ABBREVIATIONS

&	And	BTW	Between	DIFF	Difference	FLDG	Folding	ID	Inside Diameter	MULL	Mullion	R	Riser	T	Tee
x	By	BUR	Built-Up Roof	DIFR	Diffuser	FLUOR	Fluorescent	IN	Inch (es)	MULT	Multiple	RAD	Radius	T&G	Tongue and Groove
DIA.	Diameter			DIM	Dimension	FOC	Face of Concrete	INFO	Information	MVBL	Movable	RC	Reinforced Concrete	TB	Towel Bar
%	Percent	C	Civil	DISP	Dispenser	FOF	Face of Finish	INL	Inlet	MW	Microwave	RD	Roof Drain	TBD	To Be Determined
#	Pound [or] Number	C/C	Center to Center	DIV	Divider	FOM	Face of Masonry	INSTL	Installation	MWP	Membrane Waterproofing	REC	Recessed	TEL	Telephone
		CAB	Cabinet	DJ	Double Joist	FOS	Face of Studs [or]	INSUL	Insulation			REF	Reference	TEMP	Temperature [or]
A	Architectural	CARP	Carpet	DLV	Door Louver		Face of Steel	INT	Interior	N	North	REFR	Refrigerator		Temporary
AB	Anchor Bolt	CAV	Cavity	DMPF	Dampproofing	FPRF	Fireproofing	INV	Invert	(N)	New	REG	Register	THK	Thickness
ABRSV	Abrasive	CB	Catch Basin	DMPR	Damper	FR	Fire Rated			NA	Not Applicable	REINF	Reinforce (d) (ing) (ment)	THRES	Threshold
ABT	About	CEM	Cement	DN	Down	FRM	From	JB	Junction Box	NAT	Natural	REM	Removable	THRU	Through
ACOUS	Acoustical	CER	Ceramic	DOP	Door Opening	FRMG	Framing	JST	Joist	NIC	Not In Contract	REQD	Required	TMPD	Tempered
ACU	Air Conditioning Unit	CFM	Cubic Foot per Minute	DR	Door	FS	Far Side	JT	Joint		Neoprene	RESIL	Resilient	TO	Top of
AD	Access Door	CH	Ceiling Height	DS	Downspout	FSH	Fire Sprinkler Head			NPRN	Number	RFG	Roofing	TOC	Top of Curb
ADDL	Additional	CHAN	Channel	DST	Door Stop	FSTNR	Fastener	KD	Kiln Dried	NO	Nominal	RH	Right Hand		
ADH	Adhesive	CHFR	Chamfer	DT	Drain Tile	FT	Foot [or] Feet	KIT	Kitchen	NOM	Near Side	RLG	Railing	TOP	Top of Plate
ADJ	Adjustable	CIP	Cast-in-Place	DW	Dishwasher	FTG	Footing	KPL	Kick Plate	NS	Not To Scale	RM	Room	TOS	Top of Slab [or]
ADJC	Adjacent	CJ	Construction Joint	DWG	Drawing	FTR	Fire Treated			NTS		RO	Rough Opening		Top of Steel
ADR	Area Drain	CL	Center Line	DWR	Drawer	FURN	Furniture	L	Landscape		Over	RWC	Rain Water Conductor	TOW	Top of Wall
AFF	Above Finish Floor	CLG	Ceiling			FURR	Furring	LAM	Lamination	O/	Overall	RWL	Rain Water Leader	TPH	Toilet Paper Holder
AGGR	Aggregate	CLJ	Control Joint	E	East	FUT	Future	LATL	Lateral	OA	On Center			TRANS	Transparent
AHD	Ahead	CLO	Closet	(E)	Existing			LAU	Laundry	OC	Outside Diameter	S	South	TS	Tube Steel
AHR	Anchor	CLR	Clear	EA	Each	GA	Gage or Gauge	LB	Pound	OD	Office	SAD	See Architectural Drawings	TV	Television
AL	Aluminum	CM	Centimeter	EL	Elevation	GAL	Gallon	LBR	Lumber	OPP	Opposite Hand	SB	Splash Block	TYP	Typical
ALM	Alarm	CMPST	Composite	ELAST	Elastomeric	GALV	Galvanized	LCMU	Lightweight Concrete	OH	Opening	SC	Solid Core		
ALT	Alternate	CMU	Concrete Masonry Unit	ELEC	Electrical	GB	Grab Bar		Masonry Unit	OPNG	Overflow	SCD	See Civil Drawings	UNEX	Unexcavated
AMT	Amount	CNR	Corner	ELEV	Elevator	GDR	Guard Rail		Linear Diffuser	OVFL	Overhead	SCHED	Schedule	UNFIN	Unfinished
ANN	Annunciation	CNTR	Counter	EMER	Emergency	GEN	Generator	LDG	Landing	OVH		SCMU	Solid Conc. Masonry Unit	UON	Unless Otherwise Noted
ANOD	Anodized	CO	Cased Opening	ENCL	Enclosure	GENL	General	LDR	Leader		Parallel	SCW	Solid Core Wood	UTIL	Utility
ANT	Antenna	COL	Column	ENGR	Engineer	GFI	Ground Fault Interupt Circuit	LF	Linear Foot	PAR	Portland Cement	SD	Smoke Detector		
AP	Access Panel	COMB	Combination	EO	Electrical Outlet	GL	Glass	LH	Left Hand	PC	Portland Cement Plaster	SDRN	Storm Drain	VAP	Vapor
APPROX	Approximate (ly)	COMP	Compact	EQ	Equal	GMKD	Grand Master Keyed	LIB	Library	PCP	Perforated	SED	See Electrical Drawings	VAP PRF	Vapor Proof
ARCH	Architect (ural)	COMPL	Compliance	EQUIP	Equipment	GND	Ground	LIN	Linear	PERF	Perimeter	SHR	Shower	VB	Vinyl Base
ASF	Above Subfloor	COMPT	Compartment	EQUIV	Equivalent	GP	Gypsum Plaster	LIQ	Liquid	PERM	Permanent	SHT	Sheet (ing)	VCT	Vinyl Composition Tile
ASPH	Asphalt	CONC	Concrete	ERECT	Erection	GR	Grade/Grading	LOC	Location	PERM	Perpendicular	SHTG	Sheathing	VENT	Ventilator
ASSN	Association	CONN	Connection	ESMT	Easement	GRP	Group	LONG	Longitudinal	PERP	Plastic Laminate	SHV	Shelves (ing)	VERT	Vertical
ASSY	Assembly	CONSTR	Construction	EST	Estimate	GRTG	Grating	LNGTH	Length	PLAM	Plaster	SIM	Similar	VEST	Vestibule
ATCH	Attachment	CONT	Continuous (ation)	EXC	Excavate	GSKT	Gasket	LT	Light	PLAS	Plumbing	SL	Slope	VIF	Verify In Field
A/V	Audio Visual	CONTR	Contract (or)	EXIST	Existing	GSM	Galvanized Sheet Metal			PLBG	Plate	SLD	See Landscape Drawings	VNR	Veneer
		COORD	Coordinate	EXP	Expanded, Expansion	GT	Grout	MAN	Manual	PLT	Plywood	SLV	Sleeve		
BD	Board	CORR	Corridor	EXP BT	Expansion Bolt	GUT	Gutter	MAS	Masonry	PLYWD	Panel	SM	Sheet Metal	W	West
BEV	Bevel	CS	Cast Stone	EXP JT	Expansion Joint	GV	Gravity Vent	MATL	Material	PNL	Paint	SMD	See Mechanical Drawings	W/	With
BITUM	Bituminous	CSB	Concrete Splash Block	EXT	Exterior	GYP	Gypsum	MAX	Maximum	PNT	Polished	SMS	Sheet Metal Screws	WDTH	Width
BLDG	Building	CSMT	Casement	EXTN	Extension	GYP BD	Gypsum Board	MC	Medicine Cabinet	POL	Portable	SPC	Suspended Plaster Ceiling	WC	Water Closet
BLKG	Blocking	CSWK	Casework	EXTR	Extruded, Extrusion			MECH	Mechanical	PORT	Positive	SPD	See Plumbing Drawings	WD	Wood
BLW	Below	CT	Ceramic Tile			HPLAM	High Pressure Laminate	MED	Medium	POS	Potable	SPEC	Specification	WDW	Window
BM	Beam	CTR	Center	F	Fan	HB	Hose Bib	MEMB	Membrane	POT	Prefabricated	SPKLR	Sprinkler	WP MEMB	Waterproof Membrane
B/M	Bench Mark	CU	Cubic	F/	For	HC	Handicapped	MFR	Manufacturer	PREFAB	Prefinished	SPKR	Speaker	WO	Where Occurs
BOF	Bottom of Footing	CUB	Cubicle	F&F	Furniture and Furnishings	HCMU	Hollow Concrete Masonry Unit	MH	Manhole	PREFIN	Proyect	SQ FT	Square Foot	W/O	Without
BOL	Bollard	CYL L	Cylinder Lock	FA	Fire Alarm			MIB	Moisture/Infiltration Barrier	PROJ	Prestressed Concrete	SQ IN	Square Inch	WR	Water Resistant
BOT	Bottom			FBD	Fiberboard	HDR	Header	MIN	Minimum	PS CONC	Post Tension or	SQ YD	Square Yard	WS	Weatherstripping
BP	Base Plate	D	Depth	FD	Floor Drain	HDWD	Hardwood	MIR	Mirror	PT	Pressure Treated	SS	Sanitary Sewer	WSCT	Wainscot
BR	Bedroom	DBL	Double	FDN	Foundation	HDWE	Hardware	MISC	Miscellaneous		Pont.	SSD	See Structural Drawings	WT	Weight
BRDG	Bridging	DEG	Degree	FEXT	Fire Extinguisher	HNDRL	Hand Rail	MLDG	Molding	PT	Polyvinyl Chloride	SST	Stainless Steel	WTR	Water
BRG	Bearing	DEMO	Demolition	FF	Finish Floor	HORIZ	Horizontal	MLWK	Millwork	PVC		ST	Street	WTRPRF	Waterproofing
BRK	Bnck	DEPT	Department	FG	Finish Grade	HR	Hour	MO	Masonry Opening		Quart	STD	Standard		
BRKT	Bracket	DET	Detail	FGL	Fiberglass	HT	Height	MOD	Module (ar)	QT	Quarry Tile	STL	Steel		
BRS	Brass	DF	Douglas Fir	FIN	Finish	HTG	Heating	MTD	Mounted	QTL	Quarter	STOR	Storage		
BRZ	Bronze	DFR	Door Frame	FIXT	Fixture	HTR	Heater	MTG	Mounting	QTR	Quantity	STRUCT	Structural		
BS	Both Sides	D/DIA	Diameter	FL	Floor	HVAC	Heating, Ventilation, Air Conditioning	MTL	Metal	QTY	Quality	SUSP	Suspended		
BSMT	Basement	DH	Double Hung	FLASH	Flashing			MTR	Mortar	QUAL		SYS	System		

GENERAL INFORMATION

OWNERS: Solveig Kjartansdottir & Arnar Mar Hrafnkelsson
980 Stanley Avenue
Los Altos, CA 94022

PROJECT ADDRESS: 980 Stanley Avenue
Los Altos, CA 94024
Santa Clara County

APN: 189-11-038

ZONING DISTRICT: R-1

LOT SIZE: 12448 sq. ft.

(E) FLOOR LIVING AREA:	2,873.5 sq. ft (to remain)
(E) GARAGE AREA:	475.0 sq. ft. (to remain)
(E) FLOOR AREA:	3,348.5 sq. ft.
(E) FLOOR AREA TO BE REMOVED	-27 sq.ft. (bay window)
TOTAL (E) FLOOR AREA:	3,321.5 sq.ft.

MAXIMUM ALLOWABLE FLOOR AREA:
12,448-(11000)x(.10)+3850 = **3994.8 = 32.1%**

AVAILABLE FLOOR AREA: 673.3 sq. ft.

(N) FLOOR LIVING AREA:
(N) FIRST FLOOR ADDITION: + 388.0 sq. ft.
(N) SECOND FLOOR ADDITION: + 282.0 sq.ft.

TOTAL (N) FLOOR ADDITION AREA: 670.0 sq.ft.

TOTAL (N) FLOOR AREA: **3,991.5 sq. ft.**

LOT COVERAGE CALCULATION:

LOT AREA: 12448 SF
TOTAL ALLOWABLE LC: 12448x(0.30)= **3,734.4 sq.ft.**

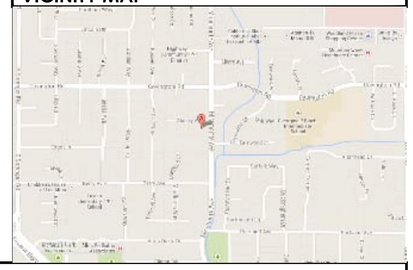
(E) HOUSE FLOOR AREA:	3,321.5 sq.ft.
UNCONDITIONED SPACE AREA::	10.0 sq.ft.
UNCONDITIONED SPACE (REMOVED):	-10.0 sq.ft.
(FRONT PORCH) to be removed	- 106.65 sq.ft.
TOTAL (E) LOT COVERAGE	3331.5 sq.ft.
TOTAL (N) LOT COVERAGE	400.0 sq.ft.

TOTAL PROPOSED LC: 3331.5+400.0= **3731.5 sq.ft.**

DRAWING INDEX

G-001	Cover Sheet & General Notes
SU-1	Topographic Survey
AS-101	Site Plan
X-001	Existing vs New Elevation Study
X-002	Area Calculations Plan (MDA/MFA Calculations)
AD-101	Demolition Floor Plan
A-101	Floor Plan
A-102	Second Floor Plan
A-103	Roof Plan
A-201	Exterior Elevations/ Building Section
A-202	Exterior Elevations

VICINITY MAP



GENERAL NOTES

1. General Contractor is responsible for all demolition, permits, application numbers, and becoming familiar with the requirements for the City of Saratoga.
2. For as built existing conditions refer to drawings, AD-100.
3. Landscape work will be a separate contract with the owner. General Contractor to cooperate with owner Landscape Contractor.
4. General Contractor shall verify all underground utility locations prior to excavation, trenching, or grading of any kind. General Contractor shall coordinate with applicable utility companies when rerouting electrical, telephone, cable tv, gas, water, sanitary sewer services, or any other utility.
5. All work is to be performed in accordance with all governing codes, ordinances, and regulations.
6. General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents. General Contractor is responsible for all construction means, methods, and procedures.
7. General Contractor shall coordinate all facets of work and all trades involved to avoid conflict in the location, installation, and construction of all items of work as indicated on the construction documents. if any work is to be installed by the owner directly, allowances for such work must be made. coordinate with Architect and Owner.
8. General Contractor shall leave the job site "broom clean" at the end of each working day. all materials shall be stored in a neat and safe place to avoid accidents.
9. In case of any discrepancy in the contract documents, consult the Architect before proceeding.
10. No dimensions shall be taken by scaling from the drawings. details take precedence over general sections or floor plans. if dimensions must be clarified, consult the Architect. refer to the cover sheet for dimensioning standards.
11. Verify all dimensions on the job site prior to ordering or manufacturing.
12. General Contractor shall review all architectural drawings including finish plans, electrical plans, and mechanical plans before framing. coordinate recessed light fixture locations , shafts, and hvac ductwork prior to framing. it is imperative that framing member locations do not conflict with locations of recessed light fixtures.
13. General Contractor shall install all appliances specified and all new equipment according to manufacturer's instructions. all guarantees, instruction booklets, and information regarding new equipment shall be handed directly to the owner in one manila envelope at the time of substantial completion. contractor shall verify that every piece of equipment and every appliance is in perfect working order and that information about all warranties and guarantees is made known to the Owner
14. The installer of each major unit of work is required to inspect the substrate and conditions to receive work and shall report all unsatisfactory conditions to the general contractor and not proceed until satisfactory conditions are attained.
15. For mounting heights not clearly outlined in the plans or schedules, coordinate with the architect. Architect shall confirm all electrical device and light fixture locations before contractor pulls wire.
16. Provide solid blocking as necessary for wall mounted shelves, fixtures, and fittings, even when work is to be done by Owner directly. coordinate work and locations with Owner/ Architect.
17. All fastening devices to be concealed, unless otherwise shown.
18. Weather-strip all exterior doors and windows.
19. Caulk or otherwise seal around all openings to limit infiltration, including but not limited to: exterior joints around windows and door frames, between sole plates and floors and between exterior wall panels.
20. General Contractor shall verify that all work on the exterior of the project is watertight. all joints exposed to the elements shall be tested for water tightness prior to substantial completion
21. General Contractor shall coordinate to verify the foundation setbacks and building height as outlined by the City of Saratoga.
22. General Contractor shall follow and manage the mandatory compliance with the green point rating/t-24 requirements and specifications. general contractor must become familiar with the requirements/time/management and establish contract with miles hancock.
23. Finished roofing material shall be installed and completed prior to framing inspection.

SYMBOLS

Drawing

- Drawing No. System: AS-101 — Sheet Number / Discipline Designator
- Reference Symbol: Roof Plan 3 — Title / Reference Number / Scale
- Exterior Elevation Identification: A 100/A — Reference Number / Sheet Number
- Section Indentification: A 100/A — Reference Number / Sheet Number
- Detail Identification: A 100/A — Reference Number / Sheet Number
- Interior Elevation Identification: 100 A — Drawing Number / Sheet Number
- Property Line
- Setback Line
- Center Line
- Window/Skylight Symbol: W1.0 — Item Number
- Door Symbol: D1.0 — Item Number
- Millwork Symbol: M1.0 — Item Number
- Revision Cloud: 1 — Revision Number
- Appliance Symbol: A — Item Number
- Fixture/Fitting Symbol: F — (See Plumbing Drawings)
- Accessory Symbol: A — Item Number
- Louver Symbol: L1.0 — Item Number
- Datum Point
- 2 — Dimensions
- 2 — Center Line Dimension
- 2 — Face of Finish Dimension

General

- DW — Dishwasher
- W — Clothes Washer
- D — Clothes Dryer
- WH — Water Heater
- FAN — Furnace
- Shower Head
- Floor Drain
- Meter
- Hose Bib

Materials

- Earth
- Gravel, Rockfill
- Brick
- Concrete
- Sand, Mortar, Plaster, Gyp. Bd.
- Stone (including Marble)
- Insulation
- Masonry Unit
- Metal (omit lines on thin material)
- Finish Wood
- Wood Framing
- Wood Blocking
- Plywood
- Backer Board

BUILDING CODE DATA

OCCUPANCY:	R3/U1
TYPE OF CONSTRUCTION:	TYPE V-B
STORIES:	ONE
FIRE SPRINKLERS:	NOT REQUIRED

APPLICABLE CODES: 2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA ENERGY CODE
2013 CALIFORNIA FIRE CODE

PROJECT SUMMARY TABLES

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE:	3475.1 SQ.FT.	3731.5 SQ.FT.	3.734.4 SQ.FT.
FLOOR AREA:	3,348.5 SQ.FT.	3,991.5 SQ.FT.	3,994.8 SQ.FT.
SETBACKS:			
FRONT:	25'-0"	25'-0"	25'-0"
REAR:	48'-10"	48'-10"	25'-0"
RIGHT SIDE:	10'-0"	10'-0"	10'-0"
LEFT SIDE:	10'-0"	10'-0"	10'-0"
HEIGHT:	±19'-6"	19'-6"	27'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA:	2,873.5 SQ.FT.	+ 643 SQ.FT.	3,516.5 SQ.FT.
NON-HABITABLE AREA:	485 SQ.FT.	- 10 SQ.FT.	475 SQ.FT.

LOT CALCULATIONS

NET LOT AREA:		12,448 SQ.FT.
FRONT YARD HARDSCAPE AREA:		734 SQ.FT.
LANDSCAPE BREAKDOWN:	TOTAL HARDSCAPE AREA	6140 SQ.FT.
	EXISTING SOFTSCAPE AREA	6996 SQ.FT.
	NEW SOFTSCAPE AREA	-688 SQ.FT.
	TOTAL AREAS:	12,448 SQ.FT.

KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS
382A First Street
Los Altos
California 94022
650.917.3840

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

SHEET NOTES

OWNER:
Solveig Kjartansdottir & Arnar Mar Hrafnkelsson
980 Stanley Avenue
Los Altos, CA 94022

ARCHITECT:
Duxbury Architects
382A First Street
Los Altos, CA 94022
Telephone: (650) 917-3840
email: peter@duxarx.com
Contact: Peter Duxbury

TITLE 24 CONSULTANT:
Energy Design Group
2149 Dartmouth Street
Palo Alto, Ca 94306-1201
Telephone: (650) 424-1189
Email: energy@packrell.net
Contact: Miles Hancock

GENERAL CONTRACTOR:
T.B.D.

CIVIL ENGINEER:
Lea & Braze Engineering, Inc.
2495 Industrial Parkway
Hayward, CA 94545
Tel: 510-887-4086
Contact: Pete Carlino

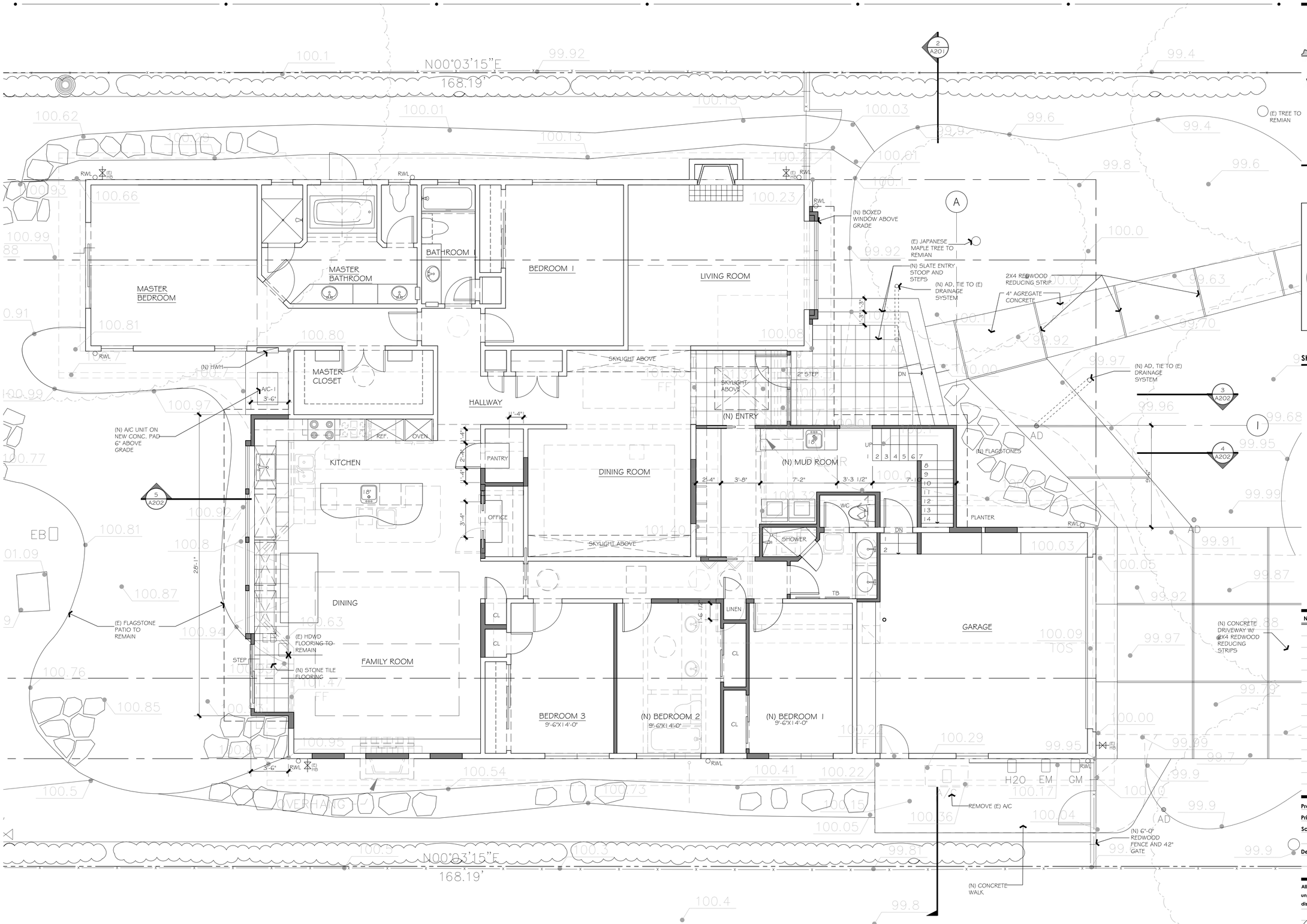
STRUCTURAL ENGINEER:
Herbert Engineering
320 Clarendon Road
Burlingame, CA 94010
Tel: 650-400-1890
Fax: 650-745-2646
Contact: Keith Herbert

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE
Print Date
Scale
Description COVER SHEET & GENERAL NOTES

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

G-001



KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

382A First Street
Los Altos
California 94022
650.917.3840

SHEET NOTES

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

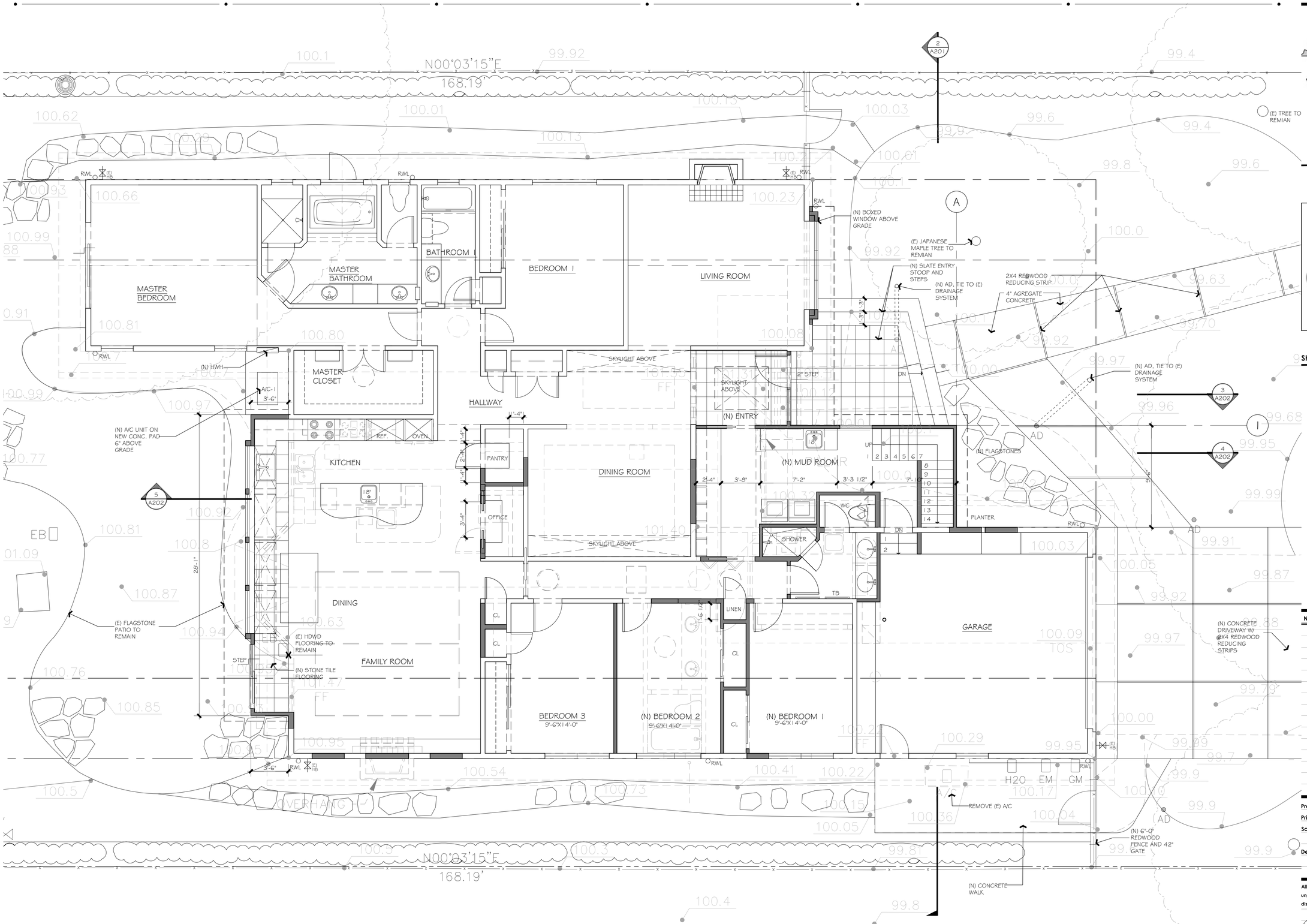
Print Date

Scale 1/4"= 1'-0"

Description NEW FLOOR PLAN

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

A-101



KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

382A First Street
Los Altos
California 94022
650.917.3840

SHEET NOTES

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

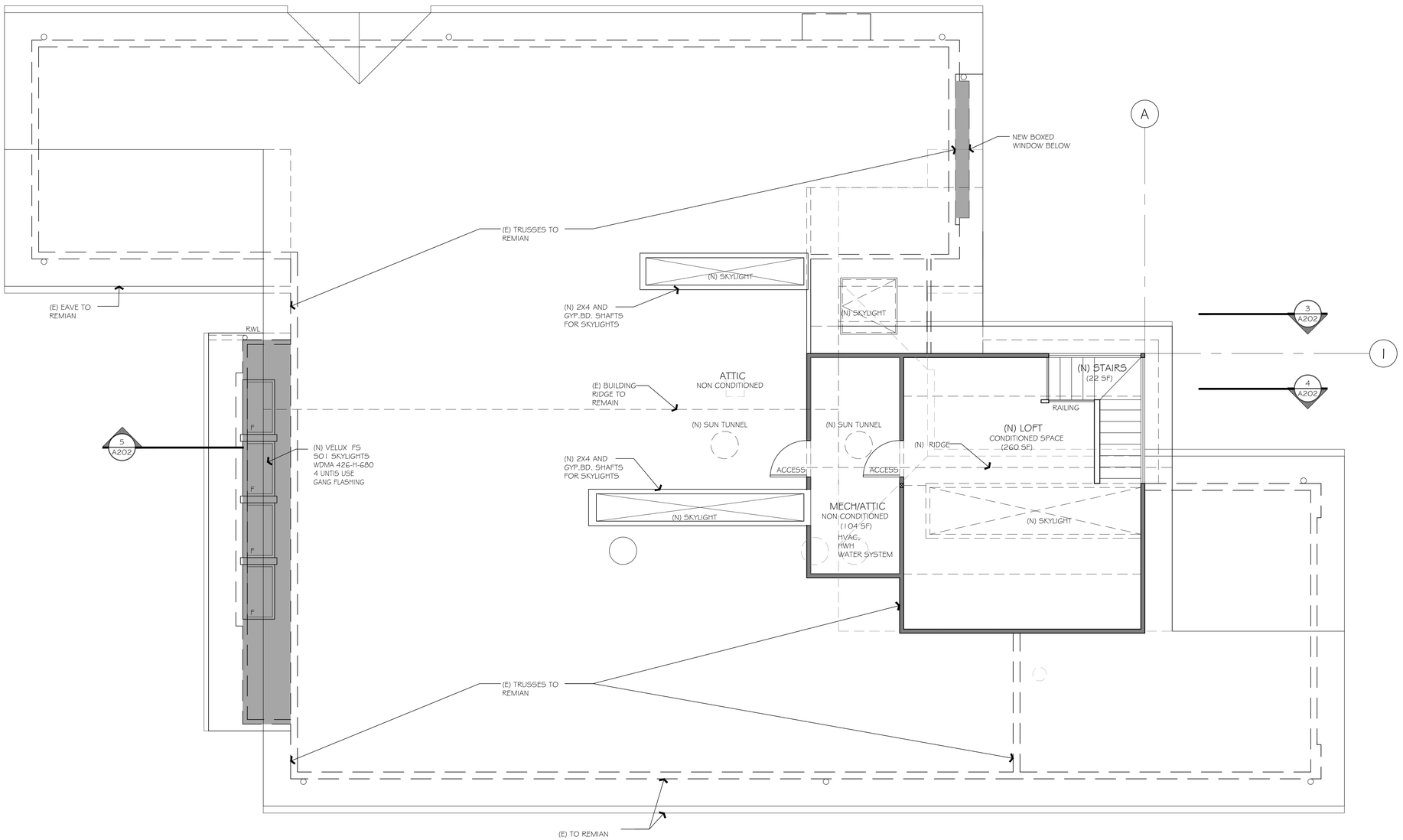
Print Date

Scale 1/4"= 1'-0"

Description NEW FLOOR PLAN

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

A-101



KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

382A First Street
Los Altos
California 94022
650.917.3840

REGISTERED ARCHITECT
PETER DUXBURY
C-12,811
Exp. 02. 2015
STATE OF CALIFORNIA

SHEET NOTES

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

Print Date

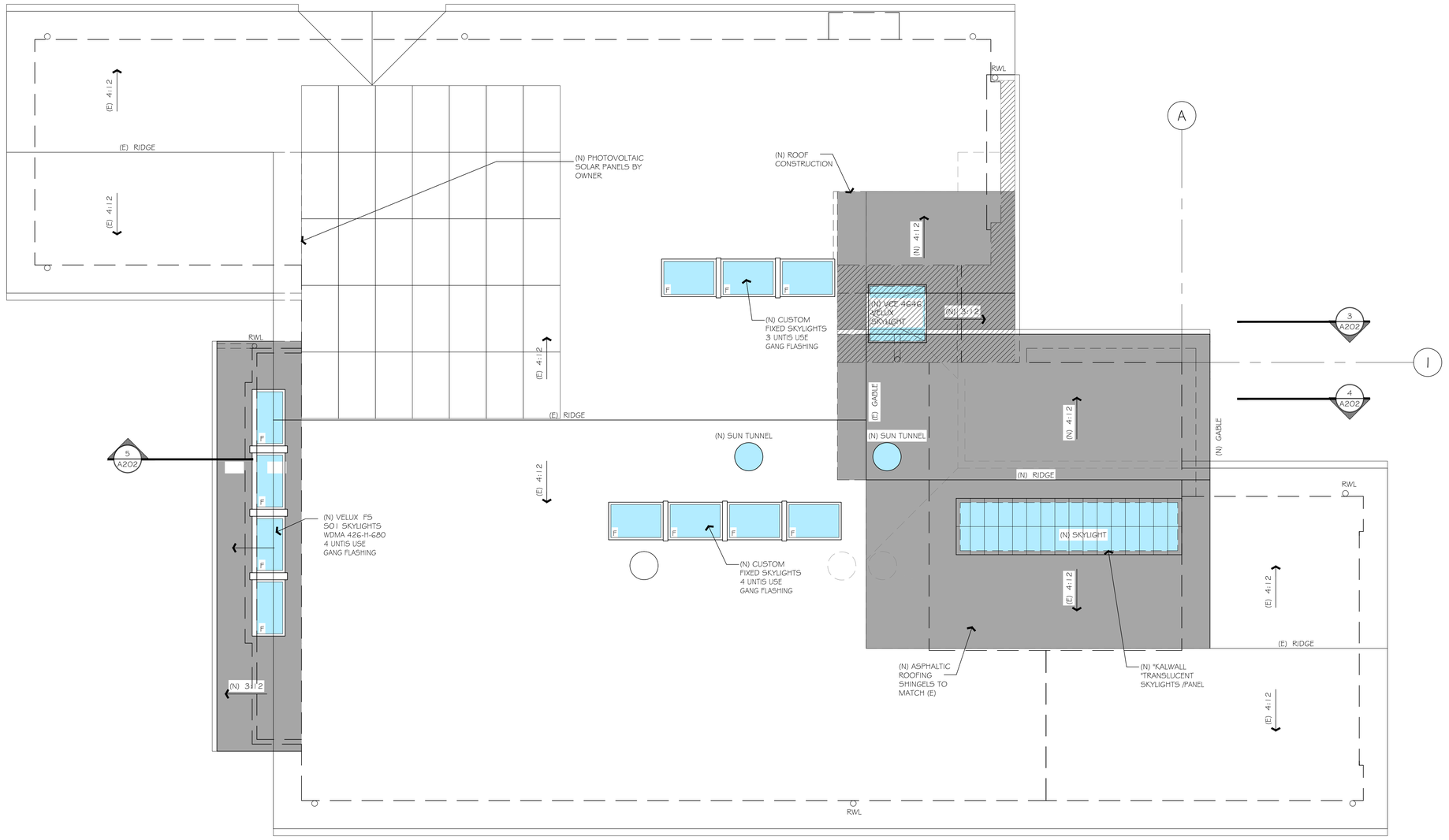
Scale 1/4"=1'-0"

0 1' 2' 4' 8'

Description NEW 2ND FLOOR PLAN

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

A-102



KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

382A First Street
Los Altos
California 94022
650.917.3840

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

SHEET NOTES

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

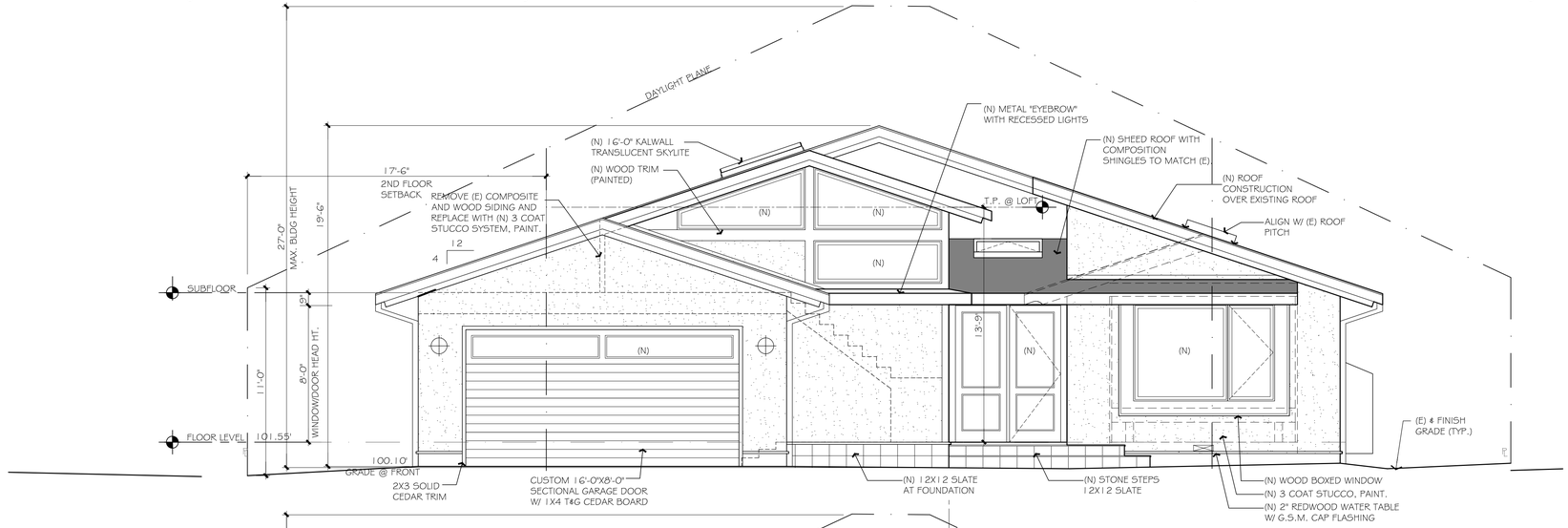
Print Date

Scale 1/4"= 1'-0" (0, 1', 2', 4', 8')

Description NEW ROOF PLAN

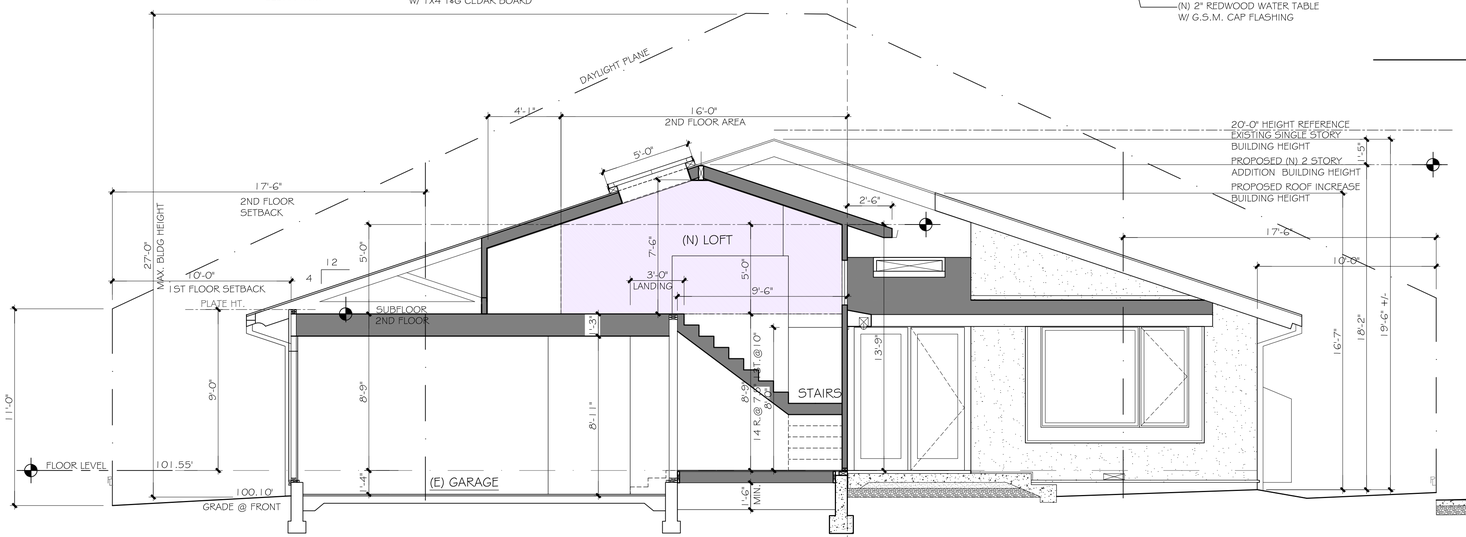
All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

A-103



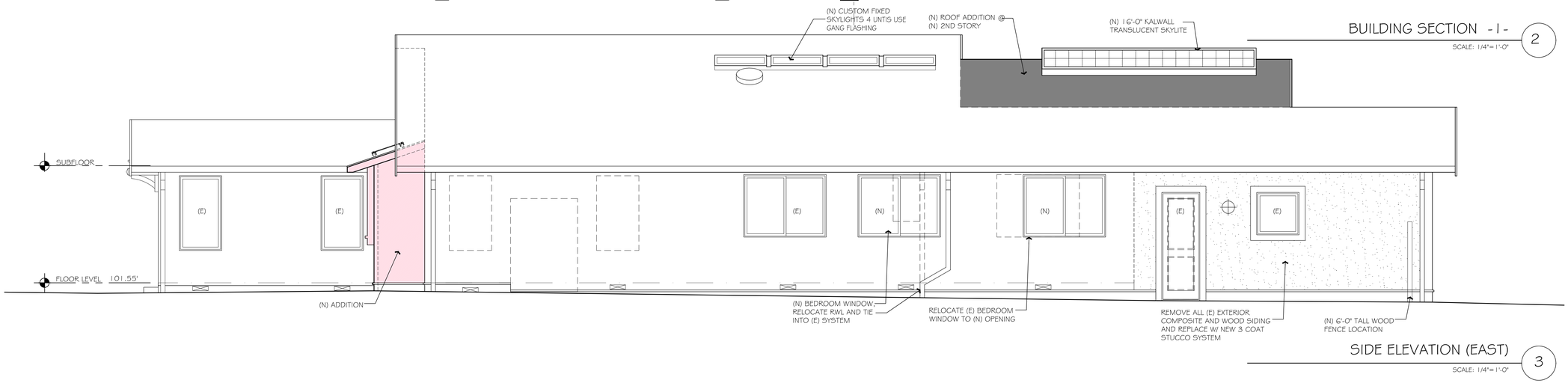
FRONT ELEVATION (NORTH) — 1

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



BUILDING SECTION - 1 - — 2

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



SIDE ELEVATION (EAST) — 3

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

KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

382A First Street
Los Altos
California 94022
650.917.3840

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

SHEET NOTES

NEW ADDITION

NEW SECOND STORY ADDITION

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

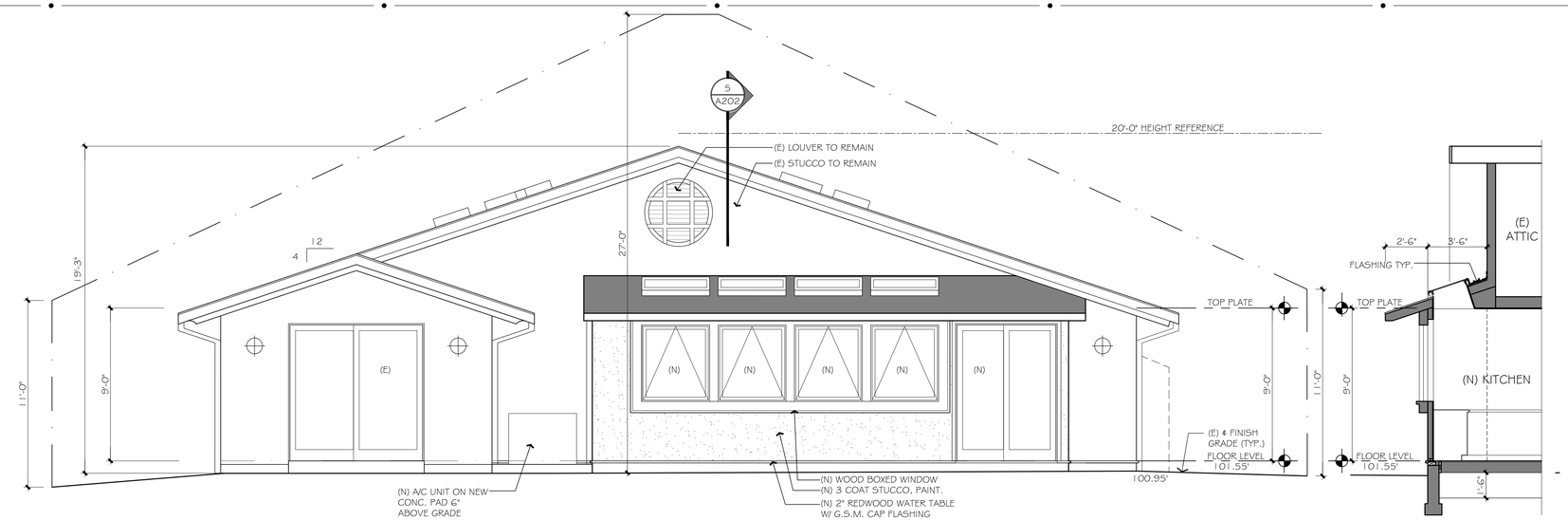
Print Date

Scale 1/4"= 1'-0" (0 1' 2' 4' 8')

Description EXTERIOR ELEVATIONS/ BUILDING SECTION

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

A-201

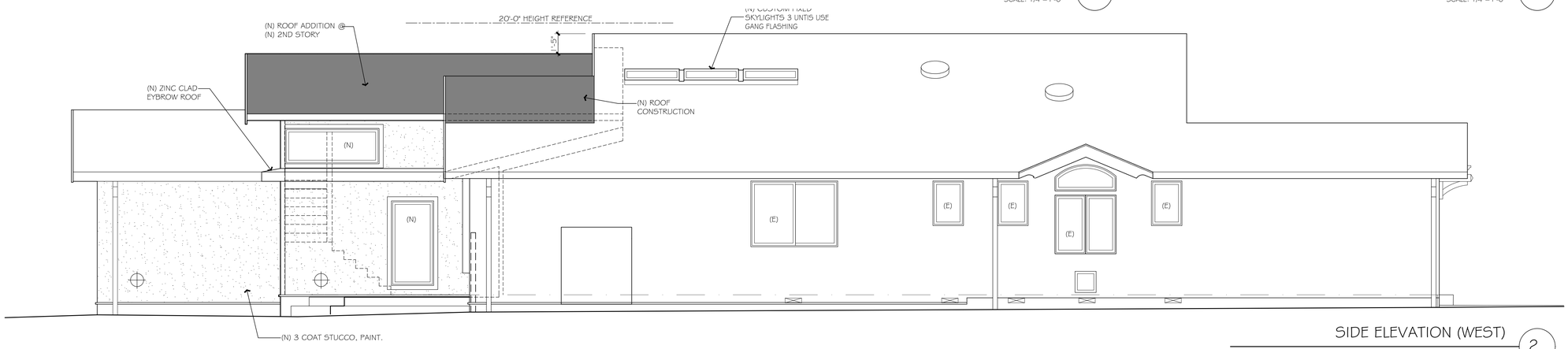


REAR ELEVATION (SOUTH) — 1

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

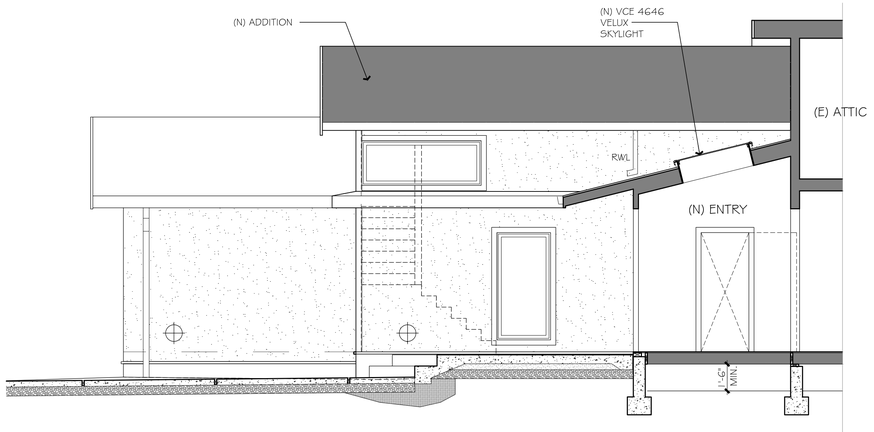
WALL SECTION @ KITCHEN — 5

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



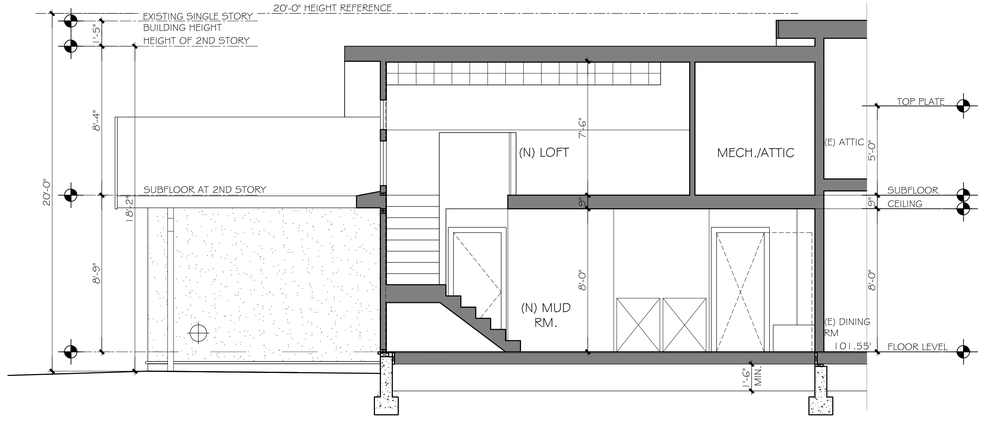
SIDE ELEVATION (WEST) — 2

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



SIDE SECTION ELEVATION (WEST) — 3

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



SIDE SECTION ELEVATION (WEST) — 4

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

KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

REGISTERED ARCHITECT PETER DUXBURY
C-12,811
Exp. 02. 2015
STATE OF CALIFORNIA

382A First Street
Los Altos
California 94022
650.917.3840

SHEET NOTES

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

Print Date

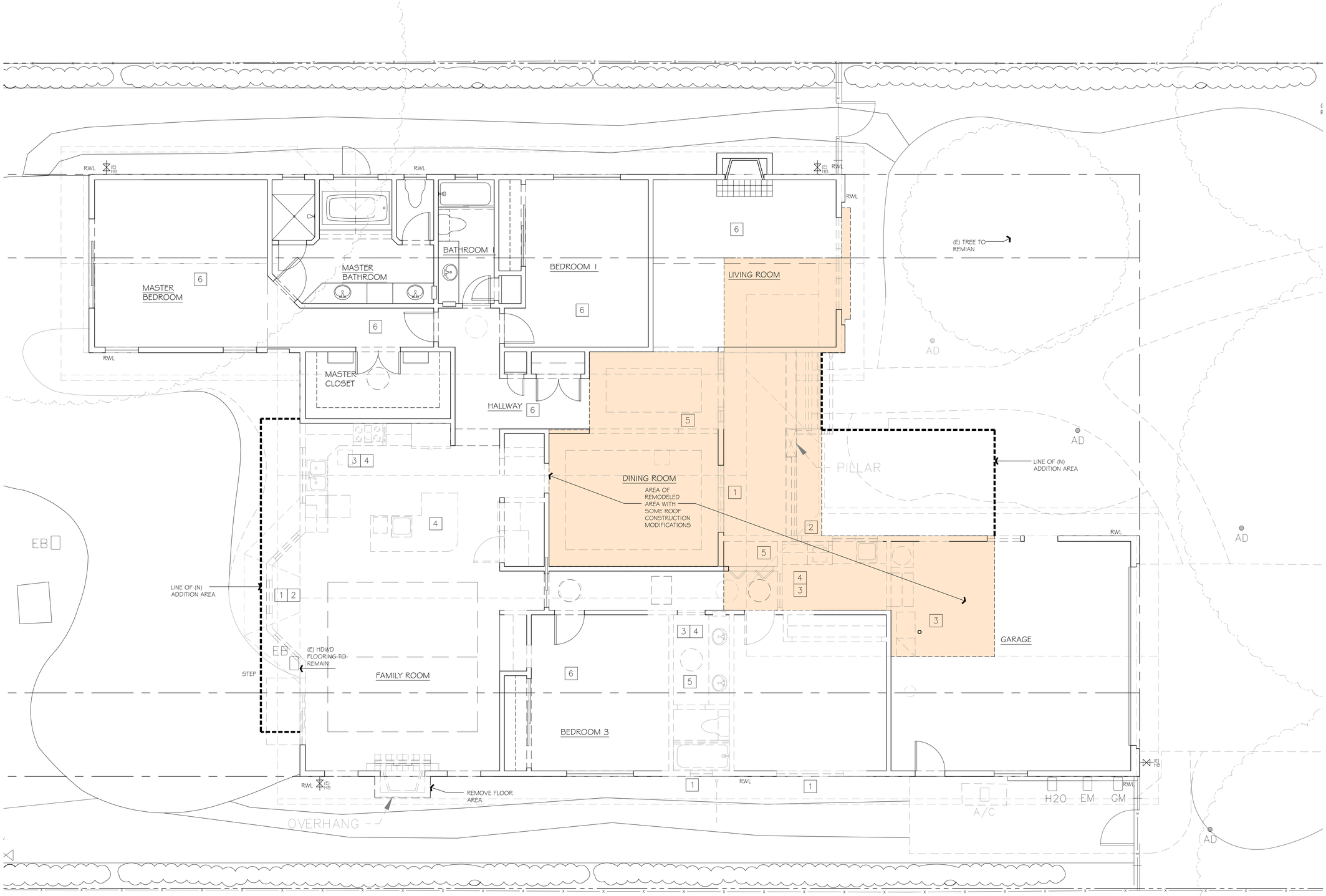
Scale 1/4"= 1'-0"

0 1' 2' 4' 8'

Description EXTERIOR ELEVATIONS

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

A-202



KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

382A First Street
Los Altos
California 94022
650.917.3840

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

SHEET NOTES

1. REMOVE EXISTING EXTERIOR DOORS, WINDOWS AND PORTIONS OF EXISTING WALLS.
2. REMOVE PORTION OF EXISTING HOUSE EXTERIOR WALLS DOWN TO FOUNDATION, OUNDATION TO REMAIN
3. REMOVE OR RETROFIT (E) MEP
4. REMOVE EXISTING CABINETS.
5. REMOVE EXISTING INTERIOR DOORS, WINDOWS, WALL AS REQUIRED.
6. EXISTING TO REMAIN - PROTECT DUIRING CONSTRUCTION.
7. EXISTING PLUMBING TO BE REUSED OR RECYCLED. SAVE AND PROTECT.
8. EXISTING SURFACE MOUNTED CEILING AND WALL FIXTURES TO BE REUSED OR RECYCLED. SAVE AND PROTECT.

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

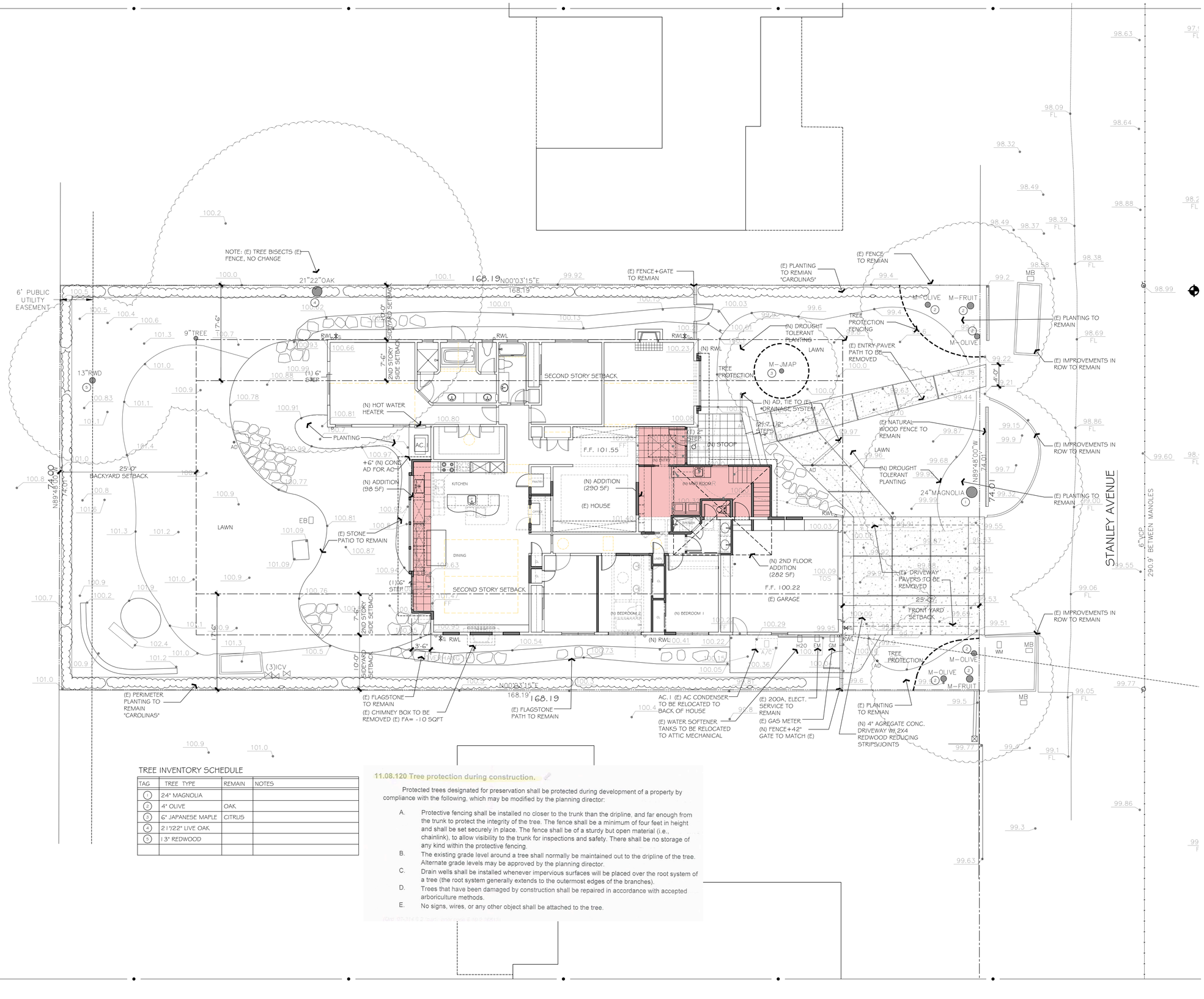
Print Date

Scale 1/4"= 1'-0" (0 1' 2' 4' 8')

Description EXISTING & DEMOLITION FLOOR PLAN

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

AD-101



TREE INVENTORY SCHEDULE

TAG	TREE TYPE	REMAIN	NOTES
1	24" MAGNOLIA		
2	4" OLIVE	OAK	
3	6" JAPANESE MAPLE	CITRUS	
4	21"/22" LIVE OAK		
5	13" REDWOOD		

11.08.120 Tree protection during construction.

Protected trees designated for preservation shall be protected during development of a property by compliance with the following, which may be modified by the planning director:

A. Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. The fence shall be a minimum of four feet in height and shall be set securely in place. The fence shall be of a sturdy but open material (i.e., chainlink), to allow visibility to the trunk for inspections and safety. There shall be no storage of any kind within the protective fencing.

B. The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the planning director.

C. Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a tree (the root system generally extends to the outermost edges of the branches).

D. Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.

E. No signs, wires, or any other object shall be attached to the tree.

KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

382A First Street
Los Altos
California 94022
650.917.3840

SHEET NOTES

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

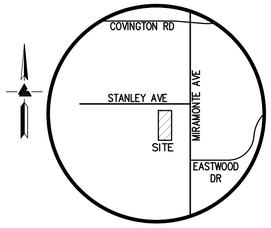
Print Date

Scale 1/8"=1'-0" 0 1'2' 4' 8' 16'

Description EXISTING SITE PLAN

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

AS-101



VICINITY MAP
NO SCALE

NOTES
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS OF A FOOT.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

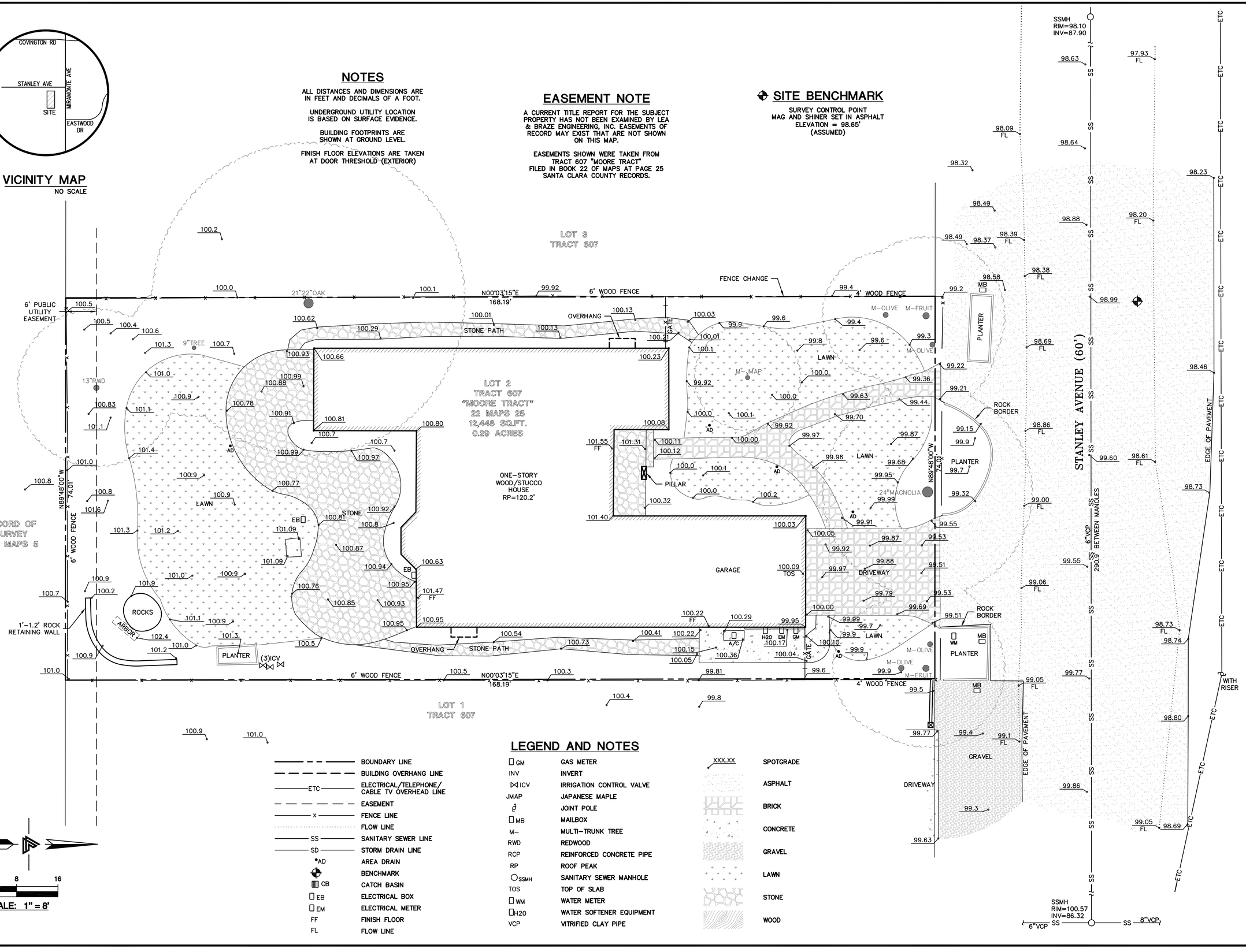
BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

EASEMENTS SHOWN WERE TAKEN FROM TRACT 607 "MOORE TRACT" FILED IN BOOK 22 OF MAPS AT PAGE 25 SANTA CLARA COUNTY RECORDS.

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 98.65'
(ASSUMED)



0 4 8 16

SCALE: 1" = 8'

LEGEND AND NOTES

BOUNDARY LINE	
BUILDING OVERHANG LINE	
ETC — ELECTRICAL/TELEPHONE/CABLE TV OVERHEAD LINE	
EASEMENT	
x — FENCE LINE	
FLOW LINE	
SS — SANITARY SEWER LINE	
SD — STORM DRAIN LINE	
AD	AREA DRAIN
BENCHMARK	
CB	CATCH BASIN
EB	ELECTRICAL BOX
EM	ELECTRICAL METER
FF	FINISH FLOOR
FL	FLOW LINE
GM	GAS METER
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
JMAP	JAPANESE MAPLE
JOINT POLE	
MB	MAILBOX
M-	MULTI-TRUNK TREE
RWD	REDWOOD
RCP	REINFORCED CONCRETE PIPE
RP	ROOF PEAK
SSMH	SANITARY SEWER MANHOLE
TOS	TOP OF SLAB
WM	WATER METER
H2O	WATER SOFTENER EQUIPMENT
VCP	VITRIFIED CLAY PIPE
XXX.XX	SPOTGRADE
	ASPHALT
	BRICK
	CONCRETE
	GRAVEL
	LAWN
	STONE
	WOOD

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7828
Exp. 12-31-14
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
(P) (916) 966-1338
(F) (916) 797-7363
WWW.LEABRAZE.COM

980 STANLEY AVENUE
LOS ALTOS
CALIFORNIA

APN: 189-11-038

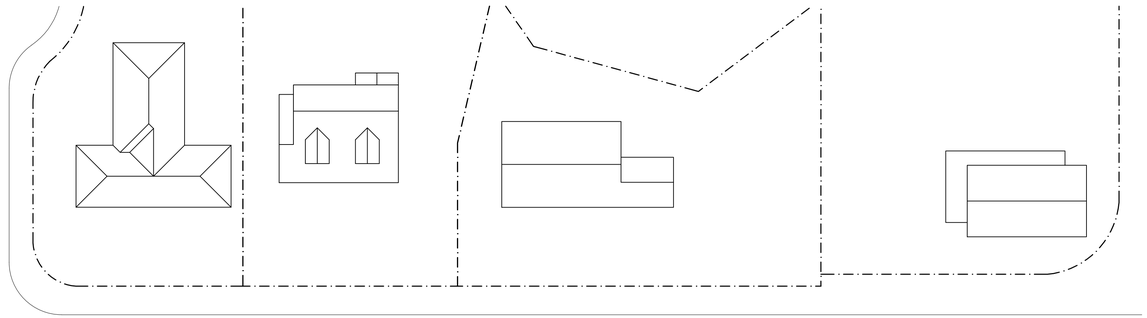
SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

REVISIONS	BY
–	–
–	–
–	–
–	–
–	–

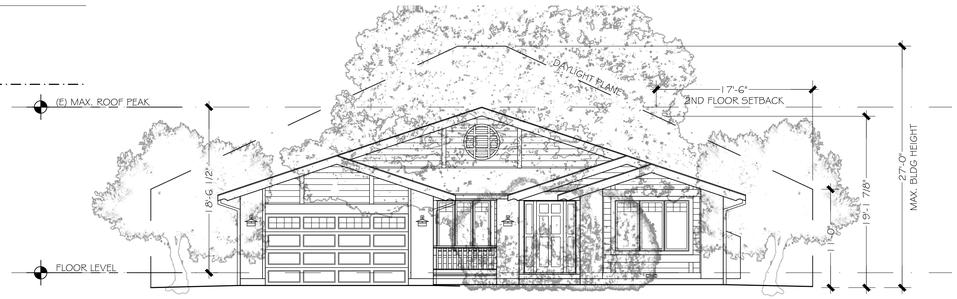
JOB NO:	2140292
DATE:	3-31-14
SCALE:	1" = 8"
DRAWN BY:	DB
SHEET NO:	SU1

1 OF 1 SHEETS

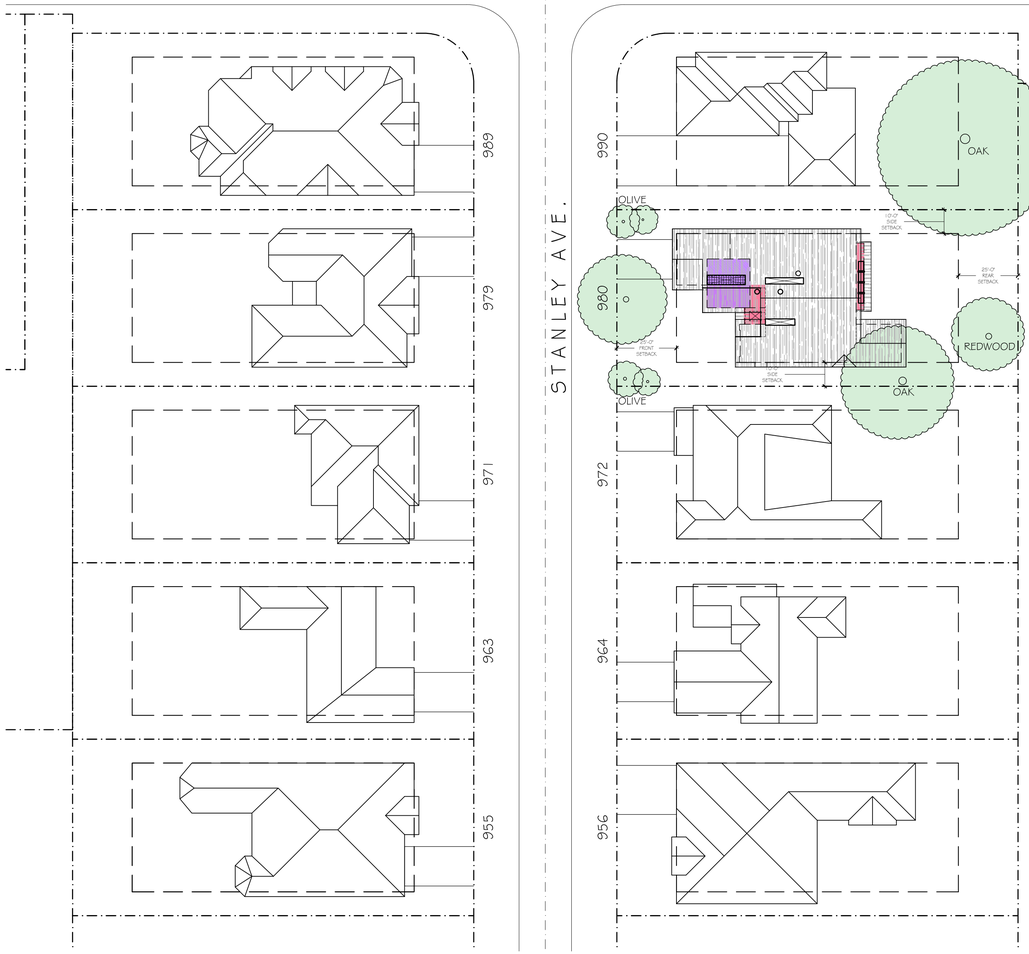


Project Description

The existing house at 980 Stanley is a large gable roof shaped house with a small garage, gabled mass at the front, built about 12 years ago.
The solution is to add a new utility room/loft area as an intermediate gabled shape between the existing garage and the main house. The small 260 square foot loft addition is part of the new intermediate mass that is lower in height and mass than the main house gabled form. This new addition creates a series of ascending, proportionate gabled shapes that create a more cohesive and balanced architectural façade. There are no side yard windows in the loft.
The existing landscaping and mature trees are all to remain. The existing Magnolia tree and oak trees in the back completely screen the house in the front, back and rear. The front yard paths and entry are reconfigured into a more modern configuration replacing the lawn with a "new drought tolerant landscape". The goal was to have a large back yard.



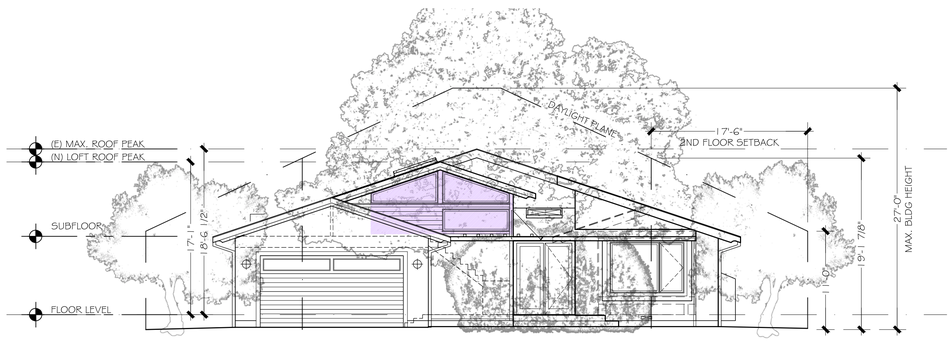
EXISTING FRONT ELEVATION 1
SCALE: 1/8"= 1'-0"



(3.00 AC)
3.24 AC

CITY OF
MOUNTAIN VIEW

NEIGHBORHOOD
COMPATIBILITY STUDY 3
SCALE: 1/32"= 1'-0"



NEW FRONT ELEVATION 2
SCALE: 1/8"= 1'-0"

KJARTANSDOTTIR RESIDENCE
980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS
382A First Street
Los Altos
California 94022
650.917.3840
REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

SHEET NOTES

NEW ADDITION

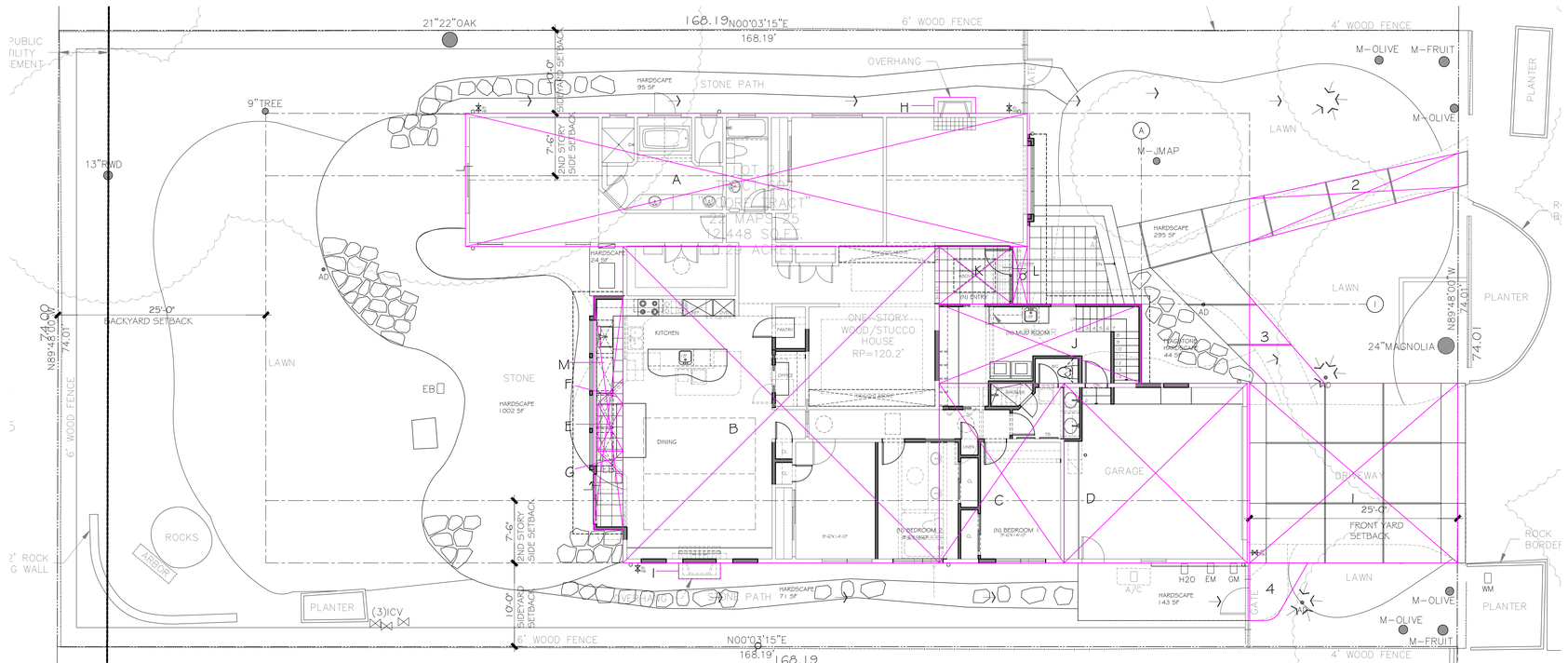
NEW SECOND STORY ADDITION

No.	Date	Issues and Revisions	By	Check
	10/17/13	As-Built	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE
Print Date
Scale 1/8"= 1'-0" (0 1' 2' 4' 8' 16')
Description NEIGHBORHOOD COMPATIBILITY STUDY

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

X-001



KJARTANSDOTTIR RESIDENCE

980 STANLEY AVENUE
LOS ALTOS, CA 94022

DUXBURY ARCHITECTS

REGISTERED ARCHITECT PETER DUXBURY C-12,811 Exp. 02. 2015 STATE OF CALIFORNIA

382A First Street
Los Altos
California 94022
650.917.3840

SHEET NOTES

FLOOR AREA AND COVERAGE CALCULATIONS

	SECTION	DIMENSIONS	AREA in sq.ft.	TOTAL AREA
FLOOR AREAS	A	67'-6"x16'-0"	1080.00	
	B	38'-0"x38'-0"	1444.00	
	C	15'-0"x21'-6"	322.50	
	D	22'-0"x21'-6" (GARAGE)	475.0	
	E	3'-0"x6'-0" (REMOVED)	18.00	
	F	3'-0"x3'-0"/2 (REMOVED)	4.50	
	G	3'-0"x3'-0"/2 (REMOVED)	4.50	
			SUBTOTAL	3,348.5
NEW FLOOR AREAS	J	24'-3"x9'-6"	230.0	
	K	8'-9"x6'-11"	60.0	
	M	3'-6"x28'-0"	98.0	
			SUBTOTAL	+ 388.0
	N	7'-2"x3'-1"	22.0	
	O	17'-7"x13'-0"	228.5	
	P	10'-6"x3'-0"	31.5	+ 282.0
			SUBTOTAL	+ 670.0
DEVELOPMENT AREA				
	H	5'-0"x2'-0"	10.0	
	I	5'-0"x2'-0" (E) FIREBOX	10.0 REMOVED	
	J	6'-6"x16'-5" (E) COVERED PORCH	106.66 REMOVED	
			SUBTOTAL	126.66
	L	1'-9"x6'-11" (N) COVERED PORCH	12.0 (ADDED)	
			SUBTOTAL	+ 12.0
EXISTING FLOOR TOTAL				3,348.5
EXISTING LOT COVERAGE AREA TOTAL				3,475.1

ALLOWED FLOOR AREA CALCULATION:

LOT AREA:
12,448-(11000)x(.10)+3850 = 3994.8 SF
= 32.1%
TOTAL ALLOWABLE FA: = 3994.8 SF

EXISTING FLOOR AREA CALCULATION:

HOUSE FLOOR AREA: 2873.5 SF
GARAGE FLOOR AREA: 475.0 SF
AREA TO BE REMOVED:
E+F+G= -27 SF
TOTAL EXISTING FA: = 3321.5 SF

TOTAL ALLOWED FLOOR AREA : 3994.8 SF

TOTAL AVAILABLE FLOOR AREA : 673.3 SF

TOTAL PROPOSED FLOOR AREA: 670.0 SF
MAIN FLOOR ADDITION: 388.0 SF
SECOND FLOOR ADDITION:
LOFT: 260.0 SF
STAIRS: 22 SF

TOTAL PROPOSED FLOOR AREA: 3991.5 SF < 3994.4 SF

ALLOWED LOT COVERAGE CALCULATION:

LOT AREA: 12,448 X (0.30) = 3,734.4 SF
= 30% OF LOT AREA

TOTAL ALLOWABLE FA: = 3,734.4 SF

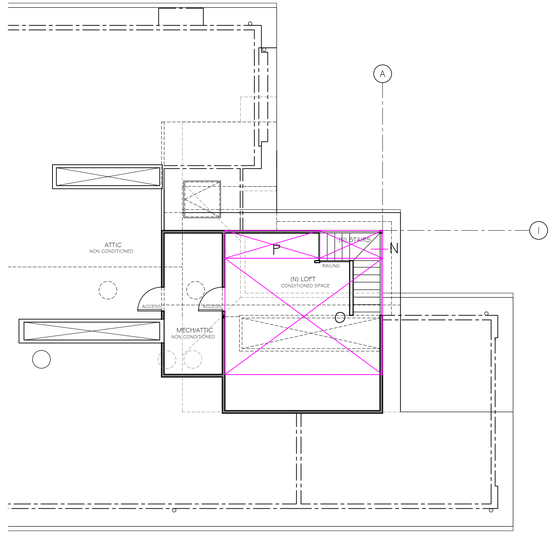
EXISTING LOT COVERAGE CALCULATION:

TOTAL EXISTING FA: 3,321.5 SF

UNCONDITIONED SPACE AREA:
(H) 10.0 SF
(I) REMOVED -10.0 SF

EXISTING COVERED PORCH:
(REMOVED) -106.66 SF

TOTAL EXISTING LC: = 3,331.5 SF
TOTAL ADDITION TO LC = 400.0 SF
TOTAL PROPOSED LC = 3,731.5 SF < 3734.4 SF



ALLOWED FRONT YARD HARDSCAPE AREA CALCULATION:
50% OF FRONT SETBACK AREA

CALCULATION: 74'X25' =1850 @ 50% = 925 SF

TOTAL ALLOWABLE: = 925 SF

PROPOSED FRONT YARD HARDSCAPE AREA CALCULATION:

PROPOSED DRIVEWAY AREA: 540 SF (1)
ENTRY WALK TO STREET: 116 SF (2)
CONC STRIP PATH: 44 SF (3)
CONC PATH: 34 SF (4)

TOTAL PROPOSED HARDSCAPE AREA:
(1+2+3+4)= 734 SF < 925 SF

NOTE: ALL (E) HARDSCAPE WITHIN THE FRONT SETBACK AREA TO BE REMOVED

No.	Date	Issues and Revisions	By	Check
	04/04/14	Planning Review	JV	PHD

Project Name KJARTANSDOTTIR RESIDENCE

Print Date

Scale 1/8"= 1'-0" (0 1' 2' 4' 8' 16')

Description FLOOR AREA CALCULATIONS DIAGRAM

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.

X-002