NET LOT AREA					10,000	S.F.
	EXISTING		CHANGE IN		TOTAL PROPOSED	
	625	S.F.	-175	S.F.	450	S.F.
% OF FRONT YARD PAVING	31	%	8	%	23	%
HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT)	1,500	S.F.	2,144	S.F.	3,644	S.F.
NON-HABITABLE LIVING AREA	400	S.F.	82	S.F.	482	S.F.
	EXISTING		PROPOSED		ALLOWED/ REQUIRED	
LOT COVERAGE: (Land area covered by all structures that are over 6 ft. high)	2,055	S.F.	3,000	S.F.	3,000	S.F.
	21	%	30	%	30	%
FLOOR AREA:						
FIRST FLOOR	1,900	S.F.	2,666	S.F.		
SECOND FLOOR	0	S.F.	829	S.F.		
TOTAL	1,900	S.F.	3,495	S.F.	3,500	S.F.
	19	%	35	%	35	%
SETBACKS:						
FRONT	24.75	FT.	25	FT.	25	FT.
REAR	42	FT.	35	FT.	25	FT.
RIGHT SIDE (1st/2nd)	10	FT.	10/19.5	FT.	10/17.5	FT.
LEFT SIDE (1st/2nd)	10	FT.	10/17.83	FT.	10/17.5	FT.
HEIGHT:	16	FT.	24.17	FT.	27	FT.

1

EXISTING LANDSCAPE CALCULATION:

LOT SIZE	10,000	S.F.
HOUSE (MAIN FLOOR/GARAGE)	1,895	S.F.
HARDSCAPE		
SHED 1	121	S.F.
SHED 2	171	S.F.
DRIVE & WALKWAYS	2,315	S.F.
SIDE WALK	102	S.F.
TOTAL	2,709	S.F.
SOFTSCAPE	5,396	S.F.

PROPOSED LANDSCAPE CALCULATION:

LOT SIZE	10,000	S.F.
HOUSE (MAIN FLOOR/GARAGE)	2,666	S.F.
HARDSCAPE		
COV'D PORCH FRONT	155	S.F.
COV'D PORCH REAR	43	S.F.
COV'D TERRACE	134	S.F.
POOL & DECKING	1,482	S.F.
REAR WALK	48	S.F.
MASTER PAD	18	S.F.
A/C PAD	8	S.F.
FRONT WALK & DRIVE	632	S.F.
SIDE WALK TO LIGHT WELL	180	S.F.
LIGHTWELL	254	S.F.
TOTAL	2,961	S.F.
SOFTSCAPE	4,313	S.F.

1

INDEX OF DRAWINGS

ARCHITECTURAL
A1 AREA DIAGRAMS
SITE PLAN
VICINITY MAP
A2 BASEMENT FLOOR PLAN
A3 MAIN FLOOR PLAN
A4 UPPER FLOOR PLAN
A5 ROOF PLAN
A6 EXTERIOR ELEVATIONS
A7 EXTERIOR ELEVATIONS
A8 BUILDING SECTIONS DETAILS
CIVIL
1 TOPOGRAPHY SURVEY
C1 GRADING AND DRAINAGE PLAN

1

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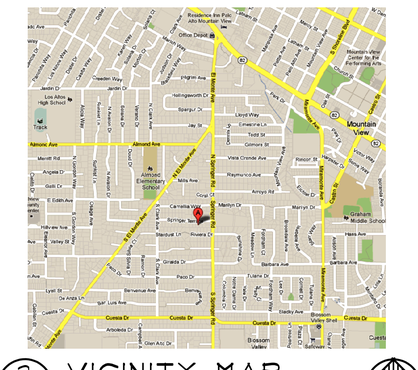
LICENSED ARCHITECT DARYL V. HARRIS No. C 25631 Exp. 11-13 STATE OF CALIFORNIA

PROJECT INFO

OWNER:	DARIN MEDEIROS & MIKE WICKEY 668 SPRINGER TERRACE LOS ALTOS, CA
JOB ADDRESS:	668 SPRINGER TERRACE LOS ALTOS, CA
BUILDING OCCUPANCY GROUP(S):	R-3/U
TYPE(S) OF CONSTRUCTION:	V-B
OCCUPANCY CATEGORY:	II
A.P.N.	189-34-036
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		10,000	S.F.
LIVABLE AREA			
BASMENT FLOOR		631	S.F.
MAIN FLOOR		2,184	S.F.
UPPER FLOOR		829	S.F.
	TOTAL	3,644	S.F.
GARAGE		482	S.F.
COVERED PORCH		155	S.F.
COVERED TERRACE		134	S.F.
COVERED PORCH		43	S.F.
COVERAGE			
ALLOWED	(30%)	3,000	S.F.
PROPOSED		3,000	S.F.
EXISTING		2,055	S.F.
FLOOR AREA			
ALLOWED	(35%)	3,500	S.F.
PROPOSED		3,495	S.F.
EXISTING		1,900	S.F.



A PROPOSED RESIDENCE FOR:
DARIN MEDEIROS & MIKE WICKEY
668 SPRINGER TERRACE
LOS ALTOS, CALIFORNIA

drawings
AREA DIAGRAMS
SITE PLAN
VICINITY MAP

revisions
3/29/13 BASEMENT
1 5/31/13 PLANNING

project number
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JUNE 2013

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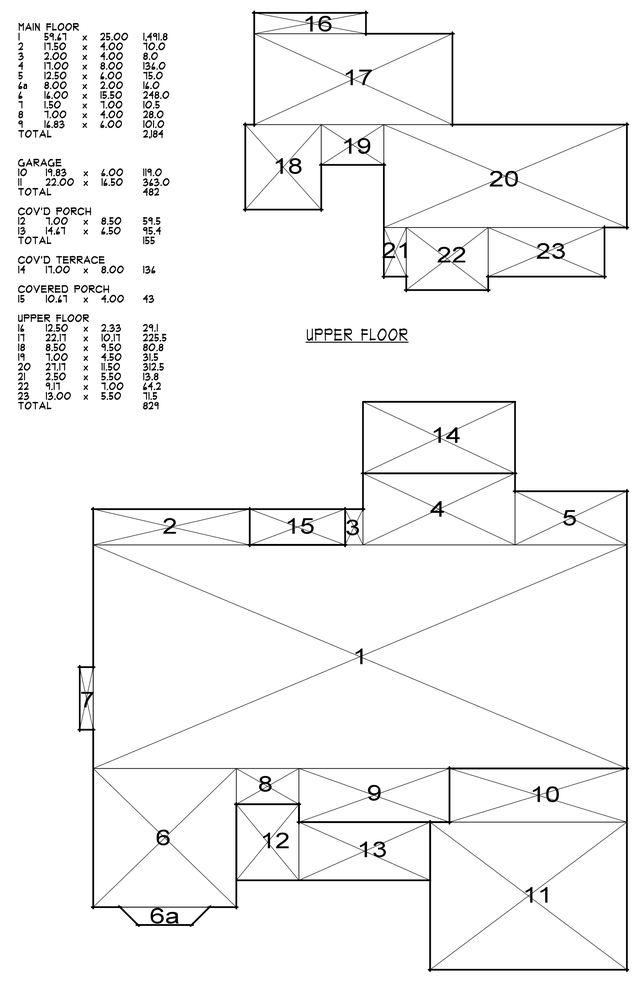
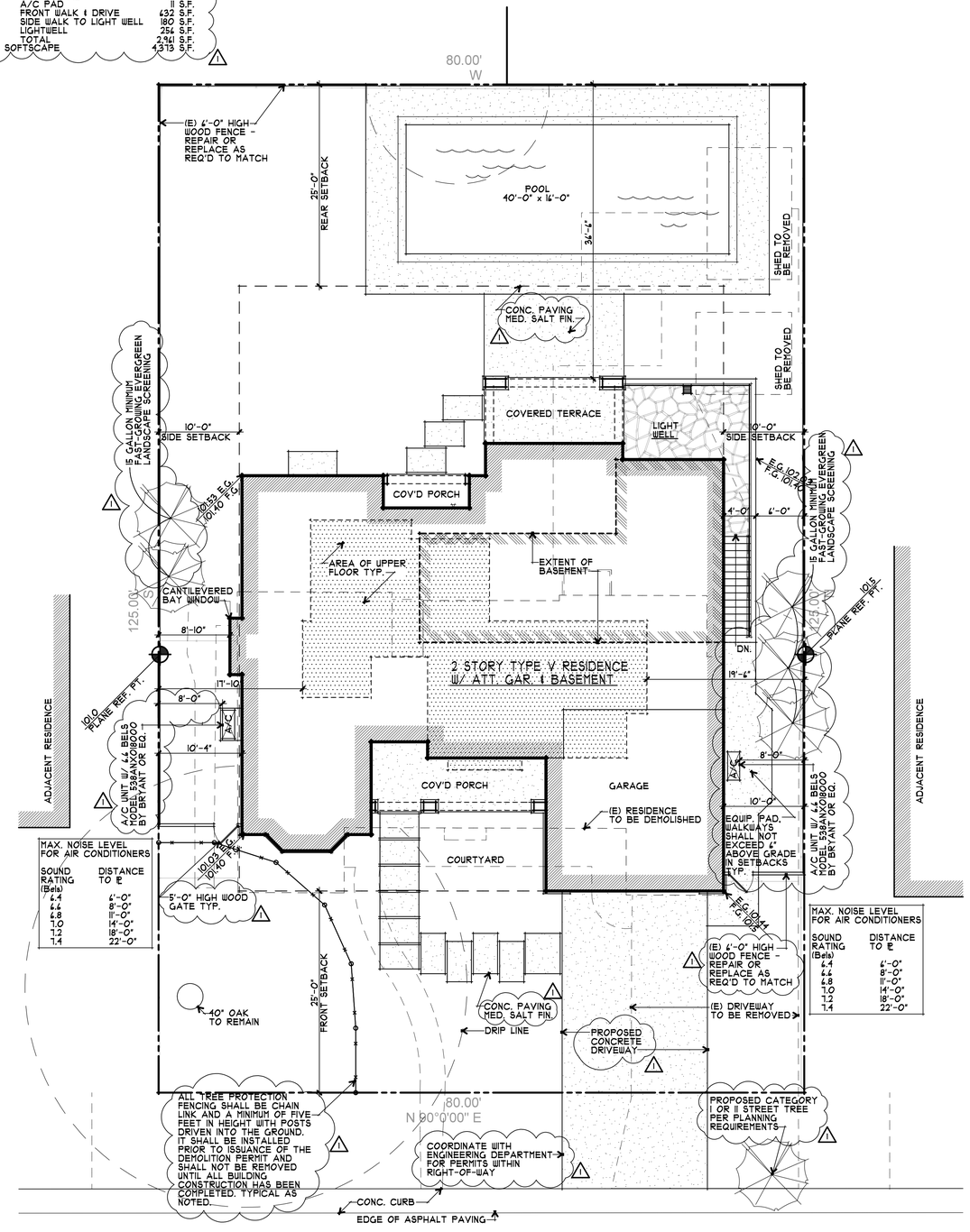
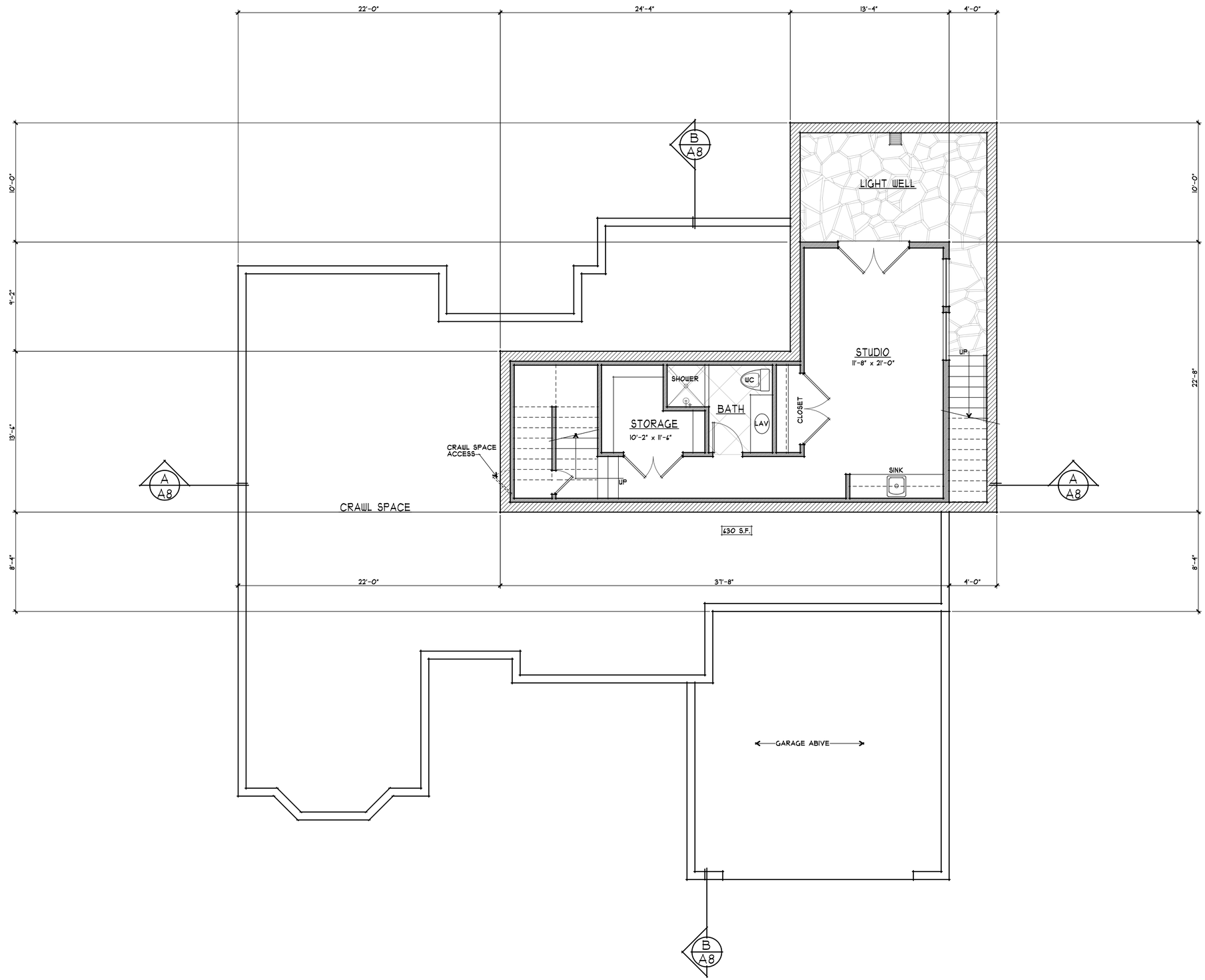




1/A1 AREA DIAGRAMS
1/8" = 1'-0"
NORTH

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

3/A1 VICINITY MAP
NO SCALE
NORTH



1 A2 BASEMENT FLOOR PLAN

1/4" = 1'-0"

NORTH

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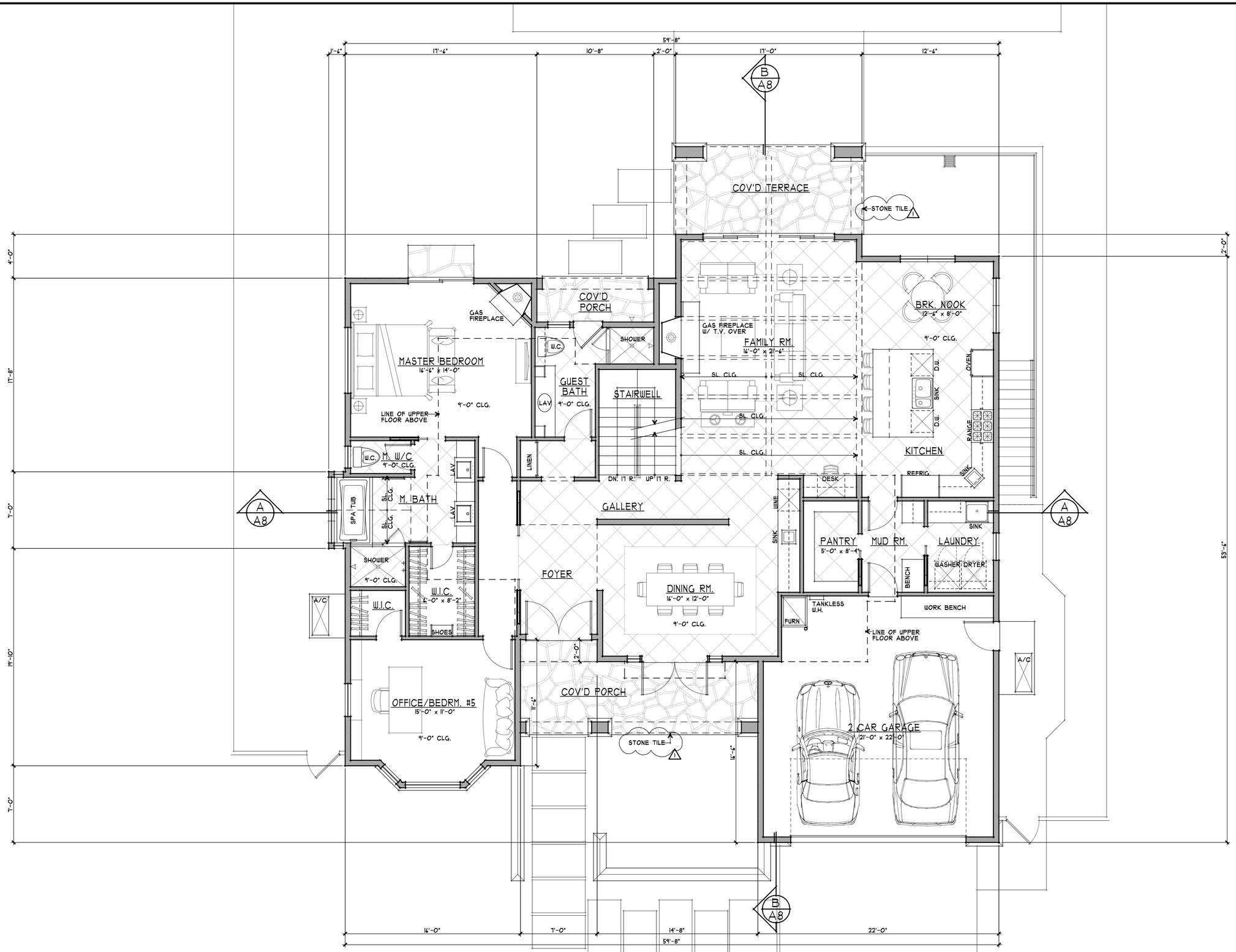

1 A3 MAIN FLOOR PLAN

1/4" = 1'-0"

NORTH

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MAIN FLOOR PLAN

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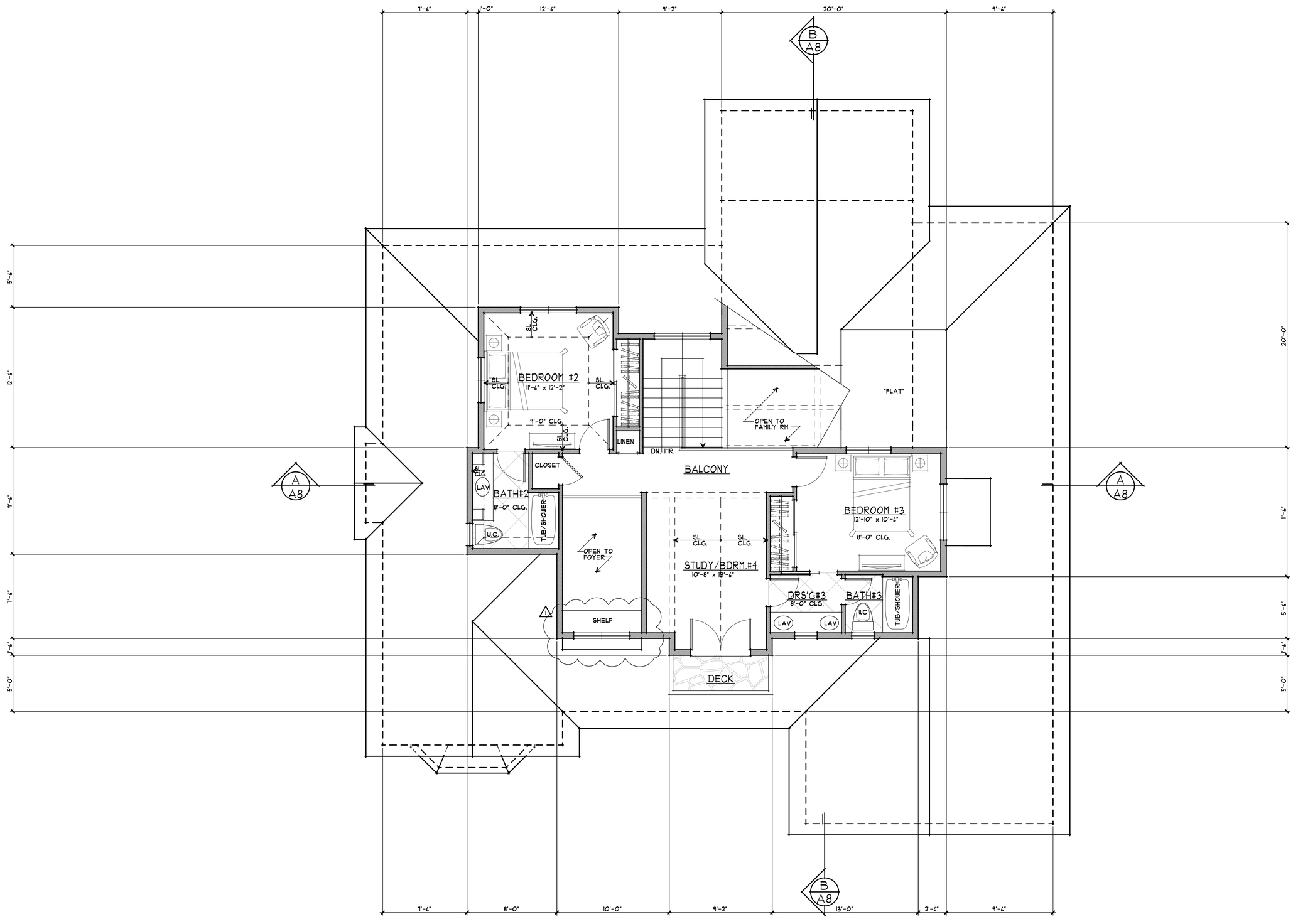

1 A4 UPPER FLOOR PLAN

1/4" = 1'-0"

NORTH

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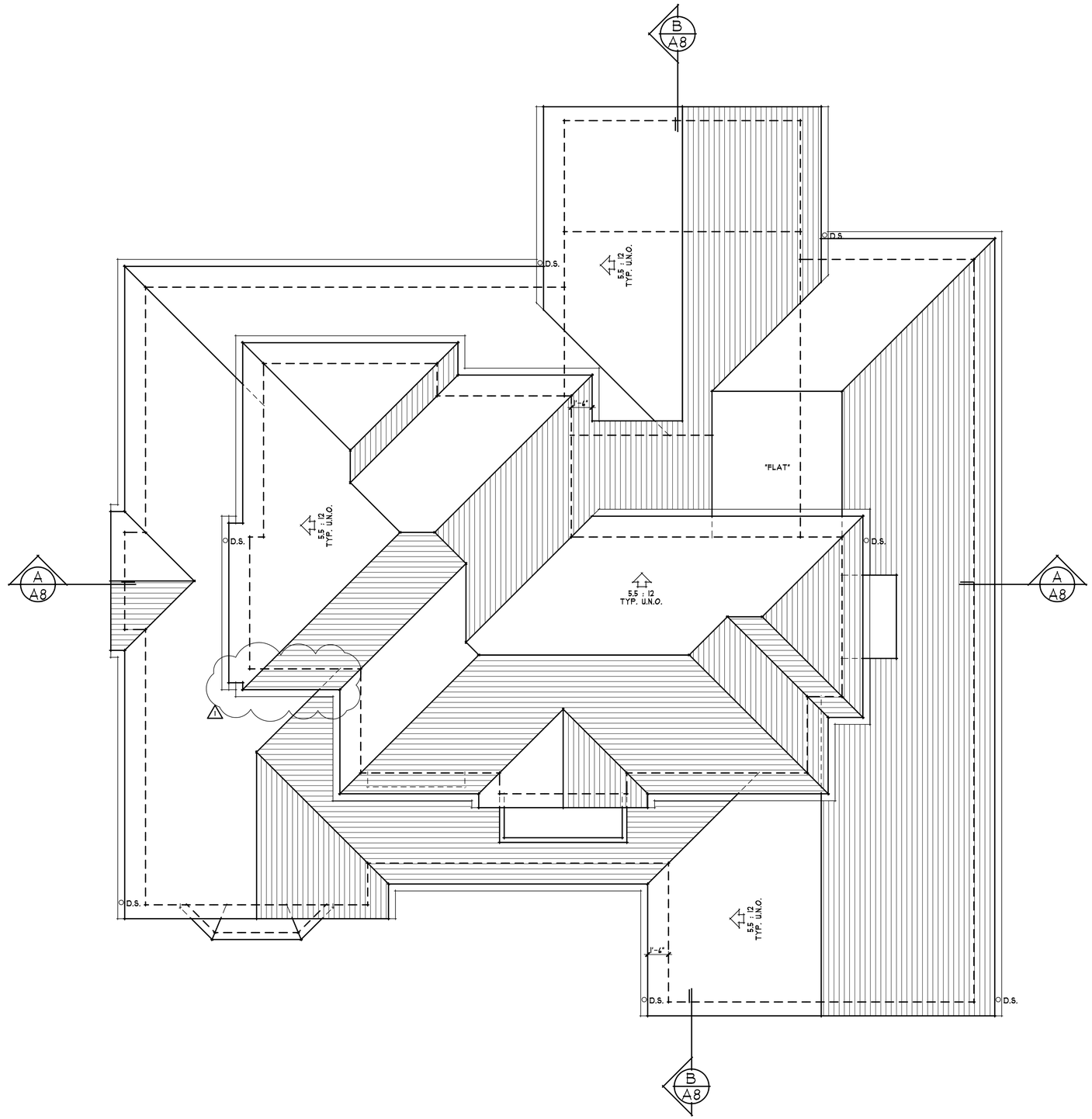

1 A5 ROOF PLAN
1/4" = 1'-0"

NORTH

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ROOF PLAN

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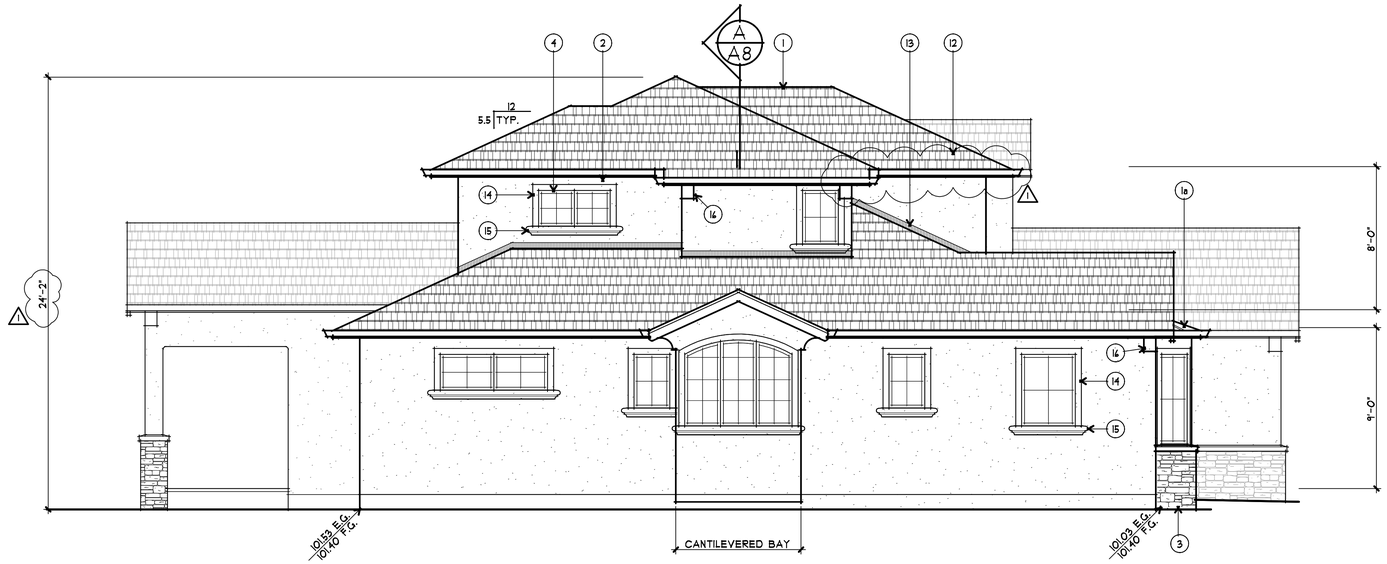
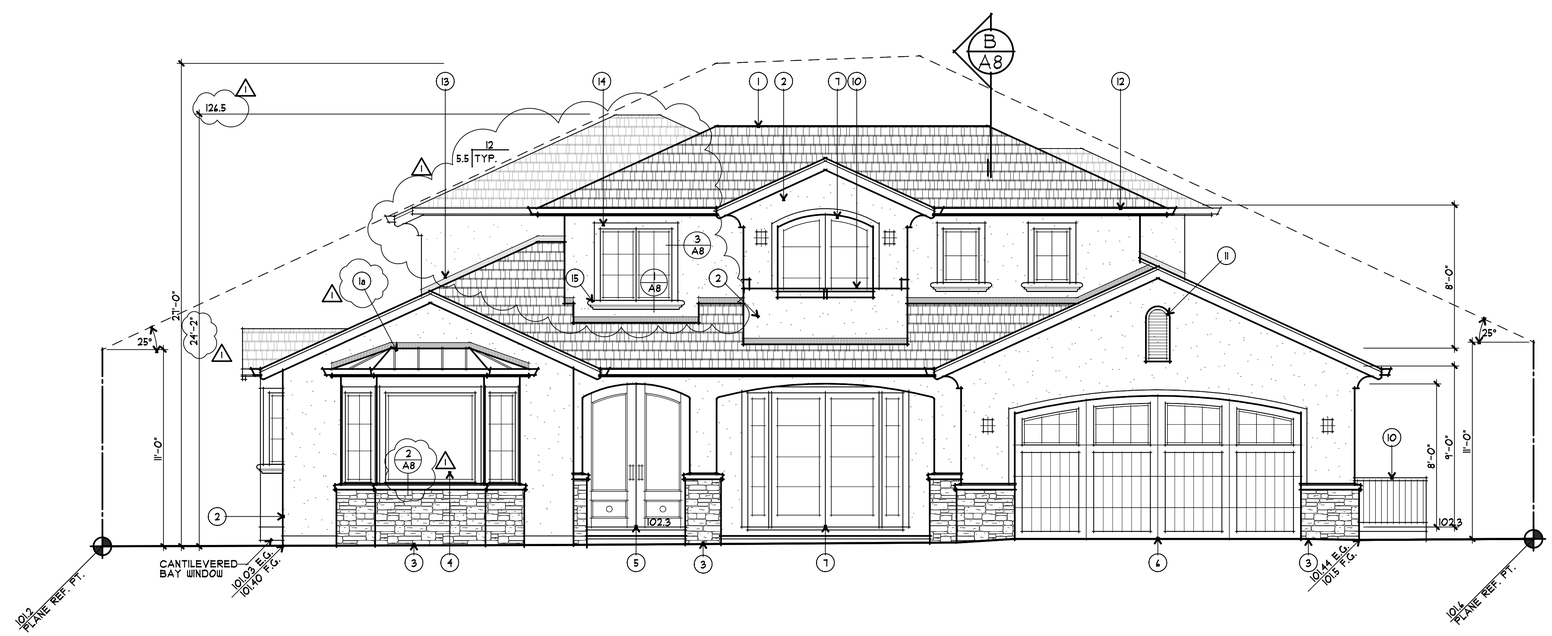


1 A6 LEFT (EAST) ELEVATION

1/4" = 1'-0"



2 A6 FRONT (NORTH) ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	FLAT SLATE TILE
	1a	STANDING SEAM METAL ROOF △1
WALLS	2	STUCCO W/ SMOOTH FINISH & BULL NOSE EDGES
	3	DRYSTACK LEDGESTONE VENEER W/ PRECAST CONCRETE CAP
WINDOWS	4	ALUMINUM CLAD WOOD WINDOWS
DOORS	5	WOOD ENTRY DOORS W/ IRON GRILLE
	6	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	7	ALUMINUM CLAD WOOD FRENCH DOOR(S) (SEE PLAN FOR OPERATION AND SIZE
	8	ALUMINUM CLAD WOOD SLIDING DOOR(S) (SEE PLAN FOR OPERATION AND SIZE
	9	ALUMINUM CLAD WOOD DOOR W/ HALF GLASS
RAILINGS	10	WROUGHT IRON - PAINT
ATTIC VENT	11	G.I. SCREENED LOUVERED VENT - PAINT
GUTTERS & DOWNSPOUTS	12	GALVANIZED IRON OGEE - PAINT
FLASHING	13	G.I. FLASHING - PAINT
TRIM	14	STUCCO OVER FOAM SHAPE
	15	PRECAST OR LIMESTONE OVER FOAM SHAPE
	16	STUCCO OVER FOAM CORBEL

△1

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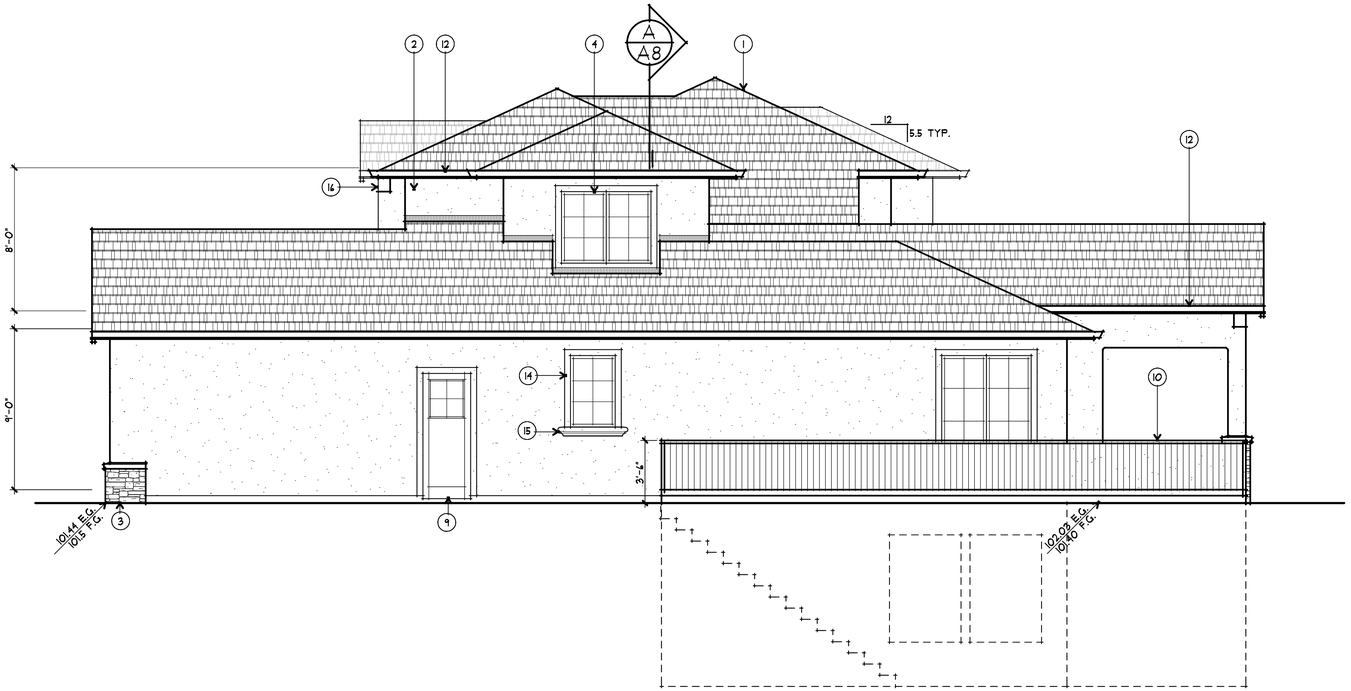
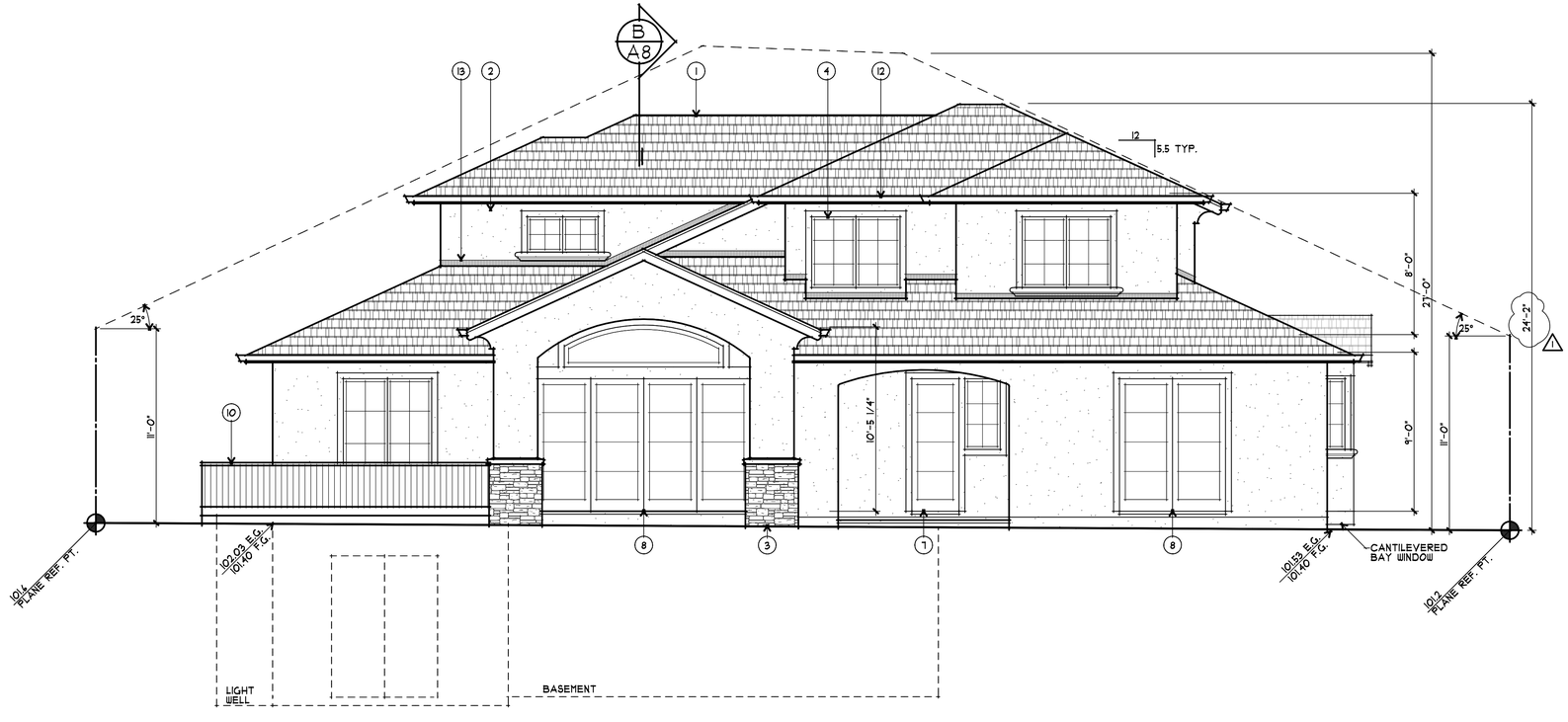


1 / A7 RIGHT (WEST) ELEVATION

1/4" = 1'-0"



2 / A7 REAR (SOUTH) ELEVATION

1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

LOCATION	KEYNOTE	MATERIAL/COLOR
ROOF	1	FLAT SLATE TILE
	1a	STANDING SEAM METAL ROOF △1
WALLS	2	STUCCO W/ SMOOTH FINISH & BULL NOSE EDGES
	3	DRYSTACK LEDGESTONE VENEER W/ PRECAST CONCRETE CAP
WINDOWS	4	ALUMINUM CLAD WOOD WINDOWS
DOORS	5	WOOD ENTRY DOORS W/ IRON GRILLE
	6	CARRAIGE-STYLE, OVERHEAD SECTIONAL GARAGE DOOR W/ LITES
	7	ALUMINUM CLAD WOOD FRENCH DOOR(S) (SEE PLAN FOR OPERATION AND SIZE
	8	ALUMINUM CLAD WOOD SLIDING DOOR(S) (SEE PLAN FOR OPERATION AND SIZE
	9	ALUMINUM CLAD WOOD DOOR W/ HALF GLASS
RAILINGS	10	WROUGHT IRON - PAINT
ATTIC VENT	11	G.I. SCREENED LOUVERED VENT - PAINT
GUTTERS & DOWNSPOUTS	12	GALVANIZED IRON OGEE - PAINT
FLASHING	13	G.I. FLASHING - PAINT
TRIM	14	STUCCO OVER FOAM SHAPE
△1	15	PRECAST OR LIMESTONE OVER FOAM SHAPE
	16	STUCCO OVER FOAM CORBEL

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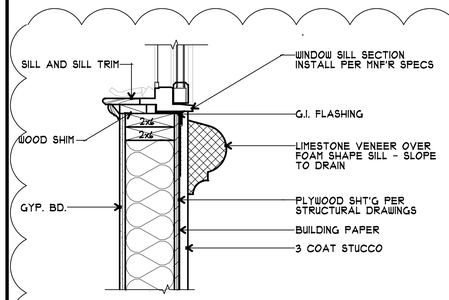
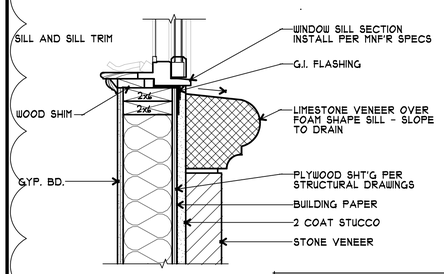


1/A8 TYPICAL WINDOW SILL

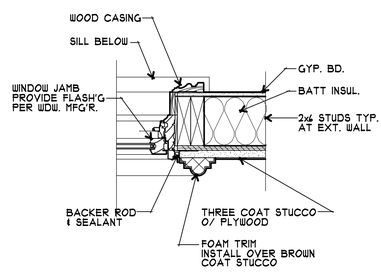
1" = 1'-0"



NOTE:
FOR TYPICAL DIMENSIONS, NOTES, AND CALL-OUTS SEE DETAIL 1 THIS SHEET

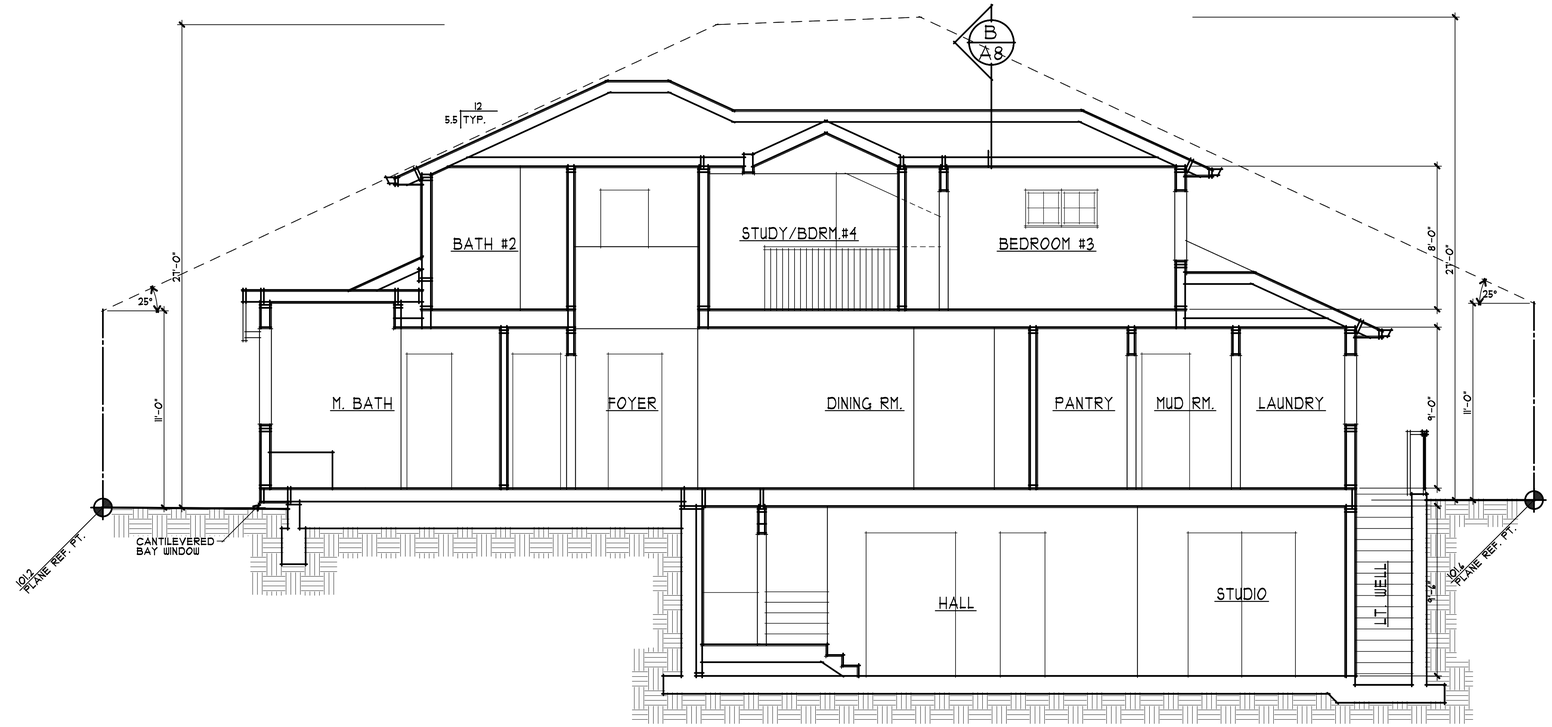
2/A8 WINDOW SILL

1" = 1'-0"



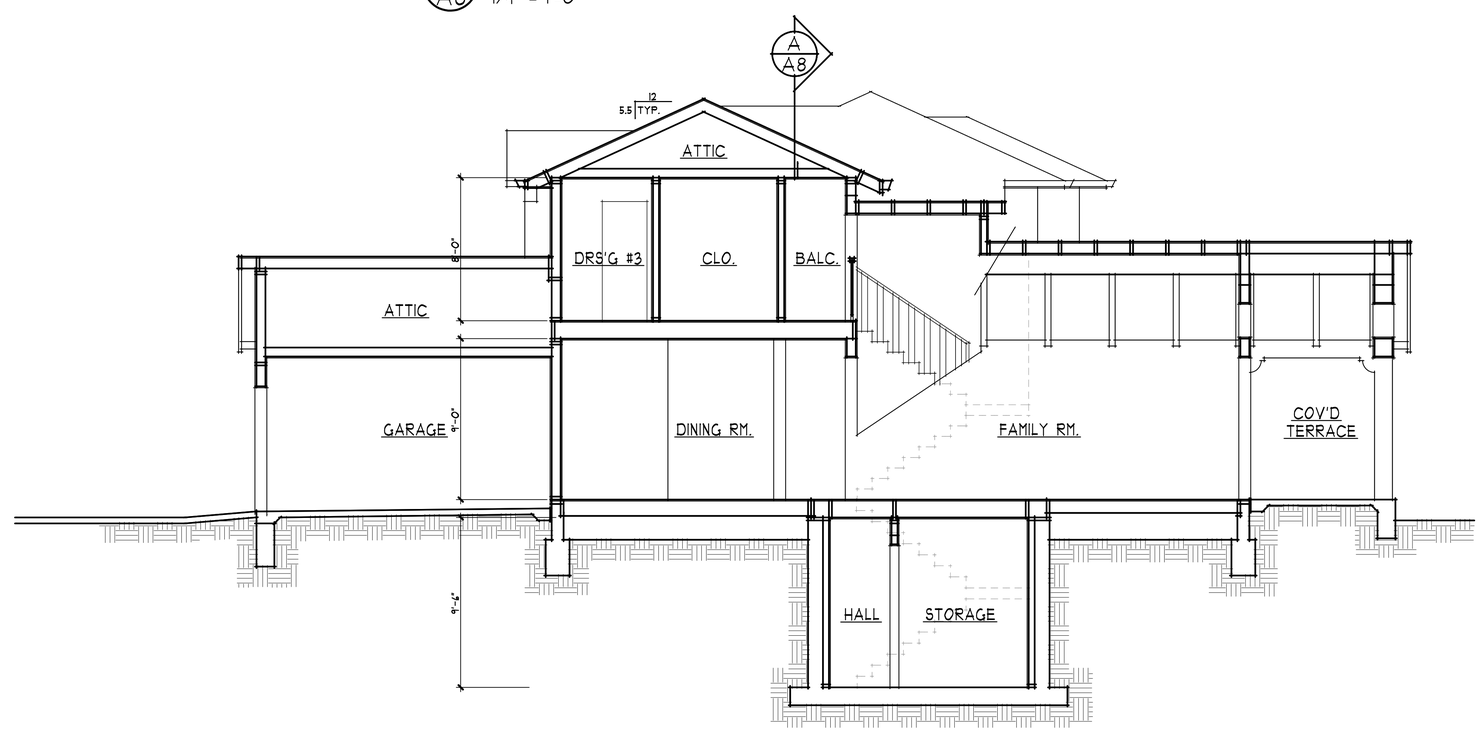
3/A8 TYP. JAMB (HEAD SIM.)

1 1/2"=1'-0"



A/A8 BUILDING SECTION

1/4" = 1'-0"



B/A8 BUILDING SECTION

1/4" = 1'-0"

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A PROPOSED RESIDENCE FOR:
DARIN MEDEIROS & MIKE WICKEY
668 SPRINGER TERRACE
LOS ALTOS, CALIFORNIA

drawings
BUILDING SECTIONS
DETAILS

revisions
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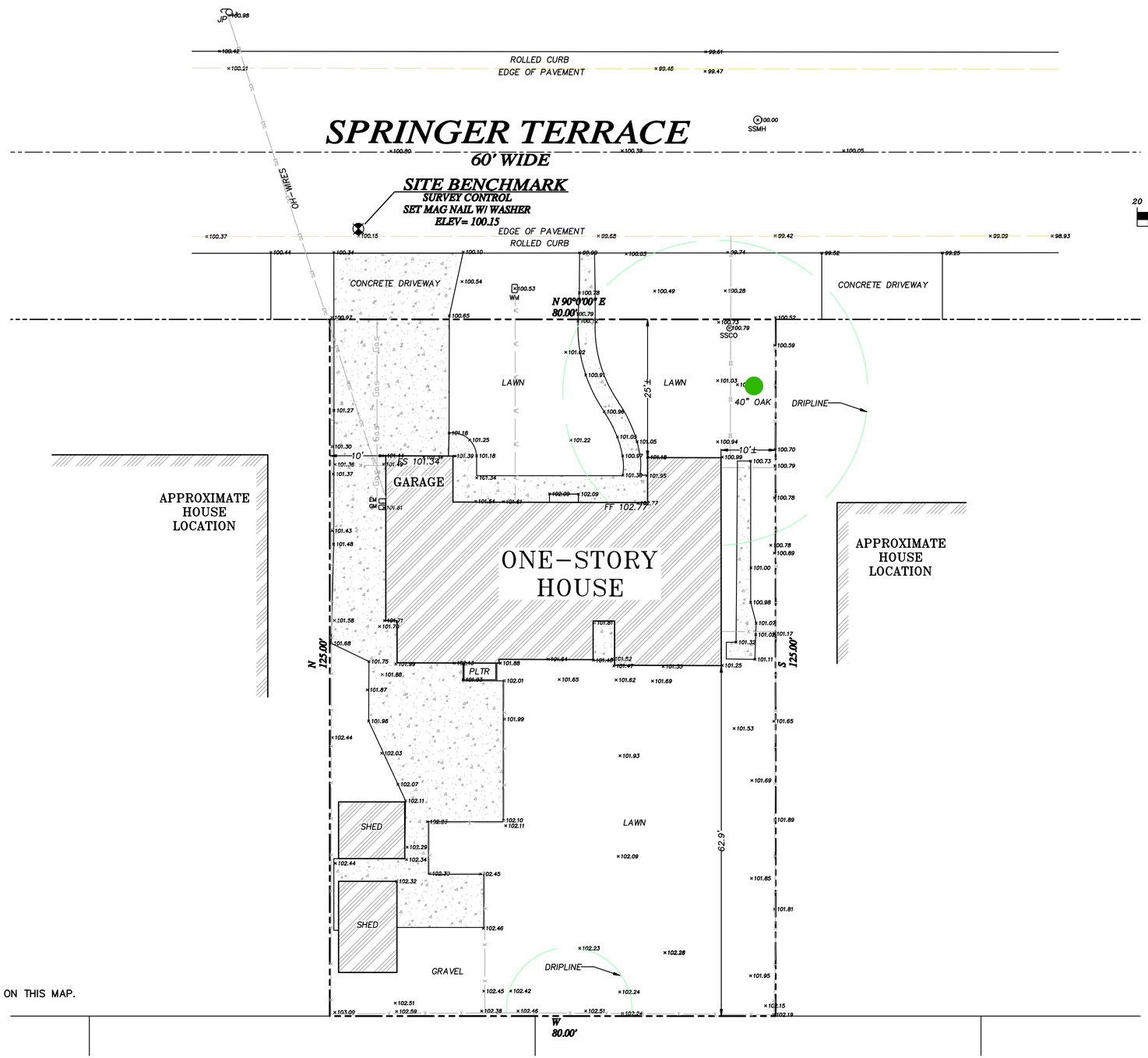
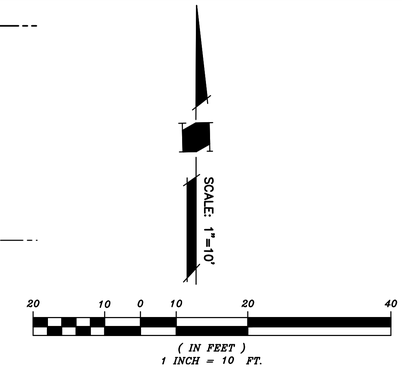




TREE NOTES:

SPECIES OF TREES TO BE DETERMINED BY AN ARBORIST.
ONLY TREES LARGER THAN 8 INCHES IN DIAMETER ARE SHOWN ON THIS MAP.

NOTE:

THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE. CURBLINE OFFSETS ARE TO FACE OF CURB. MANHOLES AND FLAT GRATE OFFSETS ARE TO THERE RESPECTIVE CENTERS. HOODED CATCH BASINS ARE MEASURED FROM THE TOP OF HOOD AND INVERTS FOR MANHOLES ARE MEASURED FROM THE RIM. THE TOPOGRAPHY CONTROL LINE(S) DEPICTED ON THIS MAP IS BASED ON FOUND MONUMENTS, A SPLIT OF IMPROVEMENTS OR A COMBINATION THEREOF. THE TOPOGRAPHY CONTROL LINE(S) SHOULD NOT BE TAKEN AS REPRESENTING THE RECORD CENTERLINE OF THE STREETS.

NOTE: THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES ARE SHOWN FOR ORIENTATION ONLY AND ARE BASED ON RECORDED DATA. THEY MAY BE DISCOVERED TO BE DIFFERENT, SUBJECT TO THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

SITE ACREAGE
10,000± S.F.
0.229± ACRES

LEGEND

SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
PBMH	PACIFIC BELL MANHOLE
—ET—	ELECTRIC AND TELEPHONE OVERHEAD UTILITY LINE
—x—	FENCE LINE
WV	WATER VALVE
WM	WATER METER
CB	CATCH BASIN
	STORM DRAIN CATCH BASIN
	FIRE HYDRANT
	JOINT POLE
GM	GAS METER
XX" TREE	TREE, SIZE AND TYPE AS NOTED

NNR ENGINEERING
CIVIL ENGINEERS
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813
FAX (408) 225-3967

PROPOSED DEVELOPMENT
668 SPRINGER TERRACE
LOT 11-TRACT NO. 645
LOS ALTOS, CA.
A.P.N. 189-36-036

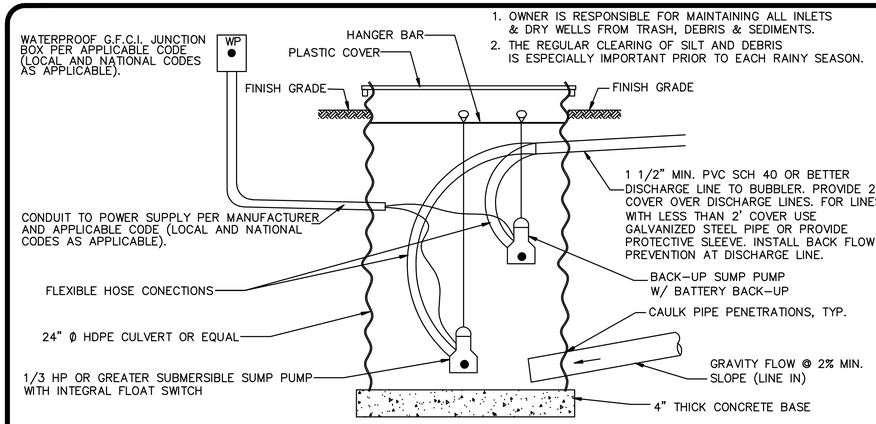
"TOPOGRAPHY SURVEY"

REVISIONS	BY
	–
	–
	–
	–
	–

JOB NO:	
DATE:	7-30-11
SCALE:	1" = 10'
DRAWN BY:	NR
SHEET NO:	1 OF 1 SHEETS

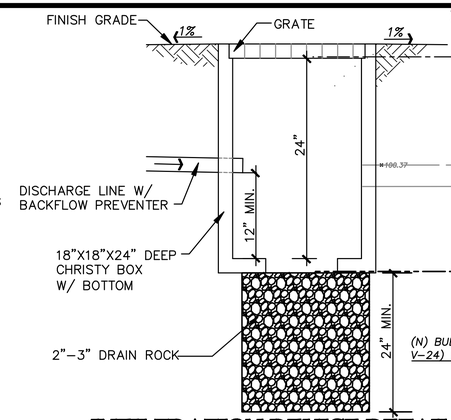
SPRINGER TERRACE

60' WIDE



SUMP WITH PUMP

N.T.S.



INFILTRATION DEVICE DETAIL

N.T.S.

Post-Development

House = 2792 sq.ft.

Rear porch= 382 sq. ft.

Front porch= 496 sq. ft.

Driveway = 922 sq. ft.

Post-Development areas = 4,592 sq. ft.

New Additional Impervious Area = -1307 sq. ft.

Assume 80% flow to infiltration device

4592x0.8=3674 sq. ft.

C = 0.95 I = 1.5 in/hr A = 0.08 acre

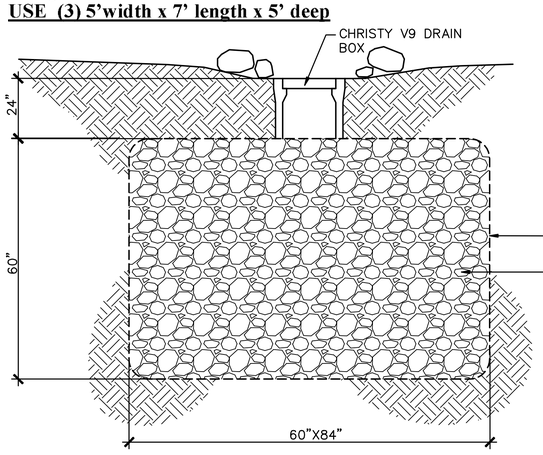
Q = CIA= 0.95x1.5x0.08 = 0.1 cfs

etermine storage/detention volume: V = Q x 1.5.tc

V = 0.1 x 1.5 x 15 minutes x 60 second/minutes = 135 CF

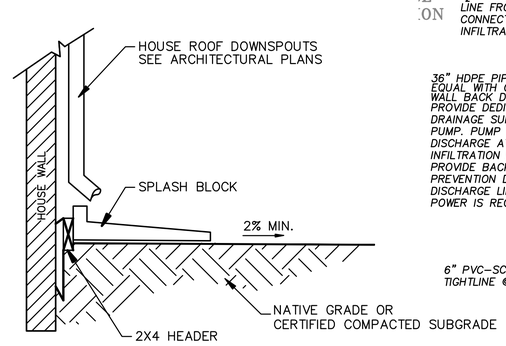
Using Infiltration Device

USE (3) 5'width x 7' length x 5' deep



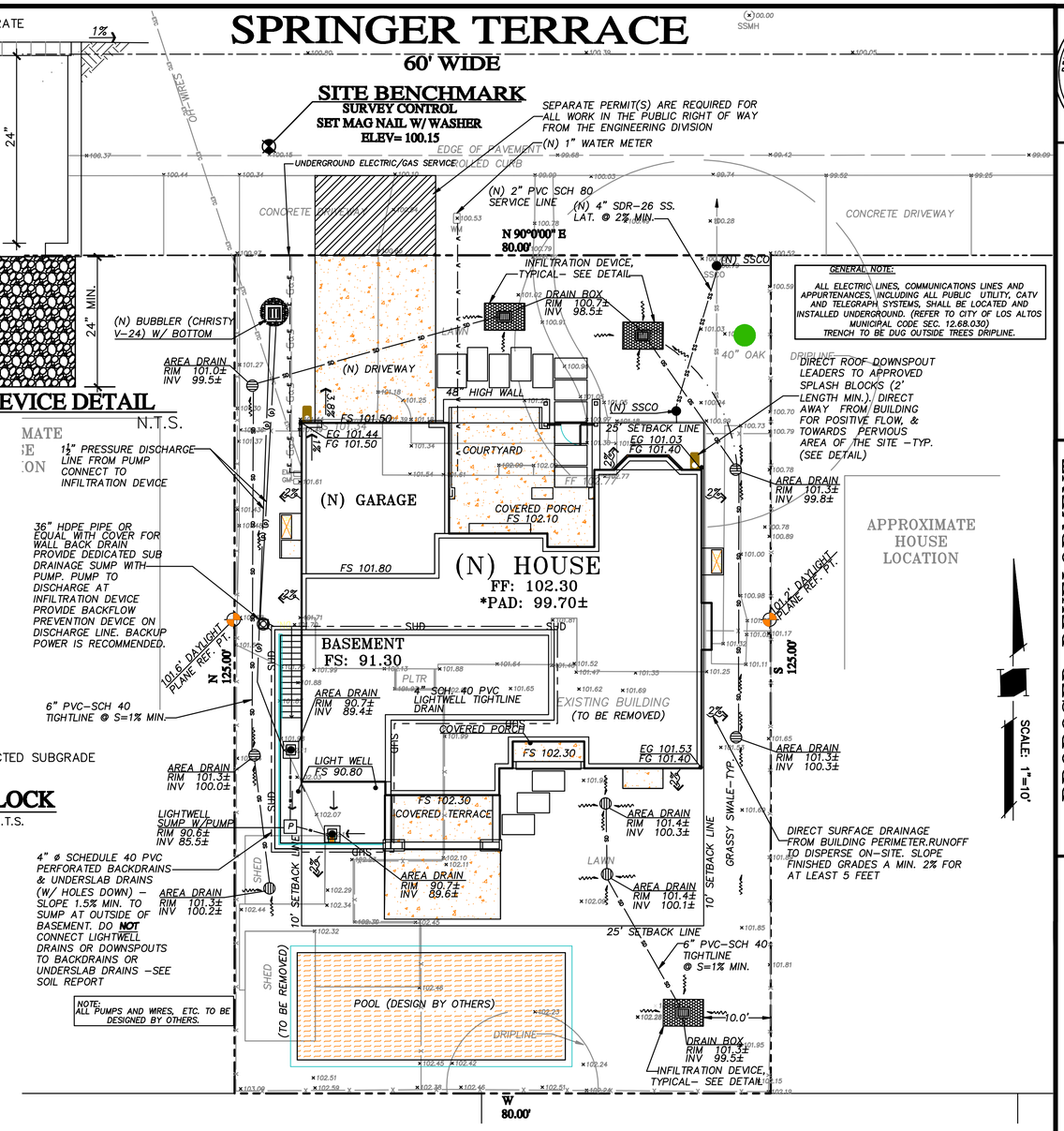
INFILTRATION DEVICE DETAIL

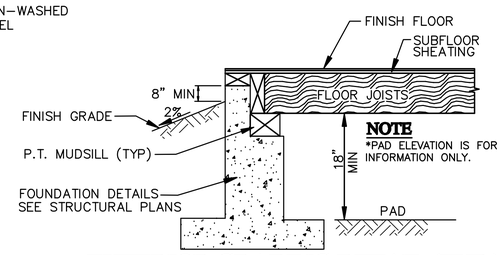
N.T.S.



ROOF DOWNSPOUT/SPLASH BLOCK

N.T.S.





NOTE

*PAD ELEVATION IS FOR INFORMATION ONLY.

EXTERIOR GRADING DETAIL (TYP.)

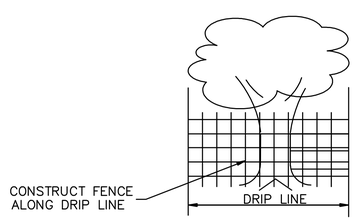
N.T.S.

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. ALL DEBRIS, VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE BUILDING AREAS AND REMOVED FROM THE SITE.
3. FILL MATERIAL MAY INCLUDE ORGANIC-FREE SOILS AVAILABLE AT THE SITE OR IMPORTED MATERIALS.
4. FILLS SHALL BE PLACED ON LEVEL BENCHES IN LIFTS NO GREATER THAN 6 INCHES AND SHALL BE COMPACTED.
5. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER, SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING AT TELEPHONE NUMBER ..... UNOBSERVED AND UNPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION. 6. 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.

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.

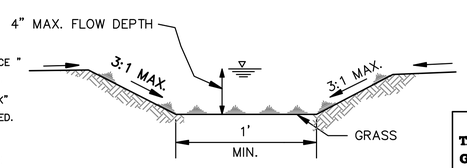


NOTES:

1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE " PRIOR TO THE START OF GRADING OR CLEARING WORK.
2. THE CITY RESERVES 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.



GRASSY SWALE DETAIL

N.T.S.

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 UTILITES.

DESCRIPTION	LEGEND
PROPERTY LINE	
CENTERLINE	
SANITARY SEWER	SS
STORM DRAIN LINE	SD
BASEMENT WALL DRAIN LINE	SUD
DRAINAGE FLOW	
REMOVE TREE	

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	500± CY
FILL REQUIRED	00± 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) 346-7813
FAX (408) 225-3967

PROPOSED DEVELOPMENT
668 SPRINGER TERRACE
LOT 11-TRACT NO. 645
LOS ALTOS, CA.
A.P.N. 189-36-036

GRADING AND DRAINAGE PLAN

REVISIONS	BY
	-
	-
	-
	-
	-

JOB NO:

DATE: 4-23-2013

SCALE: 1" = 10'

DRAWN BY: NR

SHEET NO: 1 OF 1 SHEETS