



NEW RESIDENCE  
FOR  
PATRICK & MELISSA  
McGREGOR

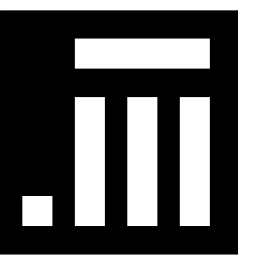
PROJECT TITLE & LOCATION

NEW RESIDENCE  
FOR  
Patrick &  
Melissa  
McGregor

1014 RUSSELL AVENUE  
LOS ALTOS, CA 94024

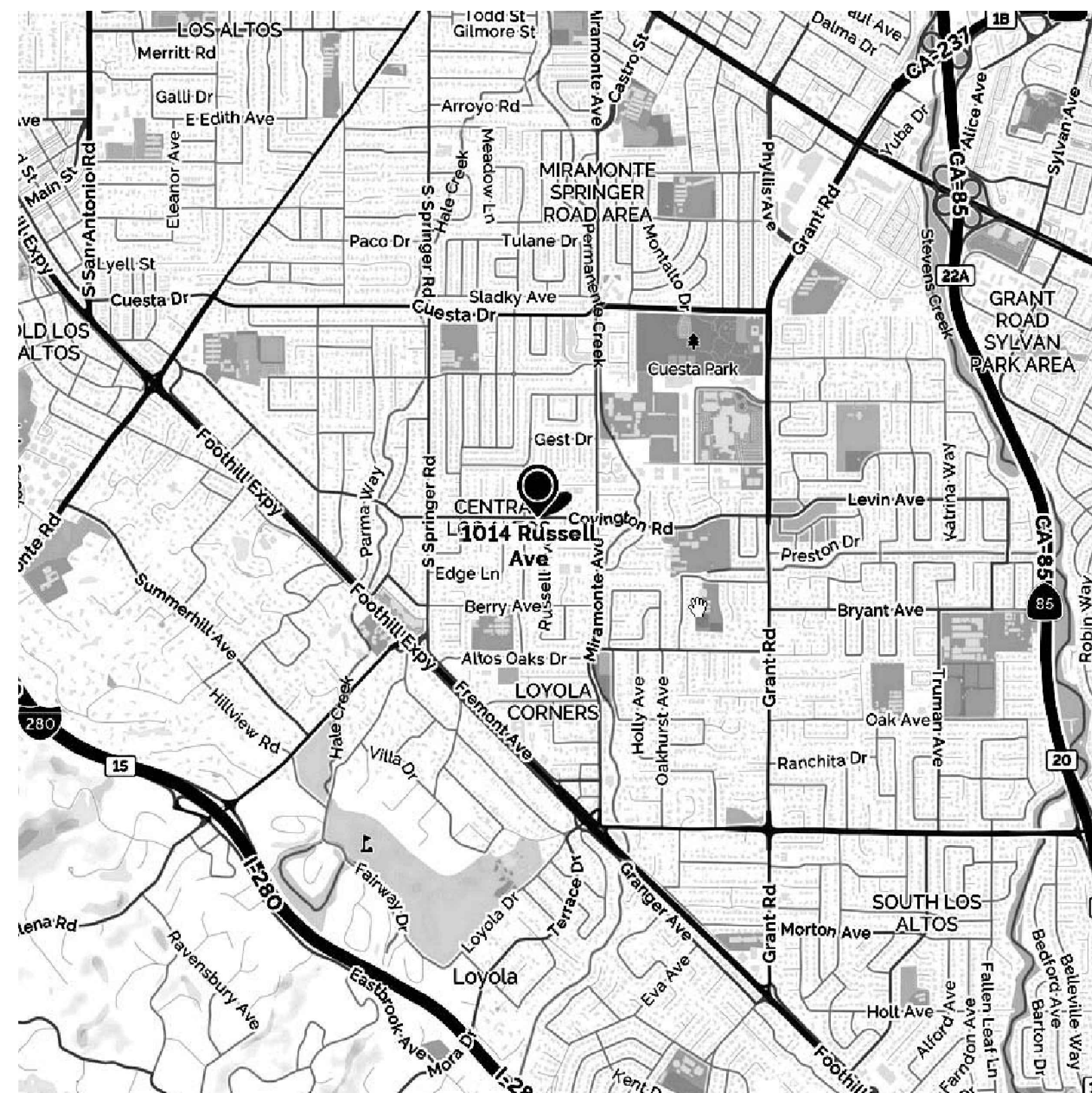
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J MALIKSI & ASSOC.  
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE  
MENLO PARK, CA 94025  
TEL. NO. 650 323 2902  
FAX NO. 650 323 6433



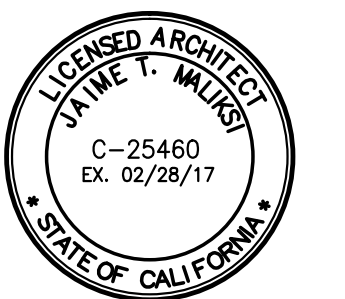
VICINITY MAP

PROJECT DATA		TABLE OF CONTENTS	
OWNERS:	PATRICK & MELISSA MCGREGOR	<b>GENERAL INFORMATION</b>	
ADDRESS:	1014 RUSSELL AVENUE LOS ALTOS, CA 94024	A-0.1 COVER SHEET	
A.P.N.#:	189-10-041	A-0.2 NEIGHBORHOOD CONTEXT MAP	
ZONE:	RI-10	A-0.3 NEIGHBORHOOD CONTEXT PHOTOS	
LOT AREA :	10,002 S.F.	<b>ARCHITECTURAL</b>	
MAXIMUM LOT COVERAGE = (30%) Lot Area =	3,000.6 S.F.	A-1.1 SITE PLAN	
MAXIMUM FLOOR AREA = (35%) Lot Area =	3,500.7 S.F.	A-1.2 TREE PROTECTION PLAN	
<b>HOUSE FLOOR AREA CALCULATIONS</b>		A-1.3 EXISTING FLOOR PLAN	
<b>EXISTING HOUSE FLOOR AREA/LOT COVERAGE CALCULATIONS</b>		A-1.4 EXISTING ELEVATIONS	
(E) MAIN HOUSE FOOTPRINT	2,683.69 S.F.	A-2.1 BASEMENT FLOOR PLAN	
(E) FRONT PORCH	70.78 S.F.	A-2.2 BASEMENT BLOCK-OUT AREA CALCS. DIAGRAM	
(E) TOTAL LOT COVERAGE	2,754.47 S.F. 28% < 3,000.6 S.F. 30%	A-3.1 GROUND FLOOR PLAN	
<b>NEW PROPOSED HOUSE FLOOR AREA CALCULATIONS</b>		A-3.2 GROUND FLOOR BLOCK-OUT AREA CALCS. DIAGRAM	
BASEMENT FLOOR (DOES NOT COUNT TOWARDS FAR)	1,448.21 S.F.	A-4.1 SECOND FLOOR PLAN	
GROUND FLOOR	2,039.11 S.F.	A-4.2 SECOND FLOOR BLOCK-OUT AREA CALCS. DIAGRAM	
SECOND FLOOR	1,459.49 S.F.	A-5 ROOF PLAN	
TOTAL FLOOR AREA	3,498.60 S.F. < 3,500.70 S.F. MAX. FLOOR AREA	A-6 FRONT ELEVATION & REAR ELEVATION	
<b>NEW PROPOSED HOUSE LOT COVERAGE CALCULATIONS</b>		A-7 RIGHT SIDE ELEVATION & LEFT SIDE ELEVATION	
MAIN HOUSE FOOTPRINT	2,039.11 S.F.	A-8 SECTION THRU A-A SECTION THRU B-B	
FRONT PORCH	33.54 S.F.	<b>CIVIL</b>	
SIDE PORCH	31.58 S.F.	C-0 TOPOGRAPHIC SURVEY PLAN	
REAR PORCH	621.93 S.F.	C-1.0 TITLE SHEET	
FIREPLACE	13.27 S.F.	C-2.0 GRADING AND DRAINAGE PLAN	
SIDE PORCH	79.29 S.F.	C-3.0 DETAILS	
TOTAL LOT COVERAGE	2,818.70 S.F. (28.2%) < 3,000.6 (30%)	C-3.1 DETAILS	
		<b>LANDSCAPE</b>	
		LS-1 LANDSCAPE /PLANTING PLAN	

GENERAL PROJECT INFORMATION &  
TABLE OF CONTENTS

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
<b>LOT COVERAGE:</b> <i>Land area covered by all structures that are over 6 feet in height</i>	2,754.47 square feet ( 27.5 %)	2,818.70 square feet ( 28.2 %)	3,000.6 square feet ( 30 %)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr.: 2,683.69 sq ft 2nd Flr.: 0 sq ft <b>Total: 2,683.69 sq ft</b> ( 77 %)	1st Flr.: 2,039.11 sq ft 2nd Flr.: 1,459.49 sq ft <b>Total: 3,498.60 sq ft</b> ( 99.9 %)	3,500.7 square feet ( 100 %)
<b>SETBACKS:</b>			
Front	25'-5 3/16" feet	28'-2" feet	25' feet
Rear	25'-1 3/16" feet	25'-2" feet	25' feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	19'-1 3/16" feet / 0 feet	17'-4 3/8" feet / 22'-10" feet	17'-2 1/8" feet / 17'-2 1/8" feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	19'-4 1/4" feet / 0 feet	17'-3 3/8" feet / 21'-3 7/8" feet	19' feet / 17'-8" feet
<b>HEIGHT:</b>	16'-1" feet	26'-10 5/8" feet	27' feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	2,176.35 square feet	+ 2,329.47 square feet	4,505.82 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	507.34 square feet	- 66.35 square feet	440.99 square feet
LOT CALCULATIONS			
<b>NET LOT AREA:</b>	10,002 square feet		
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	313.48 square feet ( 14 %)		
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): 4,279.94 sq ft Existing softscape (undisturbed) area: 2,203.06 sq ft New softscape (new or replaced landscaping) area: 3,528 sq ft <i>Sum of all three should equal the site's net lot area</i>		

PROJECT SUMMARY TABLES



NO. DATE ISSUE  
GTM 3-30-2016 ISSUE FOR PLAN COMM.  
GTM 3-18-2016 ISSUE FOR PLAN COMM.  
GTM 2-25-2016 ISSUE FOR PLANNING  
RAF 1-13-2016 FOR PLAN REVIEW

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DRAWING TITLE

COVER  
SHEET

SCALE: AS SHOWN  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-0.1

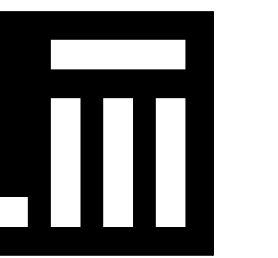


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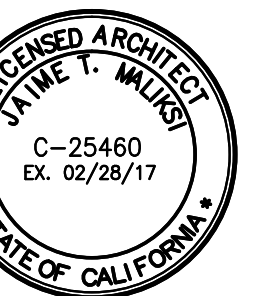
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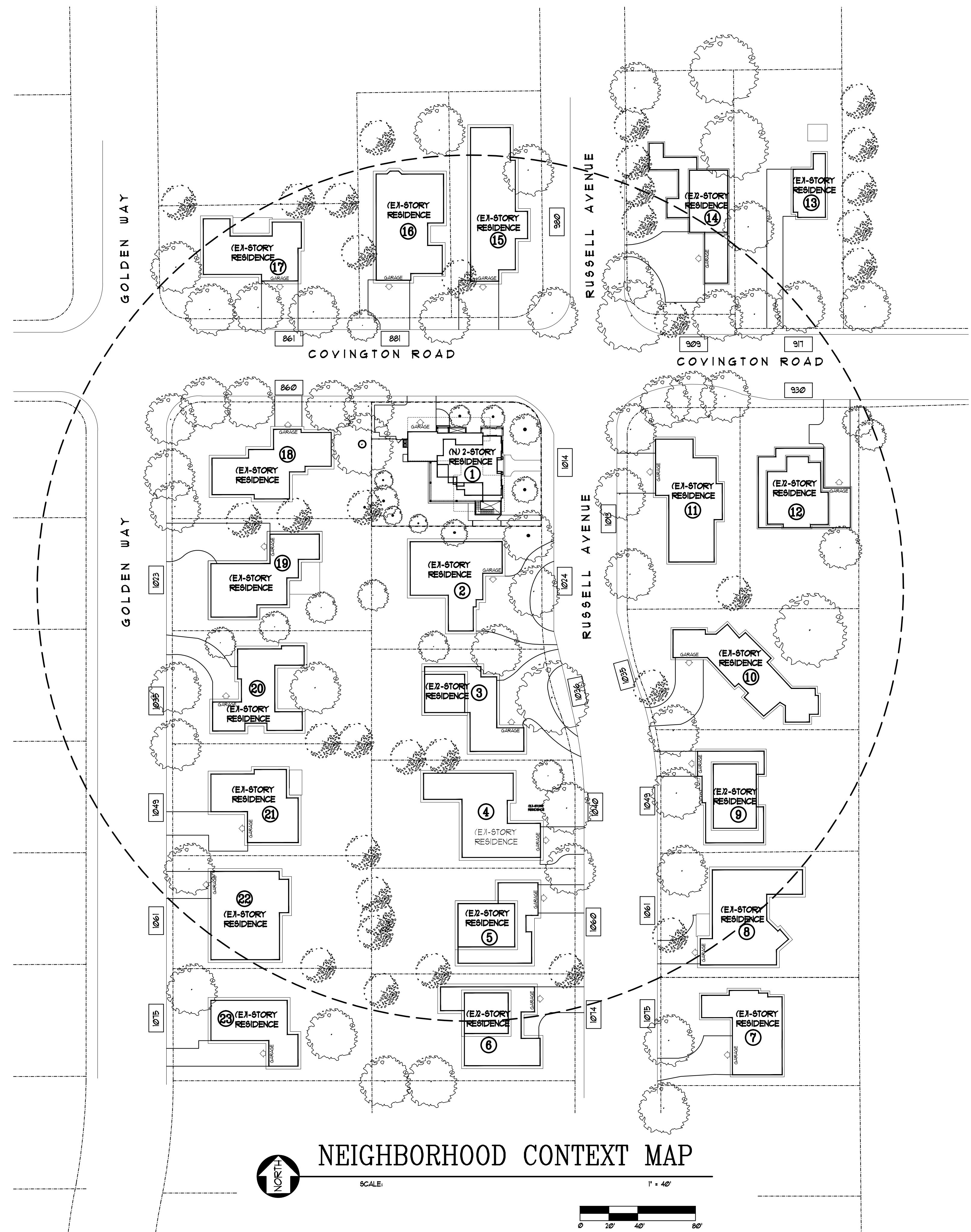
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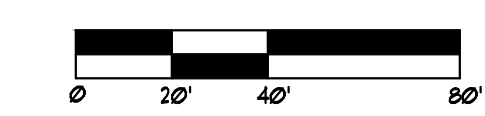
NEIGHBORHOOD  
CONTEXT MAP

SCALE: 1" = 40'  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-0.2



NEIGHBORHOOD CONTEXT MAP



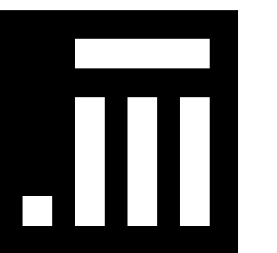


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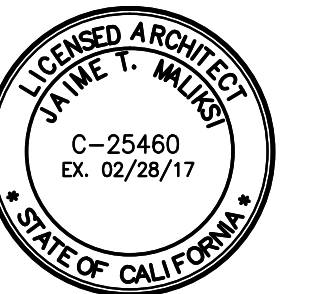
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NEIGHBORHOOD  
CONTEXT  
PHOTOS

SCALE: N.T.S.  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-0.3



1060 RUSSELL AVENUE 1040 RUSSELL AVENUE 1036 RUSSELL AVENUE 1024 RUSSELL AVENUE 1014 RUSSELL AVENUE

RUSSELL AVENUE LOOKING WEST



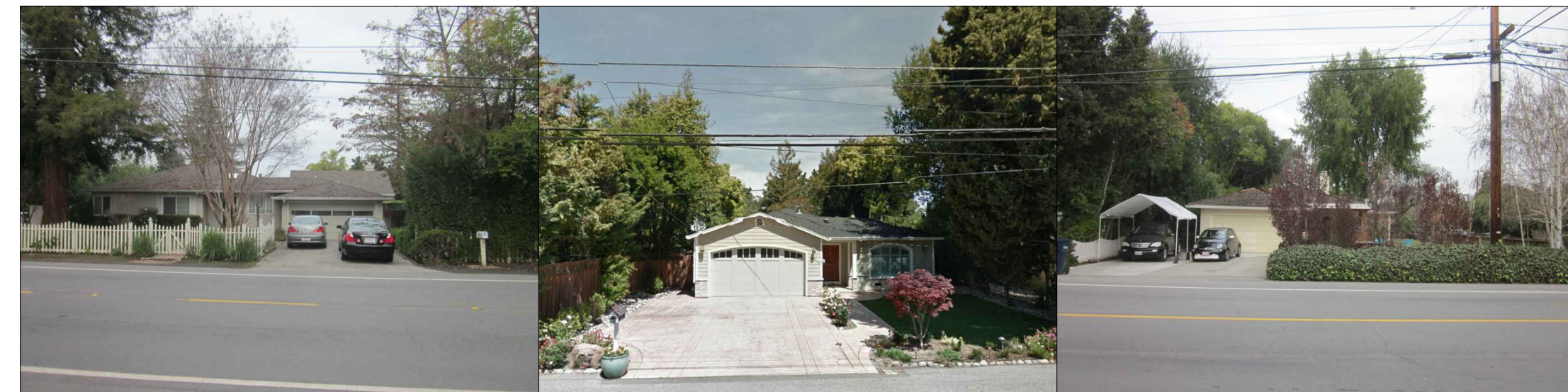
1013 RUSSELL AVENUE 1013 RUSSELL AVENUE 1035 RUSSELL AVENUE 1049 RUSSELL AVENUE 1061 RUSSELL AVENUE

RUSSELL AVENUE LOOKING EAST



930 COVINGTON ROAD 1013 RUSSELL AVENUE

COVINGTON ROAD LOOKING SOUTH



861 COVINGTON ROAD 881 COVINGTON ROAD 920 RUSSELL AVENUE

COVINGTON ROAD LOOKING NORTH



920 RUSSELL AVENUE 909 COVINGTON ROAD

RUSSELL AVENUE LOOKING EAST



909 COVINGTON ROAD 911 COVINGTON ROAD

COVINGTON ROAD LOOKING NORTH



920 RUSSELL AVENUE 920 RUSSELL AVENUE 860 COVINGTON ROAD 860 COVINGTON ROAD 860 COVINGTON ROAD

COVINGTON ROAD LOOKING SOUTH



860 COVINGTON ROAD 1033 GOLDEN WAY 1035 GOLDEN WAY 1049 GOLDEN WAY 1061 GOLDEN WAY

GOLDEN WAY LOOKING EAST

NEIGHBORHOOD CONTEXT PHOTOS

SCALE: N.T.S.

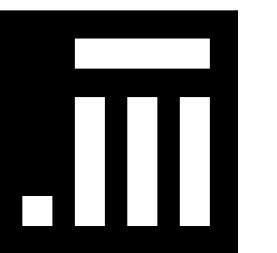


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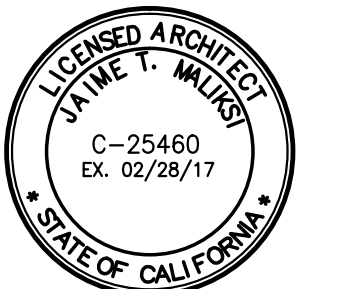
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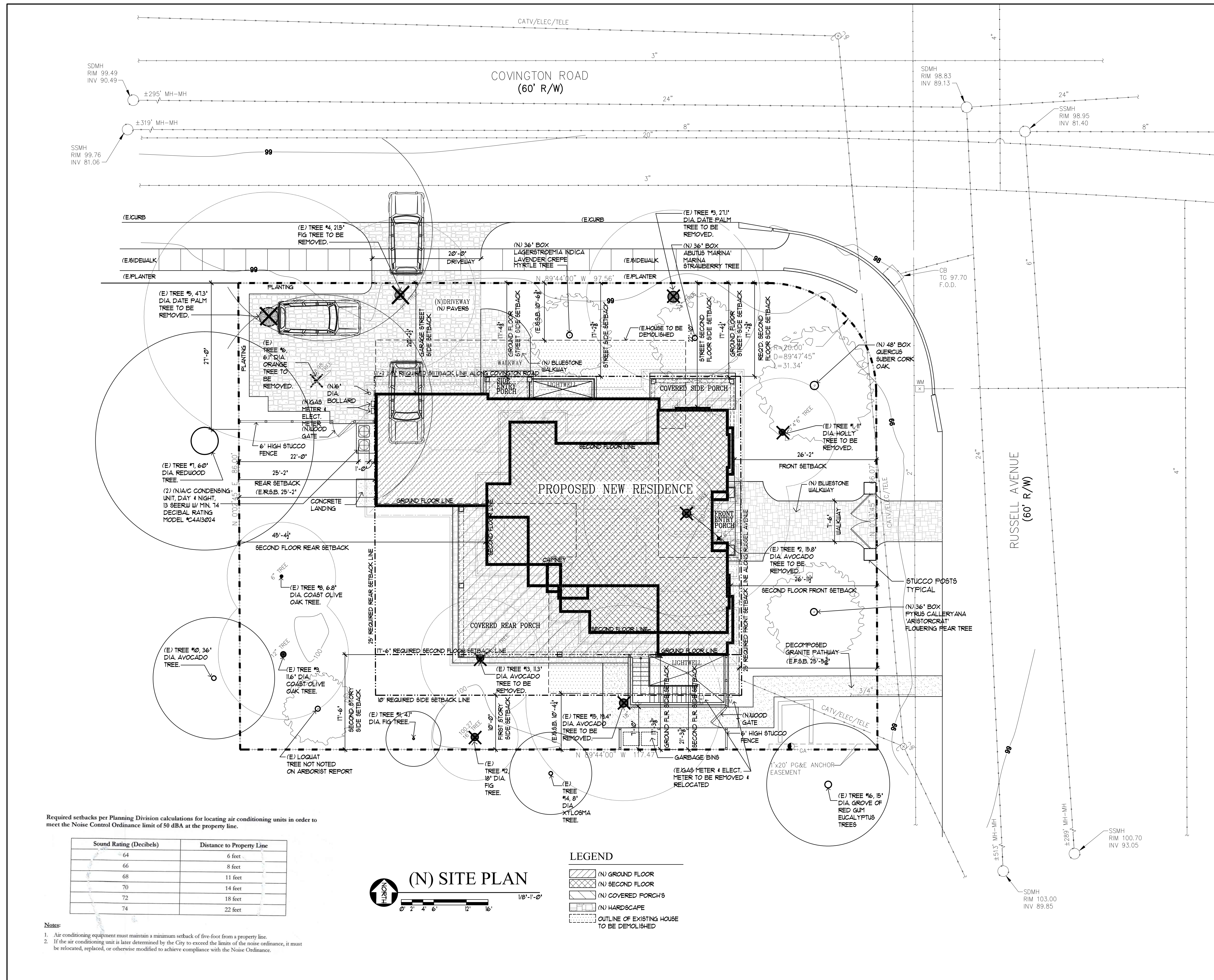
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DRAWING TITLE

(N) SITE PLAN

SCALE: 1/8" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

**A-1.1**



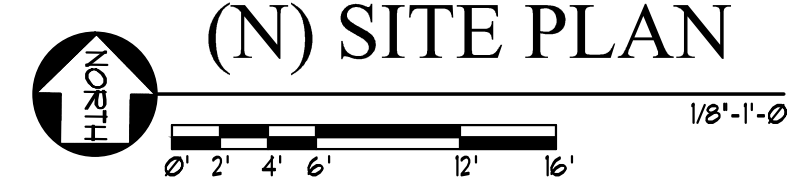
Required setbacks per Planning Division calculations for locating air conditioning units in order to meet the Noise Control Ordinance limit of 50 dBA at the property line.

Sound Rating (Decibels)	Distance to Property Line
64	6 feet
66	8 feet
68	11 feet
70	14 feet
72	18 feet
74	22 feet

Notes:

- Air conditioning equipment must maintain a minimum setback of five-foot from a property line.
- If the air conditioning unit is later determined by the City to exceed the limits of the noise ordinance, it must be relocated, replaced, or otherwise modified to achieve compliance with the Noise Ordinance.

(N) SITE PLAN



LEGEND

- (N) GROUND FLOOR
- (N) SECOND FLOOR
- (N) COVERED PORCH'S
- (N) HARDSCAPE
- OUTLINE OF EXISTING HOUSE TO BE DEMOLISHED

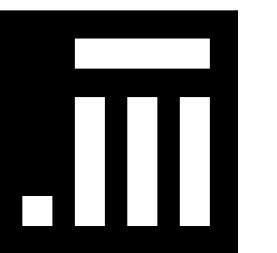


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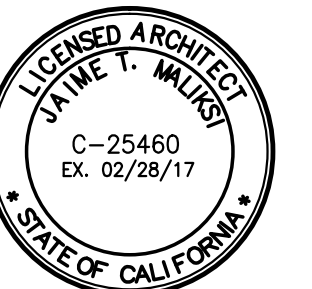
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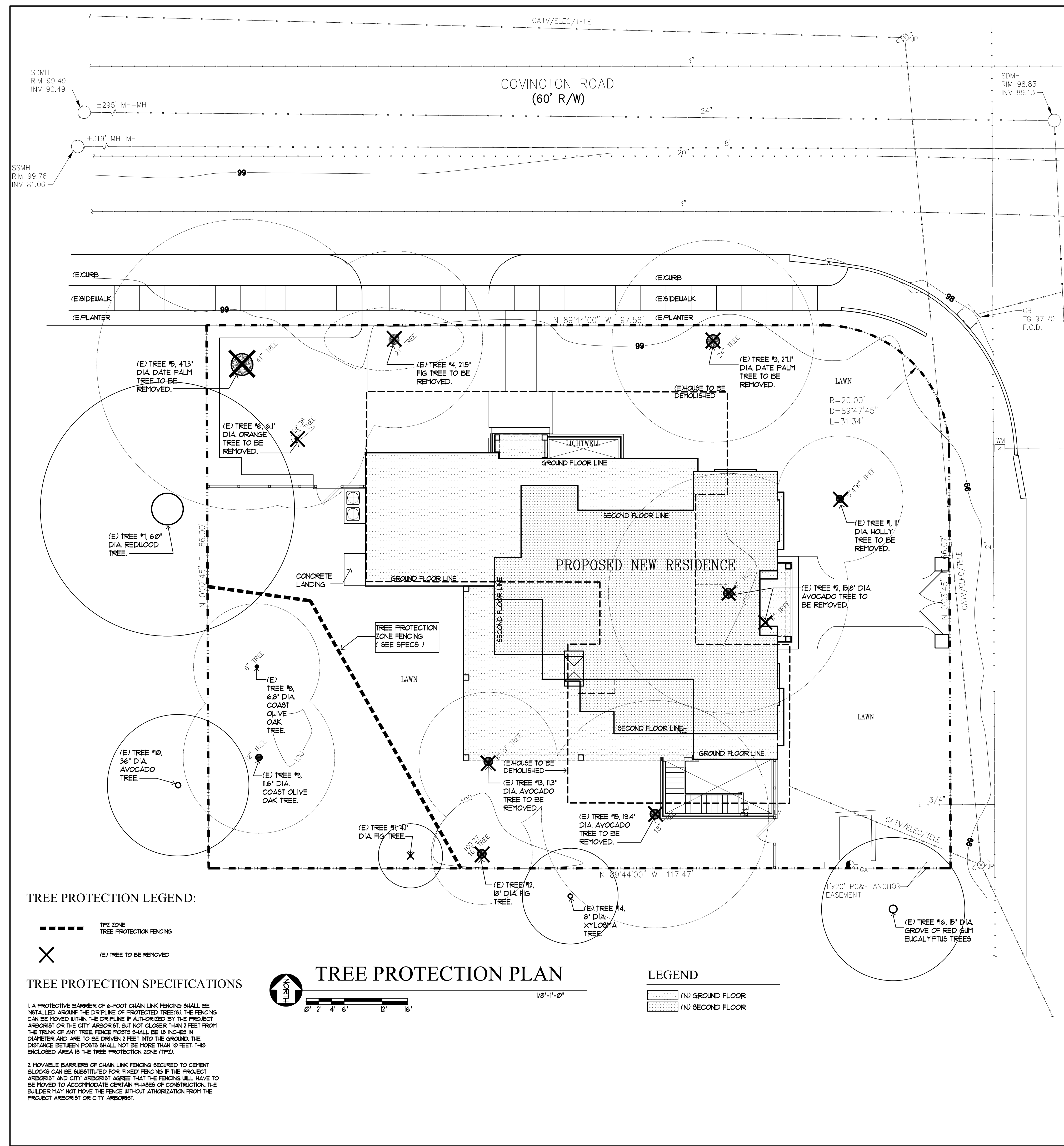
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**TREE PROTECTION PLAN**

SCALE: 1/8" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

**A-1.2**

EXISTING TREE TO REMAIN	EXISTING TREE PROPOSED TO BE REMOVED	Tree Species	Diameter (inches)	Condition (percent)	Height (feet)	Spread (feet)	Comments
	X	1 Holly	11.0 (est.)	40	18	12	Three-stem at the base with included bark between the stems, drought-stressed canopy, abundance of interior deadwood.
	X	2 Avocado	15.8	55	25	30	50% of root zone is covered by the home, slight lean to the east; tip dieback present; moderate amount of deadwood present.
	X	3 Date Palm	27.1	70	30	18	Large base; several small saplings growing out of the trunk; abundance of dead seed pods and fronds.
	X	4 Fig Tree	21.5	65	20	24	Moderate amount of deadwood; excess end weight on eastern growing limb; pollarded in the past.
	X	5 Date Palm	47.3	70	45	21	Abundance of dead seed pods and fronds; saplings growing out of the trunk; large base.
	X	6 Orange Tree	6.1	60	12	12	Slight lean to the north; good vigor; three-stem at 3 feet; measured below the three-stem attachment.
	X	7 Redwood	60.0 (est.)	85	90	39	Located on the neighbor's property; two-stem at the base with included bark; long lateral limbs good vigor.
	X	8 Coast Live Oak	6.8	50	20	15	Abundance of ivy around the base; leans to the northeast; suppressed by neighbor's Redwood tree.
	X	9 Coast Live Oak	11.6	50	35	27	Root-crown covered by ivy; leans to the northeast; healthy canopy; codominant at 9 feet.
	X	10 Avocado	36.0 (est.)	90	90	36	Located on the neighbor's property; good form and vigor.
	X	11 Fig Tree	4.1	70	15	9	Root crown covered; mushrooms present around the base; good form.
	X	12 Fig Tree	18.0 (est.)	0	10	6	Dead.
	X	13 Avocado	11.3	50	20	27	Two-stem at base; larger stem has significant decay; healthy canopy; some sunscald present; tip dieback present; root crown covered.
	X	14 Xylosma	8.0 (est.)	55	18	18	Healthy canopy; located near the fence; on neighbor's property.
	X	15 Avocado	19.4	50	40	30	Located near the home; several areas of decay present on the trunk; codominant at 7 feet; roots may be affecting the home; 50% of the root zone is covered by the home; healthy upper canopy.
	X	16 Grove of Red Gum Eucalyptus	15.0 (est.)	50	40	42	Located on the neighbor's property; healthy canopies; poor form; several codominant attachments in their canopies.



**TREE PROTECTION LEGEND:**

- TPZ ZONE TREE PROTECTION FENCING
- X (E) TREE TO BE REMOVED

**TREE PROTECTION SPECIFICATIONS**

1. A PROTECTIVE BARRIER OF 6-FOOT CHAIN LINK FENCING SHALL BE INSTALLED AROUND THE DRIFLINE OF PROTECTED TREES. THE FENCING CAN BE MOVED WITHIN THE DRIFLINE IF AUTHORIZED BY THE PROJECT ARBORIST OR THE CITY ARBORIST, BUT NOT CLOSER THAN 2 FEET FROM THE TRUNK OF ANY TREE. FENCE POSTS SHALL BE 15 INCHES IN DIAMETER AND ARE TO BE DRIVEN 3 FEET INTO THE GROUND. THE DISTANCE BETWEEN POSTS SHALL NOT BE MORE THAN 10 FEET. THIS ENCLOSED AREA IS THE TREE PROTECTION ZONE (TPZ).

2. MOVABLE BARRIERS OF CHAIN LINK FENCING SECURED TO CEMENT BLOCKS CAN BE SUBSTITUTED FOR FIXED FENCING IF THE PROJECT ARBORIST AND CITY ARBORIST AGREE THAT THE FENCING WILL HAVE TO BE MOVED TO ACCOMMODATE CERTAIN PHASES OF CONSTRUCTION. THE BUILDER MAY NOT MOVE THE FENCE WITHOUT AUTHORIZATION FROM THE PROJECT ARBORIST OR CITY ARBORIST.



**TREE PROTECTION PLAN**

**LEGEND**

- (N) GROUND FLOOR
- (N) SECOND FLOOR

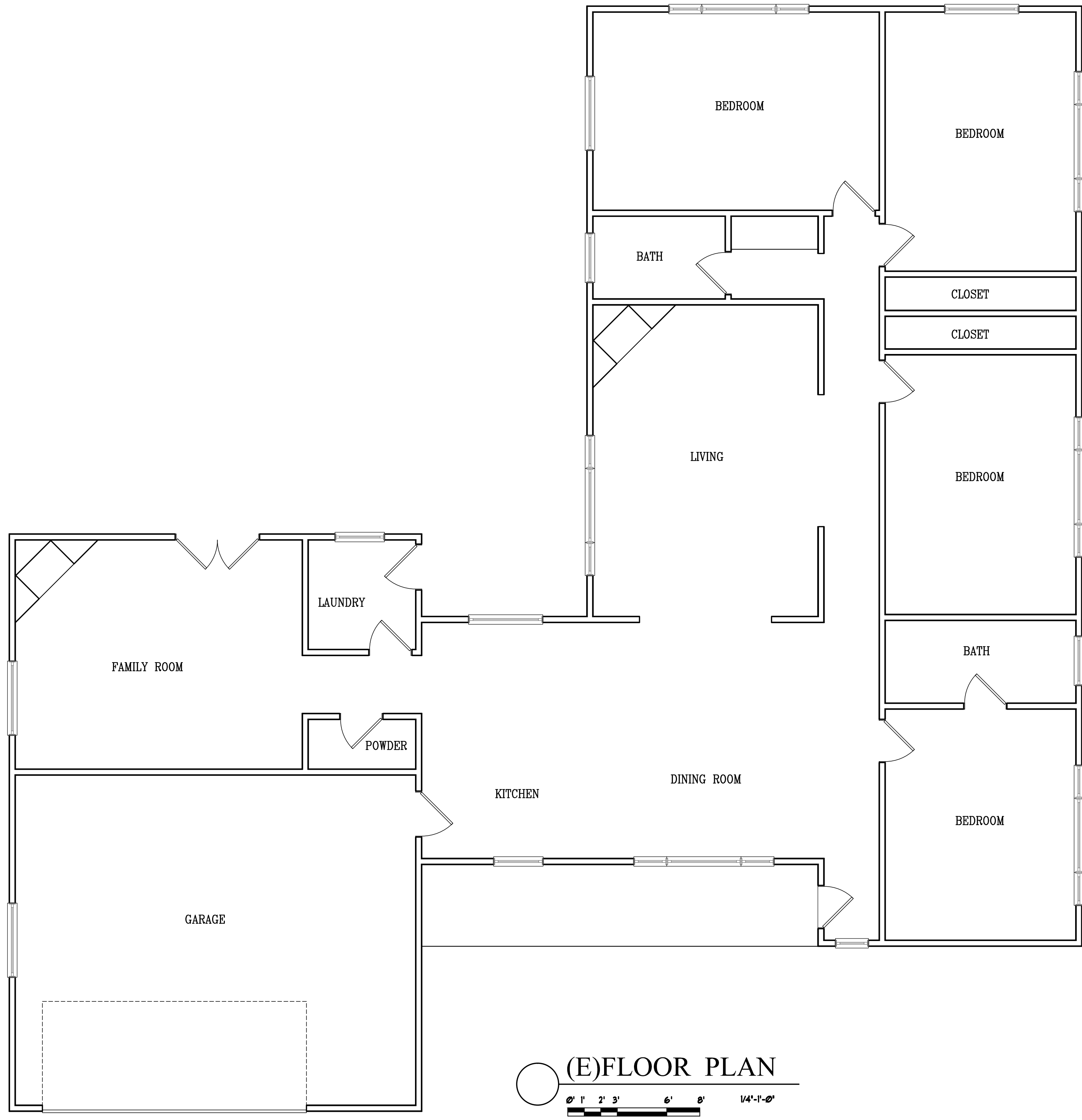


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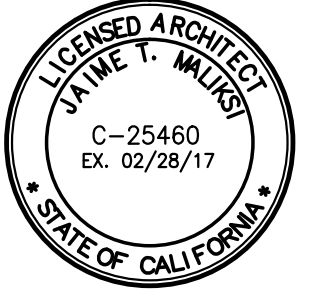
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(E)FLOOR PLAN

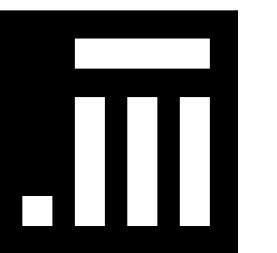
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PROJECT NAME: MCGREGOR  
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A-1.3



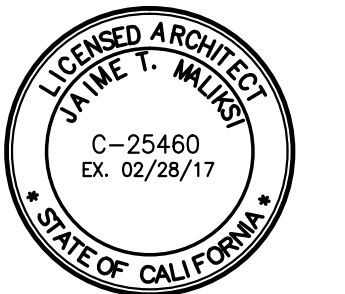
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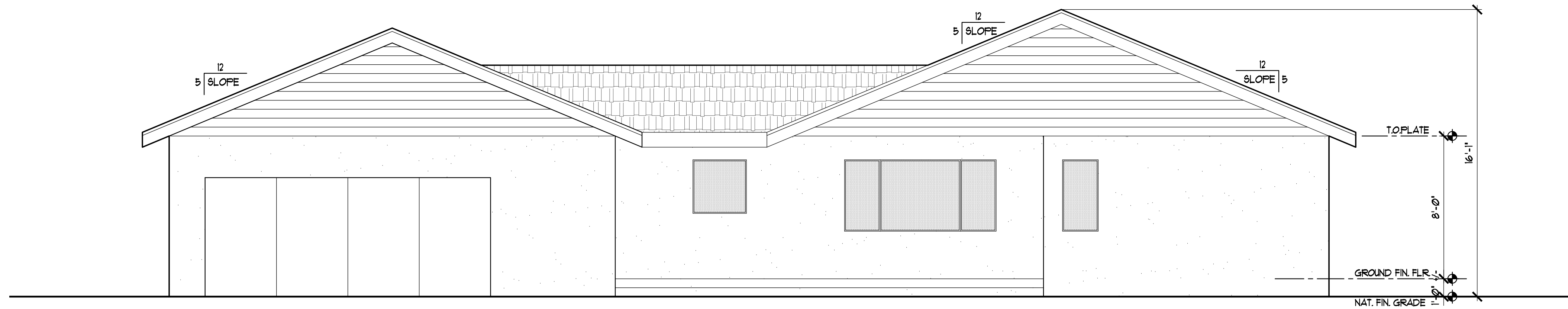
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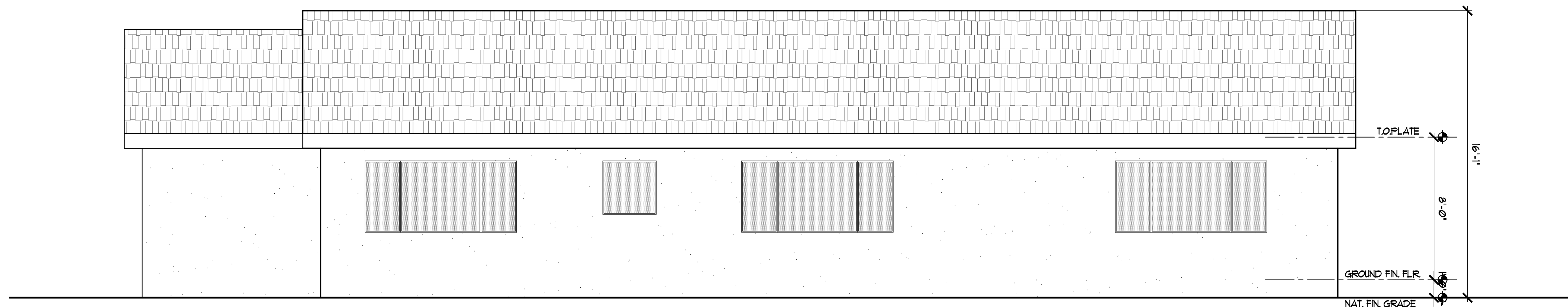
(E)ELEVATIONS

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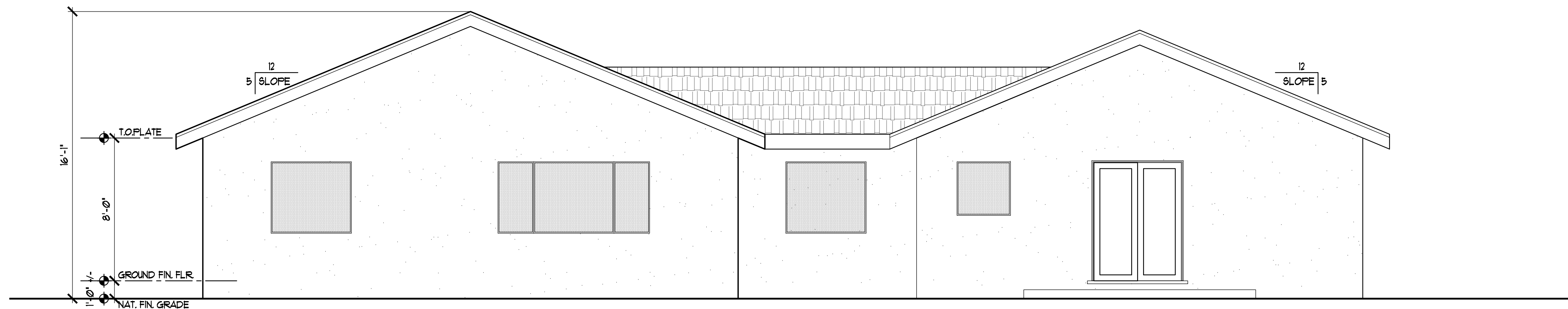
A-1.4



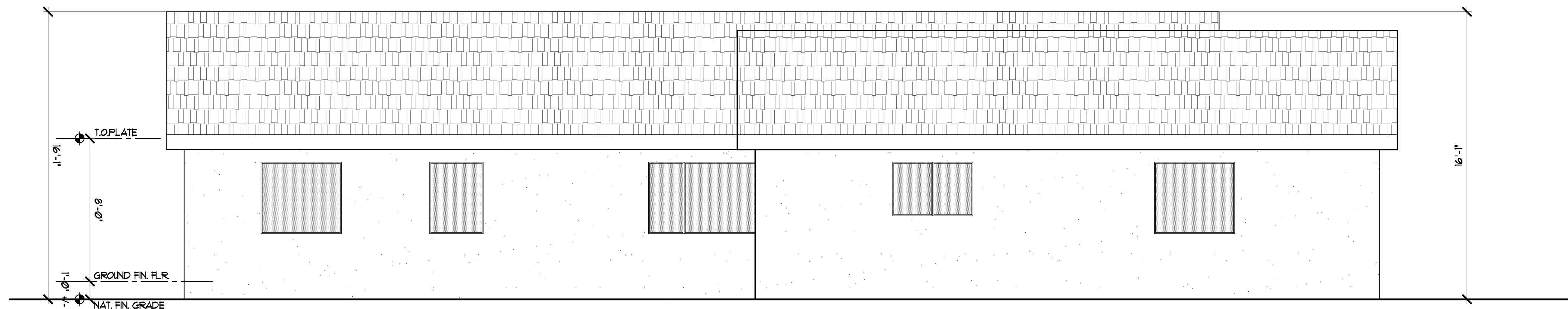
(E) FRONT ELEVATION



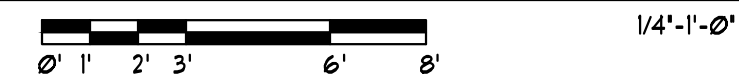
(E) RIGHT SIDE ELEVATION



(E) REAR ELEVATION



(E) LEFT SIDE ELEVATION



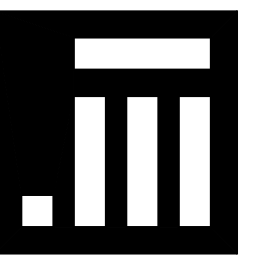


NEW RESIDENCE FOR  
Patrick &  
Melissa  
McGregor

1014 RUSSELL AVENUE  
LOS ALTOS, CA 94024

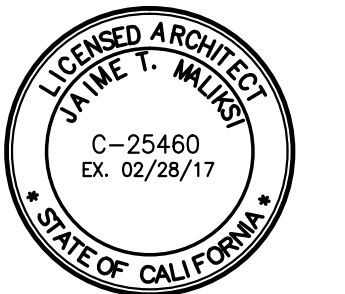
REVISION

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**J MALIKSI & ASSOC.**  
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE  
MENLO PARK, CA 94025  
TEL. NO. 650 323 2902  
FAX NO. 650 323 6433



NO.	DATE	ISSUE
GTM	3-30-2016	ISSUE FOR PLN. COMM.
GTM	2-25-2016	ISSUE FOR PLANNING
RAF	1-13-2016	FOR PLAN REVIEW
RAF	1-07-2016	DD

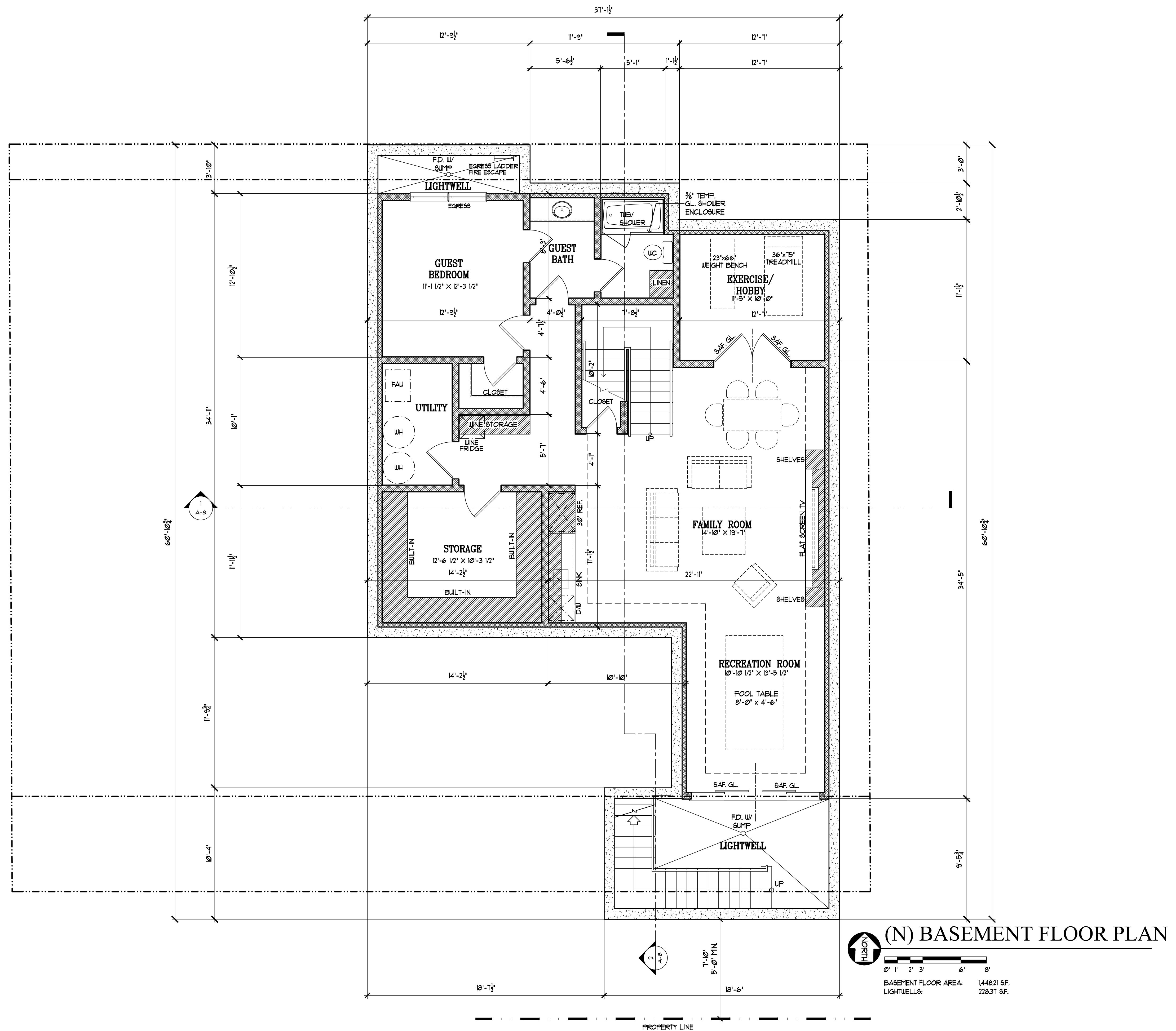
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(S) 2015 J.M. MALIKSI & ASSOCIATES

DRAWING TITLE

(N) BASEMENT  
FLOOR PLAN

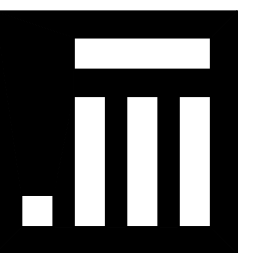
SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-2.1



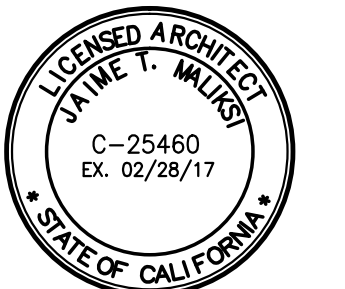


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(S) 2015 J.M. MALIKSI & ASSOCIATES

DRAWING TITLE

BASEMENT FLOOR  
BLOCK-OUT AREA  
CALCS. DIAGRAM

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-2.2

(FAR) FLOOR AREA RATIO CALCULATIONS

SECTION	LOCATION	AREA
<b>BASEMENT FLOOR (DOES NOT COUNT TOWARDS FAR)</b>		
1	GUEST ROOM	171.08 S.F.
2	GUEST BATH	112.87 S.F.
3	STAIRWELL	83.88 S.F.
4	EXERCISE ROOM	145.80 S.F.
5	HALLWAY	50.17 S.F.
6	CLOSET	24.75 S.F.
7	FAMILY ROOM	65.83 S.F.
7	UTILITY	63.62 S.F.
9	HALLWAY	33.68 S.F.
10	STORAGE	170.53 S.F.
11	FAMILY ROOM	25.50 S.F.
12	FAMILY ROOM	332.70 S.F.
13	RECREATION ROOM	167.80 S.F.
<b>TOTAL BASEMENT CONDITIONED FLOOR AREA :</b>		<b>1448.21 S.F.</b>
14	LIGHTWELLS	49.03 S.F.
15	LIGHTWELLS	179.34 S.F.
<b>TOTAL BASEMENT LIGHTWELL AREA :</b>		<b>228.37 S.F.</b>

(FAR) FLOOR AREA RATIO CALCULATIONS

SECTION	LOCATION	AREA
<b>GROUND FLOOR</b>		
16	GARAGE	444.51 S.F.
17	MUDROOM/LAUNDRY	104.10 S.F.
18	BREAKFAST	62.46 S.F.
19	KITCHEN	312.47 S.F.
20	BUTLERS/PANTRY	67.44 S.F.
21	STAIRWELL	79.65 S.F.
22	DINING ROOM	213.90 S.F.
23	BOX-OUT WINDOW	9.08 S.F.
24	FAMILY ROOM	53.24 S.F.
25	FAMILY ROOM	213.59 S.F.
26	FOYER	131.25 S.F.
27	POWDER ROOM	58.64 S.F.
28	LIVING ROOM	111.34 S.F.
29	OFFICE/DEN	168.36 S.F.
30	BOX-OUT WINDOW	9.08 S.F.
<b>TOTAL GROUND FLOOR AREA SUBTOTAL :</b>		<b>2039.11 S.F.</b>
<b>SECOND FLOOR</b>		
31	MASTER BATH	35.25 S.F.
32	MASTER BATH	98.51 S.F.
33	MASTER W.I.C.	74.07 S.F.
34	STAIRWELL	83.27 S.F.
35	BOX-OUT WINDOW	2.19 S.F.
36	BEDROOM 1	81.40 S.F.
37	BEDROOM 1	2.19 S.F.
38	BEDROOM 1	86.41 S.F.
39	CLOSET	26.60 S.F.
40	BEDROOM 1 HALL	17.28 S.F.
41	HALLWAY	27.77 S.F.
42	BATH 1	66.74 S.F.
43	HALLWAY	43.06 S.F.
44	MASTER BEDROOM HALLWAY	26.40 S.F.
45	MASTER W.I.C.	58.51 S.F.
46	BEDROOM 2 CLOSET + HALLWAY	40.07 S.F.
47	BEDROOM 3 HALLWAY	17.28 S.F.
48	BEDROOM 3 CLOSET	26.59 S.F.
49	MASTER BEDROOM	268.45 S.F.
50	BATH 2	48.60 S.F.
51	BEDROOM 2	159.88 S.F.
52	BEDROOM 3	166.78 S.F.
53	BOX-OUT WINDOW	2.19
<b>TOTAL SECOND FLOOR AREA SUBTOTAL :</b>		<b>1459.49 S.F.</b>
<b>TOTAL FLOOR AREA :</b>		<b>3498.60 S.F.</b>

54	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	20.94 S.F.
55	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	12.60 S.F.
56	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	31.56 S.F.
57	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	11.88 S.F.
58	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	157.54 S.F.
59	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	231.96 S.F.
60	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	60.93 S.F.
61	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	159.62 S.F.
62	FIREPLACE	DOES NOT COUNT TOWARDS FAR	13.27 S.F.
63	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	50.81 S.F.
64	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	28.48 S.F.
<b>TOTAL GROUND FLOOR PORCHES SUBTOTAL :</b>		<b>779.59 S.F.</b>	
<b>TOTAL GROUND FLOOR AREA SUBTOTAL :</b>		<b>2039.11 S.F.</b>	
<b>TOTAL LOT COVERAGE</b>		<b>2818.70 S.F.</b>	
		<b>28.2%</b>	

54	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	20.94 S.F.
55	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	12.60 S.F.
56	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	31.56 S.F.
57	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	11.88 S.F.
58	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	157.54 S.F.
59	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	231.96 S.F.
60	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	60.93 S.F.
61	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	159.62 S.F.
62	FIREPLACE	DOES NOT COUNT TOWARDS FAR	13.27 S.F.
63	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	50.81 S.F.
64	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	28.48 S.F.
<b>TOTAL GROUND FLOOR PORCHES SUBTOTAL :</b>		<b>779.59 S.F.</b>	
<b>TOTAL GROUND FLOOR AREA SUBTOTAL :</b>		<b>2039.11 S.F.</b>	
<b>TOTAL LOT COVERAGE</b>		<b>2818.70 S.F.</b>	
		<b>28.2%</b>	

54	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	20.94 S.F.
55	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	12.60 S.F.
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59	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	231.96 S.F.
60	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	60.93 S.F.
61	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	159.62 S.F.
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<b>TOTAL GROUND FLOOR PORCHES SUBTOTAL :</b>		<b>779.59 S.F.</b>	
<b>TOTAL GROUND FLOOR AREA SUBTOTAL :</b>		<b>2039.11 S.F.</b>	
<b>TOTAL LOT COVERAGE</b>		<b>2818.70 S.F.</b>	
		<b>28.2%</b>	

AREA CALCULATION

BASEMENT FLOOR BLOCK-OUT AREA CALCULATIONS DIAGRAM

SCALE



LEGEND :

	BASEMENT CONDITIONED FLOOR AREA:	1448.21 S.F.
	LIGHTWELLS:	228.37 S.F.

1/4" = 1'-0"

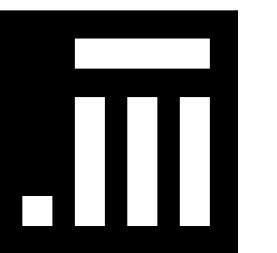


**NEW RESIDENCE FOR**  
**Patrick & Melissa McGregor**

1014 RUSSELL AVENUE  
LOS ALTOS, CA 94024

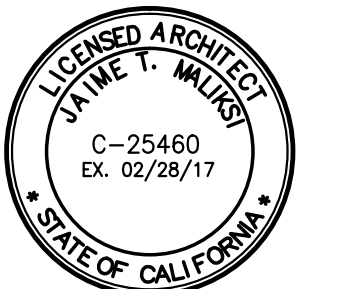
REVISION

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**J MALIKSI & ASSOC.**  
ARCHITECTURE + INTERIOR DESIGN

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MENLO PARK, CA 94025  
TEL. NO. 650 323 2902  
FAX NO. 650 323 6433



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GTM	3-18-2016	ISSUE FOR PLN. COMM.
GTM	2-25-2016	ISSUE FOR PLANNING
RAF	1-13-2016	FOR PLAN REVIEW

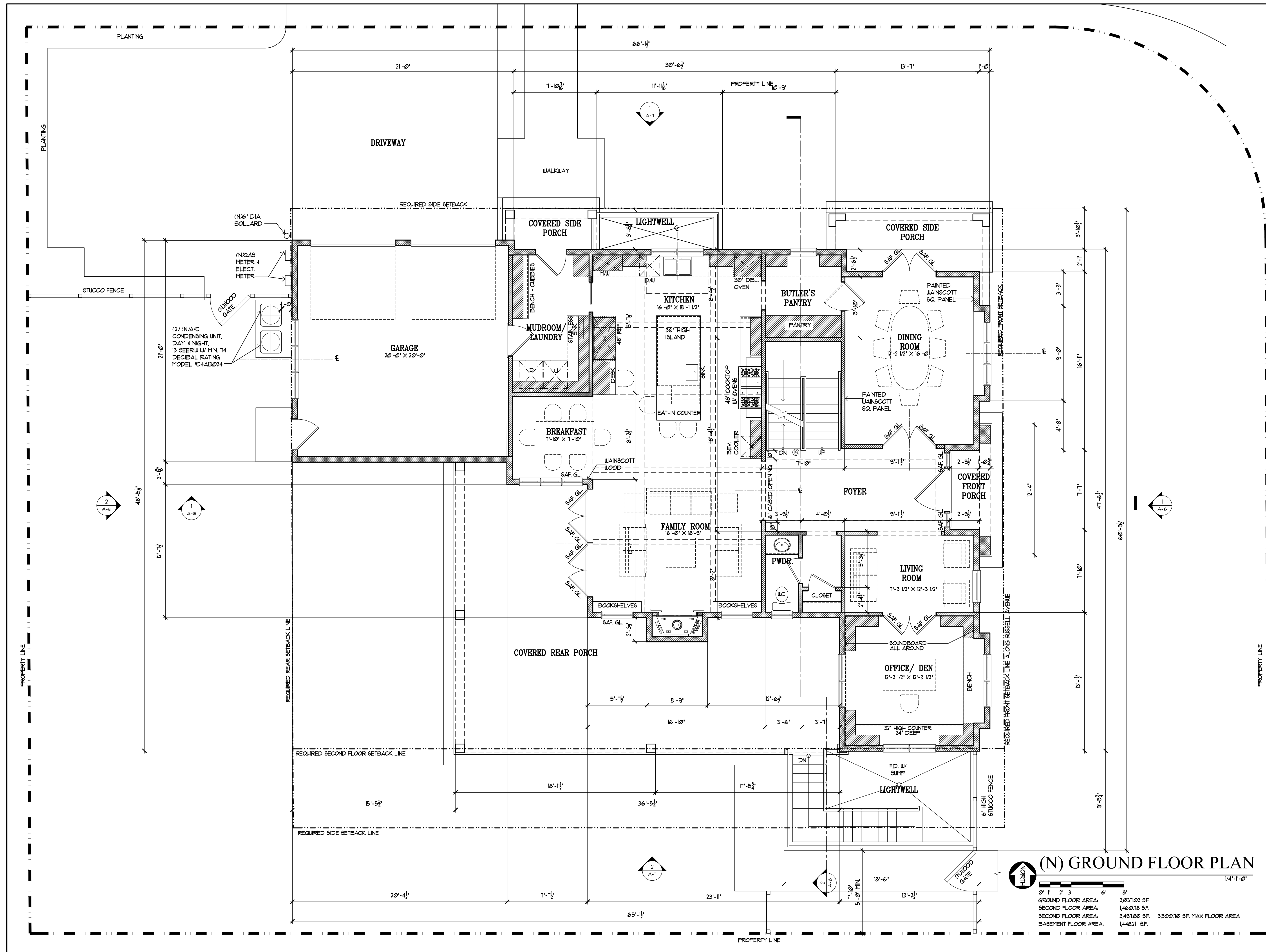
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(S) 2015 J. Maliksi & Associates

DRAWING TITLE

(N) GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

**A-3.1**

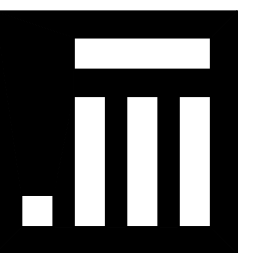


**(N) GROUND FLOOR PLAN**

GROUND FLOOR AREA:	2,037.02 SF
SECOND FLOOR AREA:	1,460.18 SF
SECOND FLOOR AREA:	3,497.20 SF
BASEMENT FLOOR AREA:	1,448.21 SF
<b>3,500.10 SF. MAX FLOOR AREA</b>	

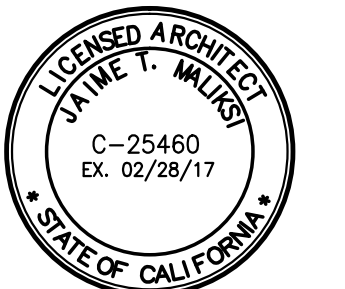


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**J MALIKSI & ASSOC.**  
ARCHITECTURE - INTERIOR DESIGN

675 MENLO AVENUE  
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TEL. NO. 650 323 2902  
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DRAWING TITLE

GROUND FLOOR  
BLOCK-OUT AREA  
CALCS. DIAGRAM

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-3.2

(FAR) FLOOR AREA RATIO CALCULATIONS

SECTION	LOCATION	AREA
<b>BASEMENT FLOOR (DOES NOT COUNT TOWARDS FAR)</b>		
1	GUEST ROOM	171.08 S.F.
2	GUEST BATH	112.87 S.F.
3	STAIRWELL	83.88 S.F.
4	EXERCISE ROOM	145.80 S.F.
5	HALLWAY	50.17 S.F.
6	CLOSET	24.75 S.F.
7	FAMILY ROOM	65.83 S.F.
7	UTILITY	63.62 S.F.
9	HALLWAY	33.68 S.F.
10	STORAGE	170.53 S.F.
11	FAMILY ROOM	25.50 S.F.
12	FAMILY ROOM	332.70 S.F.
13	RECREATION ROOM	167.80 S.F.

TOTAL BASEMENT CONDITIONED FLOOR AREA : 1448.21 S.F.

14	LIGHTWELLS	49.03 S.F.
15	LIGHTWELLS	179.34 S.F.

TOTAL BASEMENT LIGHTWELL AREA : 228.37 S.F.

(FAR) FLOOR AREA RATIO CALCULATIONS

SECTION	LOCATION	AREA
<b>GROUND FLOOR</b>		
16	GARAGE	444.51 S.F.
17	MUDROOM/LAUNDRY	104.10 S.F.
18	BREAKFAST	62.46 S.F.
19	KITCHEN	312.47 S.F.
20	BUTLERS/PANTRY	67.44 S.F.
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22	DINING ROOM	213.90 S.F.
23	BOX-OUT WINDOW	9.08 S.F.
24	FAMILY ROOM	53.24 S.F.
25	FAMILY ROOM	213.59 S.F.
26	FOYER	131.25 S.F.
27	POWDER ROOM	58.64 S.F.
28	LIVING ROOM	111.34 S.F.
29	OFFICE/DEN	168.36 S.F.
30	BOX-OUT WINDOW	9.08 S.F.

TOTAL GROUND FLOOR AREA SUBTOTAL: 2039.11 S.F.

SECOND FLOOR

31	MASTER BATH	35.25 S.F.
32	MASTER BATH	98.51 S.F.
33	MASTER W.I.C.	74.07 S.F.
34	STAIRWELL	83.27 S.F.
35	BOX-OUT WINDOW	2.19 S.F.
36	BEDROOM 1	81.40 S.F.
37	BEDROOM 1	2.19 S.F.
38	BEDROOM 1	86.41 S.F.
39	CLOSET	26.60 S.F.
40	BEDROOM 1 HALL	17.28 S.F.
41	HALLWAY	27.77 S.F.
42	BATH 1	66.74 S.F.
43	HALLWAY	43.06 S.F.
44	MASTER BEDROOM HALLWAY	26.40 S.F.
45	MASTER W.I.C.	58.51 S.F.
46	BEDROOM 2 CLOSET + HALLWAY	40.07 S.F.
47	BEDROOM 3 HALLWAY	17.28 S.F.
48	BEDROOM 3 CLOSET	26.59 S.F.
49	MASTER BEDROOM	268.45 S.F.
50	BATH 2	48.60 S.F.
51	BEDROOM 2	159.88 S.F.
52	BEDROOM 3	166.78 S.F.
53	BOX-OUT WINDOW	2.19

TOTAL SECOND FLOOR AREA SUBTOTAL : 1459.49 S.F.

TOTAL FLOOR AREA : 3498.60 S.F.

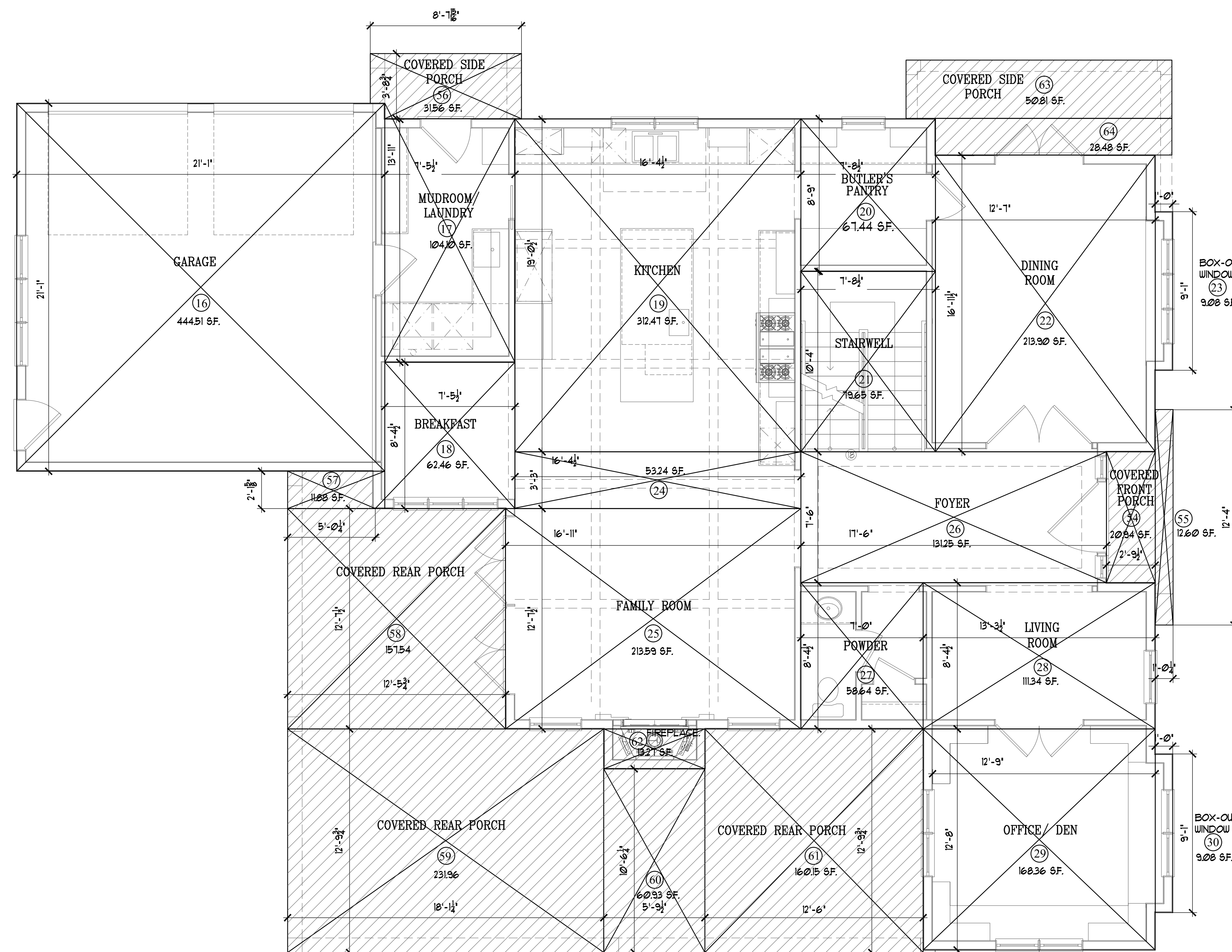
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55	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	12.60 S.F.
56	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	31.56 S.F.
57	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	11.88 S.F.
58	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	157.54 S.F.
59	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	231.96 S.F.
60	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	60.93 S.F.
61	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	159.62 S.F.
62	FIREPLACE	DOES NOT COUNT TOWARDS FAR	13.27 S.F.
63	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	50.81 S.F.
64	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	28.48 S.F.

TOTAL GROUND FLOOR PORCHES SUBTOTAL: 779.59 S.F.

TOTAL GROUND FLOOR AREA SUBTOTAL: 2039.11 S.F.

TOTAL LOT COVERAGE 2818.70 S.F.  
28.2%

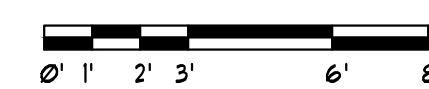
AREA CALCULATION



GROUND FLOOR BLOCK-OUT AREA CALCULATIONS DIAGRAM

SCALE

1/4" = 1'-0"

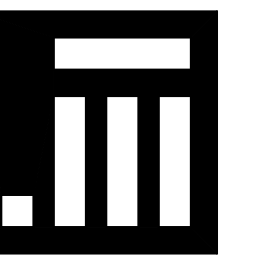


LEGEND :

	GROUND FLOOR AREA:	2,037.02 SF.
	AREA DOES NOT COUNT TOWARDS FAR	1,113.4 SF.

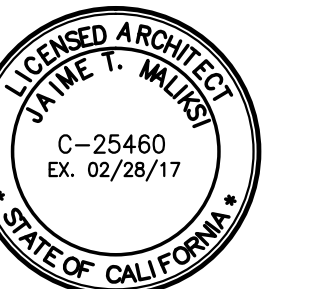


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**J MALIKSI & ASSOC.**  
ARCHITECTURE - INTERIOR DESIGN

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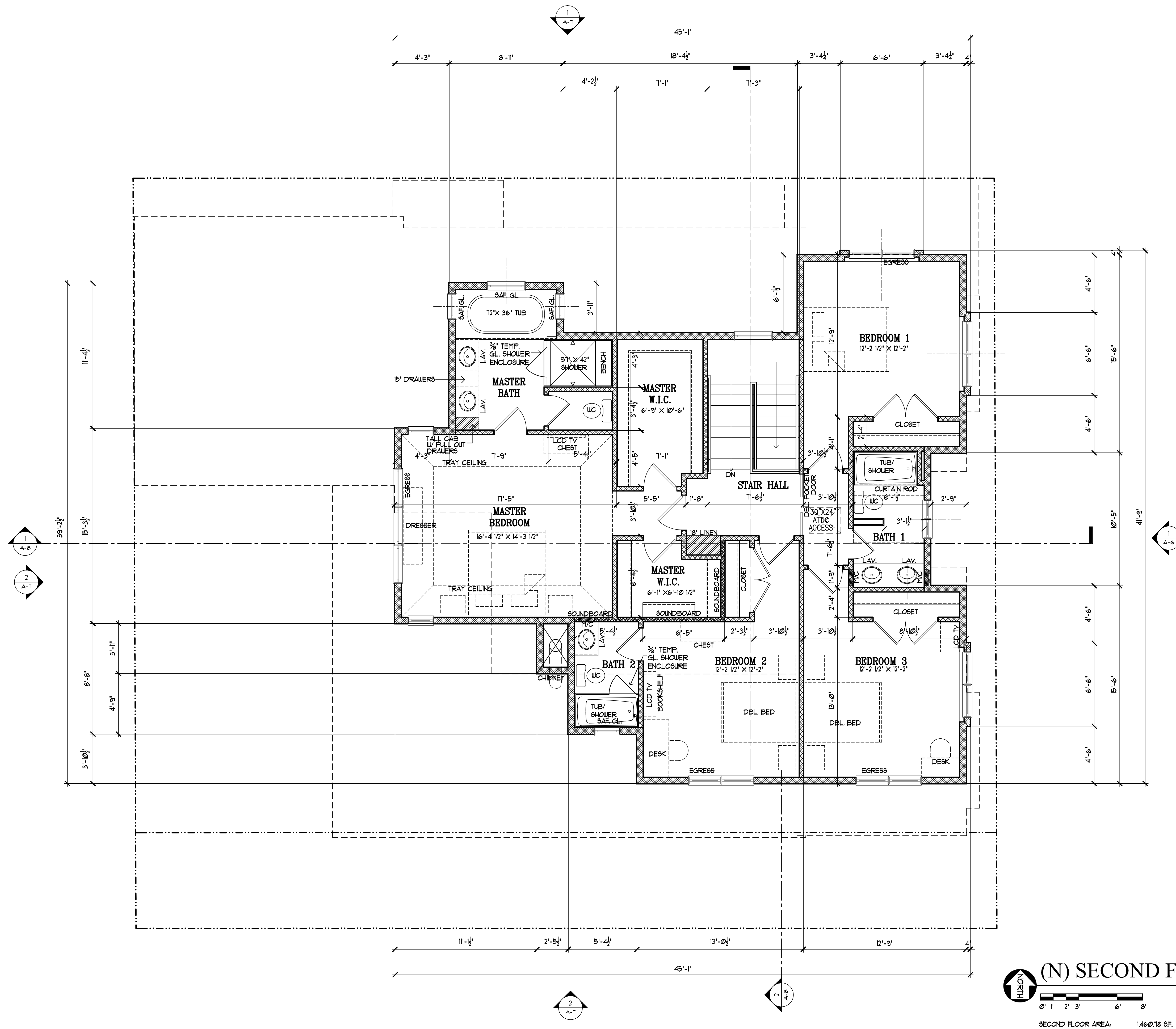
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(S) 2015 J.T. MALIKSI & ASSOC.

DRAWING TITLE

(N) SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-4.1



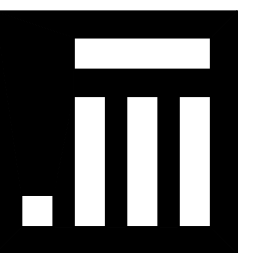
(N) SECOND FLOOR PLAN

1/4" = 1'-0"

SECOND FLOOR AREA: 1,460.78 SF.

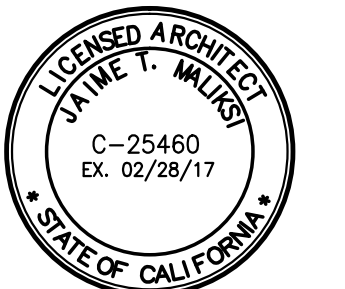


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DRAWING TITLE

SECOND FLOOR  
BLOCK-OUT AREA  
CALCS. DIAGRAM

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

A-4.2

(FAR) FLOOR AREA RATIO CALCULATIONS

SECTION	LOCATION	AREA
<b>BASEMENT FLOOR (DOES NOT COUNT TOWARDS FAR)</b>		
1	GUEST ROOM	171.08 S.F.
2	GUEST BATH	112.87 S.F.
3	STAIRWELL	83.88 S.F.
4	EXERCISE ROOM	145.80 S.F.
5	HALLWAY	50.17 S.F.
6	CLOSET	24.75 S.F.
7	FAMILY ROOM	65.83 S.F.
7	UTILITY	63.62 S.F.
9	HALLWAY	33.68 S.F.
10	STORAGE	170.53 S.F.
11	FAMILY ROOM	25.50 S.F.
12	FAMILY ROOM	332.70 S.F.
13	RECREATION ROOM	167.80 S.F.

**TOTAL BASEMENT CONDITIONED FLOOR AREA :** 1448.21 S.F.

14	LIGHTWELLS	49.03 S.F.
15	LIGHTWELLS	179.34 S.F.

**TOTAL BASEMENT LIGHTWELL AREA :** 228.37 S.F.

(FAR) FLOOR AREA RATIO CALCULATIONS

SECTION	LOCATION	AREA
<b>GROUND FLOOR</b>		
16	GARAGE	444.51 S.F.
17	MUDROOM/LAUNDRY	104.10 S.F.
18	BREAKFAST	62.46 S.F.
19	KITCHEN	312.47 S.F.
20	BUTLERS/PANTRY	67.44 S.F.
21	STAIRWELL	79.65 S.F.
22	DINING ROOM	213.90 S.F.
23	BOX-OUT WINDOW	9.08 S.F.
24	FAMILY ROOM	53.24 S.F.
25	FAMILY ROOM	213.59 S.F.
26	FOYER	131.25 S.F.
27	POWDER ROOM	58.64 S.F.
28	LIVING ROOM	111.34 S.F.
29	OFFICE/DEN	168.36 S.F.
30	BOX-OUT WINDOW	9.08 S.F.

**TOTAL GROUND FLOOR AREA SUBTOTAL:** 2039.11 S.F.

**SECOND FLOOR**

31	MASTER BATH	35.25 S.F.
32	MASTER BATH	98.51 S.F.
33	MASTER W.I.C.	74.07 S.F.
34	STAIRWELL	83.27 S.F.
35	BOX-OUT WINDOW	2.19 S.F.
36	BEDROOM 1	81.40 S.F.
37	BEDROOM 1	2.19 S.F.
38	BEDROOM 1	86.41 S.F.
39	CLOSET	26.60 S.F.
40	BEDROOM 1 HALL	17.28 S.F.
41	HALLWAY	27.77 S.F.
42	BATH 1	66.74 S.F.
43	HALLWAY	43.06 S.F.
44	MASTER BEDROOM HALLWAY	26.40 S.F.
45	MASTER W.I.C.	58.51 S.F.
46	BEDROOM 2 CLOSET + HALLWAY	40.07 S.F.
47	BEDROOM 3 HALLWAY	17.28 S.F.
48	BEDROOM 3 CLOSET	26.59 S.F.
49	MASTER BEDROOM	268.45 S.F.
50	BATH 2	48.60 S.F.
51	BEDROOM 2	159.88 S.F.
52	BEDROOM 3	166.78 S.F.
53	BOX-OUT WINDOW	2.19

**TOTAL SECOND FLOOR AREA SUBTOTAL :** 1459.49 S.F.

**TOTAL FLOOR AREA :** 3498.60 S.F.

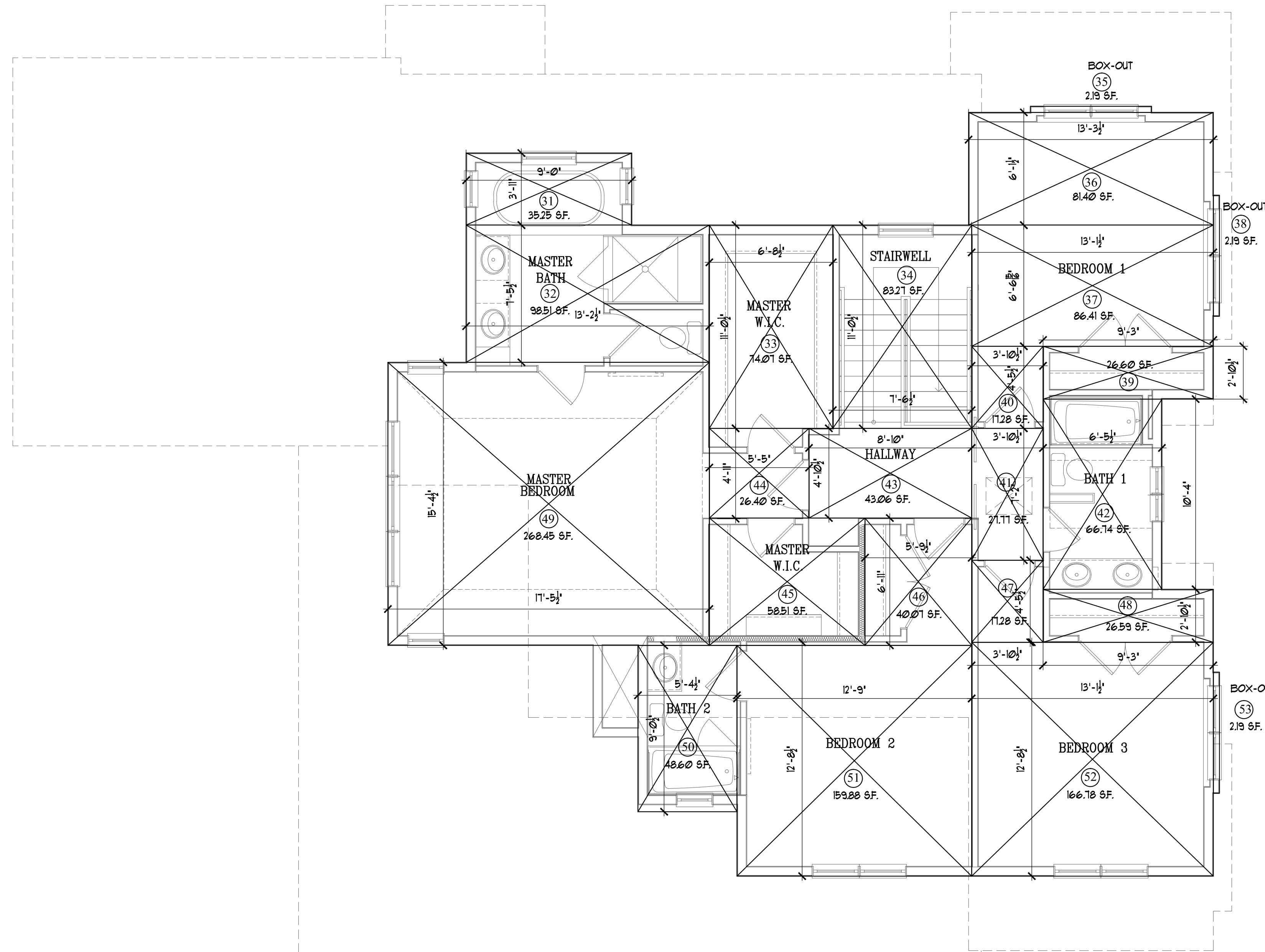
54	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	20.94 S.F.
55	COVERED FRONT PORCH	DOES NOT COUNT TOWARDS FAR	12.60 S.F.
56	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	31.56 S.F.
57	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	11.88 S.F.
58	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	157.54 S.F.
59	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	231.96 S.F.
60	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	60.93 S.F.
61	COVERED REAR PORCH	DOES NOT COUNT TOWARDS FAR	159.62 S.F.
62	FIREPLACE	DOES NOT COUNT TOWARDS FAR	13.27 S.F.
63	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	50.81 S.F.
64	COVERED SIDE PORCH	DOES NOT COUNT TOWARDS FAR	28.48 S.F.

**TOTAL GROUND FLOOR PORCHES SUBTOTAL:** 779.59 S.F.

**TOTAL GROUND FLOOR AREA SUBTOTAL:** 2039.11 S.F.

**TOTAL LOT COVERAGE** 2818.70 S.F. 28.2%

AREA CALCULATION

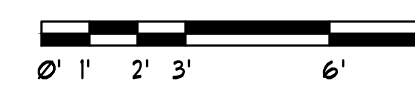


SECOND FLOOR BLOCK-OUT AREA CALCULATIONS DIAGRAM



SCALE

1/4" = 1'-0"



LEGEND :

[Hatched Box] AREA DOES NOT COUNT TOWARDS FAR.

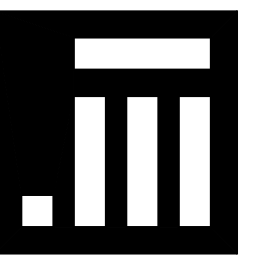
[Dotted Box] AREA DOES NOT COUNT TWICE



NEW RESIDENCE FOR  
Patrick &  
Melissa  
McGregor

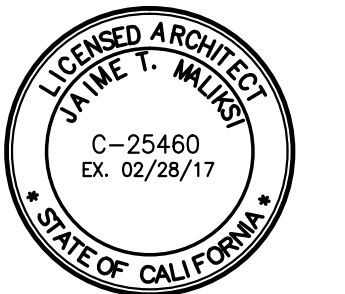
1014 RUSSELL AVENUE  
LOS ALTOS, CA 94024

REVISION

J MALIKSI & ASSOC.  
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE  
MENLO PARK, CA 94025  
TEL. NO. 650 323 2902  
FAX NO. 650 323 6433



NO.	DATE	ISSUE
GTM	3-30-2016	ISSUE FOR PLN. COMM
GTM	2-25-2016	ISSUE FOR PLANNING
RAF	1-13-2016	FOR PLAN REVIEW
RAF	1-07-2016	DD

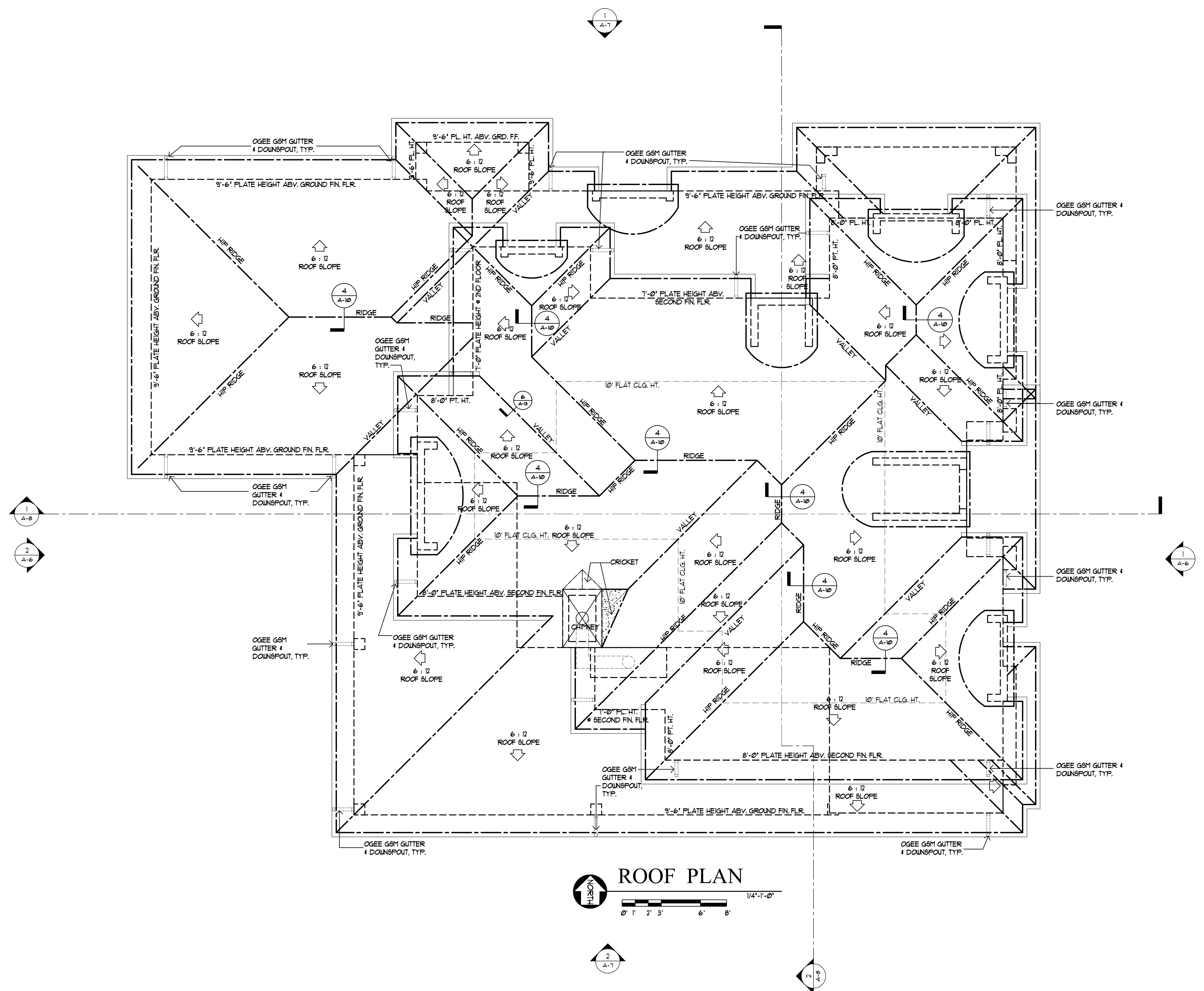
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DRAWING TITLE

ROOF PLAN

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

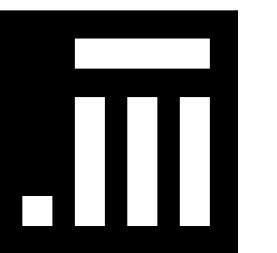
A-5



ROOF PLAN  
1/4" = 1'-0"  
0' 1' 2' 3' 6' 8'

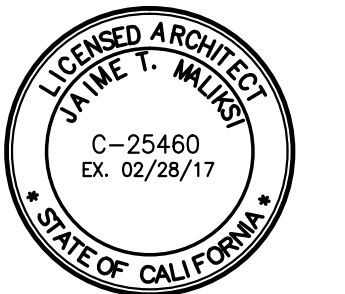


REVISION

**J MALIKSI & ASSOC.**  
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675 MENLO AVENUE  
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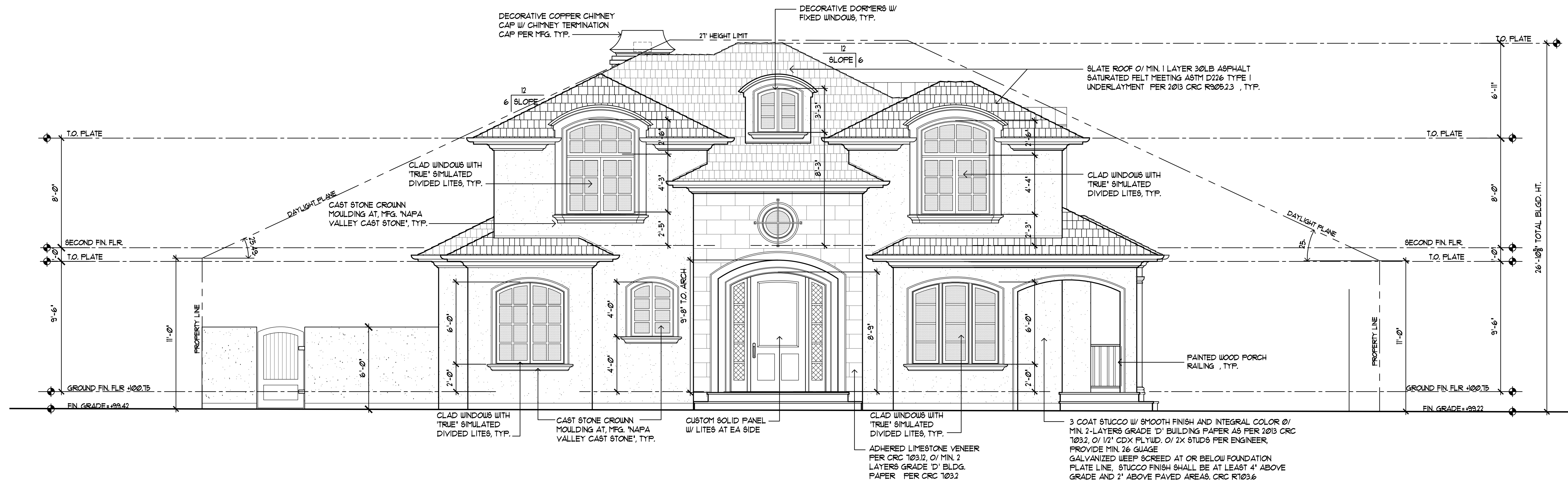
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GTM	3-18-2016	ISSUE FOR PLN. COMM.
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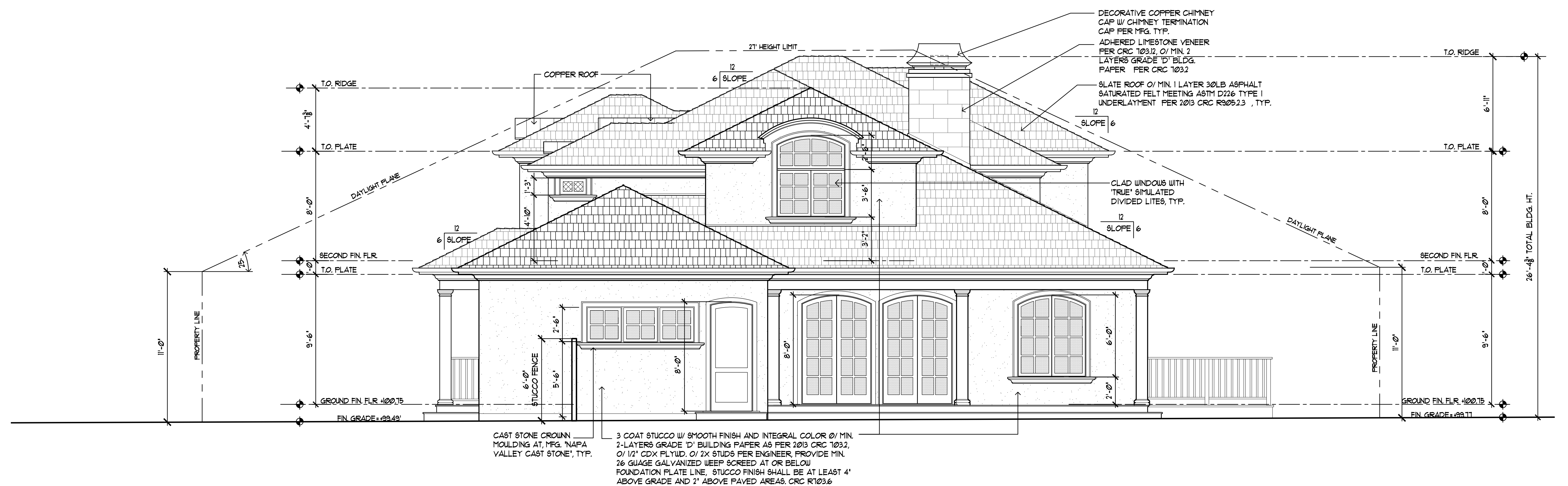
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**FRONT ELEVATION**  
**REAR ELEVATION**

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.



**1 FRONT ELEVATION**  
SCALE 1/4" = 1'-0"  
0' 1' 2' 3' 6' 8'



**2 REAR ELEVATION**  
SCALE 1/4" = 1'-0"  
0' 1' 2' 3' 6' 8'

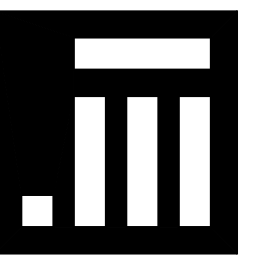






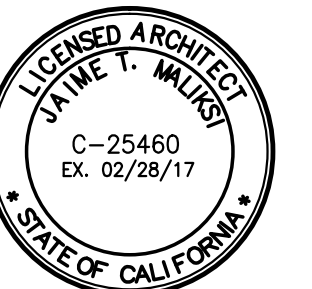
REVISION

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**J MALIKSI & ASSOC.**  
ARCHITECTURE + INTERIOR DESIGN

675 MENLO AVENUE  
MENLO PARK, CA 94025  
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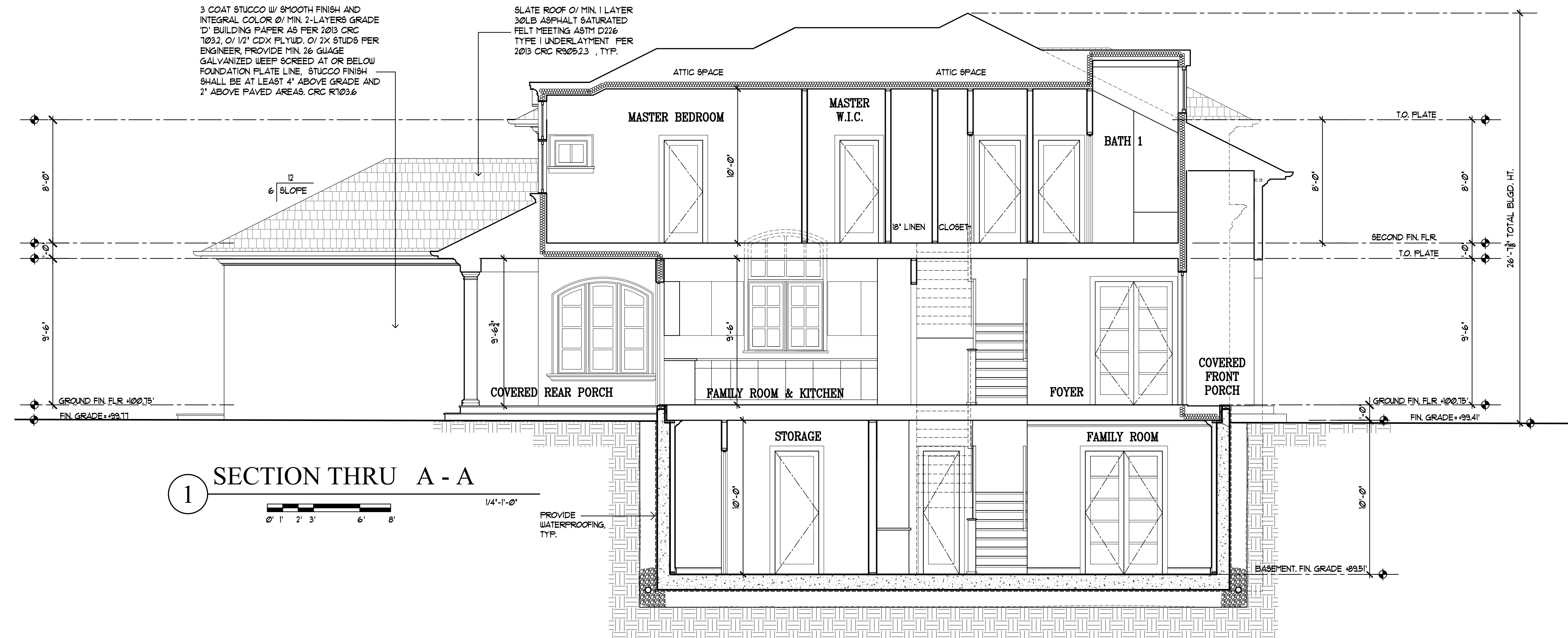
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(S) 2015 J.M. MALIKSI & ASSOCIATES

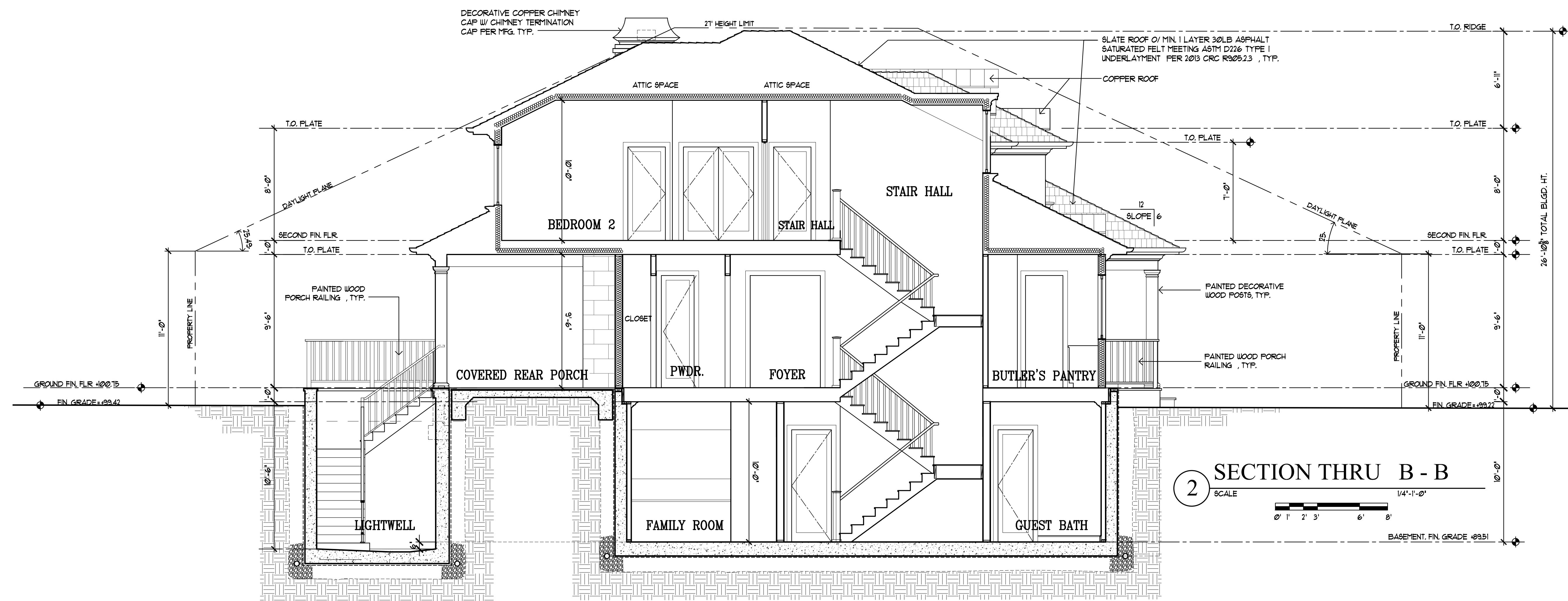
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SECTION THRU A-A  
SECTION THRU B-B

SCALE: 1/4" = 1'-0"  
PROJECT NAME: MCGREGOR  
CADD FILE NO.  
DRAWING NO.

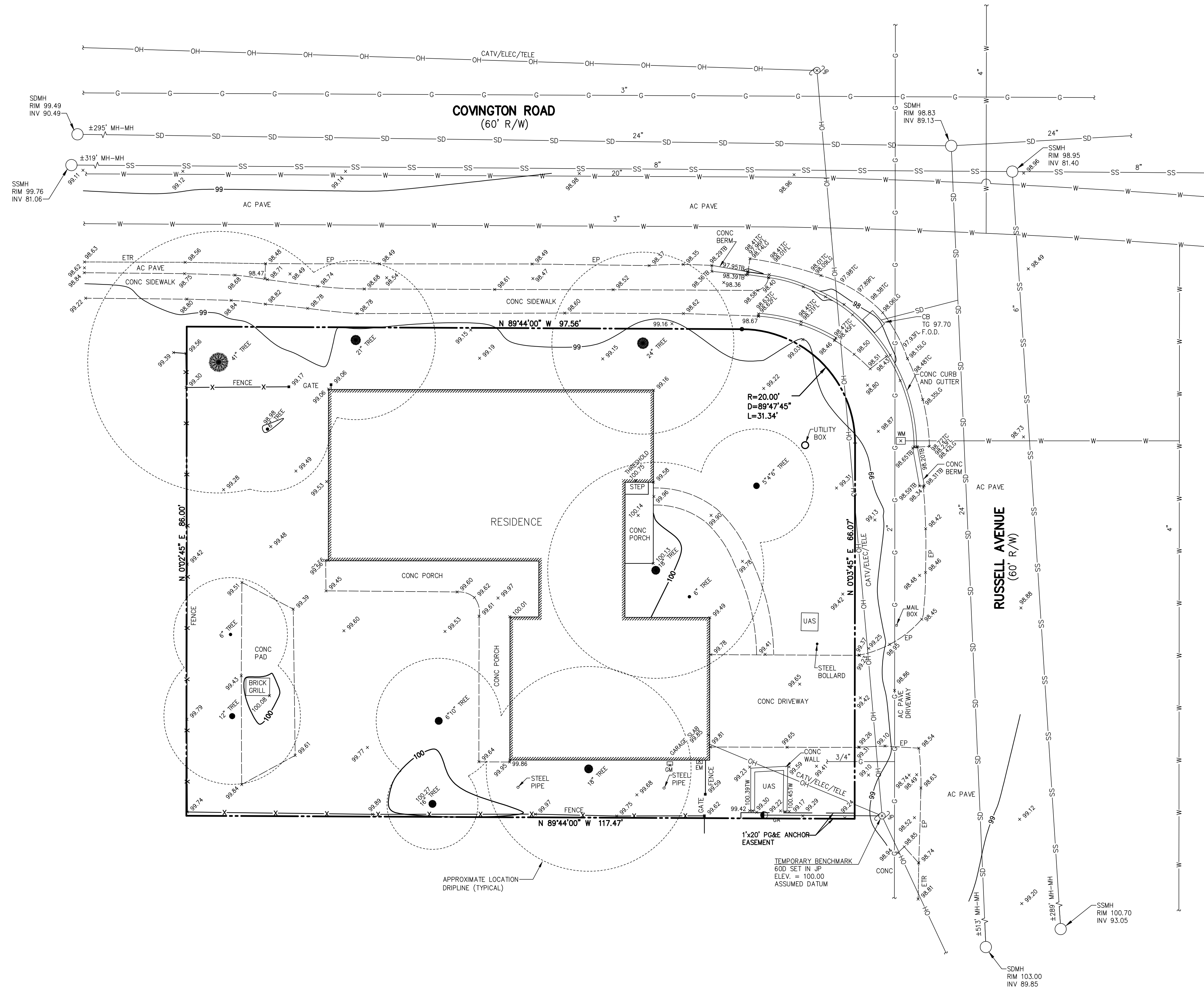


1 SECTION THRU A - A  
SCALE 1/4" = 1'-0"



2 SECTION THRU B - B  
SCALE 1/4" = 1'-0"





**LEGEND**

- PROPERTY LINE
- AC PAVE ASPHALT CONCRETE PAVEMENT
- CATV CABLE TELEVISION
- CONC CONCRETE
- ELEC ELECTRIC
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- ETR EDGE OF TRAVELED ROAD
- FL FLOWLINE
- F.O.D. FULL OF DEBRIS
- GA GUY ANCHOR
- GM GAS METER
- INV INVERT
- JP JOINT UTILITY POLE
- LG LIP OF GUTTER
- SDMH STORM DRAIN MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- TELE TELEPHONE
- TG TOP OF GRATE
- TW TOP OF WALL
- UAS UNKNOWN ACCESS STRUCTURE
- WM WATER METER
- 12" TREE
- X FENCE
- G GAS LINE
- OH OVERHEAD LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- W WATER LINE

**LOT AREA:**

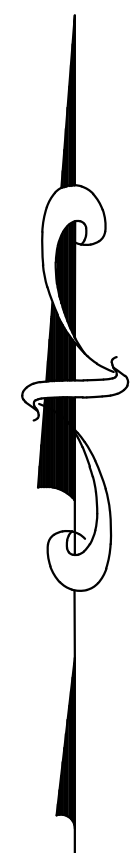
= 10,017 SQ. FT. ±  
= 0.230 ACRES ±

**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.

**EASEMENT NOTE:**

EASEMENT INDICATED IS PER 40 MAPS 53, OTHER EASEMENTS, IF ANY, ARE NOT INDICATED HEREON.

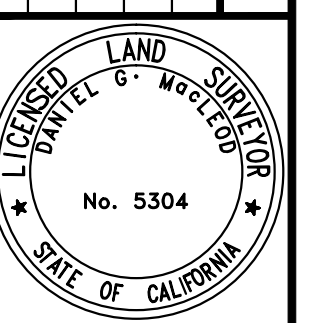


**GRAPHIC SCALE**



( IN FEET )  
1 inch = 10 ft.

REV.	DESCRIPTION	BY:	DATE:



**MACLEOD AND ASSOCIATES**  
CIVIL ENGINEERING • LAND SURVEYING  
965 CENTER STREET • SAN CARLOS, CA 94070 • (650) 593-8560

PREPARED FOR:  
PATRICK MCGREGOR

**TOPOGRAPHIC SURVEY PLAN**  
1014 RUSSELL AVENUE  
A.P.N. 189-10-041  
LOT 1, 40 MAPS 53  
SANTA CLARA COUNTY CALIFORNIA  
LOS ALTOS

DRAWN BY: MDL  
DESIGNED BY: ---  
CHECKED BY: DGM  
SCALE: 1"=10'  
DATE: 09-11-15  
DRAWING NO. 4239-TOPO  
SHEET 1 OF 1













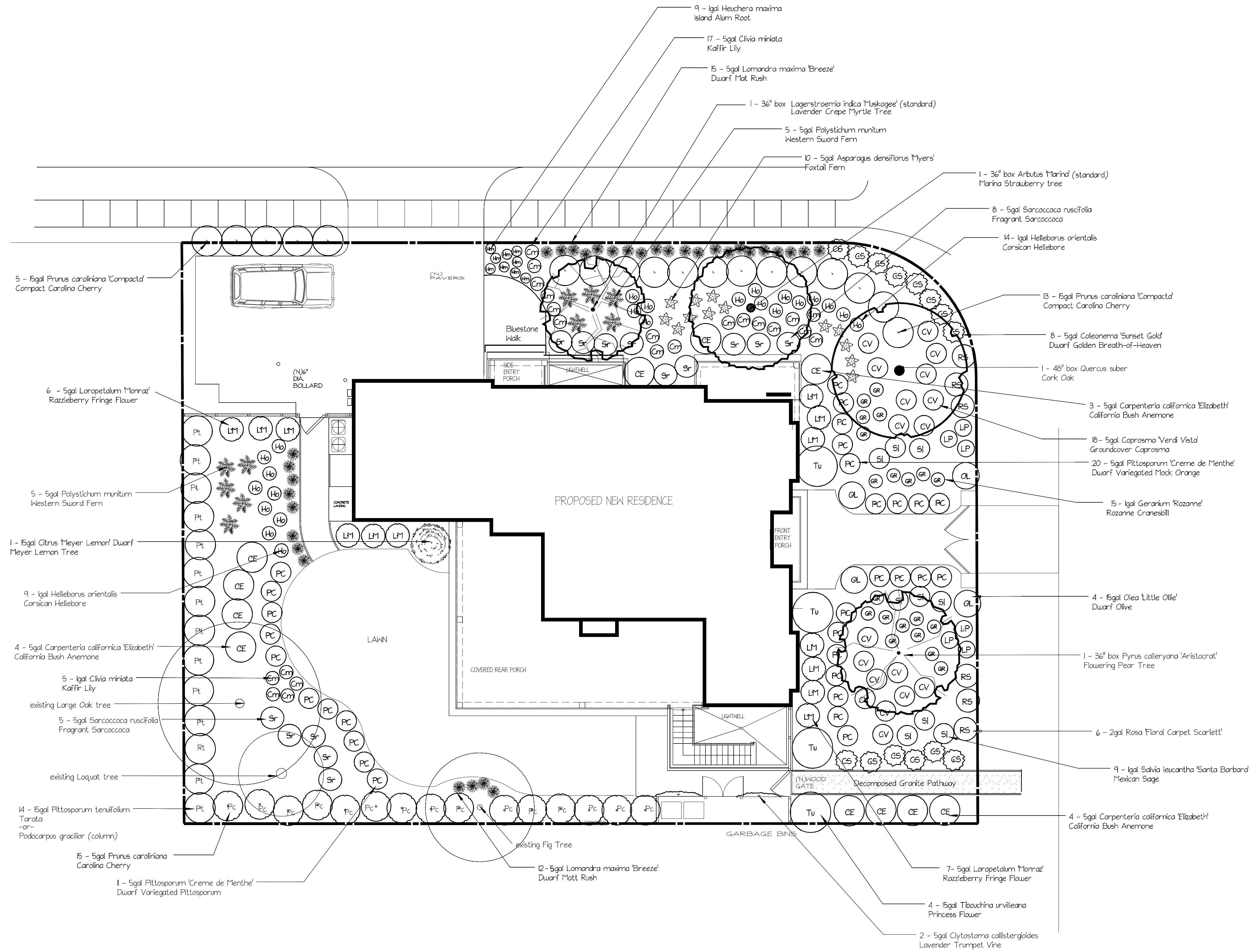




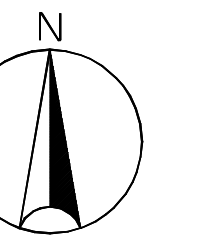


PLANT LIST

QT	Size	Botanical Name	Water needs
1	36" box	Arbutus Menard / Marina Strawberry Tree	
18	5GAL	Prunus caroliniana Compacta	L
1	36" box	Lagerstroemia indica Muskogee / Lavender Crepe Myrtle	L
1	48" box	Quercus suber / Cork Oak	L
1	36" box	Pyrus calleryana 'Aristocrat' / Flowering Pear Tree	L
1	5GAL	Citrus Meyer Lemon Dwarf / Dwarf Meyer Lemon	L
14	5GAL	Pittosporum tenuifolium / Torata -or Podocarpus gracilior / Fern Pine	L
5	5GAL	Prunus caroliniana (column)	L
10	5gal	Polystichum munitum	M
11	5gal	Carpenteria californica Elizabeth	L
27	5gal	Lomandra maxima 'Breeze'	L
22	5gal	Clivia miniata	M
10	5gal	Asparagus densiflorus 'Myers'	M
13	5gal	Sarcococca nuscifolia	L
8	5gal	Coleonema pulchrum 'Sunset Gold'	L
18	5gal	Coprosma 'Verdi Vista'	L
31	5gal	Pittosporum tobira 'Creme de Menthe'	L
4	5gal	Olea Little Ollie'	L
9	5gal	Lavandula 'Provance'	L
13	5gal	Loropetalum chinensis 'Monraz'	L
4	5gal	Tibouchina urvilleana	M
9	1gal	Heuchera maxima	M
23	1gal	Helleborus orientalis	L
15	1gal	Geranium 'Rozanne'	M
9	1gal	Salvia leucantha 'Santa Barbara'	L
9	2gal	Rosa 'Floral Carpet Scarlett'	M
2	5gal	Clytostoma callistegioides / Lavender Trumpet Vine	L



Garden Retreats by Peggy  
 Peggy Davidson  
 C27# 887678  
 831/238-0495



NORTH

LANDSCAPE PLAN  
 Revised March 28, 2016

McGregor Residence  
 1014 Russell Ave. Los Altos  
 SCALE 1/8" = 1'-0"  
 DATE March 28, 2016  
 DRAWING #