

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>	2070.5 square feet ( ___ %)	5302.5 square feet (20.9%)	7961.7 square feet (32.0%)
<b>FLOOR AREA:</b> <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2070.5 sq ft 2nd Flr: ___ sq ft Total: 2070.5 sq ft ( ___ %)	1st Flr: 4362.5 sq ft 2nd Flr: 932 sq ft Total: 5294.5 sq ft (19.9%)	5403.9 square feet (20.9%)
<b>SETBACKS:</b>	(Insert)	Setbacks)	
Front	___ feet	___ feet	___ feet
Rear	___ feet	___ feet	___ feet
Right side (1 <sup>st</sup> /2 <sup>nd</sup> )	___ feet/___ feet	___ feet/___ feet	___ feet/___ feet
Left side (1 <sup>st</sup> /2 <sup>nd</sup> )	___ feet/___ feet	___ feet/___ feet	___ feet/___ feet
<b>HEIGHT:</b>	___ feet	___ feet	___ feet

SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
<b>HABITABLE LIVING AREA:</b> <i>Includes habitable basement areas</i>	1505 square feet	3228 square feet	4733 square feet
<b>NON-HABITABLE AREA:</b> <i>Does not include covered porches or open structures</i>	565.5 square feet	-3.75 square feet	561.75 square feet

LOT CALCULATIONS	
<b>NET LOT AREA:</b>	20,539 square feet
<b>FRONT YARD HARDSCAPE AREA:</b> <i>Hardscape area in the front yard setback shall not exceed 50%</i>	___ square feet ( ___ %)
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing and proposed): 8,510 sq ft Existing softscape (undisturbed) area: 15,276 sq ft New softscape (new or replaced landscaping) area: 2,086 sq ft <i>Sum of all three should equal the site's net lot area</i>

project

**MORTON AVE.  
RESIDENCE**  
LOS ALTOS, CA

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sheet title

**TITLE SHEET**

**A0.0**

# MORTON AVENUE RESIDENCE

## 1716 Morton Avenue, Los Altos, CA 94024



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## ABBREVIATIONS

⊙	AT	HORZ	HORIZONTAL
⊖	CENTERLINE	HVAC	HEATING VENTING
⊕	DIAMETER OR ROUND		AND AIR CONDITIONING
⊖	PROPERTY LINE		
AC	AIR CONDITIONING	INCL	INCLUDES OR INCLUDING
ADJ	ADJUSTABLE	INT	INTERIOR
AFF	ABOVE FINISH FLOOR	LAV	LAVATORY
APPR	APPROXIMATELY	LF	LINEAR FEET
ATTN	ATTENTION	LIN	LINEN
BD	BOARD	MAT	MATERIAL
BLDG	BUILDING	MFR	MANUFACTURER
BO	BOTTOM OF	MAX	MAXIMUM
		MIN	MINIMUM
CLG	CEILING	(N)	NEW
CLOS	CLOSET	NIC	NOT IN CONTRACT
CLR	CLEAR	NOM	NOMINAL
CONT	CONTINUOUS	NTS	NOT TO SCALE
CSMNT	CASEMENT	OC	ON CENTER
DBL	DOUBLE	R	RADIUS
DEMO	DEMOLISH	RWL	RAIN WATER LEADER
DET	DETAIL	RCP	REFLECTED CEILING PLAN
DIM	DIMENSION	REQD	REQUIRED
DWG	DRAWING	RD	ROOF DRAIN
(E)	EXISTING	RM	ROOM
EA	EACH	RO	ROUGH OPENING
ELEV	ELEVATION	S	SINK
EQ	EQUAL	SF	SQUARE FOOT/FOOTAGE
ETC	ETCETERA	SIM	SIMILAR
EXG	EXISTING	SCD	SEE CIVIL DRAWINGS
EXG	EXISTING	SLD	SEE LANDSCAPE DRAWINGS
EXT	EXTERIOR	SSD	SEE STRUCTURAL DRAWINGS
FD	FLOOR DRAIN	STOR	STORAGE
FF	FINISH FLOOR	T&G	TONGUE AND GROOVE
FFE	FINISH FLOOR ELEVATION	TBD	TO BE DETERMINED
FS	FINISH SLAB	TO	TOP OF
FSE	FINISH SLAB ELEVATION	TOS	TOB OF SLAB
FIN	FINISH	TSG	THE SHIFT GROUP
FLR	FLOOR	TYP	TYPICAL
FOC	FACE OF CONCRETE	UBC	UNIFORM BUILDING CODE
FOF	FACE OF FINISH	UON	UNLESS OTHERWISE NOTED
FOS	FACE OF STUD		
GA	GAGE OR GAUGE	VERT	VERTICAL
GAL	GALLON	VIF	VERIFY IN FIELD
GALV	GALVANIZED		
GL	GLASS	W/	WITH
GPM	GALLONS PER MINUTE	WC	WATER CLOSET
GSM	GALVANIZED SHEET METAL	WH	WATER HEATER

## SYMBOL LEGEND

	PROPERTY LINE
	BUILDING SETBACK
	FENCE
	(E) TREE
	(N) TREE
	(E) TREE, REMOVED
	<u>BUILDING ELEVATION KEY:</u> DETAIL #/SHEET #
	<u>BUILDING SECTION KEY:</u> DETAIL #/SHEET #
	<u>INTERIOR ELEVATION KEY:</u> DETAIL #/SHEET #
	<u>DETAIL BUBBLE KEY:</u> DETAIL #/SHEET #
	<u>DETAIL KEY:</u> DETAIL #/SHEET #
	WALL FRAMING MARKER (# INDICATES NOMINAL THICKNESS)
	REMARK NUMBER
	<u>DOOR KEY:</u> DOOR NUMBER
	<u>WINDOW KEY:</u> WINDOW NUMBER

## APPLICABLE CODES

## PROJECT DATA

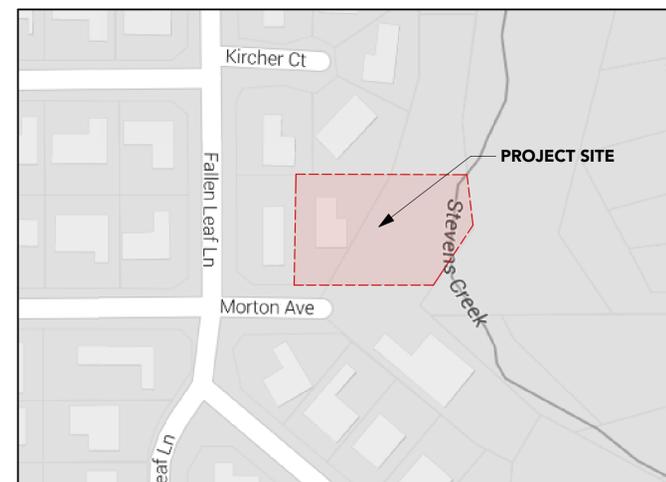
APN: 318-21-001 & 318-21-002  
ZONING: R1-10  
OCCUPANCY: R-3  
CONSTRUCTION TYPE: V-B  
STORIES: TWO (2)  
FLOOD ZONE: FEMA ZONE X & A

## PROJECT DESCRIPTION

A NEW 2-STORY RESIDENCE WITH DETACHED GARAGE.

## DEFERRED SUBMITTALS

## VICINITY MAP



## ZONING COMPLIANCE

NOTE: FOR MORE SPECIFIC BREAKDOWNS OF THESE AREAS SEE SHEET A0.2

	EXISTING	PROPOSED	ALLOWABLE
<b>FLOOR AREA</b>			
LOT COVERAGE - 2 STORY	2,070.5 SF	5,382.5 SF 20%	7,961.7 SF 30%
PROPOSED FLOOR AREA - 1ST FLOOR		3,800.75 SF	
ACCESSORY STRUCTURE - GARAGE		561.75 SF	573.0 SF
<b>SUBTOTAL FIRST FLOOR AREA</b>		<b>4,362.50 SF</b>	
PROPOSED FLOOR AREA - 2ND FLOOR		932.5 SF	N/A
<b>TOTAL FLOOR AREA</b>	2,070.5 SF	<b>5,382.50 SF</b>	<b>5,403.9 SF</b>
		<b>20.3%</b>	<b>20.4%</b>
<b>HABITABLE FLOOR AREA</b>	<b>1,505.0 SF</b>	<b>4,733.25 SF</b>	
<b>FRONT YARD HARDSCAPE AREA</b>	<b>1,342.0 SF</b>	<b>763.0 SF</b>	<b>1,442.0 SF</b>
(OF THE 2,884 SF OF FRONT YARD)		<b>26.5%</b>	<b>50.0%</b>
TOTAL HARDSCAPE	3,080.0 SF	8,576.75 SF	
EXISTING SOFTSCAPE	21,388.5 SF	15,276.0 SF	
NEW SOFTSCAPE		2,686.25 SF	
<b>NET LOT AREA</b>		<b>26,539.0 SF</b>	
<b>SETBACKS</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>ALLOWABLE</b>
FRONT	37.5'	25'	25'
CREEK-BANK (RIGHT) SIDE	73.0'	20'	20'
LEFT SIDE	14.2'	10'	17.5'
REAR	29.25'	25'	25'
ACCESSORY STRUCTURE (UNDER 10' HIGH)	1.0'	5'	5'
HEIGHT LIMIT	14.5'	26.75'	27'

## PROJECT DIRECTORY

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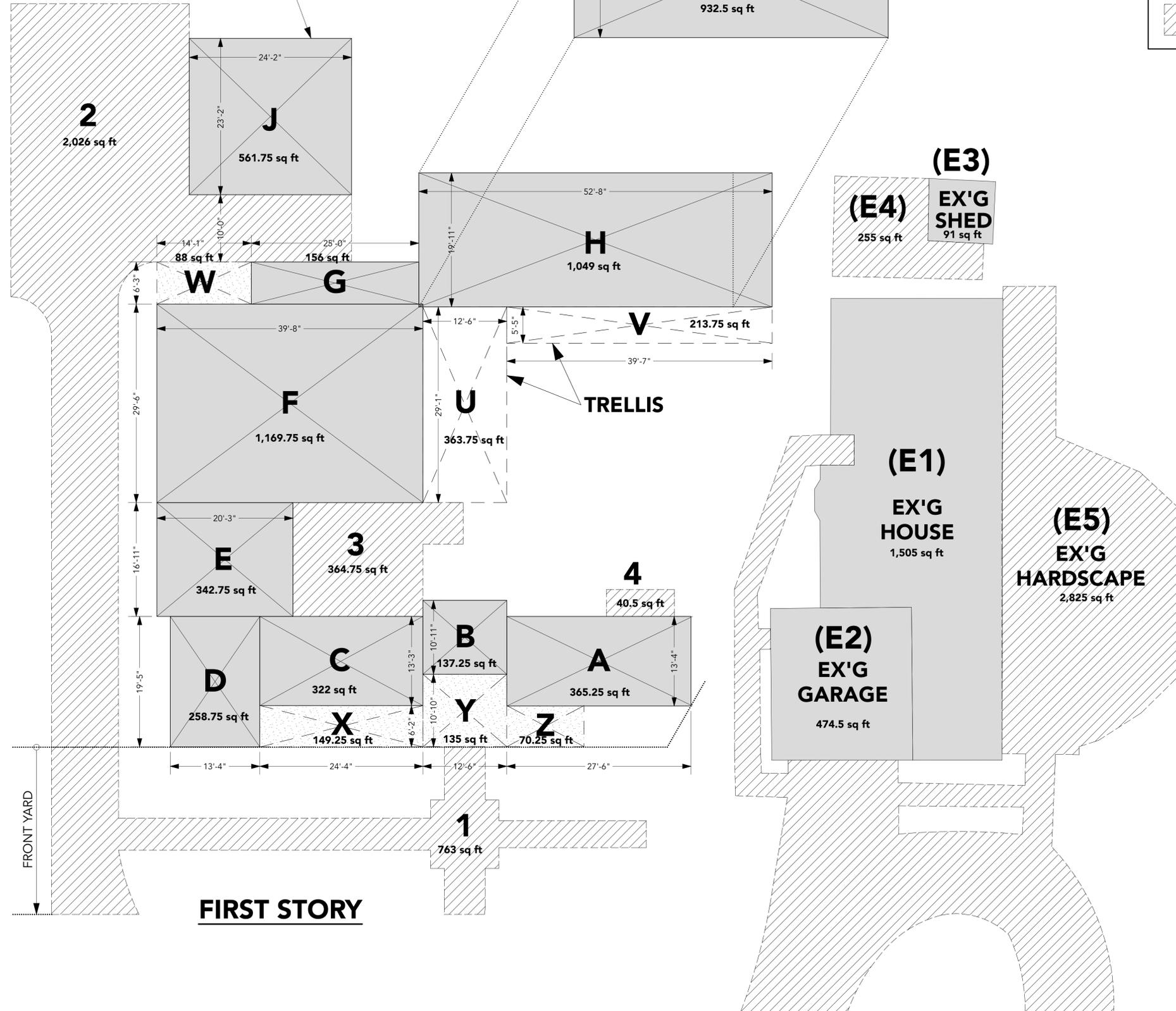
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## PROJECT DATA

# A0.1

**SECOND STORY**

**DETACHED GARAGE**



**SYMBOL LEGEND**

	FLOOR AREA
	COVERED OUTDOOR AREA / HARDSCAPE
	TRELLISED OUTDOOR AREA / HARDSCAPE
	HARDSCAPE

**AREA CALCULATIONS**

		ZONE	AREA (sq. ft.)	
STRUCTURES	FIRST FLOOR	A	365.25	
		B	137.25	
		C	322.00	
		D	258.75	
		E	342.75	
		F	1,169.75	
		G	156.00	
		H	1,049.00	
	DETACHED GARAGE	J	561.75	
	<b>FIRST STORY STRUCTURES SUBTOTAL =</b>			<b>4,362.50</b>
SECOND FLOOR	K	932.50		
	<b>SECOND STORY STRUCTURES SUBTOTAL =</b>			<b>932.50</b>
<b>TOTAL FLOOR AREA =</b>			<b>5,295.00</b>	
COVERED OUTDOOR AREA	U	363.75		
	V	213.75		
	W	88.00		
	X	149.25		
	Y	135.00		
	Z	70.25		
	<b>COVERED OUTDOOR SUBTOTAL =</b>			<b>1,020.00</b>
	<b>FIRST STORY RESIDENCE SUBTOTAL =</b>			<b>4,362.50</b>
<b>STRUCTURES LOT COVERAGE =</b>			<b>5,382.50</b>	

LANDSCAPING	FRONT YARD HARDSCAPE	1	763.00
	OTHER HARDSCAPE	2	2,026.00
		3	364.75
		4	40.50
<b>HARDSCAPE SUBTOTAL =</b>			<b>3,194.25</b>
<b>STRUCTURES SUBTOTAL =</b>			<b>5,382.50</b>
<b>IMPERVIOUS SURFACE TOTAL =</b>			<b>8,576.75</b>
EX'G SOFTSCAPE	N/A		15,276.25
	NEW SOFTSCAPE	N/A	2,686.00
		<b>SOFTSCAPE SURFACE TOTAL =</b>	
<b>NET LOT AREA =</b>			<b>26,539.00</b>

project

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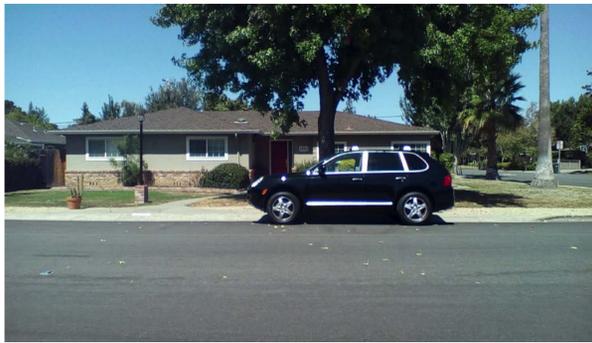
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**FLOOR AREA  
CALCULATIONS**

**A0.2**



1 1695 MORTON AVE



(SIDE VIEW)



2 1780 MORTON AVE



NOTE: NO SIDE VIEW POSSIBLE FROM STREET



3 1785 FALLEN LEAF LN



(SIDE VIEW)



4 1765 FALLEN LEAF LN



(SIDE VIEW)



(REAR VIEW FROM PROJECT)

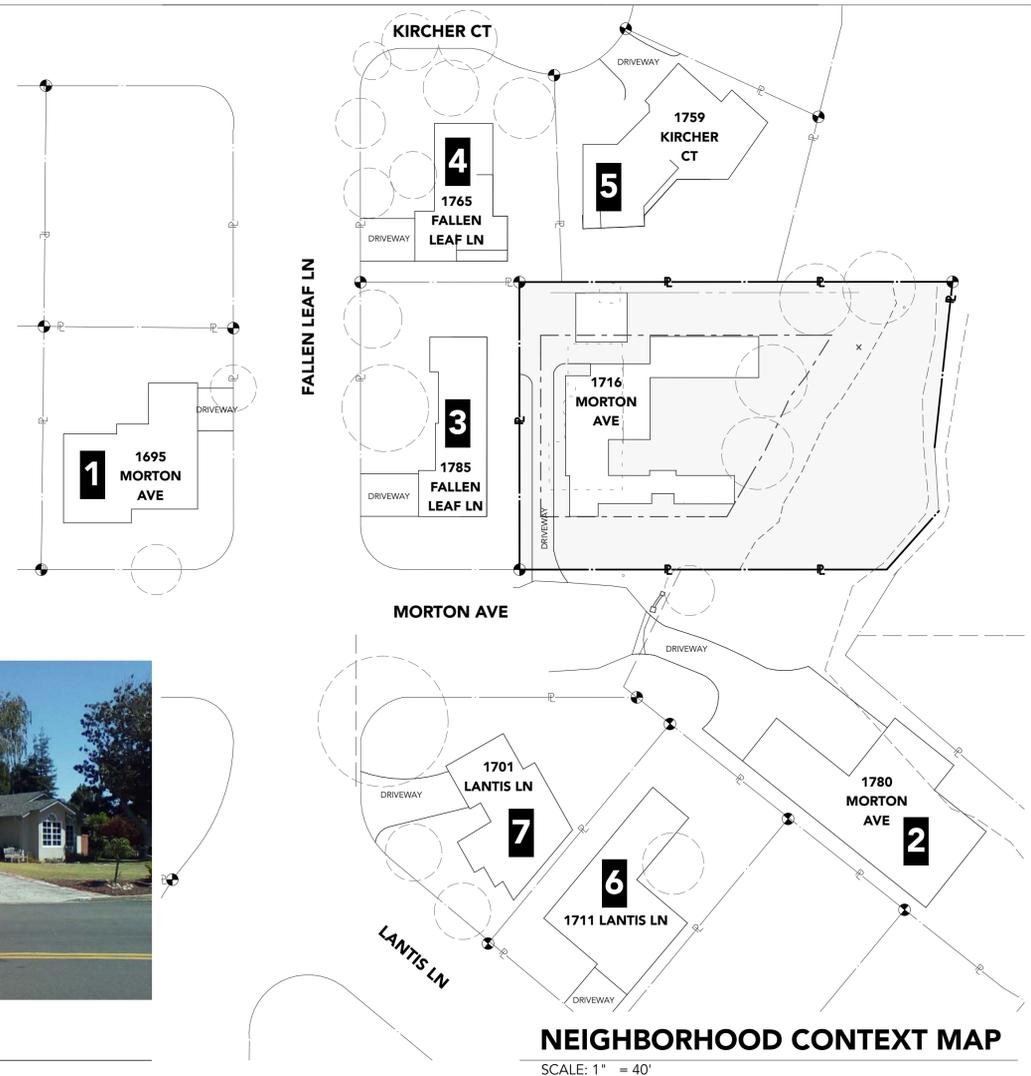


5 1759 KIRCHER CT



(REAR VIEW FROM PROJECT)

NOTE: THE SUBJECT PROPERTY IS AT THE END OF MORTON AVENUE ON A CUL-DE-SAC UPON WHICH ONLY ONE OTHER RESIDENCE, 1780 MORTON AVENUE, ALSO HAS ITS FRONTAGE. BOTH PROPERTIES ARE ANGLED INDIRECTLY TO THE STREET IN A MANNER THAT MAKES THEM DIFFICULT TO EVALUATE IN STRAIGHT COMPARISON TO OTHER TYPICAL RESIDENCES IN THIS AREA WHICH ALIGN PARALLEL TO THE STREET.



NEIGHBORHOOD CONTEXT MAP  
SCALE: 1" = 40'



6 1711 LANTIS LN



7 1701 LANTIS LN



(SIDE VIEW)

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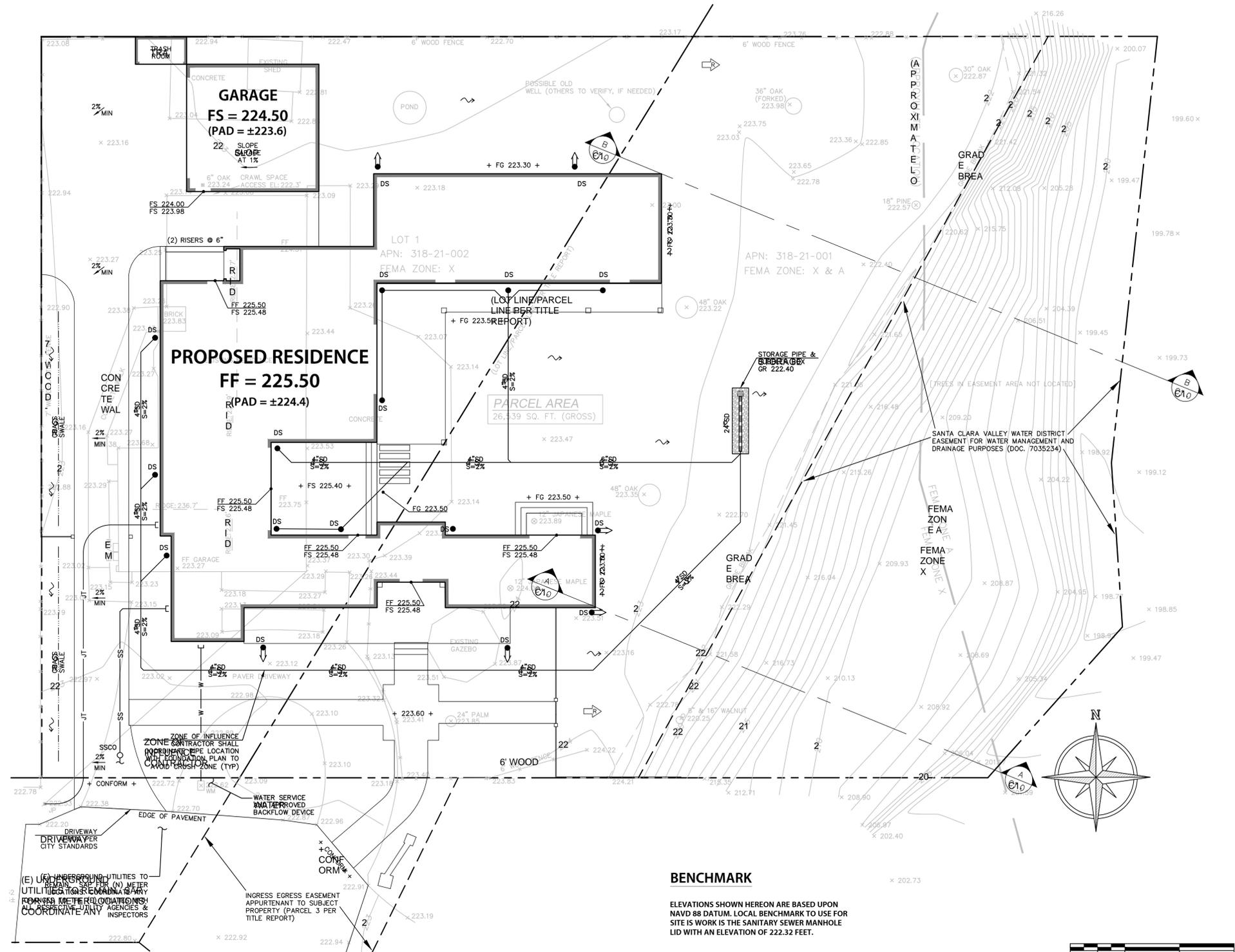
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NEIGHBORHOOD  
CONTEXT



**HATCH LEGEND:**

	ASPHALTIC CONCRETE PAVEMENT	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	SITE CONCRETE	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	GRAVEL PATH	PER LANDSCAPE PLANS
	NEW LANDSCAPE	PER LANDSCAPE PLANS
	TREE REMOVAL	REMOVAL OPERATIONS REQUIRE A PERMIT AND MAY ONLY BEGIN UPON RECEIVING WRITTEN CONFIRMATION FROM THE PROJECT ARCHITECT.

**PRELIMINARY EARTHWORK QUANTITIES (GROSS NUMBERS)**  
15 C.Y. CUT  
145 C.Y. FILL  
BALANCE: 130 C.Y. IMPORT  
TOTAL TO BE MOVED: 160 C.Y. DISTURBANCE

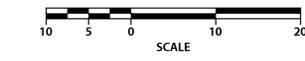
CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY, THEREFORE EXCLUDING EARTHWORK UNDERNEATH THE FOOTPRINT OF THE BUILDING STRUCTURES.

- NOTES:**
- CONTRACTOR SHALL VERTICALLY LOCATE THE EXISTING SEWER LATERAL WITHIN THE SCOPE OF WORK. BRING DISCREPANCIES TO THE CIVIL ENGINEER VIA FORMAL RFI PRIOR TO COMMENCING ACTIVITIES (PARTICULARLY GRADING OPERATIONS) WITHIN THE AREAS WHERE THE SYSTEM COULD BE IMPACTED. THE EXISTING SEWER LATERAL WAS NOT FOUND BY THE PROJECT SURVEYOR. FIELD LOCATE DURING CONSTRUCTION.
  - AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
  - ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT. THIS INCLUDES BUT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
  - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
  - PROTECT BUILDING SYSTEMS FROM FLOOD DAMAGE (UTILITIES, HVAC, WATER AND SEWER)

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. LOCAL BENCHMARK TO USE FOR SITE IS WORK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 222.32 FEET.

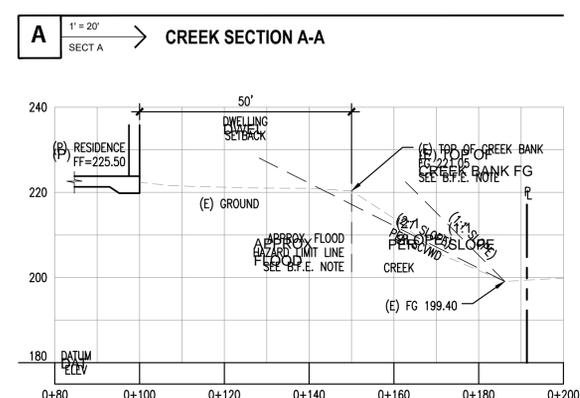
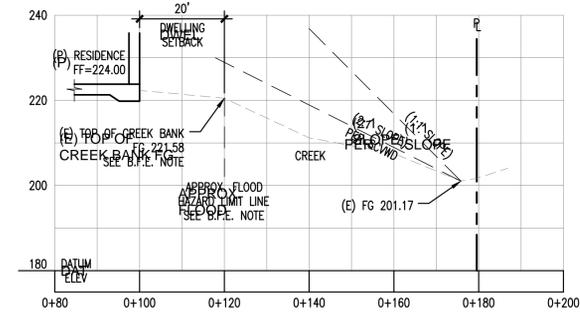


SEE SHEETS C0.0 AND C0.1 FOR ADDITIONAL NOTES AND LEGENDS



**GRADING REQUIREMENTS:**

- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
- CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
- ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
- IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
- COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
- DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
- SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
- ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'; HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT, WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTORS SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
- STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.



**B.F.E. NOTE:**

- THE 100YR BASE FLOOD ELEVATION (B.F.E.) WAS NOT PROVIDED BY FEMA MAP No.06085C0202H. FLOOD HAZARD ZONE IS ASSUMED TO BE WITHIN THE TOP OF BANK.
- PER THE SANTA CLARA COUNTY FLOOD INSURANCE STUDY, THE 1-PERCENT ANNUAL CHANCE FLOOD IS CONTAINED WELL WITHIN THE BANKS OF THE CHANNEL (STEVENS CREEK). THE HIGHEST TOP OF BANK ELEVATION AT THE PROPERTY IS APPROXIMATELY ±224.20'.
- PER THE CITY OF LOS ALTOS REQUIREMENTS, WHEN NO B.F.E. IS DETERMINED, THE LOWEST FLOOR SHALL BE 24" ABOVE THE HIGHEST ADJACENT GRADE AROUND THE STRUCTURE. THIS HIGHEST EXISTING GRADE IS ±223.50'.
- THE LOWEST FLOOR IS SET AT 225.50, WHICH IS AT LEAST 24" HIGHER THAN 223.50'.

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FOR PLAN REVIEW ONLY  
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DATE:	10/23/2015
DESCRIPTION:	DESIGN REVIEW
	DESIGN REVIEW

**MORTON AVE. RESIDENCE**  
**1716 MORTON AVENUE**  
**LOS ALTOS, CA 94024**

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DATE:	10/23/2015
SCALE:	1" = 10'
DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE  
**PRELIMINARY GRADING & DRAINAGE PLAN**

**C1.0**

project

MORTON AVE. RESIDENCE  
LOS ALTOS, CA

architect

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sheet title

SITE PLAN AND LANDSCAPE PLAN

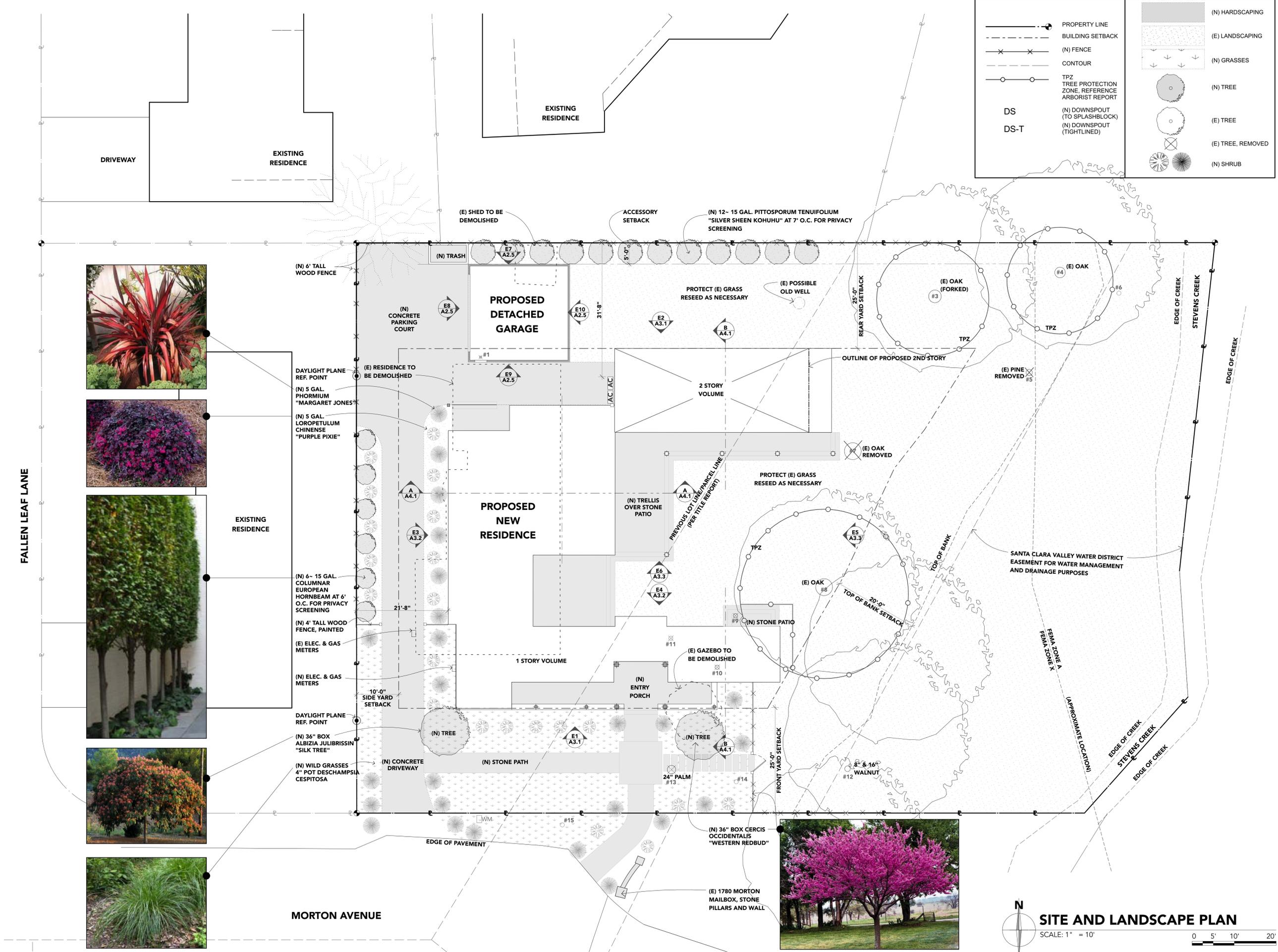
A1.1

**SITE PLAN LEGEND**

- PROPERTY LINE
- BUILDING SETBACK
- (N) FENCE
- CONTOUR
- TPZ
- TREE PROTECTION ZONE REFERENCE ARBORIST REPORT
- DS (N) DOWNSPOUT (TO SPLASHBLOCK)
- DS-T (N) DOWNSPOUT (TIGHTLINED)

**LANDSCAPE PLAN LEGEND**

- (N) HARDSCAPING
- (E) LANDSCAPING
- (N) GRASSES
- (N) TREE
- (E) TREE
- (E) TREE, REMOVED
- (N) SHRUB



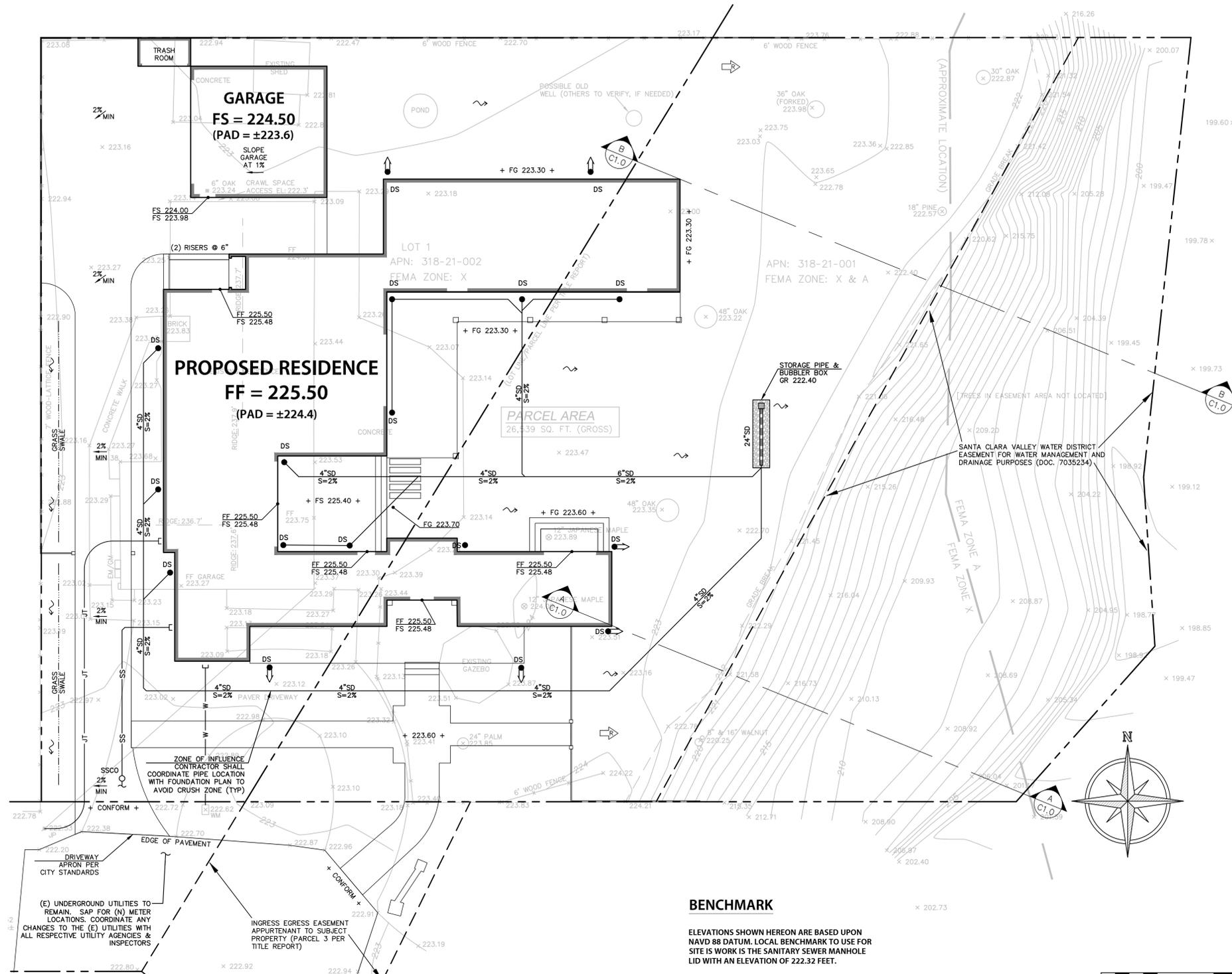
FALLEN LEAF LANE

MORTON AVENUE

N  
**SITE AND LANDSCAPE PLAN**  
SCALE: 1" = 10'

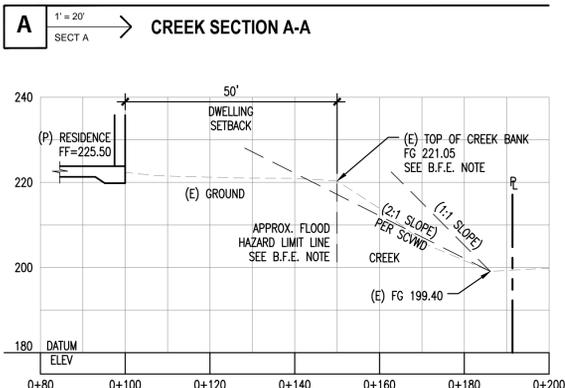
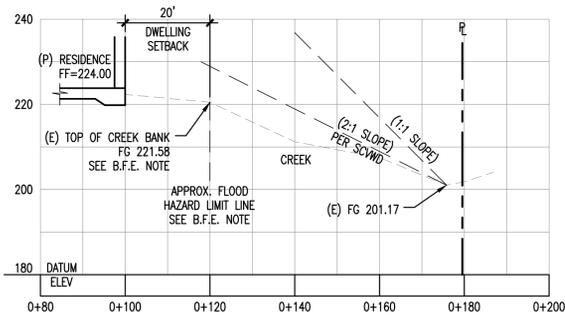






**GRADING REQUIREMENTS:**

1. PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM ALL STRUCTURES BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5%, UNLESS OTHERWISE NOTED ON THE PLANS. SLOPE PORCHES, LANDINGS AND TERRACES 2% (1/4" PER FOOT) AWAY FROM STRUCTURES UNLESS OTHERWISE NOTED ON PLANS.
2. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, THE GEOTECHNICAL INVESTIGATION AND THE PROPOSED SURFACE THICKNESS AND BASE THE BID ACCORDINGLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM IF A SEPARATE DEMOLITION CONTRACT HAS BEEN ISSUED TO TAKE THE SITE FROM THE WAY IT IS AT THE TIME OF THE BID TO THE CONDITIONS DESCRIBED IN THESE DOCUMENTS. ANY DIFFERENCES BETWEEN THE STATE IN WHICH THE SITE IS DELIVERED TO THE CONTRACTOR AND THESE DOCUMENTS SHOULD BE NOTED TO THE ENGINEER/ARCHITECT.
4. ALL FILL SHALL BE COMPACTED PER THE GEOTECHNICAL REPORT AND THE CONTRACTOR SHALL COORDINATE AND COMPLY WITH THE CLIENT'S TESTING AGENCY TO TAKE THE APPROPRIATE TESTS TO VERIFY COMPACTION VALUES.
5. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT AND SPECIFICATIONS.
6. COORDINATE THE PLACEMENT OF ALL SLEEVES FOR LANDSCAPE IRRIGATION (WATER AND CONTROL WIRING) AND SITE LIGHTING PRIOR TO THE PLACEMENT OF ANY ASPHALT, BASEROCK OR CONCRETE SURFACING. SEE LANDSCAPING AND SITE ELECTRICAL DRAWINGS.
7. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER/ARCHITECT.
8. SITE STRIPPINGS THAT CONTAIN ONLY ORGANIC MATERIAL (NO DEBRIS TRASH, BROKEN CONC. OR ROCKS GREATER THAN 1" IN DIAMETER) MAY BE USED IN LANDSCAPE AREAS, EXCEPT FOR AREAS IDENTIFIED AS IMPORT TOP SOIL BY THE LANDSCAPE DRAWINGS. EXCESS STRIPPINGS SHALL BE REMOVED FROM SITE.
9. ROUGH GRADING TO BE WITHIN 0.1' AND FINISH GRADES ARE TO BE WITHIN 0.05'; HOWEVER CONTRACTOR SHALL NOT CONSTRUCT ANY IMPROVEMENTS THAT WILL CAUSE WATER TO POND OR NOT MEET REQUIREMENTS IN GRADING NOTE #1.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE TO CONFORM TO THE LINES, GRADES, SECTIONS, AND DIMENSIONS AS SET FORTH ON THESE PLANS. ALL GRADED AREAS SHALL CONFORM TO THE VERTICAL ELEVATIONS SHOWN WITH A TOLERANCE OF ONE-TENTH OF A FOOT. WHERE GRADED AREAS DO NOT CONFORM TO THESE TOLERANCES, THE CONTRACTOR SHALL BE REQUIRED TO DO CORRECTIVE GRADING, AT NO EXTRA COST TO THE CLIENT.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE GROUND ELEVATIONS AND OVERALL TOPOGRAPHY OF THE SITE PRIOR TO THE START OF CONSTRUCTION AS TO THE ACCURACY BETWEEN THE WORK SET FORTH ON THESE PLANS AND THE WORK IN THE FIELD. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND CIVIL ENGINEER IN WRITING PRIOR TO START OF CONSTRUCTION WHICH MAY REQUIRE CHANGES IN DESIGN AND/OR AFFECT THE EARTHWORK QUANTITIES.
12. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING PUBLIC STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING WITH ADEQUATE CUTBACK TO PREVENT SHIFTING OF STEEL PLATE AND/OR HOT-MIX ASPHALT REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF THE WORKING DAY.
13. STRUCTURE WALLS: PER CBC 2304.11.2.2 (WOOD SUPPORTED BY FOUNDATION) PROVIDE 8" MINIMUM CLEAR TO EXTERIOR GRADE.



**B.F.E. NOTE:**

1. THE 100YR BASE FLOOD ELEVATION (B.F.E.) WAS NOT PROVIDED BY FEMA MAP No.06085C0202H. FLOOD HAZARD ZONE IS ASSUMED TO BE WITHIN THE TOP OF BANK.
2. PER THE SANTA CLARA COUNTY FLOOD INSURANCE STUDY, THE 1-PERCENT ANNUAL CHANCE FLOOD IS CONTAINED WELL WITHIN THE BANKS OF THE CHANNEL (STEVENS CREEK). THE HIGHEST TOP OF BANK ELEVATION AT THE PROPERTY IS APPROXIMATELY ±224.20'.
3. PER THE CITY OF LOS ALTOS REQUIREMENTS, WHEN NO B.F.E. IS DETERMINED, THE LOWEST FLOOR SHALL BE 24" ABOVE THE HIGHEST ADJACENT GRADE AROUND THE STRUCTURE. THIS HIGHEST EXISTING GRADE IS ±223.50'.
4. THE LOWEST FLOOR IS SET AT 225.50, WHICH IS AT LEAST 24" HIGHER THAN 223.50'.

**HATCH LEGEND:**

	ASPHALTIC CONCRETE PAVEMENT	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	SITE CONCRETE	PER GEOTECHNICAL REPORT RECOMMENDATIONS.
	GRAVEL PATH	PER LANDSCAPE PLANS
	NEW LANDSCAPE	PER LANDSCAPE PLANS
	TREE REMOVAL	REMOVAL OPERATIONS REQUIRE A PERMIT AND MAY ONLY BEGIN UPON RECEIVING WRITTEN CONFIRMATION FROM THE PROJECT ARCHITECT.

**PRELIMINARY EARTHWORK QUANTITIES (GROSS NUMBERS)**  
15 C.Y. CUT  
145 C.Y. FILL  
BALANCE: 130 C.Y. IMPORT  
TOTAL TO BE MOVED: 160 C.Y. DISTURBANCE

CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

EARTHWORK QUANTITIES SHOWN ARE PRELIMINARY AND FOR PLANNING PURPOSES ONLY, THEREFORE EXCLUDING EARTHWORK UNDERNEATH THE FOOTPRINT OF THE BUILDING STRUCTURES.

**BENCHMARK**

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. LOCAL BENCHMARK TO USE FOR SITE IS WORK IS THE SANITARY SEWER MANHOLE LID WITH AN ELEVATION OF 222.32 FEET.

**NOTES:**

1. CONTRACTOR SHALL VERTICALLY LOCATE THE EXISTING SEWER LATERAL WITHIN THE SCOPE OF WORK. BRING DISCREPANCIES TO THE CIVIL ENGINEER VIA FORMAL RFI PRIOR TO COMMENCING ACTIVITIES (PARTICULARLY GRADING OPERATIONS) WITHIN THE AREAS WHERE THE SYSTEM COULD BE IMPACTED. THE EXISTING SEWER LATERAL WAS NOT FOUND BY THE PROJECT SURVEYOR. FIELD LOCATE DURING CONSTRUCTION.
2. AREAS LACKING TOPOGRAPHIC INFORMATION (ELEVATIONS) HAVE BEEN INTERPOLATED USING STANDARD ENGINEERING METHODS. CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AT CONFORMS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND REPORT BACK ANY DISCREPANCIES TO THE CIVIL ENGINEER.
3. ALL TREE REMOVAL SHALL BE PERFORMED AS SHOWN ON ARCHITECTURAL SHEETS AND FOLLOWING THE ARBORIST REPORT FOR THE PROJECT. THIS INCLUDES BUT IT IS NOT LIMITED TO GRADING OPERATIONS ADJACENT TO EXISTING TREES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PRESERVE THE INTEGRITY OF TREES TO REMAIN WHICH SHALL NOT BE AFFECTED BY CONSTRUCTION ACTIVITIES.
4. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL IMPROVEMENTS DAMAGED DURING CONSTRUCTION.
5. PROTECT BUILDING SYSTEMS FROM FLOOD DAMAGE (UTILITIES, HVAC, WATER AND SEWER)

SEE SHEETS C0.0 AND C0.1 FOR ADDITIONAL NOTES AND LEGENDS



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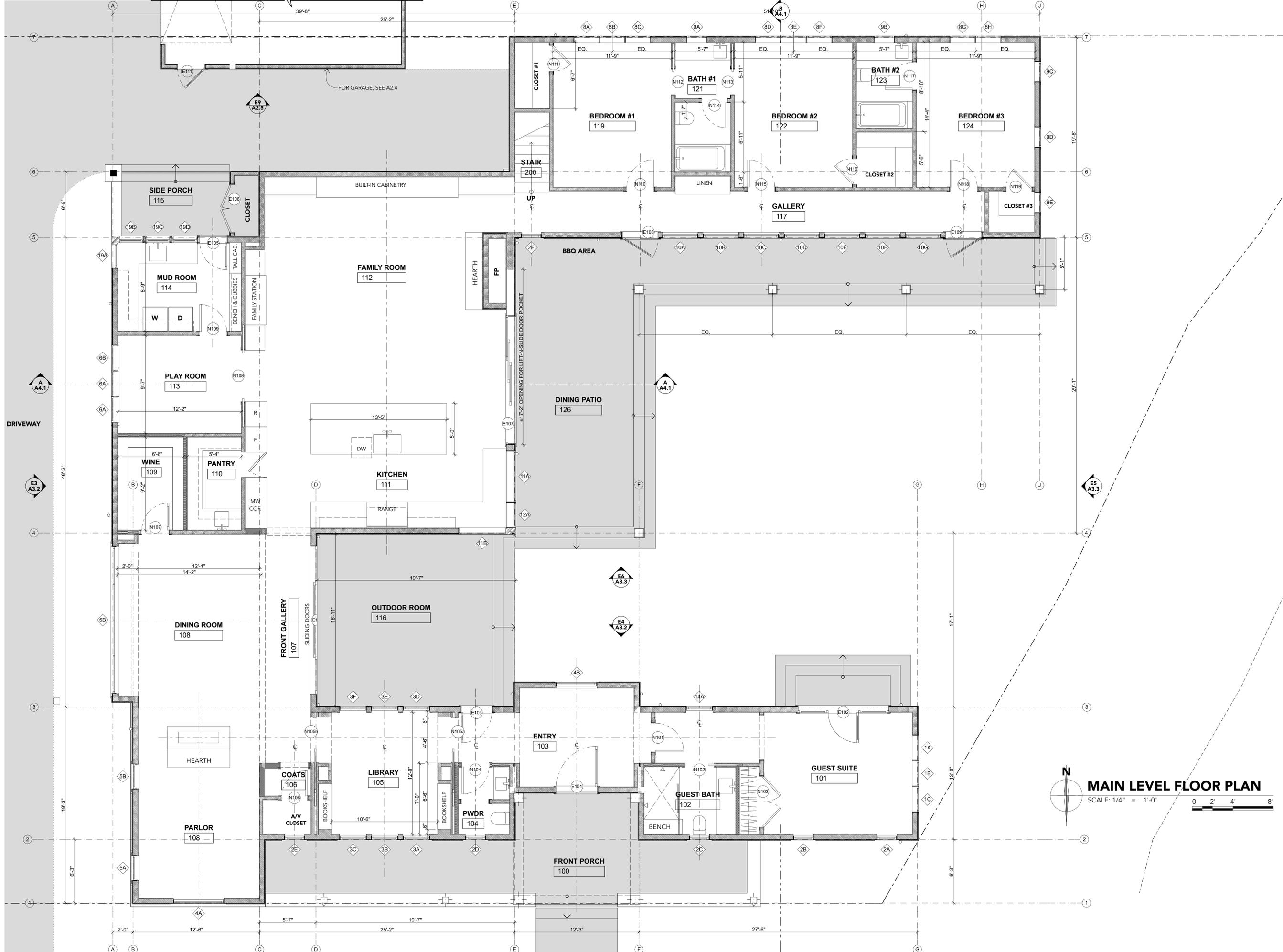
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DESIGN/DRAWN:	MK
CHECKED:	IK

SHEET TITLE  
**PRELIMINARY GRADING & DRAINAGE PLAN**

**C1.0**



**MAIN LEVEL FLOOR PLAN**

SCALE: 1/4" = 1'-0" 0 2' 4' 8'



project

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**MAIN LEVEL  
FLOOR PLAN**

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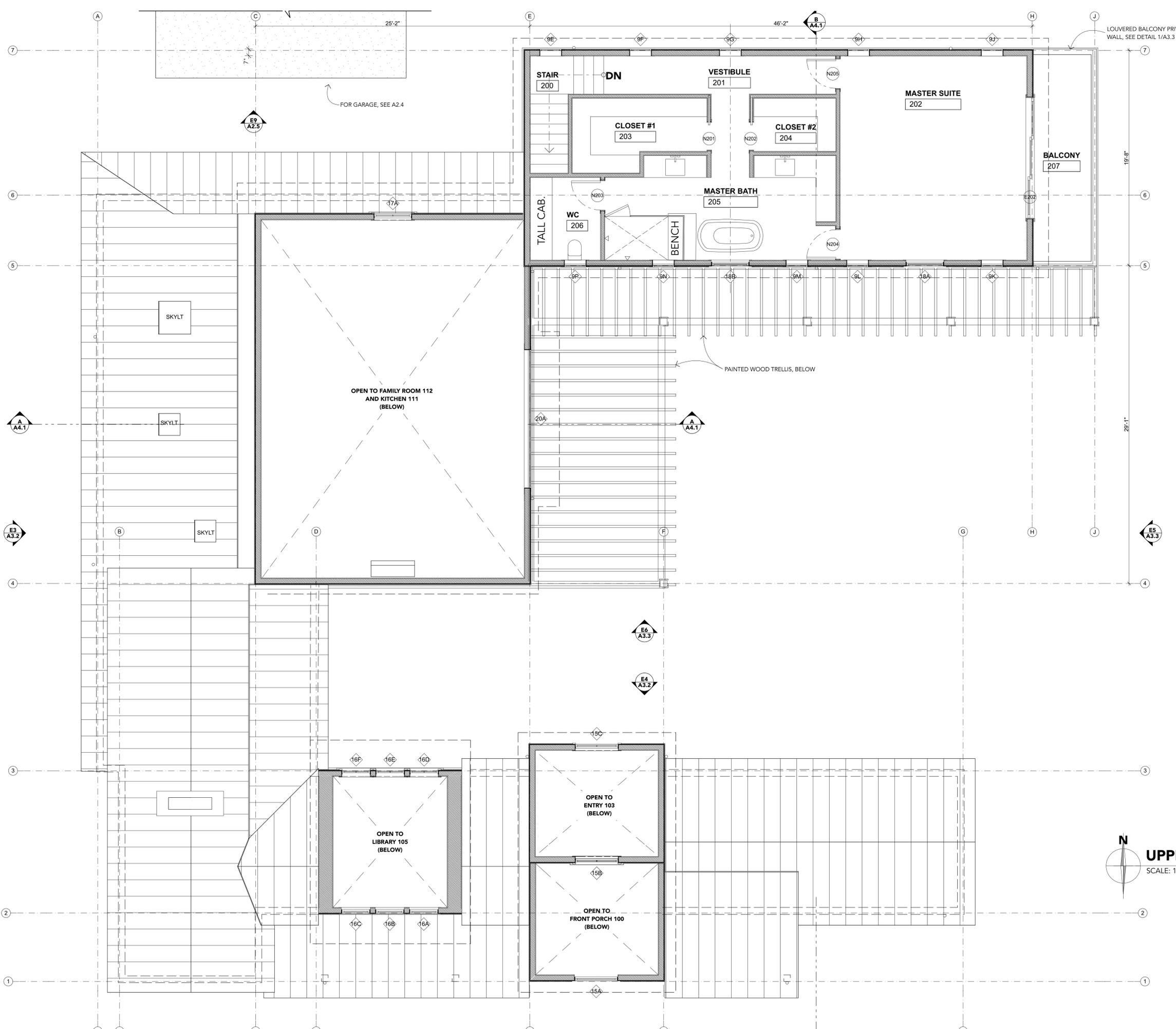
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**UPPER LEVEL  
FLOOR PLAN**

**A2.2**



**UPPER LEVEL FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



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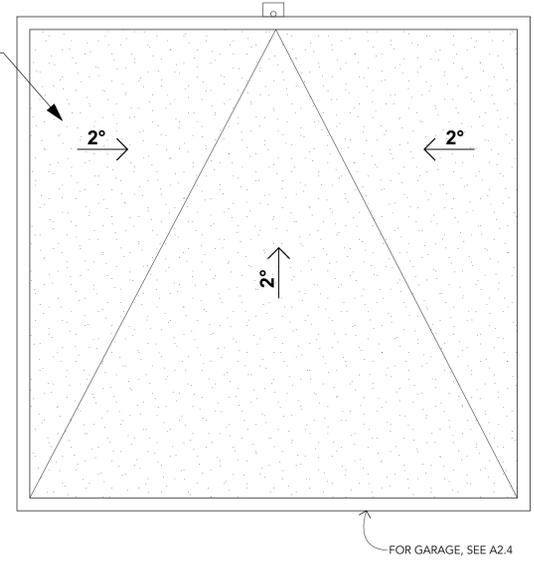
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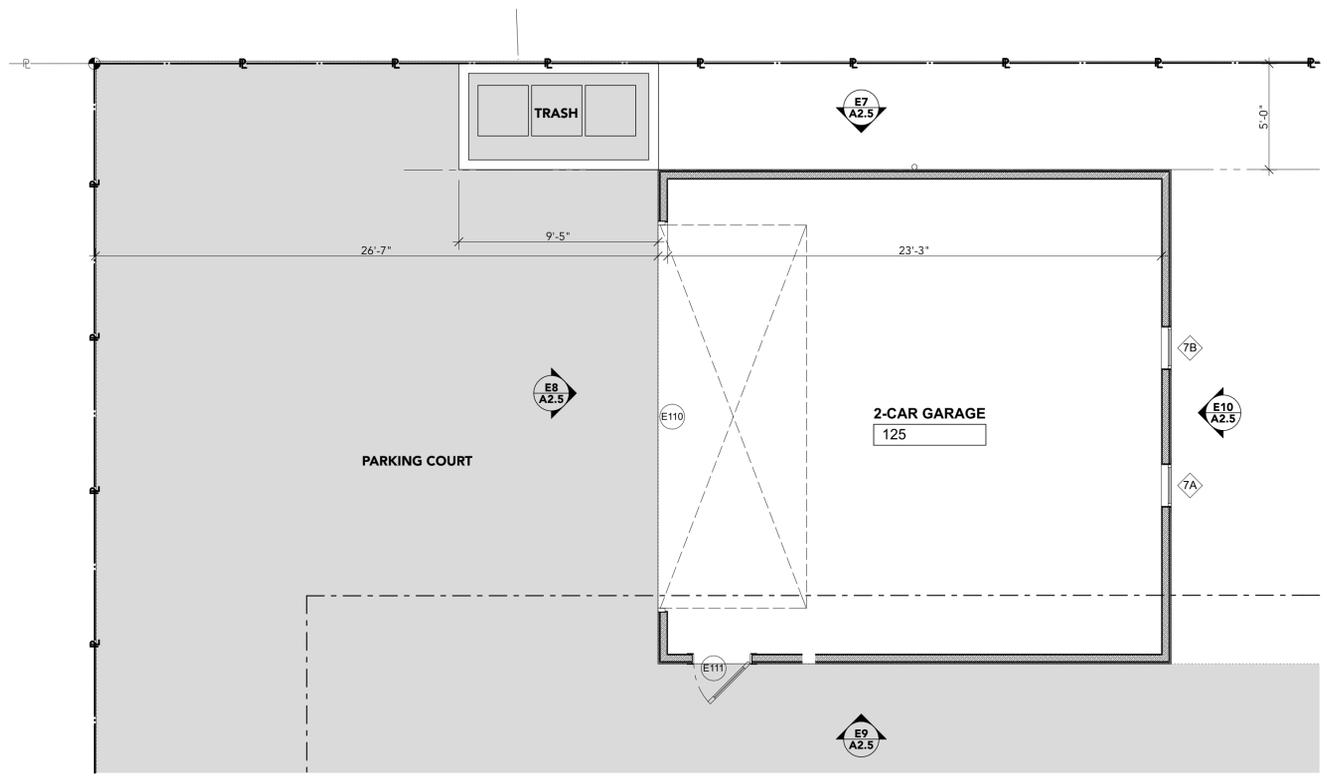
**GARAGE PLAN & ELEVATIONS**

**A2.5**

CLASS 'A' MEMBRANE ROOFING BY "IB ROOFING": 50-MIL, SINGLE-PLY TYPE 3 THERMOPLASTIC MEMBRANE (ASTM D 4434-04 & ICC REPORT NUMBER ESR-2852); COLOR: GREY



**GARAGE ROOF PLAN**

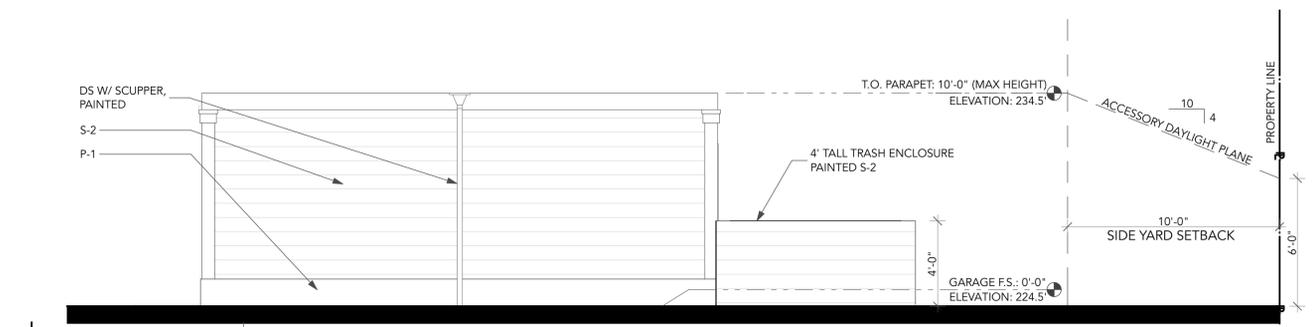


**GARAGE FLOOR PLAN**

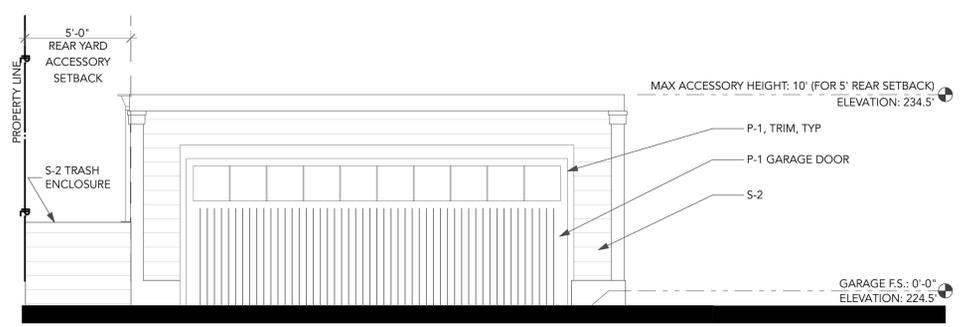
SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

**MATERIALS LEGEND**

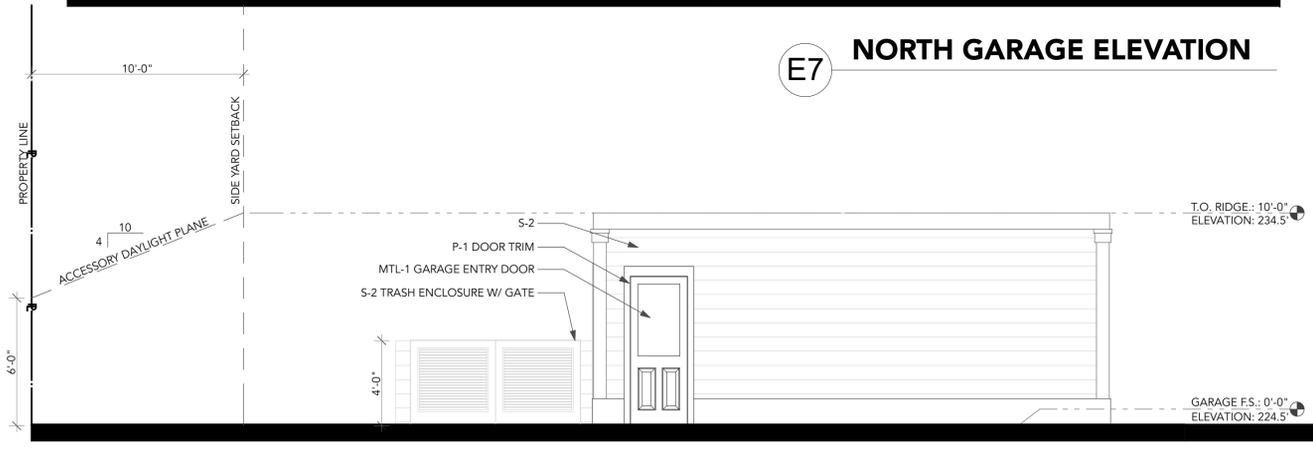
- S-1 SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
- S-2 SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
- R-1 ROOFING: STANDING SEAM METAL ROOF
- P-1 PAINTED ARCHITECTURAL WOODWORK: COLUMNS, BEAMS, RAFTER TAILS, RAILINGS, BALUSTERS, DOOR AND WINDOW TRIM
- MTL-1 PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
- C-1 CHIMNEY: BOARD FORMED CONCRETE



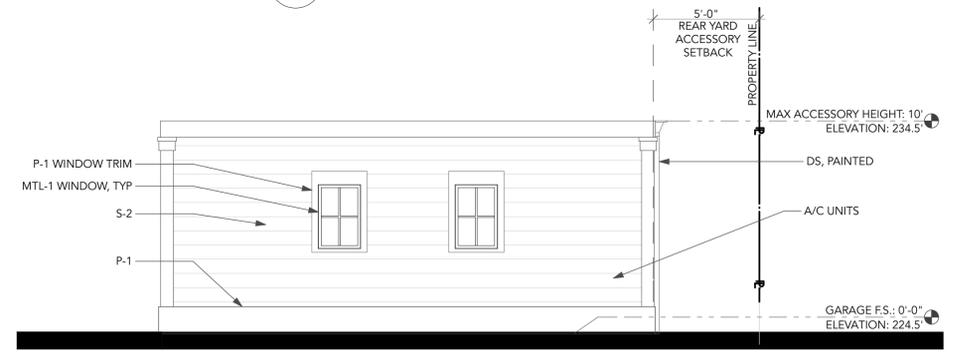
**E7 NORTH GARAGE ELEVATION**



**E8 WEST GARAGE ELEVATION**

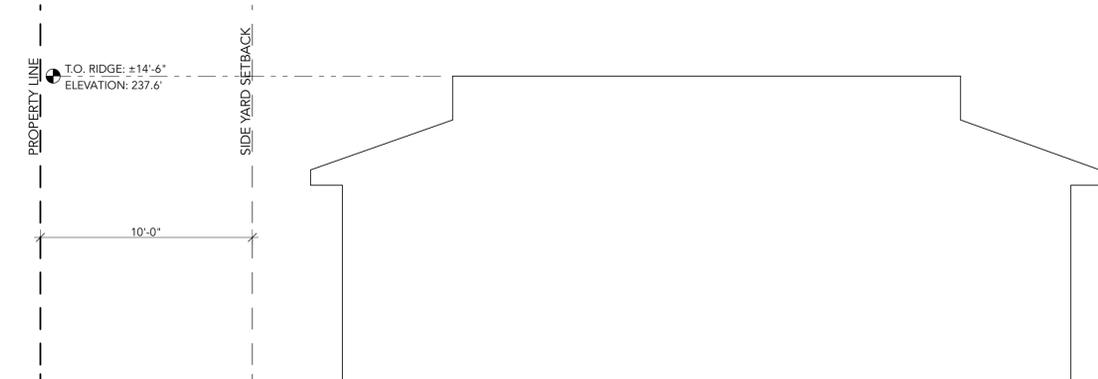


**E9 SOUTH GARAGE ELEVATION**



**E10 EAST GARAGE ELEVATION**

SCALE: 1/4" = 1'-0"  
0 2' 4' 8'

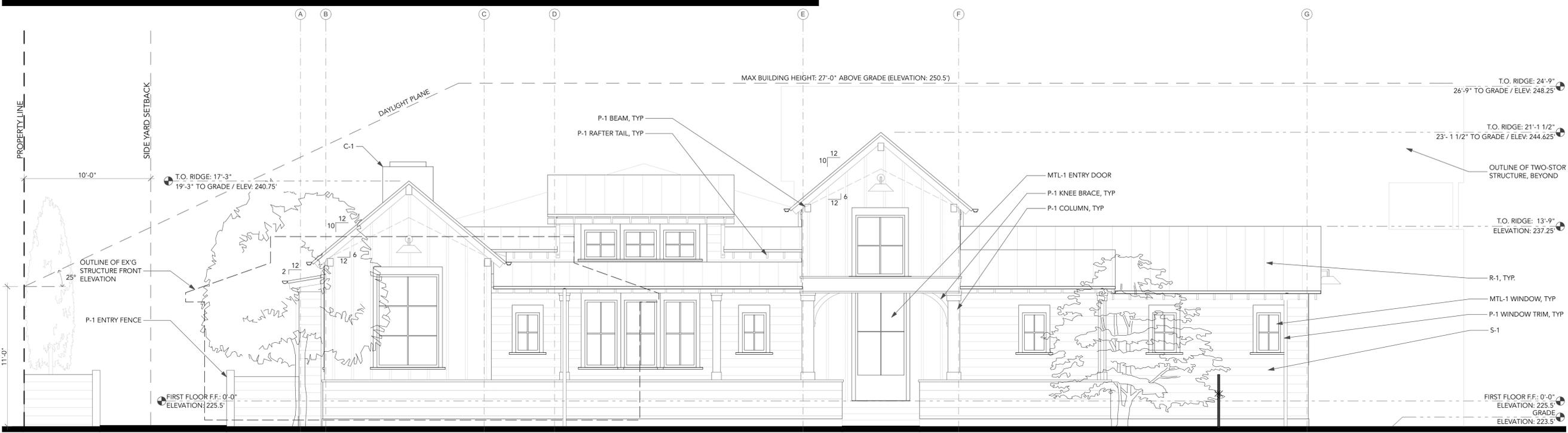


**E0** EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

**NOTE:** PROPOSED GRADE AND NATURAL GRADE ARE VIRTUALLY IDENTICAL. PROPOSED STRUCTURE'S MAXIMUM HEIGHT IS BELOW THE TOLERANCE OF VARIATION BETWEEN THE NATURAL AND PROPOSED GRADE AT ALL POINTS.

**MATERIALS LEGEND**

S-1	SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
S-2	SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
R-1	ROOFING: STANDING SEAM METAL ROOF
P-1	PAINTED ARCHITECTURAL WOODWORK: COLUMNS, BEAMS, RAFTER TAILS, RAILINGS, BALUSTERS, DOOR AND WINDOW TRIM
MTL-1	PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
C-1	CHIMNEY: BOARD FORMED CONCRETE



**E1** SOUTH (FRONT) ELEVATION  
SCALE: 1/4" = 1'-0"



**E2** NORTH (REAR) ELEVATION

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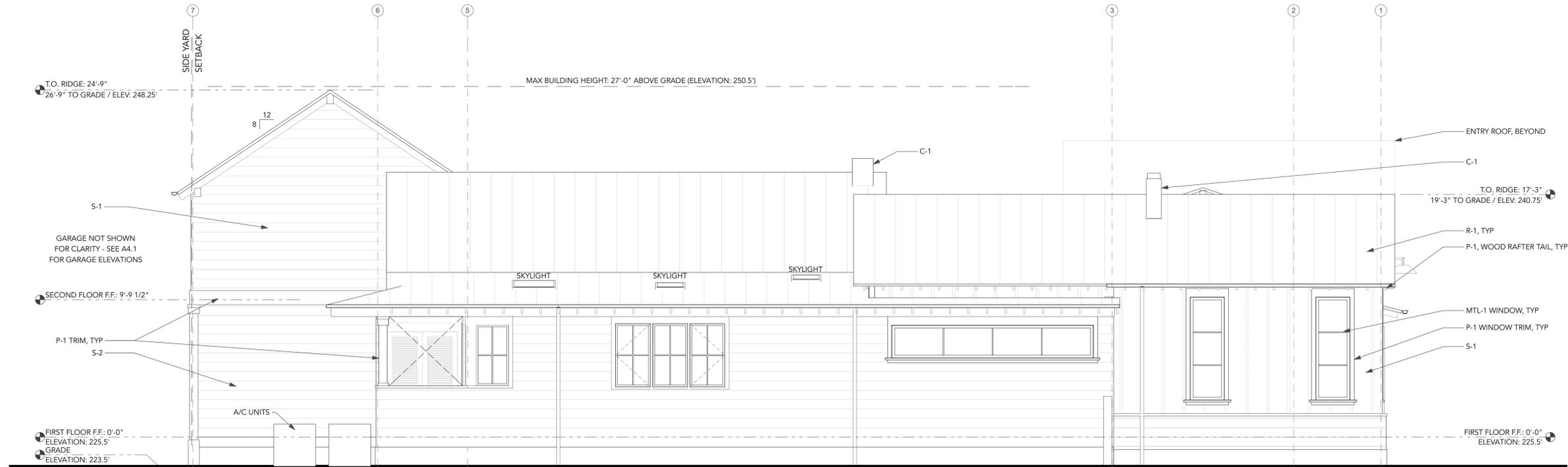
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**EXTERIOR ELEVATIONS**

**A3.1**

**MATERIALS LEGEND**

- S-1 SIDING TYPE 1: PAINTED WOOD VERTICAL BOARD & BATTEN
- S-2 SIDING TYPE 2: PAINTED WOOD HORIZONTAL LAP SIDING
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- MTL-1 PAINTED ALUMINUM AND GLASS WINDOWS AND DOORS
- C-1 CHIMNEY: BOARD FORMED CONCRETE



**E3 WEST (SIDE) ELEVATION**  
 0 2' 4' 8'



**E4 SOUTH (COURTYARD) ELEVATION**  
 SCALE: 1/4" = 1'-0"

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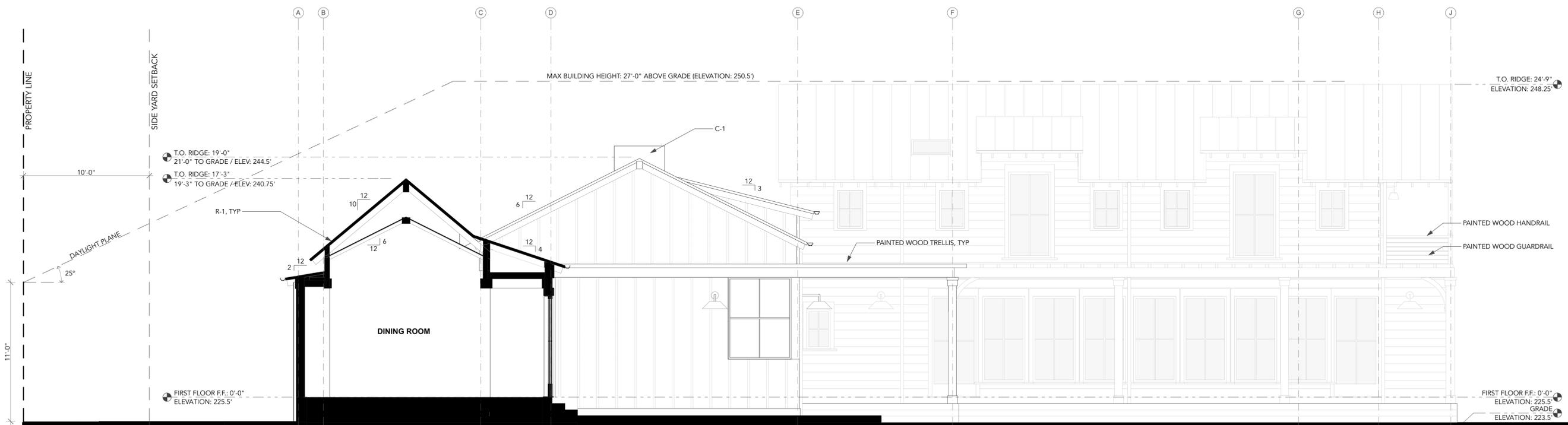
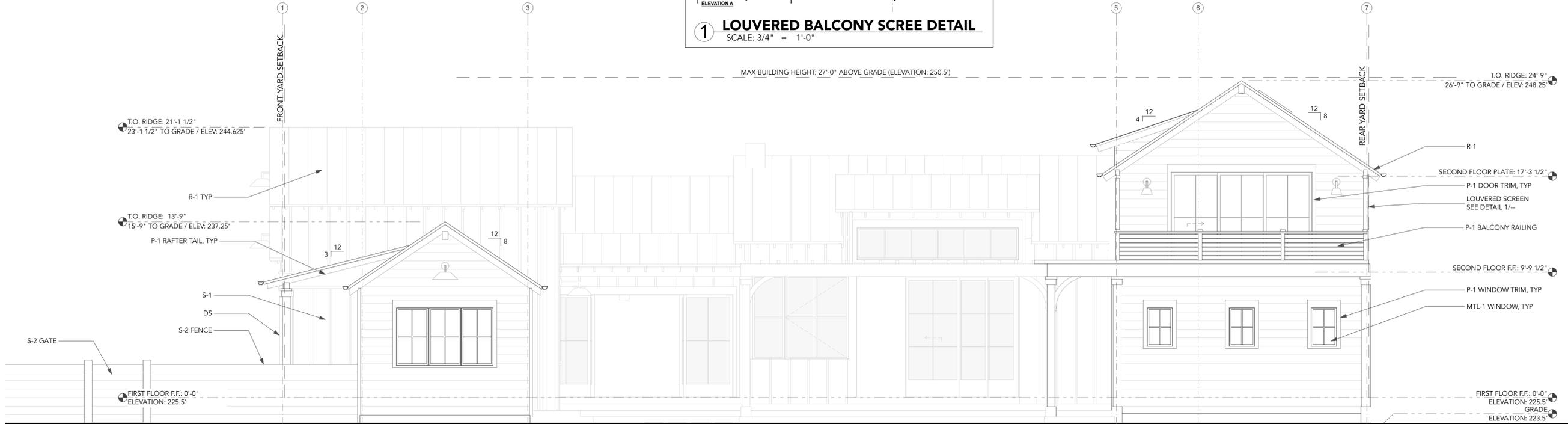
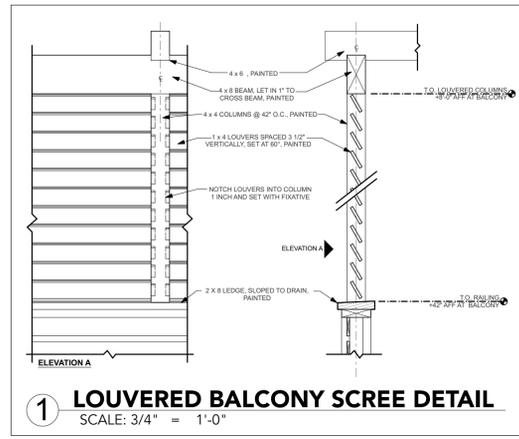
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**EXTERIOR ELEVATIONS**

**MATERIALS LEGEND**

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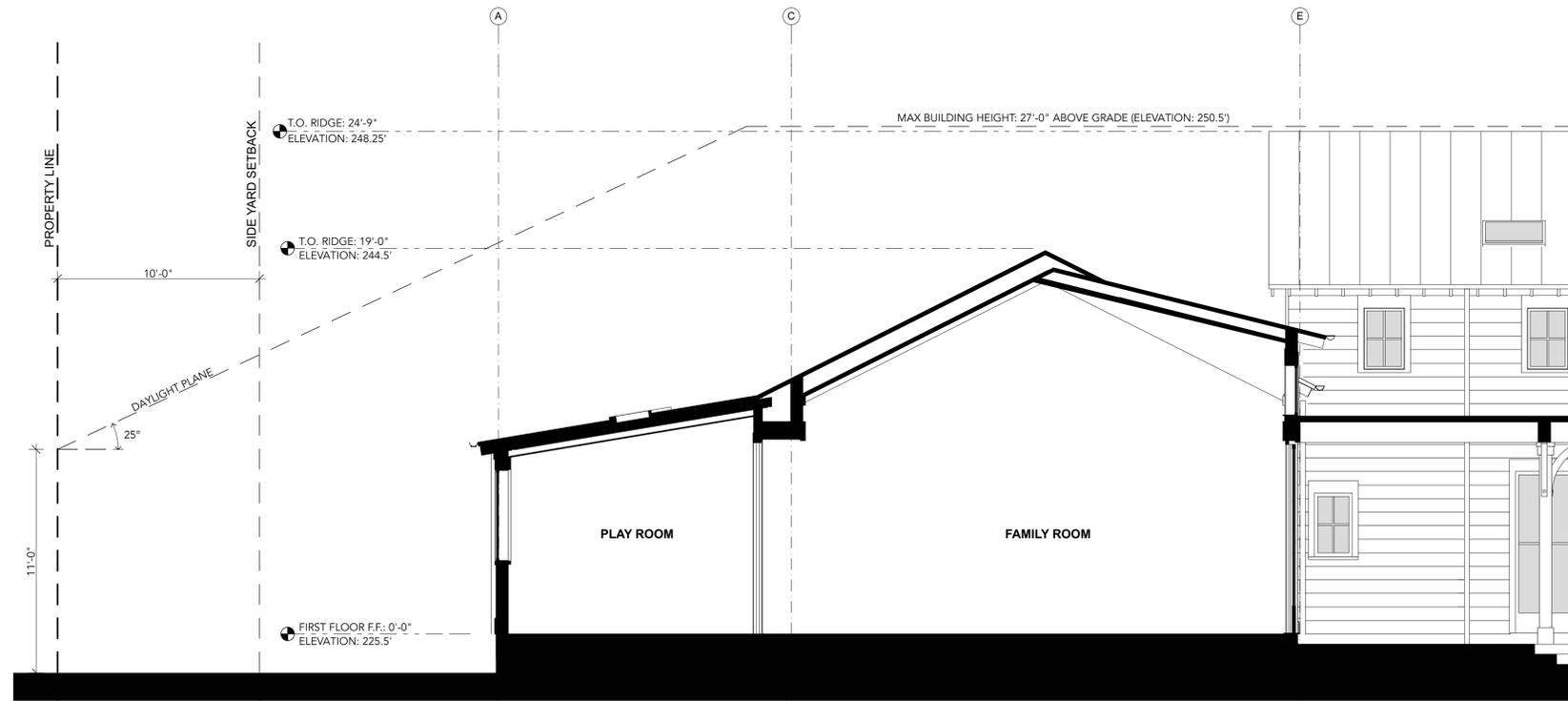
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**EXTERIOR ELEVATIONS**

**A3.3**



**A BUILDING SECTION A**



**B BUILDING SECTION B**

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**BUILDING SECTIONS**

**A4.1**