

SITE PLAN

ADDITION / REMODEL FOR:
MR. EDWARD BACHAND
 1519 TIPTOE LN.
 LOS ALTOS, CA. 94024

DESIGN BY
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GENERAL INFORMATION:

SCOPE OF WORK:
 *189 S.F. ADDITION TO MASTER BATH & MASTER BEDROOM. ADD NEW FRENCH DOORS IN PLACE OF EXIST. WINDOWS @ LIVING AND FAMILY ROOMS, REPLACE (2) FRONT BEDROOM WINDOWS, REMODEL KITCHEN AND HALL BATH, INCLUDING NEW CABINETS, AND FIXTURES, AND NEW LIGHTING / ELECTRICAL IN MASTER BEDROOM AND BATH. ADD NEW FACING TO EXISTING FIREPLACE @ LIVING ROOM.
 A.P.N. *19T-02-051
 ZONING: RIAB
 LOT SIZE: 11,960 S.F.
 EXIST. S.F. = 1,696 S.F.
 EXIST. GARAGE = 440 S.F.
 ADDITION: 189 S.F.
 PROP. SQ. FTG.: 1,885 S.F.
 TYPE OF CONST.: VB
 SPRINKLERS: NO
 STORIES: 1
 EXIST. F.A.R.: 18%
 PROP. F.A.R.: 19%

APPLICABLE CODES:

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE.

SHEET INDEX:

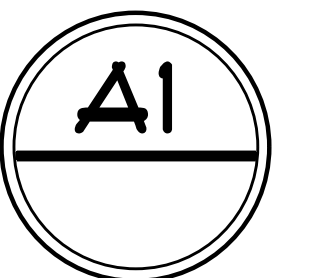
- A1 - SITE PLAN / JOB INFO.
- A2 - PROJ. SUMMARY / DAYLIGHT PL.
- A3 - EXIST. FLOOR PLAN
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- A9 - LANDSCAPE PLAN
- A10 - TREE PROTECTION



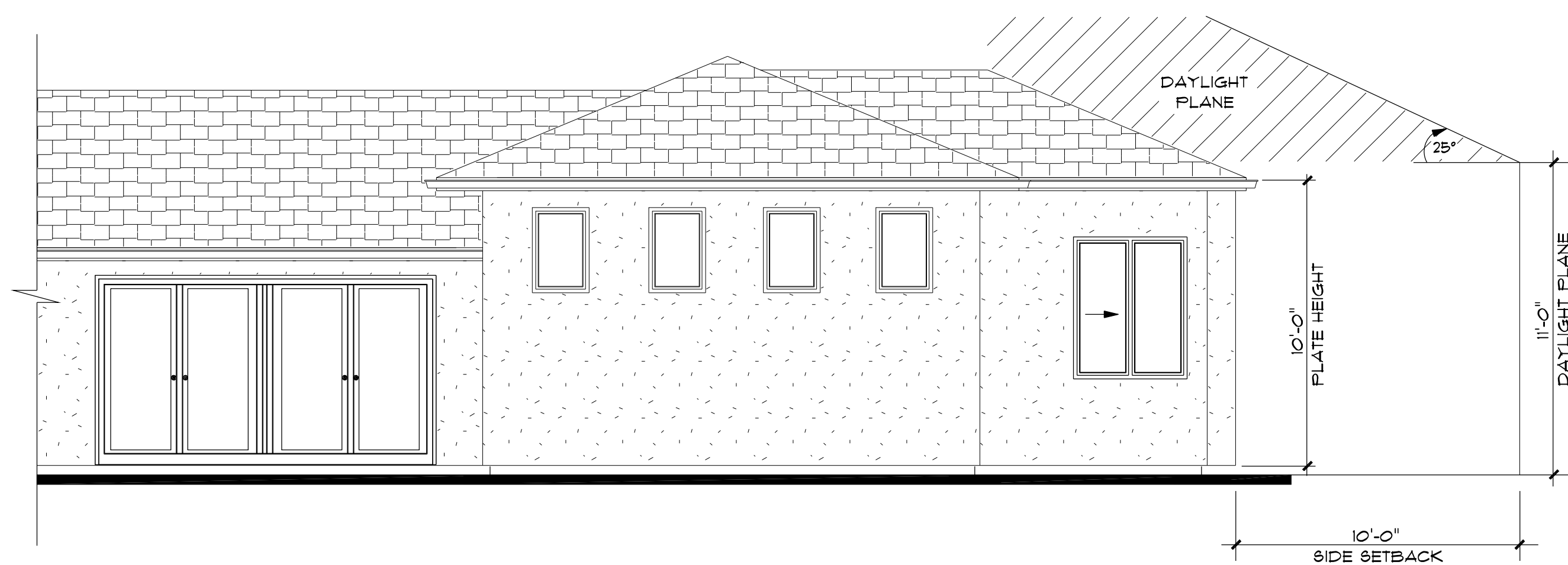
VICINITY MAP

ADDITION / REMODEL	BACHAND RESIDENCE
	1519 TIPTOE LN. LOS ALTOS, CA. 94024
SITE / JOB INFO.	

REVISIONS-	3	4	5
1.			
2.			



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"DAYLIGHT PLANE" AT REAR ADDITION

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	2136 square feet (18%)	2325 square feet (19%)	4186 square feet (35%)
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1696 square feet (14%)	1885 square feet (16%)	4186 square feet (35%)
SETBACKS:			
Front	25 feet	25 feet	25 feet
Rear	25 feet	25 feet	25 feet
Right side (1st/2nd)	10 feet/0 feet	10 feet/0 feet	10 feet/0 feet
Left side (1st/2nd)	10 feet/0 feet	10 feet/0 feet	10 feet/0 feet
HEIGHT:	13 feet	14'-6" feet	20 feet

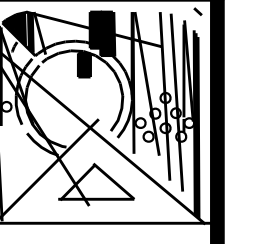
SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	1696 square feet	189 square feet	1885 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures (E) GARAGE</i>	440 square feet	0 square feet	440 square feet

LOT CALCULATIONS

NET LOT AREA:	11,960 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setbacks shall not exceed 50%</i>	675 square feet (45%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): 4805 sq ft Existing softscape (undisturbed) area: 7155 sq ft New softscape (new or replaced landscaping) area: 0 sq ft <i>Sum of all three should equal the site's net lot area.</i>

ZONING COMPLIANCE



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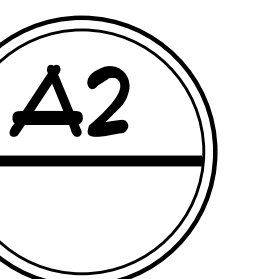
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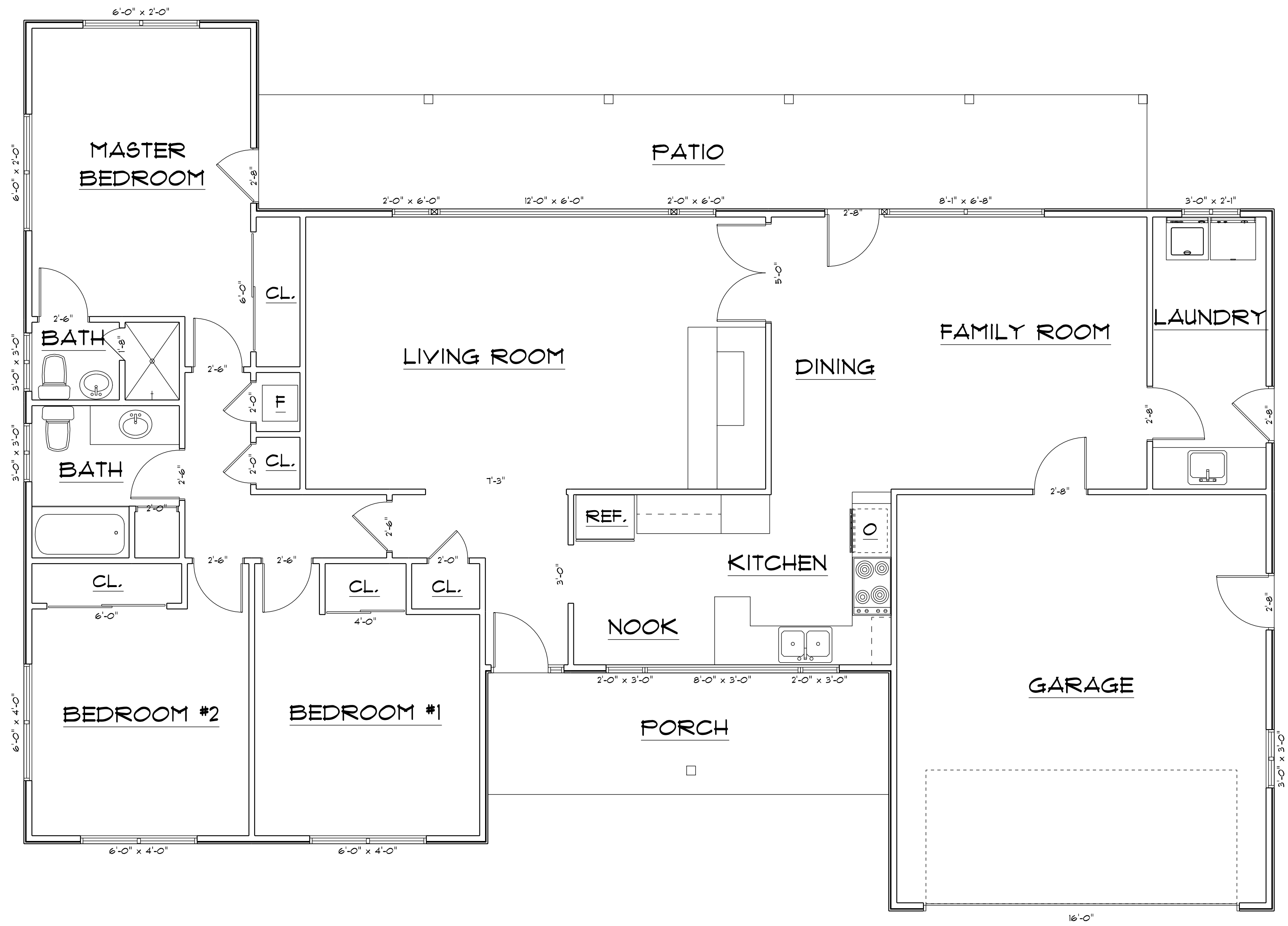
ZONING COMPLIANCE
DAYLIGHT PLANE

REVISIONS-

1.	2.	3.	4.	5.
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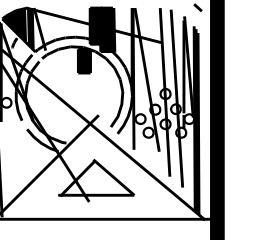


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EXISTING FLOOR PLAN

1/4"=1'-0"



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EXISTING FLOOR PLAN

REVISIONS-

1.		3.	
2.		4.	
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A3

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LIGHTING NOTES

- BATHROOM LIGHTING TO BE PROVIDED WITH A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC 119(d) AND SHALL NOT HAVE A CONTROL THAT ALLOWS LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING LUMINAIRES TO ALWAYS BE ON.
- ALL BEDROOMS, HALLWAYS, DINING, TO BE HIGH EFFICIENCY LUMINAIRES OR COMPLY WITH EXCEPTIONS AS FOLLOWS:
 - PROVIDE DIMMER SWITCH
 - PROVIDE A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC 119(d)
 - CLOSETS LESS THAN 5' ARE EXEMPT FROM LIGHTING REQUIREMENTS.
- ALL RECESSED LUMINAIRES IN INSULATED CEILING TO HAVE IC RATED, ELECTRONIC BALLASTS AND AIRLIGHT (AT) FOR THESE RECESSED LUMINAIRES.
- ALL PERMANENTLY INSTALLED HIGH EFFICIENCY LUMINAIRES TO BE SWITCHED SEPERATELY FROM LOW EFFICIENCY LUMINAIRES. SECTION 150 (K), 1A.

ELECTRICAL NOTES

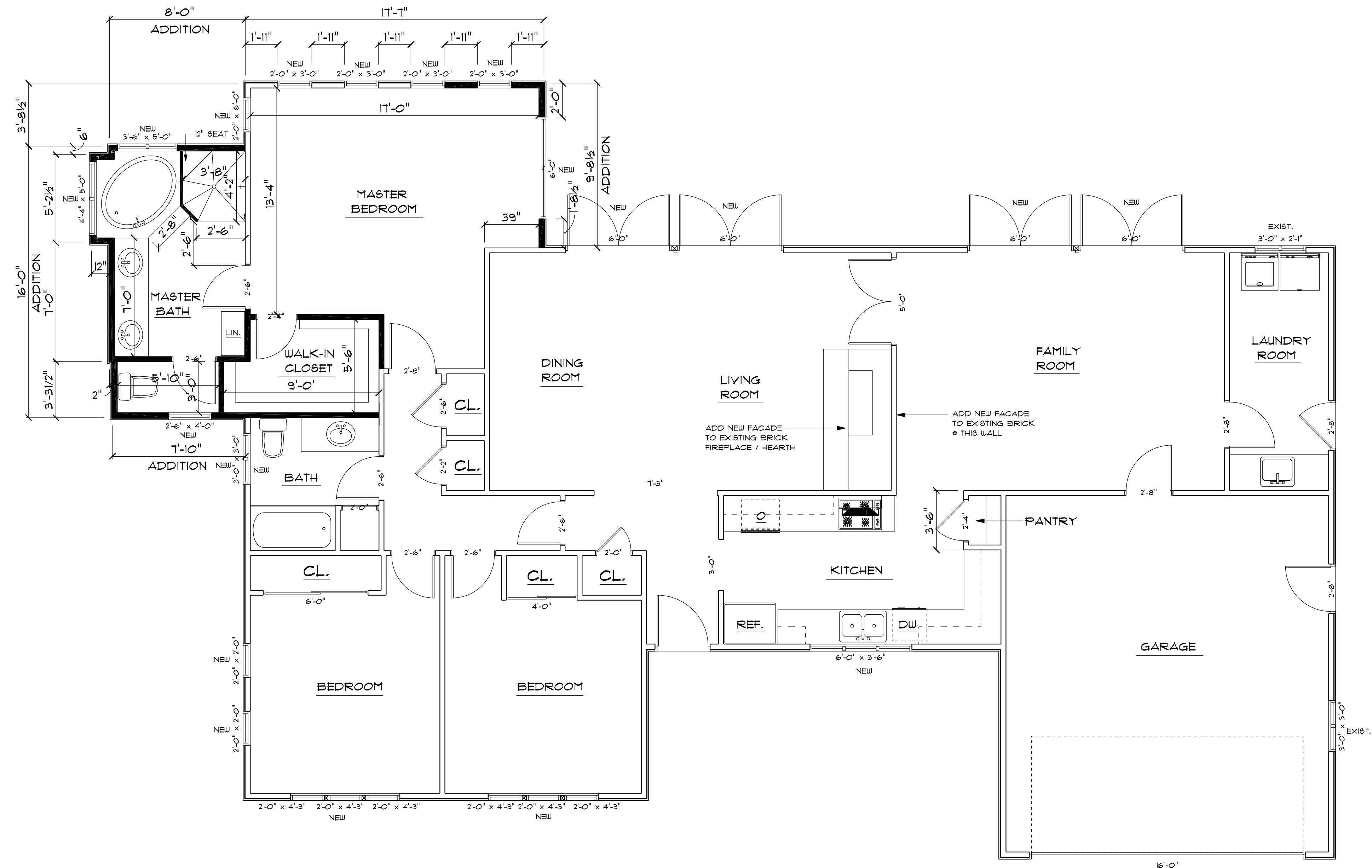
- 20A DEDICATED CIRCUIT REQUIRED FOR BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
- ALL BRANCH CIRCUITS THAT SUPPLY NEW OUTLETS INSTALLED IN DWELLING FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, REC. ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER. CEC 210.12(B)
- ALL 15/20 AMP DWELLING UNIT RECEPTACLE OUTLETS SHALL BE BE LISTED "TAMPER-RESISTANT RECEPTACLES. CEC 406.11.

PLUMBING/MECHANICAL NOTES

- "BACKWATER VALVE INSTALLED PER UPC OR LOCAL CODES ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12" ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CFC 110.0.
- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3' FROM ANY OPENINGS INTO BUILDING (IE, DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3' AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS.

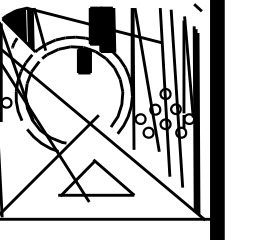
SMOKE DETECTORS

- PROVIDE SMOKE DETECTORS AT ALL BEDROOMS, HALLWAYS LEADING TO BEDROOMS, ABOVE TOPS OF STAIRS, AND AT LEAST ONE AT EVERY LEVEL OF RESIDENCE. CRC R314.3
- PROVIDE CARBON MONOXIDE ALARMS AT HALLWAYS LEADING TO BEDROOMS, AND AT LEAST ONE AT EVERY LEVEL. CRC R315.1.4.
- CARBON MONOXIDE DEVICES MUST BE APPROVED AND LISTED BY THE STATE FIRE MARSHAL AND HAVE EVIDENCE OF APPROVAL AND LISTING MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR PER CRC R315.1.4.



PROPOSED FLOOR PLAN

1/4"=1'-0"



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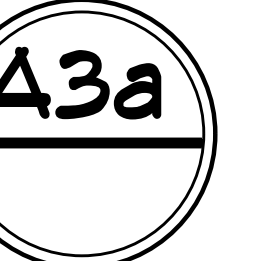
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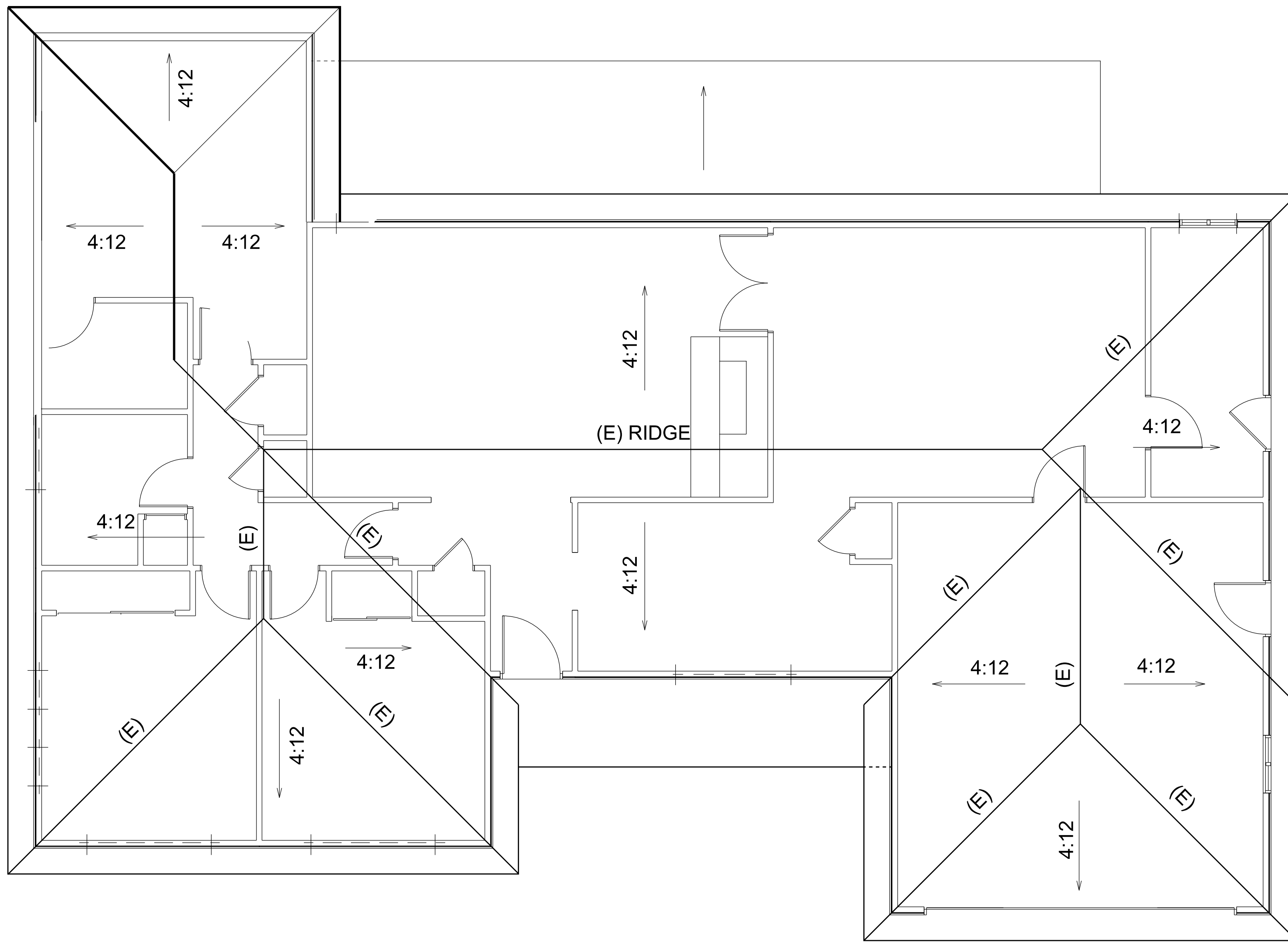
ADDITION / REMODEL

PROPOSED FLOOR PLAN

REVISIONS-	3	4	5
1.			
2.			

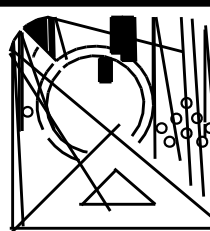


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EXISTING ROOF LINE PLAN

1/4"=1'-0"

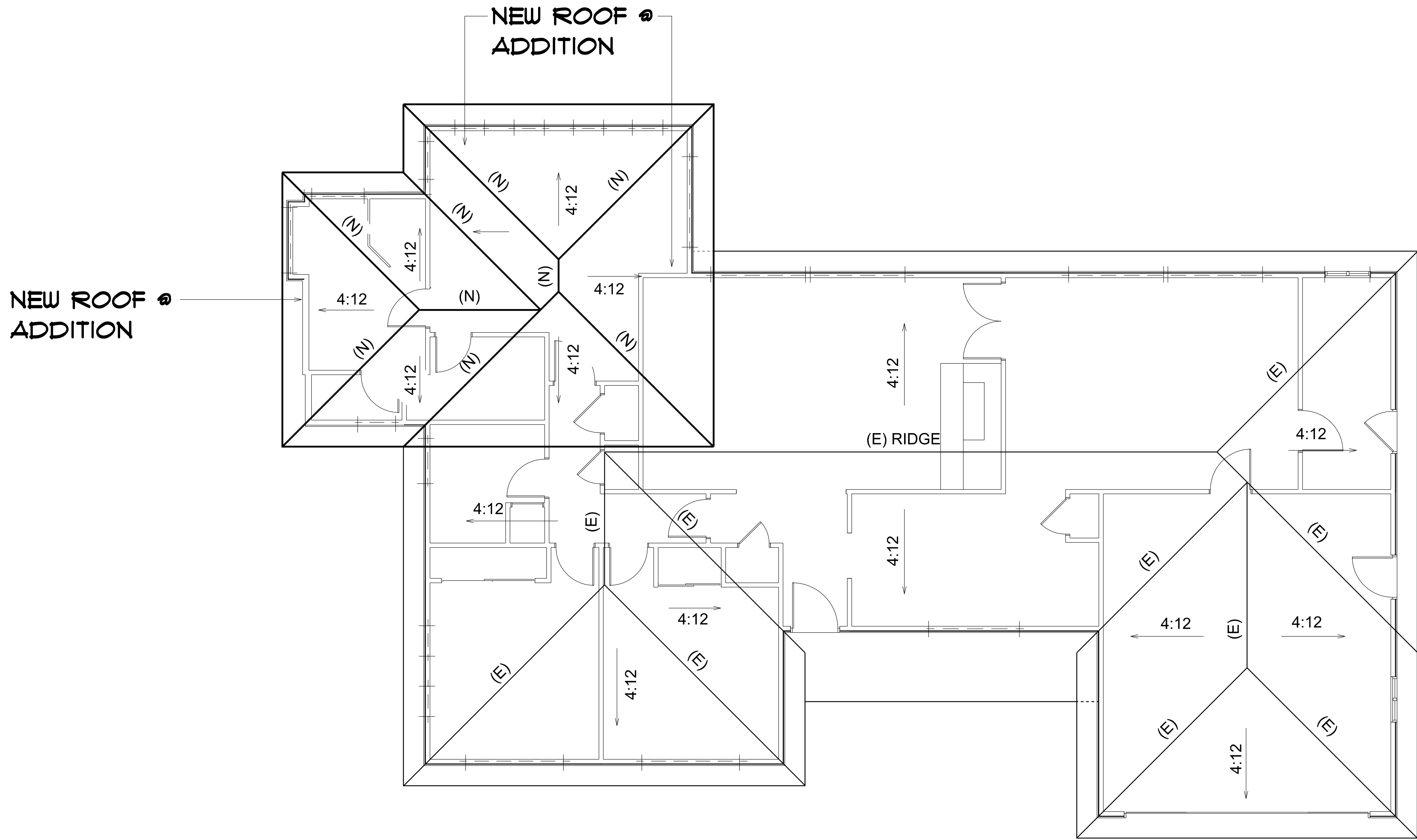

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EXISTING ROOF LINE	1519 TIFTOE LN. LOS ALTOS, CA. 94024

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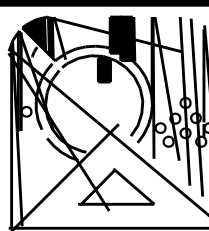
A4

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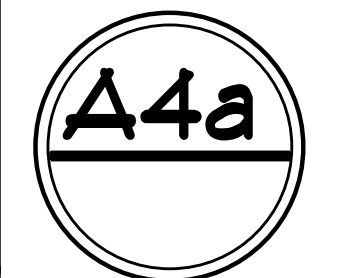
PROPOSED ROOF LINE PLAN

1/4"=1'-0"

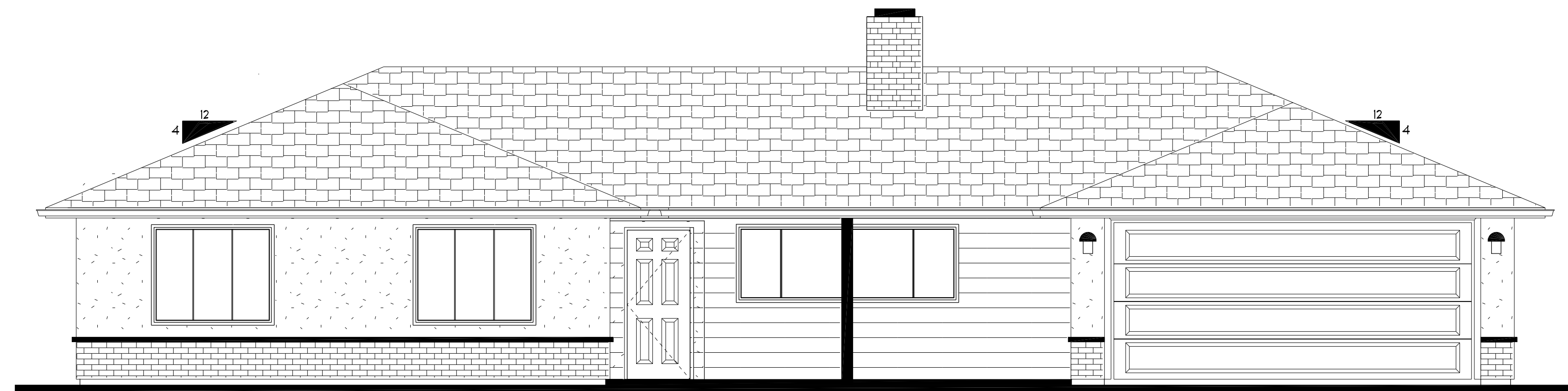

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 1519 TIFTOE LN.
 LOS ALTOS, CA. 94024
PROPOSED ROOF LINE

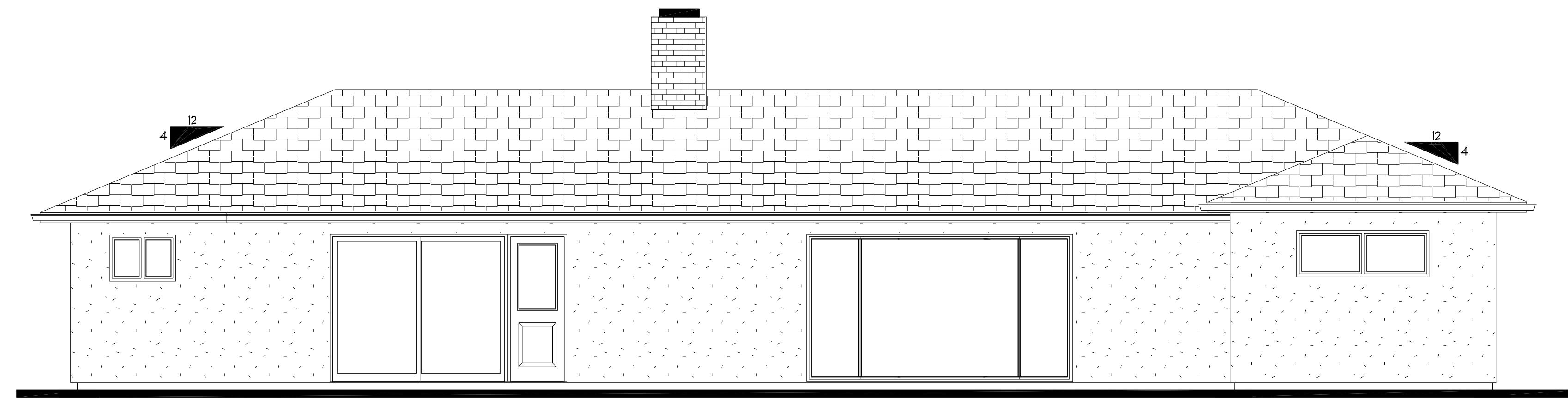
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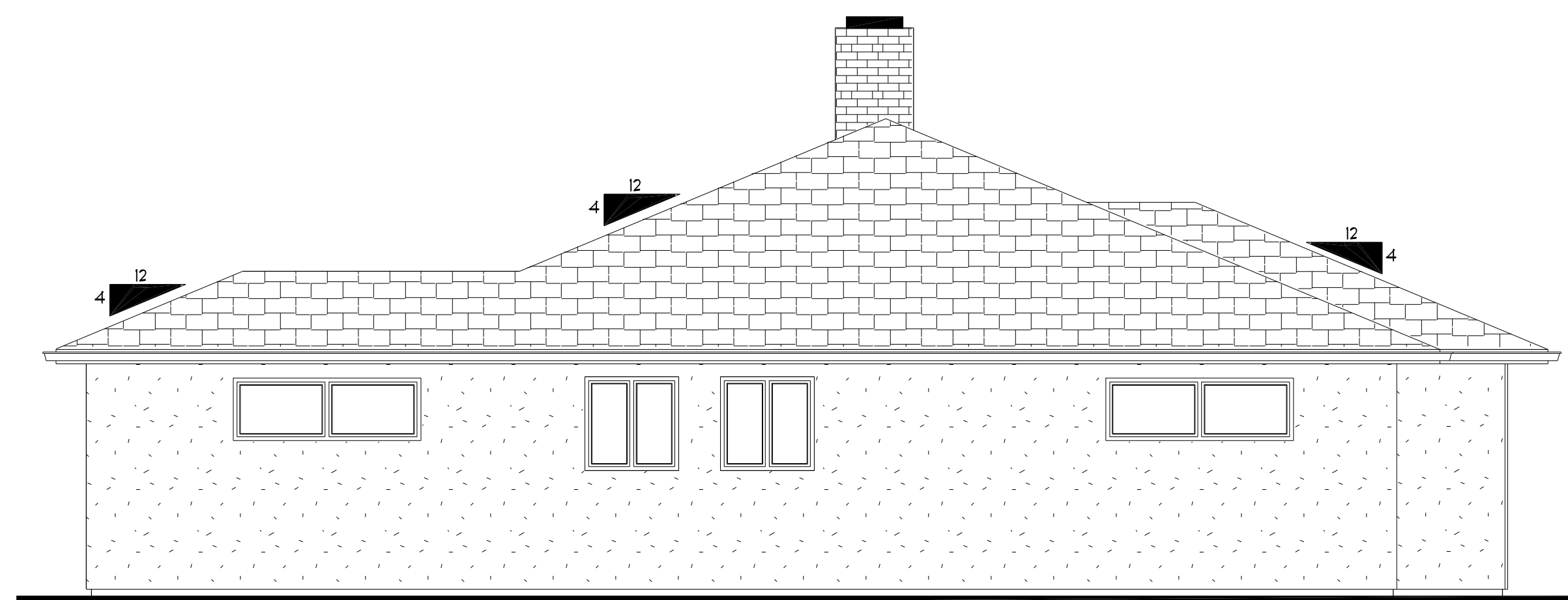
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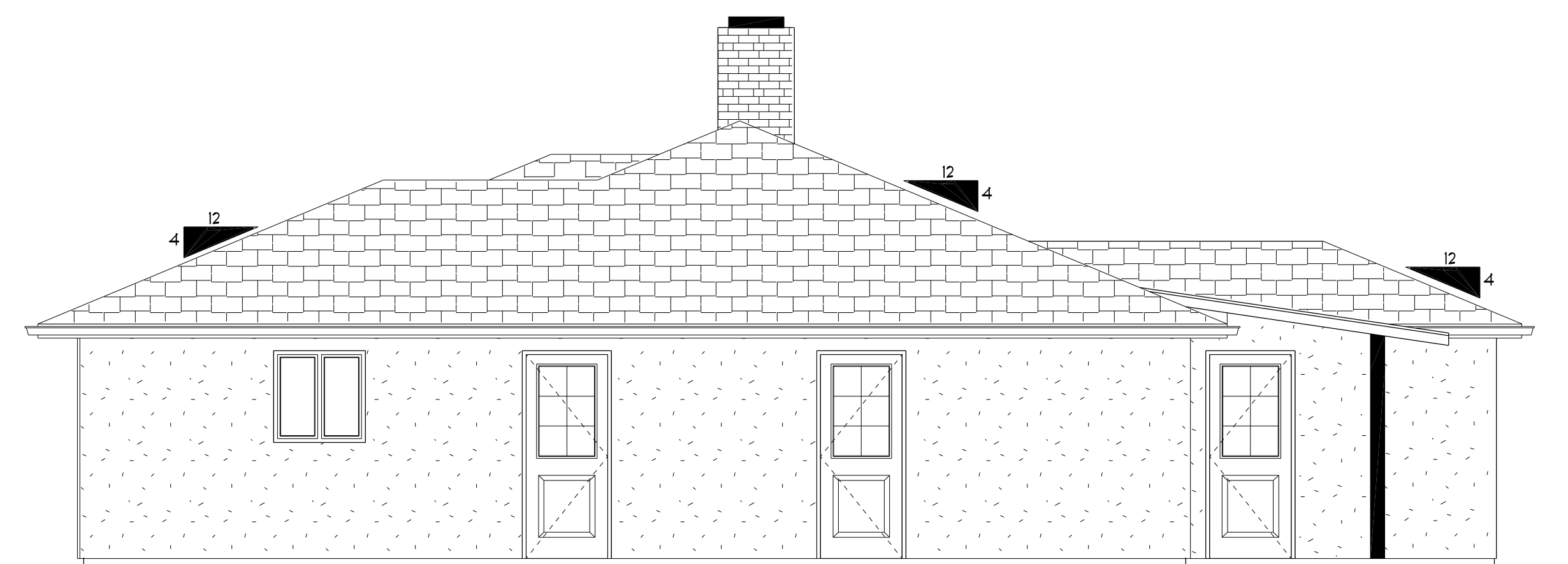
EXISTING FRONT ELEVATION



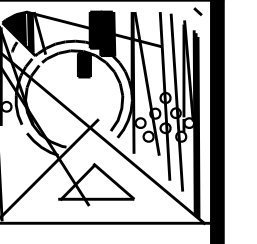
EXISTING REAR ELEVATION



EXISTING LEFT-SIDE ELEVATION



EXISTING RIGHT-SIDE ELEVATION



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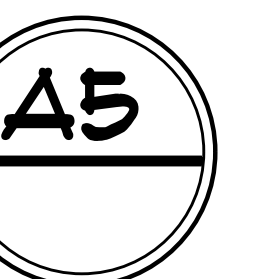
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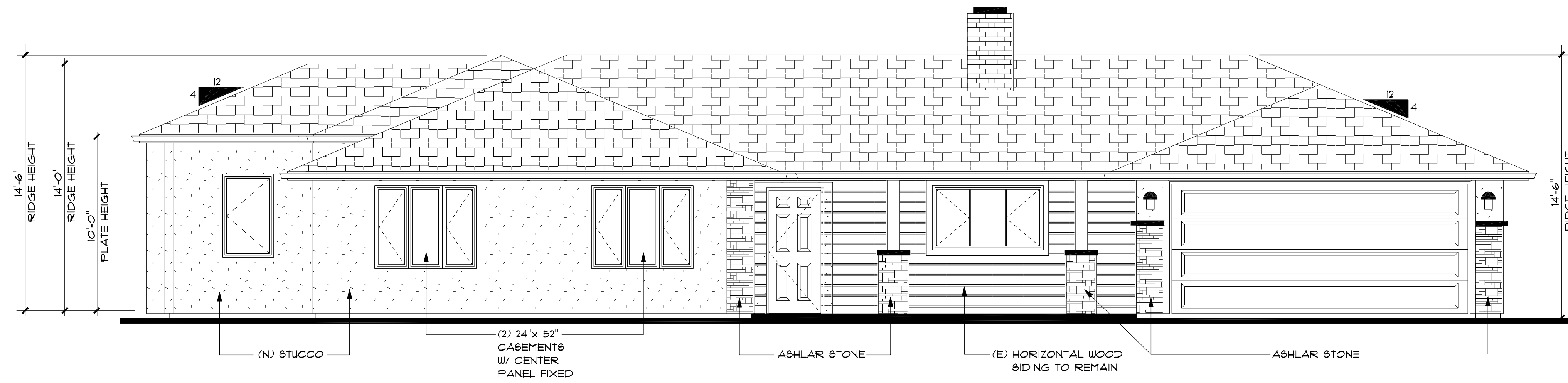
EXISTING ELEVATIONS

REVISIONS-

1.	2.	3.	4.	5.
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PROPOSED FRONT ELEVATION

REQUIRED ATTIC VENTILATION:

476 S.F. ATTIC AREA $-1/150 = 3.17$ S.F. REQ. (457 SQ. IN.)
OF ATTIC VENT REQUIRED HI/LOW PER CBC 1203.

PROVIDE: 6 - 3-1/2" x 22-1/2" EAVE VENTS (41 SQ. IN. EA.) = 246 SQ. IN.

5 - 4" x 18" EYEBOW VENTS (50 SQ. IN. EA.) = 250 SQ. IN.

TOTAL VENTILATION PROVIDED = 496 SQ. IN.

*ATTIC AREA IS AREA OVER ENTIRE MASTER BEDROOM / BATH WHICH HAS A 10' CLG. HGT. AND IS A COMPLETE NEW ROOF

REQUIRED U.F. VENTILATION:

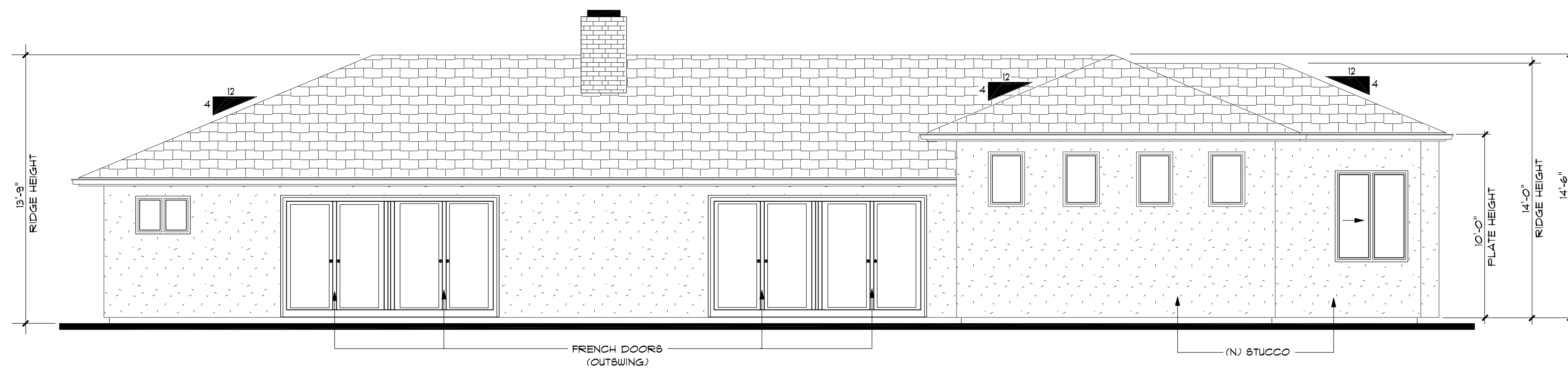
*EXIST. HOUSE HAS EXIST U.F. VENTILATION

*(N) ADDITION AREA (183 S.F.)

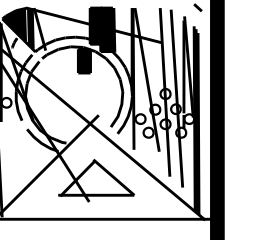
183 S.F. UNDERFLOOR AREA $-1/150 = 1.22$ S.F. REQ. (176 SQ. IN.)
OF UNDERFLOOR VENTING REQUIRED.

PROVIDE: 6 - 16" x 6" FOUNDATION VENTS (32 SQ. IN. EA.) = 192 SQ. IN.

REQUIRED U.F. VENTILATION = 176 SQ. IN. PROVIDED = 192 SQ. IN.



PROPOSED REAR ELEVATION



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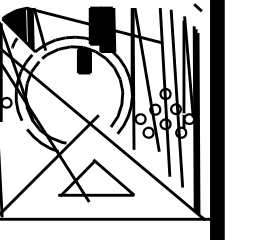
PROPOSED ELEVATIONS

REVISIONS-

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A5a

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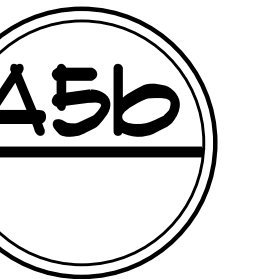
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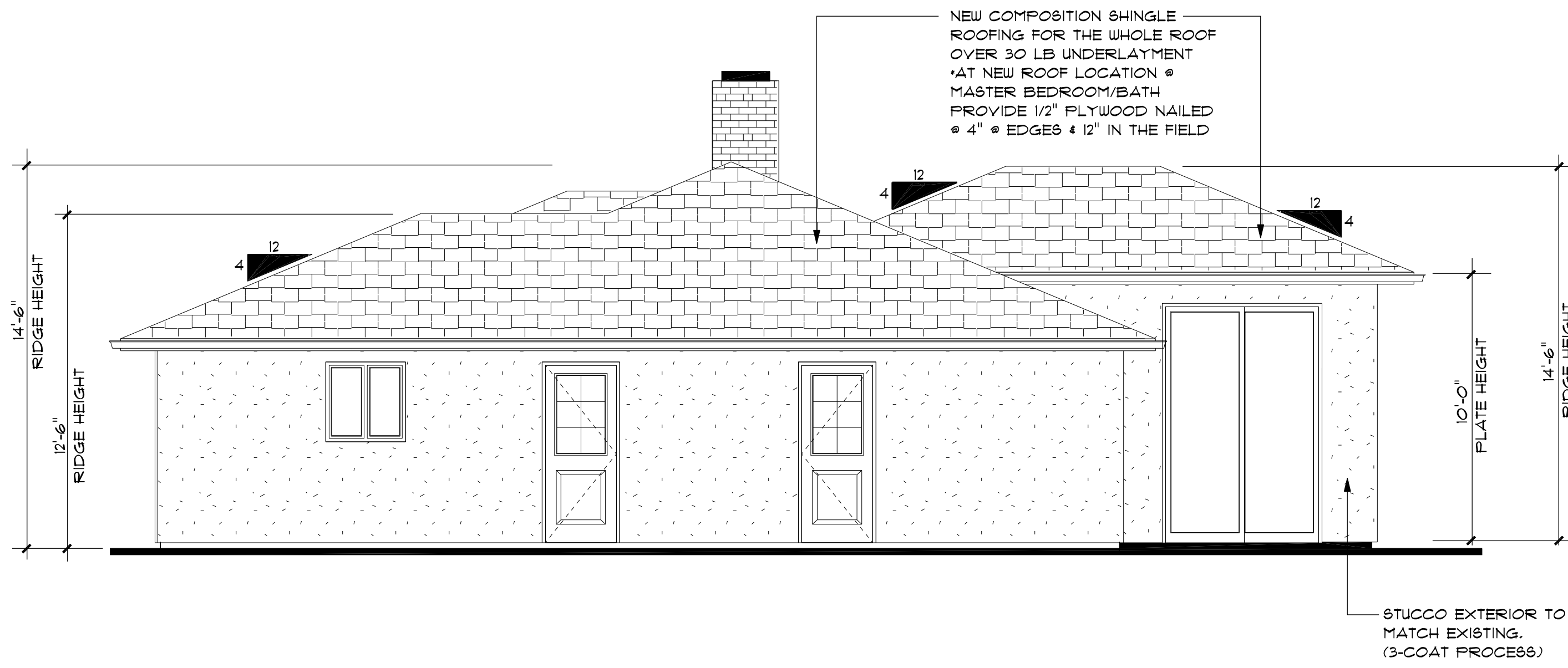
PROPOSED ELEVATIONS

REVISIONS-

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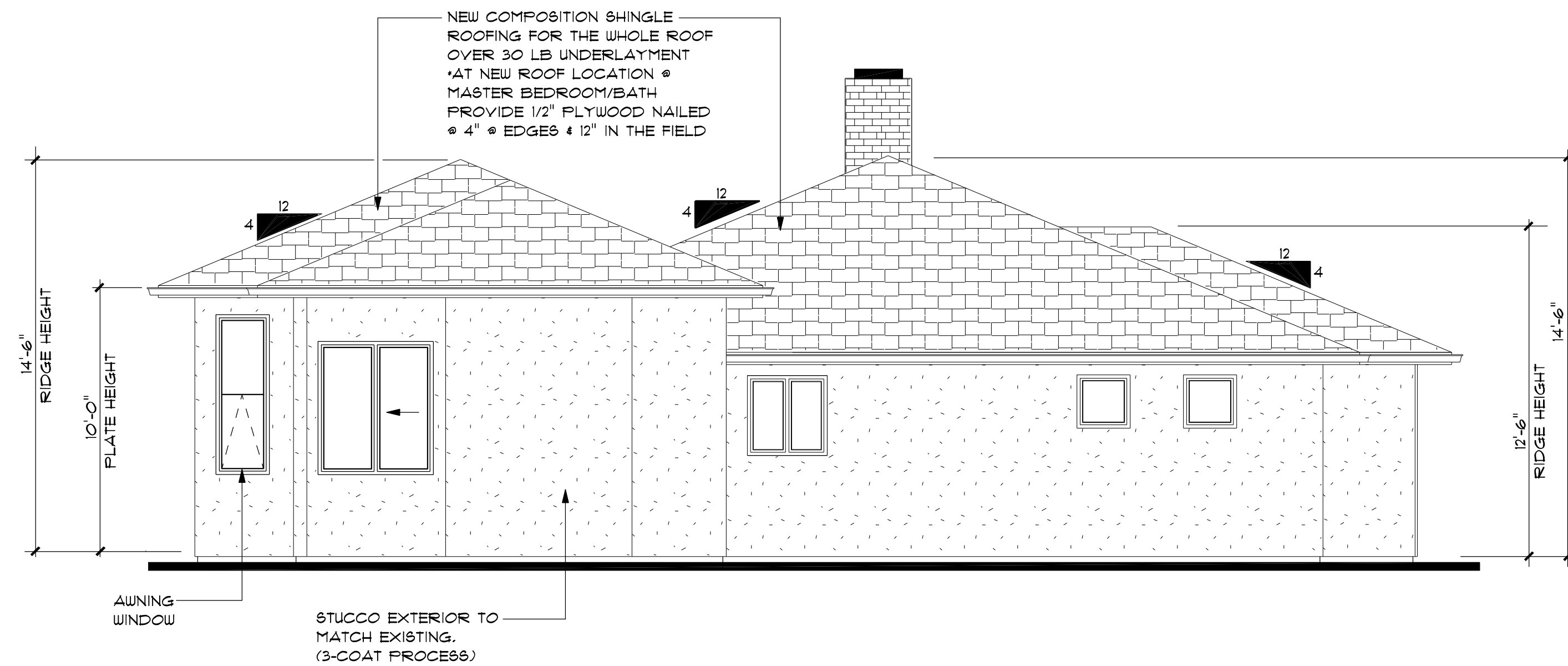


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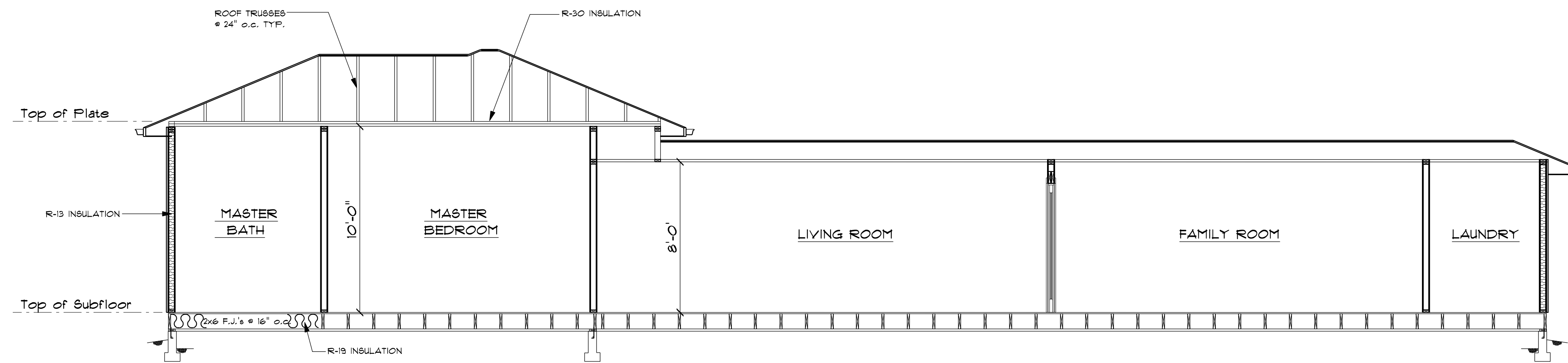
PROPOSED RIGHT-SIDE ELEVATION

1/4"=1'-0"

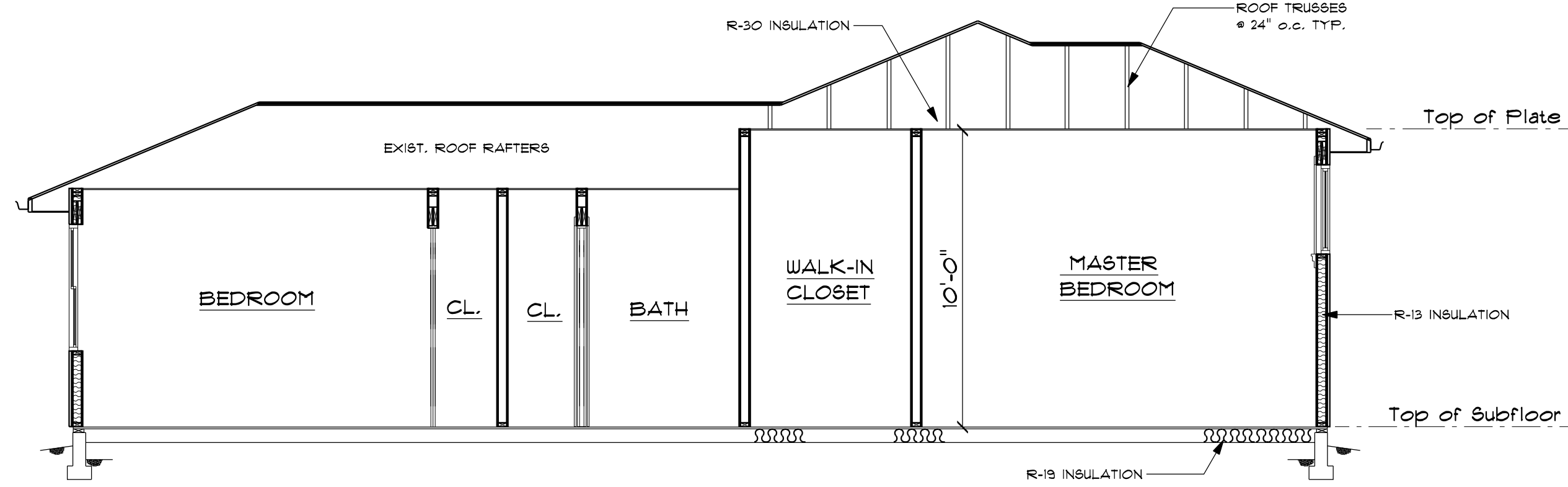


PROPOSED LEFT-SIDE ELEVATION

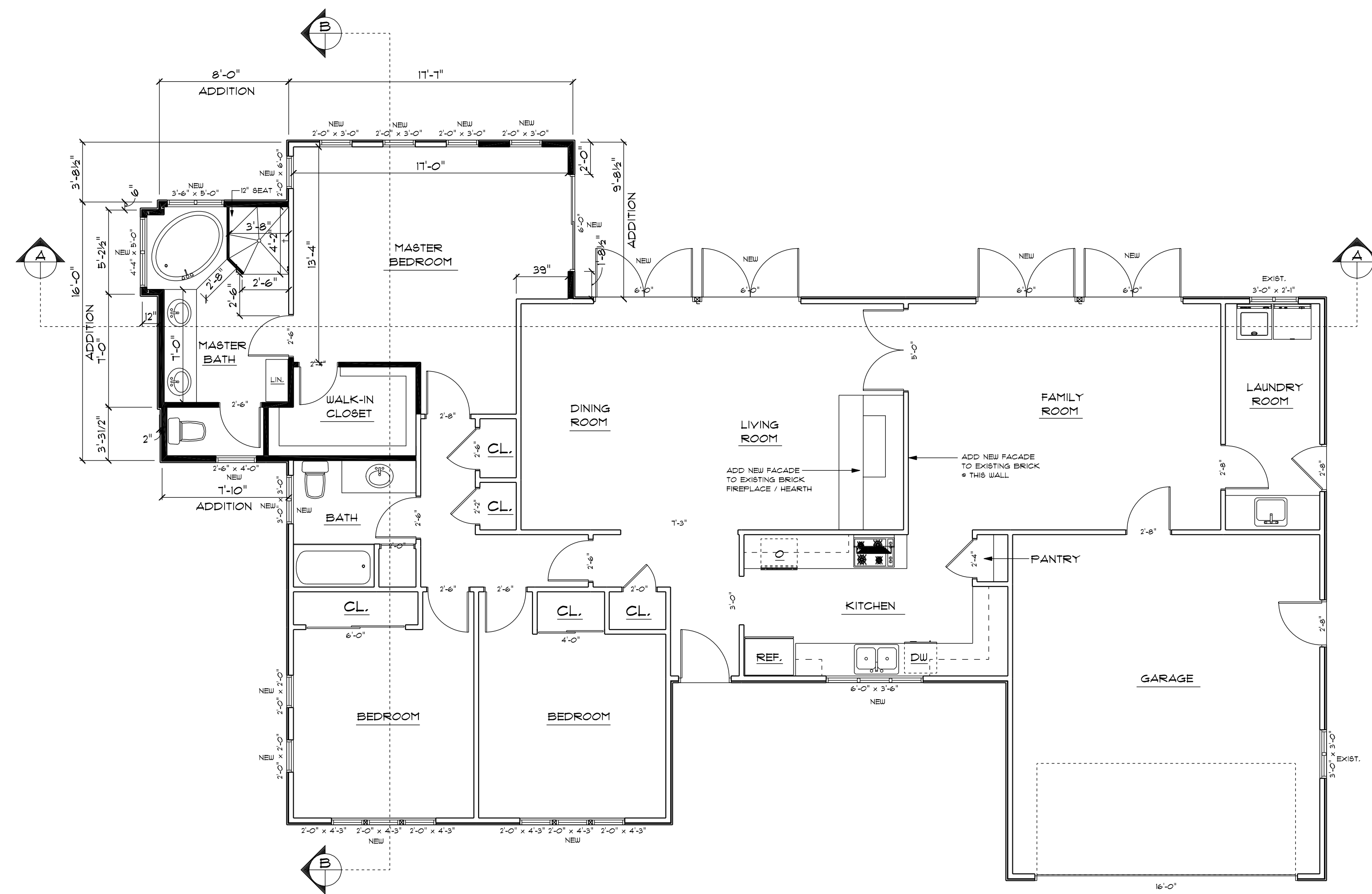
1/4"=1'-0"



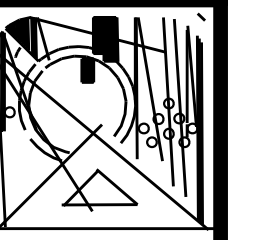
SECTION A-A



SECTION B-B



PROPOSED FLOOR PLAN



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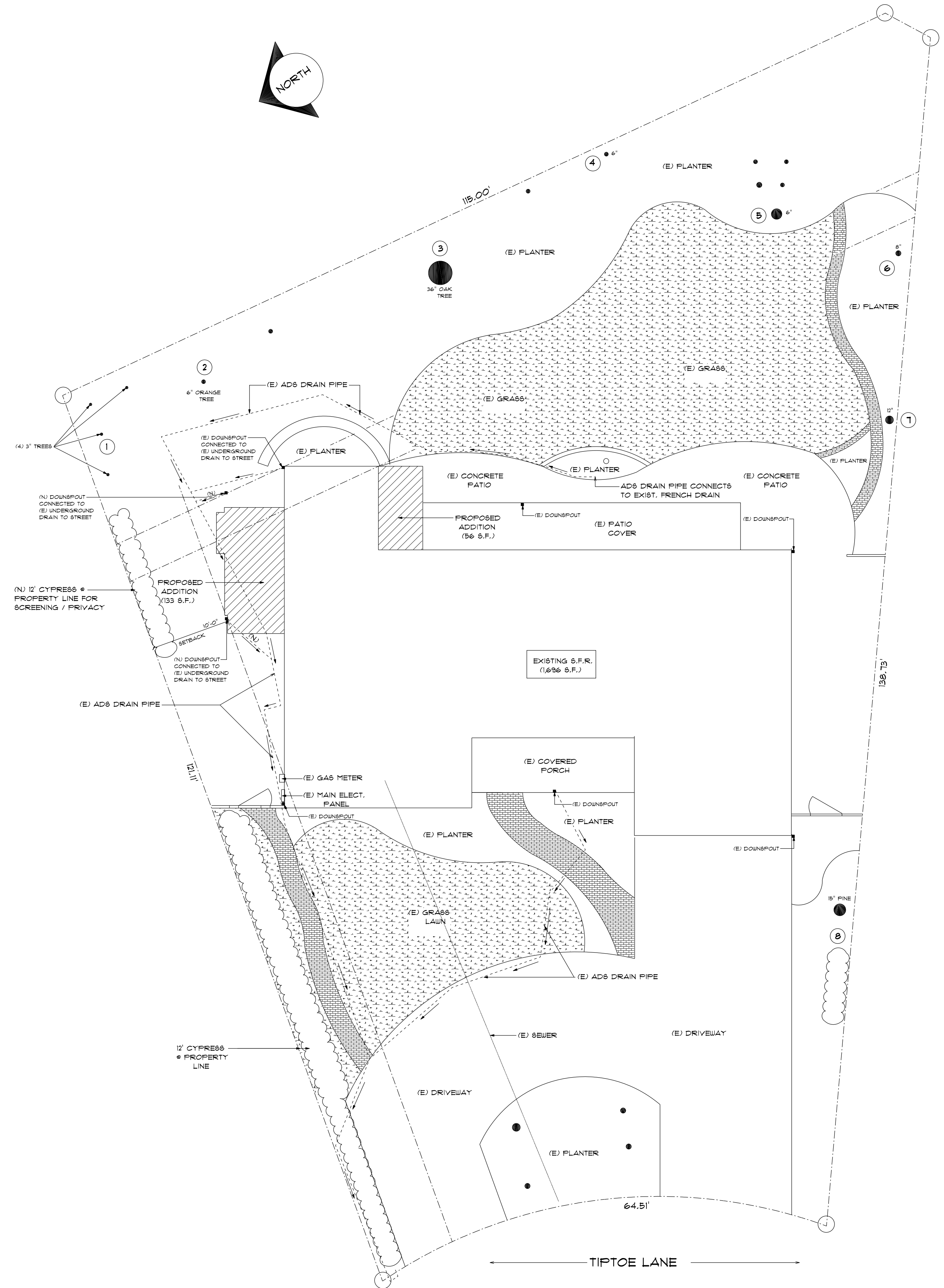
CROSS-SECTION

REVISIONS-

3.	4.	5.
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EXISTING DRAINAGE

- ——— EXIST. / NEW DOWNSPOUTS
- — — — — EXIST. SEWER LINE
- - - - - EXIST. / NEW AD&S DRAIN PIPE

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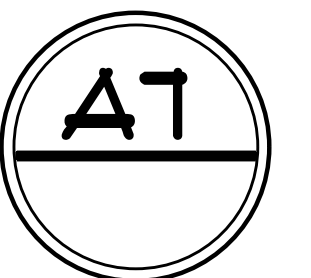
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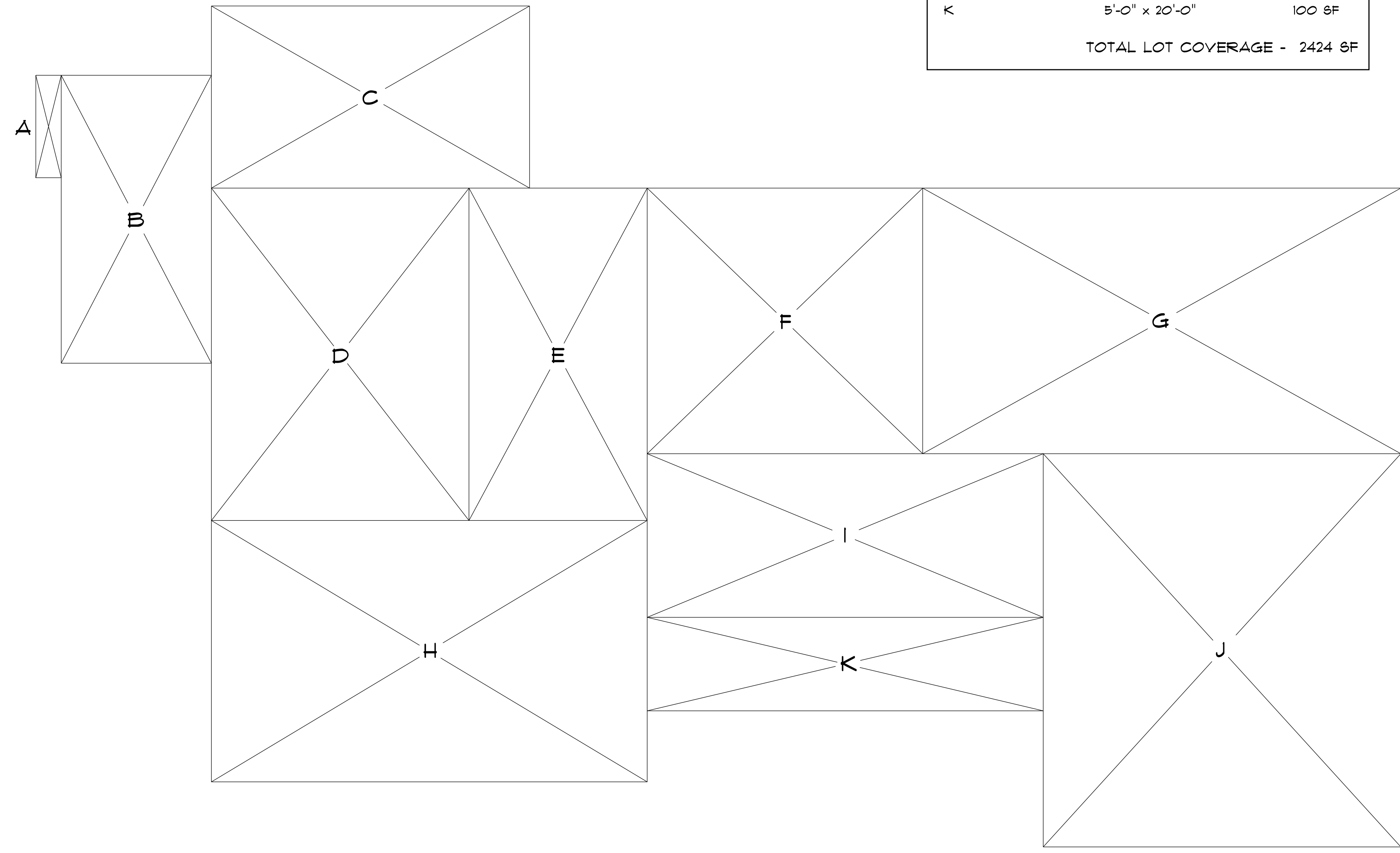
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1.			
2.			

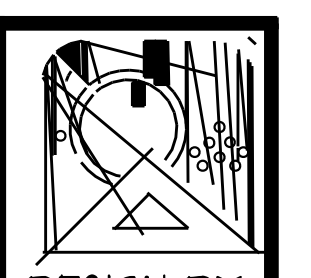


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FLOOR AREA AND COVERAGE CALCULATIONS		
SECTION	DIMENSION	AREA
A	6'-0" x 2'-0"	12 SF
B	16'-0" x 9'-0"	144 SF
C	18'-0" x 10'-0"	180 SF
D	14'-0" x 18'-0"	252 SF
E	10'-6" x 17'-0"	178.5 SF
F	15'-0" x 15'-0"	225 SF
G	24'-9" x 14'-0"	346.5 SF
H	24'-0" x 14'-6"	348 SF
I	22'-0" x 9'-0"	198 SF
J	20'-0" x 22'-0"	440 SF
TOTAL FLOOR AREA -		2324 SF
K	5'-0" x 20'-0"	100 SF
TOTAL LOT COVERAGE -		2424 SF

FLOOR AREA AND COVERAGE DIAGRAM



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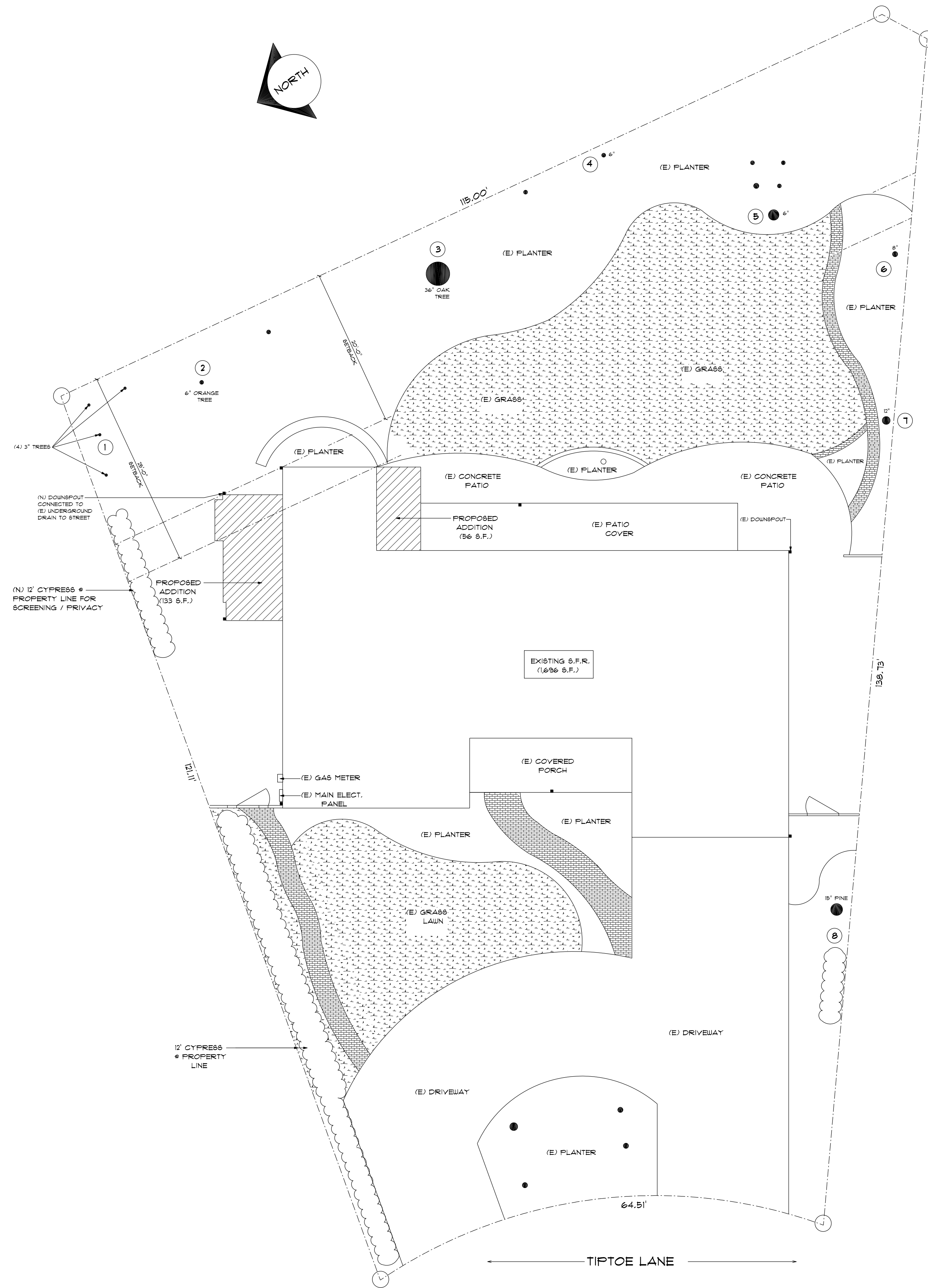
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ADDITION / REMODEL

FLOOR AREA AND
COVERAGE DIAGRAM

REVISIONS-	3.	4.	5.
1.			
2.			



TREE LEGEND				
	SPECIES	SIZE (DIA.)	HEIGHT (APPROX.)	REMOVE / RETAINED
①	PRUNAS COROLINIANA	3"-4"	16' +	RETAINED
②	ORANGE	6"	16' +	RETAINED
③	OAK	36"	25' +	RETAINED
④	TRISTIANA LAURINA	6"	14' +	RETAINED
⑤	PRIMROSE	6"	14' +	RETAINED
⑥	ABELIA GRANDIFLORA	8"	12' +	RETAINED
⑦	HOLLY	12"	14' +	RETAINED
⑧	PINE	15"	25' +	RETAINED

*ALL EXISTING LANDSCAPING TO REMAIN.

LANDSCAPE PLAN

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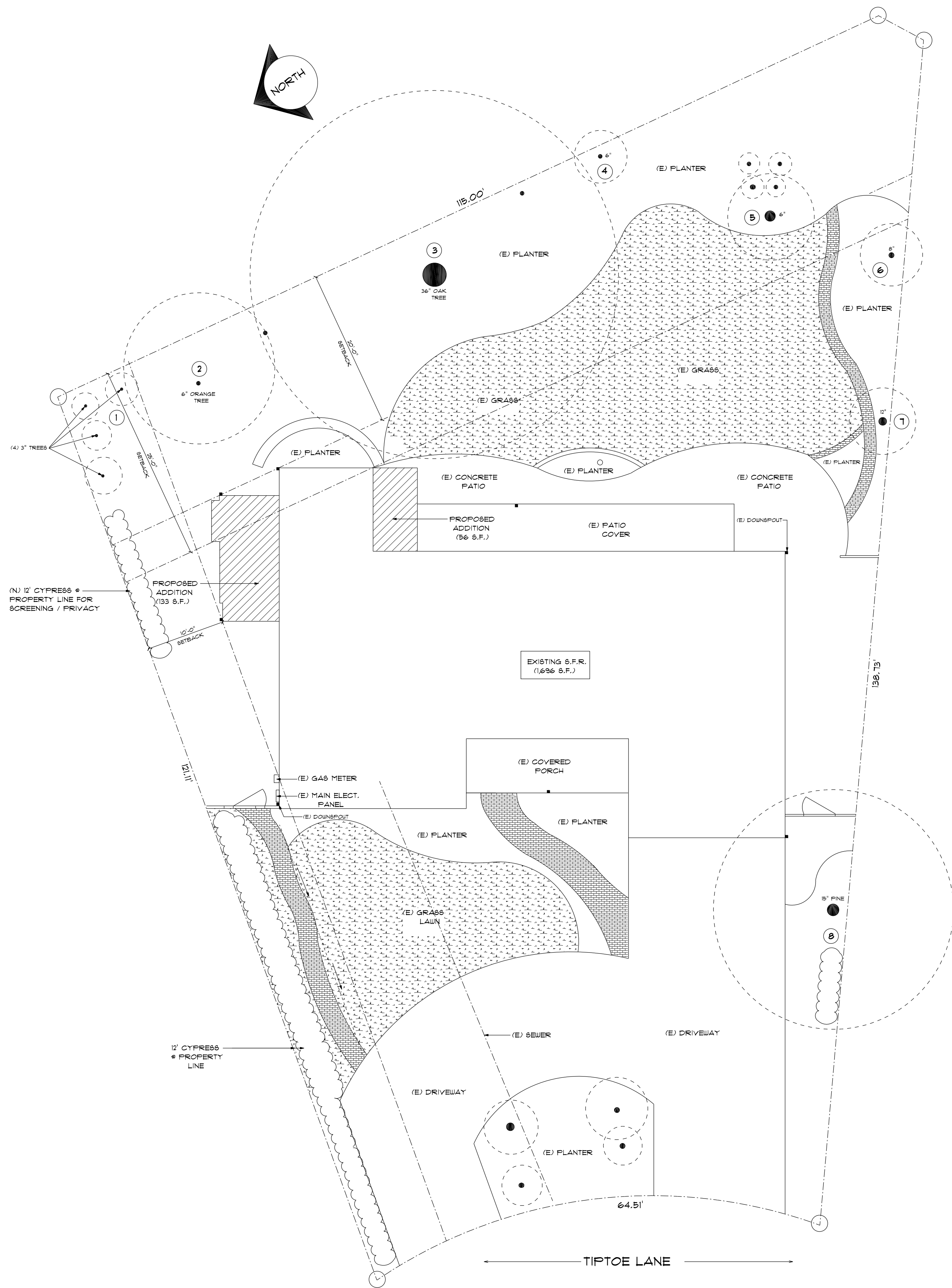
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**ADDITION / REMODEL
LANDSCAPE PLAN**

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REVISIONS-	3.	4.	5.
1.			
2.			



TREE LEGEND

	SPECIES	SIZE (DIA.)	HEIGHT (APPROX.)	REMOVE / RETAINED
①	FRUNAS COROLINIANA	3"-4"	16' +	RETAINED
②	ORANGE	6"	16' +	RETAINED
③	OAK	36"	25'+	RETAINED
④	TRISTANIA LAURINA	6"	14' +	RETAINED
⑤	PRIMROSE	6"	14' +	RETAINED
⑥	ABELIA GRANDIFLORA	8"	12' +	RETAINED
⑦	HOLLY	12"	14' +	RETAINED
⑧	PINE	15"	25' +	RETAINED



***ALL EXISTING LANDSCAPING TO REMAIN.**

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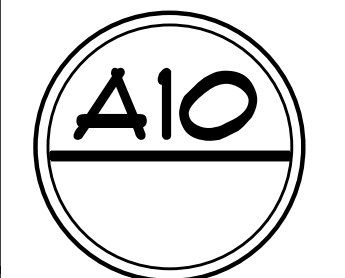
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ADDITION / REMODEL

TREE PROTECTION

REVISIONS-

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		



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