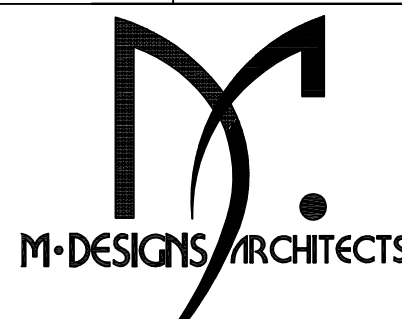
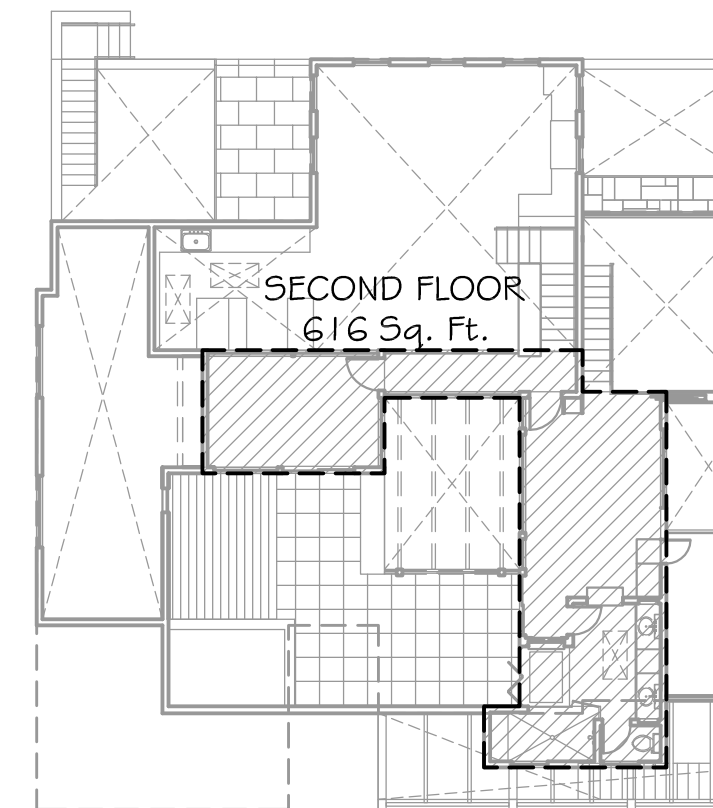
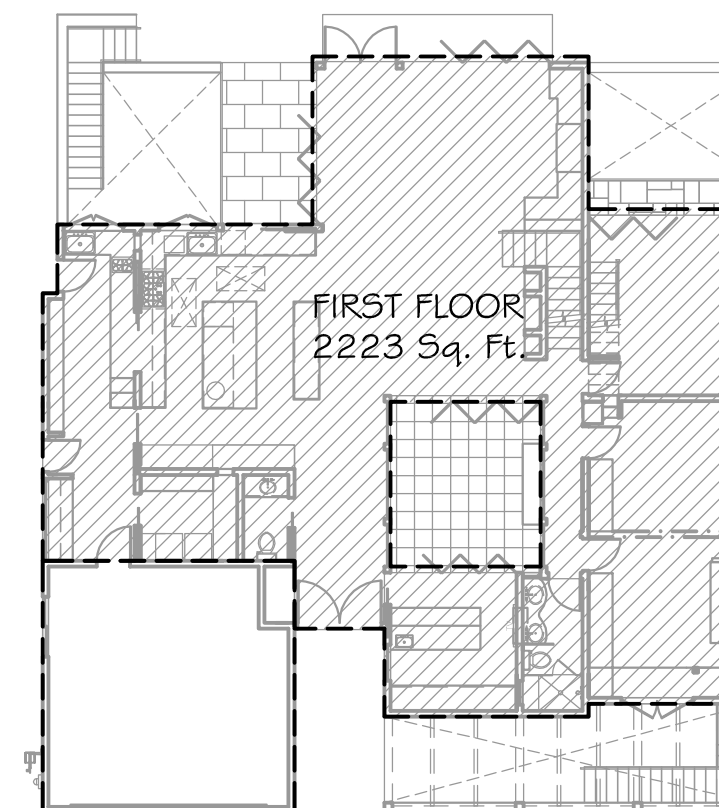
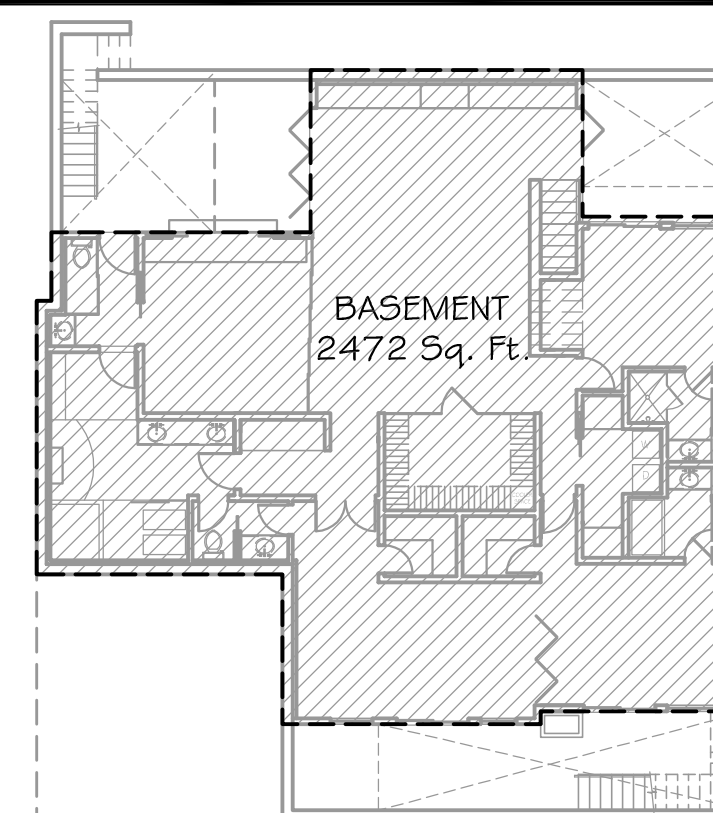


NEW RESIDENCE FOR GANESAN FAMILY

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AREA KEY PLANS



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LOS ALTOS, CA 94022

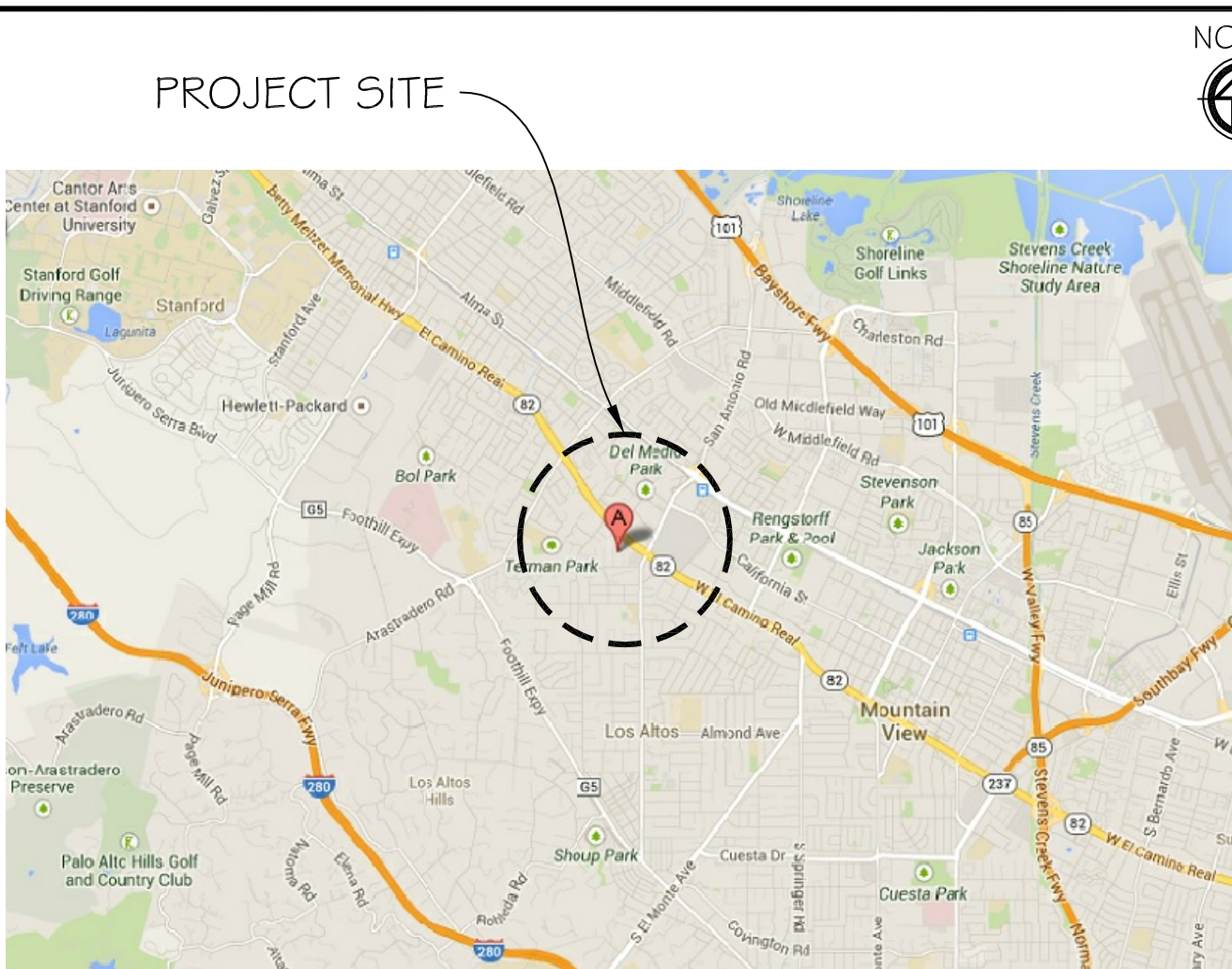
SCHEMATIC DESIGN
VICINITY MAP, GENERAL
NOTES, CODE SUMMARY,
DRAWING INDEX &
PROJECT DATA

03-18-14

T0.1

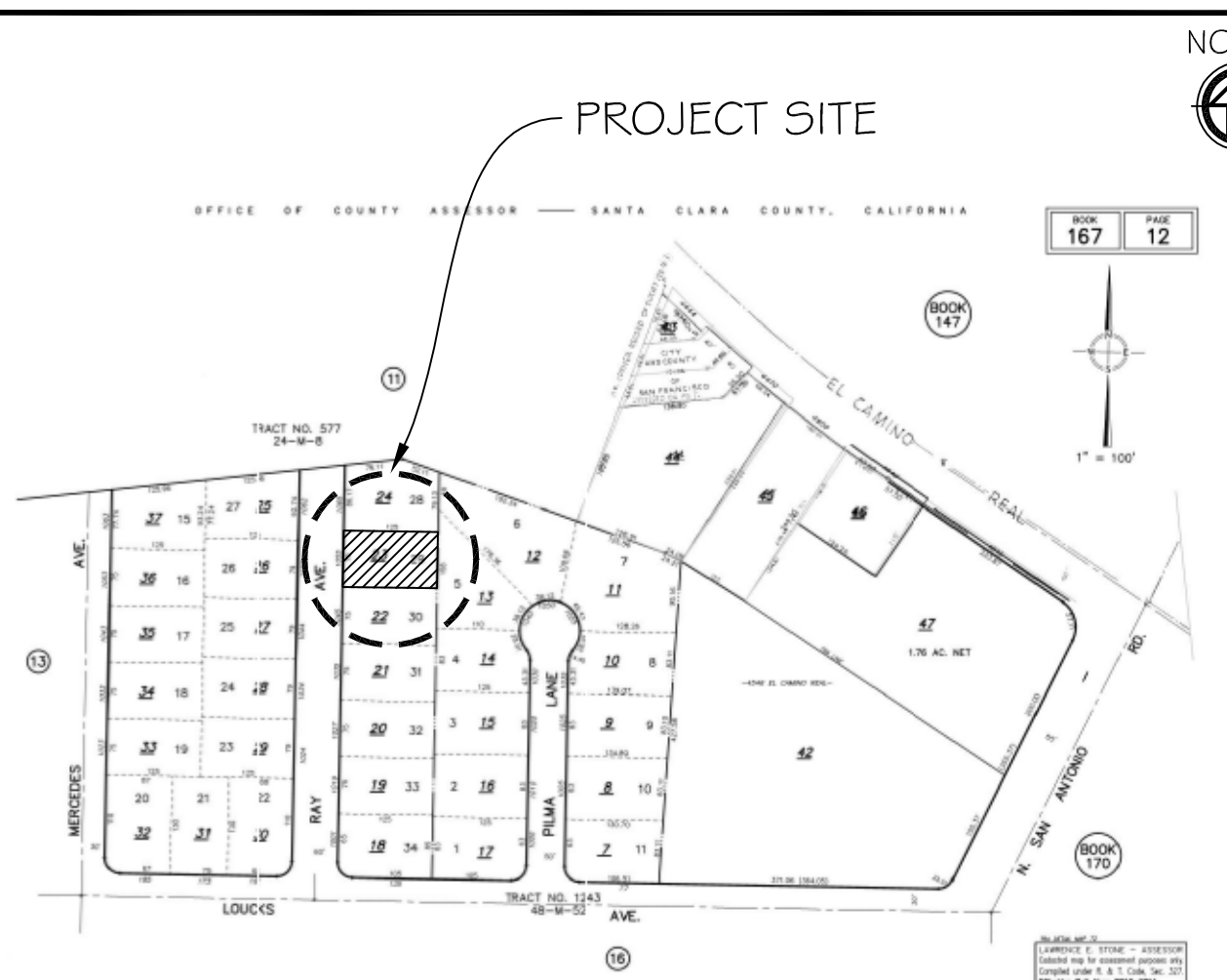
VICINITY MAP

NOT TO SCALE



PARCEL MAP

NOT TO SCALE



DRAWING INDEX

ARCHITECTURAL:	CIVIL
TO.1 TITLE SHEET	T-1 TOPOGRAPHIC MAP
TO.2 BLUE PRINT FOR A CLEAN BAY	C-1 COVER SHEET
TO.3 3D VIEWS	C-2 GRADING & DRAINAGE PLAN
A1.1 EXISTING SITE PLAN	C-3 DETAILS
A1.2 PROPOSED SITE PLAN	
A1.3 PROPOSED BUILDING AREA CALCULATIONS	
A1.4 NEIGHBORHOOD PLAN	
A2.1 PROPOSED BASEMENT PLAN	
A2.2 PROPOSED FIRST FLOOR PLAN	
A2.3 PROPOSED SECOND FLOOR PLAN	
A2.4 PROPOSED ROOF PLAN	
A3.1 PROPOSED ELEVATIONS	
A3.2 PROPOSED ELEVATIONS	
A3.3 STREETScape	
A4.1 SECTIONS A & B	

GENERAL NOTES

GEOTECHNICAL ASPECTS:
THE GEOTECHNICAL ASPECTS OF THE CONSTRUCTION, INCLUDING SITE GRADING, BASEMENT EXCAVATION, PIER DRILLING, FOOTING EXCAVATIONS, PREPARATION OF SUBGRADE AND PLACEMENT OF NON-EXPANSIVE FILL BENEATH THE BASEMENT SLAB AND SLABS-ON-GRADE, PAVEMENTS, RETAINING WALL BACKFILL, AND INSTALLATION OF SURFACE AND SUBSURFACE DRAINAGE SHOULD BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY MURRAY ENGINEERS INC., DATED JANUARY 10, 2013. MURRAY ENGINEERS, INC. SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION (650-559-9960) OF ANY EARTHWORK, EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK, FOUNDATION, AND DRAINAGE INSTALLATION PHASES OF THE PROJECT.

SITE EXAMINATION:
THE CONTRACTOR SHALL THOROUGHLY EXAMINE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AND CONDITIONS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME.

SAFETY:
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

DAMAGE TO STRUCTURE OR SYSTEMS TO REMAIN:
CONTRACTOR SHALL REIMBURSE OWNER(S) FOR REPAIR AND REPLACEMENT, TOGETHER WITH ANY DESIGN TEAM FEES, FOR ANY DAMAGE CAUSED TO STRUCTURES OR EXISTING SYSTEMS TO REMAIN, AS THE RESULT OF HIS/HER CONSTRUCTION OPERATIONS.

MEASUREMENTS:
THE CONTRACTOR SHALL VERIFY ALL DIMENSION SHOWS ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS IF NECESSARY PROPER FIT AND ATTACHMENT OF ALL PARTS REQUIRED BEFORE COMMENCING WORK. CHECK ALL LINE AND LEVELS INDICATED AND SUCH OTHER WORKS TO VERIFY THAT IT HAS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, THIS OFFICE IS TO BE NOTIFIED FOR CORRECTIONS AND/OR RESOLUTION PRIOR TO COMMENCEMENT OF ANY RELATED WORK.

EXISTING CONDITIONS:
ALL INFORMATION RELATING TO EXISTING CONSTRUCTION IS GIVEN AS BEING THE BEST INFORMATION AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND BUILDING DATA AT THE JOB SITE. ANY DISCREPANCIES REQUIRING MODIFICATION TO THE CONSTRUCTION SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. NO MODIFICATIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER(S).

CONTRACTOR'S EQUIPMENT:
COORDINATE WITH OWNER'S REPRESENTATIVE THE LOCATION OF CONTRACTOR'S BUILDING ENTRANCE AND LOCATION OF CONTRACTOR'S EQUIPMENT AND MATERIAL STORAGE AREA.

UTILITY SHUT-DOWNS AND CONNECTIONS:
BEFORE THE SHUT-DOWN OR TYING INTO ANY UTILITY, PRIOR APPROVAL SHALL BE OBTAINED FROM THE OWNER'S CITY REPRESENTATIVE. ALL BUILDING MATERIALS MUST BE ASBESTOS FREE.

CONSTRUCTION SCHEDULING:
CONTRACTOR SHALL COORDINATE HIS/HER CONSTRUCTION OPERATIONS WITH OWNER'S REPRESENTATIVE PRIOR TO SCHEDULING AND START OF THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING SYSTEMS WHICH ARE IN USE AND ARE ADJOINING THE WORK AND ARE NOT PART OF THE WORK.

PLUMBING & ELECTRICAL:
(SEE ALSO PLUMBING AND ELECTRICAL NOTES) EXAMINATION OF PLUMBING AND ELECTRICAL SERVICES TO SITE BY CONTRACTOR PRIOR TO CONNECTION OR TYING INTO IS REQUIRED. IN ANY CASE WHERE A NEW LINE TIES INTO OR EXTENDS AN EXISTING LINE WITHIN THE LIMITS OF WORK, THE CONTRACTOR SHALL EXAMINE THE ENTRY LINE, OR ARRANGE FOR THE PROPER AGENCIES TO DO SO NOTIFY OWNER OF ANY DEFECTS PRIOR TO TYING INTO (E) LINES.

ALL WORK SHALL CONFORM AND SHALL BE IN CONFORMANCE TO ALL REQUIREMENTS OF THE STATE OF CALIFORNIA ENERGY COMMISSION (TITLE 24) ENERGY EFFICIENCY STANDARDS FOR NEW RESIDENTIAL BUILDINGS AND SPECIFY REGULATION AND MANDATORY FEATURE AS REFERRED TO IN THE ENERGY CALCULATION OR AS NOTED ON DRAWINGS.

ALL GLASS SHALL CONFORM WITH HUMAN IMPACT AND SAFETY REQUIREMENTS AS PER CRC UNLESS OTHERWISE NOTED, ALL NAILING SHALL BE AS PER CBC.

PROVIDE SECURITY DEVICES AS REQUIRED BY THE CITY OR COUNTY, AS WELL AS SECURITY DEVICES SPECIFICALLY REQUESTED BY OWNER.

CONTRACTOR SHALL INSTALL ALL INSTALLATION AS REQUIRED BY TITLE 24.

FLOOR INSULATION:	R-19 BATT
WALL INSULATION:	R-13 MIN AT 2x4 STUD WALLS
	R-13 MIN AT 2x6 STUD WALLS
ATTIC INSULATION:	R-30 BATT OR OPEN CELL
VAULTED CEILING:	R-30 HIGH PERFORMANCE BATT OR OPEN CELL FOAM
PIPE INSULATION:	R-7 WRAPPED HOT WATER ONLY
DUCT INSULATION:	R-4.2 MINIMUM BY DESIGN
HOT WATER HEATER:	R-1.2 BLANKET (OR AS REQUIRED FOR ON DEMAND WATER HTRS)

ALL INSULATION TO BE JOHNS MANVILLE FORMALDEHYDE-FREE FIBER GLASS INSULATION OR EQUAL AND INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.

CONTRACTOR SHALL COMPLETE INSULATION INSTALLATION CERTIFICATE AND PROVIDE OWNER WITH ALL MANUFACTURER'S MANUALS FOR EQUIPMENT SPECIFICALLY DETAILING EFFICIENT OPERATION AND MAINTENANCE REQUIREMENT

CODE SUMMARY

TYPE OF CONSTRUCTION:	OCCUPANCY:
TYPE V-B - FULLY SPRINKLERED	OCCUPANCY GROUPS: R-3/U
	STORIES: 2-STORY W/ BASEMENT

CODE COMPLIANCE:

2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA ENERGY CODE
2010 CALIFORNIA RESIDENTIAL CODE
LOS ALTOS MUNICIPAL CODE

NOTHING ON THE DRAWING SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LISTED CODES AND REGULATIONS.

PROJECT DESCRIPTION

SUMMARY OF WORK:

- NEW RESIDENCE CONSISTENT OF:
- BASEMENT
 - 6 BEDROOMS
 - 5 1/2 BATHROOMS

CONDITIONS OF APPROVAL

PER THE LOCAL AMENDMENTS TO THE CALIFORNIA CODE OF REGULATIONS, AUTOMATIC SPRINKLERS & UNDERGROUND UTILITIES WILL BE REQUIRED

PROJECT TEAM

OWNERS:
STEFI & ANAND GANESAN
1055 RAY AVENUE
LOS ALTOS, CA 94022

ARCHITECT:
M DESIGNS ARCHITECTS
4546 EL CAMINO REAL, STE 223
LOS ALTOS, CA 94022
CONTACT: MALIKA JUNAID
PHONE: (650) 565-9036
email: malikajunaid@mdesignsarchitects.com

GEOTECHNICAL SERVICES:
MURRAY ENGINEERS INC
935 FREMONT AVE
LOS ALTOS, CA 94024
CONTACT: MARK F. BALMANN
PHONE: (650) 559-9980
FAX: (650) 559-9985
email: Mark@murrayengineers.com

CIVIL:
SMP ENGINEERS, LLC
1534 CAROL LANE
LOS ALTOS, CA 94024
CONTACT: SAIED RAZAVI
PHONE: (650) 941-8055
FAX: (650) 941-8755
email: srazavi@smpengineers.com

CONTRACTOR:
T.B.D.

PROJECT DATA

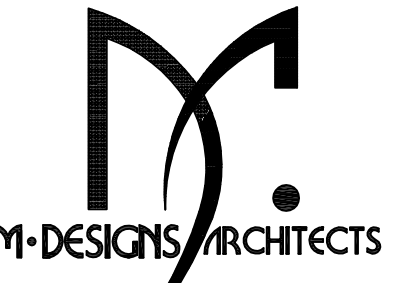
A.P.N.	167-12-023
ZONING DISTRICT	R1-10 SINGLE FAMILY
LOT SIZE	9,375 Sq. Ft.
MAXIMUM FLOOR AREA 35% OF THE NET LOT AREA (FOR LOTS UNDER 11,000 SQUARE FEET)	3,281 Sq. Ft.

PROJECT SUMMARY TABLES

	ZONING COMPLIANCE		
	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	1769 Sq. Ft.	2664 Sq. Ft.	2812 Sq. Ft. (30% OF LOT AREA)
FLOOR AREA			
FIRST FLOOR	1769 Sq. Ft.	2223 Sq. Ft.	
GARAGE	0 Sq. Ft.	441 Sq. Ft.	
SECOND FLOOR	0 Sq. Ft.	616 Sq. Ft.	
TOTAL	1769 Sq. Ft.	3280 Sq. Ft.	3281 Sq. Ft. (35% OF LOT AREA)
SETBACKS			
FRONT	25'-0" ±	25'-0"	25'-0"
REAR	6'-11" ±	37'-6"	25'-0"
RIGHT SIDE	8'-4" ±	7'-6" / 15'-0"	7'-6" / 15'-0"
LEFT SIDE	9'-11" ±	7'-6" / 15'-0"	7'-6" / 15'-0"
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA			
BASEMENT	0 Sq. Ft.	2472 Sq. Ft.	2472 Sq. Ft.
FIRST FLOOR	1769 Sq. Ft.	454 Sq. Ft.	2223 Sq. Ft.
SECOND FLOOR	0 Sq. Ft.	616 Sq. Ft.	616 Sq. Ft.
TOTAL	1769 Sq. Ft.	3542 Sq. Ft.	5311 Sq. Ft.
NON-HABITABLE LIVING AREA			
FIRST FLOOR	0 Sq. Ft.	441 Sq. Ft.	441 Sq. Ft.
SECOND FLOOR	0 Sq. Ft.	0 Sq. Ft.	0 Sq. Ft.
TOTAL	0 Sq. Ft.	441 Sq. Ft.	441 Sq. Ft.
LOT CALCULATIONS			
NET LOT AREA	9,375 Sq. Ft.		
FRONT-YARD HARDSCAPE AREA	474 Sq. Ft. (SEE # 4, SHEET A1.3)		
LANDSCAPE BREAKDOWN			
TOTAL HARDSCAPE AREA	5048 Sq. Ft.		
EXISTING SOFTSCAPE (UNDISTURBED) AREA	4327 Sq. Ft.		
NEW SOFTSCAPE AREA	9,375 Sq. Ft.		

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EXISTING RESIDENCE - VIEW FROM STREET

2



PROPOSED RESIDENCE - VIEW FROM STREET



PROPOSED RESIDENCE - VIEW FROM BACKYARD

2

NEW RESIDENCE OF
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SCHEMATIC DESIGN

3D VIEW

03-18-14

T0.3

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LEGEND

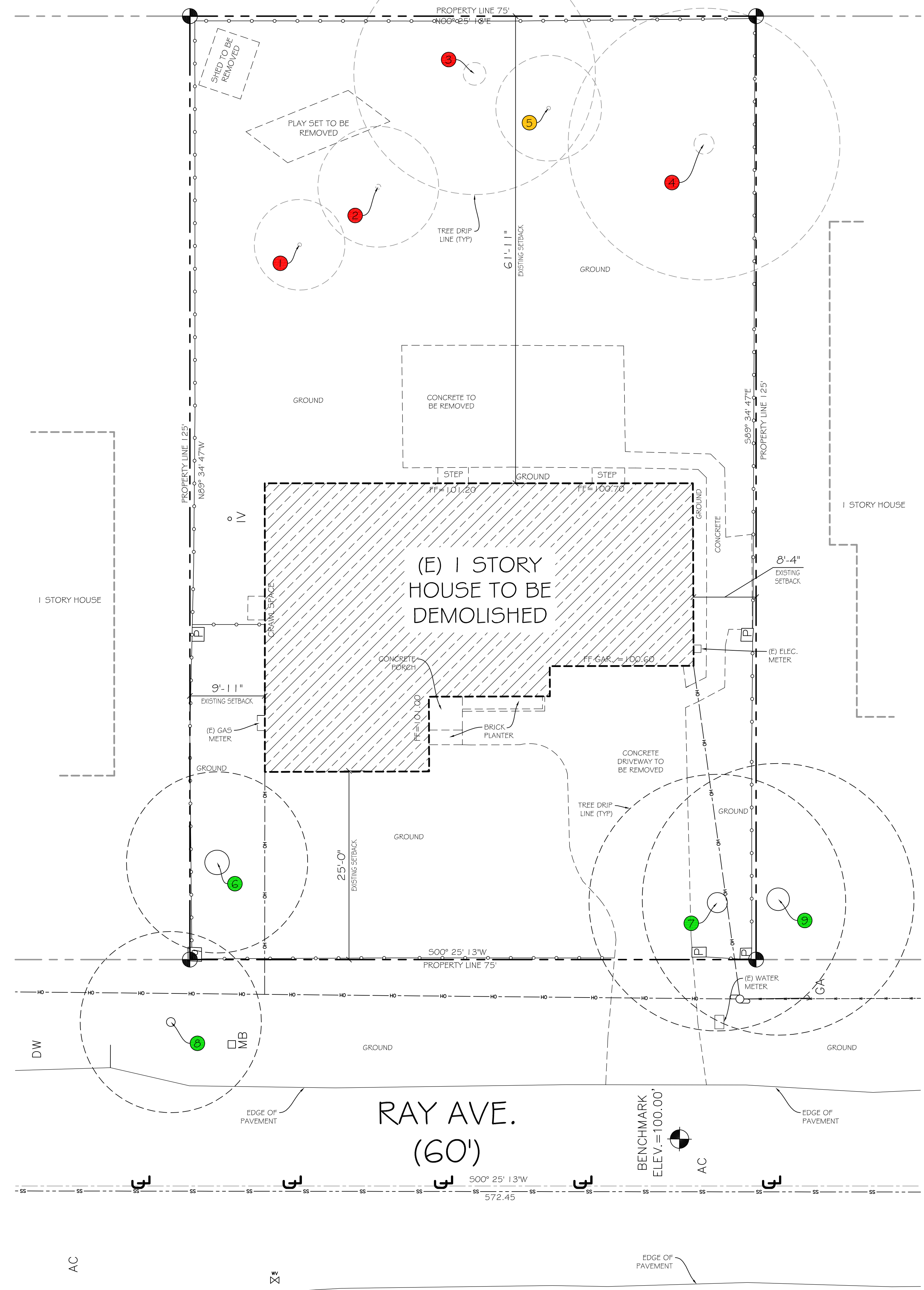
--- PROPERTY LINE
 (E) HOUSE + GARAGE BOUNDARIES

NOTE
ALL EXISTING HARDSCAPE TO BE REMOVED

- TREES TO BE REMOVED**
- 6' TREE
 - 8' TREE
 - 36" MONTEREY PINE TREE
 - 32" MONTEREY PINE TREE
- TREE TO BE RELOCATED**
- 6" ORANGE TREE
- TREES TO REMAIN**
- 39" REDWOOD TREE
 - 32" OAK TREE
 - 14' TREE
 - (2) 36' TREE



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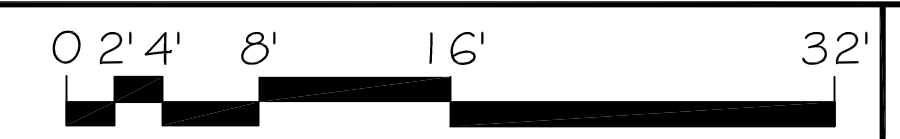



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SCHEMATIC DESIGN
 EXISTING SITE PLAN

03-18-14

A1.1



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

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LEGEND

- PROPERTY LINE
- REQ'D FIRST FLOOR SETBACKS
- REQ'D SECOND FLOOR SETBACK
- PROPOSED FIRST FLOOR & GARAGE
- PROPOSED SECOND FLOOR
- UPPER ROOFS
- INTERMEDIATE ROOFS
- LOWER ROOFS

EXISTING TREE @ NEW LOCATION

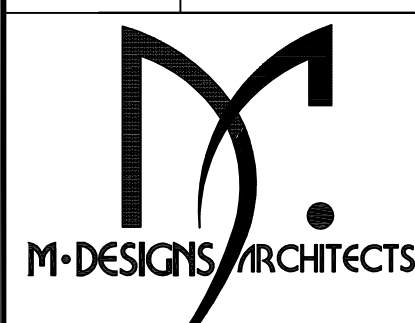
- 6" ORANGE TREE

TREES TO REMAIN

- 39" REDWOOD TREE
- 32" OAK TREE
- 14" TREE
- (2) 36" TREE

NEW TREES

- EVERGREEN TREE, AS PER PLANNER REQUEST (20 GALLON)
- EVERGREEN TREE, AS PER PLANNER REQUEST (20 GALLON)



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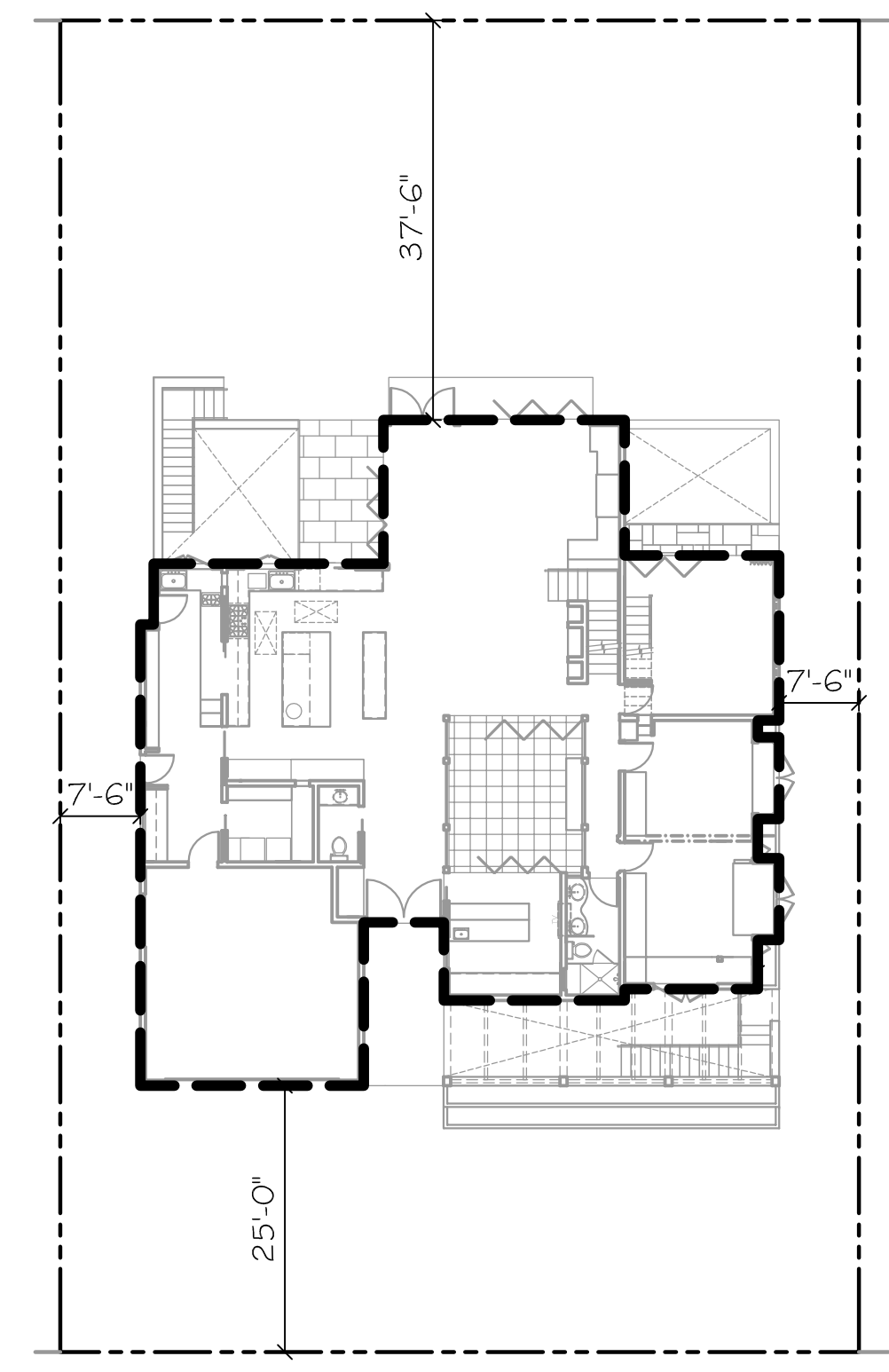


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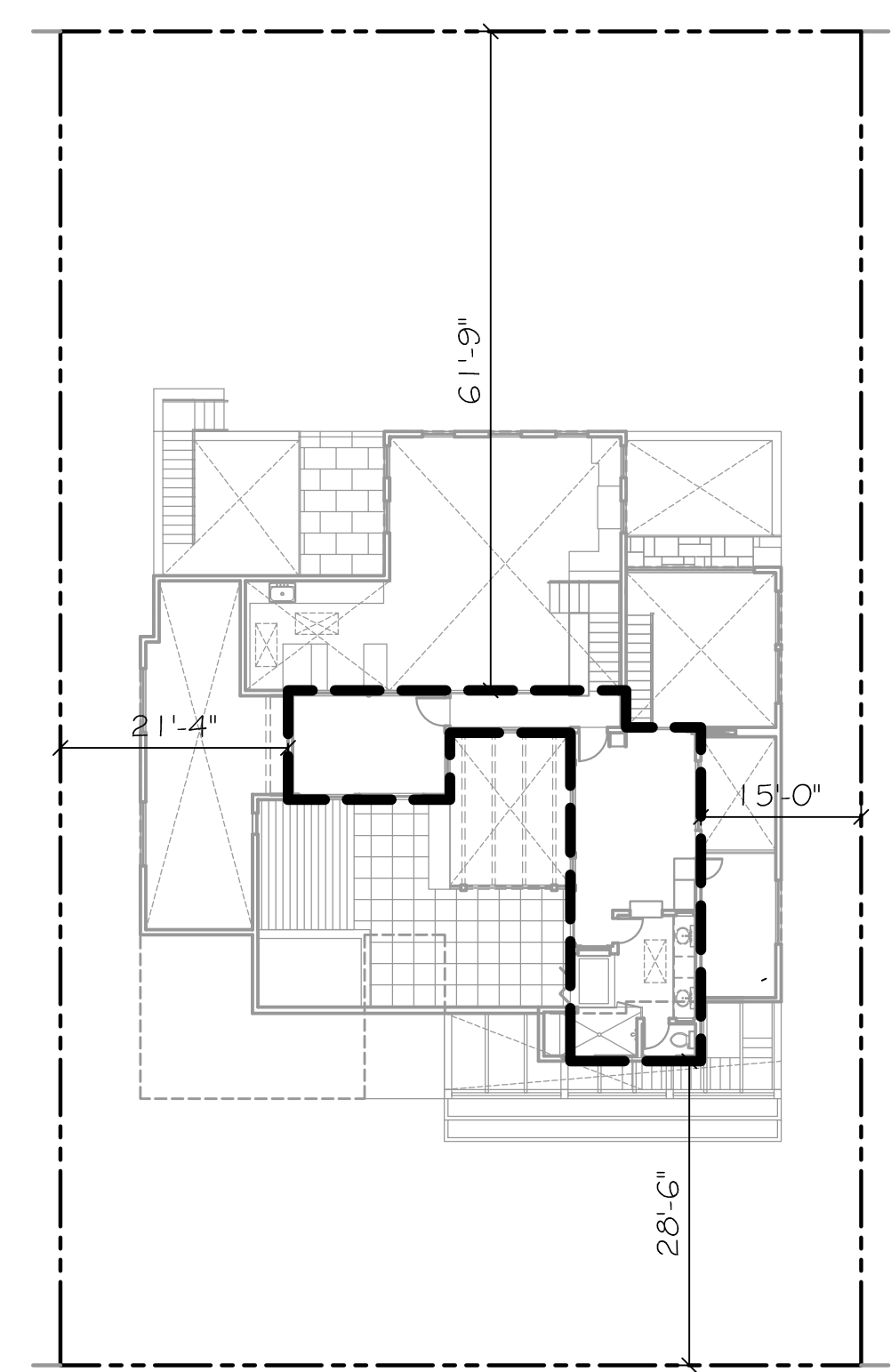
SCHEMATIC DESIGN
PROPOSED SITE PLAN

03-18-14

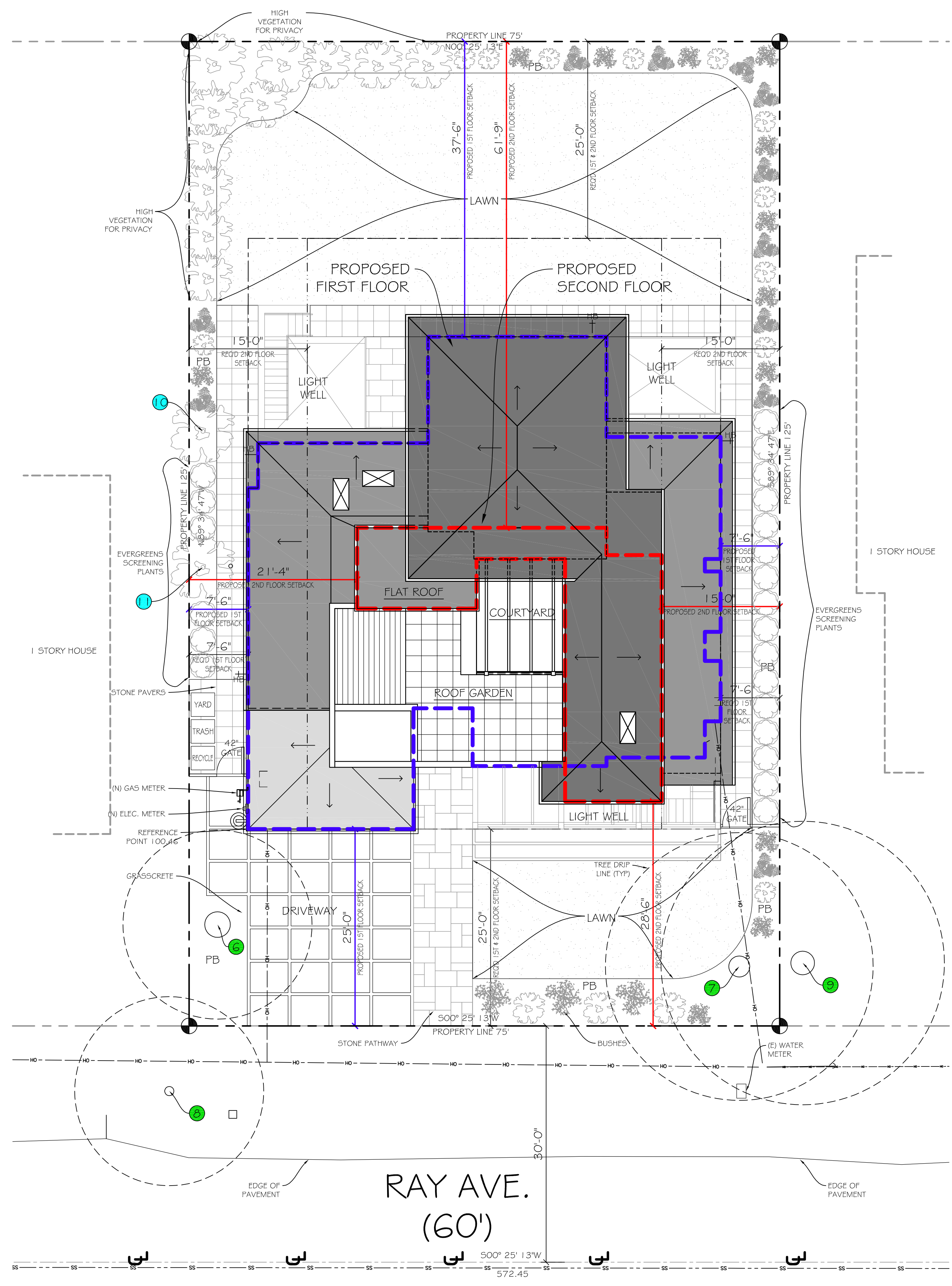
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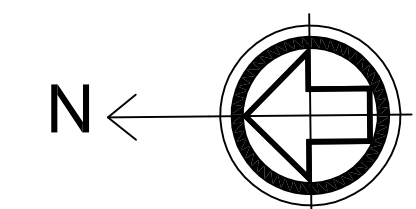
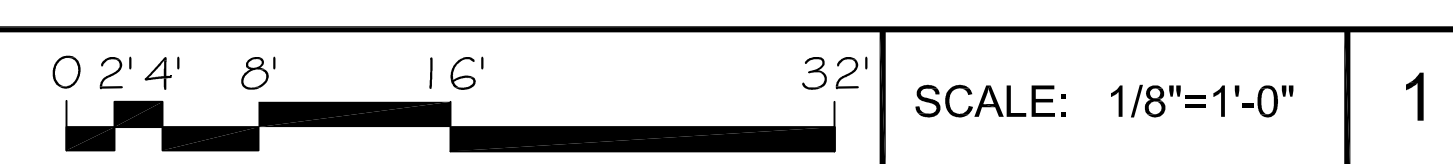
FIRST FLOOR KEY PLAN



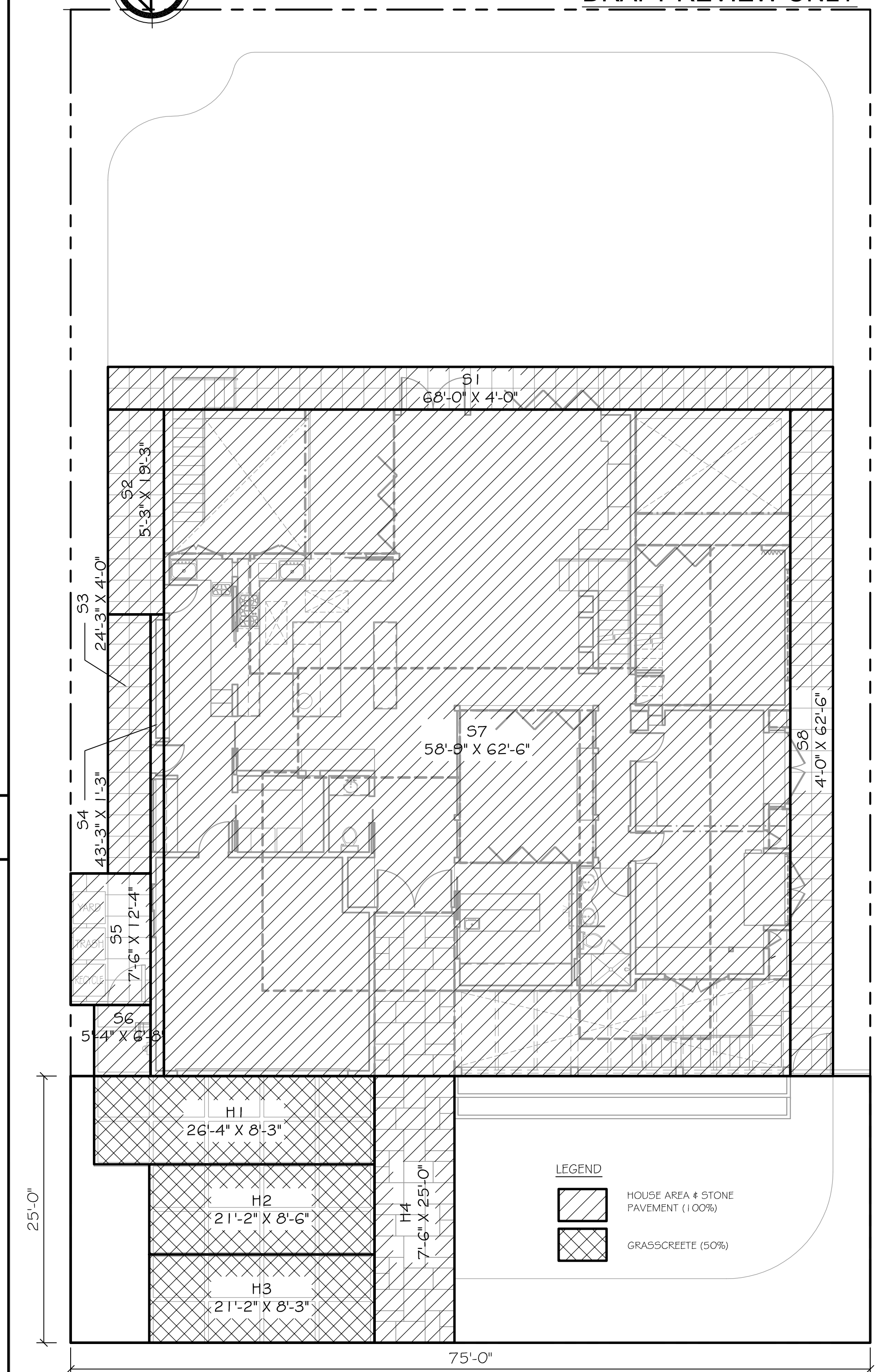
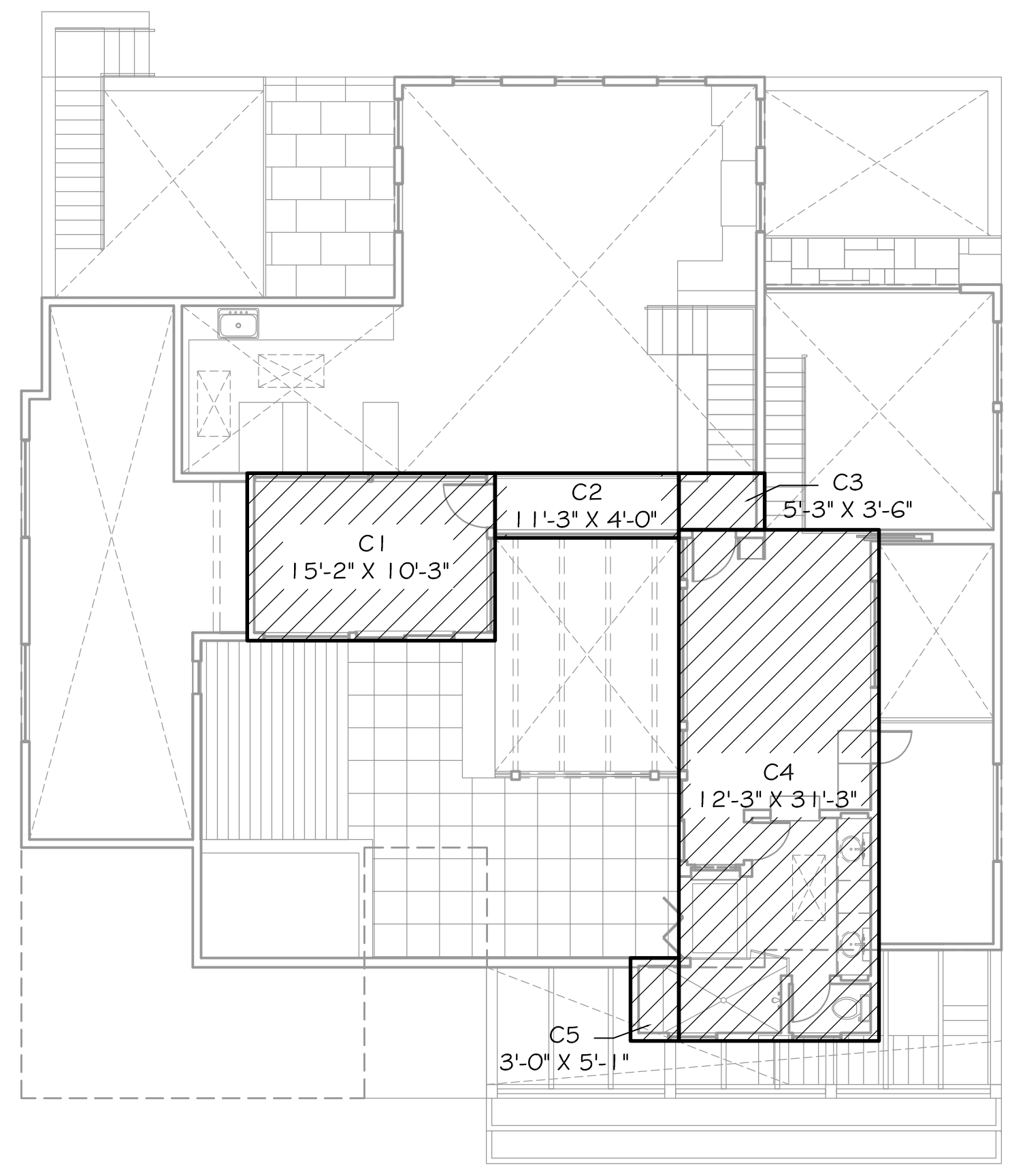
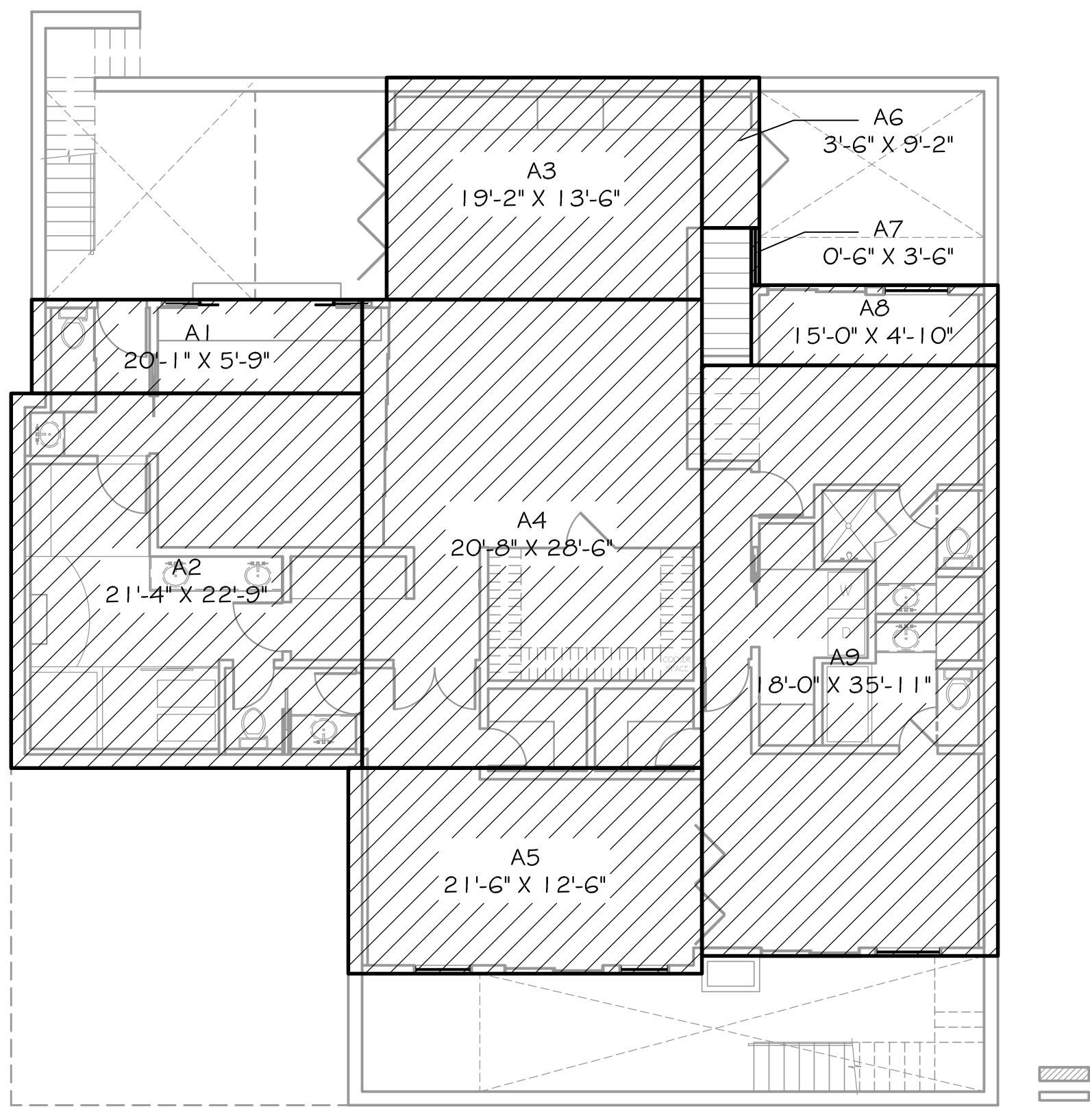
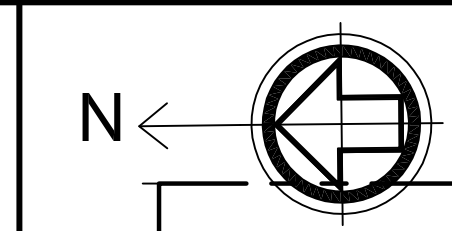
SECOND FLOOR KEY PLAN



PROPOSED SITE PLAN



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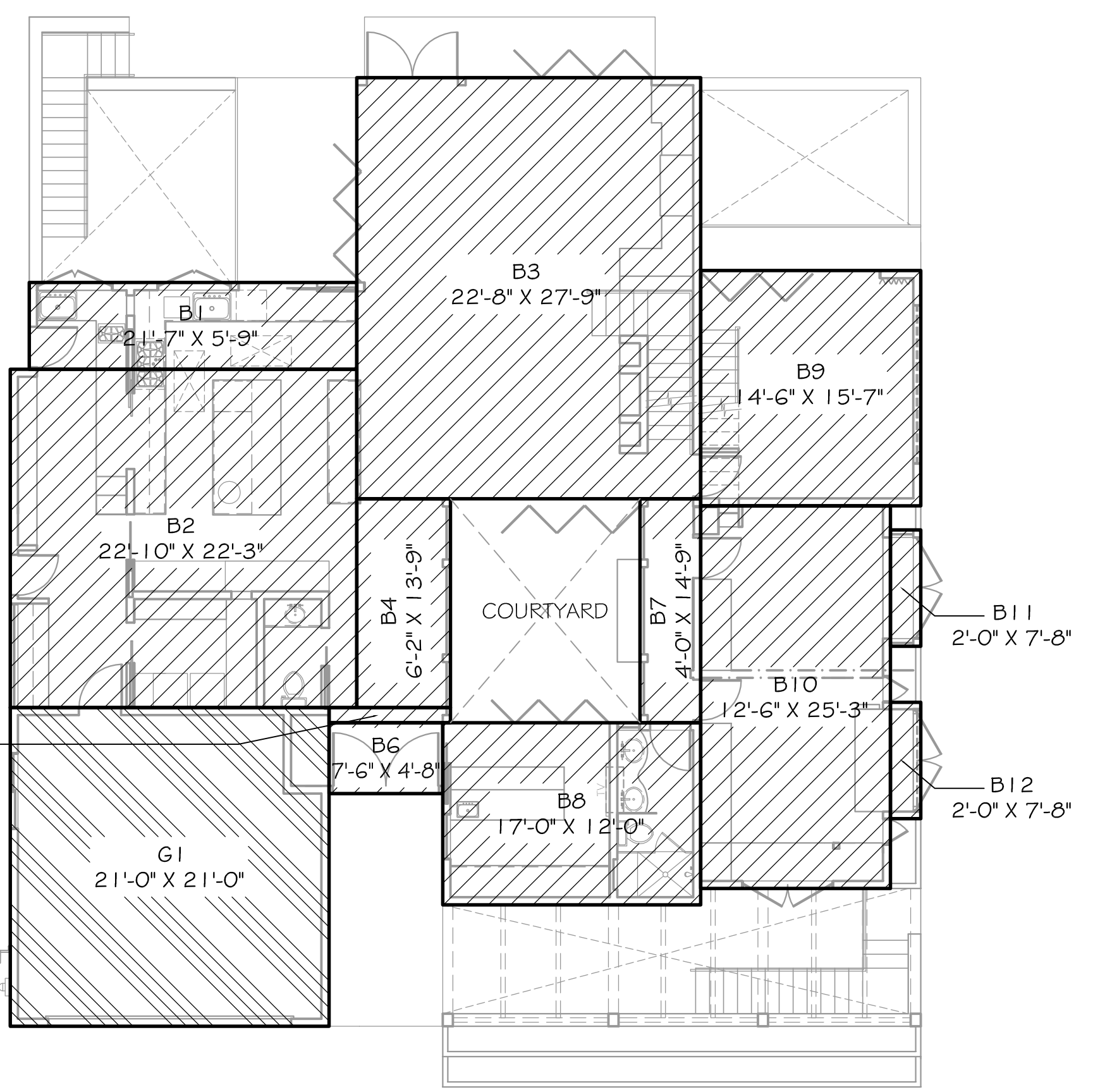


BASEMENT

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

SECOND FLOOR PLAN

SCALE: 1/8"=1'-0" 3



FIRST FLOOR PLAN

SCALE: 1/8"=1'-0" 2

AREA CALCULATION TABLES

FIRST FLOOR AREA		
No.	DIMENSIONS	AREA (Sq. Ft.)
B1	21'-7" X 5'-9"	123
B2	22'-10" X 22'-3"	509
B3	22'-8" X 27'-9"	629
B4	6'-2" X 13'-9"	85
B5	8'-0" X 1'-0"	8
B6	7'-6" X 4'-8"	35
B7	4'-0" X 14'-9"	59
B8	17'-0" X 12'-0"	204
B9	14'-6" X 15'-7"	226
B10	12'-6" X 25'-3"	315
B11	2'-0" X 7'-8"	15
B12	2'-0" X 7'-8"	15
TOTAL HAB. AREA		2223

BASEMENT AREA		
No.	DIMENSIONS	AREA (Sq. Ft.)
A1	20'-1" X 5'-9"	115
A2	21'-4" X 22'-9"	486
A3	19'-2" X 13'-6"	259
A4	20'-8" X 28'-6"	589
A5	21'-6" X 12'-6"	269
A6	3'-6" X 9'-2"	32
A7	0'-6" X 3'-6"	2
A8	15'-0" X 4'-10"	73
A9	18'-0" X 35'-11"	647
TOTAL AREA		2472

TOTAL FLOOR AREA + BASEMENT		
FLOOR AREA	AREA (Sq. Ft.)	
FIRST FLOOR AREA	2223	
SECOND FLOOR AREA	616	
BASEMENT AREA	2472	
TOTAL	5311	

SECOND FLOOR AREA		
No.	DIMENSIONS	AREA (Sq. Ft.)
C1	15'-2" X 10'-3"	155
C2	11'-3" X 4'-0"	45
C3	5'-3" X 3'-6"	18
C4	12'-3" X 31'-3"	383
C5	3'-0" X 5'-1"	15
TOTAL HAB. AREA		616

GARAGE AREA		
No.	DIMENSIONS	AREA (Sq. Ft.)
G1	21'-0" X 21'-0"	441
TOTAL AREA		441

TOTAL FLOOR AREA		
FLOOR AREA	AREA (Sq. Ft.)	
FIRST FLOOR AREA	2223	
SECOND FLOOR AREA	616	
TOTAL	2839	

TOTAL COVERAGE AREA		
FLOOR AREA	AREA (Sq. Ft.)	
FIRST FLOOR AREA	2223	
GARAGE	441	
TOTAL	2664	

FRONTYARD HARDSCAPE AREA CALCULATION TABLE

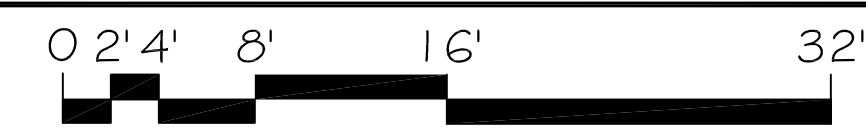
FRONTYARD HARDSCAPE AREA %			
FRONTYARD AREA	DIMENSIONS	AREA (Sq. Ft.)	%
FRONTYARD AREA	75'-0" X 25'-0"	1875	100
MAXIMUM ALLOWED		937	50
HARDSCAPE AREA (SEE TABLE BELOW)		474	25

TOTAL HARDSCAPE AREA		
No.	DIMENSIONS	AREA (Sq. Ft.)
S1	68'-0" X 4'-0"	272
S2	53'-0" X 19'-3"	101
S3	24'-3" X 4'-0"	97
S4	43'-3" X 1'-3"	54
S5	7'-6" X 12'-4"	93
S6	5'-4" X 6'-8"	35
S7	58'-9" X 62'-6"	3672
S8	4'-0" X 62'-6"	250
S11		474
TOTAL AREA		5048

FRONTYARD HARDSCAPE AREA				
No.	DIMENSIONS	AREA (Sq. Ft.)	MATERIAL	AREA (Sq. Ft.)
H1	26'-4" X 8'-3"	217	GRASSCRETE (50%)	109
H2	21'-2" X 8'-6"	179	GRASSCRETE (50%)	90
H3	21'-2" X 8'-3"	175	GRASSCRETE (50%)	88
H4	7'-6" X 25'-0"	187	STONE	187
TOTAL AREA		1029		474

HARDSCAPE AREA

SCALE: 1/8"=1'-0" 4



NEW RESIDENCE OF
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1055 RAY AVE.,
LOS ALTOS, CA 94022

SCHEMATIC DESIGN
FLOOR AREA, COVERAGE & HARDSCAPE CALCULATIONS

03-18-14

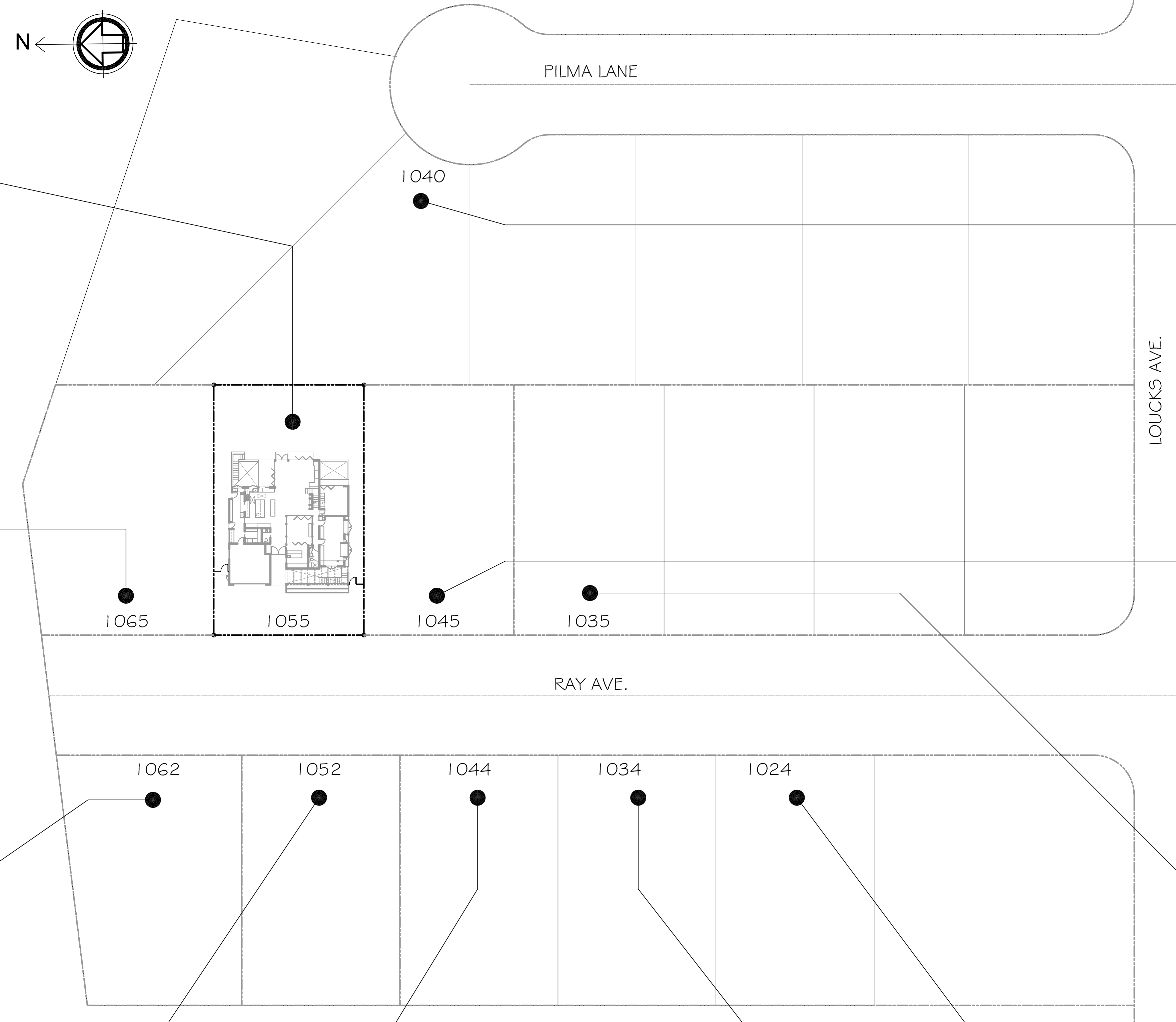
A1.3

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1055 RAY AVE -EXISTING HOUSE



1040 PILMA LANE
(HOUSE BEHIND PROPOSED RESIDENCE)



1065 RAY AVE
(SAME SIDE OF PROPOSED RESIDENCE)



1045 RAY AVE
(SAME SIDE OF PROPOSED RESIDENCE)



1062 RAY AVE
(ACROSS STREET OF PROPOSED RESIDENCE)



1035 RAY AVE
(SAME SIDE OF PROPOSED RESIDENCE)



1052 RAY AVE
(ACROSS STREET OF PROPOSED RESIDENCE)



1044 RAY AVE
(ACROSS STREET OF PROPOSED RESIDENCE)



1044 RAY AVE
(ACROSS STREET OF PROPOSED RESIDENCE)



1024 RAY AVE
(ACROSS STREET OF PROPOSED RESIDENCE)

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THE GANESAN FAMILY
1055 RAY AVE.,
LOS ALTOS, CA 94022

SCHEMATIC DESIGN
NEIGHBORHOOD
COMPATIBILITY

03-18-14

NEIGHBORHOOD COMPATIBILITY






SCALE: 1/32"=1'-0"

1

A1.4

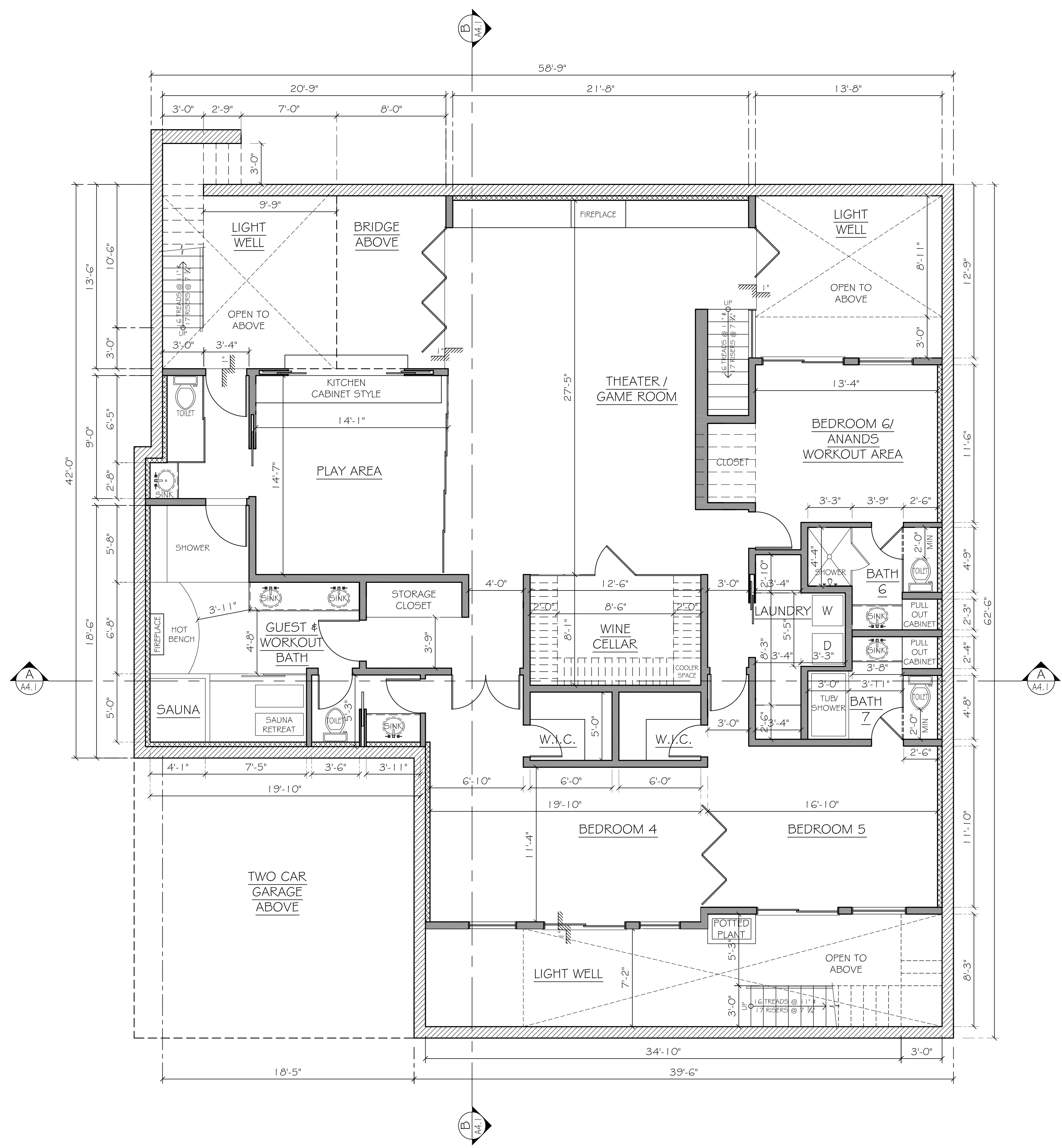
LEGEND

-  CONCRETE WALL
-  STUD WALLS
-  FURRED WALLS

NOTE:
HARDWOOD FLOOR THROUGHOUT THE HOUSE, EXCEPT WET AREAS, MUD ROOM, LAUNDRIES & PANTRIES, WHICH WILL BE TILE



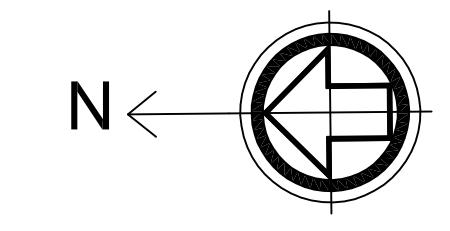
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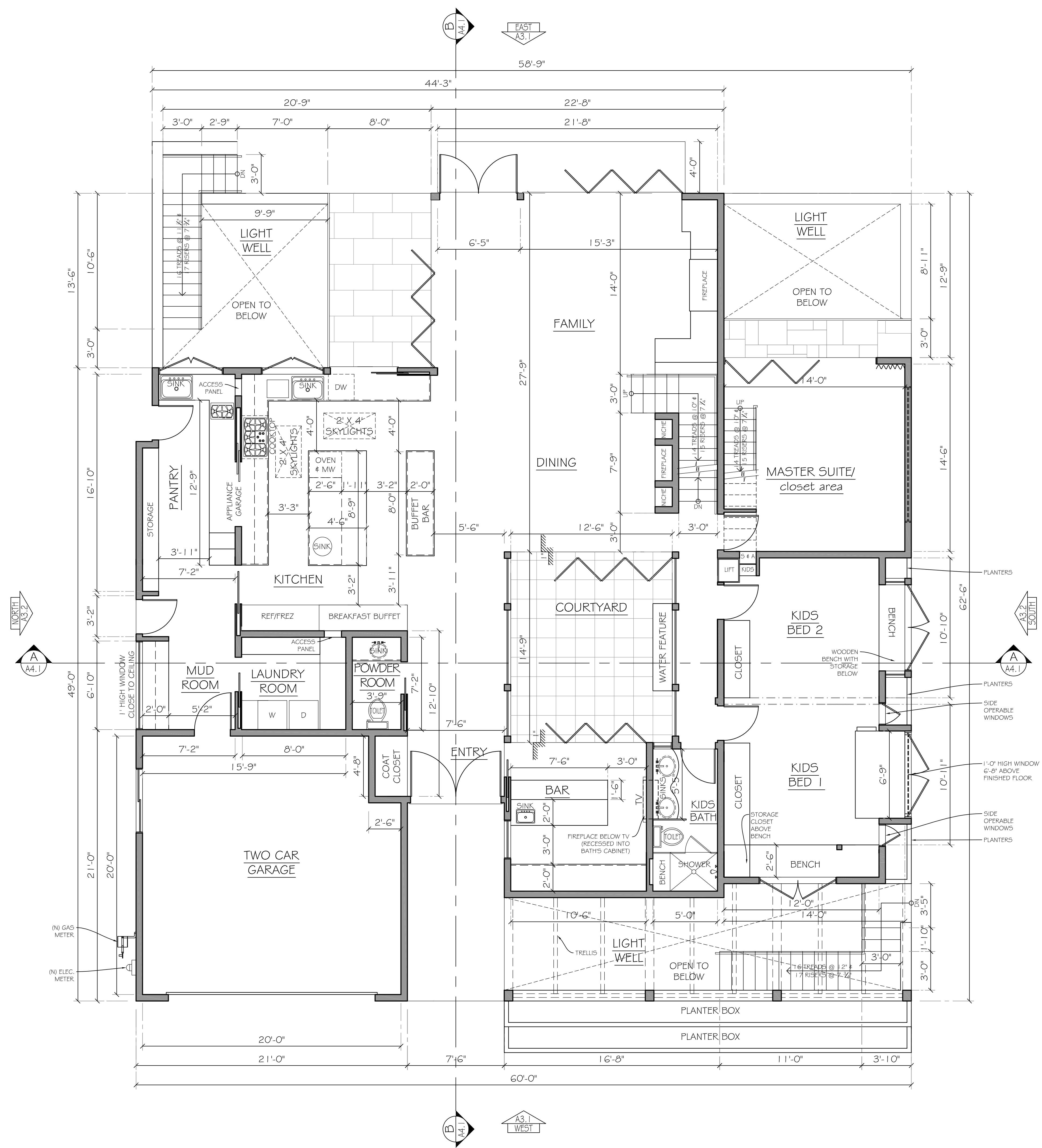



NEW RESIDENCE OF
THE GANESAN FAMILY
1055 RAY AVE.,
LOS ALTOS, CA 94022

SCHEMATIC DESIGN
PROPOSED
BASEMENT PLAN

03-18-14





LEGEND

CONCRETE WALL

STUD WALLS

NOTE:

HARDWOOD FLOOR THROUGHOUT THE HOUSE, EXCEPT WET AREAS, MUD ROOM, LAUNDRIES & PANTRIES, WHICH WILL BE TILE

NEW RESIDENCE OF
THE GANESAN FAMILY
1055 RAY AVE.,
LOS ALTOS, CA 94022



SCHEMATIC DESIGN
PROPOSED
FIRST FLOOR PLAN

03-18-14

A2.2

NOT FOR CONSTRUCTION
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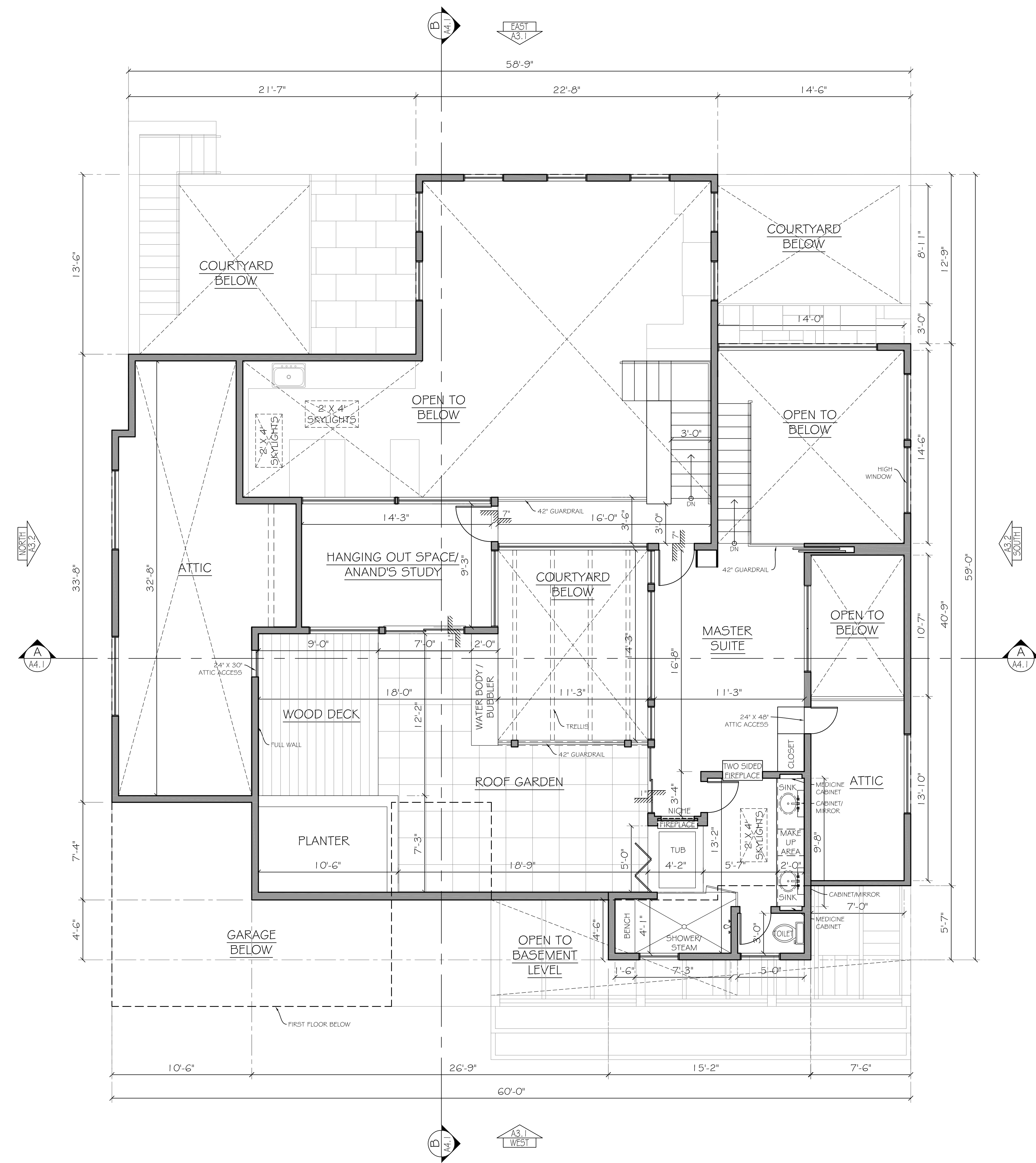
DATE	REVISION

LEGEND
 CONCRETE WALL
 STUD WALLS

NOTE:
 HARDWOOD FLOOR THROUGHOUT THE HOUSE, EXCEPT WET AREAS, MUD ROOM, LAUNDRIES & PANTRIES, WHICH WILL BE TILE



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NEW RESIDENCE OF
 THE GANESAN FAMILY
 1055 RAY AVE.,
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SCHEMATIC DESIGN
 PROPOSED
 SECOND FLOOR PLAN

03-18-14

A2.3

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DATE	REVISION

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Build It GREEN
MEMBER

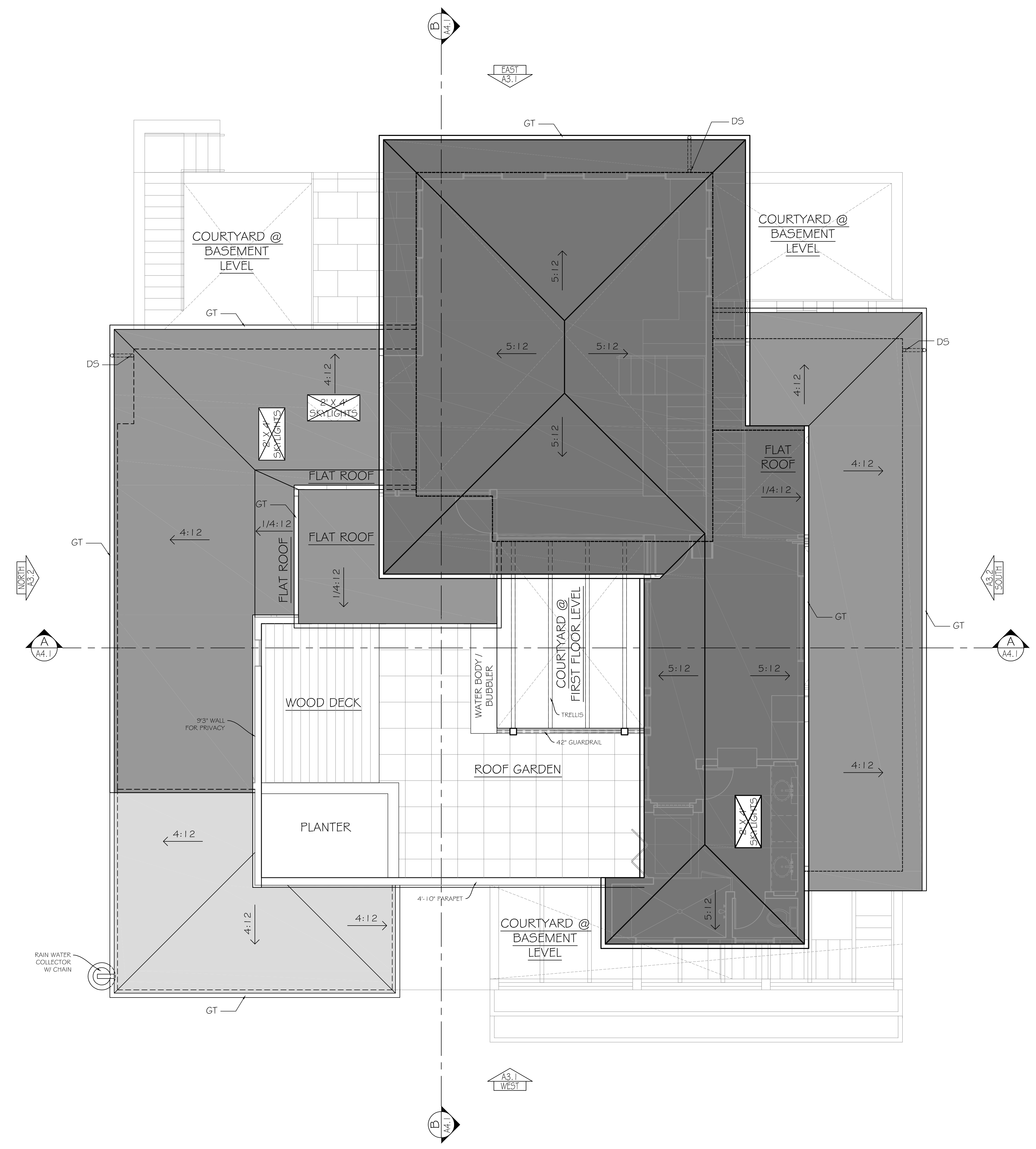
LEGEND

D5 DOWN SPOUT
GT GUTTER

UPPER ROOFS
INTERMEDIATE ROOFS
LOWER ROOFS

NOTE

DOWN SPOUT LOCATIONS FOR REFERENCE ONLY

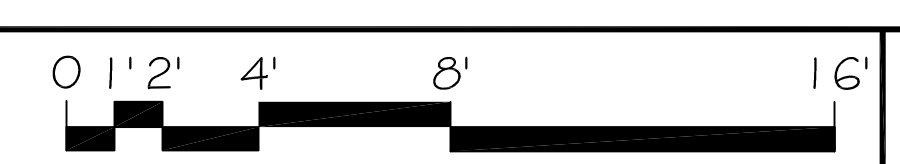


NEW RESIDENCE OF
THE GANESAN FAMILY
1055 RAY AVE.,
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SCHEMATIC DESIGN
PROPOSED ROOF PLAN

03-18-14

A2.4



DATE	REVISION

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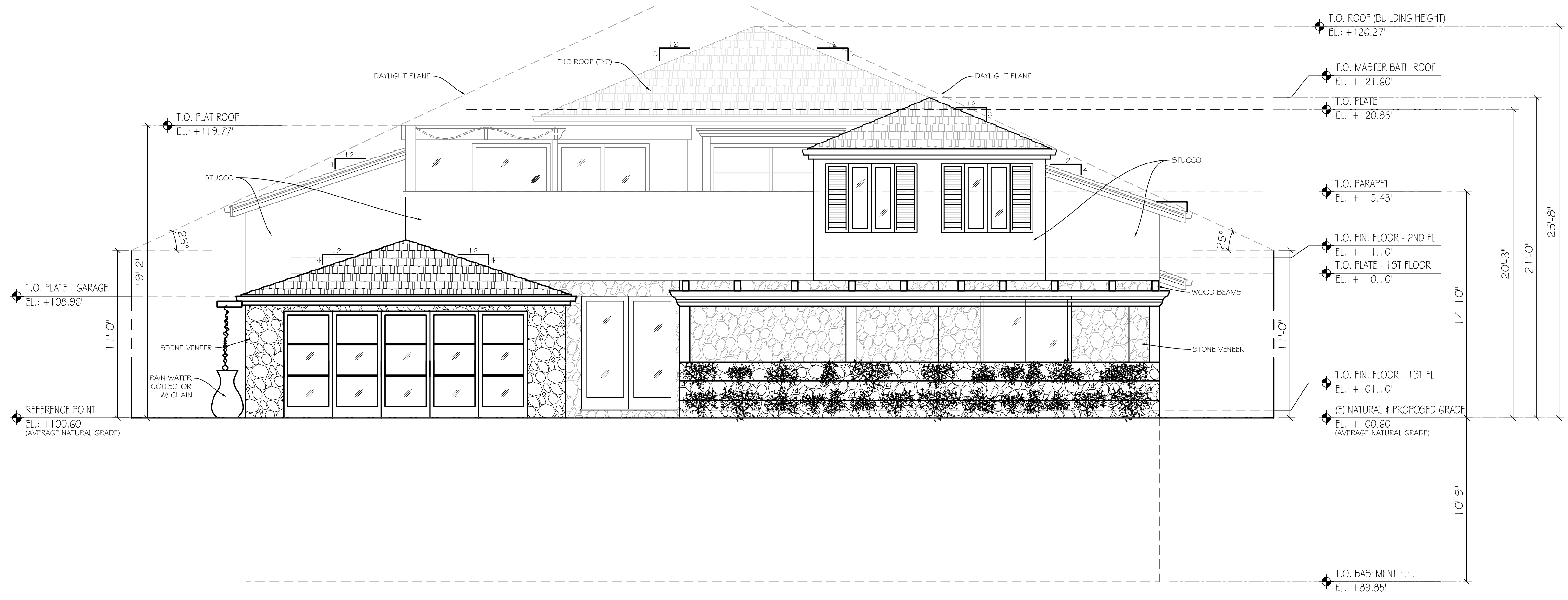
EXTERIOR FINISHES

- 1) STUCCO ON ALL THE WALLS
- 2) WINDOWS, ANDERSON OR EQUAL
- 3) GARAGE DOOR, STAINED WOOD FRAME WITH PRIVACY GLASS
- 4) MAIN DOOR, SOLID STAINED DOOR WITH GLASS
- 5) TRELLIS MATERIAL IS STAINED WOOD
- 6) THE BALCONY GRILL IN THE BACK ELEVATIONS IS WROUGHT IRON
- 7) ROOF IS CERAMIC TILE

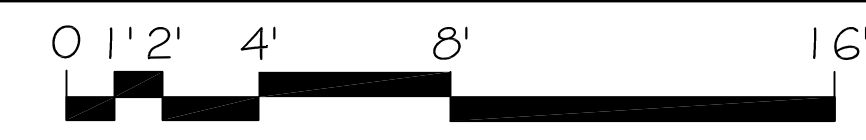
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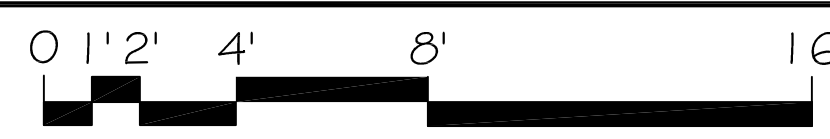
PROPOSED WEST ELEVATION



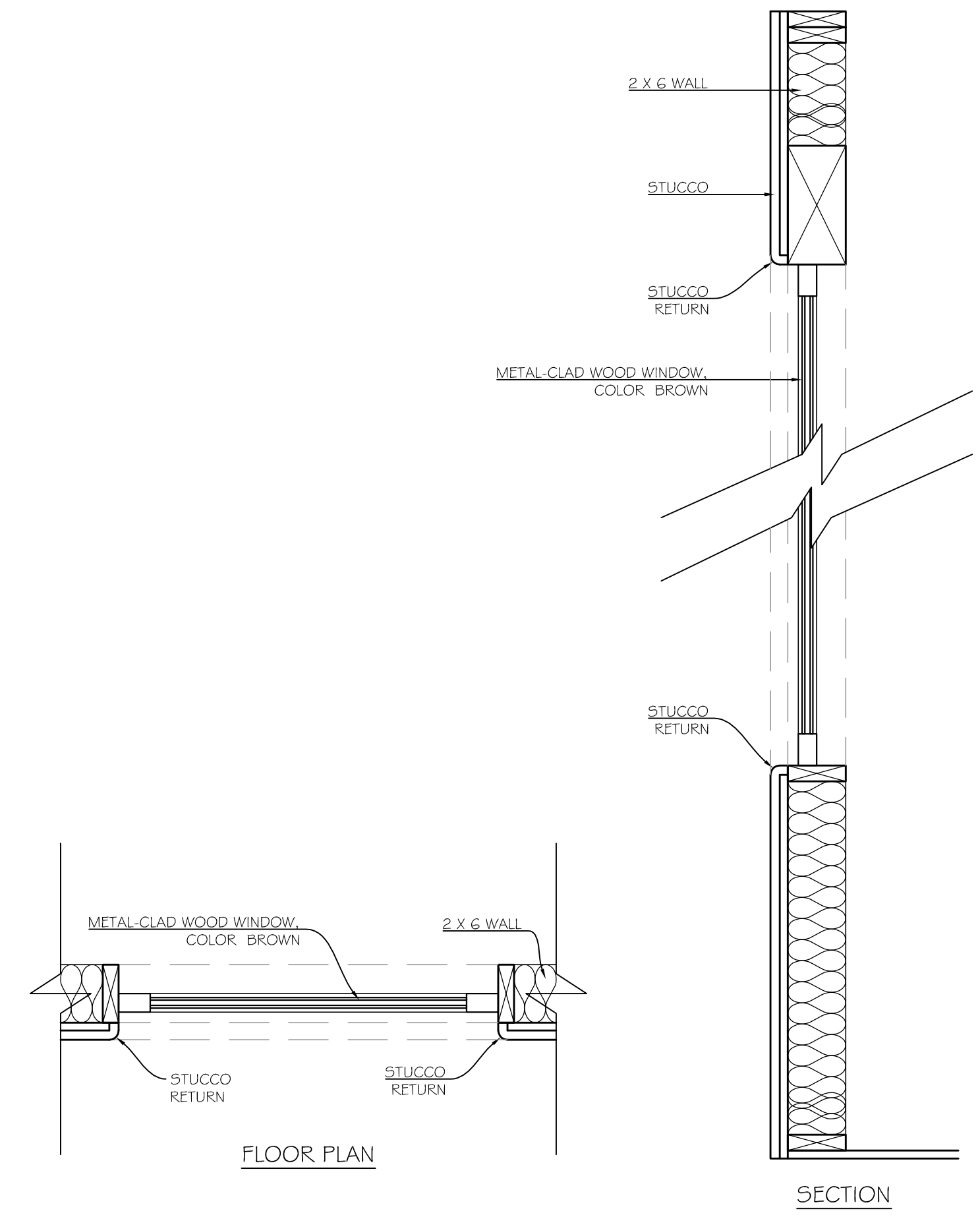
SCALE: 1/4"=1'-0" 1



PROPOSED EAST ELEVATION



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



FENESTRATION DETAIL

SCALE: 1"=1'-0" 3

NEW RESIDENCE OF
THE GANESAN FAMILY
1055 RAY AVE.,
LOS ALTOS, CA 94022

SCHEMATIC DESIGN
PROPOSED ELEVATIONS

03-18-14

A3.1

DATE	REVISION

**NOT FOR CONSTRUCTION
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EXTERIOR FINISHES

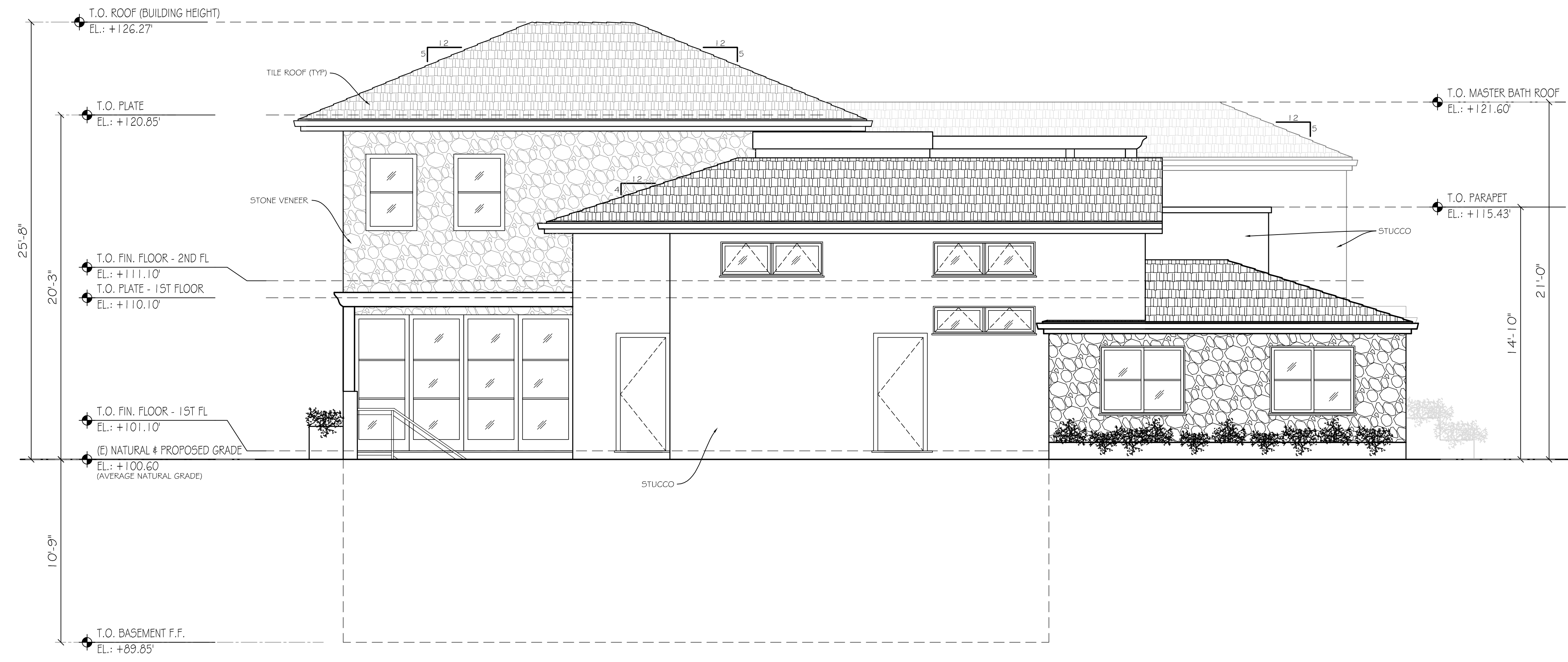
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- 2) WINDOWS, ANDERSON OR EQUAL
- 3) GARAGE DOOR, STAINED WOOD FRAME WITH PRIVACY GLASS
- 4) MAIN DOOR, SOLID STAINED DOOR WITH GLASS
- 5) TRELIS MATERIAL IS STAINED WOOD
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- 7) ROOF IS CERAMIC TILE



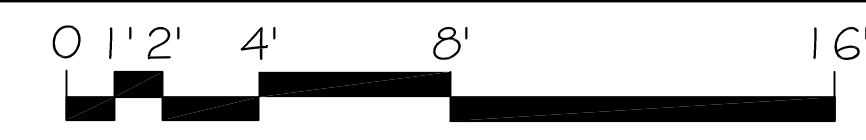
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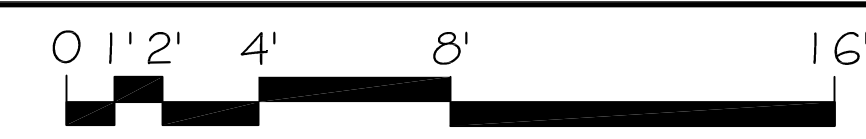
PROPOSED NORTH ELEVATION



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



PROPOSED SOUTH ELEVATION



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

NEW RESIDENCE OF
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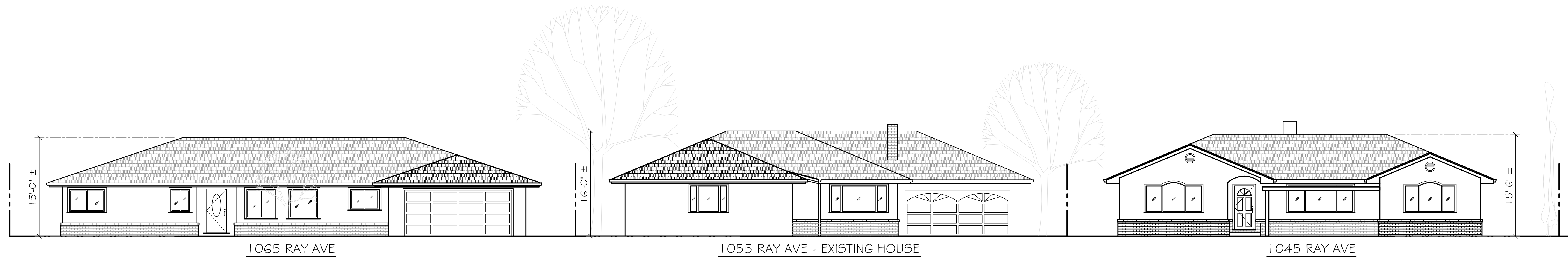
SCHEMATIC DESIGN
PROPOSED ELEVATIONS

03-18-14

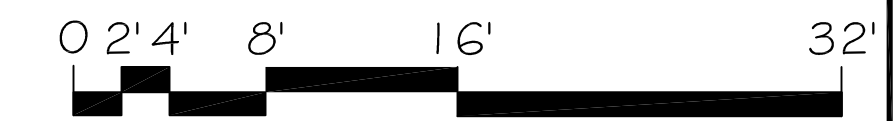
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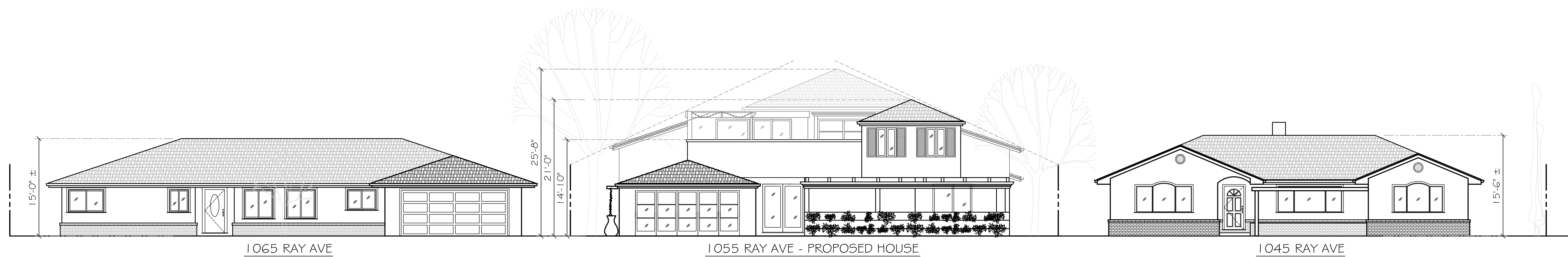


STREETSCAPE OF EXISTING HOUSE & ADJACENT NEIGHBORS

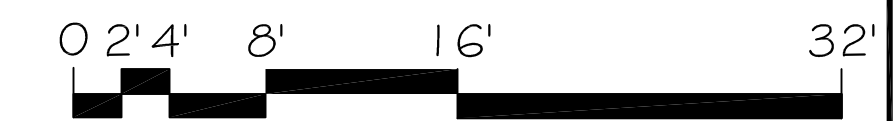


SCALE: 1/8"=1'-0"

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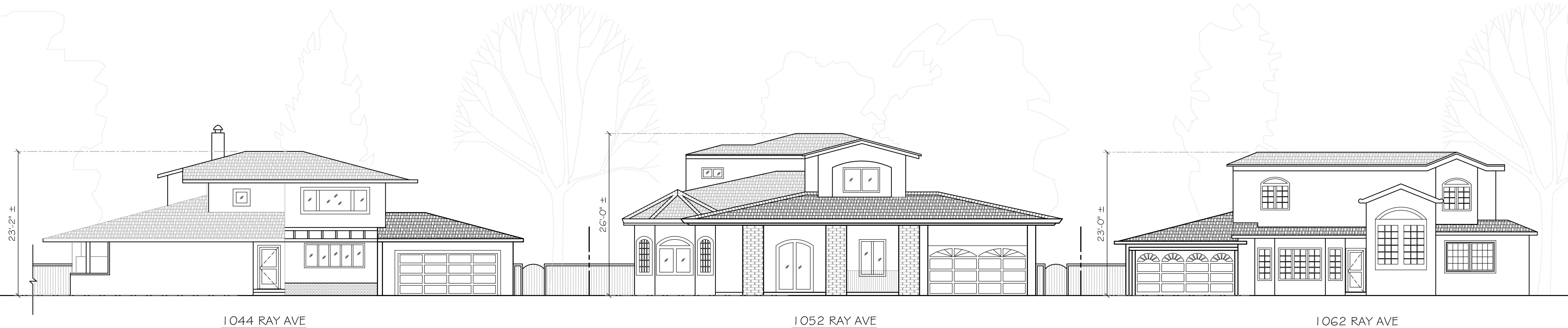


STREETSCAPE OF PROPOSED HOUSE & ADJACENT NEIGHBORS



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

1



STREETSCAPE ACROSS THE STREET OF PROPOSED RESIDENCE



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

2

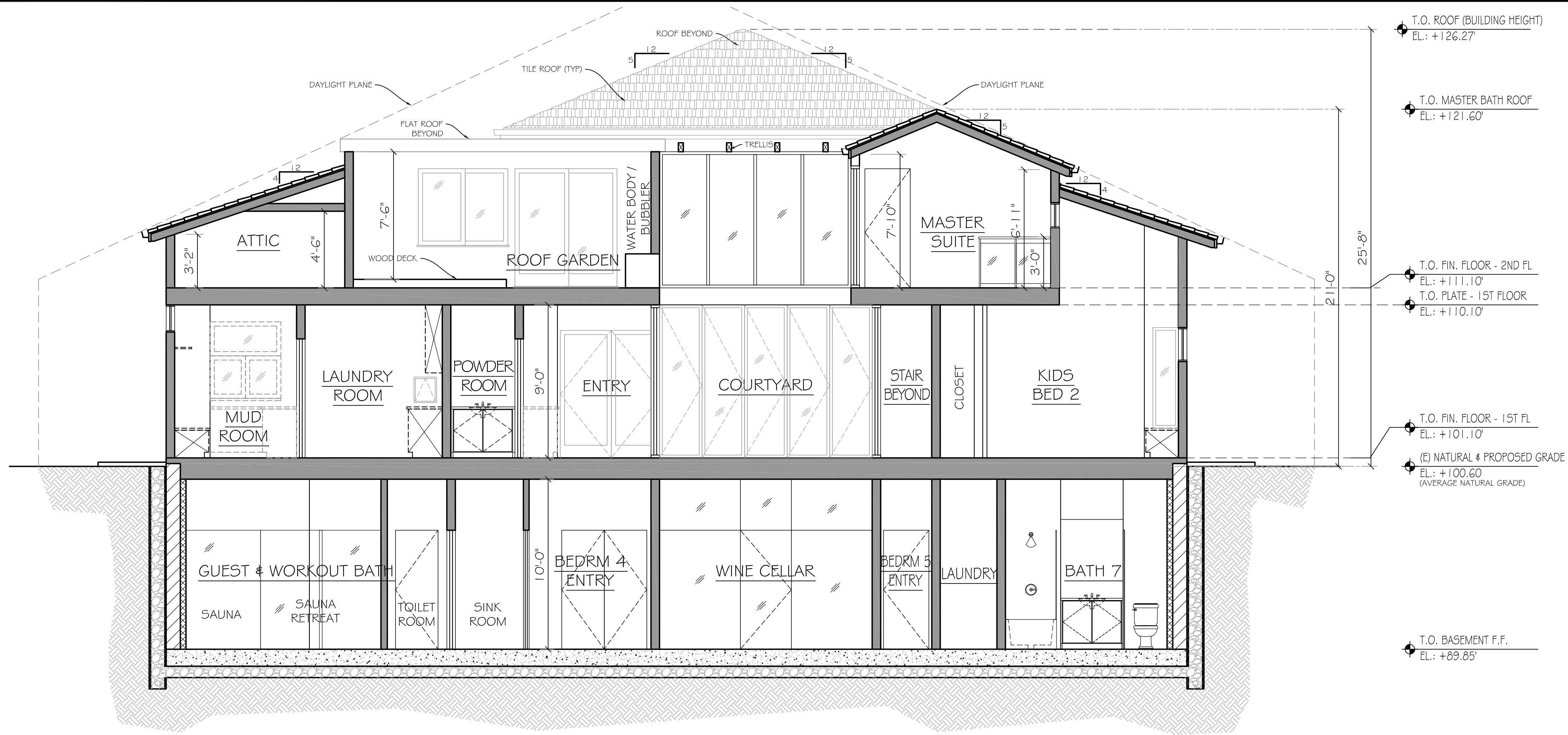
NEW RESIDENCE OF
THE GANESAN FAMILY
1055 RAY AVE.,
LOS ALTOS, CA 94022

SCHEMATIC DESIGN
STREETSCAPE

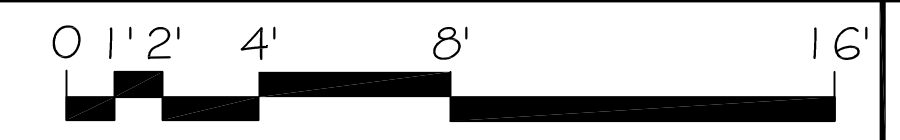
03-18-14

A3.3

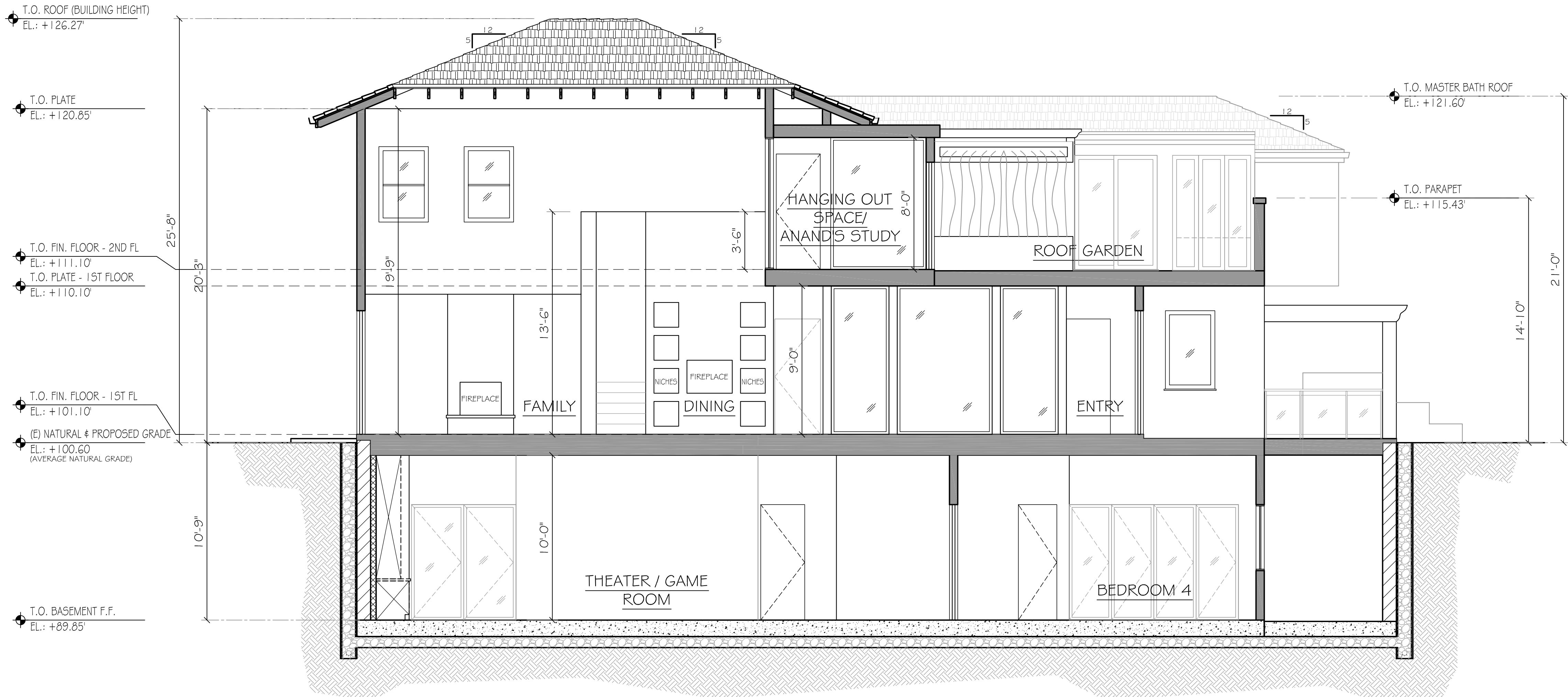
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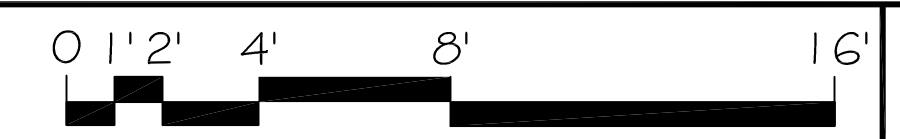
PROPOSED SECTION A-A



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



PROPOSED SECTION B-B



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

NEW RESIDENCE OF
THE GANESAN FAMILY
1055 RAY AVE.,
LOS ALTOS, CA 94022

SCHEMATIC DESIGN
PROPOSED SECTIONS

03-18-14

A4.1



LEGEND:

- PROPERTY LINE
- - - EXISTING LOTS
- - - CENTERLINE
- - - EASEMENT LINE
- SS --- SANITARY SEWER LINE
- SD --- STORM DRAIN LINE
- OH --- OVERHEAD POWER LINE
- WF --- WOOD FENCE
- WV --- WATER VALVE
- GH --- GAS VALVE
- PP --- POWER POLE
- FH --- FIRE HYDRANT
- SB --- SITE BENCHMARK
- CM --- CITY MONUMENT

ABBREVIATIONS:

- AC ASPHALT
- AD AREA DRAIN
- ANC ANCHOR
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CO CLEAN OUT
- DW DRIVEWAY
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FH FIRE HYDRANT
- GA GUY ANCHOR
- GM GAS METER
- IV IRRIGATION VALVE
- MB MAIL BOX
- P BRICK PILLAR
- P.U.E. PUBLIC UTILITY EASEMENT
- PP POWER POLE
- S.D.E. STORM DRAINAGE EASEMENT
- SDMH STORM DRAINAGE MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TCD THROUGH CURB DRAIN
- VG VALLEY GUTTER
- WM WATER METER

DISCLAIMER:

SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

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.

BASIS OF BEARINGS:

FOUND SURVEY MONUMENTS ALONG THE CENTERLINE OF RAY AVE, PER BOOK: 24 PAGE:8, RECORD INFORMATION WAS USED, WHICH IS FILED WITH THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

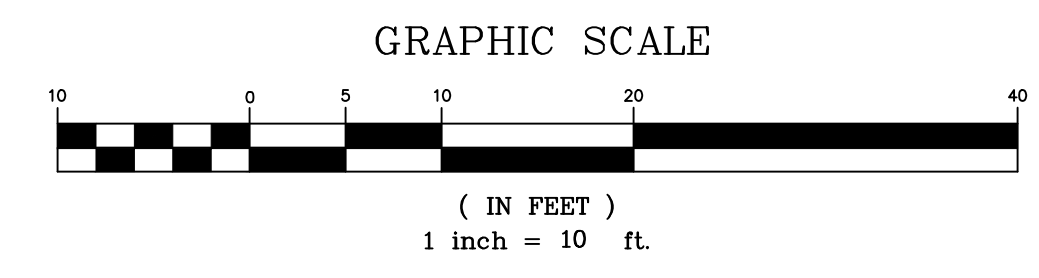
REFERENCED ASSUMED BENCHMARK:

SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

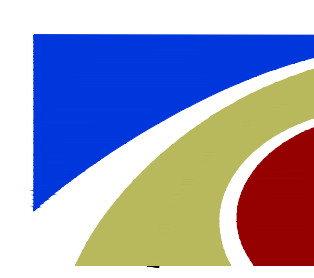
NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
- THE GROSS AREA OF LAND OF RECORD IS 9,375 SQ. FT. ±.
- THE SURVEY WAS BASED ON A GRANT DEED DOC.# 20062392 BY STEWART TITLE OF CALIFORNIA DATED DEC. 9, 2008, RECORDED IN SANTA CLARA COUNTY.
- ALL EXISTING BUILDINGS ARE WOOD.
- FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
- THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.

SCALE 1" = 10'



1055 Ray Ave.
LOS ALTOS, CA 94022
APN: 167-12-023



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale:
1" = 10'
Prepared by:
R.J.
Checked by:
S.R.
Date:
1/14/2014
Project No:
214004

BOUNDARY AND TOPOGRAPHIC SURVEY MAP

Sheet No:

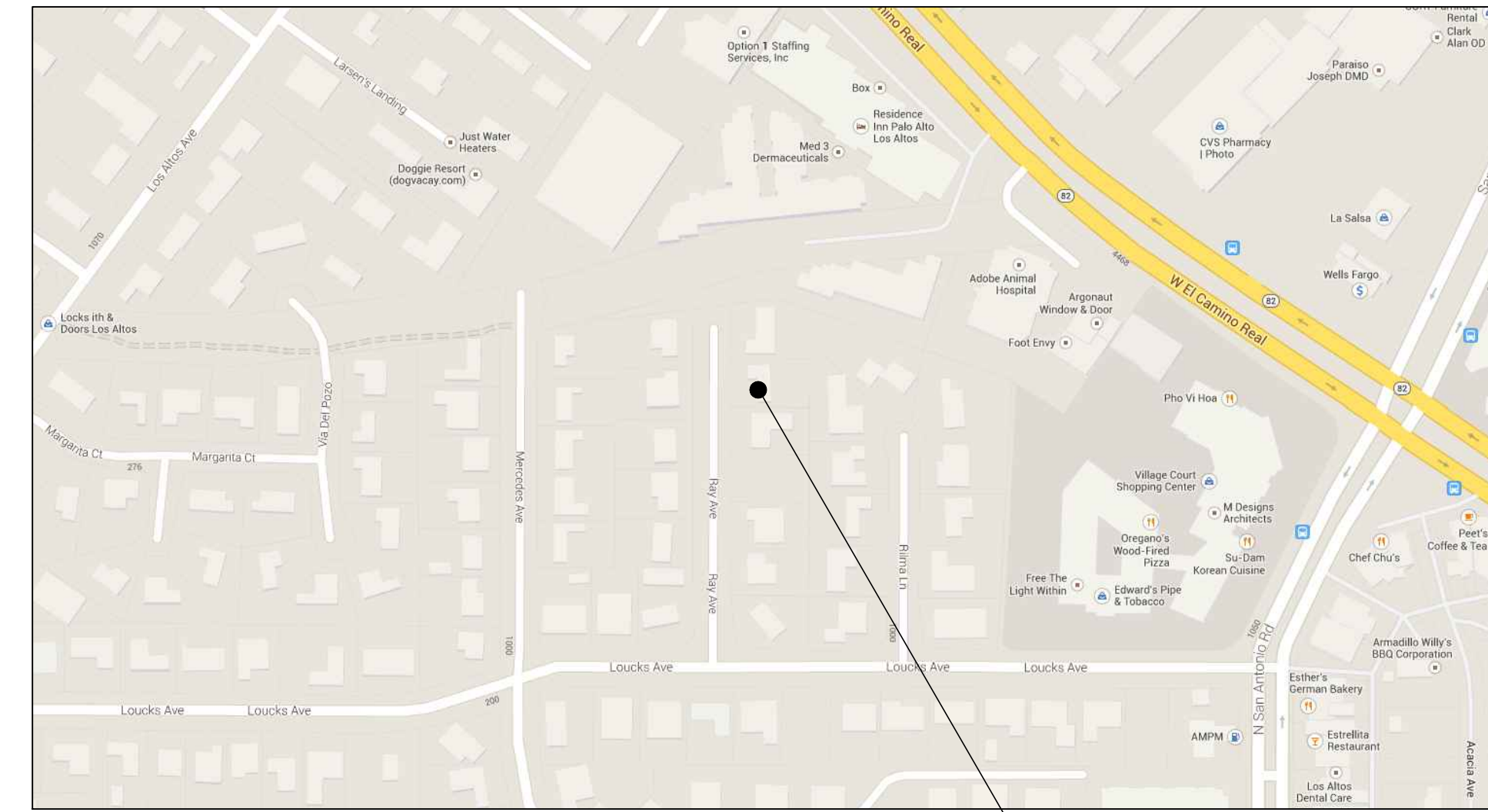
T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF LOS ALTOS

CONSETUAL GRADING AND DRAINAGE PLANS

NEW, SINGLE FAMILY RESIDENTIAL 1055 RAY AVE., LOS ALTOS, CA



LOCATION MAP
N.T.S.

PROJECT SITE

ABBREVIATIONS			
	DESCRIPTION	DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MON.	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEGIN OF CURVE	PB	PULL BOX
BO	BLOW OFF	PG&E	PG&E VAULT
BW	BACK OF WALK	R.PL	PROPERTY LINE
BWAL	BLACK WALNUT TREE	PP	POWER POLE
CB	CURB BREAK	PPP	PLASTIC PERFORATED PIPE
CB	CURB BREAK	PSE	PUBLIC SERVICE EASEMENT
CB	CURB BREAK	PVC	POLYVINYL CHLORIDE
CB	CURB BREAK	R/W	RIGHT OF WAY
CB	CURB BREAK	RCP	REINFORCED CONCRETE PIPE
CB	CURB BREAK	SD	STORM DRAIN
CB	CURB BREAK	SDMH	STORM DRAIN MANHOLE
CB	CURB BREAK	SS	SANITARY SEWER LINE
CB	CURB BREAK	SSMH	SANITARY SEWER MANHOLE
CB	CURB BREAK	SW	SIDEWALK
CB	CURB BREAK	TC	TOP OF CURB
CB	CURB BREAK	TOB	TOP OF BANK
CB	CURB BREAK	TOE	TOE OF SLOPE
CB	CURB BREAK	TF	TOP OF FOUNDATION
CB	CURB BREAK	TP	TOP OF PIPE
CB	CURB BREAK	UG	UNDERGROUND GAS
CB	CURB BREAK	USS	UNDERGROUND SANITARY SEWER
CB	CURB BREAK	UST	UNDERGROUND STORM DRAIN
CB	CURB BREAK	UT	UNDERGROUND TELEPHONE
CB	CURB BREAK	UW	UNDERGROUND WATER
CB	CURB BREAK	VCP	VITRIFIED CLAY PIPE
CB	CURB BREAK	WL	WHITE LINE STRIPE
CB	CURB BREAK	WM	WATER METER
CB	CURB BREAK	WV	WATER VALVE
CB	CURB BREAK	YL	YELLOW LINE STRIPE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
F	F	FILL AREA LIMIT
C	C	CUT AREA LIMIT
102	102	CONTOUR
W	W	WATER LINE
SD	SD	STORM DRAIN PIPE (SOLID)
SS	SS	SANITARY SEWER PIPE
SUB	SUB	SUBDRAIN PIPE (PERFORATED)
OH e,T,TV	OH e,T,TV	OVERHEAD UTILITIES WITH POLE
G	G	GAS LINE
E	E	ELECTRIC LINE (UNDERGROUND)
JT	JT	JOINT TRENCH
SLV	SLV	STREET LIGHT VAULT
SSCO	SSCO	SANITARY SEWER CLEANOUT
○	●	SANITARY SEWER MANHOLE
⊙	⊙	STORM DRAIN MANHOLE
⊛	⊛	ELECTROLIER
WM	WM	WATER METER
○	○	TREE WITH TRUNK
x-x	x-x	6' WOODEN FENCE
102.23	102.23	SPOT ELEVATION
○	○	TREE PROTECTION FENCE 5' TALL CHAIN LINK
---	---	SWALE
→	→	DIRECTION OF FLOW IN PIPE
●	●	AREA DRAIN/ INLET
→	→	OVERLAND RELEASE PATH
→	→	GRADING DIRECTION
○	○	(E) TREE TO BE REMOVE
○	○	DOWN-SPOUT
○	○	POP-UP EMITTER

EARTHWORK TABLE

LOCATION	CUT (CY)	FILL (CY)	IMPORT (CY)	EXPORT (CY)
MAIN HOUSE PAD	1250	0		
GARAGE	0	25		
FRONT YARD/ DWY	0	23		
BACKYARD/ WALKWAY	0	64		
TOTAL	1250	112	0	1138

NOTES:

- EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

SHEET INDEX:

- C-1 COVER SHEET/ NOTES
- C-2 GRADING AND DRAINAGE PLAN
- C-3 DETAILS

DRAINAGE NOTES

- Surface water shall be directed away from all buildings into drainage swales, gutters, storm drain inlets and drainage systems.
- All roof downspouts shall discharge to concrete splash pads draining away from the foundation. See architectural plans for roof downspout locations.
- On site storm drain lines shall consist of PVC-SCH 40 minimum or better.
- Storm drain inlets shall be precast concrete, Christy U23 type or equivalent.

BASIS OF BEARINGS:

FOUND SURVEY MONUMENTS ALONG THE CENTERLINE OF RAY AVE, PER BOOK: 24 PAGE: 8, RECORD INFORMATION WAS USED, WHICH IS FILED WITH THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

REFERENCED ASSUMED BENCHMARK:

SURVEY CONTROL SET MAG NAIL ELEVATION=100.00' (ASSUMED DATUM)

NOTE:

GRADING AND DRAINAGE PLANS SHALL BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

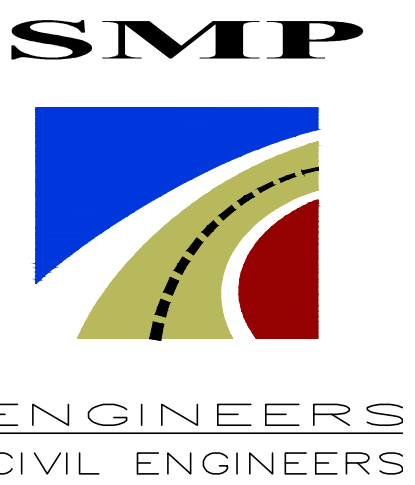
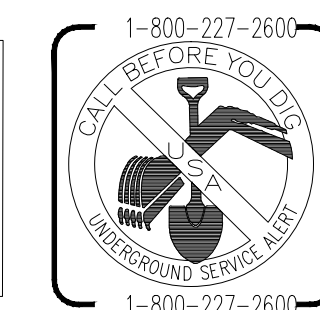
GEOTECHNICAL ENGINEER OF RECORD

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL REPORT

PREPARED BY _____ DATED _____
BY C.E.G. # _____ BY G.E. # _____

NOTICE TO CONTRACTORS

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



1534 CAROB LANE
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FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

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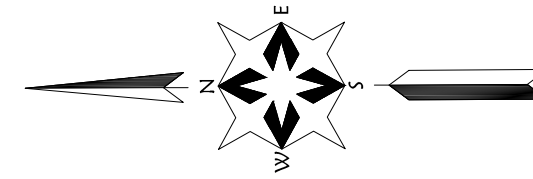
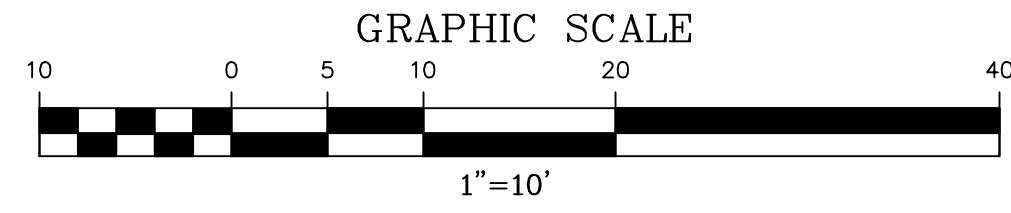
GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
1055 RAY AVE., LOS ALTOS, CA
APN: 167-12-028
COVER SHEET

Revisions:



Date: 1/20/2014
Scale: NTS
Prepared by: S.P.
Checked by: S.R.
Job #: 214010

Sheet: 1 OF 3
C-1



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CIVIL ENGINEERS

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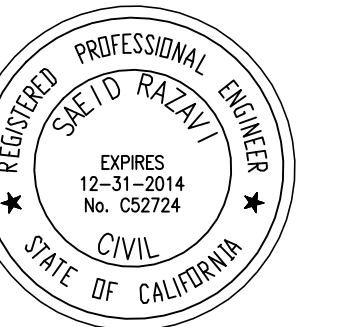
OWNER:

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GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
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APN: 167-12-028
GRADING AND DRAINAGE PLAN

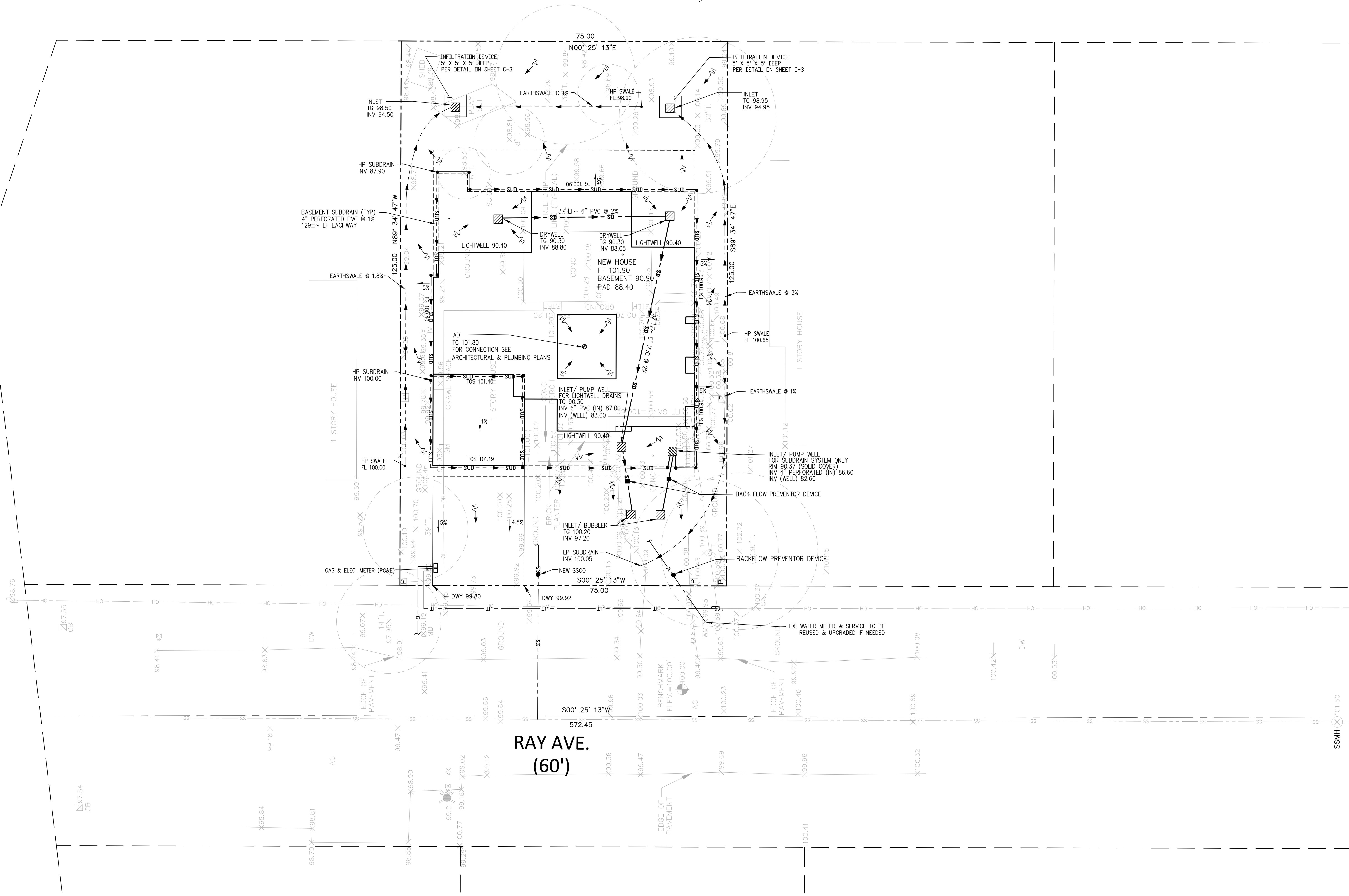
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Revisions:

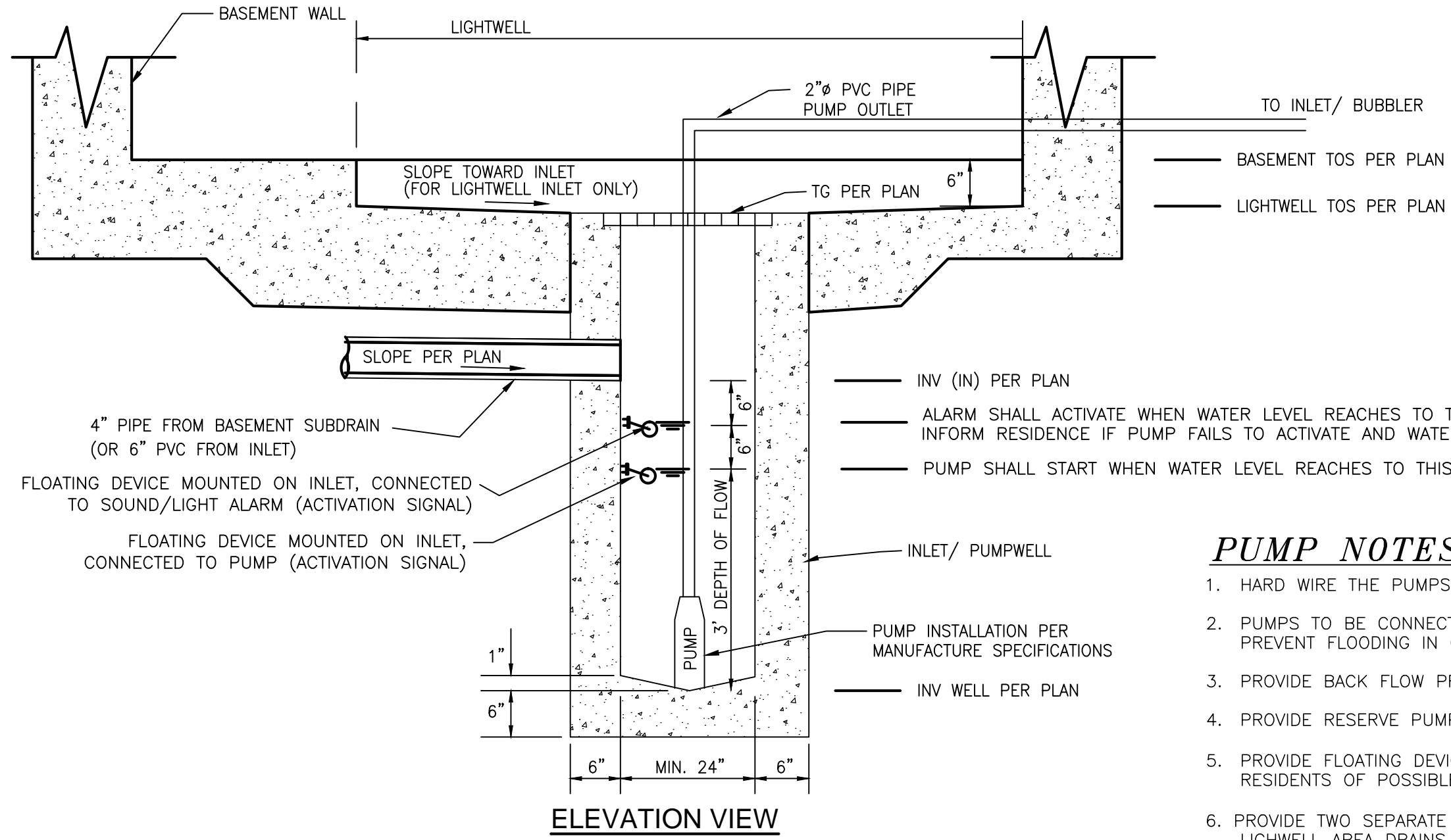


Date: 1/20/2014
Scale: 1"=12'
Prepared by: S.P.
Checked by: S.R.
Job #: 214010

Sheet: 2 OF 3
C-2



RAY AVE.
(60')



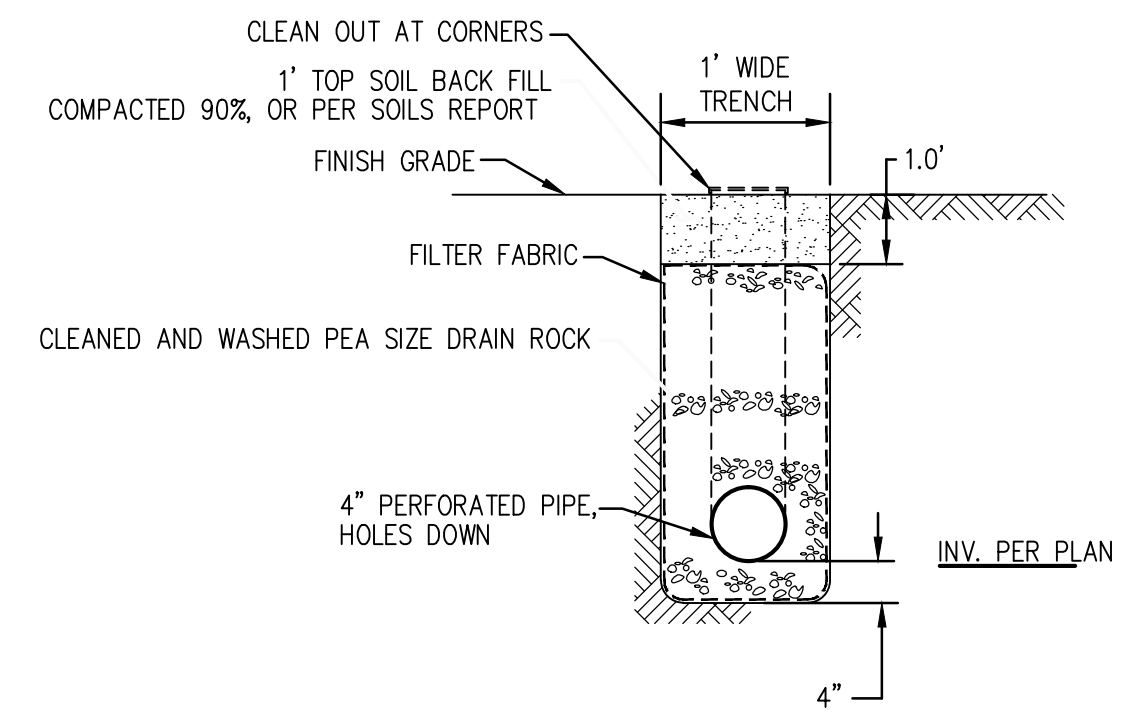
ELEVATION VIEW

INLET/ PUMPWELL DETAIL FOR BASEMENT LIGHTWELL

NTS

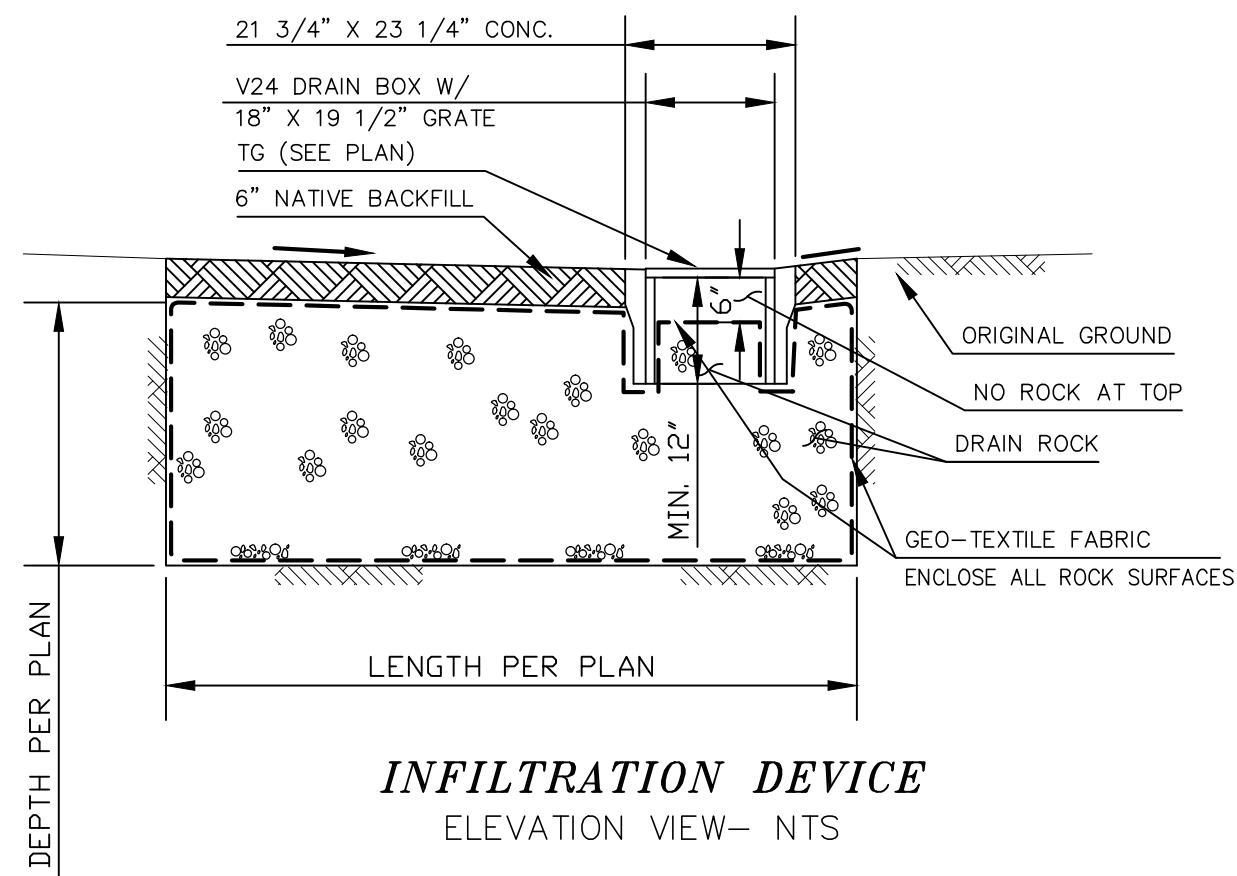
PUMP NOTES:

1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP GENERATORS OR BATTERIES TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.
6. PROVIDE TWO SEPARATE SYSTEM AND PUMP WELLS FOR: a) SUBDRAIN AND b) LIGHTWELL AREA DRAINS.



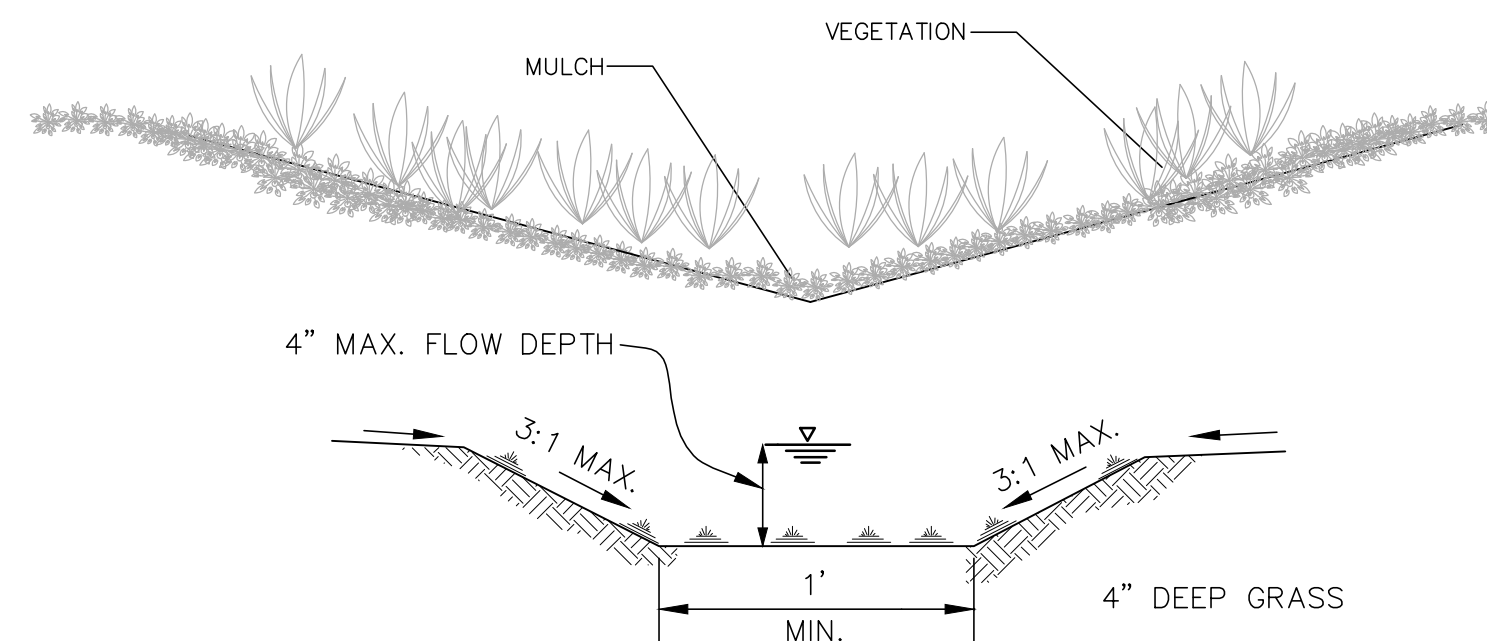
SUBDRAIN TRENCH DETAIL

ELEVATION VIEW- NTS



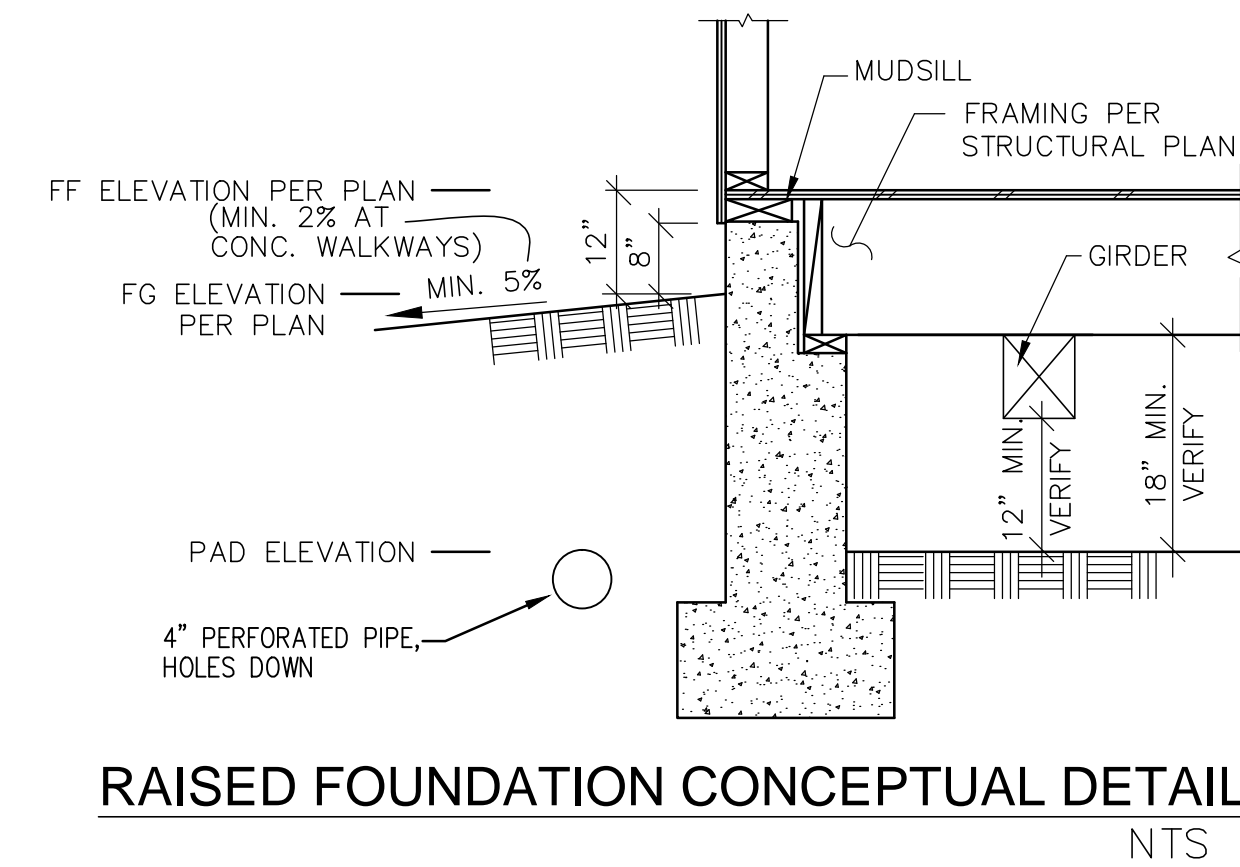
INFILTRATION DEVICE

ELEVATION VIEW- NTS



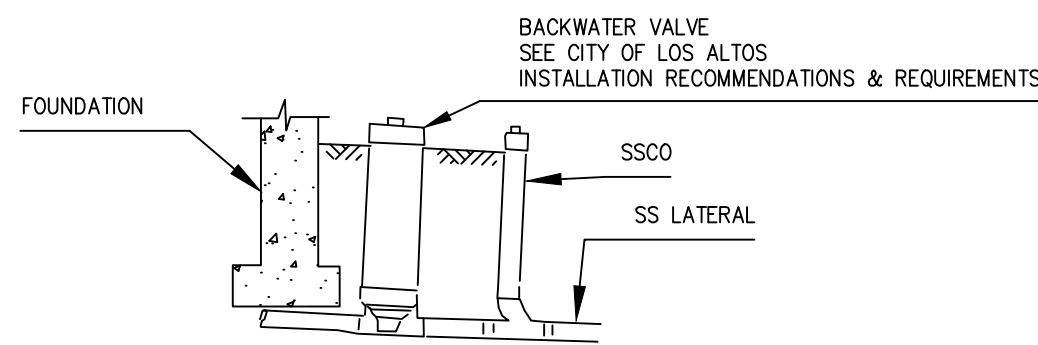
BIO SWALE DETAIL

N.T.S.



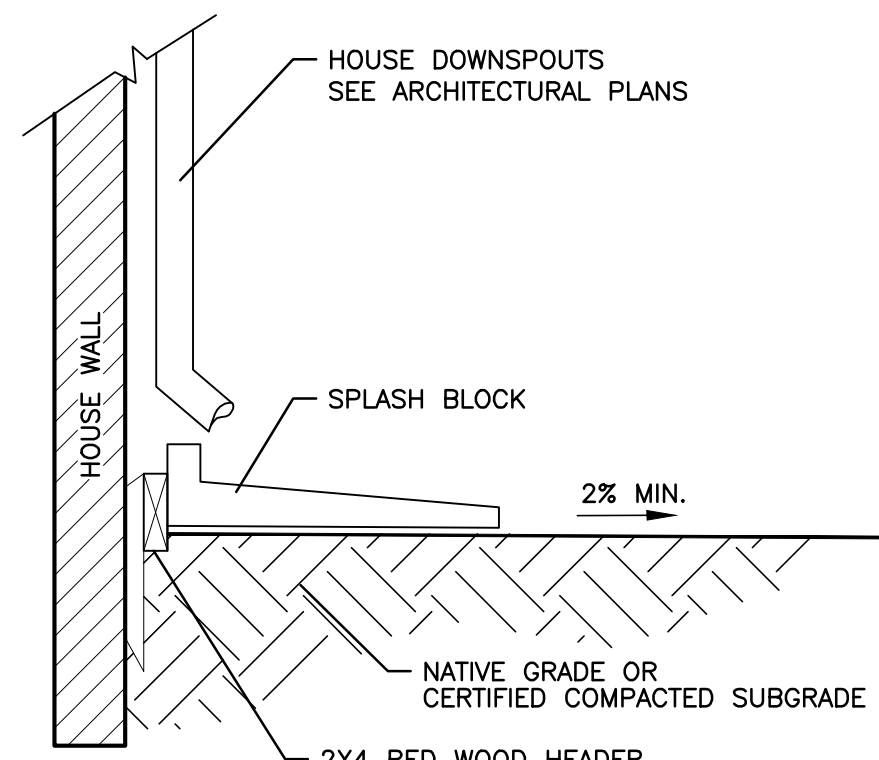
RAISED FOUNDATION CONCEPTUAL DETAIL

NTS



SANITARY SEWER BACKFLOW PREVENTOR DETAIL

NTS



SPLASH BLOCK

OWNER:

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 SMP ENGINEERS
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GRADING AND DRAINAGE PLANS
NEW, SINGLE FAMILY RESIDENTIAL
1055 RAY AVE., LOS ALTOS, CA
APN: 167-12-028
DETAILS

Revisions:



Date: 1/20/2014
 Scale: NTS
 Prepared by: S.P.
 Checked by: S.R.
 Job #: 214010

Sheet: **3 OF 3**
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