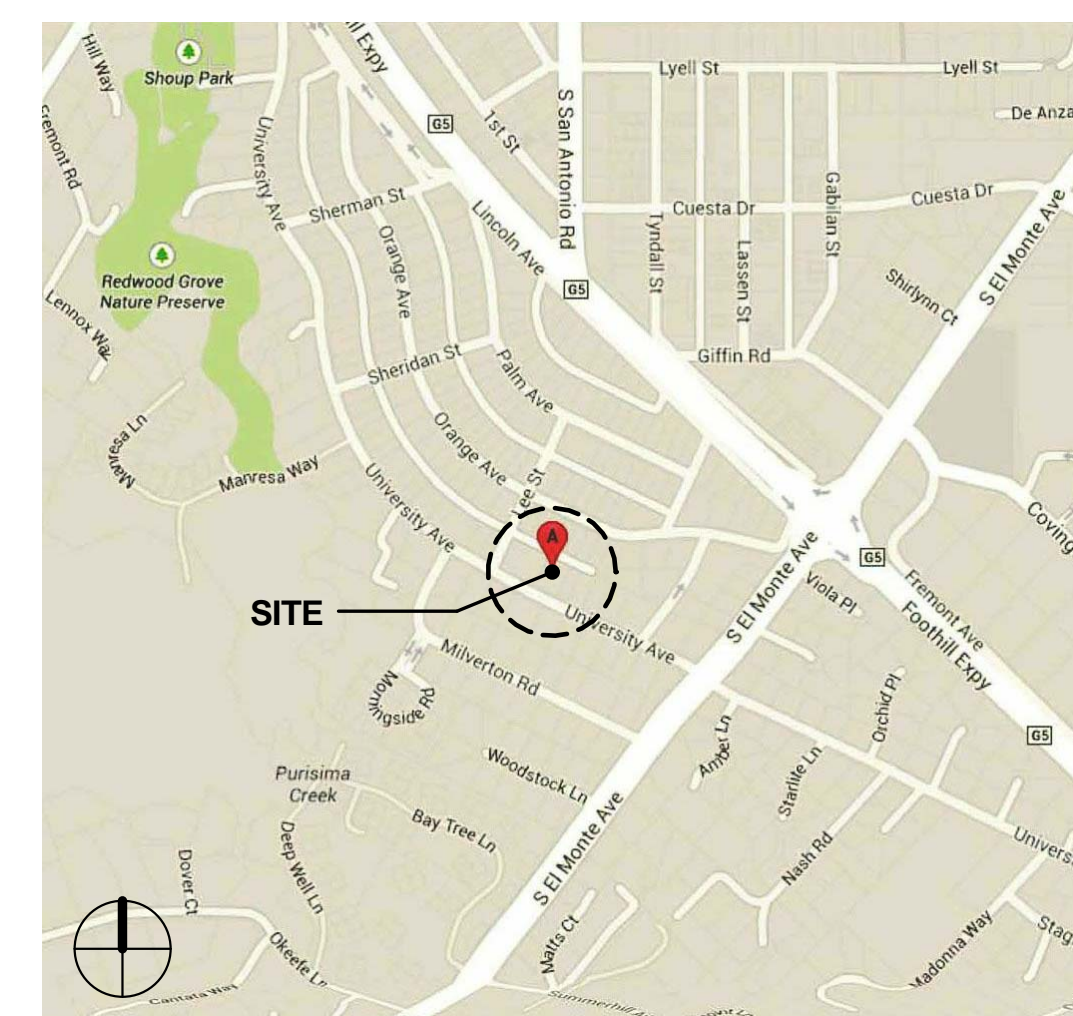
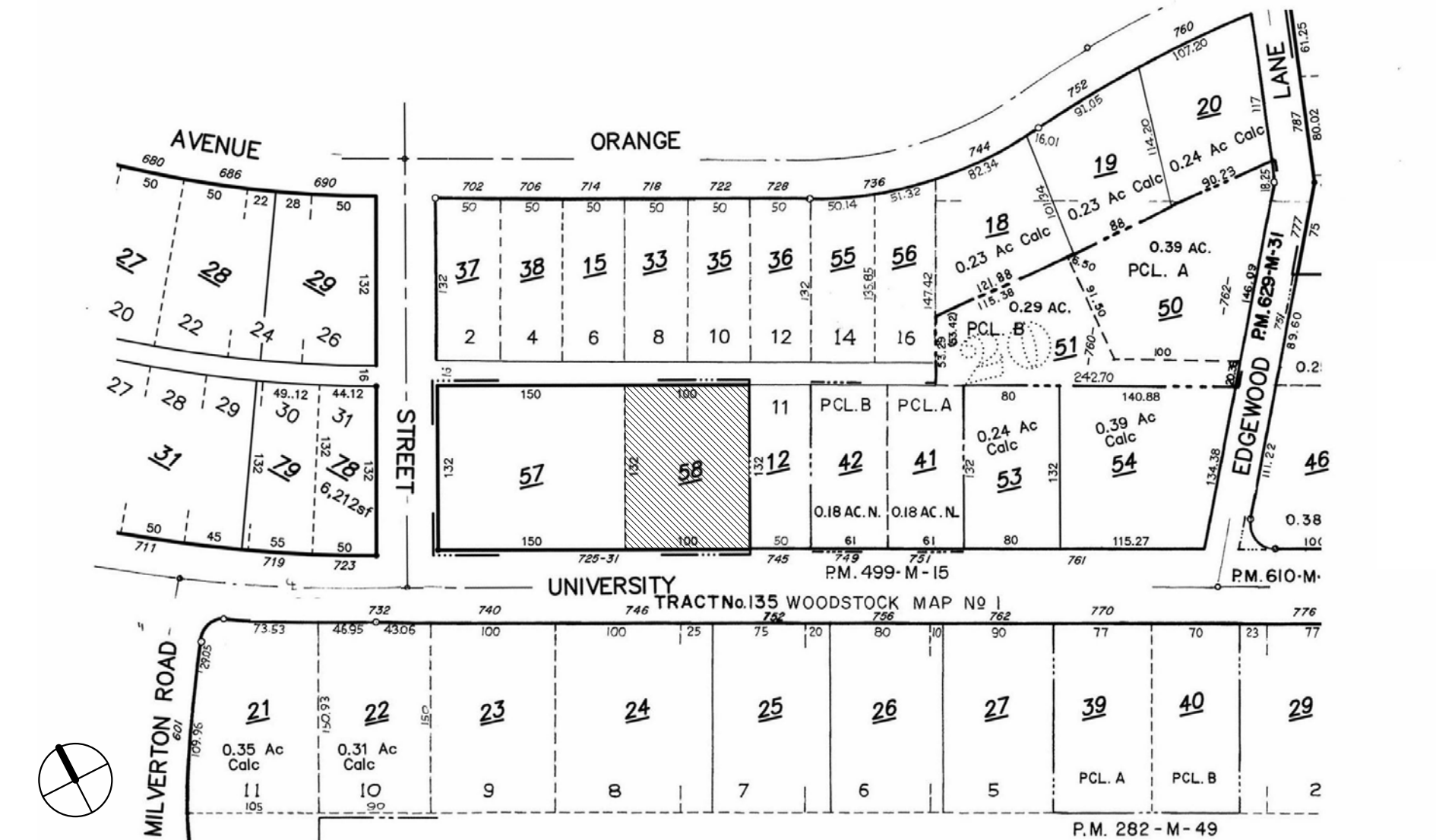




VICINITY MAP



PARCEL MAP



PLANNING DATA

PROJECT ADDRESS: 731 UNIVERSITY AVENUE
LOS ALTOS, CALIFORNIA

APN: 175-18-058

ZONING DISTRICT: R1-10

OCCUPANCY: R-3/U

CONSTRUCTION: V-B

LOT AREA: 13,200 SQ. FT.

HISTORIC STATUS: NO

FLOOD ZONE: NO

STORIES: 2

FIRE SPRINKLERS: YES

LOT COVERAGE (2 STORIES): 3,960 SQ. FT (30% OF LOT AREA)

FLOOR AREA: 4,070 SQ. FT (3850+10%(13200-11000))

HEIGHT LIMIT: 27'-0"

FRONT & REAR SETBACKS: 25'-0"

SIDE SETBACKS (1ST FL / 2ND FL): 10'-0" / 17'-6"

NOTE: SEE SHEET A3 FOR AREA CALCULATIONS BREAKDOWN

	ZONING COMPLIANCE		
	EXISTING	PROPOSED	ALLOWED/ REQUIRED
LOT COVERAGE <i>Land area covered by all structures that are over 6 feet in height</i>	1,061.7 SQ. FT. (8.1%)	3,833.6 SQ. FT. (29.0%)	3,960 SQ. FT. (30.0%)
FLOOR AREA <i>Measured to the outside surfaces of exterior walls</i>	1ST FLR: 1,061.7 SQ. FT. 2ND FLR: N/A SQ. FT. TOTAL: 1,061.7 SQ. FT. (8.1%)	1ST FLR: 3,249.5 SQ. FT. 2ND FLR: 814.6 SQ. FT. TOTAL: 4,064.1 SQ. FT. (30.8%)	4,070 SQ. FT. (30.8%)
SETBACKS:			
Front	48.5 FEET	25 FEET	25 FEET
Rear	2.5 FEET	25 FEET	25 FEET
Right Side (1st/ 2nd)	2.5 FEET / N/A FEET	10.33 FEET / 18.83 FEET	10 FEET / 17.5 FEET
Left Side (1st/ 2nd)	26 FEET / N/A FEET	14.5 FEET / 19 FEET	10 FEET / 17.5 FEET
HEIGHT:	15 FEET	25.58 FEET	27 FEET
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	PROPOSED	TOTAL PROPOSED
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	766.8 SQ. FT.	3,535.1 SQ. FT.	3,535.1 SQ. FT.
NON - HABITABLE AREA: <i>Does not include covered porches or open structures</i>	294.9 SQ. FT.	529 SQ. FT.	529 SQ. FT.
LOT CALCULATIONS			
NET LOT AREA:	13,200 SQ. FT.		
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setbacks shall not exceed 50%</i>	178 SQ. FT. (7.1%)		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 1,621 SQ. FT. Existing softscape (undisturbed) area: 0 SQ. FT. New softscape area: 7,745.4 SQ. FT. Bldg Footprint (House, Garage, Covered Porches): 3,833.6 SQ. FT.		

PROJECT TEAM

ARCHITECT
PACIFIC PENINSULA ARCHITECTURE, INC.
718 OAK GROVE AVENUE
MENLO PARK, CA 94025
650.323.7900

SURVEYOR & CIVIL ENGINEER
MacLEOD AND ASSOCIATES
965 CENTER STREET
SAN CARLOS, CA 94070
650.593.8580

LANDSCAPE ARCHITECT
TOM KLOPE ASSOCIATES, INC.
5150 EL CAMINO REAL - BLDG B, STE 20
LOS ALTOS, CA 94022
650.691.1000

SHEET INDEX

ARCHITECTURAL	
A0	TITLE SHEET, PROJECT SUMMARY, VICINITY MAP
A1	NEIGHBORHOOD STREETScape
A2	NEIGHBORHOOD SITE & STREET ELEVATIONS
A3	FLOOR AREA CALCULATIONS & TYPICAL DETAILS
A4	PROPOSED SITE PLAN & DEMOLITION PLAN
A5	PROPOSED FIRST FLOOR PLAN
A6	PROPOSED SECOND FLOOR PLAN
A7	PROPOSED ROOF PLAN
A8	COLOR BOARD
A9	PROPOSED EXTERIOR ELEVATIONS
A10	PROPOSED EXTERIOR ELEVATIONS
A11	PROPOSED BUILDING SECTIONS
CIVIL	
C-1	SURVEY
C-2	GRADING AND DRAINAGE W/ TREE PROTECTION
LANDSCAPE	
L-1	PLANTING PLAN



728 ORANGE AVENUE



722 ORANGE AVENUE



718 ORANGE AVENUE



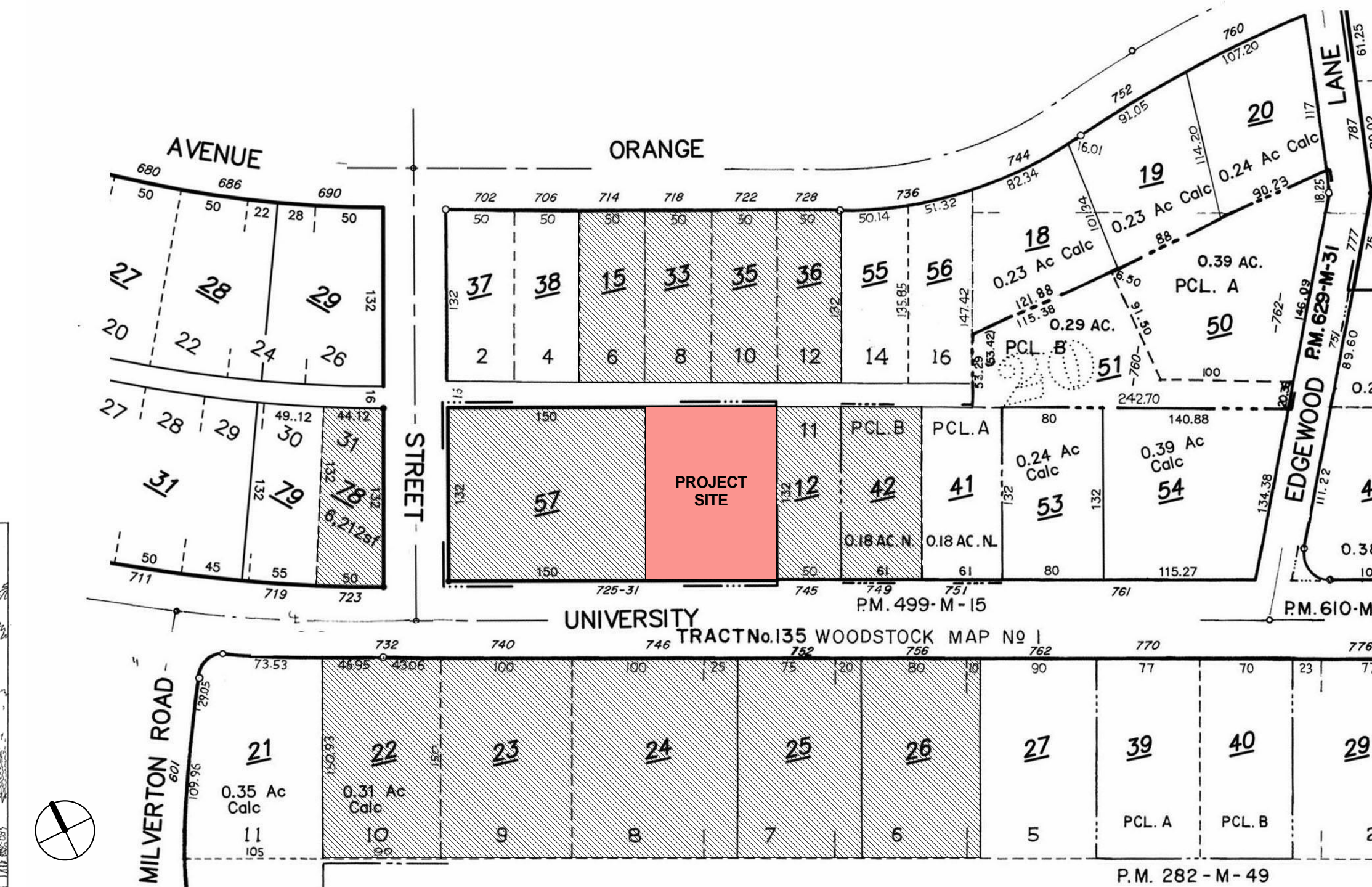
714 ORANGE AVENUE



723 UNIVERSITY AVENUE



731 UNIVERSITY AVENUE (EXISTING)



745 UNIVERSITY AVENUE



725 UNIVERSITY AVENUE



731 UNIVERSITY AVENUE (PROPOSED)



749 UNIVERSITY AVENUE



756 UNIVERSITY AVENUE



752 UNIVERSITY AVENUE



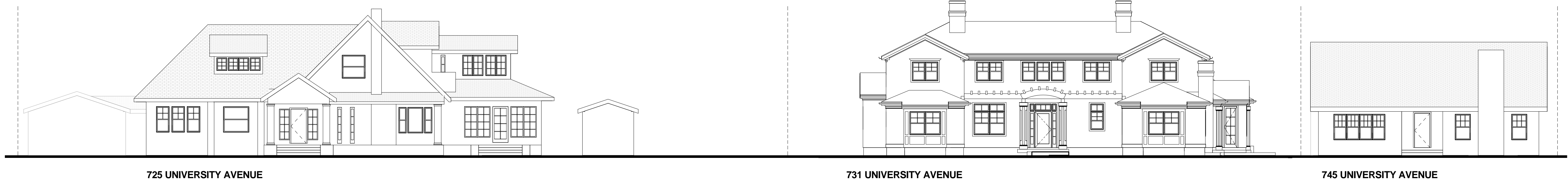
746 UNIVERSITY AVENUE



740 UNIVERSITY AVENUE



732 UNIVERSITY AVENUE



STREETSCAPE ELEVATION
3/32" = 1'-0"



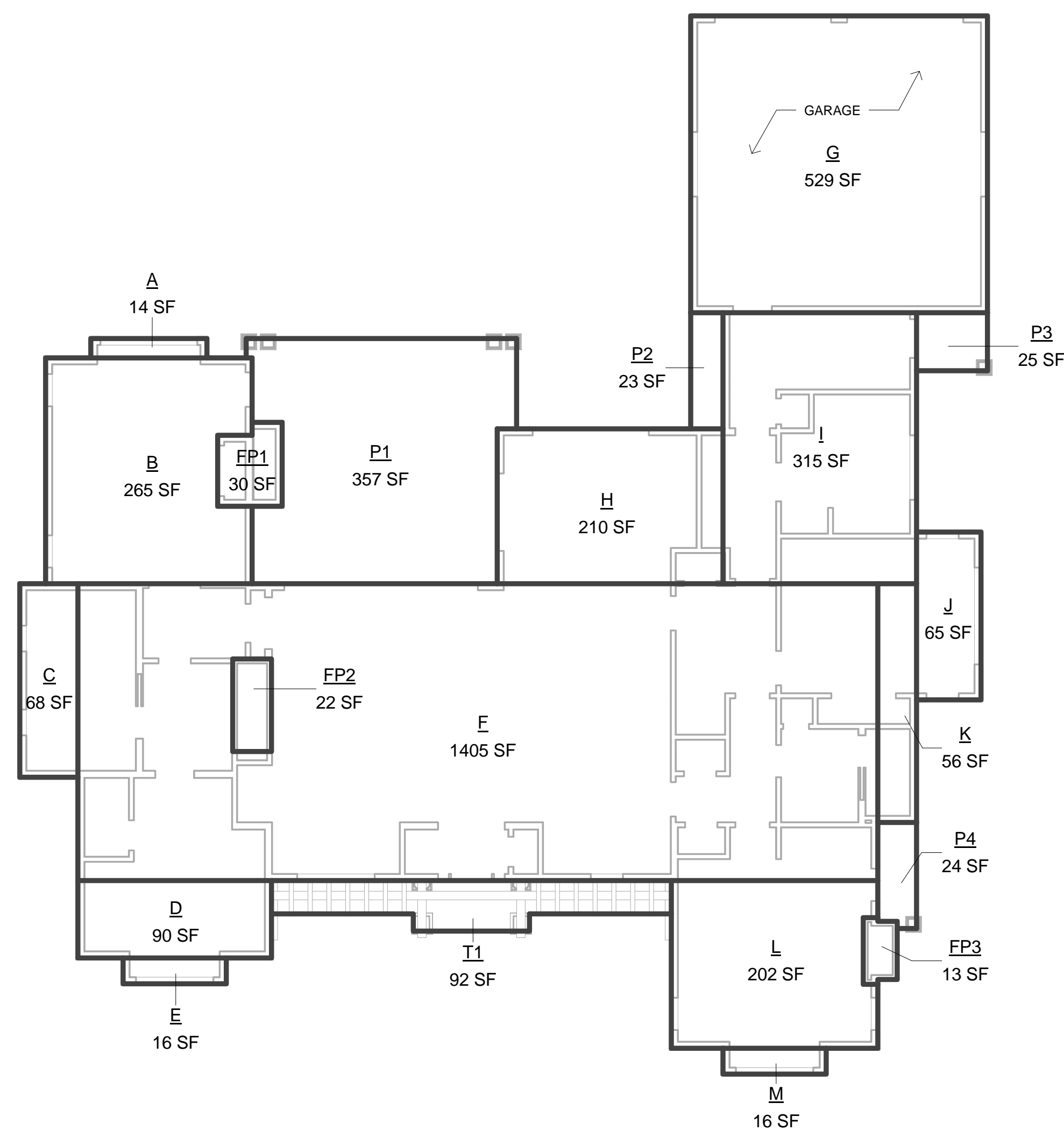
NEIGHBORHOOD CONTEXT SITE PLAN
1" = 40'-0"

THE BUCHANAN RESIDENCE
731 UNIVERSITY AVENUE
LOS ALTOS, CALIFORNIA

PACIFIC PENINSULA ARCHITECTURE, inc.
718 OAK GROVE AVENUE MENLO PARK, CA 94025
650.323.7900 FAX: 650.323.0625
WWW.PACIFICPENINSULA.COM

Date:	09/30/14
Job:	1407
A2	

SITE CONTEXT



FIRST FLOOR AREA PLAN

FLOOR AREA	
Name	Area

FIRST FLOOR AREAS

A	13.5 SF
B	265.3 SF
C	67.5 SF
D	90.0 SF
E	16.0 SF
F	1404.5 SF
G	529.0 SF
H	210.0 SF
I	315.0 SF
J	65.0 SF
K	55.5 SF
L	202.2 SF
M	16.0 SF
Grand total	3249.5 SF

SECOND FLOOR AREAS

2A	324.4 SF
2B	138.2 SF
2C	352.0 SF
Grand total	814.6 SF

TOTAL FLOOR AREA:

3249.5 + 814.6 = 4,064.1 SF < 4,070 SF ALLOWED

LOT COVERAGE	
Name	Area

FIREPLACE, PORCH, TRELIS AREAS

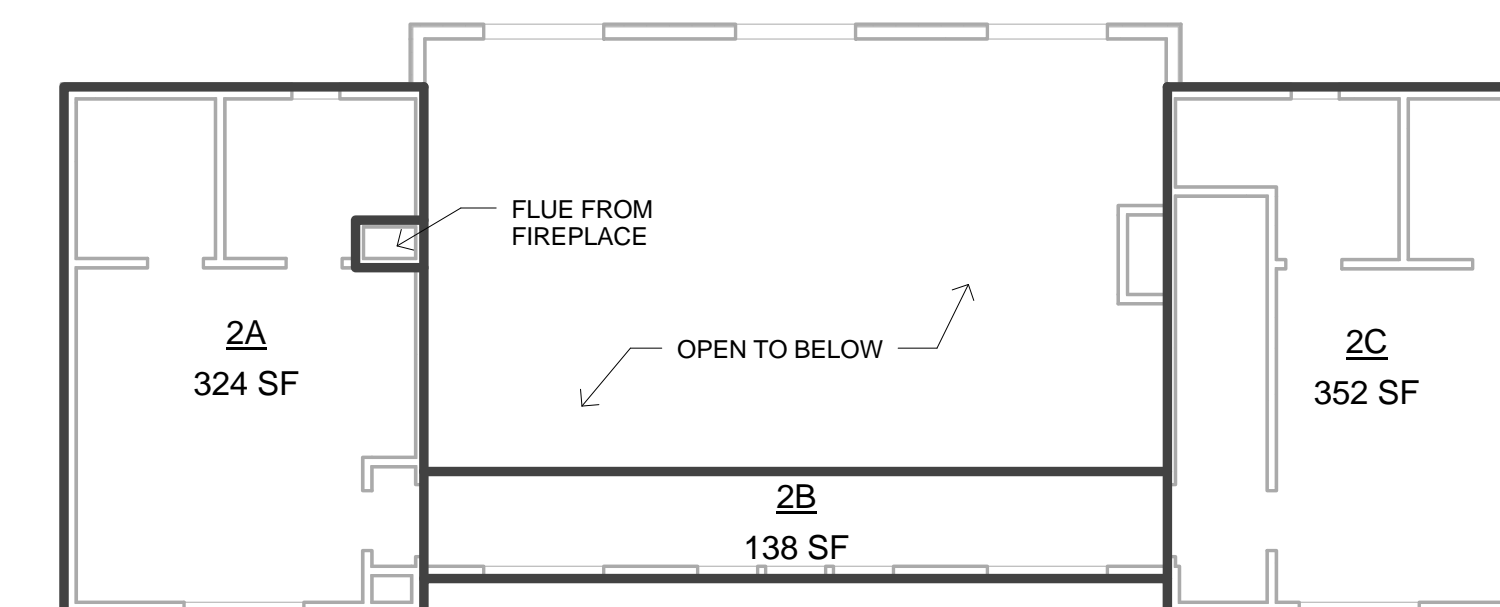
FP1	29.8 SF
FP2	21.5 SF
FP3	12.6 SF
P1	357.0 SF
P2	22.5 SF
P3	24.8 SF
P4	23.8 SF
T1	92.1 SF
Grand total	584.1 SF

FIRST FLOOR AREAS

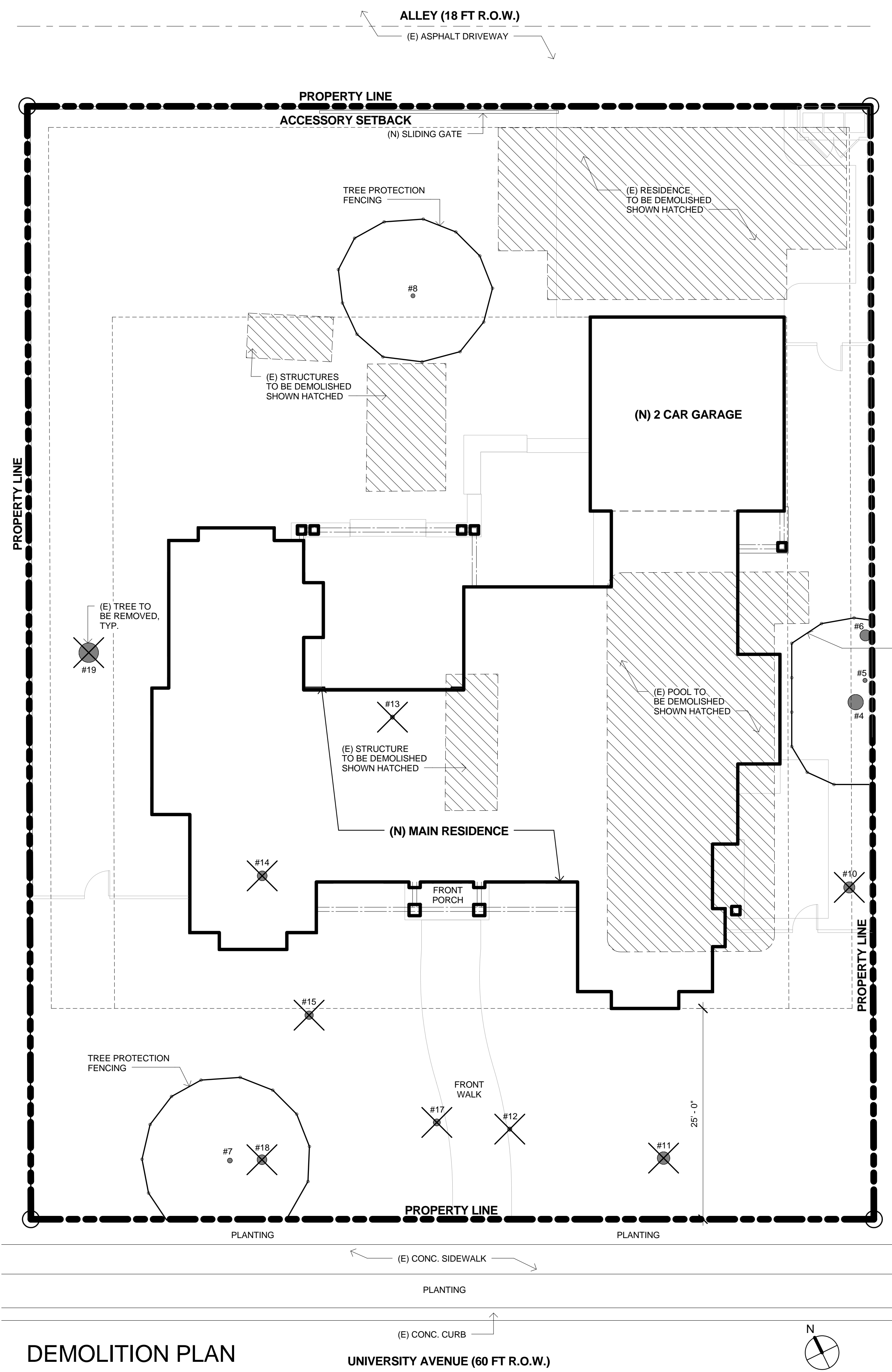
A-M	3249.5 SF
-----	-----------

TOTAL LOT COVERAGE:

584.1 + 3249.5 = 3,833.6 SF < 3,960 SF ALLOWED

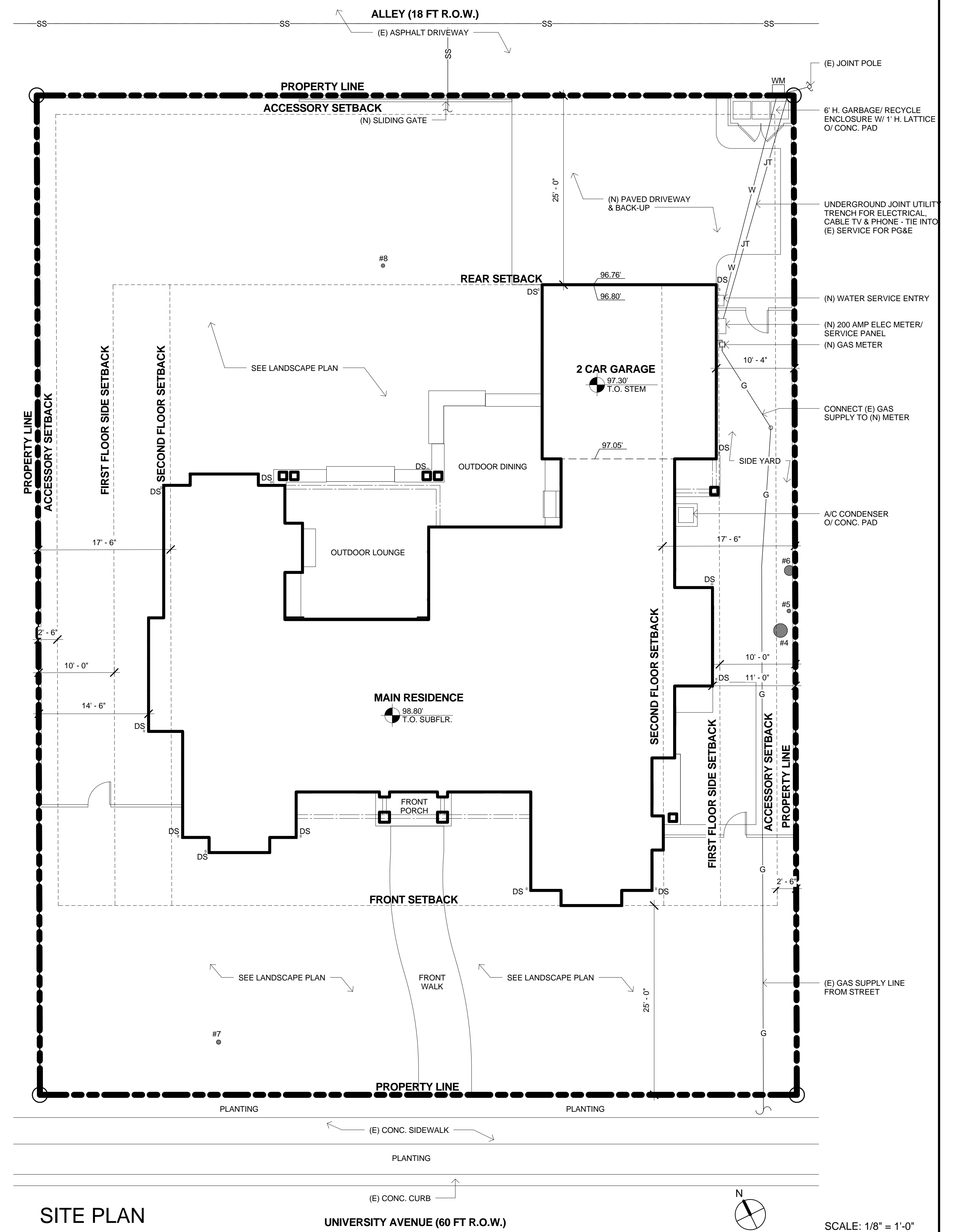


SECOND FLOOR AREA PLAN



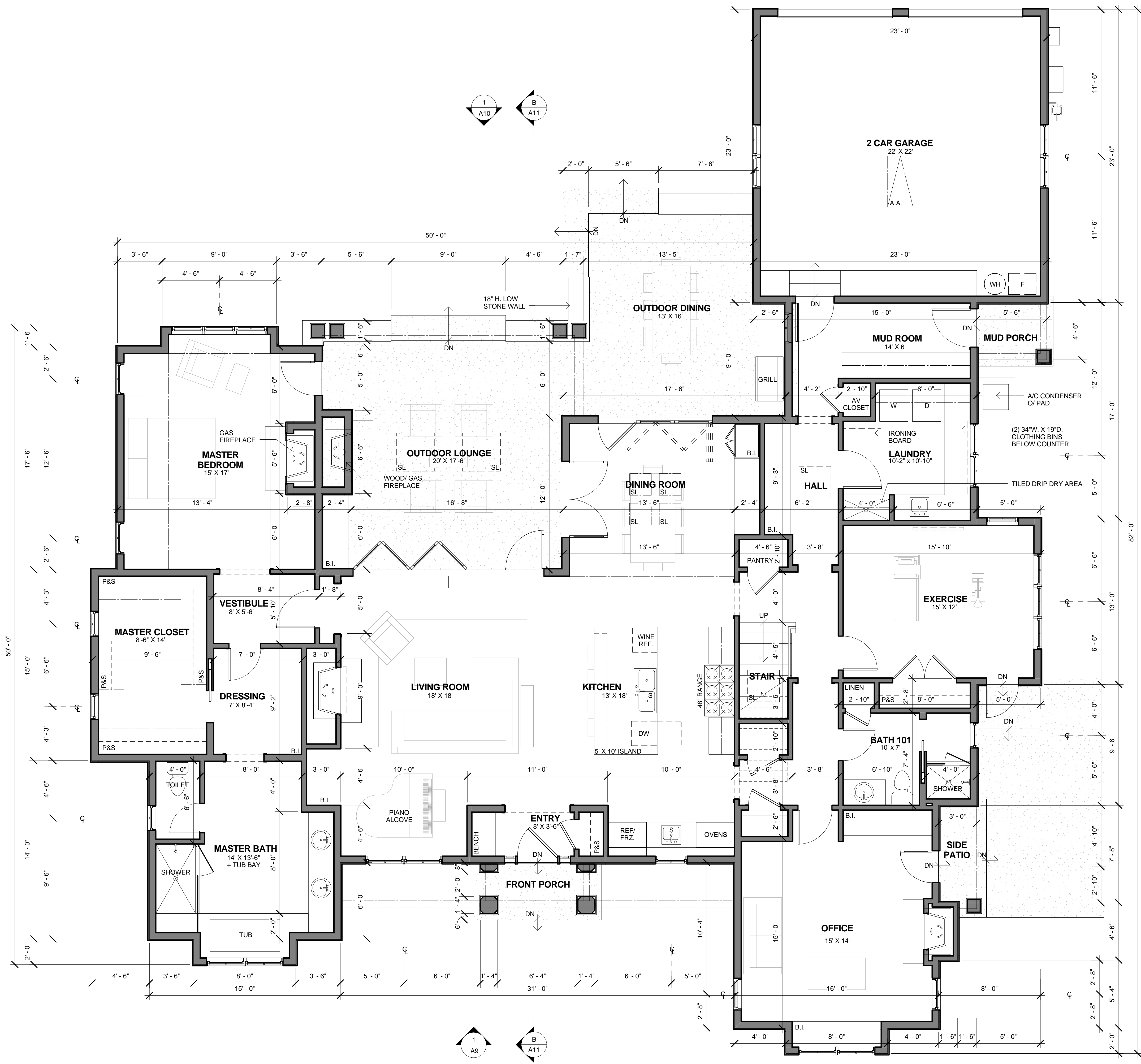
DEMOLITION PLAN

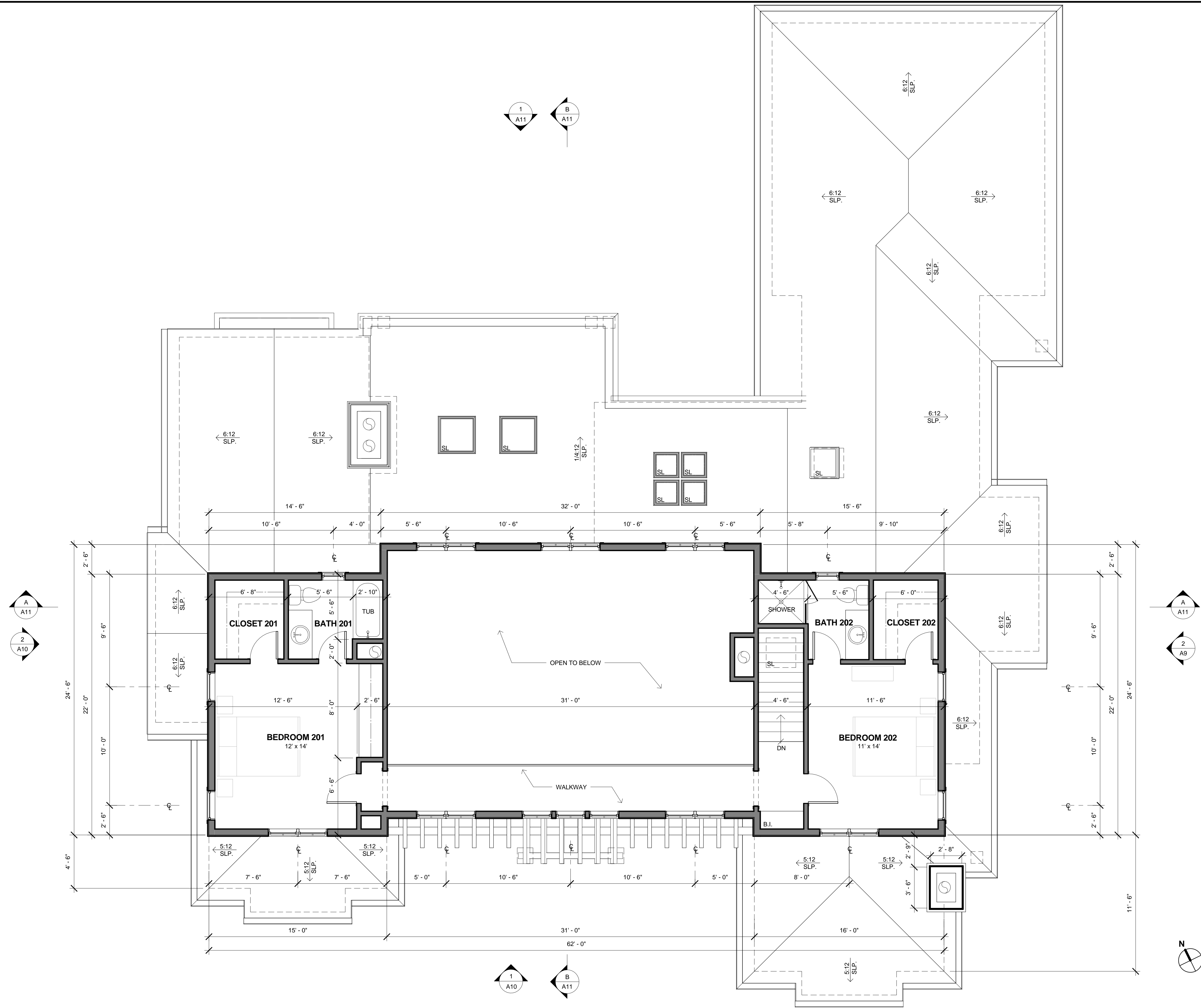
TREE PROTECTION FENCING, TYP.
 THE TREE PROTECTION ZONE (TPZ) SHOULD BE DEFINED WITH PROTECTIVE FENCING. THIS SHOULD BE CYCLONE OR CHAIN LINK FENCING ON 1-1/2" OR 2" DIA. POSTS DRIVEN AT LEAST 2 FEET INTO THE GROUND STANDING AT LEAST 6 FEET TALL. THE TPZ SHOULD BE DEFINED BY THE DRIPLINE OF THE TREE. THIS MAY NOT BE PRACTICAL IN SOME CASES AND SO THE TPZ'S ARE AS FOLLOWS: TPZ SHOULD BE AT A RADIUS OF 10 FEET FROM THE TRUNK OF THE TREE IN ACCORDANCE WITH TYPE II TREE PROTECTION; TPZ SHOULD BE AT A RADIUS OF 15 FEET FROM THE TRUNK CLOSING ON THE FENCE LINE IN ACCORDANCE WITH TYPE I TREE PROTECTION

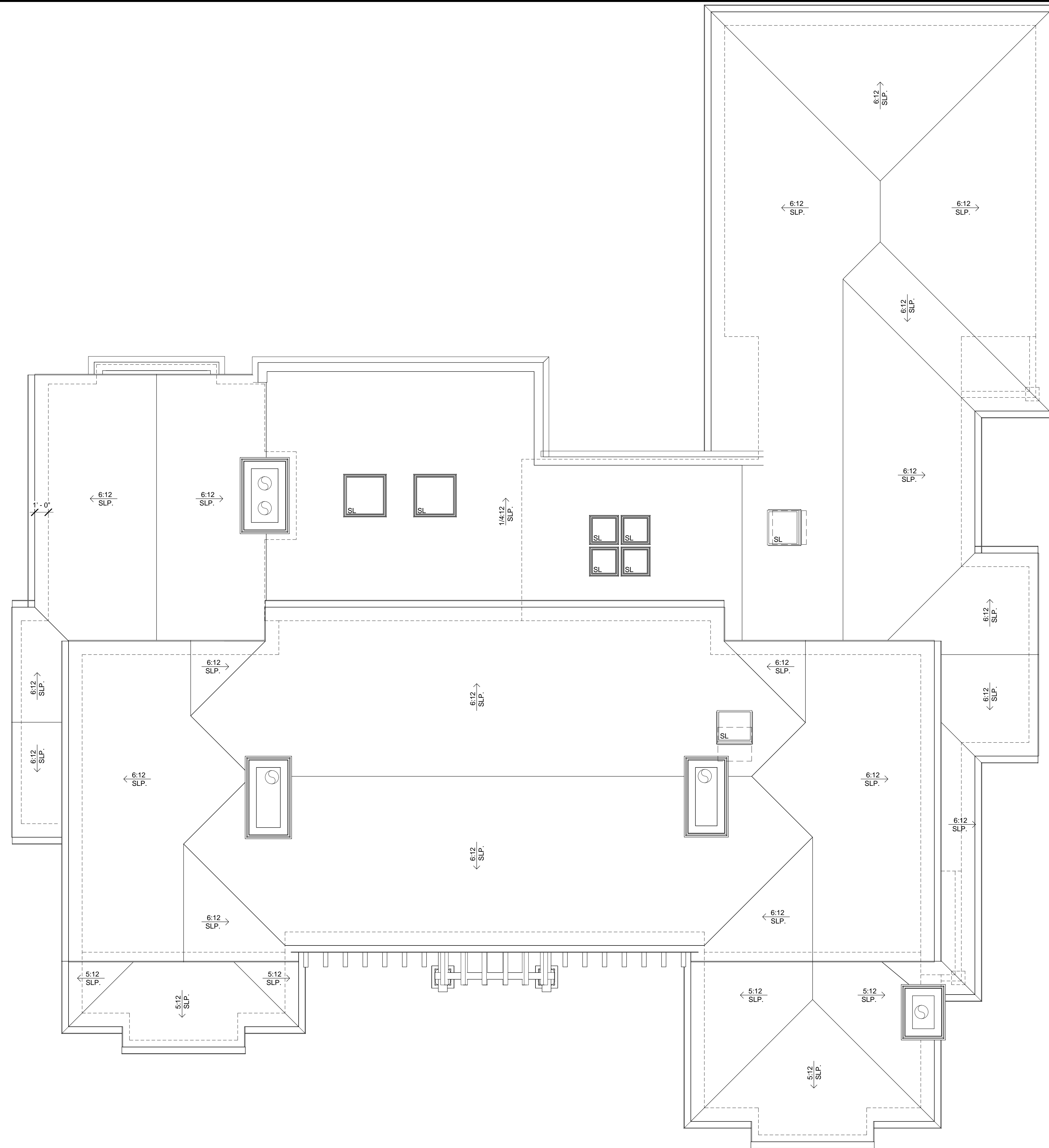


SITE PLAN

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





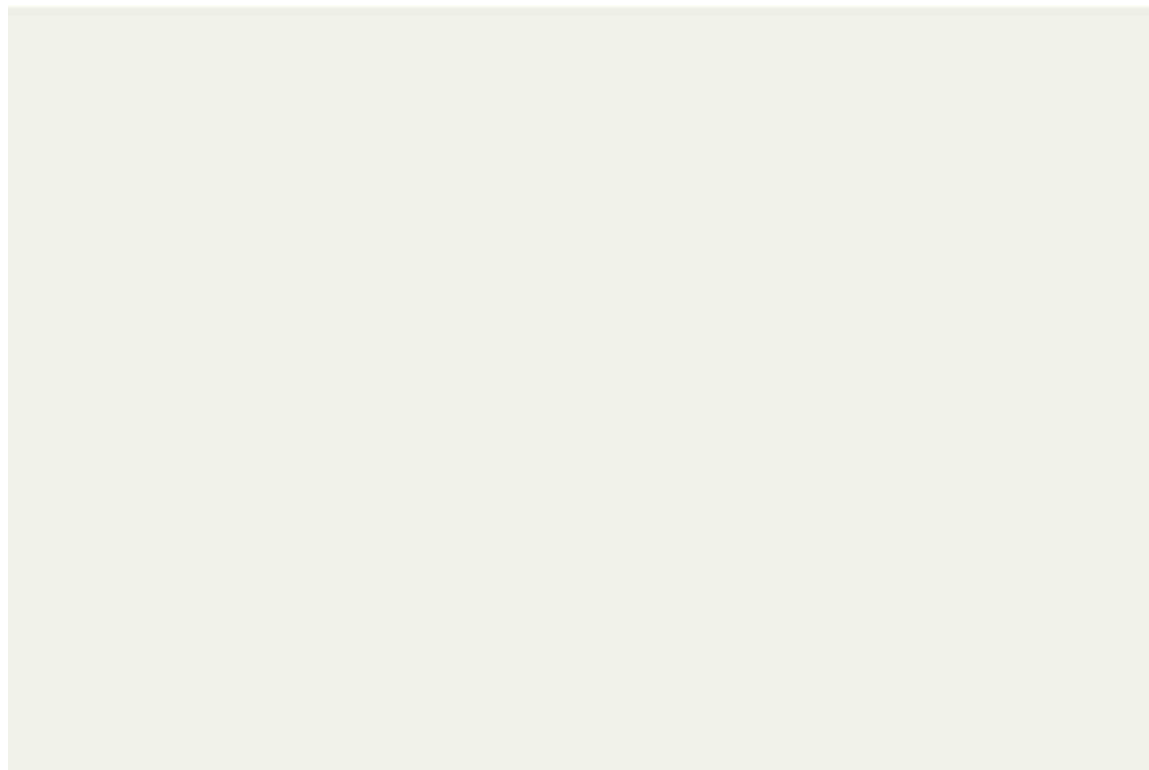




STUCCO & SIDING COLOR



GREY SLATE ROOF



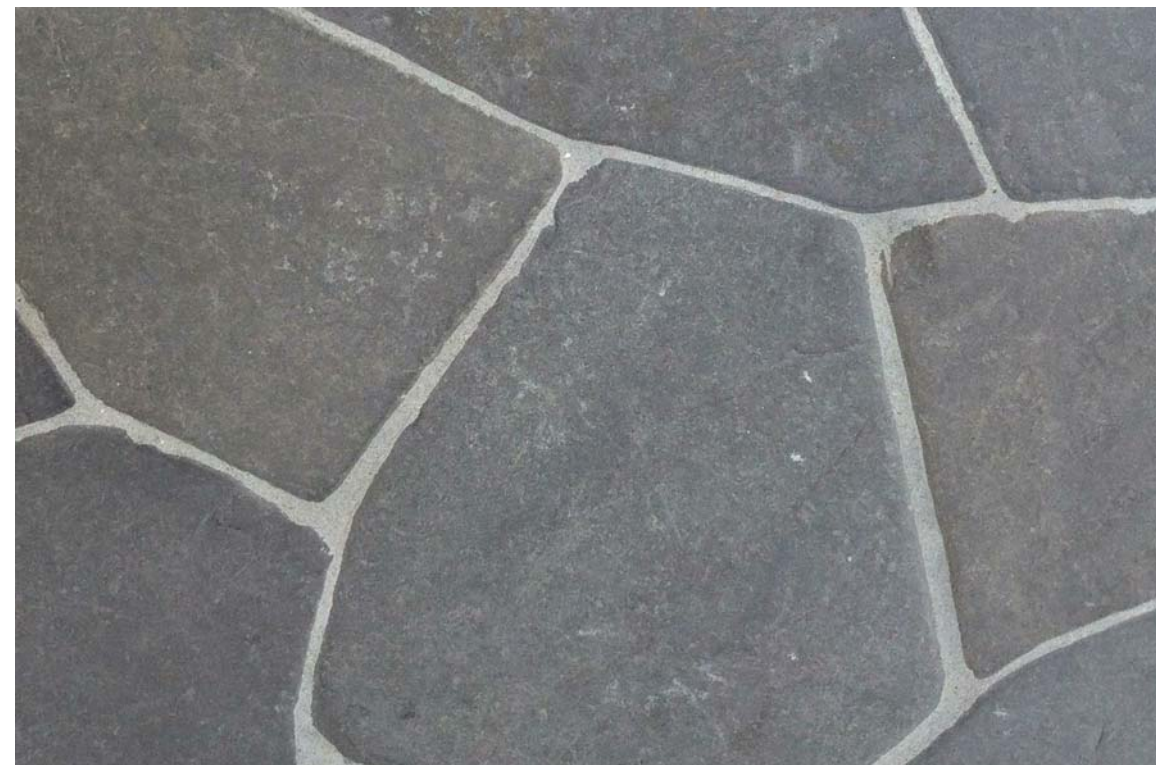
WINDOW & TRIM COLOR



NATURAL STONE VENEER



FRONT DOOR COLOR



STONE WALKWAY PAVERS

TYPICAL MATERIALS:

ZINC CHIMNEY CAP/ SHROUD
@ ALL CHIMNEYS, TYP.

SLATE ROOF TILES TYPICAL, U.O.N.

CEMENT PLASTER EXTERIOR WALLS,
TYPICAL, U.O.N.



① FRONT ELEVATION (SOUTHWEST)



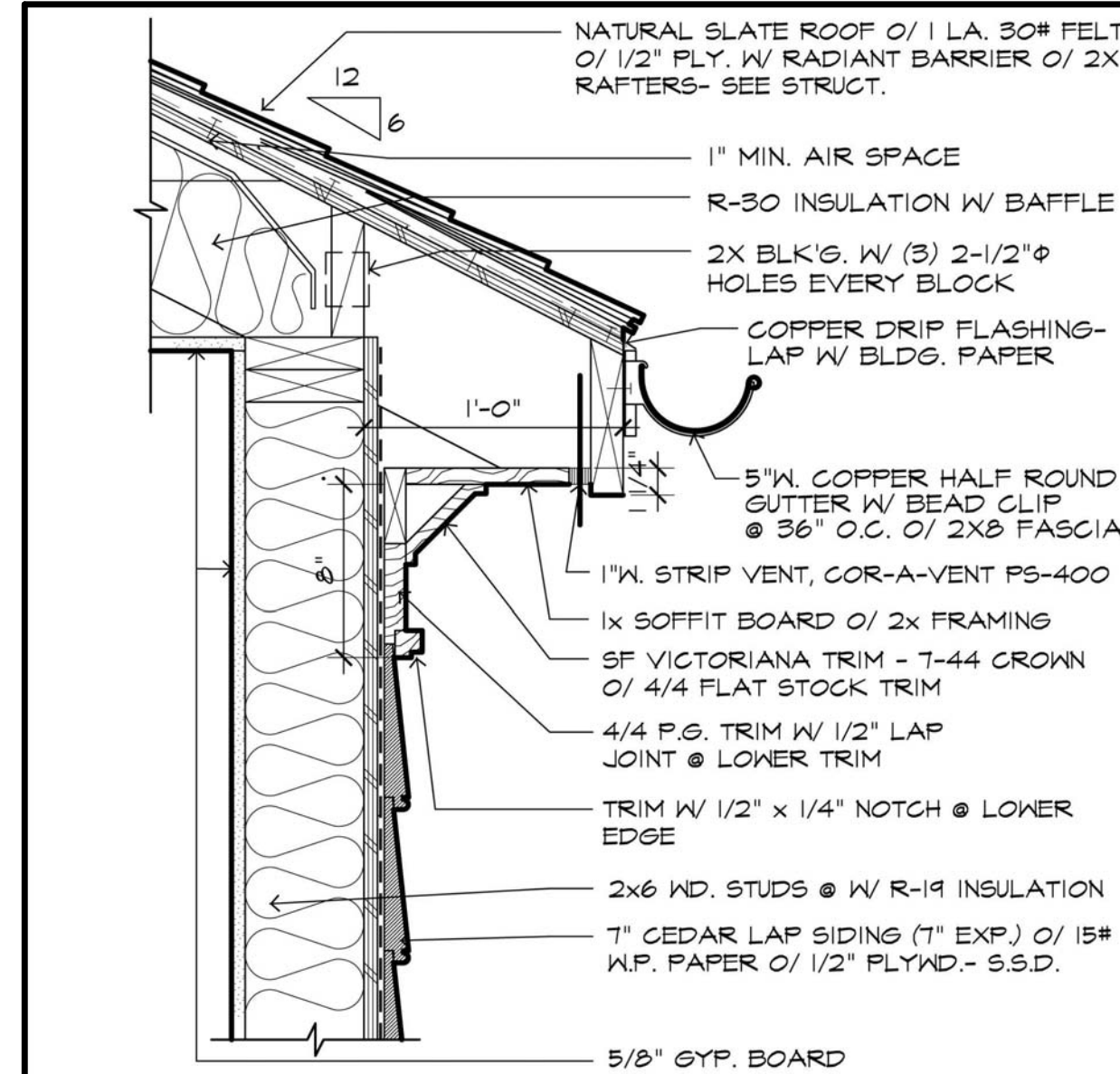
② RIGHT ELEVATION (SOUTHEAST)



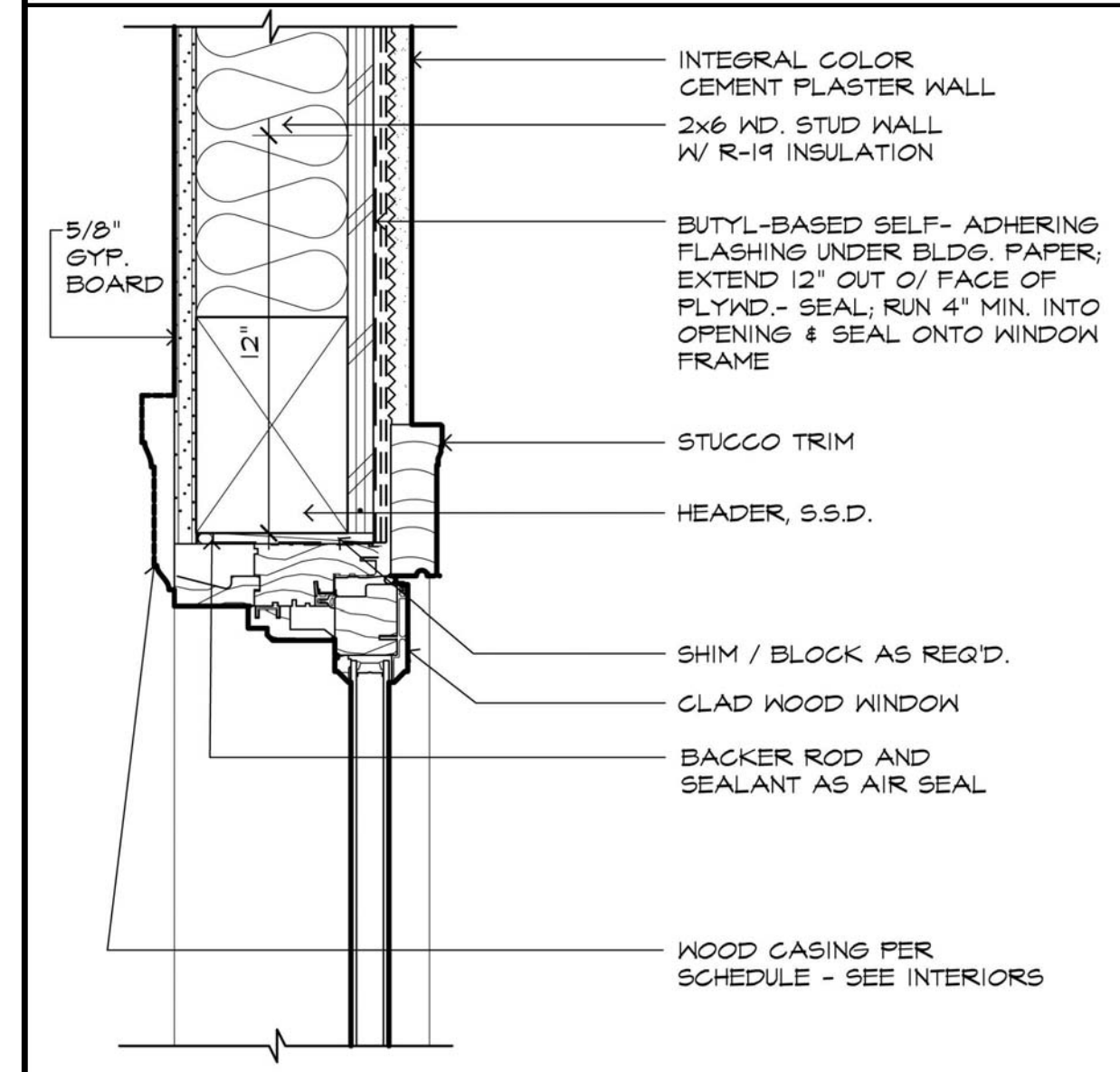
1 REAR ELEVATION (NORTHEAST)



2 LEFT ELEVATION (NORTHWEST)



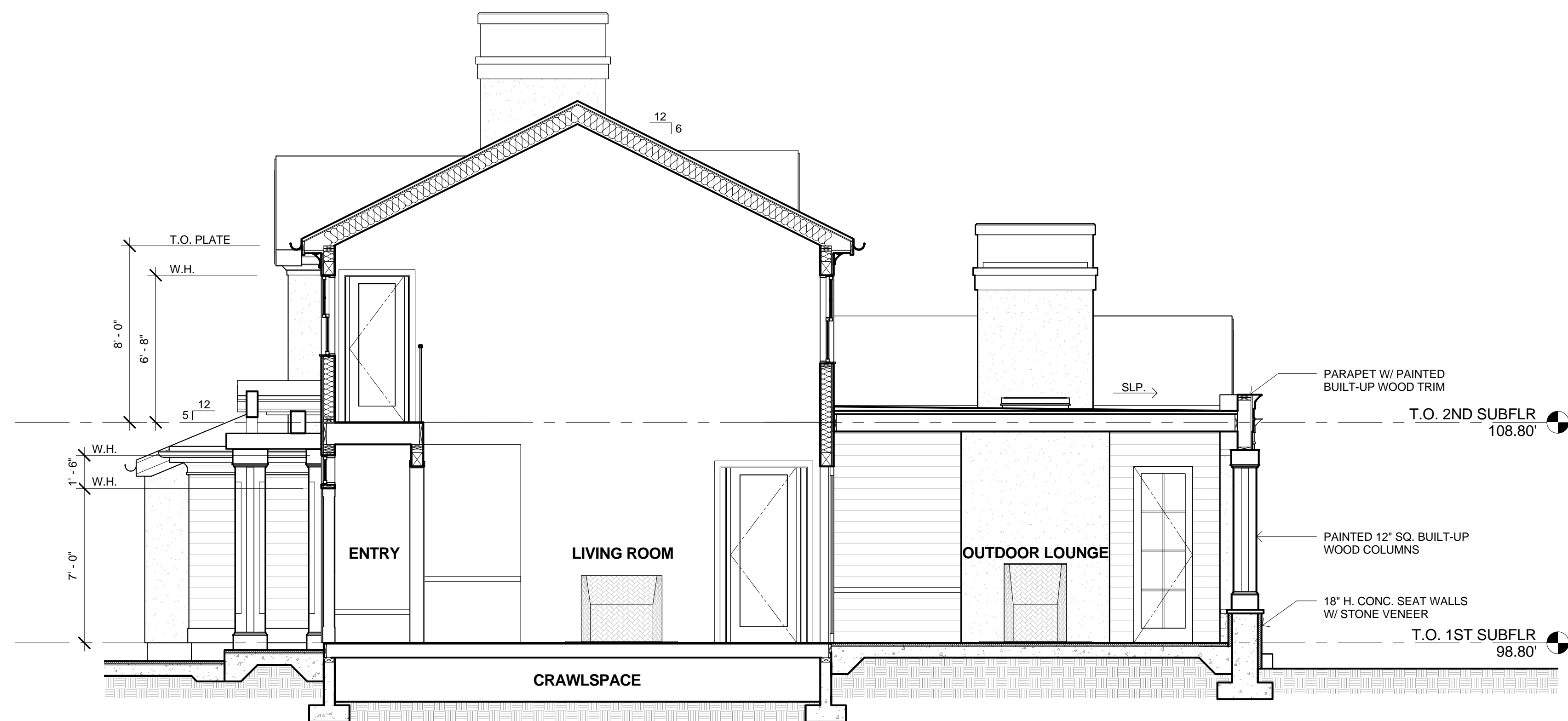
1 TYPICAL EAVE @ CEILING
 1 1/2" = 1'-0"
 05RF_EAO1a



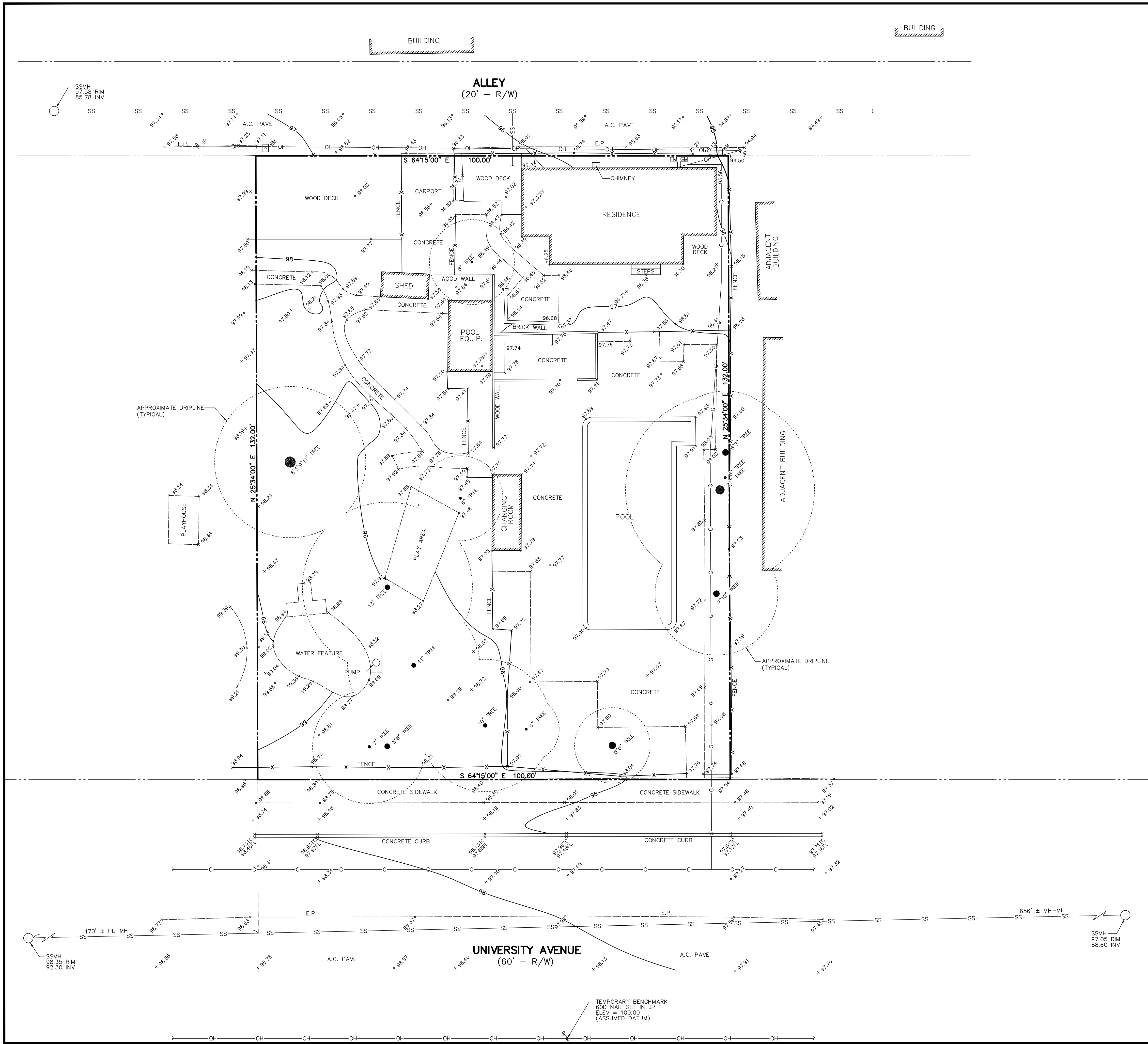
2 EXTERIOR WINDOW JAMB W/ CEMENT PLASTER FINISH
 3" = 1'-0"
 05WJW1a



SECTION AA



SECTION BB



LEGEND

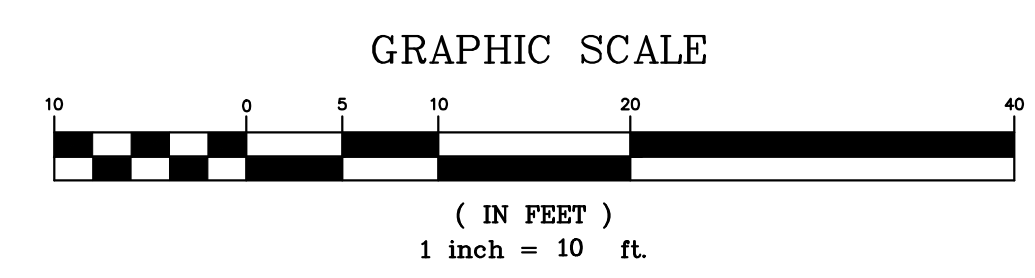
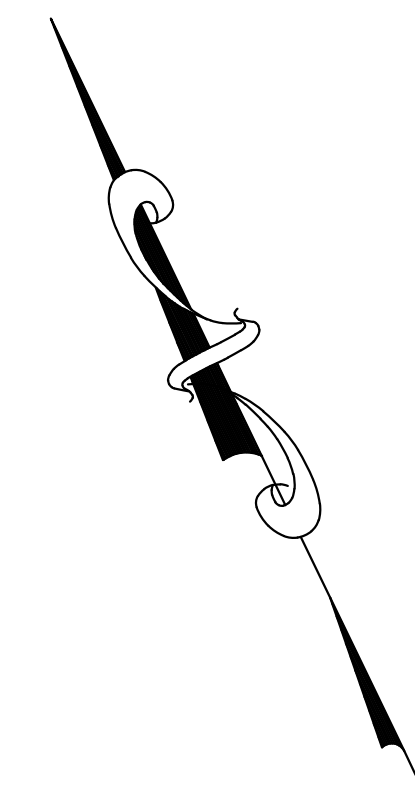
- AC PAVE ASPHALT CONCRETE PAVEMENT
- EM ELECTRIC METER
- E.P. EDGE OF PAVEMENT
- FF FINISH FLOOR
- FL FLOWLINE
- GM GAS METER
- INV INVERT
- JP JOINT UTILITY POLE
- MH MANHOLE
- PL PROPERTY LINE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- WM WATER METER
- 12" TREE
- X— FENCE
- G— GAS LINE
- OH— OVERHEAD LINE
- SS— SANITARY SEWER LINE

LOT AREA:

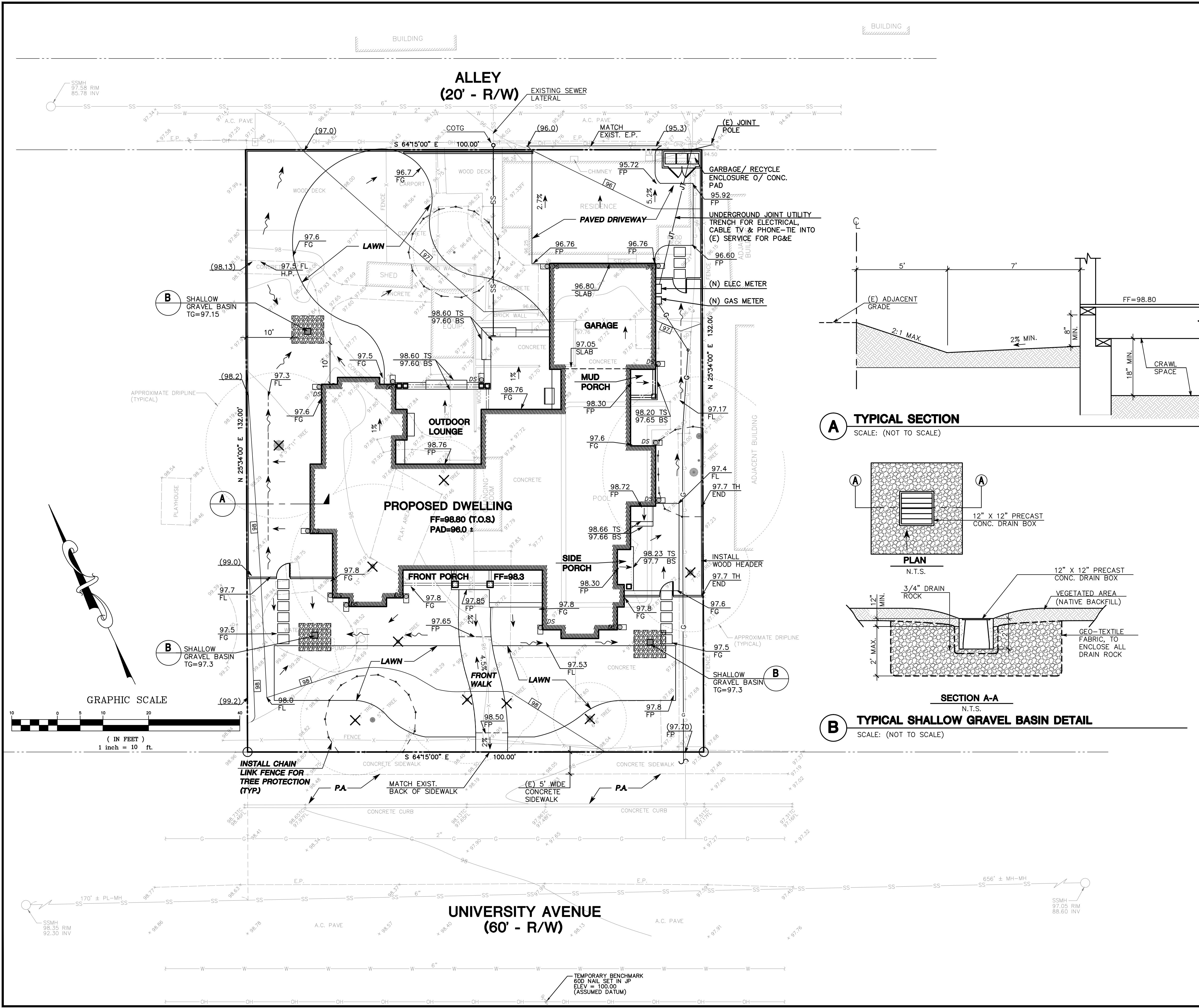
= 13,200 SQ. FT. ±
= 0.303 ACRES ±

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

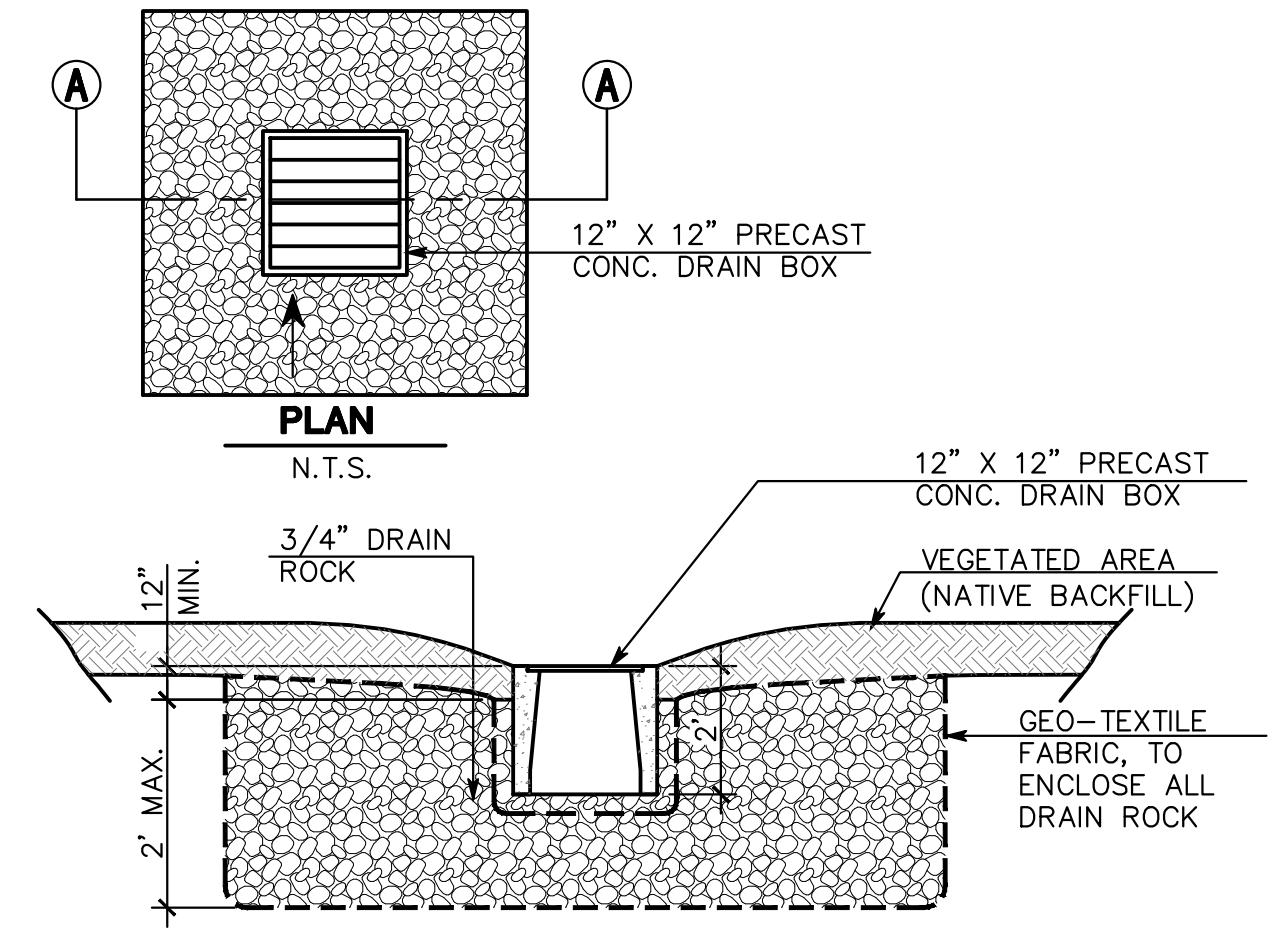
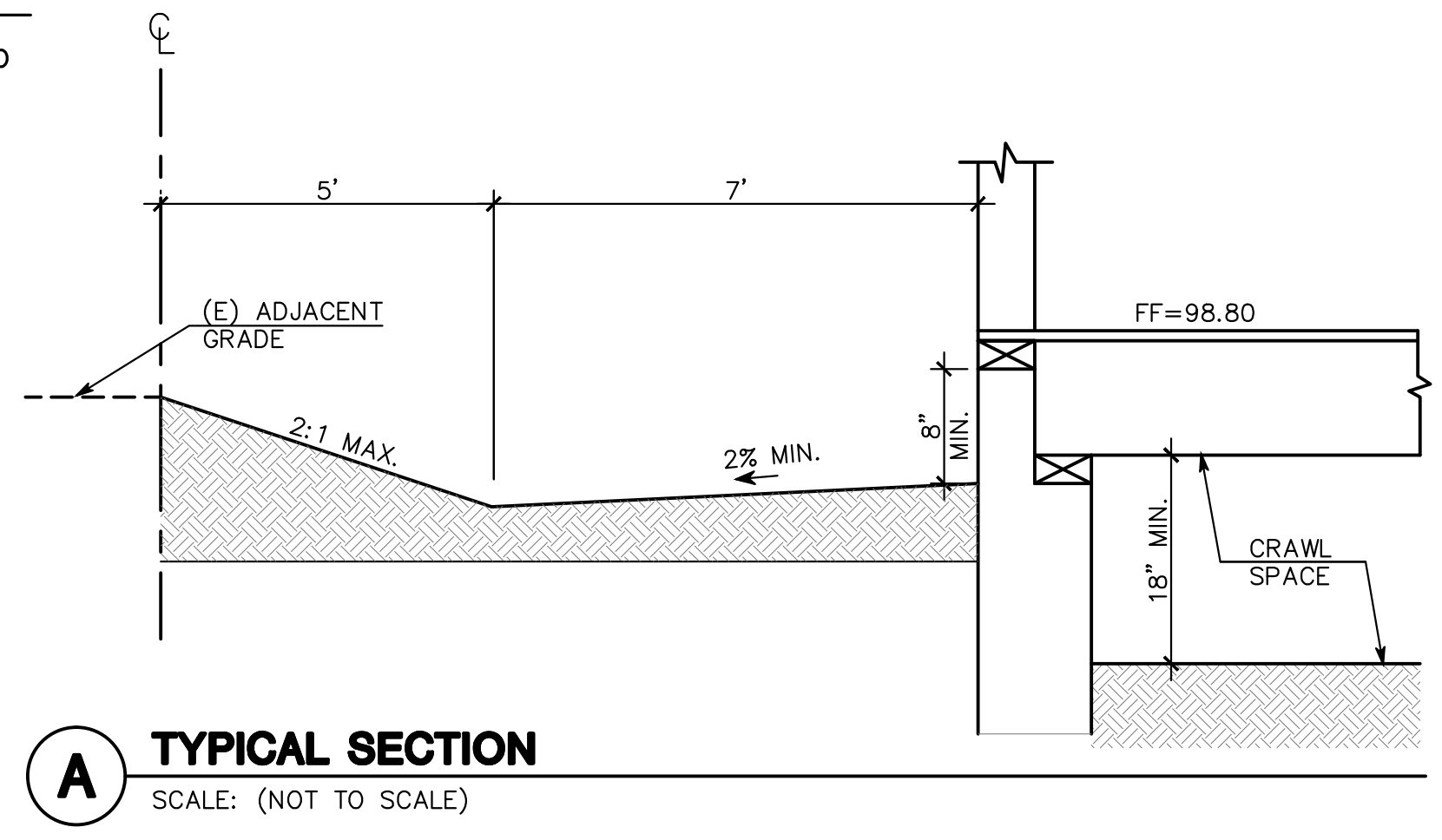


DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS • CA 94070 • (650) 593-8580	
PREPARED FOR:	SUSAN BUCHANAN
TOPOGRAPHIC SURVEY PLAN	731 UNIVERSITY AVENUE A.P.N. 175-18-058
LOS ALTOS	SANTA CLARA COUNTY CALIFORNIA
DRAWN BY:	DPM
DESIGNED BY:	---
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	05/12/14
DRAWING NO.	4016-TOPO
SHEET	1 OF 1



LEGEND:

AC PAVE	PROPERTY LINE
BS	ASHPHALT CONCRETE PAVEMENT
(E)	BOTTOM OF STEP
EM	EXISTING
E.P.	ELECTRIC METER
FL	EDGE OF PAVEMENT
FP	FLOW LINE
FF	FINISHED PAVEMENT
FG	FINISHED FLOOR
GM	FINISHED GRADE
H.P.	GAS METER
INV	HIGH POINT
JP	INVERT
JU	JOINT UTILITY POLE
MH	MANHOLE
PL	PROPERTY LINE
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TG	TOP OF GRATE
TS	TOP OF STEP
T.O.S.	TOP OF SUBFLOOR
WM	TOP OF GRADE
WM	WATER METER
12" TREE	TREE WITH SIZE
X TREE	EXISTING TREE TO BE REMOVED
(99.0)	EXISTING GRADE
SW	SWALE
→	SHEET FLOW DIRECTION
DS	DOWNSPOUT WITH SPLASH BLOCK
98	NEW CONTOUR
X-X	FENCE
G	GAS LINE
OH	OVERHEAD LINE
SS	SANITARY SEWER LINE
W	WATER LINE



- GENERAL NOTES:**
- ALL MATERIALS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
 - WHEN APPLICABLE, ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF THE CITY OF LOS ALTOS, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (U.S.A.) PRIOR TO START OF CONSTRUCTION. PHONE (800) 227-2600.
 - UNLESS OTHERWISE SPECIFIED, ALL ON-SITE AREA DRAINS SHALL BE CHRISTY-TYPE PRECAST CONCRETE OR APPROVED EQUAL.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLYING MATERIAL FOR DEFICIENCIES TO BRING DRIVEWAY AND BUILDING PADS TO REQUIRED GRADE.
 - UTILITIES AND UNDERGROUND FACILITIES INDICATED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE CITY OR THE ENGINEER ASSUMES RESPONSIBILITY THAT THE UTILITIES AND UNDERGROUND FACILITIES INDICATED WILL BE THE UTILITIES AND UNDERGROUND FACILITIES ENCOUNTERED.
 - THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, GRADING, ETC., AND TO AVOID ABRUPT OR APPARENT CHANGES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
 - THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR ALL WORK SHOWN ON THIS PLAN.

UTILITY NOTE:

THE UTILITIES EXISTING ON THE SURFACE AND SHOWN ON THIS DRAWING HAVE BEEN LOCATED BY FIELD SURVEY. ALL UNDERGROUND UTILITIES SHOWN ON THIS DRAWING ARE FROM RECORDS OF THE VARIOUS UTILITY COMPANIES AND THE SURVEYOR/ENGINEER DOES NOT ASSUME RESPONSIBILITY FOR THEIR COMPLETENESS, INDICATED LOCATION, OR SIZE. RECORD UTILITY LOCATION SHOULD BE CONFIRMED BY EXPOSING THE UTILITY.

LOT AREA:
= 13,200 SQ. FT. ±
= 0.303 ACRES ±

DATE:	
BY:	
DESCRIPTION:	
REV:	
MACLEOD AND ASSOCIATES CIVIL ENGINEERING • LAND SURVEYING 965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560	
PREPARED FOR:	SUSAN BUCHANAN
PRELIMINARY GRADING AND DRAINAGE PLAN	CALIFORNIA
731 UNIVERSITY AVENUE	SANTA CLARA COUNTY
A.P.N. 175-18-058	LOS ALTOS
DRAWN BY:	AAP
DESIGNED BY:	VPG
CHECKED BY:	DGM
SCALE:	1"=10'
DATE:	08/15/14
DRAWING NO.	4016-GRAD
SHEET	1 OF 1



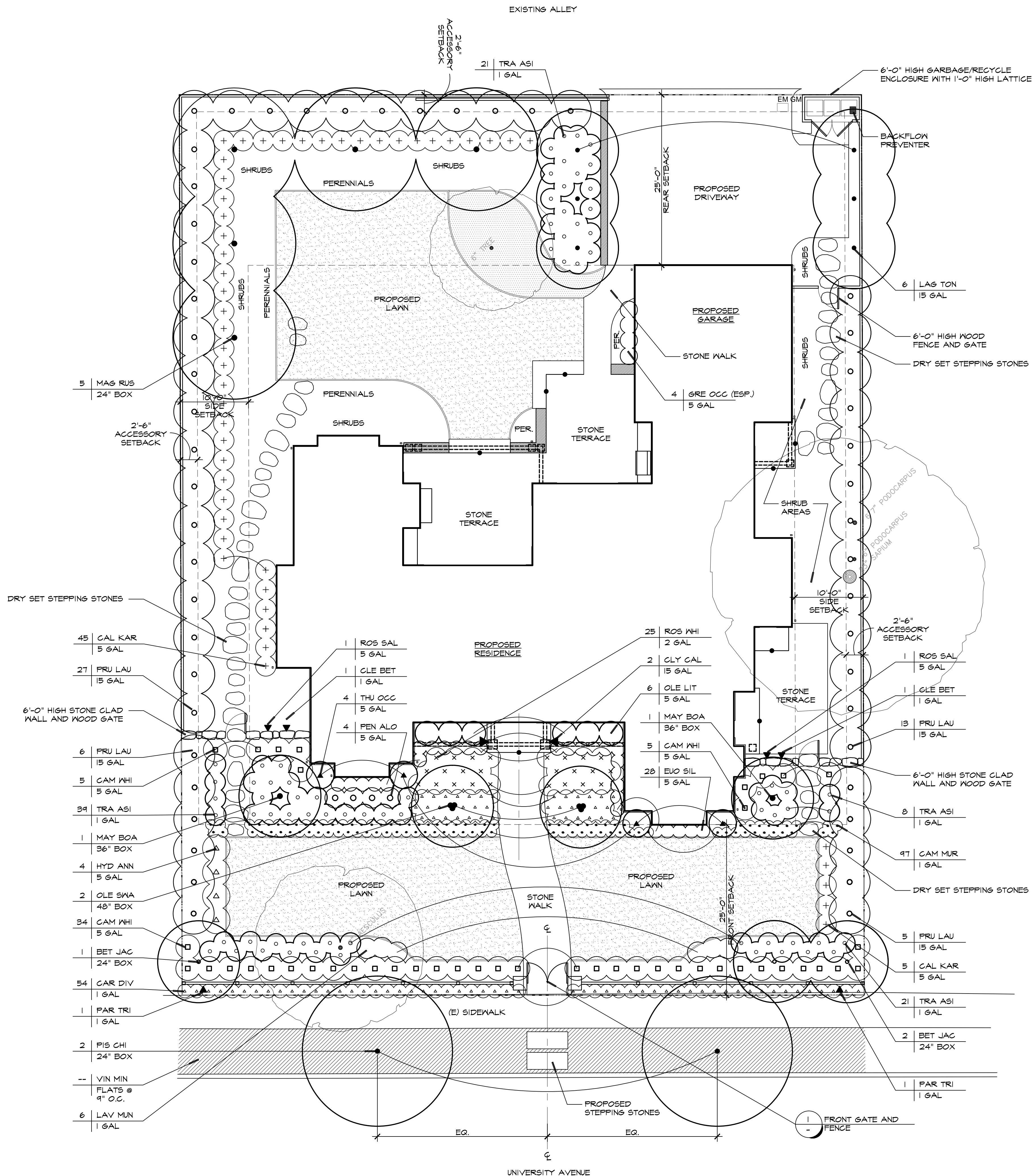
THOMAS KLOPE ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

5150 EL CAMINO REAL
BUILDING B, SUITE 20
LOS ALTOS, CA 94022
T: 650.691.1000
F: 650.691.1014
www.klope.com

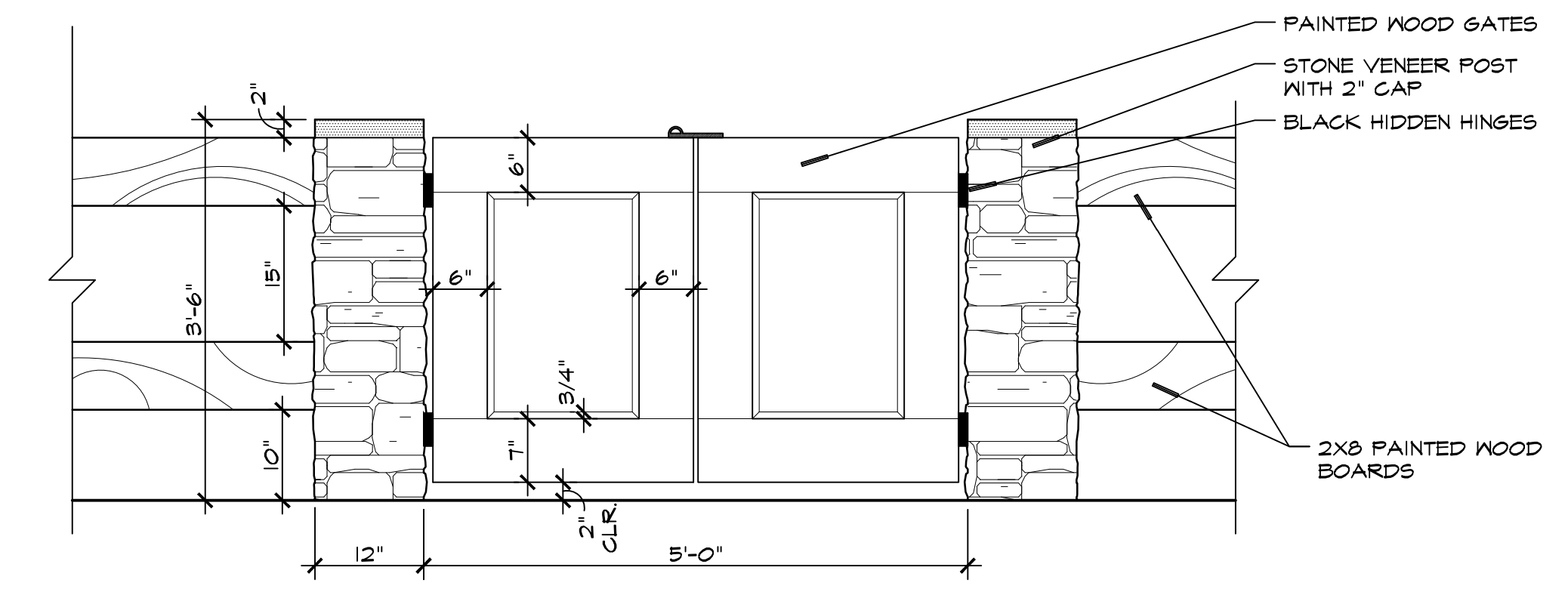
CALIFORNIA RLA # 2337

BUCHANAN RESIDENCE

731 UNIVERSITY AVENUE
LOS ALTOS, CALIFORNIA



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
BET JAC	Betula jacquemontii	Himalayan Birch	15 gal
LAG TON	Lagerstroemia 'Tonto'	Red Crape Myrtle	15 gal
MAG RUS	Magnolia g. 'Russet'	Russet Magnolia	24" box
MAY BOA	Maytenus boaria	Mayten Tree	36" box
OLE SWA	Olea europaea 'Swan Hill'	Swan Hill Fruitless Olive	48" box
PIS CHI	Pistacia chinensis	Chinese Pistache	24" box
SHRUBS			
CAM WHI	Camellia sasanqua 'White Doves'	White Camellia	5 gal
EUO SIL	Euonymus japonicus 'Silver Princess'	Silver Princess Box-Leaf Euonymus	5 gal
GRE OCC	Grewia occidentalis	Lavender Star Flower	5 gal
HYD ANN	Hydrangea arborescens 'Annabelle'	Smooth Hydrangea	5 gal
LAV MUN	Lavandula angustifolia 'Munstead'	Dwarf Lavender	1 gal
OLE LIT	Olea europaea 'Little Ollie'	Olive	15 gal
PRU LAU	Prunus laurocerasus	English Laurel	15 gal
THU OCC	Thuja occidentalis 'Golden Smaragd'	Emerald Arborvitae	5 gal
GROUND COVER			
CAM MUR	Campanula muralis	Dalmation Bellflower	1 gal
ROS WHI	Rosa x 'Noaschnee'	White Flower Carpet Rose	2 gal
TRA ASI	Trachelospermum asiaticum	Asiatic Jasmine	1 gal
TUL VAR	Tulbaghia violacea 'Variegata'	Society Garlic	1 gal
VIN MIN	Vinca minor	Dwarf Blue Periwinkle	Flat 9"o.c.
GRASSES			
CAL KAR	Calamagrotis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal
CAR DIV	Carex divulsa	Berkeley Sedge	1 gal
PEN ALO	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 gal
VINES			
CLE BET	Clematis 'Betty Coming'	Blue Clematis	1 gal
CY CAL	Clytostoma callistegioides	Lavender Trumpet Vine	15 gal
PAR TRI	Parthenocissus tricuspidata	Boston Ivy	1 gal
ROS SAL	Rosa 'Sally Holmes' CL	Climbing Sally Holmes Rose	5 gal
SOD LAWN			
Bolero Plus Dwarf Fescue Sod Lawn - Delta Bluegrass Company - (800) 637-8873			



1 FRONT GATE AND FENCE
SCALE: 3/4" = 1'-0"

DATE:	REVISION:
08/28/14	PLANNING SUBMITTAL
10/01/14	PLANNING SUBMITTAL

PLANTING PLAN

DATE: 08/28/14
DRAWN: DS KM
CHECKED: TK
SCALE: 1/8" = 1'-0"

L.1

