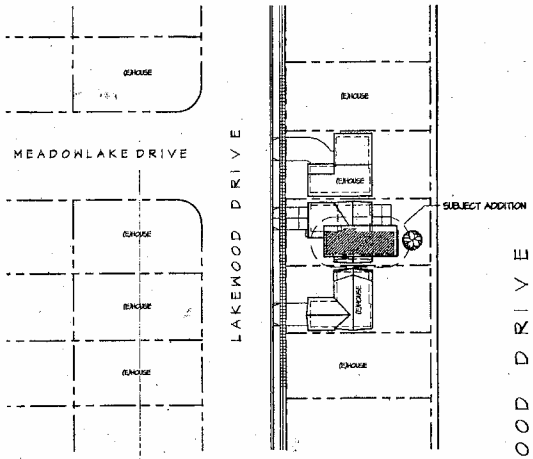


SITE CONTEXT
SCALE: 1"=50'-0"

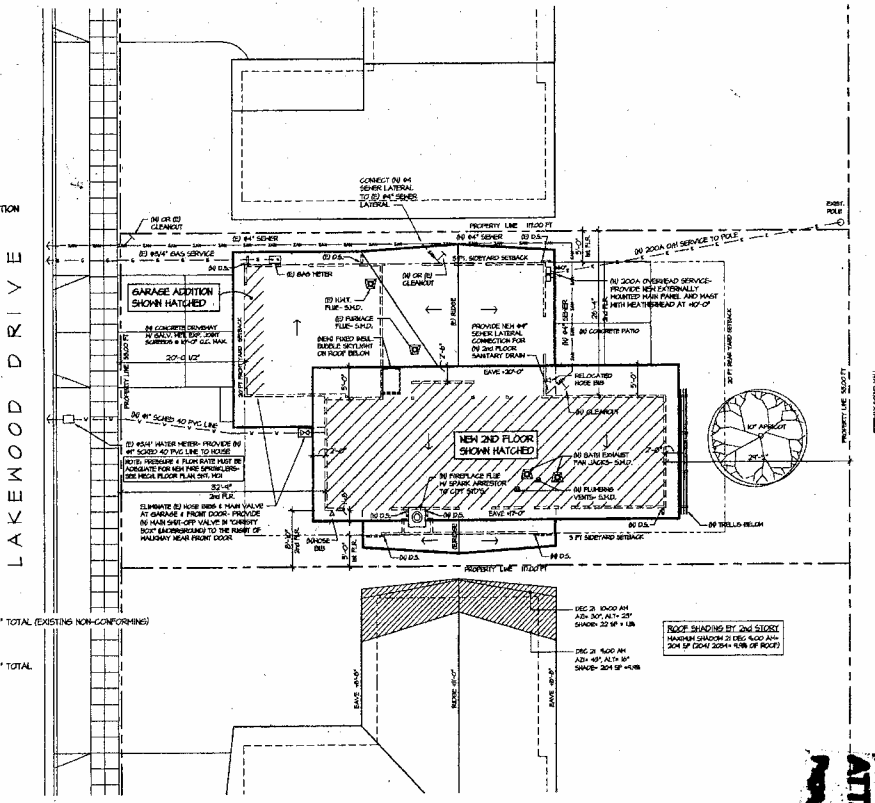
DRAWING INDEX

A01	SITE/ ROOF PLAN, CONTEXT PLAN
A02	FIRST FLOOR PLAN & GEN. NOTES
A03	2nd FLOOR PLAN & NOTES
A04	WEST & SOUTH EXT. ELEVATIONS
A05	EAST & NORTH EXT. ELEVATIONS
A06	BUILDING SECTIONS A, B, & C
A07	BUILDING SECTION D & WALL SECTIONS
A08	WALL SECTIONS & DETAILS
A09	DOOR & WINDOW SCHEDULE
A10	DOOR & WINDOW DETAILS
A11	DOOR & WINDOW DETAILS
A12	M. BDRM. & BTHRM. INTERIOR ELEVATIONS
A13	STAIR & FIREPLACE PLANS, SECTIONS & DTL's.
E01	1st FLOOR ELECTRICAL PLAN
E02	2nd FLOOR ELECTRICAL PLAN & SCHEDULES
M01	1st FLOOR PLUMBING & MECHANICAL PLAN
M02	2nd FLOOR PLUMBING & MECHANICAL PLAN
T01	TITLE 24 ENERGY DOCUMENTS
S01	FOUNDATION PLAN & DETAILS
S02	2nd FLR. FRAMING PLAN & DETAILS
S03	ROOF FRAMING PLAN & DETAILS

SITE STATISTICS

ZONING	R-0
LOT AREA	6201 sf
SETBACKS:	
1st FLOOR	
FRONT (20 ft. MIN)	20'-0"
SIDE (4 ft. MIN, 12 ft. TOT)	5'-0", 10'-0" TOTAL (EXISTING NON-CONFORMING)
REAR (20 ft. MIN)	24'-5"
2nd FLOOR	
FRONT (25 ft. MIN)	32'-4" ft
SIDE (7 ft. MIN, 18 ft. TOT)	8'-10", 35'-2" TOTAL
REAR (20 ft. MIN)	24'-5"
FLOOR AREA	
EXISTING 1st FLOOR	1106 sf
EXISTING GARAGE	396 sf
1st FLOOR ADDITION	436sf
GARAGE ADDITION	63 sf
TOTAL 1st FLOOR	2001 sf
2nd FLOOR ADDITION	1002 sf
TOTAL AREA	3003 sf
SITE COVERAGE (40% MAX)	32.3%
FLOOR AREA RATIO (60% MAX)	48.4%
BUILDING HEIGHT (30'-0" MAX)	20'-0"
OCCUPANCIES (U.B.C.)	R-3, U-1
CONSTRUCTION (U.B.C.)	V-N

IMPROVEMENTS EMBODIED IN THESE DOCUMENTS INCLUDE ENLARGING AN EXISTING GARAGE AND RE-ORIENTING THE GARAGE DOOR TO THE STREET, ENLARGING THE EXISTING LIVINGROOM AND ADDING A NEW FAMILY ROOM TO THE FIRST FLOOR, AND ADDING A SECOND FLOOR WITH TWO BEDROOMS & TWO BATHS.



SITE/ ROOF PLAN
SCALE: 1" = 10'-0"

ROOF SHADING BY 2nd STORY
MAXIMUM SHADOW 21 DEC 4:00 AM
204 SF (204/ 2054= 9.9% OF ROOF)

ROOF PLAN NOTES:

1) ON ALL EXISTING ROOF AREAS TO REMAIN, REMOVE EXISTING BUILT-UP ROOFING AND 2" x 24" COMPRESSED PAPER T & G ROOFING BOARD DOWN TO BASE 4 x 6 ROOF RAFTERS. PROVIDE NEW 2 x 4 FLAT @ 12" AND 1/2" PLYWOOD SHEATHING. REPLACE ALL FASCIAS W/ 2 x 6 CLEAR HEART REDWOOD (MINIMAL KNOTS). MITER ROOF FASCIA AT ALL CORNERS & BUTTED CONNECTIONS.

2) LOW-SLOPE ROOFING SYSTEM: FULLY ADHERED 4-PLY TAR & GRAVEL (LIGHT GRAY CRUSHED GRANITE). USE 60 lb TYPE 2 ASPHALT FLOOD COAT AT CURB FLASHINGS AND WITHIN 18" OF EAVES.

3) GALV. SHT. METAL ROOF EAVE FLASHING TO MATCH (E) PROFILE & GU[illegible] PAINT TO MATCH EAVE.

4) REPLACE ALL DOWNSPOUTS W/ 3/4" x 3" SMOOTH RECTANGULAR GAL[illegible] SHT. METAL TO MATCH (E). PAINT TO MATCH SIDING. PROVIDE CONC[illegible] SPLASH BLOCKS AT ALL DOWNSPOUTS.

5) NEW DEN SKYLIGHT TO BE FIXED 30" x 48" WHITE ACRYLIC DOUBLE BU[illegible] BUBBLE IN CURB MOUNTED ALL FRAMES AS MANUFACTURED BY: J. C. [illegible] (1-800-517-0025 [illegible] ES-ER-1892).

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax: 650-949-2255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

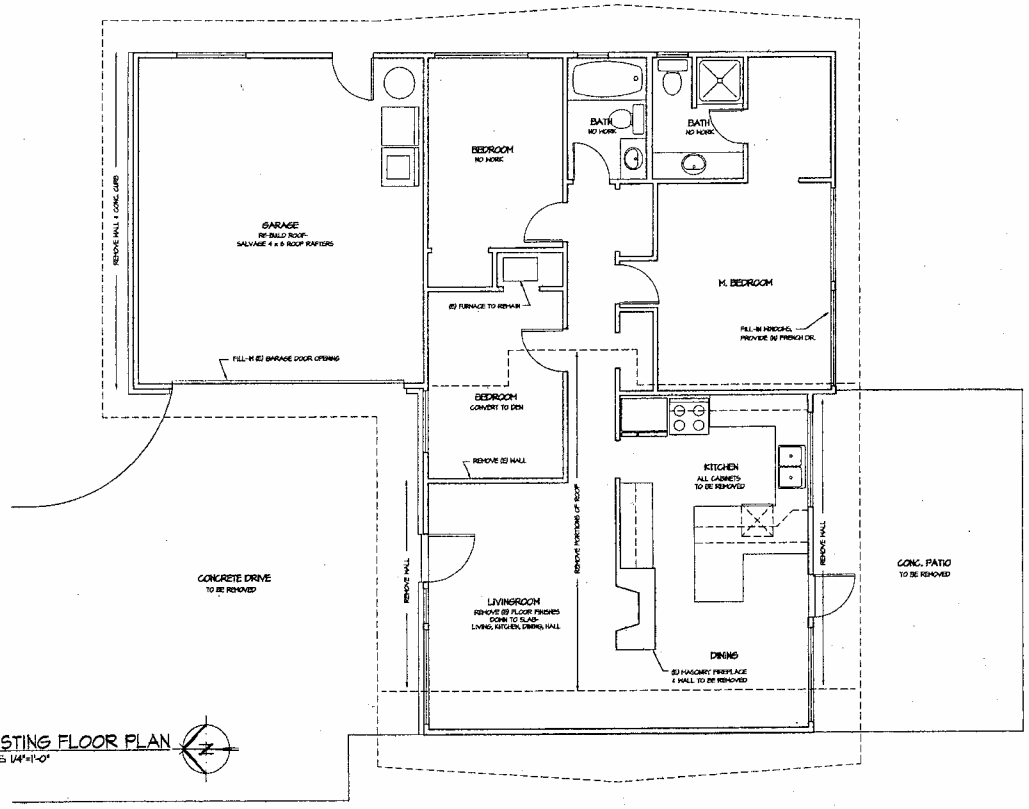
REVISIONS		
NO.	DESCRIPTION	DATE

JOB/ CLIENT: BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-52

PROJECT #	99-030
DATE:	5 NOV 99
SCALE:	AS SHOWN
DRAWN:	DGA
CHECKED:	

SHEET TITLE: SITE PLAN/ ROOF PLAN
SITE CONTEXT

ATTACHMENT 3



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax: 650-949-2255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

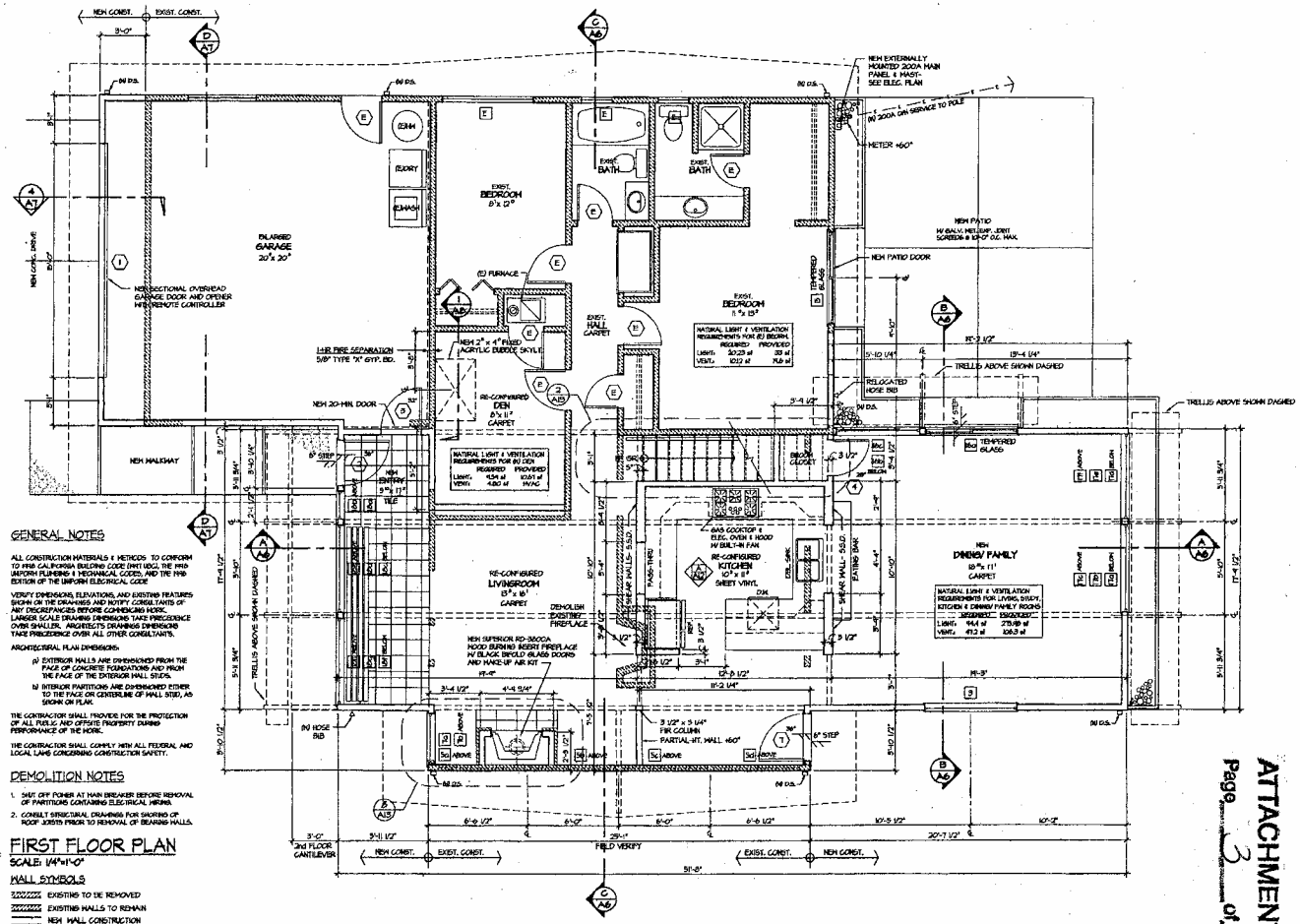
REVISIONS		
NO.	DESCRIPTION	DATE

JOB/ CLIENT
BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-82

PROJECT#	94-030
DATE:	8 NOV 94
SCALE:	1/4" = 1'-0"
DRAWN:	DGA
CHECKED:	

SHEET TITLE
EXISTING FLOOR PLAN
DEMOLITION PLAN

ATTACHMENT C
Page 2 of 7
DWG. NO. A02E



GENERAL NOTES

ALL CONSTRUCTION MATERIALS & METHODS TO CONFORM TO 1998 CALIFORNIA BUILDING CODE (1997 UBC), THE 1998 UNIFORM PLUMBING & MECHANICAL CODES, AND THE 1998 EDITION OF THE UNIFORM ELECTRICAL CODE

VERIFY DIMENSIONS, ELEVATIONS, AND EXISTING FEATURES SHOWN ON THE DRAWINGS AND NOTIFY CONSULTANTS OF ANY DISCREPANCIES BEFORE COMMENCING WORK. LARGER SCALE DRAWING DIMENSIONS TAKE PRECEDENCE OVER SMALLER. ARCHITECTS DRAWINGS DIMENSIONS TAKE PRECEDENCE OVER ALL OTHER CONSULTANTS.

ARCHITECTURAL PLAN DIMENSIONS:

a) EXTERIOR WALLS ARE DIMENSIONED FROM THE FACE OF CONCRETE FOUNDATIONS AND FROM THE FACE OF THE EXTERIOR WALL STUDS.

b) INTERIOR PARTITIONS ARE DIMENSIONED EITHER TO THE FACE OR CENTERLINE OF WALL STUD, AS SHOWN ON PLAN.

THE CONTRACTOR SHALL PROVIDE FOR THE PROTECTION OF ALL PUBLIC AND OFFSITE PROPERTY DURING PERFORMANCE OF THE WORK.

THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL LAWS CONCERNING CONSTRUCTION SAFETY.

DEMOLITION NOTES

1. SHUT OFF POWER AT MAIN BREAKER BEFORE REMOVAL OF PARTITIONS CONTAINING ELECTRICAL WIRING.
2. CONSULT STRUCTURAL DRAWINGS FOR SHORING OF ROOF JOISTS PRIOR TO REMOVAL OF BEARING WALLS.

FIRST FLOOR PLAN

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

WALL SYMBOLS

- EXISTING TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALL CONSTRUCTION

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax: 650-949-2255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

REVISIONS		
NO.	DESCRIPTION	DATE

JOB/ CLIENT: BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-52

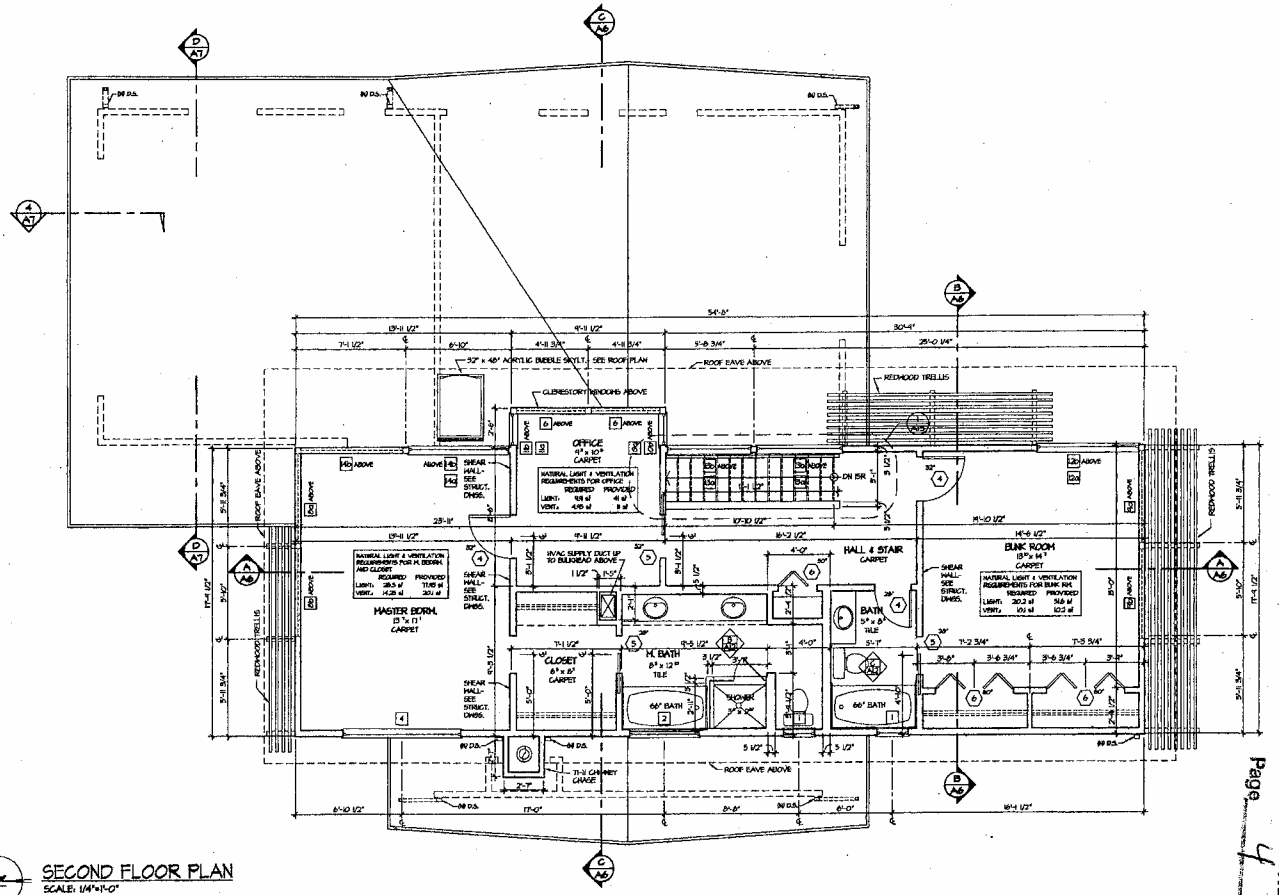
PROJECT#	99-030
DATE:	5 NOV 99
SCALE:	1/4" = 1'-0"
DRAWN:	DGA
CHECKED:	

SHEET TITLE: FIRST FLOOR PLAN

DWG. NO. A-2

ATTACHMENT C
Page 3 of 4

C:\Drew\Active\99-030\BR\A013plan.dwg, 02/25/01 11:02:02 AM, D. Guy Ayers, Arch



SECOND FLOOR PLAN

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

PLAN NOTES:

1. ALL EXTERIOR WALL DIMENSIONS ARE TAKEN FROM FACE OF FOUNDATIONS AND FACE OF EXTERIOR WALL SIDES. ALL INTERIOR WALL DIMENSIONS ARE TAKEN FROM FACE OR CENTERLINE OF WALL SIDES.
2. ALL NEW AND EXISTING WALL FRAMING TO BE 2 x 4 @ 16" O.C. UNLESS NOTED.

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax: 650-949-2255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

REVISIONS		
NO.	DESCRIPTION	DATE

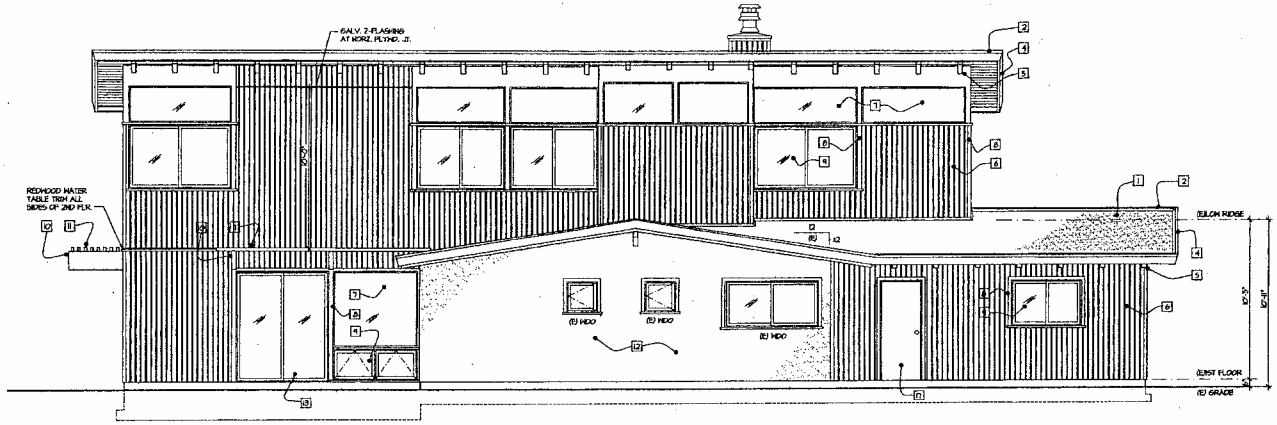
JOB/ CLIENT: BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-52

PROJECT#	99-030
DATE:	9 NOV 99
SCALE:	1/4" = 1'-0"
DRAWN:	DBA
CHECKED:	

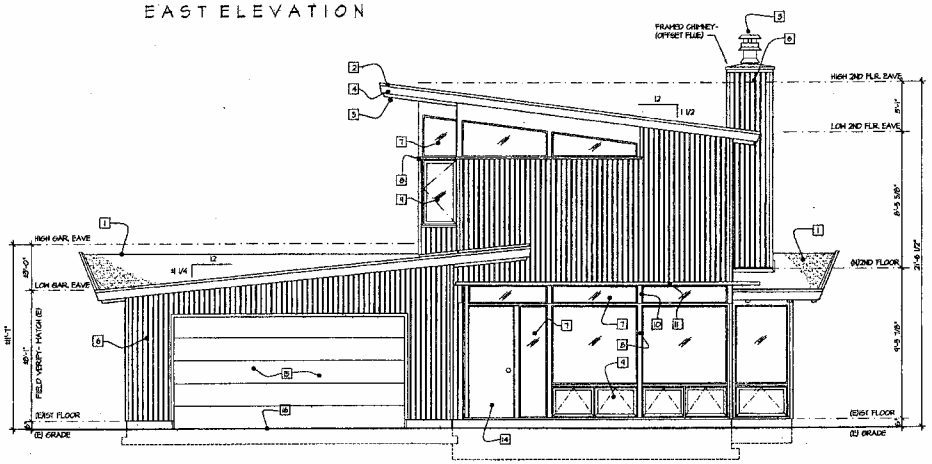
SHEET TITLE: SECOND FLOOR PLAN

DWG. NO. A-03

ATTACHMENT 4
Page 4 of 7



EAST ELEVATION



NORTH ELEVATION

EXTERIOR FINISH SCHEDULE

	MATERIAL	MANUF./ COLOR/ FINISH
1	4-PLY BUILT-UP TAR & GRAVEL ROOF	CRUSHED GRAY GRANITE
2	GALV. SHT. MET. FLUES & FLASHINGS	DARK GRAY-GREEN OPAQUE STAIN TO MATCH SIDING
3	STAINLESS STEEL FIREPLACE FLUE	NATURAL
4	2 x 8 COMBED PRE-PRIMED FIR FASCIA	OPAQUE STAIN TO MATCH SIDING
5	3 x 4 GLU LAM ROOF RAFTERS @ 32" o.c.	CLEAR VARTHANE
6	5/8" R/S FIR SIDING IN "11-11" PROFILE	MEYERHEADSER/ DARK OPAQUE STAIN/ VERTICAL GROOVES 4" O.C.**
7	FIXED ALUMINUM NAIL-ON FIN WINDOWS	MILGARD/ CLEAR ANODIZED/ DOUBLE INSULATED SOUND GLASS*
8	1 x COMBED PRE-PRIMED FIR WINDOW TRIM	OPAQUE STAIN TO MATCH SIDING
9	OPERABLE ALUMINUM NAIL-ON FIN WINDOWS	MILGARD/ CLEAR ANODIZED/ DOUBLE INSULATED SOUND GLASS*
10	5 1/8" x 15" GLU-LAM FLOOR BEAMS	CLEAR VARTHANE
11	R/S 2 x 3 REDWOOD TRELLIS	CLEAR WATERSEAL
12	7/8" 3-COAT EXTERIOR STUCCO	OFF-WHITE/ PCA "MEDIUM SAND" OR "CALIFORNIA" TEXTURED FINISH
13	ALUMINUM NAIL-ON FIN PATIO DOORS	MILGARD/ CLEAR ANODIZED/ DOUBLE INSULATED SOUND GLASS*
14	SOLID-CORE FRONT DOOR	FIR VENEER/ NATURAL (CLEAR VARTHANE)
15	SECTIONAL OAK GARAGE DOOR	R/S FIR PLYWOOD/ OPAQUE STAIN TO MATCH SIDING
16	"WHITE" CONCRETE DRIVE & WALKWAYS	MARIN TERRA-COTTA YELLOW CONCRETE STAIN
17	HOLLOW METAL DOOR	OPAQUE STAIN TO MATCH SIDING

* UNEQUAL THICKNESS (1/8" & 3/16") GLASS DOUBLE- INSULATED WINDOWS FOR SOUND TRANSMISSION
** RIM SIDING VERTICALLY FULL HT. OF WALL EXCEPT WHERE NOTED- REQUIRES 4 x 4 FT SHEETS TYP., WITH SOME 4 x 10 FT SHEETS

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax: 650-949-2255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

REVISIONS		
NO.	DESCRIPTION	DATE

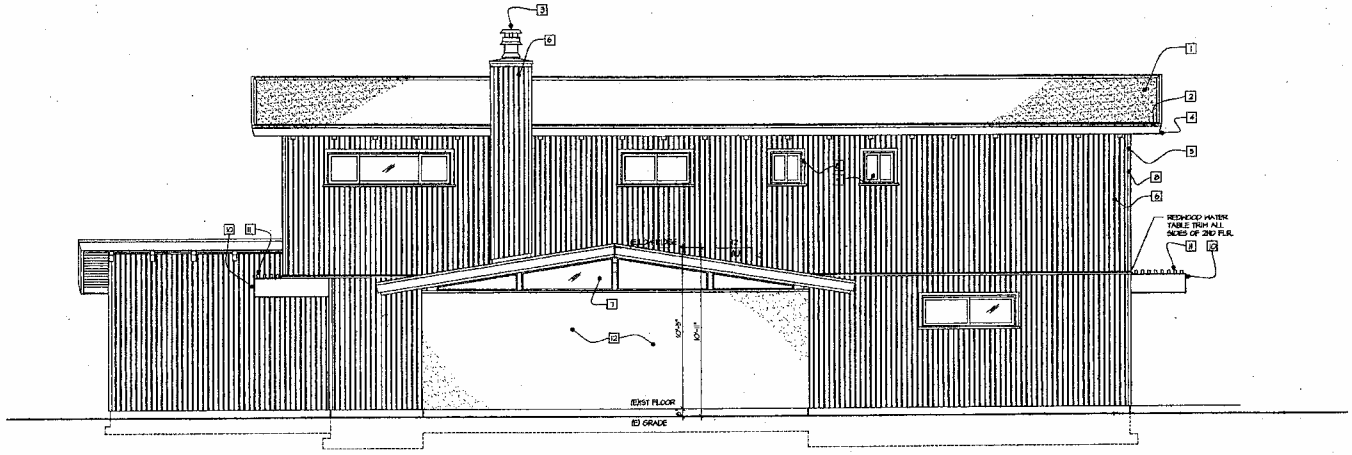
JOB/ CLIENT
BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-52

PROJECT# 99-030
DATE: 5 NOV 99
SCALE: 1/4" = 1'-0"
DRAWN: DGA
CHECKED:

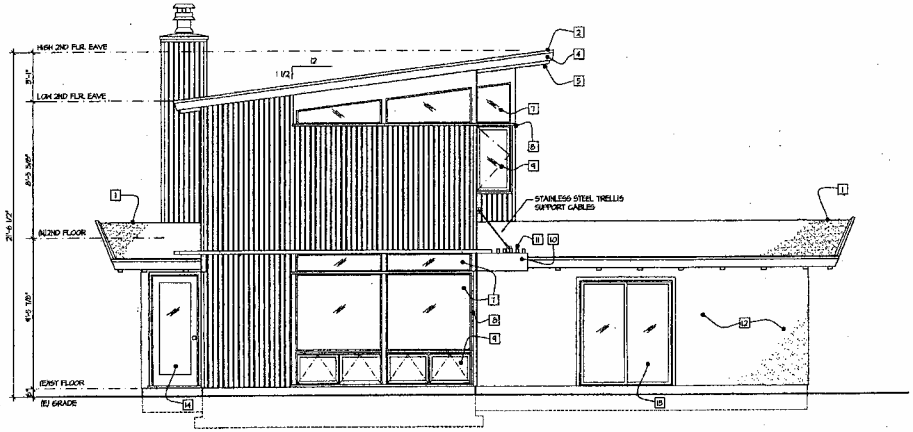
SHEET TITLE
EXTERIOR ELEVATIONS

DWG NO. 04

ATTACHMENT C
Page 5 of 7



WEST ELEVATION



SOUTH ELEVATION

EXTERIOR FINISH SCHEDULE

	MATERIAL	MANUF./ COLOR/ FINISH
1	4-PLY BUILT-UP TAR & GRAVEL ROOF	CRUSHED GRAY GRANITE
2	GALV. GAT. MET. FLUES & FLASHINGS	DARK GRAY-GREEN OPAQUE STAIN TO MATCH SIDING
3	STAINLESS STEEL FIREPLACE FLUE	NATURAL
4	2 x 8 CORBED PRE-PRIMED FIR FASCIA	OPAQUE STAIN TO MATCH SIDING
5	3 x 4 GLU LAM ROOF RAFTERS @ 32" o.c.	CLEAR VARSTAINE
6	5/8" R/S FIR SIDING IN "D-4" PROFILE	HEYDERHAUSEN/ DARK OPAQUE STAIN/ VERTICAL GROOVES 4" O.C.**
7	FIXED ALUMINUM NAIL-ON FIN WINDOWS	MILGARD/ CLEAR ANODIZED/ DOUBLE INSULATED SOUND GLASS*
8	1 x CORBED PRE-PRIMED FIR WINDOW TRIM	OPAQUE STAIN TO MATCH SIDING
9	OPERABLE ALUMINUM NAIL-ON FIN WINDOWS	MILGARD/ CLEAR ANODIZED/ DOUBLE INSULATED SOUND GLASS*
10	5 1/8" x 8" GLULAM FLOOR BEAMS	CLEAR VARSTAINE
11	R/S 2 x 3 REDWOOD TRELLIS	CLEAR WATERSEAL
12	1/8" 3-COAT EXTERIOR STUCCO	OFF-WHITE/ PCA "MEDIUM SAND" OR "CALIFORNIA" TEXTURED FINISH
13	ALUMINUM NAIL-ON FIN PATIO DOORS	MILGARD/ CLEAR ANODIZED/ DOUBLE INSULATED SOUND GLASS*
14	SOLID-CORE FIR DOOR	FIR VENEER/ NATURAL (CLEAR VARSTAINE)
15	SECTIONAL OVH GARAGE DOOR	R/S FIR PLYWOOD/ OPAQUE STAIN TO MATCH SIDING
16	"WHITE" CONCRETE DRIVE & WALKWAYS	WARM TERRA-COTTA YELLOW CONCRETE STAIN
17	HOLLOW METAL DOOR	OPAQUE STAIN TO MATCH SIDING

* UNEQUAL THICKNESS (1/8" & 3/16") GLASS DOUBLE- INSULATED WINDOWS FOR SOUND TRANSMISSION
** R/W SIDING VERTICALLY FILL RT. OF WALL EXCEPT WHERE NOTED- REQUIRES 4 x 9 FT SHEETS, WITH 3 x 10 FT SHEETS

ATTACHMENT 2 of 7

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax: 650-949-2255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

REVISIONS		
NO.	DESCRIPTION	DATE

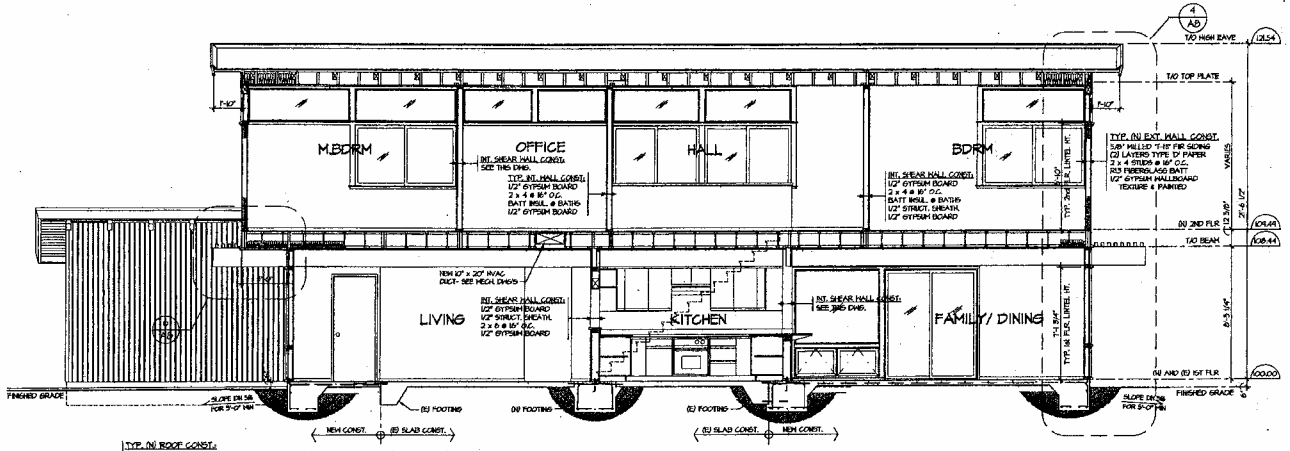
JOB/ CLIENT: BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-52

PROJECT#	98-080
DATE:	3 NOV 99
SCALE:	1/4" = 1'-0"
DRAWN:	DGA
CHECKED:	

SHEET TITLE: EXTERIOR ELEVATIONS

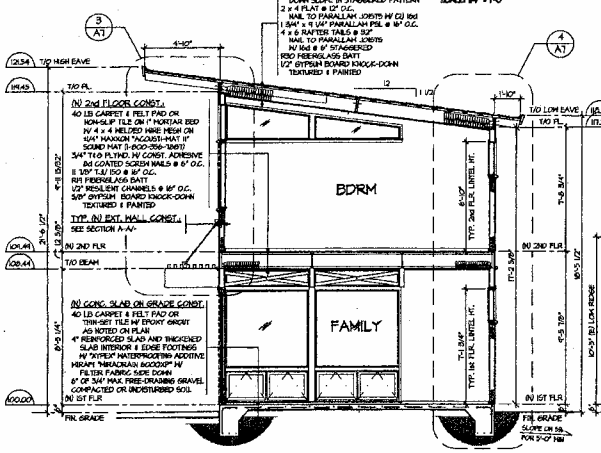
DWG. NO. 2

C:\Dmwn\Arch-v98-03\BR\DAOctber.dwg, 02/25/01 11:01:27 AM, D. Guy Ayers, Arch



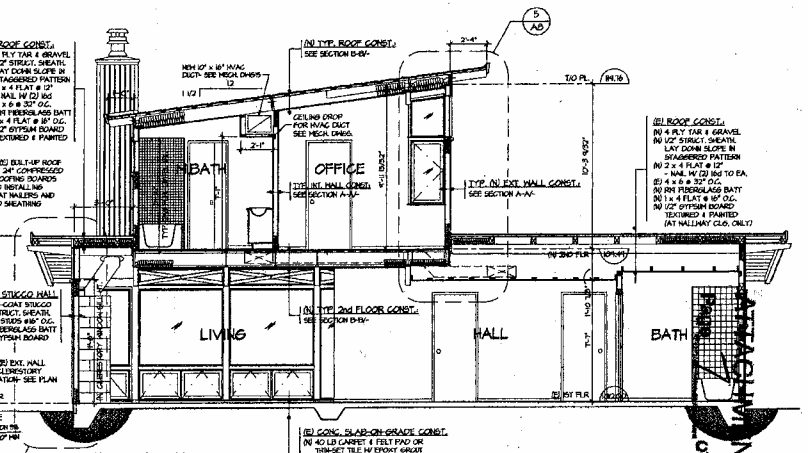
SECTION A-A

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



SECTION B-B

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



SECTION C-C

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

D. GUY AYERS
ARCHITECT
26969 Moody Road Tel/ Fax 650-949-0255
Los Altos Hills, CA 94022 email:DGAyers@aol.com

REVISIONS

NO.	DESCRIPTION	DATE

JOB/ CLIENT

WILSON-BROWN RESIDENCE REMODEL
742 Lakewood Drive, Sunnyvale, CA
APN# 110-16-32

PROJECT	99-030
DATE	28 FEB 00
SCALE	1/4" = 1'-0"
DRAWN	DGA
CHECKED	

SHEET TITLE: BUILDING SECTIONS

SHEET NO. A-03