

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	15" Ø ELM		✓
2	18" Ø ELM		✓
3	12" Ø REDWOOD		✓
4	13" Ø LIQUID AMBER		✓
5	48" Ø REDWOOD		✓
6	48" Ø REDWOOD		✓
7	22" Ø REDWOOD		✓
8	54" Ø REDWOOD		✓
9	48" Ø REDWOOD		✓
10	48" Ø REDWOOD		✓
11	11" Ø CHERRY		✓
12	10" Ø CHERRY		✓
13	12" Ø CHERRY		✓

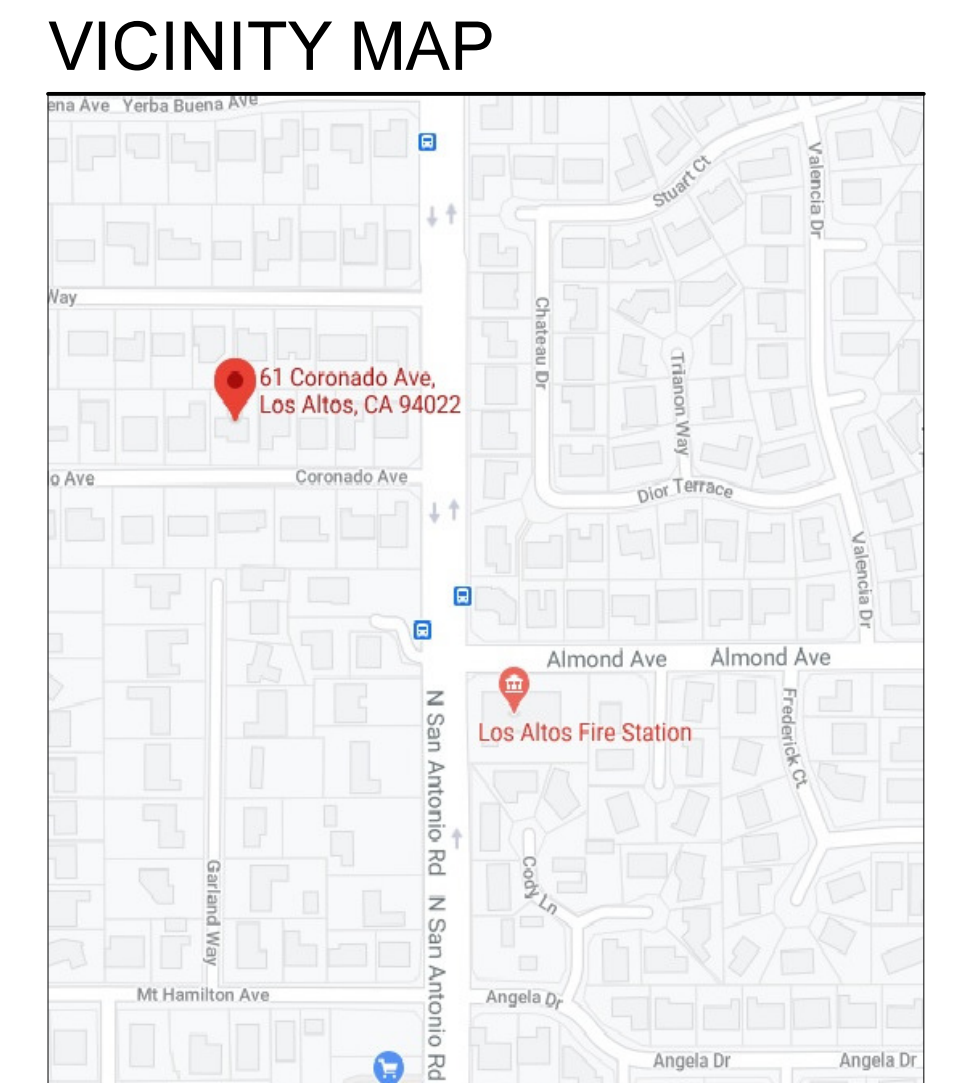
	EXISTING	PROPOSED	ALLOWED / REQUIRED
<b>LOT COVERAGE:</b> (land area covered by all structures that are over 6 feet in height)	2,936.52 s.f. (22.27%)	2,988.89 s.f. (22.67%)	3,954.50 (30.00%)
<b>FLOOR AREA</b>	1st Floor: 2,710.20 s.f. 2nd Floor: 539.25 s.f. Total: 3,249.45 s.f. (24.85%)	1st Floor: 2,289.55 s.f. 2nd Floor: 1,753.54 s.f. Total: 4,043.09 s.f. (30.67%)	4,068.18 s.f. (30.86%)
<b>SETBACKS:</b>			
Front	41.25 feet / 53.17 feet	25.00 feet / 30.29 feet	25.00 feet
Rear	29.75 feet / 65.25 feet	51.72 feet / 51.72 feet	25.00 feet
Right Side (1st / 2nd)	14.17 feet / 53.00 feet	11.50 feet / 19.40 feet	10.00 feet / 17.50 feet
Left Side (1st / 2nd)	8.0 feet / 15.50 feet	10.00 feet / 20.00 feet	10.00 feet / 17.50 feet
<b>HEIGHT:</b>	(±) 22'-0"	(±) 25.75 feet	27.0 feet

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
<b>HABITABLE LIVING AREA:</b> Includes habitable basement areas	2,556.13 sq. ft.	(+)1,877.30 sq. ft.	4,433.43 sq. ft.
<b>NON-HABITABLE AREA:</b> Does not include covered porches or open structures	693.32 sq. ft.	(-)261.98 sq. ft.	431.34 sq. ft.
<b>TOTAL PROPOSED FLOOR AREA:</b>		4,864.77 sq. ft.	

LOT CALCULATIONS	
<b>NET LOT AREA:</b>	13181.66 square feet
<b>FRONT YARD LANDSCAPE AREA:</b> Hardscape area in the front yard setback shall not exceed 50%	711.71 square feet (30.35%)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing & proposed): 3430.30 sq. ft. Existing softscape (undisturbed area): 0.00 sq. ft. New softscape area: 6762.47 sq. ft. Building footprint w/ all porches: 2988.89 sq. ft. Total (Net size of lot): 13181.66 sq. ft.

**PROPERTY DESCRIPTION**

OWNER: GUARAV & ANNE SUD  
 ADDRESS: 61 CORONADO AVE. LOS ALTOS, CA 94022  
 PARCEL: 167 - 29 - 047  
 ACREAGE: 0.30  
 ZONING: R1-10  
 OCCUPANCY: R-3/U  
 CONSTRUCTION TYPE: V-B  
 PROJECT DESCRIPTION: 2-STORY RESIDENCE WITH BASEMENT, 5-BEDROOMS, 4.5 BATHROOMS, OFFICE & THEATRE ROOM



**SHEET INDEX**

**ARCHITECTURAL SHEETS**

- A - 1 SITE PLAN
- A - 1A FLOOR AREA & COVERAGE CALCULATIONS DIAGRAM
- A - 1B NEIGHBORHOOD CONTEXT MAP
- A - 1C STREETScape
- A - 1D COLORED RENDERINGS
- A - 1E EXISTING FRONT ELEVATION
- A - 2 BASEMENT PLAN
- A - 3 MAIN FLOOR PLAN
- A - 4 UPPER FLOOR PLAN
- A - 5 EXTERIOR ELEVATIONS, FRONT & REAR
- A - 6 EXTERIOR ELEVATIONS, RIGHT & LEFT
- A - 7 ROOF PLAN
- A - 8 SECTIONS "A" & "B"
- A - 9 SECTIONS "C" & "D"
- A - 10 SECTIONS "E" & "F"

**CIVIL PLANS**

- C - 1 GRADING & DRAINAGE PLAN
- T - 1 TOPOGRAPHIC SURVEY
- L - 1 LANDSCAPE PLAN

**APPLICABLE CODES**

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

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

**NOTE**

4/13/2021	DESIGN REVIEW SUBMITTAL
5/19/2021	PLANNING REVIEW COMMENTS
6/7/2021	PLANNING REVIEW RED LINE COMMENTS

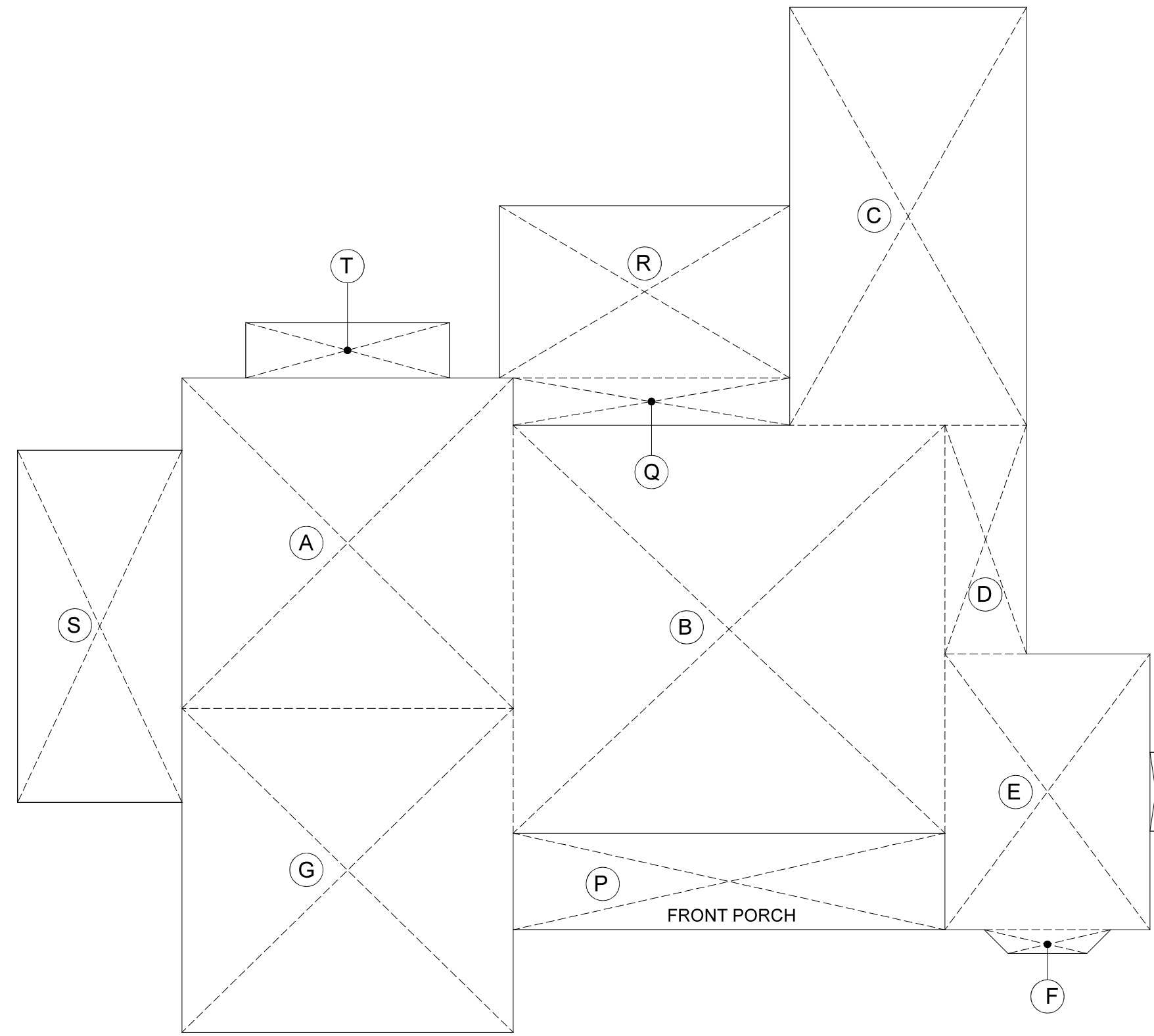
**CLIENT (JOB No. 22044)**  
**GUARAV & ANNE SUD**  
 MAILING ADDRESS: 62 S. CLARK AVE., LOS ALTOS, CA 94022  
 PHONE No. (917) 297-9607

**JOB SITE ADDRESS**  
 61 CORONADO AVE.  
 LOS ALTOS, CA 94024

**CHAPMAN DESIGN ASSOCIATES**  
 620 S. EL MONTE AVENUE  
 LOS ALTOS, CA 94022 (650) 941-6890

**SHEET**  
**A-1**

MAIN FLOOR



FLOOR AREA DIAGRAM AND CALCULATIONS

MAIN FLOOR :

A	21.00 X 20.96	440.16 S.F.
B	27.375 X 25.875	708.33 S.F.
C	15.00 X 26.50	397.50 S.F.
D	5.17 X 14.50	74.97 S.F.
E	13.00 X 17.50	227.50 S.F.
F	(8.0+5.0) / 2 X 1.50	9.75 S.F.

TOTAL MAIN FLOOR : 1858.21 S.F.

GARAGE :

G	21.00 X 20.54	431.34 S.F.
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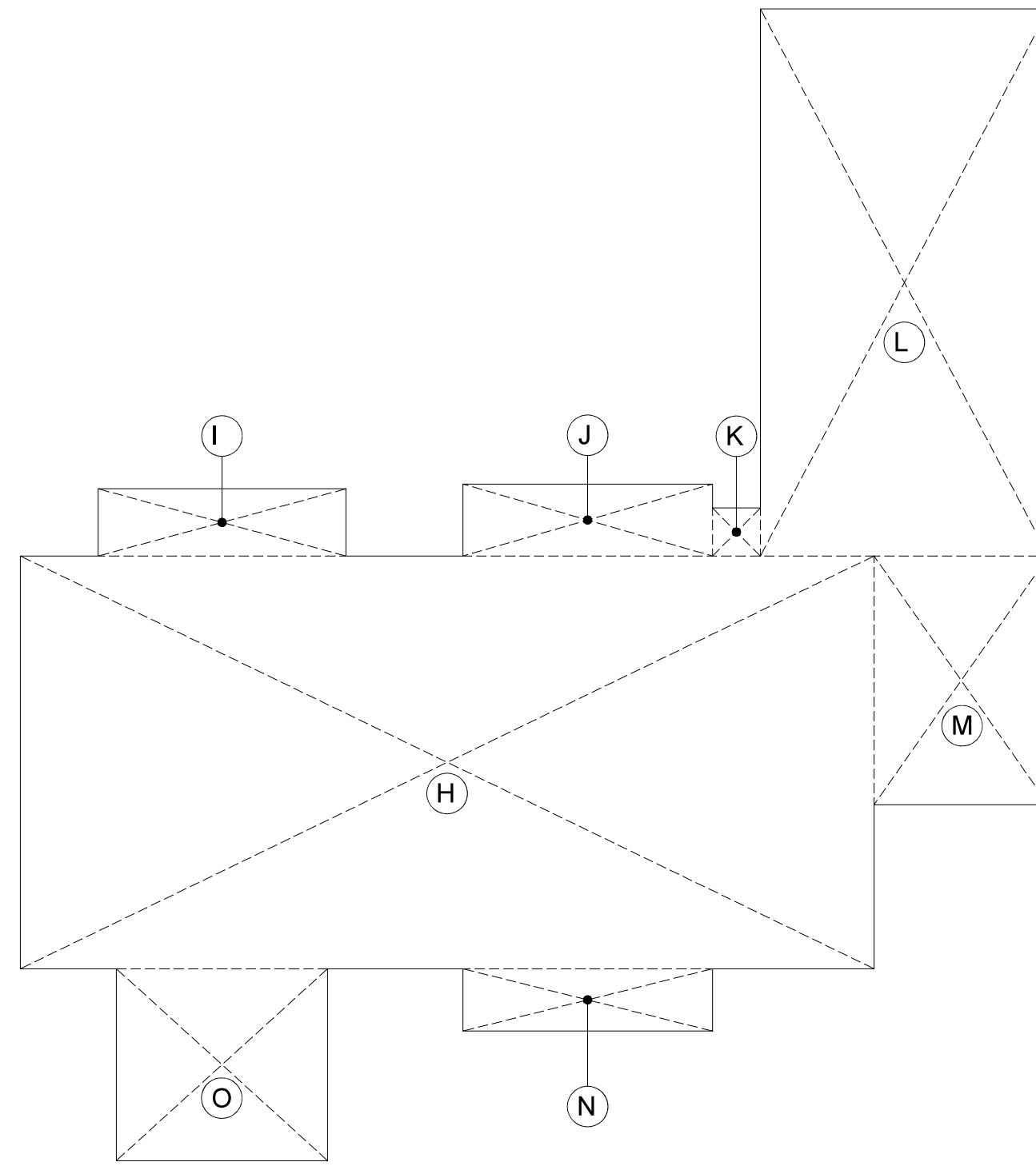
UPPER FLOOR :

H	44.46 X 21.50	955.89 S.F.
I	12.92 X 3.50	45.22 S.F.
J	13.00 X 3.75	48.75 S.F.
K	2.50 X 2.50	6.25 S.F.
L	15.00 X 28.50	427.50 S.F.
M	9.08 X 12.96	117.68 S.F.
N	13.00 X 3.25	42.25 S.F.
O	11.00 X 10.00	110.00 S.F.

TOTAL UPPER FLOOR : 1753.54 S.F.

TOTAL PROPOSED FLOOR AREA 4043.09 S.F.

UPPER FLOOR



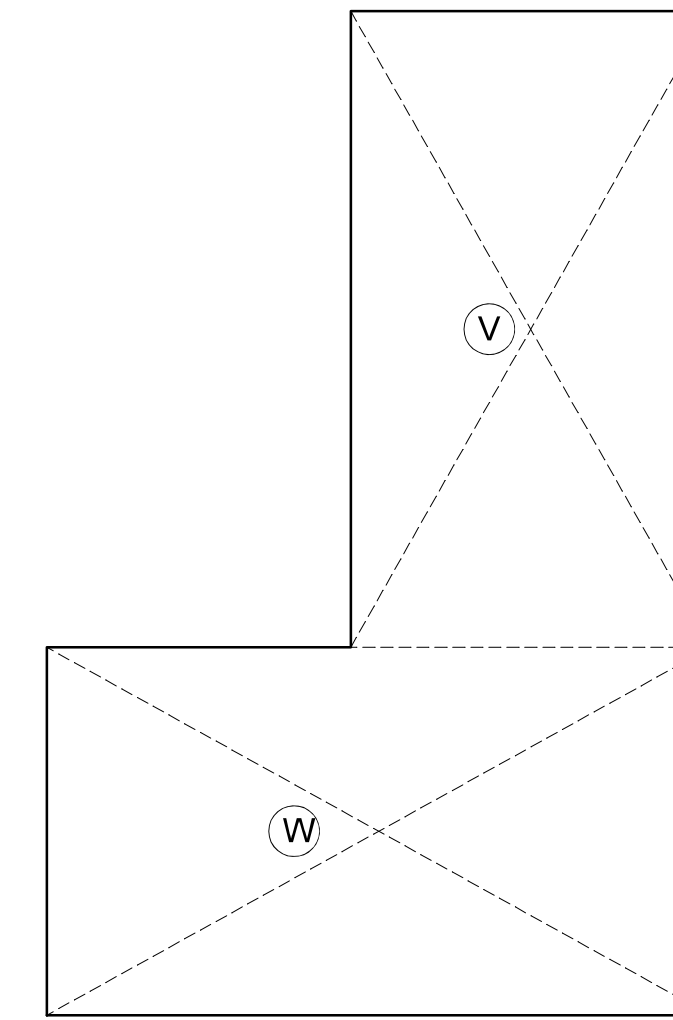
COVERAGE:

P	27.375 X 6.125	167.67 S.F.
Q	17.54 X 3.00	52.62 S.F.
R	18.42 X 10.92	201.15 S.F.
S	10.42 X 22.33	232.68 S.F.
T	12.92 X 3.50	45.22 S.F.

699.34 S.F.

TOTAL PROPOSED COVERAGE 2988.89 S.F.

BASEMENT



BASEMENT:

V	15.00 X 26.50	397.50 S.F.
W	27.67 X 15.33	424.18 S.F.

TOTAL LOWER FLOOR : 821.68 S.F.

FLOOR AREA & COVERAGE CALCULATION DIAGRAM

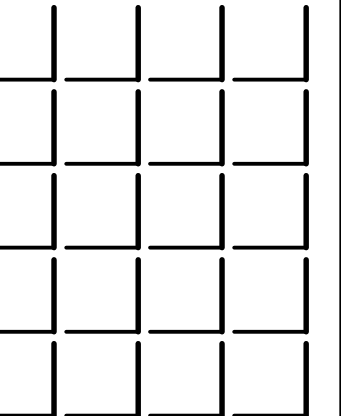
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SHEET

A-1A



66 SYLVIAN WAY



80 SYLVIAN WAY



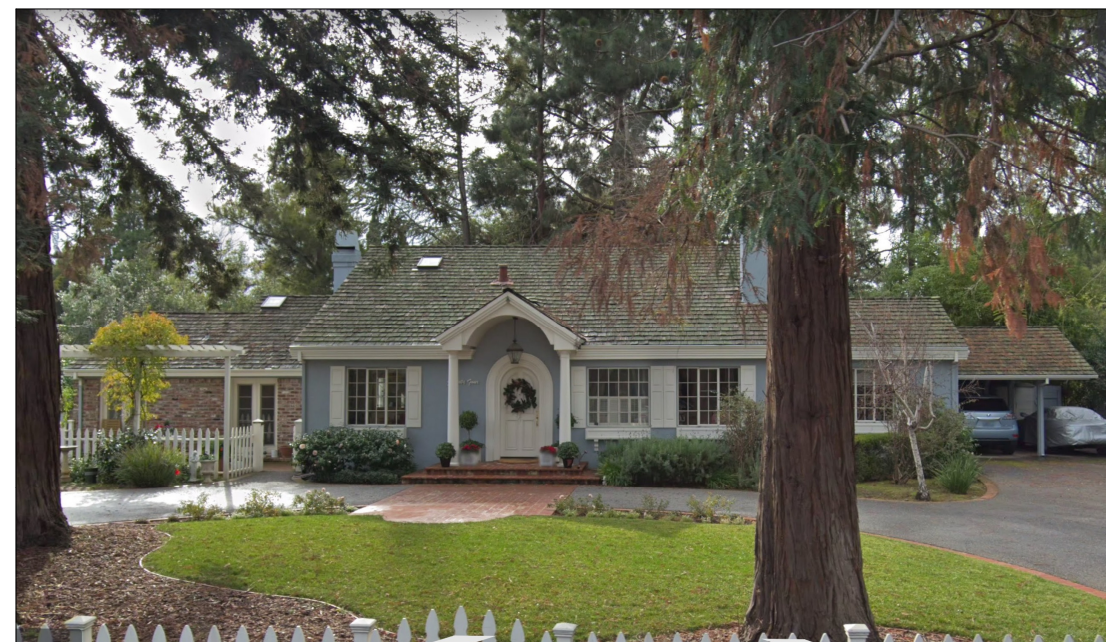
91 CORONADO AVE.



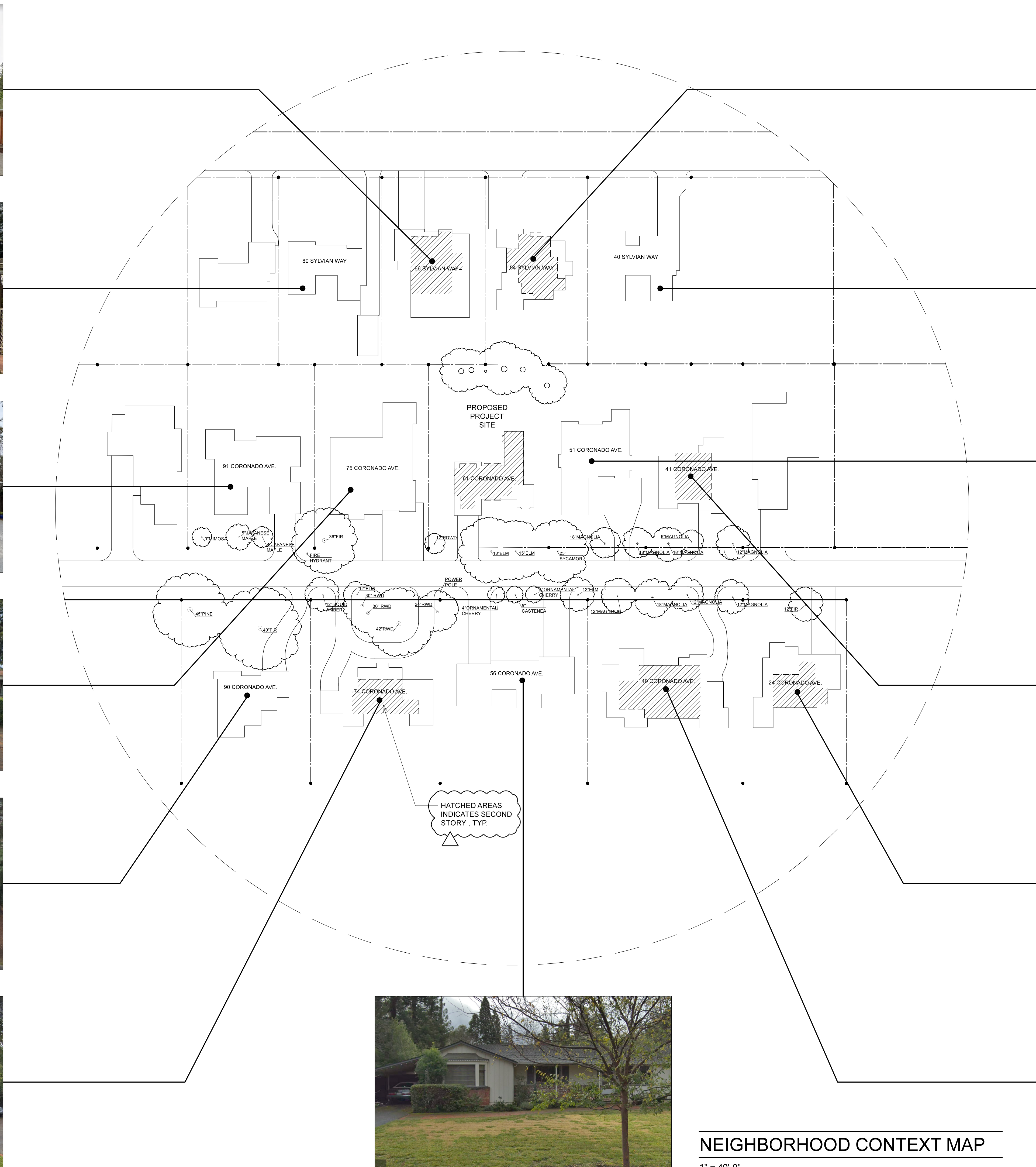
75 CORONADO AVE.



90 CORONADO AVE.



74 CORONADO AVE.



56 CORONADO AVE.



54 SYLVIAN WAY



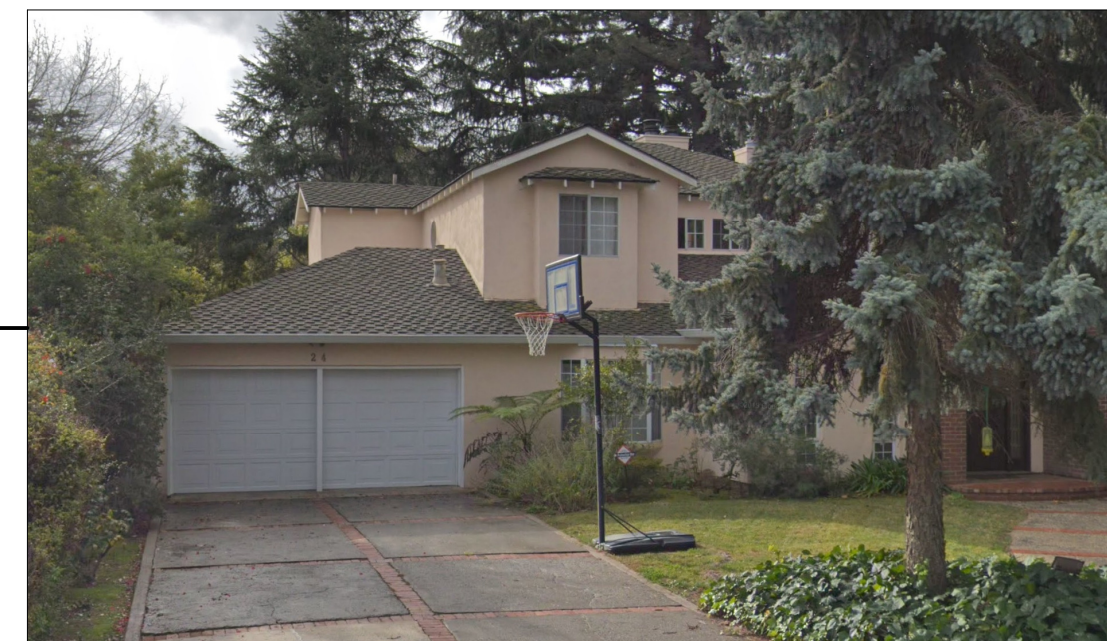
40 SYLVIAN WAY



51 CORONADO AVE.



41 CORONADO AVE.



24 CORONADO AVE.



40 CORONADO AVE.

NEIGHBORHOOD CONTEXT MAP

1" = 40'-0"

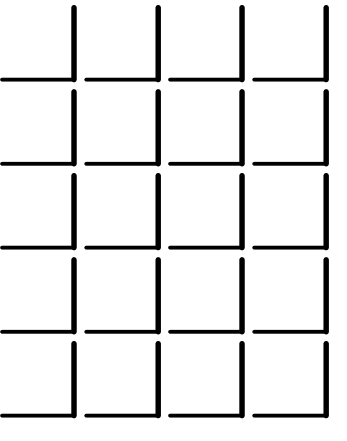
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5-19-2021	PLANNING REVIEW COMMENTS

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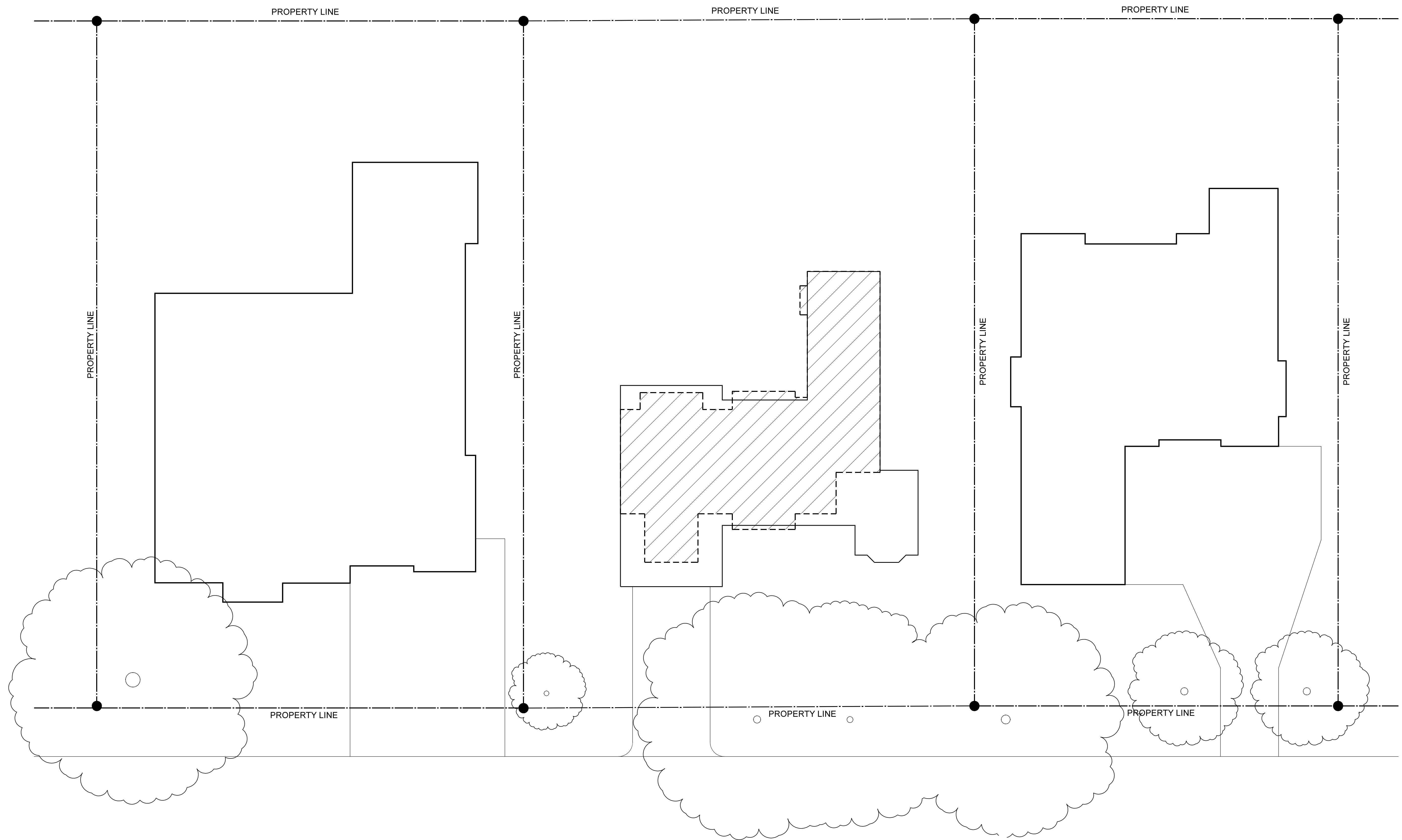
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SHEET

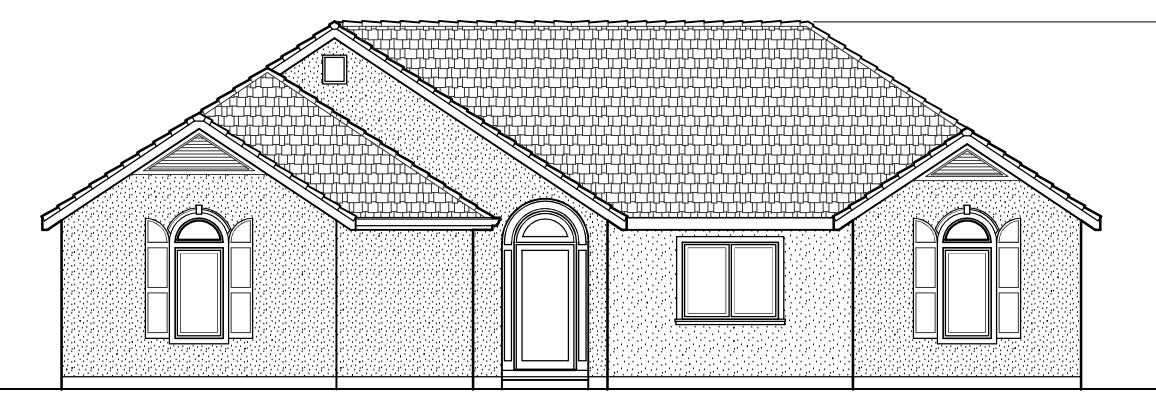
A-1B



75 CORONADO AVE.



61 CORONADO AVE.



51 CORONADO AVE.

**STREETSCAPE**

1" = 10'-0"

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**SHEET**

**A-1C**



COLORED RENDERING SCENE-1



COLORED RENDERING SCENE-2



COLORED RENDERING SCENE-3



COLORED RENDERING SCENE-4

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 LOS ALTOS, CA 94022 (650) 941-8890


**SHEET**

**A-1D**



**EXISTING FRONT ELEVATION**

1/4" = 1'-0"

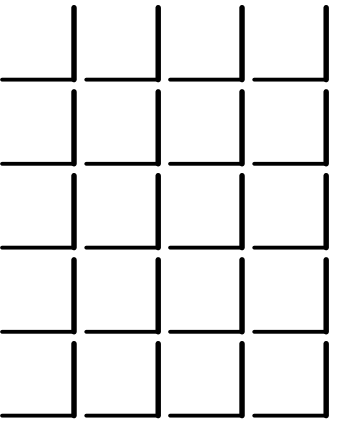
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**SHEET**

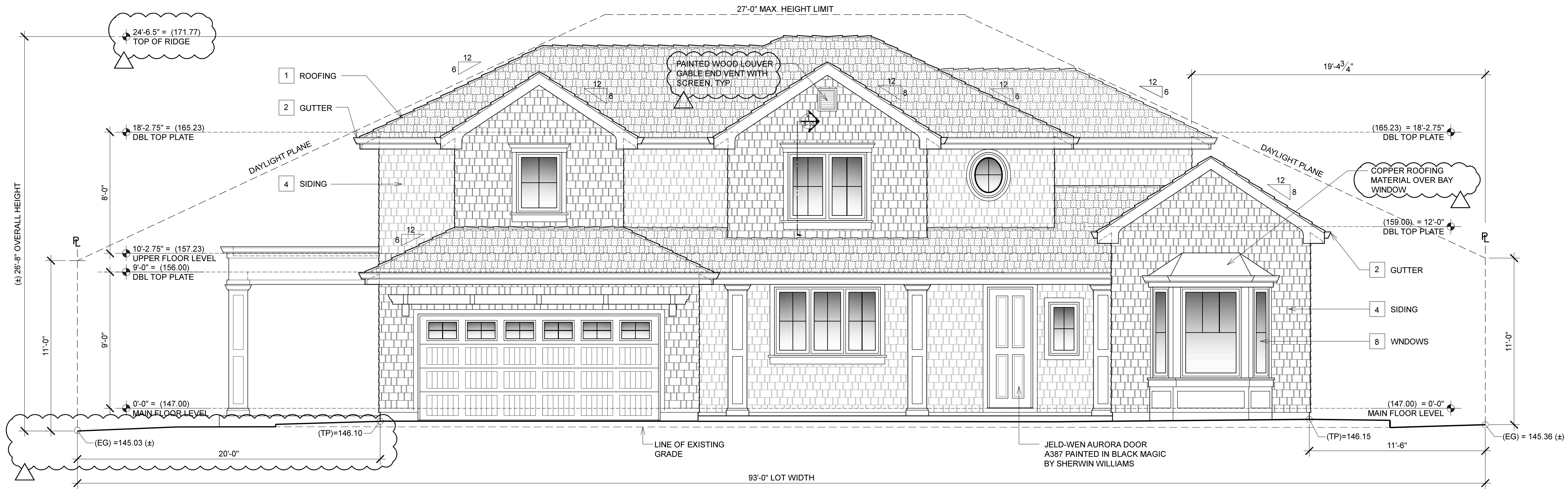
**A-1E**





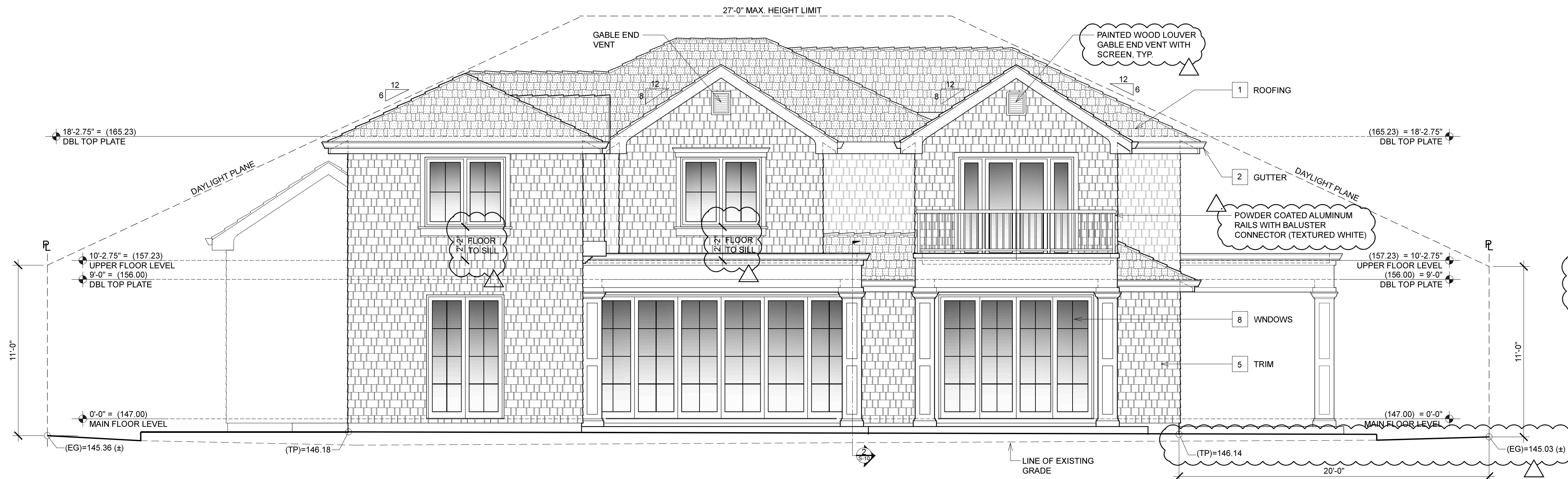






**FRONT ELEVATION**

1/4" = 1'-0"



**REAR ELEVATION**

1/4" = 1'-0"

**GENERAL NOTES**

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

**EXTERIOR MATERIAL NOTES**

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTER OGEE COPPER GUTTER
- 3 DOWN SPOUTS ROUND COPPER DOWNSPOUT
- 4 SIDING NUCEDAR SIDING, 18" SHINGLE (FOR 6-7" EXPOSURE) IN WORDLY GRAY
- 5 TRIM N/A
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS DUAL GLAZED ALUMINUM CLAD WOOD "MARVIN" SIGNATURE ULTIMATE CASEMENT NARROW FRAME IN STONE WHITE W/ 2x2 DIVIDED LIGHT
- 9 WINDOW TRIM 2x3 KILN DRY PAINTED WOOD TRIM
- 10 SKYLIGHTS N/A
- 11 CHIMNEY N/A
- 12 TRELLIS CLASS-A FIRE RESISTANT ALUMINUM OPERABLE TRELLIS BY "EQUINOX" LOUVER ROOF

**LEGEND**

- ◆ WINDOW SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
- ⬢ DOOR SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS

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4/13/2021	DESIGN REVIEW SUBMITTAL
5/19/2021	PLANNING REVIEW COMMENTS

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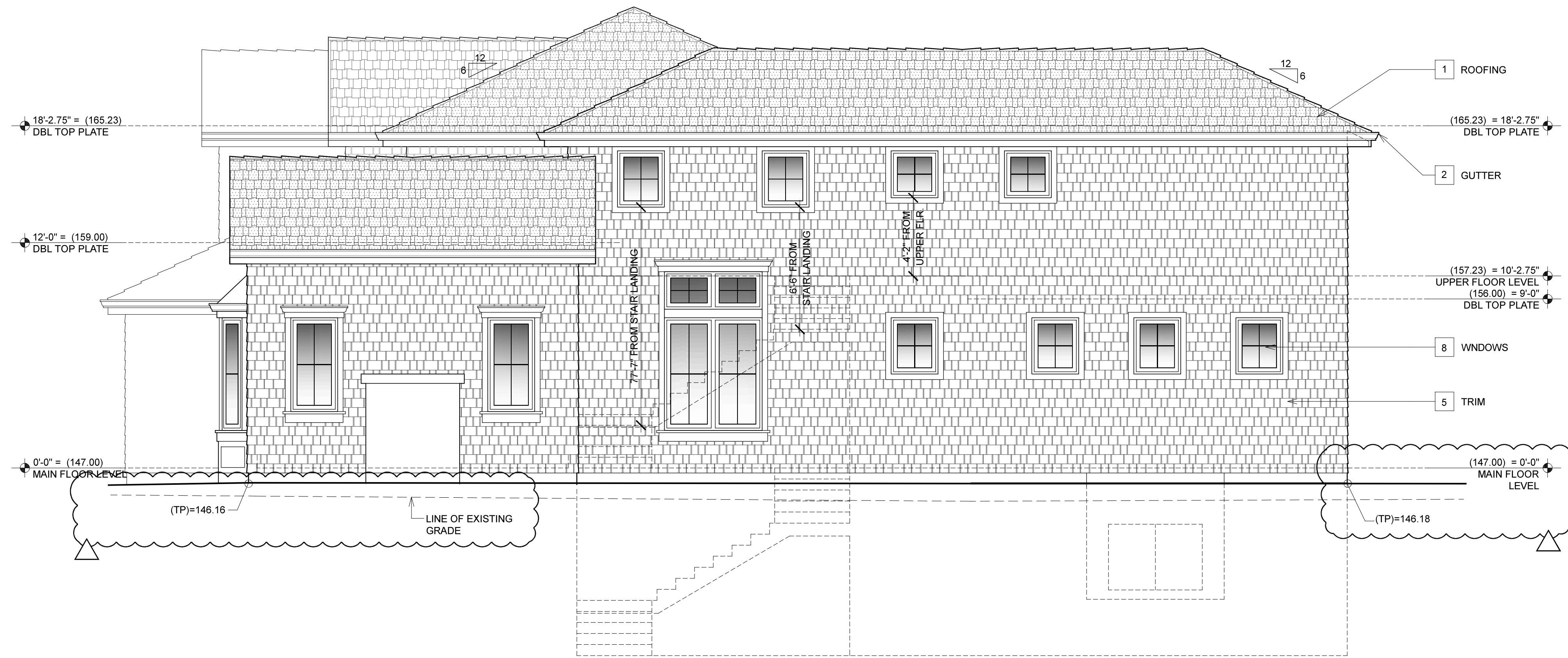
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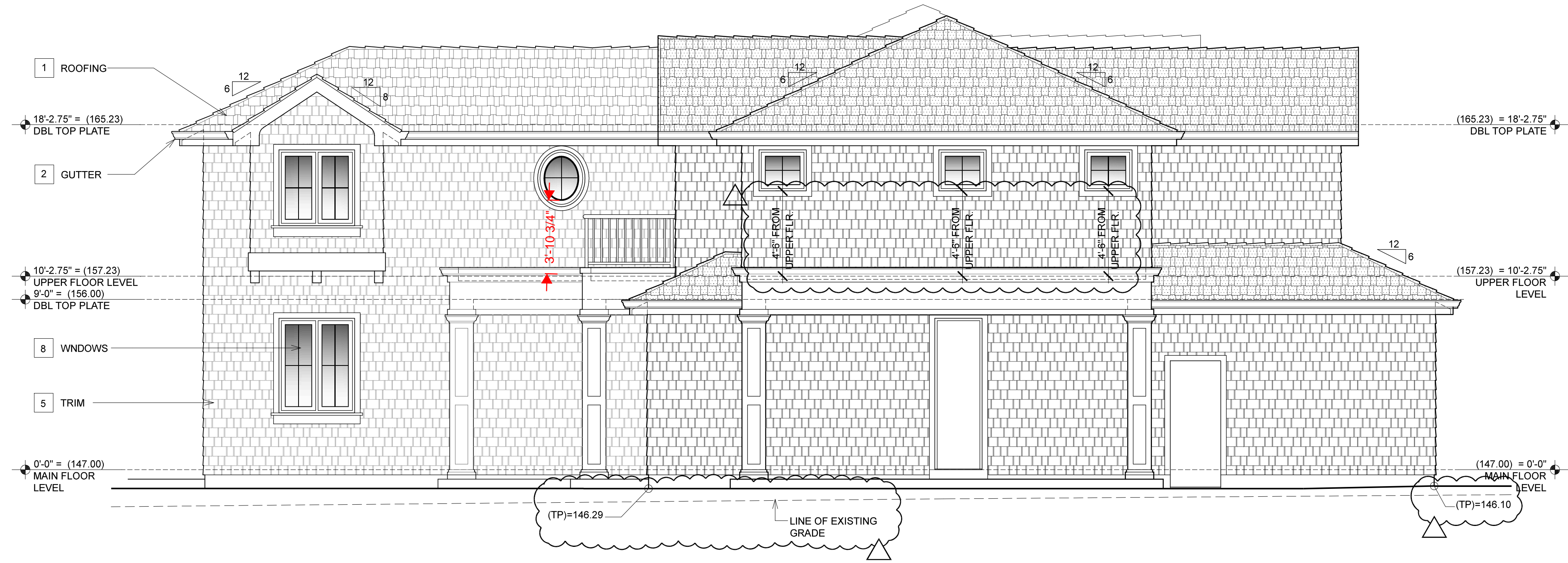

**SHEET**

**A-5**



**RIGHT SIDE ELEVATION**

1/4" = 1'-0"



**LEFT SIDE ELEVATION**

1/4" = 1'-0"

**GENERAL NOTES**

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- 10 SKYLIGHTS N/A
- 11 CHIMNEY N/A

- 12 TRELLIS CLASS-A FIRE RESISTANT ALUMINUM OPERABLE TRELLIS BY "EQUINOX" LOUVER ROOF

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**SHEET**

**A-6**

### GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III VALLEY FLASHING 24 GA. G.I. OVER  $\frac{1}{8}$ " D.F. CDX PLYWOOD (OR BETTER) -  $\frac{1}{4}$ " MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806, 2019 CRC
- V FIREPLACE & CHIMNEY N/A

### ROOF PLAN NOTES

- 1 ROOFING
- 2 GUTTERS
- 3 DOWN SPOUTS
- 4 SKYLIGHTS
- 5 CHIMNEY

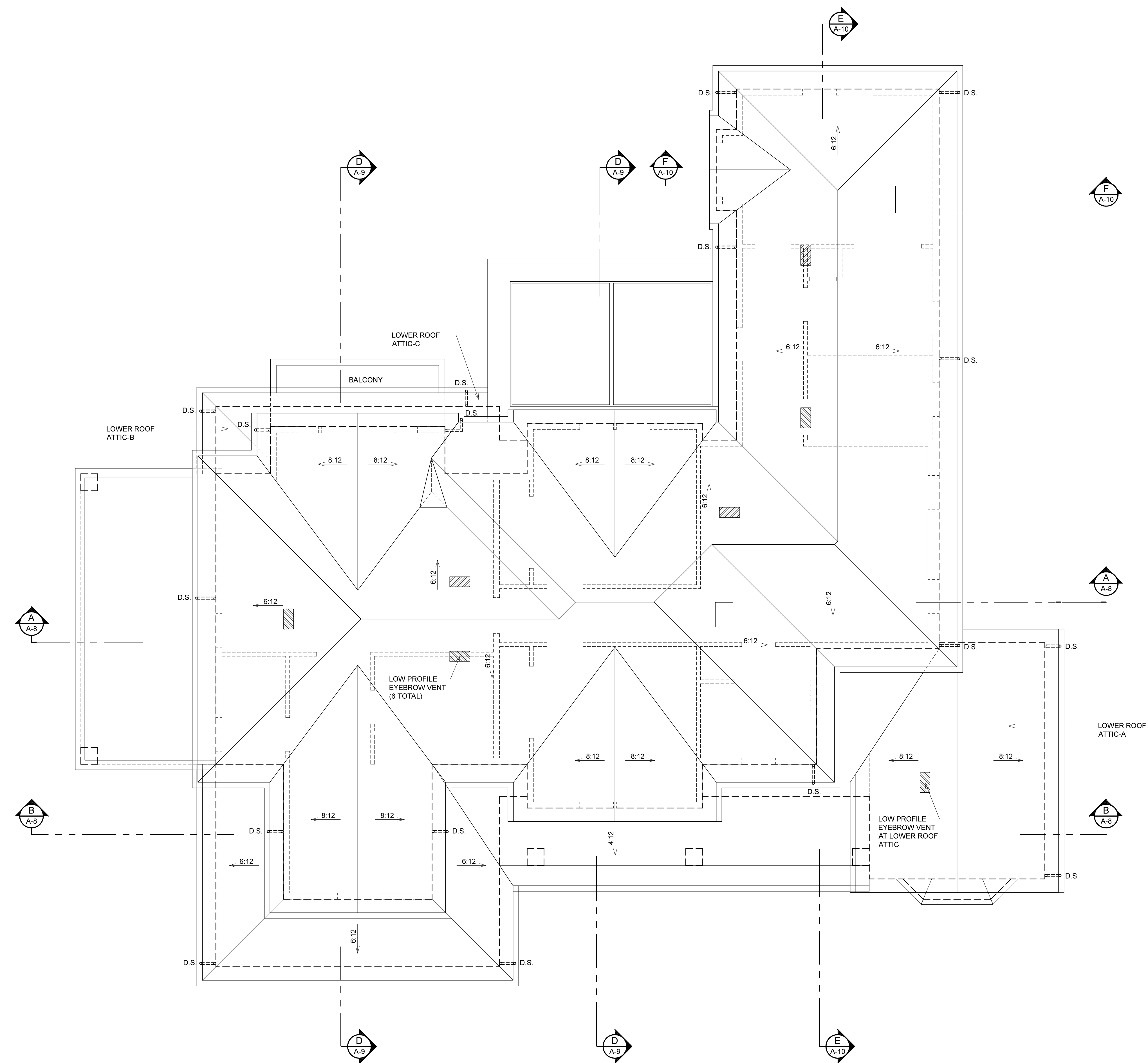
#### ATTIC VENT CALCULATIONS

AREA = 1,770.22 SQ. FT. (UPPER ROOF ATTIC SPACE)  
 = 150 SQ. FT. (REQ'D. VENTING AREA)  
 = 11.80 SQ. FT. (REQ'D. VENTING AREA)  
 PROPOSED VENTING  
 = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)  
 X 12 (NFVA = 0.493 S.F./ VENT)  
 = 5.92 SQ. FT.  
 = 1.10 SQ. FT. (RECT. GABLE END VENT, FREE AIR)  
 X 3  
 = 2.20 SQ. FT.  
 = 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)  
 X 6 (NFVA = 0.73 S.F./ VENT)  
 = 4.38 SQ. FT.  
 = 12.50 SQ. FT. (PROPOSED VENTING AREA)

AREA = 287.87 SQ. FT. (LOWER ROOF - A ATTIC SPACE)  
 = 150 SQ. FT. (REQ'D. VENTING AREA)  
 = 1.91 SQ. FT. (REQ'D. VENTING AREA)  
 PROPOSED VENTING  
 = 0.73 SQ. FT. (LOW PROFILE RECT. EYEBROW VENT)  
 X 1 (NFVA = 0.73 S.F./ VENT)  
 = 0.73 SQ. FT.  
 = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)  
 X 3 (NFVA = 0.493 S.F./ VENT)  
 = 1.48 SQ. FT.  
 = 2.21 SQ. FT. (PROPOSED VENTING AREA)

AREA = 20.21 SQ. FT. (LOWER ROOF - B ATTIC SPACE)  
 = 150 SQ. FT. (REQ'D. VENTING AREA)  
 = 0.134 SQ. FT. (REQ'D. VENTING AREA)  
 PROPOSED VENTING  
 = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)  
 X 2 (NFVA = 0.493 S.F./ VENT)  
 = 0.98 SQ. FT.

AREA = 28.36 SQ. FT. (LOWER ROOF - C ATTIC SPACE)  
 = 150 SQ. FT. (REQ'D. VENTING AREA)  
 = 0.189 SQ. FT. (REQ'D. VENTING AREA)  
 PROPOSED VENTING  
 = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)  
 X 1 (NFVA = 0.493 S.F./ VENT)  
 = 0.493 SQ. FT.



### ROOF PLAN

1/4" = 1'-0"

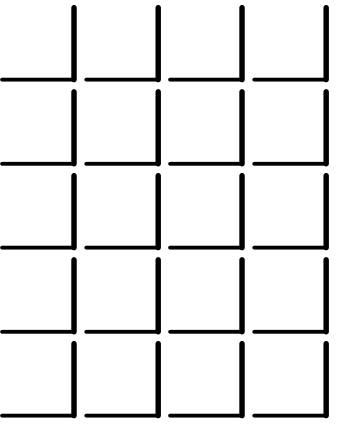
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4/13/2024	DESIGN REVIEW SUBMITTAL

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 PHONE No. (817) 297-8607

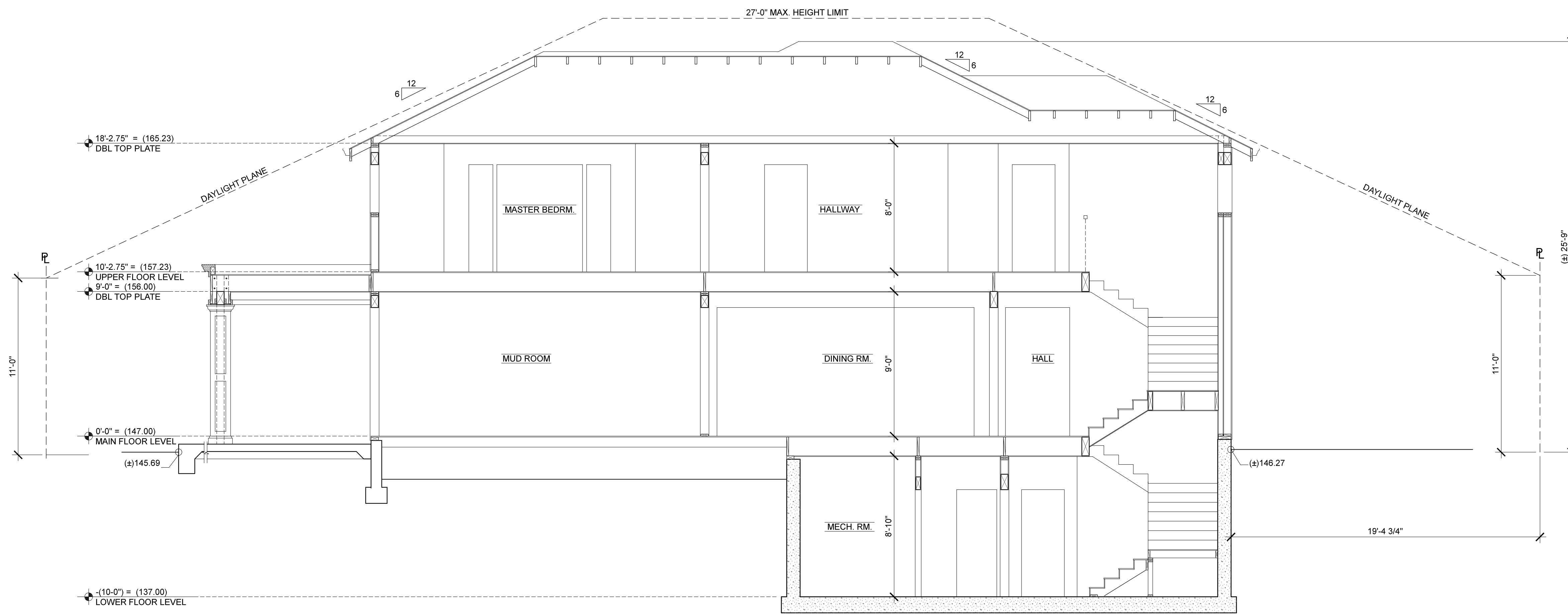
JOB SITE ADDRESS  
 61 CORONADO AVE.  
 LOS ALTOS, CA 94024

**CHAPMAN DESIGN ASSOCIATES**  
 620 S. EL MONTE AVENUE  
 LOS ALTOS, CA 94022 (650) 941-8890

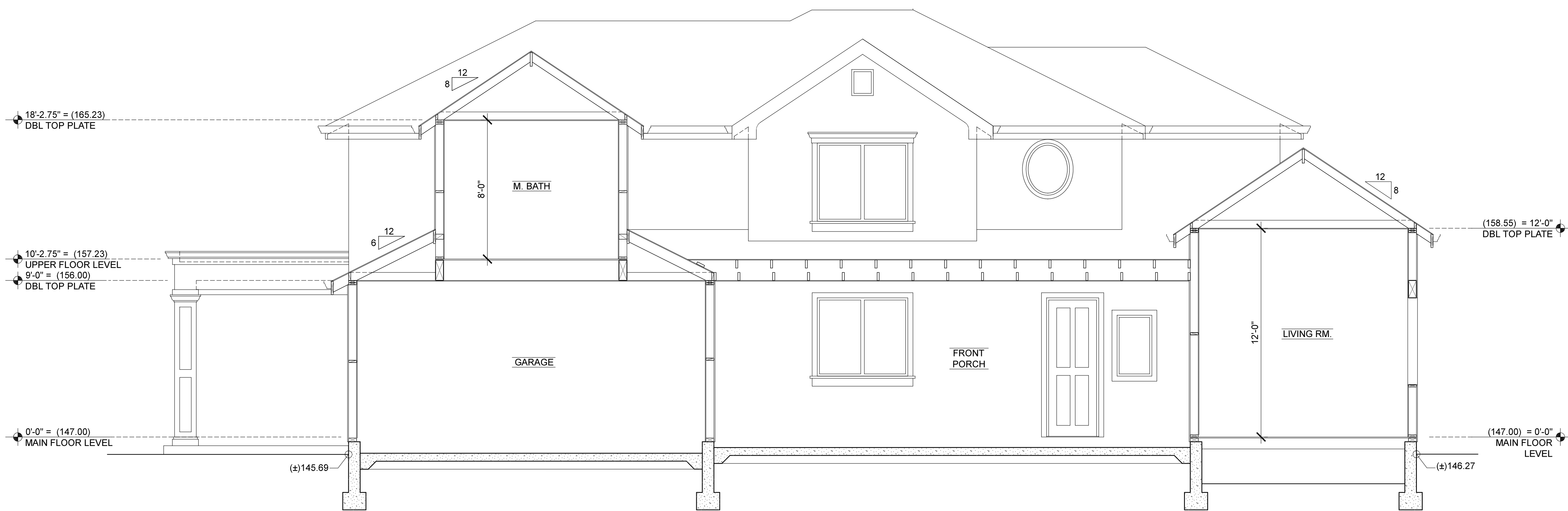


SHEET

A-7



**SECTION "A - A"**  
1/4" = 1'-0"



**SECTION "B - B"**  
1/4" = 1'-0"

**SECTION NOTES**

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEETROCK, TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
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DATE	REVISION
4/13/2021	DESIGN REVIEW SUBMITTAL

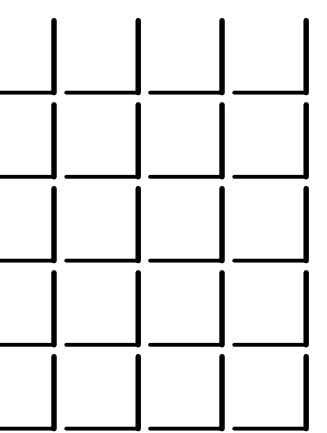
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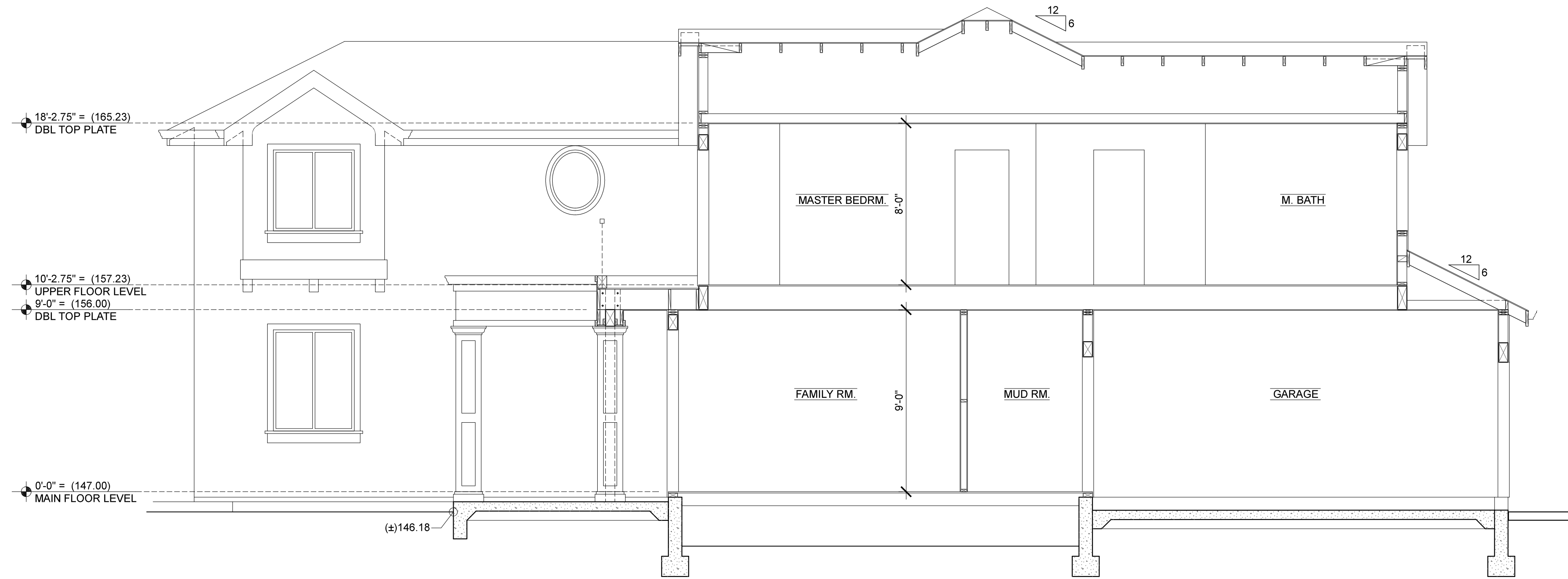
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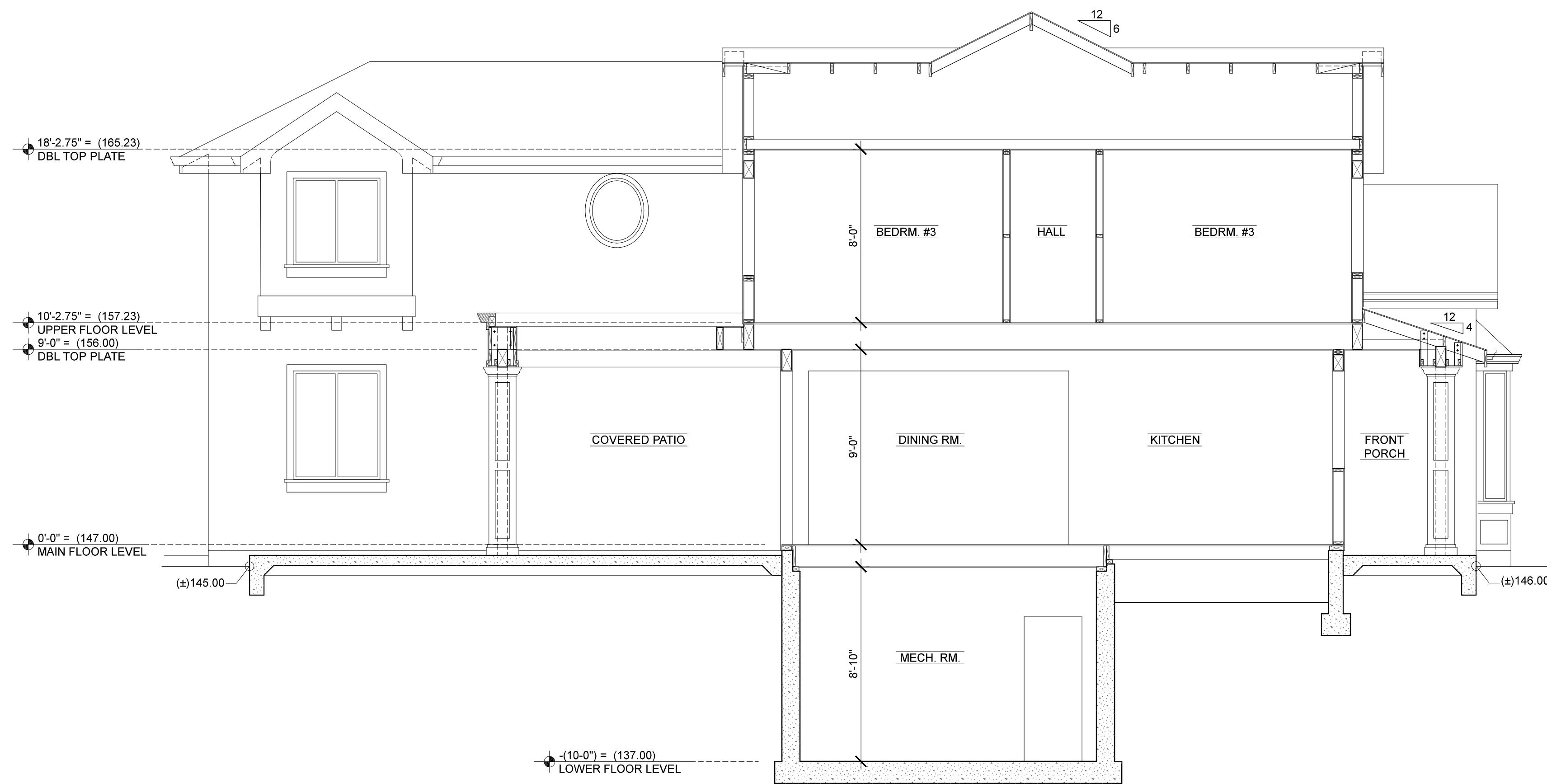
**SHEET**

**A-8**



**SECTION "C - C"**

1/4" = 1'-0"



**SECTION "D - D"**

1/4" = 1'-0"

**SECTION NOTES**

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
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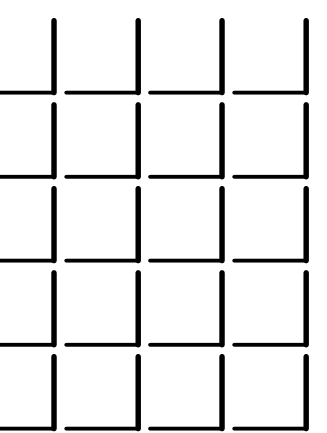
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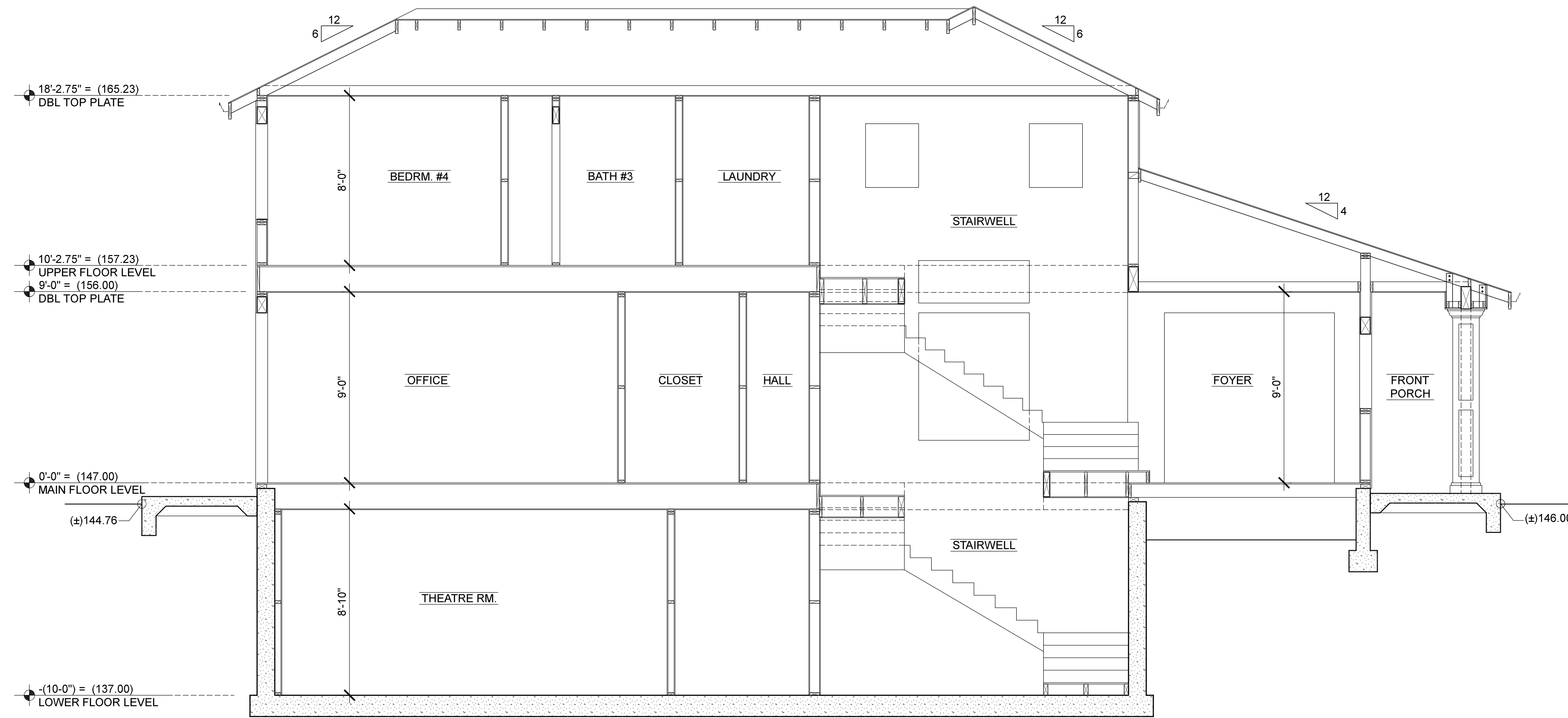
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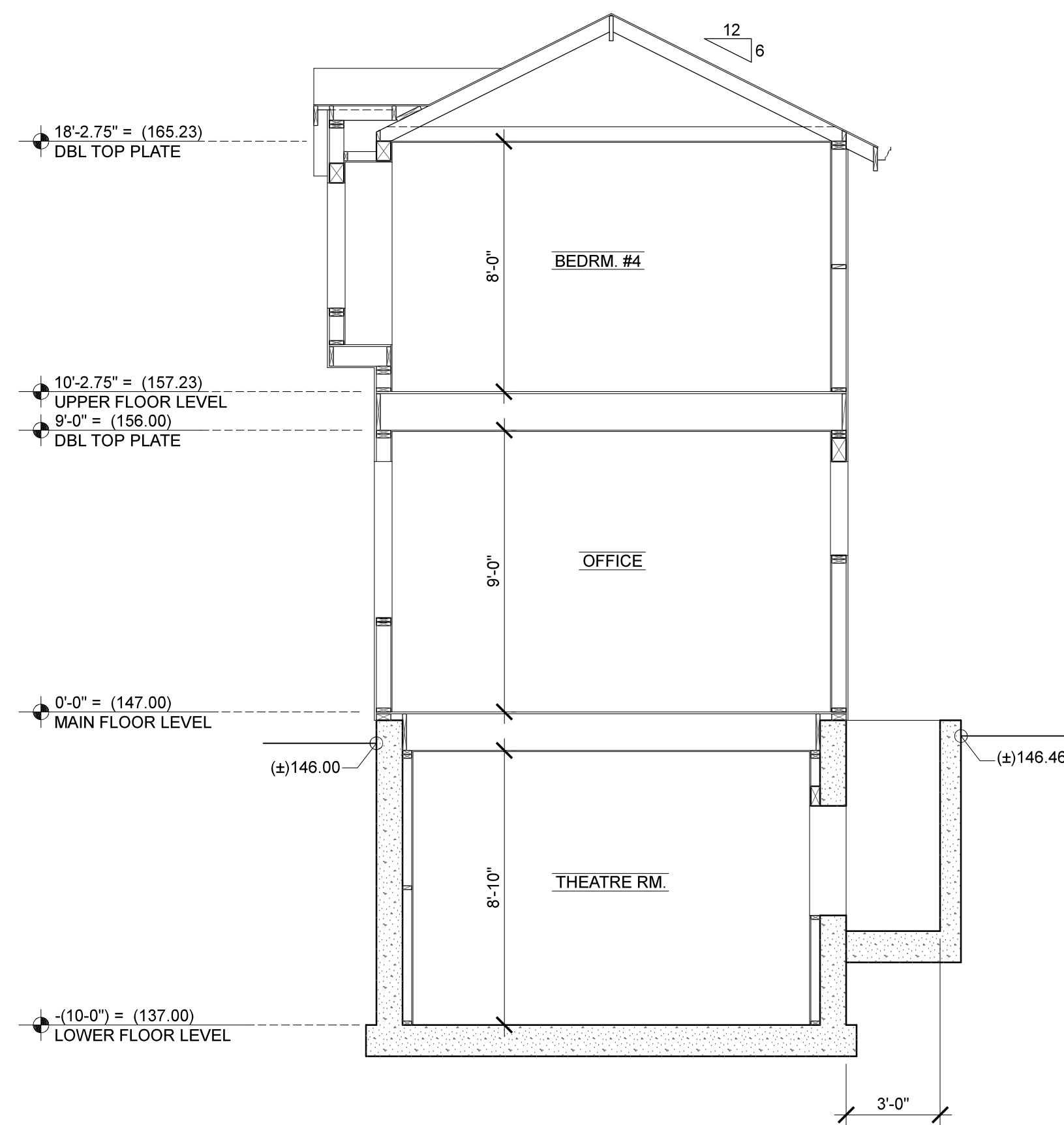
**SHEET**

**A-9**



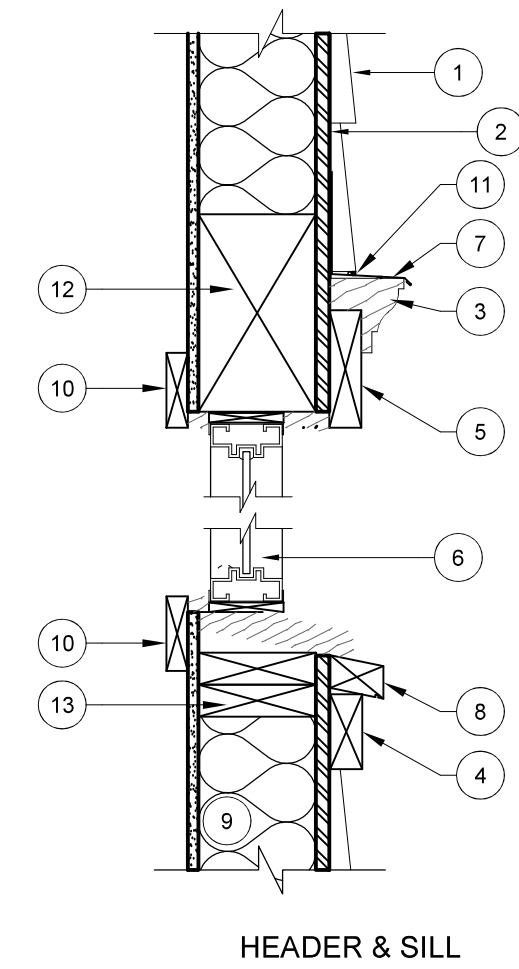
**SECTION "E - E"**

1/4" = 1'-0"



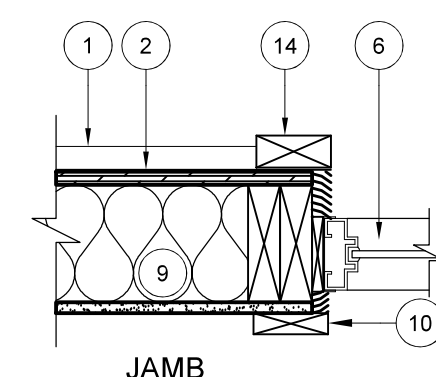
**SECTION "F - F"**

1/4" = 1'-0"



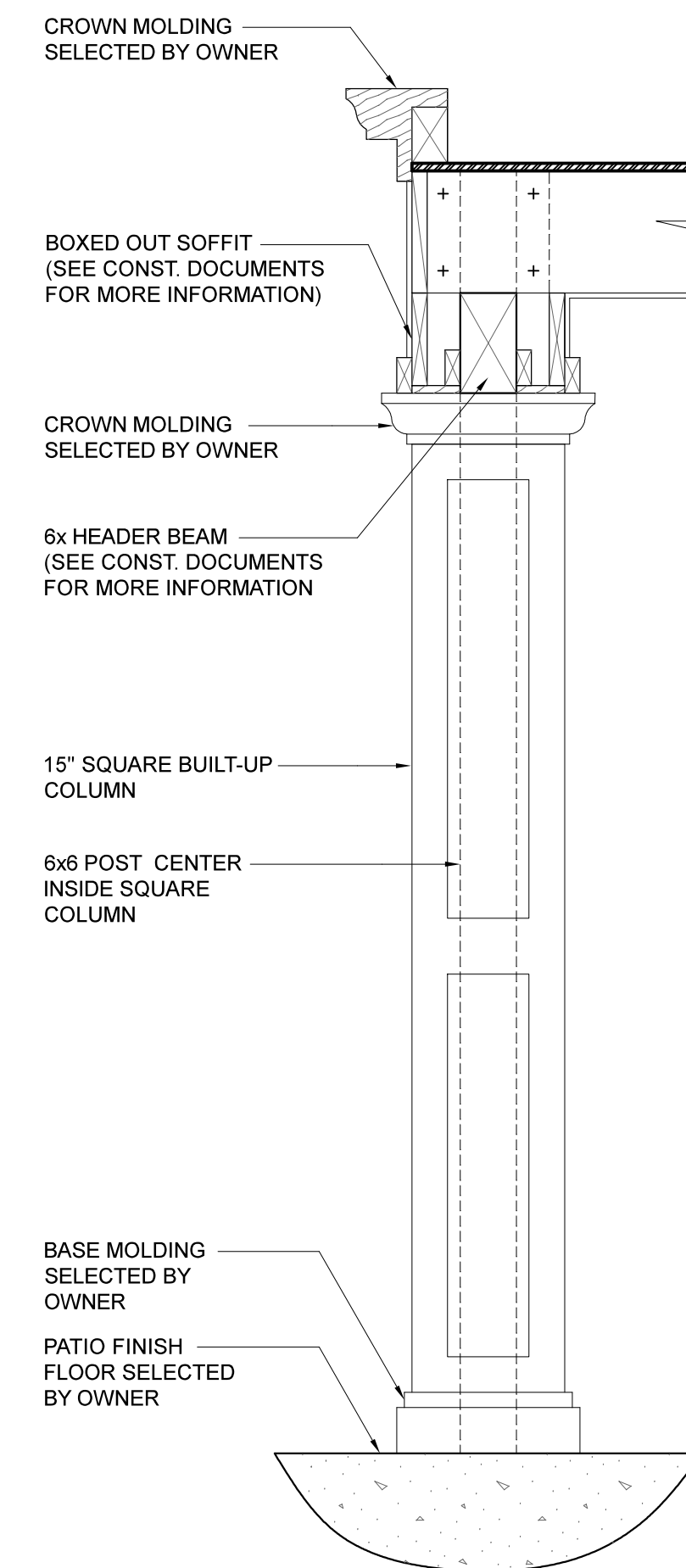
**NOTE:**  
REFER TO WINDOW MANUFACTURERS' RECOMMENDATIONS & INSTALLATION GUIDELINES ON HOW TO PROPERLY INSTALL & FLASH THEIR PRODUCTS

LEGEND	
1	NUCEDAR SIDING
2	BREATHABLE WATERPROOF MEMBRANE
3	CROWN MOLDING SELECTED BY OWNER
4	2 x 4 APRON
5	2 x 6 TRIM
6	WINDOW - INSTALL PER MFG'S SPECIFICATIONS
7	FLASHING
8	2 x 3 CAP OR SILL
9	INSULATION
10	INTERIOR MOLDING SELECTED BY OWNER
11	BACKER ROD & SEALANT
12	HEADER
13	DBL SILL
14	2 x 4 TRIM



**SECTION NOTES**

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1 TYP. WINDOW SILL & TRIM  
A-10

2 TYP. PORCH COLUMN / SOFFIT DETAIL  
A-10

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DATE	DESCRIPTION
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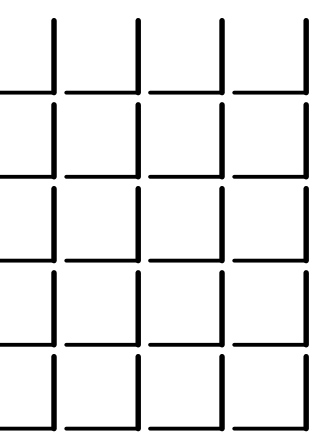
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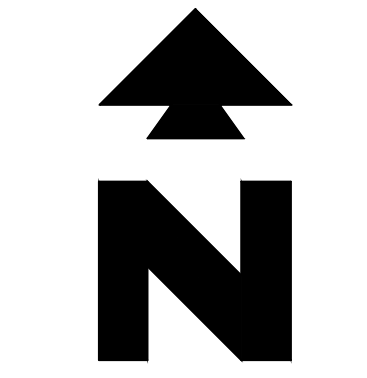
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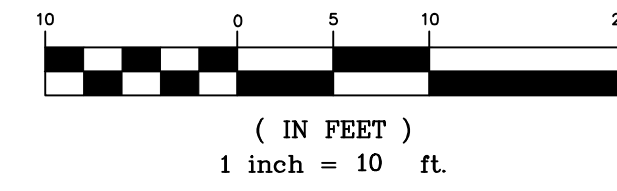


**SHEET**

**A-10**



GRAPHIC SCALE



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = FLOW REDUCTION BOX
- = LIGHTWELL SUMP PUMP
- = STORM DRAIN PIPE
- = LIMIT OF BASEMENT
- = NEW 4" SEWER LATERAL
- = SANITARY SEWER CLEANOUT
- = EXISTING SEWER LINE
- = NEW WATER SERVICE LINE
- = EXISTING WATER LINE
- = EXISTING GAS LINE
- = NEW ELECTRICAL LINE / JOINT TRENCH

ABBREVIATIONS:

- APN = ASSESSOR PARCEL NUMBER
- BS = BOTTOM OF STEP
- BW = BACK OF SIDEWALK
- C = CONCRETE
- DWY = DRIVEWAY
- EG = EXISTING GRADE
- EX = EXISTING
- FF = FINISH FLOOR
- FG = FINISH GRADE
- FL = FLOWLINE
- G = GARAGE
- GB = GRADE BREAK
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FEET
- L.O.W. = LIMIT OF WORK
- LP = LOW POINT
- N = NEW
- P = PORCH OR PATIO
- R.O.W. = RIGHT OF WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TP = TOP OF PAVEMENT
- TS = TOP OF STEP
- TYP = TYPICAL

GRADING NOTES

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- DOWNSPOUT WITH CONCRETE SPLASH PAD
- BEGIN/END SWALE. SEE DETAILS THIS SHEET
- WATER FOUNTAIN (SEE LANDSCAPE PLANS)

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	13,182 SF	13,182 SF
	0.303 ACRE	0.303 ACRE
TOTAL LAND DISTURBANCE		13,182
HOUSE (ROOF)	2,716 *	3,238 *
DRIVEWAY	1,325	495
HARDSCAPE/PATIO	2,537	1,994
LIGHTWELL	N/A	17
PORCH (ROOF)	N/A	N/A
POOL EQUIPMENT SHED	N/A	57
TOTAL IMPERVIOUS AREA	6,578	5,801
NET IMPERVIOUS AREA DECREASE: 777		
WOOD DECK	153	N/A
FOUNTAIN	N/A	21
GRAVEL	N/A	114
POOL	N/A	900
VEGETATION PLANTER BOXES	N/A	105
PERVIOUS AREA	6,495	6,241
TOTAL PERVIOUS AREA	6,648	7,381

\* INCLUDES BUILDING ROOF OVERHANG AREA

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD, BASEMENT & POOL)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	290
COMPACTION RATE: 15%	290 x 0.15 = 43.5
TOTAL FILL	334 (ROUND UP)
CUT	390
TOTAL EARTHWORK	56 (HAUL OFF)

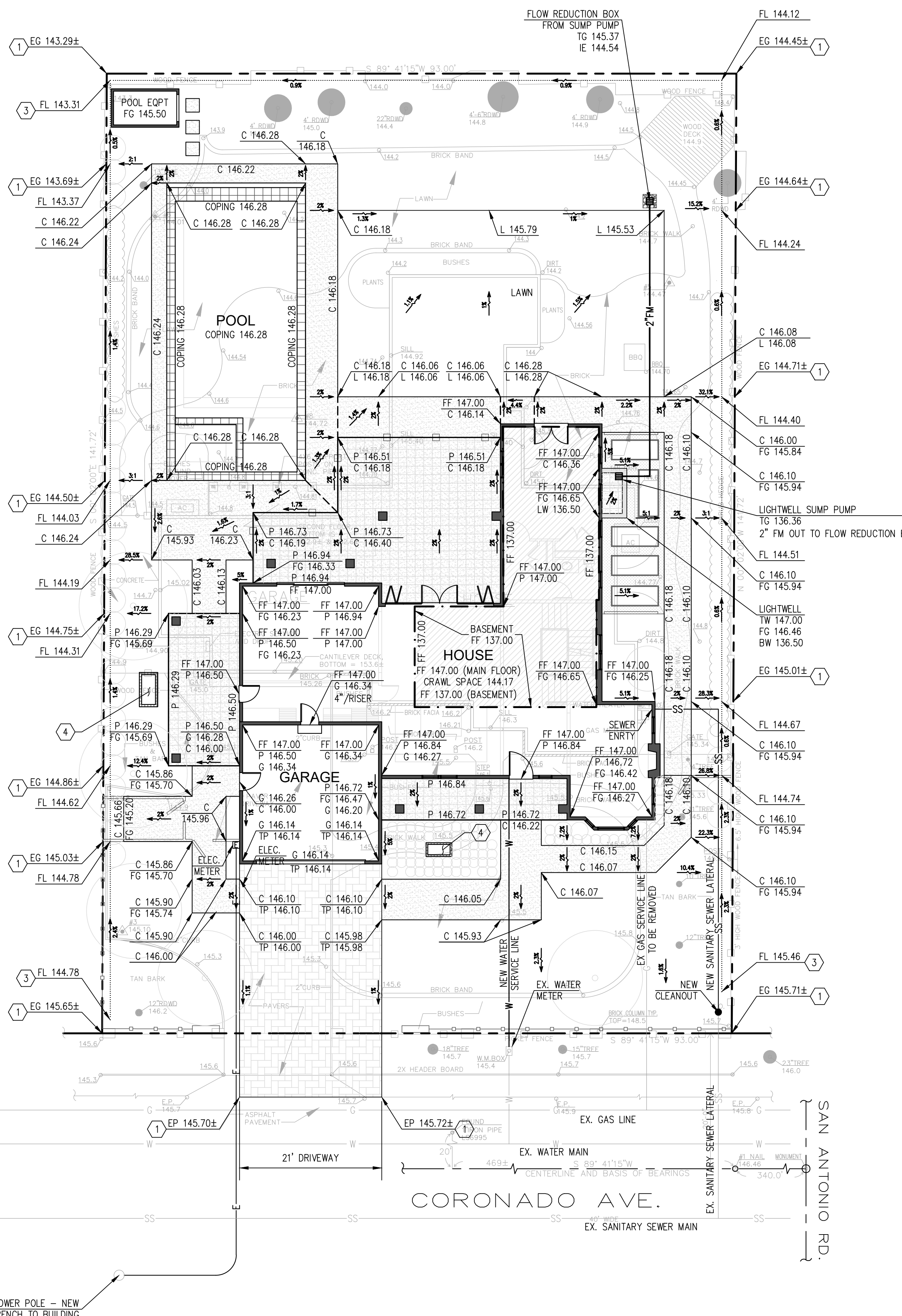
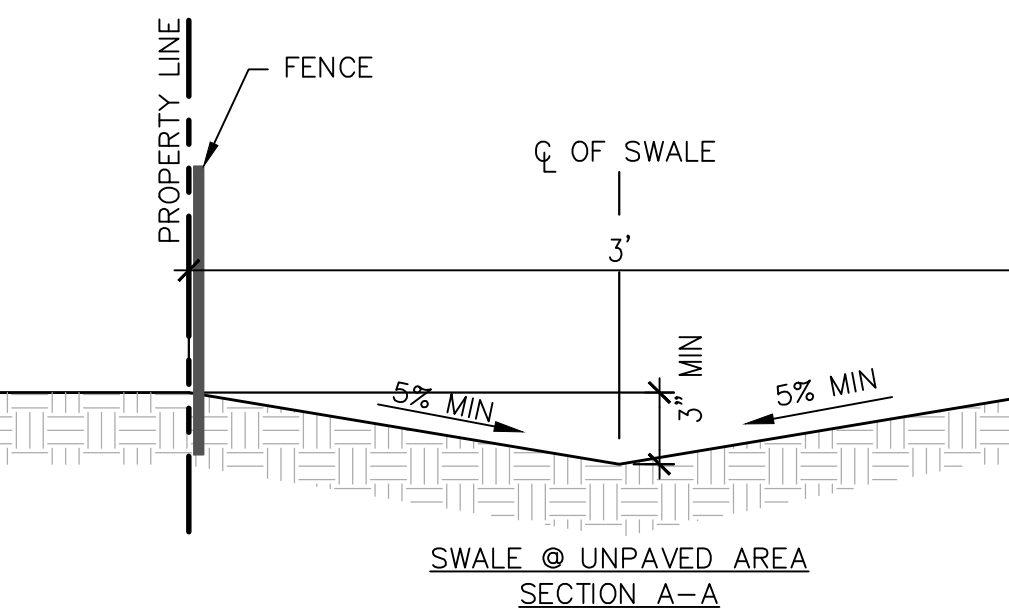
CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

PRE & POST STORM FLOW CALCULATION:

TIME OF CONCENTRATION = 5 MIN  
 INTENSITY = 10 YEAR = 2.57 IN/HR  
 IMPERVIOUS AREA REDUCTION = 265 SF = 0.006 ACRE

PRE-CONDITION      POST-CONDITION  
 Q=0.90      C=0.90      Q=0.35  
 Q=0.90 x 2.57 x 0.006      Q=0.35 x 2.57 x 0.006  
 Q=0.0139 CFS      Q=0.0054 CFS

ABOVE DRAINAGE CALCULATION PROVES THAT POST DEVELOPMENT STORMWATER RUNOFF IS LESS THAN PRE DEVELOPMENT STORMWATER RUNOFF. THERE IS A REDUCTION OF 0.009 CFS AT POST DEVELOPMENT CONDITION. THEREFORE, THIS PROJECT IS IN COMPLIANCE WITH CITY OF LOS ALTOS DRAINAGE GUIDELINES.

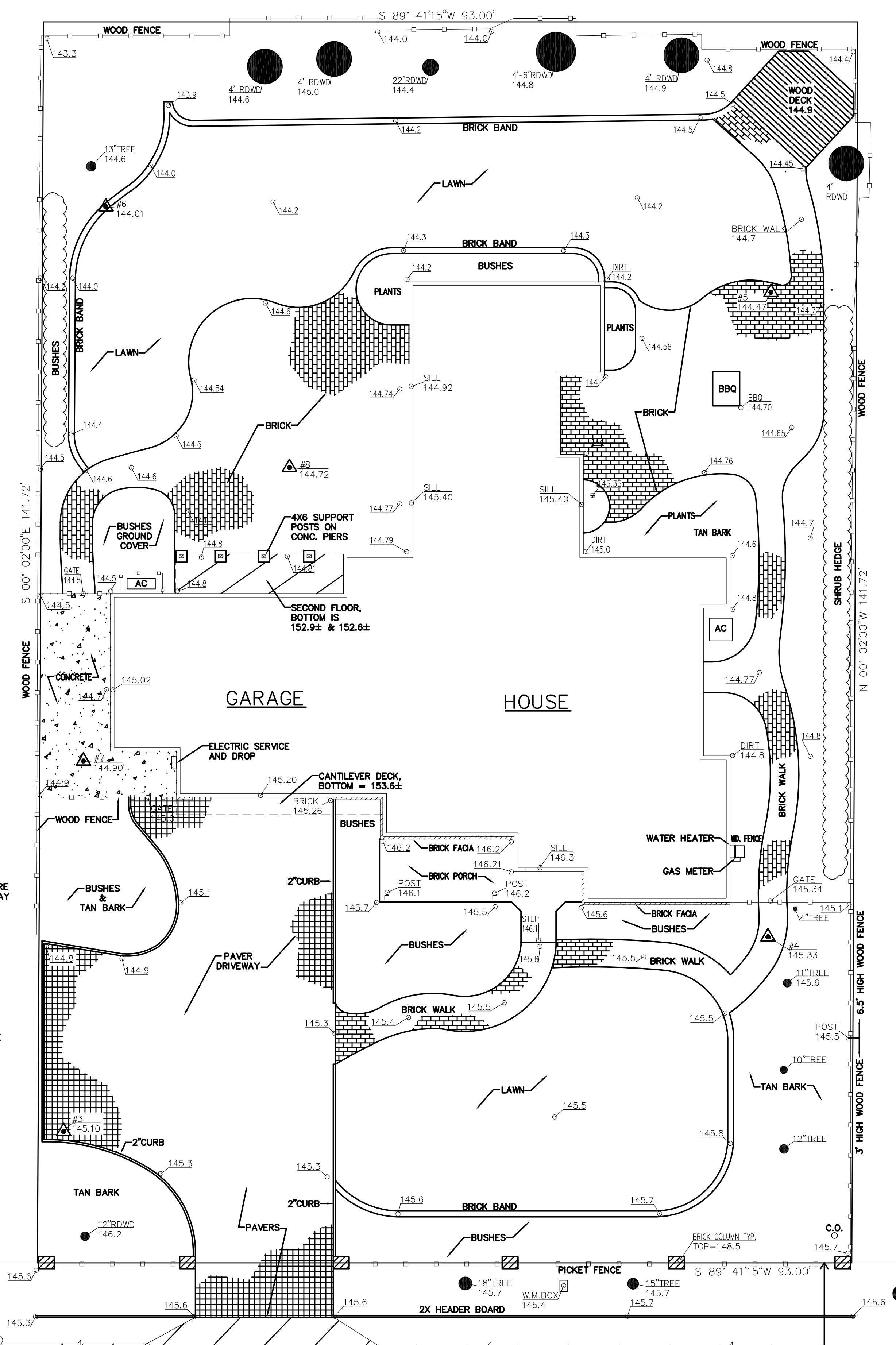


**GRADING & DRAINAGE PLAN**  
**GUARAV & ANNE SUD RESIDENCE**  
 61 CORONADO AVE  
 LOS ALTOS, CA 94022



SCALE	
VERTICAL: 1"= AS SHOWN	
HORIZONTAL: 1"= AS SHOWN	
DATE:	03/04/2021
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20210011
SHEET	
<b>C1</b>	
1 OF 1 SHEET	





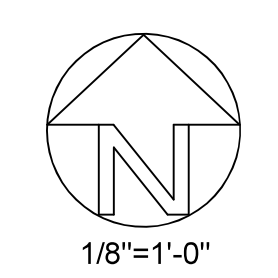
**NOTE:**  
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

**NOTE:**  
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABSOLUTE BOUNDARY LOCATIONS.

**NOTE:**  
EASEMENTS, PLAIN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY, AND UNLESS SHOWN, NOT SHOWN.

**ELEVATION DATUM:**  
GOOGLE EARTH WAS UTILIZED TO PRODUCE ALL ELEVATIONS SHOWN ON THIS MAP. NOT EXACT SEA LEVEL DATUM. THE JOB BENCH MARK IS THE NAIL (SHOWN) FOUND IN THE CENTERLINE OF CORONADO AVE.

**LEGEND**  
E.P. = EDGE OF PAVEMENT  
# = SURVEY CONTROL POINT  
14" TREE = 14" DIAMETER



**TOPOGRAPHY**  
OF LANDS OF  
**GAUR AND ANNE SUD**  
61 CORONADO AVE. - LOS ALTOS, CA. - 12-26-2020

ROGER E. DODGE, LS 3295  
DODGE ASSOC. SURVEYING  
20652 CHAPARRAL CIRCLE  
PENN VALLEY, CA 95946  
(530)432-5212

**CORONADO AVE.**  
40' WIDE

SAN ANTONIO RD.

**SHEET**  
**T-1**

