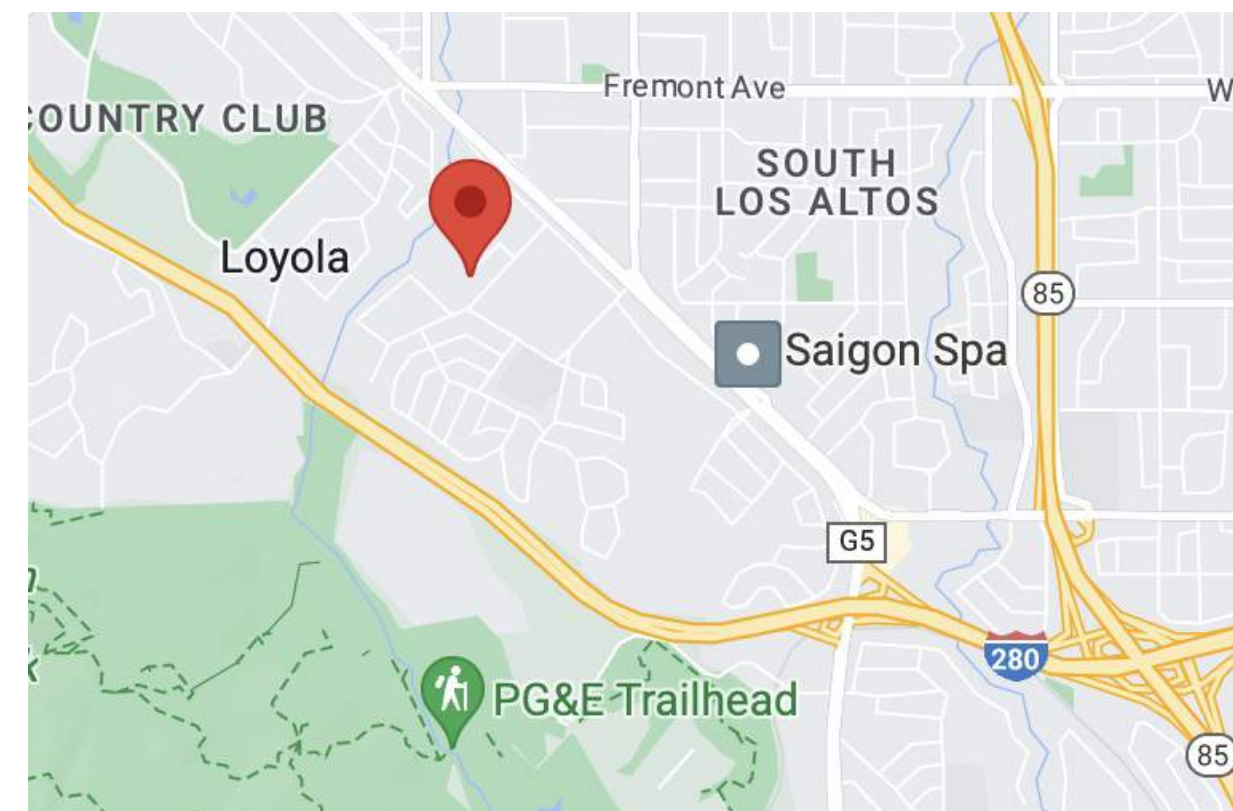


APPLICABLE CODES

- ALL WORK SHALL COMPLY TO:
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL & PLUMBING CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 FIRE CODE
- LOS ALTOS MUNICIPAL CODE

VICINITY MAP



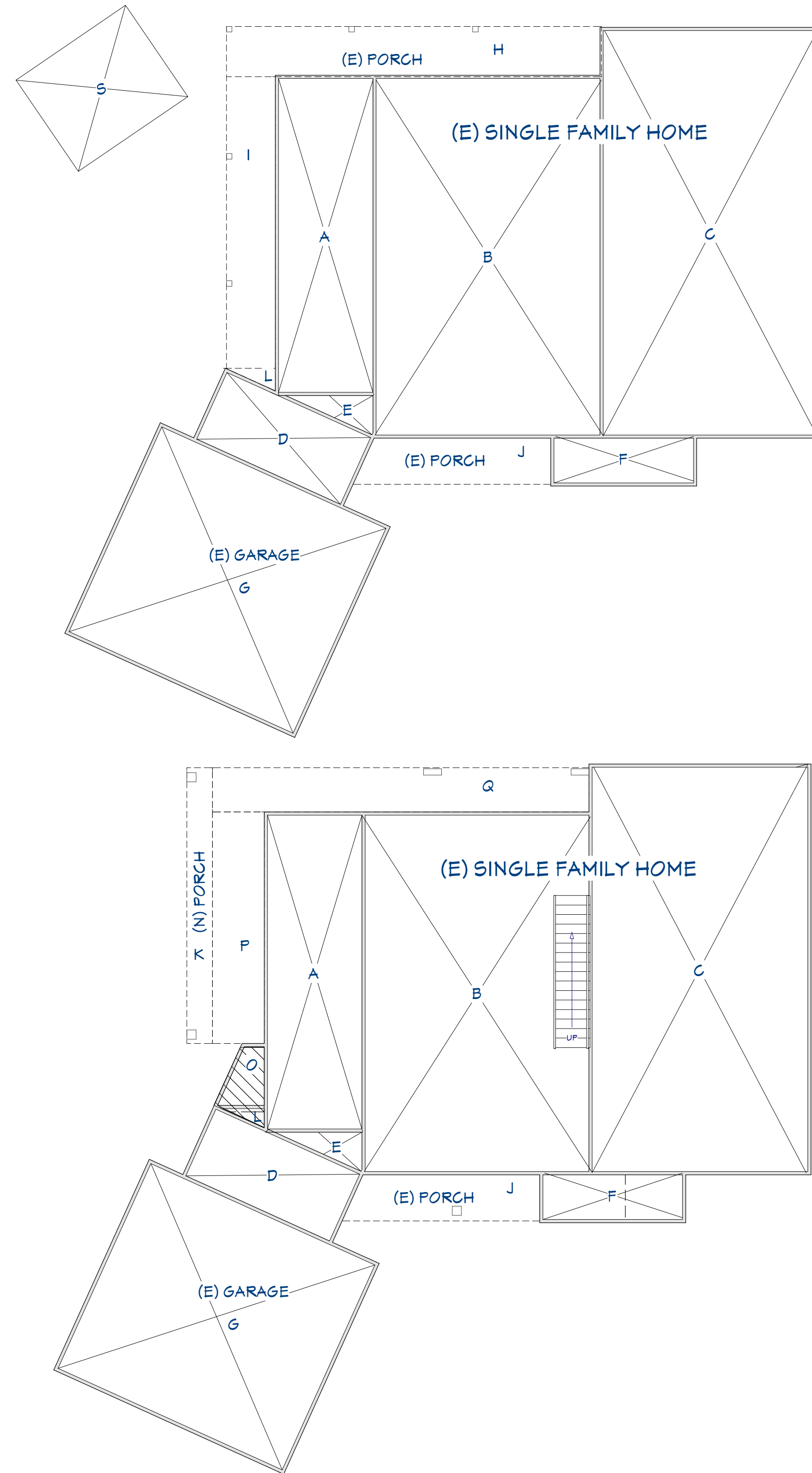
SCOPE OF WORK

- FIRST FLOOR ADDITION TO THE SIDE
- NEW FRONT GABLE DESIGN
- REMOVE EXISTING FIREPLACE
- KITCHEN REMODEL
- LAUNDRY REMODEL
- NEW STAIRCASE
- SECOND FLOOR ADDITION
- NEW BATHROOMS
- NEW WINDOWS AND DOORS
- NEW ELECTRICAL/MECHANICAL & PLUMBING IN NEW ADDITION AND REMODEL
- DEMOLITION OF SHED
- NO TREES WILL BE AFFECTED BY THIS ADDITION.

FOR OFFICIAL CITY USE ONLY

RECEIVED
Date: 3/12/2024
CITY OF LOS ALTOS
PLANNING

NEW ADDITION 1358 MONCLAIRE WAY, LOS ALTOS 94024

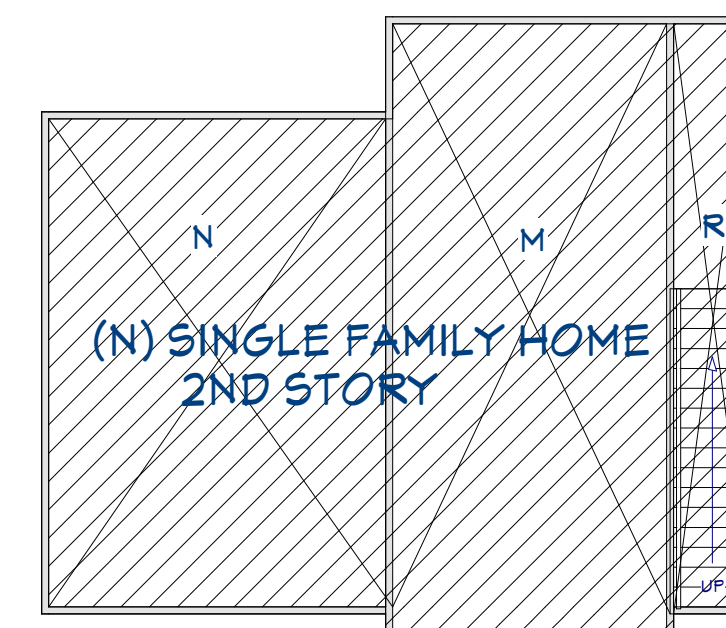


EXISTING FLOOR AREA & LOT COVERAGE
SCALE 1/8"=1'-0"

FLOOR AREA AND COVERAGE CALCULATION		
SECTION	DIMENSIONS	AREA
A	9' x 29'	261 Sq. ft.
B	20'9" x 33'	685 Sq. ft.
C	20'1" x 37'6"	750 Sq. ft.
D	7' x 15'	105 Sq. ft.
E	9' x 4' / 2	18 Sq. ft.
F	13'6" x 4'6"	61 Sq. ft.
G	21' x 23'	483 Sq. ft.
EXISTING TOTAL FLOOR AREA		2,363 Sq. ft.
FAR:		15%
H	4'5" x 34'	150 Sq. ft.
I	4'5" x 26'4"	117 Sq. ft.
J	4'2" x 17'	71 Sq. ft.
L	4'5" x 2'2"	5 Sq. ft.
S	10' x 12'	120 Sq. ft.
EXISTING TOTAL LOT COVERAGE		2,826 Sq. ft.
EXISTING LOT COVERAGE		19%

NEW FLOOR AREA & LOT COVERAGE
SCALE 1/8"=1'-0"

FLOOR AREA AND COVERAGE CALCULATION		
SECTION	DIMENSIONS	AREA
A	9' x 29'	261 Sq. ft.
B	20'9" x 33'	685 Sq. ft.
C	20'1" x 37'6"	750 Sq. ft.
D	7' x 15'	105 Sq. ft.
E	9' x 4' / 2	18 Sq. ft.
F	13'6" x 4'6"	61 Sq. ft.
G	21' x 23'	483 Sq. ft.
L	4'5" x 2'2"	5 Sq. ft.
O	4'5" x 5'10"	25 Sq. ft.
FIRST STORY SUBTOTAL:		2393
M	3'11" x 24'10"	98 Sq. ft.
N	14'4" x 20'11"	300 Sq. ft.
R	11'8" x 25'10"	302 Sq. ft.
SECOND STORY SUBTOTAL:		700 Sq. ft.
PROPOSED TOTAL FLOOR AREA		3093 Sq. ft.
FAR:		20%
P	4'5" x 20'11"	92 Sq. ft.
Q	4' x 34'	136 Sq. ft.
K	24'11" x 2'4"	58 Sq. ft.
J	4'2" x 17'	71 Sq. ft.
PROPOSED TOTAL LOT COVERAGE		2750 Sq. ft.
PROPOSED LOT COVERAGE		18%



SANTA CLARA COUNTY FIRE DEPARTMENT
STRUCTURE DOES NOT REQUIRED SPRINKLES
EXISTING (A TO L) : 2706 SQ FT
PROPOSED (A TO R) : 3450 SQ FT.
NEW ADDED : 744 SQ FT.
(DOES NOT EXCEED 750 SQ. FT.)
ADDITION IS 39%, (DOES NOT EXCEED FIFTY PERCENT OF THE EXISTING BUILDING)

ATTACHMENT A PROJECT SUMMARY TABLE TEMPLATE

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/ Required
LOT COVERAGE:	2826 Sq. ft.	2,750 Sq. ft.	4574 Sq. ft.
Land area covered by all structures that are over 6 feet in height.	19 %	18 %	30 %
FLOOR AREA:	1st floor 2363 Sq. ft.	1st floor 2,393 Sq. ft.	
Measured to the outside surface of exterior walls.	2nd Floor 0 Sq. ft.	2nd Floor 700 Sq. ft.	
	Total 2363 Sq. ft.	Total 3,093 Sq. ft.	4275 Sq. ft.
	15 %	20 %	
SETBACKS:			
Front	41 Feet	41 Feet	25 Feet
Rear	32 Feet	32 Feet	25 Feet
Right Side (1st/2nd)	10 Feet	10/ 29 Feet	10/17.5 Feet
Left Side (1st/2nd)	10 Feet	10/ 38 Feet	10/17.5 Feet
HEIGHT:	17 Feet	26 Feet	27 Feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total proposed
HABITABLE LIVING AREA:			
Includes habitable basement area:	1880 Sq. ft.	730 Sq. ft.	2610 Sq. ft.
NON-HABITABLE AREA:			
Does not include covered patches or open structures.	483 Sq. ft.	0 Sq. ft.	483 Sq. ft.
LOT CALCULATIONS			
NET LOT AREA	15,246 Square feet		
FRONT YARD LANDSCAPE AREA:			
Hardscape Area in the front yard setback shall not exceed 50%	300 Square feet		
	20 %		
LANDSCAPING BREAKDOWN:			
Total hardscape area	Existing and Proposed 300 Square feet		
Existing softscape	Undisturbed area 1212 Square feet		
New softscape	New-replaced landscaping area 0 Square feet		

PROJECT DATA

PROJECT ADDRESS:
1358 MONTCLAIRE WAY, LOS ALTOS, CA 94024
ONE STORY HOUSE

APN #: 342-09-031
BUILT IN 1956
FEMA FLOOD HAZARD: ZONE X
ZONING: R1
OCCUPANCY: R-3/U
CONSTRUCTION: V-B
NO SPRINKLER IN (E) HOME

LOT SIZE: 0.35 ACRES :15,246 SQ FT

EXISTING LIVING AREA: 1,880 SQ FT
EXISTING GARAGE: 483 SQ FT
NEW ADDITION LIVING AREA: 730 SQ FT
TOTAL NEW LIVING AREA: 2,610 SQ FT

OWNER:
Aditya Pal, Jaya Kawale
aditya.pal@gmail.com, jaya.kawale@gmail.com

DESIGN: CAL DESIGN STUDIO INC
MARTA ANDERSSON
caldesignstudioinc@gmail.com (408)221 1792

STRUCTURAL ENGINEERING:
JPL STRUCTURES, John Langeloh
jplstructures@gmail.com (916)220 0080

SHEET INDEX

- P-1 COVER SEET: PROJECT DATA, SHEET INDEX
- P-2 EXTERIOR MATERIALS AND COLOR PLAN
- P-3 BLUE PRINT FOR A CLEAN BAY
- A-1 SITE PLAN
- A-2 EXISTING/DEMOLITION PLAN
- A-3 PROPOSED FLOOR PLAN 1ST FLOOR
- A-4 PROPOSED FLOOR PLAN 2ND FLOOR
- A-5 ROOF PLAN,
- A-6 EXISTING ELEVATIONS,
- A-7 PROPOSED EXTERIOR ELEVATIONS,
- A-8 PROPOSED EXTERIOR SIDE ELEVATIONS
- A-9 PROPOSED CROSS SECTIONS & DETAILS
- A-10 COLOR 3D RENDERING, PERSPECTIVES

COVER SEET
PROJECT DATA
SHEET INDEX

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:
2/28/24

SCALE:

DRAWINGS PROVIDED BY:
Marta G
Ingeborg
Andersson

Cal DESIGN STUDIO INC.
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200

SHEET:

P-1



ROOF: ASFALT SHINGLES
 BRAND: MATCHING EXISTING
 COLOR: MATCHING EXISTING



WALLS: STUCCO
 BRAND: TBD
 COLOR: GRAY

WALL: WEATHER CLIFFS FIBER
 CEMENT SMOOTH SIDING
 BRAND: MAGNOLIA HOME
 COLLECTION
 SIZE: 6.25 in. x 4 in.
 COLOR: GRAY

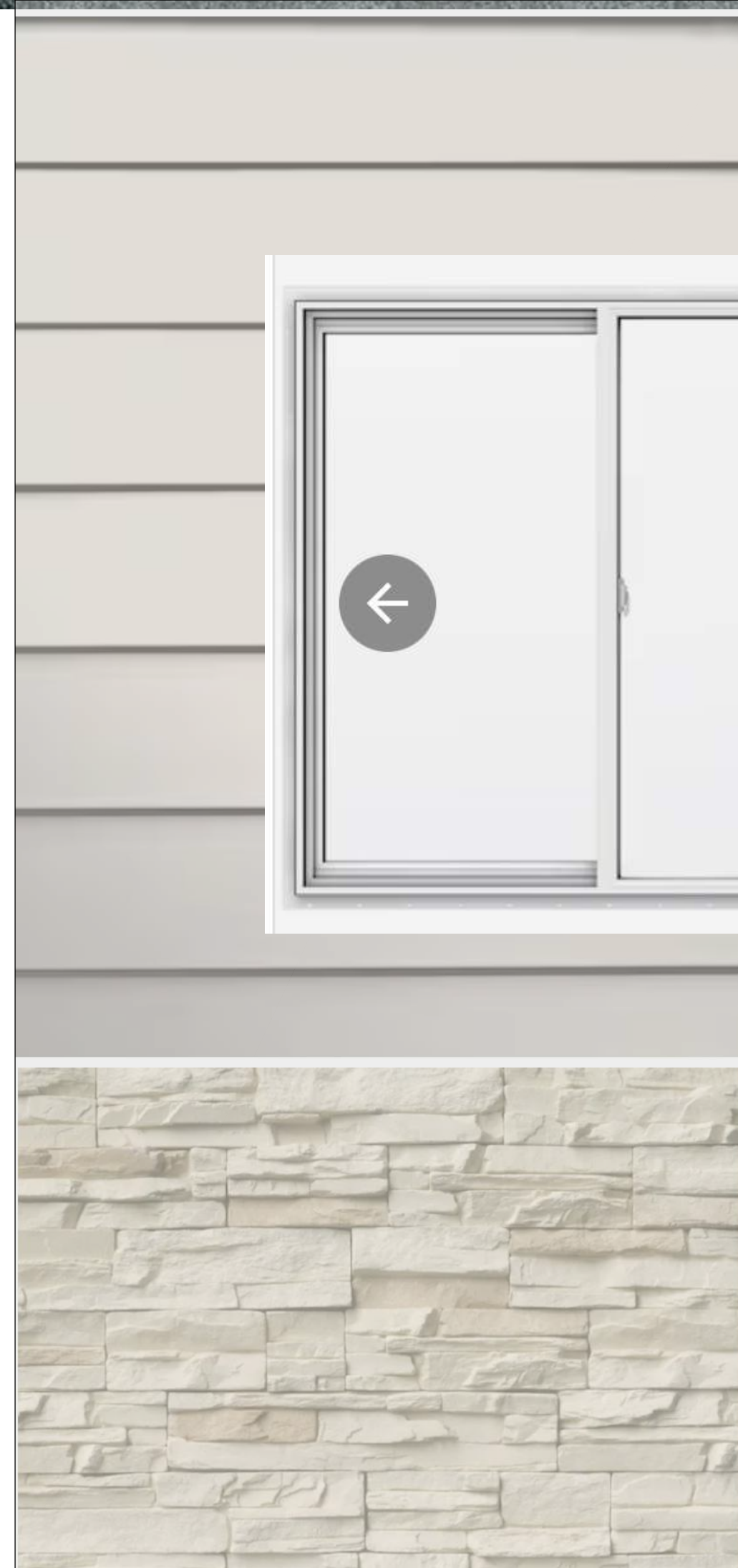
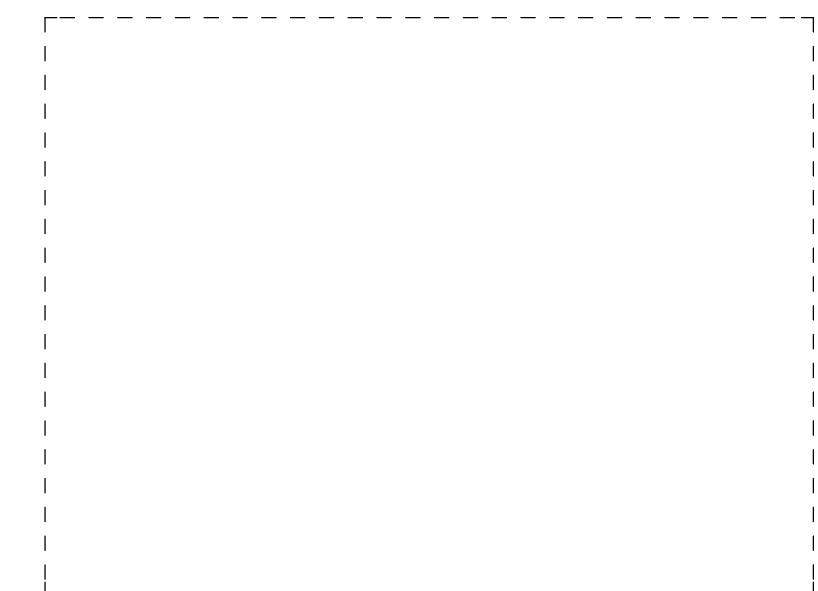


WINDOW: GLIDING
 WINDOW
 1:2:1 SASH RATIO
 BRAND: MILGRAD
 MATERIAL: VINYL
 COLOR: WHITE



DOORS: SLIDING
 GLASS DOORS
 BRAND: MILGRAD
 CONFIGURATION:
 3 AND 4 PANELS
 MATERIAL: VINYL
 COLOR: WHITE

FOR OFFICIAL CITY USE ONLY



WALL: QUICK STACK
 BRAND: CORONADO
 STONE PRODUCTS
 SIZE: 2"-4" X UP TO 20"
 COLOR: ANTIQUE CREAM

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

EXTERIOR MATERIALS
 AND COLOR PLAN

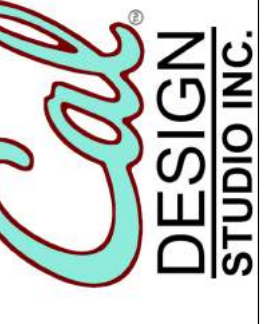
1358 MONTCLAIRE WAY,
 94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

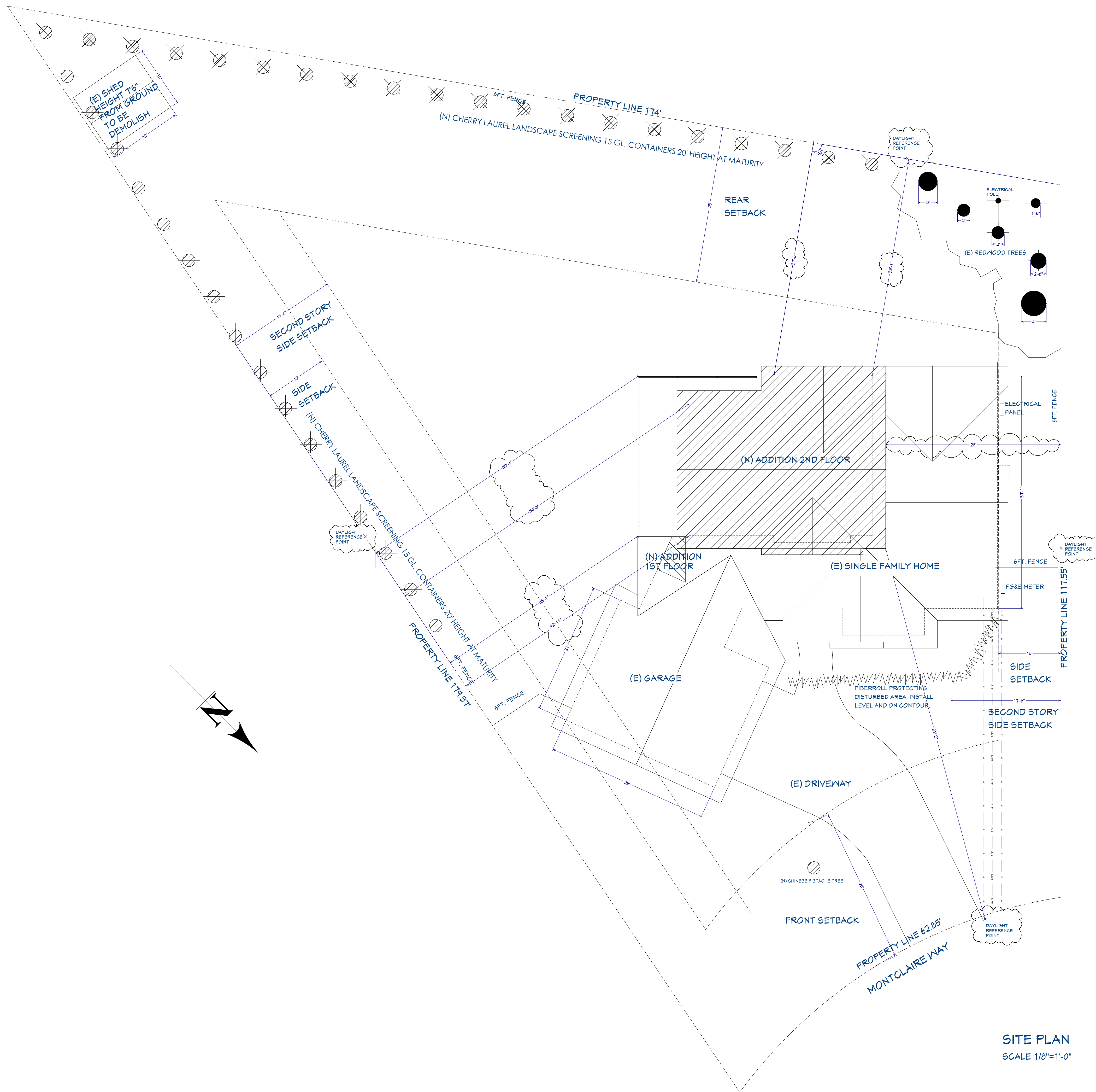
DRAWINGS PROVIDED BY:
 PO BOX 478
 SARATOGA, CA 95071
 (408) 998 3200



Marta G
 Ingeborg
 Andersson

SHEET:

P-2



- (E) TREES
- (N) TREES

SLOPE FROM BUILDING NOTE:
 FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING

UFER GROUND
 PROVIDE CONCRETE- ENCASED GROUNDING ELECTRODE (UFER) MIN 20' OF 1/2" UNCOATED REBAR OR #4 COPPER WIRE TO BE ENCASED IN 2" OF CONCRETE IN BOTTOM OF THE FOOTING OF THE ADDITION.

FOR OFFICIAL CITY USE ONLY

SITE PLAN
 SCALE 1/8"=1'-0"

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

SITE PLAN

1358 MONTCLAIRE WAY,
 94024, LOS ALTOS, CA

DATE:

3/12/24

SCALE:

1/8"=1'-0"

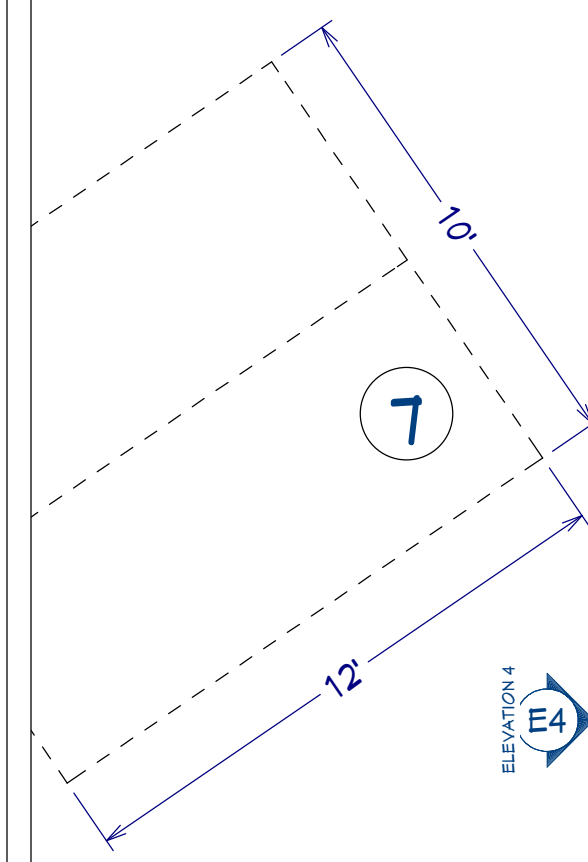
DRAWINGS PROVIDED BY:

 PO BOX 478
 SARATOGA, CA 95071
 (408) 998 3200

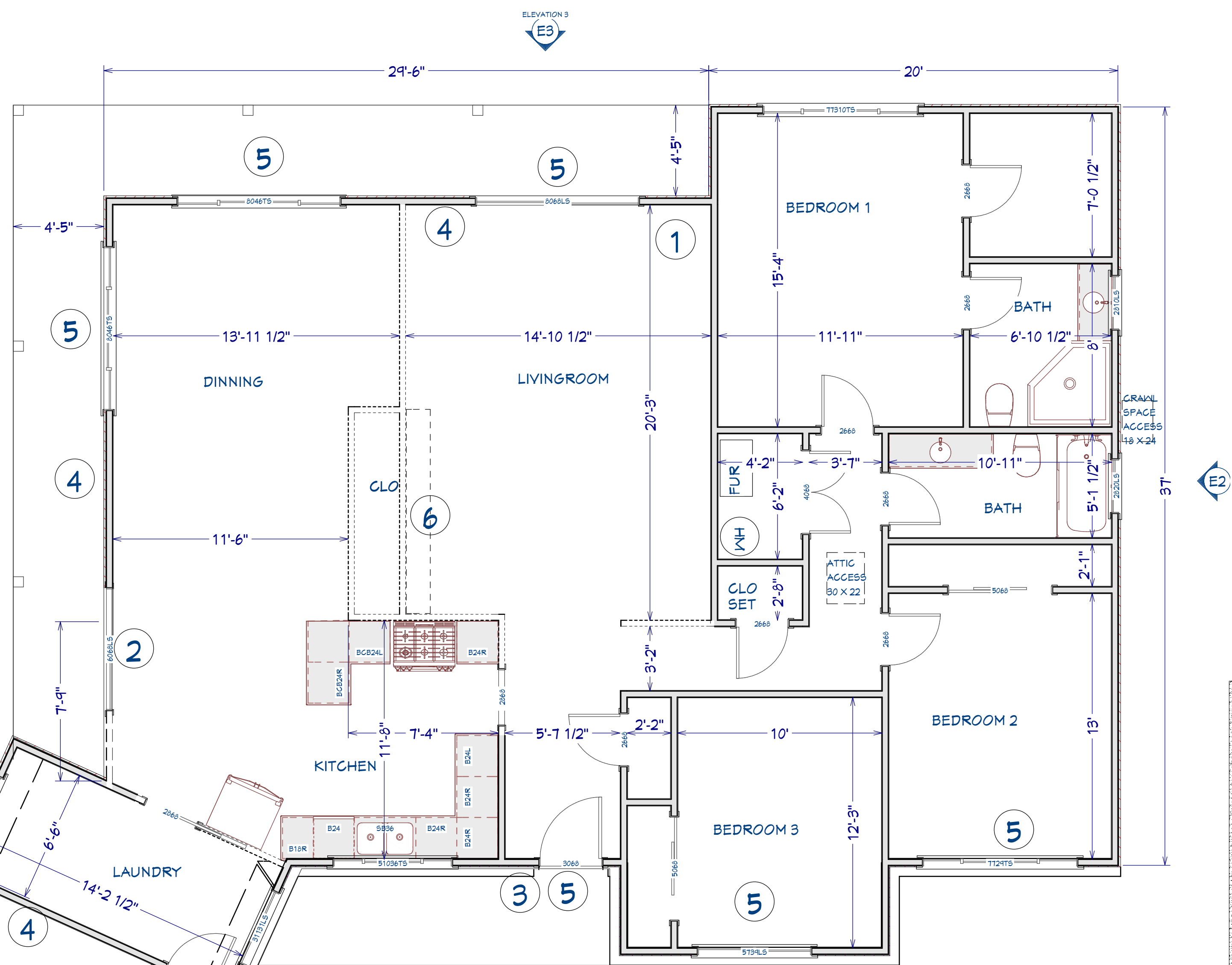
Marta G
 Ingeborg
 Andersson

SHEET:

A-1



ELEVATION 4
E4



ELEVATION 3
E3

ELEVATION 2
E2

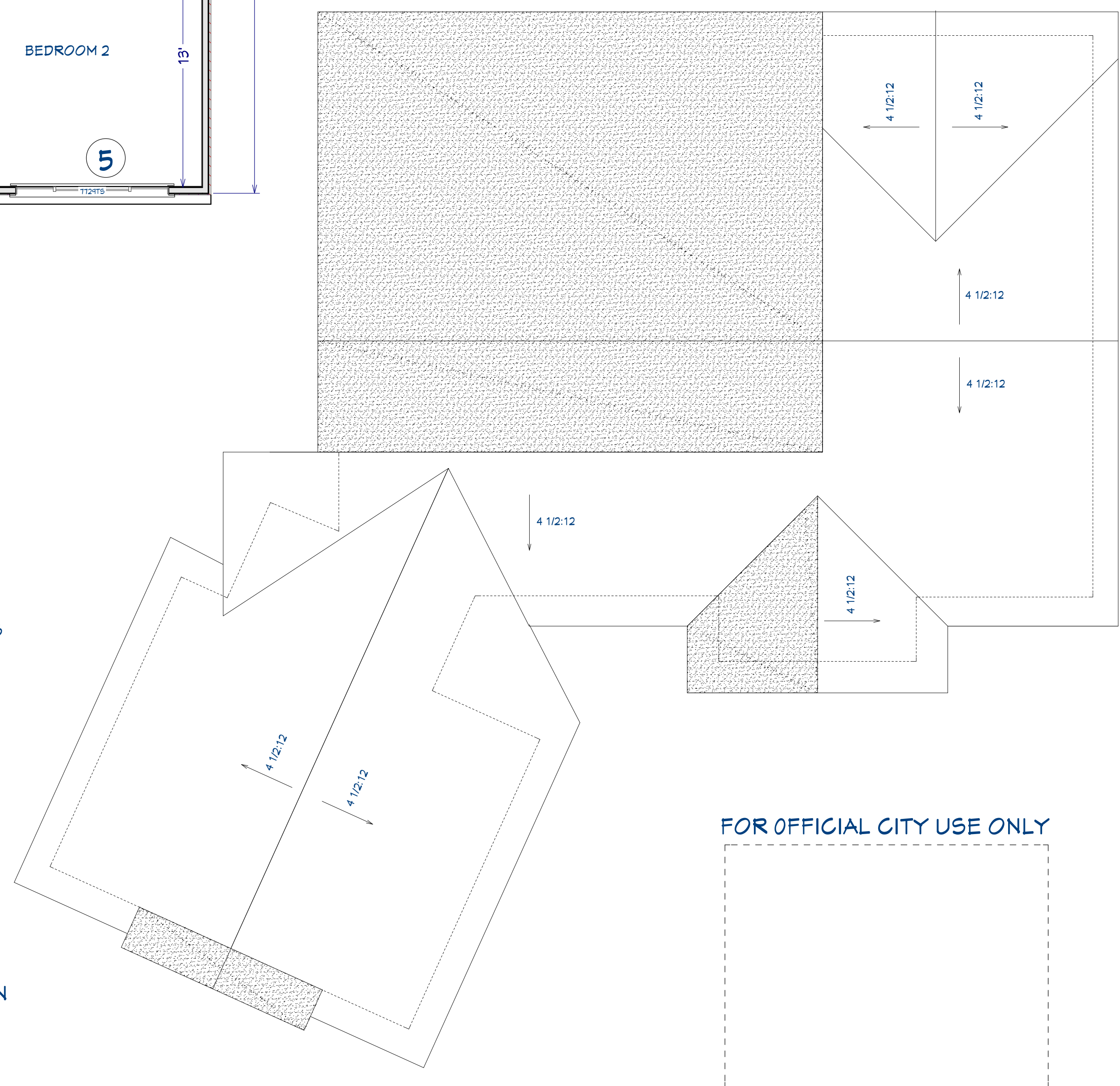
E1
ELEVATION 1

DEMOLITION SCHEDULE

- ① DEMOLITION OF DOORS
- ② DEMOLITION OF WINDOWS
- ③ OPENINGS FOR NEW WINDOWS
- ④ OPENINGS FOR NEW DOOR- DOORWAY
- ⑤ REPLACEMENT OF DOORS OR WINDOWS
- ⑥ DEMOLITION OF FIREPLACE
- ⑦ DEMOLITION OF SHED
- DEMOLITION OF EXTERIOR WALLS
- DEMOLITION OF INTERIOR WALLS

DEMOLITION SCHEDULE

- EXISTING ROOF STRUCTURE TO BE REMOVED
- ROOF STRUCTURE TO REMAIN



EXISTING- DEMOLITION PLAN
SCALE 1/4"=1'-0"

EXISTING -DEMOLITION
ROOF PLAN
SCALE 3/16"=1'-0"

FOR OFFICIAL CITY USE ONLY

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

EXISTING/
DEMOLITION PLAN

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:
2/28/24

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

DRAWINGS PROVIDED BY:
Cal DESIGN STUDIO INC.
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200

Marta G
Ingeborg
Andersson

SHEET:
A-2

REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PROPOSED FLOOR PLAN
1ST FLOOR

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:
2/28/24

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

DRAWINGS PROVIDED BY:
Cal DESIGN STUDIO INC.
PO BOX 478
SARATOGA, CA 95071
(408) 998-3200

Marta G
Ingeborg
Andersson

SHEET:
A-3

WINDOW AND DOOR SCHEDULE

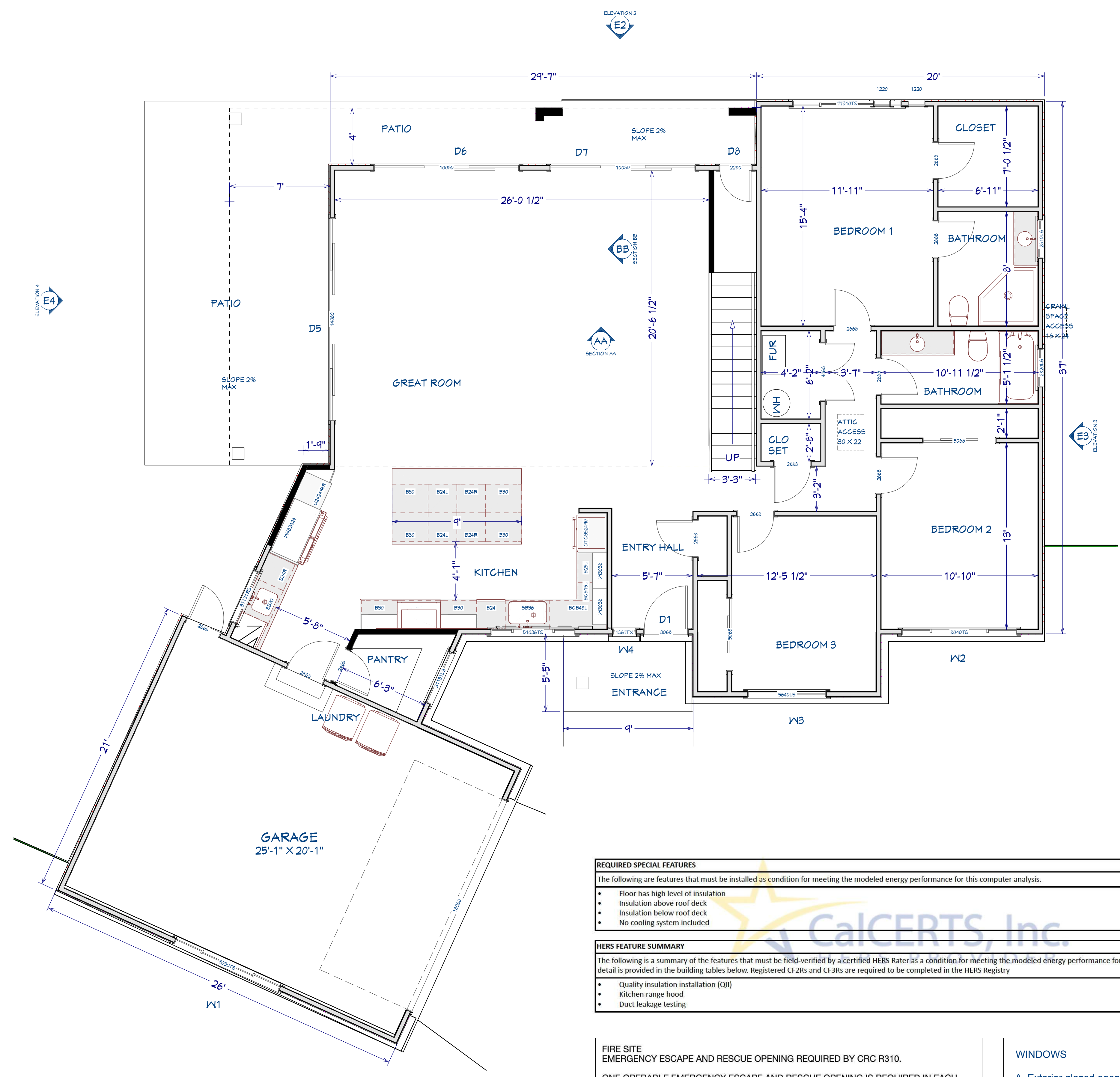
WINDOW AND DOOR SCHEDULE						
	SIZE	MATERIAL	TYPE	TEMPERED	EGRESS	NOTES
W1	8'0" X 3'0"	VINYL	SLIDING 3P	NO	NO	
W2	8'0" X 4'0"	VINYL	SLIDING 3P	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W3	5'5" X 4'0"	VINYL	SLIDING	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W4	1'8" X 6'8"	VINYL	FIXED	YES	NO	
W5	8'0" X 4'0"	VINYL	SLIDING 3P	NO	YES	EMERGENCY ESCAPE/RESCUE OPENING
W6	2'6" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W7	2'0" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W8	2'0" X 4'0"	VINYL	S. CASEMENT	YES	NO	
W9	6'0" X 4'0"	VINYL	SLIDING 3P	NO	NO	
W10	2'0" X 2'6"	VINYL	S. CASEMENT	YES	NO	
W11	5'0" X 4'6"	VINYL	SLIDING 2P	NO	NO	
D1	3'6" X 6'8"	MDF	HINGED	NO	NO	EGRESS HOUSE DOOR
D2	2'6" X 6'8"	MDF	HINGED	NO	NO	FIRE RATED GARAGE DOOR - SELF CLOSING DOOR
D3	2'8" X 6'8"	MDF	POCKET	NO	NO	
D4	2'6" X 6'8"	MDF	HINGED	NO	NO	
D5	14'0" X 8'0"	VINYL	SLIDING 4P	YES	YES	
D6	10'0" X 8'0"	VINYL	SLIDING 3P	YES	YES	
D7	10'0" X 8'0"	VINYL	SLIDING 3P	YES	YES	
D8	2'4" X 8'0"	VINYL	HINGED	NO	NO	
D9	2'6" X 7'0"	VINYL	HINGED	YES	YES	
D10	6'0" X 7'0"	MDF	SLIDING	NO	NO	CLOSET DOOR
D11	2'6" X 7'0"	MDF	HINGED	NO	NO	PRIVACY LOCK
D12	2'6" X 7'0"	MDF	HINGED	NO	NO	
D13	2'6" X 7'0"	MDF	HINGED	NO	NO	
D14	2'6" X 7'0"	MDF	POCKET	NO	NO	
D15	2'6" X 7'0"	MDF	POCKET	NO	NO	PRIVACY LOCK
D16	10'0" X 7'0"	VINYL	SLIDING	YES	YES	EMERGENCY ESCAPE/RESCUE OPENING
SL1	4'0" X 2'0"	METAL	OPERABLE	YES	NO	

DOORS AND WINDOWS		
W2 TO W11	D5-D7	D1 AND D8
U-FACTOR: 0.3	SHGC: 0.23	U-FACTOR: 0.2
SHGC: 0.23		

WINDOW & GLAZING NOTES

- WINDOWS**
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH AN AREA NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. BATHROOMS SHALL BE PROVIDED WITH WINDOW GLAZING AREA NOT LESS THAN 3 SQ. FT. ONE HALF OF WHICH MUST BE OPERABLE.
 - ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NO LESS THAN 1/20TH OF THE FLOOR AREA OF SUCH ROOMS WITH A MINIMUM OF 5 SQ OR MECHANICAL SYSTEM.
- GLAZING**
- ALL GLASS AND GLAZING SHALL COMPLY WITH THE US SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND FEDERAL SPECIFICATIONS.
 - ALL WINDOWS AND SLIDING DOORS MUST BEAR A PERMANENT OF TEMPORARY LABEL SUBSTANTIATING COMPLIANCE WITH: TITLE 24 REPORT FOR THIS PROJECT SEE SHEET T24-A & B
 - GLAZING AT DOOR WITHIN 24" OF A DOOR AND OVER TUBS OR SHOWERS SHALL BE TEMPERED GLASS.
 - GLASS ENCLOSURES FOR SHOWER AND TUB SHALL BE TEMPERED GLASS.
 - GLAZING CLOSER TO FINISHED FLOOR THAN 18" SHALL BE TEMPERED GLASS.

FOR OFFICIAL CITY USE ONLY



PROPOSED FLOOR PLAN
1ST FLOOR
SCALE 1/4"=1'-0"

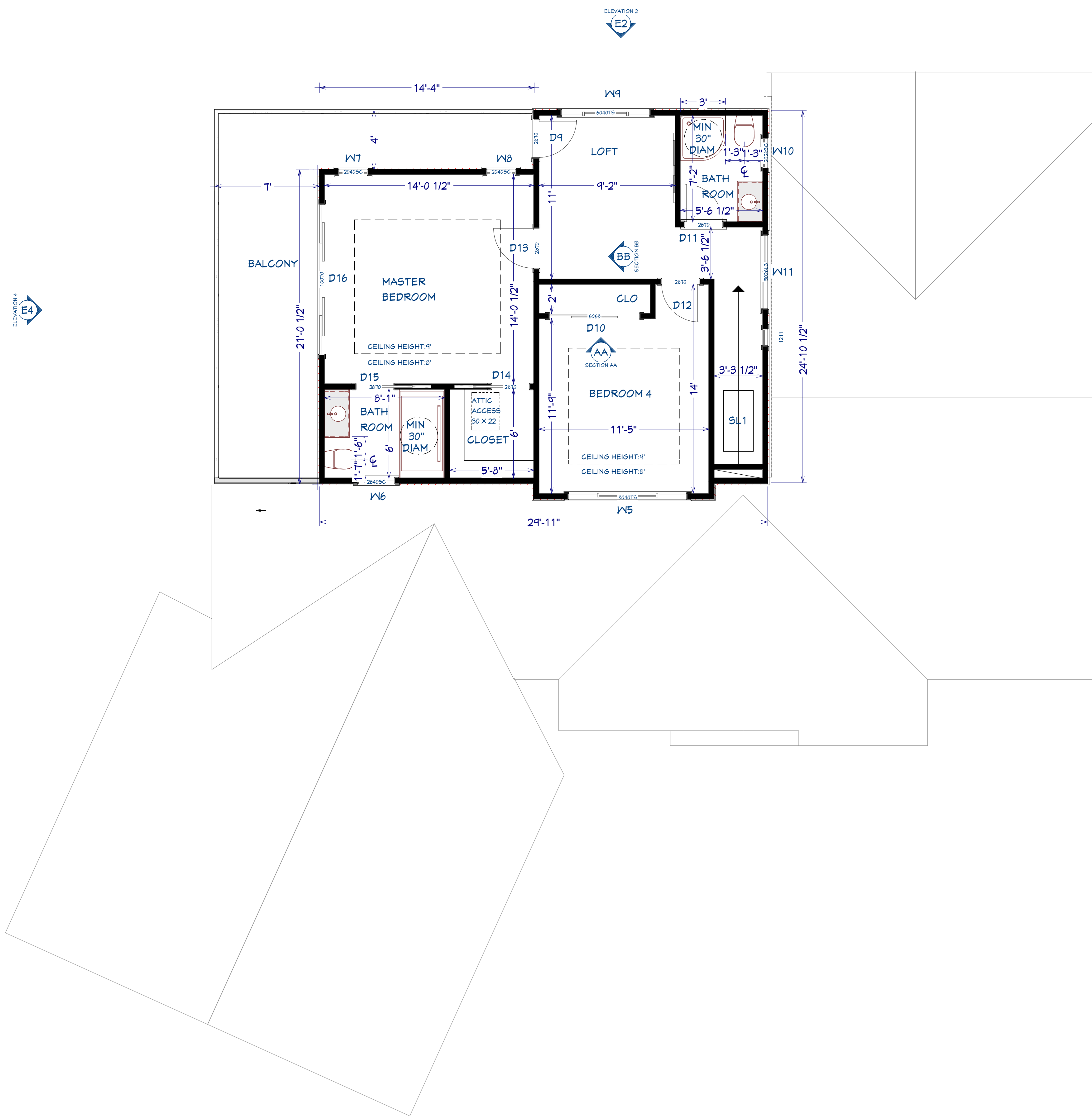
REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
<ul style="list-style-type: none"> Floor has high level of insulation Insulation above roof deck Insulation below roof deck No cooling system included
HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
<ul style="list-style-type: none"> Quality insulation installation (QII) Kitchen range hood Duct leakage testing

FIRE SITE
EMERGENCY ESCAPE AND RESCUE OPENING REQUIRED BY CRC R310.

ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING IS REQUIRED IN EACH SLEEPING AREA. EMERGENCY ESCAPE AND RESCUE OPENING SHALL MEET THE CALIFORNIA FIRE CODE CHAPTER 10 SECTION 1030; EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY. MINIMUM SIZE IS 5.7 SQUARE FEET OF NET CLEAR OPENING WITH A MINIMUM DIMENSION OF 24 INCHES IN HEIGHT AND 20 INCHES IN WIDTH. THE NET CLEAR OPENING DIMENSION SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. THE BOTTOM OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

WINDOWS

A. Exterior glazed opening areas (window) must be at least 8% of the floor area of all habitable rooms. CRC R303.1.
B. Openable exterior opening area must be 4% of the floor area. CRC R303.1



PROPOSED FLOOR PLAN
2ND FLOOR
 SCALE 1/4"=1'-0"

GENERAL NOTES

1. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM WITH REQUIREMENTS TO THE 2022 CBC, 2022 CRC, 2022 CEC, 2022CMC.
2. NOTES AND DETAILS ON DRAWING SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.
3. DIMENSIONS INDICATED ARE THE DIMENSIONS TO BE USED. DO NOT SCALE THE DRAWINGS.
4. NO CHANGES ARE TO BE MADE TO THE PLANS WITHOUT THE KNOWLEDGE OF THE ENGINEER WHOSE SIGNATURE APPEARS HEREIN.
5. THE DESIGN ADEQUACY AND THE SAFETY OF THE ERECTION, BRACING, SHORING AND THE TEMPORARY SUPPORTS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF SHEAR WALLS, ROOFS AND DIAPHRAGMS AND FINISH MATERIAL. HE SHALL PROVIDE ALL NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO APPLICATION OF THE AFOREMENTIONED COMPONENTS.
6. THE GENERAL CONTRACTOR SHALL INSURE THAT THERE IS A FULL TILE SUPERINTENDENT AT THE JOB SITE AT ALL TIMES.
7. PROVIDE SPECIAL INSPECTION FOR ALL TIMES AS REQUESTED BY UBC AND LOCAL CODE AUTHORITY.
8. OWNER'S BUILDER/GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS DIMENSIONS, BUILDING SETBACK, ELECTRICAL, MECHANICAL AND PLUMBING CONDITIONS PRIOR TO START ANY WORK.

PENETRATION THROUGH WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE:

A Ducts in the garage or penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum 26 gage sheet or other approved material and shall have no openings into the garage. CRC R302.5.2
 B. At openings around vents, pipes, ducts, cables and wires at ceiling or floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E136 requirement. CRC R302.5.3

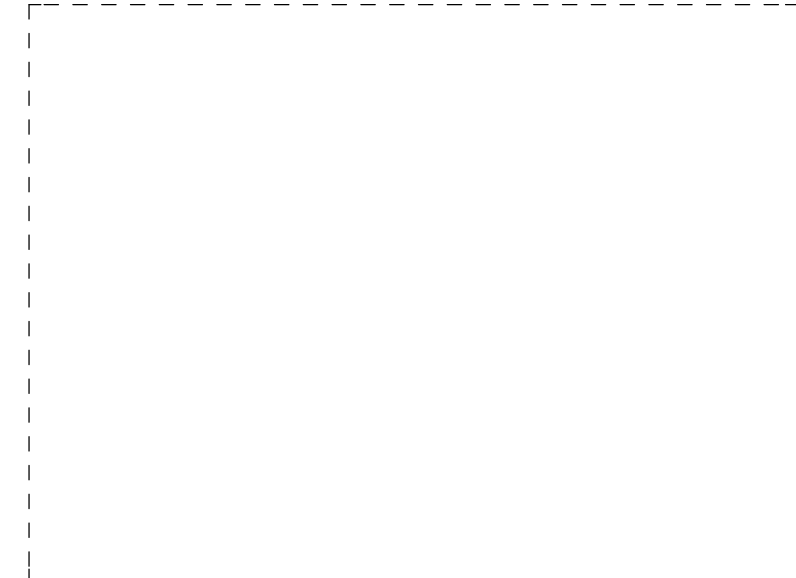
LANDING NOTE:

There shall be a landing or floor at all new exterior doors.
 The width of each landing shall be not less than the door served.
 The slope at exterior landings shall not exceed 2 percent.
 Landings or finished floors at the required egress door shall be not more than 1 1/2 inches lower than the top of the threshold.
 Exception: The landing or floor on the exterior side shall be not more than 7 3/4 inches below the top of the threshold provided that the door does not swing over the landing or floor.
 Doors other than the required egress door shall be provided with landings or floors not more than 7 3/4 inches below the top of the threshold. CRC 311.3

CEILING HEIGHT:

Minimum 7ft. height for the additions CRC R305.1
 Bathrooms and toilet rooms shall have a ceiling height of not less than 6'8" CRC 305.1

FOR OFFICIAL CITY USE ONLY



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED FLOOR PLAN
2ND FLOOR

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'0"

DRAWINGS PROVIDED BY:

 PO BOX 478
 SARATOGA, CA 95071
 (408) 998 3200

Marta G
 Ingeborg
 Andersson

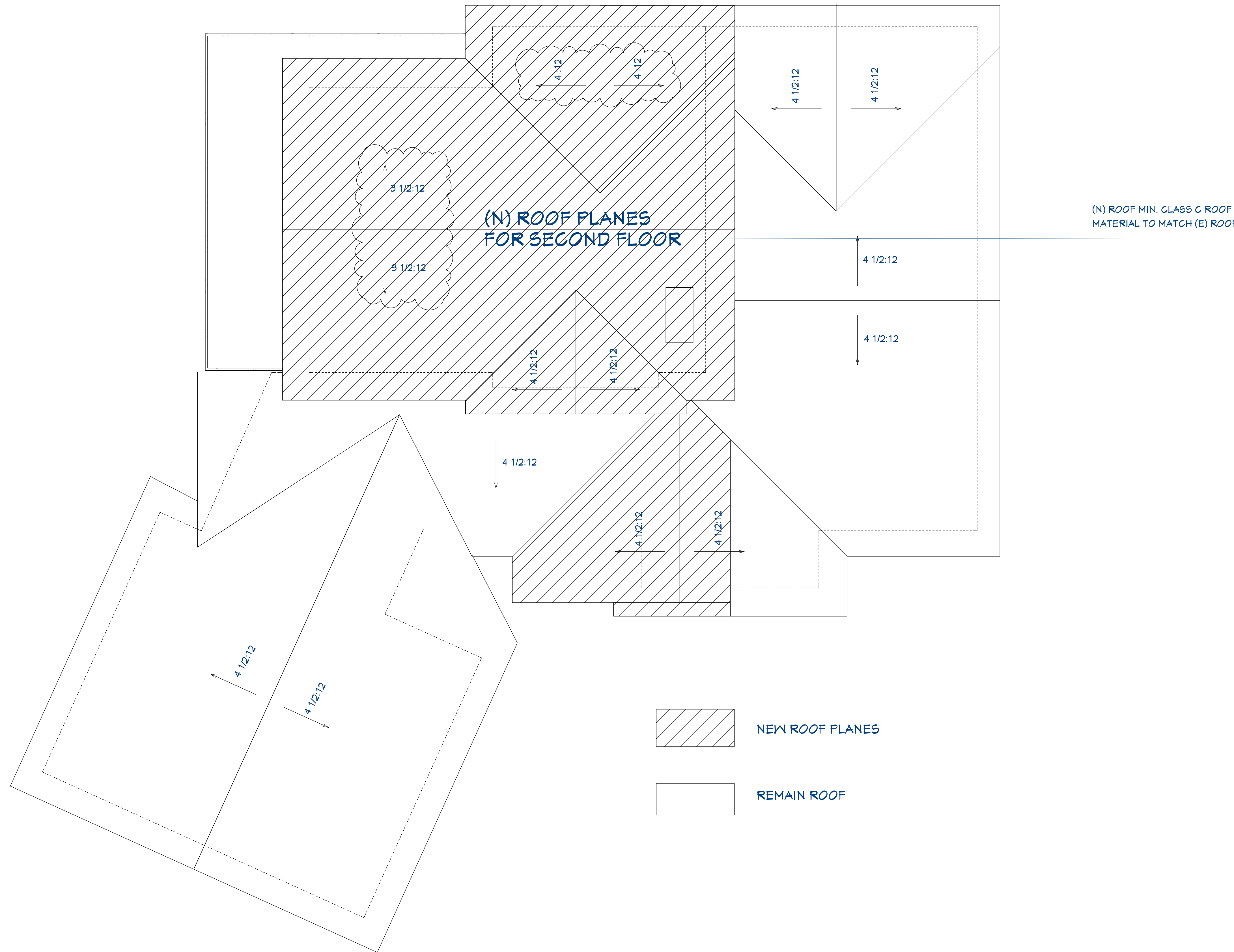
SHEET:

A-4

WOOD & FRAMING NOTES

1. ALL FRAMING LUMBER DOUGLAS FIR LARCH MANUFACTURED AND GRADED PER WCLIB OR WPA GRADING RULES, LATEST EDITIONS UNLESS OTHERWISE NOTED ON THE PLANS. ALL FRAMING LUMBER SHALL BE D.F. NO. 1 GRADE EXCEPT THAT PLATES STUDS AND BLOCKS MAY BE NO. 2 GRADE OR BETTER. ALL FRAMING SHALL CONFORM TO CHAPTER 23 OF THE 2022 CBC.
2. ALL PLYWOOD SHEATHINGS DFPA-INT.CDS STD. WITH EXTERIOR GLUE GROUP 1.2 OR 3 SPECIES.
3. NAILING SHALL BE PER CBC 2022 EXCEPT WHERE DESIGNATED OTHERWISE, SUCH AS SHEAR WALL NAILING ETC. ALL NAILS AND HARDWARE EXPOSED TO WEATHER SHALL BE GALVANIZED.
 - JOIST TO SILL OR GIRDER, TOENAIL 3-8D
 - BRIDGING TO JOIST, TOENAIL EACH END 2-8D
 - CEILING JOISTS TO PLATE, TOENAILS 3-8D
 - CONTINUOUS HEADER TO STUD, TOENAIL 4-8D
 - CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL 3-16D
 - CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL 16D
 - RAFTER TO PLATE, TOENAIL 3-8D
4. REFER TO PLANS AND DETAILS FOR LATERAL BRACING METHODS. BRACING OR SHEAR PANELING SHALL CONFORM TO (CBC 2022) (CONVENTIONAL CONSTRUCTION)
5. PROVIDE DOUBLE JOISTS OR BLOCKING BELOW NEW WALLS.
6. LOCATION OF FOUNDATION VENTS TO CONFORM TO (CBC 2022)
7. PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/150 OF THE ATTIC AREA (CBC 2022)
8. PROVIDE 22" MIN BY 30" MIN ACCESS TO ALL ATTIC SPACES W/30" CLEAR HEIGHT OR MORE. (CBC 2022)
9. PROVIDE 18" MIN BY 24" MIN ACCESS TO FOUNDATION SPACES. PROVIDE 1 ACCESS WITHIN 20' OF BATHROOM & KITCHEN PLUMBING TO CONFORM TO (CBC 2022)
10. NAILS SHALL BE COMMON TYPE UNLESS OTHERWISE NOTED.
11. BOLTS FOR WOOD CONNECTIONS SHALL CONFORM TO ASTM A307 HEX HEAD. STEEL WASHERS SHALL BE USED AT ALL PLACES WHERE THE BOLT HEAD OR NUT WOULD OTHERWISE BEAR OR BE IN CONTACT WITH THE WOOD SURFACE. BOLT HOLES IN MEMBERS SHALL BE DRILLED NOT MORE THAN .125 LARGER THAN THE BOLT HOLE DIAMETER.
12. PROVIDE LATERAL SUPPORT AT ALL ENDS OF JOISTS & RAFTERS BY BLOCKING. RIM JOISTS OR HANGERS BLOCK BETWEEN JOISTS AND RAFTERS OVER ALL SUPPORTS.
13. PROVIDE AT LEAST A DOUBLE STUD AT ALL BEARING POINTS UNDER BEAMS.
14. LAP TOP PLATES 48", NAIL TOGETHER W 16D@8" OR AS INSTRUCTED PER DETAILS.
15. STAGGER ALL PLYWOOD JOINTS IN FLOORS & ROOF SHEATHING & LAY FACE GRAIN PERPENDICULAR TO SUPPORTS. ALL FLOOR SHEATHING TO BE GLUED AT ALL PANEL JOINTS (TONGUE & GROOVE) & TO ALL JOISTS AND BLOCKING. CONSTRUCTION ADHESIVE TO ICBO APPROVED FOR THE SPECIFIC APPLICATION. PROVIDE APPROXIMATELY 1/8" SPACING AT PANEL JOINTS AND FOLLOW ALL MANUFACTURERS INSTALLATION RECOMMENDATIONS.
16. VERTICAL SHEATHING SHALL BE BLOCKED AT ALL PANEL EDGED & SHALL BE CONTINUOUS THE ENTIRE HEIGHT OF WALLS & EXTEND TO FRAMING MEMBERS (BETOND/BLOCKING, RIM JOISTS, WALL PLATES, RAFTERS...) AS CONDITIONS WARRANT. SEE ALSO DETAILS FOR SHEAR TRANSFER WHERE PROVIDED. HORIZONTAL & VERTICAL EDGES OF ADJACENT PANELS SHALL BE NAILED TO SAME FRAMING MEMBER. PROVIDE APPROXIMATELY 1/8" SPACING AT ALL PANEL JOINTS.
17. ALL LUMBER HEADERS AND BEAMS TO BE DOUGLAS FIR NO1 UNLESS OTHERWISE NOTED.
18. ALL ENGINEERED WOOD HEADERS AND BEAMS TO BE TRUSS JOIST 2.0E PARALLAMS OR 1.8 MICROLLAMS AS SPECIFIES ON THE PLANS.
19. ALL MUDSILL TO BE DOUGLAS FIR PRESSURE TREATED.
20. ALL ANCHOR BOLTS TO BE PROVIDED WITH 3"x3"x0.229" MIN. PLATE WASHERS. (CBC 2022)
21. ALL HARDWARE TO BE SIMPSON OR APPROVED EQUAL.
22. MIN GYP.BD. NAILING IS 5D PARKERHEAD NAILS(6D FOR 5/8" BOARD) AT 7" EDGES AND FIELD.

FOR OFFICIAL CITY USE ONLY



PROPOSED ROOF PLAN
SCALE 1/4"=1'-0"

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

ROOF PLAN

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

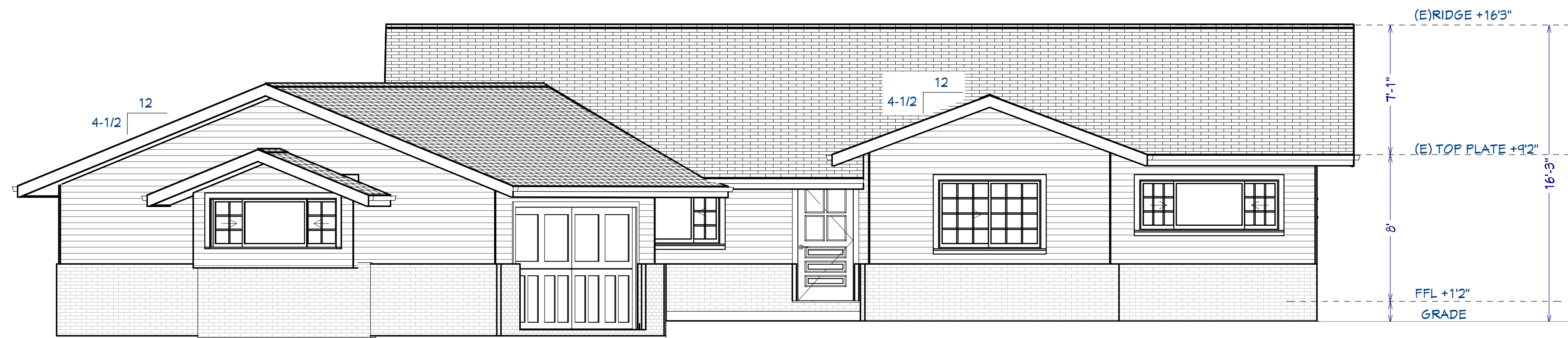
DATE:
2/28/24

SCALE:
1/4"=1'-0"
3/16"=1'-0"

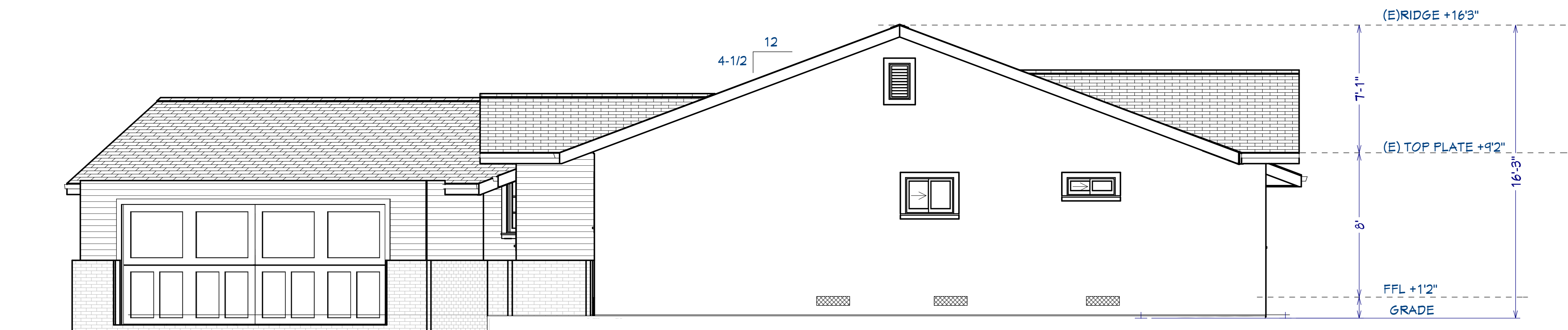
DRAWINGS PROVIDED BY:
Cal DESIGN STUDIO INC.
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200

Marta G
Ingeborg
Andersson

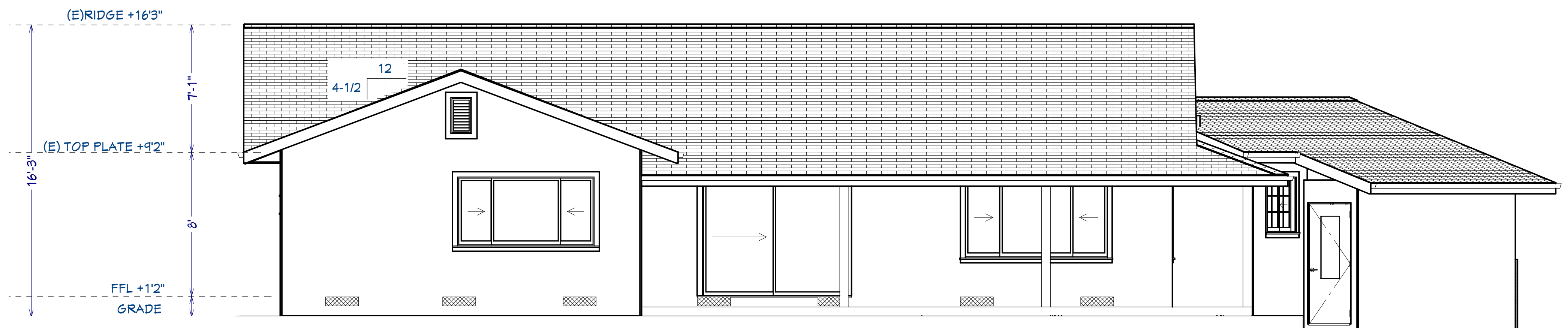
SHEET:
A-5



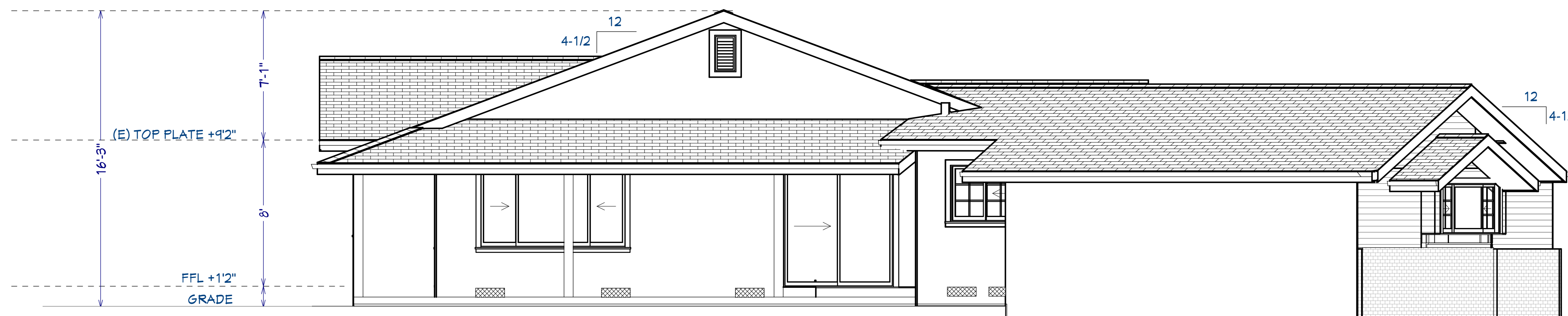
EXISTING EXTERIOR FRONT ELEVATION
SCALE 1/4"=1'-0"



EXISTING EXTERIOR SIDE ELEVATION
SCALE 1/4"=1'-0"



EXISTING EXTERIOR REAR ELEVATION
SCALE 1/4"=1'-0"



EXISTING EXTERIOR SIDE ELEVATION
SCALE 1/4"=1'-0"

FOR OFFICIAL CITY USE ONLY

NUMBER	DATE	REVISION	DESCRIPTION

EXISTING
EXTERIOR
ELEVATIONS

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:
2/28/24

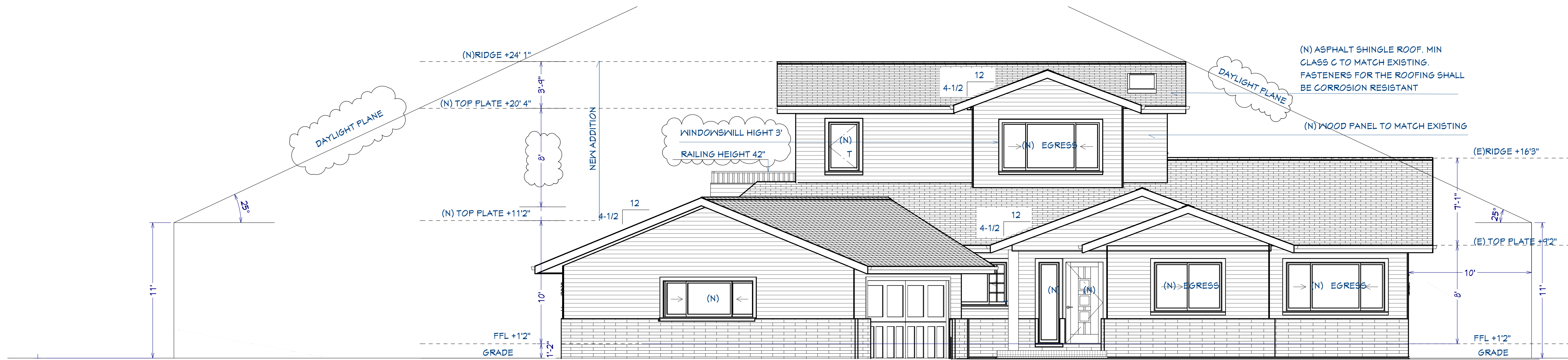
SCALE:
1/4"=1'-0"

DRAWINGS PROVIDED BY:
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200



Marta G
Ingeborg
Andersson

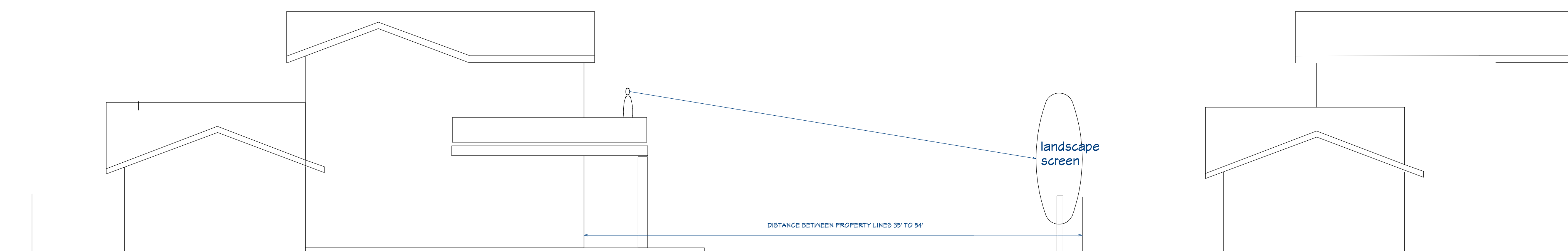
SHEET:
A-6



NEW EXTERIOR FRONT ELEVATION
SCALE 1/4"=1'-0"



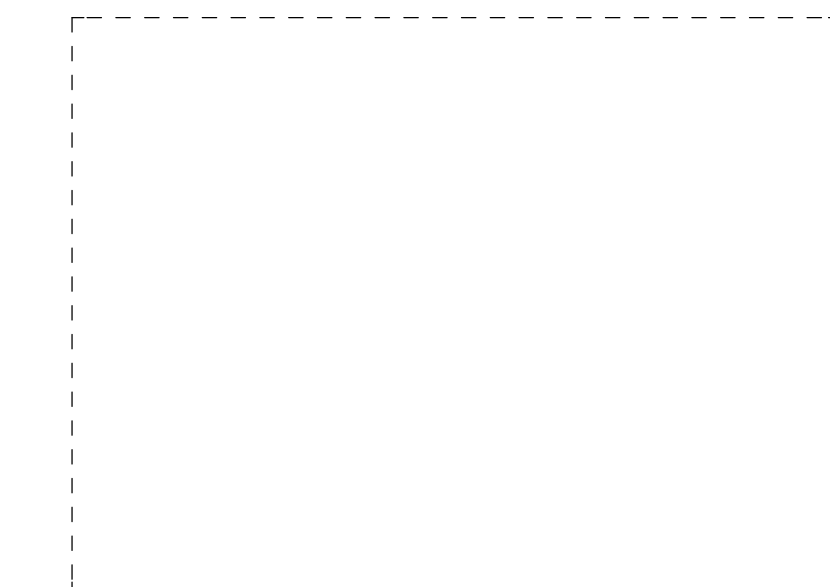
NEW EXTERIOR REAR ELEVATION
SCALE 1/4"=1'-0"



PRIVACY SKETCH
SCALE 1/8"=1'-0"

CHERRY LAUREL LANDSCAPING
SCREENING 150L CONTAINERS
19-20" IN HEIGHT AT MATURITY
OR LARGER

FOR OFFICIAL CITY USE ONLY



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED
EXTERIOR
ELEVATIONS

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:
2/28/24

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

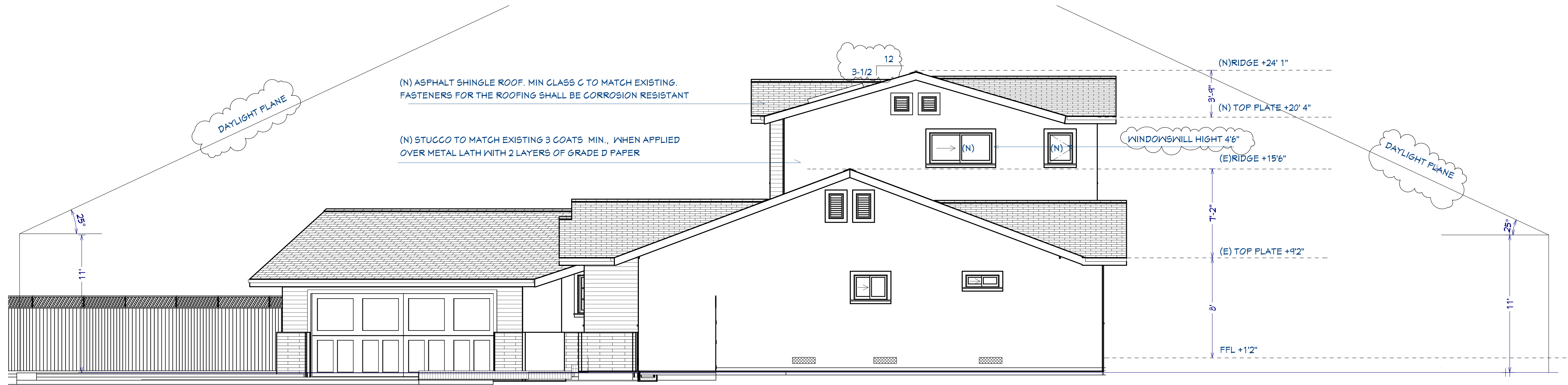
DRAWINGS PROVIDED BY:
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200



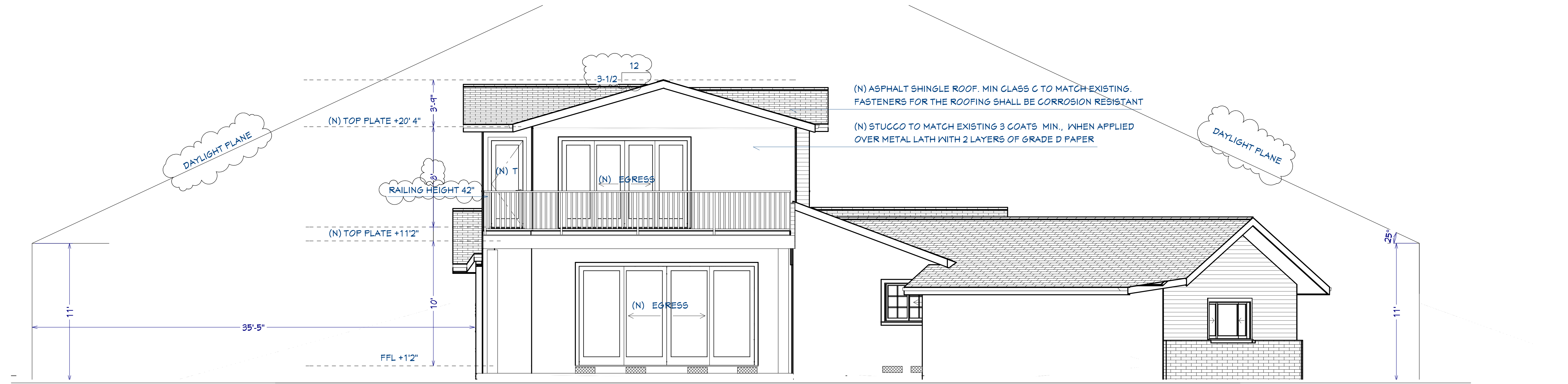
Marta G
Ingeborg
Andersson

SHEET:

A-7



NEW EXTERIOR SIDE ELEVATION
SCALE 1/4"=1'-0"



NEW EXTERIOR SIDE ELEVATION
SCALE 1/4"=1'-0"

VENTILATION NOTES

CRAWLSPACE VENTILATION AREA

1/150 X UNDER FIRST FLOOR = REQUIRED VENTILATION
 1/150 X 1910 SQ FT = 12.73 SQ FT = CRAWLSPACE VENTILATION REQUIRED.
 EA VENT EQUALS CA.72 SQ FT = 12.73/.72 = 18# VENTS REQUIRED
 See placement in Exterior elevation A-7 A-8

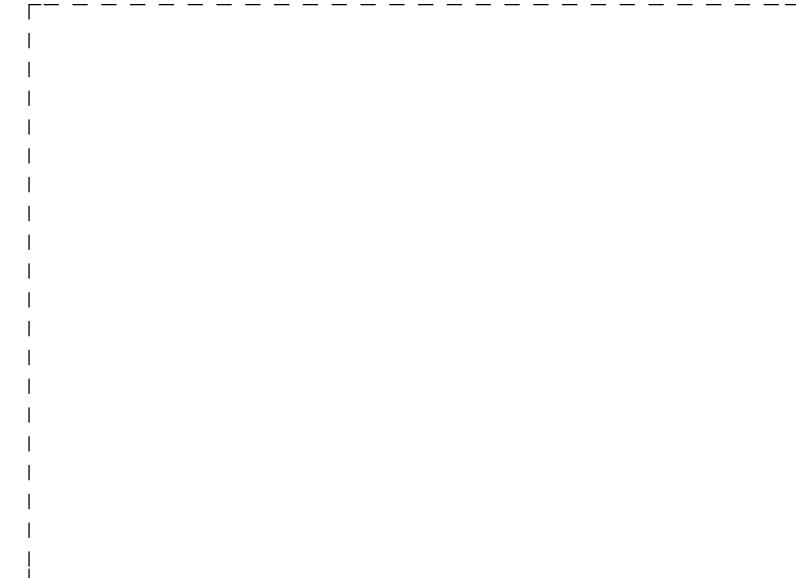
ROOF VENTILATION AREA 1ST FLOOR

1/150 X ROOF AREA = REQUIRED VENTILATION
 1/150 X 1210 SQ FT = 8.06 SQ FT OF REQUIRED VENTILATION
 THROUGH GABLE VENTS
 (4) 14" X 24" GABLE VENT(BRAND TBD):9.32 SQ FT
 See placement in Exterior elevation A-7 A-8

ROOF VENTILATION AREA 2ND FLOOR

1/150 X ROOF AREA = REQUIRED VENTILATION
 1/150 X 700 SQ FT = 4.66 SQ FT OF REQUIRED VENTILATION
 THROUGH GABLE VENTS
 (4) 14" X 14" GABLE VENT(BRAND TBD):5.44 SQ FT
 See placement in Exterior elevation A-7 A-8

FOR OFFICIAL CITY USE ONLY



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

PROPOSED
EXTERIOR SIDE
ELEVATIONS

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'-0"

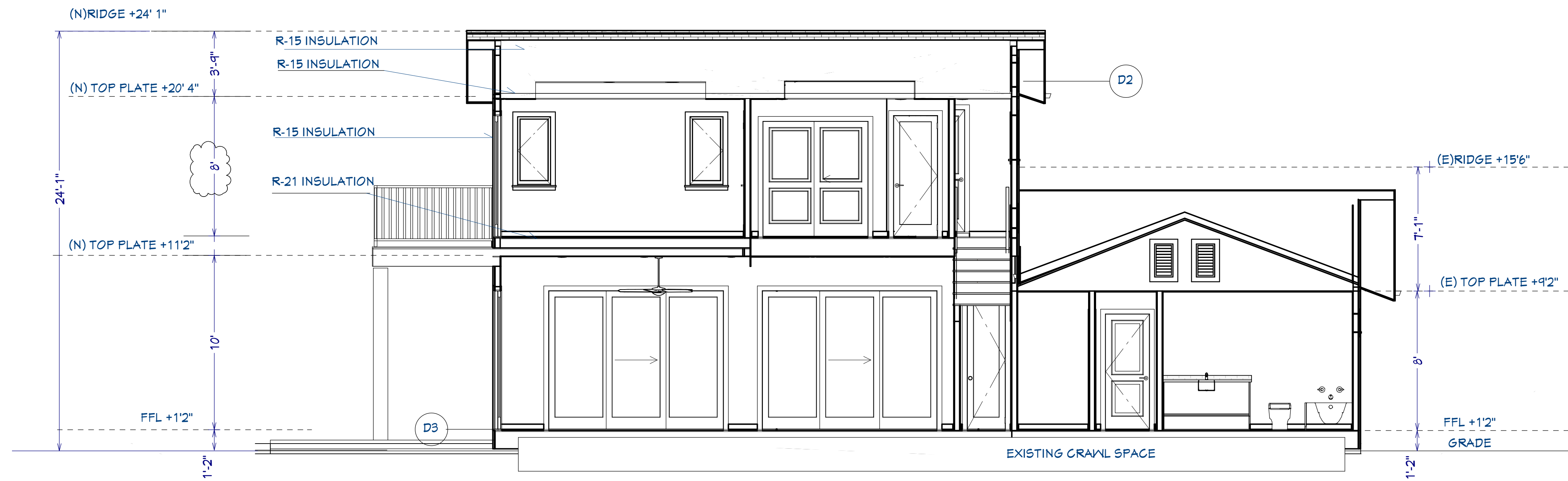
DRAWINGS PROVIDED BY:
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200



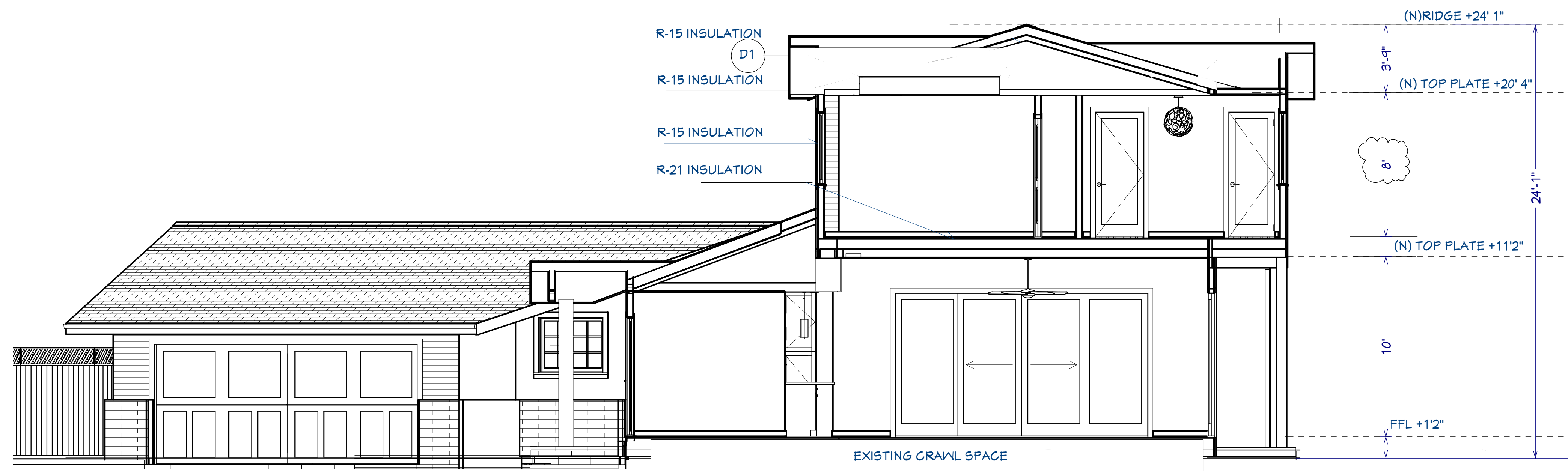
Marta G
Ingeborg
Andersson

SHEET:

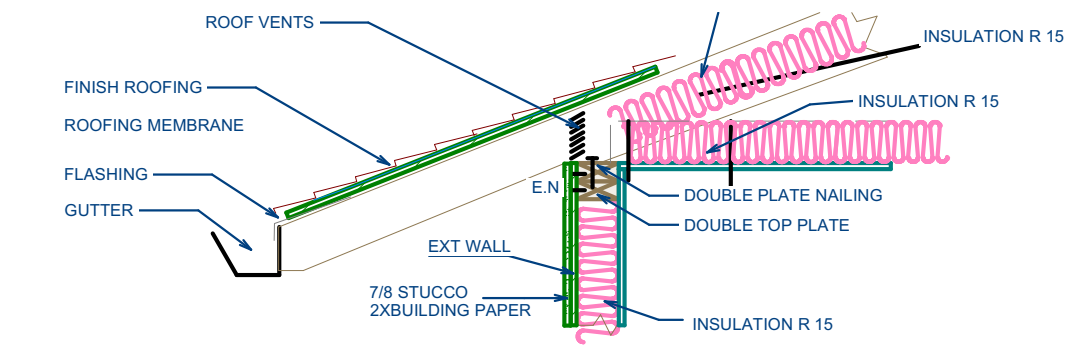
A-8



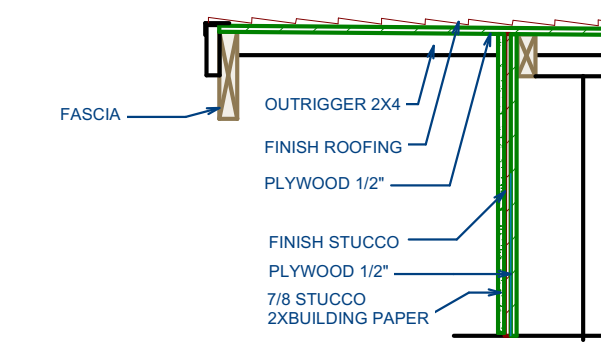
SECTION A-A
SCALE 1/4"=1'-0"



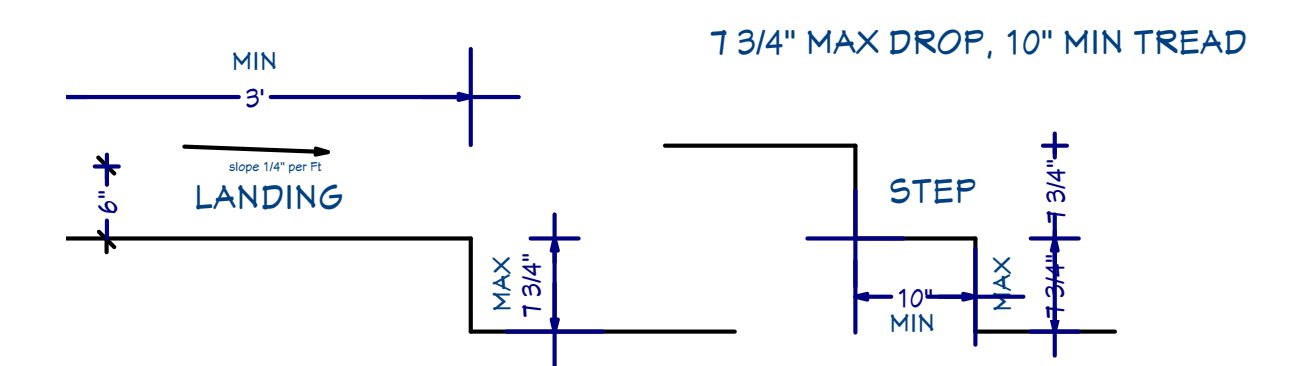
SECTION B-B
SCALE 1/4"=1'-0"



D1 EAVE DETAIL
SCALE 3/4"=1'-0"

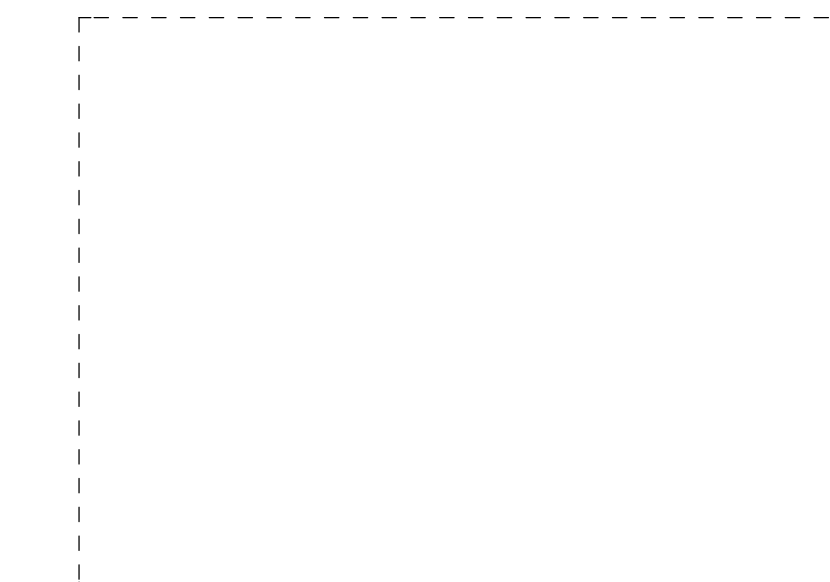


D2 DETAIL
SCALE 3/4"=1'-0"



D3 STEP & LANDING DETAIL
SCALE 3/4"=1'-0"

FOR OFFICIAL CITY USE ONLY



REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

CROSS SECTIONS
AND DETAILS

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:

2/28/24

SCALE:

1/4"=1'-0"

DRAWINGS PROVIDED BY:
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200



Marta G
Ingeborg
Andersson

SHEET:

A-9



REVISION TABLE	
NUMBER	DATE

COLOR 3D RENDERING
PERSPECTIVES

1358 MONTCLAIRE WAY,
94024, LOS ALTOS, CA

DATE:
2/28/24

SCALE:

DRAWINGS PROVIDED BY:
Cal
DESIGN
STUDIO INC.
PO BOX 478
SARATOGA, CA 95071
(408) 998 3200

Marta G
Ingeborg
Andersson

SHEET:
A-10