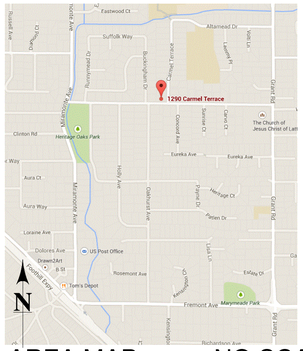


AREA MAP NO SCALE

FRONT ELEVATION - EAST

## LOT CALCULATIONS

| | |
|---|---|
| NET LOT AREA: | 9,687.6 ft.² |
| FRONT YARD HARD SCAPE AREA:<br>*Hardscape in front yard shall not exceeds 50%* | NO CHANGE |
| LANDSCAPING BREAKDOWN:<br>*All Existing Hardscape is to be Removed During Demo* | Total hard scape area (All New):<br>Existing soft scape (undisturbed):<br>New soft scape area:<br>*Sum of all three should equal the sites net loss area*<br>NO CHANGE |

## SQUARE FOOTAGE BREAKDOWN

| | Existing | Change in | Total Proposed |
|---|---|---|---|
| HABITABLE LIVING AREA (INCLUDING HABITABLE BASEMENT AREA)<br>*Includes habitable basement areas* | 2299.8 ft.² | + 661.0 ft.² | 2960.8 ft.² |
| NON-HABITABLE LIVING AREA:<br>*Does not inc covered porches or open structures. Is Garage and Chimny.* | 435.7 ft.² | -0- | 435.7 ft.² |

## ZONING COMPLIANCE

| | Existing | Proposed | Allowed/Required |
|---|---|---|---|
| LOT COVERAGE:<br>(Land area covered by all structures that are over six ft in height) | 2830.8 ft.² 29.2 % | 2830.8 ft.² 29.2 % | 2906.4 ft.² 30% |
| FLOOR AREA: | 1st Flr 2727.5 ft.²<br>2nd Flr 0<br>Total 2727.5 ft.²<br>28.16 % | 1st Flr 2727.5 ft.²<br>2nd Flr 660.2 ft.²<br>Total 3387.7 ft.²<br>34.97 % | 3390.6 ft.² 35% |
| SETBACKS: | 1st Flr 2nd Flr | 1st Flr 2nd Flr | 1st Flr 2nd Flr |
| Front | 27' 5 1/4" 0 | 27' 5 1/4" 35' 5 1/4" | 25' 25' |
| Rear | 20' 2 7/8" 0 | 20' 2 7/8" 67' 9 1/4" | 25' 25' |
| Left Side/(1st/2nd) | 11' 6" 0 | 11' 6" 18' 6 3/8" | 10' 15' |
| Right Side/(1st/2nd) | 9' 10 7/8" 0 | 9' 10 7/8" 17' 10 1/4" | 10' 15' |
| HEIGHT | 13' 8 1/4" | 21' 4 1/4 | 27' |

## ZONING DATA SUMMARY

ZONING REQUIREMENTS

OCCUPANCY GROUP: R3/U

R1-10
10,000 ft.² LOT SIZE
35% MAX LOT COV = 3500 ft.²
35% FAR = 3500 ft.²

(E) ACTUAL LOT SIZE IS 9687.6 FT.²

DEFINITIONS/FORMULAS
LOT COV %: ALL PERM STRUCTURES ÷ LOT SIZE
FLOOR AREA %: LIV AREA + GARAGE ÷ LOT SIZE

## SCOPE OF WORK

1. ALL NEW SECOND STORY ADDITION
2. RELOCATE (E) FAU AND WH TO GARAGE
3. ADD (N) FAU FOR 2ND-FLOOR IN 1ST-FLOOR ATTIC
4. (N) RW DECK OVER REAR PATIO
5. RELOCATE POWDER ROOM
6. RELOCATE HALL BATH TO PRIOR LAUNDRY ROOM
7. RELOCATE WASHER & DRYER UNDER STAIR LANDING
8. ADD GAS INSERT IN (E) LIV RM FIREPLACE (OPTIONAL)
9. (N) SKYLIGHT OVER LIVING ROOM
10. (N) CATEGORY 3 TREE IN FRONT YARD
11. STUCCO OVER ENTRY WALKWAY BRICK PILLARS

NOT CHANGING
TREES (Except #10 Above)
UTILITIES
NO GRADING
LANDSCAPING
FENCES
HEDGES

## INDEX

ARCHITECTURAL
Pg A1 - ROOF PLAN
ROOF FLASHING DETAILS
AREA MAP
SCOPE OF WORK
ZONING DATA SUMMARY
INDEX
Pg A2 - SITE PLAN
Pg A3 - NEIGHBORHOOD RELATIONSHIPS
Pg A4 - 1ST FLOOR DEMO PLAN
1ST FLOOR PROPOSED PLAN
Pg A5 - 2ND FLOOR PROPOSED PLAN
EXTERIOR APPEARANCE/MATERIALS
Pg A6 - ROOF PLAN
Pg A7 - FRONT & REAR EXTERIOR ELEVATIONS WITH DAYLIGHT PLANE
Pg A8 - EXTERIOR ELEVATIONS
- CROSS-SECTION - DEN BALCONY
Pg A9 - EXISTING EXTERIOR ELEVATION
- CROSS-SECTIONS
- CROSS-SECTION - DEN BALCONY
Pg A10 - FLOOR AREA CALCULATIONS

APPLICABLE CODES:
2013 CBC, 2013 CPC, 2013 CMC, 2013 CEC, 2013 CRC, 2013 Green Building Standards Code, 2013 Energy Code, and City of Los Altos Ordinances

TREES

NO TREES WILL BE TRIMMED OR REMOVED.
NO TREES ARE WITHIN 15 FEET OF THE ADDITION.

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1290 CARMEL TERRACE, LOS ALTOS, CA 94024

OWNER NAME: MINNA LEE AND MIKE JEE

DESIGNER:
MIKE JEE 650-646-1687

DRAFTSMAN:
RICK GOULD
650-520-9215

ON THIS PAGE OF LAYOUT:
AREA MAP, ROOF PLAN, SCOPE OF WORK, ZONING DATA, TREE NOTES, INDEX

SCALE:

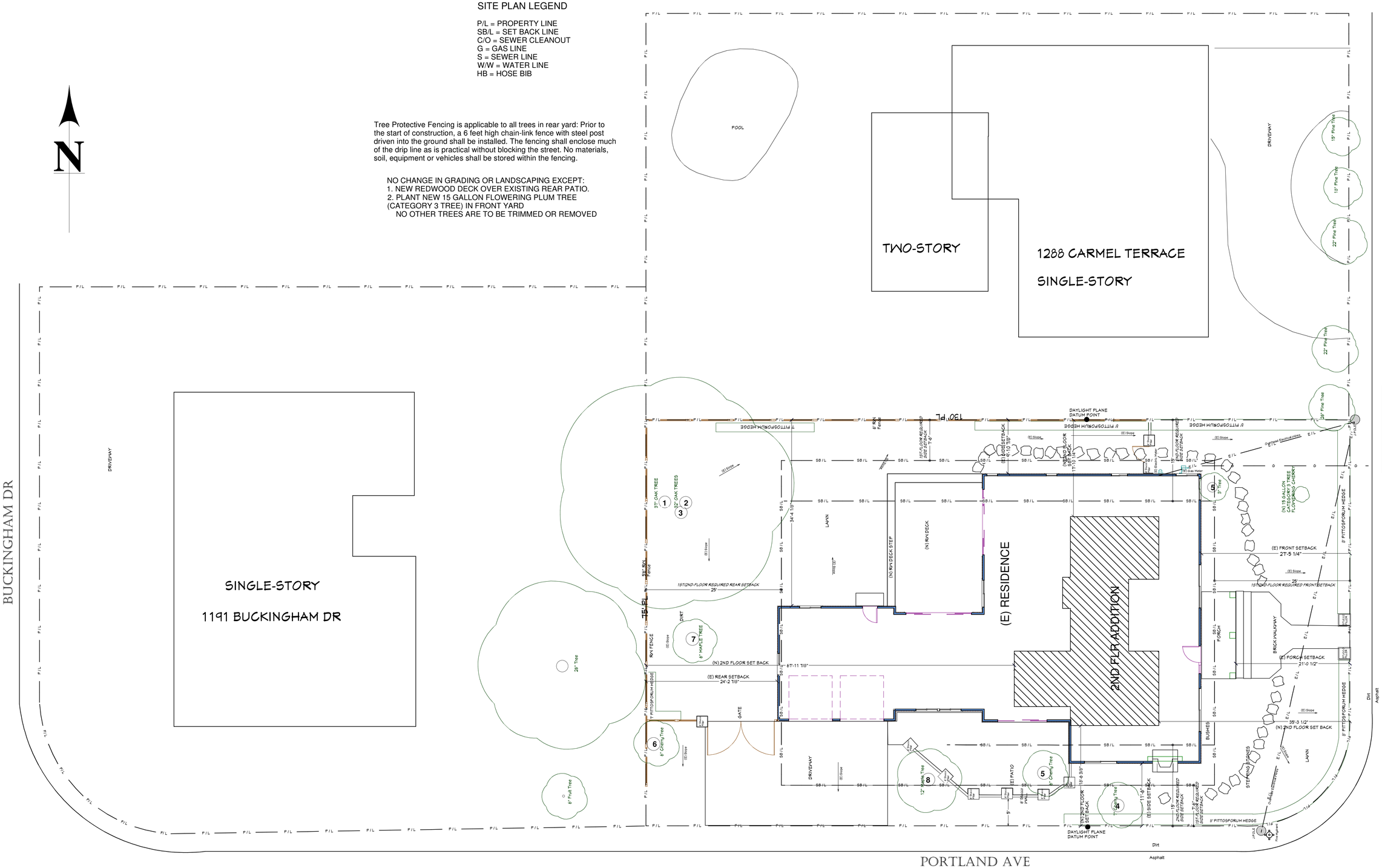
PAGE # A1

## SITE PLAN LEGEND

P/L = PROPERTY LINE
SB/L = SET BACK LINE
C/O = SEWER CLEANOUT
G = GAS LINE
S = SEWER LINE
W/W = WATER LINE
HB = HOSE BIB

Tree Protective Fencing is applicable to all trees in rear yard: Prior to the start of construction, a 6 feet high chain-link fence with steel post driven into the ground shall be installed. The fencing shall enclose much of the drip line as is practical without blocking the street. No materials, soil, equipment or vehicles shall be stored within the fencing.

NO CHANGE IN GRADING OR LANDSCAPING EXCEPT:
1. NEW REDWOOD DECK OVER EXISTING REAR PATIO.
2. PLANT NEW 15 GALLON FLOWERING PLUM TREE (CATEGORY 3 TREE) IN FRONT YARD
NO OTHER TREES ARE TO BE TRIMMED OR REMOVED

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DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: SITE PLAN

SCALE: 1/8" = 1'

PAGE # A2

ASSESSOR'S PARCEL MAP




SATELLITE VIEW

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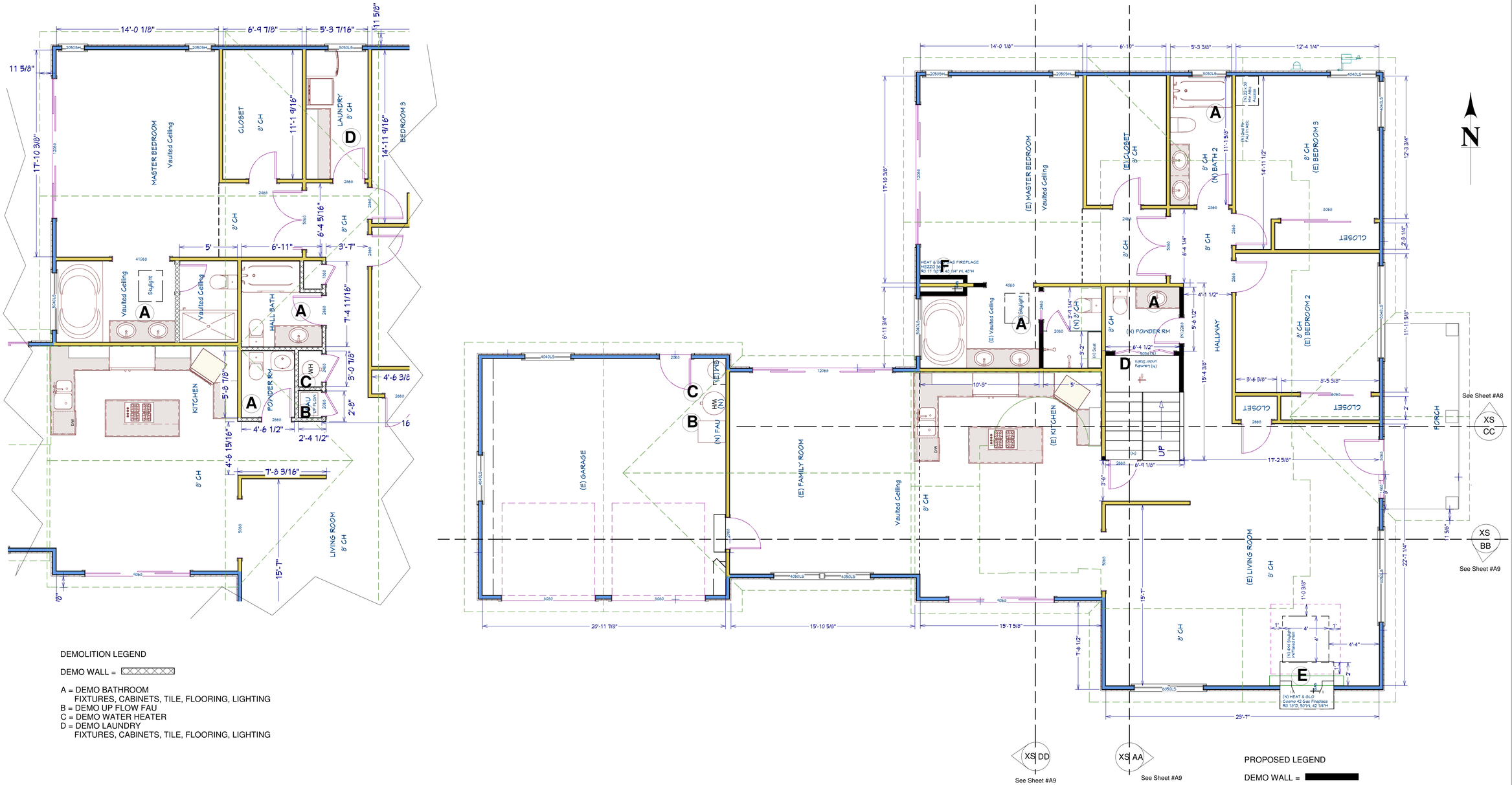
| DESIGNER: | DRAFTSMAN: | ON THIS PAGE OF LAYOUT: | SCALE: | PAGE # |
|---|---|---|---|---|
| MIKE JEE 650-646-1687 | RICK GOULD 650-520-9215 | NEIGHBORHOOD RELATIONSHIPS | NS | A3 |




DEMOLITION LEGEND

DEMO WALL =

A = DEMO BATHROOM
FIXTURES, CABINETS, TILE, FLOORING, LIGHTING
B = DEMO UP FLOW FAU
C = DEMO WATER HEATER
D = DEMO LAUNDRY
FIXTURES, CABINETS, TILE, FLOORING, LIGHTING

DEMOLITION IS LIMITED TO THE AREA DISPLAYED ABOVE.
DEMOLITION IS REQUIRED TO MAKE ROOM FOR STAIRS.

## 1ST FLOOR DEMOLITION PLAN

PROPOSED LEGEND

DEMO WALL =

A = NEW BATHROOM
FIXTURES, CABINETS, TILE, FLOORING, LIGHTING
B = NEW DN FLOW FAU
C = NEW WATER HEATER
D = NEW WASHER-DRYER UNDER STAIR LANDING
E = NEW HEAT & GLO GAS FIREPLACE RETROFIT
F = NEW HEAT & GLO GAS FIREPLACE
G = REPLACE GRID WINDOWS WITH NO GRIDS WINDOWS

## 1ST FLOOR PROPOSED PLAN

REVISION: 5-27-15

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1290 CARMEL TERRACE, LOS ALTOS, CA 94024

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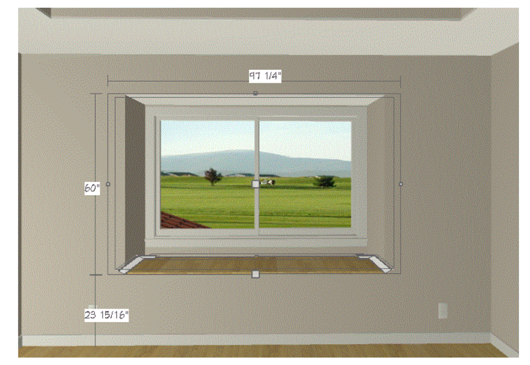
DESIGNER: MIKE JEE 650-646-1687

DRAFTSMAN: RICK GOULD 650-520-9215

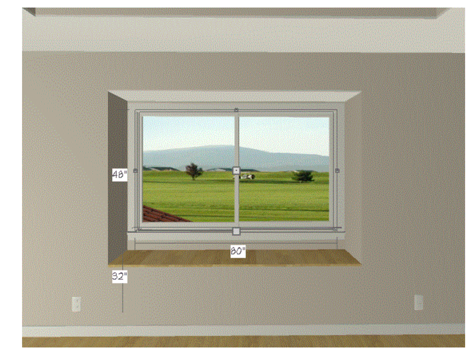
ON THIS PAGE OF LAYOUT: DEMOLITION PLAN AND FIRST FLOOR PROPOSED PLAN

SCALE: 1/4" = 1'

PAGE # A4



BOX WINDOW DIMENSIONS



WINDOW SILL HEIGHT AFF

ALL BAY WINDOWS SHALL HAVE AN INTERIOR HEIGHT OF LESS THAN 5 FEET

## BOX WINDOW DETAILS

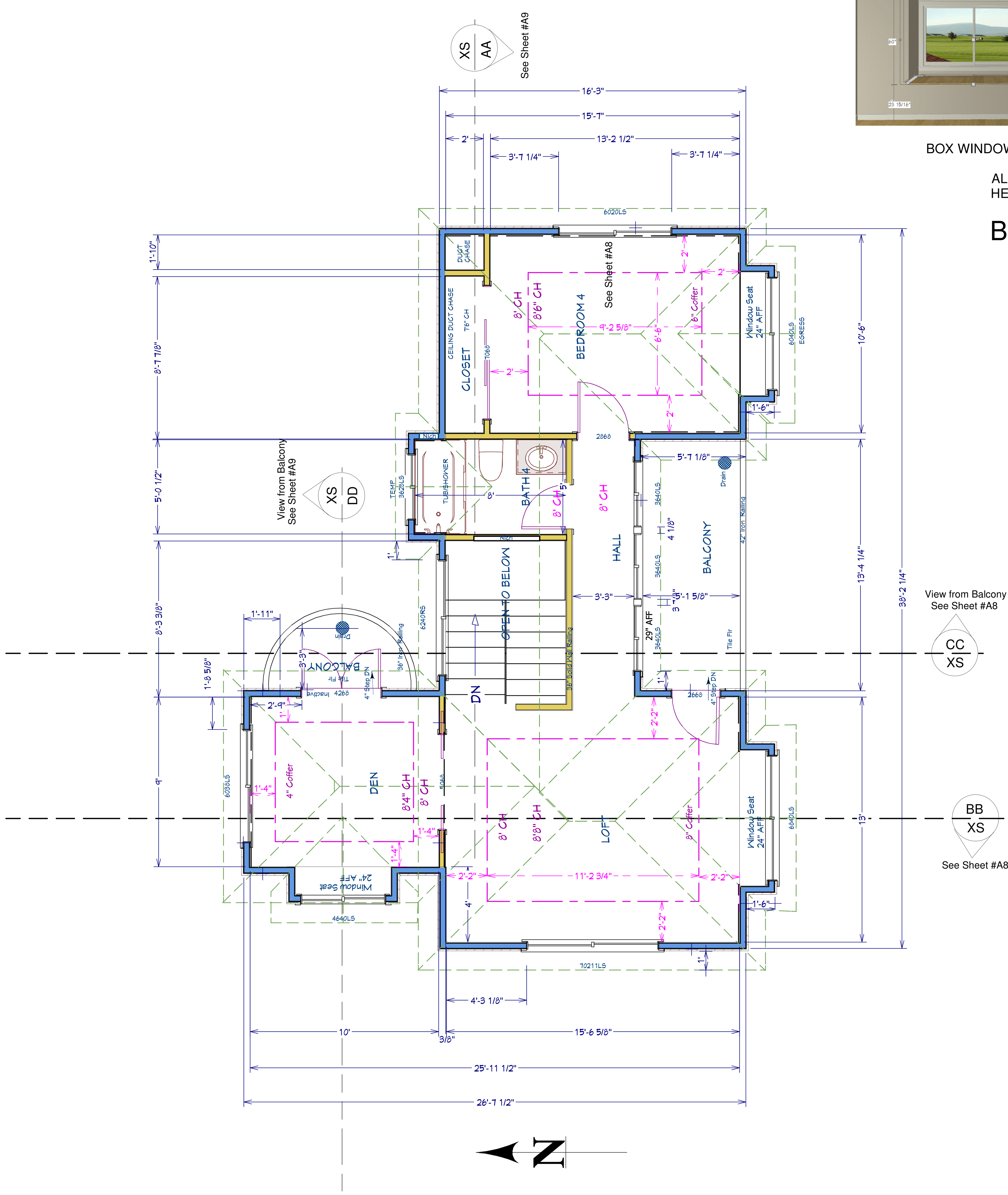
## EXTERIOR MATERIALS/APPEARANCE

### EXTERIOR MATERIALS

VINYL WINDOWS TO MATCH EXISTING
1 x 3 1/4" WOOD WINDOW & DOOR TRIM TO MATCH (E) (SEE PICTURE BELOW).
EAVES, FACIA, GUTTERS & DOWN SPOUTS TO MATCH (E) (SEE PICTURE BELOW)
MEDIUM STUCCO TEXTURE TO MATCH (E)
ROOF COVERING SPANISH S TILE TO MATCH (E)
BALCONY IRON RAILING (SEE PICTURE BELOW)

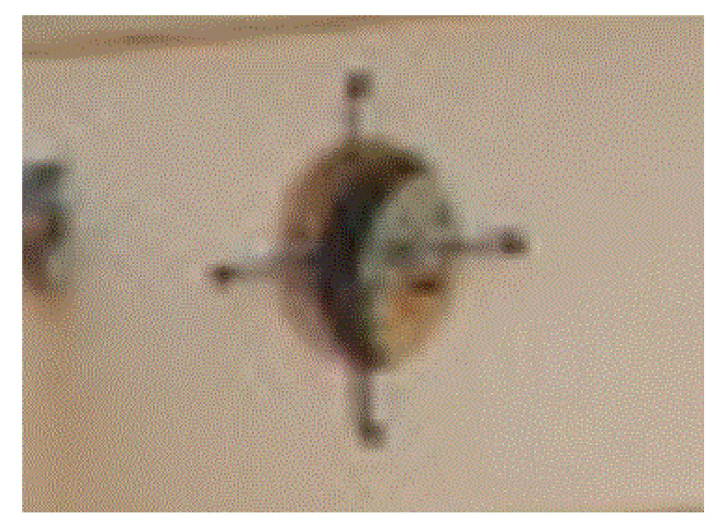
### EXTERIOR COLORS

TRIM COLOR: OFF-WHITE TO MATCH (E)
BODY COLOR: LIGHT TAN TO MATCH (E)
WINDOW FRAME COLOR: WHITE TO MATCH (E)
BALCONY IRON RAILING: WHITE TO MATCH (E) TRIM COLOR

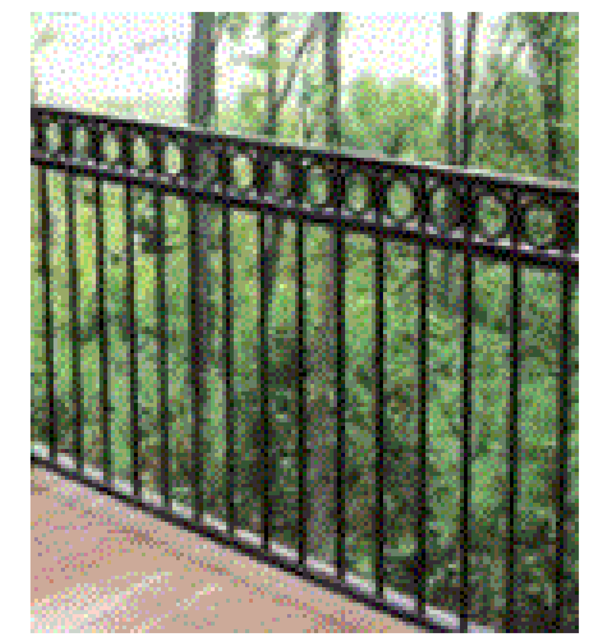



ALL OF SECOND FLOOR IS NEW

## 2ND FLOOR PROPOSED PLAN



(N) 2ND FLOOR FRONT GABLE DECORATION - 2 IRON BARS OVER RECESSED STUCCO CIRCLE

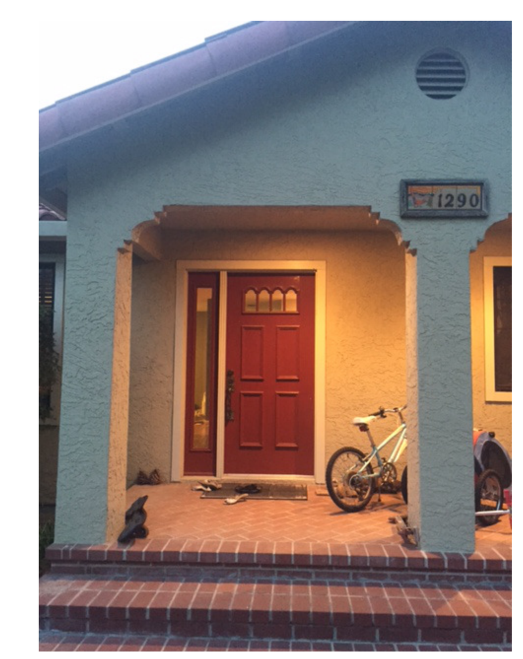


(N) front BALCONY IRON RAILING

(N) REAR BALCONY IRON RAILING

(E) WINDOW, DOOR, STUCCO, ROOF TILE

(E) WINDOW TRIM




(E) ENTRY DOOR TRIM

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| DESIGNER: | DRAFTSMAN: | ON THIS PAGE OF LAYOUT: | SCALE: | PAGE # |
|---|---|---|---|---|
| MIKE JEE 650-646-1687 | RICK GOULD 650-520-9215 | | | A5 |

ROOF FLASHING NOTES

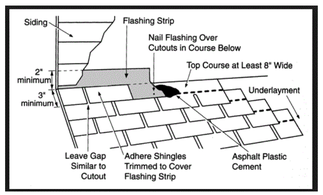
ALL ROOF FLASHING SHALL USE 26 GALVANIZED METAL.

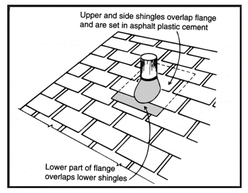
1500 7.2.8 UNDERLAYMENT APPLICATION.

FOR ROOF SLOPES FROM TWO UNITS VERTICAL IN 12 UNITS HORIZONTAL (17% SLOPE) AND UP TO FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE), UNDERLAYMENT SHALL BE TWO LAYERS APPLIED IN THE FOLLOWING MANNER. APPLY A MINIMUM 19-INCH-WIDE (483 MM) STRIP OF UNDERLAYMENT FELT PARALLEL WITH AND STARTING AT THE EAVES, FASTENED SUFFICIENTLY TO HOLD IN PLACE. STARTING AT THE EAVE, APPLY 36-INCH-WIDE (914 MM) SHEETS OF UNDERLAYMENT OVERLAPPING SUCCESSIVE SHEETS 19 INCHES (483 MM), BY FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL. FOR ROOF SLOPES OF FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33% SLOPE) OR GREATER, UNDERLAYMENT SHALL BE ONE LAYER APPLIED IN THE FOLLOWING MANNER. UNDERLAYMENT SHALL BE APPLIED SHINGLE FASHION, PARALLEL TO AND STARTING FROM THE EAVE AND LAPPED 2 INCHES (51 MM), FASTENED SUFFICIENTLY TO HOLD IN PLACE. DISTORTIONS IN THE UNDERLAYMENT SHALL NOT INTERFERE WITH THE ABILITY OF THE SHINGLES TO SEAL.

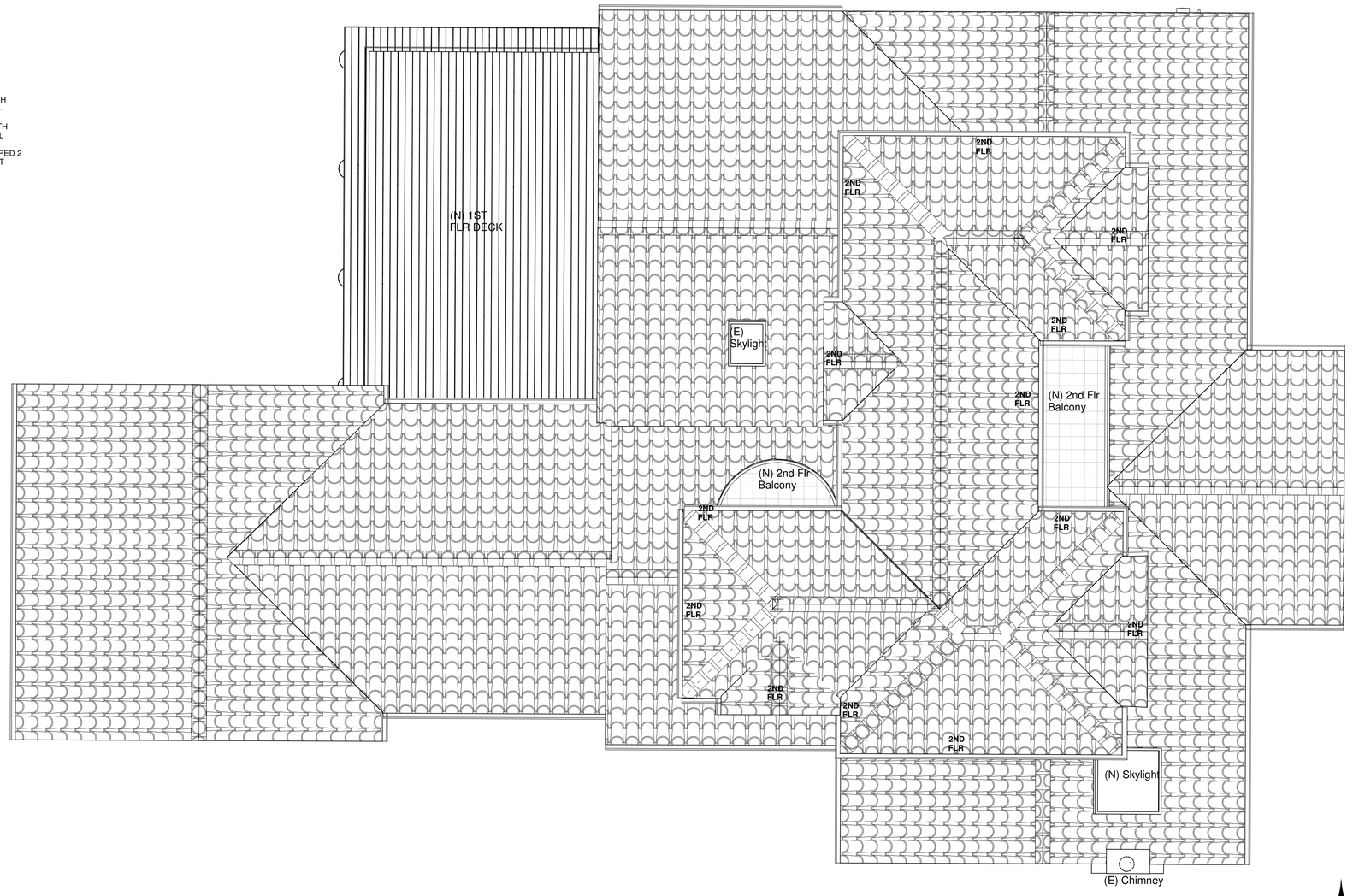
1507.2.9 FLASHIMGS

FLASHING FOR ASPHALT SHINGLES SHALL COMPLY WITH THIS SECTION. FLASHING SHALL BE APPLIED IN ACCORDANCE WITH THIS SECTION AND THE ASPHALT SHINGLE MANUFACTURER'S PRINTED INSTRUCTIONS.




ROOF FLASHING DETAILS




ALL ROOFS ARE 4:12 PITCH TO MATCH EXISTING
SPANISH S-TILE TO MATCH EXISTING
EVES AND FACIA TO MATCH EXISTING
GUTTERS AND DOWNSPOUTS TO MATCH EXISTING
WINDOWS AND DOOR TRIM TO MATCH EXISTING

N

ROOF PLAN SCALE 1/4" = 1'

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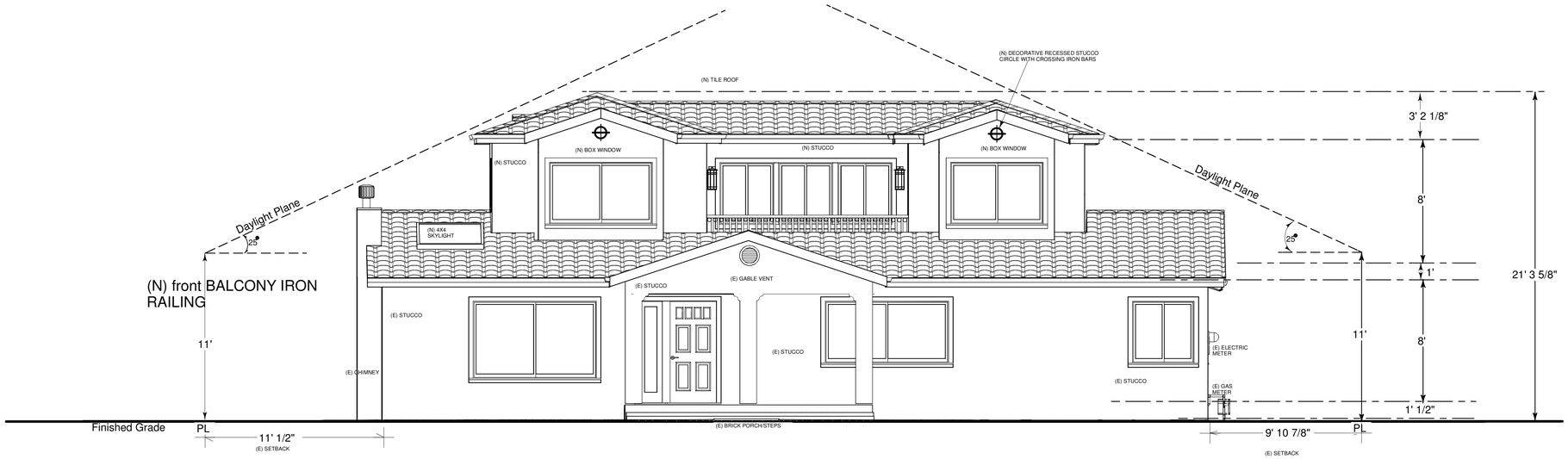
ON THIS PAGE OF LAYOUT: ROOF PLAN AND ROOF COVERING DETAILS

SCALE: 1/4" = 1'

PAGE # A6




EXISTING & FINISHED GRADE ARE THE SAME (NO CHANGE IN GRADING)

FRONT ELEVATION - EAST

## EXTERIOR MATERIALS (Also See Sheet A5)

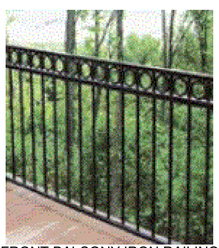
VINYL WINDOWS TO MATCH EXISTING
1 x 3 1/4" WOOD WINDOW & DOOR TRIM TO MATCH (E)
EAVES, FACIA, GUTTERS & DOWN SPOUTS TO MATCH (E)
MEDIUM STUCCO TEXTURE TO MATCH (E)
ROOF COVERING SPANISH S TILE TO MATCH (E) CLAY TILES
(N) BALCONY RAILINGS ARE DECORATIVE IRON
DEN RAILING IS 36" HIGH
FRONT RAILING IS 12" HIGH (ABOVE 1ST FLOOR ROOF)
(N) FRONT 2ND FLOOR GABLES RECESSED STUCCO
CIRCLE WITH IRON BARS DECORATION

## EXTERIOR COLORS

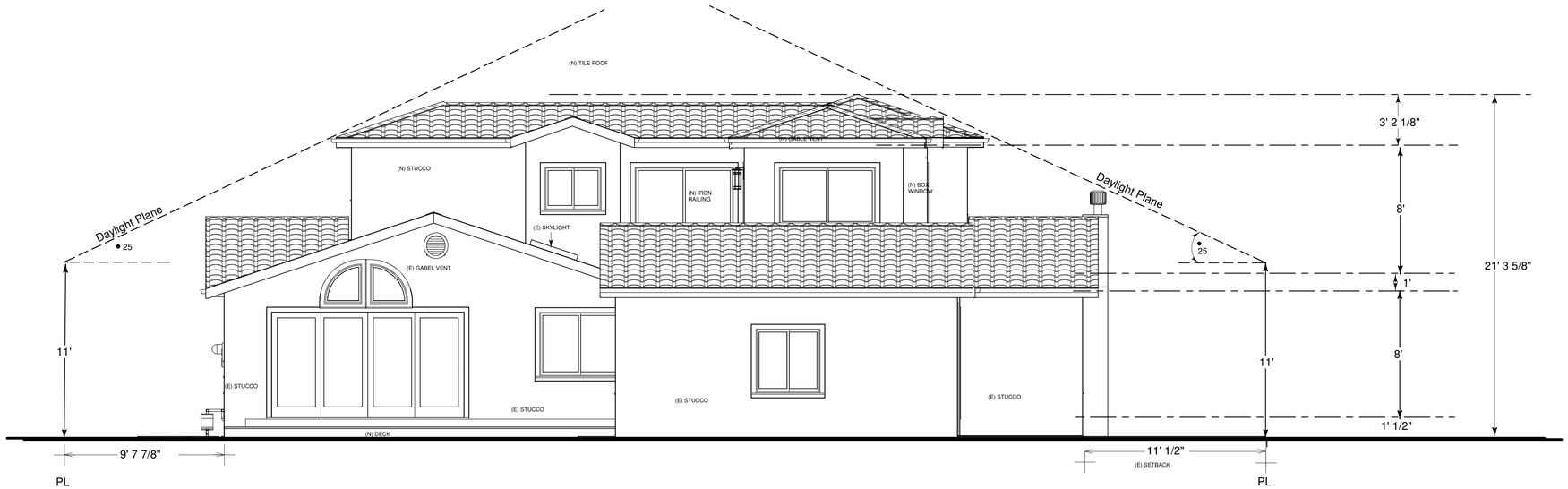
TRIM COLOR: OFF-WHITE TO MATCH (E)
BODY COLOR: LIGHT TAN TO MATCH (E)
WINDOW FRAME COLOR: WHITE TO MATCH (E)
BALCONY IRON RAILING: WHITE TO MATCH (E) TRIM COLOR

## EXTERIOR MATERIALS/APPEARANCE

(N) 2ND FLOOR FRONT GABLE DECORATION - 2 IRON BARS OVER RECESSED STUCCO CIRCLE



(N) FRONT BALCONY IRON RAILING
Will only utilize Top 12" of example railing




REAR ELEVATIONS - WEST

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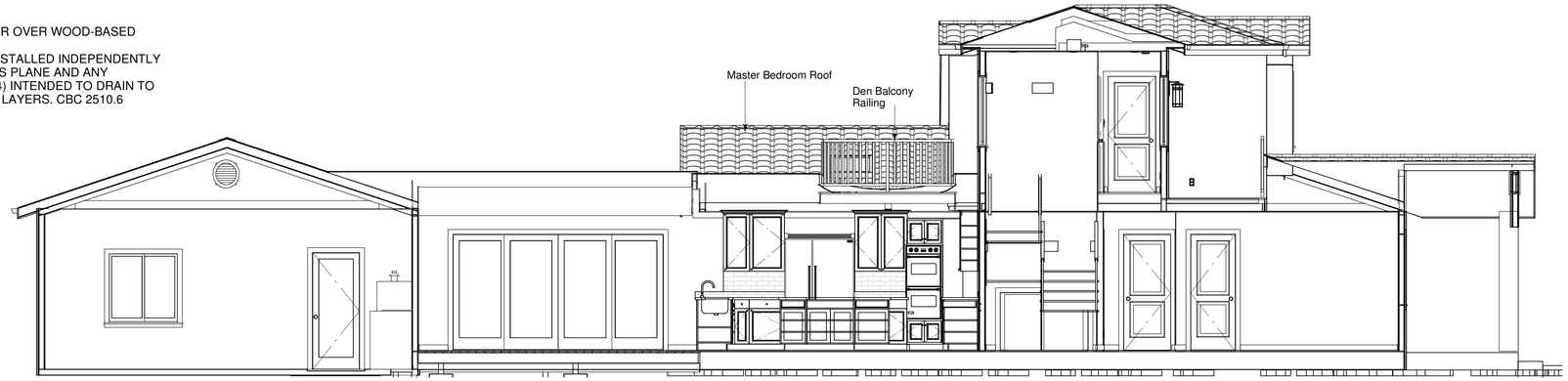
DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'

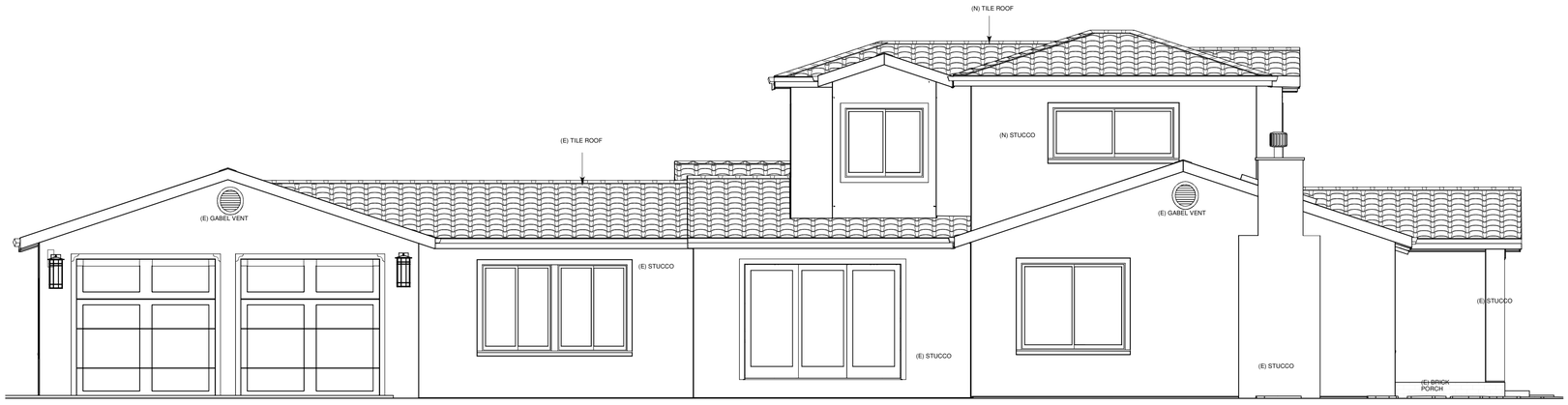
PAGE # A7

UNDER STUCCO REQUIREMENT - 2 LAYERS OF GRADE D PAPER OVER WOOD-BASED SHEATHING
EXTERIOR WATERPROOF BARRIER PAPER LAYER SHALL BE INSTALLED INDEPENDENTLY SUCH THAT EACH LAYER PROVIDES A SEPARATE CONTINUOUS PLANE AND ANY FLASHING (INSTALLED IN ACCORDANCE WITH SECTION 1-405.4) INTENDED TO DRAIN TO THE WATER RESISTANT BARRIER IS DIRECTED BETWEEN THE LAYERS. CBC 2510.6




CROSS-SECTION CC

View from Balcony Looking North




LEFT SIDE ELEVATION - SOUTH

RIGHT SIDE ELEVATION - NORTH

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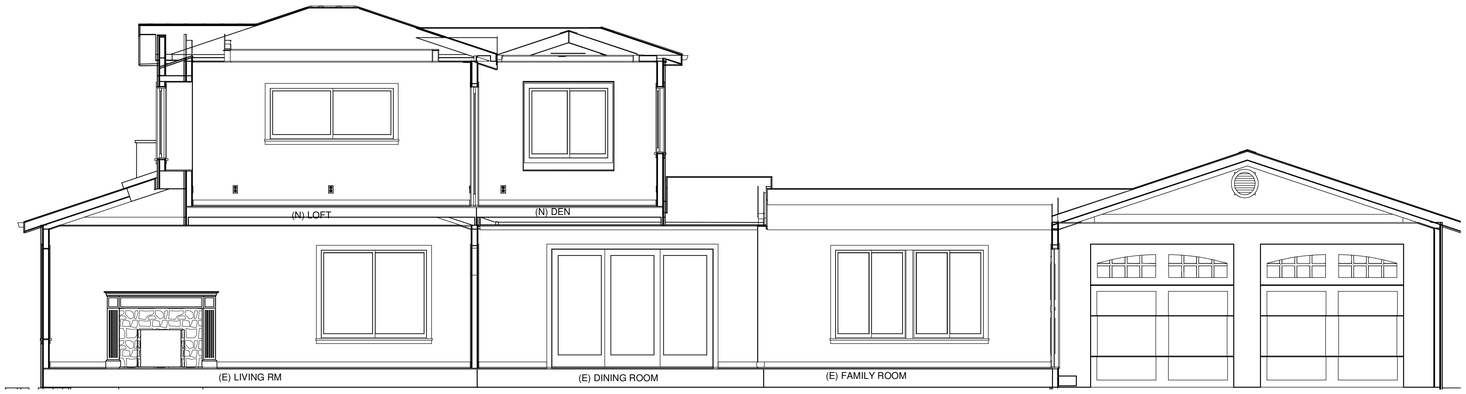
DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: EXTERIOR ELEVATIONS

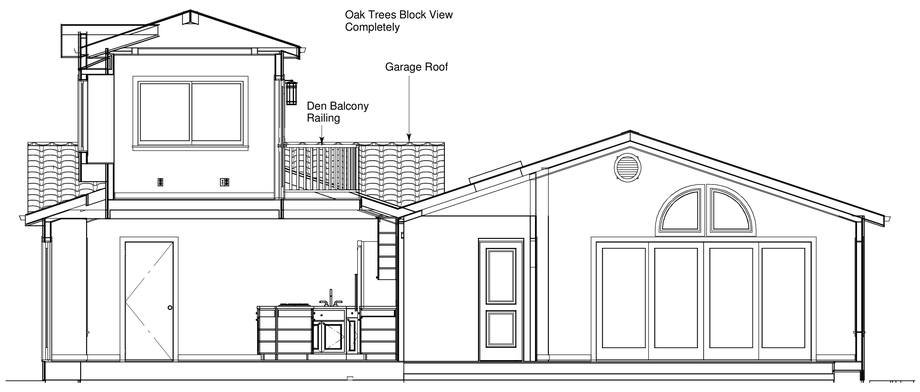
SCALE: 1/4" = 1'

PAGE # A8

CROSS-SECTION AA




CROSS-SECTION BB




CROSS-SECTION DD

View from Balcony Looking West

(E) FRONT ELEVATION

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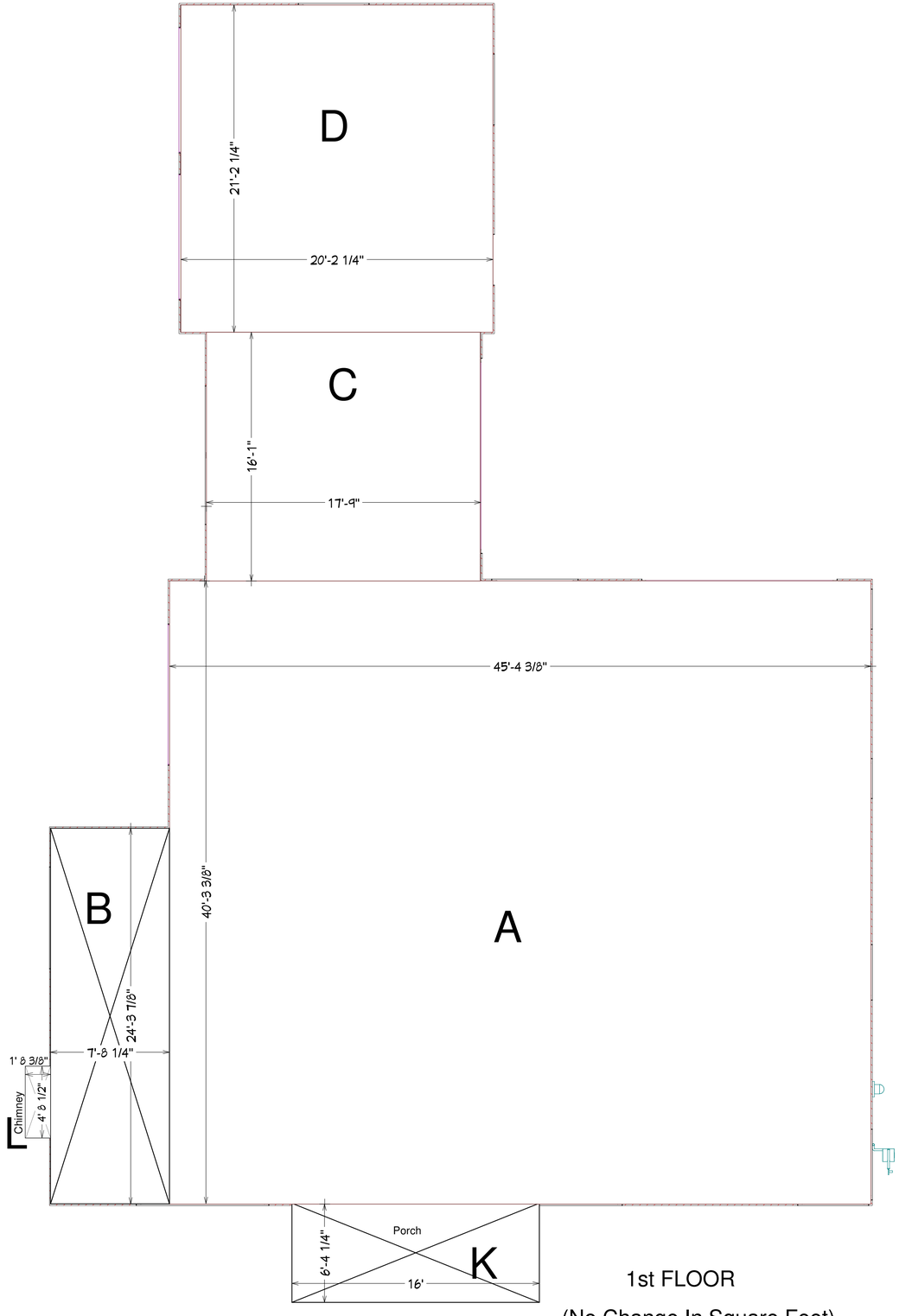
DESIGNER: MIKE JEE 650-646-1687

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: (E) FRONT ELEVATION, EXTERIOR ELEVATION, AND CROSS-SECTION

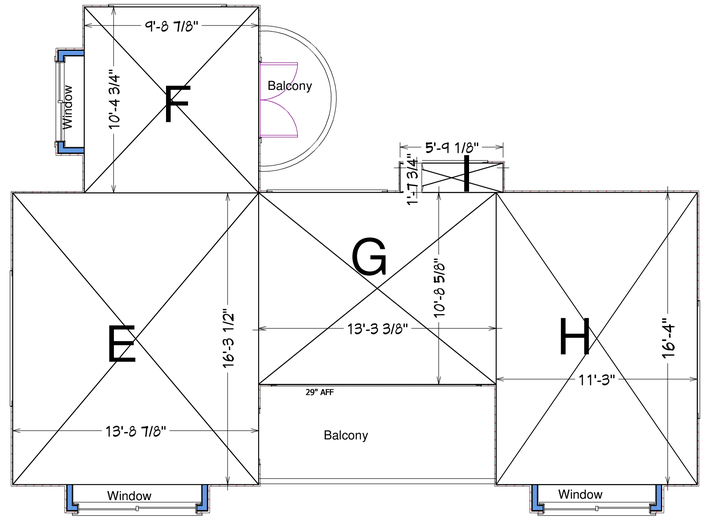
SCALE: 1/4" = 1'

PAGE # A9




1st FLOOR

(No Change In Square Feet)




2nd FLOOR (All New)

NEW FLOOR AREA CALCULATIONS

| SECTION | DIMENSIONS | AREA |
|---|---|---|
| FLOOR AREA | | |
| 1ST FLOOR AREA | | |
| A | 40' 3 1/8" X 45' 4 3/8" = | 1827.3 ft.² |
| B | 7' 8 1/4" X 24' 3 7/8" = | 187.0 ft.² |
| C | 16' 1" X 17' 9" = | 285.5 ft.² |
| TOTAL 1ST FLR = | | 2299.8 ft.² |
| 2ND FLOOR AREA | | |
| E | 13' 8 7/8" X 16' 3 1/2" = | 233.8 ft.² |
| F | 10' 4 3/4" X 9' 8 7/8" = | 101.3 ft.² |
| G | 13' 3 3/8" X 10' 8 5/8" = | 142.6 ft.² |
| H | 11' 3" X 16' 4" = | 183.0 ft.² |
| I | 1' 7 3/4" X 5' 9 1/8" = | 9.5 ft.² |
| TOTAL 2ND FLR = | | 660.2 ft.² |
| TOTAL FLOOR AREA (A-C. E-H) | | 2960 ft.² |
| NON-HABITABLE AREA | | |
| GARAGE | | |
| D | 21' 2 1/4" X 20' 2 1/4 = | 427.7 ft.² |
| 1ST ENTRY FLOOR PORCH | | |
| K | 6' 4 1/4" X 16" = | 96.3 ft.² |
| CHIMNY | | |
| L | 4' 8 1/2" X 1' 8 3/8" = | 7.99 ft.² |
| TOTAL D, K, L = | | 531 ft.² |
| TOTAL FLOOR AREA (A-C, E-I, D) | | 3387.7 ft.² |
| TOTAL LOT COVERAGE (A-C, D, K, L) | | 2830.8 ft.² |

REVISION: 5-27-15

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DESIGNER: MIKE JEE 650-646-1687

DRAFTSMAN: RICK GOULD 650-520-9215

ON THIS PAGE OF LAYOUT: FLOOR AREA COVERAGE CALCULATIONS

SCALE: 1/4" = 1'

PAGE # A10