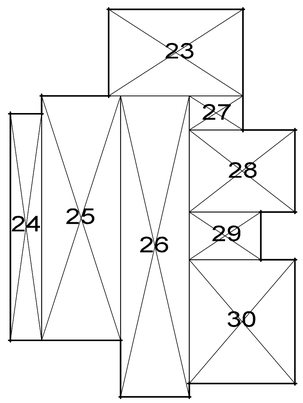
NET LOT AREA					10,140	S.F.
	EXISTING		CHANGE IN		TOTAL PROPOSED	
	78		436		514	S.F.
% OF FRONT YARD PAVING	4	%			24	%
HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT)	2,154	S.F.	737	S.F.	2,891	S.F.
NON-HABITABLE LIVING AREA	492	S.F.	157	S.F.	649	S.F.
	EXISTING		PROPOSED		ALLOWED/ REQUIRED	
LOT COVERAGE: (Land area covered by all structures that are over 6 ft. high)	2,646	S.F.	2,920	S.F.	3,042	S.F.
	26	%	29	%	30	%
FLOOR AREA:						
FIRST FLOOR	2,646	S.F.	2,469	S.F.		
SECOND FLOOR	0	S.F.	1,071	S.F.		
TOTAL	2,646	S.F.	3,540	S.F.	3,549	S.F.
	26	%	35	%	35	%
SETBACKS:						
FRONT	25	FT.	25.17	FT.	25	FT.
REAR	10	FT.	29.58	FT.	25	FT.
RIGHT SIDE (1st/2nd)	20	FT.	20/37.17	FT.	10/17.5	FT.
LEFT SIDE (1st/2nd)	10	FT.	21-Oct	FT.	10/17.5	FT.
HEIGHT:	16	FT.	26.42	FT.	27	FT.

LANDSCAPE INVENTORY			
ITEM #	SIZE DBH	DESCRIPTION	REMOVE
1	12	OAK	NO
2	6	TREE	NO
3	(2) 6	TREE	NO
4	24	OAK	NO
5	10	TREE	YES
6	14	TREE	YES
7	10	TREE	NO
DBH=DIAMETER AT BREAST HEIGHT IN INCHES			

INDEX OF DRAWINGS

A1 AREA DIAGRAMS
SITE PLAN
VICINITY MAP
A2 MAIN FLOOR PLAN
A3 UPPER FLOOR PLAN
A4 ROOF PLAN
A5 EXTERIOR ELEVATIONS
A6 EXTERIOR ELEVATIONS
A7 BUILDING SECTIONS
C1 GRADING & DRAINAGE PLAN



UPPER

MAIN FLOOR

1	23.11	x	8.17	=	189.3
2	8.17	x	18.33	=	149.8
3	11.33	x	36.67	=	415.5
4	21.00	x	16.17	=	339.6
5	24.50	x	11.83	=	289.8
6	1.50	x	7.67	=	11.5
7	18.50	x	8.00	=	148.0
8	20.00	x	13.82	=	276.4
TOTAL					1,820

GARAGE

9	19.83	x	18.33	=	363.5
10	21.67	x	2.00	=	43.3
11	1.50	x	18.67	=	28.0
12	11.67	x	18.33	=	213.9
TOTAL					649

COV'D PORCH

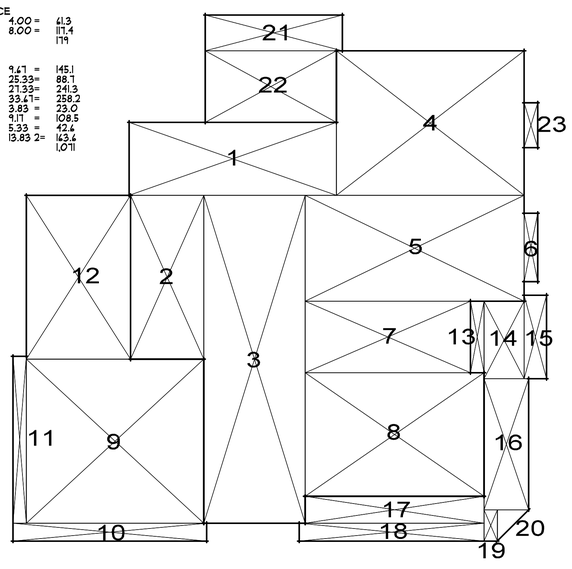
13	1.50	x	8.00	=	12.0
14	4.50	x	8.67	=	39.0
15	2.50	x	9.33	=	23.3
16	5.00	x	14.67	=	73.4
17	20.00	x	3.00	=	60.0
18	20.67	x	2.00	=	41.3
19	1.50	x	3.50	=	5.3
20	3.50	x	3.50 /2	=	6.1
TOTAL					260

COV'D TERRACE

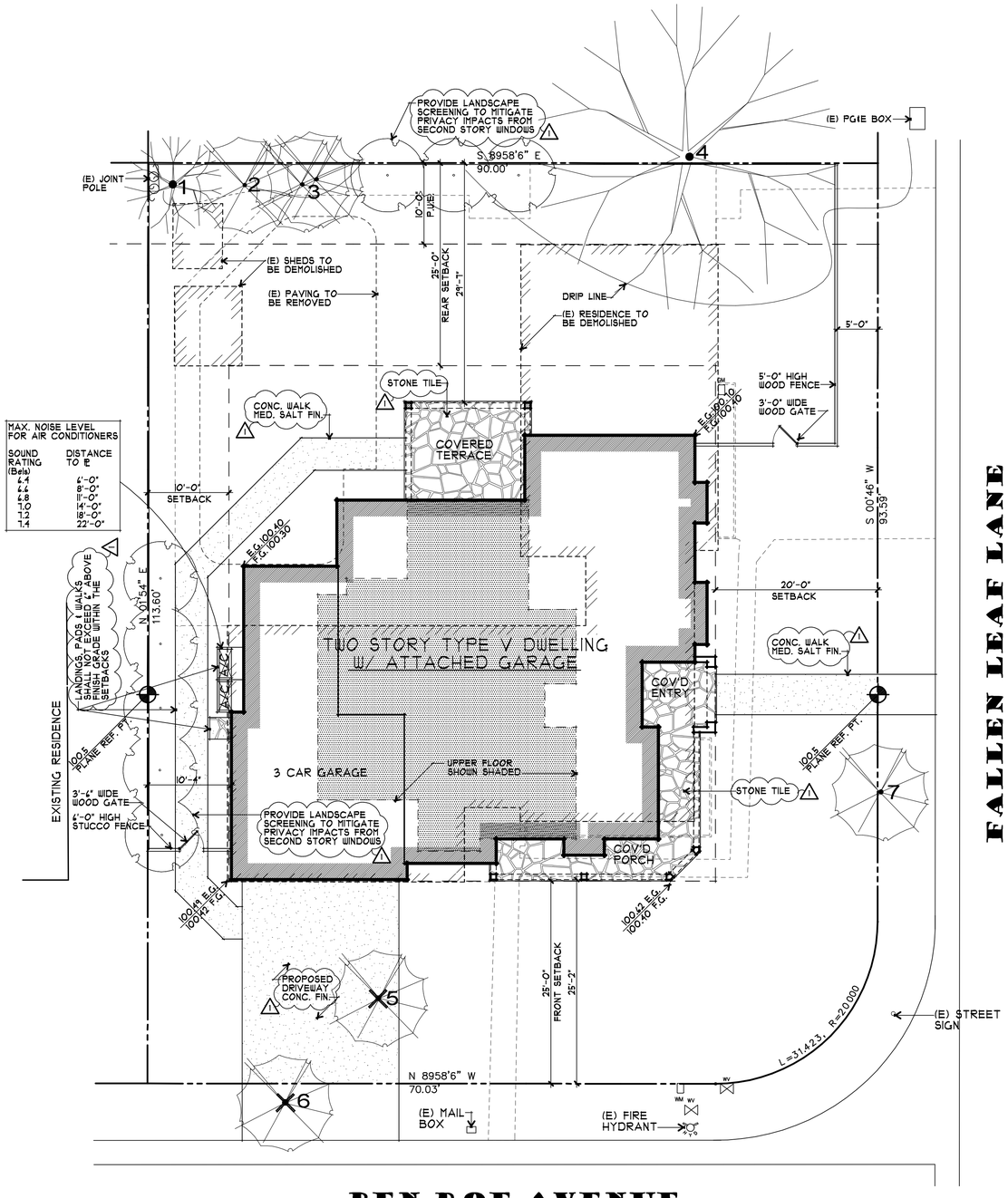
21	15.33	x	4.00	=	61.3
22	14.67	x	8.00	=	117.4
TOTAL					179

UPPER FLOOR

23	15.00	x	9.67	=	145.1
24	3.50	x	25.33	=	88.7
25	8.83	x	27.33	=	241.3
26	7.67	x	33.67	=	258.2
27	4.00	x	5.83	=	23.0
28	11.83	x	9.17	=	108.5
29	8.00	x	5.33	=	42.6
30	11.83	x	13.83 /2	=	163.6
TOTAL					1,071



MAIN



MAX. NOISE LEVEL FOR AIR CONDITIONERS

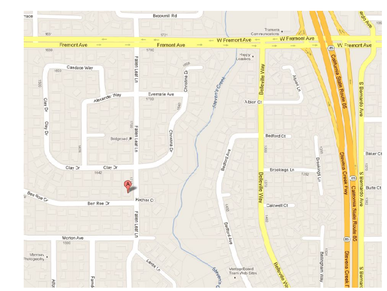
SOUND RATING (Bels)	DISTANCE TO ℄
4.4	6'-0"
4.6	8'-0"
6.8	11'-0"
7.0	14'-0"
7.2	18'-0"
7.4	22'-0"

PROJECT INFO

OWNER:	MIKE & QUEENIE ABBOTT 1695 BEN ROE AVE. LOS ALTOS, CA 94024
JOB ADDRESS:	1695 BEN ROE AVE. LOS ALTOS, CA 94024
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	V-B
OCCUPANCY CATEGORY:	II
A.P.N.	318-20-034
ARCHITECT:	RH ASSOCIATES, ARCHITECTS 22867 SUNSET RIDGE DR. AUBURN, CA 95602 CONTACT: J. STEVE COLLOM (530) 268-3055 steve.collom@gmail.com
CIVIL ENGINEER:	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 CONTACT: NADIM RAFOUL (408) 348-7813 nnrengineering@yahoo.com

AREA SCHEDULE

LOT AREA		10,140 S.F.
LIVABLE AREA		
MAIN FLOOR		1,820 S.F.
UPPER FLOOR		1,071 S.F.
TOTAL		2,891 S.F.
GARAGE		649 S.F.
COV'D ENTRY		264 S.F.
COV'D TERRACE		179 S.F.
CHIMNEY		8 S.F.
COVERAGE		
ALLOWED	(30%)	3,042 S.F.
PROPOSED		2,920 S.F.
FLOOR AREA		
ALLOWED	(35%)	3,549 S.F.
PROPOSED		3,540 S.F.



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LICENSED ARCHITECT DARYL V. HARRIS No. C 25431 Exp. 11-13 STATE OF CALIFORNIA

A PROPOSED RESIDENCE FOR: MIKE & QUENIE ABBOTT
1695 BEN ROE AVE. LOS ALTOS, CALIFORNIA

drawings: SITE PLAN

revisions: 1 4/15/13 PLANNING

project number: 2148

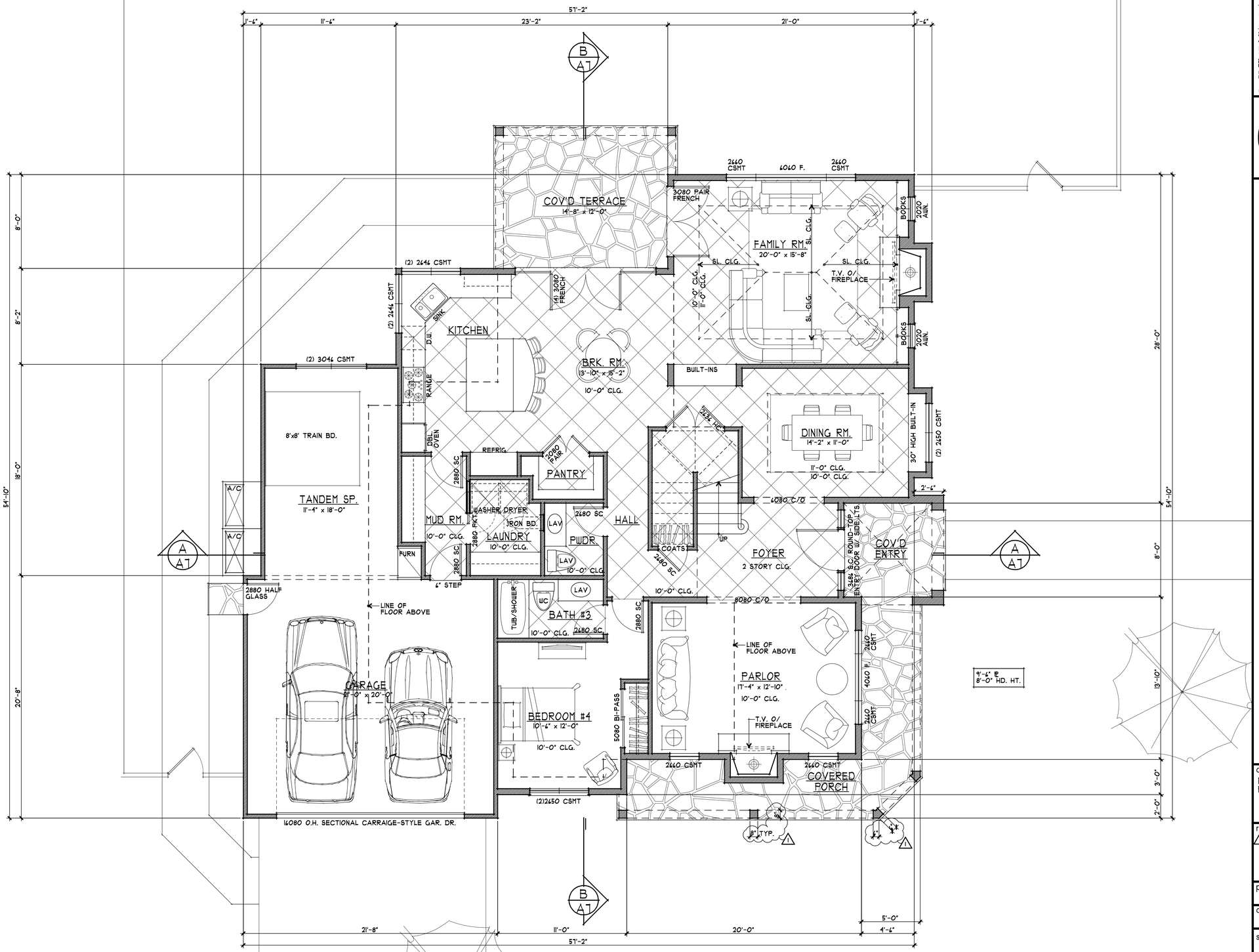
date: FEB. 2013

sheet number: A1 of sheets

1 A1 AREA DIAGRAMS 1/8" = 1'-0" NORTH

2 A1 SITE PLAN 1/8" = 1'-0" NORTH

3 A1 VICINITY MAP NO SCALE NORTH



1 A2 MAIN FLOOR PLAN

1/4" = 1'-0"

NORTH

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A PROPOSED RESIDENCE FOR:

MIKE & QUENIE ABBOTT

1695 BEN ROE AVE.

LOS ALTOS, CALIFORNIA

drawings
MAIN FLOOR PLAN

revisions
1 4/15/13 PLANNING

project number
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date
FEB. 2013

sheet number
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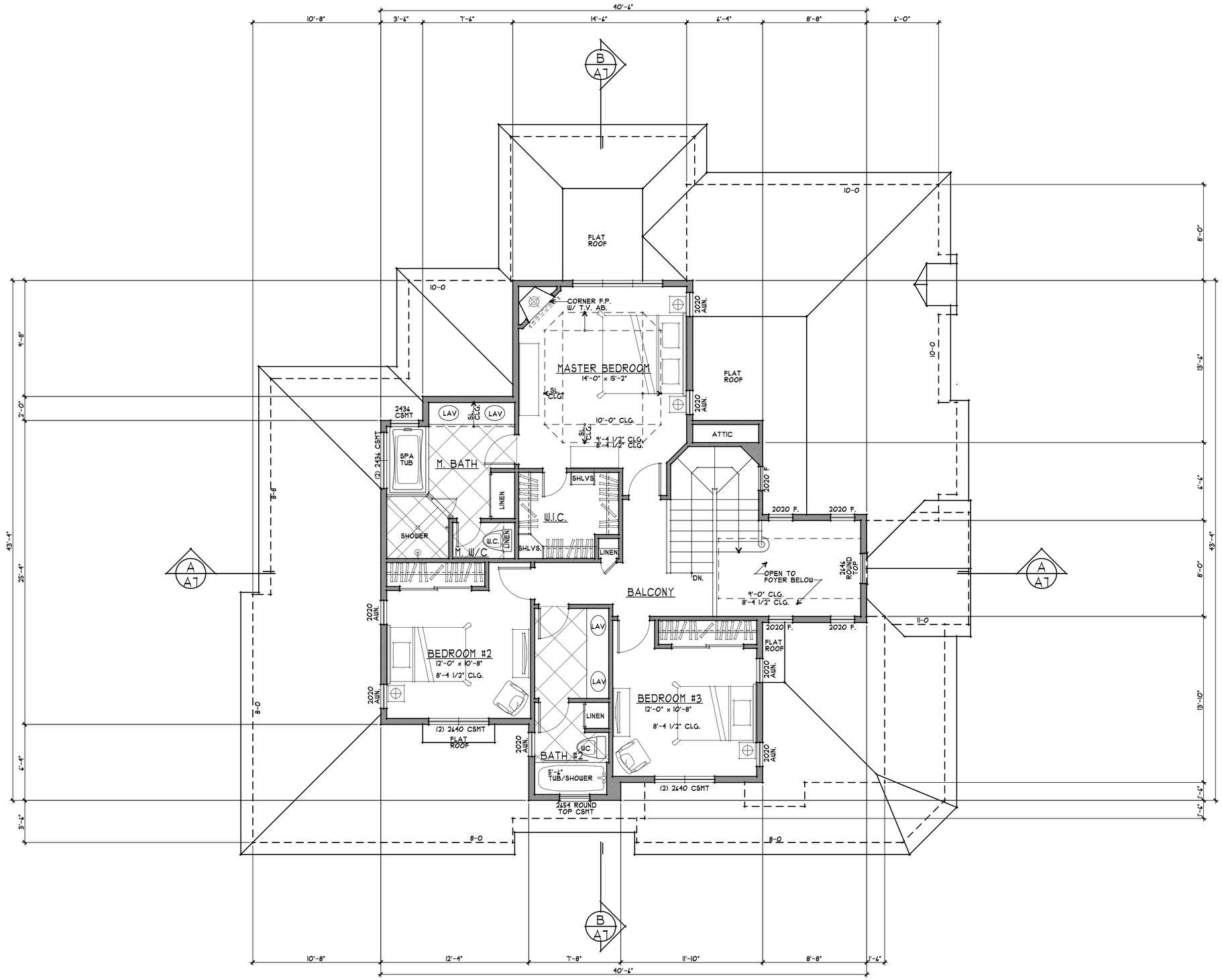
of sheets



1/A3 UPPER FLOOR PLAN

1/4" = 1'-0"

NORTH

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UPPER FLOOR PLAN

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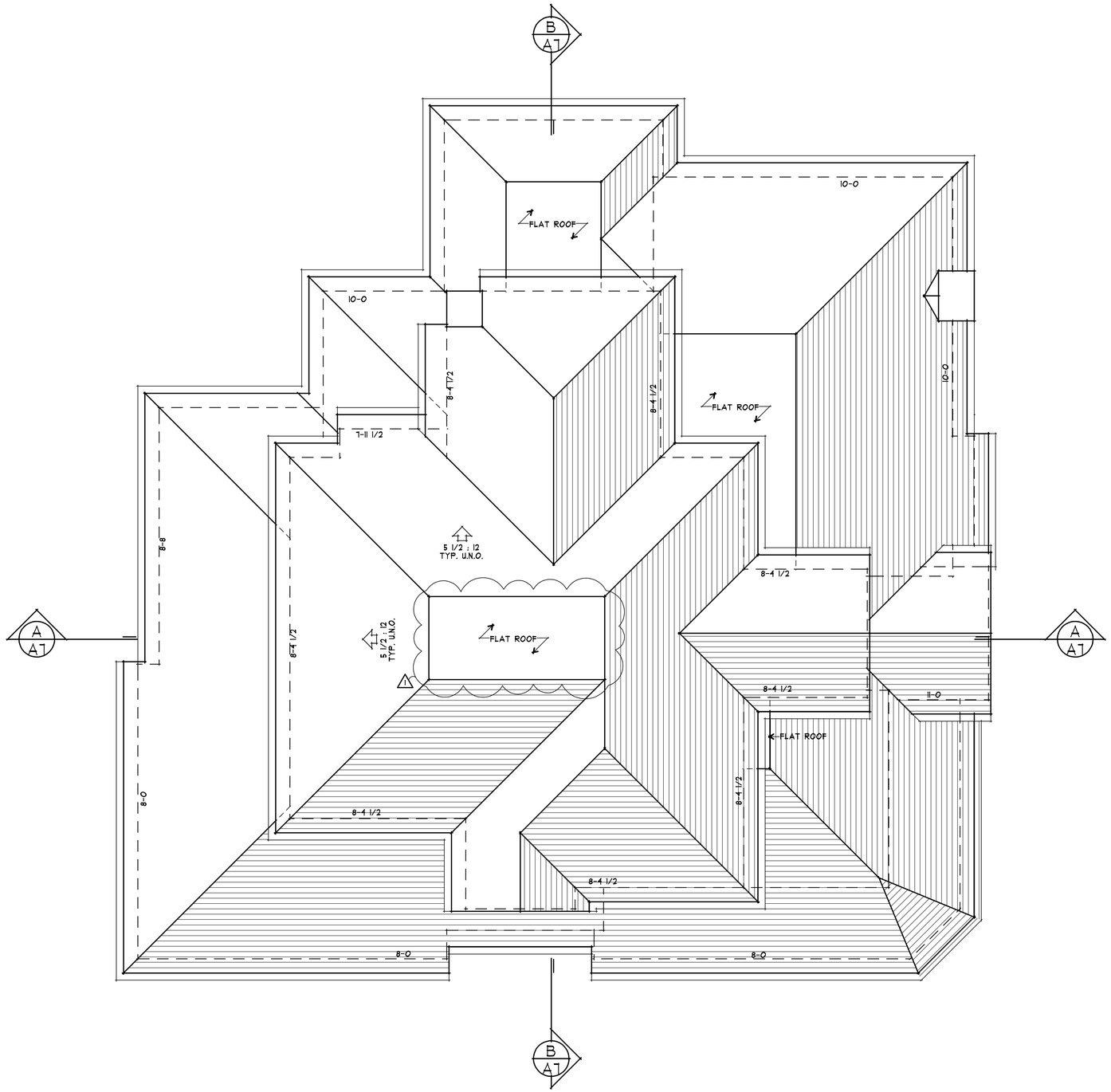

1 A4 ROOF PLAN

1/4" = 1'-0"

NORTH

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drawings
ROOF PLAN

revisions
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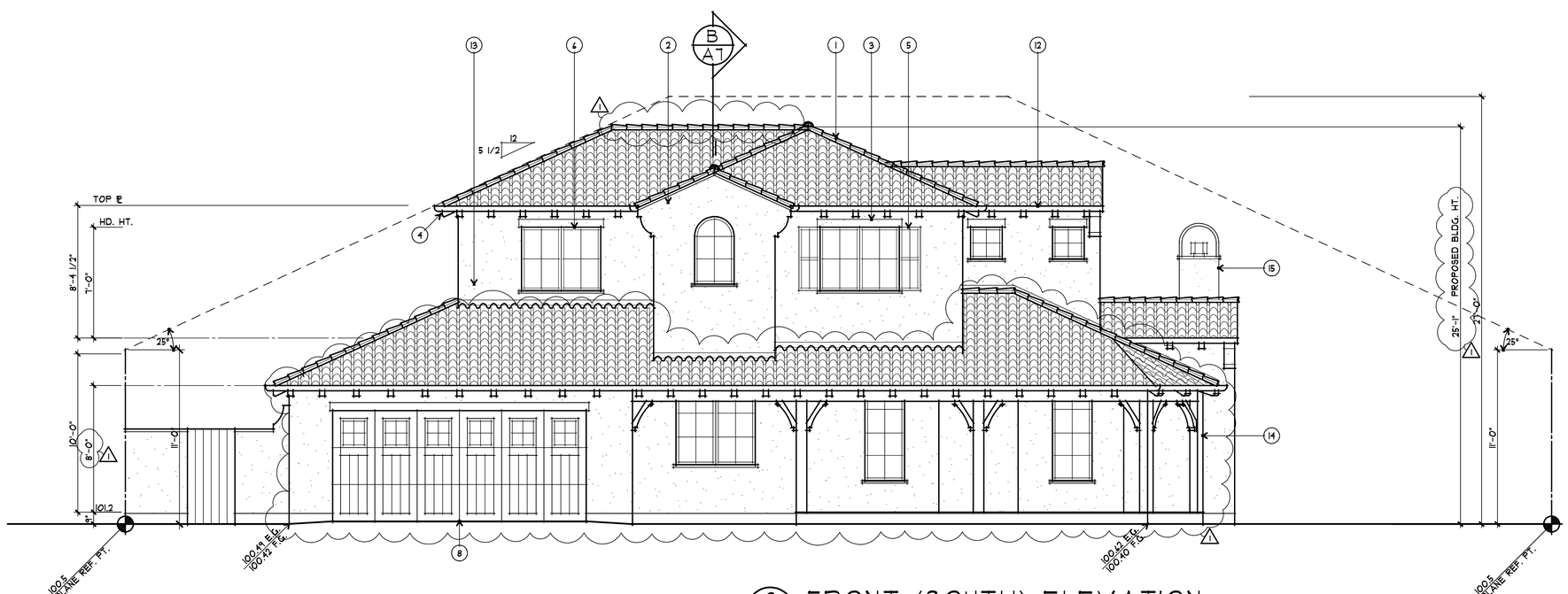
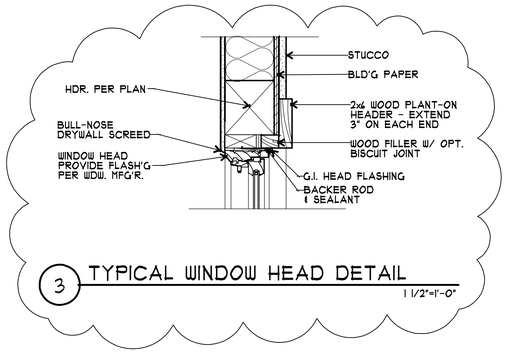
1 A5 RIGHT (EAST) ELEVATION
1/4" = 1'-0"



2 A5 FRONT (SOUTH) ELEVATION
1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	CLAY BARREL TILE
WALLS	2	STUCCO W/ SMOOTH FINISH & BULL-NOSE CORNERS
TRIM	3	WOOD - SOLID BODY STAIN
	4	WOOD SHAPED CORBELS
	5	WOOD SHUTTERS - PAINT
WINDOWS	6	ALUMINUM CLAD WOOD WINDOWS (SEE PLAN FOR OPERATION, SIZE AND GRID PATTERN
DOORS	7	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	8	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	9	ALUMINUM CLAD WOOD FRENCH DOOR(S)
	10	ALUMINUM CLAD WOOD DOOR W/ HALF-GLASS
ATTIC VENT	11	ROUND CLAY PIPES W/ INSECT SCREENS
GUTTERS & DOWNSPOUTS	12	HALF-ROUND G.I. GUTTERS - PAINT
FLASHING	13	G.I. FLASHING - PAINT
PORCH	14	WOOD POSTS AND SHAPED WOOD KNEE BRACES
CHIMNEY	15	STUCCO O/ WOOD FRAMED CHIMNEY WITH G.I. CHIMNEY CAP - PAINT



3 TYPICAL WINDOW HEAD DETAIL
1 1/2"=1'-0"

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EXTERIOR ELEVATIONS

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1 4/15/13 PLANNING

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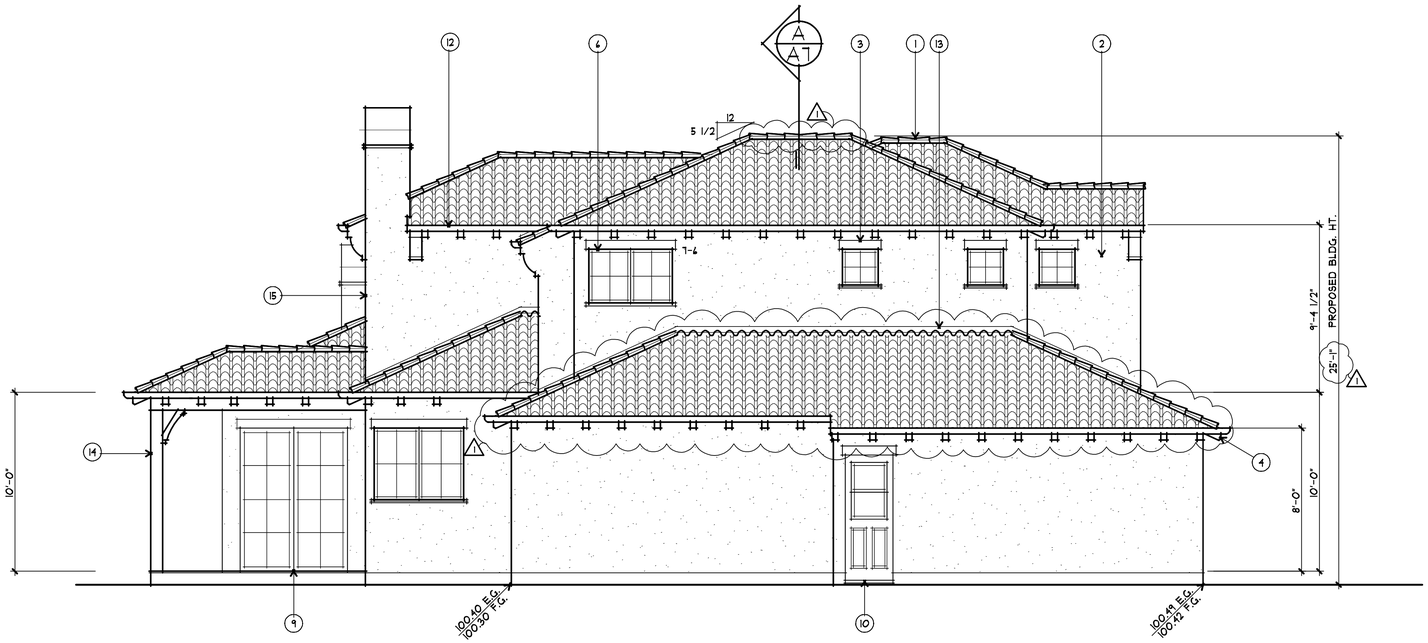

1 / A6 LEFT (WEST) ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE		
LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	CLAY BARREL TILE
WALLS	2	STUCCO W/ SMOOTH FINISH & BULL-NOSE CORNERS
TRIM	3	WOOD - SOLID BODY STAIN
	4	WOOD SHAPED CORBELS
	5	WOOD SHUTTERS - PAINT
WINDOWS	6	ALUMINUM CLAD WOOD WINDOWS (SEE PLAN FOR OPERATION, SIZE AND GRID PATTERN
DOORS	7	WOOD ENTRY DOOR W/ GLASS & SIDELITES
	8	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	9	ALUMINUM CLAD WOOD FRENCH DOOR(S)
	10	ALUMINUM CLAD WOOD DOOR W/ HALF-GLASS
ATTIC VENT	11	ROUND CLAY PIPES W/ INSECT SCREENS
GUTTERS & DOWNSPOUTS	12	HALF-ROUND G.I. GUTTERS - PAINT
FLASHING	13	G.I. FLASHING - PAINT
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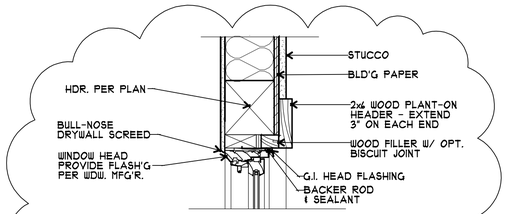
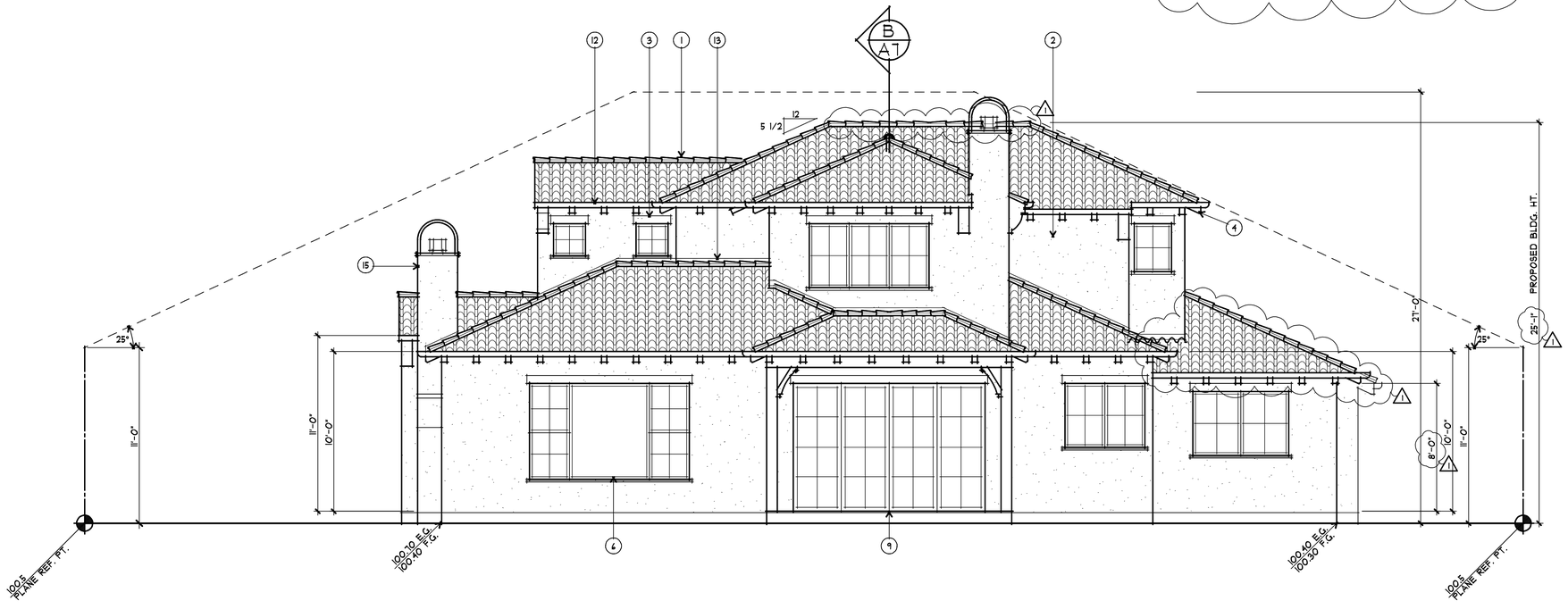
CHIMNEY	15	STUCCO O/ WOOD FRAMED CHIMNEY WITH G.I. CHIMNEY CAP - PAINT



3 TYPICAL WINDOW HEAD DETAIL

1 1/2"=1'-0"



2 / A6 REAR (NORTH) ELEVATION

1/4" = 1'-0"

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A PROPOSED RESIDENCE FOR:
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LOS ALTOS, CALIFORNIA

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EXTERIOR ELEVATIONS

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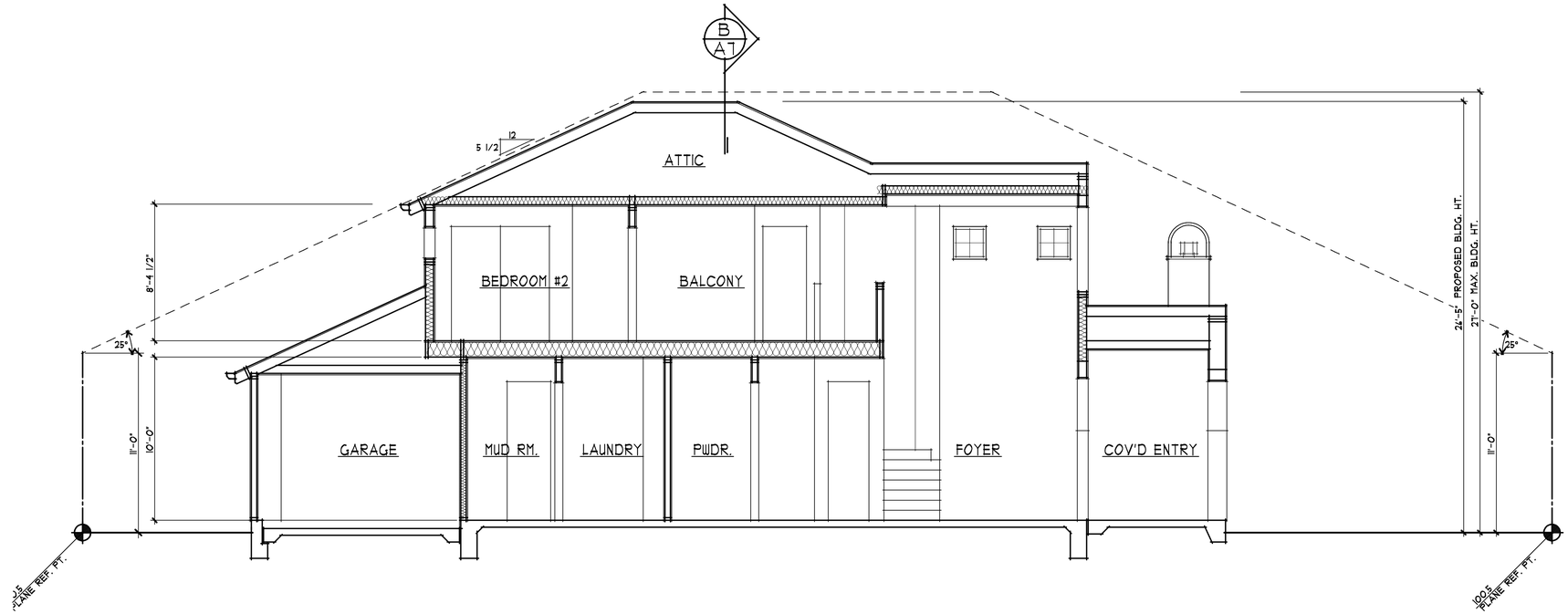
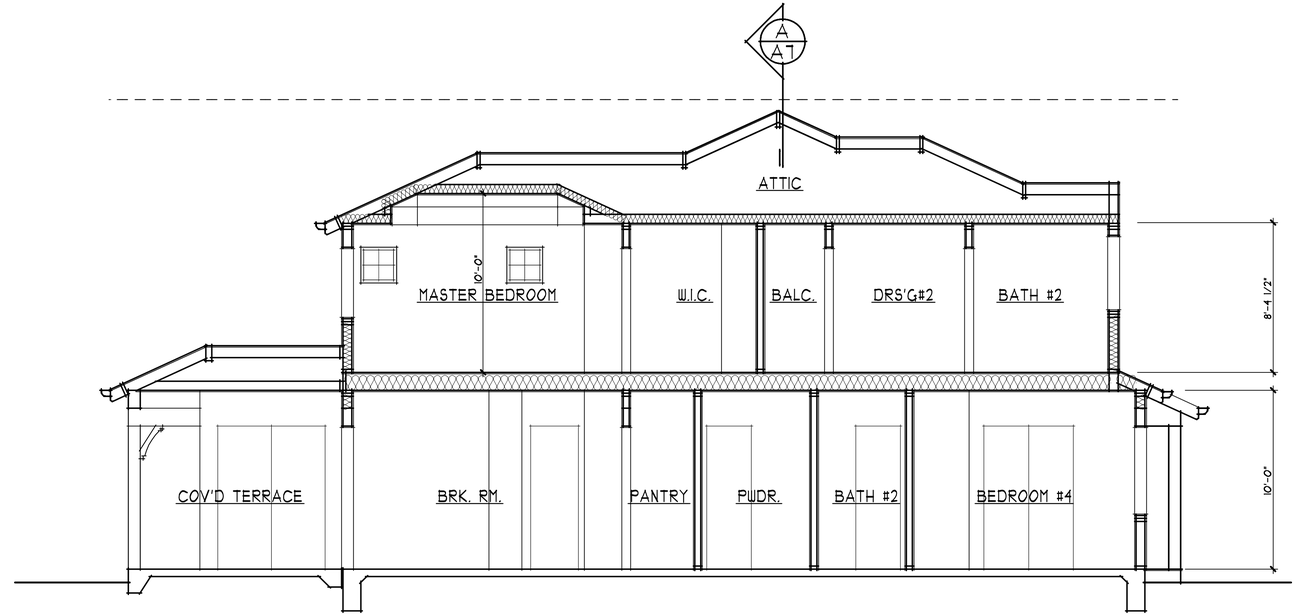


A A7 BUILDING SECTION
1/4" = 1'-0"



B A7 BUILDING SECTION
1/4" = 1'-0"

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sheet number
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UTILITY NOTES:

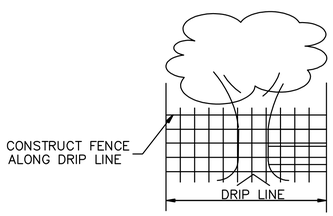
1. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
3. CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER PG&E STANDARDS.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. USE A COMBINATION OF BATTERY OPERATED/GENERATOR AND POWER OPERATED SUMP PUMPS TO ASSURE THEIR OPERATION IN CASE OF POWER FAILURE.

SITE GRADING NOTES

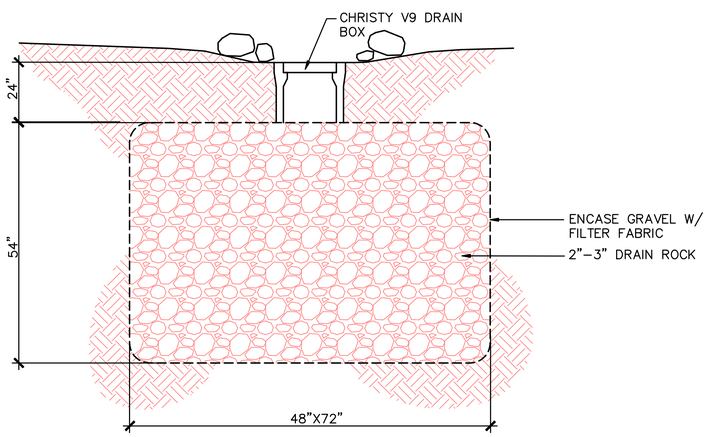
1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. CONTRACTOR SHALL NOTIFY THE CITY OF LOS ALTOS AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK.
2. EXCAVATION CUTS EXCEEDING 4 FT. TYPICALLY REQUIRE A DOSH PERMIT. ALL EXCAVATION MUST CONFORM TO APPLICABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT THE CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. PALO ALTO, CALIFORNIA 94306.

NOTES:

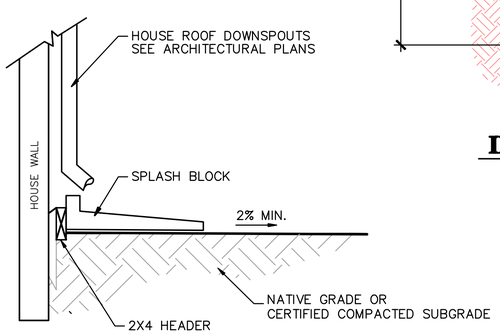
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE " PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE " PROTECTIVE DEVICE " IS NOT INSTALLED.
3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



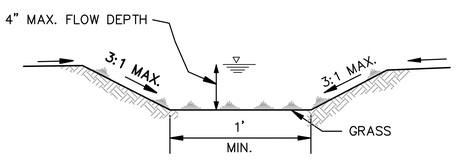
TREE PROTECTION DETAIL
N.T.S.



INFILTRATION DEVICE DETAIL
N.T.S.



ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.

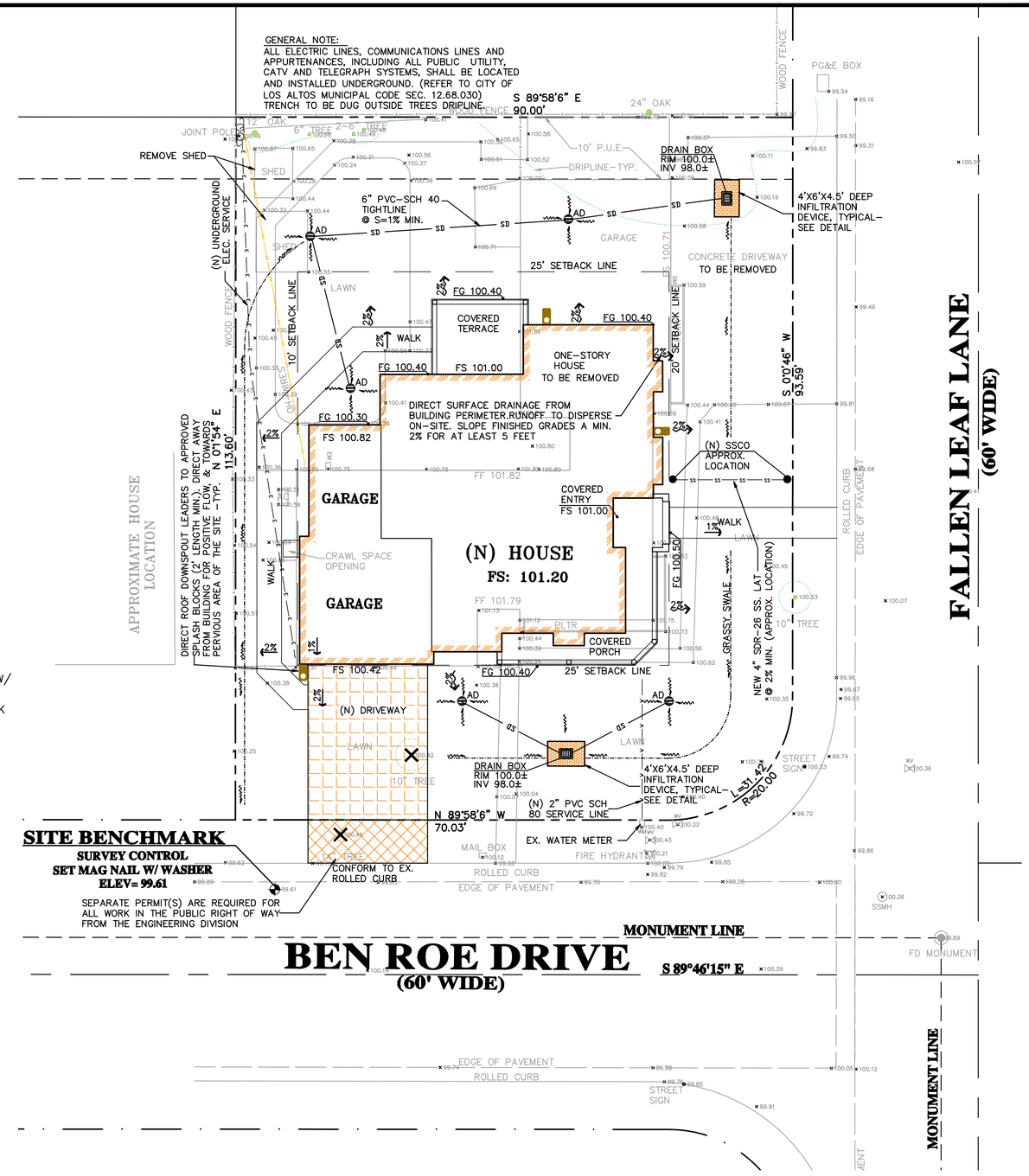


GRASSY SWALE DETAIL
N.T.S.

SITE ACREAGE
10,140± S.F.
0.2327± ACRES

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

GENERAL NOTE:
ALL ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. (REFER TO CITY OF LOS ALTOS MUNICIPAL CODE SEC. 12.68.030) TRENCH TO BE DUG OUTSIDE TREES DRIPLINE.



SITE BENCHMARK
SURVEY CONTROL
SET MAG NAIL W/ WASHER
ELEV= 99.61

SEPARATE PERMIT(S) ARE REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY FROM THE ENGINEERING DIVISION

ABBREVIATION	
AD	AREA DRAIN
CO	CLEANOUT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOW LINE
FS	FINISH SLAB
INV	INVERT
(N)	NEW
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SD	STORM DRAIN

DESCRIPTION
PROPERTY LINE
CENTERLINE
SANITARY SEWER
STORM DRAIN LINE
DRAINAGE FLOW
REMOVE TREE

LEGEND

1-800-227-2600 CALL BEFORE YOU DIG! UNDERGROUND SERVICE ALERT 1-800-227-2600

NOTICE TO CONTRACTORS

CONTRACTOR TO NOTIFY U.S.A. (UNDERGROUND SERVICE ALERT) AT 800-227-2600 A MINIMUM OF 2 WORKING DAYS BEFORE BEGINNING UNDER-GROUND WORK FOR VERIFICATION OF THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

EARTHWORK QUANTITY

NOTE:
THE QUANTITIES ARE SHOWN FOR THE PURPOSE OF GRADING PERMIT APPROVAL FROM THE CITY OF LOS ALTOS AND ARE NOT TO BE USED FOR PAYMENT TO THE CONTRACTOR . CONTRACTOR SHALL ESTABLISH HIS OWN QUANTITIES.

APPROXIMATE CUT REQUIRED	30± CY
FILL REQUIRED	0± CY

REGISTERED PROFESSIONAL ENGINEER NADIM N. RAFFOUL No. 56027 Exp. 12/31/14 CIVIL STATE OF CALIFORNIA

NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 546-7813

PROPOSED DEVELOPMENT
1695 BEN ROE DRIVE
LOS ALTOS, CA.
A.P.N. 318-20-034

GRADING AND DRAINAGE PLAN

REVISIONS	BY
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-	-
-	-

JOB NO:
DATE: 2-21-13
SCALE: 1" = 10'
DRAWN BY: NR
SHEET NO: 1 OF 1 SHEETS