VIEW STREET
NEW CUSTOM HOME
SINGLE FAMILY RESIDENCE
44 VIEW STREET, LOS ALTOS, CALIFORNIA 94022

Build It Green
Smart Solutions From The Ground Up
Terry J. Martin & Associates, A.I.A.
A Certified Build It Green Rater

AREA CALCULATIONS

ZONING COMPLIANCE

	Existing	Proposed	Allowed/Required
Lot Coverage: *Land area covered by all structures that are over 6 feet in height*	1852 square feet (15.1 %)	2609 square feet (21.2%)	3685 square feet (30 %)
Floor Area: *Measured to the outside surfaces of exterior walls*	1st Flr: 1294 sq ft 2nd Flr: — sq ft **Total: 1294 sq ft** (10.5 %)	1st Flr: 2318 sq ft 2nd Flr: 1654 sq ft **Total: 3972 sq ft** (32.3%)	3978 square feet (32.4%)*
Setbacks: Front Rear Right side (1st/2nd) Left side (1st/2nd)	 35.25 feet 57.75 feet 26 feet/ — feet 32.75 feet/ — feet	 26 feet 63.25 feet 11.5 feet/19.75 feet 18 feet/ 23 feet	 25 feet 25 feet 10 feet/17.5 feet 10 feet/17.5 feet
Height:	15 feet	25 feet	27 feet

SQUARE FOOTAGE BREAKDOWN

	Existing	Change in	Total Proposed
Habitable Living Area: *Includes habitable basement areas*	1294 square feet	2206 square feet	3500 square feet
Non- habitable Area: *Does not include covered porches or open structures*	558 square feet	(86) square feet	472 square feet

LOT CALCUATIONS

Net Lot Area:	12,283 square feet	
Front Yard Hardscape Area: *Hardscape area in the front yard setback shall not exceed 50%*	680 square feet (17 %)	
Landscaping Breakdown:	Total hardscape area (existing and proposed): Existing softscape (undisturbed) area: New softscape area: *Sum of all three should equal the site's net lot area*	3893 sq ft 7678 sq ft 712 sq ft

* ALLOWED FLOOR AREA FOR LOTS ≥11,000 sf:
3850 sq ft + 10% (Remaining Lot Area)
3850 sq ft + 10% (1283 sq ft) = 3850 sq ft + 128 sq ft = 3978 sq ft

1

PROJECT TEAM

OWNER

MARK YAZDANI
44 VIEW STREET
LOS ALTOS, CA 94022
(650) 793-8450

ARCHITECT

TERRY MARTIN ASSOCIATES
TERRY J. MARTIN, AIA
61 E. MAIN STREET, SUITE D
LOS GATOS, CA 95030
(408) 395-8016
FAX 395-5732

ARBORIST

JAMES R. LEWIS
THE TREE TEAM, INC.
1170 MT VIEW-ALVISO RD
SUNNTVALE, CA 94089
(408) 747-1717

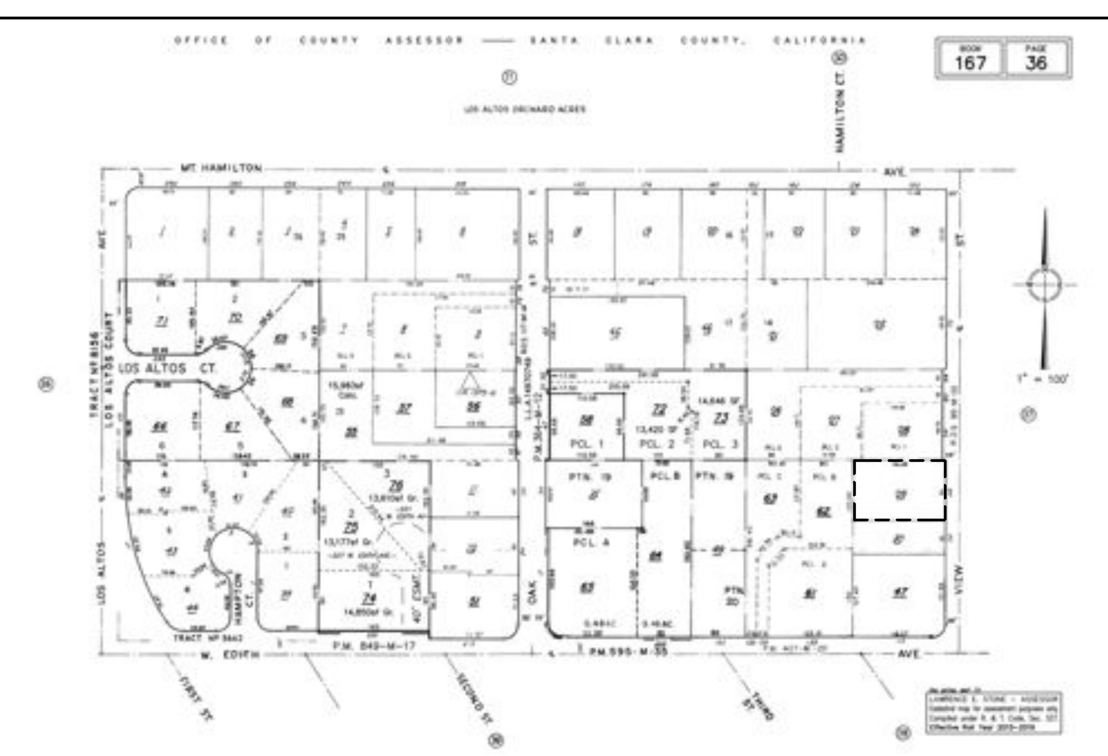
STRUCTURAL ENGINEER

DAN DREMALAS, PE
DJ ENGINEERS & ASSOCIATES
780 MAIN STREET #203
PLEASANTON, CA 94566
(925) 846-9429

PROJECT DATA

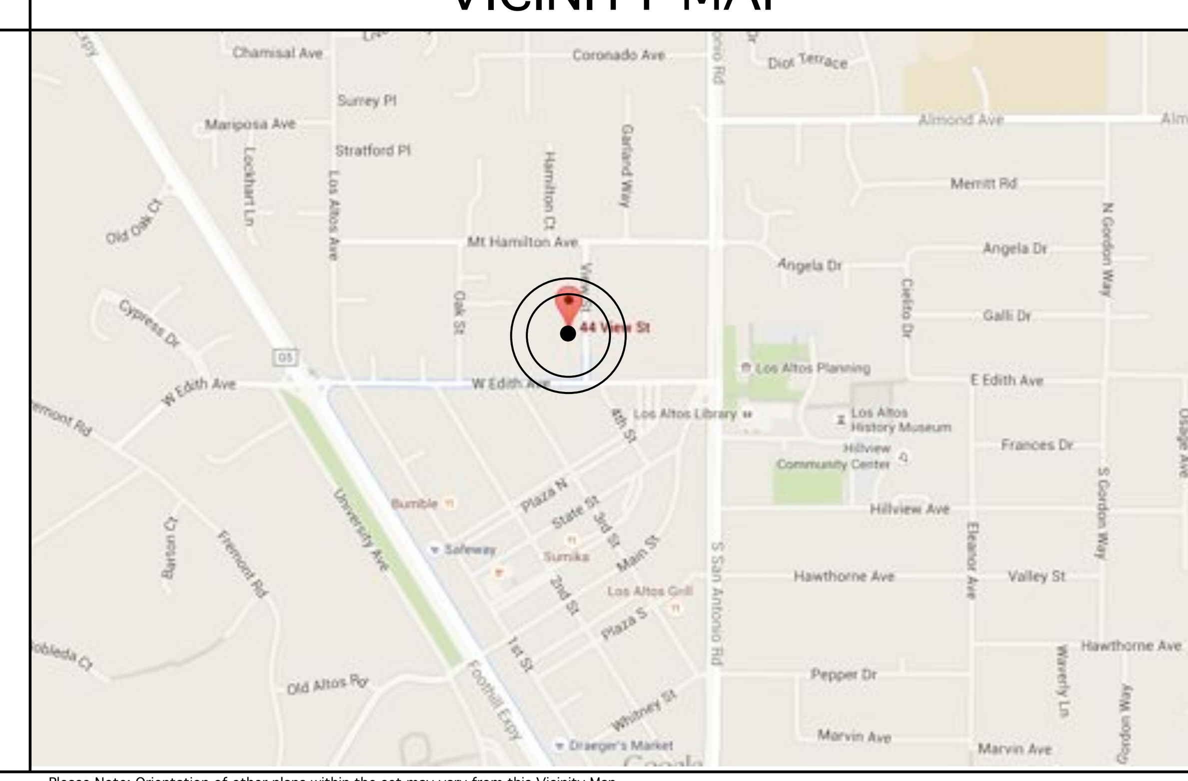
PROJECT ADDRESS:	44 View Street, Los Altos, CA 94022
OWNER:	Mark Yazdani
APN:	167-36-029
ZONING:	R-1:10
LOT AREA:	12,283 sf ± (0.281 Acres ±)
BUILDING AREA:	See Area Calculations on this sheet
STORIES:	New 2 Story Residence
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERS:	Sprinklers Required (Provide Residential System)
OCCUPANCY:	Group R-3 Single Family Residence, Group U Private Garage
APPLICABLE CODES:	Los Altos Municipal Code 2013 CA Residential Code, 2013 CA Elec Code, 2013 CA Mech Code, 2013 CA Plmbg Code, 2013 CA Energy Code, 2013 CA Fire Code, 2013 CalGreen Code, 2013 CA Ref Stds Code All as amended by The State Of California and Local Jurisdiction(s).

PARCEL MAP



Please Note: Orientation of other plans within the set may vary from this Parcel Map.

VICINITY MAP



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A-6.1	Los Altos Floor Area & Coverage Calculations

PROJECT SCOPE

- DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE (SEPARATE DEMOLITION PERMIT)
- NEW CUSTOM SINGLE FAMILY RESIDENCE: 5 BEDROOMS, 4 1/2 BATHS
- NEW ATTACHED 2 CAR GARAGE
- NEW DRIVEWAY & RELATED SITE IMPROVEMENTS

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terry@tma-arch.com

Print Date: 09/09/2015

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1	Planning Design Review Resubmittal	09/09/2015
	Planning Design Review Submittal	07/24/2015

Project

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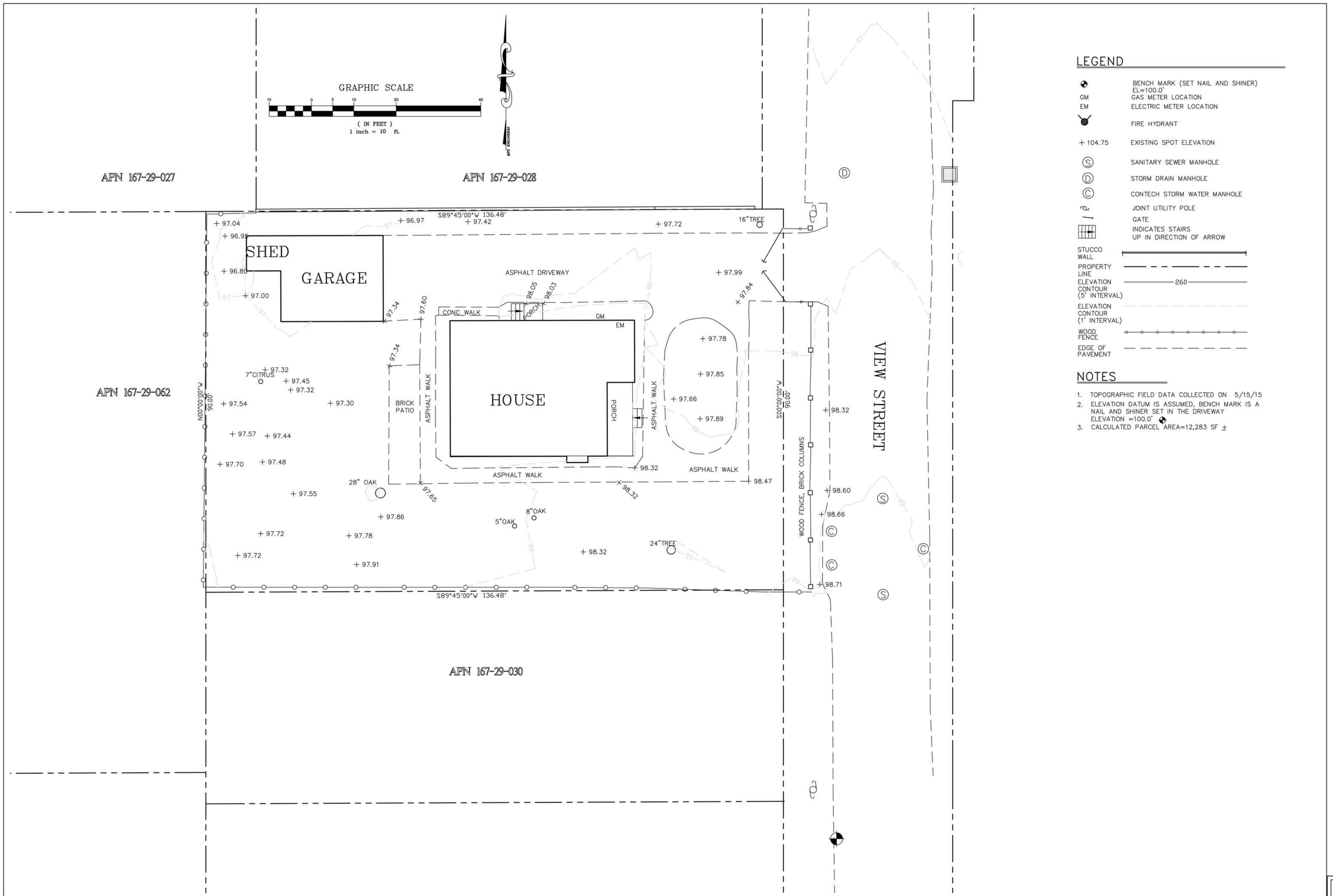
Project:	# 15020
Scale:	1/4"=1'-0"
Drawn by:	BAM

Sheet Title:

COVER SHEET
PROJECT DATA

A-1



LEGEND

	BENCH MARK (SET NAIL AND SHINER) EL=100.0'
GM	GAS METER LOCATION
EM	ELECTRIC METER LOCATION
	FIRE HYDRANT
+ 104.75	EXISTING SPOT ELEVATION
Ⓢ	SANITARY SEWER MANHOLE
Ⓓ	STORM DRAIN MANHOLE
Ⓒ	CONTECH STORM WATER MANHOLE
	JOINT UTILITY POLE
	GATE
	INDICATES STAIRS UP IN DIRECTION OF ARROW
STUCCO WALL	
PROPERTY LINE	
ELEVATION CONTOUR (5' INTERVAL)	260
ELEVATION CONTOUR (1' INTERVAL)	
WOOD FENCE	
EDGE OF PAVEMENT	

NOTES

1. TOPOGRAPHIC FIELD DATA COLLECTED ON 5/15/15
2. ELEVATION DATUM IS ASSUMED, BENCH MARK IS A NAIL AND SHINER SET IN THE DRIVEWAY ELEVATION =100.0'
3. CALCULATED PARCEL AREA=12,283 SF ±

BY	REVISION	DATE

LICENSED LAND SURVEYOR MICHAEL F. GOODHUE No. 7857 Exp. 6/30/15 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER MICHAEL F. GOODHUE No. 45754 Exp. 12/31/16 CIVIL STATE OF CALIFORNIA

PROJECT ENGINEER

MICHAEL F. GOODHUE, P.E.,L.S.
PO BOX 1914
APTOS, CA. 95001
(831) 763-1661
CEL (831) 601-9519

APN 167-36-029

TOPOGRAPHIC MAP

44 VIEW STREET, LOS ALTOS, CA

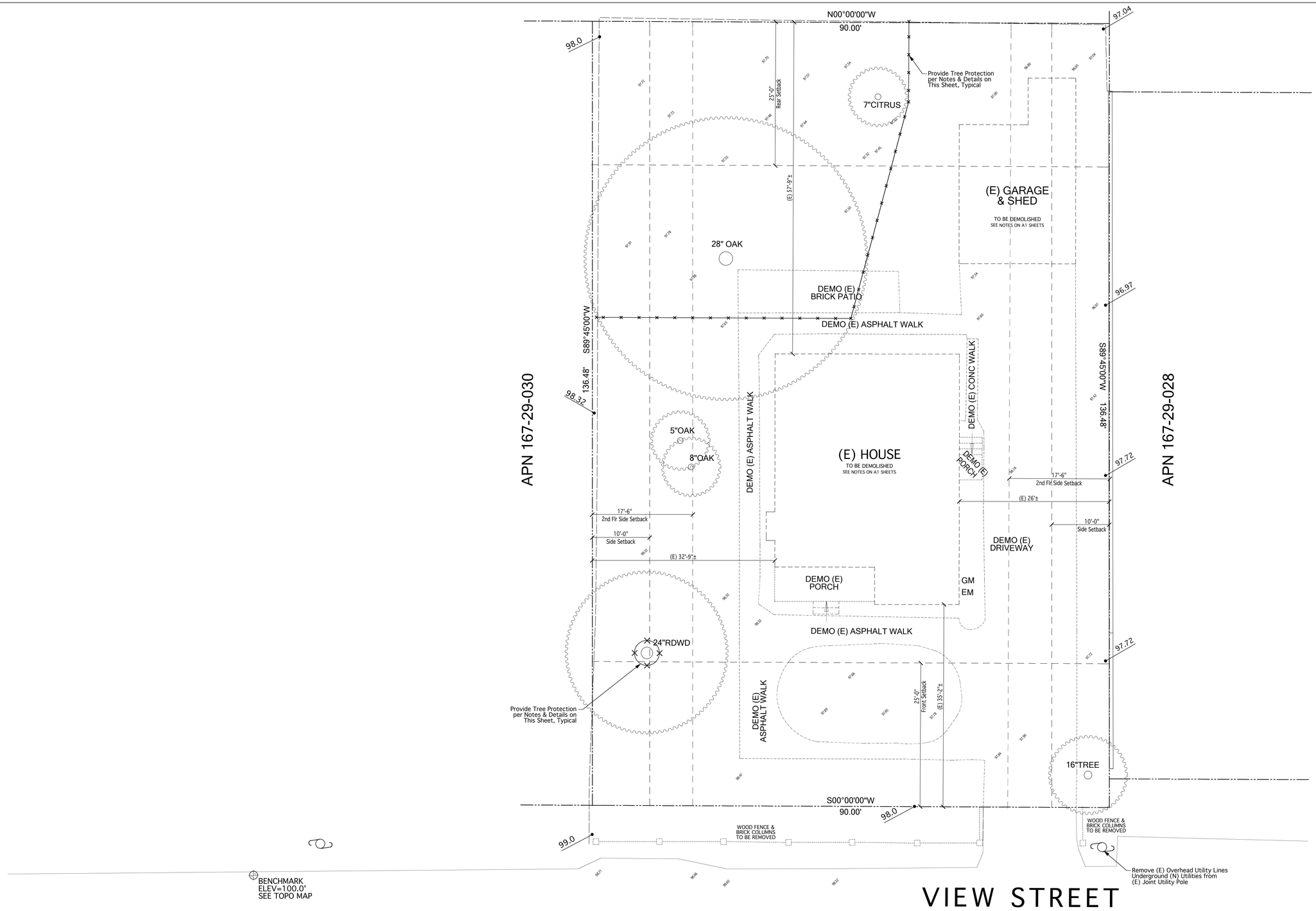
DRAWN:	MFG
CHECKED:	MFG
DATE:	5/2015
SCALE:	1"=10'
JOB NO.	

FOR REDUCED PLANS ORIGINAL SCALE IN INCHES 0 1 2 3

SHEET NAME:

DRAWING NAME:

C-1



SCHEMATIC EXISTING & DEMOLITION SITE PLAN

0' 8' 16'
Scale:1/8"=1'-0"

NORTH

SEE TOPO SURVEY FOR (E) SITE CONDITIONS. DEMOLISH (E) STRUCTURES & PREP SITE FOR NEW CONSTRUCTION.
VERIFY ALL DIMENSIONS & SITE CONDITIONS IN FIELD. NOTIFY ARCHITECT OF DISCREPANCIES IMMEDIATELY IN WRITING.
VERIFY EXTENT OF SITEWORK DEMOLITION PRIOR TO COMMENCING WORK. PROTECT ALL (E) ITEMS TO REMAIN.

APN:	167-36-029
LOT SIZE:	12,283 Sq Ft
ZONING:	R-1:10
EXISTING:	1294 SQ FT SINGLE STORY RESIDENCE TO BE REMOVED

BENCHMARK
ELEV=100.0'
SEE TOPO MAP

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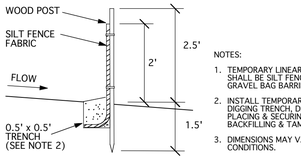
SCHEMATIC EXISTING & DEMOLITION SITE PLAN

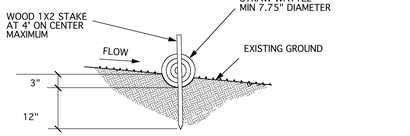
A-2.1



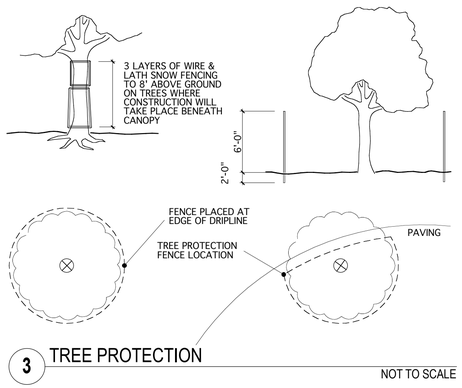
NOTES:

1. TEMPORARY LINEAR SEDIMENT BARRIER SHALL BE SILT FENCE, FIBER ROLL, GRAVEL BAG BARRIER, OR OTHER
2. INSTALL TEMPORARY SILT FENCE BY 1ST DIGGING TRENCH, DRIVING POSTS, PLACING & SECURING FABRIC, THEN BACKFILLING & TAMPING
3. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.

1 TEMPORARY SILT FENCE
SECTION — NOT TO SCALE



2 STRAW WATTLE
SECTION — NOT TO SCALE



3 TREE PROTECTION
NOT TO SCALE

GENERAL GRADING & DRAINAGE NOTES

1. ALL RECOMENDATIONS CONTAINED WITHIN GEOTECHNICAL REPORT & ARBORIST REPORT ARE HEREBY INCORPORATED BY REFERENCE, SEE COVER SHEET A-0.
2. GRADING AND DRAINAGE DESIGN IS BASED ON CONTOURS & POINT ELEVATIONS PROVIDED BY TOPOGRAPHIC SURVEY, SEE SHEET C-1.
3. TOP SOIL MUST BE STRIPPED & STOCK PILED BEFORE GRADING BEGINS.
4. NATIVE MATERIAL USED FOR FILL SHALL BE APPROVED BY GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
5. LOCATIONS OF UNDER GROUND UTILITIES AS SHOWN ARE APPROXIMATE. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING LOCATIONS & ALL UTILITY COMPANY REQUIREMENTS. PRIOR TO EXCAVATION, CALL 800-227-2600 TO HAVE UTILITIES LOCATED & MARKED.
6. MINIMIZE GRADING & MAINTAIN EXISTING GRADE WHERE FEASIBLE. COORDINATE ANY CHANGES TO THIS APPROVED PLAN WITH CIVIL ENGINEER & ARCHITECT & VERIFY JURISDICTION APPROVAL PRIOR TO PROCEEDING.
7. SITE DRAINAGE: RETAIN SURFACE DRAINAGE ON SITE VIA LANDSCAPE & INFILTRATION DEVICES. SLOPE GRADE AWAY FROM FOUNDATION WALLS. WHERE FEASIBLE, ACHIEVE MIN 6" FALL WITHIN THE 1ST 10' FROM BLDG. WHERE LOT LINES, WALLS, SLOPES, OR OTHER PHYSICAL BARRIERS PREVENT THIS SLOPE OR DISTANCE, PROVIDE DRAINS OR SWALES TO ENSURE CONTROLLED DRAINAGE AWAY FROM STRUCTURE. SEE CIVIL DRAWINGS.
8. IMPERVIOUS SURFACES WITHIN 10 FEET OF BLDG SHALL SLOPE AWAY MIN 2%.
9. GUTTERS & RAIN WATER LEADERS (RWLs): ALL STORM WATER TO BE RETAINED ON SITE VIA RWLs TO CONCRETE SPLASH BLOCKS AT GRADE. FIELD VERIFY LOCATIONS OF RWLs W/ ARCHITECT & OWNER PRIOR TO INSTALLATION, TYP.
10. DOWNSPOUTS SHALL DISCHARGE TO CONCRETE SPLASHBLOCKS & FLOW TO LANDSCAPED FEATURES BEFORE ENTERING DRAINAGE SYSTEM.

EROSION CONTROL NOTES

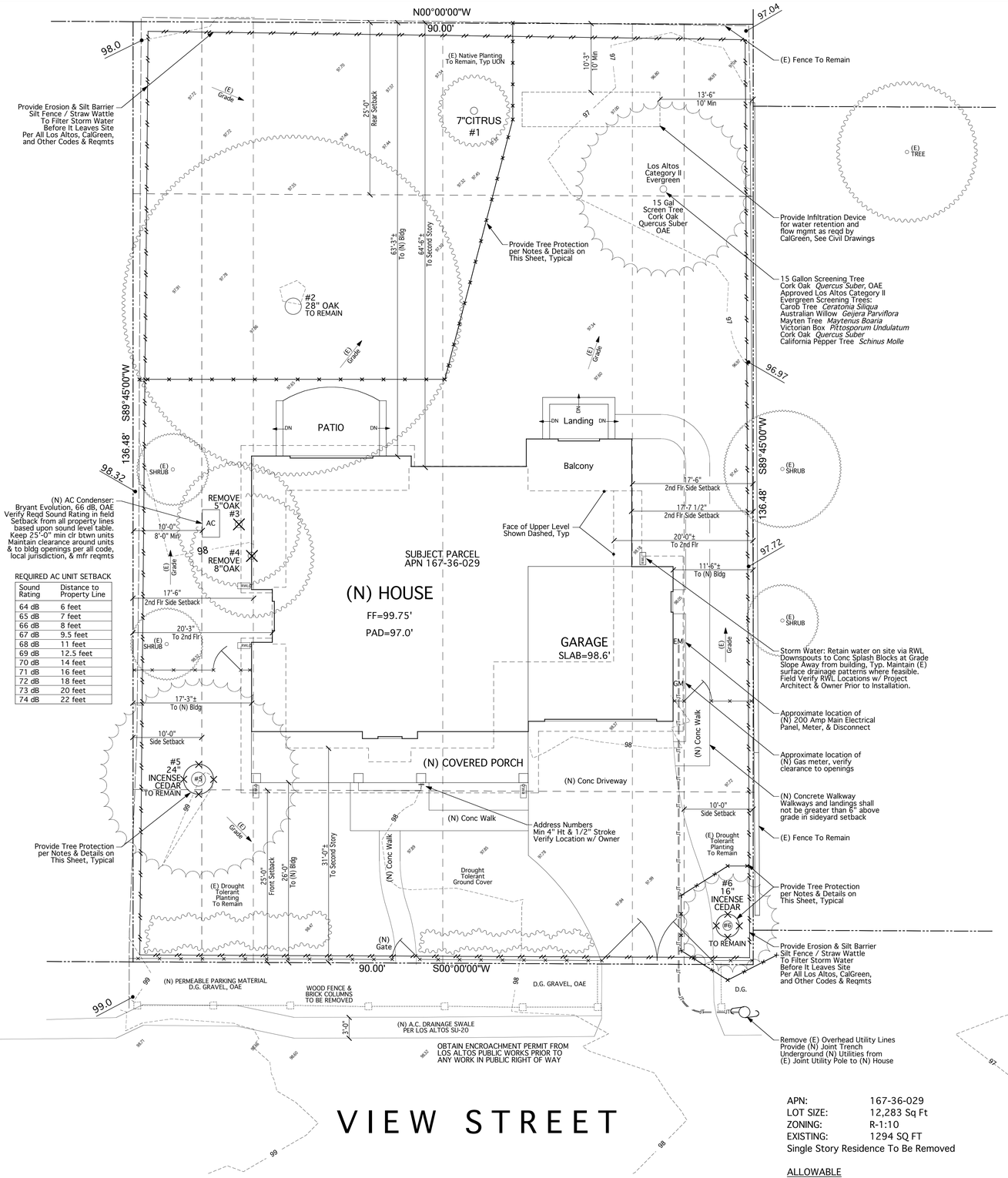
1. PRIOR TO START OF CONSTRUCTION: COVER ALL DRAIN GRATES WITH FILTER FABRIC, PROVIDE & INSTALL STRAW WATTLES OR SILT FENCE OUTSIDE LIMIT OF CONSTRUCTION AS SHOWN ON PLAN. STRAW WATTLE BARRIER MAY BE USED FROM APRIL 15 TO OCTOBER 15. SILT FENCE MUST BE IN PLACE FROM OCTOBER 15 TO APRIL 15.
2. EXPOSED EARTH SHALL BE LANDSCAPED FOR EROSION CONTROL PRIOR TO RAINY SEASON (OCT 15 TO APRIL 15). IF LANDSCAPING IS NOT ESTABLISHED PRIOR TO RAINY SEASON, SEED ALL BARE EARTH WITH ANNUAL RYE GRASS (40 LBS PER ACRE) AND MULCH WITH A 2" LAYER OF STRAW. WOOD CHIPS OR COMPOST. AREAS SHOWN TO RECIEVE EROSION CONTOL BLANKET SHALL RECIEVE SEEDING AND MULCH PRIOR TO BLANKET INSTALLATION. EROSION CONTROL BLANKET SHALL BE NORTH AMERICAN GREEN SC 150, OAE.
3. COVER ALL SOIL STOCK PILES W/ PLASTIC TARPS AT END OF EACH WORK DAY.
4. ALL EROSION CONTROL MEASURES SHALL BE CONTINUOSLY MAINTAINED AND MONITORED ON A DAILY BASIS.

TREE PROTECTION NOTES

1. THESE NOTES SUPPLEMENT OTHER PROTIONS OF CONSTRUCTION DOCUMENTS. SEE COVER SHEET, GENERAL NOTES & ARBORIST REPORT FOR ADDITIONAL REQMTS.
2. PROVIDE & ERECT TREE PROTECTION FENCING PRIOR TO COMMENCING ANY DEMOLITION, GRADING, AND/OR CONSTRUCTION ACTIVITY. NO EQUIPMENT OR MATERIALS ARE ALLOWED ON SITE UNTIL TREE PROTECTION IS IN PLACE. TREE PROTECTION SHALL REMAIN IN PLACE AT ALL TIMES UNTIL FINAL COMPLETION / FINAL LANDSCAPING. CONTACT PROJECT ARBORIST, AHJ, & ARCHITECT PRIOR TO PERFORMING WORK WITHIN FENCED AREA. OBTAIN APPROVAL OF PROJECT ARBORIST & AHJ PRIOR TO REMOVING TREE PROTECTION.
3. EXISTING TREES TO REMAIN THAT ARE NEAR PROPOSED CONSTRUCTION SHALL BE FENCED OFF FROM SUCH CONSTRUCTION TO GREATEST EXTENT POSSIBLE. PLACE FENCING AS FAR FROM TREE TRUNKS AS POSSIBLE WHILE STILL ALLOWING SITE WORK TO TAKE PLACE. TREE DRIPLINE SHALL NOT BE ALTERED IN ANY WAY SO AS TO INCREASE ENCROACHMENT OF CONSTRUCTION. USE CAUTION TO AVOID DAMAGING ANY BARK OR BRANCHES. SEE TREE PROTECTION DETAIL THIS SHEET.
4. PROVIDE FENCING TO ENCLOSE:
   TYPE I: ENTIRE DRIPLINE AREA OR TREE PROTECTION ZONE (TPZ).
   TYPE II: ENTIRE PLANTER STRIP TO OUTER BRANCHES.
   TYPE III: TRUNK FROM GROUND TO FIRST BRANCH
5. SIZE & MATERIALS:
   TYPE I & II: 6' HIGH CHAIN LINK FENCING, MOUNTED ON 2"Ø GALV STEEL POSTS DRIVEN INTO GROUND TO MIN 2' DEPTH AT 10-FOOT MAX SPACING. FENCING MAY BE MOUNTED ON CONCRETE BLOCKS ONLY FOR SECTIONS WHERE PAVING INTERFERES WITH DRIVING POSTS INTO GROUND.
   TYPE III: ORANGE PLASTIC FENCING WRAPPED AROUND TRUNK FROM GROUND TO FIRST BRANCH WITH 2-INCH WOODEN BOARDS BOUND SECURELY ON OUTSIDE.
6. AT EACH TREE FENCE, PROVIDE PROMINENT 8.5x11-INCH WARNING SIGN STATING:
   " *WARNING-TREE PROTECTION ZONE THIS FENCE SHALL NOT BE REMOVED REMOVAL IS SUBJECT TO PENALTY PER LOS ALTOS MUNICIPAL CODE* "
7. WHEN CONSTRUCTION IS TO TAKE PLACE BENEATH A TREE CANOPY ON ONE SIDE, THE FENCE SHOULD BE SITED 2 TO 3' BEYOND THAT CONSTRUCTION, BUT BETWEEN CONSTRUCTION & TREE TRUNK.
8. IF CONSTRUCTION OR PAVING IS TO TAKE PLACE THROUGHOUT AREA BENEATH TREE CANOPY WHEN APPROVED BY AHJ, AND DRIP LINE FENCING IS NOT PRACTICAL, PROVIDE TYPE III FENCING TO PROTECT TRUNK FROM DAMAGE.
9. THE FOLLOWING ACTIVITES ARE PROHIBITED:
   A. STORAGE OF CONSTRUCTION MATERIALS, OTHER MATERIALS, VEHICLES, OR EQUIPMENT WITHIN TREE DRIPLINE / TREE PROTECTION FENCE.
   B. EXCAVATION, GRADING, & DRAINAGE WITHIN DRIPLINE UNLESS APPROVED BY AHJ & PROJECT ARBORIST
   C. DISPOSAL OR DEPOSITING OF OIL, GASOLINE, CHEMICALS OR OTHER HARMFUL MATERIALS WITHIN TREE DRIPLINE OR IN DRAINAGE CHANNELS, SWALES OR AREAS THAT MAY LEAD TO DIPLINE OF A PROTECTED TREE
   D. ATTACHMENT OF WIRES, SIGNS OR ROPES TO ANY PROTECTED TREE
10. PRUNING & MAINTENANCE:
   ALL PRUNING OF PROTECTED TREES SHALL BE CONSISTENT WITH CURRENT EDITION OF BEST MANAGEMENT PRACTICES: TREE PRUNING, ESTABLISHED BY ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) & ANY SPECIAL CONDITIONS AS DETERMINED BY AHJ.

LIST OF TREES

#1	7" CITRUS	TO REMAIN
#2	28" OAK	TO REMAIN
#3	5" OAK	TO BE REMOVED
#4	5" OAK	TO BE REMOVED
#5	24" REDWD	TO REMAIN
#6	16" TREE	TO REMAIN



REQUIRED AC UNIT SETBACK

Sound Rating	Distance to Property Line
64 dB	6 feet
65 dB	7 feet
66 dB	8 feet
67 dB	9.5 feet
68 dB	11 feet
69 dB	12.5 feet
70 dB	14 feet
71 dB	16 feet
72 dB	18 feet
73 dB	20 feet
74 dB	22 feet

SCHEMATIC EXISTING & DEMOLITION SITE PLAN

SEE TOPO SURVEY FOR (E) SITE CONDITIONS, DEMOLISH (E) STRUCTURES, PREP SITE FOR NEW CONSTRUCTION.
VERIFY ALL DIMENSIONS & SITE CONDITIONS IN FIELD. NOTIFY ARCHITECT OF DISCREPANCIES IMMEDIATELY IN WRITING.
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0' 8' 16'
Scale:1/8"=1'-0"
NORTH

APN:	167-36-029
LOT SIZE:	12,283 Sq Ft
ZONING:	R-1:10
EXISTING:	1294 SQ FT

Single Story Residence To Be Removed

ALLOWABLE

FLOOR AREA:	4299 SF @ 35% MAX FAR
LOT COVERAGE:	4299 SF @ 35% MAX

PROPOSED

FLOOR AREA:	3955 SQ FT
LOT COVERAGE:	2587 SQ FT

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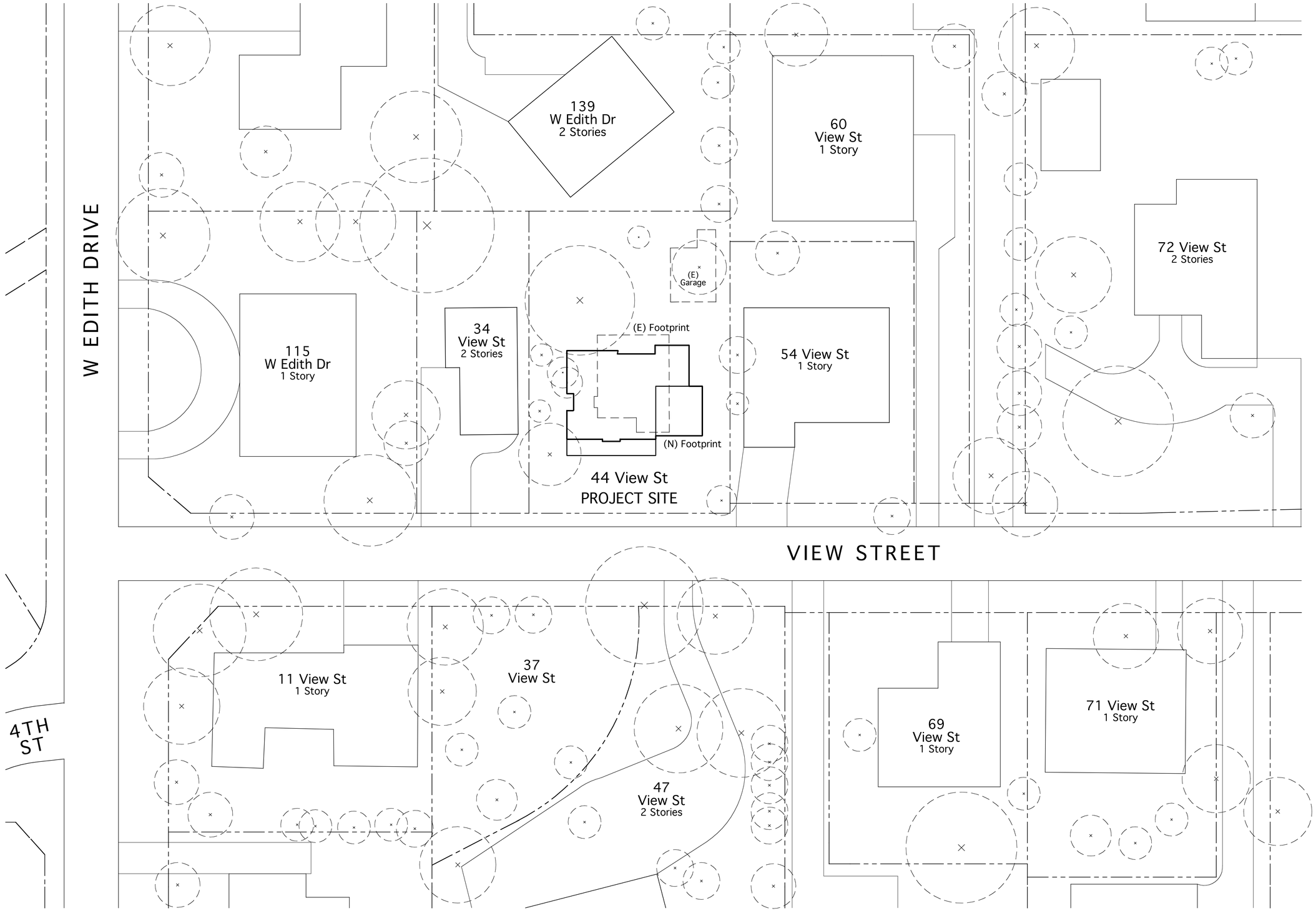
Sheet Title:

PROPOSED SCHEMATIC SITE PLAN

A-2.2



NEIGHBORHOOD CONTEXT MAP

This plan is based upon information obtained from assessor's parcel map, satellite photos, and online mapping sources, has been provided for general reference only, and is schematic in nature, accuracy cannot be guaranteed.

1" = 20'

NORTH

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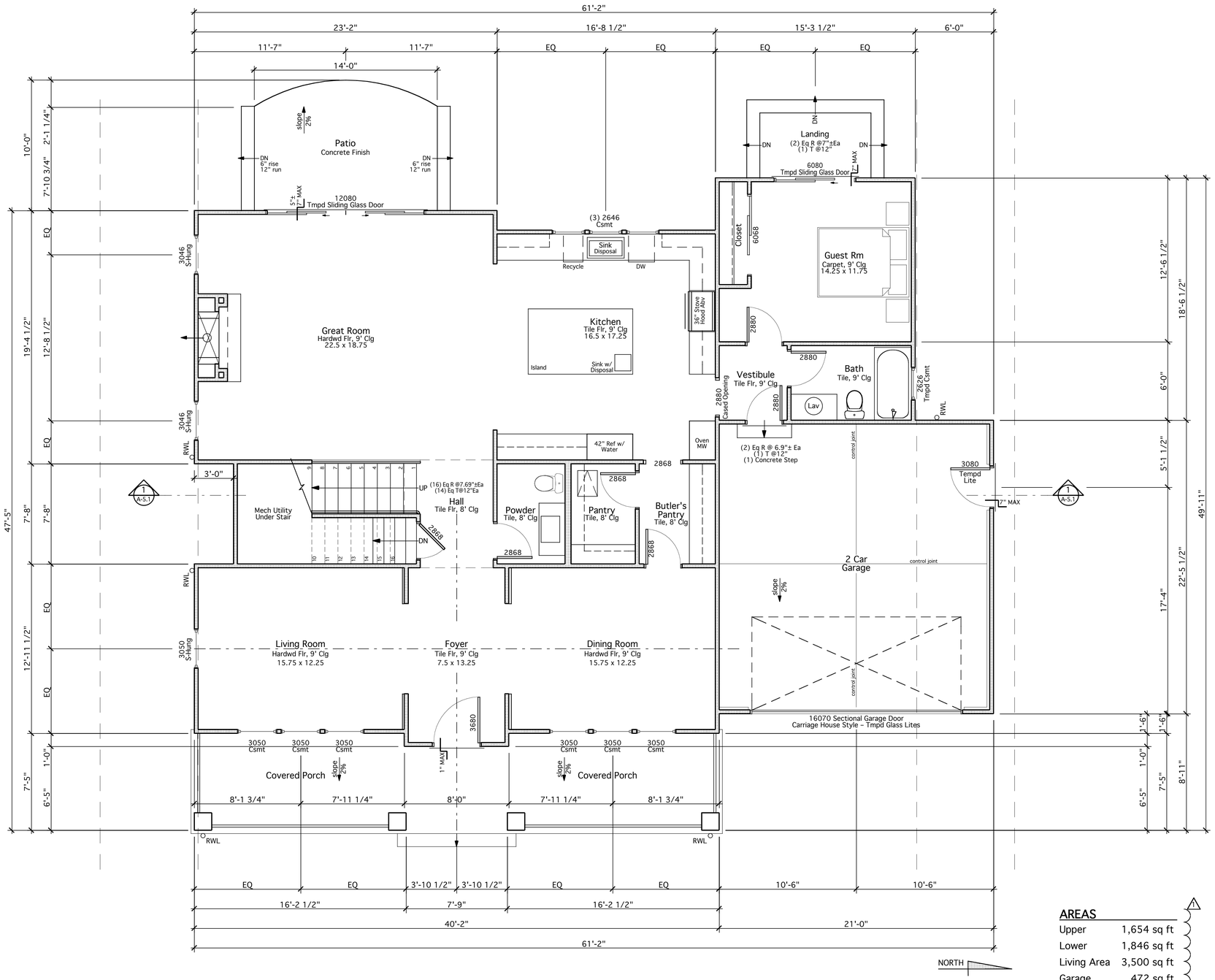
NEIGHBORHOOD CONTEXT MAP

A-2.3



MAIN LEVEL FLOOR PLAN

FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK

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

AREAS

Upper	1,654 sq ft
Lower	1,846 sq ft
Living Area	3,500 sq ft
Garage	472 sq ft
TOTAL	3,972 sq ft
Allowable	3,978 sq ft

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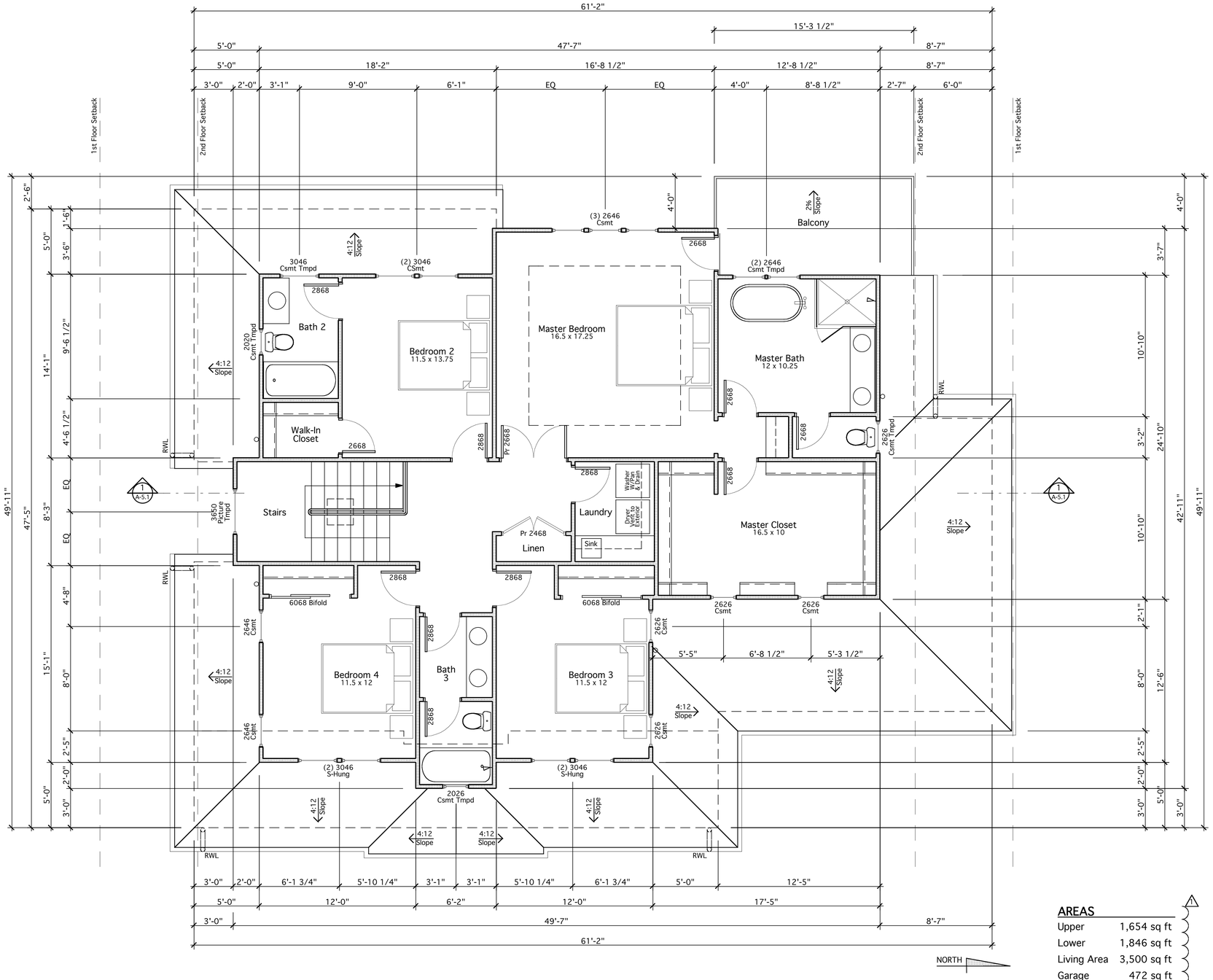
MAIN LEVEL FLOOR PLAN

A-3.1



AREAS

Upper	1,654 sq ft
Lower	1,846 sq ft
Living Area	3,500 sq ft
Garage	472 sq ft
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UPPER LEVEL FLOOR PLAN

FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK

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

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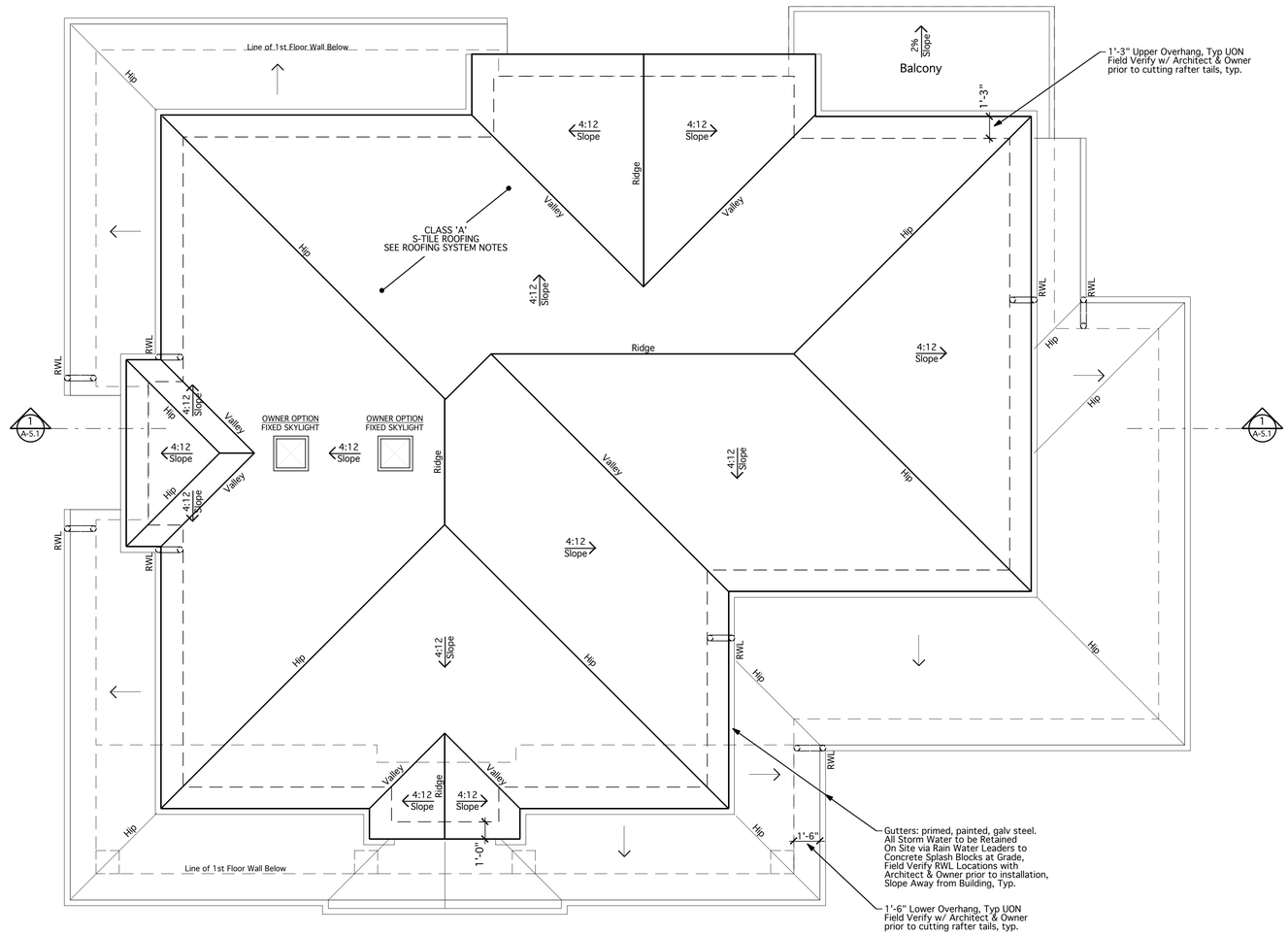
UPPER LEVEL FLOOR PLAN

A-3.2



NORTH

PROPOSED ROOF PLAN

0' 4' 8'
Scale:1/4"=1'-0"

FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO COMMENCING WORK

ROOF PLAN NOTES:

1. SYMBOLS SHOWN ON LEGENDS ARE FOR GENERAL USE & MAY NOT NECESSARILY APPEAR ON ALL PLANS. DISREGARD ANY LEGEND SYMBOL NOT APPEARING ON PLANS.
2. THESE NOTES SUPPLEMENT THOSE FOUND ELSEWHERE IN THESE DOCUMENTS; ALL REQMTS SHALL REMAIN IN FULL FORCE REGARDLESS OF WHERE THEY APPEAR. SEE OTHER SHEETS FOR ADDITIONAL INFORMATION & REQUIREMENTS.
3. SUBMIT SHOP DRAWINGS PER NOTES 16 & 17, SHEET A-1.1. SUBMIT ANY PROPOSED CHANGE OR DEVIATION FROM THESE NOTES AS A SUBSTITUTION REQUEST OR REQUEST FOR INFORMATION.
4. SKYLIGHT / SUN TUNNEL, ADD ALTERNATE AT OWNER OPTION: SKYLIGHTS SHALL FULLY COMPLY WITH CRC & TITLE 24 ENERGY REQMTS, SEE GENERAL NOTES SHEET, T-24 SHEETS, & TITLE 24 ENERGY REPORT FOR REQD U-VALUE, SHGC, ETC. PROVIDE VELUX SKYLIGHT W/ ALL FLASHING & ACCESSORIES, BY VELUX WHERE POSSIBLE, COORD W/ ROOF MATL & PROFILE, INSTALL PER ALL MFR INSTRUCTIONS & TO MAINTAIN ALL WARRANTIES. IAPMO-ES EVALUATION REPORT ER-0199.

ROOFING SYSTEM

TYPICAL FOR ALL ROOF PLANES WITH PITCHES 2:12 & GREATER

CLASS 'A' ARCHITECTURAL S-TILE ROOFING SYSTEM, BLENDED COLOR, TO BE APPROVED BY OWNER & LOS ALTOS PLANNING DEPT, O/ ROOFING UNDERLAYMENT, GRACE ULTRA, OAE O/ PLYWOOD ROOF SHEATHING, SEE STRUCTURAL DWGS

PROVIDE MIN 24 GA METAL FLASHING, (GSM UNLESS OTHERWISE REQD *), O/ SELF-ADHERED FLASHING, BY GRACE CONSTRUCTION PRODUCTS, OAE AT ALL RIDGES, HIPS, VALLEYS, PITCH TRANSITIONS, RAKES, AND EAVES. PROVIDE HEMMED DRIP EDGES AT RAKES, GUTTERLESS EAVES, ALL OTHER APPLICABLE FLASHING LEGS.

* COORDINATE ALL MATERIALS WITH FLASHING & GUTTER/RWL MATERIAL. DO NOT USE DISIMILAR METALS. PROTECT AGAINST GALVANIC ACTION.

SUBMIT PROPOSED ROOFING SYSTEM COMPONENT LIST & DATA FOR ARCHITECT REVIEW & OWNER APPROVAL PRIOR TO ORDERING. INSTALL PER ALL CODE & MANUFACTURER REQUIREMENTS. COORDINATE COMPATIBILITY OF ALL MATERIALS & SYSTEMS.

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RESIDENTIAL & COMMERCIAL ARCHITECTURE
License # C23221

Print Date: 09/09/2015

Rev	Description	Date:
1	Planning Design Review Resubmittal	09/09/2015
	Planning Design Review Submittal	07/24/2015

Project

VIEW STREET
NEW CUSTOM HOME
SINGLE FAMILY RESIDENCE
44 View Street
Los Altos, CA 94022

Date:	July 2015
Project:	# 15020
Scale:	1/4"=1'-0"
Drawn by:	BAM

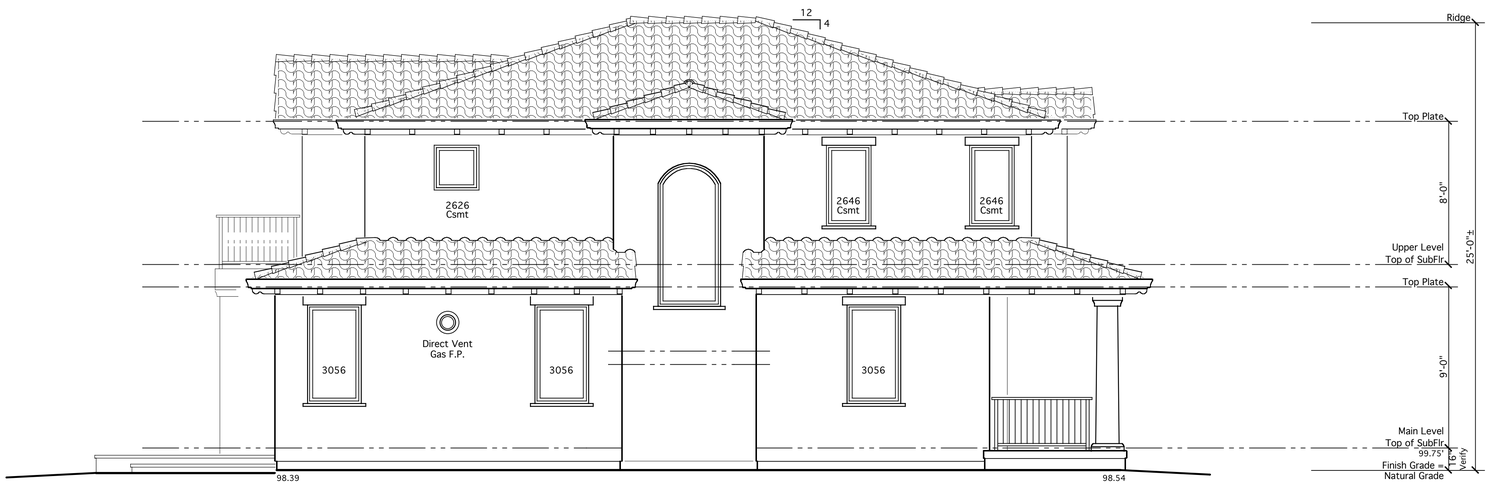
Sheet Title:

PROPOSED ROOF PLAN

A-3.3

1 FRONT (EAST) ELEVATION

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



2 LEFT SIDE (SOUTH) ELEVATION

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

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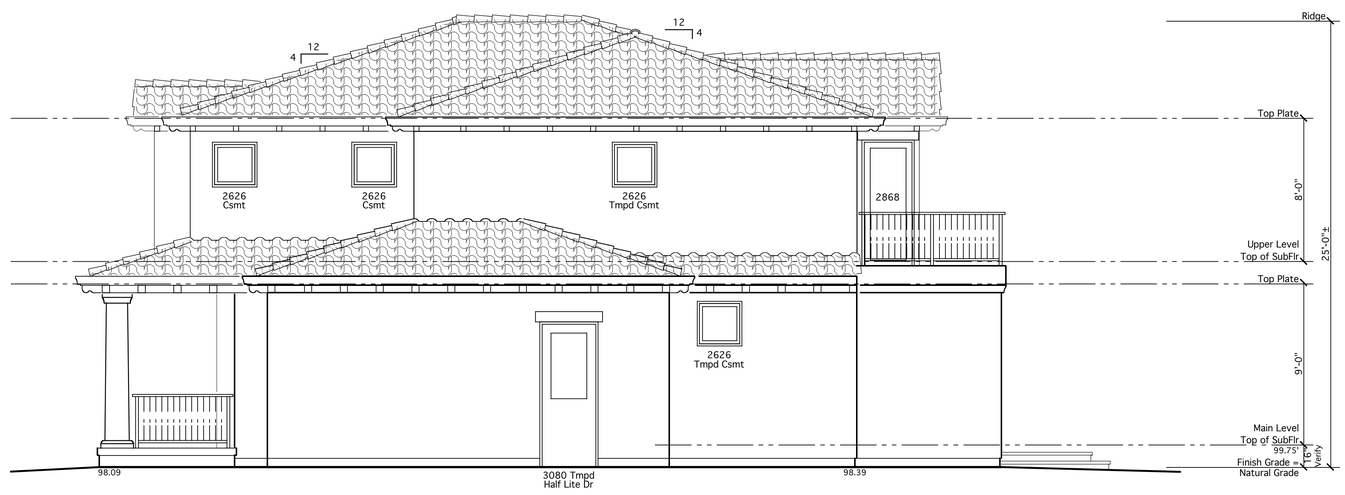
Sheet Title:

PROPOSED ELEVATIONS

A-4.1

1 REAR (WEST) ELEVATION

0' 4' 8'
Scale:1/4"=1'-0"



2 RIGHT SIDE (NORTH) ELEVATION

0' 4' 8'
Scale:1/4"=1'-0"

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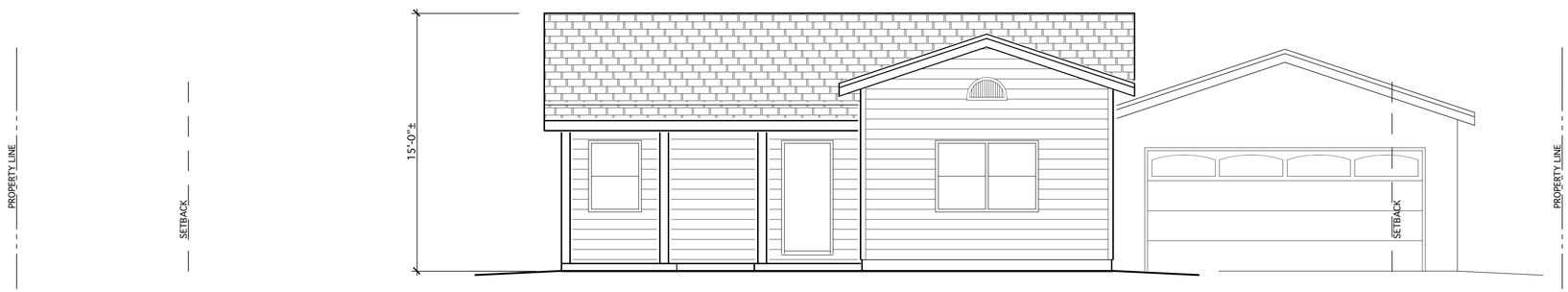
Sheet Title:

PROPOSED ELEVATIONS

A-4.2



1 SCHEMATIC EXISTING FRONT (EAST) ELEVATION

FOR REFERENCE ONLY
FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO CONSTRUCTION.

0' 4' 8'
Scale:1/4"=1'-0"

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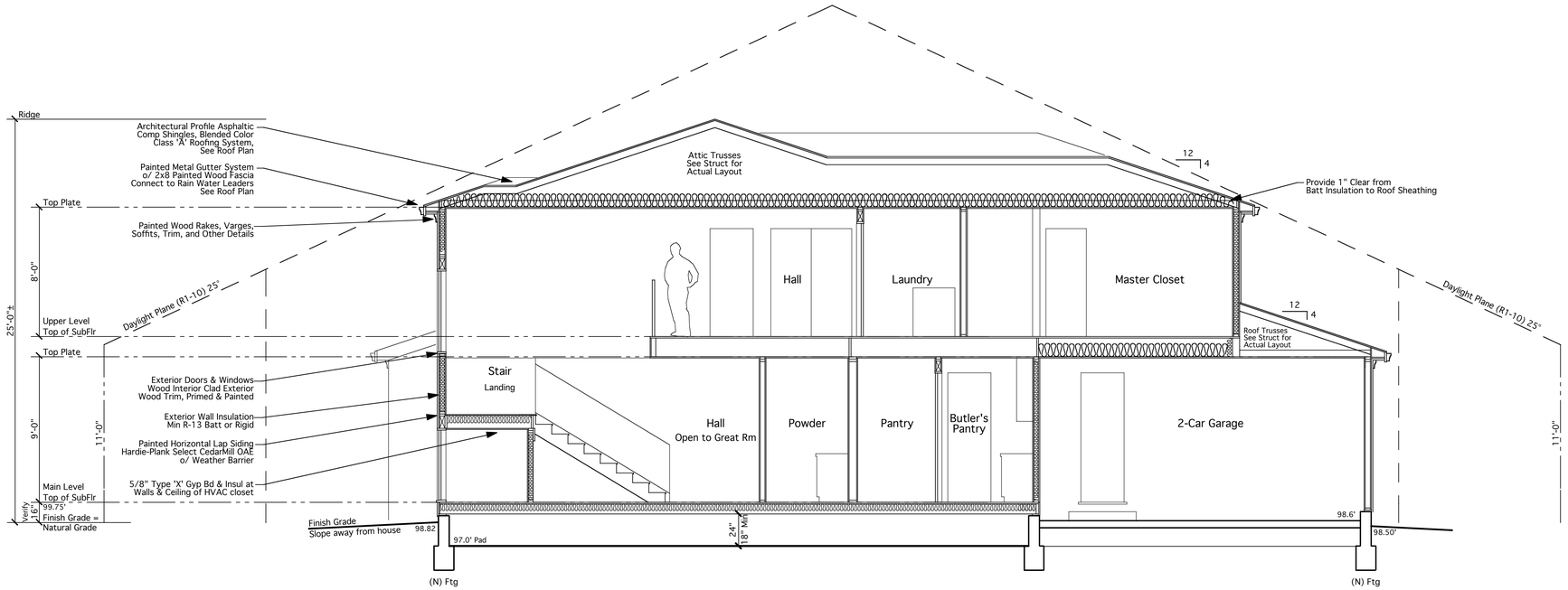
Sheet Title:

SCHEMATIC EXISTING FRONT ELEVATION

A-4.3



1 BUILDING CROSS SECTION

FIELD VERIFY ALL DIMENSIONS & SITE CONDITIONS PRIOR TO CONSTRUCTION.

0' 4' 8'
Scale:1/4"=1'-0"

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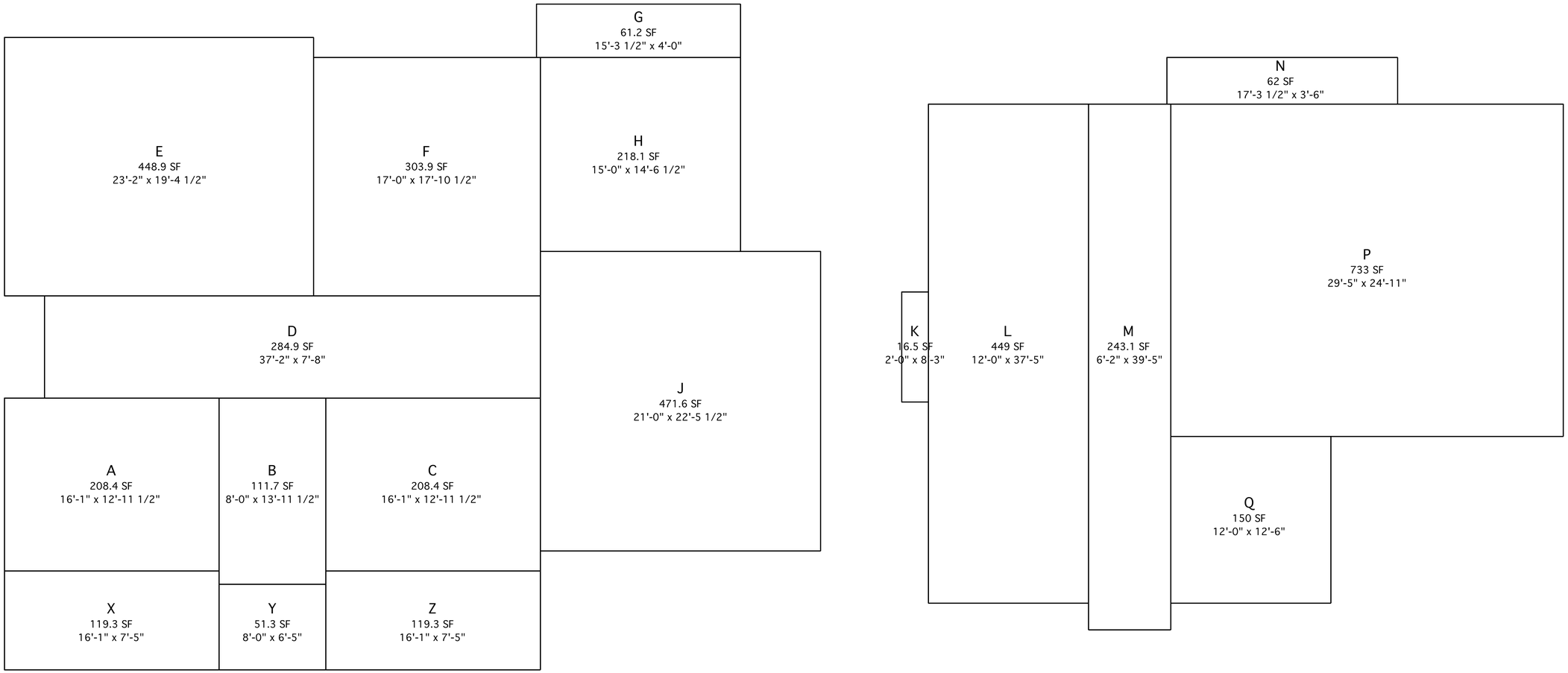
Sheet Title:

BUILDING SECTIONS

A-5.1



MAIN LEVEL (1st Story)

A	16'-1" x 12'-11 1/2"	208.4 SF
B	8'-0" x 13'-11 1/2"	111.7 SF
C	16'-1" x 12'-11 1/2"	208.4 SF
D	37'-2" x 7'-8"	284.9 SF
E	23'-2" x 19'-4 1/2"	448.9 SF
F	17'-0" x 17'-10 1/2"	303.9 SF
G	15'-3 1/2" x 4'-0"	61.2 SF
H	15'-0" x 14'-6 1/2"	218.1 SF
MAIN LEVEL LIVING		**1846 SF**
J	21'-0" x 22'-5 1/2"	472 SF
MAIN LEVEL SUBTOTAL		**2318 SF**

LOT COVERAGE (Covered Porch)

X	16'-1" x 7'-5"	119.3 SF
Y	8'-0" x 6'-5"	51.3 SF
Z	16'-1" x 7'-5"	119.3 SF
COVERED PORCH SUBTOTAL		290 SF
MAIN LEVEL SUBTOTAL		2319 SF
TOTAL LOT COVERAGE		**2609 SF**

UPPER LEVEL (2nd Story)

K	2'-0" x 8'-3"	16.5 SF
L	12'-0" x 37'-5"	449.0 SF
M	6'-2" x 39'-5"	243.1 SF
N	17'-3 1/2" x 3'-6"	62.0 SF
P	29'-5" x 24'-11"	733.0 SF
Q	12'-0" x 12'-6"	150.0 SF
UPPER LEVEL LIVING		**1654 SF**
MAIN LEVEL SUBTOTAL		2318 SF
TOTAL FLOOR AREA		**3972 SF**

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Sheet Title:

FLOOR AREA & COVERAGE CALCULATIONS

A-6.1