



NORTHEAST 3D RENDERING



SOUTHEAST 3D RENDERING

GENERAL NOTES

- A** VERIFICATION CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK
- B** DIMENSIONS DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS
- C** DISCREPANCIES MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY
- D** CONTRACT DOCUMENTS CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

CONSULTANT DIRECTORY

- SURVEYOR** NNR ENGINEERING SERVICES CO.
535 WEBRIDGE DRIVE
SAN JOSE, CA 95123
(408) 348-7813
- SOILS ENGINEER** GEOFUNDATION INC.
488 CHELSEA KING
SAN JOSE, CA 95138
(408) 710-6701
- CIVIL ENGINEER** GREEN CIVIL ENGINEERING
1900 S. NORFOLK ST. # 350
SAN MATEO, CA 94403
(510) 368-9863
- STRUCTURAL ENGINEER** T.B.D.
- ENERGY CONSULTANT** T.B.D.
- LANDSCAPE ARCHITECT** W. JEFFREY HEID, LANDSCAPE ARCHITECT
617 ONELDA DRIVE
SAN JOSE, CA 95123

SHEET INDEX

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APPLICABLE CODES

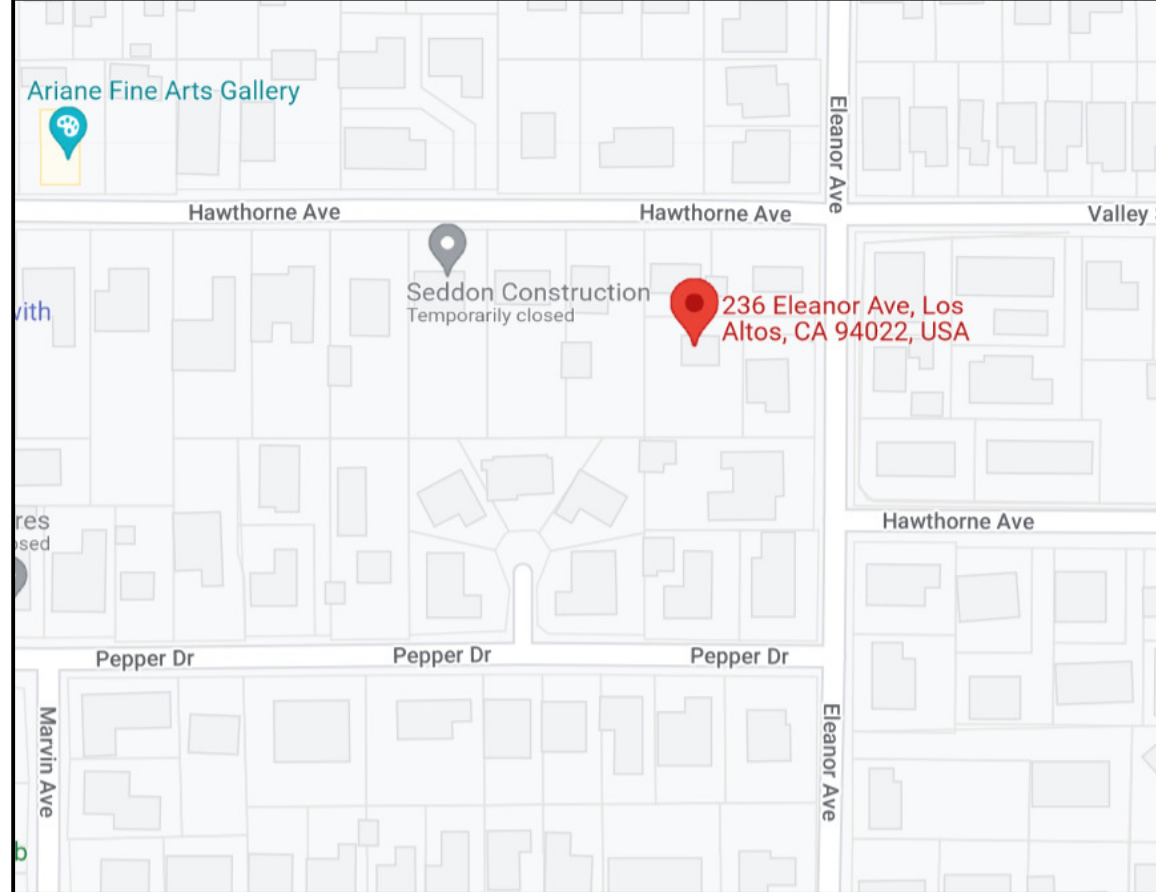
- THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
- 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA RESIDENTIAL CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA FIRE CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA GREEN BUILDING

PROPERTY DESCRIPTION

OWNER JENNIFER JACOBSEN & TODD PARMACEK
ADDRESS 236 ELEANOR AVE. LOS ALTOS, CA 94022

PARCEL 170-41-093
ACREAGE 0.422 ac.
ZONING R1-10
FLOOD HAZARD ZONE -X
OCCUPANCY R-3/U **2a**
CONSTR. TYPE V-B
PROJECT DESCRIPTION ADDITION TO MAIN, UPPER FLOOR AND BASEMENT OF EXISTING 2-STORY HISTORICAL HOUSE

VICINITY MAP



TABULATION

ALLOWABLE FLOOR AREA CALCULATIONS

Net Lot Size	=	16,681.80 sq. ft.
35% for 1st 11,000 sq. ft.	=	3,850.00 sq. ft.
10% for 5,681.80 sq. ft.	=	568.18 sq. ft.
Allowable sq. ft.	=	4,418.18 sq. ft.

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE (land area covered by all structures that are over 6 feet in height)	1,531.48 s.f. (10.13 %)	3,851.35 s.f. (23.08 %)	5,004.54 (30.00%)
FLOOR AREA	1,851.67 s.f. (10.07 %)	4,413.60 s.f. (26.45 %)	4,418.18 s.f. (26.48%)
SETBACKS:			
Front (1st / 2nd)	42.50 feet / 42.50 feet	36.50 feet / 42.50 feet	25.00 feet
Rear (1st / 2nd)	79.33 feet / 79.33 feet	22.17 feet / 79.33 feet	25.00 feet
Right Side (1st / 2nd)	46.91 feet / 52.16 feet	20.93 feet / 59.50 feet	15.00 feet / 17.50 feet
Left Side (1st / 2nd)	22.58 feet / 22.58 feet	22.58 feet / 22.58 feet	15.00 feet / 20.00 feet
HEIGHT:	(a) 27'-0"	(a) 26'-0"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: (Includes habitable basement areas)	2,765.31 sq. ft.	(+) 2,805.20 sq. ft.	5,571.51 sq. ft.
NON-HABITABLE AREA: (Does not include covered porches or open structures)	606.73 sq. ft. (to be removed)		588.00 sq. ft.
TOTAL PROPOSED FLOOR AREA:			6,159.51 sq. ft.
LOT CALCULATIONS			
NET LOT AREA:			16,681.80 square feet
FRONT YARD HARDSCAPE AREA: (Hardscape area in the front yard setback shall not exceed 50%)			301.13 (18.13 %)
LANDSCAPING BREAKDOWN:			
	Total hardscape area (existing & proposed):	3,568.54 sq. ft.	
	Existing softscape (undisturbed area):	0 sq. ft.	
	New softscape area:	9,261.91 sq. ft.	
	Building footprint w/ all porches:	3,851.35 sq. ft.	
	Total (Net size of lot):	16,681.80 sq. ft.	

* NOTE
THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT UPON THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

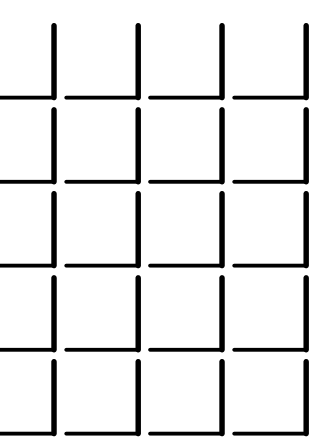
DATE	DESIGN REVIEW COMMENTS
11/5/2023	

JOB SITE ADDRESS
236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)
JACOBSEN / PARMACEK RESIDENCE
MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7884

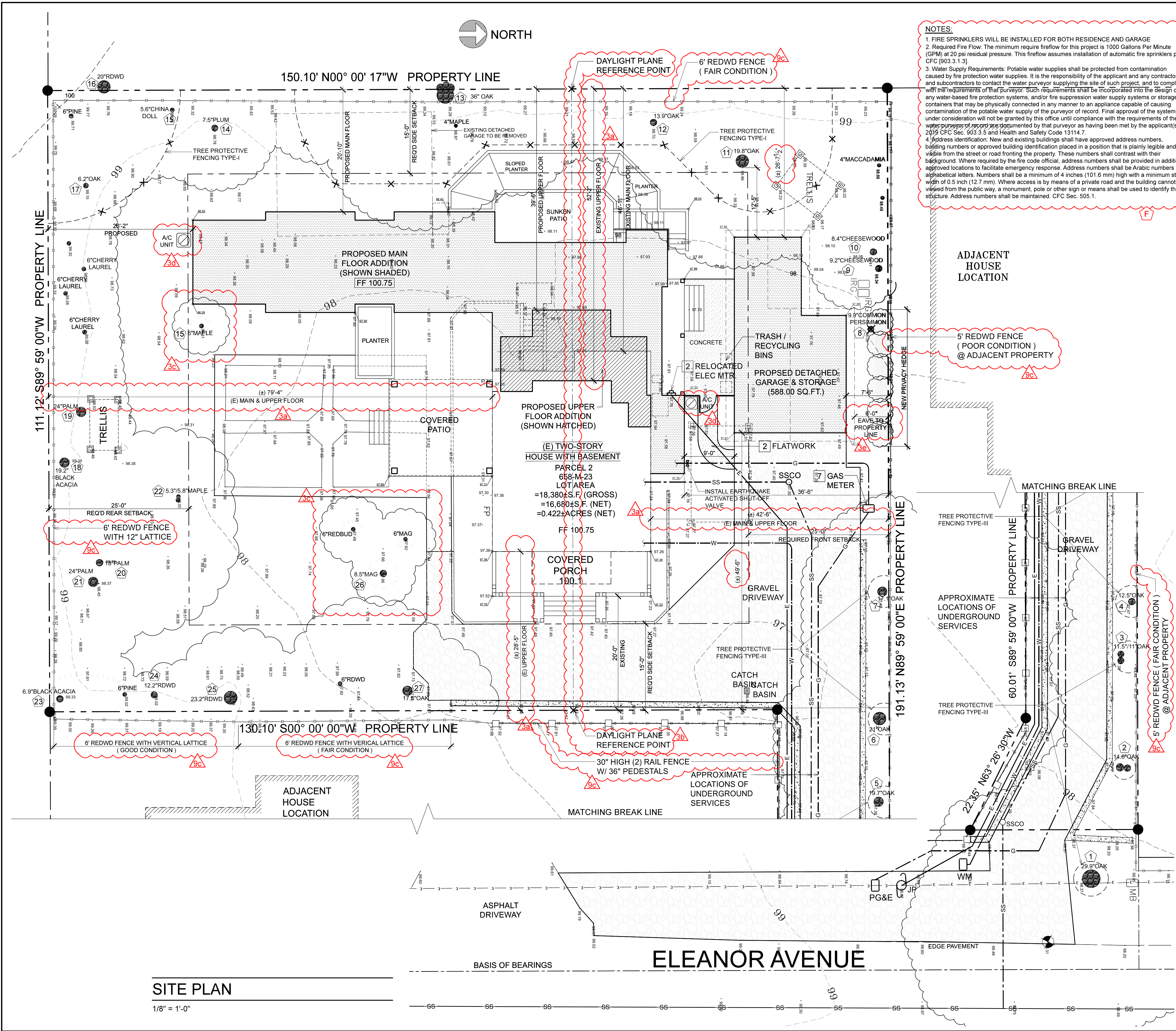
Willi Chapp

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620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890



SHEET

A0.0



- NOTES:**
- FIRE SPRINKLERS WILL BE INSTALLED FOR BOTH RESIDENCE AND GARAGE
 - Required Fire Flow: The minimum required fire flow for this project is 1000 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC §903.3.1.3.
 - 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 is documented by that purveyor as having been met by the applicant(s).
 - 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.

SITE PLAN NOTES

- | | | |
|----|--------------------|---|
| 1 | DRIVEWAY | |
| 2 | FLATWORK | |
| 3 | GRADING | N/A (EXCEPT FOR EXCAVATION OF BASEMENT AND CRAWL SPACE) |
| 4 | DRAINAGE | SEE GRADING AND DRAINAGE PLAN |
| 5 | STORM DRAINAGE | SEE GRADING AND DRAINAGE PLAN |
| 6 | SEWER LATERAL | TIE INTO EXISTING SEWER LATERAL |
| 7 | GAS & ELEC SERVICE | UPGRADE AS REQUIRED PER NEW LOADS |
| 8 | SETBACKS | AS PER PLAN |
| 9 | TREES | SEE ARBORIST REPORT FOR DOCUMENTATION |
| 10 | FENCES | PROTECT EXISTING DURING CONSTRUCTION |
| 11 | LANDSCAPE | PROTECT EXISTING WHERE POSSIBLE |

COVERAGE & F.A.R.

NET:	SITE PLAN	16,681.80	SQ. FT. = 0.38 AC
COV:	ALLOWABLE	5,004.54	SQ. FT. = 30.00 %
	EXISTING	1,531.48	SQ. FT. = 09.18 %
	PROPOSED	3,851.35	SQ. FT. = 23.08 %
FAR:	ALLOWABLE	4,418.18	SQ. FT. = 26.48 %
	EXISTING	1,851.67	SQ. FT. = 11.09 %
	PROPOSED	4,413.60	SQ. FT. = 26.45 %

TREE SCHEDULE NO.	TREE TYPE	REMOVE	
		YES	NO
1	29.9" Ø COAST LIVE OAK TREE		✓
2	14.6" Ø COAST LIVE OAK TREE		✓
3	11.5"/11" Ø COAST LIVE OAK TREE		✓
4	12.5" Ø COAST LIVE OAK TREE		✓
5	19.7" Ø COAST LIVE OAK TREE		✓
6	21" Ø COAST LIVE OAK TREE		✓
7	17.1" Ø COAST LIVE OAK TREE		✓
8	9.9" Ø PERMIMON TREE	✓	
9	9.2" Ø CHEESEWOOD TREE		✓
10	8.4" Ø CHEESEWOOD TREE		✓
11	19.8" Ø COAST LIVE OAK TREE		✓
12	13.9" Ø COAST LIVE OAK TREE		✓
13	36" Ø COAST LIVE OAK TREE		✓
14	7.5" Ø PLUM TREE		✓
15	5.6" Ø CHINA DOLL TREE		✓
16	20" Ø COASTAL REDWOOD TREE		✓
17	6.2" Ø COAST LIVE OAK TREE		✓
18	19.2" Ø BLACK ACACIA TREE		✓
19	24" Ø CANARY ISLAND PALM TREE		✓
20	18" Ø CANARY ISLAND PALM TREE		✓
21	24" Ø CANARY ISLAND PALM TREE		✓
22	5.3"/5.8" Ø JAPANESE MAPLE TREE		✓
23	6.9" Ø BLACK ACACIA TREE		✓
24	12.2" Ø COASTAL REDWOOD TREE		✓
25	23.2" Ø COASTAL REDWOOD TREE		✓
26	8.5" Ø SOUTHERN MAGNOLIA TREE		✓
27	17.5" Ø COAST LIVE OAK TREE		✓

NOTE

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15/20/23	DESIGN REVIEW COMMENTS
16/20/23	FIRE REVIEW COMMENTS

CLIENT (22219)

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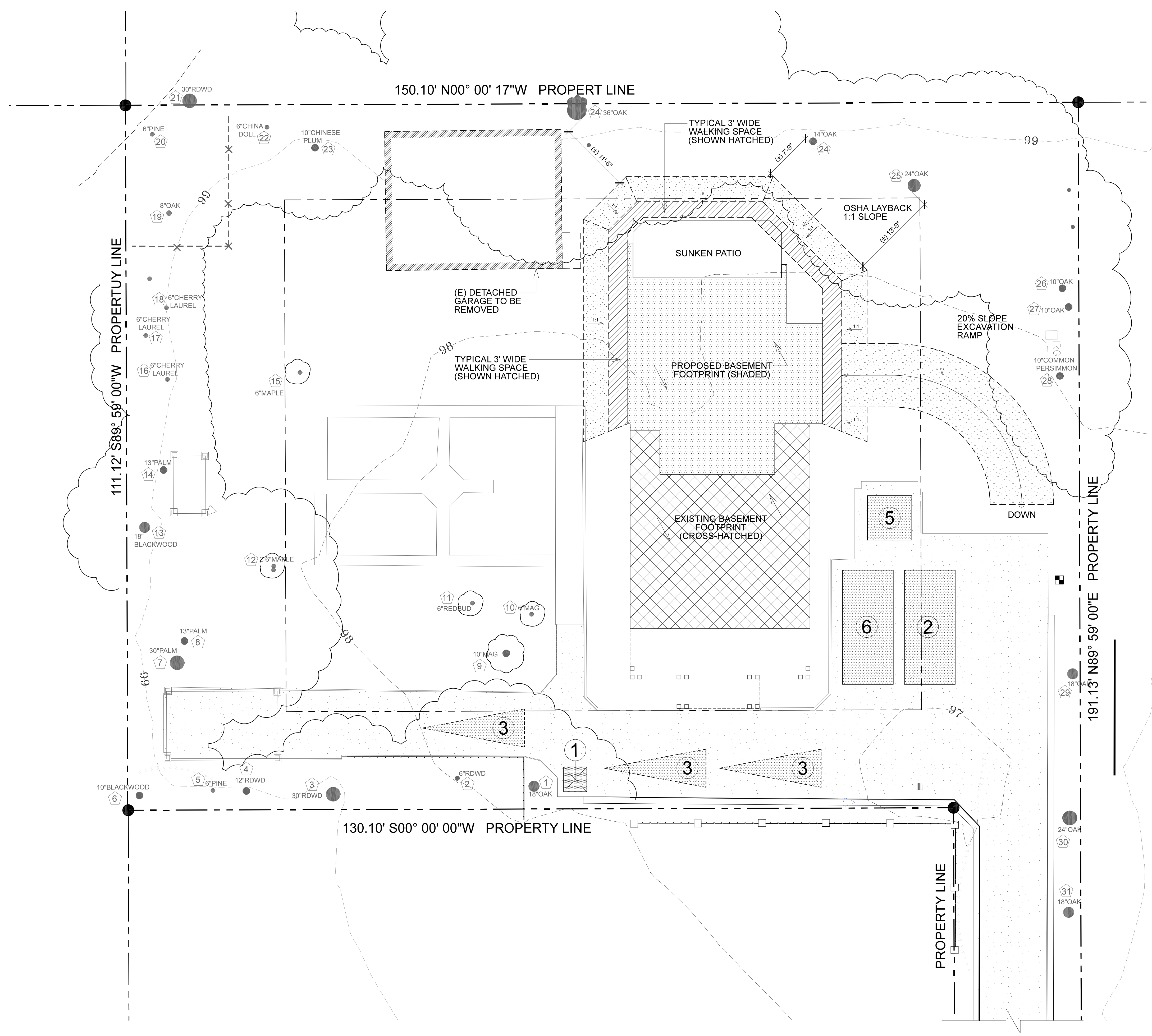
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A1.0

SITE PLAN

1/8" = 1'-0"



CONSTRUCTION OPERATION PLAN

- SANITARY FACILITIES** - THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- DEBRIS BOX** - A DEBRIS BOX SHALL BE PLACED ONSITE FOR COLLECTION OF CONSTRUCTION DEBRIS. ARRANGEMENTS MUST BE MADE WITH THE GREEN WASTE RECOVERY, INC. FOR THE DEBRIS BOX, SINCE THEY HAVE A FRANCHISE WITH THE TOWN AND NO OTHER HAULER IS ALLOWED WITHIN THE TOWN LIMITS. THE DEBRIS BOX SHOULD BE ACCESSIBLE FROM A PAVED OR ROCKED ACCESS ROAD.
- PARKING AREA FOR CONSTRUCTION PERSONAL** - CONSTRUCTION PARKING TO BE LOCATED ONSITE
- TRUCK TRAFFIC ISSUES** - THE SITE SHALL HAVE A TEMPORARY CONSTRUCTION DRIVEWAY OF BASE ROCK OR ALTERNATE MATERIAL APPROVED BY THE ENGINEERING DEPARTMENT BEGINNING AT THE EDGE OF PAVEMENT AND EXTENDING A MINIMUM OF 100 FEET TO REDUCE DUST AND MUD TRACKING. SIGNS, DELINEATORS AND FLAG PERSONS SHALL BE AVAILABLE ONSITE IF NECESSARY. IF AN EXISTING PAVED DRIVEWAY MAINTAINED DURING CONSTRUCTION, A TEMPORARY ACCESS WILL NOT BE REQUIRED. IF THE PROJECT SITE IS LOCATED ADJACENT TO A TOWN PATHWAY, THE CONSTRUCTION ACCESS SHALL BE LIMITED TO A SINGLE DRIVEWAY FOR SAFETY PURPOSES. THE REMAINING FRONTAGE MAY REQUIRE TEMPORARY CONSTRUCTION FENCING TO RESTRICT ADDITIONAL ACCESS POINTS.
- CLEAN-UP AREA** - WHEN ONSITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS AND SUCH, THEN A CLEAN-UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN-UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE. (SEE DETAIL AT RIGHT)
- CONSTRUCTION MATERIALS STORAGE** - AN AREA SHALL BE DESIGNATED ONSITE FOR THE STORAGE OF CONSTRUCTION MATERIALS. THIS STORAGE AREA SHALL NOT BE LOCATED WITHIN THE DRIPLINES OF ANY TREES.

GENERAL NOTES

- WATER SHALL BE AVAILABLE ONSITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS
- NO MATERIAL OR CONSTRUCTION EQUIPMENT SHALL BE STORED TO INTERFERE WITH THE FLOW OF TRAFFIC ON THE STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON THE SITE.
- TOWN WORK HOURS: 8:00 A.M. - 5:30 P.M. (MONDAY - SATURDAY). NO WORK PERMITTED ON SUNDAYS OR HOLIDAYS. NO HAULING OR HEAVY EQUIPMENT PERMITTED ON SATURDAYS.
- THE PROPERTY OWNER SHALL INFORM THE TOWN OF ANY DAMAGE AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION OF THE PROJECT TO PATHWAYS, PRIVATE DRIVEWAYS AND PUBLIC AND PRIVATE ROADWAYS PRIOR TO FINAL INSPECTION & RELEASE OF OCCUPANCY PERMIT.
- ORANGE CONSTRUCTION FENCE ACROSS CONSTRUCTION ACCESS WITH FLAG MAN TO ENSURE SAFETY DURING VEHICULAR ACCESS

SITE EXCAVATION & CONSTRUCTION OPERATION PLAN

1/8" = 1'-0"

NOTE

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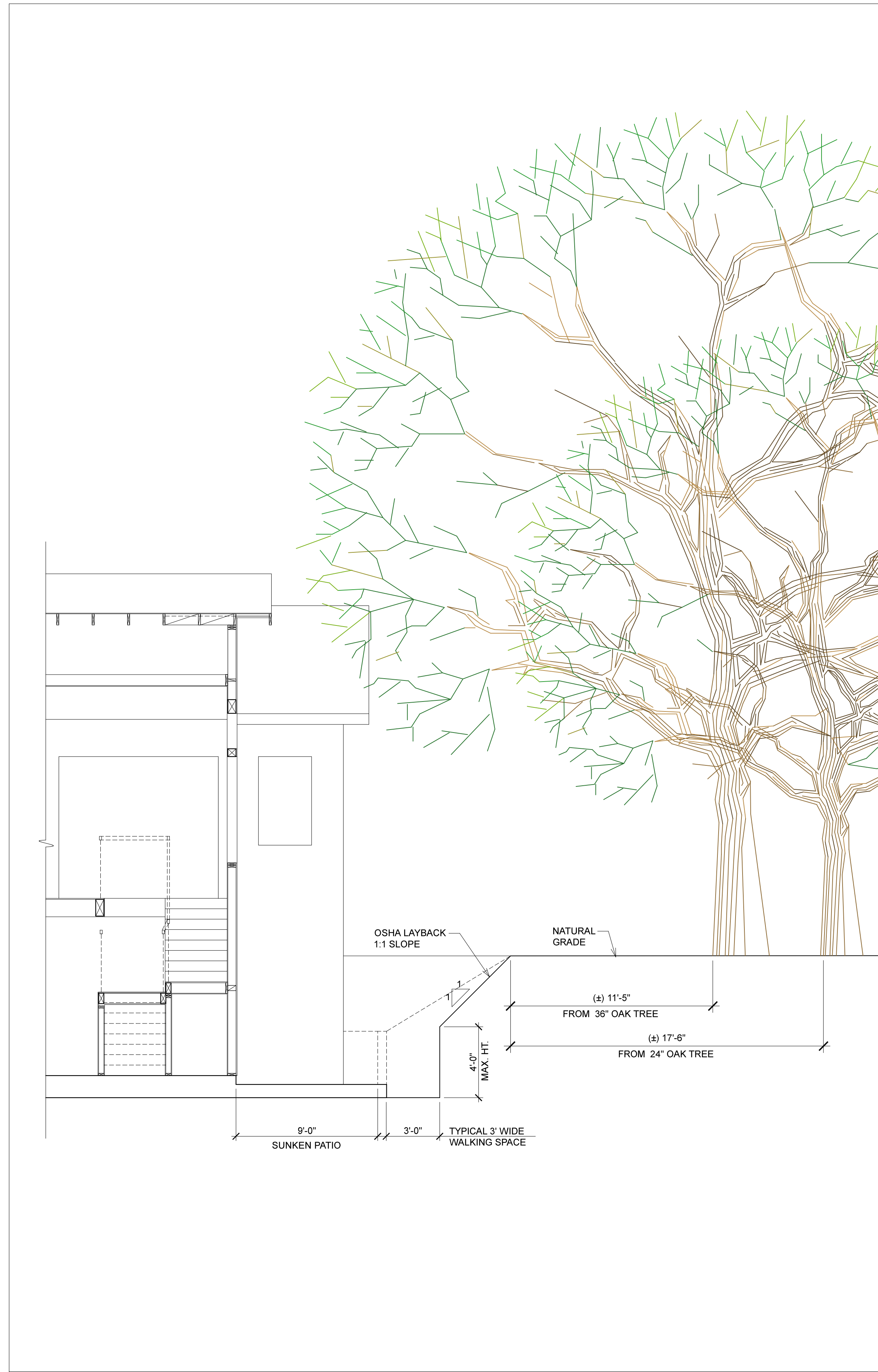
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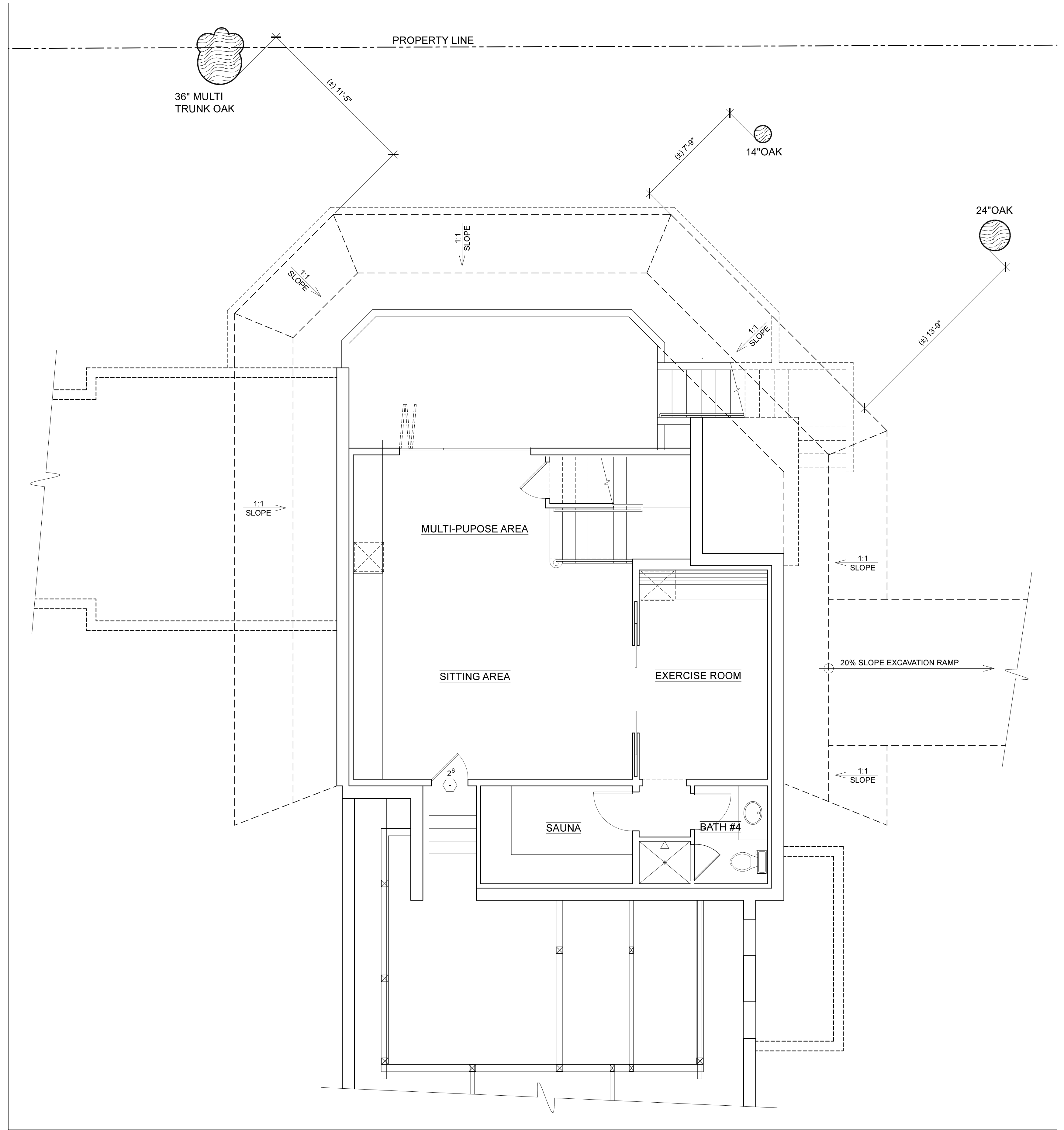
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A1.1



OSHA LAYBACK CROSS SECTION

1/4" = 1'-0"



BASEMENT EXCAVATION PLAN

1/4" = 1'-0"

NOTE

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SHEET

A1.2



161 PEPPER COURT



166 HAWTHORNE AVENUE



172 HAWTHORNE AVENUE



184 HAWTHORNE AVENUE



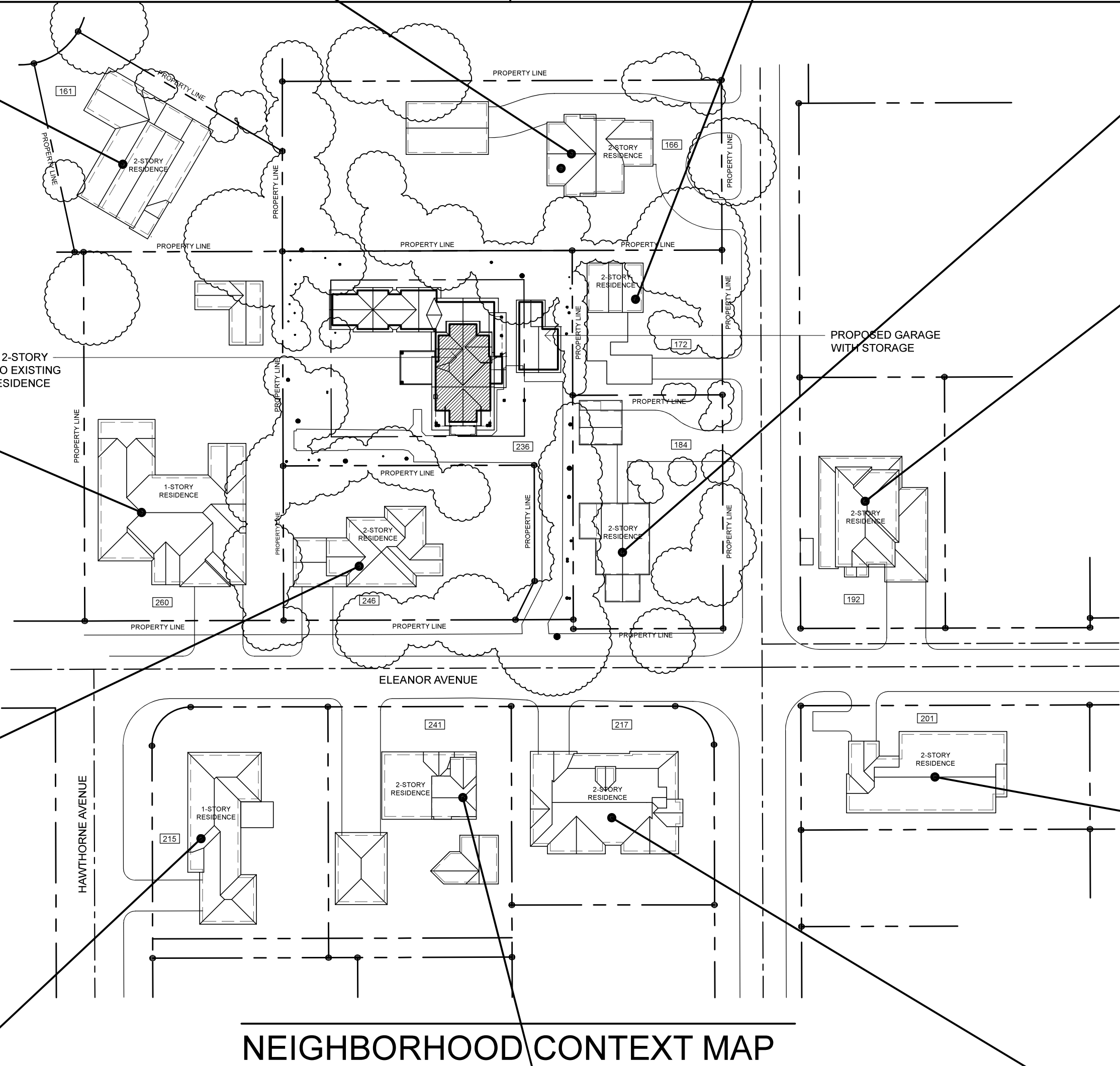
260 ELEANOR AVENUE



246 ELEANOR AVENUE



215 HAWTHORNE AVENUE



192 ELEANOR AVENUE



201 ELEANOR AVENUE



241 ELEANOR AVENUE



217 ELEANOR AVENUE

NOTE

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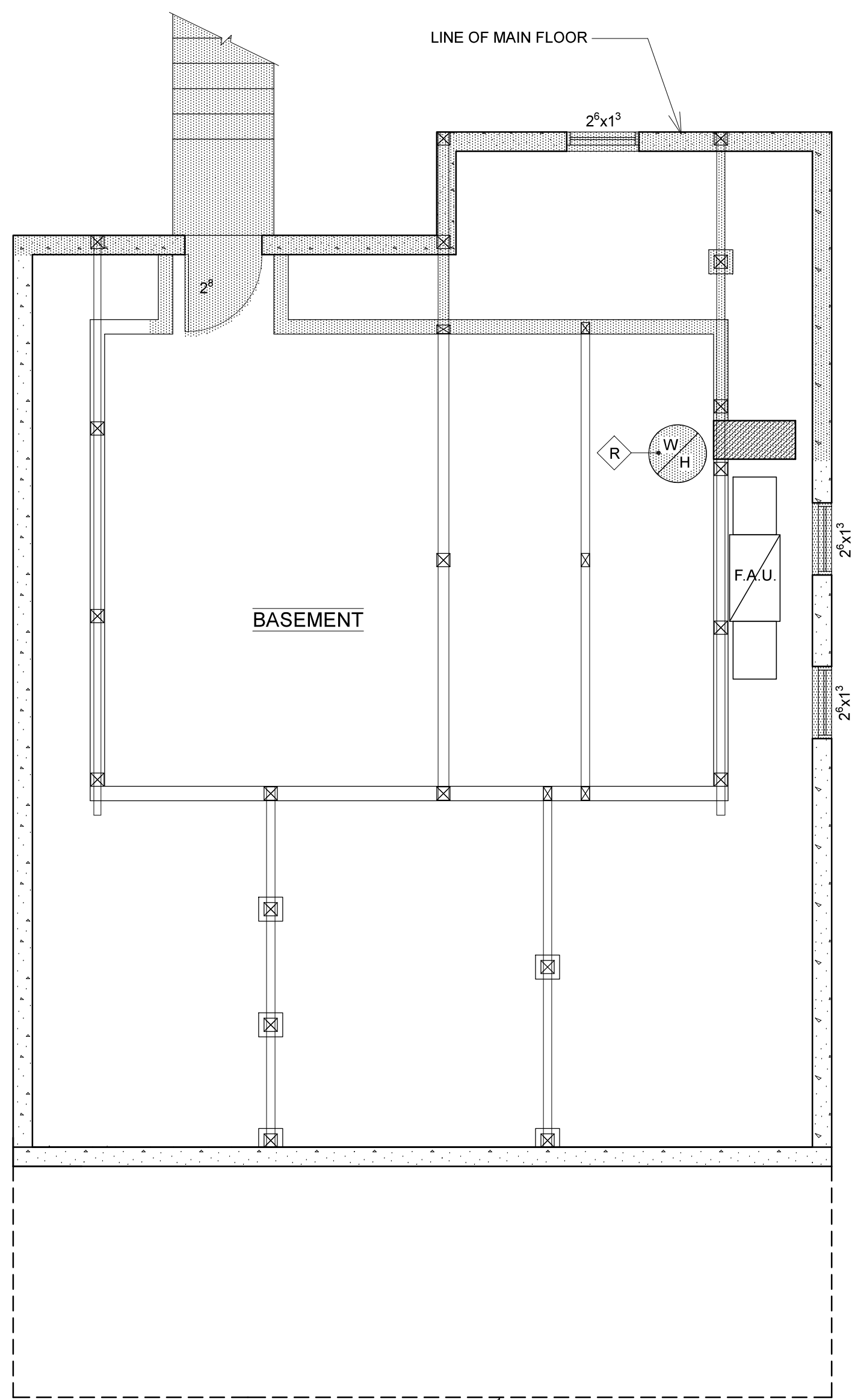
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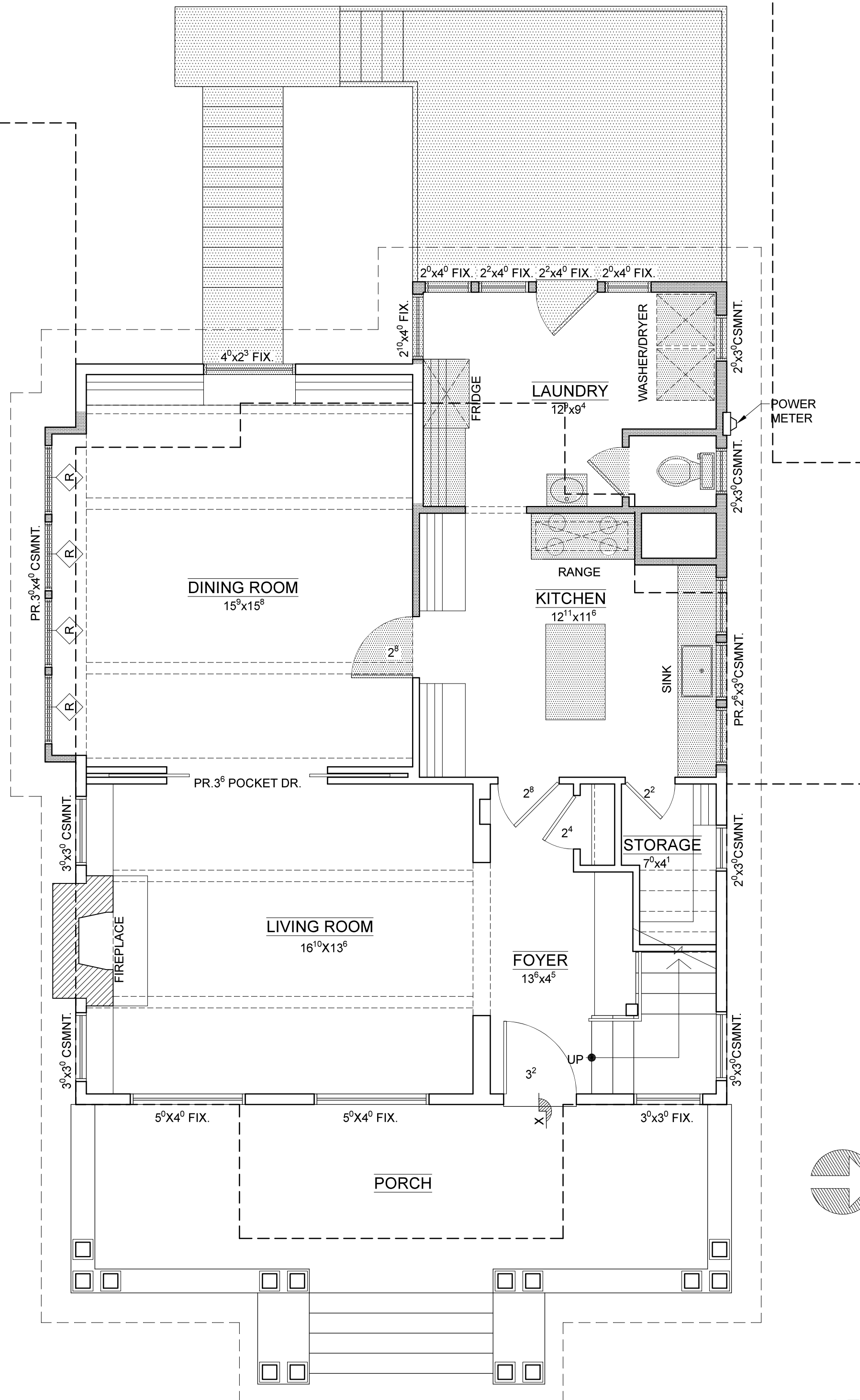
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BASEMENT DEMOLITION PLAN

1/4" = 1'-0"



MAIN FLOOR DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED DURING CONSTRUCTION
- IV BRACING CONTRACTOR TO PROVIDE BRACING (WHEN REQUIRED) FOR AREAS WHERE WALLS ARE REMOVED AND WHERE TEMPORARY SUPPORT IS REQUIRED
- V DISPOSAL ALL DEBRIS IS TO BE DISPOSED OF AT AN APPROVED DUMPING LOCATION
- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C. D. A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS REMOVE, SALVAGE OR DISCARD PER OWNER
- 2 WINDOWS & SKYLIGHTS REMOVE, SALVAGE OR DISCARD PER OWNER
- 3 CABINETS REMOVE, SALVAGE OR DISCARD PER OWNER
- 4 FLOOR COVERINGS PROTECT EXISTING HARDWOOD FLOORS DURING CONSTRUCTION
- 5 LIGHT FIXTURES REMOVE, SALVAGE OR DISCARD PER OWNER
- 6 APPLIANCES REMOVE, SALVAGE OR DISCARD PER OWNER
- 7 LANDSCAPE PROTECT WHERE POSSIBLE
- 8 FLATWORK REMOVE AND DISCARD AS NEEDED
- 9 VENEER N/A
- 10 ELECTRICAL METER UPGRADE METER PER ELECTRICAL LOADS
- 11 GAS METER CONFIRM SIZE OF GAS LINE / PIPE PER LOADS

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

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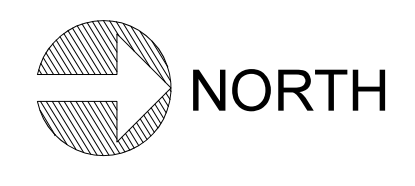
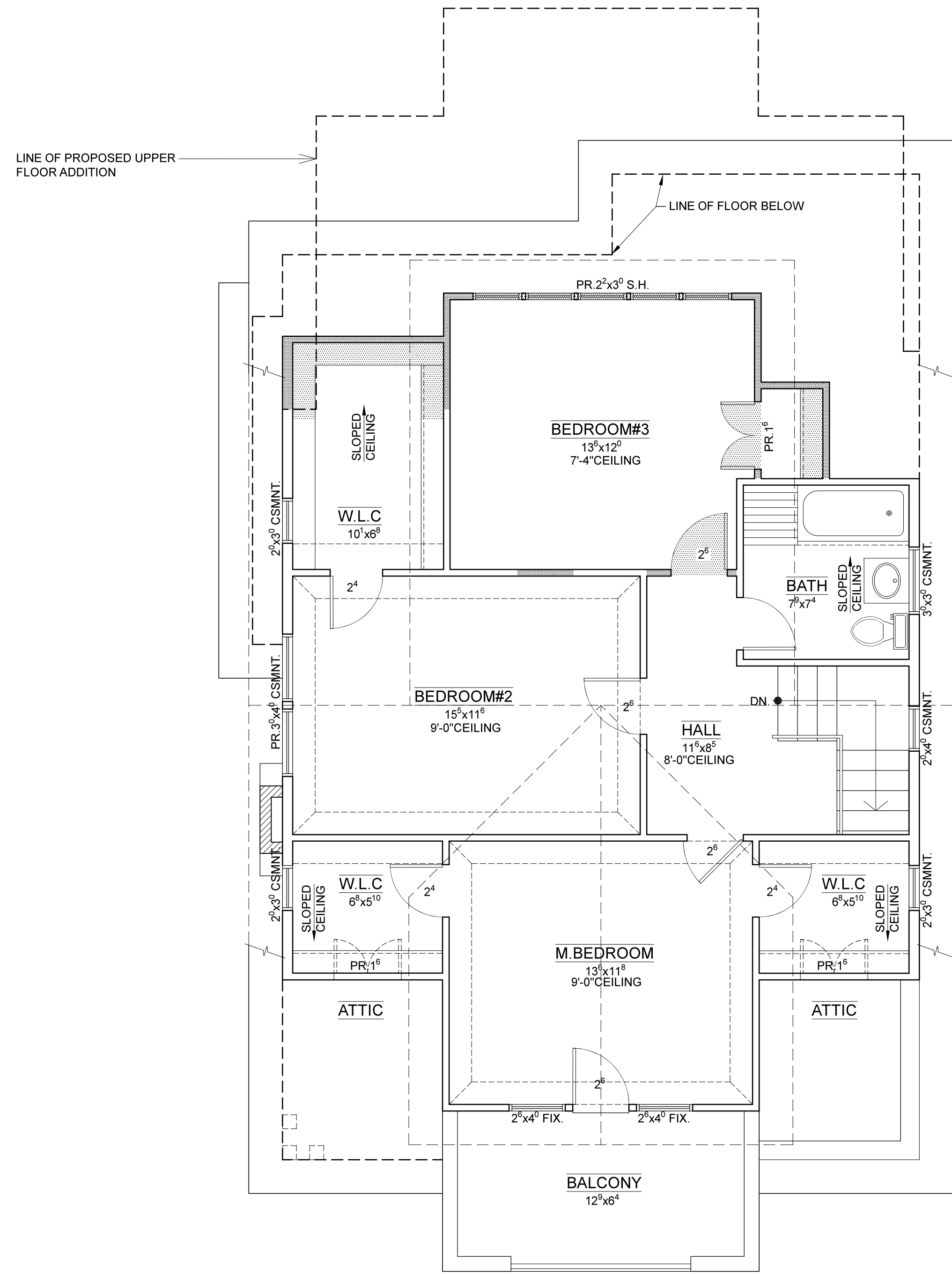
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SHEET

A2.0



UPPER FLOOR DEMOLITION PLAN

1/4" = 1'-0"

GENERAL NOTES

- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
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- VI HAZARDOUS MATERIALS IF LEAD PAINT, ASBESTOS, ETC., ARE FOUND AT THE JOB SITE, STOP WORK IMMEDIATELY AND CONTACT OWNER AND C.D.A. FOR INSTRUCTIONS

DEMOLITION NOTES

- 1 DOORS REMOVE, SALVAGE OR DISCARD PER OWNER
- 2 WINDOWS & SKYLIGHTS REMOVE, SALVAGE OR DISCARD PER OWNER
- 3 CABINETRY REMOVE, SALVAGE OR DISCARD PER OWNER
- 4 FLOOR COVERINGS PROTECT EXISTING HARDWOOD FLOORS DURING CONSTRUCTION
- 5 LIGHT FIXTURES REMOVE, SALVAGE OR DISCARD PER OWNER
- 6 APPLIANCES N/A
- 7 LANDSCAPE N/A
- 8 FLATWORK N/A
- 9 VENEER N/A
- 10 ELECTRICAL METER N/A
- 11 GAS METER N/A

LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS, CASEWORK, FIXTURES, ETC. TO BE REMOVED
- (E) EXISTING TO REMAIN
- (R) EXISTING TO BE REMOVED
- EXISTING TO BE RELOCATED

NOTE
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JOB SITE ADDRESS

236 ELEANOR AVE.
 LOS ALTOS, CA 94022

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

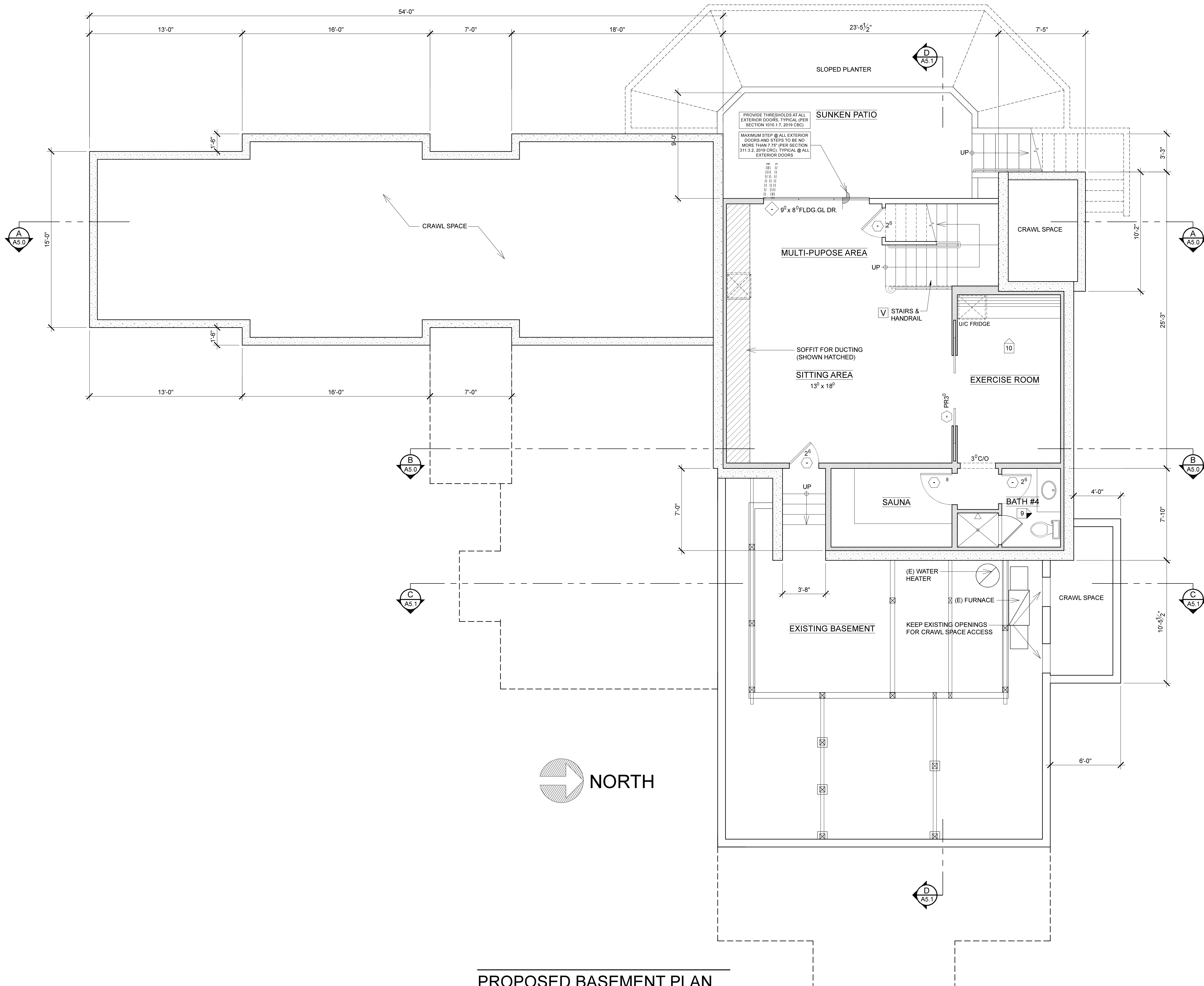
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SHEET

A2.1



PROPOSED BASEMENT PLAN
1/4" = 1'-0"

GENERAL NOTES

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6"-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
 - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIR LANDINGS AT 42" HIGH, WITH INTERMEDIATE RAILS AT 34"-38" HIGH
- V STAIR & HANDRAILS** DESIGN SHALL CONFORM TO SEC. R311.7.7 & R311.8.3 CRC 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 FOR FURTHER INFORMATION REGARDING THE HEARTH. SEE INTERIOR ELEVATIONS FOR SPECIFICATIONS
- VII TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
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- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307.2022 CRC
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

- ◊ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ⊕ DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ▨ EXISTING WALLS TO REMAIN
- ▩ NEW WALLS
- ▧ CONCRETE RET. WALL / FOOTING
- (E) EXISTING
- (N) NEW
- Ⓜ RELOCATED

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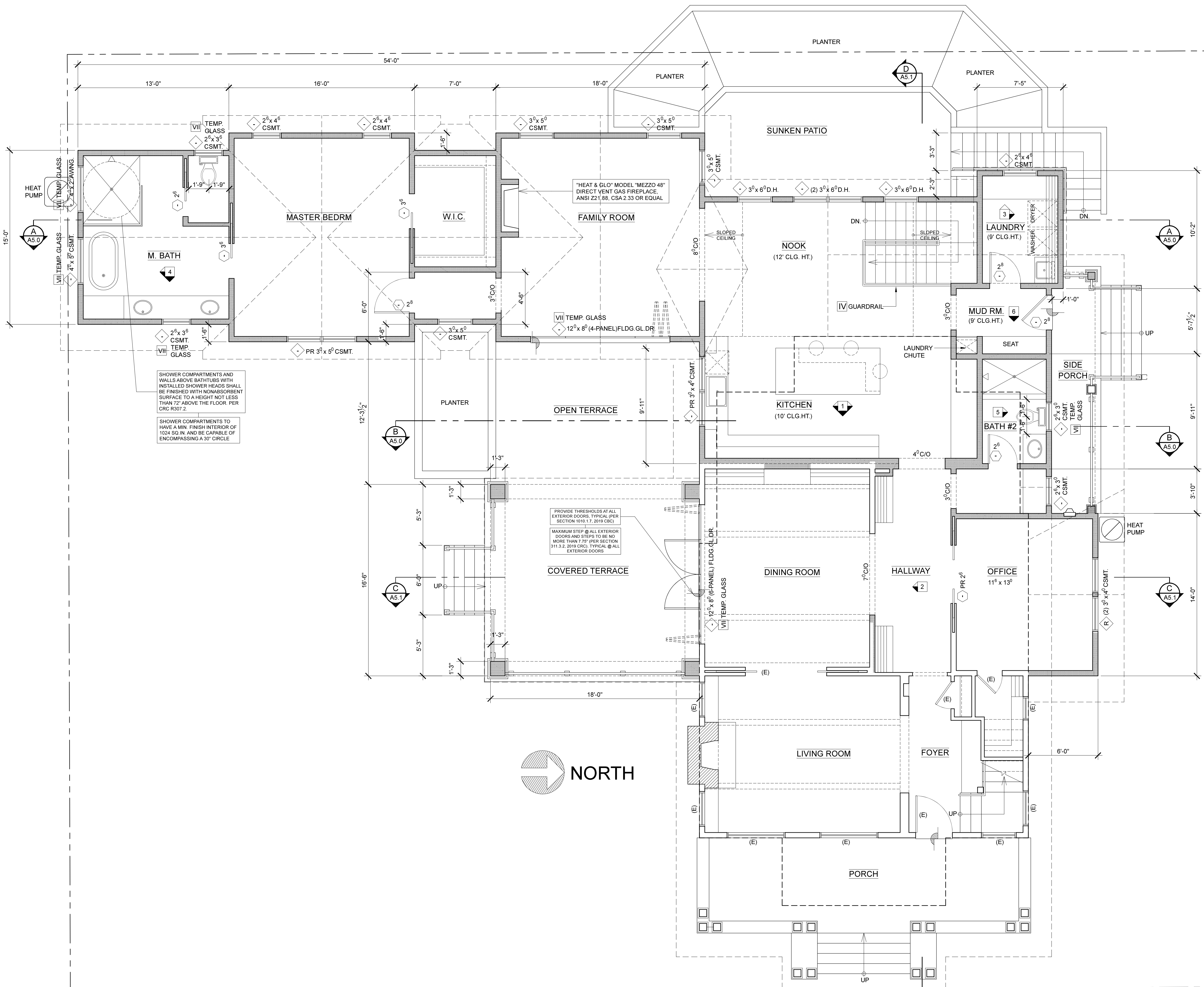
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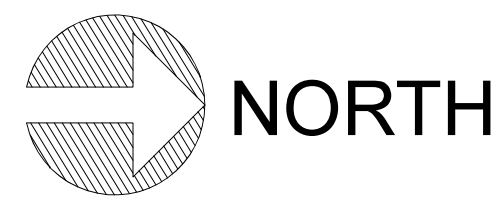
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SHEET
A3.0



PROPOSED MAIN FLOOR PLAN

1/4" = 1'-0"



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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

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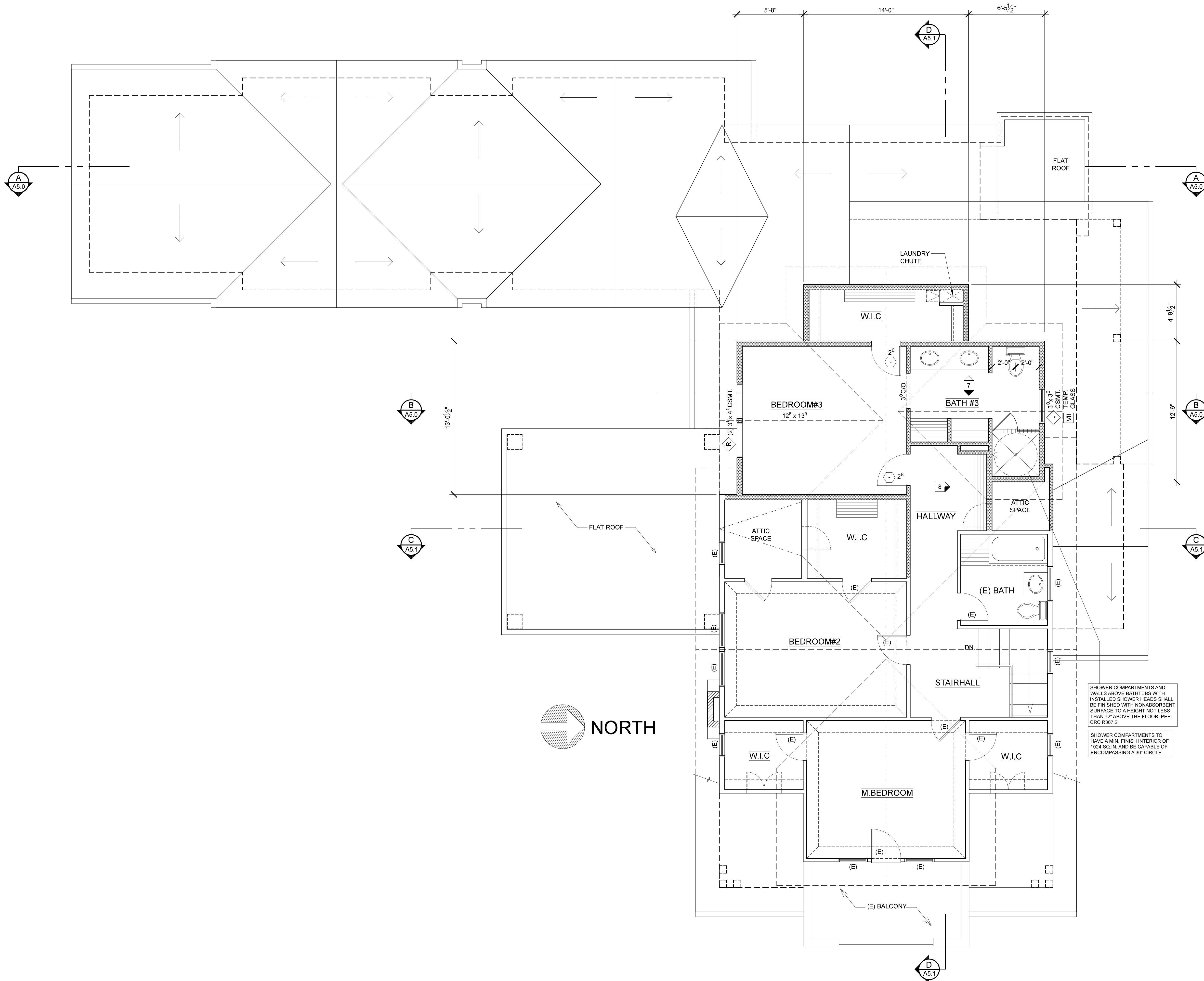
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SHEET
A3.1



PROPOSED UPPER FLOOR PLAN
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GENERAL NOTES

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ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

LEGEND

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- DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING
- NEW
- RELOCATED

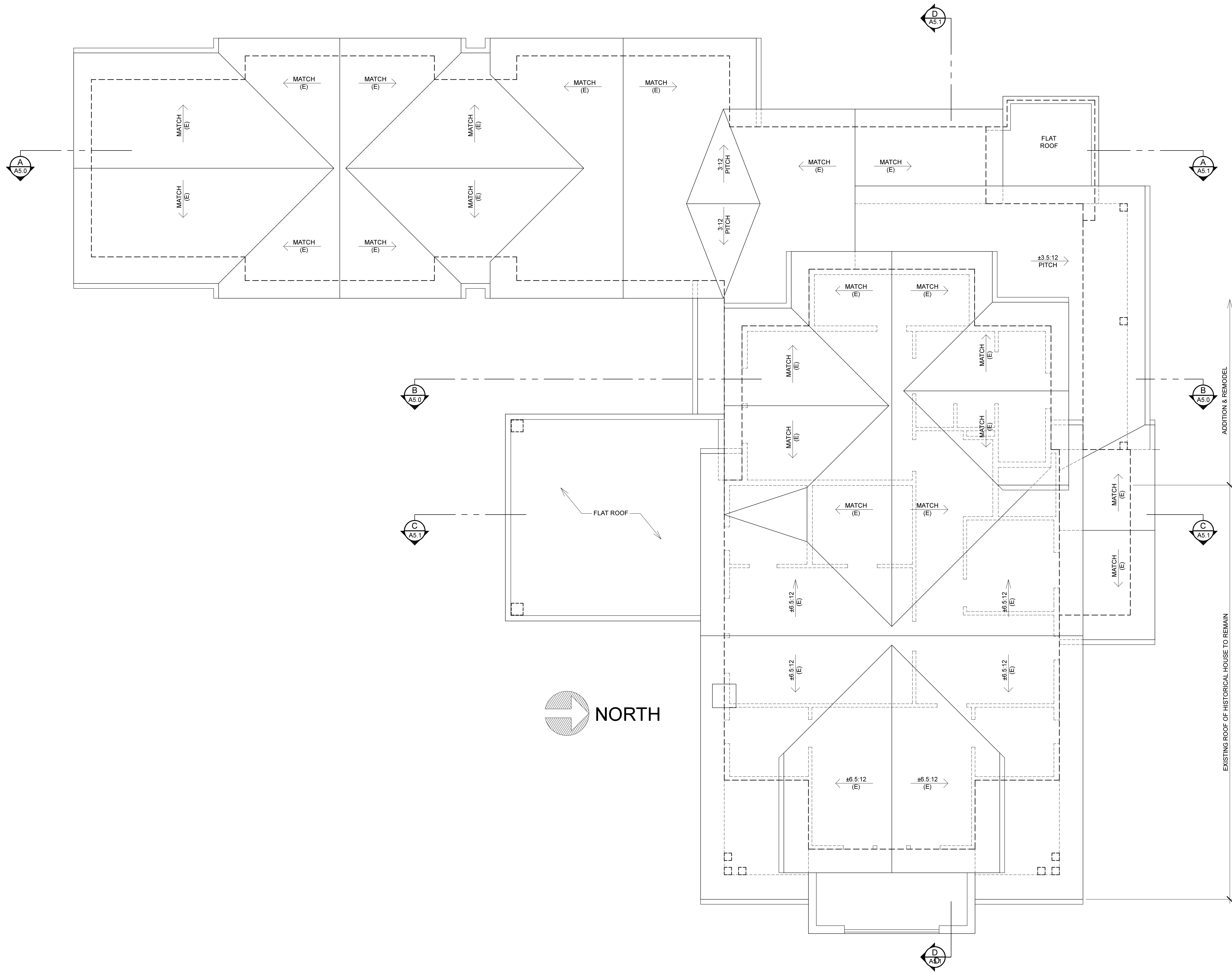
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PROPOSED ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER 1/2" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2022 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2022 CRC

ROOF PLAN NOTES

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTERS OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SKYLIGHTS N/A

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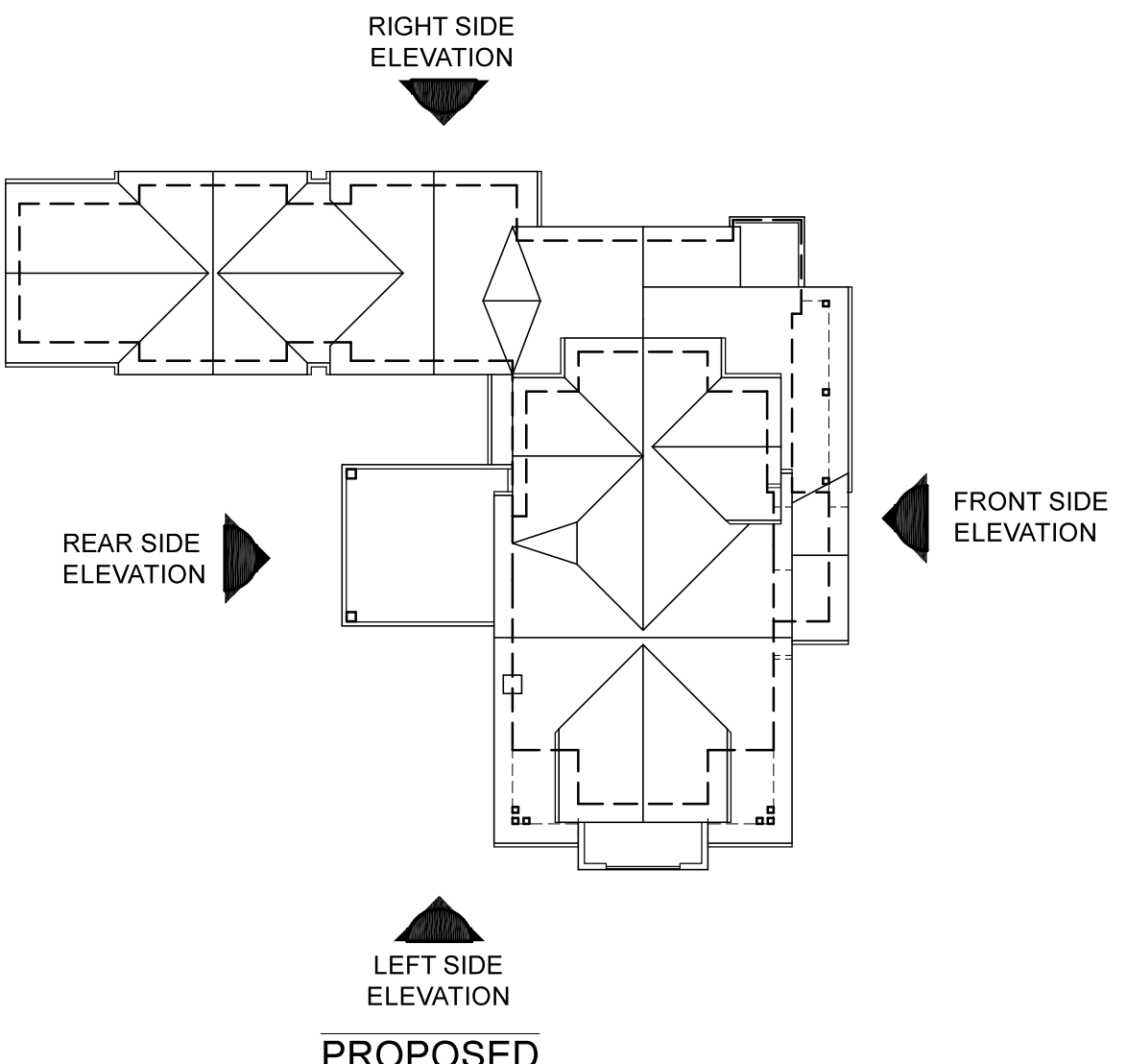
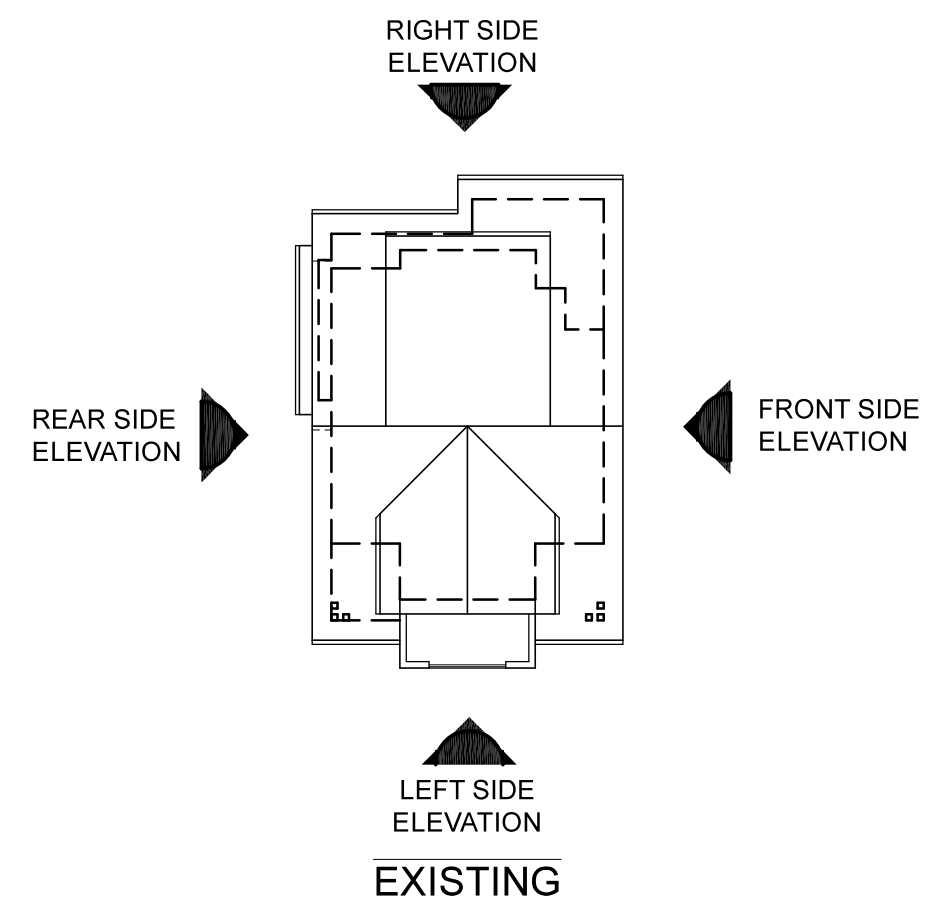
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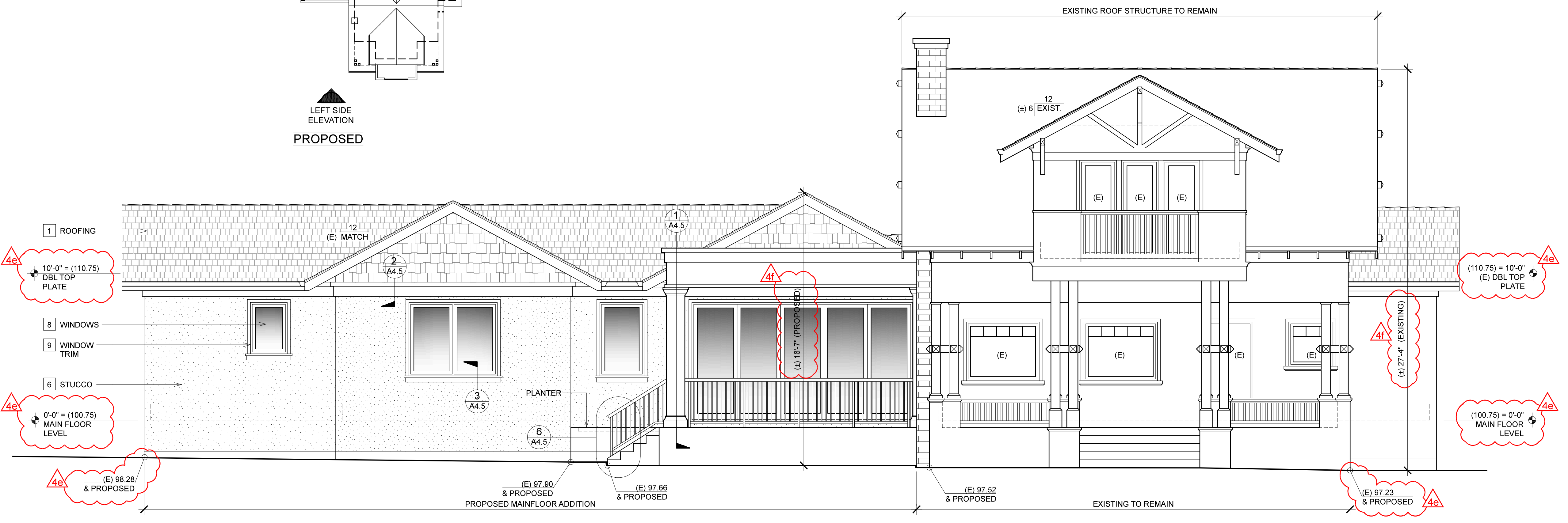
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SHEET

A3.3



EXISTING LEFT INTERIOR SIDE / EAST ELEVATION
1/4" = 1'-0"



PROPOSED LEFT INTERIOR SIDE / EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREEN AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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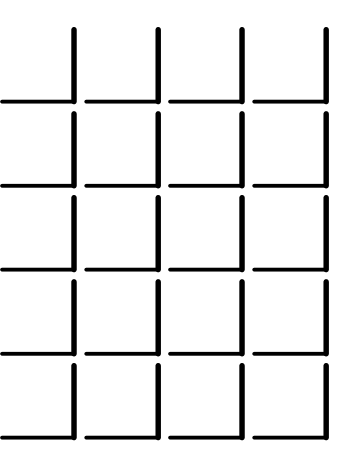
DATE	DESIGN REVIEW COMMENTS
4/5/2023	

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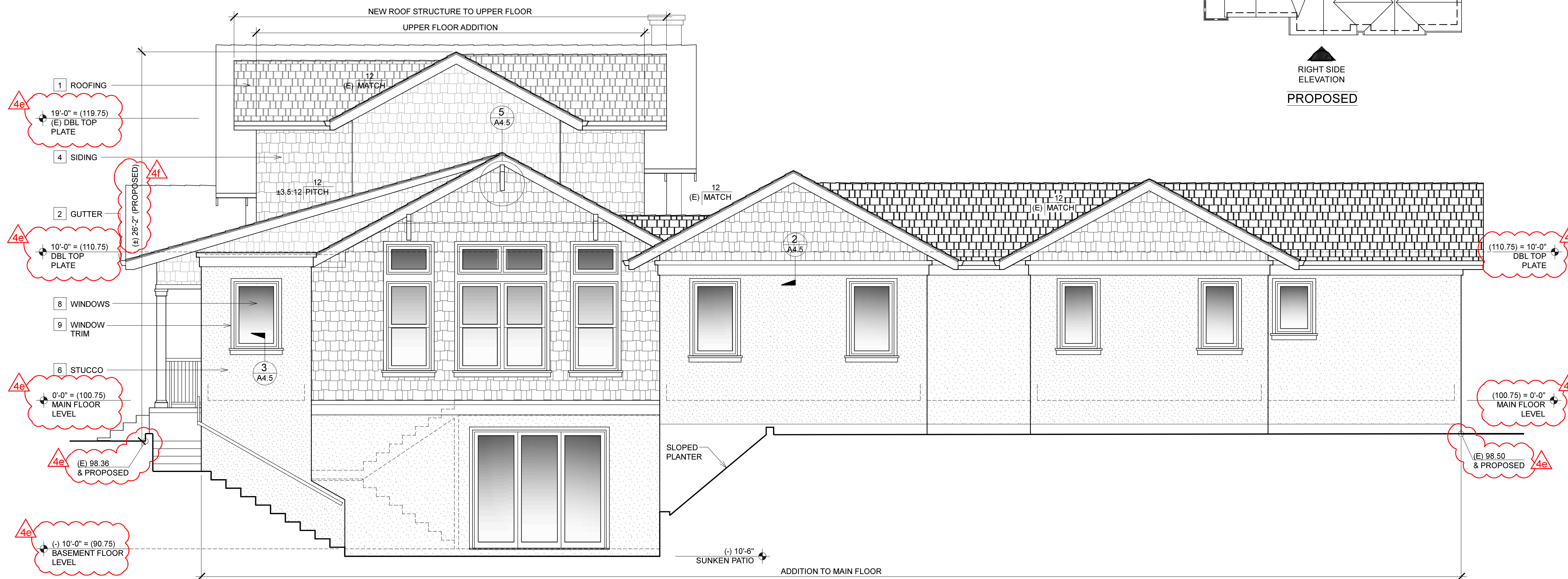
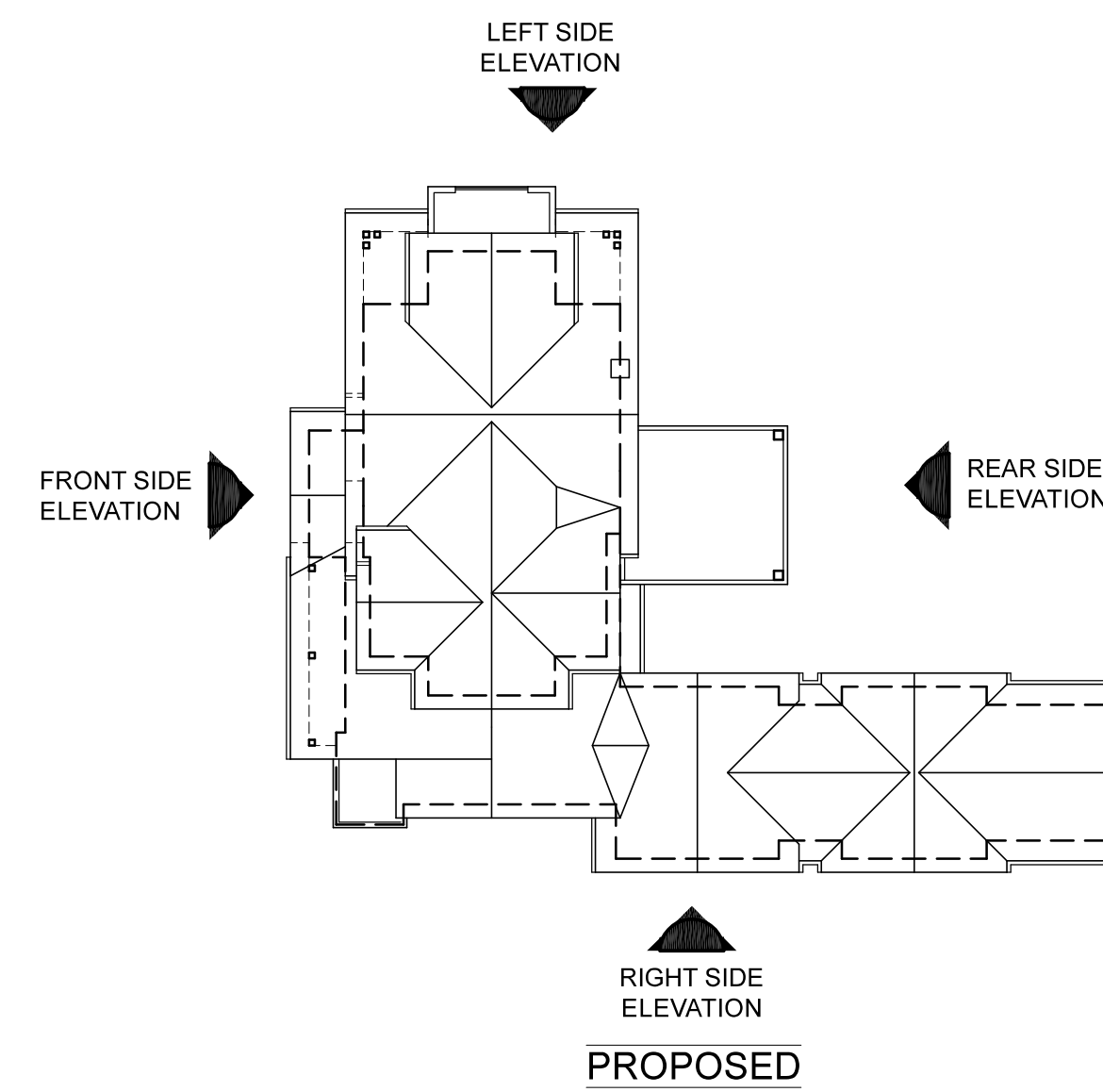
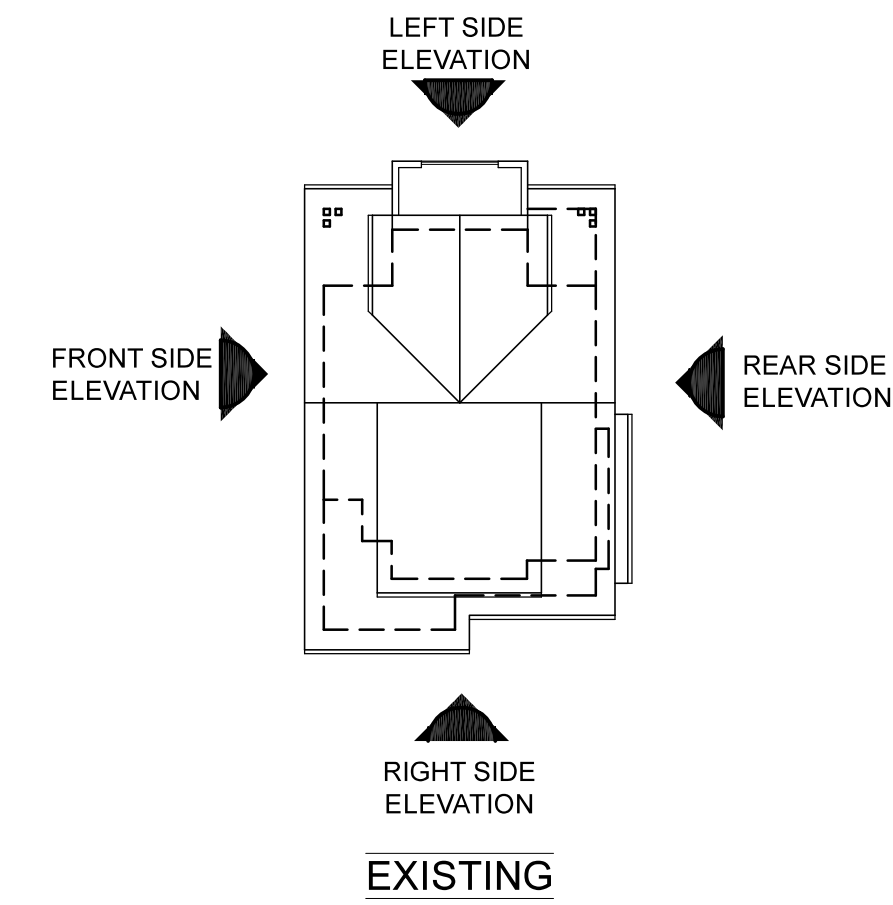
SHEET

A4.0



EXISTING RIGHT INTERIOR SIDE / WEST ELEVATION

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PROPOSED RIGHT INTERIOR SIDE / WEST ELEVATION

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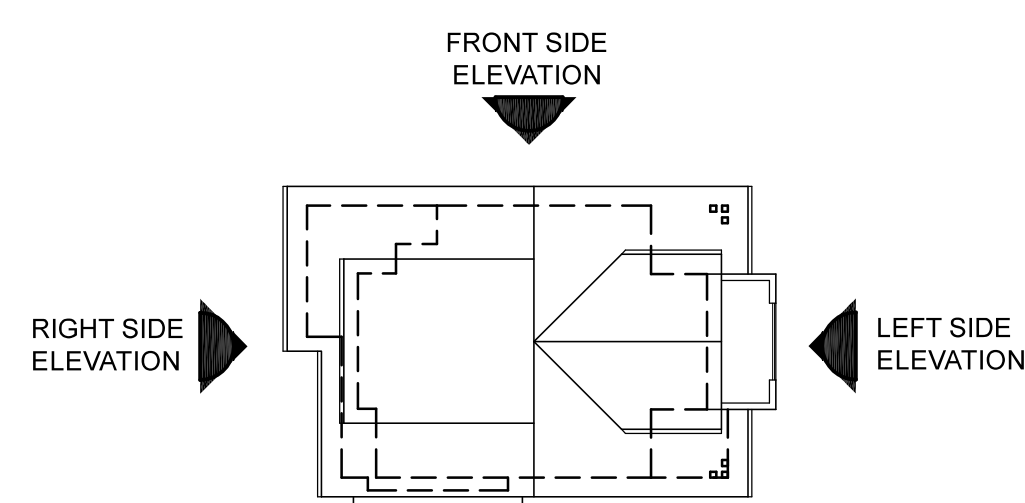
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DATE	DESIGN REVIEW COMMENTS
4/5/2023	

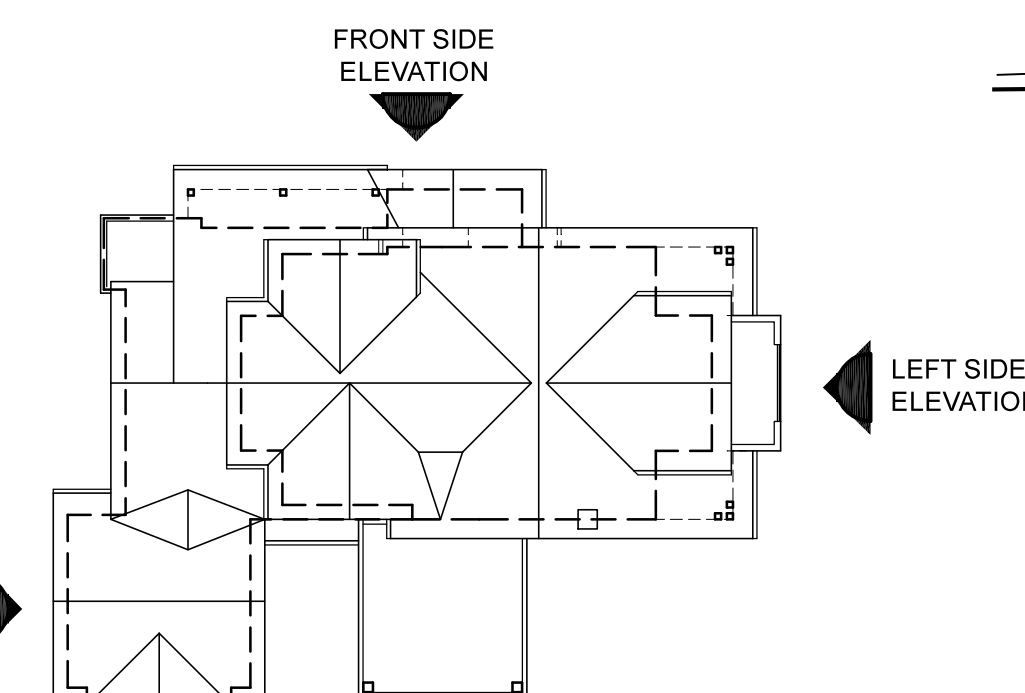
CLIENT (22219)
JACOBSEN / PARMACEK RESIDENCE
 MAILING ADDRESS
 384 HAWTHORNE AVE., LOS ALTOS, CA 94022 (650) 245-7884

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890



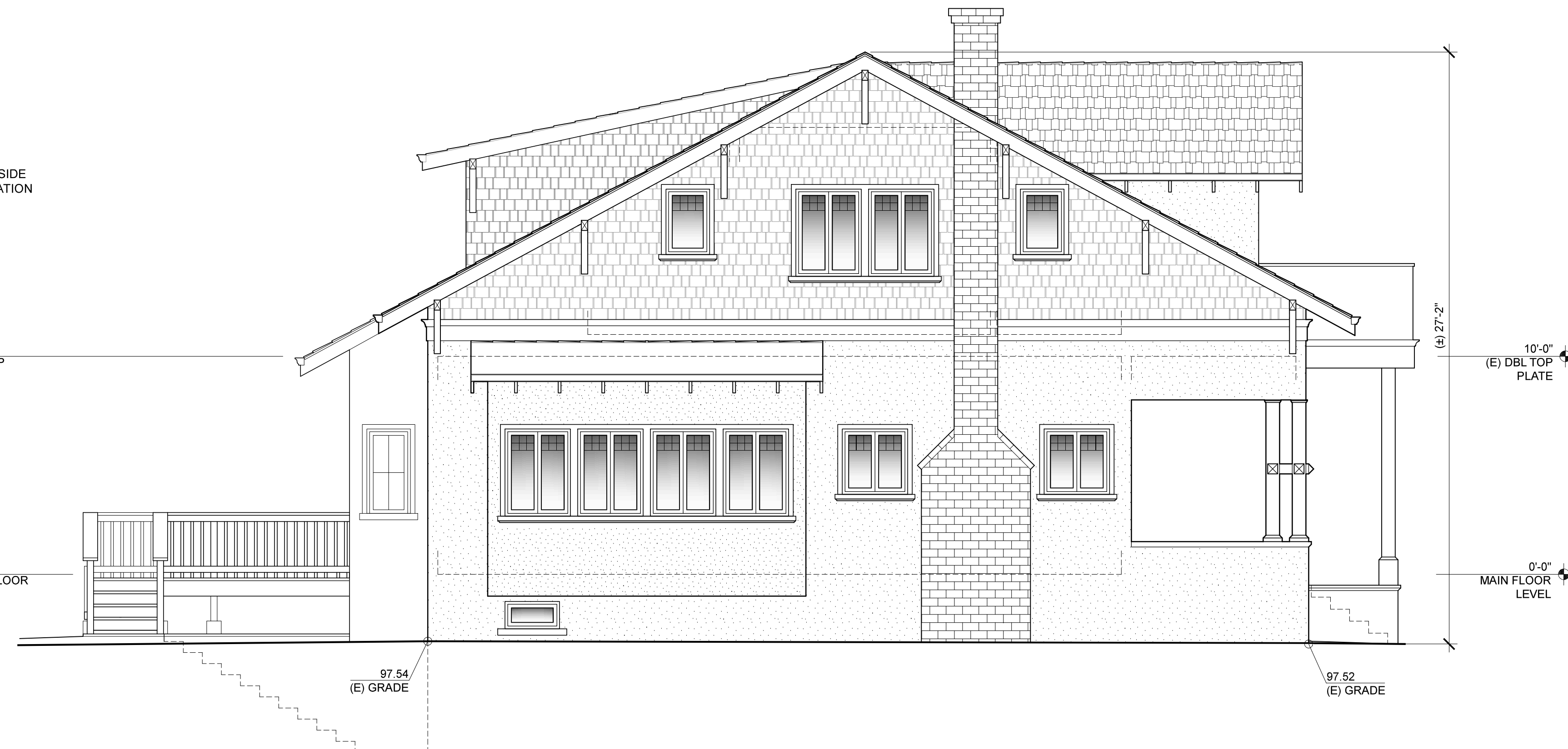
FRONT SIDE ELEVATION
REAR SIDE ELEVATION
EXISTING

10'-0" DBL TOP PLATE



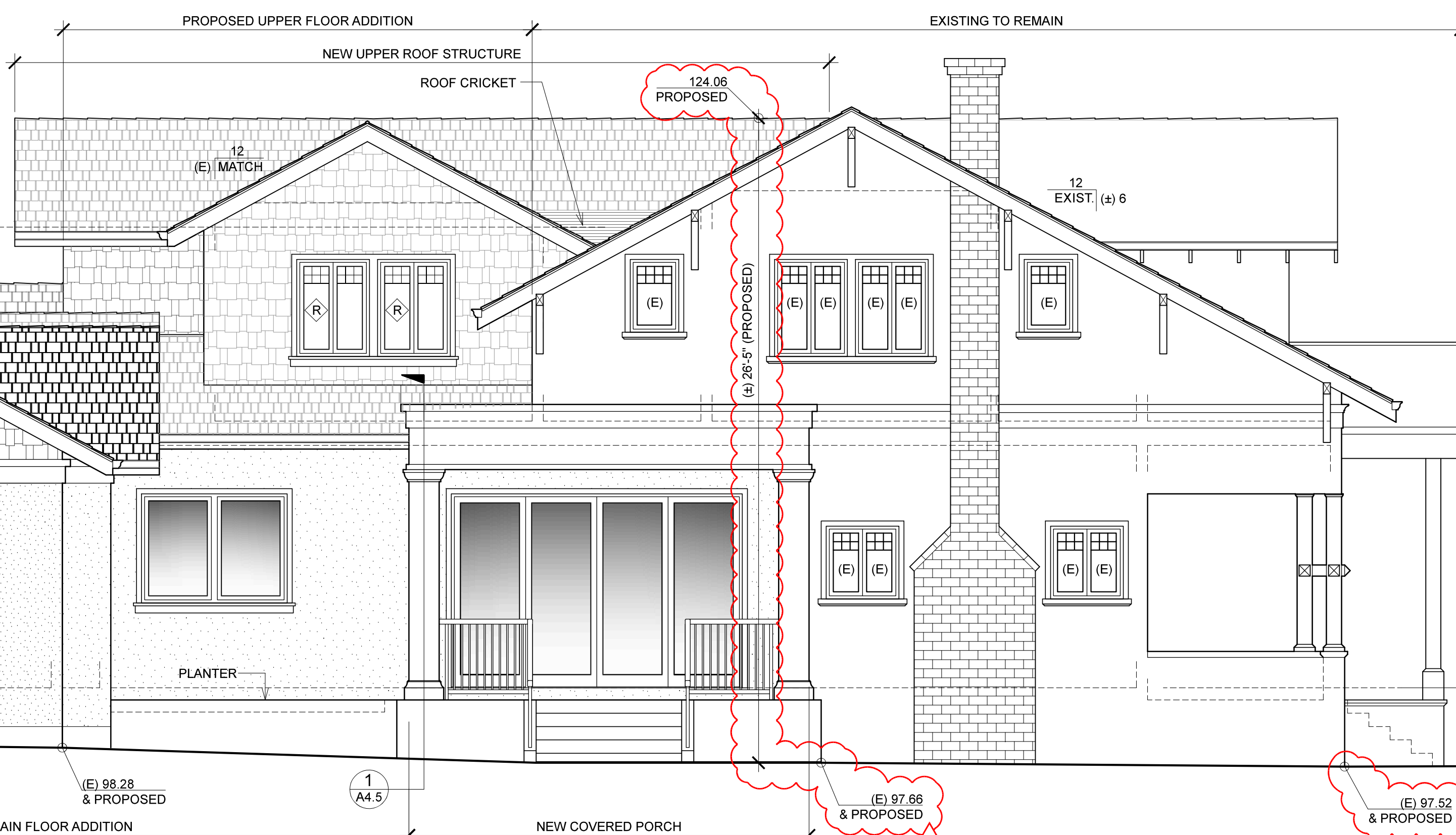
FRONT SIDE ELEVATION
REAR SIDE ELEVATION
PROPOSED

REAR SIDE ELEVATION
PROPOSED



EXISTING REAR SIDE / SOUTH ELEVATION

1/4" = 1'-0"



PROPOSED REAR SIDE / SOUTH ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

EXT. MATERIAL NOTES

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

LEGEND

- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

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4/5/2023	

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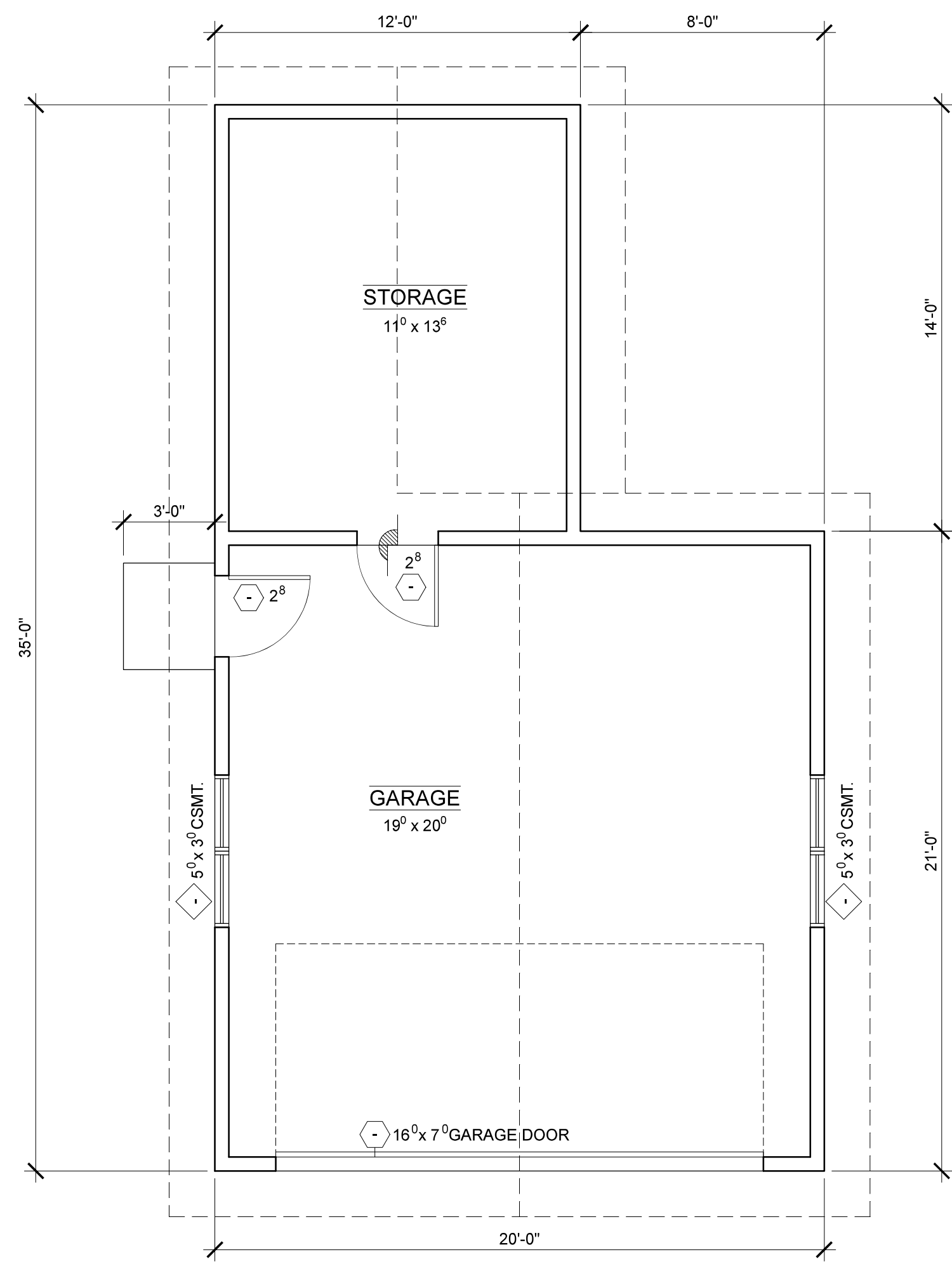
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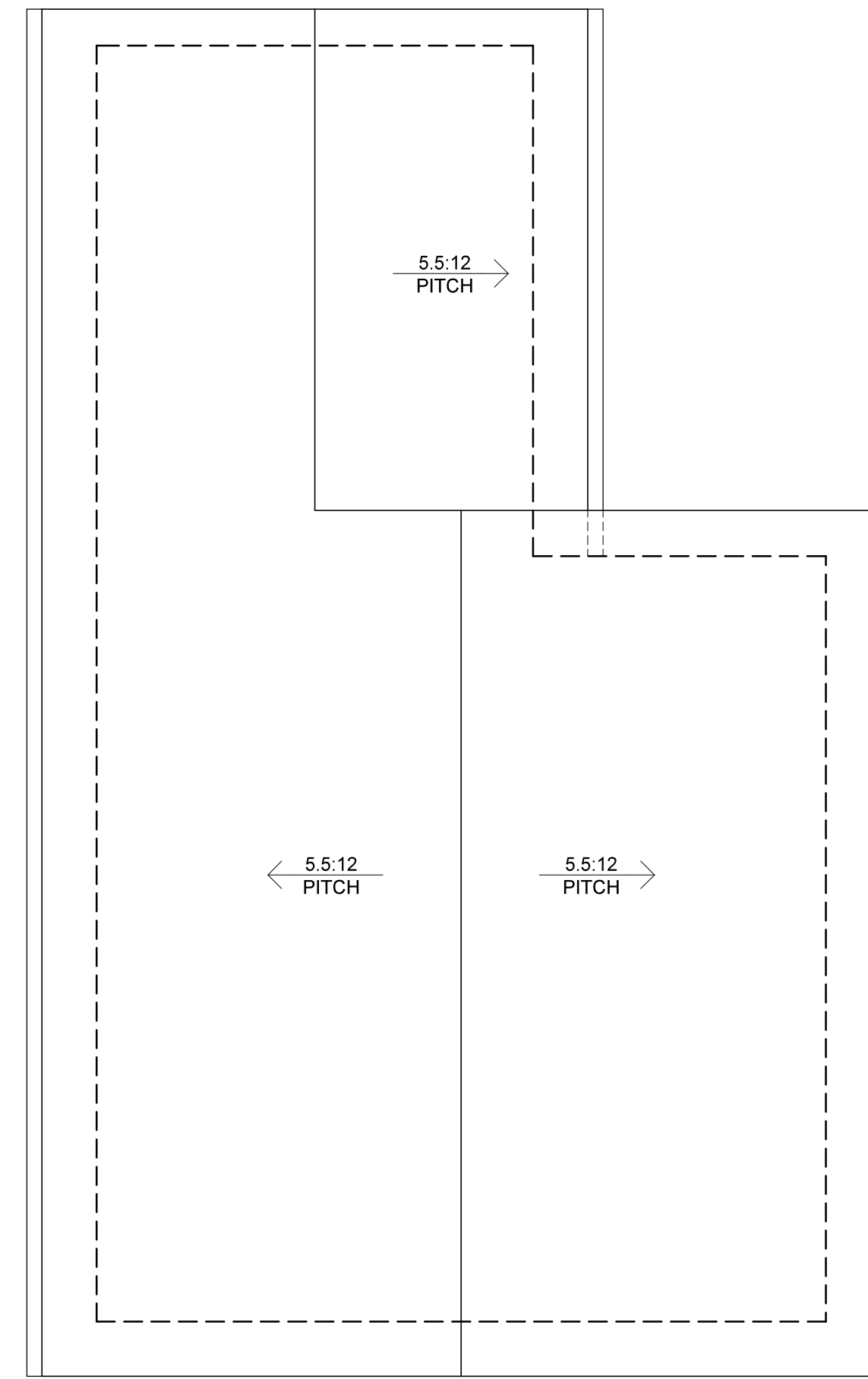
SHEET

A4.3



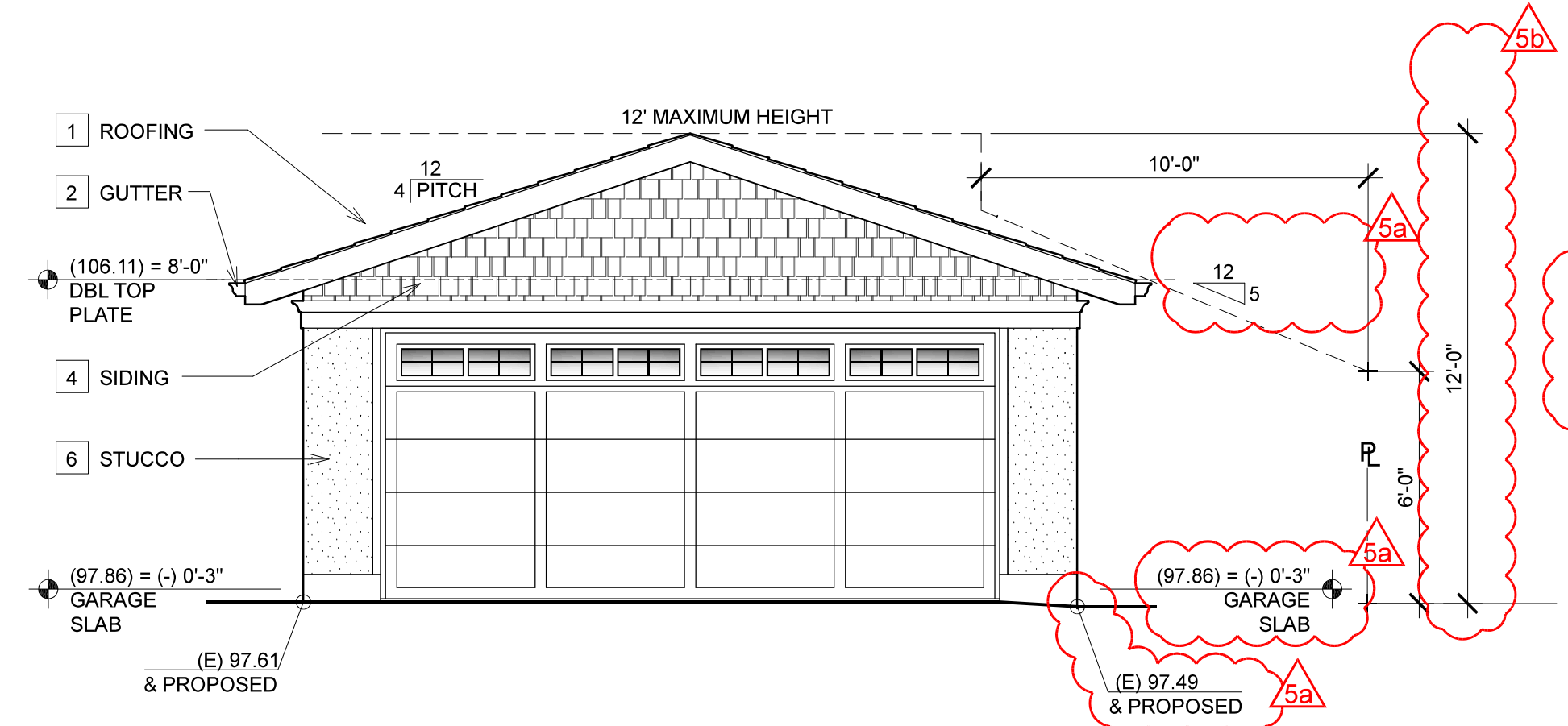
DETACHED GARAGE FLOOR PLAN

1/4" = 1'-0"



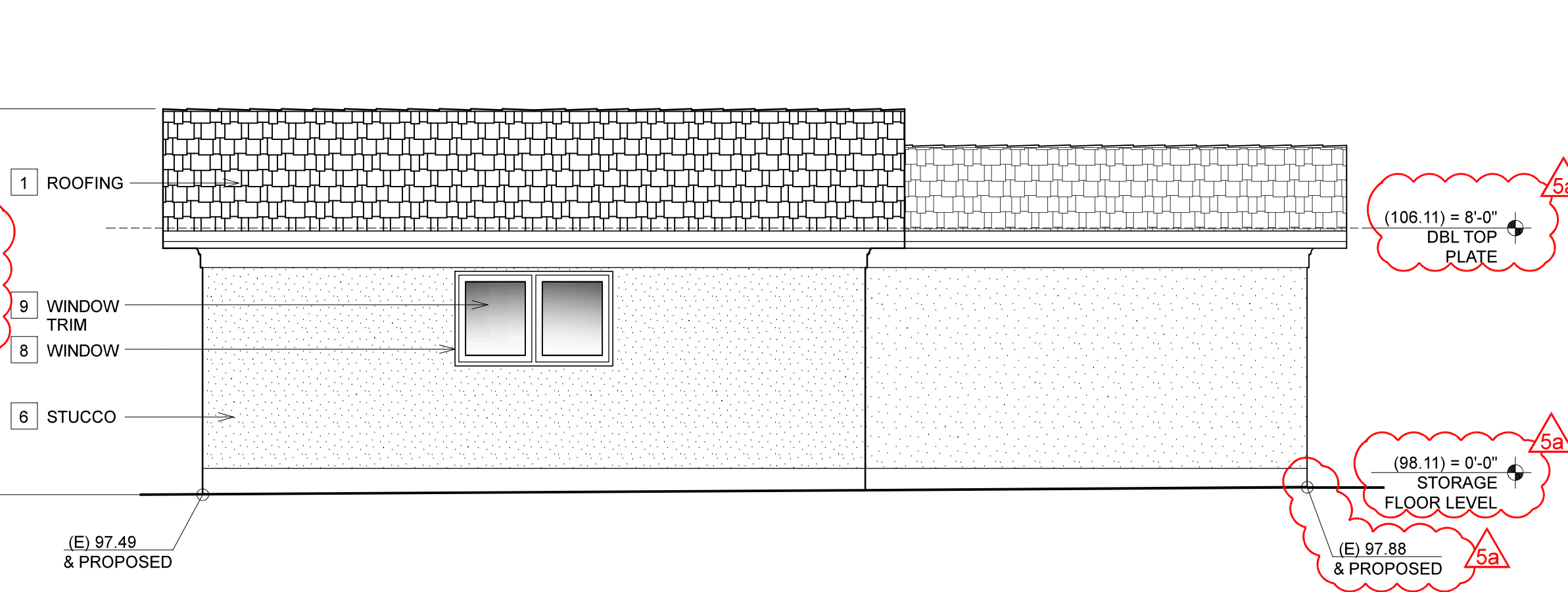
DETACHED GARAGE ROOF PLAN

1/4" = 1'-0"



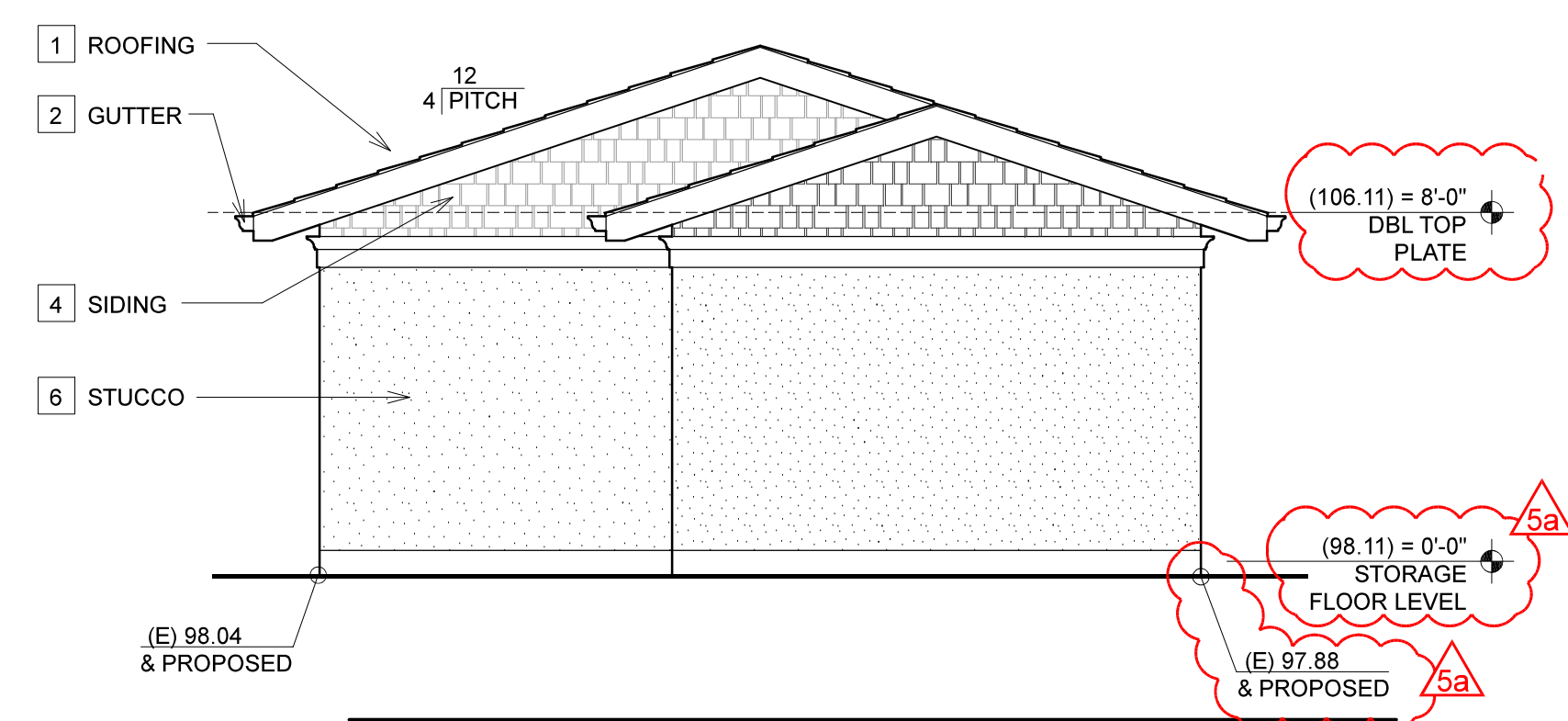
FRONT ELEVATION

1/4" = 1'-0"



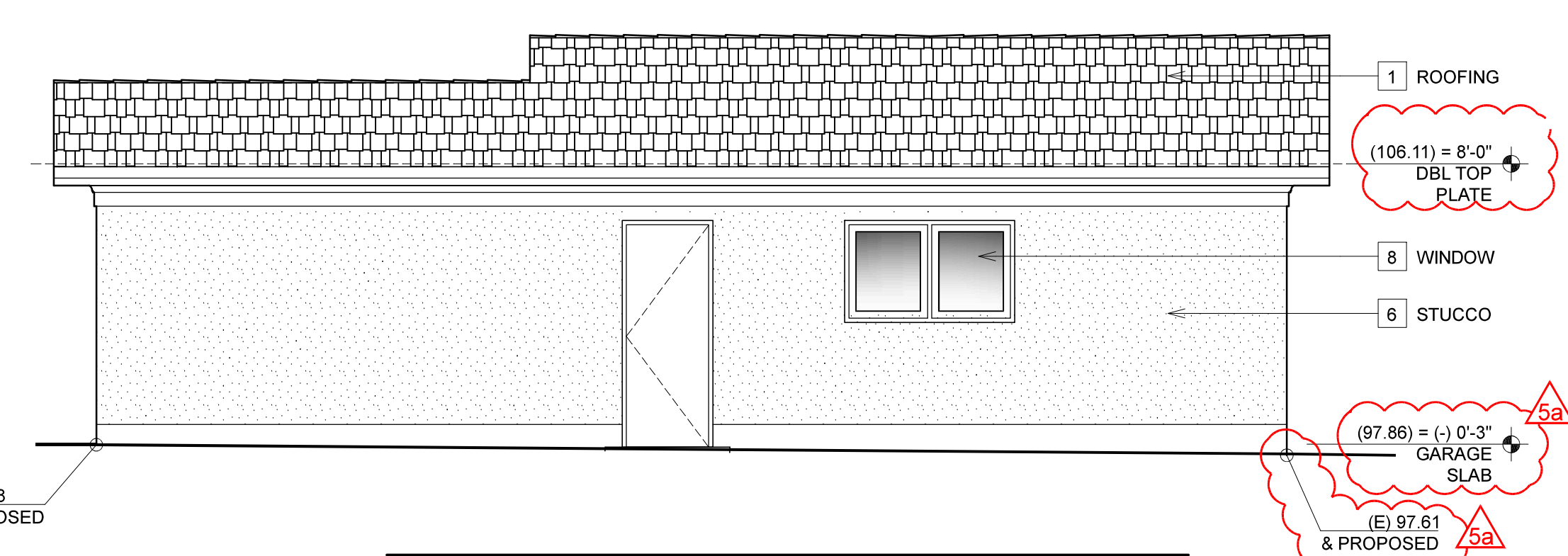
RIGHT SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I EGRESS ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
 - MIN. NET CLEAR OPENABLE WIDTH = 20"
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
- III WATER CLOSETS PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC)
- IV SHOWERS ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
 - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
 - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- V WATER CONSERVING FIXTURES ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
 - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF
 - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
 - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

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EXT. MATERIAL NOTES

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- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY N/A

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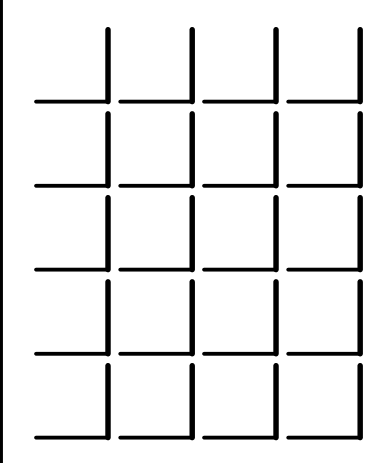
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4/5/2024	

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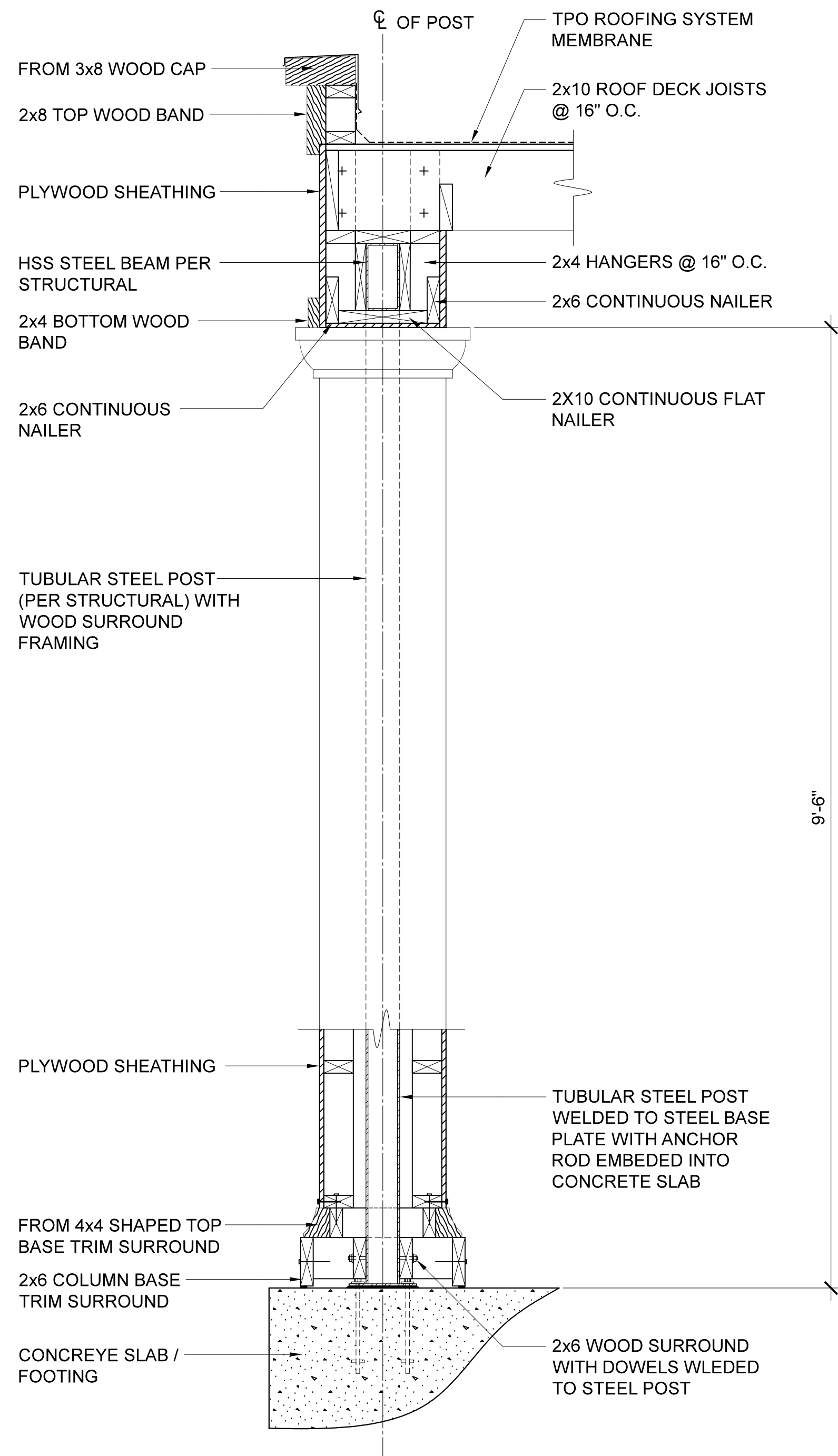
Willie Chapman

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SHEET

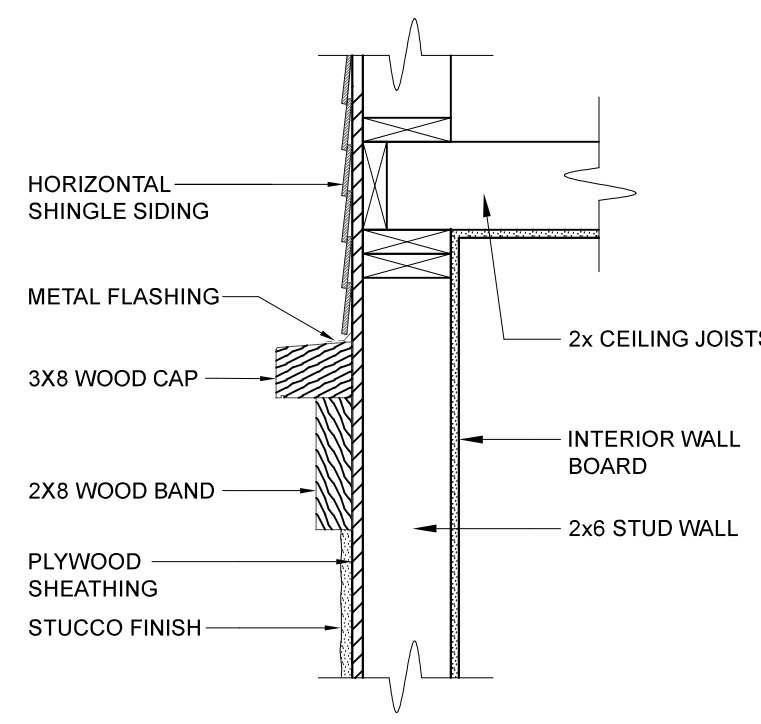
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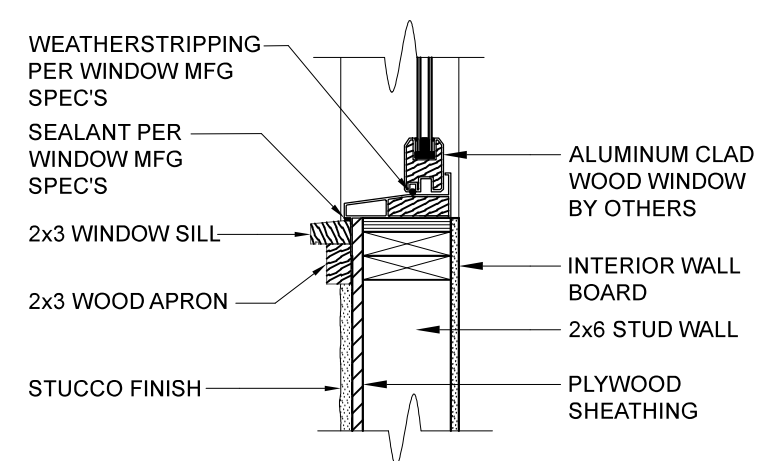
1 COLUMN DETAIL

ARCHITECTURAL DETAILS

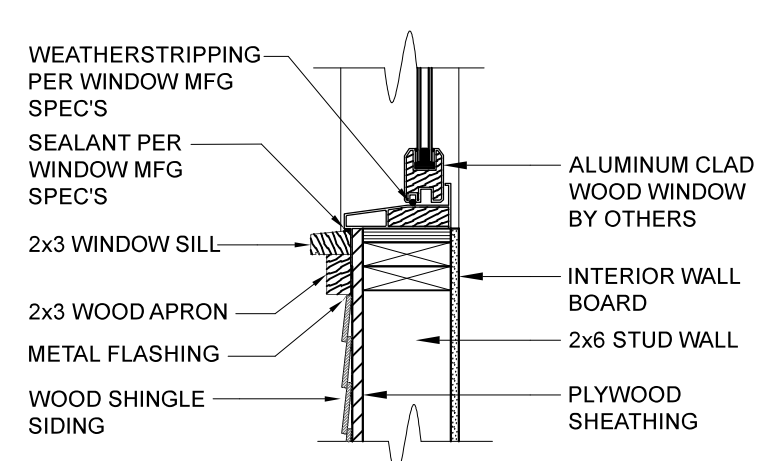
1/4" = 1'-0"



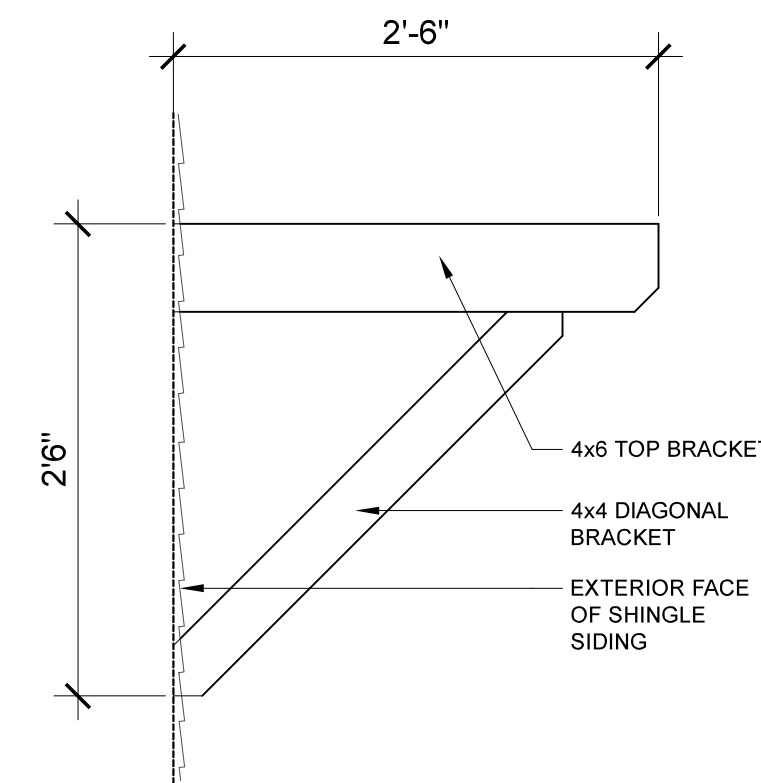
2 WINDOW SILL & APRON (STUCCO EXTERIOR WALL)



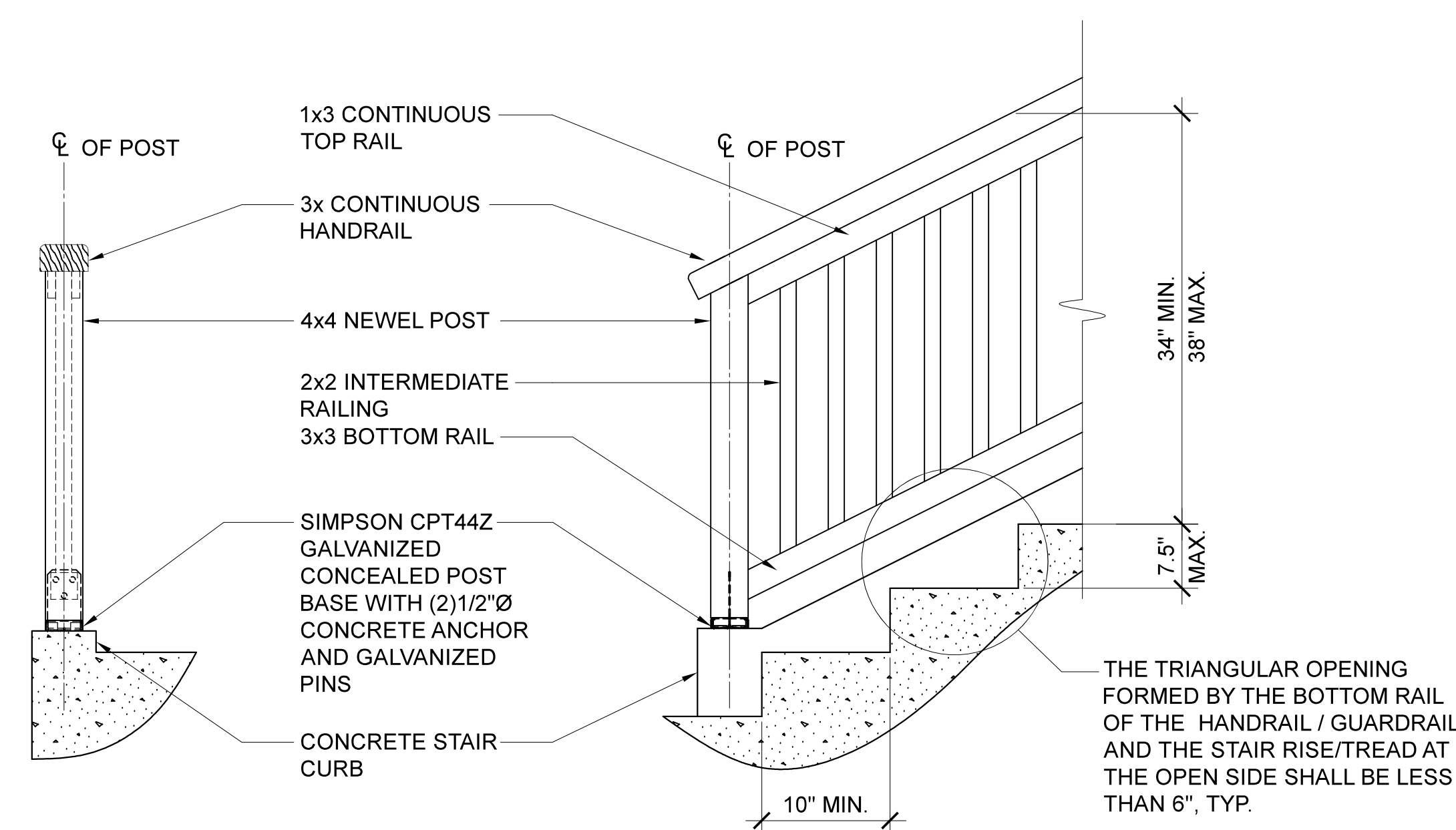
3 WINDOW SILL & APRON (STUCCO EXTERIOR WALL)



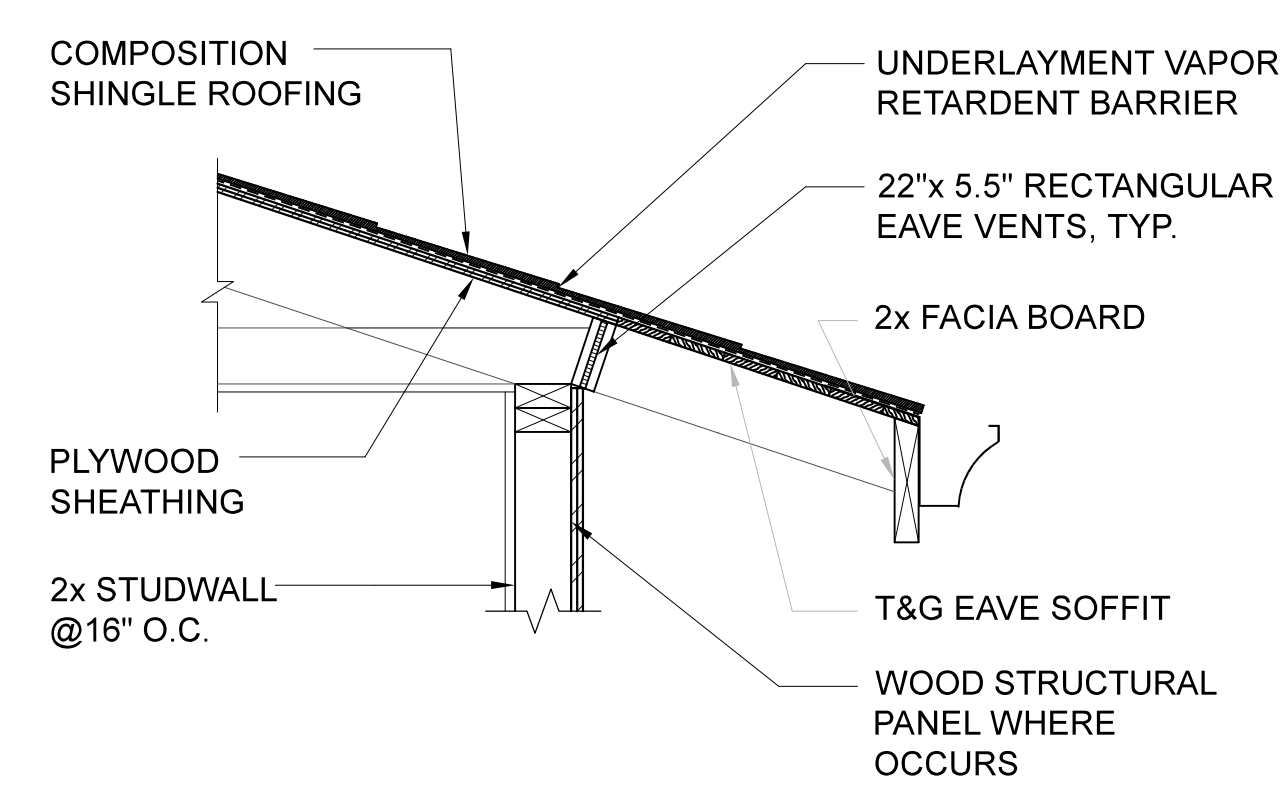
4 WINDOW SILL & APRON (WOOD SHINGLE EXTERIOR WALL)



5 GABLE BRACKET DETAIL



6 RAILING DETAILS



7 STANDARD EAVE DETAIL

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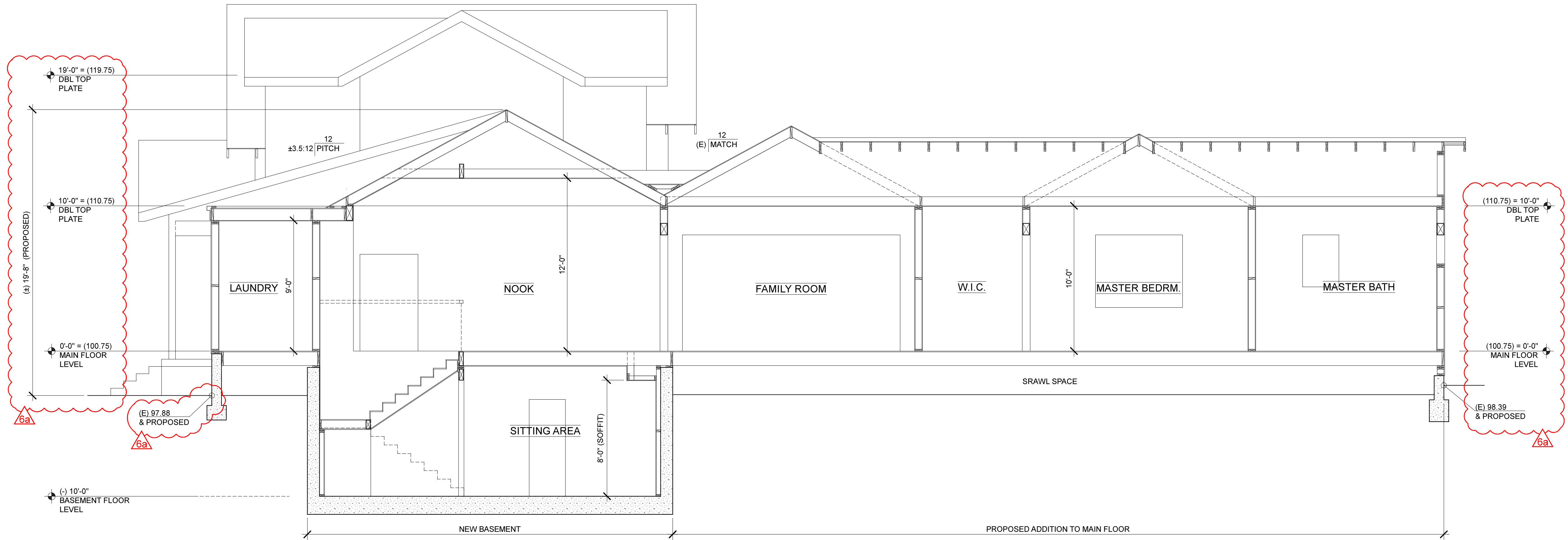
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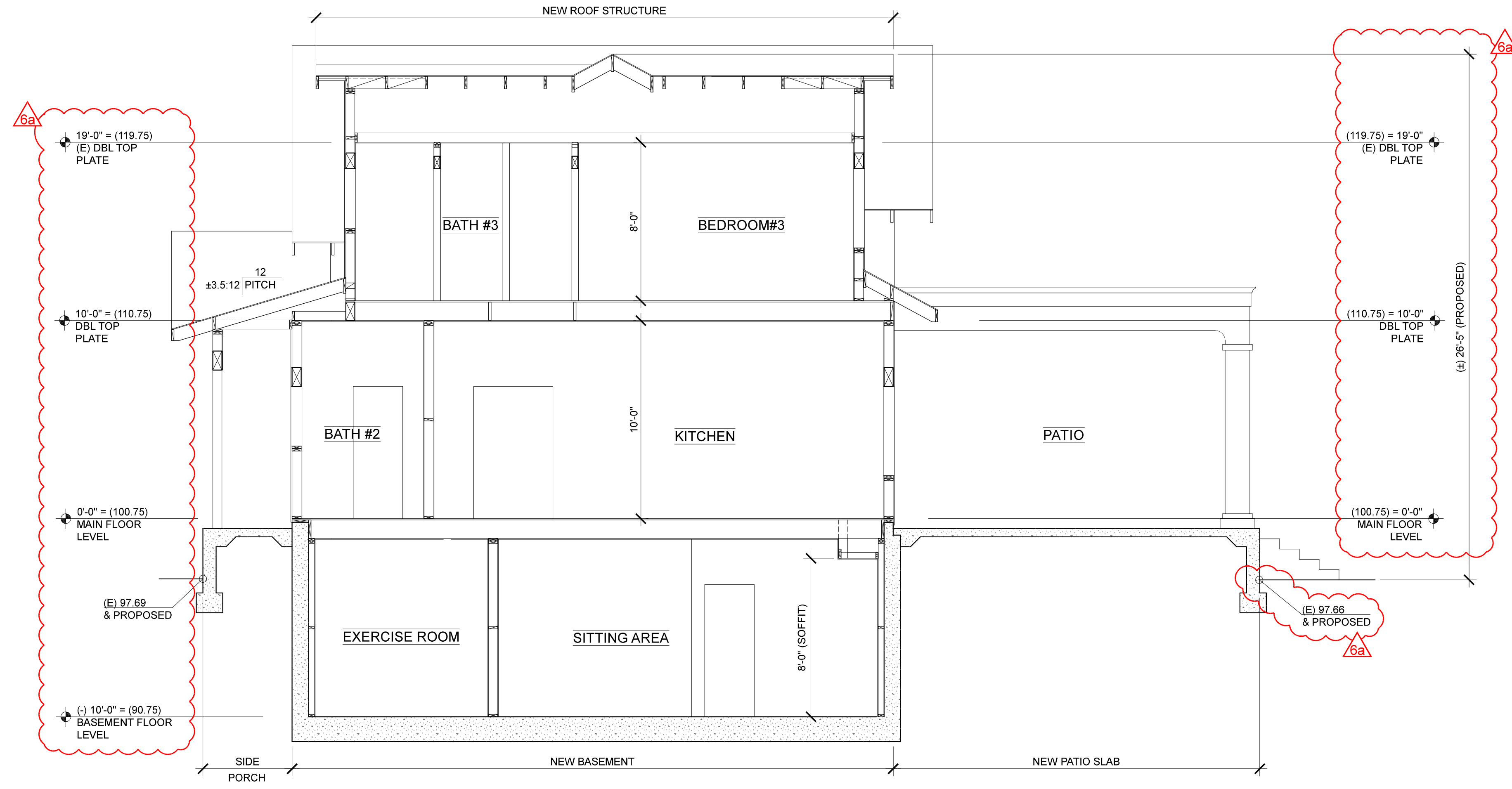
SHEET

A4.5



CROSS SECTION "A-A"

1/4" = 1'-0"



CROSS SECTION B-B"

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) w/ 1/2" SHETROCK. TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE. TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES. TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK. TYPICAL U.O.N.
- 7 CRAWL SPACE SLAB 16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP OF APPROVED WATER PROOF MEMBRANE OF 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. OF 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. OF 15 ml VISQ OF 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R -

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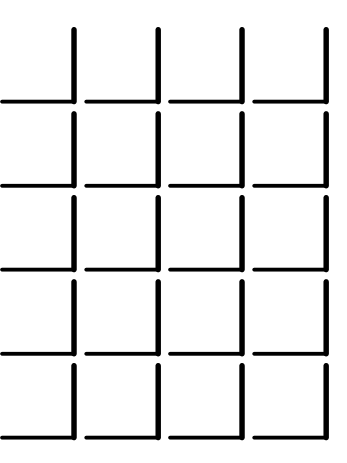
DATE	DESIGN REVIEW COMMENTS
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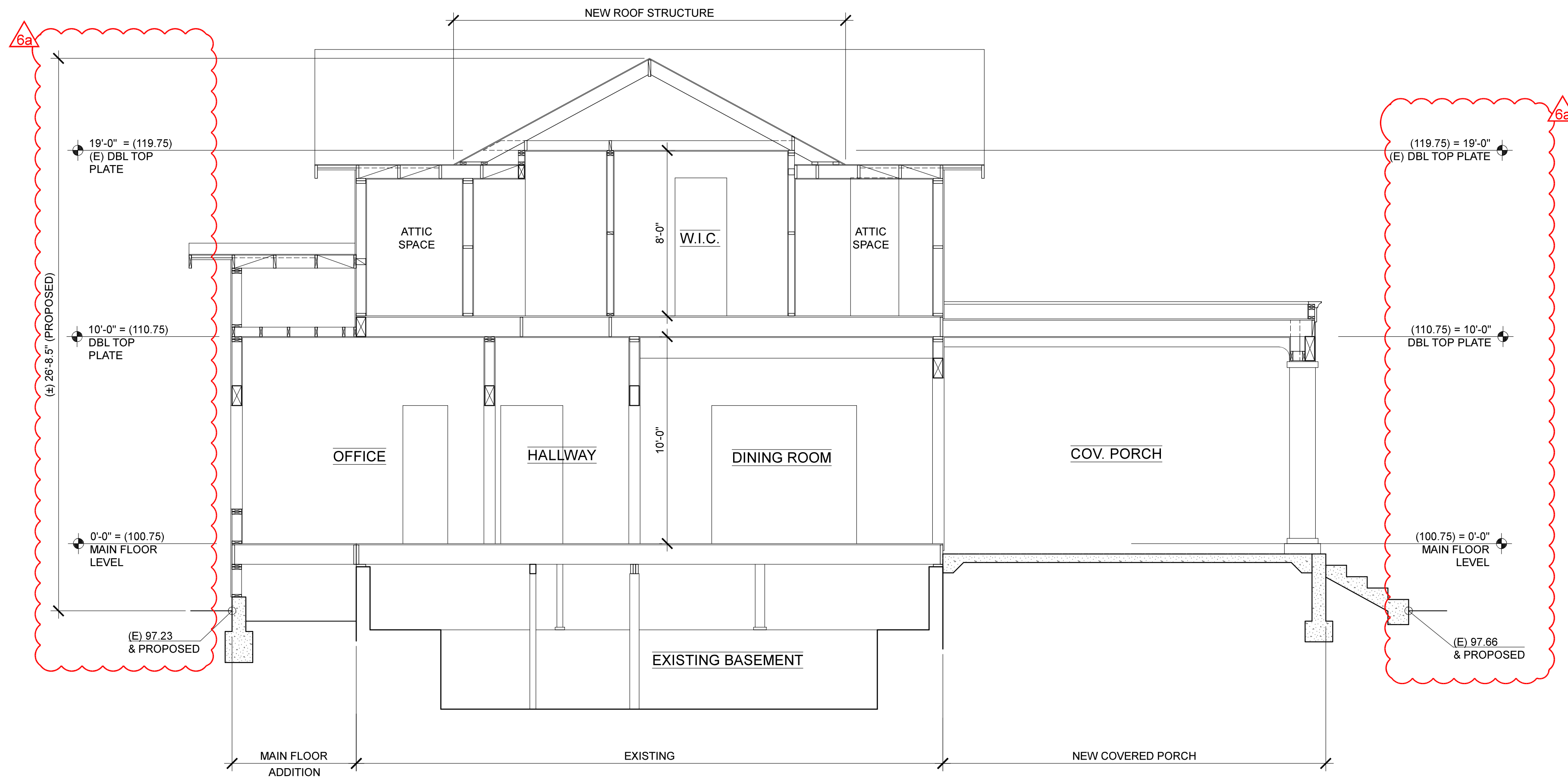
Willie Chapman

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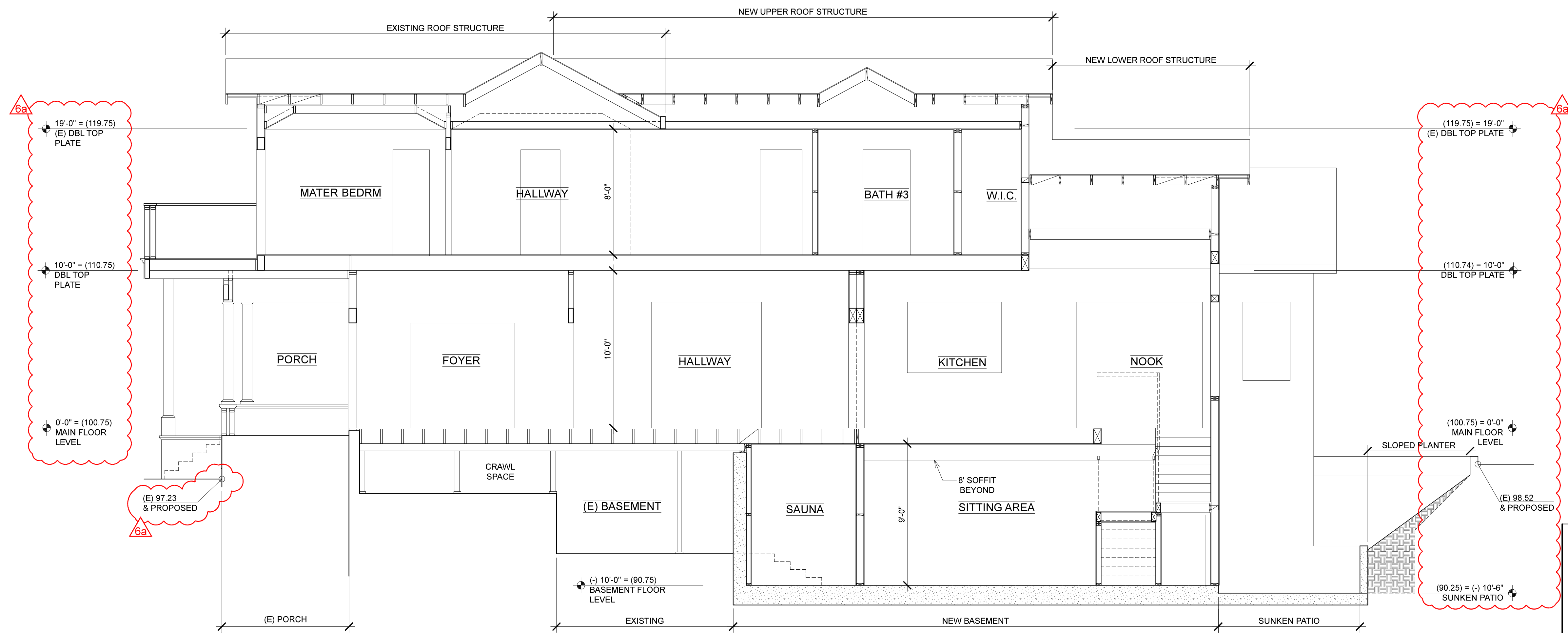
SHEET

A5.0



CROSS SECTION "C-C"

1/4" = 1'-0"



CROSS SECTION "D-D"

1/4" = 1'-0"

SECTION NOTES

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- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16" o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE. TYPICAL U.O.N.
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- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING). TYPICAL U.O.N.
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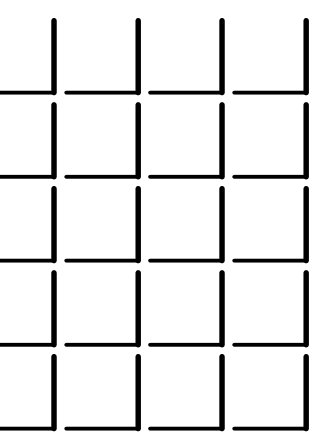
DATE	REVISION	COMMENTS
11/2/2023		

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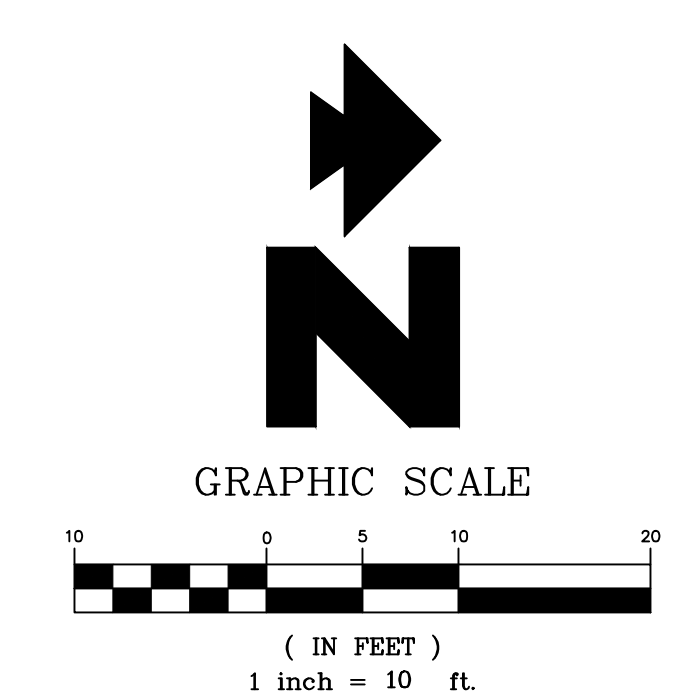
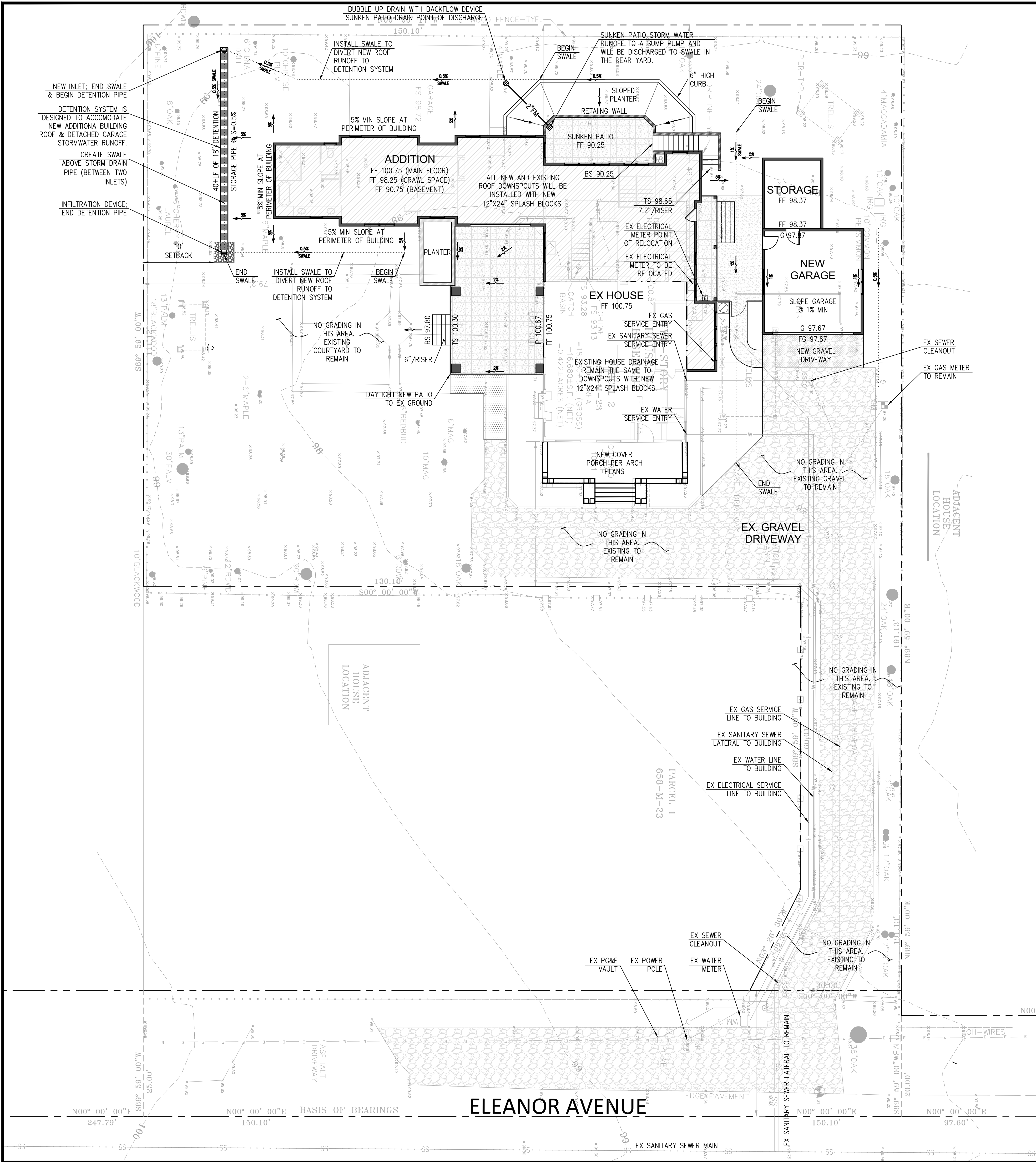
Willie Chapman

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SHEET

A5.1



EARTHWORK VOLUME:
(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RATE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	715
TOTAL EARTHWORK	692 (HAUL OFF)

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	18,380 SF	18,380 SF
	0.422 ACRE	0.422 ACRE
HOUSE (ROOF)	962	3,969
GARAGE	607	756
EX. PATIO/HARDSCAPE	1,741	289
NEW PATIO/HARDSCAPE	N/A	605
TOTAL IMPERVIOUS AREA	3,310	5,619
NET IMPERVIOUS AREA INCREASED:		+2,309
WOOD DECK	181	N/A
TRELLIS	470	N/A
EX. GRAVEL DRIVEWAY	3,376	2,560
NEW GRAVEL DRIVEWAY	N/A	100
PERVIOUS AREA	11,043	10,101
TOTAL PERVIOUS AREA	15,070	12,761

STORM DRAIN VOLUME CALCULATION:

TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA INCREASED = 2,309 SF = 0.053 ACRE

PRE-CONDITION
 Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN
 Q=0.35 X 2.57 X 0.053 Q=1.5(0.123 - 0.048) X 600
 Q=0.048 CFS Q=67.5 CF

POST-CONDITION
 Q=CIA C=0.35 V=40 LF X 18" STORAGE PIPE
 Q=0.123 CFS V=70.8 CF (TOTAL)

SCHEMATIC GRADING AND DRAINAGE PLAN

JACOBSEN & PARMACEK RESIDENCE
 236 ELEANOR AVENUE
 LOS ALTOS, CA 94022

GREEN CIVIL ENGINEERING, INC
 INFO@GREEN-CE.COM
 1900 S. NORFOLK ST. SUITE #350
 SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
 CHEONG LEE
 No. 68629
 Exp. 9/30/2023
 CIVIL
 STATE OF CALIFORNIA

SCALE
 VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN



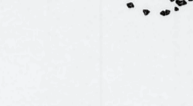

DATE: 02/08/2023
 DESIGNED: HCL
 DRAWN: BL
 REVIEWED: HCL
 JOB NO.: 20230009

SHEET C1
 1 OF 1 SHEETS



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CONCEPTUAL PLANT LEGEND


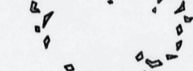
Groundcovers and Shrubs

-  Liriope
-  Lomandra
-  Loropetalum
-  Teucrium
-  Trachelosperum

Screening Shrubs

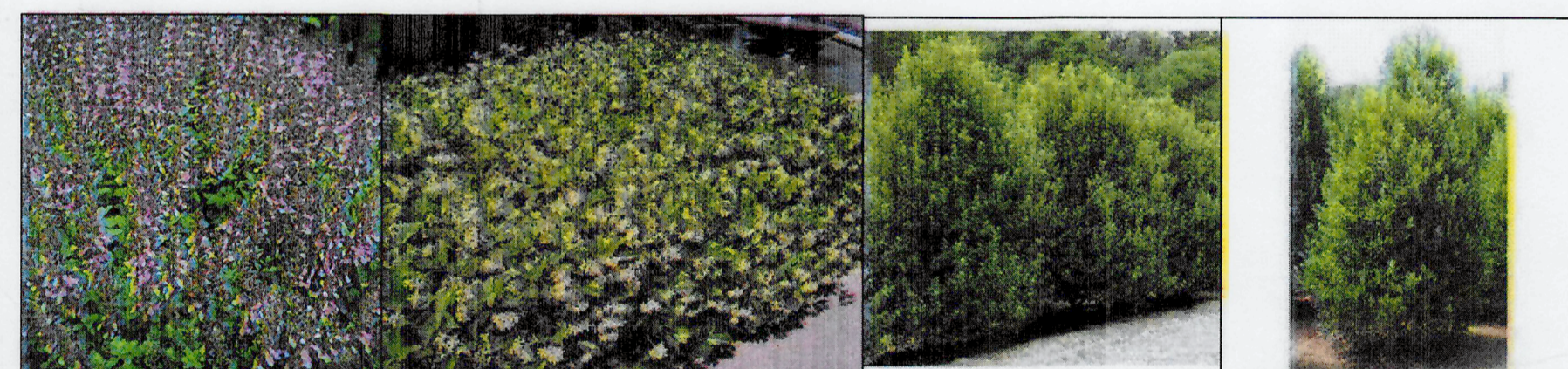
-  Pittosporum
-  Prunus

Small Trees

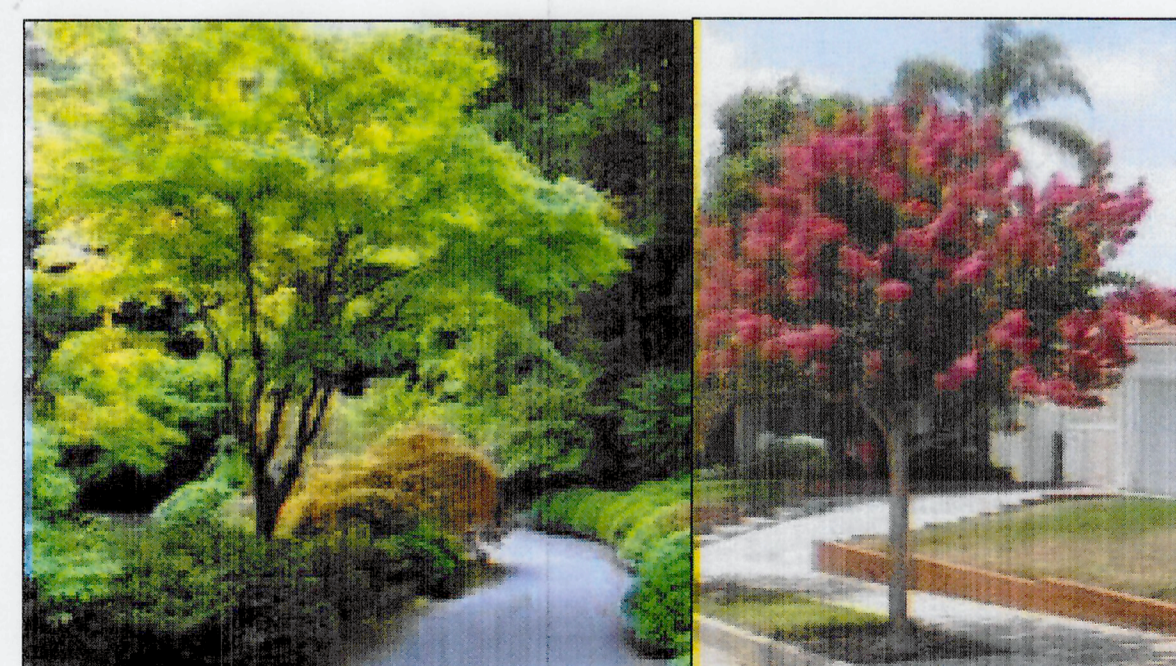
-  Acer/Maple
-  Lagerstroemia/Crape Myrtle



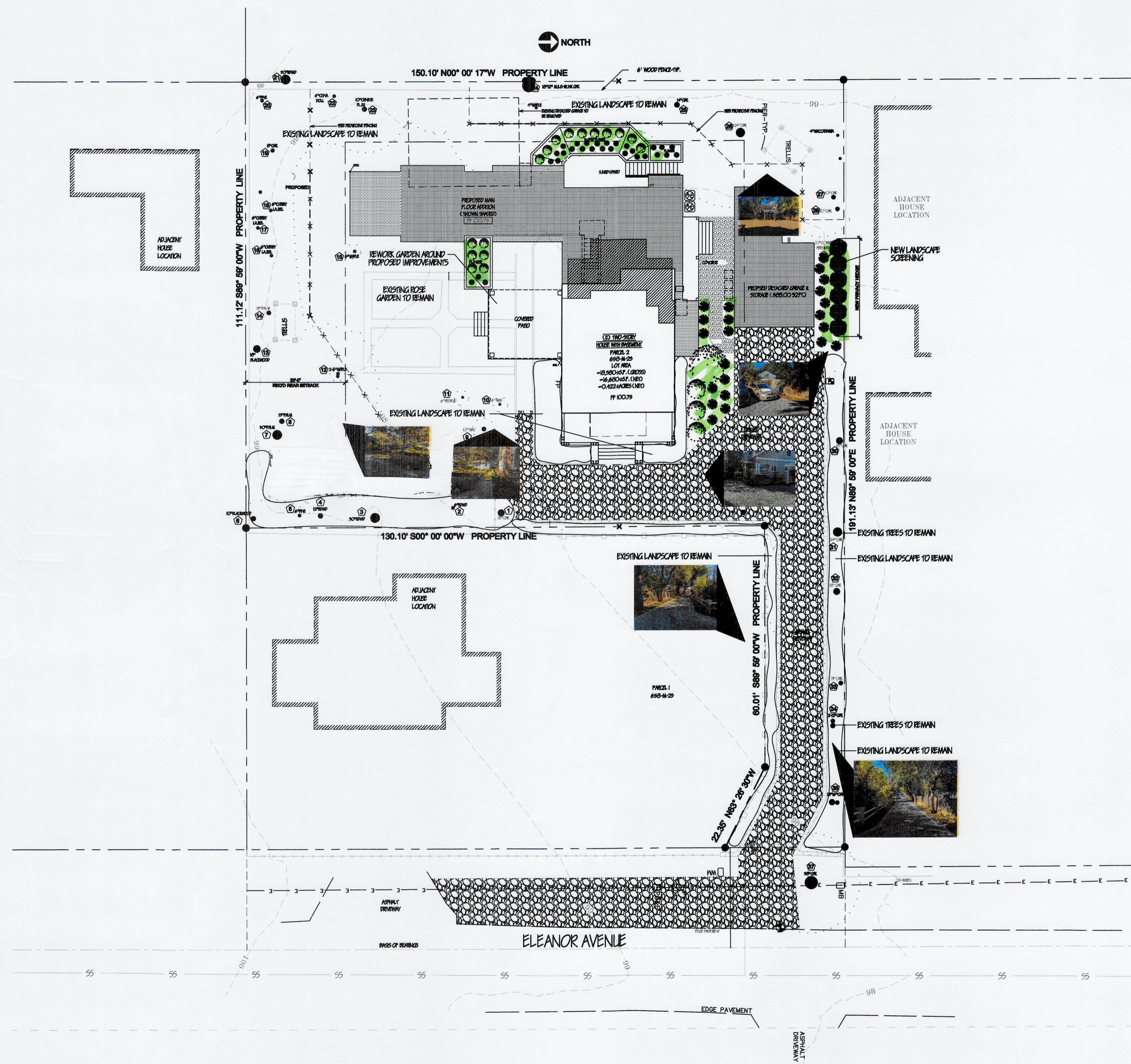
LIRIOPE LOMANDRA LOROPETALUM



TEUCRIUM TRACHELOSPERUM PITTOSPORUM PRUNUS



ACER LAGERSTROEMIA



CONCEPTUAL LANDSCAPE PLAN - OVERALL
1/16" = 1'-0"

JACOBSEN RESIDENCE

for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

CONCEPTUAL LANDSCAPE PLAN

date: 2/14/23
scale: NOTED
drawn by: W.JH
job no. 202305
sheet

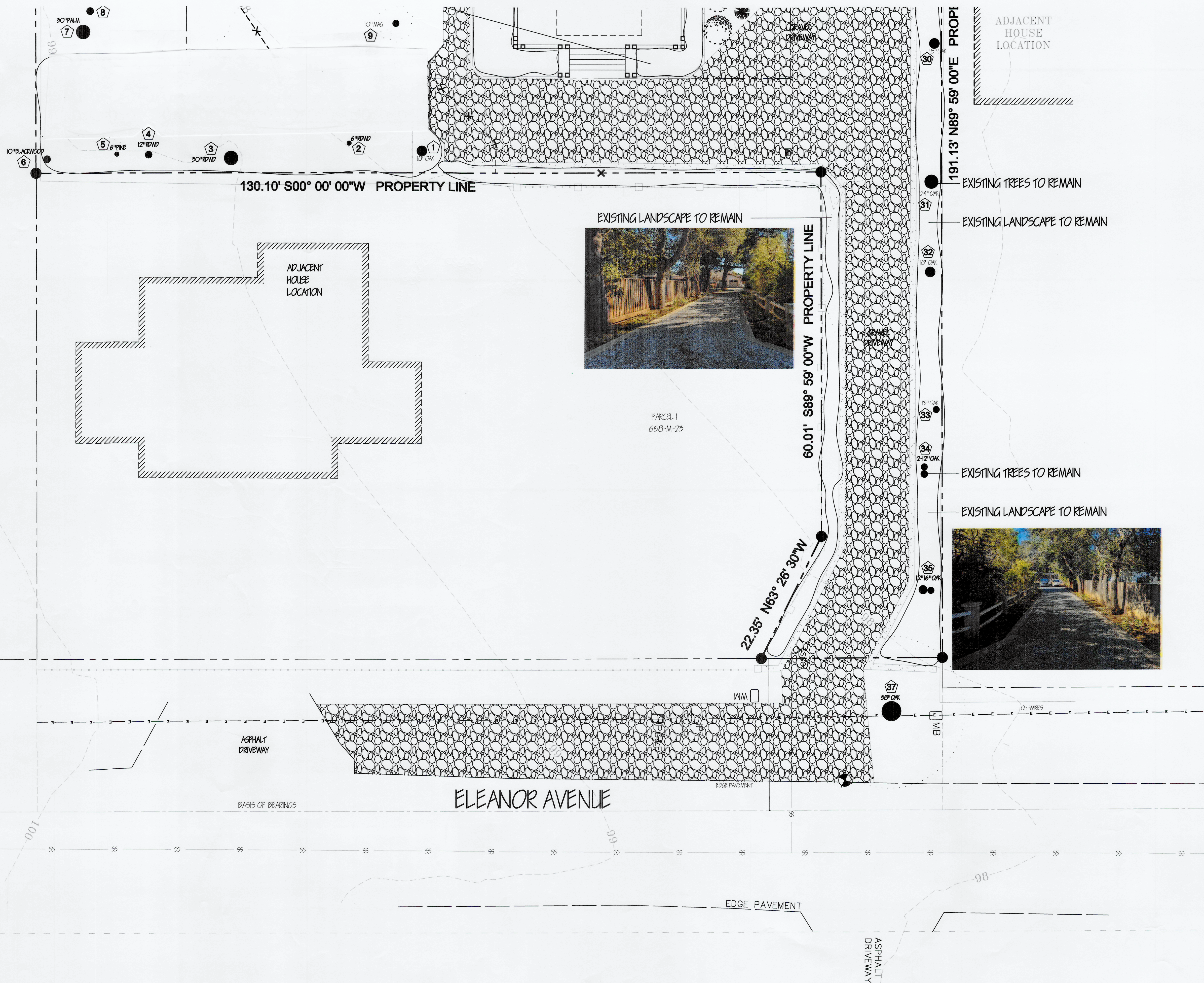


3/30/2023
6/20/2023

W. Jeffrey Held
Landscape Architect
C-2235

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Gilroy, Ca. 95020
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CONCEPTUAL LANDSCAPE PLAN - FRONT

1/8" = 1'-0"

3/6/2023



JACOBSEN
RESIDENCE

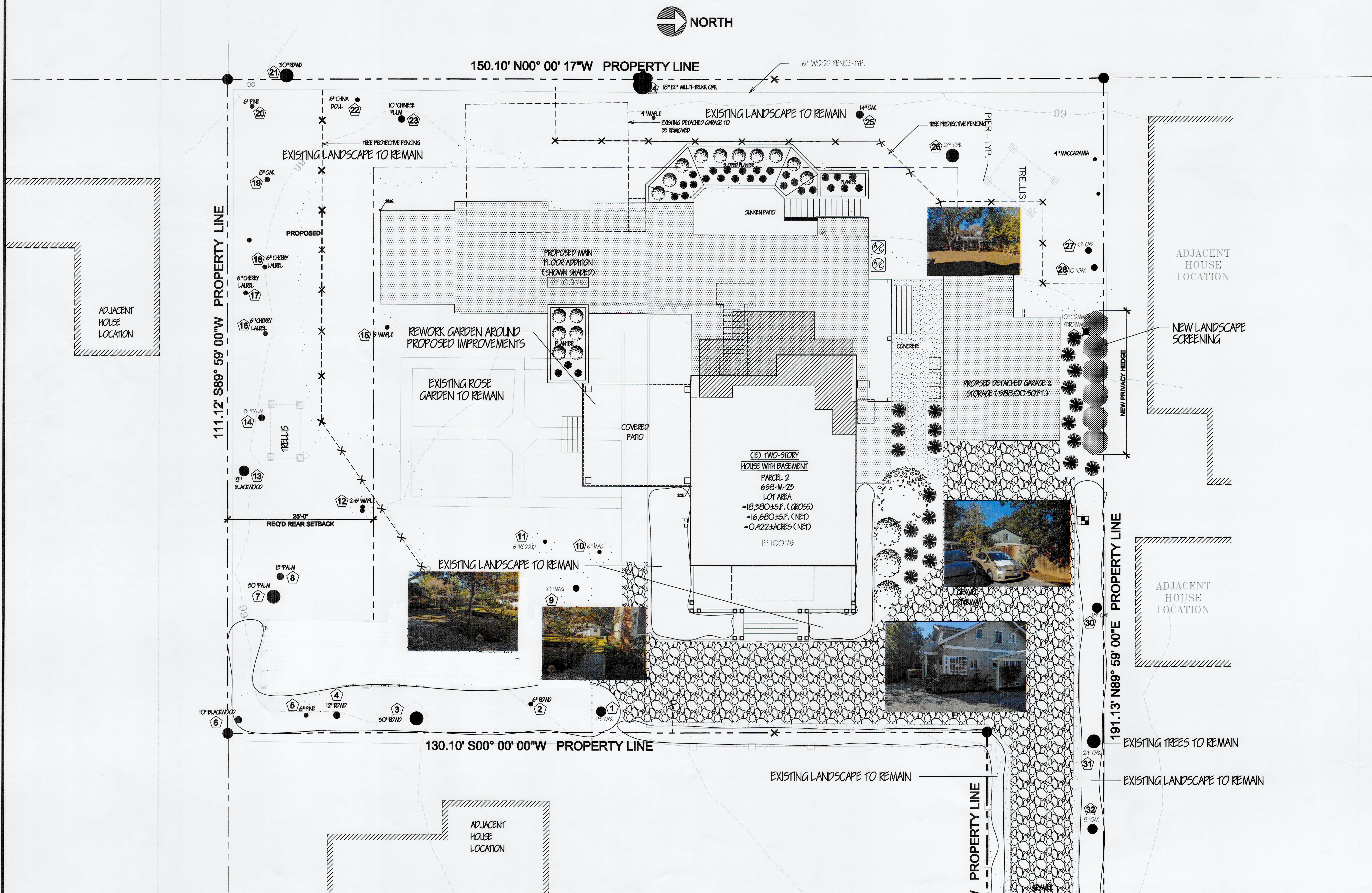
for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

CONCEPTUAL LANDSCAPE
PLAN

date: 2/14/23
scale: NOTED
drawn by: WJH
job no. 202305
sheet

L 2

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CONCEPTUAL LANDSCAPE PLAN - REAR

1/8" = 1'-0"

3/20/2022
3/6/20/2023



JACOBSEN
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for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

CONCEPTUAL LANDSCAPE
PLAN

date: 2/14/23
scale: NOTED
drawn by: W.J.H.
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L 3