

**ZONING COMPLIANCE**

	EXISTING	PROPOSED	ALLOWED / REQUIRED
<b>LOT COVERAGE</b>	1,568 sqft (11.64%)	3,237 sqft (24.04%)	4,038sqft (30%)
<b>FLOOR AREA</b>	1 <sup>st</sup> Fl. 1,568 sqft 2 <sup>nd</sup> Fl. -0- Total 1,568 sqft <b>(11.64%)</b>	2,791 sqft 857 sqft 3,648 sqft <b>(27.09%)</b>	4,096 sqft <b>(30.42%)</b>
<b>SETBACKS</b>			
House			
Front	40.5 feet	27.6 feet	25 feet
Rear	66 feet	46.83 feet	25 feet
Right	18 feet	1 <sup>st</sup> 8 feet 2 <sup>nd</sup> 14.5 feet	7 feet 14.5 feet
Left	21.67 feet	1 <sup>st</sup> 11.5 feet 2 <sup>nd</sup> 20.0 feet	7 feet 14.5 feet
Garage			
Front	109.33 feet		
Rear	43.58 feet		
Right	30.67 feet		
Left	10.50 feet		
<b>HEIGHT</b>	13.16 feet	26.5 feet	27 feet

**SQUARE FOOTAGE BREAKDOWN**

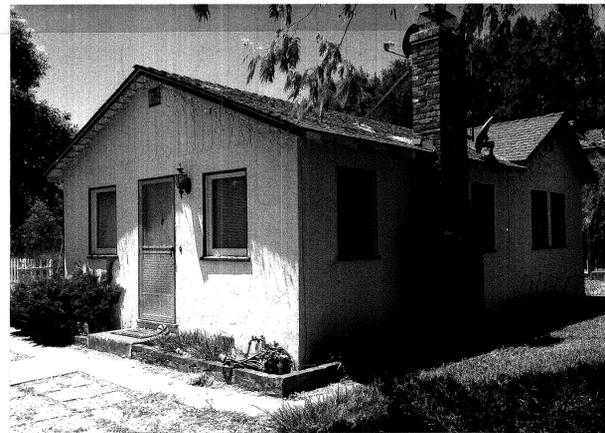
HABITABLE LIVING AREA	Existing	Change in	Total Proposed
	1,008 sqft	1,809 sqft	2,817 sqft
NON-HABITABLE AREA			
	560 sqft	239 sqft	806 sqft

**LOT CALCULATIONS**

<b>NET LOT AREA</b>	13,462 sqft
<b>FRONT YARD HARDSCAPE</b> (front yard = setback area, 1,750 sqft)	755 sqft (43.14%)

**LANDSCAPING BREAKDOWN**

Total Hardscape Area	6,452 sqft
Undisturbed Softscape	3,987 sqft
New Softscape Area	3,023 sqft



EXISTING RESIDENCE

**LANDSCAPE DESIGN**

Plant materials will be selected from endemic, and otherwise drought tolerant, flora. When possible the irrigation system shall be supplied by captured rainwater, and consist of an efficient system capable of varying amounts and duration per individual plants, their exposure to the sun, and their stage of development.

A detailed plan to be provided with the building permit application.

**PROJECT DATA**

LOT	13,462 sqft
EXISTING RESIDENCE	976 sqft
EXISTING GARAGE	592
EXISTING BUILDING FOOTPRINT	1,568 sqft
NEW RESIDENCE (FIRST FLOOR)	1,985 sqft
NEW COVERED PORCH	446 sqft
NEW GARAGE / SHOP	799 sqft
NEW BUILDING FOOTPRINT	3,237 sqft
<b>LOT COVERAGE</b>	<b>24.04%</b>
FIRST FLOOR	1,985 sqft
SECOND FLOOR	857 sqft
GARAGE	806 sqft
TOTAL BUILT AREA	3,648 sqft
<b>FLOOR AREA RATIO</b>	<b>27.09 %</b>

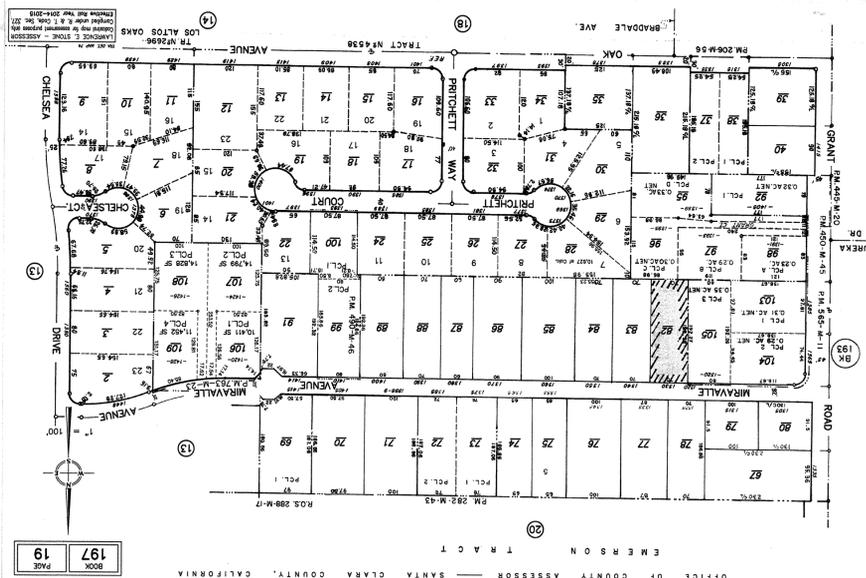
**SCOPE OF WORK**

This project includes the demolition of the existing single story house, and garage / shop, and construction of a new two story home and garage / shop. The work also includes a new driveway, patio / deck, and landscaping.

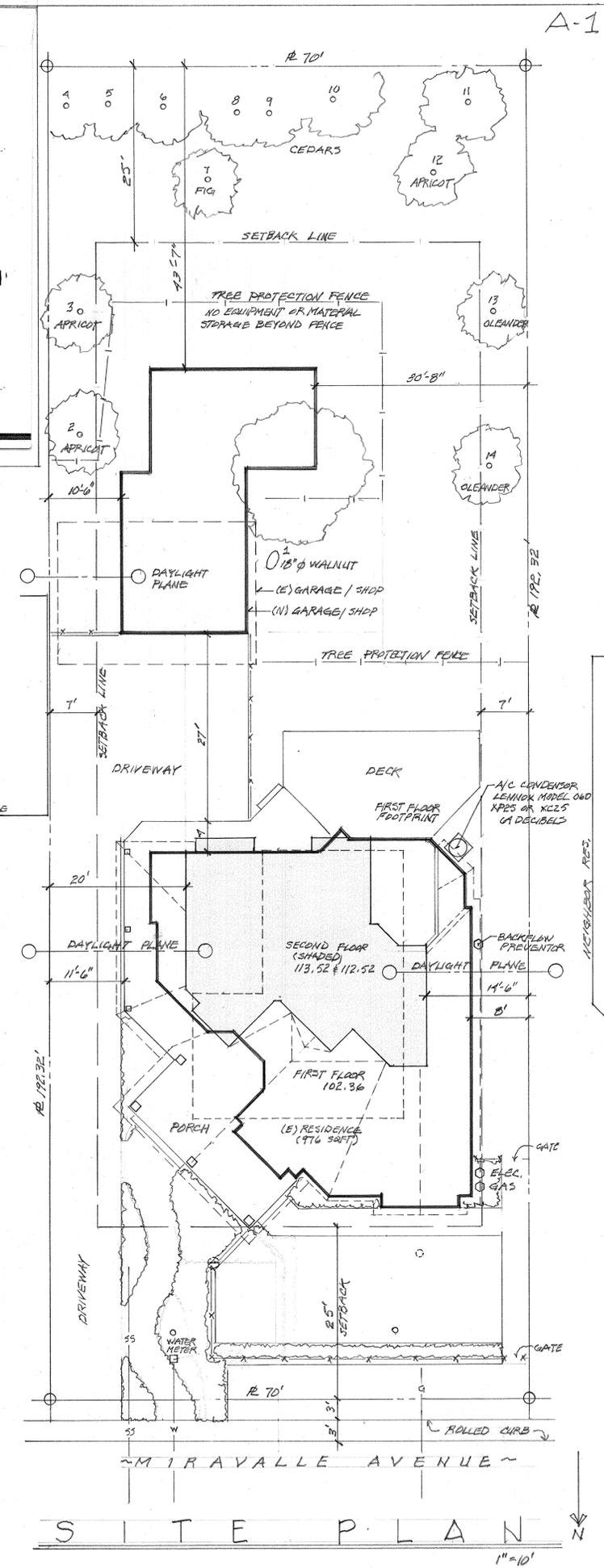
**PROPOSED RESIDENCE and GARAGE**

FOR THE  
**THE MISFELDT FAMILY**  
1330 MIRAVALLE AVENUE  
LOS ALTOS, CALIFORNIA

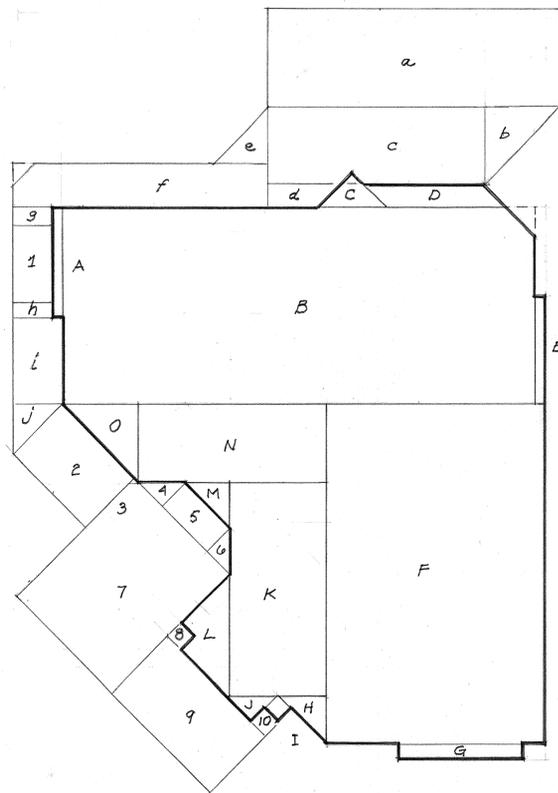
A.P.N. : 197-19-082



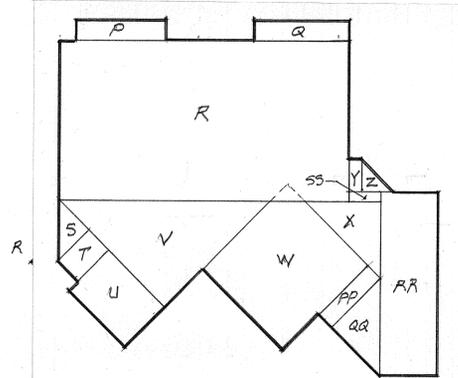
PARCEL MAP



SITE PLAN



FIRST FLOOR, DECKS, & PORCH  
1/8"=1'



SECOND FLOOR

FLOOR AREA AND COVERAGE CALCULATIONS

FIRST FLOOR RESIDENCE

A	8.06 sqft, (10-9 x 9")
B	831.87 sqft, (18-6 x 45-3) - (3-8 x 3-8) / 2
C	10.9 sqft, (3-6 x 3-6) / 2
D	22.66 sqft, (2 x 11-4)
E	10.16 sqft, (1 x 10-2)
F	688 sqft, (21-6 x 32)
G	17.88 sqft, (11-11 x 1-6)
H	10.12 sqft, (4.5 x 4.5) / 2
I	2.62 sqft, (1-9 x 1-6)
J	5.28 sqft, (3-3 x 3-3) / 2
K	175.5 sqft, (19-4 x 9-1)
L	33.12 sqft, (8.5 x 8.5) / 2 - 3
M	9.37 sqft, (4-4 x 4-4) / 2
N	130.39 sqft, (7-8 x 17)
O	29 sqft, (7-8 x 7-8) / 2

TOTAL 1,985 sqft

COVERED PORCHES

1	27.14 sqft, (7-4 x 3-8)
2	59.05 sqft, (6-4 x 9-4)
3	1.12 sqft, (1-6 x 1-6)
4	7.33 sqft, (3-10 x 3-10) / 2
5	23.59 sqft, (3-10 x 6-2)
6	3.12 sqft, (2-6 x 2-6) / 2
7	3.32 sqft, (2-6 x 1-4)
8	2.5 sqft, (1-6 x 1-8)
9	188.06 sqft, (12-9 x 14-9)
10	105.28 sqft, (8 x 13-2)
11	3.34 sqft, (1-8 x 2)

TOTAL 424 sqft

DECKS

a	247.5 sqft
b	24.5 sqft
c	143.5 sqft
d	11.5 sqft
e	12.5 sqft
f	94 sqft
g	6.4 sqft
h	6.4 sqft
i	37.4 sqft
j	10.9 sqft

TOTAL 594.6 sqft

GARAGE / SHOP

AA	440.68 sqft, (19-2 x 23)
BB	221.12 sqft, (15-3 x 14-6)
CC	144.20 sqft, (9-10 x 14-8)

TOTAL 806 sqft

SECOND FLOOR

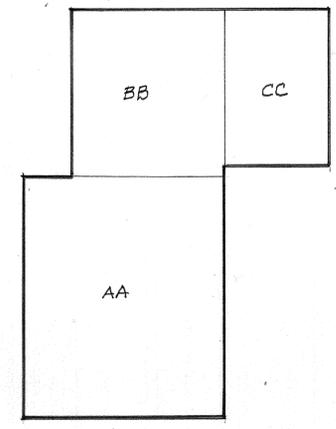
P	17.34 sqft, (2 x 8-8)
Q	17.34 sqft, (2 x 8-8)
R	395.12 sqft, (14-6 x 27-3)
S	8 sqft, (4 x 4) / 2
T	11 sqft, (4 x 2-9)
U	39.97 sqft, (7-6 x 5-4)
V	101.53 sqft, (14-3 x 14-3) / 2
W	115.59 sqft, (11-3 x 10-6)
X	23.32 sqft, (6-10 x 6-10) / 2
Y	3.75 sqft, (1-3 x 3)
Z	4.5 sqft, (3 x 3)
PP	6.5 sqft, (6-6 x 1-6)
QQ	21.12 sqft, (6-6 x 6-6) / 2
RR	91.94 sqft, (5-6 x 16-9)
SS	3 sqft, (1 x 3)

TOTAL 857 sqft

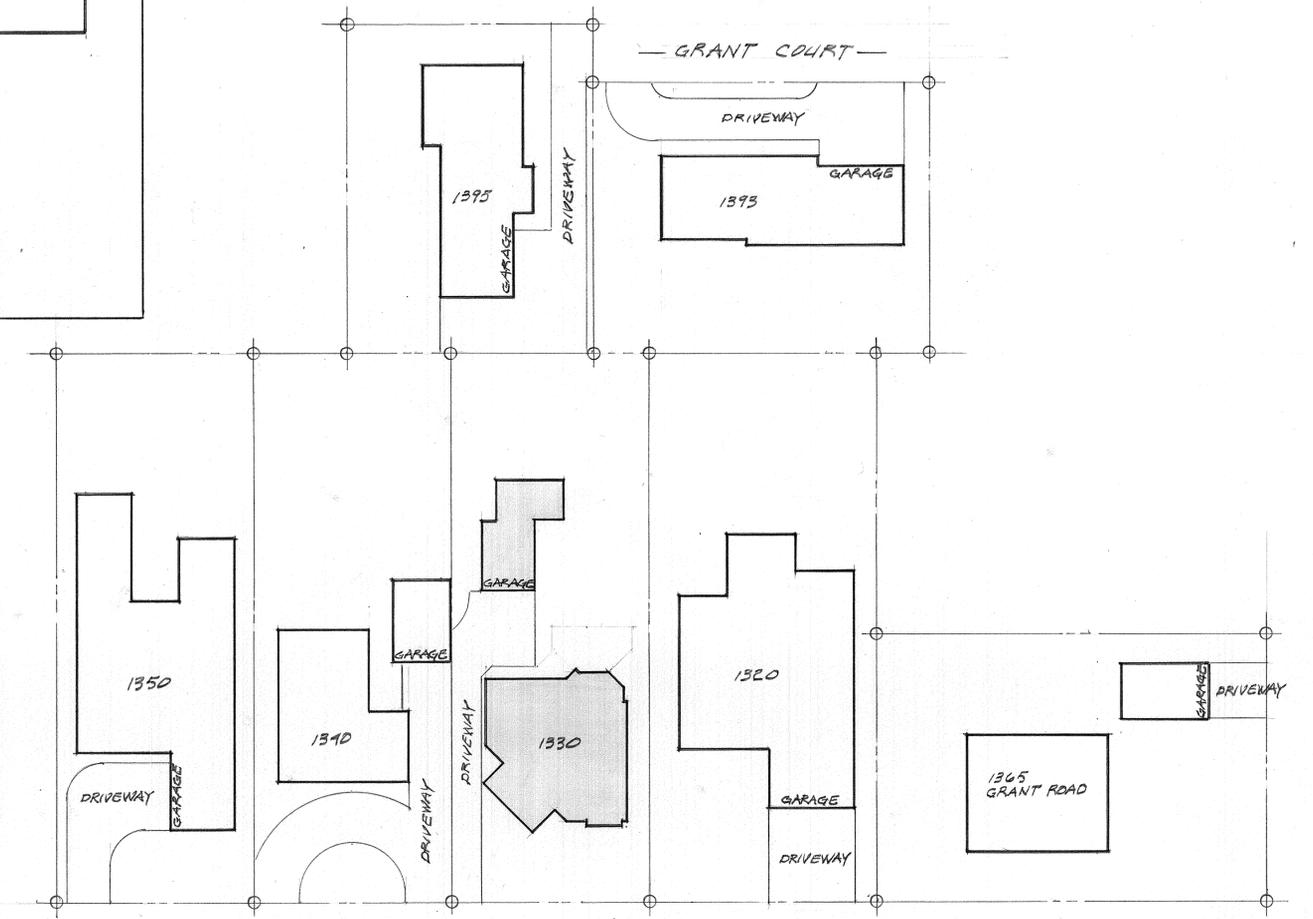
FIRST FLOOR	1,985 sqft
SECOND FLOOR	857 sqft
GARAGE / SHOP	806 sqft

TOTAL 3,648 sqft  
FLOOR AREA RATIO 27.09%

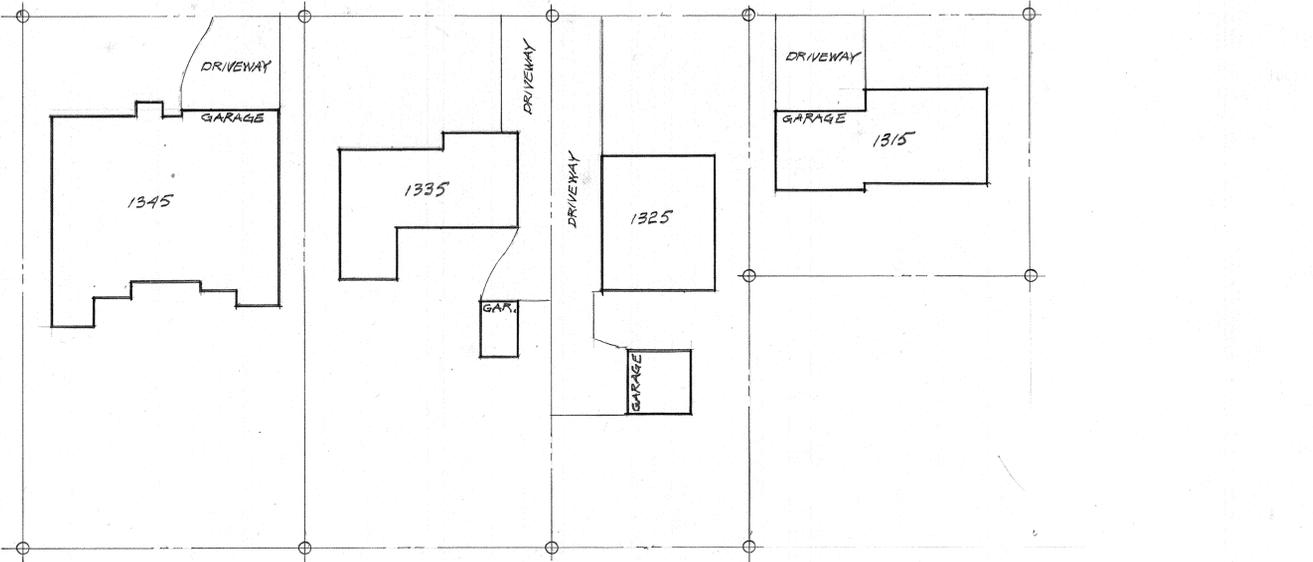
TOTAL COVERAGE 3,215 sqft 23.90%



GARAGE

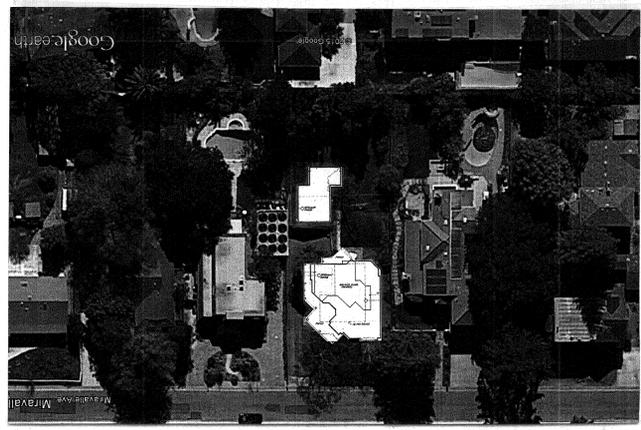


MIRAVALLE AVENUE



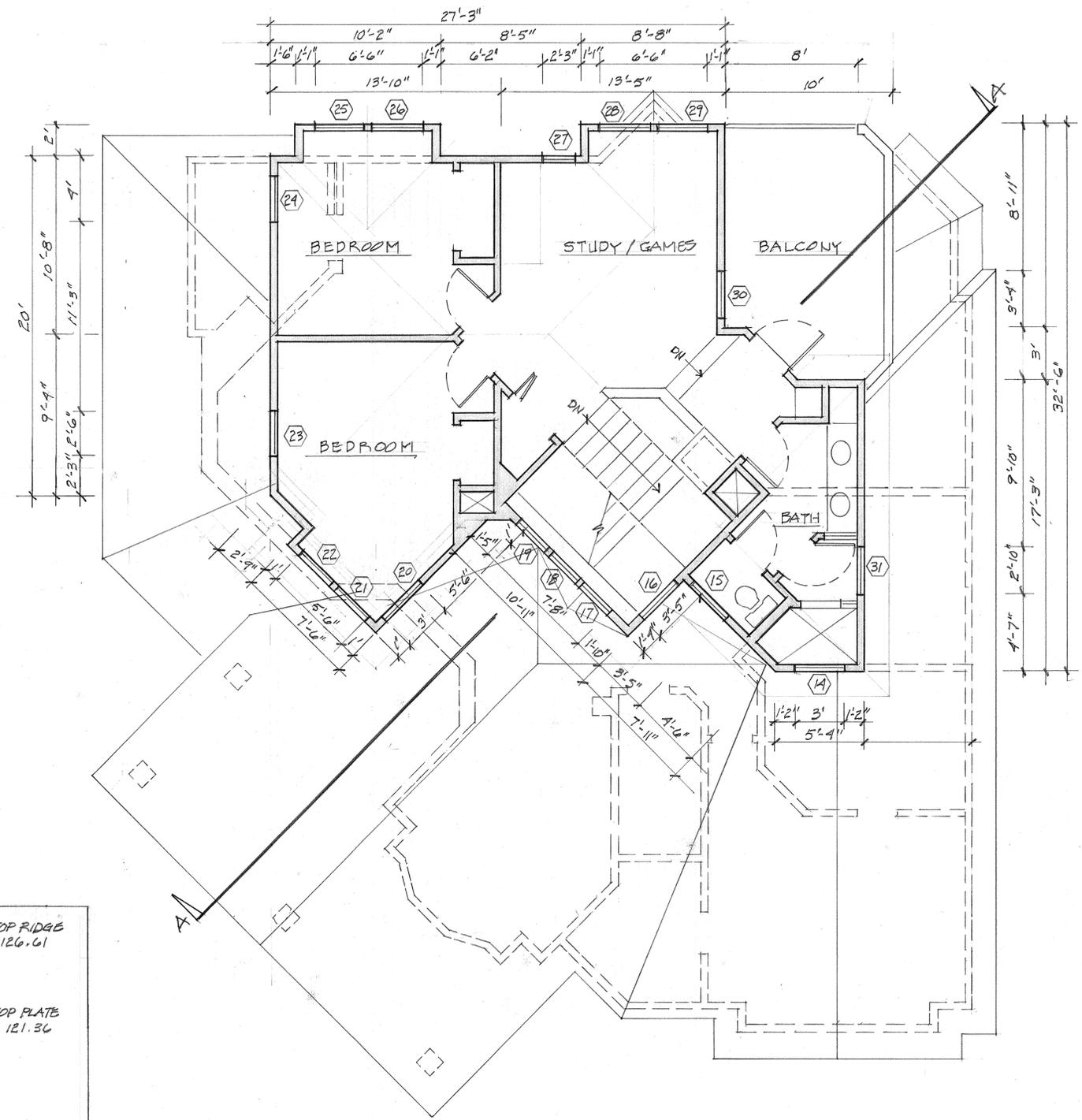
NEIGHBORHOOD VICINITY MAP

SUBJECT PROPERTY SHADED

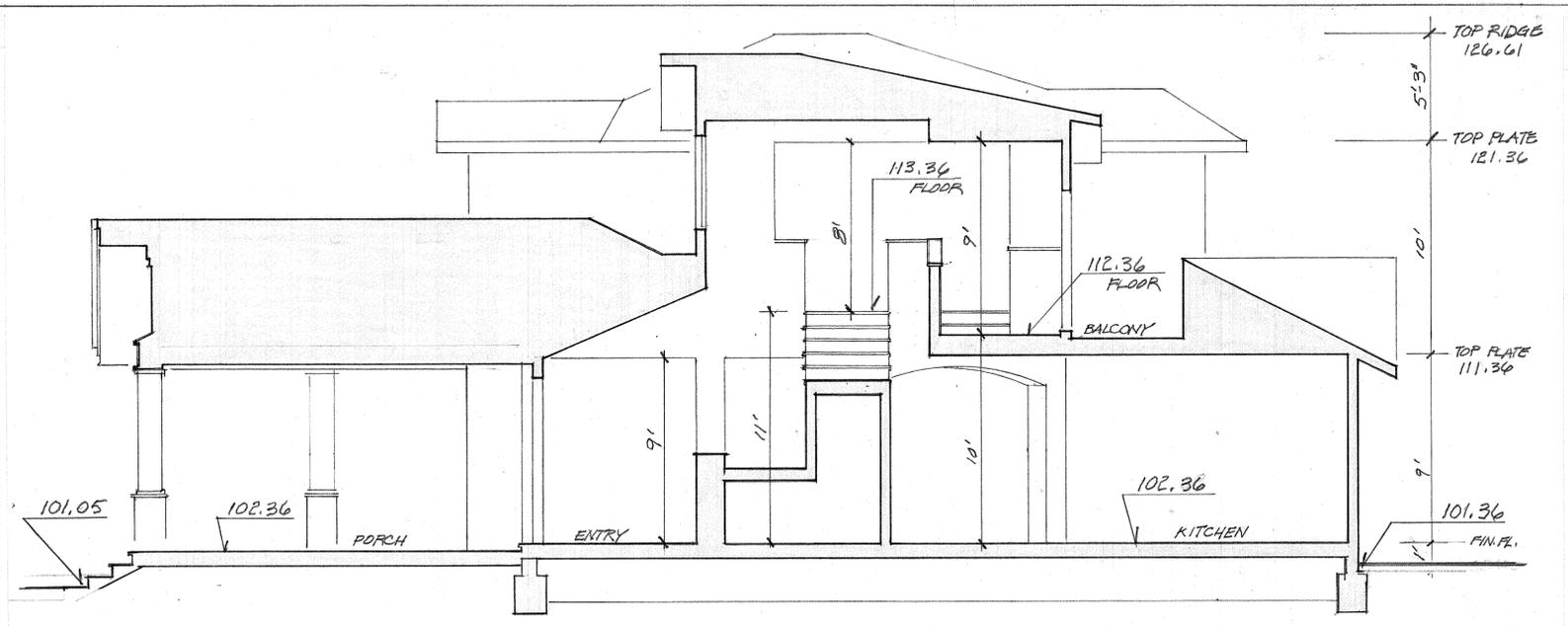


AERIAL W/ PROPOSED DEVELOPMENT



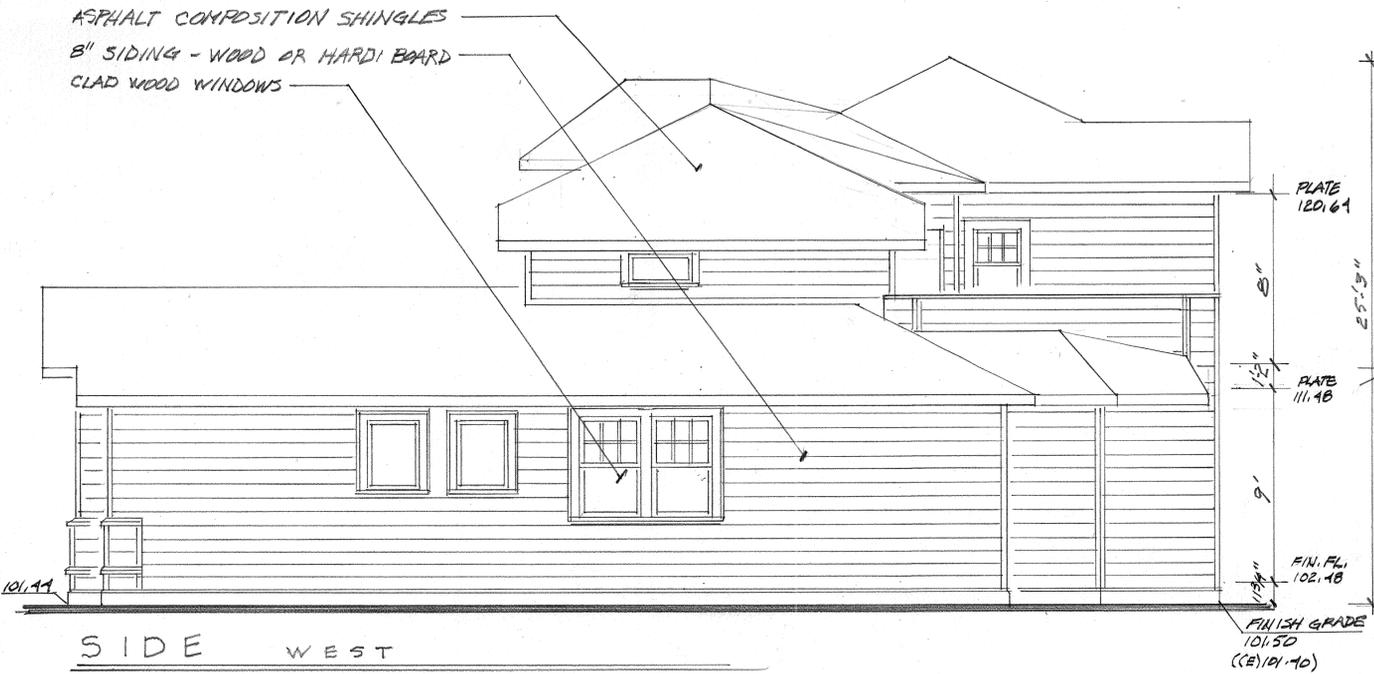


SECOND FLOOR  
1/4" = 1'



SECTION "A"  
1/4" = 1'

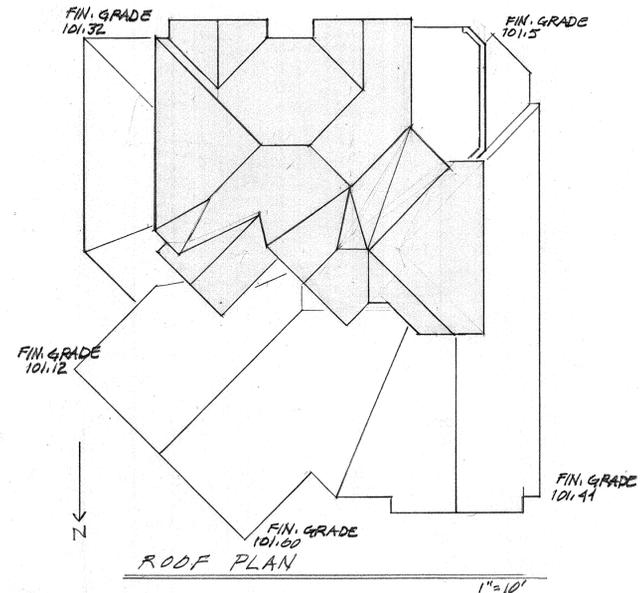
ASPHALT COMPOSITION SHINGLES  
8" SIDING - WOOD OR HARDI BOARD  
CLAD WOOD WINDOWS



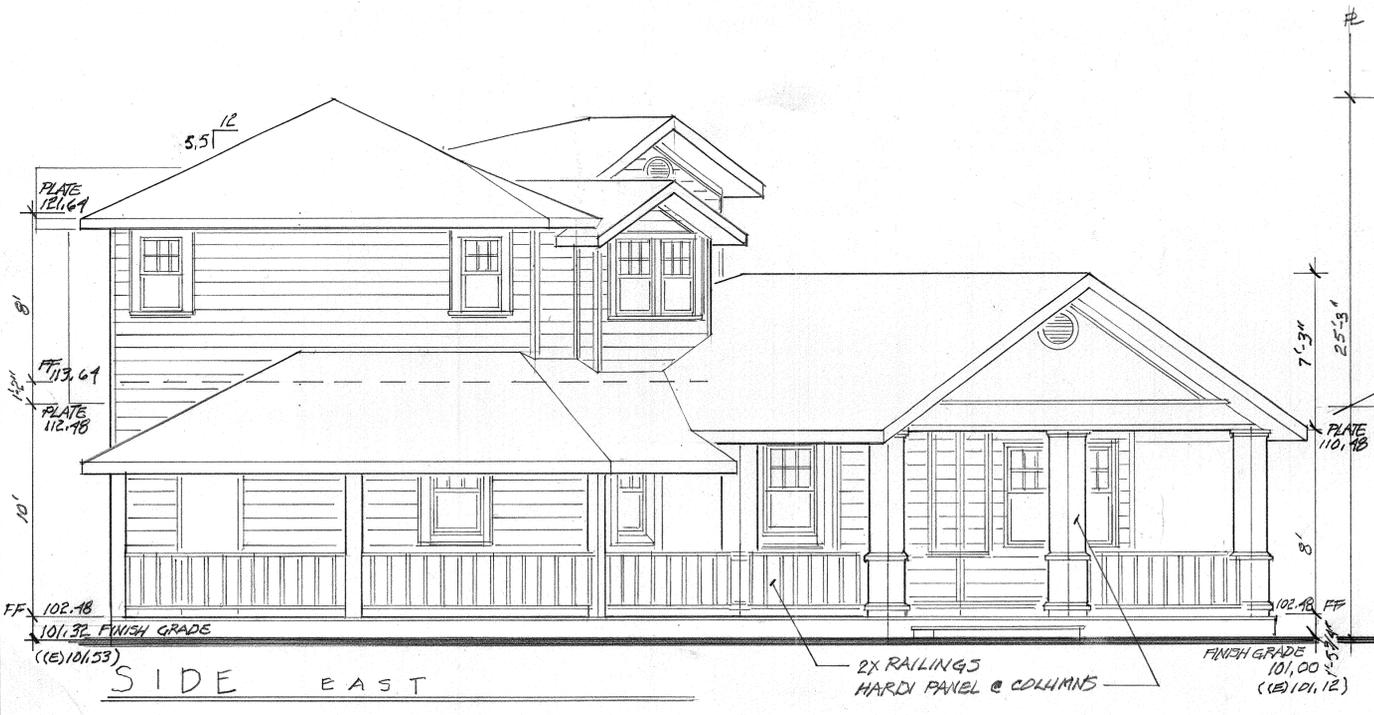
SIDE WEST



REAR SOUTH

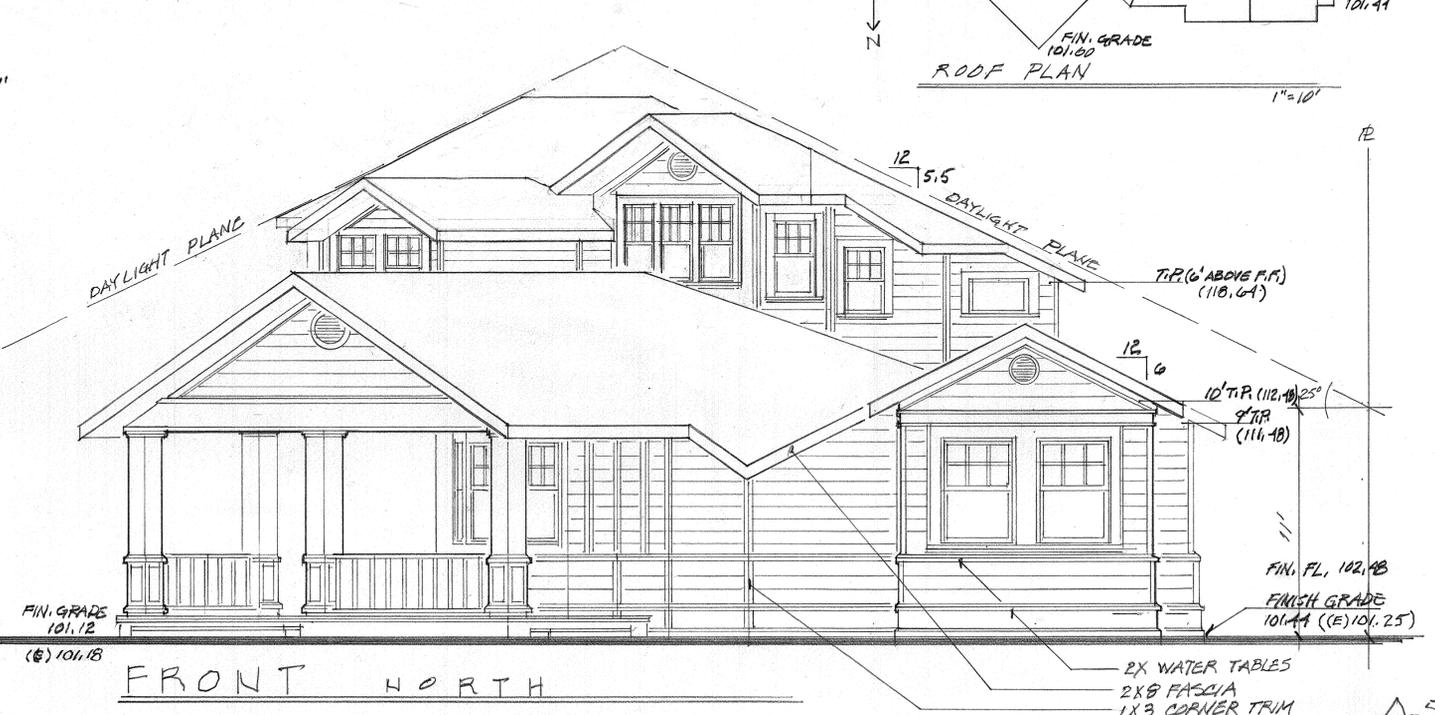


ROOF PLAN



SIDE EAST

2x RAILINGS  
HARDI PANEL @ COLUMNS



FRONT NORTH

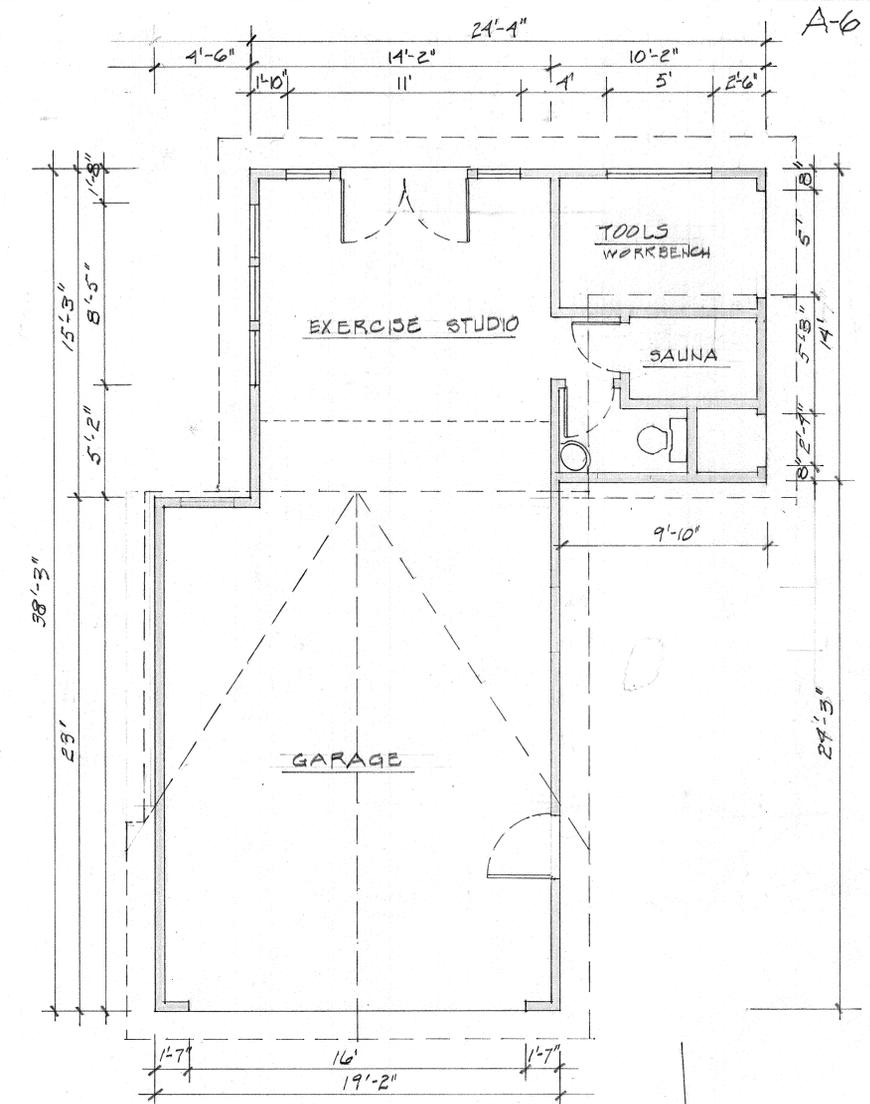
2x WATER TABLES  
2x 8" FASCIA  
1x 3" CORNER TRIM

**Rationale Supporting the Height of the Garage.**

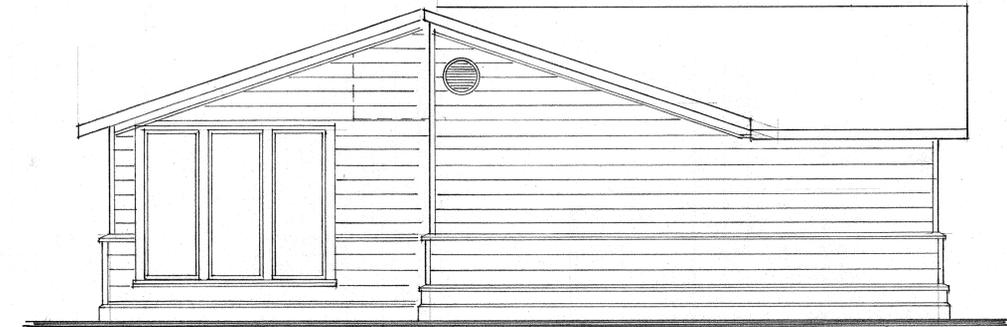
Our objective is to have the garage be a part of the cohesive design concept for the development of the property. To do this, we can match details, of the house, in materials, colors, roof pitch, scale, and proportion. We also must look at the size of the garage as it relates to the size of the house, and the perception of that relationship, as seen from the street.

Here we look at a two story home, with the primary element being the porch, and its roof structure, which is located along the driveway to the detached garage, at the rear. We consider the difference in proximity to the street, the garage being approximately three times further from the street than is the porch. This difference accentuates the height disparity, leaving the garage appearing out of proportion to the house. Therefore, we propose a modest height increase to the garage to affect a more appropriate architectural relationship with the house.

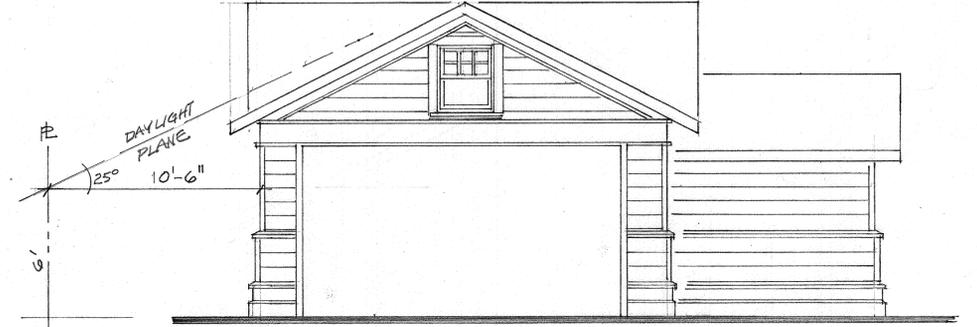
Noting that if the garage was attached to the house, it could have a height of 18', we believe that our current proposal, while not what we had envisioned, is a reasonable compromise, and it is our hope that this will meet the criteria for the roof height being greater than 12 feet.



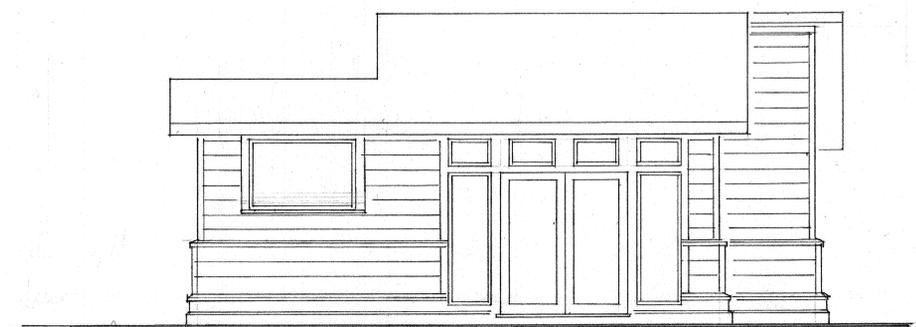
GARAGE PLAN 799 SQFT  
1/4"=1'



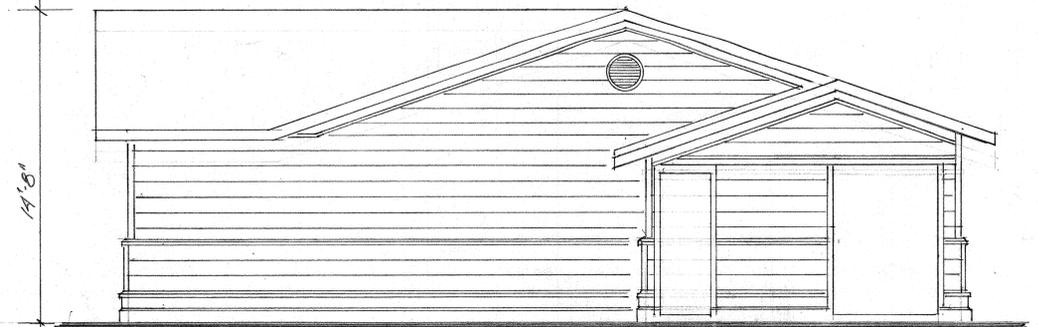
SIDE EAST



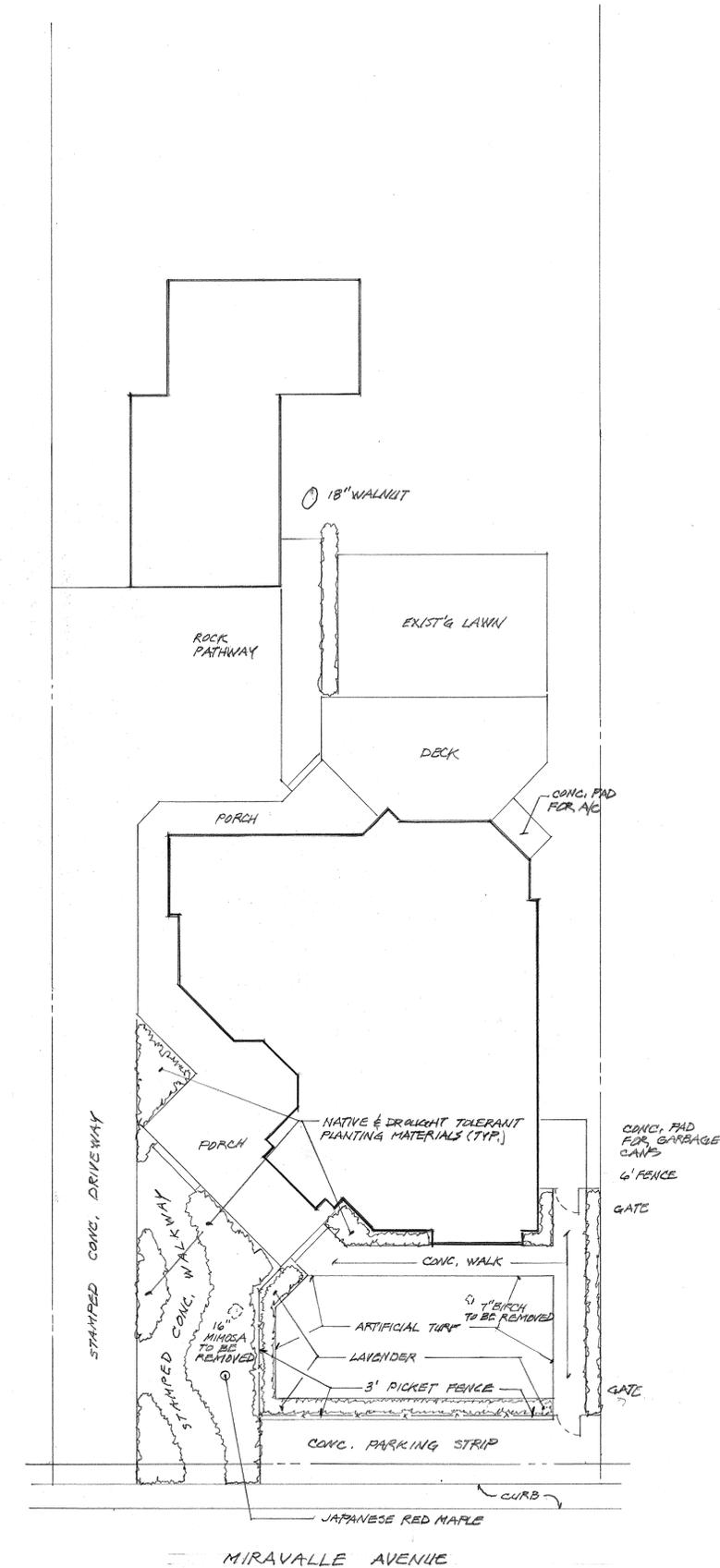
FRONT NORTH



REAR SOUTH



SIDE WEST



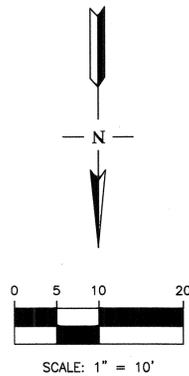
CONCEPTUAL LANDSCAPE PLAN

**ABBREVIATION**

AC	ASPHALT CONCRETE
AD	AREA DRAIN
CONC	CONCRETE
C/G	CURB & GUTTER
DI	DRAIN INLET
DS	DOWNSPOUT
EX	EXISTING
FF	GARAGE FINISH GRADE
FF	FINISH FLOOR GRADE
FL	FLOW LINE GRADE
PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE
SW	SIDEWALK
TC	TOP OF CURB

**LEGEND**

---	PROPERTY LINE
---	CENTERLINE
SS	UTILITY LINE-TYPE AS NOTED
☀	STREET LIGHT
ELEC	UTILITY BOX-TYPE AS NOTED
WM	WATER METER
WV	WATER VALVE
CB	CURB CATCH BASIN
+	FIRE HYDRANT
MH	MANHOLE-TYPE AS NOTED
CO	SANITARY SEWER CLEANOUT
PP	POWER POLE W/ OVERHEAD WIRE
⊕	BENCHMARK
MON	MONUMENT
200	CONTOUR LINE
---	SWALE @ 1% MIN. (U.O.N.)
→	SURFACE FLOW DIRECTION
DS	DOWNSPOUT WITH SPLASH-BLOCK
12"	TREE-TRUNK DIAMETER IN INCHES SPECIES NOTED WHEN KNOWN
---	STRAW ROLL
---	ROCKED CONSTRUCTION ENTRANCE



**SITE BENCHMARK:**

SET NAIL  
ELEVATION=100.00' ASSUMED

**BASIS OF BEARINGS:**

THE BEARING EAST OF THE CENTERLINE OF MIRAVALLE AVENUE AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN BOOK 490 OF MAPS AT PAGE 46, SANTA CLARA COUNTY RECORDS.

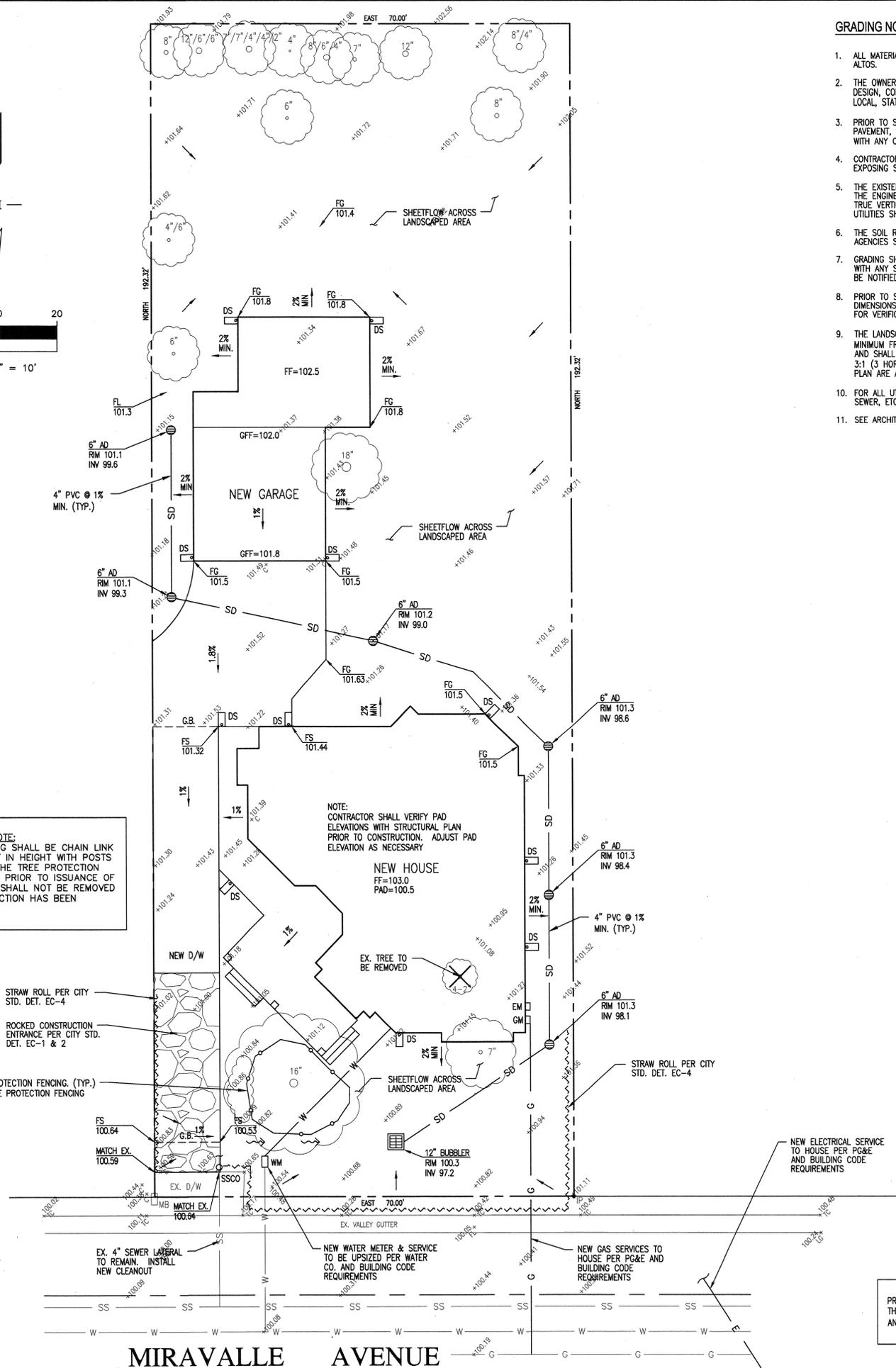
**TREE PROTECTION FENCING NOTE:**  
ALL TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MINIMUM OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO THE GROUND. THE TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT AND SHALL NOT BE REMOVED UNTIL ALL BUILDING CONSTRUCTION HAS BEEN COMPLETED.

**NOTE:**  
CONTRACTOR SHALL VERIFY PAD ELEVATIONS WITH STRUCTURAL PLAN PRIOR TO CONSTRUCTION. ADJUST PAD ELEVATION AS NECESSARY.

**EARTHWORK TABLE**

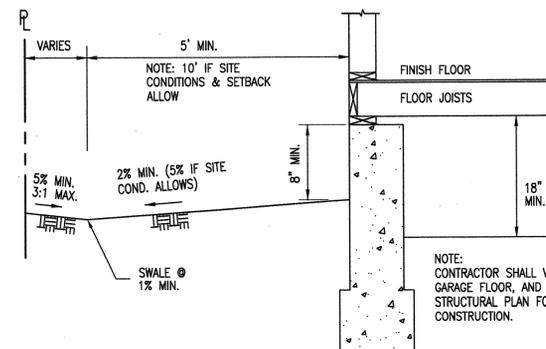
LOCATION	CUT (CY)	FILL (CY)	EXPORT (CY)
DRIVEWAY & SITE	15	5	
HOUSE	5	0	
TOTAL	20	5	15

NOTE:  
EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITIES TAKE-OFF.

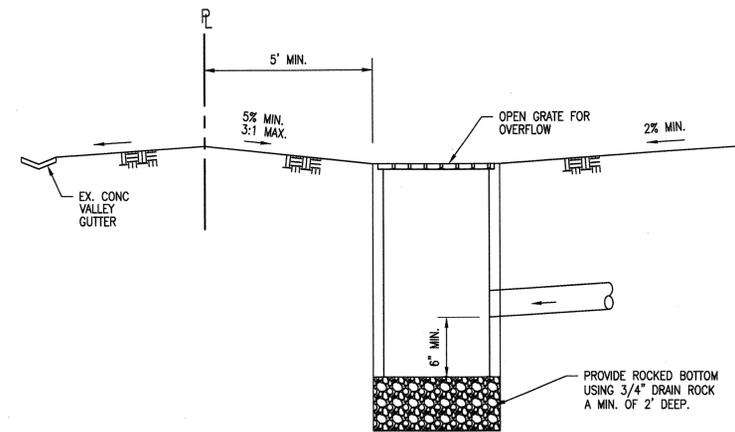


**GRADING NOTES:**

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO GENERAL AND SPECIFIC PROVISIONS, STANDARD DRAWINGS, AND REQUIREMENT OF THE CITY OF LOS ALTOS.
2. THE OWNER AND THE ENGINEER OF WORK WILL NOT BE RESPONSIBLE FOR ENFORCING SAFETY MEASURES AND REGULATIONS. THE CONTRACTOR MUST DESIGN, CONSTRUCT, INSTALL, AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAW AND REGULATIONS.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR MUST VERIFY ALL JOINT/CROSSING LOCATIONS, ELEVATIONS, CURB, GUTTER, SIDEWALK, FLOW LINES, PAVEMENT, STREETS, AND ALL GRADE JOINTS. IF DISCREPANCY IS FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER AND NOT PROCEED WITH ANY CONSTRUCTION UNTIL VERIFICATION AND REVISION (IF NECESSARY) IS COMPLETED BY THE SAID ENGINEER.
4. CONTRACTOR TO EXPOSE EXISTING SEWERS AND CHECK INVERTS BEFORE CONSTRUCTING NEW SEWERS. NOTIFY THE ENGINEER 24 HOURS PRIOR TO EXPOSING SEWERS.
5. THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES/STRUCTURES SHOWN HEREON WERE OBTAINED FROM INFORMATION FURNISHED BY OTHERS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF SAID INFORMATION. THE CONTRACTOR MUST ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF THOSE TO BE USED AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES SHOWN OR NOT SHOWN HEREON.
6. THE SOIL REPORTS PREPARED FOR THE PROJECT IS A PART OF THIS PLAN. THE MOST STRINGENT REQUIREMENTS BY SOIL ENGINEER OR GOVERNING AGENCIES SHALL PREVAIL.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE SOIL REPORT FOR THIS SITE TOGETHER WITH ANY SUPPLEMENTS THERETO. ALL GRADING WORK SHALL BE DONE UNDER THE OBSERVATION OF THE SOILS ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED 48 HOURS BEFORE THE START OF ANY GRADING.
8. PRIOR TO START OF ANY WORK, CONTRACTOR MUST REVIEW THE PLANS FOR DESIGN INCONSISTENCIES AND TYPOS SUCH AS ELEVATIONS, CURB HEIGHT, DIMENSIONS, SLOPES, ETC. IF INCONSISTENCIES OR OBVIOUS TYPOS ARE FOUND, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF WORK FOR VERIFICATION BEFORE PROCEEDING WITH ANY WORK.
9. THE LANDSCAPE FINISHED GRADES WITHIN FIVE FEET (TEN FEET IF BUILDING SETBACK ALLOWS) OF THE BUILDING OR STRUCTURE SHALL SLOPE AT A 2% MINIMUM FROM THE FOUNDATION. ALL EXTERIOR HARD SURFACING AREAS (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 2% MINIMUM GRADIENT, AND SHALL DRAIN AWAY FROM THE BUILDING. FINISHED GRADE DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%. MAXIMUM GRADED SLOPE IS 3:1 (3 HORIZONTAL TO 1 VERTICAL). SPOT ELEVATIONS SHOWN ON THE PLAN SHALL DICTATE ACTUAL GRADES. SURFACE SLOPE GRADES NOTED ON THE PLAN ARE APPROXIMATE.
10. FOR ALL UTILITY NOTES MARKED "VERIFY", CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, ETC. OF EXISTING UTILITIES, SUCH AS WATER, GAS SEWER, ETC., PRIOR TO STARTING CONSTRUCTION.
11. SEE ARCHITECTURAL SITE PLAN AND LANDSCAPE PLAN FOR SITE INFORMATION AND NOTES NOT SHOWN HEREIN.



TYPICAL GRADING AROUND FOUNDATION  
NOT TO SCALE



BUBBLER  
NOT TO SCALE

PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

NO.	REVISION	DATE	BY

**RW ENGINEERING, INC.**  
CIVIL ENGINEERS LAND SURVEYORS  
505 ALAMONT DRIVE, MILPITAS, CA 95035  
(408) 262-1899 (FAX) (408) 824-5556  
rwengineering@gmail.com

REGISTERED PROFESSIONAL ENGINEER  
ROBERT T. WARD  
50541  
RENEWAL DATE: 06-30-15  
CIVIL  
STATE OF CALIFORNIA

DATE: 1/11/15

1330 MIRAVALLE AVENUE  
LOS ALTOS, CA  
SANTA CLARA COUNTY  
APN: 197-19-082

GRADING AND DRAINAGE PLAN

DATE: 1/11/15  
SCALE: AS NOTED  
DESIGNED BY: RW  
DRAWN BY: RW

SHEET  
**C-1**