ABBREVIATIONS

ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.I.	CAST IRON
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
CONC.	CONCRETE
CONT.	CONTINUOUS
CTR.	CENTER
DBL.	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DS.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEC.	ELECTRICAL
EL.	ELEVATION
EQ.	EQUAL
(E)	EXISTING
EXP.	EXPANSION
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH
FLR.	FLOOR
FLOUR.	FLOURESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FT.	FEET OR FOOT
FTG.	FOOTING
FURR.	FURRING
FXD.	FIXED
GA.	GALVANIZED
G.I.	GALVANIZED IRON
GL.	GLASS
GYP.	GYPSUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LT.	LIGHT
MAT'L	MATERIAL
MAX	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
(N)	NEW
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
#	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPNG.	OPENING
PL.	PLATE
PLAST.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PT.	POINT
P.T.	PRESSURE TREATED
R.	RISER
RAD.	RADIUS
REF.	REFRIGERATOR
REQ'D	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHT.	SHEET
SIM.	SIMILAR
S&P	SHELF AND POLE
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
VCT	VINYL COMPOSITION TILE
W/	WITH
WC	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WT.	WEIGHT
&	AND
@	AT
ø	DIAMETER
O/	OVER

NORTH ARROW

INTERIOR ELEVATIONS
ELEVATION NUMBER IS
DRAWN ON SHT NUMBER
ELEVATIONS ARE TAKEN
FROM PLAN CLOCKWISE

SECTION
SECTION IDENTIFICATION
SHT. WHERE SECTION IS DRAWN

DETAIL:
DETAIL NUMBER 4 IS
DRAWN ON SHT. NO. S1A

DOOR NUMBER
WITH SCHEDULE ONLY

WINDOW LETTER
WITHSCHEDULE ONLY

REVISION

ELEVATION WORK POINT

SCOPE OF WORK

1. DEMO EXISTING UPPER FLOOR INTERIOR AND BUILD NEW ROOF AND STAIRS.
2. INTERIOR KITCHEN AND LAUNDRY REMODEL
3. ADDITION OF 88 SF. TO FRONT OF HOUSE FOR BATHROOM AND BEDROOM POPOUTS.
4. MATER BATH REMODEL AND ADDITION
5. OUTDOOR PORCH ADDITION TO REAR WITH OUTDOOR FIREPLACE
6. REMOVE EXISTING CEDAR SHINGLE ROOF AND REPLACE WITH NEW ASPHALT COMP SHINGLE.

PROJECT DATA

PROJECT DESCRIPTION	
ACCESSOR PARCEL NUMBER	026-172-220
OCCUPANCY GROUP	R3 / U1
TYPE OF CONSTRUCTION	V/B
BUILDING AREA - LIVING / GARAGE	3020 / 400 SQ. FT.
STORIES	(2) TWO
SPRINKLER	N/A

NOTES TO CONTRACTOR:

1. "No storage of construction or household materials is permitted in the public right-of-way. this includes storage containers, dumpsters, trailers, etc."
2. Water shall be available on site for dust control during all grading operations.
3. Sanitary facilities - the temporary sanitary facilities shall be places out of views of adjacent neighboring properties. the sanitary facilities may not be located in the public right of way.
4. Clean-up area - when on site cleaning of equipment is required for cement forms and trucks, paint brushes, plastering tools, and such, then a clean-up area must be specified and posted with a sign. this area must not be located beneath any tree's canopy or in any proposes planting area. run off from the clean up area can be contained by providing a temporary base of wood chips or other natural absorbent material to be disposed of off site.
5. The contractor is responsible for ensuring that no dirt or construction debris enters the city storm drain system. to accomplish this, pay close attention to the requirements on the "pollution prevention - it's part of the plan" sheet in this plan set. furthermore, if any of the construction will occur during the wet season (october 1 through april 15), then the contractor is also responsible for:
   - Installing the appropriate Best Management Practices (BMP's) to prevent stormwate rpollution prior to October 1 or the start of Construction
   - Maintaining and adjusting the BMP's as necessary throughout the project
   - BMP's must be removed upon completion of the project

   Substantial fines may be levied by the City and/or the Regional Water Quality Control Board if failure to comply with these requirements results in the release, or the threatened release, of polluted water from the site.

LIST OF DRAWINGS

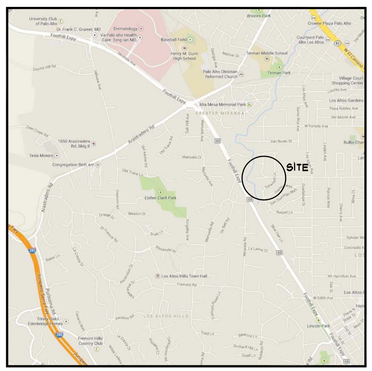
SHT. #	DESCRIPTION
C1	COVER SHEET, PROJECT DESCRIPTION, & PROJECT CONSULTANTS
1	TOPOGRAPHICAL SURVEY
A1	SITE PLAN
A2	FLOOR AREA DIAGRAM, BUILDING INFORMATION & RENDERING
A3	DEMOLITION AND EXISTING FLOOR PLANS
A4	PROPOSED FIRST & SECOND FLOOR PLANS
A5	PROPOSED & EXISTING FRONT ELEVATIONS & FRONT COLUMN DETAIL
A6	EXISTING LEFT, RIGHT & REAR ELEVATIONS
A7	PROPOSED LEFT, RIGHT & REAR ELEVATIONS
A8	SECTION A AND WINDOW DETAILS
A9	SECTION B - DAYLIGHT PLANE REFERENCE SECTION
A10	PROPOSED ROOF PLAN

CITY NOTES

RESIDENTIAL CONSTRUCTION HOURS
7:00 AM – 5:30 PM MONDAY – FRIDAY ~ 9:00 AM – 3:00 PM SATURDAY
NO CONSTRUCTION ON SUNDAY OR THE CITY OBSERVED HOLIDAYS OF:
(NEW YEARS DAY, MARTIN LUTHER KING JR. DAY, PRESIDEN'TS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY AND CHRISTMAS DAY.)

1.

VICINITY MAP



VICINITY MAP

NO SCALE

PROJECT NAME \ OWNER

A SECOND STORY ADDITION INTERIOR REMODEL AND EXTERIOR FACELIFT

for:

Sam & Ana Abbey

of:

610 Twelve Acres Dr.
Los Altos, CA 94022

A.P.N. - 167-25-068

PROJECT CONSULTANTS

PROJECT DESIGNER	STRUCTURAL ENGINER
Design Discoveries **RESIDENTIAL BUILDING DESIGN** **Christopher J. Anderson** **1647 Quail Ct.** **Livermore, CA 94550** **(650) 996-3489 - O** **(925) 960-1824 - F**	**Herbert Engineering** **ENGINEERING DESIGN CONSULATANT** **Keith Herbert** **320 Clarendon Road** **Burlingame, CA 94010** **(650) 400-1890 - Office** **(650) 745-2646 - Fax**
CONTRACTOR	**SOILS ENGINEER**
TITLE-24 ANALYST	**SURVEYOR**
WEST COAST ENERGY DESIGN **Energy CONSULTANT** **LANNY DANA** **2303 Camino Ramon, Suite 135** **San Ramon, CA 94583** **(925) 277-1767 - O** **(925) 277-1870 FAX - C**	**Alexander & Associates Inc.** **Surveying - Engineering - Planning** **Darryl Alexander, P.L.S.** **147 Old Bernal Ave. Ste. 10** **Pleasanton, CA 94566** **(925) 462-2255 - O** **(925) 462-8092 - F**

GENERAL NOTES

1. All codes, ordinances and regulations - federal, state, and local city ordinances and building codes - take precedence over and part of these drawings which may conflict with these agencies' rules and/or regulations and must be adhered to, before and during construction, including and all fire codes. The plans shall comply with the 2010 CBC, CMC, CPC, CEC and CEES and local ordinances. The California Building Standards Code is based on:
   - California Residential Code 2013 Edition
   - California Mechanical Code 2013 Edition
   - California Plumbing Code 2013 Edition
   - California Electrical Code 2013
   - California Energy Standards 2010 Code
2. As of January 1, 2014, SB 407 (2009) requires non-compliant plumbing fixtures to be replaced by water-conserving plumbing fixtures when a property is undergoing alterations or improvements.
3. These plans are intended to provide the basic construction information at site work, concrete work, plumbing, framing, mechanical and all other trades necessary to substantially complete this structure. This means these plans must be verified and checked by the builder or person in authority for the job. Any discrepancy, error or omission, if found, it is to be brought immediately to the attention of the designer before and construction work, or purchase is made.
4. Design layout, all structural elements, including piers, pier footings, retaining walls and shear walls, floor and roof beams, floor and roof trusses, rafters, floor and ceiling joists, stud walls, columns and column footing and concrete floors must be sized and designed by a registered engineer. "DESIGN DISCOVERIES" and/or it's affiliates will not be responsible.
5. All dimensions are to be verified by contractor prior to starting the work.
6. Builder, owner to verify location of unit in relation to building and property lines.
7. Any discrepancies between the plans and spesfications shall be brought to the attention of the Developer prior to commencement of the work.
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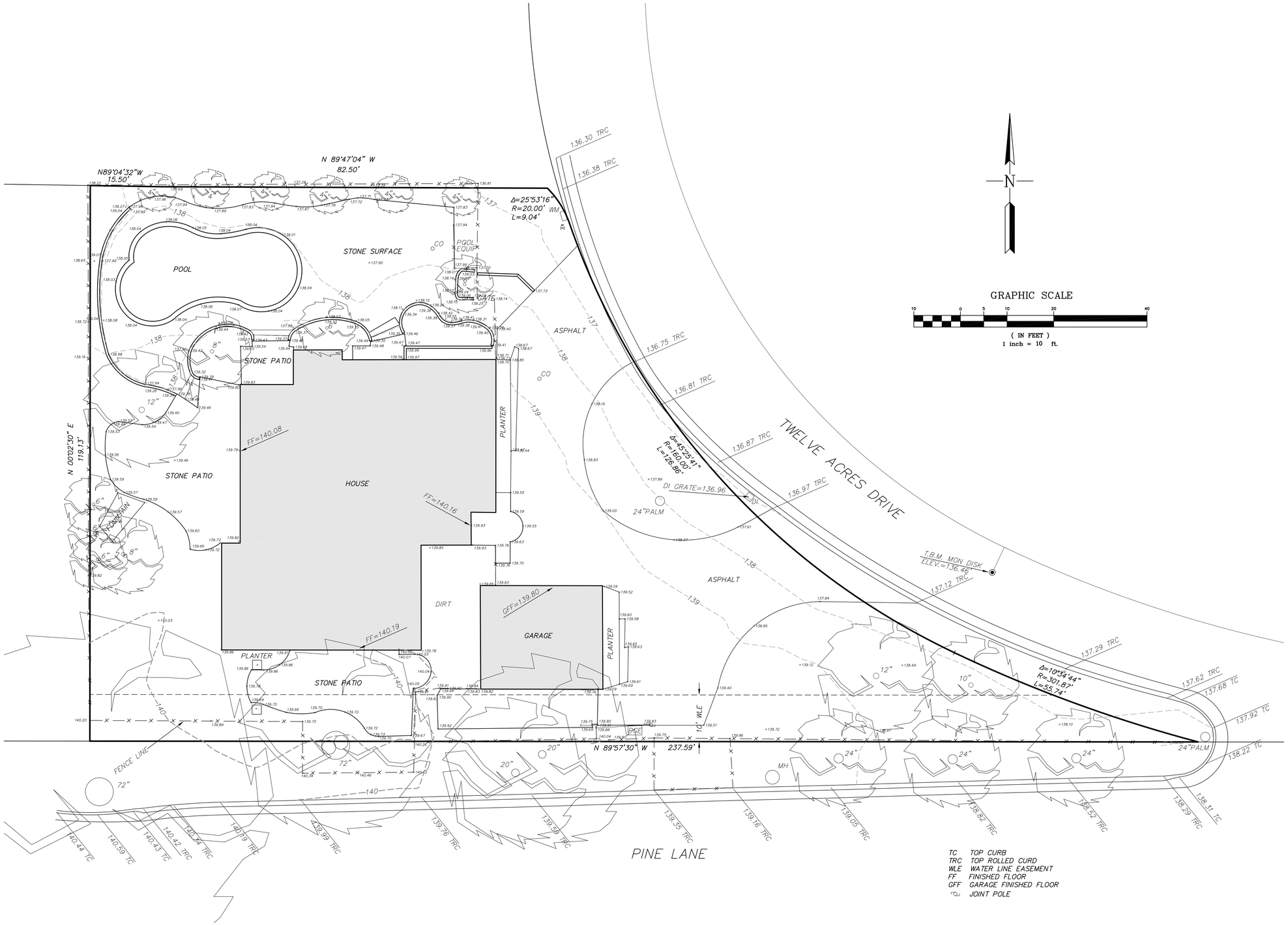
(650) · 996 · 3489 cell Canderson@Design-Discoveries.com
Christopher J. Anderson

A RESIDENTIAL REMODEL FOR:
THE ABBEY RESIDENCE
610 TWELVE ACRES DR.
LOS ALTOS CA. 94022

DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/8" = 1'-0"
JOB NO.	A22609.LA
SHEET	A1



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

TC TOP CURB
TRC TOP ROLLED CURD
WLE WATER LINE EASEMENT
FF FINISHED FLOOR
GFF GARAGE FINISHED FLOOR
JOINT POLE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF SAM ABBEY IN NOVEMBER OF 2013.

DARRYL ALEXANDER DATE
L.S. NO. 5071
LICENSE EXPIRES JUNE 30, 2015

PROFESSIONAL LAND SURVEYOR
DARRYL A. ALEXANDER
No. L 5071
EXPIRES 6/30/15
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON WERE TAKEN FROM THE PARCEL MAP FILED IN BOOK 299 OF MAPS AT PAGE 16, SANTA CLARA COUNTY RECORDS.

BASIS OF ELEVATIONS

GPS OBERVATION (NAVD 88)
TEMPORARY BENCHMARK (T.B.M.)
TOP MONUMENT DISK, ELEV.=136.46'

NOTE: THE BUILDING LINES SHOWN HEREON WERE ESTABLISHED FROM THE OUTSIDE FINISHED SURFACE OR TRIM. THE LOCATION OF THE FOUNDATION MAY DIFFER.

NOTE: LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED.

REV	DATE	DESCRIPTION	APPROVAL

PROJECT NAME

ALEXANDER & ASSOCIATES INC.
SURVEYORS
ENGINEERS
PLANNERS
147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA (925) 462-2255

DRAWN BY: SL
DESIGNED BY:
CHECKED BY DA
SCALE: AS SHOWN

SHEET TITLE
TOPOGRAPHIC SURVEY
LOT 1 PARCEL MAP 299 M 16
610 TWELVE ACRES DRIVE
LOS ALTOS CALIFORNIA

JOB NO.: 13272
DISK NO.:
FILE NO.: 13272CAD
DATE: NOV 2013

SHEET NO.: 1 OF 1 SHEETS

Twelve Acres Dr.

Pine Lane

SITE PLAN

SCALE: 1" = 1'-0"

HATCHED AREA INDICATES EXISTING PORTION OF ASPHALT DRIVEWAY TO BE REMOVED FOR NEW LANDSCAPE AREA

SHADEDED AREA INDICATES 126 S.F. OF NEW LIVING AREA @ 1st FLR

SHADEDED AREA INDICATES 23 S.F. OF NEW LIVING AREA @ 1st FLR

SHADEDED AREA INDICATES 320 S.F. OF NEW HARDSCAPE AREA

TC TOP CURB
TRC TOP ROLLED CURD
WLE WATER LINE EASEMENT
FF FINISHED FLOOR
GFF GARAGE FINISHED FLOOR
JOINT POLE

A.P.N. - 167-25-068

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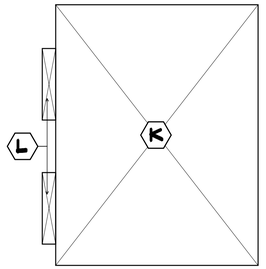
Christopher J. Anderson

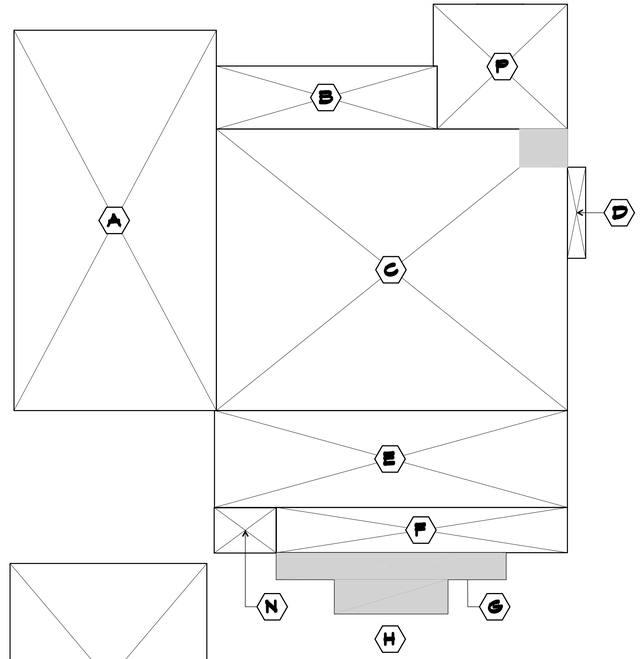
A RESIDENTIAL REMODEL FOR:
THE ABBEY RESIDENCE
610 TWELVE ACRES DR.
LOS ALTOS CA. 94022

DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/8" = 1'-0"
JOB NO.	A22609.LA
SHEET	A1

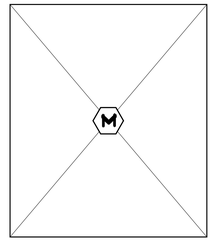
RENDERING VIEW OF 610 TWELVE ACRES



UPPER FLOOR PLAN



LOWER FLOOR PLAN



GARAGE

FLOOR AREA DIAGRAM

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

1ST FLR. LIVING

A	22.59' x 42.52'	=	960.52
B	24.67' x 7.00'	=	172.69
C	39.25' x 31.50	=	1236.38
D	2.00' x 10.16'	=	20.32
E	39.50' x 10.83'	=	427.79
F	32.50' x 5.00'	=	162.50
G	25.67' x 3.00'	=	77.00
H	12.67' x 3.83'	=	48.53

1ST FLOOR SUBTOTAL = 3106 S.F.

2ND FLR. LIVING

K	22.59' x 29.16'		660.00
Lx2	1.50' x 8.00'	=	24.00

2ND FLOOR SUBTOTAL = 684.00 S.F.

GARAGE

M	22.00' x26.00'	=	572.00

GARAGE SUBTOTAL = 572 S.F.

TOTAL FLOOR AREA | 4362 S.F.

COVERED PORCH - NOT IN F.A.R.

N	7.00' x 5.00'	=	35.00
P	15.00' x 14.00'	=	210.00
Q	5.33' x 2.00'	=	10.66

COVERED PORCH AREA = 255.66 S.F.

TOTAL LOT COVERAGE | 3934 S.F.

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ'D
LOT COVERAGE	3598 S.F. (21 %)	3934 S.F. (23 %)	5096 S.F. (30 %)
FLOOR AREA:	4212 S.F. (25 %)	4362 S.F. (28 %)	4449 S.F. (28 %)
SETBACKS FRONT REAR RIGHT SIDE LEFT SIDE	 25'-10" 28'-7" 34'-10" 20'-0" / 11'-2"	 25'-10" 25'-0" 34'-10" 20'-0" / 11'-2"	 25' 25' 10' 20'
HEIGHT	21'-3"	22'-10"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA	3640 s.f.	150 s.f.	3790 S.F.
NON-HABITABLE LIVING AREA:	572 S.F.	0	572 S.F.

LOT CALCULATIONS

NET LOT AREA:	16,986
FRONT YARD HARDSCAPE AREA	860 s.f. (20%)
LANDSCAPING BREAKDOWN	TOTAL HARDSCAPING AREA 8810 EXISTING SOFTSCAPE 6860 NEW SOFTSCAPE AREA 1256

OWNER:
SAM & ANA ABEY
610 TWELVE ACRES
LOS ALTOS, CA 94022

A.P.N. 167-25-068
ZONING R1-10

PROJECT DESCRIPTION
OCCUPANCY GROUP R3 / U
TYPE OF CONSTRUCTION V/B
BUILDING AREA 3738 / 572 SQ. FT.
STORIES (2) TWO
SPRINKLER N/A

BUILDING AREA:
NET LOT AREA 16,986 S.F.

NET LOT AREA
MAX ALLOWABLE F.A.R.
3850 + (.10 (16986-11000) = 4449 4,449 S.F.
MAX BLDG. COVERAGE 30% 4631 S.F.

EXISTING FLOOR AREA
LIVING AREA
1ST FLOOR 3026 S.F.
2ND FLOOR 614 S.F.
GARAGE 572 S.F.
COVERED PORCH 35 S.F.

TOTAL EXISTING BLDG. COVERAGE 3598 < 5095
TOTAL (E) FLOOR AREA RATIO 4212 < 4449

PROPOSED FLOOR AREA
LIVING AREA
1ST FLOOR 3106 S.F.
2ND FLOOR 684 S.F.
GARAGE 572 S.F.
COVERED PORCH 256 S.F.

TOTAL (N) BLDG. COVERAGE 3934 < 5095
TOTAL (N) FLOOR AREA 4362 < 4449

A.P.N. - 167-25-068

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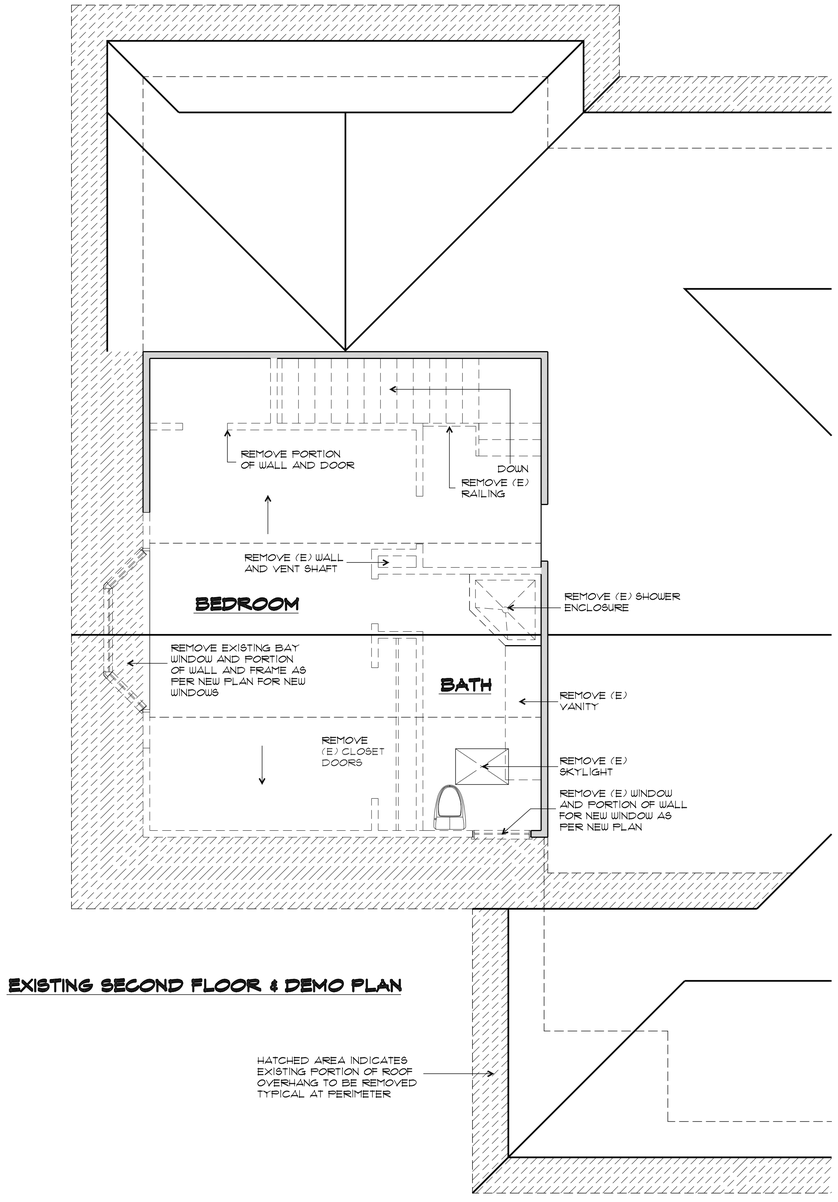
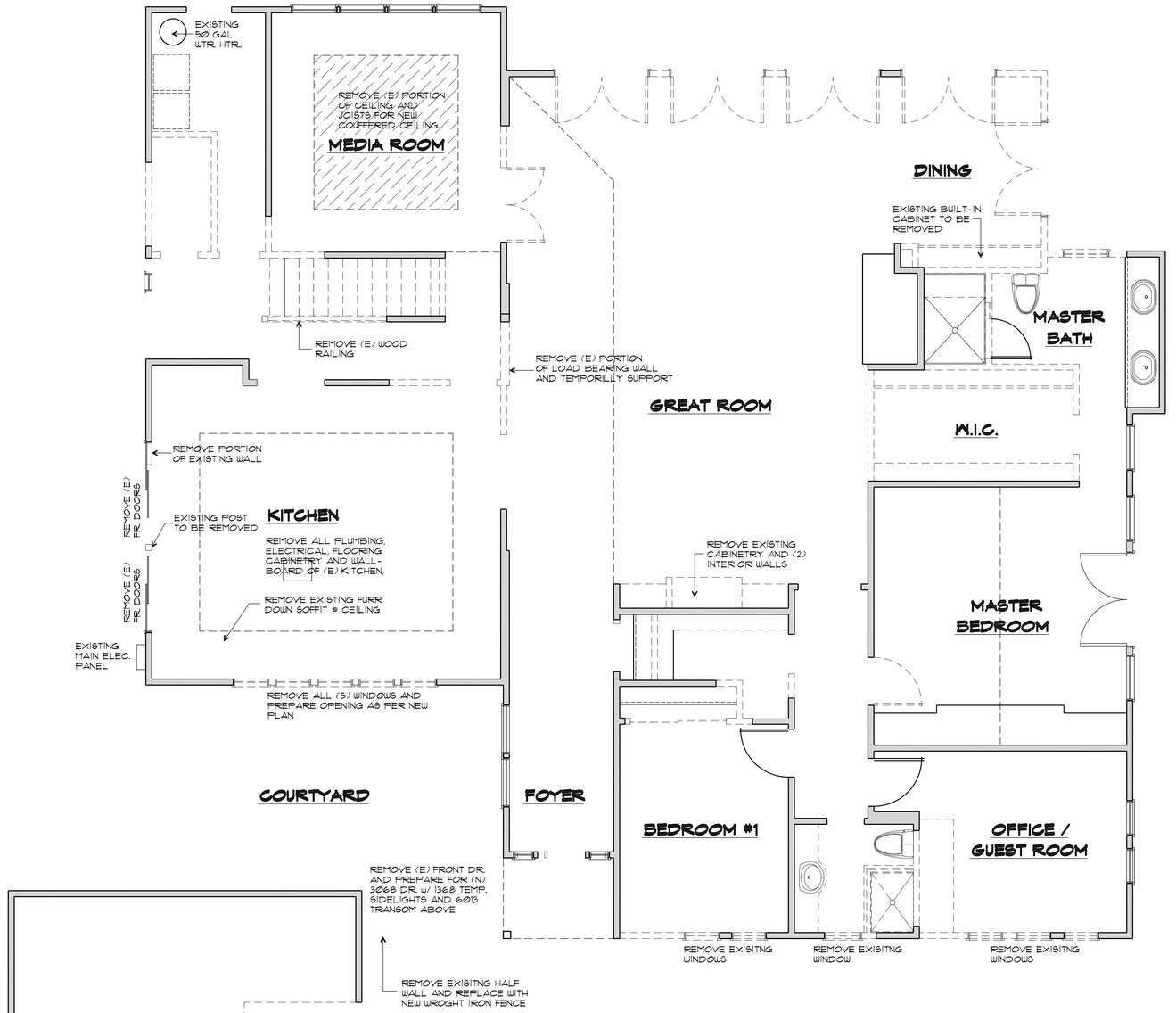
Christopher J. Anderson

A RESIDENTIAL REMODEL FOR:
THE ABBEY RESIDENCE
610 TWELVE ACRES DR.
LOS ALTOS CA. 94022

DRAWN	C. ANDERSON
CHECKED	C.J.A
DATE	FEB. 3, 2014
SCALE	1/8" = 1'-0"
JOB NO.	A22609.LA
SHEET	A2



EXISTING SECOND FLOOR & DEMO PLAN



EXISTING FIRST FLOOR & DEMO PLAN

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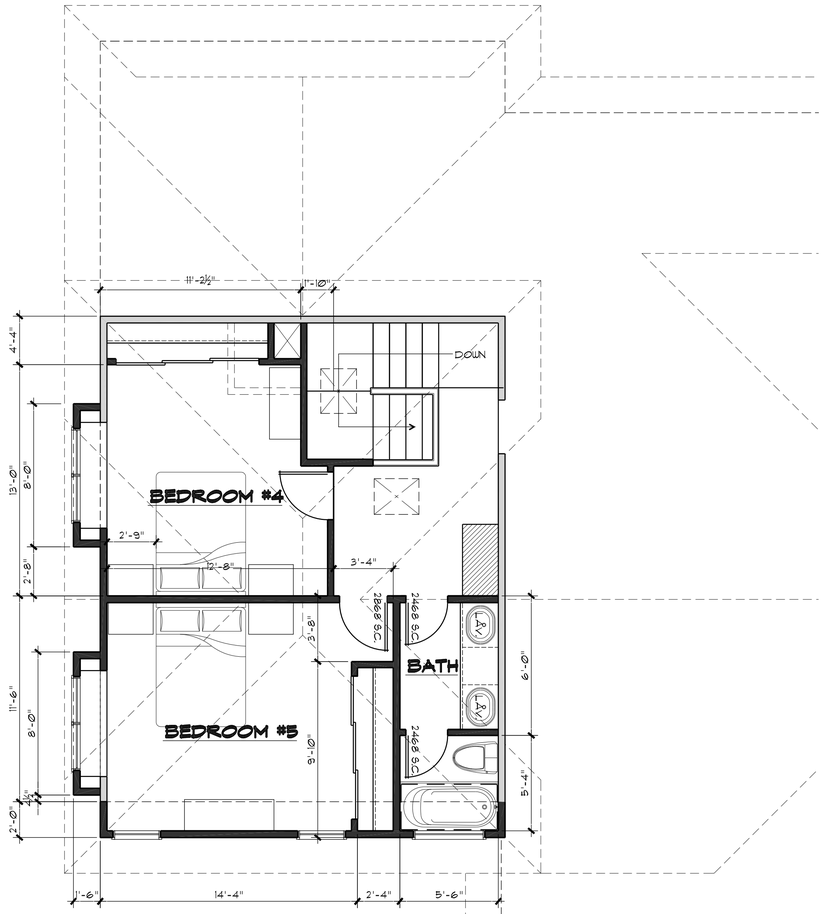
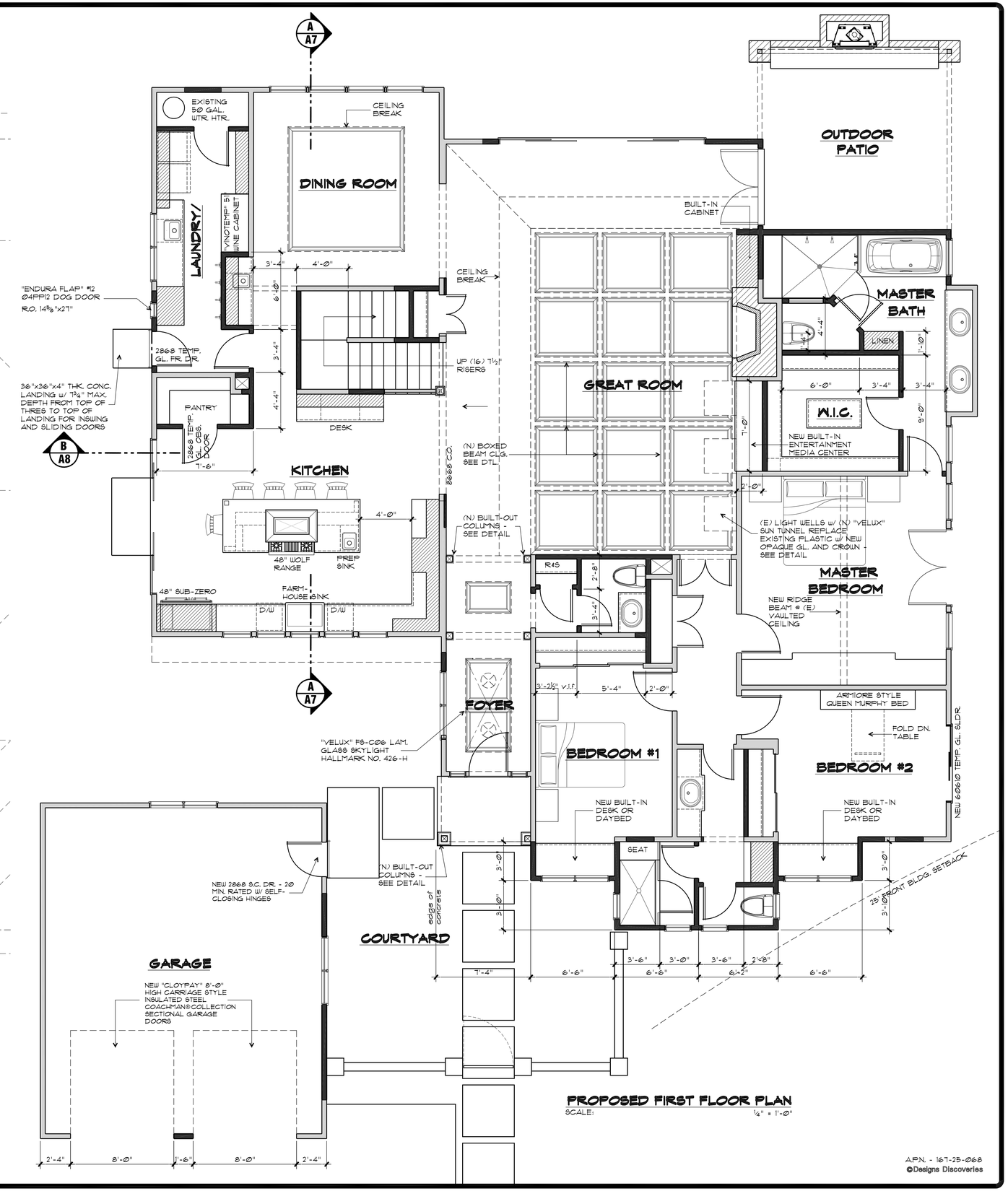
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/4" = 1'-0"
JOB NO	A226093.LA
SHEET	A3



HATCHED AREA INDICATES A 24" PORTION OF (E) OVER-HANG IS TO BE REMOVED TYPICAL AT PERIMETER

PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

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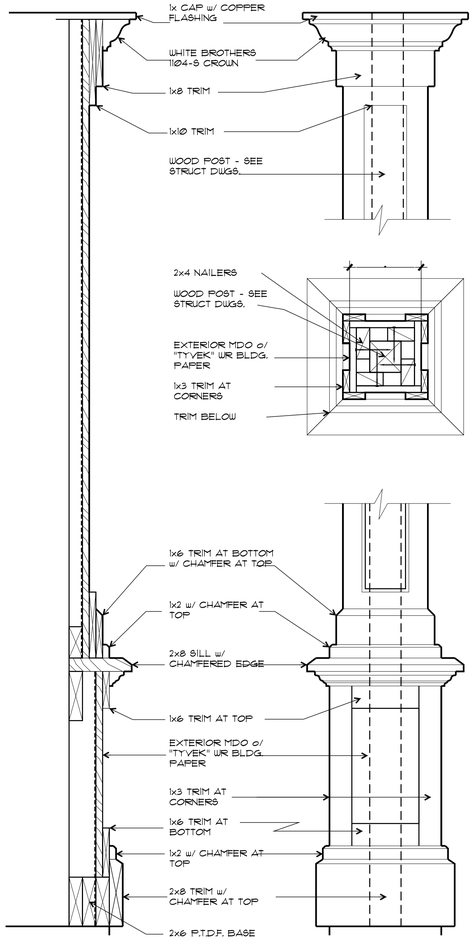
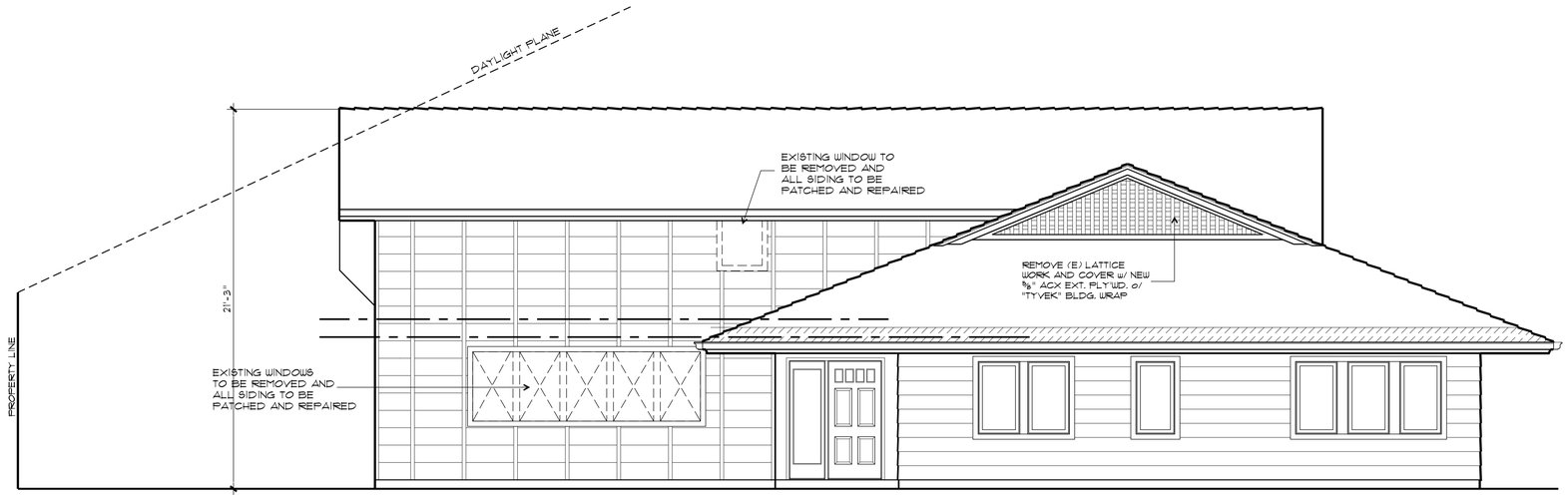
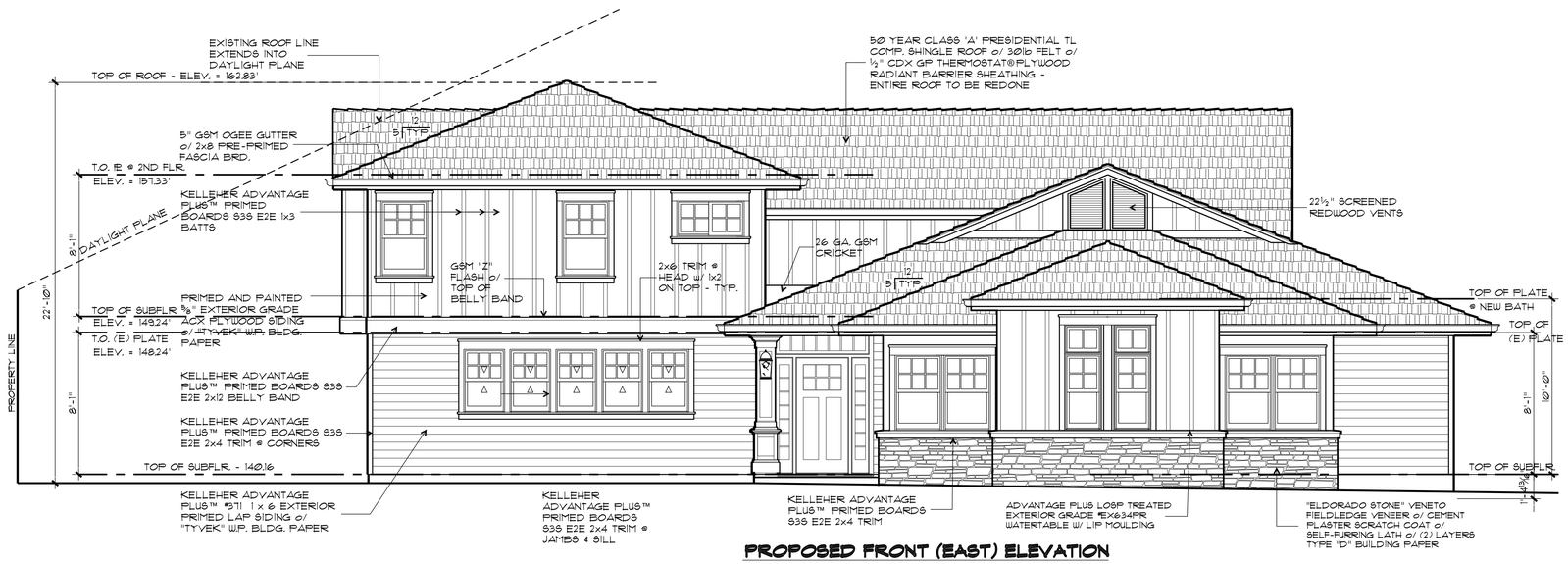
SCALE	1/4" = 1'-0"
JOB NO.	A22609.LA
SHEET	A4



EXTERIOR COLUMN DETAIL



EXISTING FRONT (EAST) ELEVATION



PROPOSED FRONT (EAST) ELEVATION

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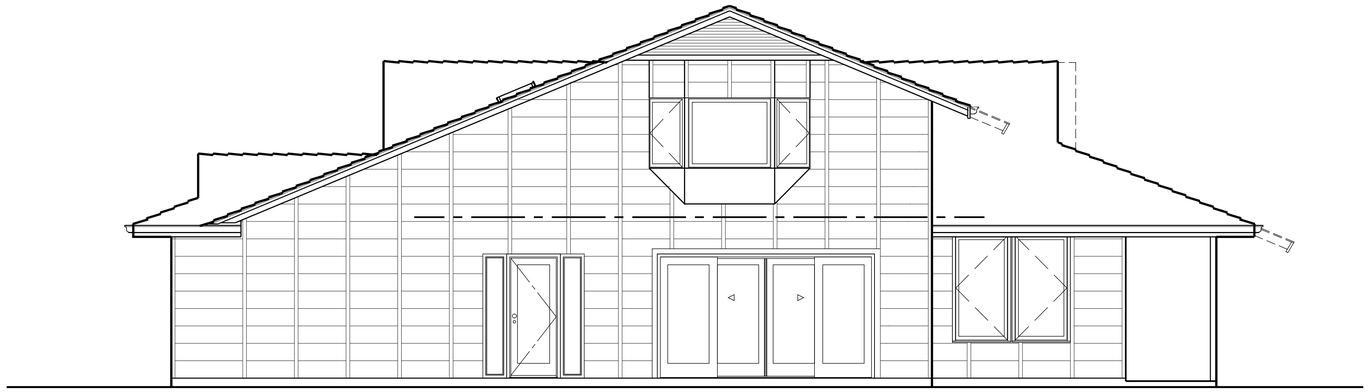
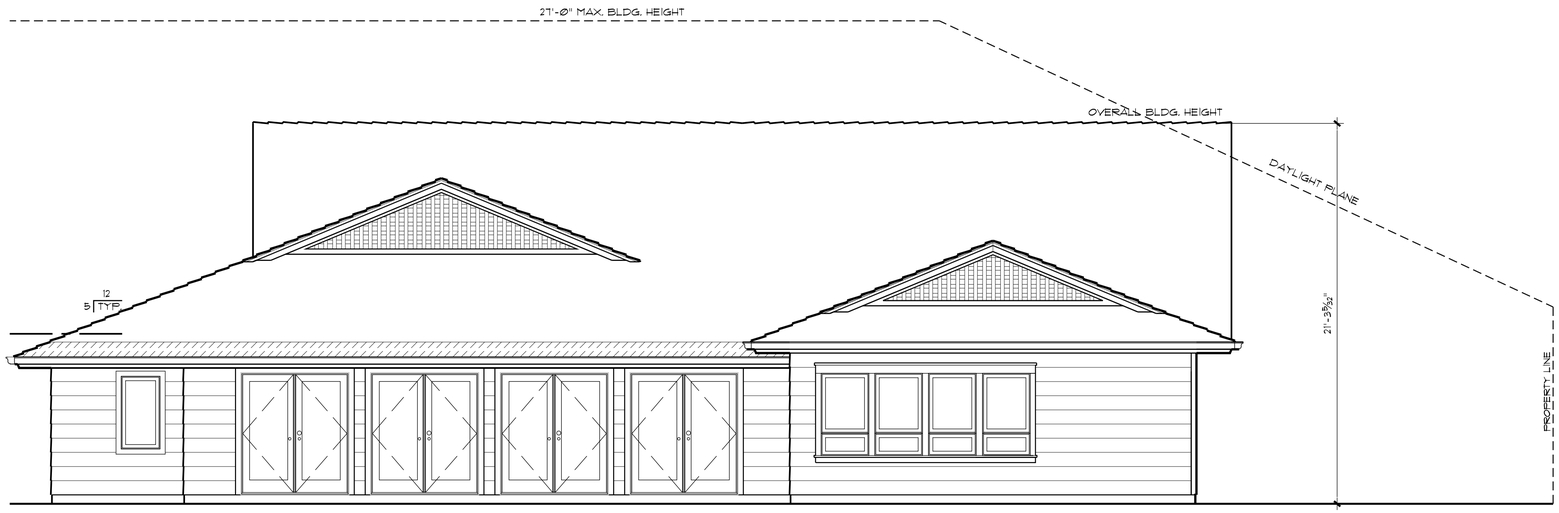
Christopher J. Anderson

A RESIDENTIAL REMODEL FOR:
THE ABBEY RESIDENCE
610 TWELVE ACRES DR.
LOS ALTOS CA. 94022

DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/4" = 1'-0"
JOB NO.	A22609.LA
SHEET	A5



EXISTING LEFT SIDE (SOUTH) ELEVATION



EXISTING REAR (WEST) ELEVATION

PROPOSED RIGHT SIDE (NOUTH) ELEVATION

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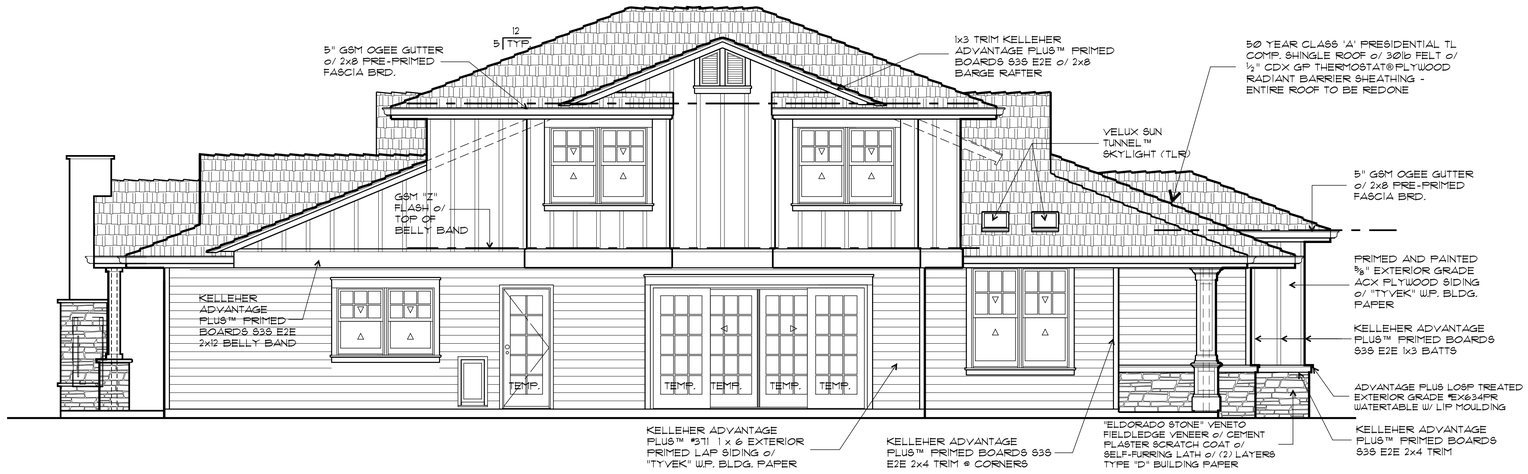
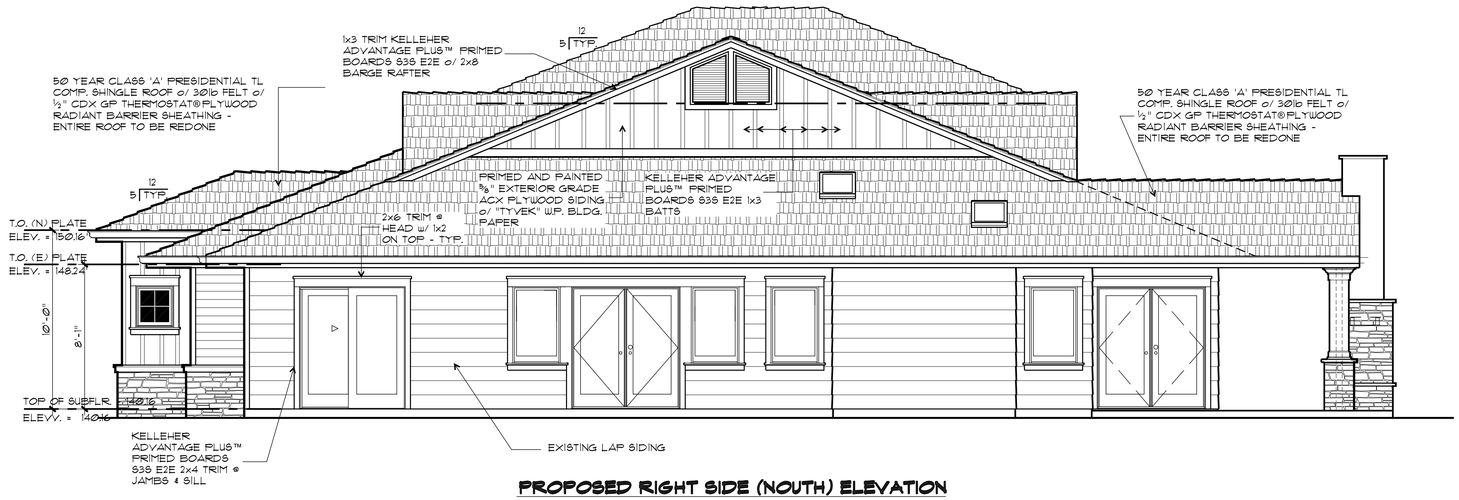
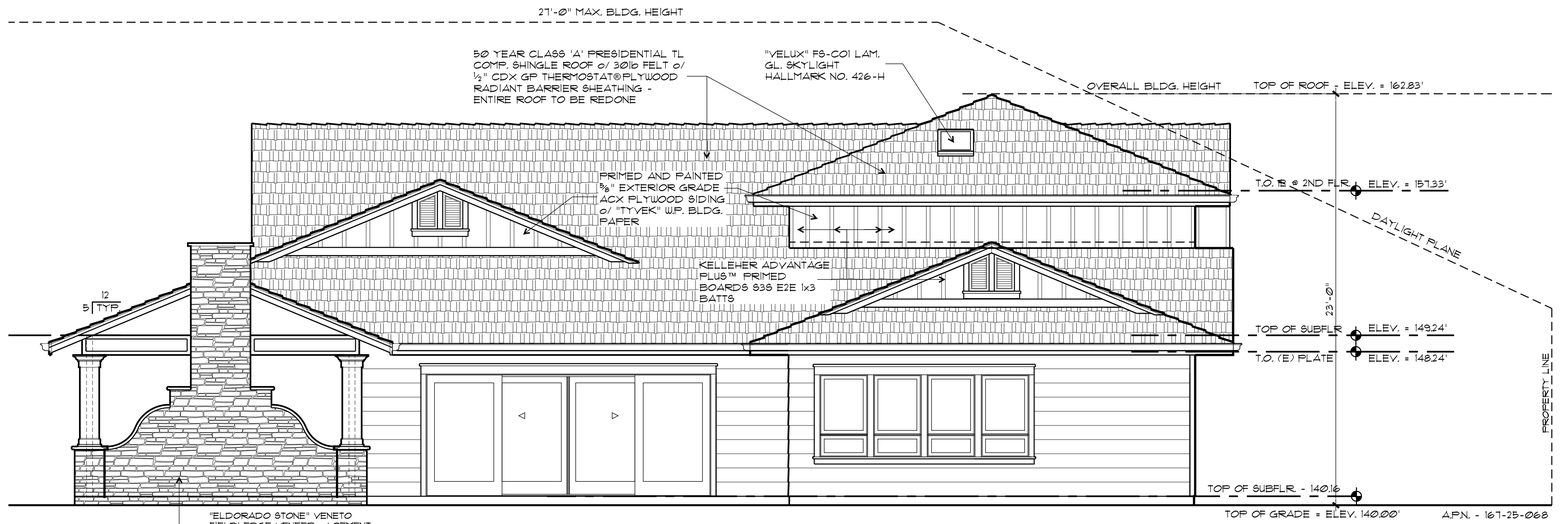
DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/4" = 1'-Ø"
JOB NO.	A22609LA
SHEET	A6



PROPOSED LEFT SIDE (SOUTH) ELEVATION



PROPOSED RIGHT SIDE (NOUTH) ELEVATION



PROPOSED REAR (WEST) ELEVATION

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DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/4" = 1'-0"
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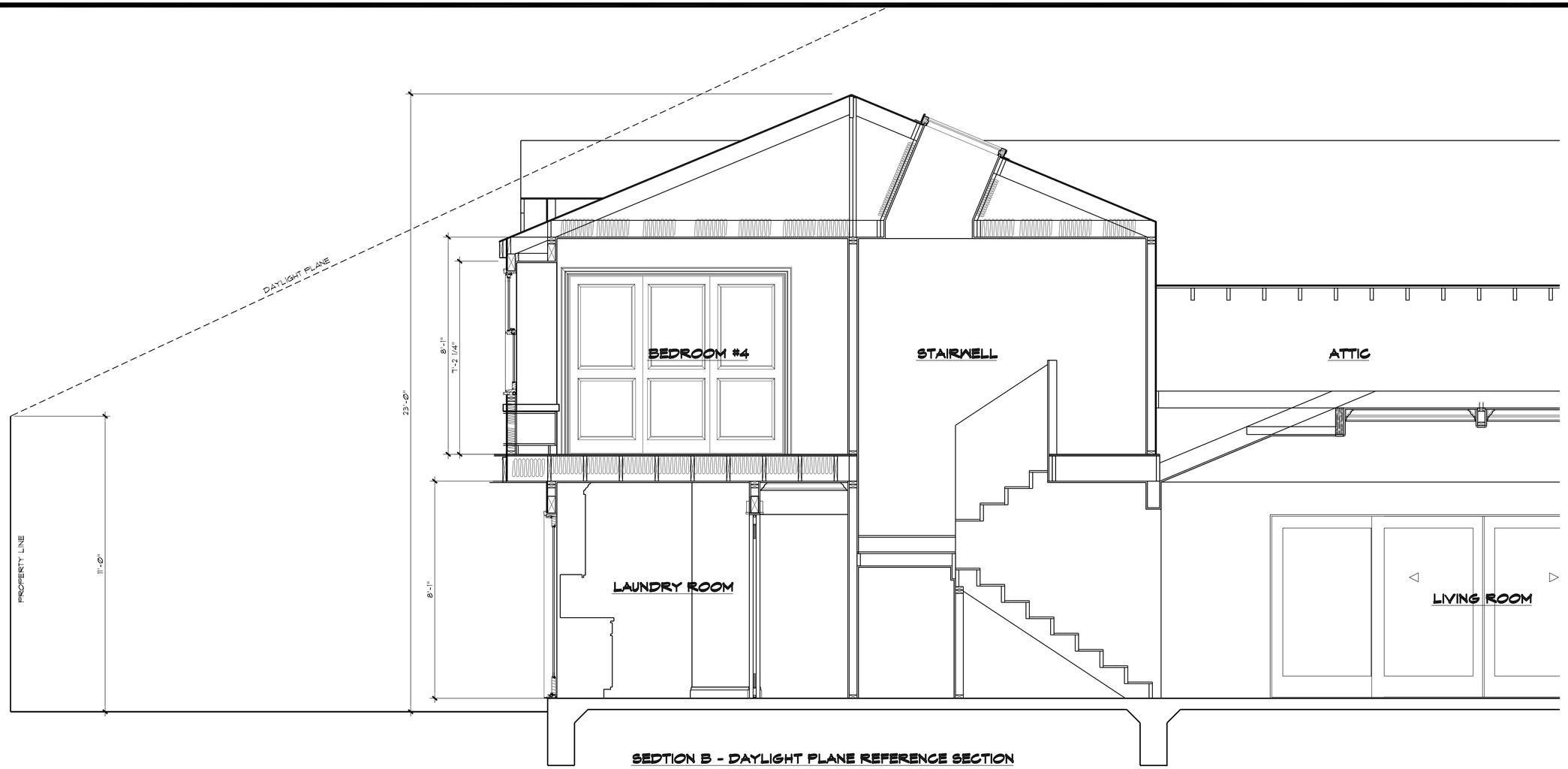

SEDTION B - DAYLIGHT PLANE REFERENCE SECTION

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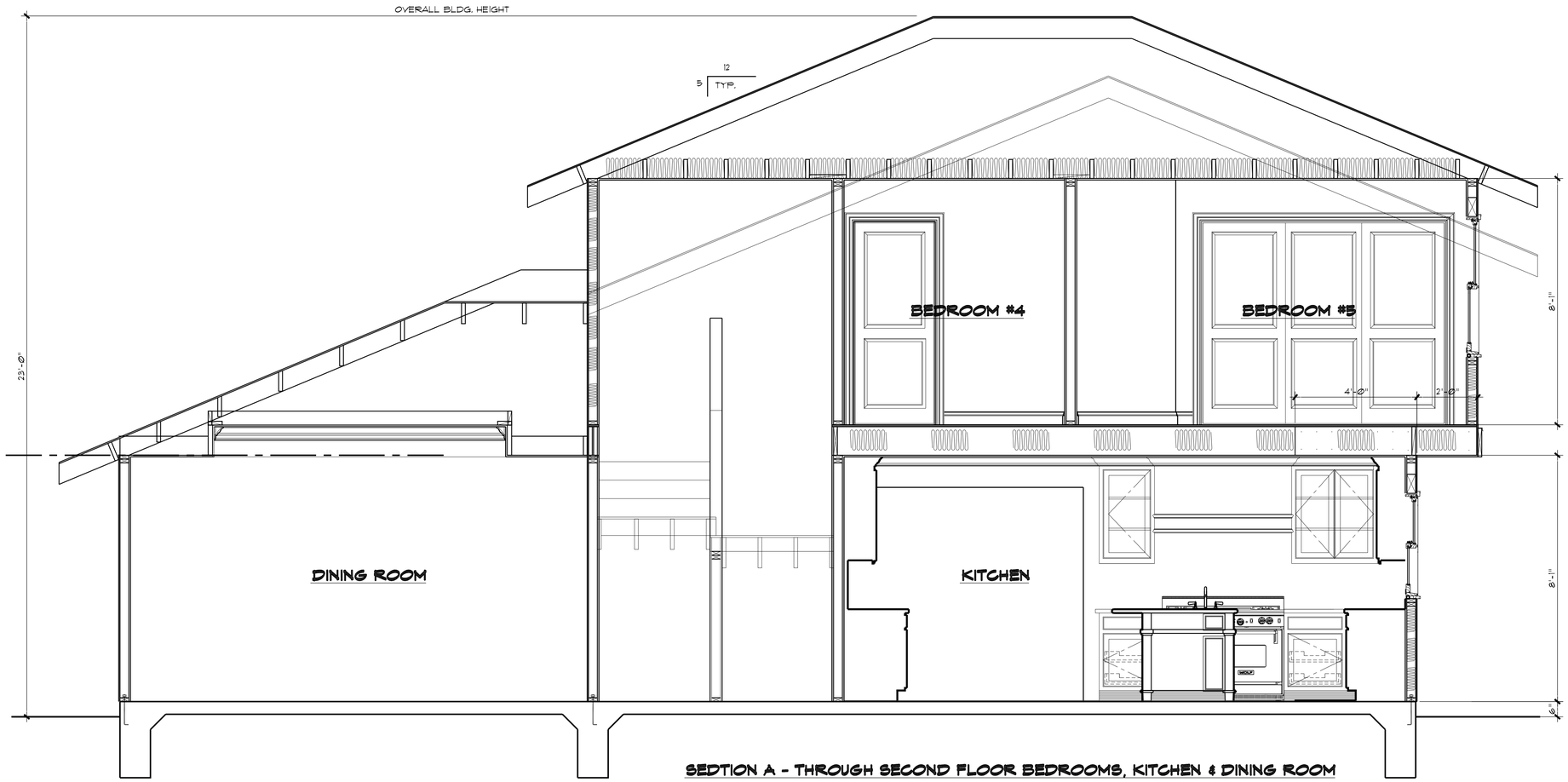
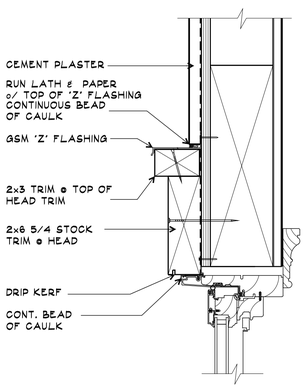
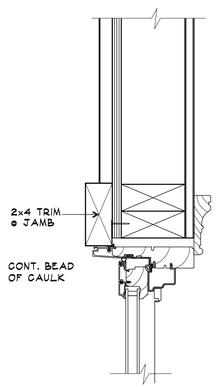
DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/2" = 1'-0"
JOB NO.	A22609LA
SHEET	A9



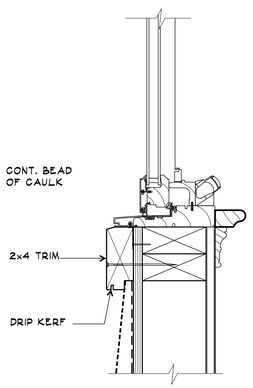
SEDTION A - THROUGH SECOND FLOOR BEDROOMS, KITCHEN & DINING ROOM



HEAD

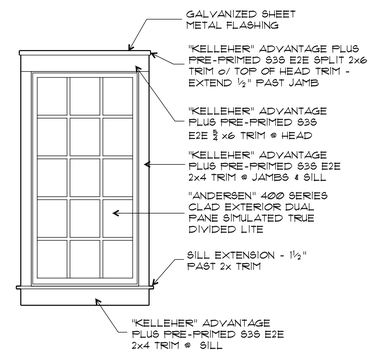


JAMB



SILL

WINDOW DETAILS @ WOOD SIDING



DETAILED WINDOW INFO @ SIDING

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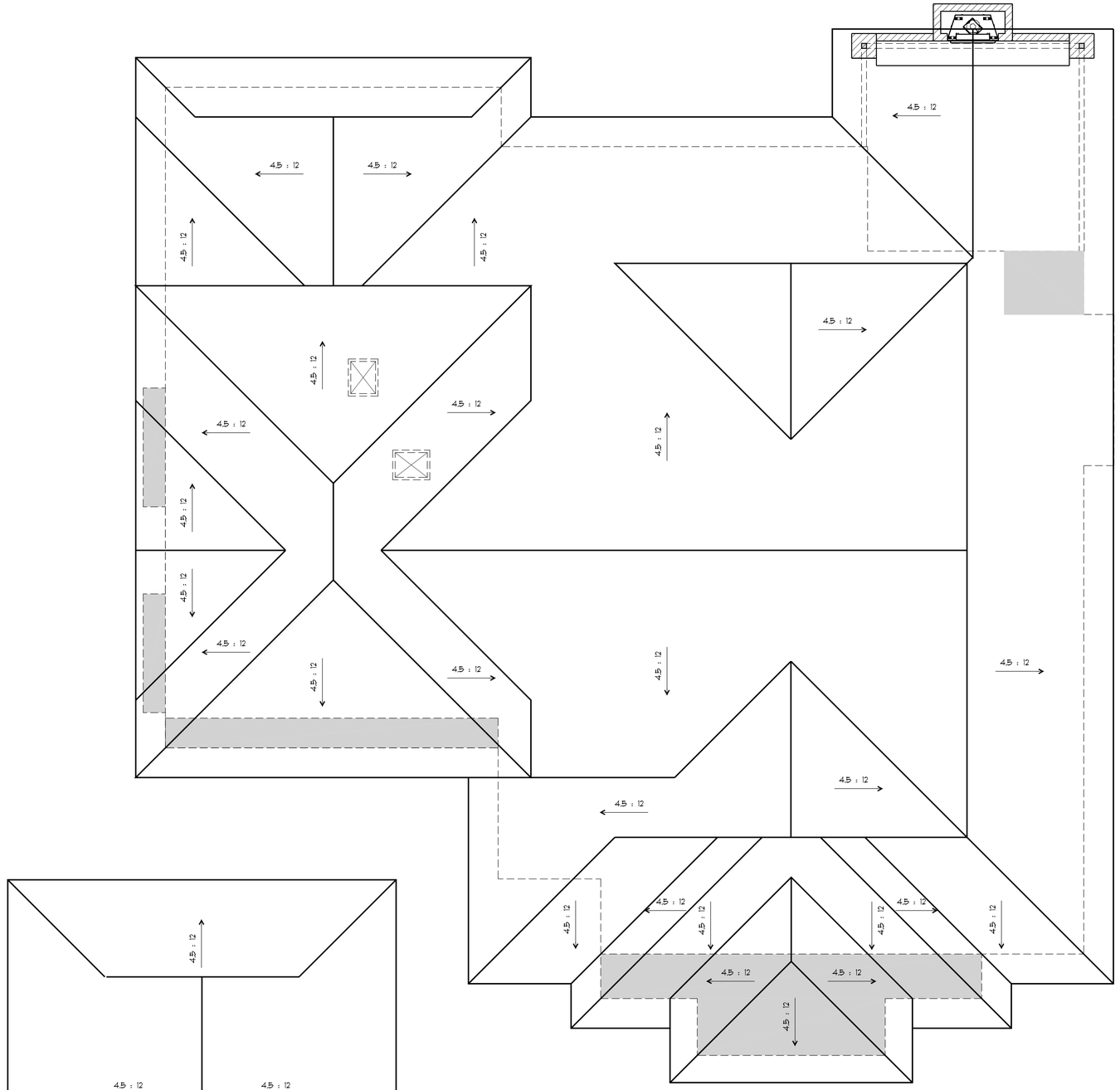
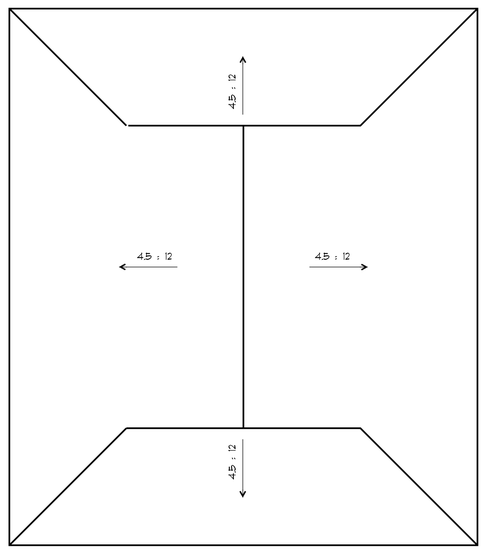
DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/2" = 1'-0"
JOB NO.	A22608LA
SHEET	A8





PROPOSED ROOF PLAN

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DRAWN	C. ANDERSON
CHECKED	CJA
DATE	FEB. 3, 2014
SCALE	1/4" = 1'-0"
JOB NO	A226093.LA
SHEET	A10