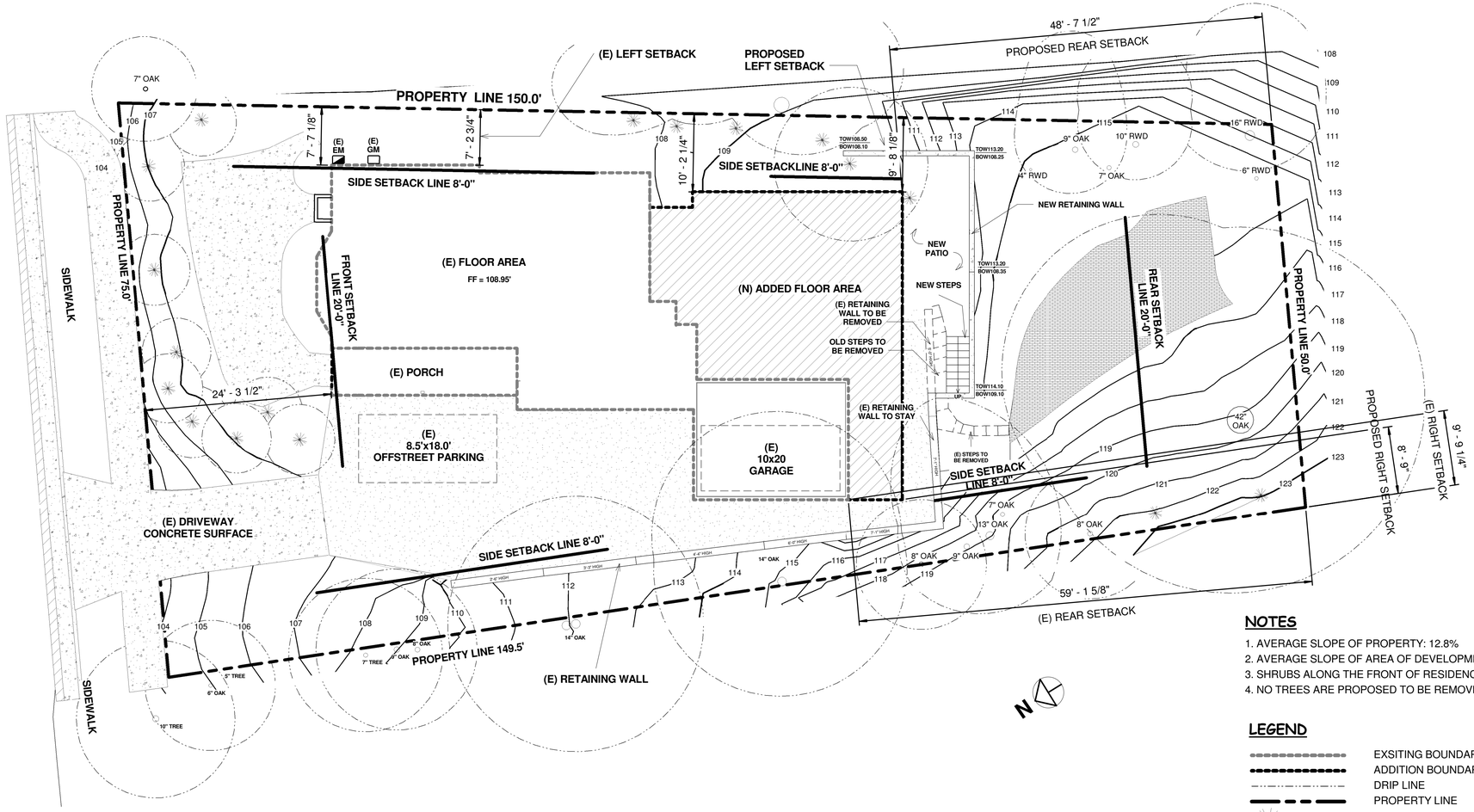


NOTES

1. AVERAGE SLOPE OF PROPERTY: 12.8%
2. AVERAGE SLOPE OF AREA OF DEVELOPMENT: 8.3%
3. SHRUBS ALONG THE FRONT OF RESIDENCE ARE PROPOSED TO REMAIN.
4. NO TREES ARE PROPOSED TO BE REMOVED OR TRIMMED.

LEGEND

- EXSITING BOUNDARY LINE
- ADDITION BOUNDARY LINE
- DRIP LINE
- PROPERTY LINE
- SHRUB
- TREE, DIAMETER VARIES
- RETAINING WALL

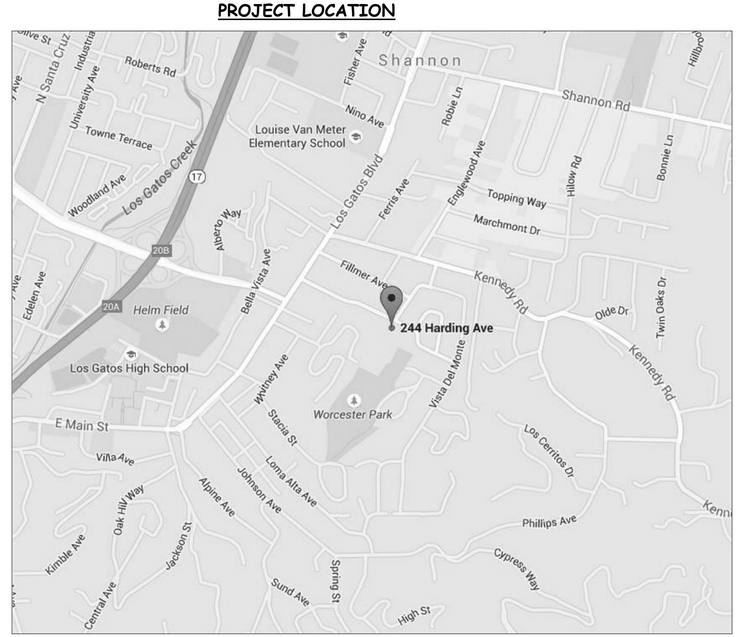
SITE PLAN

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

0' 4' 8' 16'

PERSPECTIVE VIEWS

PROJECT LOCATION



PROJECT SUMMARY

PROJECT SCOPE:	RESIDENTIAL REMODEL & ADDITION
CONSTRUCTION:	TYPE 5B WOOD FRAME
OCCUPANCY:	R3/U
BUILDING CODE:	2013 CBC, CRC, CPC, CMC, CEC, CalGreen & 2008 CalEnergy
LOT AREA:	9238 S.F.
ZONING:	R 1:8
FAR:	0.316
MAX ALLOWED FLOOR AREA:	2919.21 S.F.
GAR:	0.0881
MAX ALLOWED GARAGE AREA:	813.87 S.F.
EXISTING FLOOR AREA:	1192 S.F.
EXISTING GARAGE AREA:	314 S.F.
NEW FLOOR AREA (1ST FLR):	736 S.F.
NEW FLOOR AREA (2ND FLR):	763 S.F.
NEW GARAGE AREA:	110 S.F.
TOTAL FLOOR AREA:	2691 S.F.
TOTAL GARAGE AREA:	424 S.F.
ELECTRICAL POWER:	110V, 240V, 200AMPS
FIRE SPRINKLERS:	NO

DRAWING SHEET INDEX

SHEET NUMBER	SHEET NAME
A1	SITE PLAN & PROJECT DATA
A2	EXISTING FLOOR PLAN
A3	EXISTING BUILDING ELEVATIONS
A4	DEMOLITION PLAN
A5	PROPOSED PLAN - 1ST FLOOR
A6	PROPOSED PLAN - 2ND FLOOR
A7	ROOF PLANS
A8	BUILDING ELEVATIONS
A9	BUILDING ELEVATIONS
A10	SECTIONS
A11	AREA PLAN & STREETSCAPE
A12	AREA CALCULATION PLAN
A13	SHADOW STUDY
C-11	GRADING & DRAINAGE PLAN

SITE AREA CACULATION

SITE	EXISTING		PROPOSED	
	AREAS (SQ. FT.)	PERCENTAGE (%)	AREAS (SQ. FT.)	PERCENTAGE (%)
BUILDING COVERAGE*	1513	16	2359	26
PORCH	148	2	148	2
GRAVEL PAVING	600	6	600	6
CONC. PAVING	920	10	750	8
LANDSCAPING	6058	66	5383	58
TOTAL LOT	9238	100	9238	100

* INCLUDING GARAGE

REVISIONS	BY
10/7/2015	J.Y.
12/18/2015	J.Y.
1/4/2016	J.Y.
1/19/2016	J.Y.

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THORDAL REMODEL & ADDITION
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SITE PLAN & PROJECT DATA

DATE	7/30/2015
SCALE	As indicated
DRAWN	JADIE Y.
JOB	
SHEET	A1
OF	14 SHEETS

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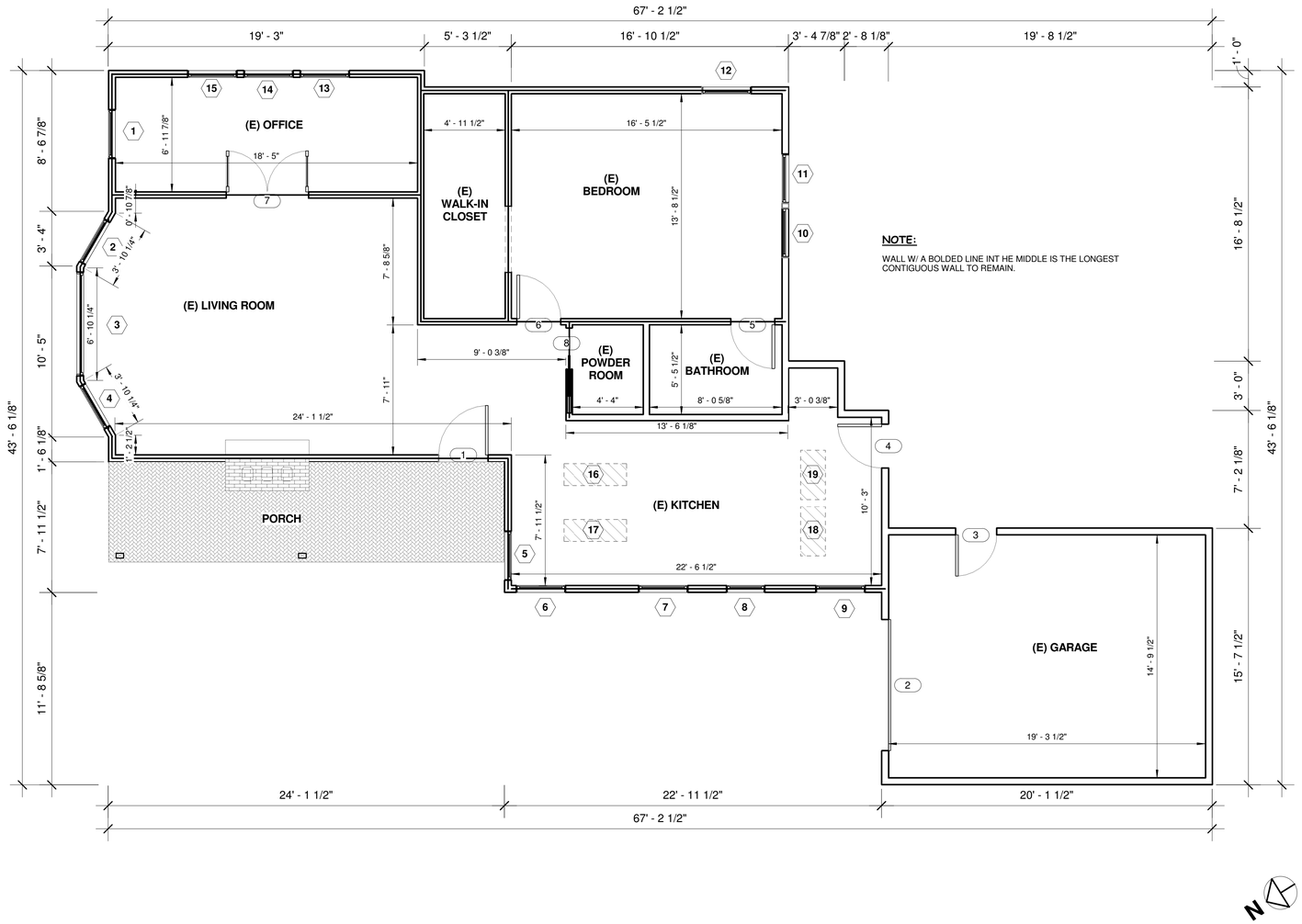

NOTE:

WALL W/ A BOLDED LINE INT HE MIDDLE IS THE LONGEST CONTIGUOUS WALL TO REMAIN.

EXISTING FLOOR PLAN

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

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EXISTING FLOOR PLAN

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A2
OF	14 SHEETS

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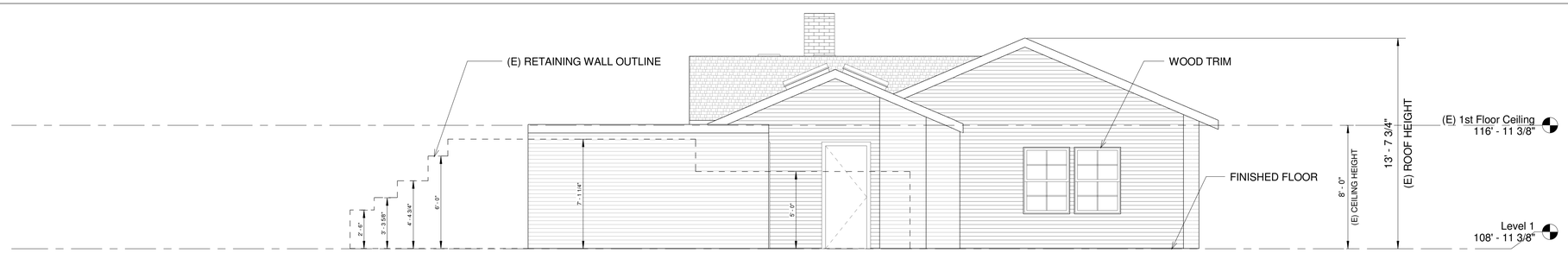
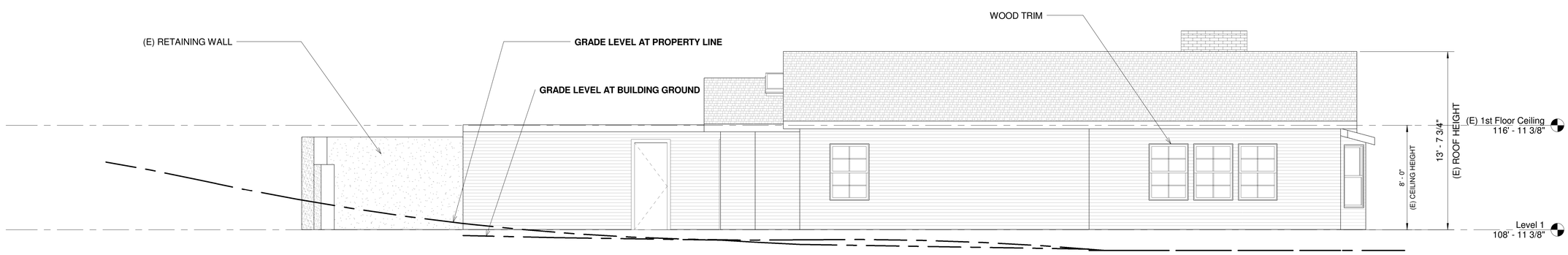
EXISTING FRONT ELEVATION

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



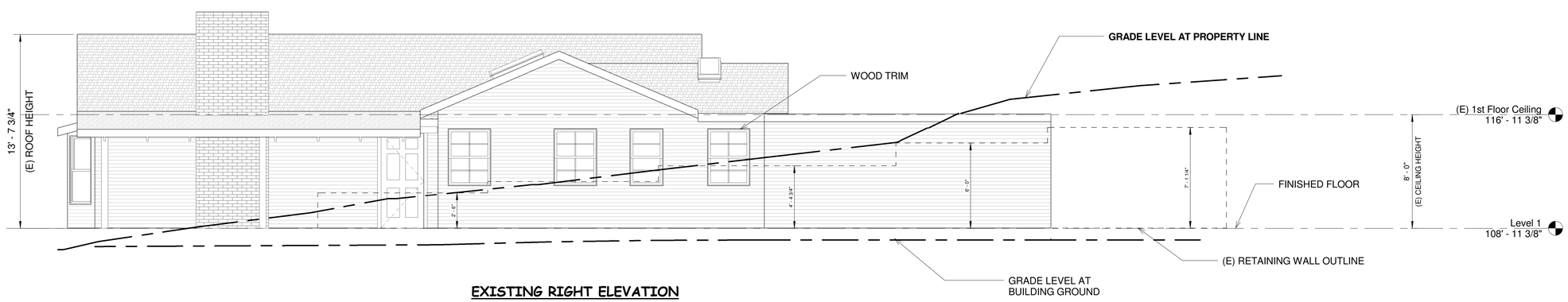
EXISTING REAR ELEVATION

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



EXISTING LEFT ELEVATION

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



EXISTING RIGHT ELEVATION

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

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EXISTING BUILDING ELEVATIONS

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A3
OF	14 SHEETS

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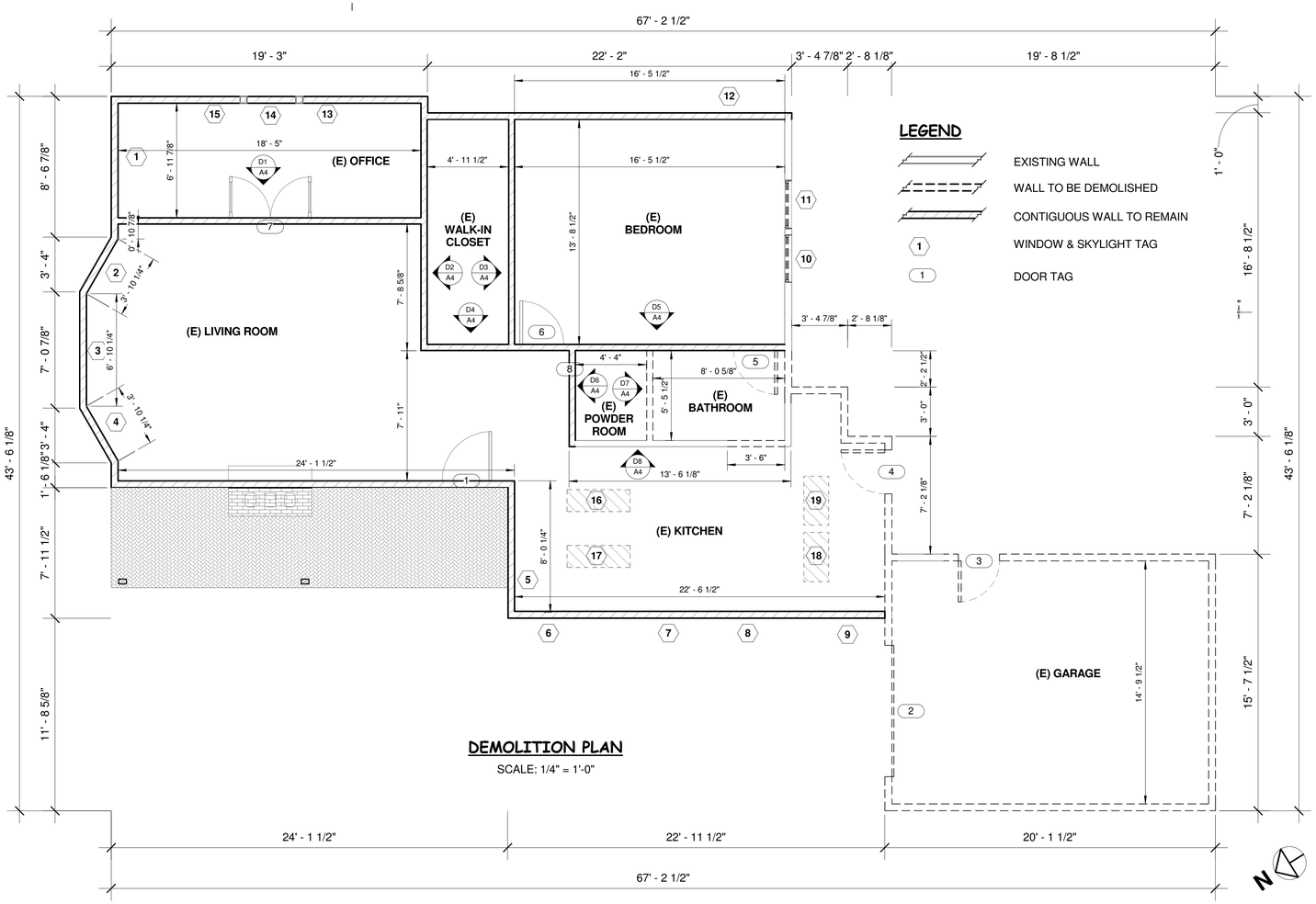
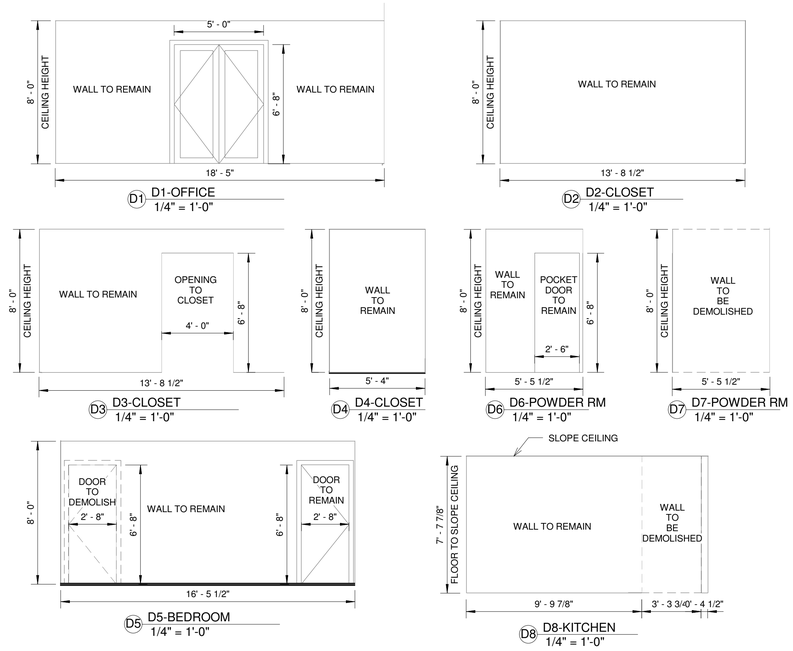


DEMOLITION PLAN

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

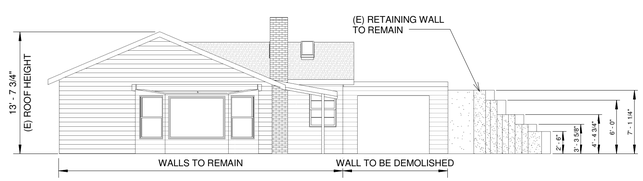
LEGEND

- EXISTING WALL
- WALL TO BE DEMOLISHED
- CONTIGUOUS WALL TO REMAIN
- WINDOW & SKYLIGHT TAG
- DOOR TAG



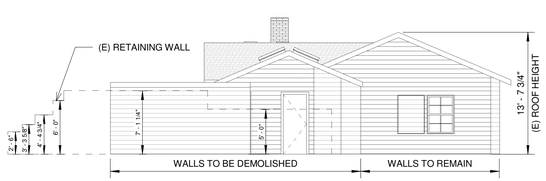
DEMOLITION CALCULATION

ELEVATION	WALL AREAS MINUS ALL OPENINGS (SQ. FT.)	WALL AREAS TO BE DEMOLISHED (SQ. FT.)	WALL AREAS TO REMAIN (SQ. FT.)
(E) FRONT	274.36	35.90	238.46
(E) REAR	372.59	221.54	151.05
(E) LEFT	483.10	183.17	299.93
(E) RIGHT	483.70	150.98	332.72
D1	114.01	0	114.01
D2	109.68	0	109.68
D3	83.00	0	83.00
D4	42.64	0	42.64
D5	96.06	0	96.06
D6	27.01	0	27.01
D7	43.68	43.68	0
D8	103.48	25.35	78.13
TOTAL	**2,233.31**	**660.62**	**1,572.69**
PERCENTAGE		**30%**	**70%**



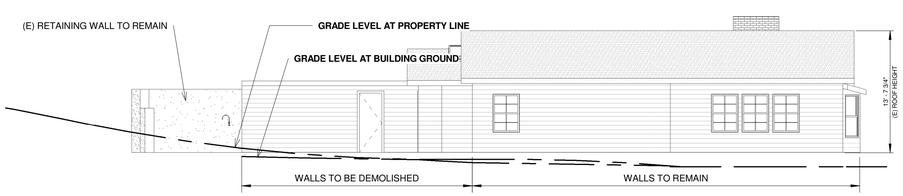
EXISTING FRONT ELEVATION

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



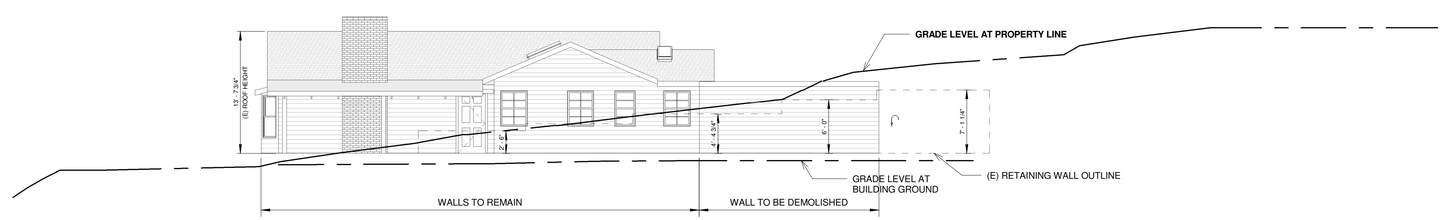
EXISTING REAR ELEVATION

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



EXISTING LEFT ELEVATION

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



EXISTING RIGHT ELEVATION

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

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DEMOLITION PLAN

DATE	7/30/2015
SCALE	As indicated
DRAWN	JADIE Y.
JOB	
SHEET	A4
OF	14 SHEETS

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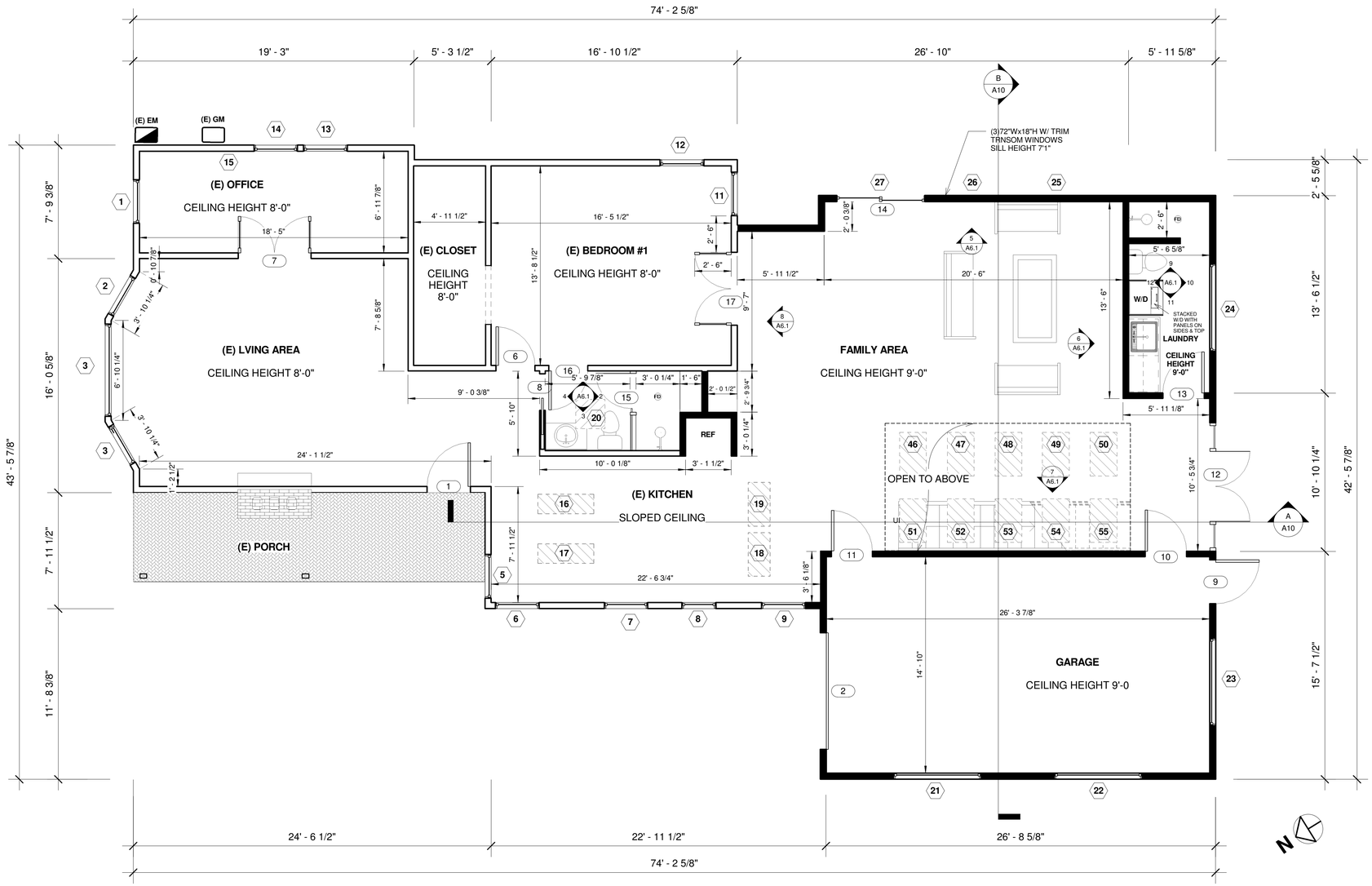

PROPOSED PLAN - 1ST FLOOR

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

LEGEND

═══	EXISTING WALL
▬▬▬	NEW WALL
⟨1⟩	WINDOW & SKYLIGHT TAG
(1)	DOOR TAG

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THORDAL REMODEL & ADDITION
244 Harding Ave., Los Gatos, CA

PROPOSED PLAN - 1ST FLOOR

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A5
OF	14 SHEETS

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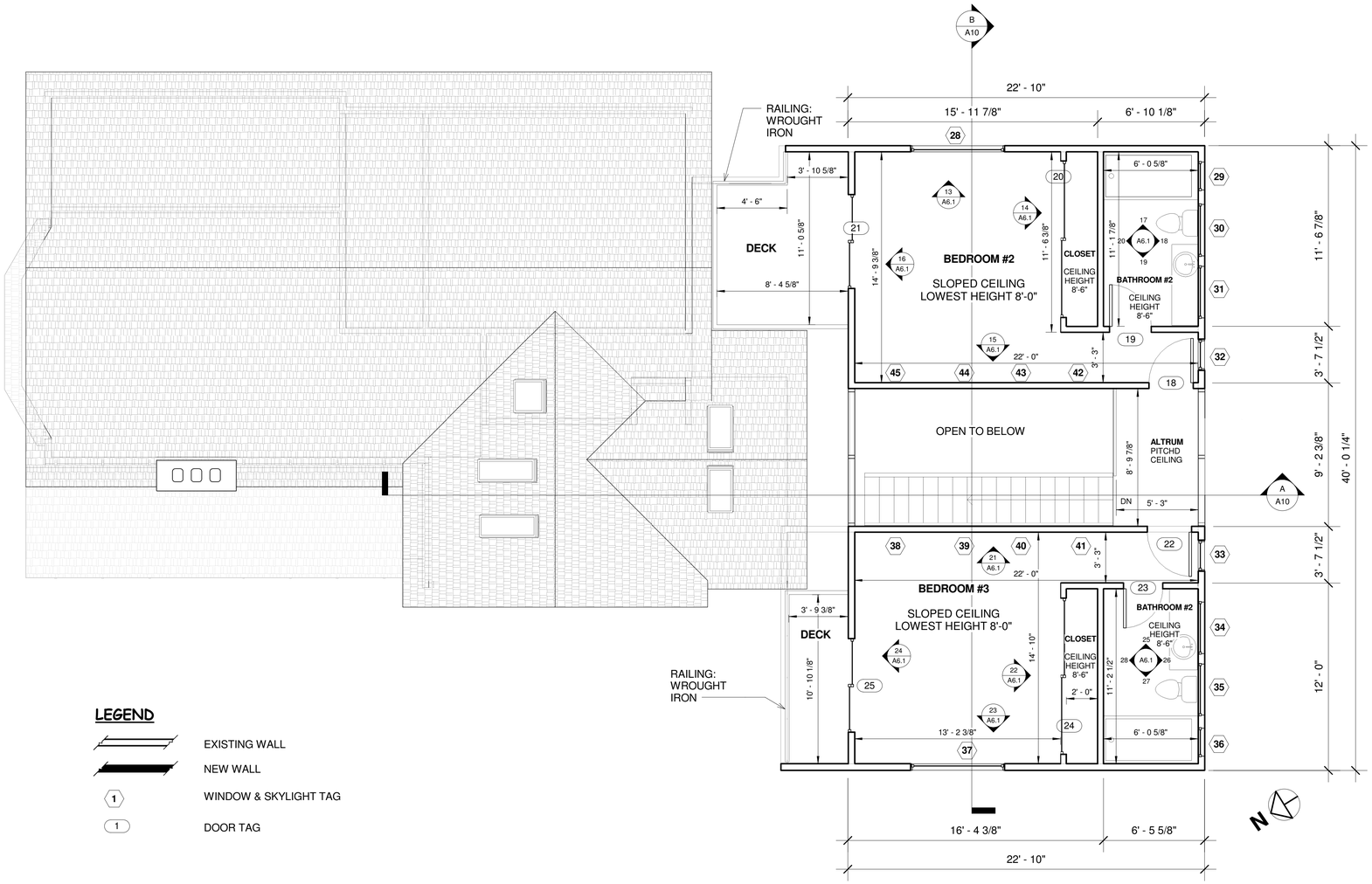

LEGEND

- EXISTING WALL
- NEW WALL
- (1) WINDOW & SKYLIGHT TAG
- (1) DOOR TAG

PROPOSED PLAN - 2ND FLOOR

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

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PROPOSED PLAN - 2ND FLOOR

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A6
OF	14 SHEETS

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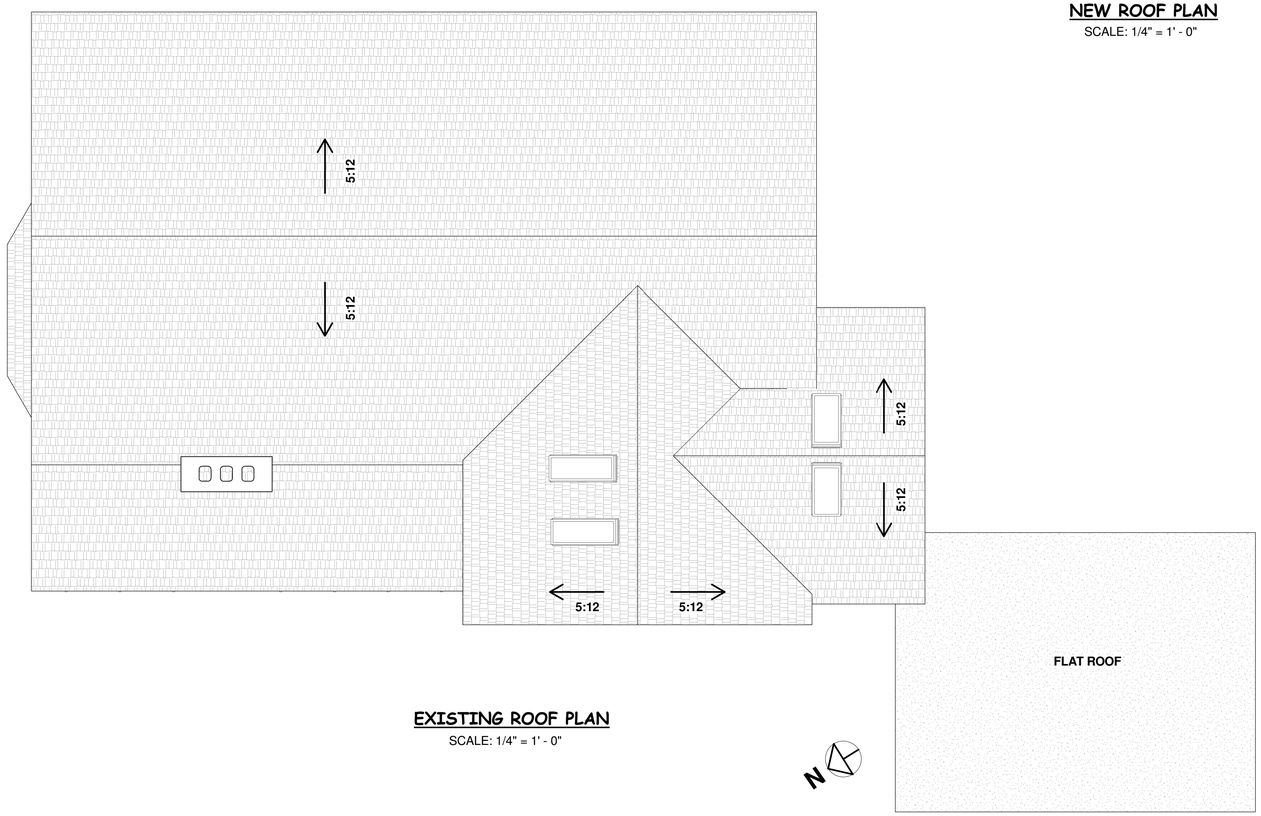
NOTE:

ALL SKYLIGHTS ARE FLAT DESIGN.

NEW ROOF PLAN

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



EXISTING ROOF PLAN

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

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ROOF PLANS

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A7
OF	14 SHEETS

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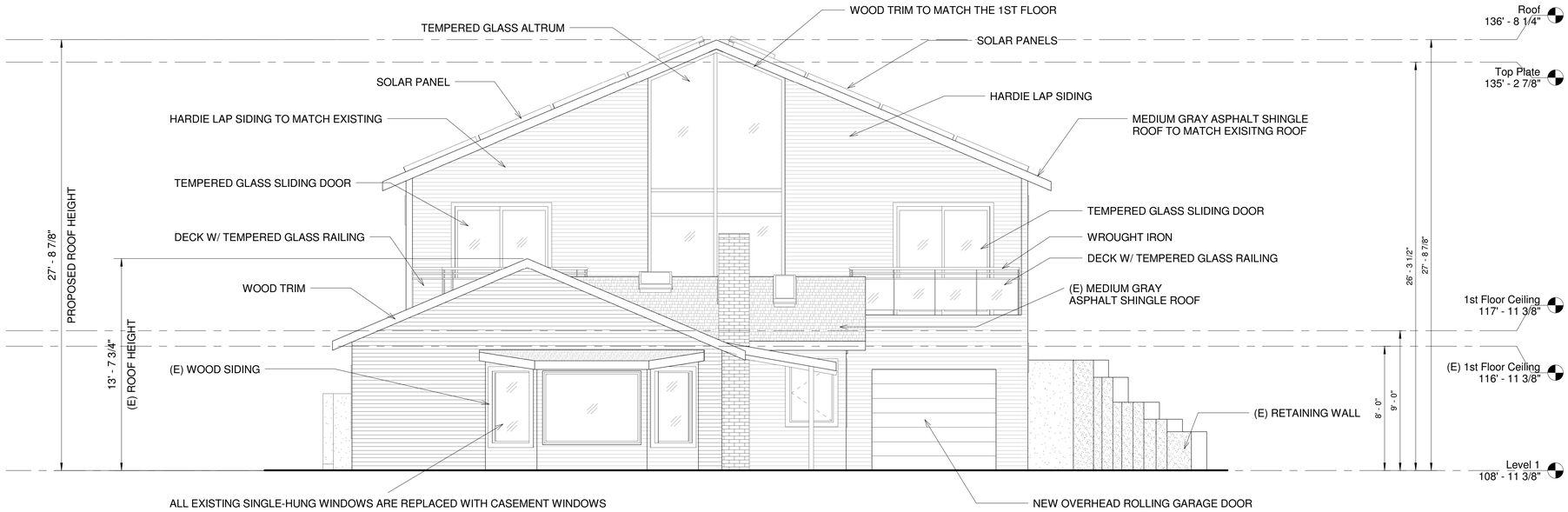
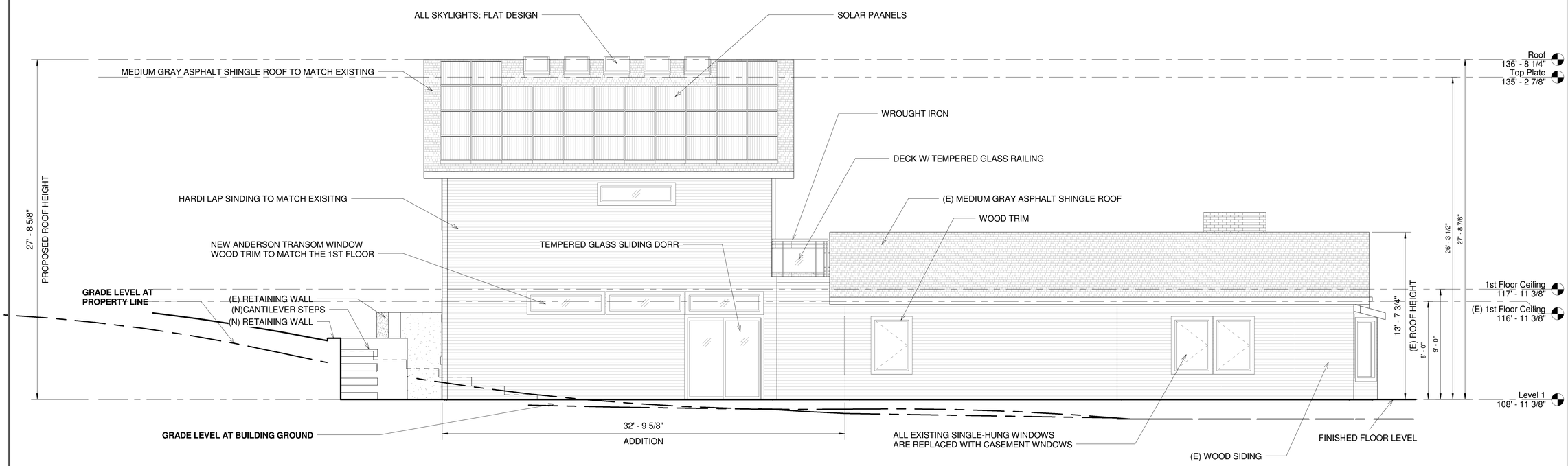


FRONT ELEVATION

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



LEFT ELEVATION

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

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1/4/2016	J.Y.
1/19/2016	J.Y.

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THORDAL REMODEL & ADDITION
244 Harding Ave., Los Gatos, CA

BUILDING ELEVATIONS

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A8
OF	14 SHEETS

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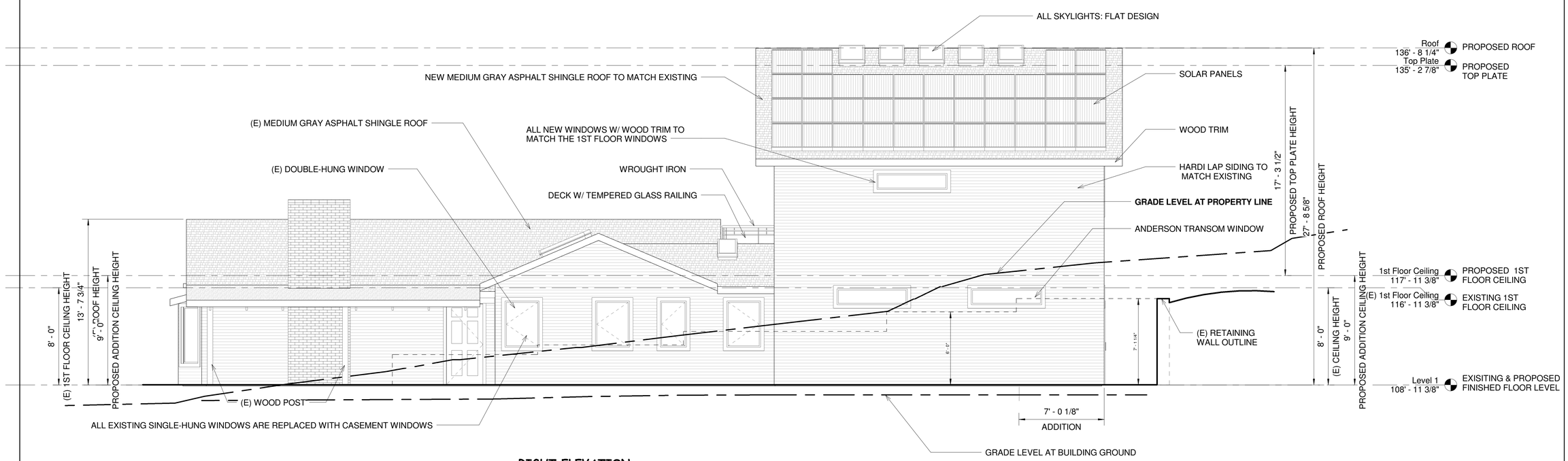
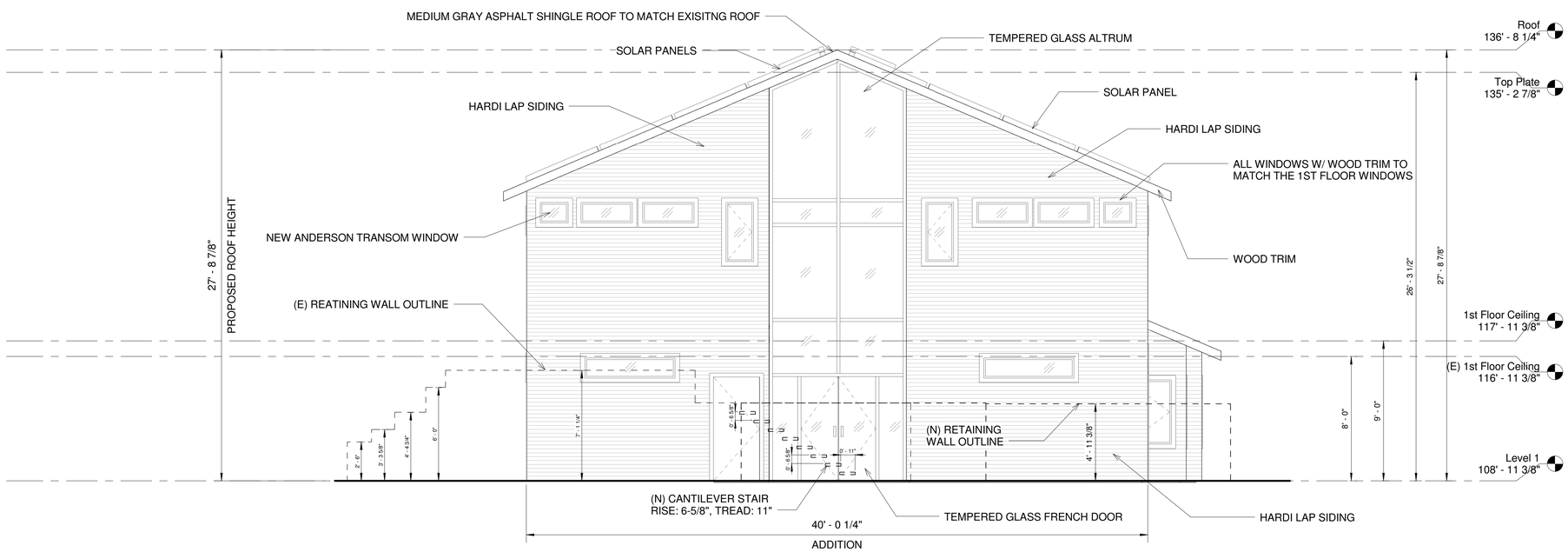


RIGHT ELEVATION

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



REAR ELEVATION

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

REVISIONS	BY
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THORDAL REMODEL & ADDITION
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BUILDING ELEVATIONS

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A9
OF	14 SHEETS

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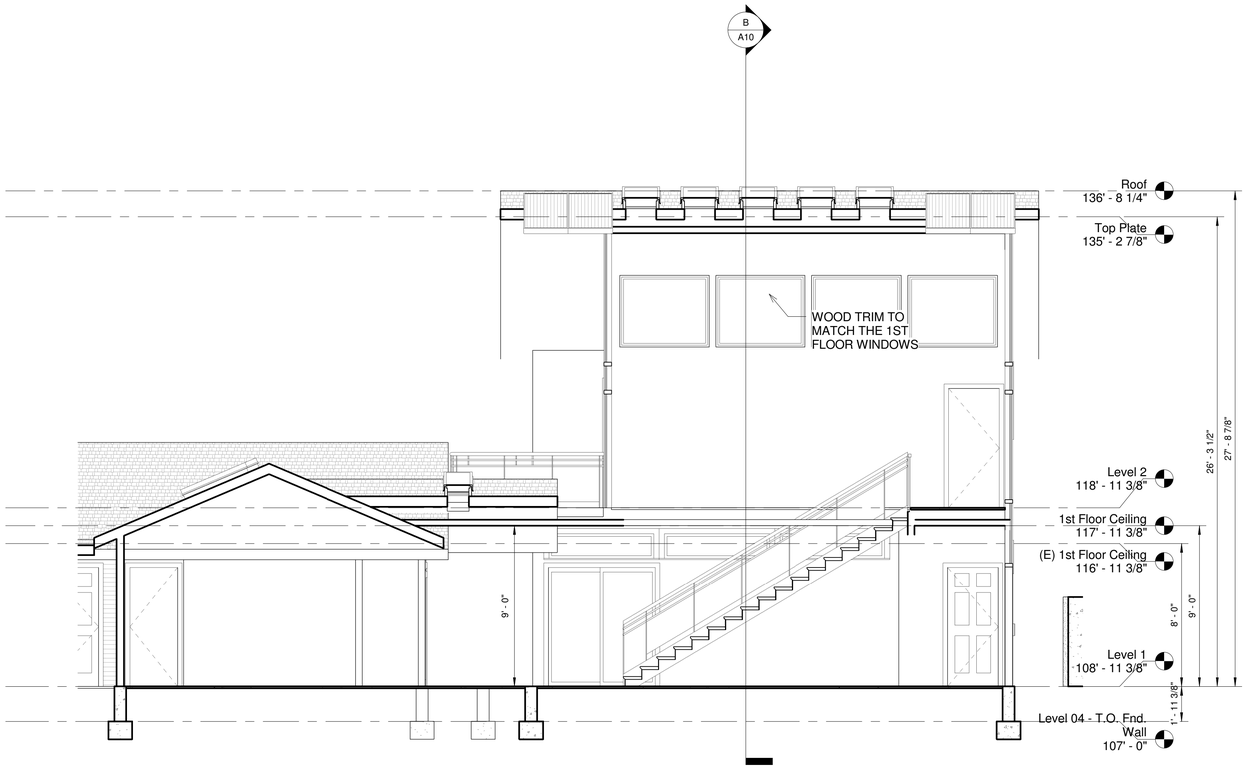
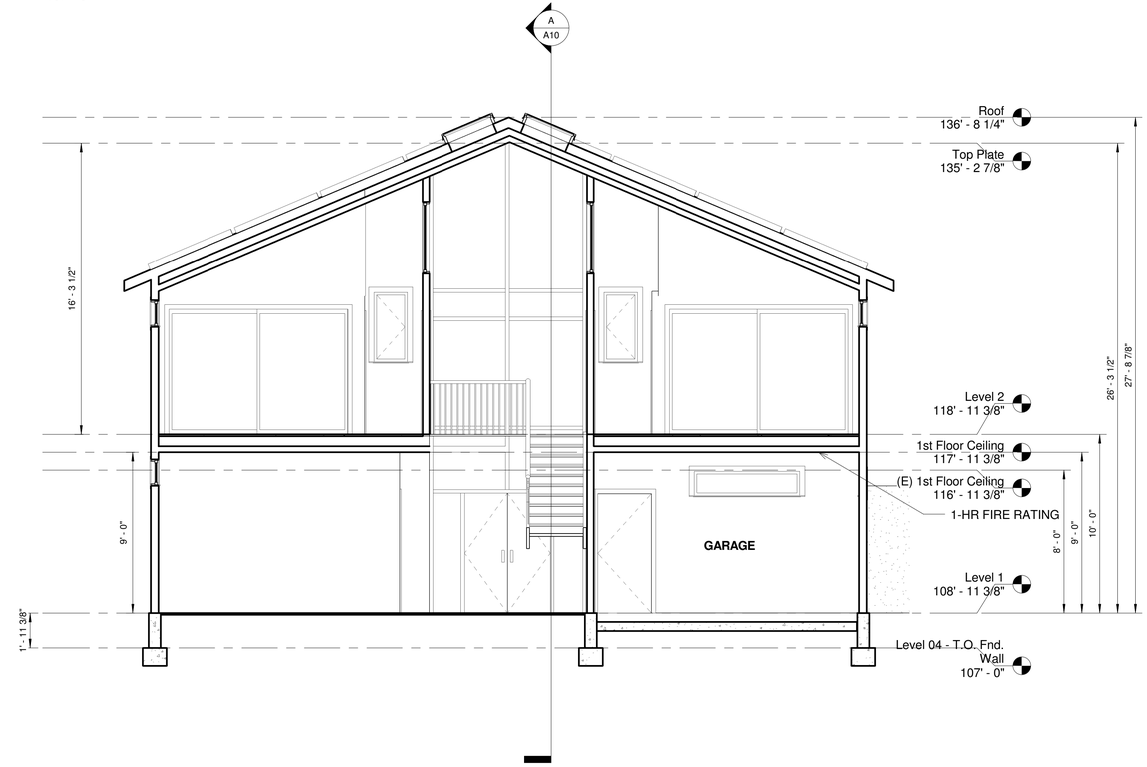


A SECTION A
1/4" = 1'-0"



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

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SECTIONS

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A10
OF	14 SHEETS

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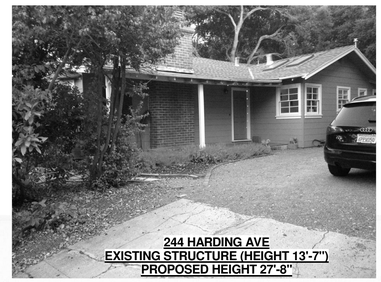

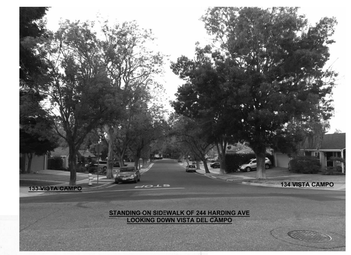

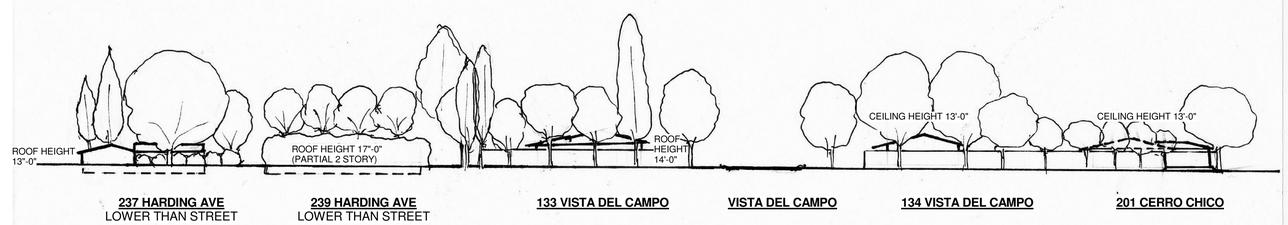

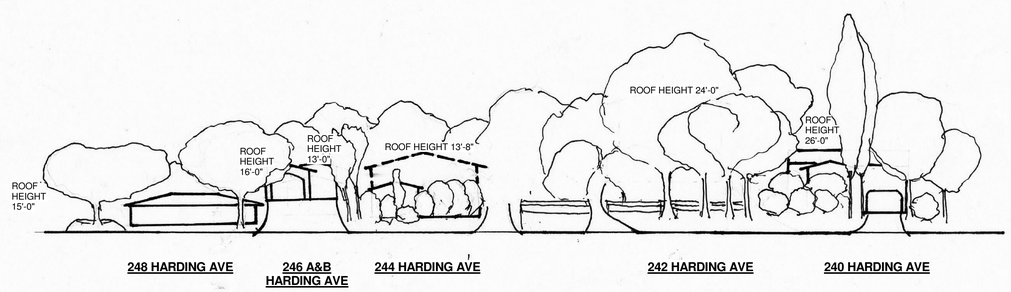

ADJACENT STRUCTURES

ADDRESS	HEIGHT (TO RIDGE)	STORIES
HARDING AVE #246A	13'-0"	1
HARDING AVE #246B	16'-0"	1
HARDING AVE #248	15'-0"	1
HARDING AVE #242	24'-0"	2
HARDING AVE #240	26'-0"	2
HARDING AVE #237	13'-0"	1
HARDING AVE #239	17'-0"	PARTIAL 2
VISTA DEL CAMPO #133	14'-0"	1
VISTA DEL CAMPO #134	13'-0"	1
CERRO CHICO #201	13'-0"	1

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THORDAL REMODEL & ADDITION
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AREA PLAN & STREETSCAPE

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A11
OF	14 SHEETS

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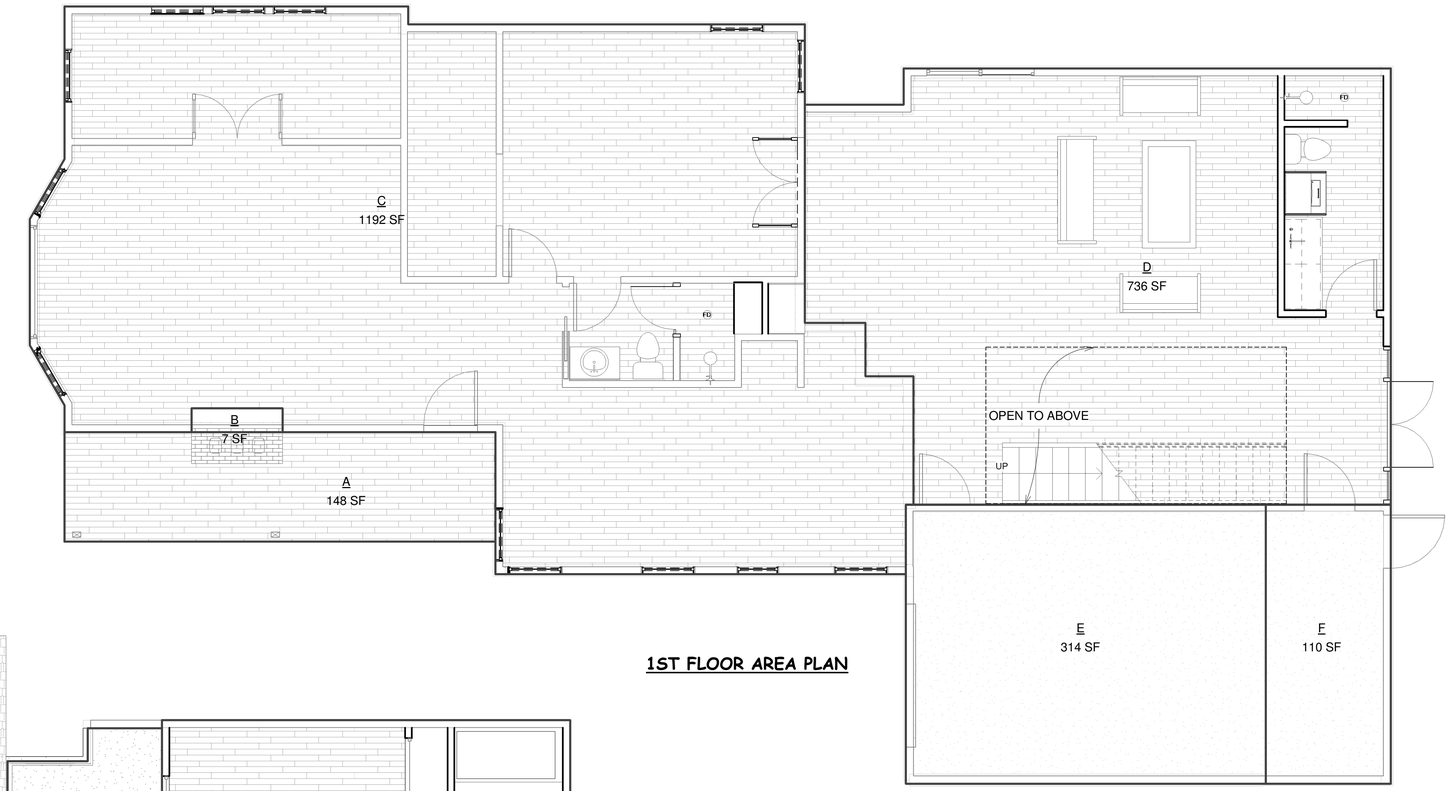
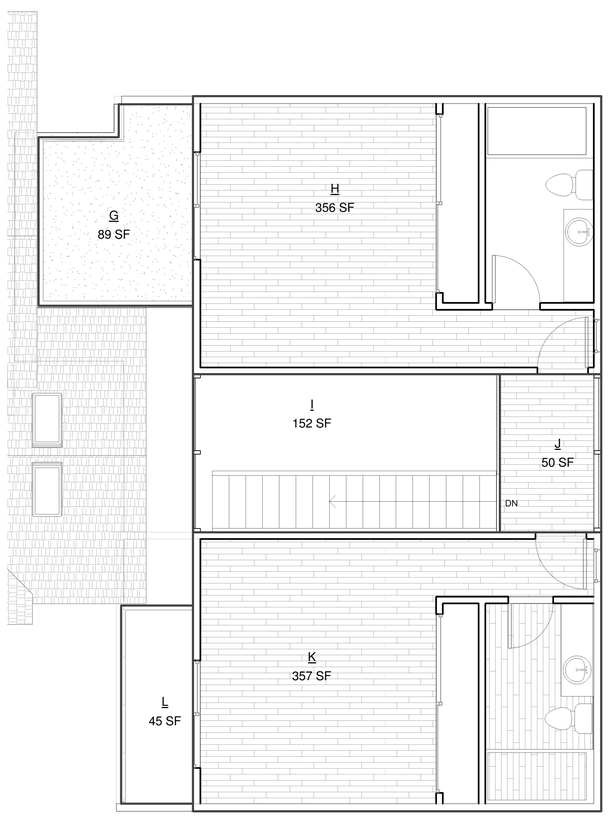


1ST FLOOR AREA PLAN



2ND FLOOR AREA PLAN

LIVING AREA CALCULATION

FLOOR	SPACE	AREAS (SQ. FT.)	NOTE	TOTAL (SQ. FT.)
1ST	A	148.0	(E) PORCH (NOT COUNTED)	1928.0
	B	7.0	(E) FIREPLACE (NOT COUNTED)	
	C	1192.0	(E) FLOOR AREA	
	D	736.0	ADDED FLOOR AREA	
	E	314.0	(E) GARAGE (NOT COUNTED)	
	F	110.0	ADDED GARAGE (NOT COUNTED)	
2ND	G	89.0	DECK (NOT COUNTED)	763.0
	H	356.0	MASTER BEDROOM	
	I	152.0	STAIR + OPEN AREA (NOT COUNTED)	
	J	50.0	ATRIUM	
	K	757.0	BEDROOM #3	
	L	45.0	DECK (NOT COUNTED)	
			TOTAL SQUARE FOOTAGE	**2691.0**

REVISIONS	BY

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THORDAL REMODEL & ADDITION
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AREA CALCULATION PLAN

DATE	7/30/2015
SCALE	1/4" = 1'-0"
DRAWN	JADIE Y.
JOB	
SHEET	A12
OF	14 SHEETS

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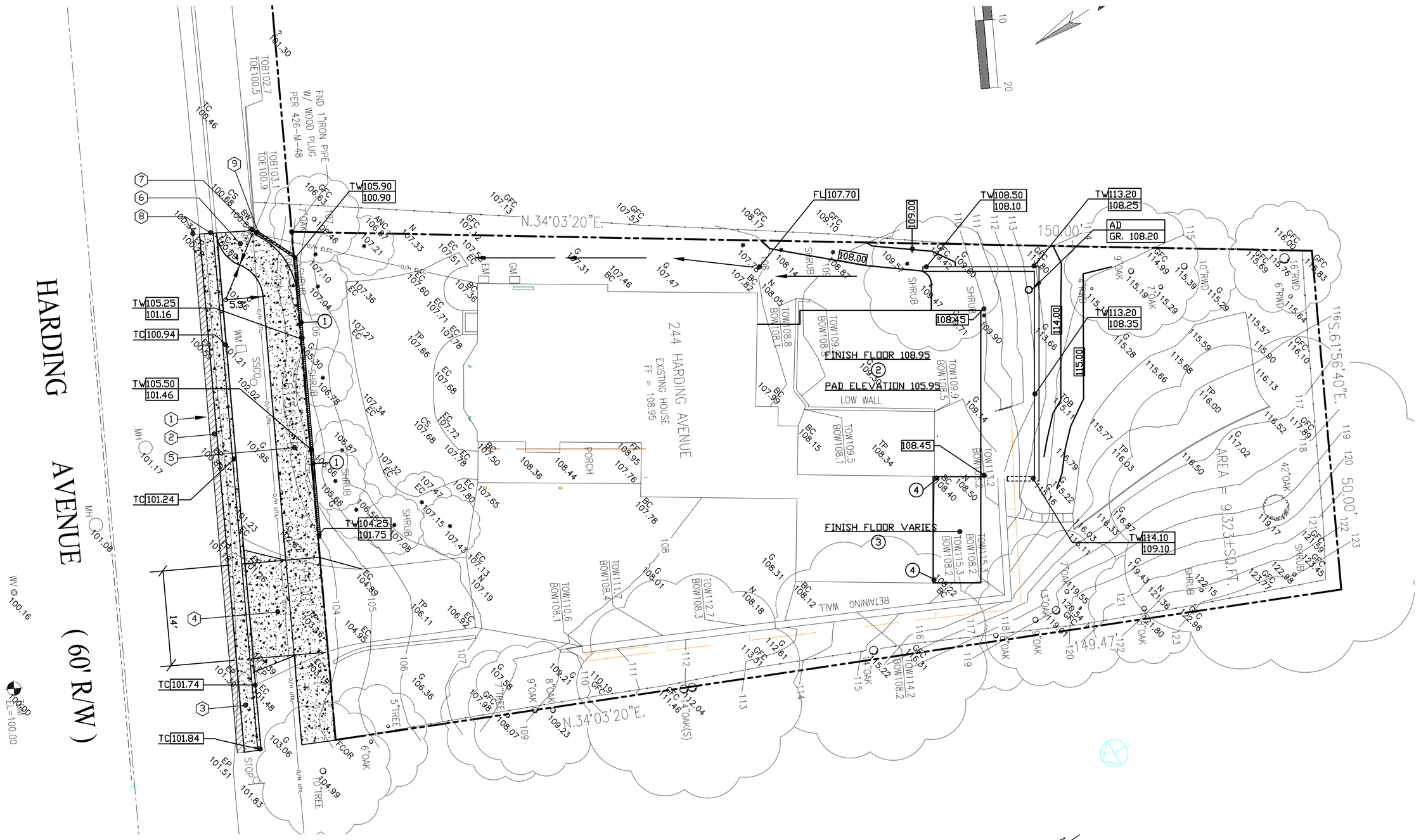

GRADING AND DRAINAGE PLAN

1"=10'-0"
BAR SCALE

0' 10' 20' 30'

PROPOSED	EXISTING	
		PROPERTY LINE
109.40	+110.84	SPOT ELEVATION
110.00	110	SURFACE CONTOUR
TC	TC (E)	TOP OF CURB
EP	EP (E)	EDGE OF PAVEMENT
FL	FL (E)	FLOW LINE
CNC		CONCRETE
AC		ASPHALIC CONCRETE
GRD		GROUND SURFACE
TW		TOP OF WALL
BOT		BOTTOM OF WALL
BW		BACK OF WALK
		SURFACE VALLEY
R R	R R	SURFACE RIDGE
E		MATCH EXISTING GRADE
		A.C. PAVING
		CONCRETE
		CURB
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
W	W	WATER
CB	CB	CATCH BASIN
JB	JB	JUNCTION BOX
COTG	COTG	CLEANOUT TO GRADE
SDMH	SDMH	STORM MANHOLE
SSMH	SSMH	SANITARY MANHOLE
		OVERLAND RELEASE
		REMOVE EXISTING TREE

LEGEND
SCALE: NONE

CIVIL201020

KEY NOTES FOR THE WORK ON PUBLIC R/W

1. SAWCUT (E) AC PAVING AND REMOVE.
2. PROVIDE AC PATCH. PROVIDE 2' AC OVER 8" CONCRETE FILL.
3. PROVIDE VERTICAL CURB AND GUTTER PER TOWN STANDARDS.
4. REMOVE (E) DRIVEWAY AND PROVIDE NEW DRIVEWAY PER TOWN STANDARD DETAIL #218.
5. PROVIDE 5' CONCRETE WALK WITH MAX. 2% CROSS-SLOPE PER TOWN STANDARD.
6. PROVIDE MIN. 4' CLEARANCE AROUND (E) UTILITY POLE.
7. MATCH EXISTING WALK GRADE.
8. MATCH EXISTING CURB AND GUTTER GRADE.
9. MATCH EXISTING WOOD RETAINING WALL ELEVATION.

KEY NOTES

1. PROVIDE WOOD RETAINING WALL. SEE STRUCTURAL DRAWINGS.
2. STRUCTURAL FLOOR SYSTEM - SEE STRUCTURAL DRAWINGS.
3. 4" CONCRETE SLAB W/#4 @ 12" OCEW OVER 6" CL.2 AGGREGATE BASE.
4. MATCH (E) FINISH FLOOR ELEVATION. VIF.