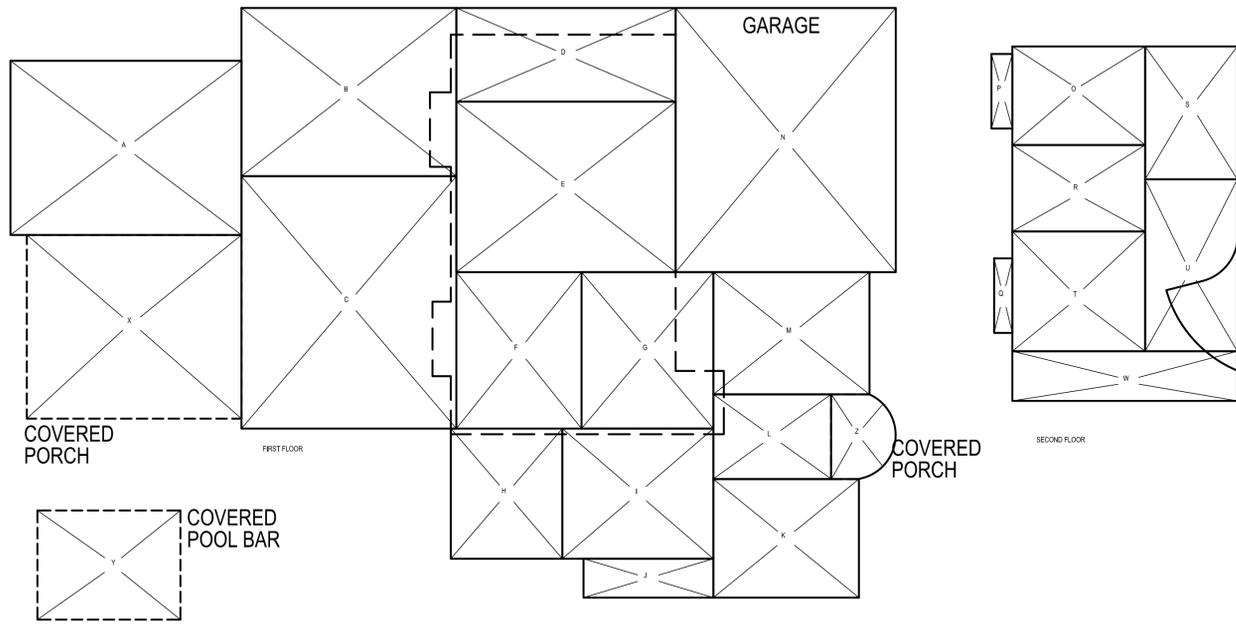


AREA CALCULATIONS

SCALE: 1/8" : 1'



FLOOR AREA AND COVERAGE CALCULATIONS

SECTION	DIMENSIONS	AREA	SECTION	DIMENSIONS	AREA	SECTION	DIMENSIONS	AREA
A	16' x 21.5'	344 SF	M	11.5' x 14.5'	166.75 SF	OPEN TO BELOW: -40 SF		
B	15.5' x 20'	310 SF	N	20.5' x 24.5'	502.25 SF	SECOND FLOOR SUBTOTAL: 653 SF		
C	23.5' x 20'	470 SF	FIRST FLOOR SUBTOTAL: 3208.5 SF			TOTAL FLOOR AREA = 3,861.5 SF		
D	8.5' x 20.5'	174.25 SF	O	12.5' x 9'	112.5 SF	X	20' x 17'	340 SF
E	16' x 20.5'	328 SF	P	BAY WINDOW	N/A	Y	13.5' x 10'	135 SF
F	14.5' x 11.5'	166.75 SF	Q	BAY WINDOW	N/A	Z	5' x 7'	35 SF
G	14.5' x 12'	174 SF	R	12.5' x 8'	100 SF	FIRST FLOOR SUBTOTAL: 520 SF		
H	12' x 10.5'	126 SF	S	9' x 12.5'	112.5 SF	TOTAL LOT COVERAGE = 3,730 SF		
I	12' x 14'	168 SF	T	12.5' x 11'	137.5 SF			
J	3.5' x 12'	42 SF	U	16' x 8.5'	136 SF			
K	11' x 13.5'	148.5 SF	V	COVERED POOL BAR				
L	8' x 11'	88 SF	W	4.5' x 21'	94.5 SF			

GENERAL NOTES

- The Contractor shall furnish all materials, labor and equipment required for the full performance of the work herein, unless specifically noted otherwise. All work shall be performed in a good and workman-like manner and conform to all pertinent regulations and instructions.
- Before starting any portion of work, the Contractor shall verify any and all existing conditions as shown on the drawings against the actual existing conditions at the site. Any discrepancies shall be brought to the attention of the Designer. If the Contractor proceeds with the work without verifying existing conditions and discovers after the work has started any discrepancies, he shall proceed to perform whatever work is required to correct the discrepancies and bring about the proper execution of the project to the satisfaction of the Designer, at no extra cost to the owner.
- The Contractor shall be responsible for cutting, fitting and patching as required to make the several parts fit together properly.
- All work shall be in accordance with all applicable Local or State codes and regulations.
- All material, equipment and products shall be installed in accordance with the respective manufacturer's latest printed instructions.
- All dimensions are rough unless otherwise noted. All cabinetry, tile and the like need to be field verified prior to installation.
- Do not scale the drawings. All dimensional discrepancies shall be brought to the attention of the Designer as soon as they are discovered.
- No extra compensation shall be allowed for extra work resulting from lack of coordination between trades or failure of the Contractor to verify locations and measurements on the job.
- The Contractor is responsible for obtaining separate permits for electrical, mechanical, plumbing, grading, or other permits as may be required by the local authorities. Issuance of a building permit based on these Drawings does not constitute granting of these separate permits.
- The Contractor shall be responsible for coordinating with the Structural Engineer for any site visits or special testing as needed to complete all structural work as directed by the Structural Engineer.
- The Contractor shall be responsible for forwarding all shop drawings to the designer for review and approval. No fabrication shall commence until both designer and owner have reviewed and approved by signature all shop drawings.

STREET SCAPE



ZONING COMPLIANCE TABLE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	3,730 square feet (.30%)	3,730 square feet (.30%)	3,732 square feet (.30%)
FLOOR AREA: <i>Measured to the outside surface of exterior walls</i>	1st Flr. 3,180 sq ft 2nd Flr. - sq ft Total: 3,180 sq ft (-.%)	1st Flr. 3,208.5 sq ft 2nd Flr. 653 sq ft Total: 3,861.5 sq ft (-.%)	3,864 square feet (-.%) 3,850+ (10 x 1,441)
SETBACKS:			
Front	25' feet	25' feet	25' feet
Rear	59.8 feet	59.8 feet	25' feet
Right side (1 st /2 nd)	8.8' feet / - feet	8.8' feet / 18.9' feet	7.4' feet / 11.0' feet
Left side (1 st /2 nd)	10' feet / - feet	10' feet / 24' feet	7.4' feet / 11.0' feet
HEIGHT:	17.7 feet	23.2 feet	27' feet

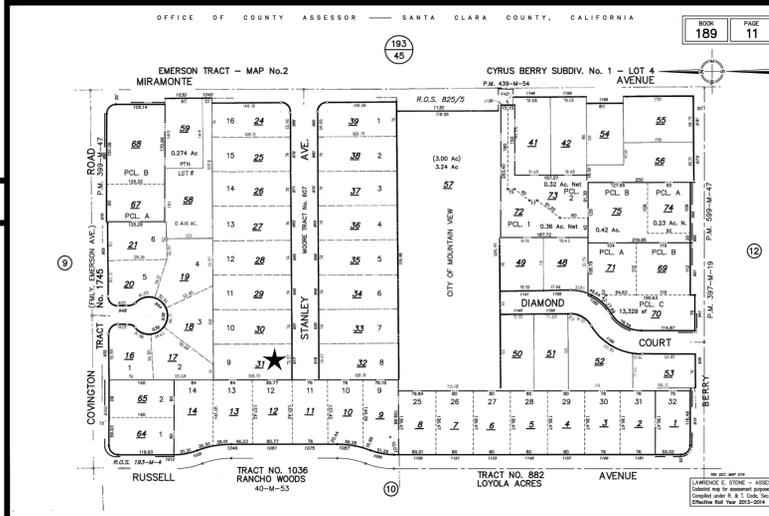
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	2,677.75 square feet	-681.5 square feet	3,359.25 square feet
NON-HABITABLE AREA: <i>Does not include covered porches or open structures</i>	502.25 square feet	0 square feet	502.25 square feet

LOT CALCULATIONS	
NET LOT AREA:	12,441 square feet
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setbacks shall not exceed 50%</i>	-888 square feet (48%)
LANDSCAPING BREAKDOWN:	
Total hardscape area (existing and proposed):	-9,398 sq ft
Existing softscape (undisturbed) area:	-3,043 sq ft
New softscape area:	0 sq ft
Sum of all three should equal the site's net lot area	=12,441

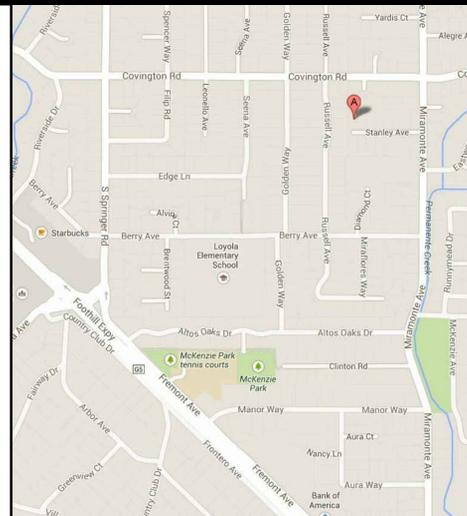
PROJECT DESCRIPTION

This project includes the remodel and second floor addition to a single family home. The exterior is to be upgraded to a more cohesive, Tuscan feel with new stucco and stone veneer front porch to bring focus and interest to the front of the house. The second floor addition allows for two bedroom suites for the two children, and a playroom for them to hang out together in. The bedrooms have views to the back of the house as window-seats, to maximize privacy to the side neighbors. The lower level is also being slightly reconfigured to update the master suite, kitchen, office, and dining room.

PARCEL MAP



LOCATION MAP



INDEX

- A1.1 General Notes + Information
- A1.3 Architectural Site + Landscape Plan Grading and Drainage
- A2.1 Existing + Demo Plan
- A2.2 Existing Roof Plan
- A2.3 Proposed Lower Level Floor Plan
- A2.4 Proposed Upper Level Floor Plan
- A2.5 Proposed Roof Plan
- A3.1 Existing + Proposed Front Exterior Elevations
- A3.2 Existing + Proposed Right Exterior Elevations
- A3.3 Existing + Proposed Rear Exterior Elevations
- A3.4 Existing + Proposed Left Exterior Elevations
- A4.1 Sections

PROJECT INFO.

Owner:
Vachik and Christine Sarkissian
917 Stanley Avenue
Los Altos, CA 94024

Designer:
Studio 3 Design
Contact: Bess Wiersema
1585 The Alameda #200
San Jose, California 95125
ph: (408) 292-3252
fax: (253) 399-1125

Structural Engineer:
Sung Engineers
Peter Sung
29300 Kohontek Way #190
Union City, California 94587
ph: (510) 475-7900
fax: (510) 475-7913

studio3

INTERIORS
REMODELS +
ADDITIONS
NEW CONSTRUCTION

1585 THE ALAMEDA
SUITE 200
SAN JOSE
CALIFORNIA
95126

ph 408.292.3252
fx 253.399.1125

CODES USED

- The following codes are currently in effect:
- 2013 California Building Code
 - 2013 California Residential Code
 - 2013 California Plumbing Code
 - 2013 California Mechanical Code
 - 2013 California Electrical Code
 - 2013 California Existing Building Code
 - 2012 International Existing Building Code
 - 2013 California Energy Code

PROJECT DATA

A.P.N. 189-11-031

LOT AREA (FROM PARCEL MAP) 12,441 SF (GROSS + NET)

ZONING = R1-10

YEAR BUILT = 1950

SLOPE = (AT BUILDING EDGE) 1%

SLOPE = (FOR SITE) FLAT LOT (SITE UNULATES +/- 1% ACROSS ENTIRE LOT)

FLOOD ZONE = NONE

HISTORIC ZONE = NONE

OCCUPANCY = R3 SINGLE FAMILY DWELLING

CONSTRUCTION TYPE = V-B

REQUIRED PARKING: 2 COVERED GARAGE SPACES

HOA/CCR: NONE

WELO REQUIREMENTS: NOT APPLICABLE, UNDER 3,600 SF OF IRRIGATED TURF AND NO PROPOSED POOL OR FOUNTAIN ON SITE.

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CALIFORNIA
94024

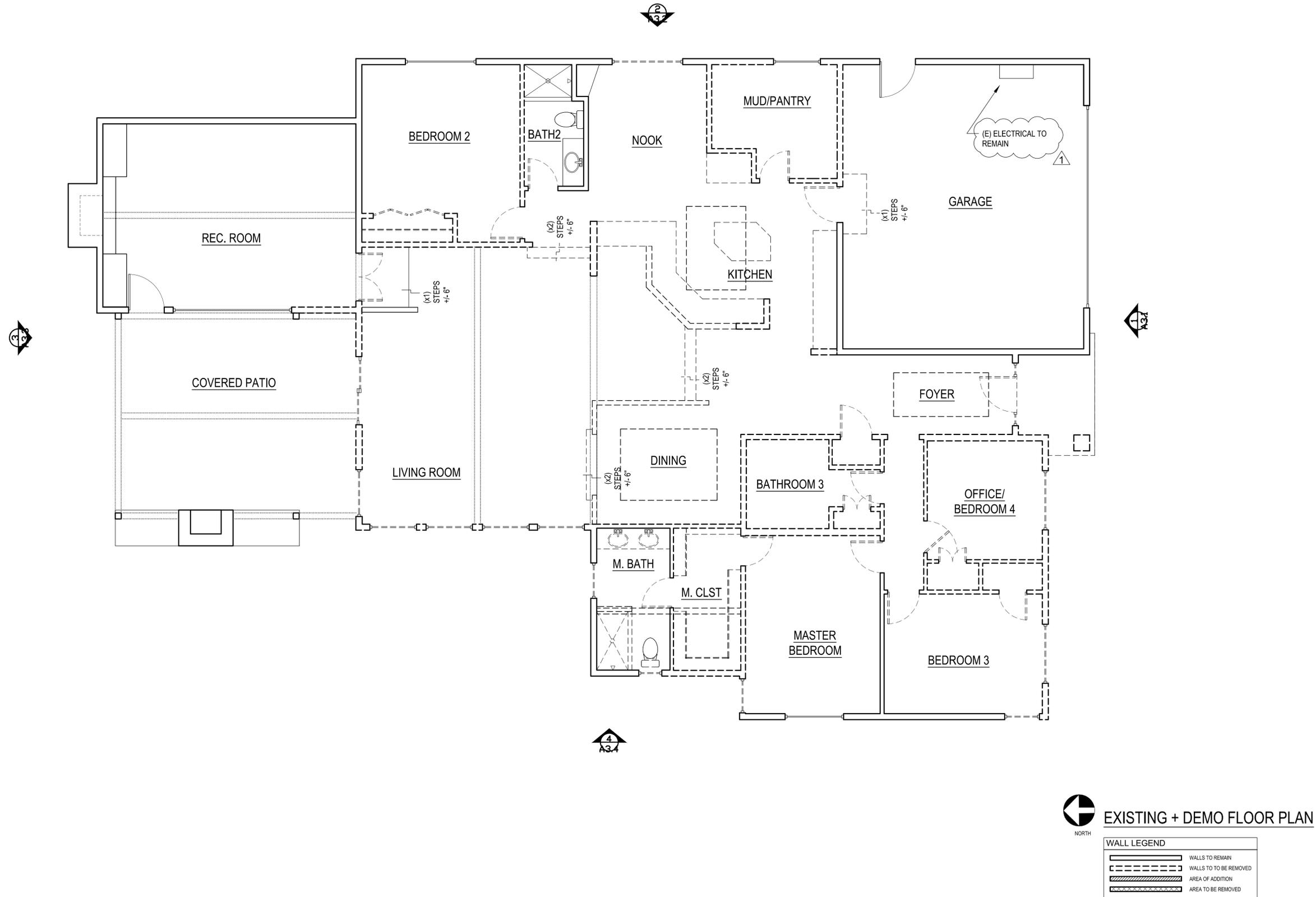
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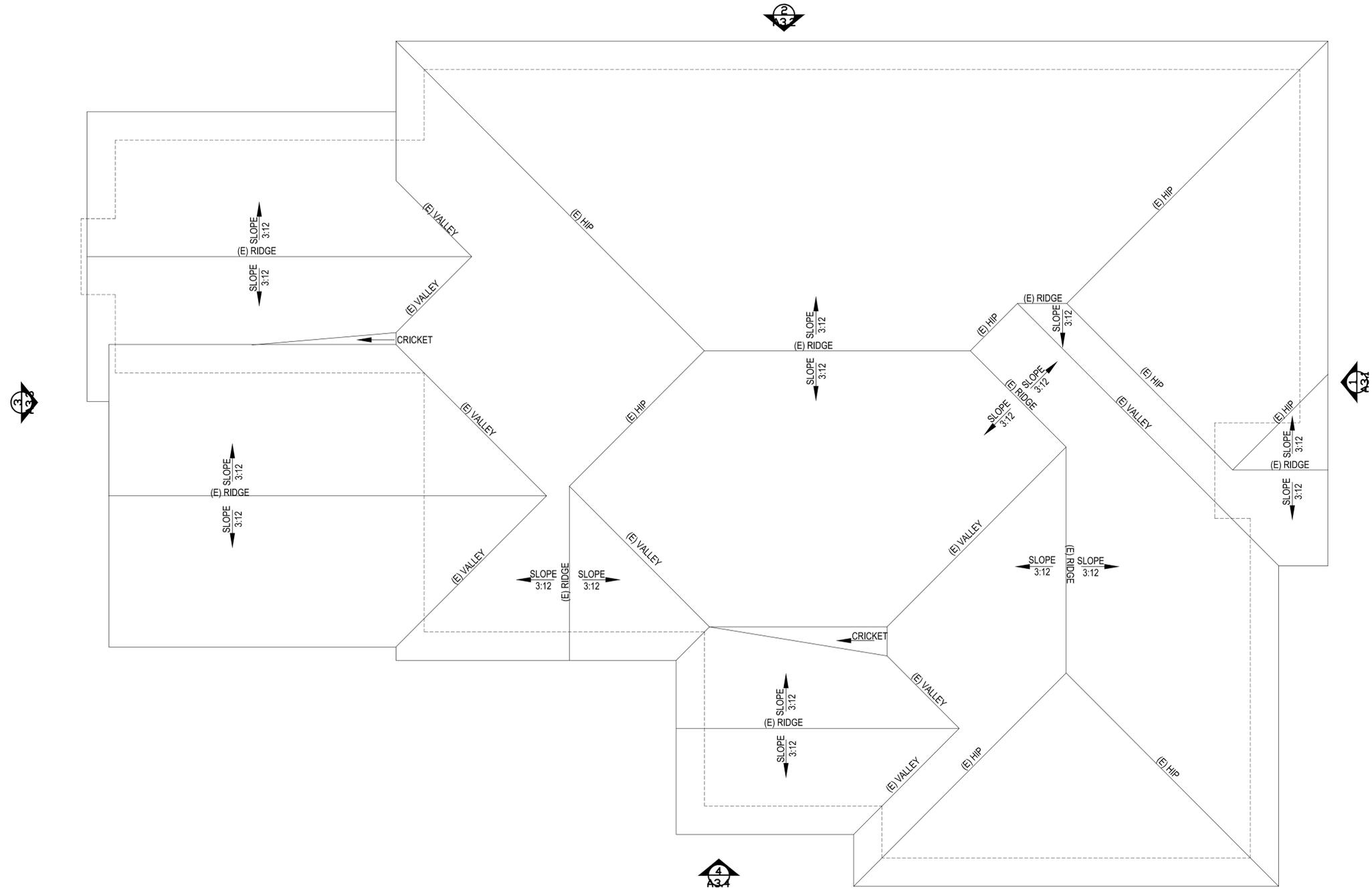
30 JULY 2014
29 SEPTEMBER 2014
RESUBMITTAL

SCALE 1/8" : 1'

COVER SHEET

A1.1





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94024

A.P.N. 189-11-031

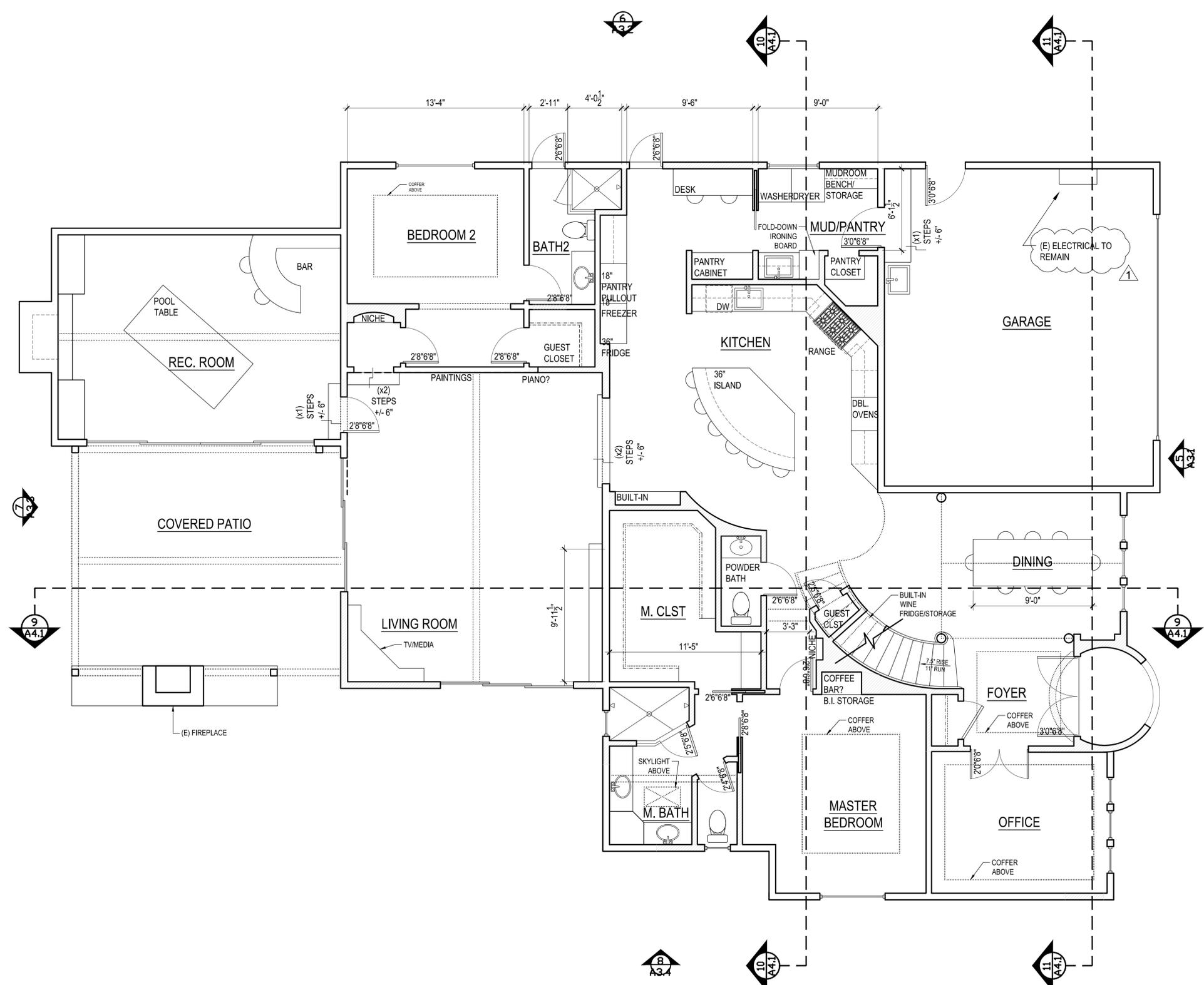
30 JULY 2014
29 SEPTEMBER 2014
RESUBMITTAL

EXISTING ROOF PLAN
NORTH

SCALE 1/4" = 1'

EXISTING ROOF
PLAN

A2.2



WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. 40 U-FACTOR AND S.H.G.C.

CONTRACTOR TO ENSURE ALL APPROPRIATE WATER HEATER STRAPPING AND REQUIRED INSULATION ARE INSTALLED

1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38"

1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

EXCEPTIONS:
-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.
-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.

1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

1012.6 HANDRAILS WITHIN A DWELLING UNIT NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.

1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

FIREPLACE SURROUND TO BE NON-COMBUSTIBLE MATERIAL AT LEAST 1" AROUND OPENING @ TOP + SIDES, AND PROTRUDING AT LEAST 2" OUT FROM WALL

UTILITY STANDARDS:
ALL NEW AND REPLACEMENT WATER SUPPLY AND SANITARY SEWAGE SYSTEMS SHALL BE DESIGNED TO MINIMIZE OR ELIMINATE: 1) INFILTRATION OF FLOOD WATERS INTO THE SYSTEM, AND 2) DISCHARGE FROM THE SYSTEMS INTO THE FLOOD WATERS. ON-SITE WASTE DISPOSAL SYSTEMS SHALL BE LOCATED TO AVOID IMPAIRMENT TO THEM, OR CONTAMINATION FROM THEM DURING FLOODING.

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING

R302.5.1 OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/4" INCHES (35 MM) IN THICKNESS, SOLID OR HONEY COMB CORE STEEL DOORS NOT LESS THAN 1 1/2" INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING.

EXCEPTION: WHERE THE RESIDENCE AND THE PRIVATE GARAGE ARE PROTECTED BY AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTIONS R309.6 AND R313, OTHER DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND THE RESIDENCE NEED ONLY BE SELF-CLOSING AND SELF-LATCHING. THIS EXCEPTION SHALL NOT APPLY TO ROOMS USED FOR SLEEPING PURPOSES.

R302.5.2 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

PROVIDE A LISTED ACCESSIBLE BACK FLOW WATER VALVE AT ALL NEW BUILDING SEWER AND SEWER REPLACEMENTS AS REQ'D.

ADD NEW LANDING WITH ONE STEP +/- 6" TALL LEADING FROM HOUSE, TYP.

THE LANDING SHALL NOT BE MORE THAN 7-1/2" LOWER THAN THE FLOOR LEVEL AT DOORS SWINGING AWAY FROM THE LANDING AND NOT MORE THAN 1" AT DOORS SWINGING OVER THE LANDING.
LANDING LENGTH NEED NOT EXCEED 36" CBC 1008.1.6, WITH A WIDTH EQUAL THAT OF THE ADJACENT OPENING.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SF. THE MINIMUM NET CLEAR OPERABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR.

ALL NEW TOILETS TO BE 1.6 GAL PER FLUSH TYP. OF ALL

MINIMUM REQUIREMENTS PER TITLE 24 COMPLIANCE:
-INSULATE ROOF IN ADDITION TO AT LEAST R-30.
-INSULATE ALL EXTERIOR WALLS IN ADDITION TO AT LEAST R-13.
-INSULATE ALL EXTERIOR RAISED FLOORS IN ADDITION TO AT LEAST R-19.
-ALL NEW WINDOWS TO BE DOUBLE-GLAZED WITH NON-METAL FRAMES.
-FURNACE TO HAVE A MINIMUM AFUE RATINGS OF 80%.

WALL COVERINGS SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 7' ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT.

ALL SHOWER ENCLOSURES TO BE TEMPERED GLASS WITH MIN. 22" TEMPERED DOOR TO SWING OUT OF THE SHOWER STALL

A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

PROPOSED FLOOR PLAN

WALL LEGEND

	WALLS TO REMAIN
	NEW WALLS

R302.11 IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

FIREBLOCKING SHALL BE PROVIDED THE FOLLOWING LOCATIONS:

-IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
-VERTICALLY AT THE CEILING AND FLOOR LEVELS.
-HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).

-AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES.

-IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.

-AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION.

ENCLOSED USEABLE SPACES UNDER STAIRWAYS SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" (12.7 MM) GYPSUM BOARD, CBC 1009.6.3

R311.7.7 HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38"

HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

HANDRAIL ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAILS.

HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/2" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 1 1/2" AND NOT GREATER THAN 6 1/2" WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/2". EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01". EXTERIOR WOOD/PLASTIC COMPOSITE HANDRAILS, WOOD/PLASTIC COMPOSITE HANDRAILS SHALL COMPLY WITH THE PROVISIONS OF SECTION R317.4.

AT FURNACE LOCATION PROVIDE CONTINUOUS FLOORING 24 IN. IN WIDTH ON THREE SIDES OF THE EQUIPMENT AND 30 IN. ON THE CONTROL SIDE TO SERVICE REQ'D. CONTROLS AND VALVES (SEE CHART ON SHEET MPE-1).

STUCCO TO BE 3 COATS W/ TWO LAYERS OF BUILDING PAPER GRADE 'D' WHEN STUCCO IS APPLIED OVER WOOD BASE SHEATHING. PROVIDE CONTINUOUS WEEP SCREED AT FOUNDATION PLATE LINE ON ALL STUCCO WALLS A MIN. 2" ABOVE PAVED AREAS AND 8" ABOVE FINISHED GRADE.

FOUNDATION VENT CAILS:
OPENINGS FOR UNDER-FLOOR VENTILATION, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.61 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4" INCH (6 MM), CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2" SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/8" INCH (3.18 MM) NOR MORE THAN 1/4" INCH (6.35 MM) IN ANY DIMENSION. CBC 1203.3.1.1 [SPCB]

1/8" X 433 SF = 2.9 SF / 42 SF = 7 VENTS

4.304.1 AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

4.408.1 RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50 PERCENT OF THE NON HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.

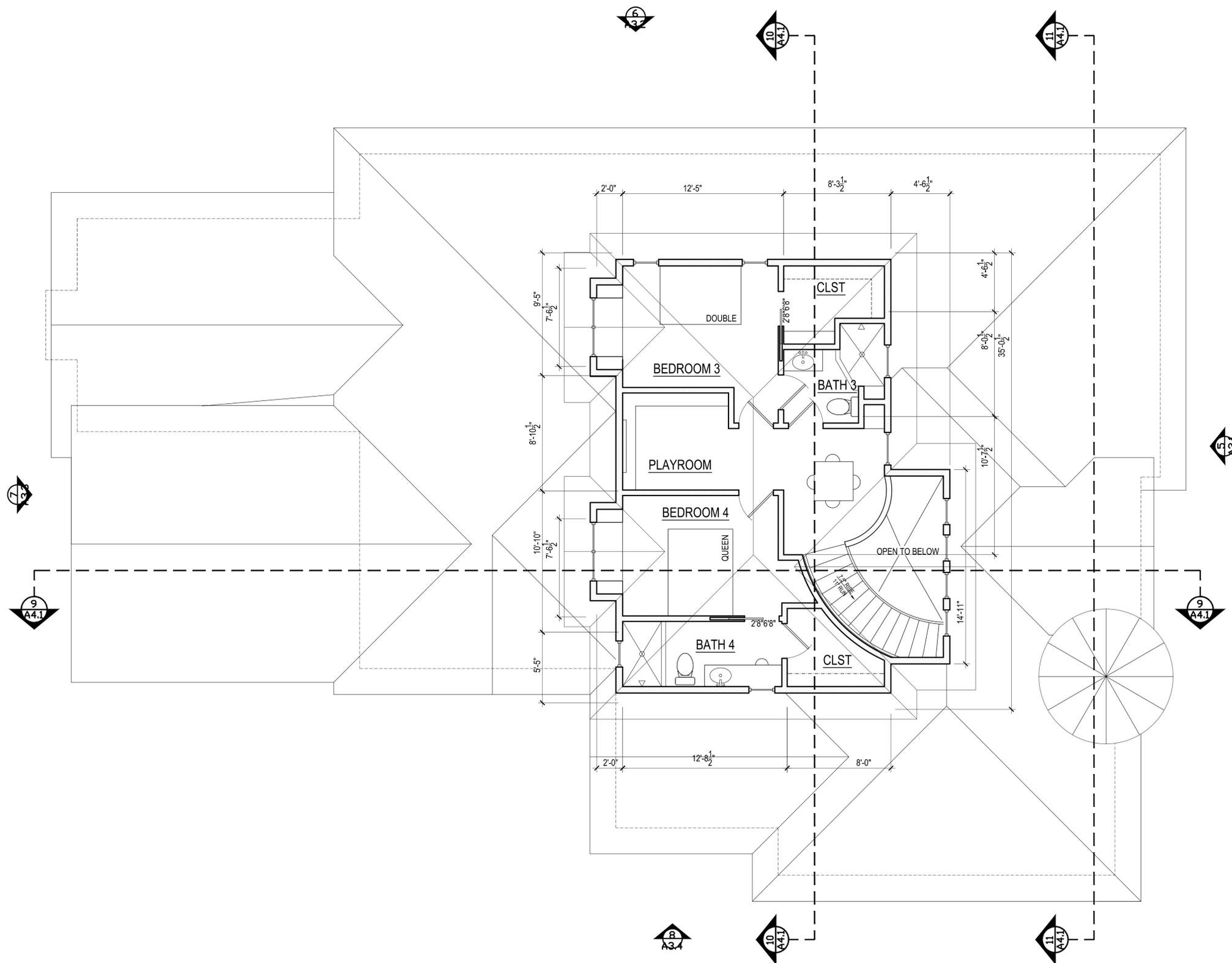
4.021.1 SHOWER HEADS SHALL BE DESIGNED AND INSTALLED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.5 GALLONS (9.4 LITERS) PER MINUTE MEASURED AT 80 PSI.

4.021.2 FAUCETS AT KITCHENS, LAVATORIES, WETBARS, LAUNDRY SINKS, OR OTHER SIMILAR USE FIXTURES SHALL BE DESIGNED AND MANUFACTURED SO THAT THEY WILL NOT EXCEED A WATER SUPPLY FLOW RATE OF 2.2 GALLONS (8.3 LITERS) PER MINUTE MEASURED AT 80 PSI.

4.022.2 SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS. DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS) WHEN TESTED IN ACCORDANCE WITH ASME A112.19.2, STANDARD FOR VITREOUS CHINA PLUMBING FIXTURES AND HYDRAULIC FIXTURES REQUIREMENTS FOR WATER CLOSETS AND URINALS, AND ASME A112.19.14, STANDARD FOR SIX-LITER WATER CLOSETS EQUIPPED WITH A DUAL FLUSHING DEVICE.

4.303.2 WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS PER VALVE SHALL NOT EXCEED THE MAXIMUM FLOW RATE OF 2.5 GPM

4.303.1 ALL PLUMBING FIXTURES AND FIXTURE FITTINGS SHALL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20 PERCENT



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94024

A.P.N. 189-11-031

30 JULY 2014
29 SEPTEMBER 2014
RESUBMITTAL

SCALE 1/4" = 1'

PROPOSED UPPER
LEVEL FLOOR PLAN



PROPOSED ROOF PLAN

ROOF LEGEND	
	ROOF TO REMAIN
	CALIFORNIA FRAME OVER (E) ROOF

ON SLOPES LESS THAN 4:12 PROVIDE 2 LAYERS OF FELT AS REQUIRED BY SECTION R905.2.6 CRC

VERIFY WITH STRUCTURAL DRAWINGS THE EXTENT OF (E) ROOF TO REMAIN

ROOF TO BE COMPOSITION ASPHALT SHINGLES TO MATCH EXISTING

ALL DOWNSPOUTS SHALL BE DIRECTED TO LANDSCAPED AREAS, MINIMIZE DIRECTLY CONNECTED IMPERVIOUS AREAS, ETC. ALL EXISTING DOWNSPOUTS SHALL REMAIN INTACT AND AT SAME LOCATIONS. SEE ROOF PLAN FOR ALL NEW DOWNSPOUT LOCATIONS.

ATTIC VENTILATION CALCS:

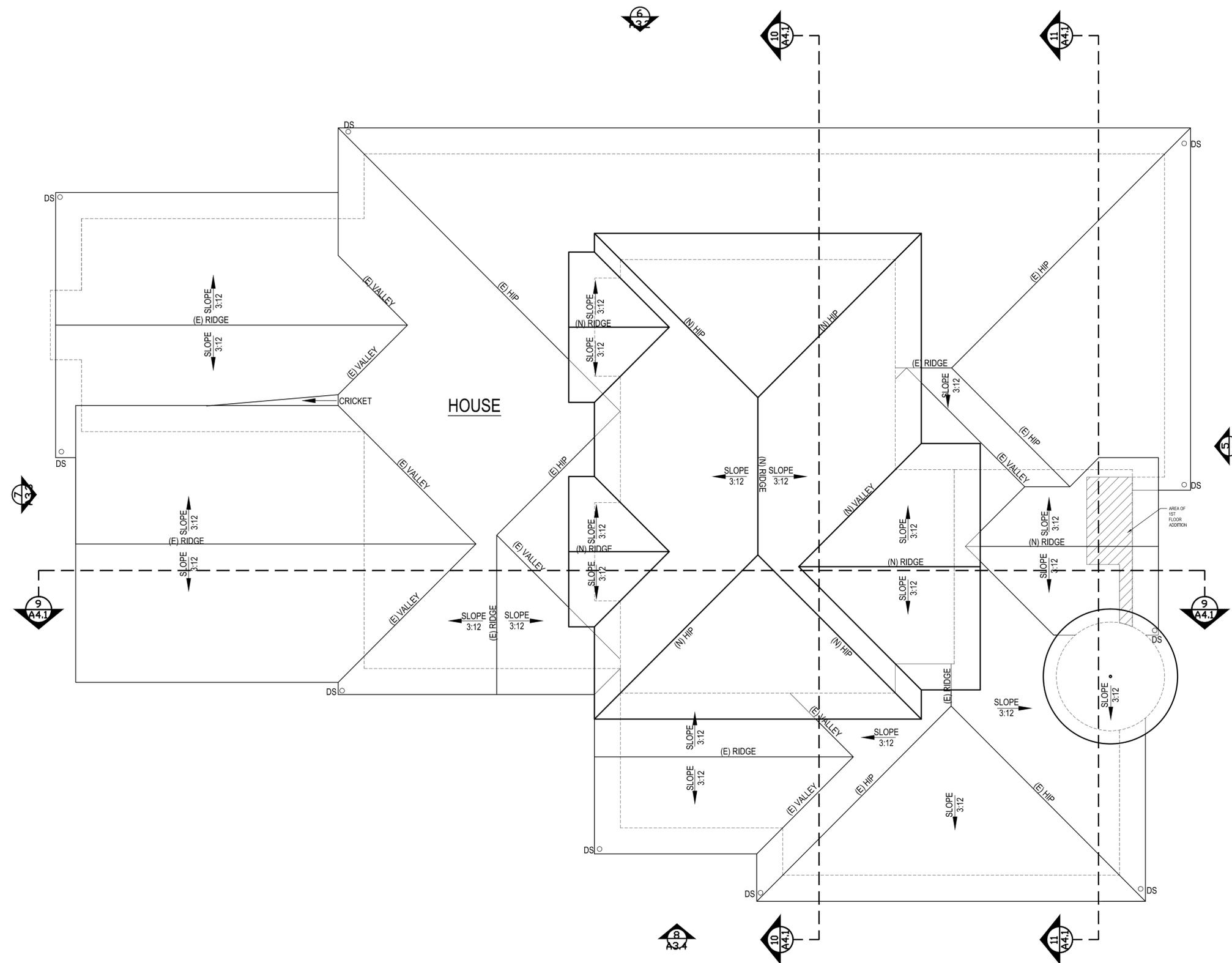
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. BLOCKING AND BRIDGING SHALL BE ARRANGED FOR EACH SEPARATE SPACE SO AS NOT TO INTERFERE WITH THE MOVEMENT OF AIR. A MINIMUM OF 1" (25 MM) OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED, WITH 50% OF THE REQUIRED VENTILATING AREA PROVIDED BY VENTILATING AREA PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3" (914 MM) ABOVE EAVE OR CORNICHE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICHE VENTS. CBC 1203.2

EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, SQUIRRELS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES. OPENINGS HAVING A LEAST DIMENSION OF 1/8" (1.6 MM) MIN. AND 1/2" (6.4 MM) MAX. SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/2" (6.4 MM) SHALL BE PROVIDED WITH CORROSION RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL WITH OPENINGS A LEAST DIMENSION OF 1/8" (1.6 MM) MIN. AND 1/2" (6.4 MM) MAX.

1/30 OF AREA OF VENTILATED SPACE = 1/30 X 433 SQ. FT. = 3 SQ. FT. X 432 SQ. IN.

432 / 2 = 216 SQ. IN. OF VENTILATION QTY. (3) 2" DIA. HOLES PER STUD BAY = 9.5 SQ. IN. 216 / 9.5 = 22

PROVIDE (22) BAYS OF VENTILATION AND 216 SQ. IN. OF VENTILATION BY VENTILATORS IN THE UPPER PORTION OF THE ROOF

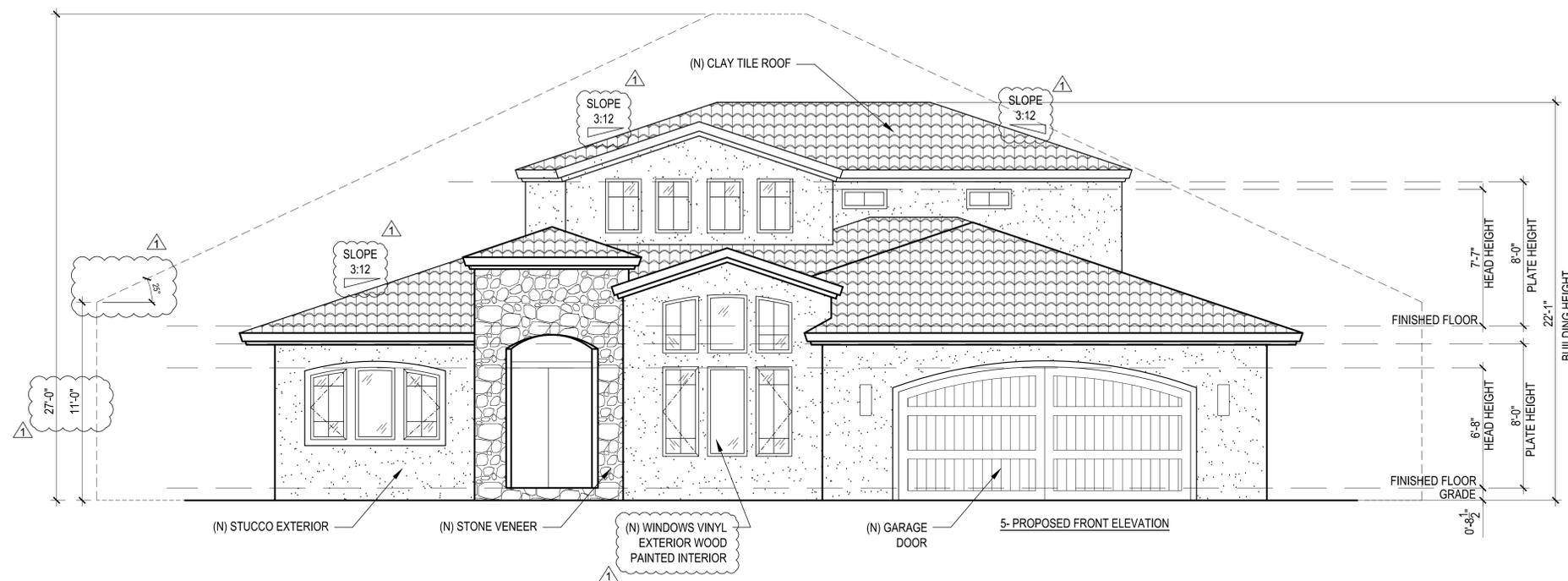


PROPOSED ROOF PLAN

ROOF LEGEND	
	ROOF TO REMAIN
	CALIFORNIA FRAME OVER (E) ROOF



1- EXISTING FRONT ELEVATION



5- PROPOSED FRONT ELEVATION

WINDOW GLAZING FOR ALL NEW WINDOWS TO BE MAX. .40 U-FACTOR AND S.H.G.C.

1012.2 HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE MIN. 34" AND MAX. 38".

1012.4 HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS, WITHOUT INTERRUPTION BY NEWEL POSTS OR OTHER OBSTRUCTIONS.

-EXCEPTIONS:

-HANDRAILS WITHIN DWELLING UNITS ARE PERMITTED TO BE INTERRUPTED BY A NEWEL POST AT A TURN OR LANDING.

-WITHIN A DWELLING UNIT, THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL IS ALLOWED OVER THE LOWEST TREAD.

1012.5 HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

1012.6 HANDRAILS WITHIN A DWELLING UNITS NEED EXTEND ONLY FROM THE TOP RISER TO THE BOTTOM RISER.

1012.7 CLEAR SPACE BETWEEN A HANDRAIL AND A WALL OR OTHER SURFACE SHALL BE A MIN. 1 1/2". ADJACENT SURFACES SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS.

ALL ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 S.F. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20". WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.

CONTRACTOR TO INSTALL A STREET NUMBER @ ROADSIDE IN FRONT OF PROJECT.

TREE PROTECTION SHALL BE NO LESS THAN 5'-0" HIGH CHAIN LINK FENCE FOR DURATION OF PROJECT AS REQ'D.

ON SLOPES LESS THAN 4:12 PROVIDE 2 LAYERS OF FELT AS REQUIRED BY SECTION 1507.2.8 CBC

STUCCO SYSTEM SHOULD BE 3 COATS THICK WITH 2 LAYERS OF "D" PAPER AND A CONTINUOUS WEEP SCREED.

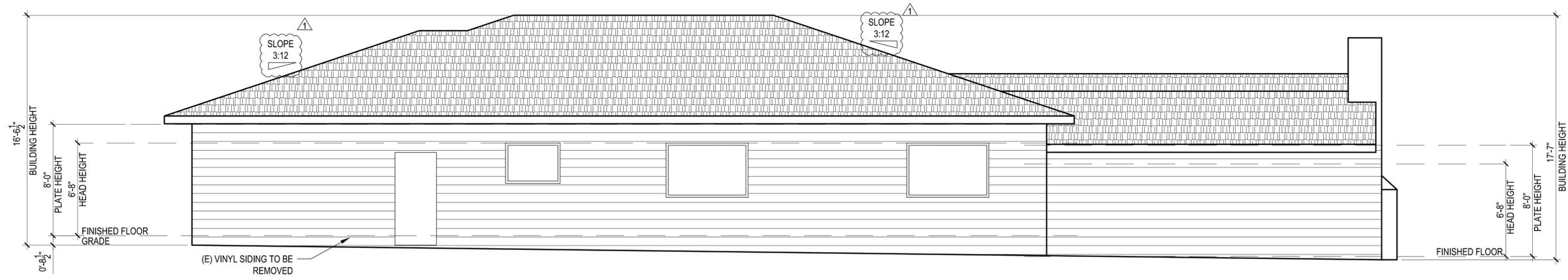
A PERMANENT LABEL PER SECTION R308.1 SHALL IDENTIFY EACH LIGHT OF SAFETY GLAZING.

FOUNDATION VENT CALCS.:

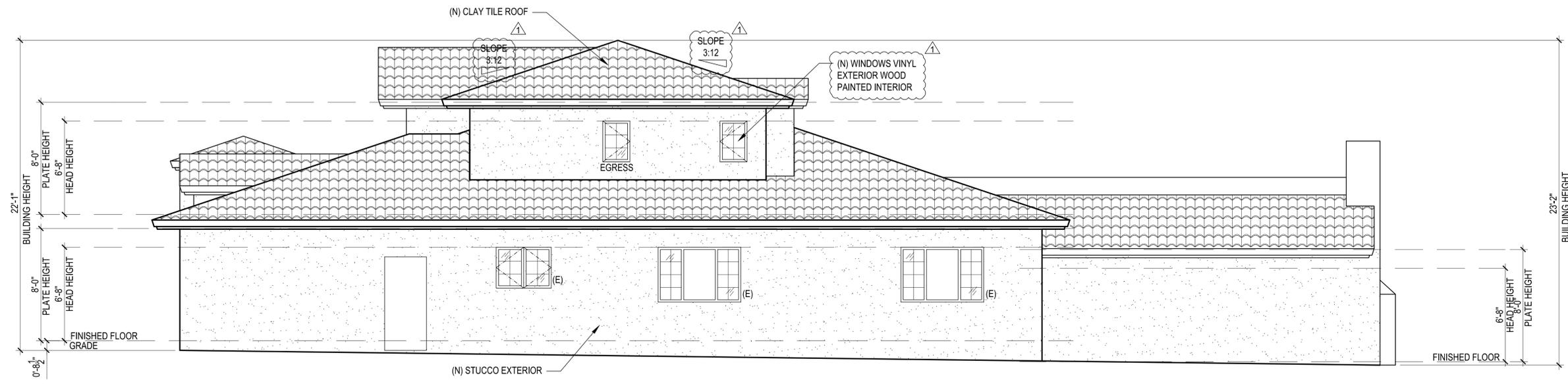
OPENINGS FOR UNDER-FLOOR VENTILATION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.67 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM). CBC 1203.3.1

OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION. CBC 1203.3.1.1 [SPCB]

1/150 X 433 SF = 2.9 SF / .42 SF = 7 VENTS



2- EXISTING RIGHT ELEVATION



6- PROPOSED RIGHT ELEVATION

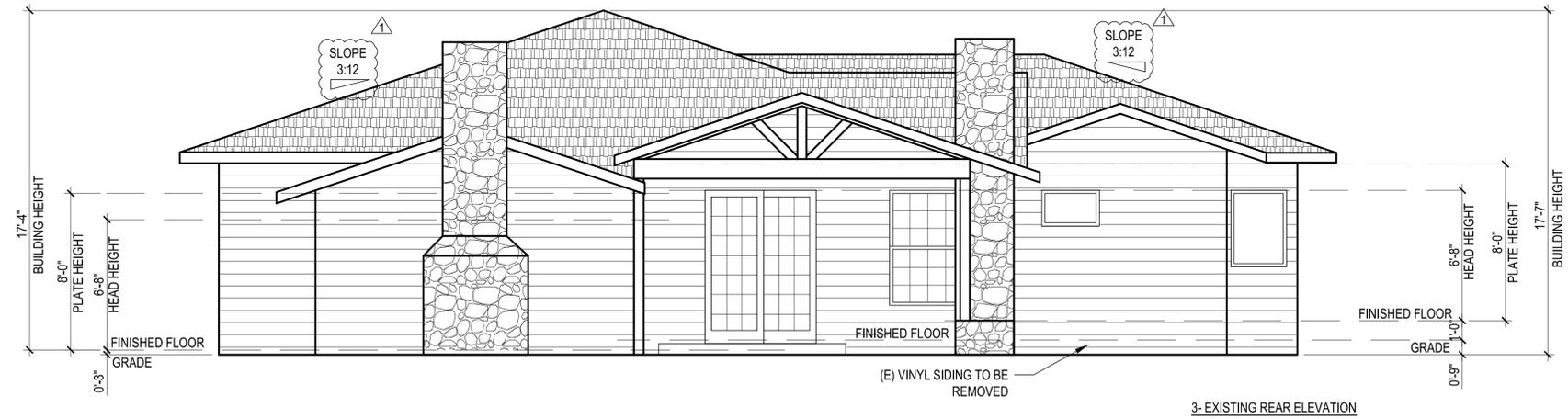
SARKISSIAN
917 STANLEY AVENUE
LOS ALTOS
CALIFORNIA
94024

A.P.N. 189-11-031

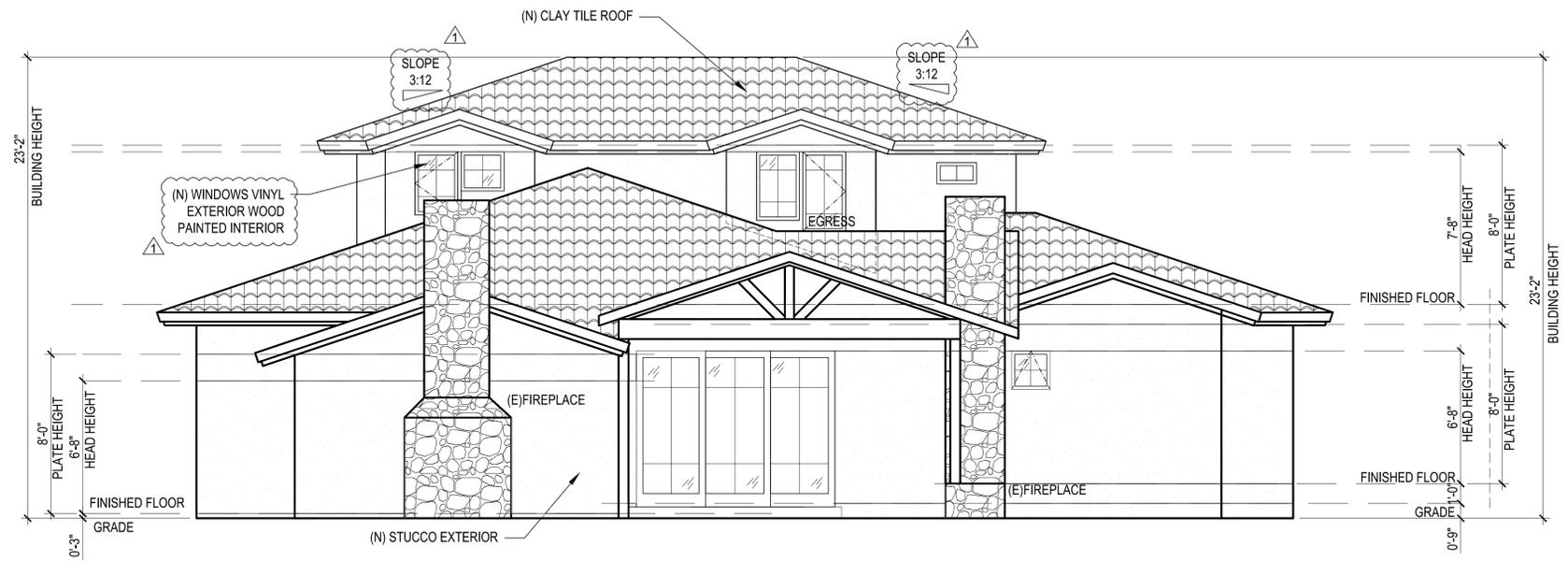
30 JULY 2014
29 SEPTEMBER 2014
RESUBMITAL

SCALE 1/4" = 1'

EXISTING + PROPOSED
RIGHT EXTERIOR
ELEVATION



3- EXISTING REAR ELEVATION



7- PROPOSED REAR ELEVATION

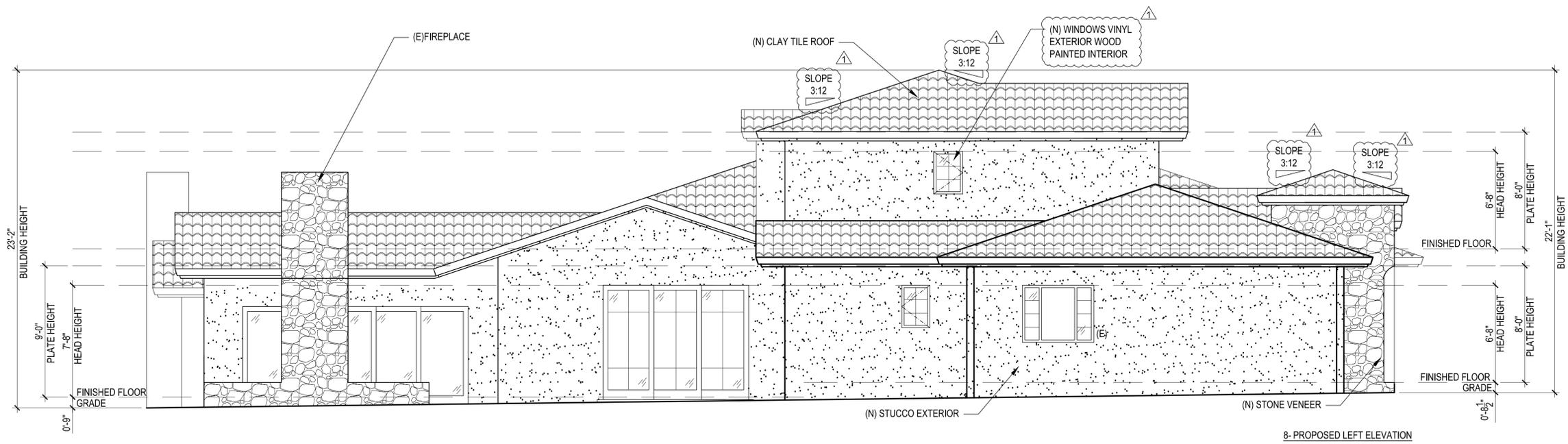
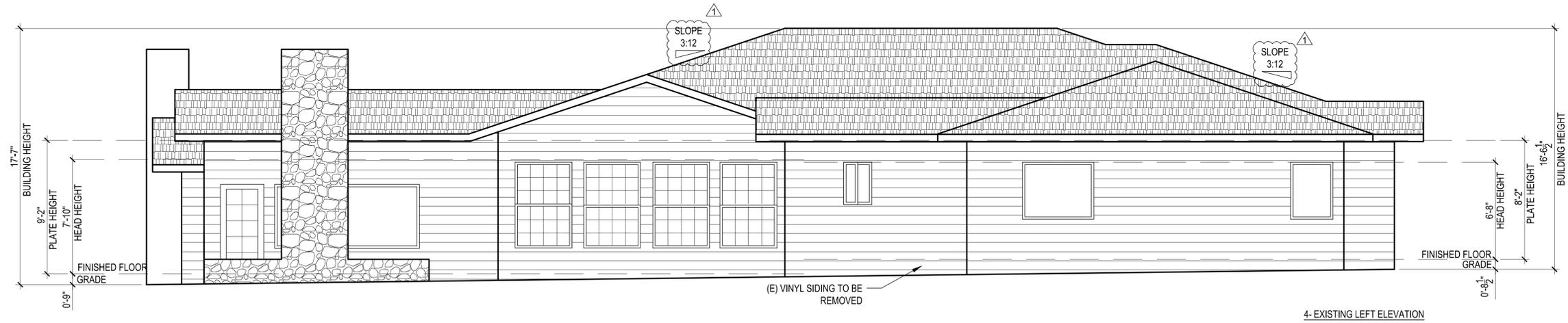
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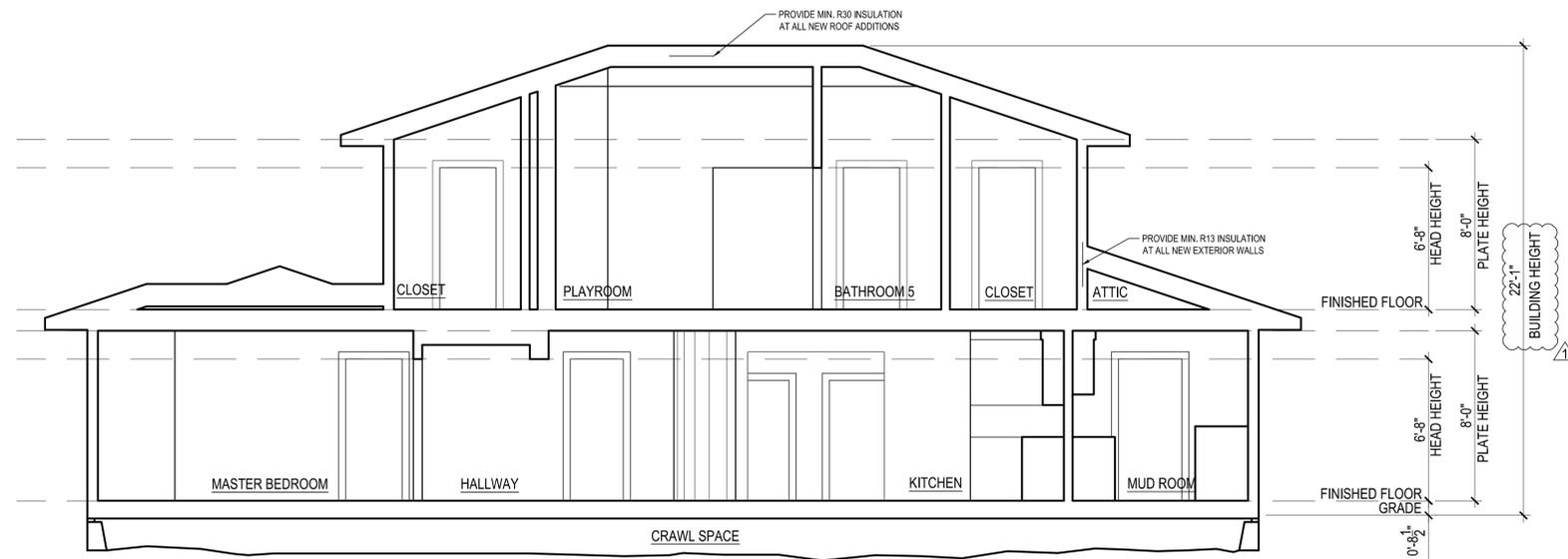
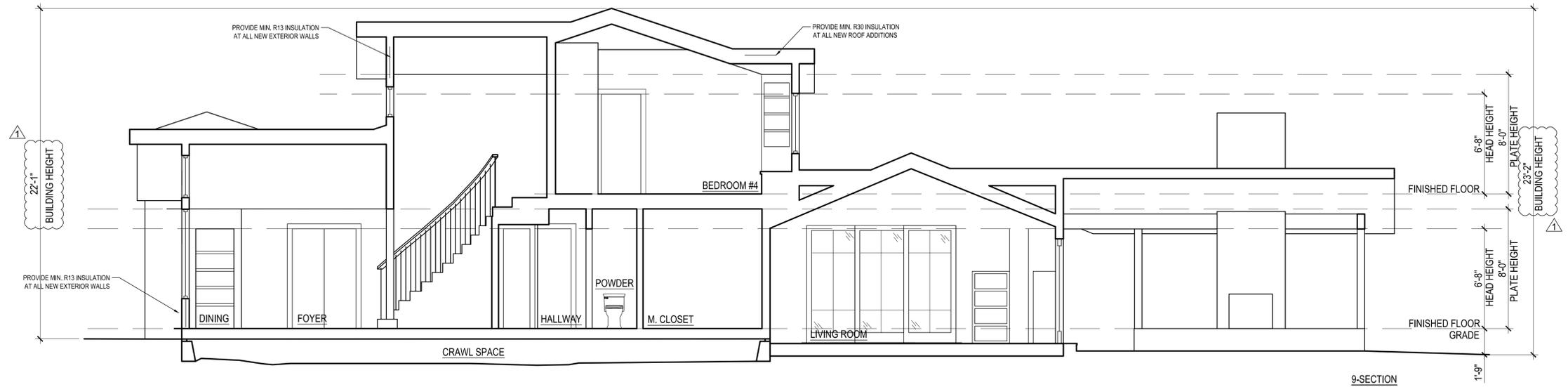
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30 JULY 2014
29 SEPTEMBER 2014
RESUBMITTAL

SCALE 1/4" = 1'

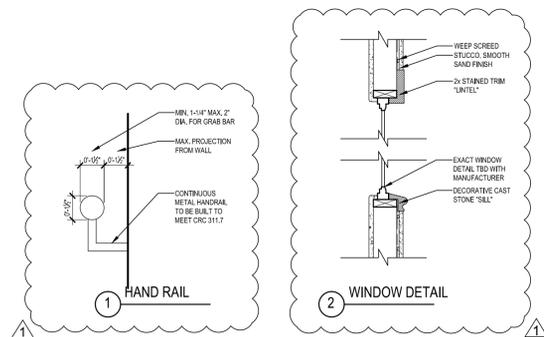
EXISTING + PROPOSED
REAR EXTERIOR
ELEVATION





10-SECTION

REFER TO STRUCTURAL
DRAWINGS FOR
FOUNDATION DETAILS



11-SECTION

REFER TO STRUCTURAL
DRAWINGS FOR
FOUNDATION DETAILS

