

PROJECT DATA

PROPERTY ADDRESS

110 Dolton Avenue (Proposed)
San Carlos, CA 94070

ASSESSOR'S PARCEL NUMBER
049-103-330

SCOPE OF WORK

CLEAR AND GRADE THE EXISTING VACANT LOT, BUILD RETAINING WALLS, INSTALL DRAINAGE. BUILD A NEW SINGLE-FAMILY RESIDENCE WITH YARD, DRIVEWAY, AND ACCESS ROAD. INSTALL LANDSCAPING AND IRRIGATION.

PLANNING INFORMATION

ZONING DISTRICT: R-1/S-71/DR
LOT SIZE: 15,450 SQ FT (14,130 SQ FT AFTER EASEMENTS)
EASEMENTS: 1,320 SQ FT
NO. OF STORIES: 2-STORY OVER GARAGE

SETBACKS/YARD REQUIREMENTS:

DESCRIPTION	ALLOWABLE	EXISTING	NEW
FRONT SETBACK	20'	N/A	22'-3"
REAR SETBACK	15'	N/A	60'-3"
SIDE SETBACK	5'	N/A	16'-4"+
BUILDING HEIGHT	30'	N/A	28'-10"
SITE COVERAGE AREA	7725 SQ FT	N/A	2478 SQ FT
SITE COVERAGE %	50%	N/A	16.0%
BLD FLOOR AREA	4100 SQ FT	N/A	3878 SQ FT

BUILDING INFORMATION

OCCUPANCY TYPE: R3
CONSTRUCTION TYPE: VB
FIRE SPRINKLERS: REQUIRED

FLOOR AREA:

CATEGORY	DESCRIPTION	EXISTING SQ FT	PROPOSED SQ FT
CONDITIONED	1ST FLOOR	0	224
	2ND FLOOR	0	1937
	3RD FLOOR	0	1407
	SUBTOTAL	0	3568
UNCONDITIONED	GARAGE	0	519
	GARAGE ALLOWANCE	0	-400
	PROTECTED DECKS/ PORCHES	0	47
	EXTERIOR STORAGE	0	144
	SUBTOTAL	0	310
TOTAL	GROSS AREA	0	3878

LANDSCAPING INFORMATION

EXISTING LANDSCAPING: 0 SQ FT
REHABILITATED: 0 SQ FT
NEW LANDSCAPING: 1,000 SQ FT
NEW TURF: 0 SQ FT

PROJECT DIRECTORY

OWNER

Dolton Estates LLC
1025 Alameda #701
Belmont, CA 94002
Contact: Irene Velasquez
E: doltonestates@gmail.com
T: 415-999-6189

DESIGNER

SF Modern
751 Laurel Street #940
San Carlos CA 94070
Contact: Bich-Khoi Do
E: bk@smodern.com
T: 650-281-4832

SURVEYOR

DMG Engineering, Inc.
Contact: Dylan Gonsalves
E: dylan@dmgbayarea.com
T: 925-787-0463

GEOTECHNICAL ENGINEER

Atlas Technical Consultants,
LLC (Formerly Geosphere
Consultants, Inc.)
2100 Crow Canyon Rd, #210
San Ramon, CA 94583
Contact: Joel Baldwin
E: Joel.baldwin@oneatlas.com
T: 650-557-0262

CIVIL ENGINEER

Precision Engineering and
Construction, Inc.
Contact: Travis Lutz
901 Waltermire Street
Belmont, CA 94002
E: travis@precision-ec.com
T: 415-743-0527

ARBORIST

Advanced Tree Care, Inc.
Contact: Robert Weatherill
965 E. San Carlos Ave
San Carlos, CA 94070
E: rweather@pacbell.net
T: 650-839-9539

STRUCTURAL ENGINEER

TBD

SYMBOLS

DETAIL MARKER	
ELEVATION MARKER	
SECTION MARKER	
INTERIOR ELEVATION MARKER	
REVISION MARKER	
DOOR SYMBOL	
WINDOW SYMBOL	
BREAK LINE	
ELEVATION LINE	

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL

T-01 TITLE SHEET
A-01 SITE PLAN - EXISTING
A-02 SITE PLAN - PROPOSED
A-03 ROOF PLAN
A-04 1ST FLOOR: FLOORPLAN
A-05 2ND FLOOR: FLOORPLAN
A-06 3RD FLOOR: FLOORPLAN
A-07 EAST ELEVATION
A-08 WEST ELEVATION
A-09 NORTH ELEVATION
A-10 SOUTH ELEVATION
A-11 SECTIONS
A-12 LANDSCAPE PLAN
A-13 LANDSCAPE PLANTS & NOTES
A-14 IRRIGATION PLAN
A-15 EXTERIOR LIGHTING - FLOOR 1
A-16 EXTERIOR LIGHTING - FLOOR 2

SURVEY

1 TOPOGRAPHICAL & BOUNDARY SURVEY

CIVIL ENGINEERING/GRADING/DRAINAGE

C-0 TITLE SHEET
C-1 NOTES SHEET
C-2 GRADING AND UTILITY PLAN
C-3 EROSION CONTROL PLAN
C-3.1 BEST MANAGEMENT PRACTICES
C-3.2 TREE PROTECTION PLAN
C-4 DETAIL SHEET
C-4.1 DETAIL SHEET

See separate Drainage Report by Precision Engineering and Construction, Inc.

GEOTECHNICAL REPORT

See separate Geotechnical Report by Engineering Geologist Geosphere Consultants, Inc.

ARBORIST REPORT

See separate Arborist Report by Advanced Tree Care, Inc.

CODES

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA MECHANICAL CODE (CME)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA FIRE CODE (CFC)
2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES)
2019 CALIFORNIA GREEN BUILDING CODE
APPLICABLE SAN MATEO COUNTY MUNICIPAL CODES

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO CURRENT SAN MATEO COUNTY CODES AND ANY OTHER GOVERNING CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC. THAT ARE REQUIRED BY APPLICABLE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THE WORK CAN BE BUILT OR DEMOLISHED AS SHOWN BEFORE PROCEEDING WITH THE WORK. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
- ANY ERRORS, OMISSIONS OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE DRAWINGS.

GENERAL NOTES (CONT'D)

- CONTRACTOR TO MAINTAIN ALL PROPER WORKMAN'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT THE DURATION OF PROJECT.
- SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR APPROVAL OF DESIGNER.
- DURING THE BIDDING AND NEGOTIATION PERIOD THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL CONFIRM IN WRITING APPROX. ON-SITE DELIVERY DATES FOR ALL CONSTRUCTION MATERIALS AS REQUIRED BY THE CONSTRUCTION DOCUMENTS AND SHALL NOTIFY THE DESIGNER IN WRITING OF ANY POSSIBLE CONSTRUCTION DELAYS AFFECTING OCCUPANCY THAT MAY ARISE DUE TO THE AVAILABILITY OF THE SPECIFIED PRODUCT.
- ALL WORK SHALL BE PERFORMED SUCH THAT DAMAGE TO EXISTING LANDSCAPE AND/OR PERSONAL PROPERTY IS PREVENTED OR MINIMIZED.
- CONTRACTOR SHALL TAKE MEASURES TO PROTECT ADJACENT PROPERTIES. USE VISQUEEN, PLYWOOD, ETC. TO MINIMIZE NOISE, DUST, ETC.
- IN THE EVENT THAT FOUNDATION MIGHT AFFECT ADJACENT PROPERTIES, CONTRACTOR SHALL TAKE ALL APPROPRIATE STEPS TO NOTIFY THE PROPERTY OWNER OF THE CONDITION, AND TO ADEQUATELY PROTECT THE ADJACENT STRUCTURE.
- WRITTEN DIMENSIONS REFER TO FACE OF FINISH OR CENTER-LINE UNLESS OTHERWISE NOTED. EXTERIOR WALLS ARE DIMENSIONED TO FACE OF SHEATHING, U.O.N.
- DIMENSIONS ARE TO TOP OF FINISHED FLOOR, SLAB OR DECK IN SECTION OR ELEVATION, UNLESS OTHERWISE NOTED.
- "SIM." OR "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
- "TYP." OR "TYPICAL" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- DIMENSIONS NOTED "CLR" OR "CLEAR" ARE MINIMUM REQUIRED DIMENSIONS AND CLEARANCES MUST BE ACCURATELY MAINTAINED.
- CONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS IN FIELD. IF CONDITIONS ARE SIGNIFICANTLY DIFFERENT THAN REPRESENTED IN DRAWINGS, VERIFY CONDITIONS WITH DESIGNER.
- ALL MATERIALS & EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED.
- ALL MATERIALS & EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- WINDOW AND DOOR SIZES ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ACTUAL ROUGH OPENINGS.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED IN THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL CHANGES IN FLOOR MATERIAL SHALL OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING, FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ALL ATTICS, RAFTER SPACES, SOFFITS, CRAWL SPACES, ETC. TO BE FULLY VENTILATED PER APPLICABLE CODE.
- PROVIDE WOOD BLOCKING FOR ALL TOWEL BARS, ACCESSORIES, ETC.
- MEET ALL CALIFORNIA ENERGY CONSERVATION REQUIREMENTS INCLUDING BUT NOT LIMITED TO:
 - MIN. ROOF/CEILING INSULATION R-19
 - MIN. WALL INSULATION IN FRAMED EXTERIOR WALLS R-13
 - MIN. FLOOR INSULATION OVER CRAWL/UNOCCUPIED SPACES R-13
 - ALL INSULATION TO MEET CEC QUALITY STANDARDS
 - INFILTRATION CONTROL:
 - DOORS AND WINDOWS WEATHER-STRIPPED.
 - EXHAUST SYSTEMS DAMPENED.
 - DOORS AND WINDOWS CEC CERTIFIED AND LABELED.
 - ALL JOINTS AND PENETRATIONS CAULKED AND SEALED.
 - DUCTS CONSTRUCTED AND INSTALLED PER UMC.
 - ELECTRICAL OUTLET PLATE GASKETS SHALL BE INSTALLED ON ALL RECEPTACLES, SWITCHES AND ELECTRICAL BASES ON EXTERIOR WALLS.
- SMOKE ALARMS ARE TO BE INSTALLED IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL BE HARDWIRED TO 110V HOUSE WIRING AND WIRED TOGETHER IN SERIES. MINIMUM ONE ALARM PER STORY. REFER TO PLANS FOR LOCATIONS.
- GENERAL CONTRACTOR IS TO COORDINATE INSTALLATION OF NOT IN CONTRACT ITEMS WITH OTHER TRADES.
- LOCATION/SPECIFICATION OF SAFETY GLAZING (TEMPERED GLASS) ARE SOLE RESPONSIBILITY OF CONTRACTOR. ALL DOORS WITH GLAZING AND ALL GLAZING OF WINDOWS WITHIN 24" OF EDGE OF ANY DOOR SHALL BE TEMPERED GLASS (UBC SECTION 2406)

REVISIONS

REMARKS

Initial Plans

Revisions

MM/DD/YY

08/08/2020

08/25/2021

1

2

3

4

5

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DEVELOPMENT

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110 Dolton Ave, San Carlos
Title Sheet

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01

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

LEGEND

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

LOT 4
APN: 049-103-260

LOT 20-A

LOT 19-A

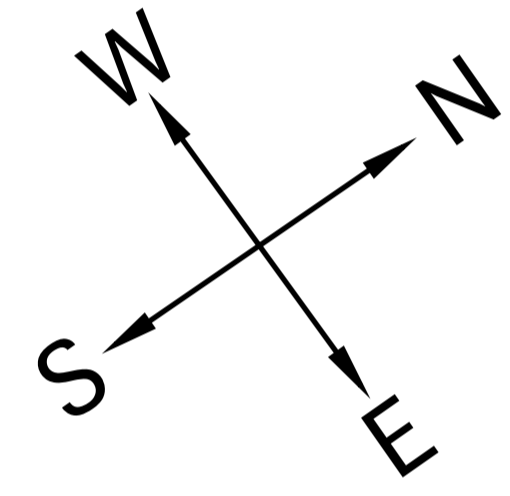
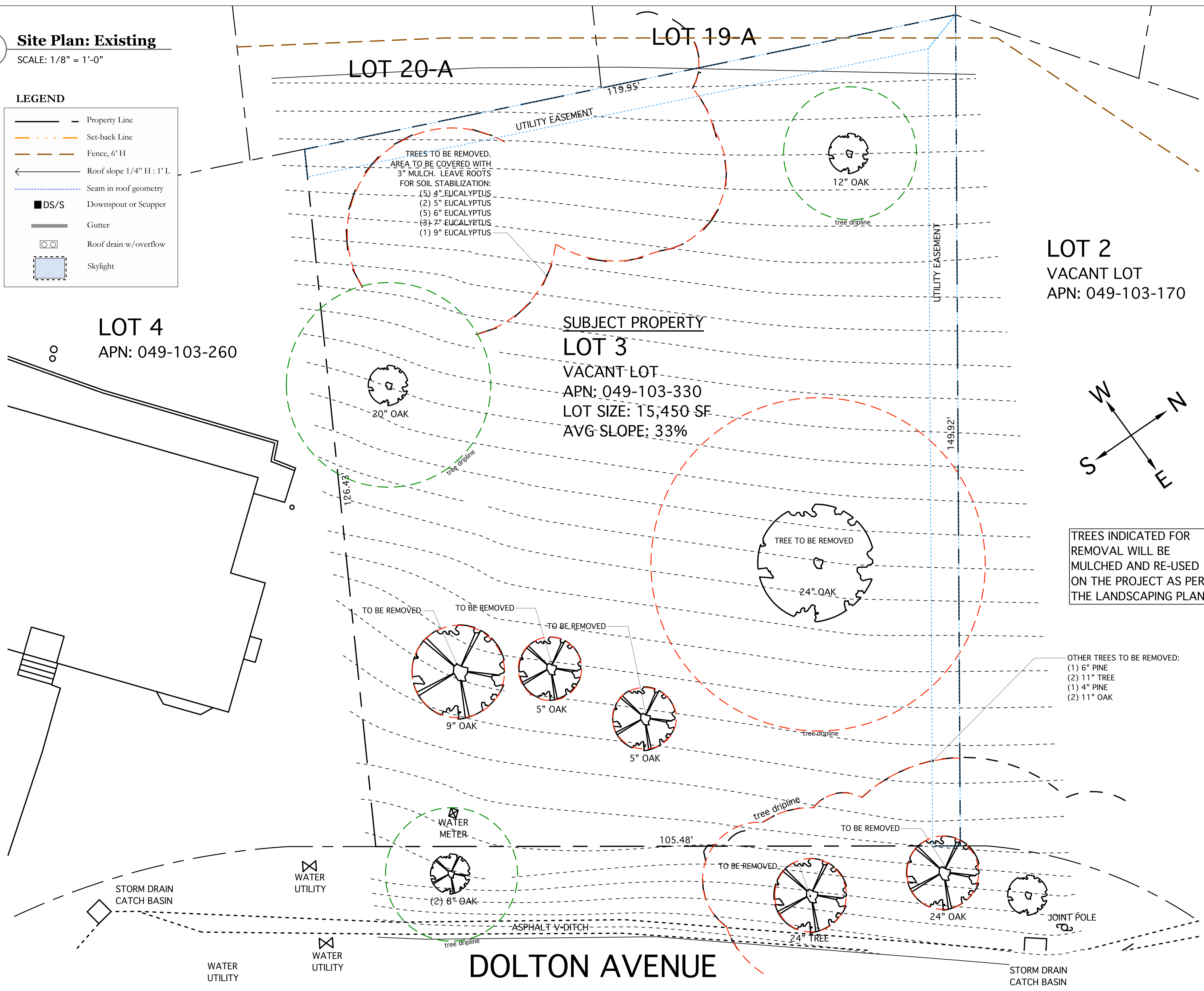
LOT 2
VACANT LOT
APN: 049-103-170

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

TREES TO BE REMOVED.
AREA TO BE COVERED WITH
3" MULCH. LEAVE ROOTS
FOR SOIL STABILIZATION:
(5) 4" EUCALYPTUS
(2) 5" EUCALYPTUS
(5) 6" EUCALYPTUS
(3) 7" EUCALYPTUS
(1) 9" EUCALYPTUS

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

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



NO.	DATE	REVISIONS
1	08/08/20	Version 1
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110 DOLTON AVENUE
Site Plan - Existing

1 Site Plan: Proposed

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

LEGEND

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

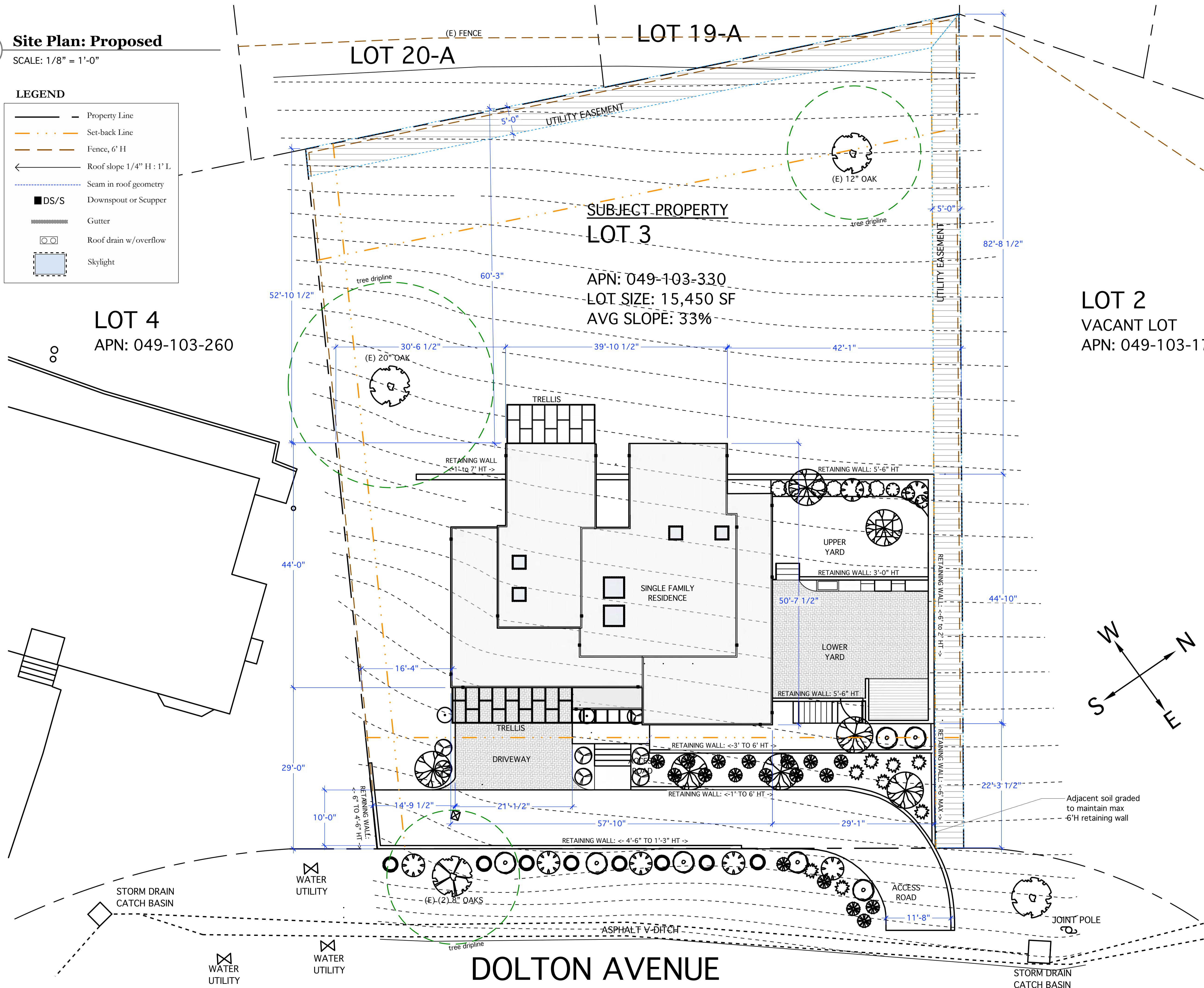
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LOT 20-A **LOT 19-A**

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LOT 3

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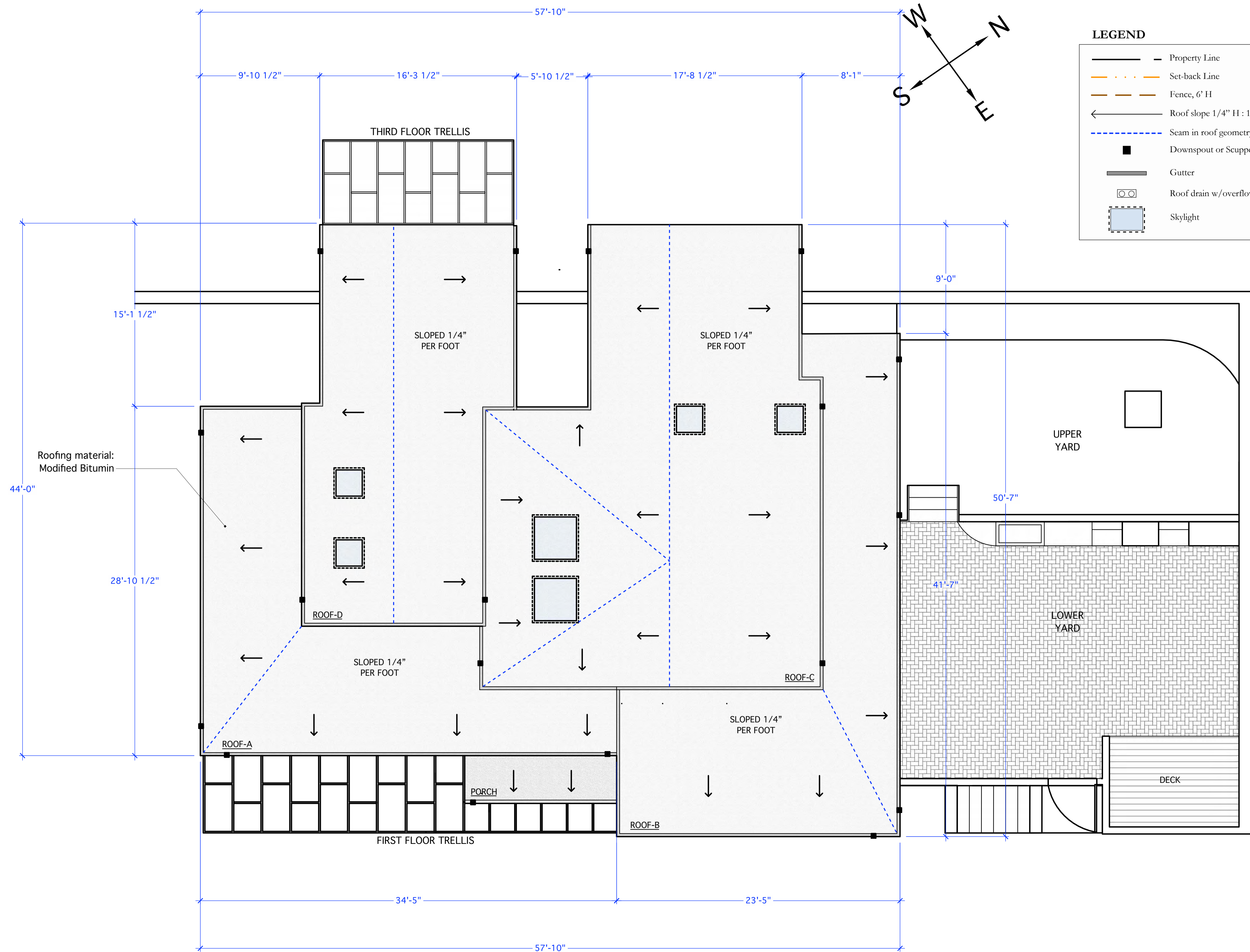
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110 DOLTON AVENUE
Site Plan - Proposed

1 Roof Plan: Proposed

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



LEGEND

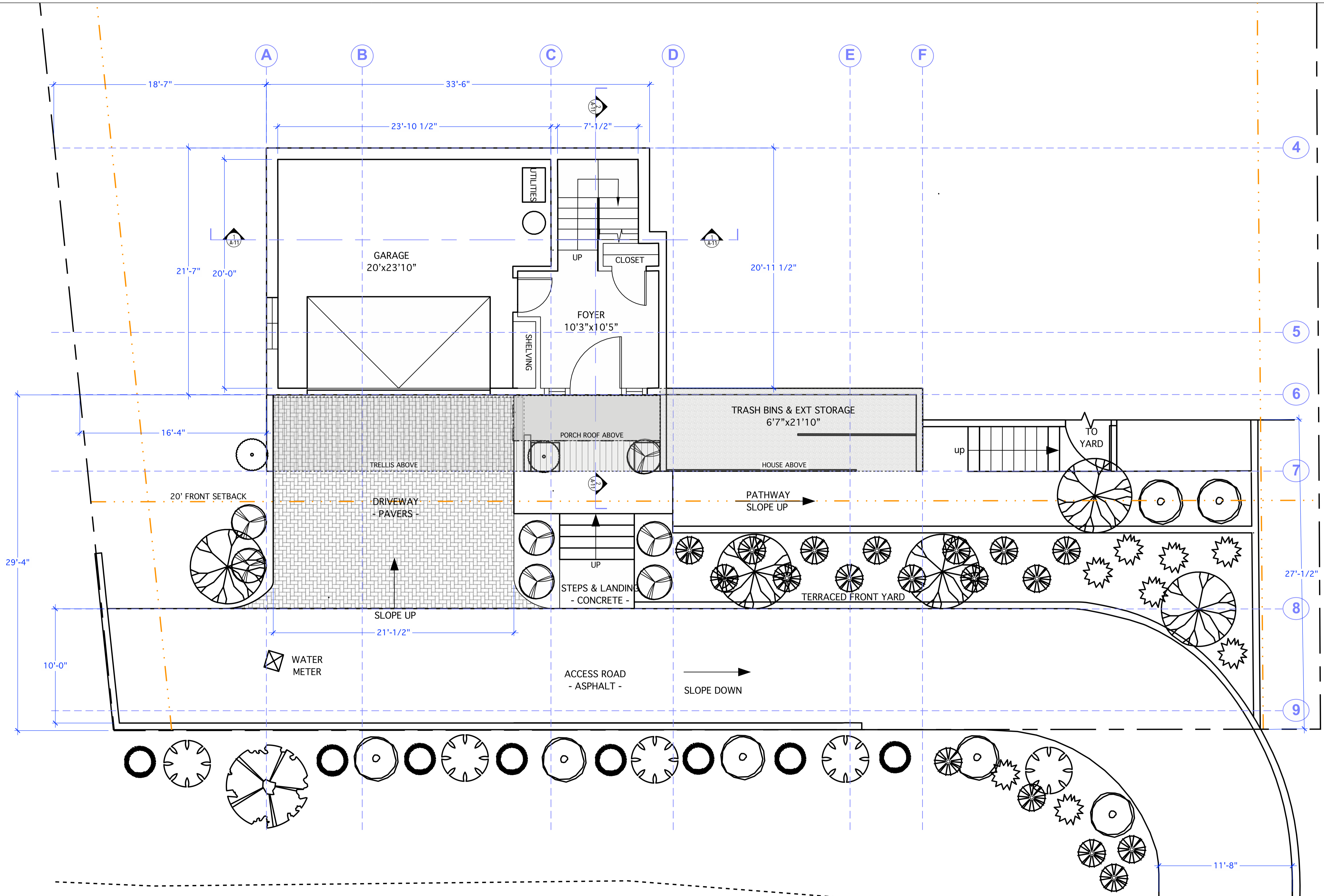
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- Gutter
- Roof drain w/overflow
- Skylight

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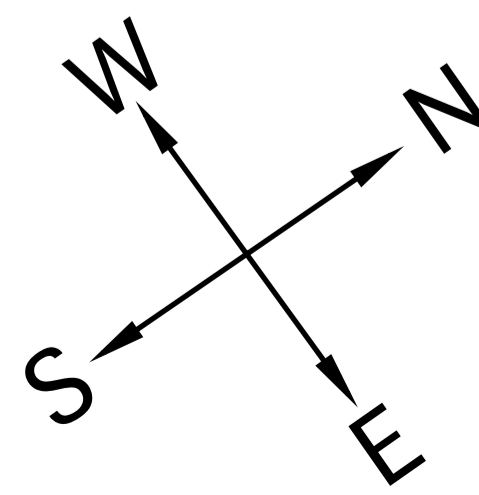
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110 DOLTON AVENUE Roof Plan - Proposed



1 First Floor Plan: Proposed

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



PROPOSED SIZE	
CONDITIONED	UNCONDITIONED
1ST FLOOR 224 SF	GARAGE 519 SF
2ND FLOOR 1937 SF	ALLOWANCE - 400 SF
3RD FLOOR 1407 SF	PROT. PORCH 47 SF
TOTAL 3568 SF	STORAGE 144 SF
	TOTAL 310 SF

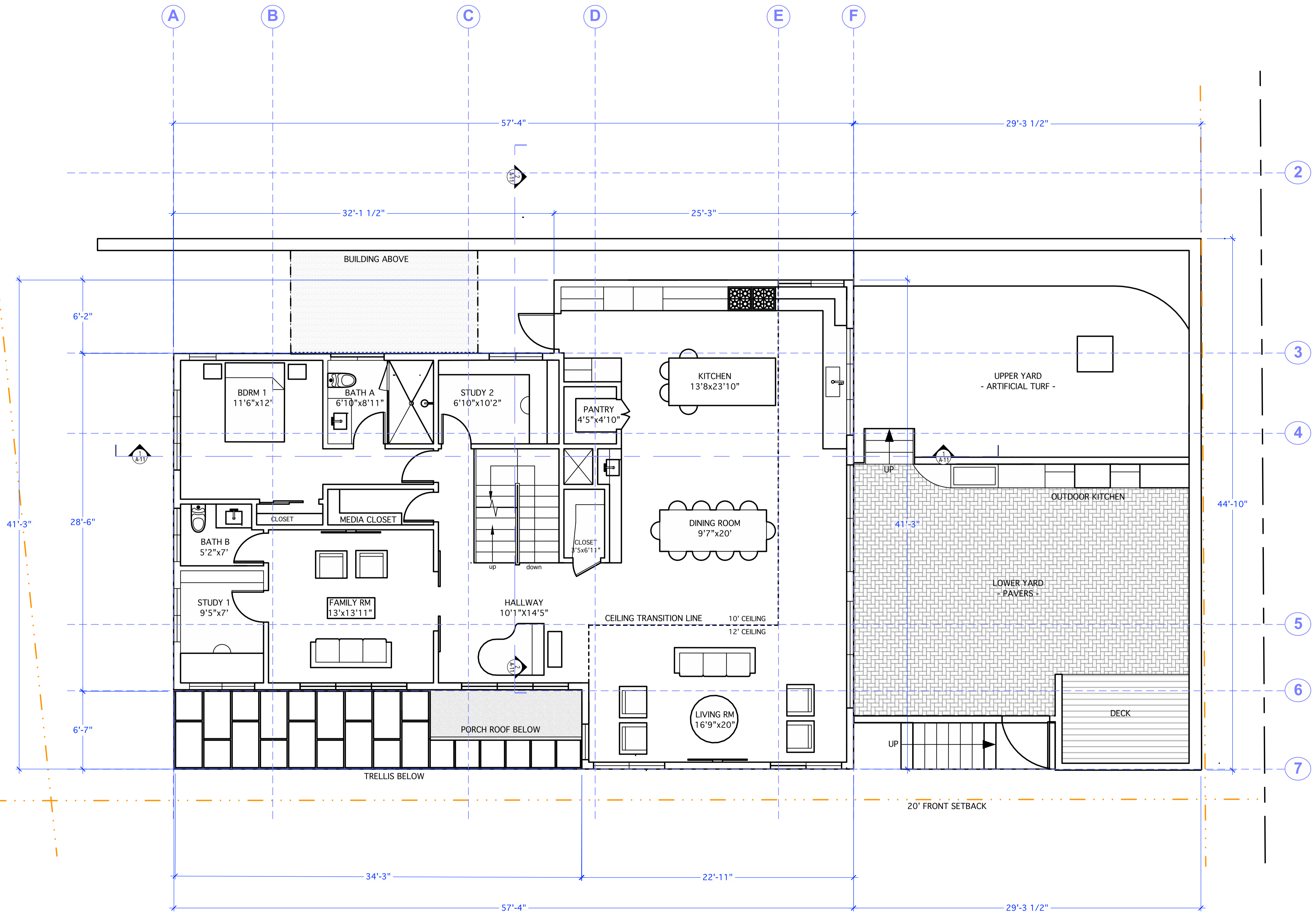
LEGEND	
	Property Line
	Set-back Line
	Fence

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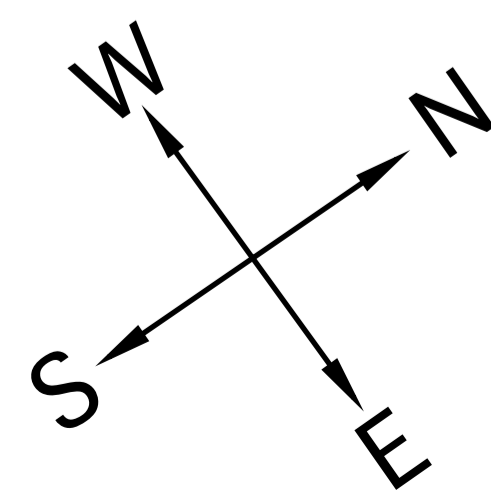
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110 DOLTON AVENUE
First Floor Plan



1 Second Floor Plan: Proposed

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



PROPOSED SIZE

CONDITIONED		UNCONDITIONED	
1ST FLOOR	224 SF	GARAGE	519 SF
2ND FLOOR	1937 SF	ALLOWANCE	- 400 SF
3RD FLOOR	1407 SF	PROT. PORCH	47 SF
TOTAL	3568 SF	STORAGE	144 SF
		TOTAL	310 SF

LEGEND

	Property Line
	Set-back Line
	Fence

REVISIONS

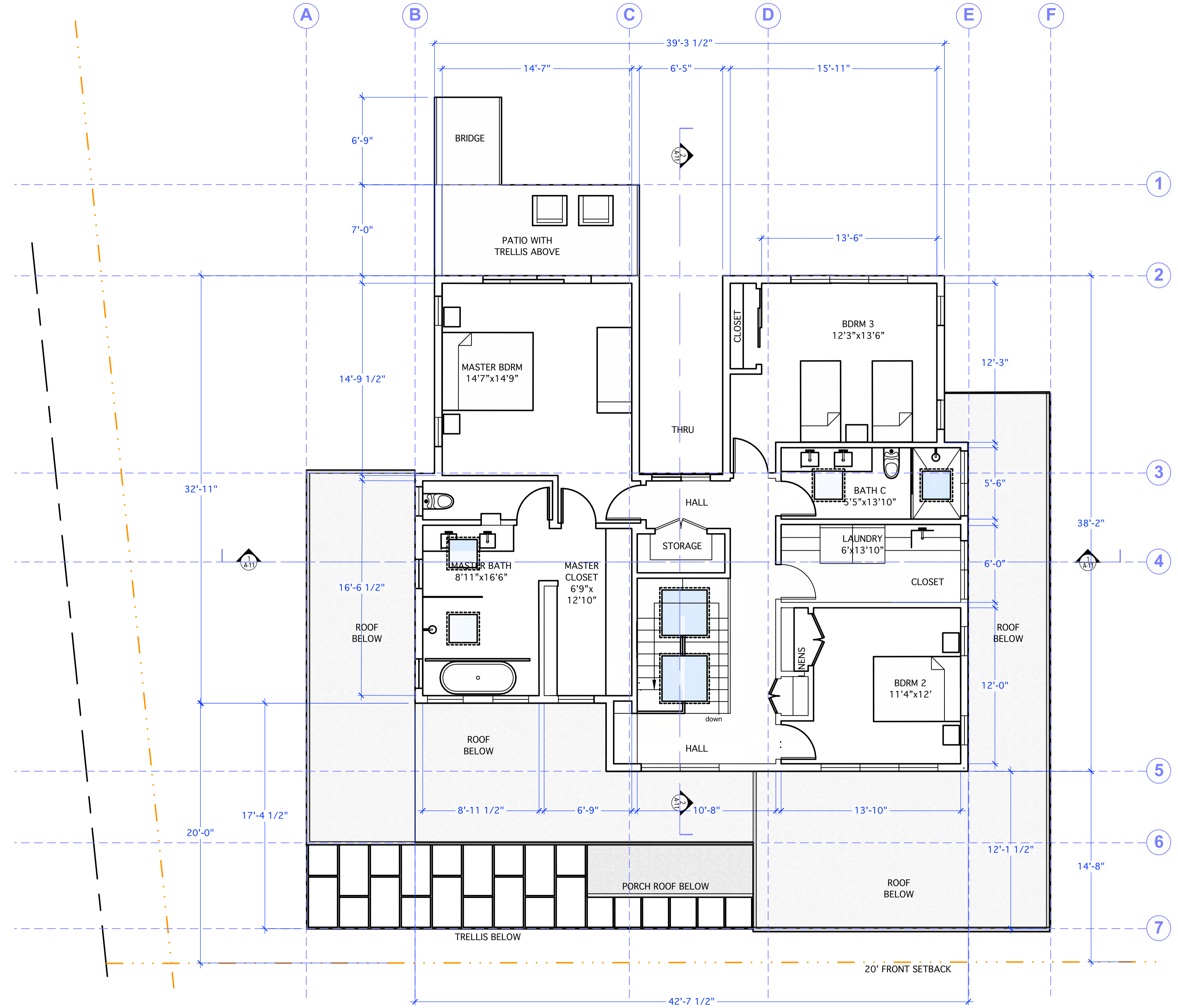
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110 DOLTON AVENUE
Second Floor Plan



PROPOSED SIZE

CONDITIONED		UNCONDITIONED	
1ST FLOOR	224 SF	GARAGE	519 SF
2ND FLOOR	1937 SF	ALLOWANCE	- 400 SF
3RD FLOOR	1407 SF	PROT. PORCH	47 SF
TOTAL	3568 SF	STORAGE	144 SF
		TOTAL	310 SF

LEGEND

	Property Line
	Set-back Line
	Fence

1 Third Floor Plan: Proposed
SCALE: 1/4" = 1'-0"

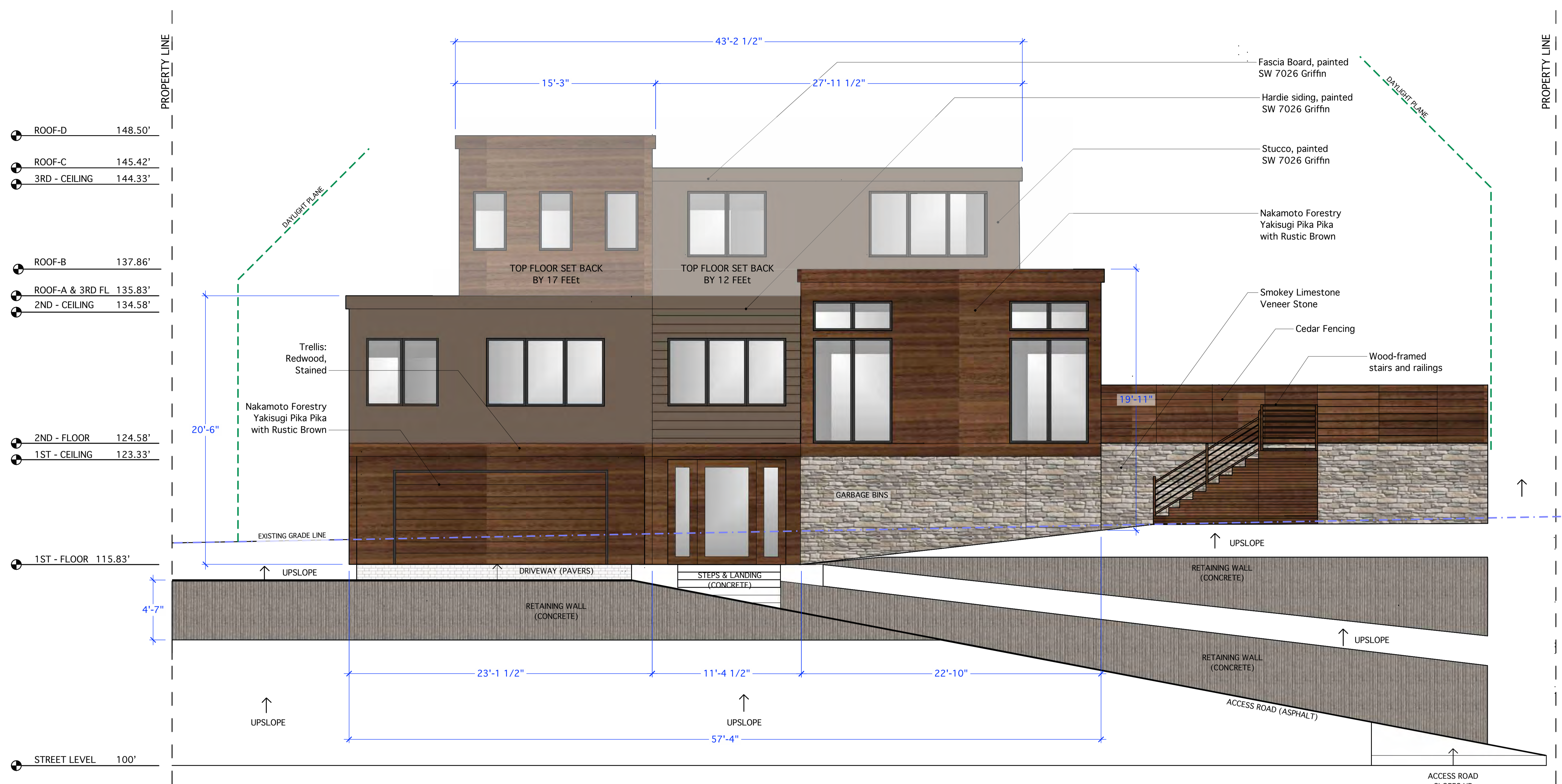
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110 DOLTON AVENUE
Third Floor Plan

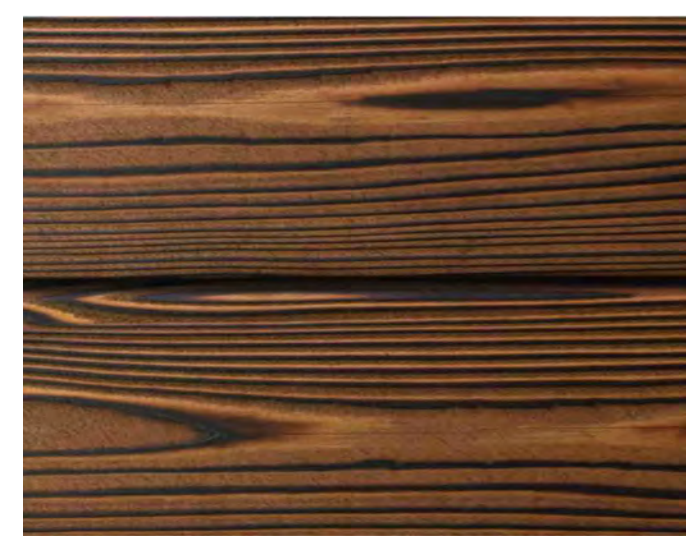


1 Proposed Elevation: East
SCALE: 1/4" = 1'-0"

Proposed Materials & Colors



K2 Stone
Smokey Limestone Veneer



Nakamoto Forestry
Yakisugi wood siding
Pika Pika with Rustic Brown



Timbertech Azek
Composite Decking in English Walnut



Sherwin Williams
SW 7026 Griffin

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110 DOLTON AVENUE
Elevation: East

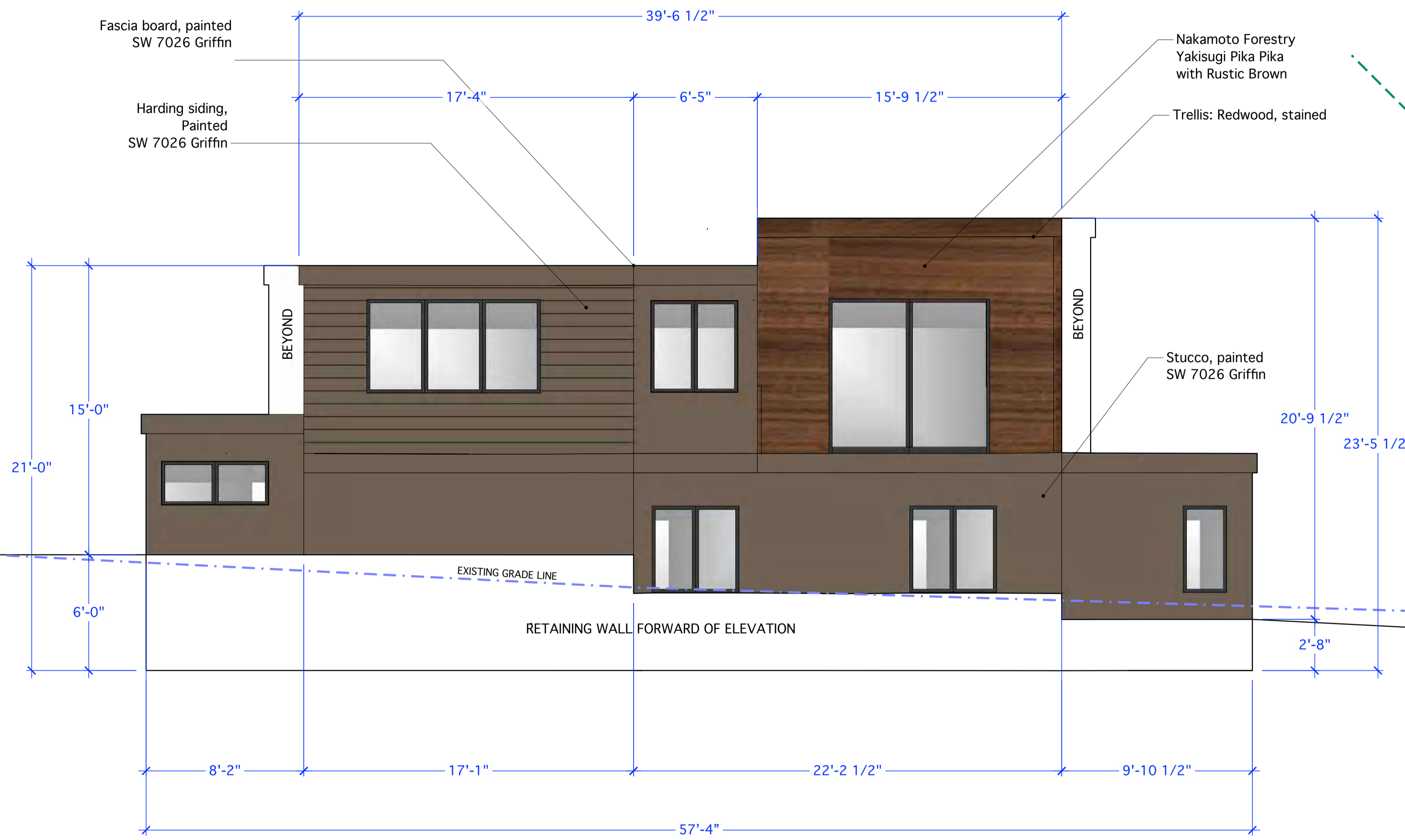
PROPERTY LINE

PROPERTY LINE

DAYLIGHT PLANE

DAYLIGHT PLANE

ROOF-D	148.50'
ROOF-C	145.42'
3RD - CEILING	144.33'
ROOF-B	137.86'
ROOF-A & 3RD FL	135.83'
2ND - CEILING	134.58'
2ND - FLOOR	124.58'
1ST - CEILING	123.33'
1ST - FLOOR	115.83'



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

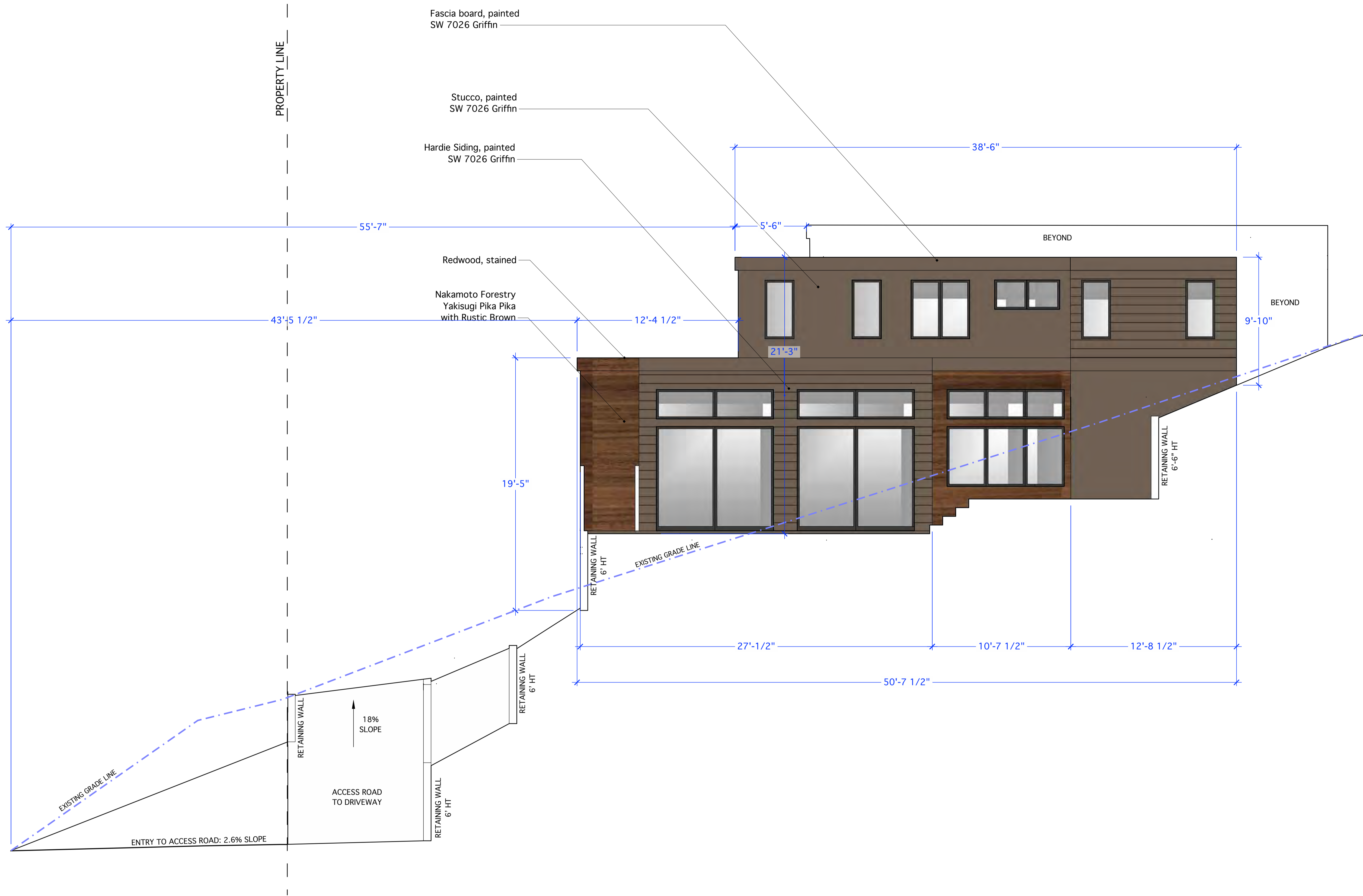
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110 DOLTON AVENUE
Elevation: West

●	ROOF-D	148.50'
●	ROOF-C	145.42'
●	3RD - CEILING	144.33'
●	ROOF-B	137.86'
●	ROOF-A & 3RD FL	135.83'
●	2ND - CEILING	134.58'
●	2ND - FLOOR	124.58'
●	1ST - CEILING	123.33'
●	1ST - FLOOR	115.83'
●	STREET LEVEL	100'



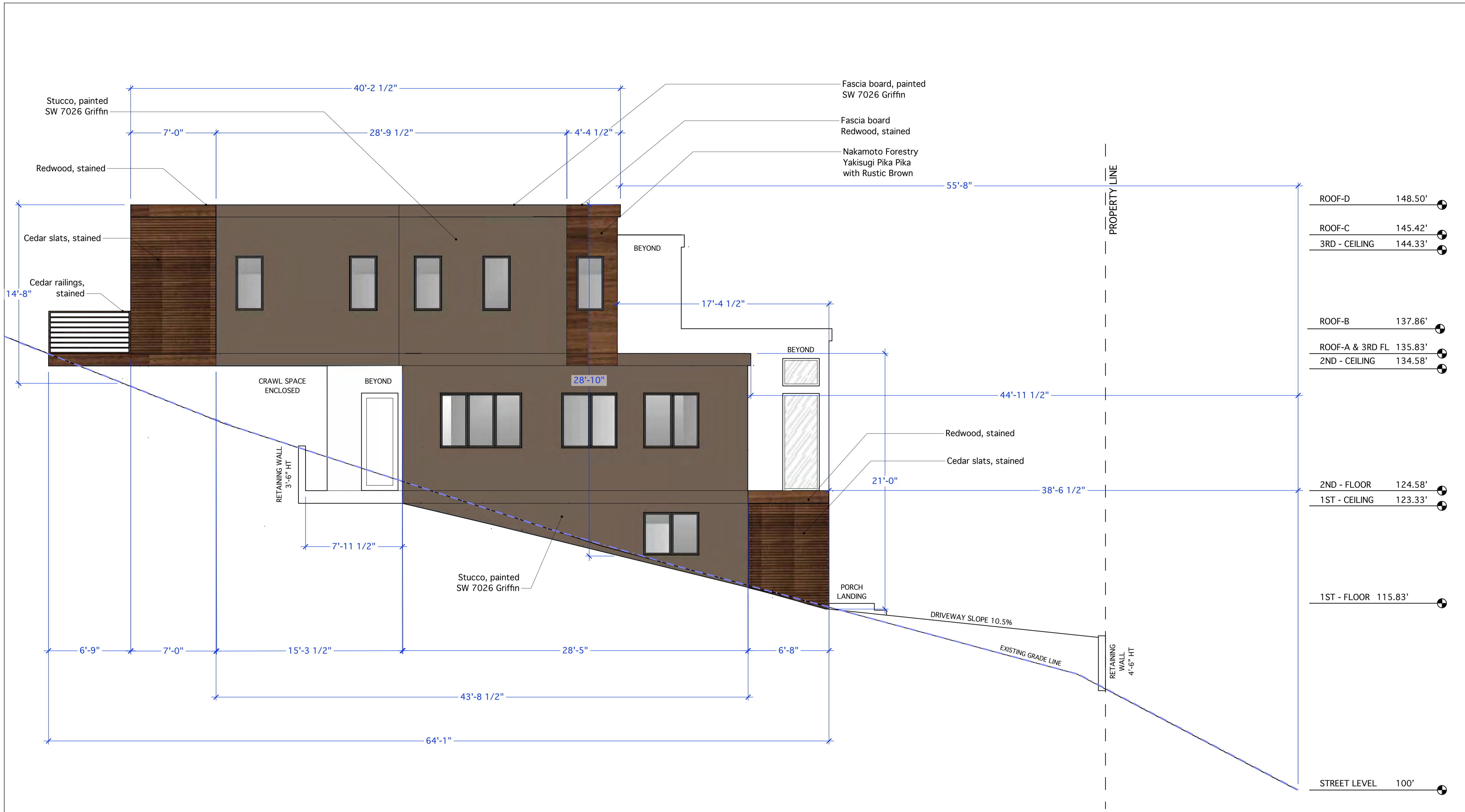
1 Proposed Elevation: North
SCALE: 1/4" = 1'-0"

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110 DOLTON AVENUE
Elevation: North



ROOF-D	148.50'
ROOF-C	145.42'
3RD - CEILING	144.33'
ROOF-B	137.86'
ROOF-A & 3RD FL	135.83'
2ND - CEILING	134.58'
2ND - FLOOR	124.58'
1ST - CEILING	123.33'
1ST - FLOOR	115.83'
STREET LEVEL	100'

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

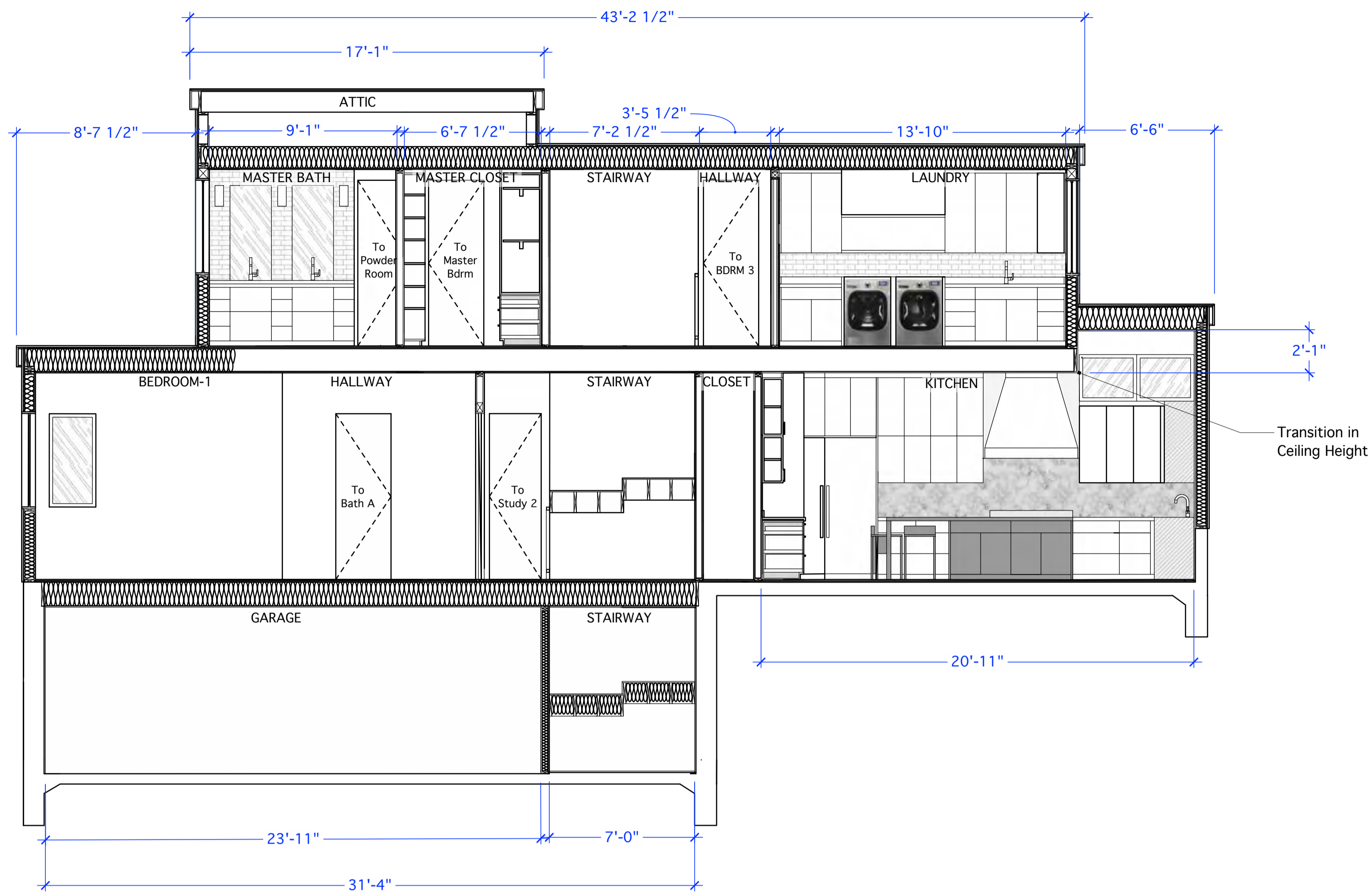
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110 DOLTON AVENUE
Elevation: South

ROOF-D	148.50'
ROOF-C	145.42'
3RD - CEILING	144.33'
8'-6"	
ROOF-B	137.86'
ROOF-A & 3RD FL	135.83'
2ND - CEILING	134.58'
10'-0"	
2ND - FLOOR	124.58'
1ST - CEILING	123.33'
8'-0"	
1ST - FLOOR	115.83'



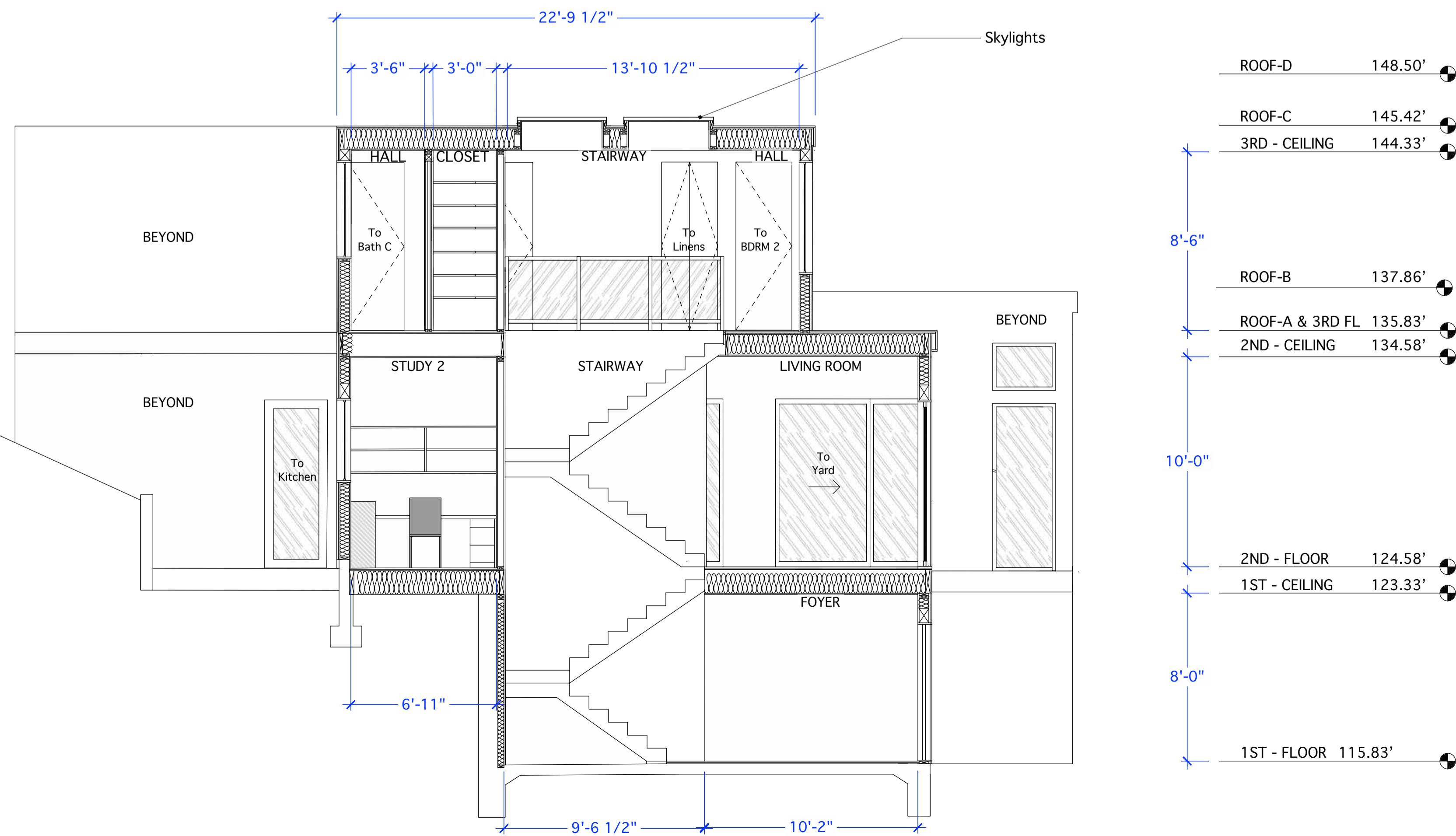
1 Proposed Section
SCALE: 1/4" = 1'-0"

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2 Proposed Section
SCALE: 1/4" = 1'-0"



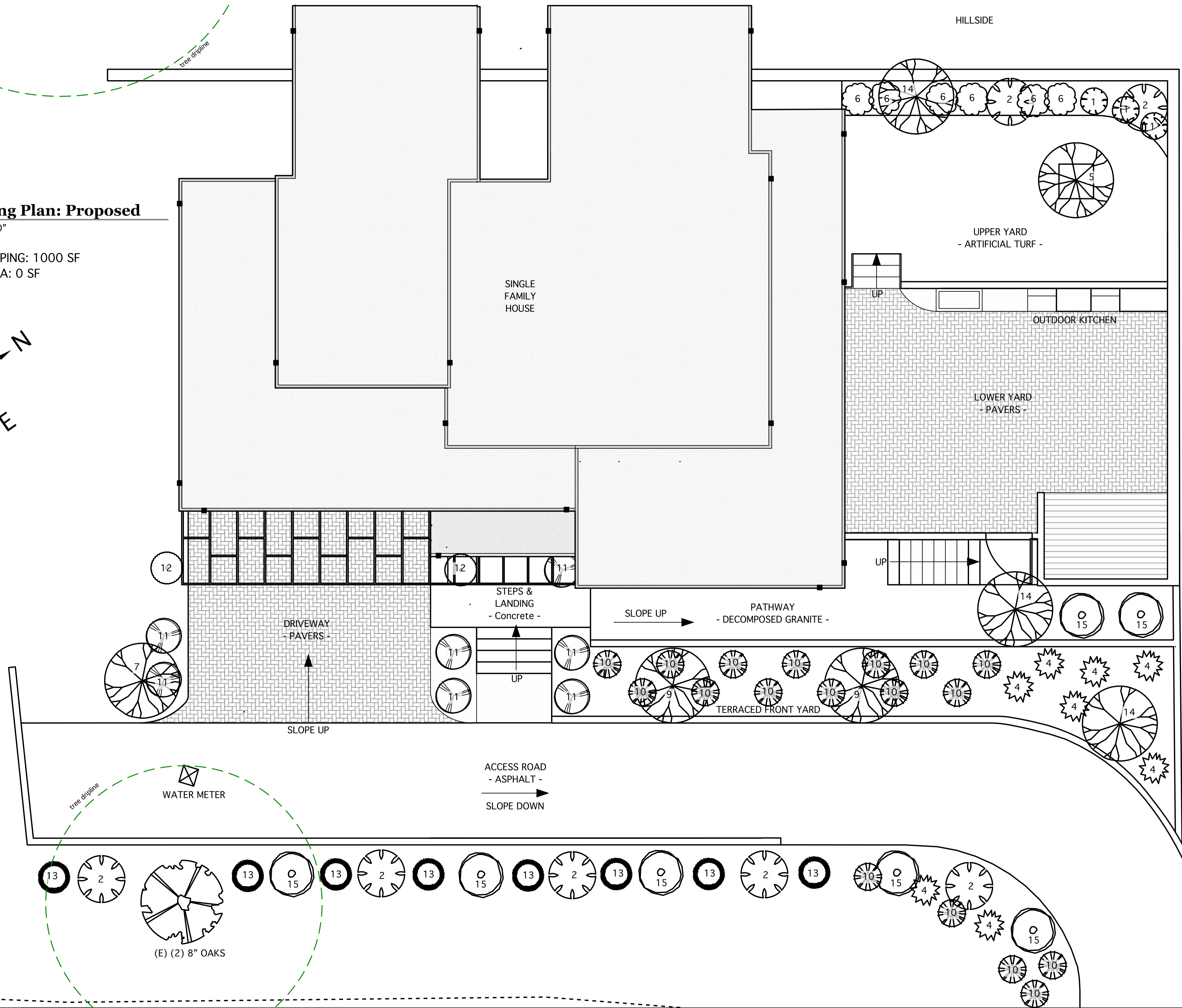
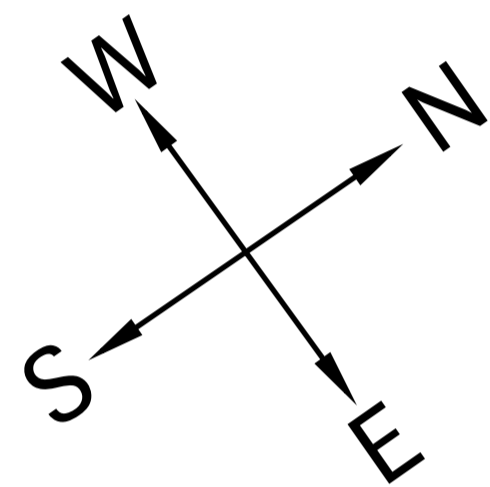
ROOF-D	148.50'
ROOF-C	145.42'
3RD - CEILING	144.33'
8'-6"	
ROOF-B	137.86'
ROOF-A & 3RD FL	135.83'
2ND - CEILING	134.58'
10'-0"	
2ND - FLOOR	124.58'
1ST - CEILING	123.33'
8'-0"	
1ST - FLOOR	115.83'

110 DOLTON AVENUE
Proposed Sections

1 Landscaping Plan: Proposed

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

NEW LANDSCAPING: 1000 SF
NEW TURF AREA: 0 SF



MM/DD/YY	Version	REVISIONS
08/08/20	1	Version 1
08/25/21	2	Revisions
	3	
	4	
	5	

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110 DOLTON AVENUE
Landscaping Plan

PLANT LIST

ID	BOTANICAL NAME	COMMON NAME	WATER USE	ET %	LIGHT LEVEL	SUNSET/USDA ZONE	GROWTH	SIZE	QTY (B)	FACTOR	PRODUCT (A)
1	Achillea millefolium (CA native cultivars) 'Salmon Beauty'	Salmon Yarrow	Low	10-30	Sun to part shade, most soils	Sunset: 1-24, A1-3	1-3 feet tall and wide	1 Gallon	3	.2	.6
2	Arctostaphylos bakeri 'Louis Edmunds'	Manzanita with pink flowers	Low	10-30	Sun to part shade, well-drained soils	Sunset: 4-9, 14-17	Growth: 5-6 feet tall and wide	5 Gallon	7	.2	1.4
3	Frangula californica and cvs. (Rhamnus californica)	Coffeeberry	Low	10-30	Sun or part shade	Sunset 3a-10, 14-24	Growth: 4-8 ft tall and wide	15 Gallon	0	.2	0
4	Rhaphiolepis indica 'Springtime'	India Hawthorn 'Springtime'	Low	10-30	Sun or partial shade	Sunset Zone: 4-10, 12-24	4-6 ft tall and wide	5 Gallon	8	.2	1.6
5	Quercus Douglas	Blue Oak	Low	10-30	Sun to partial shade	Sunset:3-11,14-24	Growth:30-60 feet tall and wide	24" Box	1	.2	.2
6	Daphne odora 'Marginata' ('Aureo-marginata')	Winter Daphne	Low	10-30	Partial Shade	Sunset Zone: 4-10, 12, 14-24	3-4 feet tall and wide	5 Gallon	6	.2	1.2
7	Quercus Lobata	Valley Oak	Low	10-30	Sun to Partial Shade	Sunset:3b-9,11-24	50-90 feet tall and wide	60" Box	1	.2	.2
8	Arctostaphylos uva-ursi 'Point Reyes'	Pt. Reyes manzanita	Low	10-30	Sun or partial shade	Sunset: 1-9, 14-24, A1-3	12-18 inches tall and 6-8 feet wide	1 Gallon	0	.2	0
9	Lagerstroemia spp., hybrids and cvs.	Crape Myrtle	Low	10-30	Sun, good drainage, good air circulation	Sunset: 7-10,12-14,18-21	Growth: 6-30 feet tall and 6-15 feet wide	15 Gallon	2	.2	.4
10	Elymus triticoides (Leymus triticoides)	Creeping wild rye	Low	10-30	Sun to part shade, most soils	Sunset: N/A	Growth: 18-51 inches tall. Plant every 2'-3'	1 Gallon	18	.2	3.6
11	Hesperaloe parviflora	Red Yucca	Low	10-30	Sun or partial shade	Sunset: 2B, 3, 7-16, 18-24	Growth: 3-4 ft tall and wide	1 Gallon	7	.2	1.4
12	Calystegia macrostegia	Morning Glory	Low	10-30	Cool sun, good drainage		Growth: fast growing to 15-30 feet	15 Gallon	2	.2	.4
13	Muehlenbeckia complexa	Maidenhair vine	Low	10-30	Sun or shade, most well-drained soils	Sunset: 8-9,14-24	Growth: Fast 20-30 feet or mat on ground	5 Gallon	8	.2	1.6
14	Arctostaphylos manzanita	Common Manzanita	Low	10-30	Sun to part shade, most well-drained soils	Sunset: 4-9,14-24	Growth: evergreen shrub, upright to 10-15 feet tall and 10-12 feet wide	24" Box	3	.2	.6
15	Bougainvillea spp.	Bougainvillea	Low	10-30	Sun, most well-drained soils	Sunset: 12-17,19, 21-24	Growth: 15-30 feet tall	15 Gallon	7	.2	1.4
TOTALS									73		14.6

NOTES

- 1) A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
- 2) TURF SHALL NOT EXCEED 25% OF THE LANDSCAPE AREA IN RESIDENTIAL AREAS.
- 3) NO TURF PERMITTED IN NON-RESIDENTIAL AREAS.
- 4) TURF NOT PERMITTED ON SLOPES GREATER THAN 25%.
- 5) TURF PROHIBITED IN PARKWAYS LESS THAN 10 FEET WIDE.
- 6) AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM.
- 7) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
- 8) MANUAL SHUT-OFF VALVES SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
- 9) AREAS LESS THAN 10-FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- 10) FOR NON-RESIDENTIAL PROJECTS WITH LANDSCAPE ARAS OF 1,000 SQ. FT. OR MORE, PRIVATE SUBMETER(S) TO MEASURE LANDSCAPE WATER USE SHALL BE INSTALLED.
- 11) AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION.
- 12) UNLESS CONTRAINDICATED BY SOILS TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

AVERAGE WUCOLS FACTOR CALCULATION

REFER TO PLANT LIST FOR (A) AND (B) VALUES

A = Sum of (Plant Factor x Quantity)	14.6
B = Total Quantity of Plants	73
A/B = Average WUCOLS Factor	0.20
Maximum Average WUCOLS Allowed	0.30

REVISIONS

REMARKS

Version 1

Revisions

MM/DD/YY

08/08/20

08/25/21

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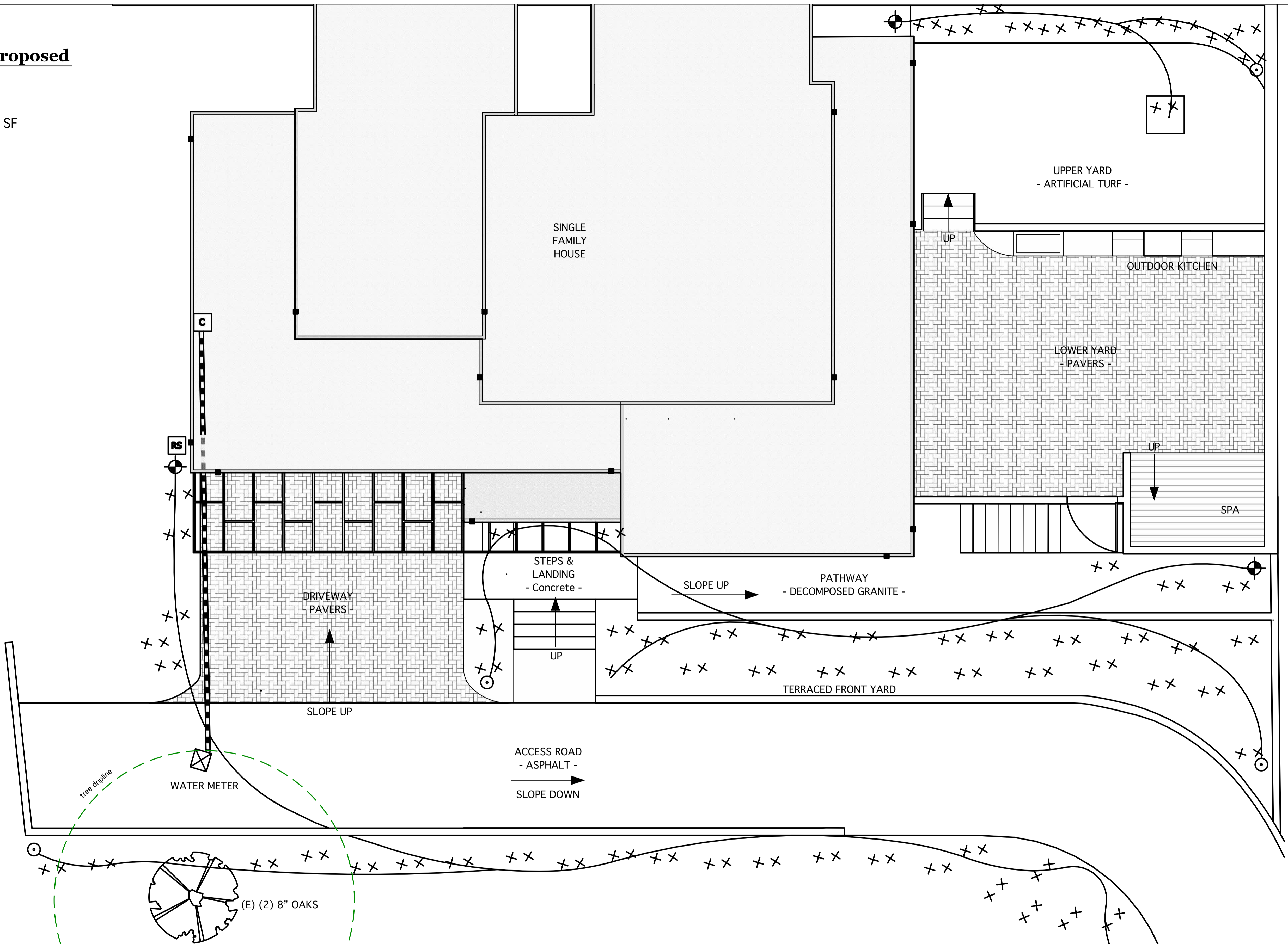
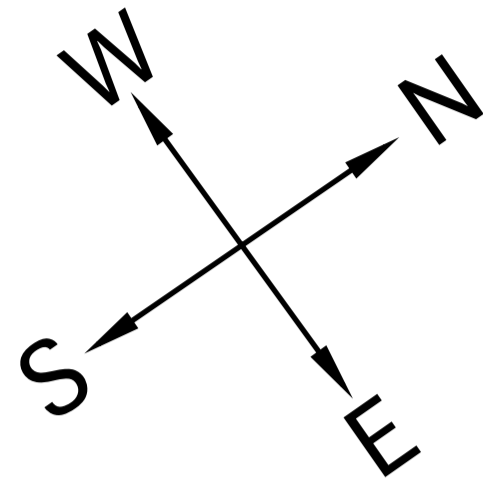
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110 DOLTON AVENUE
Landscaping Plants & Notes

1 Irrigation Plan: Proposed

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

NEW LANDSCAPING: 1000 SF
NEW TURF AREA: 0 SF



IRRIGATION LIST

SYMBOL	SIZE	NAME / NOTES
☒	1"	WATER METER, MIN 15 GPM, 65 PSI
C		HUNTER X-CORE #XC-600i MOUNTED INSIDE GARAGE
RS		HUNTER SOLAR SYNC SENSOR MOUNTED TO WALL. RUN WIRE TO IRRIGATION CONTROLLER
⊙	1"	RAINBIRD VALVE #XACZ-100 PRF, ASVF WITH 1" PR #RBY FILTER. INSTALL PER LOCAL CODES USING A 1" PVC BALL VALVE
—	1"	MAINLINE SCH 40 PVC PIPE, 18" MIN DEPTH

SYMBOL	SIZE	NAME / NOTES
xx		RAINBIRD DRIP EMITTER, RAINBIRD #XB-10PC (BLACK) (1.0 GPH). PRESSURE COMPENSATING MODULE CONSTRUCTION
○	1/2"	AIR VALVE, RAINBIRD #ARV050 AIR RELIEF VALVE INSTALL IN CARSON R-910 VALVE BOX
⊙	1/2"	FLUSH VALVE, NETAFIM #TLFV-1, INSTALL IN A CARSON R-910 VALVE BOX
~	3/4"	BLACK POLY PLASTIC DISTRIBUTION LINE, STAKE EVERY 5'-0" O.C. USING WIRE U-STAKES

NOTES

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- 2) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE.
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- 6) AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION.
- 7) IRRIGATION CONTROLLER PROGRAMMING DATA WILL NOT BE LOST DUE TO AN INTERRUPTION IN THE PRIMARY POWER SOURCE.

REVISIONS

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08/08/20	1	
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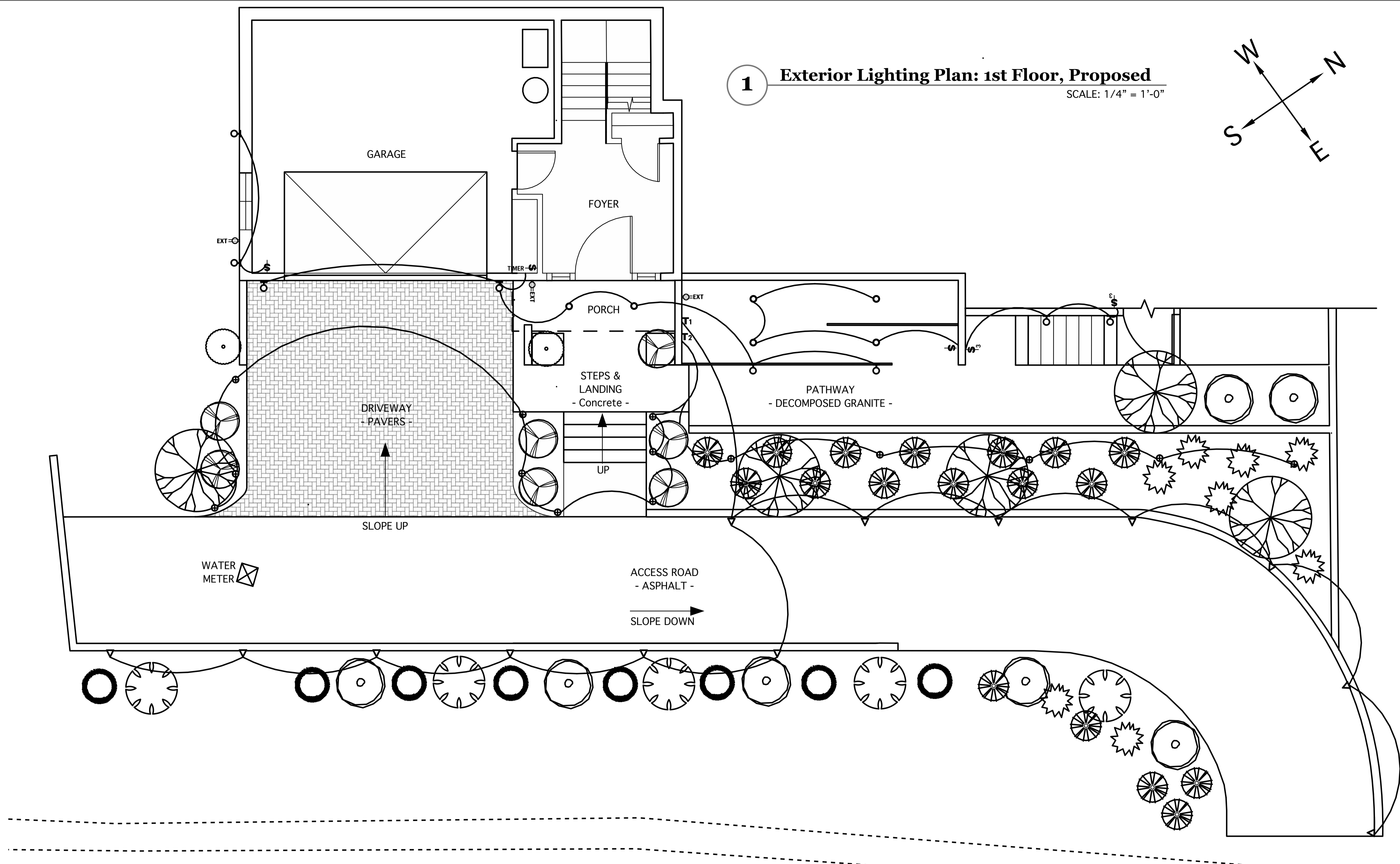
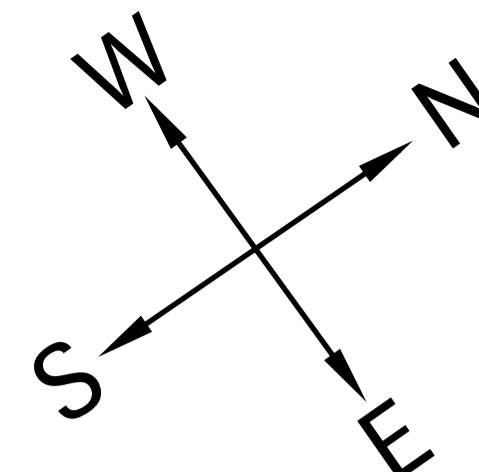
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110 DOLTON AVENUE Irrigation Plan

1

Exterior Lighting Plan: 1st Floor, Proposed

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



LEGEND

SYMBOL	NAME / NOTES
Ⓢ	LIGHT SWITCH
Ⓢ	3-WAY LIGHT SWITCH
TIMER Ⓢ	AUTO-TIMER SWITCH
Ⓢ	WALL-MOUNTED LIGHT FIXTURE

SYMBOL	NAME / NOTES
▽	DOWN-LIGHT
⊕	PATHWAY LIGHT
Ⓢ EXT	EXTERIOR OUTLET
T1	TRANSFORMER

PRODUCTS

WALL-MOUNTED LIGHT FIXTURE

Tech Lighting Pitch Outdoor Wall Light, 5" in Bronze. 120V LED



DOWN-LIGHT, WALL

VOLT Deck Light (Cast Brass, Antique Bronze Finish), VDL-600-4-BBZ, 12 Volt LED



DOWN-LIGHT, STEPS

VOLT Brass Bunker Louvered Step Light, VHS-630-4-BBZ, 12 Volt LED



PATHWAY LIGHT

VOLT Mushroom Brass Path & Area Light, BDL-340-BBZ, 12 Volt LED

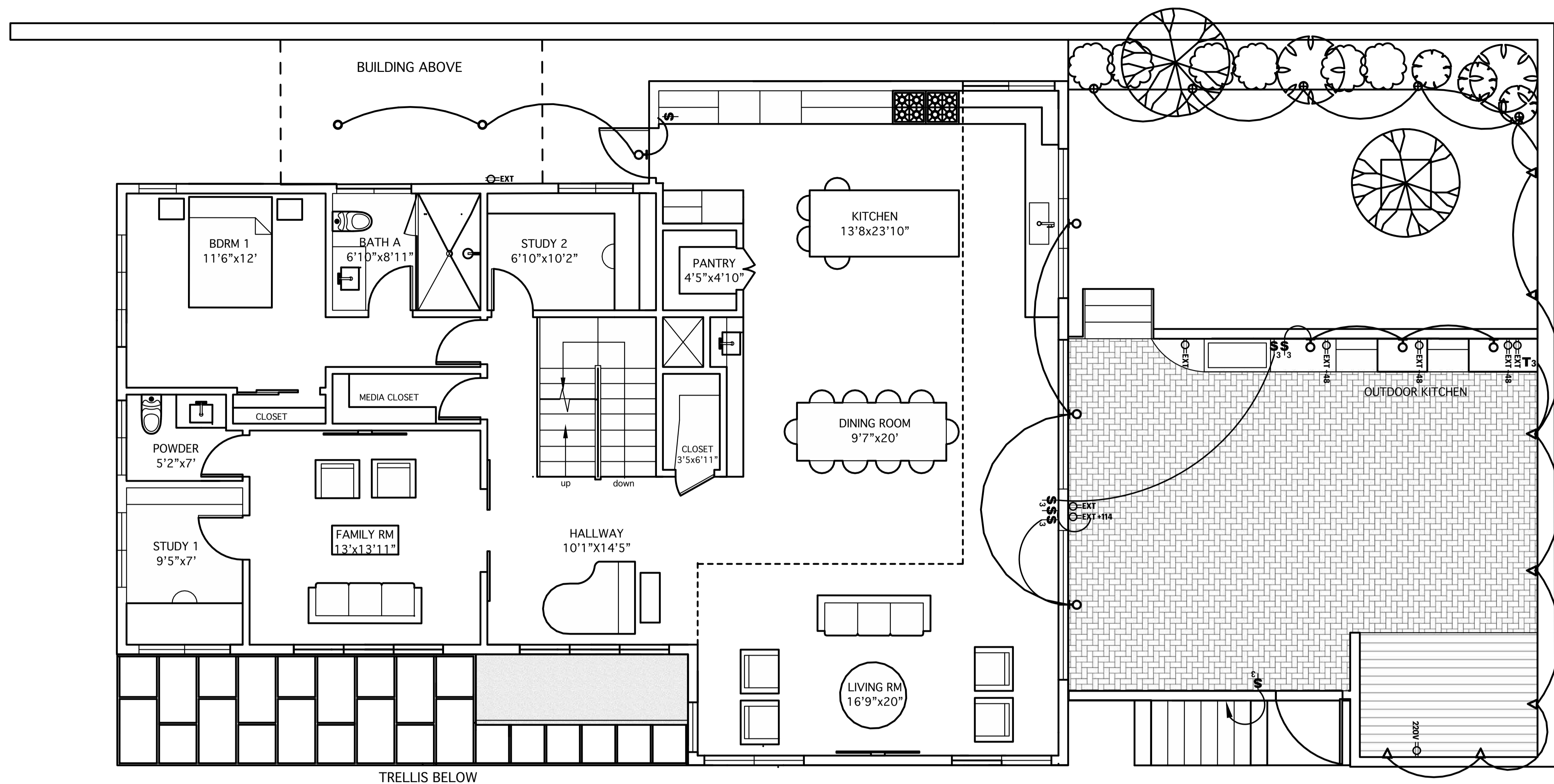


REVISIONS	REMARKS
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08/25/21	

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**110 DOLTON AVENUE
Lighting Plan - Floor 1**



1 Exterior Lighting Plan: 2nd Floor, Proposed
SCALE: 1/4" = 1'-0"

LEGEND

SYMBOL	NAME / NOTES
Ⓢ	LIGHT SWITCH
Ⓢ	3-WAY LIGHT SWITCH
TIMER Ⓢ	AUTO-TIMER SWITCH
Ⓢ	WALL-MOUNTED LIGHT FIXTURE

PRODUCTS

SYMBOL	NAME / NOTES	WALL-MOUNTED LIGHT FIXTURE	DOWN-LIGHT, WALL	DOWN-LIGHT, STEPS	PATHWAY LIGHT
▽	DOWN-LIGHT	Tech Lighting Pitch Outdoor Wall Light, 5" in Bronze. 120V LED	VOLT Deck Light (Cast Brass, Antique Bronze Finish), VDL-600-4-BBZ, 12 Volt LED	VOLT Brass Bunker Louvered Step Light, VHS-630-4-BBZ, 12 Volt LED	VOLT Mushroom Brass Path & Area Light, BDL-340-BBZ, 12 Volt LED
⊕	PATHWAY LIGHT				
Ⓢ	EXTERIOR OUTLET				
T1	TRANSFORMER				

MM/DD/YY	Version	REVISIONS	REMARKS
08/08/20	1		
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110 DOLTON AVENUE
Lighting Plan - Floor 2