

Two-Story Residential Addition

PLANNING SUBMITTAL 10.31.2018
 BUILDING SUBMITTAL _____
 SCOPE OF WORK:
 • Addition of Master Bedroom and Bathroom on top of Existing 2-Car Garage (676 SF)

Project Directory

OWNER: HENRY & DAN SHEN
 835 ORCHID PL, LOS ALTOS, CA 94024-4626
 650-814-3386 | DAI319H@YAHOO.COM
 DASHEN1116@YAHOO.COM

ARCHITECT: GKW ARCHITECTS, INC.
 710 E. MCGLINCY LANE SUITE 109, CAMPBELL, CA 95008
 408-315-2125 | GORDONKWONG@GKWARCHITECTS.COM

GENERAL CONTRACTOR: TBD

STRUCTURAL: JHP STRUCTURAL ENGINEERING, INC.
 JOHN PARK, PE
 2905 EL SOBRANTE ST, SANTA CLARA, CA 95051
 DOKKI75@YAHOO.COM | 408-655-1399

T-24 ENERGY: CARSTAIRS ENERGY, TIMOTHY CARSTAIRS CEA, HERS, GPR
 2238 BAYVIEW HEIGHTS DRIVE, SUITE E, LOS OSOS, CA 93402
 TITLE24@YAHOO.COM | 805-904-9048
 WWW.CARSTAIRSENERGYCALCS.COM

Project Information

PROJECT LOCATION: 835 ORCHID PL, LOS ALTOS, CA 94024-4626

APN: 336-01-024

PROJECT JURISDICTION: CITY OF LOS ALTOS

ZONING: R1-10 SINGLE-FAMILY

LAND USE: SINGLE FAMILY, SMALL LOT (4 DU / NET ACRE)

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-B

MIN. SITE AREA, CORNER LOT: 11,000 SF

(E) LOT AREA: 11,879 SF > 11,000 SF = OKAY

MIN. SITE WIDTH, CORNER LOT: 90 FT

(E) SITE WIDTH: 101 FT

MIN. SITE DEPTH: 100 FT

(E) SITE DEPTH: 110 FT

MAX. COVERAGE, ONE-STORY: 35%

MAX. COVERAGE, TWO-STORY: 30%

(E) LOT COVERAGE: 2,944.29 SF / 11,879 SF = 24.7%

(P) LOT COVERAGE: 3,032.7 SF / 11,879 SF = 25.53%

FLOOR AREA RATIO ALLOWED: 3,850 + 10% (879) = 3,938 SF

(E) F.A.R.: 2,944.29 SF / 11,879 = 24.7%

(P) F.A.R.: 3,680.5 SF / 11,879 = 30.98%

(E) RESIDENCE: 2,944.29 SF

(P) ADDITION: 647.7986 SF

TOTAL: 3,680.5 SF = 30.98%

SET BACKS

FRONT: 25 FT

INTERIOR SIDE:

1ST STORY: 10 FT
 2ND STORY: 17.5 FT

EXTERIOR SIDE: 20 FT

REAR: 25 FT

MAXIMUM HEIGHT: 27 FT

(P) HEIGHT: 21.7 FT

MAXIMUM NUMBER OF STORIES: 2

(P) NUMBER OF STORIES: 2

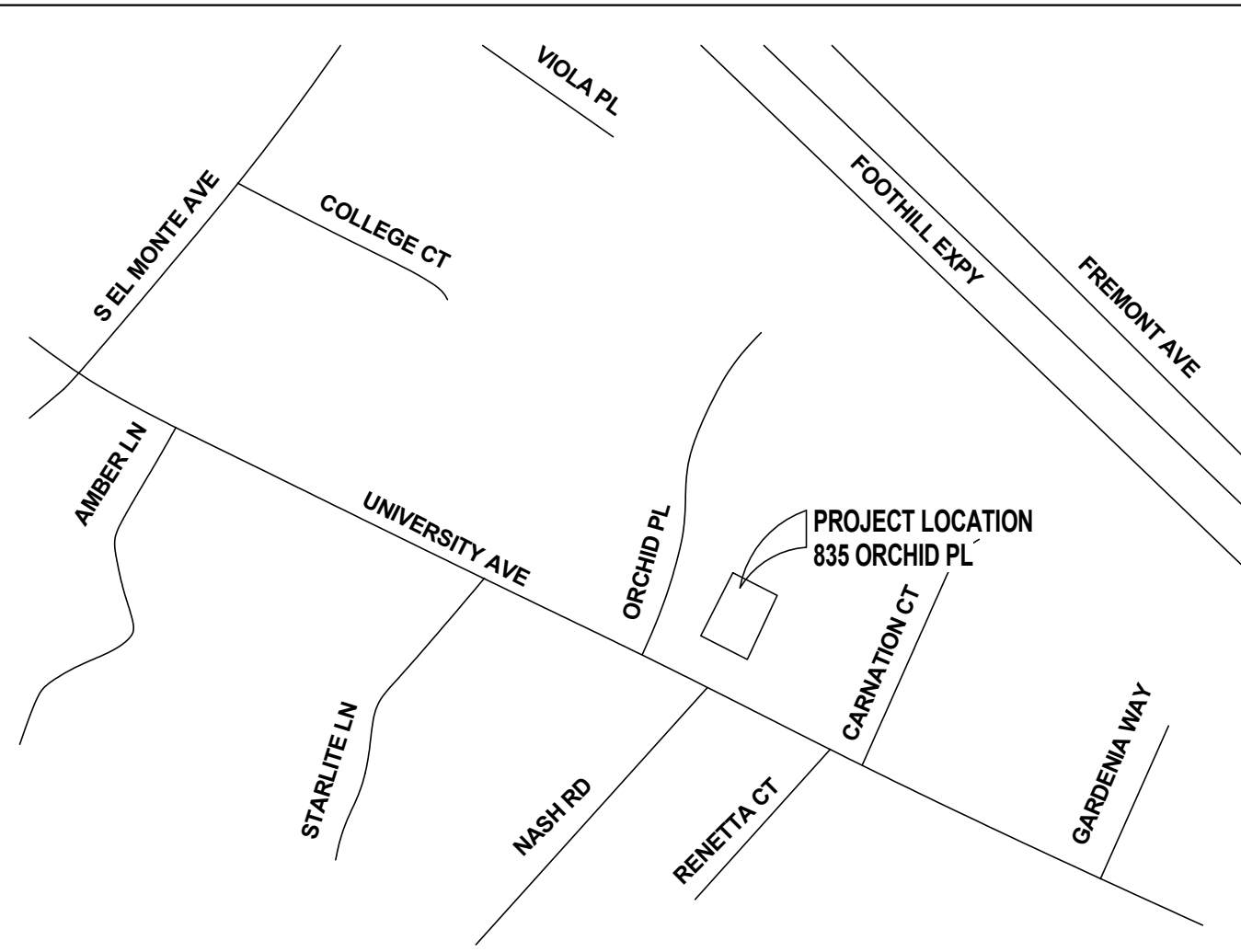
Applicable Codes

- 2016 CALIFORNIA BUILDING CODES PART 1, 6, 10 & 11 (2012 IBC)
- 2016 CALIFORNIA BUILDING CODES PART 2, 2.5, 3-5, 8-9, 12
- 2016 CALIFORNIA RESIDENTIAL CODE PART 2.5 (2012 IRC)
- 2016 CALIFORNIA MECHANICAL CODE (2012 UMC)
- 2016 CALIFORNIA PLUMBING CODE (2012 UPC)
- 2016 CALIFORNIA ELECTRICAL CODE (2014 NEC)
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- 2016 CALIFORNIA ENERGY CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS
- LOS ALTOS MUNICIPAL CODE

Building Information Model



Vicinity Map



Sheet Index

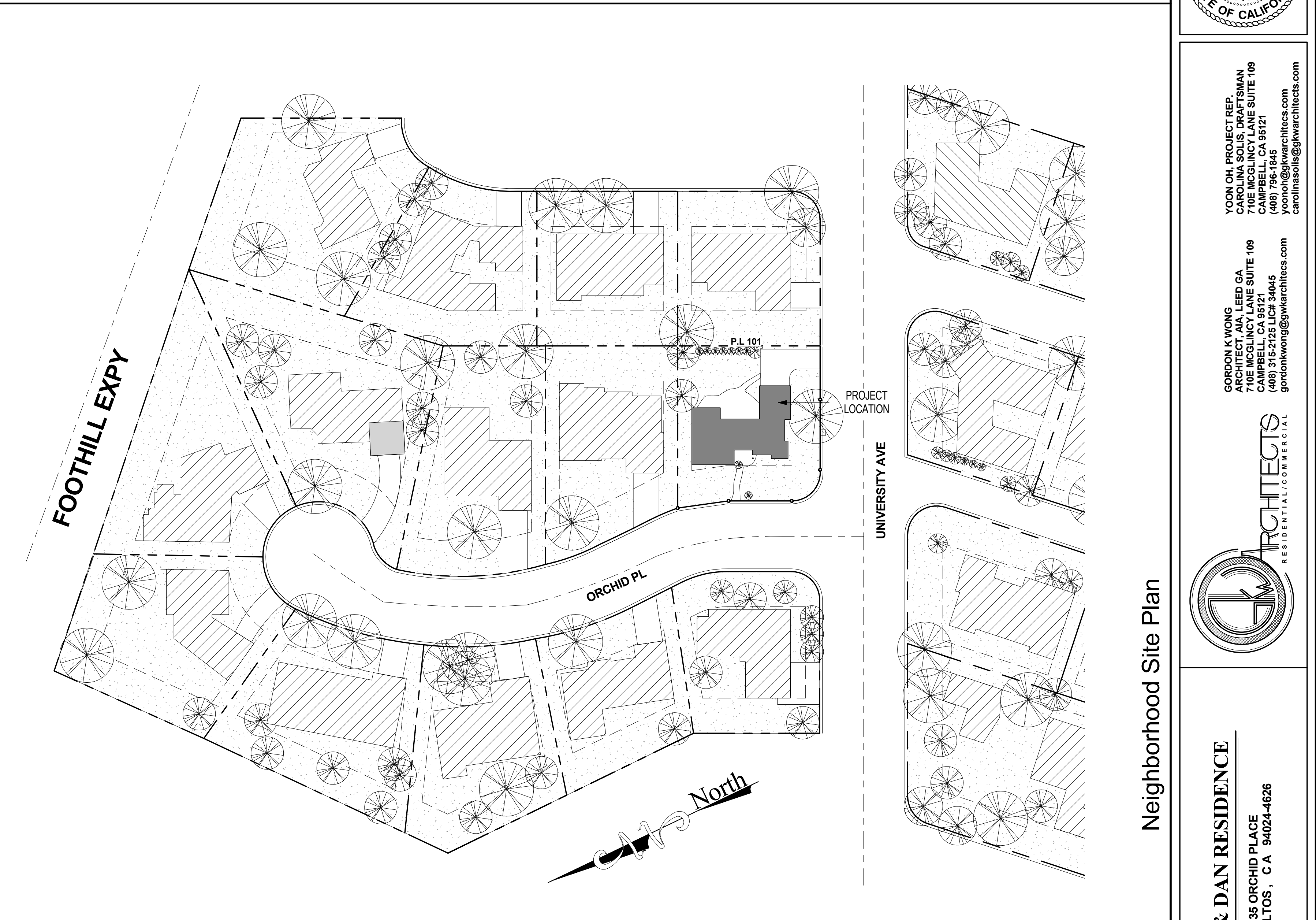
Sheet Number	Sheet Name
A000	Neighborhood Site Plan
A001	Architectural Notes & Symbols
A002	Neighborhood Diagram
A003	3-D Views
A004	Site Plan, Existing
A005	Site Plan, Proposed
A100	Floor Plan, Existing
A101	Floor Plan Level 1 & 2, Proposed
A102	Roof Plan, Existing
A103	Roof Plan, Proposed
A200	Existing & Proposed South Elevation
A201	Existing & Proposed North Elevation
A202	Existing & Proposed East Elevation
A203	Existing & Proposed West Elevation
A300	Sections
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Public Works & Site Plan Notes

- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF SAN JOSE.
- OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER CAMPBELL S.J. SECTION 17.20.540
- PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
- ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2.
- CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
- PER CGSBC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-SAVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
- PER CGSBC 301.1.1 - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

RESIDENTIAL ADDITION

LOS ALTOS ———— CALIFORNIA

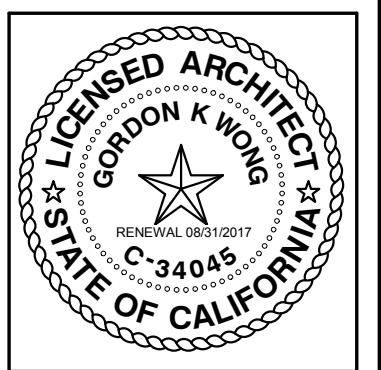


1 Neighborhood Site Plan
 1" = 50'-0"

	ZONING COMPLIANCE		
	EXISTING	PROPOSED	ALLOWED/PROPOSED
LOT COVERAGE:	2,944.29 SF (24.7%)	3,032.7 SF (25.53%)	3,563.7 SF / 3,032.7 SF
FLOOR AREA:	1ST FLR: 2,944.29 SF 2ND FLR: 0 SF TOTAL: 2,944.29 SF (24.7%)	1ST FLR: 3,032.7 SF 2ND FLR: 647.7986 SF TOTAL: 3,680.5 (30.98%)	3,938 SF / 3,680.5 SF
SETBACKS:			
FRONT	25 FEET & 8 INCHES	25 FEET & 8 INCHES	25 FEET
REAR	25 FEET & 4 INCHES	25 FEET & 4 INCHES	25 FEET
EXTERIOR SIDE (1ST/2ND)	21 FEET/0 FEET	21 FEET/21 FEET	20 FEET/20 FEET
INTERIOR SIDE (1ST/2ND)	10 FEET/0 FEET	10 FEET/0 FEET	10 FEET/17.5 FEET
HEIGHT:	15 FEET	22.8 FEET	27 FEET

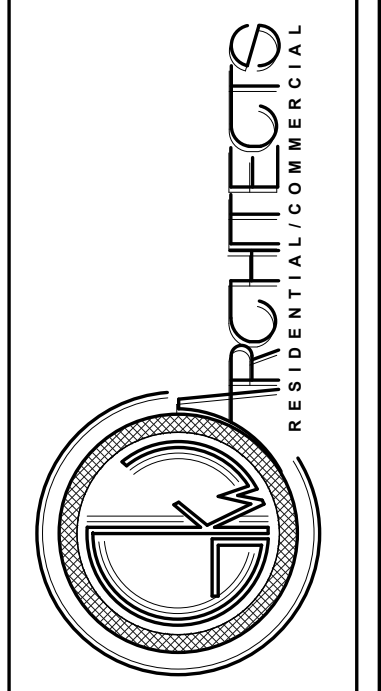
LOT CALCULATIONS			
NET LOT AREA:	11,879 SF		
FRONT YARD HARDSCAPE AREA:	269 SF		
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE AREA (EXISTING AND PROPOSED): 269 SF		
	EXISTING SOFTSCAPE (UNDISTURBED) AREA: 10,369 SF		
	NEW SOFTSCAPE (NEW OR REPLACED LANDSCAPING) AREA: 0 SF		

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2068.59 SF	704.2986 SF	2772.89 SF
NON-HABITABLE AREA:	525.7	20.7 SF	557.625 SF



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1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Neighborhood Site Plan

A000


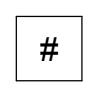

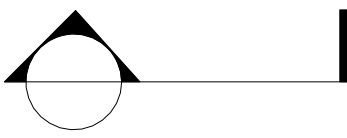
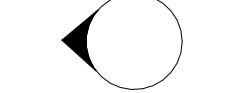

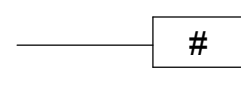
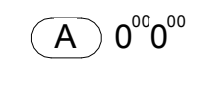
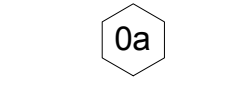
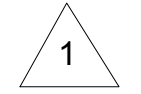
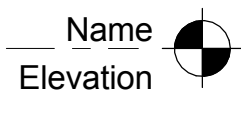
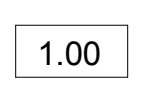

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ABBREVIATIONS

A	ABV ABOVE AC ASPHALT CONCRETE AD AREA DRAIN ADDL ADDITIONAL AFF ABOVE FINISH FLOOR ASPH ASPHALT	I	IN INCH INCAND INCANDESCENT INSUL INSULATION INT INTERIOR INV INVERT	R	REVEAL OR RISER RAD RADIUS RCP REINFORCED CONCRETE PIPE RD ROOF DRAIN REF REFERENCE REFL REFLECTED REFR REFRIGERATOR RET RETAINING OR RETARDANT REG REGISTER RO ROUGH OPENING (R) REPLACE
B	BITUM BITUMINOUS BKG BACKING BLDG BUILDING BM BEAM BR BACKER ROD BUR BUILT-UP-ROOF BDR BEDROOM BW BOTTOM OF WALL	J	JST JOIST JT JOINT	S	SCD SEE CIVIL DRAWINGS SCHD SCHEDULE SD STORM DRAIN SECT SECTION SED SEE ELECTRICAL DRAWINGS SF SQUARE FOOT OR FEET SHR SHOWER SHT SHEET SHTG SHEATHING SIM SIMILAR SJ SEISMIC JOINT SL SEALANT SLD SEE LANDSCAPE DRAWINGS SM SHEET METAL SMD SEE MECHANICAL DRAWINGS SOF SOFFIT SOG SLAB ON GRADE SPD SEE PLUMBING DRAWINGS SPEC/S SPECIFICATION SQ SQUARE SS SANITARY SEWER SSD SEE STRUCTURAL DRAWINGS STC SOUND TRANSMISSION COEFFICIENT STD STANDARD STL STEEL STOR STORAGE STRL STRUCTURAL SY SQUARE YARD
C	CAB CABINET CB CATCH BASIN CEM CEMENT CF CUBIC FEET CJ CONTROL JOINT CL CLOSET CTL CENTERLINE CLG CEILING CONC CONCRETE CPT CARPET	L	LOC LOCATION LT LIGHT	T	T&B TOP AND BOTTOM T&G TONGUE AND GROOVE TC TOP OF CURB TOC TOP OF CONCRETE TOP TOP OF PAVING TOS TOP OF STEEL TRD TREAD TW TOP OF WALL
D	DK DECK DR DRAIN D.S. DOWNSPOUT	M	MB MACHINE BOLT MDF MEDIUM DENSITY FIBERBOARD MECH MECHANICAL MEMB MEMBRANE MET METAL MFR. MANUFACTURER MH MANHOLE MSC MISCELLANEOUS MTD MOUNTED METAL MTL	U	UL UNDERWRITERS LABORATORIES UTIL UTILITIES
E	(E) EXISTING E EAST ELEC ELECTRICAL PANEL EP EXTERIOR EXT	N	(N) NEW N NORTH N.F.V. NET FREE VENTILATION NIC NOT IN CONTRACT NOM NOMINAL NP NO PARKING NR NON-RATED NTS NOT TO SCALE	V	VCP VITREOUS CLAY PIPE VERT VERTICAL V ATTIC VENT
F	FDN FOUNDATION FH FIRE HYDRANT FIN FINISH FF FINISH FLOOR FL FLOW LINE FLUOR FLUORESCENT FOC FACE OF CONCRETE FOF FACE OF FINISH FOS FACE OF STUD FR FIRE RATED FS FLOOR SINK FSL FIRE SPRINKLER FTG FOOTING FURR FURRING	O	OA OVERALL ON CENTER OC OUTSIDE DIAMETER/ DIMENSION OD OWNER FURNISHED OFCI CONTRACTOR INSTALLED OFOI OWNER FURNISHED OWNER INSTALL	W	W WEST OR WIDTH WC WATER CLOSET WD WOOD WDW WINDOW W/O WITHOUT WP WATER PROOF WPT WORKING POINT WR WATER RESISTANT
G	GALV GALVANIZED GC GENERAL CONTRACTOR GL GLASS GND GROUND GWB GYPSUM WALL BOARD GYP GYPSUM	P	PENN PENETRATION PERF PERFORATED PERP PERPENDICULAR PL PLATE PL PROPERTY LINE PLAS PLASTER PLBG PLUMBING PLWD LYWOOD PNL PANEL POC POINT OF CONNECTION PP PERMEABLE PAVERS PREFAB PREFABRICATED PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PAINTED PTR PRESSURE TREATED PTRWDQ PRESSURE TREATED WOOD (P) PROPOSED	Q	QTY QUANTITY

GRAPHIC SYMBOLS

	CONCRETE PAD		KEY NOTE
	DETAIL REFERENCE		BUILDING SECTION
	INTERIOR ELEVATION		APPROXIMATE LINE OF WORK
	WALL TYPE		DOOR TYPE
	WINDOW TYPE		REVISION
	DATUM REFERENCE		ROOM TAG
	REMOVE		

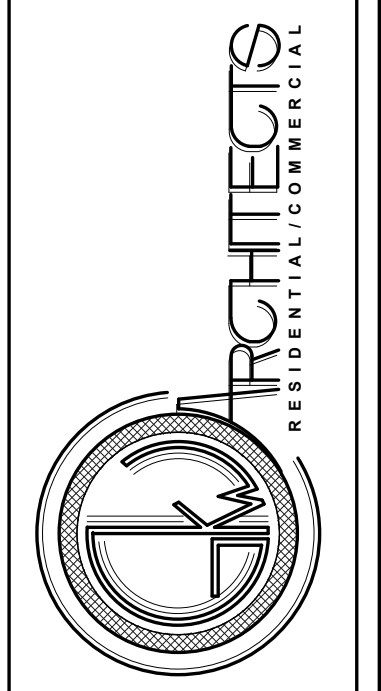
GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFFALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS – GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonwong@gkwarchitects.com
carolinase@kwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
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Project Schedule Revision

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1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

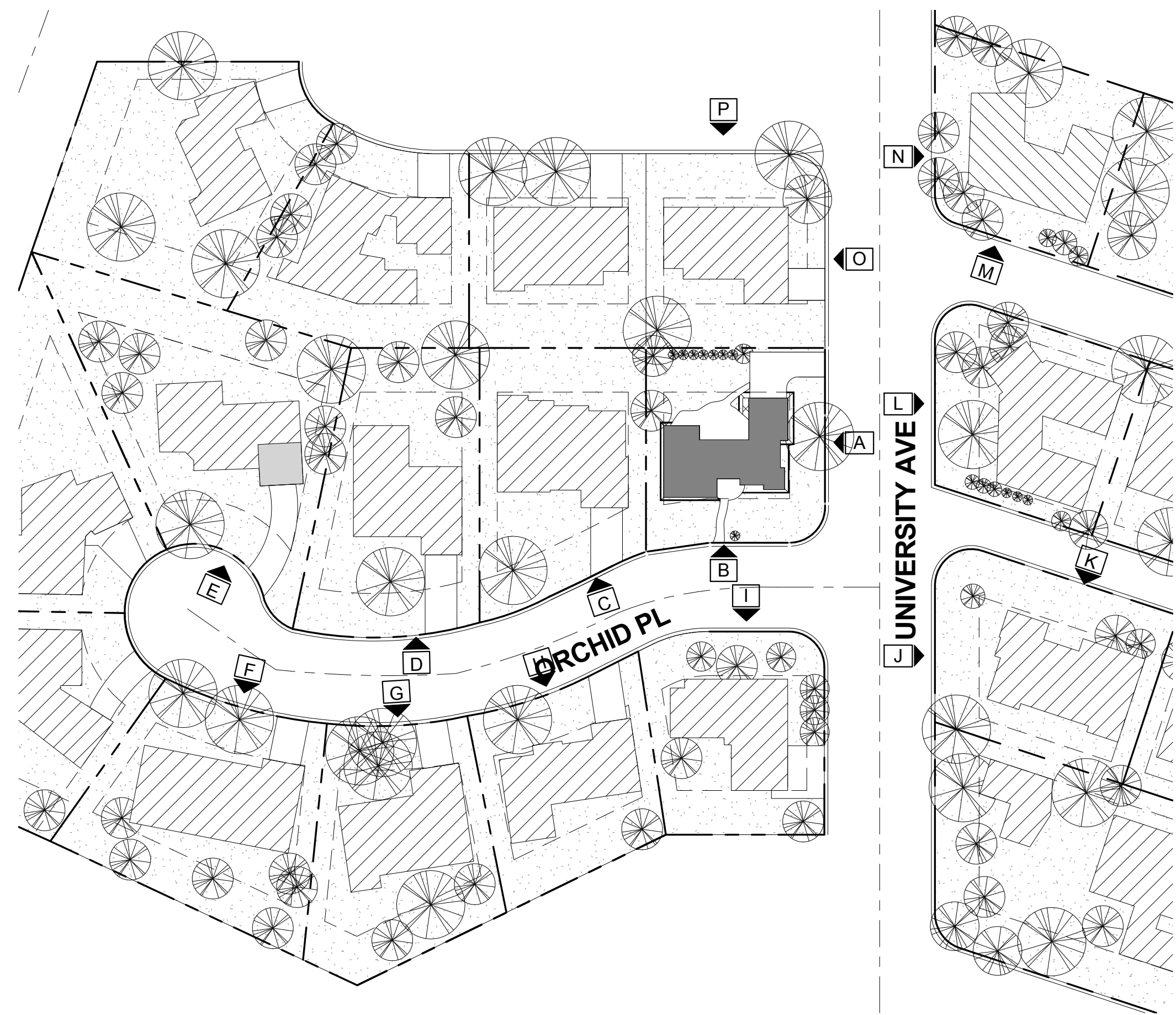
Architectural Notes & Symbols

A001

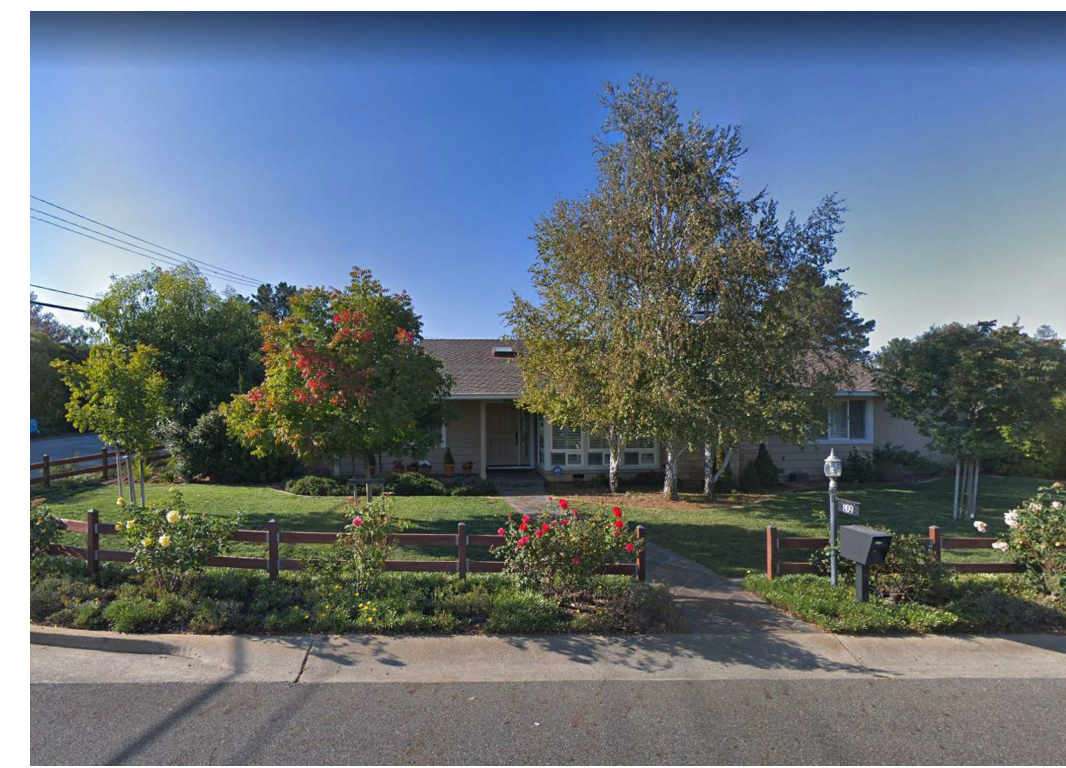
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Architectural Notes & Symbols



1 Neighborhood Photos Diagram
1" = 60'-0"



I 809 Orchid Pl



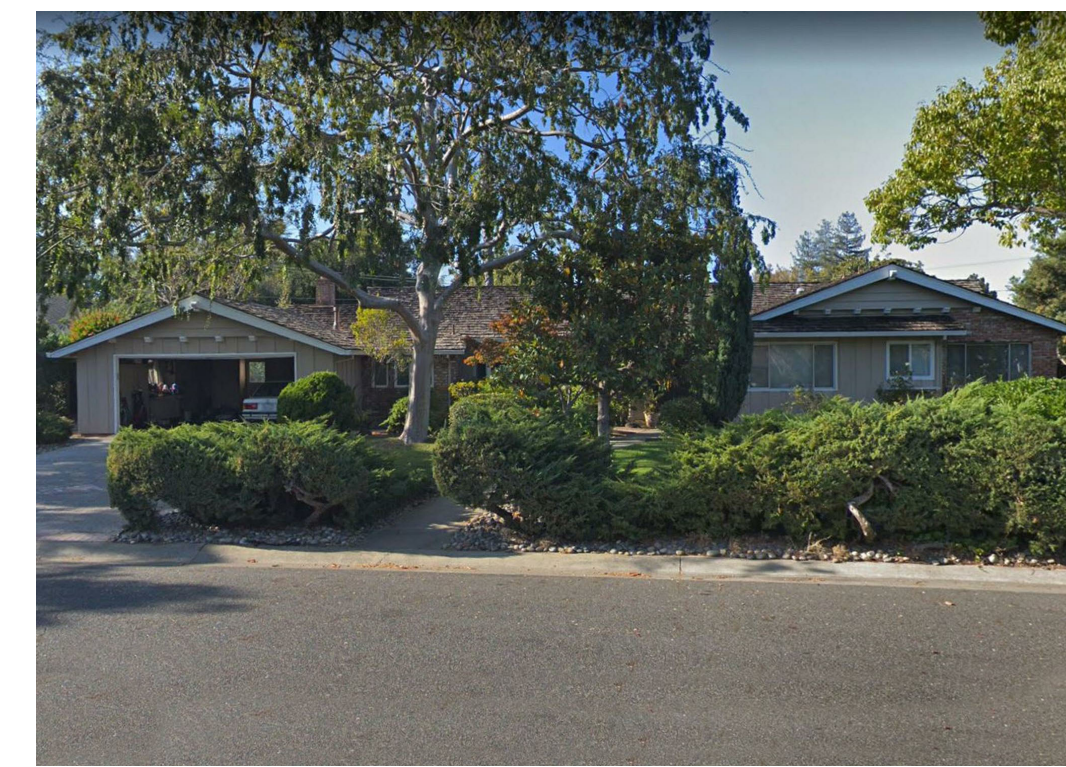
E 827 Orchid Pl



A 835 Orchid Pl, View from University Ave



J 800 Nash Rd, View from University Ave



F 817 Orchid Pl



B 835 Orchid Pl



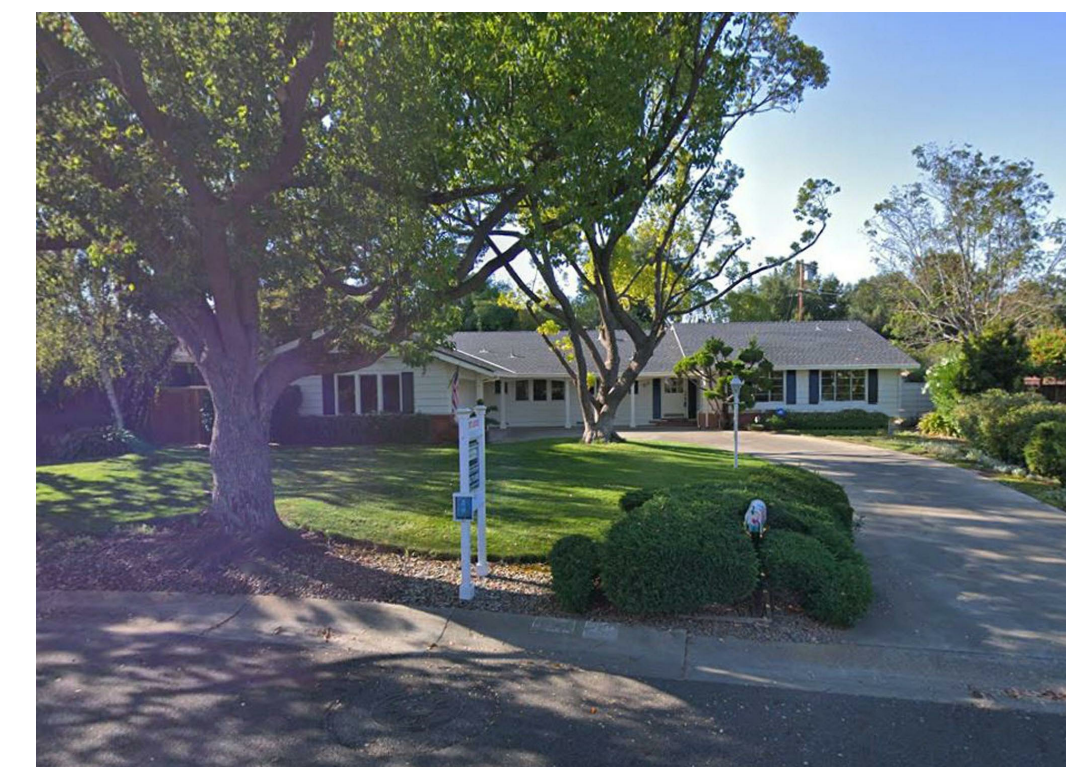
O 839 Carnation Ct, View From University Ave



M 864 Renetta Ct



K 800 Nash Rd



G 815 Orchid Pl



C 833 Orchid Pl



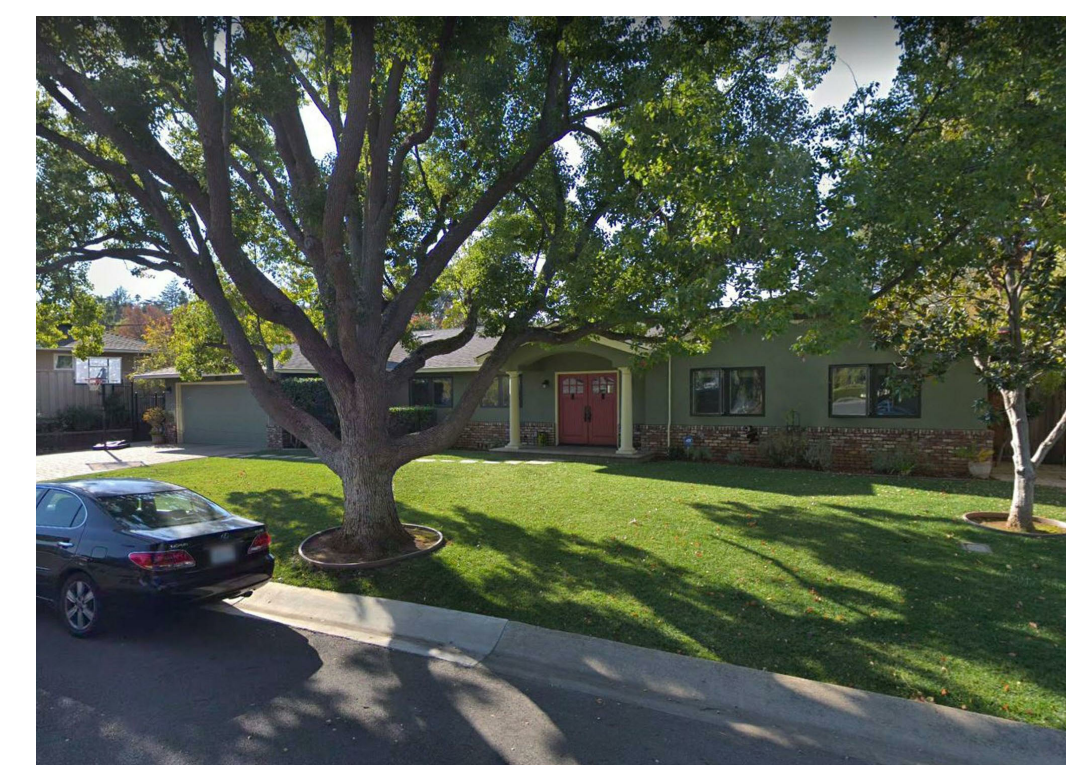
P 839 Carnation Ct



N 864 Renetta Ct, View from University Ave



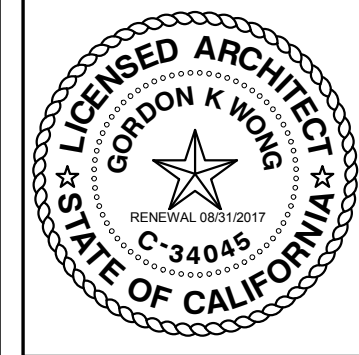
L 862 Renetta Ct, View from University Ave



H 811 Orchid Pl

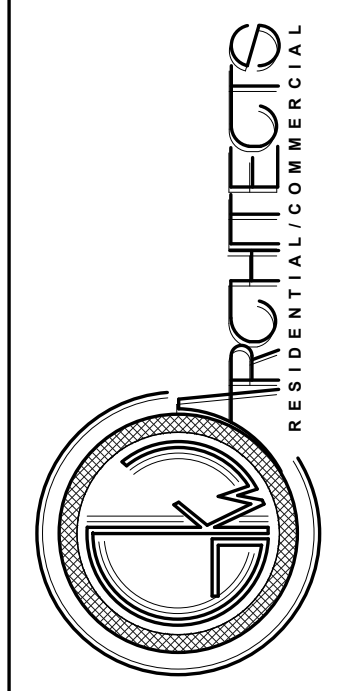


D 829 Orchid Pl



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710E MCGLINCY LANE SUITE 109
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Neighborhood Diagram

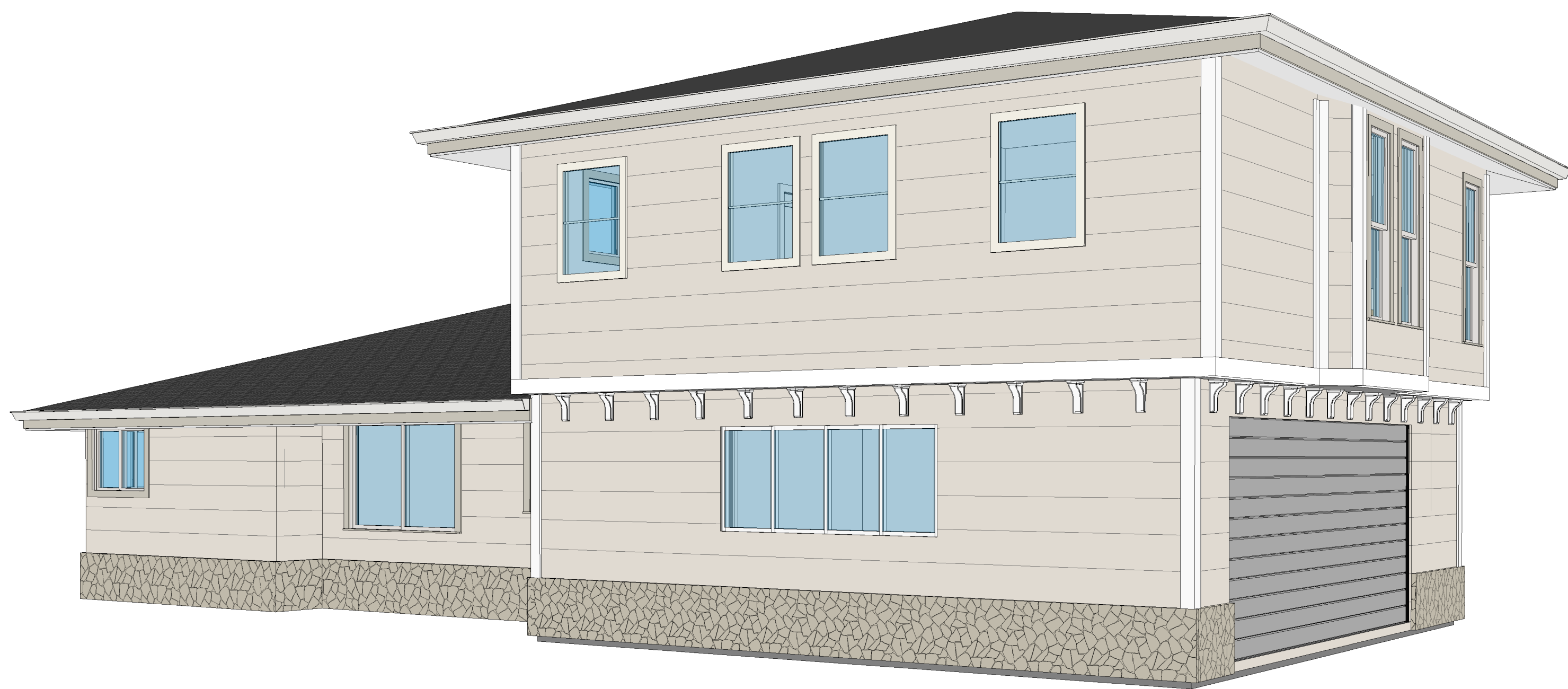
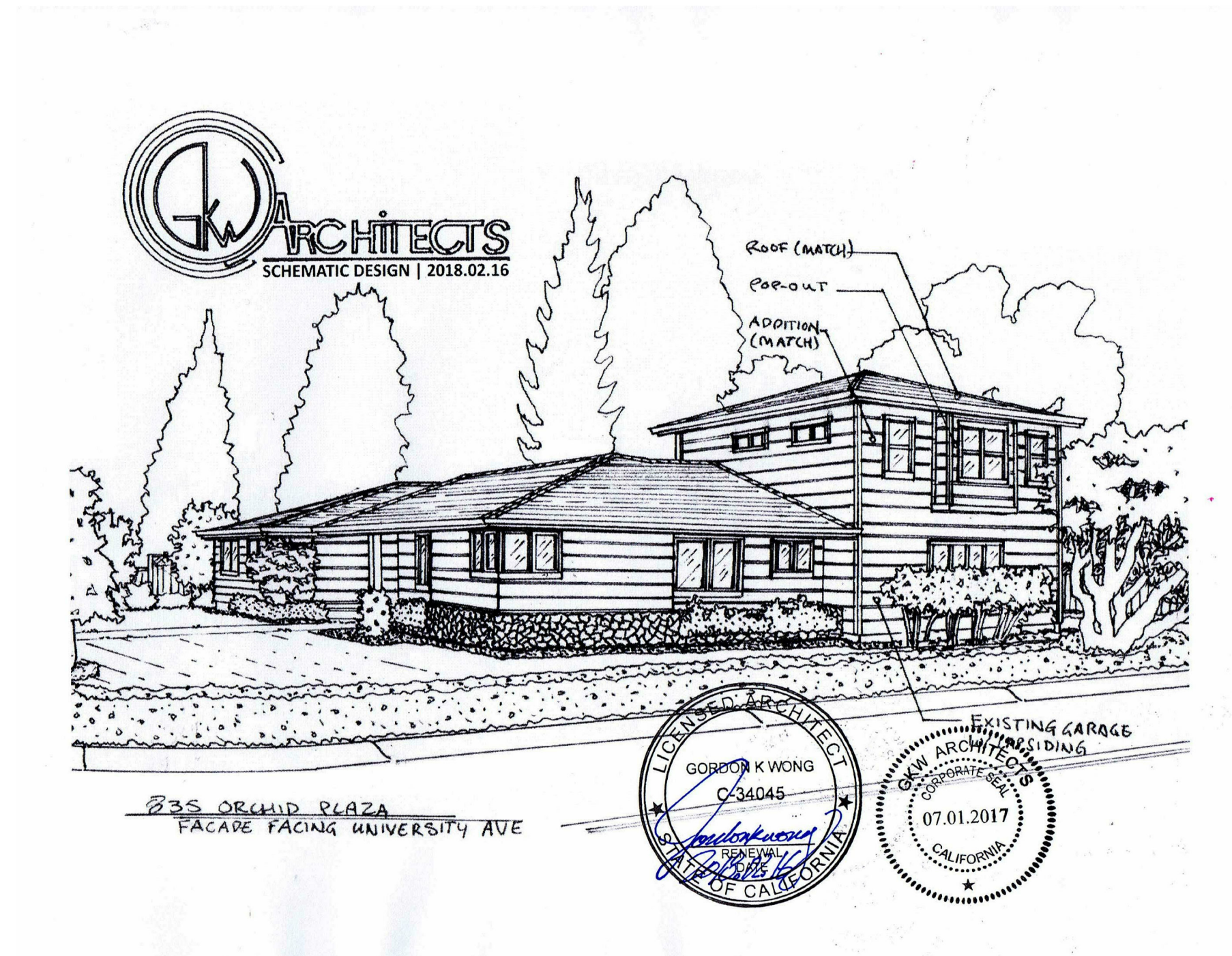
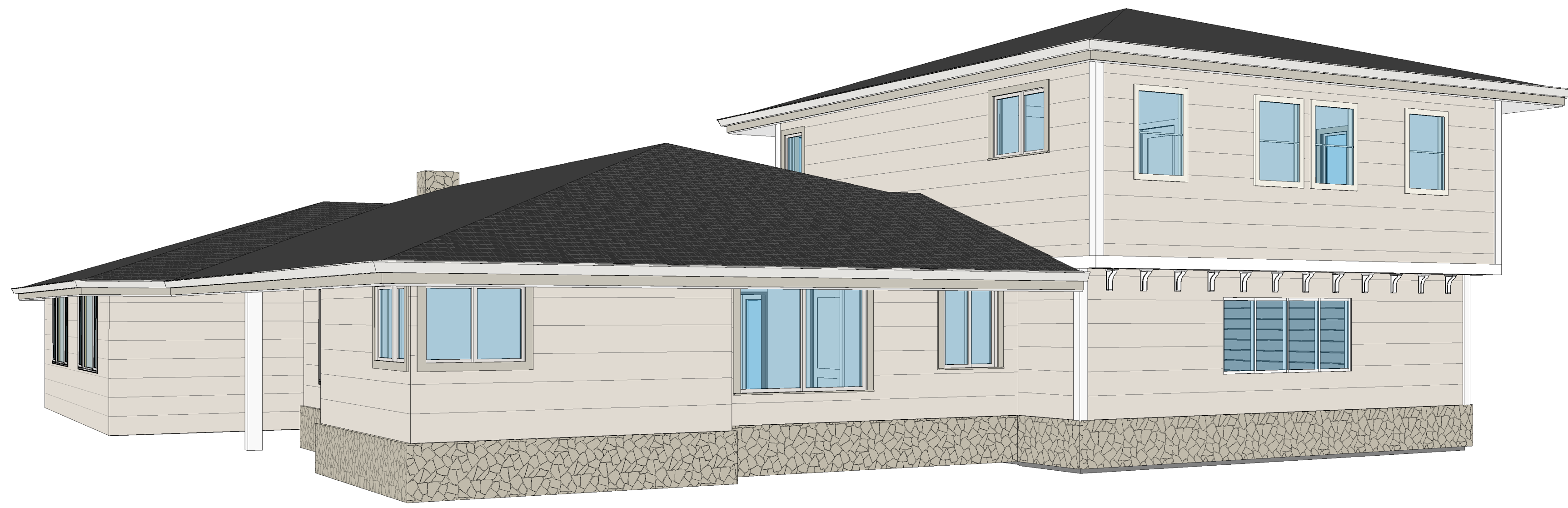
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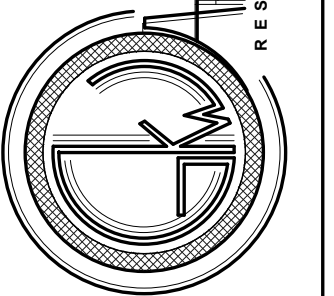
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Neighborhood Diagram

A002
SCALE 1" = 60'-0"
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3-D Views



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(408) 796-1846
carinasolis@gwaarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonkwong@gwaarchitects.com

GWA ARCHITECTS
RESIDENTIAL COMMERCIAL

HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule
Revision

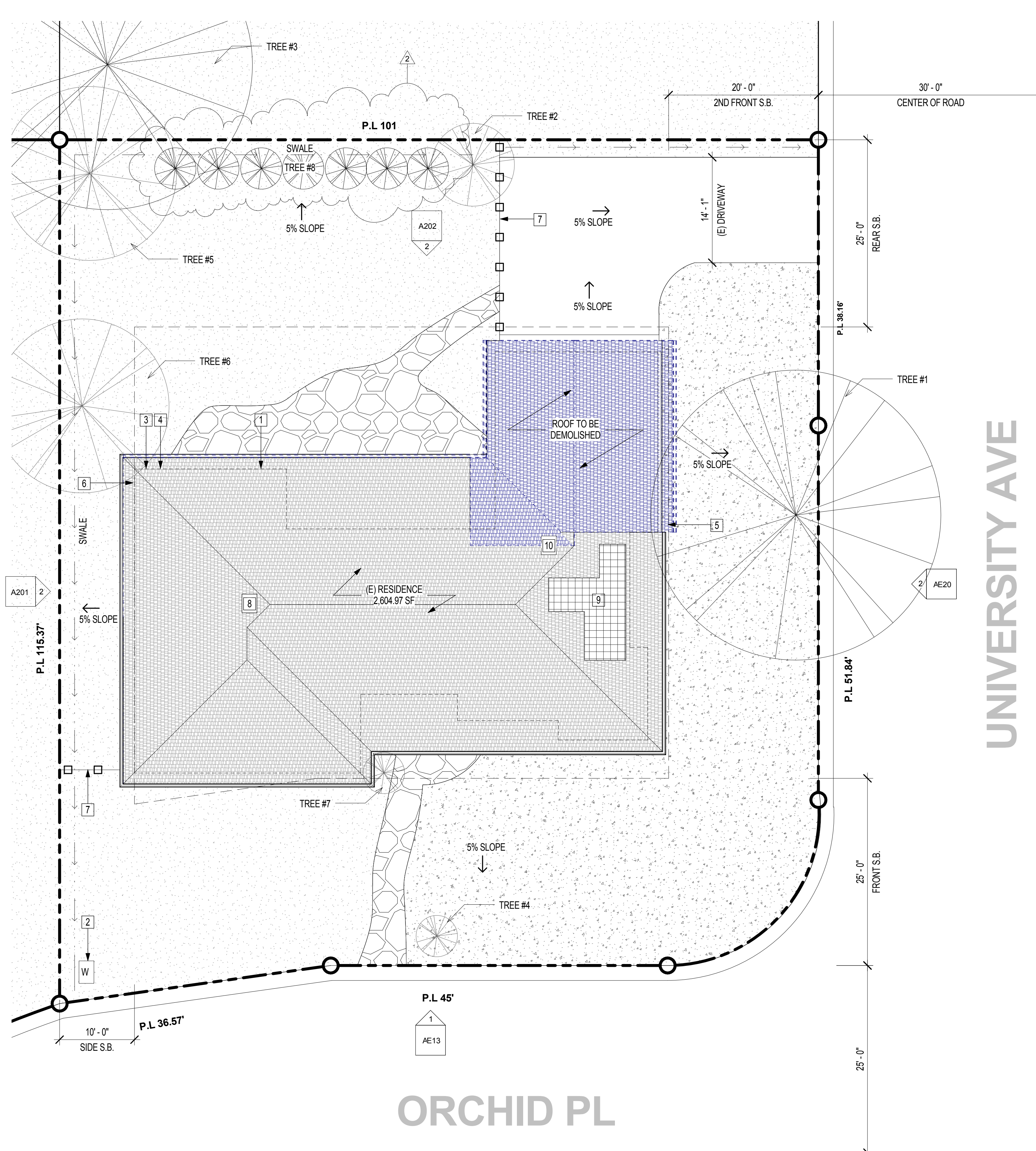
NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

3-D Views

A003

SCALE

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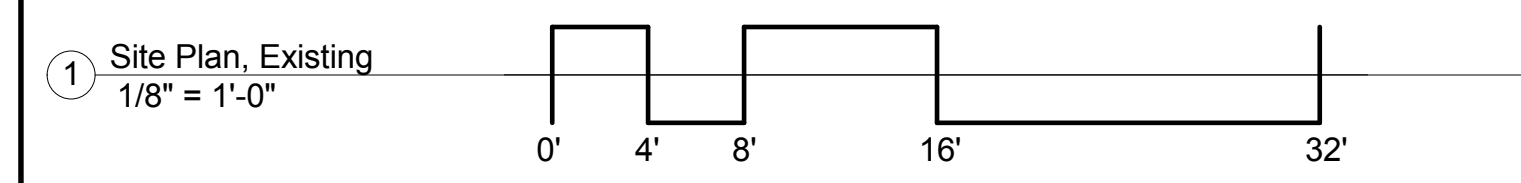
- GENERAL NOTES**
- CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS
 - AMOUNT OF LANDSCAPE AFFECTED BY REMODEL / ADDITION IS UNDER 2,500 SF
 - SHALL NOT TRIGGER WATER EFFICIENCY LANDSCAPE ORDINANCE
 - END OF CONSTRUCTION, FRONT OF PROPERTY TO BE MAINTAINED.

- LANDSCAPE KEYNOTES**
- LANDSCAPE TO REMAIN, NO WORK TO EXISTING PERVIOUS TO IMPERVIOUS SURFACES RATIO
 - ALL EXISTING TREES TO REMAIN
 - CURRENTLY, AREA OF WORK IS NOT WITHIN 2/3 OF ANY NEARBY TREE DRIPLINE
 - ONLY TREES THAT ARE 4" OR GREATER IN DIAMETER AT 48" HEIGHT ARE NOTED ON LANDSCAPE PLAN, PER CITY REQUIREMENT

TREE LIST AND NAMES

# TREES	TREE TYPE	TREE NAME	REMAIN
1	1	CAROLINA LAUREL	REMAIN
1	2	JAPANESE MAPLE	REMAIN
1	3	HOLLY EVERGREEN	REMAIN
1	4	YELLOW OLEANDER	REMAIN
1	5	REDWOOD OLEANDER	REMAIN
1	6	WALNUT	REMAIN
1	7	CUMQUAT	REMAIN
7	8	LAURUS/ LAUREL	REMAIN

- (E) SITE PLAN KEY NOTES**
- 1 (E) BUILDING LINE
 - 2 (E) WATER METER
 - 3 (E) ELECTRICAL PANEL
 - 4 (E) ELECTRICAL METER
 - 5 (E) GAS METER
 - 6 (E) SOLAR BATTERY / INVERTER
 - 7 (E) GATE
 - 8 (E) CHIMNEY
 - 9 (E) SOLAR PANELS
 - 10 (E) CHIMNEY TO BE DEMO
- (E) SITE PLAN LEGEND**
- PROPERTY LINE
 - - - BUILDING LINE
 - - - SETBACK LINE
 - W WATER METER
 - 6FT WOOD FENCE
 - GRASS SWALE



UNIVERSITY AVE

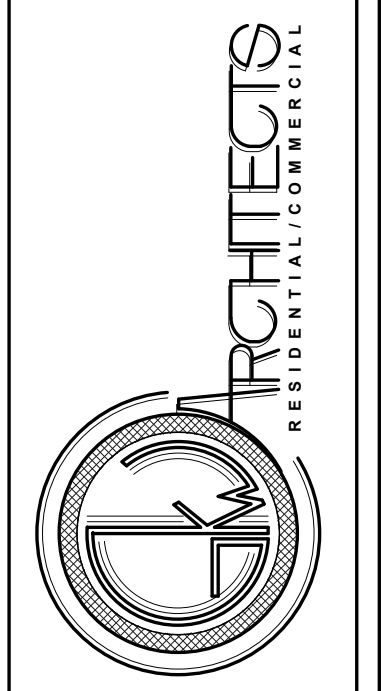
ORCHID PL

Site Plan, Existing



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonk@kwarchitects.com
carolinaso@kwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 312-1123
gordonk@kwarchitects.com
carolinaso@kwarchitects.com



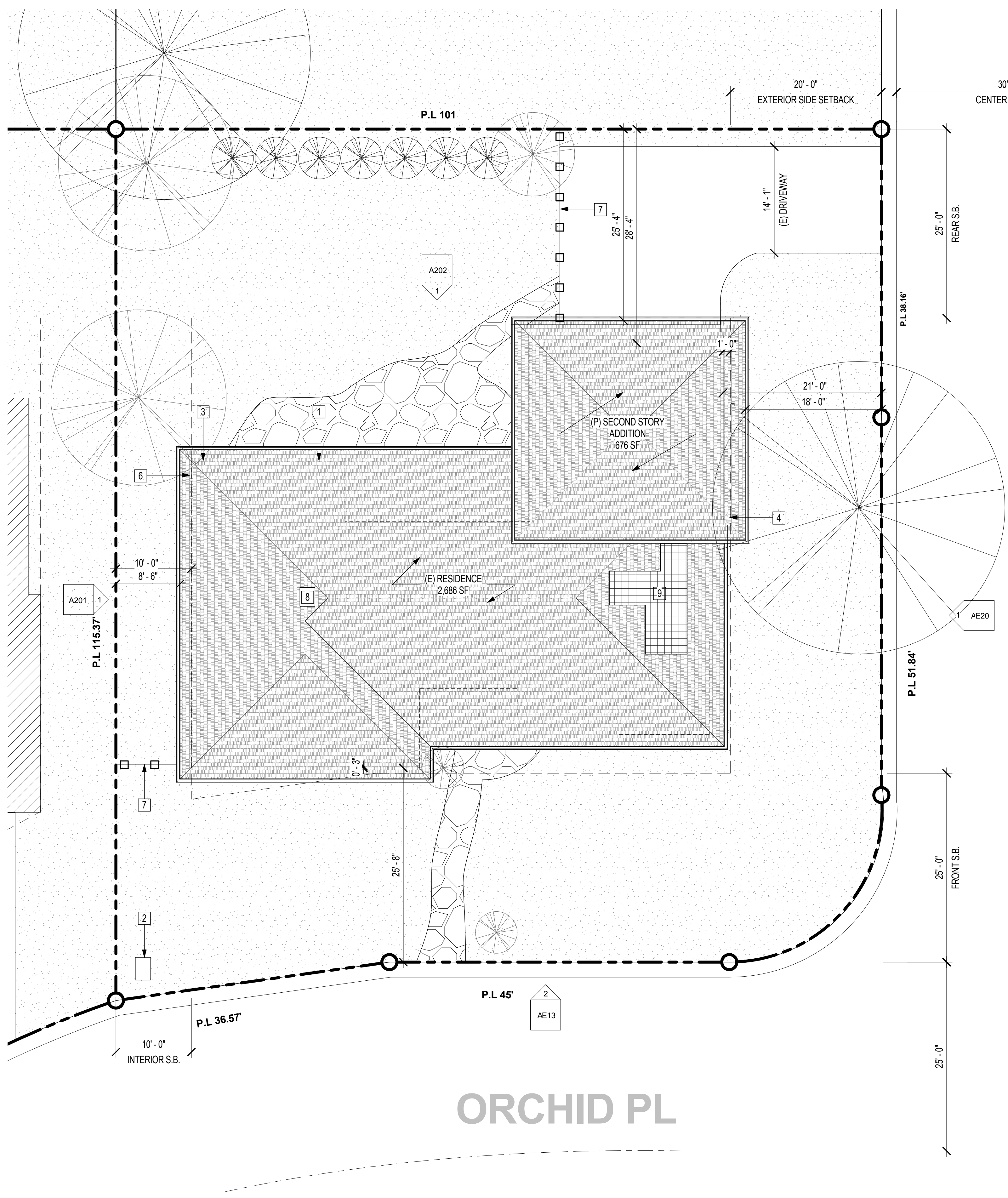
HENRY & DAN RESIDENCE
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Site Plan, Existing

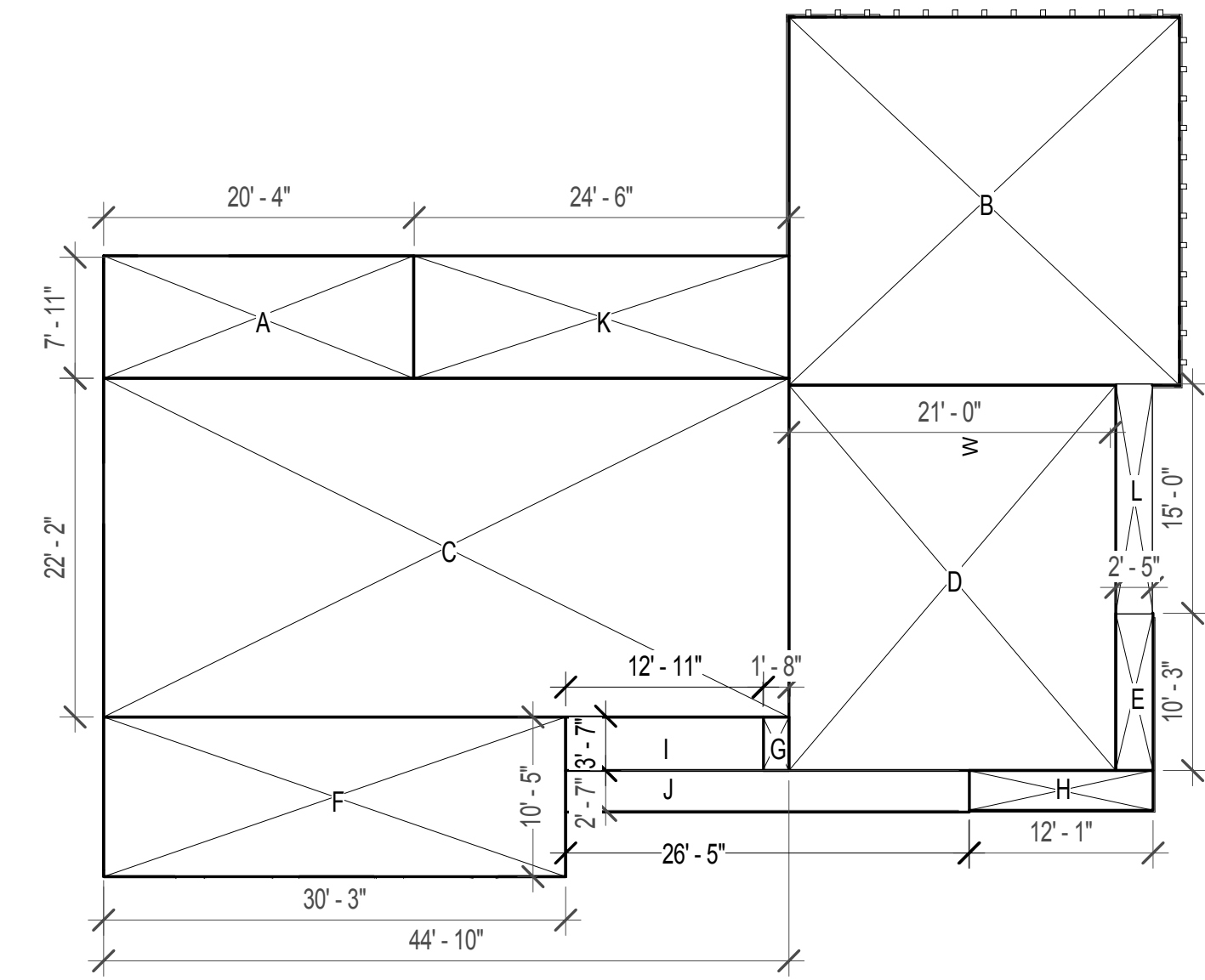
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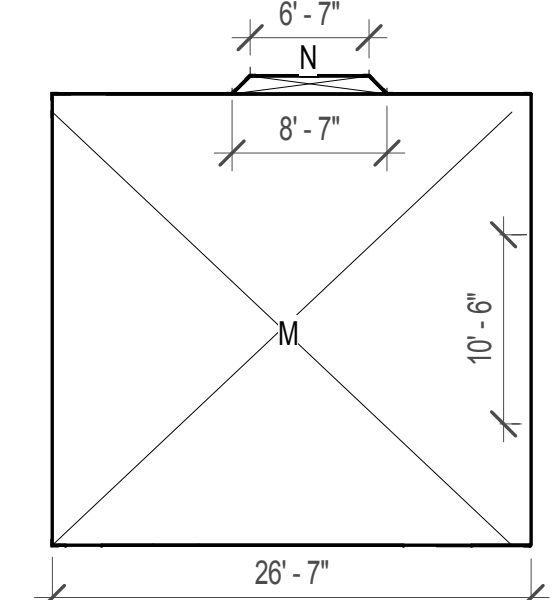
UNIVERSITY AVE

(E) SITE PLAN KEY NOTES

- 1 (E) BUILDING LINE
- 2 (E) WATER METER
- 3 (E) ELECTRICAL PANEL
- 4 (E) ELECTRICAL METER
- 5 (E) GAS METER
- 6 (E) SOLAR BATTERY / INVERTER
- 7 (E) GATE
- 8 (E) CHIMNEY
- 9 (E) SOLAR PANELS



2 F.A.R. Diagram, Level 1
3/32" = 1'-0"



3 F.A.R. Diagram, Level 2
3/32" = 1'-0"

FLOOR AREA AND COVERAGE CALCULATIONS

FLOOR 1		
SECTION	DIMENSIONS	AREA (SF)
A	20' 4" x 7' 11"	160.9722
B	25' 6" x 24' 1"	614.125
C	44' 10" x 22' 2"	993.8056
D	21' 4" x 25' 2"	536.8889
E	2' 5" x 10' 3"	24.77083
F	30' 3" x 10' 5"	315.1042
G	1' 8" x 3' 6"	5.83333
H	12' 1" x 2' 7"	31.21528
I	3'-7" x 12'-11"	46
J	2'-7" x 26'-5"	71
K	7'-11" x 24'-6"	196
L	2'-6" x 15'-0"	37

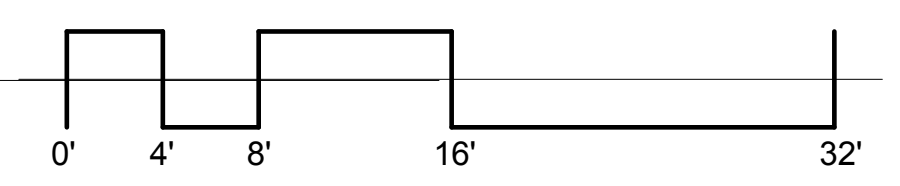
FIRST STORY SUBTOTAL = 3,032.7 SF

FLOOR 2		
SECTION	DIMENSIONS	AREA (SF)
M	26' 7" x 24' 1"	640.2153
N	[(8' 7" + 6' 7")/2] x 1	7.5833

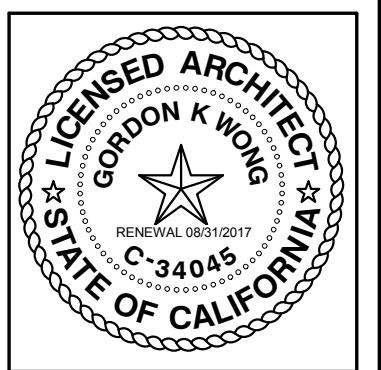
SECOND STORY SUBTOTAL = 647.7986 SF

TOTAL FLOOR AREA =	3,680.5136 SF
FIRST STORY SUBTOTAL =	3,032.7 SF
TOTAL LOT COVERAGE = 3,032.72 / 11,879 =	25.53 %

1 Site Plan, Proposed
1/8" = 1'-0"

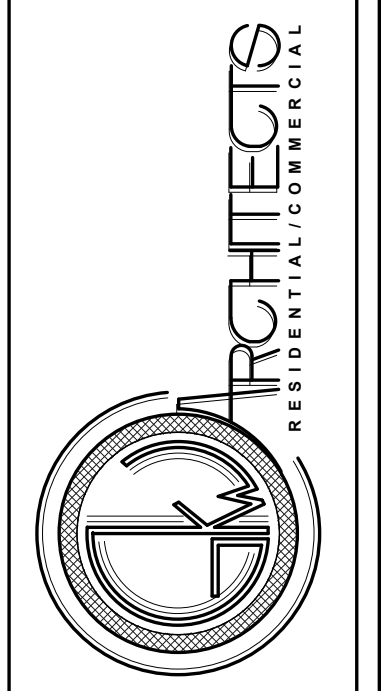


Site Plan, Proposed



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILNLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
carolinase@jwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILNLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 316-2123
gk@jwarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

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Site Plan, Proposed

A005

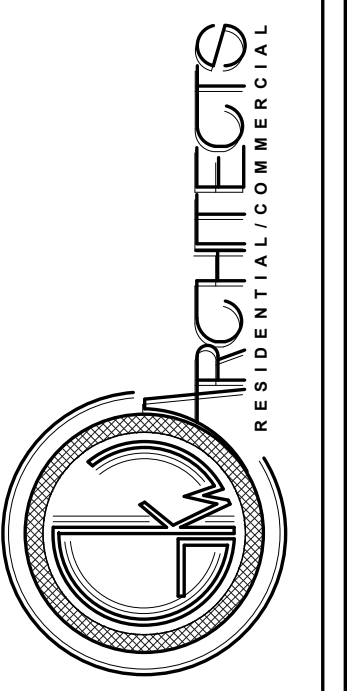
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YUON OH, PROJECT REP.
 CAROLINA SOLIS, DRAFTSMAN
 710E MCGILVER LANE SUITE 109
 CAMPBELL, CA 95121
 (408) 796-1846
 carinasolis@jkwarchitects.com

GORDON K WONG
 ARCHITECT, AIA, LEED GA
 710E MCGILVER LANE SUITE 109
 CAMPBELL, CA 95121
 (408) 316-2123
 gordonkwong@jkwarchitects.com



HENRY & DAN RESIDENCE
 835 ORCHID PLACE
 LOS ALTOS, CA 94024-4626

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2	05.01.2019	PLANNING RESUBMITTAL

Floor Plan,
Existing

A100

SCALE 1/4" = 1'-0"

5/9/2019 2:11:14 PM

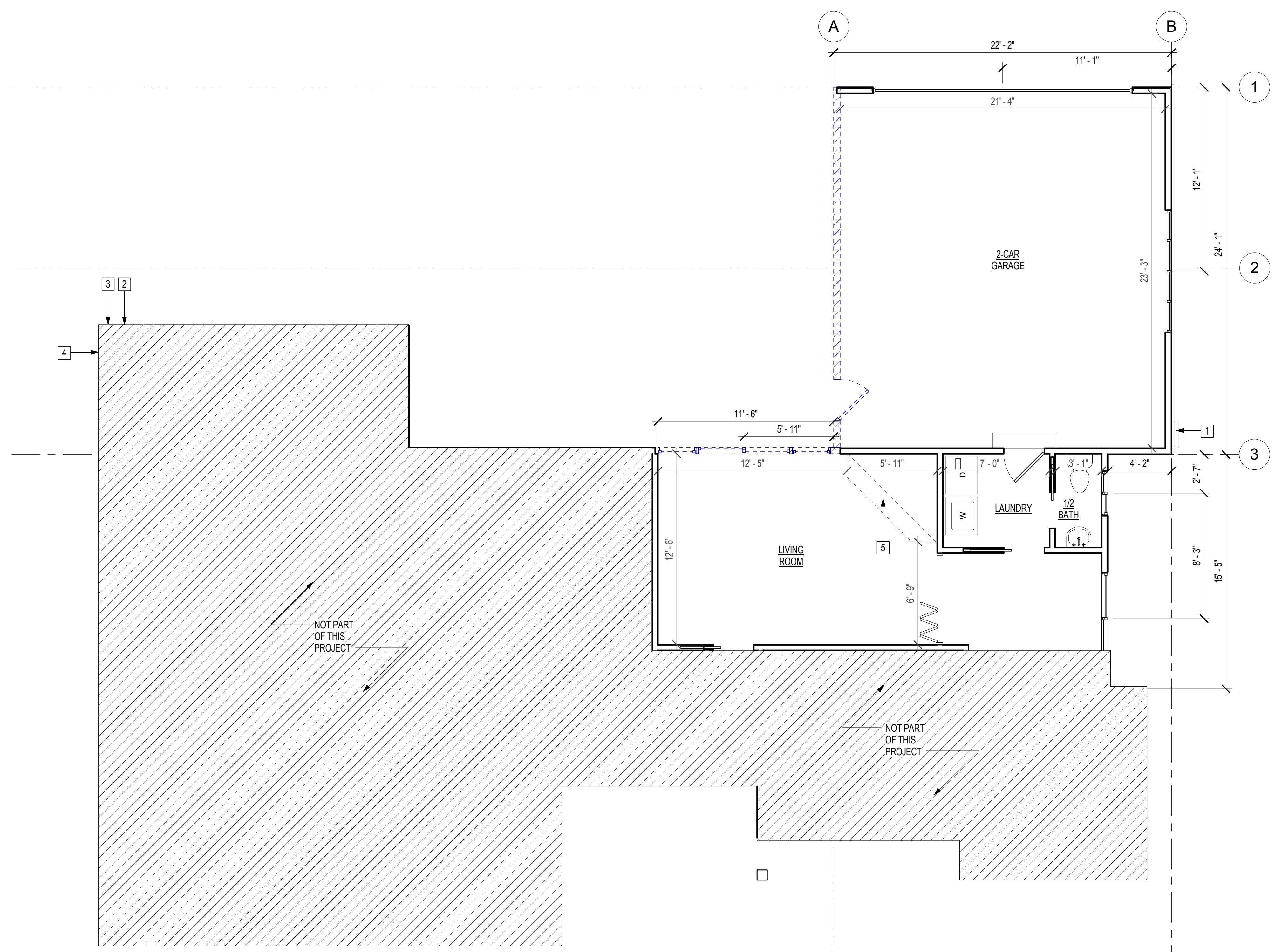
Floor Plan, Existing

(E) FLOOR PLAN KEY NOTES

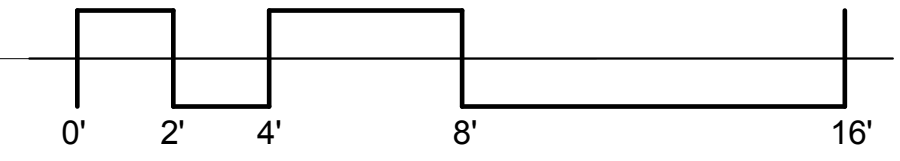
- 1 (E) GAS METER
- 2 (E) ELECTRICAL PANEL
- 3 (E) ELECTRICAL METER
- 4 (E) SOLAR BATTERY/INVERTER
- 5 (E) FIREPLACE TO BE DEMOLISHED

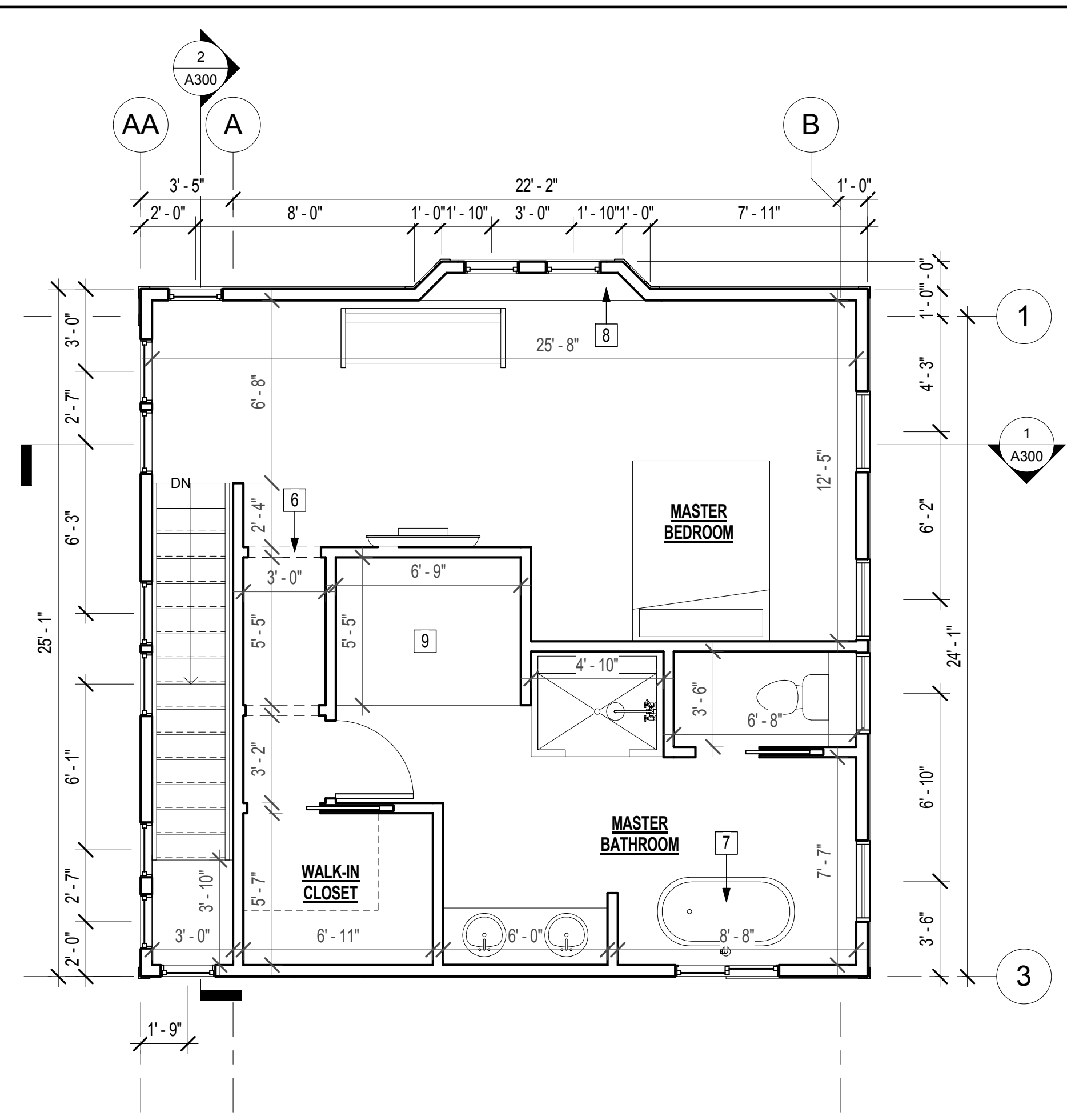
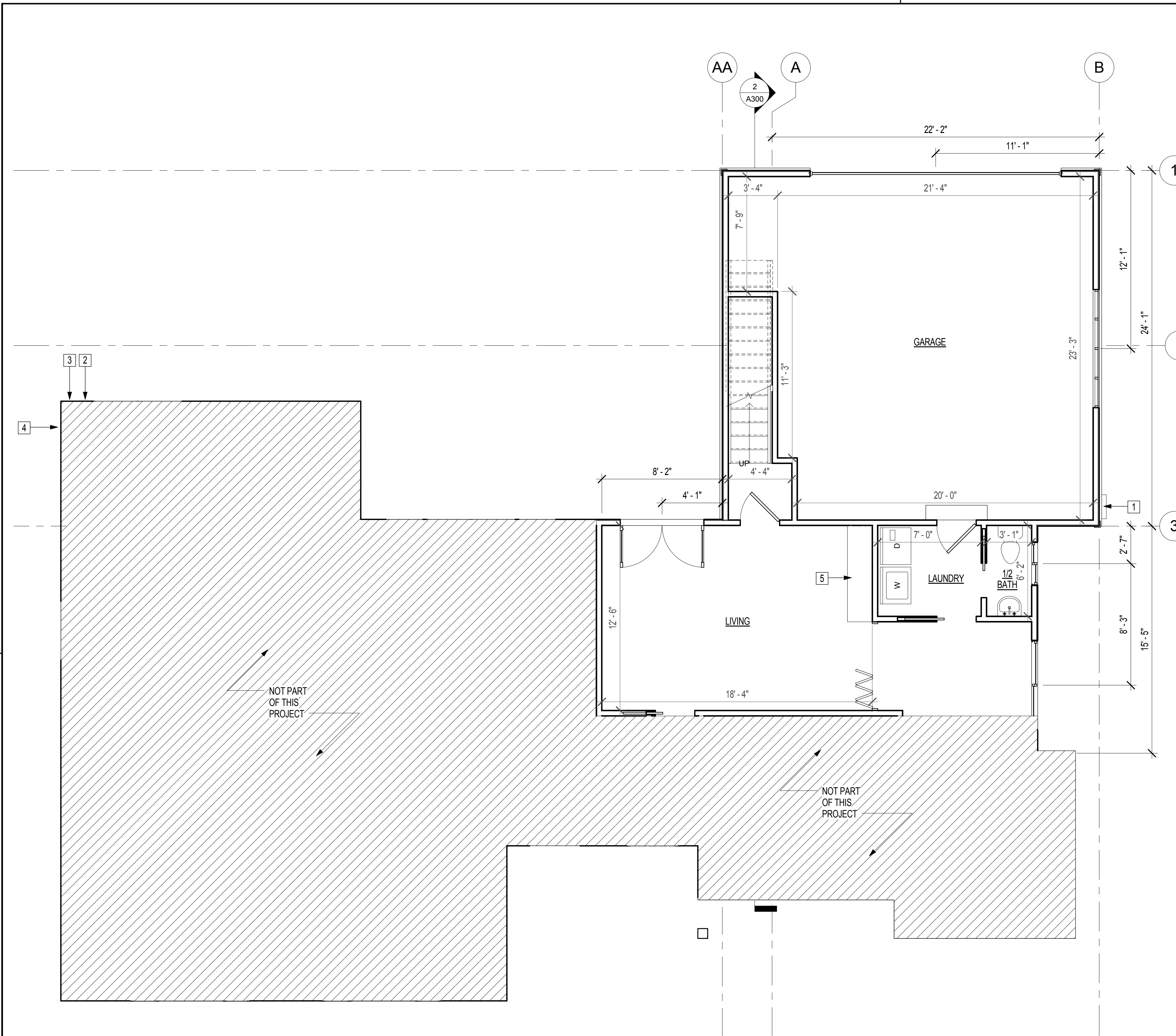
(E) FLOOR PLAN LEGEND

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (E) DOOR TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) SLIDING DOOR TO BE DEMOLISHED
- AREA NOT PART OF THE PROJECT



1 (E) Floor Plan
1/4" = 1'-0"





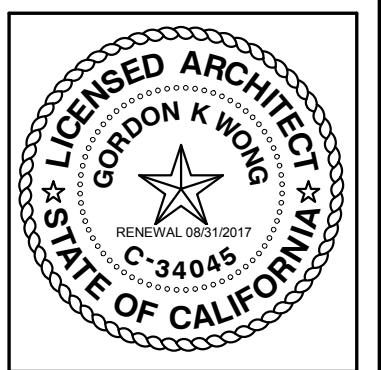
2 Floor Plan Level 2, Proposed
1/4" = 1'-0"

- (P) FLOOR PLAN KEY NOTES**
- 1 (E) GAS METER
 - 2 (E) ELECTRICAL PANEL
 - 3 (E) ELECTRICAL METER
 - 4 (E) SOLAR BATTERY/INVERTER
 - 5 (P) WINE RACK
 - 6 (P) FRAMED OPENING
 - 7 (P) FREE STANDING TUB
 - 8 (P) BAY WINDOW SEATING
 - 9 (P) SAUNA

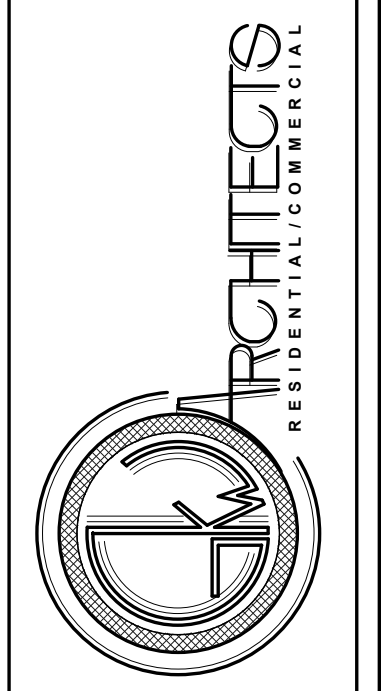
- NOTES**
1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGNS ON SITE.
 2. ALL ELEMENTS IN BLACK ARE PROPOSED, ALL ELEMENTS IN GRAY ARE EXISTING TO REMAIN.

1 Floor Plan Level 1, Proposed
1/4" = 1'-0"

Floor Plan Level 1 & 2, Proposed



GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845
gkarchitects.com
carolinaseoia@gkarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule Revision

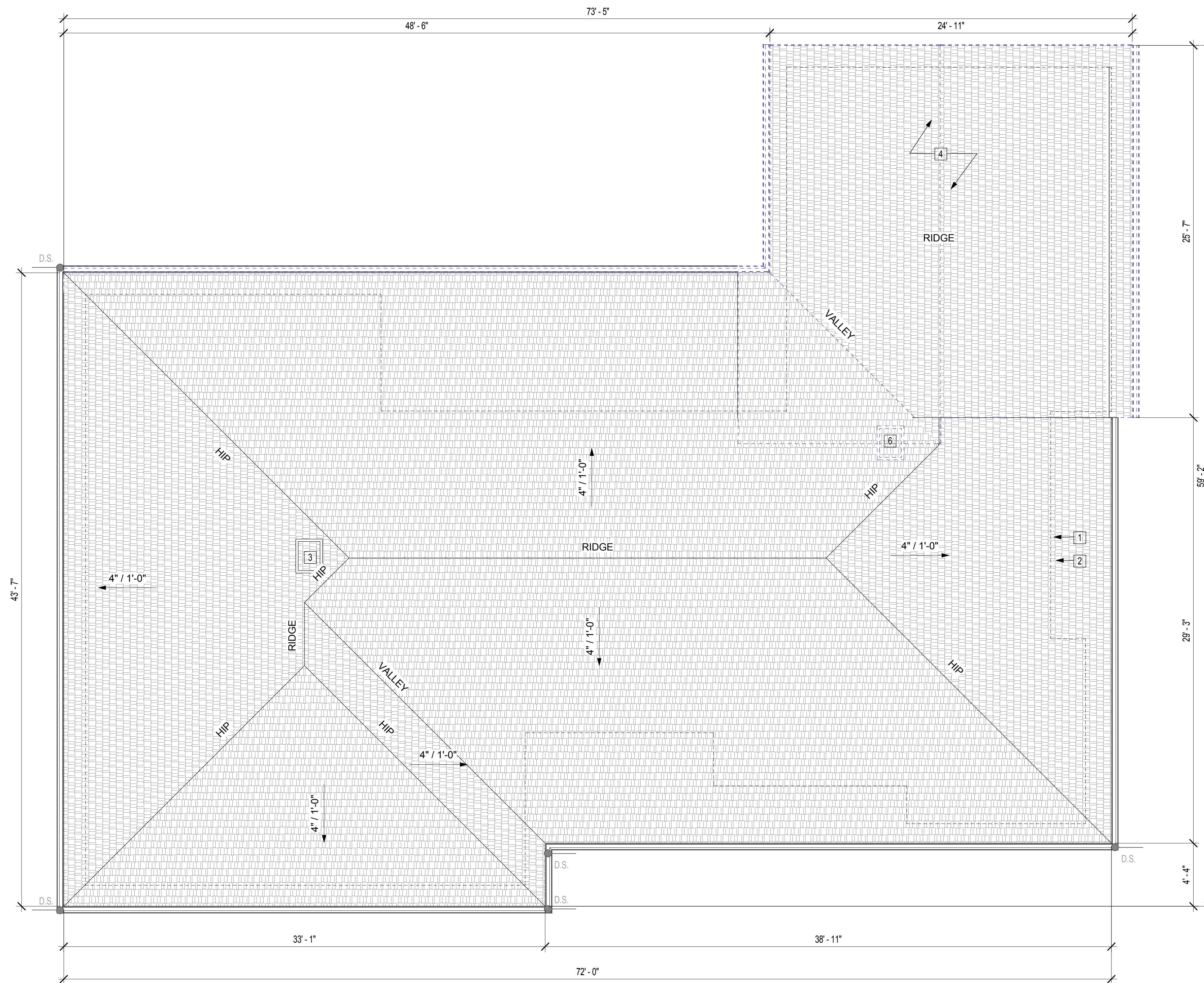
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Floor Plan Level 1 & 2, Proposed

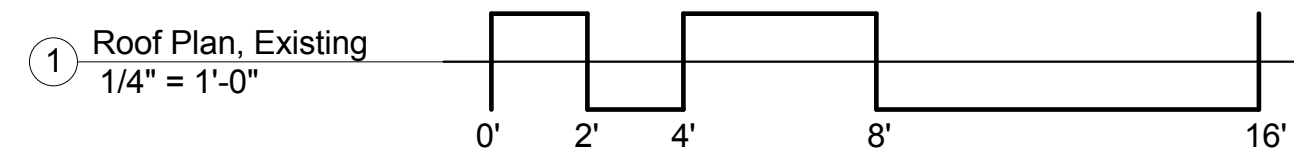
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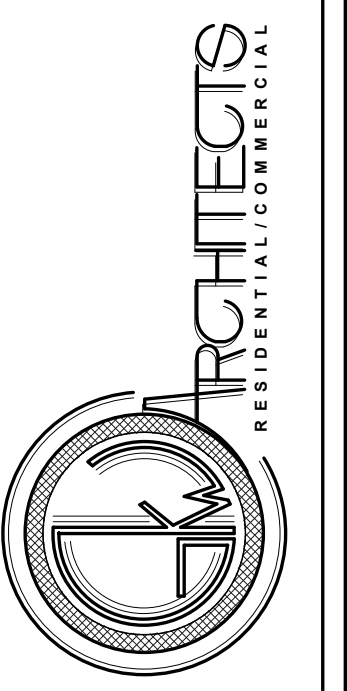


- KEYNOTES**
- 1 TYP. FASCIA BOARD
 - 2 TYP. GUTTER
 - 3 (E) CHIMNEY TO REMAIN
 - 4 (P) ROOF TO BE DEMOLISHED
 - 5 BUILDING OUTLINE
 - 6 (E) CHIMNEY TO BE DEMOLISHED



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonk@jkwarchitects.com
carolinaso@jkwarchitects.com

GORDON K WONG
ARCHITECT, AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 312-1232
gordonk@jkwarchitects.com
carolinaso@jkwarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Roof Plan, Existing

Project Schedule Revision

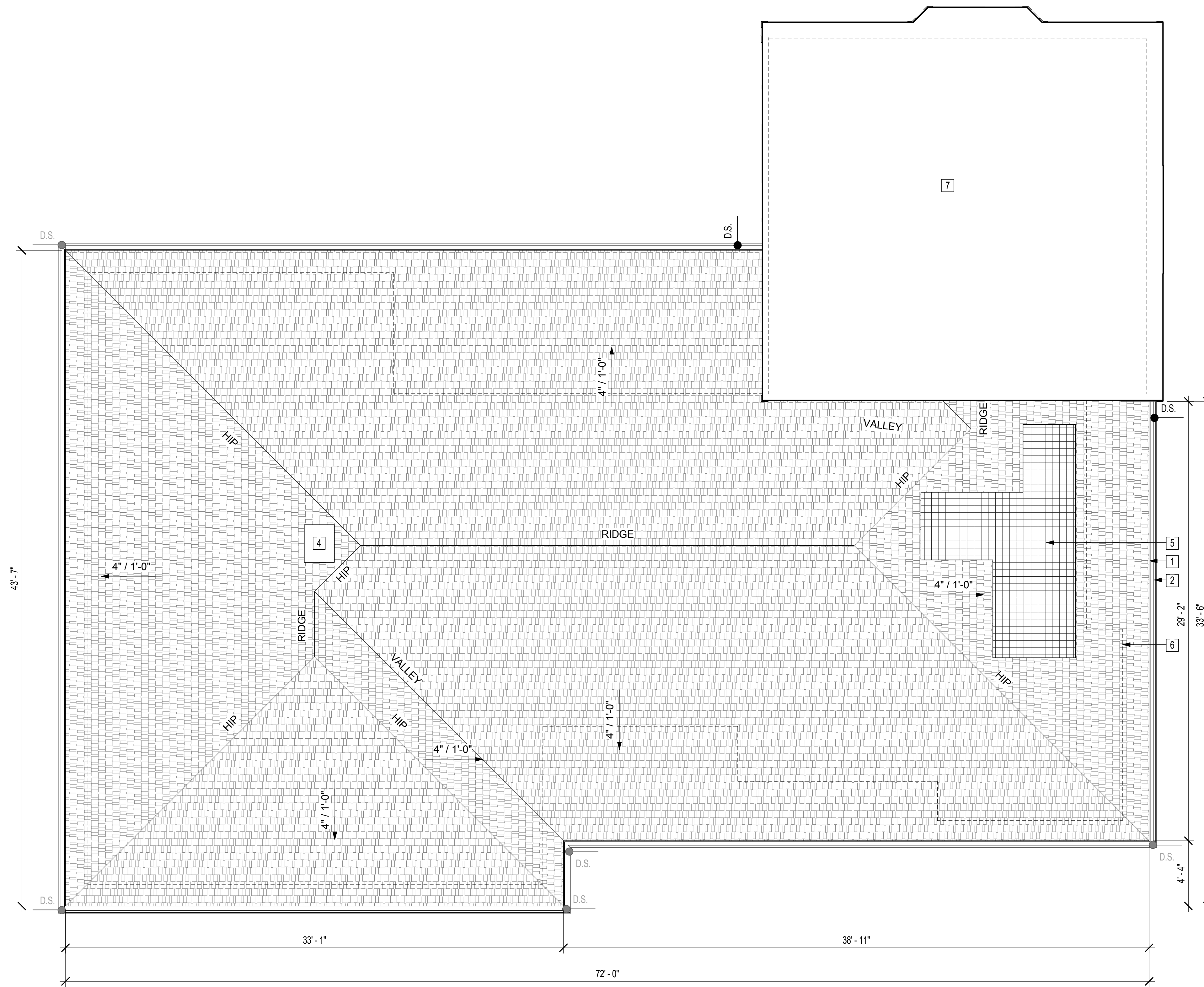
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Roof Plan, Existing

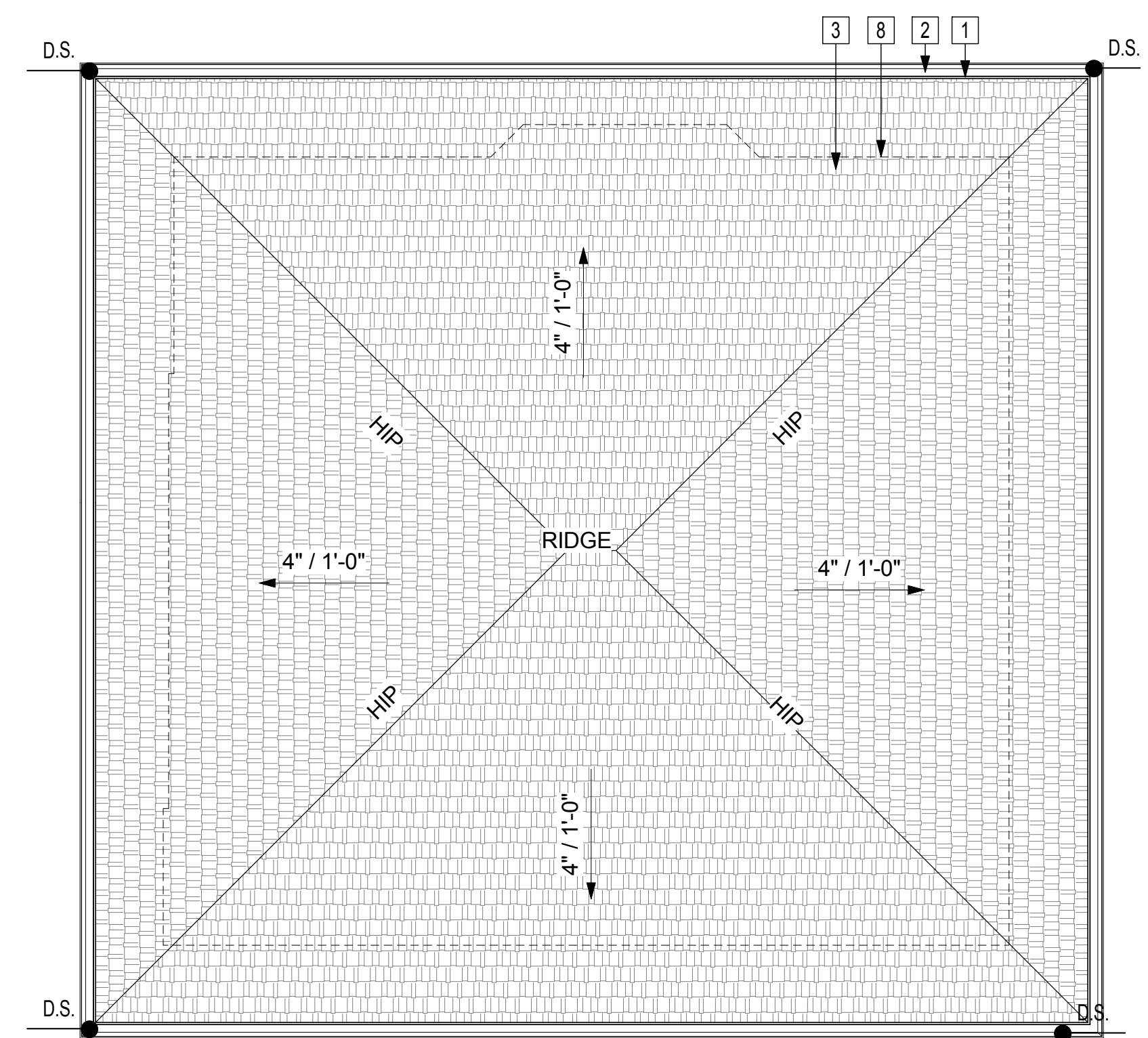
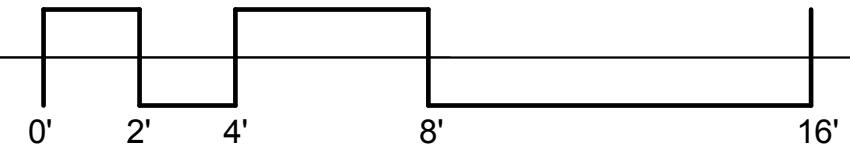
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SCALE 1/4" = 1'-0"

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① Roof plan Level 1, Proposed
1/4" = 1'-0"

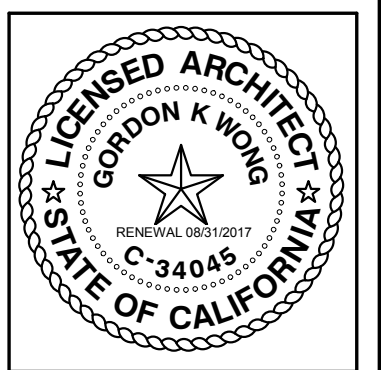


② Roof Plan, Level 2, Proposed
1/4" = 1'-0"

KEYNOTES

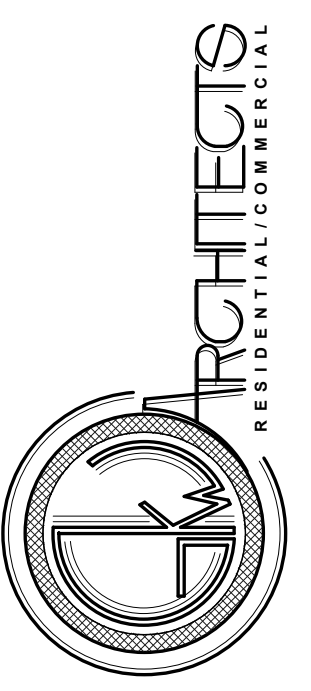
- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL SHAKE ROOF TO MATCH EXISTING, CLASS A
- 4 (E) CHIMNEY
- 5 (E) SOLAR PANELS
- 6 BUILDING OUTLINE, LEVEL 1
- 7 (P) 2ND LEVEL
- 8 BUILDING OUTLINE, LEVEL 2

- D.S. EXISTING DOWNSPOUT
- D.S. PROPOSED DOWNSPOUT



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonwong@jkwarchitects.com
carolinaso@jkwarchitects.com

GORDON K WONG
ARCHITECT, AIA, LEED GA
710E MCCLINCY LANE SUITE 109
CAMPBELL, CA 95121
(408) 316-2123
gordonwong@jkwarchitects.com



Roof Plan, Proposed

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835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule

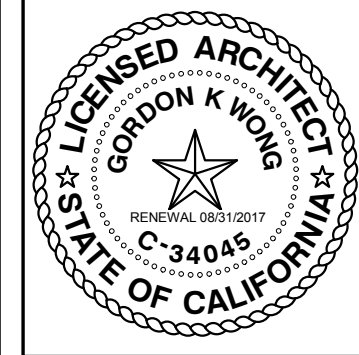
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2	05.01.2019	PLANNING RESUBMITTAL

Roof Plan,
Proposed

A103

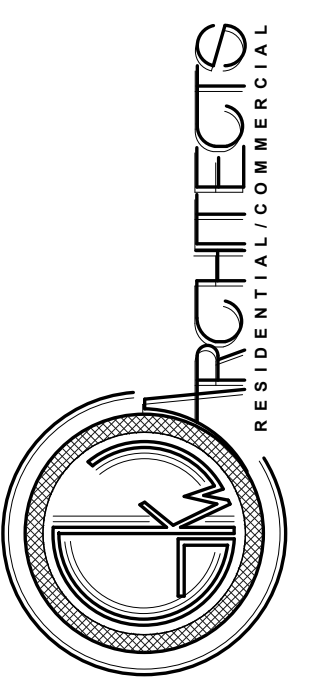
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YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonk@jkwarchitects.com
carolinaso@jkwarchitects.com

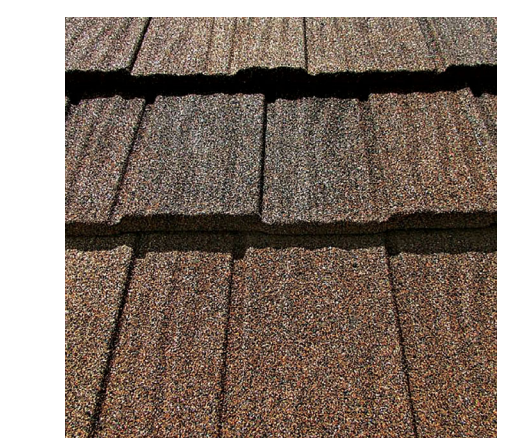
GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 312-1212
gordonk@jkwarchitects.com
carolinaso@jkwarchitects.com



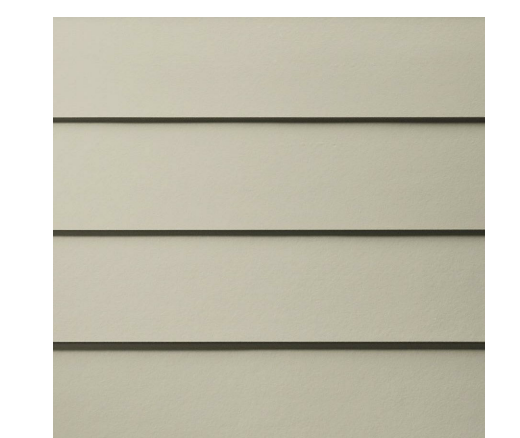
HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Existing & Proposed South Elevation

MATERIALS KEYNOTES



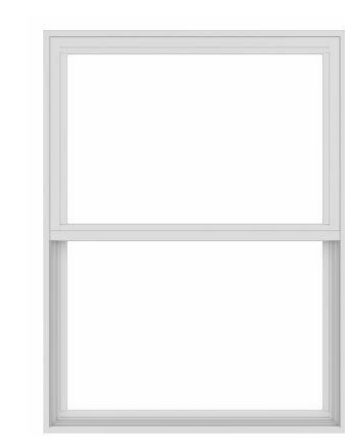
METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

- TYP. FASCIA BOARD
- TYP. GUTTER
- (P) METAL ROOF TO MATCH EXISTING, CLASS A
- (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- (E) ROOF TO BE DEMOLISHED
- (P) BAY WINDOW
- (E) CHIMNEY TO BE DEMOLISHED
- (E) CHIMNEY TO REMAIN

- (T) TEMPERED
(P) PROPOSED

Project Schedule Revision

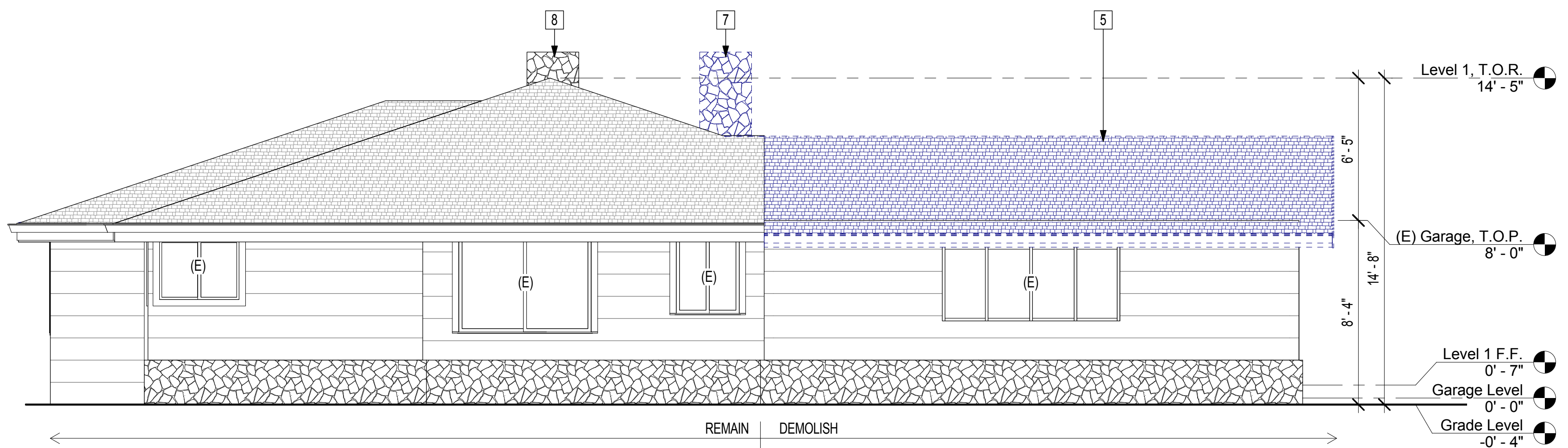
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Existing & Proposed South Elevation

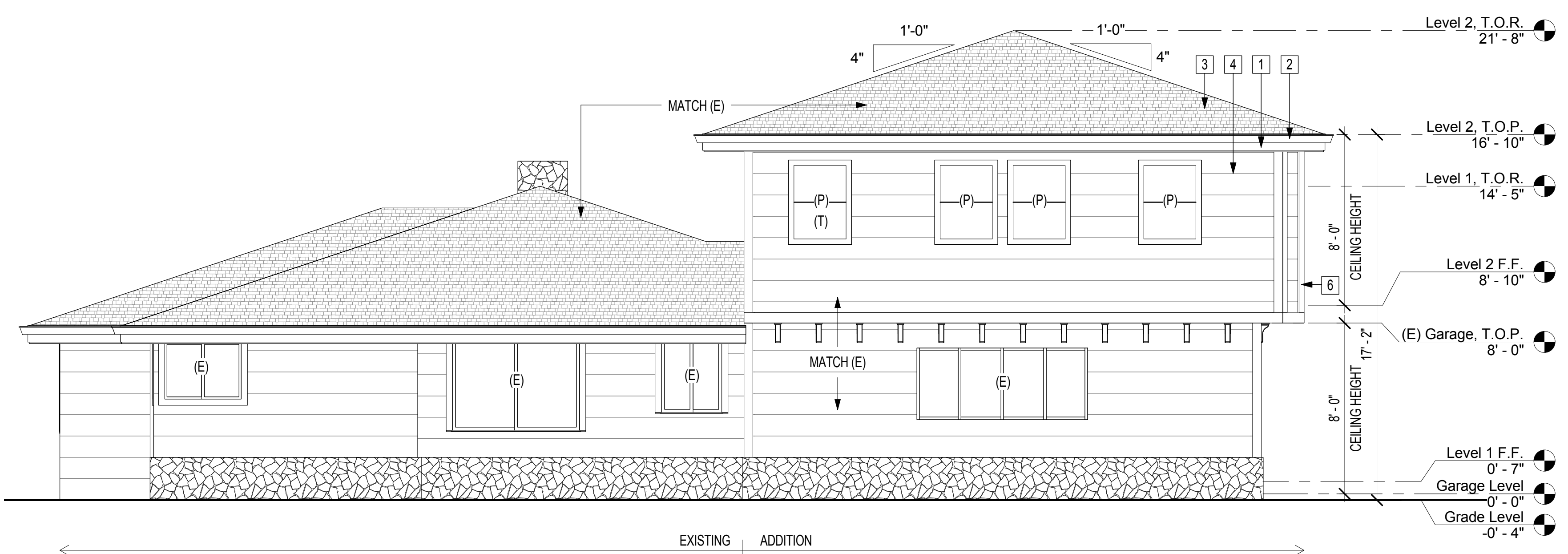
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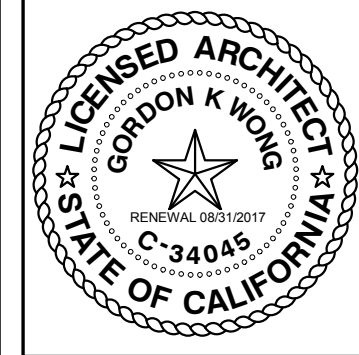
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1 South Elevation, Existing
1/4" = 1'-0"

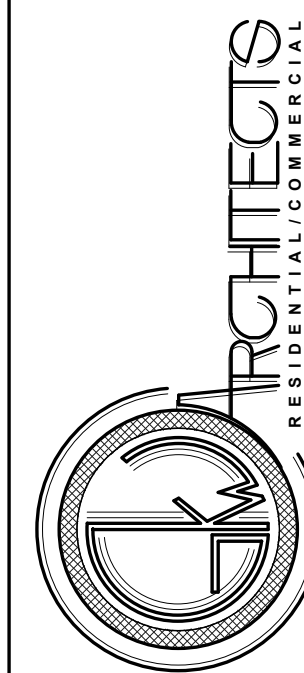


2 South Elevation, Proposed
1/4" = 1'-0"



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
gordonkwoong@gwarchitects.com
carolinasis@gwarchitects.com

GORDON K WONG
ARCHITECT, AIA, LEED GA
710E MCGILLY LANE SUITE 109
CAMPBELL, CA 95121
(408) 318-2123
gordonkwoong@gwarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Existing & Proposed North Elevation

Project Schedule Revision

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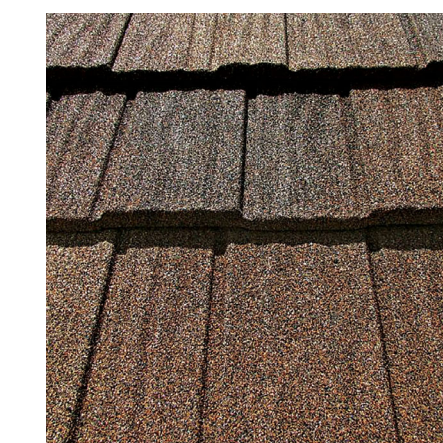
Existing & Proposed North Elevation

A201

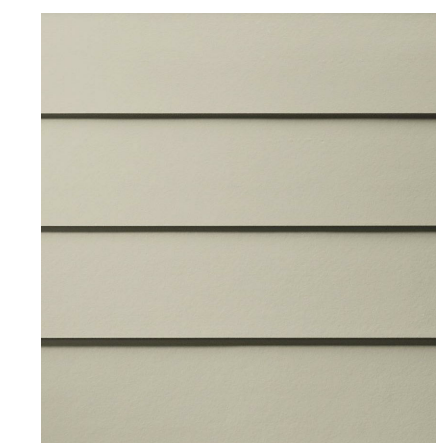
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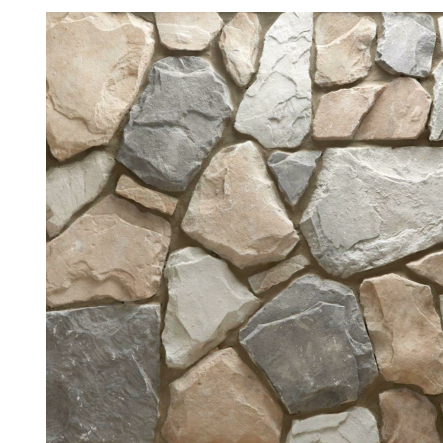
MATERIALS KEYNOTES



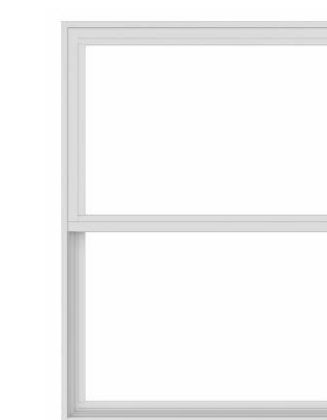
METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



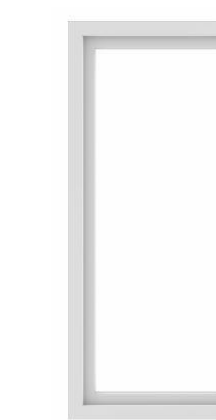
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



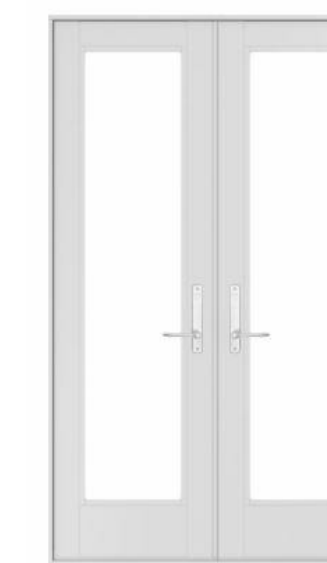
VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

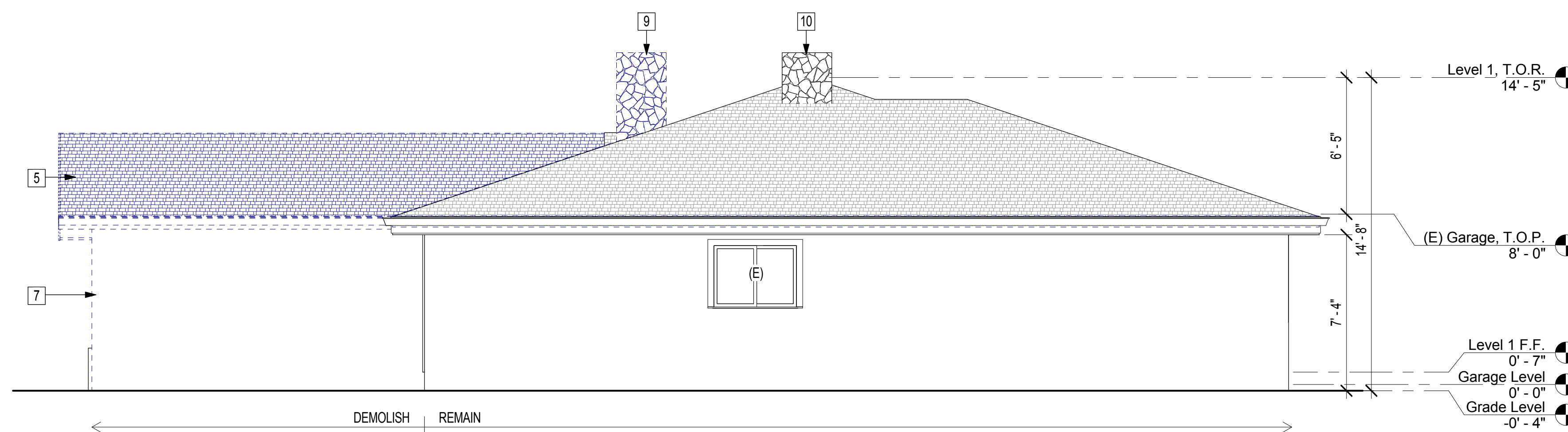
- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

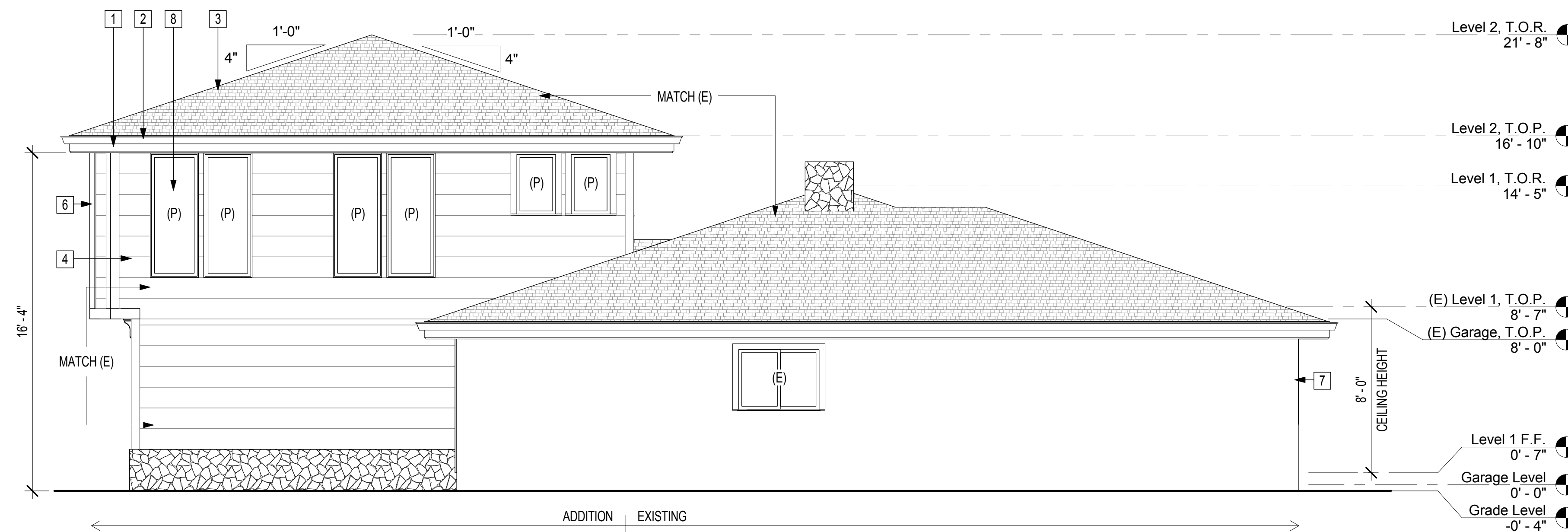
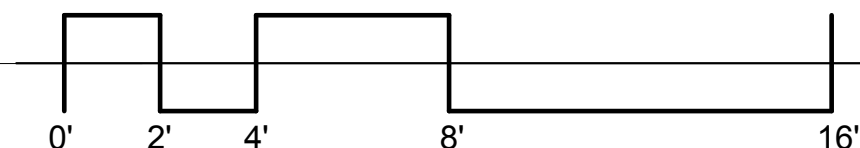
- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) STUCCO SIDING
- 8 FIXED WINDOW, TYP.
- 9 (E) CHIMNEY TO BE DEMOLISHED
- 10 (E) CHIMNEY TO REMAIN

(E) EXISTING

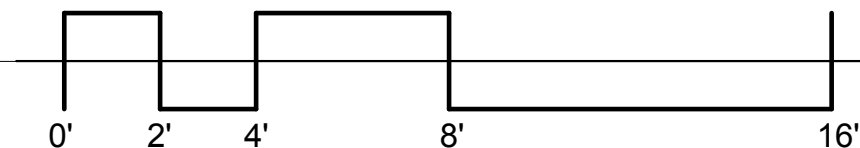
(P) PROPOSED



2 North Elevation, Existing
1/4" = 1'-0"



1 North Elevation, Proposed
1/4" = 1'-0"



MATERIALS KEYNOTES



METAL SHAKE - DECRA SHAKE XD (DECRA ROOFING SYSTEMS)



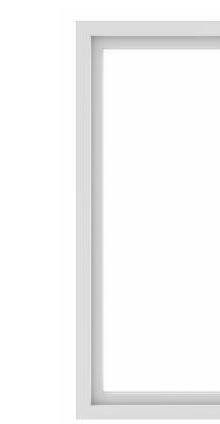
HORIZONTAL WOOD SIDING - SMART SIDE (LP BUILDING PRODUCTS)



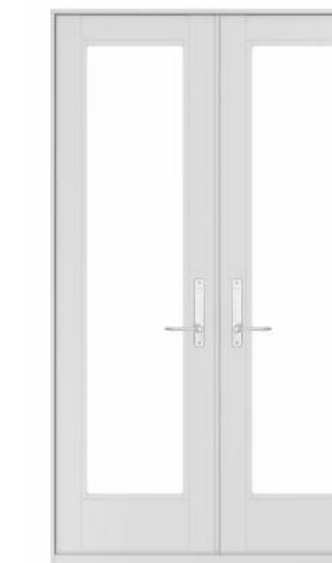
VENEERSTONE - FIELD STONE GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES (ANDERSEN)



FIXED PICTURE WINDOW - 100 SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200 SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

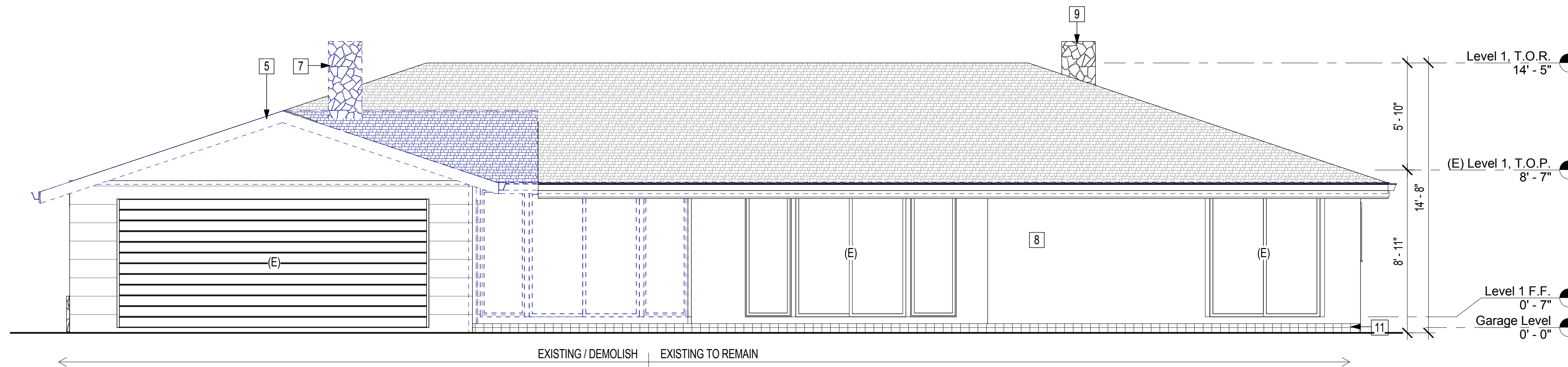
- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

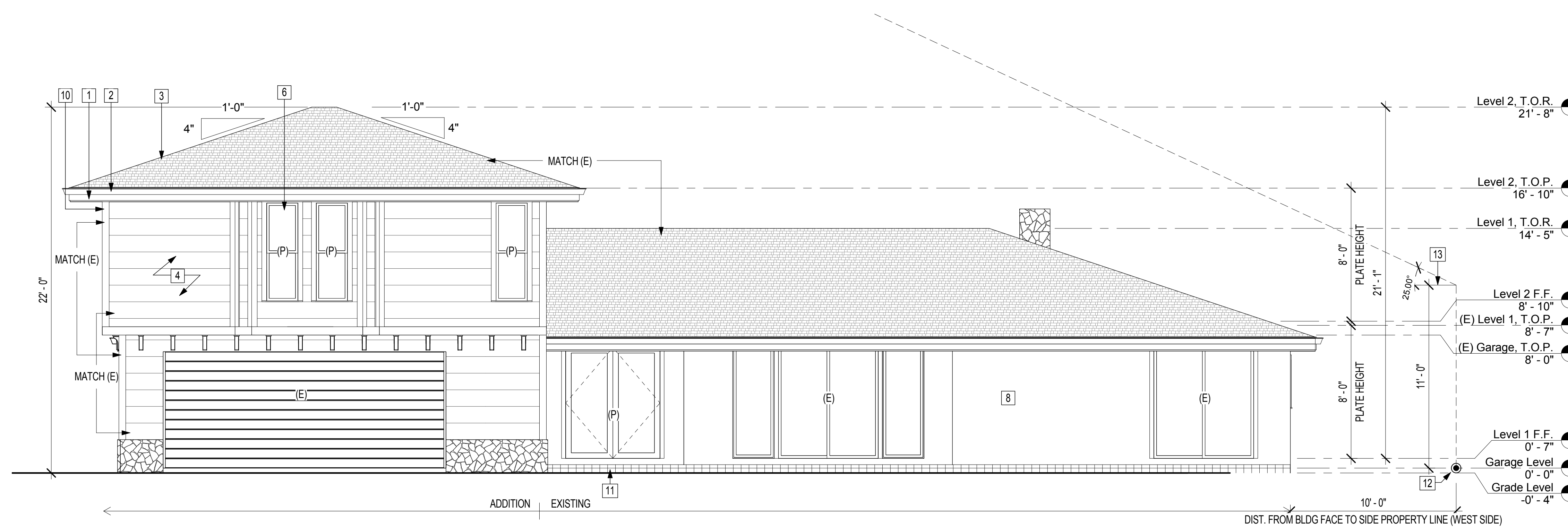
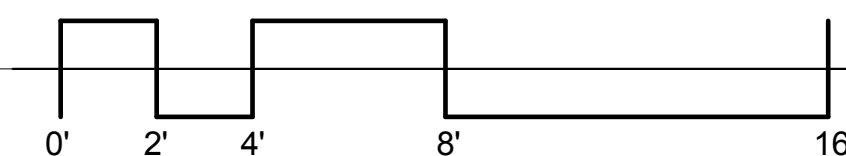
- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) CHIMNEY TO BE DEMOLISHED
- 8 (E) STUCCO SIDING
- 9 (E) CHIMNEY TO REMAIN
- 10 (P) 1x TRIM TO MATCH EXISTING
- 11 (E) PERMEABLE PAVERS
- 12 DAYLIGHT PLACE REFERENCE POINT
- 13 **CITY OF LOS ALTOS ORDINANCE**

14.06.100 - DAYLIGHT PLACE (R1-10). NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND A DAYLIGHT PLANE AS FOLLOWS:

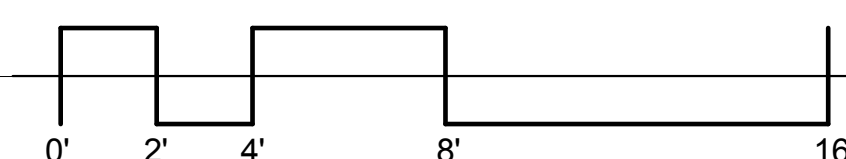
A. FOR LOTS SEVENTY (70) FEET OR GREATER WIDTH, THE DAYLIGHT PLANE STARTS AT A HEIGHT OF ELEVEN (11) FEET AT EACH SIDE PROPERTY LINE AND AT AN ANGLE OF TWENTY-FIVE (25) DEGREES FROM THE HORIZONTAL.



2 East. Elevation, Existing
1/4" = 1'-0"



1 East. Elevation, Proposed
1/4" = 1'-0"

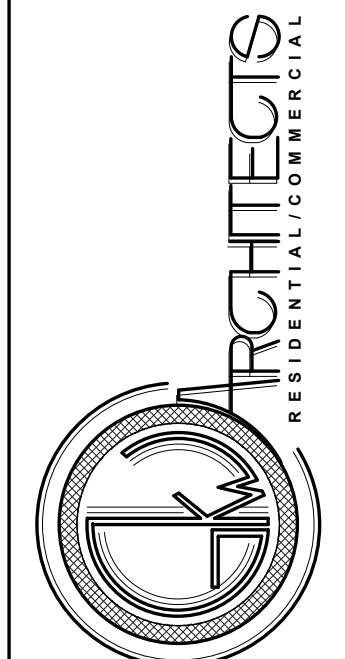


Existing & Proposed East Elevation



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
carolinaso@ghwarchitects.com

GORDON K WONG, LEED GA
ARCHITECT AIA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 312-1212
gk@ghwarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule Revision

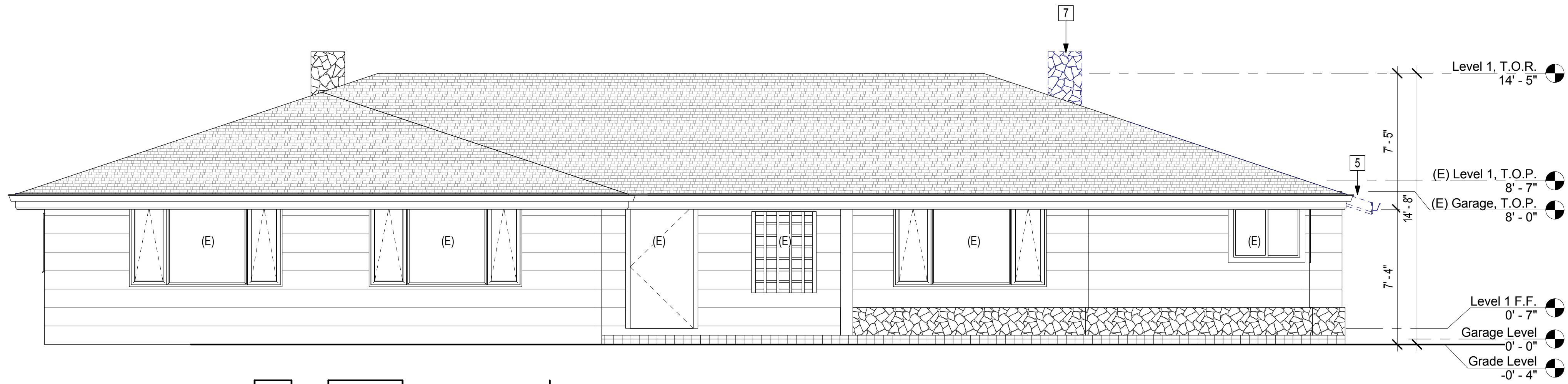
NO.	DATE	DESCRIPTION
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2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed East Elevation

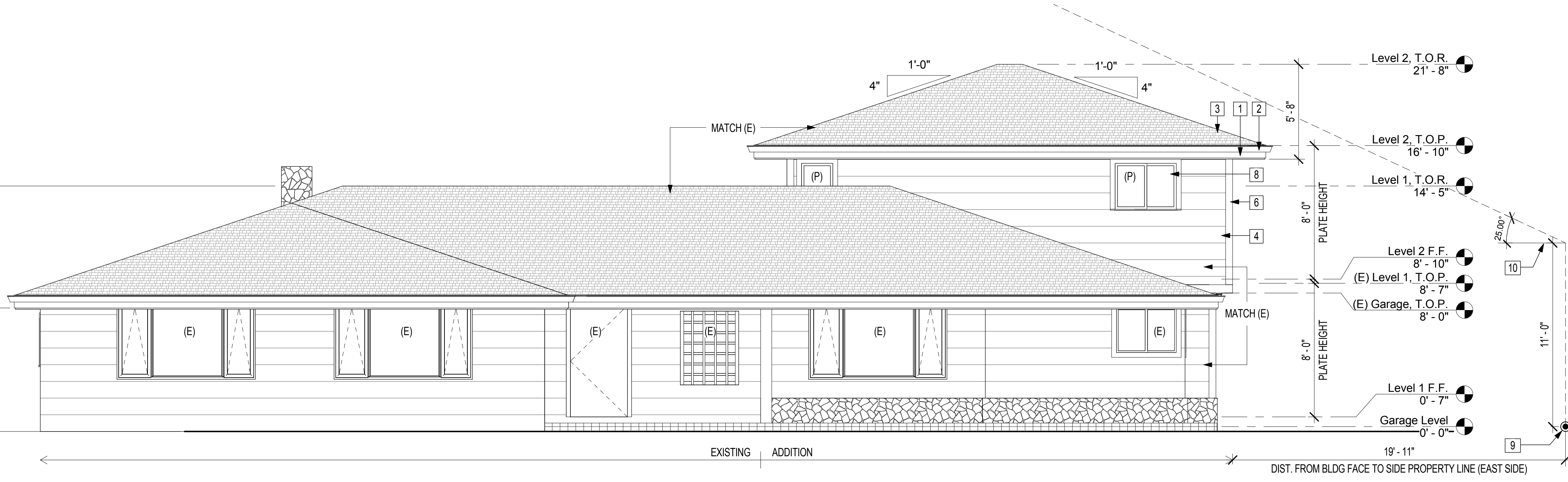
A202

SCALE 1/4" = 1'-0"

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① West Elevation, Existing
1/4" = 1'-0"

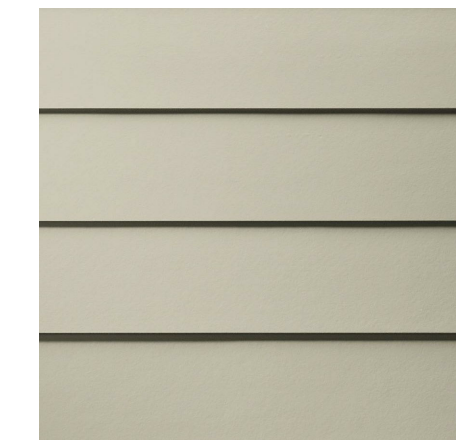


② West Elevation, Proposed
1/4" = 1'-0"

MATERIALS KEYNOTES



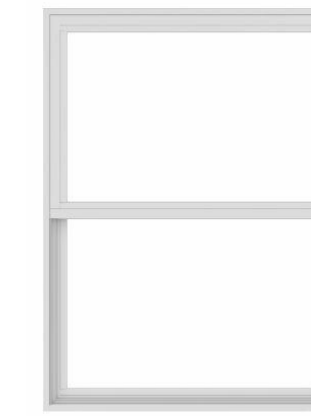
METAL SHAKE - DECRA SHAKE XD
(DECRA ROOFING SYSTEMS)



HORIZONTAL WOOD SIDING - SMART
SIDE (LP BUILDING PRODUCTS)



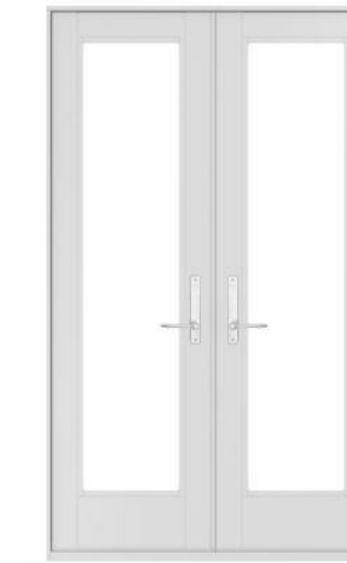
VENEERSTONE - FIELD STONE
GAINSBORO FLATS (HOME DEPOT)



SINGLE-HUNG WINDOW - 100 SERIES
(ANDERSEN)



FIXED PICTURE WINDOW - 100
SERIES (ANDERSEN)



FRENCH DOOR - HINGED PATIO DOOR 200
SERIES (ANDERSEN)

GENERAL ELEVATION NOTES

- ALL IN BLUE TO BE DEMOLISHED
- PROPOSED ADDITION ELEMENTS WILL MATCH EXISTING MATERIAL PALETTE

KEY NOTES

- 1 TYP. FASCIA BOARD
- 2 TYP. GUTTER
- 3 (P) METAL ROOF TO MATCH EXISTING, CLASS A
- 4 (P) HORIZONTAL WOOD SIDING TO MATCH EXISTING
- 5 (E) ROOF TO BE DEMOLISHED
- 6 (P) BAY WINDOW
- 7 (E) CHIMNEY TO BE DEMOLISHED
- 8 (P) PRIVACY WINDOW
- 9 DAYLIGHT PLACE REFERENCE POINT
- 10 "CITY OF LOS ALTOS ORDINANCE"

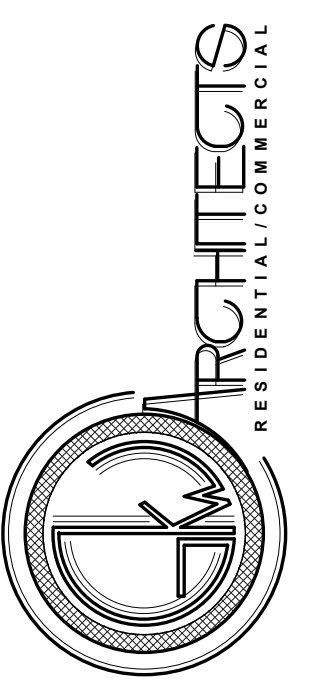
14.06.100 - DAYLIGHT PLACE (R1-10).
NO STRUCTURE SHALL EXTEND ABOVE OR BEYOND A DAYLIGHT PLANE AS FOLLOWS:

A. FOR LOTS SEVENTY (70) FEET OR GREATER WIDTH, THE DAYLIGHT PLANE STARTS AT A HEIGHT OF ELEVEN (11) FEET AT EACH SIDE PROPERTY LINE AND AT AN ANGLE OF TWENTY-FIVE (25) DEGREES FROM THE HORIZONTAL.



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1846
carolinaseo@gkwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 316-2123
gordonwong@gkwarchitects.com



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Existing & Proposed West Elevation

Project Schedule Revision

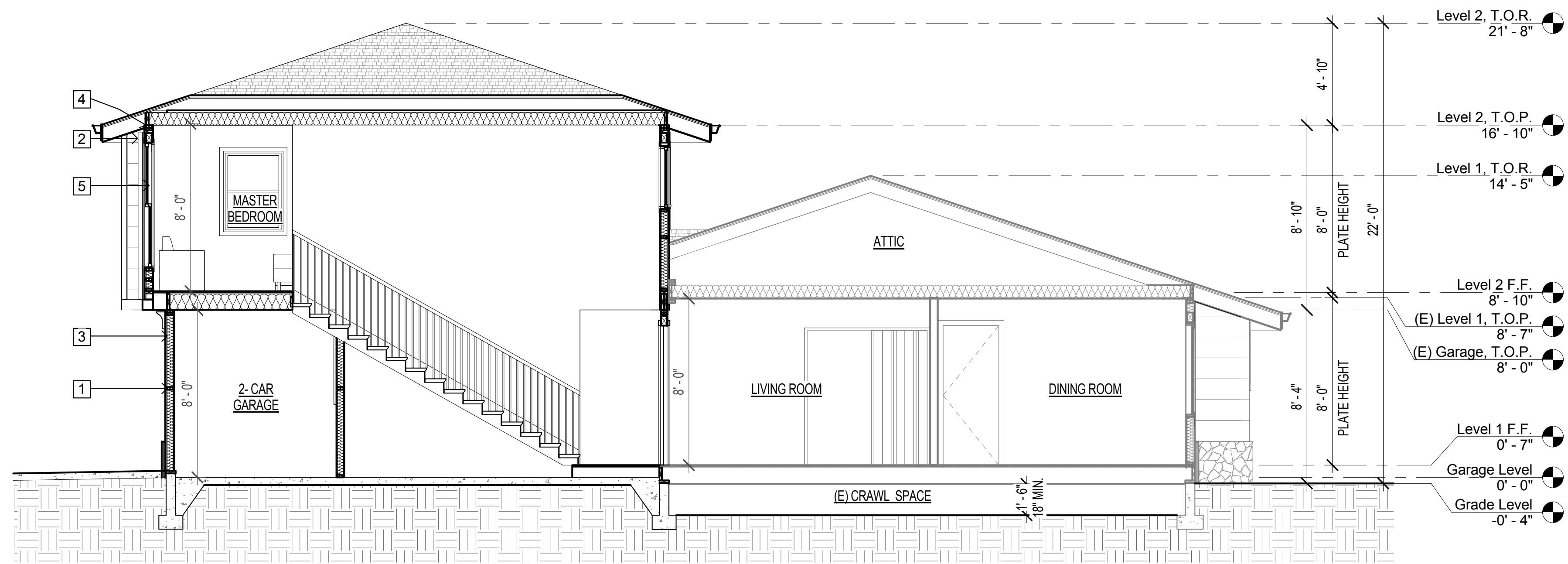
NO.	DATE	DESCRIPTION
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2	05.01.2019	PLANNING RESUBMITTAL

Existing & Proposed West Elevation

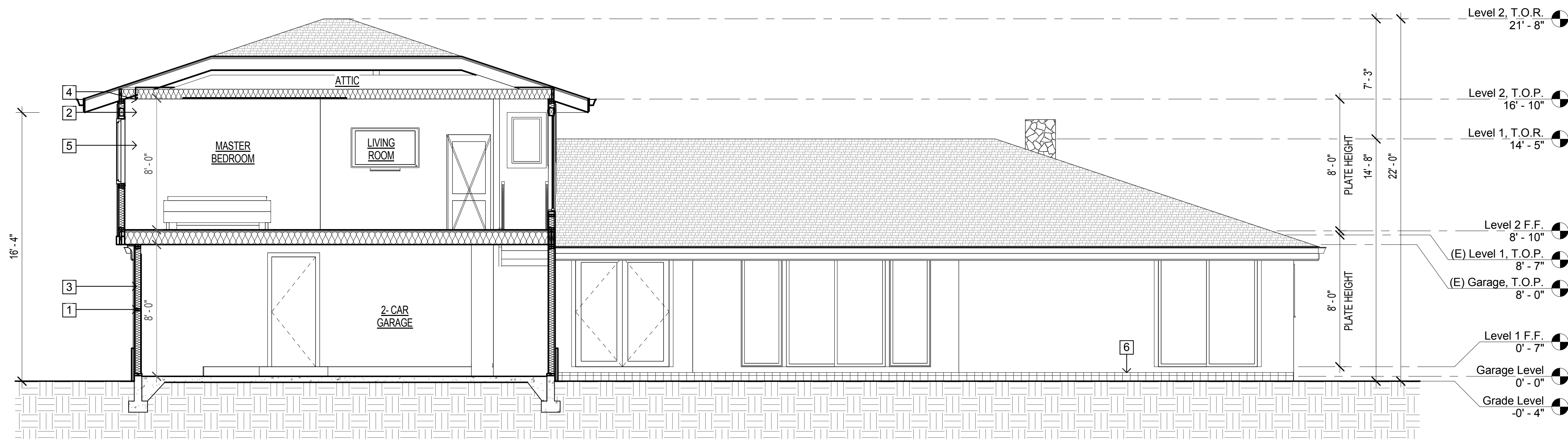
A203

SCALE 1/4" = 1'-0"

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② Section 1
1/4" = 1'-0"



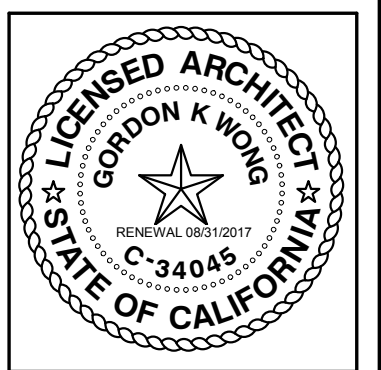
① Section 2
1/4" = 1'-0"

SECTION GENERAL NOTES

- R-13 INSULATION @ PERIMETER WALLS
- R-30 INSULATION @ CEILING
- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS & EXISTING CONDITIONS ON SITE

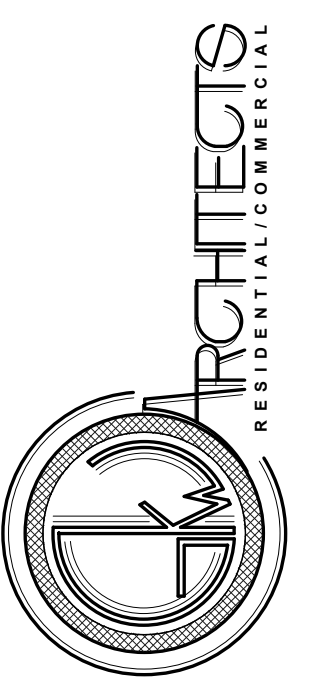
(P) SECTION KEYNOTES

- 1 FIRE BLOCK, TYP.
- 2 HEADER, S.S.D.
- 3 FIRE BATT INSULATION
- 4 DOUBLE 2X TOP PLATE, S.S.D.
- 5 SINGLE-HUNG WINDOW
- 6 (E) PERMEABLE PAVERS



YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 796-1845
carolinase@jkwarchitects.com

GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95121
(408) 312-1232
gordonk@jkwarchitects.com



Sections

HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626

Project Schedule Revision

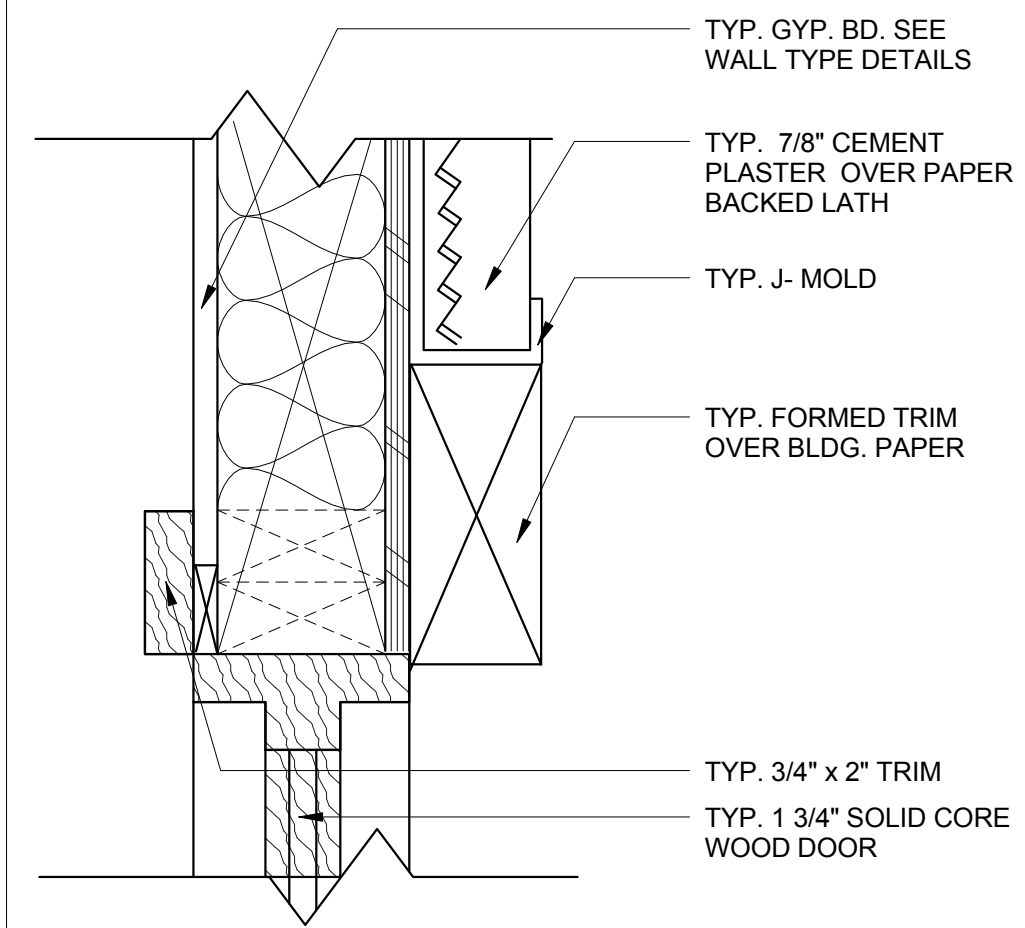
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Sections

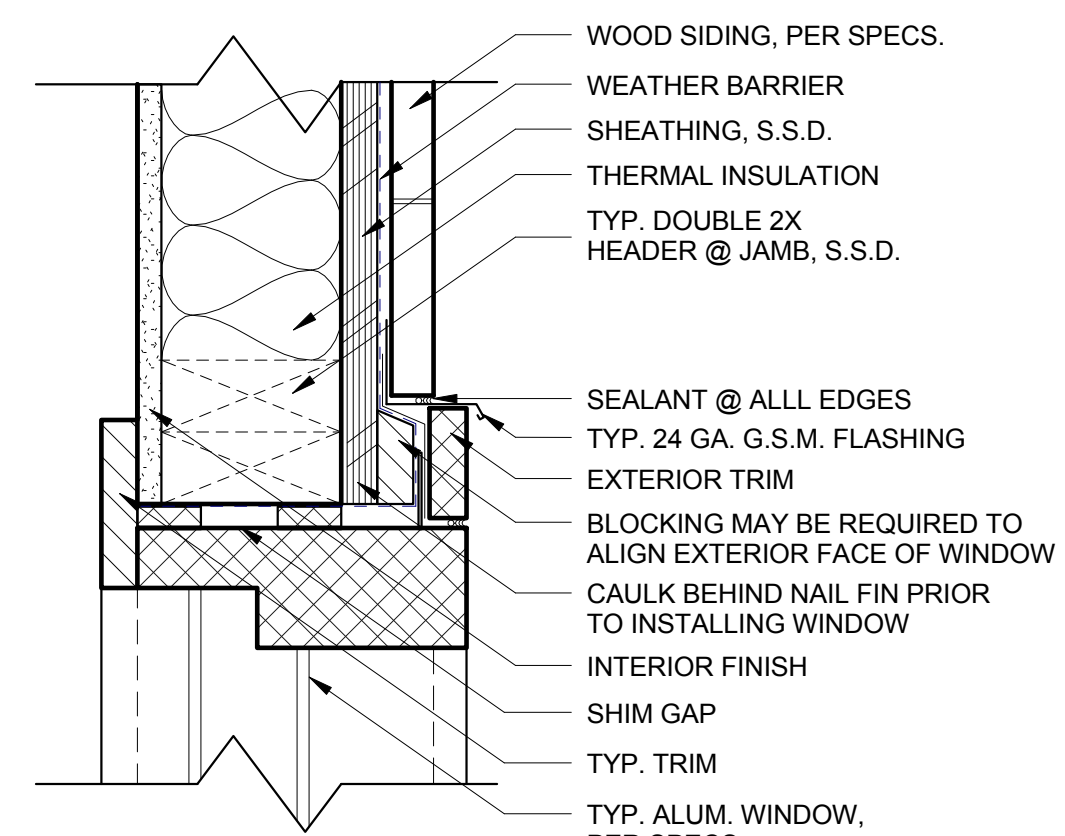
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SCALE 1/4" = 1'-0"

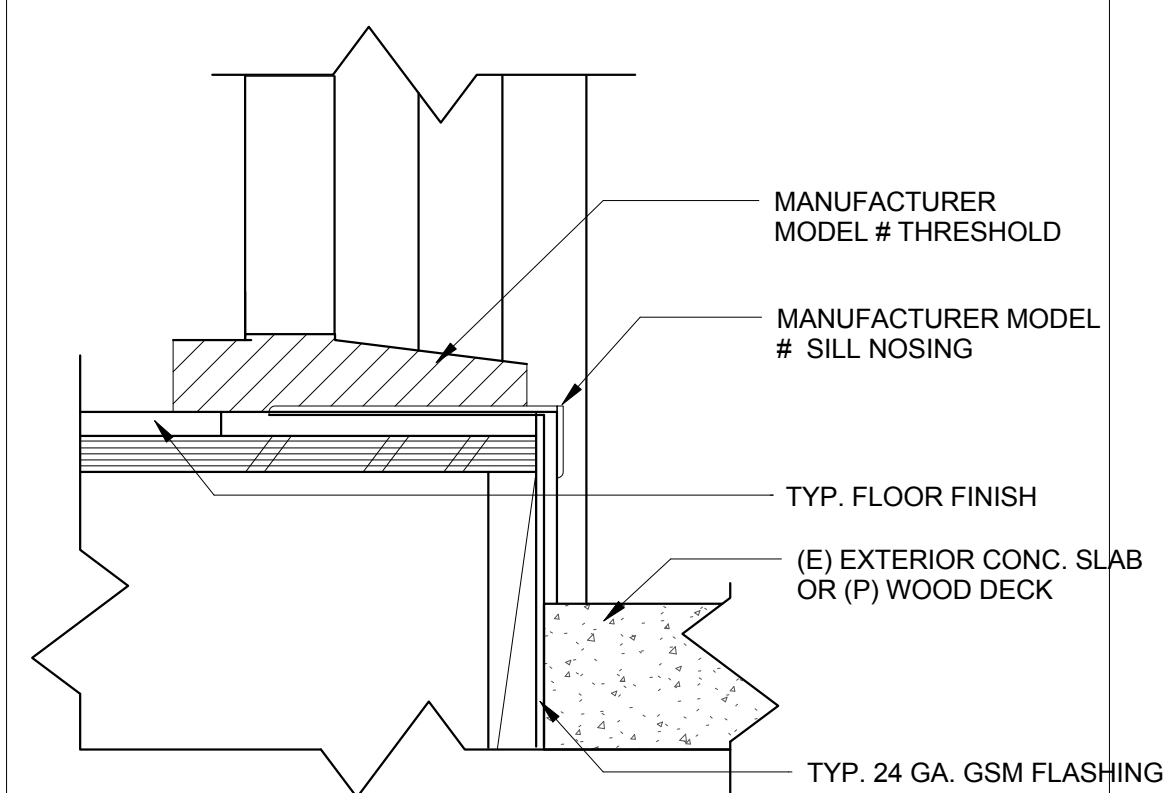
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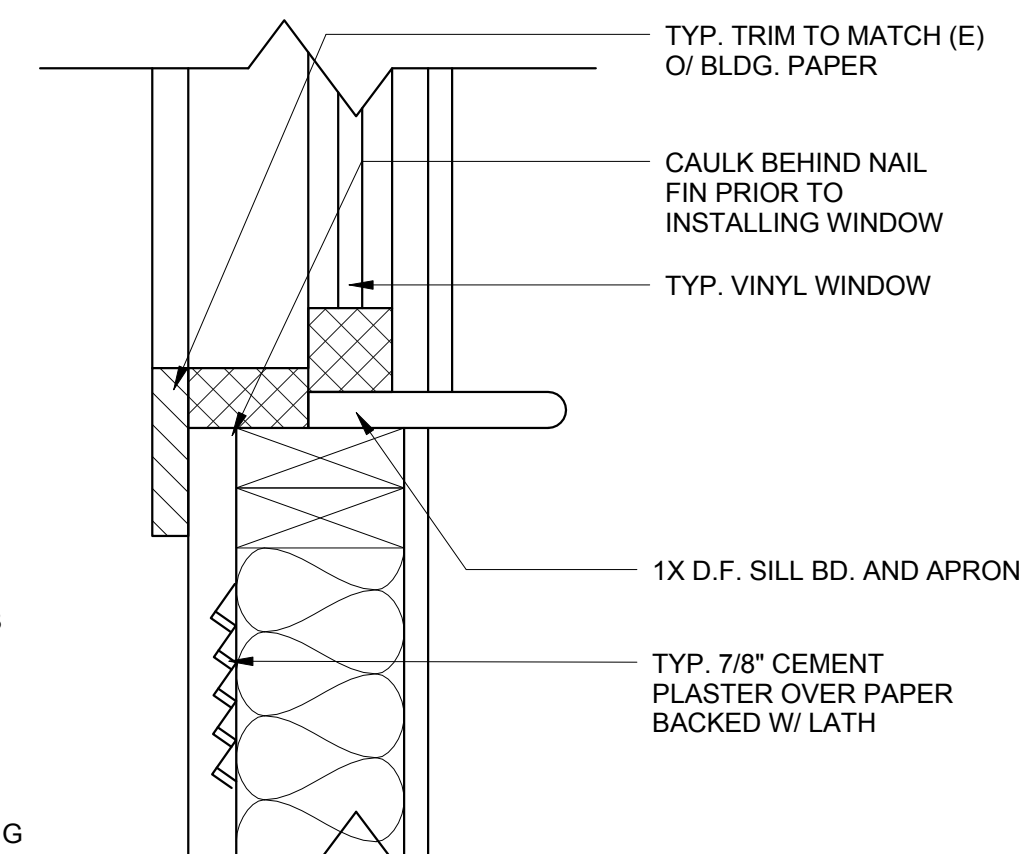
6 Exterior Door Head & Jamb
3" = 1'-0"



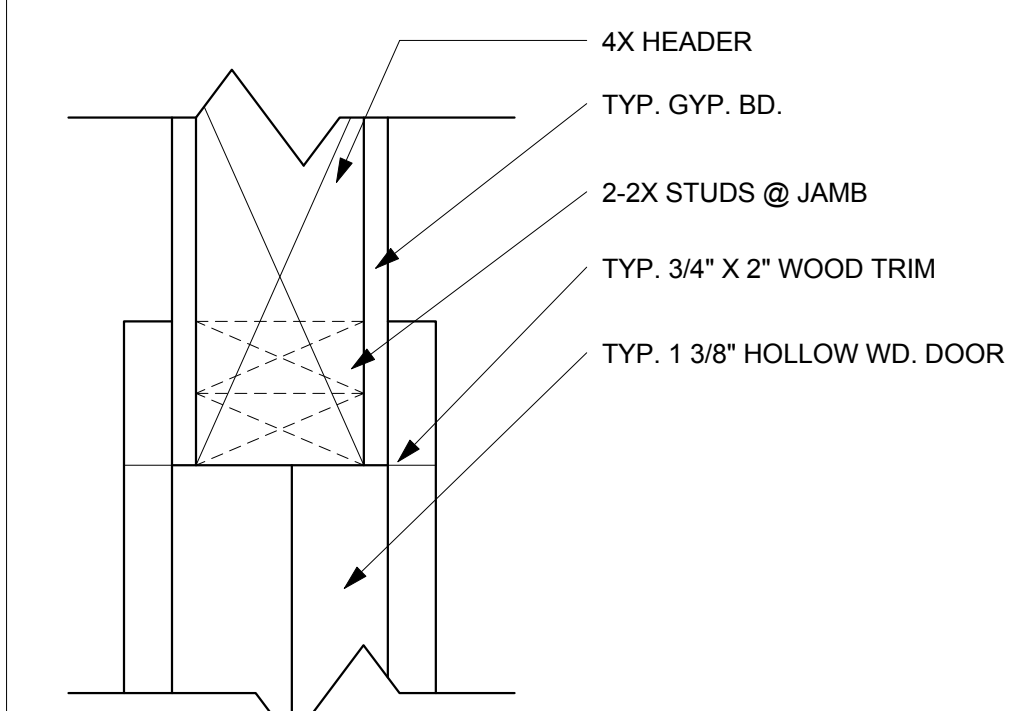
3 Window Head & Jamb
3" = 1'-0"



5 Exterior Door Sill
3" = 1'-0"

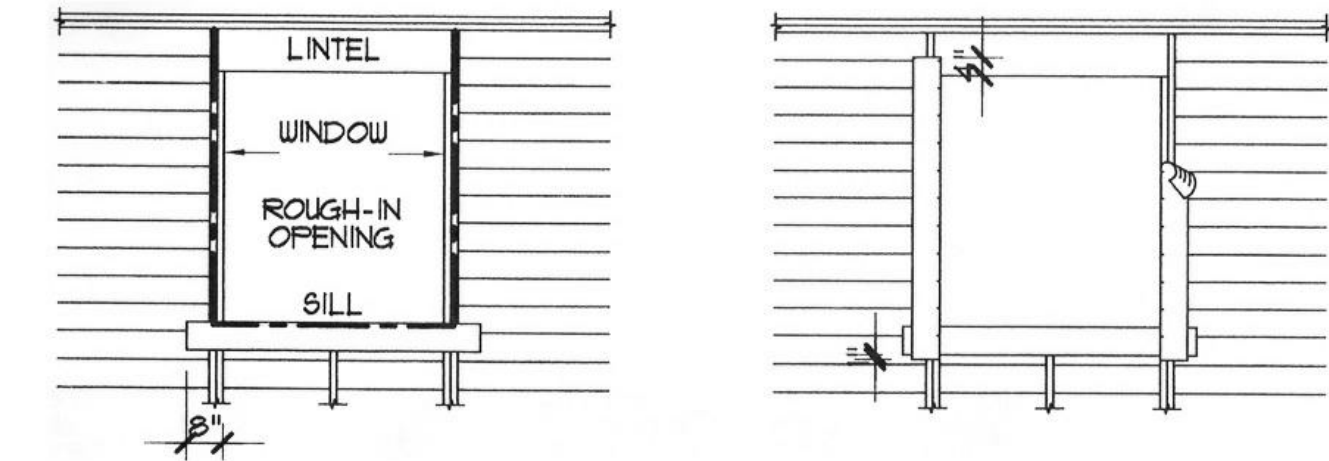


2 Window Sill
3" = 1'-0"



4 Interior Door
3" = 1'-0"

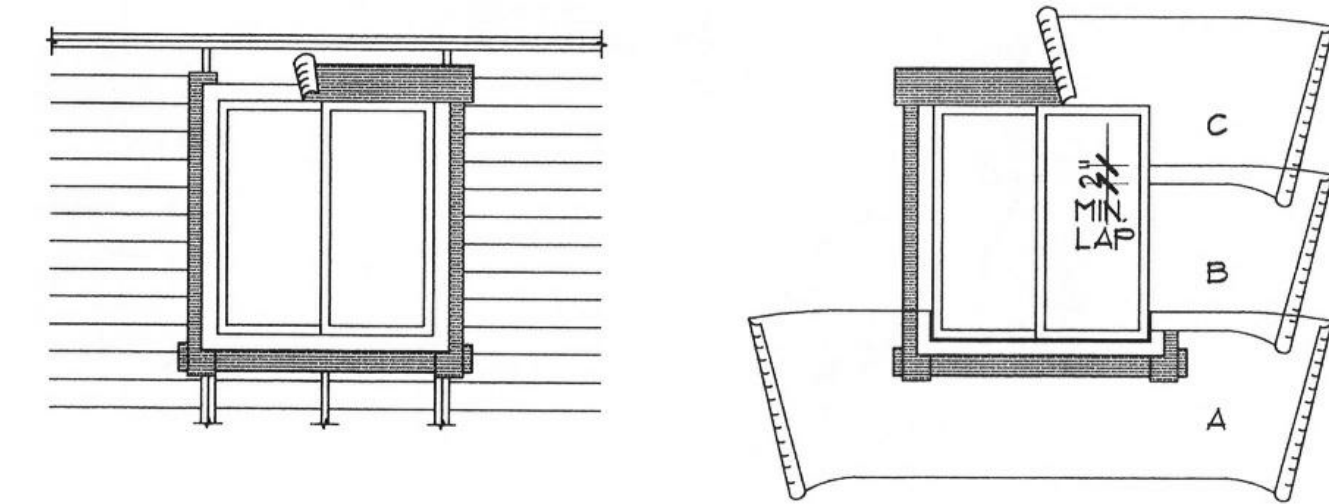
PER CBC SECTION 1404.2 WATER-RESISTIVE BARRIER. A MINIMUM OF ONE LAYER OF No. 15 ASPHALT FELT, COMPLYING WITH ASTM D 226 FOR TYPE 1 OR OTHER APPROVED MATERIALS, SHALL BE ATTACHED TO THE STUD OR SHEATHING, WITH FLASHING AS DESCRIBED IN SECTION 1405.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER.



1. ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL - EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOIST STOP (OR EQUAL) WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.
2. ATTACH JAMB STRIP WITH SIDE EDGE EVEN WITH TOUGH- JAMB FRAMING START STRIP 1" BELOW LOWER EDGE OR SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

NOTE: LINE- WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT PLASTER (STUCCO) SHALL BE INSTALLED AS FOLLOWS:

1. PERIPHERAL FLASHING AT ALL EGDES OF WALL OPENINGS MUST COVER THE WIRE BACKING.
2. NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.

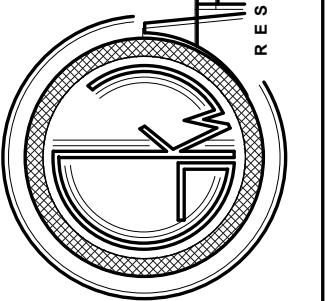


3. INSTALL WINDOW JAMB NAILING FLANGES OVER A CONTINUOUS BEAD OF SEALANT ON THE MOIST STOP (OR EQUAL). INSTALL THE WINDOW HEAD MOIST STOP (OR EQUAL) ON A CONTINUOUS BEAD OF SEALANT APPLIED TO THE WINDOW HEAD NAILING FLANGE.
4. COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL LAY BUILDING PAPER UNDER SILL STRIP.
NOTE: CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF (SHOWN AS SHORT DASHED LINES). DO NOT SLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSALL SUCCESSIVE LINES OF BUILDING PAPER (B,C,D ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

THE ABOVE METHOD APPLIES ONLY TO THE MOST COMMONLY USED TYPE OF METAL FRAME (SURFACE MOUNTED). FOR OTHER TYPES OF FRAMES, SPECIAL ATTENTION MUST BE PAID TO THE MANUFACTURERS RECOMMENDATIONS.

1 Typ. Moist Stop Install
1" = 10'-0"

Architectural Details



HENRY & DAN RESIDENCE
835 ORCHID PLACE
LOS ALTOS, CA 94024-4626



GORDON K WONG
ARCHITECT AIA, LEED GA
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95721
(408) 312-2123 gkw@architects.com
gordonwong@hwdarchitects.com

YUON OH, PROJECT REP.
CAROLINA SOLIS, DRAFTSMAN
710E MCGILVER LANE SUITE 109
CAMPBELL, CA 95721
(408) 796-1846
carolinaso@hwdarchitects.com



Project Schedule Revision

NO.	DATE	DESCRIPTION
1	03.26.2019	PLANNING RESUBMITTAL
2	05.01.2019	PLANNING RESUBMITTAL

Architectural Details

A400

SCALE As indicated

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