

HUANG PROJECT



LOS ALTOS . CALIFORNIA

HUANG
PROJECT

1215 ALTAMEAD DR
LOS ALTOS, CA 94024



GEQ. DESIGN
750 MILLER ST. APT 209
SAN JOSE CA.
#40B6030233

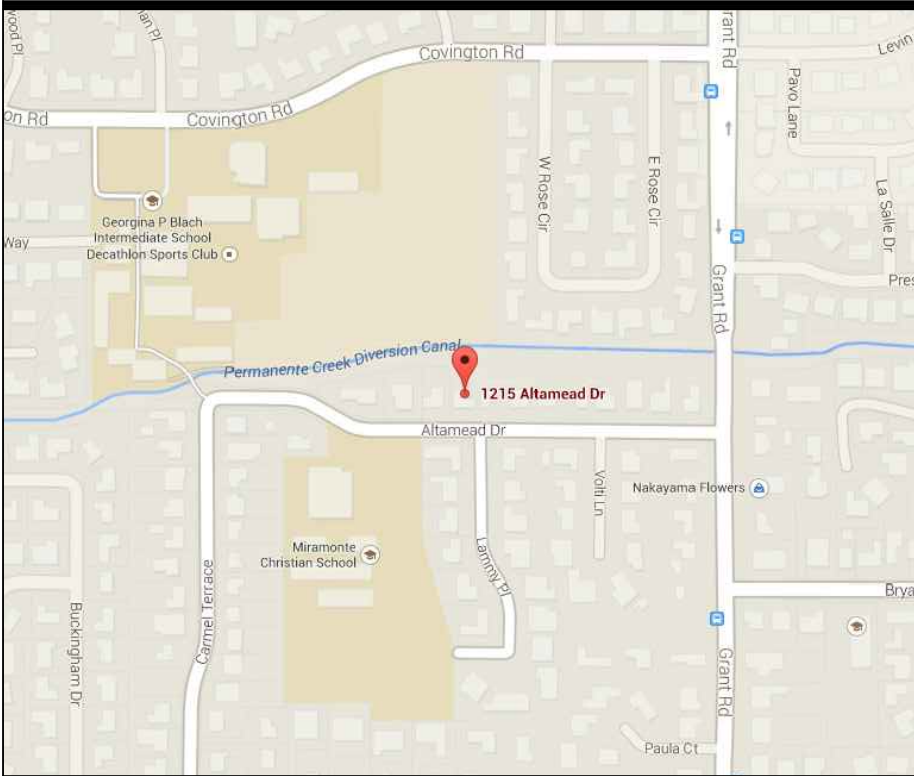
GNOVITSKIY@GMAIL.COM

PROJECT INFO

PROJECT DATA

SHEET INDEX

GENERAL NOTES



VICINITY MAP

GENERAL INFORMATION

PROPERTY ADDRESS:	1215 ALTAMEAD DR LOS ALTOS CA 94024
APN:	193-31-041
DESCRIPTION OF WORK:	<N> 2 STORY HOUSE WITH TWO CAR GARAGE WITH GAME ROOM AUXILIARY STRUCTURE
ARCHITECT OF RECORD:	SUSAN CHEN 20370 TOWN CENTER LN. SUITE 139 CUPERTINO, CA 95070 SCDESIGNGROUP@ATT.NET 408.865.0577
ZONING:	R-1
OCCUPANCY GROUP:	R-3
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	TWO STORY'S

LOT SIZE:	10,068 SQ.FT.
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SET-BACK INFORMATION

SETBACK:	REQUIRED:	PROPOSED:
FRONT	25'-0"	25'-0"
SIDE	7'-4"	7'-4"
SIDE SECOND FLOOR	20'-6"	20'-6"
REAR	25'-0"	53'-8"
MAX. HEIGHT	30'-0"	29'-0"

NOTES

ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION. THE BUILDING OWNER, PROJECT DESIGNER, AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK.

FLOOR CALCULATION

CODE & REGULATION	
PROPOSED AREA:	
FIRST FLOOR	1,646 SQ.FT.
SECOND FLOOR	1,119 SQ.FT.
AUXILIARY BUILDING "GAME ROOM"	326 SQ.FT.
GARAGE	422 SQ.FT.

TOTAL LIVING AREA:	3,091 SQ.FT.
TOTAL BUILDING AREA:	3,513 SQ.FT.

TOTAL <N>BUILDING F.A.R.	3,513 SQ.FT.
CALCULATION EXCLUDES: BALCONYS COVERED PORCHES AND COVERED ENTRY PLEASE SEE A-5.0 FOR SQ.FT. AND AREA EXCLUDED	

F.A.R. CALCULATION

MAX. FAR CALCULATION: LOTS UNDER 11,000 SQ.FT 35% 10,068 SQ.FT. = 3,523.8 SQ.FT.	
LOT AREA: 3,523.8 MAX. ALLOWED BUILDING AREA =	3,513 SQ.FT.

SITE AREA CALCULATION

LOT COVERAGE:	
BUILDING FOOT-PRINT	2,078 SQ.FT.
COVERED REAR PORCH	58 SQ.FT.
COVERED ENTRYS	251 SQ.FT.
AUXILIARY BUILDING "GAME ROOM"	326 SQ.FT.
"GAME ROOM" COVERED PORCH	117 SQ.FT.
TOTAL LOT COVERAGE:	2,830 SQ.FT. 28.1%

CODE & REGULATION

ALL WORK TO COMPLY WITH THE 2013 C.R.C., C.B.C., C.M.C., C.P.C. & 2013 C.E.C., CALIFORNIA TITLE 24 AMENDMENTS, AND CITY OF LOS ALTOS MUNICIPAL CODE.

BUILDING CODE USED PERFORM THE WORK ACCORDING TO THE BUILDING CODES, ORDINANCES AND LAWS OF THE AUTHORITY HAVING JURISDICTION OF THE PROJECT WHICH INCLUDE BUT ARE NOT LIMITED TO:

- A. 2013 CALIFORNIA BUILDING CODE
- B. 2013 CALIFORNIA RESIDENTIAL CODE
- C. 2013 CALIFORNIA MECHANICAL CODE
- D. 2013 CALIFORNIA PLUMBING CODE
- E. 2013 CALIFORNIA ELECTRICAL CODE
- F. 2013 CALIFORNIA FIRE CODE
- G. 2013 CALIFORNIA GREEN BUILDING STANDARD CODE
- F. CITY OF LOS ALTOS MUNICIPAL CODE

ARCHITECTURAL

- COVER SHEET
- SITE PLAN / BASEMENT
- PROPOSED FLOOR PLAN
- PROPOSED ELEVATION
- PROPOSED ELEVATION
- BLOCK BOX DIAGRAM CROSS SECTIONS

STRUCTURAL

FRONT YARD LANDSCAPE TO HARDSCAPE AREA

LANDSCAPED AREA FRONT YARD	1,372 SQ.FT.
HARDSCAPED AREA	700 SQ.FT.

HARDSCAPED AREA IS 33% OF TOTAL 2,072 SQ.FT.

ADDITIONAL NOTES:

FIRE ADDITION NOTES:

1. WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 7:00 P.M., MONDAY THROUGH FRIDAY, 9:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M. SATURDAY AND 10:00 A.M. - 6:00 PM ON SUNDAY AND HOLIDAYS.
2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G. C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G. C. SHALL BECOME FAMILIAR WITH ALL CITY OF BURLINGAME ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER.
5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.
6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT.
10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER.
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.
13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.
14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATERTIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.

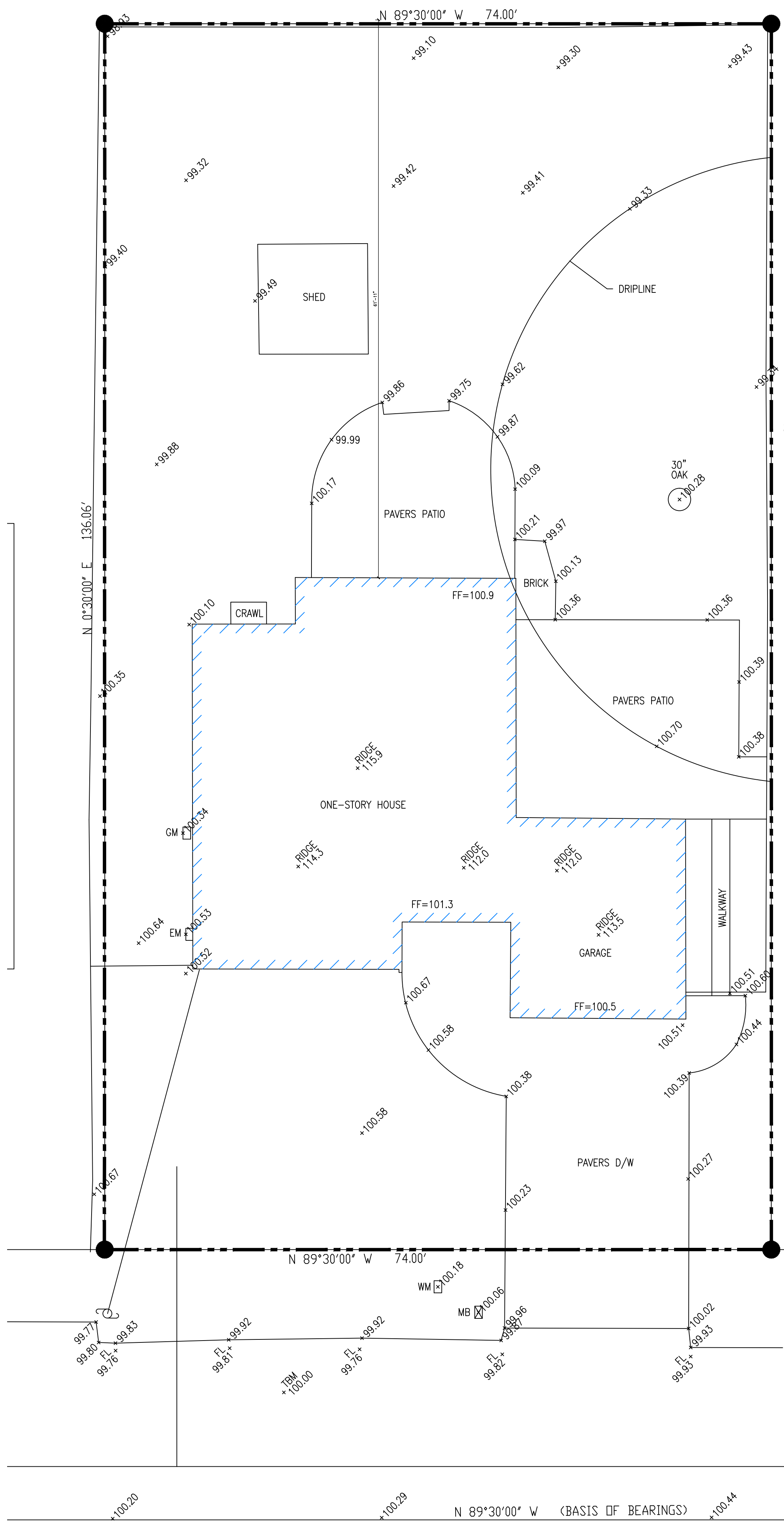
REVISION

06.04.14 PLANNING SUBMITTAL

PROJECT NO. 1402 DATE 06.04.14

COVER SHEET

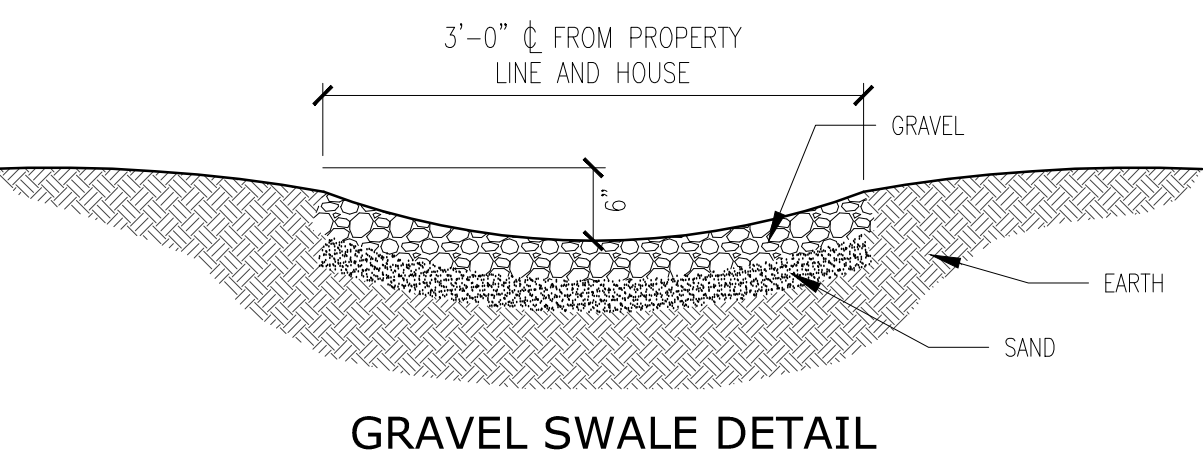
A-0.0



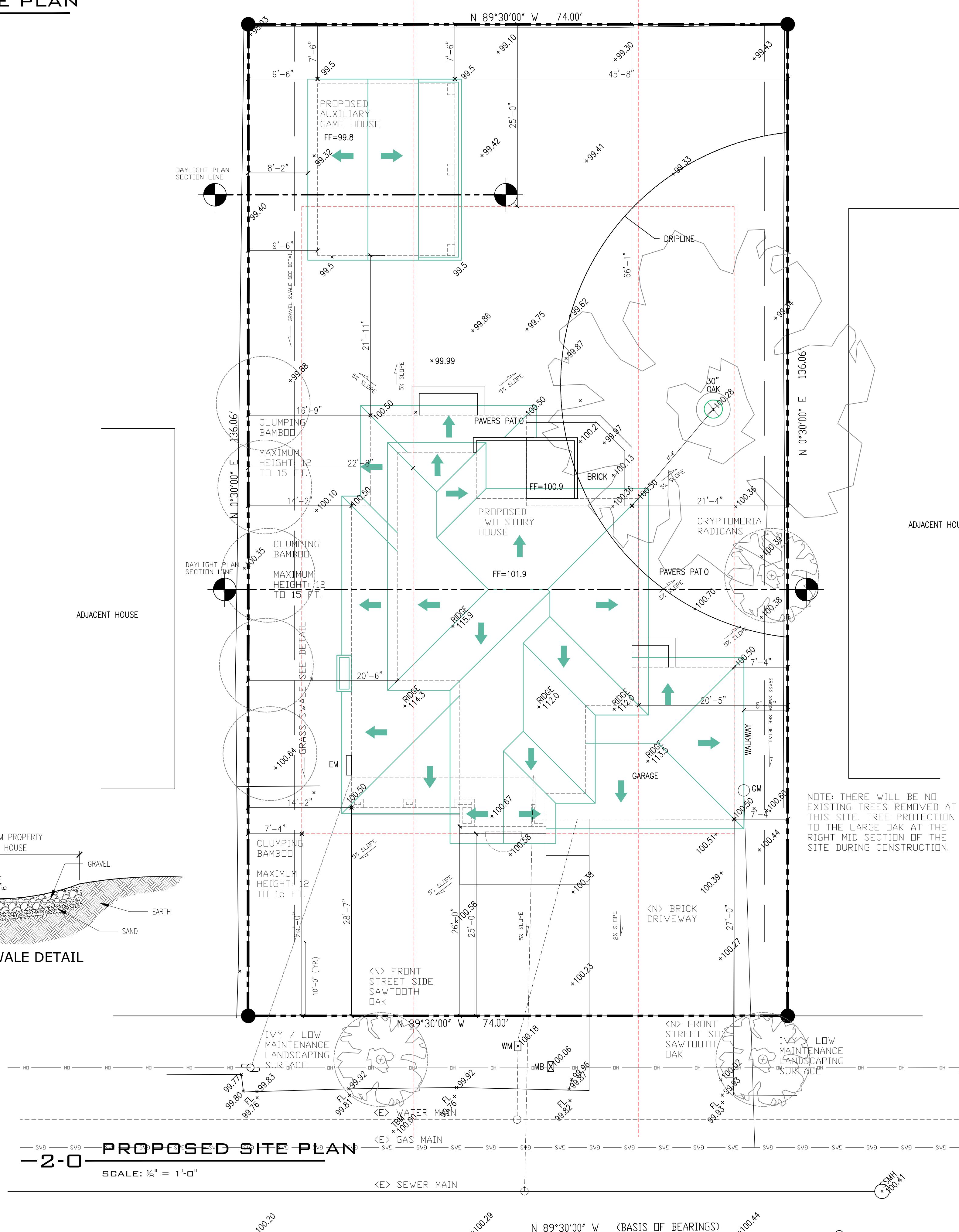
EXISTING SITE PLAN

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

SITE NOTES:
ALL DIMENSIONS AND SETBACK
POINTS NEED TO BE CHECKED
BEFORE THE ADDITION TAKES
PLACE. PLEASE VERIFY ALL
SETBACKS FROM THE BOUNDARY
OF THE PROPERTY TO THE <E>
HOUSE AND <N> ADDITIONS
PRIOR TO DIGGING NEW
FOUNDATION AND POURING OF
THE CONCRETE OR FORM WORK
SETUP. IF THE SETBACK AT THE
SITE DOES NOT MATCH UP TO THE
DRAWING OR IS OVER THE
ALLOWABLE SETBACK PLEASE
CONTACT THE PROJECT
ARCHITECT FOR FURTHER
GUIDANCE ON THE PROJECT.



GRAVEL SWALE DETAIL



PROPOSED SITE PLAN

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

NOTE: THERE WILL BE NO
EXISTING TREES REMOVED AT
THIS SITE. TREE PROTECTION
TO THE LARGE OAK AT THE
RIGHT MID SECTION OF THE
SITE DURING CONSTRUCTION.

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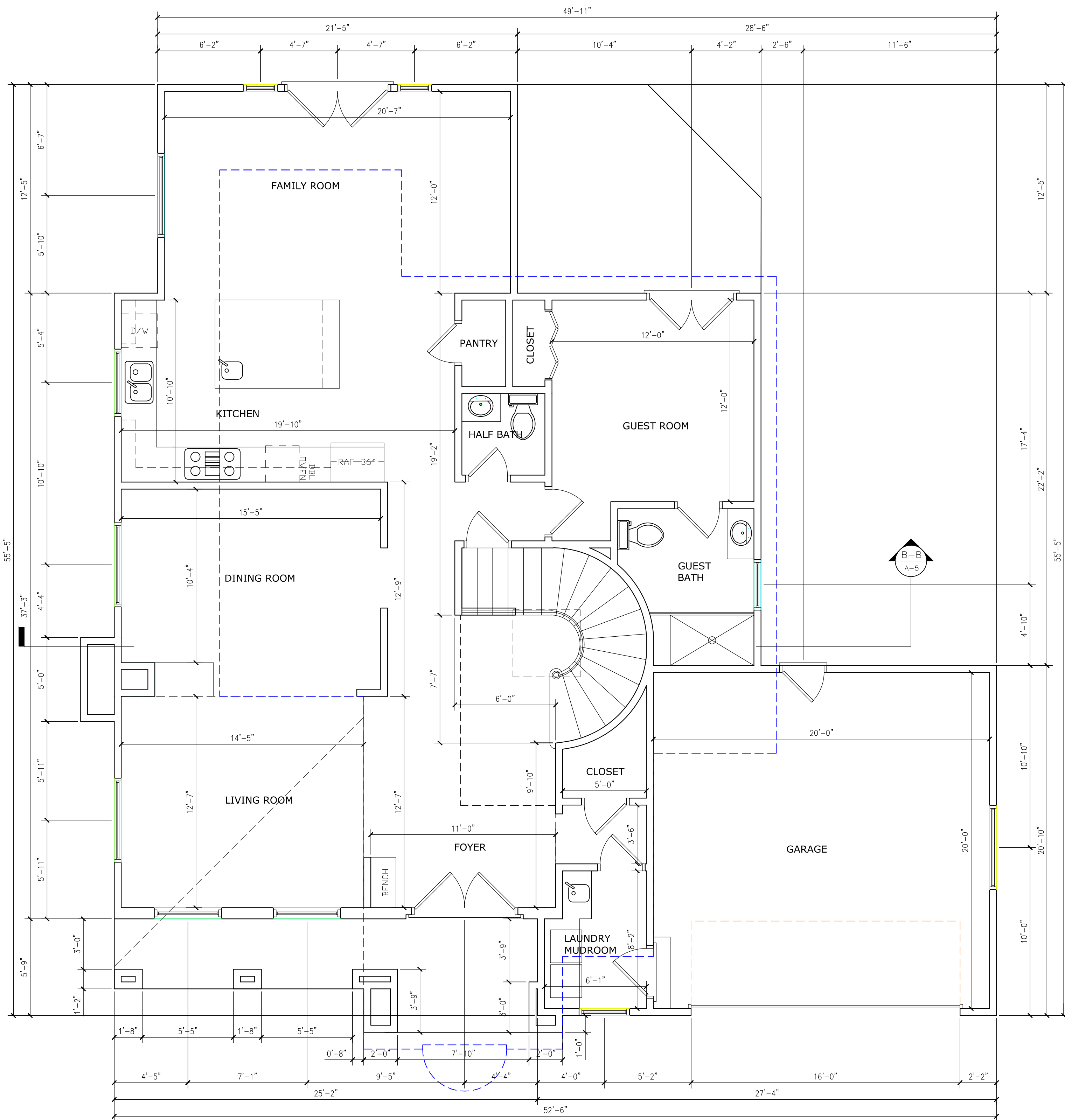
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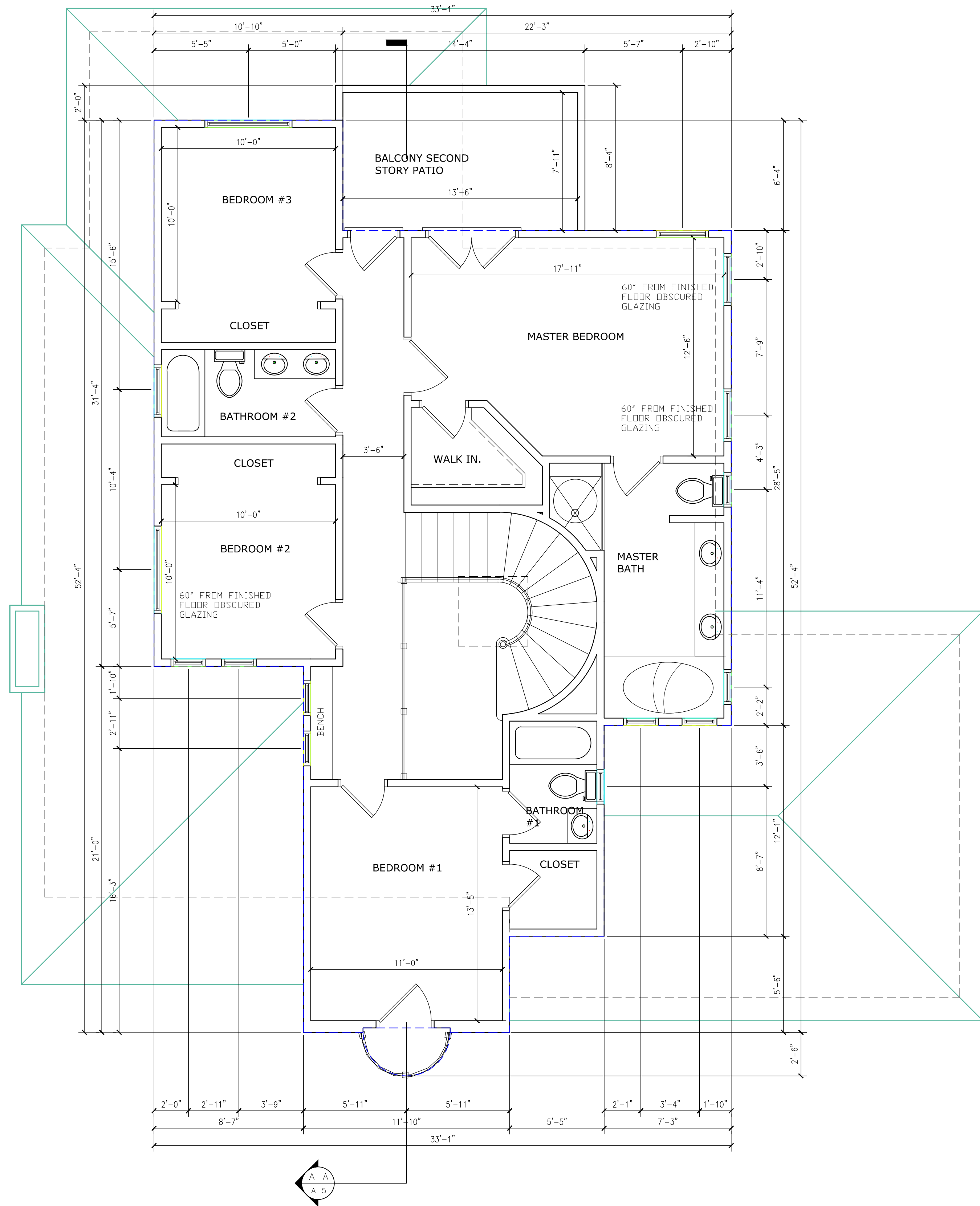
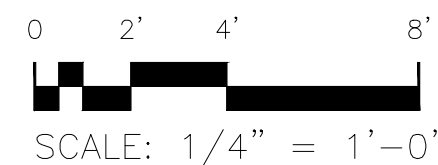
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SITE PLAN

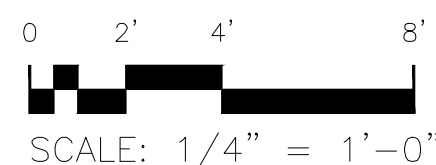
A-1.0



-1-0 PROPOSED FIRST FLOOR



-2-0 PROPOSED SECOND FLOOR

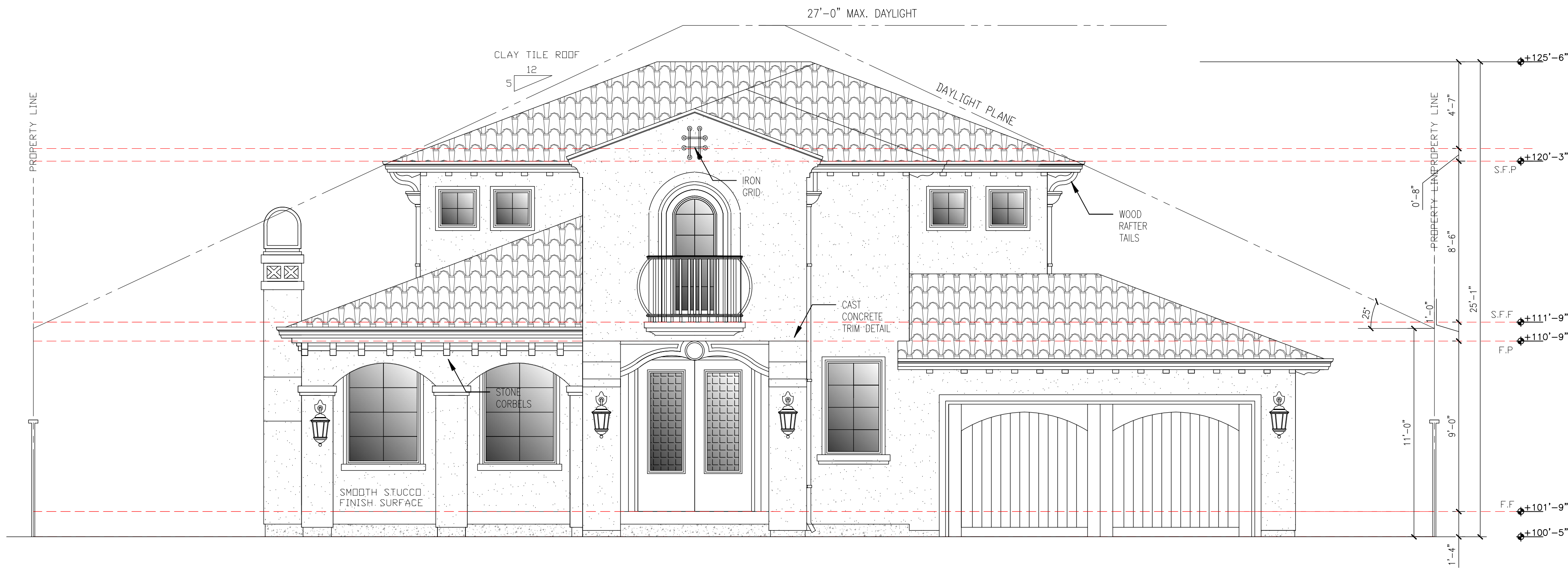


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PROPOSED
FLOOR PLAN

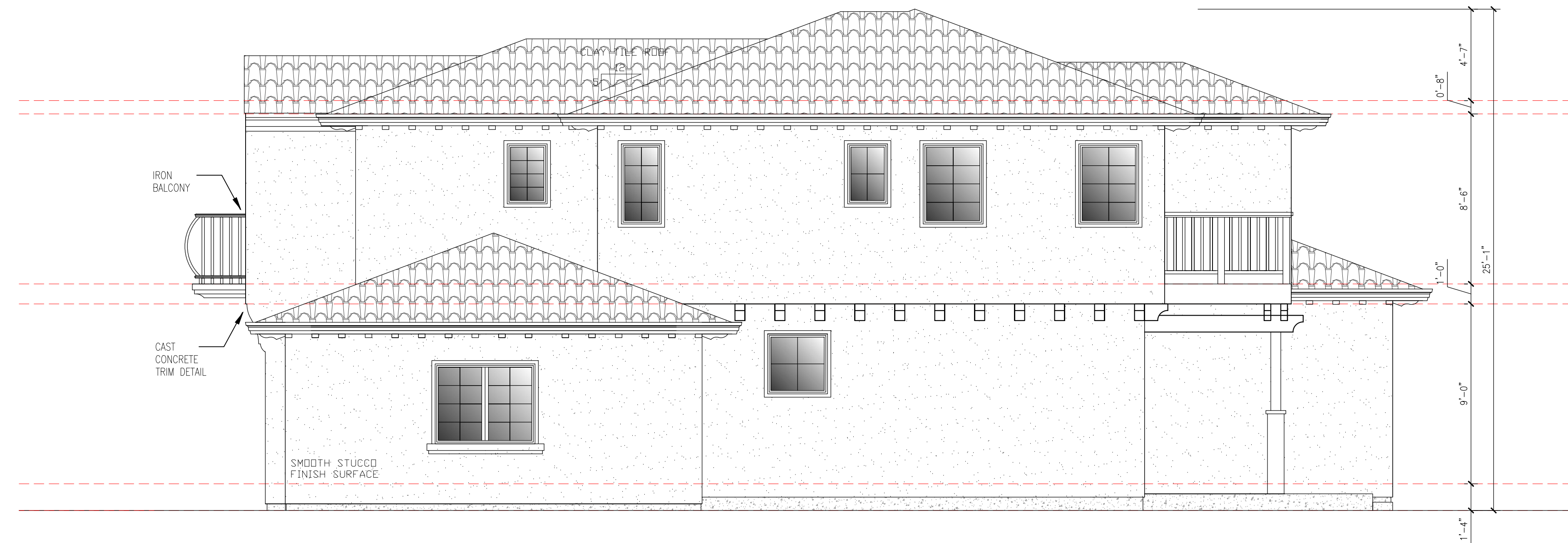
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— 1-0 — PROPOSED ELEVATION FRONT SOUTH

0 2' 4' 8'

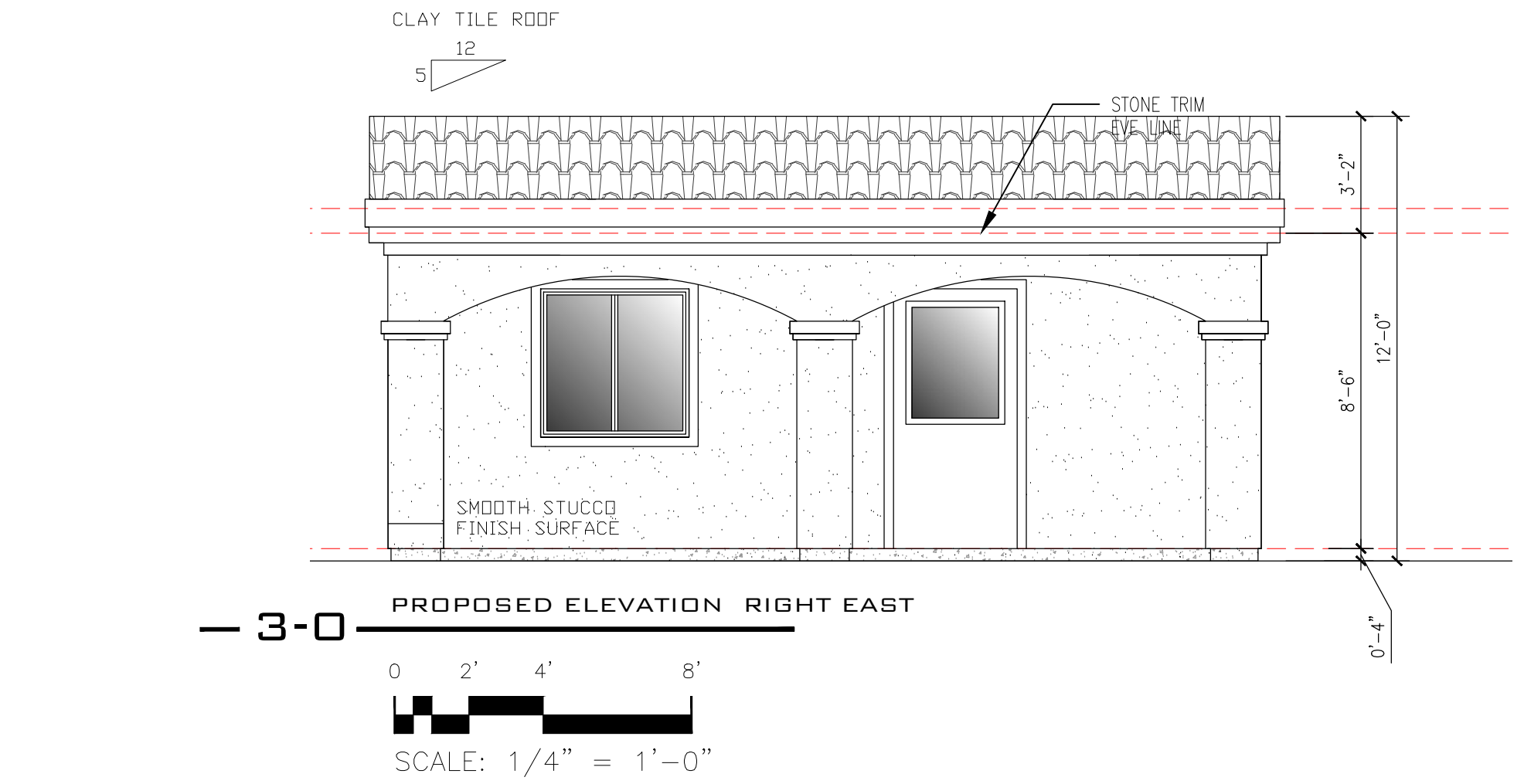
SCALE: 1/4" = 1'-0"



— 2-0 — PROPOSED ELEVATION RIGHT EAST

0 2' 4' 8'

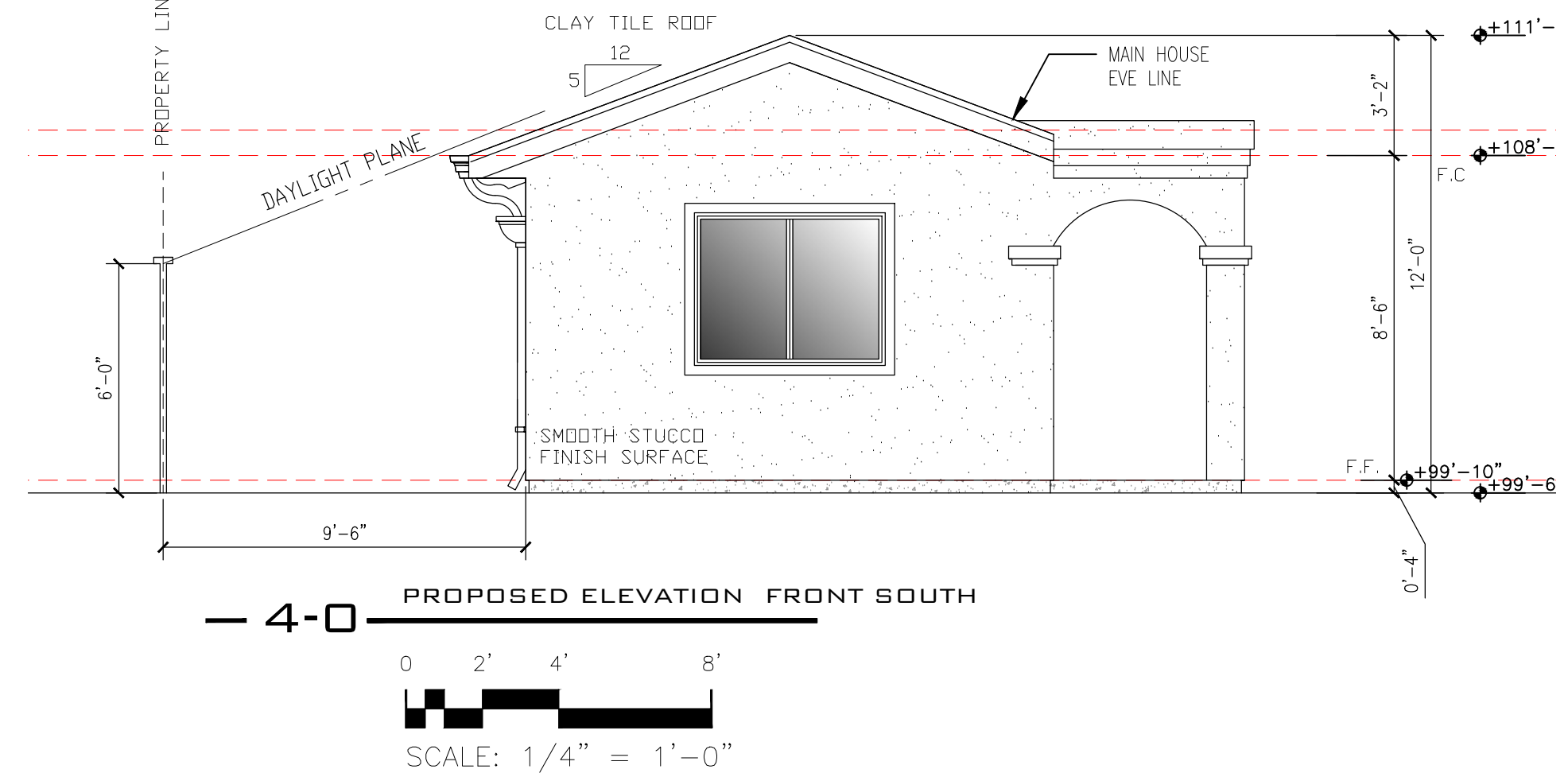
SCALE: 1/4" = 1'-0"



— 3-0 — PROPOSED ELEVATION RIGHT EAST

0 2' 4' 8'

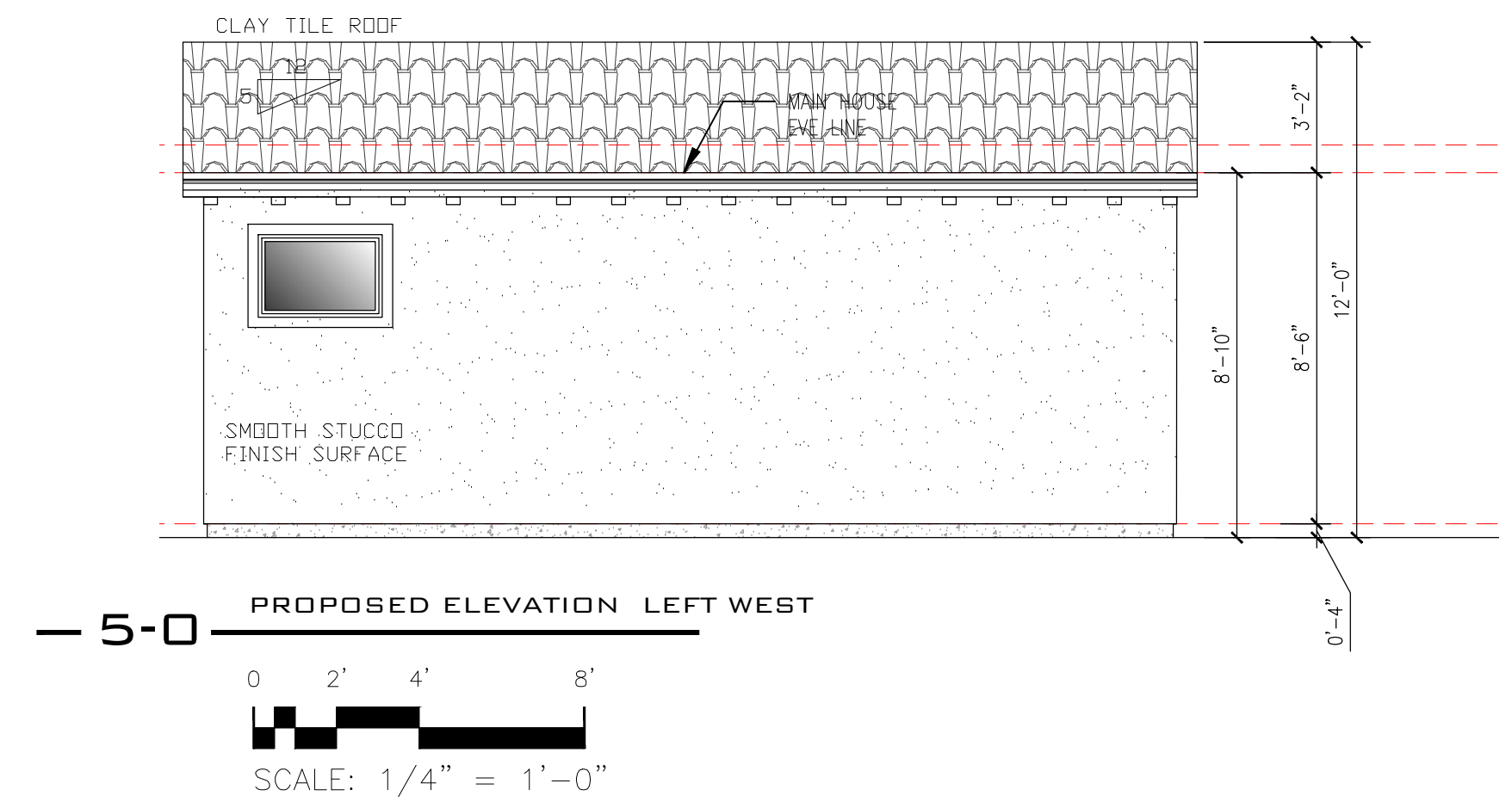
SCALE: 1/4" = 1'-0"



— 4-0 — PROPOSED ELEVATION FRONT SOUTH

0 2' 4' 8'

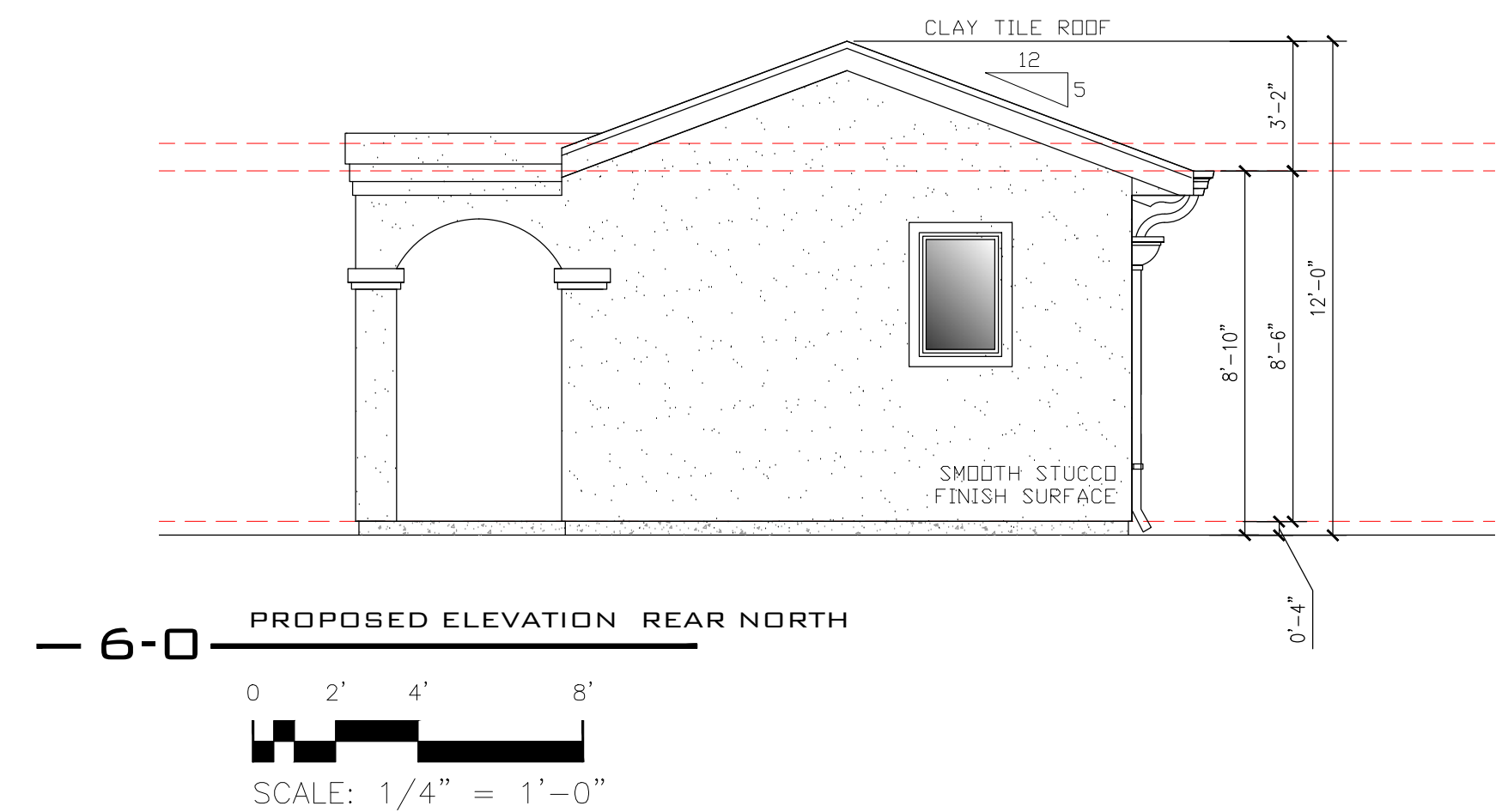
SCALE: 1/4" = 1'-0"



— 5-0 — PROPOSED ELEVATION LEFT WEST

0 2' 4' 8'

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



— 6-0 — PROPOSED ELEVATION REAR NORTH

0 2' 4' 8'

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

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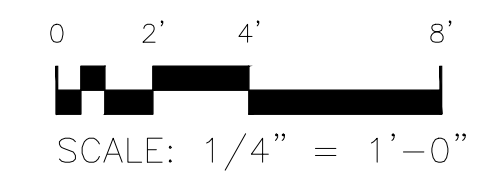
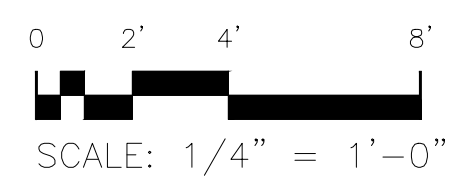
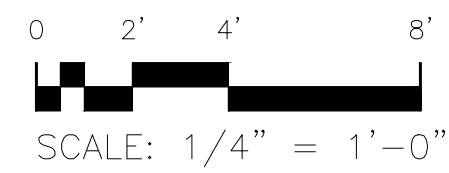
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PROPOSED
ELEVATIONS

A3.0

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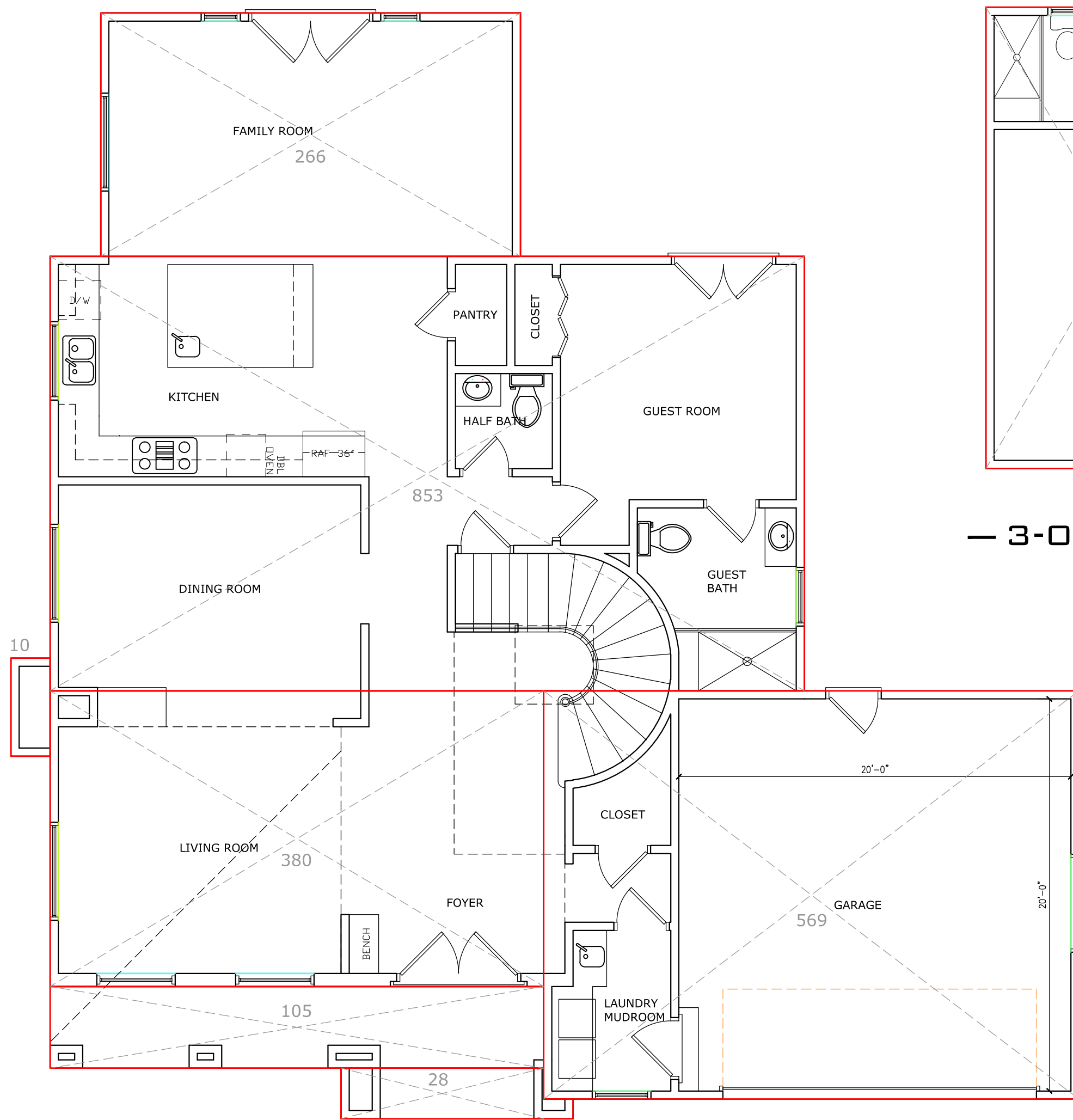


04.14 PLANNING SUBMITTAL

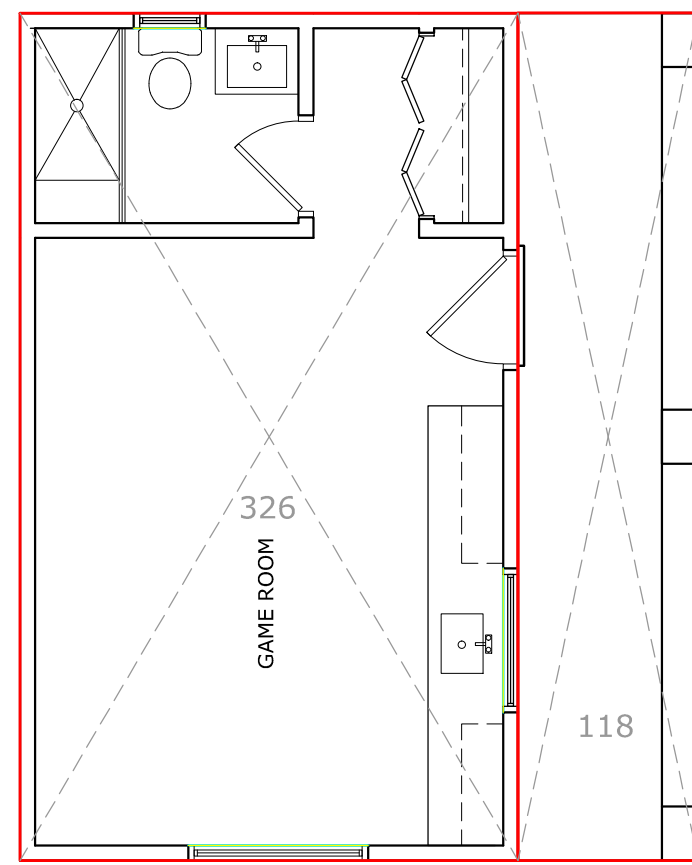
SUBJECT NO. 1402 DATE 06.04.14

PROPOSED ELEVATIONS

A3.1



— 1-0 — BLOCK DIAGRAM FIRST FLOOR
SCALE: $\frac{3}{16}$ " = 1'-0"



— 3-0 — BLOCK DIAGRAM GAME BUILDING
SCALE: $\frac{3}{16}$ " = 1'-0"

FIRST FLOOR CALCULATION:

GARAGE: 569
FOYER LIVING ROOM: 380
DINING KITCHEN GUEST: 853
FAMILY ROOM: 266

SECOND FLOOR CALCULATION:

BEDROOM #1: 172
BEDROOM #1 BATH / CLOSET: 49
BEDROOM #1 BATH: 22
HALLWAY: 37
MASTER SUITE: 207
MASTER SUITE: 186
BEDROOM #2 BATHROOM HALLWAY: 358
BEDROOM #3: 69
STAIRCASE CURVED WALL: 19

GAME ROOM AUXILIARY BUILDING:

GAME ROOM: 326

EXCLUDED SQ.FT.:

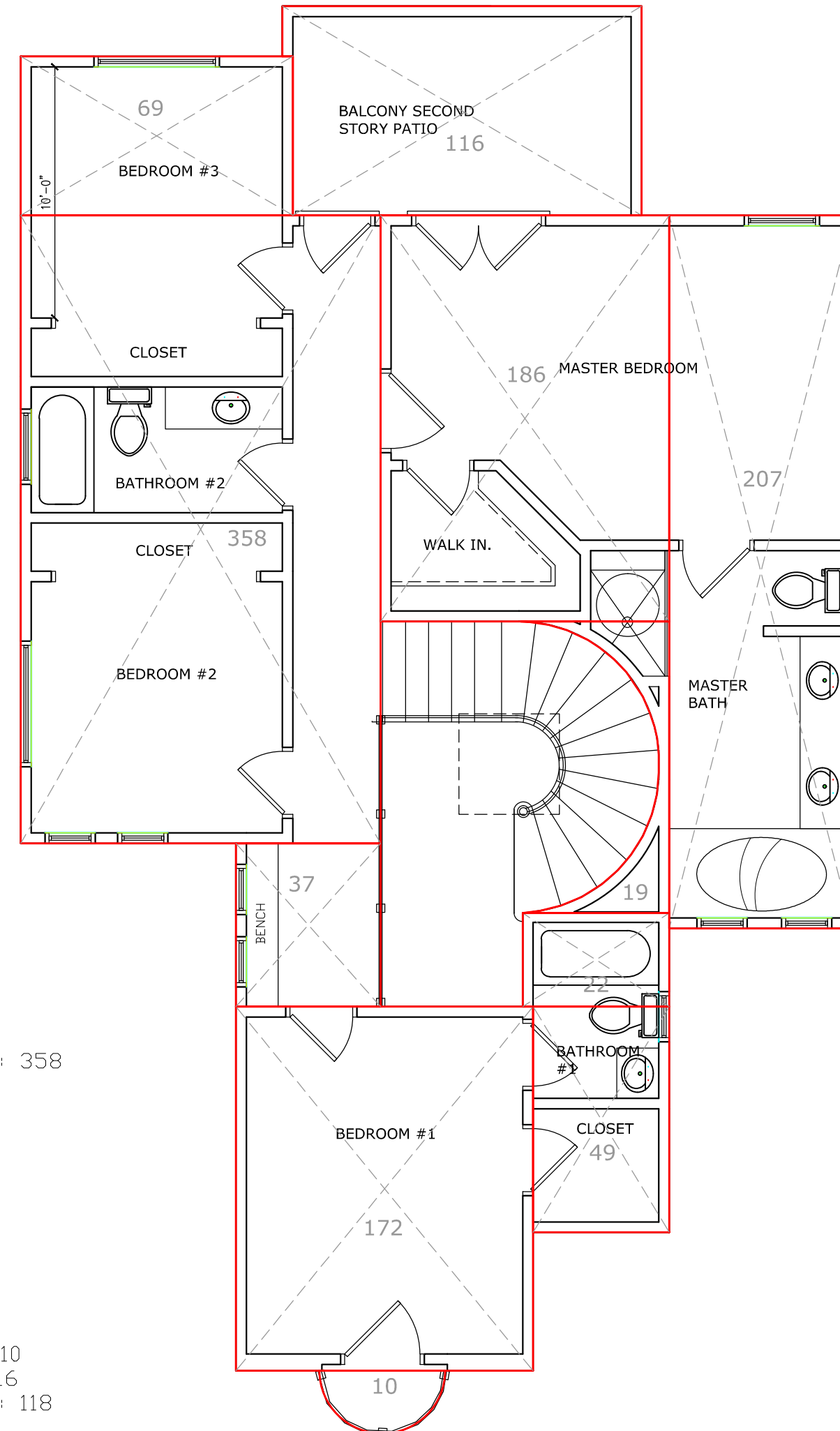
FIRST FLOOR ENTRY PORCH: 133
FIRST FLOOR CHIMNEY: 10
SECOND FLOOR FRONT BALCONY: 10
SECOND FLOOR BACK BALCONY: 116
AUXILIARY GAME BUILDING PATIO: 118

TOTAL: 387 SQ.FT.

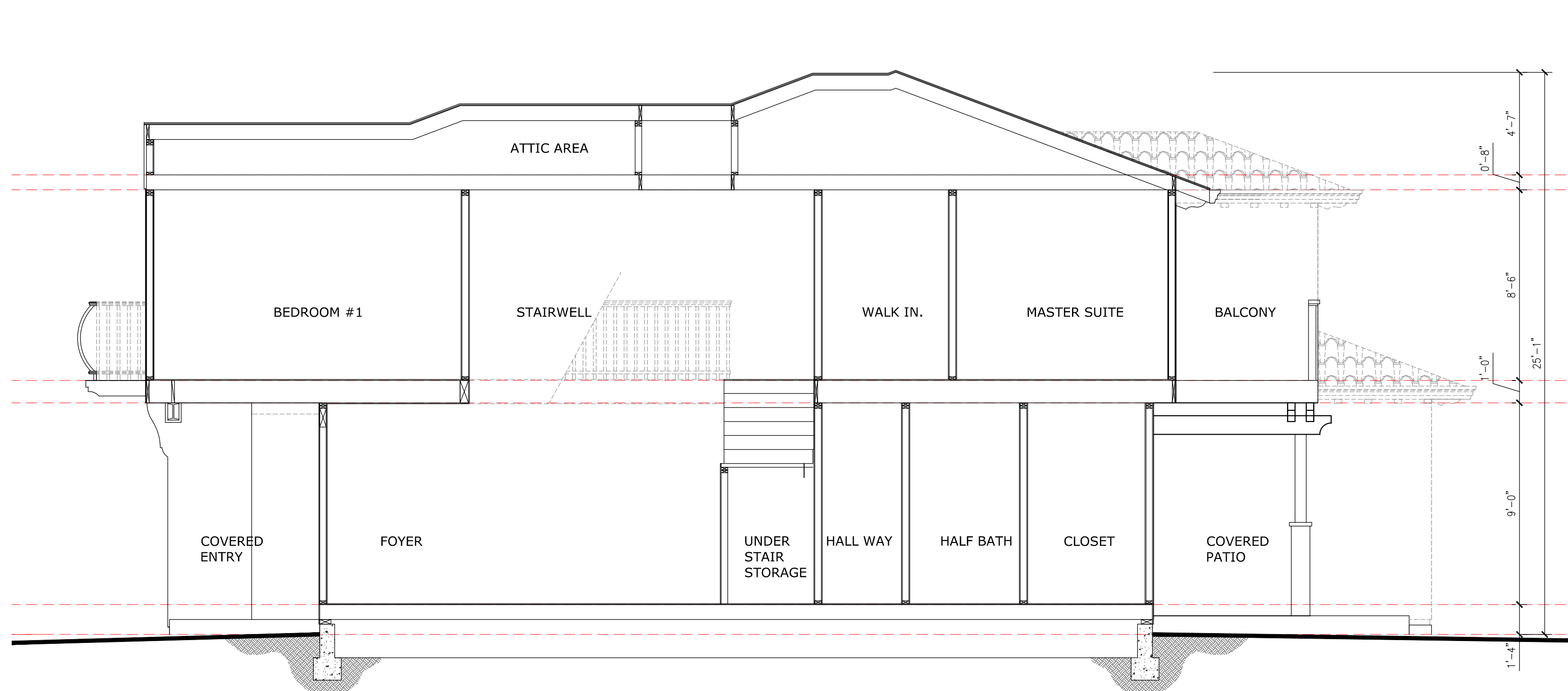
ACTUAL COUNTED SQ.FT.:

FIRST FLOOR: 2,068
SECOND FLOOR: 1,119
AUXILIARY GAME BUILDING: 326

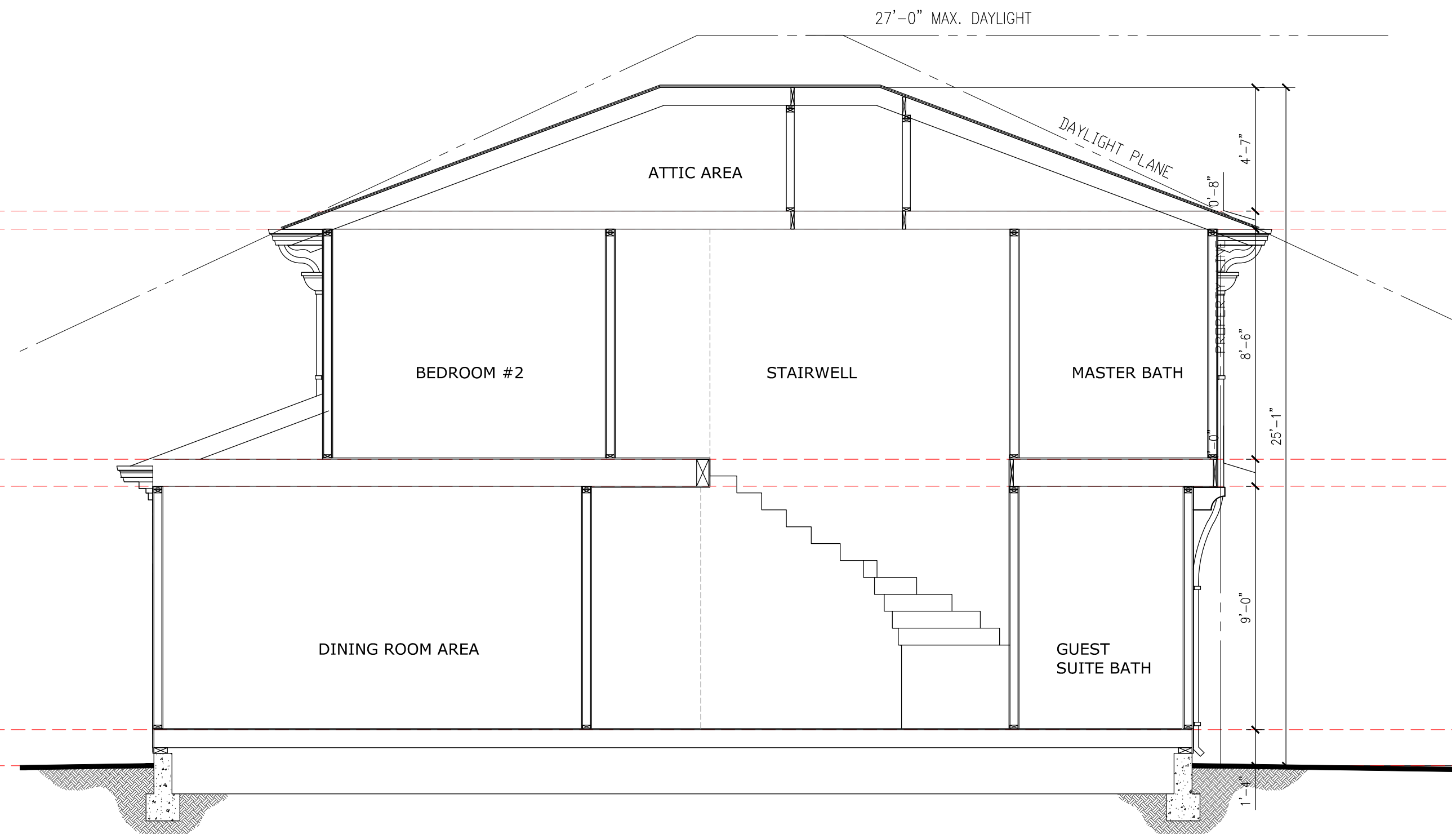
TOTAL: 3,513 SQ.FT.



— 2-0 — BLOCK DIAGRAM SECOND FLOOR
SCALE: $\frac{3}{16}$ " = 1'-0"



— A-A — PROPOSED CROSS SECTION
SCALE: $\frac{1}{4}$ " = 1'-0"



— B-B — PROPOSED CROSS SECTION
SCALE: $\frac{1}{4}$ " = 1'-0"

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BLOCK
BOX
DIAGRAM
CROSS
SECTIONS

A-5.0