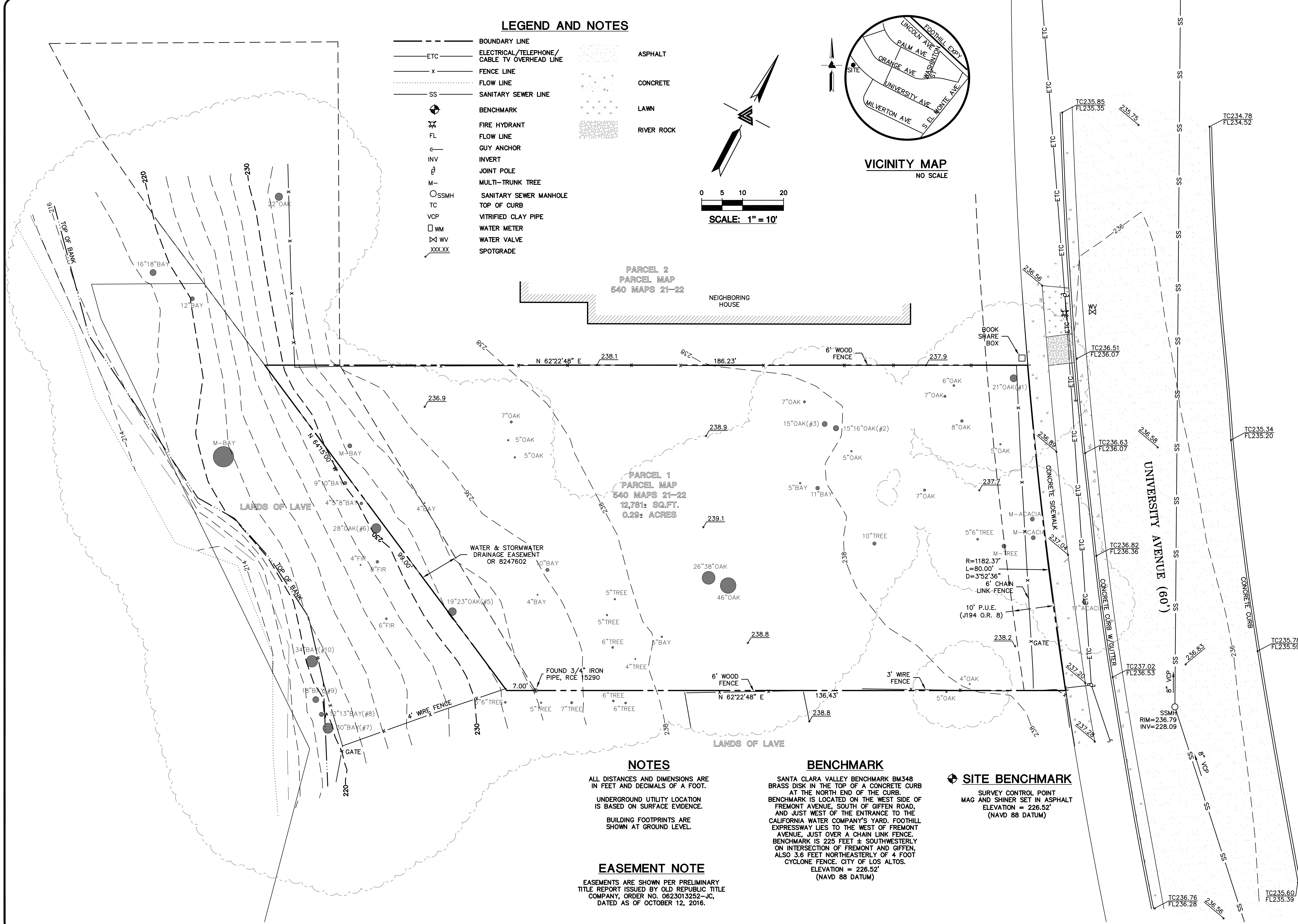
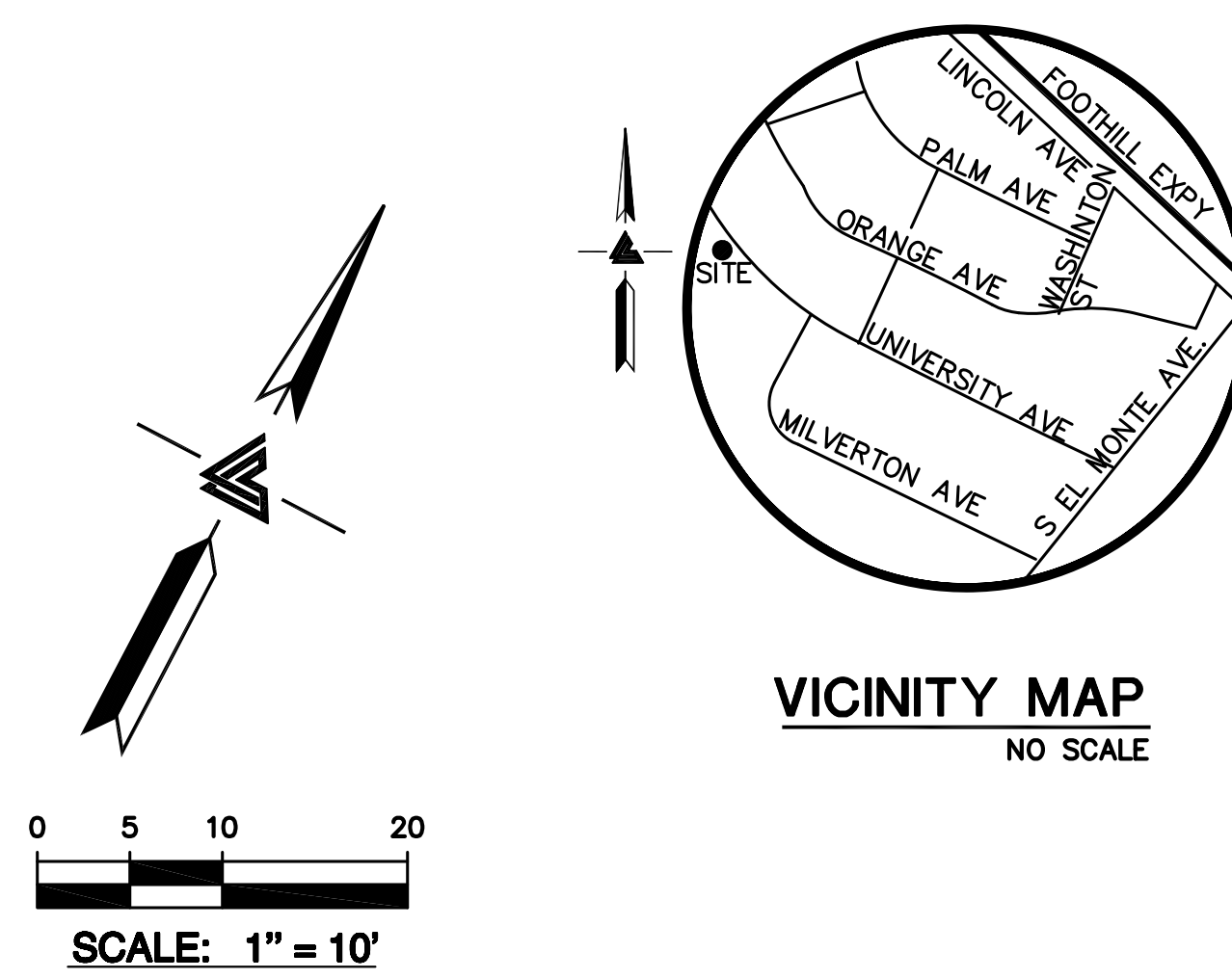


LEGEND AND NOTES

- BOUNDARY LINE
- - - ETC ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE
- x - FENCE LINE
- - - FLOW LINE
- - - SS SANITARY SEWER LINE
- ⊕ BENCHMARK
- ⊗ FIRE HYDRANT
- FL FLOW LINE
- ⊖ GUY ANCHOR
- INV INVERT
- ⊕ JOINT POLE
- M- MULTI-TRUNK TREE
- SSMH SANITARY SEWER MANHOLE
- TC TOP OF CURB
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- XXX.XX SPOTGRADE
- ASPHALT
- CONCRETE
- LAWN
- RIVER ROCK



NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.
 UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

EASEMENT NOTE

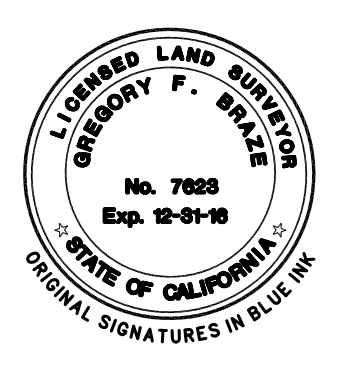
EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, ORDER NO. 0623013252-JC, DATED AS OF OCTOBER 12, 2016.

BENCHMARK

SANTA CLARA VALLEY BENCHMARK BM348 BRASS DISK IN THE TOP OF A CONCRETE CURB AT THE NORTH END OF THE CURB. BENCHMARK IS LOCATED ON THE WEST SIDE OF FREMONT AVENUE, SOUTH OF GIFFEN ROAD, AND JUST WEST OF THE ENTRANCE TO THE CALIFORNIA WATER COMPANY'S YARD. FOOTHILL EXPRESSWAY LIES TO THE WEST OF FREMONT AVENUE, JUST OVER A CHAIN LINK FENCE. BENCHMARK IS 225 FEET ± SOUTHWESTERLY ON INTERSECTION OF FREMONT AND GIFFEN, ALSO 3.6 FEET NORTHEASTERLY OF 4 FOOT CYCLONE FENCE, CITY OF LOS ALTOS. ELEVATION = 226.52' (NAVD 88 DATUM)

SITE BENCHMARK

SURVEY CONTROL POINT MAG AND SHINER SET IN ASPHALT ELEVATION = 226.52' (NAVD 88 DATUM)



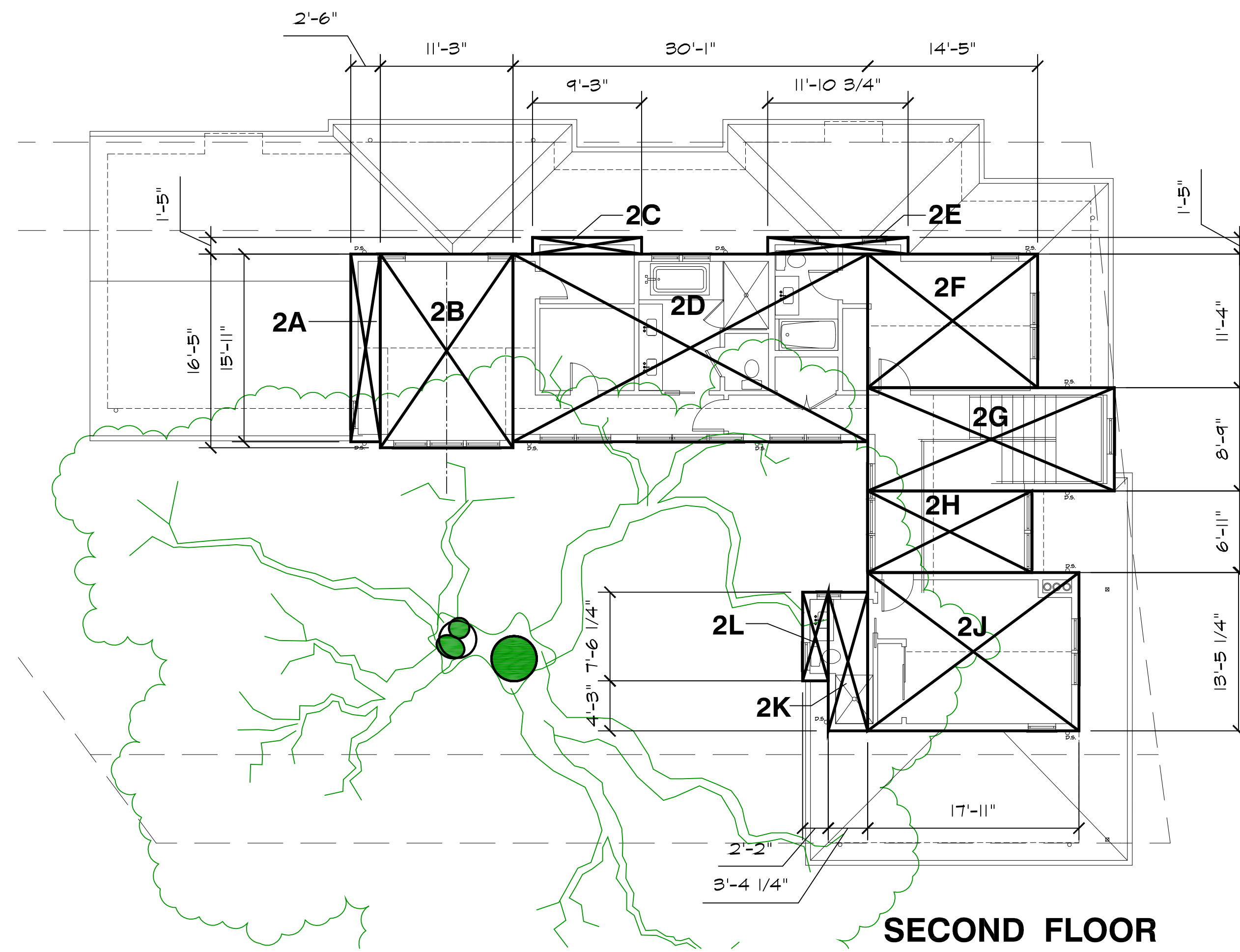
LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS
 SACRAMENTO REGION
 3017 DOUGLAS BLVD., # 300
 HAYWARD, CALIFORNIA 94545
 (P) (510) 887-4086
 (F) (510) 887-7019
 WWW.LEA-BRAZE.COM

**UNIVERSITY AVENUE
 LOS ALTOS
 CALIFORNIA**

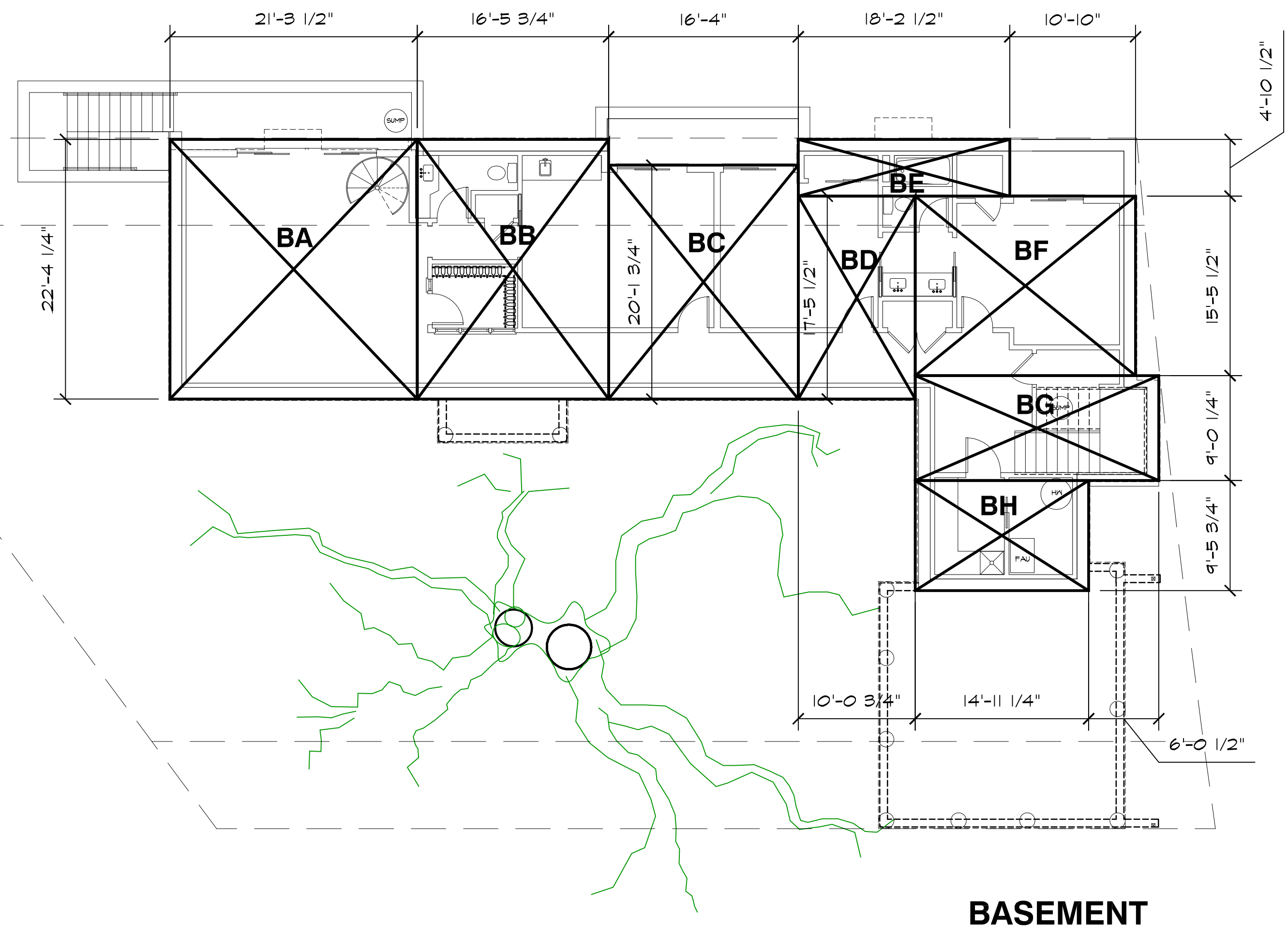
**TOPOGRAPHIC
 SURVEY**

| REVISIONS | BY |
|-----------|----|
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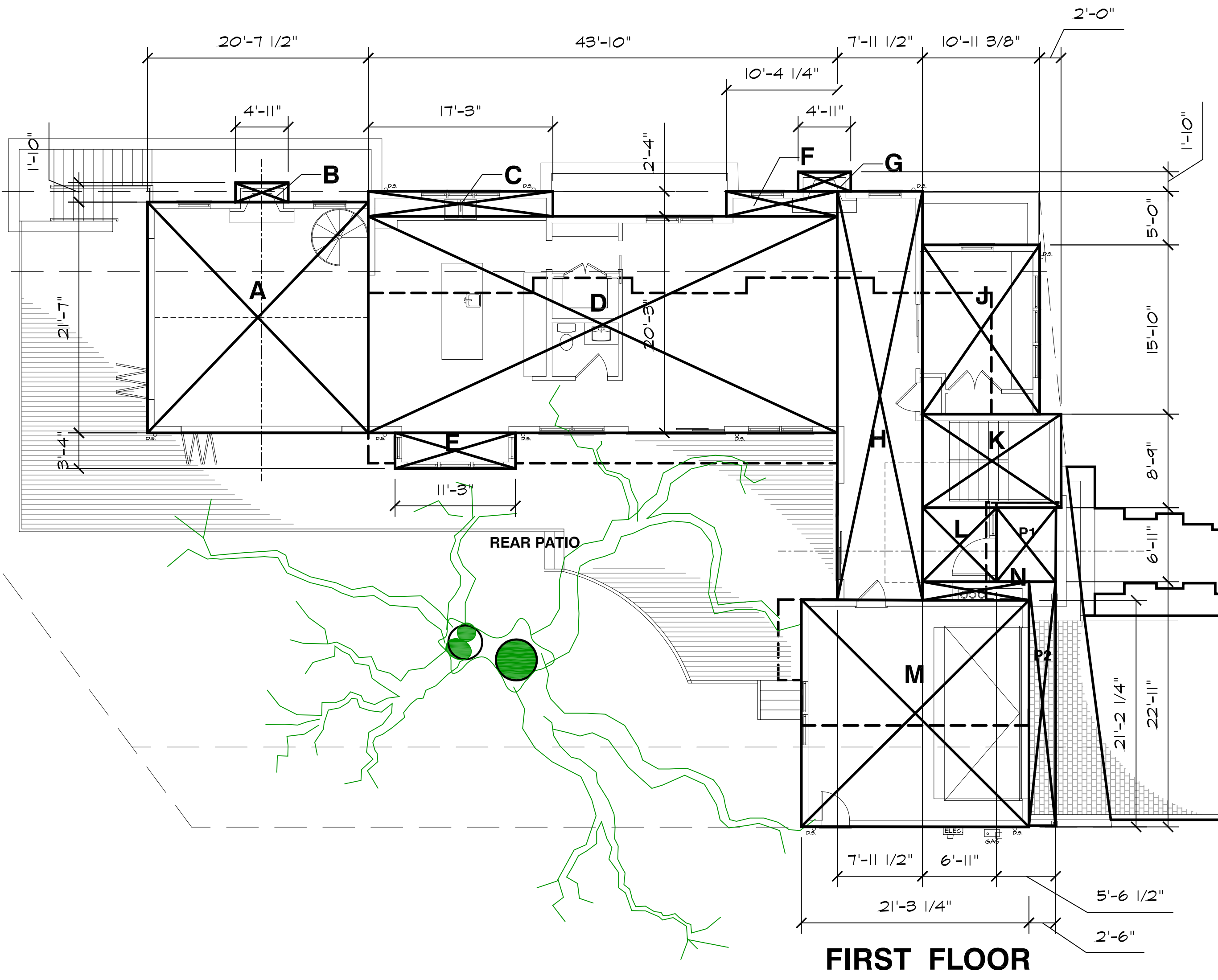
JOB NO: 2161092
 DATE: 11-28-16
 SCALE: 1"=10'
 FIELD BY: ES
 DRAWN BY: WM
 SHEET NO:



SECOND FLOOR



BASEMENT



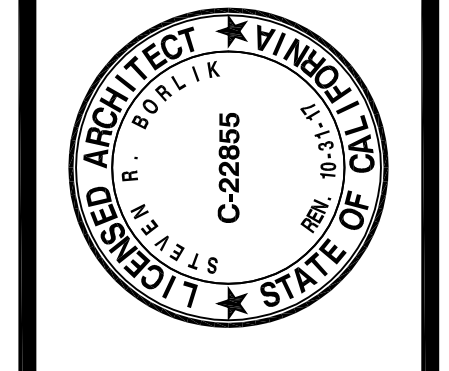
FIRST FLOOR

| FLOOR AREA CALCULATIONS | |
|----------------------------------|----------------------------------|
| | Area (SF) |
| A | 445.2 |
| B | 9.0 |
| C | 40.3 |
| D | 887.6 |
| E | 37.5 |
| F | 24.1 |
| G | 9.0 |
| H | 304.0 |
| J | 173.3 |
| K | 113.2 |
| L | 47.7 |
| M | 450.5 |
| N | 17.3 |
| FIRST FLOOR AREA TOTAL | 2,558.7 |
| 2A | 39.9 |
| 2B | 184.7 |
| 2C | 13.1 |
| 2D | 478.7 |
| 2E | 16.8 |
| 2F | 163.3 |
| 2G | 182.9 |
| 2H | 96.2 |
| 2J | 240.6 |
| 2K | 36.0 |
| 2L | 16.9 |
| SECOND FLOOR AREA TOTAL | 1,469.1 |
| BA | 475.9 |
| BB | 368.1 |
| BC | 328.9 |
| BD | 175.9 |
| BE | 88.9 |
| BF | 293.1 |
| BG | 189.2 |
| BH | 141.5 |
| BASEMENT FLOOR AREA TOTAL | 2,061.5 |
| TOTAL FLOOR AREA | 4,027.8 < 4,028 ALLOWED |
| P1 (FRONT PORCH) | 38.3 |
| P2 (FRONT PORCH) | 57.0 |
| TOTAL LOT COVERAGE | 2,654.0 < 3,834.3 ALLOWED |

FLOOR AREA CALCULATION SHEET

| ISSUE LOG | |
|----------------------|-----------------------|
| PROGRESS REVIEW | FEB. 13, 2017 |
| PLANNING SUBMITTAL | MAR. 16, 2017 |
| DESIGN REVISIONS | MAY. 5, 2017 |
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YOUNG AND BORLIK
 ARCHITECTS, INCORPORATED
 4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



NEW RESIDENCE FOR:
KALBALI RESIDENCE
 680 UNIVERSITY AVE.
 LOS ALTOS, CA 94022

| | |
|--------------------|-------------------|
| A.P.N. 175-14-025 | |
| CHECKED DSR | DRAWN DSR, CS, SA |
| DATE MAR. 16, 2017 | |
| JOB # KAL-UNIV.680 | |

A0.3

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2016 CALGREEN RESIDENTIAL CHECKLIST
MANDATORY ITEMS - Version 1.01.17
 COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
 KIRK BALLARD, BUILDING OFFICIAL
 ONE NORTH SAN ANTONIO ROAD • LOS ALTOS, CA 94022-3088
 (850) 947-2752 • FAX (850) 947-2734 • WWW.LOSALTOS.CA.GOV

PURPOSE:

The 2016 CALGreen Code applies to all newly constructed hotels, motels, lodging houses, dwellings, dormitories, condominiums, shelters, congregate residences, employee housing, factory-built housing and other types of dwellings with sleeping accommodations and new accessory buildings associated with such uses. This section also applies to additions and alterations where there is an increase in conditioned space and specifies that these requirements only apply to the specific area of the addition or alteration. Existing site and landscaping improvements that are not otherwise disturbed are not subject to the requirements of CALGreen.

****If your project totals 300 sq. ft. or less of addition and/or structural remodeled area combined you will NOT be required to obtain a third-party rater. You will still be responsible to follow all Residential Mandatory Measures as applicable to your project. Please incorporate all pages of this checklist except the CALGreen Signature Declaration page into your plans**.**

Project Name: _____
 Project Address: _____
 Project Description: _____

Instructions (for projects of 300 sq. ft. or more):

- The owner or owner's agent shall employ a licensed qualified green-point rater (www.buildgreen.org) experienced with the 2013 California Green Building Standards Codes to verify and assure that all required work described herein is properly planned and implemented in the project.
- The green-point rater, in collaboration with the owner and the design professional shall review Column 2 of this checklist, and initial all applicable measures, sign and date Section 1 – Design Verification at the end of this checklist, prior to submittal. Applicant to include these pages into the construction plans as well as provide (2) separate 8-1/2" x 11" signed copies.
- PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT**, the green-point rater shall complete Column 3 and sign and date Section 2 – Implementation Verification at the end of this checklist and submit the completed form to the Building Department.

| MANDATORY FEATURE OR MEASURE | COLUMN 2 | COLUMN 3 |
|--|--|--|
| | Project Requirements Rater to initial applicable measures prior to submitting forms | Verification Rater to verify during construction as applicable to project |
| Planning and Design | | |
| Site Development | | |
| 4.106.2 A plan is developed and implemented to manage storm water drainage during construction. | | |

Installer and Special Inspector Qualifications

Qualifications

| | | |
|---|--|--|
| 702.1 HVAC system installers are trained and certified in the proper installation of HVAC systems. | | |
| 702.2 Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting. | | |

Verifications

| | | |
|--|--|--|
| 703.1 Verification of compliance with this code may include construction documents, plans, specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance | | |
| 1. Green building measures listed in this table may be mandatory if adopted by a city, county, or city and county as specified in Section 101.7. | | |
| 2. Required prerequisite for this Tier. | | |
| 3. These measures are currently required elsewhere in statute or in regulation | | |

| | | |
|--|--|--|
| 4.106.3 Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. | | |
| 4.106.4 Provide capability for electric vehicle charging in one- and two-family dwellings and in townhouses with attached private garages; and 3 percent of total parking spaces, as specified, for multifamily dwellings. | | |
| Energy Efficiency | | |
| General | | |
| 4.201.1 Building meets or exceeds the requirements of the California Building Energy Efficiency Standards ¹ . | | |
| Water Efficiency and Conservation | | |
| Indoor Water Use | | |
| 4.303.1 Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4. | | |
| 4.303.2 Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the California Plumbing Code, and shall meet the applicable referenced standards. | | |
| Outdoor Water Use | | |
| 4.304.1 After December 1, 2015, new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent; or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. | | |
| Material Conservation and Resource Efficiency | | |
| Enhanced Durability and Reduced Maintenance | | |
| 4.406.1 Annular spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency. | | |
| Construction Waste Reduction, Disposal and Recycling | | |
| 4.408.1 Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan per Section 4.408.2; or 3. A waste management company per Section 4.408.3; or 4. The waste stream reduction alternative per Section 4.408.4. | | |
| Building Maintenance and Operation | | |
| 4.410.1 An operation and maintenance manual shall be provided to the building occupant or owner. | | |

| | | |
|--|--|--|
| 4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. See exception for rural jurisdictions | | |
| ENVIRONMENTAL QUALITY | | |
| Fireplaces | | |
| 4.503.1 Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with US EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, fireplaces shall also comply with applicable local ordinances. | | |
| Pollutant Control | | |
| 4.504.1 Duct openings and other related air distribution component openings shall be covered during construction. | | |
| 4.504.2.1 Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits. | | |
| 4.504.2.2 Paints, stains and other coatings shall be compliant with VOC limits. | | |
| 4.504.2.3 Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROG and other toxic compounds. | | |
| 4.504.2.4 Documentation shall be provided to verify that compliant VOC limit finish materials have been used. | | |
| 4.504.3 Carpet and carpet systems shall be compliant with VOC limits. | | |
| 4.504.4 80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria. | | |
| Interior Moisture Control | | |
| 4.505.2 Vapor retarder and capillary break is installed at slab on-grade foundations. | | |
| 4.505.3 Moisture content of building materials used in wall and floor framing is checked before enclosure. | | |
| Environmental Comfort | | |
| 4.507.2 Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2011 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D-2014 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent. | | |



CALGREEN SIGNATURE DECLARATIONS

Project Name: _____
 Project Address: _____
 Project Description: _____

SECTION 1 – DESIGN VERIFICATION
 Complete all lines of Section 1 – "Design Verification" and SUBMIT THE ENTIRE CHECKLIST (COLUMNS 2 AND 3) WITH THE PLANS AND BUILDING PERMIT APPLICATION TO THE BUILDING DEPARTMENT.

The owner and design professional responsible for compliance with CalGreen Standards have reviewed the plans and certify that the items checked above are hereby incorporated into the project plans and will be implemented into the project in accordance with the requirements set forth in the 2013 California Green Building Standards Code as adopted by the City of Los Altos.

| | |
|---|-------------|
| Owner's Signature | Date |
| Owner's Name (Please Print) | |
| Design Professional's Signature | Date |
| Design Professional's Name (Please Print) | |
| Signature of Green Point Rater | Date |
| Name of Green Point Rater (Please Print) | Phone No. |
| Email Address for Green Point Rater | License No. |

SECTION 2 – IMPLEMENTATION VERIFICATION

Complete, sign and submit the completed checklist, including column 3, together with all original signatures on Section 2 to the Building Department **PRIOR TO BUILDING DEPARTMENT FINAL INSPECTION**.

I have inspected the work and have received sufficient documentation to verify and certify that the project identified above was constructed in accordance with this Green Building Checklist and in accordance with the requirements of the 2013 California Green Building Standards Code as adopted by the City of Los Altos.

| | |
|---|-------------|
| Signature of Licensed Green Point Rater | Date |
| Name of Licensed Green Point Rater (Please Print) | Phone No. |
| Email address for Licensed Green Point Rater | License No. |

RESIDENTIAL MANDATORY MEASURES

TABLE 4.504.1
 ADHESIVE VOC LIMITS^{1,2}
 Less Water and Less Exempt Compounds in Grams per Liter

| ARCHITECTURAL APPLICATIONS | VOC LIMIT |
|---|-----------|
| Indoor carpet adhesives | 50 |
| Carpet pad adhesives | 50 |
| Outdoor carpet adhesives | 150 |
| Wood flooring adhesive | 100 |
| Rubber floor adhesives | 60 |
| Subfloor adhesives | 50 |
| Ceramic tile adhesives | 65 |
| VCT and asphalt tile adhesives | 50 |
| Drywall and panel adhesives | 50 |
| Cove base adhesives | 50 |
| Multipurpose construction adhesives | 70 |
| Structural glazing adhesives | 100 |
| Single-ply roof membrane adhesives | 250 |
| Other adhesives not specifically listed | 50 |
| SPECIALTY APPLICATIONS | |
| PVC welding | 510 |
| CPVC welding | 490 |
| ABS welding | 325 |
| Plastic cement welding | 250 |
| Adhesive primer for plastic | 550 |
| Contact adhesive | 80 |
| Special purpose contact adhesive | 250 |
| Structural wood member adhesive | 140 |
| Top and trim adhesive | 250 |
| SUBSTRATE SPECIFIC APPLICATIONS | |
| Metal to metal | 30 |
| Plastic foams | 50 |
| Porous material (except wood) | 50 |
| Wood | 30 |
| Fiberglass | 80 |

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
 2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
 SEALANT VOC LIMIT
 Less Water and Less Exempt Compounds in Grams per Liter

| SEALANTS | VOC LIMIT |
|--------------------------|-----------|
| Architectural | 250 |
| Marine deck | 760 |
| Nonmembrane roof | 300 |
| Roadway | 250 |
| Single-ply roof membrane | 450 |
| Other | 420 |
| SEALANT PRIMERS | |
| Architectural | 70 |
| Nonporous | 250 |
| Porous | 775 |
| Modified bituminous | 500 |
| Marine deck | 760 |
| Other | 750 |

30

TABLE 4.504.3
 VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{1,2}
 Grams of VOC per Liter of Coating,
 Less Water and Less Exempt Compounds

| COATING CATEGORY | VOC LIMIT |
|---|-----------|
| Flat coatings | 50 |
| Nonflat coatings | 100 |
| Nonflat-high gloss coatings | 150 |
| SPECIALTY COATINGS | |
| Aluminum roof coatings | 400 |
| Basement specialty coatings | 400 |
| Bituminous roof coatings | 50 |
| Bituminous roof primers | 350 |
| Bond breakers | 350 |
| Concrete curing compounds | 350 |
| Concrete/masonry sealers | 100 |
| Driveway sealers | 50 |
| Dry fog coatings | 150 |
| Faux finishing coatings | 350 |
| Fire resistive coatings | 350 |
| Floor coatings | 100 |
| Form-release compounds | 250 |
| Graphic arts coatings (sign paints) | 300 |
| High temperature coatings | 420 |
| Industrial maintenance coatings | 250 |
| Low solids coatings ³ | 120 |
| Magnesium cement coatings | 450 |
| Mastic texture coatings | 100 |
| Metallic pigmented coatings | 500 |
| Multicolor coatings | 250 |
| Pretreatment wash primers | 420 |
| Primers, sealers, and undercoaters | 100 |
| Reactive penetrating sealers | 350 |
| Recycled coatings | 250 |
| Roof coatings | 50 |
| Rust preventative coatings | 250 |
| Shellacs | |
| Clear | 730 |
| Opaque | 550 |
| Specialty primers, sealers and undercoaters | 100 |
| Stains | 250 |
| Stone consolidants | 450 |
| Swimming pool coatings | 340 |
| Traffic marking coatings | 100 |
| Tube and tile refinishing coatings | 420 |
| Waterproofing membranes | 250 |
| Wood coatings | 275 |
| Wood preservatives | 350 |
| Zinc-rich primers | 340 |

1. Grams of VOC per liter of coating, including water and including exempt compounds.

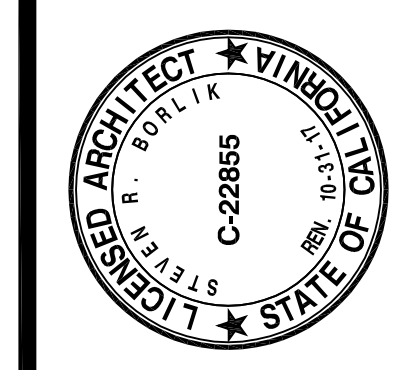
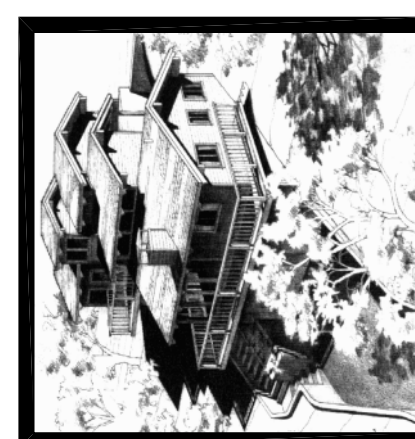
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.

3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

| ISSUE LOG | |
|--------------------|---------------|
| PROGRESS REVIEW | FEB. 13, 2017 |
| PLANNING SUBMITTAL | MAR. 16, 2017 |
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YOUNG AND BORLIK
 ARCHITECTS, INCORPORATED
 4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



NEW RESIDENCE FOR:
KALBALI RESIDENCE
 680 UNIVERSITY AVE.
 LOS ALTOS, CA 94022

| | |
|-----------------------|-------------------|
| A.P.N. 175-14-025 | |
| CHECKED DSR | DRAWN DSR, CS, SA |
| DATE MAR. 16, 2017 | |
| JOB # KAL-UNIV-680 | |

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690



680



670

CONTEXTUAL STREETSCAPE

3/32" = 1'-0"

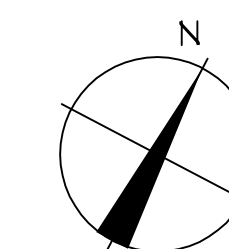
2



NEIGHBORHOOD CONTEXT - SITE PLAN

1/32" = 1'-0"

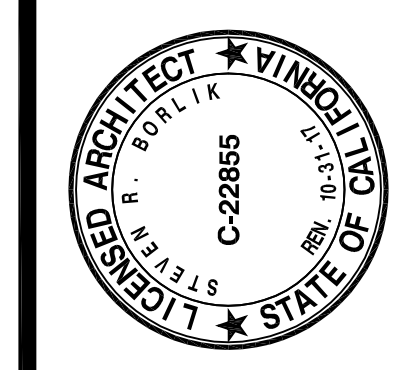
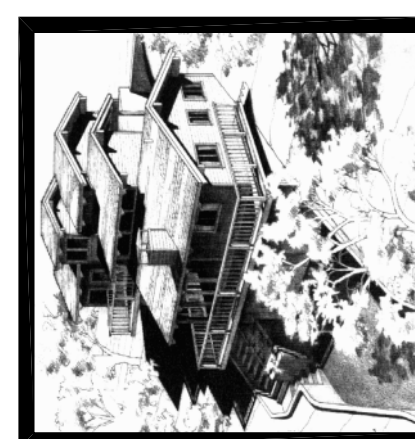
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ISSUE LOG

| | |
|----------------------|-----------------------|
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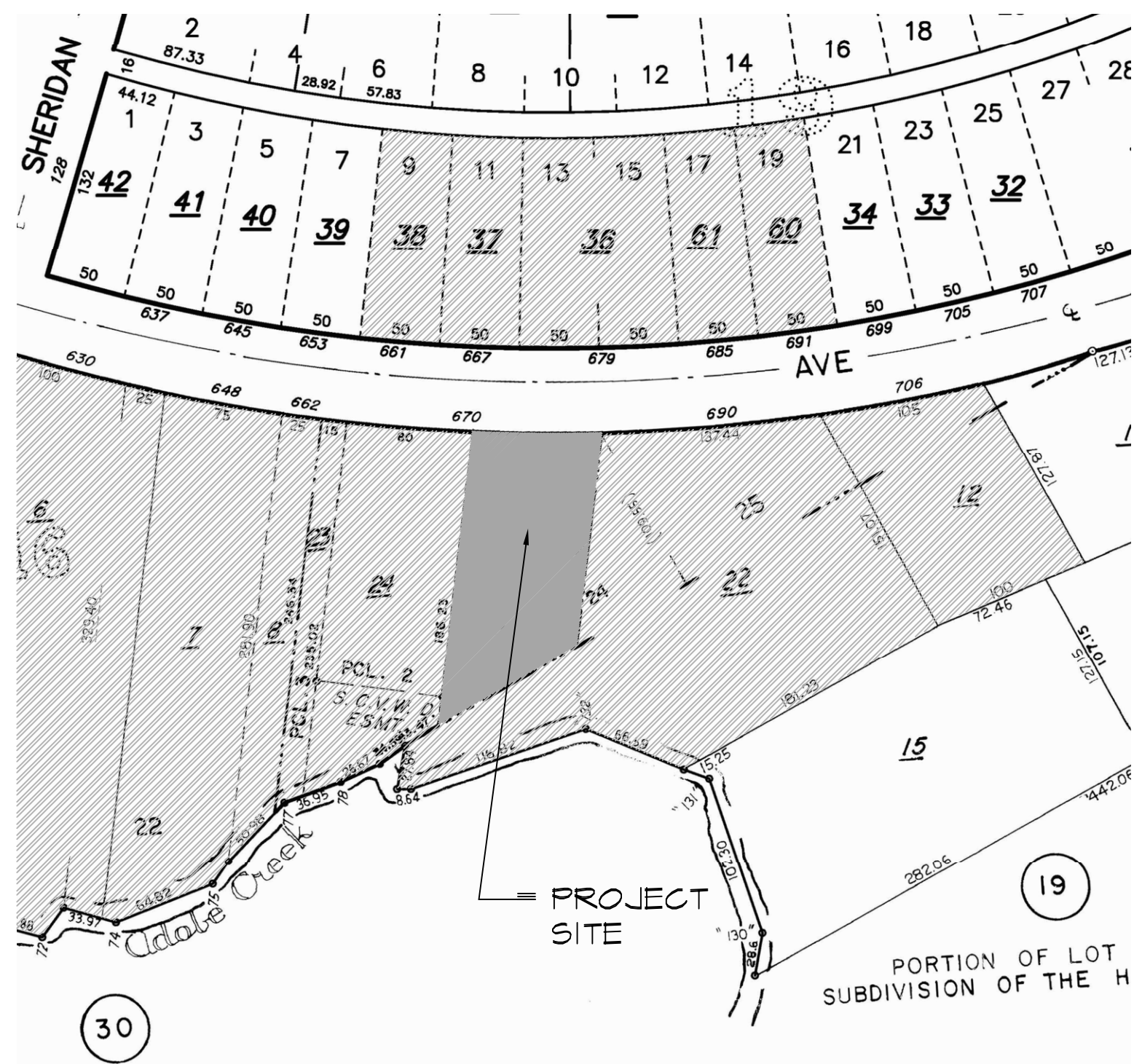


NEW RESIDENCE FOR:
KALBALI RESIDENCE
 680 UNIVERSITY AVE.
 LOS ALTOS, CA 94022

| | |
|-------------------|-------------------|
| A.P.N. 175-14-025 | |
| CHECKED DSR | DRAWN DSR, CS, SA |
| DATE | MAR. 16, 2017 |
| JOB # | KAL-UNIV.680 |

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PROPOSED 680 UNIVERSITY AVE.
(PROJECT SITE)



EXISTING 680 UNIVERSITY AVE.
(PROJECT SITE)



661 UNIVERSITY AVE.



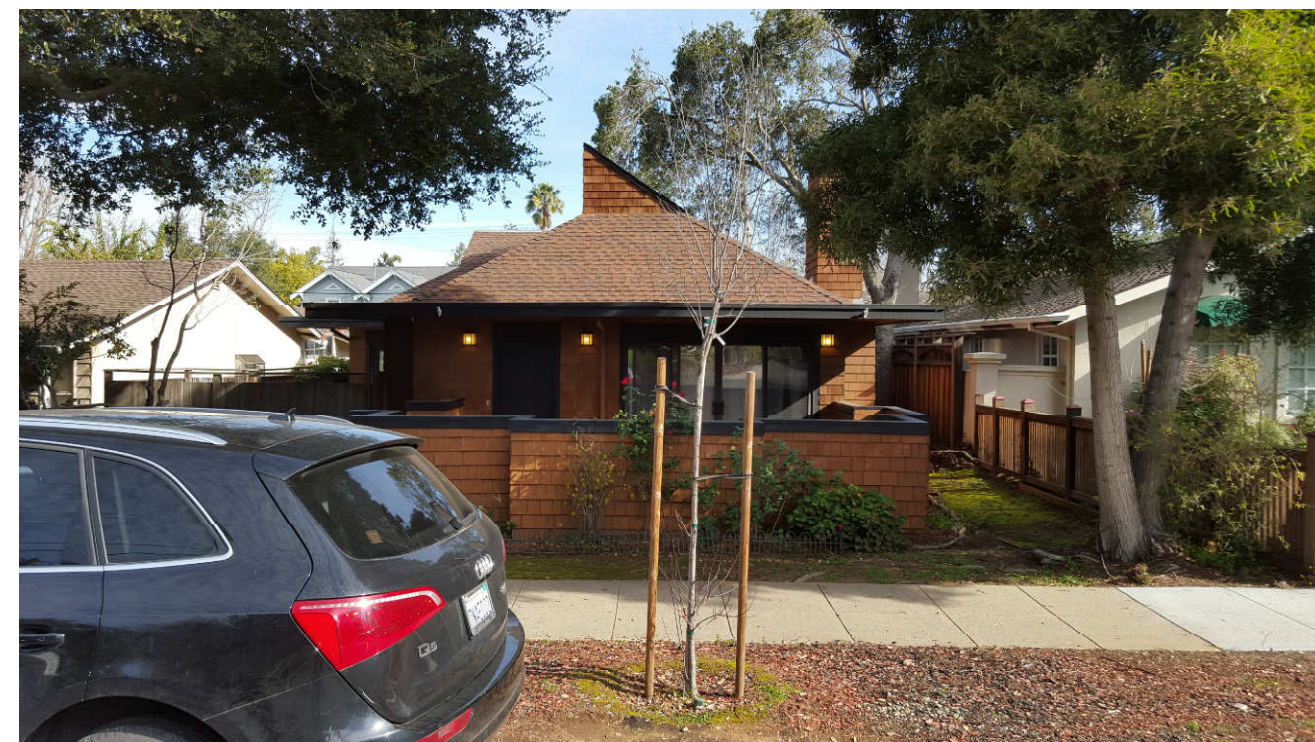
667 UNIVERSITY AVE.



679 UNIVERSITY AVE.



685 UNIVERSITY AVE.



691 UNIVERSITY AVE.



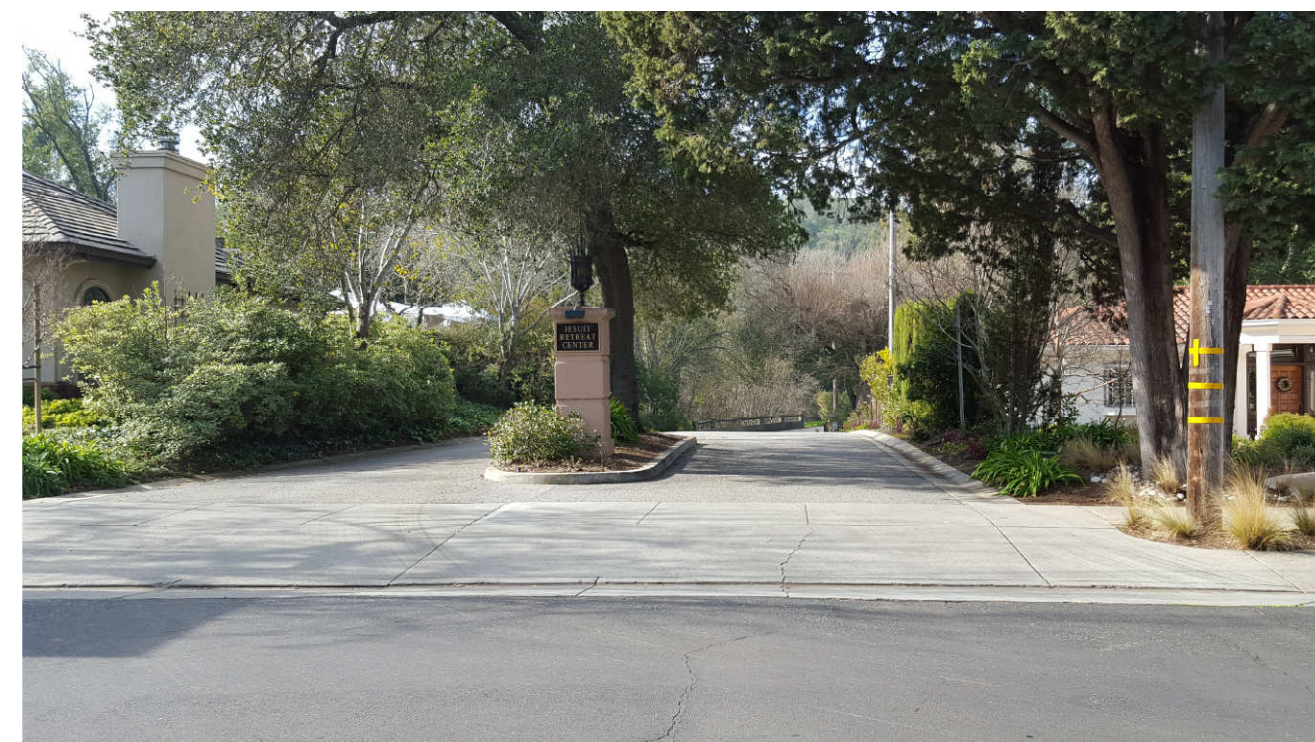
706 UNIVERSITY AVE.



690 UNIVERSITY AVE.



670 UNIVERSITY AVE.



662 UNIVERSITY AVE.
(entrance)



648 UNIVERSITY AVE.



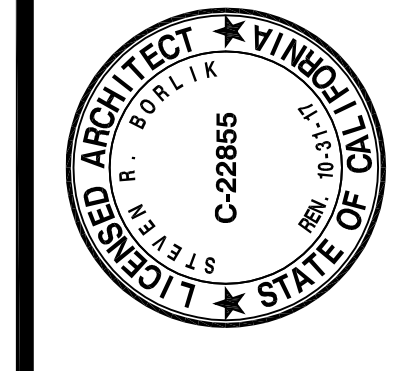
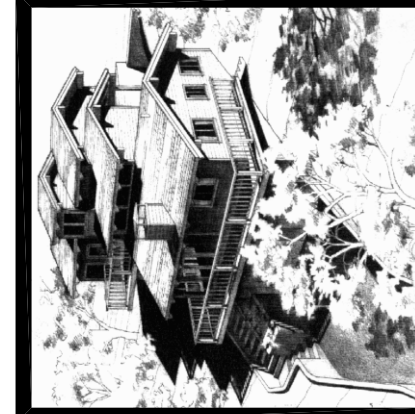
680 UNIVERSITY AVE.

NEIGHBORHOOD STREET SCAPE

ISSUE LOG

| | |
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4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com

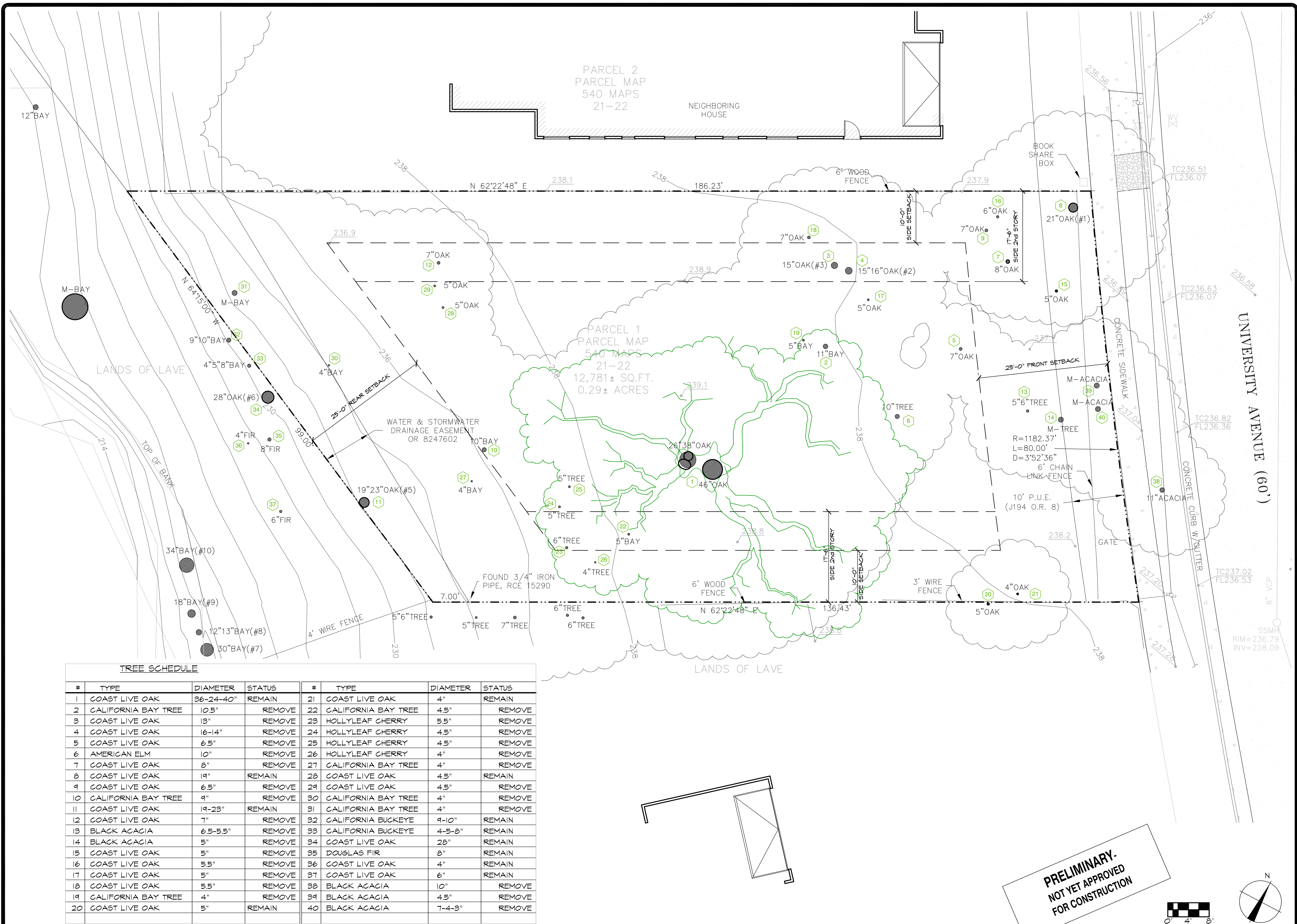


NEW RESIDENCE FOR:
KALBALI RESIDENCE
680 UNIVERSITY AVE.
LOS ALTOS, CA 94022

| | |
|-----------------------|----------------------|
| A.P.N. 175-14-025 | |
| CHECKED DSR | DRAWN DSR, CS, SA |
| DATE MAR. 16, 2017 | |
| JOB # KAL-UNIV.680 | |

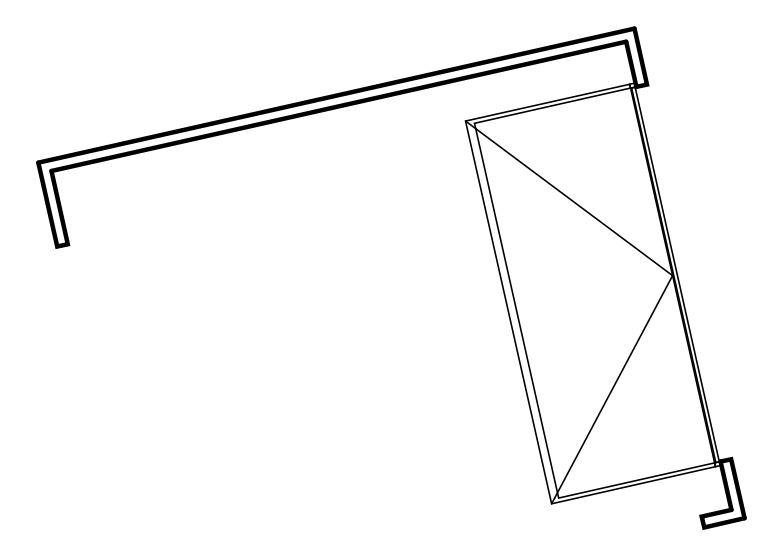
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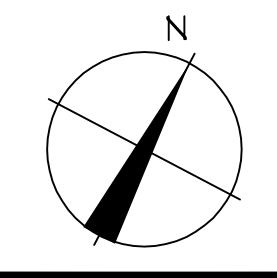
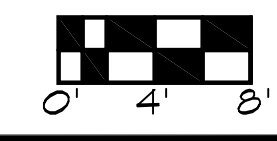


TREE SCHEDULE

| # | TYPE | DIAMETER | STATUS | # | TYPE | DIAMETER | STATUS |
|----|---------------------|-----------|--------|----|---------------------|----------|--------|
| 1 | COAST LIVE OAK | 36-24-40" | REMAIN | 21 | COAST LIVE OAK | 4" | REMAIN |
| 2 | CALIFORNIA BAY TREE | 10.5" | REMOVE | 22 | CALIFORNIA BAY TREE | 4.5" | REMOVE |
| 3 | COAST LIVE OAK | 13" | REMOVE | 23 | HOLLYLEAF CHERRY | 5.5" | REMOVE |
| 4 | COAST LIVE OAK | 16-14" | REMOVE | 24 | HOLLYLEAF CHERRY | 4.5" | REMOVE |
| 5 | COAST LIVE OAK | 6.5" | REMOVE | 25 | HOLLYLEAF CHERRY | 4.5" | REMOVE |
| 6 | AMERICAN ELM | 10" | REMOVE | 26 | HOLLYLEAF CHERRY | 4" | REMOVE |
| 7 | COAST LIVE OAK | 8" | REMOVE | 27 | CALIFORNIA BAY TREE | 4" | REMOVE |
| 8 | COAST LIVE OAK | 11" | REMAIN | 28 | COAST LIVE OAK | 4.5" | REMAIN |
| 9 | COAST LIVE OAK | 6.5" | REMOVE | 29 | COAST LIVE OAK | 4.5" | REMOVE |
| 10 | CALIFORNIA BAY TREE | 4" | REMOVE | 30 | CALIFORNIA BAY TREE | 4" | REMOVE |
| 11 | COAST LIVE OAK | 19-23" | REMAIN | 31 | CALIFORNIA BAY TREE | 4" | REMOVE |
| 12 | COAST LIVE OAK | 7" | REMOVE | 32 | CALIFORNIA BUCKEYE | 9-10" | REMAIN |
| 13 | BLACK ACACIA | 6.5-5.5" | REMOVE | 33 | CALIFORNIA BUCKEYE | 4-5-8" | REMAIN |
| 14 | BLACK ACACIA | 5" | REMOVE | 34 | COAST LIVE OAK | 28" | REMAIN |
| 15 | COAST LIVE OAK | 5" | REMOVE | 35 | DOUGLAS FIR | 8" | REMAIN |
| 16 | COAST LIVE OAK | 5.5" | REMOVE | 36 | COAST LIVE OAK | 4" | REMAIN |
| 17 | COAST LIVE OAK | 5" | REMOVE | 37 | COAST LIVE OAK | 6" | REMAIN |
| 18 | COAST LIVE OAK | 5.5" | REMOVE | 38 | BLACK ACACIA | 10" | REMOVE |
| 19 | CALIFORNIA BAY TREE | 4" | REMOVE | 39 | BLACK ACACIA | 4.5" | REMOVE |
| 20 | COAST LIVE OAK | 5" | REMAIN | 40 | BLACK ACACIA | 7-4-3" | REMOVE |



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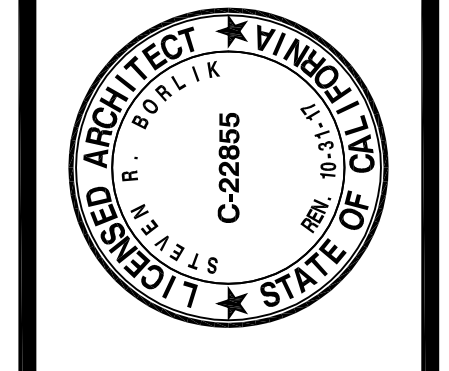
EXISTING SITE PLAN

1/8" = 1'-0" 1

ISSUE LOG

| | |
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| PLANNING SUBMITTAL | MAR. 16, 2017 |
| DESIGN REVISIONS | MAY. 5, 2017 |
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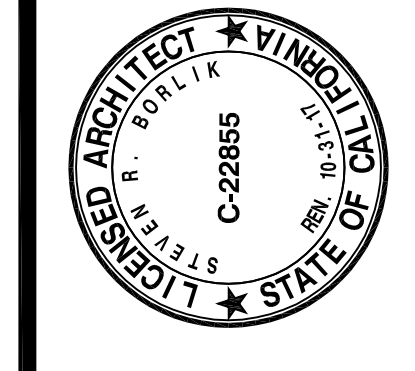
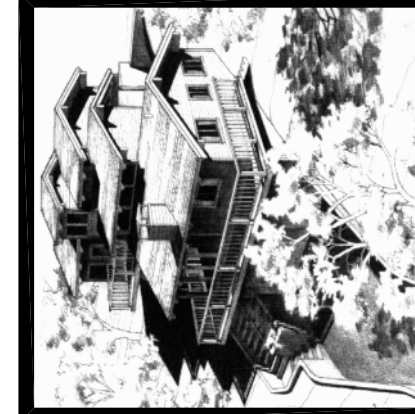
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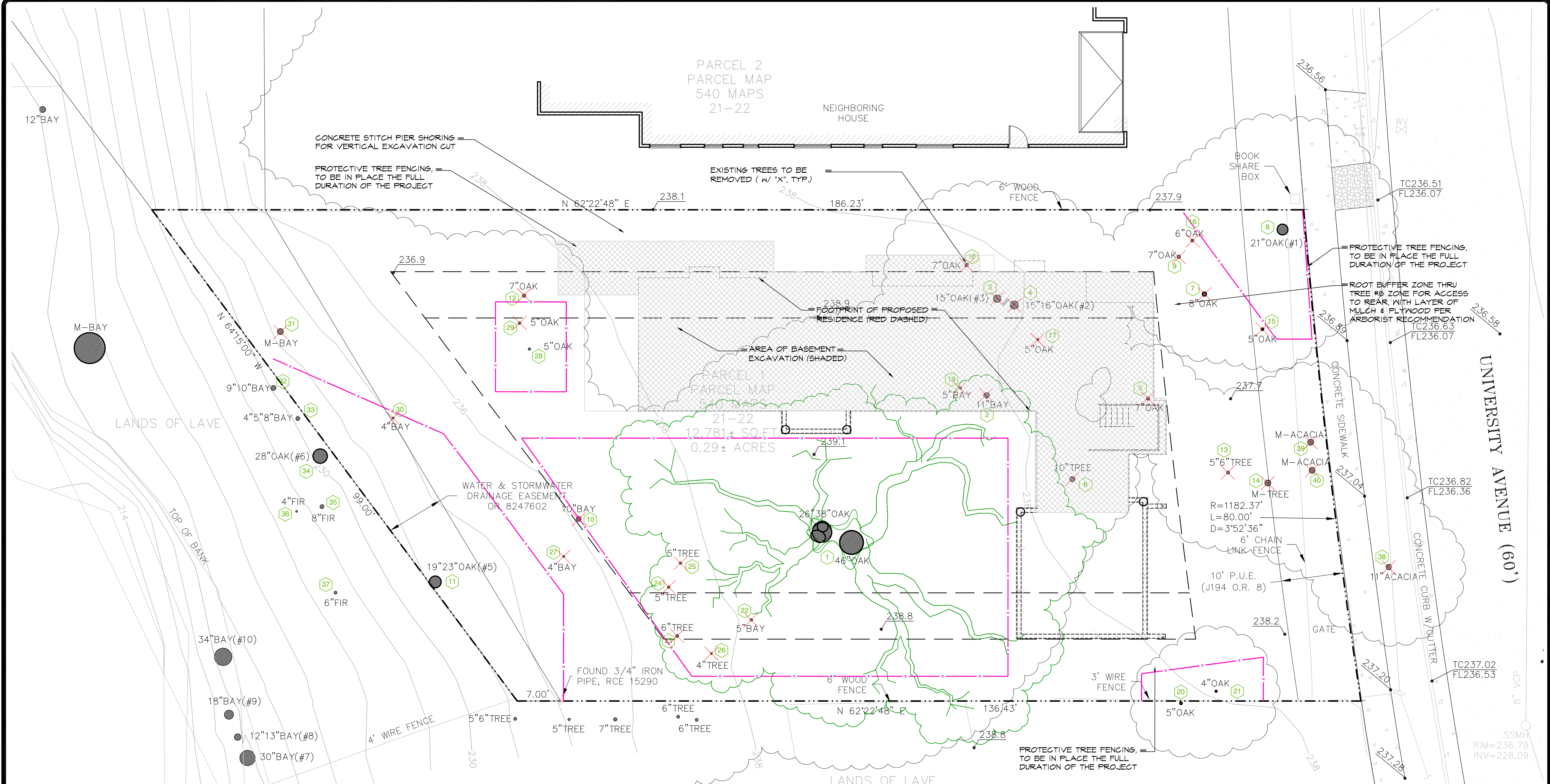
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TREE SCHEDULE

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- # DENOTES CORRESPONDING TREE DESIGNATION NUMBER PER ARBORIST REPORT
- X DENOTES EXISTING TREE TO BE REMOVED
- DENOTES PROTECTIVE TREE FENCING, 6 FOOT CHAIN LINK WITH DRIVEN METAL POSTS

TREE PROTECTION NOTES:

IT IS UNLAWFUL FOR ANY PERSON TO DAMAGE OR HARM A HERITAGE TREE BY ANY MEANS WHATSOEVER, INCLUDING WITHOUT LIMITATION, VEHICLES MACHINERY OR BUILDING SUPPLIES OR MATERIAL (INCLUDING FLUIDS) DURING ANY CONSTRUCTION OR RENOVATION OF STRUCTURES ON THE PARCEL.

PROVIDE TEMPORARY CONSTRUCTION FENCING AS SHOWN TO PROTECT ENTIRE ROOT ZONE TO OUTSIDE OF THE TREE CANOPY PERIMETER. FENCE SHOULD BE IN PLACE PRIOR TO ARRIVAL OF ANY MATERIALS OR EQUIPMENT AND SHOULD REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED AND GIVEN FINAL APPROVAL. PROTECTIVE FENCING MUST NOT BE TEMPORARILY MOVED DURING CONSTRUCTION.

PRIOR TO CONSTRUCTION ACTIVITIES, CONSULTING ARBORIST SHALL REVIEW TREE PROTECTION MEASURES TO BE IN PLACE PRIOR TO AND THROUGHOUT CONSTRUCTION ACTIVITIES, AS WELL AS MONITOR THE CONDITION OF THE HERITAGE TREES, AND CONDUCT ANY ROOT OR CROWN PRUNING DURING THE CONSTRUCTION PROCESS.

NO GRADING, TRENCHING, OR SURFACE SCRAPING INSIDE THE CANOPY PERIMETER OF RETAINED TREES, UNLESS SPECIFICALLY INDICATED ON THE ENCLOSED PLANS. EXCAVATED SOIL OR EQUIPMENT MAY NOT BE STORED, TEMPORARILY OR EXTENDED, UNDER THE CANOPIES OF TREES.

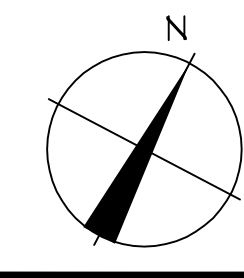
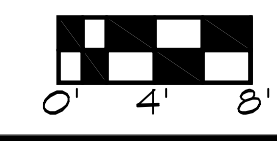
ANY PRUNING MUST BE DONE BY I.S.A. CERTIFIED ARBORIST AND ACCORDING TO I.S.A. WESTERN CHAPTER STANDARDS, 1988

TRENCHES SHALL BE OUTSIDE THE DRIP LINES OF THE TREES IN ORDER TO MINIMIZE NEGATIVE IMPACTS. ANY TRENCHING WITHIN A DISTANCE 5X THE DIAMETER OF THE TREE SHALL BE HAND EXCAVATED, AND ANY ROOTS ENCOUNTERED SHALL BE REVIEWED ON SITE BY THE PROJECT ARBORIST.

NO STORING OF MATERIALS, SOIL, VEHICLES, OR DEBRIS WITHIN THE TREE DRIP LINES SHALL BE PERMITTED DURING ANY TIME DURING DEMOLITION OR CONSTRUCTION ACTIVITIES.

LANDSCAPE MATERIALS (COBBLE, DECORATIVE BARK, STONES, FENCING, ETC.) MUST NOT BE INSTALLED DIRECTLY IN CONTACT WITH THE BARK OF TREES TO PREVENT RISK OF SERIOUS DISEASE OF INFECTION. LANDSCAPE PATHWAYS OR OTHER AMENITIES (IF ANY) CONSTRUCTED UNDER TREE CANOPIES MUST BE COMPLETELY ON GRADE WITHOUT EXCAVATION.

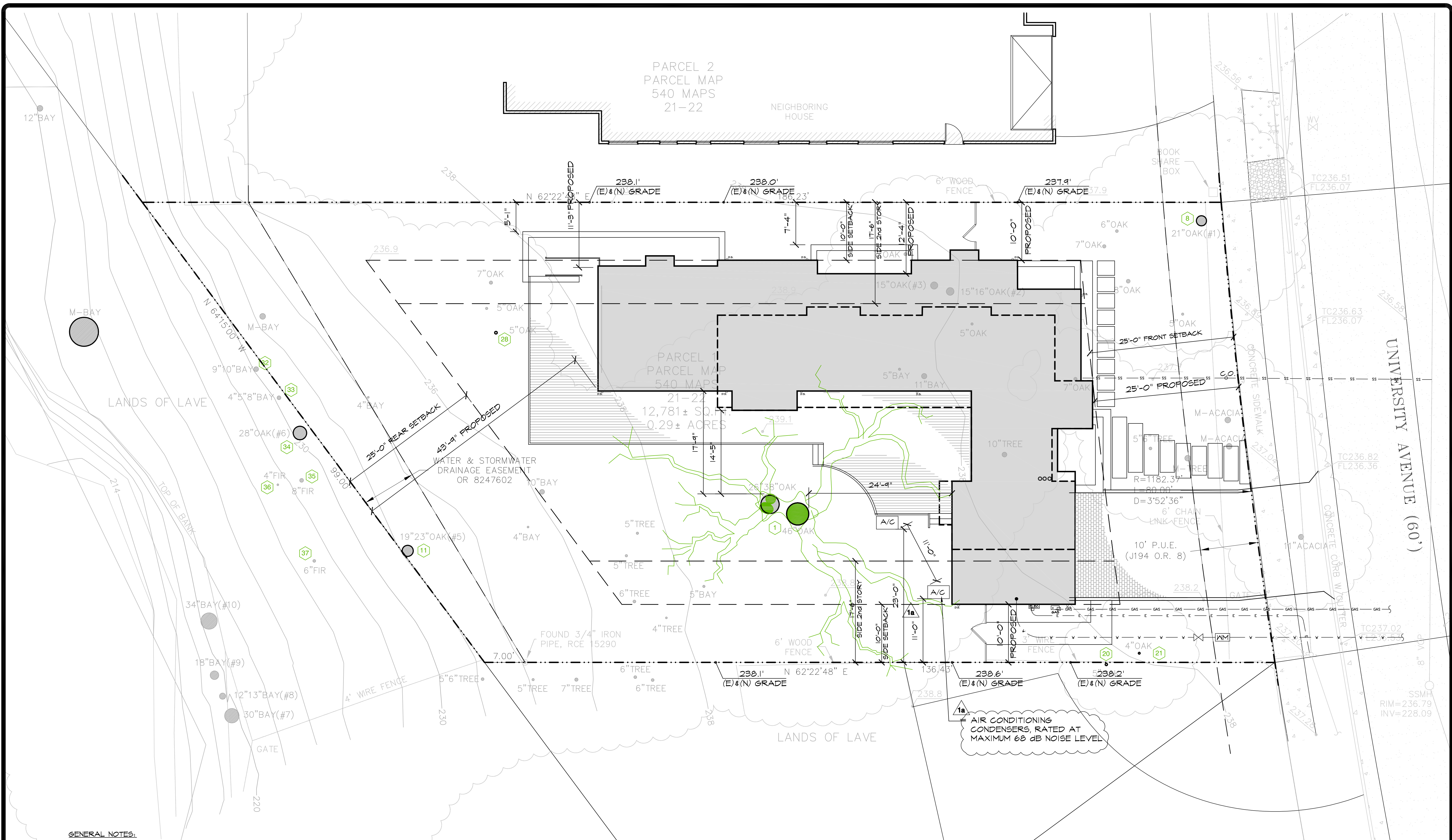
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TREE PROTECTION & CONSTRUCTION STAGING SITE PLAN

1/8" = 1'-0" 1

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GENERAL NOTES:

ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY SILICON VALLEY SOILS ENGRS. (REPORT DATE NOV. 2016)

SOILS ENGINEER SHALL OBSERVE AND TEST GRADINGS INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONDITIONING, AND COMPACTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUNDED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.

SEE CIVIL DRAWINGS BY LEA & BRAZE ENGINEERS INC. FOR ALL GRADING & DRAINAGE WORK, UTILITY CONNECTIONS & DETAILS. VERIFY ALL HARDSCAPE & SITE FINISH MATERIALS & SELECTIONS w/ OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PLANTING & IRRIGATION SYSTEMS.

MAINTAIN MIN. 5% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS, MIN. 2% SLOPE AWAY AT PAVED AREAS, WITHIN 5' OF STRUCTURE

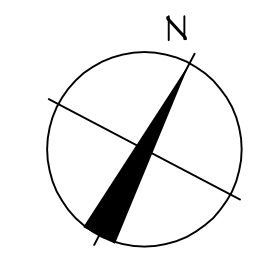
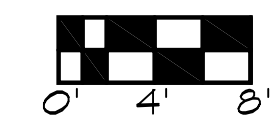
SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURES ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION.

VERIFY SEPARATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

BEFORE EXCAVATION CALL USA CONTRACTOR IS RESPONSIBLE FOR LOCATION & VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 227-2600, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOB SITE. LOCATION & CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE, AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURE OBSERVATION AND/OR THE RECORDS OF THE CONTROLLING AGENCY. YOUNG & BORLIK ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.

1a AIR CONDITIONING CONDENSERS, RATED AT MAXIMUM 68 dB NOISE LEVEL

PRELIMINARY - NOT YET APPROVED FOR CONSTRUCTION



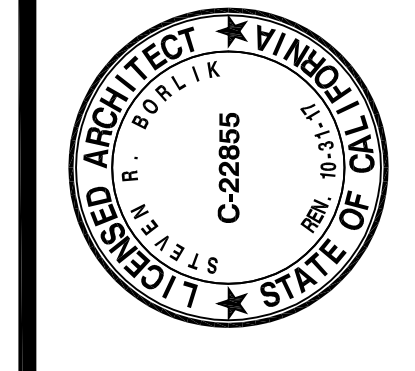
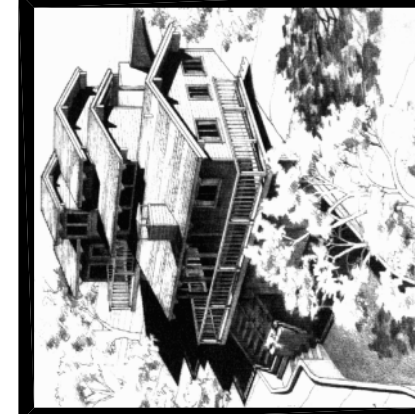
PROPOSED SITE PLAN w/ PROPOSED BUILDING FOOTPRINTS

1/8" = 1'-0" 1

ISSUE LOG

| | |
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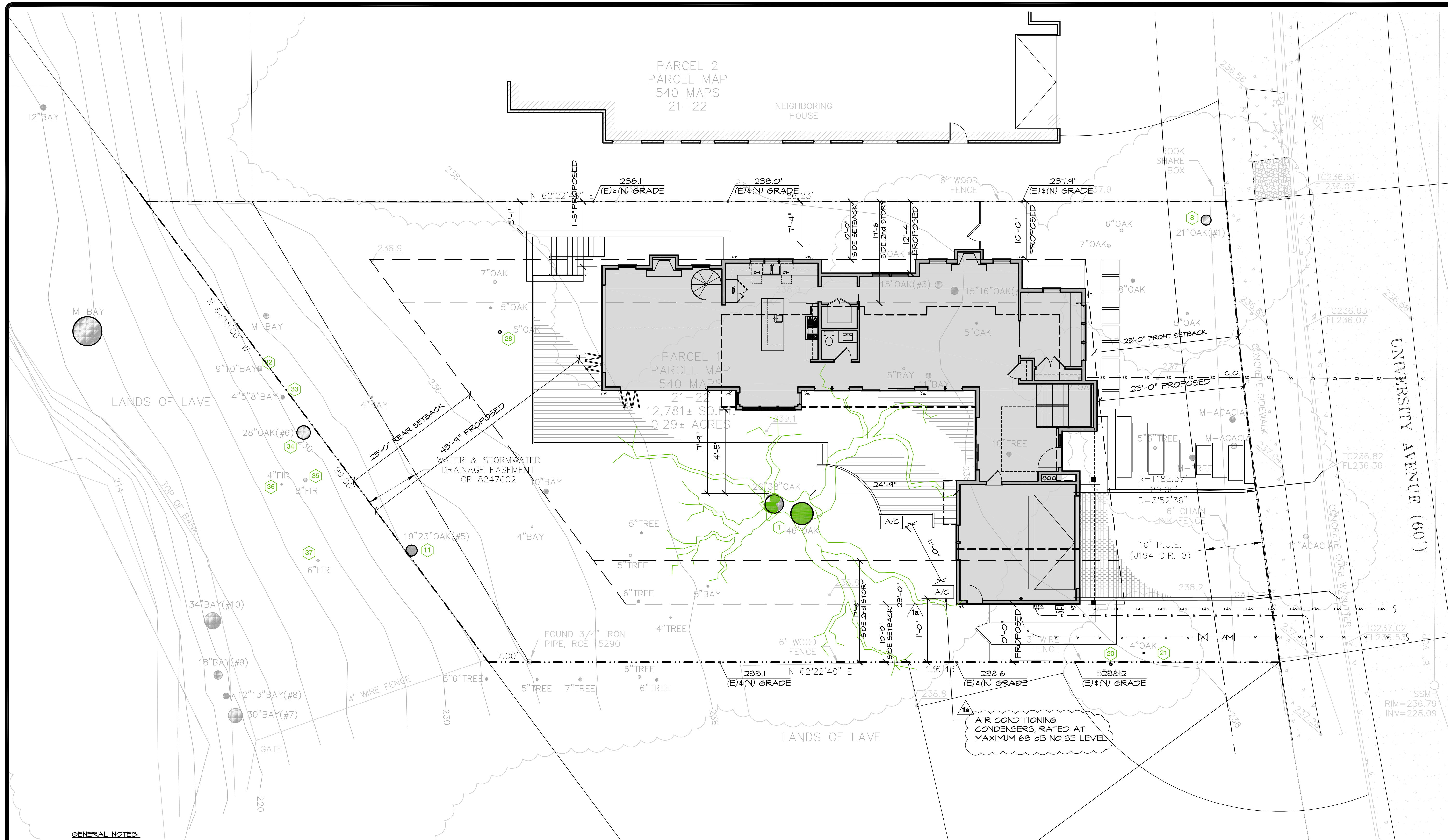


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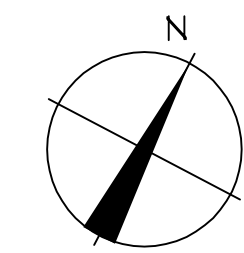
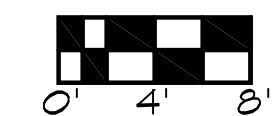
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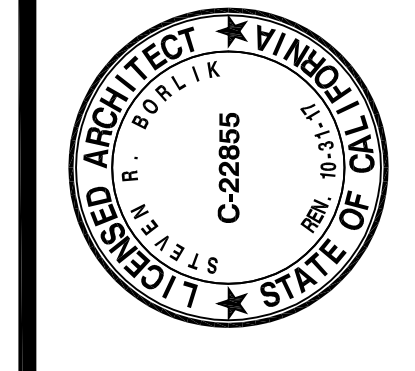
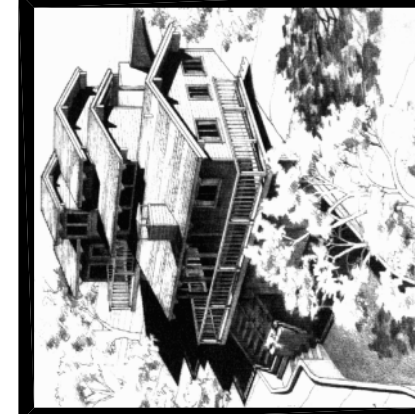
PROPOSED SITE PLAN w/ FIRST FLOOR PLAN

1/8" = 1'-0" 1

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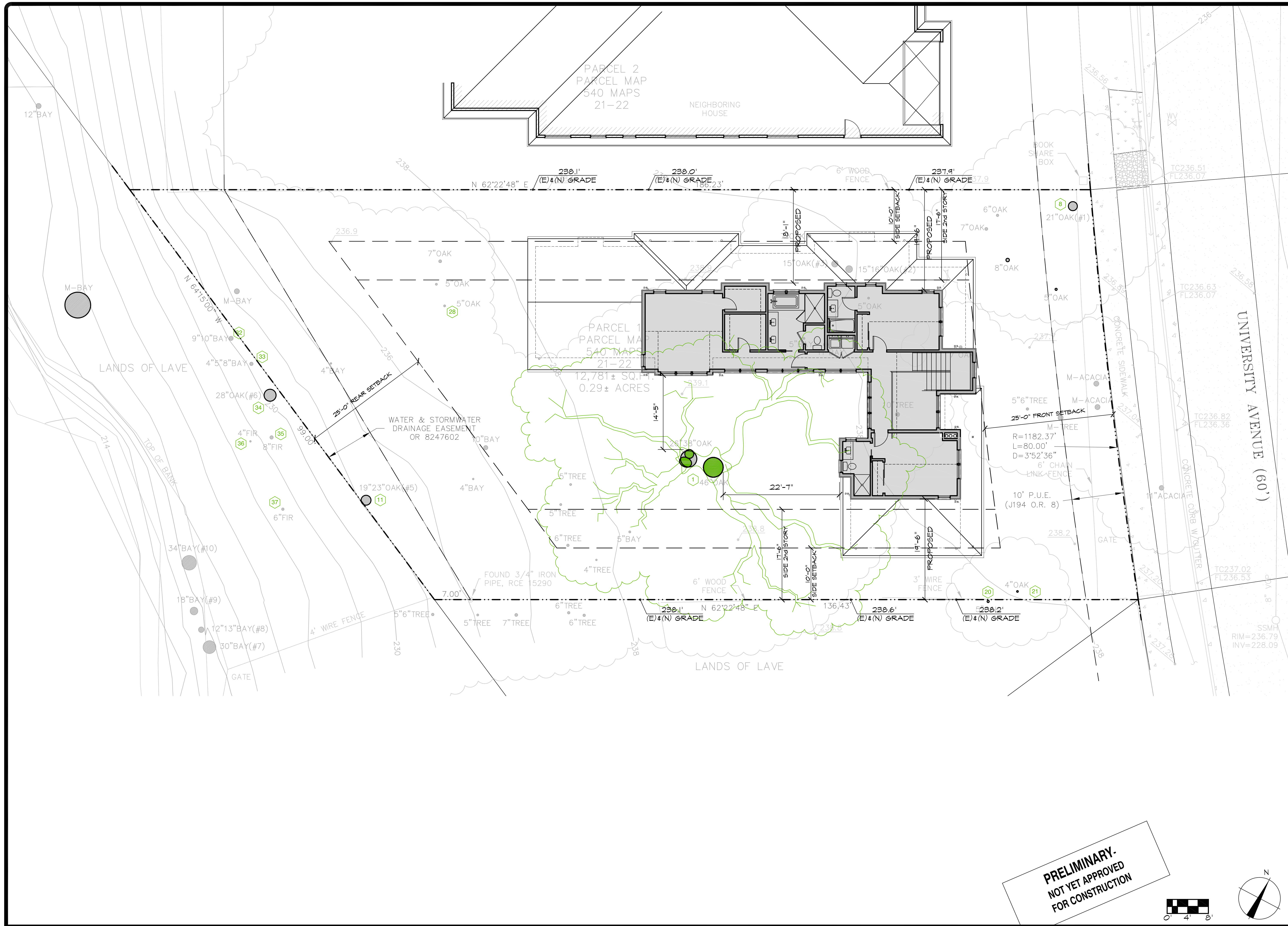


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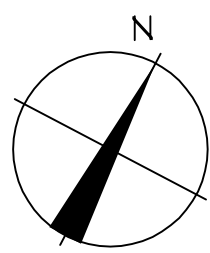
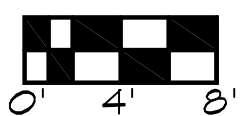
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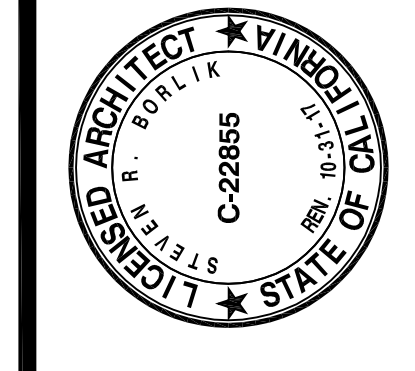
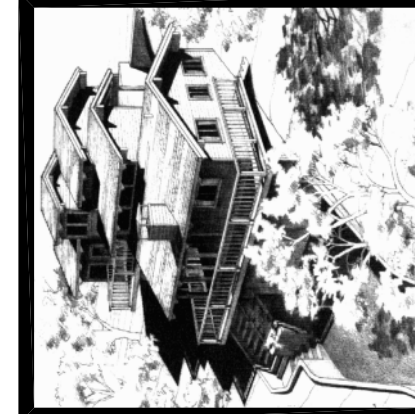


PROPOSED SITE PLAN w/ SECOND FLOOR PLAN

1/8" = 1'-0" **1**

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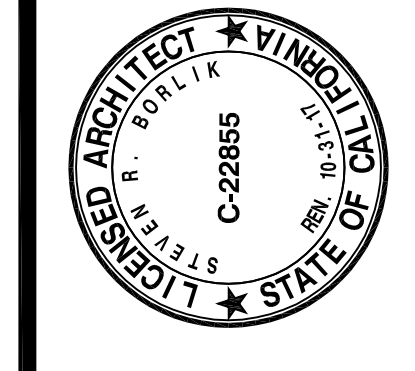
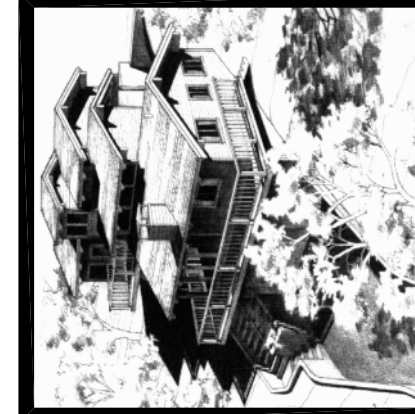
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| 1 PLANNING REVS | JULY. 25, 2017 |
| 1a PLANNING REVS | AUG. 10, 2017 |

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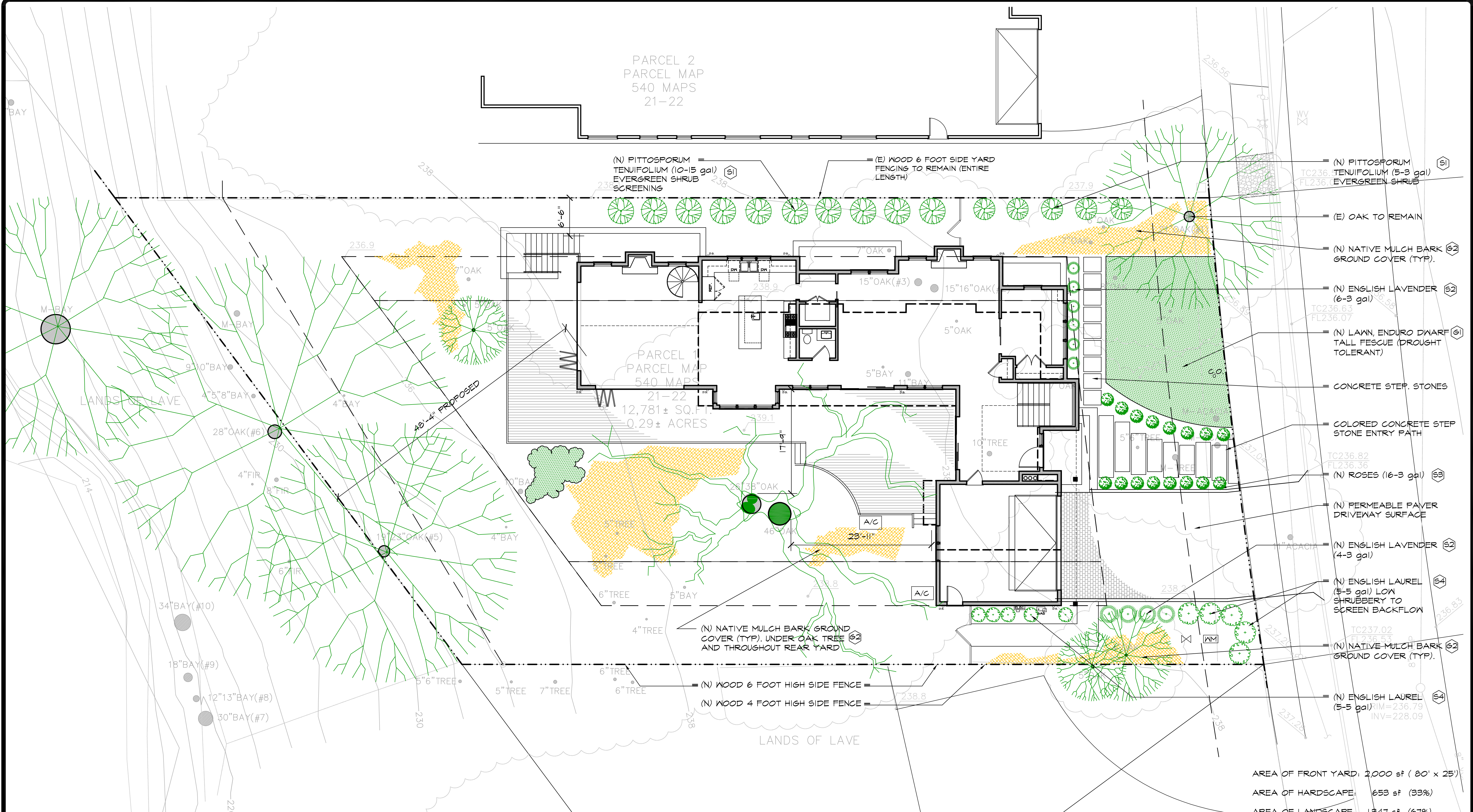
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A1.4



AREA OF FRONT YARD: 2,000 sf (80' x 25')
AREA OF HARDSCAPE: 653 sf (33%)
AREA OF LANDSCAPE: 1,347 sf (67%)

TOTAL HARDSCAPE: 2,248 sf
UNDISTURBED LANDSCAPE: 6,214 sf



ENGLISH LAUREL
PRUNUS LAUROCERASUS



ENGLISH LAVENDER
LAVANDULA A.



EVERGREEN SHRUB
PITTOSPORUM TENUIFOLIUM



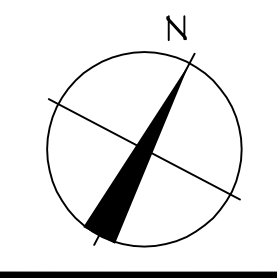
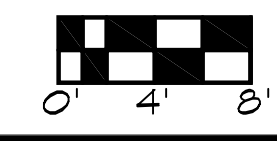
ROSES
ROSA VAR. MEIDLAND

PLANT LEGEND

| KEY | BOTANICAL NAME | COMMON NAME | SIZE | QTY. | REMARKS/MATURE HEIGHT |
|-----|---------------------------------|------------------|--------|---------|-----------------------|
| S1 | Pittosporum Tenuifolium | Evergreen Shrub | 3 G.C. | 5 | Up to 25' |
| S2 | Lavandula A. 'Hidcote Superior' | English Lavender | 3 G.C. | 10 | 16' |
| S3 | Rosa Var. Meidiland or Similar | Roses | 3 G.C. | 16 | 2' TO 3' |
| S4 | Prunus Laurocerasus | English Laurel | 5 G.C. | 10 | 15' to 30' |
| G1 | Turf Sod Dwarf Tall Fescue | Lawn | | As Req. | Drought Tolerant |
| G2 | Wood Chips Mulch TBD | Mulch | | As Req. | 3-5" Depth |

- NOTES
- 1-A WATER EFFICIENT IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPE AREAS.
 - 2-ALL ELEMENTS OF THE CITY OF LOS ALTOS LANDSCAPE DESIGN GUIDELINES WILL BE MET.
 - 3-SHRUBS & PERENNIALS WILL BE APPROXIMATELY 1 TO 2 FEET IN HEIGHT AT PLANTING. STOCK MATURITY IS APPROXIMATELY FIVE TO SEVEN YEARS.
 - 4-SEE SEPARATE ARBORIST'S REPORT FOR TREE LEGEND & INFORMATION ON EXISTING TREES.
 - 5-MULCH TO BE SPREAD WITHIN THE TPZ TO A 3-5 INCH DEPTH, LEAVING THE TRUNKS CLEAR OF MULCH

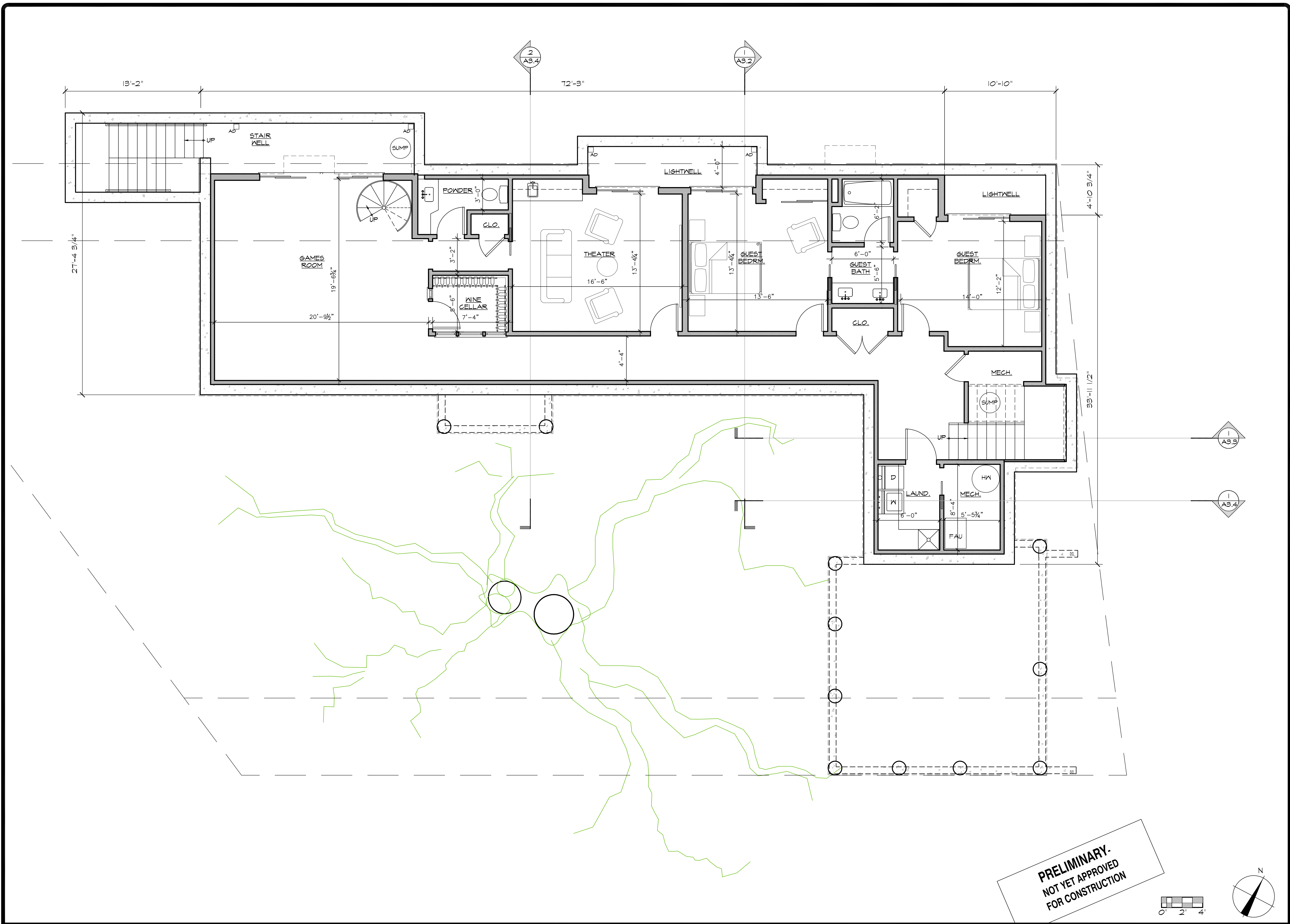
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CONCEPTUAL LANDSCAPE PLAN

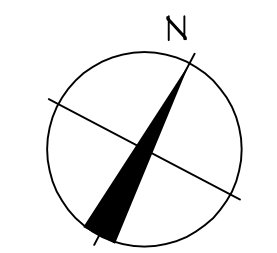
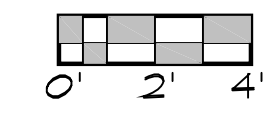
1/8" = 1'-0" 1

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PROPOSED BASEMENT FLOOR PLAN

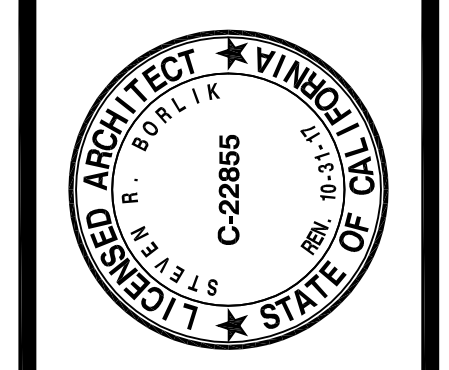
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1/4" = 1'-0" **1**

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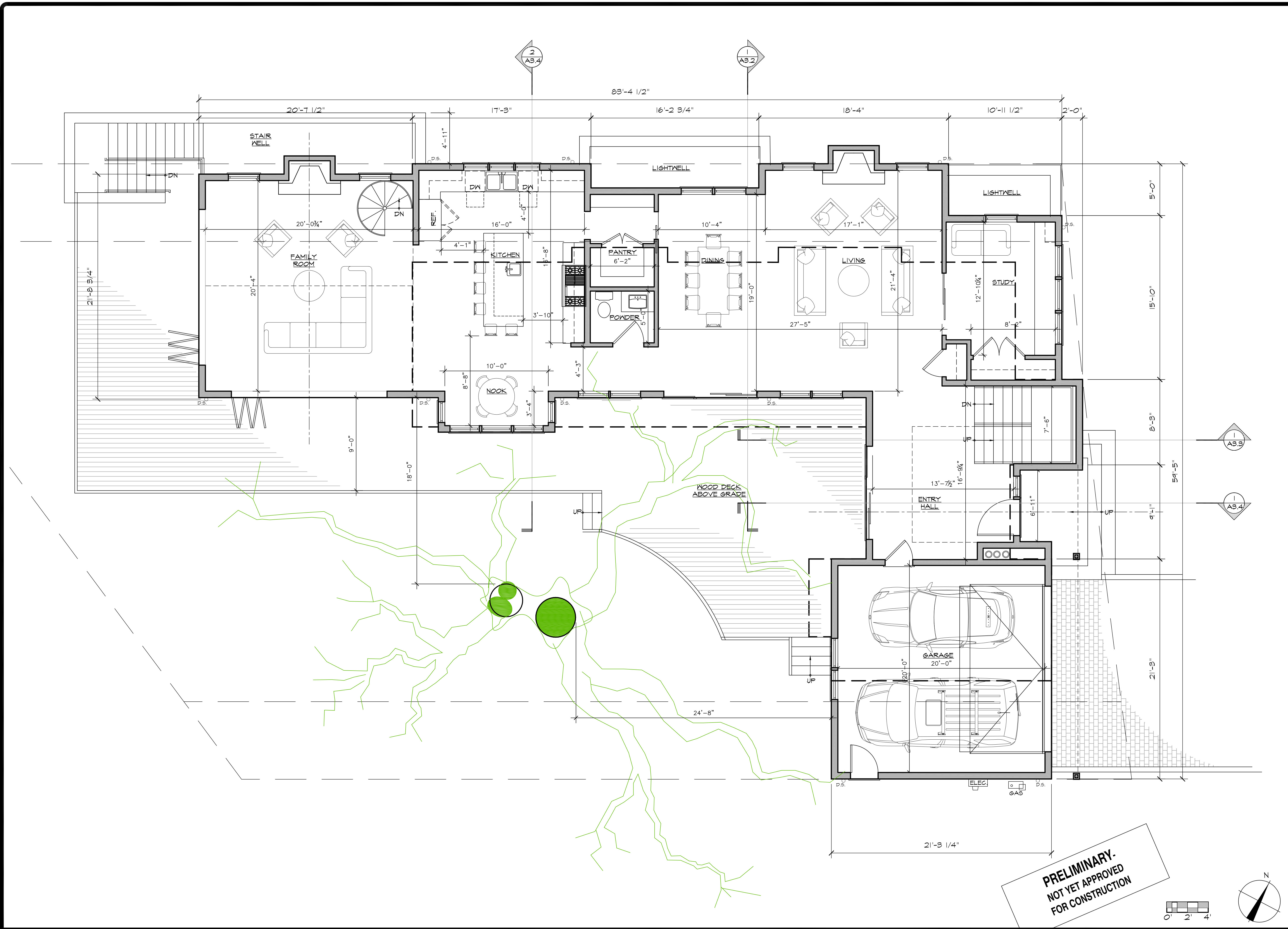


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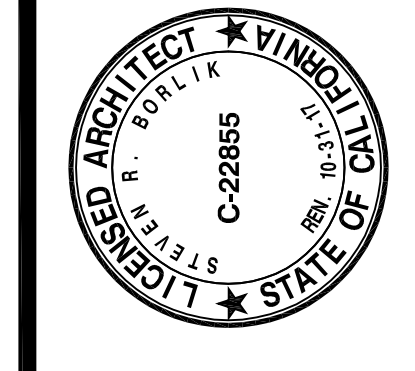
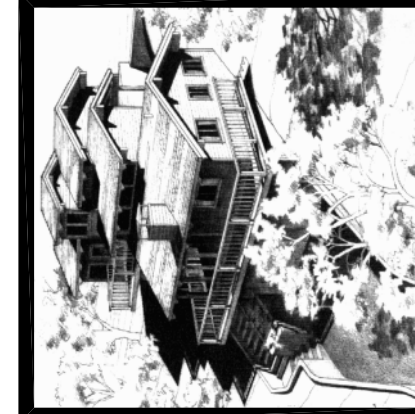


PROPOSED FIRST FLOOR PLAN

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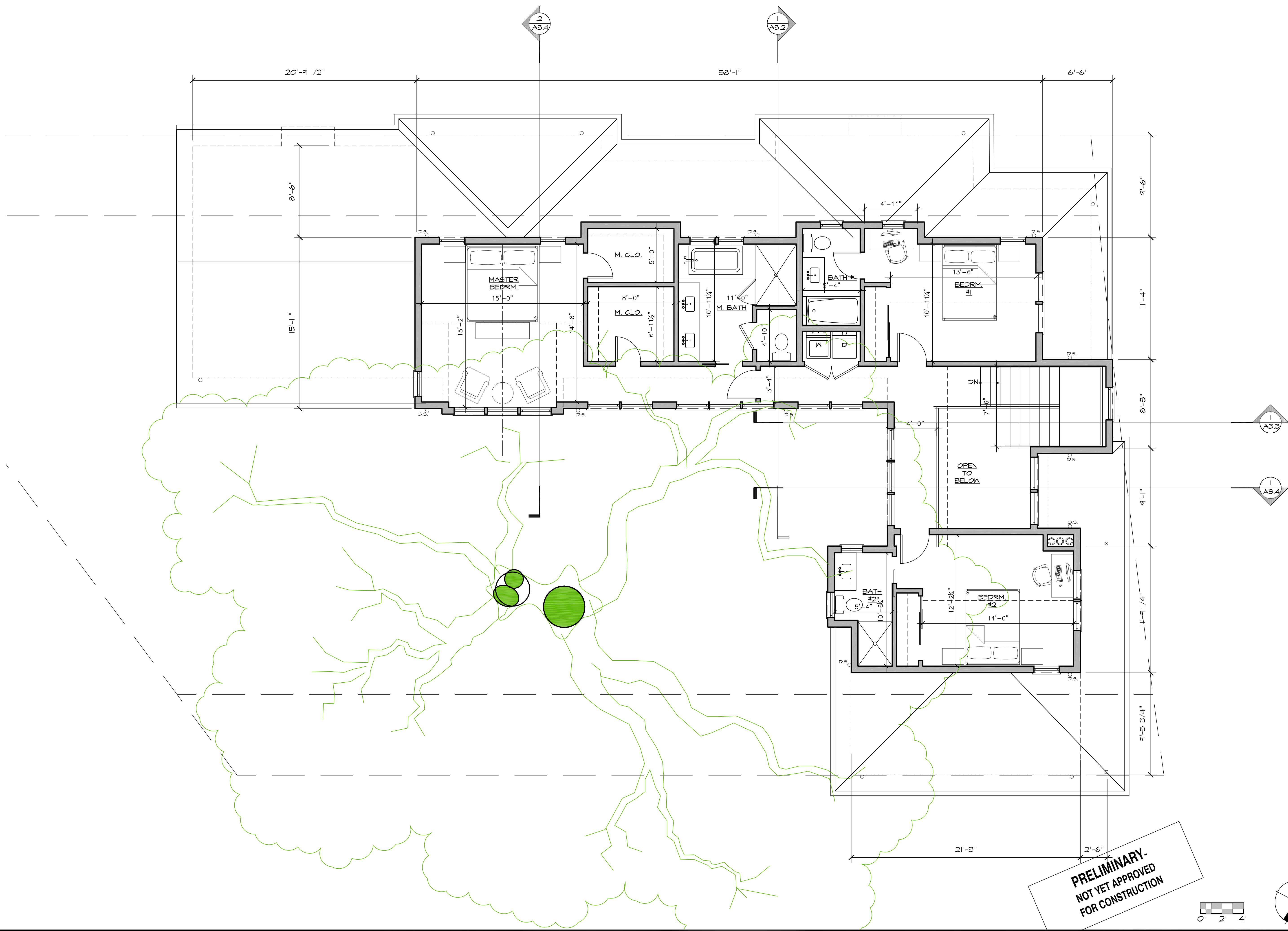


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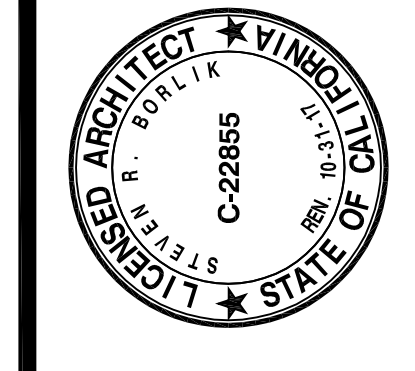
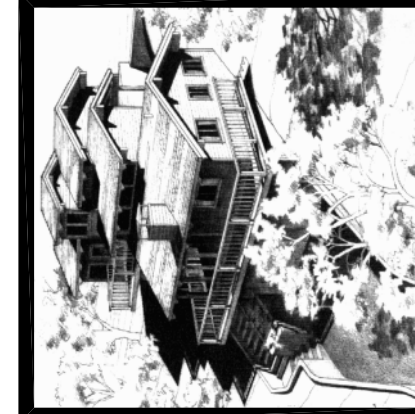


PROPOSED SECOND FLOOR PLAN

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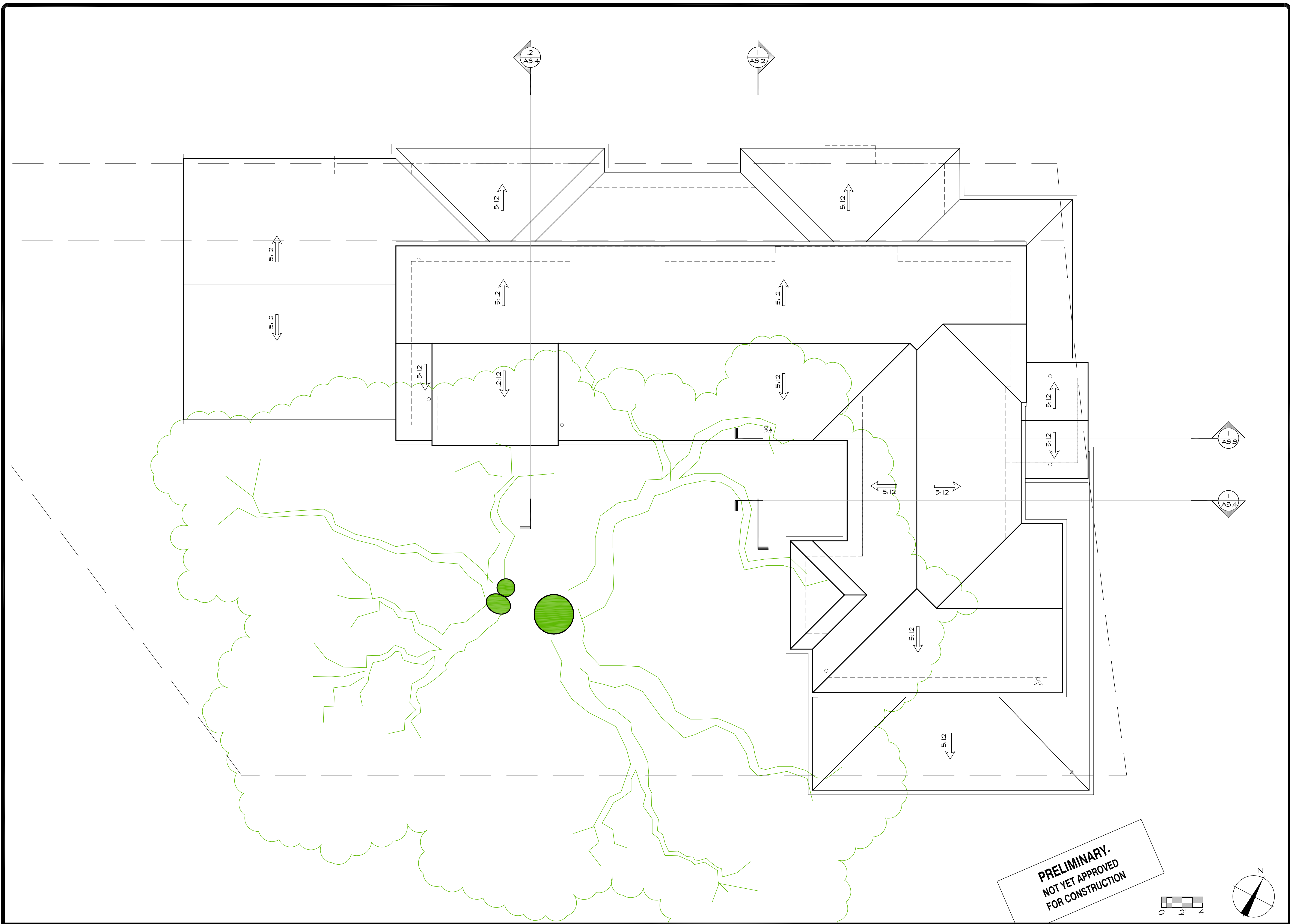


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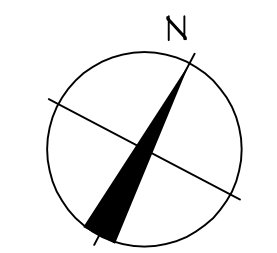
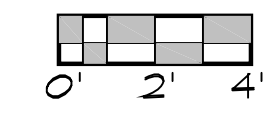
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PROPOSED ROOF PLAN

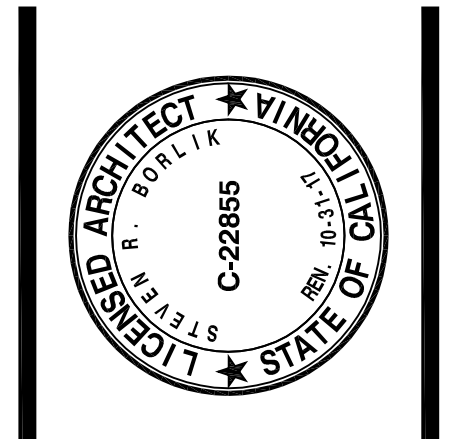
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1/4" = 1'-0" 1

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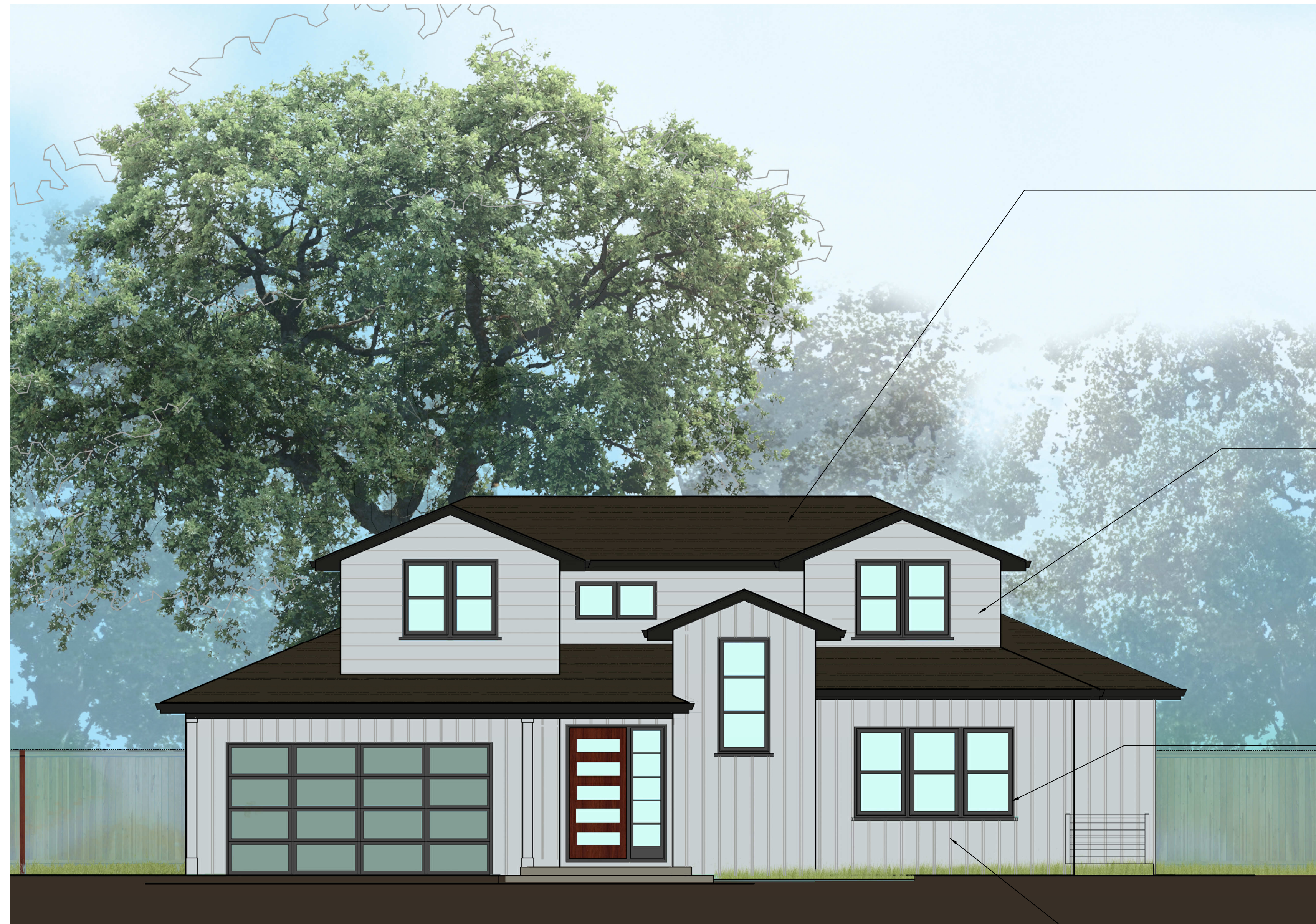
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PROPOSED HOUSE RENDERING (FOR REFERENCE ONLY)
680 UNIVERSITY AVE. , LOS ALTOS

JUN.22.2017



ASPHALT COMPOSITION SHINGLE ROOF
CERTAINTED LANDMARK TL
"OLD OVERTON GREY"



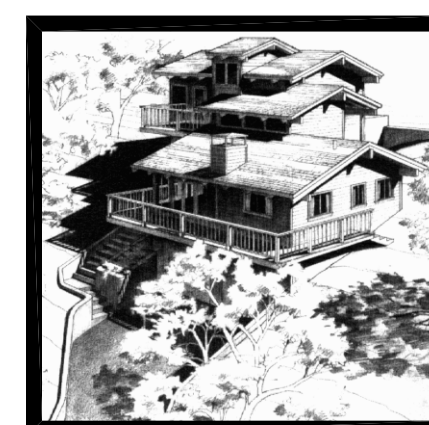
HORIZONTAL WOOD SIDING, 10" PLANK
PAINTED HARDIE-PLANK LAP SIDING
SHERWIN WILLIAMS: "NORTHSTAR SW 6246"



WEATHERSHIELD ALUMINUM-CLAD WINDOWS
CONTEMPORARY COLLECTION
COLOR: "OBSIDIAN"



BOARD AND BATTEN, PAINTED SIDING
12" PLANK WIDTH, 1" x 1-1/2" VERTICAL BATTEN
SHERWIN WILLIAMS: "NORTHSTAR
SW 6246"

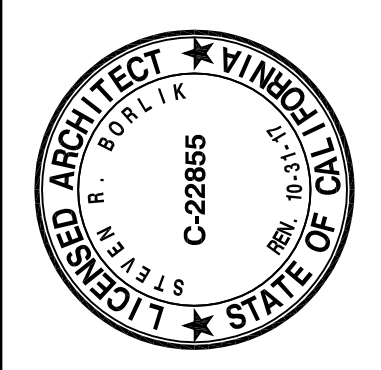


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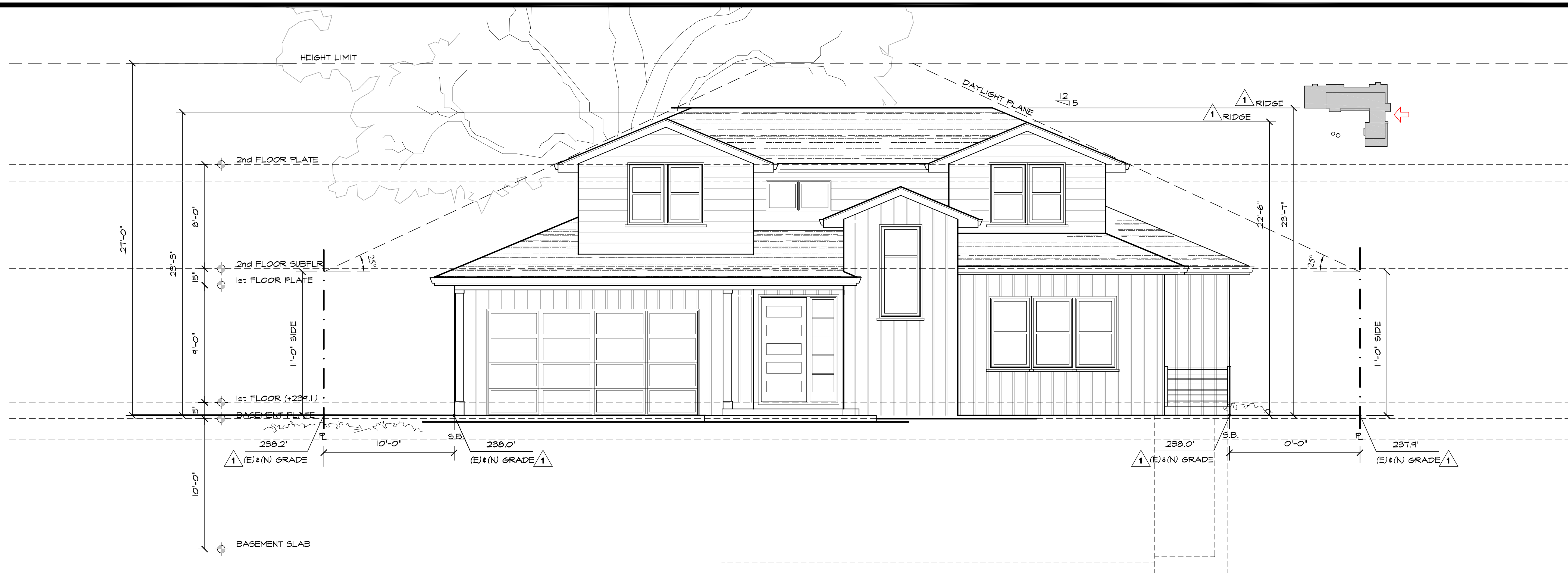


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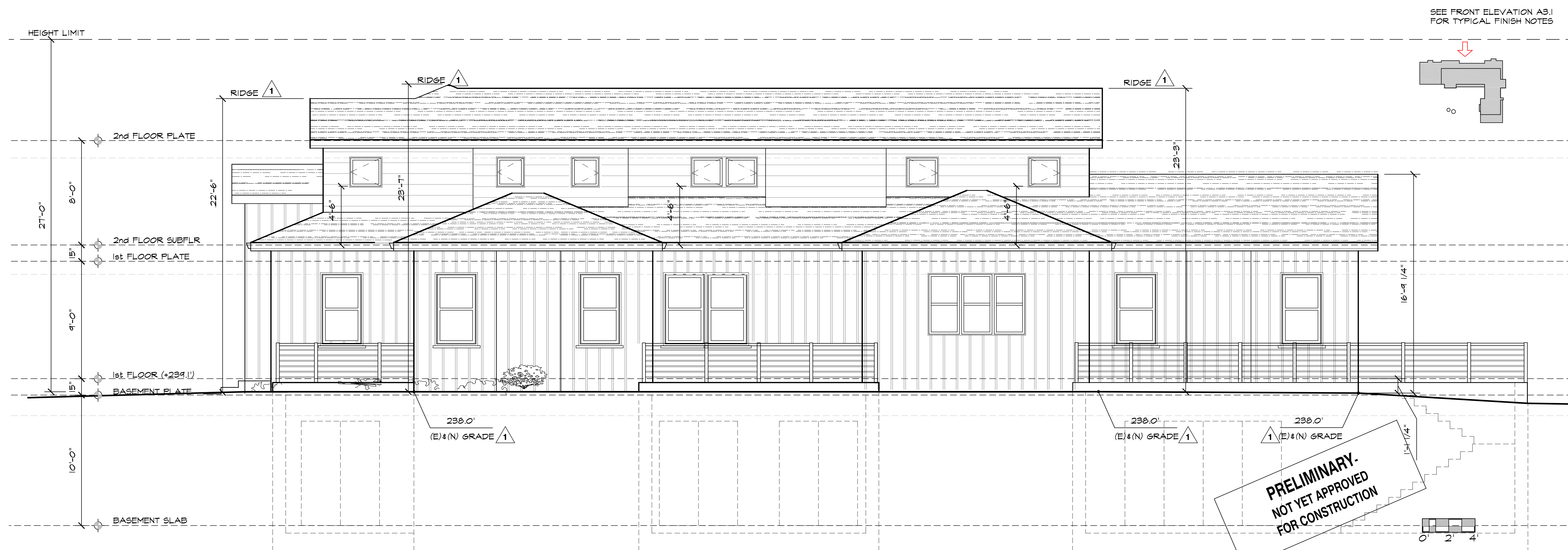
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PROPOSED FRONT ELEVATION

1/4" = 1'-0" **2**



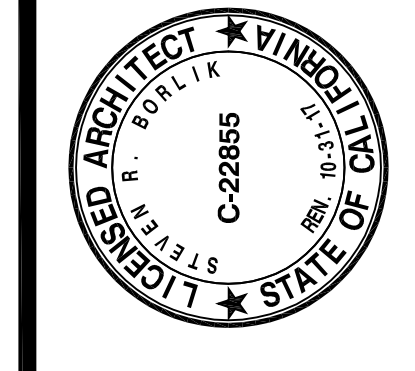
PROPOSED RIGHT SIDE ELEVATION

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

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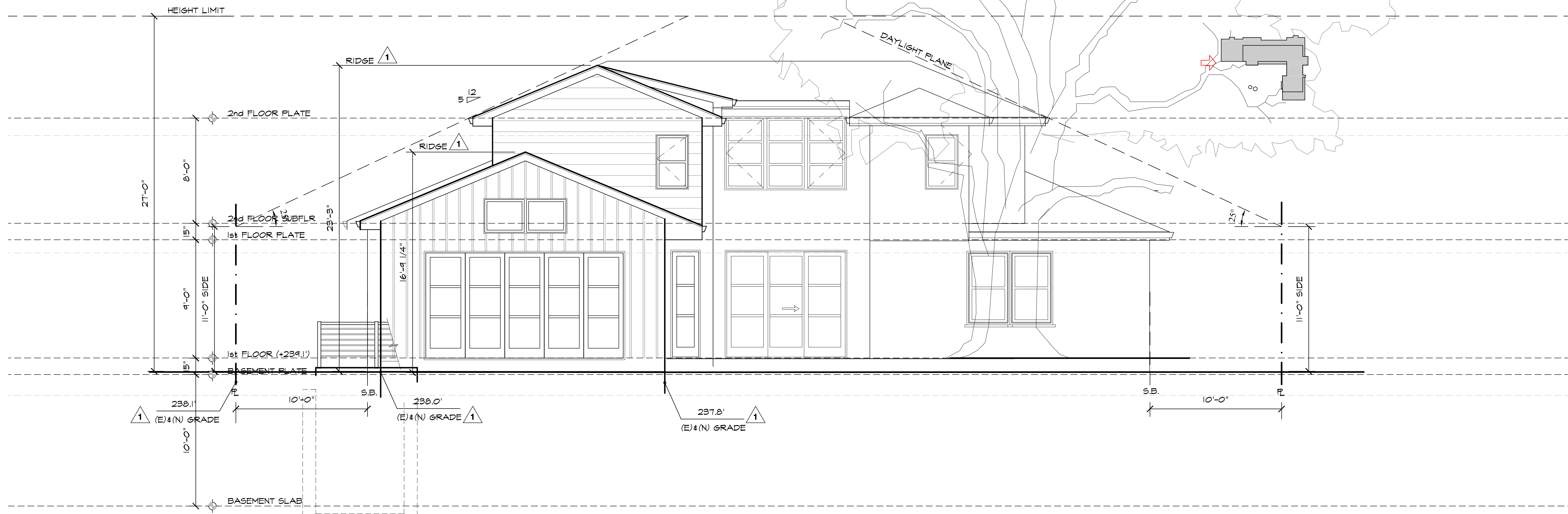


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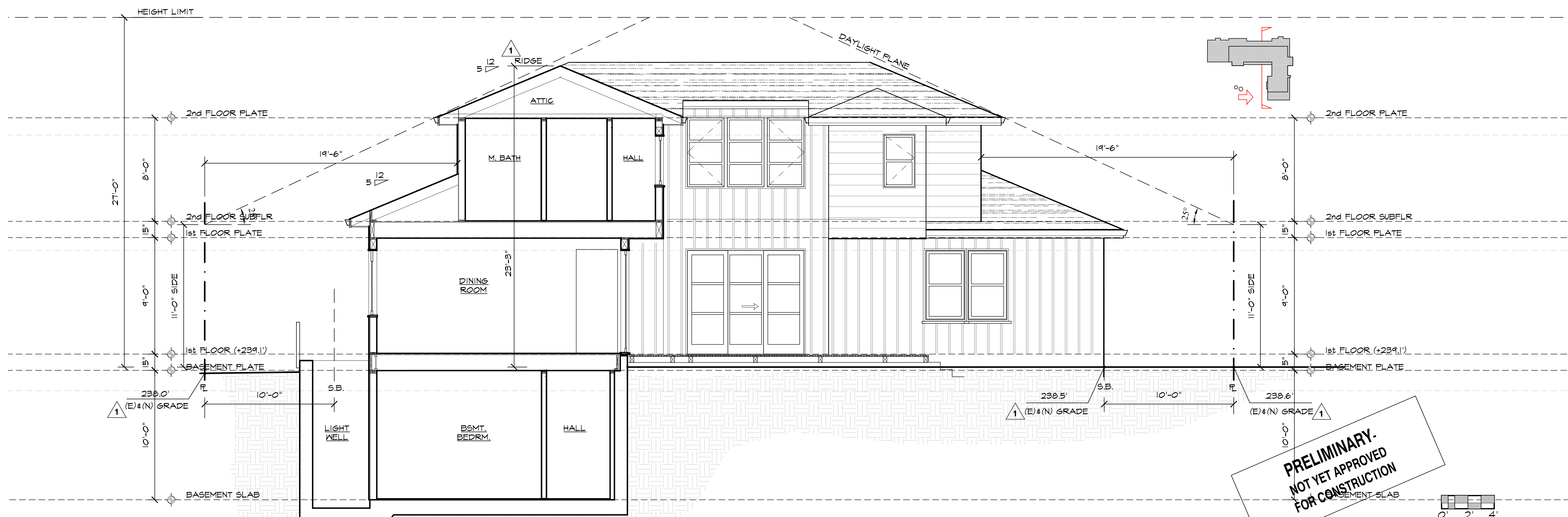
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PROPOSED REAR ELEVATION

1/4" = 1'-0"

2



PROPOSED SECTION w/ REAR ELEVATION BEYOND

1/4" = 1'-0"

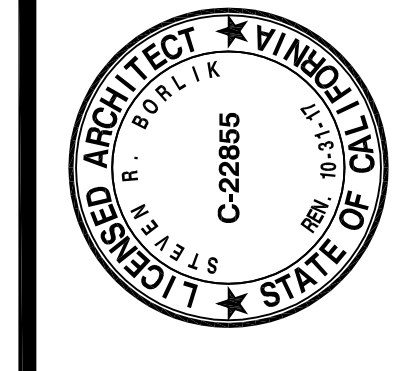
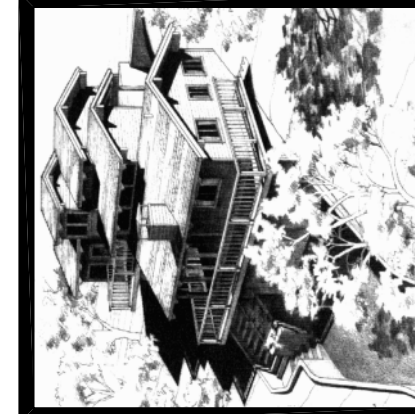
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PROPOSED SIDE ELEVATION

1/4" = 1'-0" **2**



PROPOSED SECTION w/ SIDE ELEVATION BEYOND

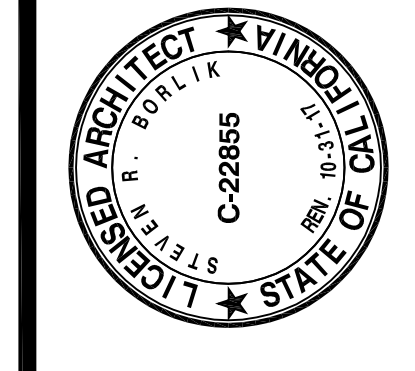
1/4" = 1'-0" **1**

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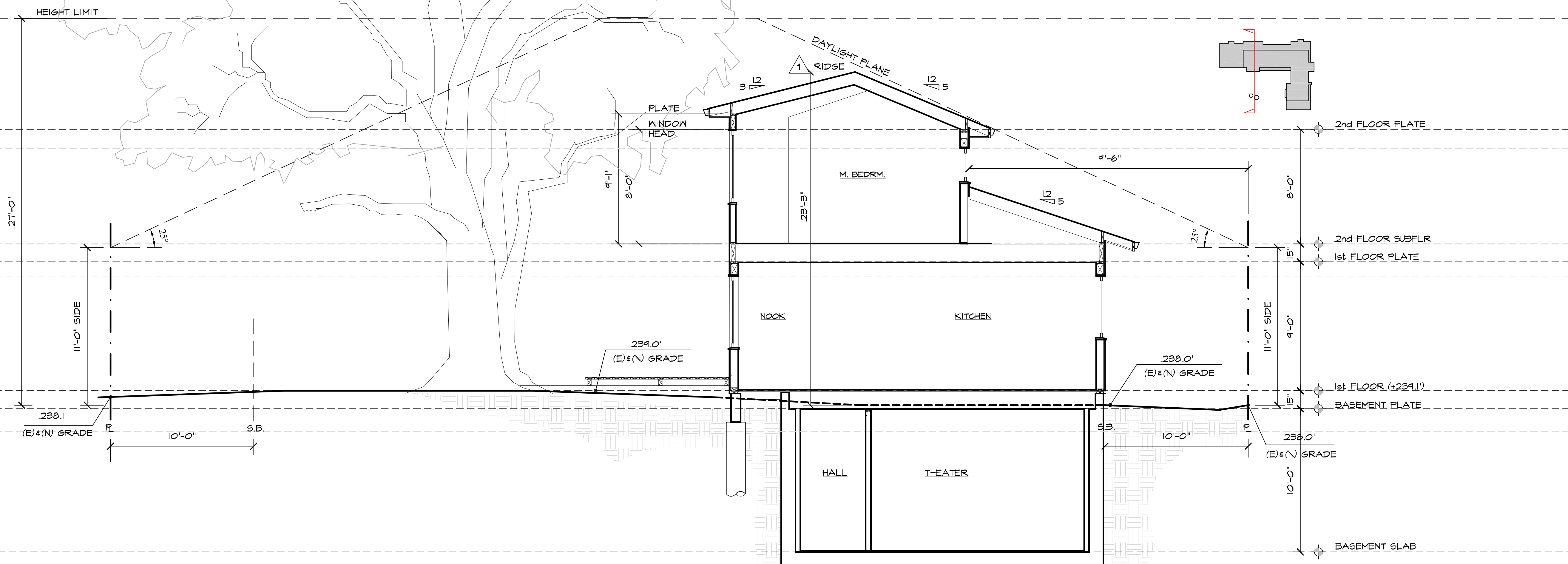


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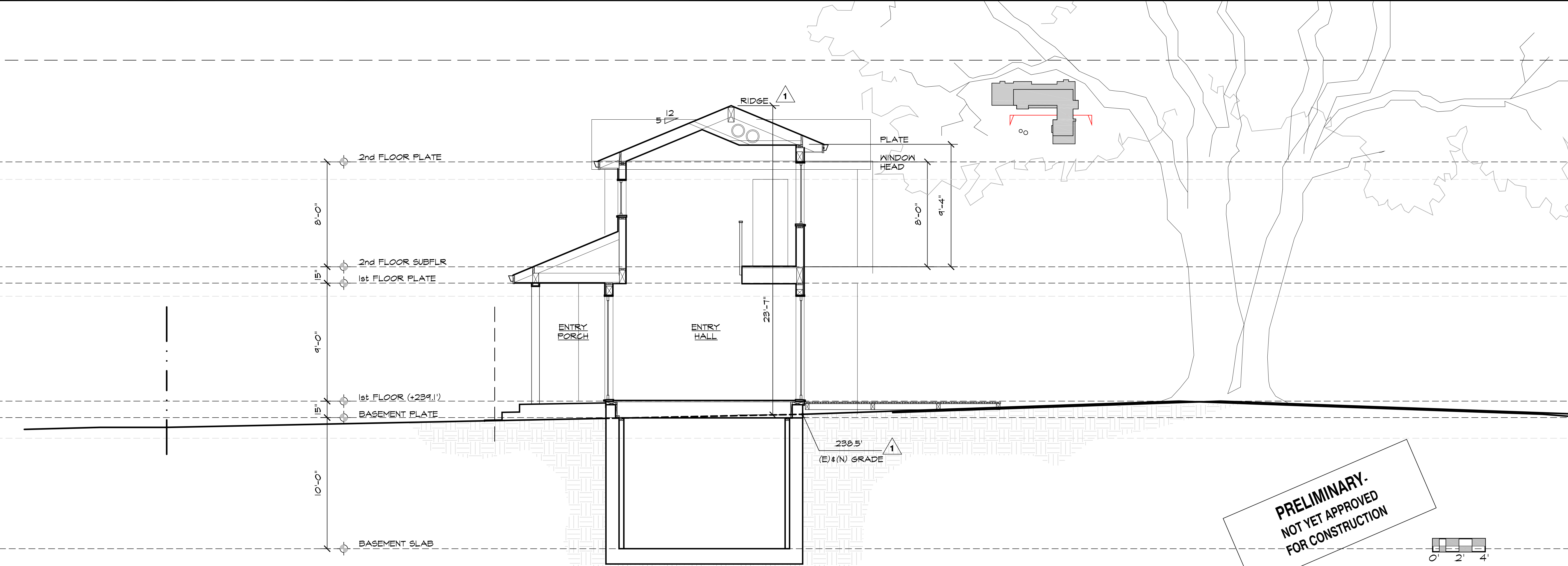
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PROPOSED SECTION - THROUGH NOOK-KITCHEN

1/4" = 1'-0" **2**



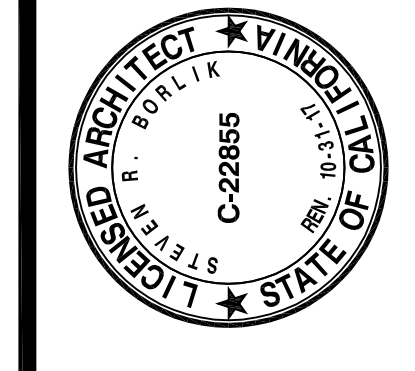
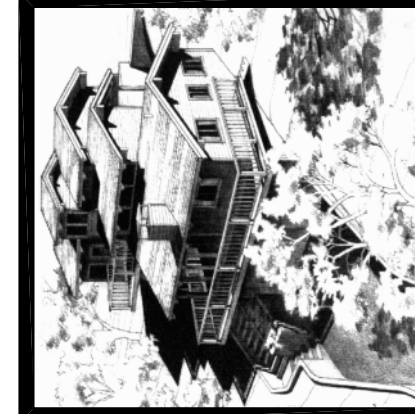
PROPOSED SECTION - THROUGH ENTRY HALL

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

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| PROGRESS REVIEW | FEB. 13, 2017 |
| PLANNING SUBMITTAL | MAR. 16, 2017 |
| DESIGN REVISIONS | MAY. 5, 2017 |
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YOUNG AND BORLIK
 ARCHITECTS, INCORPORATED
 4962 EL CAMINO REAL, SUITE #218 LOS ALTOS, CA 94022
 TEL: (650) 688-1950 FAX: (650) 323-1112 www.ybarchitects.com



NEW RESIDENCE FOR:
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 LOS ALTOS, CA 94022

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| A.P.N. 175-14-025 | |
| CHECKED DSR | DRAWN DSR, CS, SA |
| DATE MAR. 16, 2017 | |
| JOB # KAL-UNIV.680 | |

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