

PROJECT INFORMATION

Property: 741 Westminster Lane
 Los Altos, CA 94022
 APN: 167-21-043
 Owners: Andrew Gutow and Mimi Blaurock
 Lot size: 11,386 s.f.
 Lot zoning: R1-10 Single-Family
 Type of Construction: Type V-B
 Occupancy: R-3
 Parking: 2-car Garage
 Automatic Fire Sprinklers: YES, separate submittal
 Soils Engineer:
 Structural Engineer: Peter Baltay, Topos Architects

Floor areas:	Existing	Proposed	Total
Main floor	1,561 s.f.	373 s.f.	1,934 s.f.
Upper floor	1,008 s.f.	468 s.f.	1,476 s.f.
Garage	477 s.f.	0 s.f.	477 s.f.
Total	3,046 s.f.	841 s.f.	3,887 s.f.

Basement	0 s.f.	931 s.f.	931 s.f.
Front Porch	0 s.f.	39 s.f.	39 s.f.
Back Patio	134 s.f.	134 s.f.	134 s.f.
Chimney	15 s.f.	12 s.f.	12 s.f.

FAR: (1,934+1,476+477) = 3,887 proposed
 3,850 + 10% (11,384-11,000) = 3,888 allowed

Lot coverage: 2,596/11,384 = 22.8%
 (3,415 sf allowed for 2-story) = 30.0%

APPLICABLE CODES

- 2013 California Building Code (2012 IBC)
- 2013 California Residential Code (2012 IRC)
- 2013 California Mechanical Code (2012 UMC)
- 2013 California Plumbing Code (2012 UPC)
- 2013 California Electric Code (2011 NEC)
- 2013 California Fire Code (2012 IFC)
- 2010 California Energy Code
- 2010 California Green Building Code
- All as amended by local jurisdiction.

SITE PLAN LEGEND

- Property line
- Contour line
- Setback line
- Underground electric line, existing
- Underground telephone/cable, existing
- Underground water supply line, existing
- Underground gas supply line, existing
- Sanitary sewer line - 4" ABS, existing
- Protective tree fencing
- Erosion control fencing
- Straw rolls

GENERAL NOTES

- All dimensions are to the exterior face of studs or concrete, unless noted otherwise
- Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.

LOCATION MAP



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HARDSCAPE SCHEDULE

ID	Location	Material	Area	Notes
H-1	Driveway	Concrete Pavers	453 sf	Calstone- Antique Cobbles- Tan/Brown/Charcoal
H-2	Walkway	Flagstone	190 sf	Dry laid
H-3	Walkway	Flagstone	673 sf	Stone on top of concrete slab
H-4	Existing Patio	Brick - Running bond pattern	400 sf	Existing - No Change
H-5	Existing Pool Patio	Concrete	775 sf	Existing - No Change

ZONING COMPLIANCE

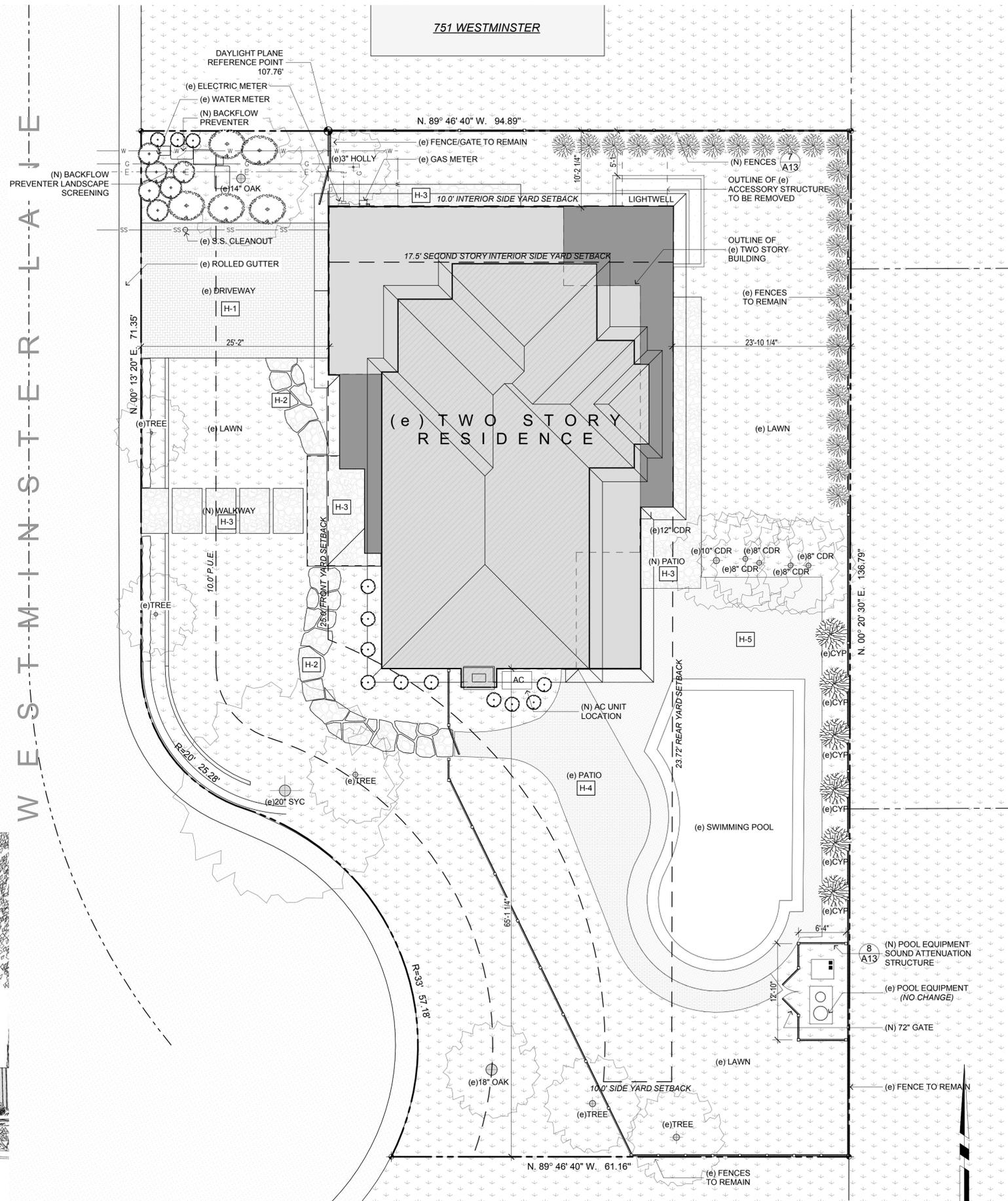
	Existing	Proposed	Allowed/Required
Lot Coverage: <i>Land area covered by all structures that are over 6 feet in height</i>	2,197 square feet (19.29%)	2,596 square feet (22.8%)	3,415 square feet (30.0%)
Floor Area: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: 2,038 sq ft 2nd Flr: 1,008 sq ft Total: 3,046 sq ft (78.3%)	1st Flr: 2,411 sq ft 2nd Flr: 1,476 sq ft Total: 3,887 sq ft (99.9%)	3,888 square feet (100%)
Setback:			
Front	25'-2"	25'-2"	25'-0"
Rear	28'-2"	23'-8.6"	23'-8.6"
Right Side (1st/2nd)	65'-1" / 65'-1"	65'-1" / 65'-1"	10'-0" / 17'-6"
Left Side (1st/2nd)	10'-2" / 32'-1"	10'-2" / 17'-8"	10'-0" / 17'-6"
Height:	24'	24'-2"	27'

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
Habitable Living Area <i>Includes habitable basement areas</i>	3,046 square feet	1,772 square feet	4,818 square feet
Non-Habitable Area <i>Does not include covered porches or open structures</i>	1,455 square feet	(-159) square feet	1,296 square feet

LOT CALCULATIONS

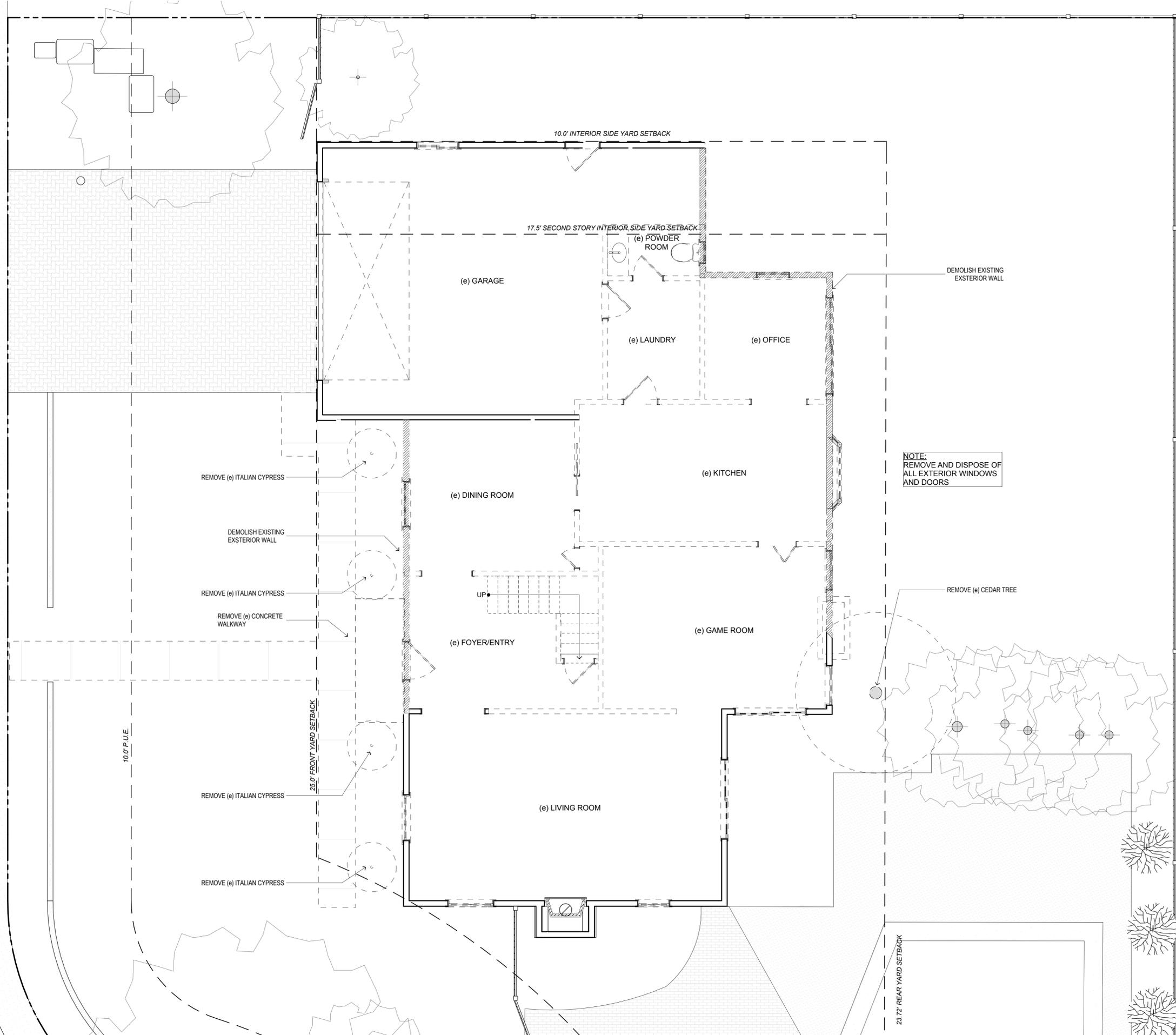
Net Lot Area:	11,384 square feet
Front Yard Hardscape Area: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	843 square feet (21.9%)
Landscaping Breakdown	
Total Hardscape area (existing and proposed):	2491 sq ft
Existing softscape (undisturbed) area:	6,085 sq ft
New softscape area:	364 sq ft



PLAN LEGEND and NOTES

-  Existing stud wall-to be removed
-  Existing stud wall-to remain
-  New 2x4 @ 16" o.c. stud wall
-  Concrete wall
-  New exterior hose bib w/ anti-siphon

1. Verify all wall locations and heights. Notify architect of discrepancies for resolution before continuing work.
2. All dimensions are to face of studs or concrete walls, unless noted otherwise.
3. Provide 5/8" type 'X' gypsum wallboard below all stairways, and at all floors/walls/roofs separating the garage from the residence.
4. Provide floor or landing on each side of exterior doors. Such floor and landing shall be at the same elevation on each side of the floor.
5. Landing and doorway shall not be more than 7.75" below the top of the threshold, provided the door does not swing over the landing.
6. Provide spark arrestor at any appliance or fireplace that burns solid fuels.



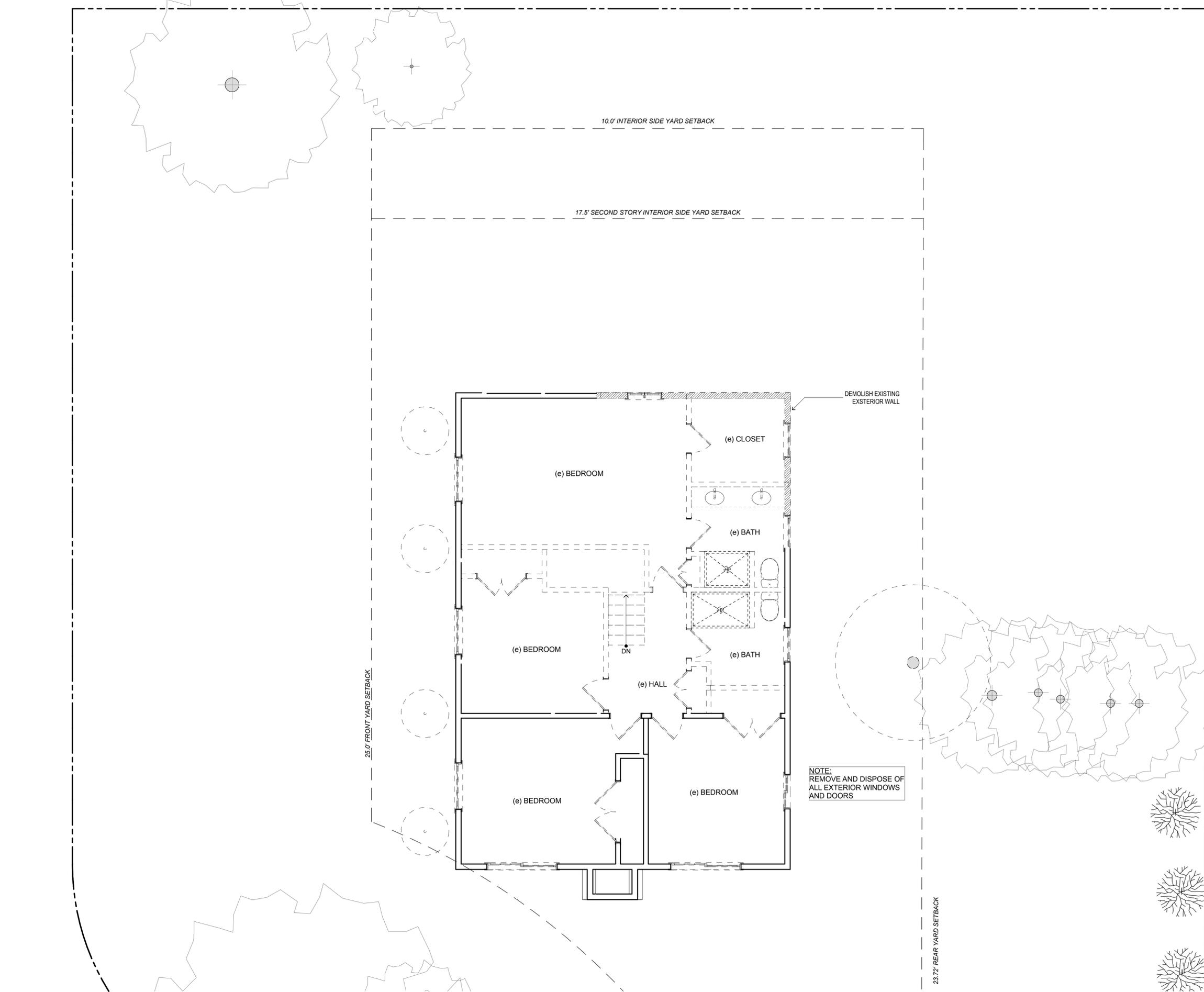
1 DEMO - MAIN FLOOR

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

PLAN LEGEND and NOTES

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1 DEMO -UPPER FLOOR

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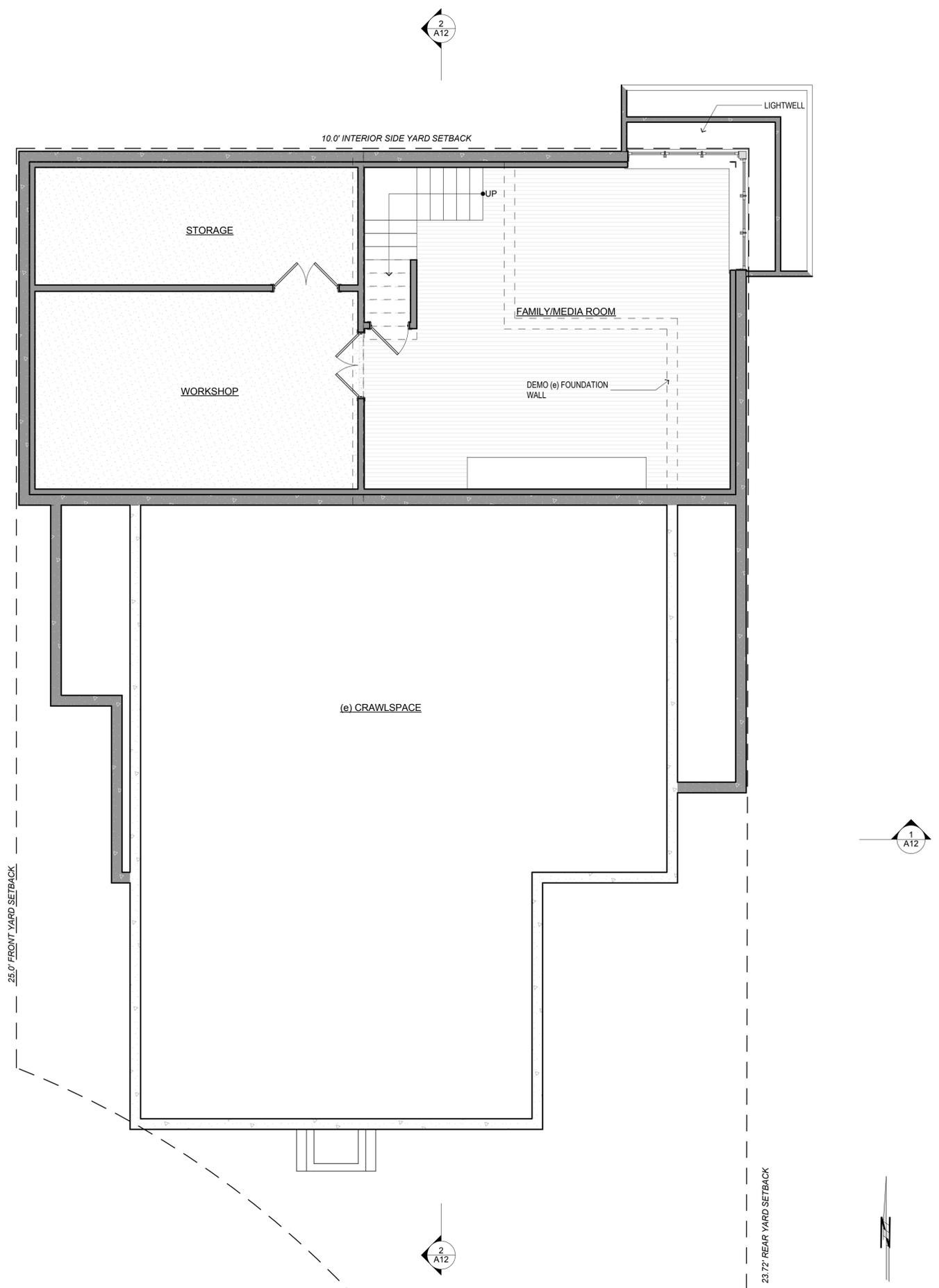
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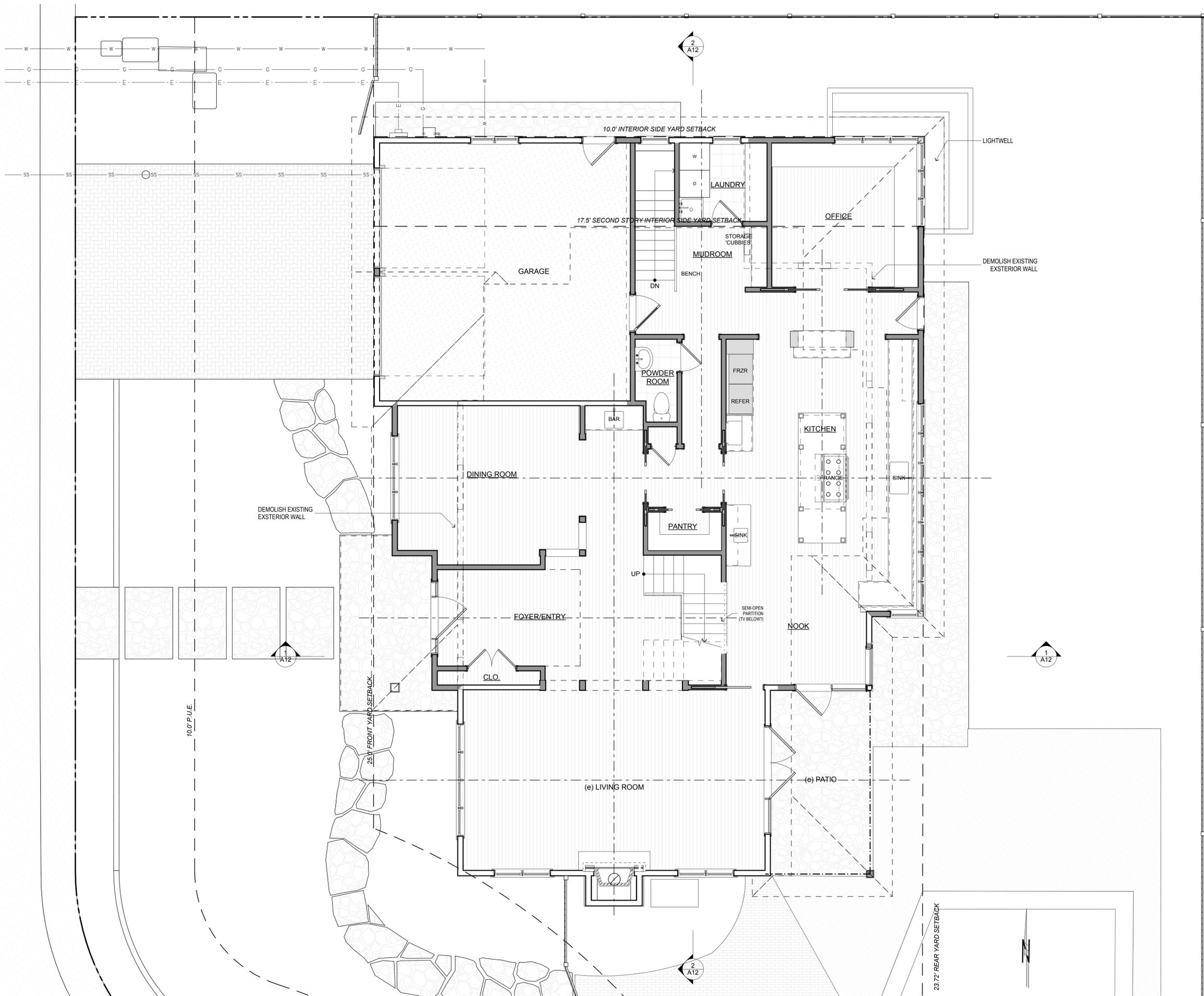
DATE:
2/13/2014
REVISIONS:

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BASEMENT FLOOR PLAN

SHEET:
A4
4 OF 16



1 BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"



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 MAIN FLOOR PLAN

SHEET:

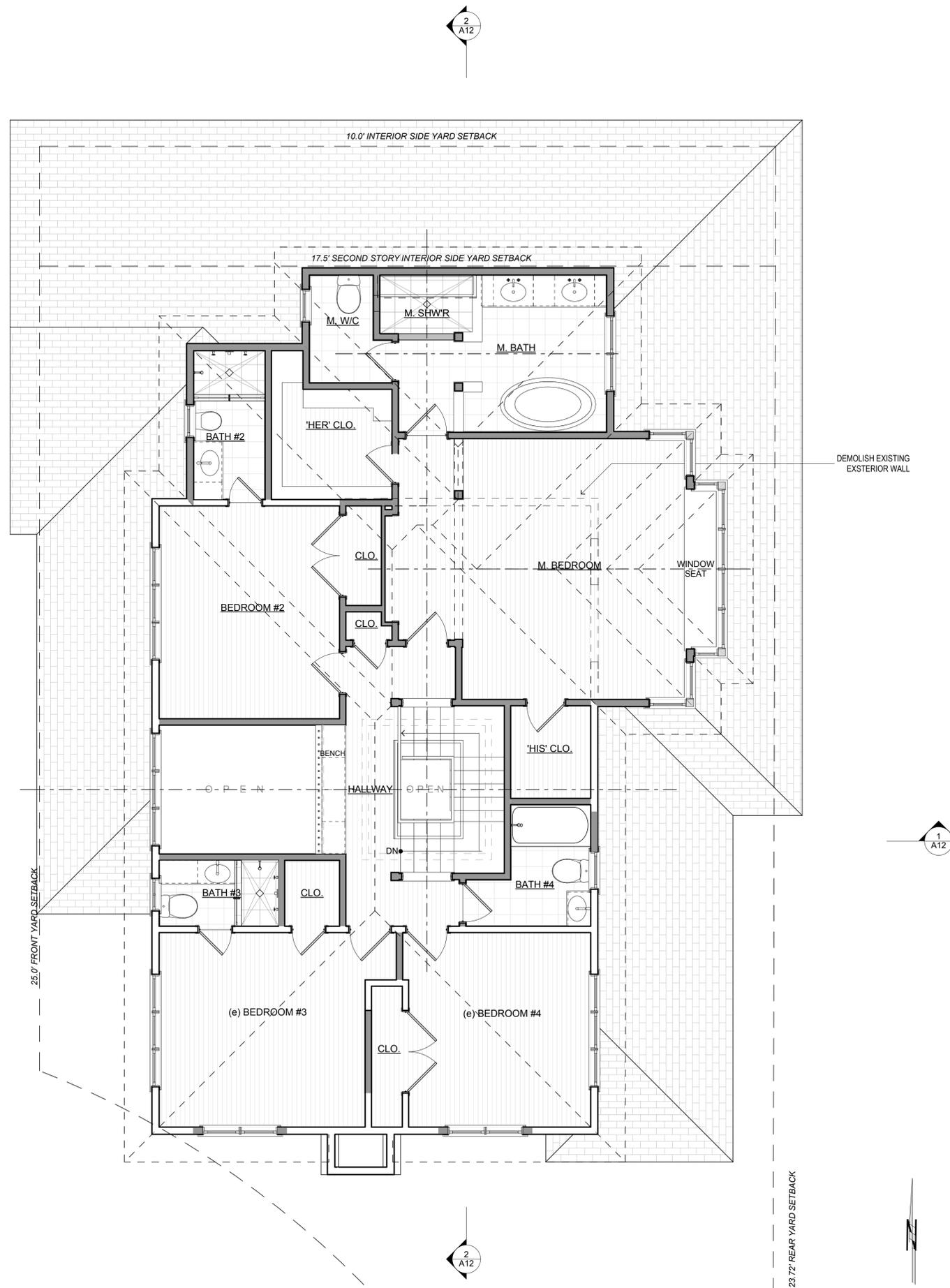
A5

5 OF 16

PLAN LEGEND and NOTES

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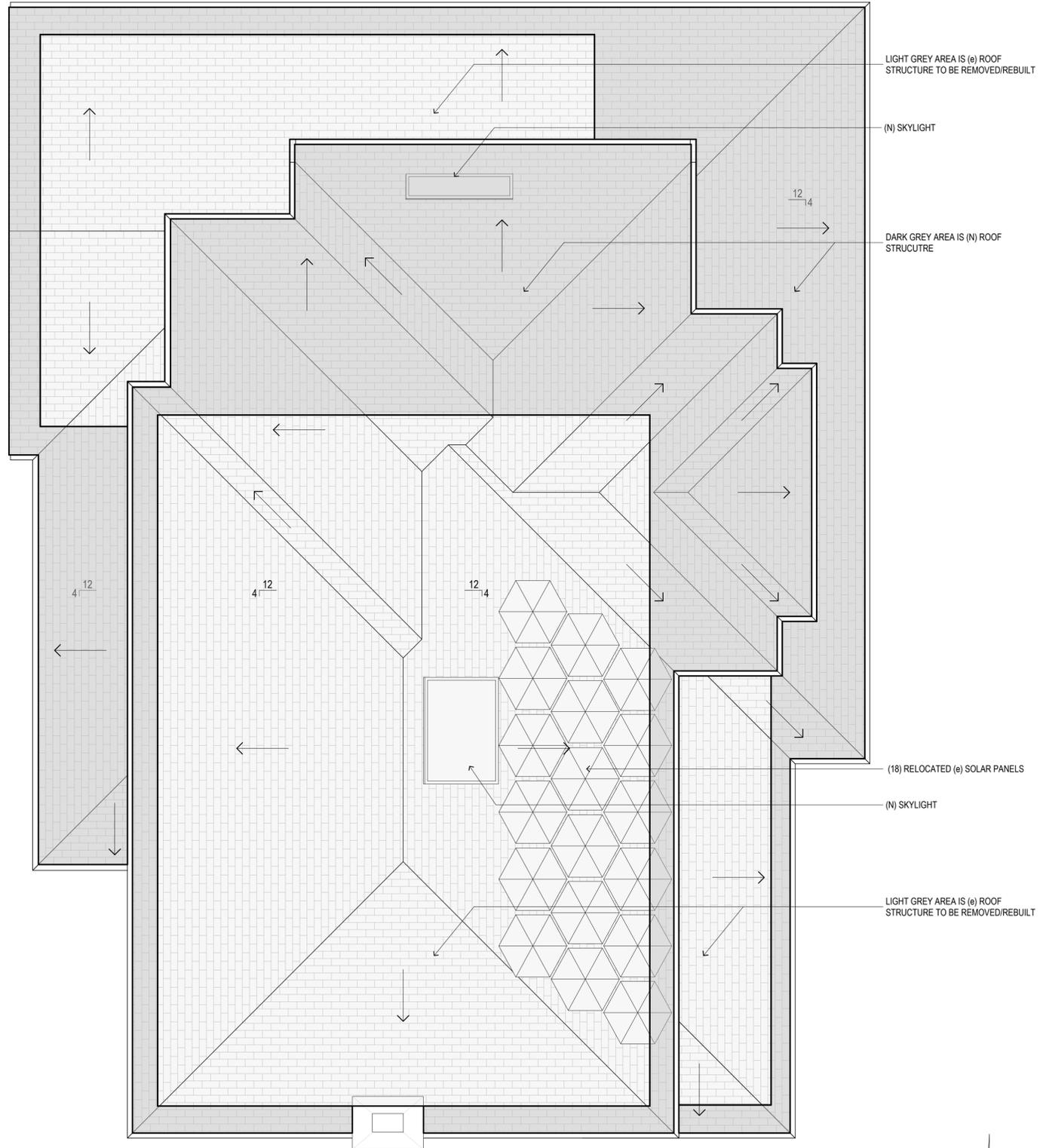
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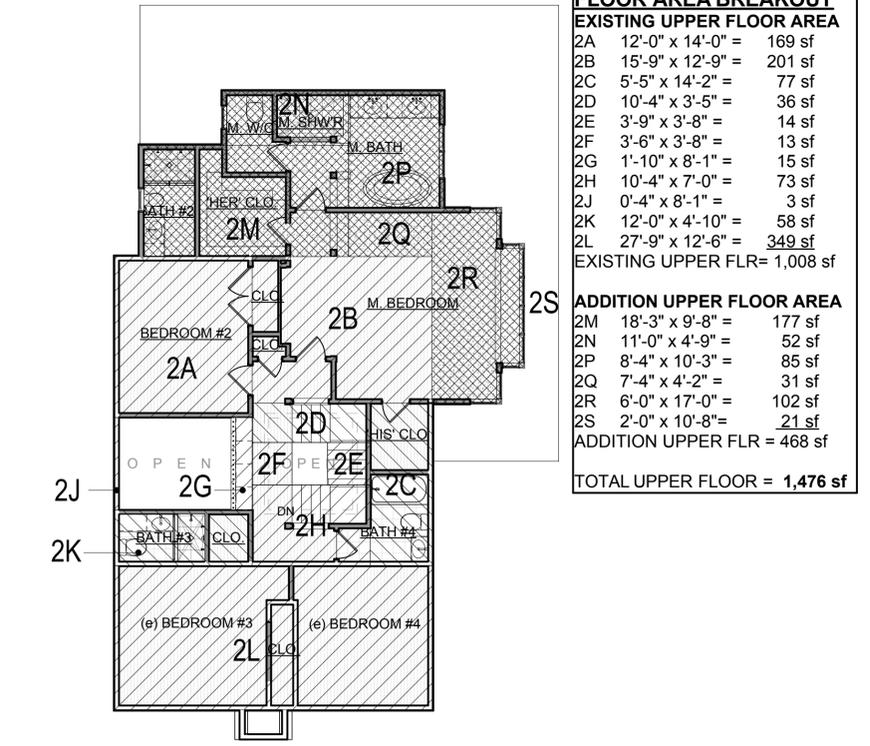
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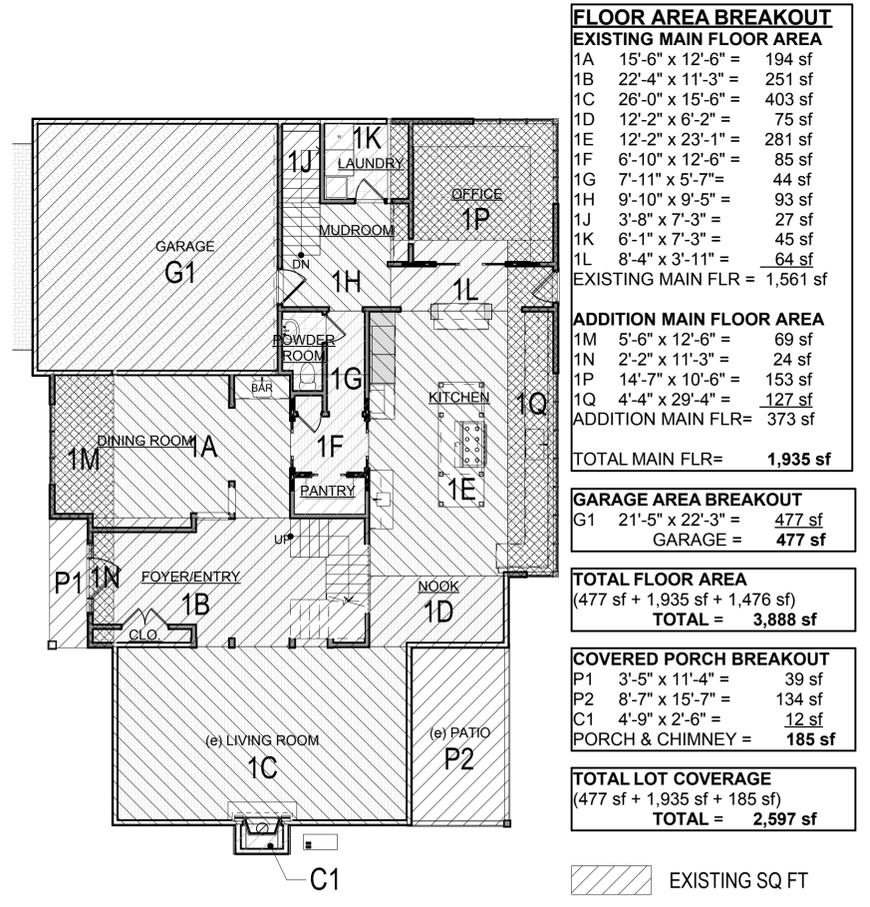
1 ROOF PLAN

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



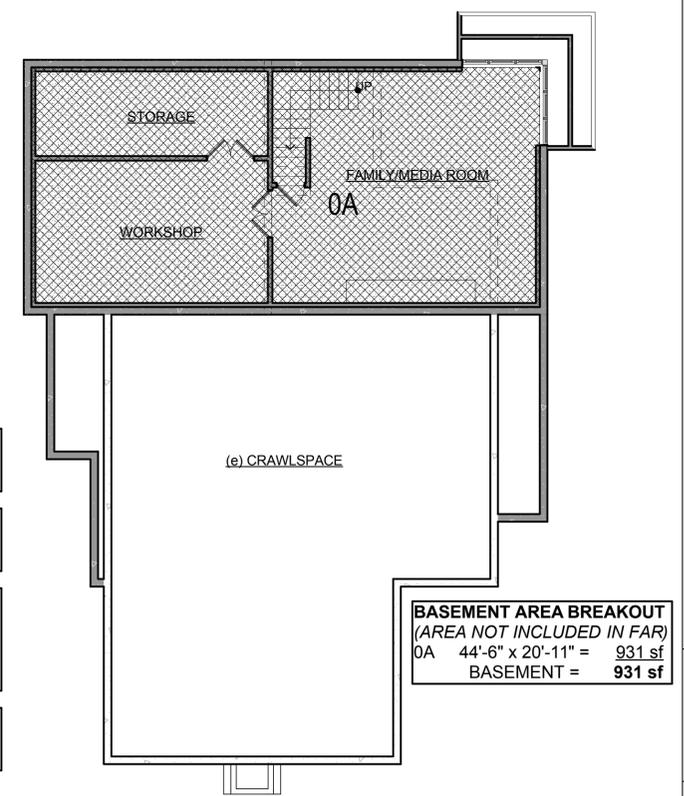
3 AREA - UPPER FLOOR

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



2 AREA - MAIN FLOOR

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



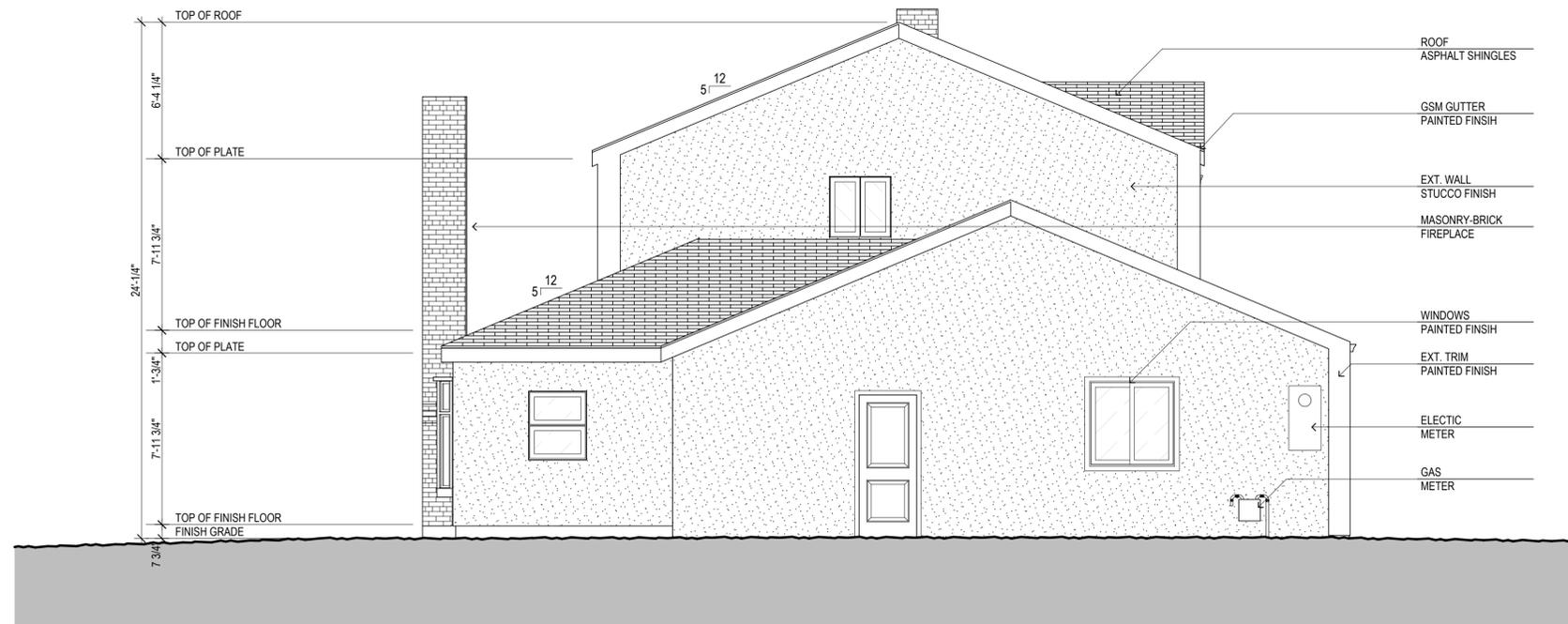
4 AREA - BASEMENT FLOOR

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



1 EXISTING WEST ELEVATION-STREET VIEW

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



2 EXISTING NORTH ELEVATION

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



1 EXISTING EAST ELEVATION

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



2 EXISTING SOUTH ELEVATION

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



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



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

EXTERIOR DOOR AND WINDOW SCHEDULE

ID	Location	Manufacturer/model	Lites	Jamb	Hinge	Hardware	R.O.(wxh)/head ht.	Notes
W0.1	Family Room	K&K KWL35	1W/1H	8"	LFR	Per manuf.	7'-0-1/2" x 5'-0-1/2"	Sill horns, egress hinging
W0.2	Family Room	K&K KWL35	1W/1H	8"	LFR	Per manuf.	7'-0-1/2" x 5'-0-1/2"	Sill horns, egress hinging
ED1.1	Entry	42" x 98-1/2" w/ (2) 16" sidelites Custom wood door	3W/2H	4-5/8"	FRF	Keyed	6'-2" x 8'-3"	Custom, see detail
W1.2	Dining Room	K&K KWL356	1W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 5'-6-1/2" 8'-8-1/2"	4" sill horns
GD1.3	Garage	8'-4" x 8'-8" overhead door	3W/3H	4-5/8"	-	Per manuf.	8'-5" x 8'-10"	Stained wood
GD1.4	Garage	8'-4" x 8'-8" overhead door	3W/3H	4-5/8"	-	Per manuf.	8'-5" x 8'-10"	Stained wood
W1.5	Garage	K&K KW24	2W/2H	4-5/8"	LR	Per manuf.	4'-0-1/2" x 4'-0-1/2" 8'-2-1/2"	4" sill horns
ED1.6	Garage	K&K WXD-2885 (2'8" door)	1W/2H	4-5/8"	L	Per manuf.	2'-10" x 8'-8 1/2"	Tempered, inswing
W1.7	Basement Stairs	K&K KWL156	1W/2H	4-5/8"	L	Per manuf.	2'-4-1/2" x 5'-6-1/2" 8'-2-1/2"	4" sill horns
W1.8	Laundry room	K&K KWL156	1W/2H	4-5/8"	R	Per manuf.	2'-4-1/2" x 5'-6-1/2" 8'-2-1/2"	4" sill horns
W1.9	Office	K&K KWL356	3W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 5'-6-1/2" 8'-2-1/2"	6" sill horns
W1.10	Office	K&K KWL356	3W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 5'-6-1/2" 8'-2-1/2"	6" sill horns
ED1.11	Hallway	K&K WXD-2882 (2'8" door)	1W/2H	4-5/8"	R	Per manuf.	2'-10" x 8'-4"	Tempered, inswing
W1.12	Kitchen	K&K 17'-4" x 4'-8"	7W/2H	4-5/8"	LLFFRR	Per manuf.	17'-4-1/2" x 4'-8-1/2" 8'-2-1/2"	Custom size, 6" sill horns
W1.13	Kitchen	K&K 2'-4" x 4'-8"	1W/2H	4-5/8"	L	Per manuf.	2'-4-1/2" x 4'-8-1/2" 8'-2-1/2"	Custom size, 6" sill horns
ED1.14	Breakfast Nook	K&K WXD-3082 (3'8")	1W/2H	4-5/8"	F	Per manuf.	3'-2" x 8'-5"	Tempered, Fixed
ED1.15	Breakfast Nook	K&K WXD-3082 w/ 3082 sidelite outswinging	2W/2H	4-5/8"	LF	Per manuf.	6'-1" x 8'-5"	Tempered, outswing
ED1.16	Living room	K&K WXD-6082 w/ 3082 sidelite (pair 3'8")	3W/2H	4-5/8"	FLR	Per manuf.	9'-1" x 8'-5"	Tempered, outswing
W1.17	Living room	K&K KWL256	2W/2H	4-5/8"	LR	Per manuf.	4'-8-1/2" x 5'-6-1/2" 8'-2-1/2"	4" sill horns
W1.18	Living room	K&K KWL256	2W/2H	4-5/8"	LR	Per manuf.	4'-8-1/2" x 5'-6-1/2" 8'-2-1/2"	4" sill horns
W1.19	Living room	K&K KWL456	4W/2H	4-5/8"	LLFFRR	Per manuf.	9'-4-1/2" x 5'-6-1/2" 8'-2-1/2"	4" sill horns
W2.1	Foyer	K&K KWL34	3W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 4'-0-1/2" 7'-1 3/4"	4" sill horns
W2.2	Bedroom #2	K&K KWL34	3W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 4'-0-1/2" 7'-1 3/4"	4" sill horns, Egress hinging
W2.3	Bath #2	K&K KW13	1W/2H	4-5/8"	L	Per manuf.	2'-0-1/2" x 3'-0-1/2" 7'-1 3/4"	Tempered, 4" sill horns
W2.4	M. W/C	K&K KW13	1W/2H	4-5/8"	L	Per manuf.	2'-0-1/2" x 3'-0-1/2" 7'-1 3/4"	Tempered, 4" sill horns
W2.5	M. Bath	K&K KWL23	2W/2H	4-5/8"	LR	Per manuf.	4'-8-1/2" x 3'-0-1/2" 7'-1 3/4"	Tempered, 4" sill horns
W2.6	M. Bedroom	K&K KWL14	1W/2H	4-5/8"	R	Per manuf.	2'-4-1/2" x 4'-0-1/2" 7'-1 3/4"	6" sill horns
W2.7	M. Bedroom	K&K KWL14	1W/2H	4-5/8"	L	Per manuf.	2'-4-1/2" x 4'-0-1/2" 7'-1 3/4"	6" sill horns
W2.8	M. Bedroom	K&K 1'-6" x 4'-6"	1W/2H	4-5/8"	F	Per manuf.	1'-6-1/2" x 4'-6-1/2" 7'-1-1/4"	6" sill horns
W2.9	M. Bedroom	K&K KX446	4W/2H	4-5/8"	LLFFRR	Per manuf.	10'-0-1/2" x 4'-6-1/2" 7'-1-1/4"	6" sill horns, Egress hinging
W2.10	M. Bedroom	K&K 1'-6" x 4'-6"	1W/2H	4-5/8"	F	Per manuf.	1'-6-1/2" x 4'-6-1/2" 7'-1-1/4"	6" sill horns
W2.11	M. Bedroom	K&K KWL14	1W/2H	4-5/8"	R	Per manuf.	2'-4-1/2" x 4'-0-1/2" 7'-1 3/4"	6" sill horns
W2.12	M. Bedroom	K&K KWL14	1W/2H	4-5/8"	L	Per manuf.	2'-4-1/2" x 4'-0-1/2" 7'-1 3/4"	6" sill horns
W2.13	Bath #4	K&K KWL13	1W/2H	4-5/8"	R	Per manuf.	2'-4-1/2" x 3'-0-1/2" 7'-1 3/4"	Tempered, 4" sill horns
W2.14	Bedroom #4	K&K KWL34	3W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 4'-0-1/2" 7'-1 3/4"	4" sill horns
W2.15	Bedroom #4	K&K KWL24	2W/2H	4-5/8"	LR	Per manuf.	4'-8-1/2" x 4'-0-1/2" 7'-1 3/4"	4" sill horns, Egress hinging
W2.16	Bedroom #3	K&K KWL24	2W/2H	4-5/8"	LR	Per manuf.	4'-8-1/2" x 4'-0-1/2" 7'-1 3/4"	4" sill horns, Egress hinging
W2.17	Bedroom #3	K&K KWL34	3W/2H	4-5/8"	LFR	Per manuf.	7'-0-1/2" x 4'-0-1/2" 7'-1 3/4"	4" sill horns
W2.18	Bath #3	K&K KW126	2W/2H	4-5/8"	L	Per manuf.	2'-0-1/2" x 2'-6-1/2" 7'-1 3/4"	4" sill horns
S1	M. Bath Shwr	Fixed Skylight (6'-2 1/2" x 1'-6")	1W/1H	n/a	Fixed	Per Manuf.	5'-8 1/2" x 1'-0"	See details for exact size
S2	Stairwell	Fixed Skylight (6'-2" x 4'-6")	1W/1H	n/a	Fixed	Per Manuf.	5'-8" x 4'-0"	See details for exact size

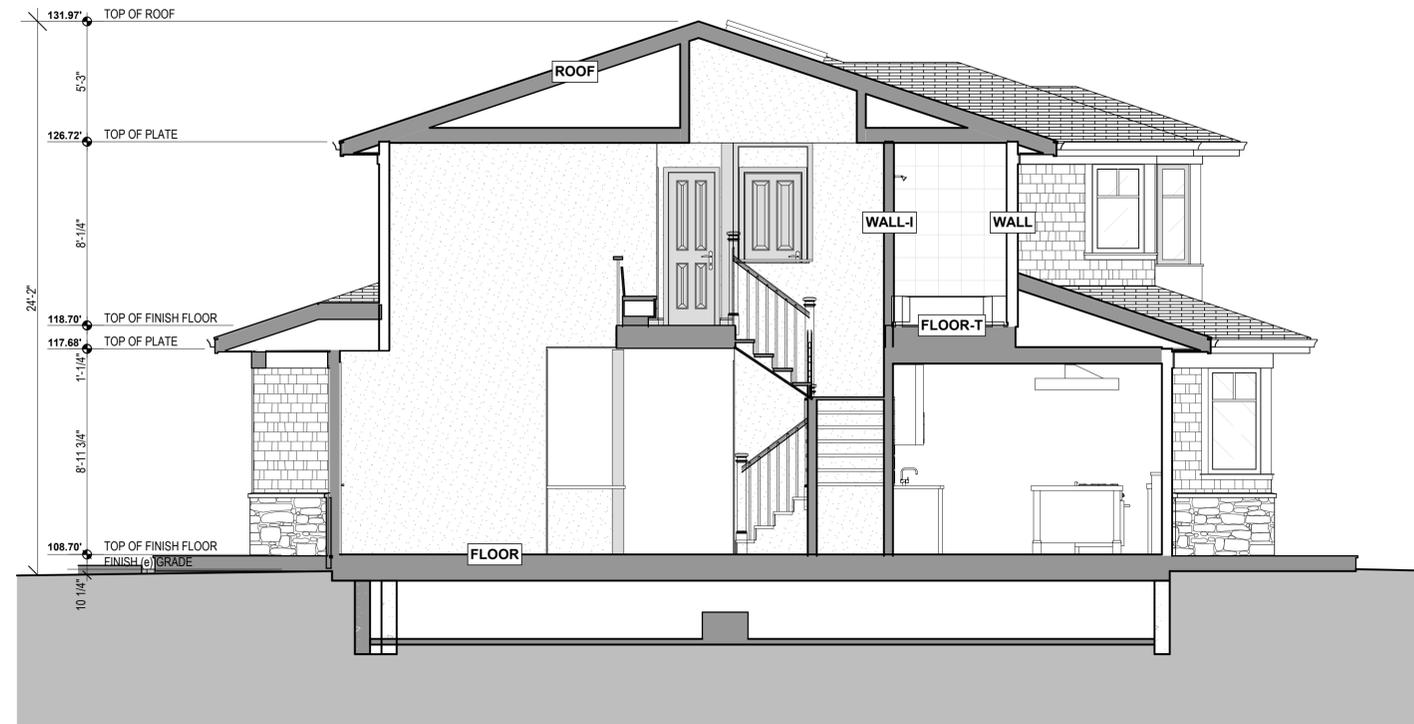
- NOTES:**
- All hinging as sash opens towards viewer.
 - All windows are Kolbe & Kolbe Heritage Series casements, K-Kron II "Alabaster" exterior, painted wood interior, bevel glazing beads, low-E dual glazing, 1-1/8" Performance Divided Lites (PDL), white vinyl weather-strip beads, rustic hardware and screens (provide white hardware and screens for windows in painted finish areas). Folding crank handle w/ concealed sash lock. White finish hardware. No exterior or interior brick mould, trim or casing. Verify all rough openings with manufacturer.
 - All exterior doors (except ED1.1, GD1.3, and GD1.4) are Kolbe & Kolbe Heritage Series, K-Kron "Alabaster" exterior, painted wood interior, bevel glazing beads, low-E dual glazing, 1-1/8" Performance Divided Lites (PDL), white vinyl weather-strip beads, multi-point hardware, Munchen handles. Oil-rubbed bronze finish hardware. No exterior or interior brick mould, trim, or casing. Verify all rough openings with manufacturer.
 - All interior doors are 1-3/8" paint grade, paint grade jambs, three-4 hinges, 4-1/2" stiles and top rail, 9" bottom rail, 4 panel sash. Oil-rubbed bronze finish hardware. Verify all rough openings with manufacturer.
 - All door knobs are to be specified by owner. US10B finish. Key alike.
 - Escape or rescue windows (Egress) shall have a minimum net clear openable area of 5.7 square feet. The minimum net clear openable height dimension shall be 24 inches. The net clear openable width dimension shall be 20 inches. Finished sill height shall be not more than 44 inches above the finished floor.
 - All Skylights are Royale ER5377, tempered over laminated glass, bronze tinted, anodized aluminum frames, bronze finish. Verify all rough openings with manufacturer. Verify actual sizes with final framing and finish dimensions. Skylight units to be tested and labeled in compliance with AAMA/WDMA/CSA 101/I.S.2/A440.



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



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



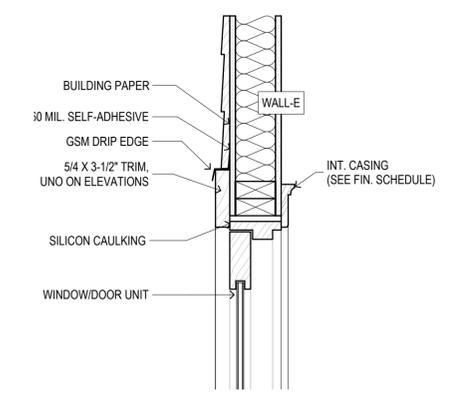
1 SECTION

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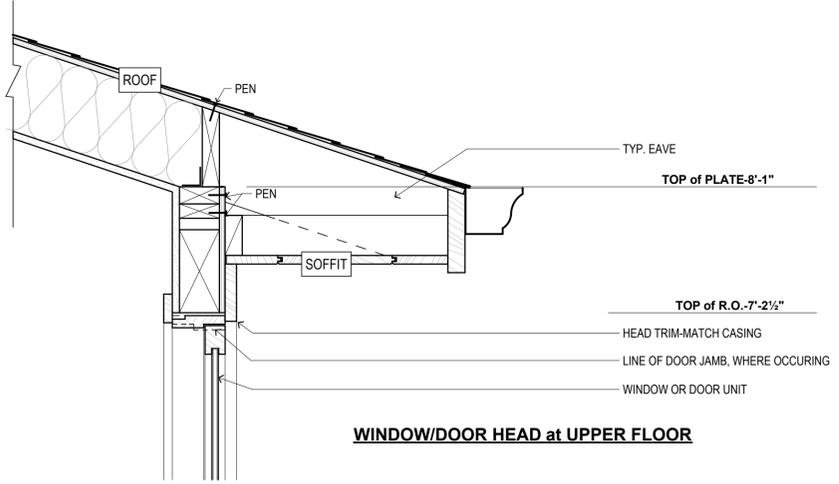


2 SECTION

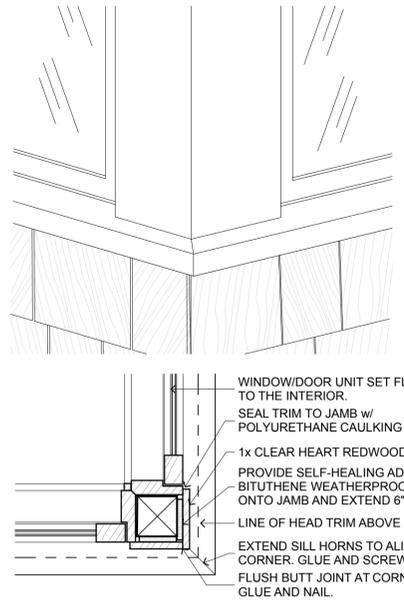
SCALE: 1/4" = 1'-0"



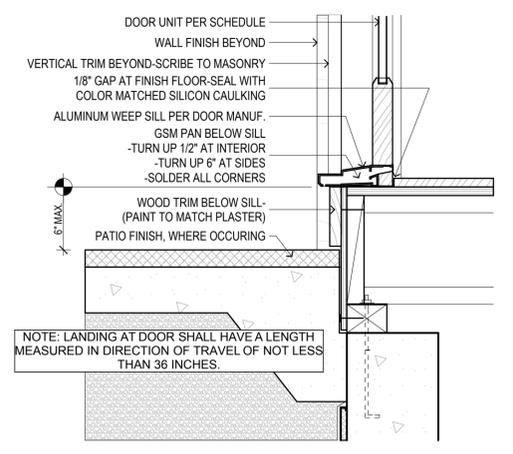
1 EXT. WINDOW HEAD/JAMB
SCALE: 1 1/2" = 1'-0"



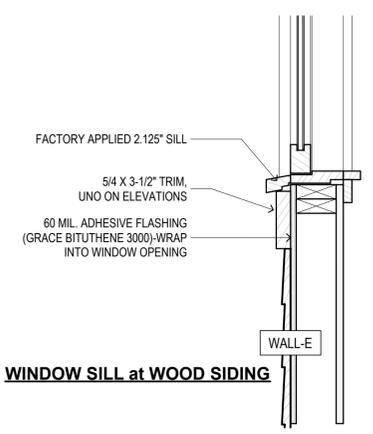
3 EXT. WINDOW HEAD/ UPPER FLOOR
SCALE: 1 1/2" = 1'-0"



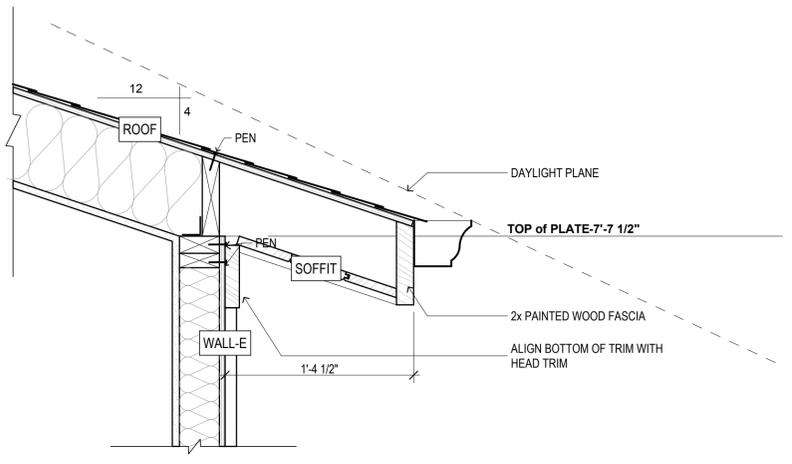
5 WINDOW TRIM at CORNER
SCALE: 1 1/2" = 1'-0"



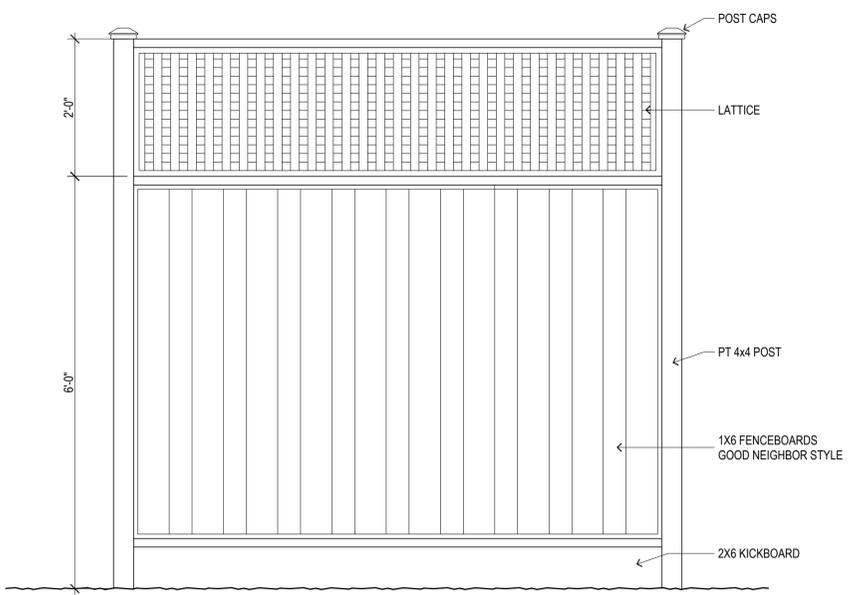
6 EXT. DOOR SILL
SCALE: 1 1/2" = 1'-0"



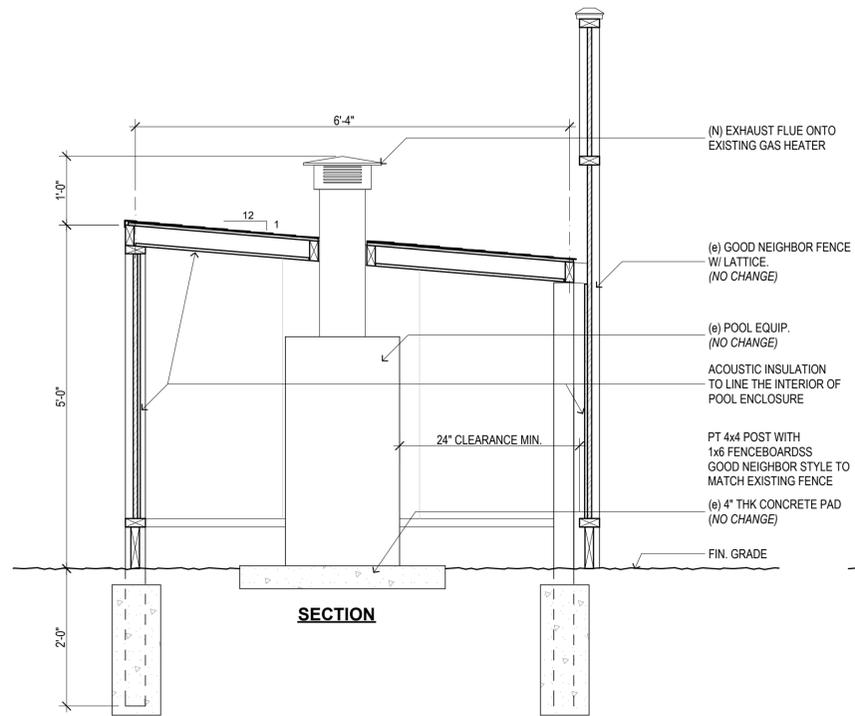
2 WINDOW SILL
SCALE: 1 1/2" = 1'-0"



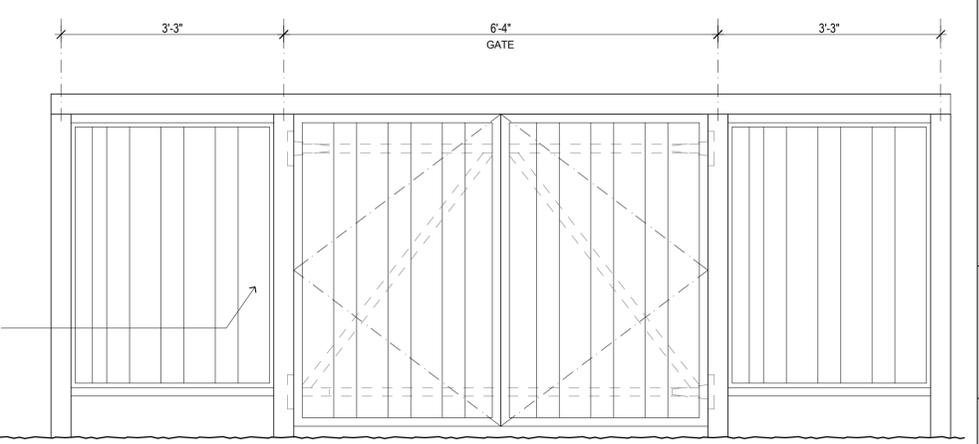
4 ROOF EAVE @ UPPER FLOOR- LOWER PLATE
SCALE: 1 1/2" = 1'-0"



7 FENCE
SCALE: 3/4" = 1'-0"



8 POOL ENCLOSURE
SCALE: 3/4" = 1'-0"



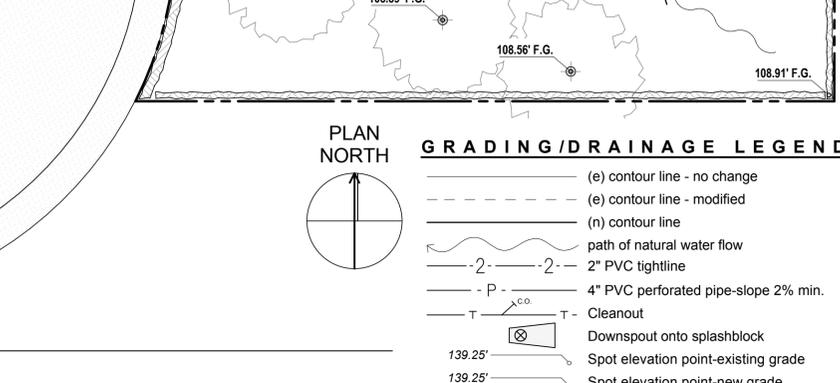
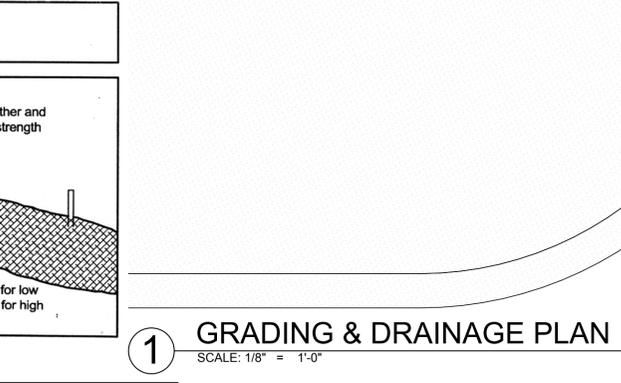
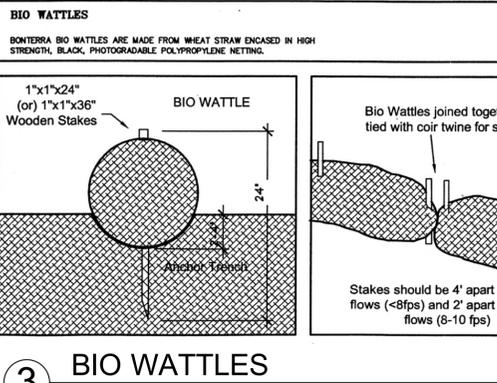
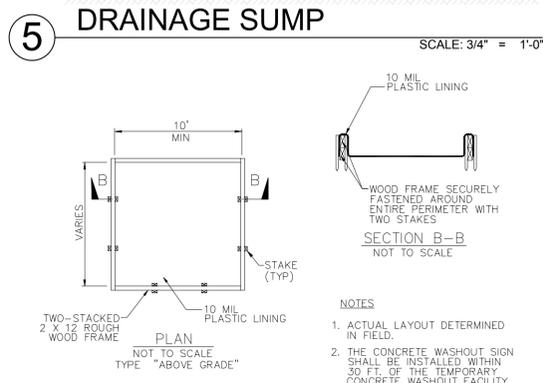
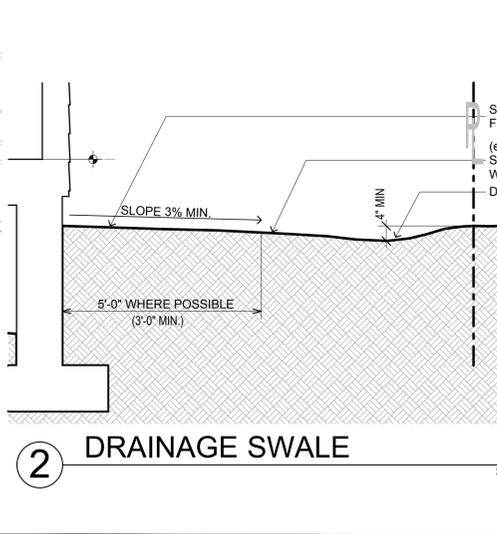
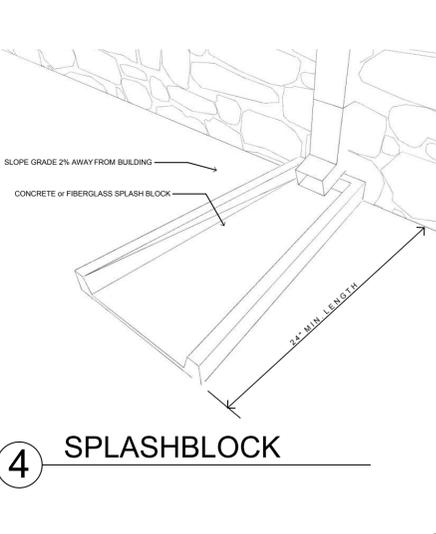
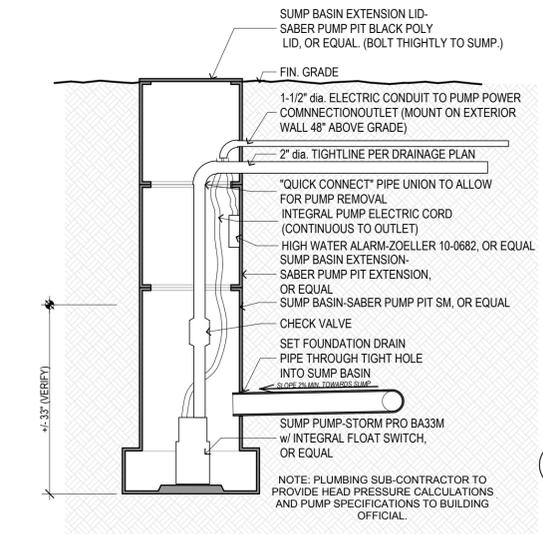
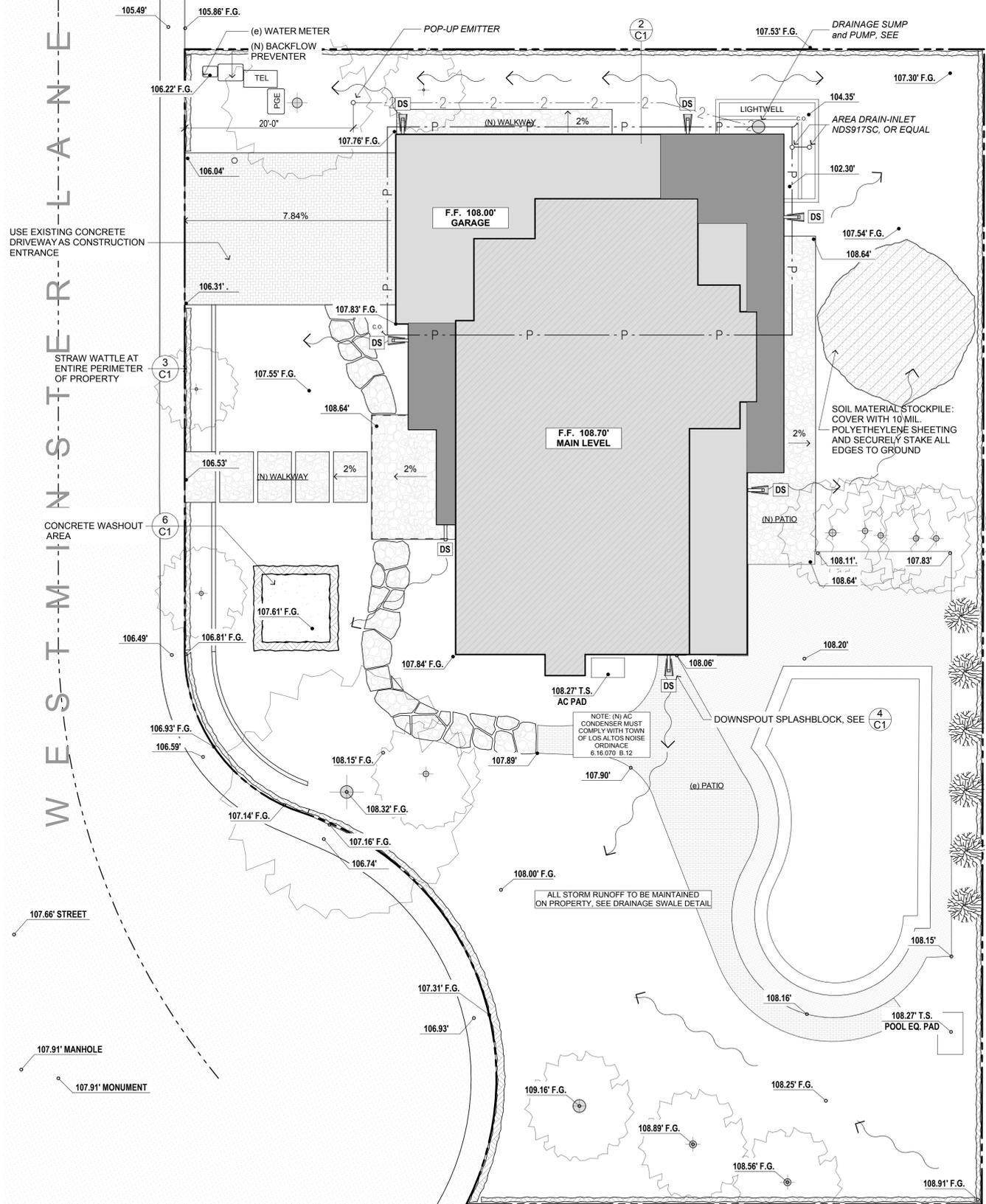
ELEVATION

GRADING/DRAINAGE NOTES

- PROTECT ALL TREES AND ROOT SYSTEMS FROM DAMAGE DURING GRADING OPERATIONS. MINIMIZE DISTURBANCE TO EXISTING VEGETATION. INSTALL EROSION CONTROL FENCING AS SHOWN DURING GRADING OPERATIONS.
- PROVIDE PROTECTIVE TREE FENCING AS SHOWN ON PLANS AND PER CITY OF LOS ALTOS STANDARDS.
- EXCAVATE TO GRADES SHOWN ON PLAN - DO NOT OVER EXCAVATE.
- ALL FILL TO BE NON-ORGANIC GRANULAR SOIL OR IMPORTED CLASS II BASE ROCK, MACHINE COMPACTED AT 90% COMPACTION, U.N.O.
- DO NOT BURY ANY DEBRIS ON SITE.
- THE CONTRACTOR SHALL RESTORE ALL WALLS, FENCES, SERVICES, UTILITIES, IMPROVEMENTS OR OTHER FEATURES WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK TO THEIR PREVIOUS CONDITION.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM LACK OF ADEQUATE SHORING, BRACING AND SHEATHING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL COMPLETE NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE (5) FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE SHEATHING, SHORING AND BRACING IN CONFORMANCE WITH THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH OSHA REQUIREMENTS AT ALL TIMES.
- DURING CONSTRUCTION, THE CITY STREET SHALL BE CLEANED OFTEN AS REQUIRED TO REMOVE ANY ACCUMULATION OF MUD AND DEBRIS RESULTING FROM THIS CONSTRUCTION. IF IMPORT OR EXPORT OF DIRT IS NECESSARY, THE CONTRACTOR SHALL OBTAIN AN APPROVAL FOR THE HAULING ROUTE FROM THE CITY ENGINEERING DIVISION. THE HAULING ROUTES SHAL BE STRICTLY ADHERED TO BY THE CONTRACTOR AND ALL SUBCONTRACTORS.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERTO IS NOT SUFFICIENTLY DETAILED OR SPECIFIED IN THE CONSTRUCTION DOCUMENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION.
- WHEN SPECIFICATION OR STANDARDS FROM DIFFERENT AUTHORITIES DIFFER FOR THE SAME SUBJECT MATTER, THE MORE STRINGENT SHALL GOVERN.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION OPERATIONS SHALL BE PROVIDED BY THE CONTRACTOR.
- NO MORE THAN ONE FOOT OF FILL MAY BE ADDED TO THE SITE.
- NO FILL MAY BE ADDED IMMEDIATELY ADJACENT TO THE PROPERTY LINES.
- PROVIDE MIN. SLOPES OF 2% AWAY FROM BUILDING FOUNDATION.
- GRADE THE SITE TO DRAIN VIA SURFACE RUN-OFF AS SHOWN ON PLANS. PROVIDE 2% MINIMUM SLOPE WHERE POSSIBLE.
- SITE DRAINAGE SHALL NOT IMPEDE EXISTING SURFACE DRAINAGE FROM ADJACENT PROPERTIES.
- IN NO CASE SHALL THE FINAL GRADING INCREASE THE SHEET FLOW ONTO ADJACENT PROPERTIES.

- YARD DRAINAGE SWALES MUST BE OF PERVIOUS CONSTRUCTION TO ENABLE INFILTRATION INTO THE GROUND.
- ROOF RAIN WATER LEADERS TO LEAD TO DOWNSPOUTS THAT ARE DIRECTED TO APPROVED SPLASH BLOCKS (MIN. TWO FEET LONG) THAT DEFLECT THE WATER AWAY FROM THE BUILDING, AND TO PERVIOUS AREAS ON THE SITE.
- ALL APPLICABLE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE CITY OF LOS ALTOS ENGINEERING STANDARDS.
- THE TERMS 'STANDARD SPECIFICATIONS' AND 'STANDARD DETAILS' WHERE USED IN THESE DOCUMENTS, SHALL REFER TO THE ENGINEERING STANDARDS REFERENCED ABOVE.
- THE CONTRACTOR SHALL GIVE THE CITY OF LOS ALTOS ENGINEER TWO (2) WORKING DAYS ADVANCE NOTICE FOR INSPECTION SERVICES.
- ALL REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE ARCHITECT, WHO WILL OBTAIN APPROVAL FROM THE CITY ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS, WHICH SHALL BE REVIEWED AND APPROVED BY THE ENGINEER AND CITY ENGINEER PRIOR TO INSTALLATION OF THE IMPROVEMENTS.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE INSTALLATION OF PG&E, PACIFIC BELL AND CABLE TV FACILITIES.
- ALL STREET MONUMENTS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR BEFORE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ENGINEER.
- IF TEMPORARY LANE CLOSURES ARE REQUIRED FOR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN AND OBTAIN APPROVAL FROM THE CITY OF LOS ALTOS ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR SHALL ALSO PROVIDE FLAGMEN, CONES OR BARRICADES, AS NECESSARY TO CONTROL TRAFFIC AND PREVENT HAZARDOUS CONDITIONS PER CALTRANS.
- EXISTING PEDESTRIAN WALKWAYS, BIKE PATHS AND HANDICAP ACCESS PATHWAYS SHALL BE MAINTAINED DURING CONSTRUCTION TO THE SATISFACTION OF THE CITY ENGINEER
- TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT IN EXISTING STREET AREAS. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING AND/OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EVERY WORK DAY.
- PRIOR TO FINAL PREPARATION OF THE SUBGRADE AND PLACEMENT OF BASE MATERIALS FOR STREETS, ALL UNDERGROUND MAINS SHALL BE INSTALLED AND SERVICE CONNECTIONS STUBBED OUT. STUB-OUTS SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DISTURB THE STREET PAVEMENT, CURB AND GUTTER, AND SIDEWALKS WHEN SERVICE CONNECTIONS ARE MADE.
- THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AT ALL TIMES. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUSANCE. IN THE EVENT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CITY RESERVED THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE OWNER WHO WILL BACK CHARGE THE CONTRACTOR.

- ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWERS STORM DRAINS, WATER LINES, FIRE HYDRANTS, ELECTROLERS, UTILITY VAULTS, ETC., SHALL BE DONE BY A CIVIL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.
- ELEVATIONS AND LOCATIONS OF ALL EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF ANY CONSTRUCTION AFFECTING SAID UTILITY LINES.
- CONTRACTOR SHALL CONTACT USA AT (800) 642-2444 AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION OR GRADING WORK.
- A MINIMUM OF TWELVE (12) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN ADJACENT UTILITY PIPES AT ALL UTILITY CROSSINGS UNLESS NOTED OTHERWISE.
- ALL ELECTRIC, GAS, TELEPHONE, CABLE AND JOINT TRENCH WORK SHALL CONFORM TO THE JOINT TRENCH COMPOSITE DRAWINGS AND SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION. CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING SUCH WORK.
- CONTRACTOR SHALL PROTECT ALL UTILITIES FROM DAMAGE DURING COMPACTION OF ROADWAY SUBGRADE AND PRIOR TO PLACEMENT OF THE FINAL PAVEMENT SECTION.
- ALL VERTICAL GRADE BREAKS AND HORIZONTAL DEFLECTIONS IN UNDERGROUND UTILITIES SHALL BE CONSTRUCTED USING HIGH DEFLECTION COUPLINGS WITH A MAXIMUM TOTAL DEFLECTION OF 2 DEGREES PER COUPLING. DEFLECTION SHALL NOT EXCEED 1/2 OF THE MANUFACTURERS ALLOWABLE DEFLECTION.
- ALL UTILITY BOXES AND LIDS IN PAVED AREAS SHALL BE DESIGNED FOR HS-20 LOADING.
- CONTRACTOR SHALL STENCIL ALL CURB INLETS WITH NPDES STATEMENT. CONTRACTOR SHALL CONTACT LOS ALTOS CITY ENGINEERING DIVISION TO OBTAIN THE STENCIL TEMPLATE AND COORDINATE COLOR AND APPLICATION.
- THE CONTRACTOR SHALL COORDINATE THE ABANDONMENT OF WATER AND SEWER SERVICE LINES WITH THE CITY INSPECTOR PRIOR TO ACTUAL WORK.
- THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH UTILITY COMPANIES PRIOR TO ANY ABANDONMENT, TIE-IN, OR WORK WITH THEIR FACILITIES.
- CONTRACTOR SHALL KEEP ACCURATE RECORD DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF ALL WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF ANY EXISTING IMPROVEMENTS ENCOUNTERED. RECORD DRAWINGS SHALL BE 'REDLINED' AND CERTIFIED ON A SET OF CONSTRUCTION PLAN REPRODUCIBLES, AND SHALL BE DELIVERED TO ARCHITECT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ADHERE TO BEST MANAGEMENT PRACTICES (BMP'S) FOR STORM WATER POLLUTION PREVENTION IN ALL CONSTRUCTION OPERATIONS.



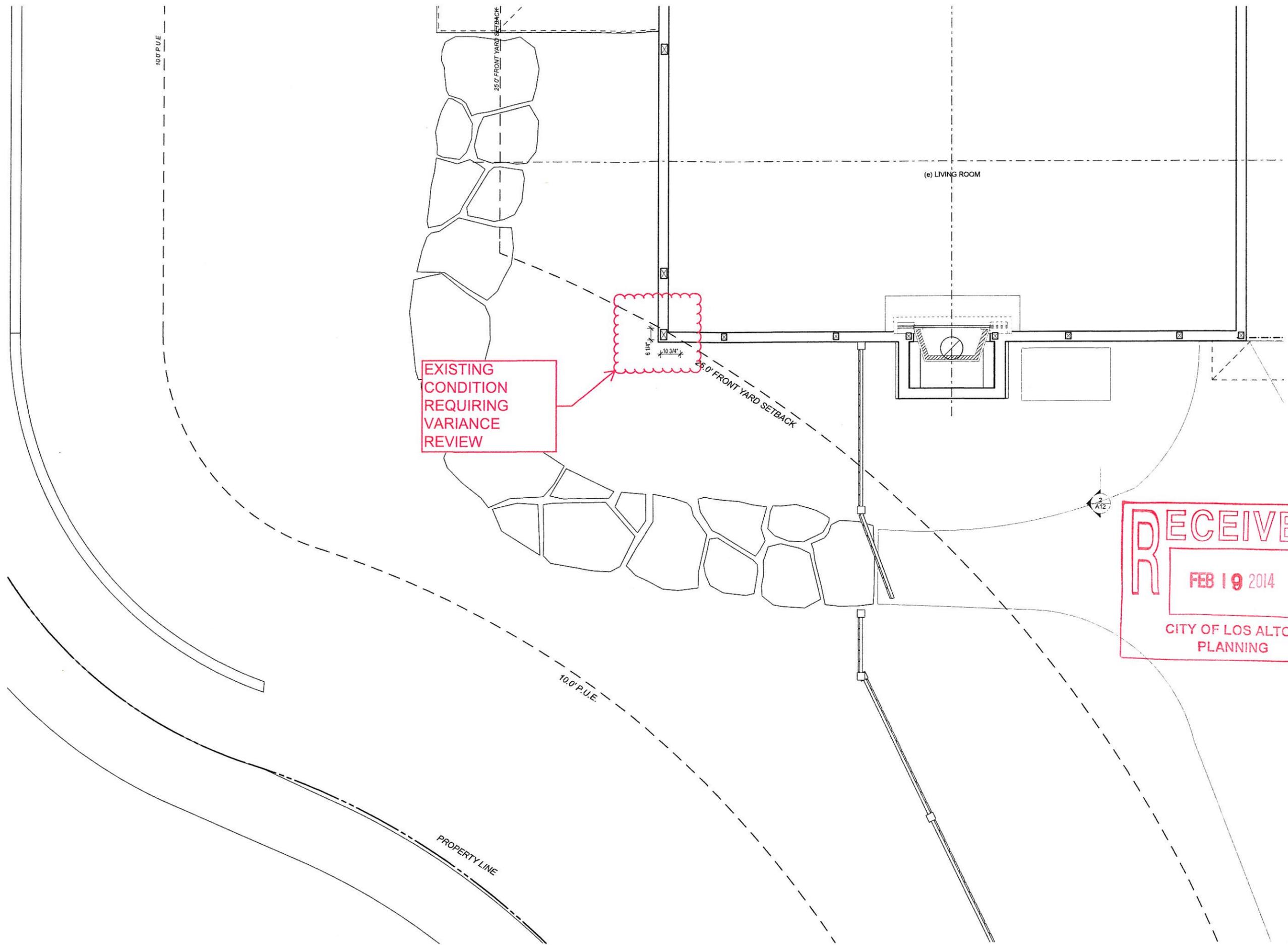
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DATE: 2/13/2014
 REVISIONS:

SHEET INDEX:
 GRADING & DRAINAGE PLAN

SHEET: **C1**
 29 OF 16



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 FEB 19 2014
 CITY OF LOS ALTOS
 PLANNING