ABBREVIATIONS

Abbreviation	Meaning
&	And
x	By
DIA.	Diameter
%	Percent
#	Pound [or] Number
A	Architectural
AB	Anchor Bolt
ABRSV	Abrasive
ABT	About
ACOUS	Acoustical
ACU	Air Conditioning Unit
AD	Access Door
ADDL	Additional
ADH	Adhesive
ADJ	Adjustable
ADJC	Adjacent
ADR	Area Drain
AFF	Above Finish Floor
AGGR	Aggregate
AHD	Ahead
AHR	Anchor
AL	Aluminum
ALM	Alarm
ALT	Alternate
AMT	Amount
ANN	Annunciation
ANOD	Anodized
ANT	Antenna
AP	Access Panel
APPROX	Approximate (ly)
ARCH	Architect (ural)
ASF	Above Subfloor
ASPH	Asphalt
ASSN	Association
ASSY	Assembly
ATCH	Attachment
A/V	Audio Visual
BD	Board
BEV	Bevel
BITUM	Bituminous
BLDG	Building
BLKG	Blocking
BLW	Below
BM	Beam
B/M	Bench Mark
BOF	Bottom of Footing
BOL	Bollard
BOT	Bottom
BP	Base Plate
BR	Bedroom
BRDG	Bridging
BRG	Bearing
BRK	Brick
BRKT	Bracket
BRS	Brass
BRZ	Bronze
BS	Both Sides
BSMT	Basement
BTW	Between
BUR	Built-Up Roof
C	Civil
C/C	Center to Center
CAB	Cabinet
CARP	Carpet
CAV	Cavity
CB	Catch Basin
CEM	Cement
CER	Ceramic
CFM	Cubic Foot per Minute
CH	Ceiling Height
CHAN	Channel
CHFR	Chamfer
CIP	Cast-in-Place
CJ	Construction Joint
CL	Center Line
CLG	Ceiling
CLJ	Control Joint
CLO	Closet
CLR	Clear
CM	Centimeter
CMPST	Composite
CMU	Concrete Masonry Unit
CNR	Corner
CNTR	Counter
CO	Cased Opening
COL	Column
COMB	Combination
COMP	Compact
COMPL	Compliance
COMPT	Compartment
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONT	Continuous (ation)
CONTR	Contract (or)
COORD	Coordinate
CORR	Corridor
CS	Cast Stone
CSB	Concrete Splash Block
CSMT	Casement
CSWK	Casework
CT	Ceramic Tile
CTR	Center
CU	Cubic
CUB	Cubicle
CYL L	Cylinder Lock
D	Depth
DBL	Double
DEG	Degree
DEMO	Demolition
DEPT	Department
DET	Detail
DF	Douglas Fir
DFR	Door Frame
D/DIA	Diameter
DH	Double Hung
DIFF	Difference
DIFR	Diffuser
DIM	Dimension
DISP	Dispenser
DIV	Divider
DJ	Double Joist
DLV	Door Louver
DMPF	Dampproofing
DMPR	Damper
DN	Down
DOP	Door Opening
DR	Door
DS	Downspout
DST	Door Stop
DT	Drain Tile
DW	Dishwasher
DWG	Drawing
DWR	Drawer
E	East
(E)	Existing
EA	Each
EL	Elevation
ELAST	Elastomeric
ELEC	Electrical
ELEV	Elevator
EMER	Emergency
ENCL	Enclosure
ENGR	Engineer
EO	Electrical Outlet
EQ	Equal
EQUIP	Equipment
EQUIV	Equivalent
ERECT	Erection
ESMT	Easement
EST	Estimate
EXC	Excavate
EXIST	Existing
EXP	Expanded, Expansion
EXP BT	Expansion Bolt
EXP JT	Expansion Joint
EXT	Exterior
EXTN	Extension
EXTR	Extruded, Extrusion
F	Fan
F/	For
F&F	Furniture and Furnishings
FA	Fire Alarm
FBD	Fiberboard
FD	Floor Drain
FDN	Foundation
FEXT	Fire Extinguisher
FF	Finish Floor
FG	Finish Grade
FGL	Fiberglass
FIN	Finish
FIXT	Fixture
FL	Floor
FLASH	Flashing
FLDG	Folding
FLUOR	Fluorescent
FOC	Face of Concrete
FOF	Face of Finish
FOM	Face of Masonry
FOS	Face of Studs [or] Face of Steel
FPRF	Fireproofing
FR	Fire Rated
FRM	From
FRMG	Framing
FS	Far Side
FSH	Fire Sprinkler Head
FSTNR	Fastener
FT	Foot [or] Feet
FTG	Footing
FTR	Fire Treated
FURN	Furniture
FURR	Furring
FUT	Future
GA	Gage or Gauge
GAL	Gallon
GALV	Galvanized
GB	Grab Bar
GDR	Guard Rail
GEN	Generator
GENL	General
GFI	Ground Fault Interupt Circuit
GL	Glass
GMKD	Grand Master Keyed
GND	Ground
GP	Gypsum Plaster
GR	Grade/Grading
GRP	Group
GRTG	Grating
GSKT	Gasket
GSM	Galvanized Sheet Metal
GT	Grout
GUT	Gutter
GV	Gravity Vent
GYP	Gypsum
GYP BD	Gypsum Board
HPLAM	High Pressure Laminate
HB	Hose Bib
HC	Handicapped
HCMU	Hollow Concrete Masonry Unit
HDR	Header
HDWD	Hardwood
HDWE	Hardware
HNDRL	Hand Rail
HORIZ	Horizontal
HR	Hour
HT	Height
HTG	Heating
HTR	Heater
HVAC	Heating, Ventilation, Air Conditioning
ID	Inside Diameter
IN	Inch (es)
INFO	Information
INL	Inlet
INSTL	Installation
INSUL	Insulation
INT	Interior
INV	Invert
JB	Junction Box
JST	Joist
JT	Joint
KD	Kiln Dried
KIT	Kitchen
KPL	Kick Plate
L	Landscape
LAM	Lamination
LATL	Lateral
LAU	Laundry
LB	Pound
LBR	Lumber
LCMU	Lightweight Concrete Masonry Unit
LD	Linear Diffuser
LDG	Landing
LDR	Leader
LF	Linear Foot
LH	Left Hand
LIB	Library
LIN	Linear
LIQ	Liquid
LOC	Location
LONG	Longitudinal
LNGTH	Length
LT	Light
MAN	Manual
MAS	Masonry
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MECH	Mechanical
MED	Medium
MEMB	Membrane
MFR	Manufacturer
MH	Manhole
MIB	Moisture/Infiltration Barrier
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MLDG	Molding
MLWK	Millwork
MO	Masonry Opening
MOD	Module (ar)
MTD	Mounted
MTG	Mounting
MTL	Metal
MTR	Mortar
MULL	Mullion
MULT	Multiple
MVBL	Movable
MW	Microwave
MWP	Membrane Waterproofing
N	North
(N)	New
NA	Not Applicable
NAT	Natural
NIC	Not In Contract
NPRN	Neoprene
NO	Number
NOM	Nominal
NS	Near Side
NTS	Not To Scale
O/	Over
OA	Overall
OC	On Center
OD	Outside Diameter
OFF	Office
OH	Opposite Hand
OPNG	Opening
OVFL	Overflow
OVH	Overhead
PAR	Parallel
PC	Portland Cement
PCP	Portland Cement Plaster
PERF	Perforated
PERIM	Perimeter
PERM	Permanent
PERP	Perpendicular
PLAM	Plastic Laminate
PLAS	Plaster
PLBG	Plumbing
PLT	Plate
PLYWD	Plywood
PNL	Panel
PNT	Paint
POL	Polished
PORT	Portable
POS	Positive
POT	Potable
PREFAB	Prefabricated
PREFIN	Prefinished
PROJ	Project
PS CONC	Prestressed Concrete
PT	Post Tension or Pressure Treated
PT	Point
PVC	Polyvinyl Chloride
QT	Quart
QTL	Quarry Tile
QTR	Quarter
QTY	Quantity
QUAL	Quality
R	Riser
RAD	Radius
RC	Reinforced Concrete
RD	Roof Drain
REC	Recessed
REF	Reference
REFR	Refrigerator
REG	Register
REINF	Reinforce (d) (ing) (ment)
REM	Removable
REQD	Required
RESIL	Resilient
RFG	Roofing
RH	Right Hand
RLG	Railing
RM	Room
RO	Rough Opening
RWC	Rain Water Conductor
RWL	Rain Water Leader
S	South
SAD	See Architectural Drawings
SB	Splash Block
SC	Solid Core
SCD	See Civil Drawings
SCHED	Schedule
SCMU	Solid Conc. Masonry Unit
SCW	Solid Core Wood
SD	Smoke Detector
SDRN	Storm Drain
SED	See Electrical Drawings
SHR	Shower
SHT	Sheet (ing)
SHTG	Sheathing
SHV	Shelves (ing)
SIM	Similar
SL	Slope
SLD	See Landscape Drawings
SLV	Sleeve
SM	Sheet Metal
SMD	See Mechanical Drawings
SMS	Sheet Metal Screws
SPC	Suspended Plaster Ceiling
SPD	See Plumbing Drawings
SPEC	Specification
SPKLR	Sprinkler
SPKR	Speaker
SQ FT	Square Foot
SQ IN	Square Inch
SQ YD	Square Yard
SS	Sanitary Sewer
SSD	See Structural Drawings
SSTL	Stainless Steel
ST	Street
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SYS	System
T	Tee
T&G	Tongue and Groove
TB	Towel Bar
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature [or] Temporary
THK	Thickness
THRES	Threshold
THRU	Through
TMPD	Tempered
TO	Top of
TOC	Top of Curb
TOP	Top of Plate
TOS	Top of Slab [or] Top of Steel
T0W	Top of Wall
TPH	Toilet Paper Holder
TRANS	Transparent
TS	Tube Steel
TV	Television
TYP	Typical
UNEX	Unexcavated
UNFIN	Unfinished
UON	Unless Otherwise Noted
UTIL	Utility
VAP	Vapor
VAP PRF	Vapor Proof
VB	Vinyl Base
VCT	Vinyl Composition Tile
VENT	Ventilator
VERT	Vertical
VEST	Vestibule
VIF	Verify In Field
VNR	Veneer
W	West
W/	With
WDTH	Width
WC	Water Closet
WD	Wood
WDW	Window
WP MEMB	Waterproof Membrane
WO	Where Occurs
W/O	Without
WR	Water Resistant
WS	Weatherstripping
WSCT	Wainscot
WT	Weight
WTR	Water
WTRPRF	Waterproofing

DRAWING INDEX

G-001 COVER SHEET
1 TOPOGRAPHIC SURVEY

ARCHITECTURAL DRAWINGS

AX-101 FLOOR AREA DIAGRAM
AX-102 NEIGHBORHOOD COMPATIBILITY
AD-101 DEMOLITION SITE PLAN
AD-102 DEMOLITION ROOF PLAN
AD-201 DEMOLITION ELEVATIONS
AS-102 SITE PLAN

A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 ROOF PLAN
A-201 ELEVATIONS
A-201 ELEVATIONS
A-301 SECTIONS
A-302 SECTIONS
A-801 EXTERIOR DETAILS
A-901 3D IMAGES

SYMBOLS

Drawing

- AS-101 — Drawing No. System; Sheet Number; Discipline Designator
- Reference Symbol — Roof Plan 3: Title; Reference Number; Scale
- Exterior Elevation Identification: Reference Number; Sheet Number
- Section Indentification: Reference Number; Sheet Number
- Detail Identification: Reference Number; Sheet Number
- Interior Elevation Identification: Drawing Number; Sheet Number
- Property Line
- Setback Line
- Center Line
- Window/Skylight Symbol: Item Number
- Door Symbol: Item Number
- Millwork Symbol: Item Number
- Revision Cloud: Revision Number
- Appliance Symbol: Item Number
- Fixture/Fitting Symbol (See Plumbing Drawings)
- Accessory Symbol: Item Number
- Louver Symbol: Item Number
- Datum Point
- Dimensions
- Center Line Dimension
- Face of Finish Dimension

Materials

- Earth
- Gravel, Rockfill
- Brick
- Concrete
- Sand, Mortar, Plaster, Gyp. Bd.
- Stone (including Marble)
- Insulation
- Masonry Unit
- Metal (omit lines on thin material)
- Finish Wood
- Wood Framing
- Wood Blocking
- Plywood
- Backer Board

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.

2. CONTRACTOR SHALL COORDINATE WITH ALL TRADES INVOVED IN THE WORK TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. ALLOWANCES SHOULD BE MADE FOR WORK PERFORMED BY THE OWNER AND/OR THE OWNER'S CONTRACTORS.

3. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN ROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, AND SANITARY SEWER SERVICES.

4. CONTRACTOR SHALL LEAVE THE JOBSITE " BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A SAFE LOCATION AND IN A MANNER AS TO AVOID ACCIDENTAL INJURY.

5. CONTRACTOR SHALL REVIEW ALL CONSTRUCTION DOCUMENTS AND COORDINATE ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND ARCHITECTURAL WORK BEFORE COMMENCING WORK. IN THE CASE OF ANY DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, CONSULT WITH THE ARCHITECT BEFORE PROCEEDING.

6. CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND SUBSTRATE TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO OWNER BEFORE PROCEEDING.

7. NO DIMENSIONS SHALL BE TAKEN BY SCALING THE DRAWINGS. DETAILS SUPERSEDE GENERAL PLANS AND SECTIONS. CONSULT WITH THE ARCHITECT FOR CLARIFICATION.

8. CONTRACTOR SHALL PROVIDE THE OWNER WITH A COPY OF PROOF OF PAYMENT AND RELEASE OF LIENS FROM EACH SUPPLIER AND SUBCONTRACTOR PRIOR TO SUBSTANTIAL COMPLETION.

9. CONTRACTOR SHALL INSTALL ALL APPLIANCES AND EQUIPMENT ACCORDING TO MANUFACTURERS INSTRUCTION AND IN COMPLIANCE WITH THEIR RESPECTIVE LISTINGS. ALL GUARANTEES, INSTRUCTION BOOKLETS, OWNERS MANUALS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE PROVIDED TO THE OWNER AT SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EACH PIECE OF EQUIPMENT IS IN PERFECT WORKING ORDER PRIOR TO SUBSTANTIAL COMPLETION.

10. CONTRACTOR SHALL VERIFY ALL EXTERIOR JOINTS AND CONNECTIONS EXPOSED TO THE ELEMENTS ARE WATERTIGHT.

11. ADDRESS NUMBER SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2". (CRC 319.1)

APPLICABLE CODES

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

FIRE DEPARTMENT NOTES

1. AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (FPA) STANDARD 13D. ALL FIRE SPRINKLERS PLANS SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY A LICENSED C-16 FIRE SPRINKLER CONTRACTOR.

2. CALIFORNIA WATER SERVICE REQUIRES DOUBLE CHECK VALVES INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS.

3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1 -7.

4. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. DOUBLE CHECK VALVES SHALL BE INSTALLED ON BUILDINGS EQUIPPED WITH FIRE SPRINKLERS

5. FIRE APPARATUS (ENGINE) ACCESS DRIVEWAY REQUIRED: PROVIDE AN ACCESS DRIVEWAY WITH A PAVED ALL WEATHER SURFACE, A MINIMUM UNOBSTRUCTED WIDTH OF 14 FEET, VERTICAL CLEARANCE OF 13 FEET 6 INCHES, MINIMUM CIRCULATING TURNING RADIUS OF 36 FEET OUTSIDE AND 23 FEET INSIDE, AND A MAXIMUM SLOPE OF 15%. INSTALLATIONS SHALL CONFORM TO FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS SHEET D 1.

6. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM).

PROJECT INFORMATION

SITE ADDRESS:	1370 ENSENADA WAY LOS ALTOS, CA 94024
APN:	318-06-034
ZONING DISTRICT:	R1-10 SINGLE FAMILY
OCCUPANCY GROUP:	R-3 / U
CONSTRUCTION TYPE:	V-B
STORIES:	TWO STORY

PROJECT DESCRIPTION

ADDITION TO AND REMODEL OF AN EXISTING ONE STOREY SINGLE FAMILY RESIDENCE.
ADDITION OF 2ND. FLOOR (ONE BEDRM./ BATH/ RECREATION/OFFICE)
CONVERSION OF (E) FIRST FLOOR TO 562.5 S.F. ADU
ADD/ REPLACE DOORS, WINDOWS, HVAC, FIXTURES AS APPLICABLE.

PROJECT TEAM

ARCHITECT:

DUXBURY MCINTOSH ARCHITECTS
WILLIAM MCINTOSH
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
bill@duxburymcintosh.com

QUIROZ CONSTRUCTION INC
JOSE QUIROZ
105 N 27TH ST
SAN JOSE, CA 95116
JOSE@QUIROZCONSTRUCTION.COM

CIVIL ENGINEER:

NNR ENGINEERING
SERVICES CO
NADIM RAFFOUL
535 WEYBRIDGE DR,
SAN JOSE, CA 95123
NNRENGINEERING@YAHOO.COM

STRUCTURAL ENGINEER:

ROCA3 ENGINEERING
STRUCTURAL DESIGN
JOEY ROCA
450 SOUTH ABEL STREET,
PO BOX 362100
MILPITAS, CA 95036
408.821.1335
JOEY@ROCA3.COM

PROPERTY OWNER:

PARTHIV AND KAJAL PATEL
1370 ENSENADA WAY
LOS ALTOS, CA 94024

PROJECT SUMMARY TABLE

ZONING COMPLIANCE

	EXISTING		PROPOSED		ALLOWED/ REQUIRED
LOT COVERAGE: Land area covered by all structures that are over 6 feet in height"	3,305.24 sq.ft. (33%)		2,903.25 sq.ft. (29%)		3,000 sq.ft. (30%)
FLOOR AREA: Measured to the outside surfaces of exterior walls	1st.Flr:	3,121.36 sq.ft.	1st.Flr:	2681.49 sq.ft.	3,500 SQ.FT. (35%)
	2nd.Flr:	0 sq.ft.	2nd.Flr:	806.43 sq.ft.	
	Total:	3,121.36 sq.ft. (31.2%)	Total:	3,487.92 sq.ft. (34.8%)	
SETBACKS:					
Front:	25'-0"		25'-0"		25'-0"
Rear:	31'-3 1/2"		31'-3 1/2"		25'-0"
Right side (1st./2nd.)	10'-0"		10'-0"/17.5'		10'-0"
Left side (1st./2nd.)	10'-0"		10'-0"/17.5'		10'-0"
HEIGHT:	17'-11"		21'-9"		27'-0"

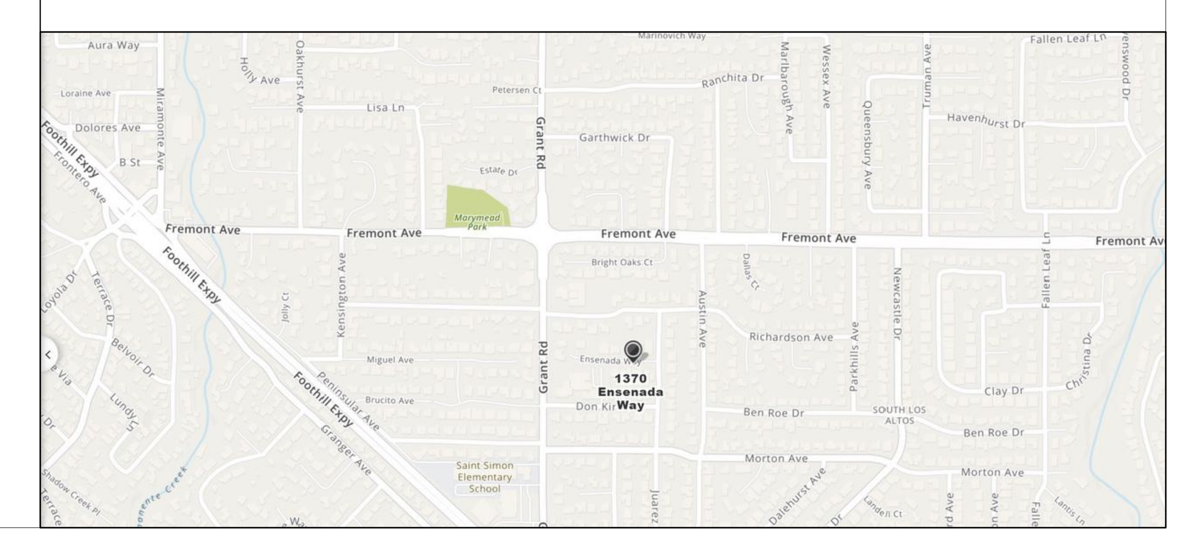
SQ. FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE BUILDING AREA: Includes habitable basement areas	2,697.82 sq.ft.	929.04	3626.86 sq.ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	423.54 sq.ft	0 sq.ft.	423.54 sq.ft

LOT CALCULATIONS

NET LOT AREA:	10,000 SQ.FT.
FRONT YARD HARDSCAPE AREAS: Hardscape area in the front yard setback shall not exceed 50%	552 SF /2,000 SF =27.6%
LANDSCAPING BREAKDOWN: TOTAL HARDSCAPE AREA: EXISTING SOFTSCAPE AREA: NEW SOFTSCAPE AREA:	 5,896 SQ.FT. 4,104 SQ.FT. 0 SQ.FT.

VICINITY MAP



LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-23
STATE OF CALIFORNIA

PATEL RESIDENCE

DUXBURY McINTOSH ARCHITECTS
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

1370 ENSENADA WAY
LOS ALTOS, CA 94024

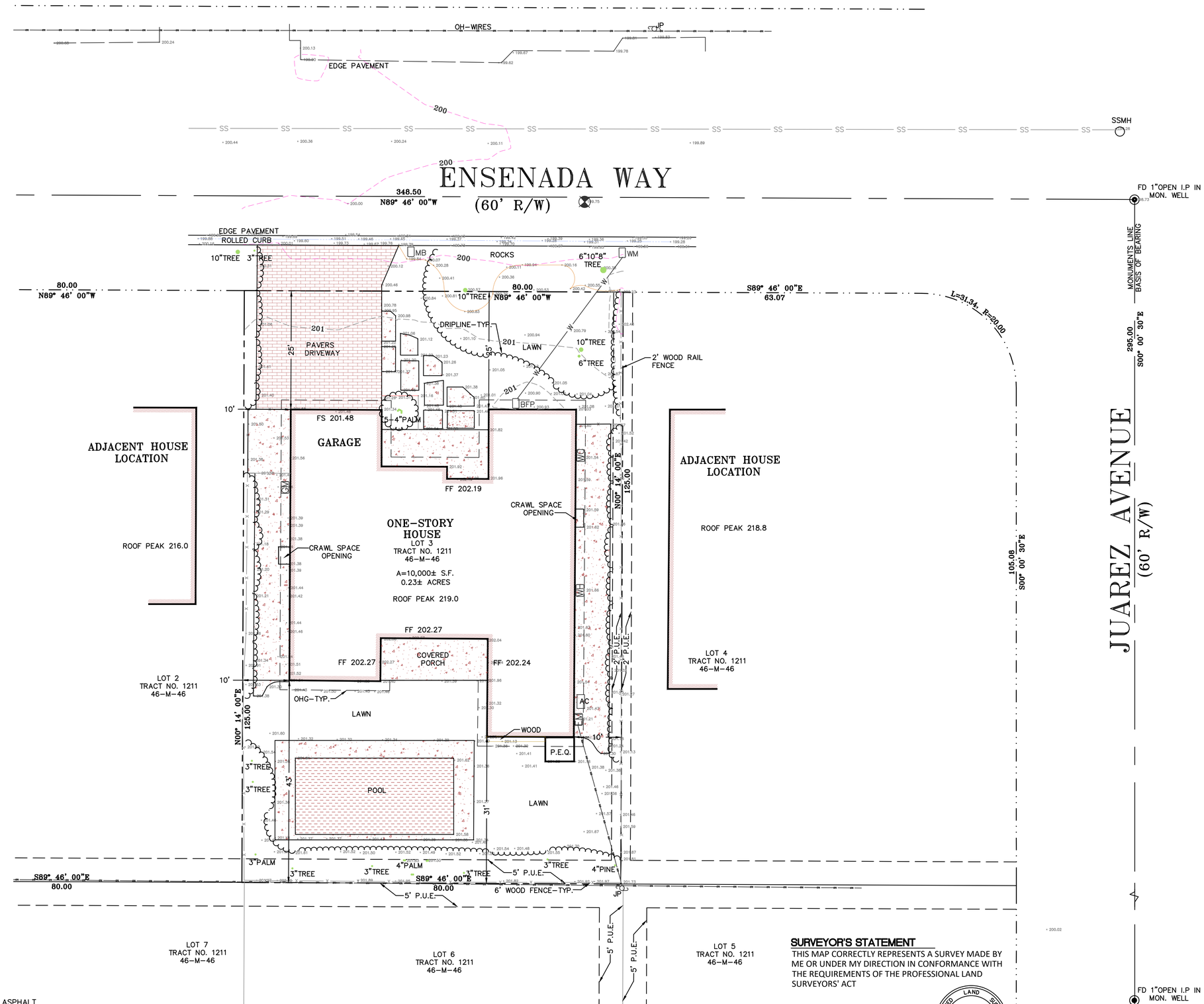
APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

DATE: 03/13/2022
SCALE:
DRAWING NAME:
COVER SHEET

G-001



ABBREVIATIONS

FL	FLOWLINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
CONC	CONCRETE
LIP	LIP OF GUTTER
GS	GROUND SHOT
AD	AREA DRAIN
FF	FINISH FLOOR
BSL	BUILDING SETBACK LINE

LEGEND

SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
—x—	FENCE LINE
WV	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
	JOINT POLE
	GUY ANCHOR
XX" TREE	TREE, SIZE AND TYPE AS NOTED
—G—	GAS LINE
—W—	WATER LINE
	CONCRETE
GM	GAS METER

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 210.20' (ASSUMED DATUM)

FLOOD ZONE

FLOOD ZONE X
AS SHOWN ON FEMA FIRM MAP
06085C0202H, EFFECTIVE DATE
5/18/2009.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT

LICENSED LAND SURVEYOR
DARRYL LYDELL BOND
NO. LS9213
EXP. 09-30-23
STATE OF CALIFORNIA

Darryl Lydell Bond
PLS 9213
EXPIRES 9-30-23

February 14, 2022

NNR ENGINEERING SERVICES CO.
DARRYL LYDELL BOND PLS 9213
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

1370 ENSENADA WAY
APN 318-06-034
SANTA CLARA COUNTY
LOS ALTOS CALIFORNIA

SCALE 1"=10'	DATE 2-14-2022	DRAWN NR	CHECKED D.L.BOND	PROJ. MGR. DLB

SHEET REVISIONS				
DATE	MK	BY	CK	

SHEET NO. 1 OF 1 SHEETS

JOB NO. ENSENADA WAY

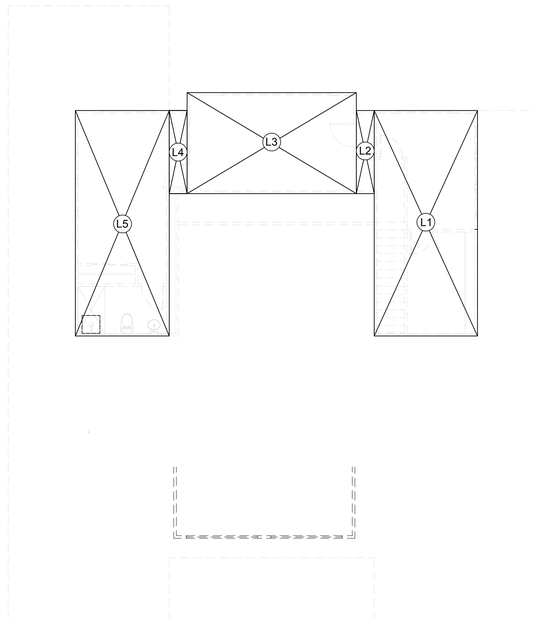
CAD FILE:

FIRST FLOOR AREA CALCULATIONS

	TAG	DIMENSIONS	AREA (SQ. FT.)	SUB TOTAL	SUB TOTAL	TOTAL
EXISTING FIRST FLOOR AREAS	A	18'-0" x 20'-8"	372.75	2,135.16		
	B	40'-11" x 25'-8 1/2"	1051.89			
	C	27'-1 1/2" x 7'-8 1/2"	209.08			
	D	18'-0" x 14'-7"	262.61			
	E	13'-9 1/2" x 10'-3 1/2"	141.93			
	F	7'-1 1/2" x 6'-6 1/2"	46.88			
	G	3'-4 1/2" x 14'-11"	50.20			
	H1	19'-2" x 13'-2/12"	252.54	562.48 (COUNTED TOWARDS ADU)		
	H2	15'-7 1/2" x 14'-10 1/2"	232.56			
	H3	11'-10" x 6'-6 1/2"	77.41			
	(E) HOUSE AREA (HABITABLE)				2,697.82	
	I	19'-0" x 22'-3 1/2"	423.54			
	(E) GARAGE AREA (NON HABITABLE)				423.54	
TOTAL (E) HOUSE AREA						3,121.36
(N) FLOOR AREA ADDITION	J1	9'-1 1/2" x 5'-3 3/4"	49.42			
	J2	9'-1 1/2" x 5'-3 3/4"	49.42			
	J3	13'-9 1/2" x 5'-0"	68.95			
	J4	1'-11 1/2" x 2'-2"	4.24			
	(N) AREA ADDITION - FIRST FLOOR (HABITABLE)				122.61	
TOTAL PROPOSED FLOOR AREA - FIRST FLOOR (3,121.36 +122.61)						3,243.97
(N) FLOOR AREA ADDITION	L1	11'-6 1/2" x 25'-2 1/2"	290.94			
	L2	2'-0" x 9'-3 1/2"	18.60			
	L3	18'-11" x 11'-3 1/2"	213.65			
	L4	2'-0" x 9'-31/2"	18.60			
	L5	10'-6" x 25'-2 1/2"	264.64			
	(N) AREA ADDITION - SECOND FLOOR (HABITABLE)				806.43	
TOTAL PROPOSED FLOOR AREA - FIRST AND SECOND FLOOR (3,243.97 +806.64)						4050.4

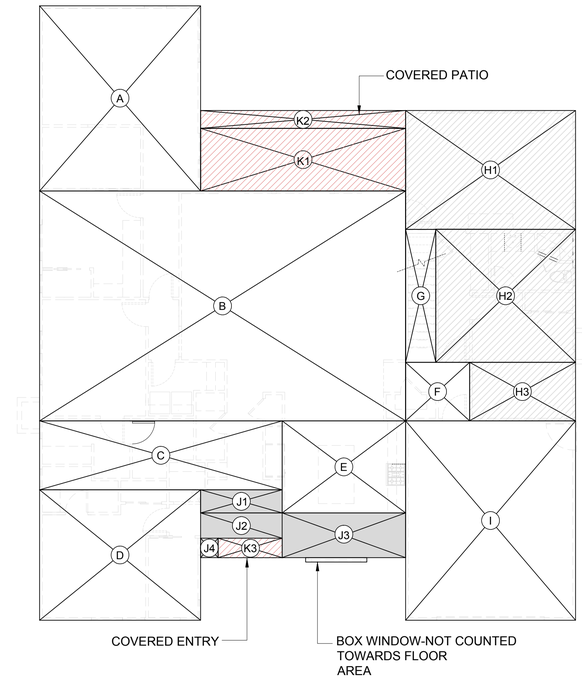
LOT COVERAGE CALCULATIONS

	TAG	DIMENSIONS	AREA (SQ. FT.)	SUB TOTAL	SUB TOTAL	TOTAL
	K1	(E)22'-11" x 7'-0"	160.41			
	K2	(N)22'-11" x 2'-0"	45.83			
	K3	(N)7'-2" x 2'-2"	15.52			
	TOTAL AREA UNDER COVERAGE			221.76		
TOTAL PROPOSED COVERAGE			(3,243.97 +221.76)			3,465.73



AREA CALCULATIONS-SECOND FLOOR (2)

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



AREA/COVERAGE CALCULATIONS-FIRST FLOOR (1)

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

FLOOR AREA CALCULATION:

LOT SIZE (NET AREA) :	10,000 sq.ft.
(E) FIRST FLOOR AREA(HABITABLE)	2,697.82 sq.ft.
(E) ATTACHED GARAGE(TO REMAIN)	423.54 sq.ft.
TOTAL (E) FLOOR AREA	3,121.36 sq.ft.
ADU REPLACING (E) FLOOR AREA	562.48 sq.ft.
NET EXISTING FLOOR AREA	2558.88 sq.ft
(3121.36-562.48)	
MAXIMUM ALLOWABLE FLOOR AREA: 35% OF NET LOT AREA	3,500 sq.ft.
(N)FIRST FLOOR ADDITION	122.61 SQ.FT
(N)SECOND FLOOR ADDITION	806.43SQ.FT
(N) TOTAL FLOOR AREA ADDITION (HABITABLE)	+929.04 sq.ft.
TOTAL PROPOSED FLOOR AREA	3,487.92 sq.ft.
(2,558.88+929.04)	(12 sq.ft. under)
(E) HOUSE AREA (HABITABLE)	2,697.82
(N)ADDITION (HABITABLE)	929.04
TOTAL PROPOSED HABITABLE AREA	3626.86

LOT COVERAGE CALCULATION:

LOT SIZE :	10,000.0 sq.ft.
MAXIMUM ALLOWABLE COVERAGE : 30% OF NET LOT AREA	3,000.0 sq.ft.
TOTAL (E) FLOOR AREA (INCL. GARAGE)	3,121.26 sq.ft.
(E)COVERAGE AT ENTRY AND PATIO (J1+K1)=23.57+160.41	183.98 sq.ft.
TOTAL (E) LOT COVERAGE	3,305.24 sq.ft.
(3,121.26+183.98)	
TOTAL PROPOSED FLOOR AREA (INCL. GARAGE)	3243.97 sq.ft.
ADU REPLACING (E) FLOOR AREA	562.48 sq.ft.
NET PROPOSED FLOOR AREA	2,681.49 sq.ft.
(3243.97-562.48)	
(N)COVERAGE AT ENTRY AND PATIO (K1+K2+K3)	221.76 sq.ft.
TOTAL PROPOSED LOT COVERAGE	2,903.25 sq.ft.
(2,681.49+221.76)	(96.75 sq.ft under)

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1370 ENSENADA WAY
LOS ALTOS, CA 94024

APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

DATE: 03/13/2022
SCALE: 1/8= 1'-0"
DRAWING NAME:
AREA CALCULATION DIAGRAM

AX-101

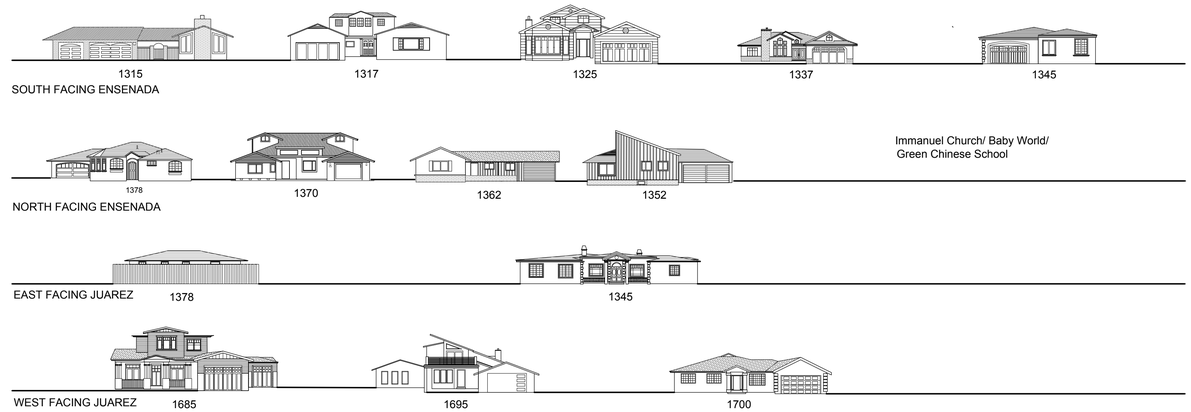
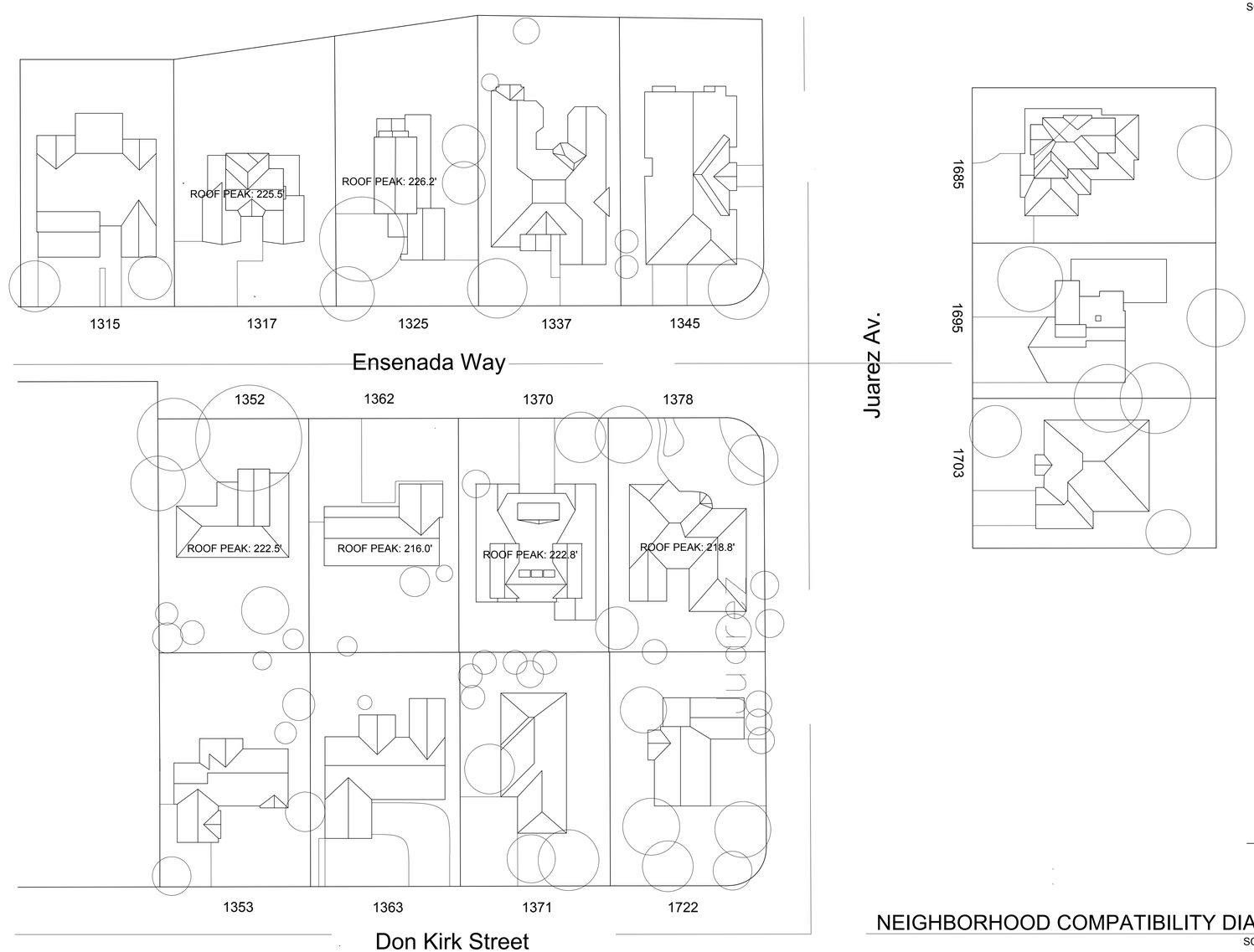


DIAGRAM - NEIGHBORHOOD COMPATIBILITY ELEVATIONS (1)

SCALE:1"=32'



NEIGHBORHOOD COMPATIBILITY DIAGRAM (2)

SCALE:1"=32'

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02/ /2022 DESIGN REVIEW	WM:RS

DATE: 03/03/2022

SCALE:

DRAWING NAME:

NEIGHBORHOOD COMPATIBILITY DIAGRAMS

AX-102

TREE PRESERVATION AND PROTECTION PLAN

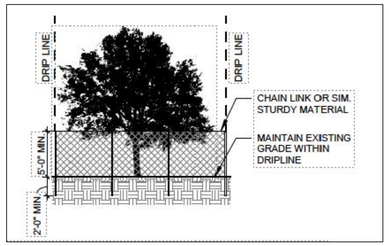
(PER SECTION 11.08.120 OF MUNICIPAL CODE):

PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE.

THE FENCE SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT. FENCE SHALL BE SUPPORTED BY VERTICAL POSTS DRIVEN 2 FEET(MIN) INTO THE GROUND.

THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. NO SIGNS, WIRES OR ANY OBJECT SHALL BE ATTACHED TO THE TREE.

TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.

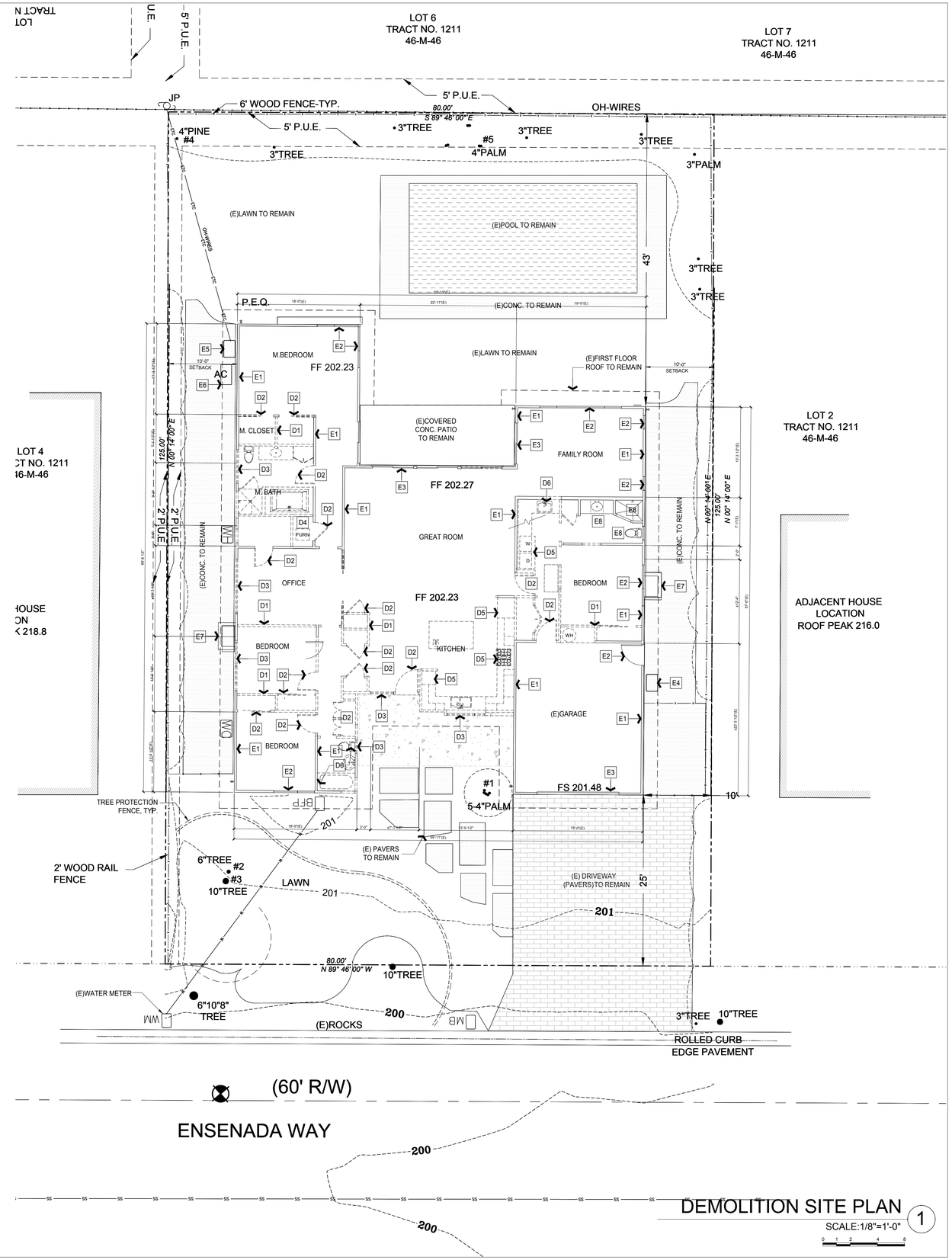


TREE SCHEDULE

#1	TO REMAIN	5-4" PALM TREE
#2	TO REMAIN	6" TREE
#3	TO REMAIN	10" PALM TREE
#4	TO REMAIN	4" PINE
#5	TO REMAIN	4" PALM

EXISTING/ DEMOLITION LEGEND

E1	(E) WALLS TO REMAIN
E2	(E) WINDOWS TO REMAIN
E3	(E) DOORS TO REMAIN
E4	(E) GAS METER
E5	(E) ELECTRIC METER
E6	(E) CONDENSING UNIT
E7	(E) CRAWL SPACE ACCESS
E8	(E) FIXTURES TO REMAIN
D1	REMOVE (E) WALL/ POST
D2	REMOVE (E) DOOR
D3	REMOVE (E) WINDOWS
D4	REMOVE (E) FURNACE
D5	REMOVE (E) APPLIANCES
D6	REMOVE (E) FIXTURES



DEMOLITION SITE PLAN 1

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

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
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REN. 8-31-23
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PATEL RESIDENCE

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APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

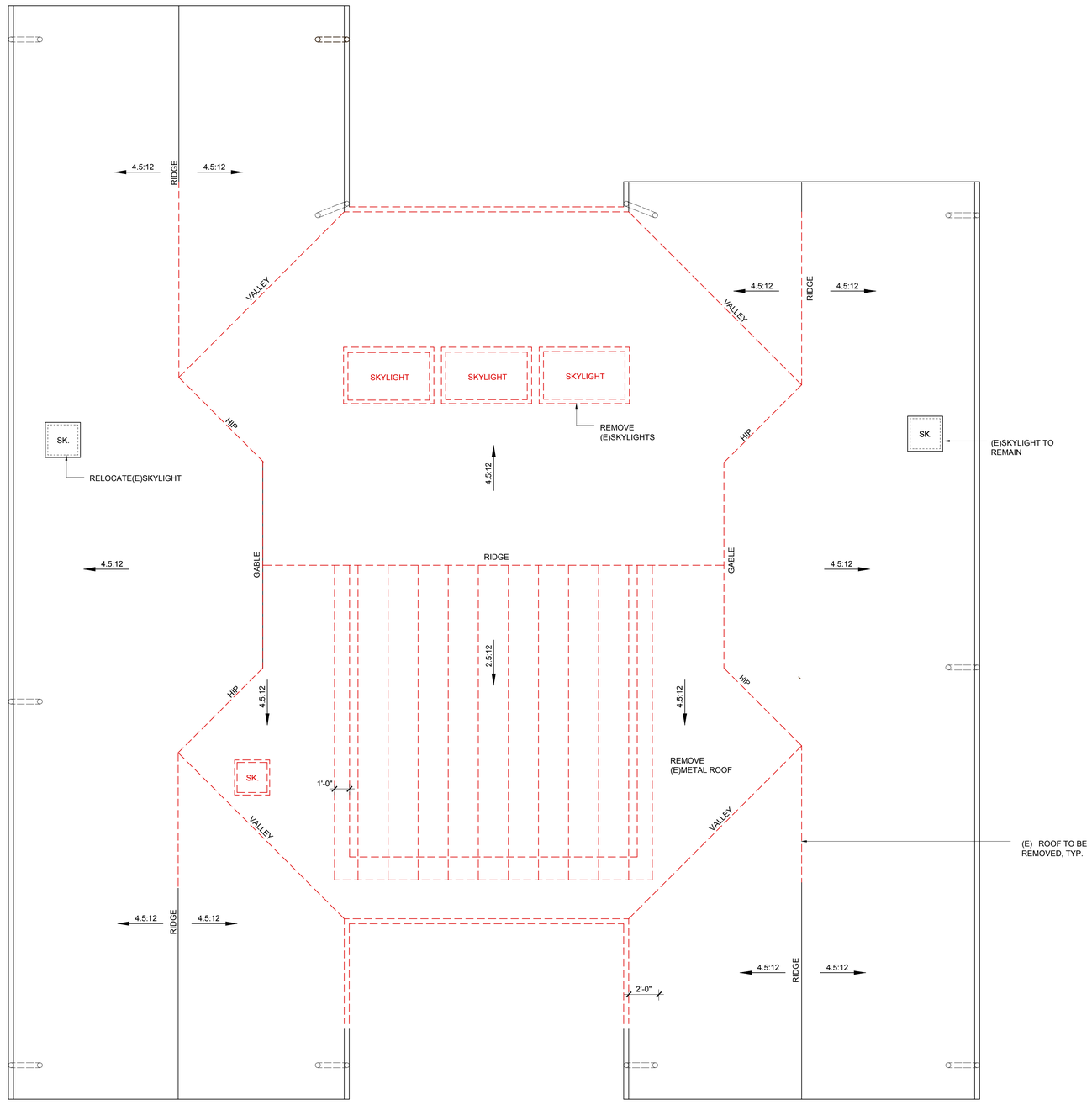
DATE: 03/13/2022

SCALE: 1/8= 1'-0"

DRAWING NAME:

DEMOLOTION SITE PLAN

AD-101



DEMOLITION ROOF PLAN 1

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

0 1 2 4 8

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
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REN. 8-31-21
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SANTA CLARA COUNTY

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03/03/2021 PLANNING REVIEW	WM:AV

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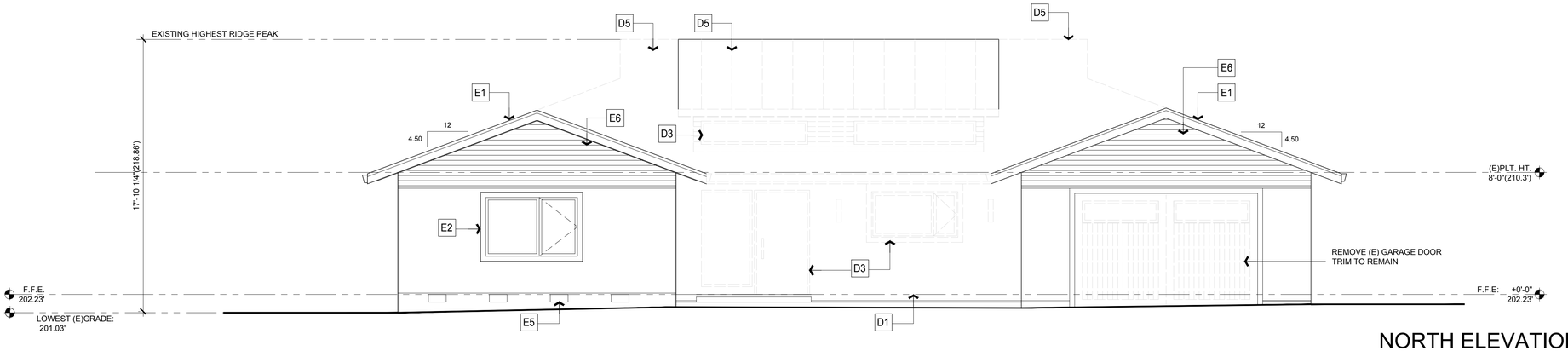
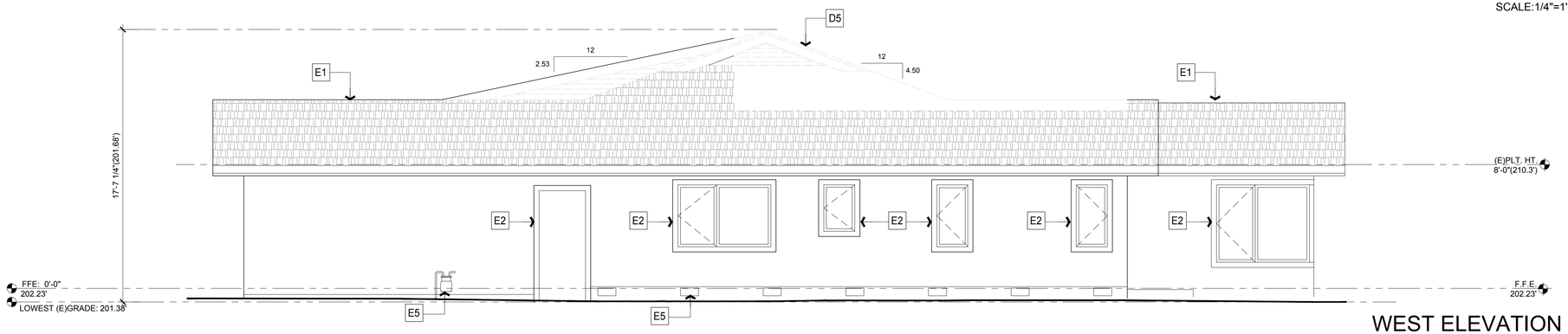
SCALE: 1/4= 1'-0"
DRAWING NAME:
DEMOLITION ROOF PLAN

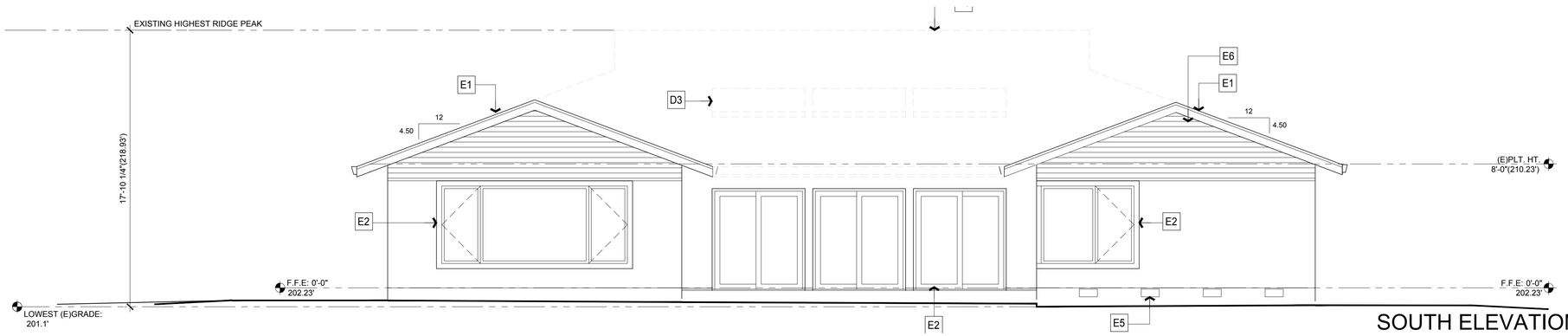
AD-102



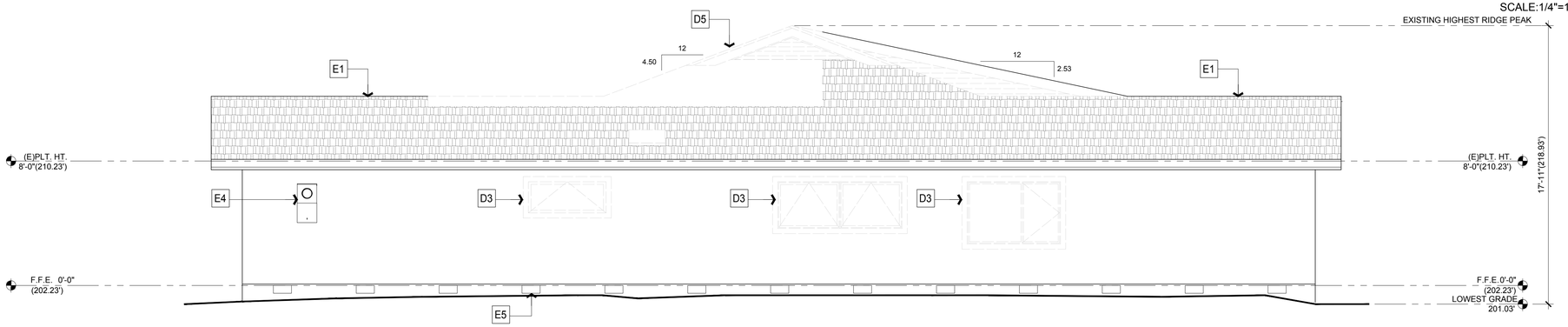
NORTH ELEVATION 1
SCALE:1/4"=1'-0"



WEST ELEVATION 2
SCALE:1/4"=1'-0"



SOUTH ELEVATION 3
SCALE:1/4"=1'-0"



EAST ELEVATION 4
SCALE:1/4"=1'-0"

EXISTING/ DEMOLITION LEGEND

E1	(E) ROOF TO REMAIN
E2	(E) DOOR/WINDOWS/ TRIMS TO REMAIN
E3	(E) GAS METER TO REMAIN
E4	(E) ELECTRIC METER TO REMAIN
E5	(E) CRAWL SPACE VENTS OPENINGS TO REMAIN
E6	(E) SIDING TO REMAIN
D1	REMOVE (E) WALL/ POST
D2	REMOVE (E) DOOR AND TRIMS
D3	REMOVE (E) WINDOWS/TRIMS
D4	REMOVE (E)SIDING
D5	REMOVE (E) ROOF

LICENSED ARCHITECT
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APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/03/2021 PLANNING REVIEW	WM:AV

DATE: 03/03/2021
SCALE: 1/4= 1'-0"
DRAWING NAME:
DEMOLITION ELEVATIONS

AD-201

TREE PRESERVATION AND PROTECTION PLAN

(PER SECTION 11.08.120 OF MUNICIPAL CODE):

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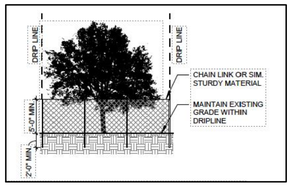

TREE SCHEDULE

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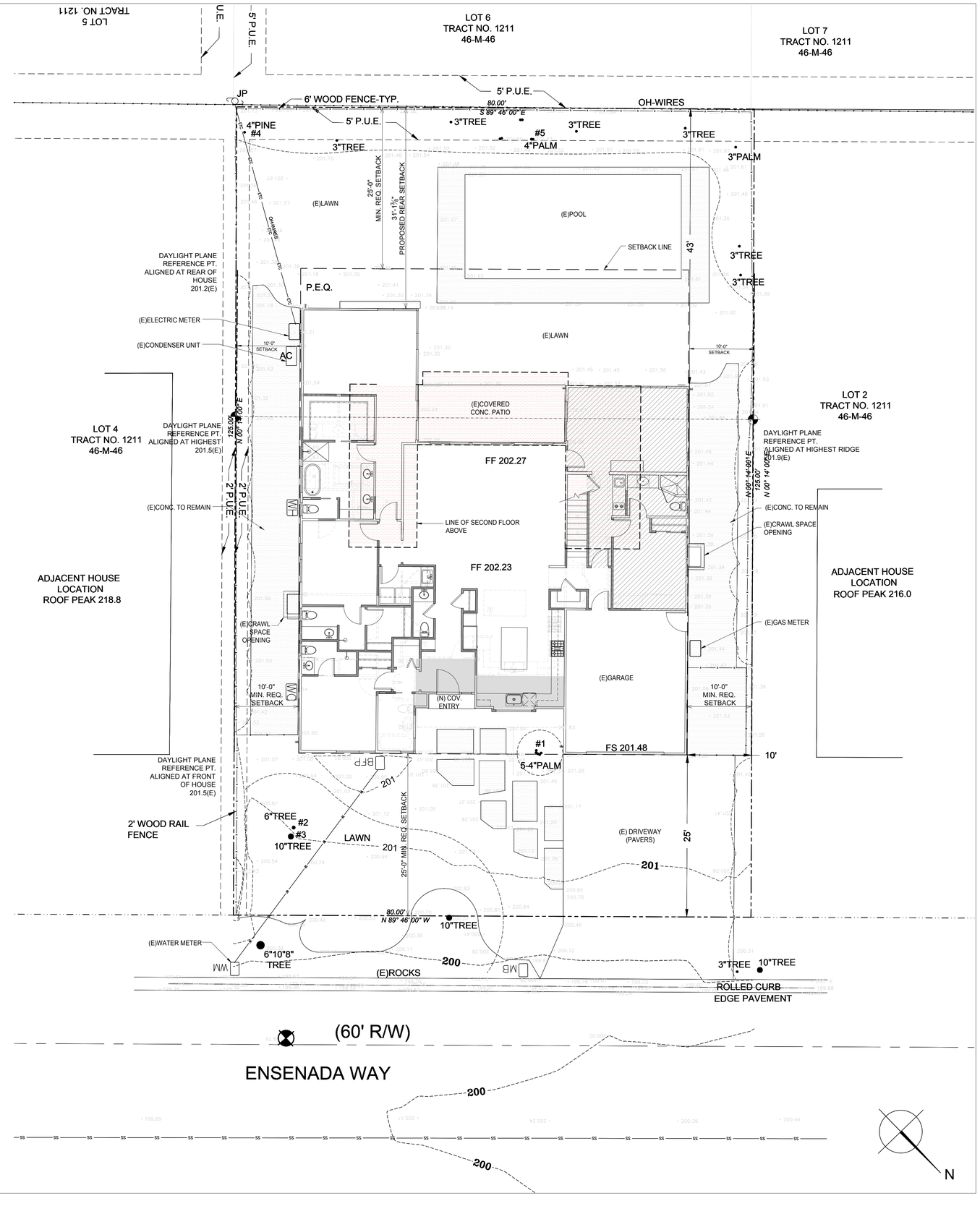
#2	TO REMAIN	6" TREE
#3	TO REMAIN	10" PALM TREE
#4	TO REMAIN	4" PINE
#5	TO REMAIN	4" PALM

LEGEND

- EXISTING TO BE DEMOLISHED
- (N) FLOOR AREA ADDITION -FIRST FLOOR
- (N) ADU
- (N) SECOND FLOOR ADDITION
- (E) CONCRETE WALK



LICENSED ARCHITECT
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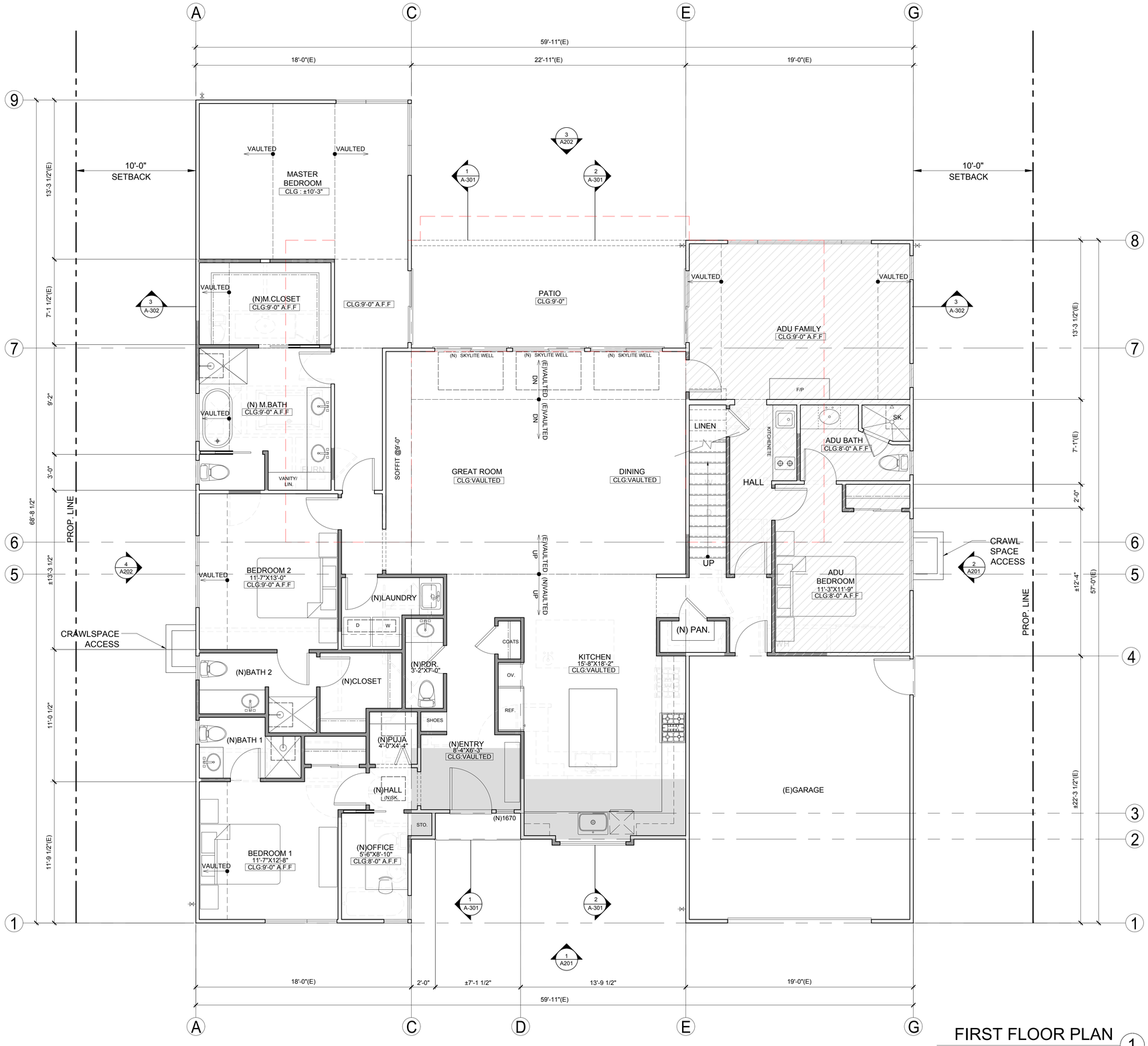
ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM;RS

DATE: 03/13/2022
SCALE: 1/8= 1'-0"
DRAWING NAME:

SITE PLAN

AS-101



(E)WALLS TO BE DEMOLISHED

(N)2X STUDS

NEW FLOOR AREA ADDED

(E) FLOOR AREA CONVERTED TO ADU

FIRST FLOOR PLAN 1

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

LICENSED ARCHITECT
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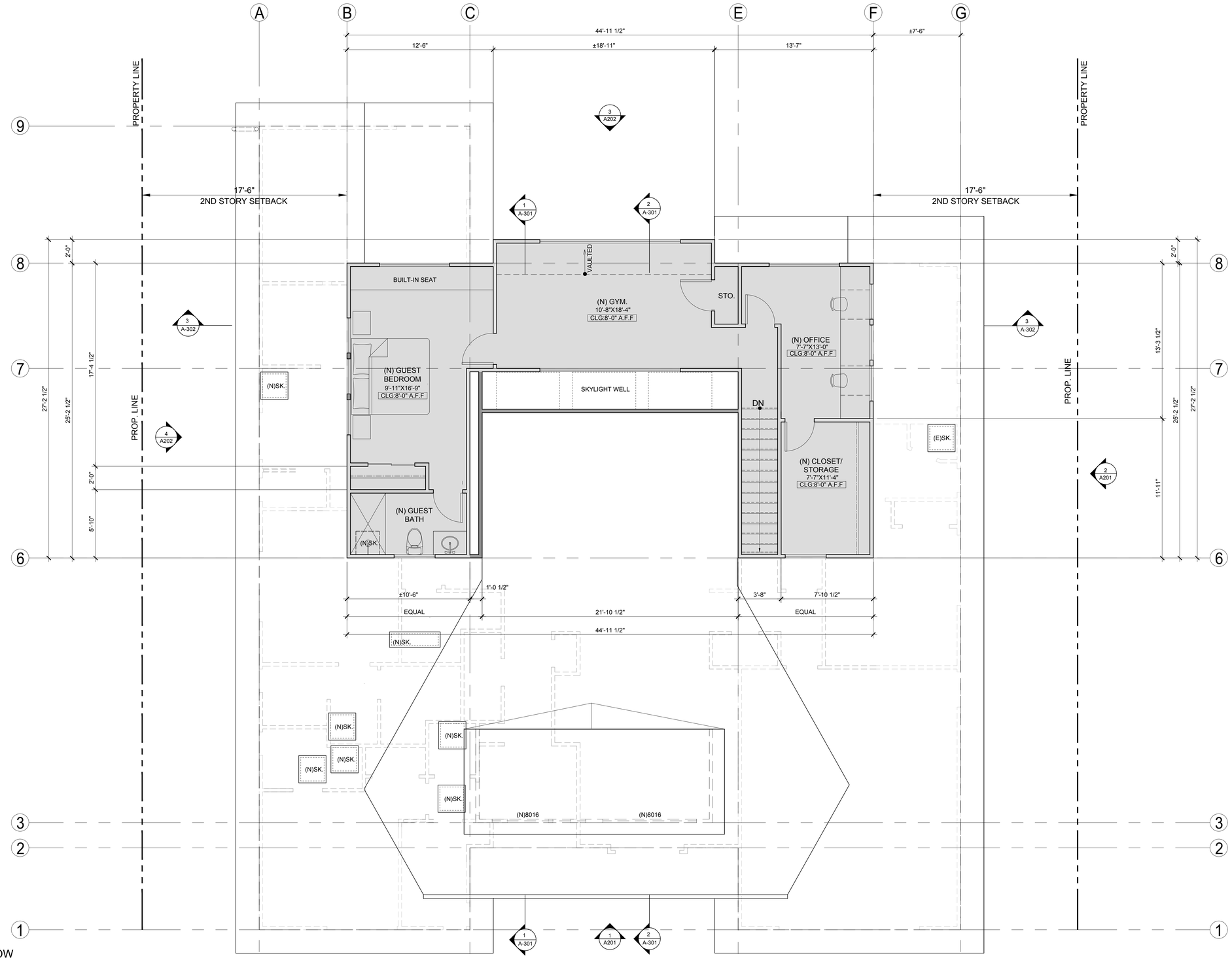
SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

DATE: 03/13/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
FIRST FLOOR PLAN

A-101



(FIRST FLOOR WALLS BELOW

(N)2X STUDS

NEW FLOOR AREA ADDITION

SECOND FLOOR PLAN (1)

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

N

LICENSED ARCHITECT
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03/13/2022 DESIGN REVIEW	WM;RS

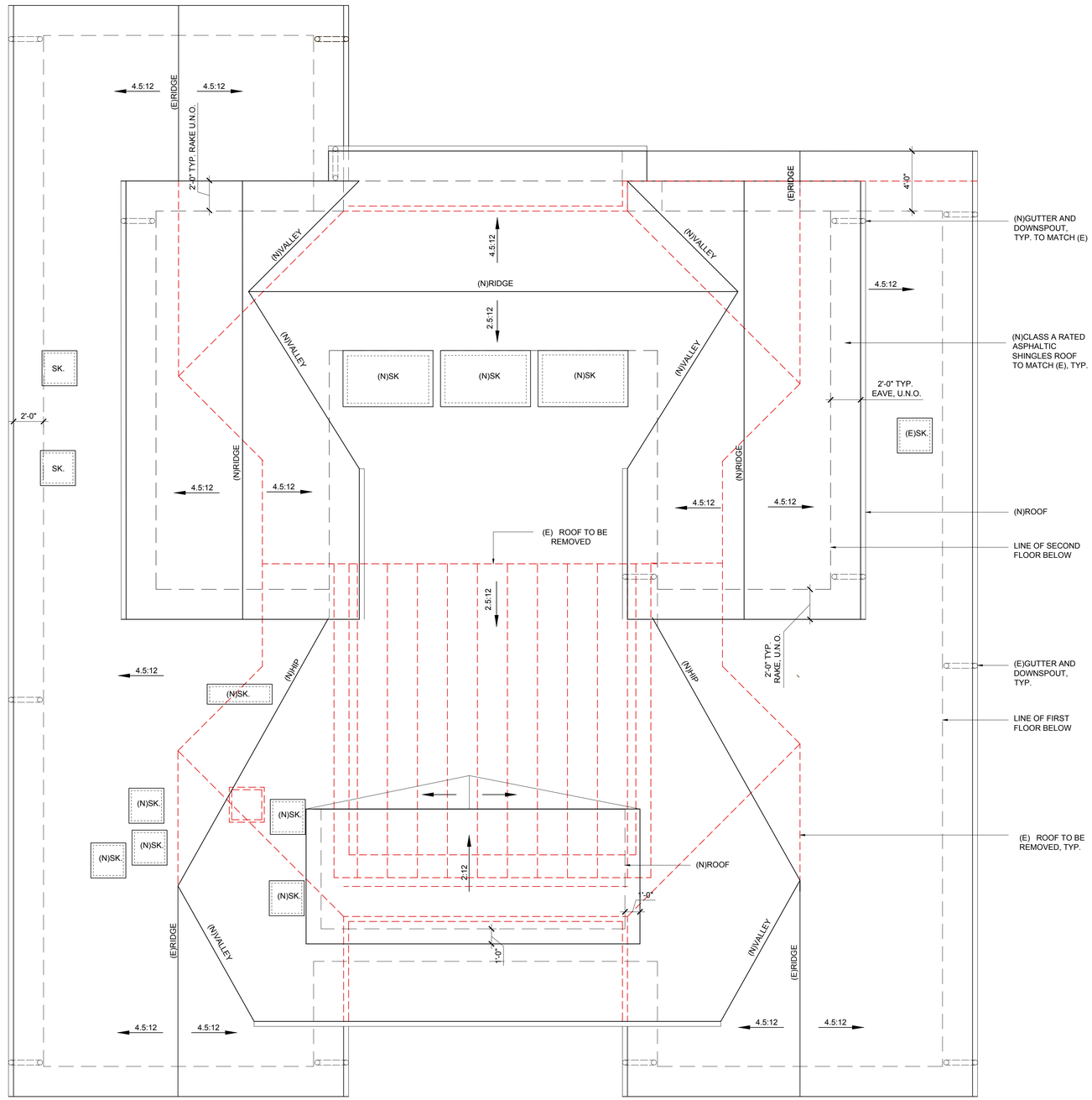
DATE: 03/13/2022

SCALE: 1/4= 1'-0"

DRAWING NAME:

SECOND FLOOR PLAN

A-102



ROOF PLAN 1

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

0 1 2 4 8

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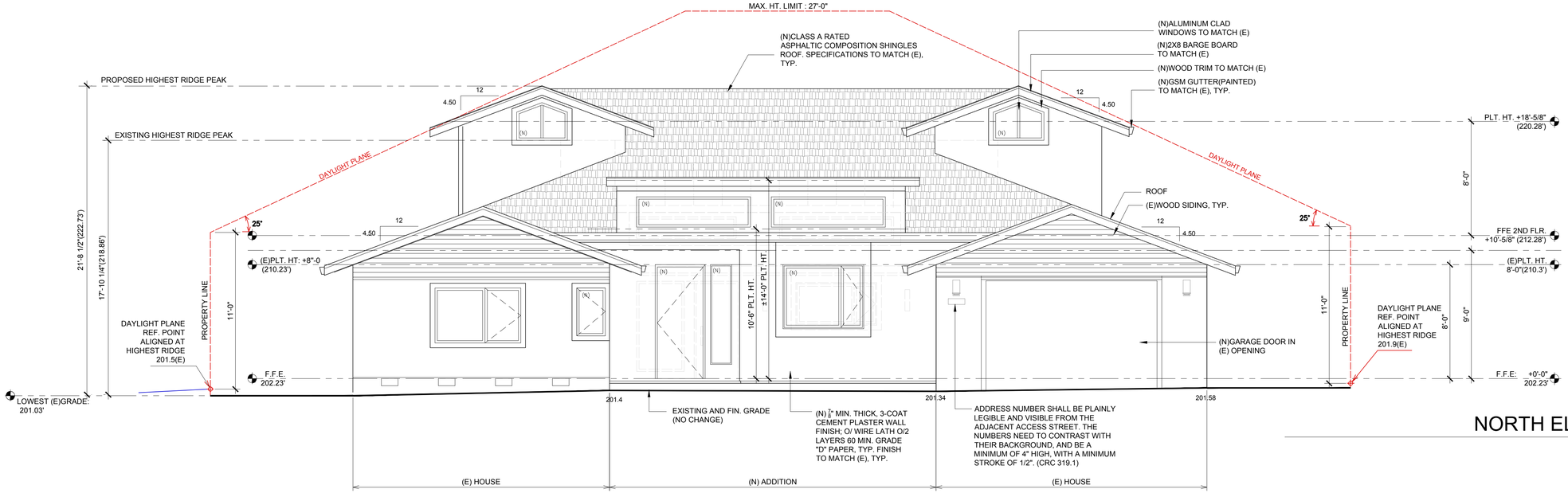
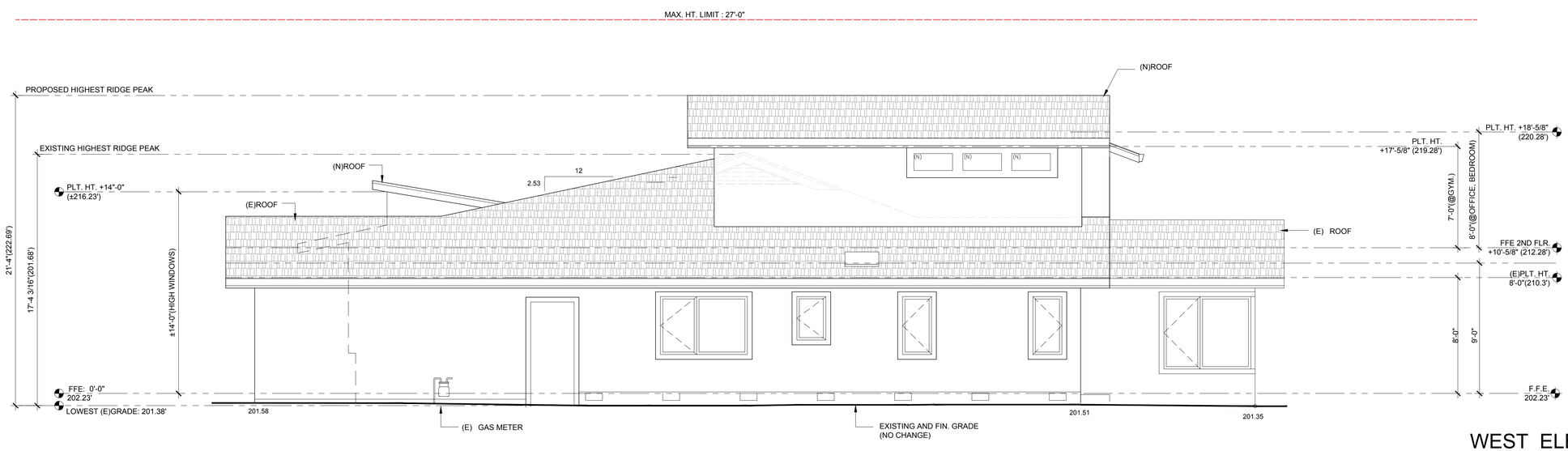
DATE: 03/13/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:
ROOF PLAN

A-103



NORTH ELEVATION (1)

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



WEST ELEVATION (2)

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

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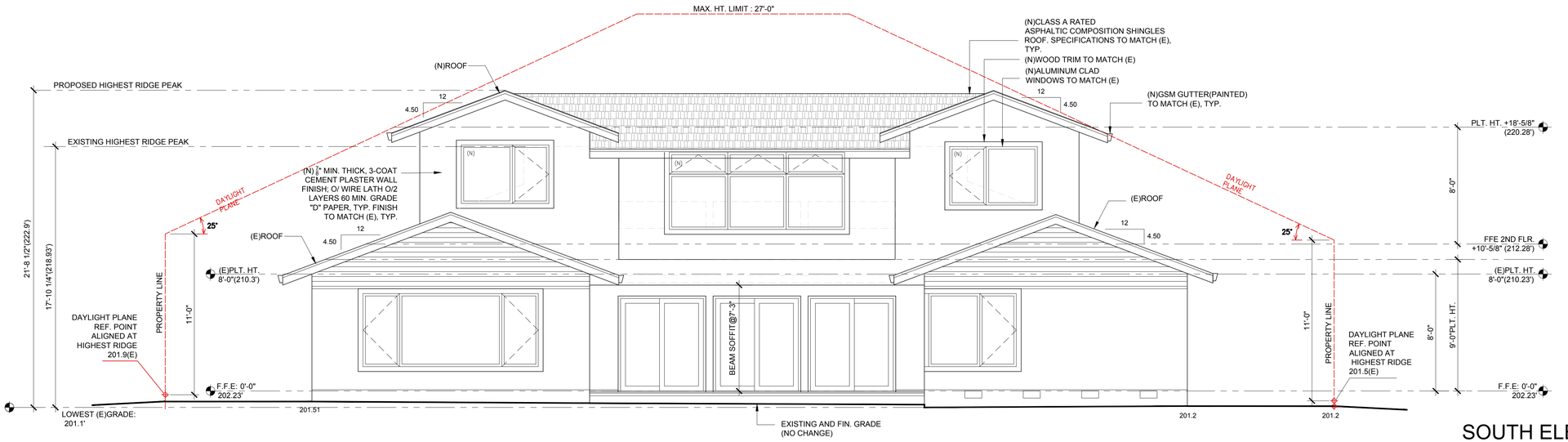
SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

DATE: 03/13/2022
SCALE: 1/4= 1'-0"
DRAWING NAME:

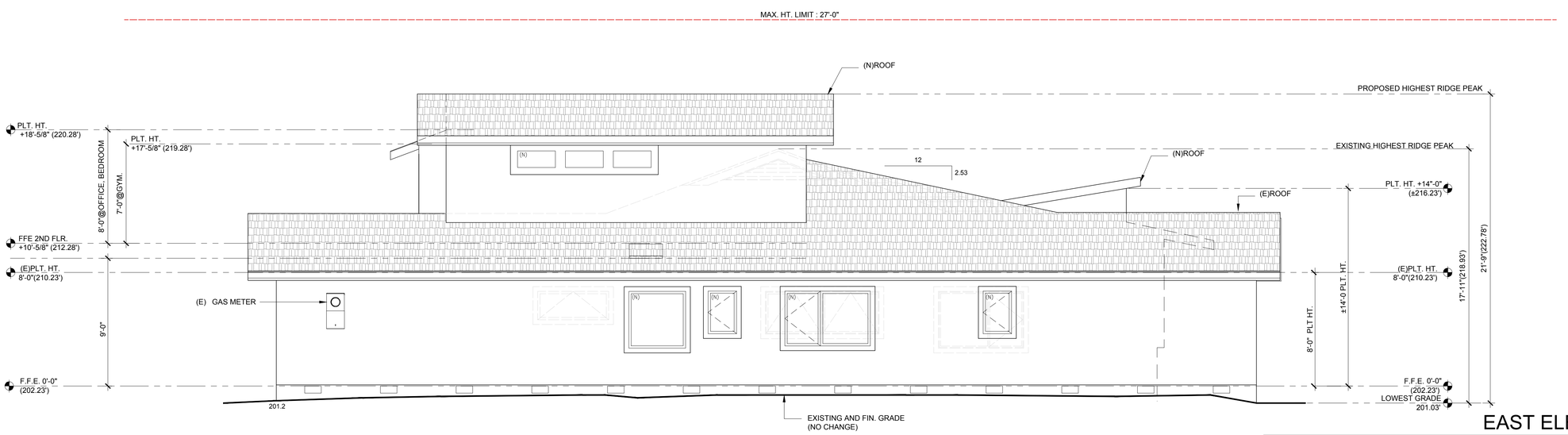
ELEVATIONS

A-201



SOUTH ELEVATION 3

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



EAST ELEVATION 4

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

LICENSED ARCHITECT
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NO. C 28419
REN. 8-31-23
STATE OF CALIFORNIA

PATEL RESIDENCE

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SANTA CLARA COUNTY

APN: 318-06-034

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

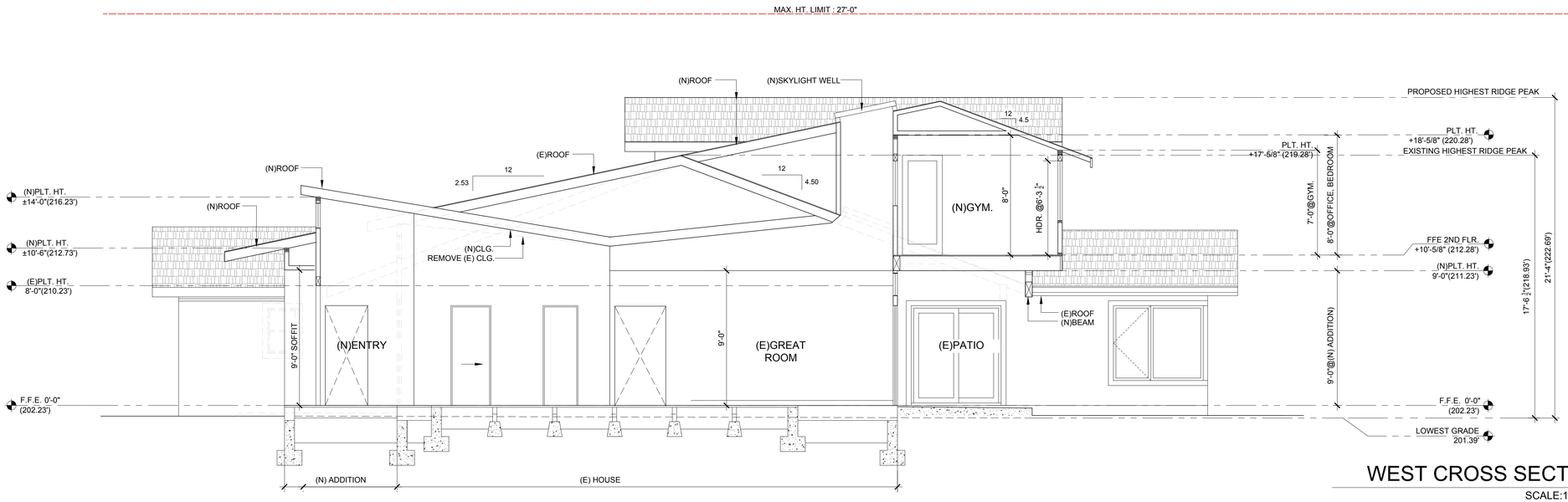
DATE: 03/13/2022

SCALE: 1/4= 1'-0"

DRAWING NAME:

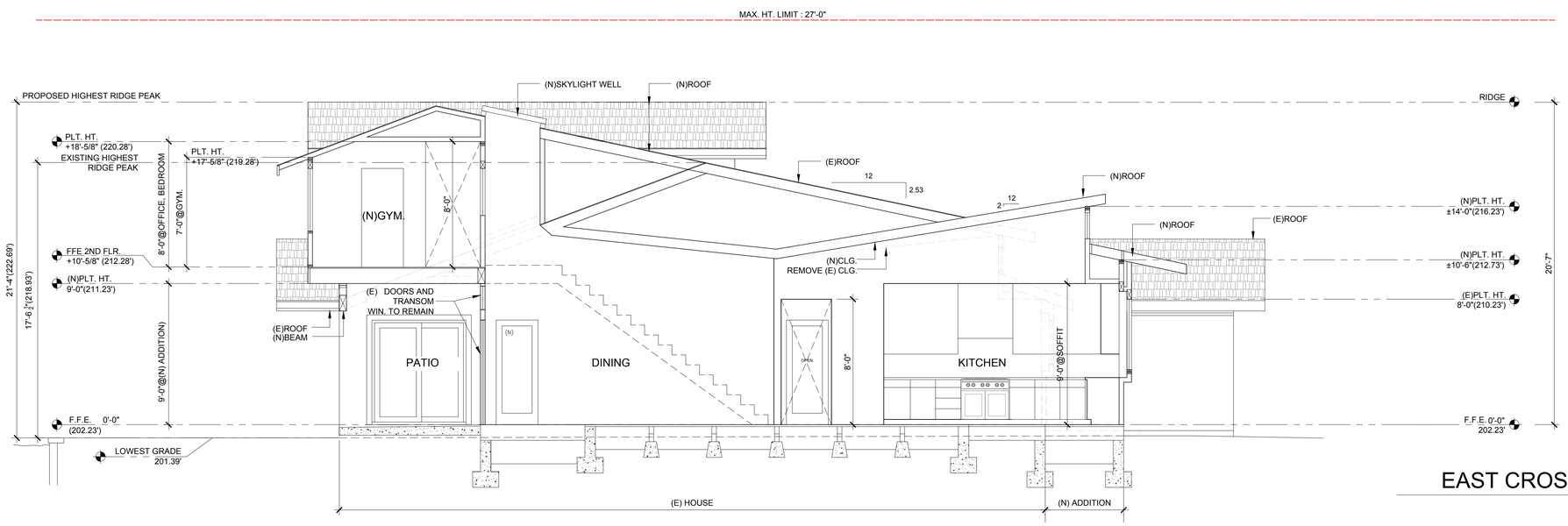
PROPOSED ELEVATIONS

A-202



WEST CROSS SECTION (1)

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



EAST CROSS SECTION (2)

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

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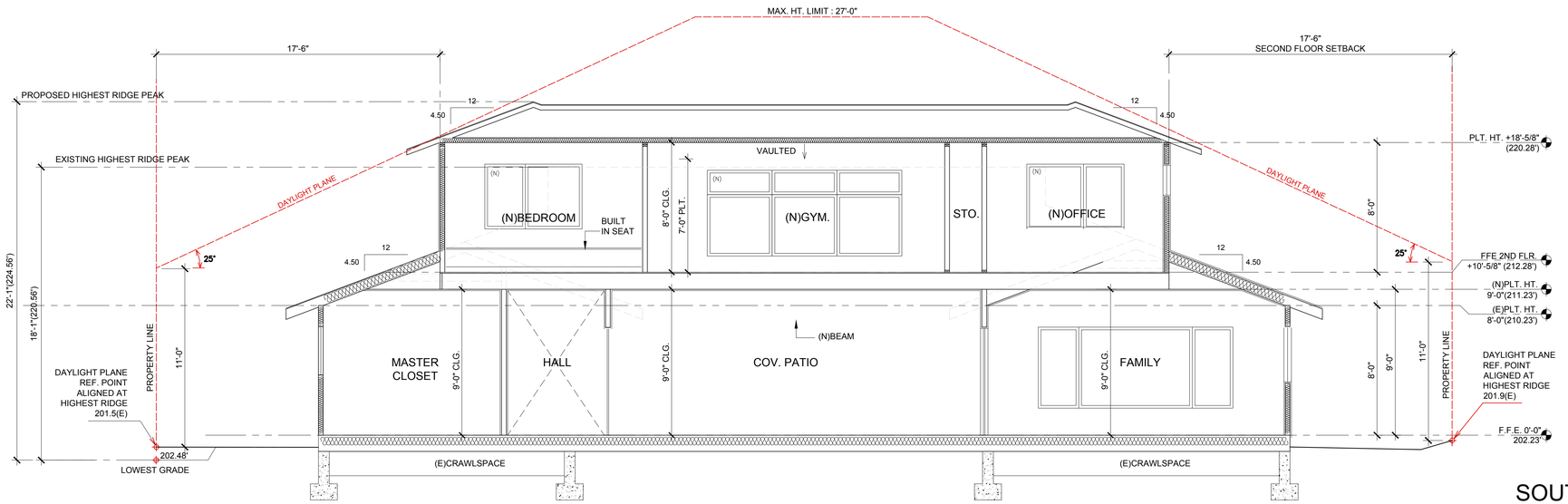
DATE: 03/13/2022

SCALE: 1/4= 1'-0"

DRAWING NAME:

SECTIONS

A-301



SOUTH SECTION

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

3

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-23
STATE OF CALIFORNIA

PATEL RESIDENCE

DUXBURY McINTOSH ARCHITECTS
4630 SOQUEL DRIVE, SUITE 5
SOQUEL, CA 95073
(650) 917-3840
duxburymcintosh.com

1370 ENSENADA WAY
LOS ALTOS, CA 94024

APN: 318-06-034

SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

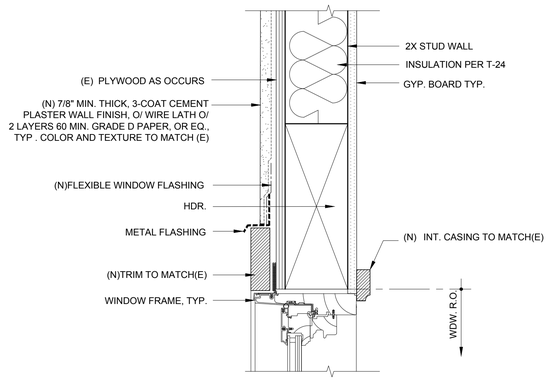
DATE: 03/13/2022

SCALE: 1/4= 1'-0"

DRAWING NAME:

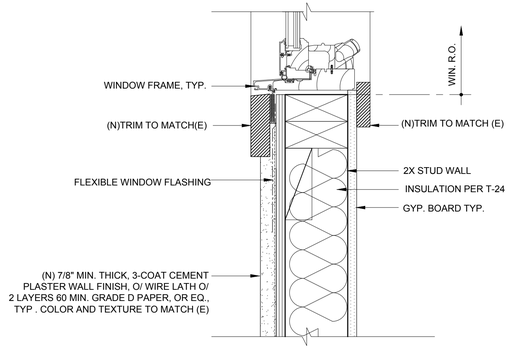
SECTIONS

A-302



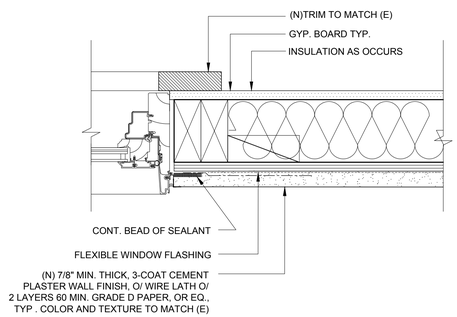
WINDOW HEAD 1

SCALE: 3"=1'-0"



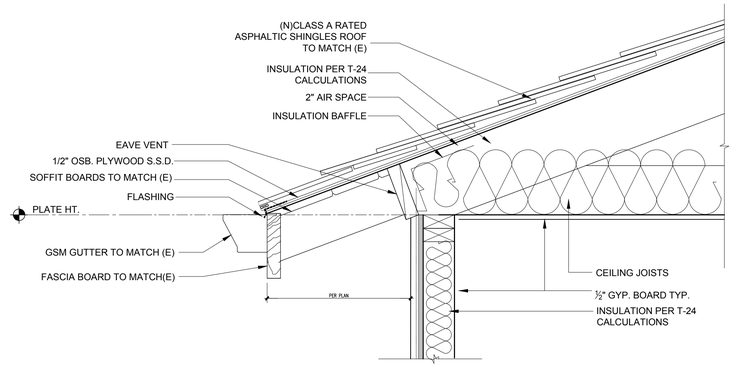
WINDOW SILL 2

SCALE: 3"=1'-0"



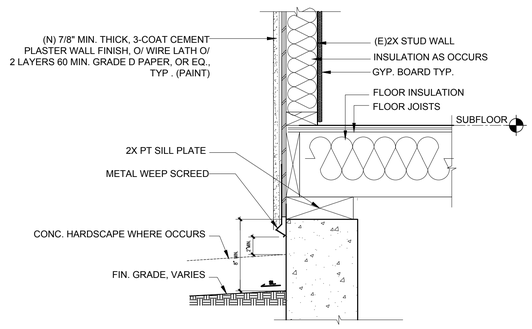
WINDOW JAMB 3

SCALE: 3"=1'-0"



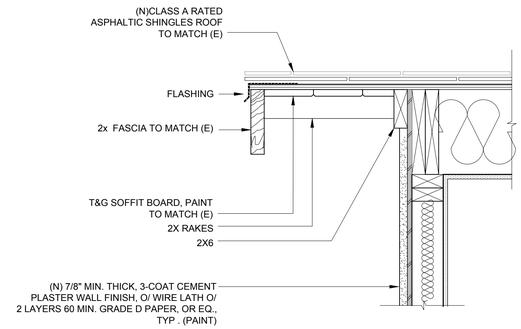
EAVE 4

SCALE: 1 1/2"=1'-0"



SCREED 5

SCALE: 1 1/2"=1'-0"



RAKE 6

SCALE: 1 1/2"=1'-0"

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SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/13/2022 DESIGN REVIEW	WM:RS

DATE: 03/13/2022

SCALE:

DRAWING NAME:

ARCHITECTURAL DETAILS

A801

LICENSED ARCHITECT
WILLIAM I. MCINTOSH
NO. C 28419
REN. 8-31-23
STATE OF CALIFORNIA

PATEL RESIDENCE

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SANTA CLARA COUNTY

ISSUED / REVISED:	BY:
03/ /2022 DESIGN REVIEW	WM:RS

DATE:

SCALE:

DRAWING NAME:

3D IMAGES

A-901