

ATTACHMENT E



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

DISCREP-ANCIES

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 WEBBRIDGE DRIVE
SAN JOSE, CA 95123
(408) 348-7813
- SOILS ENGINEER

GEOFOUNDATION 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

ARCHITECTURAL SHEETS

- A0.0

COVER SHEET
- A1.0

SITE PLAN
- A1.1

EXCAVATION PLAN CONSTRUCTION OPERATION PLAN
- A1.2

OSHA LAYBACK SECTION & BASEMENT EXCAVATION PLAN
- A1.3

FLOOR DIAGRAM & AREA CALCULATIONS
- A1.4

NEIGHBORHOOD CONTEXT MAP
- A2.0

MAIN FLOOR DEMOLITION PLAN
- A2.1

UPPER FLOOR DEMOLITION PLAN
- A3.0

PROPOSED BASEMENT PLAN
- A3.1

PROPOSED MAIN FLOOR PLAN
- A3.2

PROPOSED UPPER FLOOR PLAN
- A3.3

PROPOSED ROOF PLAN
- A4.0

EXISTING & PROPOSED FRONT ELEVATIONS
- A4.1

EXISTING & PROPOSED REAR ELEVATIONS
- A4.2

EXISTING & PROPOSED RIGHT SIDE ELEVATIONS
- A4.3

EXISTING & PROPOSED LEFT SIDE ELEVATIONS
- A4.4

DETACHED GARAGE PLAN & ELEVATIONS
- A4.5

ARCHITECTURAL DETAILS
- A5.0

CROSS SECTIONS "A-A" & "B-B"
- A5.1

CROSS SECTIONS "C-C" & "D-D"

CIVIL SHEETS

- C1

GRADING & DRAINAGE PLAN

LAND SURVEY SHEET

- SHT-1

TOPOGRAPHIC SURVEY

LANDSCAPE SHEETS

- L-1

CONCEPTUAL LANDSCAPE PLAN (OVERALL)
- L-2

CONCEPTUAL LANDSCAPE PLAN (FRONT)
- L-3

CONCEPTUAL LANDSCAPE PLAN (REAR)

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

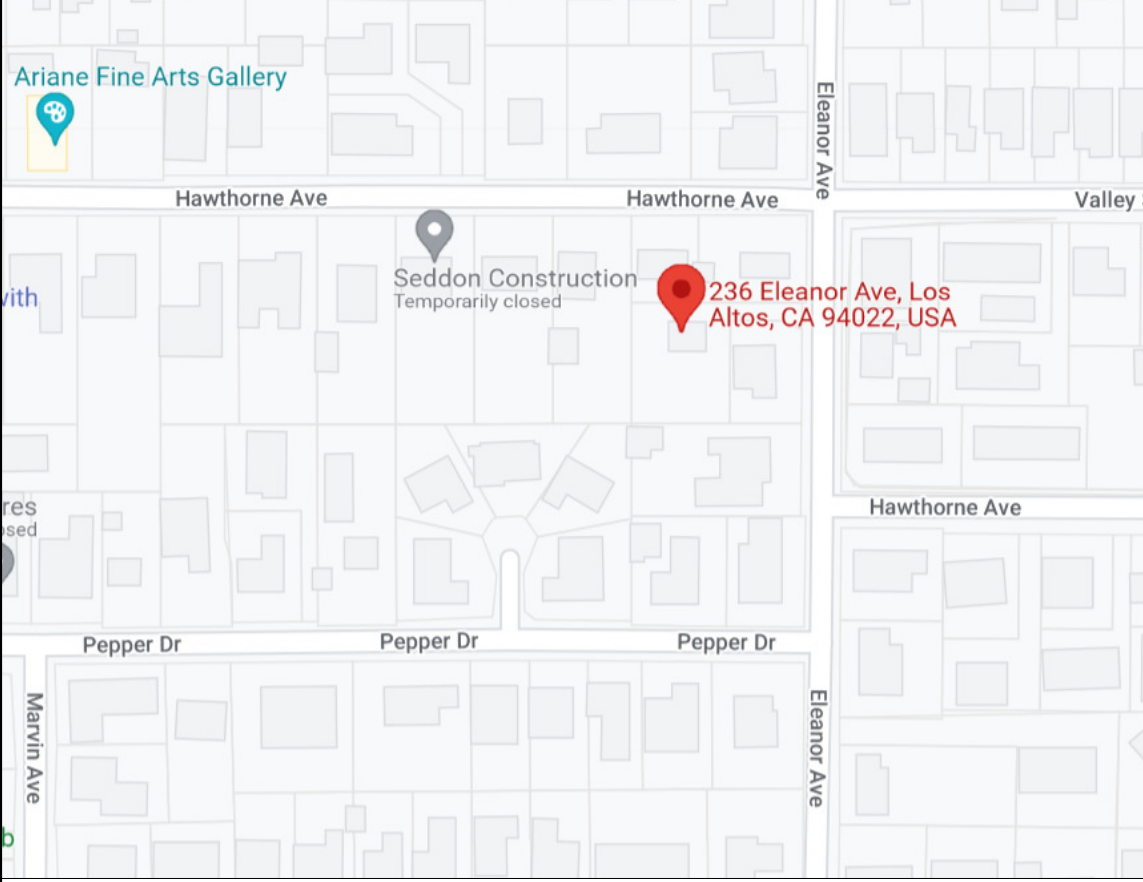
ZONE -X
- OCCUPANCY

R-3/U
- 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 %)	4,413.50 s.f. (26.45 %)	4,418.18 s.f. (26.48%)
SETBACKS: Front (1st / 2nd) Rear (1st / 2nd) Right Side (1st / 2nd) Left Side (1st / 2nd)	42.50 feet / 42.50 feet 79.33 feet / 79.33 feet 46.91 feet / 52.16 feet 22.58 feet / 22.58 feet	36.50 feet / 42.50 feet 22.17 feet / 79.33 feet 20.93 feet / 39.50 feet 22.58 feet / 22.58 feet	25.00 feet 25.00 feet 15.00 feet / 17.50 feet 15.00 feet / 20.00 feet
HEIGHT	(a) 27'-6"	(a) 26'-8"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	2,795.31 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%	50% (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: Total (Net size of lot)	3,851.35 sq. ft. 16,681.80 sq. ft.	

NOTE	*
4/5/2023	DESIGN REVIEW COMMENTS

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) 245-7894

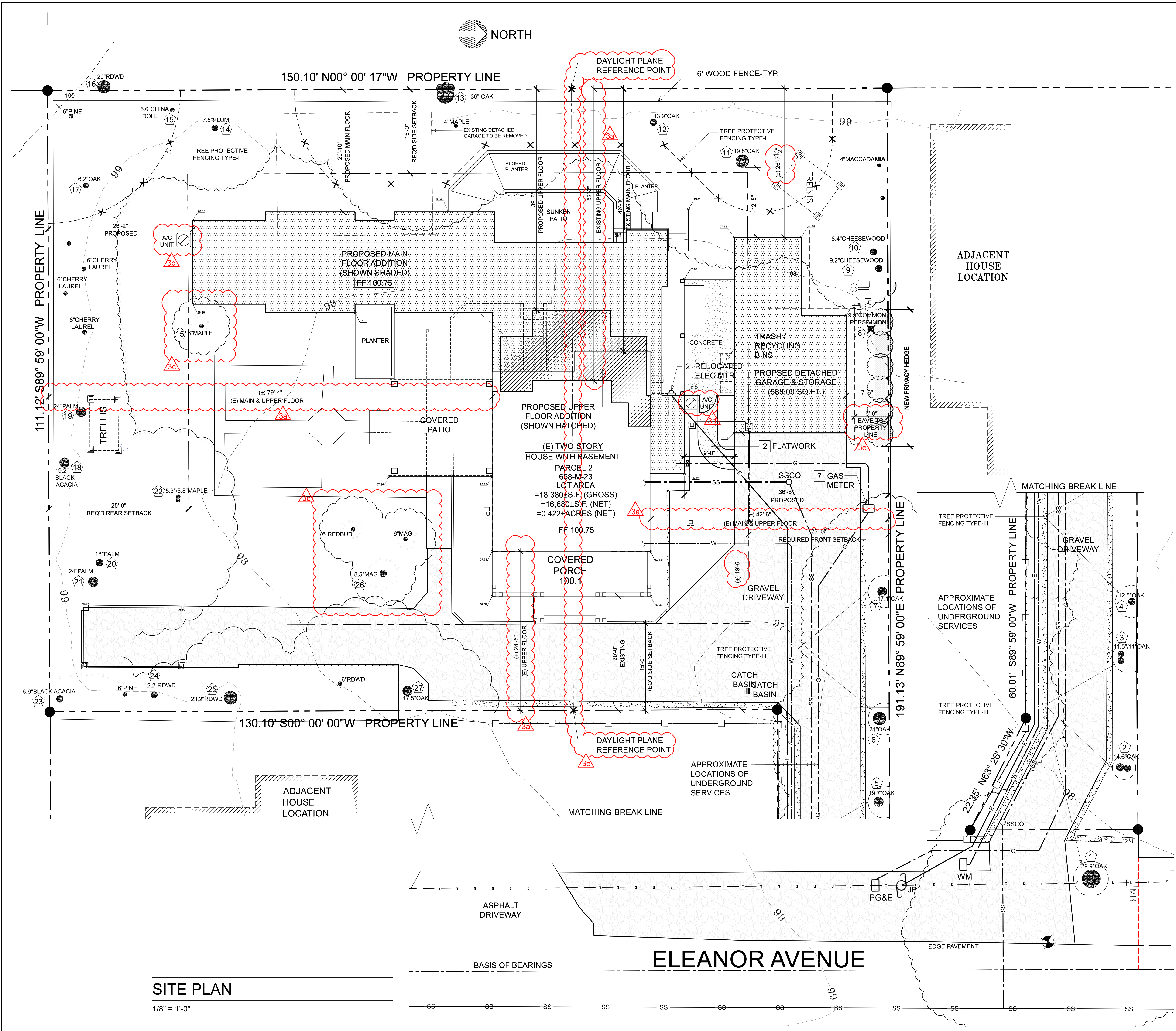
WiliChapman

CHAPMAN DESIGN ASSOCIATES

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

SHEET

A0.0



SITE PLAN

1/8" = 1'-0"

SITE PLAN NOTES

- 1 DRIVEWAY EXISTING GRAVEL TO REMAIN
- 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 SEE TREE SCHEDULE
- 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		REMOVE	
NO.	TYPE	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 PERMOMON 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

4/5/2023

DESIGN REVIEW COMMENTS

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS

384 HAWTHORNE AVE., LOS ALTOS, CA 94022

(650) 245-7894

CHAPMAN DESIGN ASSOCIATES

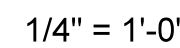
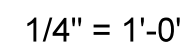
620 S. EL MONTE AVENUE

LOS ALTOS, CA 94022 (650) 941-8890

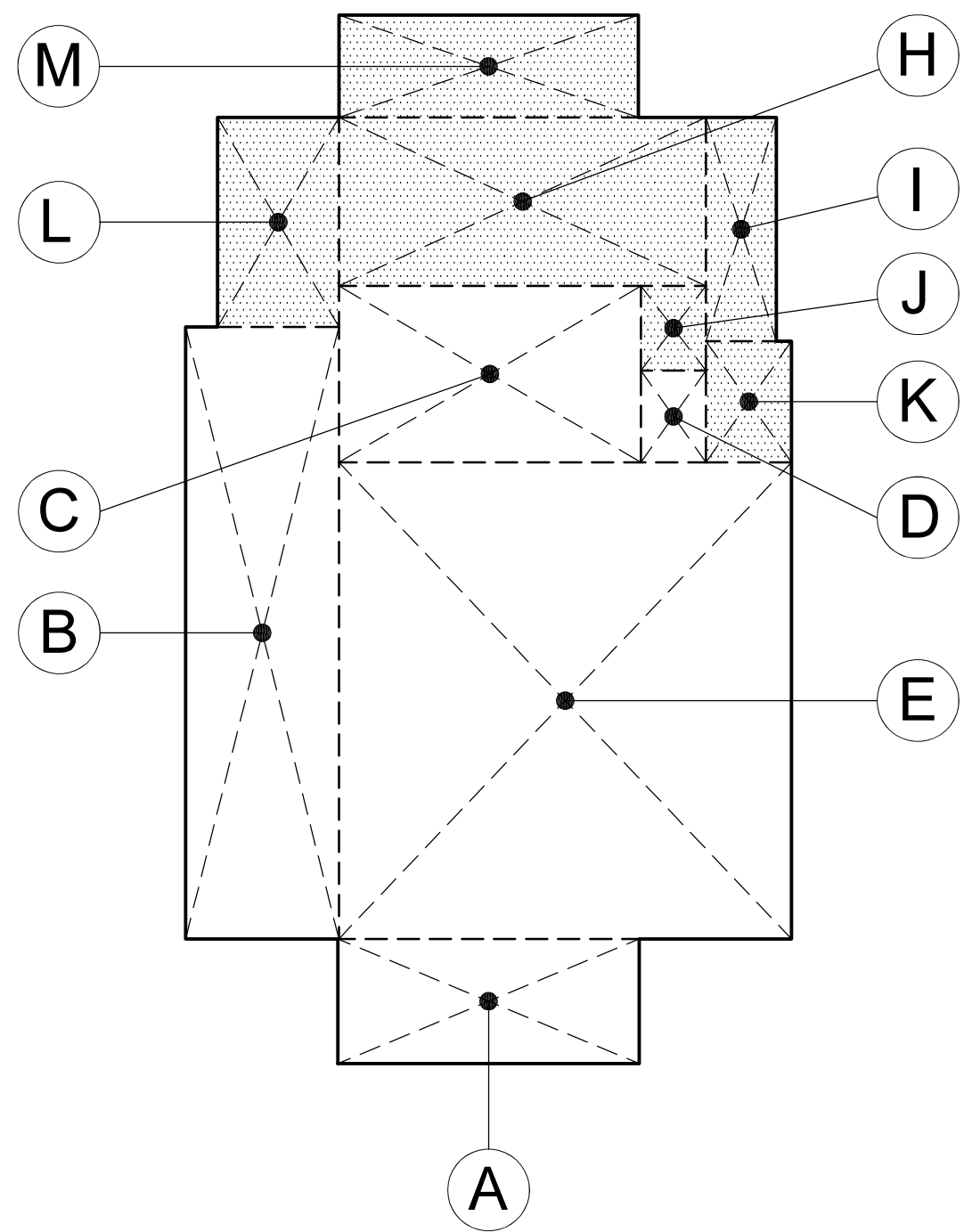
SHEET

A1.0

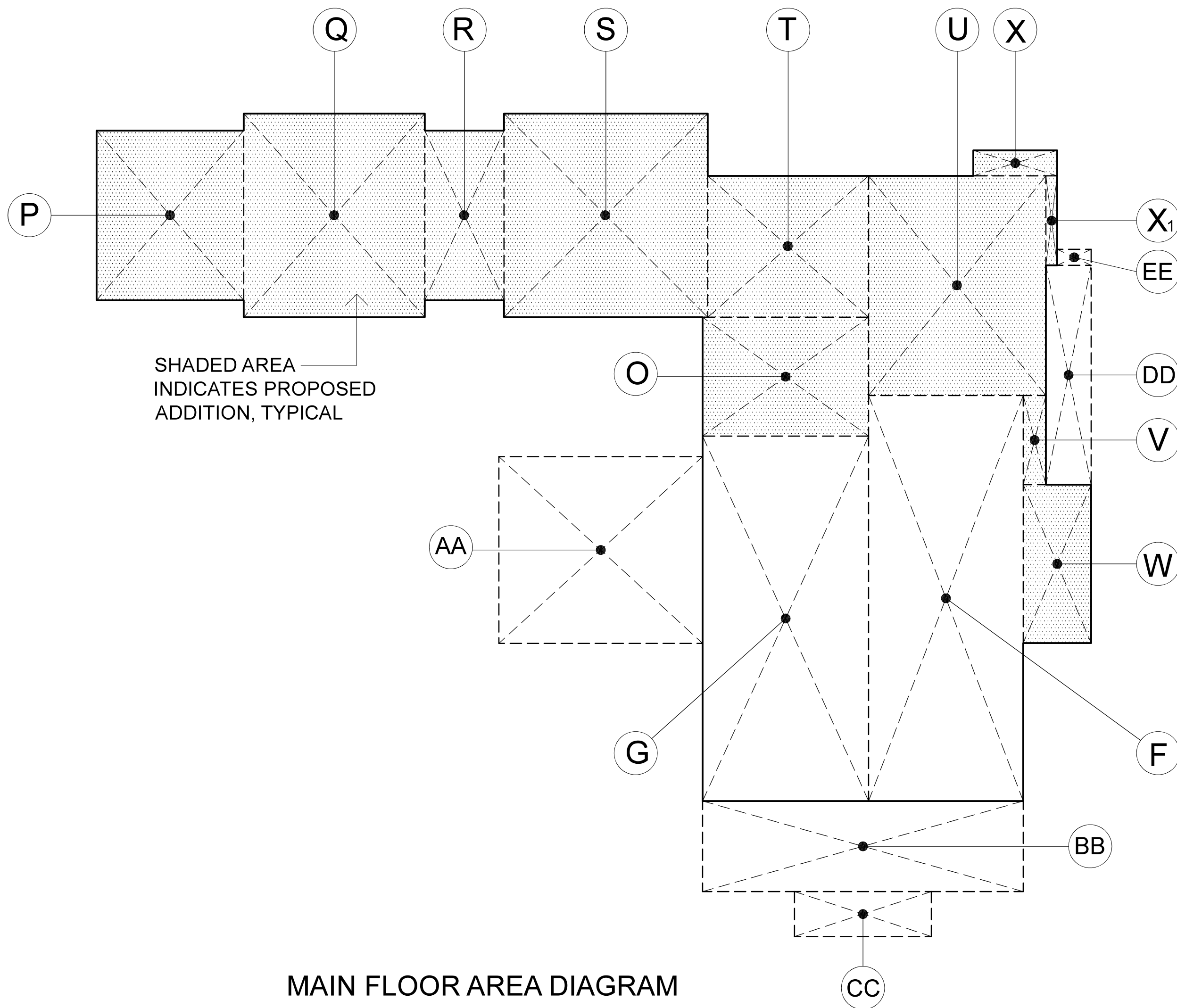
A1.1



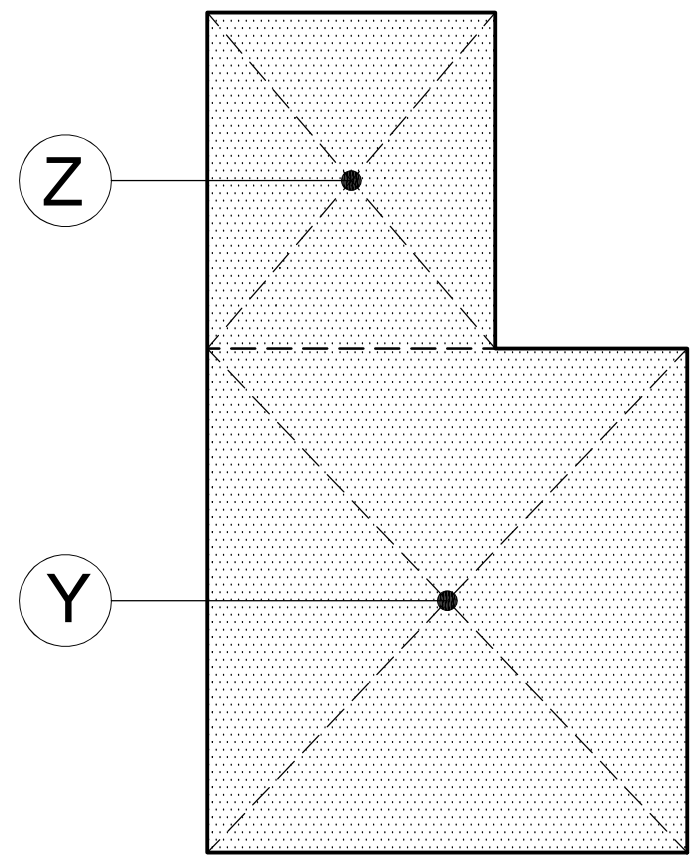
A1.2



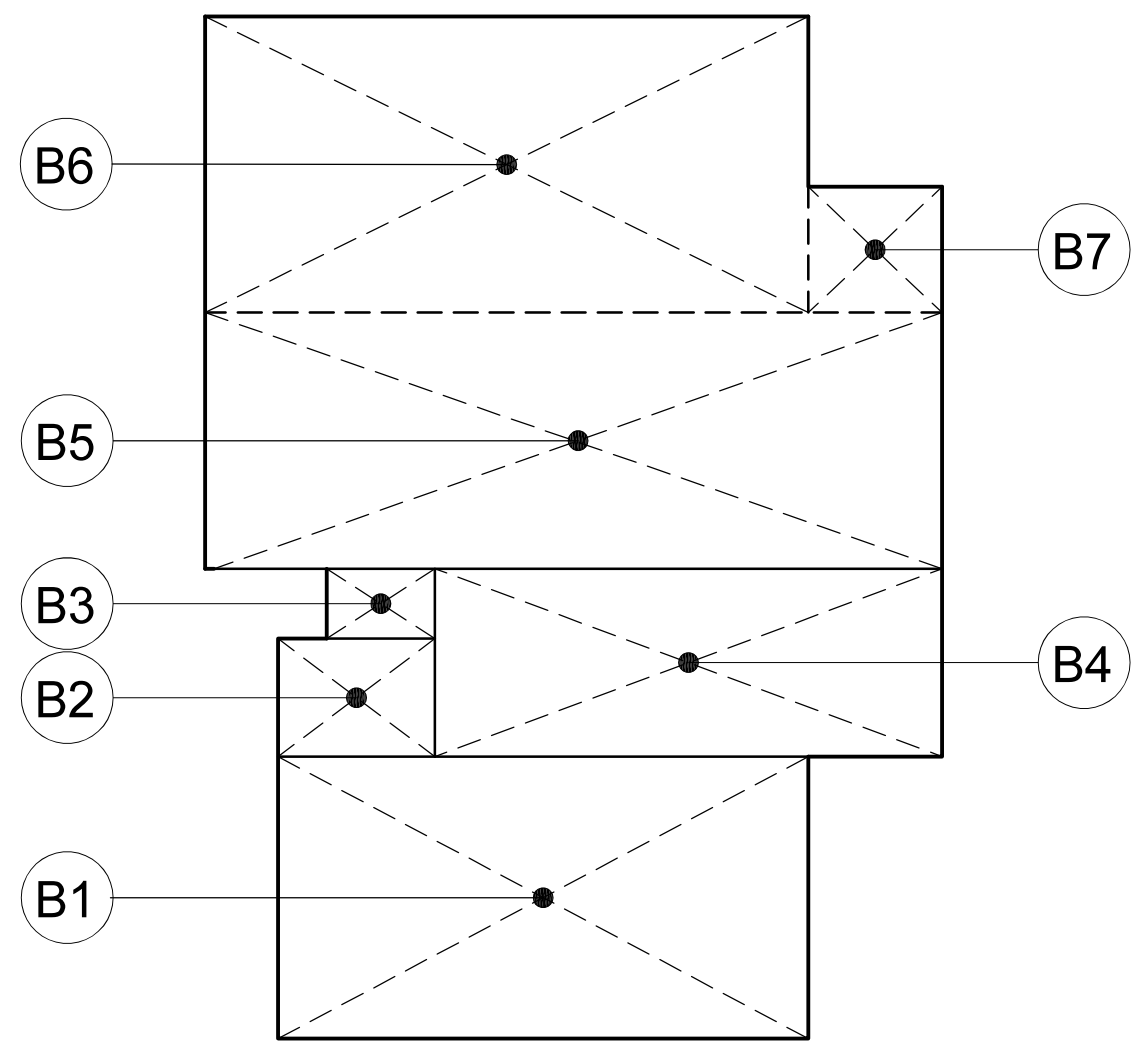
UPPER FLOOR AREA DIAGRAM



MAIN FLOOR AREA DIAGRAM



DETACHED GARAGE
AREA DIAGRAM



BASEMENT AREA DIAGRAM
(NOT COUNTED AS F.A.R.)

EXISTING UPPER FLOOR AREA CALCULATIONS					UPPER FLOOR ADDITION AREA CALCULATIONS					MAIN FLOOR ADDITION AREA CALCULATIONS					TABULATION			EXISTING BASEMENT AREA TO REMAIN								
A	5.83'	X	14.08'	82.08 S.F.	H	7.875'	X	17.17'	135.21 S.F.	O	10.50'	X	14.67'	154.03 S.F.	TOTAL EXISTING TO REMAIN	1,851.67 S.F.	B1	11.75'	X	22.08'	259.44 S.F.					
B	7.17'	X	28.625'	205.24 S.F.	I	3.29'	X	10.458'	34.40 S.F.	P	13.00'	X	15.00'	195.00 S.F.	TOTAL UPPER FLOOR ADDITION	326.90 S.F.	B2	4.91'	X	6.50'	31.91 S.F.					
C	8.25'	X	14.125'	116.53 S.F.	J	3.04'	X	3.96'	12.04 S.F.	Q	16.00'	X	18.00'	288.00 S.F.	TOTAL MAIN FLOOR ADDITION	1,647.03 S.F.	B3	2.91'	X	4.50'	13.09 S.F.					
D	3.04'	X	4.29'	13.04 S.F.	K	4.00'	X	5.67'	22.68 S.F.	R	7.00'	X	15.00'	105.00 S.F.	DETACHED GARAGE	588.00 S.F.	304.44 S.F.									
E	21.17'	X	22.29'	471.88 S.F.	L	5.67'	X	9.79'	55.51 S.F.	S	17.00'	X	18.00'	306.00 S.F.	TOTAL PROPOSED	4,413.60 S.F.	BASEMENT ADDITION AREA CALCULATIONS									
888.77 S.F.					M	4.79'	X	14.00'	67.06 S.F.	T	12.50'	X	14.21'	170.52 S.F.	COVERAGE					B4	7.83'	X	21.14'	165.52 S.F.		
EXISTING MAIN FLOOR AREA CALCULATIONS					TOTAL UPPER FLOOR ADDITION					326.90 S.F.	U	15.67'	X	19.41'	304.15 S.F.	HOUSE FOOTPRINT & GARAGE					3,197.93 S.F.	B5	10.67'	X	30.71'	327.67 S.F.
F	13.67'	X	35.83'	489.79 S.F.						V	2.00'	X	7.875'	15.75 S.F.	AA COVERED PATIO					297.00 S.F.	B6	12.33'	X	25.125'	309.79 S.F.	
G	14.67'	X	32.25'	473.11 S.F.						W	6.00'	X	14.00'	84.00 S.F.	BB COVERED PORCH					226.67 S.F.	B7	5.25'	X	5.58'	29.29 S.F.	
										X	2.25'	X	7.41'	16.67 S.F.	CC COVERED STAIRS					48.00 S.F.	832.27 S.F.					
										X1	1.00'	X	7.91'	7.91 S.F.	DD COVERED SIDE PORCH					77.50 S.F.	TOTAL PROPOSED BASEMENT					1,136.71 S.F.
										TOTAL MAIN FLOOR ADDITION					1,647.03 S.F.	EE COVERED SIDE PORCH					4.25 S.F.					
										DETACHED GARAGE AREA CALCULATIONS																
										Y	20.00'	X	21.00'	420.00 S.F.	TOTAL COVERAGE					3,851.35 S.F.						
										Z	12.00'	X	14.00'	168.00 S.F.												
TOTAL EXISTING TO REMAIN					1,851.67 S.F.																					



161 PEPPER COURT



166 HAWTHORNE AVENUE



172 HAWTHORNE AVENUE



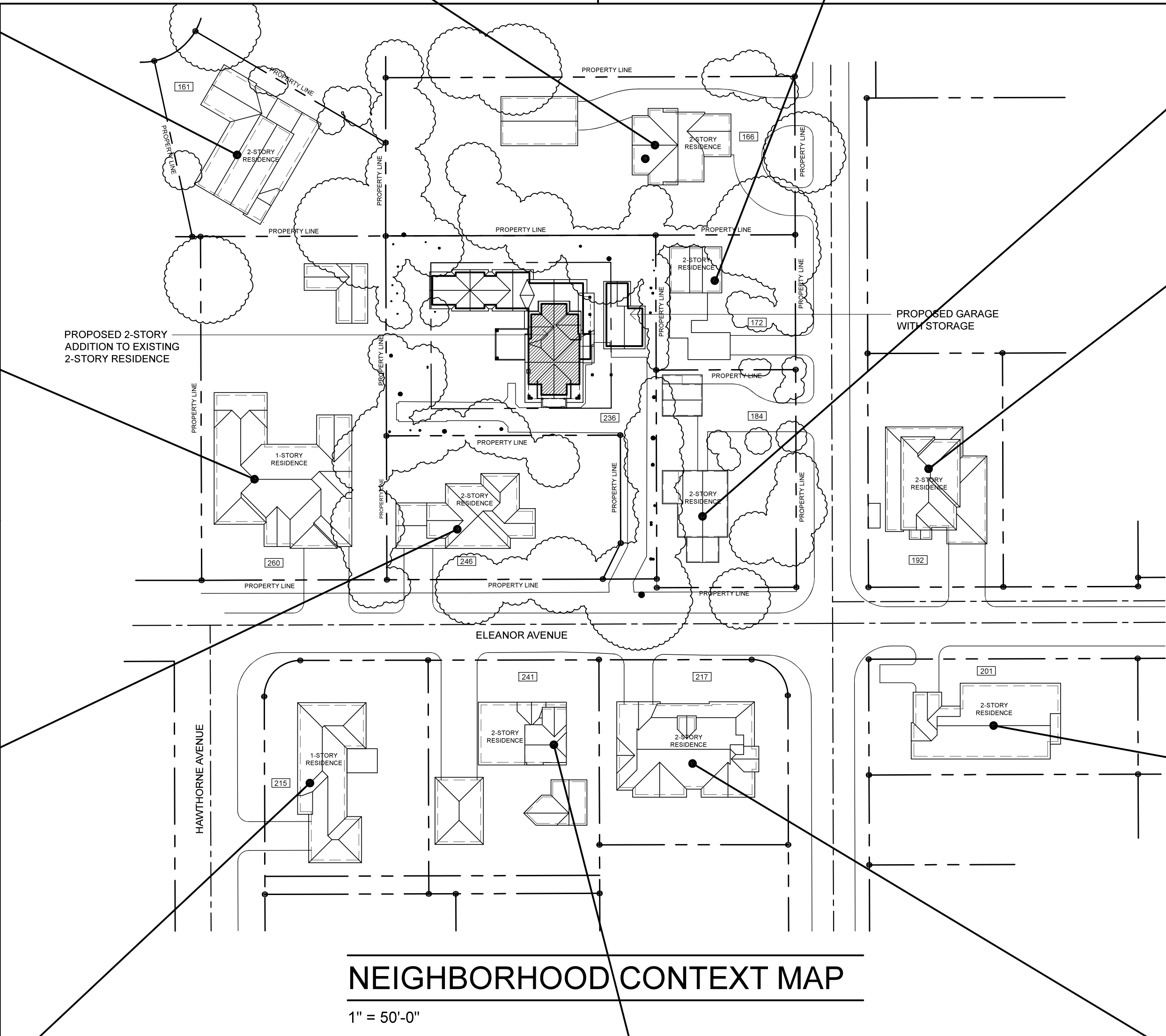
184 HAWTHORNE AVENUE



260 ELEANOR AVENUE



246 ELEANOR AVENUE



NEIGHBORHOOD CONTEXT MAP

1" = 50'-0"



192 ELEANOR AVENUE



201 ELEANOR AVENUE



215 HAWTHORNE AVENUE



241 ELEANOR AVENUE



217 ELEANOR AVENUE

NOTE
*
THE DRAWING AND THE IDEAS, DESIGNS, PLANS
AND SPECIFICATIONS CONTAINED HEREIN ARE THE
PROPERTY OF THE ARCHITECT AND ARE NOT TO BE
REPRODUCED OR USED FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
THESE DOCUMENTS ARE TO BE USED ONLY FOR THE
PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN
OR USED FOR OTHER PURPOSES WITHOUT THE
WRITTEN CONSENT OF SEA OCA.

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) 245-7894

WiliChapman

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

SHEET

A1.4

- 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

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

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
- R

EXISTING TO BE RELOCATED



NOTE

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

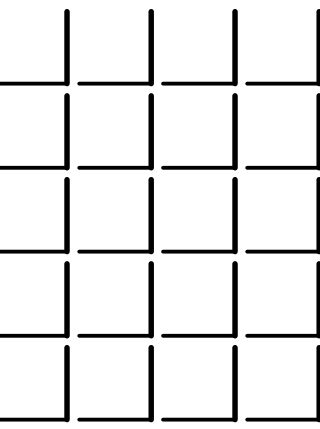
CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

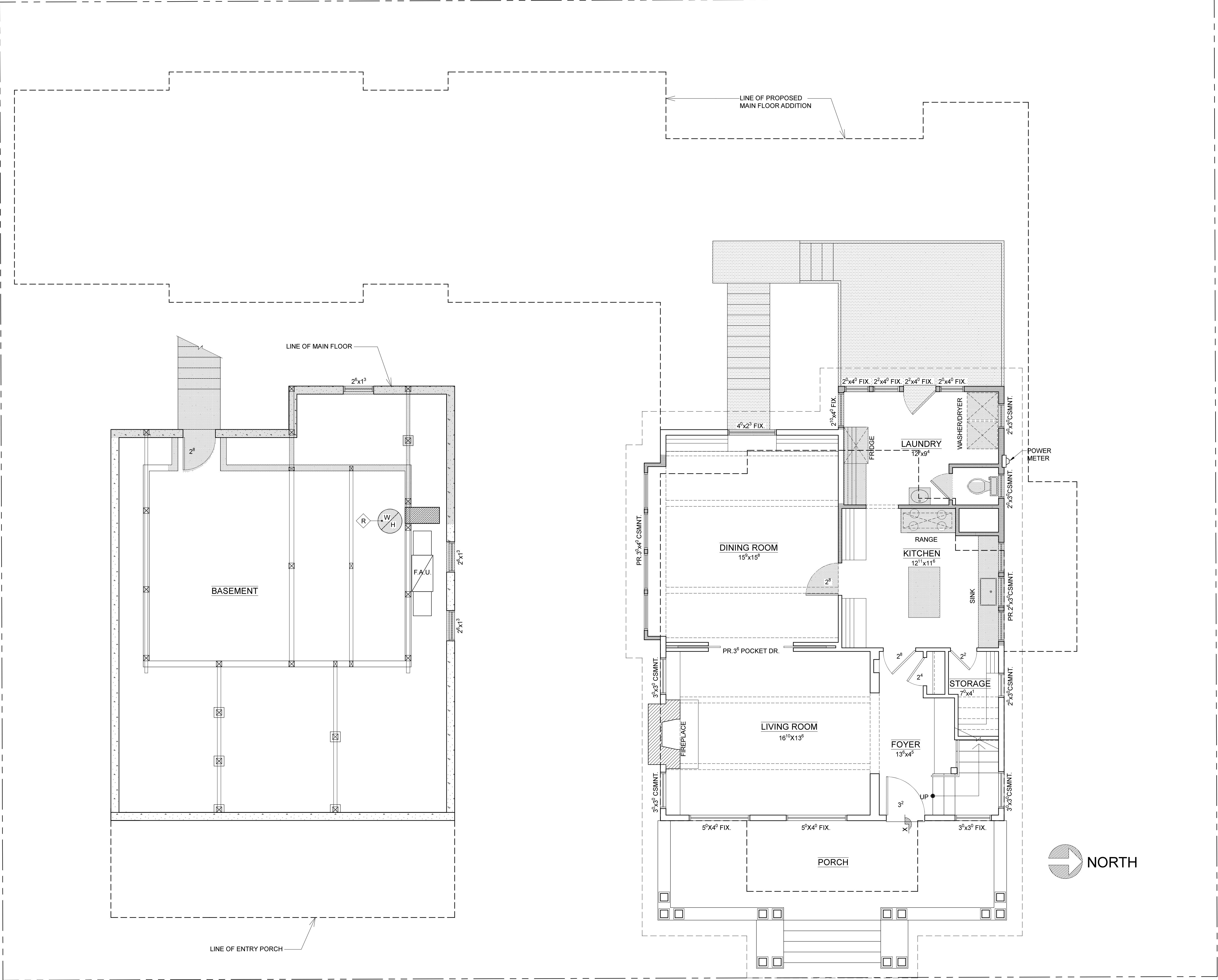
CHAPMAN
DESIGN
ASSOCIATES

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



SHEET

A2.0

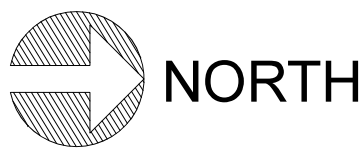
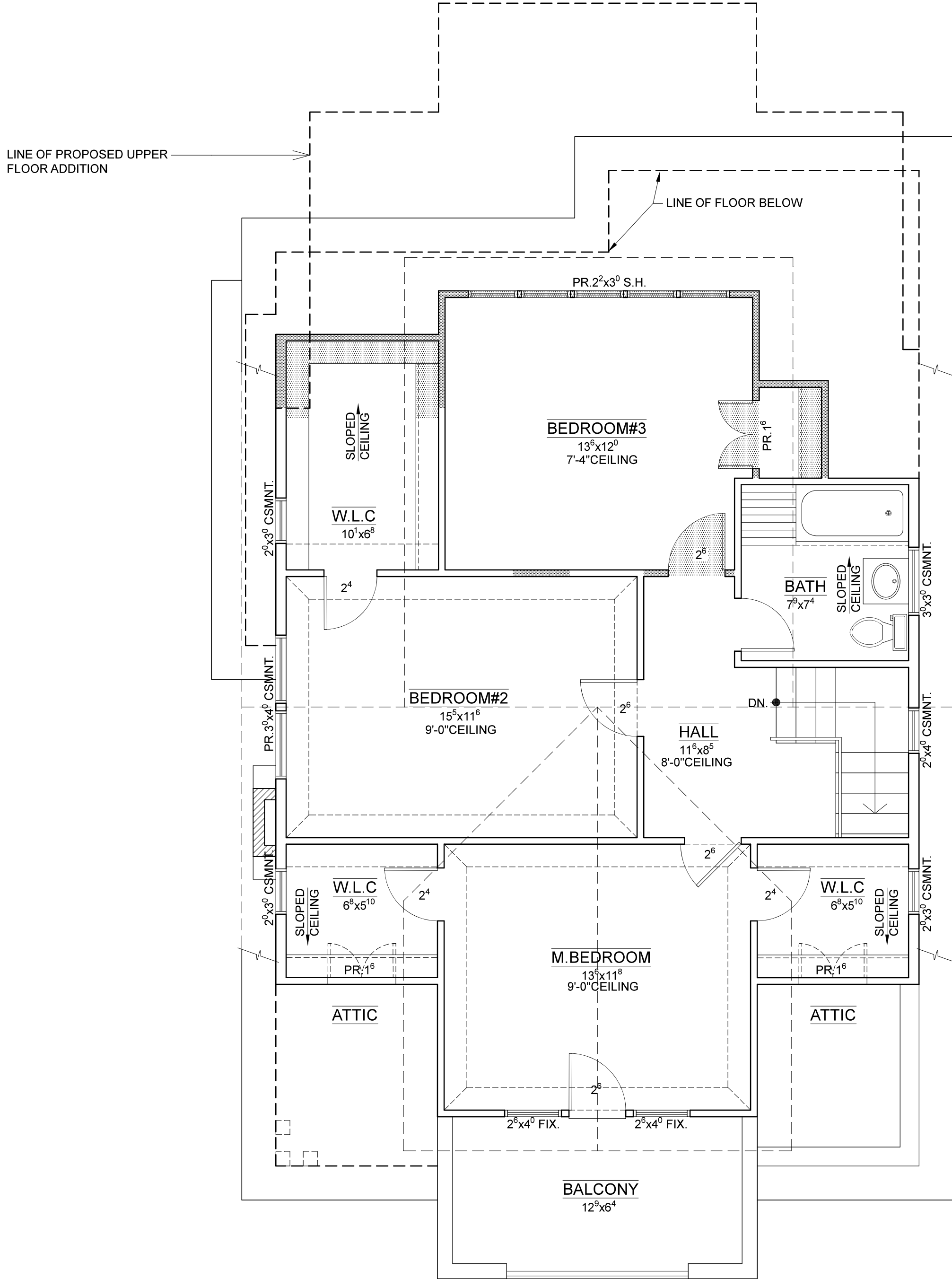


BASEMENT DEMOLITION PLAN

1/4" = 1'-0"

MAIN FLOOR DEMOLITION PLAN

1/4" = 1'-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
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	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

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)

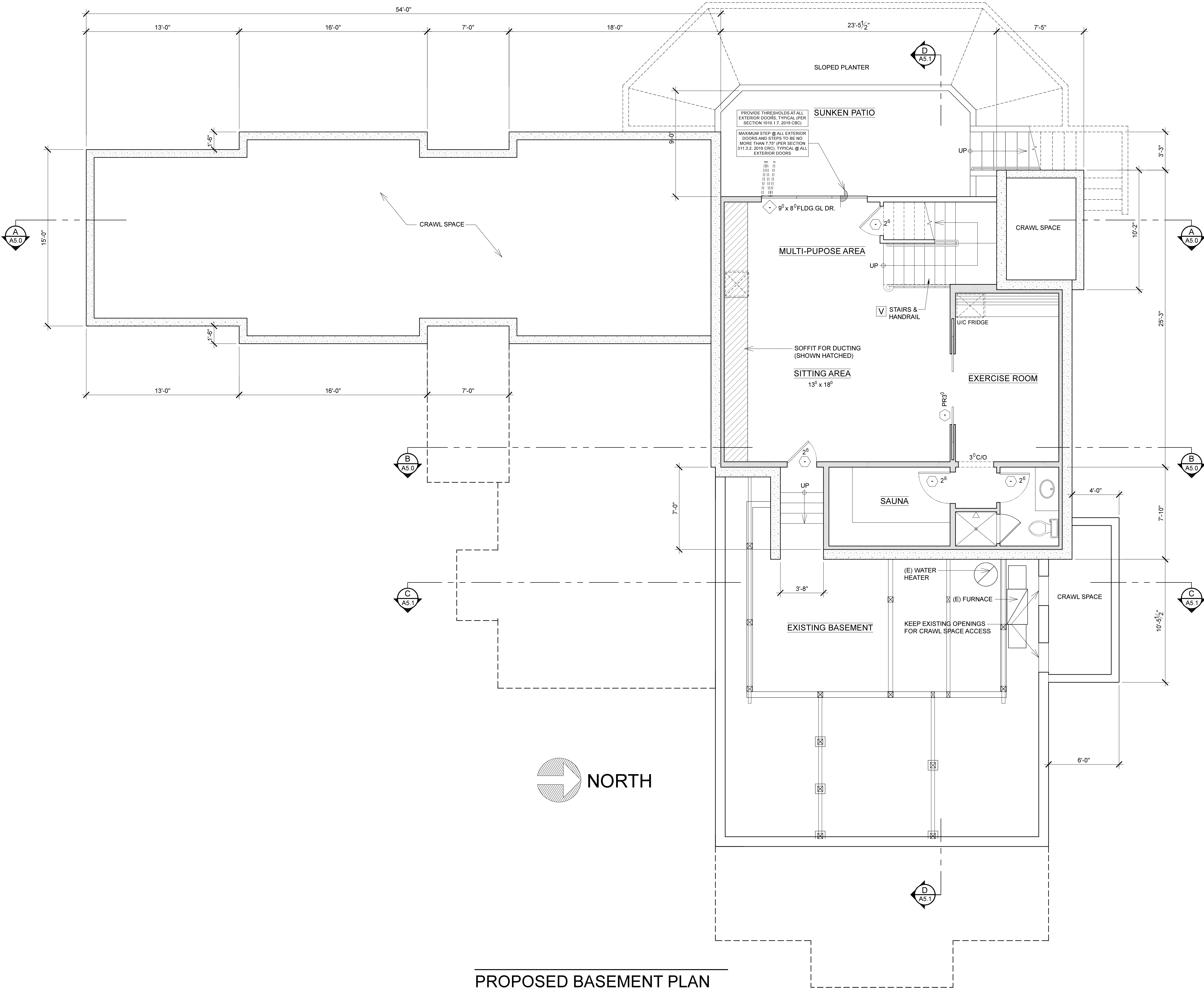
JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

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

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. R302.5&6. 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
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- IX 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)
- 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
 - 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 @ 80 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

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
- R RELOCATED

NOTE

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

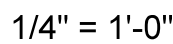
W. Chapman

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

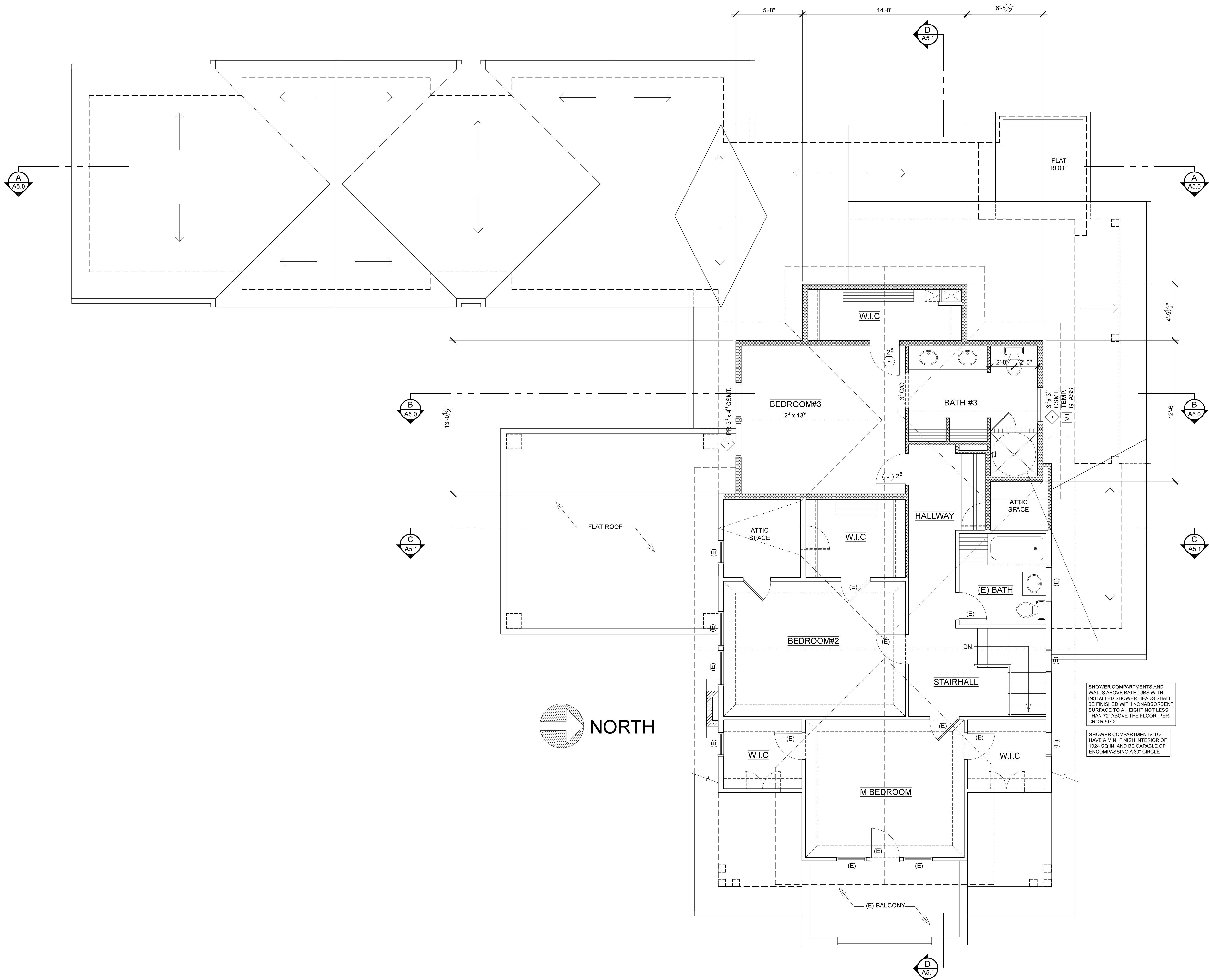
Sheet grid markers: 1 through 12

SHEET

A3.0



A3.1



PROPOSED UPPER FLOOR 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. R302.5&6. 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
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- IX 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)
- 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
 - 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 @ 80 psi
 - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

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
- EXISTING
- NEW
- RELOCATED

NOTE

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

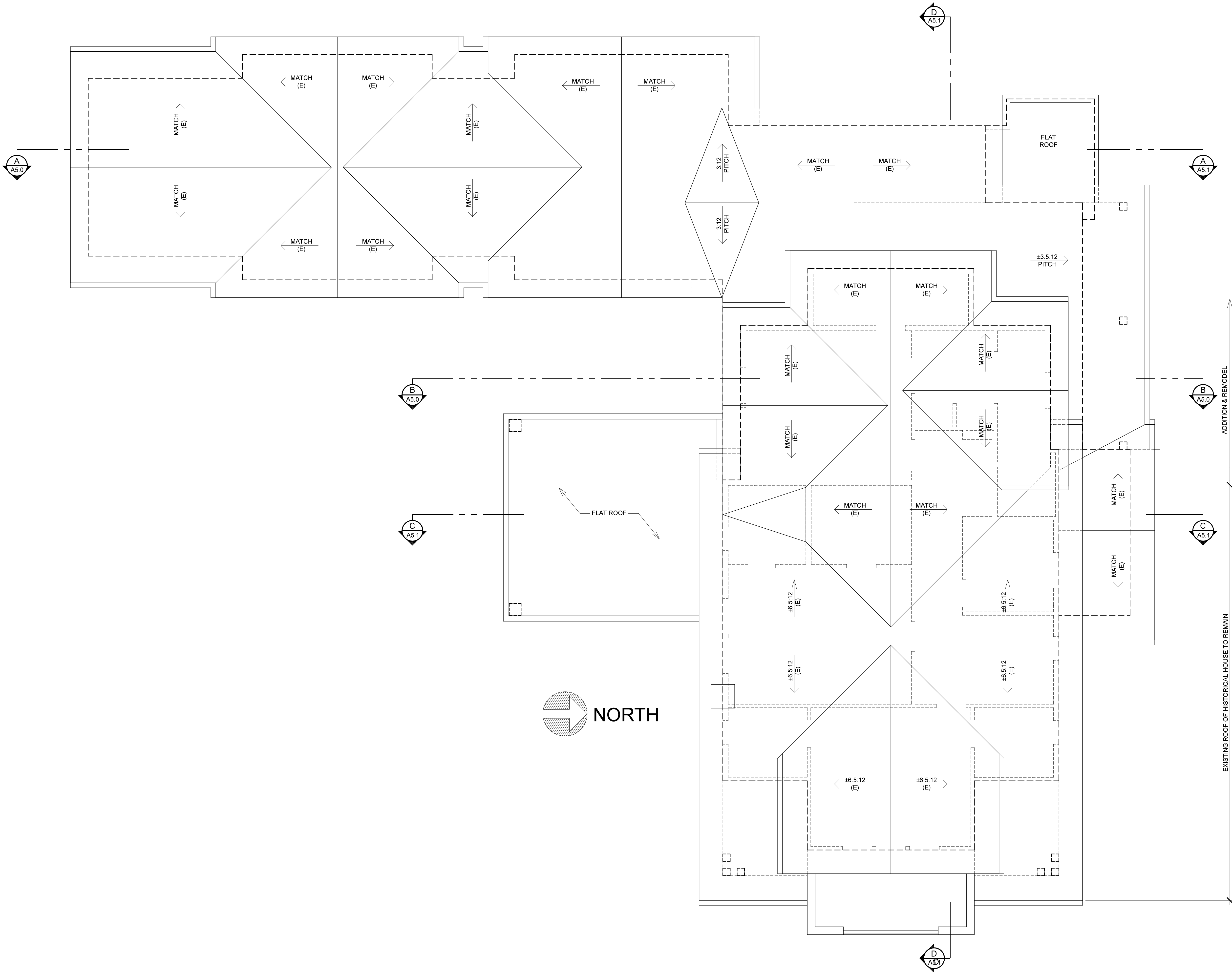
W. Chapman

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

Sheet grid markers

SHEET

A3.2



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 $\frac{1}{8}$ " D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$ " 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

NOTE

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED ADDRESSEE. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR COPIED IN ANY MANNER IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

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) 245-7894

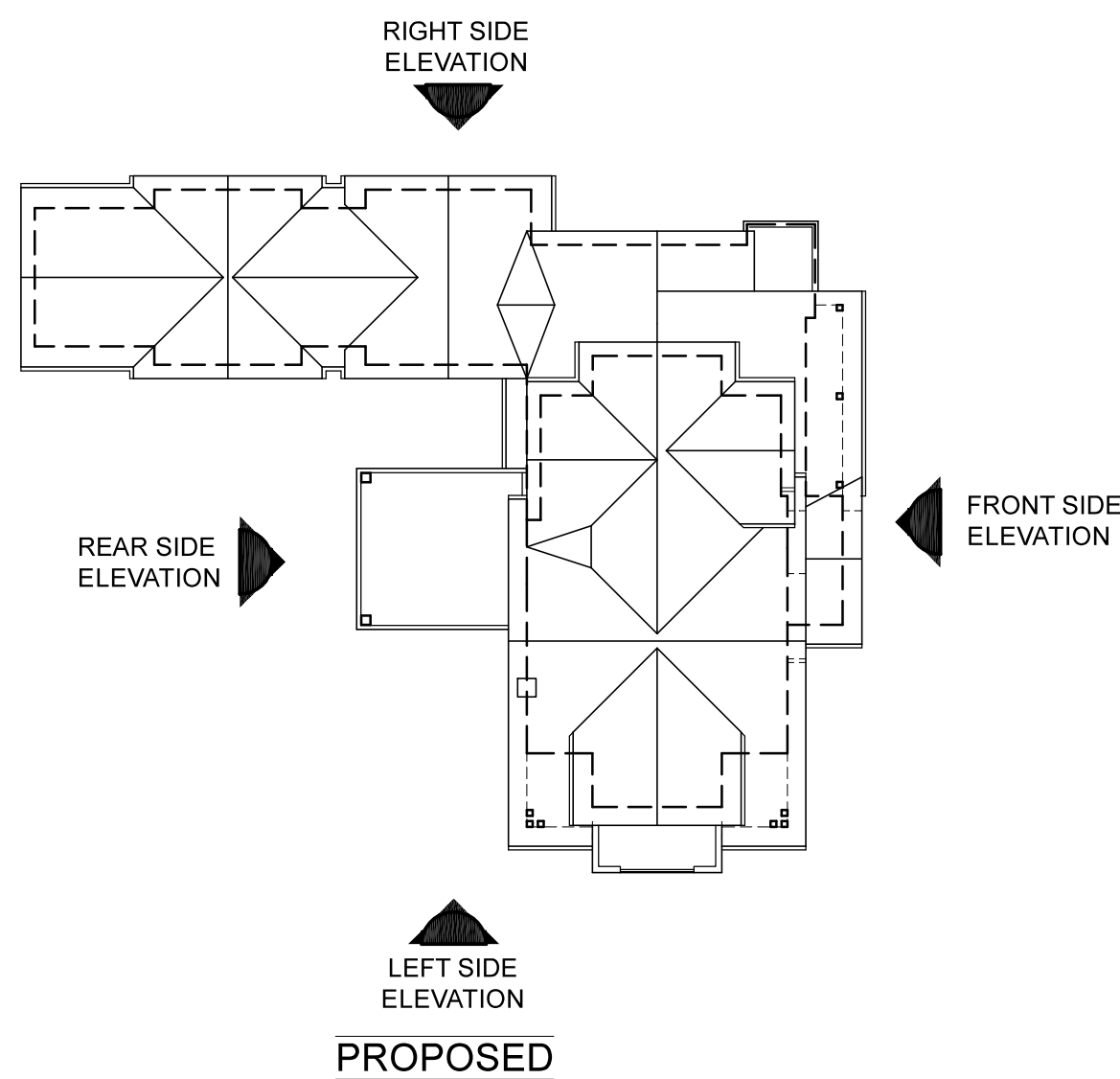
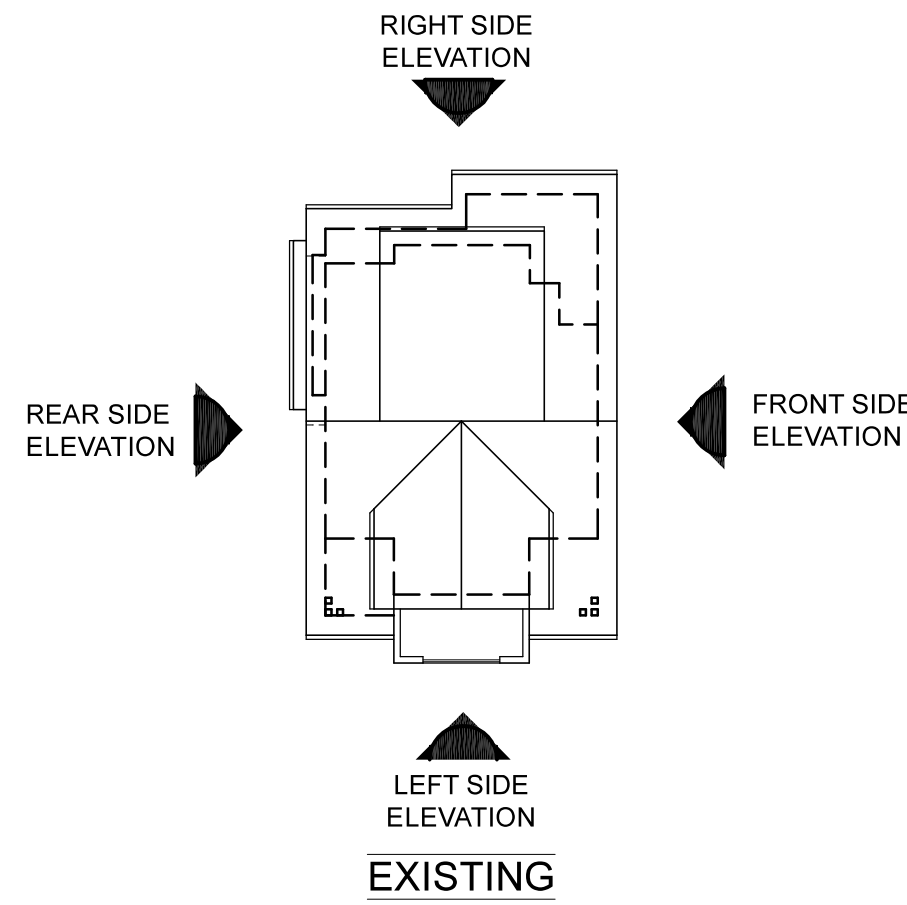
W. Chapman

CHAPMAN
DESIGN
ASSOCIATES

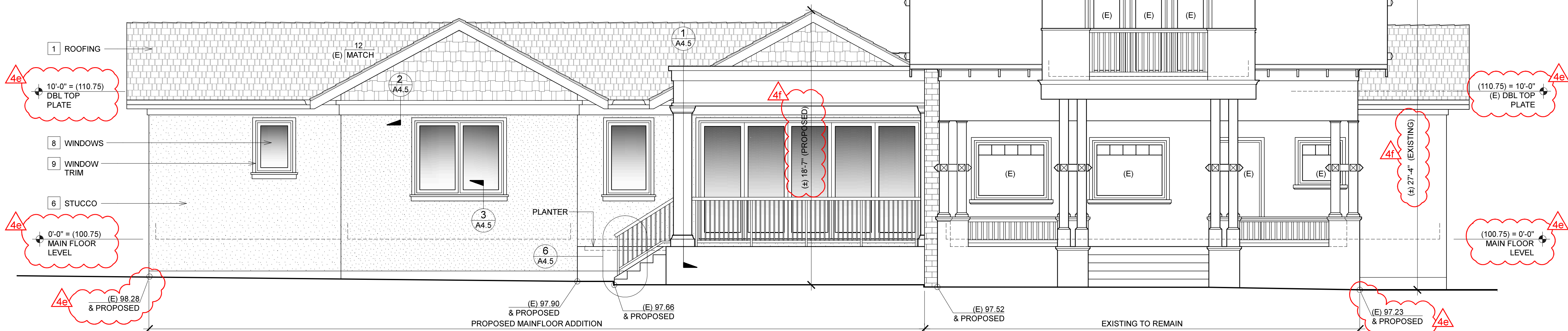
620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A3.3



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



4a
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 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 |
| IV | 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

NOTE

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

4/5/2023	DESIGN REVIEW COMMENTS

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

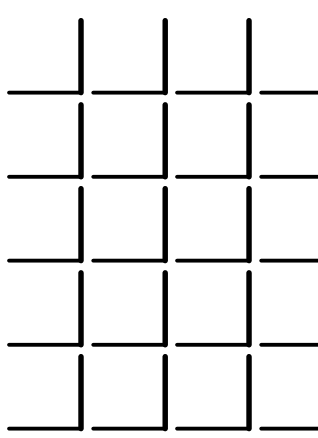
CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

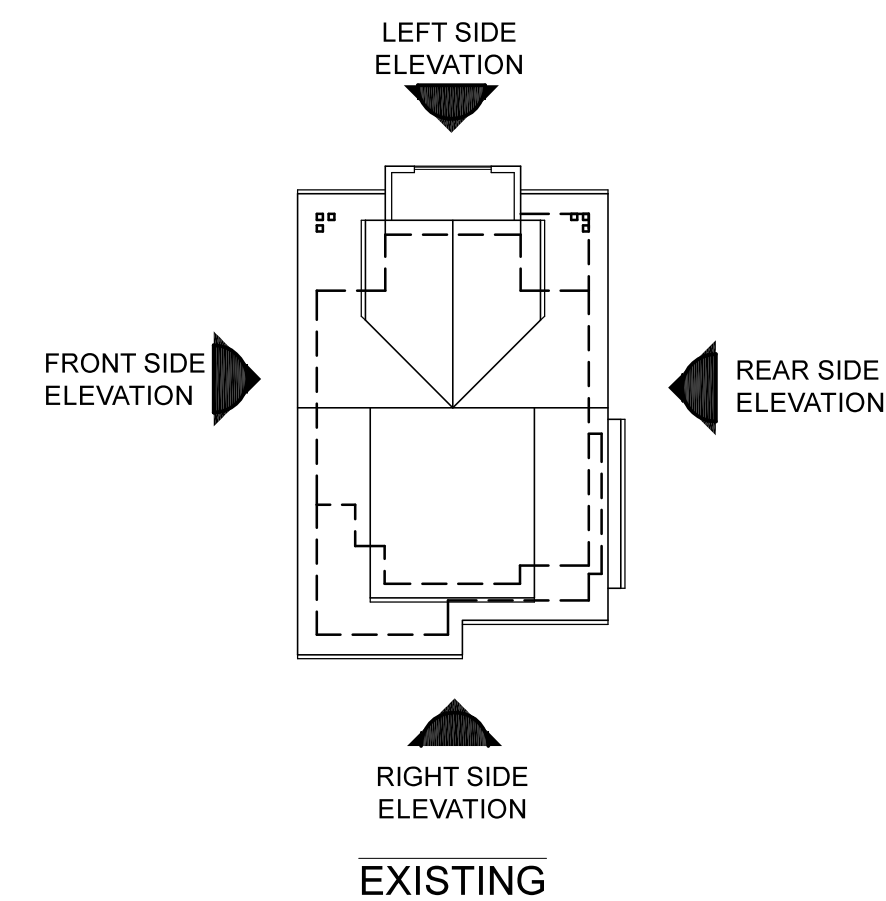
Chapman Design Associates

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



SHEET

A4.0



Architectural drawing of the proposed building elevation, showing the front, rear, left, and right side elevations. The drawing includes a central section with a large triangular roof structure and a smaller section to the right. The drawing is labeled "PROPOSED" at the bottom.

Architectural elevation drawing of a proposed building addition. The drawing shows a two-story structure with a gabled roof, multiple windows, and a set of stairs leading to a sunken patio. Key features include a 'NEW ROOF STRUCTURE TO UPPER FLOOR', 'UPPER FLOOR ADDITION', 'RIGHT SIDE ELEVATION', and 'PROPOSED' label. Various dimensions and level markers are provided, such as '19'-0" = (119.75) (E) DBL TOP PLATE', '10'-0" = (110.75) DBL TOP PLATE', '0'-0" = (100.75) MAIN FLOOR LEVEL', and '(-) 10'-0" = (90.75) BASEMENT FLOOR LEVEL'. The drawing also includes a 'SLOPED PLANTER' and 'SUNKEN PATIO' area.

GENERAL NOTES

- | | | |
|------------|------------------------|---|
| I | STUCCO | REQUIREMENTS: 1) 3-COAT & 7/16" MIN. THICK 2) HAS 2 LAYERS OF GRADE 40 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 |
| IV | 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

JOB SITE ADDRESS

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

**CHAPMAN
DESIGN
ASSOCIATES**
3220 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

A4.1

NOTE *

DESIGN REVIEW

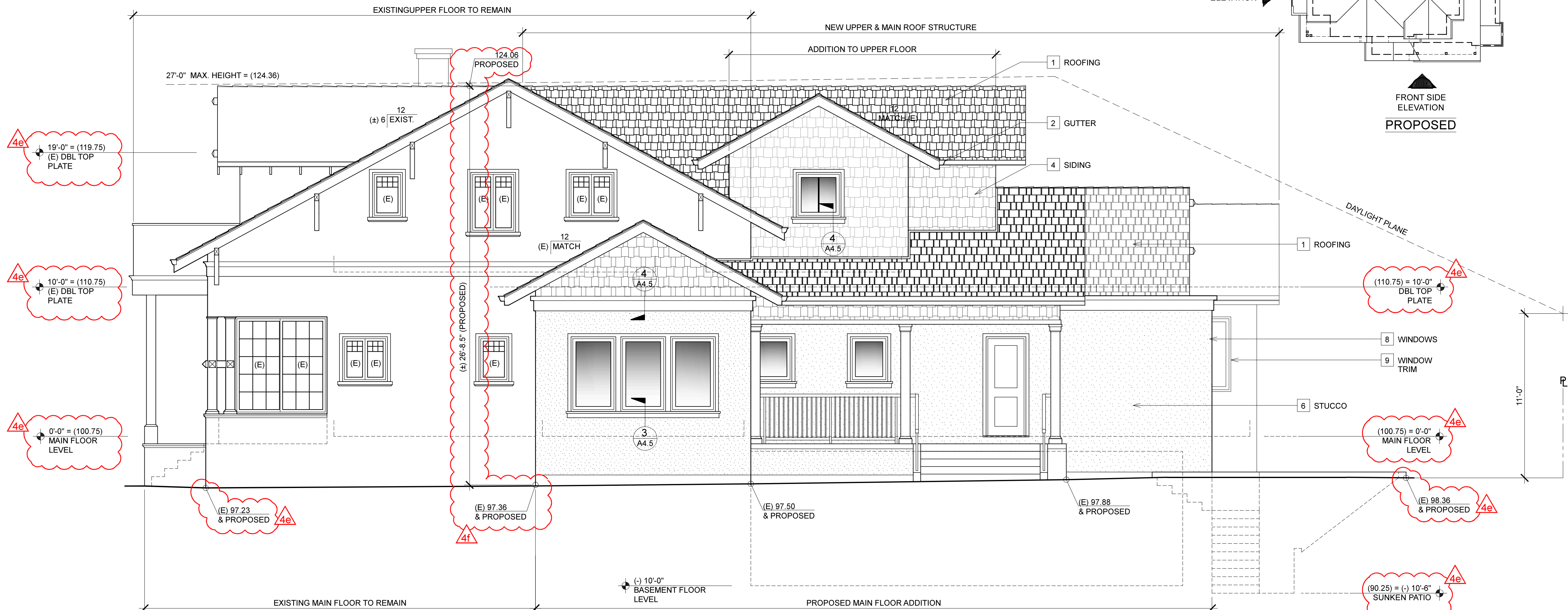
THIS DRAWING, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPRIETARY OF CDA AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH CDA. NO TRANSFER OF ANY RIGHTS IS INTENDED, EXCEPT UPON THE WRITTEN CONSENT OF CDA. IF CDA, THIS DRAWINGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CDA. CDA

William Chapin



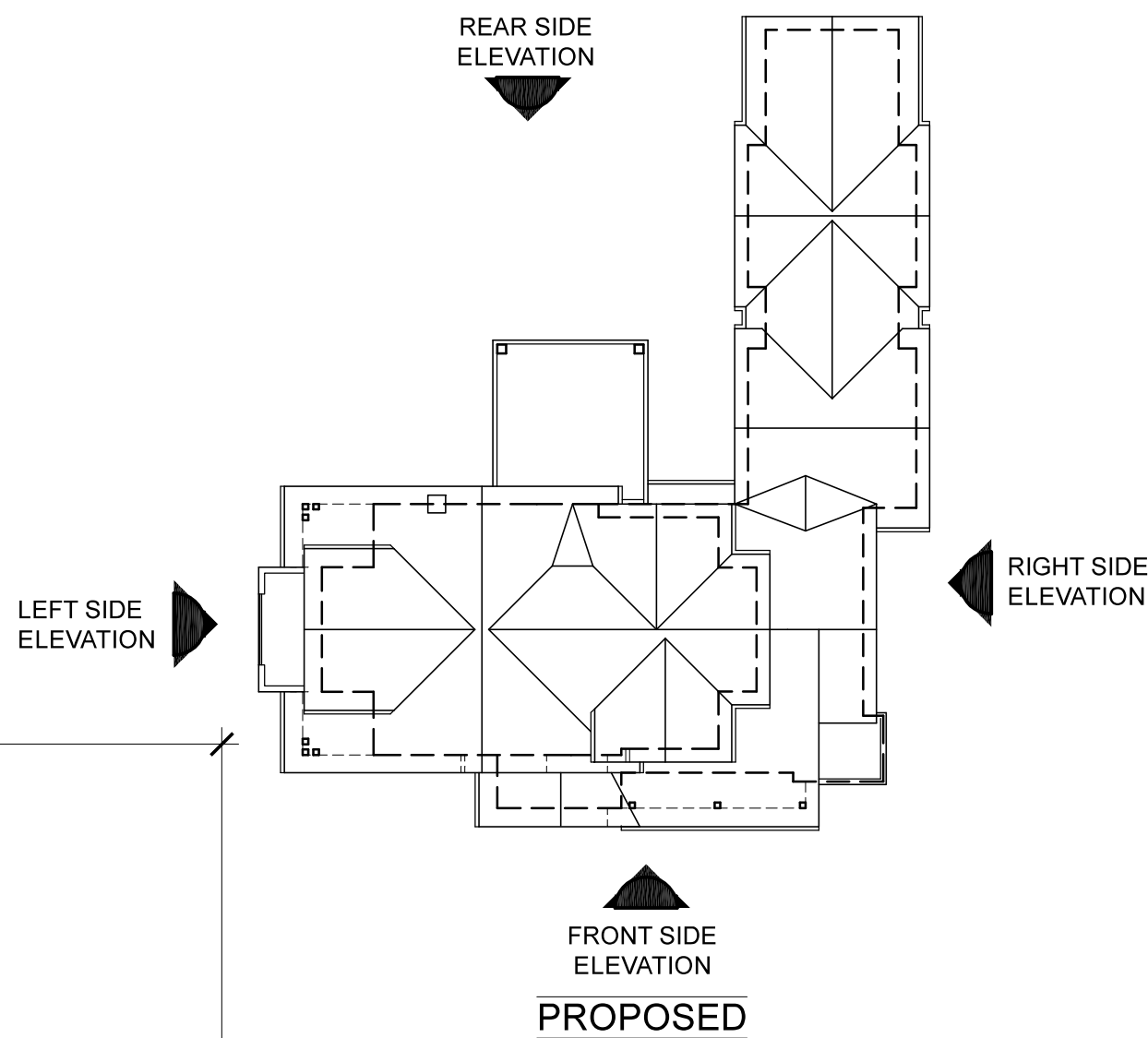
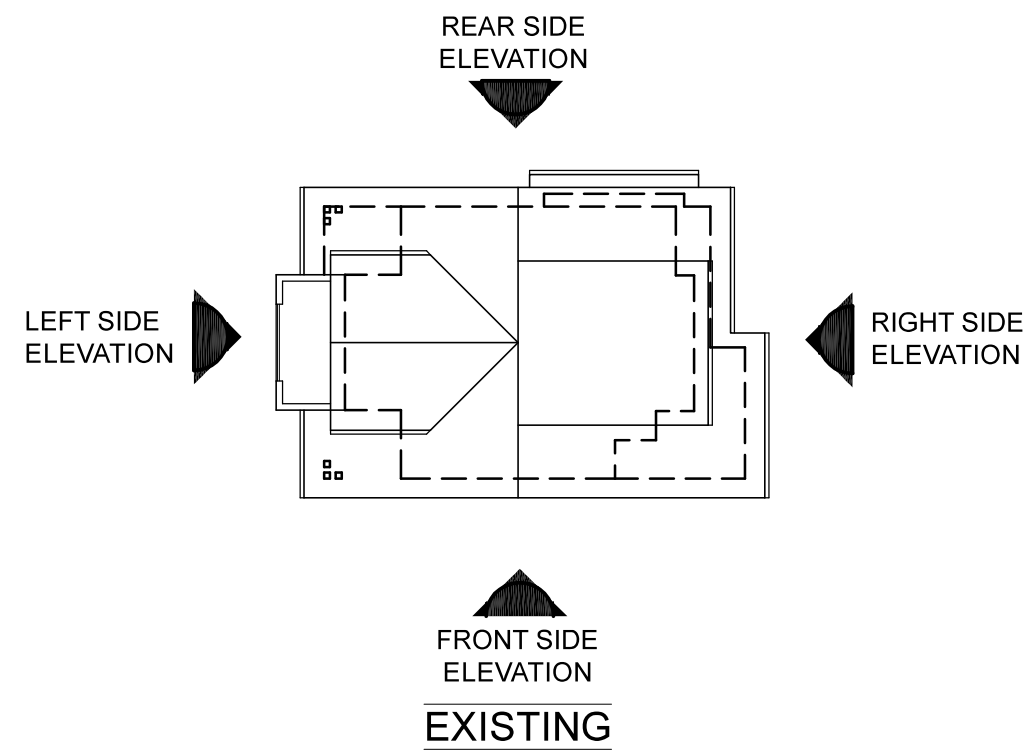
EXISTING FRONT SIDE / NORTH ELEVATION

1/4" = 1'-0"



PROPOSED FRONT SIDE / NORTH 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
- IV 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

NOTE

4/5/2023	DESIGN REVIEW COMMENTS

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

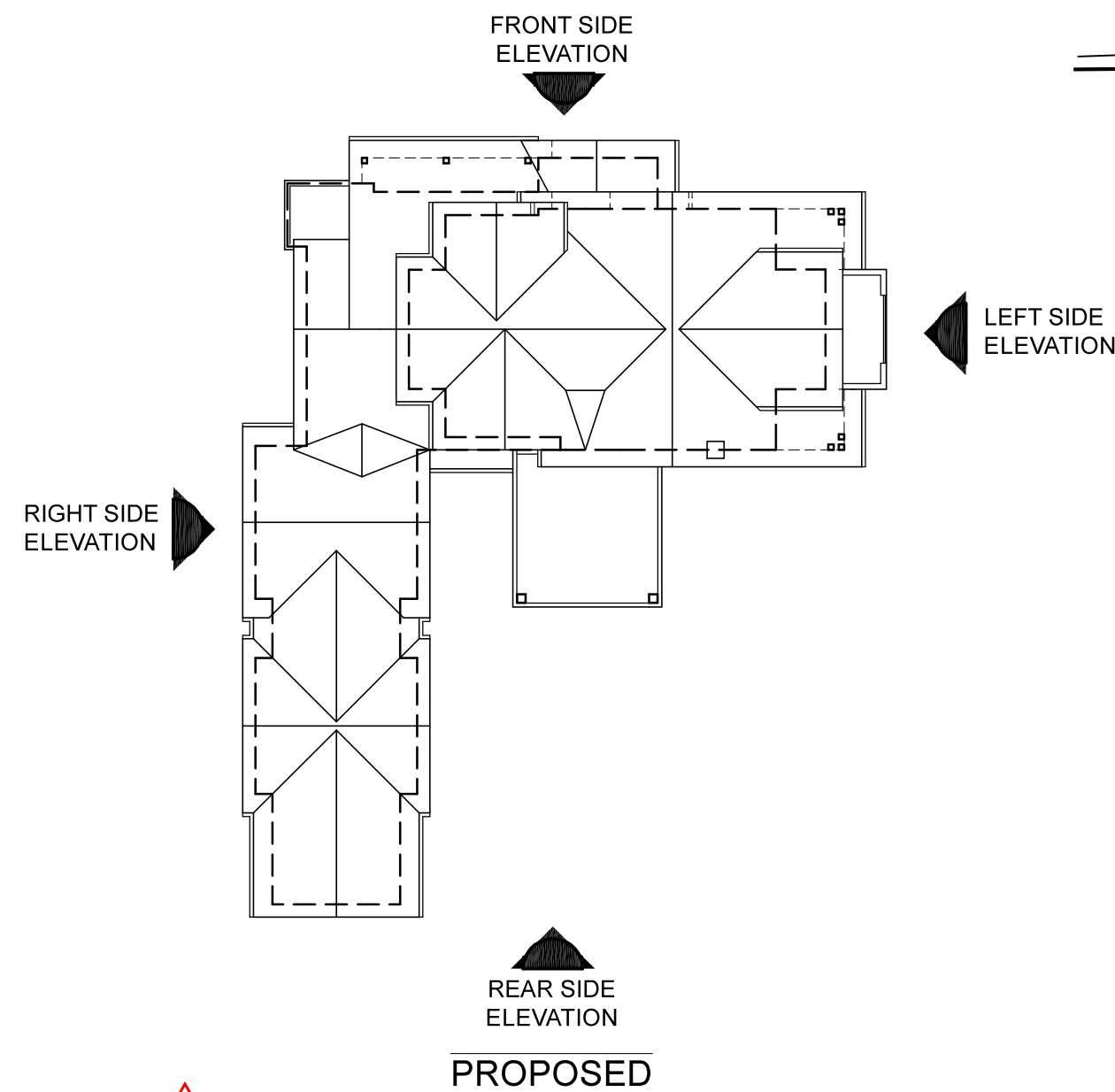
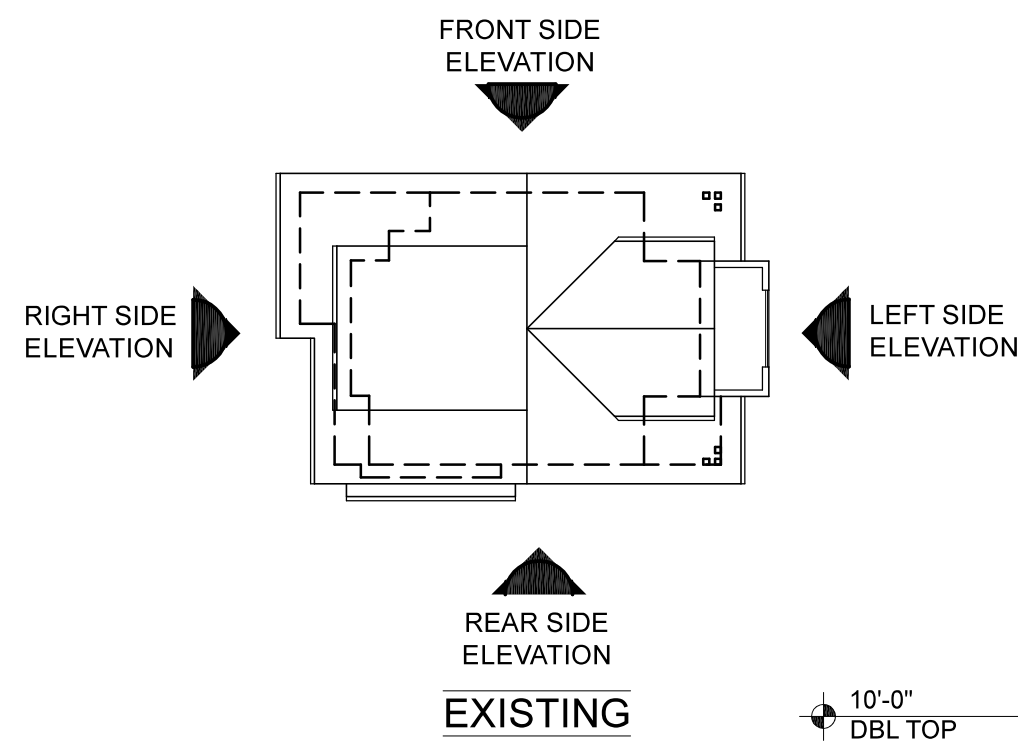
MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

W. Chapman

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

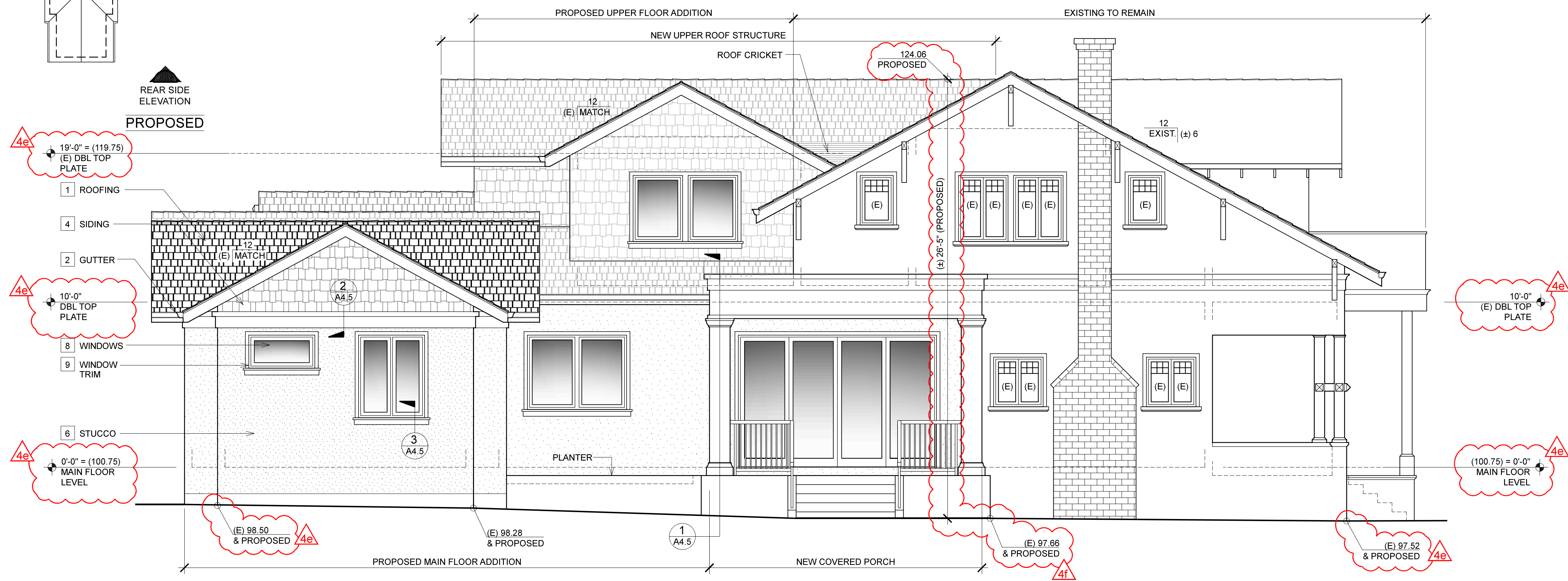
SHEET

A4.2



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
- IV 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

NOTE

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

4/5/2023	DESIGN REVIEW COMMENTS

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)

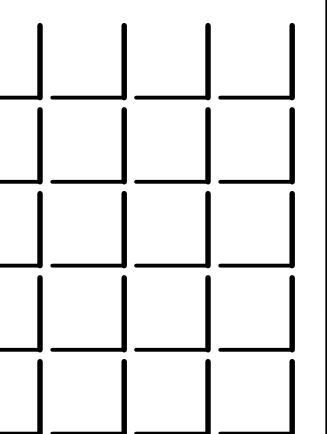
JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

W. Chapman

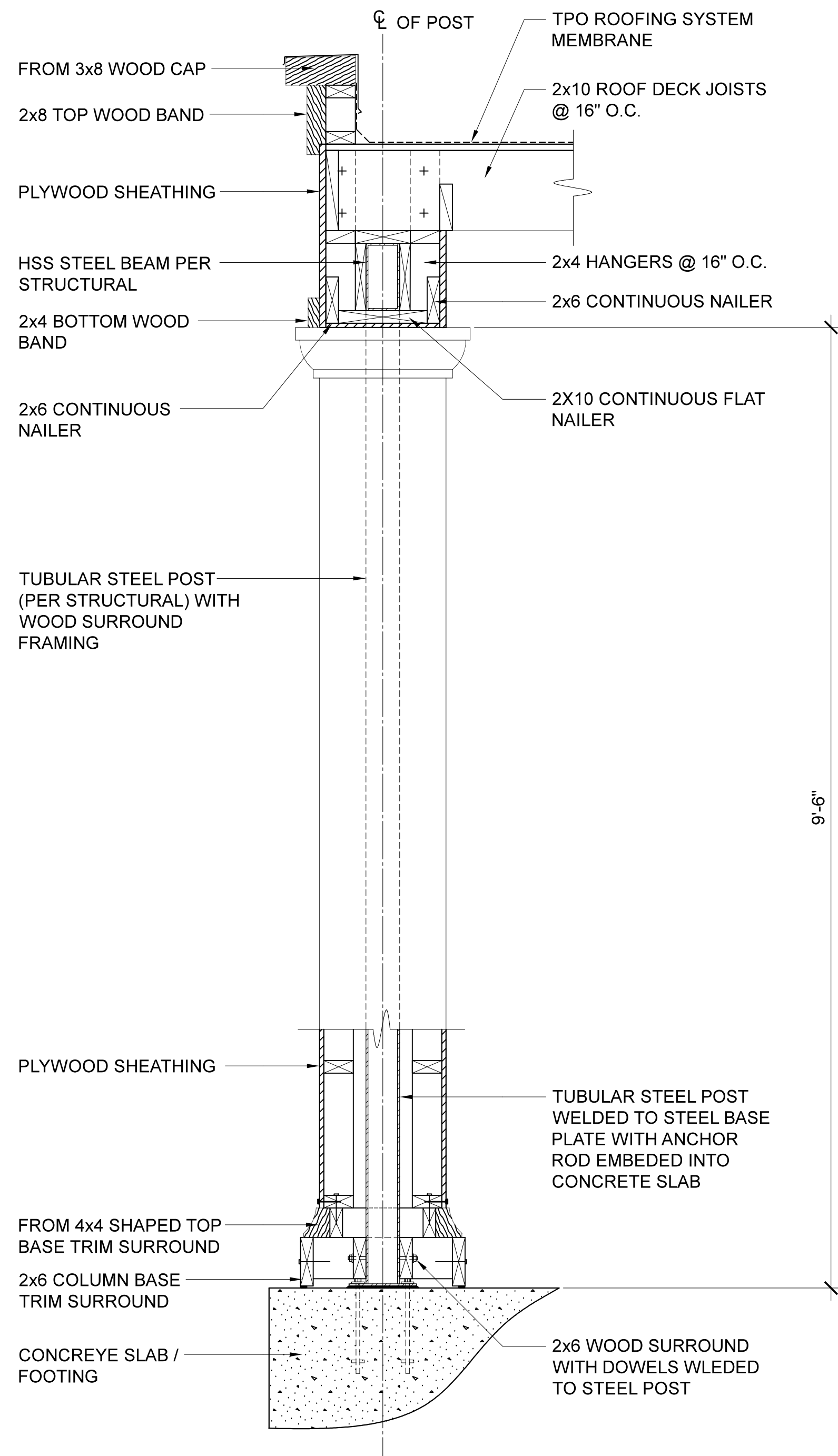
CHAPMAN
DESIGN
ASSOCIATES

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

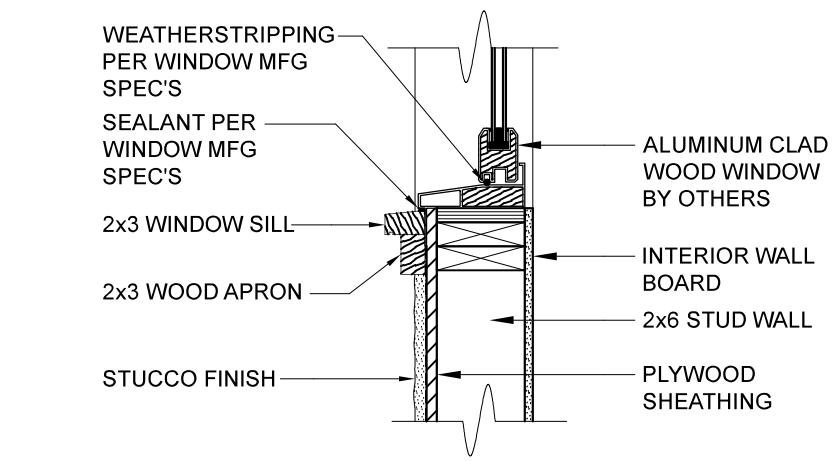


SHEET

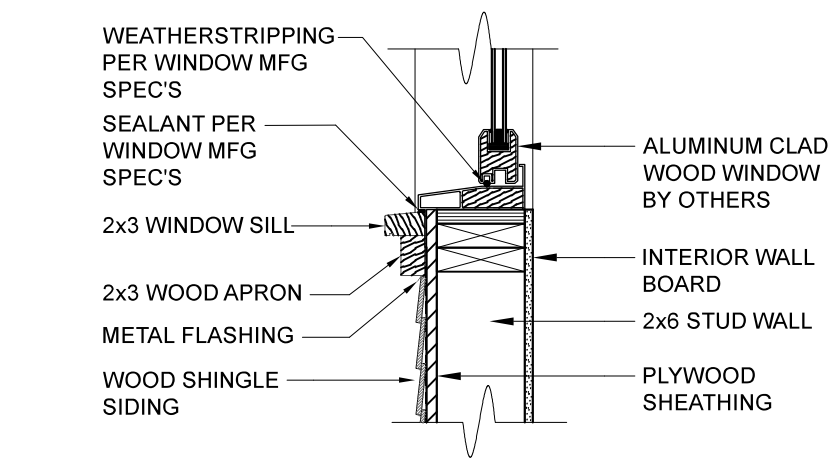
A4.3



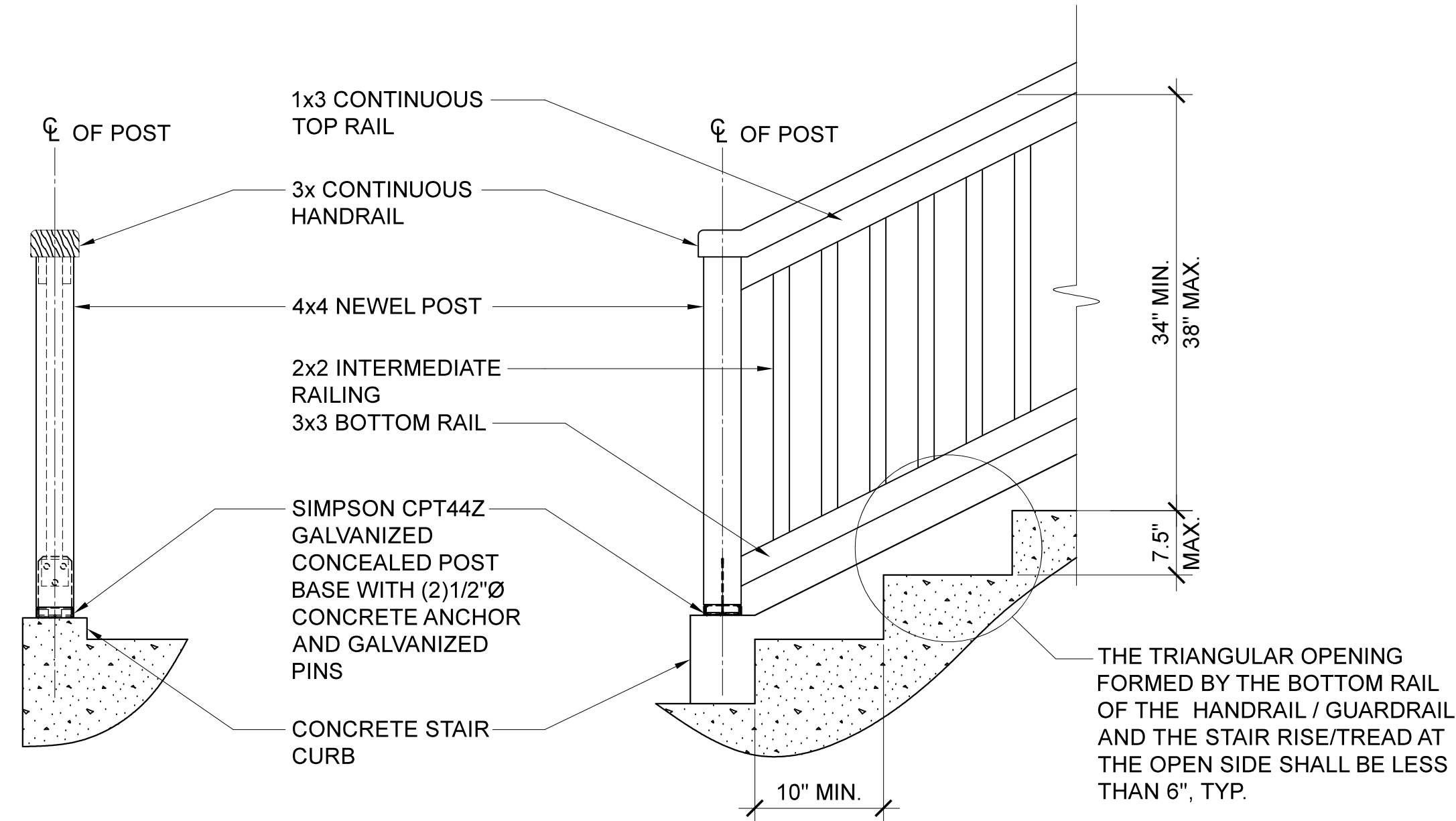
COLUMN DETAIL



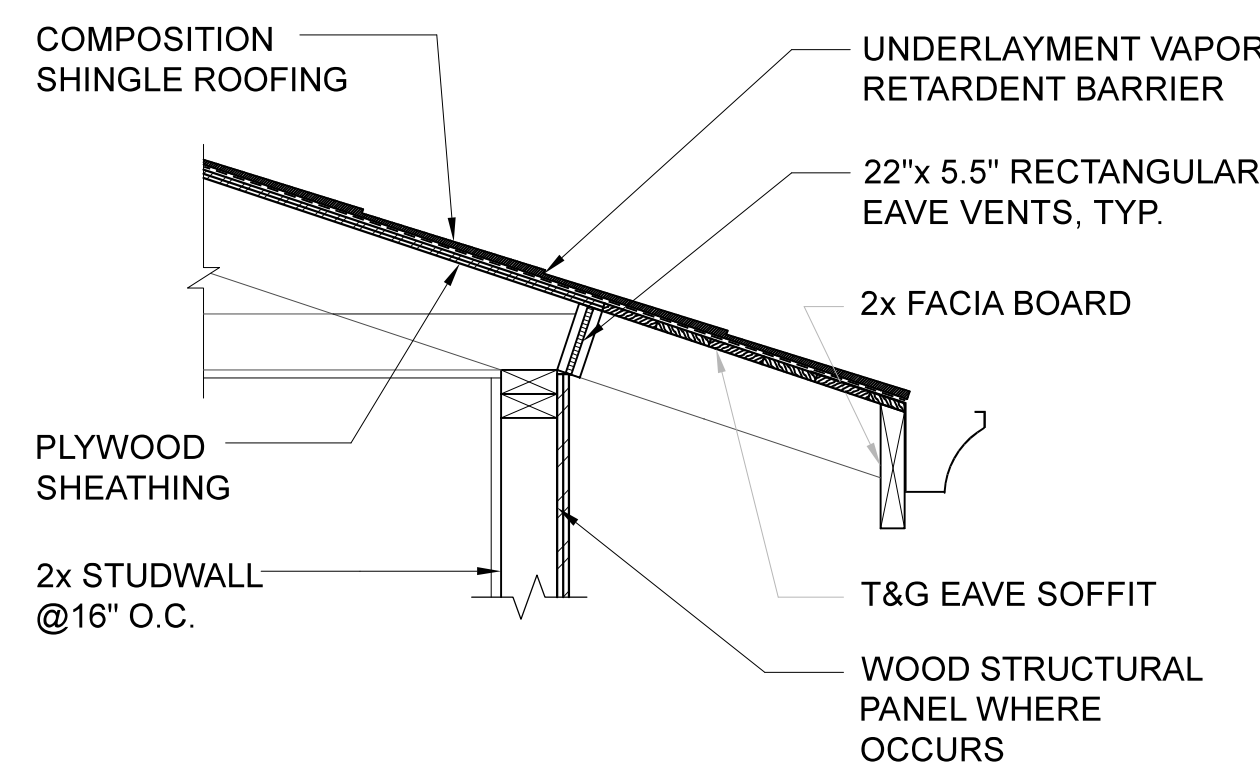
WINDOW SILL & APRON
(STUCCO EXTERIOR WALL)



WINDOW SILL & APRON
(WOOD SHINGLE EXTERIOR WALL)



STAIR DETAIL



STANDARD EAVE DETAIL

ARCHITECTURAL DETAILS

1/4" = 1'-0"

NOTE

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

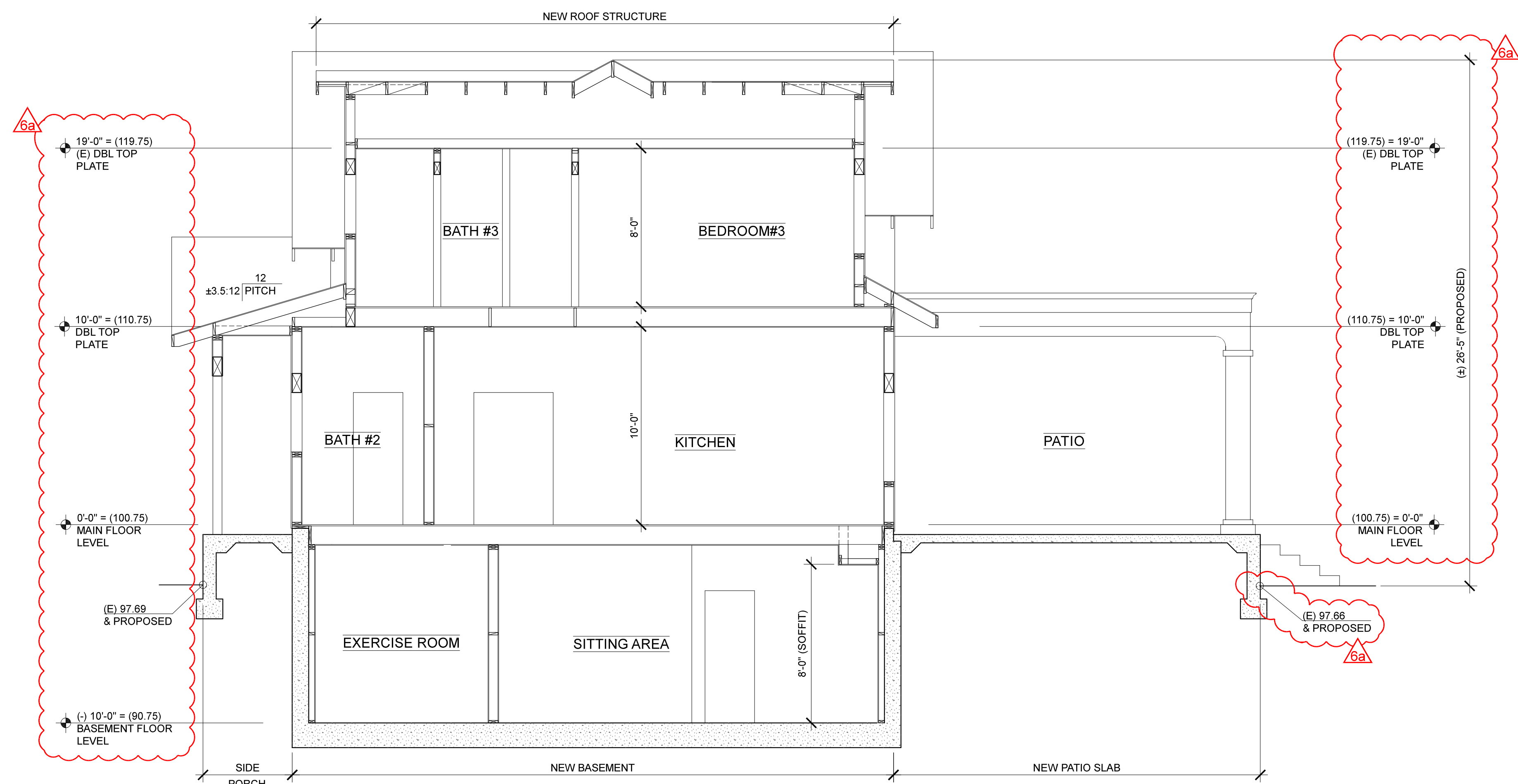
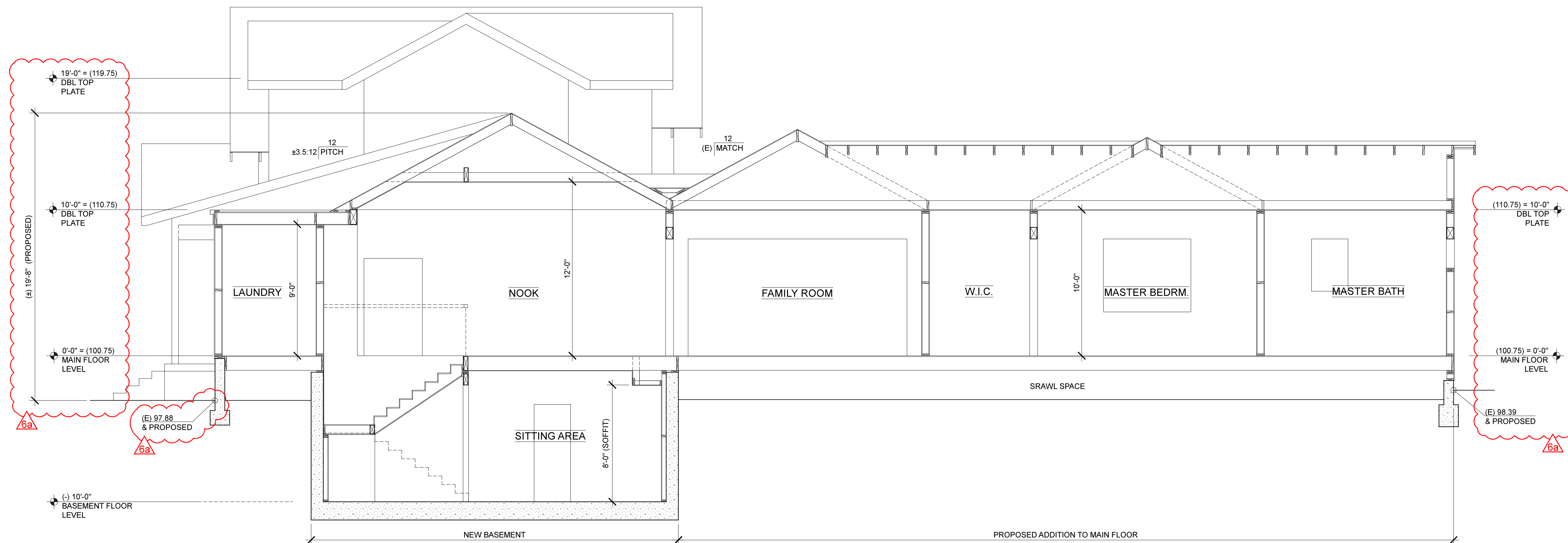
MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

CHAPMAN DESIGN ASSOCIATES

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

SHEET

A4.4



SECTION NOTES

- | | | |
|----|------------------------|---|
| 1 | ROOF | ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) @ 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 @ 8" o.c. EA. WAY @
BOTTOM & #5 @ 10" o.c. @ TOP O/ APPROVED WATER
PROOF MEMBRANE O/ 4" CRUSHED ROCK |
| 8 | CONCRETE
SLAB | 5" CONCRETE SLAB w/ #4 BARS @ 18" o.c. O/ 8" CLASS
II CLEAN CRUSHED ROCK |
| 9 | GARAGE
SLAB | 5" CONCRETE SLAB w/ #4 BARS @ 18" o.c. O/ 15 mil
VISC O/ 8" CLASS II CLEAN CRUSHED ROCK |
| 10 | INSULATION | ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R - |

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)
JACOBSEN / PARMACEK RESIDENCE
MAILING ADDRESS

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

SHEET

A5.0

NOTE * THIS DRAWING, AND THE IDEAS, DESIGNS, PLANS, SPECIFICATIONS, CALCULATIONS, AND ANY OTHER WORK OR INFORMATION CONTAINED HEREIN, ARE THE SOLE PROPRIETARY OF CIDA AND ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF CIDA. NO TRANSFER OF ANY RIGHTS IS INTENDED EXCEPT UPON THE WRITTEN CONSENT OF CIDA. THIS DRAWINGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CIDA. CIDA

 5/2023	DESIGN REVIEW COMMENTS

JOB SITE ADDRESS

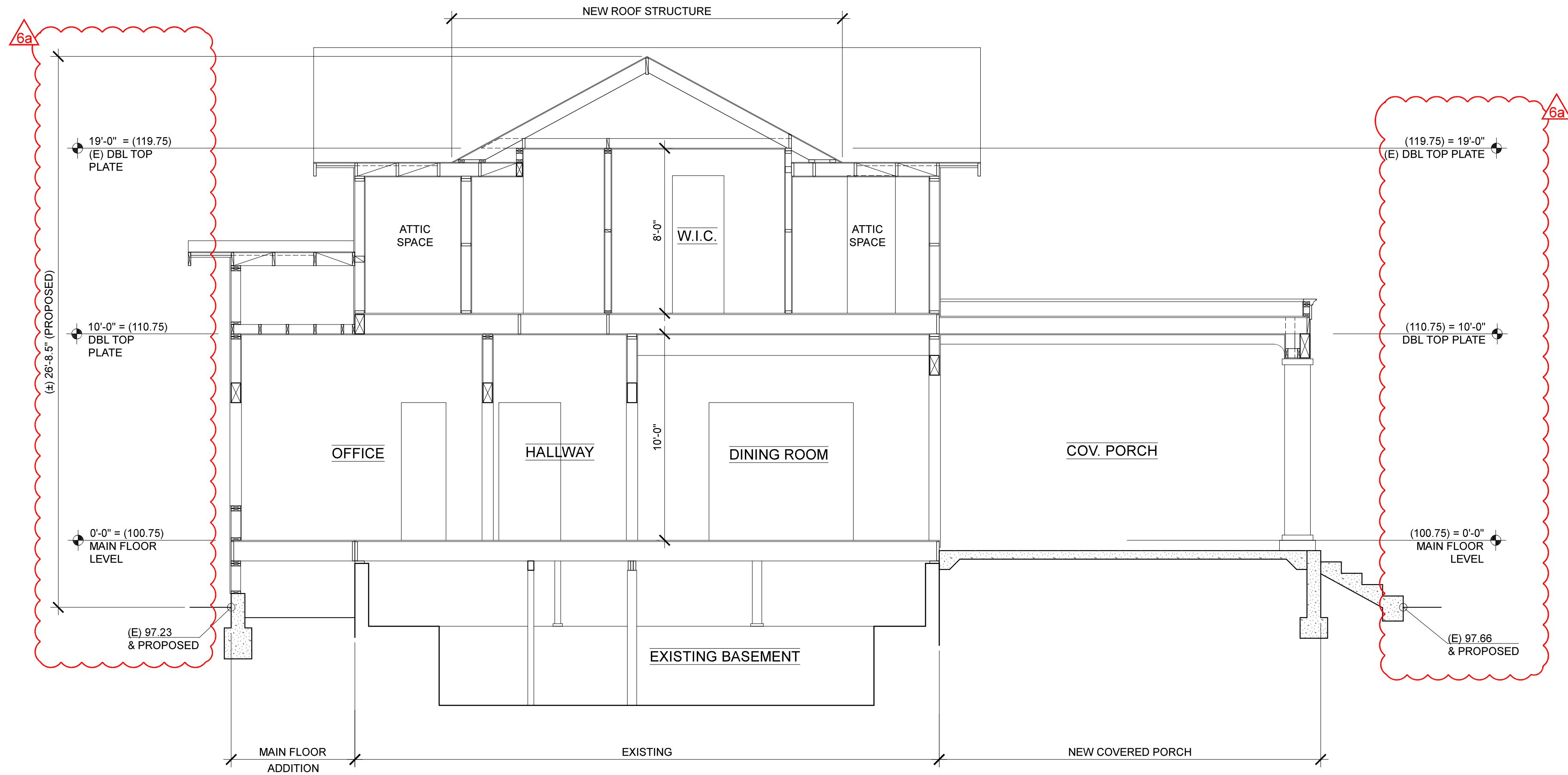
236 ELEANOR AVE.
LOS ALTOS, CA 94022

CLIENT (22219)
JACOBSEN / PARMACEK RESIDENCE
MAILING ADDRESS

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

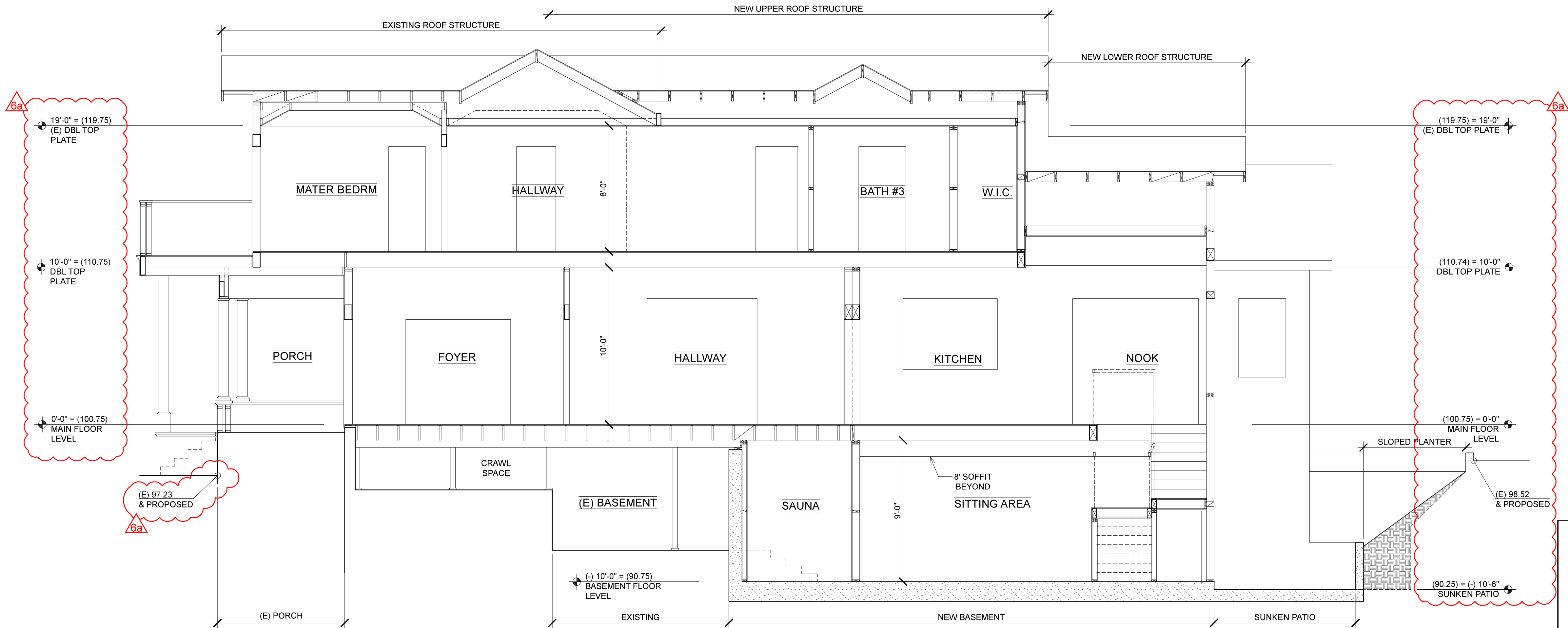
SHEET

A5.0



CROSS SECTION "C-C"

1/4" = 1'-0"



CROSS SECTION "D-D"

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 o/ APPROVED WATER PROOF MEMBRANE o/ 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. o/ 15 mil VISQ o/ 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -
EXTERIOR WALL INSULATION R -
RAISED FLOOR INSULATION R -

NOTE	
4/5/2023	DESIGN REVIEW COMMENTS

JOB SITE ADDRESS

236 ELEANOR AVE.
LOS ALTOS, CA 94022

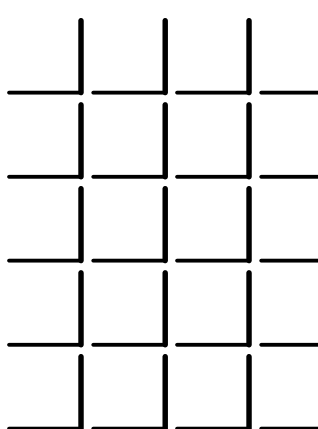
CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS
384 HAWTHORNE AVE., LOS ALTOS, CA 94022
(650) 245-7894

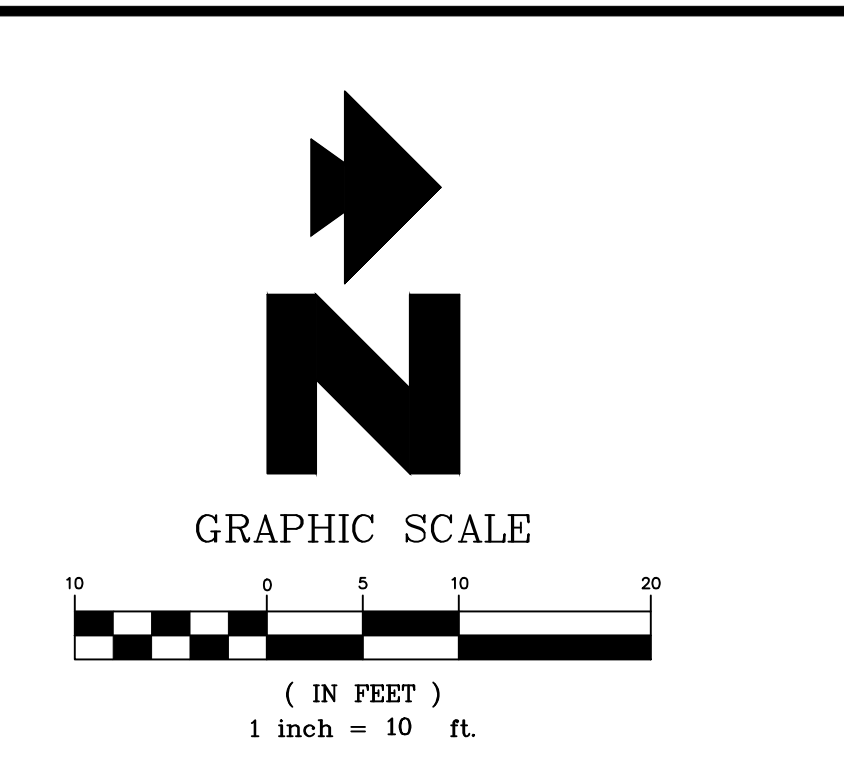
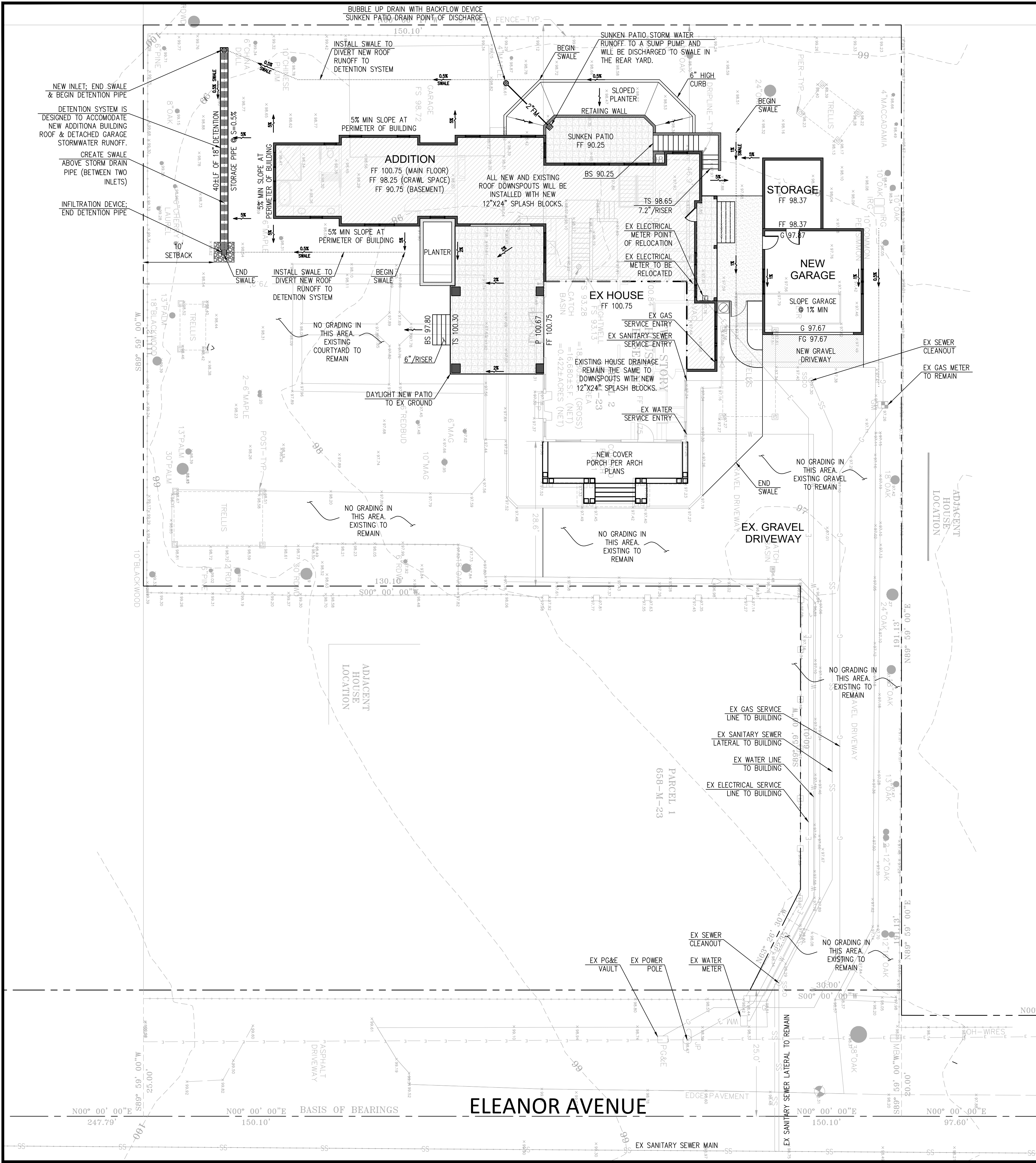
W. Chapman

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



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)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

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	VOLUME REQUIRED:	
Q=CIA	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	VOLUME PROVIDED:	
Q=CIA	V=40 LF X 18"Ø STORAGE PIPE	
Q=0.90 X 2.57 X 0.053	V=70.8 CF (TOTAL)	
Q=0.123 CFS		

- GENERAL NOTES:
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
 - CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
 - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
 - UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
 - CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
 - ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE. CONTRACTOR SHALL COORDINATE WITH PUBLIC WORKS DEPARTMENT AT (650) 947-2680.
 - GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.
 - PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

LEGEND

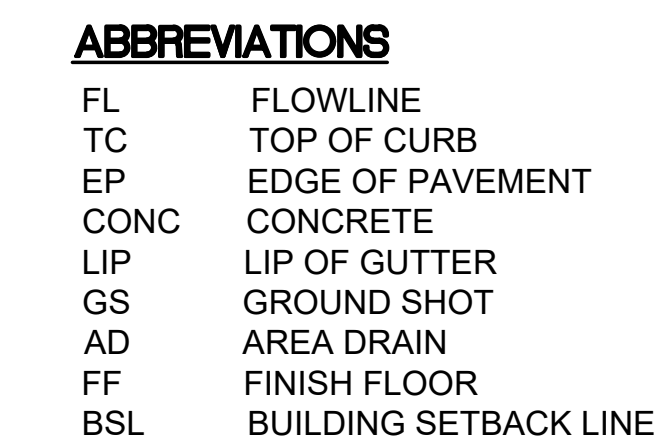
---	= PROPERTY LINE
---	= STREET CENTER LINE
---	= EX. ROLLED CURB
+	= EX. SPOT ELEVATION
→	= FLOW DIRECTION
---	= GRADE BREAK
---	= FLOW LINE
■	= INFILTRATION DEVICE
●	= AREA INLET
○	= LIGHTWELL SUMP PUMP
---	= STORM DRAIN PIPE
■	= CONCRETE SPLASH PAD
---	= STORM DRAIN PIPE
---	= LIMIT OF BASEMENT

ABBREVIATIONS:

BS = BOTTOM OF STEP	GB = GARAGE	SD = STORM DRAIN
BOW = BACK OF WALK	GB = GRADE BREAK	SR = STRAW ROLL
BW = BOTTOM OF WALL	IE = INVERT ELEVATION	TC = TOP OF CURB
C = CONCRETE	L = LAWN	TG = TOP OF GRATE
DWY = DRIVEWAY	LF = LINEAL FOOT	TP = TOP OF PAVEMENT
EG = EXISTING GRADE	LP = LOW POINT	TS = TOP OF STEP
EX = EXISTING	N = NEW	TW = TOP OF WALL
FF = FINISHED FLOOR	P = PATIO OR PORCH	TYP = TYPICAL
FG = FINISHED GRADE	R.O.W. = RIGHT-OF-WAY	
FL = FLOW LINE	S = SLOPE	

- GRADING NOTES
- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
 - DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
 - BEGIN/END SWALE PER DETAIL #2A/C4
 - DRAIN INLET PER DETAIL #3A/C4
 - SUNKEN PATIO OR LIGHTWELL. PROVIDE MINIMUM OF 2% SLOPE TOWARDS AREA DRAIN.
 - AREA DRAIN AT SUNKEN PATIO PLANTER. COORDINATE WITH PROJECT ARCHITECT FOR TYPE OF DRAIN INLET. SEE SHEET C2, UTILITY PLAN FOR PIPE CONTINUATION TO SUMP PUMP
 - SUNKEN PATIO SUMP PUMP PER DETAIL #5/C5; THE LOCATION OF THE SUMP PUMP SHALL COMPLY WITH SECTION 314.1 TRENCHES. TRENCHES DEEPER THAN THE FOOTING OF A BUILDING OR STRUCTURE, AND PARALLELING THE SAME, SHALL BE LOCATED NOT LESS THAN 45 DEGREES FROM THE BOTTOM EXTERIOR EDGE OF THE FOOTING, OR AS APPROVED IN ACCORDANCE WITH SECTION 314.1 CPC.
 - INSTALL BACKFLOW PREVENTION VALVE
 - FLOW REDUCTION BOX AT LANDSCAPE AREA PER DETAIL #4B/C4
 - FLOW REDUCTION BOX AT LANDSCAPE AREA PER DETAIL #4B/C4

SCHEMATIC	DATE	DESCRIPTION
GRADING AND DRAINAGE PLAN		
JACOBSEN & PARMACEK RESIDENCE		
236 ELEANOR AVENUE		
LOS ALTOS, CA 94022		
CIVIL ENGINEERING, INC. INFO@GREEN-CE.COM 1900 S. NORFOLK ST. SUITE #350 SAN MATEO, CA 94403		
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		



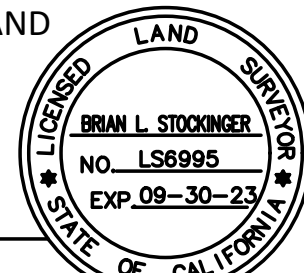
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	FENCE LINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	JOINT POLE
	GUY ANCHOR
	TREE, SIZE AND TYPE AS NOTED
	GAS LINE
	WATER LINE
	CONCRETE
	GAS METER

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

**ADJACENT
HOUSE
LOCATION**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH
THE REQUIREMENTS OF THE PROFESSIONAL LAND
SURVEYORS' ACT.

BRIAN L. STOCKING
PLS 6995
EXPIRES 9-30-23



July 15, 2022

SITE BENCHMARK
SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 98.31'

NNR ENGINEERING SERVICES CO.

BRIAN L. STOCKINGER PLS 6995
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123
(408) 348-7813
nnrengineering@yahoo.com

CALIFORNIA

TOPOGRAPHICAL SURVEY

236 ELEANOR AVENUE

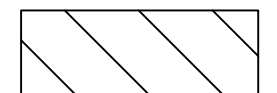
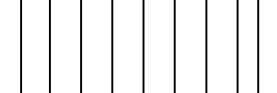
APN: 170-41-093

SANTA CLARA COUNTY

LOS ALTOS

[illegible]

PLANT LEGEND

Symbol	Species	Size	Water
	Existing landscape to remain		
	Teucrium prostrata @ 24" oc	1 gallon low	
	Trachelosperum jasminoides @ 24" oc	1 gallon med	
A	Pittosporum tenuifolium (screening shrub)	15 gallon low	
B	Loropetalum Suzanne	5 gallon low	
C	Lomandra Breeze	5 gallon low	
D	Lavandula Munstead/ Lavendar	5 gallon low	
E	Sarcococca ruscifolia	5 gallon low	
F	Cotinus Golden Spirit	5 gallon low	

- 1) Verify and protect all existing plant material to remain.
2) Verify placement of all new plant selections in field.
3) Soil to be thoroughly prepared prior to planting. Incorporate 4 cu of compost per 1000 sf, 6" into native soil.



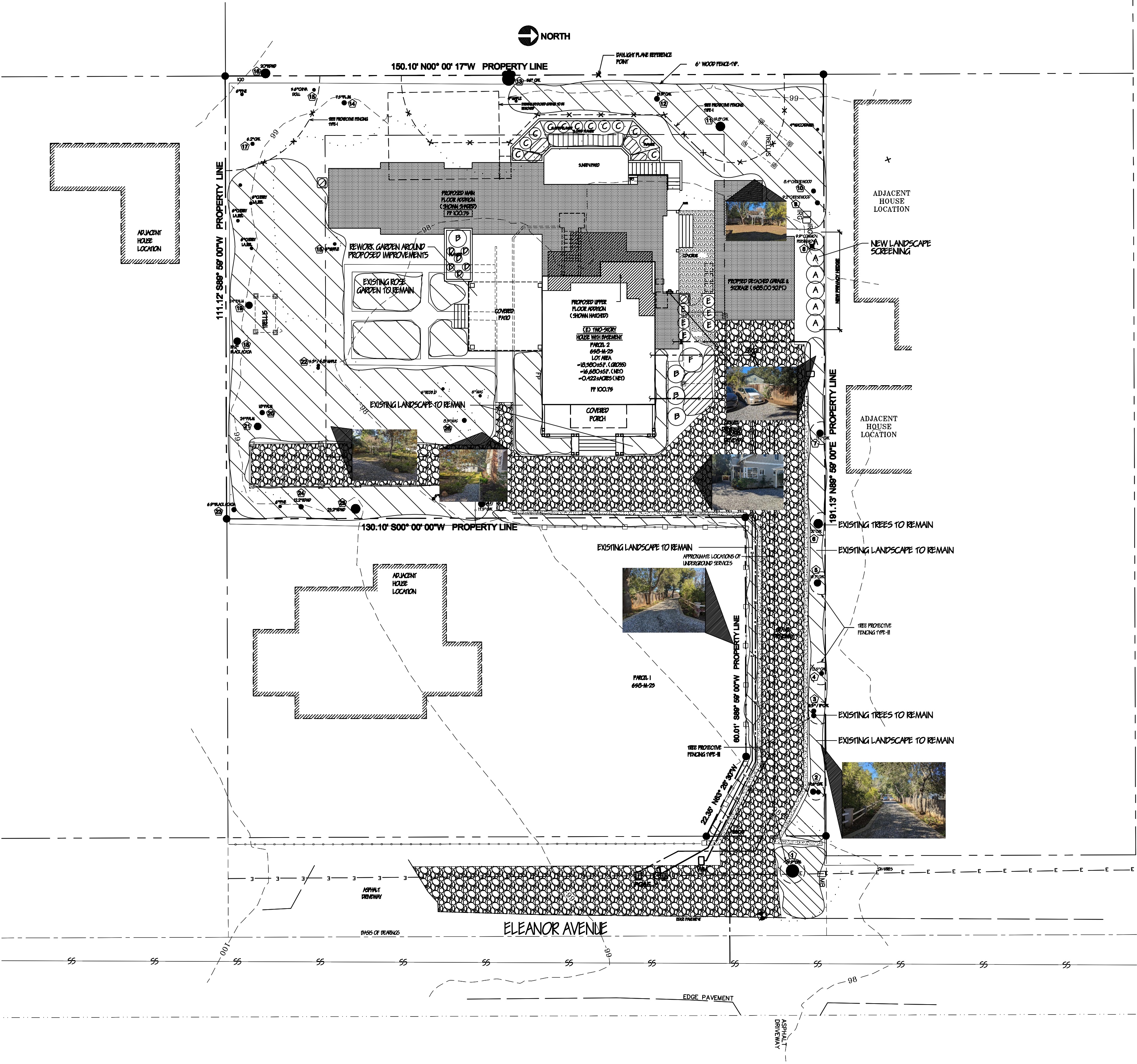
TEUCRIUM TRACHELOSPERUM PITTOSPORUM



LOROPETALUM LOMANDRA LAVANDULA



SARCOCOCCA COTINUS



LANDSCAPE PLAN - OVERALL

1/16" = 1'-0"

W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheid@earthlink.net

OWNERSHIP AND USE OF DRAWINGS
All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect, common law, copyright or other reserved rights.

REVISED 4/7/23



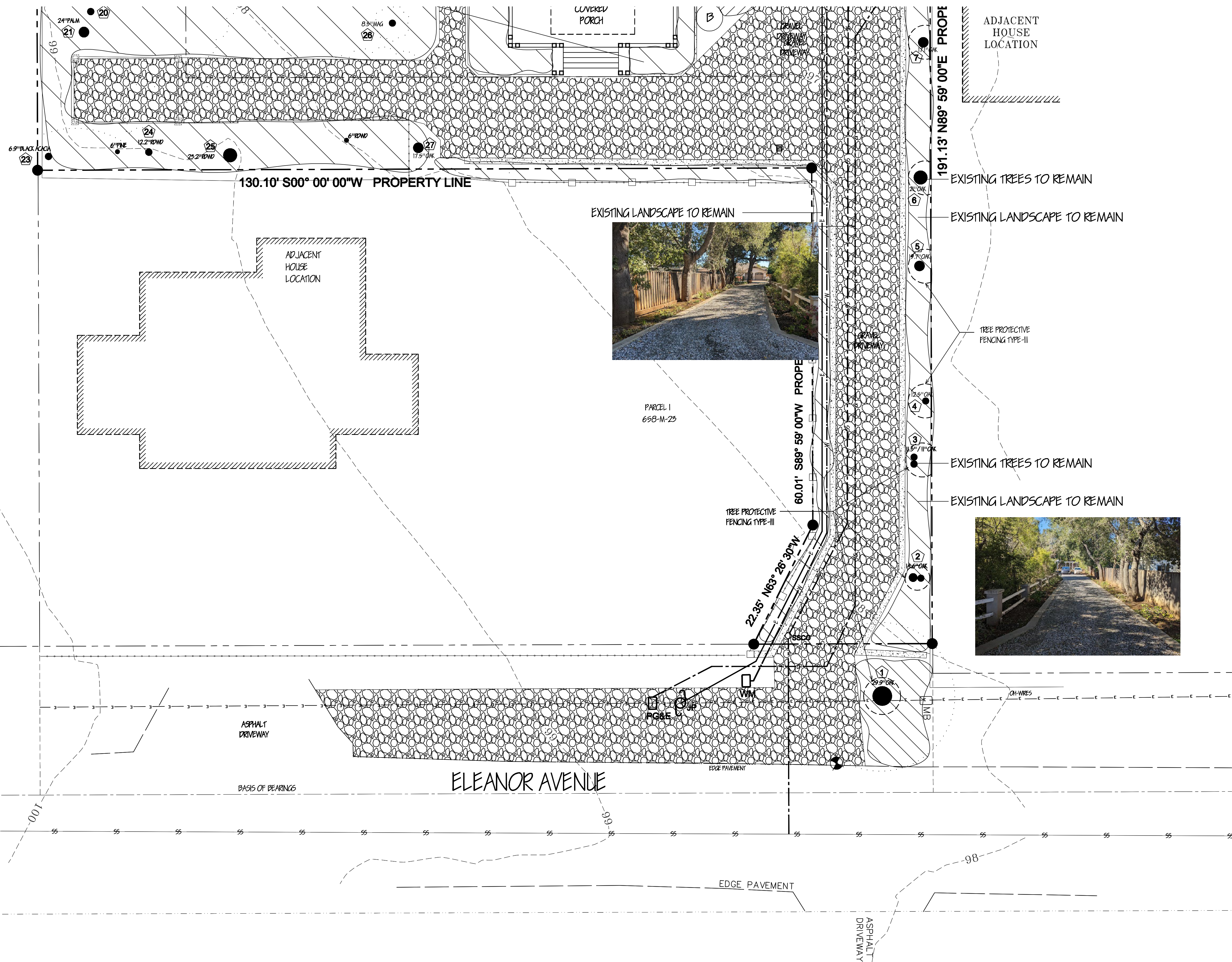
JACOBSEN
RESIDENCE

for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

LANDSCAPE PLAN

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

1
of 1 sheets



LANDSCAPE PLAN - FRONT

1/8" = 1'-0"

W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheid@asla@gmail.com

OWNERSHIP AND USE OF DRAWINGS

All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect's common law, copyright or other reserved rights.

REVISED 4/7/23



JACOBSEN
RESIDENCE

for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

LANDSCAPE PLAN

date: 2/14/23

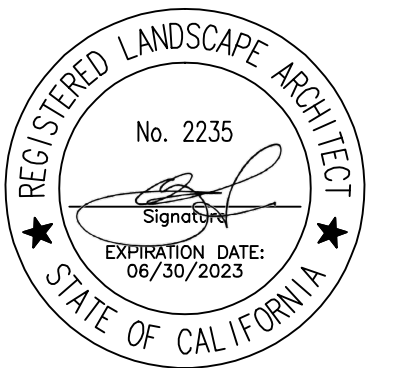
scale: NOTED

drawn by: WJH

job no. 202305

sheet

L 2
of shs



for:
236 ELEANOR AVENUE
LOS ALTOS, CA. 94022

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

L 3
of shits