ROOF LINE
PROPERTY LINE
2ND F. AREA
2ND F. FOOTPRINT LINE
1ST F. FOOTPRINT LINE

Front Yard Area:	2140	SQF
Impervious Areas:		
Walkway Area	471.8	SQF
Driveway Area	425	SQF
Total	896.8	SQF
Impervious Area: 896.8/2140=42%<50%		

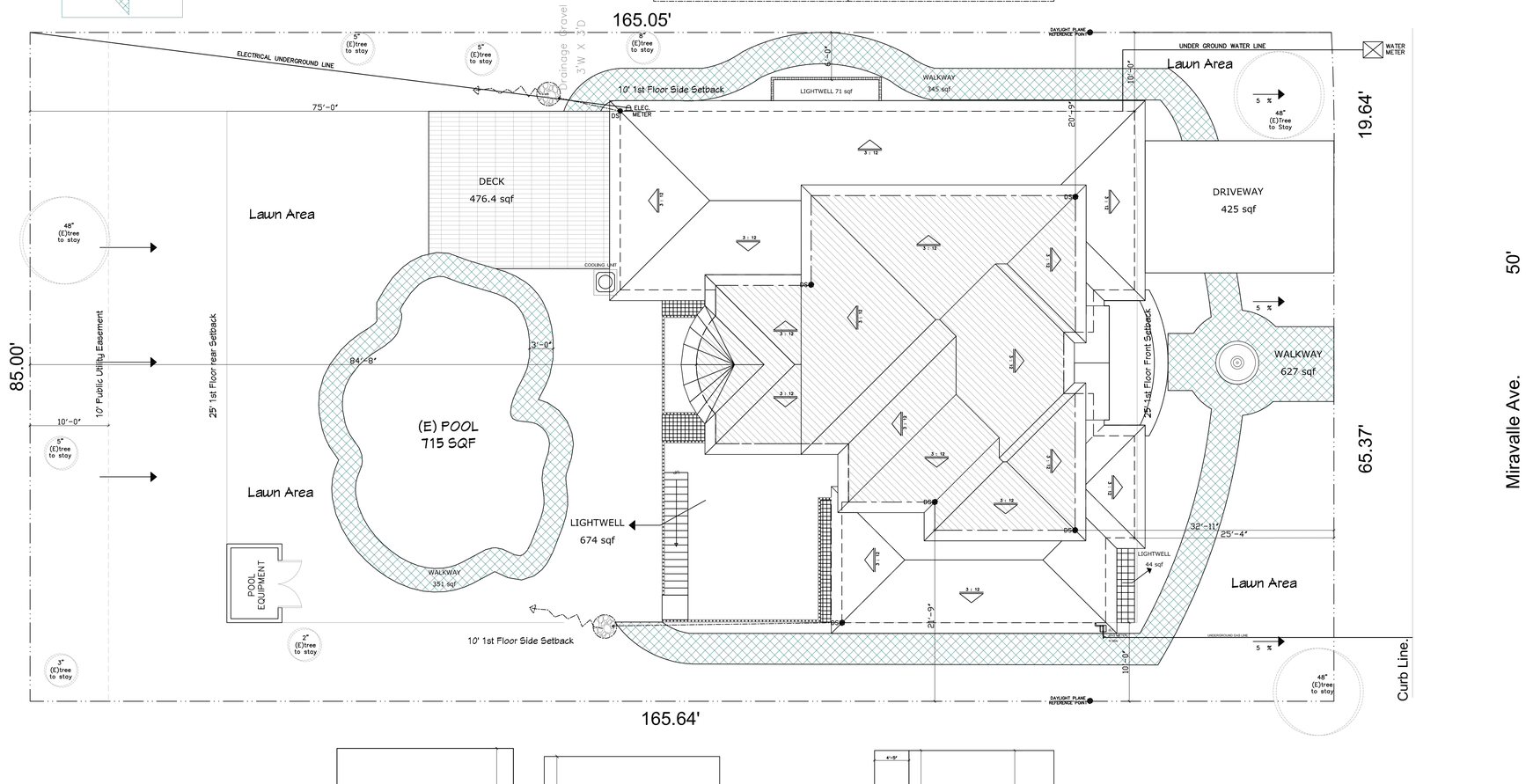
Landscape Area:

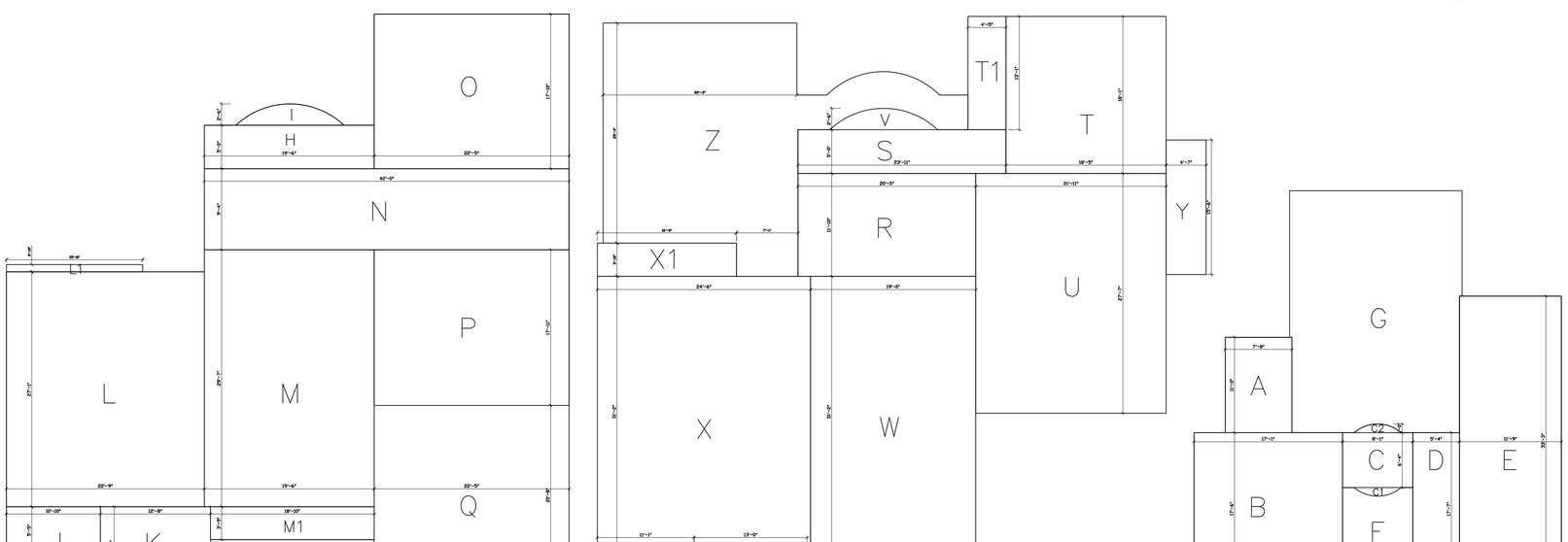
Lot Area–(Building Area+Light wells+Covered Area+Pool+Drive/Walk way+Deck Area) =

14078 – (3223.9+450.7+715+1748+476.4) = 7464 SQF

SITE PLAN

1/8" = 1'-0"





FLOOR AREA DIAGRAM

FLOORS	SPACES	SIZED	AREAS (sqf)	TOTAL
FLOOR 2nd	A	7'-8"X11'-0"	84.3	926.6
	B	17'-1"X17'-6"	299	
	C2	8'-1"X6'-4"	51	
	C1	5'-4"X17'-7"	93.7	
	E	11'-9"X33'-3"	390.6	
	F	N/A		
	G	N/A		
1st FLOOR	H	19'-6"X5'-0"	97.5	2760.9
	I		21	
	J	10'-10"X5'-5"	58.7	
	K	12'-8"X9'-0"	114	
	L	22'-9"X27'-1"	616	
	L1	15'-8"X0'-10"	13	
	M	19'-6"X29'-7"	576.8	
	M1	3'-9"X18'-10"	70.6	
	N	42-0"X9'-4"	392	
	O	22'-5"X17'-10"	399.7	
	P	22'-5"X17'-11"	401.6	
GARAGE	Q	22'-5"X20'-8"	463	463
TOTAL				4150.5
BASEMENT	R	20'-5" X 11'-10"	241.5	2873.9
	S	23'-11" X 5'-0"	119.5	
	T	18'-5" X 18'-0"	331.5	
	T1	4'-5" X 13'-1"	57.7	
	U	21'-11" X 27'-7"	604.5	
	V		21	
	W	19'-0" X 31'-2"	592	
	X	24'-6" X 31'-2"	763.5	
	X1	16'-0" X 3'-10"	61	
	X2	13'-0" X 5'-3"	68	
	X3	11'-0" X 1'-3"	13.7	
	Y	4'-7" X 15'-6"	71	
LIGHTWELL	Y1	11'-0" X 4'-0"	44	789
	Z		674	

SCALE : 1/4" = 1'

VICINITY MAP

PROJECT DATA

Project Location:	1419 Miravalle Ave. Los altos, CA
Owner:	Ron & Hannah Lee
Project Type:	New Construction
APN No.:	197-13-017
Zoning No.:	R1-10
Number of Floor:	2 with Basement
Construction Type:	...
Fire Protection:	Sprinklered

CODE EDITION

California Residential Code	2013 Edition
California Building Code	2013 Edition
California Electrical Code	2013 Edition
California Mechanical Code	2013 Edition
California Plumbing Code	2013 Edition
California Energy Code	2013 Edition

AREA CALCULATION

Existing Building Area:	2049	SQF
1st Floor Living Area:	2760.9	SQF
Garage Area:	463	SQF
total 1st F.Bldng Area:	3223.9	SQF
2nd Floor Area:	926.6	SQF
Lot Area:	14078	SQF
Total Building Area:	4150.5	SQF
Basement Area:	2873.9	SQF
Light well Area:	789	SQF

Max allowable floor area: 3850+10%(14078-11000)=4157.8 SQF

2nd FLOOR TO 1st FLOOR RATIO: 926.6 / 2760.9 = 0.33

EXISTING FLOOR AREA RATIO (FAR) = 2049/14078 = 14.5 %

PROPOSED FLOOR AREA RATIO (FAR) = 4150.5/14078 = 29.5 %

LOT COVERAGE: 1st FLOOR BLDG AREA 3223.9 SQF; EAVE & COVERED AREA 450.7 SQF; TOTAL % 3674.6/14078 = 26 %

ALLOWABLE LOT COVERAGE: 30%

SETBACKS: (allowable) First Floor: Front: 25' Rear : 25' Sides:10' 2nd Floor: Sides:17'-6"

SETBACKS: (existing) First Floor: Front: 25'-0" Rear : 71'-8" Sides:10'

SETBACKS: (proposed) First Floor: Front: 25'-4" Rear : 75'-0" Sides:10' 2nd Floor: Front: 32'-11" Rear : 84'-8" R-Side: 21'-9" L-Side:20'-9"

Allowable Total Height: 27' Proposed Total Height: 23'-4" Existing Total Height: 14'-3"

INDEX

A-0 Cover Sheet - Site / Roof Plan
A-1 Existing Floor Plan
A-1.1 Existing Elevations
A-2 Proposed 1st Floor Plan
A-2.1 Proposed 2nd Floor Plan & Basement
A-3 Proposed Elevations
A-3.1 Proposed Elevations
A-4 Proposed Sections
A-5 Privacy Protection Plan
A-6 Neighborhood Sheet
MB Material Board

SCOPE OF WORK

New 2 story Custom House, with basement. A master bedroom, guest bedroom and 3.5 bath in first floor, 3 bedrooms and 3 baths in 2nd floor and 1 bedroom and 2 baths in basement.

PROJECT CONTACT

Owner: Ron & Hannah Lee
(650) 988-1515
1419 Miravalle Ave.,
Los Altos, CA

Designer: Mike Amini
(408) 366-1100
Craftsmen's Guild, INC
10566 S De Anza Blvd.,
Cupertino, CA 95014

REVISIONS	BY

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New Custom Home For
Lee Residence
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Craftsmen's Guild, Inc.
10566 South De Anza Boulevard, Cupertino CA 95014
Phone:-408-366-1000 Fax:-408-366-1100
California State Contractor's License Number: 507159

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Scale: 1"=1/8"
ISSUED: 6.3.14
FILENAME: DWG
PROJECT NUMBER: LCE101

A0

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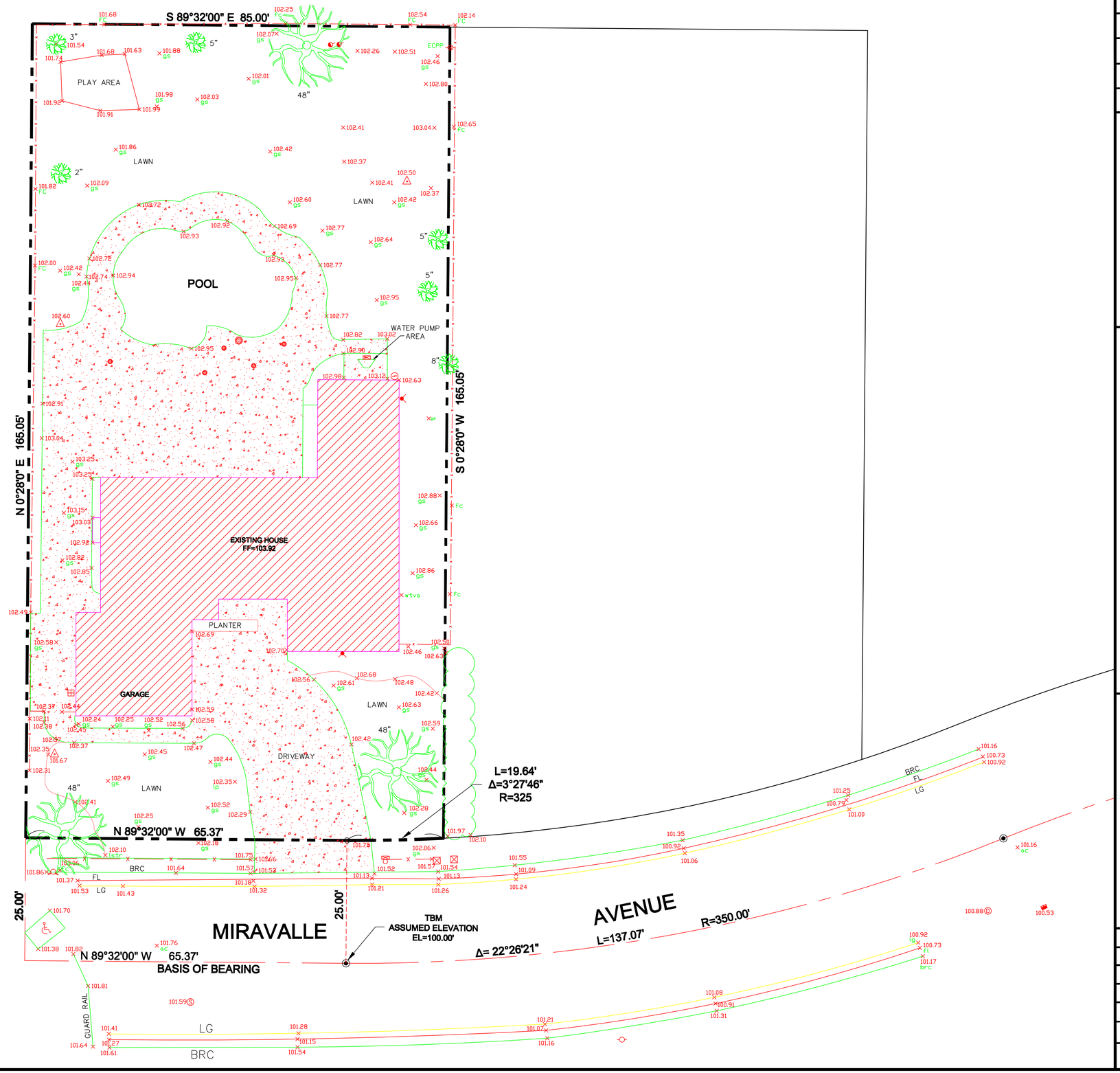
SCALE 1 INCH = 10 FEET



BASIS OF BEARING

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE BEARING OF N 89°32'00" W OF THE CETERLINE OF MIRAVALLE AVENUE AS SHOWN UPON THAT CERTAIN MAP OF TRACT NO. 2696 "LOS ALTOS OAKS", FILED FOR RECORD APRIL, 1960 IN BOOK 121 OF MAPS AT PAGE 51, IN THE OFFICE OF THE RECORDER OF SANTA CLARA COUNTY, CALIFORNIA

BASIS OF ELEVATION

THE ELEVATIONS SHOWN HEREON WERE BASED ON THE ASSUMED ELEVATION OF 100.00'

LEGEND:

- FENCE LINE
- PROPERTY LINE
- CENTER LINE
- HANDICAP RAMP
- HOSE BIB
- CONTROL POINT
- FOUND STANDARD STREET MONUMENT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC CABINET
- ELECTRICAL METER
- DROP INLET
- GUY WIRE
- WATER METER
- GAS METER
- FIRE HYDRANT
- MAIL BOX
- CATCH BASIN
- TREES WITH TRUNK DIAMETER NOTED

TBM TEMPORARY BENCHMARK
GS GROUND SHOT
LG LIP OF GUTTER
BRC BACK OF ROLL CURB
FL FLOW LINE

REVISIONS	BY

ALVAREZ & ASSOCIATES
82N CAPITOL AVE.
SAN JOSE, CA 95127
(408) 272-7529
CIVIL ENGINEERING & LAND SURVEYING

TOPOGRAPHIC SURVEY
1419 MIRAVALLE AVENUE
LOS ALTOS, CA

FEBRUARY 11, 2014

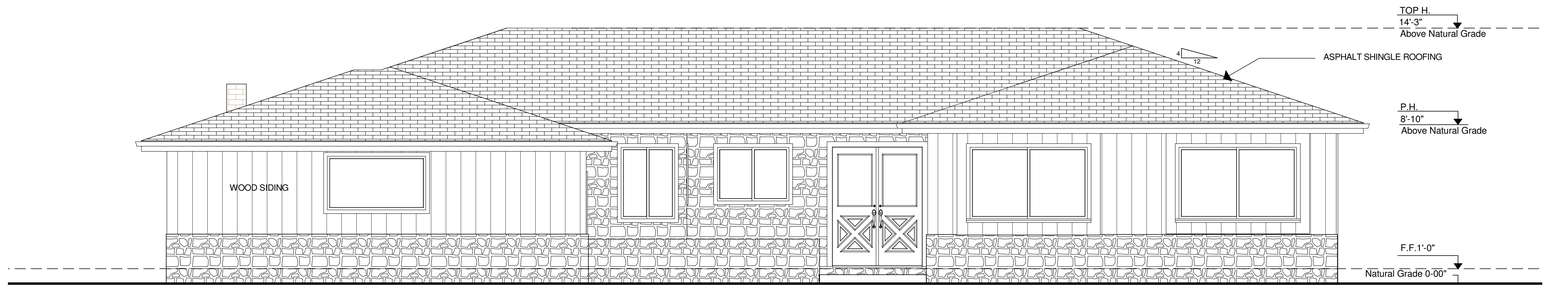
JOB # = 14-104

MAP SCALE 1"=10'

DRAWN BY = TP

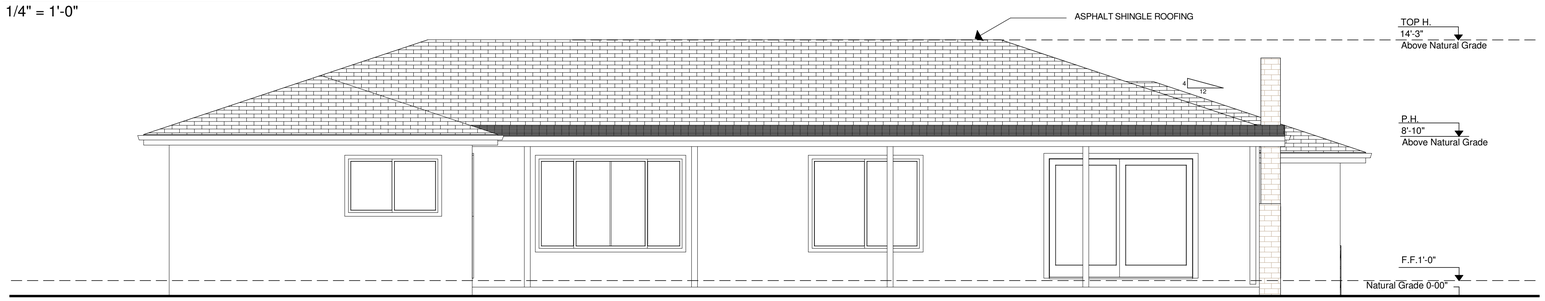
FIELD SURVEY BY = TP

APN = 197-13-017



EXISTING FRONT ELEVATION

1/4" = 1'-0"



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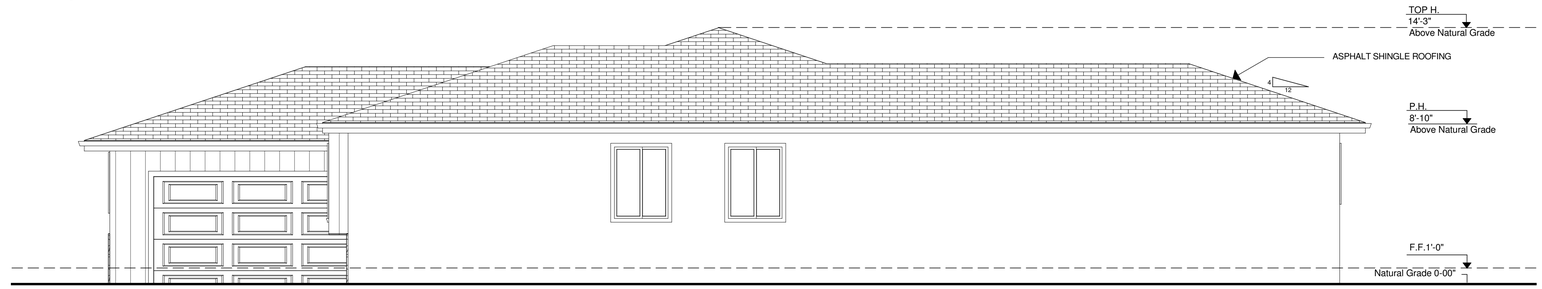

EXISTING LEFT ELEVATION

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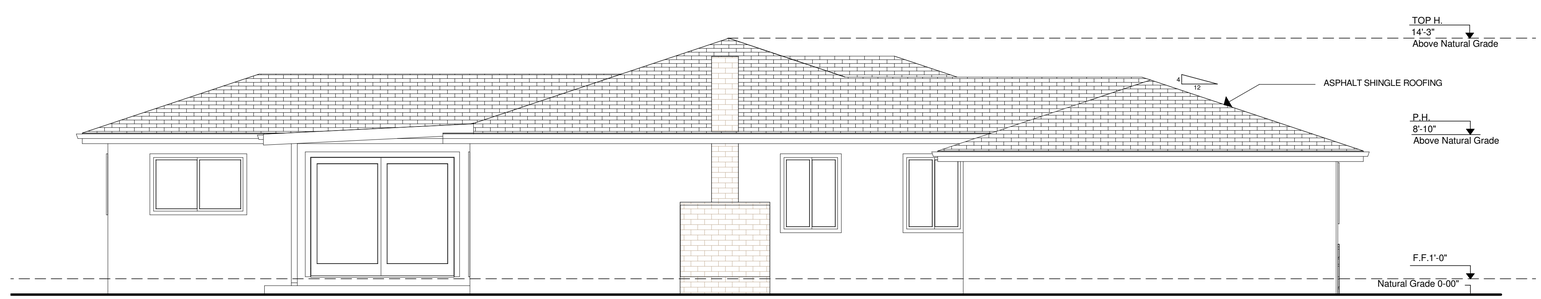

EXISTING RIGHT ELEVATION

1/4" = 1'-0"

REVISION No.

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Parinaz

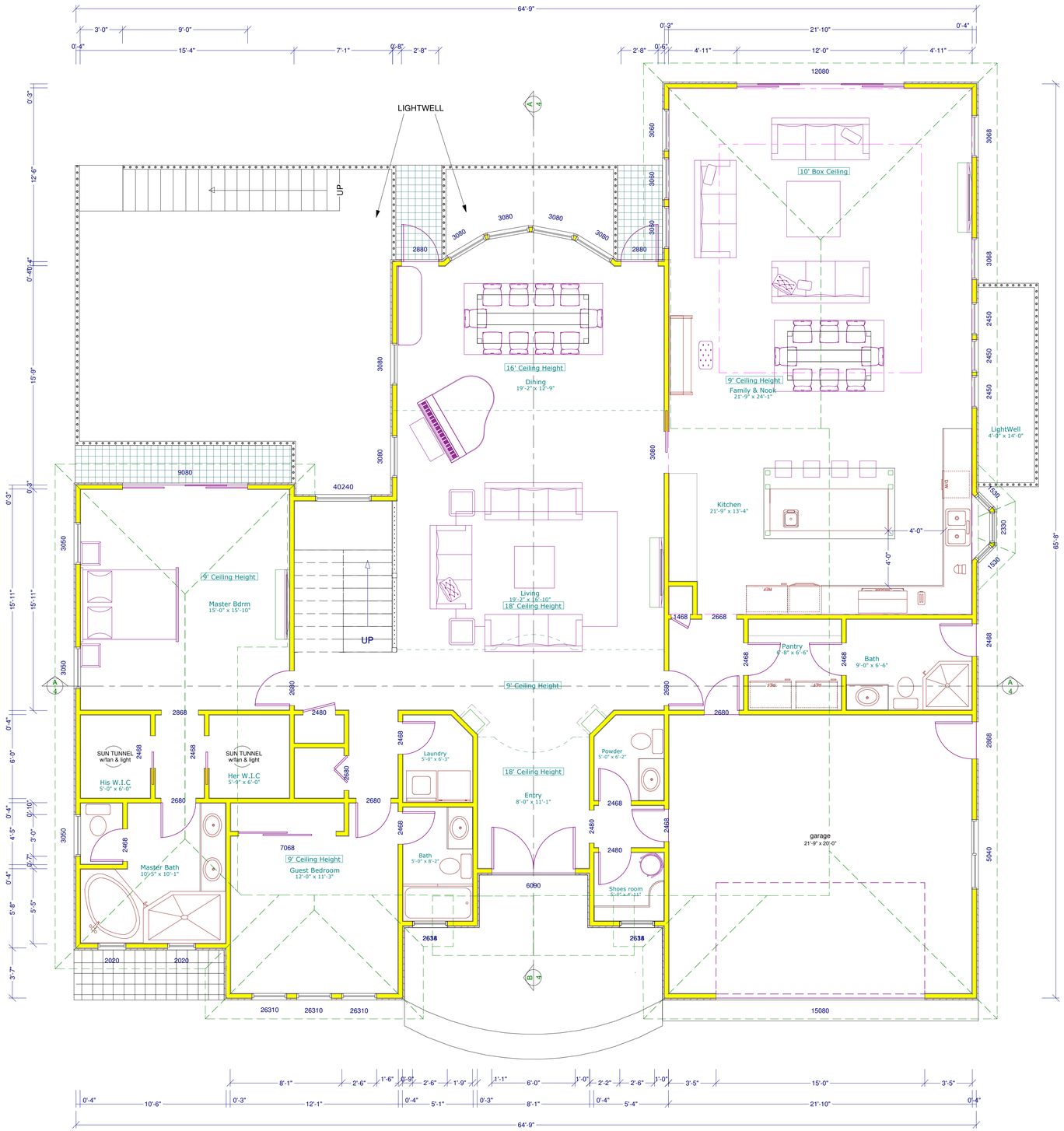
SCALE:
1/4"=1'

DATE ISSUED
9.29.14

PROJECT FILE NAME

PROJECT NUMBER

A1-1



PROPOSED 1ST FLOOR PLAN

N

(N) EXTERIOR WALL
(N) ENTERIOR WALL
DEMO LINE

1 0 1 2 3

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

REVISION No.	

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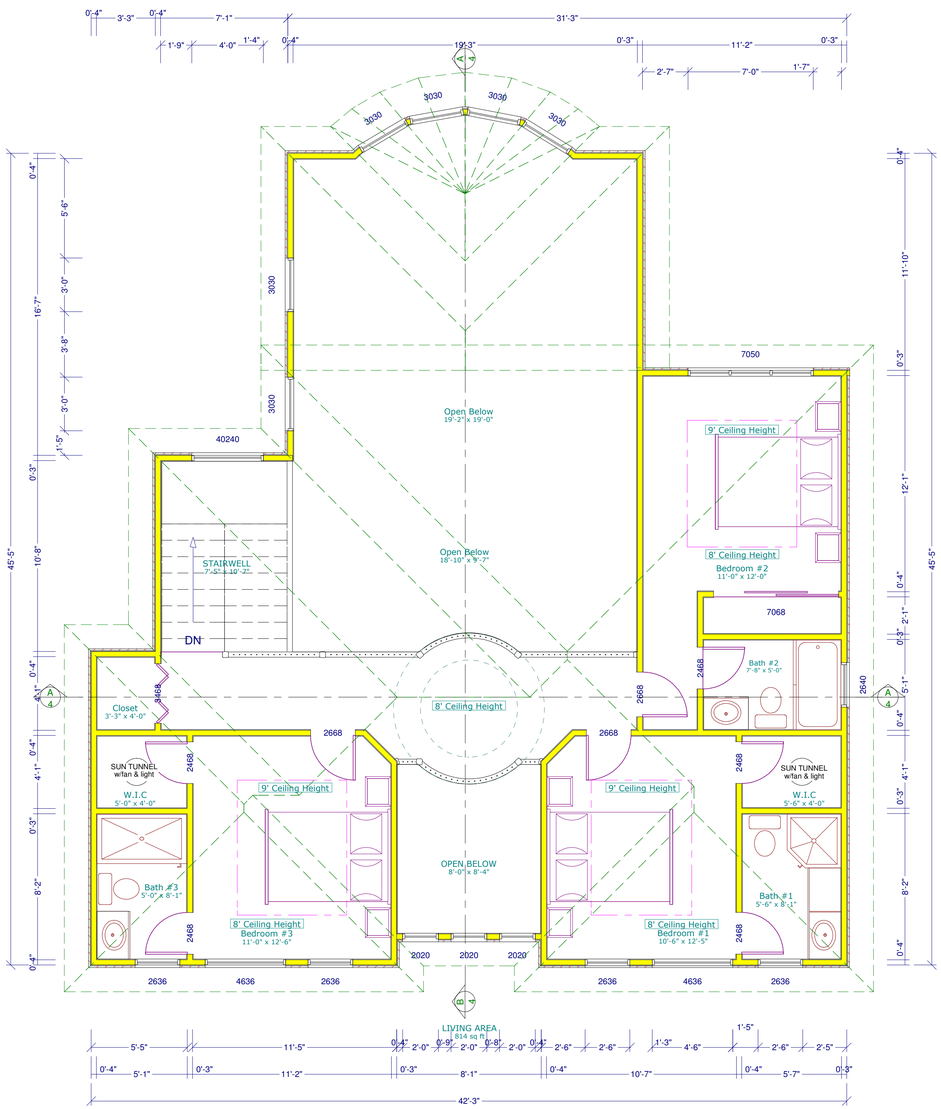
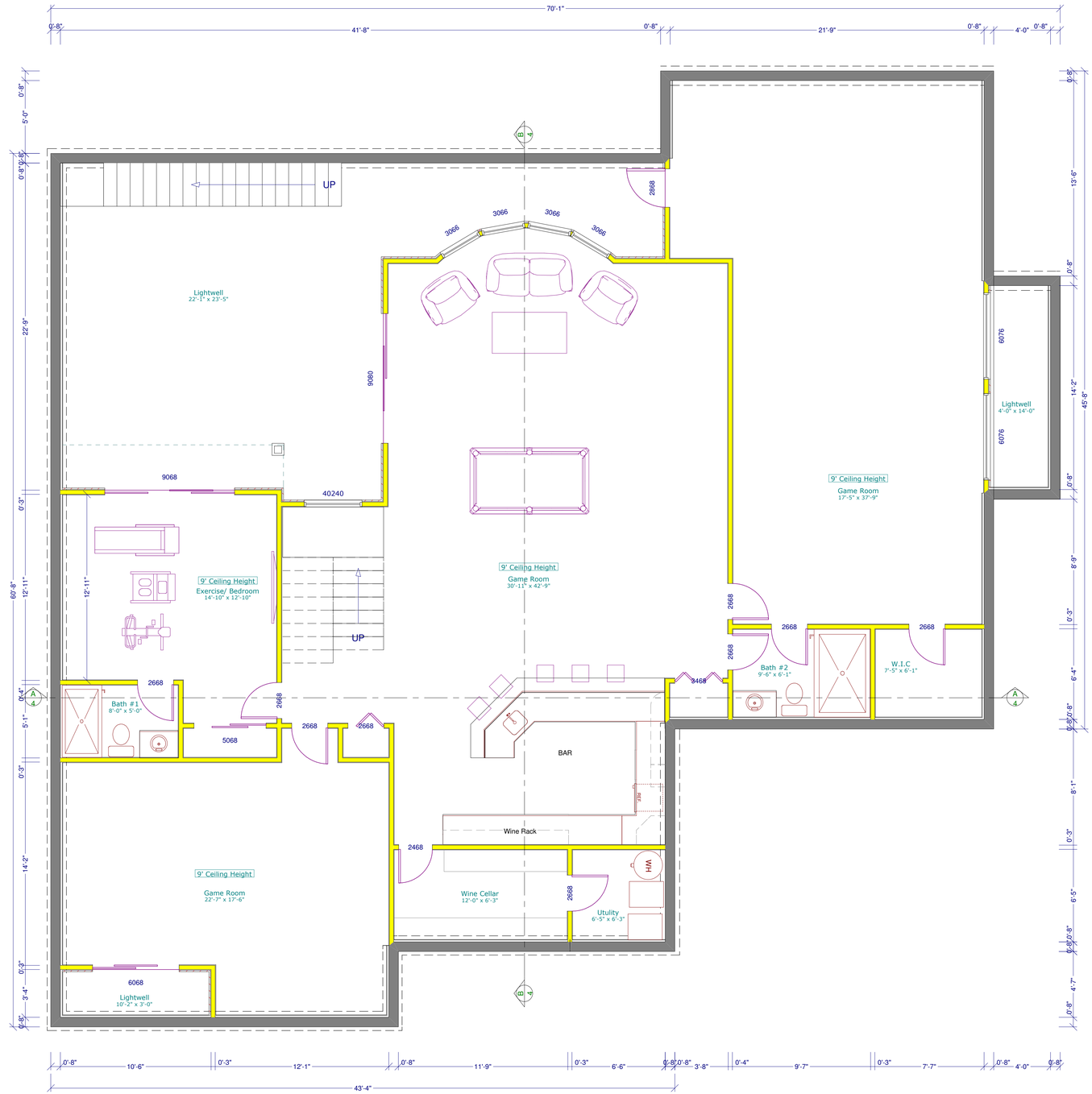


PROPOSED 2ND FLOOR PLAN

(N) EXTERIOR WALL
(N) ENTERIOR WALL
DEMO LINE

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



PROPOSED BASEMENT FLOOR PLAN

(N) EXTERIOR WALL
(N) ENTERIOR WALL
DEMO LINE

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

REVISION No.	

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PROJECT NUMBER

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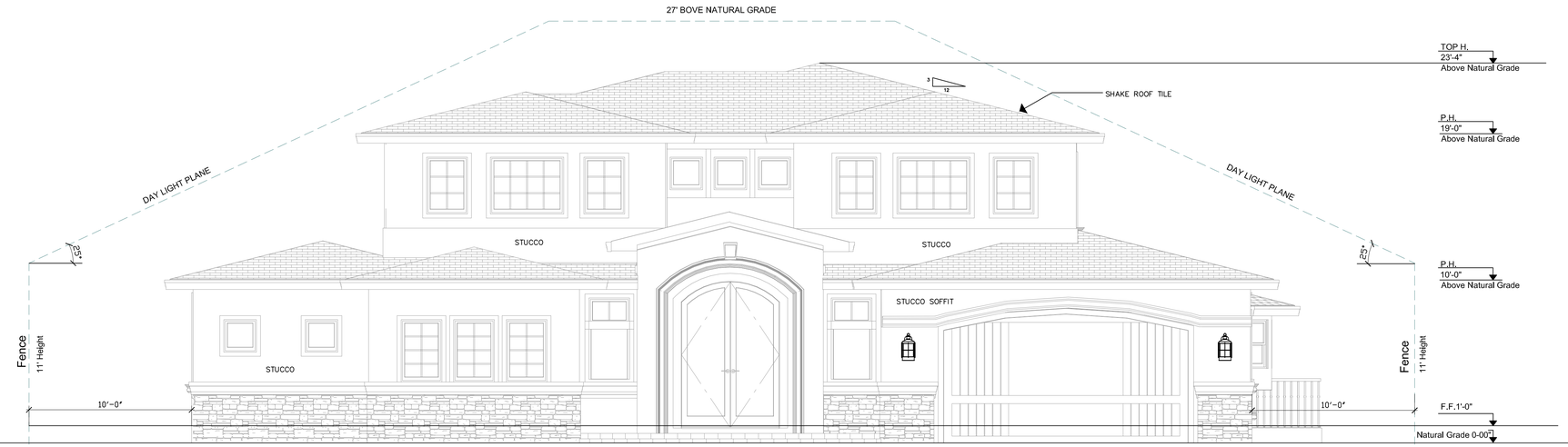
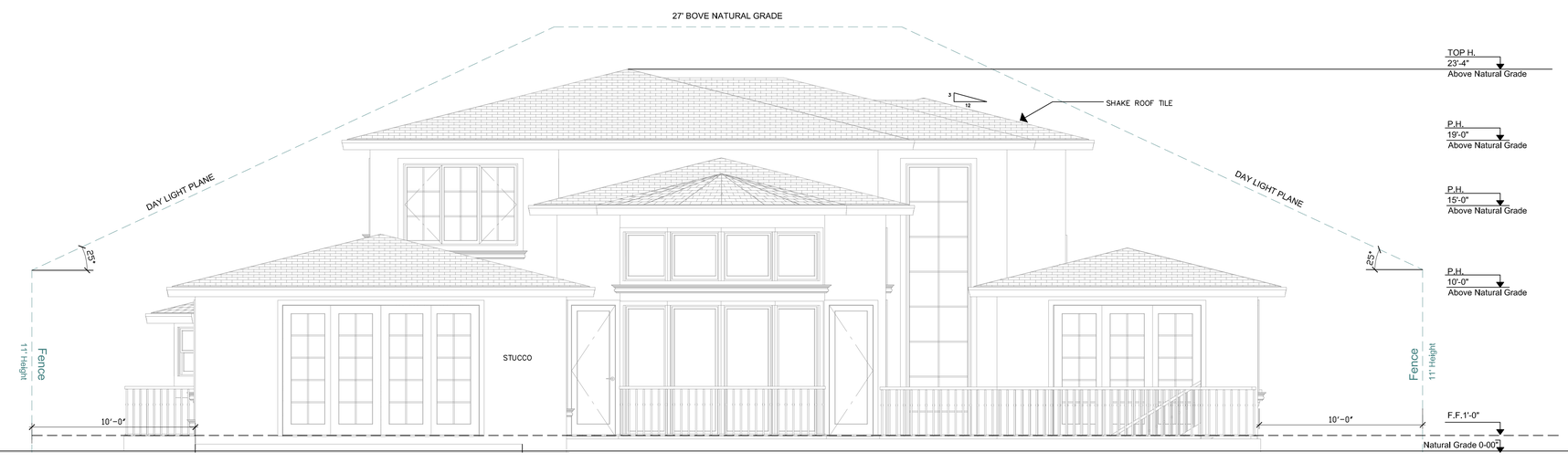


FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

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LEFT ELEVATION

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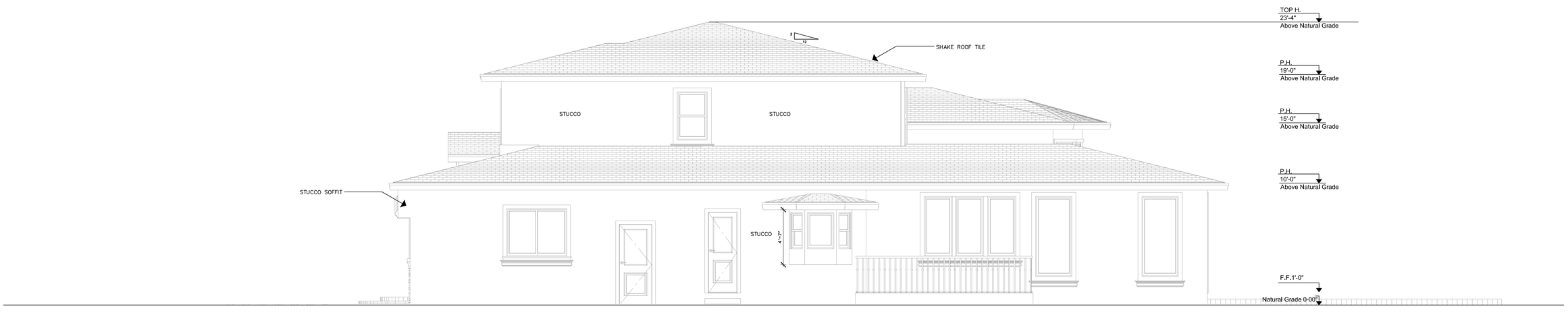

RIGHT ELEVATION

1/4" = 1'-0"

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New Custom Home For Lee Residence

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PROJECT NUMBER:
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A3.1

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SECTION A A

1/4" = 1'-0"

SECTION BB

1/4" = 1'-0"

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Scale: 1"=1/4"
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A4

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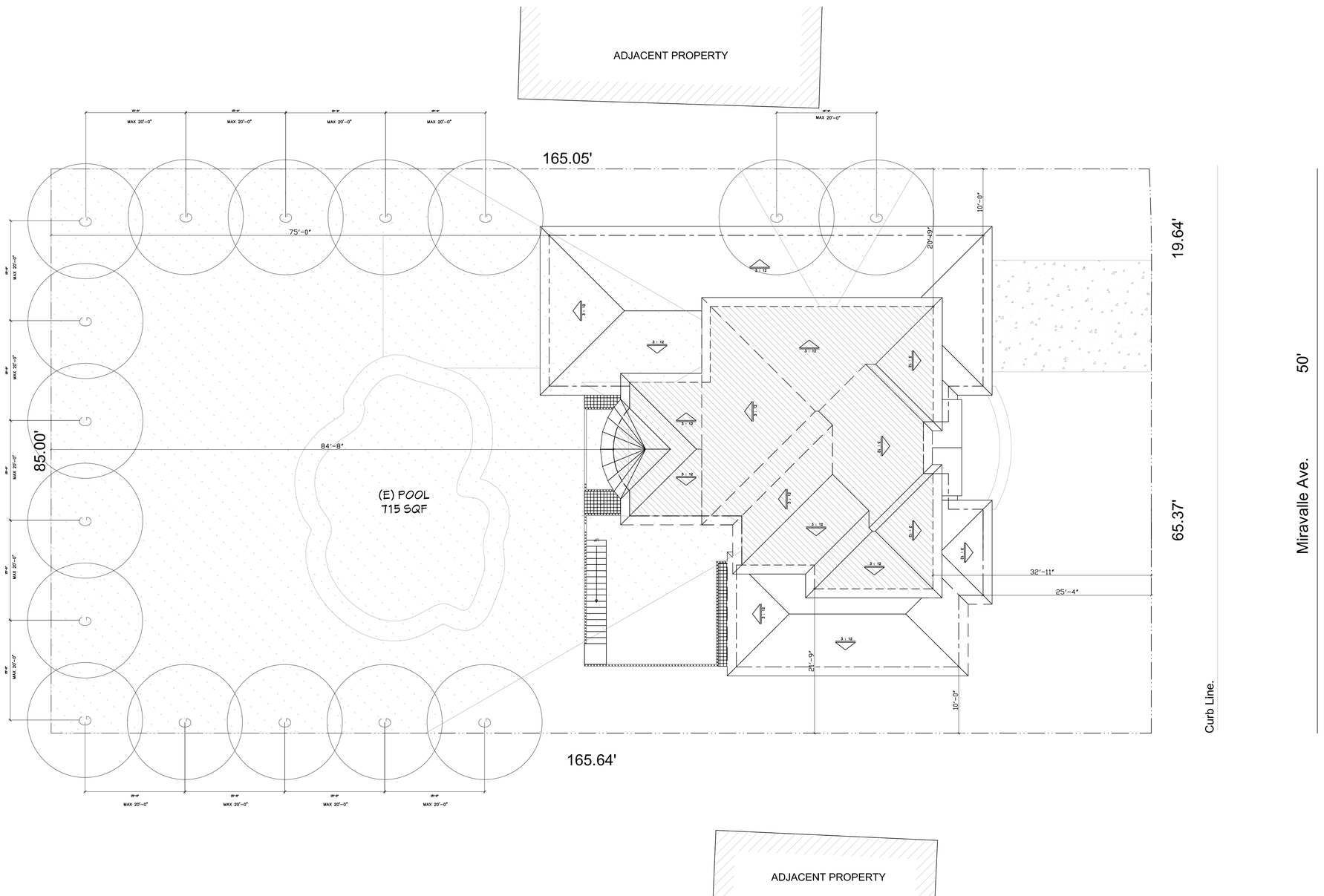

LEGENDS:

- SECOND FLOOR AREA
- DRIVEWAY AREA
- 2nd FLOOR FOOTPRINT
- 1st FLOOR FOOTPRINT

NON DECIDUOUS TREES	HEIGHT	SPREAD	MAX. PLANTING DISTANCE
G. MAGNOLIA GRANDIFLORA - SOUTERN MAGNOLIA	80'	40'	20'

NOTE: THE MINIMUM TREE SIZE SHALL BE 24" BOX MINIMUM AND A MINIMUM OF 8' HEIGHT

NOTE: THE MINIMUM SHRUB SIZE SHALL BE 15 GALLON MINIMUM AND A MINIMUM OF 6' HIGH PLANTED HEIGHT

PRIVACY PROTECTION PLAN

1/8" = 1'-0"

REVISIONS	BY

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California State Contractor's License Number: 507159

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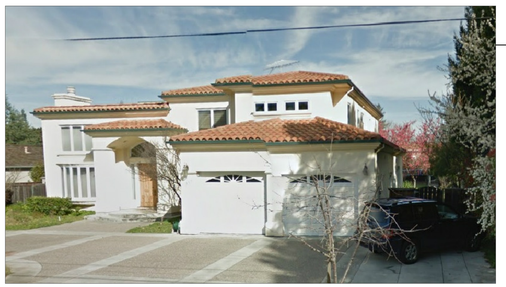

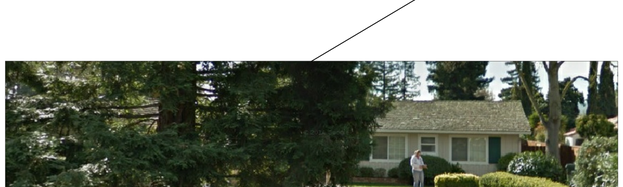

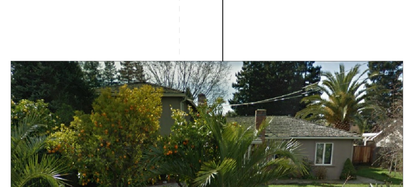

NEIGHBORHOOD SHEET

N/A

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New Custom Home For
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Phone: 408-366-1000 Fax: 408-366-1100
California State Contractor's License Number: 507159

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Scale: 1"=1/4"
ISSUED: 6.3.14
FILENAME: IMG
PROJECT NUMBER: LEE10.01

A6

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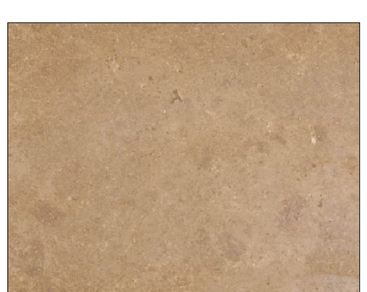
PROPOSED FRONT ELEVATION

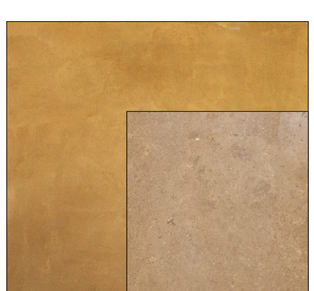
EXTERIOR MATERIAL SCHEDULE

TITLE	TYPE	INFO
ROOF	Shake Roof Tile	Boral Stone Mountain Blend
SIDING	STUCCO Romano	SMOOTH
EXTERIOR TRIM	SQR. EDGE - 4" HT. X 2" DPT.	Pre-Cast DECORAMOULD
GARAGE DOOR	CLOPAY	BROWN COLOR
DOOR	Glass / Iron Door (PS549-1)	ABBY IRON DOORS MANUF.
WINDOWS	MILGARD	IRON WINDOW
RAILING	INTERIOR IRON RAILING	D.R.S Stairs Inc.

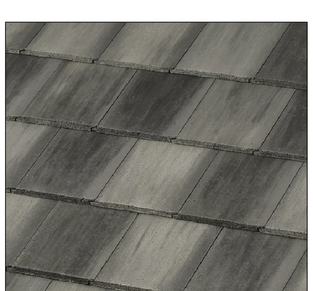
VENEER STONE



TRAVERTINE STONE



STUCCO



SHAKE TILE ROOF

MATERIAL BOARD

N/A

REVISIONS	BY

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New Custom Home For
Lee Residence
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