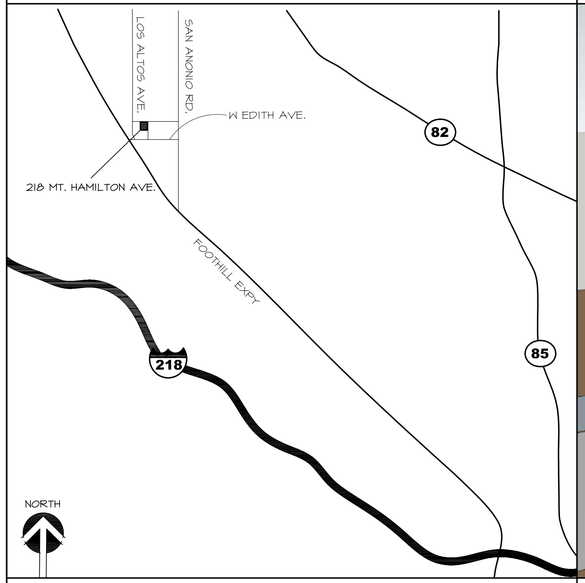
218 MT. HAMILTON AVE.

LOCATION MAP



CONCEPTUAL RENDERING

PROJECT INFORMATION

ADDRESS

218 MT. HAMILTON AVE.
LOS ALTOS, CA 94022

OWNER

AMY LIN & ALBERT CHEN
218 MT. HAMILTON AVE.
LOS ALTOS, CA 94022

STRUCTURAL ENGINEER

ROBELO ASSOCIATES
503 SEAPORT COURT, SUITE 102
REDWOOD CITY, CA 94063
ATTN: FRANK ROBELO
PH 650 361 1603

ENERGY CONSULTANT

TBD

ASSESSOR'S PARCEL NUMBER

167-36-006

ARCHITECT

OCULUS
ARCHITECTURE & DESIGN
1501 POWELL STREET, SUITE L
EMERYVILLE, CA 94608
(510)-594-1814 PHONE
(510)-594-1847 FAX
ATTN: JIM MILLER

ZONING, FLOOR AREA AND LOT CALCULATIONS

PRELIMINARY ZONING COMPLIANCE TABLES:

SEE SHEET A0.2 FOR DETAILED FLOOR AREA BREAKDOWNS INCLUDING AREAS OF DEMOLISHED STRUCTURES.

NOTE: THE AREAS BELOW ARE PRELIMINARY.

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQUIRED
LOT COVERAGE	3,351 sq. ft. (16 %)	3,527 sq. ft. (17 %)	6278 sq. ft. (30 %)
FLOOR AREA:	1st FLR: 3,351 sq. ft. 2nd FLR: 1,270 sq. ft. TOTAL: 4,621 sq. ft.	1st FLR: 3,527 sq. ft. 2nd FLR: 1,282 sq. ft. TOTAL: 4,809 sq. ft.	4843 sq. ft.
SETBACKS:			
FRONT	25'-0" ft.	25'-0" ft.	25'-0" ft.
REAR	36'-10" ft.	36'-10" ft.	25'-0" ft.
RIGHT SIDE (1st/2nd)	72'-8"/72'-8" ft.	57'-9" ft./72'-8" ft.	10'-0" ft./17'-6" ft.
LEFT SIDE (1st/2nd)	25'-0" ft.	24'-8" ft.	20'-0" ft.
HEIGHT:	28'-0" ft.	28'-0" ft. (unchanged)	27'-0" ft.

SQUARE FOOTAGE BREAKDOWN:

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	4,036 sq. ft.*	+1,241 sq. ft.	5,277 sq. ft.**
NON-HABITABLE AREA:	1,773 sq. ft.	-1,053 sq. ft.	720 sq. ft.

* INCLUDES ACCESSORY STRUCTURE
** INCLUDES HABITABLE BASEMENT AREA

LOT CALCULATIONS

NET LOT AREA:	20,927 sq. ft.	
FRONT YARD HARDSCAPE AREA:	SEE SITE PLAN A1.0 FOR CALCS.	
LANDSCAPING BREAKDOWN:	TOTAL HARDSCAPE (IMPERVIOUS SURFACE) AREA (SEE SITE PLAN A1.0 FOR CALCS)	5,952 sq. ft.
	EXISTING SOFTSCAPE (UNDISTURBED) AREA:	15,968 sq. ft.
	NEW SOFTSCAPE AREA*	-994 sq. ft.
	*PERMEBALE PAVERS NOT INCLUDED IN SOFTSCAPE AREA	

TYPICAL ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL
ALUM	ALUMINUM	MEMB	MEMBRANE
ARCH	ARCHITECTURE	MIN	MINIMUM
ASPH	ASPHALT	MTL	METAL
BD	BOARD	(N)	NEW
BDLG	BUILDING	NIC	NOT IN CONTRACT
BLK	BLOCK	NO OR #	NUMBER
BLKG	BLOCKING		
BM	BEAM	O/	OVER
B.O.	BOTTOM OF	OC	ON CENTER
BU	BUILT-UP	OD	OUTER DIAMETER
		OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CLG	CEILING	OFOI	OWNER FURNISHED, OWNER INSTALLED
CLR	CLEAR	OPNG	OPENING
CNTL	CONTROL		
CONC	CONCRETE	PL	PLATE
CONT	CONTINUOUS	PLYWD	PLYWOOD
CTR	CENTER	PT	PRESSURE TREATED
		PT	POINT
DBL	DOUBLE		
DF	DOUGLAS FIR	R	RADIUS
DIM	DIMENSION	RA	RETURN AIR
DN	DOWN	RDWD	REDWOOD
DP	DOUBLE POLE	REF	REFERENCE
DS	DOWNSPOUT	REG	REGISTER
DWG	DRAWING	REQ	REQUIRED
		RET	RETURN
(E)	EXISTING	RM	ROOM
E	EAST	RWL	RAIN WATER LEADER
EA	EACH		
ELEC	ELECTRICAL	S	SOUTH
ELEV	ELEVATION	SA	SUPPLY AIR
EQ	EQUAL	SAD	SEE ARCHITECTURAL DRAWING
EXP	EXPOSED	SED	SEE ELECTRICAL DRAWING
EXT	EXTERIOR	SF	SUBFLOOR
		SHT	SHEET
FDN	FOUNDATION	SHTG	SHEATHING
FF	FINISH FLOOR	SLD	SEE LIGHTING DRAWING
FIN	FINISH	SMD	SEE MECHANICAL DRAWING
FL	FLOOR	SP	SINGLE POLE
FOC	FACE OF CONCRETE	SQ	SQUARE
FOF	FACE OF FINISH	SS	SINGLE SHELF
FOS	FACE OF STUD	SSD	SEE STRUCTURAL DRAWING
FOP	FACE OF PLYWOOD	STD	STANDARD
FURN	FURNACE		
		T&G	TONGUE AND GROOVE
GA	GAUGE	TO	TOP OF
GALV	GALVANIZED	TOFF	TOP OF FINISH FLOOR
GND	GROUND	TOP	TOP OF PLATE
GYP BD	GYPSUM BOARD	TOS	TOP OF SLAB
		TP	TOILET PAPER HOLDER
HB	HOSE BIB	TR	TOWEL RACK
HC	HOLLOW CORE	TYP	TYPICAL
HDR	HEADER	UON	UNLESS OTHERWISE NOTED
HR STL	HOT-ROLLED STEEL		
HVAC	HEATING, VENTILATING & AIR CONDITIONING	VERT	VERTICAL
HW	HOT WATER HEATER	VIF	VERIFY IN FIELD
INSUL	INSULATION	W	WEST
INT	INTERIOR	W/	WITH
ICVC	IRRIGATION CONTROL VALVE COVER	W/O	WITHOUT
		WC	WATER CLOSET
LAM	LAMINATE	WD	WOOD
LT	LIGHT	WIND	WINDOW
		WP	WATERPROOF
MANUF	MANUFACTURER		
MAX	MAXIMUM		
MC	MEDICINE CHEST		

SYMBOLS LEGEND

HIDDEN LINE (OVERHEAD, BELOW OR BEYOND)

CENTER LINE OR SURFACES ALIGNED

PROPERTY LINE

F.O.F. DIMENSION TO FACE OF FINISH

F.O.S. DIMENSION TO FACE OF STUD

DIMENSION TO CENTERLINE

2 WINDOW SYMBOL

B GRID COORDINATE

12 DOOR SYMBOL

9 REVISION MARKER

1 dwg A7.1 sheet SECTION MARKER

DATUM POINT

1 dwg A7.1 sheet DETAIL MARKER

N orientation, W series, A, E, A6.3 sheet, S INTERIOR ELEVATION MARKER

SHEET INDEX

ARCHITECTURAL DRAWINGS

A0.1 COVER SHEET, LOCATION MAP, PROJECT DATA, & CONCEPTUAL RENDERING
A0.2 AREA CALCULATIONS

A1.0 PROPOSED SITE PLAN

A2.0 PROPOSED BASEMENT PLAN
A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN

A3.1 PROPOSED ROOF PLAN

A4.1 EXISTING AND PROPOSED EXTERIOR ELEVATIONS - EAST
A4.2 EXISTING AND PROPOSED EXTERIOR ELEVATIONS - WEST
A4.3 EXISTING AND PROPOSED EXTERIOR ELEVATIONS - NORTH
A4.4 EXISTING AND PROPOSED EXTERIOR ELEVATIONS - SOUTH
A4.5 PROPOSED 3D EXTERIOR VIEWS

A5.1 PROPOSED SECTIONS
A5.2 PROPOSED SECTIONS
A5.3 PROPOSED SECTIONS

E1.0 EXISTING SITE PLAN

E2.0 EXISTING BASEMENT PLAN
E2.1 EXISTING FIRST FLOOR PLAN
E2.2 EXISTING SECOND FLOOR PLAN

PROJECT DESCRIPTION

COMPLETE REMODEL AND FIRST FLOOR ADDITION TO AN EXISTING TWO STORY RESIDENCE AT 218 MOUNT HAMILTON AVENUE, LOS ALTOS, CA

THE SCOPE OF WORK INCLUDES REDEFINING THE ARCHITECTURAL CHARACTER OF THE BUILDING BOTH INSIDE AND OUT. ALL EXISTING WINDOWS WILL BE REPLACED AND A NUMBER OF FIRST FLOOR ROOF ASSEMBLIES WILL BE ALTERED AS NECESSARY TO INCORPORATE NEW FIRST FLOOR AREAS INTO THE STRUCTURE.

FLOOR PLAN MODIFICATIONS ON THE LOWER LEVEL INCLUDE THE ADDITION OF A NEW UTILITY ROOM ADJACENT TO THE EXISTING GARAGE (THE GARAGE WILL BE DOWNSIZED FROM 3 CARS TO 2 CARS). AN ADDITIONAL LOWER LEVEL BEDROOM SUITE WILL BE INCORPORATED INTO THE EXISTING PLAN ON THE NORTHWEST SIDE OF THE HOME, AND THE FAMILY ROOM WILL BE ENLARGED INTO THE REAR YARD.

UPSTAIRS THE EXISTING BEDROOM SUITES WILL BE RECONFIGURED AND A SOUTHEAST FACING EXTERIOR DECK WILL BE INCORPORATED ADJACENT TO THE MASTER BEDROOM AND BATH. THE ROOF ASSEMBLY OVER THE MAIN PORTION OF THE SECOND FLOOR STRUCTURE WILL REMAIN AS IS, BUT THE EXISTING GABLE ROOF OVER THE MASTER BEDROOM WILL BE CONVERTED TO A FLAT ROOF SYSTEM IN ORDER TO INTEGRATE THE REMODELED STRUCTURE WITH OTHER FLAT ROOF FORMS BEING USED ON THE LOWER LEVEL ADDITIONS.

THE HOME'S EXISTING UN-IMPROVED BASEMENT WILL BE CONVERTED INTO AN EXERCISE AREA. A NEW CENTRAL STAIR WILL CONNECT THE BASEMENT AREA WITH THE TWO UPPER FLOORS, AND A NEW SUNKEN COURTYARD WILL BE ADDED TO THE WEST SIDE OF THE HOME AS NECESSARY TO ALLOW NATURAL LIGHT AND AIR INTO THE IMPROVED BASEMENT AREAS.

OTHER IMPROVEMENTS INCLUDE REMODELING THE EXISTING TRADITIONAL STREET ENTRY OF THE HOME IN ORDER TO EXHIBIT A MORE CONTEMPORARY DESIGN SENSIBILITY AND ADDING NEW EXTERIOR TERRACES ON THE SOUTH SIDE OF THE HOME AS NECESSARY TO FACILITATE EASY ACCESS FROM THE HOME'S INTERIOR TO THE REAR YARD.

LASTLY, THE EXISTING GARDEN PAVILION BUILDING ON THE SOUTH WEST SIDE OF THE REAR YARD WILL BE DEMOLISHED ENTIRELY.

APPLICABLE CODES

ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE 2004 INTERNATIONAL BUILDING CODE (IBC), THE 2004 UNIFORM PLUMBING CODE (UPC), THE 2004 UNIFORM MECHANICAL CODE (UMC), THE 2008 NATIONAL ELECTRIC CODE (NEC), AND THE 2010 STATE OF CALIFORNIA ENERGY COMMISSION (Title 24) ENERGY EFFICIENCY STANDARDS FOR COMMERCIAL BUILDINGS AS AMENDED BY THE STATE OF CALIFORNIA AND OTHERWISE KNOWN AS THE 2010 CALIFORNIA BUILDING CODE (CBC). ALL WORK SHALL BE PERFORMED IN CONFORMANCE TO ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND ALL APPLICABLE LOCAL AND STATE LAWS AND ORDINANCES. NOTHING ON THE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

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LICENSED ARCHITECT
JAMES NEIL MILLER
NO. C-22346
RENEWAL DATE
STATE OF CALIFORNIA

Revisions

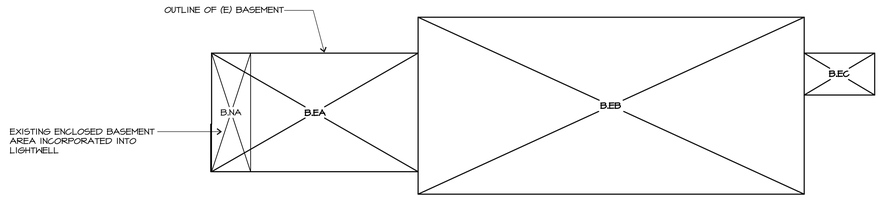
PLANNING REVS.	8/17/15
DESIGN REVIEW	7/1/15
REV. SCHEM.	4/20/15
DESIGN DEV.	1/12/15

Residential Remodel & Addition at:
218 MT. HAMILTON AVE.
LOS ALTOS, CA 94022
Owner: Amy Lin & Albert Chen
A.P.#: 167-36-006

Drawing Title
COVER SHEET

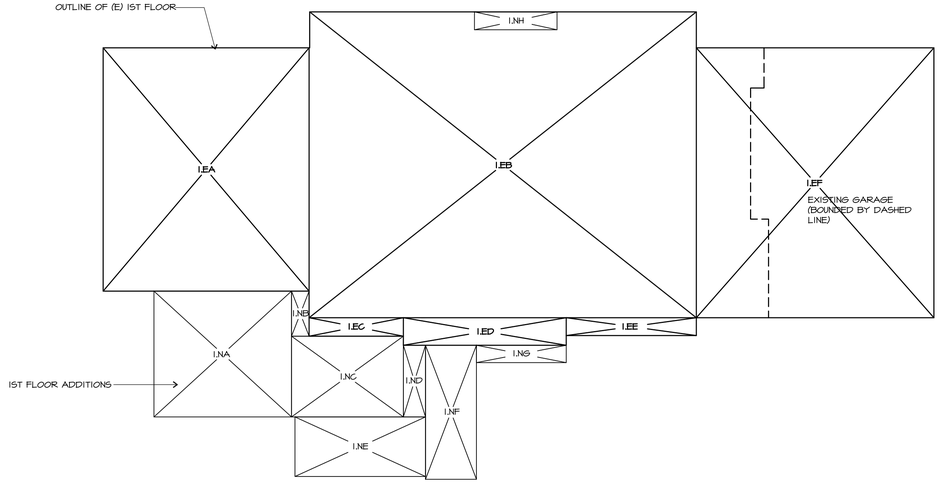
By AK
Date 10/08/14
Scale N/A
Drawing No.
A0.1

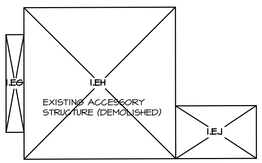
NOT FOR CONSTRUCTION



1 / A0.2 BASEMENT

1/8" = 1'-0"



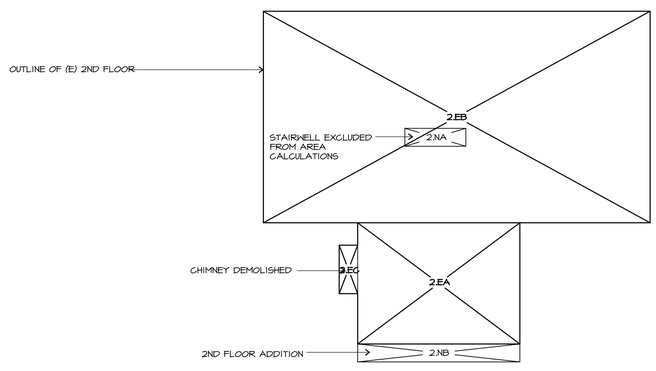


3 / A0.2 ACCESSORY STRUCTURE (DEMOLISHED)

1/8" = 1'-0"

2 / A0.2 FIRST FLOOR

1/8" = 1'-0"



4 / A0.2 SECOND FLOOR

1/8" = 1'-0"

AREA ABBREVIATIONS

1.EH = LEVEL
B = BASEMENT
1 = LEVEL 1
2 = LEVEL 2

1.EH - NEW/EXISTING
E = EXISTING
N = NEW

1.EH - ALHPABETICAL

SQUARE FOOTAGE BREAKDOWN BY LEVEL

BASEMENT FLOOR AREA CALCULATION TABLE:

EXISTING BASEMENT FLOOR AREA:

SECTION	DIMENSIONS	AREA (sq. ft.)
B.EA	22'-11" x 27'-1"	214
B.EB	5'-0" x 2'-0"	10
B.EC	12'-5" x 9'-0"	111
TOTAL EXISTING BASEMENT		1188

PROPOSED BASEMENT

SECTION	DIMENSIONS	AREA (sq. ft.)
B.NA	22'-11" x 27'-1"	-57
TOTAL PROPOSED BASEMENT*		1131

1st FLOOR AREA CALCULATION TABLE:

EXISTING 1ST FLOOR AREA:

SECTION	DIMENSIONS	AREA (sq. ft.)
1.EA	22'-11" x 27'-1"	623
1.EB	43'-1" x 34'-1"	1468
1.EC	10'-6" x 2'-1"	22
1.ED	18'-1" x 3'-1"	56
1.EE	14'-6" x 2'-0"	29
1.EF	26'-5" - 30'-1"	795
TOTAL EXISTING 1ST FLOOR		2992

EXISTING ACCESSORY STRUCTURE

1.EG	2'-0" x 10'-11"	22
1.EH	16'-10" x 16'-10"	283
1.EJ	9'-1" x 5'-11"	54
TOTAL EXISTING ACCESSORY STRUCT.		359
TOTAL EXISTING 1ST FLOOR & ACCESSORY STRUCTURE AREA		3351

PROPOSED 1ST FLOOR ADDITIONS AREA:

SECTION	DIMENSIONS	AREA (sq. ft.)
1.NA	15'-4" x 14'-0"	214
1.NB	5'-0" x 2'-0"	10
1.NC	12'-5" x 9'-0"	111
1.ND	8'-0" x 2'-4"	19
1.NE	14'-5" x 6'-6"	94
1.NF	15'-0" - 5'-10"	86
1.NG	10'-0" x 2'-0"	19
1.NH	9'-2" x 2'-0"	-18
TOTAL PROPOSED ADDITIONS		535

SUBTOTALS:	AREA (sq. ft.)
EXISTING 1ST FLOOR	3351
EXISTING ACCESSORY STRUCTURE (DEMOLISHED)	-359
1ST FLOOR ADDITIONS	535
TOTAL PROPOSED 1ST FLOOR	3527

2nd FLOOR AREA CALCULATION TABLE:

EXISTING 2ND FLOOR AREA:

SECTION	DIMENSIONS	AREA (sq. ft.)
2.EA	18'-1" x 13'-6"	247
2.EB	43'-1" x 23'-6"	1012
2.EC	2'-0" x 5'-4"	11
EXISTING TOTAL AREA		1270

PROPOSED 2ND FLOOR ADDITIONS AREA:

SECTION	DIMENSIONS	AREA (sq. ft.)
2.EC	2'-0" x 5'-4"	-11
2.NA	6'-10" x 2'-0"	-13
2.NB	18'-1" x 2'-0"	36
PROPOSED TOTAL ADDITIONS		12

SUBTOTALS:	AREA (sq. ft.)
EXISTING	1270
ADDITIONS	12
TOTAL PROPOSED	1282

AREA CALCULATION TABLE TOTALS

EXISTING TOTALS:	AREA (sq.ft.)
BASEMENT	1188
1ST FLOOR (INCLUDING ACCESSORY STRUCTURE)	3351
2ND FLOOR	1270
TOTAL (INCLUDING BASEMENT)	5809
TOTAL (EXCLUDING BASEMENT)	4621

PROPOSED TOTALS:	
BASEMENT	1131
1ST FLOOR	3527
2ND FLOOR	1282
TOTAL (INCLUDING BASEMENT)	5940
TOTAL (EXCLUDING BASEMENT)	4,809

NEW ADDITIONS SUBTOTAL (BOTH FLOORS)	
1ST FLOOR NEW SQ. FT.	535
2ND FLOOR NEW SQ. FT.	12
TOTAL NEW SQ. FT.	547

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JAMES NEIL MILLER
NO. C-22346
RENEWAL DATE
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218 MT. HAMILTON AVE.

A.P.#: 167-36-006

Owner: Amy Lin & Albert Chen

LOS ALTOS, CA 94022

Drawing Title

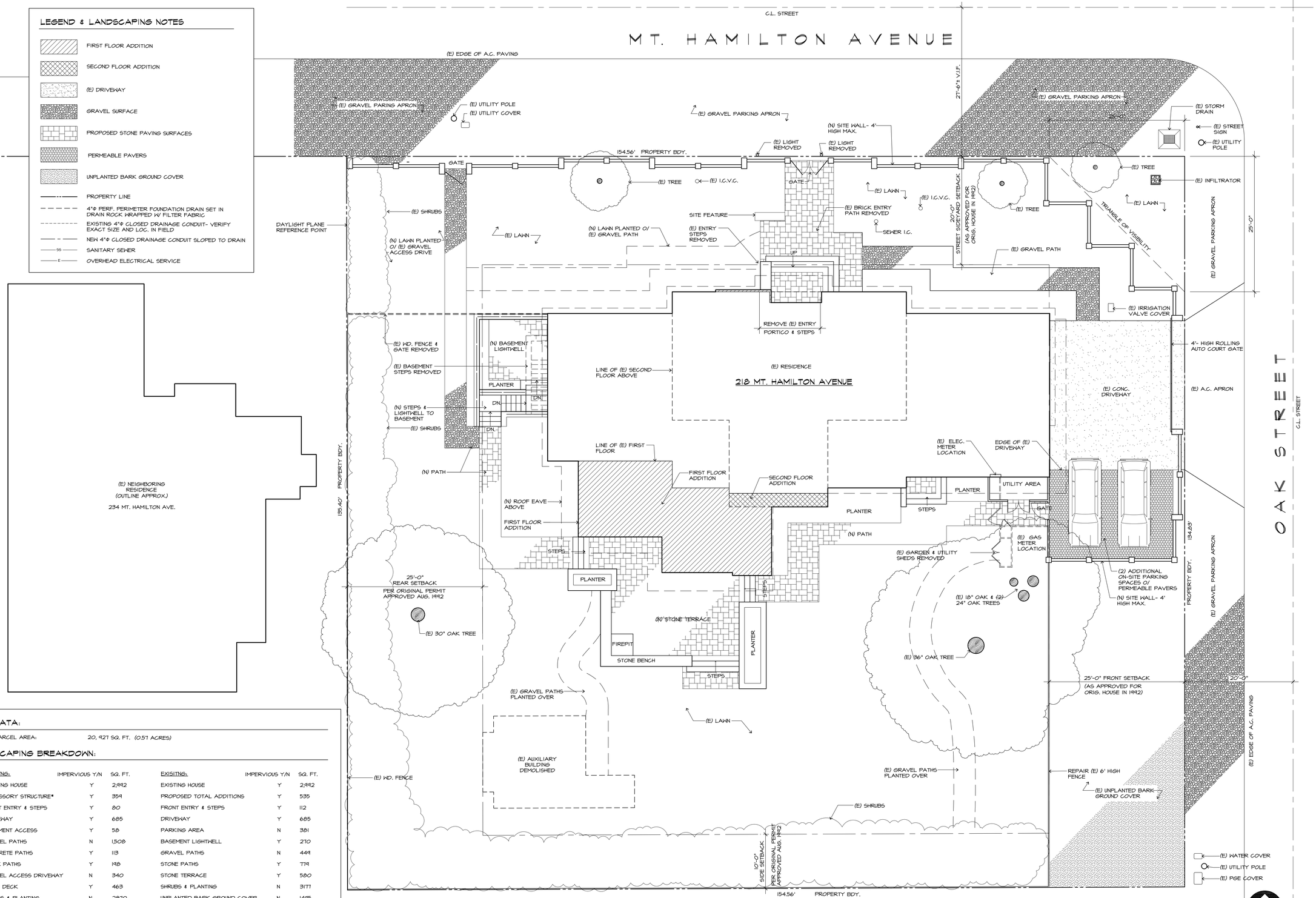
AREA CALCULATIONS

By	AK
Date	10/08/14
Scale	N/A
Drawing No.	A0.2

NOT FOR CONSTRUCTION

LEGEND & LANDSCAPING NOTES

- FIRST FLOOR ADDITION
- SECOND FLOOR ADDITION
- (E) DRIVEWAY
- GRAVEL SURFACE
- PROPOSED STONE PAVING SURFACES
- PERMEABLE PAVERS
- UNPLANTED BARK GROUND COVER
- PROPERTY LINE
- 4"ø PERF. PERIMETER FOUNDATION DRAIN SET IN DRAIN ROCK WRAPPED W/ FILTER FABRIC
- EXISTING 4"ø CLOSED DRAINAGE CONDUIT- VERIFY EXACT SIZE AND LOC. IN FIELD
- NEW 4"ø CLOSED DRAINAGE CONDUIT SLOPED TO DRAIN
- SS — SANITARY SEWER
- E — OVERHEAD ELECTRICAL SERVICE



SITE DATA:

NET PARCEL AREA: 20,927 SQ. FT. (0.57 ACRES)

LANDSCAPING BREAKDOWN:

EXISITING:	IMPERVIOUS Y/N	SQ. FT.
EXISTING HOUSE	Y	2,992
ACCESSORY STRUCTURE*	Y	359
FRONT ENTRY & STEPS	Y	80
DRIVEWAY	Y	685
BASEMENT ACCESS	Y	58
GRAVEL PATHS	N	1,508
CONCRETE PATHS	Y	113
BRICK PATHS	Y	198
GRAVEL ACCESS DRIVEWAY	N	340
WOOD DECK	Y	463
SHRUBS & PLANTING	N	2870
UNPLANTED BARK GROUND COVER	N	2019
MISCELLANEOUS	Y	11
TOTAL IMPERVIOUS SURFACE		4,454
IMPERVIOUS SURFACE RATIO:		23.1 %

*DEMOLISHED IN PROPOSED SCHEME

EXISITING:	IMPERVIOUS Y/N	SQ. FT.
EXISTING HOUSE	Y	2,992
PROPOSED TOTAL ADDITIONS	Y	535
FRONT ENTRY & STEPS	Y	112
DRIVEWAY	Y	685
PARKING AREA	N	381
BASEMENT LIGHTWELL	Y	270
GRAVEL PATHS	N	449
STONE PATHS	Y	779
STONE TERRACE	Y	580
SHRUBS & PLANTING	N	3177
UNPLANTED BARK GROUND COVER	N	1495
TOTAL IMPERVIOUS SURFACE		5,952
IMPERVIOUS SURFACE RATIO:		28.4 %

*DEMOLISHED IN PROPOSED SCHEME

1 / A1.0 PROPOSED SITE PLAN

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

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LOS ALTOS, CA 94022

A.P.#: 167-36-006

Drawing Title

PROPOSED SITE PLAN

By AK

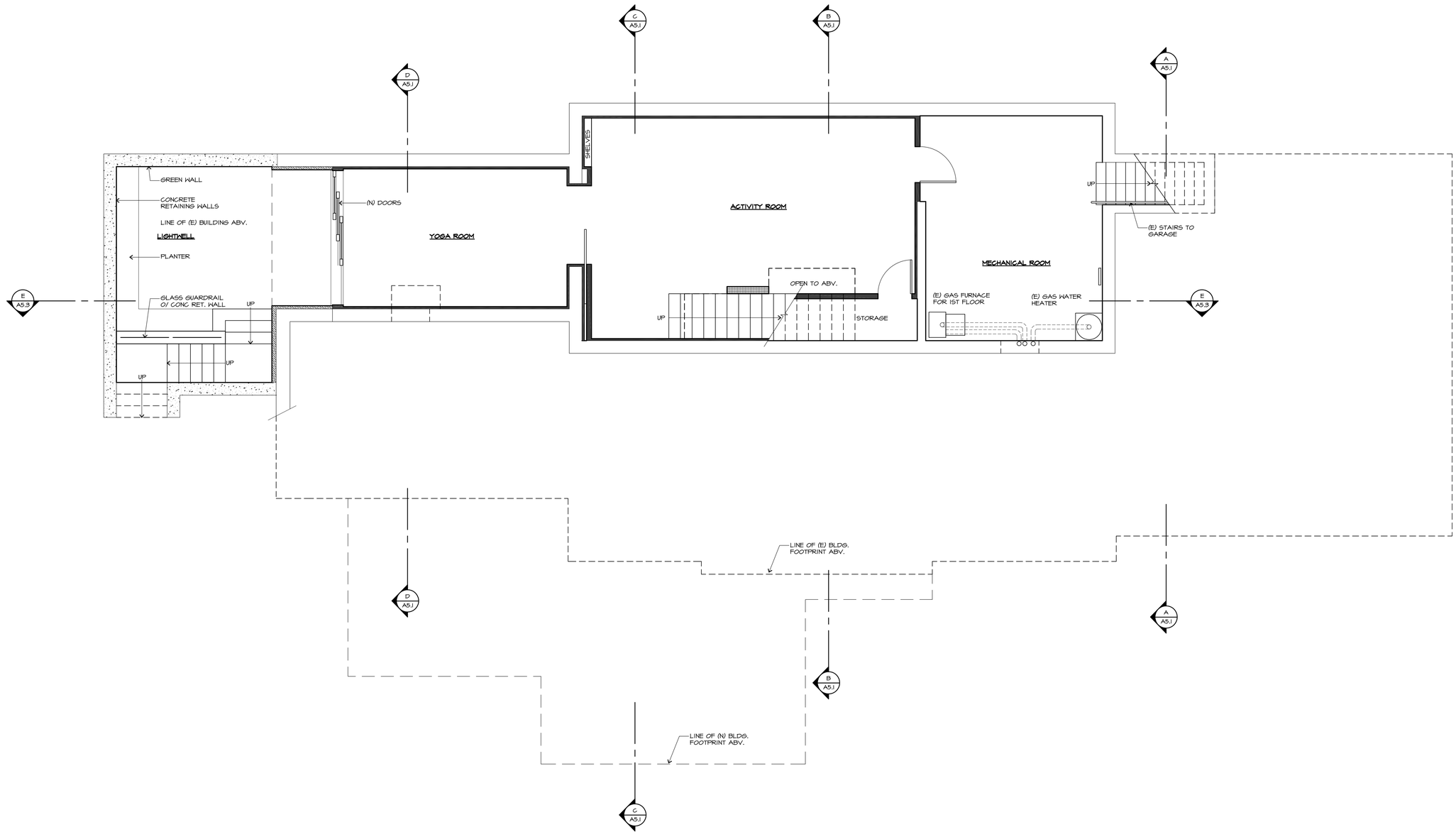
Date 1/1/14

Scale 1/8"=1'-0"

Drawing No.

A1.0

NOT FOR CONSTRUCTION



1 / A2.0 PROPOSED BASEMENT PLAN

1/4" = 1'-0"

NORTH

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LOS ALTOS, CA 94022

Drawing Title

PROPOSED BASEMENT PLAN

By AK

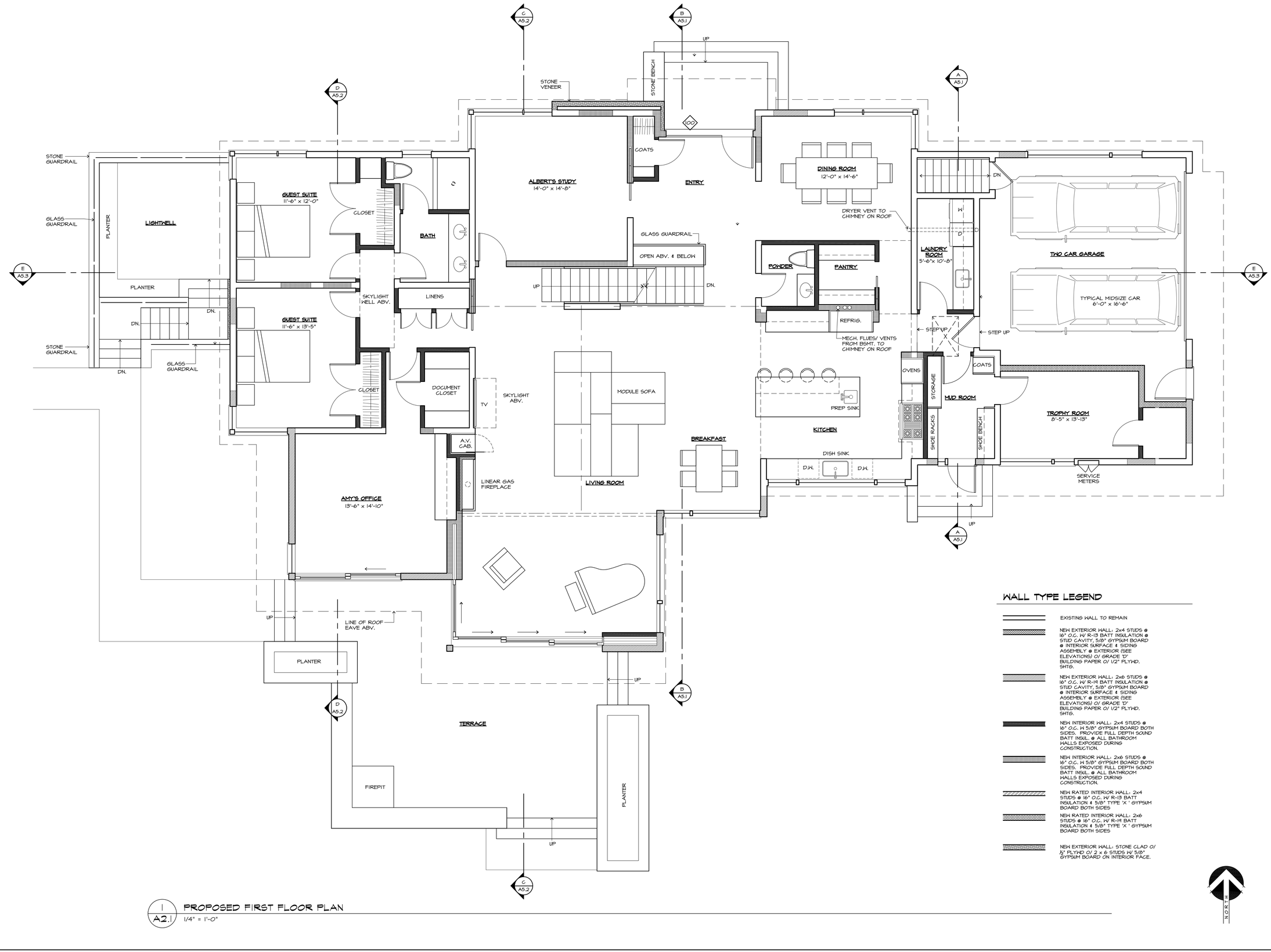
Date 10/07/14

Scale 1/4"=1'-0"

Drawing No.

A2.0

NOT FOR CONSTRUCTION



WALL TYPE LEGEND

- EXISTING WALL TO REMAIN
- NEW EXTERIOR WALL: 2x4 STUDS @ 16" O.C. W/ R-13 BATT INSULATION @ STUD CAVITY, 5/8" GYPSUM BOARD @ INTERIOR SURFACE & SIDING ASSEMBLY @ EXTERIOR (SEE ELEVATIONS) O/ GRADE 'D' BUILDING PAPER O/ 1/2" PLYWD. SHTG.
- NEW EXTERIOR WALL: 2x6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION @ STUD CAVITY, 5/8" GYPSUM BOARD @ INTERIOR SURFACE & SIDING ASSEMBLY @ EXTERIOR (SEE ELEVATIONS) O/ GRADE 'D' BUILDING PAPER O/ 1/2" PLYWD. SHTG.
- NEW INTERIOR WALL: 2x4 STUDS @ 16" O.C. W 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE FULL DEPTH SOUND BATT INSUL. @ ALL BATHROOM WALLS EXPOSED DURING CONSTRUCTION.
- NEW INTERIOR WALL: 2x6 STUDS @ 16" O.C. W 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE FULL DEPTH SOUND BATT INSUL. @ ALL BATHROOM WALLS EXPOSED DURING CONSTRUCTION.
- NEW RATED INTERIOR WALL: 2x4 STUDS @ 16" O.C. W/ R-13 BATT INSULATION & 5/8" TYPE 'X ' GYPSUM BOARD BOTH SIDES
- NEW RATED INTERIOR WALL: 2x6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION & 5/8" TYPE 'X ' GYPSUM BOARD BOTH SIDES
- NEW EXTERIOR WALL: STONE CLAD O/ ½" PLYWD O/ 2 x 6 STUDS W/ 5/8" GYPSUM BOARD ON INTERIOR FACE.

NORTH

1 / A2.1 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

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DESIGN DEV. 1/12/15

Residential Remodel & Addition at:

218 MT. HAMILTON AVE.

A.P.#: 167-36-006

Owner: Amy Lin & Albert Chen LOS ALTOS, CA 94022

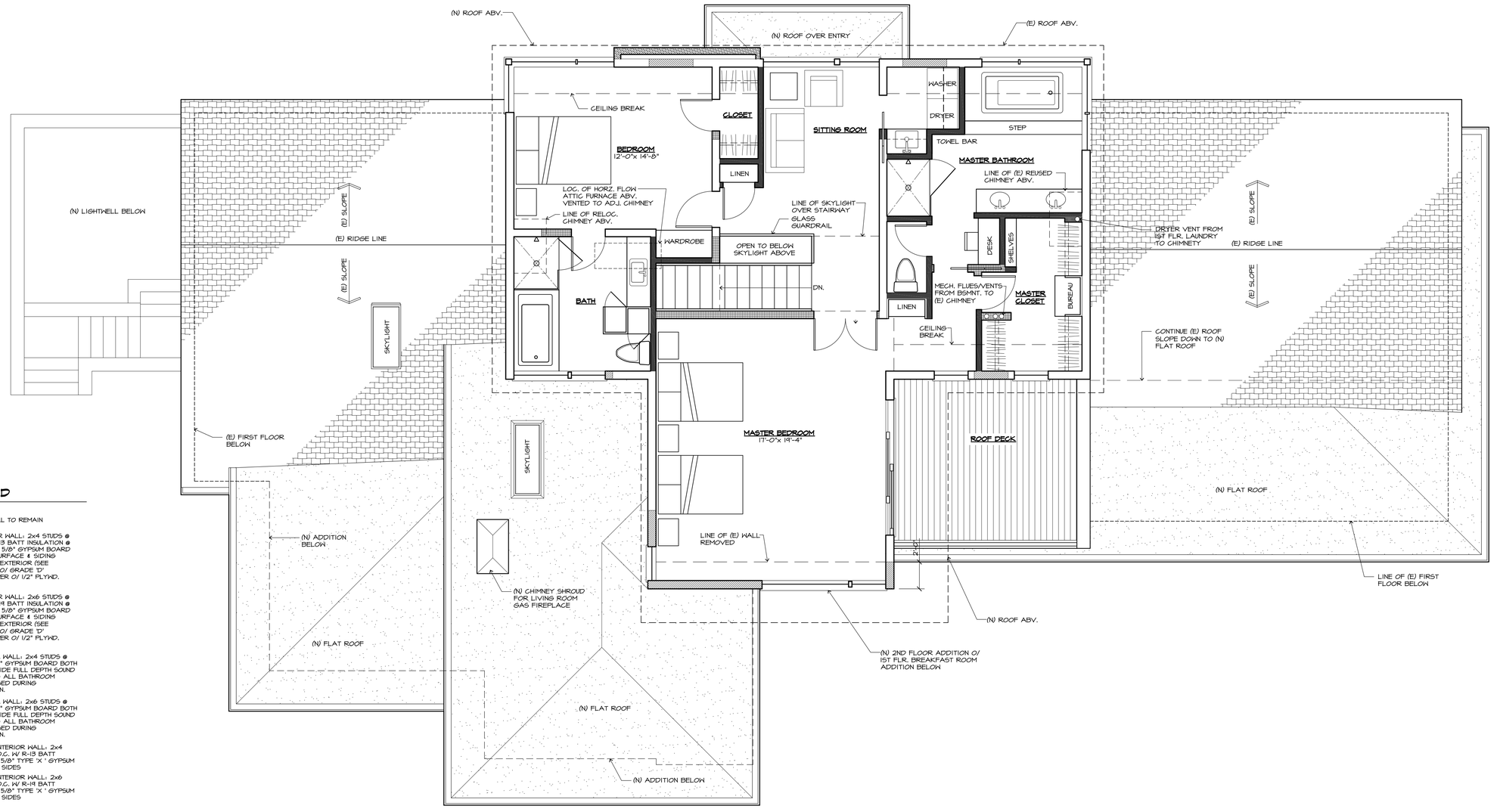
Drawing Title

PROPOSED FIRST FLOOR PLAN

By ADM
Date 6/18/14
Scale 1/4"=1'-0"
Drawing No.

A2.1

NOT FOR CONSTRUCTION



WALL TYPE LEGEND

- EXISTING WALL TO REMAIN
- NEW EXTERIOR WALL: 2x4 STUDS @ 16" O.C. W/ R-13 BATT INSULATION @ STUD CAVITY, 5/8" GYPSUM BOARD @ INTERIOR SURFACE & SIDING ASSEMBLY @ EXTERIOR (SEE ELEVATIONS) O/ GRADE 'D' BUILDING PAPER O/ 1/2" PLYWD. SHTG.
- NEW EXTERIOR WALL: 2x6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION @ STUD CAVITY, 5/8" GYPSUM BOARD @ INTERIOR SURFACE & SIDING ASSEMBLY @ EXTERIOR (SEE ELEVATIONS) O/ GRADE 'D' BUILDING PAPER O/ 1/2" PLYWD. SHTG.
- NEW INTERIOR WALL: 2x4 STUDS @ 16" O.C. W 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE FULL DEPTH SOUND BATT INSUL. @ ALL BATHROOM WALLS EXPOSED DURING CONSTRUCTION.
- NEW INTERIOR WALL: 2x6 STUDS @ 16" O.C. W 5/8" GYPSUM BOARD BOTH SIDES. PROVIDE FULL DEPTH SOUND BATT INSUL. @ ALL BATHROOM WALLS EXPOSED DURING CONSTRUCTION.
- NEW RATED INTERIOR WALL: 2x4 STUDS @ 16" O.C. W/ R-13 BATT INSULATION & 5/8" TYPE 'X ' GYPSUM BOARD BOTH SIDES
- NEW RATED INTERIOR WALL: 2x6 STUDS @ 16" O.C. W/ R-19 BATT INSULATION & 5/8" TYPE 'X ' GYPSUM BOARD BOTH SIDES

1 / A2.2 PROPOSED SECOND FLOOR PLAN

1/4" = 1'-0"

NORTH

OCULUS
Architecture
Design

1501 Powell Street
Studio L
Emeryville CA 94608
p: 510 594-1814
f: 510 594-1847

LICENSED ARCHITECT
JAMES NEIL MILLER
NO. C-22346
RENEWAL DATE
STATE OF CALIFORNIA

Revisions

PLANNING REVS. 8/17/15
DESIGN REVIEW 7/1/15
REV. SCHEM. 4/20/15
DESIGN DEV. 1/12/15

Residential Remodel & Addition at:

218 MT. HAMILTON AVE.

A.P.#: 167-36-006

LOS ALTOS, CA 94022

Owner: Amy Lin & Albert Chen

Drawing Title

PROPOSED SECOND FLOOR PLAN

By ADM

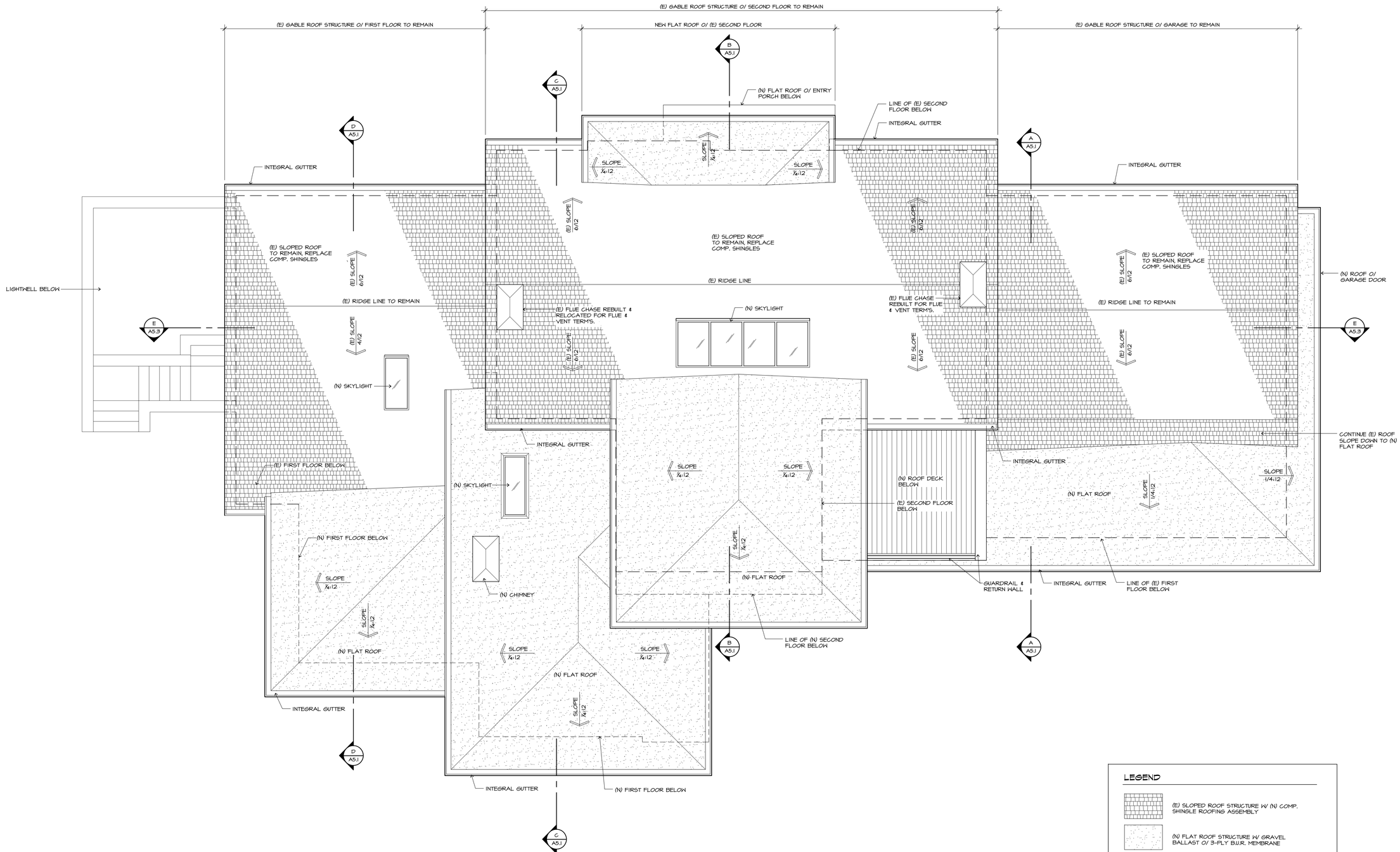
Date 6/18/14

Scale 1/4"=1'-0"

Drawing No.

A2.2

NOT FOR CONSTRUCTION



1 A3.1 PROPOSED ROOF PLAN
1/4" = 1'-0"

LEGEND

- (E) SLOPED ROOF STRUCTURE W/ (N) COMP. SHINGLE ROOFING ASSEMBLY
- (N) FLAT ROOF STRUCTURE W/ GRAVEL BALLAST O/ 3-PLY B.U.R. MEMBRANE
- (N) ROOF DECK W/ SPACED WOOD DECKING O/ PEDESTAL PAVER SYSTEM

NORTH

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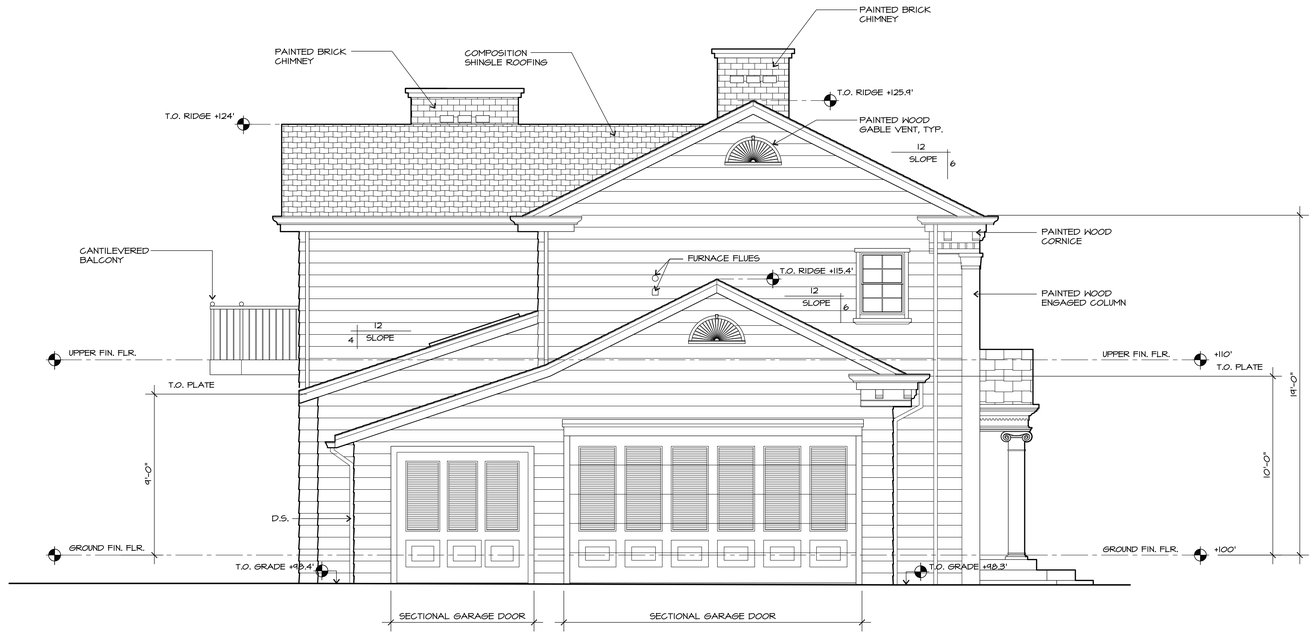
Residential Remodel & Addition at:
218 MT. HAMILTON AVE.
LOS ALTOS, CA 94022
A.P.#: 167-36-006
Owner: Amy Lin & Albert Chen

Drawing Title
PROPOSED ROOF PLAN

By ADM
Date 6/18/14
Scale 1/4"=1'-0"
Drawing No.

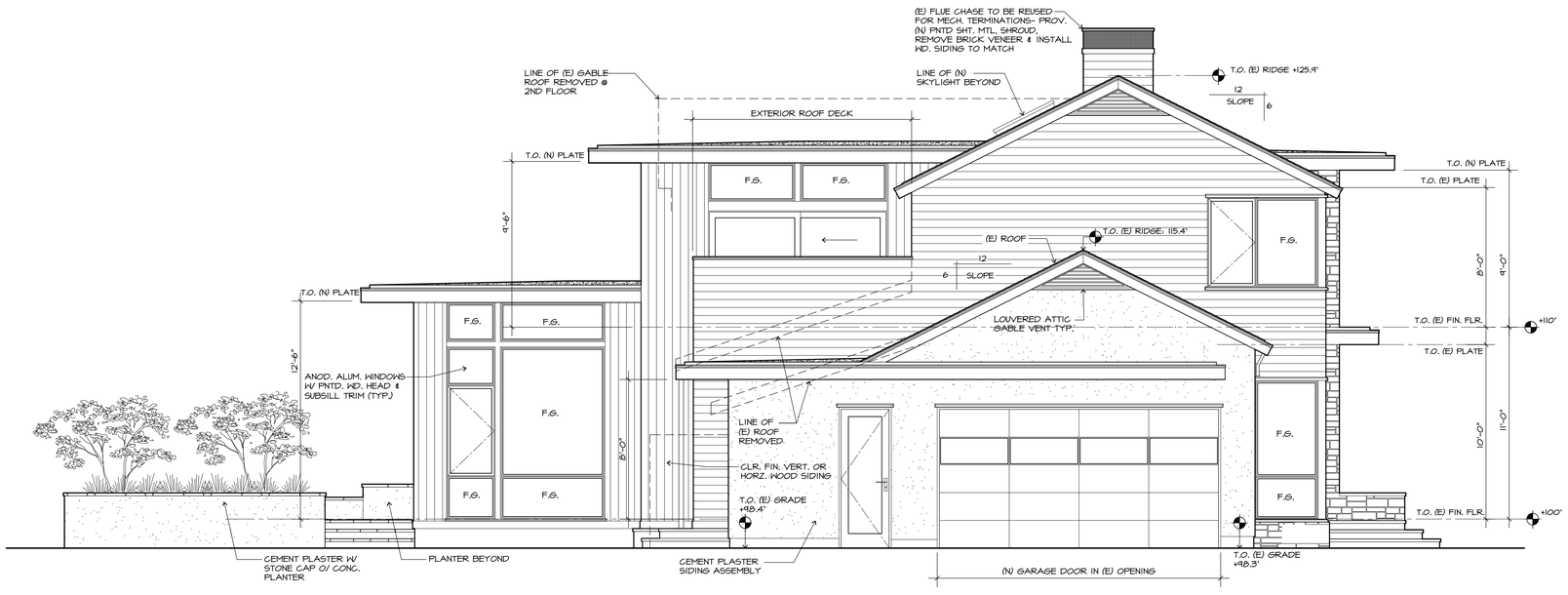
A3.1

NOT FOR CONSTRUCTION



1 / A4.1 EXISTING EXTERIOR ELEVATION - EAST

1/4"=1'-0"



2 / A4.1 PROPOSED EXTERIOR ELEVATION - EAST

1/4"=1'-0"

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A.P.#: 167-36-006

LOS ALTOS, CA 94022

Owner: Amy Lin & Albert Chen

Drawing Title

EXISTING AND PROPOSED EXTERIOR ELEVATIONS - EAST

By ADM / AK

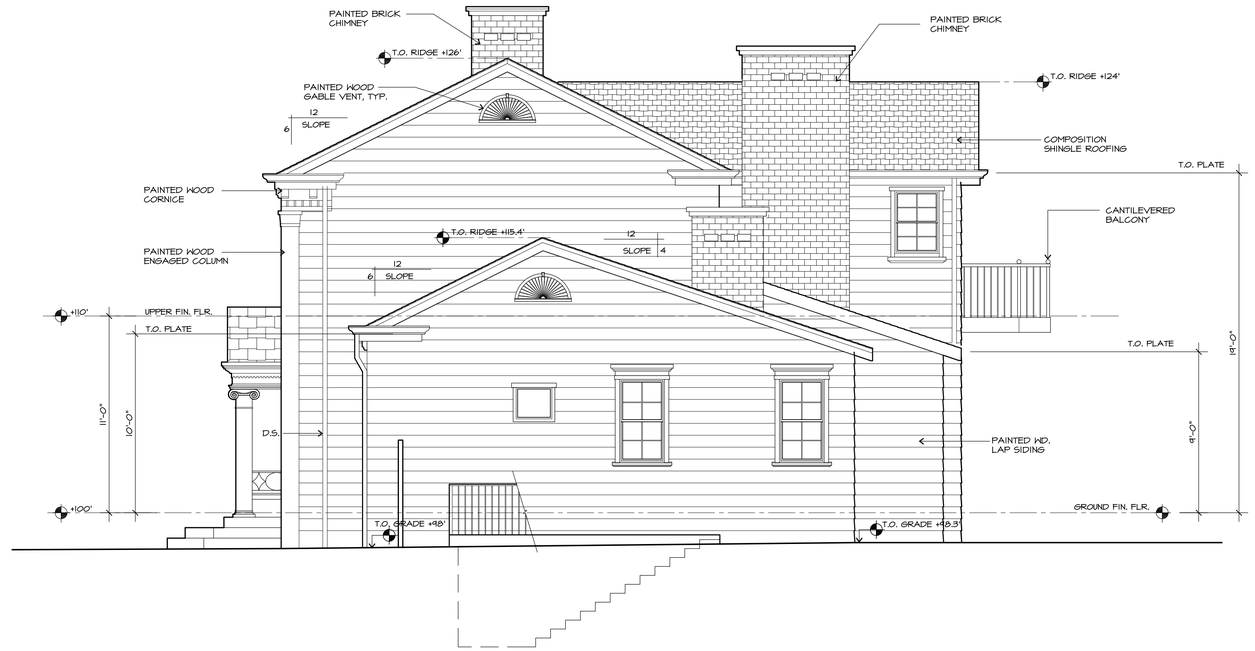
Date 12/19/14

Scale 1/4"=1'-0"

Drawing No.

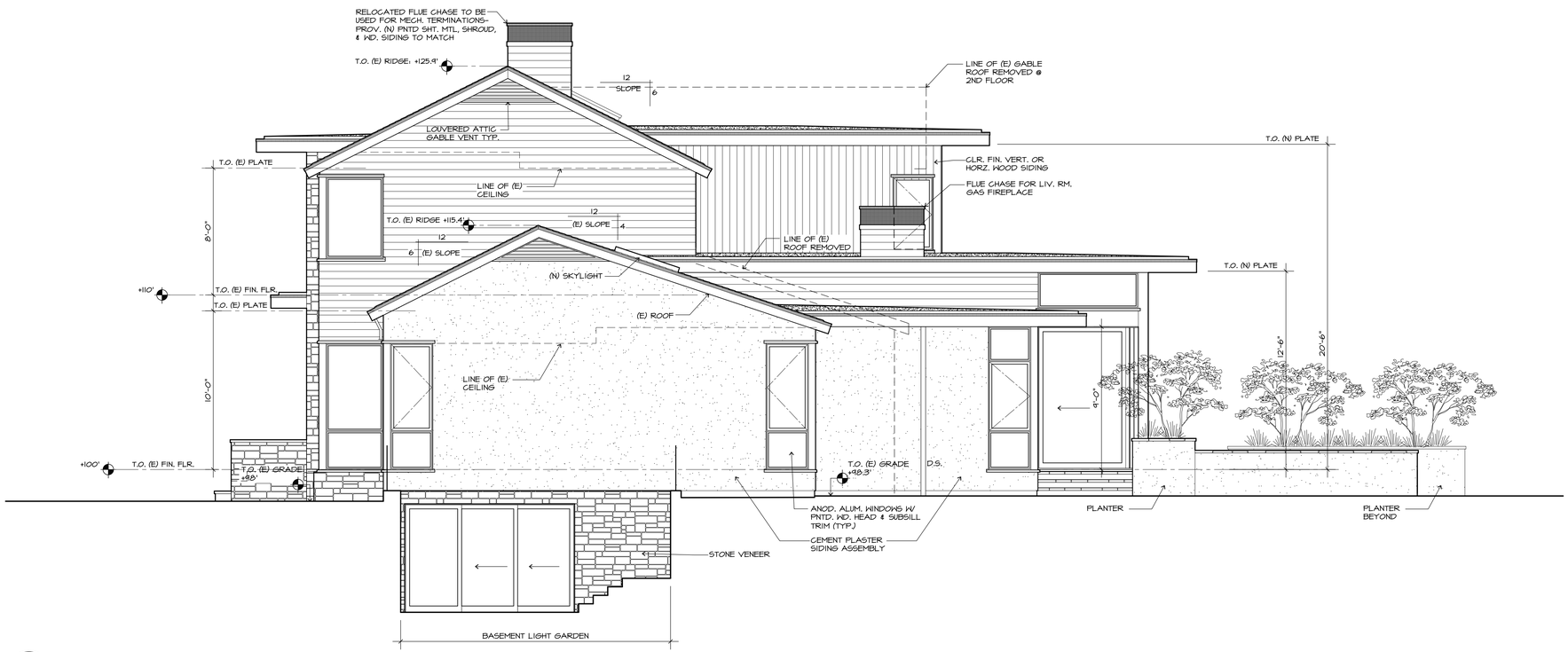
A4.1

NOT FOR CONSTRUCTION



1 A4.2 EXISTING EXTERIOR ELEVATION - WEST

1/4"=1'-0"



2 A4.2 PROPOSED EXTERIOR ELEVATION - WEST

1/4"=1'-0"

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LOS ALTOS, CA 94022

Owner: Amy Lin & Albert Chen

Drawing Title

EXISTING AND PROPOSED EXTERIOR ELEVATIONS - WEST

By ADM / AK

Date 12/19/14

Scale 1/4"=1'-0"

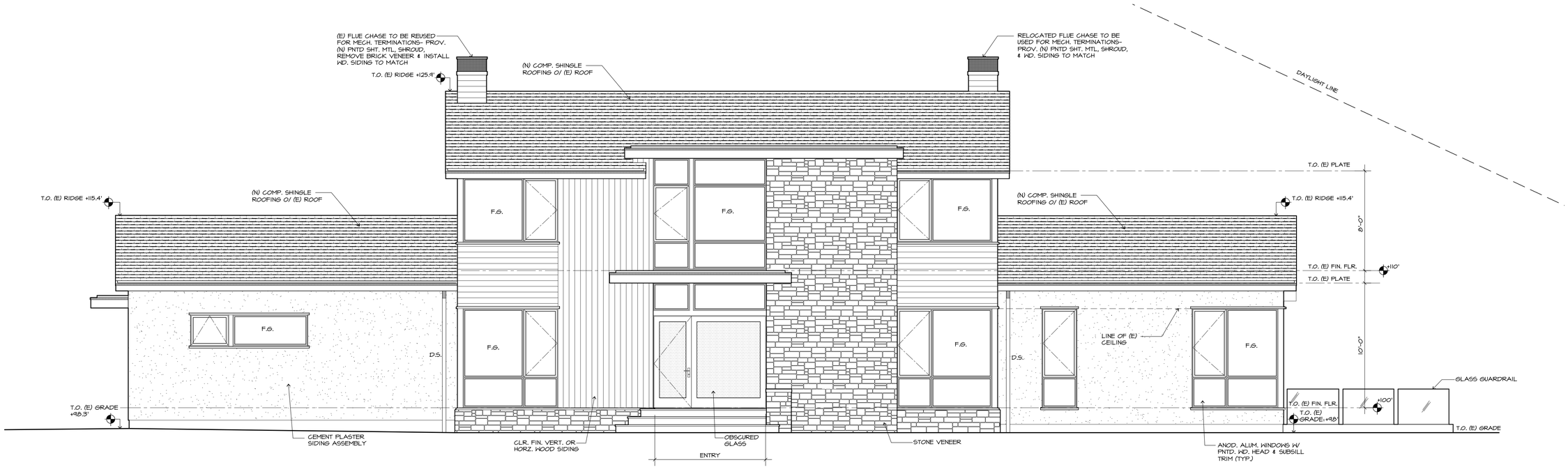
Drawing No.

A4.2

NOT FOR CONSTRUCTION

1 / A4.3 EXISTING EXTERIOR ELEVATION - NORTH

1/4"=1'-0"



2 / A4.3 PROPOSED EXTERIOR ELEVATION - NORTH

1/4"=1'-0"

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DESIGN DEV. 1/12/15

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Owner: Amy Lin & Albert Chen

LOS ALTOS, CA 94022

Drawing Title

EXISTING AND PROPOSED EXTERIOR ELEVATIONS - NORTH

By ADM / AK

Date 12/19/14

Scale 1/4"=1'-0"

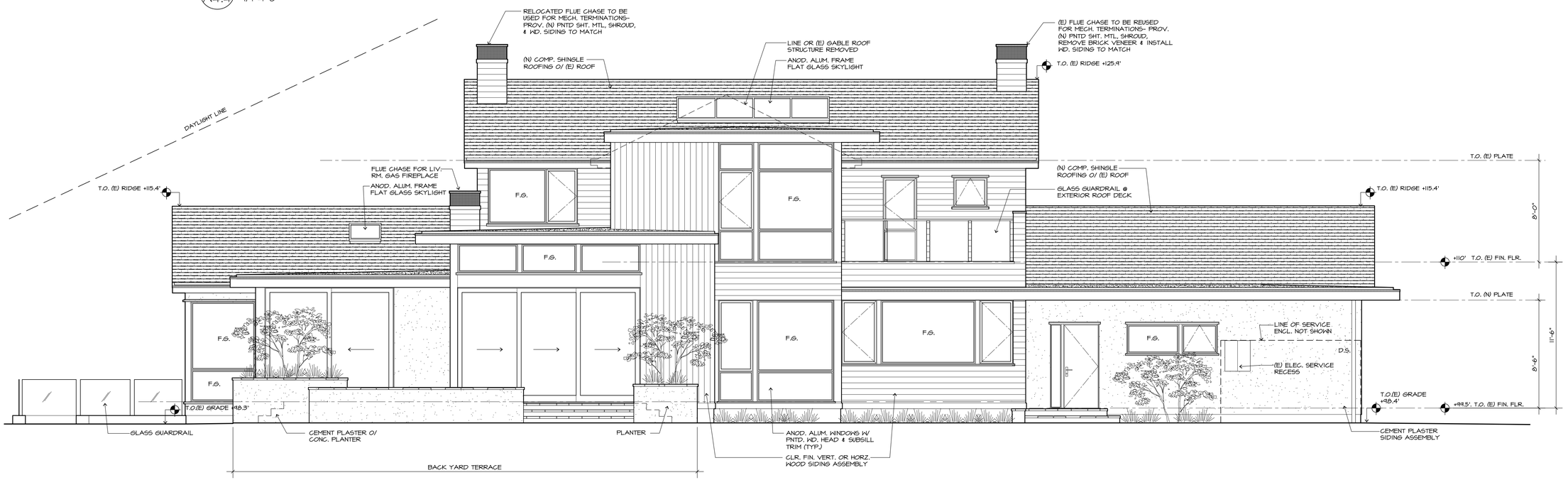
Drawing No.

A4.3

NOT FOR CONSTRUCTION

1 A4.4 EXISTING EXTERIOR ELEVATION - SOUTH

1/4"=1'-0"



2 A4.4 PROPOSED EXTERIOR ELEVATION - SOUTH

1/4"=1'-0"

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A.P.#: 167-36-006

Owner: Amy Lin & Albert Chen

LOS ALTOS, CA 94022

Drawing Title

EXISTING AND PROPOSED EXTERIOR ELEVATIONS - SOUTH

By ADM / AK

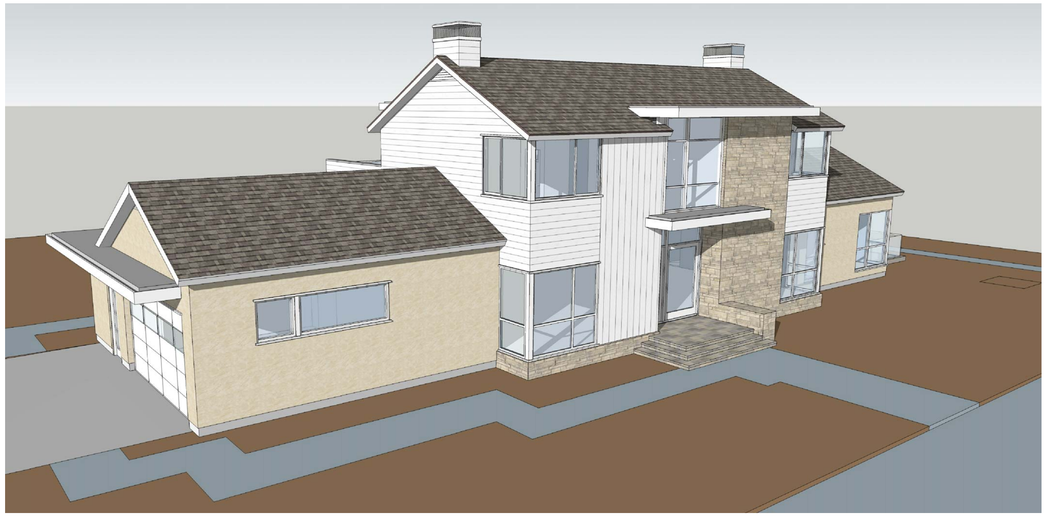
Date 12/19/14

Scale 1/4"=1'-0"

Drawing No.

A4.4

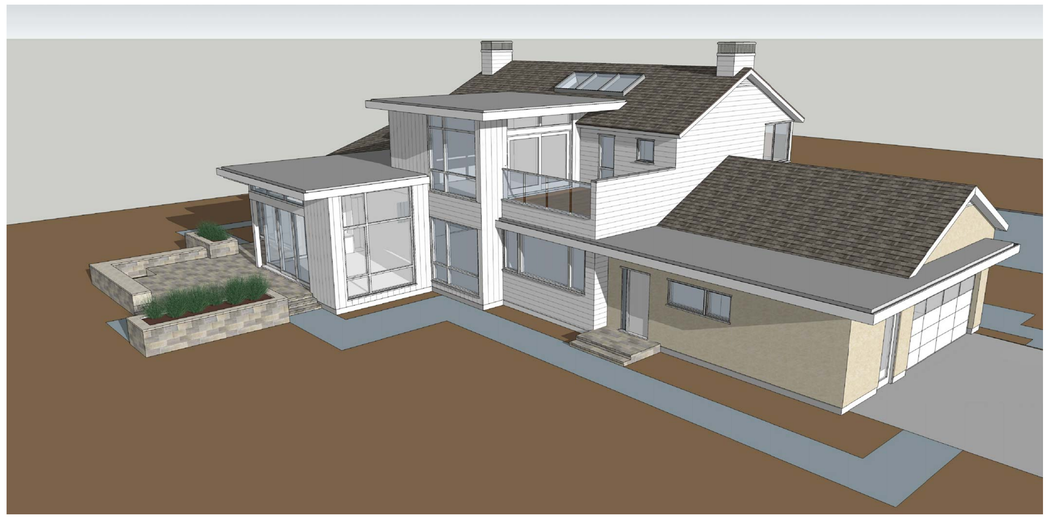
NOT FOR CONSTRUCTION



1 A4.5 PERSPECTIVE VIEW - LOOKING SOUTH WEST
NTS

2 A4.5 PERSPECTIVE VIEW - LOOKING SOUTH EAST
NTS

3 A4.5 PERSPECTIVE VIEW - LOOKING NORTH EAST
NTS



4 A4.5 PERSPECTIVE VIEW - LOOKING NORTH WEST
NTS

OCULUS

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218 MT. HAMILTON AVE.
A.P.#: 167-36-006
Owner: Amy Lin & Albert Chen
LOS ALTOS, CA 94022

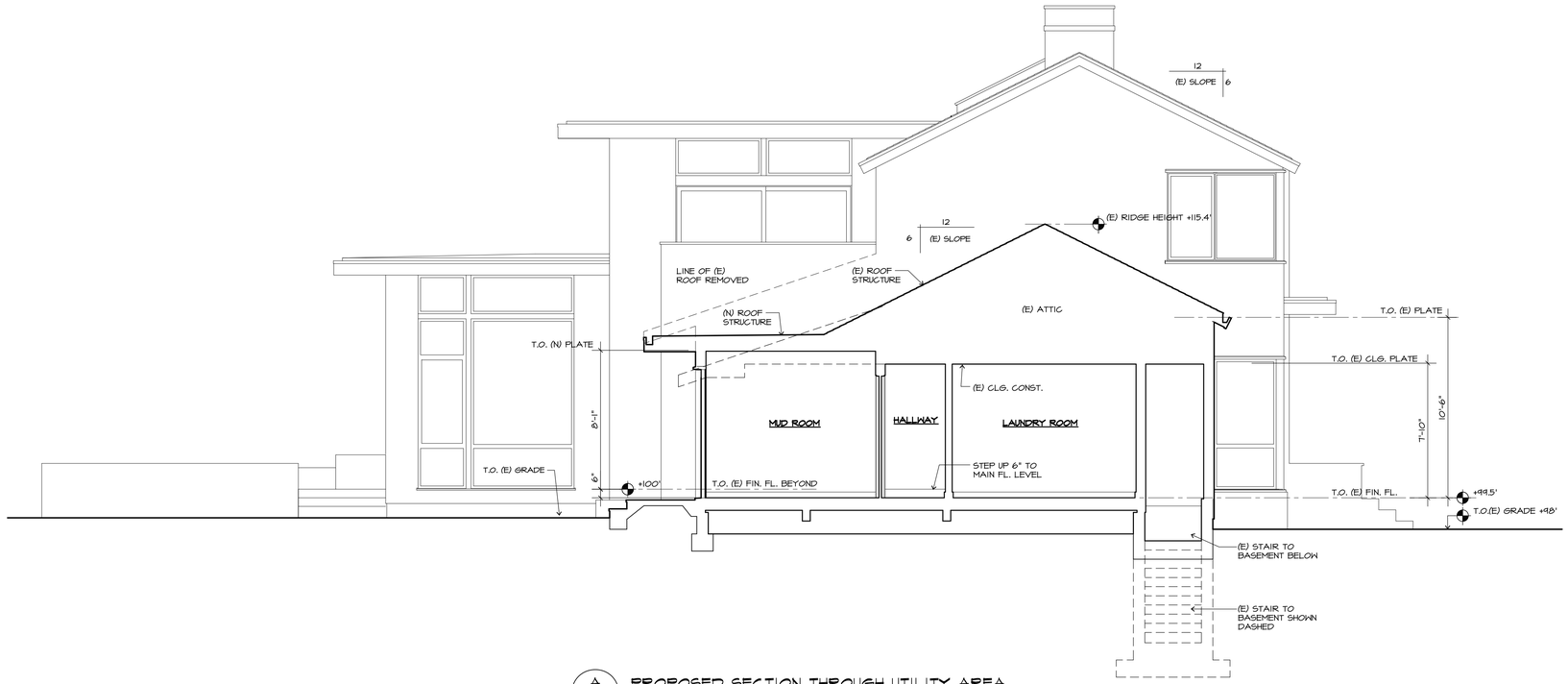
Drawing Title

PROPOSED 3D EXTERIOR VIEWS

By ADM / AK
Date 12/19/14
Scale NTS
Drawing No.

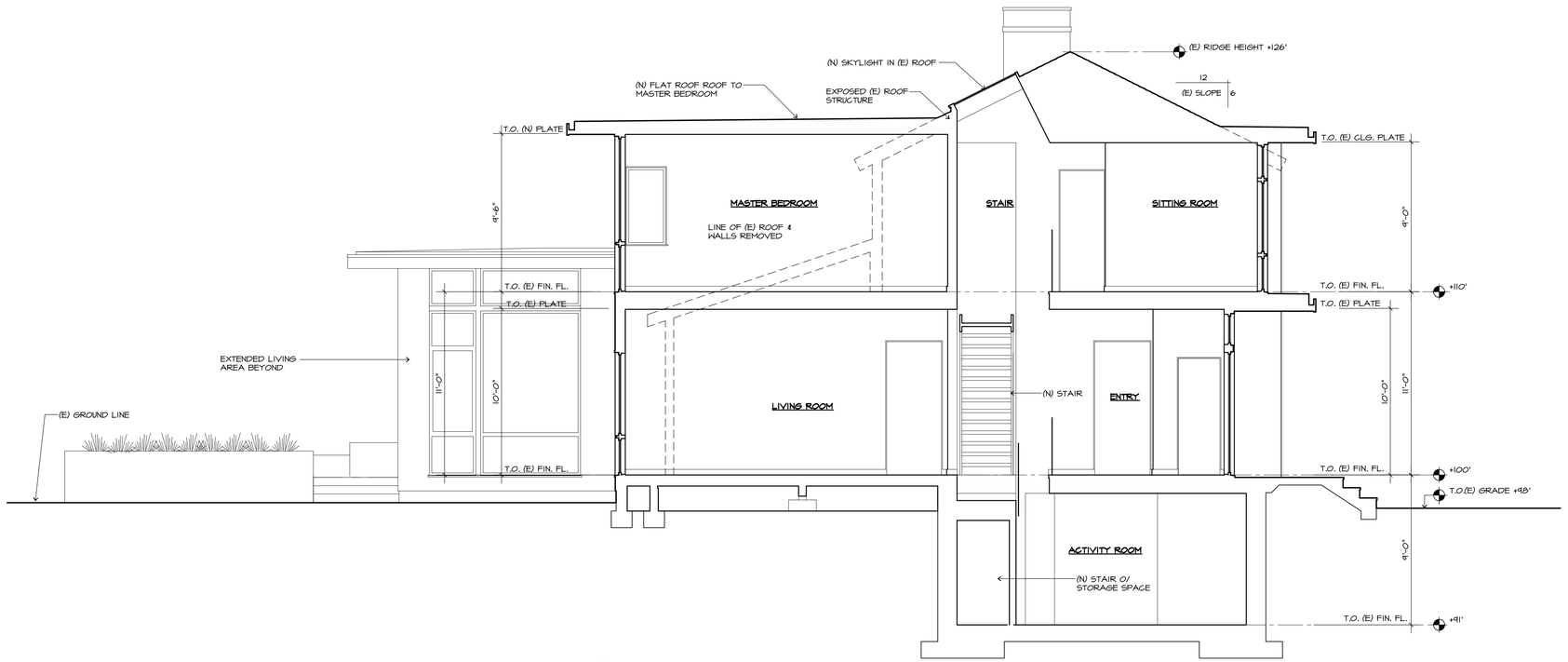
A4.5

NOT FOR CONSTRUCTION



A / A5.1 PROPOSED SECTION THROUGH UTILITY AREA

1/4"=1'-0"



B / A5.1 PROPOSED SECTION THROUGH LIVING ROOM/ ENTRY

1/4"=1'-0"

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218 MT. HAMILTON AVE.

A.P.#: 167-36-006

Owner: Amy Lin & Albert Chen

LOS ALTOS, CA 94022

Drawing Title

PROPOSED SECTIONS

By ADM

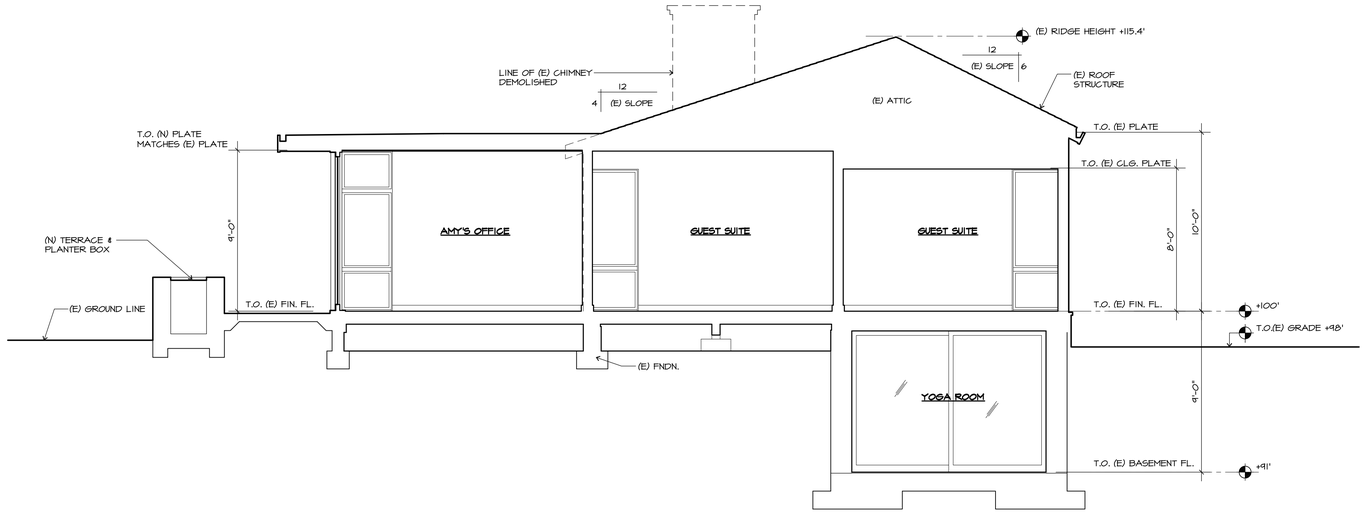
Date 1/15/14

Scale 1/4"=1'-0"

Drawing No.

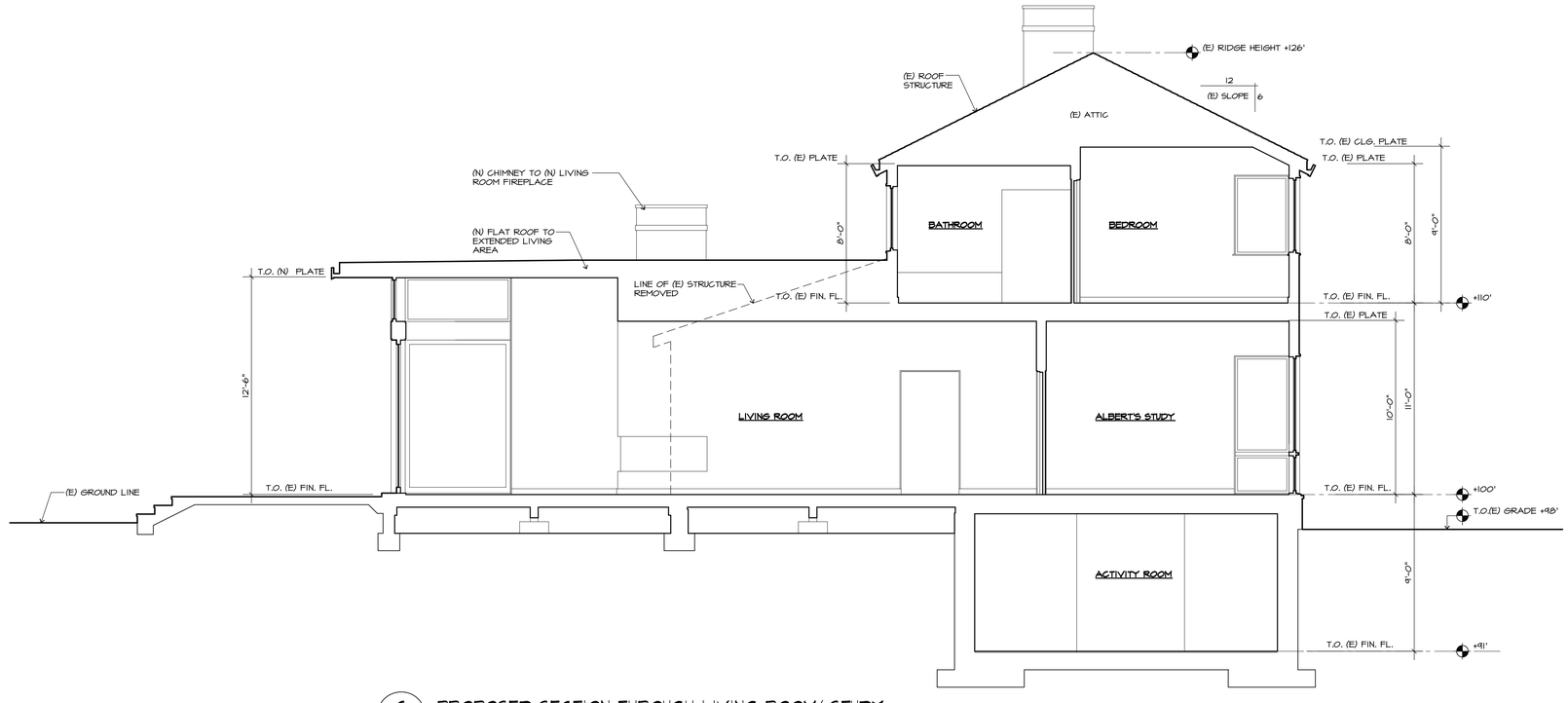
A5.1

NOT FOR CONSTRUCTION



D A5.2 PROPOSED SECTION THROUGH GUEST ROOMS

1/4"=1'-0"



C A5.2 PROPOSED SECTION THROUGH LIVING ROOM/ STUDY

1/4"=1'-0"

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Architecture
Design

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Studio L
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LICENSED ARCHITECT
JAMES NEIL MILLER
NO. C-22346
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218 MT. HAMILTON AVE.

A.P.#: 167-36-006

Owner: Amy Lin & Albert Chen

LOS ALTOS, CA 94022

Drawing Title

PROPOSED SECTIONS

By ADM

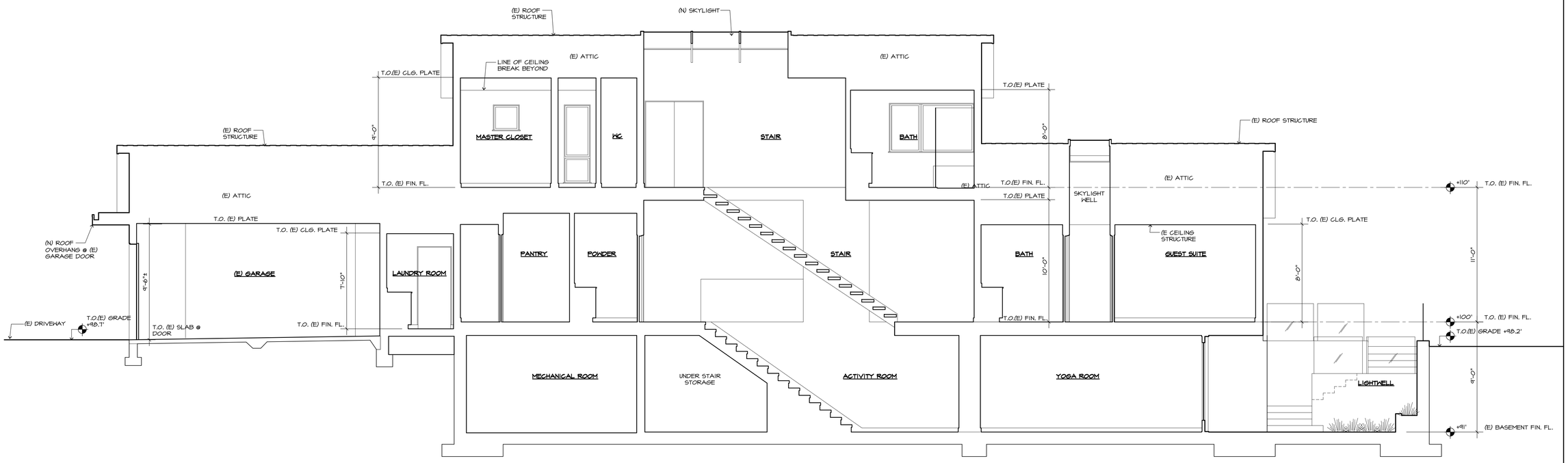
Date 1/15/14

Scale 1/4"=1'-0"

Drawing No.

A5.2

NOT FOR CONSTRUCTION



E
A5.3
PROPOSED LONGITUDINAL SECTION
1/4"=1'-0"

OCULUS

Architecture
Design

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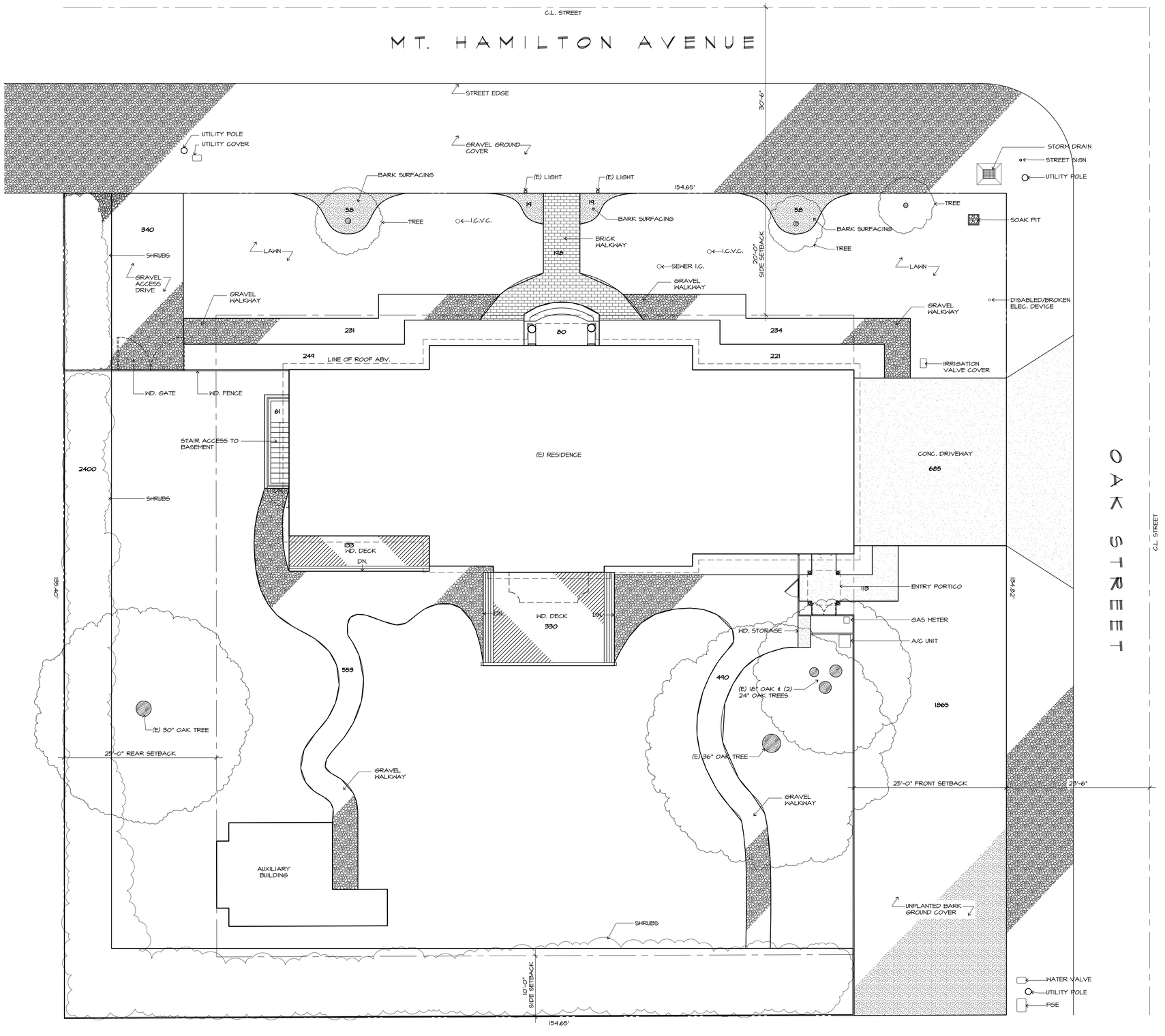
A.P.#: 167-36-006
Owner: Amy Lin & Albert Chen
LOS ALTOS, CA 94022

Drawing Title
PROPOSED SECTIONS

By ADM
Date 1/15/14
Scale 1/4"=1'-0"
Drawing No.
A5.3

NOT FOR CONSTRUCTION



1 E1.0 EXISTING SITE PLAN
SCALE: 1/8"= 1'-0"

OCULUS
Architecture
Design

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REV. SCHEM.	4/20/15
DESIGN DEV.	1/12/15

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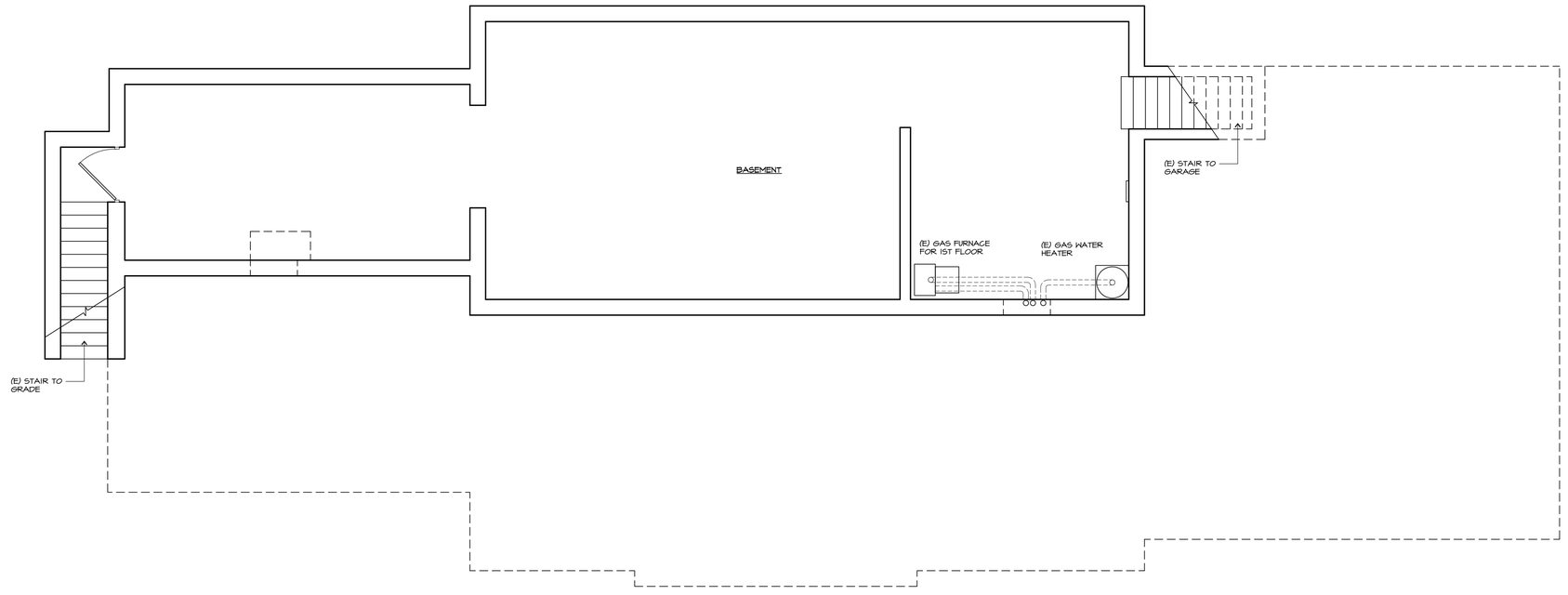
218 MT. HAMILTON AVE.
A.P.#: 167-36-006
Owner: Amy Lin & Albert Chen
LOS ALTOS, CA 94022

Drawing Title
EXISTING SITE PLAN

By AK
Date 1/1/14
Scale 1/8"=1'-0"
Drawing No.

E1.0

NOT FOR CONSTRUCTION



1 E2.0 EXISTING BASEMENT PLAN
1/4" = 1'-0"

1,188 SF

NORTH

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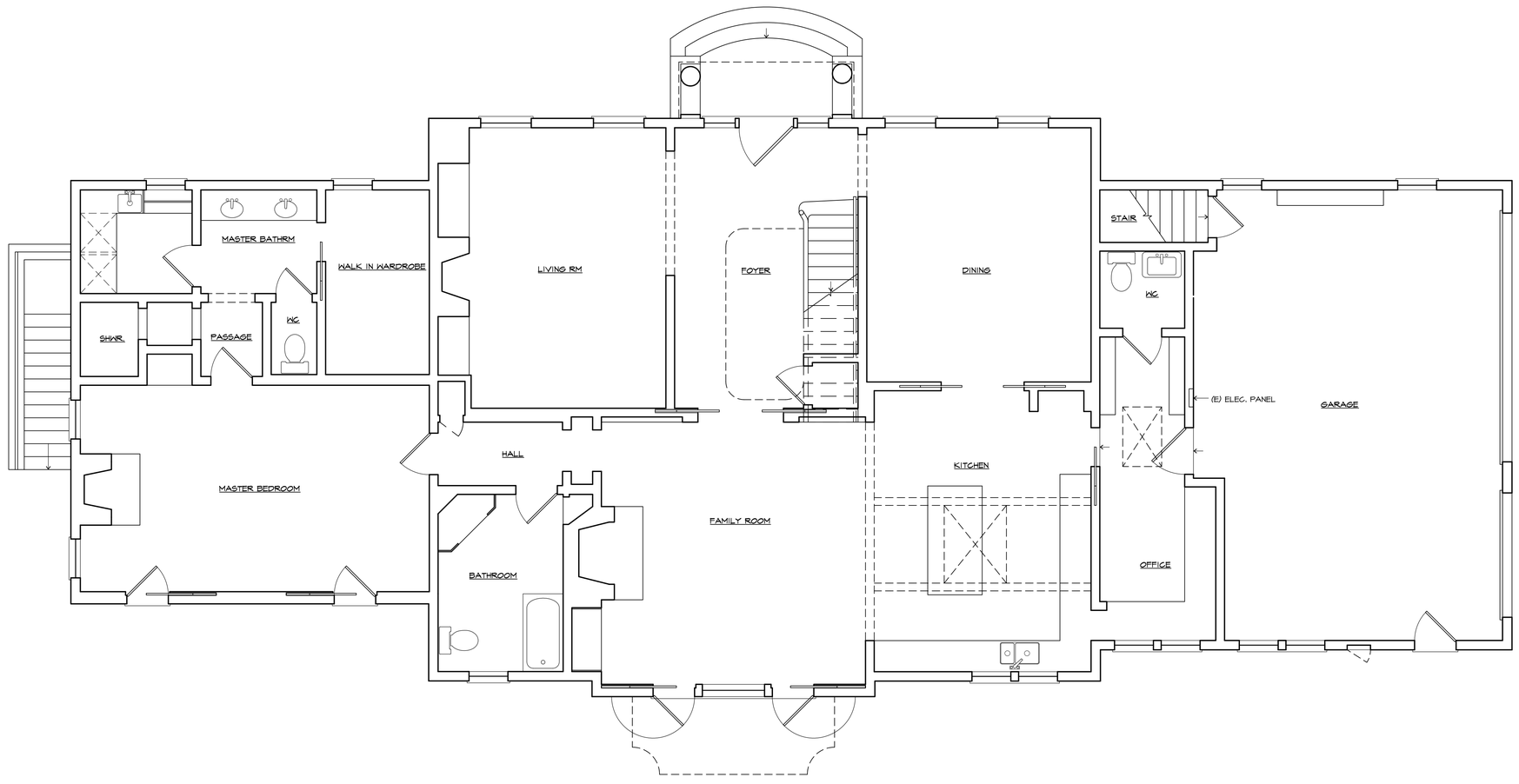
A.P.#: 167-36-006

Drawing Title
EXISTING BASEMENT PLAN

By ADM
Date 6/18/14
Scale 1/4"=1'-0"
Drawing No.
E2.0

NOT FOR CONSTRUCTION



1 / E2.1 EXISTING FIRST FLOOR PLAN

1/4" = 1'-0"

2,992 SF

NORTH

OCULUS

Architecture
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1501 Powell Street
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LOS ALTOS, CA 94022

Drawing Title

EXISTING FIRST FLOOR PLAN

By ADM

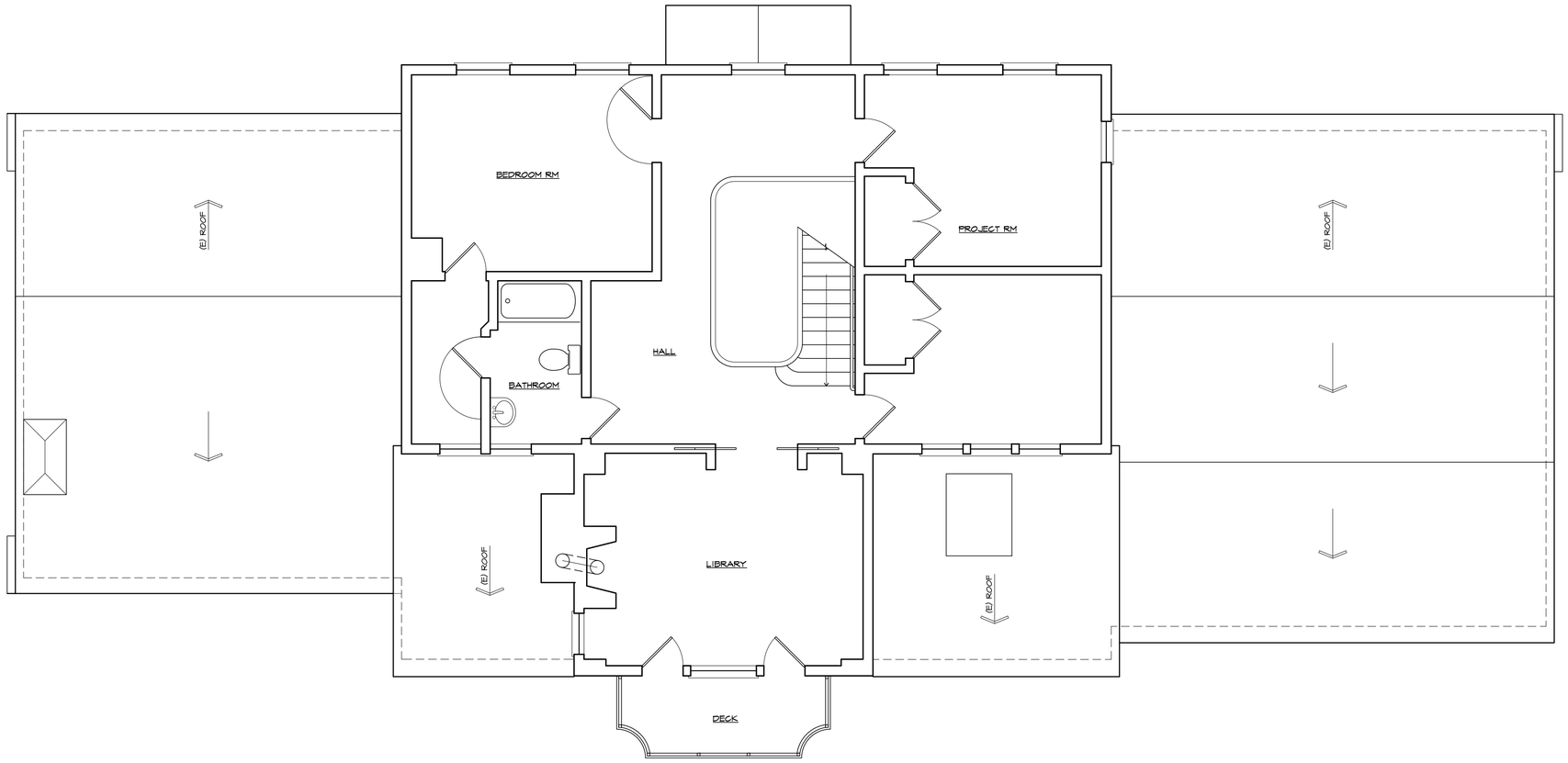
Date 6/18/14

Scale 1/4"=1'-0"

Drawing No.

E2.1

NOT FOR CONSTRUCTION



1 / E2.2 EXISTING SECOND FLOOR PLAN

1/4" = 1'-0"

1,270 SF

NORTH

OCULUS

Architecture
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LOS ALTOS, CA 94022

A.P.#: 167-36-006

Owner: Amy Lin & Albert Chen

Drawing Title

EXISTING SECOND FLOOR PLAN

By ADM

Date 6/18/14

Scale 1/4"=1'-0"

Drawing No.

E2.2

NOT FOR CONSTRUCTION