

No.	Revision
1	BUILDING DEPT. COMMENTS Sept 22, 2003 EGG
2	BUILDING DEPT. COMMENTS Jan 9, 2004 EGG

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PARAGON
DESIGN GROUP, INC.
URBAN DESIGN & PLANNING
405 Alberto Way, Suite C
Los Gatos, CA 95032-6406
(408) 358-3707
Fax (408) 356-1969
E-Mail Paradesign@aol.com
MEMBER A.I.B.D., B.I.A.
Armen Shantarian
Professional Engineer

FOR
Lawrence Wu
Mealea Men
1020 Story Road #8
San Jose, California

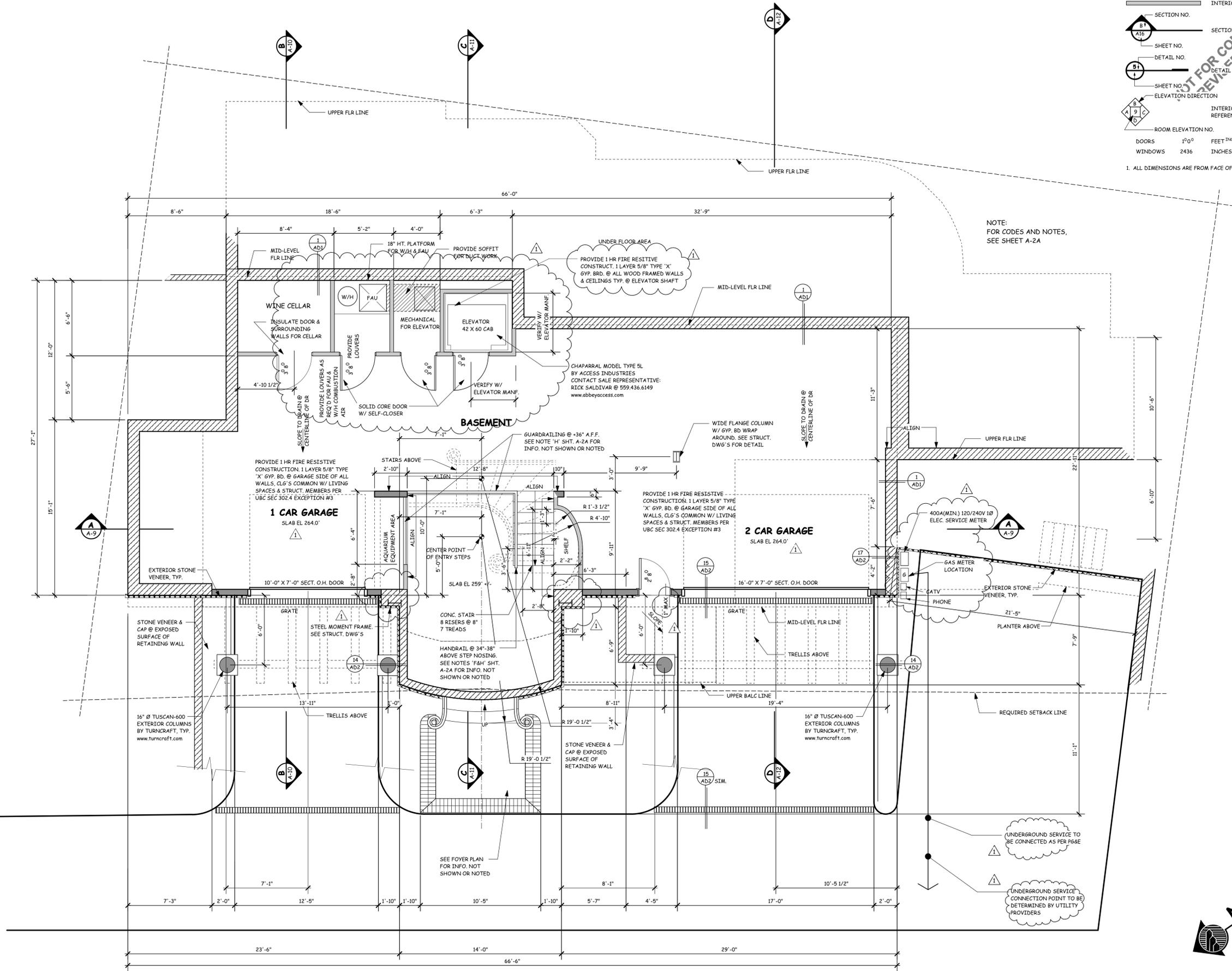
NEW RESIDENCE
Men Residence
Parcel #2
730 So. El Monte Ave
Los Altos, California

Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: EGG
A. P. No.	: 336-02-001
Sheet Name:	LOWER LEVEL FLOOR PLAN
Sheet No.:	A-2
	of

LEGEND

- 8" & 12" THICK RETAINING WALLS
- EXTERIOR 2X6 WALL
- INTERIOR 2X4 WALL
- SECTION NO.
- SECTION CUT REFERENCE
- SHEET NO.
- DETAIL NO.
- DETAIL CUT REFERENCE
- SHEET NO.
- ELEVATION DIRECTION
- INTERIOR ELEVATION REFERENCE
- ROOM ELEVATION NO.
- DOORS 1'0" FEET INCHES
- WINDOWS 2436 INCHES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD



NOTE:
FOR CODES AND NOTES,
SEE SHEET A-2A

LOWER LEVEL FLOOR PLAN
BASEMENT/GARAGE: 1619.3 SQ FT
SCALE: 1/4" = 1'-0"

NOTE:
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Sheet Name:	
FOYER LEVEL FLOOR PLAN	
Sheet No. :	A-2A
	of

STAIRWAYS & HANDRAILS

- STAIRWAYS & HANDRAILS SHALL COMPLY WITH UBC SECTIONS 1003.3.3.6 & 509.
- STAIRWAYS SHALL BE 36" MIN. WITH THE MAXIMUM RISER HEIGHT OF 7 3/4" AND THE MIN. TREAD DEPTH OF 10", AND 6'-8" MIN. HEADROOM. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
 - LANDINGS: SAME AS STAIRWAY WIDTH OR 44" MAX.
 - HANDRAILS: NOT REQUIRED FOR LESS THAN FOUR RISERS. HANDRAILS SHALL HAVE A MIN. HEIGHT OF 34" AND A MAX. HEIGHT OF 38" ON AT LEAST ONE SIDE OF STAIRWAYS OF THREE OR MORE RISERS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS. RETURNED ENDS OR IN SAFETY TERMINALS. 1 1/4" TO 2" HANDGRIP.
 - OPEN SIDE OF STAIRWAY & GUARDRAIL PROTECTION: WHEN AREA IS MORE THAN 30" ABOVE GRADE OR FLOOR, IT SHALL BE PROTECTED BY A MINIMUM 36" HIGH GUARDRAIL WITH INTERMEDIATE RAILS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.
 - ENCLOSED USABLE AREA UNDER STAIRWAY TO BE PROTECTED WITH 5/8" TYPE 'X' GYP. BOARD.
 - HANDRAILS SHALL BE DESIGNED SUCH THAT THE MAXIMUM CONCENTRATED LOAD SHALL NOT EXCEED 200 LBS. AND THE MAXIMUM UNIFORM LOAD SHALL NOT EXCEED 20 LBS. PER LINEAL FOOT.
 - PROVIDE FIRE STOPPING BETWEEN STAIR STRINGERS AT TOP & BOTTOM AND BETWEEN STUDS ALONG AND IN LINE WITH RUN OF STAIR ADJOINING STUD WALLS AND PARTITIONS. WHERE THERE IS AN ENCLOSED USABLE SPACE UNDER THE STAIRS, THE WALLS AND SOFFITS ON THE SPACE SHALL BE PROTECTED WITH 5/8" TYPE 'X' GYP BRD FOR A ONE-HOUR FIRE RESISTIVE CONSTRUCTION PER UBC 1003.3.3.9
 - GUARDRAILS AND HANDRAILS SHALL BE CONSTRUCTED SUCH THAT A SPHERE 4" IN DIA. CANNOT PASS THROUGH RAILINGS. GUARDRAILS SHALL BE A MINIMUM OF 36" IN HEIGHT. THE TOP OF THE GUARDRAILS SHALL BE ABLE TO SUPPORT A LATERAL FORCE OF 20 POUNDS PER LINEAR FOOT PER UBC TABLE 16-B.

WATER HEATER SEISMIC ANCHORING

- WATER HEATER SEISMIC STRAPPING SHALL COMPLY WITH 1997 UPC SECTION 510.5.
- STRAPS SHALL BE AT THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS.
 - AT LOWER POINT, MAINTAIN A MINIMUM OF 4" ABOVE THE CONTROLS WITH THE STRAPPING.

SPECIAL NOTES

- NOTE:
1) BUILDER TO CONTACT WINDOW SUPPLIER (EAGLE WINDOWS & DOORS) FOR ROUGH OPENING SIZES
2) BUILDER TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF ANY WORK.

MANDATORY NOTES:

- WOODEN BACKING (2X8 MIN.) SHALL BE PROVIDED IN ALL BATHROOM WALLS AT WATER CLOSET, SHOWER AND BATHTUB, LOCATED @ 34" FROM THE FLOOR TO THE CENTER OF THE BACKING, SUITABLE FOR THE ADDITION OF GRAB BARS.
- ALL PASSAGE DOORS SHALL BE AT LEAST 32" WIDE ON ACCESSIBLE FLOOR.
- PRIMARY ENTRANCE SHALL HAVE A 36" WIDE DOOR INCLUDING: A 5' X 5' LEVEL LANDING NO MORE THAN 1" OUT OF THE PLANE WITH THE IMMEDIATE INTERIOR FLOOR LEVEL, WITH AN 18" CLEARANCE AT INTERIOR STRIKE EDGE.
- DOOR BUZZER, BELL OR CHIME SHALL BE HARD WIRED.
- ALL SHOWERS AND TUBS TO HAVE A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE PER UPC SECT. 410.7
- ALL WATER CLOSETS SHALL BE 1.6 GAL./FLUSH MAX.
- EXHAUST FANS CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR SHALL BE PROVIDED AT BATH AND/OR LAUNDRY ROOM WITH VENTILATION DISCHARGE AT A MINIMUM OF 3 FEET FROM ANY OPENING PER SECT. 1203.3 PROVIDE WITH BACK DRAFT DAMPERS PER LOCAL REQUIREMENTS

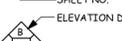
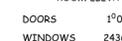
CODE COMPLIANCE

- ALL GLAZINGS IN HAZARDOUS LOCATIONS AS PER CODE SHALL BE TEMPERED. SEE FLOOR PLAN FOR LOCATIONS.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS NOT LESS THAN 1 3/8" IN THICKNESS OR 20-MINUTE FIRE-RATED DOORS & SELF-CLOSING.
- WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A NET CLEAR OPENING OF 5.7 S.F. THE MIN. NET CLEAR OPENING HEIGHT SHALL BE 24". THE MIN. NET CLEAR OPENING WIDTH SHALL BE 20".
- SHOWER AND BATH AREA WALLS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE SUCH AS C.TILE TO A HEIGHT OF 70" MINIMUM ABOVE DRAIN INLET U.N.O.. APPLY TILE TO WATER RESISTANT GYP. BRD DIRECTLY TO THE STUDS, PER UBC 807.1.3.
- A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING NOT LESS THAN 22"X30" SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OF OVER 30". SEE FLOOR PLAN FOR LOCATION.
- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF ONE THOUSAND TWENTY-FOUR (1024) SQUARE INCHES AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A THIRTY (30) INCH CIRCLE. THE MINIMUM REQUIRED AREA & DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD AND AT A POINT TANGENT TO IT'S CENTERLINE. THE MINIMUM AREA & DIMENSIONS SHALL BE MAINTAINED TO A POINT SEVENTY (70) INCHES ABOVE THE SHOWER DRAIN OUTLET WITH NO PROTRUSIONS OTHER THAN THE FIXTURE VALVE OR VALVES, SHOWER HEAD AND SAFETY GRAB BARS OR RAILS.
- PROVIDE APPROVED STREET ADDRESS NUMBER TO BE VISIBLE FROM STREET AS REQUIRED PER UBC SECTION 502.
- PROVIDE SMOKE DETECTORS ON EACH LEVEL AS REQUIRED PER SEC 310.9.1 SMOKE DETECTORS IN NEW CONSTRUCTION SHALL BE HARD WIRED TO 110V (LOCAL LIGHTING CIRCUIT) WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- ALL ANGLES OTHER THAN 90 SHALL BE 45 TYP U.N.O.
- PROVIDE OUTSIDE COMBUSTION AIR OPENINGS DIRECTLY INTO THE FIREPLACE FIREBOX TO COMPLY WITH CEC REGULATIONS 2-5352(D)5.
- FIRESTOPS SHALL BE PROVIDED AROUND THE CHIMNEY OPENINGS AT THE CEILING AND THE FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIAL, PER UBC 708.2.1.
- PROVIDE 5/8" TYPE 'X' GYP BRD AT GARAGE SIDE OF WALLS AND CEILING COMMON WITH LIVING SPACES TYP PER UBC 302.4 EXCEPT 3.
- PER UBC 302.4 EXCEPTION 3 FOR THE SEPARATION BETWEEN GARAGE AND LIVING SPACE:
A) DUCTS PENETRATING THE SEPARATION SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GA GALV. SHEET STEEL. FIRE DAMPERS NEED NOT BE INSTALLED IN DUCTS PASSING THROUGH THE WALL AND FLOOR OR CEILING SEPARATION.
B) PIPING PENETRATIONS SHALL BE METAL INCLUDING PIPES EXPOSED IN THE GARAGE.

GENERAL NOTES

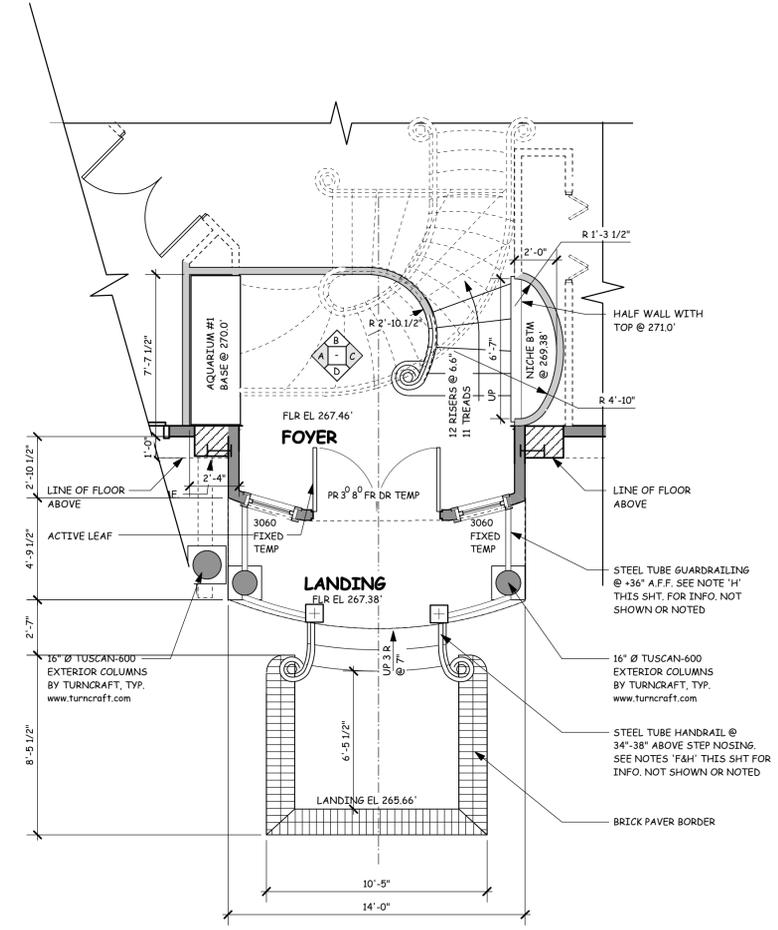
- FOR PLATE HEIGHTS SEE ARCHITECTURAL SECTIONS.
- ALL WINDOW HEADER HEIGHTS SHALL BE 8'-0" A.F.F. U.N.O. REFER TO EXTERIOR ELEVATIONS.
- ALL EXTERIOR WALLS SHALL BE 2X4'S AT 16" O.C. U.O.N. SEE LEGEND FOR WALL TYPES.
- ALL INTERIOR WALLS SHALL BE 2X4'S AT 16" O.C. U.O.N. SEE LEGEND FOR WALL TYPES.
- PROVIDE TYPICAL INSULATION @ CONDITIONED SPACES ONLY U.O.N. REFER TO TITLE 24 FOR SPECIFIC INFORMATION.
WALLS: R-13 INSULATION
ATTIC: R-30 @ VAULTED CLG./R-30 @ FLAT CLG.
UNDERFLOOR: R-19 INSULATION INCL. GARAGE CEILING.
- USE 1/2" GYPSUM BOARD THROUGH-OUT WHERE STUD SPACING IS 16" O.C. U.O.N. USE 5/8" TYPE 'X' GYPSUM BOARD UNDERNEATH ALL STAIRS AND AT GARAGE CEILINGS, WALLS, BEAMS AND COLUMNS. SEE FLOOR PLAN FOR ADDITIONAL INFORMATION.
- MAXIMUM CHANGE OF ELEVATION AT EXTERIOR DOORS SHALL NOT EXCEED 8" MAX. FOR IN-SWING DOORS AND 1" MAX. FOR OUT-SWING DOORS.
- EACH ZONE MUST BE SERVED BY A RETURN AIR REGISTER LOCATED WITHIN THAT ZONE.

LEGEND

	8" & 12" THICK RETAINING WALLS
	EXTERIOR 2X6 WALL
	INTERIOR 2X4 WALL
	SECTION NO.
	SECTION CUT REFERENCE
	SHEET NO.
	DETAIL CUT REFERENCE
	SHEET NO.
	ELEVATION DIRECTION
	INTERIOR ELEVATION REFERENCE
	ROOM ELEVATION NO.
DOORS	100° FEET INCHES
WINDOWS	2436 INCHES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD

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FOYER LEVEL PLAN

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

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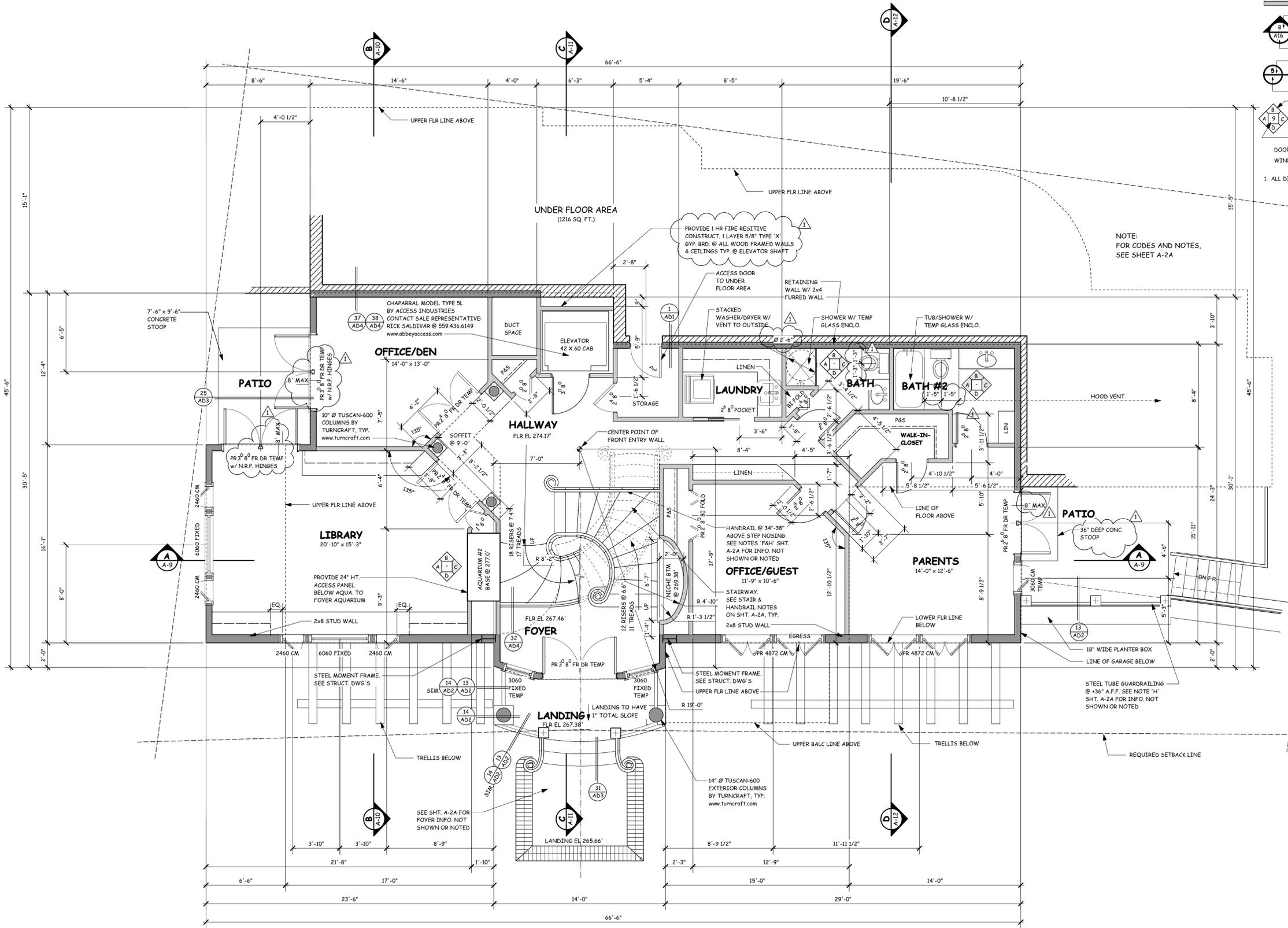
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730 So. El Monte Ave
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Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: EGG
A. P. No.	: 336-02-001
Sheet Name:	MID-LEVEL FLOOR PLAN
Sheet No.:	A-3
	of

LEGEND

- 8" & 12" THICK RETAINING WALLS
- EXTERIOR 2X6 WALL
- INTERIOR 2X4 WALL
- SECTION NO.
- SECTION CUT REFERENCE
- SHEET NO.
- DETAIL NO.
- DETAIL CUT REFERENCE
- SHEET NO.
- ELEVATION DIRECTION
- INTERIOR ELEVATION REFERENCE
- ROOM ELEVATION NO.
- DOORS 1'-0" FEET INCHES
- WINDOWS 2'-0" FEET INCHES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD



MID-LEVEL FLOOR PLAN

FLOOR: 1660.2 SQ FT INCL. STAIR SCALE: 1/4" = 1'-0"



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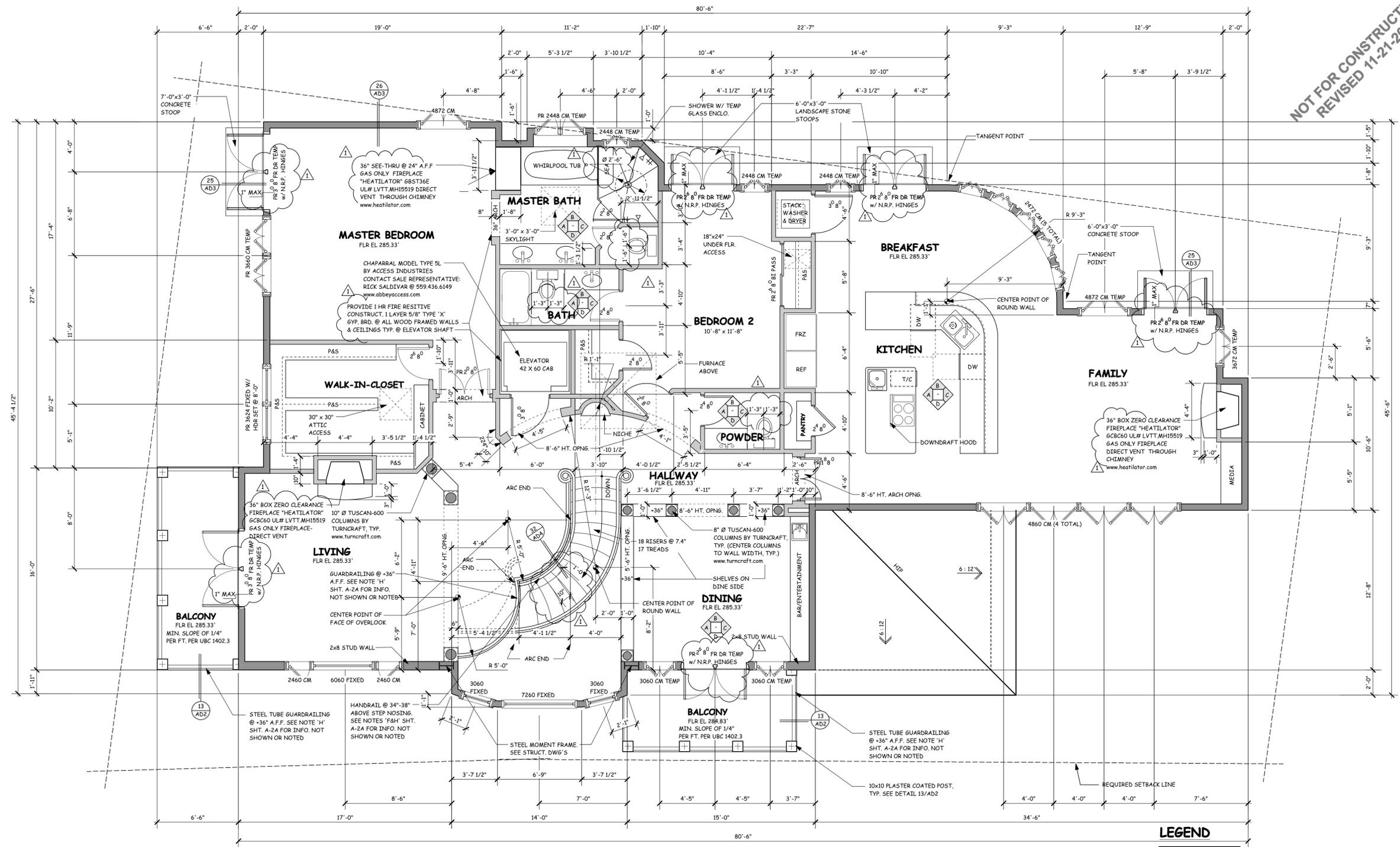
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Date	: February 11, 2003
Scale	: As Noted
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A. P. No.	: 336-02-001
Sheet Name:	UPPER LEVEL PLAN
Sheet No.:	A-4
	of



NOT FOR CONSTRUCTION
 REVISED 11-21-2013

UPPER LEVEL PLAN

FLOOR: 2620.5 SQ FT HEATED
 DECK: 88.1 SQ FT
 SCALE: 1/4" = 1'-0"

NOTE:
 FOR CODES AND NOTES,
 SEE SHEET A-2A

LEGEND

- 8" & 12" THICK RETAINING WALLS
- EXTERIOR 2X6 WALL
- INTERIOR 2X4 WALL
- SECTION NO.
- SECTION CUT REFERENCE
- SHEET NO.
- DETAIL NO.
- DETAIL CUT REFERENCE
- SHEET NO.
- ELEVATION DIRECTION
- INTERIOR ELEVATION REFERENCE
- ROOM ELEVATION NO.
- DOORS 1'0" FEET INCHES
- WINDOWS 2'4" INCHES

1. ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD

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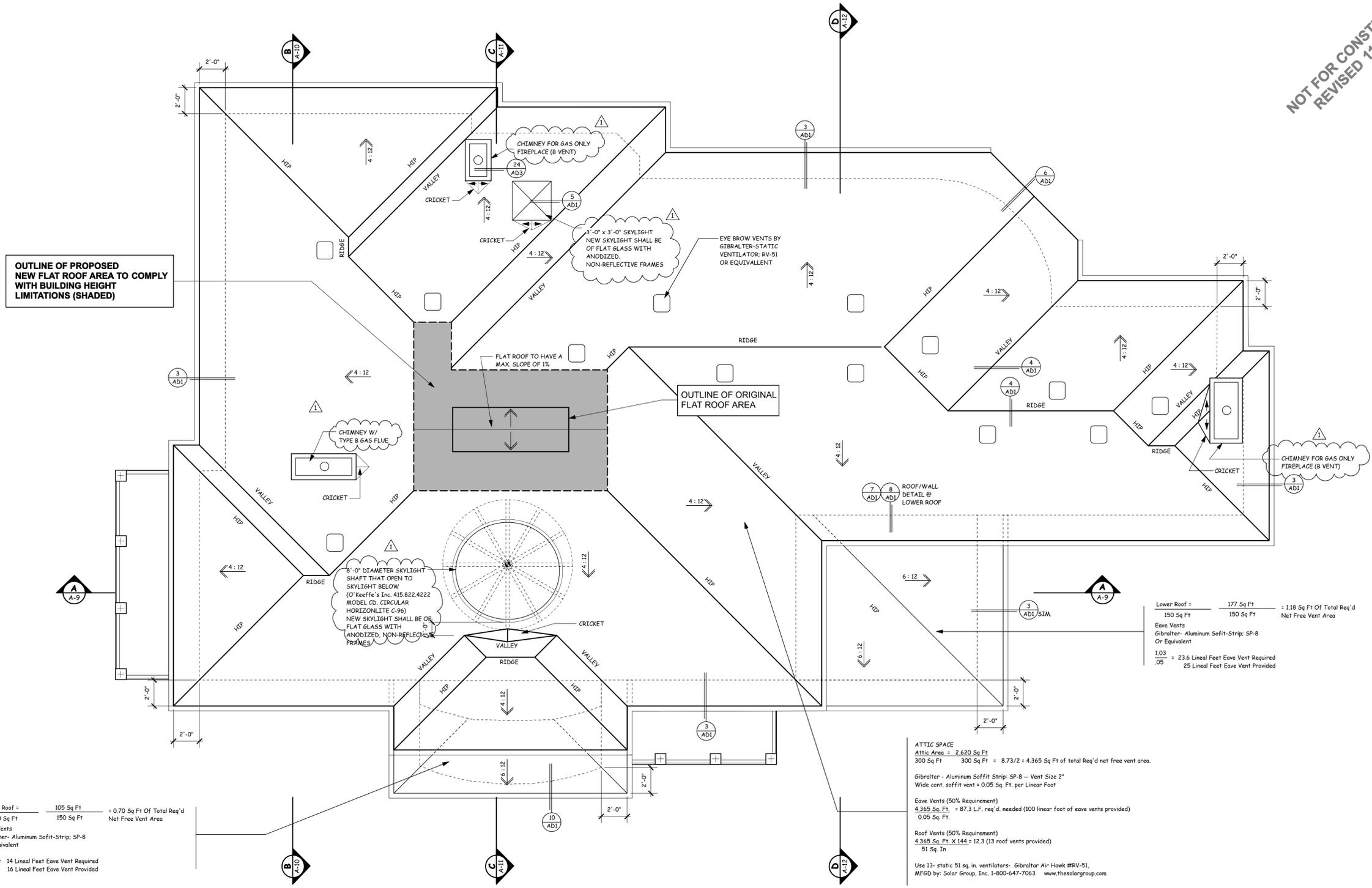
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Sheet No.:	A-5
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OUTLINE OF PROPOSED NEW FLAT ROOF AREA TO COMPLY WITH BUILDING HEIGHT LIMITATIONS (SHADED)

OUTLINE OF ORIGINAL FLAT ROOF AREA

Lower Roof = 105 Sq Ft = 0.70 Sq Ft Of Total Req'd
150 Sq Ft 150 Sq Ft Net Free Vent Area
Eave Vents
Gibraltar - Aluminum Soffit-Strip: SP-8
Or Equivalent
1.70 = 14 Lineal Feet Eave Vent Required
0.05 = 16 Lineal Feet Eave Vent Provided

Lower Roof = 177 Sq Ft = 1.18 Sq Ft Of Total Req'd
150 Sq Ft 150 Sq Ft Net Free Vent Area
Eave Vents
Gibraltar - Aluminum Soffit-Strip: SP-8
Or Equivalent
1.03 = 23.6 Lineal Feet Eave Vent Required
0.05 = 25 Lineal Feet Eave Vent Provided

ATTIC SPACE
Attic Area = 2,620 Sq Ft
300 Sq Ft 300 Sq Ft = 8.73/2 = 4,365 Sq Ft of total Req'd net free vent area.
Gibraltar - Aluminum Soffit Strip: SP-8 -- Vent Size 2"
Wide cont. soffit vent = 0.05 Sq. Ft. per Lineal Foot
Eave Vents (50% Requirement)
4,365 Sq. Ft. = 87.3 L.F. req'd. needed (100 lineal foot of eave vents provided)
0.05 Sq. Ft.
Roof Vents (50% Requirement)
4,365 Sq. Ft. X 144 = 12.3 (13 roof vents provided)
51 Sq. Ft.
Use 13 - static 51 sq. in. ventilators- Gibraltar Air Hawk #RV-51.
MFGD by: Solar Group, Inc. 1-800-647-7063 www.thesolargroup.com

ROOF PLAN

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

NOTE:
ALL RWL TO TERMINATE AT GRADE
INTO ENCLOSED PIPE SYSTEM.



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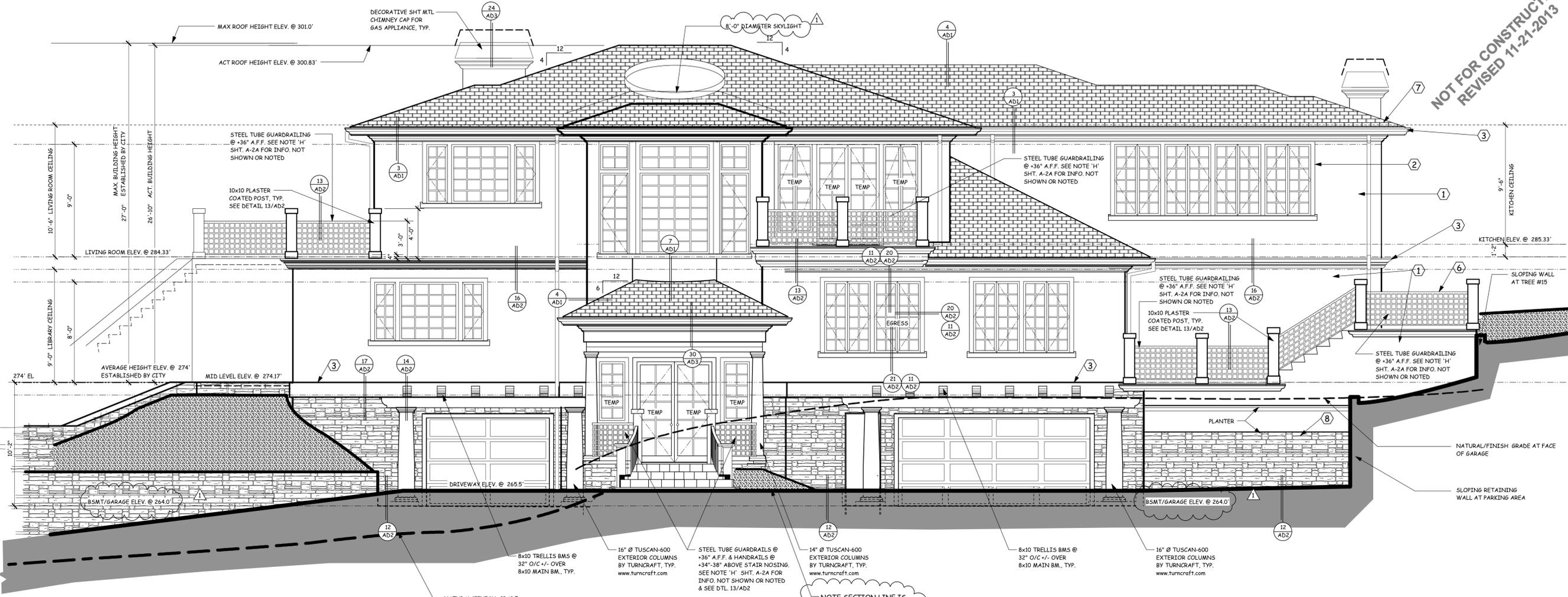
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Sheet No.:	A-6
	of



FRONT ELEVATION

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

- 1 Base Color
Stucco Siding
Masonry Veneer
Napa CST Stone
7.5"x15.5" Veneer
Kelly Moore
KM599-M
Cedar Chest
- 2 Windows Frames
Wood Clad Windows
Kelly Moore
KM-589-L
Artiste
- 3 Trim Color
Horizontal Trim
Fascia Gutter
Deck Gutters
Fascia Board
Windows Trim
Kelly Moore
KM606-D
Cola
- 4 Misc.
Columns
Railing Systems
Kelly Moore
KM-592-M
Northborough
- 5 Roof
Monier Life Tile
Monier 2000 Slate
Copper Patina C/T
#3964
www.monierlifetile.com
- 6 Stone Veneer
Eldorado Stone
Cascade Rustic Ledge

NOTE:
1. NO DOWNSPOUTS TO BE TERMINATE @ DECKS, TYP.
2. ALL WINDOWS & DOORS ARE BY EAGLE WINDOWS & DOORS @
WWW.EAGLEWINDOW.COM OR CONTACT A FIELD
REPRESENTATIVE @ 408.973.9169

**NOT FOR CONSTRUCTION
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NOTE SECTION LINE IS SHOWN AT CENTER LINE OF DRIVEWAY

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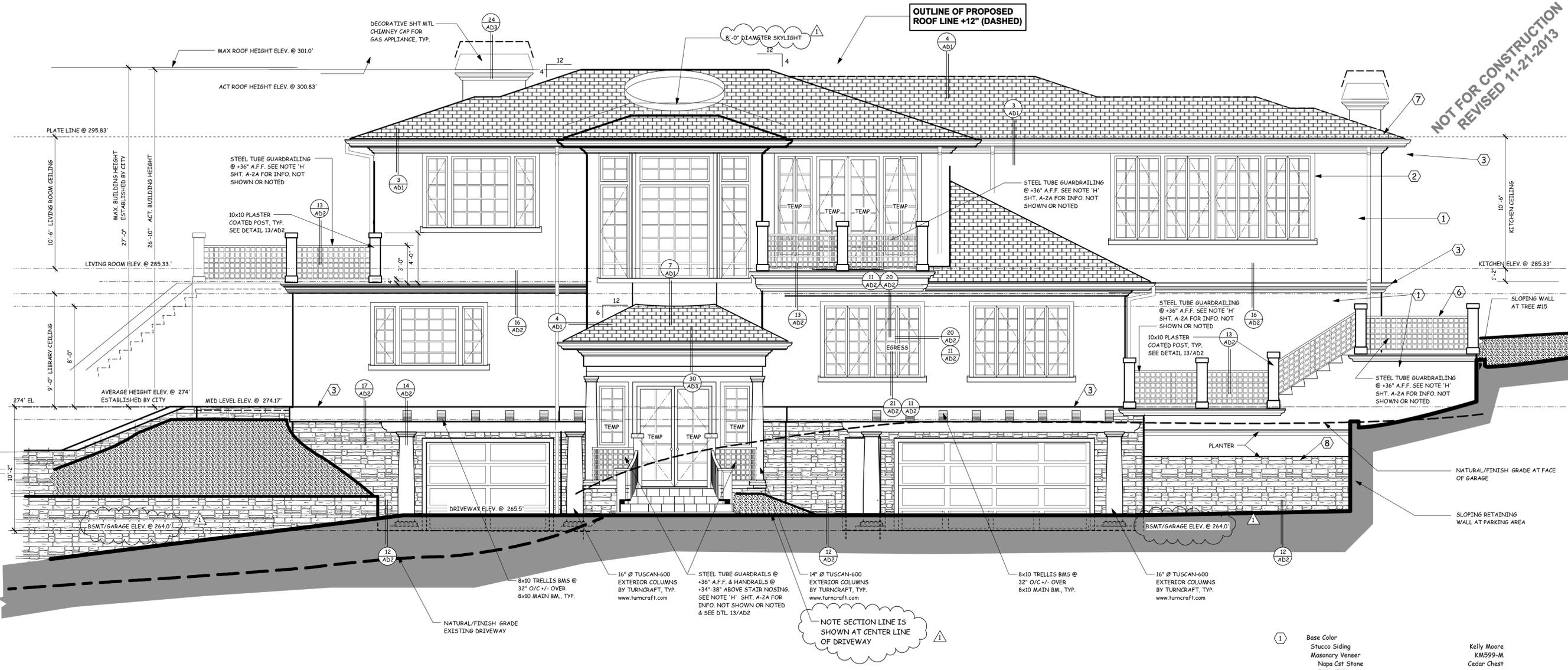
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PROPOSED FRONT ELEVATION

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

- 1 Base Color
Stucco Siding
Masonry Veneer
Napa CST Stone
7.5"x15.5" Veneer
Kelly Moore
KM599-M
Cedar Chest
- 2 Windows Frames
Wood Clad Windows
Kelly Moore
KM-589-L
Artiste
- 3 Trim Color
Horizontal Trim
Fascia Gutter
Deck Gutters
Fascia Board
Windows Trim
Kelly Moore
KM606-D
Cola
- 4 Misc.
Columns
Railing Systems
Kelly Moore
KM-592-M
Northborough
- 5 Roof
Monier Life Tile
Monier 2000 Slate
Copper Patina C/T
#3964
www.monierlifetile.com
- 6 Stone Veneer
Eldorado Stone
Cascade Rustic Ledge

NOTE:
1. NO DOWNSPOUTS TO BE TERMINATE @ DECKS, TYP.
2. ALL WINDOWS & DOORS ARE BY EAGLE WINDOWS & DOORS @
WWW.EAGLEWINDOW.COM OR CONTACT A FIELD
REPRESENTATIVE @ 408.973.9169

Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: EGG
A. P. No.	: 336-02-001

Sheet Name:	FRONT ELEVATION
Sheet No.:	A-6a
	of

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NOT FOR CONSTRUCTION
REVISED 11-21-2013

No.	Revision
1	BUILDING DEPT. COMMENTS Sept. 22, 2003 E6K
2	BUILDING DEPT. COMMENTS Jan. 9, 2004 E6K

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DESIGN GROUP, INC.

URBAN DESIGN & PLANNING

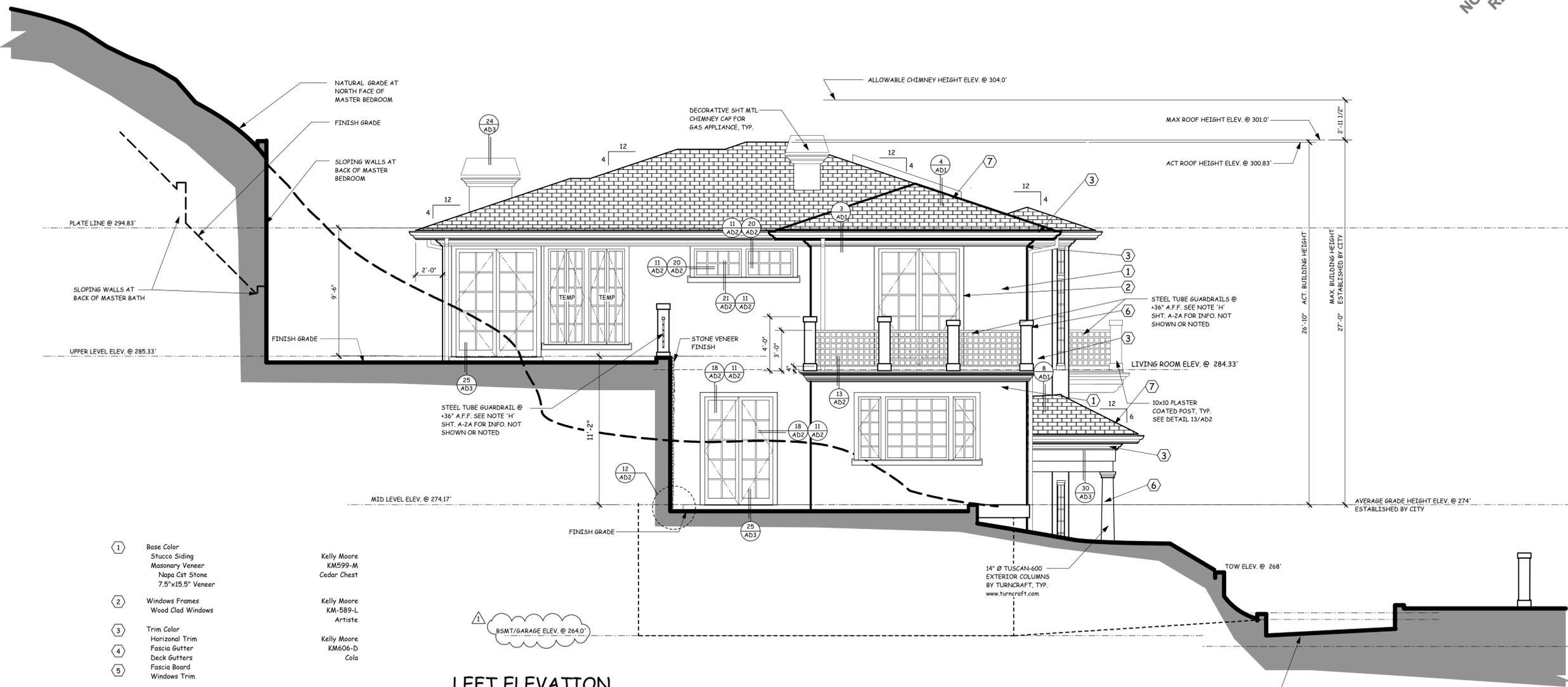
405 Alberto Way, Suite C
Los Gatos, CA 95032-6406
(408) 356-3707
Fax (408) 356-1969
E-Mail: Paradesign@AOL.com

MEMBER A.I.B.D., B.I.A.
Armen Sharamian
Professional Engineer

FOR
**Lawrence Wu
Mealea Men**
1020 Story Road #8
San Jose, California

**NEW RESIDENCE
Men Residence
Parcel #2**
730 So. El Monte Ave
Los Altos, California

Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: E6K
A. P. No.	: 336-02-001
Sheet Name:	LEFT ELEVATION
Sheet No. :	A-7
	of



- | | | |
|---|---|---|
| 1 | Base Color
Stucco Siding
Masonry Veneer
Napa Cst Stone
7.5"x15.5" Veneer | Kelly Moore
KM599-M
Cedar Chest |
| 2 | Windows Frames
Wood Clad Windows | Kelly Moore
KM-589-L
Artiste |
| 3 | Trim Color
Horizontal Trim | Kelly Moore
KM606-D
Cola |
| 4 | Fascia Gutter
Deck Gutters
Fascia Board
Windows Trim | |
| 6 | Misc.
Columns
Railing Systems | Kelly Moore
KM-592-M
Northborough |
| 7 | Roof
Monier Life Tile
Monier 2000 Slate
Copper Patina C/T
#3964
www.monierlifetile.com | |
| 8 | Stone Veneer
Eldorado Stone
Cascade Rustic Ledge | |

LEFT ELEVATION

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

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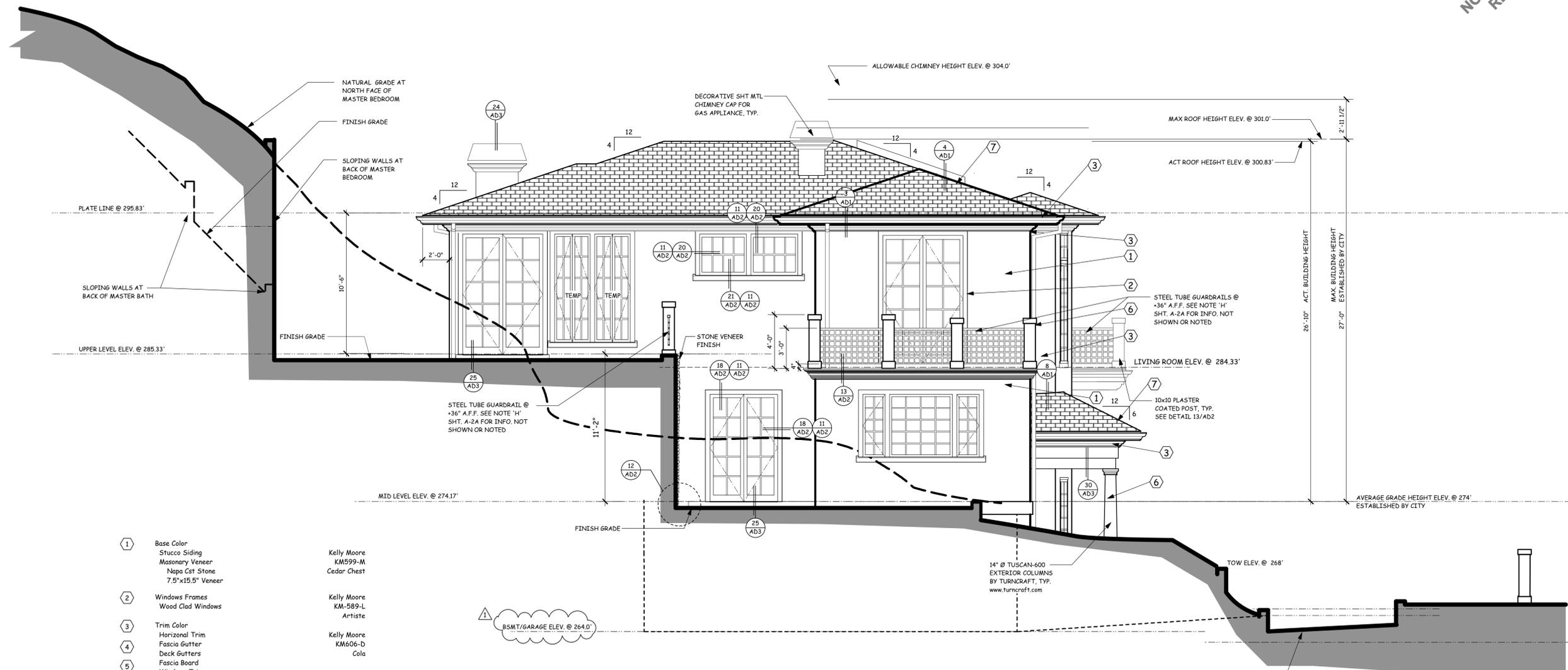
NEW RESIDENCE

Men Residence

Parcel #2

730 So. El Monte Ave
Los Altos, California

Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: E6K
A. P. No.	: 336-02-001
Sheet Name:	LEFT ELEVATION
Sheet No.:	A-7a
	of



- | | | |
|---|---|---|
| 1 | Base Color
Stucco Siding
Masonry Veneer
Napa Cst Stone
7.5"x15.5" Veneer | Kelly Moore
KM599-M
Cedar Chest |
| 2 | Windows Frames
Wood Clad Windows | Kelly Moore
KM-589-L
Artiste |
| 3 | Trim Color
Horizontal Trim | Kelly Moore
KM606-D
Cola |
| 4 | Fascia Gutter
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Monier Life Tile
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#3964
www.monierlifetile.com | |
| 8 | Stone Veneer
Eldorado Stone
Cascade Rustic Ledge | |

PROPOSED LEFT ELEVATION

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

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NOTE SECTION LINE IS SHOWN AT NORTH DRIVEWAY ENTRANCE

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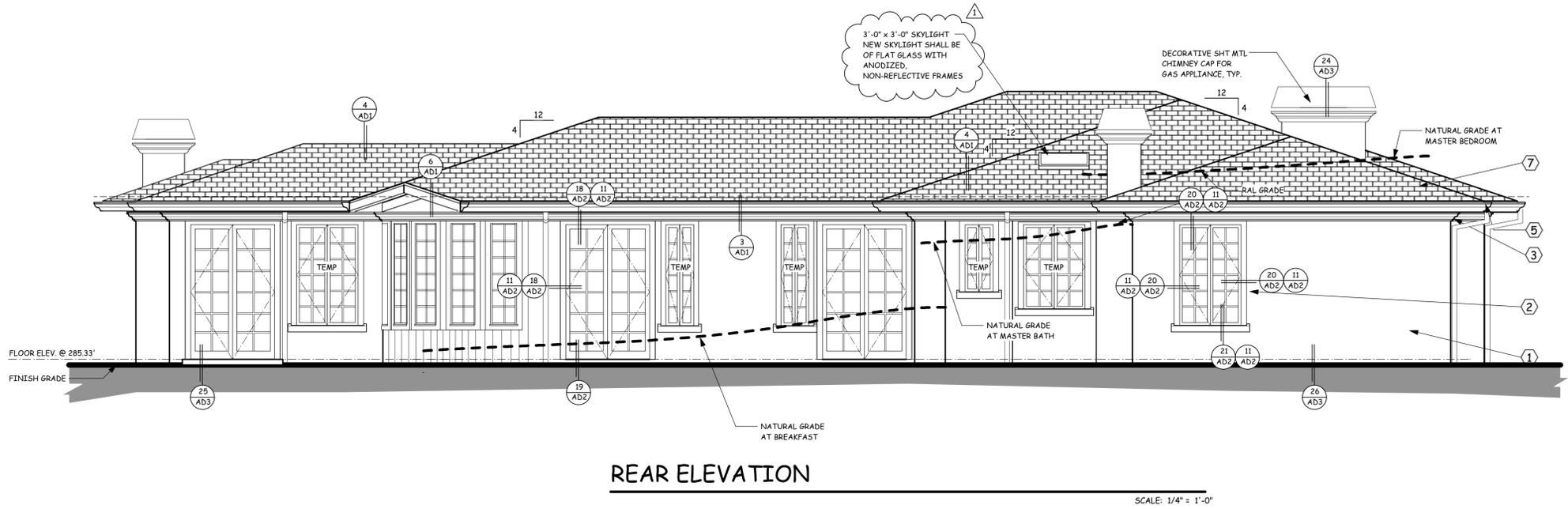
MEMBER A.I.B.D., B.I.A.
Armen Sharamian
Professional Engineer

FOR
Lawrence Wu
Mealea Men
1020 Story Road #8
San Jose, California

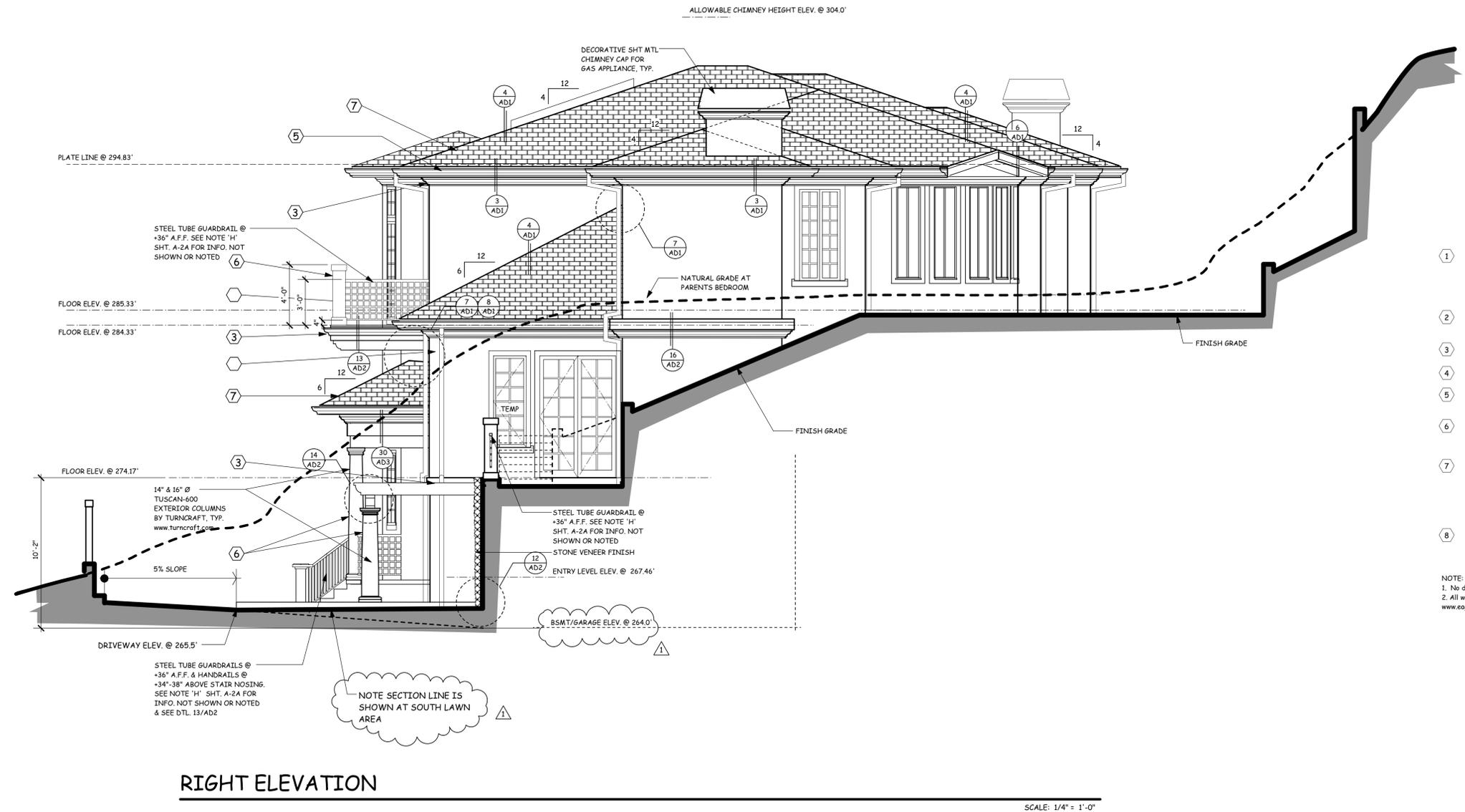
NEW RESIDENCE
Men Residence
Parcel #2
730 So. El Monte Ave
Los Altos, California

Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: EGK
A. P. No.	: 336-02-001
Sheet Name:	REAR & RIGHT ELEVATIONS
Sheet No.:	A-8
	of

NOT FOR CONSTRUCTION
REVISED 11-21-2013



REAR ELEVATION



RIGHT ELEVATION

- 1 Base Color
Stucco Siding
Masonry Veneer
Napa Cst Stone
7.5"x15.5" Veneer
Kelly Moore
KM599-M
Cedar Chest
- 2 Windows Frames
Wood Clad Windows
Kelly Moore
KM-589-L
Artiste
- 3 Trim Color
Horizontal Trim
Fascia Gutter
Deck Gutters
Fascia Board
Windows Trim
Kelly Moore
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Monier Life Tile
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www.monierlifetile.com
- 6 Stone Veneer
Eldorado Stone
Cascade Rustic Ledge

NOTE:
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2. All windows & doors are by EAGLE WINDOWS & DOORS @ www.eaglewindow.com or contact a field representative @ 408.973.9169

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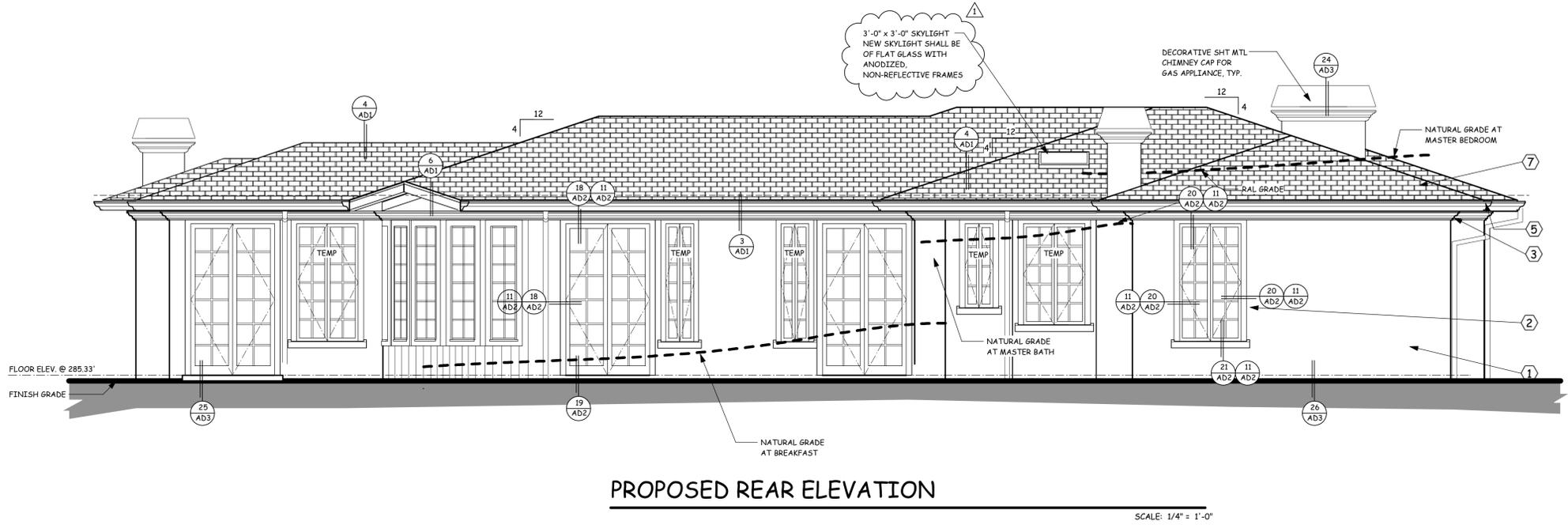
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Armen Shamshian
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FOR
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1020 Story Road #8
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NEW RESIDENCE
**Men Residence
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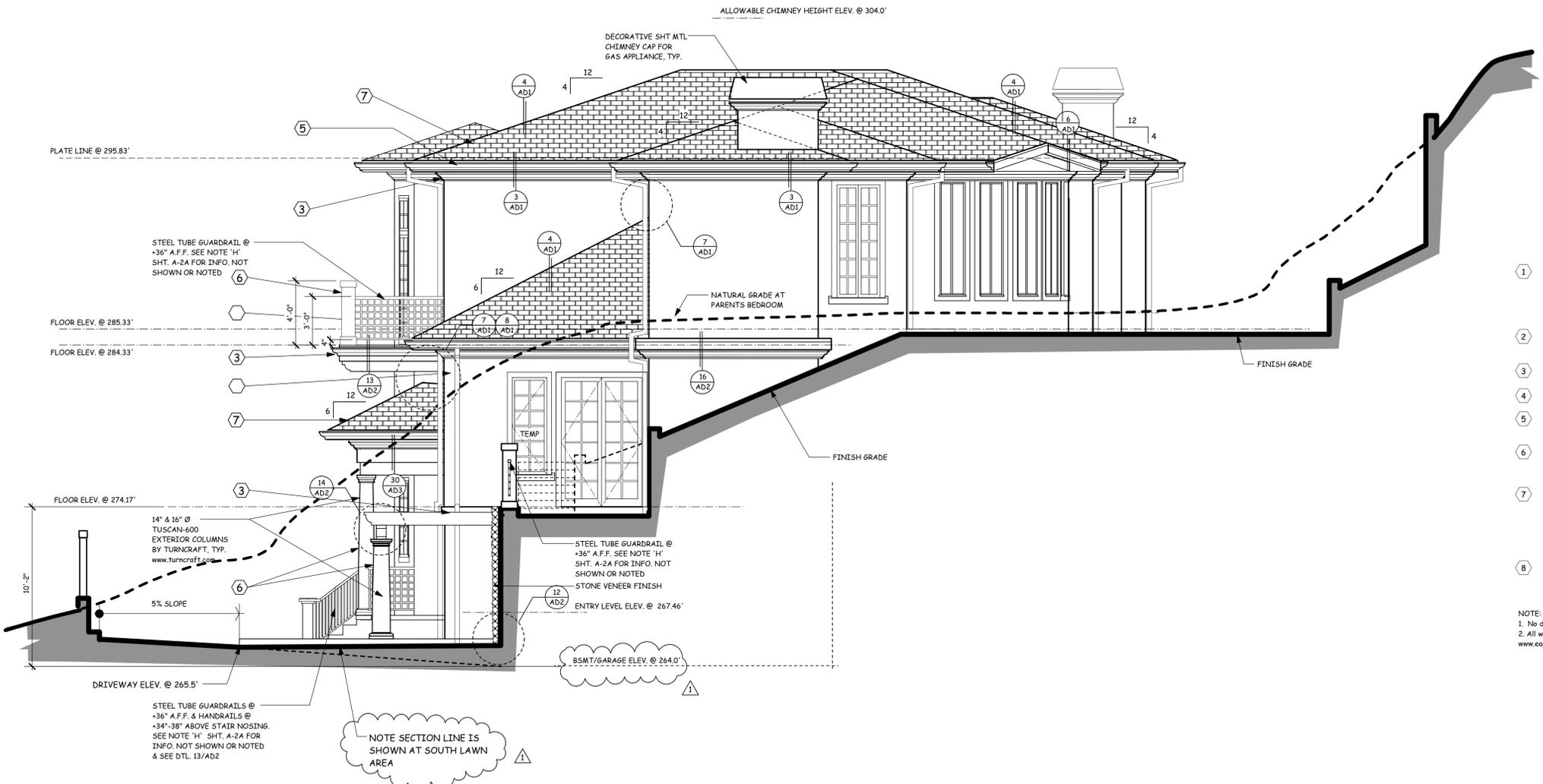
Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: E6K
A. P. No.	: 336-02-001
Sheet Name:	REAR & RIGHT ELEVATIONS
Sheet No.:	A-8a
of	

NOT FOR CONSTRUCTION
REVISED 11-21-2013



PROPOSED REAR ELEVATION

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



PROPOSED RIGHT ELEVATION

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

- 1 Base Color
Stucco Siding
Masonry Veneer
Napa Cst Stone
7.5"x15.5" Veneer
Kelly Moore
KM599-M
Cedar Chest
- 2 Windows Frames
Wood Clad Windows
Kelly Moore
KM-589-L
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- 3 Trim Color
Horizontal Trim
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Armen Shamsian
Professional Engineer

FOR
Lawrence Wu
Mealea Men
1020 Story Road #8
San Jose, California

NEW RESIDENCE
Men Residence
Parcel #2
730 So. El Monte Ave
Los Altos, California

Date	: February 11, 2003
Scale	: As Noted
Job No.	: 9944-2
Drawn By	: E6K
A. P. No.	: 336-02-001
Sheet Name:	
SITE PLAN	
Sheet No.:	
C-1	
of	

NOT FOR CONSTRUCTION
REVISED 11-21-2013

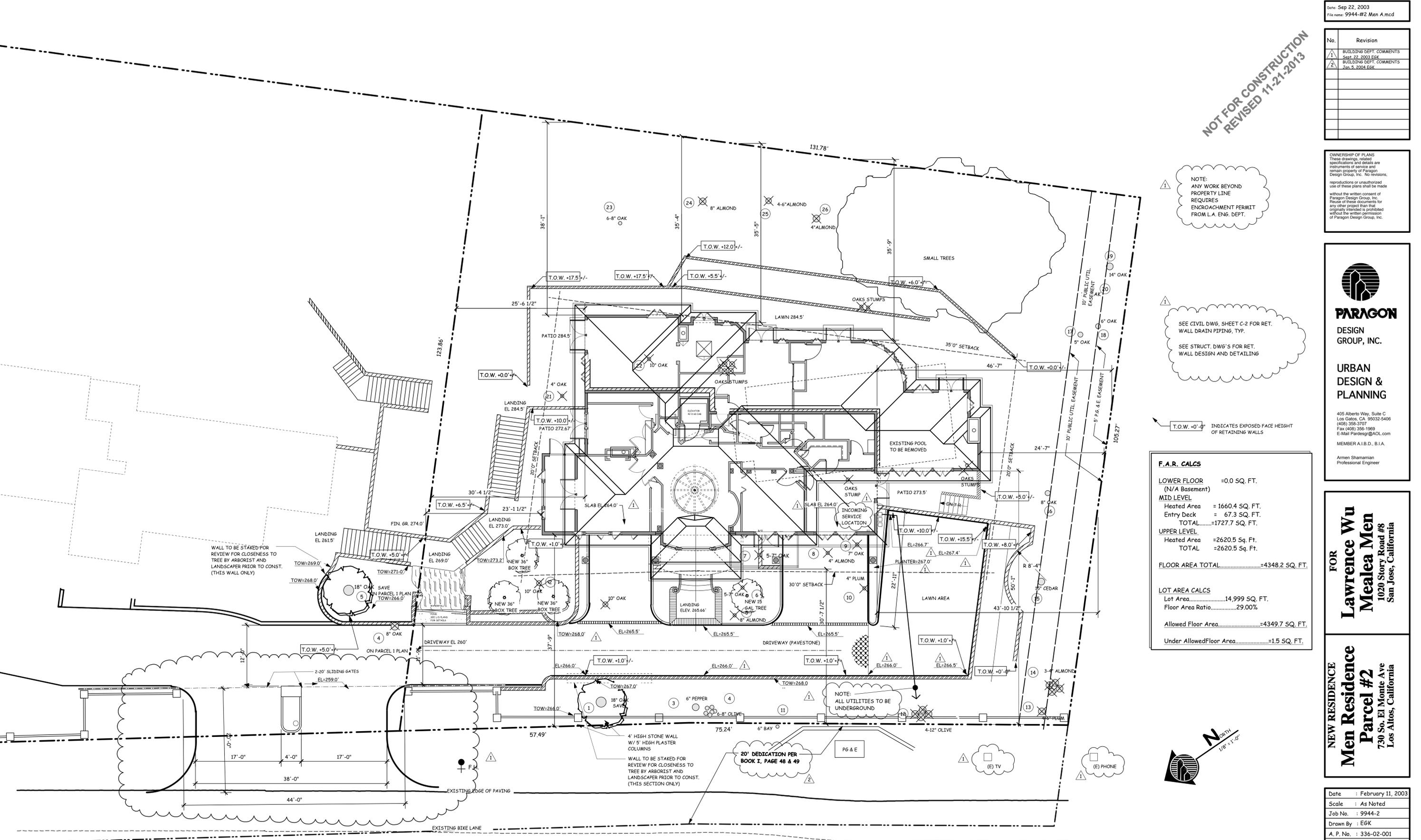
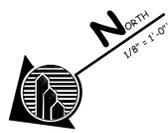
NOTE:
ANY WORK BEYOND
PROPERTY LINE
REQUIRES
ENCROACHMENT PERMIT
FROM L.A. ENG. DEPT.

SEE CIVIL DWG, SHEET C-2 FOR RET.
WALL DRAIN PIPING, TYP.
SEE STRUCT. DWG'S FOR RET.
WALL DESIGN AND DETAILING

T.O.W. +0.0' INDICATES EXPOSED FACE HEIGHT
OF RETAINING WALLS

F.A.R. CALCS

LOWER FLOOR	= 0.0 SQ. FT.
(N/A Basement)	
MID LEVEL	
Heated Area	= 1660.4 SQ. FT.
Entry Deck	= 67.3 SQ. FT.
TOTAL	= 1727.7 SQ. FT.
UPPER LEVEL	
Heated Area	= 2620.5 Sq. Ft.
TOTAL	= 2620.5 Sq. Ft.
FLOOR AREA TOTAL	= 4348.2 SQ. FT.
LOT AREA CALCS	
Lot Area	= 14,999 SQ. FT.
Floor Area Ratio	= 29.00%
Allowed Floor Area	= 4349.7 SQ. FT.
Under Allowed Floor Area	= 1.5 SQ. FT.



SOUTH EL MONTE AVENUE

SITE PLAN

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

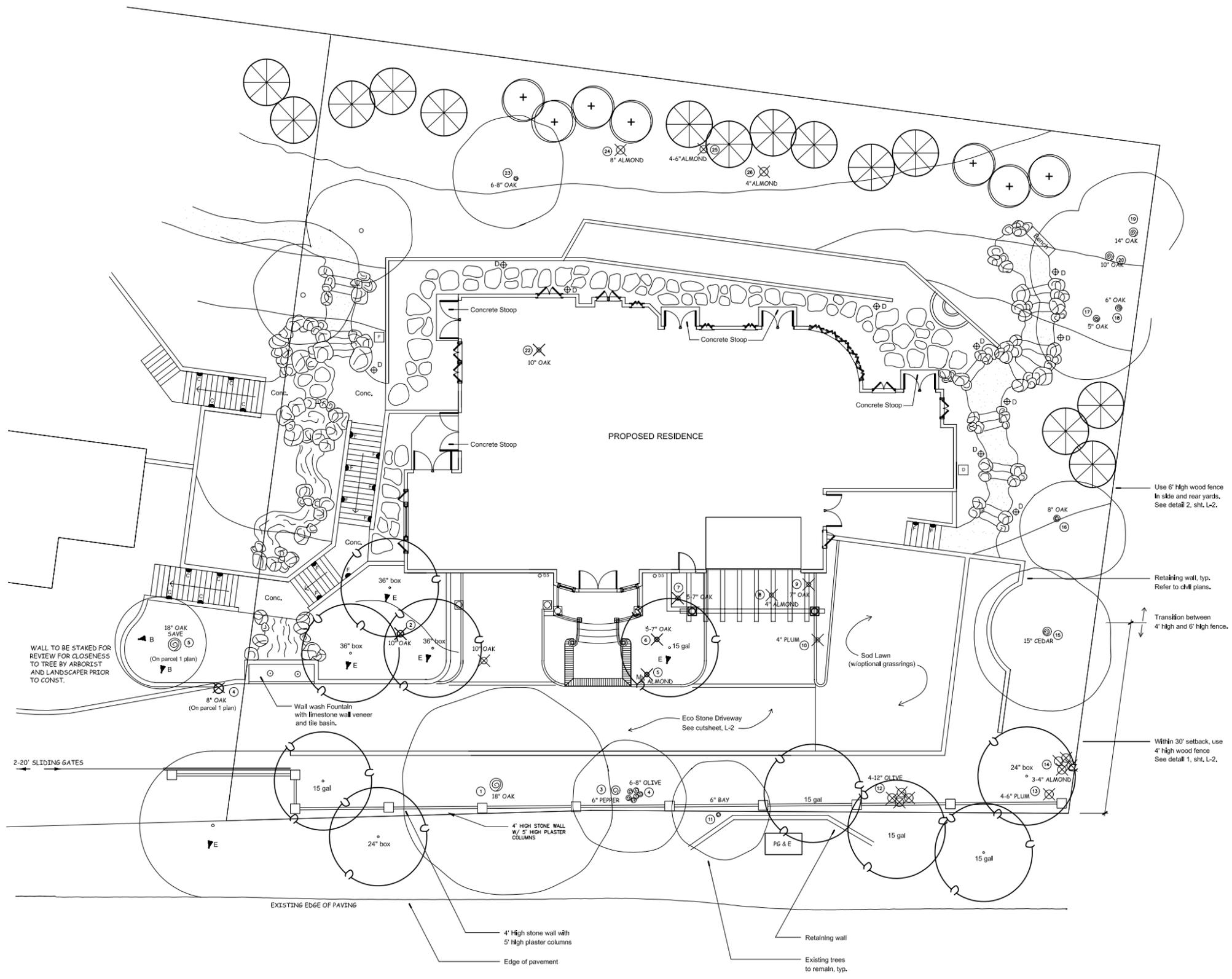
PAVED AREA (PERVIOUS AREA)

FRONT 30'	.....3967 SQ. FT.	50% REQUIRED	.....1983 SQ. FT.
DRIVE APRON (CONC)	.....35 SQ. FT.	PERVIOUS AREA 0%	= 0 SQ. FT.
ENTRY PORCH (CONC)	.....97 SQ. FT.	PERVIOUS AREA 0%	= 0 SQ. FT.
DRIVEWAY (PAVESTONE)	.....1260 SQ. FT.	PERVIOUS AREA 12%	= 151 SQ. FT.
PARKING AREA (GRASS RINGS)	.....576 SQ. FT.	PERVIOUS AREA 100%	= 576 SQ. FT.
LANDSCAPING1999 SQ. FT.	PERVIOUS AREA 100%	= 1999 SQ. FT.
TOTALS3967 SQ. FT.	PERVIOUS AREA PROVIDED	2726 SQ. FT. = 68.7%

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REVISIONS:	DATE:

Drawn by:	sm	Checked by:	th	Date:	May 2003
Scale:	1"=8'-0"	Project #:			



LIGHTING LEGEND

SYM	MANUF.	MODEL	DESCRIPTION
⊕	Vista	2160	12v Path light - Natural copper
▲	Vista	2216	12v Tree uplight - Bronze
⊙	SPJ	79206600 & 77118100	120V Recessed Fountain Light with
■	Vista	4250	12V stair light - Bronze
⊠	Vista	MT-	Transformer
⊡	Vista	MT-	Transformer
⊢	Vista	MT-	Transformer
⊞			Switch locations
⊕			GFCI Locations

SPJ Lighting, Inc.
818.391.4839 cell
(800) 469.3637 office
Bob Kaldman

Vista Professional Outdoor Lighting
(925) 980.3986 cell
(800) 766.8478 office
Mike McPherson

LIGHTING NOTES

This plan is a lighting schematic for installation locations and bid allowances. Wire sizing and all circuiting by electrical contractor.

Wires below grade are to be in grey PVC conduit @ 18" deep min. (Except for low voltage lighting where applicable).

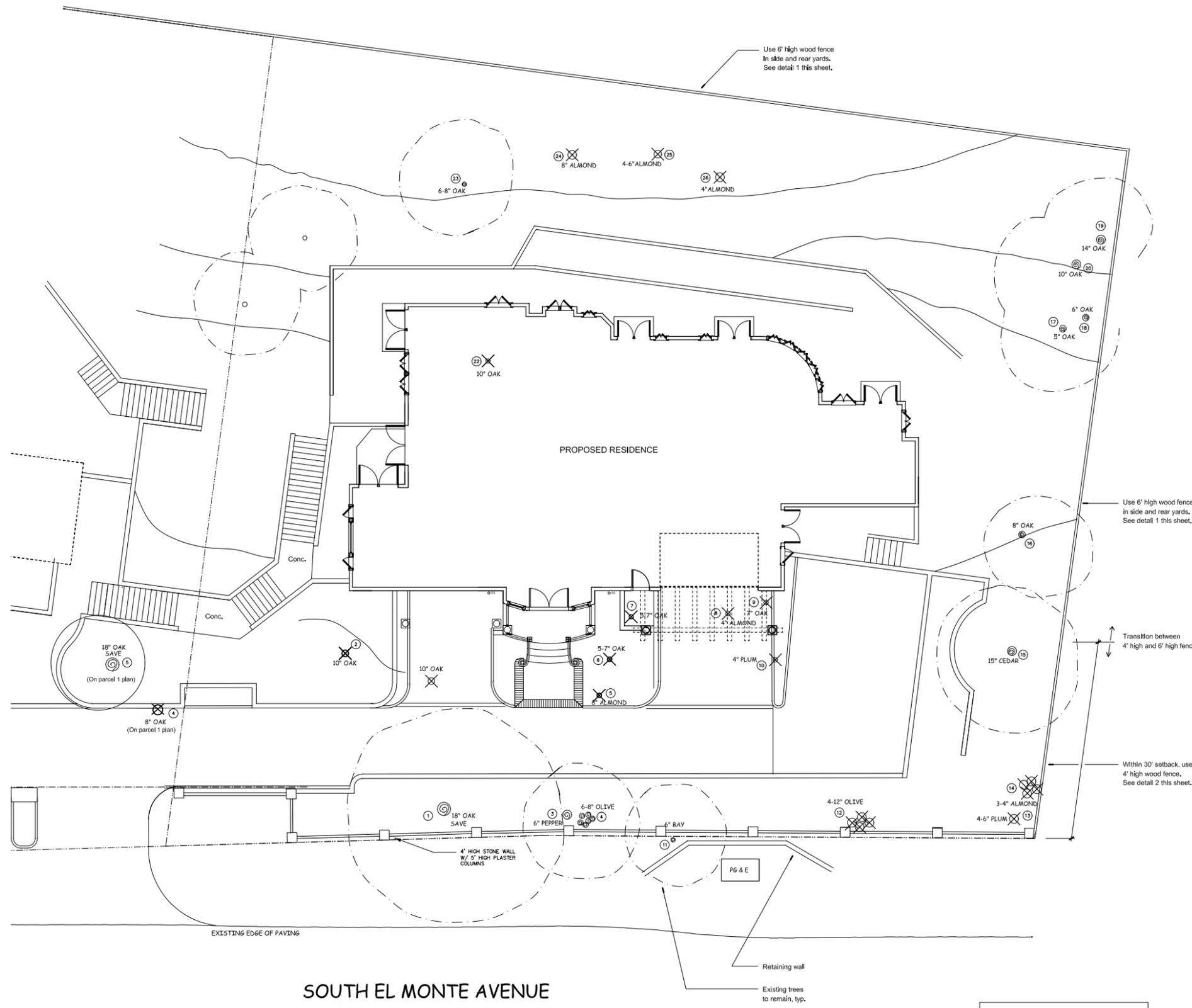
All light fixtures to be installed per manuf. specifications and shall comply with all state and local building codes.

Electrical contractor shall verify depths and locations of other utilities prior to trenching or excavation.

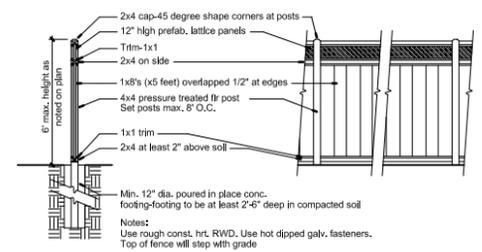
All lights shall have photo-cell or timer capacity. Tree up lights shall be on separate circuit from the rest.

Provide as a minimum 3' of extra wire for all path lights and 5' of extra wire for all up-lights.

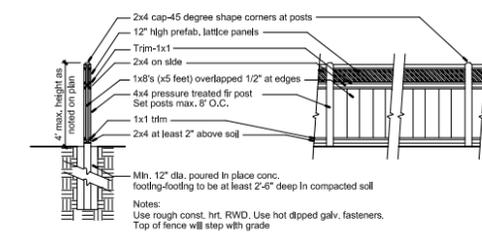
SOUTH EL MONTE AVENUE



NOTE: Prior to construction, install side and rear yard fencing per Conditions of Approval, Item 13.



1 6' High Wood Fence w/Lattice Extension
Scale: 1/4" = 1'-0"



2 4' High Wood Fence w/Lattice Extension
Scale: 1/4" = 1'-0"

