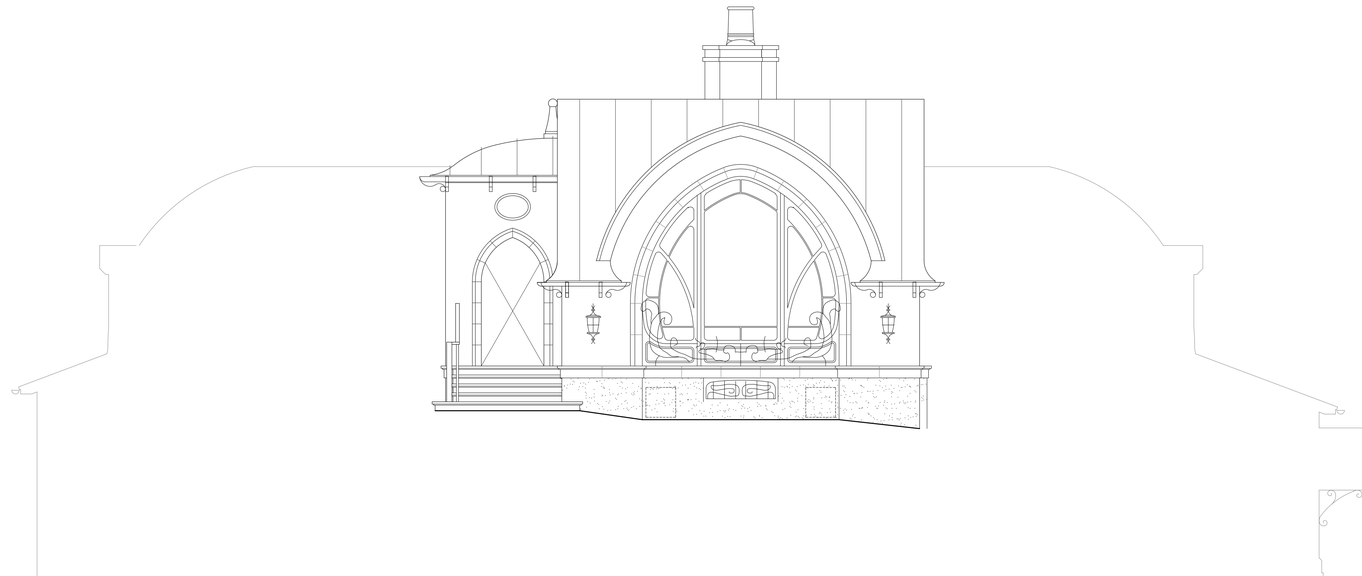
THE PATTERSON RESIDENCE



ABBREVIATIONS

&	And
L	Angle
@	At
℄	Centerline
o	Diameter or Round
#	Pound or Number
(E)	Existing
(N)	New
(R)	Relocated
Acous.	Acoustical
A.D.	Area Drain
Adj.	Adjustable
Aggr.	Aggregate
Al.	Aluminum
Approx.	Approximate
Arch.	Architectural
Asph.	Asphalt
Bd.	Board
Bitum.	Bituminous
Bldg.	Building
Blk.	Block
Blkg.	Blocking
Bm.	Beam
Bot.	Bottom
Cab.	Cabinet
C.B.	Catch Basin
Cem.	Cement
Cer.	Ceramic
C.I.	Cast Iron
C.G.	Corner Guard
Clg.	Ceiling
Clkg.	Calking
Clo.	Closet
Clr.	Clear
C.O.	Cased Opening
Col.	Column
Comp.	Computer
Conc.	Concrete
Conn.	Connection
Constr.	Construction
Cont.	Continuous
Corr.	Corridor
Ctsk.	Countersunk
Cntr.	Counter
Ctr.	Center
Dbl.	Double
Dept.	Department
D.F.	Drinking Fountain
Det.	Detail
Dia.	Diameter
Dim.	Dimension
Disp.	Dispenser
Dn.	Down
D.O.	Door Opening
Dr.	Door
Dwr.	Drawer
Ds.	Downspout
D.S.P.	Dry Standpipe
Dwg.	Drawing
E.	East
Ea.	Each
E.J.	Expansion Joint
El.	Elevation
Elec.	Electrical
Elev.	Elevator
Emer.	Emergency
Encl.	Enclosure
E.P.	Electrical Panelboard
Eq.	Equal
Eqpt.	Equipment
E.W.C.	Electric Water Cooler
Exst.	Existing
Expo.	Exposed
Exp.	Expansion
Ext.	Exterior
F.A.	Fire Alarm
F.B.	Flat Bar
F.D.	Floor Drain
Fdn.	Foundation
F.E.	Fire Extinguisher
F.H.C.	Fire Hose Cabinet
Fin.	Finish
Fl.	Floor
Flash.	Flashing
Fluor.	Fluorescent
F.O.B.	Face of Brick
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.I.C.	Furnished by Owner Installed by Contractor
F.O.S.	Face of Studs
Fprf.	Fireproof
F.S.	Full Size
Ft.	Foot or Feet
Ftg.	Footing
Furr.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gl.	Glass
Gnd.	Ground
Gr.	Grade
Gypbd.	Gypsum Board
H.B.	Hose Bibb
H.C.	Hollow Core
Hdwd.	Hardwood
Hdwe.	Hardware
H.M.	Hollow Metal
Horiz.	Horizontal
Hr.	Hour
Hgt.	Height
I.D.	Inside Diameter (Dim.)
Insul.	Insulation
Int.	Interior
Jan.	Janitor
Jt.	Joint
Kit.	Kitchen
Lab.	Laboratory
Lam.	Laminate
Lav.	Lavatory
Lkr.	Locker
Lt.	Light
Max.	Maximum
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Mh.	Manhole
Min.	Minimum
Mir.	Mirror
Misc.	Miscellaneous
M.O.	Masonry Opening
Mtd.	Mounted
Mul.	Mullion
N.I.C.	Not In Contract
No.	Number
Nom.	Nominal
N.T.S.	Not To Scale
O.A.	Overall
Obs.	Obscure
O.C.	On Center
O.D.	Outside Diameter (Dim.)
o/	Over
Opng.	Opening
Opp.	Opposite
Prest.	Pre-Cast
Pl.	Plate
P.Lam.	Plastic Laminate
Plas.	Plaster
Plywd.	Plywood
Pr.	Pair
Pt.	Point
P.T.D.	Paper Towel Dispenser
P.T.D./R.	Combination Paper Towel Dispenser & Receptacle
Ptn.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
Rad.	Radius
R.D.	Roof Drain
Ref.	Reference
Refr.	Refrigerator
Rgtr.	Register
Reinf.	Reinforced
Req.	Required
Resil.	Resilient
Rm.	Room
R.O.	Rough Opening
Rwd.	Redwood
R.W.L.	Rain Water Leader
S.	South
S.C.	Solid Core
S.C.D.	Seat Cover Dispenser
Sched.	Schedule
S.D.	Soap Dispenser
Sect.	Section
Sh.	Shelf
Shr.	Shower
Sht.	Sheet
Sim.	Similar
SSD	See Structural Drawing
SMD	See Mechanical Drawing
S.N.D.	Sanitary Napkin Dispenser
S.N.R.	Sanitary Napkin Receptacle
SPD	See Plumbing Drawing
Spec.	Specification
Sq.	Square
S.St.	Stainless Steel
S.Sk.	Service Sink
Sta.	Station
Std.	Standard
Stl.	Steel
Stor.	Storage
Strl.	Structural
Susp.	Suspended
Sym.	Symmetrical
Trd.	Tread
T.B.	Towel Bar
T.B.D.	To Be Determined
T.C.	Top of Curb
Tel.	Telephone
T.&G.	Tongue and Groove
Thk.	Thick
T.P.	Top Of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Top of Wall
Typ.	Typical
Unf.	Unfinished
U.O.N.	Unless Otherwise Noted
Ur.	Urinal
Vert.	Vertical
Vest.	Vestibule
V.I.F.	Verify In Field
W/	With
W.C.	Water Closet
Wd.	Wood
W/O	Without
Wp.	Waterproof
Wsct.	Wainscot
Wt.	Weight

SYMBOLS AND MATERIAL INDICATION

- GRID LINE
- DOOR SYMBOL
- WINDOW SYMBOL
- SHUTTER SYMBOL
- ROOM IDENTIFICATION — Garage / 100 — Room Name / Room No.
- REVISION — 'Cloud' around revision
- A502 — Whole sheet revised
- sub floor +6975 — WORK POINT, CONTROL POINT or DATUM POINT
- SECTION/ EXT ELEV — C / A303 — Section Identification / Drawing Number
- DETAIL — X / XXX — Detail Identification / Drawing Number
- INTERIOR ELEVATIONS — 1 / 2 / 3 / 4 / A525 — Elevation Identification [Elevations unfolded clockwise--no elevation if arrow not shown] / Drawing Number
- 78' — NEW CONTOURS
- 74.2' — EXISTING CONTOURS
- CONCRETE MASONRY UNIT
- CONCRETE — Cast in place or Precast
- EARTH
- GLASS
- GYPSUM BOARD
- INSULATION, BATT
- INSULATION, RIGID
- METAL
- MORTAR OR PLASTER
- PLYWOOD
- ROCK FILL
- SAND
- STONE — Includes Marble
- WOOD, FINISH
- WOOD, FRAMING — Through Member
- WOOD, FRAMING — Interrupted Member

DRAWING INDEX

Architectural:

A000	Title Sheet
A001	Neighborhood Context Map
A100	Graphic Calculations
A101	Proposed Site Plan & Landscape Plan
A102	Proposed Landscape Calculations & Tree Protection Plan
A200	Proposed Basement Plan
A201	Proposed Lower Level Floor Plan
A202	Proposed Street Level Floor Plan
A203	Proposed Roof Plan
A300	Proposed Main House Building Elevations
A301	Proposed Main House Building Elevations
A302	Proposed Main House Building Elevations
A303	Proposed Outbuildings Elevations
A304	Proposed Sections
A305	Light Planes A, B, C, D

Site Survey

Civil:
DRC Design Review Commission Plan

PROJECT DIRECTORY

Owner:
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Lee Ann Patterson
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Los Altos, CA 94022-3520
Tel: (650) 949-1419
Email: hugopatterson@gmail.com

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Planning Department
Los Altos City Hall
1 North San Antonio Road
Los Altos, CA 94022
Building: (650) 947-2752
Planning: (650) 947-2750
Contact: Sierra Davis

General Contractor
To be chosen

Tel:
Fax:
Contact:
Email:

Structural:
Scott Johnson
North Coast Engineering
For billing and documents:
PO BOX 404A
San Carlos, CA 94070
Redwood City, CA 94062
Office: 650- 591-1507
Fax: 650-216-9528

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Soil Engineer:
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PG Soils, Inc.
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Contact:
Email:

Landscape Architect:
To be chosen

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Fax:
Contact:
Email:

Survey:
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Tel: 510-579-6112
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nathan@krantzconsultants.com
www.krantzconsultants.com

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Contact: Cory Burgess
Cell: (510) 364-0657
Email: cory@customacoustix.com

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Monarch Consulting Arborists
P.O. Box 1010
Felton, CA 95018
Contact: Richard Gessner
Cell: (831) 331-8982
Email: rick@monarcharborist.com

PROJECT SUMMARY TABLES — Zoning Compliance

	EXISTING	PROPOSED	ALLOWED/REQUIRED
Lot Coverage	3,262.7 SF 12.4 %	3,706 SF 14 %	7,853 SF 30 %
Floor Area with Garage	Lower Level 1,319 SF Street Level 2,705.7 SF Total: 4,024.7 SF 15.4 %	Lower Level 3,172 SF Street Level 2,189 SF Total: 5,361 SF 20.5 %	3850 + 10%(site-11,000) 3850 + 10%(26,178-11,000) Allowed Floor Area: 5,368 SF 20.5 %
Habitable Area Lower Level without Garage Street Level Basement	859 SF 2705.7 SF — Total: 3,564.7 SF	2,483 SF 2,189 SF 1,755 SF Total: 6,427 SF	
Non-Habitable Area Garage	460 SF Total: 460 SF	689 SF Total: 689 SF	
Proposed Setbacks	Front 26'-11" Rear 156'-7" Right (1st/2nd) 25'-5" Left (1st/2nd) 21'-1"/21'-1"	Front 25'-1" Rear 145'-3" Right (1st/2nd) 12'-0"/19'-0" Left (1st/2nd) 11'-1"/17'-8"	Front 25 feet Rear 25 feet Right (1st/2nd) 10 ft./17.5 ft Left (1st/2nd) 10 ft./17.5 ft
Proposed Height	27 FT	27 FT	27 FT
Net Lot Area			26,178 SF
Front Yard Hardscape Area		1,213 SF 48 %	
Landscaping Breakdown Total Hardscape Existing Softscape New Softscape		9,409 SF 14,266 SF 2,503 SF Total: 26,178 SF	

PROJECT NOTES

1. All ideas, arrangements and plans indicated or represented by these Drawings are owned by, and the property of John Malick and Associates. The Architect created, evolved and developed these Documents for the sole use concerning this specified Project. None of such ideas, design, arrangements and plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of John Malick and Associates.

2. Project shall comply with the 2013 California Residential, Building, Fire, Plumbing, Mechanical, Electrical and Energy Codes. The following publications are hereby adopted by reference and incorporated in this article, except as expressly amended or superseded by the provisions of this article. The 2013 Triennial Edition of Title 24, California Code of Regulations (CCR) consisting of the following parts:
Part 2 – California Building Code, Part 2.5 – California Residential Building Code, Part 3 – California Electrical Code, Part 4 – California Mechanical Code, Part 5 – California Plumbing Code, Part 6 – California Energy Code, Part 8 – California Historical Building Code, Part 9 – California Fire Code, Part 10 – California Existing Building Code, Part 11 – California Green Building Standards Code (CALGreen Code), Part 12 – Reference Standards Code. (Ord. 5629-B § 3, 2010)All work and construction shall comply with all regulations and safety requirements.

3. The Contractor shall inform the Architect in writing of any discrepancies or omissions noted in the documents. He shall additionally inform the Architect of any variations needed in order to conform to codes, rules and regulations.

4. Typical details and notes on these Documents shall apply unless we specifically show or note that otherwise. Details not fully shown or noted shall be similar to details shown for similar conditions.

5. It shall be the Contractor's sole responsibility to design and provide adequate shoring and bracing, etc., as required for the protection of life and property during the construction of this structure.

6. All demolition required not necessarily shown on the Drawings. The Contractor shall verify in the field and be responsible for all demolition work necessary to complete the Project.

7. All work performed by the Contractor shall conform to California State Titles 19 and 24, the 2010 California Building Code and latest editions of the Uniform Housing, Mechanical and Electrical Codes.

8. All dimensions shall be as indicated on the Drawings or as clarified by the Architect:
   A. Dimensions shall not be determined by scaling the Drawings.
   B. Dimensions shown are to face of studs, centerline of columns, or centerline of windows, doors or other openings, and where noted, clear finish dimensions critical for equipment, casework or other requirements, U.O.N.
   C. Doors installed adjacent to perpendicular walls shall be located 4-1/2" (3-stud widths) from face of flanking wall studs.
   D. The Contractor shall verify all dimensions before preparing shop drawings, fabrication or construction.

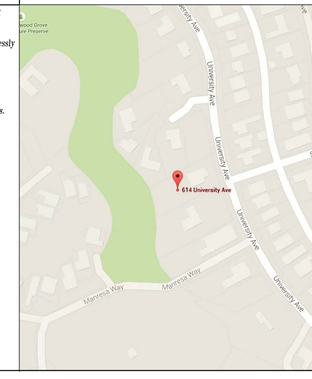
9. The Contractor shall take all necessary precautions in protecting areas adjacent to new construction from noise, debris and dust throughout the performance of the Agreement.

10. The Contractor shall submit for approval by the Architect all shop drawings, samples, mock-ups, color boards, etc. by the procedures defined and as required by the project manual.

11. Provide automatic fire sprinkler system per local fire district & county bldg regulations.

12. Submit completed Debris Pre-Constructions pal to Green Point Rater prior to start of construction, Submit completed Debris Post-Construction plan at end of construction.

PROJECT VICINITY MAP



GENERAL PROJECT NOTES

614 University Avenue
Los Altos, CA 94022
Santa Clara County

Zoning: RI-10
APN: 175-14-005
Lot Size: 26,178 SF

Scope of Work:
Demolition of an existing single family, two story residence and construction of a new single family, two story residence and gazebo.

JOHN MALICK & ASSOCIATES

Architecture · Planning

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Emeryville, California 94608
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LICENSED ARCHITECT
JOHN D. MALICK
NO. C 15229
Exp. 04/30/17
STATE OF CALIFORNIA

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Revisions	Date
Reissued for Planning Permit	12/08/2015
Reissued for Planning Permit	10/1/2015
Issued for Planning Permit	08/11/2015

Patterson Residence
614 University Avenue
Los Altos, CA

Drawing Title
Cover Sheet

Scale N/A
Drawn By
Job Number A523.1
Drawing Number
A000

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&
ASSOCIATES

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Drawing Title

Neighborhood Context Map

Scale 1"= 40'

Drawn By

Job Number 523.1

Drawing Number

A001

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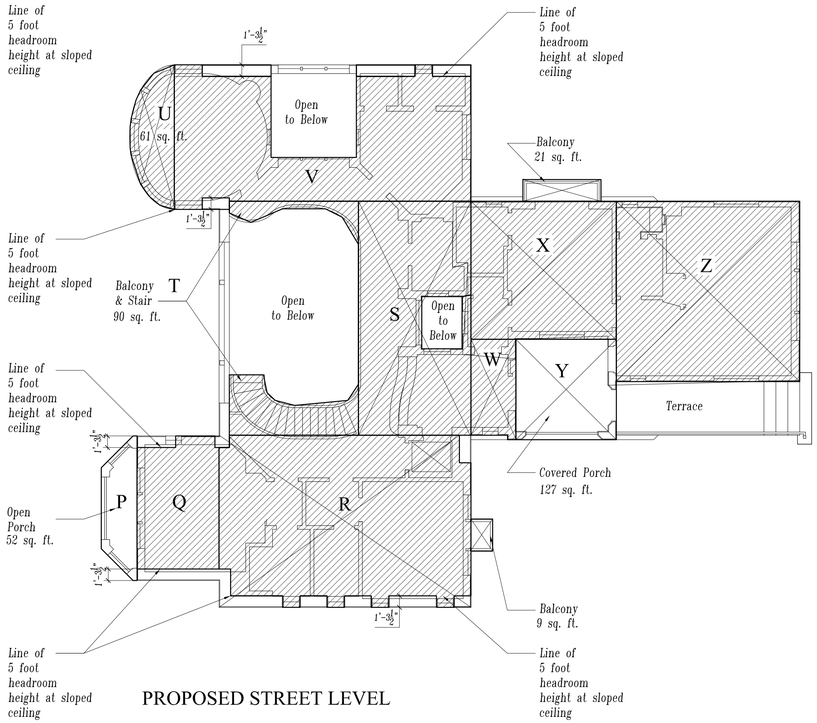
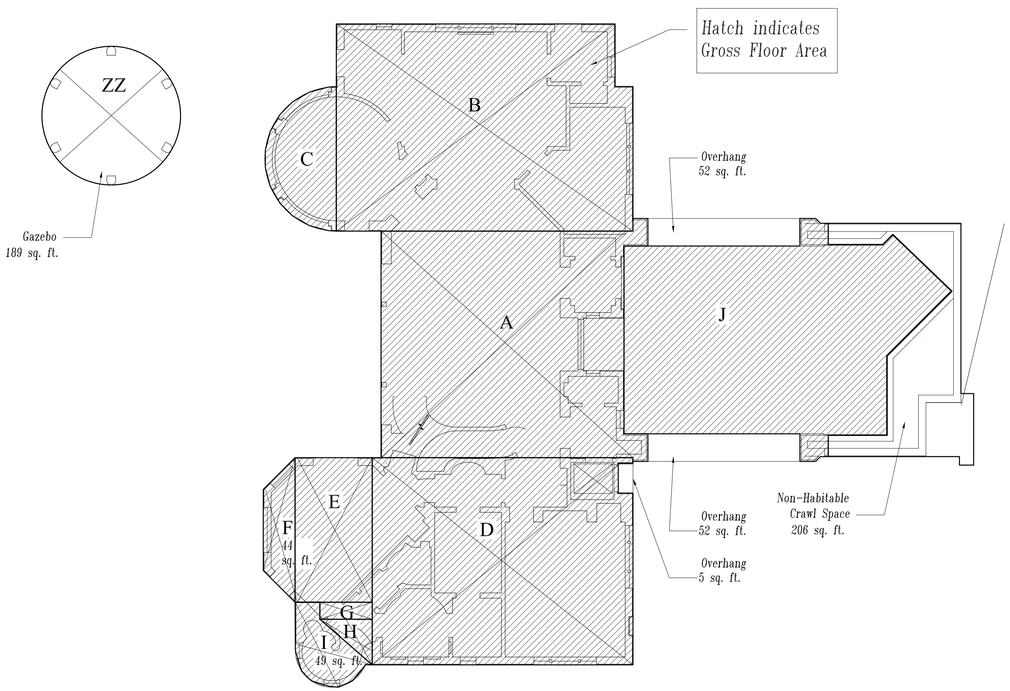


PROPOSED STREET LEVEL



PROPOSED LOWER LEVEL

MAIN HOUSE FLOOR AREA & COVERAGE CALCULATONS

Section	Dimensions	Area
A	28'-2" x 25'-4" sq. ft.	702 sq. ft.
B	28'-2" x 19'-3" sq. ft.	754 sq. ft.
C	8'-0" x 16'-2" sq. ft.	100 sq. ft.
D	29'-1" x 23'-2" sq. ft.	670 sq. ft.
E	8'-7" x 16'-2" sq. ft.	139 sq. ft.
F	3'-6" x 16'-2" sq. ft.	44 sq. ft.
G	5'-10" x 1'-10" sq. ft.	11 sq. ft.
H	5'-10" x 5'-2" sq. ft.	14 sq. ft.
I	Varies	49 sq. ft.
J	30'-1" x 21'-0" sq. ft.	689 sq. ft.

Lower Level Subtotal = 3,172 sq. ft.

Q	9'-2" x 13'-7" sq. ft.	130 sq. ft.
R	28'-2" x 18'-0" sq. ft.	505 sq. ft.
S	12'-7" x 26'-2" sq. ft.	303 sq. ft.
T	Varies	90 sq. ft.
U	5'-0" x 16'-1" sq. ft.	61 sq. ft.
V	33'-1" x 15'-3" sq. ft.	383 sq. ft.
W	5'-0" x 10'-9" sq. ft.	54 sq. ft.
X	16'-3" x 15'-5" sq. ft.	250 sq. ft.
Y	See Non-Habitable	
Z	20'-6" x 20'-2" sq. ft.	413 sq. ft.

Street Level Subtotal = 2,189 sq. ft.

TOTAL FLOOR AREA = 5,361 sq. ft.

Lower Level Subtotal = 3172 sq. ft.
Overhang Subtotal = 109 sq. ft.
Gazebo Subtotal = 189 sq. ft.
Balconies Subtotal = 30 sq. ft.
Crawl Space Subtotal = 206 sq. ft.

TOTAL LOT COVERAGE = 3,712 sq. ft.

NON-HABITABLE CALCULATONS

Garage 689 sq. ft.

NON-HABITABLE AREA = 689 sq. ft.

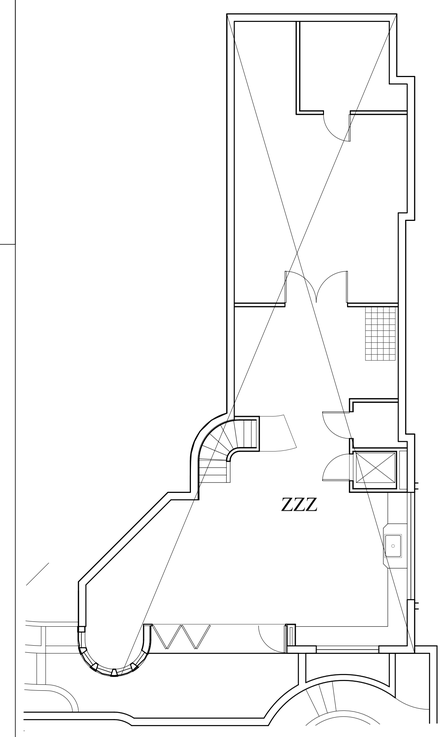
HABITABLE CALCULATONS

Lower Level 2483 sq. ft.
Street Level 2189 sq. ft.
Basement Level 1755 sq. ft.

HABITABLE AREA = 6,427 sq. ft.

BASEMENT FLOOR AREA & COVERAGE CALCULATONS

Section	Dimensions	Area
ZZZ	Varies	1755 sq. ft.



PROPOSED BASEMENT LEVEL

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Los Altos, CA

Drawing Title: Graphic Calculations
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Drawn By
Job Number: 523.1
Drawing Number: A100

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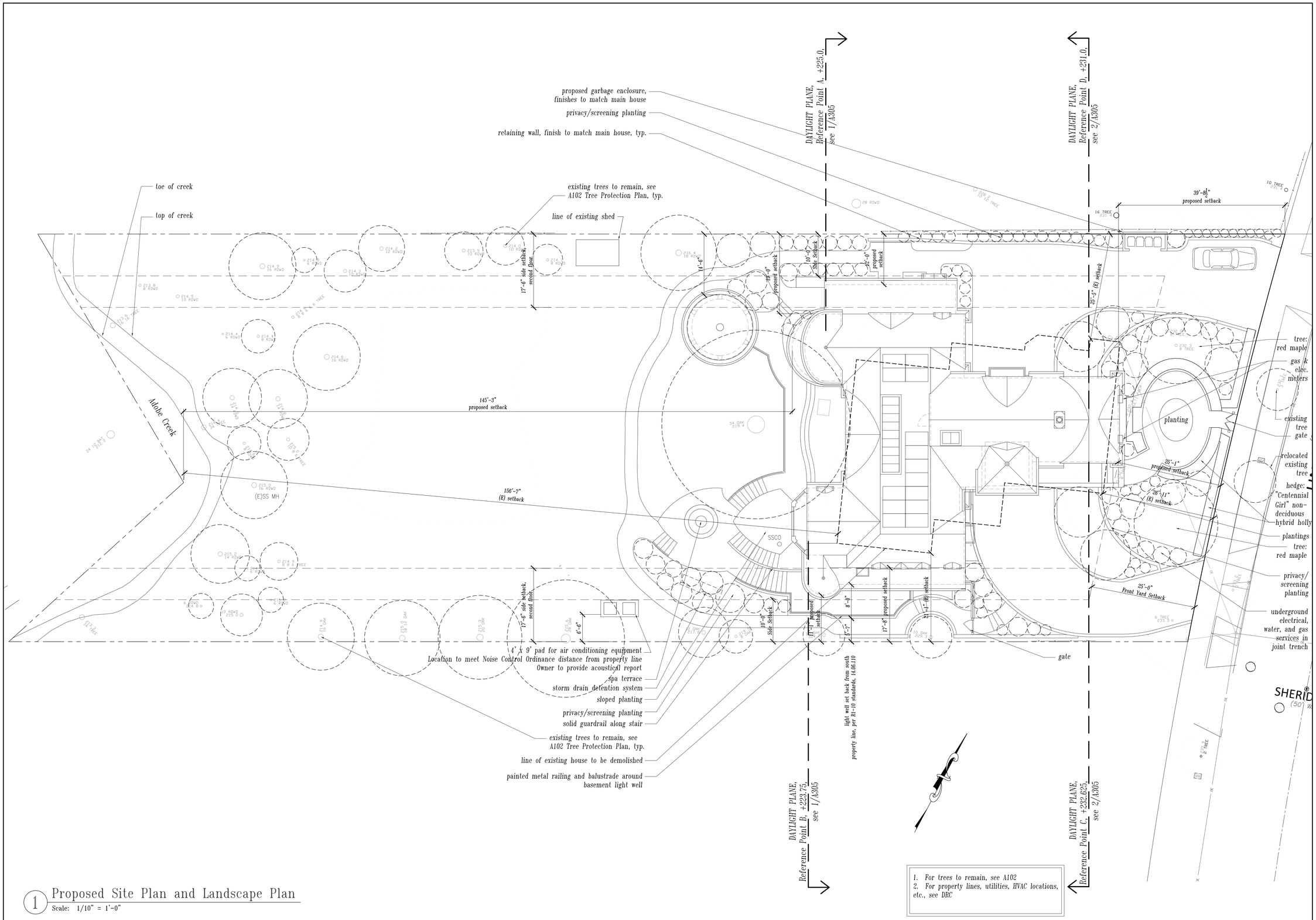

1 Proposed Site Plan and Landscape Plan

Scale: 1/10" = 1'-0"

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Patterson Residence

614 University Avenue
Los Altos, CA

Drawing Title: Proposed Site Plan & Landscape Plan

Scale: 1/10"=1'-0"

Drawn By:

Job Number: 523.1

Drawing Number: A101

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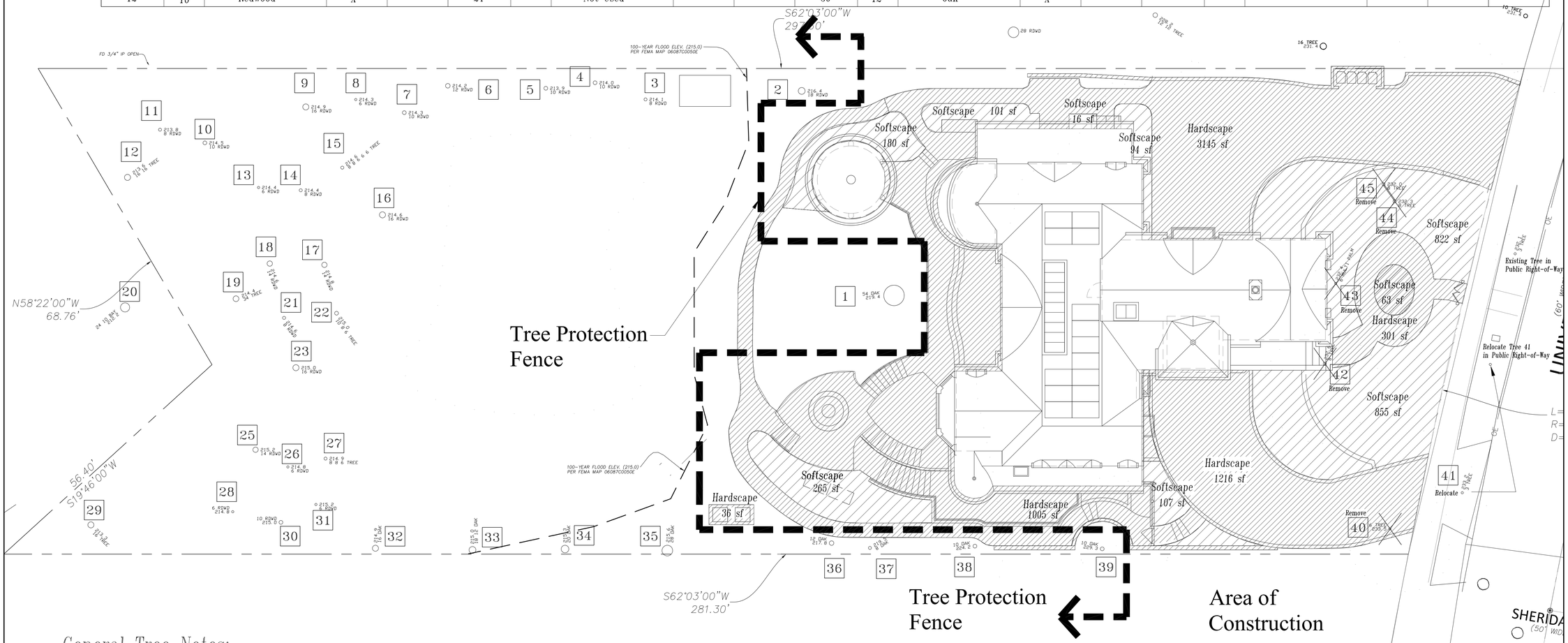
Tree Schedule

Tree No.	Size	Species	Remain	Remove	Tree No.	Size	Species	Remain	Remove	Tree No.	Size	Species	Remain	Remove	Tree No.	Size	Species	Remain	Remove	Relocate
01	54"	Oak	X		13	6"	Redwood	X		25	14"	Redwood	X		37	8"	Oak	X		
02	18"	Redwood	X		14	8"	Redwood	X		26	6"	Redwood	X		38	10"	Oak	X		
03	8"	Redwood	X		15	8"	Tree	X		27	8"	Tree	X		39	10"	Oak	X		
04	10"	Redwood	X		16	16"	Redwood	X		28	6"	Redwood	X		40	6"	Tree		X	
05	10"	Redwood	X		17	14"	Redwood	X		29	16"	Tree	X		41	3"	Tree			X
06	12"	Redwood	X		18	14"	Redwood	X		30	10"	Redwood	X		42	8"	Tree		X	
07	10"	Redwood	X		19	34"	Tree	X		31	6"	Redwood	X		43	6"	Multi-Palm		X	
08	6"	Redwood	X		20	24"	Bay	X		32	16"	Oak	X		44	8"	Tree		X	
09	16"	Redwood	X		21	8"	Redwood	X		33	18"	Oak	X		45	8"	Tree		X	
10	10"	Redwood	X		22	10"	Tree	X		34	20"	Oak	X							
11	8"	Redwood	X		23	16"	Redwood	X		35	28"	Oak	X							
12	16"	Redwood	X		24		Not Used			36	12"	Oak	X							



General Tree Notes:

1. It is unlawful for any person to damage or harm a HERITAGE TREE by any means whatsoever, including, without limitation, vehicles, machinery, or building supplies or materials (including fluids) during any construction or revovation of structures on the parcel.
2. All heritage trees are shown on site survey, by Wade Hammond.
3. Contractor to follow the report by Richard Gessner of Monarch Consulting Arborists, dated 8-29-2014. The report recommends post and pier construction around the base of the 54" oak tree to limit encroachment in the root zone. All contruction near the base of the 54" oak to be evaluated by qualified arborist.

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Patterson Residence
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Los Altos, CA

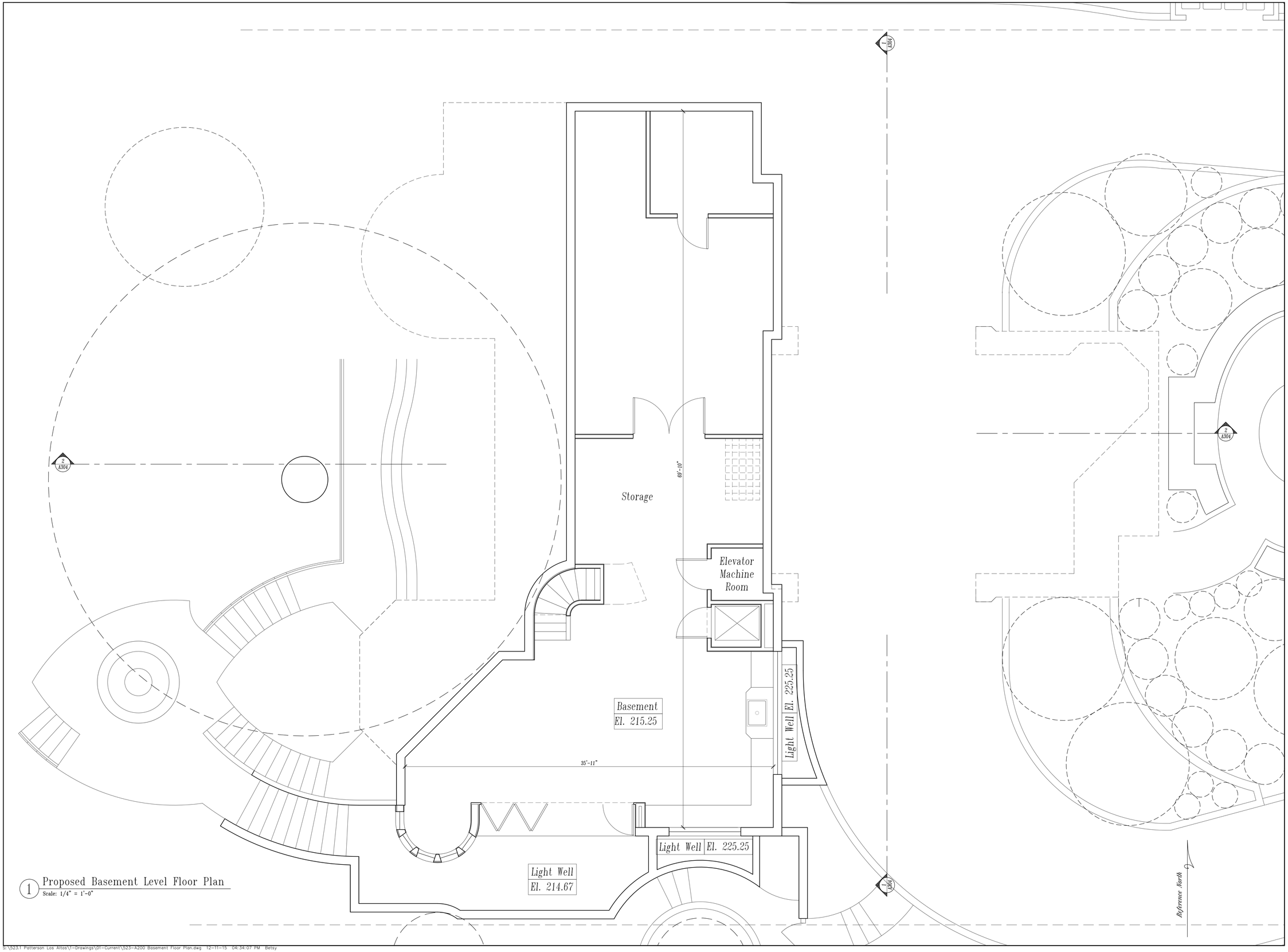
Drawing Title: Proposed Landscape & Tree Protection Plan

Scale: 1' = 10'-0"

Drawn By

Job Number: 523.1

Drawing Number: A102



1 Proposed Basement Level Floor Plan
Scale: 1/4" = 1'-0"

JOHN MALICK & ASSOCIATES

Architecture · Planning

1195 Park Ave., Suite 102
Emeryville, California 94608
Tel: 510.595.8042 Fax: 510.595.8365

LICENSED ARCHITECT
JOHN D. MALICK
NO. C 15229
Exp. 04/30/17
STATE OF CALIFORNIA

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Revisions	Date
Reissued for Planning Permit	12/08/2015

Patterson Residence

614 University Avenue
Los Altos, CA

Drawing Title

Proposed Basement Level Plan

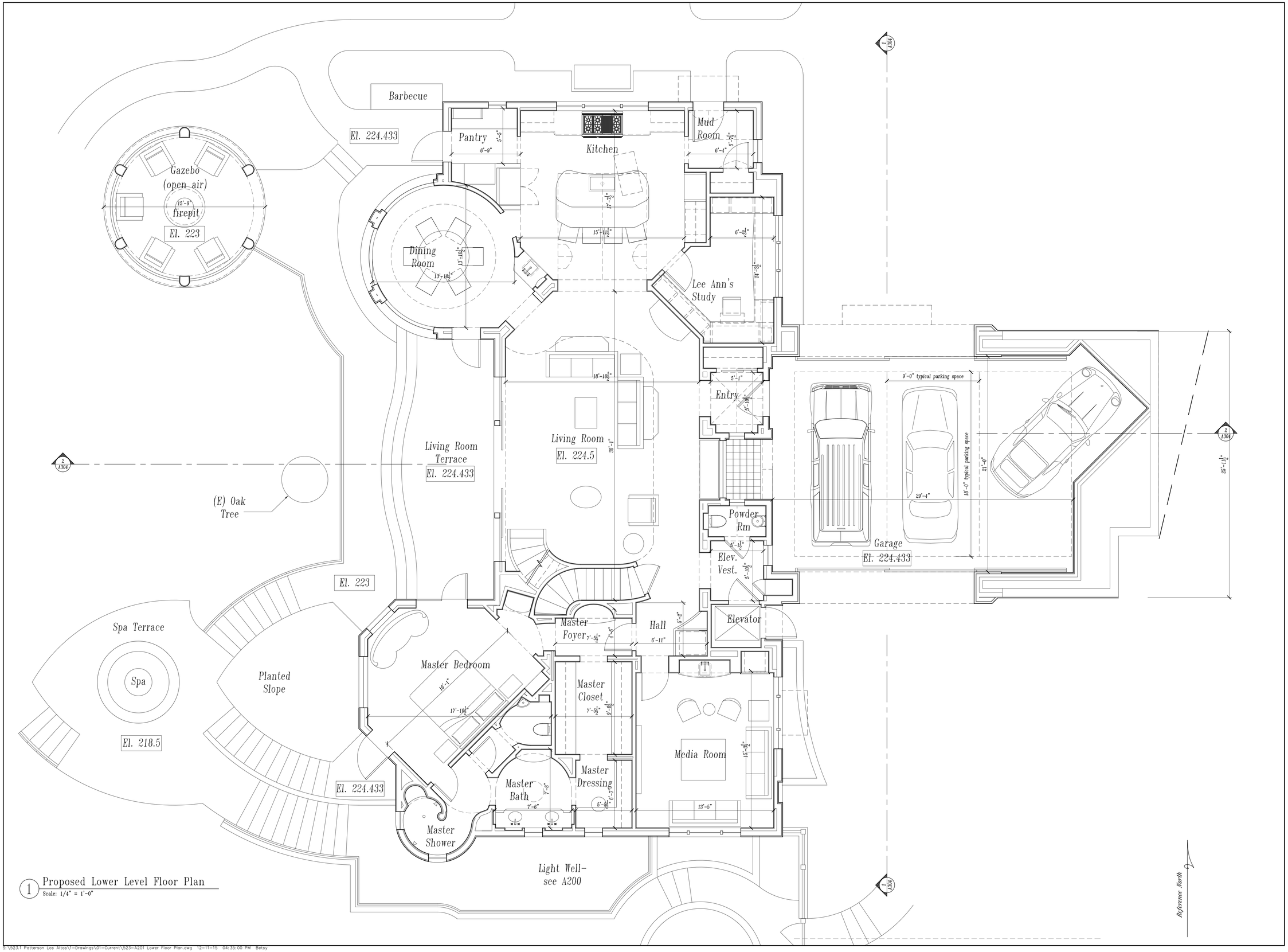
Scale 1/4"= 1'-0"

Drawn By

Job Number 523.1

Drawing Number

A200



1 Proposed Lower Level Floor Plan
Scale: 1/4" = 1'-0"

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Reissued for Planning Permit	10/1/2015
Issued for Planning Permit	08/11/2015

Patterson Residence

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Los Altos, CA

Drawing Title
Proposed Lower Level Plan

Scale 1/4"= 1'-0"

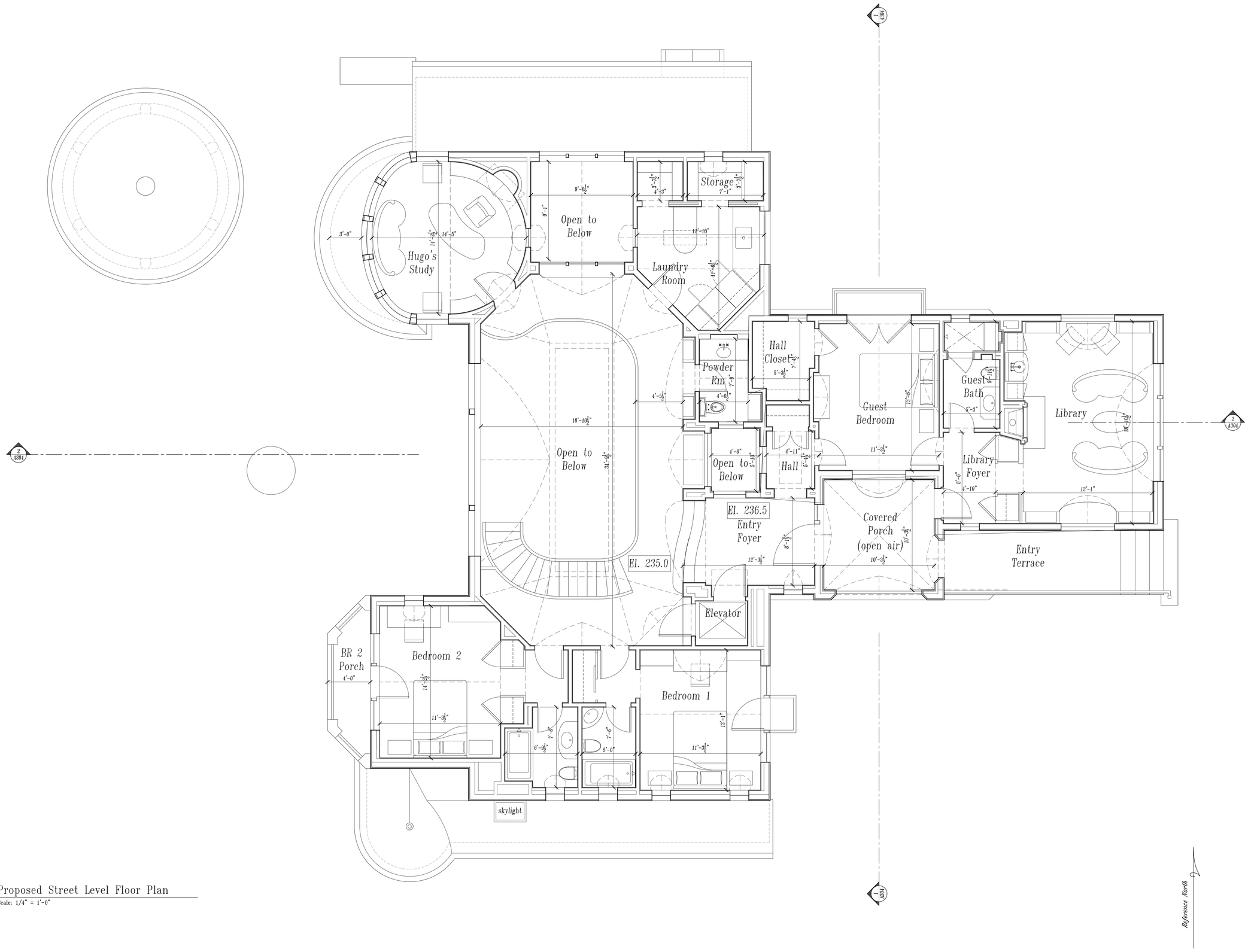
Drawn By

Job Number A523.1

Drawing Number

A201

S:\523.1 Patterson Los Altos\1-Drawings\01-Current\523-A201 Lower Floor Plan.dwg 12-11-15 04:35:00 PM Betsy



1 Proposed Street Level Floor Plan
Scale: 1/4" = 1'-0"

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Issued for Planning Permit	08/11/2015

Patterson Residence

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Los Altos, CA

Drawing Title
Proposed Street Level Floor Plan

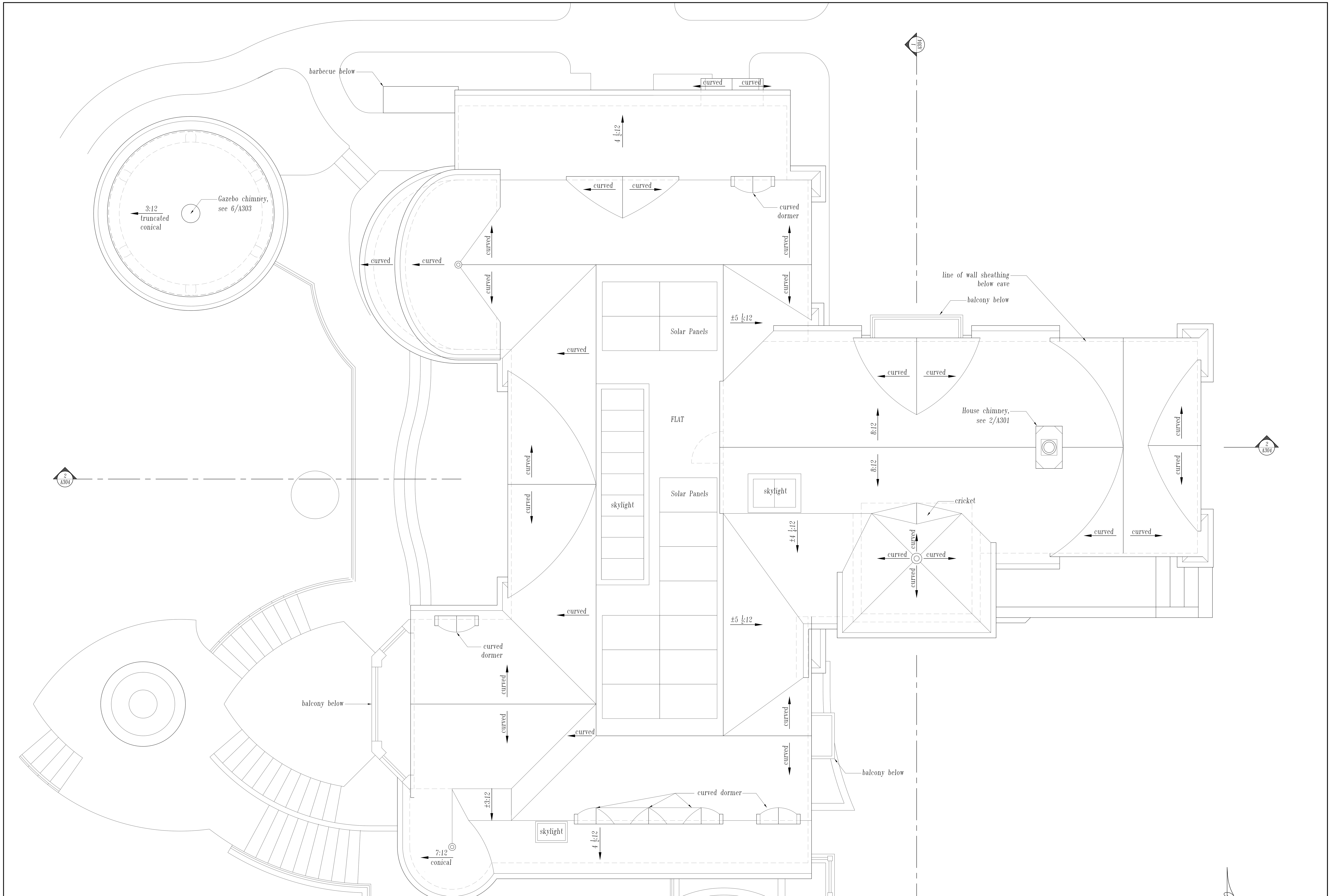
Scale 1/4"=1'-0"

Drawn By

Job Number A523.1

Drawing Number

A202



1 Proposed Roof Plan
Scale: 1/4" = 1'-0"

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&
ASSOCIATES

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Reissued for Planning Permit	10/1/2015
Issued for Planning Permit	08/11/2015

Patterson Residence

614 University Avenue
Los Altos, CA

Drawing Title
Proposed
Roof Plan

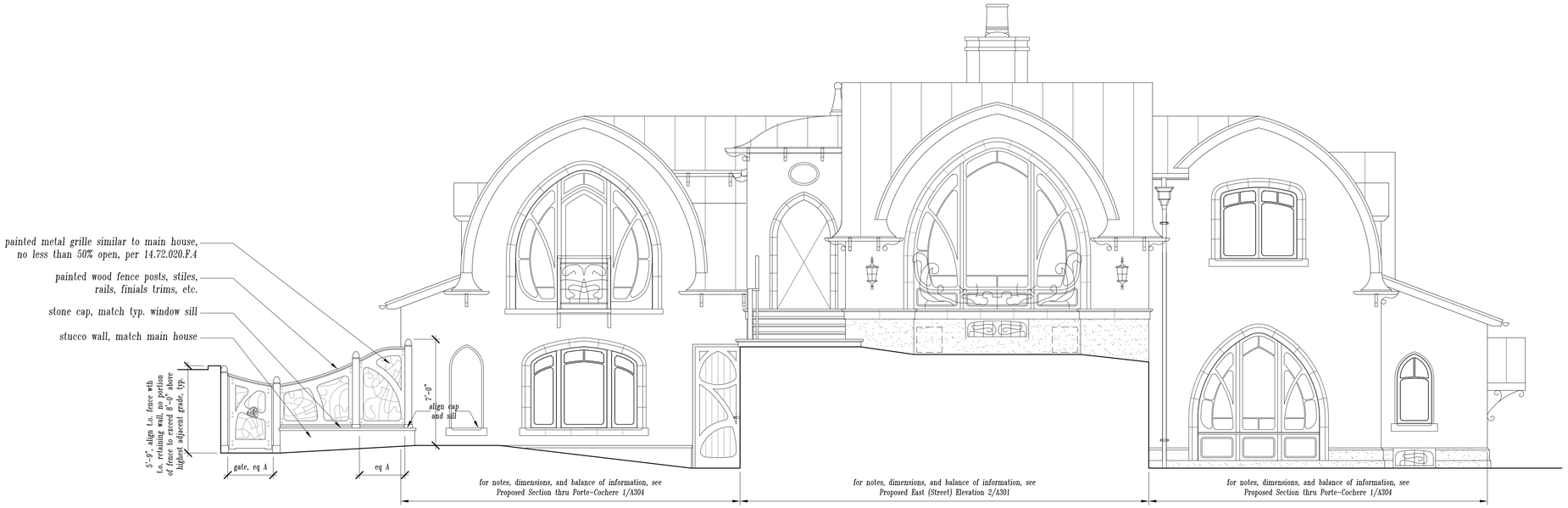
Scale 1/4"=1'-0"

Drawn By

Job Number A523.1

Drawing Number

A203



2 Proposed Front Elevation in Entirety--sides are 36'+ farther back from middle section

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

2 Proposed Front Elevation from Street (plantings outside property line omitted)

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

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Patterson Residence

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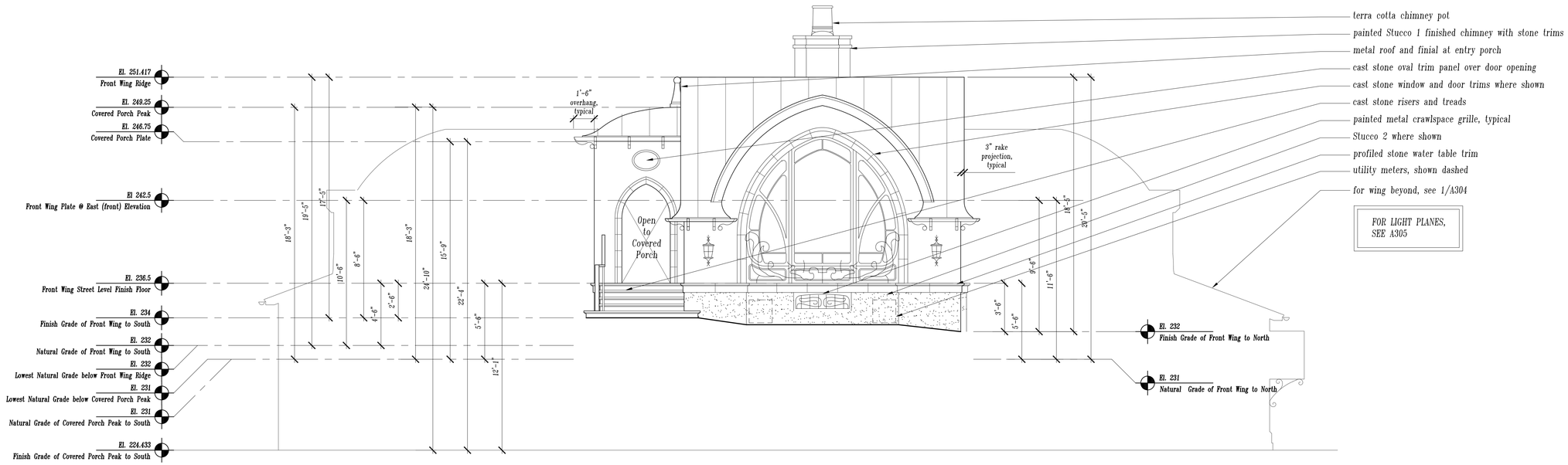
Drawing Title: Proposed Main House Building Elevations

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

Drawn By:

Job Number: A523.1

Drawing Number: A300



2 Proposed East (Street) Elevation

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

1 Proposed West Elevation

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

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Issued for Planning Permit	08/11/2015

Patterson Residence

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Los Altos, CA

Drawing Title

Proposed Main House Building Elevations

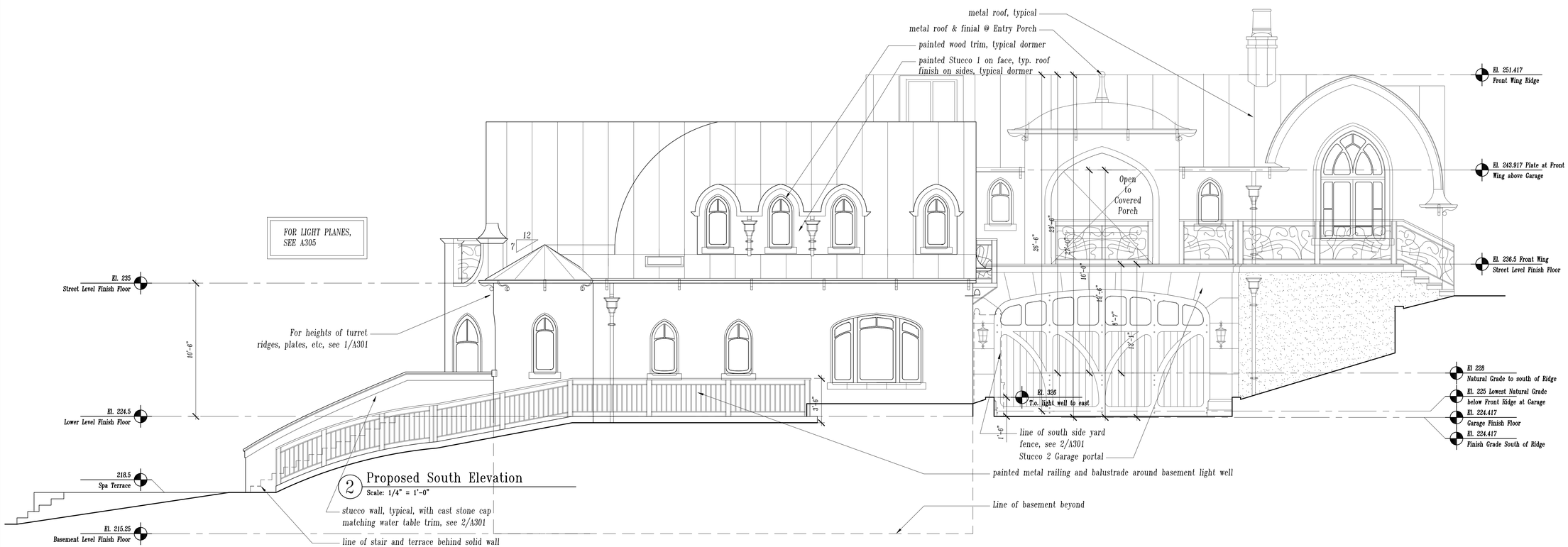
Scale 1/4"=1'-0"

Drawn By

Job Number A523.1

Drawing Number

A301



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Issued for Planning Permit	08/11/2015

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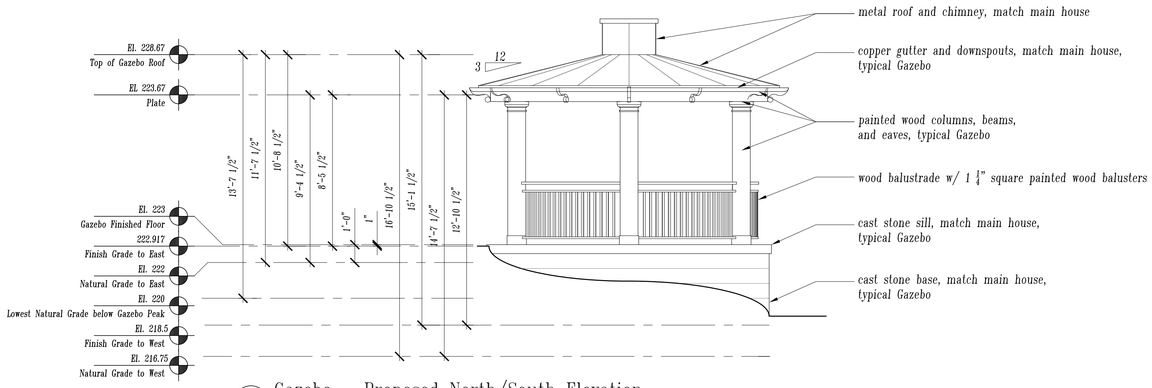
Drawing Title: Proposed Main House Building Elevations

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

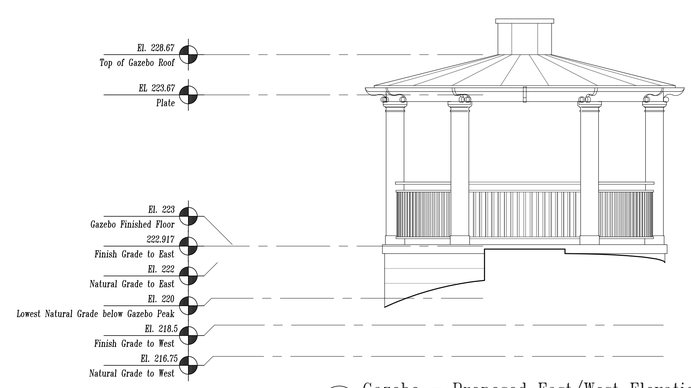
Drawn By:

Job Number: A523.1

Drawing Number: A302



6 Gazebo – Proposed North/South Elevation
Scale: 1/4" = 1'-0"



5 Gazebo – Proposed East/West Elevation
Scale: 1/4" = 1'-0"

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Drawing Title

Proposed Outbuilding Elevations

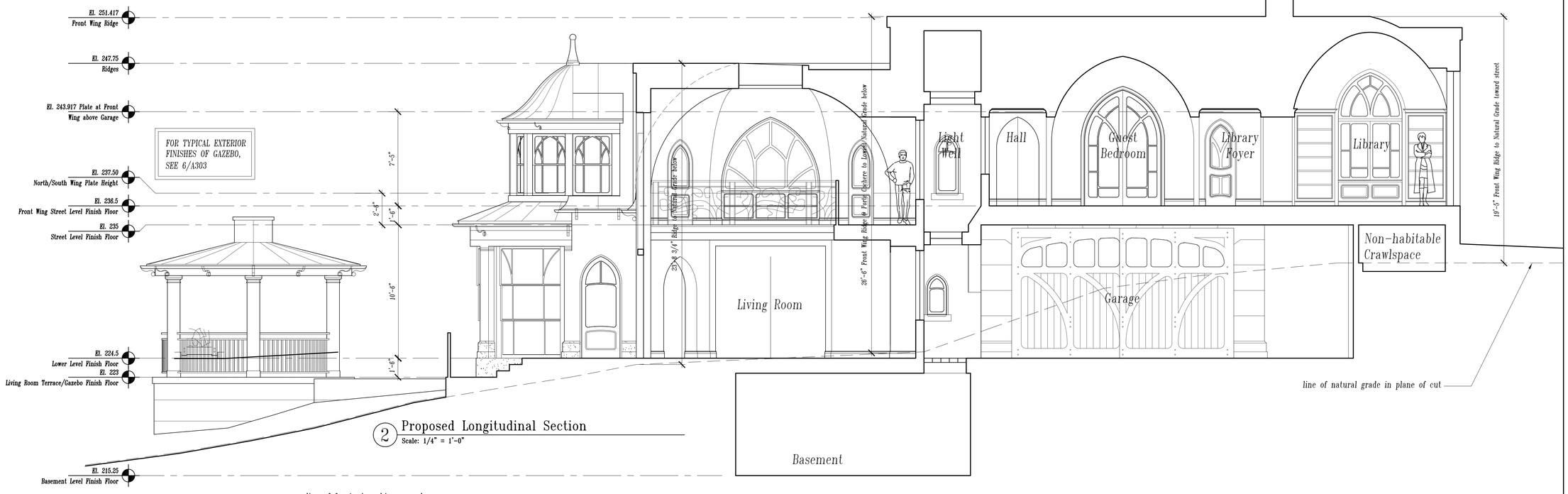
Scale 1/4"=1'-0"

Drawn By

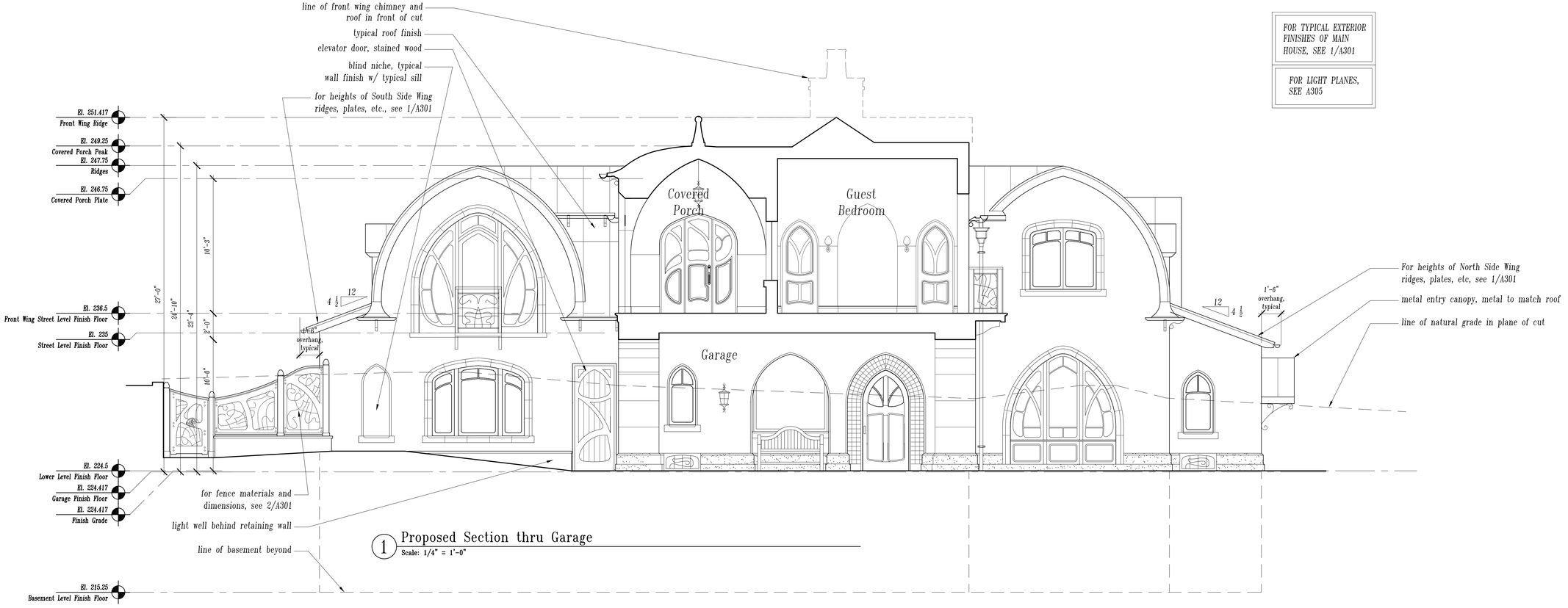
Job Number A523.1

Drawing Number

A303



2 Proposed Longitudinal Section
Scale: 1/4" = 1'-0"



1 Proposed Section thru Garage
Scale: 1/4" = 1'-0"

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Reissued for Planning Permit	10/1/2015
Issued for Planning Permit	08/11/2015

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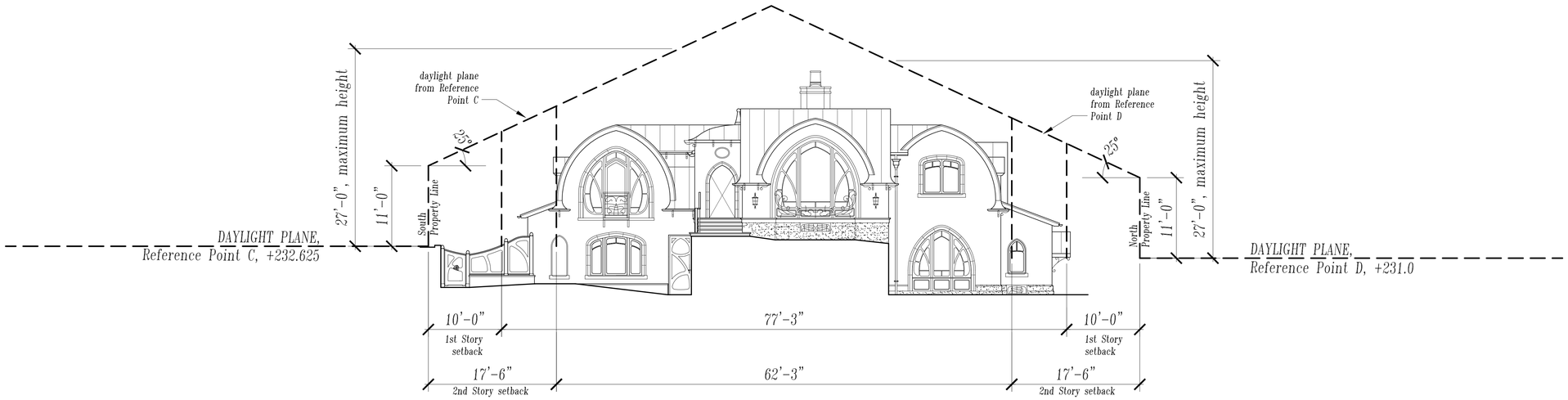
Drawing Title: Proposed Sections

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

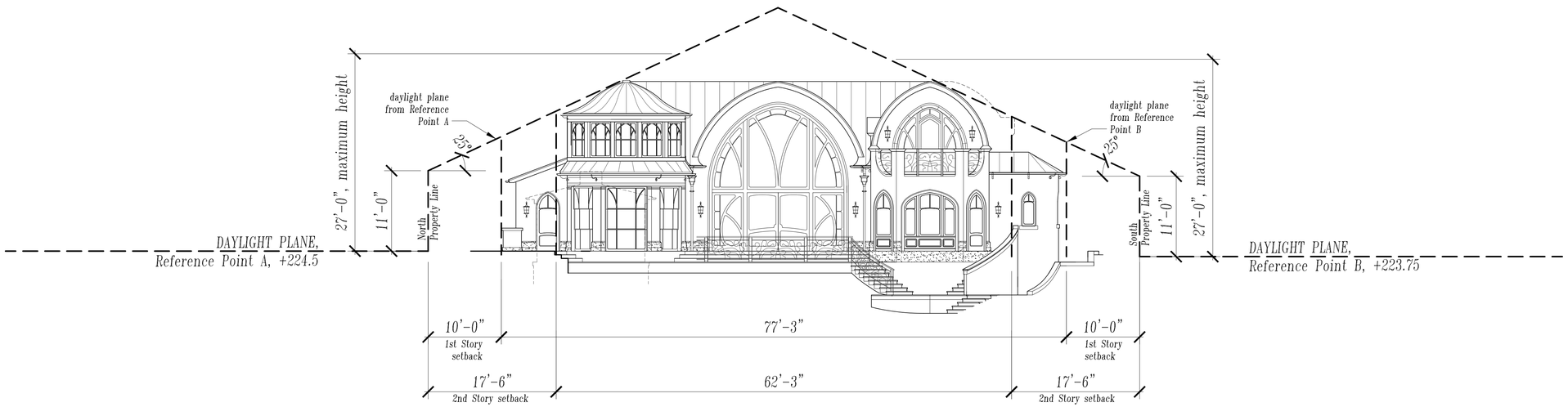
Drawn By:

Job Number: A523.1

Drawing Number: A304



2 Daylight Plane at Front of House, Reference Points C & D
Scale: 1/8" = 1'-0"



1 Daylight Plane at Rear of House, Reference Points A & B
Scale: 1/8" = 1'-0"

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Patterson Residence

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Los Altos, CA

Drawing Title: Light Planes A, B, C, D

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

Drawn By:

Job Number: A523.1

Drawing Number: A305

S:\523.1 Patterson Los Altos\1-Drawings\01-Current\523-A305 Light Planes.dwg 12-11-15 05:28:37 PM Betsy

ABBREVIATIONS

BW	BACK OF WALK
CONC.	CONCRETE
TC	TOP OF CURB
FL	FLOW LINE
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
P.U.E	PUBLIC UTILITY EASEMENT

GRAPHIC SCALE

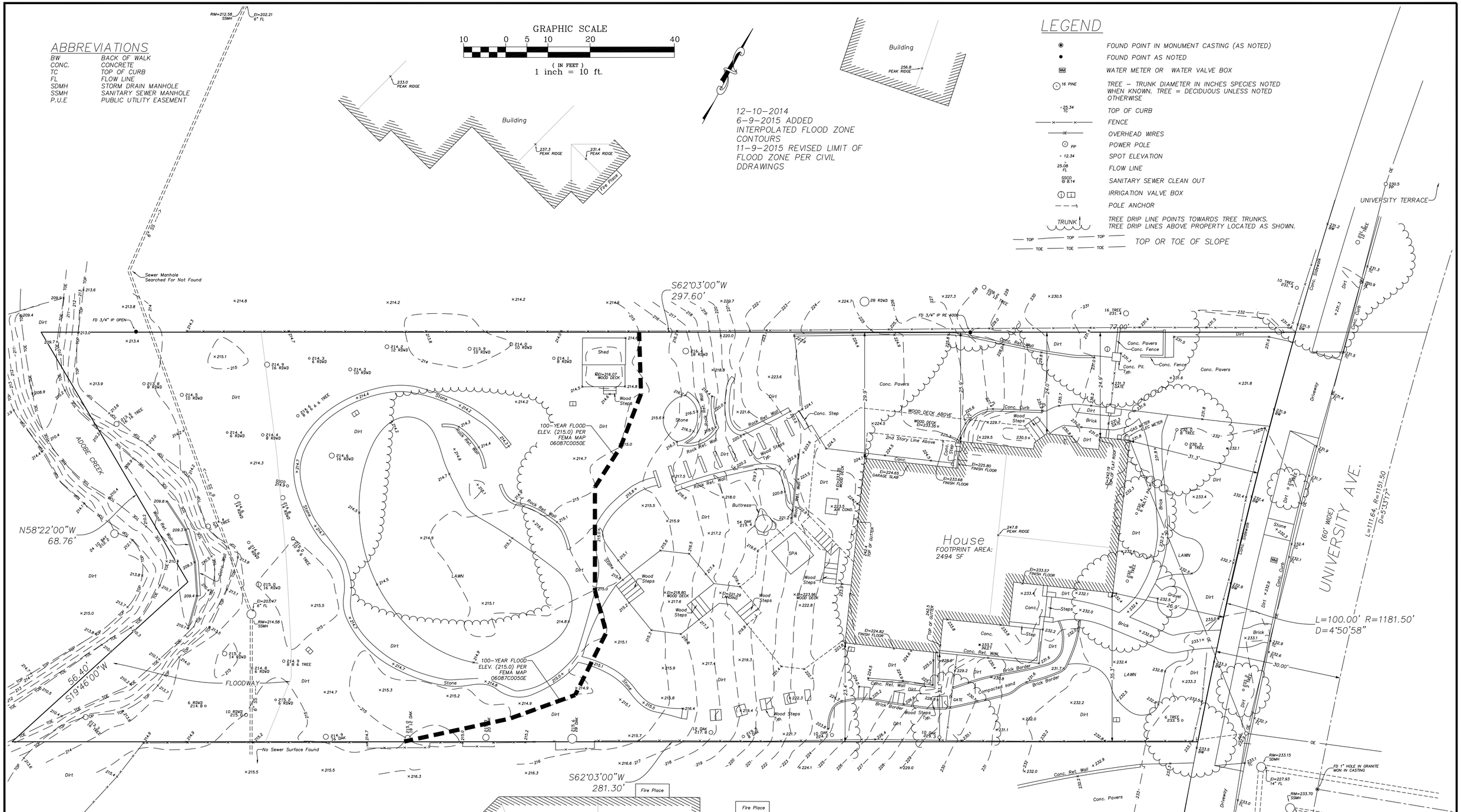
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

12-10-2014
6-9-2015 ADDED
INTERPOLATED FLOOD ZONE
CONTOURS
11-9-2015 REVISED LIMIT OF
FLOOD ZONE PER CIVIL
DDRAWINGS

LEGEND

- FOUND POINT IN MONUMENT CASTING (AS NOTED)
- FOUND POINT AS NOTED
- WATER METER OR WATER VALVE BOX
- 16 PINE — TREE – TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN. TREE = DECIDUOUS UNLESS NOTED OTHERWISE
- 25.34 TC — TOP OF CURB
- FENCE
- OVERHEAD WIRES
- PP — POWER POLE
- 12.34 — SPOT ELEVATION
- 25.08 FL — FLOW LINE
- SSCO @ 8.14 — SANITARY SEWER CLEAN OUT
- IRRIGATION VALVE BOX
- POLE ANCHOR
- TRUNK — TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- TOP TOE — TOP OR TOE OF SLOPE



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY – LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL TO THE PROPERTY LINES.

DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE. (STUCCO/SIDING)

FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).

BENCHMARK: S.C.V.W.D. #348 ELEVATION: 226.53' (88 DATUM, 2010 ADJUSTMENT)

TITLE REPORT: 1ST AMERICAN 4316-2965243 12-14-2007

SITE LIES IN PARTIALLY IN FLOOD ZONE AE PER FIRM MAP 06087C0050E

SURVEY

614 UNIVERSITY AVE.
LOS ALTOS
APN: 175-14-005
LOT 20, "M" MAPS 23-25
LOT AREA: 26,178 SQ. FT

LICENSED LAND SURVEYOR
LOUIS WADE HAMMOND
PLS 6163
STATE OF CALIFORNIA

L. Wade Hammond
Licensed Land Surveyor
No. 6163
36660 Newark Blvd. Suite C
Newark, California 94560
Tel:(510)579-6112 Fax:(510) 991-8054
wade@wadehammondpls.com

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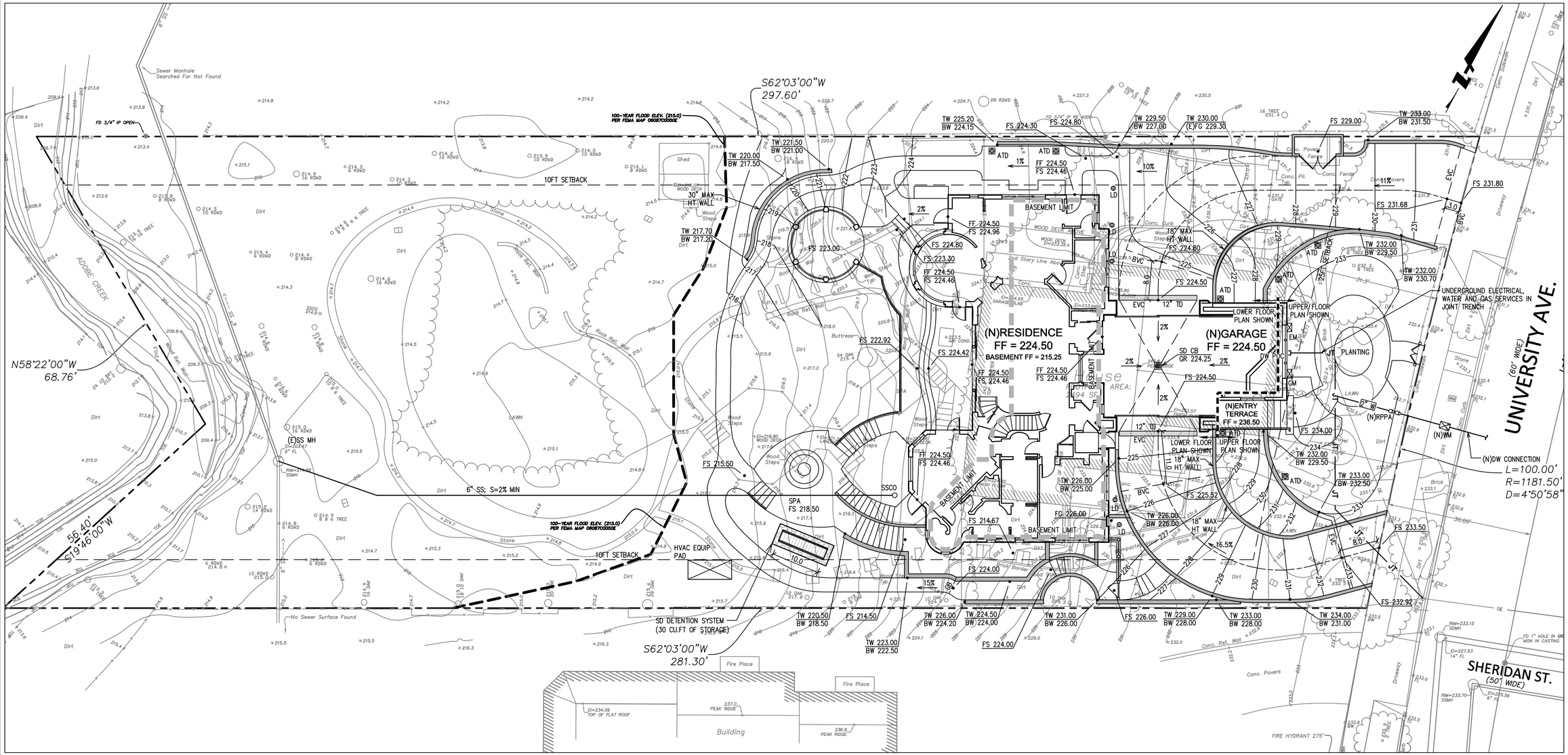

NOTES:

1. BENCHMARK – S.C.V.W.D. BENCHMARK BM348 ON FREEMONT AVE AT GIFFIN RD. ELEVATION = 226.52 (DATUM NAVD88 2010 ADJUSTMENT).

ABBREVIATIONS:

AB	AGGREGATE BASE	GM	GAS METER
AC	ASPHALT CONCRETE	GR	GRATE ELEVATION
AD	AREA DRAIN	GV	GATE VALVE
ATD	ATRIUM DRAIN	HP	HIGH POINT
BFPD	BACK FLOW PREVENTION DEVICE	INV	INVERT ELEVATION
BSTD	BRICKSLOT TRENCH DRAIN	JT	JOINT TRENCH
BVC	BEGIN VERTICAL CURVE	JP	JOINT POLE
BW	BOTTOM OF WALL ELEVATION	LD	LANDSCAPE DRAIN
CB	CATCH BASIN	LF	LINEAR FEET
CL	CENTER LINE	LP	LOW POINT
CS	CRAWL SPACE ELEVATION	(N)	NEW
CIP	CAST IRON PIPE	PIV	POST INDICATOR VALVE
CONC	CONCRETE	PKG	PARKING
DD	DECK DRAIN	POC	POINT OF CONNECTION
DDCV	DOUBLE DETECTOR CHECK VALVE	RET	RETAINING WALL
DIP	DUCTILE IRON PIPE	RIM	RIM ELEVATION
DS	ROOF DOWN SPOUT	S	SLOPE
DW	DOMESTIC WATER LINE	SAP	SEE ARCHITECTURAL PLANS
DWL	DRYWELL CATCH BASIN	SBD	STORM SUB DRAIN
DWY	DRIVEWAY	SBDCO	STORM SUB DRAIN CLEANOUT
(E)	EXISTING	SD	STORM DRAIN
EG	EXISTING GRADE	SDCO	STORM DRAIN CLEANOUT
ELEC	ELECTRICAL	SGR	SEE GEOTECHNICAL REPORT
EM	ELECTRICAL METER	SICB	SIDE INLET CATCH BASIN
EP	EDGE OF PAVEMENT	SLP	SEE LANDSCAPE PLANS
EVC	END VERTICAL CURVE	SPP	SEE PLUMBING PLANS
FC	FACE OF CURB ELEVATION	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	SSCO	SANITARY SEWER CLEANOUT
FF	FINISHED FLOOR ELEVATION	SSP	SEE STRUCTURAL PLANS
FG	FINISHED GROUND ELEVATION	TD	TRENCH DRAIN
FL	FLOW LINE ELEVATION	TW	TOP OF WALL ELEVATION
FM	FORCE MAIN LINE	TYP	TYPICAL
FS	FINISHED SURFACE ELEVATION	USD	UNDERSLAB DRAIN
FP	FINISHED PAVEMENT ELEVATION	VD	PIPE VERTICAL DROP
FW	FIRE WATER LINE	W	DOMESTIC WATER LINE
GB	GRADE BREAK	WM	WATER METER

LEGEND:

EXISTING	PROPOSED	
		BOUNDARY
		LIMIT OF WORK
6" SS	6" SS	SANITARY SEWER
10" SD	10" SD	SOLID STORM DRAIN
4" SBD	4" SBD	PERFORATED SUB DRAIN
FM	2"FM	FORCE MAIN
10" FW	10"FW	FIRE SERVICE
2" W	2"W	DOMESTIC WATER SERVICE
IRR	2"IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
T	T	TELEPHONE
TV	TV	TV/CABLE TV
E	E	ELECTRIC
JT	JT	JOINT TRENCH
O/H	O/H	OVERHEAD WIRES
X	X	FENCE
		CLEAN OUT TO GRADE
		FOUND MONUMENT
		DOUBLE DETECTOR CHECK VALVE
		VALVE
		METER BOX
		STREET LIGHT
		DRAIN
		CATCH BASIN
		FIRE HYDRANT
		BENCHMARK
		SPLASH BLOCK

EARTHWORK QUANTITIES:

CUT	1,529 C.Y.
FILL	96 C.Y.
BALANCE	1,433 C.Y. (EXPORT)

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

IMPERVIOUS AREAS

TOTAL LOT AREA:	26,178 SQ FT
EXISTING IMPERVIOUS AREA:	6,268 SQ FT
PROPOSED IMPERVIOUS AREA:	8,819 SQ FT
NET CHANGE	2,551 SQ FT (41% INCREASE)

0 10 20

GRAPHIC SCALE

APN#: 175-14-005

811 Know what's below. Call before you dig.

BKF
255 SHORELINE DR. SUITE 200
REDWOOD CITY, CA 94065
650/482-6300
650/482-6399 (FAX)
ENGINEERS / SURVEYORS / PLANNERS

DESIGN REVIEW COMMISSION PLAN
PATTERSON RESIDENCE
614 UNIVERSITY AVENUE
SANTA CLARA COUNTY, CALIFORNIA

LOS ALTOS

REGISTERED PROFESSIONAL ENGINEER — REVIEW ONLY, NOT FOR CONSTRUCTION — CIVIL — STATE OF CALIFORNIA

No.	Revisions	Date

Date: 12/14/15
Scale: 1" = 10'
Design: DJL
Drawn: CHS
Approved: RH
Job No: 20150106-10

Drawing Number:
DRC
OF

DRAWING NAME: K:\2015\150106_614 University Ave\ENG_CD\uasheets.dwg
PLOT DATE: 12-14-15 PLOTTED BY: smic