

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

SITE PLAN NOTES

- 1 DRIVEWAY** EXISTING TO REMAIN
- 2 FLATWORK** EXISTING POOL PATIO TO REMAIN
- 3 GRADING** AS REQUIRED TO MAINTAIN 4% SLOPE AWAY FROM STRUCTURE
- 4 DRAINAGE** EXISTING DRAINAGE PATTERN TO REMAIN
- 5 STORM DRAINAGE** DOWNSPOUTS TO SPLASH BLOCKS
- 6 SEWER LATERAL** TIE INTO EXISTING IN CRAWL SPACE
- 7 GAS & ELEC SERVICE** EXISTING TO REMAIN
- 8 SETBACKS** AS PER PLAN
- 9 TREES** TREE PROTECTION FENCING SHALL BE CHAIN LINK AND A MIN. OF FIVE FEET IN HEIGHT WITH POSTS DRIVEN INTO GROUND.
- 10 FENCES** REMOVE / REPLACE AS REQUIRED FOR CONSTRUCTION
- 11 LANDSCAPE** PROTECT EXISTING WHERE POSSIBLE

CONSULTANT DIRECTORY

SURVEYOR	MICALLEF SURVEY 421 WILDWOOD DRIVE S. SAN FRANCISCO, CA 94080 (805) 709-2423
SOILS ENGINEER	N/A
CIVIL ENGINEER	GREEN CIVIL ENGINEERING, INC. 204 E 2ND AVE. #620 SAN MATEO, CA 94401 (650) 888-5937
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.
LANDSCAPE ARCHITECT	T.B.D.

TABULATIONS

SQUARE FOOTAGE BREAKDOWN	
EXISTING HABITABLE SPACE	1,289.76 SQ. FT.
UPPER FLOOR & LOFT	2,350.03 SQ. FT.
MAIN FLOOR & SUNROOM	385.73 SQ. FT.
BASEMENT	4,025.52 SQ. FT.
EXISTING NON-HABITABLE SPACE	683.89 SQ. FT.
GARAGE	275.45 SQ. FT.
WORKSHOP & STORE ROOM	959.34 SQ. FT.
TOTAL EXISTING	4,984.86 SQ. FT.
EXISTING TO BE REMOVED	1,826.97 SQ. FT.
EXISTING TO REMAIN	3,157.89 SQ. FT.
ADDITION TO HABITABLE SPACE	280.88 SQ. FT.
UPPER FLOOR	512.42 SQ. FT.
MAIN FLOOR	1,196.38 SQ. FT.
BASEMENT	1,989.68 SQ. FT.
TOTAL SQUARE FOOTAGE	5,147.57 SQ. FT.

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 9 feet in height)	3,341.33 sq. ft. (27.26%)	3,076.65 sq. ft. (23.95%)	3,676.40 sq. ft. (30.00%)
FLOOR AREA	4,599.13 sq. ft. (37.53%)	3,951.19 sq. ft. (32.24%)	3,975.47 sq. ft. (32.44%)
SETBACKS:			
Front	(±) 25'-2" feet	(±) 25'-2" feet	25'-0" feet
Rear	35.25 feet	26.25 feet	25'-0" feet
Right Side (1st / 2nd)	15.50 feet / N/A	23.50 feet / N/A	10'-0" feet (Exterior side)
Left Side (1st / 2nd)	20.50 feet / N/A	11.50 feet / N/A	10.0 feet (Interior side)
HEIGHT:	18.80 feet	18.80 feet	20.0 feet

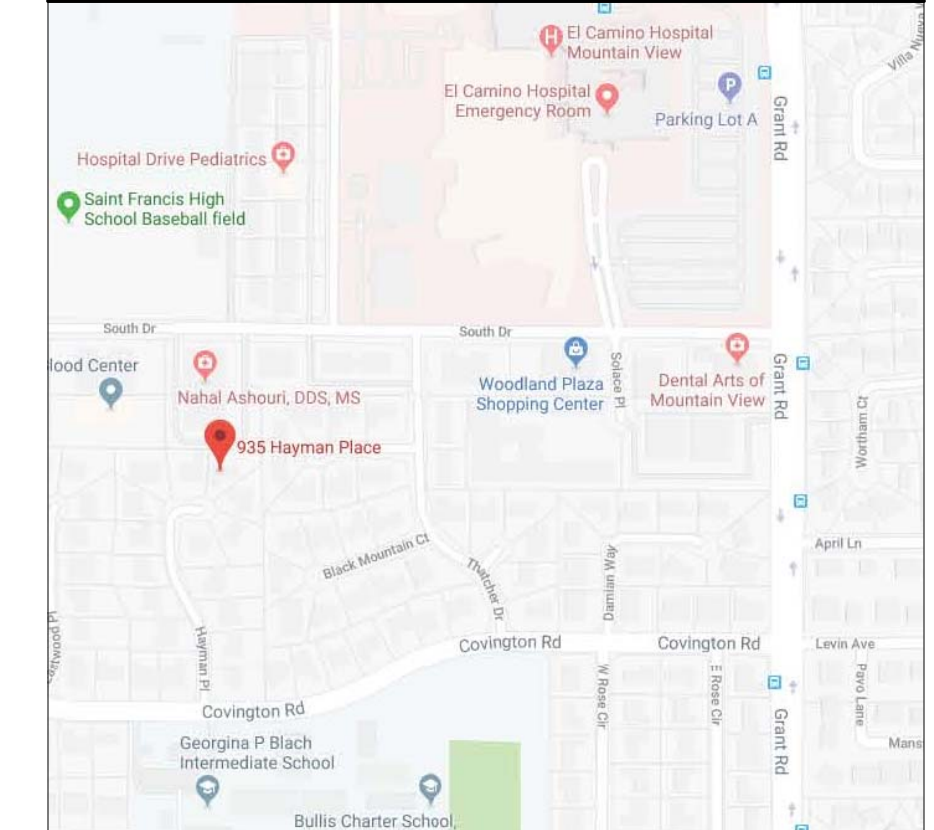
SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	4,025.52 sq. ft.	+ 520.07 sq. ft.	4,545.59 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	959.34 sq. ft.	- 357.36 sq. ft.	601.98 sq. ft.

LOT CALCULATIONS	
NET LOT AREA:	12,254.68 square feet (net)
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	(E) 844.08 square feet (74.19%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 3,068.13 sq. ft. Existing softscape (undisturbed area): 5,033.21 sq. ft. New softscape area: 1,076.65 sq. ft. Building footprint w/ front porch: 3,076.65 sq. ft. Total: 12,254.68 sq. ft.

PROPERTY DESCRIPTION

OWNER	RICHARD & MARY ANNE JAMES
ADDRESS	935 HAYMAN PLACE LOS ALTOS, CA 94024
PARCEL	193-27-039
ACREAGE	0.28
ZONING	R1-10
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	V-B
PROJECT DESCRIPTION	ADDITION & INTERIOR REMODEL TO MAIN & UPPER FLOOR - NEW BASEMENT

VICINITY MAP



SHEET INDEX

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A - 1B	IMPERVIOUS SURFACE DIAGRAM & CALCULATIONS
A - 1C	NEIGHBORHOOD COMPATIBILITY WORKSHEET
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A - 3	UPPER FLOOR DEMOLITION PLAN
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A - 5	PROPOSED MAIN FLOOR PLAN
A - 6	PROPOSED UPPER FLOOR PLAN
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A - 9	PROPOSED RIGHT SIDE & EXISTING RIGHT SIDE ELEVATION
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CIVIL SHEETS	
C - 1	GRADING AND DRAINAGE PLAN
C - 2	EXCAVATION PLAN

COVERAGE & F.A.R.

SITE PLAN	12,254.68	SQ. FT. =
COV. ALLOWABLE	4,289.19	SQ. FT. =
EXISTING	3,341.33	SQ. FT. =
PROPOSED	3,088.85	SQ. FT. =
FAR: ALLOWABLE	3,975.47	SQ. FT. =
EXISTING	4,599.13	SQ. FT. =
PROPOSED	3,974.22	SQ. FT. =

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
- 2016 CALIFORNIA GREEN BUILDING

NOTE
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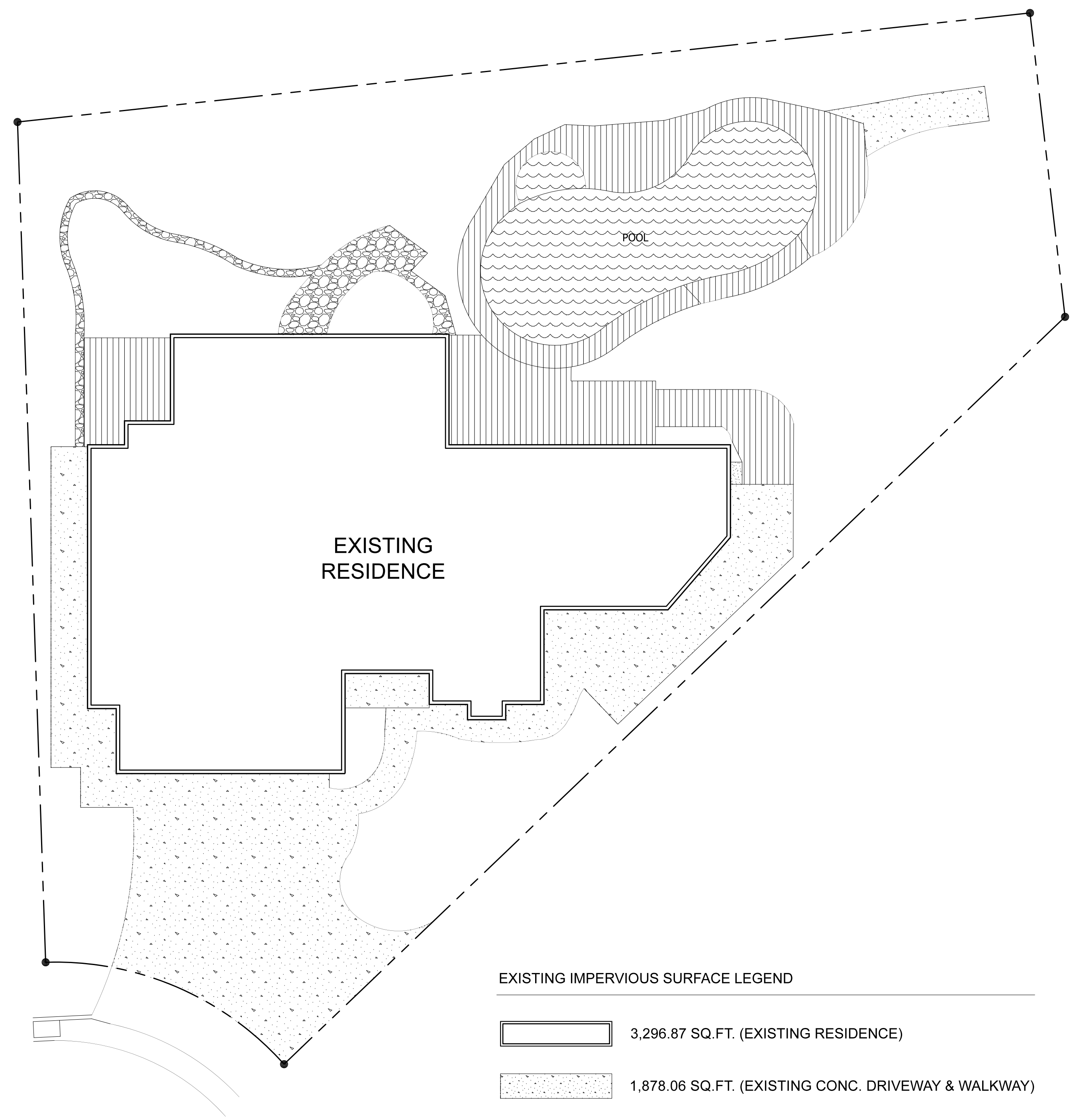
#	PLANNING COMMENTS
1-20-2019	

CLIENT (JOB No. 21819)
JAMES RESIDENCE
MAILING ADDRESS
935 HAYMAN PL., LOS ALTO, CA 94024
PHONE No. (408) 297-9152

JOB SITE ADDRESS
935 HAYMAN PLACE
LOS ALTOS, CA 94024

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



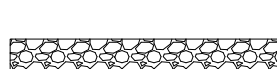


HAYMAN PLACE
SITE PLAN
1/8" = 1'-0"



EXISTING RESIDENCE

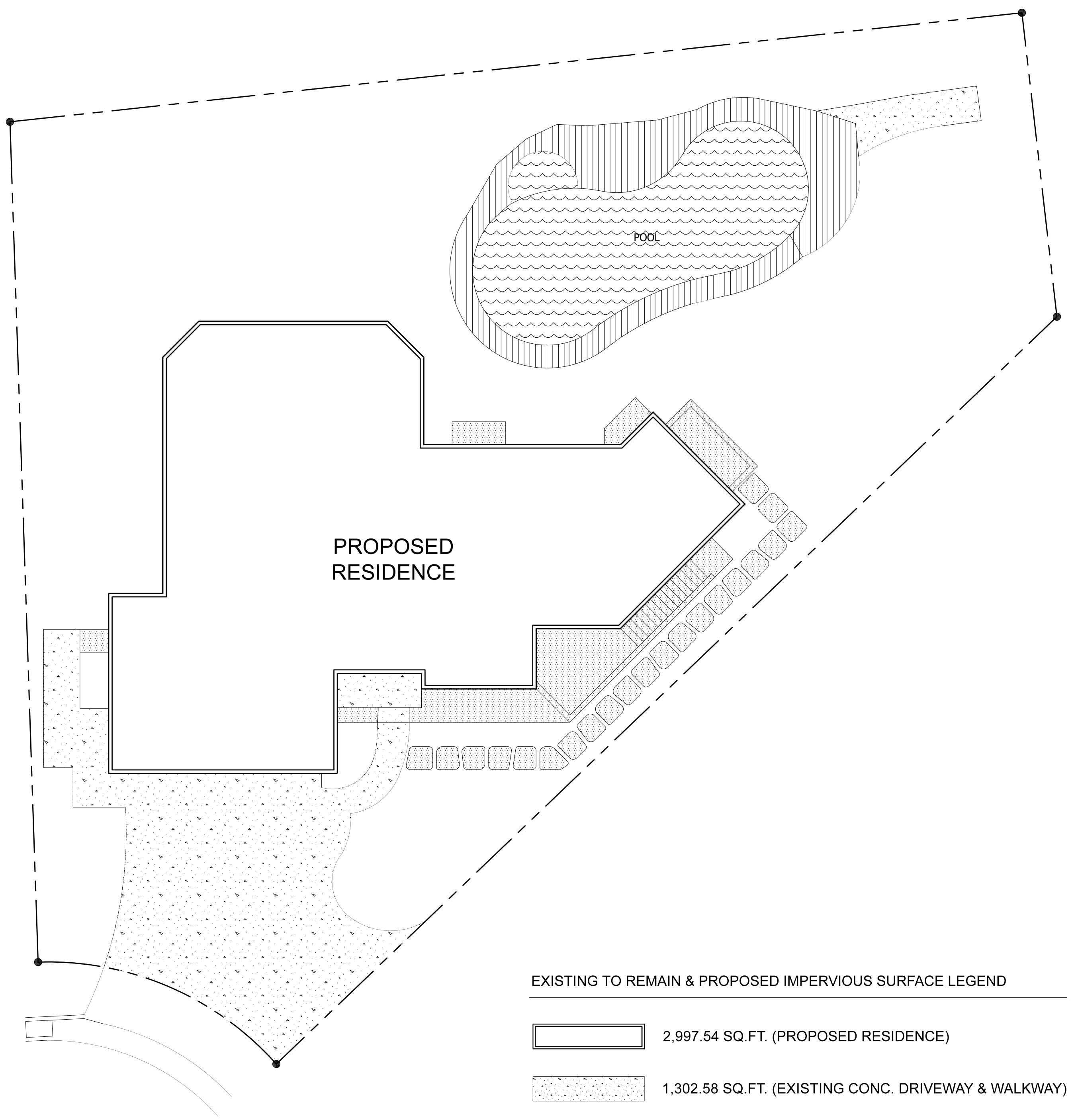
POOL

EXISTING IMPERVIOUS SURFACE LEGEND

	3,296.87 SQ.FT. (EXISTING RESIDENCE)
	1,878.06 SQ.FT. (EXISTING CONC. DRIVEWAY & WALKWAY)
	200.00 SQ.FT. (EXISTING ROCK WALKWAY)
	1,984.22 SQ.FT. (EXISTING WOOD WALKWAY)
	762.32 SQ.FT. (EXISTING POOL)
<hr/>	
	7,221.47 SQ.FT. (EXISTING IMPERVIOUS SURFACE)

EXISTING IMPERVIOUS SURFACE DIAGRAM & CALCULATIONS

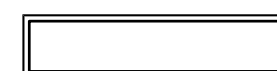
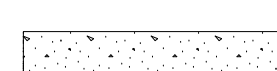


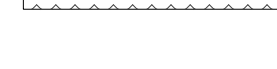
1" = 10'-0"



PROPOSED RESIDENCE

POOL

EXISTING TO REMAIN & PROPOSED IMPERVIOUS SURFACE LEGEND

	2,997.54 SQ.FT. (PROPOSED RESIDENCE)
	1,302.58 SQ.FT. (EXISTING CONC. DRIVEWAY & WALKWAY)
	526.04 SQ.FT. (EXISTING WOOD WALKWAY)
	762.32 SQ.FT. (EXISTING POOL)
	553.45 SQ.FT. (PROPOSED SUNKEN PATIO, LIGHTWELL, STEPPING STONES AND STOOPS)
<hr/>	
	6,141.93 SQ.FT. (PROPOSED IMPERVIOUS SURFACE)

PROPOSED IMPERVIOUS SURFACE DIAGRAM & CALCULATIONS

1" = 10'-0"

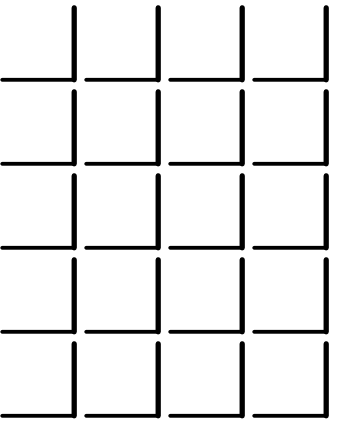
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11-26-2018	ZONING SUBMITTAL

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SHEET

A-1B



940 HAYMAN PLACE (2-STORY RESIDENCE)



930 HAYMAN PLACE (2-STORY RESIDENCE)



914 O'DELL WAY (1-STORY RESIDENCE)



950 HAYMAN PLACE (2-STORY RESIDENCE)

COMMERCIAL PROPERTY

COMMERCIAL PROPERTY

PROJECT ADDRESS :
935 HAYMAN PLACE. HOUSE
FOOTPRINT (SHOWN SHADED)
FOR PROPOSED ADDITION &
REMODEL TO MAIN & UPPER
FLOOR WITH NEW BASEMENT



920 O'DELL WAY (1-STORY RESIDENCE)



960 HAYMAN PLACE (2-STORY RESIDENCE)

UPPER FLOOR
(SHOWN HATCHED)

BOLD DASH LINE INDICATES
LOCATIONS OF UPPER FLOOR
WINDOWS

HATCHED AREA INDICATES
OUTLINE OF EXISTING TREES
AND (±) 12' TALL HEDGES .



945 HAYMAN PLACE (1-STORY RESIDENCE)



965 HAYMAN PLACE (2-STORY RESIDENCE)



955 HAYMAN PLACE (2-STORY RESIDENCE)

NEIGHBORHOOD - AERIAL MAP

1" = 40'-0"

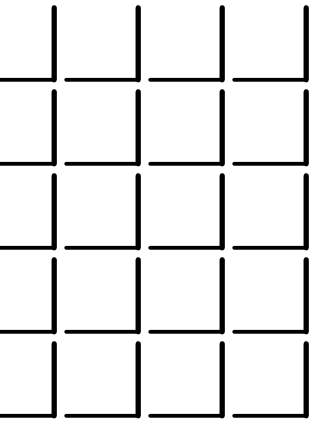
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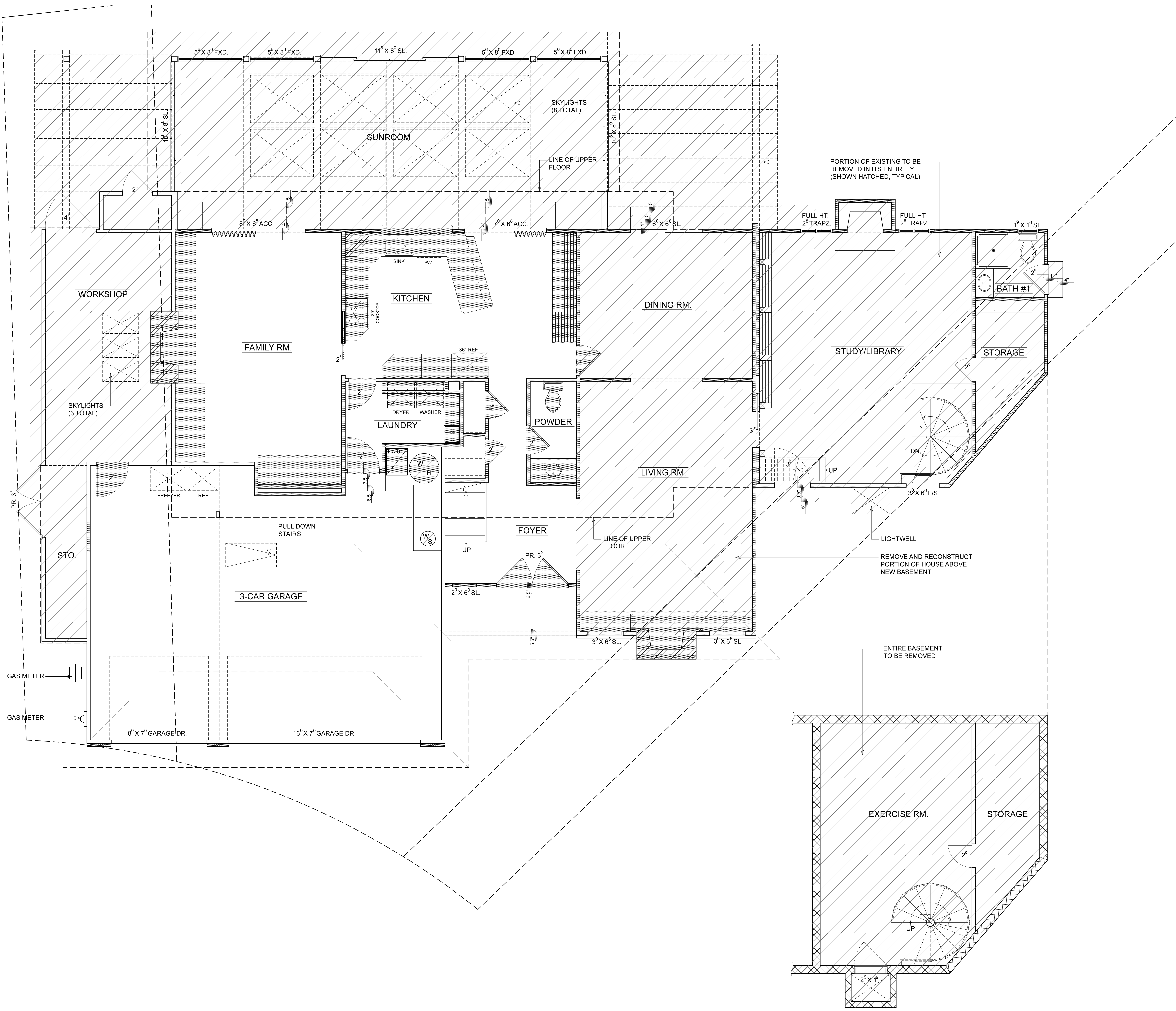
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SHEET

A-1C



MAIN FLOOR DEMOLITION PLAN

1/4" = 1'-0"

BASEMENT DEMOLITION PLAN

1/8" = 1'-0"

GENERAL NOTES

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

DEMOLITION NOTES

- 1 DOORS REMOVE AND DISCARD AS REQUIRED OR NOTED IN PLANS
- 2 WINDOWS & SKYLIGHTS
- 3 CABINETRY
- 4 FLOOR COVERINGS
- 5 LIGHT FIXTURES
- 6 APPLIANCES
- 7 LANDSCAPE
- 8 FLATWORK
- 9 VENEER
- 10 ELECTRICAL METER EXISTING TO REMAIN
- 11 GAS METER EXISTING TO REMAIN

LEGEND

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

REVISIONS

- - CITY PLAN CHECK

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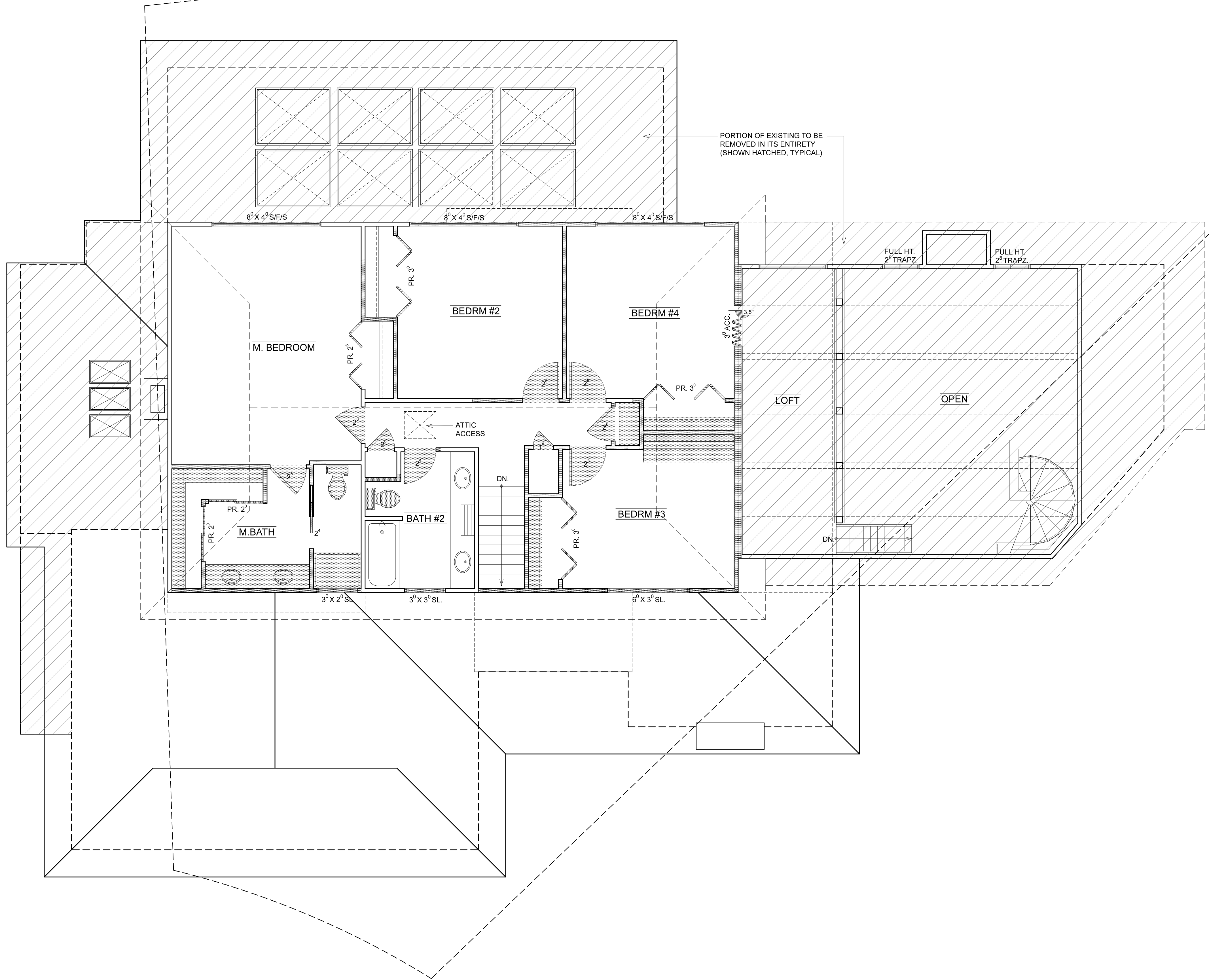
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LOS ALTOS, CA 94024

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**CHAPMAN
 DESIGN
 ASSOCIATES**
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SHEET

A-2



UPPER FLOOR DEMOLITION PLAN

1/4" = 1'-0"

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- 2 WINDOWS & SKYLIGHTS
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- 5 LIGHT FIXTURES
- 6 APPLIANCES
- 7 LANDSCAPE
- 8 FLATWORK
- 9 VENEER
- 10 ELECTRICAL METER EXISTING TO REMAIN
- 11 GAS METER EXISTING TO REMAIN

LEGEND

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

REVISIONS

- - CITY PLAN CHECK

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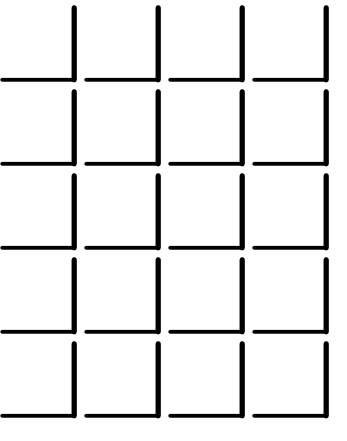
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SHEET

A-3



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



EXISTING FRONT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 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 40 YEAR COMPOSITION SHINGLE
- 2 GUTTER PROFILE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUT
- 4 SIDING HARDIE PLANK SIDING AT FRONT ELEVATION
- 5 TRIM 2X4 AT CORNERS
- 6 STUCCO AT SIDES AND REAR
- 7 VENEER N/A
- 8 WINDOWS DUALL GLAZED "MILGARD" WINDOWS
- 9 WINDOW TRIM 2 X4 WITH 2 x 3 SILL & 2 x 4 APRON
- 10 SKYLIGHTS "VELUX" SKYLIGHT WDMA HALLMARK CERTIFICATION 426 OR EQUIVALENT
- 11 CHIMNEY N/A

LEGEND

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

REVISIONS

- - CITY PLAN CHECK

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1-20-2019	

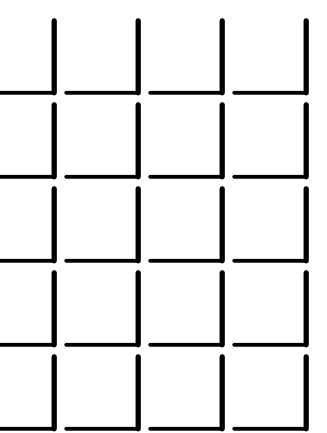
JOB SITE ADDRESS

935 HAYMAN PLACE
LOS ALTOS, CA 94024

CLIENT (JOB No. 21819)

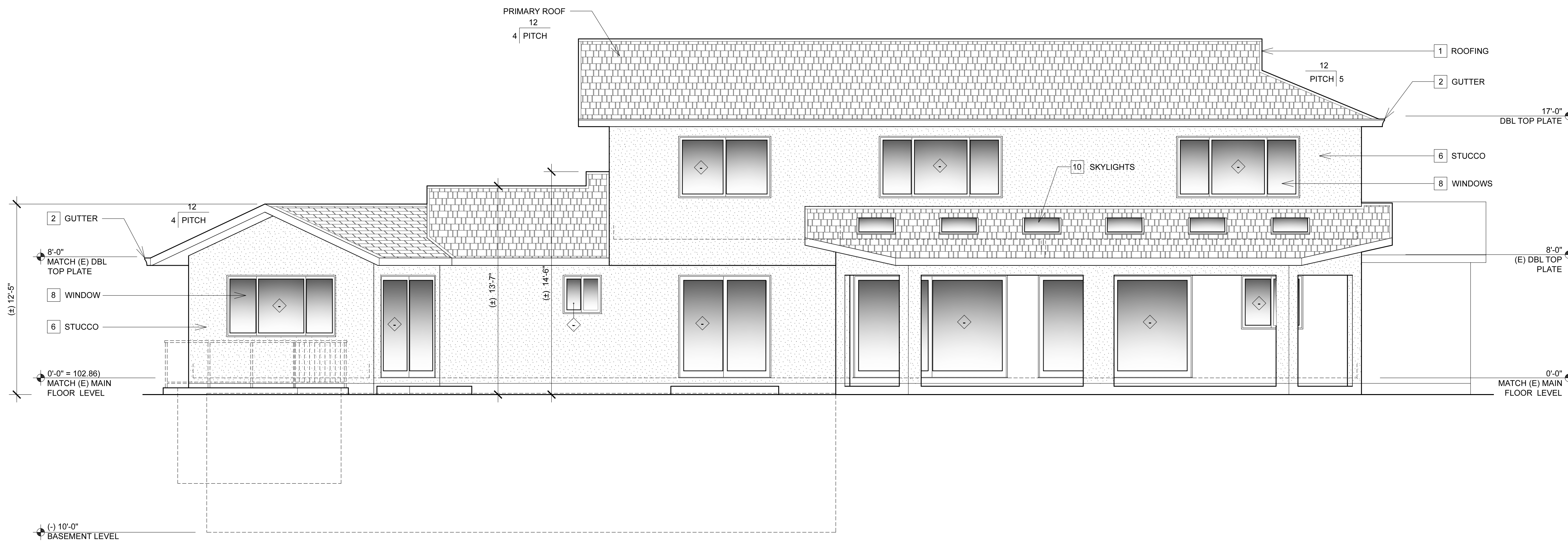
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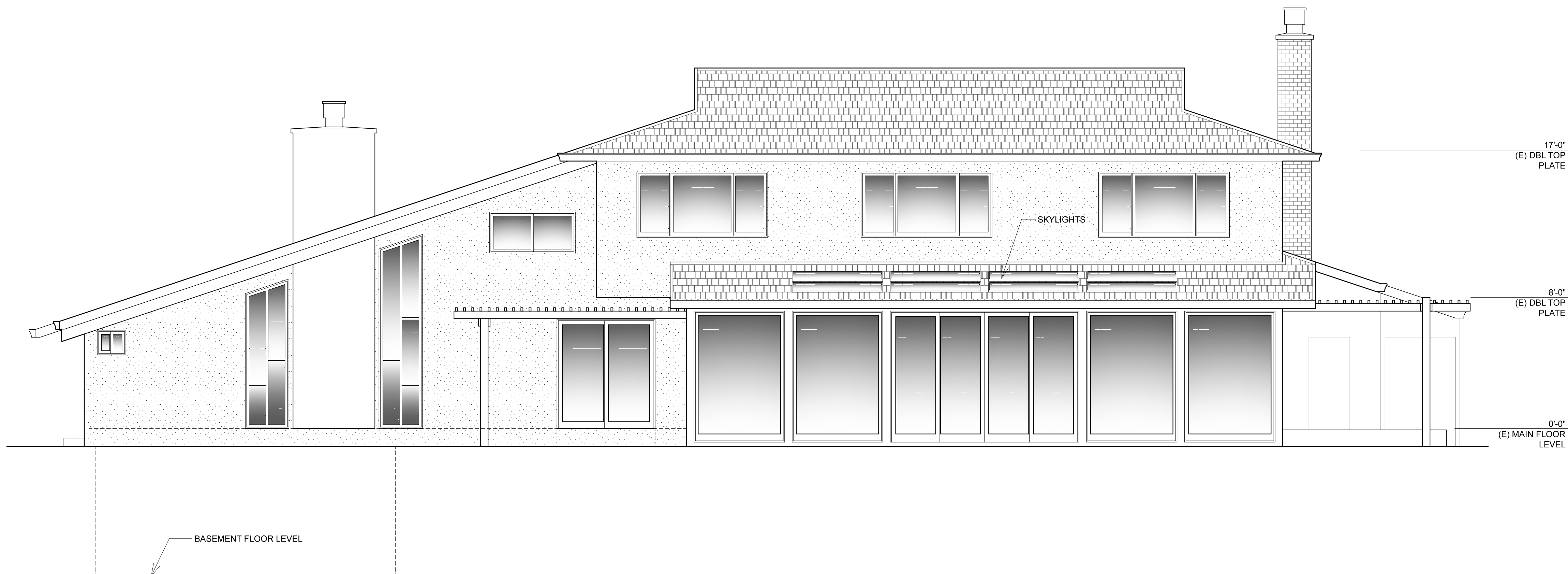
SHEET

A-7



PROPOSED REAR ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

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- - CITY PLAN CHECK

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#	PLANNING COMMENTS
11-26-2018	ZONING SUBMITTAL
1-20-2019	

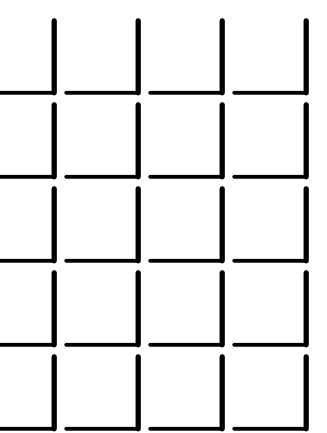
JOB SITE ADDRESS

935 HAYMAN PLACE
LOS ALTOS, CA 94024

CLIENT (JOB No. 21819)

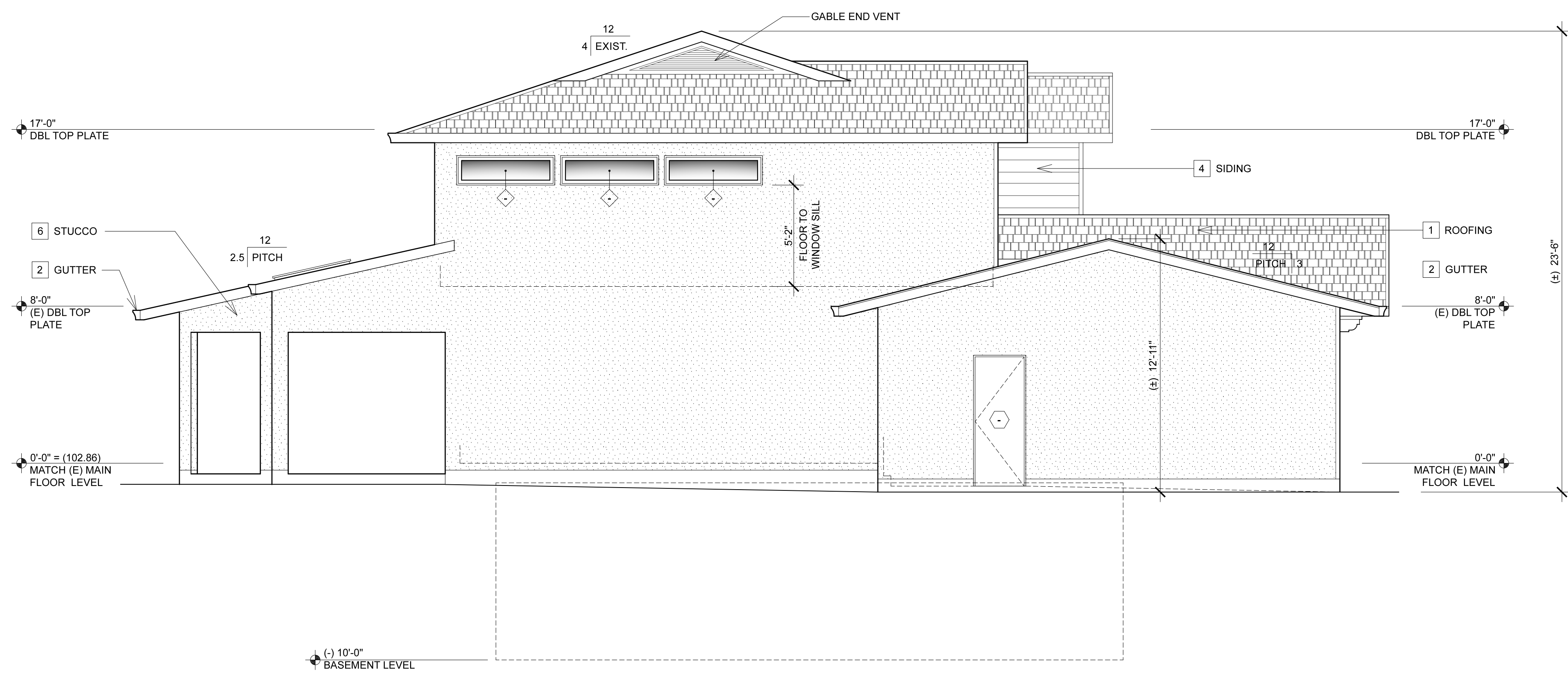
JAMES RESIDENCE
MAILING ADDRESS
935 HAYMAN PL., LOS ALTO, CA 94024
PHONE No. (408) 297-9152

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

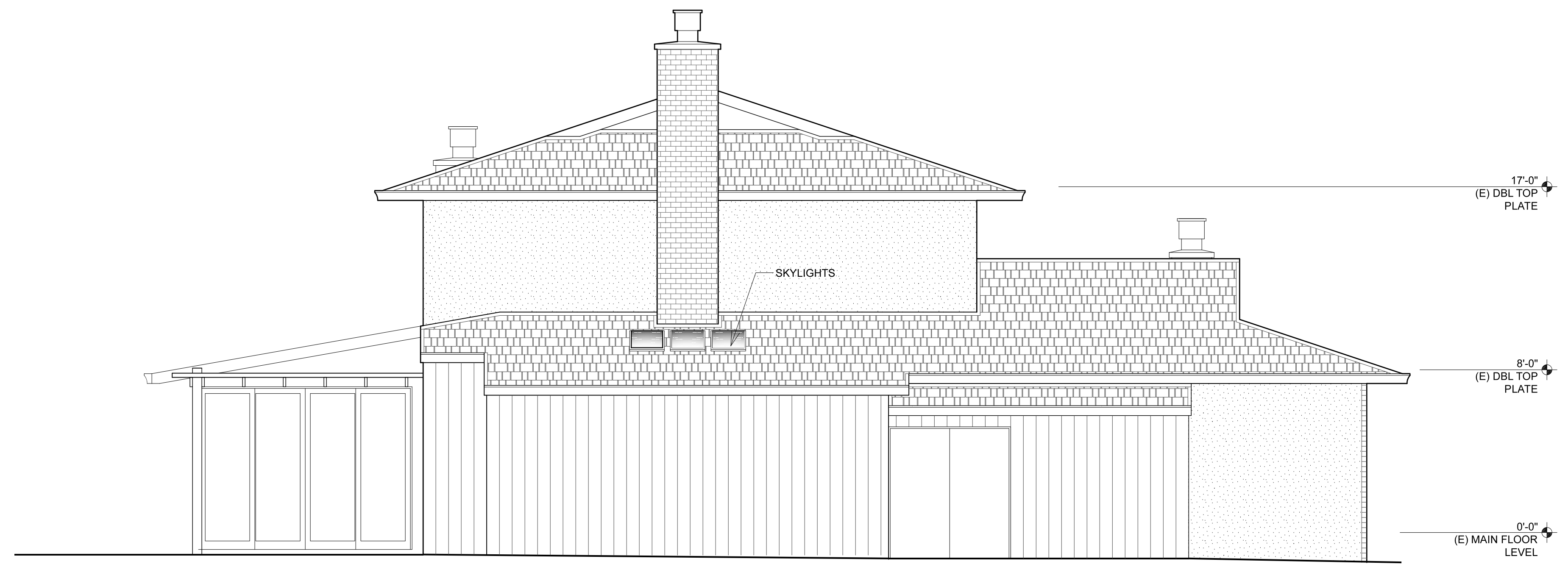


SHEET

A-8



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



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

GENERAL NOTES

- I STUCCO REQUIREMENTS: 1) 3-COAT & 1/2" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 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 40 YEAR COMPOSITION SHINGLE
- 2 GUTTER PROFILE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUT
- 4 SIDING HARDIE PLANK SIDING AT FRONT ELEVATION
- 5 TRIM 2X4 AT CORNERS
- 6 STUCCO AT SIDES AND REAR
- 7 VENEER N/A
- 8 WINDOWS DUALL GLAZED "MILGARD" WINDOWS
- 9 WINDOW TRIM 2 X4 WITH 2 x 3 SILL & 2 x 4 APRON
- 10 SKYLIGHTS "VELUX" SKYLIGHT WDMA HALLMARK CERTIFICATION 426 OR EQUIVALENT
- 11 CHIMNEY N/A

LEGEND

- ◇ WINDOW SEE "WINDOW SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS
- ⬡ DOOR SEE "DOOR SCHEDULE" ON SHEET () FOR FURTHER SPECIFICATIONS

REVISIONS

- - CITY PLAN CHECK

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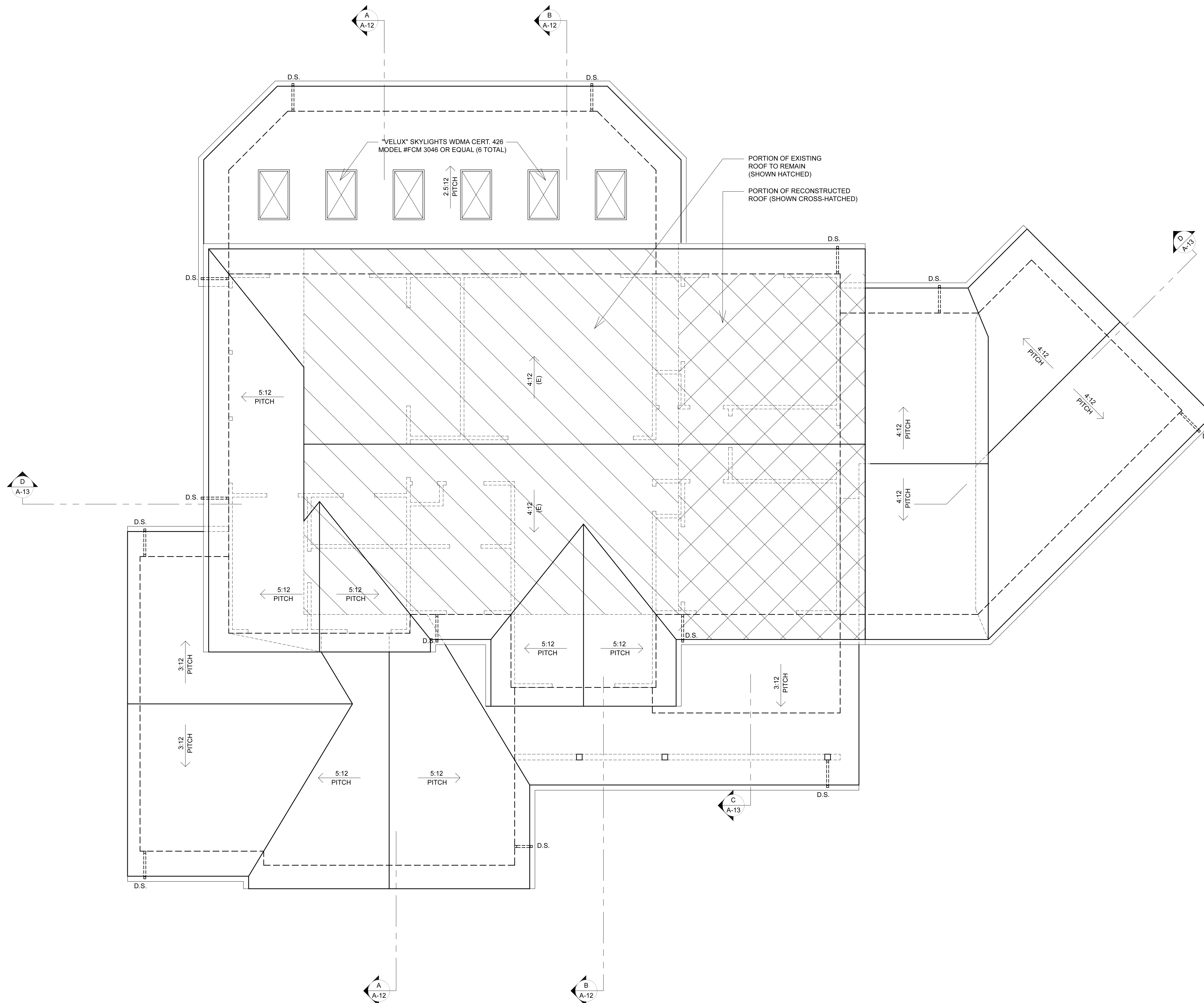
CLIENT (JOB No. 21819)

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MAILING ADDRESS
935 HAYMAN PL., LOS ALTO, CA 94024
PHONE No. (408) 297-9152

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

SHEET

A-10



ROOF PLAN

1/4" = 1'-0"

GENERAL NOTES

- I ROOF JACKS WHENEVER POSSIBLE, LOCATE ROOF JACKS WHERE THEY ARE NOT VISIBLE
- II VALLEY FLASHING 24 GA. G.I. "L" FLASHING @ ALL VALLEYS
- III VALLEY FLASHING 24 GA. G.I. OVER 1/8" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2016 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2016 CRC

ROOF PLAN NOTES

- 1 ROOFING 40 YEAR COMPOSITION SHINGLE
- 2 GUTTERS PROFILE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUT
- 4 SKYLIGHTS "VELUX" SKYLIGHT WDMA HALLMARK CERTIFICATION 426 OR EQUIVALENT

ATTIC VENT CALCULATIONS

AREA = 1,418.00 SQ. FT. (UPPER ROOF ATTIC SPACE)
 150
 = 9.453 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING
 = 1.68 SQ. FT. (RECT. GABLE END VENT, FREE AIR)
 + 3.14 SQ. FT. (TRIANG. GABLE END VENT FREE AIR)
 = 4.82 SQ. FT.

= .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
 X 10
 = 4.93 SQ. FT.
 = 9.75 SQ. FT. (TOTAL PROPOSED VENTING AREA)

AREA = 629.00 SQ. FT. (LOWER ROOF ATTIC SPACE)
 150
 = 4.193 SQ. FT. (REQ'D. VENTING AREA)

PROPOSED VENTING
 = 1.10 SQ. FT. (RECT. GABLE END VENT, FREE AIR)
 = .493 SQ. FT. (22.25" X 5.5" RECT. EAVE VENT)
 X 7
 = 3.45 SQ. FT.
 = 4.55 SQ. FT. (TOTAL PROPOSED VENTING AREA)

REVISIONS

- - CITY PLAN CHECK

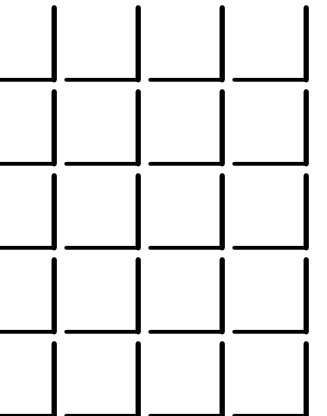
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11-26-2018	ZONING SUBMITTAL

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JAMES RESIDENCE
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 935 HAYMAN PL., LOS ALTO, CA 94024
 PHONE No. (408) 297-9152

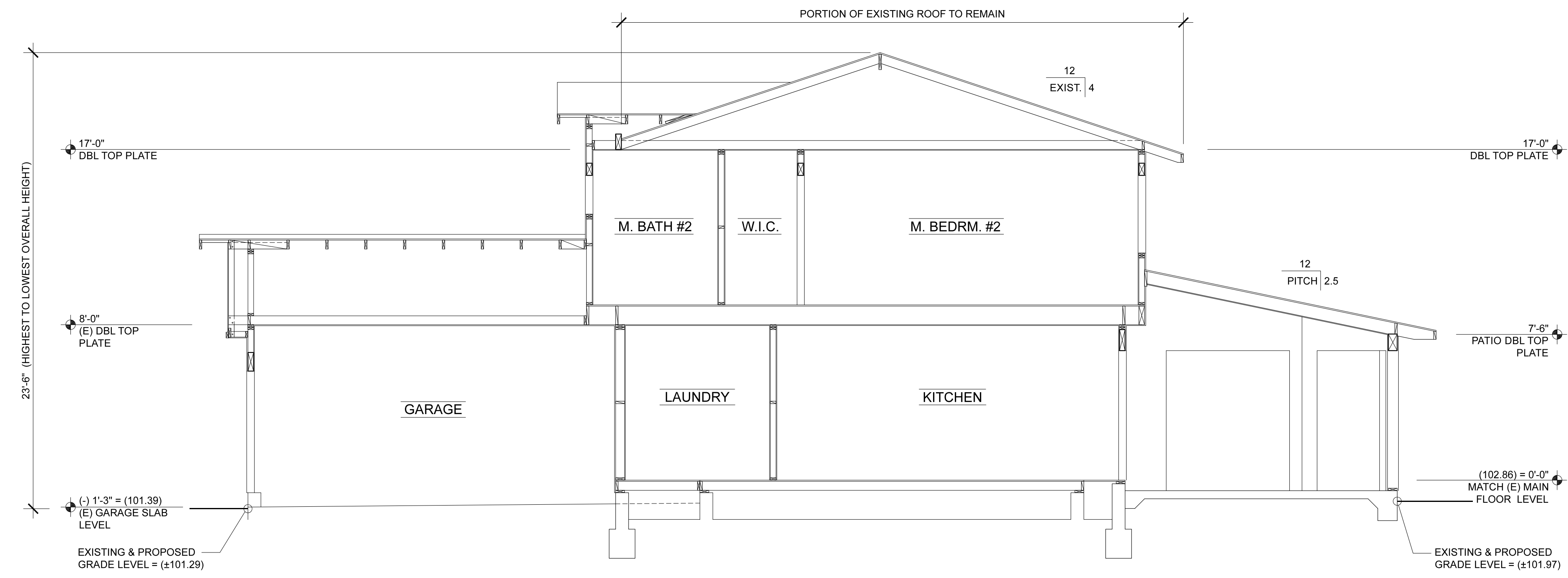
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CHAPMAN DESIGN ASSOCIATES
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 LOS ALTOS, CA 94022 (650) 941-6890



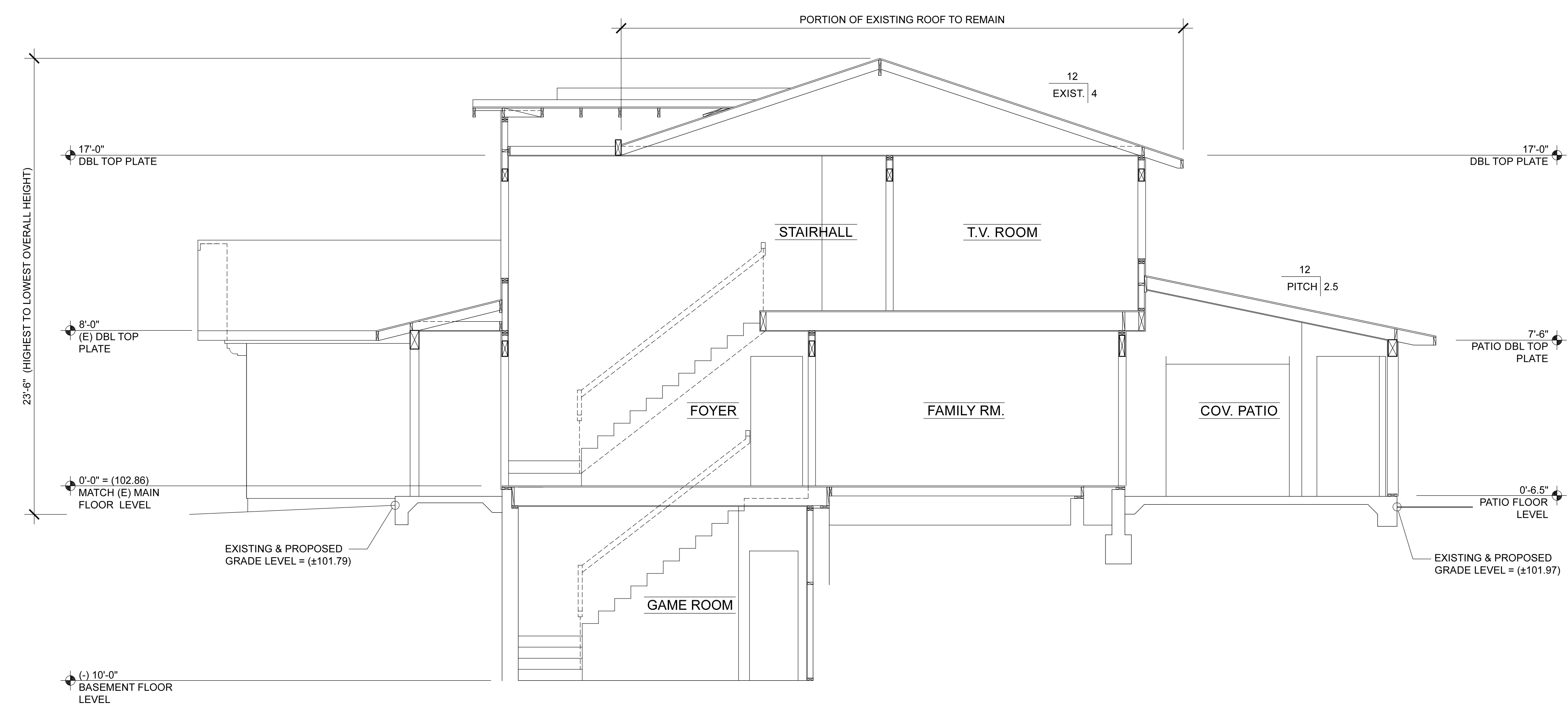
SHEET

A-11



CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 2 CEILING @ ATTIC CEILING JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEETROCK, TYPICAL U.O.N.
- 3 EXTERIOR WALL EXTERIOR FINISH (SEE EXTERIOR ELEVATIONS FOR TYPE) O/ 2 LAYERS CLASS "D" BUILDING PAPER O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
- 4 INTERIOR WALL 2x4 STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x4 TOP PLATE & 2x4 SOLE PLATE W/ 1/2" SHEET ROCK BOTH SIDES, TYPICAL U.O.N.
- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK, TYPICAL U.O.N.
- 7 GARAGE SLAB

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1-20-2019	

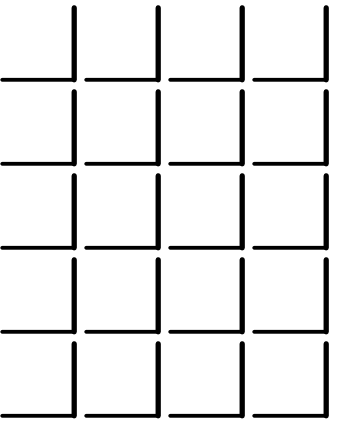
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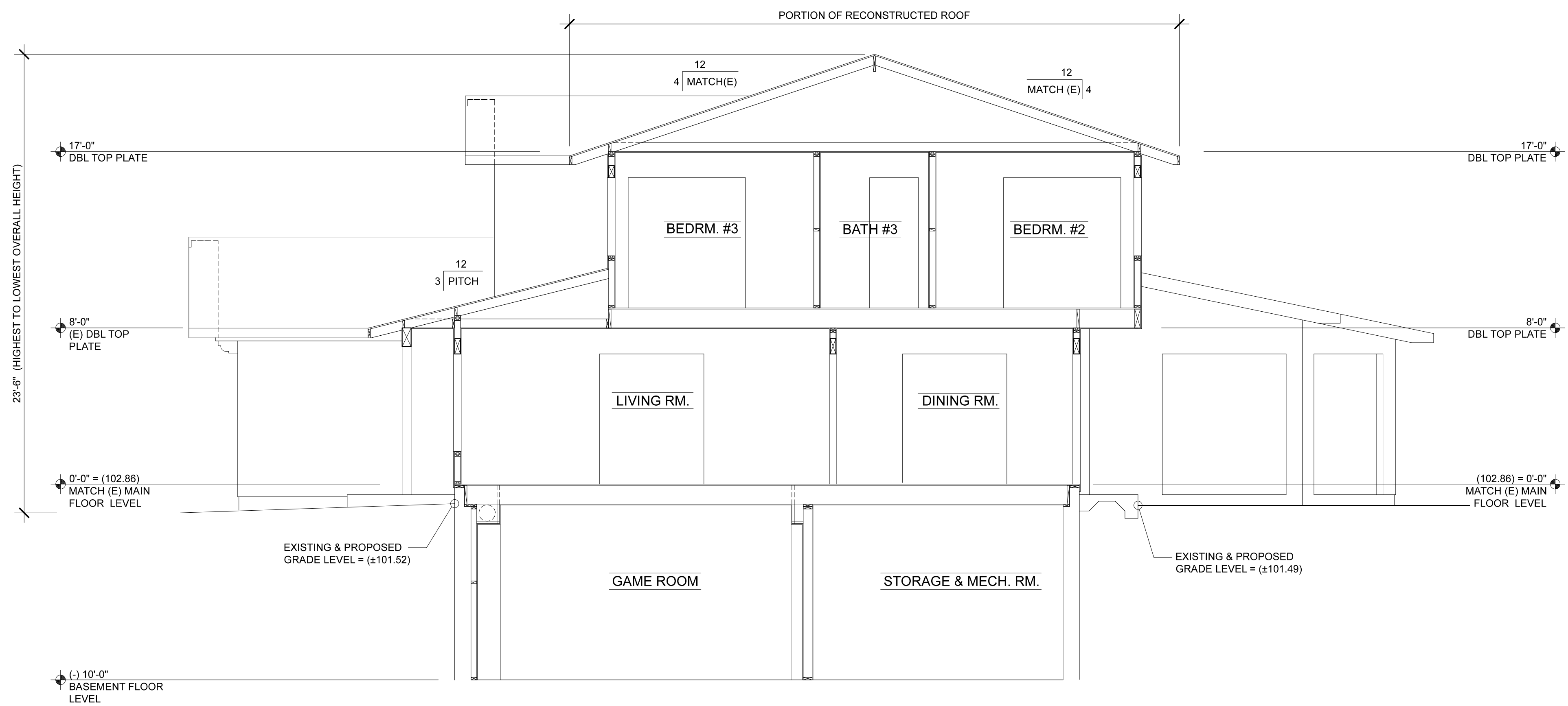


REVISIONS

- - CITY PLAN CHECK

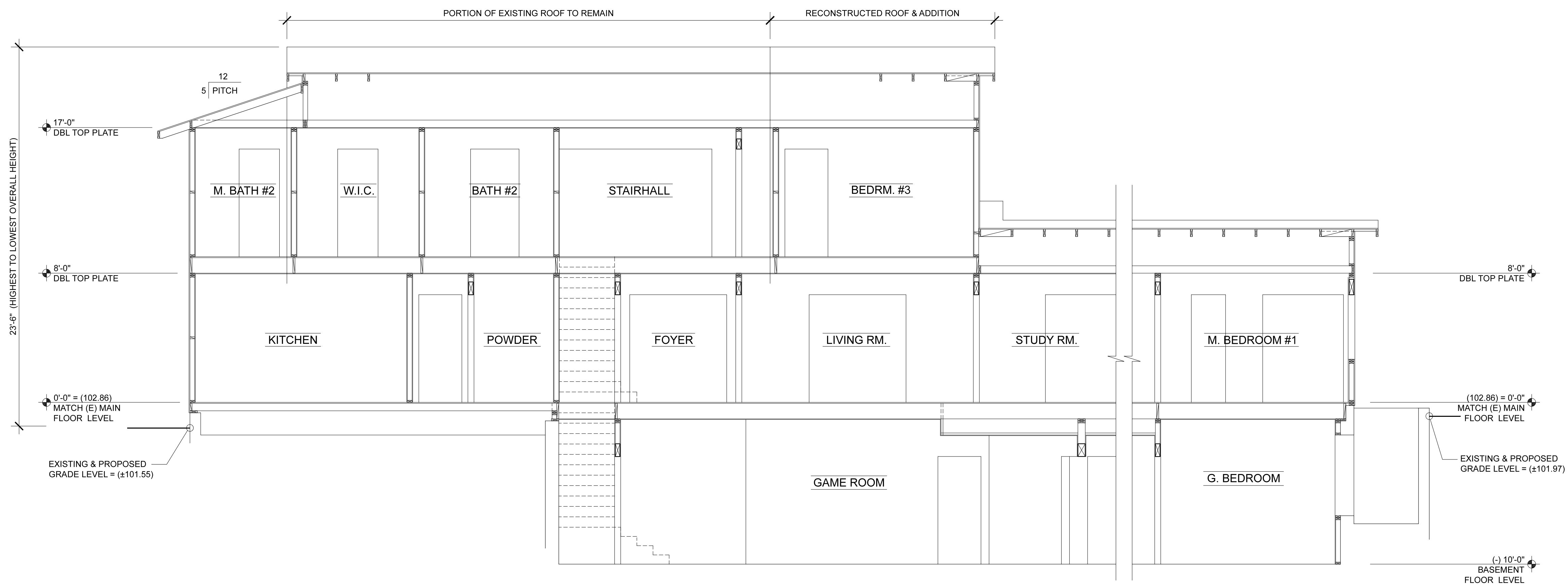
SHEET

A-12



CROSS SECTION A-A

1/4" = 1'-0"



CROSS SECTION B-B

1/4" = 1'-0"

SECTION NOTES

- 1 ROOF ROOF MATERIAL (SEE ROOF PLAN FOR TYPE) O/ 30# UNDERLAYMENT O/ SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ RAFTERS (SEE ROOF PLAN AND/OR ROOF FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
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- 5 FLOOR FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING), TYPICAL U.O.N.
- 6 FLOOR w/ CEILING FLOOR SHEATHING (SEE SHEATHING SCHEDULE FOR TYPE) O/ FLOOR JOISTS (SEE FRAMING PLAN AND/OR FLOOR/CEILING FRAMING SCHEDULE FOR TYPE/SIZE & SPACING) W/ 1/2" SHEET ROCK, TYPICAL U.O.N.
- 7 GARAGE SLAB

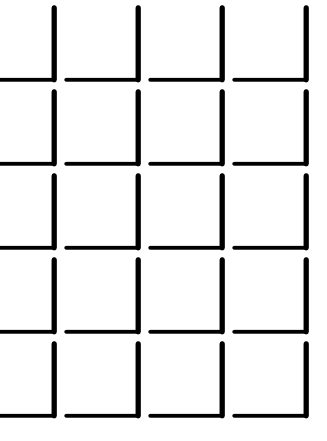
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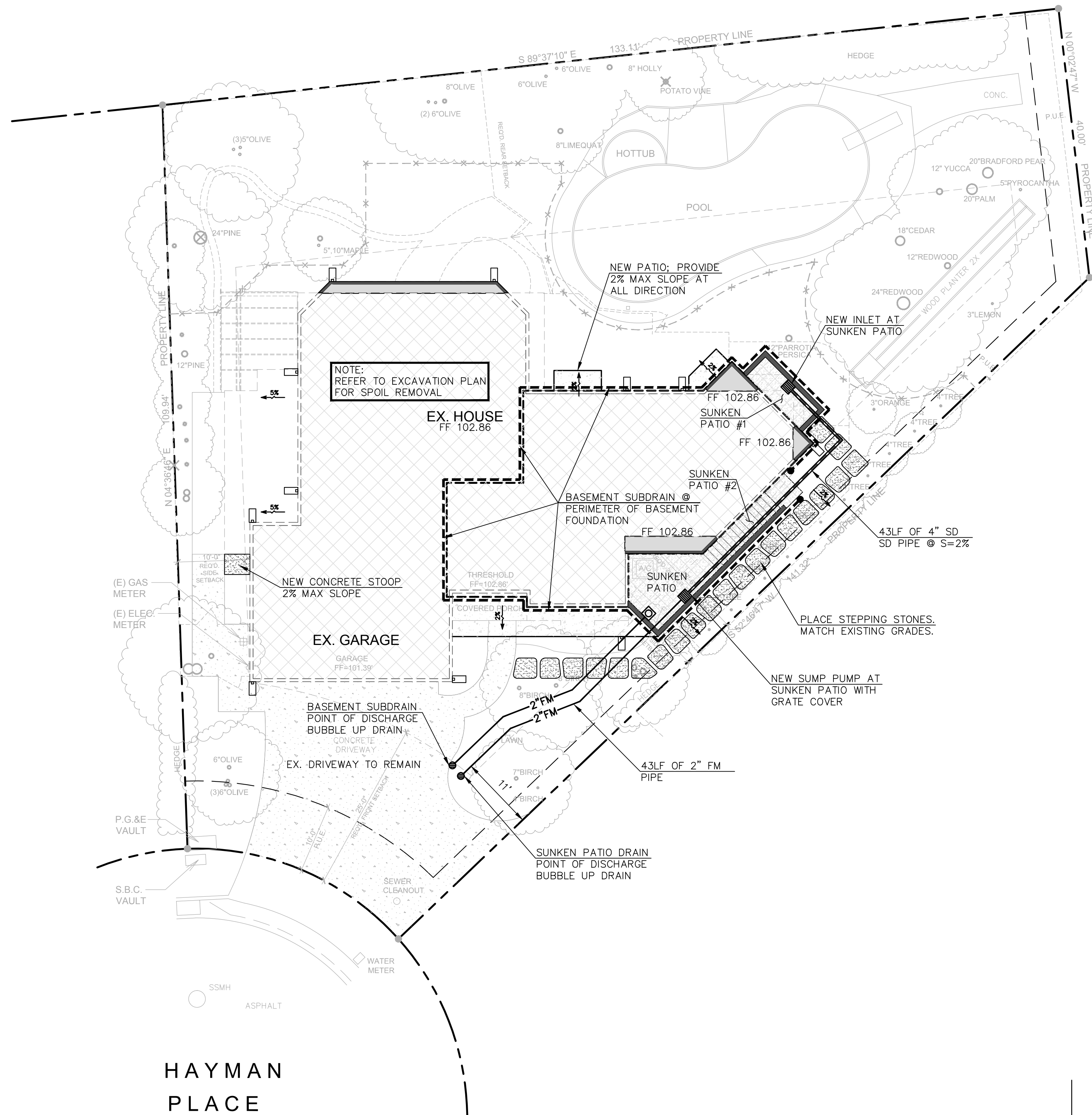


REVISIONS

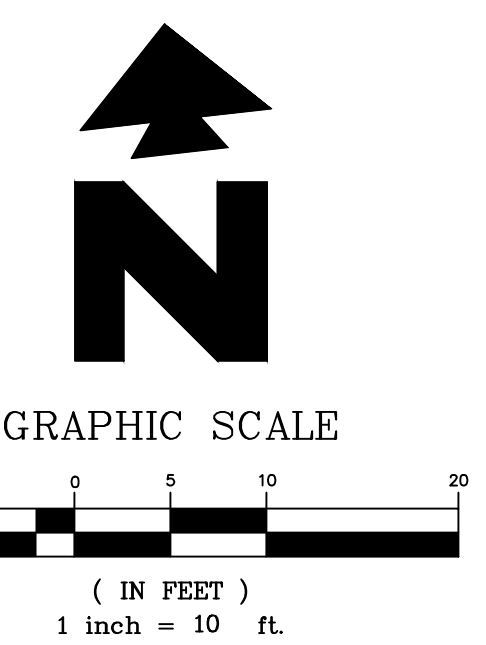
- - CITY PLAN CHECK

SHEET

A-13



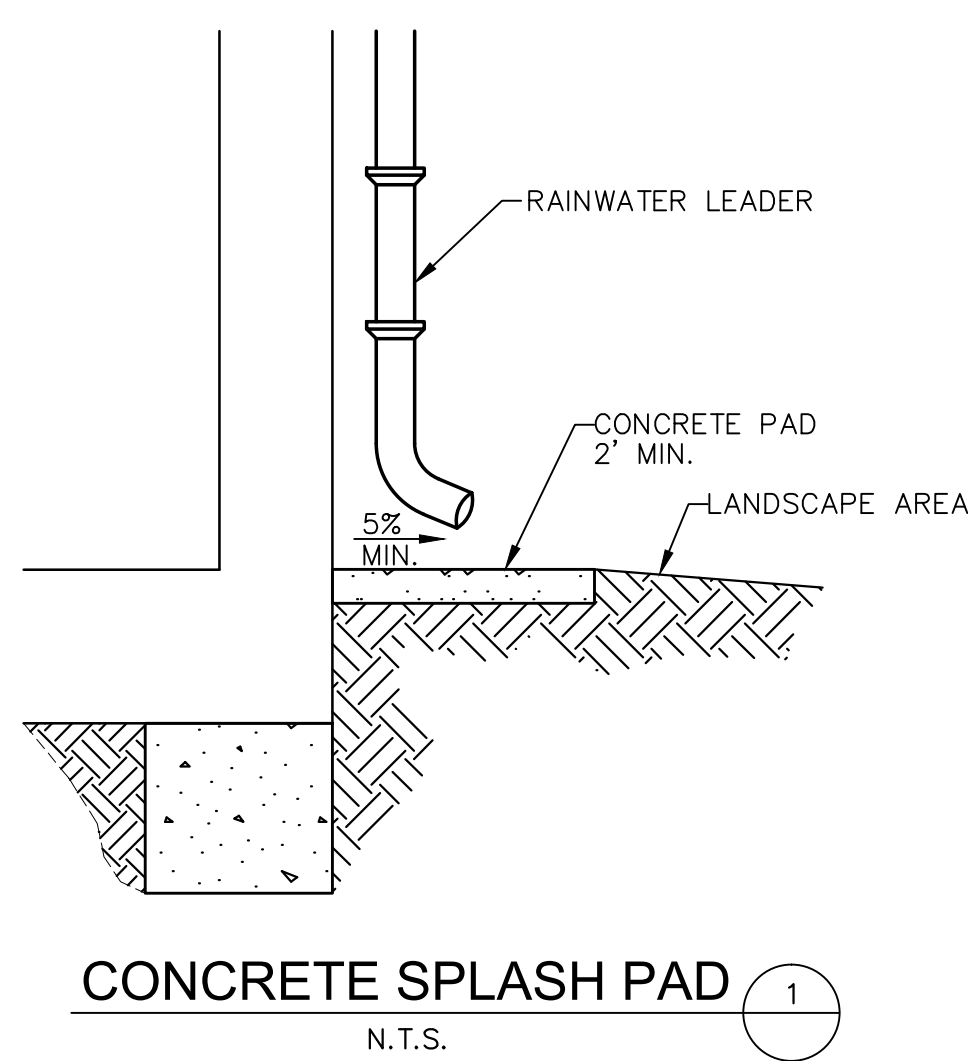
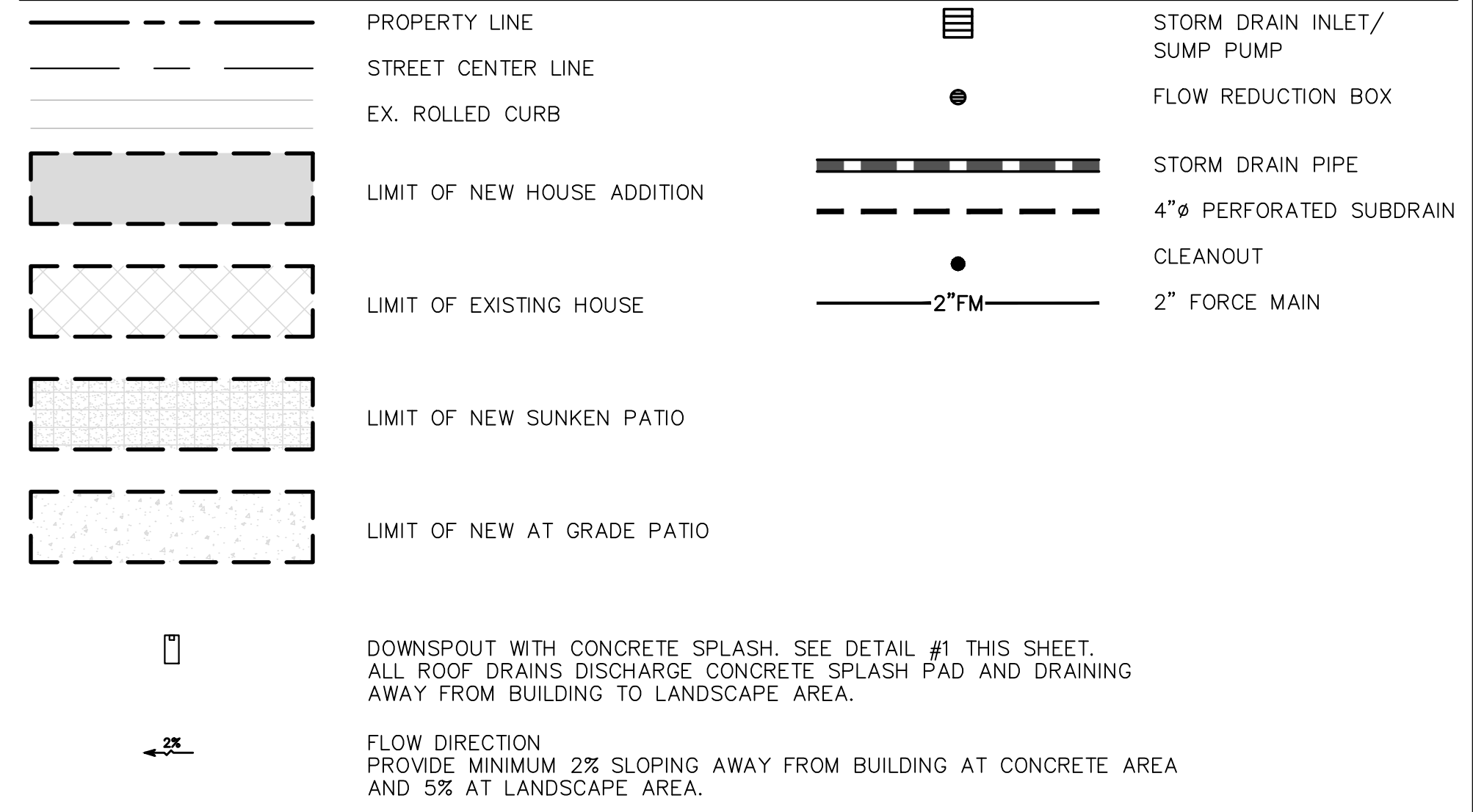
HAYMAN PLACE



GENERAL NOTES:

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

LEGEND



PRE & POST DEVELOPMENT IMPERVIOUS AREAS:

AREA TYPE	EXISTING	PROPOSED
LOT AREA	12,245 SF	12,245 SF
HOUSE	3,297	2,998
CONC. DRIVEWAY & WALKWAY	1,878	1,302
ROCK WALKWAY	200	0
WOOD WALKWAY	1,984	526
NEW SUNKEN PATIO, LIGHTWELL, STEPPING STONES & STOOPS	N/A	553
TOTAL IMPERVIOUS AREA	7,359	5,379
POOL	762	762

PRE & POST STORM FLOW CALCULATION:
 TIME OF CONCENTRATION = 5 MIN
 INTENSITY = 10 YEAR = 2.57 IN/HR
 IMPERVIOUS AREA REDUCTION = 1,980 SF = 0.045 ACRE

PRE-CONDITION
 Q=CIA C=0.90
 Q=0.90 X 2.57 X 0.045
 Q=0.104 CFS

POST-CONDITION
 Q=CIA C=0.35
 Q=0.35 X 2.57 X 0.045
 Q=0.04 CFS

CONCLUSION:
 FLOW REDUCTION OF 0.064 CFS

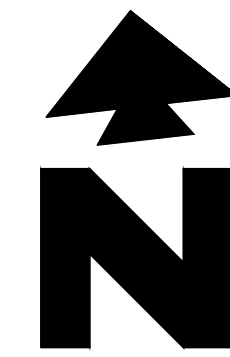
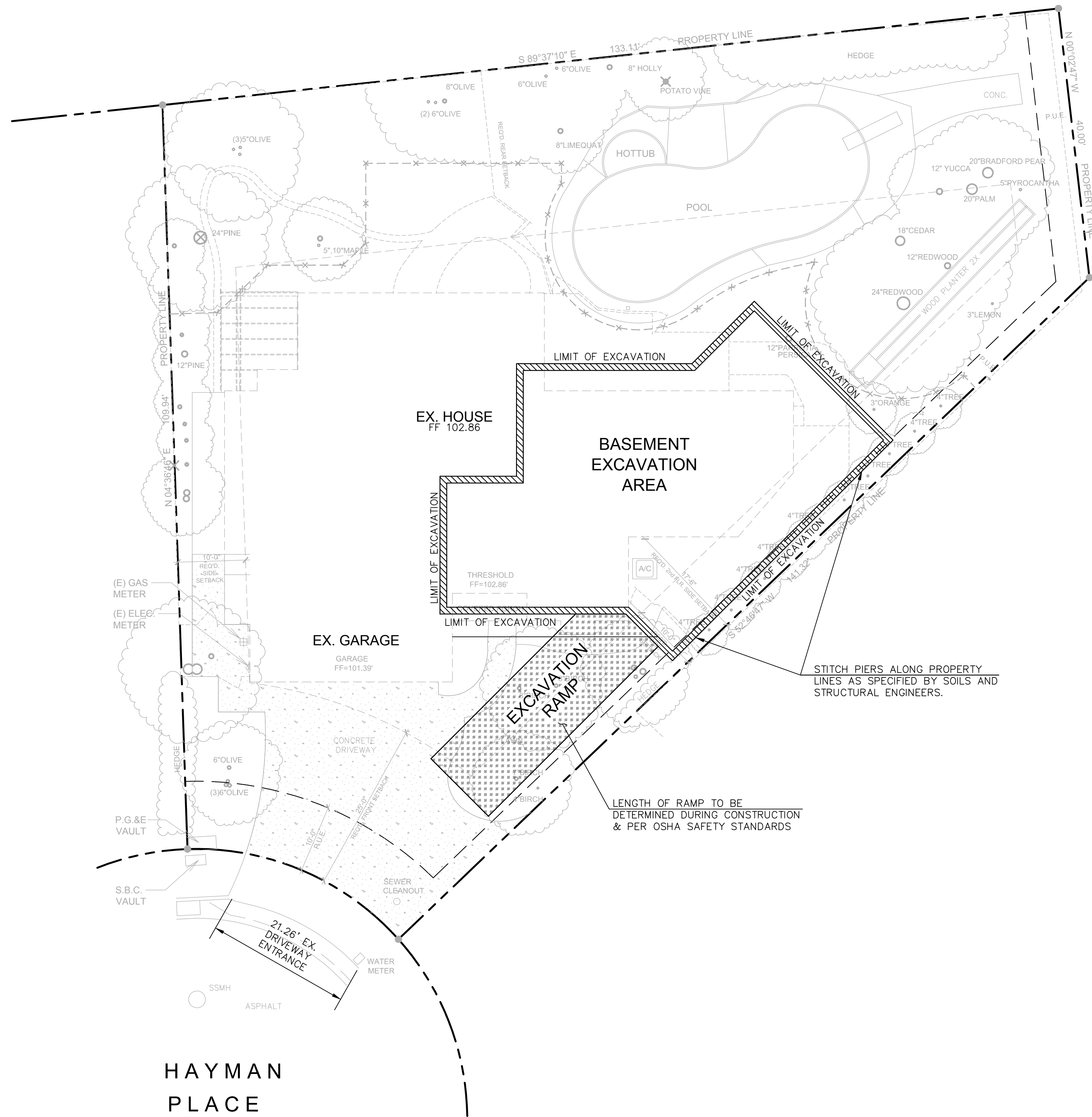
GRADING AND DRAINAGE PLAN
 935 HAYMAN PLACE
 LOS ALTOS, CA 94024



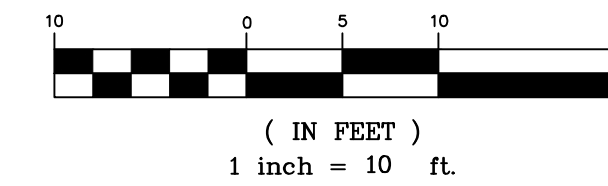
SCALE
 VERTICAL: 1"= AS SHOWN
 HORIZONTAL: 1"= AS SHOWN

DATE: 12/17/18
 DESIGNED: WHC
 DRAWN: HCL
 REVIEWED: HCL
 JOB NO.: 18202056

SHEET
C1
 1 OF 2 SHEET



GRAPHIC SCALE

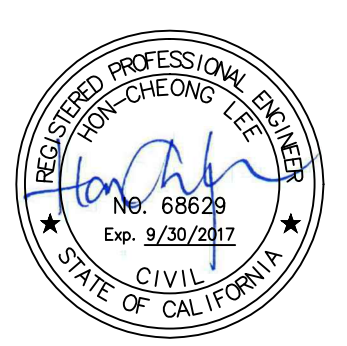


PROCEDURE FOR THE INSTALLATION OF THE CONSTRUCTION DEWATERING SYSTEM

1. THE INSTALLATION OF THE DEWATERING SYSTEM SHALL CONFORM TO THE APPROVED "CONSTRUCTION DEWATERING PLAN" CONTAINED ON THIS SHEET.
2. THE PUBLIC WORKS INSPECTOR* AND STORMWATER INVESTIGATOR SHALL BE CONTACTED FOR AN INSPECTION OF THE COMPLETED DEWATERING SYSTEM. THEY MUST APPROVE THE INSTALLATION PRIOR TO THE COMMENCEMENT OF DISCHARGE OF WATER TO THE STORM DRAIN AND/OR SANITARY SEWER.
3. ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY, INCLUDING SIDEWALK CUTTING AND ASSOCIATED RESTORATION, SHALL BE PERFORMED AS PER THE CITY OF LOS ALTOS STANDARD SPECIFICATIONS IN AN APPROVED STREET WORK PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT. A LICENSED CONTRACTOR IS REQUIRED TO OBTAIN THIS PERMIT TO DO THIS WORK.
4. THE PERMITTEE IS REQUIRED TO COORDINATE WITH THE CITY TO DETERMINE THE "DEWATERING FEE" FOR THE IMPACT AND USE OF THE PUBLIC STORM DRAIN SYSTEM.
5. THE PERMITTEE IS REQUIRED TO CONTACT THE PUBLIC WORKS INSPECTOR AND THE STORMWATER INVESTIGATOR PRIOR TO START OF WATER DISCHARGE. THE PUBLIC WORKS INSPECTOR WILL CONFIRM THAT THE PIPING AND SIDEWALK MODIFICATIONS ARE INSTALLED PER PLAN. THE STORMWATER INVESTIGATOR WILL CONFIRM THAT BMP'S ARE IN PLACE TO ENSURE THE QUALITY OF THE WATER TO BE DISCHARGED. THE STORMWATER INVESTIGATOR WRITES THE DEWATERING START DATE ON THE SPECIAL CONDITIONS SHEET OF THE STREET WORK PERMIT JOB COPY AND SIGNS IT.
6. THE PERMITTEE SHALL KEEP SEDIMENT AND CONTAMINATED GROUNDWATER OUT OF THE STORM DRAIN SYSTEM THROUGHOUT THE CONSTRUCTION ACTIVITY IN ACCORDANCE TO CITY OF LOS ALTOS REQUIREMENTS.
7. THE PERMITTEE SHALL CONTACT THE STORMWATER INVESTIGATOR** WHEN THE CONSTRUCTION DEWATERING SYSTEM HAS BEEN PERMANENTLY SHUT OFF. IF THE DISCHARGE OF WATER HAS EXTENDED BEYOND THE TIME PERIOD ESTIMATED AT THE TIME OF PERMIT ISSUANCE, THE PERMITTEE SHALL BE DIRECTED TO SUBMIT ADDITIONAL PAYMENT. THE PUBLIC WORKS INSPECTOR WILL NOT GRANT FINAL APPROVAL OF THE STREET WORK PERMIT UNTIL ALL APPROPRIATE FEES HAVE BEEN PAID.

REV.	DATE	DESCRIPTION

EXCAVATION PLAN
935 HAYMAN PLACE
LOS ALTOS, CA 94024



SCALE

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

DATE:	12/17/18
DESIGNED:	WHC
DRAWN:	HCL
REVIEWED:	HCL
JOB NO.:	18202056

SHEET
C2