

ABBREVIATIONS

Table of abbreviations for architectural and construction terms, including: And, Diameter, Percent, Pound, etc.

GENERAL INFO

OWNERS: Kim & Sergio Monsalve
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PROJECT RENDERING



KNR DESIGN STUDIO
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Monsalve RESIDENCE
466 Raquel St.
Los Altos, CA 94024
Single-Story Remodel / Addition

PROJECT ADDRESS: 466 Raquel Lane
Los Altos, CA 94022
APN: 167-44-032
ZONE: R1-10
OCCUPANCY: R-3/U
CONSTRUCTION TYPE: V-B

LOT SIZE: 12,944.3 SF
SINGLE STORY HOUSE:
Max Coverage (35%): 4,530.5 SF
Max Floor Area: 4,044.0 SF

(E) FLOOR AREA (TO REMAIN): 3,525.0 SF
MAX ALLOWABLE ADU AREA: 850.0 SF
PROPOSED ADU AREA: 831.8 SF

PROJECT DESCRIPTION

REMODEL / ADDITION OF EXISTING SINGLE-STORY HOUSE. REMODEL TO FIRST FLOOR GARAGE, ENTRY DOOR, LAUNDRY ROOM, AND BATHROOM.

ADDITION OF SECOND FLOOR ADU AND ASSOCIATED STAIRCASE.

DRAWING SYMBOLS

Legend for drawing symbols including: Drawing No. System, Reference Symbol, Exterior Elevation Identification, Section Identification, Detail Identification, Interior Elevation Identification, Datum Point, Room Number, Window/Skylight Symbol, Door Symbol, Millwork Symbol, Appliance Symbol, Fixture/Fitting Symbol, Louver Symbol, Accessory Symbol, Revision Cloud, Earth, Gravel, Brick, Concrete, Sand, Stone, Insulation, Masonry Unit, Metal, Finish Wood, Wood Framing, Wood Blocking, Plywood, Backer Board, Dimensions, Center Line Dimension, Face of Finish Dimension.

PROJECT INFO

ZONING COMPLIANCE

Table with columns: EXISTING, PROPOSED, ALLOWED/REQ'D. Rows: LOT COVERAGE (27.2%, 27.2%, 35%), FLOOR AREA (27.2%, 0.0%, 31.2%), ADU (0.0 SF, 831.8 SF, 850 SF).

Table with columns: FRONT, REAR, LEFT SIDE 1ST FLR, LEFT SIDE 2ND FLR, RIGHT SIDE 1ST FLR, RIGHT SIDE 2ND FLR. Rows: SETBACKS (25'-0", 25'-0", 9'-11", 17'-6", 9'-10", 17'-6"), HEIGHT** (13'-5", 24'-2", 20').

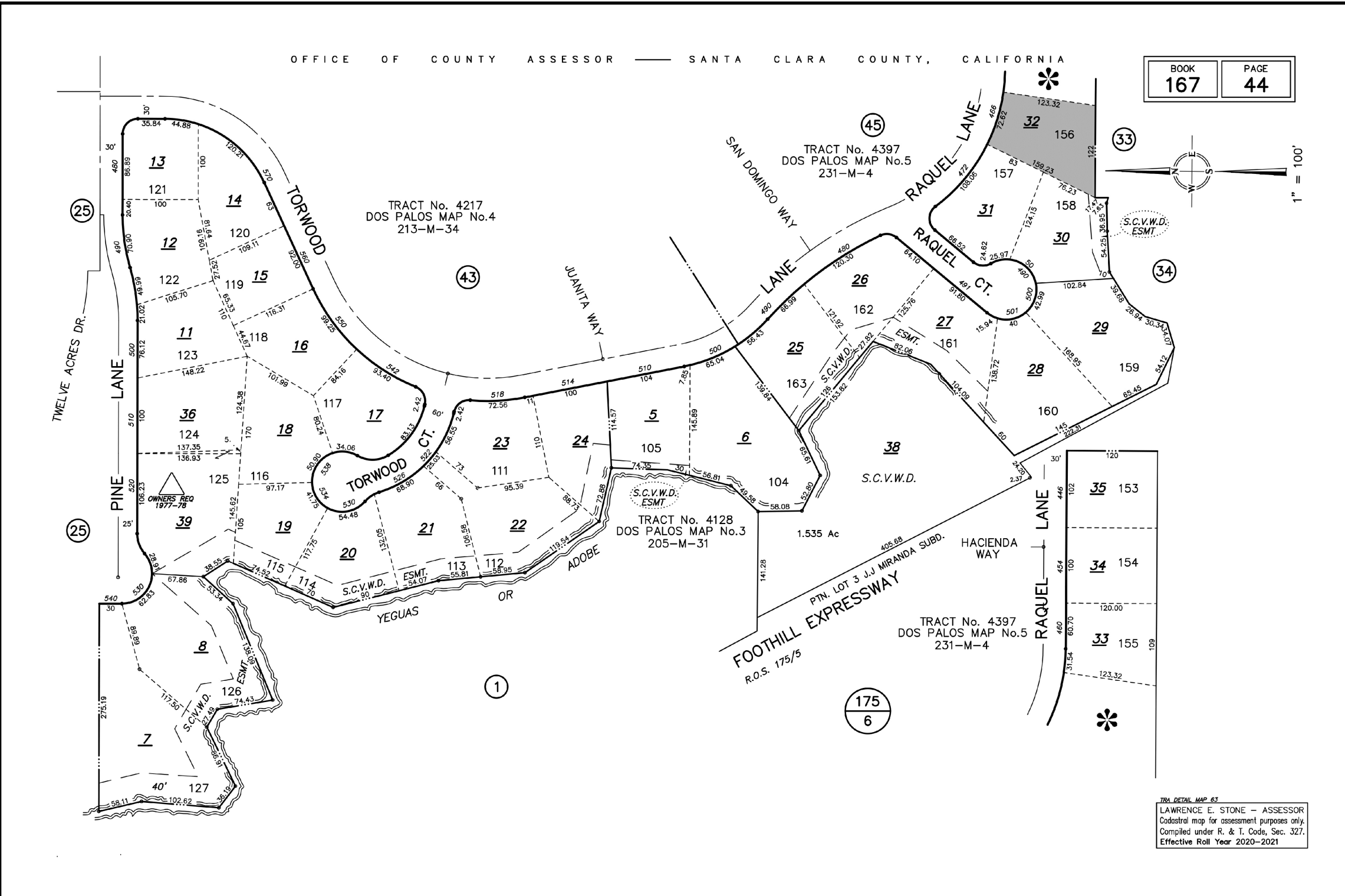
SHEET INDEX

Table with columns: Sheet Number, Description. Rows: A0.0 Cover Sheet, A0.1 Notes, AN1.1 Neighborhood Context Map & Elevations, SU1 Topographic Survey, AS1.1 Architectural Site Plan, AS1.2 Planting Plan, AX1.1 Area Calcs, AX1.2 Foundation Calcs, AX1.3 Roof Area Calcs, A1.1 Demolition Floor Plan, A1.2 Demolition Roof Plan, A1.3 Existing Exterior Elevations, A1.4 Existing Exterior Elevation & Section, A2.1 Floor Plan, A2.2 Second Floor Plan - ADU Plan, A2.3 Roof Plan, A3.1 Reflected Ceiling Plan, A4.1 Exterior Elevations, A5.1 Sections, A6.1 Door/Window Schedule.

PROJECT TEAM

Table with columns: Role, Name, Contact Info. Rows: DESIGNER (KNR Design Studio, Kendra Rosenberg), GENERAL CONTRACTOR (T.B.D.), TITLE 24 (T.B.D.), INTERIOR DESIGNER (T.B.D.), LANDSCAPE ARCHITECT (T.B.D.), ARBORIST (T.B.D.), STRUCTURAL (T.B.D.).

PARCEL MAP



SQUARE FOOTAGE BREAKDOWN

Table with columns: EXISTING, CHANGE, PROPOSED. Rows: HABITABLE LIVING (2,185.1 SF, -173.8 SF, 2,011.3 SF), NON-HABITABLE LIVING (1,339.9 SF, +173.8 SF, 1,513.7 SF), ADU HABITABLE LIVING (0.0 SF, 0.0 SF, 608.3 SF), ADU NON-HABITABLE LIVING (0.0 SF, 0.0 SF, 223.5 SF).

LOT CALCULATIONS

NET LOT AREA: 12,944.3 SF
FRONT YARD AREA: 2,330.5 SF
FRONT YARD HARDSCAPE: 535.6 SF (23.0%) (EXISTING TO REMAIN)

DEFERRED SUBMITTALS

- 1. FIRE SPRINKLERS
2. PHOTOVOLTAIC PANELS

CODE COMPLIANCE

- 2019 California Building Code
2019 California Residential Code
2019 California Plumbing Code
2019 California Mechanical Code
2019 California Electrical Code
2019 California Energy Code
2019 California Green Building Standards
2019 California Fire Code

Revisions table with columns: No., Date, Issues and Revisions. Rows: 10/15/21 Planning Submittal, 03/12/22 Planning Resubmittal 1, 05/18/22 Public Hearing Set. Project: MONSALVE RESIDENCE, Date: 12.MAY.2022, Scale: N.T.S., Sheet: Cover Sheet. Large text: A0.0

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PLUMBING NOTES

- ALL PLUMBING ITEMS ARE SHOWN SCHEMATICALLY AND INSTALLATIONS SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
- PROVIDE R-3 OR BETTER INSULATION ON ALL PIPING. ISOLATE ALL PIPING WITH RUBBER GROMMETS. PROVIDE AN R-12 OR GREATER EXTERNAL BLANKET AROUND WATER HEATER.
- ALL WASTE LINES TO BE CAST IRON WITHIN STRUCTURE. PLASTIC WASTE LINES ARE ACCEPTABLE BELOW STRUCTURE.
- ALL FLUES AND VENTS PENETRATING THE ROOF SHALL MAKE TRANSITIONS OR BENDS SO THAT THEY PENETRATE THE BACK OF THE ROOF AND DO NOT EXTEND BEYOND THE PEAK OF THE ROOF. TERMINATIONS OF ALL FLUES AND VENTS SHALL BE LOCATED REQUIRED DISTANCES ABOVE AND/OR AWAY FROM OPERABLE DOORS, WINDOWS, AND SKYLIGHTS. COORDINATE WITH ARCHITECT.
- ALL PLUMBING CLEANOUTS SHALL BE LOCATED WITHIN 20 FT. OF A CRAWLSPACE ACCESS POINT OR WILL BE RUN TO THE NEAREST OUTSIDE WALL.
- PROVIDE PERMANENT IDENTIFICATION ON ALL LSHUT-OFF VALVES (GAS & WATER).
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL HOSE BIBS.
- IF PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY IS INSTALLED, AN EXPANSION TANK IS REQUIRED FOR THE WATER TANK.
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE AT EACH WATER HEATER WITH A FLOOR DRAIN IN THE MECHANICAL ROOM CONNECTED TO THE OUTSIDE WALL AS SHOWN ON THE DRAWINGS.
- INSULATE PIPE IN ACCORDANCE WITH CMC AND TITLE 24 REQUIREMENTS.
- PROVIDE SEISMIC STRAPPING AT WATER HEATER.
- ALL TOILETS TO BE LOW-FLOW (MAX. 1.28 GALLONS PER FLUSH PER CPC 402.2).
- ALL SHOWERS AND SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMAL MIXING OR PRESSURE BALANCE TYPE.
- WHERE 4 OR MORE WATER CLOSETS ARE INSTALLED, THE BUILDING DRAIN SHALL BE A MINIMUM 4 INCHES DIAMETER.
- THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATHTUB SHALL BE LIMITED TO 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION.
- INDOOR WATER USE SHALL BE REDUCED BY AT LEAST 20% BY USING WATER SAVING FIXTURES OR FLOW RESTRICTOR. OR DEMONSTRATE A 20% REDUCTION ON BASELINE WATER USE PER SECTION 4.303.1. REFER TO PLUMBING FIXTURE/FITTING SCHEDULES ON SHEET M-102 FOR WATER SAVING FIXTURES SPECIFIED.
- PROVIDE A CLEANOUT AT THE KITCHEN SINK WITHIN 2'-0" OF THE FOUNDATION WALL.
- PROVIDE WATER HAMMER ARRESTER, ASSE 1010-2004 AT BUILDING SUPPLY WATER LINES WHERE QUICK ACTING VALVES ARE INSTALLED PER CPC 609.10. INSTALL AS CLOSE TO THE QUICK ACTING VALVE AS POSSIBLE, PER MFR SPECIFICATIONS, INCLUDING, BUT NOT LIMITED TO DISHWASHER AND CLOTHES WASHER SUPPLY VALVES.
- ALL PLUMBING VENTS SHALL (PER CPC 906):
 - BE A MINIMUM 3'-0" ABOVE OR 10'-0" AWAY FROM OPERABLE SKYLIGHTS, OPERABLE WINDOWS, DOORS, OPENINGS, AIR INTAKES, OR VENT SHAFTS.
 - BE A MINIMUM OF 3' FROM PROPERTY LINE.
 - TERMINATE NOT LESS THAN 6' ABOVE THE ROOF, NOR LESS THAN 1' FROM ANY VERTICAL SURFACE.
- A DEDICATED FUEL SHUT-OFF VALVE SHALL BE INSTALLED WITHIN 6 FEET OF THE GAS APPLIANCE IT SERVES. (CPC 1212.5 and CMC 1313.4)
- A SEDIMENT TRAP SHALL BE PROVIDED ON THE GAS LINE DOWNSTREAM OF THE APPLIANCE SHUT-OFF VALVE, AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL, AND UPSTREAM OF THE FLEX CONNECTOR. (CPC 1212.8)

MECHANICAL NOTES

- ALL MECHANICAL ITEMS ARE SHOWN SCHEMATICALLY, AND INSTALLATION SHALL BE REVIEWED BY THE BUILDING INSPECTOR IN THE FIELD.
- THE TITLE 24 REPORT ENTITLED 'ENERGY COMPLIANCE REPORT', INCLUDING HEAT LOSS CALCULATIONS, IS PART OF THE CONSTRUCTION DOCUMENTS. THE MECHANICAL CONTRACTOR SHALL SUBMIT FOR THE DESIGNER APPROVAL ALL DRAWINGS, SPECIFICATIONS, PRODUCT LITERATURE AND CALCULATIONS THAT ARE PART OF THE HEATING SYSTEM. ALL WORK MUST COMPLY WITH THE TITLE 24 REPORT AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
- THE HEATING SYSTEM WILL BE DONE ON A DESIGN/BUILD BASIS. DUCTS AND RISERS SHALL BE GALV. SHEET METAL, PER SMACNA STANDARDS, UNLESS OTHERWISE NOTED. FLEXIBLE DUCTS TO REGISTERS ARE ACCEPTABLE PROVIDED THAT LENGTH DOES NOT EXCEED 12'-0". PROVIDE ISOLATION OF DUCTS FROM WALLS AND ADJACENT DUCTWORK. INSULATE DUCTWORK IN ACCORDANCE WITH CMC 602.2.
- THE HOUSE WILL BE HEATED BY GAS-FIRED FURNACES. PROVIDE ZONES AS SHOWN ON THE DRAWINGS. PROVIDE DAMPERS AT REGISTERS. PROVIDE PROGRAMMABLE ELECTRIC THERMOSTATS, TO BE APPROVED BY OWNER. THERMOSTATS SHALL BE 48" A.F.F. SEE DRAWINGS FOR LOCATIONS.
- THE GENERAL CONTRACTOR SHALL ENSURE THAT THE LOCATIONS OF ALL DUCTS, REGISTERS AND GRILLES COORDINATE WITH ALL TRADES. DUCT, PIPE AND WIRING SHALL BE ROUTED TO CLEAR ARCHITECTURAL OPENINGS, STRUCTURAL MEMBERS, OR OTHER OBSTRUCTIONS.
- ALL FLUES AND VENTS PENETRATING THE ROOF SHALL MAKE TRANSITIONS OR BENDS SO THAT THEY PENETRATE THE BACK OF THE ROOF AND DO NOT EXTEND BEYOND THE PEAK OF THE ROOF. TERMINATIONS OF ALL FLUES AND VENTS SHALL BE LOCATED REQUIRED DISTANCES ABOVE AND/OR AWAY FROM OPERABLE DOORS, WINDOWS AND SKYLIGHTS. COORDINATE WITH DESIGNER.
- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN APPLICABLE HABITABLE ROOMS, THE MECHANICAL SYSTEM SHALL BE CAPABLE OF PROVIDING TWO (2) AIR CHANGES PER HOUR AND 15 CUBIC FEET PER MINUTE OF OUTSIDE AIR PER OCCUPANT.
- IN LIEU OF REQUIRED EXTERIOR OPENINGS FOR NATURAL VENTILATION IN APPLICABLE BATHROOMS, AND SIMILAR ROOMS, A MECHANICAL SYSTEM CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE (5) AIR CHANGES PER HOUR SHALL BE PROVIDED. SUCH SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- PROVIDE CONDENSATE DRAINS AT FURNACES.
- IF REQUIRED SOURCE OF COMBUSTION AIR FOR FURN-2 SHALL BE PROVIDED FROM 2 ROOF VENTS LOCATED ONE HIGH WITHIN 12" OF THE TOP OF THE ATTIC SPACE AND ONE LOW WITHIN 12" OF THE TOP OF THE CEILING JOISTS IN THE ATTIC SPACE WHERE THE FURNACE WILL BE LOCATED. SEE ROOF PLAN FOR LOCATIONS.
- SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION, AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.
- ATTIC EQUIPMENT SHALL HAVE:
 - AN ACCESSIBLE OPENING OF NOT LESS THAN 22" BY 30" OR THE AT LEAST AS LARGE AS THE LARGEST SINGLE COMPONENT OF THE UNIT
 - THE PASSAGEWAY TO THE UNIT IS NOT MORE THAN 20 FEET AWAY MEASURED ALONG THE CENTERLINE OF THE PASSAGEWAY (WHEN THE CLEAR HEIGHT IS LESS THAN 6 FEET)
 - SHALL HAVE A SOLID FLOORING NOT LESS THAN 24" WIDE
 - A LEVEL WORKING PLATFORM NOT LESS THAN 30" BY 30" IN FRONT OF THE UNIT
 - A PERMANENT 120V RECEPTACLE OUTLET NEAR THE EQUIPMENT
 - A LIGHT FIXTURE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY
 - HAVE A CLEAR HEIGHT AT THE ACCESS OPENING OF AT LEAST 30", PER CBC.
- PROVIDE EXHAUST FANS AT ALL BATHROOMS, POWDER ROOMS AND WATER CLOSETS.
- LOCATE RETURN AIR GRILLES ON WALL NEAR CEILING OR ON CEILING AS SHOWN ON PLANS, U.O.N.
- COORDINATE LOCATIONS OF ALL GRILLES WITH REFLECTED CEILING PLANS, FINISH PLANS, & INTERIOR ELEVS.
- PROVIDE DAMPERS AS REQUIRED FOR ZONES & ROOM SIZES. PROVIDE REQUIRED ACCESS TO DAMPER MOTORS THROUGH ACCESS PANELS.
- INSTALL TANKLESS WATER HEATER PER CPC AND MANUFACTURERS RECOMMENDATIONS.
- VERIFY LOCATION OF DUCTWORK HOLES WITH ENGINEER, AT ALL SHEAR WALL LOCATIONS.

ELECTRICAL NOTES

- ELECTRICAL CONTRACTOR SHALL DEVELOP ROUGH WIRING FOR ALL ELECTRICAL ELEMENTS SHOWN ON THE DRAWINGS. LOAD DATA WILL BE BASED ON THE DIAGRAMMATIC PLANS. ELECTRICAL CONTRACTOR SHALL VERIFY THAT EXISTING WIRING IS SAFE AND UP TO THE CURRENT CODES.
- ELECTRICAL SYSTEM SHALL FOLLOW CURRENT EDITION OF THE CEC.
- MINIMUM WIRE SIZE SHALL BE #12 AWG, EXCLUDING CONTROL WIRING, UNLESS OTHERWISE NOTED. ALL CONDUCTORS SHALL BE COPPER.
- ELECTRICAL CONTRACTOR SHALL TURN OVER TO THE OWNER AT THE COMPLETION OF THE JOB AN AS-BUILT DIAGRAM ON A BLUE PRINT SHOWING THE CIRCUITING, CIRCUIT NUMBERS AND ELECTRICAL LAYOUT.
- ELECTRICAL CONTRACTOR SHALL SUPPLY A PANEL BOARD DIRECTORY AT THE PANEL AT THE COMPLETION OF THE JOB.
- ELECTRICAL CONTRACTOR SHALL INSTALL ALL DEVICES AND LIGHT FIXTURES. SEE FIXTURE SCHEDULE.
- ALL ELECTRICAL EQUIPMENT AND DEVICES SHALL BEAR A UL LABEL.
- ALL NEW TELEPHONE OUTLETS SHALL BE MIN. THREE-LINE, U.O.N.; TO BE LOCATED AS REQUESTED BY OWNER.
- PROVIDE WIRING FOR COMPUTER NETWORKING; TO BE LOCATED AS REQUESTED BY OWNER.
- PROVIDE APPROVED UFER GROUND SYSTEM, MIN. 20 FT NO. 4 OR GREATER BARE COPPER CONDUCTOR, BELOW VAPOR BARRIER, FULLY ENCASED WITHIN THE FOOTINGS OR PIERS AND GRADE BEAMS. COORDINATE WITH G.C. AND CONCRETE CONTRACTOR.
- CLEAR WORKING SPACE IS REQUIRED AT ALL ELECTRICAL PANELS, WORKING SPACE AT THE FRONT OF ELECTRICAL EQUIPMENT:
 - SHALL HAVE A MINIMUM DEPTH OF 36 INCHES, WIDTH OF 30 INCHES, AND HEIGHT OF 6 FEET 6 INCHES.
 - SHALL HAVE AT LEAST ONE ENTRANCE OF 24 INCHES WIDE BY 6 FEET 6 INCHES HIGH.
 - SHALL NOT BE USED FOR STORAGE.
 - ILLUMINATION SHALL BE PROVIDED FOR ALL WORKING SPACES ABOUT SERVICE EQUIPMENT, SWITCHBOARDS, PANEL BOARDS, OR MOTOR CONTROL CENTERS INSTALLED INDOORS.
- PROVIDE GFCI PROTECTION TO ALL 120 VOLT, SINGLE-PHASE, 15- AND 20- AMP RECEPTACLES INSTALLED IN: kitchens, bathrooms, laundry areas, outdoors, garages, unfinished basements, crawl spaces, and accessory buildings at or below grade - not intended as habitable rooms and limited to storage areas, work areas, and areas of similar use.
- PROVIDE AFCI PROTECTION TO ALL 120 VOLT, SINGLE-PHASE, 15- AND 20- AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN: kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas. THEY SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6).
- KITCHEN RECEPTACLES:
 - INSTALL AT LEAST ONE OUTLET ON THE END OF ANY KITCHEN ISLANDS TO COMPLY WITH ARTICLE 210.52 (C) 4 CEC.
 - AT THE KITCHEN SINK, INSTALL A GFCI PROTECTED RECEPTACLE WITHIN 24" PER ARTICLE 210.50 (C) 1 CEC.
 - ALL ABOVE COUNTER RECEPTACLES IN THE KITCHEN SHALL NOT EXCEED 4 FEET ON CENTER AND GFCI PROTECTED.
 - PROVIDE A RECEPTACLE FOR EACH COUNTER SPACE 12 INCHES OR WIDER SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET.
- ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY.
- ALL RECESSED CAN LIGHTING TO BE IC/AT RATED.
- PERMANENTLY INSTALLED LUMINAIRES IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY OCCUPANCY SENSORS.
- PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS.
- PERMANENTLY INSTALLED LUMINAIRES LOCATED OTHER THAN IN KITCHENS, BATHROOMS, GARAGE, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES (EXCEPT CLOSETS LESS THAN 70 SF) AND CONTROLLED BY A DIMMER SWITCH OR BY VACANCY SENSORS THAT DO NOT TURN ON AUTOMATICALLY OR HAVE AN ALWAYS-ON OPTION.
- LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING, OR TO OTHER BUILDINGS ON THE SAME LOT, SHALL BE HIGH EFFICACY LUMINAIRES AND CONTROLLED BY A MANUAL ON AND OFF SWITCH AND ONE OF THE FOLLOWING PER CENC 150.0(K):
 - PHOTOCELL AND MOTION SENSOR
 - PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
 - AUTOMATIC TIME CLOCK
 - ENERGY MANAGEMENT CONTROL SYSTEM
- SMOKE ALARMS ARE REQUIRED AT THE FOLLOWING AREAS:
 - ONE ON EACH FLOOR LEVEL
 - IN THE ADJACENT ROOM (OR AREA) WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY BY 24 INCHES.
- FOR NEW CONSTRUCTION, ALL SMOKE & CARBON MONOXIDE ALARMS SHALL BE HARDWIRED/DC TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED.
- PROVIDE ONE SWITCHED LIGHT FIXTURE OR SWITCH-CONTROLLED OUTLET INSTALLED IN HALLWAYS, STAIRWAYS, ATTACHED GARAGES AND DETACHED GARAGES WITH ELECTRICITY.
- PROVIDE AT LEAST ON WALL SWITCH-CONTROLLED LIGHTING OUTLET INSTALLED TO PROVIDE ILLUMINATION ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES OR EXITS WITH GRADE LEVEL ACCESS.
- PROVIDE OUTSIDE GFCI PROTECTED WEATHERPROOF 120-VOLT RECEPTACLE AT EACH SIDE OF UNIT, INSTALLED WITHIN 6 FEET 6 INCHES OF GRADE.
- ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER CEC 406.11, INCLUDING BUT NOT LIMITED TO DISHWASHER, LAUNDRY, & GARBAGE DISPOSAL.
- RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THAT ATTACHMENT PLUG CAP IS INSERTED.
- PROVIDE A RECEPTACLE OUTLET IF THE WALL IS 2 FEET WIDE OR GREATER. OUTLETS SHALL BE SPACED NO MORE THAN 12 FEET APART AND A MAXIMUM OF 6 FEET FROM END OF WALLS OR OPENINGS.
- PROVIDE ONE ELECTRICAL OUTLET IN HALLWAYS OVER 10 FT IN LENGTH.
- PROVIDE A WALL RECEPTACLE OUTLET IN BATHROOMS WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH BASIN COMPLYING WITH THE FOLLOWING CODE MINIMUMS BELOW:
 - THE OUTLET SHALL BE LOCATED ON A WALL THAT IS ADJACENT TO THE BASIN LOCATION.
 - RECEPTACLES SHALL NOT BE INSTALLED IN A FACE-UP POSITION IN COUNTERS OR SIMILAR WORK SURFACES.
- THE FOLLOWING LOCATIONS SHALL EACH HAVE A DEDICATED 20AMP CIRCUIT: bathrooms, laundry room, kitchen, and garage
- LUMINAIRES IN CLOSETS SHALL BE LISTED FOR SUCH USE, AND WILL FOLLOW ALL DIMENSIONAL CLEARANCES.

SD/CO NOTES

PER CBC 907.2.11, SMOKE ALARMS SHALL BE LISTED AS COMPLYING WITH UL 217 AND INSTALLED ACCORDING TO THE PROVISION OF THIS CODE AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NFPA 72.

- SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE INSTALLED A MINIMUM OF 10 FEET FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT (0.91 M) HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.
- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 IN HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.

WATER HEATER NOTES

PER CENC 150.0(N), THE FOLLOWING ARE REQUIRED FOR NEW WATER HEATER SYSTEM:

- 120 V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTION
- A CATEGORY ILL OR IV ENT, OR A TYPE B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITH PUMP ASSISTANCE
- A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HOUR (IF REQUIRED).

BATH NOTES

- SHOWERS AND SHOWER TUB/COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE.
- GLAZING FOR SHOWER DOORS & ENCLOSURES SHALL BE FULLY TEMPERED & PASS THE TEST REQ. OF ANSI Z9.1, MIN. 22" WIDE DOOR, TYP.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72 INCHES ABOVE DRAIN INLET, TYP.
- WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS OF HIGH HUMIDITY. PER CRC R702.3.8.1. USE CEMENTITIOUS BACKER BOARD AT SHOWER AND BATH AREAS, TYP.
- FLOW RATES (PER CGBCS Section 4.303):
 - ALL TOILETS SHALL BE MAX 1.28 GPF.
 - ALL LAVATORY FAUCETS SHALL BE MAX 1.2 GPM @ 60 PSI
 - ALL SHOWER HEADS SHALL BE MAX 1.8 GPM @ 80 PSI
 - ALL KITCHEN / UTIL FAUCETS SHALL BE MAX 1.8 GPM @ 80 PSI
- EXHAUST FAN; MIN 50 CFM, ENERGY STAR W/ HUMIDITY CONTROL

FIRE SPRINKLER NOTES

- FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B105.1(1) AND B105.1(2) OF THE 2019 CALIFORNIA FIRE CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY (750) SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION, ALL ASSOCIATED GARAGES SHALL BE INCLUDED. ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS.
- SPRINKLER SYSTEM WILL BE INSTALLED AS A DEFERRED SUBMITTAL THROUGHOUT THE STRUCTURE.
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
- ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM), WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY. A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

GENERAL NOTES

- KNR Design Studio is referred to as the "Designer".
- All work is to be performed in accordance with all governing codes, ordinances, and regulations.
- General Contractor shall coordinate with applicable utility companies when rerouting electrical, telephone, cable TV, gas, water, sanitary sewer services, or any other utility.
- General Contractor shall be responsible for coordination and execution of the work shown or implied in the construction documents and is responsible for construction means, methods, and procedures.
- General Contractor shall coordinate all facets of his 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 the Owner's work must be made. Coordinate with Designer.
- 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.
- In case of any discrepancy in the contract documents, consult the Designer before proceeding.
- 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 Designer. Refer to the Cover Sheet for dimensioning standards.
- Verify all dimensions on the job site prior to ordering or manufacturing.
- 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.
- 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.
- 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.
- For mounting heights not clearly outlined in the plans or schedules, coordinate with the Designer. Designer shall confirm all electrical device and light fixture locations before Contractor pulls wire.
- Provide solid blocking as necessary for wall mounted shelves, fixtures, fittings, and accessories even when work is to be done by Owner directly. Coordinate work and locations with Owner / Designer.
- All fastening devices to be concealed, unless otherwise shown.
- Weatherstrip all exterior doors and windows.
- 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.
- 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.
- All construction sites must comply with applicable provisions of the CFC Chapter 14 and Standard Detail and Specification SI-17.
- An automatic sprinkler system shall be provided. all fire sprinkler plans shall be submitted directly by a licensed c-16 fire sprinkler contractor to Santa Clara County Fire Department. California water service requires double check valves installed on buildings equipped with fire sprinklers.
- Potable water supplies shall be protected from contamination caused by fire protection water supplies.
- Approved numbers or addresses shall be placed on all new and existing-to-remain buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Numbers shall contrast with their background. CFC Sec. 505 w/ a minimum height of 6 inches.
- Minimum 65% of construction waste to be recycled or salvaged per 2016 CALGreen 4.408.1.

KNR
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681 DRISCOLL CT, PALO ALTO, CA 94306

Monsalve RESIDENCE

**466 Raquel St.
Los Altos, CA 94024**

Single-Story Remodel / Addition

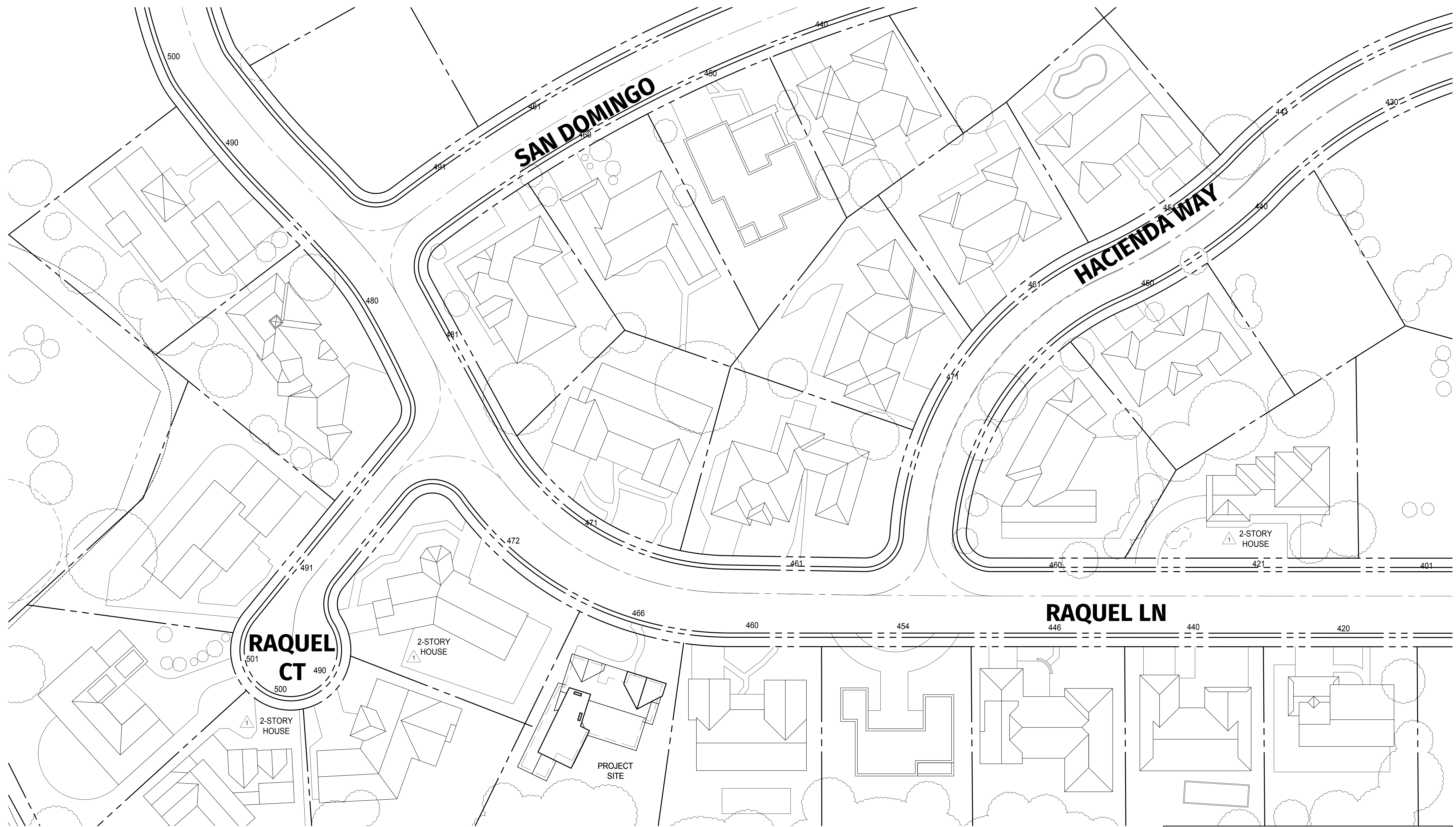
No.	Date	Issues and Revisions
	10/15/21	Planning Submittal
△	03/12/22	Planning Resubmittal 1
	05/18/22	Public Hearing Set

Project	MONSALVE RESIDENCE
Date	12.MAY.2022
Scale	N.T.S.

Sheet	Notes
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A0.1

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**Monsalve
RESIDENCE**

466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition



NEIGHBORHOOD CONTEXT ELEVATIONS
SCALE: 1/16" = 1'-0" 2

NEIGHBORHOOD CONTEXT MAP
SCALE: 1/32" = 1'-0" 1

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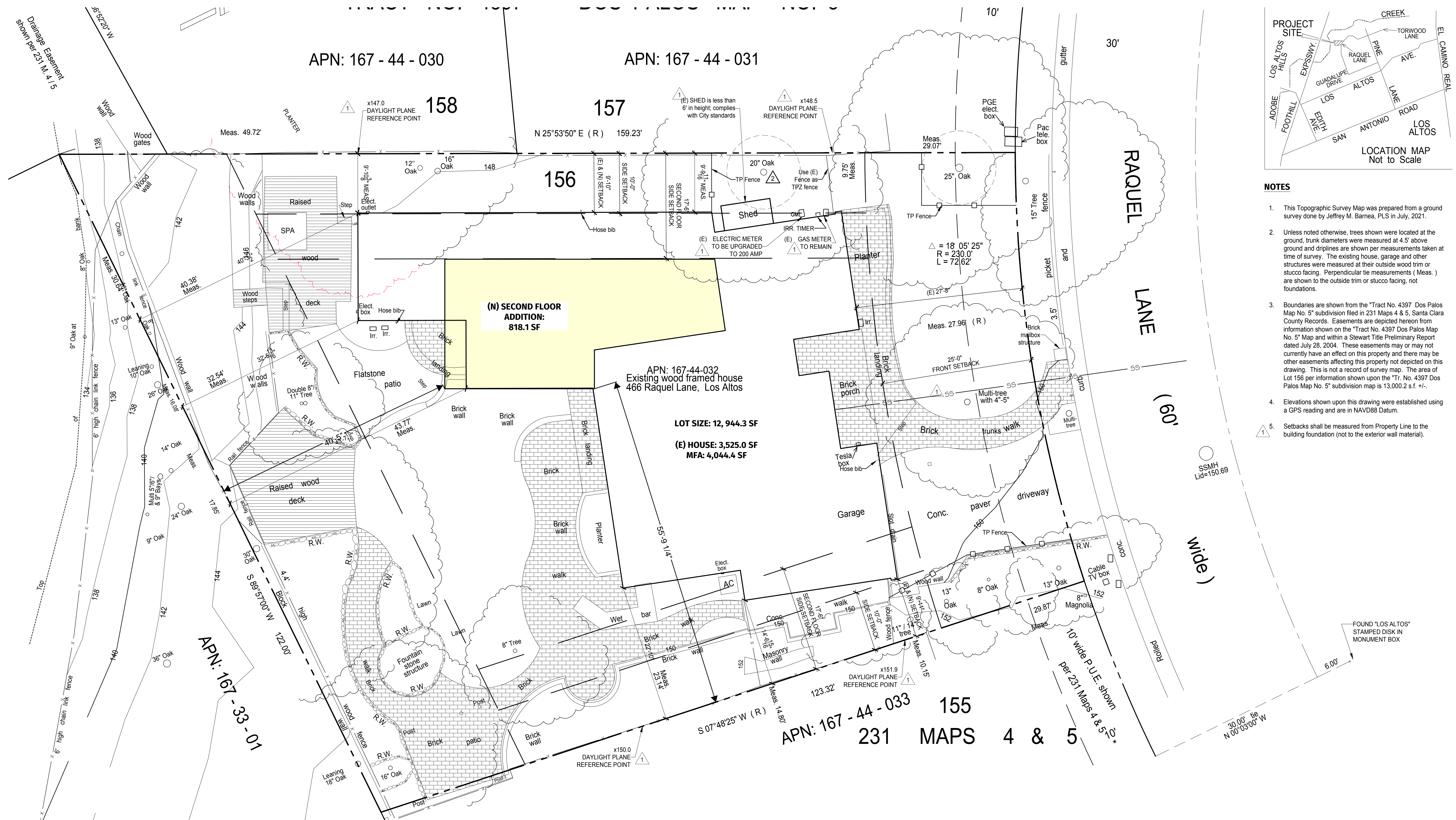
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05/18/22		Public Hearing Set

Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale AS NOTED

Sheet Neighborhood Context Map

AN1.1

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- NOTES**
- This Topographic Survey Map was prepared from a ground survey done by Jeffrey M. Barnea, PLS in July, 2021.
 - Unless noted otherwise, trees shown were located at the ground, trunk diameters were measured at 4.5' above ground and driplines are shown per measurements taken at time of survey. The existing house, garage and other structures were measured at their outside wood trim or stucco facing. Perpendicular tie measurements (Meas.) are shown to the outside trim or stucco facing, not foundations.
 - Boundaries are shown from the "Tract No. 4397 Dos Palos Map No. 5" subdivision filed in 231 Maps 4 & 5, Santa Clara County Records. Easements are depicted hereon from information shown on the "Tract No. 4397 Dos Palos Map No. 5" Map and within a Stewart Title Preliminary Report dated July 28, 2004. These easements may or may not currently have an effect on this property and there may be other easements affecting this property not depicted on this drawing. This is not a record of survey map. The area of Lot 156 per information shown upon the "Tr. No. 4397 Dos Palos Map No. 5" subdivision map is 13,000.2 s.f. +/-.
 - Elevations shown upon this drawing were established using a GPS reading and are in NAVD88 Datum.
 - Setbacks shall be measured from Property Line to the building foundation (not to the exterior wall material).

(N) SITE PLAN
SCALE: 1/8" = 1'-0"
1

LEGEND	
	PROJECT PROPERTY LINE
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	ETC
	ELEC/TEL/TV OVERHEAD LINE
	FENCE LINE
	SANITARY SEWER LINE
	STORM DRAIN LINE
	WATER LINE
	TREE: TYPE AND SIZE AS NOTED
	NEW FLOOR AREA
	DEMO AREA
	ASPHALT
	WOOD
	CONCRETE
	GRASS
	GRAVEL
	STONE
	TILE
	BRICK
	PAVING
	PAVERS
	AIR CONDITIONING UNIT
	AREA DRAIN
	BENCHMARK
	BOLLARD
	ELECTRICAL METER
	FIRE HYDRANT
	GAS METER
	GUY ANCHOR
	IRRIGATION CONTROL VALVE
	JOINT POLE
	MULTI-TRUNK TREE
	ROOF PEAK
	SANITARY SEWER CLEAN-OUT
	SANITARY SEWER MAINT. HOLE
	TOP OF SLAB
	WATER METER
	WATER VALVE
	SPOTGRADE
	EDGE OF PAVING
	CONC. CONCRETE
	IRR. IRRIGATION CONTROL
	GND. GROUND
	TOB TOP OF BANK
	TBC TOP, BACK OF
	CL CENTER LINE
	RW ROCK WALL
	FL FLOW LINE
	TOW TOP OF WALL
	BOW BASE OF WALL
	ELECT. ELECTRIC
	FF FINISHED FLOOR
	F. STONE FLAT STONE
	SL. DR. SLOT DRAIN
	MEAS. MEASUREMENTS
	PERP. PERPENDICULAR
	RT RADIAL TIE
	RC ROLLED CURB

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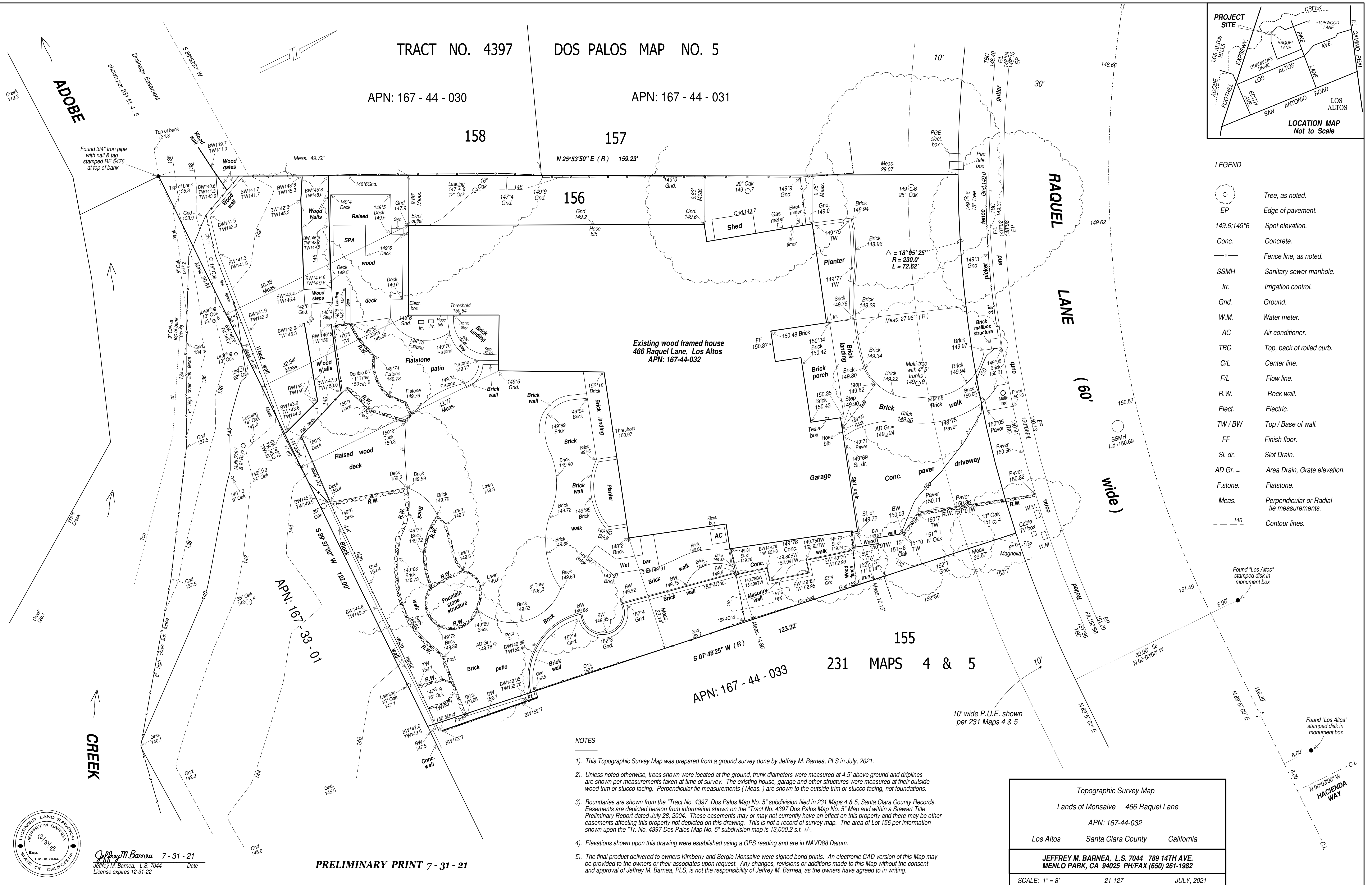
Single-Story Remodel / Addition

No.	Date	Issues and Revisions
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03/12/22		Planning Resubmittal 1
05/18/22		Public Hearing Set

Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/8" = 1'-0"
0 2' 4' 8' 16'

Sheet Architectural Site Plan

AS1.1



LEGEND

	Tree, as noted.
	Edge of pavement.
149.6; 149.6	Spot elevation.
Conc.	Concrete.
	Fence line, as noted.
SSMH	Sanitary sewer manhole.
Irr.	Irrigation control.
Gnd.	Ground.
W.M.	Water meter.
AC	Air conditioner.
TBC	Top, back of rolled curb.
C/L	Center line.
F/L	Flow line.
R.W.	Rock wall.
Elect.	Electric.
TW / BW	Top / Base of wall.
FF	Finish floor.
Sl. dr.	Slot Drain.
AD Gr. =	Area Drain, Grate elevation.
F.stone.	Flatstone.
Meas.	Perpendicular or Radial tie measurements.
146	Contour lines.

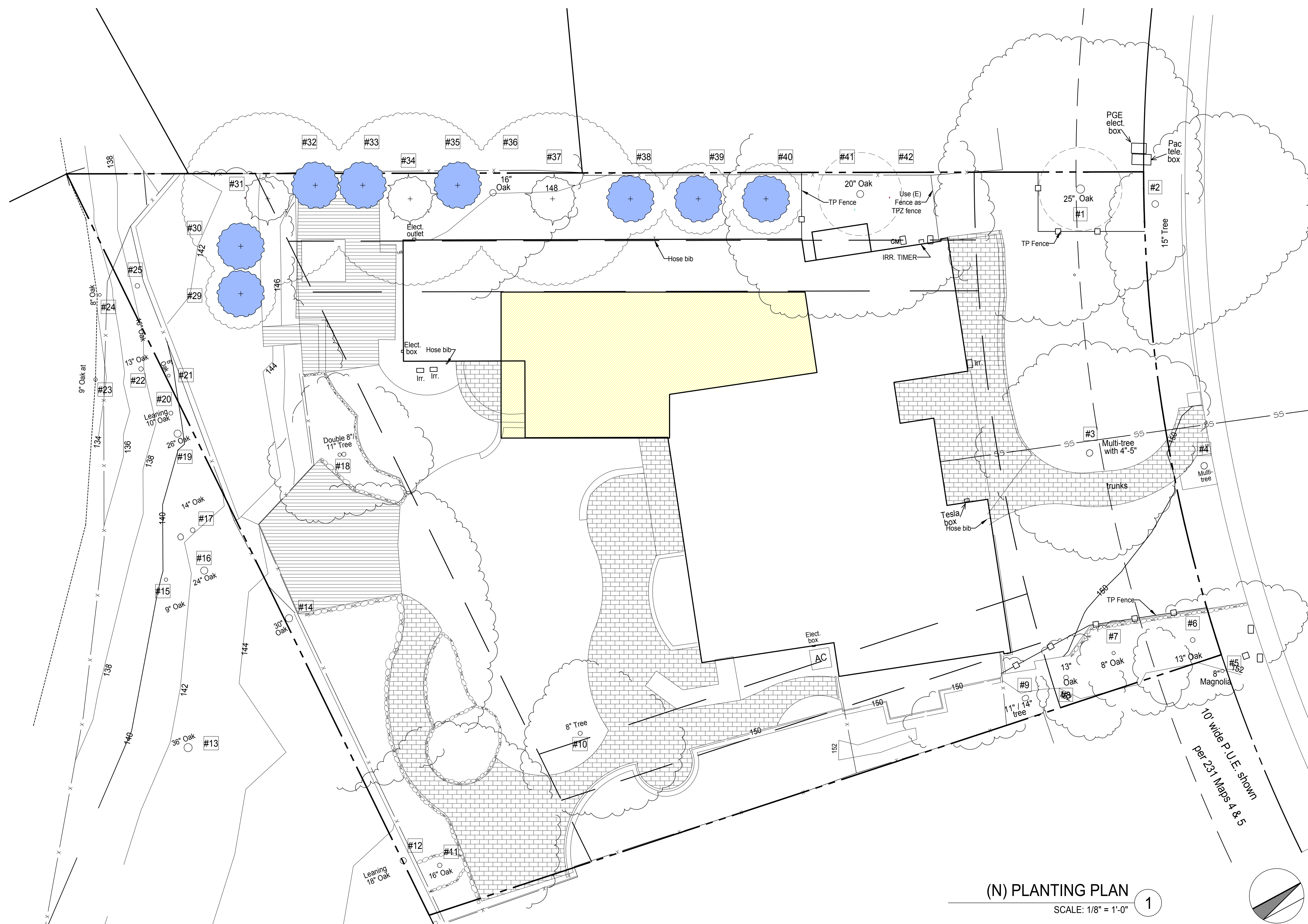
- NOTES**
1. This Topographic Survey Map was prepared from a ground survey done by Jeffrey M. Barnea, PLS in July, 2021.
 2. Unless noted otherwise, trees shown were located at the ground, trunk diameters were measured at 4.5' above ground and driplines are shown per measurements taken at time of survey. The existing house, garage and other structures were measured at their outside wood trim or stucco facing. Perpendicular tie measurements (Meas.) are shown to the outside trim or stucco facing, not foundations.
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 4. Elevations shown upon this drawing were established using a GPS reading and are in NAVD88 datum.
 5. The final product delivered to owners Kimberly and Sergio Monsalve were signed bond prints. An electronic CAD version of this Map may be provided to the owners or their associates upon request. Any changes, revisions or additions made to this Map without the consent and approval of Jeffrey M. Barnea, PLS, is not the responsibility of Jeffrey M. Barnea, as the owners have agreed to in writing.

Topographic Survey Map		
Lands of Monsalve 466 Raquel Lane		
APN: 167-44-032		
Los Altos	Santa Clara County	California
JEFFREY M. BARNEA, L.S. 7044 789 14TH AVE. MENLO PARK, CA 94025 PH/FAX (650) 261-1982		
SCALE: 1" = 8'	21-127	JULY, 2021

Jeffrey M. Barnea 7-31-21
 Jeffrey M. Barnea, L.S. 7044 License expires 12-31-22

PRELIMINARY PRINT 7-31-21

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(N) PLANTING PLAN 1
SCALE: 1/8" = 1'-0"

EXISTING TREES

#1	25" OAK	TO REMAIN
#2	15" TREE	NOT ON PROPERTY
#3	4"-5" MULTI-TREE	TO REMAIN
#4	4" MULTI-TREE	NOT ON PROPERTY
#5	8" MAGNOLIA	TO REMAIN
#6	13" OAK	TO REMAIN
#7	8" OAK	TO REMAIN
#8	13" OAK	TO REMAIN
#9	11"/14" TREE	TO REMAIN
#10	8" TREE	TO REMAIN
#11	16" OAK	TO REMAIN
#12	18" OAK (LEANING)	TO REMAIN
#13	36" OAK	NOT ON PROPERTY
#14	30" OAK	TO REMAIN
#15	9" OAK	NOT ON PROPERTY
#16	24" OAK	NOT ON PROPERTY
#17	14" OAK	NOT ON PROPERTY
#18	DOUBLE 8"/11" TREE	TO REMAIN
#19	26" OAK	NOT ON PROPERTY
#20	10" OAK (LEANING)	NOT ON PROPERTY
#21	8" OAK	TO REMAIN
#22	13" OAK	NOT ON PROPERTY
#23	9" OAK	NOT ON PROPERTY
#24	8" OAK	NOT ON PROPERTY
#25	16" OAK	TO REMAIN
#26	12" OAK	TO BE RETAINED
#27	16" OAK	TO BE RETAINED
#28	20" OAK	TO BE RETAINED

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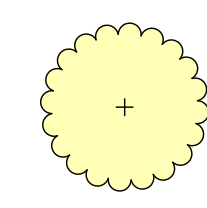
Monsalve RESIDENCE

466 Raquel St.
Los Altos, CA 94024

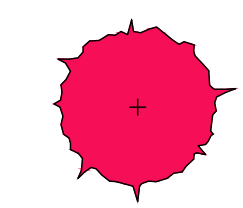
Single-Story Remodel / Addition



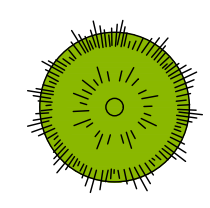
AMERICAN REDBUD
CERCIS CANADENSIS
20'-30' HEIGHT
25'-35' SPREAD
GROWTH RATE: MEDIUM



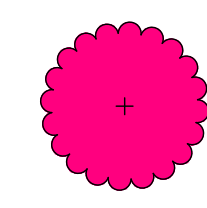
JAPANESE RED MAPLE
ACER PALMATUM
15'-25' HEIGHT
20' SPREAD
GROWTH RATE: SLOW TO MEDIUM



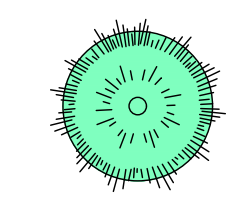
IRISH YEW
TAXUS BACCATA 'FASTIGIATA'
5'-8' HEIGHT
1'-3' SPREAD
GROWTH RATE: SLOW



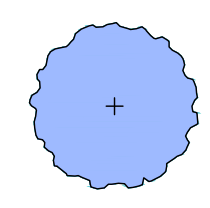
CRAPE MYRTLE
LAGERSTROEMIA INDICA
15'-25' HEIGHT
6'-15' SPREAD
GROWTH RATE: FAST



AMERICAN PILLAR
THUJA OCCIDENTALIS
23'-30' HEIGHT
3'-5' SPREAD
GROWTH RATE: FAST



OLEANDER
NERIUM OLEANDER
8'-12' HEIGHT
10' SPREAD
GROWTH RATE: MEDIUM



NEW TREES

#29	MAGNOLIA	25' HEIGHT, 25' SPREAD
#30	OLEANDER	12' HEIGHT, 10' SPREAD
#31	MAGNOLIA	25' HEIGHT, 25' SPREAD
#32	OLEANDER	12' HEIGHT, 10' SPREAD
#33	OLEANDER	12' HEIGHT, 10' SPREAD
#34	MAGNOLIA	25' HEIGHT, 25' SPREAD
#35	OLEANDER	12' HEIGHT, 10' SPREAD
#36	OLEANDER	12' HEIGHT, 10' SPREAD
#37	MAGNOLIA	25' HEIGHT, 25' SPREAD
#38	OLEANDER	12' HEIGHT, 10' SPREAD
#39	OLEANDER	12' HEIGHT, 10' SPREAD
#40	OLEANDER	12' HEIGHT, 10' SPREAD
#41	OLEANDER	12' HEIGHT, 10' SPREAD
#42	MAGNOLIA	25' HEIGHT, 25' SPREAD

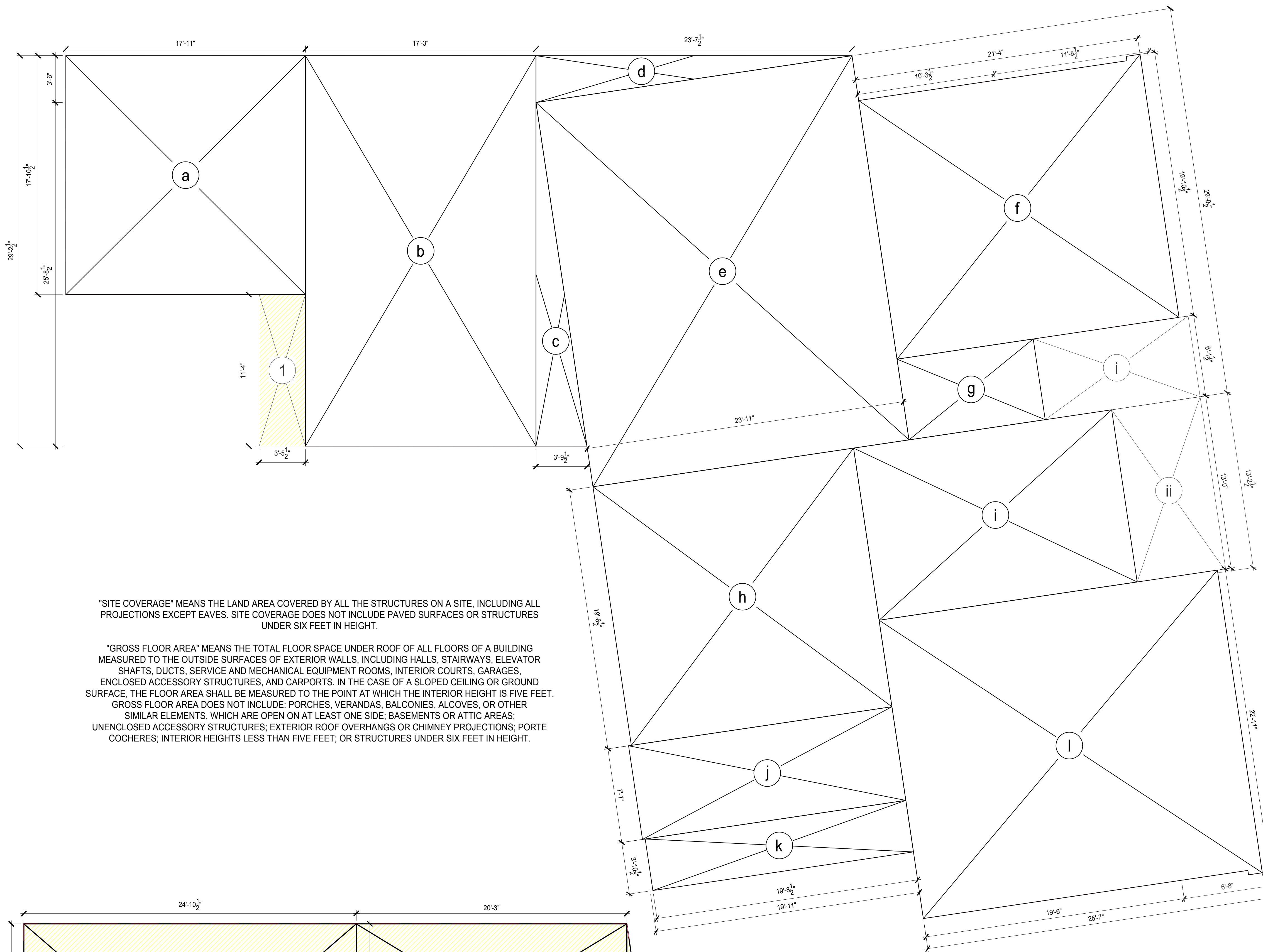
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No.	Date	Issues and Revisions
1	03/12/22	Planning Resubmittal 1
2	05/18/22	Public Hearing Set

Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/8" = 1'-0"
0 2' 4' 8' 16'

Sheet Planting Plan

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"SITE COVERAGE" MEANS THE LAND AREA COVERED BY ALL THE STRUCTURES ON A SITE, INCLUDING ALL PROJECTIONS EXCEPT EAVES. SITE COVERAGE DOES NOT INCLUDE PAVED SURFACES OR STRUCTURES UNDER SIX FEET IN HEIGHT.

"GROSS FLOOR AREA" MEANS THE TOTAL FLOOR SPACE UNDER ROOF OF ALL FLOORS OF A BUILDING MEASURED TO THE OUTSIDE SURFACES OF EXTERIOR WALLS, INCLUDING HALLS, STAIRWAYS, ELEVATOR SHAFTS, DUCTS, SERVICE AND MECHANICAL EQUIPMENT ROOMS, INTERIOR COURTS, GARAGES, ENCLOSED ACCESSORY STRUCTURES, AND CARPORTS. IN THE CASE OF A SLOPED CEILING OR GROUND SURFACE, THE FLOOR AREA SHALL BE MEASURED TO THE POINT AT WHICH THE INTERIOR HEIGHT IS FIVE FEET. GROSS FLOOR AREA DOES NOT INCLUDE: PORCHES, VERANDAS, BALCONIES, ALCOVES, OR OTHER SIMILAR ELEMENTS, WHICH ARE OPEN ON AT LEAST ONE SIDE; BASEMENTS OR ATTIC AREAS; UNENCLOSED ACCESSORY STRUCTURES; EXTERIOR ROOF OVERHANGS OR CHIMNEY PROJECTIONS; PORTE COCHERES; INTERIOR HEIGHTS LESS THAN FIVE FEET; OR STRUCTURES UNDER SIX FEET IN HEIGHT.

(E) FIRST FLOOR AREAS

a)	17'-10 1/2" x 17'-11"	=	320.4 SF
b)	29'-2 1/2" x 17'-3"	=	503.9 SF
c)	25'-8 1/2" x 3'-9 1/2"	=	49.0 SF
d)	3'-6" x 23'-7 1/2"	=	41.4 SF
e)	29'-0 1/2" x 23'-11"	=	694.5 SF
f)	19'-10 1/2" x 21'-4"	=	417.6 SF
g)	6'-1 1/2" x 10'-3 1/2"	=	62.9 SF
h)	19'-6 1/2" x 19'-8 1/2"	=	385.5 SF
i)	13'-0" x 19'-6"	=	254.1 SF
j)	7'-1" x 19'-11"	=	141.1 SF
k)	3'-10 1/2" x 19'-8 1/2"	=	76.8 SF
l)	22'-11" x 25'-7"	=	577.8 SF

TOTAL 3,525.0 SF

(E) COVERAGE AREAS $\triangle 1$

i)	11'-8 1/2" x 6'-1 1/2"	=	71.5 SF
ii)	6'-8" x 13'-2 1/2"	=	87.2 SF

TOTAL EXISTING COVERAGE 158.7 SF
 TOTAL FLOOR AREA 3,525.0 SF
 TOTAL COVERAGE 3,683.7 SF

(N) COVERAGE AREAS

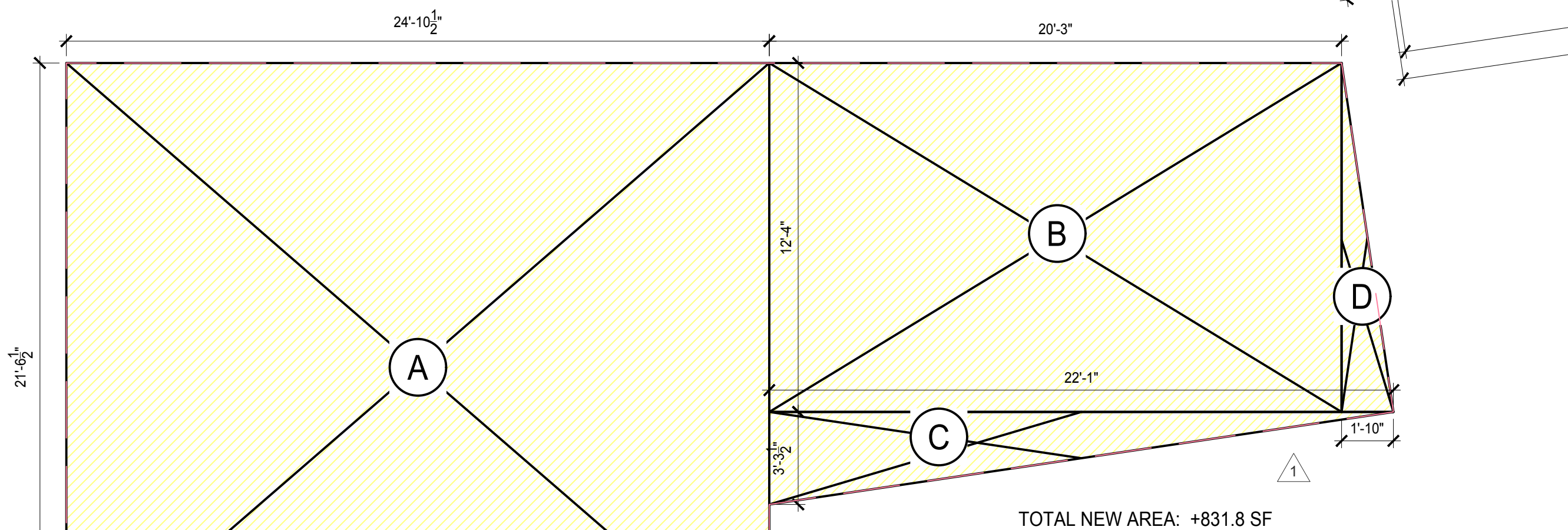
1)	3'-5 1/2" x 11'-4"	=	39.2 SF
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TOTAL NEW 39.2 SF
 TOTAL EXISTING 3,683.7 SF
 TOTAL COVERAGE 3,722.9 SF

(N) SECOND FLOOR AREAS

A)	24'-10 1/2" x 21'-6 1/2"	=	535.3 SF
B)	20'-3" x 12'-4"	=	249.3 SF
C)	$\frac{1}{2}$ (22'-1" x 3'-3 1/2")	=	36.0 SF
D)	$\frac{1}{2}$ (1'-10" x 12'-4")	=	11.2 SF

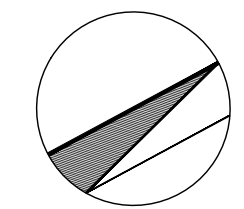
TOTAL 831.8 SF $\triangle 1$



TOTAL NEW AREA: +831.8 SF

(N) SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0" $\triangle 1$

(N) FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" $\triangle 1$



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Monsalve RESIDENCE

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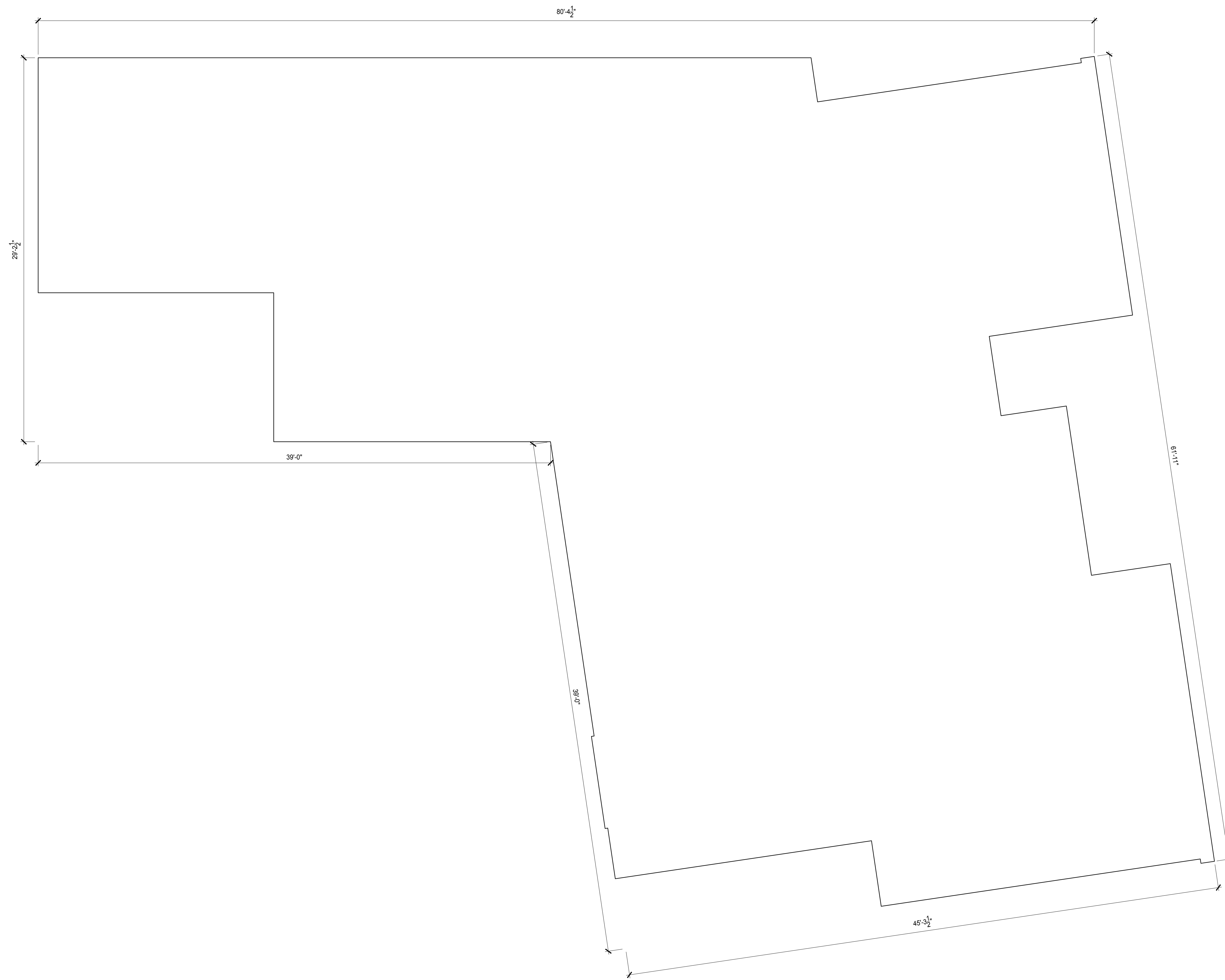
Single-Story Remodel / Addition

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$\triangle 1$	03/12/22	Planning Resubmittal 1
	05/18/22	Public Hearing Set

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Date 12.MAY.2022
Scale 1/4" = 1'-0"

Sheet Area Calcs

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ALL EXISTING FOUNDATIONS TO REMAIN
100% TO REMAIN

KNR
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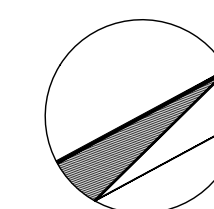
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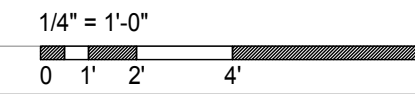
Single-Story Remodel / Addition

(N) FOUNDATION CALCULATIONS 1
SCALE: 1/4" = 1'-0"



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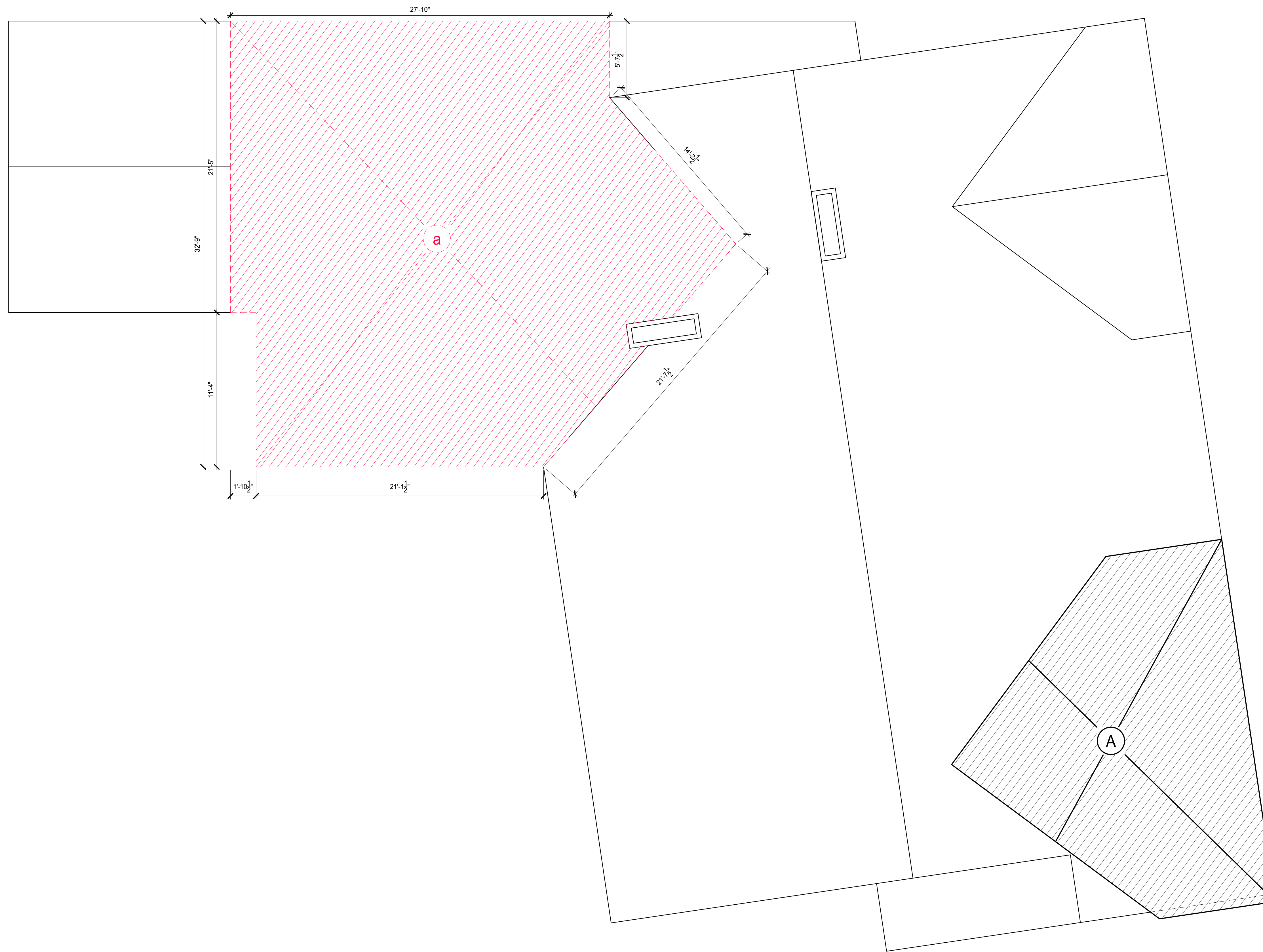
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Sheet Foundation Calcs

AX1.2 △

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(E) ROOF AREAS: 4189.9 SF 100%

(D) ROOF AREAS: 972.4 SF 23.2%

(N) ROOF AREAS: 412.2 SF
 CALIFORNIA FRAMING OVER EXISTING ROOF;
 EXISTING ROOF STRUCTURE TO REMAIN

KNR
 DESIGN STUDIO

Kendra Rosenberg 650-308-8745
 kendra@knrds.com knrds.com

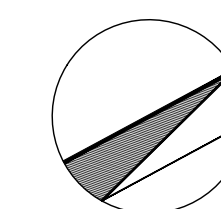
681 DRISCOLL CT. PALO ALTO, CA 94306

**Monsalve
 RESIDENCE**

**466 Raquel St.
 Los Altos, CA 94024**

Single-Story Remodel / Addition

(N) ROOF AREA CALCULATIONS 1
 SCALE: 1/4" = 1'-0"



This space reserved for City Stamps / Approval

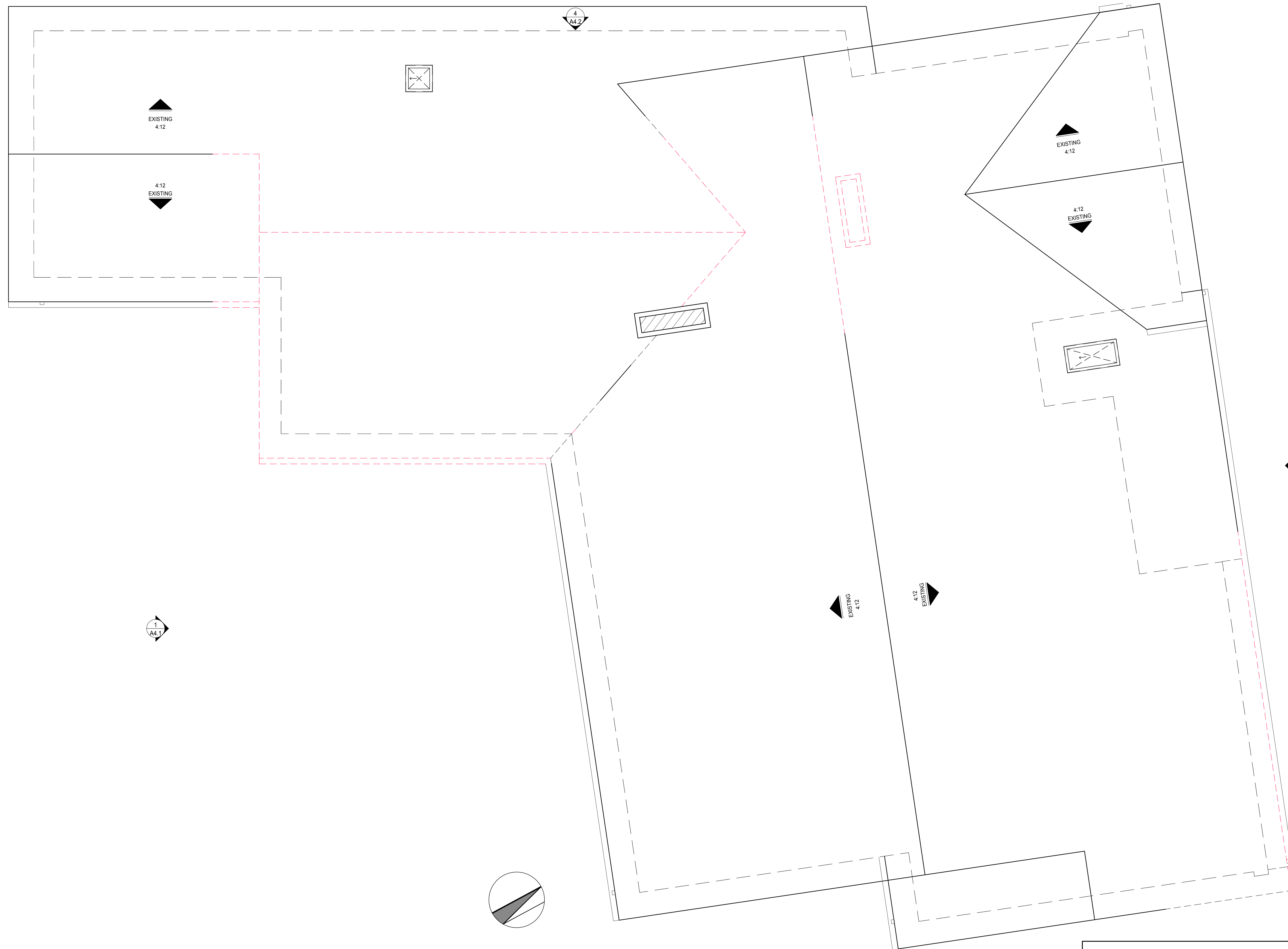
No.	Date	Issues and Revisions
1	03/12/22	Planning Resubmittal 1
	05/18/22	Public Hearing Set

Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"

Sheet Roof Area Calcs

AX1.3

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DEMO ROOF PLAN 1
SCALE: 1/4" = 1'-0"

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**Monsalve
RESIDENCE**

**466 Raquel St.
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Single-Story Remodel / Addition

No.	Date	Issues and Revisions
10/15/21		Planning Submittal
03/12/22		Planning Resubmittal 1
05/18/22		Public Hearing Set

Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"
0 1' 2' 4' 8'

Sheet Demolition Roof Plan

A1.2

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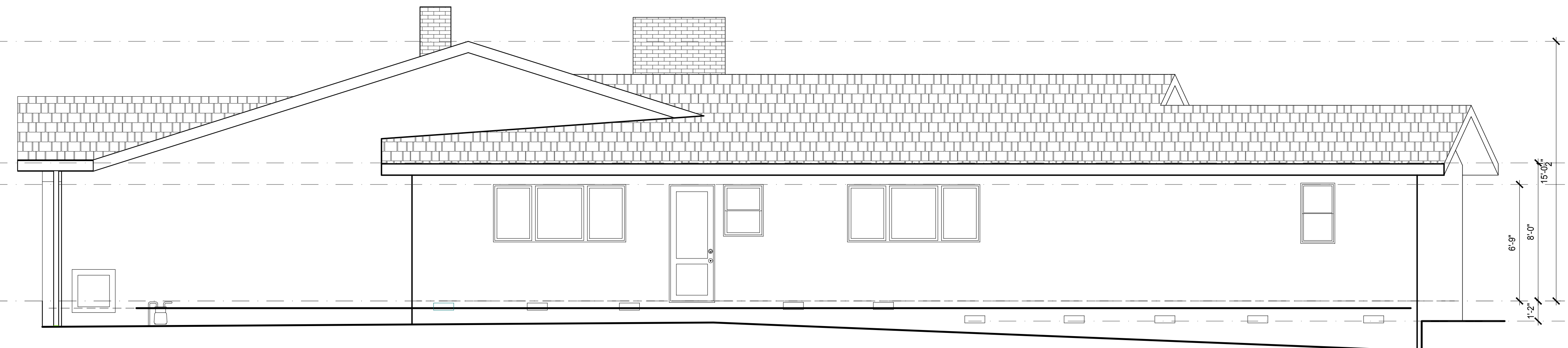
Monsalve RESIDENCE

466 Raquel St.
Los Altos, CA 94024

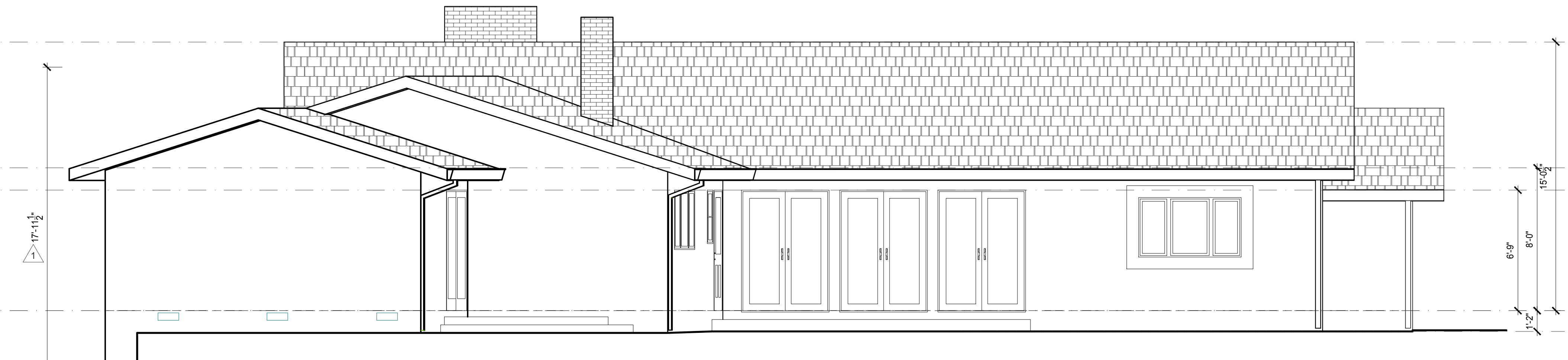
Single-Story Remodel / Addition



(E) NORTH ELEVATION 1
SCALE: 1/4" = 1'-0"



(E) WEST ELEVATION 2
SCALE: 1/4" = 1'-0"



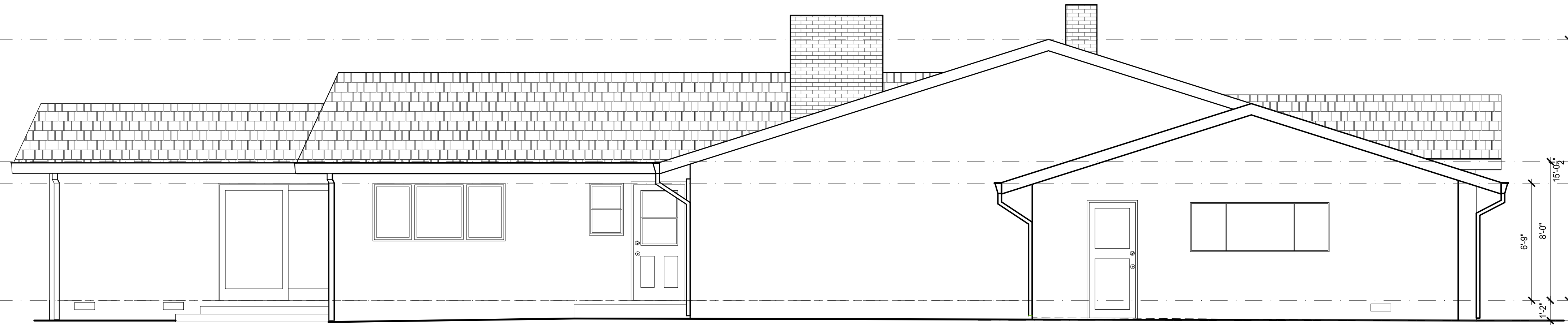
(E) SOUTH ELEVATION 3
SCALE: 1/4" = 1'-0"

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No.	Date	Issues and Revisions
	10/15/21	Planning Submittal
△	03/12/22	Planning Resubmittal 1
	05/18/22	Public Hearing Set

Project	MONSALVE RESIDENCE
Date	12.MAY.2022
Scale	1/4" = 1'-0"
Sheet	Existing Exterior Elevations

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(E) EAST ELEVATION 4
SCALE: 1/4" = 1'-0"



(E) SECTION A
SCALE: 1/4" = 1'-0"

**Monsalve
RESIDENCE**

**466 Raquel St.
Los Altos, CA 94024**

Single-Story Remodel / Addition

No.	Date	Issues and Revisions
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05/18/22		Public Hearing Set

Project	MONSALVE RESIDENCE
Date	12.MAY.2022
Scale	1/4" = 1'-0"
	0 1' 2' 4' 8'
Sheet	Existing Exterior Elevation & Section

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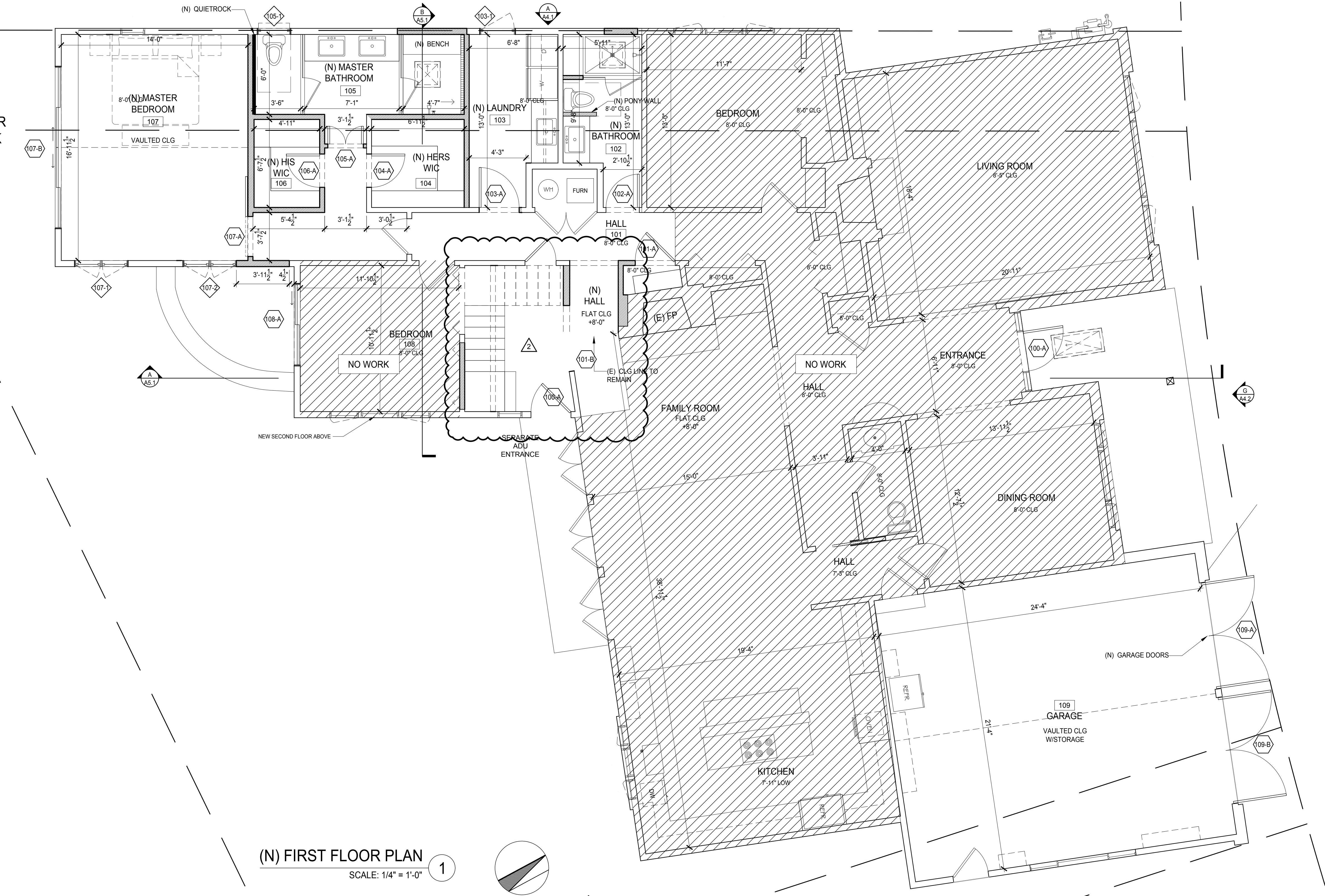
Monsalve RESIDENCE

466 Raquel St.
 Los Altos, CA 94024

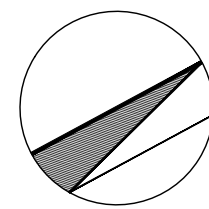
Single-Story Remodel / Addition

FIRST FLOOR
 SIDE SETBACK

SECOND FLOOR
 SIDE SETBACK



(N) FIRST FLOOR PLAN 1
 SCALE: 1/4" = 1'-0"



SECOND FLOOR
 SIDE SETBACK

FIRST FLOOR
 SIDE SETBACK

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Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"
 0 1' 2' 4' 8'

Sheet Floor Plan

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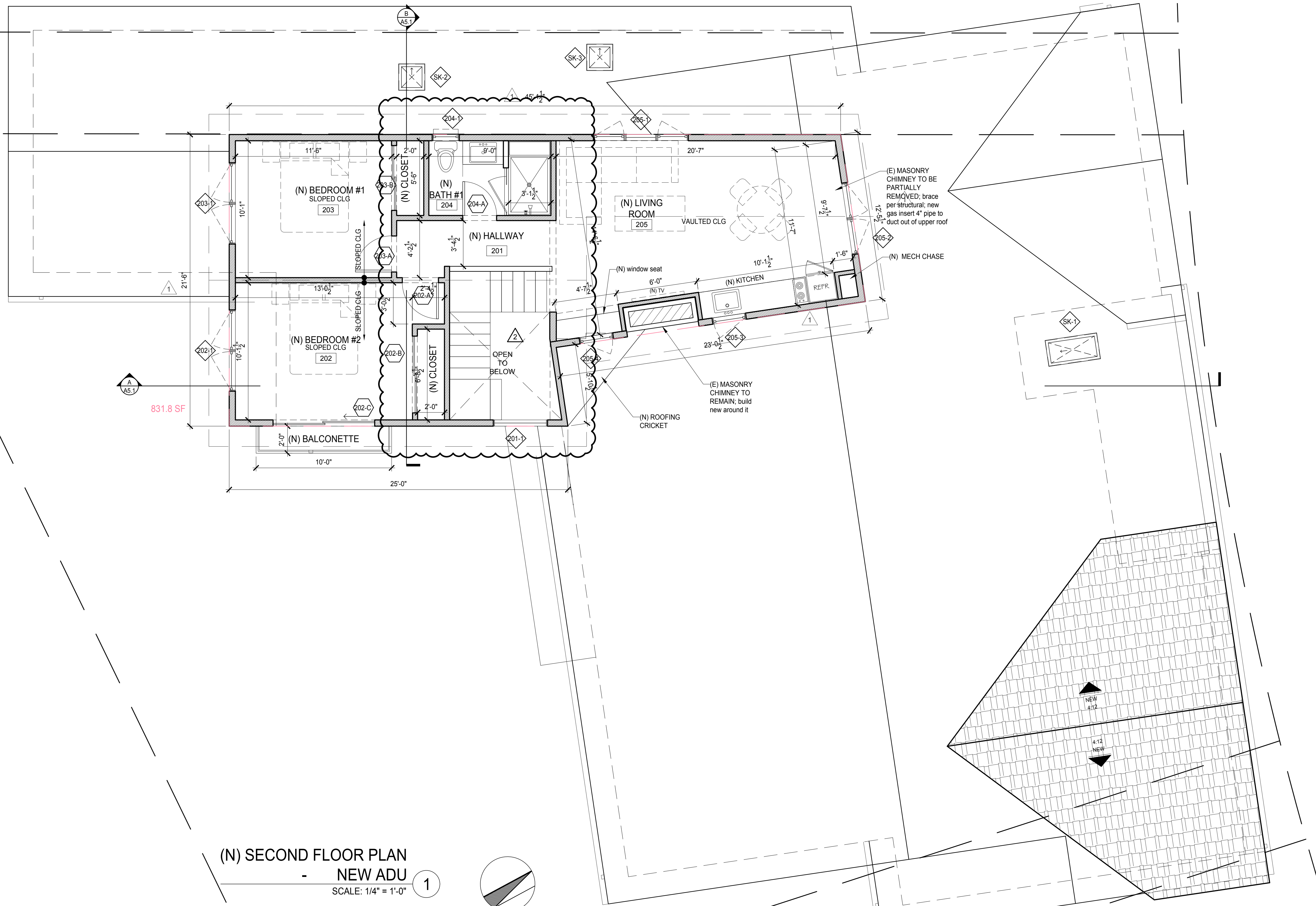
Monsalve RESIDENCE

466 Raquel St.
 Los Altos, CA 94024

Single-Story Remodel / Addition

FIRST FLOOR
SIDE SETBACK

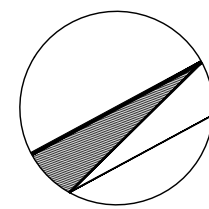
SECOND FLOOR
SIDE SETBACK



831.8 SF

(N) SECOND FLOOR PLAN
 - NEW ADU
 SCALE: 1/4" = 1'-0"

1



SECOND FLOOR
SIDE SETBACK

FIRST FLOOR
SIDE SETBACK

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Date 12.MAY.2022
Scale 1/4" = 1'-0"

Sheet ADU Plan

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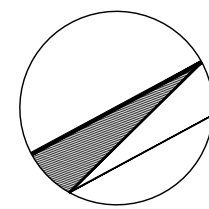
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 Los Altos, CA 94024

Single-Story Remodel / Addition



(N) ROOF PLAN
 SCALE: 1/4" = 1'-0" 1



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Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"
 0 1' 2' 4' 8'

Sheet Roof Plan

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Monsalve RESIDENCE

466 Raquel St.
 Los Altos, CA 94024

Single-Story Remodel / Addition



(N) REFLECTED CEILING PLAN
 FIRST FLOOR
 SCALE: 1/4" = 1'-0" ①

No.	Date	Issues and Revisions
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03/12/22		Planning Resubmittal 1
05/18/22		Public Hearing Set

Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"

Sheet Roof Plan

A3.1

FIRST FLOOR
 SIDE SETBACK

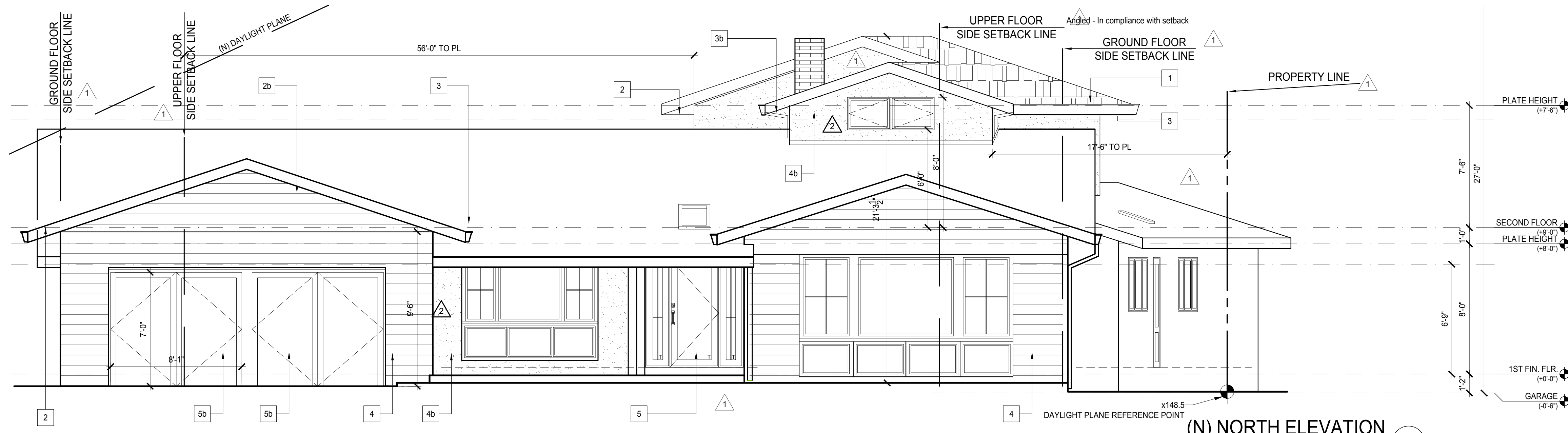
SECOND FLOOR
 SIDE SETBACK

FIRST FLOOR
 SIDE SETBACK

SECOND FLOOR
 SIDE SETBACK

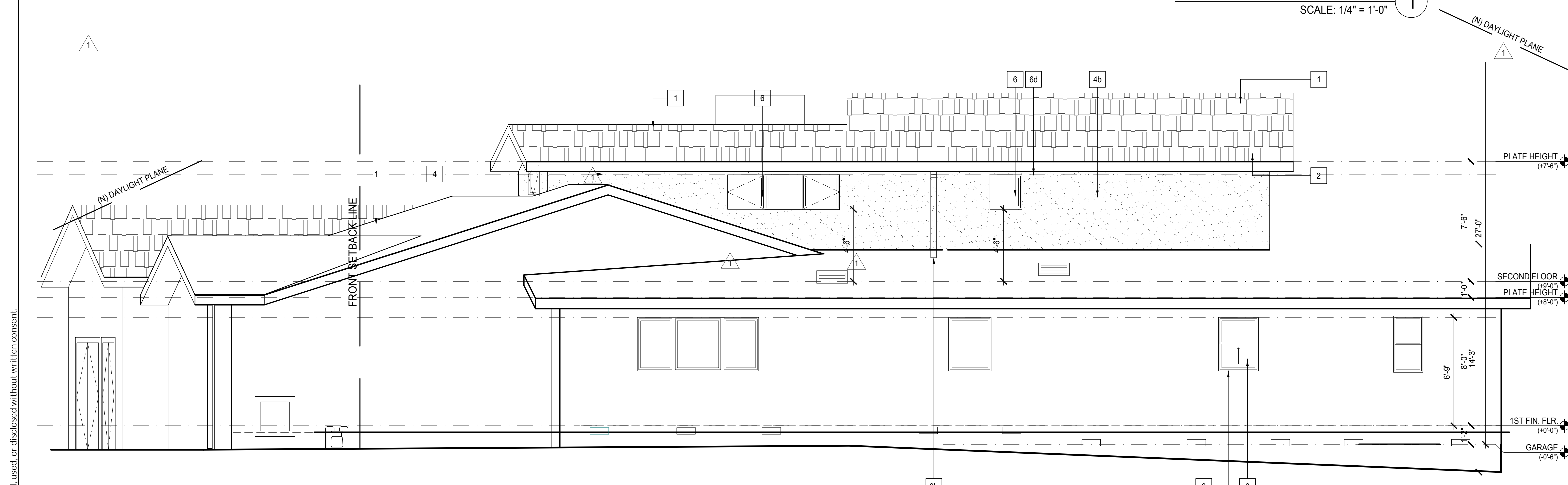
(N) REFLECTED CEILING PLAN
 UPPER FLOOR
 SCALE: 1/4" = 1'-0" ②

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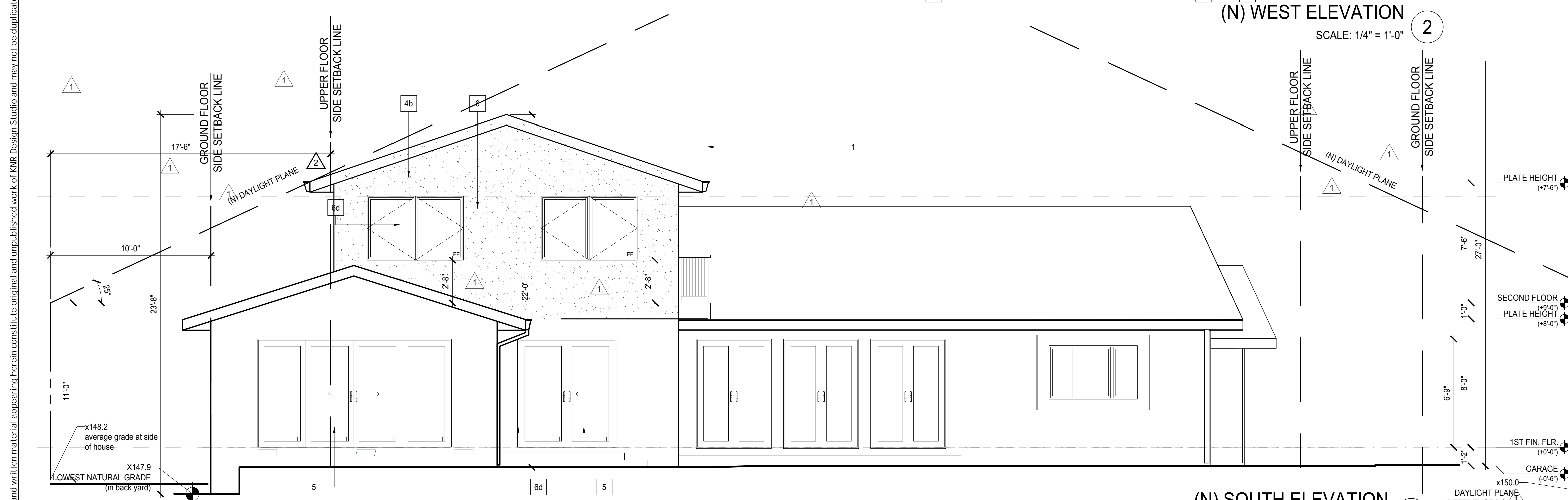


(N) NORTH ELEVATION
SCALE: 1/4" = 1'-0"

- 1 ASPHALTIC COMPOSITE SHINGLES TO MATCH EXISTING; COLOR: CHARCOAL
- 2 UNDERSIDE OF EAVES AND PORCHES: CEDAR T&G; CLEAN STAIN; WRAP UP INTO LIGHTWELLS
- 2b WOOD HORIZONTAL LOVERS; PAINTED: WHITE
- 3 5" OGEE GUTTER W/ DEBRIS SCREEN; PAINTED: WHITE
- 3b 3" RECTANGULAR RAIN WATER LEADER; PAINTED: T.B.D.
- 4 HARDIE BOARD SHINGLE SIDING; PAINTED: GRAY
- 4b STUCCO SIDING; PAINTED: GRAY
- 5 MARVIN DOORS; COLOR: BLACK
- 5b GARAGE DOORS; COLOR: BLACK
- 6 MARVIN WINDOWS; COLOR: WHITE
- 6c DOOR/WINDOW TRIM: FLAT 1x4 W/ APRON; PAINTED: WHITE
- 6d BOX WINDOW TRIM; PAINTED: WHITE



(N) WEST ELEVATION
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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Monsalve
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Single-Story Remodel / Addition

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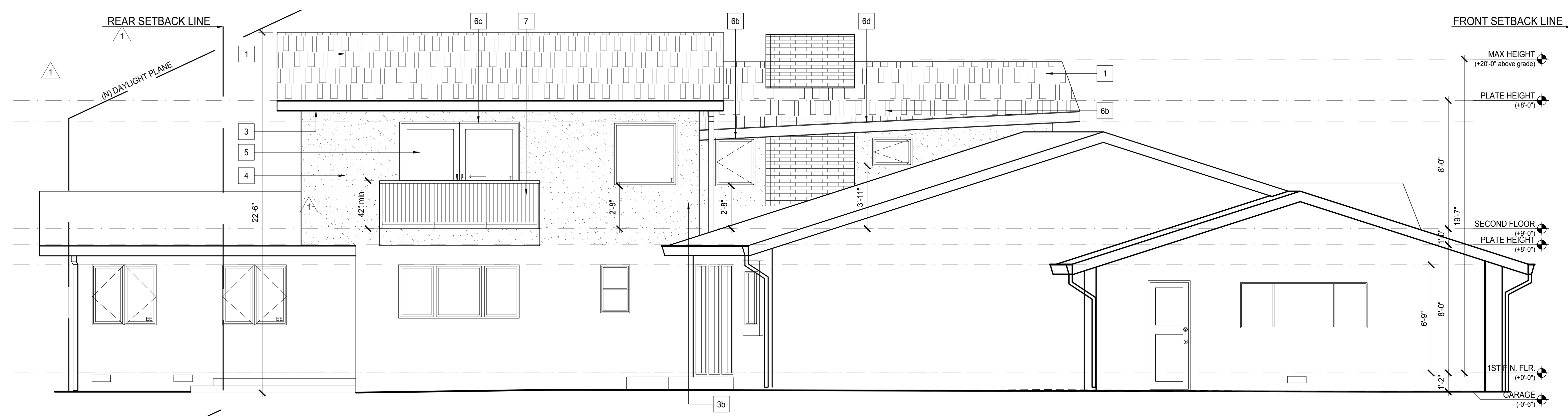
Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"
Sheet Exterior Elevations

A4.1

Monsalve RESIDENCE

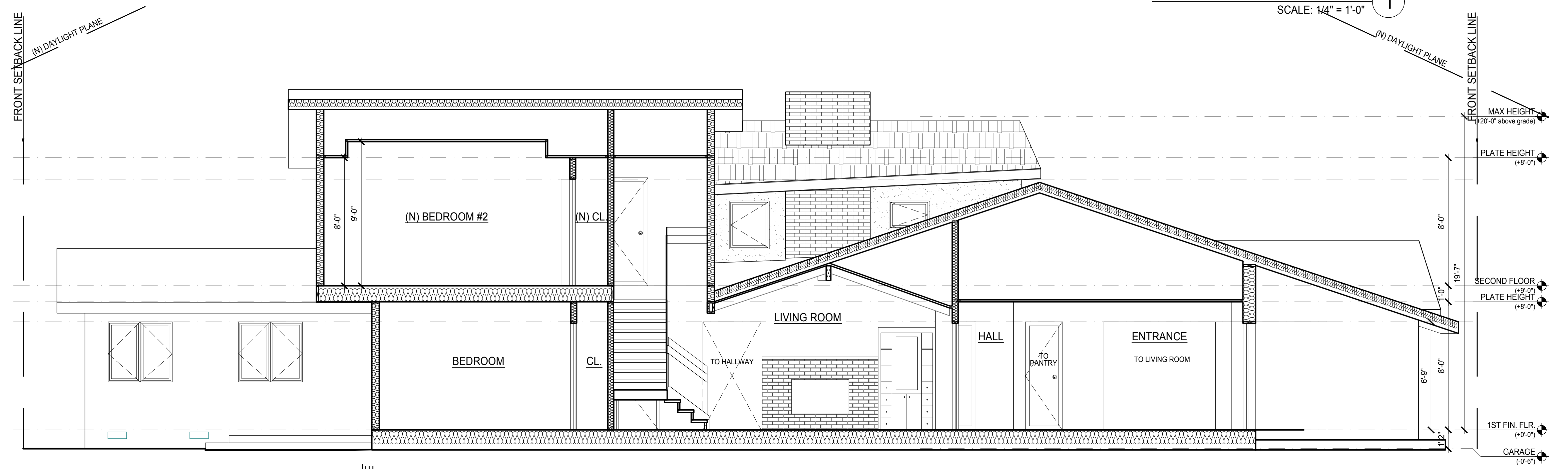
466 Raquel St.
Los Altos, CA 94024

Single-Story Remodel / Addition

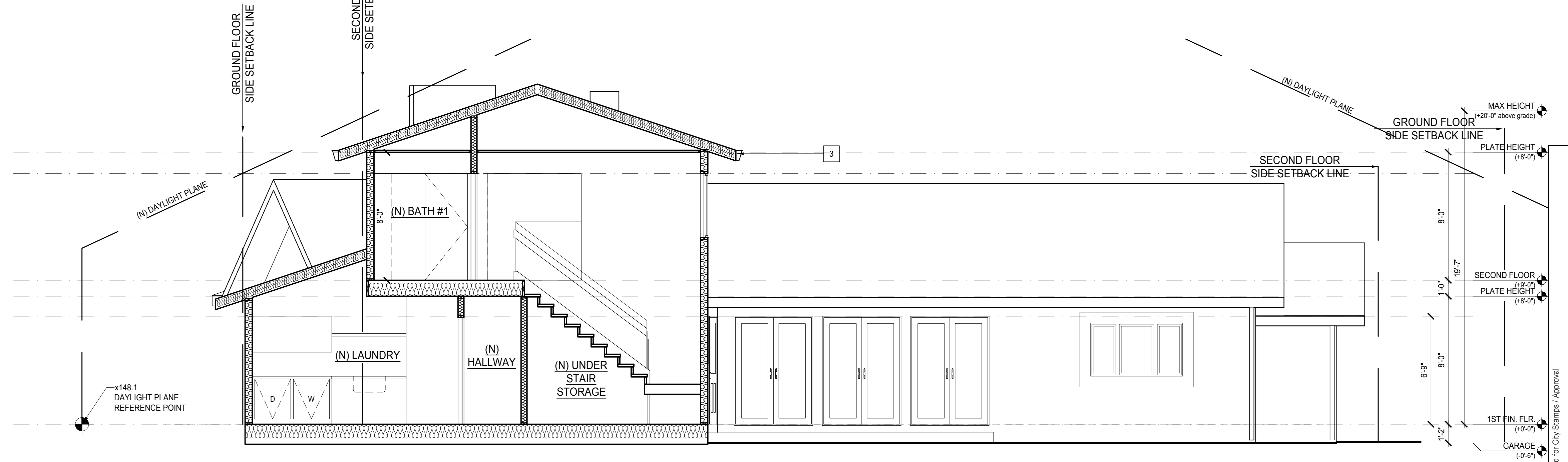


- 1 ASPHALTIC COMPOSITE SHINGLES TO MATCH EXISTING; COLOR: CHARCOAL
- 2 UNDERSIDE OF EAVES AND PORCHES: CEDAR T&G; CLEAN STAIN; WRAP UP INTO LIGHTWELLS
- 2b WOOD HORIZONTAL LOVERS. PAINTED: WHITE
- 3 5" OGEE GUTTER W/ DEBRIS SCREEN; PAINTED: WHITE
- 3b 3" RECTANGULAR RAIN WATER LEADER; PAINTED: T.B.D.
- 4 CEDAR SHINGLE SIDING; GRAY STAIN
- 5 MARVIN DOORS; COLOR: BLACK
- 5b GARAGE DOORS; COLOR: BLACK
- 6 MARVIN WINDOWS; COLOR: WHITE
- 6c DOOR/WINDOW TRIM: FLAT 1x4 W/ APRON; PAINTED: WHITE
- 6d BOX WINDOW TRIM; PAINTED: WHITE
- 7 METAL BALCONY RAILING; PAINTED: BLACK

(N) EAST ELEVATION
SCALE: 1/4" = 1'-0"



(N) SECTION A
SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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Project MONSALVE RESIDENCE
Date 12.MAY.2022
Scale 1/4" = 1'-0"
0 1' 2' 4' 8'

Sheet Sections

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Monsalve Residence																	
12.MAR.2022																	
Doors - Exterior																	
EXTERIOR																	
Tag	Room	Rough Opening		Panels		Op.	Style	Grilles*	Temp. Glazing	Weath. Strip	Manufacturer	Model	Material: outside	Material: inside	Color: outside	Color: inside	Comments
FIRST FLOOR																	
100-A	Entrance	6'-0"	x	6'-8"	1'-6" x 6'-8"	F		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Sun Mountain		WD, walnut select	WD, walnut select			Custom Door w/ sidelights; design with client
107-B	Master Bedroom	12'-0"	x	6'-9"	(4) 3'-0" x 6'-9"	MS		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MARVIN							
108-A	Bedroom	5'-4"	x	6'-9"	(2) 2'-8" x 6'-9"	SL		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>								
109-A	Garage	8'-0"	x	7'-0"	(2) 4'-0" x 7'-0"	OS		<input type="checkbox"/>	<input checked="" type="checkbox"/>	TruStile					White		Custom carriage style garage doors
109-B	Garage	8'-0"	x	7'-0"	(2) 4'-0" x 7'-0"	OS		<input type="checkbox"/>	<input checked="" type="checkbox"/>								
SECOND FLOOR																	
202-C	Bedroom #2	7'-6"	x	6'-8"	(2) 3'-9" x 6'-8"	SL		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	MARVIN						

*NOTE: special attention shall be paid to grilles to keep ratio of lites similar. Window sizes can be slightly adjusted to accommodate.

Monsalve Residence																	
12.MAR.2022																	
Windows																	
Tag	Room	Rough Opening		Nominal Opening		Op.	Grilles*	Emerg. Egress	Temp. Glazing	Obsc. Glazing	Manufacturer	Model	Material: outside	Material: inside	Color: outside	Color: inside	Comments
FIRST FLOOR																	
105-1	Master Bathroom	2'-8"	x	3'-4"			DH	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
107-1	Master Bedroom	4'-0"	x	3'-9"	(2) 2'-0" x 3'-9"		C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
107-2	Master Bedroom	4'-0"	x	3'-9"	(2) 2'-0" x 3'-9"		C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
SECOND FLOOR																	
201-1	Hall	4'-0"	x	4'-0"			F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
202-1	Bedroom #2	6'-0"	x	4'-0"	(2) 3'-0" x 4'-0"		C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
203-1	Bedroom #1	6'-0"	x	4'-0"	(2) 3'-0" x 4'-0"		C	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
204-1	Bathroom #1	2'-2"	x	2'-4"			DH	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
205-1	Hangout Room	2'-2"	x	2'-4"			C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
205-1	Hangout Room	2'-2"	x	2'-4"			F	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
205-2	Hangout Room	5'-4"	x	2'-8"	2'-8" x 2'-8"		C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
205-3	Hangout Room	2'-6"	x	1'-9"	2'-8" x 2'-8"		C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
205-4	Hangout Room	2'-6"	x	3'-0"			C	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Marvin	Modern	FG	WD	White, clad	BL, PTD	
SKYLIGHT																	
SK-1	Entry	1'-9"	x	3'-9 3/4"			F	deck	<input type="checkbox"/>	<input type="checkbox"/>	Velux	C06					
SK-2	Master Bath	1'-10 1/2"	x	1'-10 15/16"			F	deck	<input type="checkbox"/>	<input type="checkbox"/>	Velux	D26					

*NOTE: special attention shall be paid to grilles to keep ratio of lites similar. Window sizes can be slightly adjusted to accommodate.

Monsalve Residence															
12.MAR.2022															
Doors - Interior															
EXTERIOR															
Tag	Room	Rough Opening		Panels		Op.	Style	Temp. Glazing	Fire Rated	Manufacturer	Model	Material	Color	Finish	Comments
FIRST FLOOR															
101-A	Hall	3'-0"	x	6'-8"			OS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
101-B	Hall	2'-8"	x	6'-8"			OS	<input type="checkbox"/>	<input checked="" type="checkbox"/>			WD			
102-A	Bathroom	2'-6"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
103-A	Laundry	3'-0"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
104-A	Her's WIC	2'-6"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
105-A	Master Bathroom	2'-8"	x	6'-8"	(2) 1'-4" x 6'-8"		IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
106-A	His WIC	2'-6"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
107-A	Master Bedroom	3'-0"	x	6'-8"			B	<input type="checkbox"/>	<input type="checkbox"/>			WD			Barn door
SECOND FLOOR															
202-A	Bedroom #2	2'-8"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
202-B	Bedroom #2	5'-8"	x	6'-8"	(2) 2'-10" x 6'-8"		SL	<input type="checkbox"/>	<input type="checkbox"/>			WD			
203-A	Bedroom #1	3'-0"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
203-B	Bedroom #1	5'-4"	x	6'-8"	(2) 2'-8" x 6'-8"		SL	<input type="checkbox"/>	<input type="checkbox"/>			WD			
204-A	Bath #1	2'-6"	x	6'-8"			IS	<input type="checkbox"/>	<input type="checkbox"/>			WD			
205-A	Hangout Room	6'-0"	x	6'-8"	(2) 3'-0" x 7'-0"		B	<input type="checkbox"/>	<input type="checkbox"/>			WD			Barn door
205-B	Hangout Room	2'-0"	x	6'-8"			OS	<input type="checkbox"/>	<input type="checkbox"/>			WD			

Monsalve Residence		
12.MAR.2022		
KEY		
Abb.	Full	Comments
A	Awning	
ACWD	Aluminum Clad Wood	
B	Barn door	
BF	Bi-folding	
C	Casement	
CAR	Carriage (garage door)	
DH	Double Hung	
DFR	Double French	
DSC	Double swinging Closet	
F	Fixed	
FG	Fiberglass	
FR	French (swinging)	
FRSL	French sliding	
HL	Half-lite	
IS	In-swinging	
L&S	Lift-and-Slide	
MS	Multi-slide	
OHRU	Overhead Roll-Up	
OS	Out-swinging	
PK	Pocket	
PTD	Painted	
PV	Pivot	
S	Swinging	
SCW	Solid core wood	
SL	Sliding	
T	Terrace	
VIF	Verify in field	
WD	Wood	

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Monsalve RESIDENCE

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	05/18/22	Public Hearing Set

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Date 12.MAY.2022

Scale 1/4" = 1'-0"

Sheet Door/Window Schedule