



REVISION BY

BODesign

21060 HOMESTEAD RD. SUITE 130
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SHEET TITLE:

DRAINAGE & GRADING

DRAINAGE DESIGN FOR:

NICK & MONICA

766 Raymundo Avenue
Los Altos, CA 94024

DATE: 02.04.2014

SCALE:

DRAWN BY: B.O.D

JOB NO:

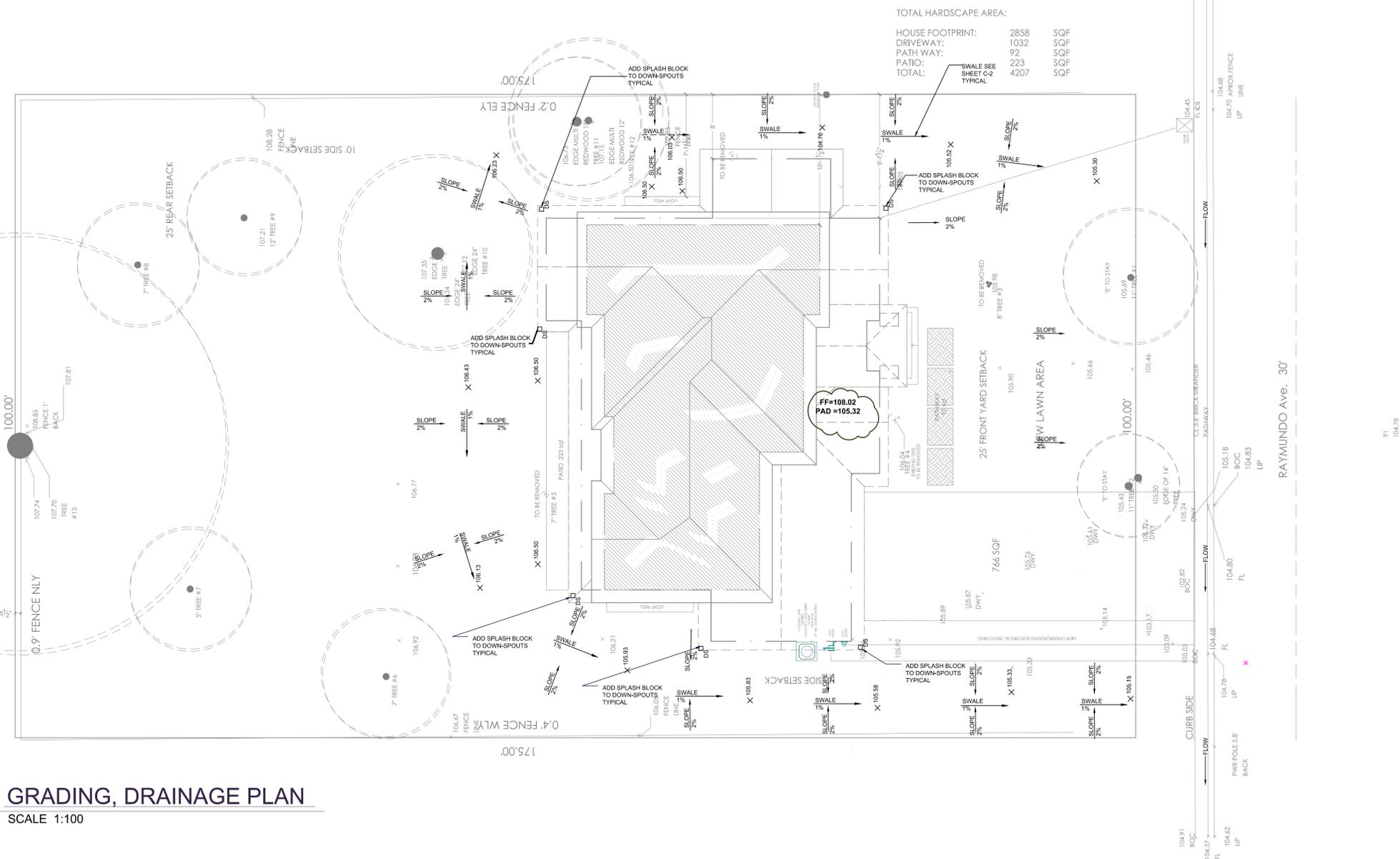
SHEET:

C-1

766 Raymundo Avenue, Los Altos, CA 94024

GENERAL CONCRETE NOTE

1. CONCRETE SHALL BE CLASS A(6 SACK) CONTAINING NOT LESS THAN 256KG(564 LBS) OF PORTLAND CEMENT PER 0.8CU.M (1CU.YD.) [1" MAXIMUM AGGREGATE SIZE AND A 28 DAY COMPRESSIVE STRENGTH OF 246KG/SQ.CM(3500PSI)]. AGGREGATE BASE (AB) SHALL BE CLASS 2, CALTRANS STANDARD.
2. CONCRETE FOR CURB, GUTTER, SIDEWALK, DRIVEWAY, AND OTHER SURFACE-LEVEL SLOBS SHALL CONTAIN 0.45KG(1LBS) OF LAMPBLACK PER 0.8CU.M(1 CU.YD.) [AT BATCH PLANT].
3. AB SHALL BE COMPACTED TO NOT LESS THAN 95% RELATIVE COMPACTION, AS TESTED BY CITY APPROVED LAB AT CONTRACTOR'S EXPENSE.
4. WEAKENED-PLANE JOINTS(50MM[2"]) DEEP FOR SIDEWALKS, 75MM[3"]) DEEP FOR 150MM[6"]) THICK DRIVEWAYS, SHALL BE SPACED AT 3.05M[10'] NOMINAL INTERVALS, AND AT EACH SIDE OF DRIVEWAYS, MIDPOINTS OF DRIVE WAY WITH CURB CUTS EXCEEDING 6.10M[20'] AND AS DIRECTED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE.
5. EXPOSED SURFACES OF SIDEWALK, DRIVEWAY, CURB AND GUTTER SHALL BE STEEL TROWELED FOLLOWED BY A MEDIUM BROOM FINISH. EXISTING DECORATIVE FINISHES SHALL BE MATCHED IN KIND.
6. EXCEPT AS SHOWN, ALL EXPOSED EDGES, INCLUDING AT WEAKENED-PLANE JOINTS, SHALL BE TOOLED TO 13MM[1/2"] RADIUS.
7. SIDEWALK SHALL BE SCORE MARKED AT 760MM[2'-6"] NOMINAL INTERVALS EACH WAY OR TO MATCH EXISTING SCORE MARKS. MONOLITHIC CURB, SIDEWALK AND DRIVEWAY SHALL HAVE A CONTINUOUS SCORE MARK 150MM[6"] FROM CURB FACE.
8. ALL CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY MOIST FOR THREE DAYS AFTER POURING EITHER BY SPRINKLING, COVERING WITH A WATERPROOF MEMBRANE, OR APPLYING TYPE I CONCRETE CURING COMPOUND.
9. EXTRUDED CURB AND GUTTER SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE PRIOR TO CONSTRUCTION.
10. CURB LIP AT DRIVEWAYS SHALL BE INCREASED TO 13MM[1/2"] HIGHER THAN AC OVERLAY.
11. ALL GUTTER LIPS SHALL BE FORMED AND TOOLED. A 305MM[12"] WIDE FULL DEPTH AC STREET STRUCTURAL SECTION SHALL BE PLACED ADJACENT TO THE GUTTER LIP. THE AC SECTION SHALL BE A MINIMUM OF 6" DEEP OR 25MM[1"] THICKER THAN EXISTING AC, WHICHEVER IS GREATER.
12. ALL NEW PCC IMPROVEMENTS SHALL BE DOWELED TO EXISTING AND ADJACENT PCC IMPROVEMENTS USING 305MM[12"] LONG #3 OR #4 SMOOTH DOWELS AT 914MM[3'] O.C. DOWELS TO BE GREASED ('FOOD GRADE') OR PAPER SLEEVED ONE END AND CAPPED, TYPICAL AT ALL EXPANSION JOINTS.
13. STREET TREE WELLS AND GRATES SHALL BE PROVIDED IN ACCORDANCE WITH CITY REQUIREMENTS.
14. ALL PCC IMPROVEMENTS TO BE REMOVED SHALL BE SAW CUT ALONG EXISTING SCORELINES. NO SECTION TO BE REPLACED SHALL BE SMALLER THAN 760MM[30"] IN EITHER LENGTH OR WIDTH. IF THE SAW CUT IN SIDEWALK OR DRIVEWAY FALLS WITHIN 760MM[30"] OF A CONSTRUCTION JOINT, EXPANSION JOINT, COLD JOINTS, OR EDGE, THE CONCRETE SHALL BE REMOVED TO THE JOINT OR EDGE. ALL SAW CUT RESIDE SHALL BE EDGY VACUUMED CONCURRENTLY WITH SAWING OPERATION.
15. NEW OR APPROVED RECYCLED IMPROVED FULL DEPTH AB SHALL BE PLACED UNDER ALL NEW OR REPLACEMENT CURB, GUTTER, SIDEWALK AND DRIVEWAY.
16. ALL FORM WORK AND REINFORCING MUST BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE PRIOR TO CONCRETE PLACEMENT.

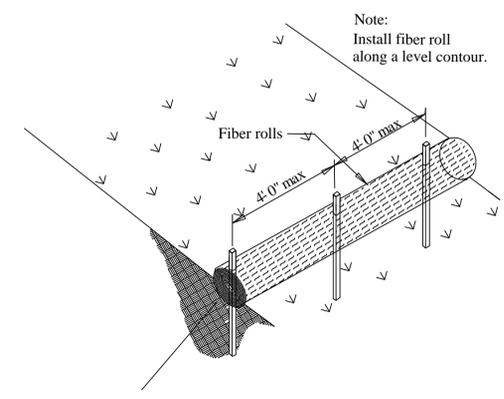


GRADING, DRAINAGE PLAN

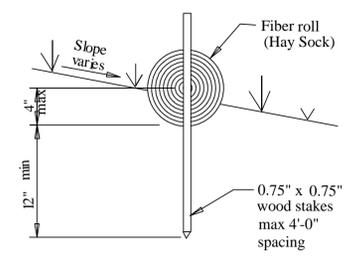
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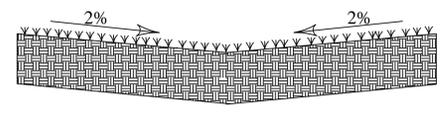
REVISION BY



TYPICAL FIBER ROLL INSTALLATION
N.T.S.



ENTRENCHMENT DETAIL
N.T.S.



TYPICAL SWALE AT LAWN YARD
N.T.S.

EROSION CONTROL/SEDIMENT CONTROL ver Rolls)

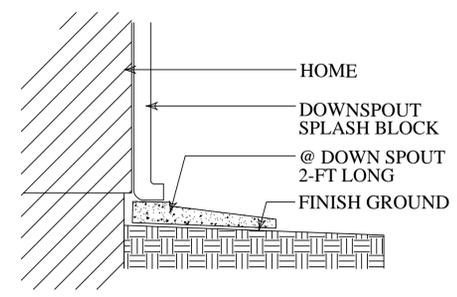
Purpose:
Fiber rolls diment logs or wattles composed of bio-degradable fibers stuffed in a photo-degradable open weave netting, are designed to reduce sediment runoff from disturbed soils into the storm drain system or watercourses . Fiber rolls are porous and allow water to filter through fibers and trap sediment, increase filtration rates, slow runoff and reduce sheet and rill erosion. Wattles also create a favorable environment for plant establishment.

Application :
Along the face of exposed and erodible slopes to shorten slope length
At grade breaks where slopes transition to a steeper slope
In drainage swales to slow flows
Along streambanks to assist stabilization and revegetation

Inspection and Maintenance:
Follow manufacturer's recommendations for installation. In general, these will be as follows:
Fine grade the subgrade by hand dressing where necessary to remove local deviations and to remove larger stones or debris that will inhibit intimate contact of the fiber roll with the subgrade.
Prior to roll installation, contour a concave key trench 2 to 4 inches deep along the proposed installation route.
Soil excavated in trenching should be placed on the uphill or flow side of the roll to prevent water from undercutting the roll.
Place fiber rolls into the key trench and stake on both sides of the roll within 6 feet of each end and then 3-5 feet with 1 " x 2" stakes or as suggested by manufacturer.
Stakes are typically driven in on alternating sides of the roll . When more than one fiber roll is placed in a row, the rolls should be abutted securely to one another to provide a tight joint, not overlapped.

Limitations:
A Designed for low surface flows not to exceed 1 cfs for small areas.
A Designed for short slopes or slopes flatter than 3 :1.
A Primary purpose is not sediment control, although do provide some sediment removal.

Maintenance:
Repair or replace split, torn, unraveling or slumping fiber rolls.
Inspect fiber rolls when rain is forecast, following rain events and at least daily during prolonged rainfall. Perform required maintenance.
In most cases, fiber rolls do not require removal and can be abandoned in place. If not excessively soiled, rolls may be removed, replaced and reused.



SPLASH BLOCK AT EVERY DOWNSPOUT
N.T.S.



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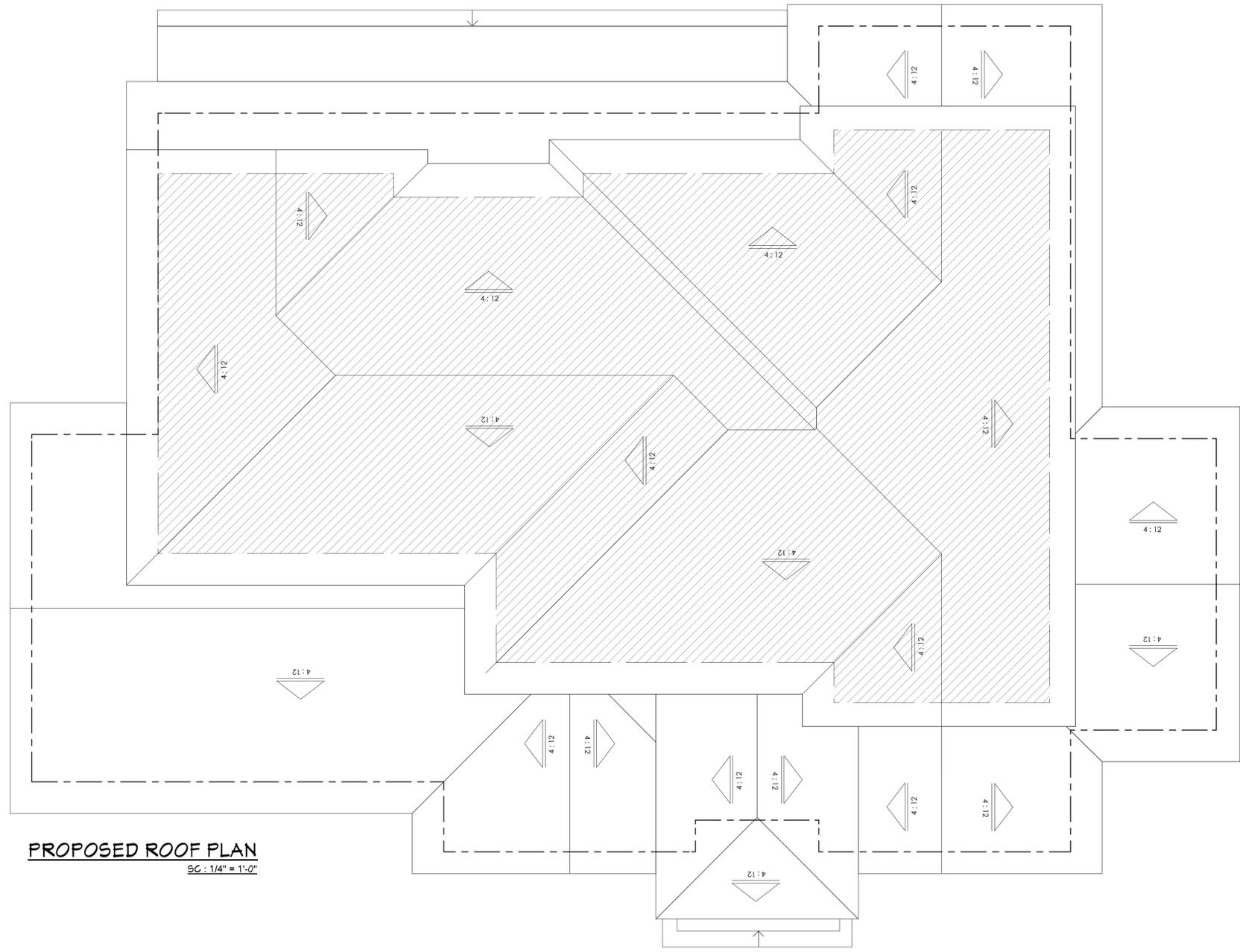
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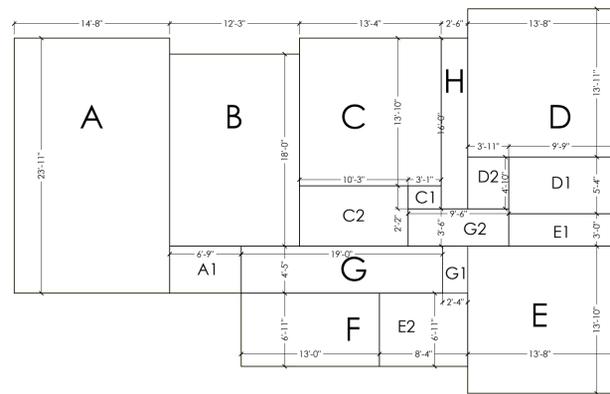
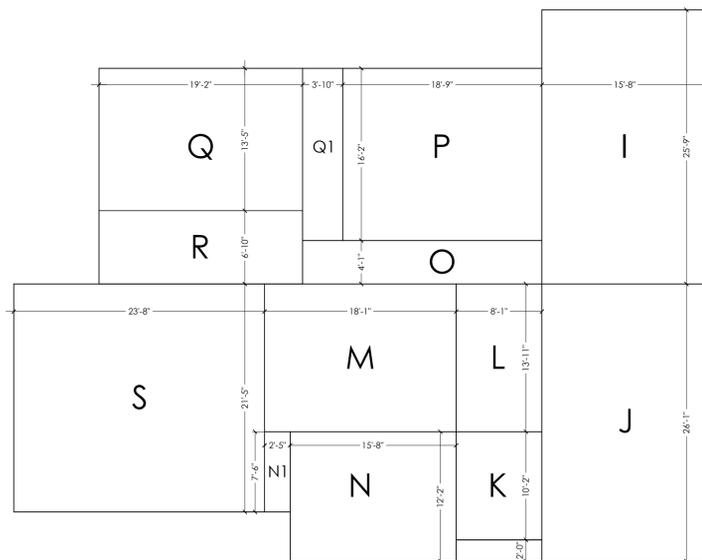
FLOOR AREA DIAGRAM:

SCALE : 1/8" : 1'

FLOORS	SPACES	SIZE	AREAS (SQF)	TOTAL
2nd FLOOR	A	14'-8" X 23'-11"	351	1646
	A1	6'-9" X 4'-5"	30	
	B	12'-3" X 18'-0"	220	
	C	13'-4" X 13'-11"	186	
	C1	3'-1" X 2'-2"	7	
	C2	10'-3" X 5'-8"	58	
	D	13'-8" X 13'-11"	190	
	D1	9'-9" X 5'-4"	52	
	D2	4'-10" X 3'-11"	19	
	E	13'-8" X 13'-10"	189	
	E1	9'-9" X 3'-0"	29	
	E2	6'-11" X 8'-4"	58	
	F	13'-0" X 6'-11"	90	
	G	19'-0" X 4'-5"	84	
G1	2'-4" X 4'-5"	10		
G2	9'-6" X 3'-6"	33		
H	2'-6" X 16'-0"	40		
1st FLOOR	I	15'-8" X 25'-9"	403	2312
	J	15'-8" X 26'-1"	409	
	K	8'-1" X 10'-2"	82	
	L	8'-1" X 13'-10"	112	
	M	18'-1" X 13'-10"	250	
	N	15'-8" X 12'-2"	191	
	N1	2'-5" X 7'-6"	18	
	O	22'-7" X 4'-1"	92	
	P	18'-10" X 16'-2"	304	
	Q	19'-3" X 13'-4"	257	
	Q1	3'-9" X 16'-2"	61	
R	19'-3" X 6'-11"	133		
GARAGE	S	23'-8" X 21'-5"	507	507
FRONT PORCH	T	8'-1" X 2'-0"	16	16
TOTAL LIVING			4481	4481



PROPOSED ROOF PLAN
SC : 1/4" = 1'-0"



LEGEND:



GRAPHIC SCALE: 1 INCH = 4 FEET



- 2nd FLOOR
- BLDG 1st FLOOR FOOTPRINT LINE
- BLDG 2nd FLOOR FOOTPRINT LINE



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PROPOSED ROOF PLAN AND FLOOR AREA DIAGRAM

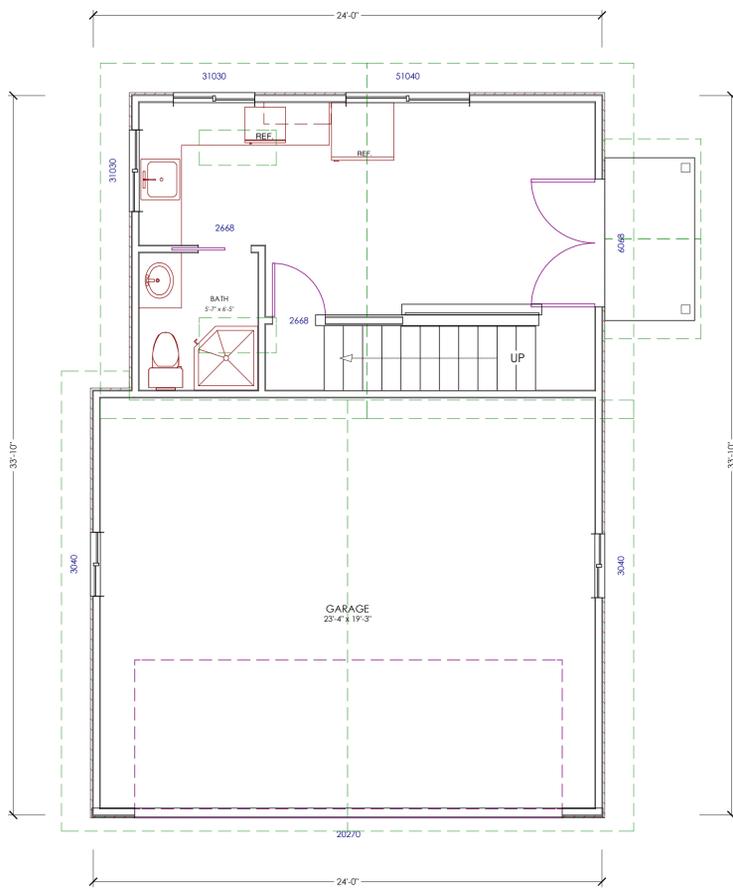
NEW CONSTRUCTION FOR:

Nick & Monica

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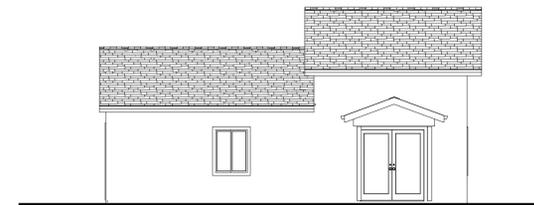
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DRAWN BY: HBZ
JOB NO: D - 1306 - 06
SHEET:

A0.1

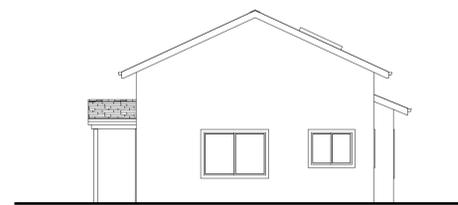


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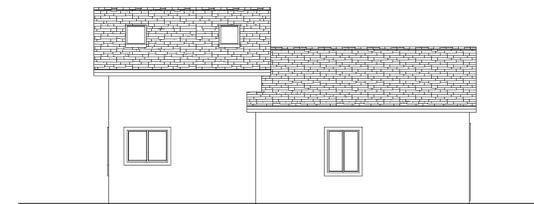
— EXISTING WALL
 - - - - - WALL TO BE REMOVED



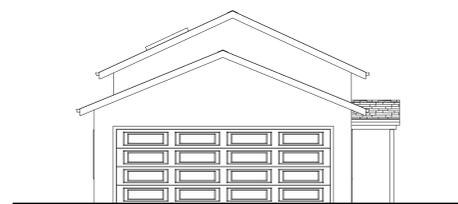
EXISTING FRONT ELEVATION
 SG: 1/8" = 1'-0"



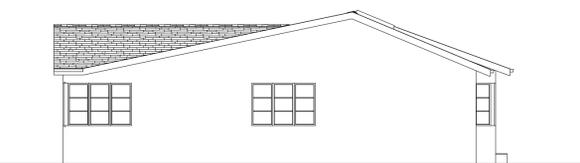
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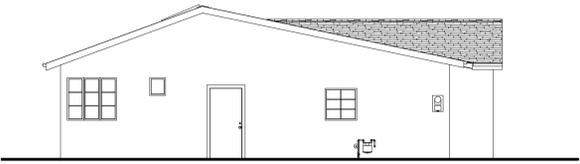
EXISTING REAR ELEVATION
 SG: 1/8" = 1'-0"



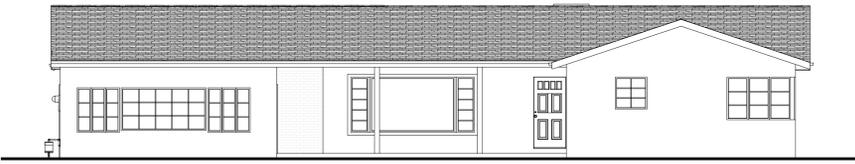
EXISTING LEFT ELEVATION
 SG: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION
 SG: 1/8" = 1'-0"



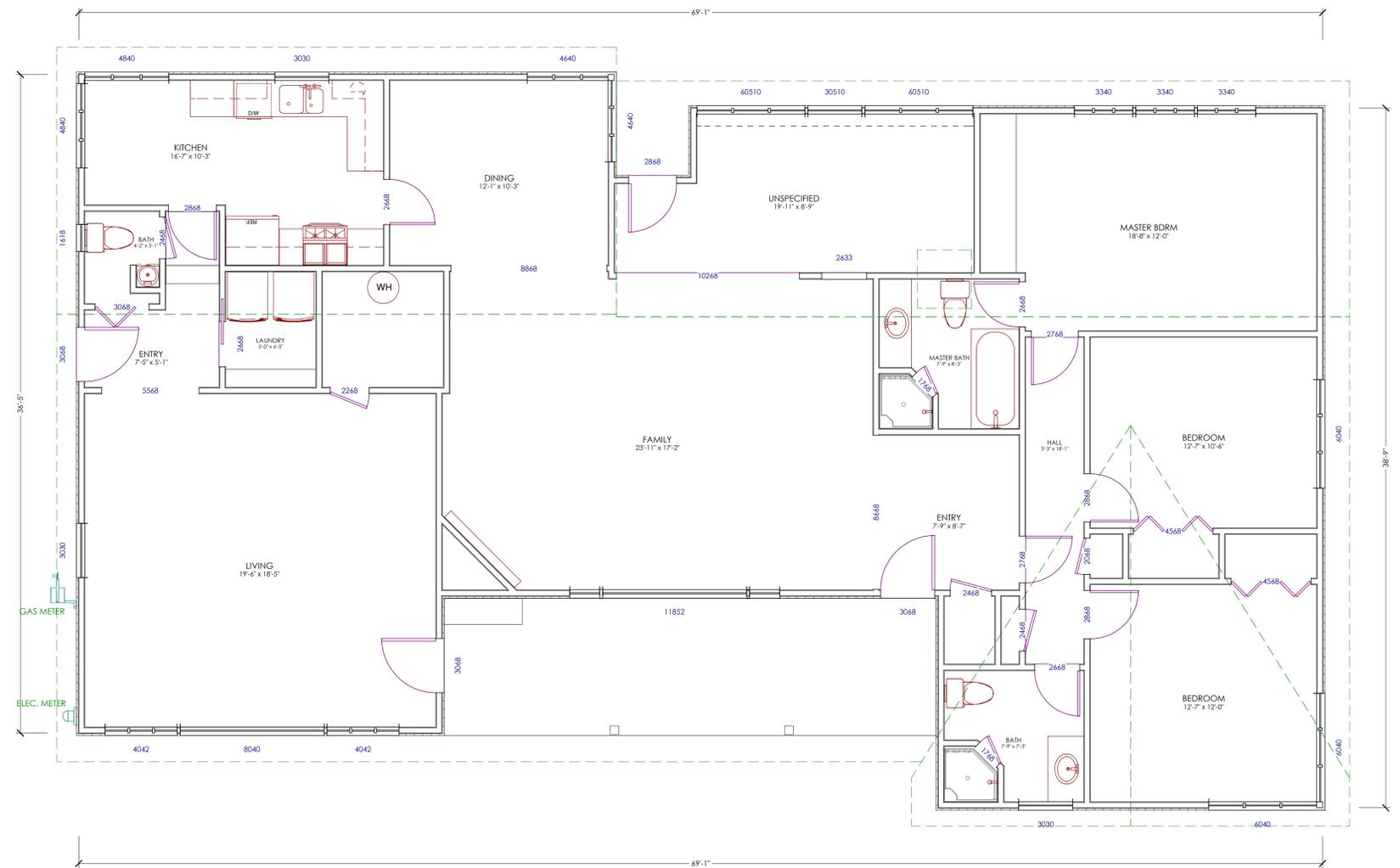
EXISTING LEFT ELEVATION
 SG: 1/8" = 1'-0"



EXISTING FRONT ELEVATION
 SG: 1/8" = 1'-0"



EXISTING REAR ELEVATION
 SG: 1/8" = 1'-0"



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SHEET TITLE:

EXISTING FLOOR PLAN & ELEVATIONS

NEW CONSTRUCTION FOR:

Nick & Monica

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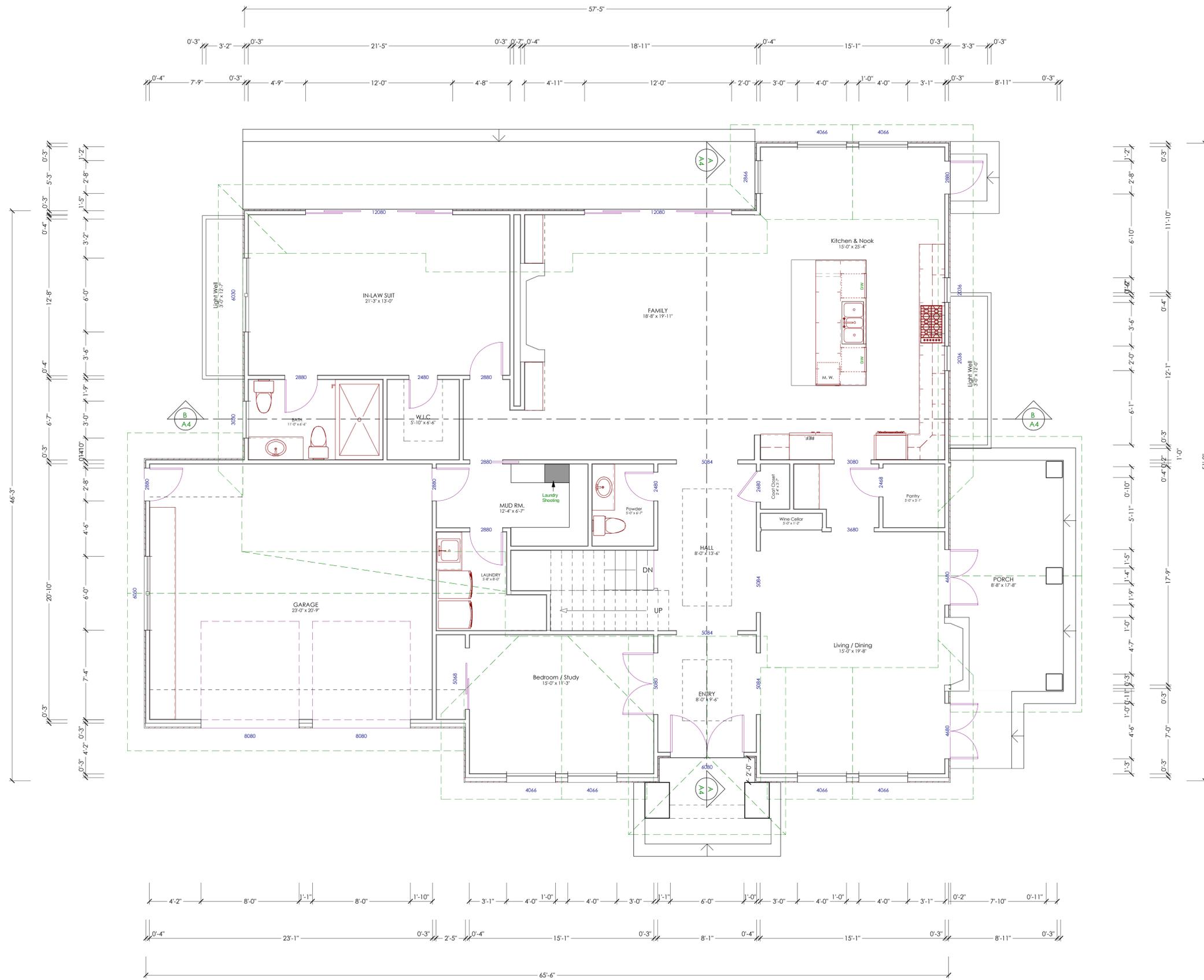
PROPOSED 1st FLOOR PLAN

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 Los Altos, CA 94024

DATE: 02.04.14
 SCALE: 1/4" = 1"
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 SHEET:



LEGEND:

— NEW CONSTRUCTION WALL

PROPOSED 1st FLOOR PLAN

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



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PROPOSED 2nd FLOOR PLAN

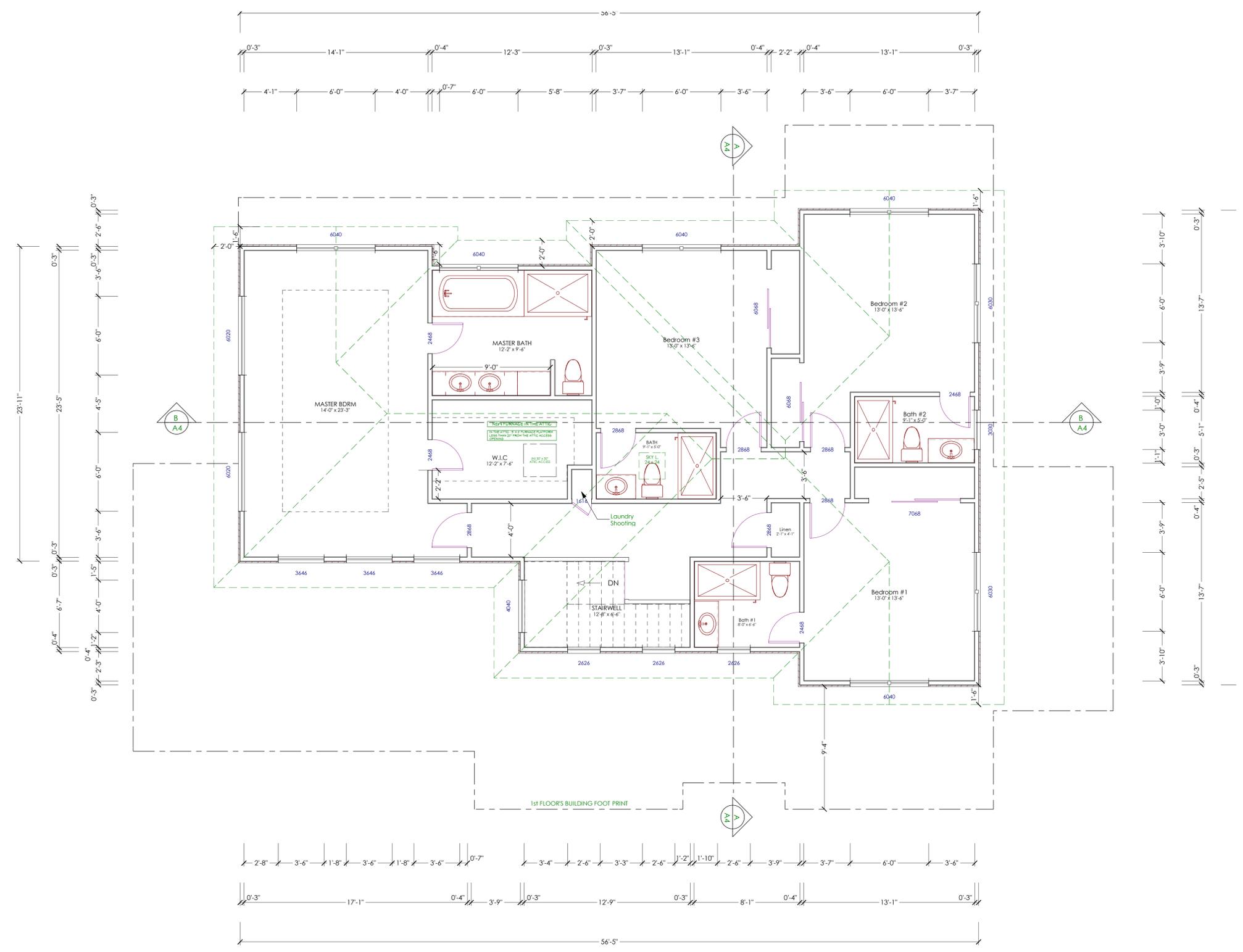
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 Los Altos, CA 94024

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 SHEET:

A2.1



LEGEND:

— NEW CONSTRUCTION WALL



PROPOSED 2nd FLOOR PLAN

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



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SHEET TITLE:

PROPOSED BASEMENT FLOOR PLAN

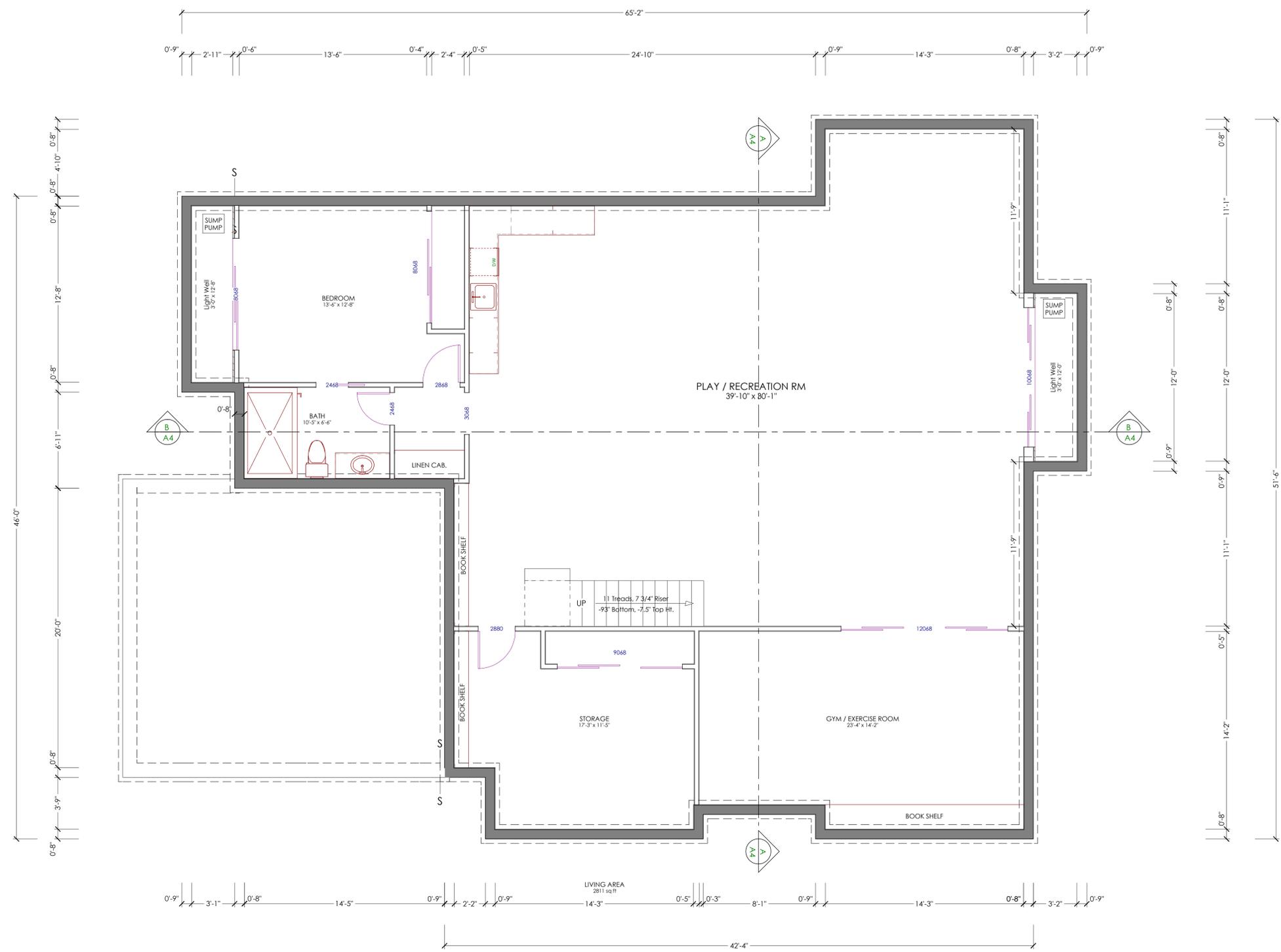
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 SHEET :

A-2.2



LEGEND:

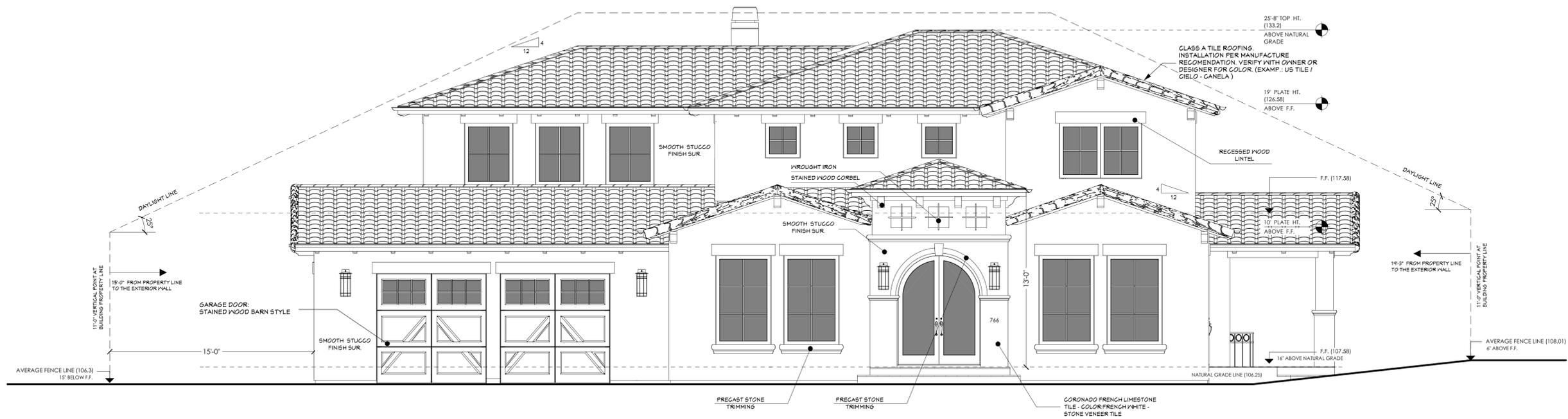
— NEW CONSTRUCTION WALL



PROPOSED BASEMENT FLOOR PLAN

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

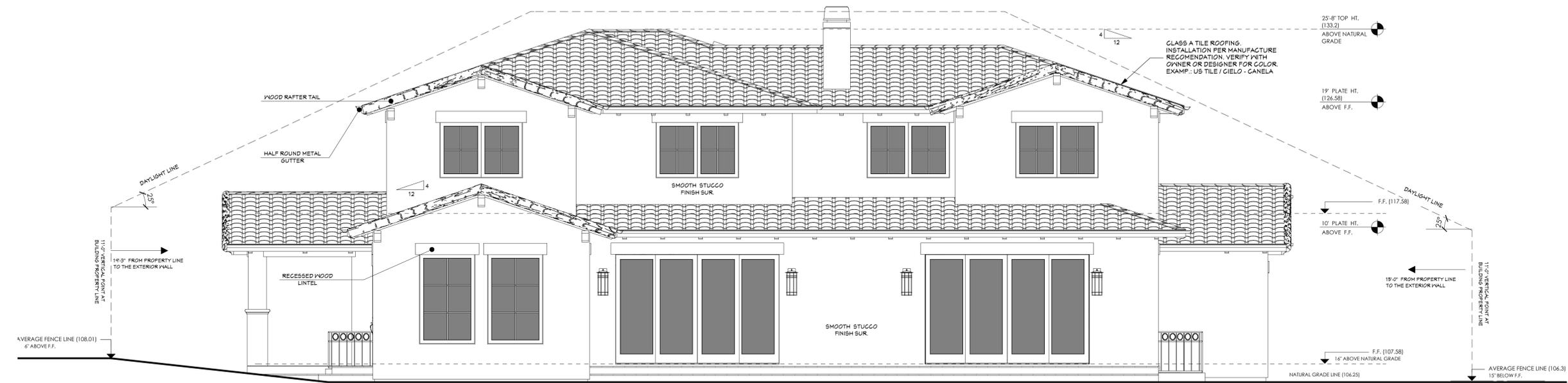
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PROPOSED FRONT ELEVATION
 SC : 1/4" = 1'-0"

SHEET TITLE:

PROPOSED ELEVATIONS



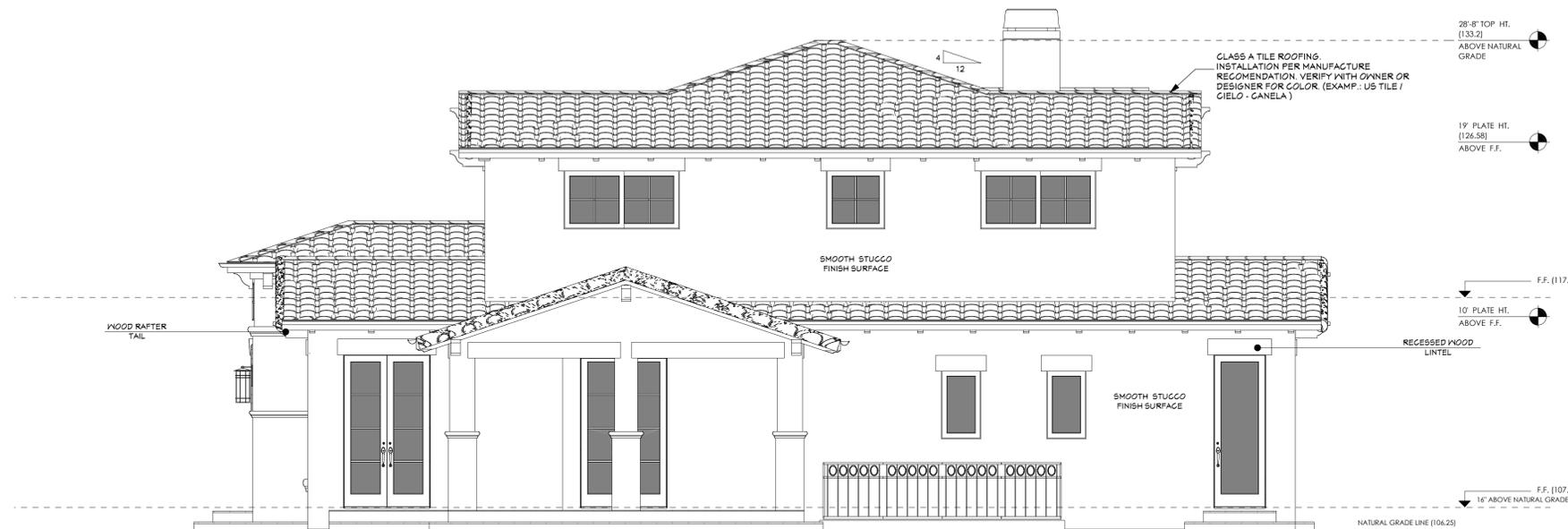
PROPOSED REAR ELEVATION
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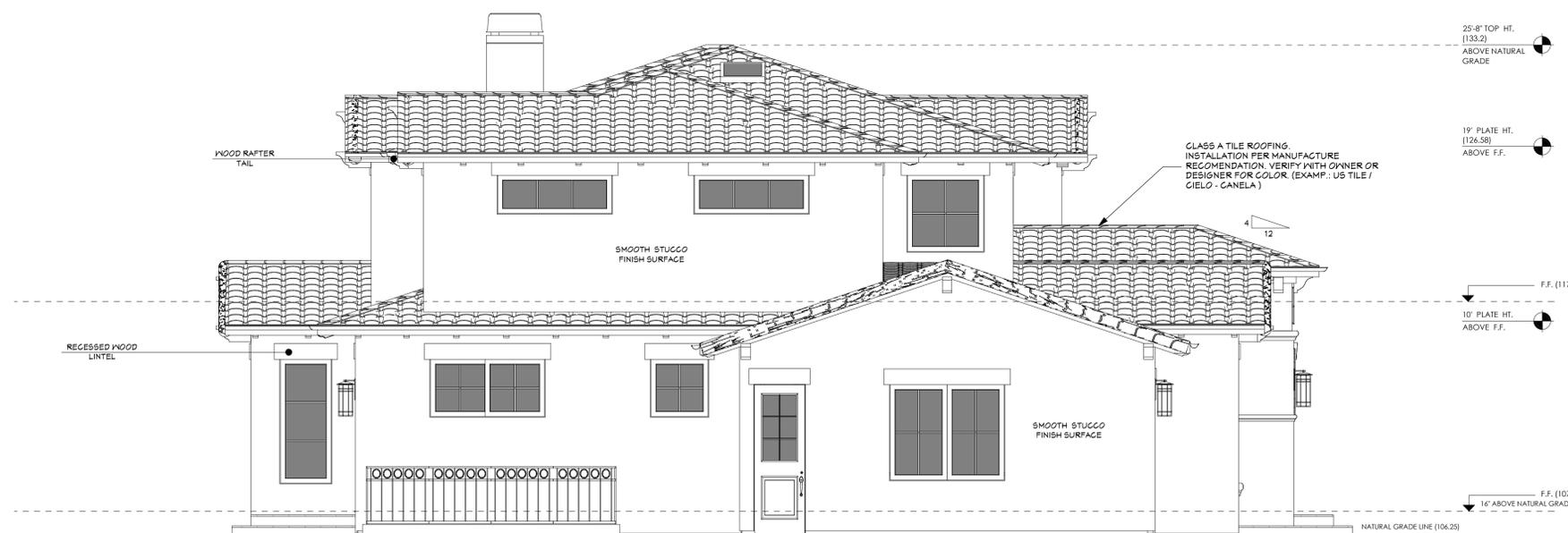
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 DRAWN BY : HBZ
 JOB NO : D - 1306 - 06
 SHEET :



PROPOSED RIGHT ELEVATION

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



PROPOSED LEFT ELEVATION

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



STREETSCAPE ELEVATION

SC : 1/16" = 1'-0"



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PROPOSED ELEVATIONS
&
STREETSCAPE ELEVATION

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SHEET TITLE:

PROPOSED SECTIONS

NEW CONSTRUCTION FOR:

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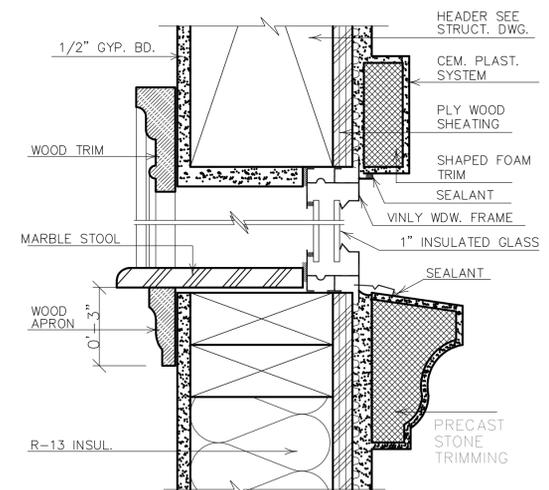
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DATE: 02.04.14
SCALE: 1/4" = 1"
DRAWN BY: HBZ
JOB NO: D - 1306 - 06
SHEET:

A-4



A - A CROSS SECTION
SC: 1/4" = 1'-0"



DETAIL : WINDOW TRIM & SILL



B - B CROSS SECTION
SC: 1/4" = 1'-0"