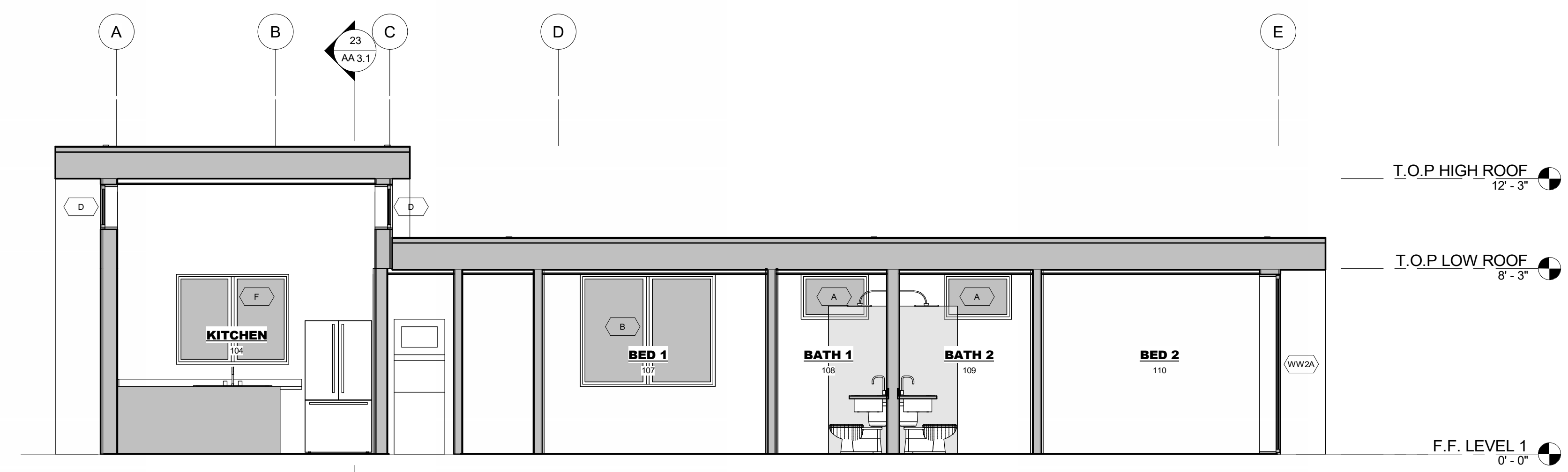
43 SOUTH ELEVATION - ADU
1/4" = 1'-0"



23 SECTION 2
1/4" = 1'-0"



44 EAST ELEVATION - ADU
1/4" = 1'-0"



24 SECTION 1
1/4" = 1'-0"

REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95046
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

FLOOR PLAN - SPORTS BARN

DATE: 11/13/2023

TECHNICIAN: AOG

PROJECT MANAGER: AOG

JOB NUMBER: 597

SHEET NUMBER

AB 2.1

GENERAL NOTES - FLOOR PLAN NOT EDITED

- 1 - AIR EXHAUST AND INTAKE OPENINGS THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES HAVING AN OPENING SIZE OF 1/2" (13 MM), IN ANY DIMENSION. CRC R303.6
 - 2 - PROVIDE APPROVED BACKFLOW PREVENTION DEVICE OR VACUUM BREAKER ON ALL HOSE BIBBS.
 - 3 - ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED. A MINIMUM RATE OF 50CFM IS REQUIRED. DUCTING SIZE AND LENGTHS TO MEET THE MINIMUM REQUIREMENTS OF ASHRAE STANDARDS 62.2 AND MAXIMUM SOUND RATING OR 3 SONE FOR INTERMITTENT OPERATION.
 - 4 - FURNITURE IN PLAN IS ONLY DIAGRAMMATIC. NOT FOR CONSTRUCTION.
 - 5 - DRYER VENT SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14'-0" INCLUDING TWO 90DEGREE ELBOWS.
 - 6 - PROVIDE 30" MIN. CLEARANCE TO UNPROTECTED COMBUSTIBLE MATERIAL ABOVE KITCHEN RANGE.
- FIRE BLOCKING & DRAFT STOP NOTES**
- 7 - WHERE REQUIRED, FIRE BLOCKING PER CRC R302.11 AND DRAFTSTOPS PER CRC R302.12 SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
 - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS
 - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVE CEILING.
 - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.
 - 8 - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19
 - 9 - SEE R302.11.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.
 - 10 - SEE R302.12.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.
 - 11 - PROVIDE AT ALL OPENINGS AROUND GAS VENTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIALS.

GENERAL NOTES - DIMENSIONED PLAN

1. ALL GRID LINES ARE ALIGNED TO EXTERIOR FACE OF STUD.
2. ALL INTERIOR DIMENSION STRINGS ARE TO FACE OF STUD.

ANNOTATIONS

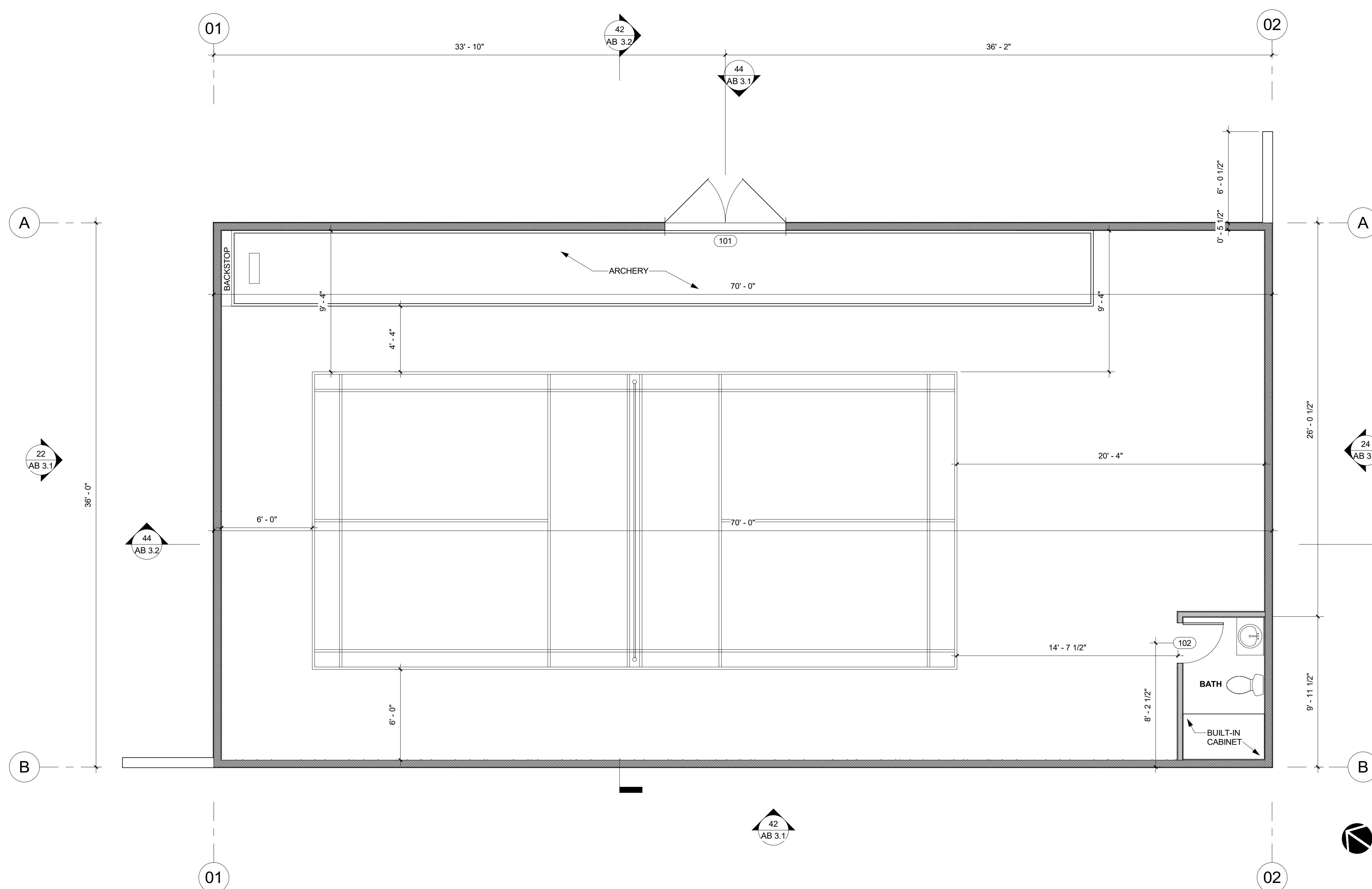
1. LINE/OBJECT ABOVE
2. LINE/OBJECT BELOW

WALL TYPES NOT EDITED

1. 2X6 WOOD STUD WALL, HARDIE FIBER PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
2. 2X6 WOOD STUD WALL, BLACKENED STEEL PANEL ON EXTERIOR FACE, GYPSUM BOARD ON INTERIOR SIDE, R-21 INSULATION, EXTERIOR APPLICATION.
3. 2X10 WOOD STUD WALL, STUCCO ON BOTH SIDES, EXTERIOR APPLICATION.
4. 2X4 WOOD STUD WALL, GYPSUM BOARD ON BOTH SIDES, INTERIOR APPLICATION W/ R-13 SOUND INSULATION.
5. 2X6 WOOD WALL, GYPSUM BOARD ON BOTH SIDES, INTERIOR APPLICATION W/ R-13 SOUND INSULATION.

KEYNOTES

Key Value	Keynote Text



KEYNOTES	
Key Value	Keynote Text

GENERAL NOTES - ROOF PLAN NOT EDITED

- FLASHING AND COUNTER FLASHING OF VENTS AND ROOF TO WALL CONNECTIONS ARE TO COMPLY WITH R703.8 AND R903.2 CRC FLASHING AT SLOPE TO FLAT WALL ARE TO RECEIVE STEPPED FLASHING.
- ROOF COVERINGS IN HIGH FIRE HAZARD SVERITY ZONES AND ALL OTHER AREAS SHALL BE FIRE RETARDANT CLASS B MINIMUM UNLESS PROHIBITED BY THE LOCAL FIRE AGENCY.
- ROOF SHEATHING SHALL BE INSTALLED WITH RADIANT BARRIER CONTRACTOR TO SUBMIT SHEATHING OR RADIANT BARRIER MATERIAL SPECIFICATIONS PRIOR TO MAIL FOR APPROVAL BY ARCHITECT.

AGD
ARCHITECTURE | DESIGN

ANDREW GOODWIN DESIGNS
2050 PARKER ST.
SAN LUIS OBISPO, CA 93401
t: (805) 439-1611
www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

PARMAR RESIDENCE

HAYES LANE
SAN MARTIN, CA 95046
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

ROOF PLAN - SPORTS BARN

DATE: 11/13/2023

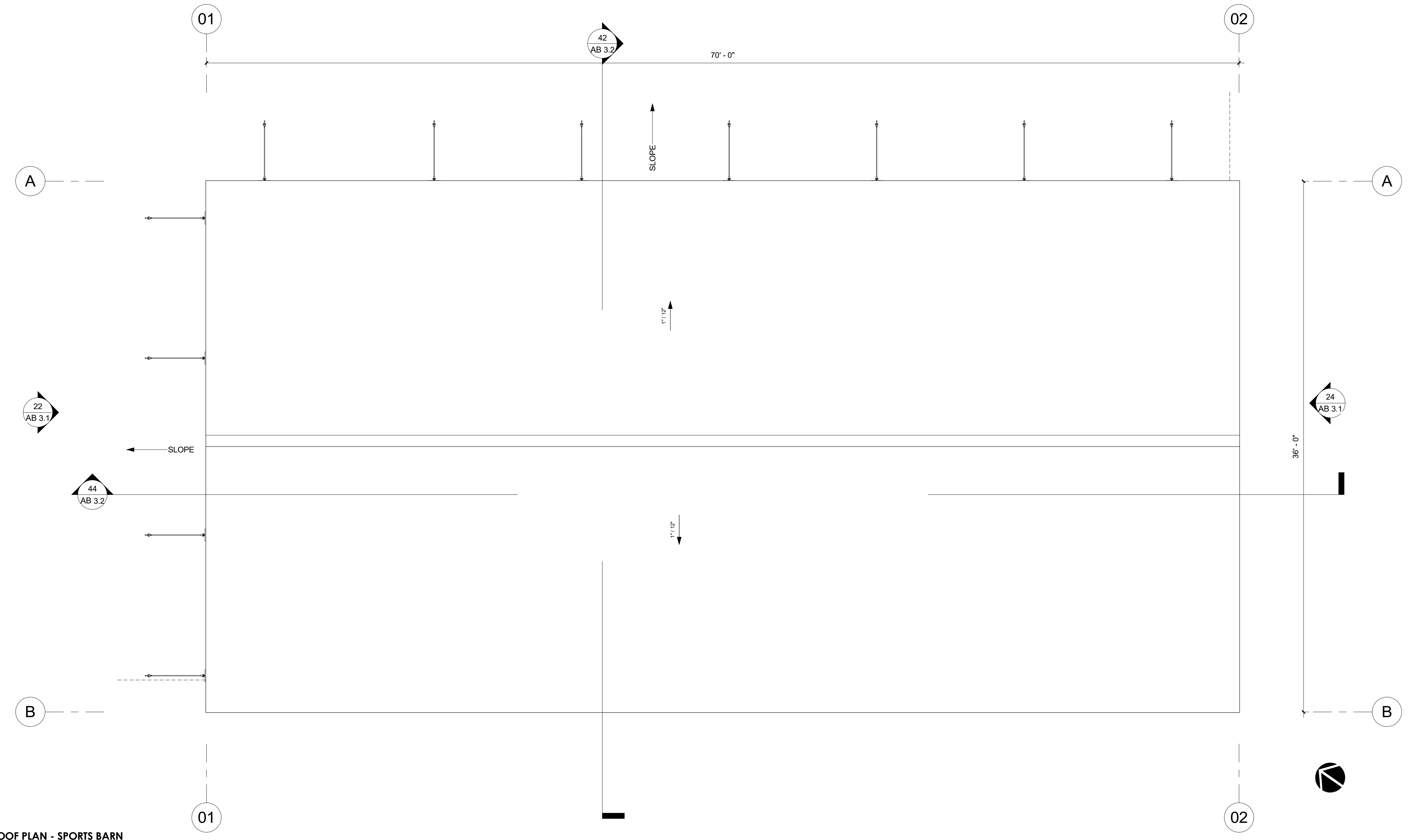
TECHNICIAN: AOG

PROJECT MANAGER: AOG

JOB NUMBER: 597

SHEET NUMBER

AB 2.2



ELEVATION KEYNOTES:	
1.	CORRUGATED METAL SIDING
2.	METAL OVERHANG

REMOVE

KEYNOTES	
Key Value	Keynote Text

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REV #	REV DATE	REV DESCRIPTION

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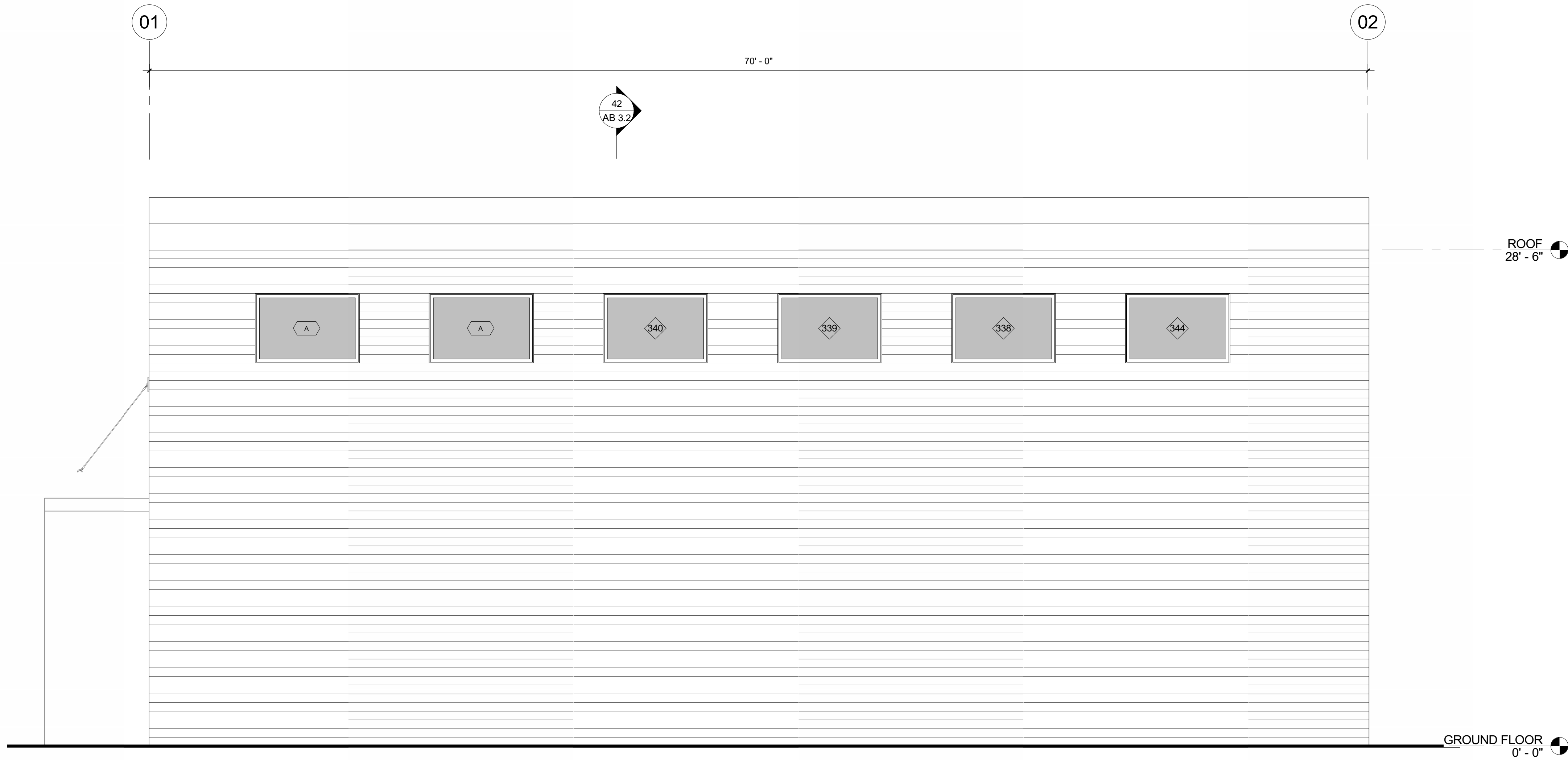
PROJECT
PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95046
APN#: 779-44-014

CLIENT
ABHISHEK PARMAR

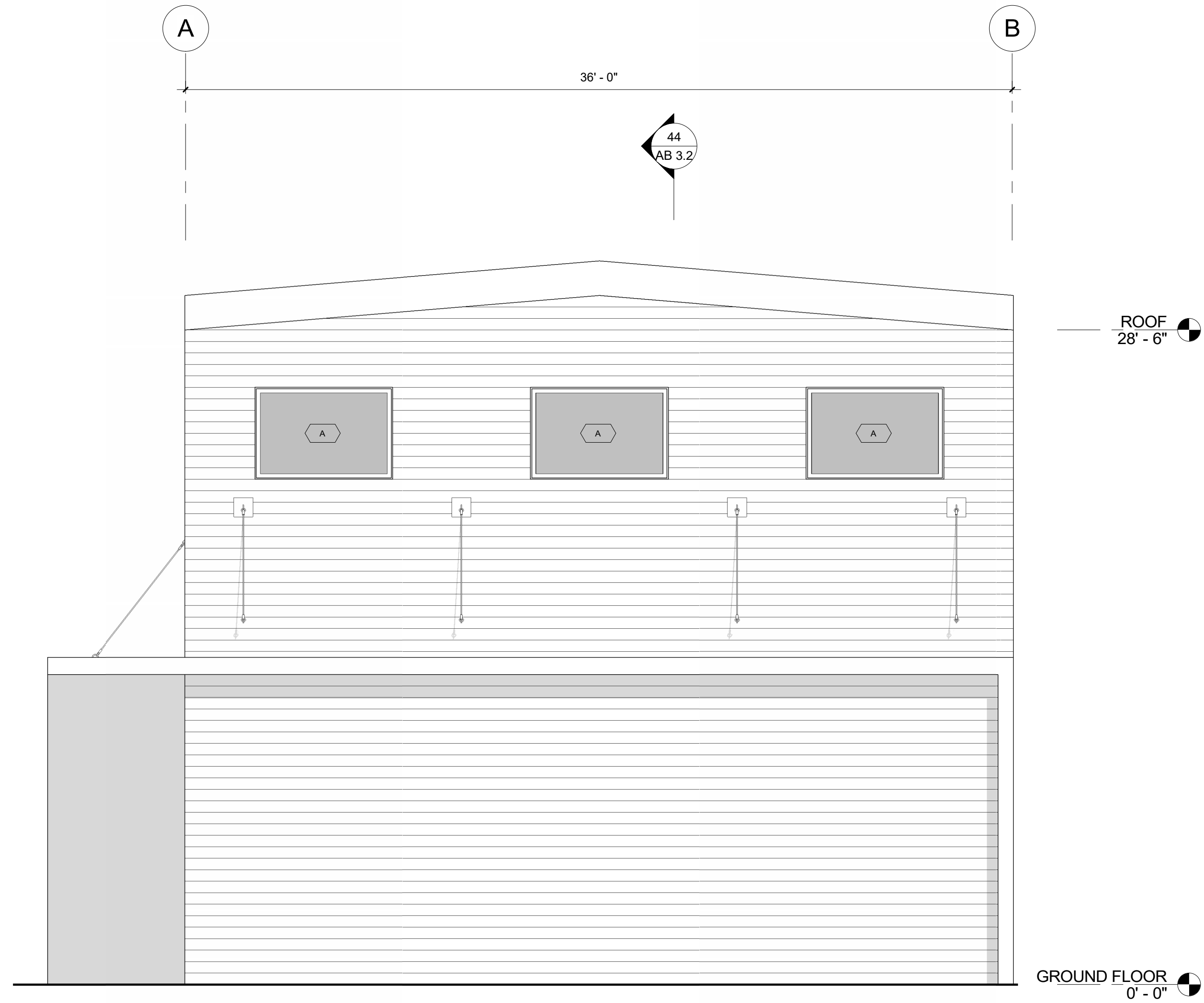
SHEET TITLE
ELEVATIONS - SPORTS BARN

DATE: 11/13/2023
TECHNICIAN: AOG
PROJECT MANAGER: AOG
JOB NUMBER: 597
SHEET NUMBER

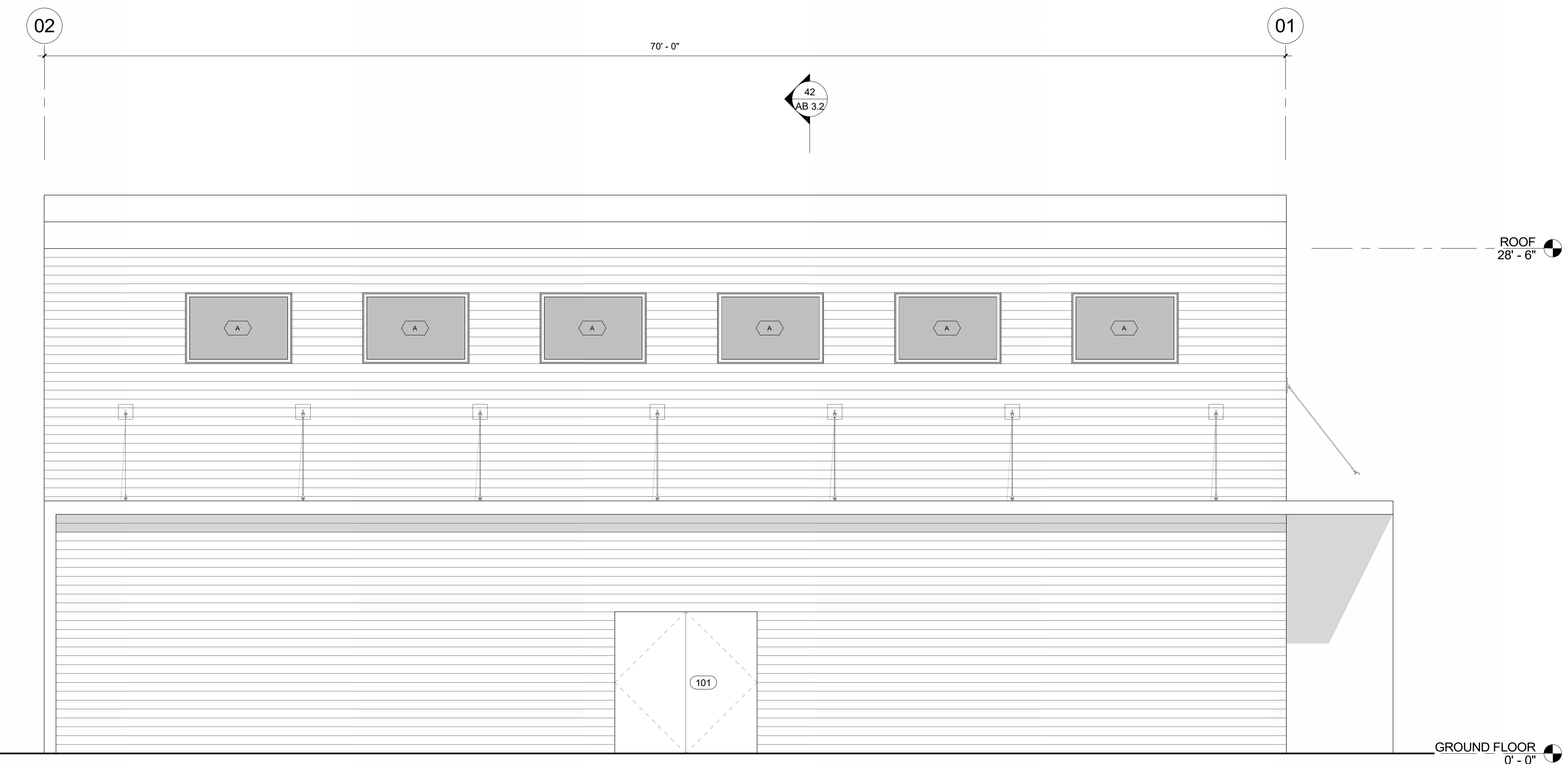
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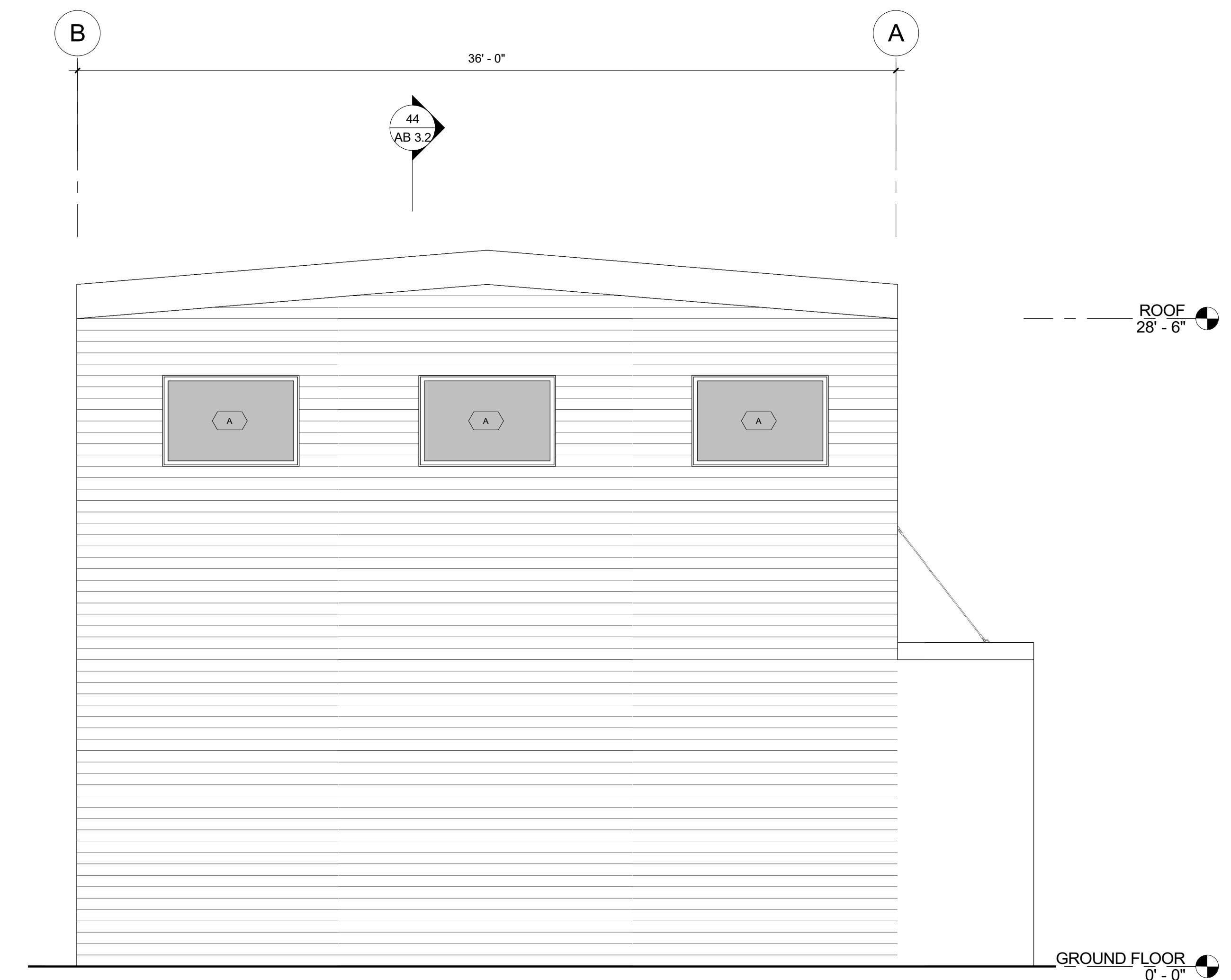
42 SOUTH ELEVATION - SPORTS BARN
1/4" = 1'-0"



22 WEST ELEVATION - SPORTS BARN
1/4" = 1'-0"



44 NORTH ELEVATION - SPORTS BARN
1/4" = 1'-0"



24 EAST ELEVATION - SPORTS BARN
1/4" = 1'-0"

KEYNOTES	
Key Value	Keynote Text

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REVISIONS

REV # | REV DATE | REV DESCRIPTION

SEAL

NOT FOR CONSTRUCTION

PROJECT

PARMAR RESIDENCE
HAYES LANE
SAN MARTIN, CA 95046
APN#: 779-44-014

CLIENT

ABHISHEK PARMAR

SHEET TITLE

SECTIONS - SPORTS BARN

DATE: 11/13/2023

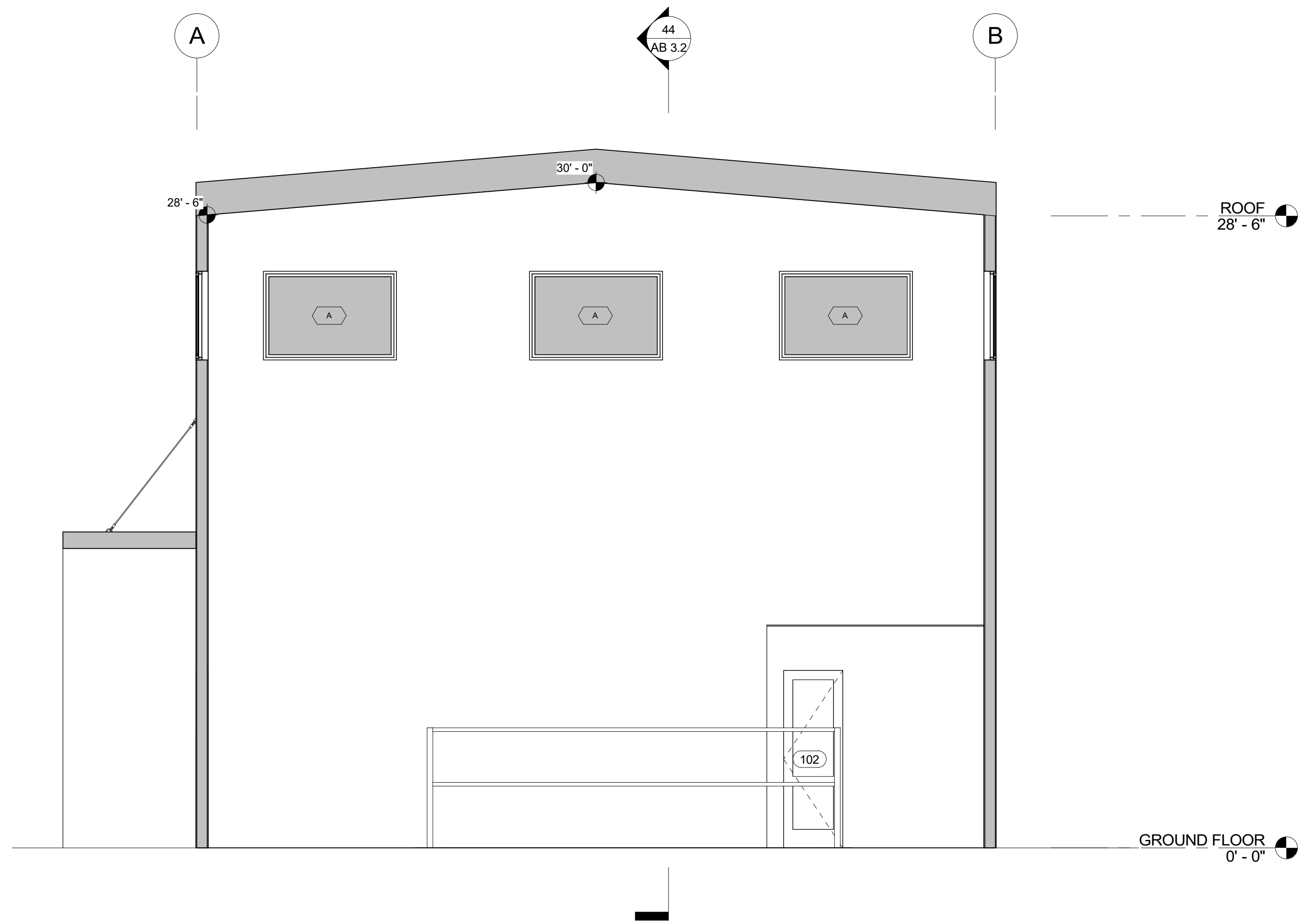
TECHNICIAN: AOG

PROJECT MANAGER: AOG

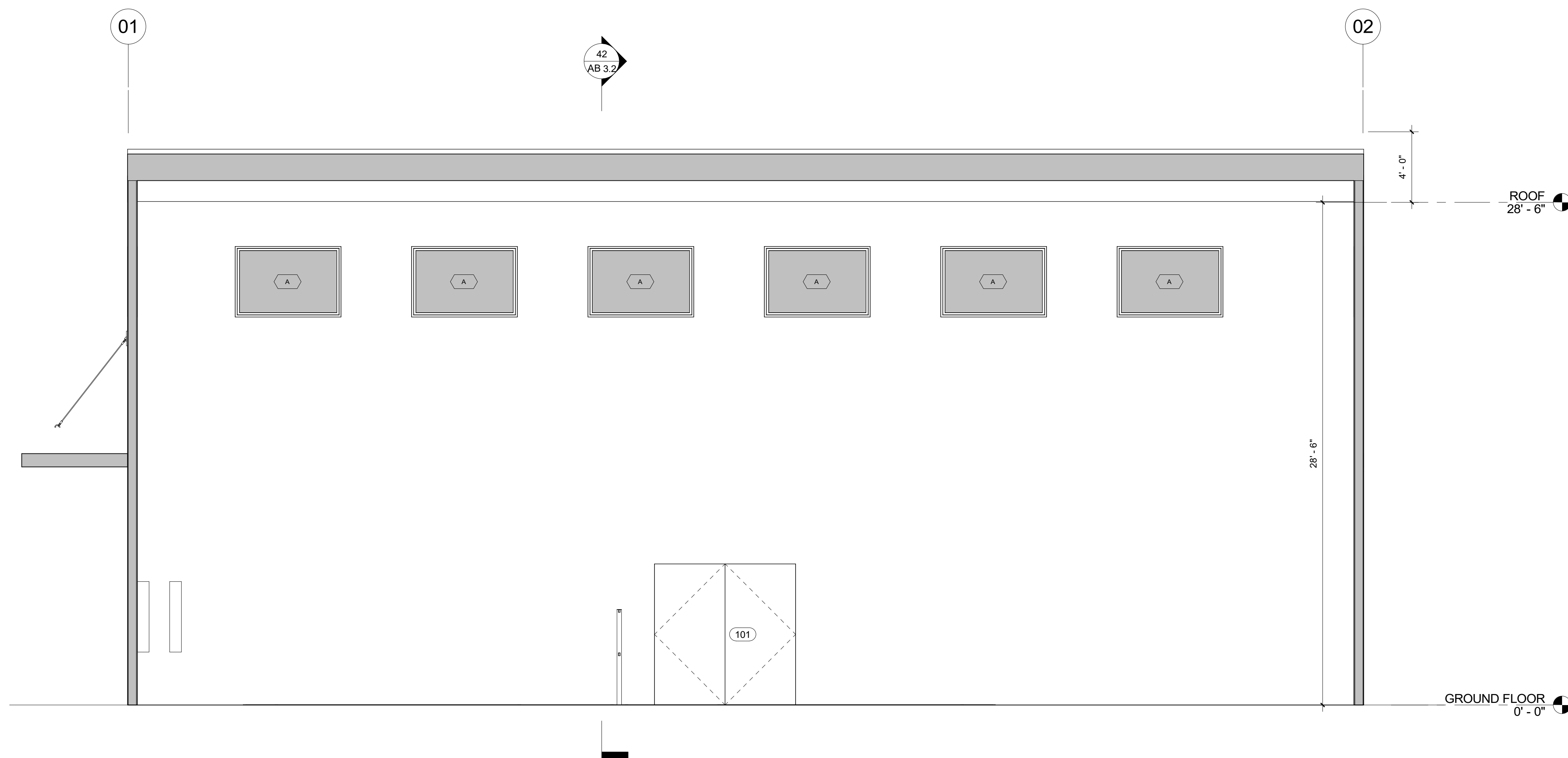
JOB NUMBER: 597

SHEET NUMBER

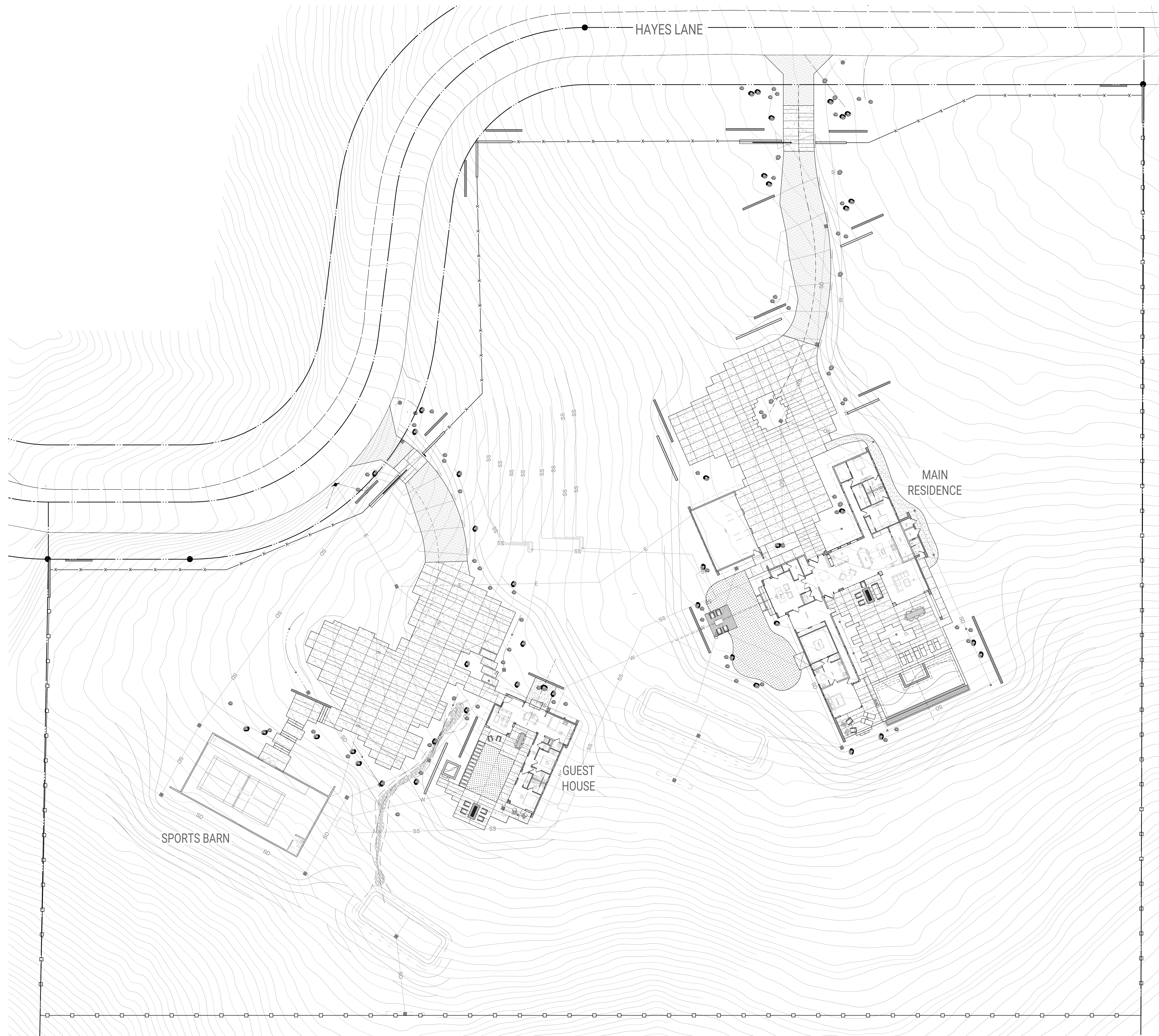
AB 3.2



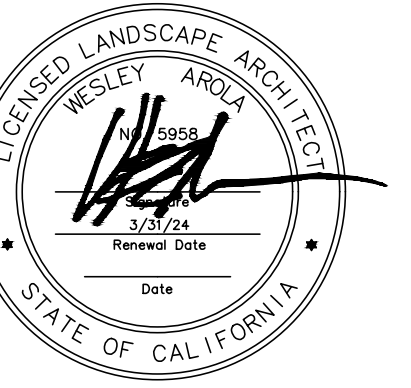
42 EAST-WEST SECTION - SPORTS BARN
1/4" = 1'-0"



44 NORTH-SOUTH SECTION - SPORTS BARN
1/4" = 1'-0"



WES AROLA LANDSCAPE ARCHITECTURE INC.
8311 247 9938
w@wesarola.com



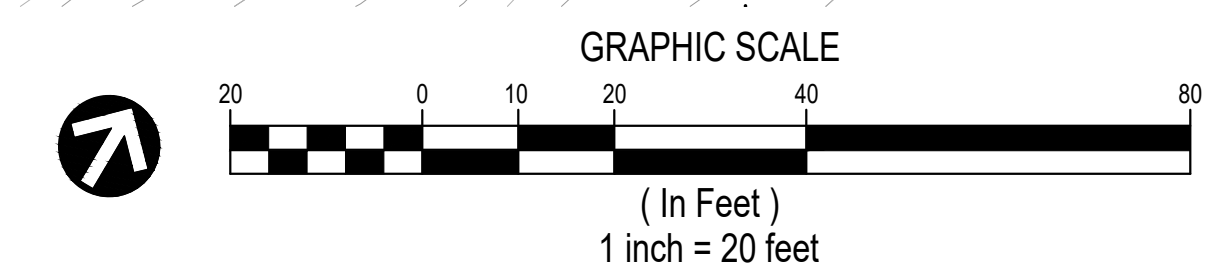
PARMAR RESIDENCE
HAYES LANE . SAN MARTIN . CA . 95064
LANDSCAPE PLANS

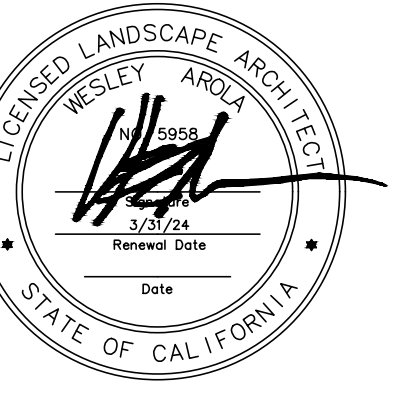
#	ITEM	DATE

DATE
10.26.2023

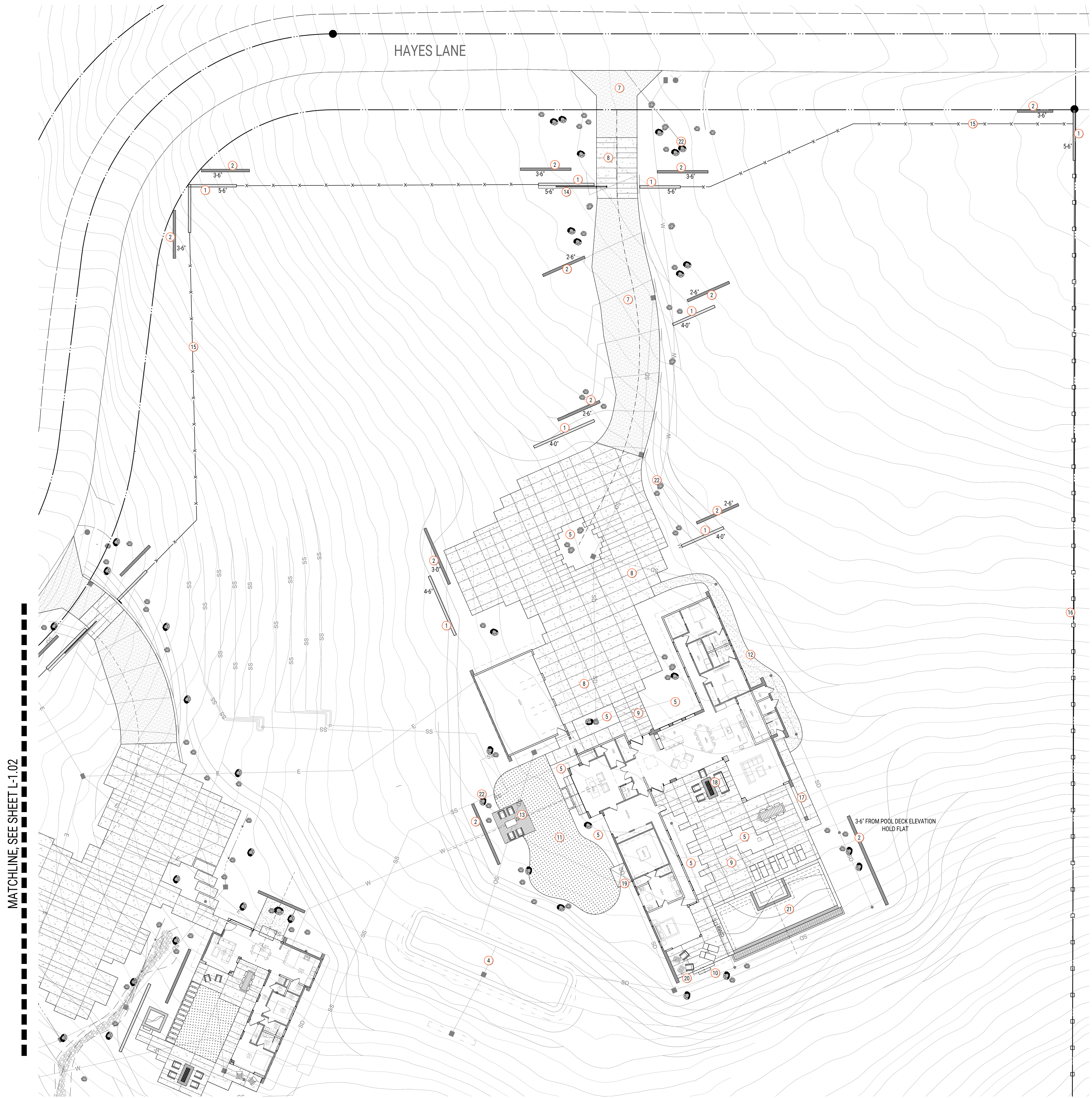
**OVERALL
PLAN**

L-1.00





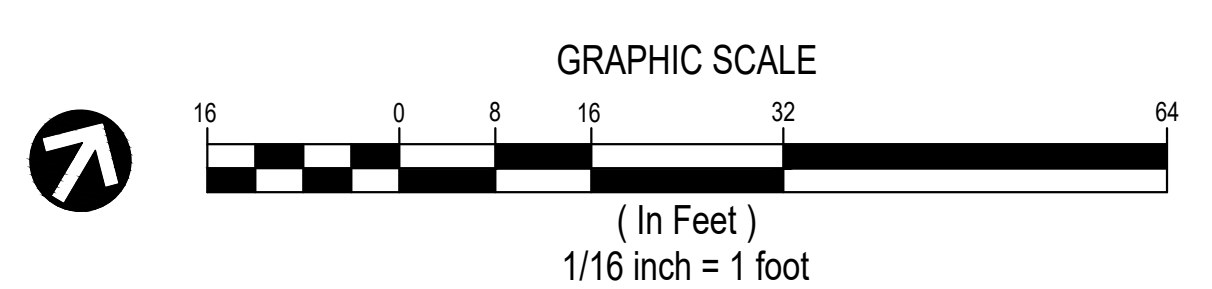
PARMAR RESIDENCE
 HAYES LANE, SAN MARTIN, CA. 95064
LANDSCAPE PLANS



MATCHLINE, SEE SHEET L-1.02

- DESIGN KEY:**
- 1 WALL - TYPE 1 - HEIGHT AS NOTED ON PLAN
 - 2 WALL - TYPE 2 - HEIGHT AS NOTED ON PLAN
 - 3 NATURALIZED SWALE WITH COBBLE
 - 4 BASIN, PER CIVIL
 - 5 TOP DRESS THIS PLANTING AREA IN GRAVEL MULCH
 - 6 BOULDER WATER FEATURE
 - 7 DRIVEWAY - ASPHALT PER CIVIL
 - 8 CONCRETE PAVING - VEHICULAR
 - 9 CONCRETE PAVING - PEDESTRIAN
 - 10 CONCRETE STEPS
 - 11 SYNTHETIC TURF
 - 12 GRAVEL PATHWAY
 - 13 WOODEN DECKING - SEE DETAIL 2 / L-1.03
 - 14 ROLLING VEHICULAR GATE - SEE DETAIL 1 / L-1.03
 - 15 PERIMETER WROUGHT IRON FENCE
 - 16 PROPERTY LINE DEER FENCE
 - 17 OUTDOOR KITCHEN - PER ARCHITECT
 - 18 FIRE TABLE - SEE DETAIL 3 / L-1.03
 - 19 DOG WASH LOCATION
 - 20 THICKENED EDGE OF CONCRETE
 - 21 POOL AND POOL ELEMENTS - DEFERRED SUBMITTAL BY POOL DESIGN BUILDER
 - 22 LANDSCAPE BOULDERS
 - 23 ABOVE GRADE HOT TUB WITH WOODEN STEPS UP TO MATCH DECKING

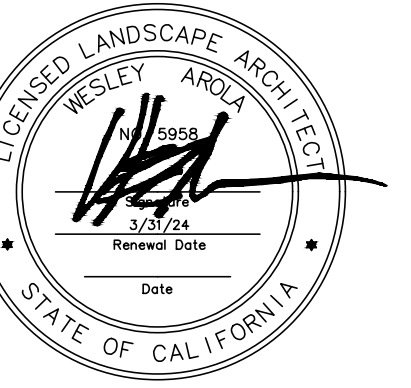
NOTES:
 SEE SHEET L-1.03 FOR CONSTRUCTION NOTES AND MATERIALS LIST



#	ITEM	DATE

CONSTRUCTION PLAN

L-1.01



PARMAR RESIDENCE
 HAYES LANE . SAN MARTIN . CA . 95064
LANDSCAPE PLANS

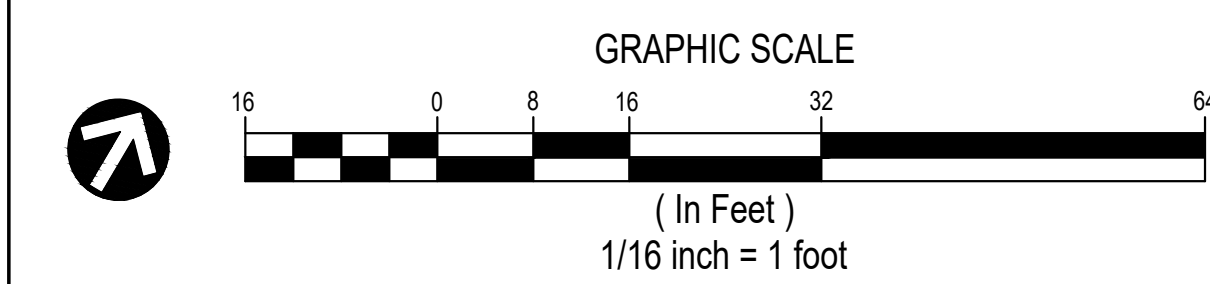


MATCHLINE, SEE SHEET L-1.01

DESIGN KEY:

- 1 WALL - TYPE 1 - HEIGHT AS NOTED ON PLAN
- 2 WALL - TYPE 2 - HEIGHT AS NOTED ON PLAN
- 3 NATURALIZED SWALE WITH COBBLE
- 4 BASIN, PER CIVIL
- 5 TOP DRESS THIS PLANTING AREA IN GRAVEL MULCH
- 6 BOULDER WATER FEATURE
- 7 DRIVEWAY - ASPHALT PER CIVIL
- 8 CONCRETE PAVING - VEHICULAR
- 9 CONCRETE PAVING - PEDESTRIAN
- 10 CONCRETE STEPS
- 11 SYNTHETIC TURF
- 12 GRAVEL PATHWAY
- 13 WOODEN DECKING - SEE DETAIL 2 / L-1.03
- 14 ROLLING VEHICULAR GATE - SEE DETAIL 1 / L-1.03
- 15 PERIMETER WROUGHT IRON FENCE
- 16 PROPERTY LINE DEER FENCE
- 17 OUTDOOR KITCHEN - PER ARCHITECT
- 18 FIRE TABLE - SEE DETAIL 3 / L-1.03
- 19 DOG WASH LOCATION
- 20 THICKENED EDGE OF CONCRETE
- 21 POOL AND POOL ELEMENTS - DEFERRED SUBMITTAL BY POOL DESIGN BUILDER
- 22 LANDSCAPE BOULDERS
- 23 ABOVE GRADE HOT TUB WITH WOODEN STEPS UP TO MATCH DECKING

NOTES:
 SEE SHEET L-1.03 FOR CONSTRUCTION NOTES AND MATERIALS LIST



#	ITEM	DATE

DATE
 10.26.2023

CONSTRUCTION PLAN

L-1.02

CONSTRUCTION PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.

HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE CONSTRUCTED PER THE GEOTECHNICAL SOILS REPORT.

COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS WHICH ARE DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR APPROVAL PRIOR TO ORDERING MATERIALS.

MATERIALS LIST:

*CONTRACTOR TO SUBMIT SAMPLES OF ALL ITEMS ON THIS MATERIALS LIST TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR COMMENCING THE FULL SCOPE OF WORK. MOCKUPS OF THE FOLLOWING ITEMS SHALL BE PROVIDED FOR APPROVAL IN THE FIELD:

- ALL PAVING MATERIALS MOCKUPS SHALL BE 3'X3' MIN. SQUARE AREA OF THE PAVING TYPE, DEMONSTRATING ALL COLORS, PATTERNS, FINISHES.

CONCRETE - PEDESTRIAN:

SHALL BE NATURAL GRAY WITH 1LBS LAMP BLACK (DARKENER) ADDED LIGHT TOPCAST FINISH SAWCUT JOINTS AS SHOWN

CONCRETE - VEHICULAR:

SHALL BE NATURAL GRAY WITH 2LBS LAMP BLACK (DARKENER) ADDED MEDIUM TOPCAST FINISH SAWCUT JOINTS AS SHOWN

CONCRETE STEPS:

SHALL MATCH ADJACENT FLATWORK - CARRY SAWCUT JOINT PATTERN DOWN FACE OF RISERS AND ACROSS TREADS

WOODEN DECK:

ALL VISIBLE WOOD SHALL BE COASTLINE COLOR BY AZEK VINTAGE. HIDDEN FASTENERS PER MANUFACTURER

GRAVEL WALKS:

SHALL BE 1" THICK 3/8" "YOSEMITE TAN" GRAVEL OVER 3" THICK COMPACTED BASE ROCK. ROLLED BASE EDGE. COVER ROLLED BASE EDGE WITH BARK MULCH

SYNTHETIC TURF:

PST MALIBU ELITE OR EQUAL. INCLUDE 2LBS/SF OF ZEOLITE DEODORIZING INFILL. INFILL AND BASE PREPARATION PER MANUFACTURERS RECOMMENDATIONS INCLUDING SEAMING AND EDGE FASTENING.

LANDSCAPE BOULDERS:

SHALL BE LOCAL HOLLISTER BOULDERS RANGING FROM 2'X2' UP TO 3'X5' BURY 1/4" INTO GRADE FOR NATURAL APPEARANCE

LANDSCAPE BOULDER WATER FEATURE:

SHALL BE LOCAL HOLLISTER BOULDER 4'X6' IN GENERAL SIZE. SELECTED IN THE FIELD BY THE LA OR THROUGH PHOTOS CORE BOULDER TO CREATE BUBBLING WET FOUNTAIN. SET BOULDER OVER SITE BUILT OR CATALOG SUBSURFACE BASIN. COVER BASIN WITH MATCHING GRAVEL, NOTED ABOVE.

NATURALIZED SWALE WITH COBBLE:

SHALL BE 4'-12" SIZE RANGE MIXED EQUALLY. COLOR/TYPE TO MATCH BOULDERS NOTED ABOVE. INSTALL COBBLE OVER FILTER FABRIC, MIRAFI OR EQUAL.

WALL // TYPE 1

SHALL BE CMU BLOCK STUCCO FINISH TO MATCH HOUSE, PEWTER COLOR TBD.

WALL // TYPE 2

SHALL BE POURED IN PLACE CONCRETE. NATURAL GRAY WITH RANDOMIZED HORIZONTAL 6" AND 8" BOARDFORM PATTERN ALL EXPOSED SIDES EXAGGERATED GAPS TO CREATE 'FINS'. RAW TOP AND EDGES - DO NOT ROUND

FIRE TABLE:

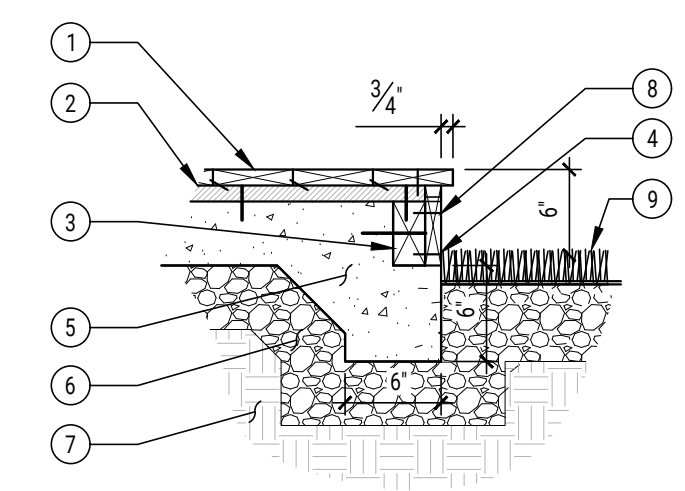
SHALL BE DAVIS 'PEWTER' POURED IN PLACE CONCRETE ALL SIDES AND TOP TO BE HARD TROWELED AND BURNISHED SEAL TOP OF CAP WITH CHENG BRAND SATIN SEALER OR EQUAL LAVA ROCK MEDIUM SIZE FILL FROM 4"-7" SOLD BY FLAME CREATION, OR EQUAL GAS INSERT SHALL BE 60IN LONG TORPEDO STYLE WITH ELECTRIC IGNITION FROM WOODLANDDIRECT.COM OR EQUAL

ROLLING VEHICULAR GATE

ALL STEEL SHALL BE PAINTED SATIN BLACK, EXACT COLOR T.B.D.

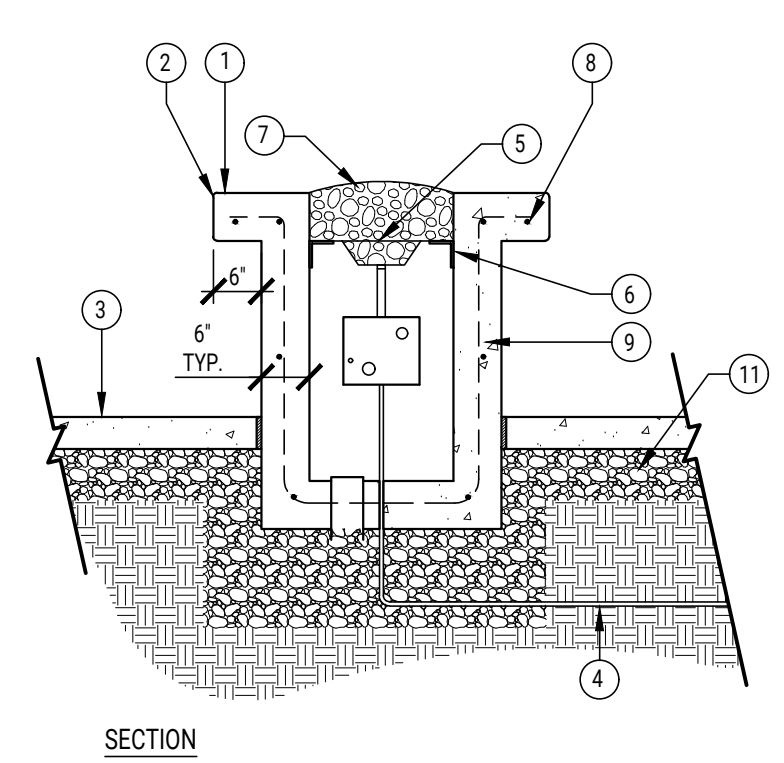
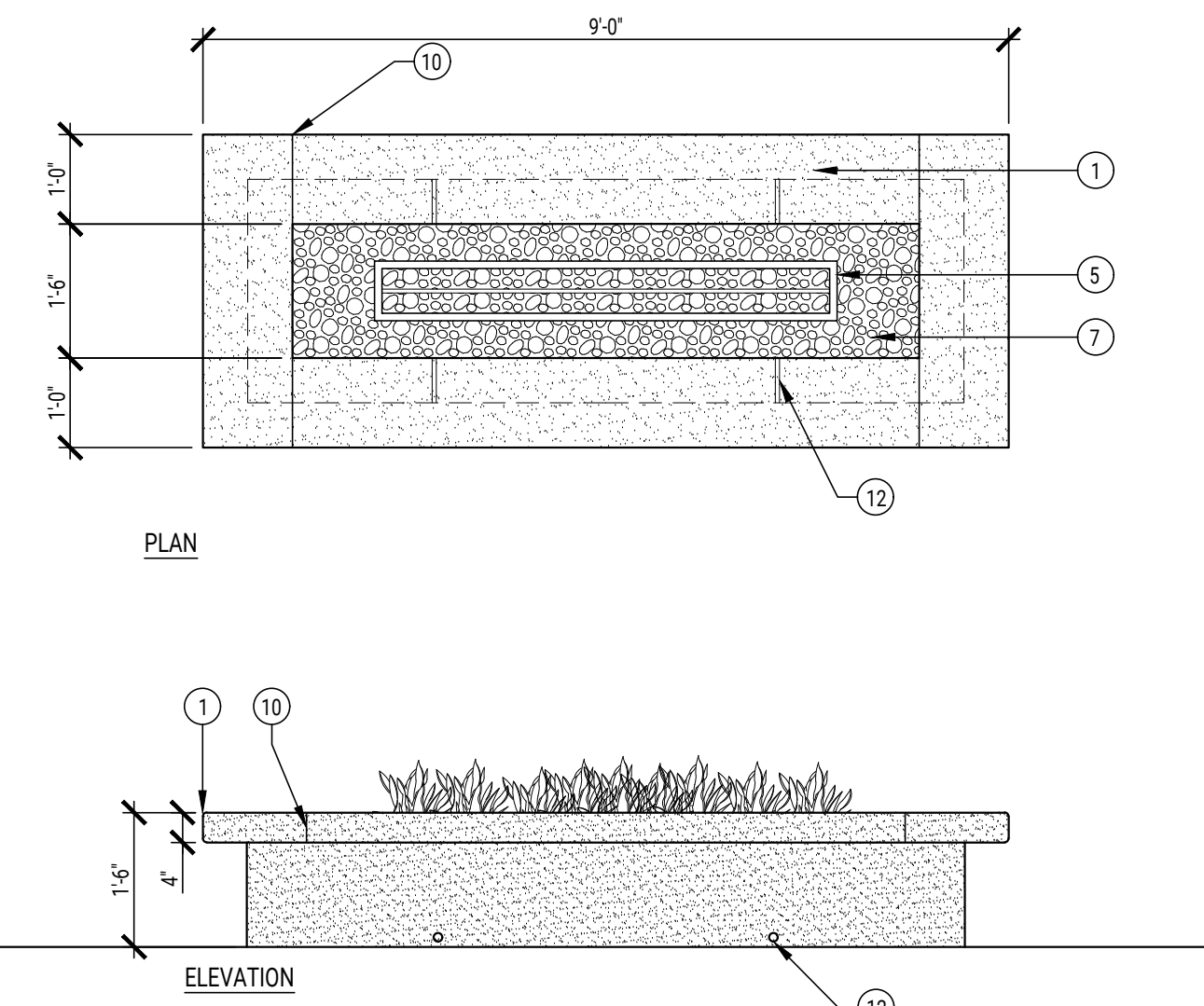
POOL AND SPA

ALL COPING SHALL MATCH ADJACENT FLATWORK INCLUDING COVER VAULT LID. ALL SKIMMER LIDS AND EXPOSED ITEMS SHALL BE TRAY STYLE WITH MATCHING FLATWORK APPLIED. GRAY COVER. POOL FINISHES INCLUDING WATER LINE TILE T.B.D. INTENT IS FOR NON DECORATIVE, CONTEMPORARY LOOK



- 1 1x6 DECKBOARDS FASTENED WITH MANUFACTURER RECOMMENDED HIDDEN CLIP SYSTEM
- 2 1X6 CONT COMPOSITE NAILERS ANCHORED TO CONCRETE SLAB EVERY 18IN ON CENTER
- 3 2X4 PT NAILER ANCHORED TO CONCRETE
- 4 MATCHING FASCIA - ALL SIDES. HIDDEN FASTENING
- 5 4" THICK CONCRETE SLAB WITH #4 @ 24" O.C. E.W. THICKENED EDGE AS SHOWN.
- 6 4" THICK COMPACTED AGGREGATE BASE
- 7 COMPACTED NATIVE GRADE
- 8 PROVIDE WEEP HOLES EVERY 2' AT BACK SIDE OF DECK TO ALLOW FOR DRAINAGE
- 9 ADJACENT SURFACE VARIES, SEE PLAN. SYNTHETIC TURF SHOWN FOR REFERENCE

NOTE:
1. SEE MATERIALS LIST FOR COLOR, TYPE, AND FINISH.

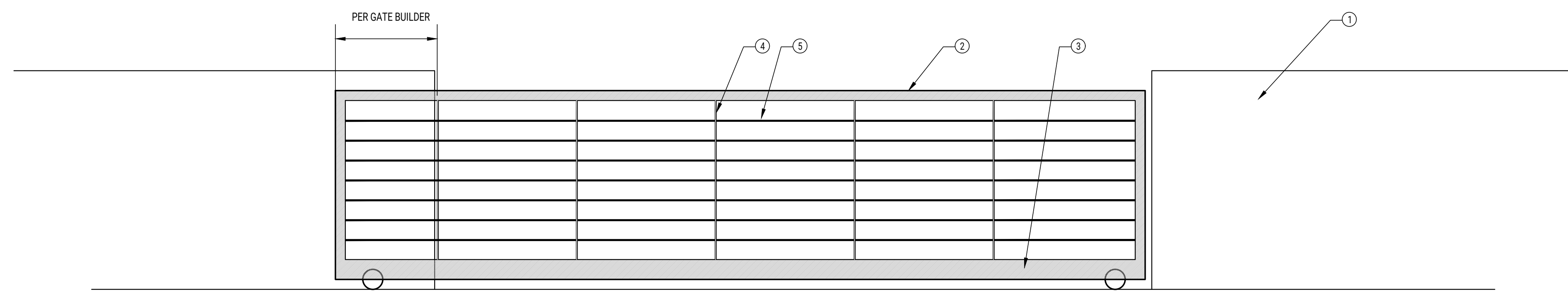
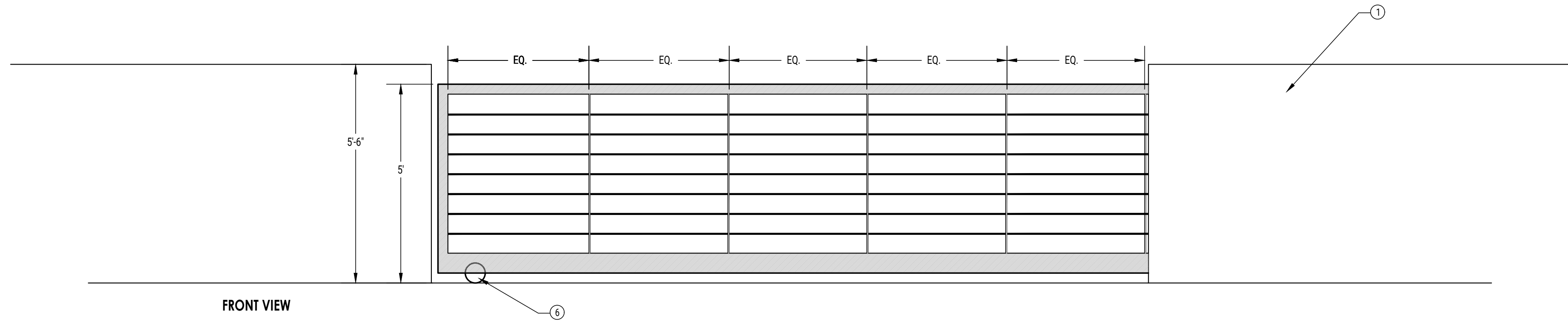
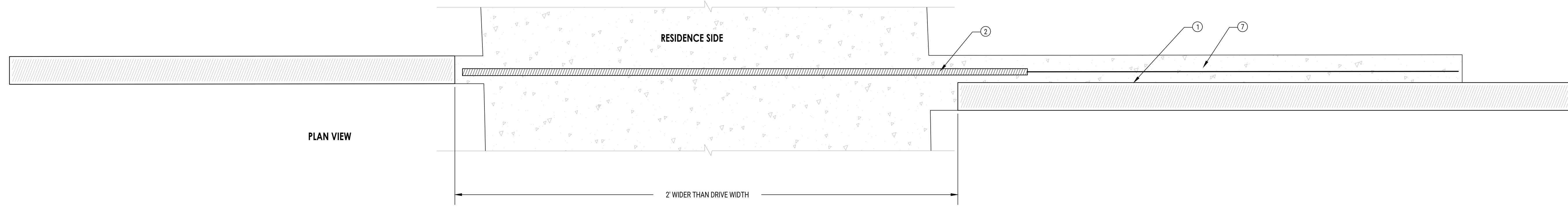


- 1 P.I.P. CONCRETE FIRE PIT TOP AND SIDES
- 2 1/2" CHAMFER AT ALL EDGES. TYPICAL
- 3 ADJACENT PAVING OR DECKING PER PLAN
- 4 NATURAL GAS SUPPLY AND IGNITION LINE. LOCATION AND SIZE PER M.S.F.
- 5 LINEAR TROUGH FIRE PIT INSERT PER MATERIAL LIST. VERIFY ALL PARTS AND DIMENSIONS PRIOR TO CONCRETE POUR.
- 6 CONTINUOUS GALV. CHANNEL TO SUPPORT INSERT AND ANCHORS TO CONCRETE
- 7 ROCK FILL TO COVER BURNER. MOUND AS SHOWN
- 8 REBAR #4 @ 16" O.C. EACH WAY
- 9 REBAR #4 @ 16" O.C. VERTICAL CONTINUOUS ALTERNATING HOOKS INTO FOOTING AND COUNTER AS SHOWN.
- 10 SAW CUT CONTROL JOINT ON TABLE AND DOWN SIDE OF CAP AS SHOWN
- 11 COMPACTED AGGREGATE BASE
- 12 PROVIDE 1/2" HOLES ON EACH SIDE FOR DRAINAGE AND VENTING

NOTE:
1. SEE MATERIALS LIST FOR COLORS, TYPE, AND FINISH
2. GAS SUPPLY IGNITIONS, TIMERS, CONTROLS, SHUTOFFS, AND VENTING SHALL MEET CODE AND PER PLUMBING CONTRACTOR

2 WOODEN DECKING
1" = 1'-0"
W-19

3 FIRE TABLE
1/2" = 1'-0"
W-21



- 1 ADJACENT SITE WALLS - SEE PLANS
- 2 4X SQ TS GATE FRAME
- 3 4X6 TS LOWER GATE MEMBER
- 4 1/2IN X 3 VERT FLAT BAR TO RECEIVE ROOFS
- 5 3/4IN STEEL ROD OR PIPE
- 6 CONCEAL WHEEL(S)
- 7 FLUSH CONCRETE RUNWAY FOR RECESSED GUIDE TRACK

NOTES:
THIS DRAWING HAS BEEN PREPARED TO DEMONSTRATE DESIGN INTENT. GATE BUILDER TO PROVIDE SHOP DRAWINGS FOR REVIEW/APPROVAL. ALL CONTROLS, MOTORS, ETC. SHALL BE PER GATE BUILDER
FINAL GATE INSTALL SHALL MEET ALL CALIFIRE REQUIREMENTS INCLUDE OPENING CLEARANCES AND KNOX BOX

1 ENTRY DRIVE GATE
1/2" = 1'-0"
W-20



PARMAR RESIDENCE
 HAYES LANE . SAN MARTIN . CA . 95064
LANDSCAPE PLANS

#	ITEM	DATE

DATE
10.26.2023

CONSTRUCTION NOTES, DETAILS AND MATERIALS LIST

L-1.03