



**METRO
DESIGN
GROUP**

ARCHITECTURE-PLANNING-INTERIORS

1475 S. BASCOM AVE SUITE 208
CAMPBELL, CA 95008
(408)871-1071 phone
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www.metroarchitects.com

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PROJECT NAME

**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION



BROOKER REMODEL

GENERAL NOTES		PROJECT CONTACTS		AREA TABULATIONS		PROJECT INFORMATION		VICINITY MAP	
1. CODES AND REGULATIONS	ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES, AS WELL AS ALL APPLICABLE STATE CODES & LOCAL CITY ORDINANCES, 2013 CALIFORNIA BUILDING CODE (C.B.C.) 2013 CALIFORNIA RESIDENTIAL CODE (C.R.C.) 2013 CALIFORNIA ELECTRICAL CODE (C.E.C.) 2013 CALIFORNIA PLUMBING CODE (C.P.C.) 2013 CALIFORNIA MECHANICAL CODE (C.M.C.) 2013 CALIFORNIA FIRE CODE (C.F.C.) 2013 CALIFORNIA ENERGY CODE (C.E.C.) 2013 CALIFORNIA GREEN CODE (C.G.C.) NOTHING ON THE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES & REGULATIONS.	ARCHITECT METRO DESIGN GROUP CONTACT : TOM SLOAN A.I.A. 1475 S. BASCOM AVE. # 208 CAMPBELL, CALIFORNIA 95008 (408) 871-1071 PHONE (408) 871-1072 FAX	1. SITE AREA GROSS: 20,846 SF NET: 18,736 SF	TOPOGRAPHICAL SURVEY WESTFALL ENGINEERING CONTACT: HARRY BABICKA, LS4953 14583 BIG BASIN WAY SARATOGA, CA 95070 (408) 867-0244 TEL	2. FLOOR AREA - EXISTING FIRST FLOOR 1,021.9 SF SECOND FLOOR 730.1 SF GARAGE 0.0 TOTAL 1,752.0	PHONE (408) 677 1068	PROPERTY OWNERS MARTIN & CHARLOTTE BROOKER		
2. SITE VERIFICATION	GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE THOROUGHLY THE SITE AND SATISFY THEMSELVES AS TO THE CONDITIONS TO WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA COST TO THE OWNER WILL BE ALLOWED RESULTING FROM HIS NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS AFFECTING HIS WORK.	GEOTECHNICAL ENGINEERING POLLAK ENGINEERING, INC. CONTACT : ROBERT POLLAK, P.E. 61 EAST MAIN STREET, SUITE D LOS GATOS, CALIFORNIA 95030 (408) 499-5589 PHONE	3. FLOOR AREA - PROPOSED FIRST FLOOR 2,390.51 SF SECOND FLOOR 1,863.01 SF TOTAL 4,253.52 SF (4,255 SF MAX)		GARAGE - A 831.85 SF GARAGE - B 285.44 SF TOTAL 1,117.29 SF (1,118.34 MAX)	MAILING ADDRESS 17050 WILD WAY LOS GATOS, CA 95030	PROJECT ADDRESS 17050 WILD WAY LOS GATOS, CA 95030		
3. MEASUREMENTS	CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; FOR PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.	PROJECT DESCRIPTION REMODEL & ADDITION TO THE EXISTING RESIDENCE TO INCLUDE: SEPARATE GARAGES AND STORAGE SPACE, FAMILY ROOM, KITCHEN, LAUNDRY/MUD ROOM, ENTRY, FRONT AND REAR COVERED PORCHES, AND A NEW MASTER BEDROOM SUITE. A NEW SWIMMING POOL AND PATIO SPACE INTEGRATES INTO THE OUTDOOR LIVING PLANS. THE ARCHITECTURE IS DESIGN TO MATCH THE EXISTING ARCHITECTURAL EUROPEAN ECLECTIC STYLE.		4. BUILDING COVERAGE MAXIMUM ALLOWABLE COVERAGE: 6,595.20 SQ. FT. 40.00 % PROPOSED COVERAGE: 4,245.61 SQ. FT. 25.75 %		PROJECT ADDRESS 17050 WILD WAY LOS GATOS, CA 95030	SITE AREA GROSS: 20,846 SF NET: 18,736 SF	SHEET INDEX ARCHITECTURAL A - 0.0 SHEET INDEX, PROJECT DESCRIPTION, VICINITY MAP & CONSULTANTS, AREA TABULATIONS SITE PLAN, LEGEND & NOTES A - 0.1 BUILD IT GREEN A - 1.0 SITE PLAN, PRELIMINARY GRADING AND DRAINAGE A - 1.1 STREETSCAPE A - 1.2 SHADOW STUDY A - 1.3 EXTERIOR LIGHTING PLAN L - 1.0 PROPOSED LANDSCAPE PLAN A - 2.0 EXISTING ELEVATIONS AND DEMOLITION PLAN A - 3.0 PROPOSED FIRST FLOOR PLAN A - 3.1 PROPOSED SECOND FLOOR PLAN A - 5.0 PROPOSED EXTERIOR ELEVATIONS A - 5.1 PROPOSED EXTERIOR ELEVATIONS A - 6.0 BUILDING SECTION	
4. DIMENSIONS	DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS.			5. PARKING SPACES 3 AT GARAGE	5. AVERAGE SLOPE SITE AVERAGE SLOPE = 19.9 %				
5. DISCREPANCIES	MINOR DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.					CONSTRUCTION TYPE V-B			
6. MANUFACTURER'S SPECIFICATIONS	CONTRACTOR AND ALL SUBCONTRACTORS SHALL INSTALL OR APPLY, AND PROTECT ALL PRODUCTS, MATERIALS, PROCESSES, METHODS, COATINGS, EQUIPMENT, APPLIANCES, HARDWARE, SOFTWARE, ETC. IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS, DETAILS & INSTRUCTIONS, TYPICAL. ALL MANUALS OR INSTRUCTIONS PROVIDED BY THESE MANUFACTURER'S FOR PROPER OPERATION AND MAINTENANCE OF THE ABOVE ARE TO BE DELIVERED TO THE OWNER AT THE COMPLETION AND FINAL INSPECTION OF THE PROJECT.					OCCUPANCY R-3/U			
7. WINDOWS AND DOORS	CONTRACTOR SHALL VERIFY THE QUANTITY, ROUGH OPENINGS AND TYPES OF DOORS AND WINDOW AND DOOR SCHEDULES IN RELATION TO FRAMING PER FIELD PRIOR TO ORDERING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.					STORIES 2			
8. CALGREEN STANDARDS	ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. PER CGBSC SEC. 4.504.2.4 PRIOR TO FINAL INSPECTION, A LETTER SIGNED BY THE GENERAL CONTRACTOR OR THE OWNER/BUILDER (FOR ANY OWNER/BUILDER) PROJECTS MUST BE PROVIDED TO THE CITY OF SAN JOSE BUILDING OFFICIAL CERTIFYING THAT ALL ADHESIVES, SEALANTS, CAULKS, PAINTS, COATINGS, AEROSOL PAINTS, AEROSOL COATINGS, CARPET SYSTEMS (INCLUDING CARPETING, CUSHION AND ADHESIVE), RESILIENT FLOORING SYSTEMS, AND COMPOSITE WOOD PRODUCTS INSTALLED ON THIS PROJECT ARE WITHIN THE EMISSION LIMITS SPECIFIED IN CGBSC SECTION 4.504.					FIRE SPRINKLERS REQUIRED (NFPA - 13D)			
						EXISTING USE RESIDENTIAL			
						YEAR BUILT 1929			

COVER SHEET

GENERAL NOTES
PROJECT INFORMATION
AREA TABULATIONS
PROJECT DESCRIPTION
VICINITY MAP
SHEET INDEX
CONSULTANT DIRECTORY

DATE : 12-19-16

SCALE : AS-NOTED

DRAWN BY : HSC

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-0.0



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**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION	DATE

GreenPoint RATED
A PROGRAM OF BUILD IT GREEN

NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

The GreenPoint Rated program is a voluntary program that provides a third-party verification of a home's energy performance. GreenPoint Rated is administered by Build It Green, a nonprofit organization dedicated to providing energy, water and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are: (1) a minimum of 50 points achieved; (2) a minimum of 100 sq. ft. of solar panels; (3) Energy Star (or LEED for Homes) and WaterSense (or WaterSense Plus) certified fixtures; (4) GreenPoint Rated (GPR) 6.0 checklist; (5) GPR 6.0 checklist; (6) GPR 6.0 checklist; (7) GPR 6.0 checklist; (8) GPR 6.0 checklist; (9) GPR 6.0 checklist; (10) GPR 6.0 checklist.

Build It Green is not a code enforcement agency.

Points Achieved: **54**

Certification Level: **Certified**

POINTS REQUIRED



MEASURES	Points Achieved	Community	Energy	Water	Materials	Indoor Air Quality	Other
CALGreen	4						
A. SITE	7						
B. FOUNDATION	3						
C. LANDSCAPE	10						
D. STRUCTURAL FRAME AND BUILDING ENVELOPE	10						
E. EXTENSION	1						
F. INSULATION	2						
G. PLUMBING	1						
H. HEATING, VENTILATION AND COOLING	1						
I. RENEWABLE ENERGY	1						
J. BUILDING PERFORMANCE AND TESTING	1						
K. FINISHES	1						
L. FLOORING	1						
M. APPLIANCES AND LIGHTING	1						
N. COMMUNITY	1						
O. OTHER	1						

MEASURES	Points Achieved	Community	Energy	Water	Materials	Indoor Air Quality	Other
D8. FSC-Certified Wood	0						
D9. Solid Wall Systems	1						
D10. Energy Hubs on Roof Trusses	1						
D11. Overhangs and Gutters	1						
D12. Reduced Pollution Entering the Home from the Garage	2						
D13. Structural Pest and Rot Controls	1						
D14. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)	1						
E1. Environmentally Preferable Decking	1						
E2. Flashing Installation Third-Party Verified	2						
E3. Rain Screen Wall System	1						
E4. Durable and Non-Combustible Cladding Materials	1						
E5. Durable Roofing Materials	2						
E6. Vegetated Roof	2						
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	1						
F2. Insulation that Meets the CDPH Standard Method - Residential for Low Emissions	1						
F3. Insulation that Does Not Contain Fire Retardants	1						
G1. Efficient Distribution of Domestic Hot Water	1						
G2. Install Water-Efficient Fixtures	1						
G3. Water-Saving Bathroom Fixtures	1						
G4. Pre-Planning for Graywater System	1						
G5. Operational Graywater System	3						
H1. Sealed Combustion Units	1						
H2. High-Performing Zone Hydronic Radiant Heating System	2						
H3. Effective Ductwork	1						
H4. ENERGY STAR® Bathroom Fans Per HV1 Standards with Air-Flow Verified	1						
H5. Advanced Practices for Cooling	1						
H6. Whole-House Mechanical Ventilation Practices to Improve Indoor Air Quality	1						
H7. Effective Range Hood Design and Installation	1						
H8. No Firehose or Sealed Gas Pressure	1						
H9. Humidity Control Systems	1						
H10. Register Design Per ACCA Manual T	1						
H11. High-Efficiency HVAC Filter (MERV 8+)	1						
I1. Pre-Planning for Solar Water Heating	1						
I2. Preparation for Future Photovoltaic Installation	1						
I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	25						
I4. Net-Zero Energy Home	2						
I5. Net-Zero Energy Home	4						

MEASURES	Points Achieved	Community	Energy	Water	Materials	Indoor Air Quality	Other
J1. Third-Party Verification of Quality of Insulation Installation	1						
J2. Supply and Return Air Flow Testing	1						
J3. Mechanical Ventilation Testing and Low Leakage	1						
J4. Combustion Appliance Safety Testing	1						
J5. Home Checkup (See 24)	1						
J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	1						
J7. Participation in Utility Program with Third-Party Plan Review	1						
J8. ENERGY STAR® for Homes	1						
J9. EPA Indoor airPlus Certification	1						
J10. Blower Door Testing	2						
K1. Entryways Designed to Reduce Tracked-in Contaminants	1						
K2. Zero-VOC Interior Wall and Ceiling Paints	1						
K3. Low-VOC Caulks and Adhesives	1						
K4. Environmentally Preferable Materials for Interior Finish	2						
K5. Formaldehyde Emissions in Interior Finish Exceed CARB	1						
K6. Products That Comply with the Health Product Declaration Open Standard	2						
K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	2						
K8. Comprehensive Inclusion of Low Emitting Finishes	1						
L1. Environmentally Preferable Flooring	1						
L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method - Residential	1						
L3. Durable Flooring	1						
L4. Thermal Mass Flooring	1						
M1. ENERGY STAR® Dishwasher	1						
M2. ENERGY STAR® Refrigerator	1						
M3. Low-Energy ENERGY STAR® Refrigerator	1						
M4. Energy Star® Dishwasher	1						
M5. Lighting Efficiency	2						
M6. Smart Development	0						
M7. Smart Development	1						
M8. Smart Development	1						
M9. Smart Development	1						
M10. Smart Development	1						
M11. Smart Development	1						
M12. Smart Development	1						
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M94. Smart Development	1						
M95. Smart Development	1						
M96. Smart Development	1						

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**BROOKER
REMODEL**

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LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION

SITE PLAN

DATE : 12-19-16

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

DRAWN BY : HSC / DZ

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-1.0

FIRE DEPARTMENT NOTES

FIRE PROTECTION WATER AN AUTOMATIC NFPA 13 FIRE SPRINKLER SYSTEM APPROVED BY THE SANTA CLARA COUNTY FIRE DEPARTMENT SHALL BE INCLUDED IN ALL PORTIONS OF THE BUILDING. THREE SETS OF PLANS PREPARED BY A SPRINKLER CONTRACTOR SHALL BE SUBMITTED TO THE SANTA CLARA COUNTY FIRE DEPARTMENT (14700 WINCHESTER BLVD., LOS GATOS, CA 95032) FOR REVIEW AND APPROVAL. THE SPRINKLERS SHALL BE INSPECTED AND APPROVED BY THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION AND OCCUPANCY OF THE BUILDING.

A. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, HYDRAULICALLY DESIGNED IN ACCORDANCE WITH NFPA STANDARD 13 - 2013 EDITION AND LOCAL ORDINANCES SHALL BE INSTALLED THROUGHOUT THE ENTIRE STRUCTURE. THE FIRE SPRINKLER SYSTEM SUPPLY VALVING, FIRE DEPARTMENT CONNECTION (FDC), ETC., SHALL BE INSTALLED AS REQUIRED TO COMPLY WITH NFPA 13 REQUIREMENTS.

B. FAST RESPONSE FIRE SPRINKLER HEADS SHALL BE INSTALLED THROUGHOUT THE GARAGE AND ALL CONTIGUOUS AREAS WITHIN THE STRUCTURE. C. A STATE OF CALIFORNIA LICENSED FIRE PROTECTION CONTRACTOR SHALL PROVIDE (3) COPIES OF THE WORKING DRAWINGS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF WORK. D. THE FIRE DISTRICT MUST ISSUE A PERMIT PRIOR TO THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM. E. THE SPRINKLER CONTRACTOR MUST HAVE A CITY BUSINESS LICENSE AND WORKER'S COMPENSATION CERTIFICATE.

F. A FLAT CEILING IS REQUIRED IN AREAS INCORPORATING AN AUTOMATIC FIRE SPRINKLER SYSTEM TO ASSURE PROPER FUNCTIONING OF THE SPRINKLER HEADS. G. THE BUILDING SHALL BE PROVIDED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. SPRINKLER CONTROL VALVES SHALL BE LOCATED TO ALLOW CONTROL OF THE SPRINKLER RISER FROM OUTSIDE THE BUILDING. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE FIRE PREVENTION DIVISION FOR REVIEW AND APPROVAL BEFORE INSTALLING THE SYSTEM. CALL (408) 378-4010 FOR MORE INFORMATION.

SMOKE ALARMS PER CBC #907.2.9.2, SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH CBC #907.2.11.

EGRESS DOORS EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, THUMB TURN, OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED FLUSH BOLTS OR SURFACE BOLTS ARE NOT PERMITTED, UNLESS ANY OF THE EXCEPTIONS TO THE SECTION 1008.1.9.4 ARE MET. (CBC #1008.1.9)

PREMISES IDENTIFICATION / PROJECT ADDRESS APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE OF 0.5 INCH. (CFC#505.1)

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 THE FIRE DEPARTMENT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S).

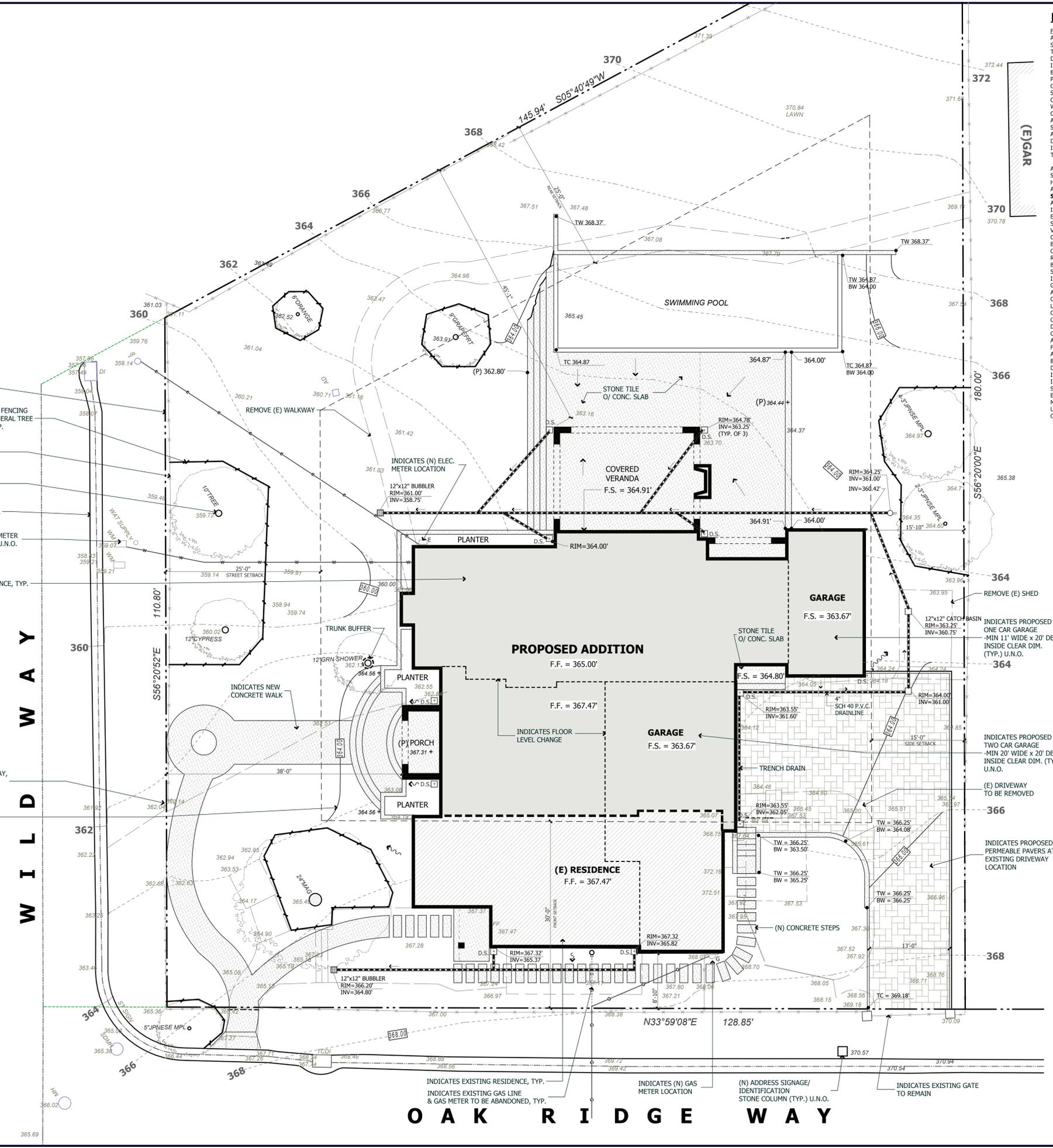
CONSTRUCTION SITE FIRE SAFETY ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND THE FIRE DEPARTMENT'S STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP-33

GRADING QUANTITIES

DRIVEWAY	31 CY
LANDSCAPE	17 CY
TOTAL	48 CY
EXPORT	48 CY
MAX CUT HEIGHT	2.5'

LEGEND

PROPERTY LINE	---	TREE PROTECTIVE FENCE	---
SETBACK LINE	---	(E) EXISTING RESIDENCE	---
(E) GRADE CONTOUR LINE	---	(N) ADDITION	---
PROPOSED GRADE CONTOUR LINE	---	EXISTING HARDSCAPE TO BE REMOVED	---
EXISTING FENCE	---	(N) HARDSCAPE	---
EXISTING GAS LINE TO BE ABANDONED	---	(N) PAVERS @ (E) DRIVEWAY LOCATION	---
NEW GAS LINE	---	EXISTING TREE TO REMAIN-TYP.	---
NEW WATER LINE	---		
NEW ELECTRIC LINE	---		
DRAINAGE FLOW	---		
DOWNSPOUT W/ SPLASH BLOCK	---		



- INDICATES PROPERTY LINE (TYP.)
- INDICATES TREE PROTECTION FENCING PER TOWN OF LOS GATOS GENERAL TREE PROTECTION DIRECTIONS, TYP.
- INDICATES EXISTING FENCE TO REMAIN, TYP.
- INDICATES EXISTING TREE TO REMAIN, TYP.
- INDICATES CURB AND GUTTER
- INDICATES EXISTING WATER METER LOCATION TO REMAIN (TYP.) U.N.O.
- INDICATES PROPOSED RESIDENCE, TYP.
- INDICATES EXISTING DRIVEWAY, CURB CUT AND COLUMNS TO BE REMOVED, TYP.
- INDICATES PROPOSED GRADE, TYP.

- INDICATES (N) ELEC. METER LOCATION
- INDICATES PROPOSED ONE CAR GARAGE -MIN 11' WIDE x 20' DEEP INSIDE CLEAR DIM. (TYP.) U.N.O.
- INDICATES PROPOSED TWO CAR GARAGE -MIN 20' WIDE x 20' DEEP INSIDE CLEAR DIM. (TYP.) U.N.O.
- (E) DRIVEWAY TO BE REMOVED
- INDICATES PROPOSED PERMEABLE PAVERS AT EXISTING DRIVEWAY LOCATION
- INDICATES EXISTING GATE TO REMAIN

INDICATES EXISTING RESIDENCE, TYP.
INDICATES EXISTING GAS LINE & GAS METER TO BE ABANDONED, TYP.
INDICATES (N) GAS METER LOCATION
(N) ADDRESS SIGNAGE/ IDENTIFICATION STONE COLUMN (TYP.) U.N.O.
INDICATES EXISTING GATE TO REMAIN



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REVISIONS

NO.	DESCRIPTION

STREETSCAPE

DATE : 12-19-16

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

DRAWN BY : HSC

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

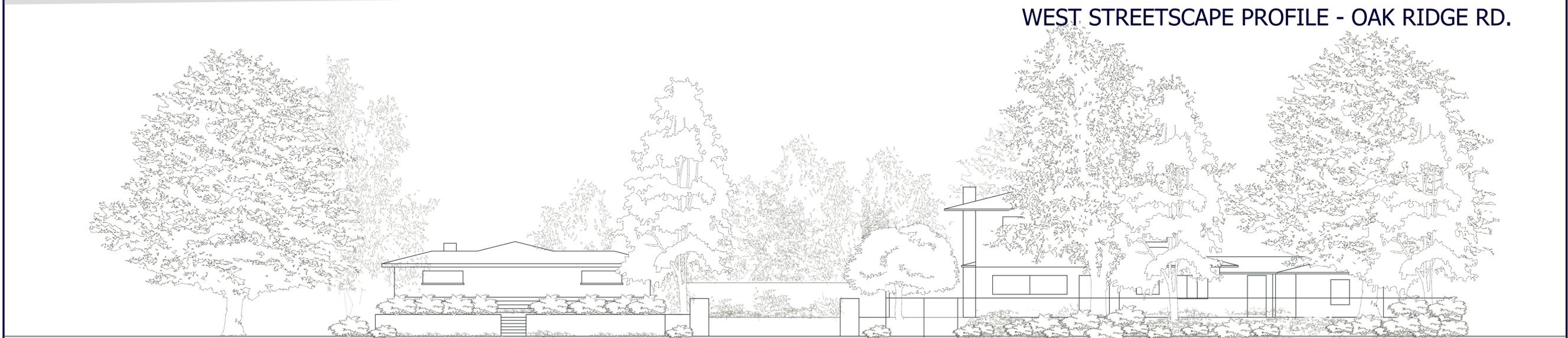
A-1.1



17050 WILD WAY

15220 OAK RIDGE WAY

WEST STREETSCAPE PROFILE - OAK RIDGE RD.



15231 OAK RIDGE WAY

17070 WILD WAY

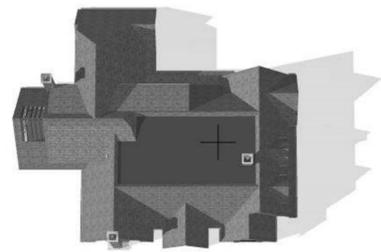
EAST STREETSCAPE PROFILE - OAK RIDGE WAY



17061 WILD WAY

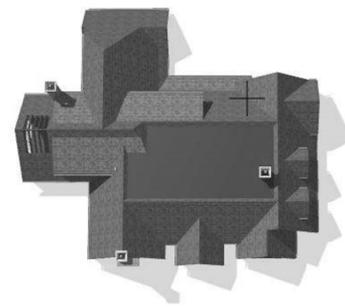
SOUTH STREETSCAPE PROFILE - WILD WAY

NOTE: SHADOW STUDY FOR ALL DIAGRAM DOES NOT INCLUDE ANY EXISTING TREES

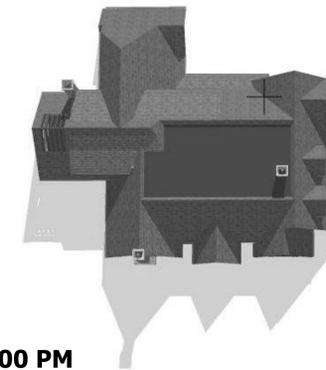


SPRING EQUINOX

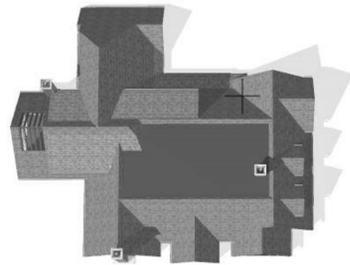
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NOON

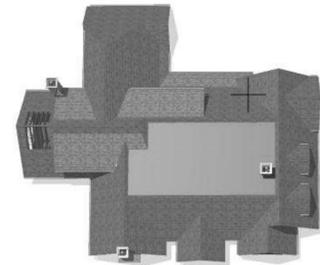


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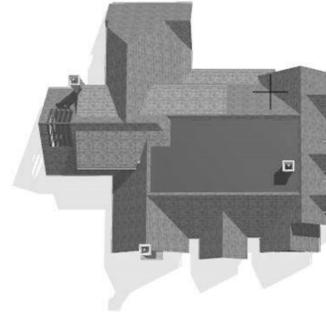


SUMMER SOLSTICE

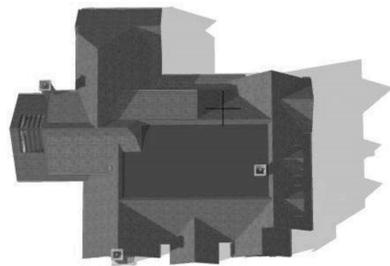
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NOON

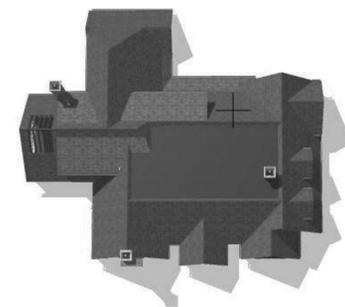


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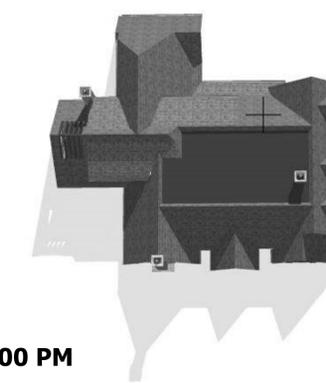


AUTUMNAL EQUINOX

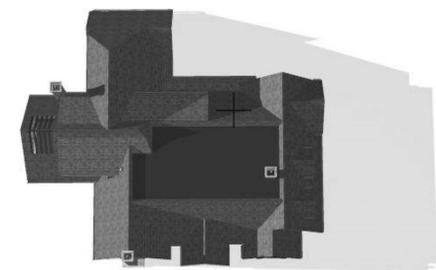
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NOON

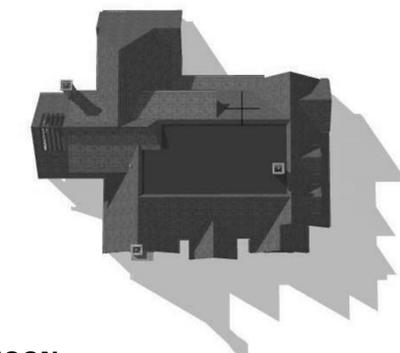


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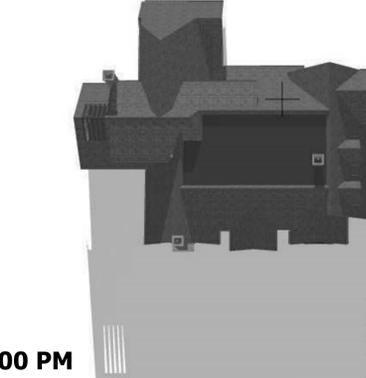


WINTER SOLSTICE

9:00 AM



NOON



3:00 PM



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PROJECT NAME

**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION

**SHADOW
STUDY**

DATE : 12-19-16

SCALE :

DRAWN BY : HSC

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-1.2



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PROJECT NAME

**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION

**LIGHTING
PLAN**

DATE : 12-19-16

SCALE :

DRAWN BY : HSC

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-1.3

NO.	SYMBOL	DESCRIPTION	WATTAGE
1		BRASS PATH LIGHTS	20 W
2		WALL MOUNT LANTERN	100 W MAX
3		HORIZONTAL LED STEP LIGHT	LED (2.5-3 W) (120V OR 277V)



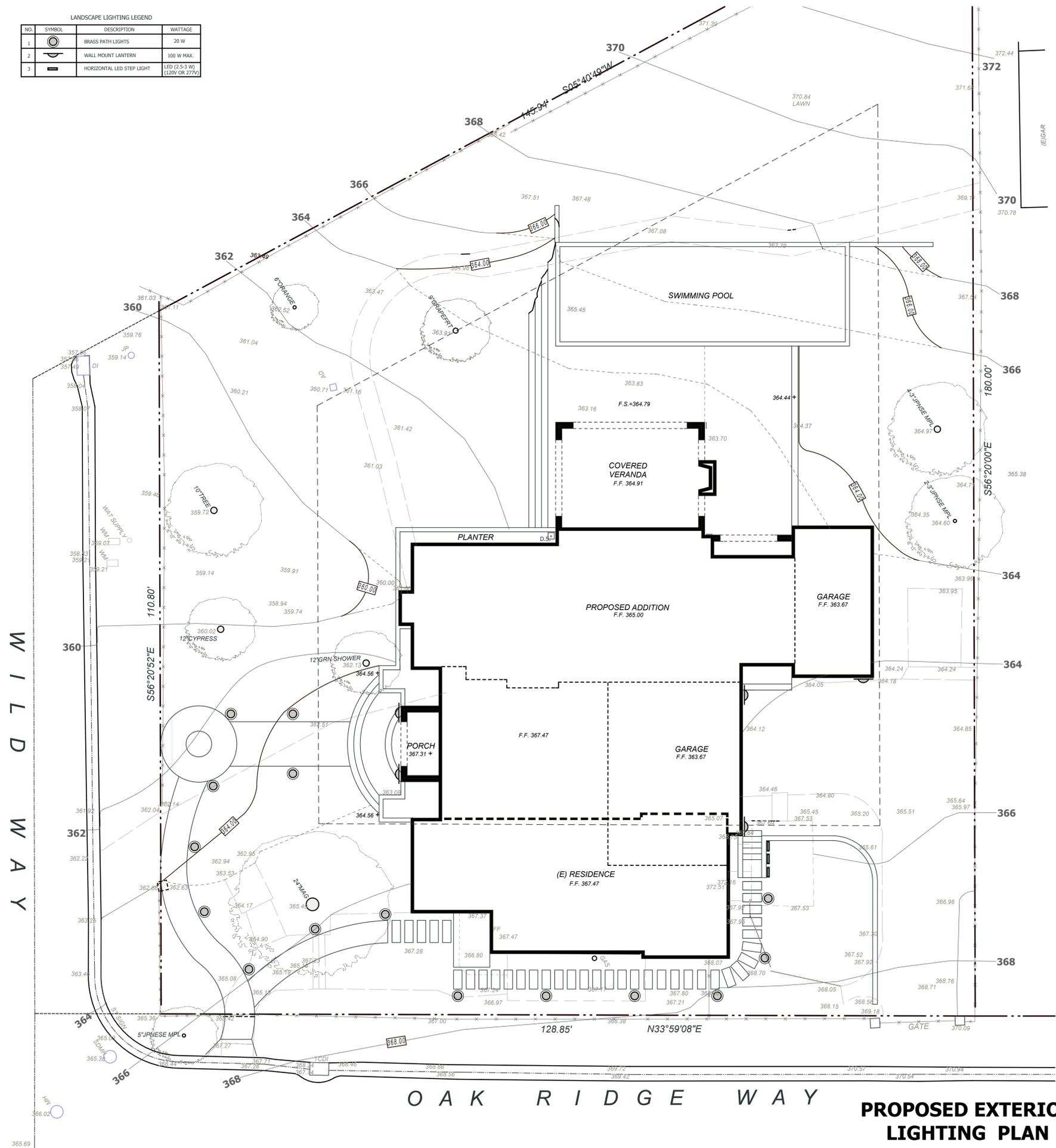
1 PROPOSED BRASS PATHLIGHT



2 PROPOSED WALL MOUNT LANTERN



3 PROPOSED LED STEP LIGHT



**PROPOSED EXTERIOR
LIGHTING PLAN**



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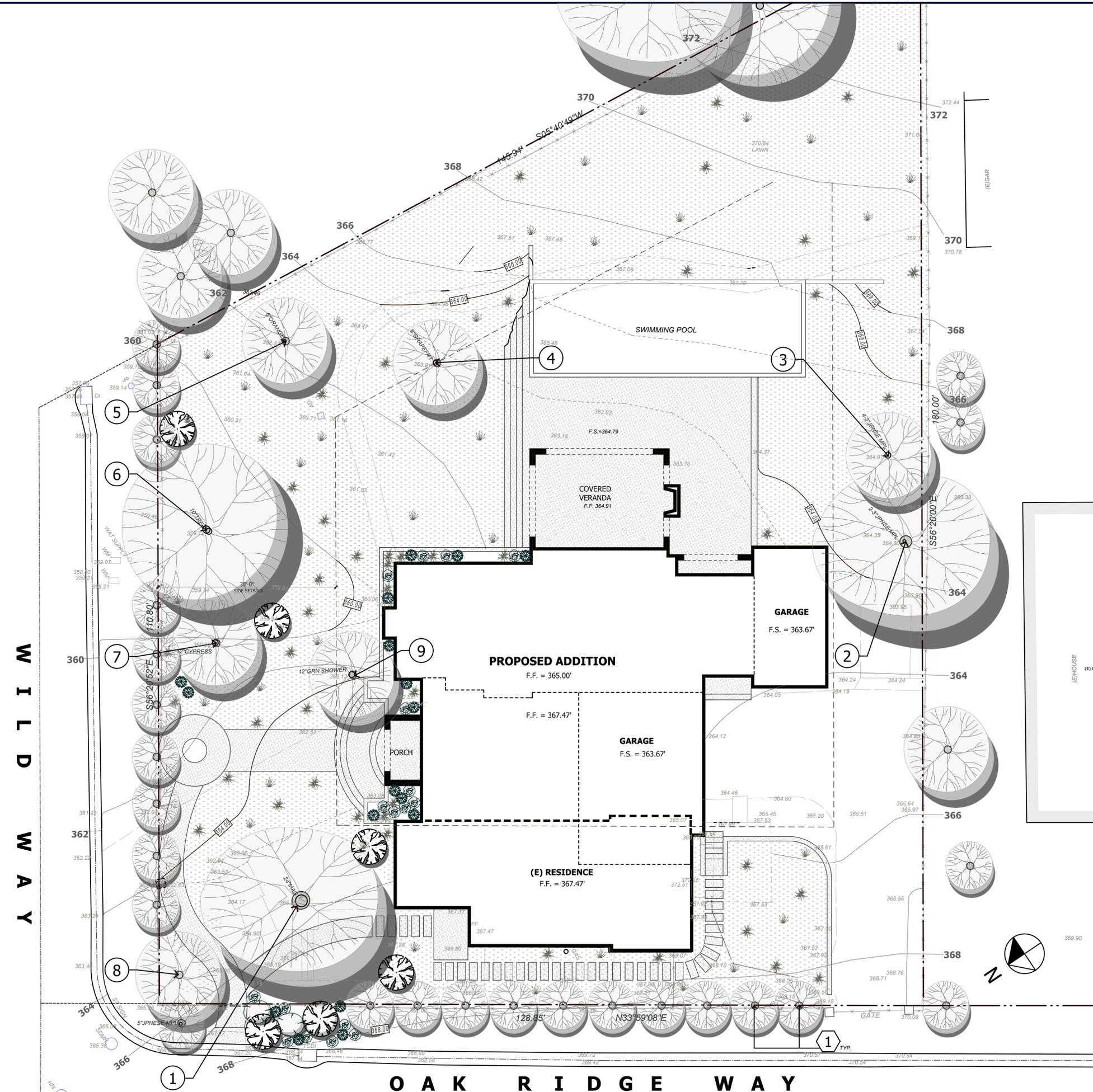
PROJECT NAME

**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION



LEGEND

PROPERTY LINE		EXISTING TREE DRIP LINE	
(E) GRADE CONTOUR LINE		EXISTING SHRUBS	
PROPOSED GRADE CONTOUR LINE		PROPOSED PLANTER	
FENCE			
PROPOSED & EXISTING BUILDING			
PROPOSED WALKWAY AREA			

EXISTING TREE LEGEND

TREE NO.	TREE NAME	TREE SIZE	STATUS
①	MAGNOLIA	24"	(E) TO REMAIN
②	JAPANESE MAPLE	(2) 3"	(E) TO REMAIN
③	JAPANESE MAPLE	(4) 3"	(E) TO REMAIN
④	GRAPEFRUIT	9"	(E) TO REMAIN
⑤	ORANGE TREE	6"	(E) TO REMAIN
⑥	TREE	10"	(E) TO REMAIN
⑦	CYPRESS	12"	(E) TO REMAIN
⑧	JAPANESE MAPLE	5"	(E) TO REMAIN
⑨	GREEN SHOWER	12"	(E) TO REMAIN

PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY
①		SHRUB		

**LANDSCAPE
PLAN**

DATE : 12-19-16
SCALE : 1/8" = 1'-0"
DRAWN BY : HSC
CHECKED BY : TS
ARCHITECT : TOM SLOAN
PROJECT NO : 16632

SHEET NUMBER
L-1.0

12/22/2016 10:42 AM
Brooker Prelim.dwg 21-16.plt



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PROJECT NAME

**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION

**EXISTING
FLOOR PLANS
AND
ELEVATIONS**

DATE : 12-19-16

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

DRAWN BY : HSC

CHECKED BY : TS

ARCHITECT : TOM SLOAN

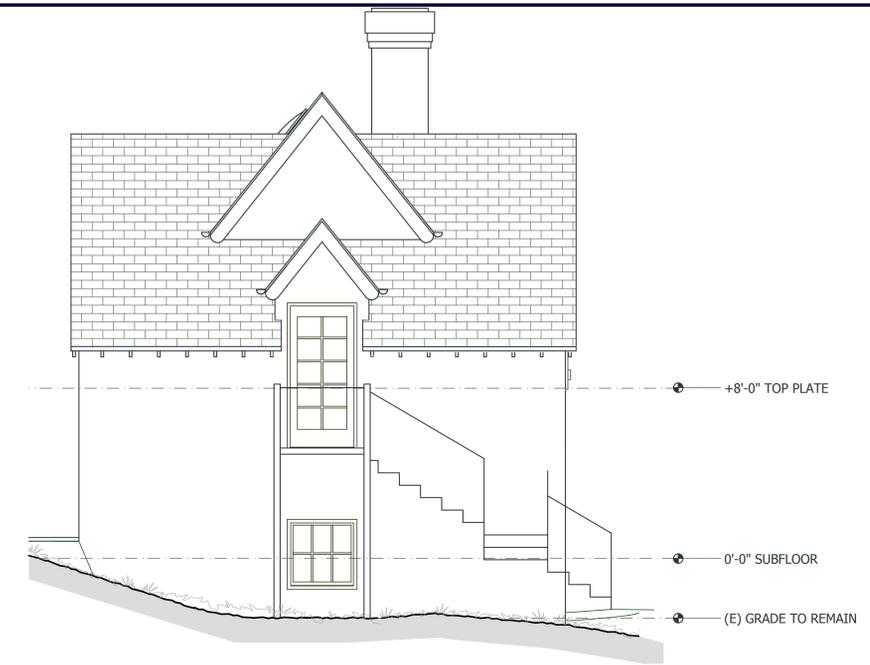
PROJECT NO : 16632

SHEET NUMBER

A-2.0



**EXISTING RESIDENCE
WEST (FRONT) ELEVATION**



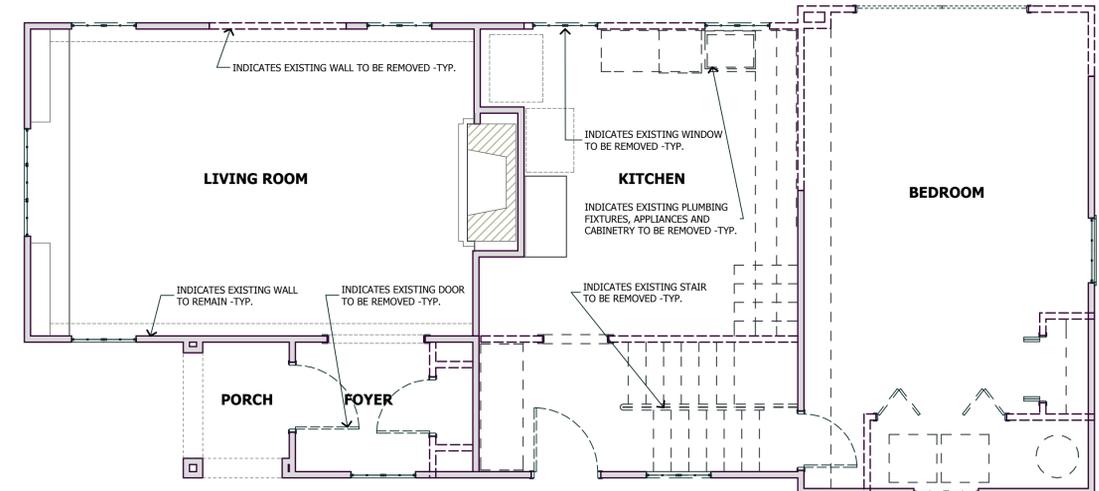
**EXISTING RESIDENCE
SOUTH (RIGHT) ELEVATION**



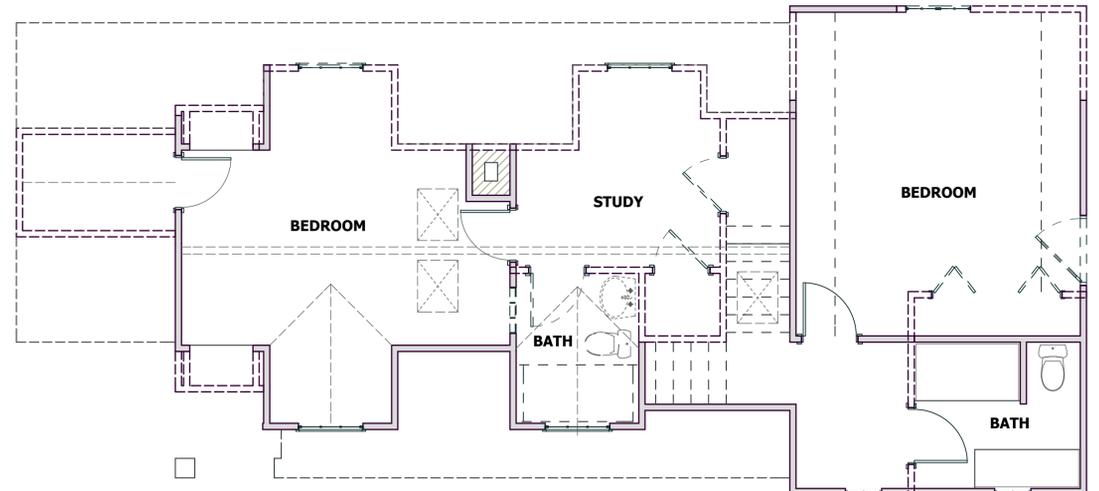
**EXISTING RESIDENCE
EAST (BACK) ELEVATION**



**EXISTING RESIDENCE
NORTH (LEFT) ELEVATION**



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



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PROJECT NAME

**BROOKER
REMODEL**

17050 WILD WAY
LOS GATOS, CA
95030

REVISIONS

NO.	DESCRIPTION

**PROPOSED
FIRST
FLOOR PLAN**

DATE : 12-19-16

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

DRAWN BY : HSC

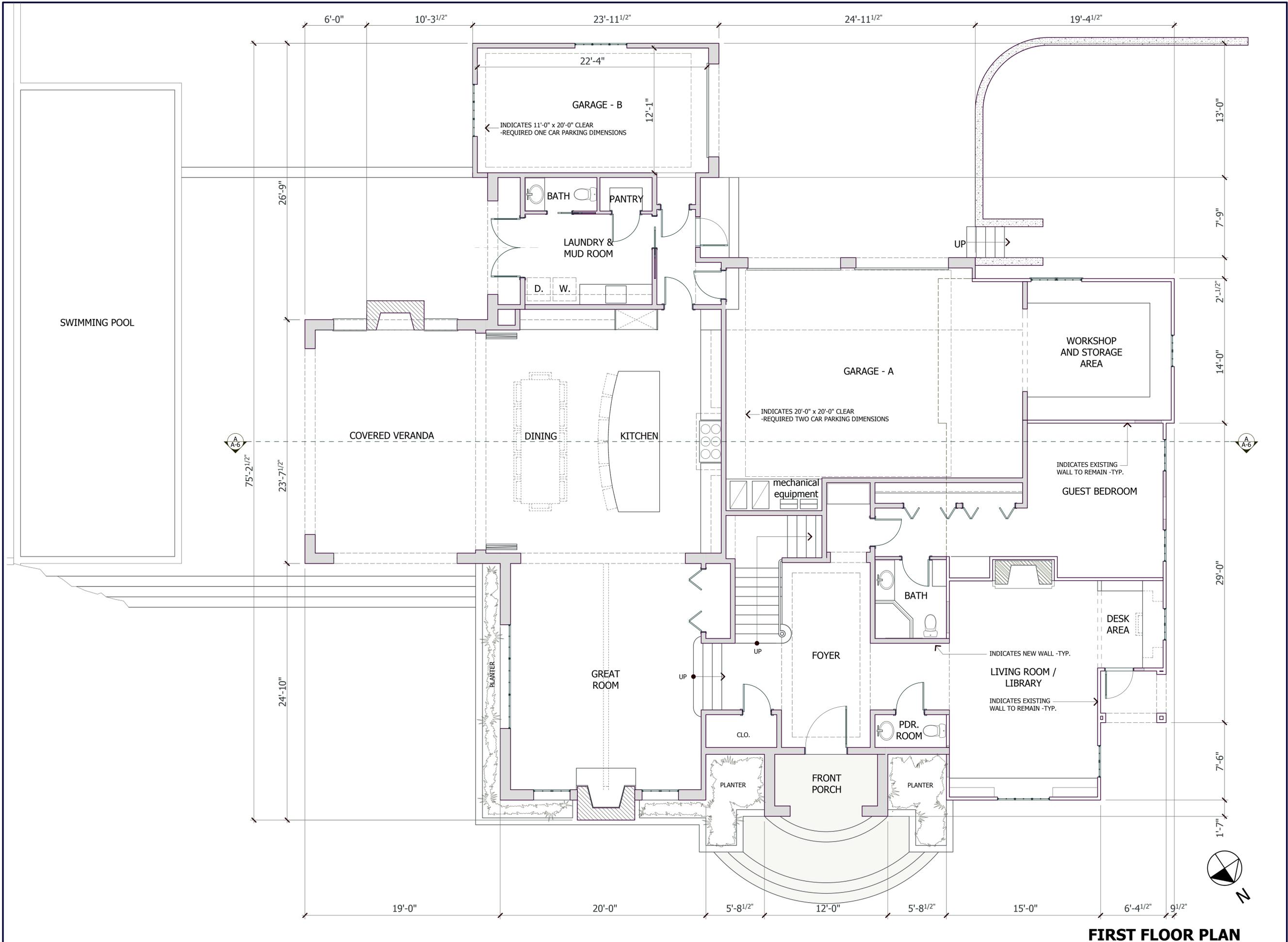
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ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-3.0



FIRST FLOOR PLAN

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Brooker Prelim 12-21-16.rvt



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PROJECT NAME

BROOKER REMODEL

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REVISIONS

NO.	DESCRIPTION

PROPOSED SECOND FLOOR PLAN

DATE : 12-19-16

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

DRAWN BY : HSC

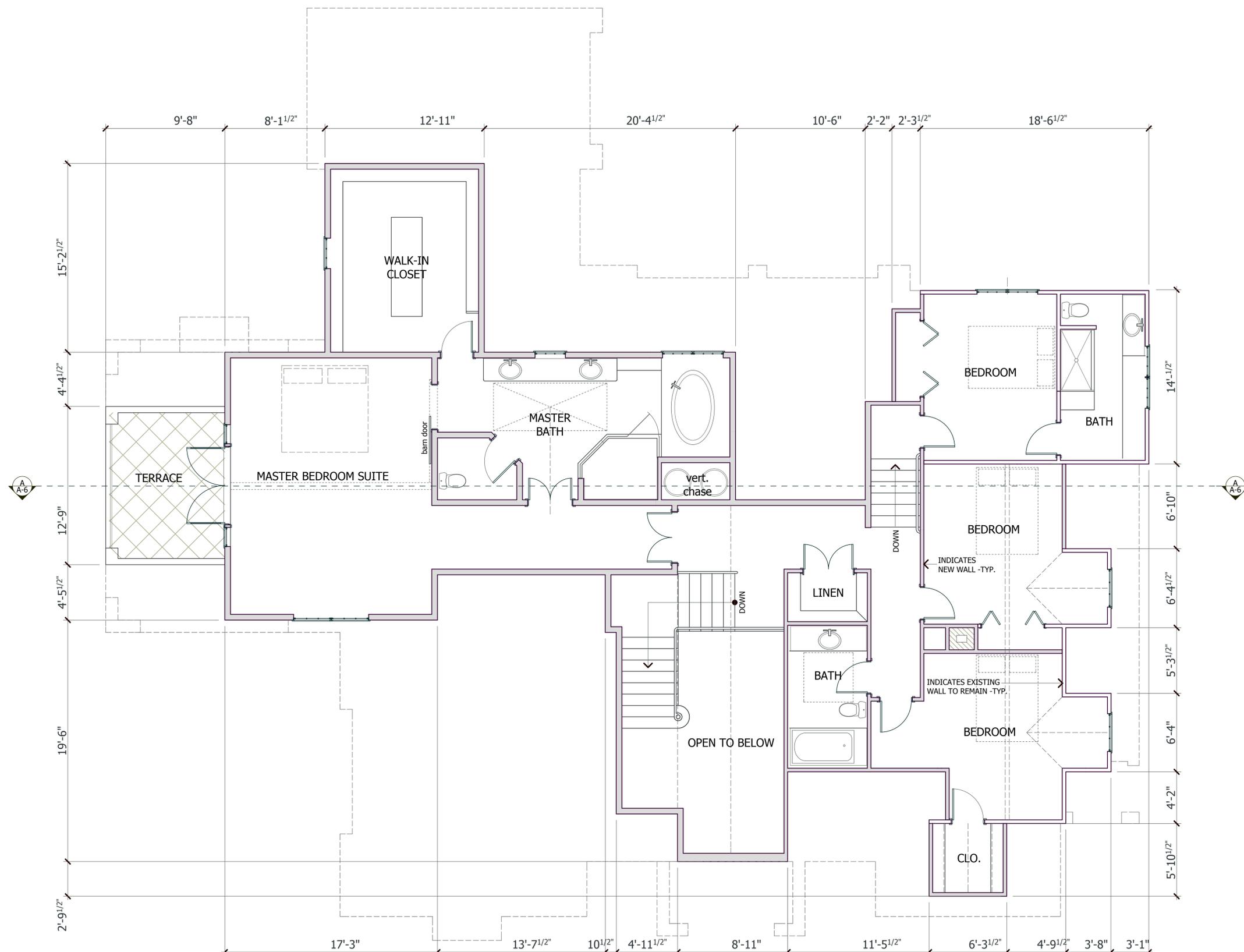
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ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-3.1



SECOND FLOOR PLAN





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PROJECT NAME

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95030

REVISIONS

NO.	DESCRIPTION

DATE : 12-19-16

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

DRAWN BY : HSC

CHECKED BY : TS

ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-5.0



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



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PROJECT NAME

BROOKER REMODEL

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95030

REVISIONS

NO.	DESCRIPTION

DATE : 12-19-16

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

DRAWN BY : HSC

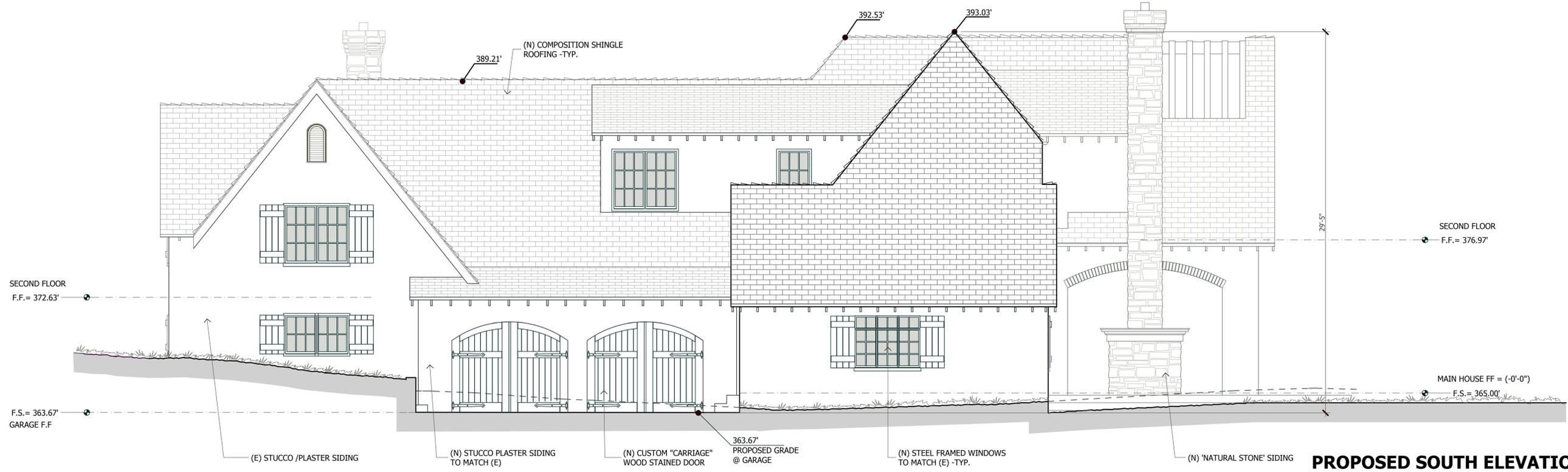
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ARCHITECT : TOM SLOAN

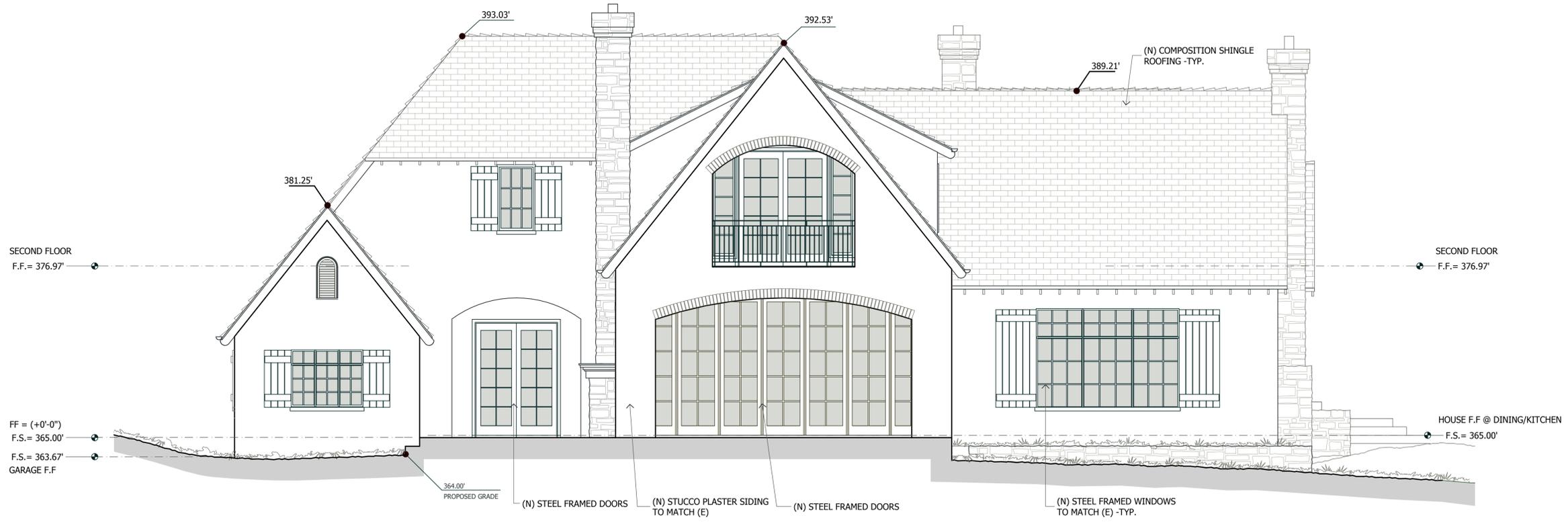
PROJECT NO : 16632

SHEET NUMBER

A-5.1



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION



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BROOKER REMODEL

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REVISIONS

NO.	DESCRIPTION

PROPOSED SECTIONS

SECTION 'A'

DATE : 12-19-16

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

DRAWN BY : DZ

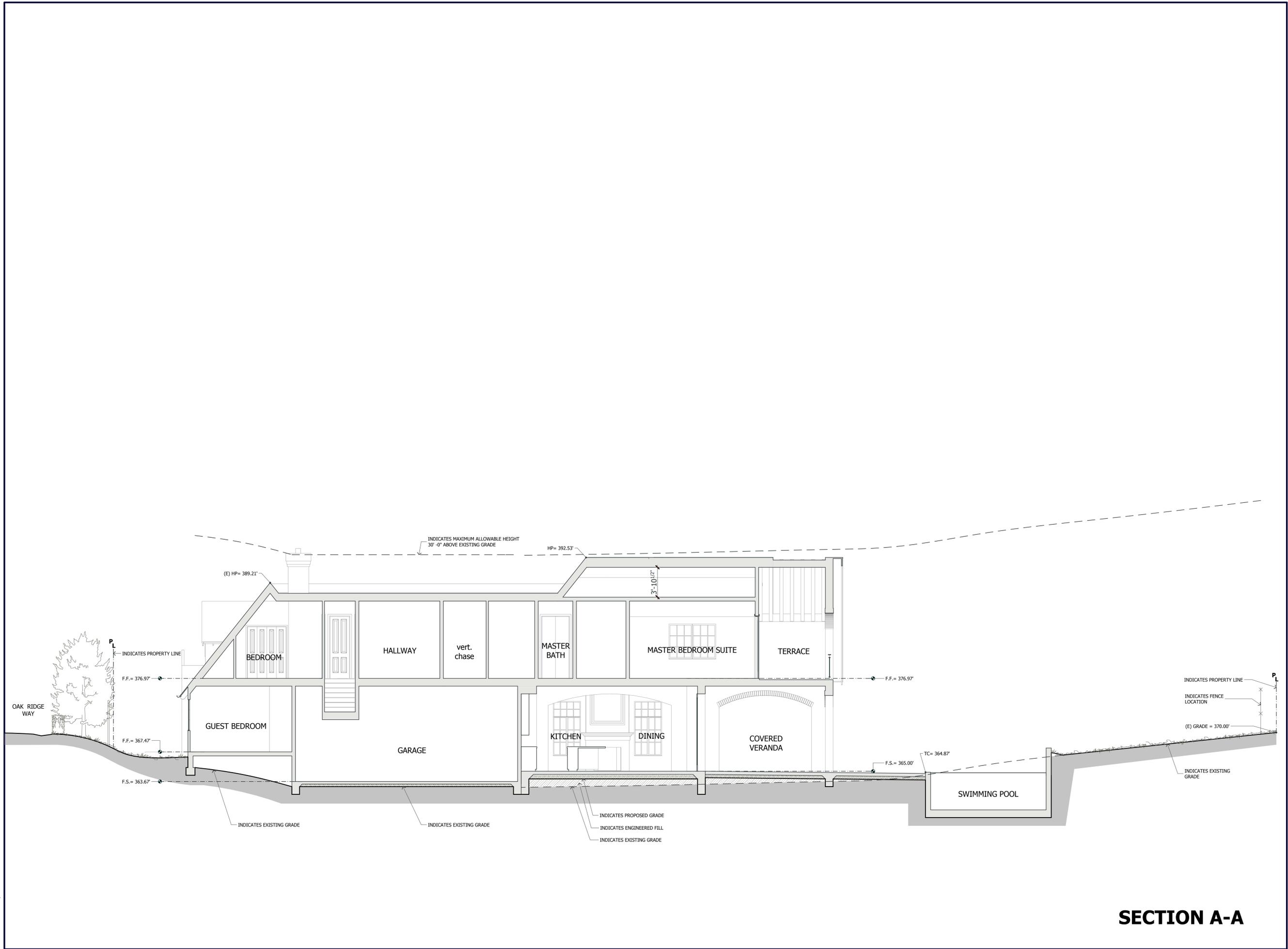
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ARCHITECT : TOM SLOAN

PROJECT NO : 16632

SHEET NUMBER

A-6.0



SECTION A-A