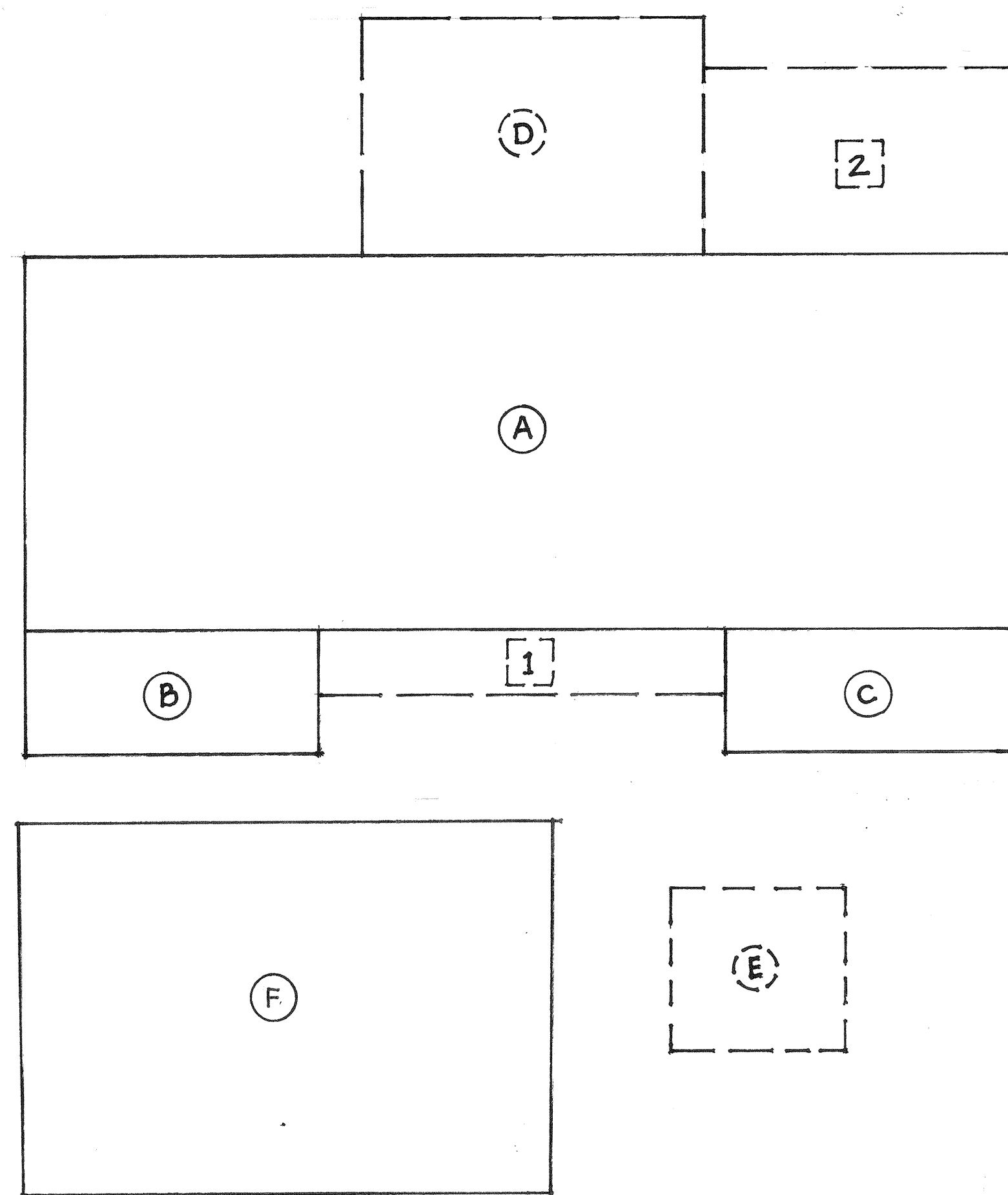


EXISTING/DEMO SQUARE FOOTAGE CALCULATIONS: 1/8"=1'-0"



First Floor:

A. 63.5 x 24 =	1,524
B. 19 x 8 =	152
C. 18.5 x 8 =	148
D. 16 x 22 =	352 (r.)
Subtotal:	2,175

Detached Existing Shed (r.):

E. 10 x 10 =	100 (r.)
--------------	----------

Detached Existing Garage:

F. 34x24 =	816
------------	-----

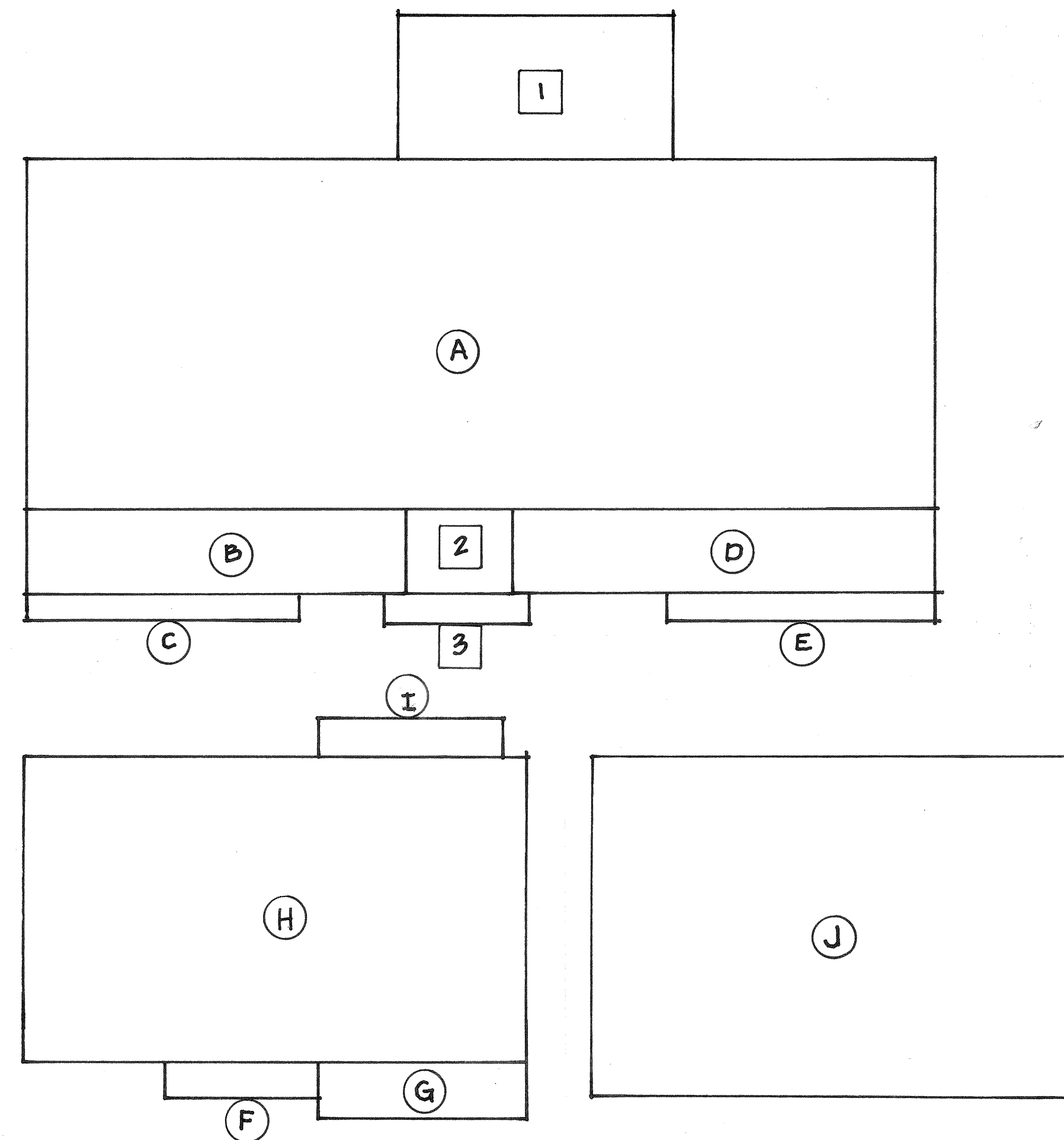
Total Existing Floor Area: 3,091

1. 4 x 8 = 104 (r.)
2. 12 x 20 = 240 (r.)

Total Existing Lot Coverage: 3,435

Total Existing Floor Area Removed: -452
Total Existing Lot Coverage Removed: -795

SQUARE FOOTAGE CALCULATIONS: 1/8"=1'-0"



First Floor:

A. 63.5 x 24 =	1,524
B. 25 x 6 =	150
C. 19 x 2 =	38
D. 29 x 6 =	174
E. 18.5 x 2 =	37
First Story Subtotal =	1,923

Second Floor:

F. 11 x 2 =	22
G. 16 x 4 =	64
H. 34.5 x 20.75 =	716
I. 14 x 2 =	28
Second Floor Subtotal =	830

Detached Garage:

J. 34 x 24 =	816
--------------	-----

Total Floor Area: 3569

1. 20 x 10 = 200
2. 8 x 6 = 48
3. 10 x 2 = 20

Detached Garage = 816
First Story = 1,923
Total Lot Coverage: 3,007

SHEET INDEX:

- A0 Title Sheet/Project Information
- A1 Site Plan
- A2 Existing First Floor Plan
- A3 Existing Elevations
- A4 Proposed First Floor Plan
- A5 Proposed Second Floor Plan
- A6 Proposed Roof Plan
- A7 Exterior Elevations
- A8 Exterior Elevations
- A9 Design Sections
- Grading and Drainage Plan

GENERAL PROJECT INFORMATION:

Scope Of Work: Two-story addition and remodel of an existing single story addition.

Owner: Puon Penn
1060 S. Springer Road
Los Altos, CA 94024

Site Address: 1060 S. Springer Road
APN: 189-44-044
Zoning: R1-10
Avg. Lot Slope: Less than 2% (flat)

Zoning Compliance:

Lot Coverage:	Existing	Proposed	Allowed/Required
	3,435 (36%)	3,007 (29%)	3,112 (30%)

Floor Area:	Existing	Proposed	Allowed/Required
1 st Floor:	3,091	2,739	
2 nd Floor:	0	830	3,631 (35%)
Total:	3,091(32%)	3,569 (34%)	

Setbacks:

Existing	Proposed	Allowed/Required
Front: 25'-0"	25'-0"	25'-0"
Rear: 51'-0"	57'-0"	25'-0"
Right Side (1 st /2nd): 10'-0"	10'-0"/30'-0"	10'-0"/17'-6"
Left Side: (1 st /2nd): 10'-0"	10'-0"/18'-6"	10'-0"/17'-6"

Height:

Existing	Proposed	Allowed/Required
15'-6"	24'-6"	27'-0"

Habitable Living Area:

Existing	Change In	Total Proposed
2,175	578	2,753

Non-Habitable Area:

Existing	Change In	Total Proposed
916	-100	816

Net Lot Area: 10,375

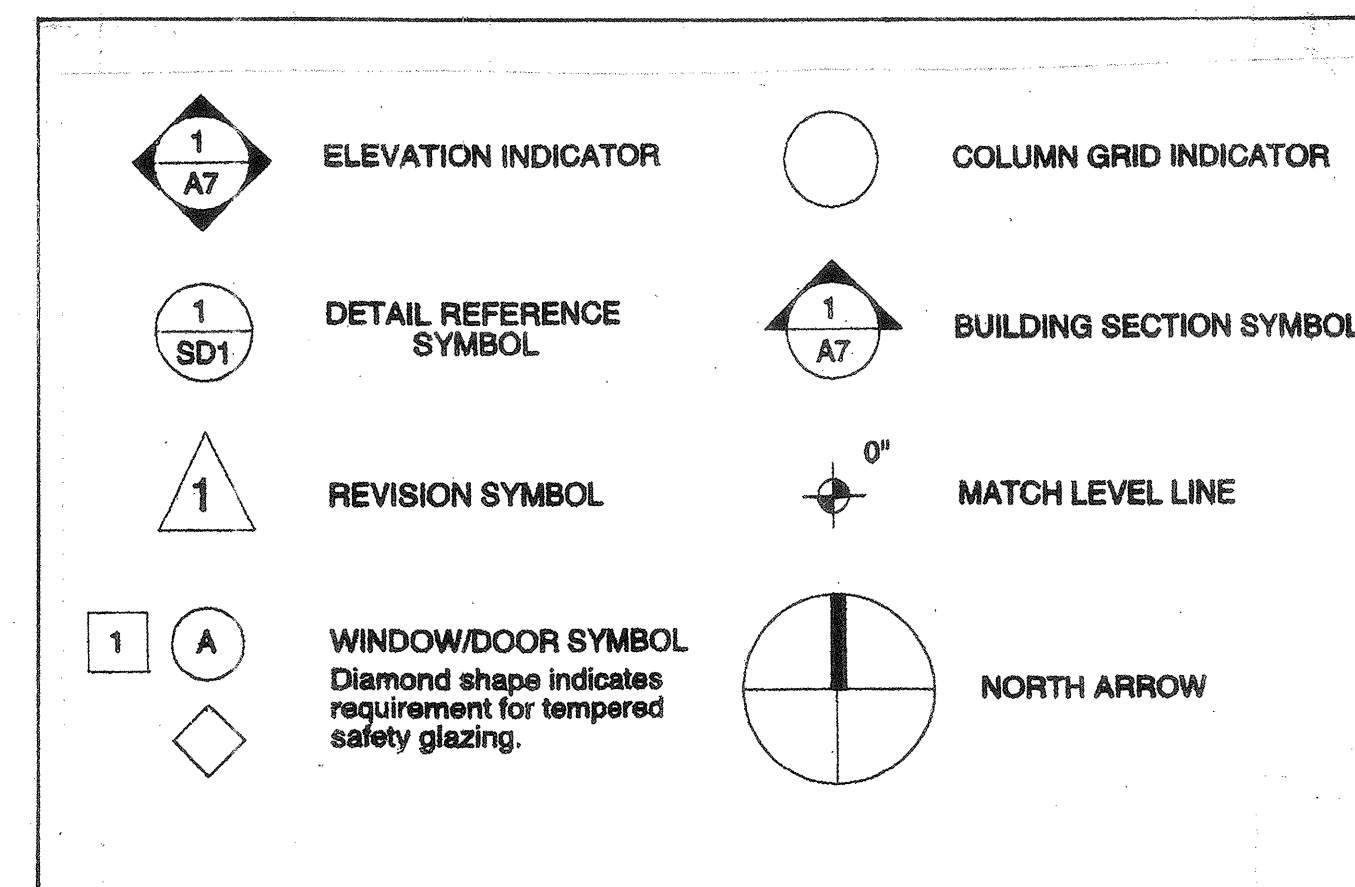
Front Yard Hardscape:

Existing	Proposed	Allowed/Required
1,480 (71%)	805 (39%)	1,038 (50%)

Landscape Breakdown:

Existing	Proposed
Hardscape: 7,812	6,322
Softscape: 2,563	4,053
Total:	10,375 (new 1,490 sq.ft. softscape)

ARCHITECTURAL DRAWING SYMBOLS:



FRONT VIEW OF PROPOSED ADDITION:



PROJECT CONSULTANTS:

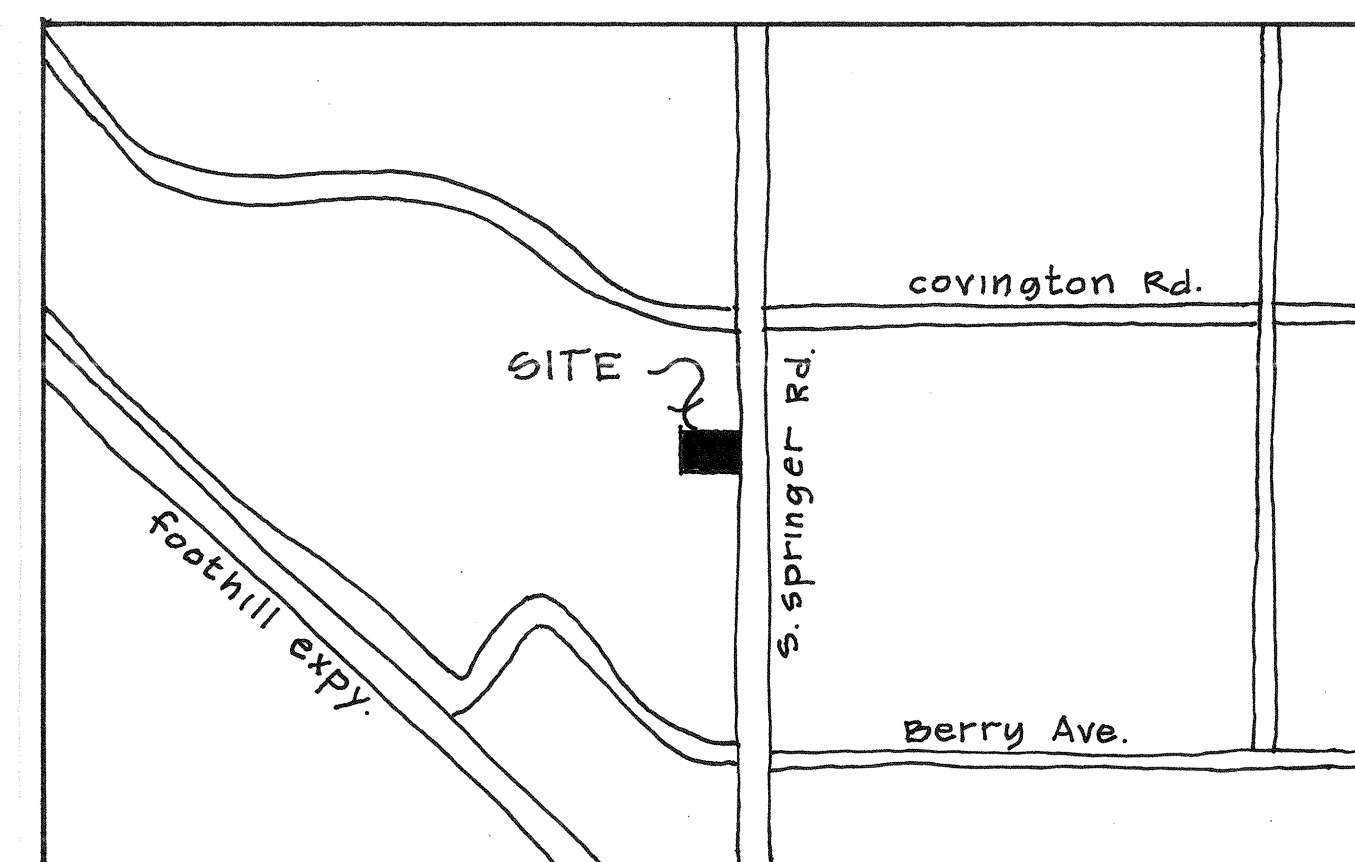
Building Designer:

Britt/Rowe
David Britt
108 N. Santa Cruz Avenue
Los Gatos, CA 95030
(408) 354.6224
Dmbritt02@hotmail.com
www.Britt-Rowe.com

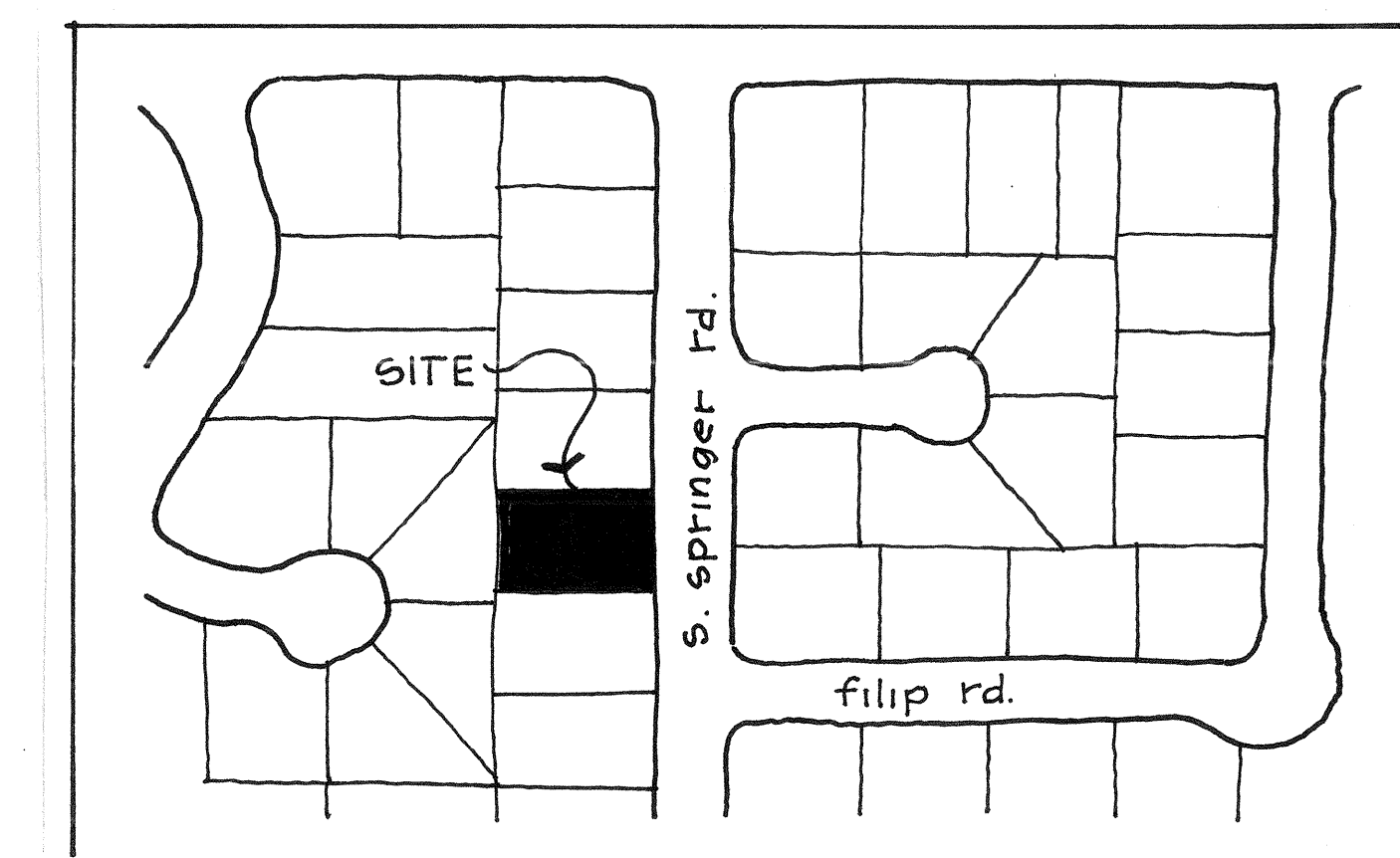
Civil Engineer:

Westfall Engineers
Jitka Cymbal
14583 Big Basin Way
Saratoga, CA 95070
(408) 867.0224
Yitka@westf.com

VICINITY MAP:



LOCATION MAP:



REVISIONS	BY
1.16.16	db
4.7.16	db

BR

Britt • Rowe

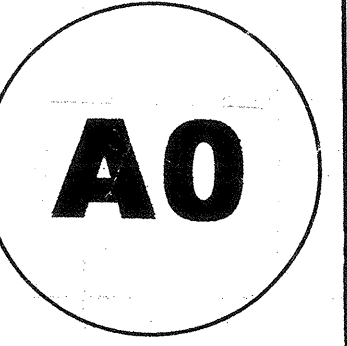
108 N. Santa Cruz Ave.
Los Gatos, CA 95030

408.354.6224 (office)
408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT • ROWE

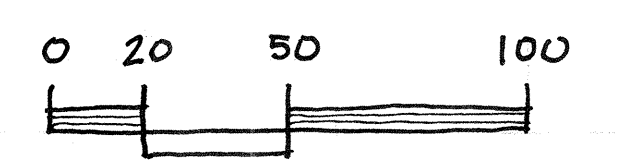
PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: cover sheet
SCALE: n/a
DATE: 1.15.15
DRAWN:





NEIGHBORHOOD CONTEXT MAP

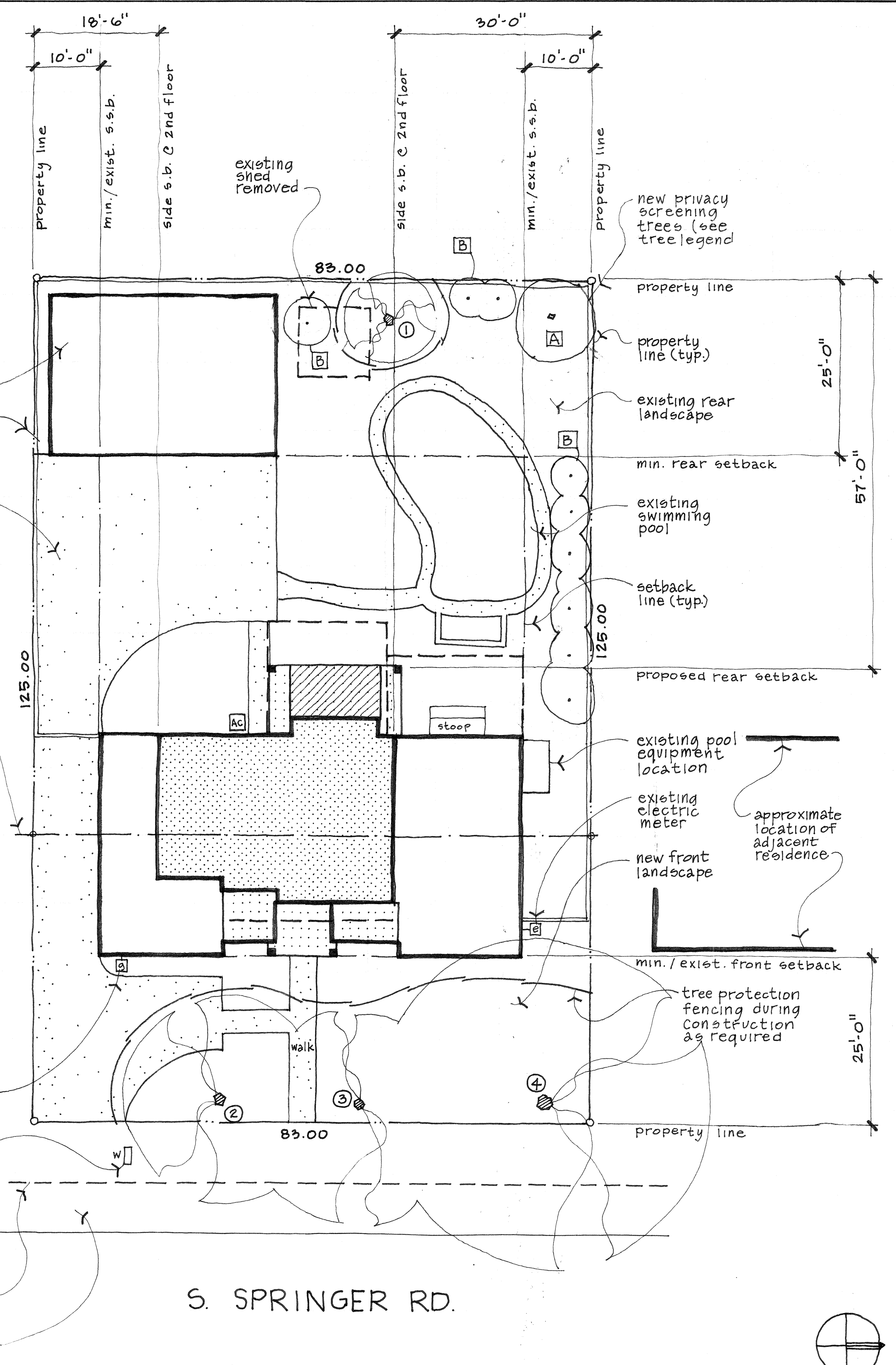


- existing tree legend:
- ① 18" magnolia
 - ② 24" camphor
 - ③ 18" camphor
 - ④ 30" camphor
- new tree legend
- A 15 gallon magnolia "magnolia stellata"
 - B (5) 24" box bronze lequat "erlobotrya coppertone"

- existing detached garage
- existing 6'-0" wood fence line
- existing driveway
- daylight plane reference point
- approximate location of adjacent residence

- building legend:
- existing single story structure(s)
 - new single story structure
 - new two story structure
 - structure(s) removed
 - covered balcony

SITE/PRIVACY LANDSCAPING PLAN



REVISIONS	BY
1. 16.16	db
4. 7.16	db

BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT • ROWE

PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: site plan
 SCALE: noted
 DATE: 1.15.15.
 DRAWN:

A1

REVISIONS	BY
1.15.16	db



BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

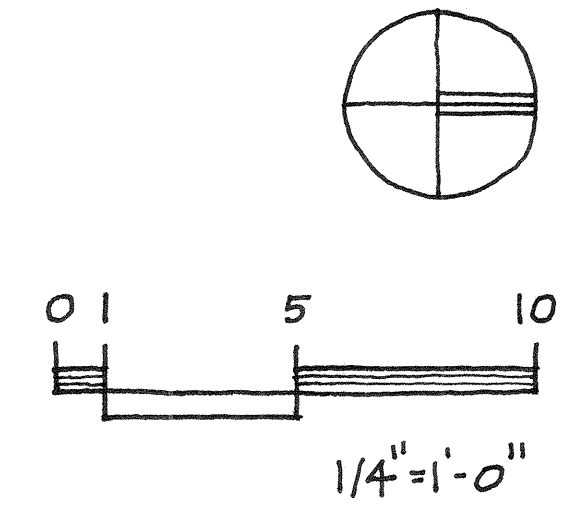
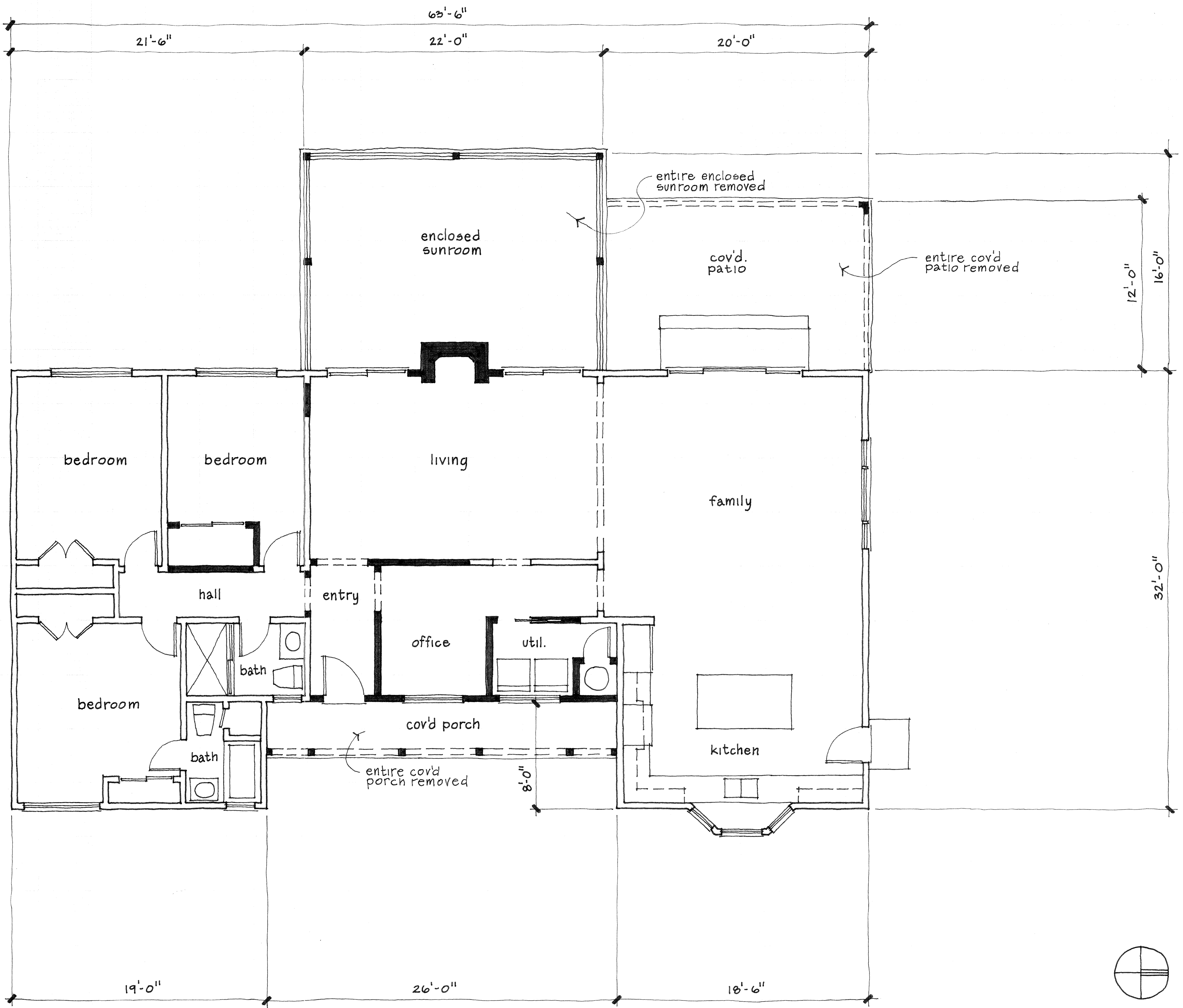
BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT • ROWE

PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: existing floor plan
 SCALE: noted
 DATE: 1.15.15
 DRAWN:

A2

WALL LEGEND
 existing wall
 existing wall removed



EXISTING FLOOR PLAN

REVISIONS	BY
1-16-16	db

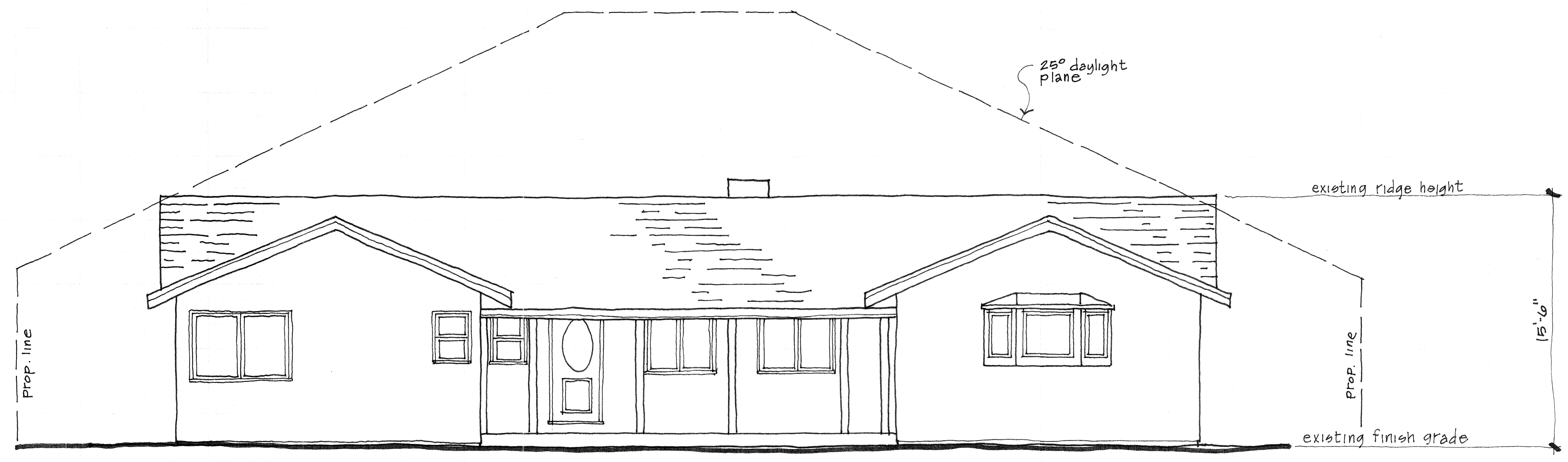
BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may be changed without notice without the expressed written consent of BRITT • ROWE.

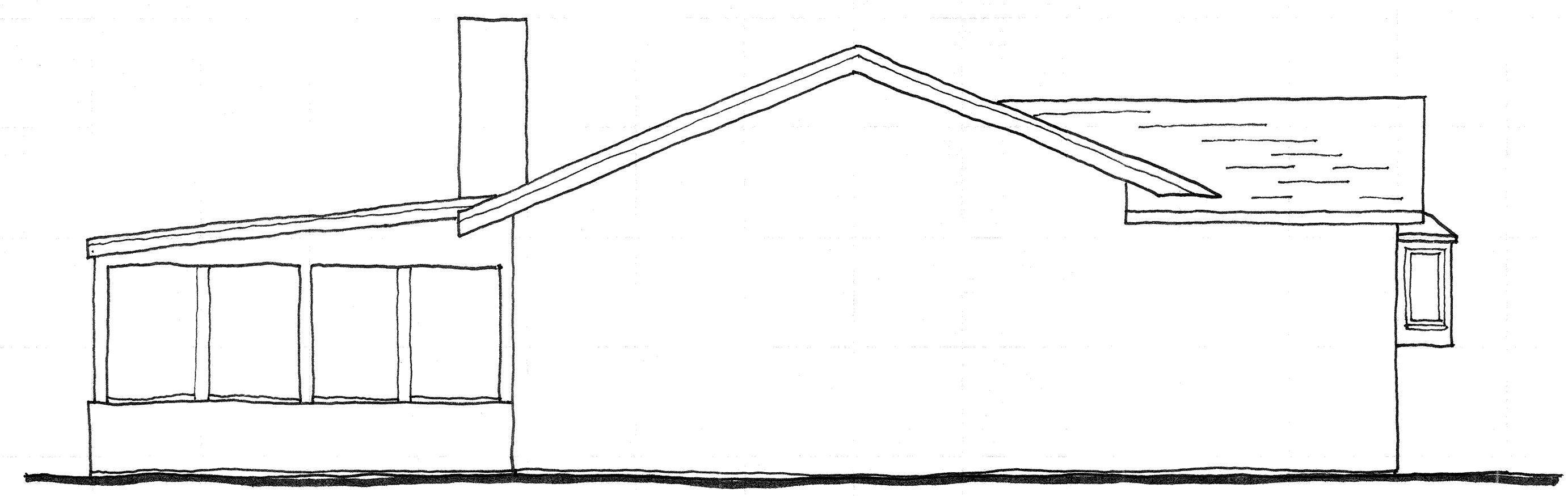
PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: existing elevations
 SCALE: noted
 DATE: 1-15-15
 DRAWN:

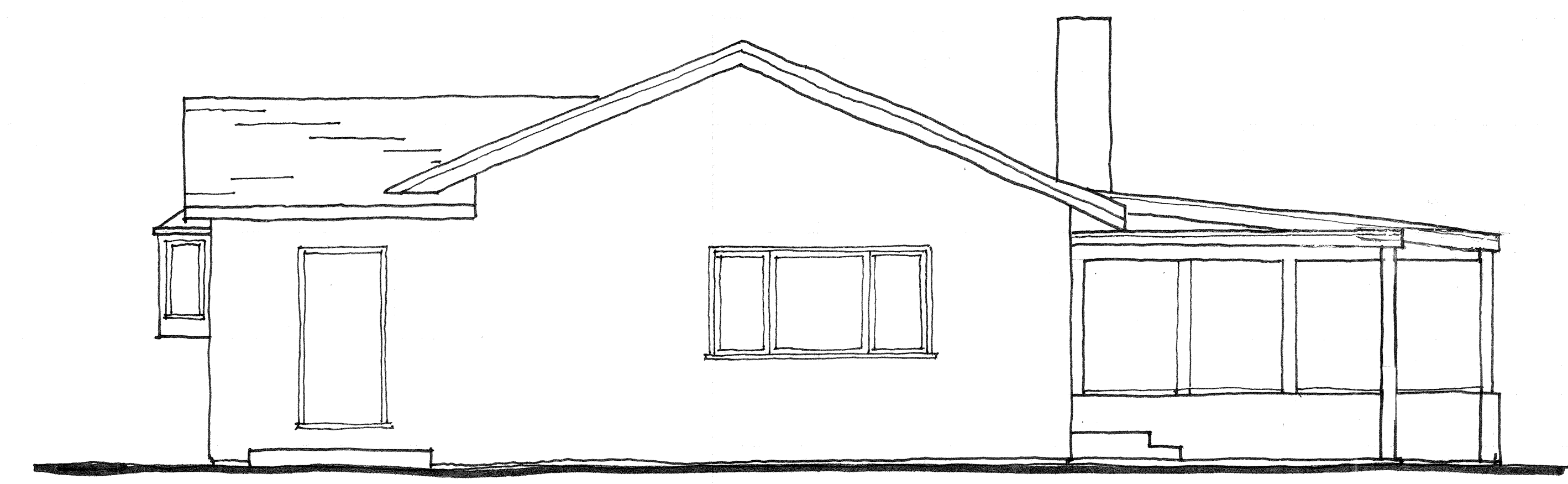
A3



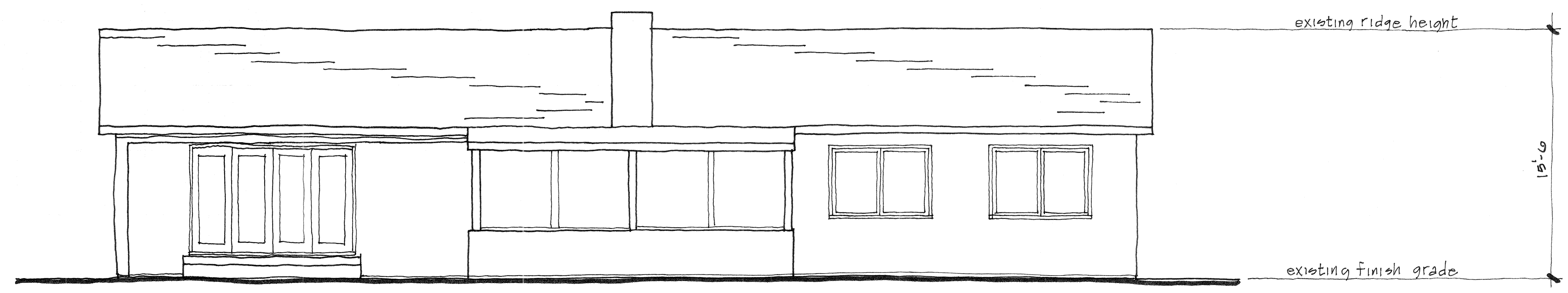
FRONT (EAST)



LEFT SIDE (SOUTH)

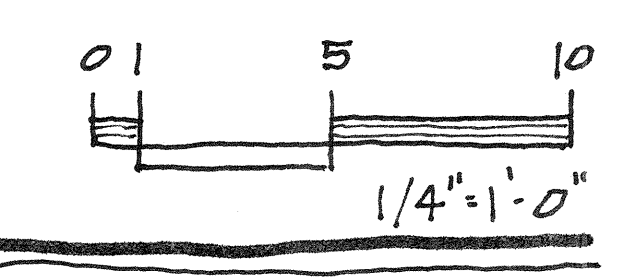


RIGHT SIDE (NORTH)





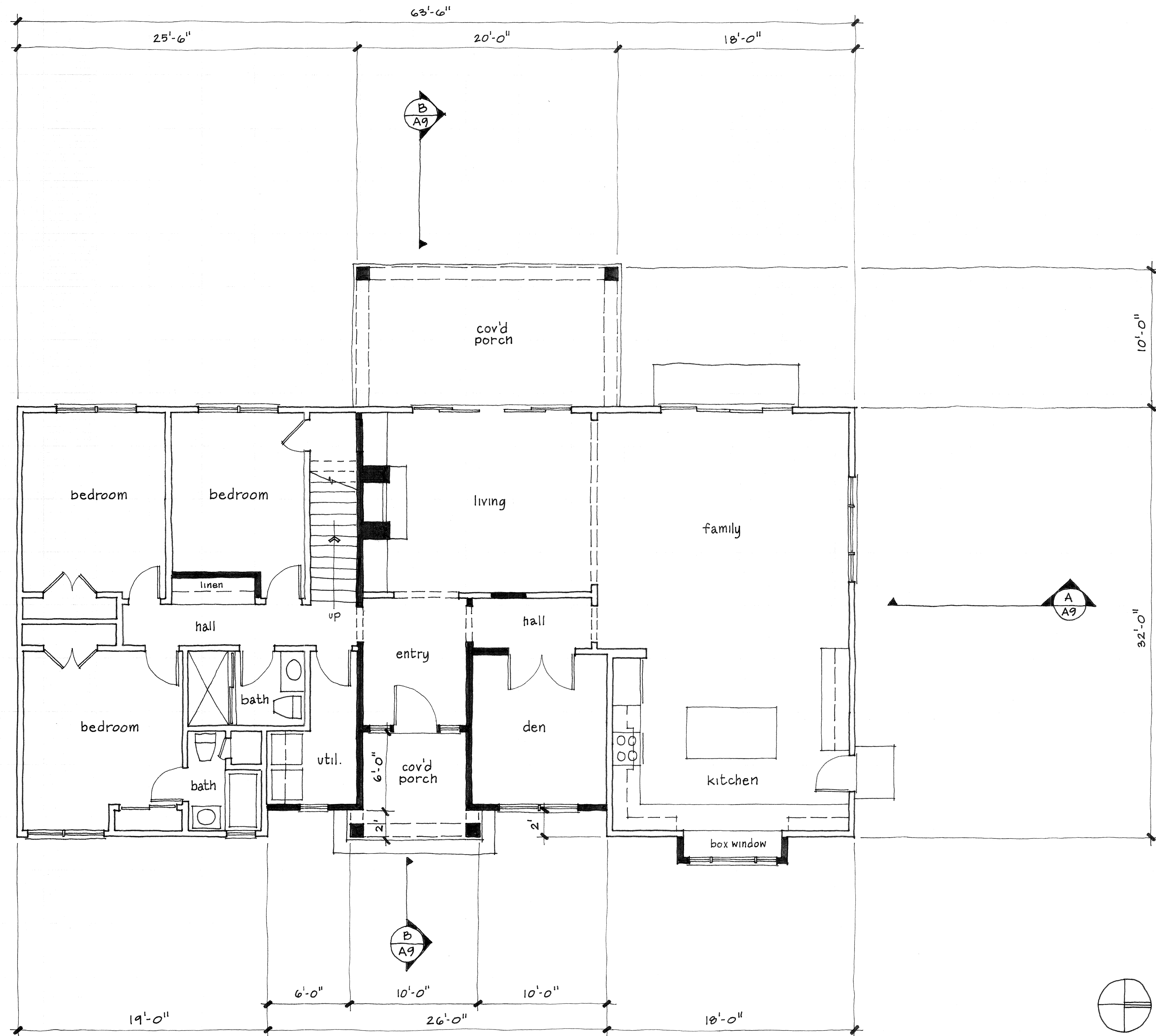
REAR (WEST)

EXISTING ELEVATIONS



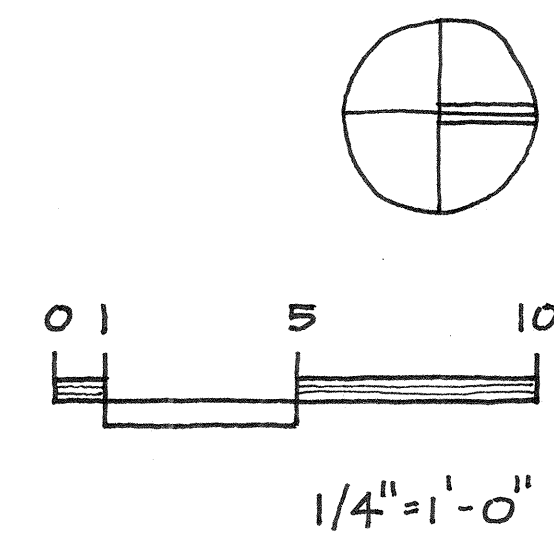
WALL LEGEND

-  existing wall
-  new wall



FIRST FLOOR PLAN

1,980 sq



REVISIONS	BY

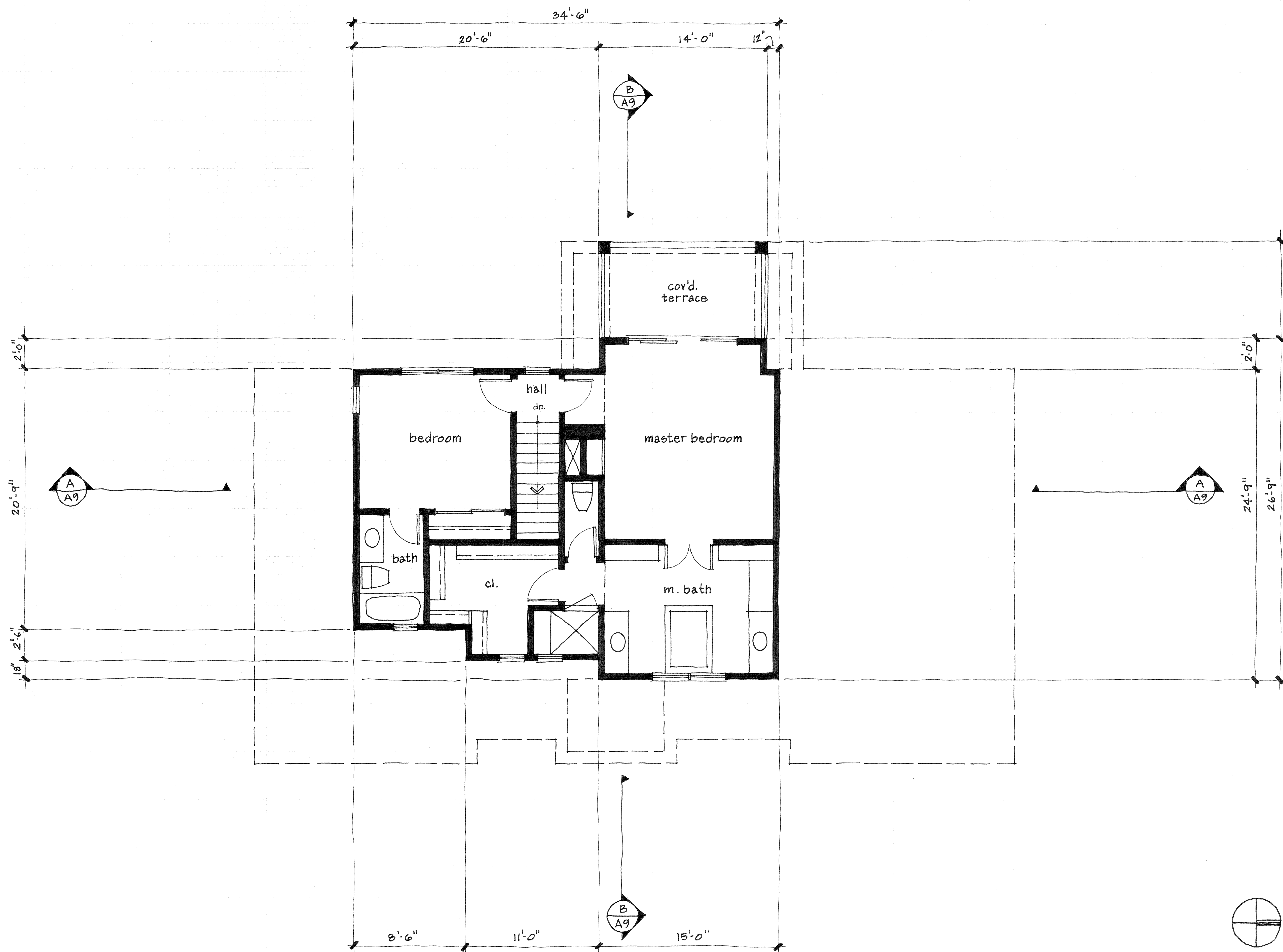
BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership in all drawings and specifications. These drawings and specifications may not be used on any other project without the expressed, written consent of BRITT • ROWE

PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

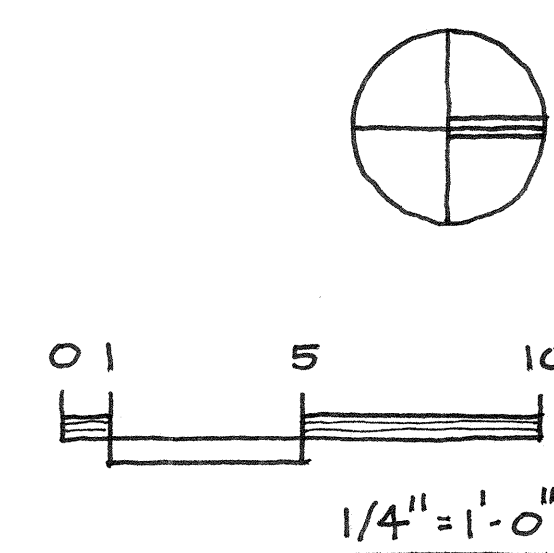
SHEET: first floor plan
SCALE: noted
DATE: 1.15.15
DRAWN:

A4



SECOND FLOOR PLAN

826 b



REVISIONS	BY
1.16.16	db
4.7.16	db

BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the written consent of BRITT • ROWE

PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: second floor plan
SCALE: noted
DATE: 1.15.15
DRAWN:

A5

REVISIONS	BY
1.15.16	db

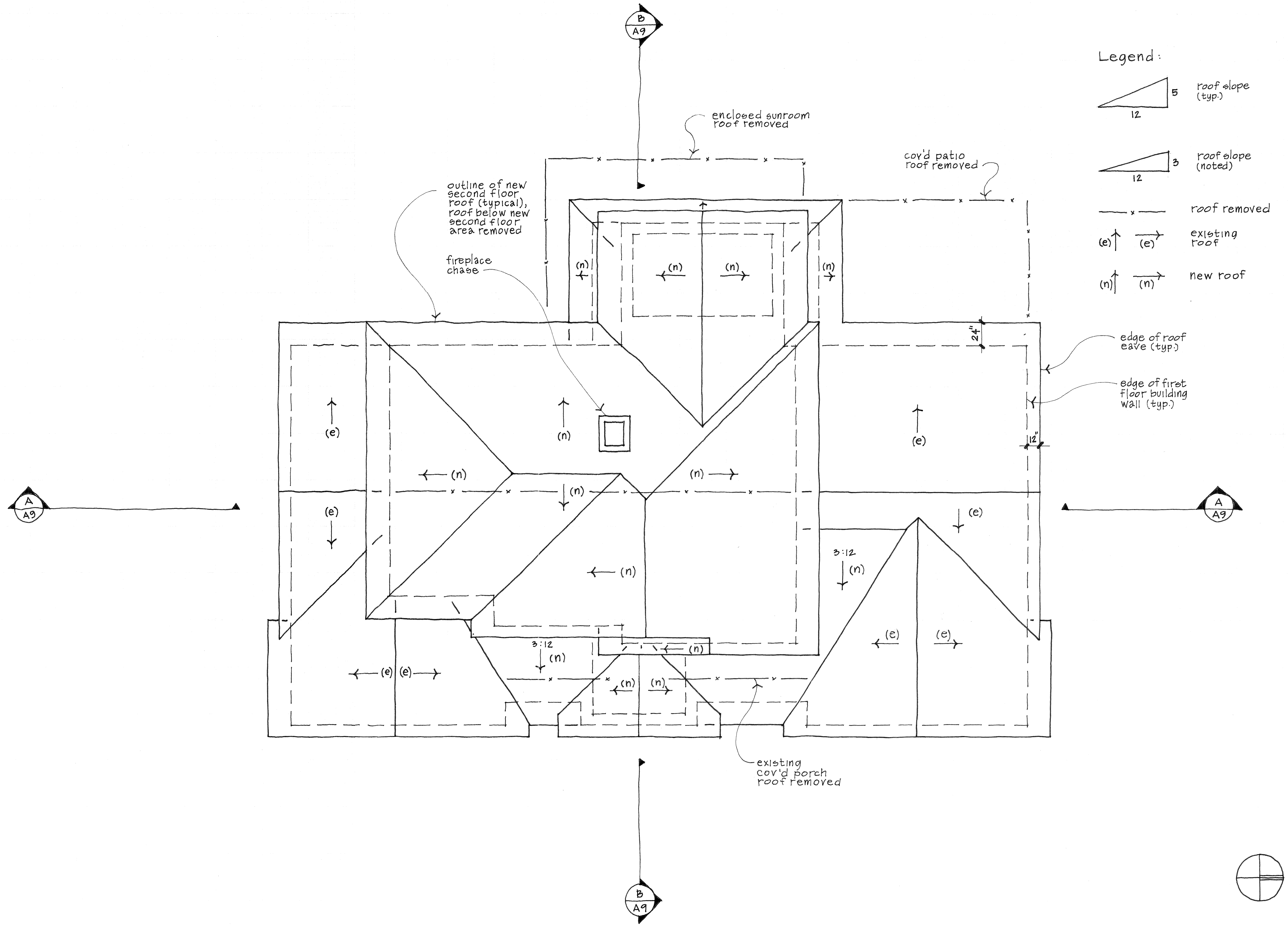
BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may not be used on any other project without the expressed, written consent of BRITT • ROWE.

PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: roof plan
 SCALE: noted
 DATE: 1.15.15
 DRAWN:

A6



ROOF PLAN

REVISIONS	BY
1.15.16	db
4.7.16	db

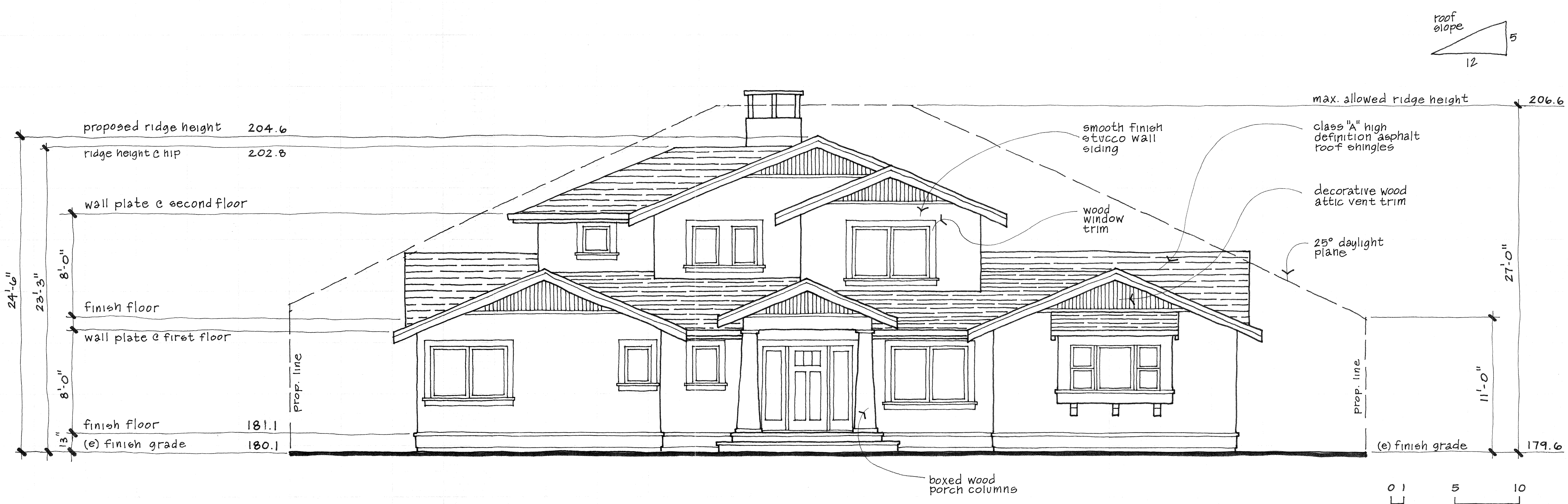
BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership to all drawings and specifications. The contents of the drawings and specifications may be altered without notice and without the consent of BRITT • ROWE.

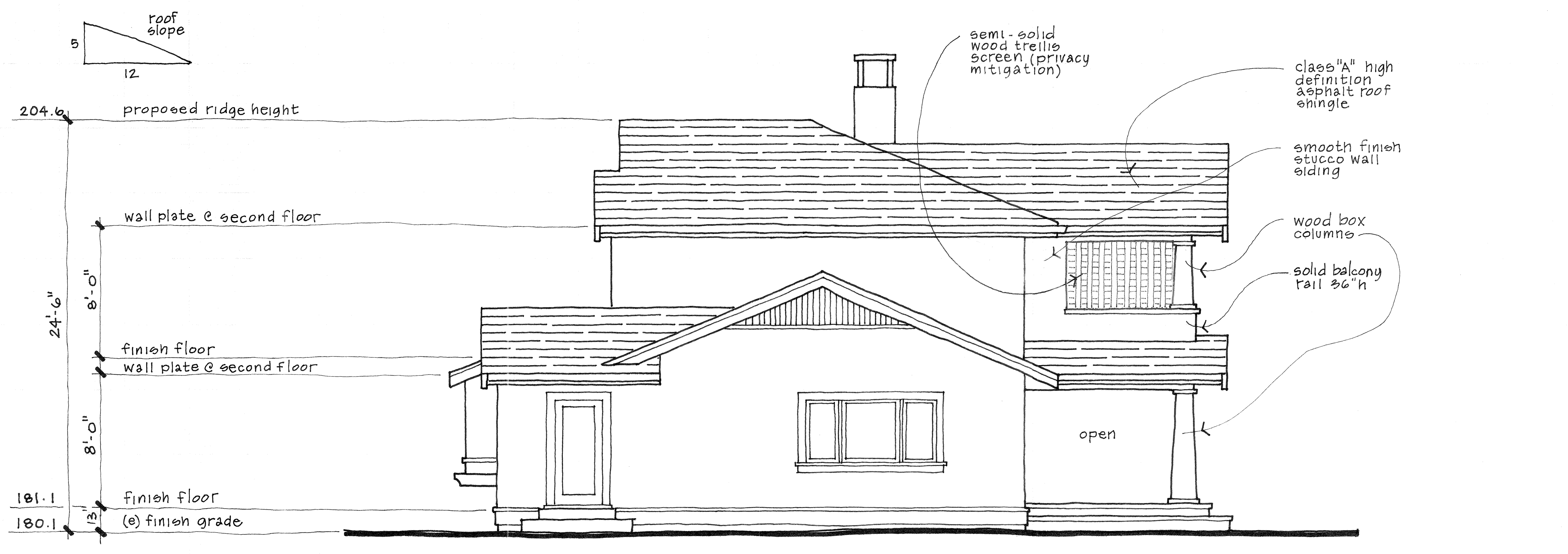
PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: elevations
 SCALE: noted
 DATE: 1.15.15
 DRAWN:

A7



FRONT ELEVATION (east)



RIGHT SIDE ELEVATION (north)

REVISIONS	BY
1.15.16	db
4.7.16	db

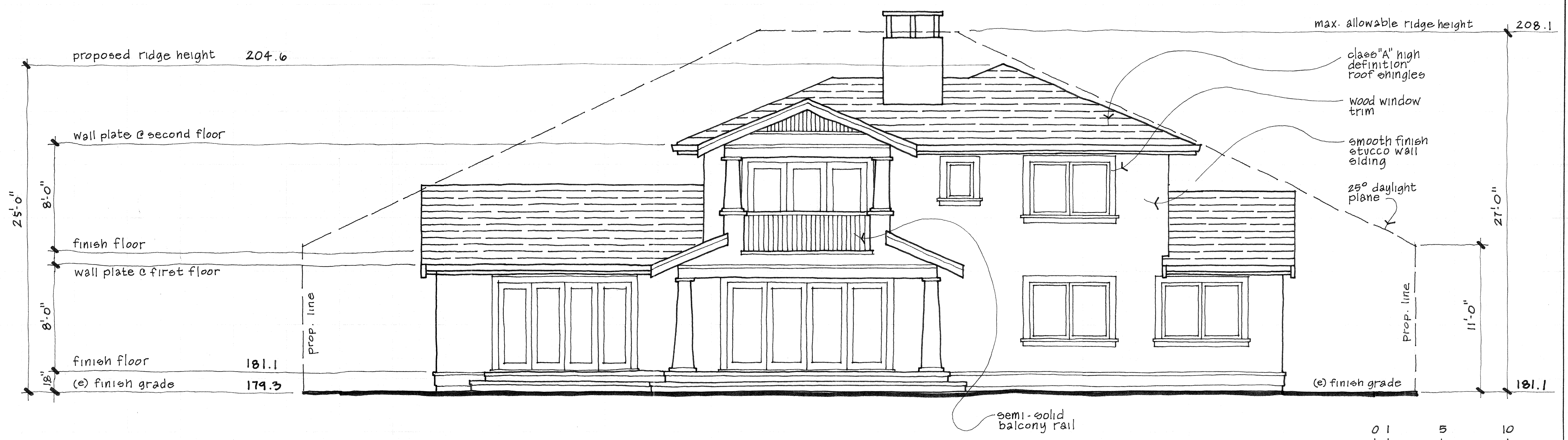
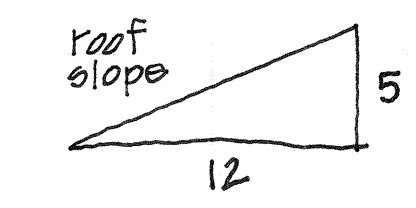
BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership in all drawings and specifications. The contents of the drawings are prepared for the project named herein and no other project may be used without the expressed, written consent of BRITT • ROWE.

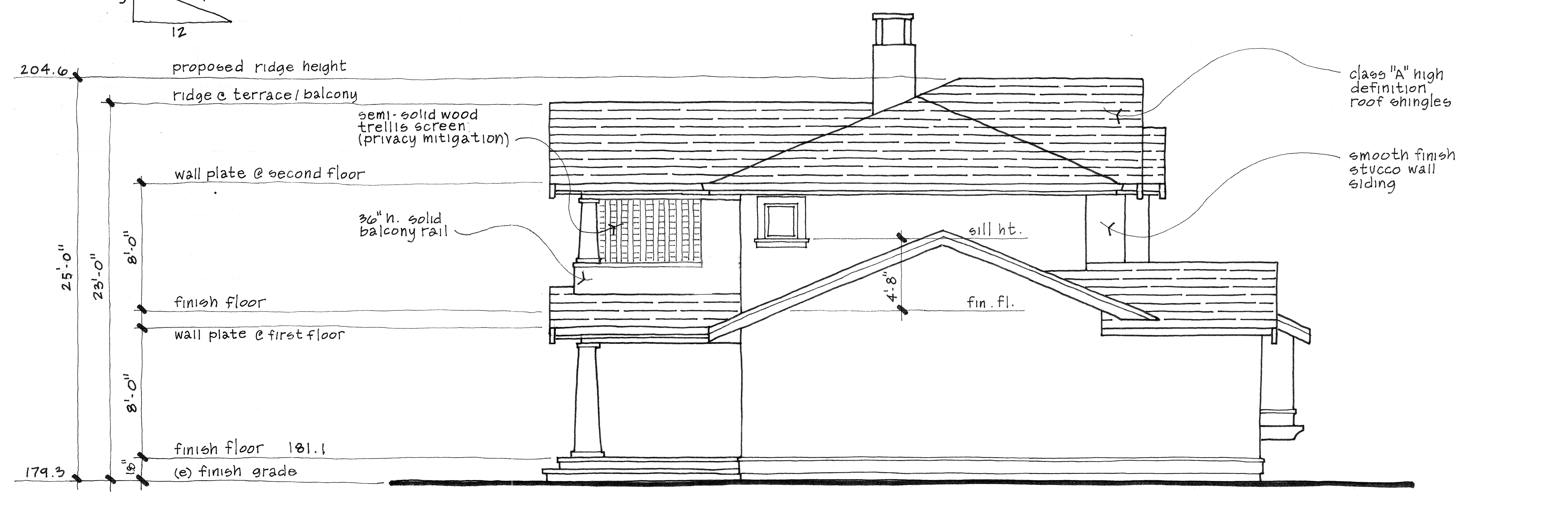
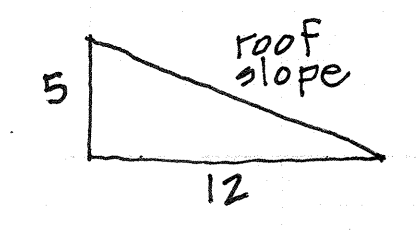
PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: elevations
 SCALE: noted
 DATE: 1.15.15
 DRAWN:

A8



REAR ELEVATION (west)



LEFT SIDE ELEVATION (south)

REVISIONS	BY
1.16.16	db
4.7.16	db

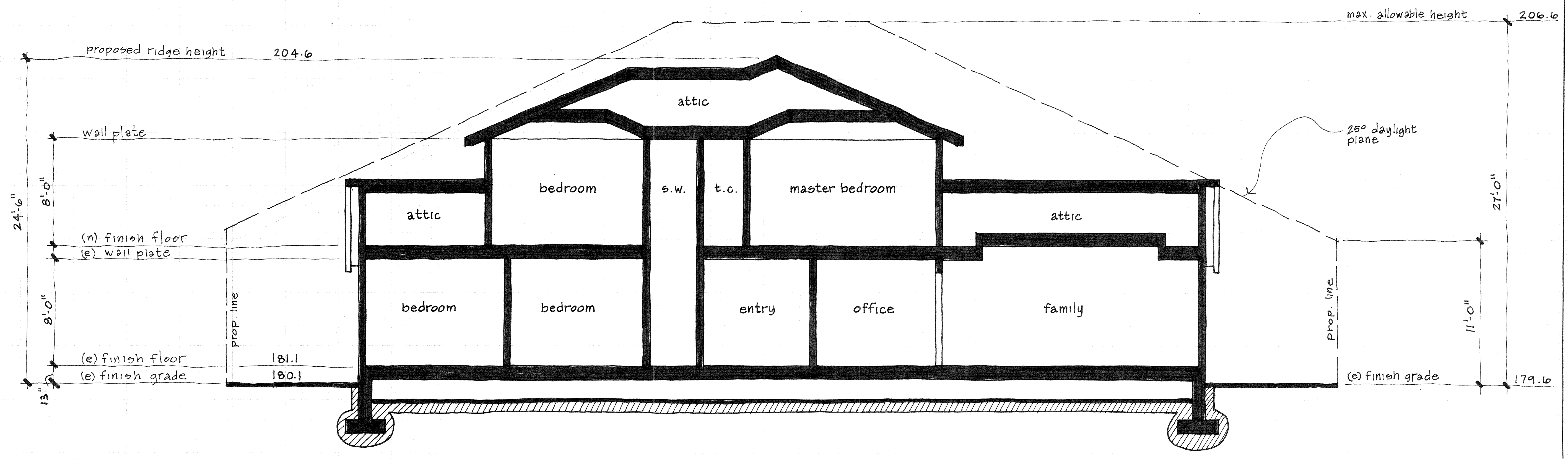
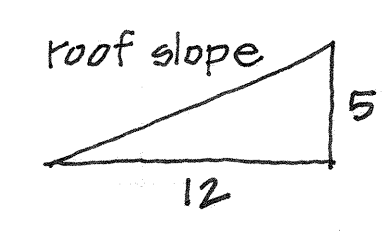
BR
 Britt • Rowe
 108 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 408.354.6224 (office)
 408.354.6514 (fax)

BRITT • ROWE retains all rights and ownership in all drawings and specifications. No part of these drawings and specifications may be used on any other project without the expressed, written consent of BRITT • ROWE.

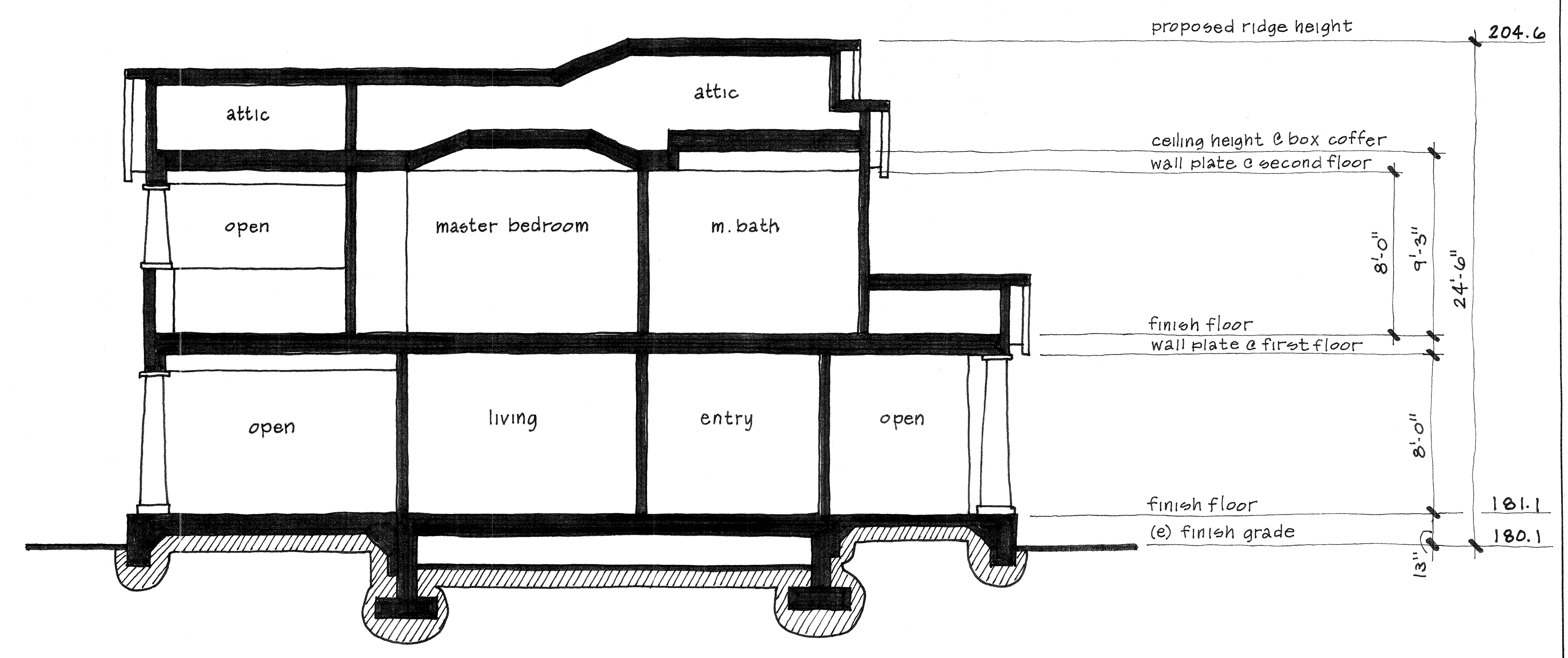
PENN RESIDENCE
1060 S. Springer Rd.
Los Altos, California

SHEET: sections
 SCALE: noted
 DATE: 1.15.15
 DRAWN:

A9



DESIGN SECTION A



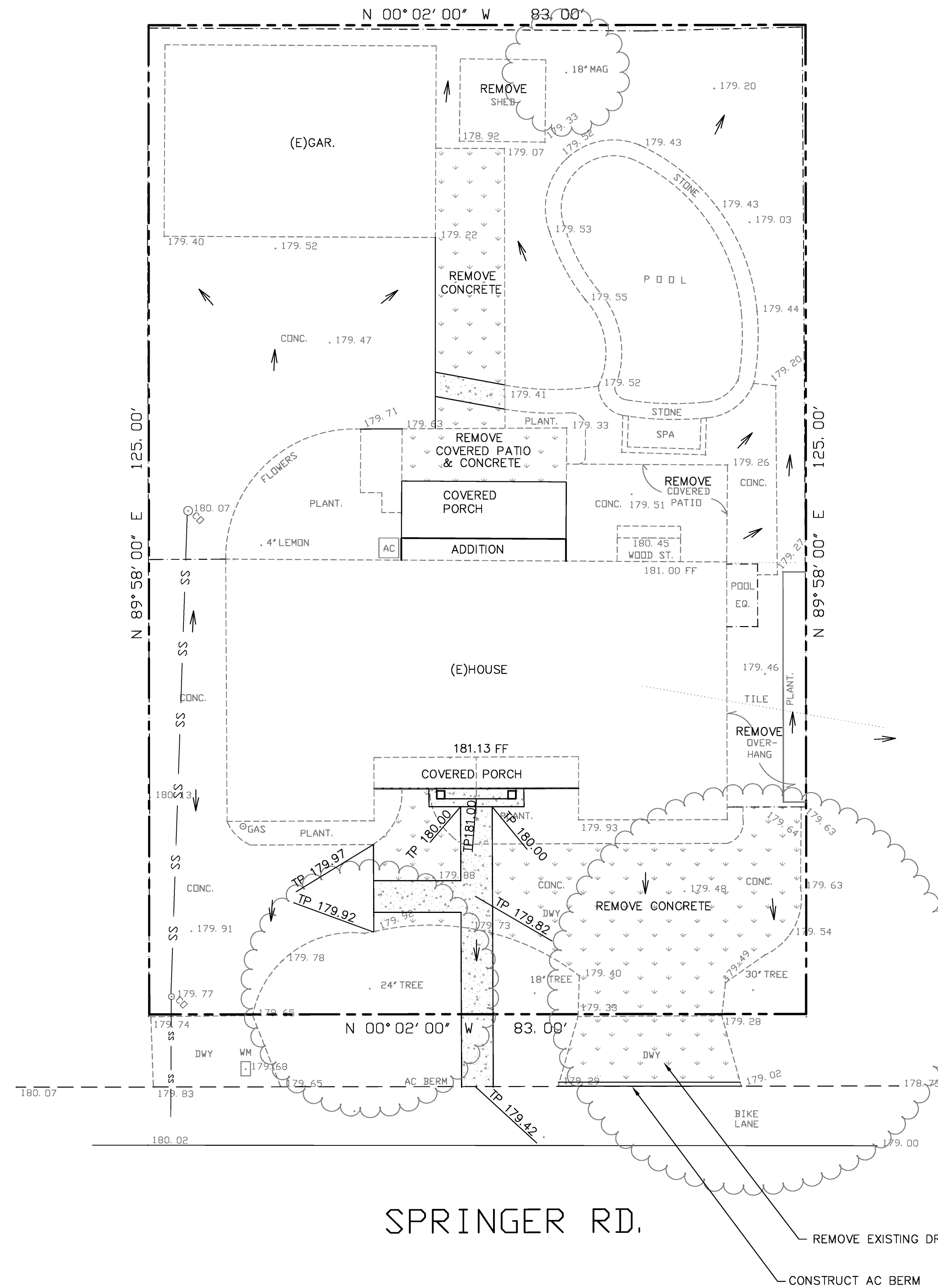
DESIGN SECTION B

SCALE: 1"=10'

LEGEND

EXISTING		PROPOSED
[Symbol]	BUILDING	[Symbol]
[Symbol]	MONUMENT	[Symbol]
[Symbol]	CURB INLET	[Symbol]
[Symbol]	AREA DRAIN	[Symbol]
[Symbol]	POLE	[Symbol]
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]
[Symbol]	STORM DRAIN MANHOLE	[Symbol]
[Symbol]	FIRE HYDRANT	[Symbol]
[Symbol]	WATER VALVE	[Symbol]
[Symbol]	STREET LIGHT	[Symbol]
[Symbol]	CLEANOUT	[Symbol]
[Symbol]	BOUNDARY	[Symbol]
[Symbol]	LOT LINE	[Symbol]
[Symbol]	CENTERLINE	[Symbol]
[Symbol]	LIMIT OF EASEMENT	[Symbol]
[Symbol]	CURB	[Symbol]
[Symbol]	CURB AND GUTTER	[Symbol]
[Symbol]	EDGE OF PAVEMENT	[Symbol]
[Symbol]	CONTOUR	[Symbol]
[Symbol]	FENCE	[Symbol]
[Symbol]	FLOW LINE	[Symbol]
[Symbol]	SANITARY SEWER	[Symbol]
[Symbol]	STORM DRAIN	[Symbol]
[Symbol]	ELECTRICAL	[Symbol]
[Symbol]	GAS	[Symbol]
[Symbol]	WATER	[Symbol]
[Symbol]	CONCRETE TO BE REMOVED AND LANDSCAPED	[Symbol]
[Symbol]	NEW CONCRETE	[Symbol]

DESCRIPTION	EXISTING	PROPOSED
BUILDING	2804	2765
DRIVEWAY AC OR PCC	3098	1626
PATIOS/PORCHES/WALKWAYS/POOL	1910	1931
IMPERVIOUS SURFACES	7812	6322
LANDSCAPING	2563	4053
TOTAL	10375	10375



NOTES:

NO GRADING IS PROPOSED OR NEEDED FOR THE ADDITION AND REMODEL OF THE RESIDENCE.
A PORTION OF CONCRETE DRIVEWAY WILL BE REMOVED.
DRAINAGE PATTERN WILL REMAIN THE SAME. (ALL DOWNSPOUTS TO BE DISCHARGED ONTO THE SPLASH BLOCKS AND DIRECTED AWAY FROM THE STRUCTURES.

CONSTRUCTION SITE AND EQUIPMENT BEST MANAGEMENT PRACTICES

As required in the Los Altos Climate Action Plan, new development shall implement air quality best management practices (BMPs) during construction. The Bay Area Air Quality Management District's Air Quality Guidelines, updated in May of 2012, include two tables (8-1 and 8-2) that provide recommended construction site BMPs. These measures are intended to reduce air quality impacts and greenhouse gas emissions during construction. These measures should be included in the project's Construction Management Plan and on the cover sheet of the BASIC CONSTRUCTION BEST MANAGEMENT PRACTICES

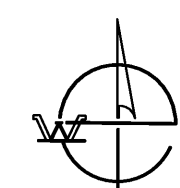
1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.
2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible.
6. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
7. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California Air Resources Board's Air Quality Control Measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
8. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
9. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's one number shall also be visible to ensure compliance with applicable regulations.

ADDITIONAL CONSTRUCTION BEST MANAGEMENT PRACTICES

- Projects are encouraged to implement these BMPs during construction
1. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
 2. All excavation, grading, and/or demolition activities shall be suspended when average wind speeds exceed 20 mph.
 3. Wind breaks (e.g., trees, fences) shall be installed on the windward side(s) of actively disturbed areas of construction. Wind breaks should have at maximum 50 percent air porosity.
 4. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
 5. The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
 6. All trucks and equipment, including their tires, shall be washed off prior to leaving the site.
 7. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
 8. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than one percent.
 9. Minimize the idling time of diesel powered construction equipment to two minutes.
 10. The project shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent PM reduction compared to the most recent ARB fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
 11. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., Regulation 8, Rule 3: Architectural Coatings).
 12. Require that all construction equipment, diesel trucks, and generators be equipped with Best Available Control Technology for emission reductions of NOx and PM.
 13. Require all contractors use equipment that meets CARB's most recent certification standard for off-road heavy duty diesel engines is considered self-treating.

NO.	BY	DATE	REVISION	BY	DATE	DATE: NOVEMBER 2015
						SCALE: HDR, 1"=10' VERT.
						DESIGNED:
						DRAWN: JK
						PROJ. ENGR:

BY: KAREL CYMBAL, RCE 34534
DATE:



WESTFALL ENGINEERS, INC.
14583 BIG BASIN WAY, SARATOGA, CA 95070 (408) 867-0244

GRADING AND DRAINAGE PLAN
1060 SOUTH SPRINGER ROAD, LOS ALTOS

JOB NO.
2014-067
SHEET 1
OF 1