

## GENERAL NOTES

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

## CONSULTANT DIRECTORY

**SURVEYOR** LEA AND BRAZE ENG. INC.  
2495 INDUSTRIAL PARKWAY W.  
HAYWARD CA 94545  
(510) 887-4086

**SOILS ENGINEER** EARTH INVESTIGATIONS  
250 DARDENELLE AVE., PO BOX 795  
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(650) 557-0262

**CIVIL ENGINEER** LEA AND BRAZE ENG. INC.  
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(510) 887-4086

**STRUCTURAL ENGINEER** 4x ENGINEERING  
4340 STEVEN S CREEK BLVD., STE. 172  
SAN JOSE, CA 95129  
(408) 642-5464

**ENERGY CONSULTANT** ENERGY DESIGN GROUP  
2140 DARTMOUTH STREET  
PALO ALTO, CA 94306  
(650) 424-1189

**LANDSCAPE ARCHITECT** W. JEFFREY HEID  
6179 OREIDA DR.,  
SAN JOSE, CA 95123  
(408) 691-5207

	EXISTING (TO BE REMOVED)	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	1562.20 sq. ft. (22.0%)	2839.84 sq. ft. (39.98%)	2840.00 sq. ft. (40.0%)
FLOOR AREA	1st Flr: 1555.90 sq. ft. 2nd Flr: N/A sq. ft. TOTAL: 1555.90 sq. ft. (21.9%)	2839.84 sq. ft. 2329.34 sq. ft. 5169.18 sq. ft. (72.80%)	N/A sq. ft. (N/A%)
SETBACKS:			
Front	24.7 feet	20.0 feet	20.0 feet
Rear	75.0 feet	25.0 feet	25.0 feet
Right Side (1st / 2nd)	10.0 feet / N/A	8.75 feet / 12.50 feet	7.50 feet / 12.5 feet
Left Side (1st / 2nd)	5.0 feet / N/A	7.50 feet / 12.50 feet	7.50 feet / 12.5 feet
HEIGHT:	12.0 feet	26.83 feet	30.0 feet

SQUARE FOOTAGE BREAKDOWN			
	EXISTING (TO BE REMOVED)	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1225.50 sq. ft.	+ 3190.85 sq. ft.	4416.35 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	330.40 sq. ft.	+ 422.43 sq. ft.	752.83 sq. ft.

LOT CALCULATIONS	
NET LOT AREA:	7100.00 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	338.22 square feet (33.3%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 2074.80 sq. ft. Softscape (undisturbed area): 2195.58 sq. ft. Building footprint w/ front porch: 2838.62 sq. ft. Total: 7100.00 sq. ft.

## SITE PLAN NOTES

- 1 DRIVEWAY CONCRETE
- 2 FLATWORK CONCRETE
- 3 GRADING SEE "GRADING & DRAINAGE PLAN" BY OTHERS
- 4 DRAINAGE SEE "GRADING & DRAINAGE PLAN" BY OTHERS
- 5 STORM DRAINAGE SEE "GRADING & DRAINAGE PLAN" BY OTHERS
- 6 SEWER LATERAL TIE INTO (E.) LATERAL AT ALLEY
- 7 GAS & ELEC SERVICE (N.) UNDERGROUND SERVICE TO METER
- 8 SETBACKS AS PER PLAN
- 9 TREES PROTECT (E.) REDWOOD TREE DURING CONSTRUCTION. ALL OTHERS TO BE REMOVED.
- 10 FENCES (E.) BOUNDARY FENCES TO REMAIN. PROVIDE (N.) PARTITION FENCING FOR YARDS
- 11 LANDSCAPE SEE LANDSCAPE PLAN BY OTHERS

## PROPERTY DESCRIPTION

**OWNER** TYNDALL STREET TOWNHOMES LLC

**ADDRESS** 517 TYNDALL STREET  
LOS ALTOS, CA 94022

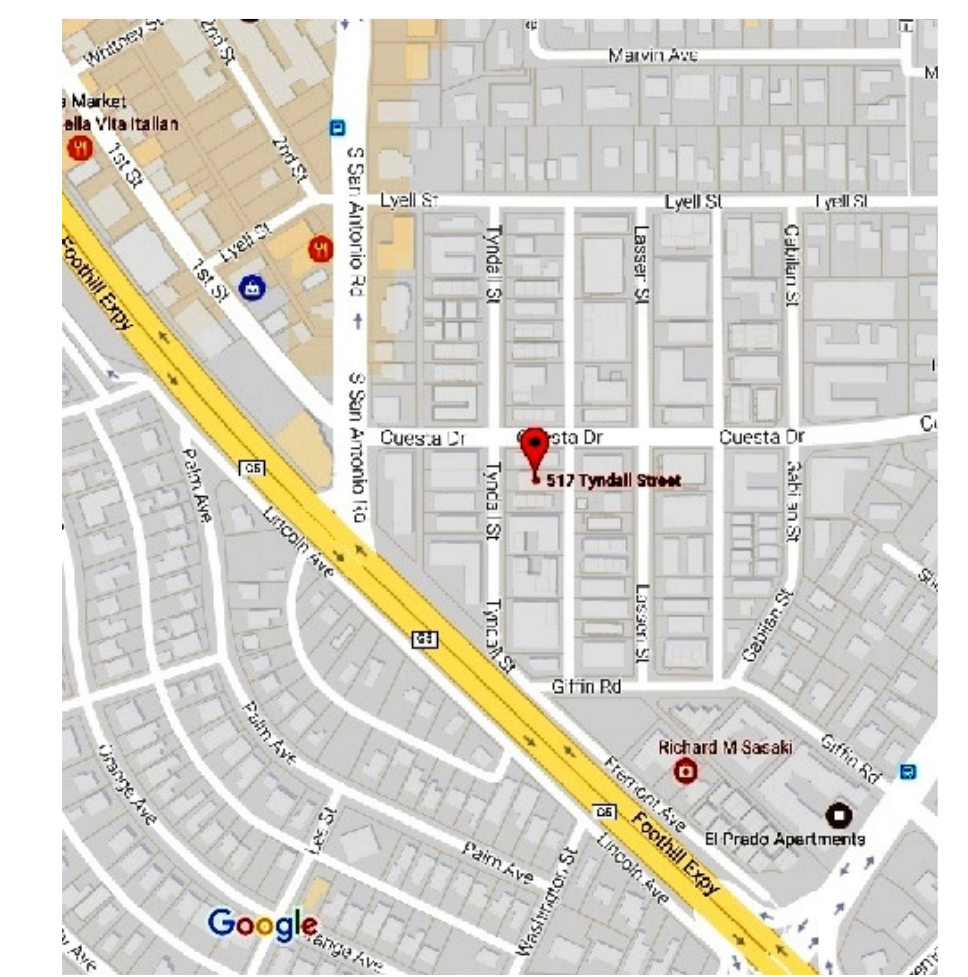
**PARCEL** 170 - 38 - 47

**ACREAGE** 0.16

**ZONING** R3 - 1.8

**PROJECT DESCRIPTION** NEW TWO-STORY 3-UNIT CONDOMINIUM

## VICINITY MAP



## SHEET INDEX

- ARCHITECTURAL SHEETS**
- A-1 SITE PLAN
  - A-1A FLOOR AREA & COVERAGE CALCULATION DIAGRAM
  - A-1B CONCEPTUAL TENTATIVE MAP
  - A-1C FLOOR AREA CALCULATIONS FOR 3 UNITS
  - A-2 PROPOSED MAIN FLOOR PLAN
  - A-3 PROPOSED UPPER FLOOR PLAN
  - A-4 EXTERIOR ELEVATIONS, FRONT & REAR
  - A-5 EXTERIOR ELEVATIONS, RIGHT & LEFT
  - A-6 ROOF PLAN
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  - A-8 SECTIONS "C, D, E, F"
  - A-9 SECTIONS "G, H, I"
- LANDSCAPE SHEETS**
- L-1 PLANTING PLAN
  - L-2 HYDROZONE PLAN
  - L-3 IRRIGATION PLAN
- CIVIL SHEETS**
- TM-1.0 TITLE SHEET
  - TM-1.1 AREA SHEET
  - TM-2.0 SITE PLAN
  - TM-2.1 SITE PLAN

These sheets were not provided in submittal plans or digital submittal. Please provide in next submittal package.

## APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ENERGY CODE

1) Per Section 14.74.070 of the Zoning Code, one on-site visitor parking space shall be required for every four multiple-family residential dwelling unit.

2) Summary table shall include the following (additional):

- (a) Number of dwelling units
- (b) Number of bedroom in each unit
- (c) Floor Area of each unit
- (d) Storage area for required for each unit and storage area proposed per unit
- (e) Number of required parking spaces and number of proposed parking spaces.

1) The site plan shall be located on a separate sheet.

2) The scale is recommended to increase to 1/4"=1'.

3) Provide dimensions of parking spaces

4) Show the location, size, type and proposed disposition of all existing trees over four-inches in diameter.

1) Add: General Plan Designation: Medium Density Multi-Family (38 du/acre)

Provide a separate cover sheet consistent with the Submittal Requirements for Multi-Family Design Review handout. This includes the following:

- 1) Vicinity Map (clear and legible),
- 2) Table of Contents,
- 3) General Project Information (project description, general plan, zoning, property owner, design professionals, etc.), and
- 4) A summary of land development calculations including, but not limited to, site area, lot coverage, setbacks, impervious surfaces, building floor area, parking stalls (required and proposed), and, when appropriate, number of beds, students and/or dining seats

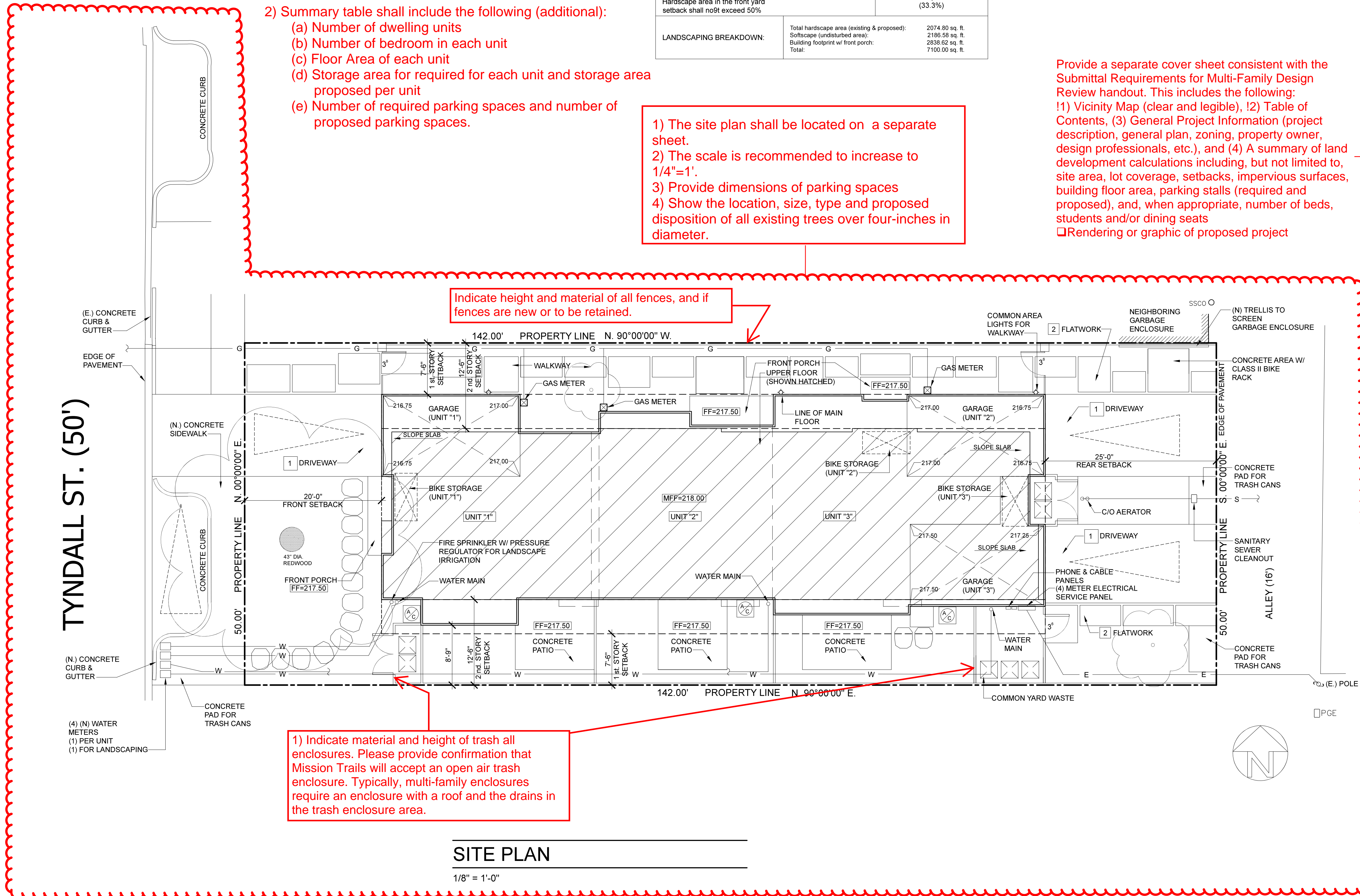
☐ Rendering or graphic of proposed project

Indicate height and material of all fences, and if fences are new or to be retained.

1) Indicate material and height of trash all enclosures. Please provide confirmation that Mission Trails will accept an open air trash enclosure. Typically, multi-family enclosures require an enclosure with a roof and the drains in the trash enclosure area.

## SITE PLAN

1/8" = 1'-0"



**\* NOTE**

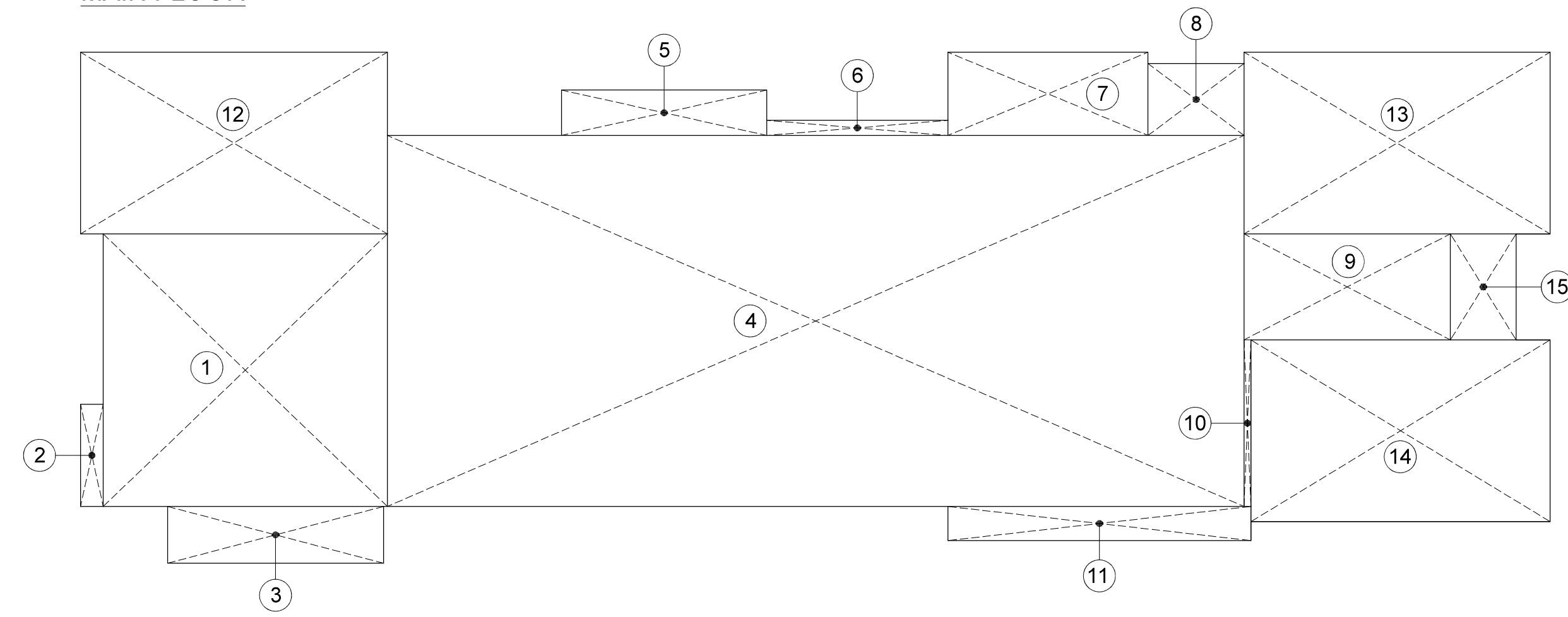
THE DRAWING AND THE BEAS, DESIGN, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR USE IN CONNECTION WITH THE PROJECT DESCRIBED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

**CLIENT (JOB No. 21635)**  
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**SHEET**  
A-1

MAIN FLOOR



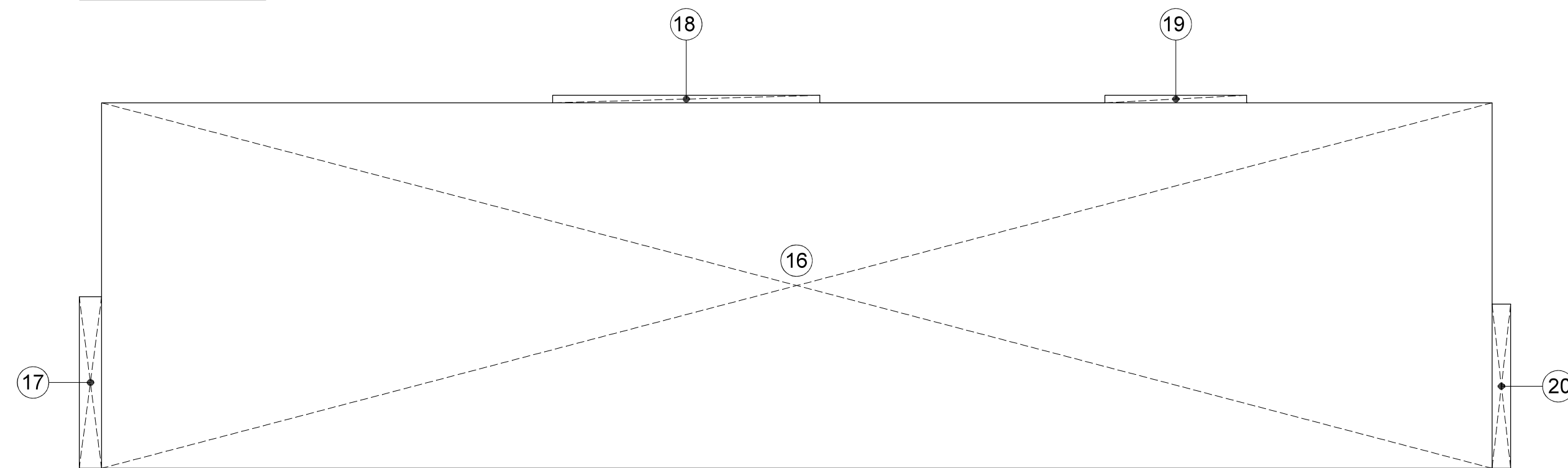
HABITABLE LIVING AREA

①	18.75 X 18.00	337.50 S.F.
②	1.50 X 6.75	10.13 S.F.
③	14.25 X 3.75	53.43 S.F.
④	56.54 X 24.50	1385.23 S.F.
⑤	13.54 X 3.00	40.62 S.F.
⑥	11.95 X 1.00	11.95 S.F.
⑦	13.21 X 5.50	72.65 S.F.
⑧	6.33 X 4.75	30.07 S.F.
⑨	13.64 X 7.00	95.48 S.F.
⑩	0.45 X 11.00	4.95 S.F.
⑪	20.00 X 2.25	45.00 S.F.
SUBTOTAL		2087.01 S.F.

NON-HABITABLE AREA (GARAGE, STORAGE)

⑫	20.25 X 12.00	243.00 S.F.
⑬	20.21 X 12.00	242.52 S.F.
⑭	12.00 X 19.75	237.00 S.F.
⑮	4.33 X 7.00	30.31 S.F.
SUBTOTAL		752.83 S.F.
TOTAL MAIN FLOOR		2839.84 S.F.

UPPER FLOOR



⑯	93.25 X 24.50	2284.63 S.F.
⑰	1.50 X 11.50	17.25 S.F.
⑱	17.92 X 0.50	8.96 S.F.
⑲	9.50 X 0.50	4.75 S.F.
⑳	11.00 X 1.25	13.75 S.F.
TOTAL UPPER FLOOR		2329.34 S.F.

TOTAL STRUCTURE	5169.04 S.F.
TOTAL COVERAGE	2839.70 S.F.

FLOOR AREA & COVERAGE CALCULATION DIAGRAM

**NOTE**  
 THIS DRAWING AND THE DETAILS THEREON, INCLUDING ALL SPECIFICATIONS CONTAINED THEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND SHALL REMAIN THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

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SHEET  
 A-1A



City of Los Altos

Planning Division

(650) 947-2750

Planning@losaltosca.gov

SUBMITTAL REQUIREMENTS
TENTATIVE MAP/SUBDIVISION APPLICATION

APPLICATION FORM, FEE & REQUIRED MATERIALS

All items are required at time of submittal. The project will not be scheduled for a public meeting until the application has been reviewed by a planner and is deemed complete.

1. Title Report

A current preliminary title report or policy of title insurance for all properties involved.

2. Project Plans (see checklist below)

- a. Initial submittal: Five (5) full-size sets (24" x 36") and five (5) half-size sets (11" x 17").
b. Once application deemed complete: 14 additional half-size sets of plans and a digital copy in .pdf format on a CD, a USB data key or emailed to the project planner.

PLANS

1. Cover Sheet

- Vicinity Map (clear and legible)
Table of Contents
General Project Information (project description, general plan, zoning, property owner, design professionals, etc.)
A summary of land development calculations including, but not limited to, site area, lot coverage, setbacks, impervious surfaces, building floor area, parking stalls (required and proposed), and, when appropriate, number of beds, students and/or dining seats

2. Tentative Map (1" = 10' scale)

NOTE: The Tentative Map shall be prepared by a registered civil engineer or a licensed land surveyor.

- North arrow, scale and sufficient description to define the location and boundaries of the proposed subdivision
Name, address, and telephone number of the property owner
Name, address and telephone number of the subdivider
Name, address and telephone number of the person who prepared the tentative map
Sufficient elevations or contours to determine the general slope of the land, the high and low points thereof, and all drainage features

NOTE: Contour intervals shall be not more than one-foot vertical in 100 feet.

- The map shall also show stormwater management measures to retain stormwater on site in accord with the Best Management Practices

Updated January 2017

- The location, names, widths and approximate grades of all roads, streets, highways, alleys and public ways in the proposed subdivision which have been dedicated or which are to be offered for dedication
The location, names, and existing width of all adjoining and contiguous highways, alleys, streets, and public ways
The approximate widths, locations and purposes of all existing and proposed easements
The lot layout and approximate dimensions and square footage of each lot
The location of any existing buildings, sewage disposal facilities or other improvements, with an indication as to which are to be removed
The setback of existing buildings from the new property lines (only those buildings which are proposed to remain)
A numbered inventory of the size and type of all existing trees over four inches in diameter and whether they are to be removed or retained
The location of any existing wells, whether to be retained or abandoned; and
Any exceptions to the minimum lot width lot depth, lot area or building setback regulations, which are to be requested.

3. Tree Protection Plan

Identify all trees over four inches in diameter measured at 48 inches above natural grade and provide the following details:

- Number all trees on the site plan
Provide a table identifying the size and species of trees, and whether they are to be removed or retained
A certified arborist report may be required if the house or proposed addition falls within the inner 2/3rds of the dripline of any tree(s) that are to be retained
List any protective measures recommended by the certified arborist (distances to be maintained from trees, pruning instructions, protective fencing, etc.) on the plan

SUBMITTING MORE THAN ONE APPLICATION

These instructions will be modified in the event that the application is submitted simultaneously with another application (e.g. conditional use permit, design review). If the project requires two or more applications to be submitted, work with the Planning Division to better understand the City's submittal requirements to avoid redundancy.

- The Tentative Map shall be revised to be consistent with the Submittal Requirements for the Tentative Map/Subdivision Application as indicated above. All elements of the above handout shall be incorporated into the application, including the cover sheet, tentative map and tree protection plan.
The Tentative Map shall be completed by a registered civil engineer or a licensed land surveyor.

CONCEPTUAL TENTATIVE MAP

1/8" = 1'-0"

The Tentative Map shall not be conceptual

NOTE
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Table with 2 columns and 10 rows

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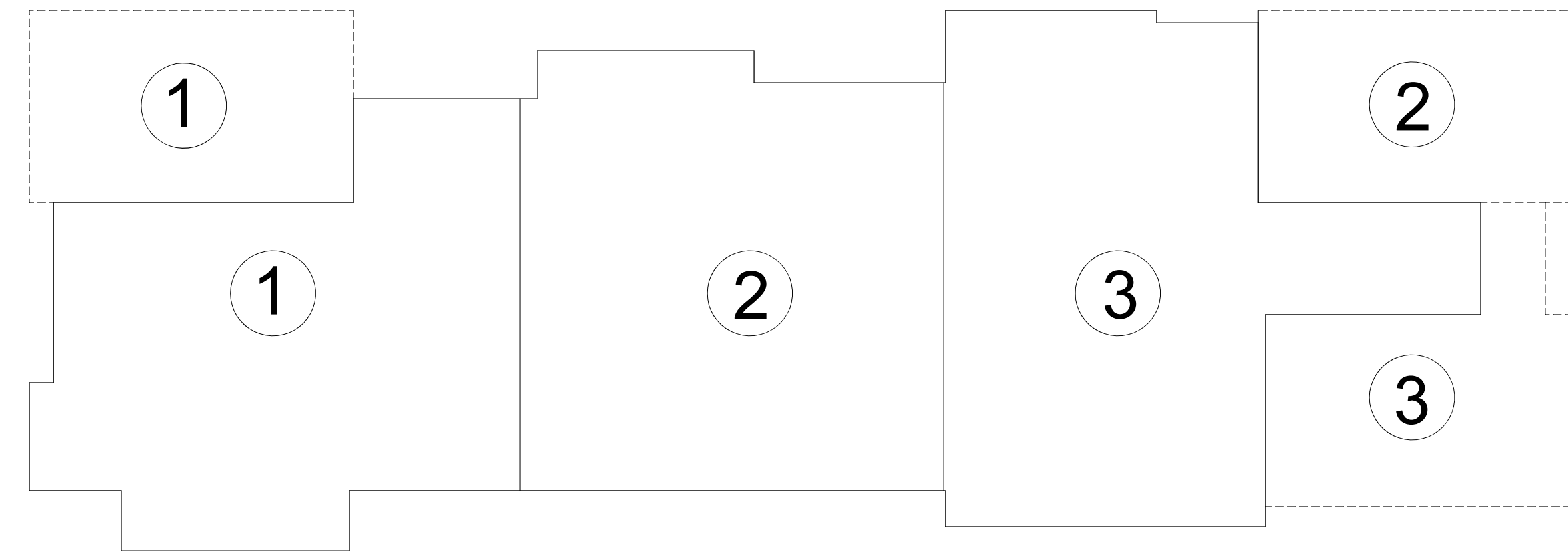
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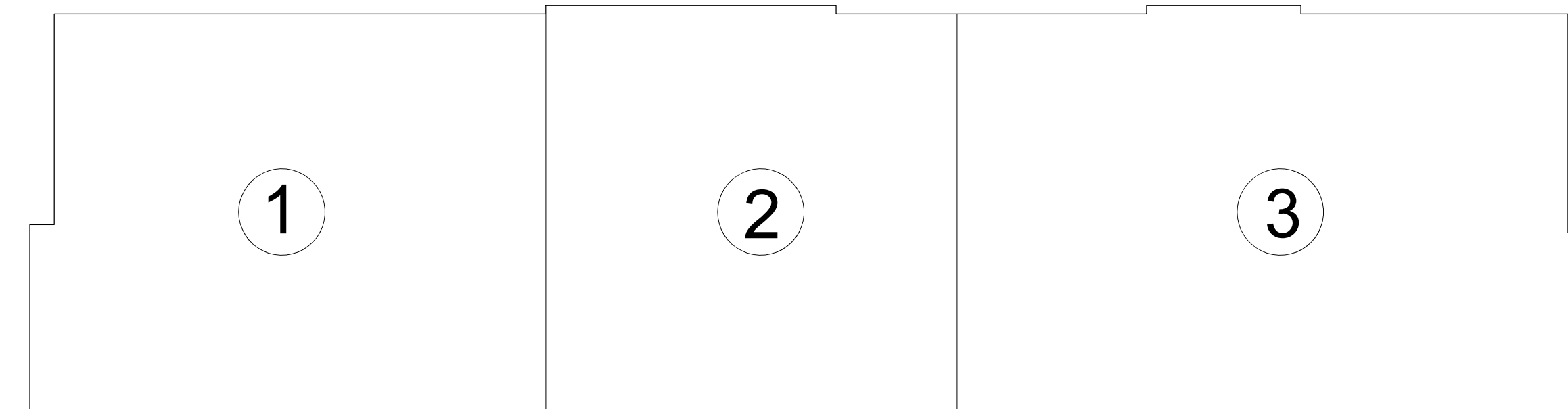
SHEET

A-1B

The reference to Chapman Design Associates must be replaced with the registered civil engineer or licensed land surveyor



MAIN FLOOR



UPPER FLOOR

UNIT "1"		UNIT "2"		UNIT "3"	
MAIN FLOOR	656.27 S.F.	MAIN FLOOR	700.68 S.F.	MAIN FLOOR	7732.14 S.F.
UPPER FLOOR	759.42 S.F.	UPPER FLOOR	629.60 S.F.	UPPER FLOOR	940.31 S.F.
SUBTOTAL	1415.69 S.F.	SUBTOTAL	1330.28 S.F.	SUBTOTAL	1672.45 S.F.
GARAGE	243.00 S.F.	GARAGE	242.50 S.F.	GARAGE	265.29 S.F.
TOTAL	1658.69 S.F.	TOTAL	1572.78 S.F.	TOTAL	1937.74 S.F.

TOTAL FLOOR AREA 5169.21 S.F.

COVERAGE ALLOWABLE 2840.00 S.F.  
 COVERAGE PROPOSED 2839.88 S.F.

FLOOR AREA CALCULATIONS FOR 3 UNITS

1/8" = 1'-0"

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**GENERAL NOTES**

- I** EGRESS ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2016  
 - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.  
 - MIN. NET CLEAR OPENABLE WIDTH = 20"  
 - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II** GARAGE COMMON WALL GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III** STAIRWAYS DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2016. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
- IV** GUARDRAILS DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2016. 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 2016. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI** FIREPLACE DESIGN SHALL CONFORM TO CH. 10 CRC 2016, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2016 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 2016
- VIII** FIRE BLOCKS PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2016
- 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 2016 CPC)
- X** SHOWERS ALL SHOWERS SHALL CONFORM TO SECTION R307 2016 CRC
- XI** WATER CONSERVING FIXTURES ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2016 CPC) SHALL CONFORM TO SEC. 402, 2016 CPC

**ROOM FINISH SCHEDULE**

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

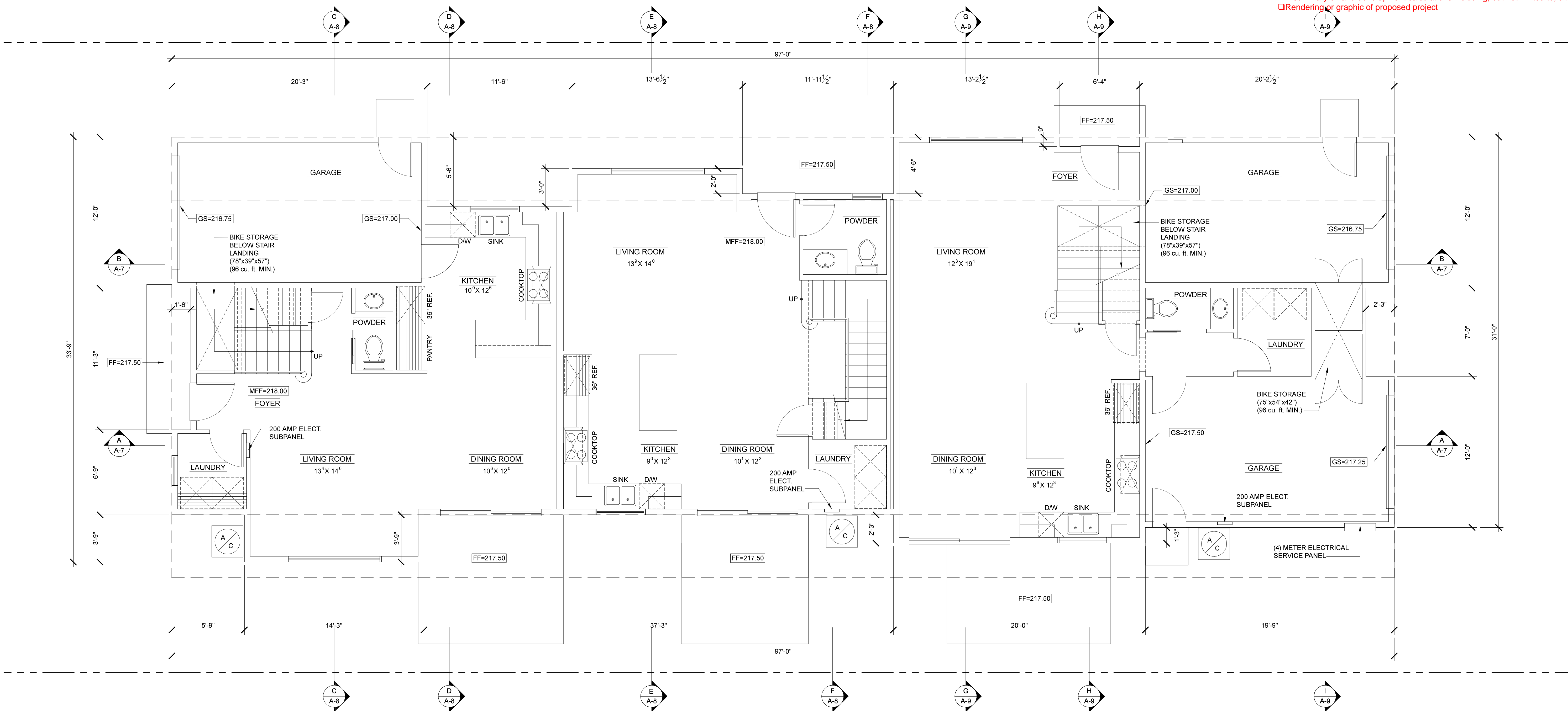
ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

**LEGEND**

- ◆ WINDOW: SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
- ⬤ DOOR: SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
- ▬▬▬ EXISTING WALLS TO REMAIN
- ▬▬▬ NEW WALLS
- (E) EXISTING
- (N) NEW
- ◊ RELOCATED

**\* NOTE**


- 1. Cover Sheet
- Vicinity Map (clear and legible)
- Table of Contents
- General Project Information (project description, general plan, zoning, property owner, design professionals, etc)
- A summary of land development calculations including, but not limited to, site area, lot coverage, setbacks, impervious
- Rendering or graphic of proposed project



**MAIN FLOOR PLAN**

1/4" = 1'-0"

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- MIN. NET CLEAR OPENABLE AREA 5.7 S.F.  
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ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

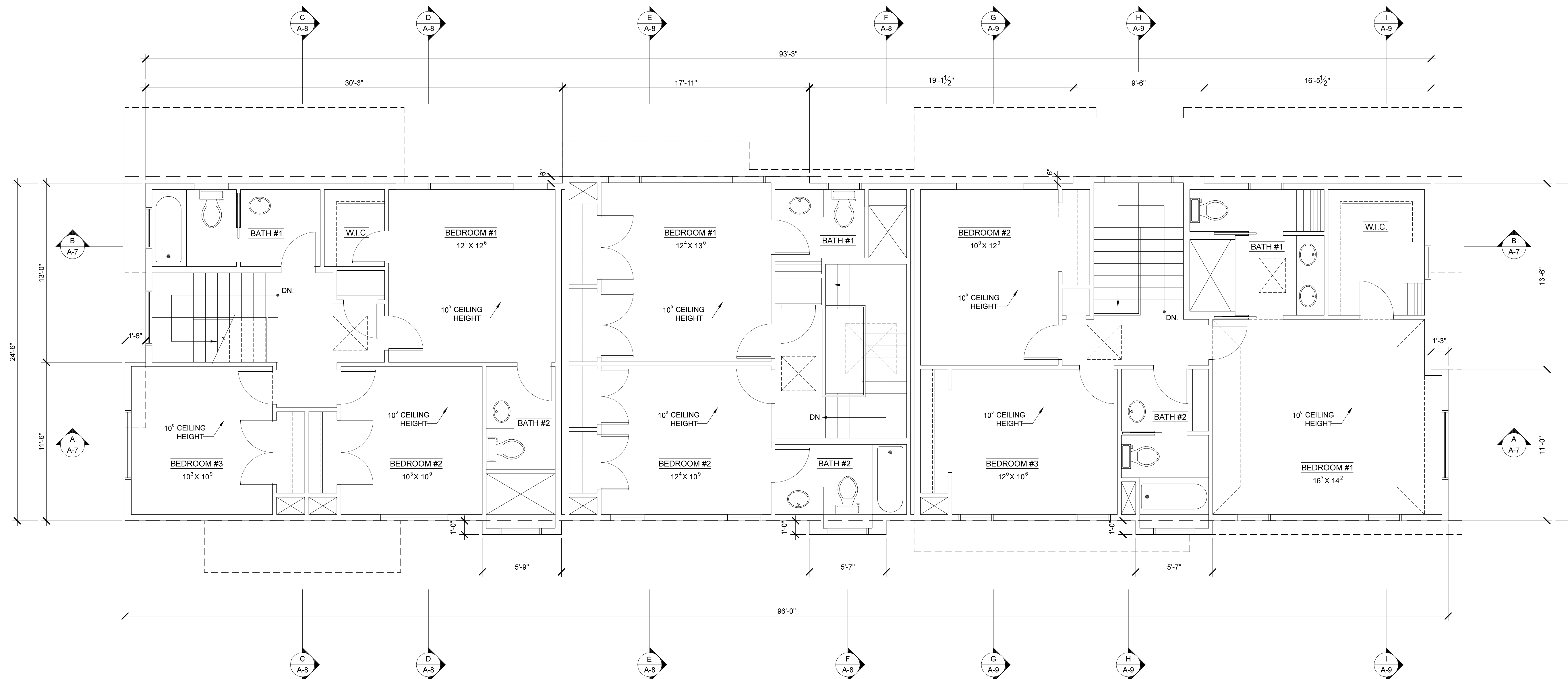
ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

## LEGEND

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- DOOR. SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- (E) EXISTING
- (N) NEW
- RELOCATED

**\* NOTE**

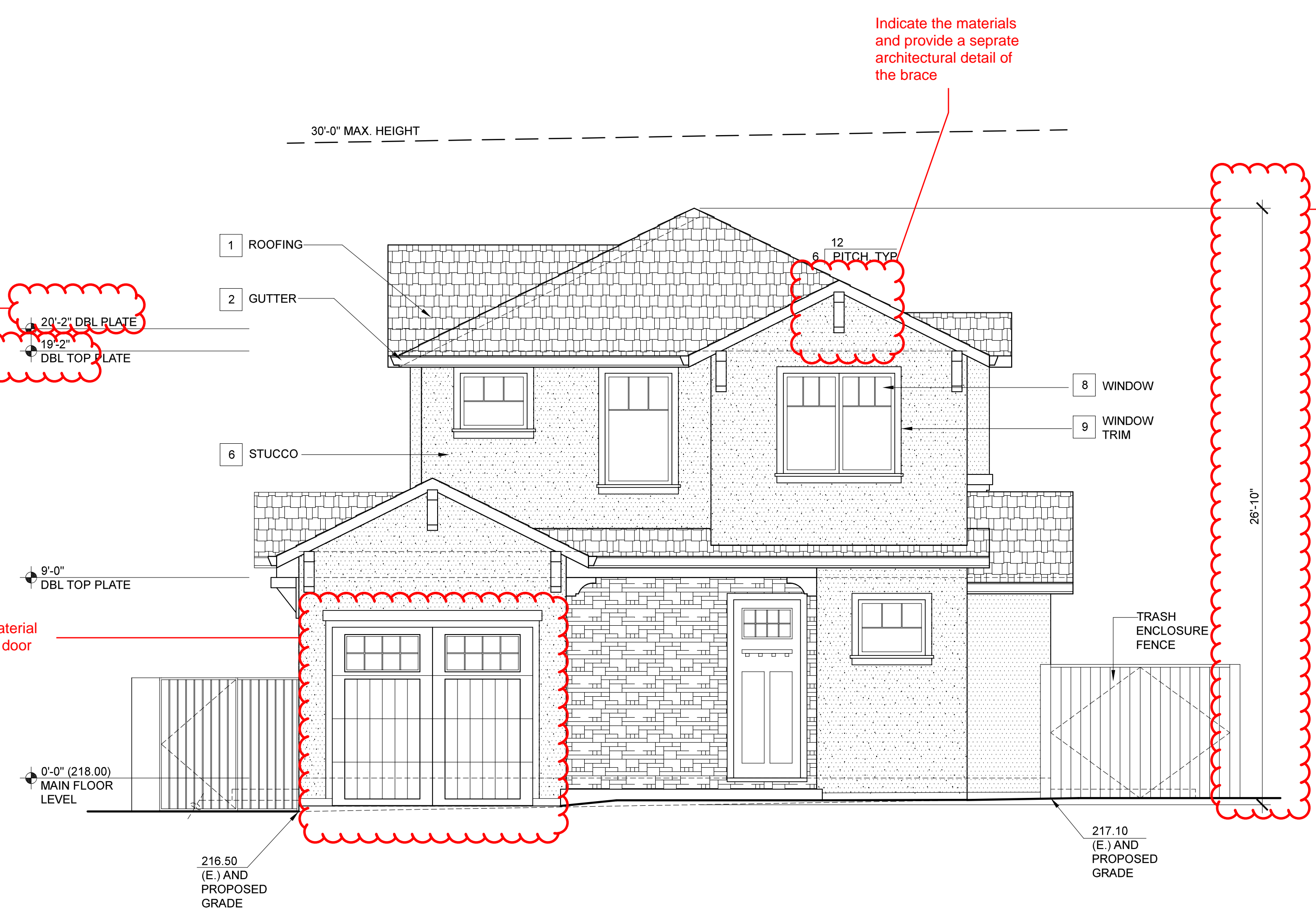
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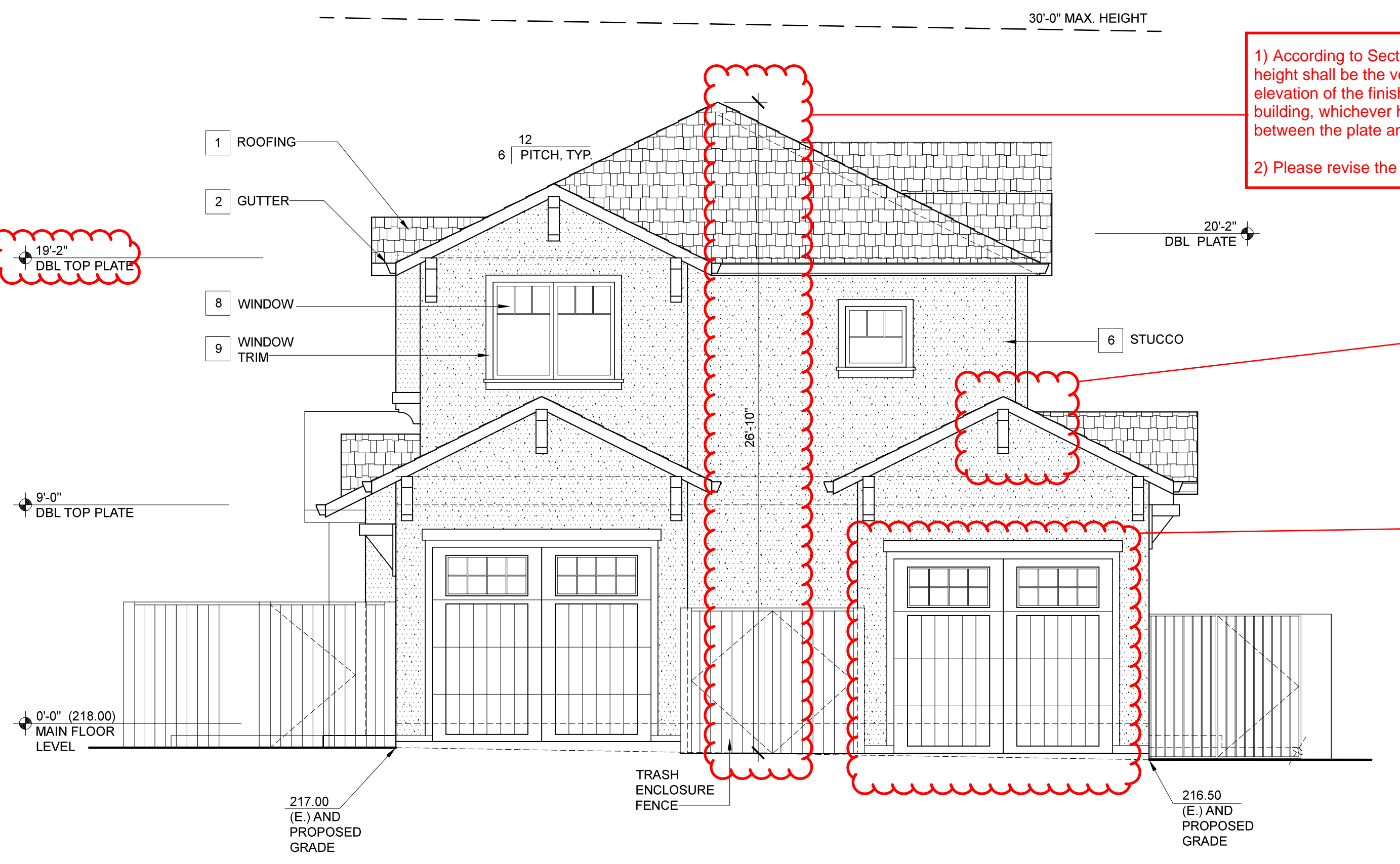
**UPPER FLOOR PLAN**  
1/4" = 1'-0"

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**FRONT ELEVATION**  
1/4" = 1'-0"



**REAR ELEVATION**  
1/4" = 1'-0"

1) According to Section 16.66.230 of the Zoning Code, the building height shall be the vertical dimension measured from the average elevation of the finished lot grade at the front, rear, or side of the building, whichever has the greater height, to the average height between the plate and ridge of a gable, hip, or gambrel roof.  
2) Please revise the height to be consistent with the Zoning Code.

Indicate the material for the siding

Indicate the material for the trim

Indicate the type of the stone veneer

1) According to Section 16.66.230 of the Zoning Code, the building height shall be the vertical dimension measured from the average elevation of the finished lot grade at the front, rear, or side of the building, whichever has the greater height, to the average height between the plate and ridge of a gable, hip, or gambrel roof.  
2) Please revise the height to be consistent with the Zoning Code.

Indicate the materials and provide a separate architectural detail of the brace

Convey the material for the garage door

**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 2016)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2016. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2016
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2016
- IV TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

**EXTERIOR MATERIAL NOTES**

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTER RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 SIDING N/A
- 5 TRIM N/A
- 6 STUCCO SMOOTH TEXTURE. SEE "GENERAL NOTES" FOR INFORMATION.
- 7 VENEER STONE VENEER
- 8 WINDOWS ANDERSEN, DUAL GLAZED COMPOSITE OR EQ.
- 9 WINDOW TRIM 2 x 4 KILN-DRIED D.F., TYP.
- 10 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQ.
- 11 CHIMNEY N/A

**LEGEND**

- ◆ WINDOW. SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
- ⬢ DOOR. SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS

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Revise to indicate 9-foot plate

19'-2" DBL TOP PLATE

9'-0" DBL TOP PLATE

0'-0" (218.00) MAIN FLOOR LEVEL

217.10 (E.) AND PROPOSED GRADE



### RIGHT ELEVATION

1/4" = 1'-0"

Revise to indicate a 10-foot plate

20'-2" DBL PLATE  
19'-2" DBL TOP PLATE

Revise to indicate 9-foot plate

9'-0" DBL TOP PLATE

0'-0" (218.00) MAIN FLOOR LEVEL

COMMON AREA LIGHTS FOR WALKWAY

216.50 (E.) AND PROPOSED GRADE



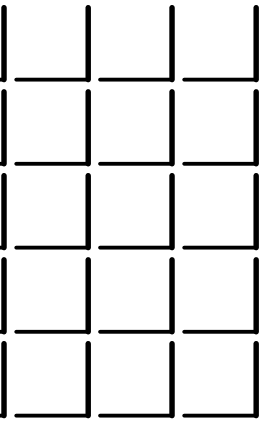
### LEFT ELEVATION

1/4" = 1'-0"

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SHEET

A - 5



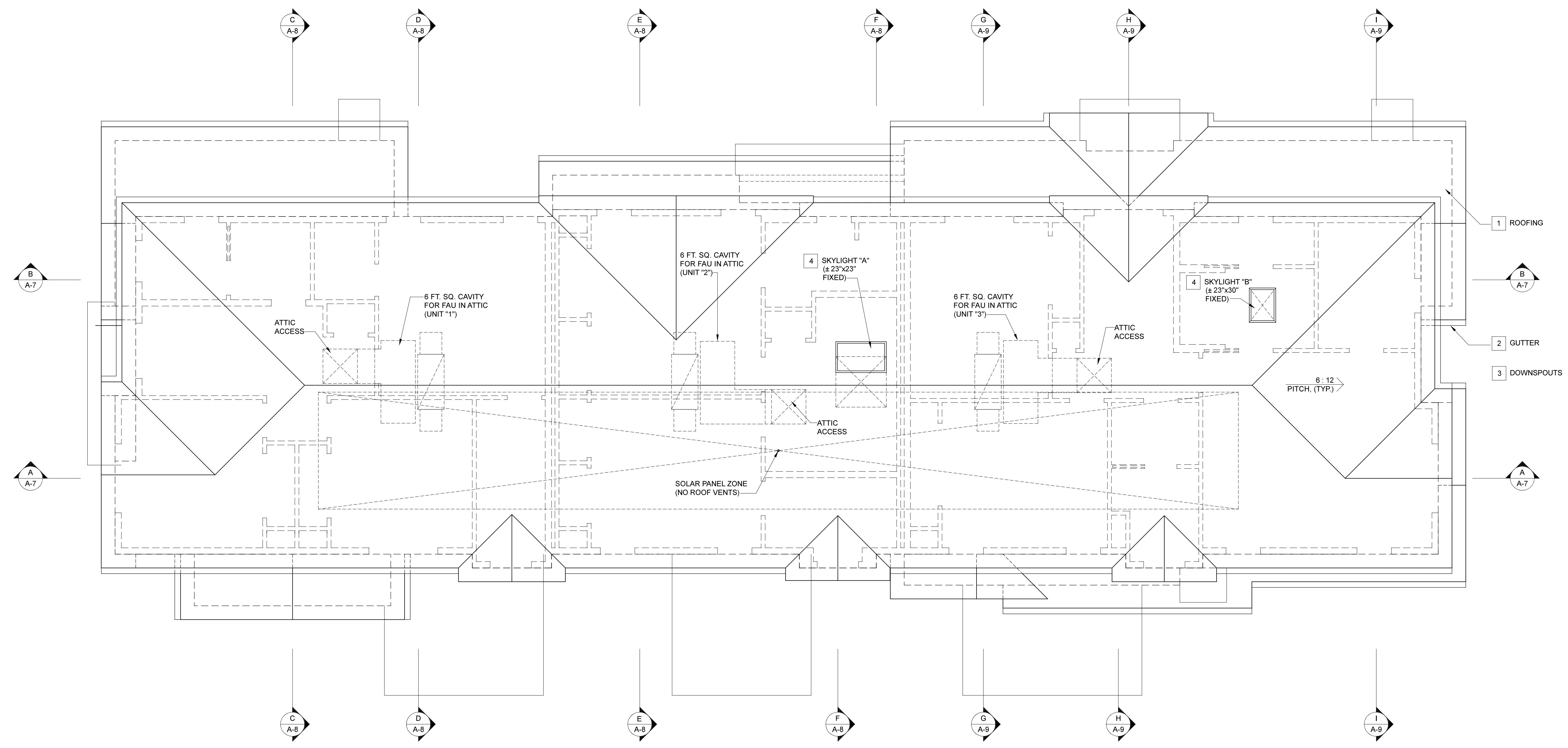
### GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III CRICKET FLASHING 24 GA. G.I. OVER  $\frac{1}{8}$ " D.F. CDX PLYWOOD (OR BETTER) -  $\frac{1}{4}$ " MIN. SLOPE
- IV ATTIC VENTILATION CLOSED CELL FOAM INSULATION IS BEING USED IN ATTIC (R-30 OR EQUIVALENT) THEREFORE, VENTILATION IS NOT REQUIRED
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2016 CRC

### ROOF PLAN NOTES

- 1 ROOFING COMPOSITION SHINGLES
- 2 GUTTERS RECTANGULAR
- 3 DOWN SPOUTS RECTANGULAR
- 4 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 OR EQ.
- 5 CHIMNEY N/A

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### ROOF PLAN

1/4" = 1'-0"

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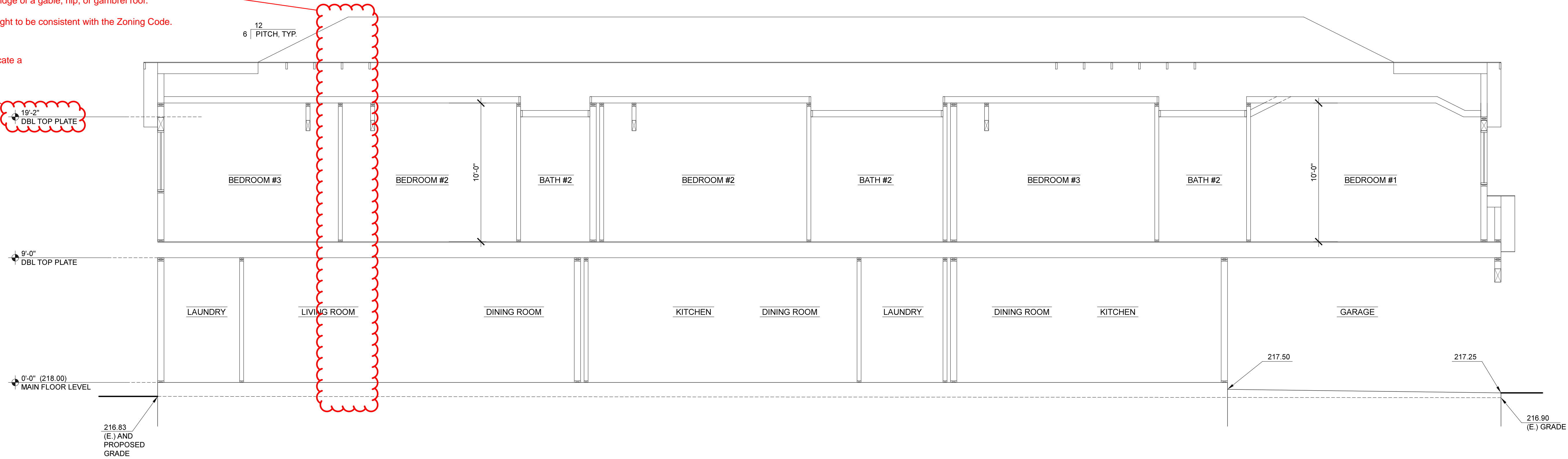
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SHEET

A - 6

- 1) According to Section 16.66.230 of the Zoning Code, the building height shall be the vertical dimension measured from the average elevation of the finished lot grade at the front, rear, or side of the building, whichever has the greater height, to the average height between the plate and ridge of a gable, hip, or gambrel roof.
- 2) Please revise the height to be consistent with the Zoning Code.

Revise to indicate a 9-foot plate



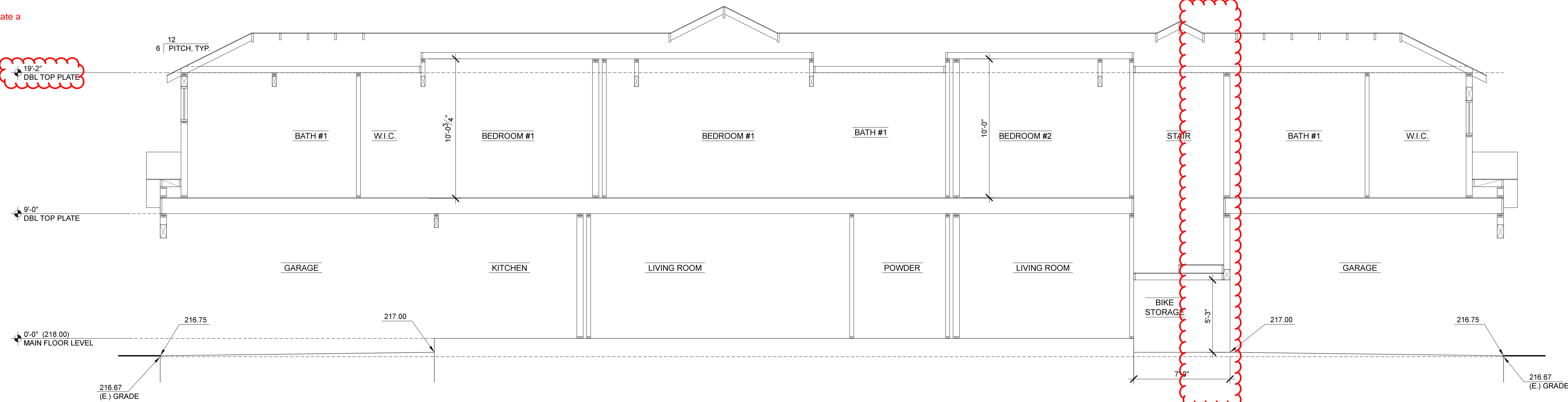
**SECTION "A - A"**

1/4" = 1'-0"

- 1) According to Section 16.66.230 of the Zoning Code, the building height shall be the vertical dimension measured from the average elevation of the finished lot grade at the front, rear, or side of the building, whichever has the greater height, to the average height between the plate and ridge of a gable, hip, or gambrel roof.
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2) Please revise the height to be consistent with the Zoning Code.

Revise to indicate a 9-foot plate



**SECTION "B - B"**

1/4" = 1'-0"

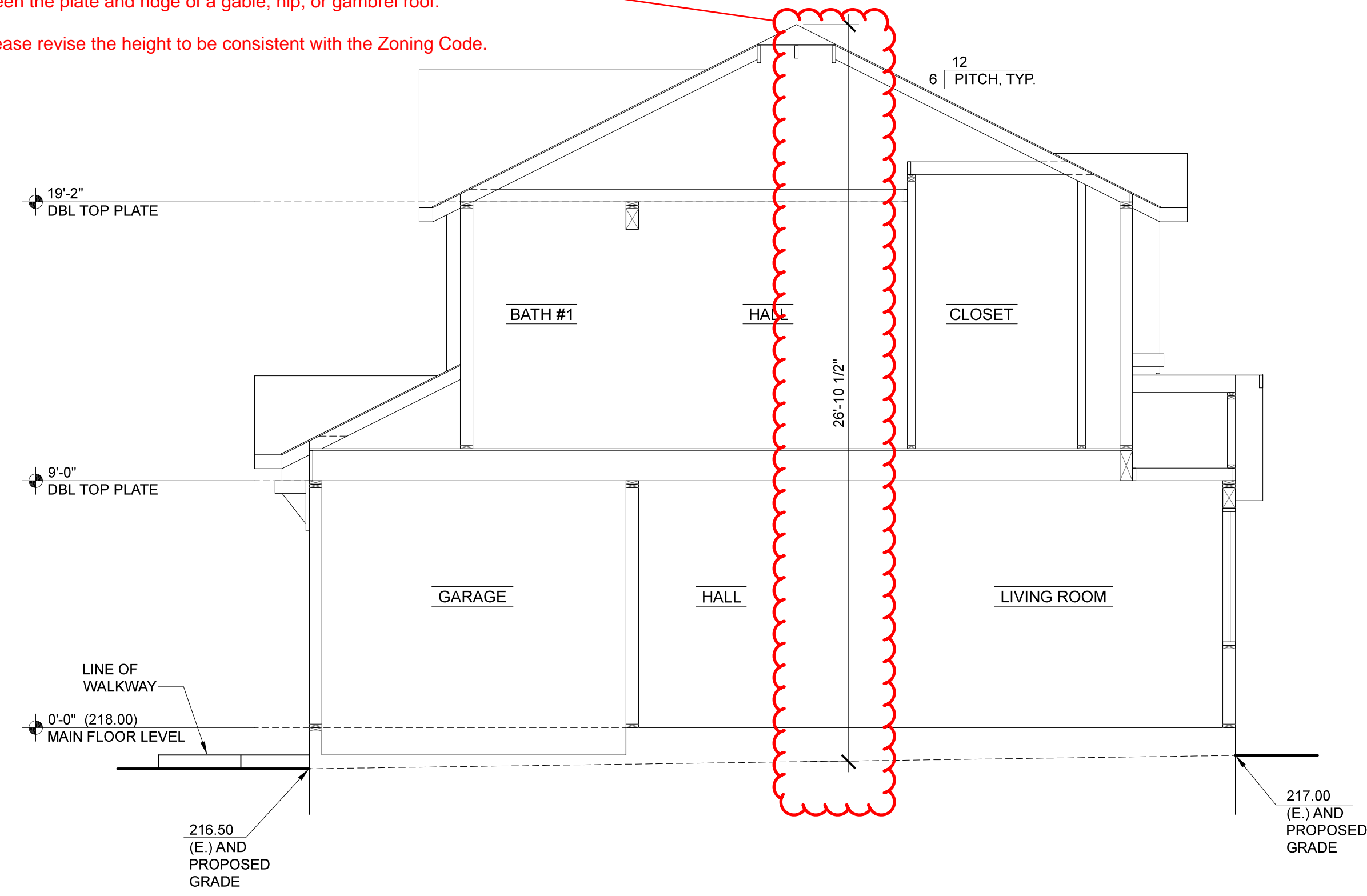
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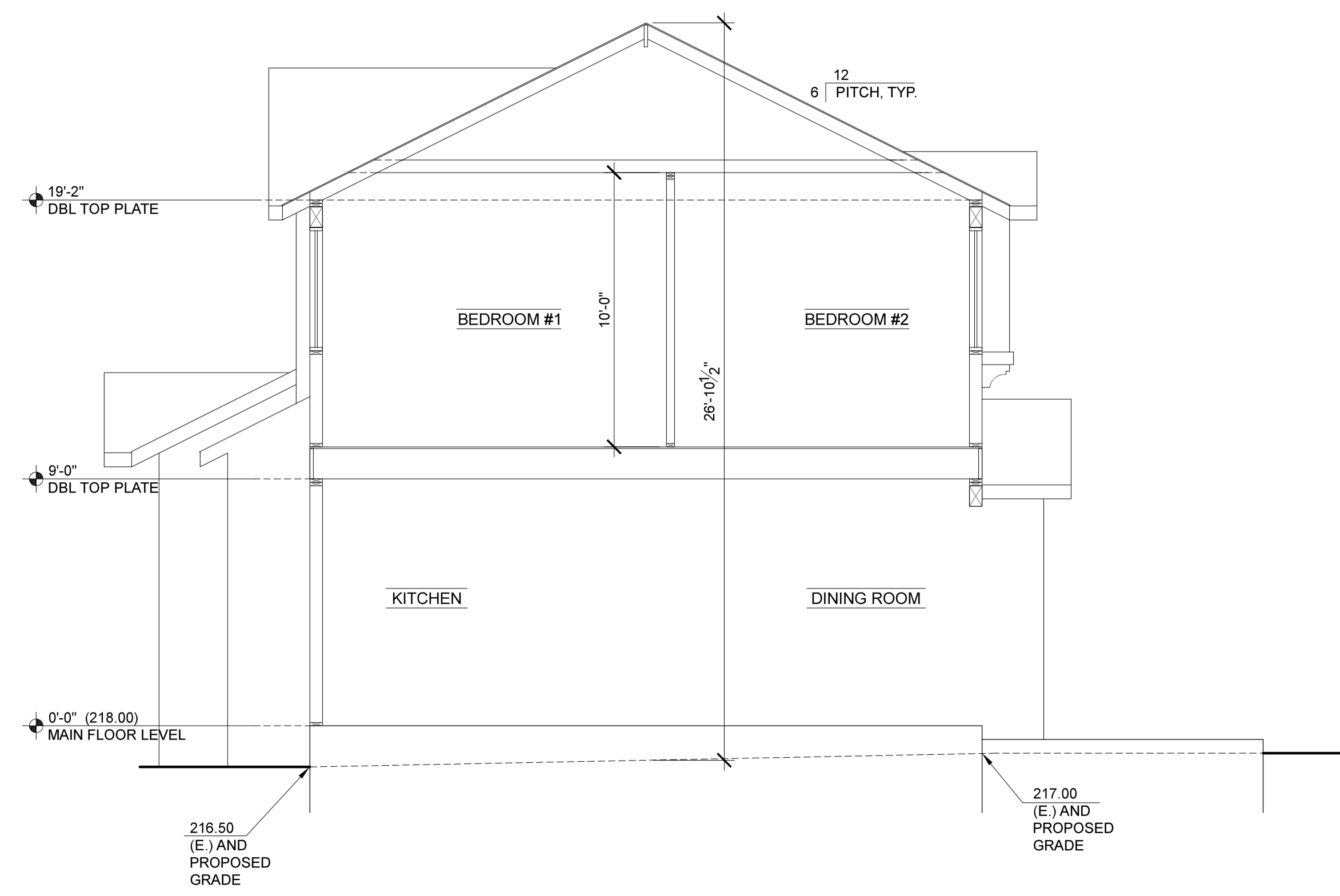
SHEET  
 A - 7

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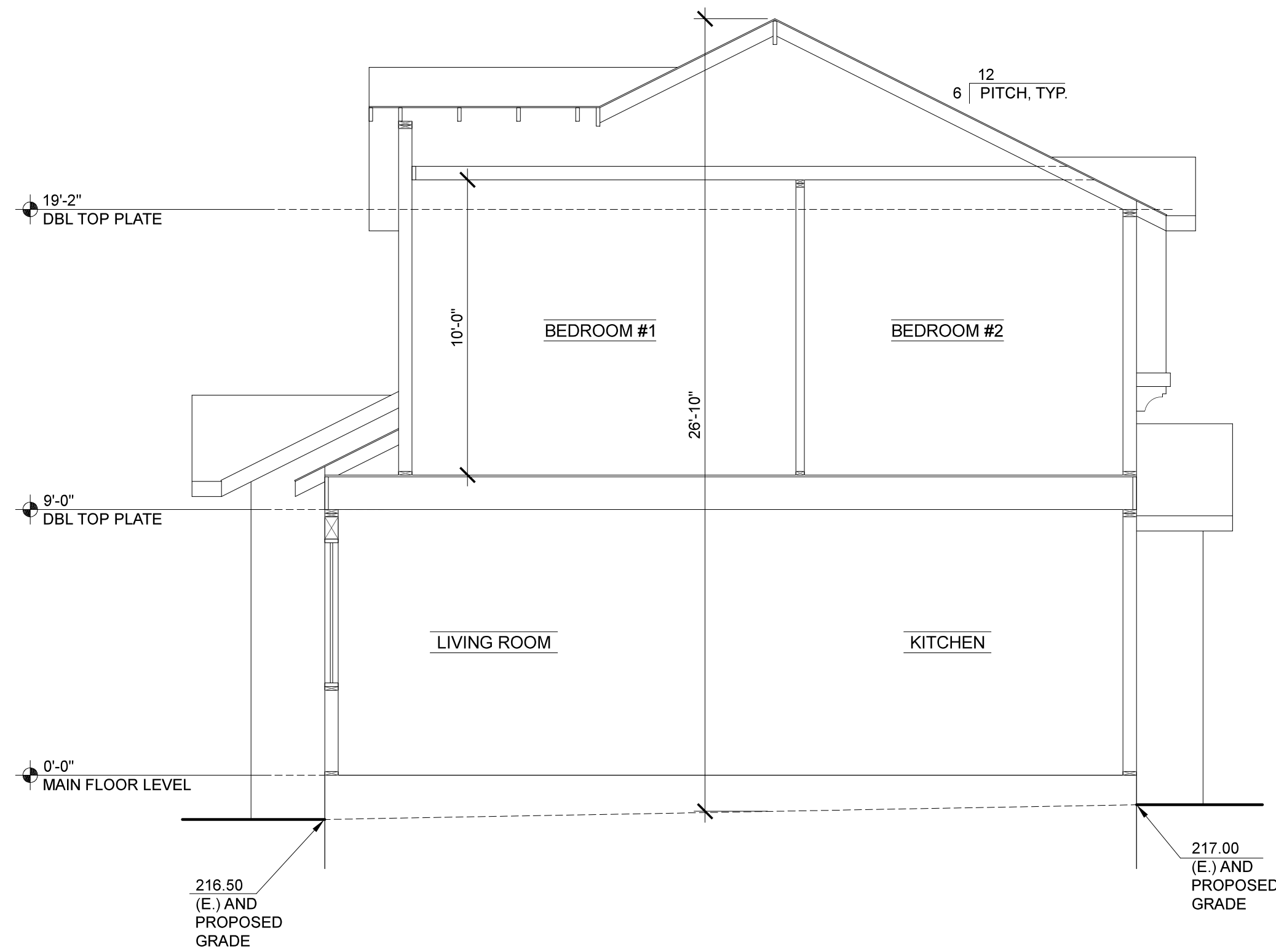
SECTION "C - C"

1/4" = 1'-0"



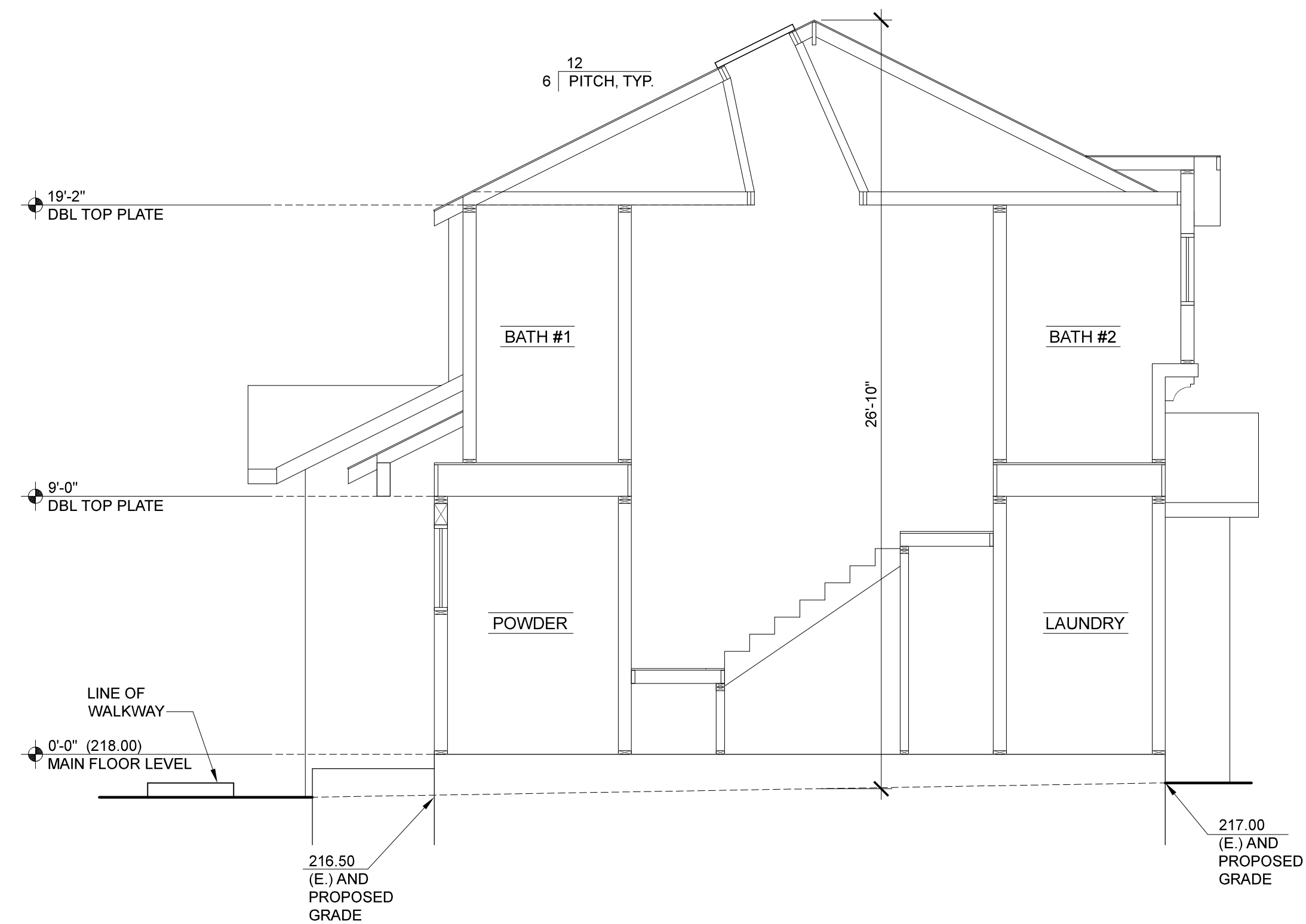
SECTION "D - D"

1/4" = 1'-0"



SECTION "E - E"

1/4" = 1'-0"



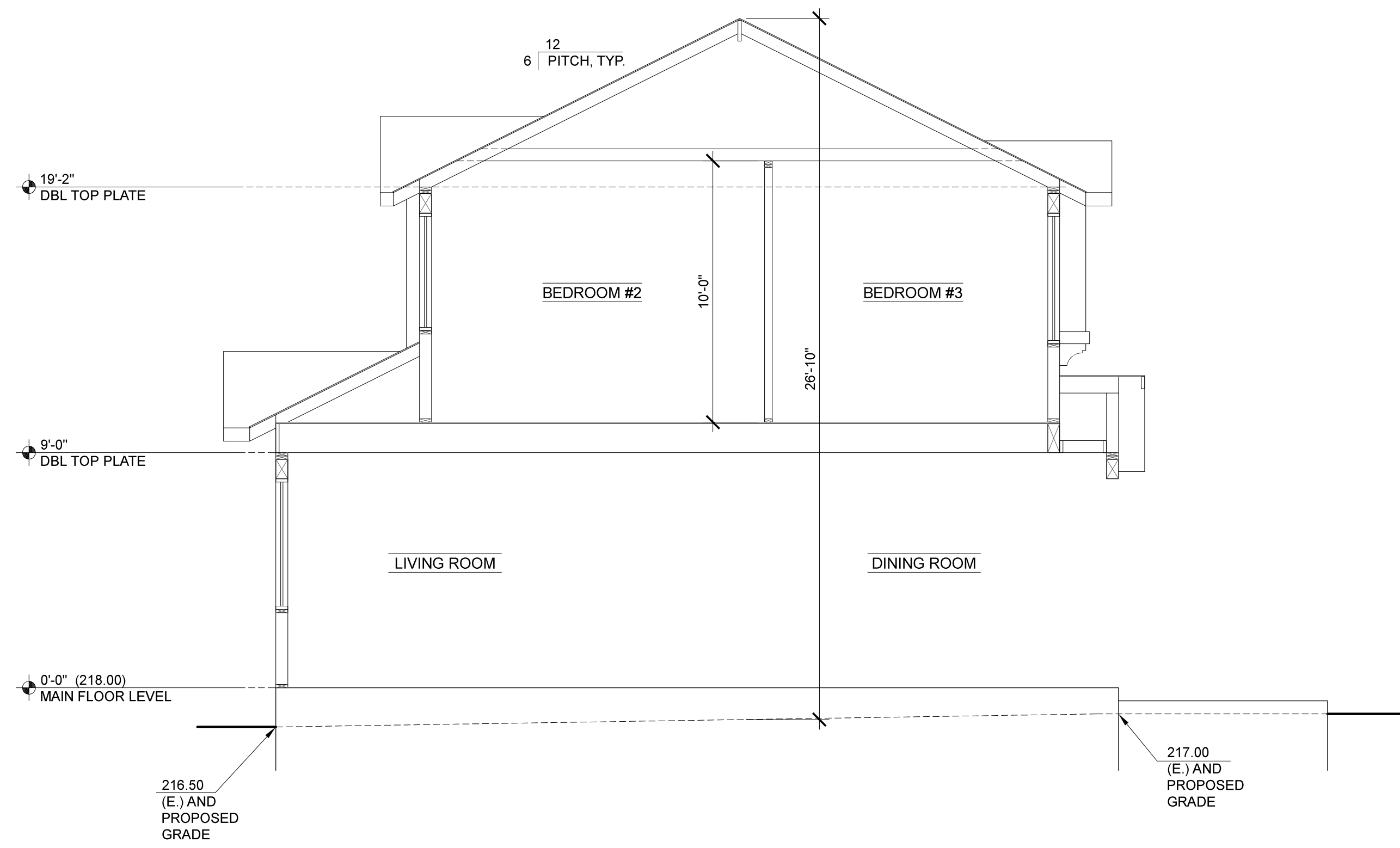
SECTION "F - F"

1/4" = 1'-0"

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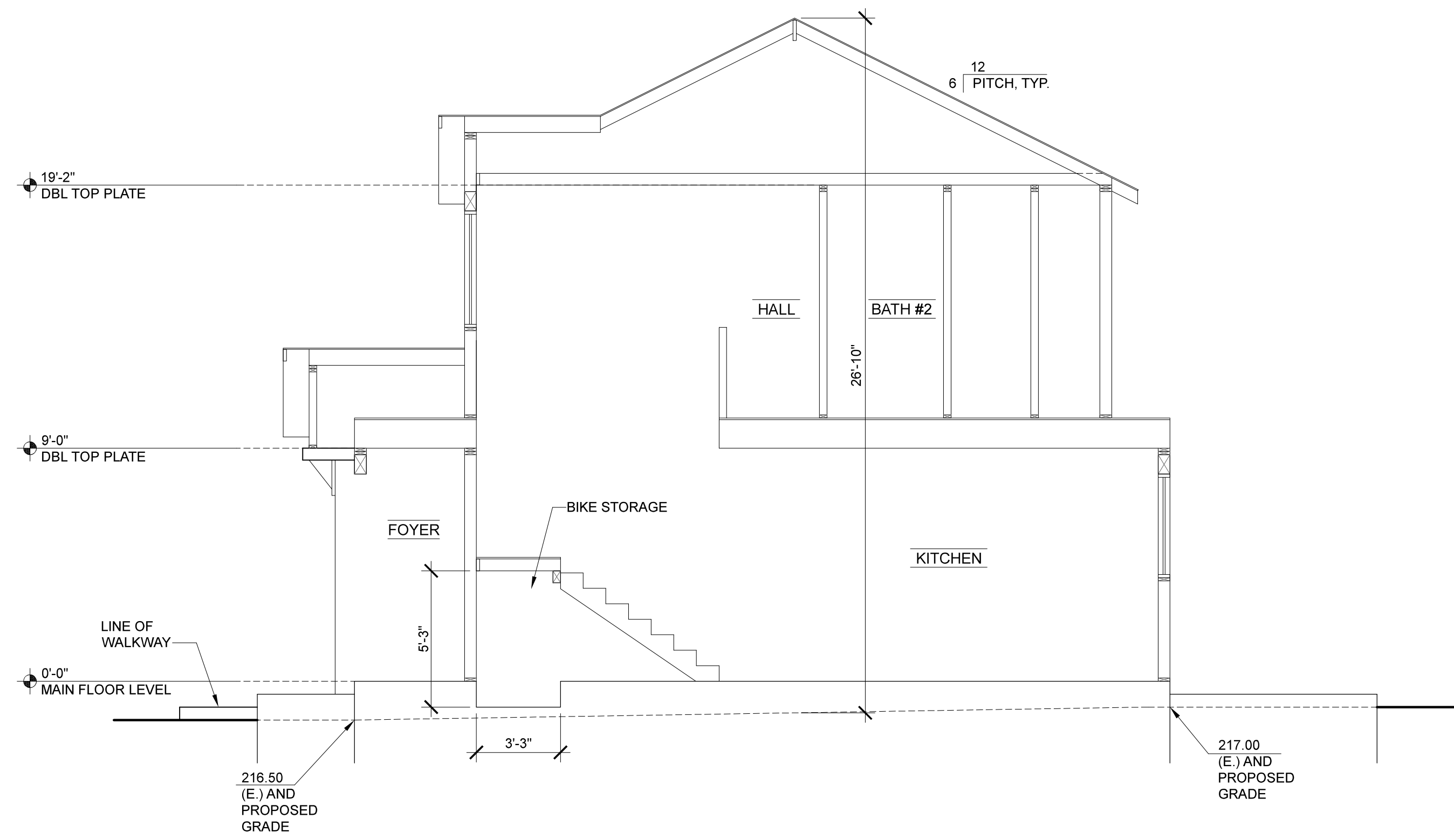
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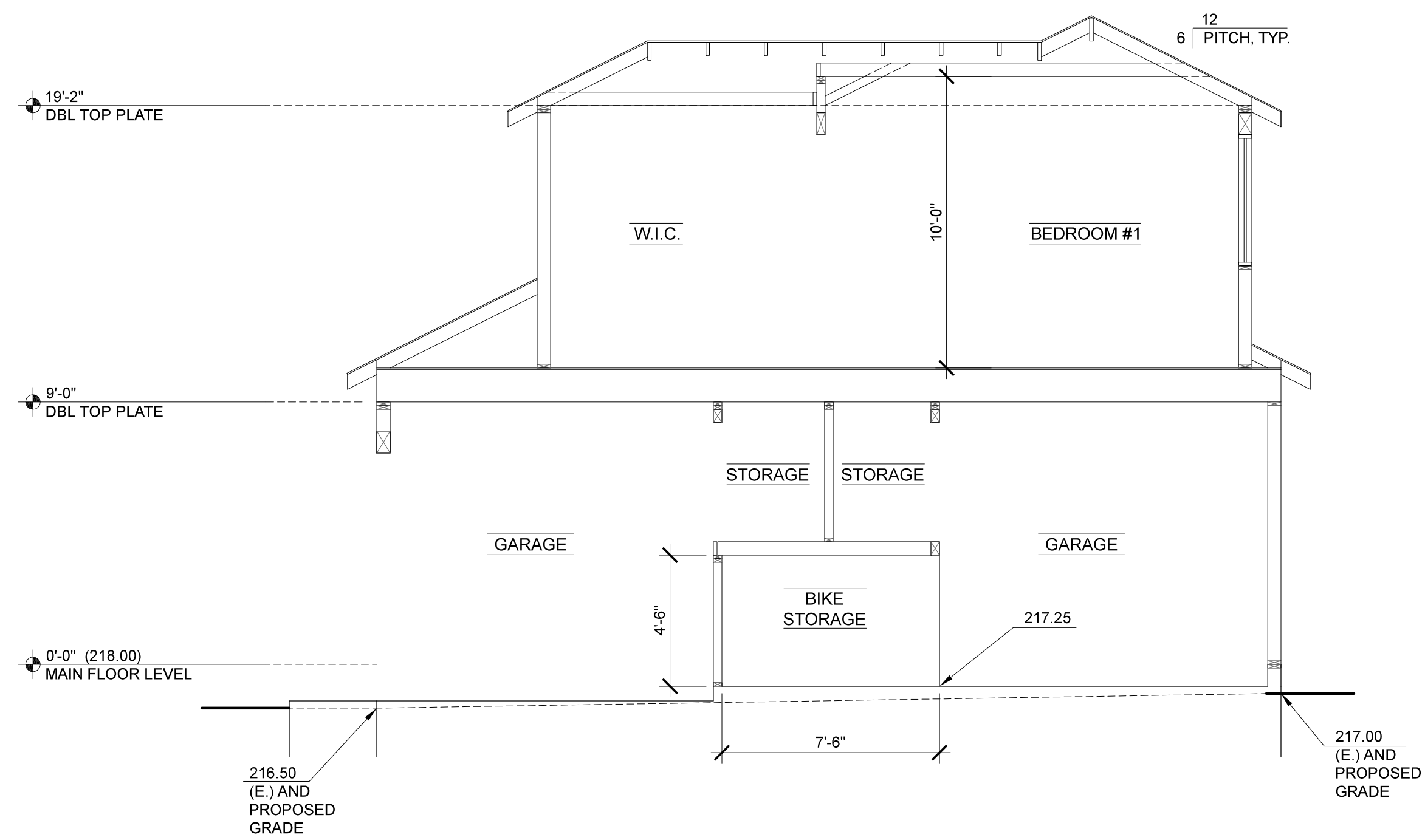
**SECTION "G - G"**

1/4" = 1'-0"



**SECTION "H - H"**

1/4" = 1'-0"



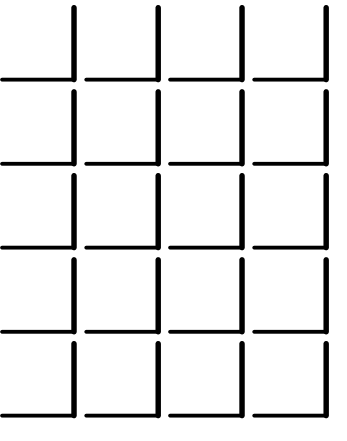
**SECTION "I - I"**

1/4" = 1'-0"

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SHEET

A - 9