

OWNERS:
Clay & Leslie Young
677 Arrowood Ct.
Los Altos, CA
(408) 466-5898

Site/Drainage Plan
Young Residence

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

DRAWN BY: B.M.P

REVISIONS: 3-21-13

Date: 2-15-13

A- 1

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ABBREVIATIONS

⊙	AT	D.W.	DISHWASHER	HDR.	HEADER	O/	OVER	SYM.	SYMBOL
⊕	CENTERLINE	DWG.	DRAWING	HDWR.	HARDWARE	PL.	PLATE	T.	TREAD
∅	BIAMETE	DWR.	DRAWER	HORIZ.	HORIZONTAL	P.LAM.	PLASTIC LAMINATE	T.B.	TOWEL BAR
ABV	ABOVE			HT.	HEIGHT	PLYWOOD	PLYWOOD	T&G	TONGUE AND GROOVE
A.D.	AREA DRAIN	E	EAST	I.D.	INSIDE DIAMETER	P.T.	PRESSURE TREATED	T.O.	TOP OF
ADJ.	ADJUSTABLE	(E)	EXISTING	I.G.	INSULATED GLASS	PTD.	PAINTED	T.O.C.	TOP OF CURB
A.F.F.	ABOVE FINISH FLOOR	EA.	EACH	INSUL.	INSULATION	(R)	RELOCATED	T.O.P.	TOP OF PLATE
APPROX	APPROXIMATE	EL.	ELEVATION	INT.	INTERIOR	R.	RISE, RISER	T.O.W.	TOP OF WALL
ARCH.	ARCHITECTURAL	ELEC.	ELECTRICAL			R.A.	RETURN AIR	T.F.H.	TOILET PAPER HOLDER
ASPH.	ASPHALT	EQ.	EQUAL			REF.	REFRIGERATOR	TRSM.	TRANSOM
		EXT.	EXTERIOR	JT.	JOINT	REG.	REGISTER	T.V.	TELEVISION
						REINF.	REINFORCED	TYP.	TYPICAL
BLDG.	BUILDING	F.D.	FLOOR DRAIN	LAV.	LAVATORY	REQ.	REQUIRED		
BLKG.	BLOCKING	FDN.	FOUNDATION	LT.	LIGHT	RM.	ROOM	U.O.N.	UNLESS OTHERWISE NOTED
B.U.R	BUILT-UP ROOFING	F.F.	FINISHED FLOOR			R.O.	ROUGH OPENING		
		FIN.	FINISH	M.	MASTER	RDWD.	REDWOOD		
		FL.	FLOOR	MAX.	MAXIMUM	S.	SOUTH	V.	VENT
C.J.	CONTROL JOINT	F.O.	FACE OF	MECH.	MECHANICAL	S.C.	SOLID CORE	VERT.	VERTICAL
CLR.	CLEAR	F.O.F.	FACE OF FINISH	MFR.	MANUFACTURER	S.D.	SMOKE DETECTOR	V.I.F.	VERIFY IN FIELD
CONT.	CONTINUOUS	F.O.S.	FACE OF STUD	MIN.	MINIMUM	SECT.	SECTION	V.G.	VERTICAL GRAIN
CTR.	CENTER			MISC.	MISCELLANEOUS	SHT.	SHEET	W.	WAST
		F.S.M.F	FLEXIBLE SHEET	(N)	NEW	SHEATH'G	SHEATHING	W.	WASHING MACHINE
D.	DRYER		MEMBRANE	N.I.C.	NOT IN CONTRACT	SIM	SIMILAR	W/	WITH
DBL.	DOUBLE		FLASHING	N.W.	NO WORK	SPEC.	SPECIFICATION	W.C.	WATER CLOSET(TOILET)
DET.	DETAIL	FT.	FEET	NO.	NUMBER	SQ.	SQUARE	WD.	WOOD
D.F.	DOUGLAS FIR	FTG.	FOOTING	NOM.	NOMINAL	S.S.D.	SEE STRUCT. DWGS.	WH.	WATER HEATER
DIA.	DIAMETER			N.T.S.	NOT TO SCALE	STD.	STANDARD	WO	WITHOUT
DIM.	DIMENSION	GA.	GAUGE	O.C.	ON CENTER	STL.	STEEL	W.P.	WATERPROOF, WORK
DISP.	DISPOSER	GALV.	GALVANIZED			STOR.	STORAGE		POINT
DN.	DOWN	GYP.BD.	GYP.SUM BOARD	O.H.	OVERHANG	STRUC.	STRUCTURAL	W.R.	WATER RESISTANT
DR.	DOOR			O.P.	OWNER PROVIDED	SUSP.	SUSPENDED	YD.	YARD
D.S.	DOWN SPOUT	H.	HIGH	OPNG.	OPENING				
		H.B.	HOSE BIB	OPP.	OPPOSITE				

SCOPE OF WORK:

REMODEL OF EXISTING KITCHEN AND MASTER BATHROOM. GUEST BEDROOM AND BATHROOM ADDITION. EXPANSION AND CONVERSION OF STUDY INTO A BEDROOM. INTERIOR IMPROVEMENTS TO EXISTING LIVING ROOM AND DINING ROOM. REPLACEMENT OF ROOF ABOVE EXISTING DINING ROOM.

DRAWING INDEX

ARCHITECTURAL	SCALE
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A- 2- Existing/Demo	N/A
A- 3- Proposed Plan/Coverage Diagram	As-Noted
A- 4- Exterior Elevations	1/4" - 1'
A- 5- Sections/Daylight Plane	1/4" - 1'
A- 6- Roof Plan	1/4" - 1'

PROJECT SUMMARY TABLE

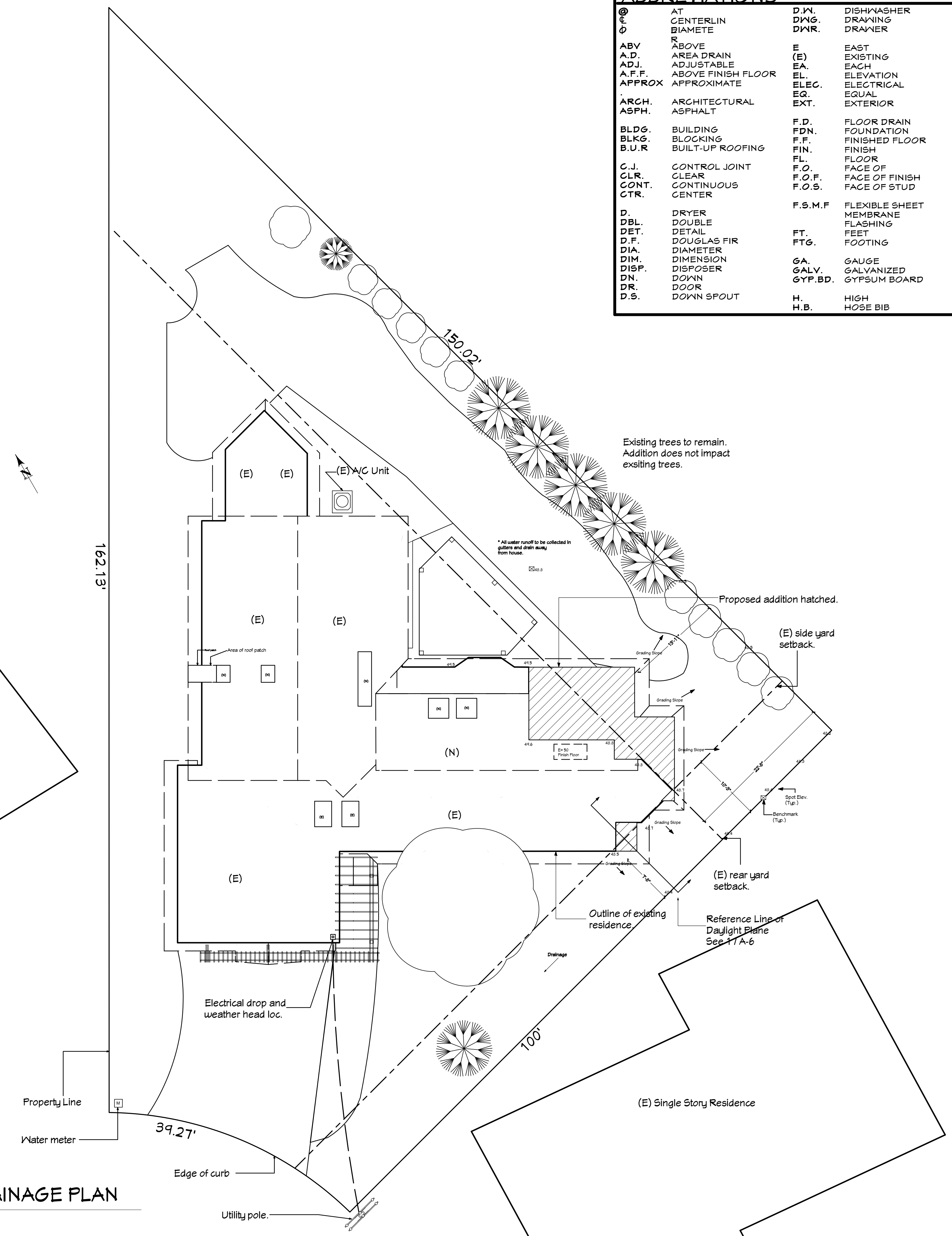
A.P.N: 189-43-010

NET LOT AREA:	square feet		
	Existing	Change in	Total Proposed
% OF FRONT YARD PAVING	N/A	N/A	sq ft (___ %)
HABITABLE LIVING AREA: (includes habitable basement area)	2519 square feet	241 square feet	2760 square feet
NON- HABITABLE AREA:	0 square feet	0 square feet	0 square feet

	Existing	Proposed	Allowed/Required
LOT COVERAGE: (Land area covered by all structures that are over 6 feet in height)	2874 square feet (28 %)	3115 square feet (30 %)	3595 square feet (35 %)
FLOOR AREA:	2519 square feet (24.5 %)	2760 square feet (26.8 %)	3595 square feet (35 %)
SETBACKS:			
Front	26 feet	26 feet	26 feet
Rear	25 feet	13-11 feet	25 feet
Right side	10-6 feet	7-8 feet	10 feet
Left side	10 feet	10 feet	10 feet
HEIGHT:	16-2 feet	10-10 feet	20 feet

GENERAL NOTES

- CODES: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF CURRENT APPLICABLE CITY OF LOS ALTOS AND CALIFORNIA BUILDING CODES, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS.
- EXISTING CONDITIONS AND DIMENSIONS: CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND DIMENSIONS ON SITE. CALLED-OFF DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED-OFF DIMENSIONS. DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. DIMENSIONS IN SECTIONS AND ELEVATIONS ARE TO TOP OF PLATE OR TOP OF SUBPLATE UNLESS OTHERWISE NOTED.
- PLANS & SPECIFICATIONS: THE PLANS AND SPECIFICATIONS SUPPLEMENT EACH OTHER. CONTRACTOR TO IMMEDIATELY REPORT ANY ERRORS, OMISSIONS, AMBIGUITIES OR CONFLICTS IN THE PLANS AND SPECIFICATIONS TO THE DESIGNER, AND UNTIL THEY ARE RESOLVED, SHALL NOT PROCEED WITH AFFECTED WORK.
- DETAILS: DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS SHALL APPLY IN SIMILAR CONDITIONS.
- CONTRACTOR RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES AND SEQUENCES OF CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SAFETY PROGRAMS AND PROCEDURES DURING CONSTRUCTION, AND SHALL MAINTAIN THE SHORING AND BRACING UNTIL THE NEW PERMANENT STRUCTURE CAN PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT.
- INSTALLATION: ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS OR RECOMMENDATIONS, UNLESS AGREED TO OTHERWISE BY THE DESIGNER.



1 SITE/DRAINAGE PLAN
SCALE: 1/8" = 1'-0"

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Existing/Demo Floor Plan
Young Residence

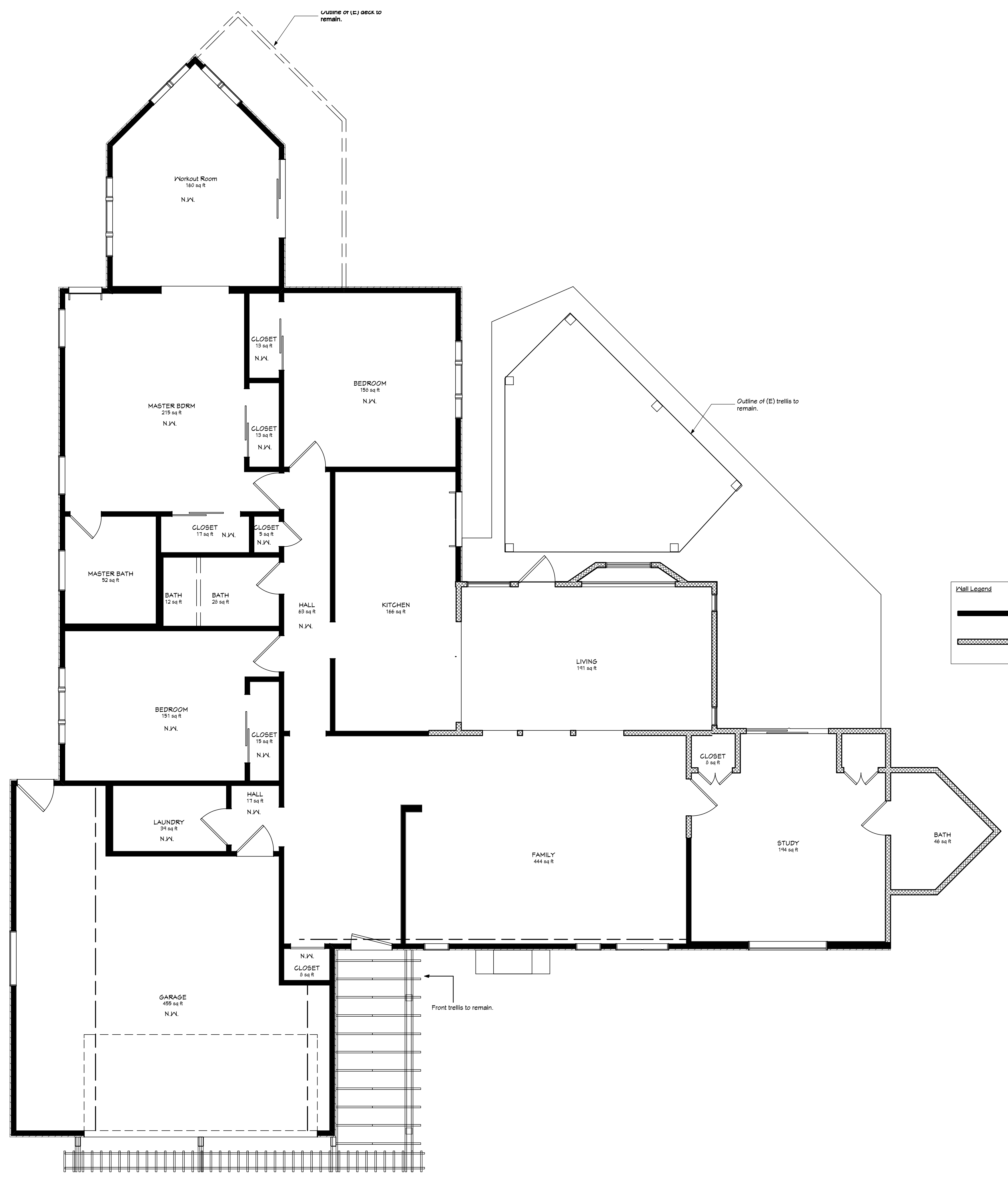
1/4" - 1'-0"
Scale:

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Wall Legend

Wall to remain.

Wall to be altered or removed.

1 EXISTING/ DEMO PLAN
A2 SCALE: 1/4" = 1'-0"

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Proposed Plan/Coverage Diagram
Young Residence

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

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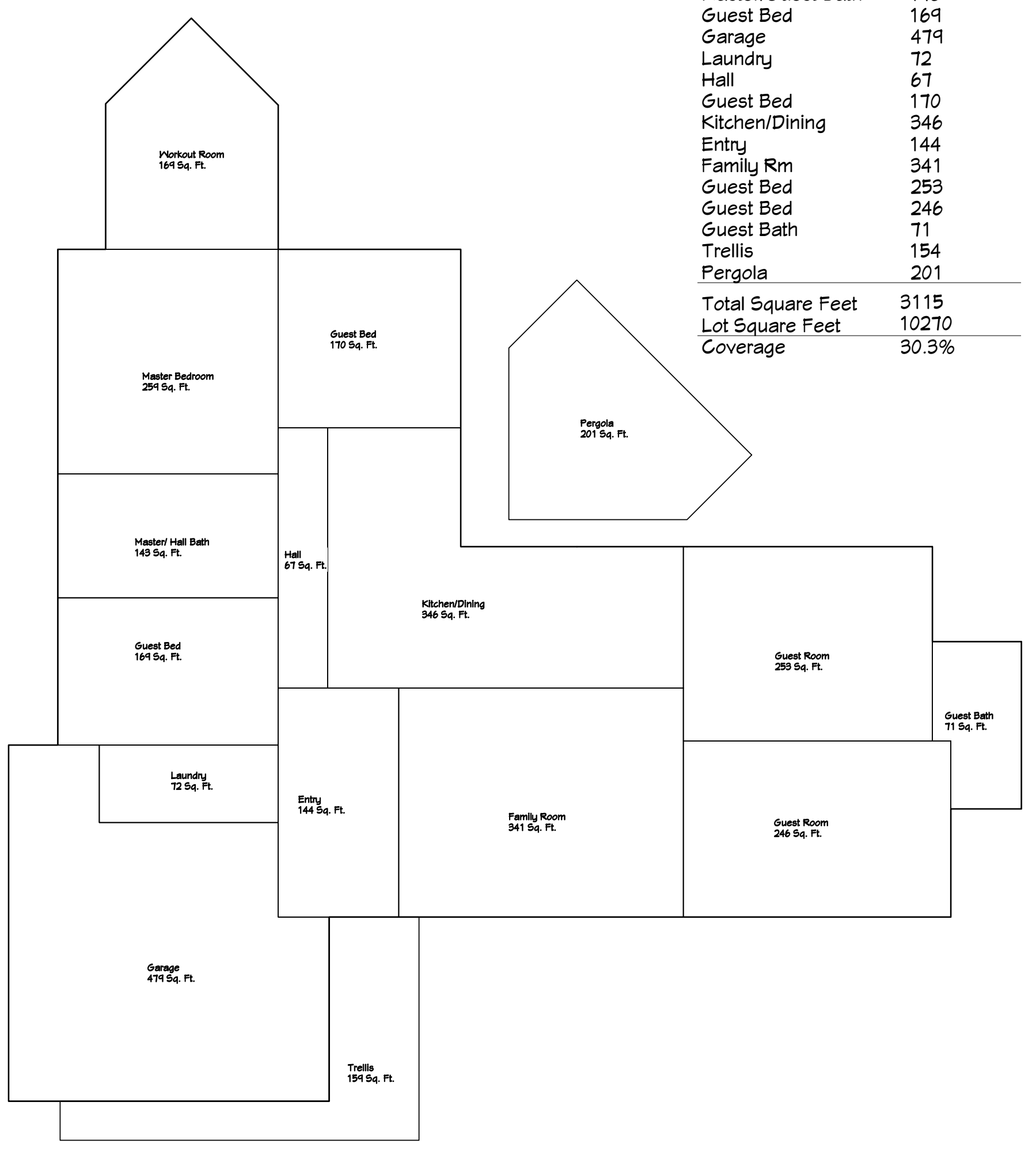
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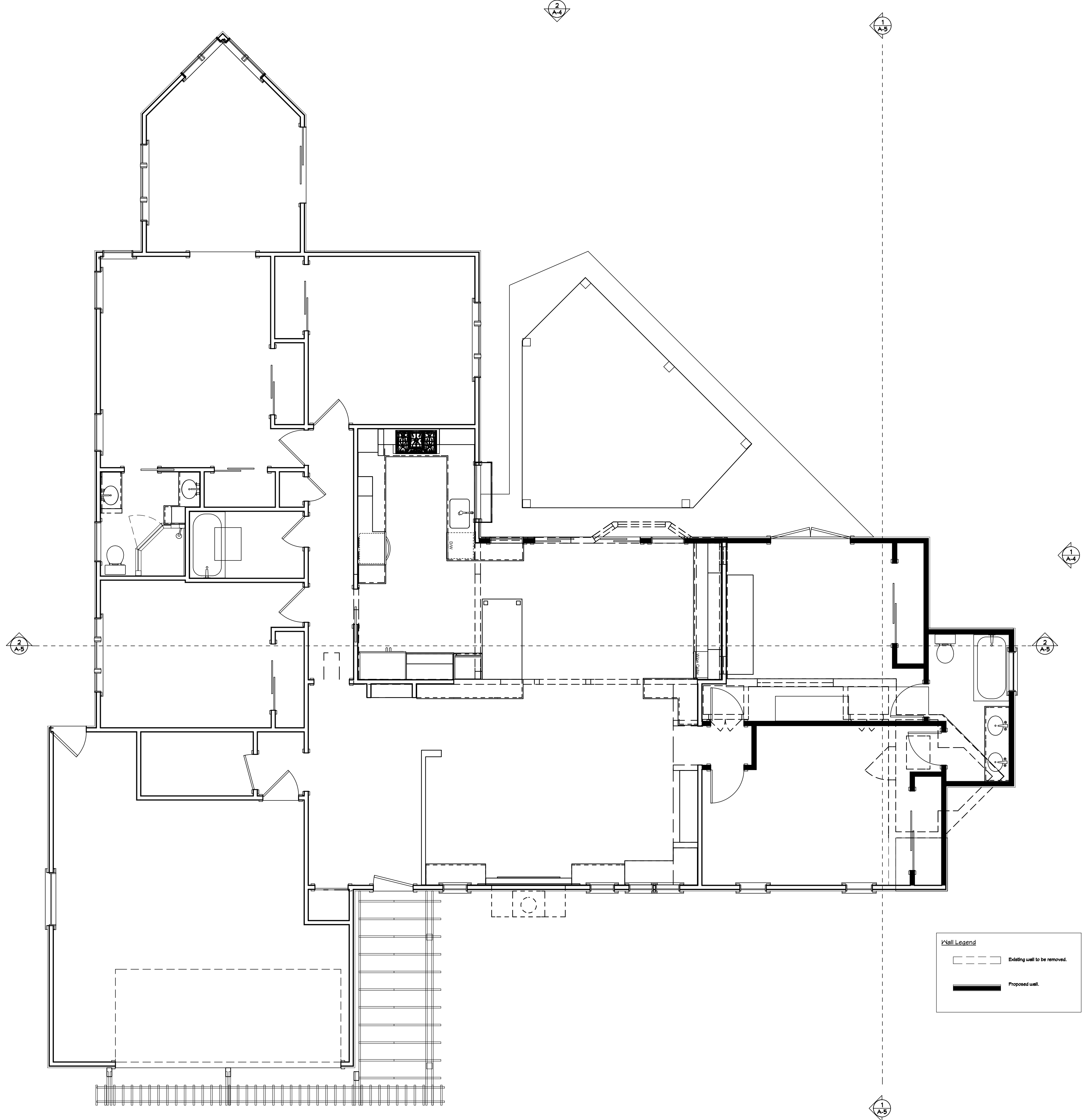
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Workout Room	164
Master Bedroom	259
Master/Guest Bath	143
Guest Bed	164
Garage	479
Laundry	72
Hall	67
Guest Bed	170
Kitchen/Dining	346
Entry	144
Family Rm	341
Guest Bed	253
Guest Bed	246
Guest Bath	71
Trellis	154
Pergola	201
Total Square Feet	3115
Lot Square Feet	10270
Coverage	30.3%



2
A3 **COVERAGE DIAGRAM**
SCALE: 1/8" = 1'-0"



1
A3 **PROPOSED PLAN**
SCALE: 1/4" = 1'-0"

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Exterior Elevations
Young Residence

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

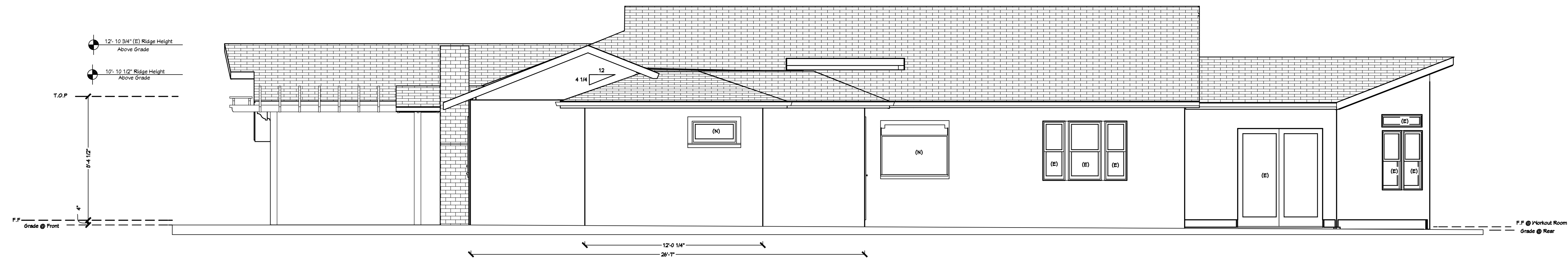
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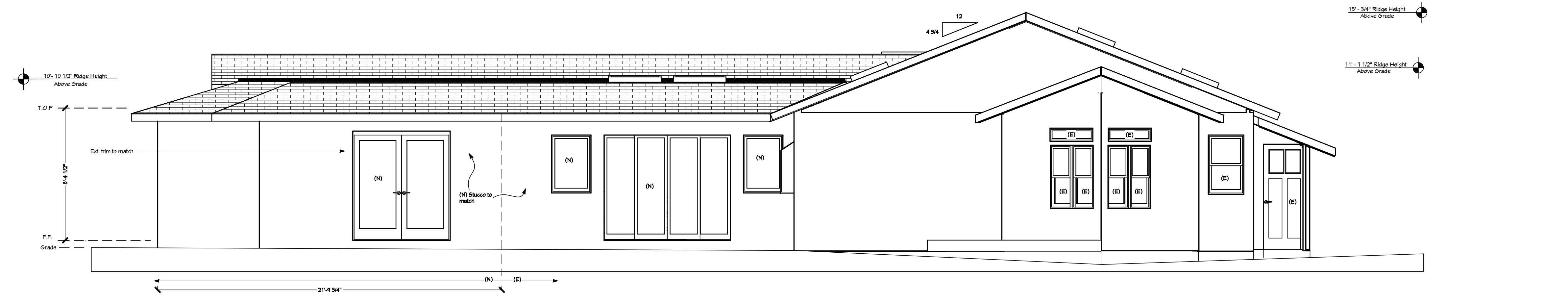
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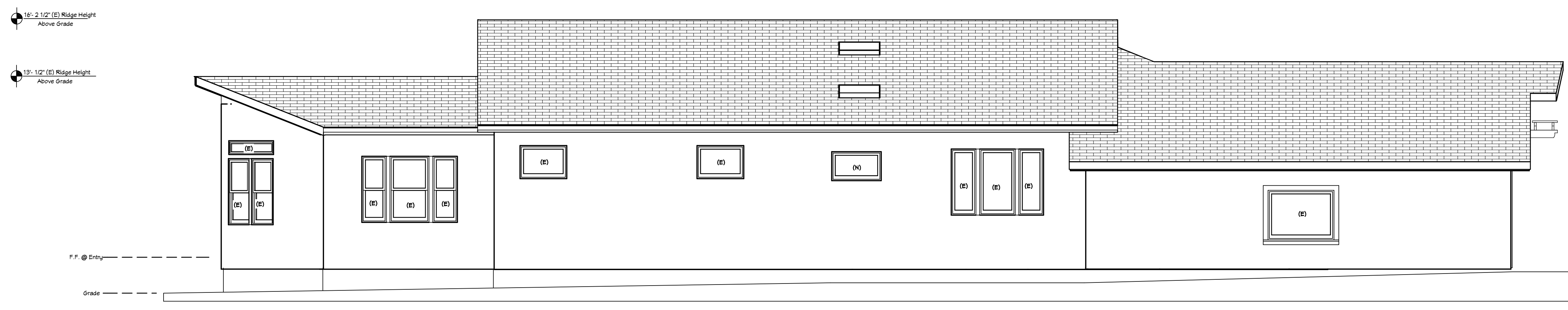
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1
A4 **SOUTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"



2
A4 **NORTHEAST ELEVATION**
SCALE: 1/4" = 1'-0"

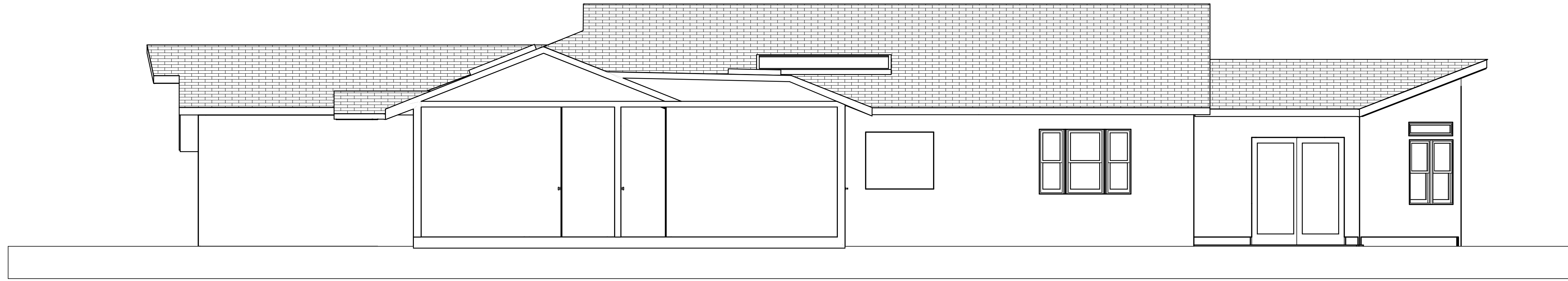


3
A4 **NORTHWEST ELEVATION**
SCALE: 1/4" = 1'-0"



4
A4 **SOUTHWEST ELEVATION**
SCALE: 1/4" = 1'-0"

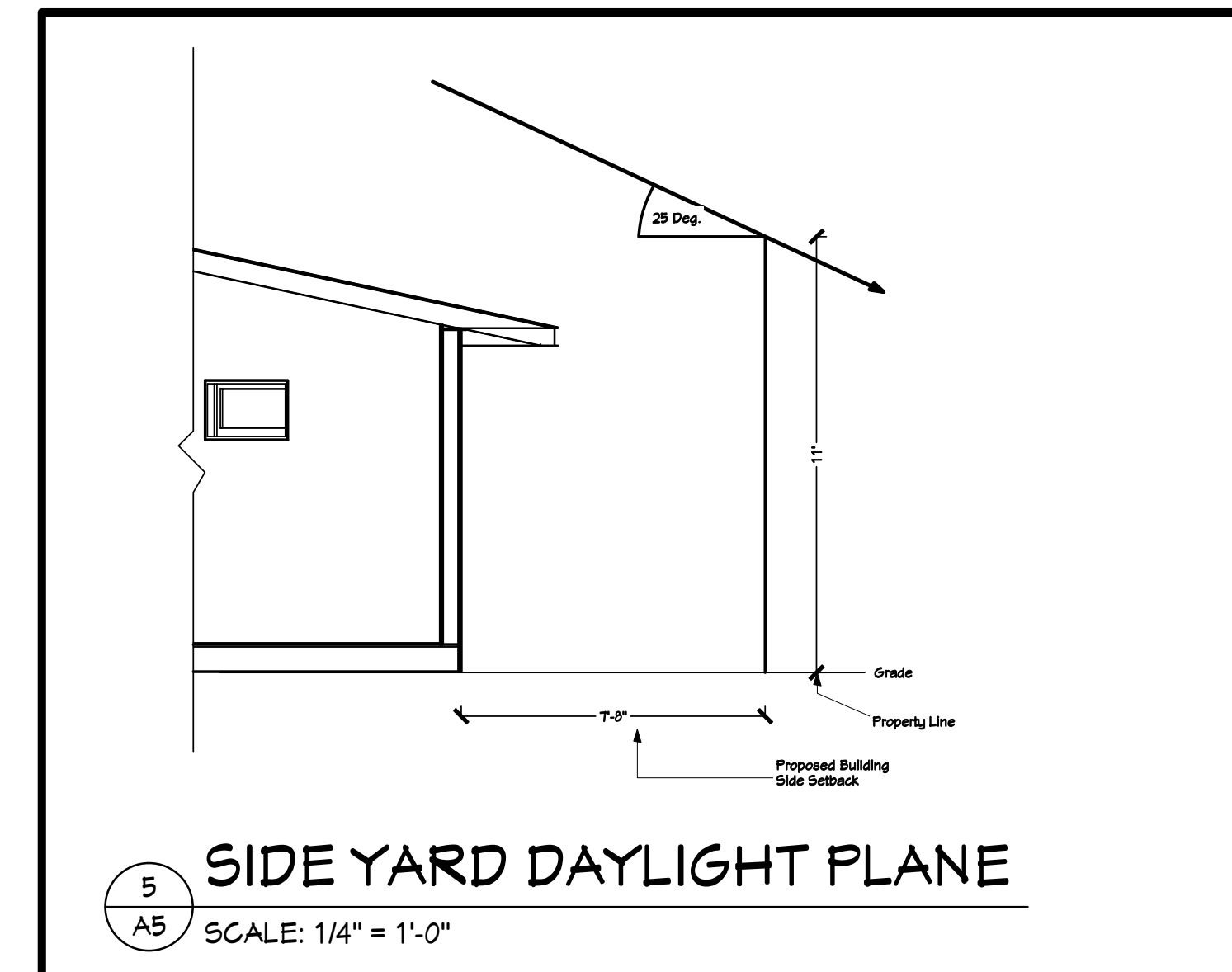
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1 Section 1-1
 A4 SCALE: 1/4" = 1'-0"



2 Section 2-2
 A4 SCALE: 1/4" = 1'-0"



Sections
 Young Residence

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

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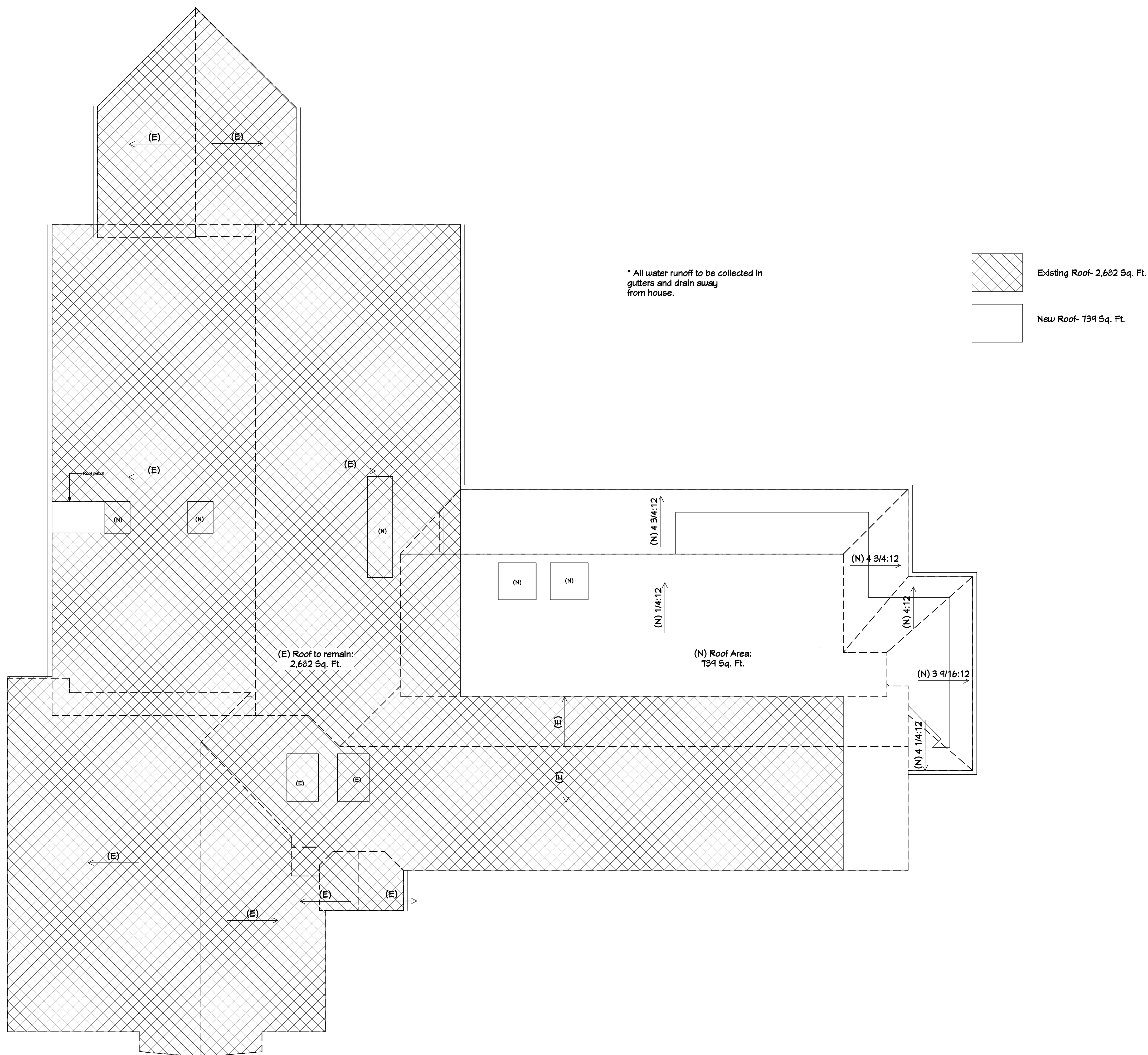
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Roof Plan
Young Residence

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