

## 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

NOTE: ALL FIRE SPRINKLER PLANS SHALL BE SUBMITTED DIRECTLY TO THE SANTA CLARA COUNTY FIRE DEPARTMENT BY LICENSED C-16 FIRE SPRINKLER CONTRACTOR

## CONSULTANT DIRECTORY

|                     |   |
|---------------------|---|
| SURVEYOR            | NNR ENGINEERING SERVICES CO.<br>535 WEBRIDGE DRIVE<br>SAN JOSE, CA 95123<br>(408) 348-7813            |
| SOILS ENGINEER      | GEOFUNDATION INC.<br>486 CHELSEA XING<br>SAN JOSE, CA 95138<br>(408) 710-6701                         |
| CIVIL ENGINEER      | GREEN CIVIL ENGINEERING<br>1900 S. NORFOLK ST., # 350<br>SAN MATEO, CA 94403<br>(510) 368-9863        |
| STRUCTURAL ENGINEER | DANIEL ESPINO<br>160 BIRCH STREET, SUITE B<br>REDWOOD CITY, CA 94062<br>(650) 289-8864                |
| ENERGY CONSULTANT   | BUILDERS' ENERGY SERVICES, INC.<br>480 W. EDMUNDSON AVENUE<br>MORGAN HILL, CA 95037<br>(844) 437-7824 |
| LANDSCAPE ARCHITECT | W. JEFFREY HEID, LANDSCAPE ARCHITECT<br>617 ONELDA DRIVE<br>SAN JOSE, CA 95123                        |

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|-------|--------------------|

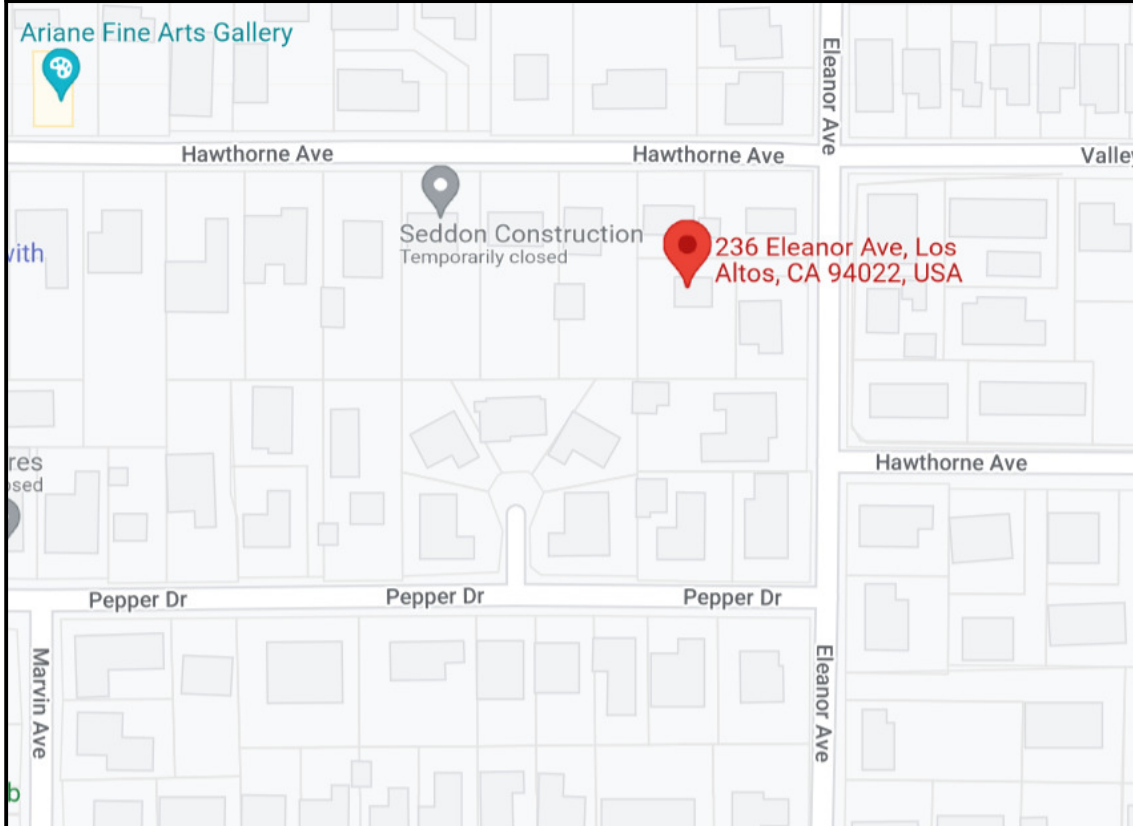
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## PROPERTY DESCRIPTION

|                     |   |
|---------------------|---|
| 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, INCLUDING NEW DETACHED GARAGE. NEW FIRE SPRINKLERS FOR BOTH RESIDENCE AND GARAGE |

## 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.  |

## 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  
 LOS ALTOS MUNICIPAL CODE

|   | EXISTING   | PROPOSED   | ALLOWED / REQUIRED   |
|---|--|--|--|
| LOT COVERAGE<br>(land area covered by all structures that are over 6 feet in height)                  | 1,531.48 s.f.<br>(10.13 %)   | FR 3,851.35 s.f.<br>(23.08 %)  | 5,004.54<br>(30.00%)   |
| FLOOR AREA  | 1,851.67 s.f.<br>(10.97 %)   | 4,413.60 s.f.<br>(26.45 %)   | 4,418.18 s.f.<br>(26.48%)  |
| SETBACKS:<br>Front (1st / 2nd)<br>Rear (1st / 2nd)<br>Right Side (1st / 2nd)<br>Left Side (1st / 2nd) | 42.50 feet / 42.50 feet<br>79.33 feet / 79.33 feet<br>46.91 feet / 52.16 feet<br>22.58 feet / 22.58 feet | 36.50 feet / 42.50 feet<br>22.17 feet / 79.33 feet<br>20.83 feet / 39.50 feet<br>22.58 feet / 22.58 feet | 25.00 feet<br>25.00 feet<br>15.00 feet / 17.50 feet<br>15.00 feet / 20.00 feet |
| HEIGHT:   | (h) 27'-6"   | (h) 26'-8"   | 27'-0"   |

| SQUARE FOOTAGE BREAKDOWN   |                                   |                      |                  |
|--|-----------------------------------|----------------------|------------------|
|  | EXISTING                          | CHANGE IN            | TOTAL PROPOSED   |
| HABITABLE LIVING AREA:<br>Includes habitable basement areas                | 2,765.31 sq. ft.                  | (+) 1,986.65 sq. ft. | 4,751.96 sq. ft. |
| NON-HABITABLE AREA:<br>Does not include covered porches or open structures | 606.73 sq. ft.<br>(to be removed) |                      | 588.00 sq. ft.   |
| TOTAL PROPOSED FLOOR AREA:   |                                   |                      | 5,339.96 sq. ft. |

| LOT CALCULATIONS  |   |
|---|---|
| NET LOT AREA:   | 16,681.80 square feet   |
| FRONT YARD HARDSCAPE AREA:<br>Hardscape area in the front yard setback shall not exceed 50% | 501.13<br>(18.13 %)   |
| LANDSCAPING BREAKDOWN:  | Total hardscape area (existing & proposed): 3,568.54 sq. ft.<br>Existing softscape (undisturbed area): 0 sq. ft.<br>New softscape area: 9,281.91 sq. ft.<br>Building footprint w/ all porches: 3,851.35 sq. ft.<br>Total (Net size of lot): 16,681.80 sq. ft. |



PROPOSED ELEVATION - EAST

**\* 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. ANY REVISIONS TO THE DRAWING SHALL BE MADE ONLY BY CHAPMAN DESIGN ASSOCIATES. THE CLIENT AGREES TO HOLD CHAPMAN DESIGN ASSOCIATES HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THE DRAWING FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

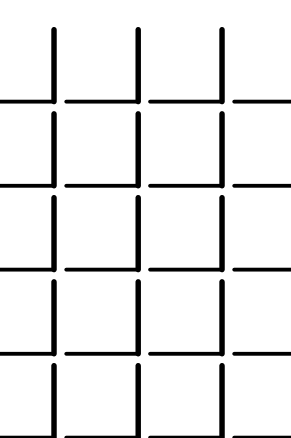
|            |                        |
|------------|------------------------|
| 11/28/2023 | BUILDING SUBMITTAL     |
| 4/5/2024   | DESIGN REVIEW COMMENTS |
| 10/17/2024 | FIELD REVISIONS        |

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

CLIENT (22219)  
 JACOBSEN / PARMACEK RESIDENCE  
 MAILING ADDRESS  
 384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
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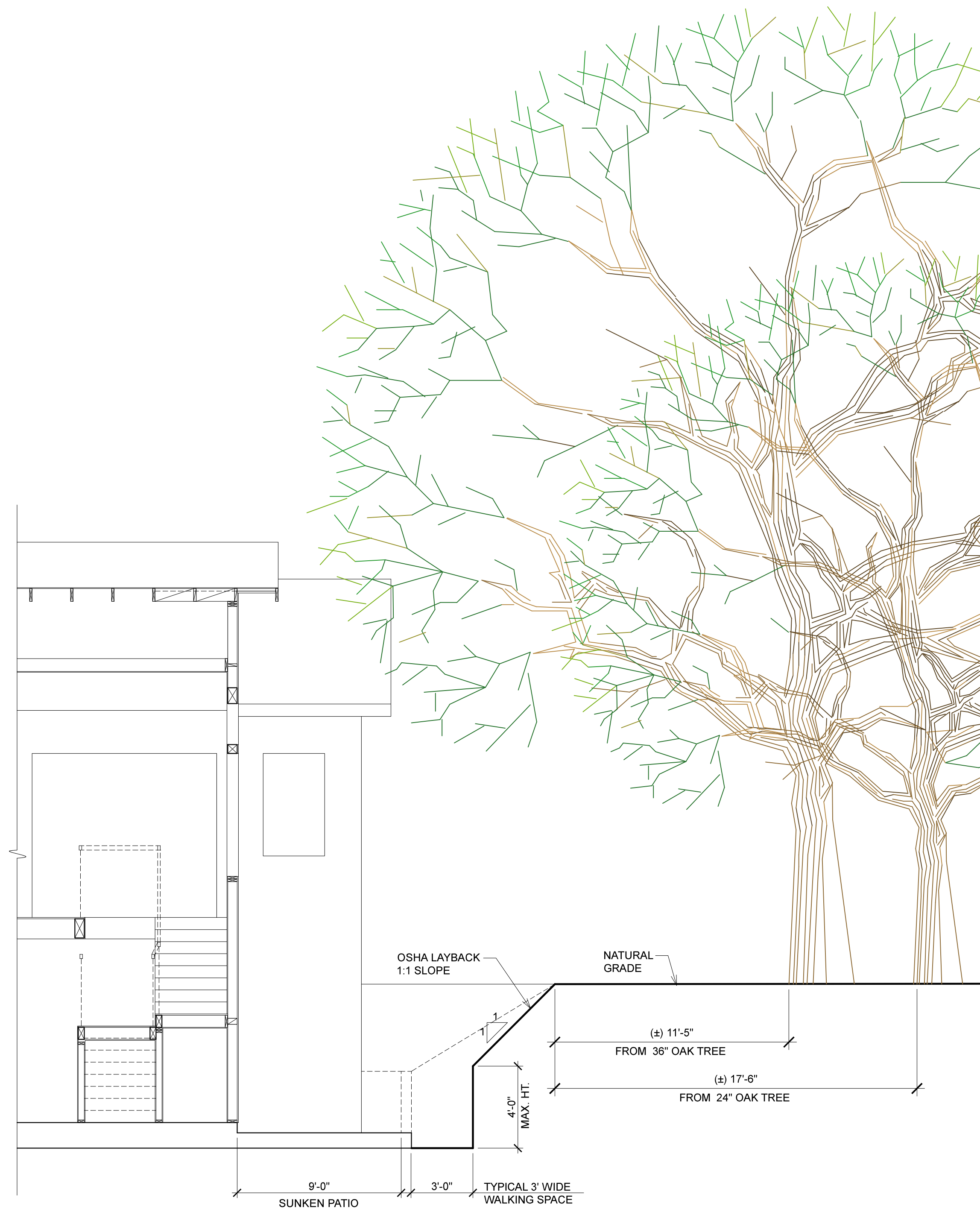
*Willi Chapp*

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



SHEET

A0.0



### OSHA LAYBACK CROSS SECTION

1/4" = 1'-0"

#### Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:

Trees #s 1, 3, 5, 6 and 7 are located along the edge of the driveway. The driveway will not be disturbed; however, the trees will need to be protected from construction traffic. The trees should be wrapped with Type III tree protection as outlined and illustrated in image 2.15-4<sup>(9)</sup>.



**Type III Tree Protection**  
Trees situated in a small tree well or sidewalk planter pit, shall be wrapped with 2 inches of orange plastic fencing as padding from the ground to the first branch with 2-inch thick wooden slats bound securely on the outside. During installation of the wood slats, caution shall be used to avoid damaging any bark or branches. Major scaffold limbs may also require plastic fencing as directed by the City Arborist. (see image 2.15-4)

Tree # 11: TPZ should be at 16.5 feet from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(9)</sup>. Shown as a thin red line.

This can be reduced to edge of construction, no closer than 10 feet from the trunk. Shown as a thick red line.

Tree # 13: TPZ should be at 30 feet from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(9)</sup>. Shown as a thin red line.

The TPZ for Tree # 13 can be reduced to edge of basement excavation. Shown as a thick red line. This will impact no more than 15% of the entire critical root zone of the tree. Coast live oaks have a high relative tolerance to construction impacts. The excavation will be no closer than 11 feet 6 inches from the tree. This reduction of TPZ will not jeopardize the health or stability of the tree.

Beyond the basement excavation is the foundation for the proposed addition. The excavation for the proposed foundation within the TPZ should be with hand tools only; no roots greater than 2" in diameter should be cut. Foundation may need to be modified to avoid conflict with roots within the TPZ.

The existing garage should be removed by hand. This will increase the exposed critical root zone by approximately 15% and be beneficial to the health and stability of the tree.

Tree # 16: TPZ should be at 16.5 feet from the trunk of the tree closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2<sup>(9)</sup>. Shown as a thin red line.



**Type I Tree Protection**  
The fence shall enclose the entire area under the canopy dripline or TPZ of the tree to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project (see images 2.15-1 and 2.15-2). Fencing Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.



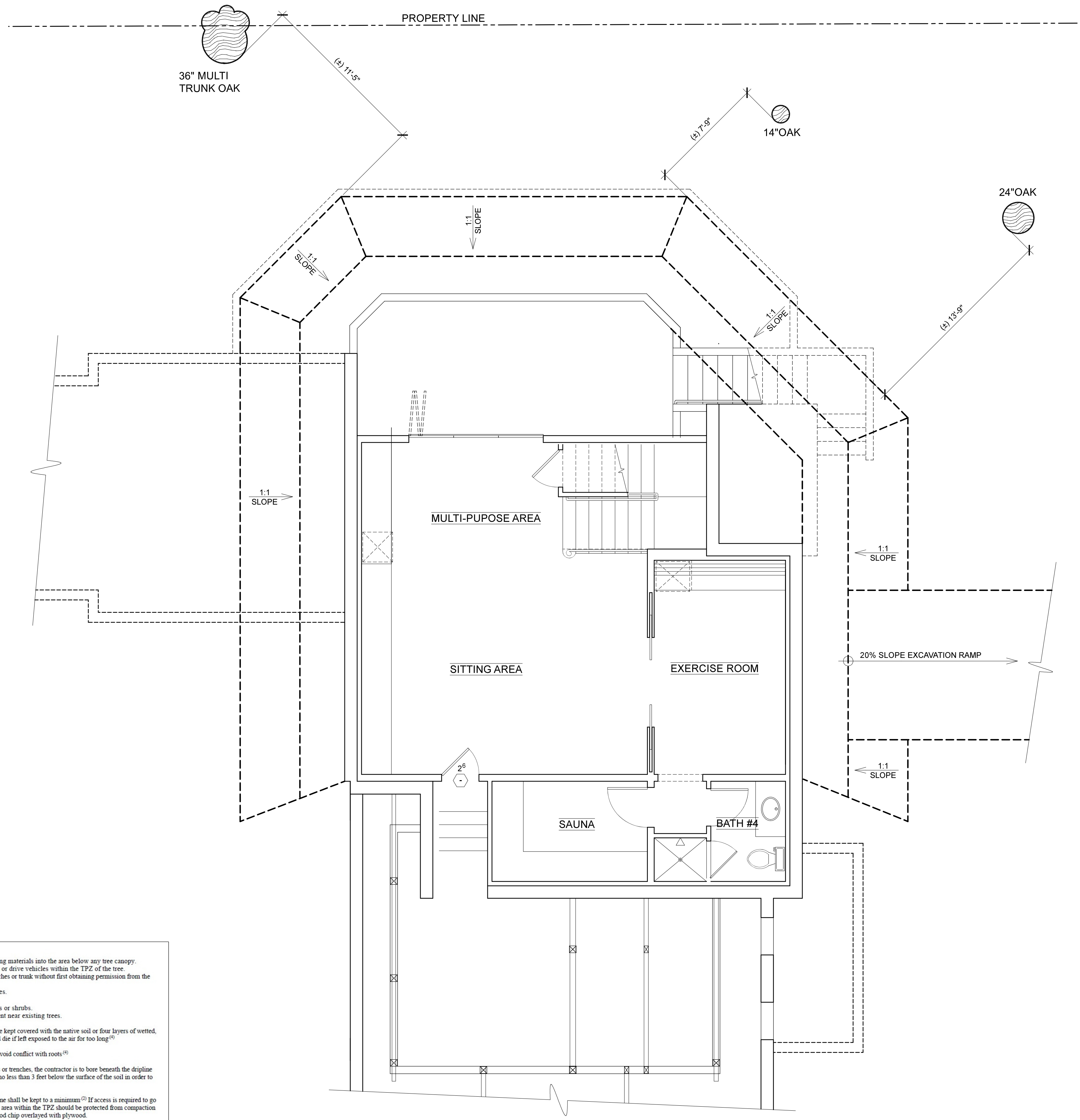
2. Any pruning and maintenance of the trees shall be carried out before construction begins. This should allow for any clearance requirements for both the new structure and any construction machinery. This will eliminate the possibility of damage during construction. The pruning should be carried out by an arborist, not by construction personnel. No limbs greater than 4" in diameter shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in diameter should be carefully hand dug. Where possible, roots should be dug around rather than cut<sup>(9)</sup>.

4. If roots are broken, every effort should be made to remove the damaged area and cut it back to its closest lateral root. A clean cut should be made with a saw or pruner. This will prevent any infection from damaged roots spreading throughout the root system and into the tree<sup>(9)</sup>.

#### 5. Do Not<sup>(10)</sup>

- Allow run off or spillage of damaging materials into the area below any tree canopy.
  - Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree.
  - Cut, break, skin or bruise roots, branches or trunk without first obtaining permission from the city arborist.
  - Allow fires under any adjacent trees.
  - Discharge exhaust into foliage.
  - Secure cable, chain or rope to trees or shrubs.
  - Apply soil sterilants under pavement near existing trees.
- Where roots are exposed, they should be kept covered with the native soil or four layers of wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too long<sup>(9)</sup>.
  - Route pipes into alternate locations to avoid conflict with roots<sup>(9)</sup>.
  - Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots<sup>(9)</sup>.
  - Compaction of the soil within the dripline shall be kept to a minimum<sup>(9)</sup>. If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.
  - Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
  - Ensure upon completion of the project that the original ground level is restored.



### BASEMENT EXCAVATION PLAN

1/4" = 1'-0"

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|            |                    |
|------------|--------------------|
| 11/28/2023 | BUILDING SUBMITTAL |
|            |                    |
|            |                    |
|            |                    |

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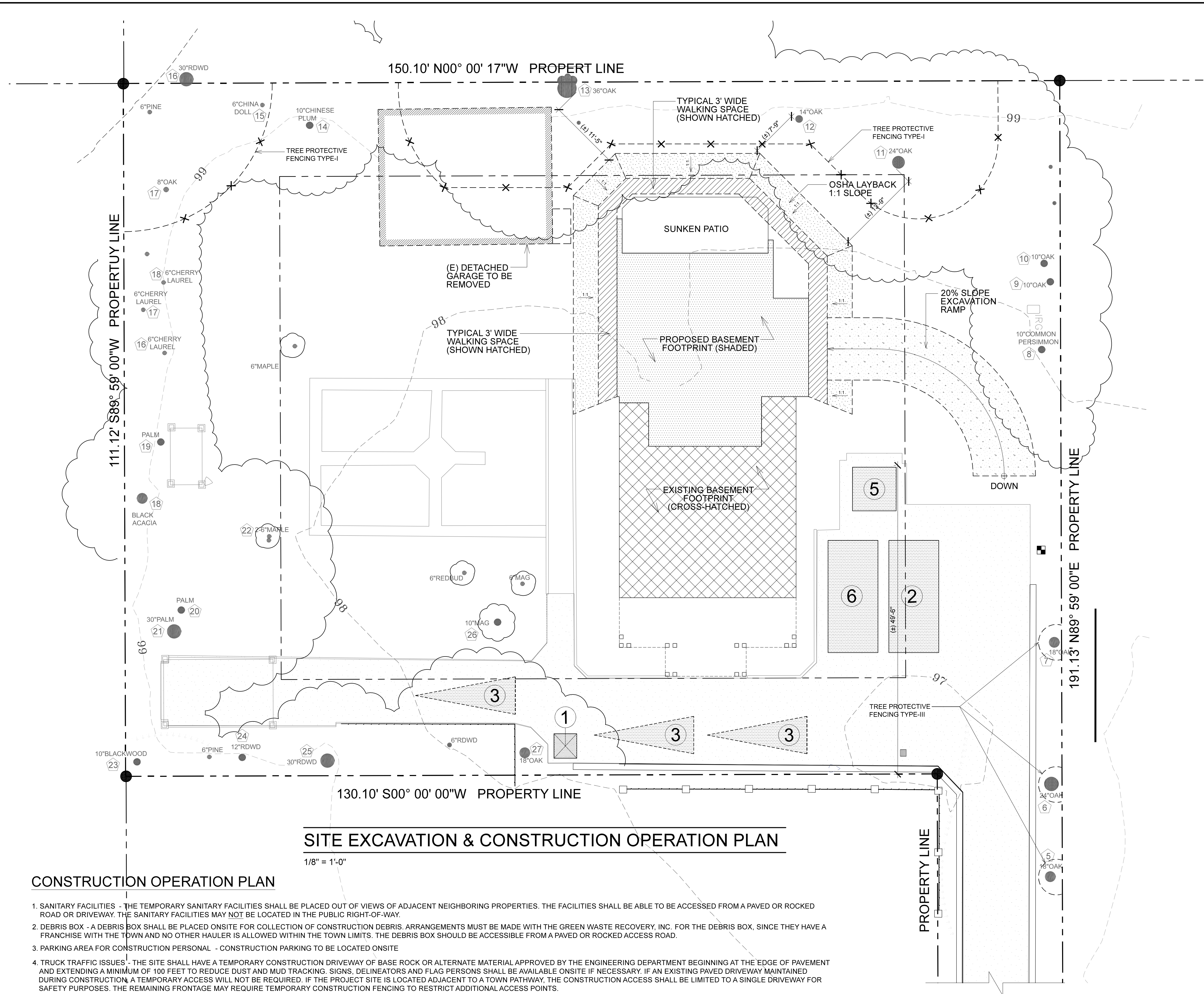
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|  |  |  |  |  |  |
|  |  |  |  |  |  |

**SHEET**

**A1.1a**



**SITE EXCAVATION & CONSTRUCTION OPERATION 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

**Tree Protection Plan**

- The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1 1/2" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

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**5. Do Not:**<sup>(6)</sup>

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- Route pipes into alternate locations to avoid conflict with roots<sup>(5)</sup>.
- Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the dripline of the tree. The boring shall take place no less than 3 feet below the surface of the soil in order to avoid encountering "feeder" roots<sup>(5)</sup>.
- Compaction of the soil within the dripline shall be kept to a minimum<sup>(5)</sup>. If access is required to go through the TPZ of a protected tree, the area within the TPZ should be protected from compaction either with steel plates or with 4" of wood chip overlaid with plywood.
- Any damage due to construction activities shall be reported to the project arborist or city arborist within 6 hours so that remedial action can be taken.
- Ensure upon completion of the project that the original ground level is restored.

**NOTE**

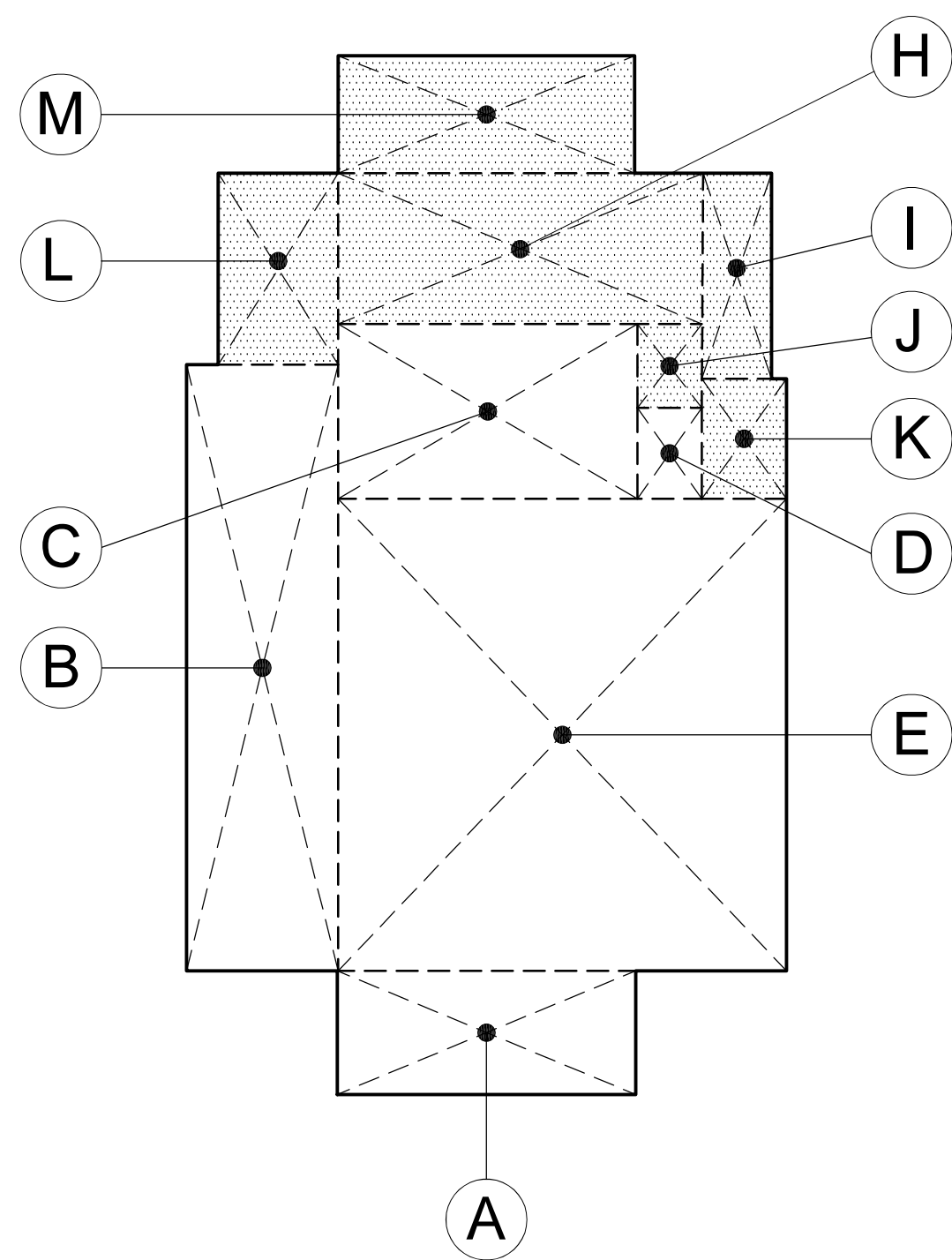
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| 11/28/2023 | BUILDING SUBMITTAL |
| 1/10/2024  | PLANNING COMMENTS  |
|            |                    |
|            |                    |

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

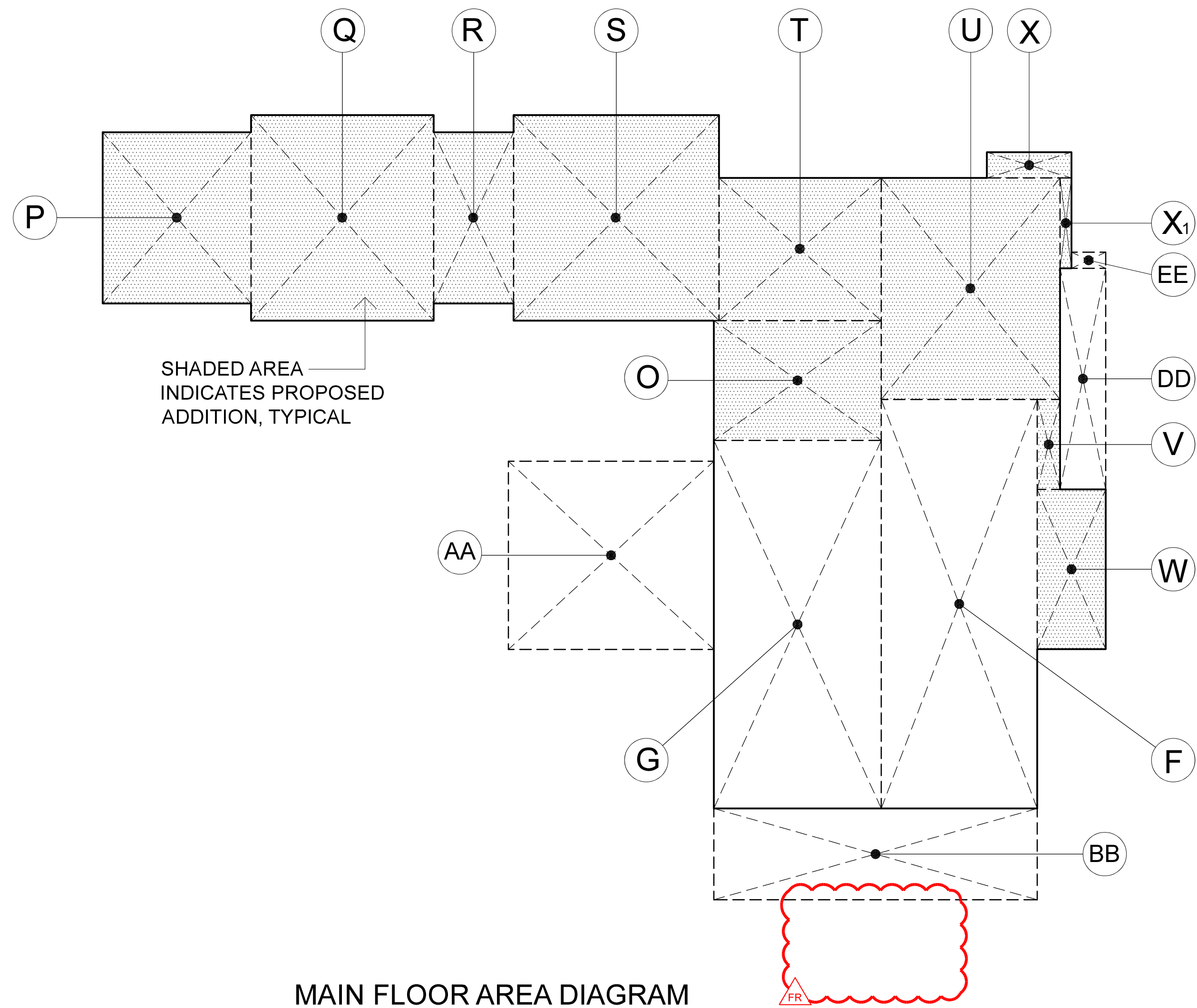
**CLIENT (22219)**  
JACOBSEN / PARMACEK RESIDENCE  
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(650) 245-7884

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620 S. EL MONTE AVENUE  
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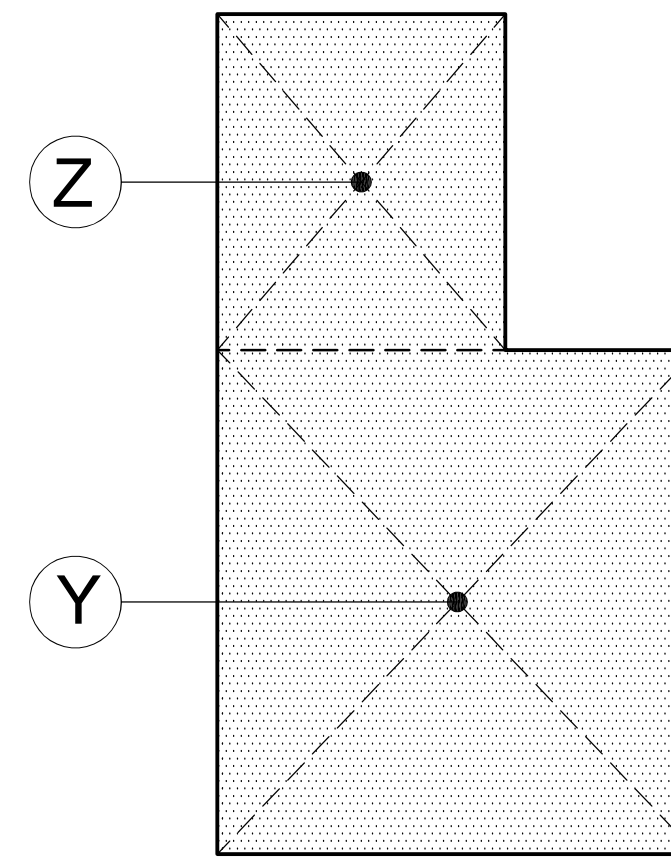
**SHEET**  
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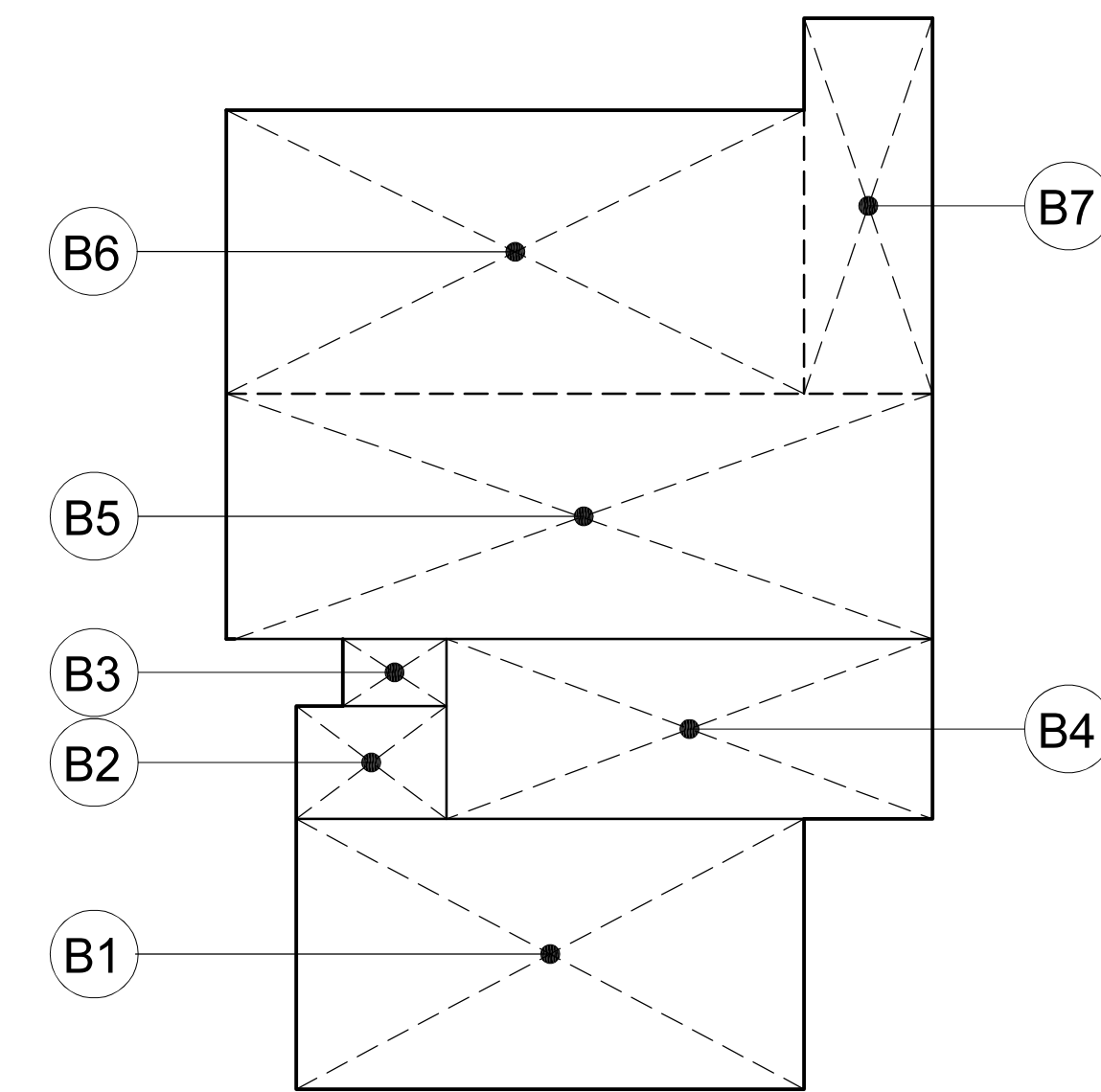
UPPER FLOOR AREA DIAGRAM



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                                     | 7.125' X 17.17' | 122.34     | S.F. | O                                 | 10.50' X 14.67' | 154.03 | S.F.                     | TOTAL EXISTING TO REMAIN   | 1,828.37 | S.F.                    | B1              | 11.75' X 22.08'  | 259.44 | S.F. |  |
| B                                      | 7.17' X 25.375' | 181.94                                 | S.F. | I                                     | 3.29' X 9.71'   | 31.94      | S.F. | P                                 | 13.00' X 15.00' | 195.00 | S.F.                     | TOTAL UPPER FLOOR ADDITION | 336.24   | 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 3.21'   | 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.                    |                 |                  |        |      |  |
| E                                      | 21.17' X 22.29' | 471.88                                 | S.F. | L                                     | 5.67' X 12.29'  | 69.68      | S.F. | S                                 | 17.00' X 18.00' | 306.00 | S.F.                     | TOTAL PROPOSED             | 4,399.64 | S.F.                    |                 |                  |        |      |  |
|  |                 | 865.47                                 | S.F. | M                                     | 5.54' X 14.00'  | 77.56      | S.F. | T                                 | 12.50' X 14.21' | 170.52 | S.F.                     | COVERAGE                   |          |                         | B4              | 7.83' X 21.14'   | 165.52 | S.F. |  |
|  |                 |  |      | TOTAL UPPER FLOOR ADDITION            | 336.24          | 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.   |      |  |
|  |                 |  |      |                                       |                 |            |      | 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. |  |
|  |                 |  |      |                                       |                 |            |      | 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 REMOVED                 |          |                         |                 |                  |        |      |  |
|  |                 |  |      |                                       |                 |            |      | X1                                | 1.00' X 7.91'   | 7.91   | S.F.                     | DD COVERED SIDE PORCH      | 77.50    | S.F.                    |                 |                  |        |      |  |
|  |                 |  |      |                                       |                 |            |      | TOTAL MAIN FLOOR ADDITION         | 1,647.03        | S.F.   | EE COVERED SIDE PORCH    | 4.25                       | S.F.     | TOTAL PROPOSED BASEMENT | 1,136.71        | S.F.             |        |      |  |
|  |                 |  |      |                                       |                 |            |      | DETACHED GARAGE AREA CALCULATIONS |                 |        | TOTAL COVERAGE           | 3,803.35                   | S.F.     |                         |                 |                  |        |      |  |
|  |                 |  |      |                                       |                 |            |      | Y                                 | 20.00' X 21.00' | 420.00 | S.F.                     |                            |          |                         |                 |                  |        |      |  |
|  |                 |  |      |                                       |                 |            |      | Z                                 | 12.00' X 14.00' | 168.00 | S.F.                     |                            |          |                         |                 |                  |        |      |  |
|  |                 |  |      |                                       |                 |            |      |                                   | 588.00          | S.F.   |                          |                            |          |                         |                 |                  |        |      |  |

**REVISED FOR HISTORICAL VARIANCE**  
**FLOOR DIAGRAM & AREA CALCULATIONS**

1/8" = 1'-0"

**NOTE**  
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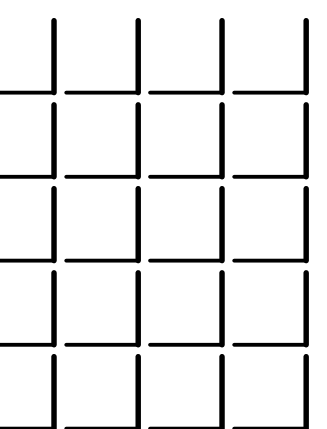
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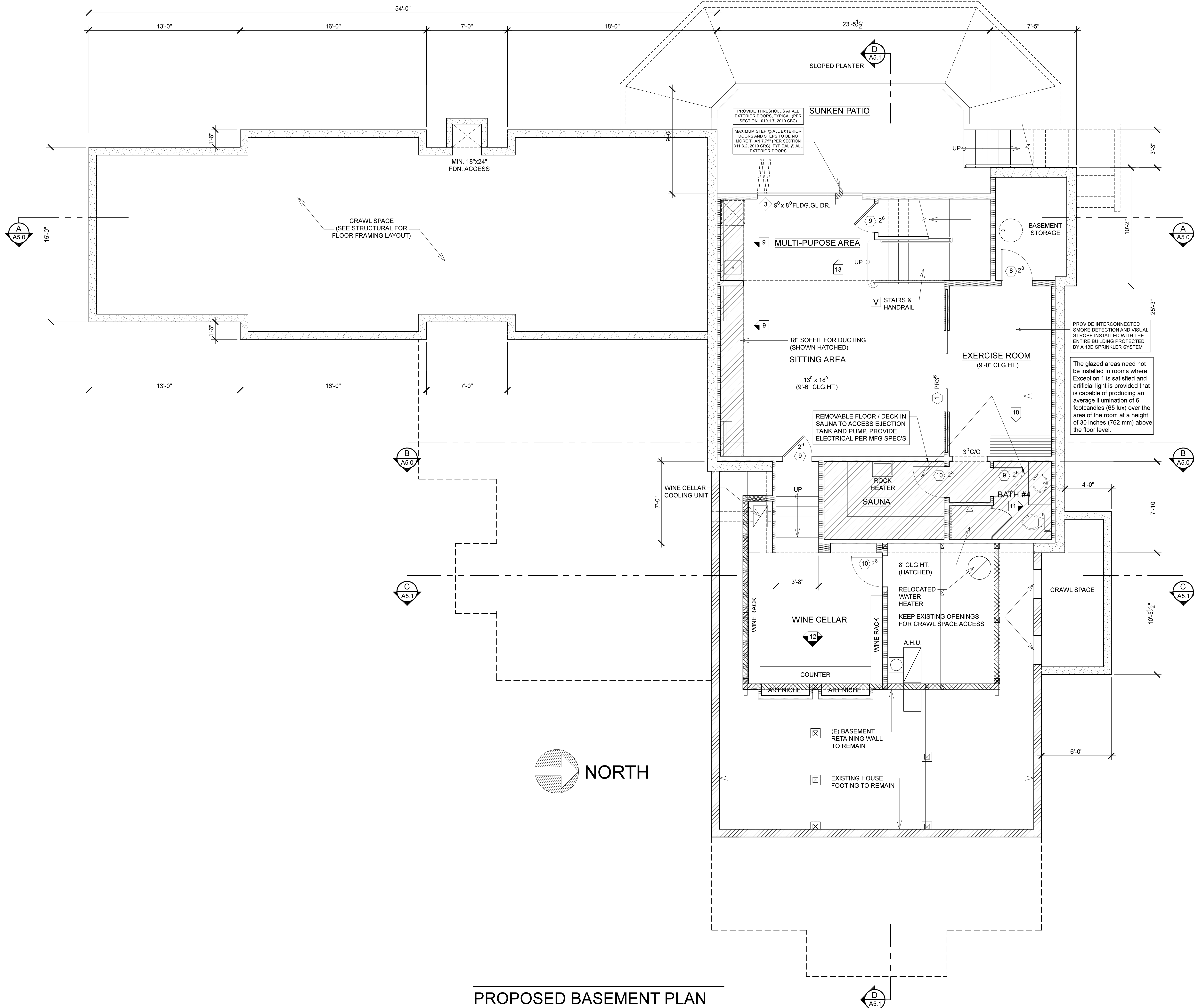
*Willie Chapp*

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**SHEET**

**A1.2**



**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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- 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
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  - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
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  - 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 2x STUD WALLS TO REMAIN
- NEW 2x STUD WALLS
- CONCRETE RET. WALL / FOOTING
- EXISTING BASEMENT RET. WALL TO REMAIN
- EXISTING HOUSE FOOTING TO REMAIN
- (E) EXISTING
- (N) NEW
- R RELOCATED

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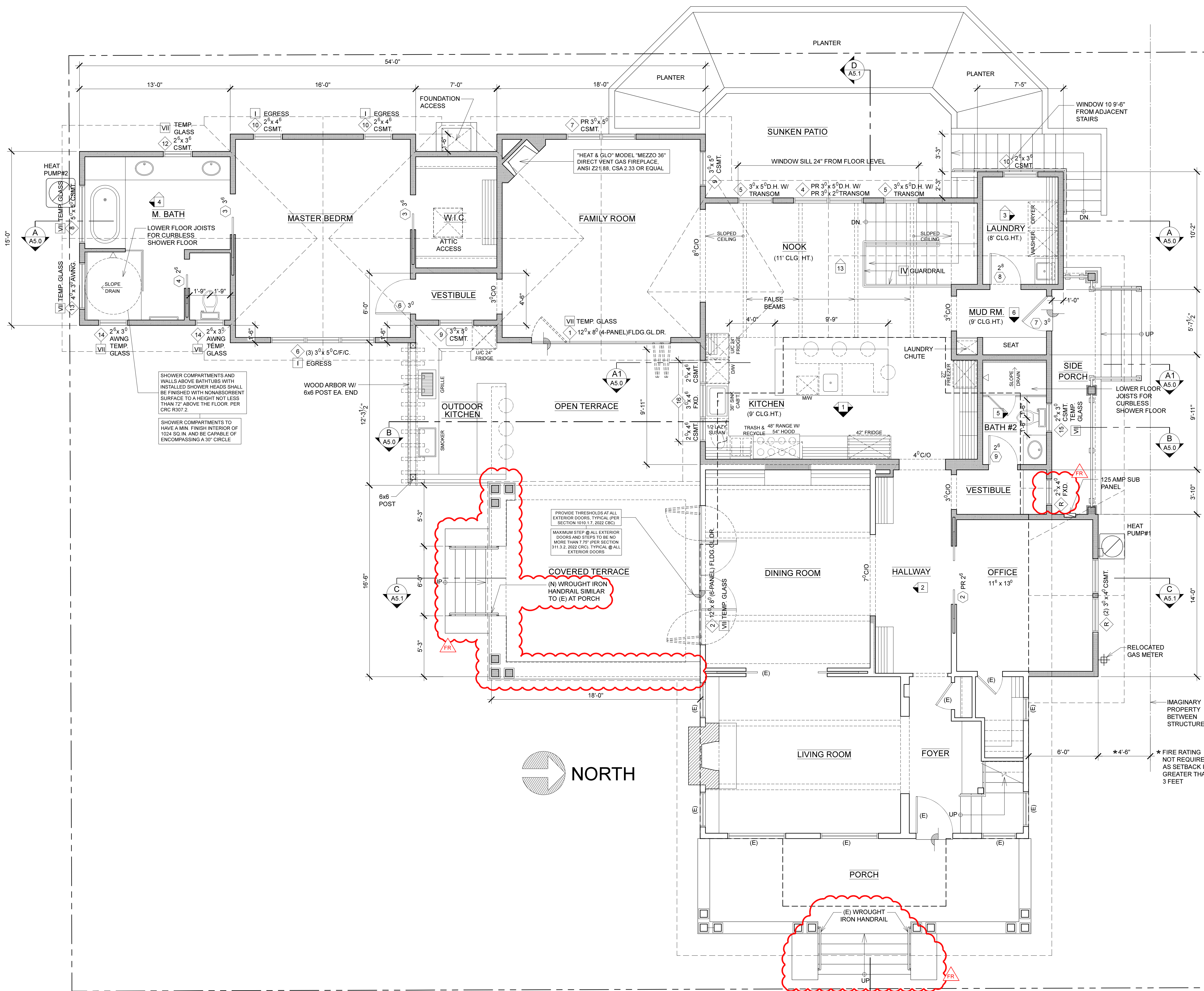
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*Willie Chapman*

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

**SHEET**  
**A3.0**



**PROPOSED MAIN FLOOR PLAN**

1/4" = 1'-0"

**GENERAL NOTES**

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
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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
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- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING
- NEW
- RELOCATED

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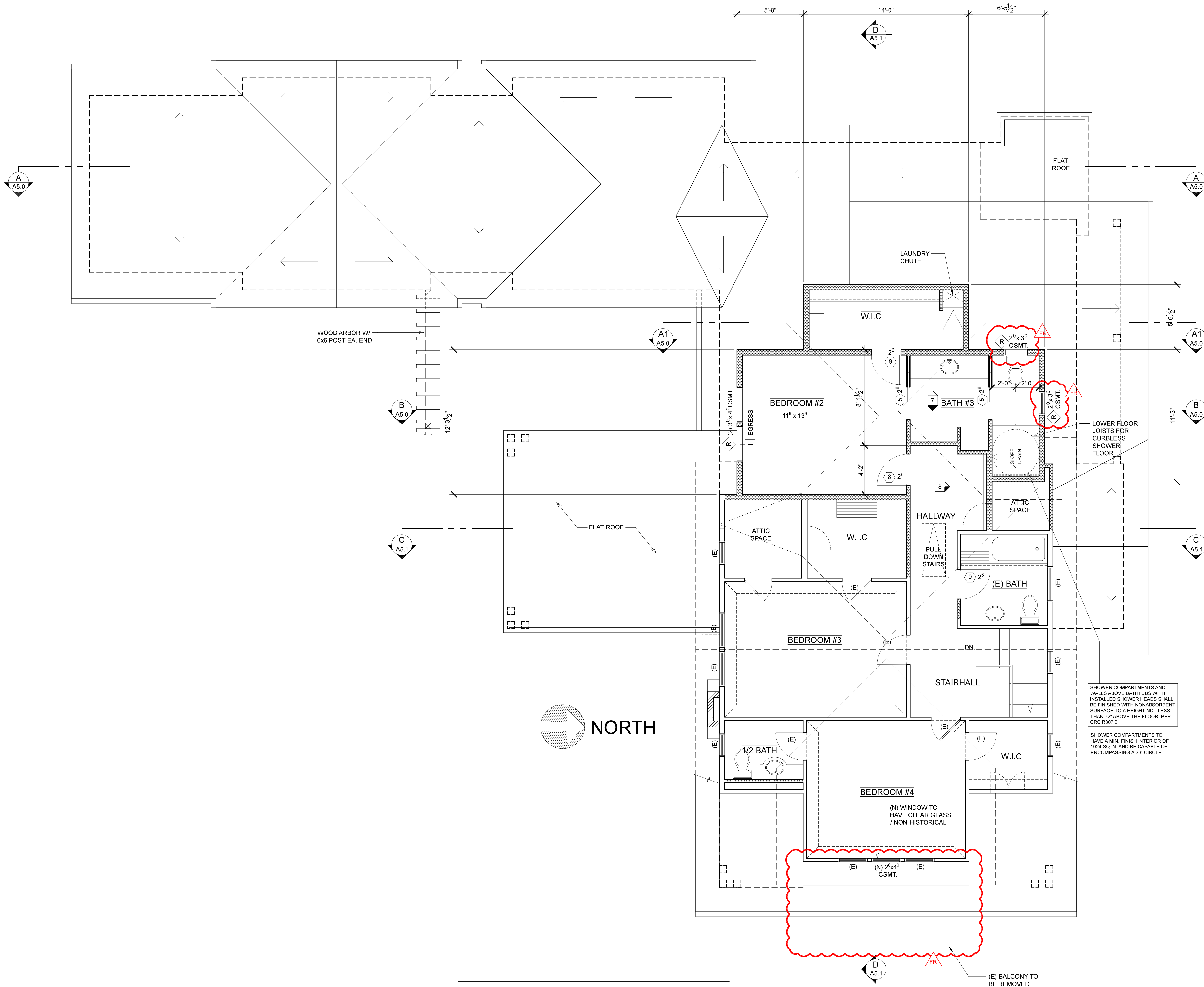
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**SHEET**  
A3.1



**PROPOSED UPPER FLOOR PLAN**  
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**ROOM FINISH SCHEDULE**

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| ROOM NAME | FLOOR | BASEBOARD | WALLS | CEILING | RE-MARKS |
|-----------|-------|-----------|-------|---------|----------|
|           |       |           |       |         |          |
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**LEGEND**

- ◊ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
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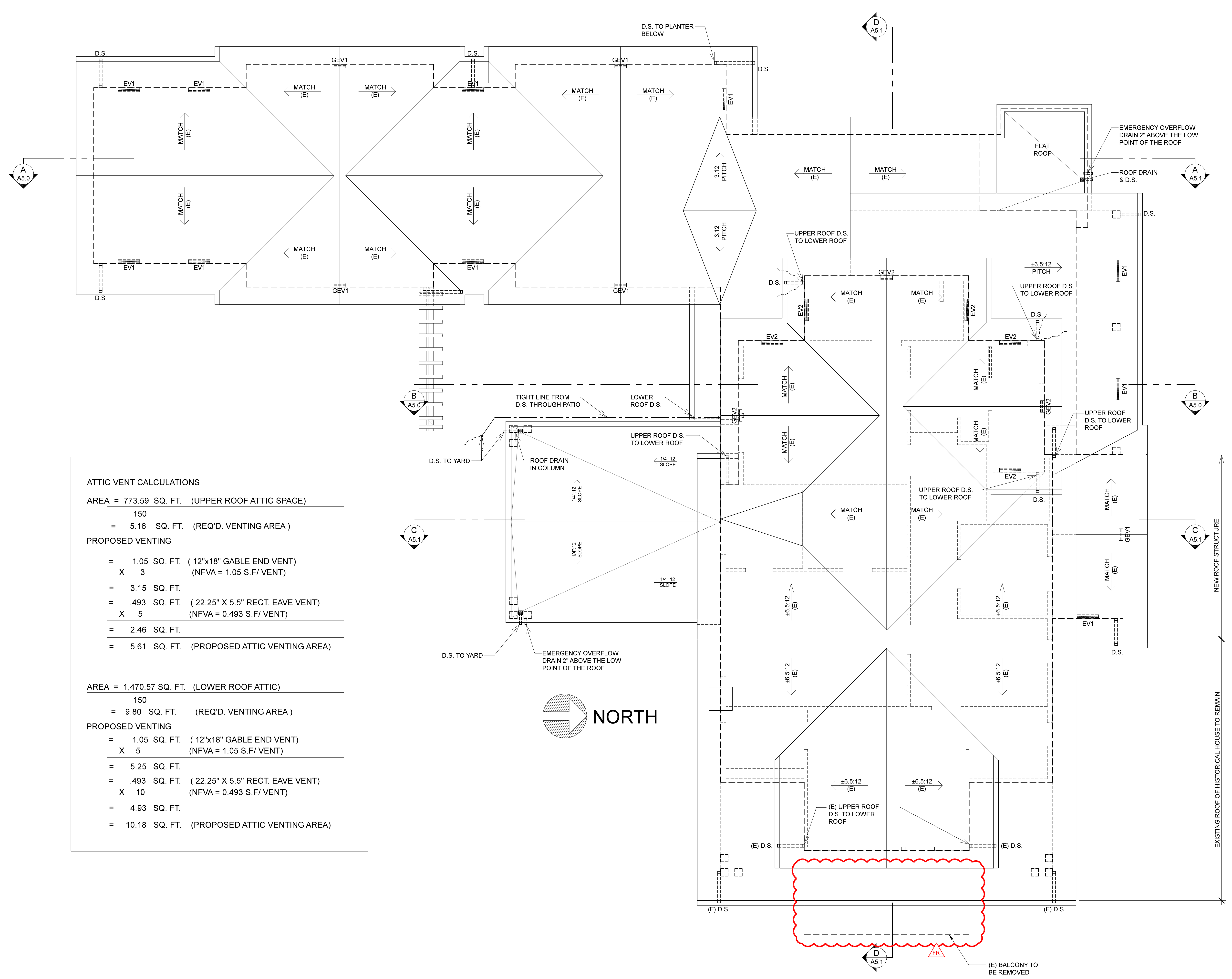
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**CLIENT (22219)**  
**JACOBSEN / PARMACEK RESIDENCE**  
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(650) 245-7884

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LOS ALTOS, CA 94022

*Willie Chapman*

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



**ATTIC VENT CALCULATIONS**

|  |
|--|
| AREA = 773.59 SQ. FT. (UPPER ROOF ATTIC SPACE) |
| = 150  |
| = 5.16 SQ. FT. (REQ'D. VENTING AREA)           |
| <b>PROPOSED VENTING</b>                        |
| = 1.05 SQ. FT. (12"x18" GABLE END VENT)        |
| X 3 (NFVA = 1.05 S.F./ VENT)                   |
| = 3.15 SQ. FT.                                 |
| = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT) |
| X 5 (NFVA = 0.493 S.F./ VENT)                  |
| = 2.46 SQ. FT.                                 |
| = 5.61 SQ. FT. (PROPOSED ATTIC VENTING AREA)   |

|  |
|--|
| AREA = 1,470.57 SQ. FT. (LOWER ROOF ATTIC)     |
| = 150  |
| = 9.80 SQ. FT. (REQ'D. VENTING AREA)           |
| <b>PROPOSED VENTING</b>                        |
| = 1.05 SQ. FT. (12"x18" GABLE END VENT)        |
| X 5 (NFVA = 1.05 S.F./ VENT)                   |
| = 5.25 SQ. FT.                                 |
| = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT) |
| X 10 (NFVA = 0.493 S.F./ VENT)                 |
| = 4.93 SQ. FT.                                 |
| = 10.18 SQ. FT. (PROPOSED ATTIC VENTING AREA)  |

**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 1/8" 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  
NOTE: FINISHED ROOFING MATERIALS SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION.
- 2 GUTTERS OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SKYLIGHTS N/A

**LEGEND**

|      |                           |
|------|---------------------------|
| GEV1 | LOWER ROOF GABLE END VENT |
| GEV2 | LOWER ROOF EAVE VENT      |
| EV1  | UPPER ROOF GABLE END VENT |
| EV2  | UPPER ROOF EAVE VENT      |

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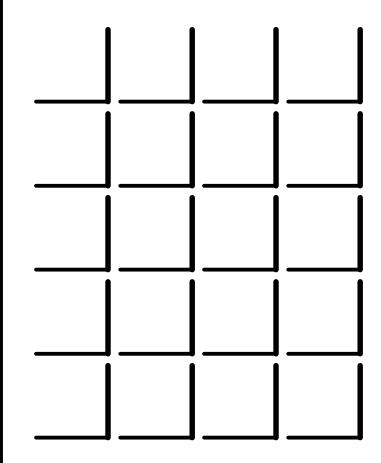
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|------------|--------------------|
| 11/28/2023 | BUILDING SUBMITTAL |
| 1/10/2024  | BUILDING COMMENTS  |
| 10/17/2024 | FIELD REVISIONS    |

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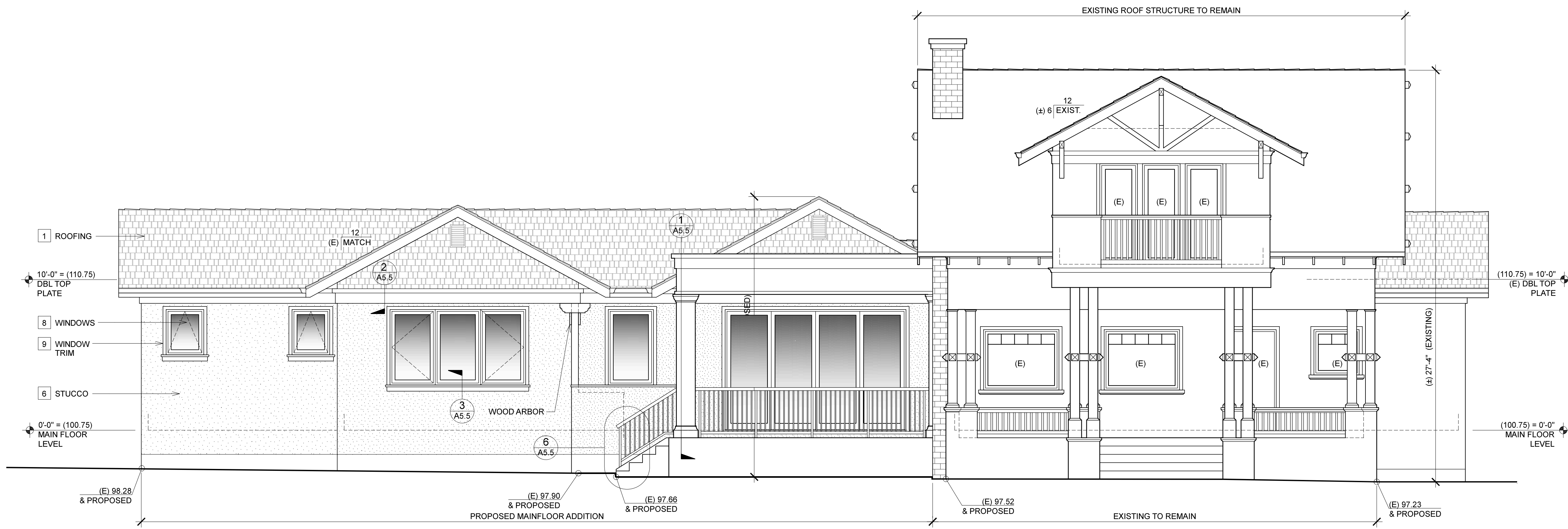
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**SHEET**

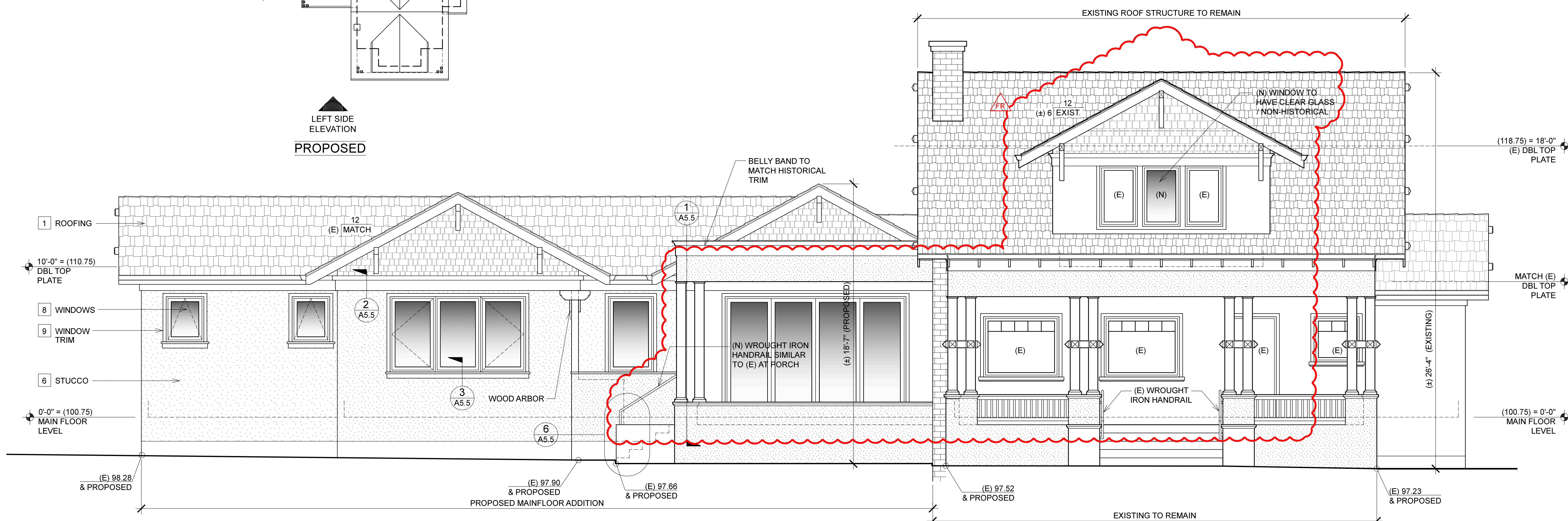
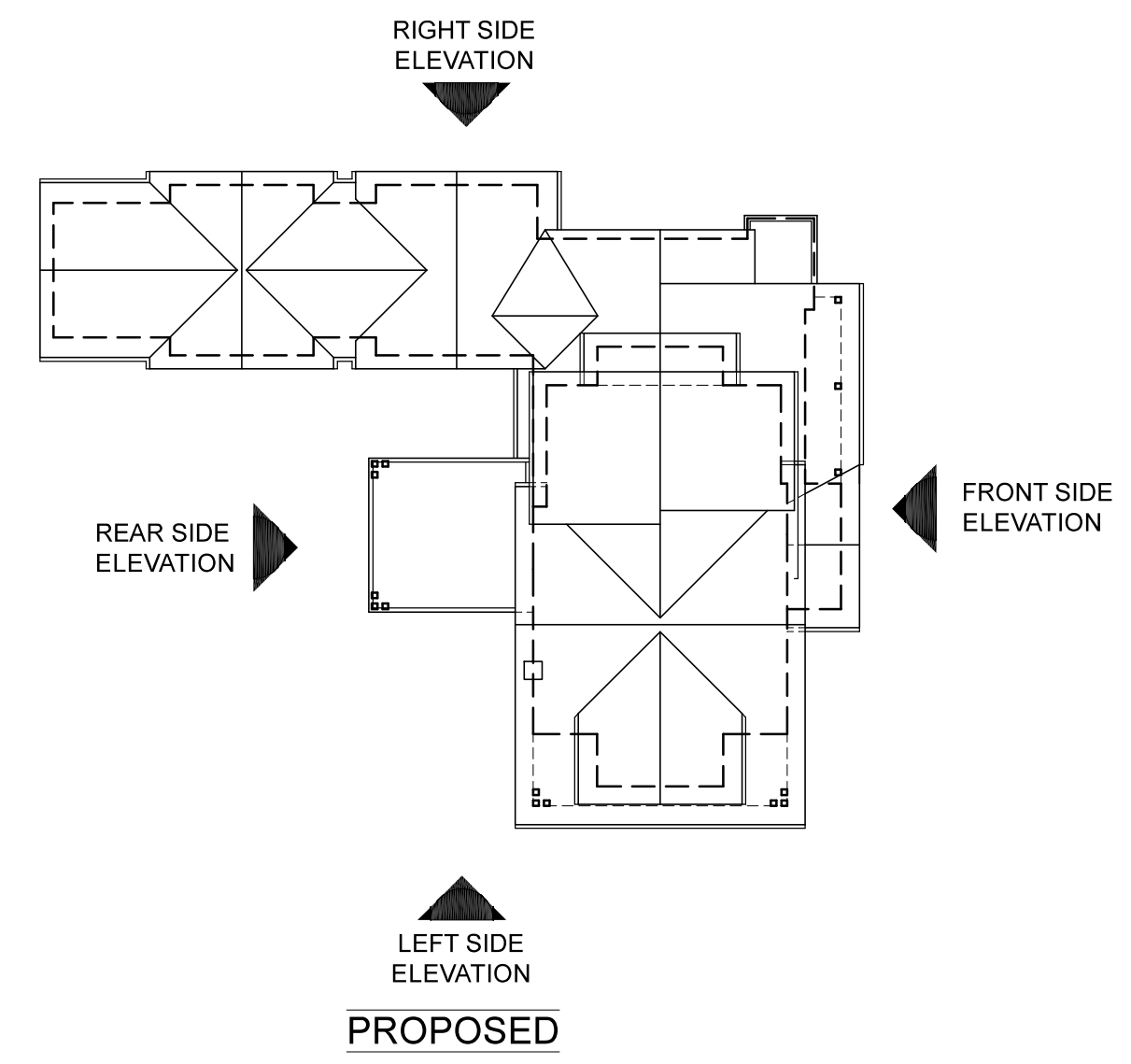
**A3.3**





**PROPOSED LEFT INTERIOR SIDE / EAST ELEVATION - As Approved July 06, 2023**

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 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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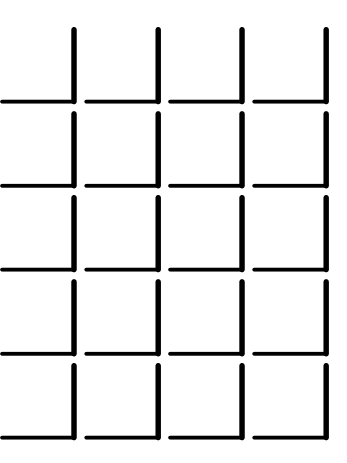
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| 4/5/2023   | DESIGN REVIEW COMMENTS |
| 10/17/2024 | FIELD REVISIONS        |

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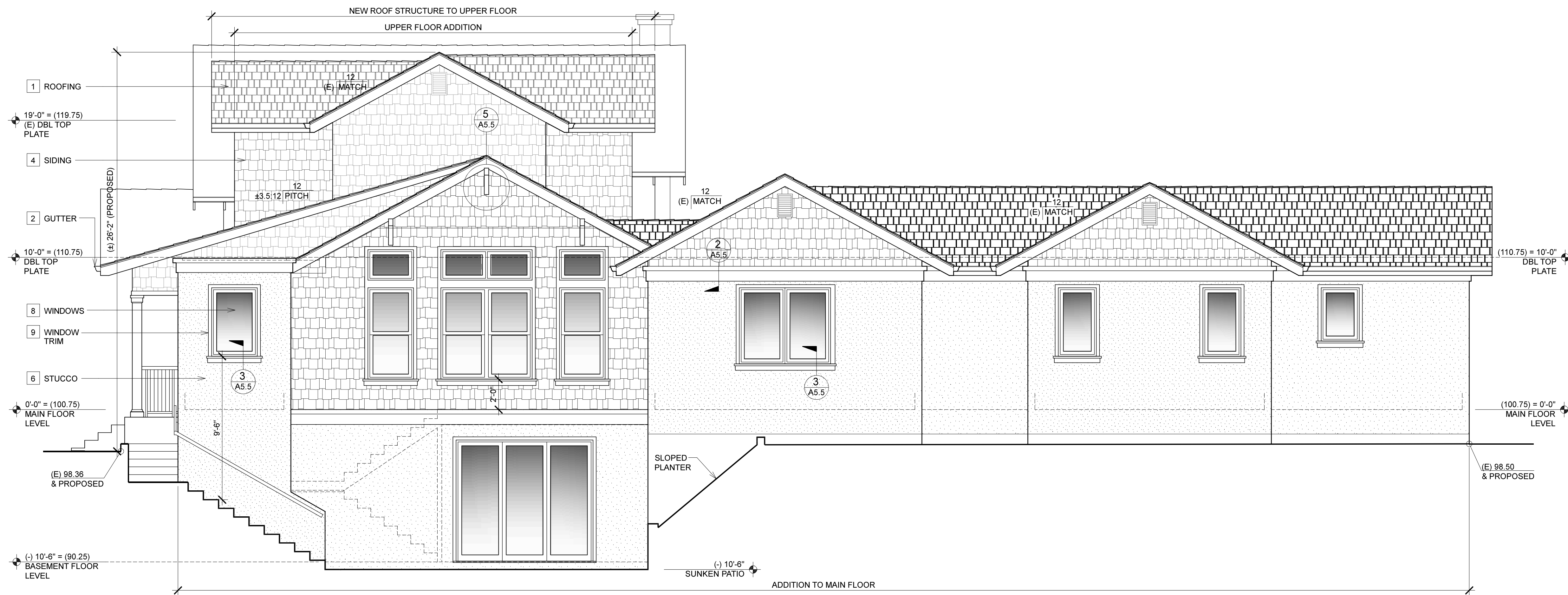
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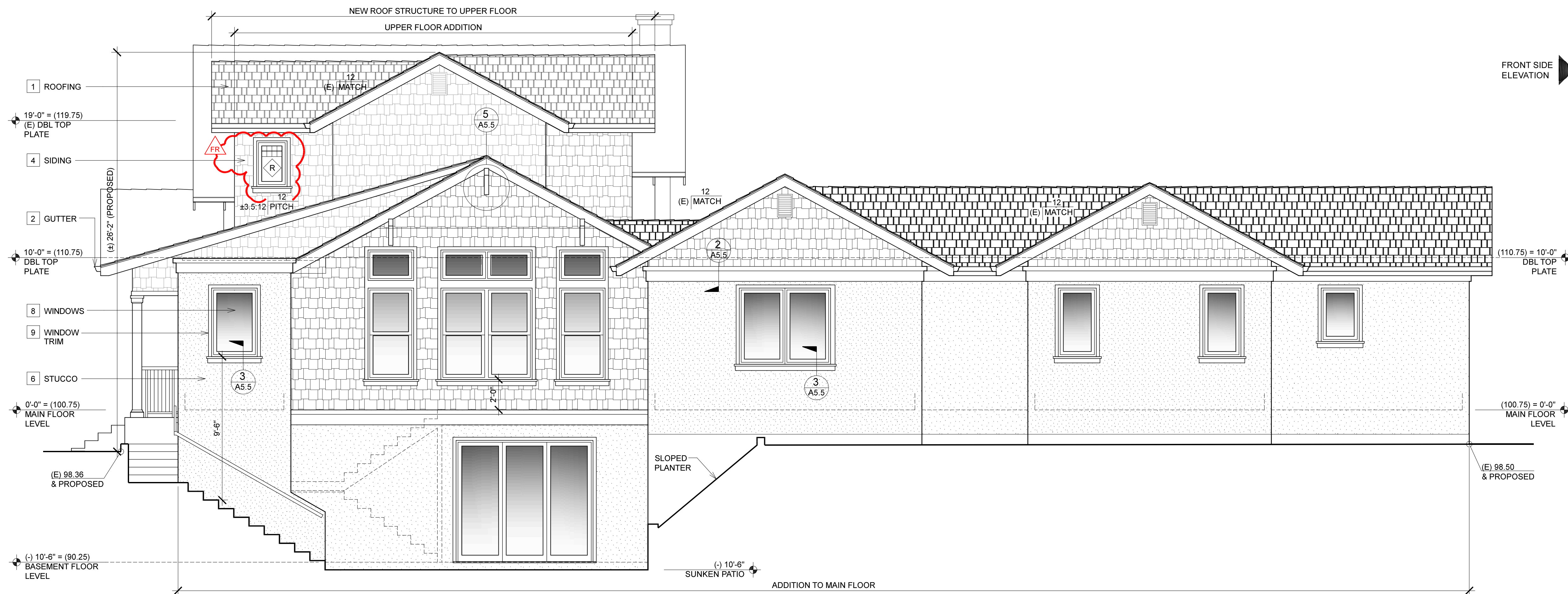
**SHEET**

**A5.0**



**PROPOSED RIGHT INTERIOR SIDE / WEST ELEVATION - As Approved July 06, 2023**

1/4" = 1'-0"



**PROPOSED RIGHT INTERIOR SIDE / WEST ELEVATION**

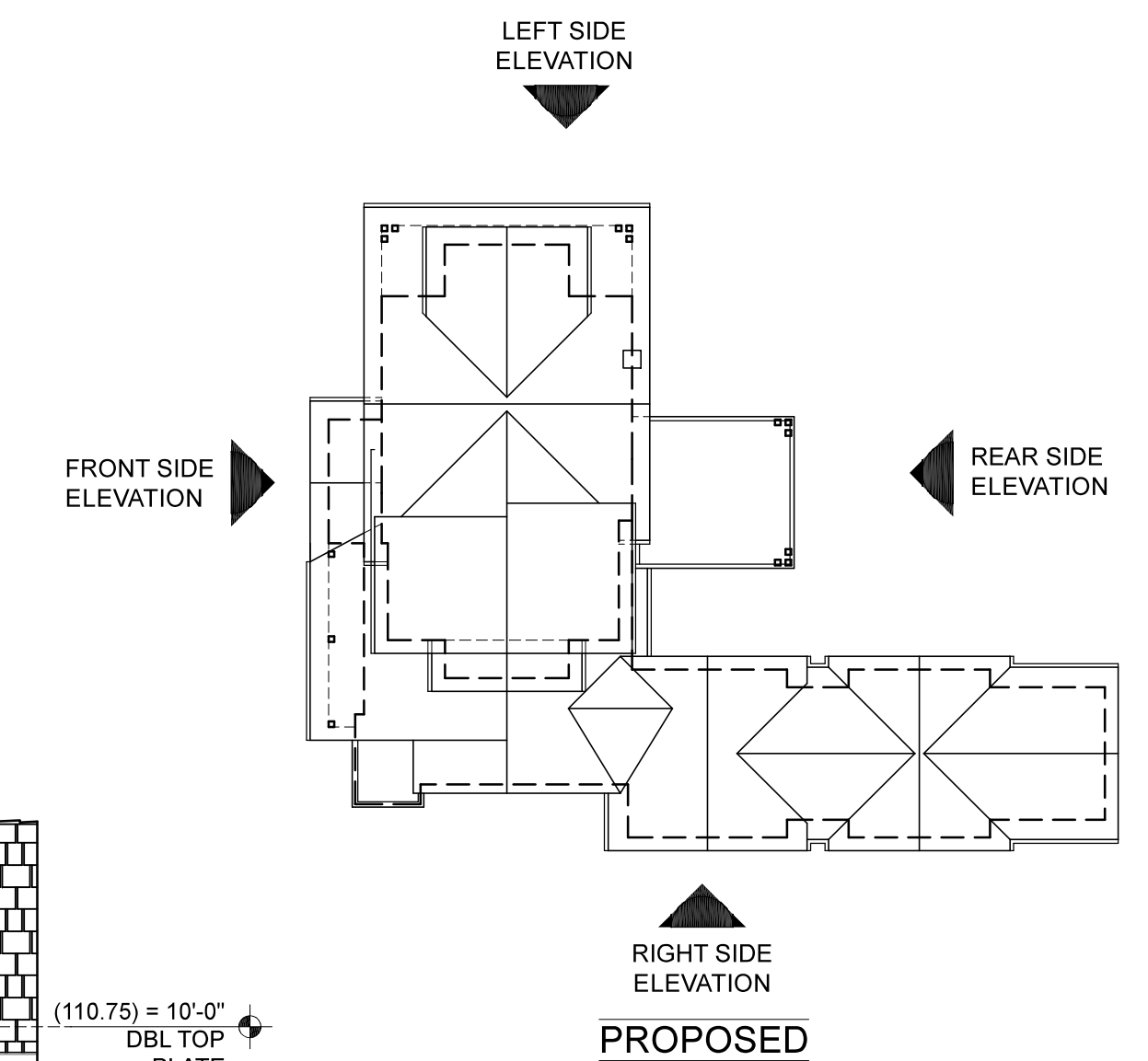
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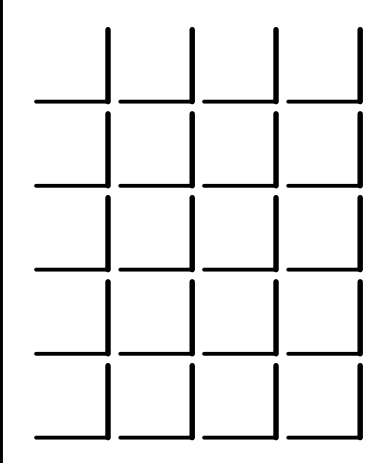
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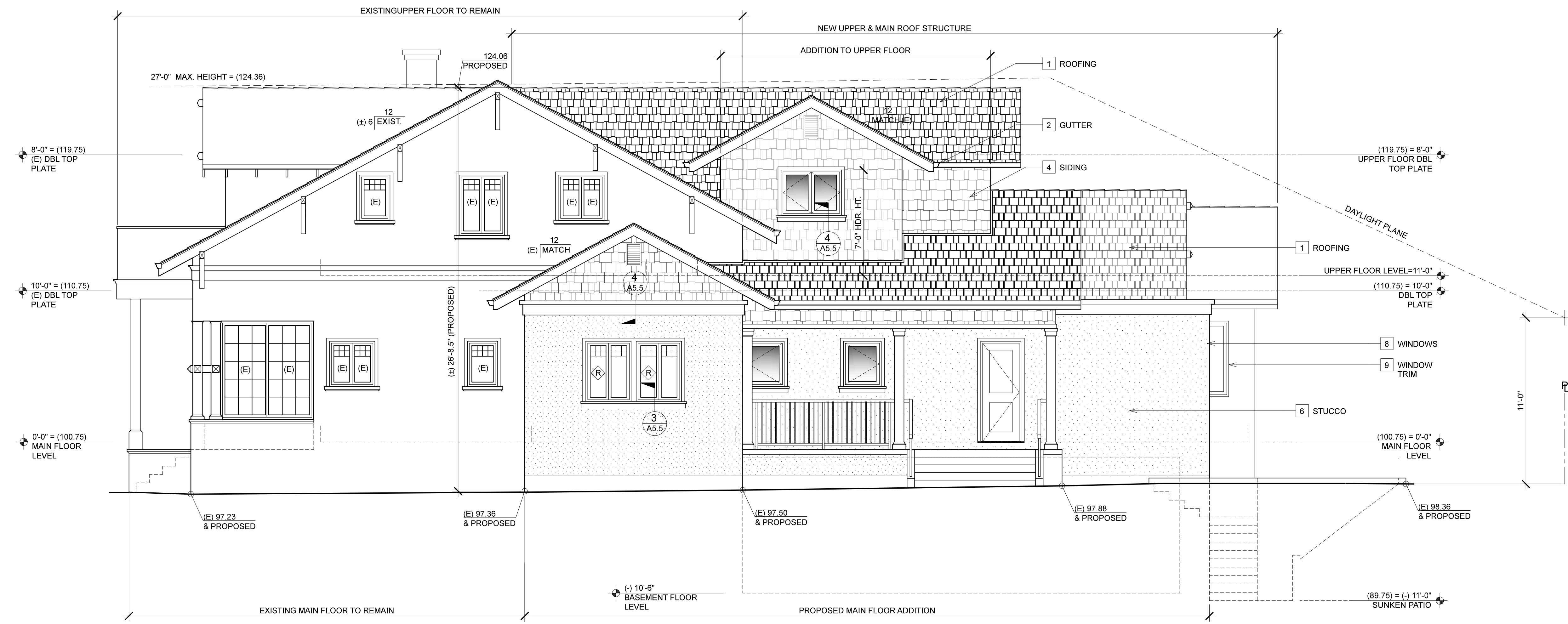
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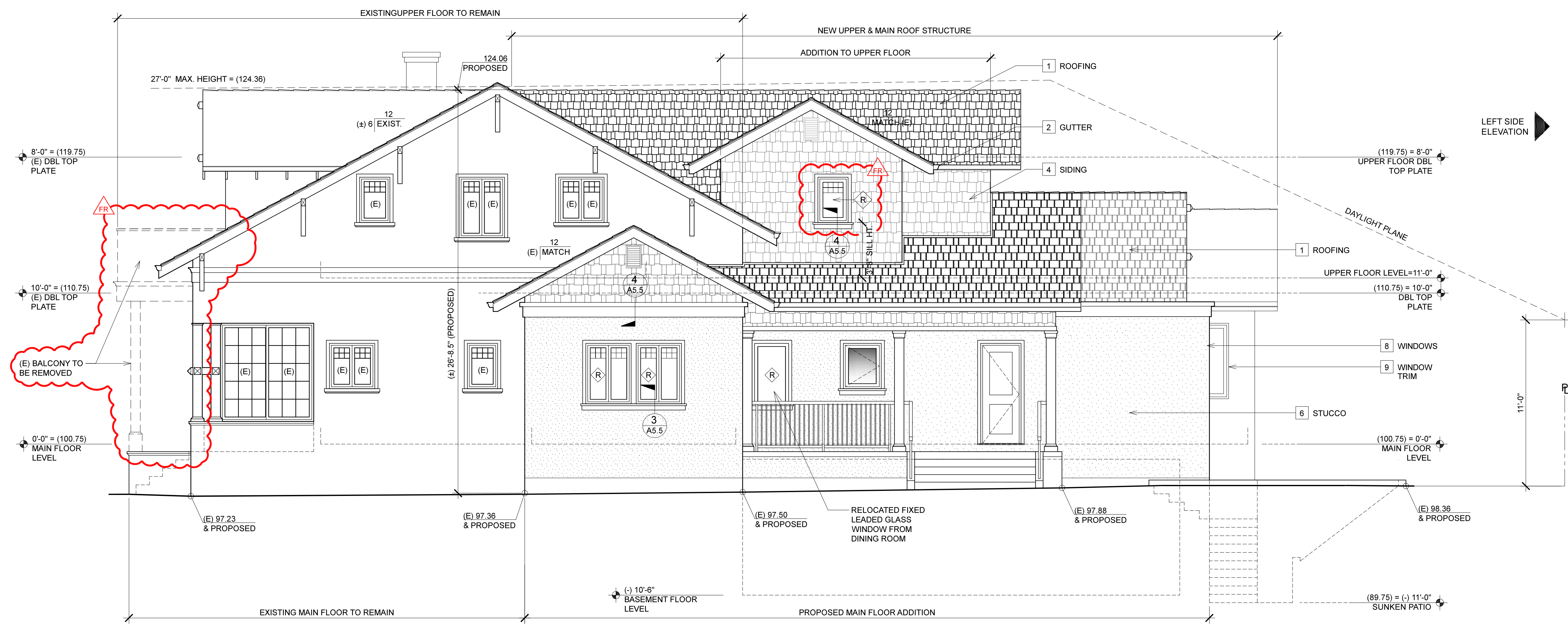
**SHEET**

**A5.1**



**PROPOSED FRONT SIDE / NORTH ELEVATION - As Approved July 06, 2023**

1/4" = 1'-0"



**PROPOSED FRONT SIDE / NORTH ELEVATION**

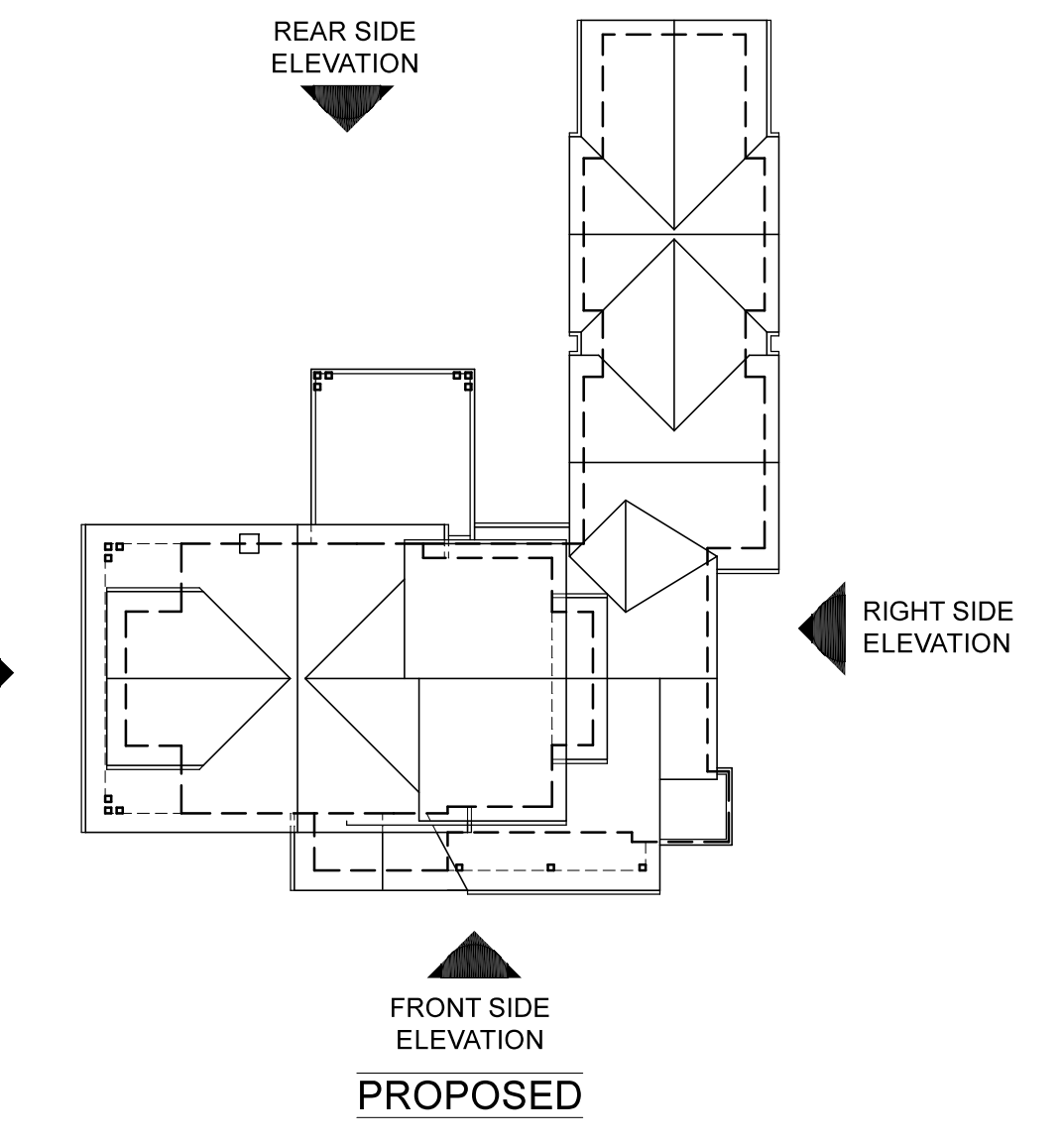
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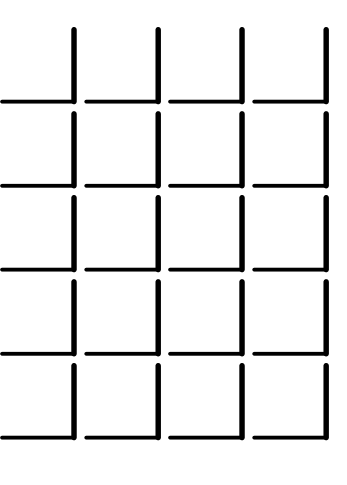
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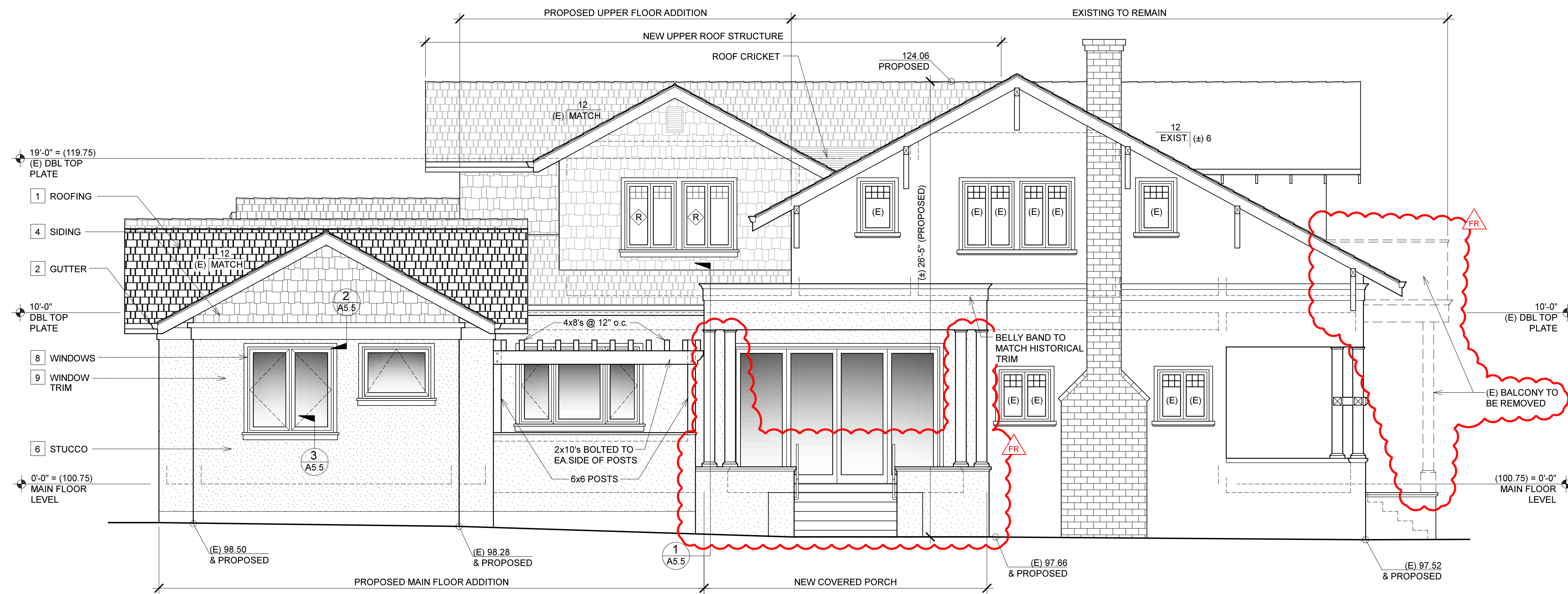
**SHEET**

**A5.2**



**PROPOSED REAR / SOUTH ELEVATION - As Approved July 06, 2023**

1/4" = 1'-0"



**PROPOSED REAR / SOUTH ELEVATION**

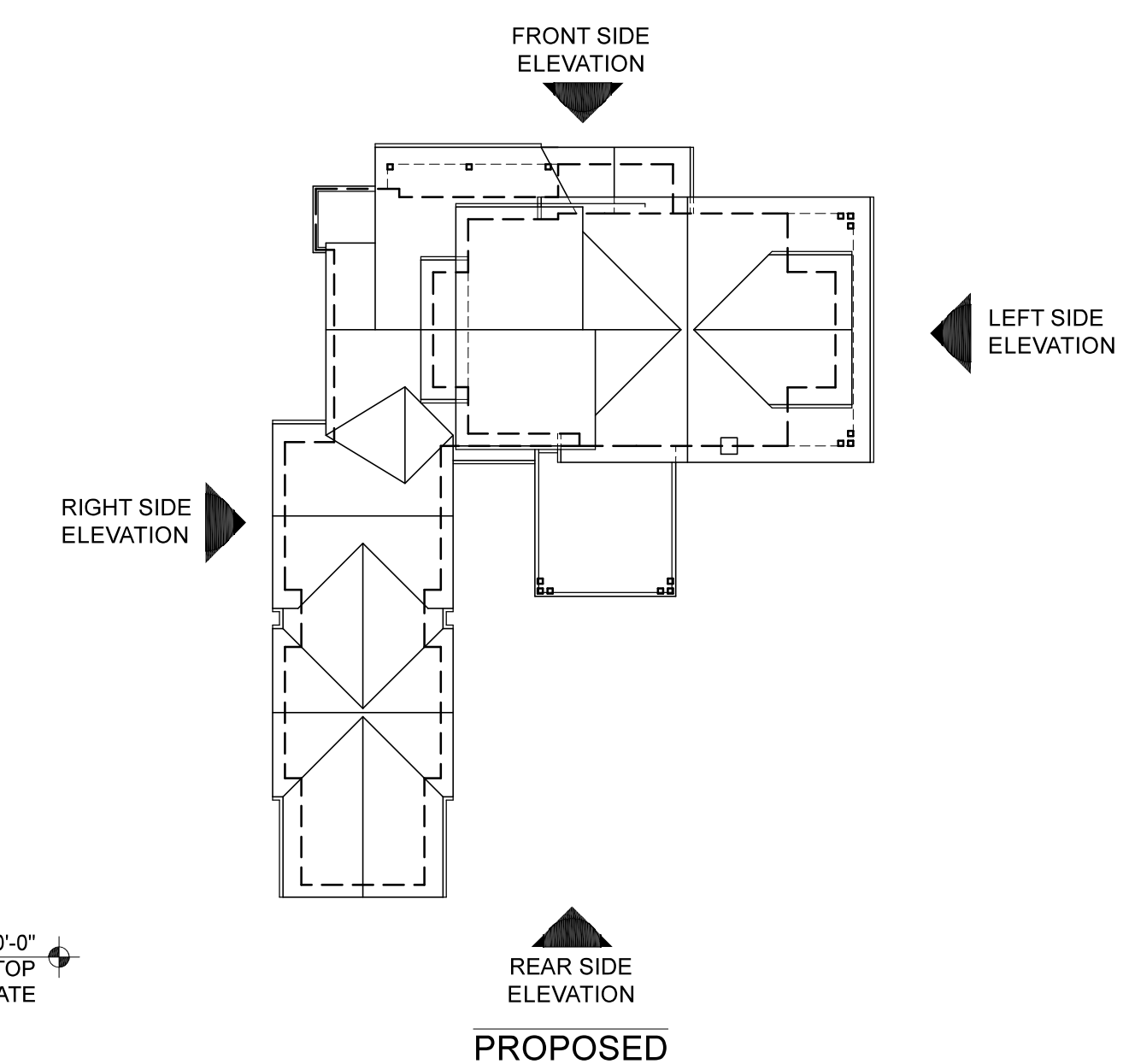
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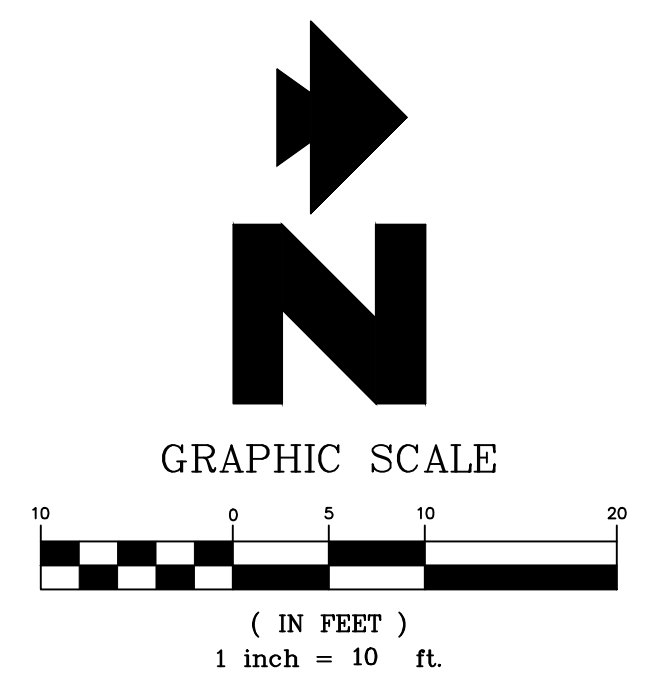
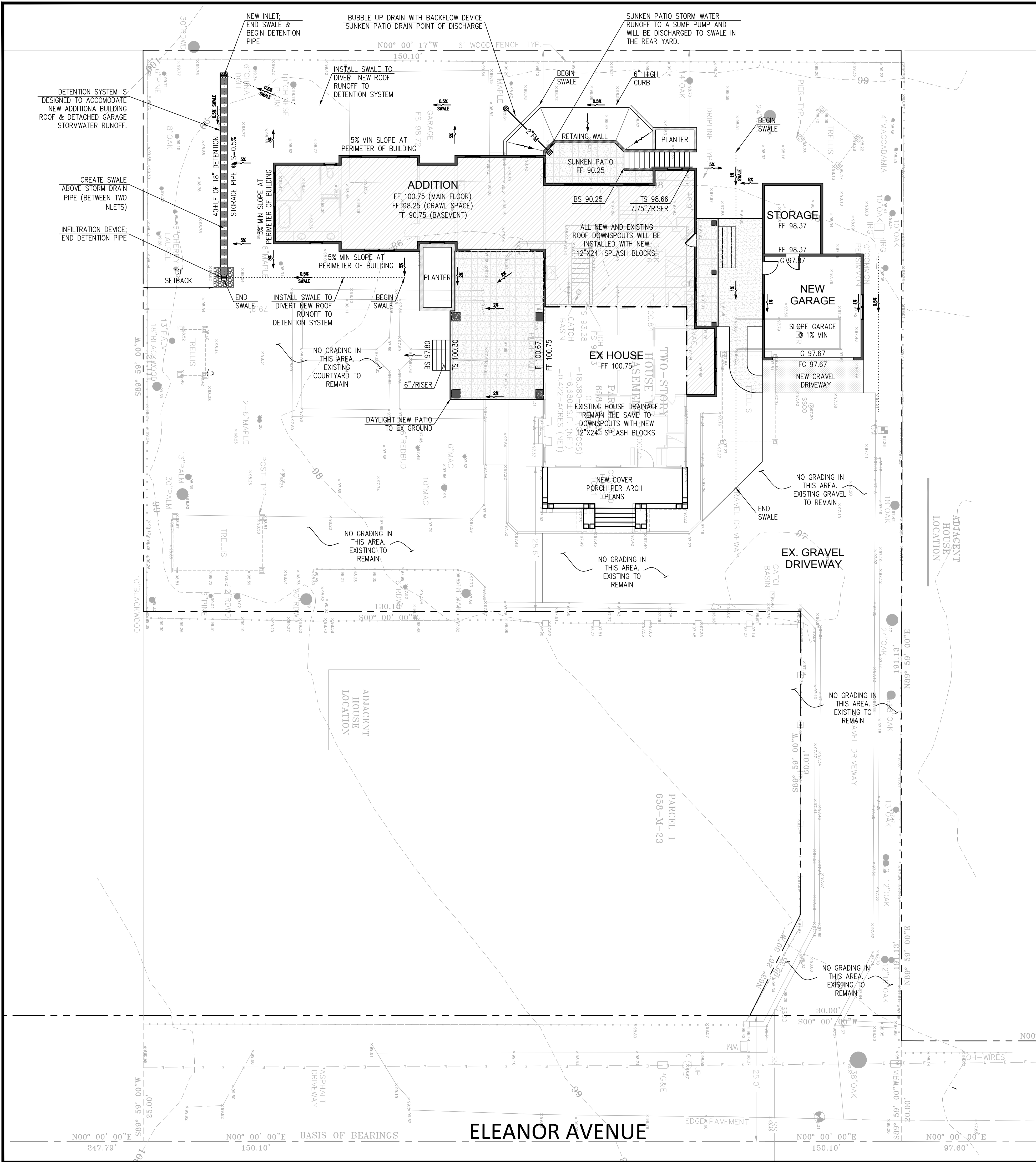
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**SHEET**  
**A5.3**



**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, Q=0.35 X 2.57 X 0.053, Q=0.048 CFS  
 VOLUME REQUIRED: V=1.5(Q POST - Q PRE) X 10 MIN, Q=1.5(0.123 - 0.048) X 600, Q=67.5 CF

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

- 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 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
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- [Symbol] = INFILTRATION DEVICE
- [Symbol] = AREA INLET
- [Symbol] = LIGHTWELL SUMP PUMP
- [Symbol] = STORM DRAIN PIPE
- [Symbol] = CONCRETE SPLASH PAD
- [Symbol] = STORM DRAIN PIPE
- [Symbol] = 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    |                      |
| 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

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |

**SCHEMATIC GRADING AND DRAINAGE PLAN**  
**JACOBSEN & PARMACEK RESIDENCE**  
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**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