



DATE: August 8, 2022

AGENDA ITEM #6

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Senior Planner
SUBJECT: H22-0002 – 725 University Avenue

RECOMMENDATION:

Recommend approval of an addition and minor exterior alterations to a Historic Resource property subject to the listed findings

PROJECT DESCRIPTION

The project is an application for alterations to a 403 square-foot accessory structure on a designated historic resource property at 725 University Avenue. The scope of work includes a 63 square-foot addition to the one-story accessory structure (garage) and exterior alterations to the exterior side and rear of the structure, including demolition of 85 square feet, for an accessory structure with a total area of 403 square feet.

BACKGROUND

On July 27, 2018, the Historical Commission approved an application for alterations to the historic resource property at 725 University Avenue. The scope of work includes modifications to the front, side, and rear yard areas of the property, including demolition of a non-historic pergola and accessory structure, construction of a new accessory structure along the rear property line, new landscaping, decks, garden tower, outdoor kitchen, fire pit, new spa, and associated hardscape and landscaping improvements.

On April 27, 2020, the Historical Commission approved a Historical Advisory Review for a second-story addition and exterior modifications to the existing two-story historic resource structure. The scope of work includes a 60 square-foot addition at the second story and exterior alterations to the front, interior side, exterior side, and rear of the structure, including demolition of 40 square feet of a 160 square-foot non-historic accessory structure (shed).

The residence at 725 University Avenue, known as the Scheid Residence was constructed in 1911 during Los Altos' early residential development period. This large, rambling two-story Craftsman style house is a good representative example of its style, and retains a good degree of integrity of location, workmanship, feeling, design and materials. The 2011 Department Parks and Recreation (DPR) forms that provides additional information about the structure's historic significance and physical integrity is included as Attachment A.

DISCUSSION

The historic character of the accessory structure is commensurate with that of a circa 1911 Gates House. The project historian has noted the east wall has already been compromised by the non-historic addition. While the accessory structure (garage) is being slightly enlarged, the proposed addition and exterior modifications continue to maintain the building's character, as a simple ancillary building.

The accessory structure alterations include minor changes to the roof and elevations that alter but maintain the mass and general appearance of the structure. The proposed alterations are only visible from Lee Street and the alley and will not compromise the historic character of the house or overall property. The garage will be clad in painted wood shingles with an asphalt roof shingle matching that of the house. The double hung and casement windows will be painted wood. The new Lee Street garage door while slightly wider, will follow the same design as the existing door.

Historical professional, Charles Duncan with Interactive Resource reviewed the project to ensure consistency with the Secretary of the Interior's Standards for the Treatment of Historic Structures (SOIS) (Attachment B and C), and the historian's and staff's comments are provided below:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Response: This application assumes the structure's continued use as a garage. The proposed alterations are required to slightly enlarge the original garage footprint to create a full two car garage. The alterations will not change the defining characteristics of the building nor its site and environment.

2. *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided."*

Response: The mass, scale, general geometry, and appearance will remain. The removal of the addition to the east is a part of a non-historic structure.

3. *"Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken."*

Response: The limited project scope only includes an enlargement of the garage. It is a very simple, restrained building that does not add conjectural features or elements from other buildings.

4. *"Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."*

Response: The garage currently has an addition that is not considered a contributor to the historic character of the property. There are no apparent changes that have acquired historic significance.

5. *“Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”*

Response: While the garage is being slightly enlarged, it is an extremely simple ancillary building. The east wall has already been compromised by the non-historic addition. The south wall will be reconstructed only 2'-4" to the south of the original wall using the same framing techniques with the same wood shingle cladding.

6. *“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”*

Response: There are no deteriorated features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Response: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. *“New additions, exterior alterations, or related new construction shall destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and environment.*

Response: The scope of this project is minimal involving moving two walls of a roughly square garage out by a maximum of 2'-4". Rather than differentiating, the new work from the old, it seems more appropriate, because the scale is so small, to rebuild the new walls to match the existing original walls.

10. *“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

Response: There would be no impetus with historical meaning to make this work reversible. As a garage, which is a minor ancillary building, the posed work would have no impact on the overall character of the property.

As outlined in the report from the Historical professional, Charles Duncan with Interactive Resource, the proposed demolition, addition, and exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Structures.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed by the Design Review Commission.

Community Outreach

The applicant conducted community outreach by mailing a letters with renderings of the accessory structure to neighbors in the immediate neighborhood context. A copy of the letter mailed to neighbors is provided as attachment B. Staff has not received any public comment regarding the proposed project.

Cc: D. DiVittorio, Applicant and Architect
E. and L. Albert, Owners

Attachments

- A. Secretary of the Interior's Standards Review Report, Interactive Resources
- B. Community Outreach Letter
- C. Project Plans

FINDINGS

H22-0002 – 725 University Avenue

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

H20-0001 – 725 University Avenue

GENERAL

1. **Expiration**

The Historical Commission Advisory Review approval will expire on August 8, 2024, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. **Approved Plans**

The approval is based on the plans and materials received on July 6, 2022, except as may be modified by these conditions.

3. **Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

4. **Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

ATTACHMENT A

725 University Avenue Garage Alterations
Los Altos, CA
Secretary of the Interior's Standards Project Analysis



Interactive Resources
Project No. 2021-053

Report Date:
February 25, 2022

Prepared for:
Eric and Lauren Albert
1757 Pilgrim Avenue
Mountain View, CA
94022



117 Park Place
Richmond, CA 94801

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Introduction

At the request of Eric and Lauren Albert, and their Architect Danielle DiVitorio, Interactive Resources, Inc. (IR) has prepared this Project Analysis Report to assess the proposed garage alterations at 725 University Avenue, Los Altos California, relative to its adherence to the Secretary of the Interior's Standards for the Treatment of Historic Properties Standards (SOIS). The subject property is identified as an individual historic resource in the City of Los Altos Historic Resources Inventory, Section IV, resource number 75 as the Scheid Residence. A larger project was analyzed for the main house in a report issued on January 28, 2020 by Interactive Resources. The garage alterations discussed in this report were not contemplated at that time. This report serves as an adjunct to the original report. The purpose of this analysis is to demonstrate that the proposed work adheres to the SOIS applying the Rehabilitation Treatment.

Methodology

Interactive Resources conducted a site visit on January 10th, 2020. Attending from IR was Charles Duncan, Preservation Architect. The purpose of the visit was to gather information on the property through direct observation, photograph the property, understand the neighborhood context and to gauge the nature of the proposed alterations. During that visit, sufficient information was collected to address the current and more modest garage alteration without an additional site visit. The proposed design was obtained by IR through the office of Di Vittorio Architecture and Design. In addition, the online Sanborn Map archive at the San Francisco Public Library was used to determine the earliest recorded (1926) configuration of the garage.

Descriptions

Property Description

The property (APN 175-18-057) is located on the north side of University Avenue at the intersection of Lee Street. It is bound by an alley at the rear and an adjacent property to the east. The lot is approximately one-third of an acre. There is no Sanborn Fire Insurance Map available from the 1911 construction date of the house; however, the 1926 Sanborn map shows that the property was composed of three combined lots which is the current condition. (Figure 1)

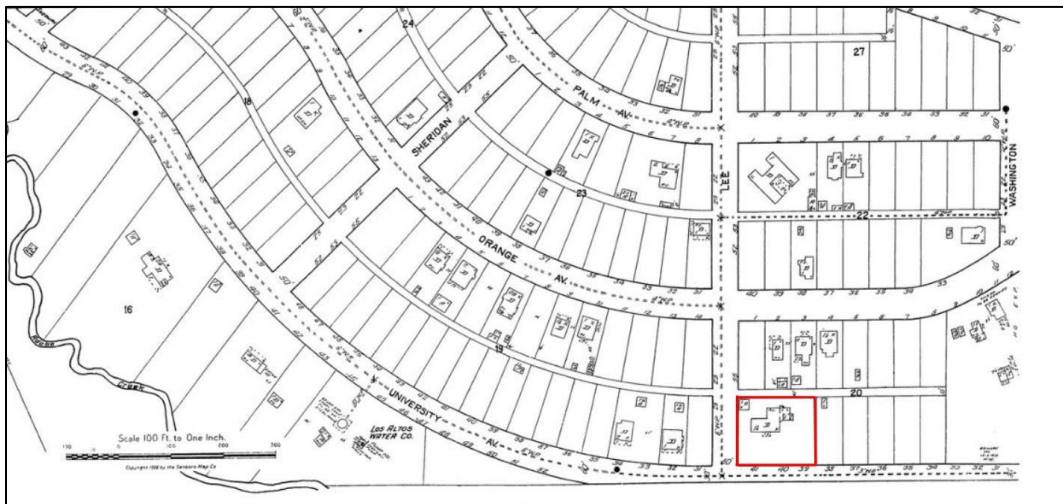


Figure 1 – 1926 Sanborn Fire Insurance Map of the vicinity showing the property

At the extreme northwest corner of the property at the corner of Lee Street and the alley is an ancillary building that shows up on the 1926 map. This may have been an early garage. The DPR forms are silent on the presence of the garage as contributor to the historic character of the property; however, the 1926 map shows a square ancillary building (designated by an "A" - looking more like a "D") at the corner of Lee Street and the alley at the north property line. At the time of construction of the house in 1911, it was not unusual for turn of the twentieth century houses of this type to have detached garages for early automobiles set apart from the main house. The earliest house with a garage that this author has encountered is the 1903 Gates House in San Jose which was owned by a physician who used a car in his practice. There is no direct evidence that the ancillary building at 725 University Avenue was a garage, but the term ancillary building was commonly used for "garage" in Sanborn Maps, and the structure faces directly onto Lee Street. In addition, the architectural stature of the subject house is commensurate with that of the Gates House. The original owner of the property was a salesman (as described in the DPR Forms) which could suggest that he owned a car as well. It seems reasonable to conclude that the garage is original to the property's 1911 construction. (Figure 2)

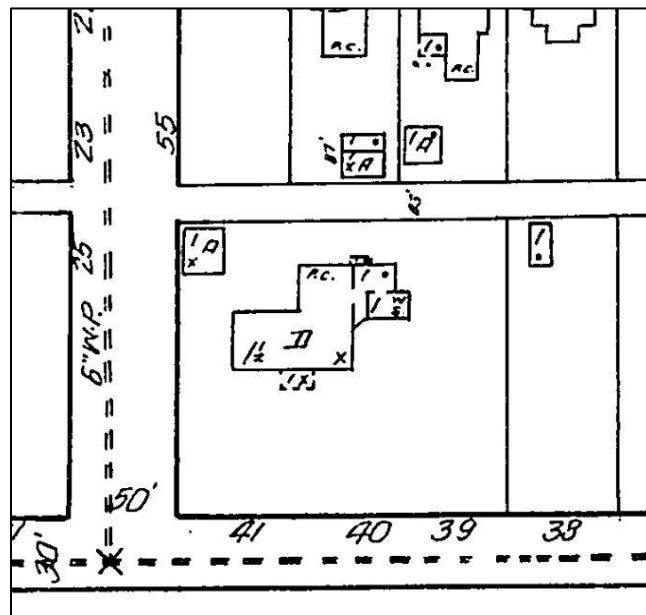


Figure 2 – 1926 Sanborn Map of the property showing the garage in the upper left-hand corner

Existing Garage Description

The garage is located at the intersection of Lee Street and the alley at the rear of the property. It is comprised of two sections. The original part is a rough square of 20'-2½" x 18'-4 ¼" with the 20-foot side being the Lee Street front. The second portion is an addition to the rear of the garage that is 8'-6" by 14'-4". The roof of the larger portion is gable ended with the ridge paralleling Lee Street and the addition perpendicular to Lee Street. It has large overhangs with exposed rafters at the eaves. The roof is clad in asphalt shingles. The building is clad in painted wood shingles. A wide roll up wooden door is the automobile entry facing Lee Street and there are wood double hung and casement windows facing the alley to the north and yard to the east.



Figure 3 – Current satellite image of the site (County Assessor’s Office overlaid on Google Maps image) Note that the Assessor’s property lines (yellow) are imprecise relative to the satellite image

The 1926 Sanborn Map and its subsequent 1932 amendment show a square ancillary structure. The scale of Sanborn maps is very small - at one foot to one fiftieth of an inch, but they are notable for their accurate footprints. The current Google Maps configuration shows an extension of the garage to the east (rear) giving the garage an “L” configuration. We believe that the date of this addition is 1959. We also believe that this addition to the garage is not a contributor to the historic fabric of the property. (Figures 4 through 8)



Figure 4 – Lee Street (front) elevation



Figure 5 – Lee Street (front) elevation



Figure 6 –North (alley side) elevation



Figure 7 –East (addition) elevation

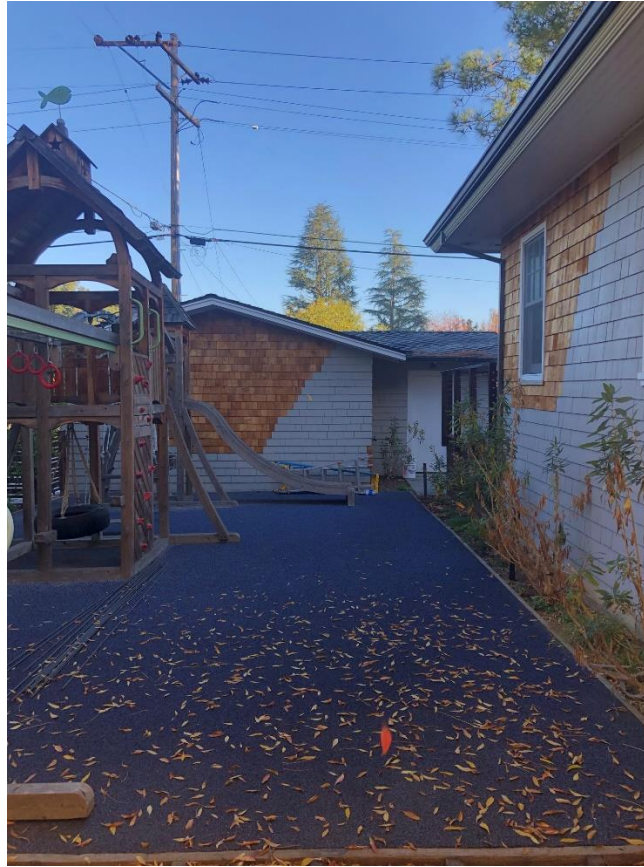


Figure 8 – South (garage – to left, and addition – to right) elevation

Project Description

The current garage is not large enough to park two cars side by side. The owners wish to alter the existing garage to accommodate a two-car configuration. This entails moving the south wall to the south by 2'-4" and the east (rear wall) to the east by 1'4". However, this increase in footprint puts the overall lot coverage over the allowable limit. To that end, the 1959 addition will be demolished to bring the square footage of lot coverage to within the allowable limit.

The garage alterations include minor changes to the roof and elevations that alter but maintain the mass and general appearance of the structure. The proposed alterations are only visible from Lee Street and the alley and will not compromise the historic character of the house or overall property. The garage will be clad in painted wood shingles with an asphalt roof shingle matching that of the house. The double hung and casement windows will be painted wood. The new Lee Street garage door while slightly wider, will follow the same design as the existing door. (Figures 9 through 12)

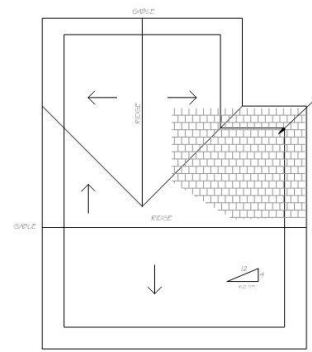
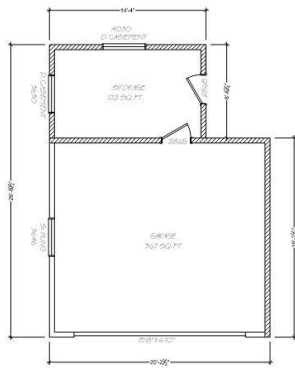


Figure 9 –Existing garage plan to left, and existing roof plan to right

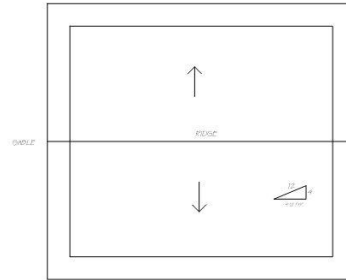
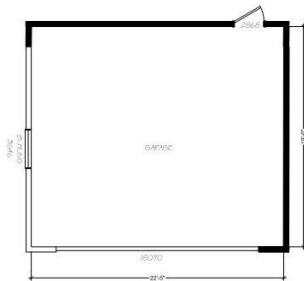


Figure 10 –Proposed garage plan to left, and proposed roof plan to right

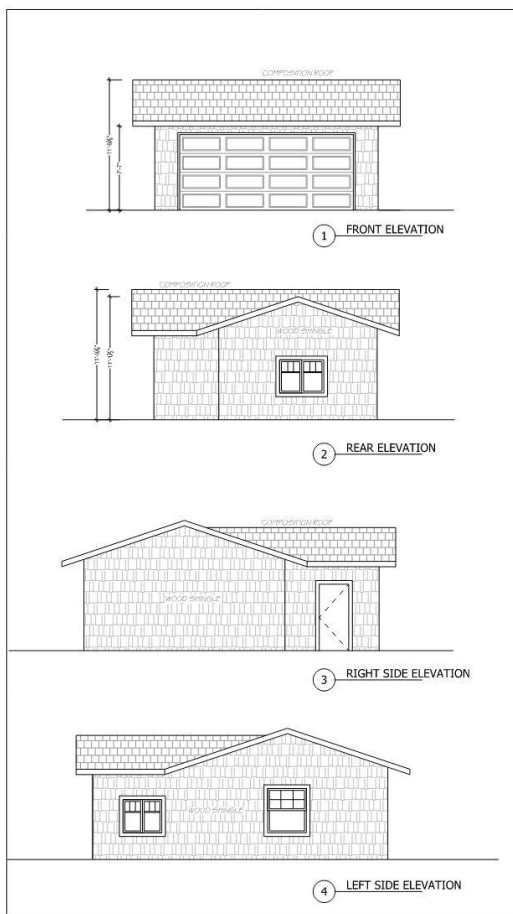


Figure 11 –existing elevations

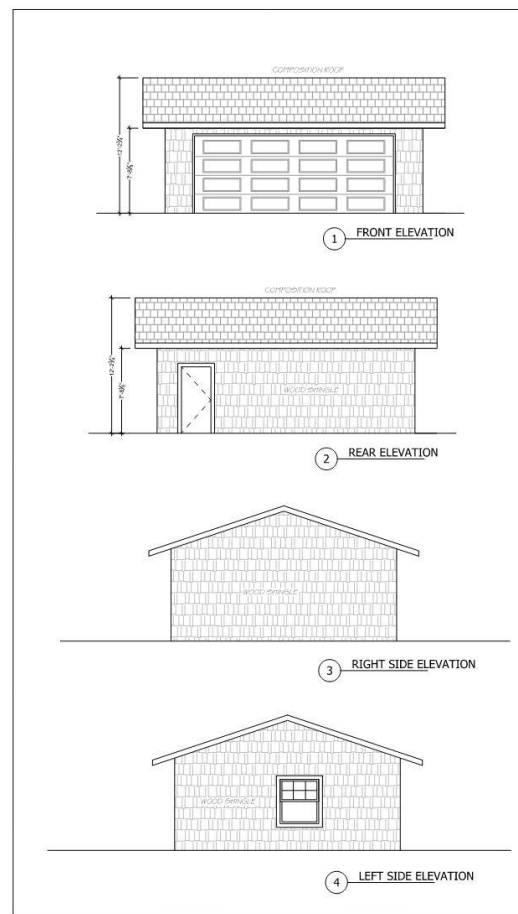


Figure 12 – proposed elevations

Consistency with the Secretary of the Interior's Standards

Regulatory Setting

In accordance with the requirements of the California Environmental Quality Act (CEQA), any proposed work on properties appearing on a historical inventory at the local, state, or federal level, should be done in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Weeks and Grimmer, 1995).

The subject property is identified as an historic resource in the City of Los Altos Historic Inventory. As it is currently understood, the proposed work involving the alterations to 725 University Avenue qualifies as a Rehabilitation project as defined by the *Secretary's Standards and Guidelines*:

The Secretary of the Interior defines Rehabilitation as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural value.

The *2017 CEQA Statute and Guidelines* publication states that a proposed project may have a significant effect on the environment if it would create "an effect that may cause a substantial adverse change in the significance of a historical resource." Specifically, substantial adverse changes include "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired" (*CEQA Guidelines* section 15064.5(b)(1)).

The *2017 CEQA Statute and Guidelines* publication further states that:

"Generally, a project that follows the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for... Rehabilitating... Historic Buildings* or the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1995) shall be considered as mitigated to a level of less than a significant impact on the historical resource (*CEQA Guidelines* section 15064.5(b)(3))."

A project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Project Analysis using the Secretary of the Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Commentary: This application assumes the structure's continued use as a garage. The proposed alterations are required to slightly enlarge the original garage footprint to create a full two car garage. The alterations will not change the defining characteristics of the building nor its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Commentary: The mass, scale, general geometry, and appearance will remain. The removal of the addition to the east is a non-historic structure.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Commentary: The limited project scope only includes an enlargement of the garage. It is a very simple, restrained building that does not add conjectural features or elements from other buildings.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Commentary: The garage currently has an addition that is not considered a contributor to the historic character of the property. There are no apparent changes that have acquired historic significance.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Commentary: While the garage is being slightly enlarged, it is an extremely simple ancillary building. The east wall has already been compromised by the non-historic addition. The south wall will be reconstructed only 2'-4" to the south of the original wall using the same framing techniques with the same wood shingle cladding.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Commentary: There are no deteriorated features.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Commentary: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Commentary: The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Commentary: The scope of this project is minimal involving moving two walls of a roughly square garage out by a maximum of 2'-4". Rather than differentiating, the new work from the old, it seems more appropriate, because the scale is so small, to rebuild the new walls to match the existing original walls.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Commentary: There would be no impetus with historical meaning to make this work reversible. As a garage, which is a minor ancillary building, the posed work would have no impact on the overall character of the property.

Conclusion and Finding

Under CEQA, a project's impact on a historic resource may be considered less than significant if the project is implemented in accordance with the Secretary's Standards.

Based on the above analysis, the proposed design appears to be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties – Rehabilitation Treatment.

Consultant Qualifications

Pursuant to Code of Federal Regulations, 36 CFR Part 61, the author, Charles Duncan meets the Secretary of the Interior's qualification standards for professionals in historic architecture and architectural history.

References

- California Natural Resources Agency. *2017 California Environmental Quality Act (CEQA) Stature and Guidelines*. Palm Desert, CA: Association of Environmental Professionals (AEP) 2017.
- City of Los Altos Historic Preservation Ordinance and Resource Inventory
- City of Los Altos, Historical Commission Staff Report 15-H-02 – 725 University Avenue, Gallegos, Sean
- DiVittorio Architecture & Design, Architectural site plan floor plans, and elevations used in this report, February 2022
- Google Maps, www.google.com/maps, accessed, January 15, 2020
- McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1992.
- Sanborn Fire Insurance Maps, Los Altos, 1926 and 1926 –1932 editions, San Francisco Public library Online Archive.
- Santa Clara County Assessor’s Office. Property records for APN 175-18-057. Accessed on-line.
- State of California Department of Parks and Recreation (DPR) Primary Record Forms, Scheid Residence. Recorded by Circa: Historic Property Development. Recorded 2011.
- Weeks, Kay and Grimmer, Anne. *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating Restoring & Reconstructing Historic Buildings*. Washington D. C.: National Park Service, 1995.

ATTACHMENT B

June 1, 2022

Hi Neighbors!

We wanted to say HI as we're preparing to *finally* move into 725 University Ave, likely by the end of June. When we bought the house in September 2019 we never anticipated it'd take us so long to move. We and our son Sammy (who is now 4 and a half!) can't wait to be in the neighborhood and to get to meet all of you.

We do have one more thing to ask of the city as we attempt to wrap up the remodel, and we wanted to let you know about it. When we bought the house its detached garage was described as a 2-car garage. Unfortunately that's not quite the case — it's not deep or wide enough to fit two modern cars. Fortunately there's an extra storage area in the back of the garage which is not historical. We are proposing to remove that extra storage area while making the garage about 3' wider and 2.5' deeper, reducing the overall square footage of the detached garage building by a little bit while giving us space to fit 2 cars inside. We'll keep the exterior style of the garage the same as it is today; it'll just be a little bit wider. We've included another page which shows what it will look like.

Due to the unusual layout of the property and the house's classification as a Los Altos Historic Resource, this change requires a variance from the city's Design Review Commission and approval from the Historical Review Commission. This will be discussed at upcoming hearings from those commissions. Dates and times are available on the city's web site, losaltosca.gov.

Having garage space for 2 cars turns out to be even more important to us than it was back in 2019. We're thrilled that after 3 years of IVF, we're expecting identical twin girls this fall! We can't wait to have all 3 kids playing in the neighborhood and joining the huge crowds for Halloween.

If you have any questions or thoughts on the garage change (or about anything else about our multi-year remodel), or if you'd like to say hi, or if you have little kids who would love playmates, we'd love to hear from you! Please drop us a note or give us a call. Thanks!

Eric, Lauren, and Sammy Albert
408-460-8354
laurenanderic@lmfeja.com

Here is what the garage looks like today, followed by renderings of what it will look like after the changes:



EXISTING GARAGE IMAGES

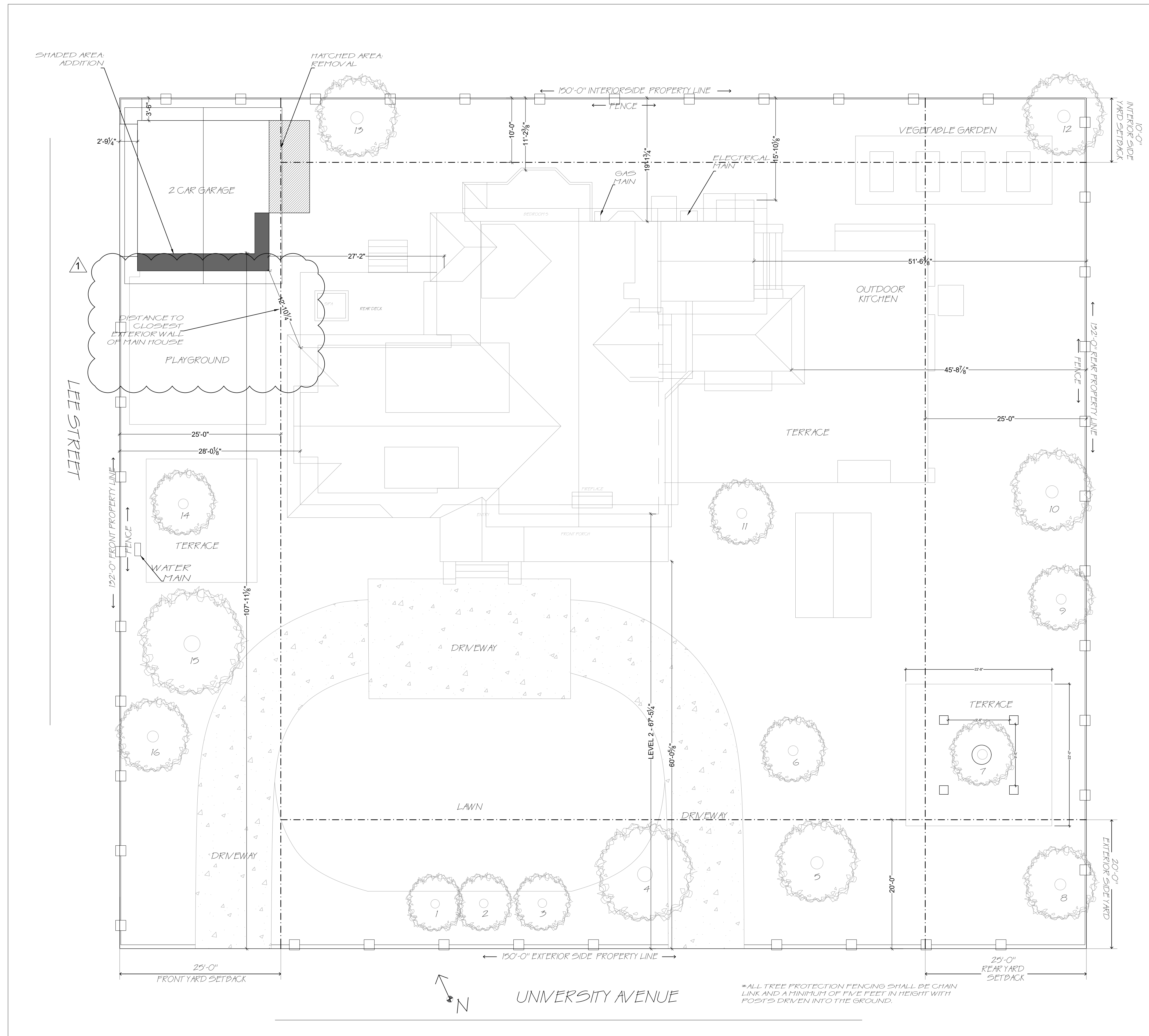


PROPOSED RENDERINGS

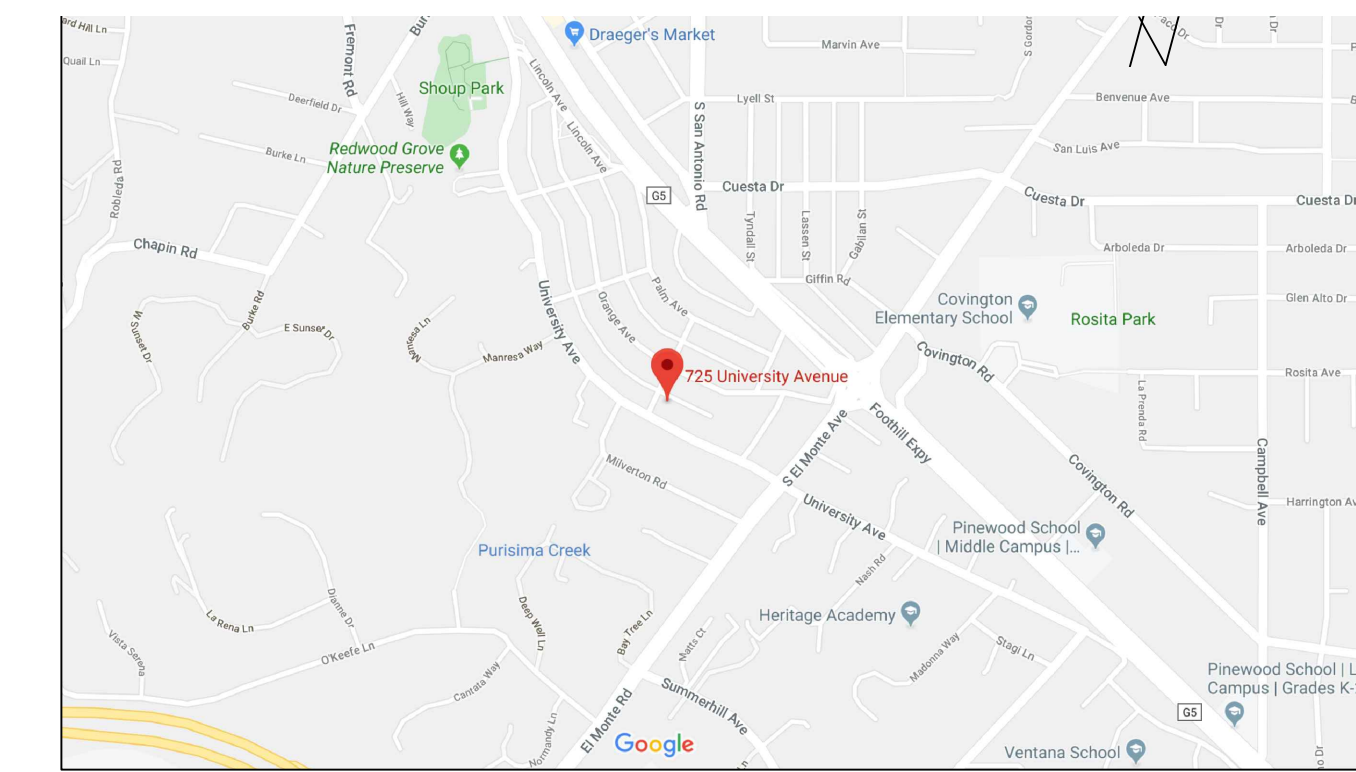
Please Note: The rendering inadvertently leaves out the exposed roof rafters at the bottom of the roof. They will still be there, maintaining the style of the garage as it is today.

ATTACHMENT C

SITE PLAN



VICINITY MAP



SHEET INDEX

SA-1	SITE PLAN & COVER
A1.1	EXISTING FLOOR PLAN AND ROOF PLAN
A1.2	PROPOSED FLOOR PLAN AND ROOF PLAN
A1.3	EXISTING AND PROPOSED ELEVATIONS
A1.4	AREA OF WORK SECTIONS
E1	PROPOSED ELECTRICAL
GB-1	CA GREEN CODE 2019

PROJECT TEAM

ARCHITECTURAL DESIGNER
 DANIELLE DIVITTORIO
 PH: 408.655.0565
 EMAIL: D_DIVITTORIO@YAHOO.COM

GENERAL CONTRACTOR
 JIM WALTERS CONSTRUCTION
 PH: 650.596.9751
 JIMWALTERSCONSTRUCTION@GMAIL.COM

STRUCTURAL ENGINEER
 JOHN DIVITTORIO
 PH: 408.316.9281
 EMAIL: JAD_ENG1@YAHOO.COM

PROJECT NOTES

SCOPE OF WORK:

REMODEL OF GARAGE TO MAKE TRUE TWO CAR GARAGE. REMOVE STORAGE AREA AT BACK OF SHED, 20' SQ. FT. TOTAL. ADDITION TO SIDE OF GARAGE OF 63' SQ. FT. TOTAL GARAGE SQUARE FOOTAGE DECREASES BY 22' SQ. FT. SIDE WINDOW TO REMAIN AS IS. NEW GARAGE DOOR AND NEW DOOR OUTSIDE OF BACK OF GARAGE. PROPOSED 2 EV CHARGERS.

ZONING R-110 LOT #57 APN #175-18-057 - YEAR BUILT: 1911 HISTORIC RESOURCE LOT SIZE: 19,800 SF.

EXISTING HOUSE: 4,122 SF.
 EXISTING GARAGE: 425 SF.

OCCUPANCY - R-3, TYPE OF CONSTRUCTION - VP

NOTE

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

- CRC 2019 CALIFORNIA RESIDENTIAL CODE
- CEC 2019 CALIFORNIA ELECTRICAL CODE
- CPC 2019 CALIFORNIA BUILDING CODE
- CPC 2019 CALIFORNIA PLUMBING CODE
- CNC 2019 CALIFORNIA MECHANICAL CODE
- CEC 2019 CALIFORNIA ENERGY CODE
- CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

ZONING COMPLIANCE

	EXISTING	PROPOSED	ALLOWED/REQ.
Lot Coverage: Land area over 6' in height	3220 sq.ft. 16.3%	3198sq.ft. 16.1%	5940 sq.ft. 30 %
Floor Area: Measured to outside surface of exterior walls - garage included in totals	4727 sq.ft. GARAGE: 425 sq. ft.	4705 sq.ft. GARAGE: 403 sq.ft.	4730 sq.ft. 35%
SETBACKS:			
Front	2 ft. 10 in.	2 ft. 10 in.	25 ft.
Rear	121 ft.	126 ft.	25 ft.
Right Side (1st/2nd) EXTERIOR	107 ft. 10 in.	105 ft. 2 in.	20 ft./ 20 ft.
Left Side (1st/2nd) INTERIOR	3 ft. 6 in.	3 ft. 6 in.	10 ft./ 17.5 ft.
HEIGHT - GARAGE	11 ft. 2 3/4 in.	11 ft. 6 1/2 in.	12 ft.

SQUARE FOOTAGE BREAKDOWN

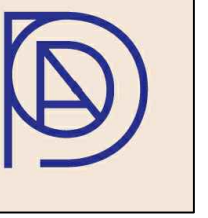
	EXISTING	CHANGE IN	TOTAL PROP.
HABITABLE LIVING AREA: Includes habitable basement	4182 sq.ft.	n/a	4182 sq.ft.
NON-HABITABLE AREA: Covered porches/open structures not included	425 sq.ft.	-22 sq.ft.	403 sq.ft.

LOT CALCULATIONS

NET LOT AREA:	19800 sq.ft.
FRONT YARD HARDSCAPE AREA: Shall not exceed 50% of setback	(garage, playground floor, driveway) 1471 sq.ft. 44%
LANDSCAPE BREAKDOWN:	
Total hardscape area (existing and prop)	6435 sq. ft.
Existing softscape (undisturbed) area	13365 sq. ft.
(N) softscape (new or replaced landscape) area	0 sq. ft.
Sum of all three should equal the site's net lot area	

SITE PLAN AND COVER SHEET

REVISIONS	BY
1	5/13/2022



DI VITTORIO
ARCHITECTURE & DESIGN
 1512 WALNUT DRIVE
 CAMPBELL CA, 95008
 408.655.0565

408-460-8354

PROPOSED REMODEL TO:
ALBERT RESIDENCE
 ERIC AND LAUREN ALBERT
 725 UNIVERSITY AVENUE
 LOS ALTOS, CA 94022

DRAWN BY: DANIELLE DIVITTORIO

CHECKED BY: *Danielle Divittorio*

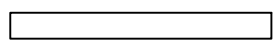
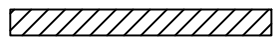

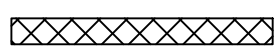
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DATE: FEB. 28, 2022

SHEET NO.

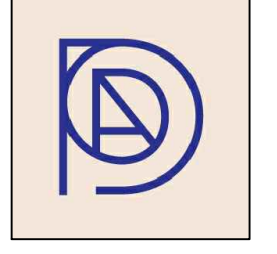
SA.1

WALL LEGEND

-  EXISTING WALL TO REMAIN
-  WALL TO REMOVE
-  NEW WALL
-  EXTERIOR WALL TO BE INTERIOR WALL

DIMENSIONS TO FINISHED WALL

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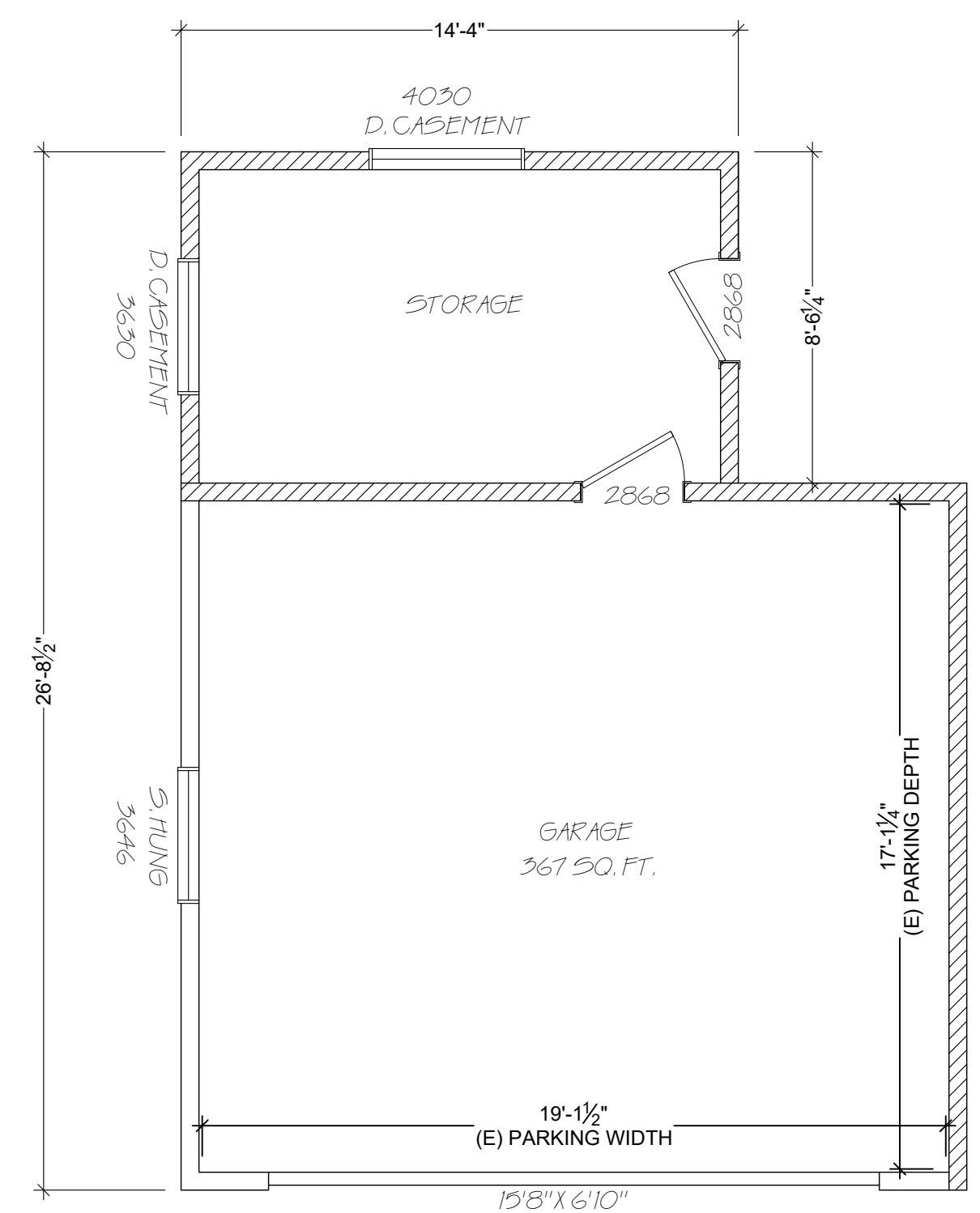


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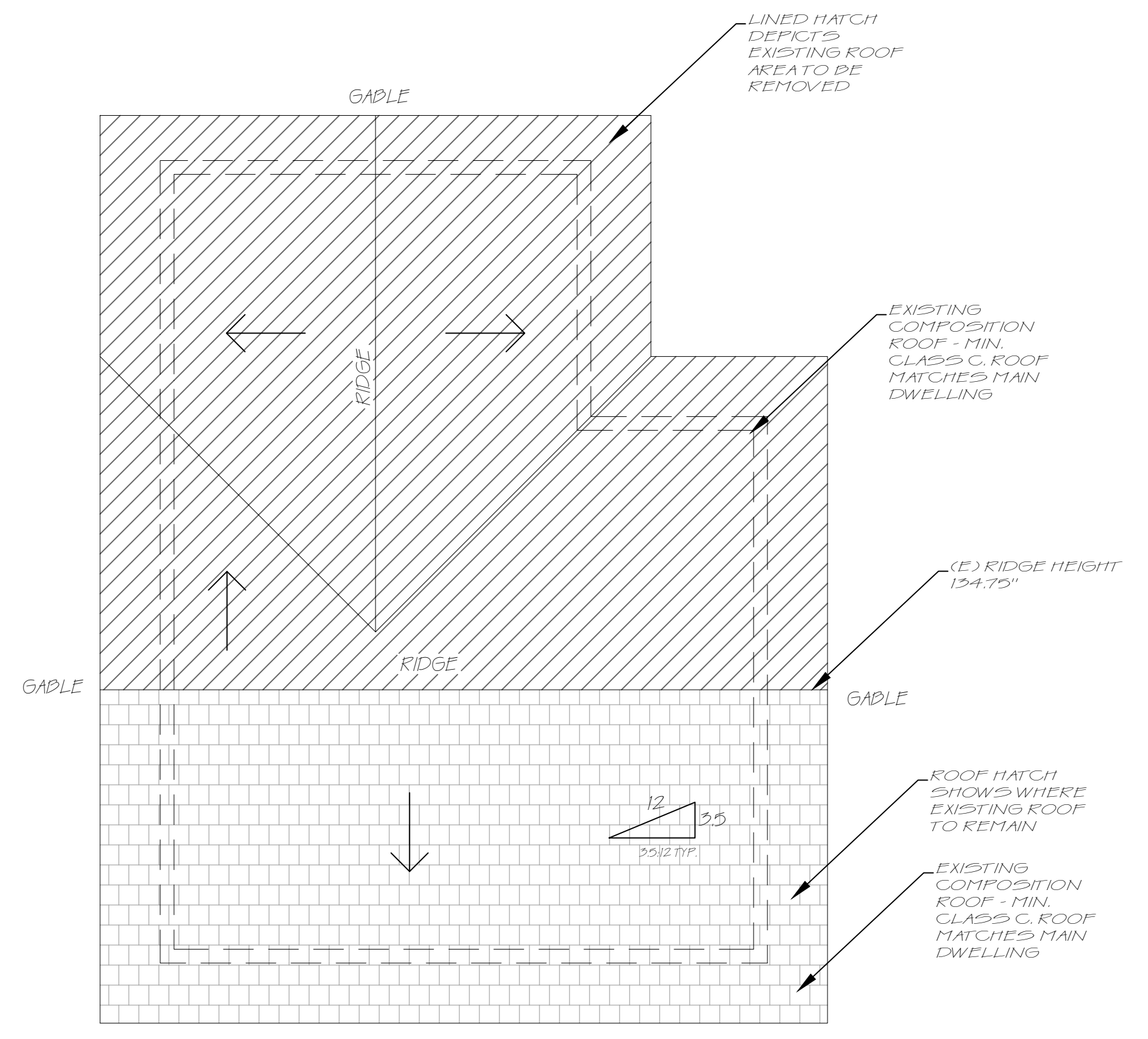
408.460.8354

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ERIC AND LAUREN ALBERT
725 UNIVERSITY AVENUE
LOS ALTOS, CA 94022

DRAWN BY: DANIELLE DIVITTORIO
Danielle Divittorio
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: FEB. 28, 2022
SHEET NO. **A1.1**



EXISTING FLOOR PLAN - GARAGE

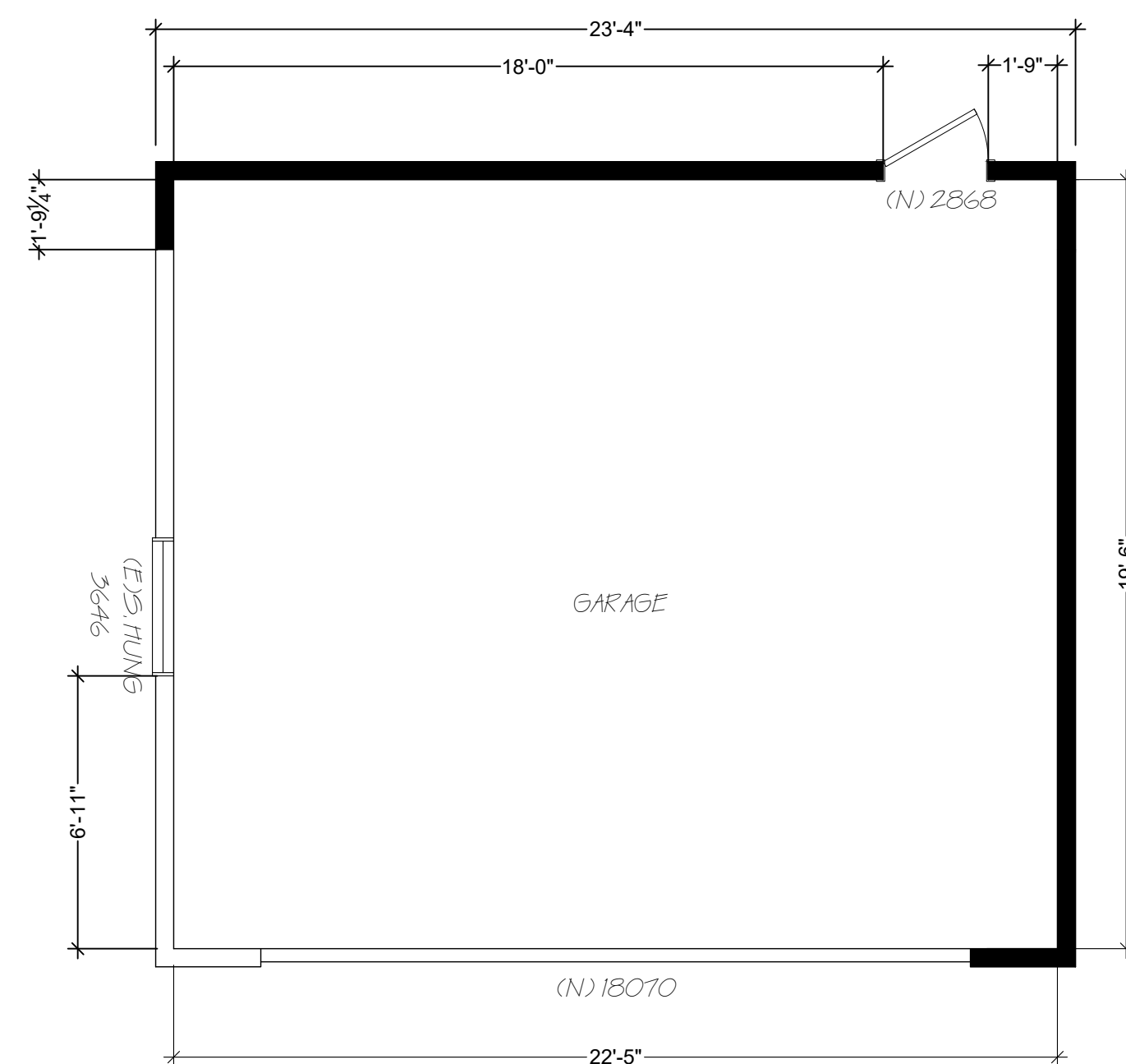


EXISTING ROOF PLAN - GARAGE

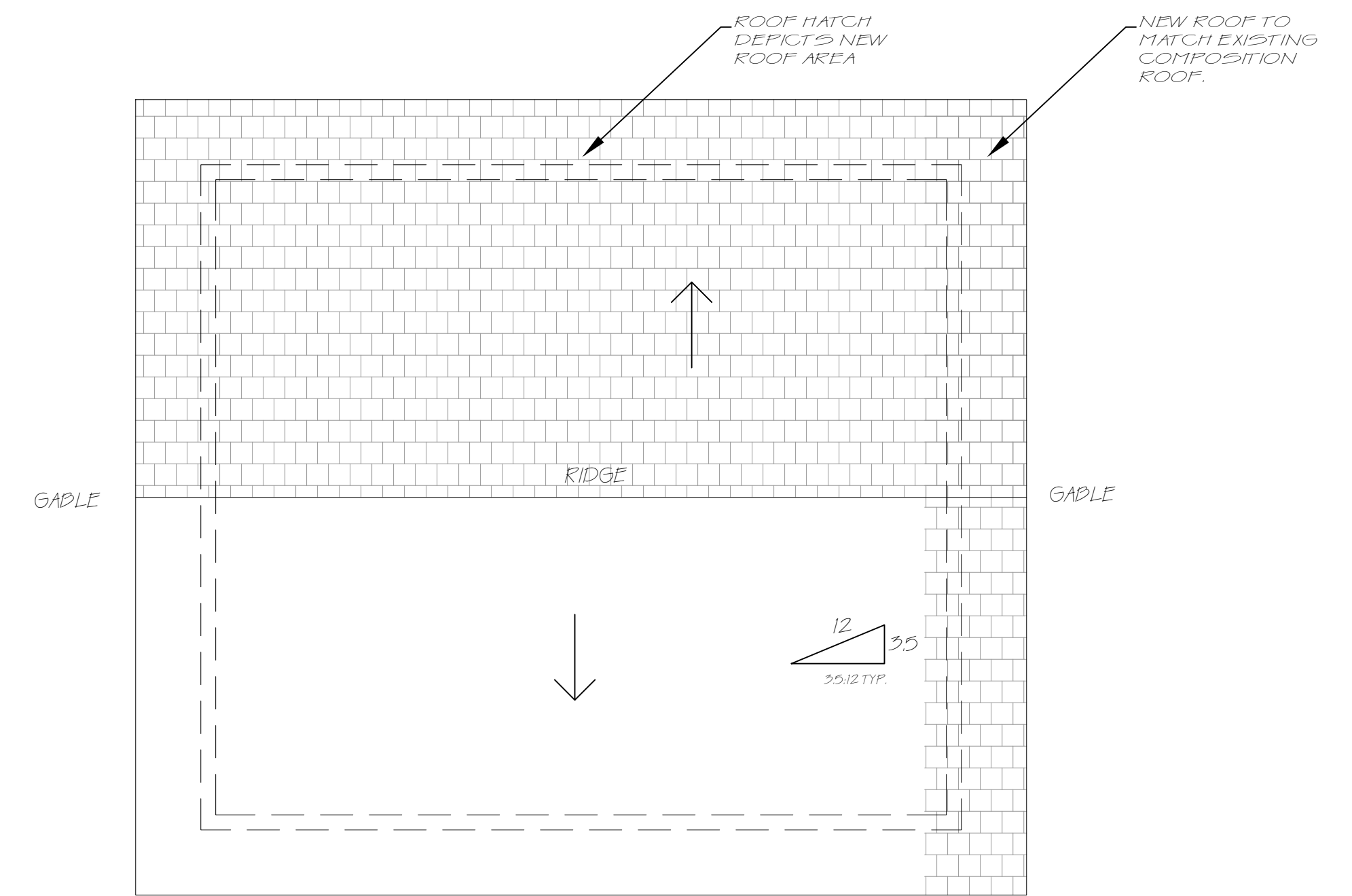
WALL LEGEND

-  EXISTING WALL TO REMAIN
-  WALL TO REMOVE
-  NEW WALL
-  EXTERIOR WALL TO BE INTERIOR WALL

NOTE: DIMENSIONS TO ROUGH FRAMING STUDS

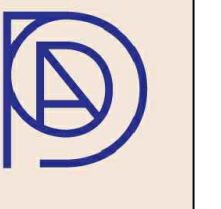


PROPOSED FLOOR PLAN - GARAGE



PROPOSED ROOF PLAN - GARAGE

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



CHECKED BY:

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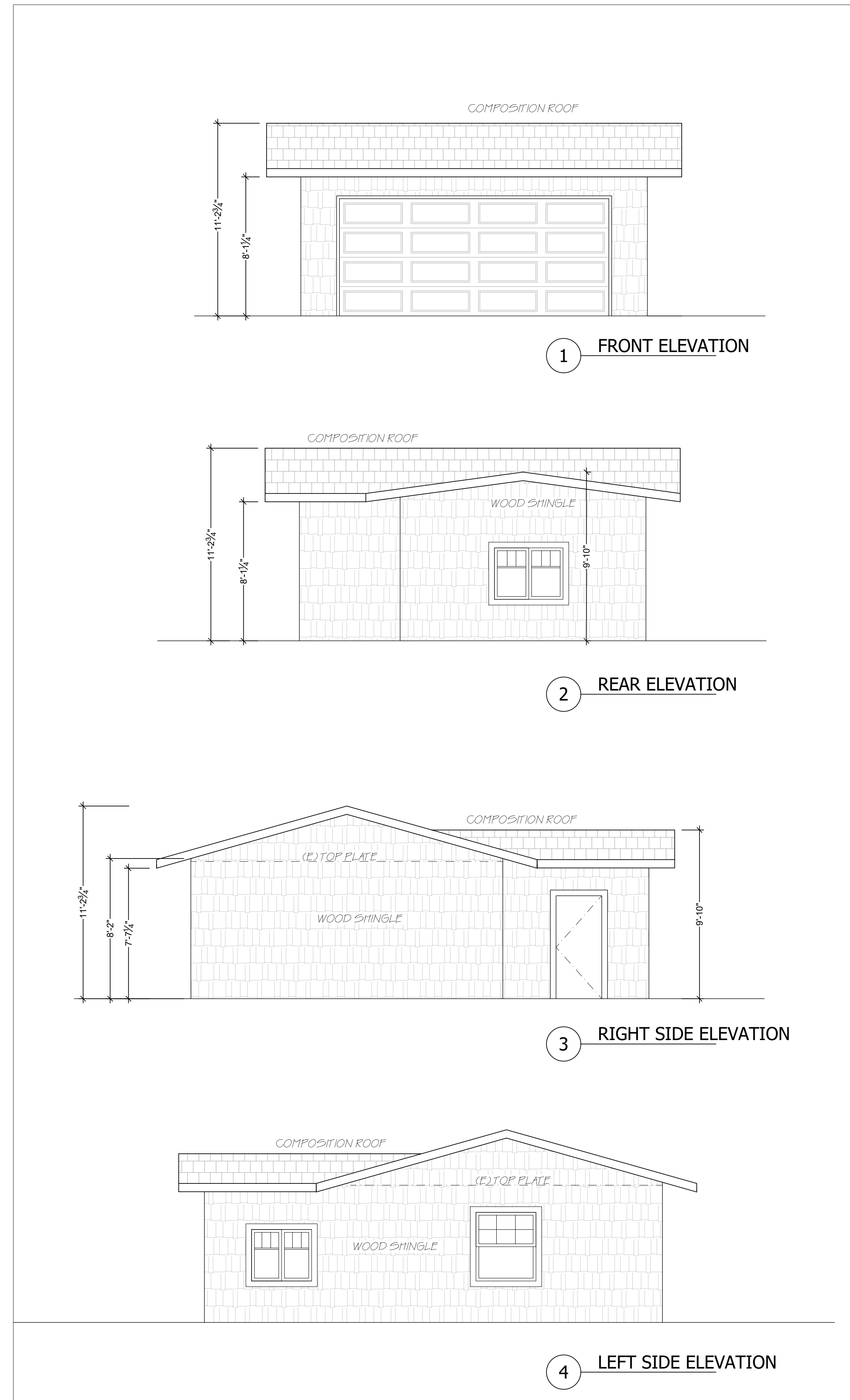
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SHEET NO. **A1.2**

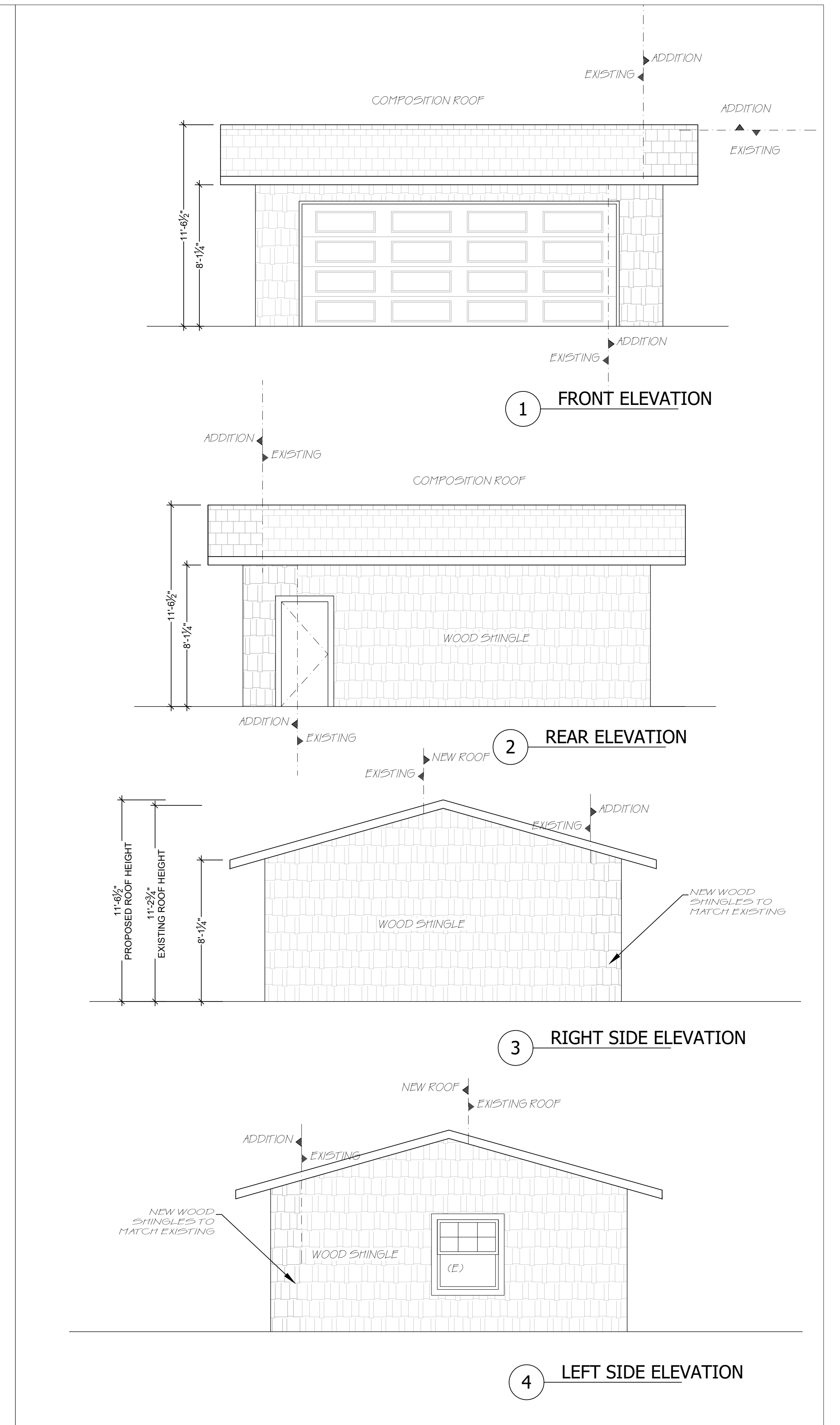
KEY

-  FOUNDATION VENTS
-  COMPOSITION ROOF
-  EXISTING SHINGLE SIDING
-  EXISTING FIREPLACE BRICK
-  ATTIC VENT AT GABLE

TREAD, RISE, HANDRAIL SPECS:
 HAND RAILS SHALL BE 34" TO 38" ABOVE THE NOSING OF TREADS, ENDS OF HANDRAILS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
 HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSIONS AND SHALL HAVE A SMOOTH GRIPPING SURFACE WITH NO SHARP CORNERS. SEE THE ABOVE MENTIONED CODE CHAPTER FOR ADDITIONAL INFORMATION REGARDING HANDRAIL REQUIREMENTS.
 36" DEEP LANDING AS REQUIRED, 4" MIN. 7 3/4" MAX STEP DOWN FOR INSWING AND SLIDING DOORS; SLOPE 2% AWAY FROM HOUSE
 ALL STAIRWAYS TO BE MIN. 36" WIDE FOR RISE, RUN HANDRAIL AND GUARDRAIL REQUIREMENTS.

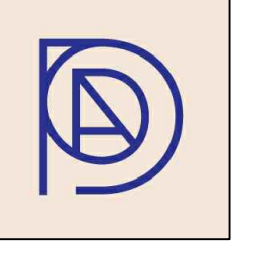


EXISTING ELEVATIONS



PROPOSED ELEVATIONS

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408-460-8354

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 SCALE: 1/4" = 1'-0"
 DATE: FEB. 28, 2022
 SHEET NO. **A1.3**

LIGHT FIXTURE NOTES:

- ALL LIGHTING TO BE HIGH EFFICACY (ie pin based CFL, pulse-start MH, HPS, GU-24 sockets other than LEDs, LED luminaires with integral source)
- SCREW BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SCREW BASED JAB (JOINT APPENDIX B) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS "JAB-2016 OR JAB-2016-E"
- JAB-2016-E LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRES.
- ALL CAN LIGHTS TO BE IC/AT RATED.
- THE FOLLOWING LOCATIONS TO HAVE JAB COMPLIANT LIGHT SOURCES, CONTROLLED BY VACANCY SENSORS OR DIMMERS (exception closets less than 70SF and hallways):
 - CEILING RECESSED DOWNLIGHT LUMINAIRES
 - LED LUMINAIRES WITH INTEGRAL SOURCES
 - PIN-BASED LED LAMPS
 - GU-24 BASED LED LIGHT SOURCES
- ONE FIXTURE IN BATHROOM TO BE CONTROLLED BY VACANCY SENSOR
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING.
- OUTDOOR LIGHTING AS HIGH EFFICACY WITH MANUAL ON/OFF SWITCH AND PHOTOCONTROL AND MOTION SENSOR.

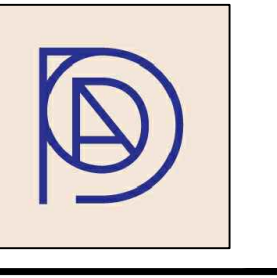
ELECTRICAL NOTES:

- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FT. FROM ANY OPENINGS INTO THE BUILDING. (DRYERS, BATH AND UTILITY FANS, ETC. MUST BE 3 FT AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS.)
- NO DOMESTIC DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD WASTE DISPOSER WITHOUT THE USE OF AN APPROVED DISHWASHER AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE. LISTED AIRGAPS SHALL BE INSTALLED WITH THE FOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRAINBOARD, WHICHEVER IS HIGHER.
- MINIMUM TWO 20-AMP SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLY WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, DINING SPACE, OR SIMILAR AREAS. Note: these circuits cannot serve outside plugs, range hood, disposals, dishwashers, or microwaves -- only the required countertop/wall outlets including the refrigerator.
- ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLING UNIT kitchens, family rooms, dining rooms, living rooms, bedrooms, sunrooms, closets, hallways, laundry areas or similar rooms SHALL BE DE PROTECTED BY AN ARC-Fault CIRCUIT.
- MAINTAIN THE REQUIRED WORKING CLEARANCES AT THE AC EXTERIOR ELECTRICAL DISCONNECT.
- VACANCY SENSORS ON ONE LIGHT IN THE FOLLOWING ROOMS: BATHROOMS, GARAGE, LAUNDRY, AND UTILITY ROOMS PER 100.0 (K)2 CEC.
- MINIMUM SEPARATE ELECTRICAL CIRCUITS FOR:
 - 20 AMP'S FOR THE BATHROOMS 210.11(B)(2) CEC
 - 20 AMP LAUNDRY CIRCUIT 210.11 (B) (2) CEC
 - DRYER 30 AMP MINIMUM 220V
 - MOTOR (FAU)

ELECTRICAL LEGEND

\$	SWITCH
\$ DIM	DIMMER SWITCH
\$ 3/4	3 AND 4 WAY SWITCH
⊕	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET
⊖	DEDICATED CIRCUIT
⊕ WP	WATERPROOF DUPLEX RECEPTACLE OUTLET
⊕ GFI	GROUND FAULT INTERRUPTER RECEPTACLE OUTLET
⊕ U	ARC FAULT CIRCUIT INTERRUPTER RECEPTACLE OUTLET W/ USB
⊕	SURFACE MOUNTED LED LIGHT FIXTURE
⊕ P	PENDANT LOW VOLTAGE LIGHT FIXTURE
⊕	RECESSED LED LIGHT FIXTURE - ALL CANNED LIGHTS TO BE IC/AT RATED
⊕	ENERGY STAR - EXHAUST VENTILATION FAN EQUIPPED WITH BACKDRAFT DAMPERS
⊕	CEILING FAN WITH LED LIGHT FIXTURE
⊕	SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP AND INTERCONNECTED
⊕	CARBON MONOXIDE / SMOKE DETECTOR 110V W/ 10 YEAR BATTERY BACK UP
⊕	HEATING REGISTERS PER R309.9 CRC

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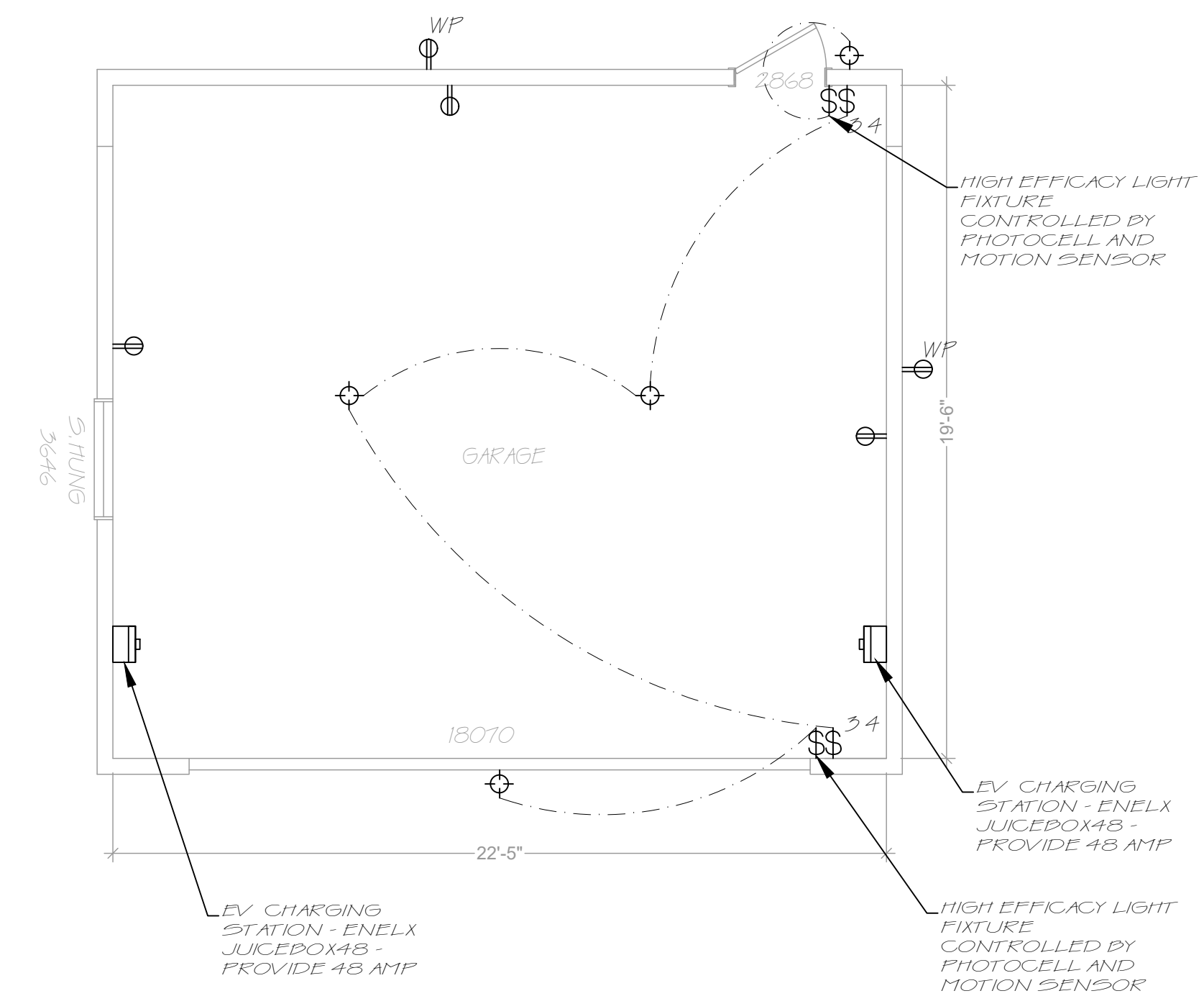
CHECKED BY:

SCALE: 1/4" = 10"

DATE: FEB. 28, 2022

SHEET NO.

E1



PROPOSED ELECTRICAL PLAN

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, PLUMBING CODE, MECHANICAL CODE, NATIONAL ELECTRIC CODE AND ALL APPLICABLE STATE, COUNTY, AND LOCAL CODES AND STANDARDS.
- CONTRACTOR SHALL INFORM THE DESIGNER OF ANY AND ALL MODIFICATIONS TO THE DRAWINGS AS REQUESTED AND/OR REQUIRED BY INSPECTOR AND/OR ANY GOVERNING AGENCY.
- THE CONTRACTOR, SUB CONTRACTOR, AND OWNER SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE PLANNING MAKER AND THEIR CONSULTANTS FROM ANY AND ALL LIABILITY CLAIMS, LOSSES, OR DAMAGES ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THAT HE WILL BE REQUIRED TO COMPLETE SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY.

FOUNDATION NOTES:

- Foundation concrete shall have a minimum compressive strength of 2500 psi.
- Unless specified otherwise, reinforcing steel shall be deformed bars of billet or axle steel per ASTM A615 Grade 40. For #5 and bigger bars, Grade 60 shall be used.
- Rebar, dowels and other embedded elements shall be secured in place before pouring concrete. Reinforcement shall be clean and free of extraneous material.
- Rebar Clearance:
 - 3" clearance shall be provided where concrete is cast against earth,
 - 2" clearance for concrete exposed to earth or weather but cast against forms,
 - 3/4" clearance for slabs and walls where concrete is not exposed to earth or weather.
- Lap all reinforcing splices a minimum of 48 bar diameters but in no case less than 24".
- Anchor Bolts:
 - Anchor bolts shall be A307 steel, with an actual diameter of 5/8" and shall be 10" long minimum. Embedment into concrete shall be 7" minimum.
 - Each anchor bolt shall be attached to mud/sill plate with an iron plate washer of 3"x3"x1/4".
 - Two bolts minimum each piece of mud/sill plate.
 - Anchor bolts shall be minimum of 6", but no more than 12" from each end of the sill plate.
 - Anchor bolts may be substituted by epoxy anchors of equal diameter, and installation shall follow approved ICC report.
- Holdowns:
 - Holdown locations shall not be scaled off of foundation plans. They shall be located by close evaluation of architectural floor plans, shearwall plans, and the framing plans.
 - For all holdown installations, contractor shall refer to manufacturer's specifications for embedment, coverage and other requirements.
- Fasteners
 - Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

FRAMING NOTES:

- Floor/ Roof Sheathing Notes:
 - Floor and Roof sheathing panels shall not be less than 24" inches wide, unless all edges are solidly blocked.
 - Floor and Roof sheathing shall be installed with the face grain perpendicular to framing members below, stagger the adjacent panels by 4 feet, glued and nailed with 10d screw shank common nails at 6" o.c. at all panel edges and at 10" o.c. at all intermediate supports for the floor sheathing; and nailed (with no glue) with 8d common nails at 6" o.c. at all panel edges and at 12" o.c. at all intermediate support for roof sheathing.
 - The sheathing panels shall be installed such that there is an 1/8" gap between panel edges to allow for possible swelling and/or expansion.
- Wall Framing Notes:
 - CDX or OSB sheathing with APA span rating of 24/0 or better shall be used with all panel edges blocked and nailed per the Shear Wall Schedule. All intermediate supports shall be nailed with 8d common or galvanized box nails at 12" o.c.
 - 2x joists and 4x beams shall be Douglas-Fir Larch #2 or better.
 - Studs, top plates, sill plates and posts shall be Douglas-Fir Larch Standard Grade or better for heights up to 10ft., and Douglas-Fir Larch #2 or better for height greater than 10ft.
 - Mud sill, wood in direct contact with concrete and other members located within 6" of finish grade shall be pressure treated Douglas-Fir Larch.
 - All lumber shall have a moisture content of 19% or less prior to placement.
- Stick Framing Notes:
 - U.O.N., all ceiling joists shall be 2x6 at 24" o.c. (Maximum span is 10'-0")
 - U.O.N., all hips, valleys and ridges shall be 2x8.
 - Kickers supporting purlins are to be 2x4 spaced no more than 4'-0" o.c.
- Hardware:
 - All framing anchors, straps, hangers, post caps, column bases, holdowns, angles and clips shall be manufactured by SIMPSON or equal. Nailing schedule shall be in accordance with the product requirements for maximum tabulated loads. Unless noted otherwise, Simpson type "N" nails shall be used with the above framing connectors.
 - U.O.N. all flush mounted single floor joists shall use LU210 hangers and all flush mounted single roof rafters shall use "LSU" hangers.
 - U.O.N. all flush mounted sawn lumber beams or multiple joists shall use "HHUS" hangers.
 - 16d and 10d fasteners are common nails and shall be used throughout this project except all toe nailing shall be 8d nails. 10d common nails may be replaced with 16d sinkers. Box nails shall not be used unless specified.
 - All nails exposed to the weather shall be hot-dipped galvanized nails.

APPROVAL LISTINGS FOR PRE-ENGINEERED STRUCTURAL ELEMENTS:

- TJI Floor Joists/ LSL Beams/ PSL Beams: ICC ES ESR-1153; ESR-1387
- Simpson Strong-Tie Steel Strong-Walls: ICC ES ESR-1679

DESIGN CRITERIA:

- DESIGN LOADS:

DEAD LOAD	LIVE LOAD
Roof: 16 psf	20 psf
Exterior Walls: 12 psf	
Interior Walls: 8 psf	
- SOIL CRITERIA:

Minimum Width of Footing:	12 inches
Minimum Depth of Footing:	12 inches
Soil Bearing Pressure:	1500 psf
Coefficient of Friction:	0.30
- SEISMIC:

Site Class:	D
Seismic Design Category:	E
Seismic Force Resisting System:	Bearing Wall (Light-Framed Walls with Wood Structural Panels)
I =	1.0
Ss =	2.244
S1 =	0.807
Fa =	1.2
Fv =	1.7
R =	6.5
Rh =	3
Cd =	4
- WIND:

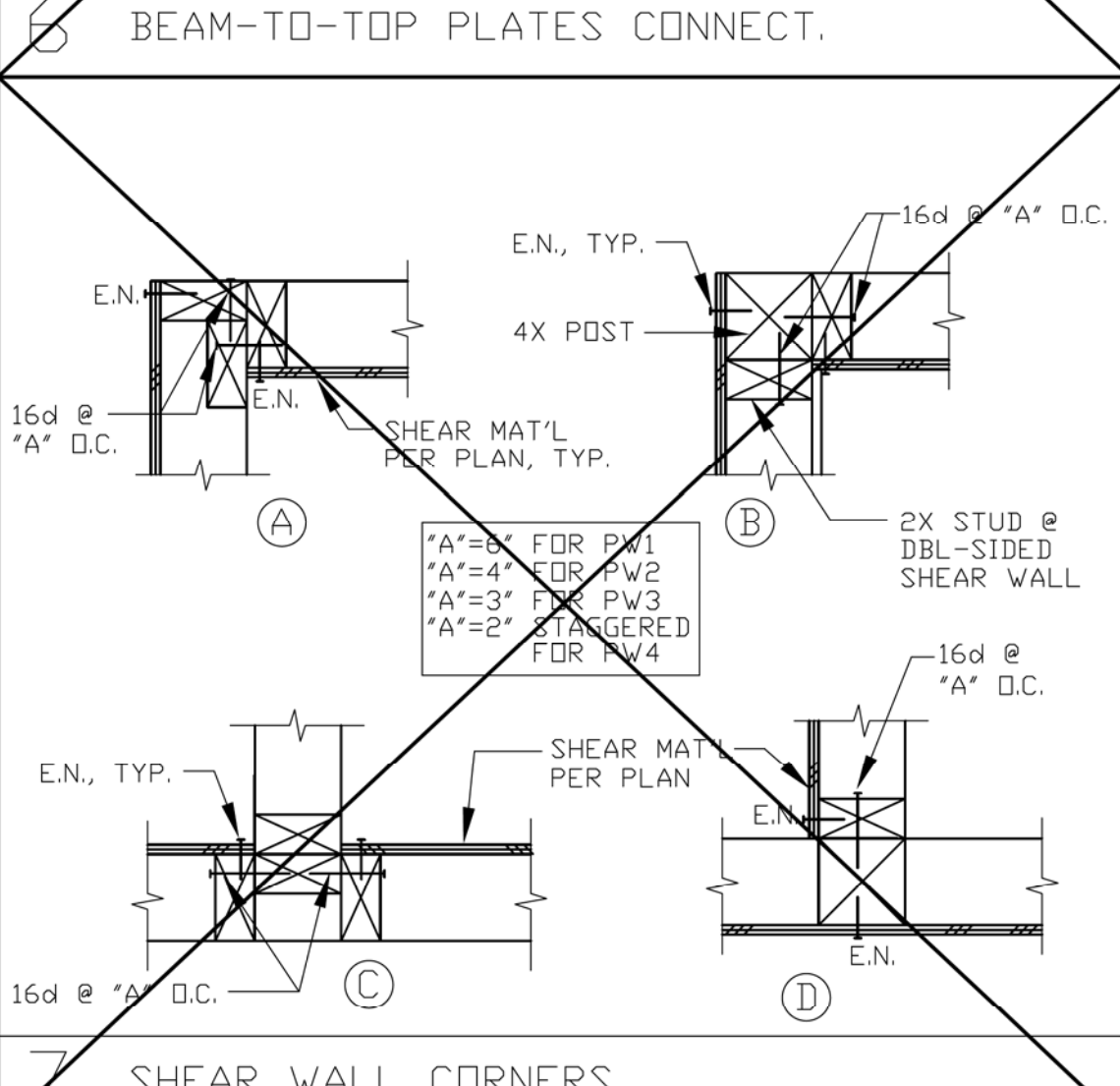
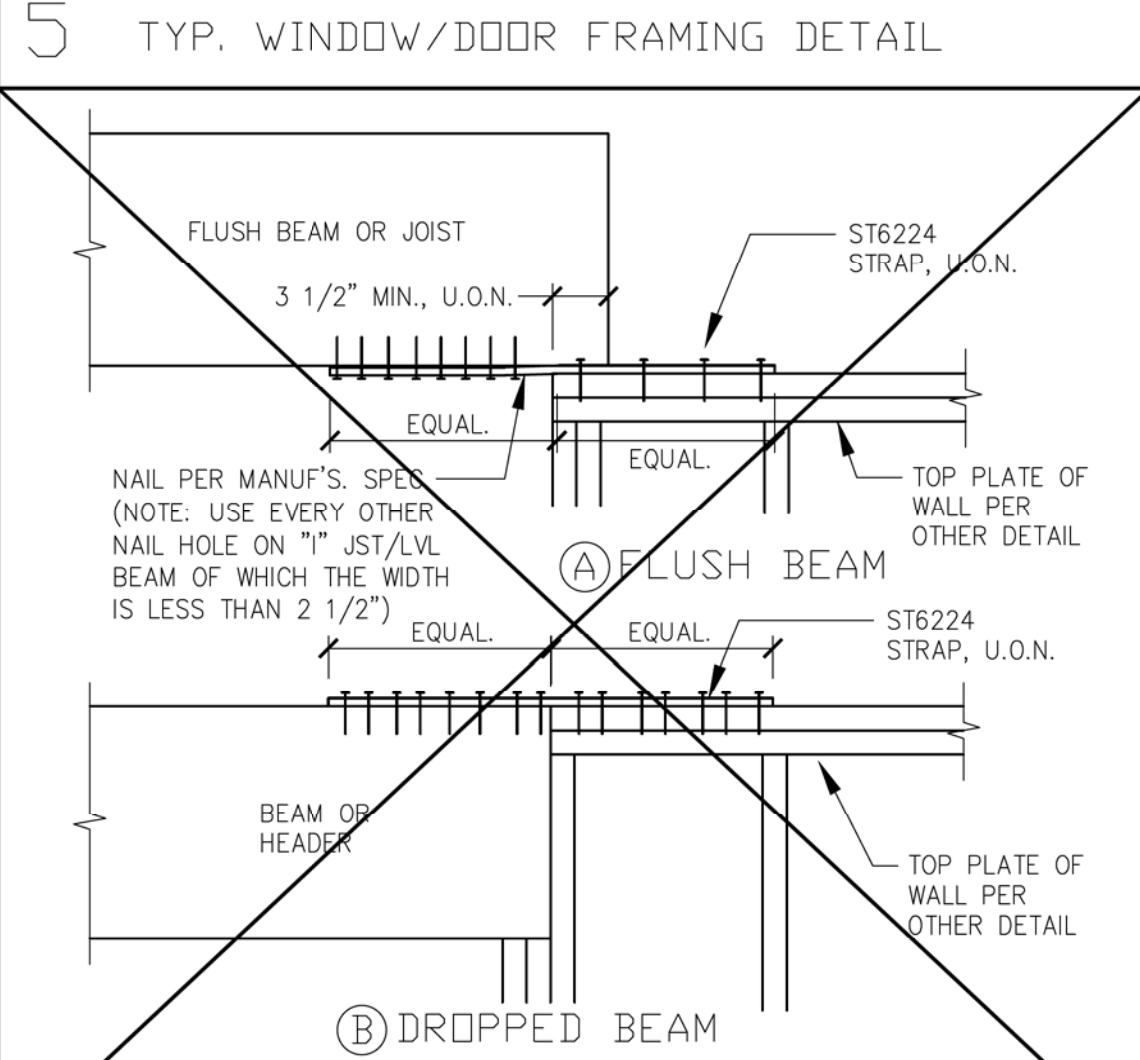
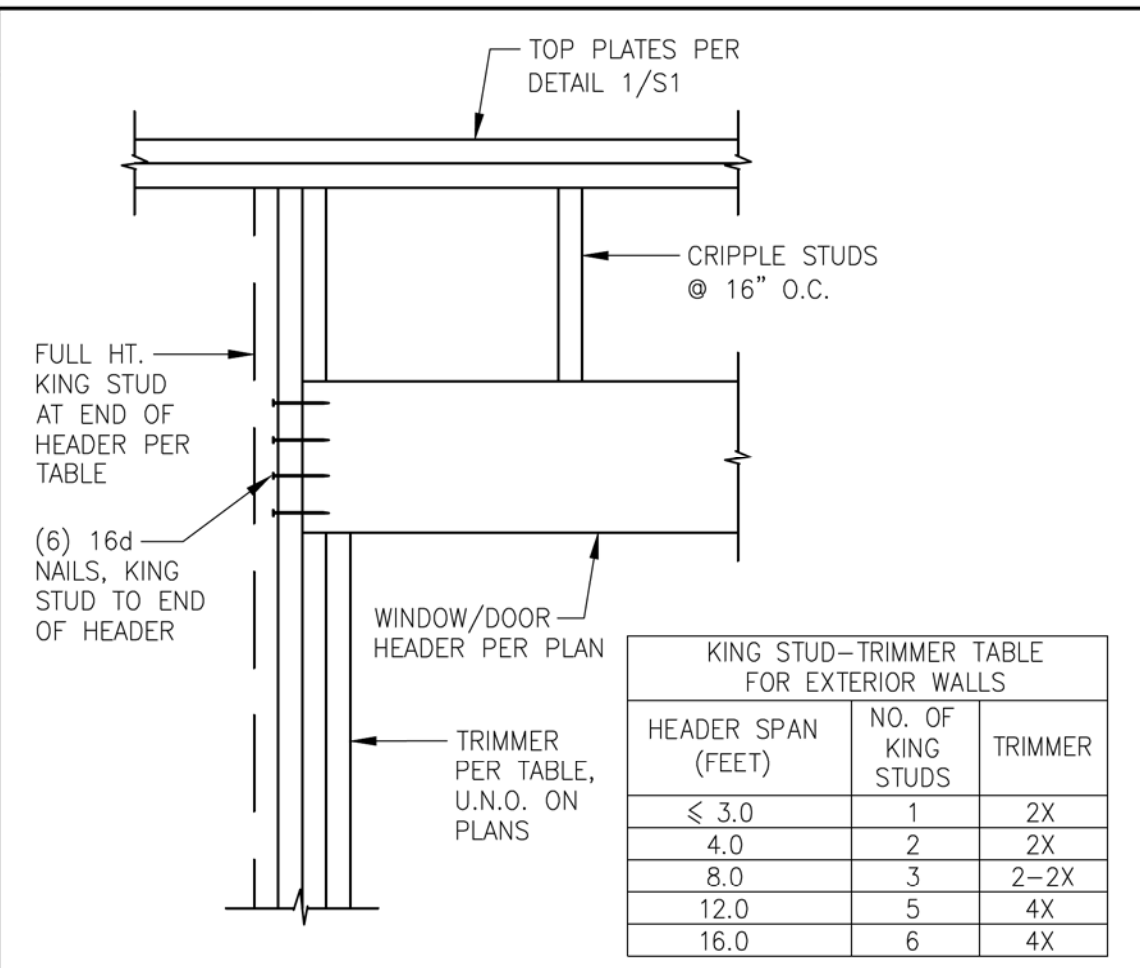
Basic Wind Speed =	92 MPH
Exposure Category =	B
Topographic Factor, Kzt =	1.0
Risk Category:	II
Enclosure Classification:	Enclosed
- LUMBER PROPERTIES:

	Fv (psi)	Fb (psi)	E (ksi)
Douglas Fir Larch #2:	180	900	1,600
Douglas Fir Larch #1:	180	1000	1,700
Timberstrand (LSL):	310	2325	1,550
MicroLam (LVL):	285	2600	1,900
Parallel (PSL):	290	2900	2,000

SHEAR WALL SCHEDULE

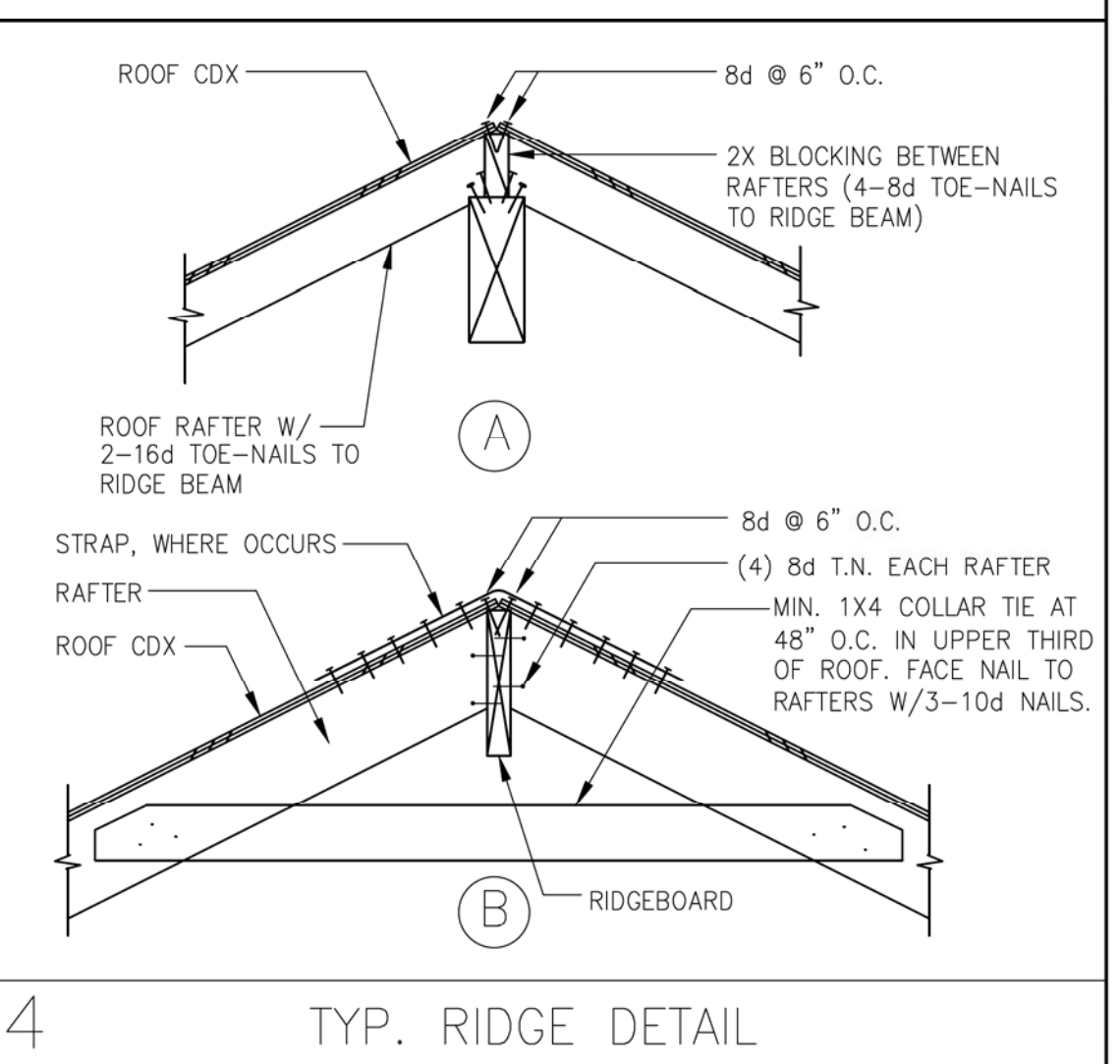
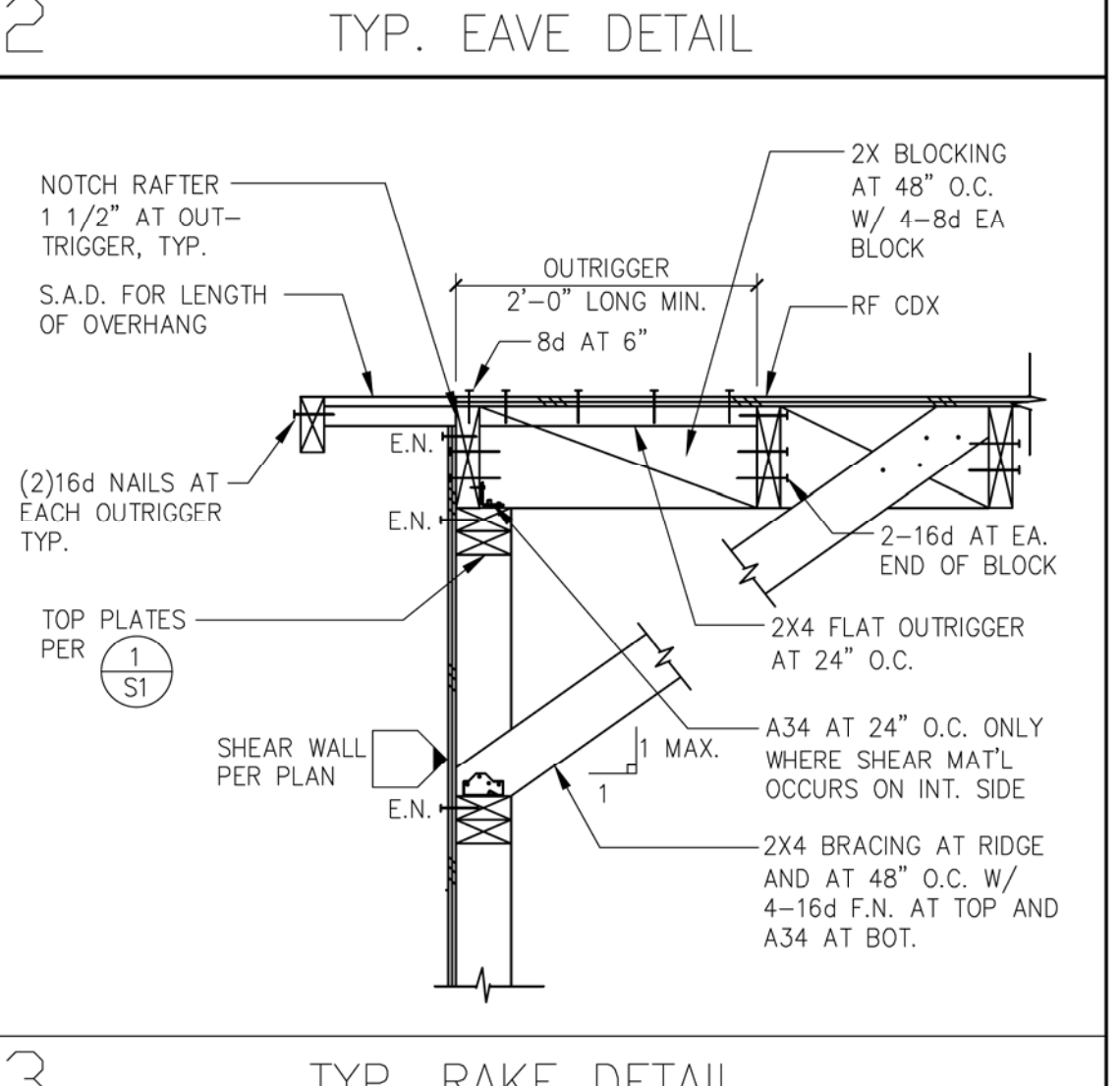
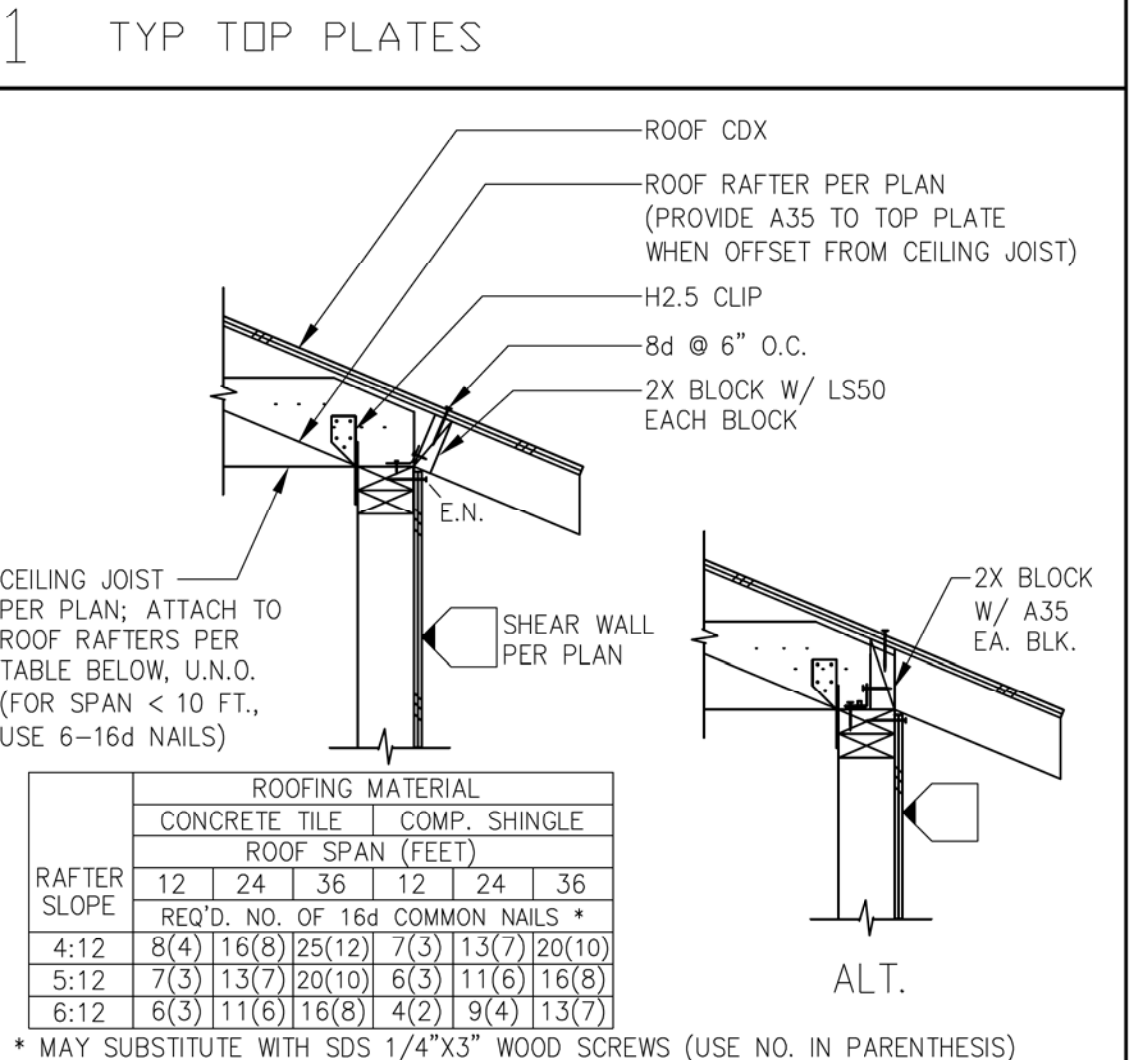
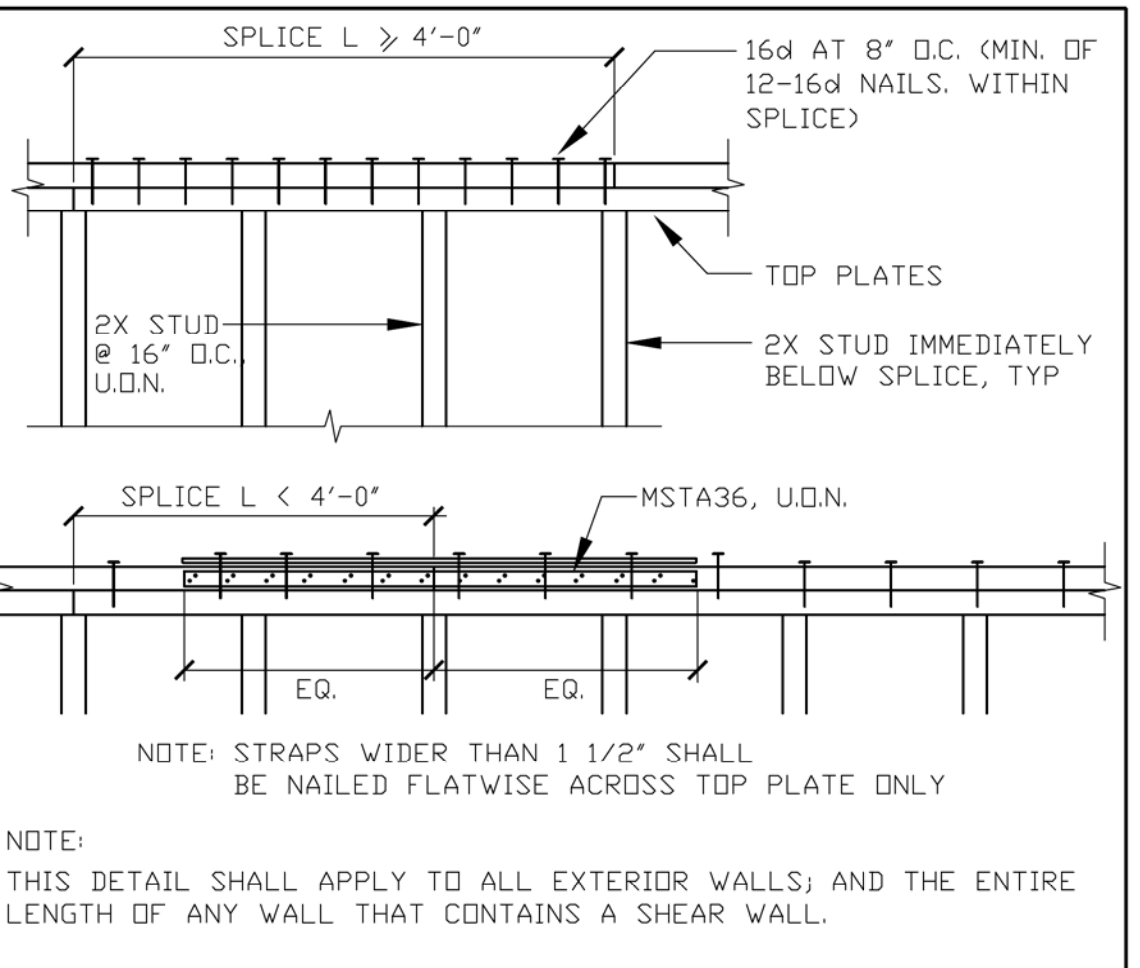
PW1 = 260 PLF	
Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 6" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(4) 16d Common every 16" into 1-1/2" min. Joist/Block; or LTP4 at 24" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 24" o.c. @ 2X Blocking/Rim
PW2 = 350 PLF	
Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 4" o.c.
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(6) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 16" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 16" o.c. @ 2X Blocking/Rim
PW3 = 490 PLF	
Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 3" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(8) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 12" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 12" o.c. @ 2X Blocking/Rim
PW4 = 640 PLF	
Shear Material:	3/8" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	8d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	8d Common @ 12" o.c.
Sill Nailing:	(10) 16d Common in (2) rows every 16" into (2) 1-1/2" wide or (1) 2-1/2" Jst/Blk; or LTP4 at 10" o.c. @ 2X Rim
Block Nailing:	A35/LTP4 at 10" o.c. @ 2X Blocking/Rim
PW8 = 770 PLF	
Shear Material:	1/2" CDX or OSB
Wall Framing:	2x DF at 16" o.c., Block all Panel Edges
Edge Nailing:	10d Common @ 2" o.c. (nails shall be staggered)
Field Nailing:	10d Common @ 12" o.c.
Sill Nailing:	(3) 3/8" Dia. x 6" Lag Bolts every 16" into min. 3-1/2" Beam/Blk; or LTP4 at 8" o.c.
Block Nailing:	A35/LTP4 at 8" o.c.

- NOTES:**
- Contractor shall review all typical shearwall connection details prior to the start of construction.
 - All shear material on shearwalls shall be extended from horizontal diaphragm to horizontal diaphragm.
 - SILL NAILING
 - Sill nailing is the fastening of the sill plate located at the bottom of the shear wall, through the horizontal diaphragm (floor sheathing) into the framing member below. Care must be taken to ensure the penetration of these fasteners into the blocking, rim joists, or beam below.
 - Sill nailing does not apply when the sill plate is resting directly over the foundation surface. In this case, anchor bolts as indicated on the foundation plans shall be used.
 - Sill nailing may be omitted and replaced with a minimum of (2)16d at 16" o.c. for the following conditions:
 - at all non-shear wall locations
 - at exterior shear walls where the shear material (panel) covering the upper level shear wall is one-piece and extends continuously across the floor thickness to the rim joist (upper floor condition) or the mud sill (ground floor condition) below. In this case, shear wall edge nailing must be provided along the rim joist or blocking at the floor level, and along the sill plate of the upper level shear wall.
 - BLOCK NAILING
 - Block nailing is the fastening of blocking, rim joists or the beam located directly below the shearwall above to the top plates or beams immediately below.
 - All blocking other than those located underneath the shearwall shall be held in place by one of the following methods:
 - for 2x blocking/joists: 8d toe nails spaced a maximum of 8" on center.
 - for TJI or similar blocking/joists: 16d Sinkers at 8" on center applied vertically through the bottom chord.
 - for TimberStrand or similar vertical-laminated lumber: A35 at 24" o.c.
 - PANEL JOINTS & 3X FRAMING
 - Where shear material is applied on both faces of a shearwall and nail spacing is closer than 6" on center, all of the following requirements shall be met:
 - When the horizontal shear panel joints occur at the sill and top plates, 3x members shall be used for the sill and top plates.
 - The vertical shear panel joints of shear walls on opposite faces of the same wall shall fall on different framing members, unless such framing members are 3x or thicker. When 3x framing is used, the nails on both sides of the 3x shall be staggered.
 - NAILS:
 - All common nails specified in the above Schedule may be replaced with hot-dipped galvanized box nails. Minimum nail diameter shall be 0.131" for 8d nails and 0.148" for 10d nails.



SHEET INDEX

S1	STRUCTURAL NOTES/ DETAILS
S2	STRUCTURAL DETAILS
S3	ROOF FRAMING AND FOUNDATION PLANS



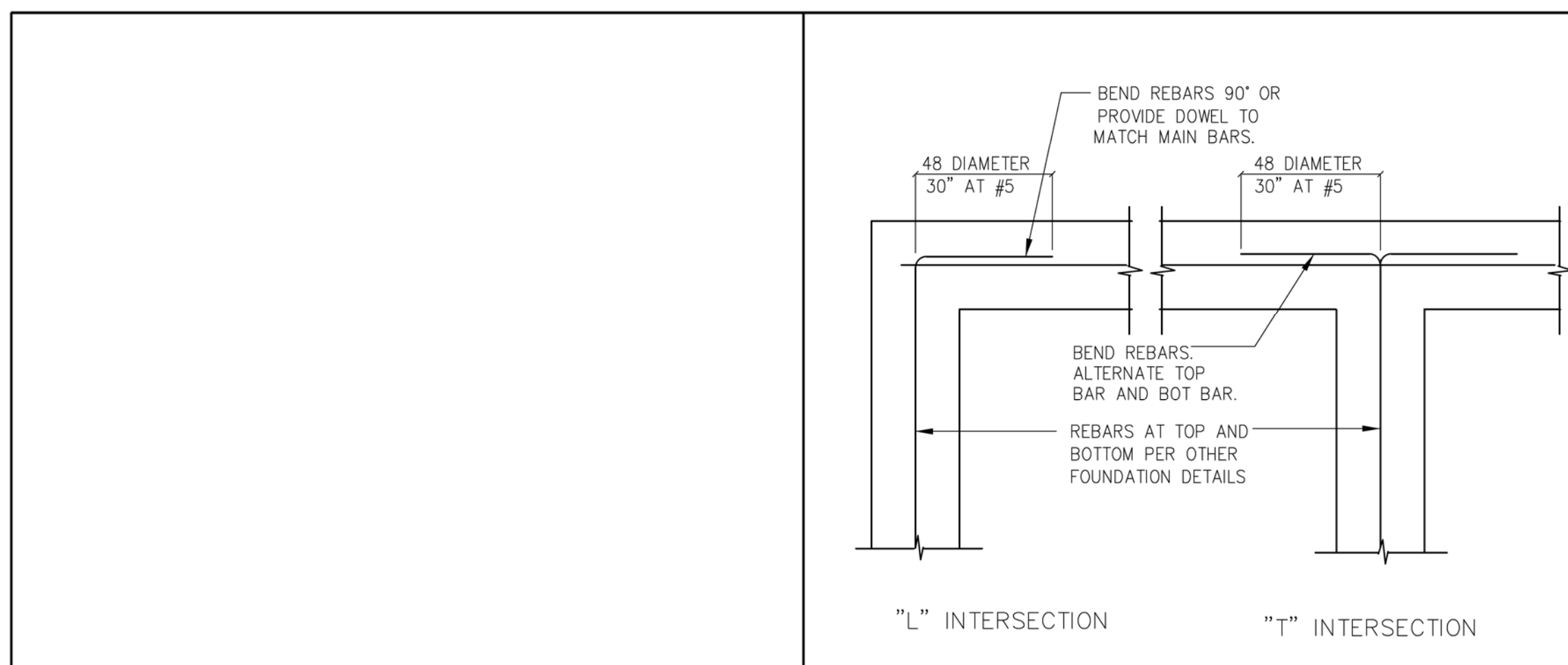
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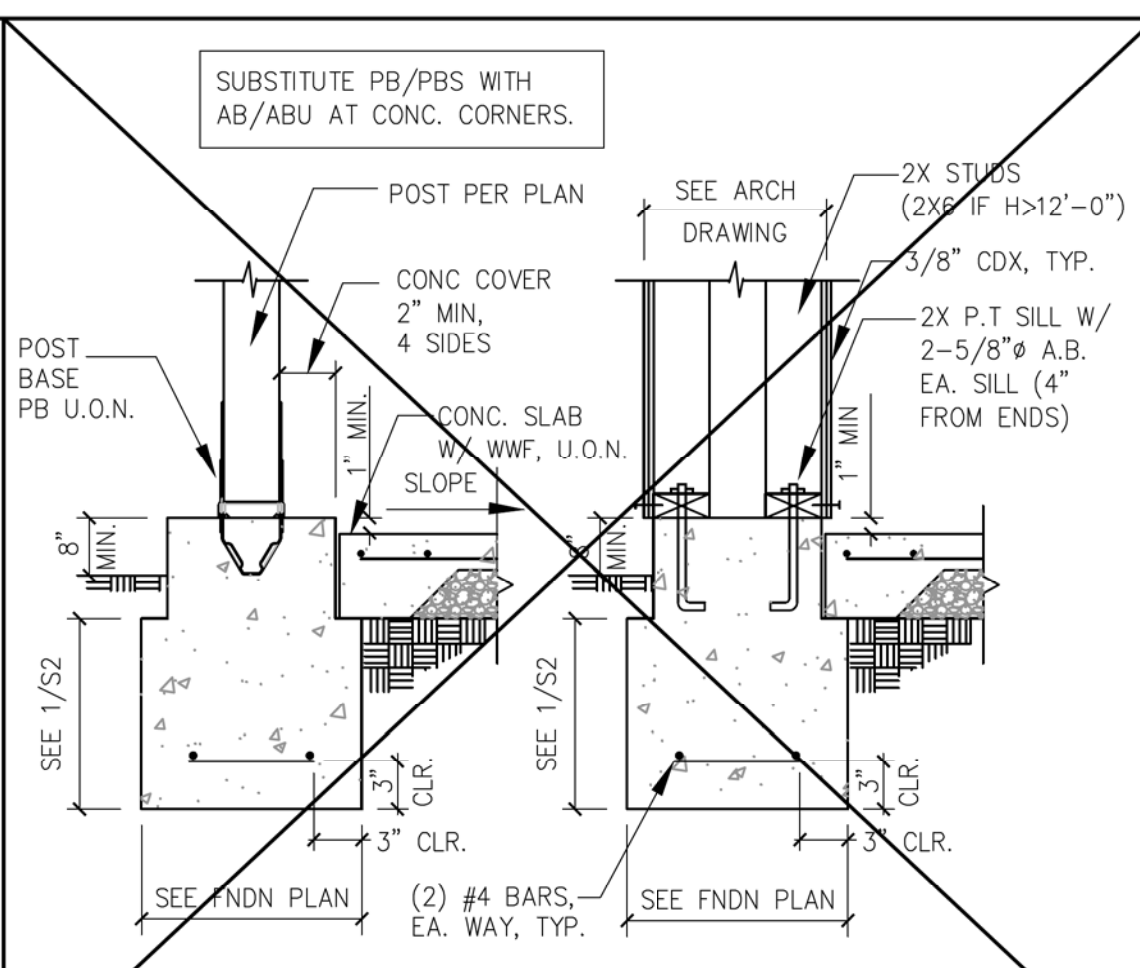
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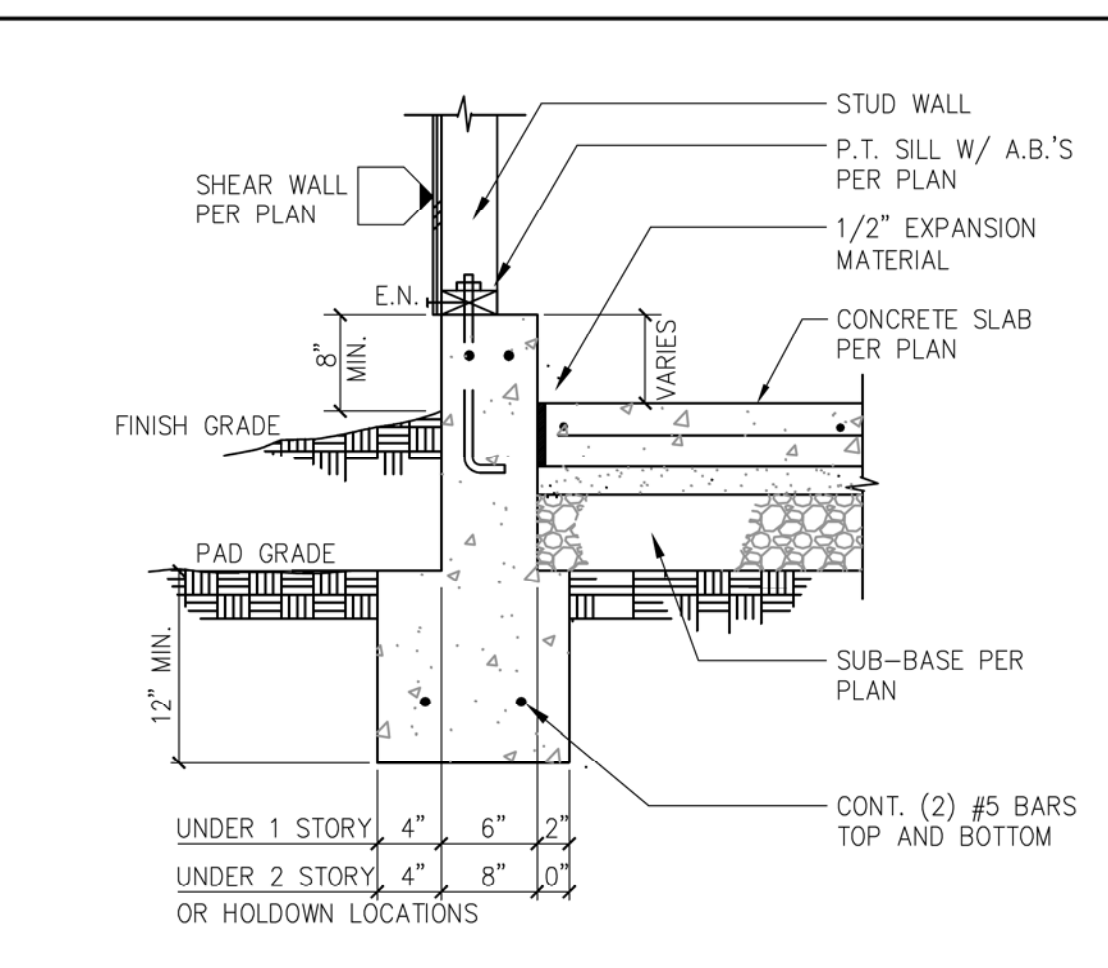
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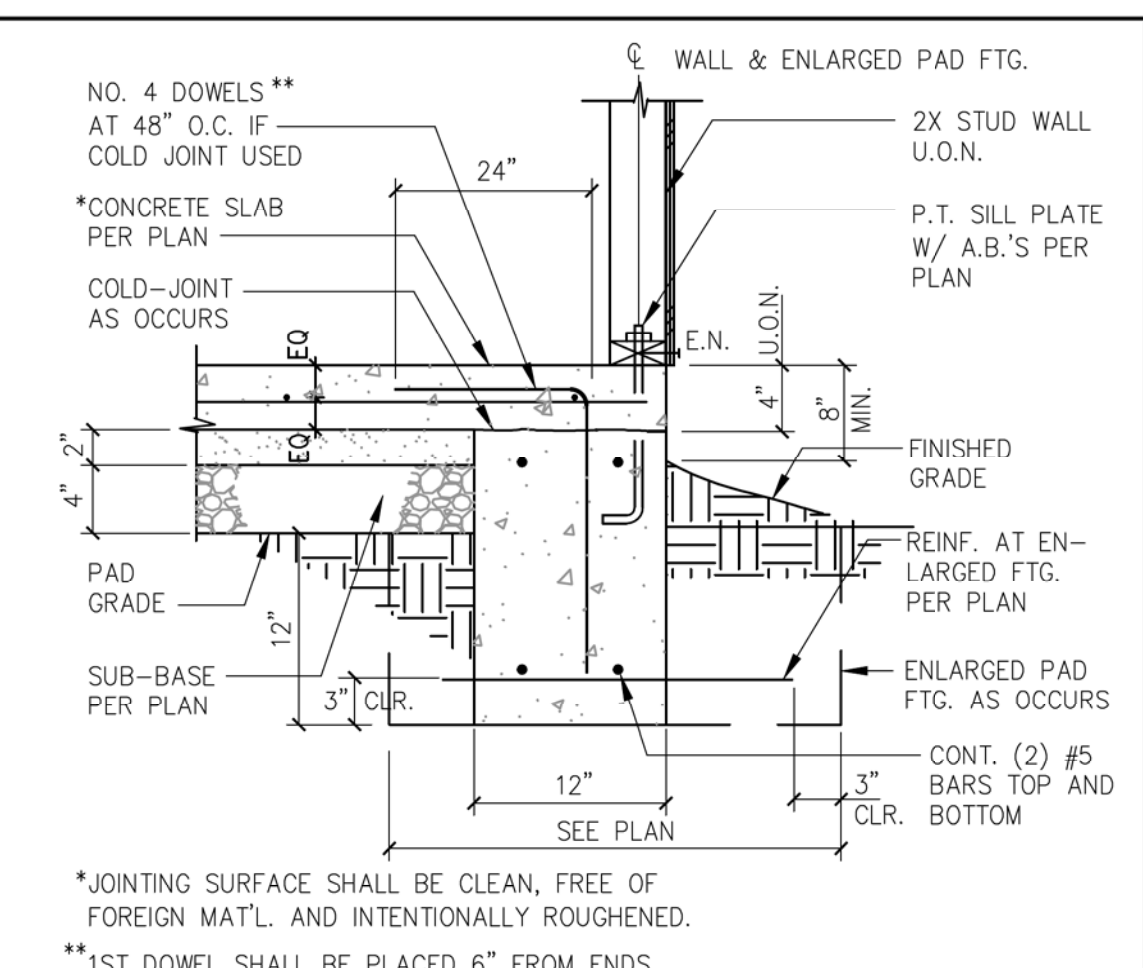
17 "L" INTERSECTION "T" INTERSECTION



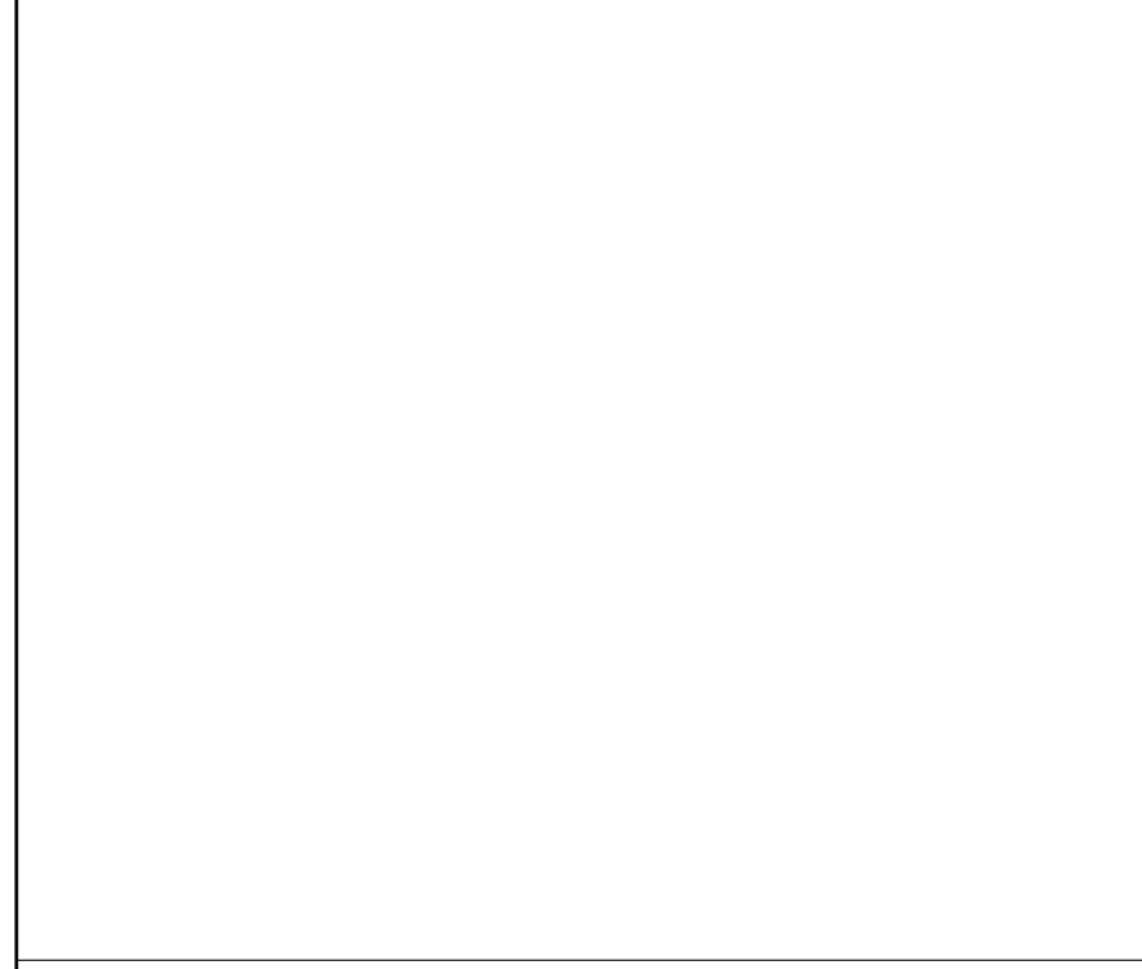
9 TYP. PAD FTG AT PORCH



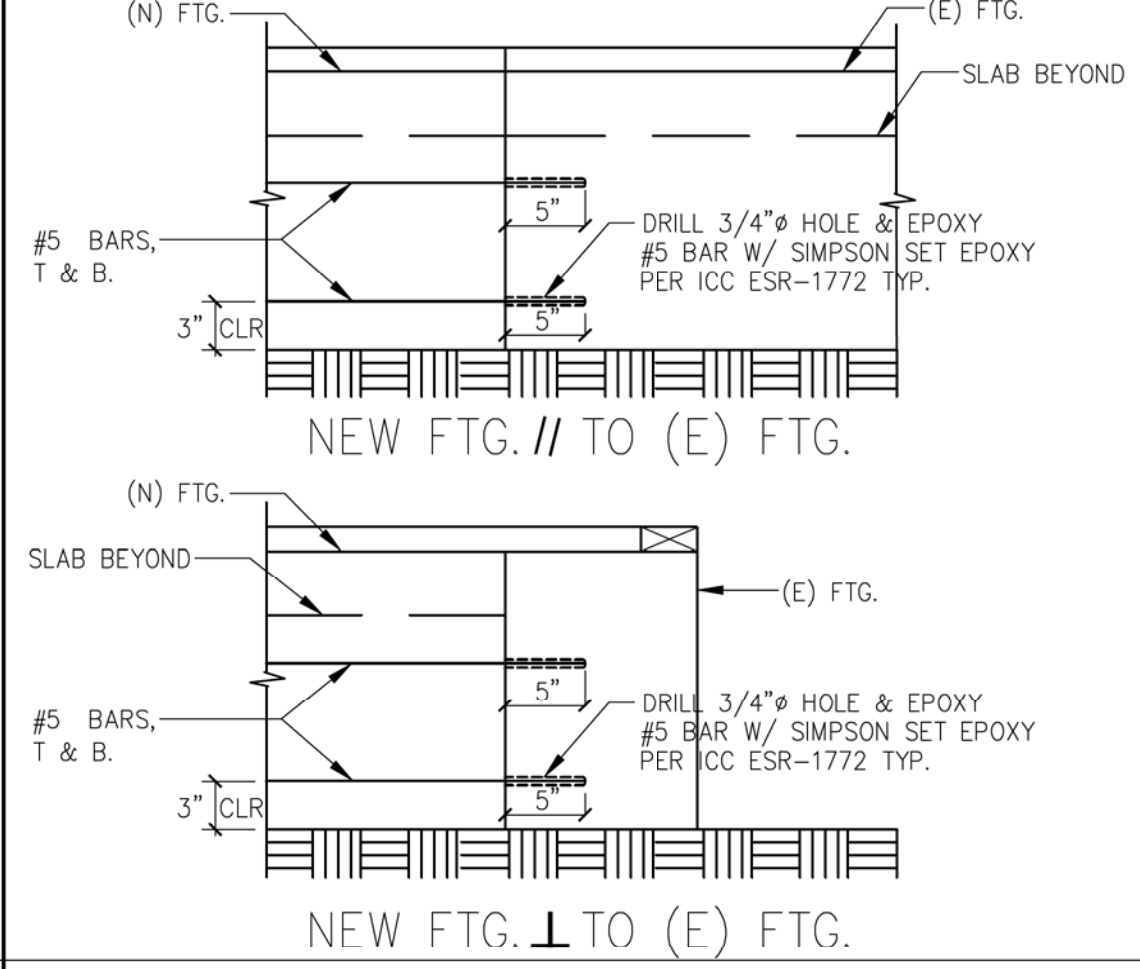
5 EXT. FTG AT GARAGE



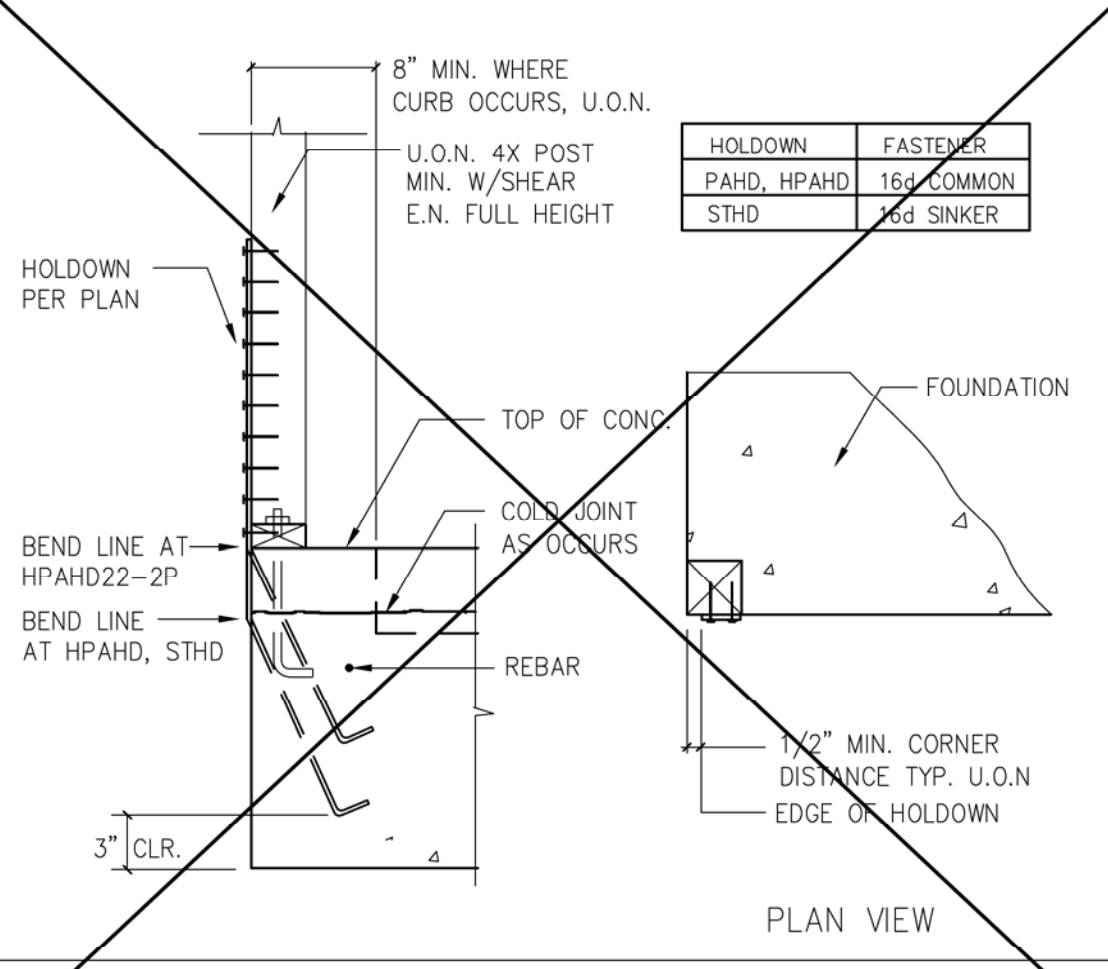
1 TYP. EXTERIOR FOOTING



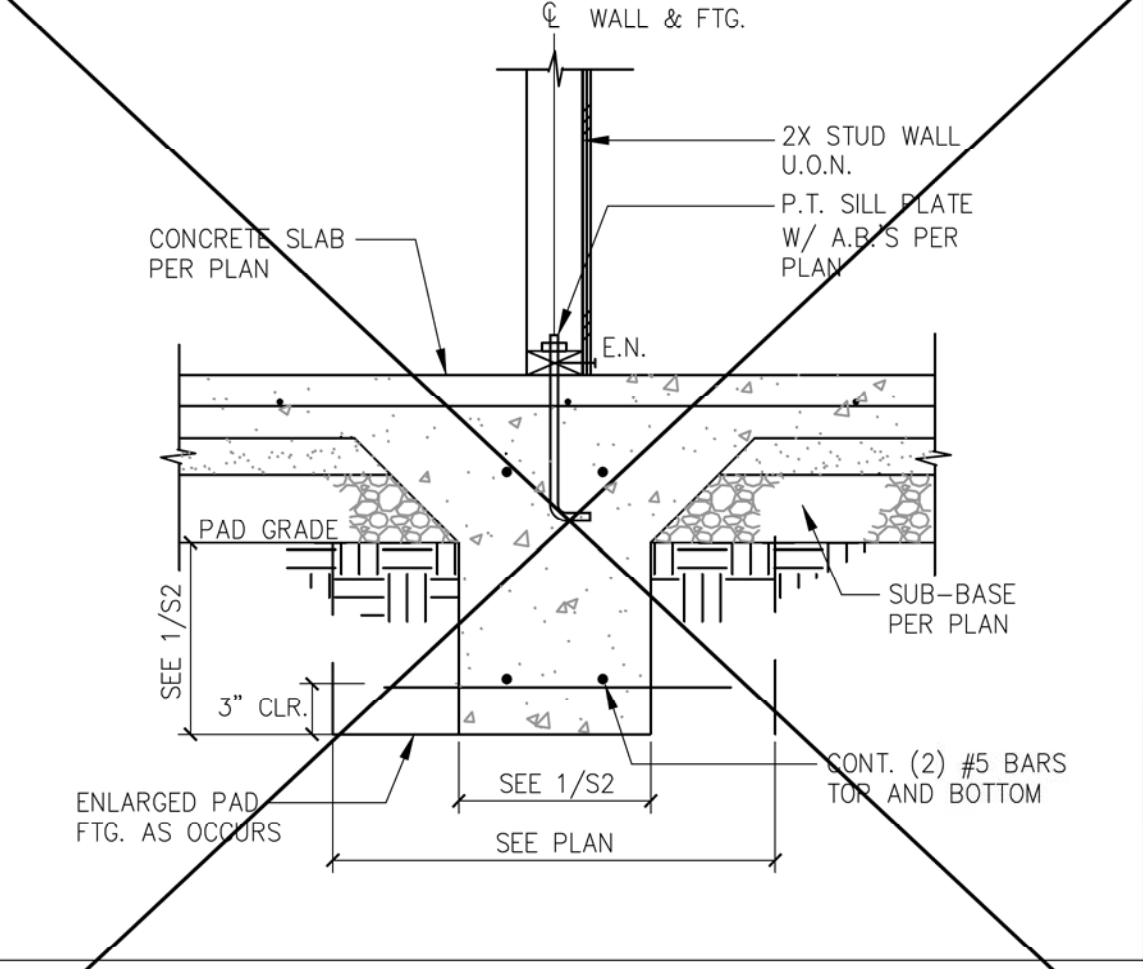
13 TYP. LAPPING



10 TYP. PAD FTG. AT PORCH



5 EXT. FTG AT GARAGE



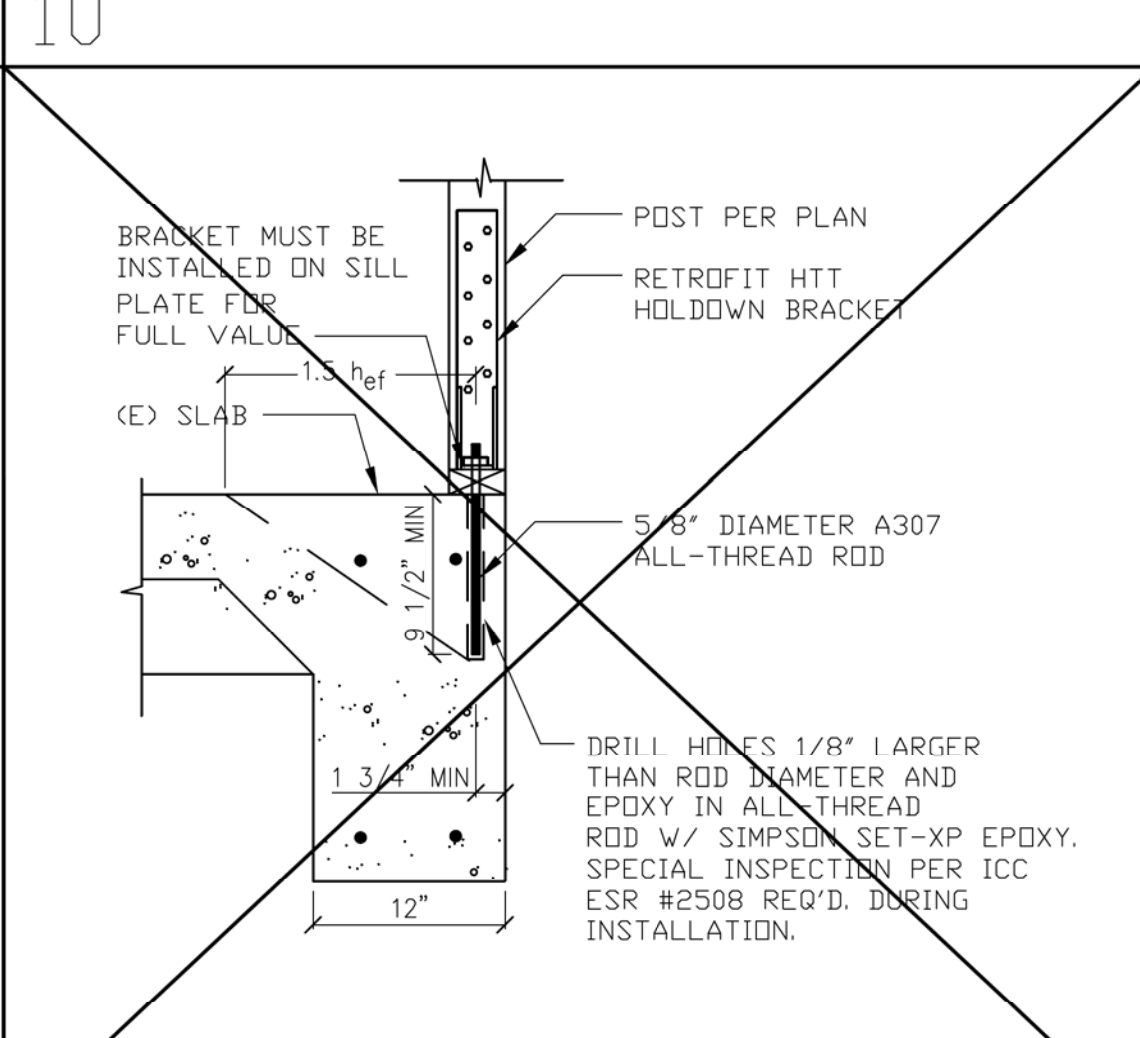
1 TYP. EXTERIOR FOOTING

STEEL STRONG-WALL WIDTH	MODEL NO.	DIAMETER	LENGTH	l_d
12" MODEL	SSWAB3/4x24	3/4"	24"	19"
	SSWAB3/4x24HS	3/4"	24"	19"
	SSWAB3/4x30	3/4"	30"	25"
	SSWAB3/4x30HS	3/4"	30"	25"
	SSWAB3/4x36HS	3/4"	36"	31"
15", 18", 21 AND 24" MODELS	SSWAB1x24	1"	24"	19"
	SSWAB1x24HS	1"	24"	19"
	SSWAB1x30	1"	30"	25"
	SSWAB1x30HS	1"	30"	25"
	SSWAB1x36HS	1"	36"	31"

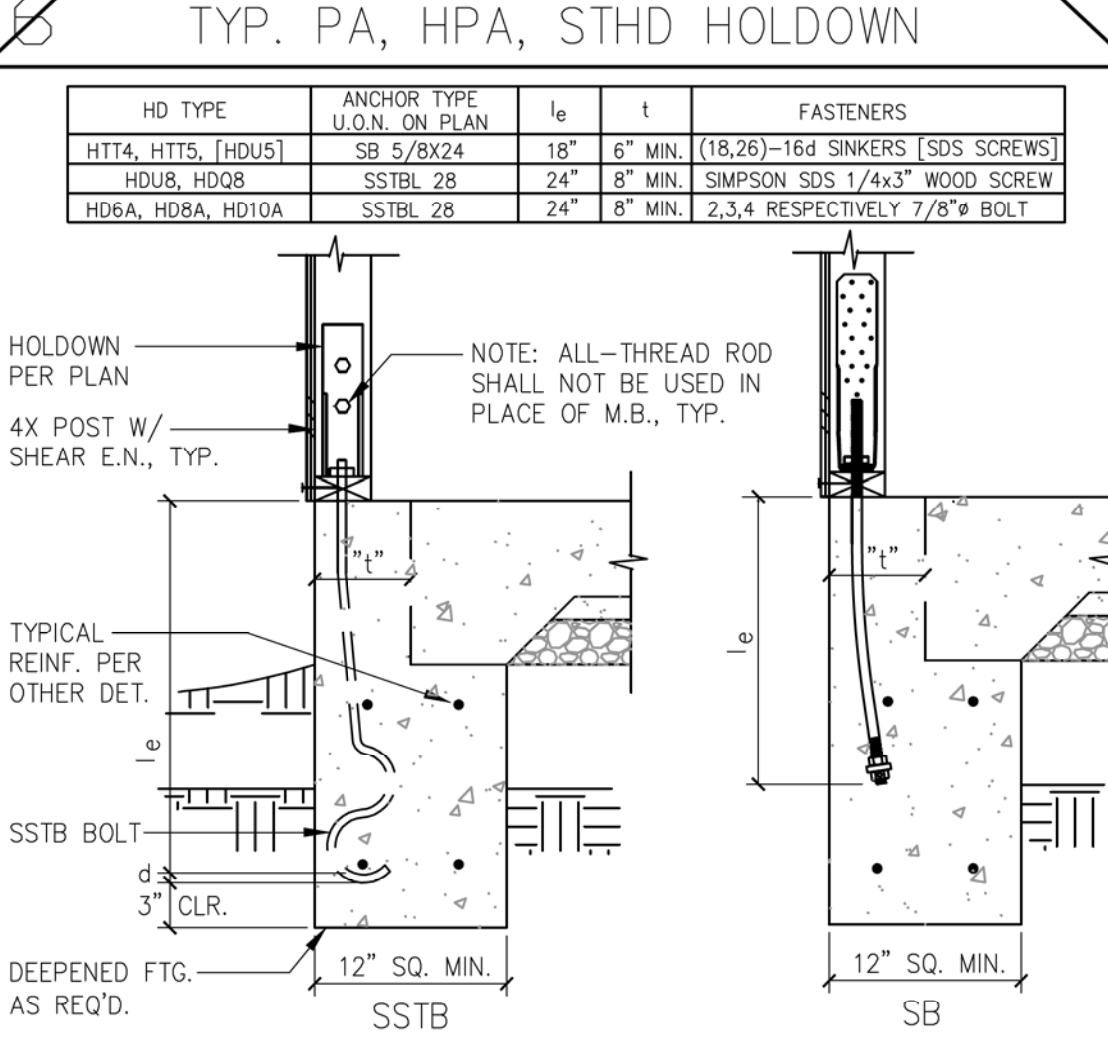
MODEL	SHEAR REINF.	l_v	l_h
SSW12	(1) #3 TIE	9"	
SSW15	(1) #3 TIE	12"	
SSW18	(1) #3 HAIRPIN	14"	
SSW21	(1) #3 HAIRPIN	15"	
SSW24	(2) #3 HAIRPINS	17"	

18

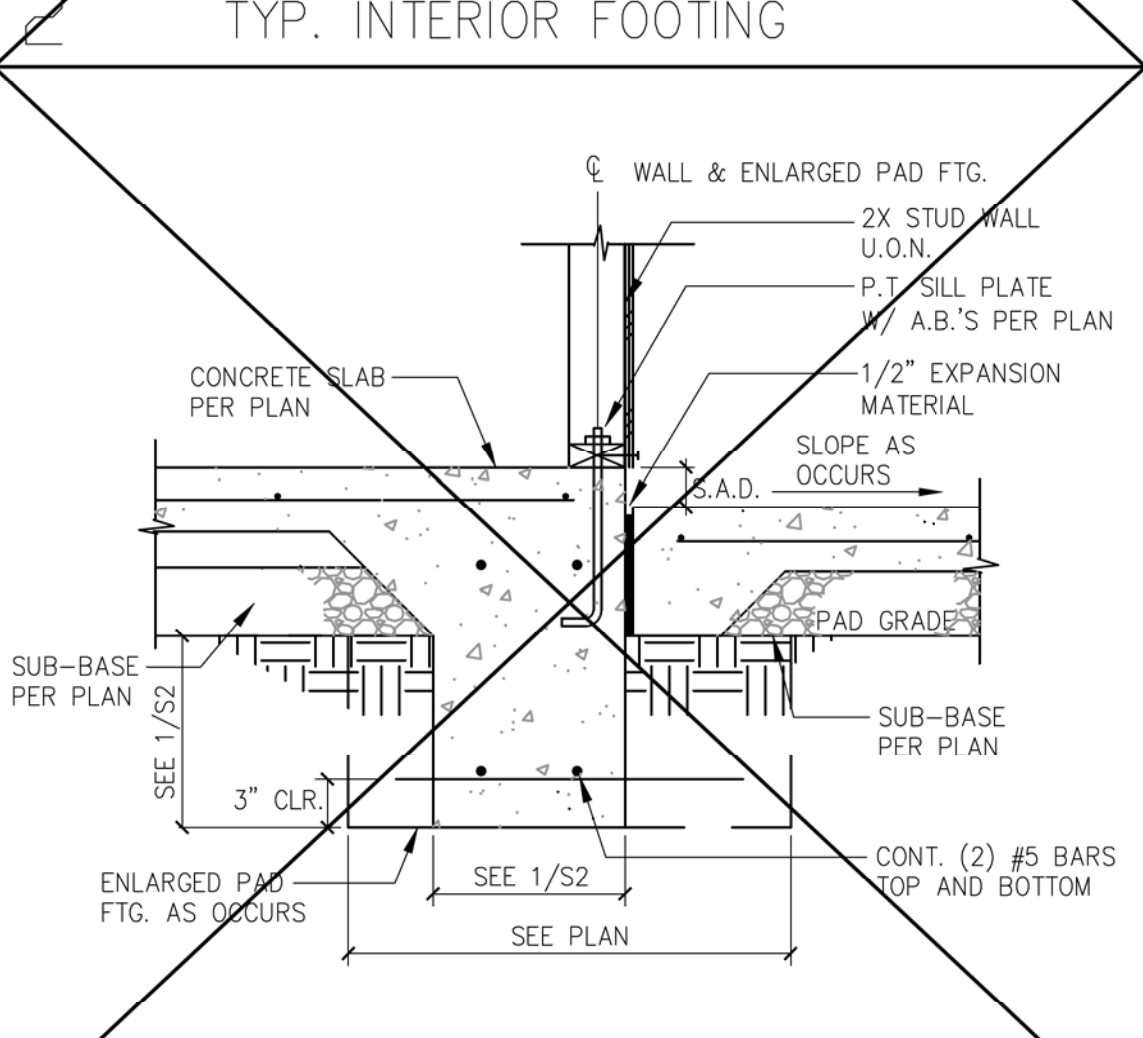
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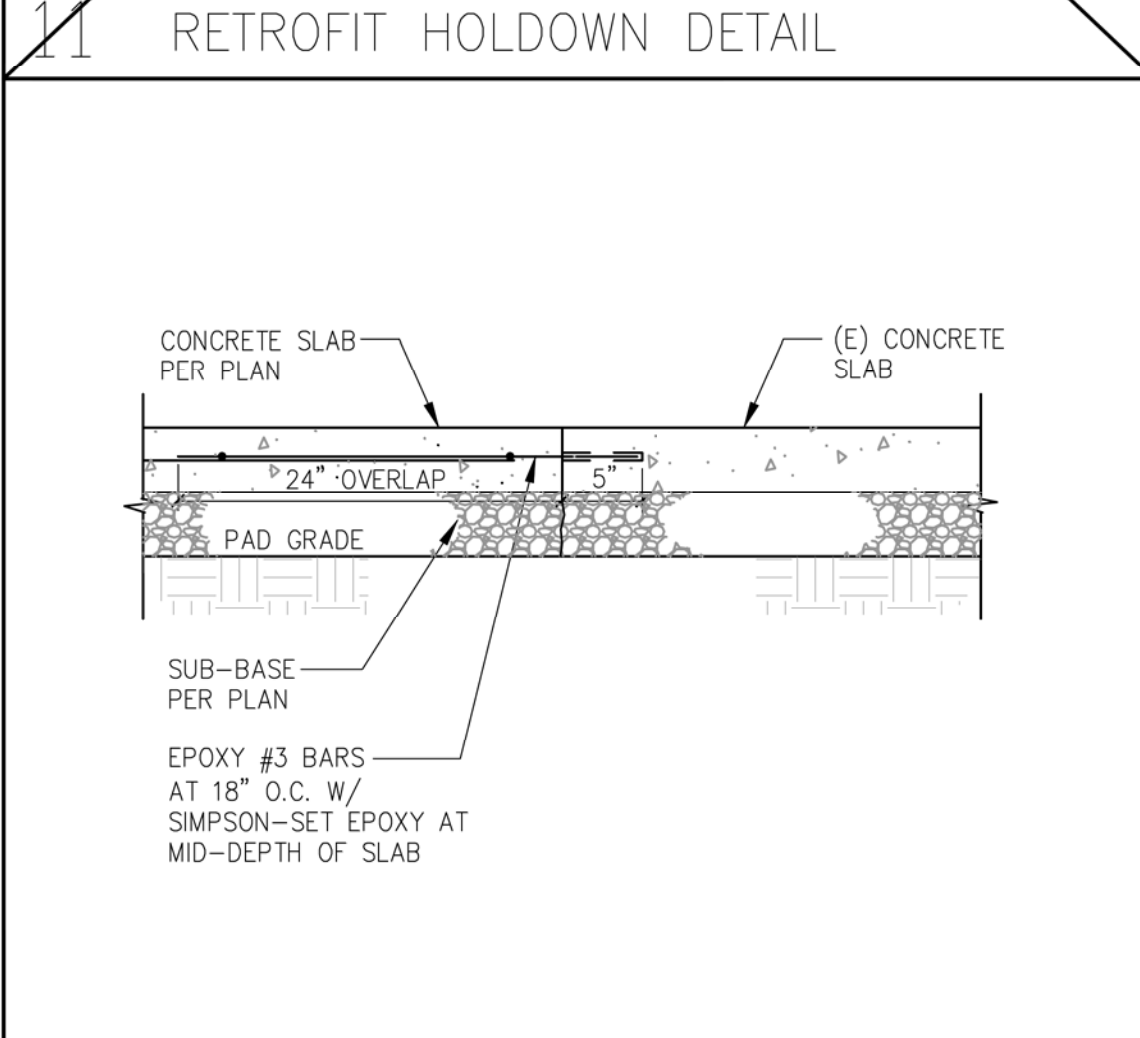
11 RETROFIT HOLDOWN DETAIL



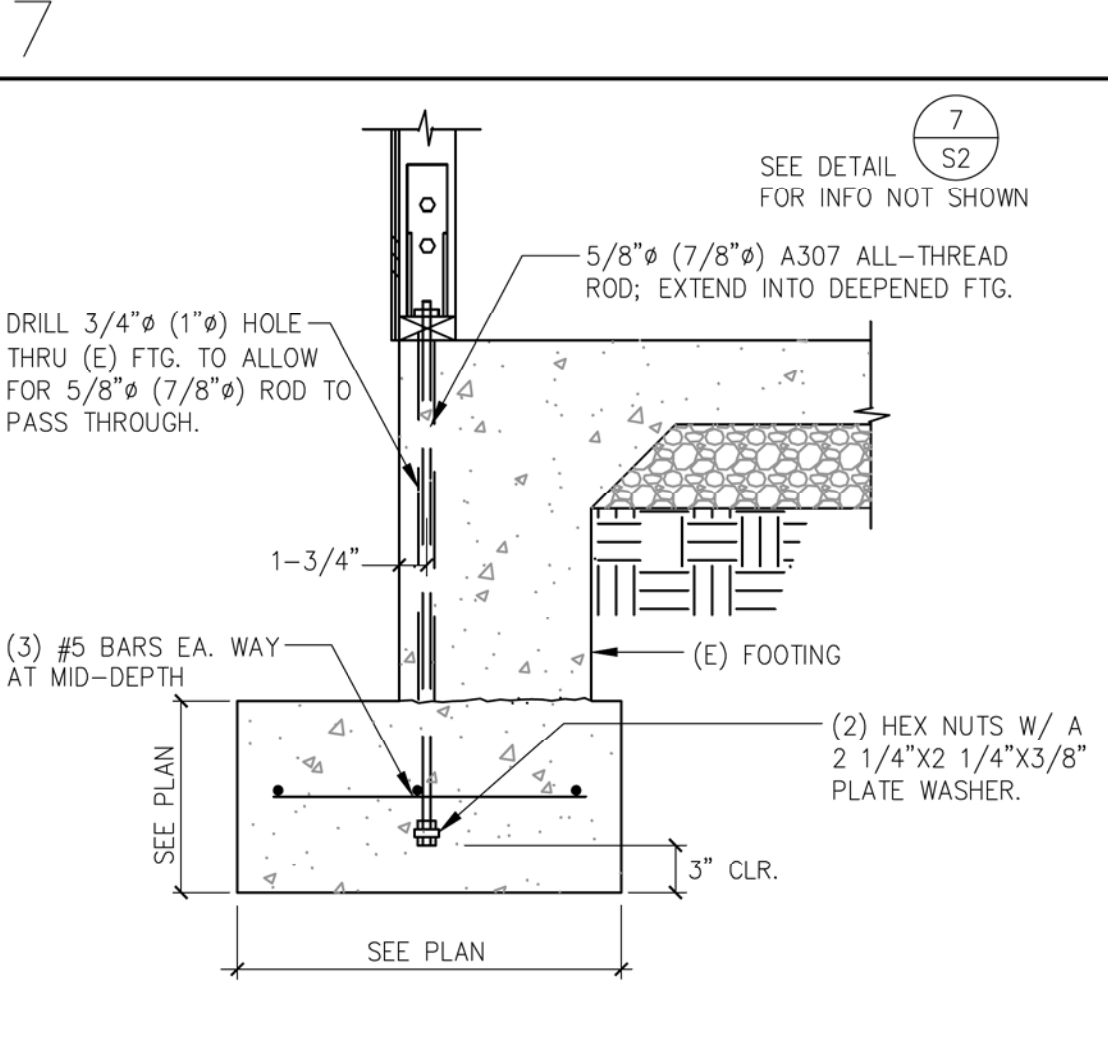
6 TYP. PA, HPA, STHD HOLDOWN



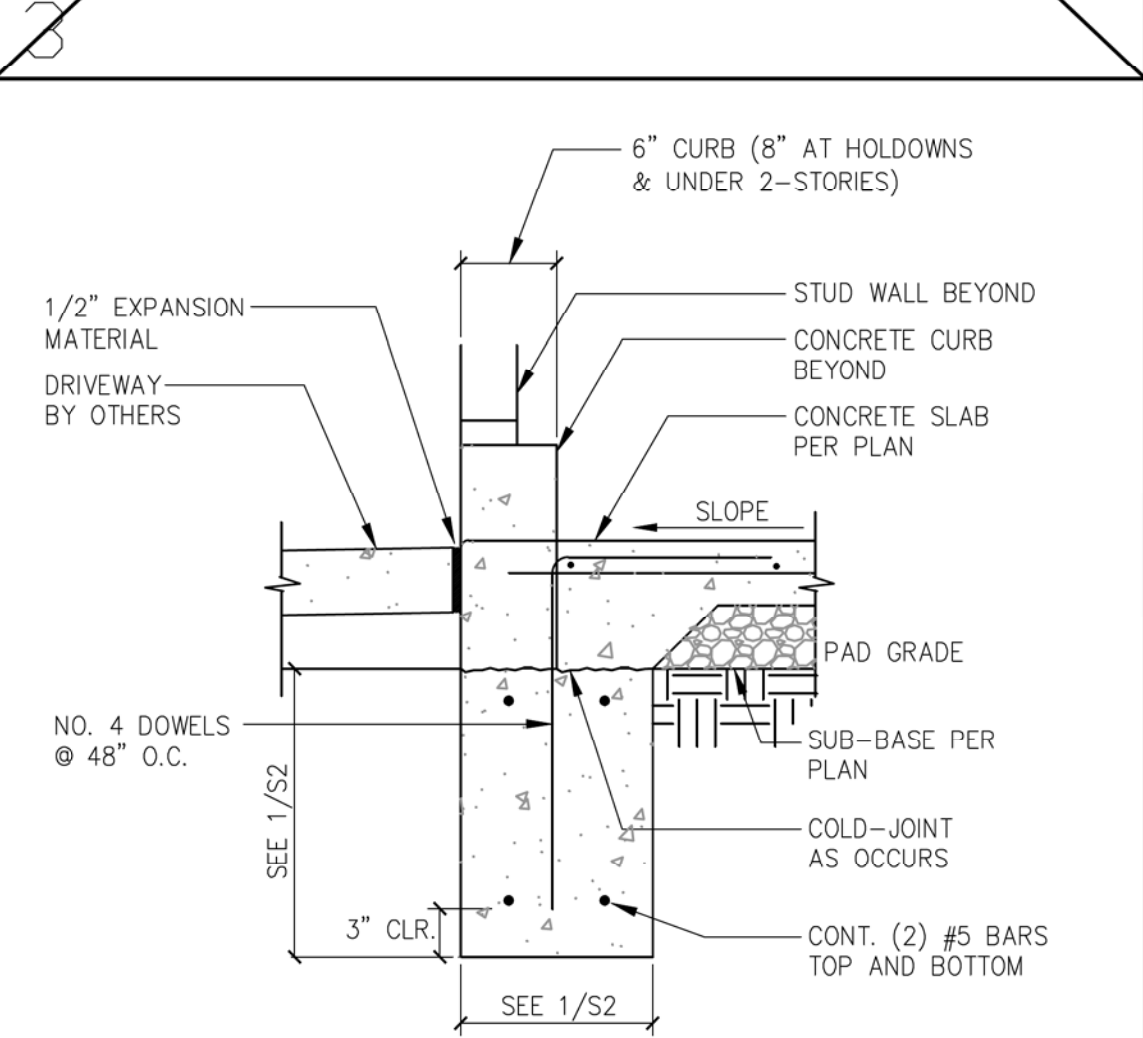
2 TYP. INTERIOR FOOTING



12



7



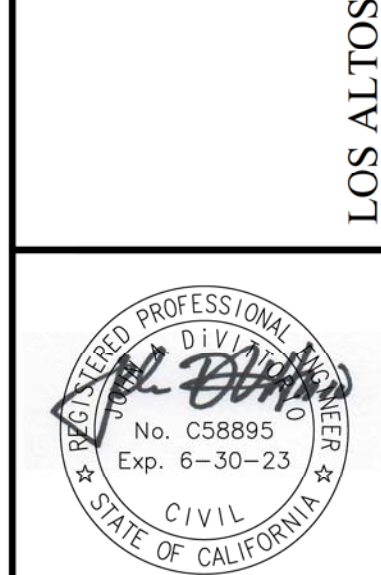
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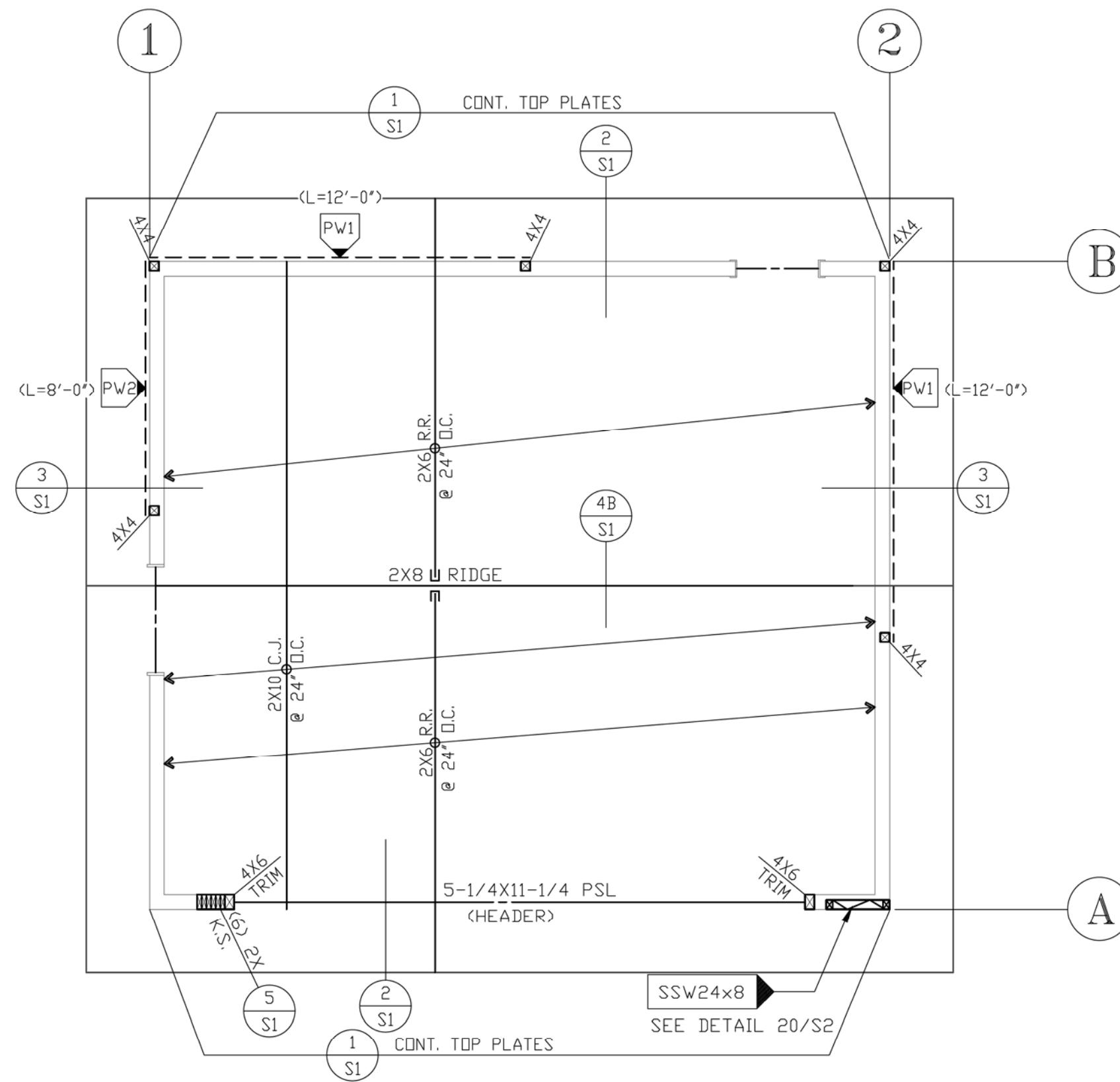
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Civil Engineers
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San Jose, CA 95118
(408) 316-9281



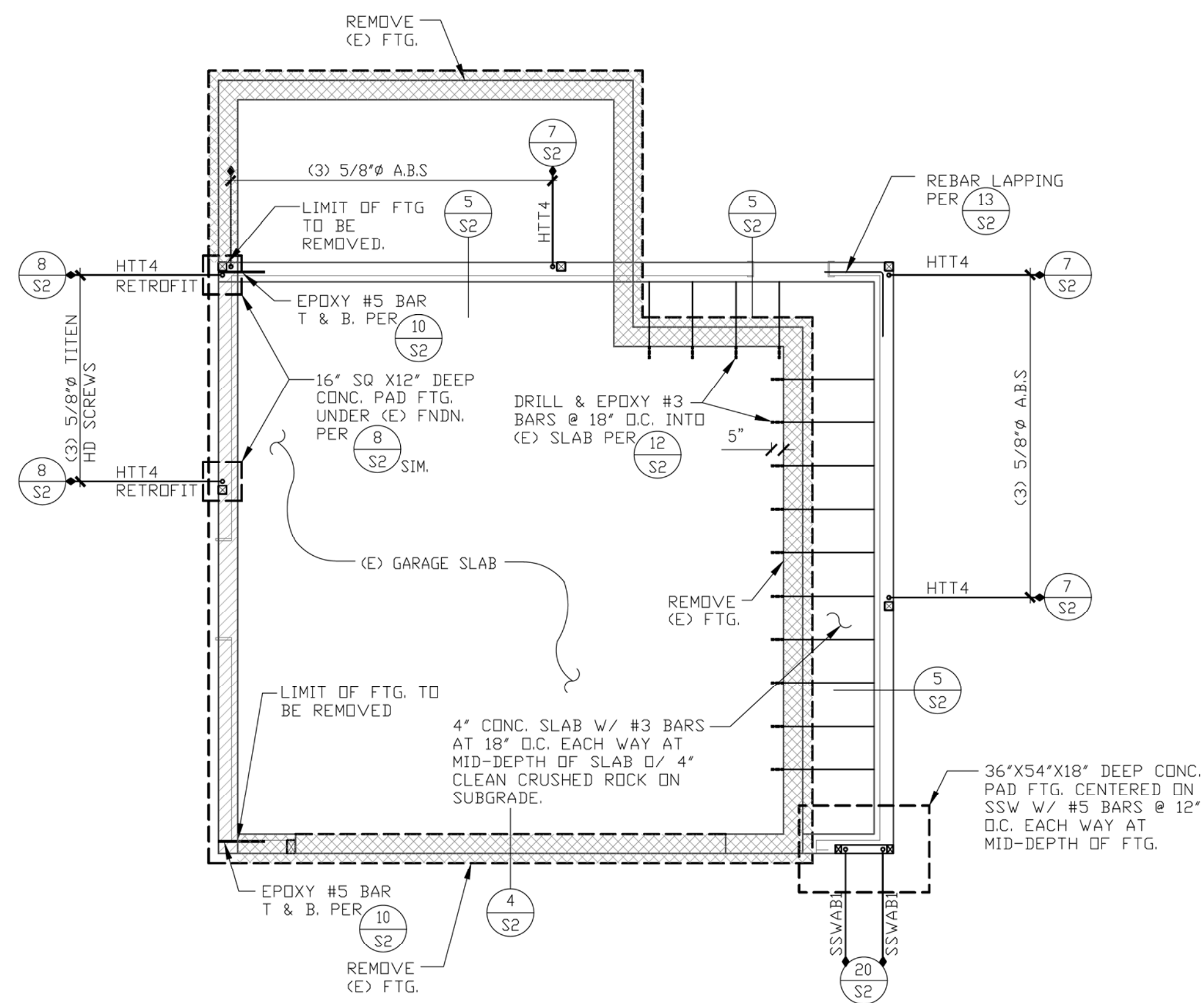
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ERIC AND LAUREN ALBERT
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ROOF FRAMING PLAN



FOUNDATION PLAN

PARTIAL ROOF FRAMING NOTES:

1. HEADERS: The following Header Schedule shall be used where header size is not specified on the plans. Unless noted otherwise, all headers shall be DF-Larch #2 or better.

Supporting RDOF Load only:	2x4 Wall	2x6 Wall
Up to 4' span	4x6	6x6
4' to 6' span	4x8	6x8
6' to 8' span	4x10	6x10

2. Roof sheathing may be CDX or OSB, and shall be one of the following:

7/16" with 24/16 APA span rating
1/2" with 24/0 APA span rating

3. Roof edge-nailing of 8d at 6" o.c. shall be applied along the full length of the collector trusses.

4. STUDS:

- a. Exterior Walls & Interior Bearing/Shear Walls
 - When supporting 2 stories above, regardless the height, use 2x6 DF-Larch #2 or better at 16" o.c.
 - Up To 10' Tall: 2x4 studs at 16" o.c. shall be DF-Larch #2 Grade or better.
 - More than 10' Tall: 2x6 studs shall be DF-Larch #2 or better unless called out differently on plans.
- b. Interior Non-Bearing Walls:
 - Up To 14' Tall: 2x4 studs may be DF-Larch of Std Grade or better spaced 16" or 24" o.c.
 - More than 14' Tall: all studs shall be 2x6 DF-Larch #2 grade or better spaced at 16" o.c. unless called out differently on plans.
- c. Plumbing Walls: studs in non-bearing walls with holes greater than 2.5" in diameter shall be 2x6. For exterior walls, bearing walls and shear-walls, with holes greater than 1.5", and up to 3.5" max, in diameter, studs shall be 2x6. Holes shall be drilled through center of studs. Studs with holes greater than 2" shall be double studs, stitch nailed together per nailing schedule.

5. PLATES:

- a. All exterior walls and interior structural bearing/shear walls shall have double top plates and be spliced for continuity.
- b. Top & sole plates shall be DF-Larch Std grade or better.

6. TRUSS HANGERS:

- a. For individual, non-girder trusses, use the following Simpson hangers, UN.D:
 - Up to 15' span : LUS14
 - 15' TO 25' span : LUS16
 - 25' TO 40' span : HUS16
- b. For girder trusses, use the Simpson hangers HGUS**, UN.D.

PARTIAL FOUNDATION NOTES:

1. CONCRETE:

- a. Concrete shall be of normal weight and $f'_c = 2500$ psi minimum at 28 days.
 - Cement to be Portland cement ASTM C-150 type I or II. Type V may be required, see General Notes for additional requirements
 - Aggregate per ASTM C-33
 - Water to be clean and potable.
 - High alumina cement must not be used in concrete because of high sulfate contents.
 - No admixtures containing calcium chlorides or other chlorides shall be added to the concrete.
- b. Unless shown otherwise on plans, cold joints are not allowed.
- c. Concrete placement shall be in one continuous operation, uniformly placed and must be vibrated and well consolidated.
- d. Concrete shall be cured per ACI 308-14 section 5.11 and ACI Committee 308 "Standard Practice For Curing Concrete".

2. REBAR:

- a. Reinforcing steel, #4 bars or less, may be ASTM A615 Grade 40; #5 bars or greater shall be Grade 60.
- b. Reinforcing bars to be welded shall be ASTM A706.
- c. Lap all reinforcing splices a minimum 48 bar diameters but in no cases less than 24".

3. HOLD-DOWN NOTES:

- a. Hold-down rods/straps shall be set in place prior to foundation inspection and concrete pouring.
- b. At the strap hold-downs, a #4 rebar by 48" long must be centered and wired over the hold-down return hook.
- c. Simpson "SS1P" bolts shall be used if so specified on plans or details. Where not specified, hold-down rods may be standard "J" or "L" bolts, or threaded rod with double nut and washer at bottom.
- d. Through bolts for HDA/HD Hold-downs shall be ASTM A307 Grade A machine bolts. All threaded rods shall not be used in place of machine bolts.

4. POST BASE:

- UN.D., individual isolated posts bearing on concrete shall be secured by Simpson PB connectors (PBS at exterior locations) placed in the concrete.

5. ANCHOR BOLTS:

- a. Unless noted otherwise on the foundation plans, sill plates for all the exterior walls, interior bearing walls and interior shearwalls shall be anchored to the foundation with 5/8" minimum nominal diameter anchor bolts, embedded at least 7 inches into the concrete and spaced not more than 4 ft. apart, with two bolts per piece, each one not more than 12 inches or less than 7 bolt diameters (4-3/8") from end.
- b. Each anchor bolt shall be mounted on a mudsill/sill plate with an iron plate washer a minimum of 0.25"x3"x3". The plate washer must extend to within 1/2" of the sheathed edge of the sill plate.

6. SUB-BASE:

- a. SUB-BASE preparation, see soils report for subbase and vapor barrier requirements.

7. FRAMING:

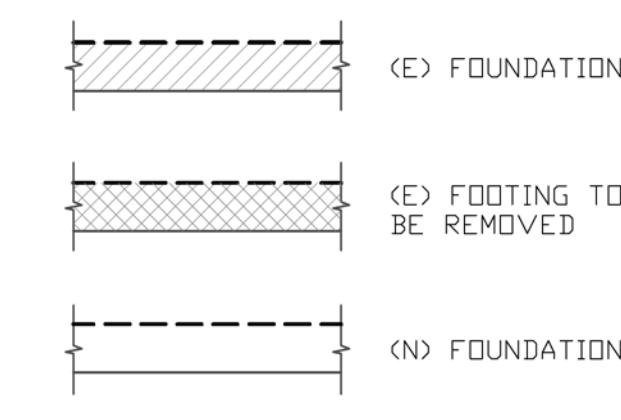
- a. Unless specified otherwise, all hold-downs (strap and rod) shall be attached to a 4x post which receives shear wall edge nailing along full height.
- b. Where multiple studs are approved as a hold-down post, the multiple pieces shall be interlocked together with a minimum of 16d at 6" o.c.
- c. ICC-ES approved powder driven anchor pins (shot pins) may be used at all interior non-shear wall locations. Shot pins shall be used in conjunction with plate washers and shall be spaced no more than 32" o.c.

8. FASTENERS:

- a. Fasteners and connectors in contact with preservative-treated wood, or for fire-retardant-treated wood used in exterior applications or wet or damp locations, shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper.

NOTE:
SEE ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND:



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JAD Engineering, Inc.
Civil Engineers
1545 Santa Monica Avenue
San Jose, CA 95118
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ERIC AND LAUREN ALBERT
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