GENERAL NOTES

A **VERIFICATION** — CONTRACTOR & ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS & CONDITIONS PRIOR TO START OF WORK

B **DIMENSIONS** — DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS

C **DISCREP-ANCIES** — MINOR DISCREPANCIES BETWEEN DRAWINGS & ACTUAL CONDITIONS ARE TO BE EXPECTED. CONDITIONS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF C.D.A. IMMEDIATELY

D **CONTRACT DOCUMENTS** — CONSTRUCTION DOCUMENTS TO POST DATE JOB COPY. VERIFY DOCUMENT DATE WITH C.D.A. PRIOR TO START OF WORK. CONTRACTOR TO ENSURE THAT ANY REVISED DOCUMENTS SHALL BE PROVIDED TO SUBCONTRACTORS IMMEDIATELY

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

SITE PLAN NOTES

1 **DRIVEWAY** — AC PAVING TO BE REPLACED AFTER COMPLETION OF CONSTRUCTION
2 **FLATWORK** — CONCRETE WALKWAYS, ALTERNATE BID FOR STONE PAVERS
3 **GRADING** — N/A
4 **DRAINAGE** — SEE CIVIL DWG'S BY OTHERS
5 **STORM DRAINAGE** — SEE CIVIL DWG'S BY OTHERS
6 **SEWER LATERAL** — TIE INTO EXISTING IN CRAWL SPACE
7 **GAS & ELEC SERVICE** — (E.) SERVICES TO REMAIN
8 **SETBACKS** — AS PER PLAN
9 **TREES** — PROTECT (E.) DURING CONSTRUCTION
10 **FENCES** — PROTECT (E.) DURING CONSTRUCTION
11 **LANDSCAPE** — PROTECT (E.) @ FRONT YARD DURING CONSTRUCTION

TABULATIONS

EXISTING RESIDENCE	1,427.47 SQ.FT.
(E) ACCESSORY BLDG.(TO BE REMOVED)	784.18 SQ.FT.
EXISTING TO REMAIN	1,427.47 SQ.FT.
PROPOSED MAIN FLOOR ADDITION	2,113.14 SQ.FT.
PROPOSED GARAGE	219.37 SQ.FT.
TOTAL ADDITION	2,332.51 SQ.FT.
TOTAL PROPOSED	3,759.98 SQ.FT.

COVERAGE & F.A.R.

	SITE PLAN	15,518.66	SQ. FT. = .35 AC.
COV:	ALLOWABLE	5,431.53	SQ. FT. = 35.00 %
	EXISTING	2,464.96	SQ. FT. = 15.88 %
	PROPOSED	3,910.43	SQ. FT. = 25.20 %
FAR:	ALLOWABLE	4,301.86	SQ. FT. = 27.82 %
	EXISTING	2,211.65	SQ. FT. = 14.25 %
	PROPOSED	3,759.98	SQ. FT. = 24.23 %

CONSULTANT DIRECTORY

SURVEYOR — DODGE & ASSOCIATES, 20652 CHAPARRAL CIRCLE, PENN VALLEY, CA 95946, (530) 432-5212

SOILS ENGINEER — TBD

CIVIL ENGINEER — BERRY & ASSOCIATES, 1733 WOODSIDE ROAD #125, REDWOOD CITY, CA 94061, (650) 368-0750

STRUCTURAL ENGINEER — TBD

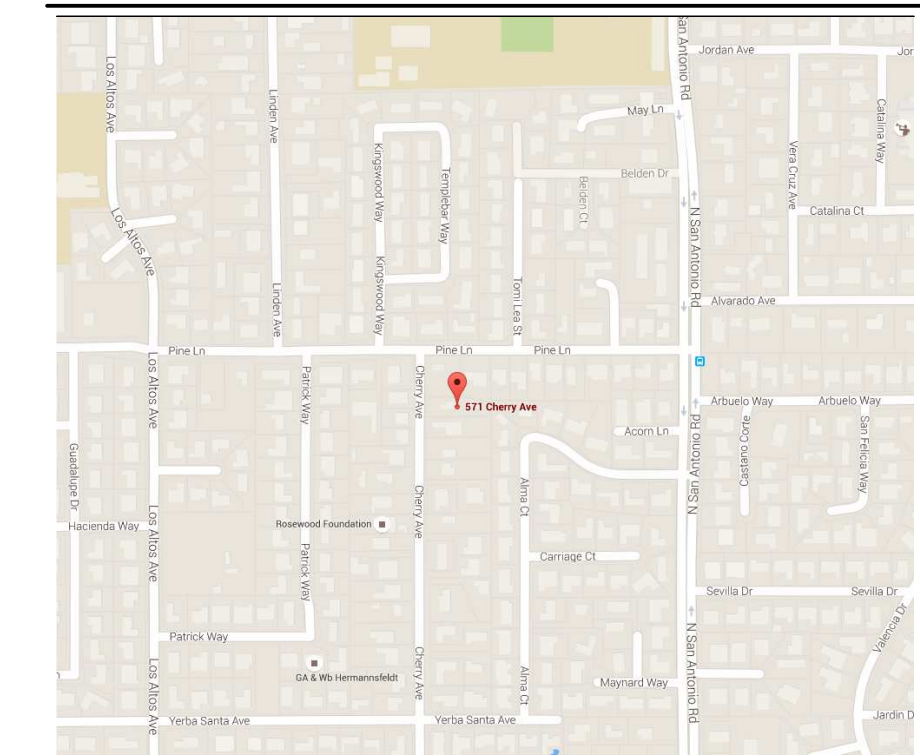ENERGY CONSULTANT — TBD

LANDSCAPE ARCHITECT — TBD

SHEET INDEX

PROPERTY DESCRIPTION

OWNER — GLORIA WANG & RUNZHEN HUANG

ADDRESS — 571 CHERRY AVE. LOS ALTOS, CA. 94022

PARCEL — 167-28-014

ACREAGE — 0.365 ac.

ZONING — R 1-10

PROJECT DESCRIPTION — ADDITION AND INTERIOR REMODEL

VICINITY MAP

LOT CALCULATIONS

NET LOT AREA:	15,518.66 square feet (net)
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	331.60 square feet (19.10 %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 6,029.34 sq. ft. Existing softscape (undisturbed area): 8,528.65 sq. ft. New softscape area: 960.67 sq. ft.

TREE SCHEDULE

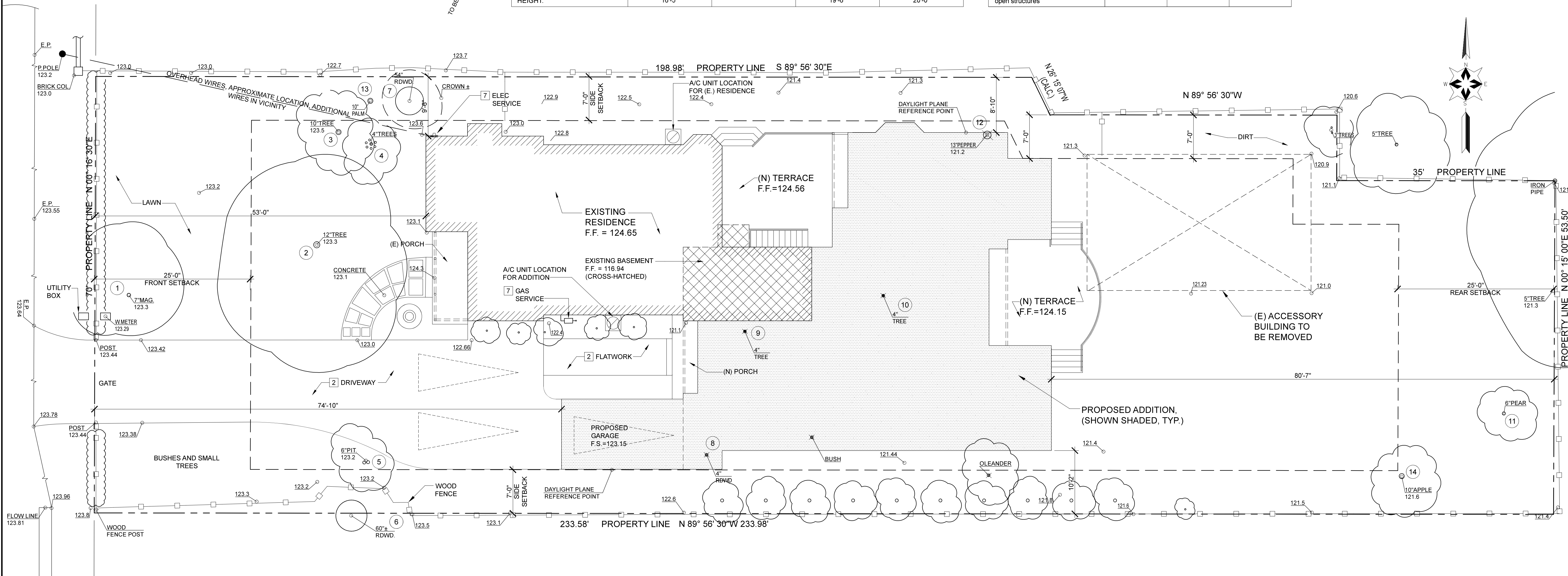|	TO BE REMOVED	TO REMAIN
1. 7" MAGNOLIA	X	
2. 12" TREE	X	
3. 10" TREE	X	
4. 4" TREE	X	
5. 6" PITTOSPORUM	X	
6. 60" REDWOOD	X	
7. 54" REDWOOD	X	
8. 4" REDWOOD		X
9. 4" TREE		X
10. 4" CITRUS		X
11. 6" PEAR		
12. 13" PEPPER		X
13. 10" PALM	X	
14. 10" APPLE		X

	EXISTING	ADDITION / REMOVAL	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,464.96 sq. ft. (15.88 %)	(- 960.67 sq. ft.) + 2,406.14 sq. ft.	3,910.43 sq. ft. (25.20 %)	5,431.53 sq. ft. (35.00%)
FLOOR AREA	1st Floor: 1,427.47 s.f. Accessory: 784.18 s.f. Total: 2,211.65 s.f. (14.25 %)	1st Floor: + 2,332.51 s.f. Accessory: (- 784.18 s.f.)	1st Floor: 3,759.98 s.f. (24.23 %)	4,301.86 sq. ft. (27.82 %)
SETBACKS: Front	53'-0"		53'-0"	25'-0"
Rear	40'-0"		80'-7"	25'-0"
Right Side (1st / 2nd)	30'-11" / N/A		7'-0" / N/A	7'-0" / N/A
Left Side (1st / 2nd)	9'-6" / N/A		8'-10" / N/A	7'-0" / N/A
HEIGHT:	16'-5"		19'-6"	20'-0"

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	2,211.65 sq. ft.	(- 784.18 sq. ft.) + 2,113.14 sq.ft.	3,540.61 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	0.00 sq. ft.	219.37 sq. ft.	219.37 sq. ft.

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

SHEET

A - 1

NOTE — THIS DRAWING, AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE SOLE PROPERTY OF C.D.A. AND WERE DESIGNED AND DEVELOPED FOR USE SOLELY IN CONNECTION WITH THIS PROJECT. ANY USE OR TRANSFER OF ANY KIND IS INTENDED EXCEPT UPON THE WRITTEN CONSENT OF C.D.A. NO DRAWINGS IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR BE USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN FOR WHICH IT HAS BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF C.D.A.

EXISTING RESIDENCE - HABITALBE

- (A) 15'-4" x 18'-10.5" = 289.42 s.f.
- (B) 14'-3.5" x 12'-2" = 173.88 s.f.
- (C) 27'-3.5" x 22'-4.5" = 610.65 s.f.
- (D) = 109.89 s.f.
- (E) 11'-9.75" x 20'-7.5" = 243.63 s.f.
  - = 1,427.47 s.f.

ADDITION - HABITALBE

- (F) 11'-7.5" x 18'-3.5" = 212.64 s.f.
- (G) 12'-2.25" x 6'-3" = 76.17 s.f.
- (H) = 7.91 s.f.
- (I) 9'-2.25" x 45'-9.5" = 420.71 s.f.
- (J) 16'-10" x 7'-0" = 117.83 s.f.
- (K) 7'-7.75" x 31'-5" = 240.21 s.f.
- (L) 15'-9.5" x 28'-5" = 448.75 s.f.
- (M) 6'-3.5" x 25'-1.5" = 158.08 s.f.
- (N) 6'-7" x 3'-0" = 19.75 s.f.
- (O) 13'-1" x 7'-0" = 91.58 s.f.
- (P) 12'-1" x 25'-7.5" = 309.63 s.f.
- (Q) = 9.88 s.f.
  - = 2,113.14 s.f.

ADDITION - NON-HABITALBE

- (R) 11'-3" x 19'-6" = 219.37 s.f.
  - = 2,332.51 s.f.

EXISTING COVERAGE (ADDITION)

- (1) 14'-3.5" x 5'-4.5" = 76.82 s.f.

PROPOSED COVERAGE (ADDITION)

- (2) 11'-7.5" x 2'-4" = 27.13 s.f.
- (3) 15'-6" x 3'-0" = 46.50 s.f.
  - = 73.63 s.f.
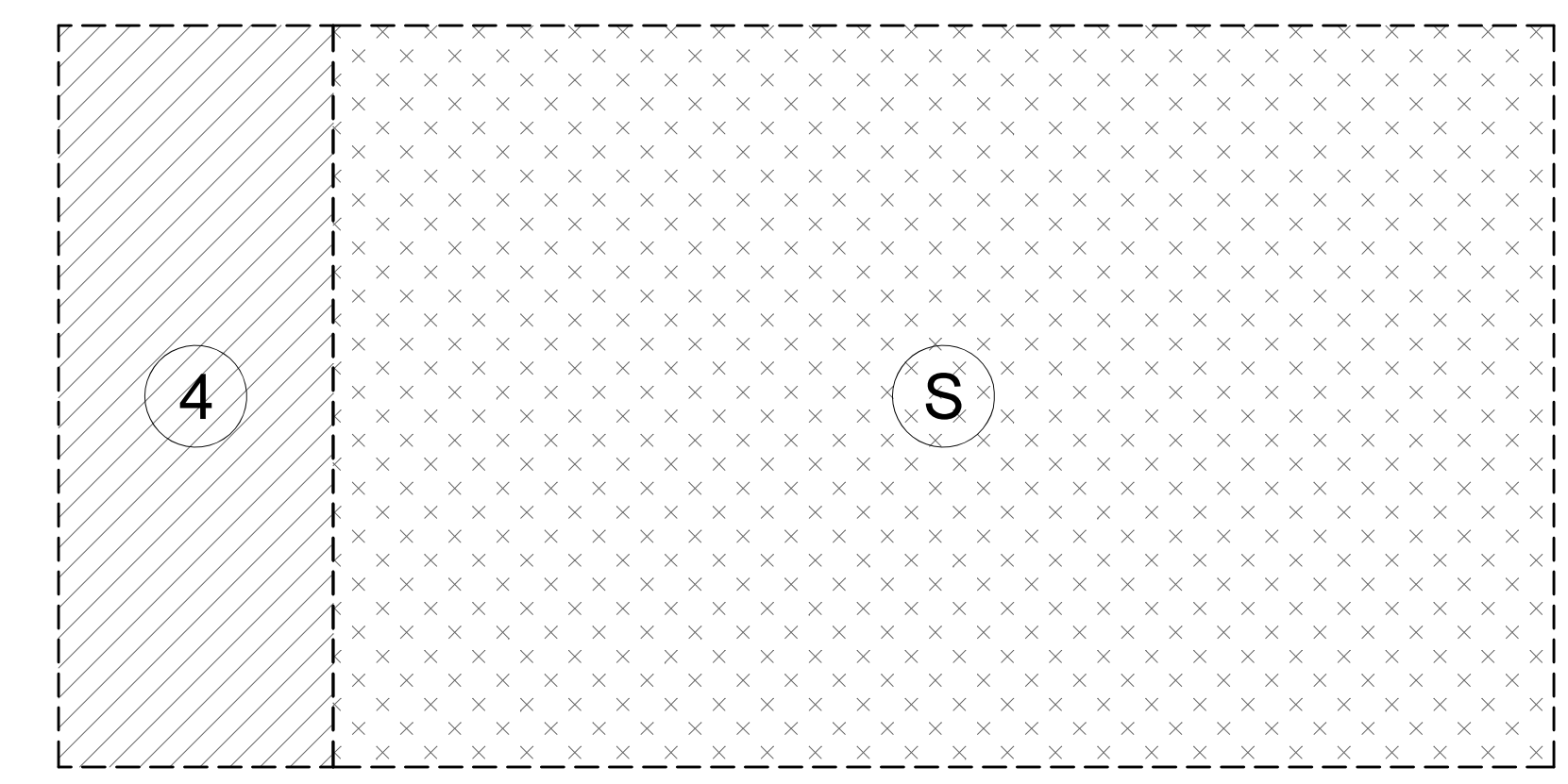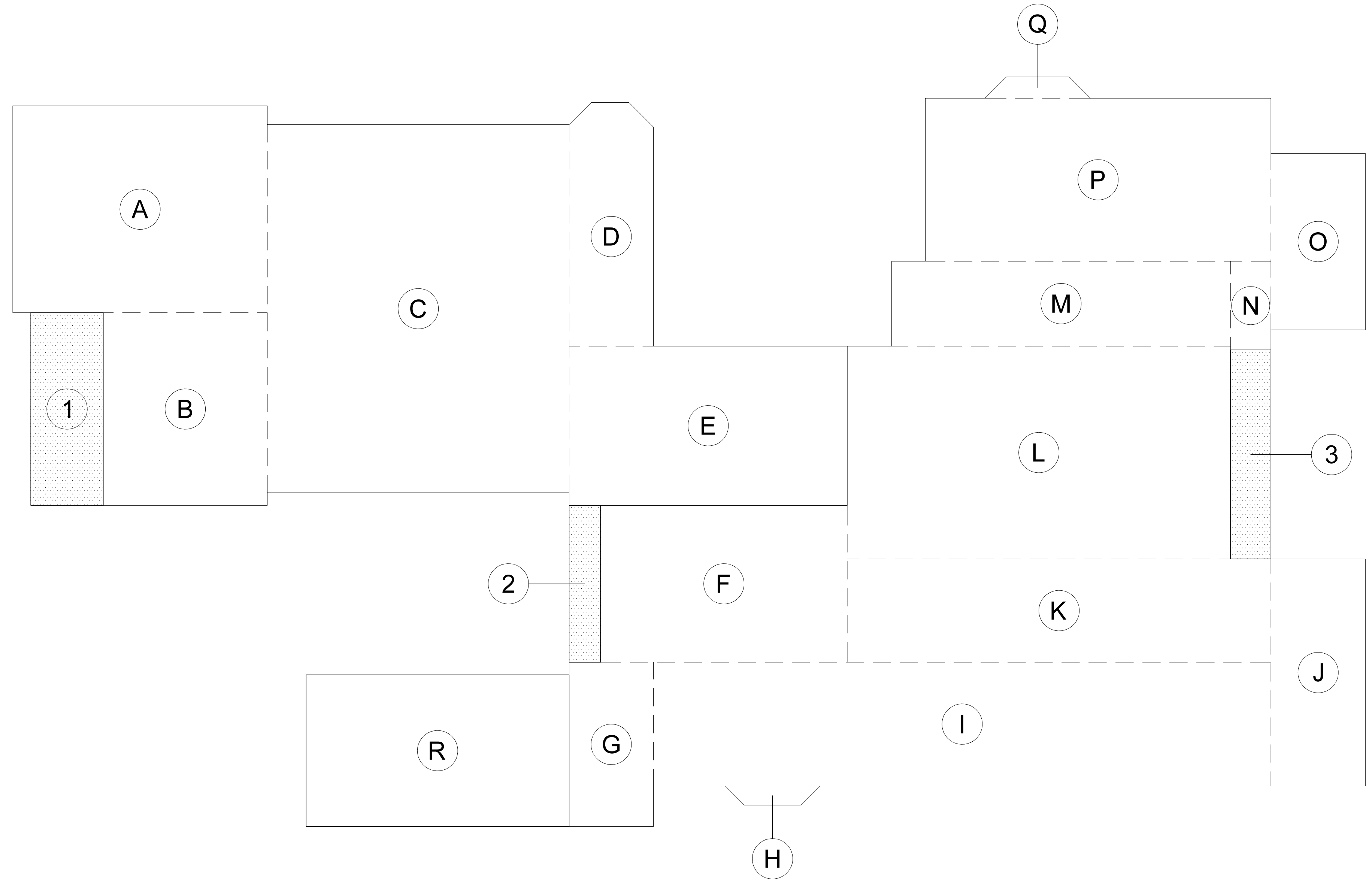
EXISTING ACCESSORY BUILDING TO BE DEMOLISHED

- (S) 21'-10" x 35'-11" = 784.18 s.f.

EXISTING COVERAGE TO BE DEMOLISHED
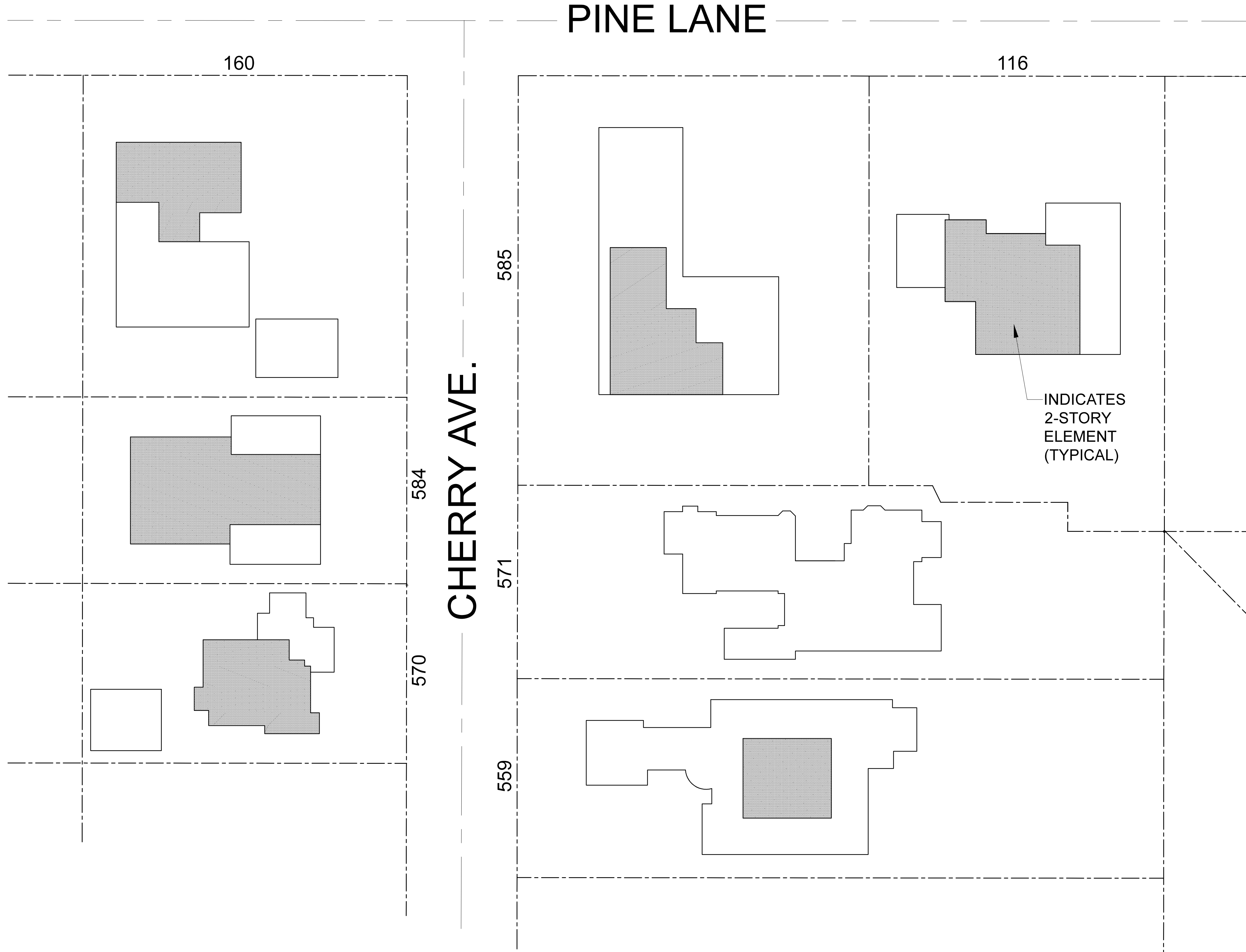
- (4) 21'-10" x 8'-1" = 176.49 s.f.
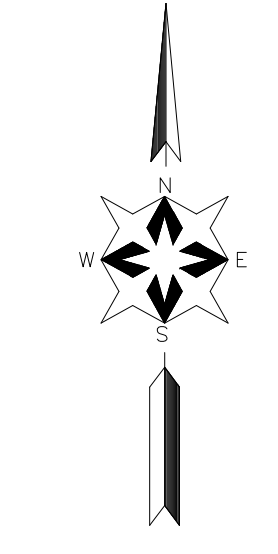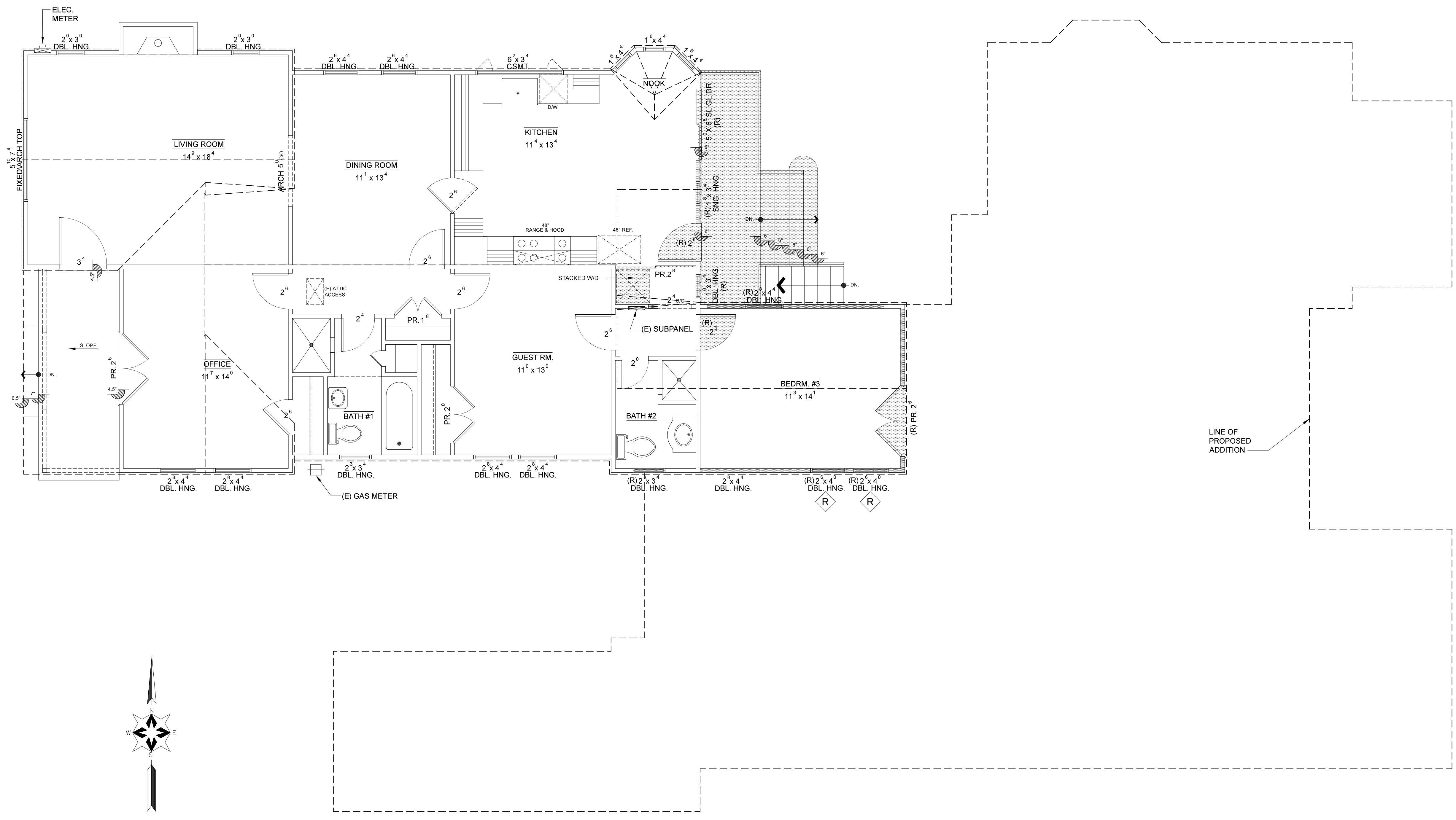
CHAPMAN DESIGN ASSOCIATES

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

CLIENT (JOB NO. 21613)

GLORIA WANG & RUNZHEN HUANG

571 CHERRY AVE. LOS ALTOS, CA. 94022
PHONE NO. (650) 426-8058

NOTE

SHEET

A - 1A

PINE LANE

160

116

585

CHERRY AVE.

584

571

INDICATES
2-STORY
ELEMENT
(TYPICAL)

570

559

AERIAL MAP

1" = 20'-0"

SHEET

A - 1B

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
2	WINDOWS & SKYLIGHTS
3	CABINETRY
4	FLOOR COVERINGS
5	LIGHT FIXTURES
6	APPLIANCES
7	LANDSCAPE
8	FLATWORK
9	VENEER
10	ELECTRICAL METER
11	GAS METER

LEGEND

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

NOTE

*

CLIENT (JOB NO. 21613)

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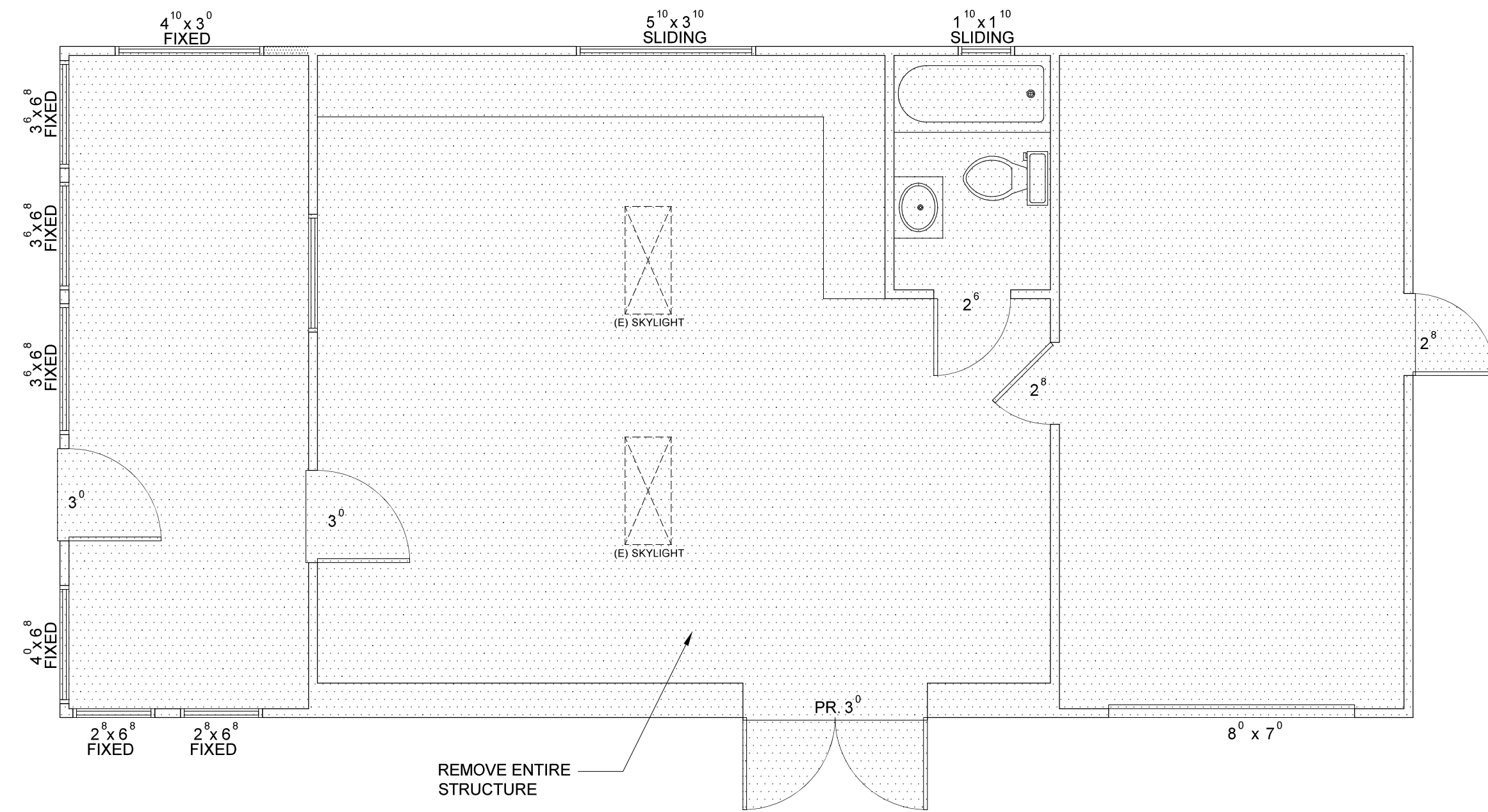CHAPMAN
DESIGN
ASSOCIATES
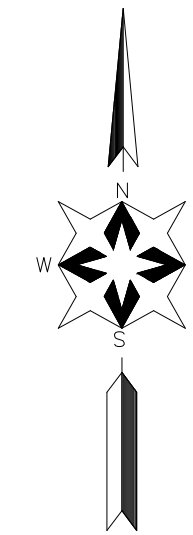
620 S. EL MONTE AVENUE
LOS ALTOS, CA. 94022 (650) 941-6890

SHEET

A - 2

MAIN FLOOR DEMOLITION PLAN
1/4" = 1'-0"

ELEC. METER

LIVING ROOM
14'-9 x 18'-4

DINING ROOM
11'-1 x 13'-4

KITCHEN
11'-4 x 13'-4

NOOK

OFFICE
11'-9 x 14'-0

BATH #1

GUEST RM.
11'-0 x 13'-0

BATH #2

BEDRM. #3
11'-3 x 14'-4

LINE OF PROPOSED ADDITION

(E) ATTIC ACCESS

(E) SUBPANEL

(E) GAS METER

STACKED W/D

RANGE & HOOD

48" REF.

DBL. HNG.

CSMT.

SLOPE

LINE OF PROPOSED ADDITION

MECHANICAL RM.

STORAGE

2'⁸ X 1'⁴ SL.

2'⁸ X 1'⁴ SL.

2'⁸ X 1'⁴ SL.   2'⁸ X 1'⁴ SL.   2'⁸ X 1'⁴ SL.
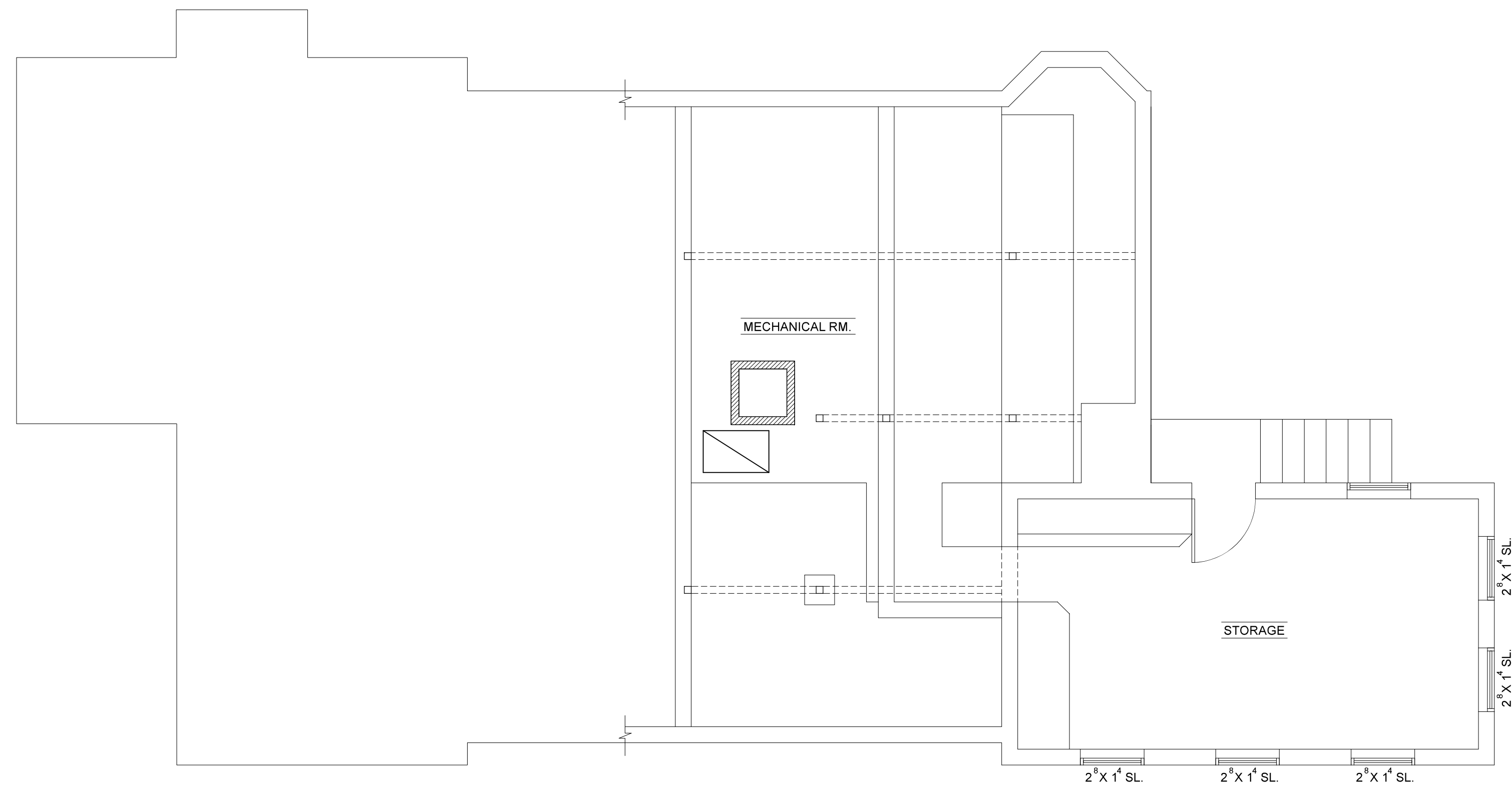
BASEMENT DEMOLITION PLAN
1/4" = 1'-0"

4'⁴ x 3'⁰ FIXED

5'¹⁰ x 3'¹⁰ SLIDING

1'¹⁰ x 1'¹⁰ SLIDING

3'⁰ x 6'⁸ FIXED

3'⁰ x 6'⁸ FIXED

3'⁰ x 6'⁸ FIXED

(E) SKYLIGHT

2'⁶

2'⁶

2'⁶

3'⁰

3'⁰

4'⁰ x 6'⁸ FIXED

(E) SKYLIGHT

2'⁸ x 6'⁸ FIXED   2'⁸ x 6'⁸ FIXED

REMOVE ENTIRE STRUCTURE

PR. 3'⁰

8'⁰ x 7'⁰

GARAGE DEMOLITION PLAN
1/4" = 1'-0"

LEGEND

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

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. ½" 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 1⅜" 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
- ⬦R — RELOCATED
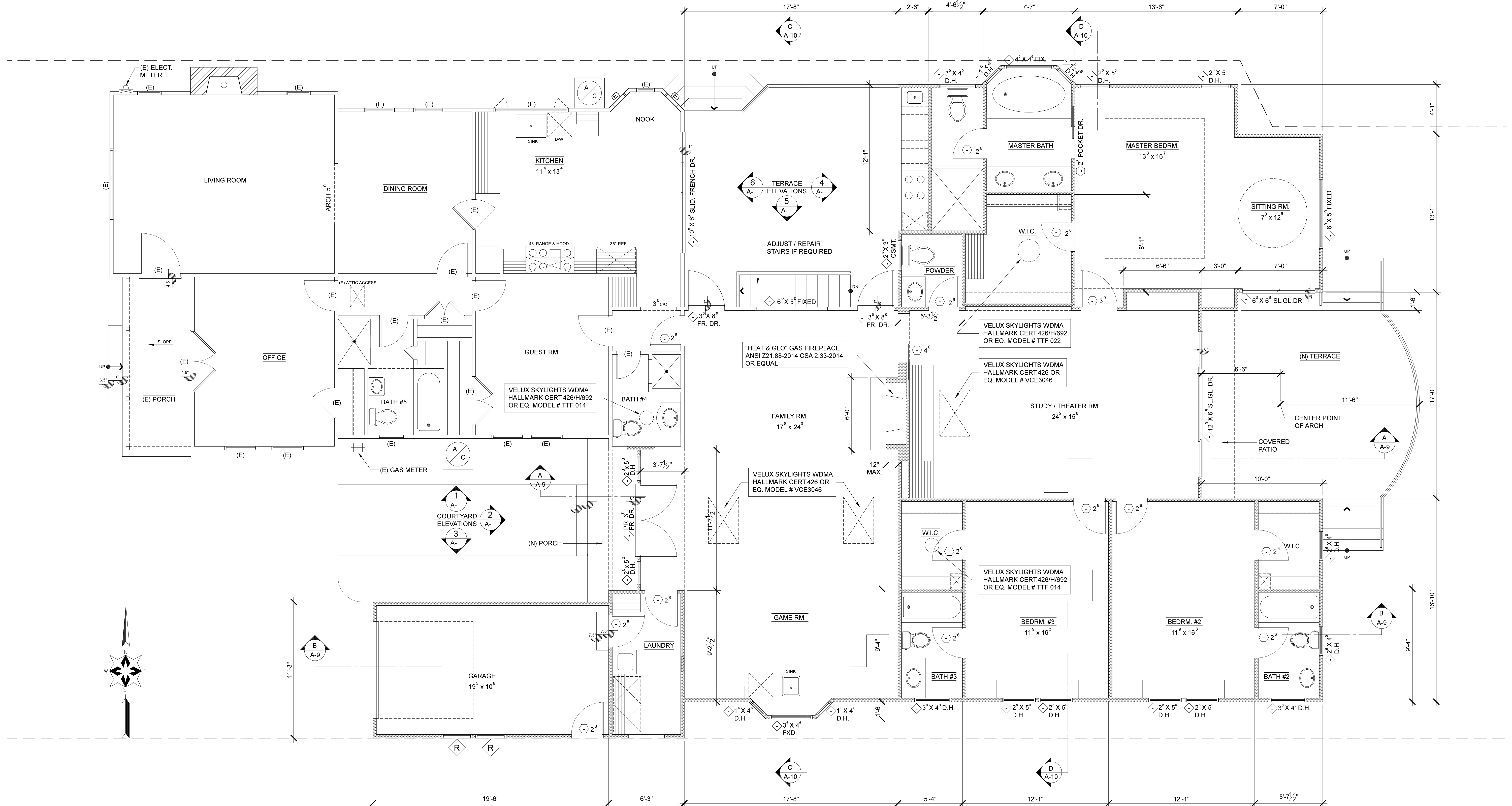
FLOOR PLAN
1/4" = 1'-0"

CLIENT (JOB NO. 21613)

GLORIA WANG & RUNZHEN HUANG

571 CHERRY AVE. LOS ALTOS, CA. 94022
PHONE NO. (650) 426-8058

CHAPMAN DESIGN ASSOCIATES

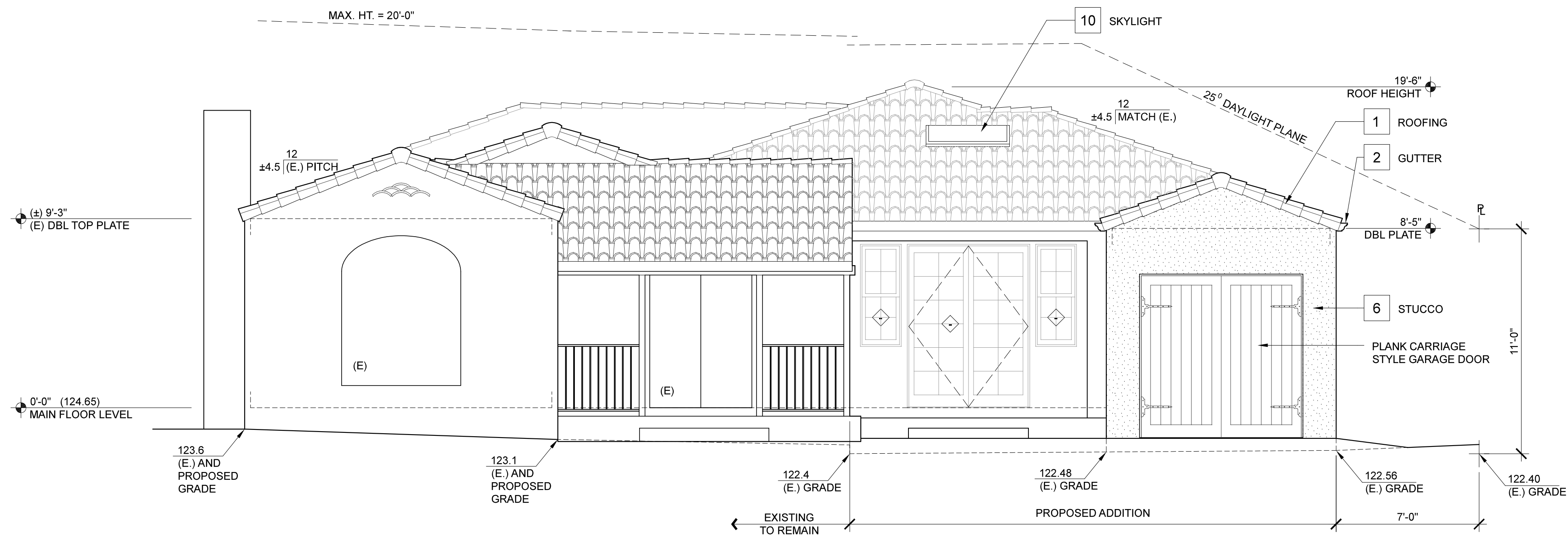620 S. EL MONTE AVENUE
LOS ALTOS, CA. 94022 (650) 941-6890

SHEET

A - 4

Floor plan labels (as shown)

LIVING ROOM, DINING ROOM, KITCHEN 11'-4" X 13'-4", NOOK, OFFICE, GUEST RM., BATH #5, BATH #4, FAMILY RM. 17'-8" X 24'-0", COURTYARD ELEVATIONS, (N) PORCH, (E) PORCH, GARAGE 19' X 10'-8", LAUNDRY, GAME RM., BEDRM. #3 11'-9" X 16'-3", BEDRM. #2 11'-9" X 16'-3", BATH #3, BATH #2, STUDY / THEATER RM. 24' X 15'-6", POWDER, MASTER BATH, MASTER BEDRM. 13'-3" X 16'-7", SITTING RM. 7'-9" X 12'-0", W.I.C., (N) TERRACE, COVERED PATIO, CENTER POINT OF ARCH, TERRACE ELEVATIONS

"HEAT & GLO" GAS FIREPLACE ANSI Z21.88-2014 CSA 2.33-2014 OR EQUAL

VELUX SKYLIGHTS WDMA HALLMARK CERT.426 OR EQ. MODEL # VCE3046

VELUX SKYLIGHTS WDMA HALLMARK CERT.426/H/692 OR EQ. MODEL # TTF 014

VELUX SKYLIGHTS WDMA HALLMARK CERT.426/H/692 OR EQ. MODEL # TTF 022

ADJUST / REPAIR STAIRS IF REQUIRED

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

MAX. HT. = 20'-0"

10 SKYLIGHT

25° DAYLIGHT PLANE

19'-6" ROOF HEIGHT

12 ±4.5 MATCH (E.)

1 ROOFING
2 GUTTER

8'-5" DBL PLATE

12 ±4.5 (E.) PITCH

(±) 9'-3" (E) DBL TOP PLATE

6 STUCCO

PLANK CARRIAGE STYLE GARAGE DOOR

(E)

(E)

11'-0"

0'-0" (124.65) MAIN FLOOR LEVEL

123.6 (E.) AND PROPOSED GRADE

123.1 (E.) AND PROPOSED GRADE

122.4 (E.) GRADE

122.48 (E.) GRADE

122.56 (E.) GRADE

122.40 (E.) GRADE

EXISTING TO REMAIN

PROPOSED ADDITION

7'-0"

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

MAX. HT. = 20'-0"

12 ±4.5 MATCH (E.)

25° DAYLIGHT PLANE

1 ROOFING
2 GUTTER

9'-0" DBL PLATE
7'-9" DBL PLATE

8 WINDOW
9 WINDOW TRIM
6 STUCCO

11'-0"

0'-0" (124.65) MAIN FLOOR LEVEL

121.4 (E.) GRADE

121.30 (E.) GRADE

8'-10"

PROPOSED ADDITION

CLIENT (JOB NO. 21613)

GLORIA WANG & RUNZHEN HUANG

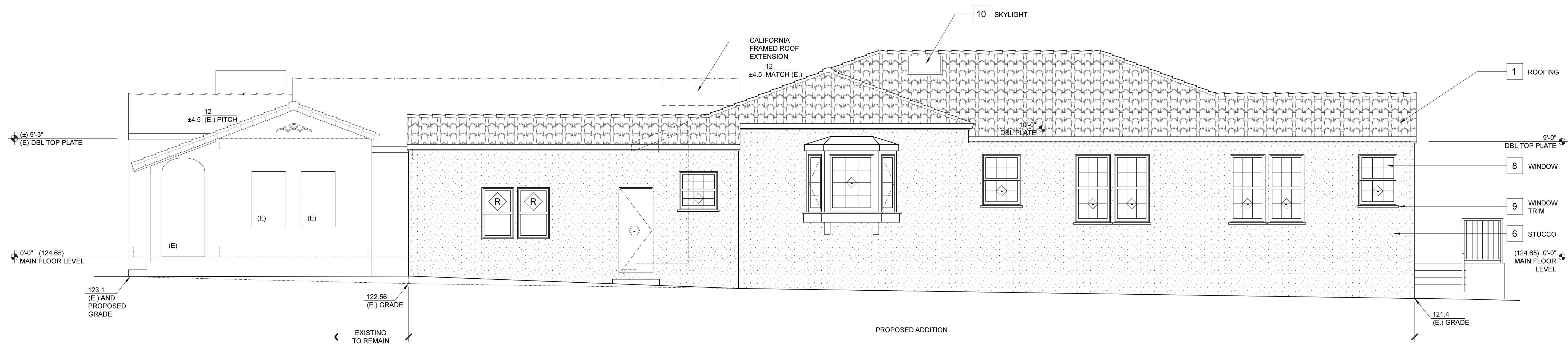571 CHERRY AVE. LOS ALTOS. CA. 94022
PHONE NO. (650) 426-8058

CHAPMAN DESIGN ASSOCIATES

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

NOTE

SHEET

A - 5

RIGHT ELEVATION
1/4" = 1'-0"

- 10 SKYLIGHT
- CALIFORNIA FRAMED ROOF EXTENSION
- 12 / ±4.5 MATCH (E.)
- 1 ROOFING
- 12 / ±4.5 (E.) PITCH
- (±) 9'-3" (E) DBL TOP PLATE
- 10'-0" DBL PLATE
- 9'-0" DBL TOP PLATE
- 8 WINDOW
- 9 WINDOW TRIM
- 6 STUCCO
- 0'-0" (124.65) MAIN FLOOR LEVEL
- (124.65) 0'-0" MAIN FLOOR LEVEL
- (E)
- (E)
- (E)
- R R
- 123.1 (E.) AND PROPOSED GRADE
- 122.56 (E.) GRADE
- 121.4 (E.) GRADE
- EXISTING TO REMAIN
- PROPOSED ADDITION

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

- 10 SKYLIGHT
- 12 / ±4.5 MATCH (E.)
- CALIFORNIA FRAMED ROOF EXTENSION
- 1 ROOFING
- 9'-0" DBL TOP PLATE
- 10'-0" DBL PLATE
- (±) 9'-3" (E) DBL TOP PLATE
- 6 STUCCO
- 8 WINDOW
- 9 WINDOW TRIM
- 0'-0" (124.65) MAIN FLOOR LEVEL
- (124.65) 0'-0" MAIN FLOOR LEVEL
- (E)
- 121.3 (E.) GRADE
- 122.80 (E.) GRADE
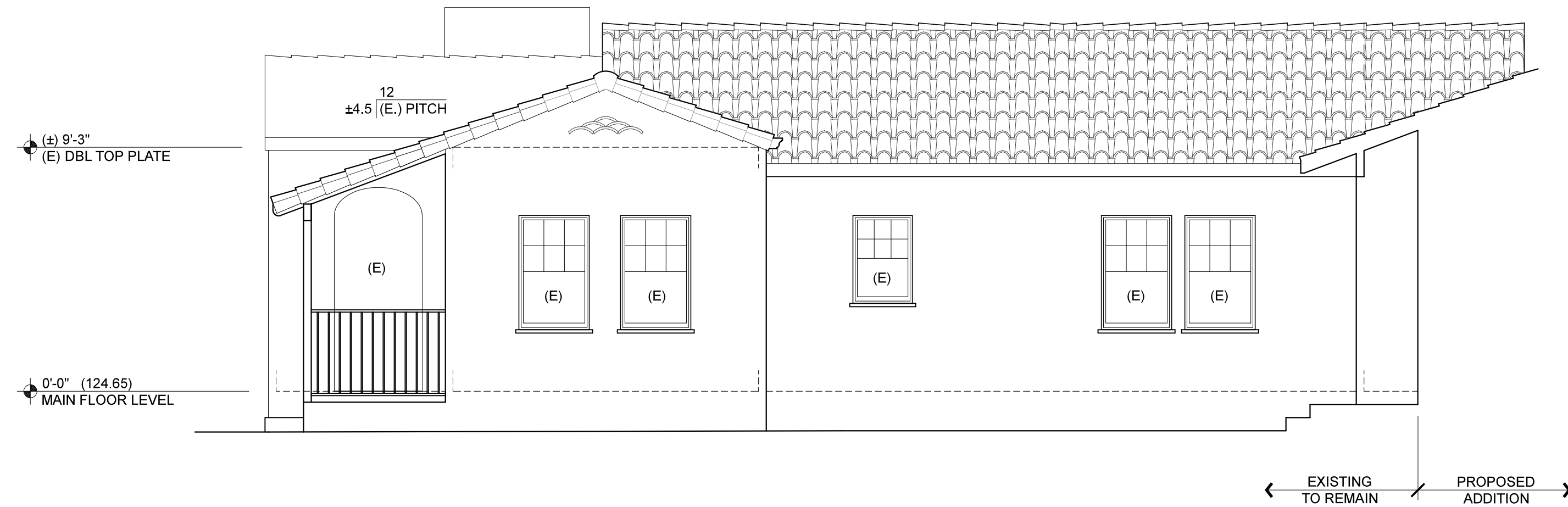- 123.60 (E.) GRADE
- PROPOSED ADDITION
- EXISTING TO REMAIN

LEGEND
- # WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS
- # DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

NOTE

SHEET

A - 6

COURTYARD ELEVATION - 1
1/4" = 1'-0"

12
±4.5 (E.) PITCH

(±) 9'-3"
(E) DBL TOP PLATE

0'-0" (124.65)
MAIN FLOOR LEVEL

(E)

EXISTING TO REMAIN   PROPOSED ADDITION

COURTYARD ELEVATION - 2
1/4" = 1'-0"

10 SKYLIGHT

12
±4.5 MATCH (E.)

1 ROOFING

8'-5"
DBL PLATE

8 WINDOW

6 STUCCO

(124.65) 0'-0"
MAIN FLOOR LEVEL

EXISTING TO REMAIN   PROPOSED ADDITION

COURTYARD ELEVATION - 3
1/4" = 1'-0"

1 ROOFING

8'-5"
DBL PLATE

6 STUCCO

(123.15) 1'-3"
GARAGE SLAB LEVEL

PROPOSED GARAGE

TERRACE ELEVATION - 4
1/4" = 1'-0"

10 SKYLIGHT (SUN TUNNEL)

1 ROOFING

9'-0"
DBL TOP PLATE

8 WINDOW

6 STUCCO

SEE INTERIOR ELEVATION SHT A- FOR CABINETRY

0'-0" (124.65)
MAIN FLOOR LEVEL

TERRACE ELEVATION - 5
1/4" = 1'-0"

10 SKYLIGHT

1 ROOFING

9'-0"
DBL TOP PLATE

8 WINDOW

6 STUCCO

0'-0" (124.65)
MAIN FLOOR LEVEL

TERRACE ELEVATION - 6
1/4" = 1'-0"

EXISTING STRUCTURE TO REMAIN

(E) 8'-5"
DBL PLATE

8 WINDOW

(E)

(124.65) 0'-0"
MAIN FLOOR LEVEL

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

(E) 8'-5"
DBL PLATE

(E) (E) (E) (E) (E)

(124.65) 0'-0"
MAIN FLOOR LEVEL

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & ⅞" 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 20106
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
V	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2016

EXTERIOR MATERIAL NOTES

1	ROOFING	LIGHT WEIGHT CEMENT SPANISH TILE WITH EXPOSED RAFTER TAILS. (ALT. BID FOR 3x RAFTER TAILS)
2	GUTTER	G.I. HALF ROUND, PAINTED
3	DOWN SPOUTS	G.I. ROUND, PAINTED
4	SIDING	N/A
5	TRIM	N/A
6	STUCCO	SAND FINISH
7	VENEER	N/A
8	WINDOWS	DUAL GLAZED WOOD CASEMENTS
9	WINDOW TRIM	ROLLED STUCCO WITH CAST STONE SILL
10	SKYLIGHTS	"VELUX", WDMA HALLMARK CERTIFICATION 426 OR EQ.
11	CHIMNEY	EXISTING TO REMAIN

LEGEND

◇# WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

⬠# DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

CLIENT   (JOB NO. 21613)
GLORIA WANG & RUNZHEN HUANG
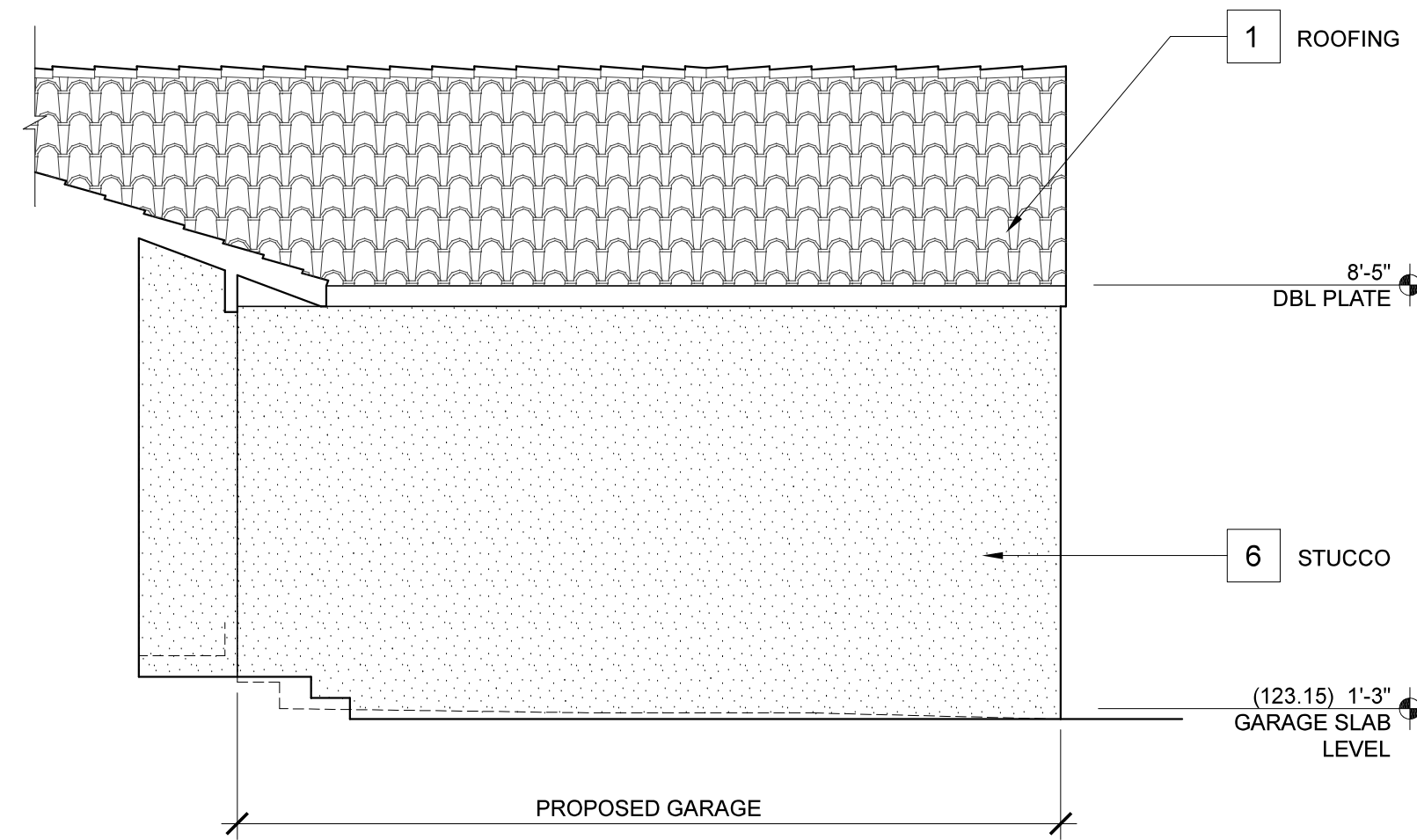571 CHERRY AVE. LOS ALTOS. CA. 94022
PHONE NO. (650) 426-8058

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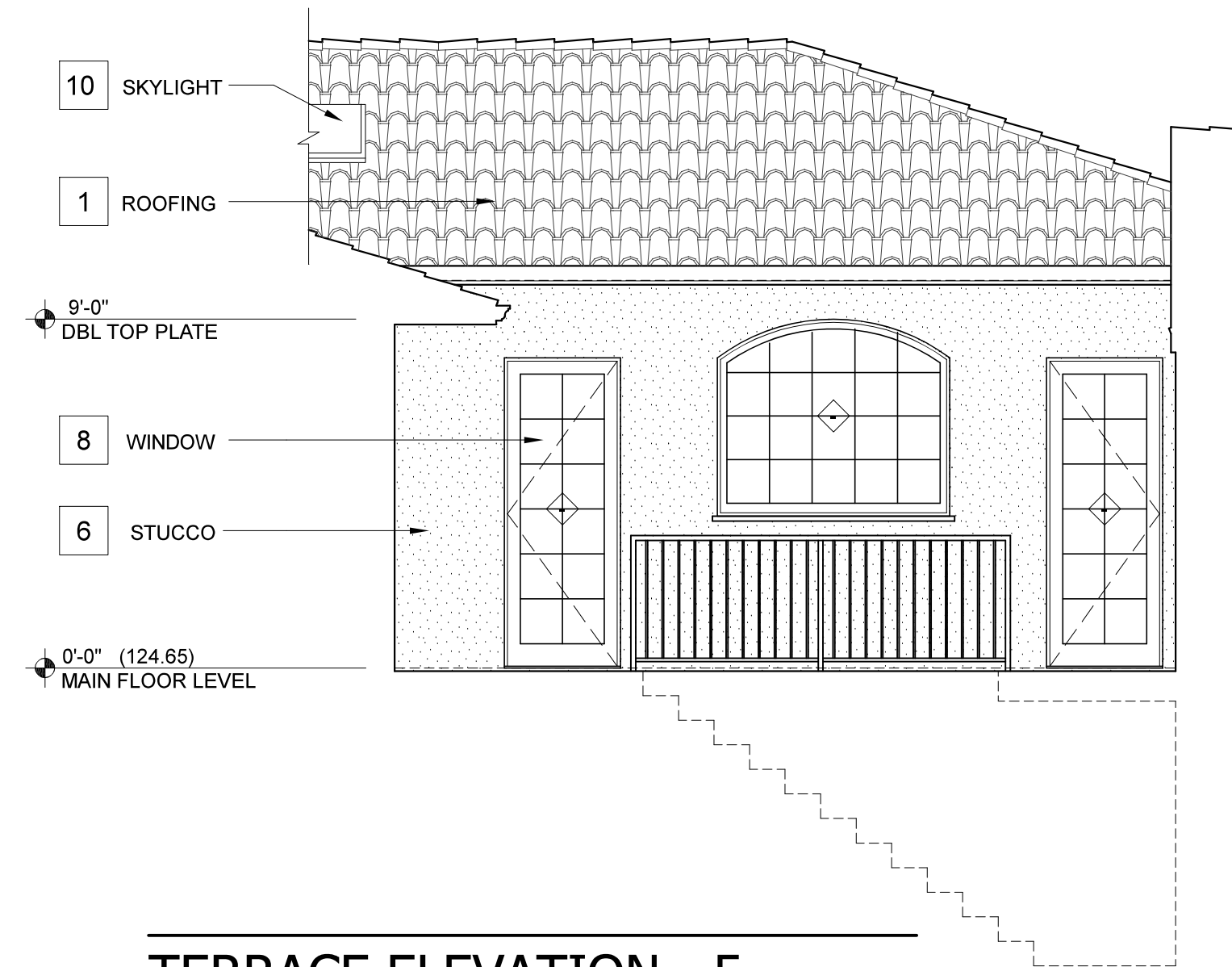LOS ALTOS, CA 94022 (650) 941-6890

NOTE

SHEET

A - 7

ROOF PLAN NOTES

1. ROOFING
2. GUTTERS
3. DOWN SPOUTS
4. SKYLIGHTS

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 ½" D.F. CDX PLYWOOD (OR BETTER) - ¼" MIN. SLOPE

IV. ATTIC VENTILATION — PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2017 CRC

V. FIREPLACE & CHIMNEY — DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2017 CRC
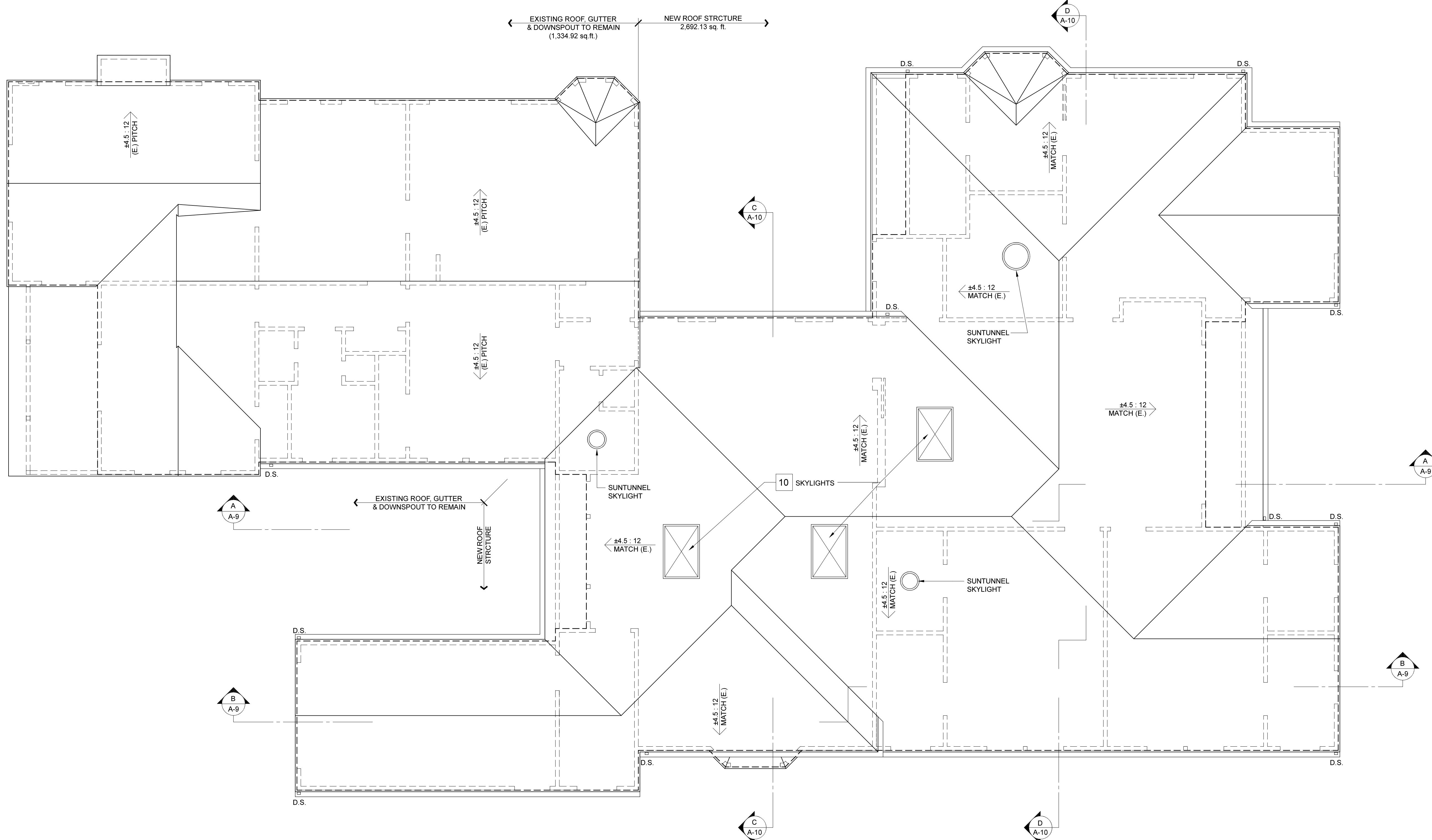
EXISTING ROOF, GUTTER & DOWNSPOUT TO REMAIN (1,334.92 sq.ft.)

NEW ROOF STRCTURE 2,692.13 sq. ft.

±4.5 : 12 (E.) PITCH

±4.5 : 12 MATCH (E.)

SUNTUNNEL SKYLIGHT

10 SKYLIGHTS

EXISTING ROOF, GUTTER & DOWNSPOUT TO REMAIN

NEW ROOF STRCTURE

D.S.

ROOF PLAN
1/4" = 1'-0"

SHEET

A - 8

CROSS SECTION A-A

1/4" = 1'-0"

(±) 9'-3"
(E) DBL TOP PLATE

9'-0"
DBL TOP PLATE

NEW ROOF SRTUCTURE

FAMILY RM.

STUDY/ THEATRE RM.

0'-0" (124.65)
MAIN FLOOR LEVEL

(124.65) 0'-0"
MAIN FLOOR LEVEL

123.1
(E.) AND PROPOSED GRADE

EXISTING TO REMAIN

PROPOSED ADDITION

NEW TERRACE

CROSS SECTION B-B

1/4" = 1'-0"

(±) 9'-3"
(E) DBL TOP PLATE

9'-0"
DBL TOP PLATE

NEW ROOF SRTUCTURE

GARAGE

LAUNDRY

GAME RM.

BATH #3

BEDRM #3

BEDRM #2

BATH #2

0'-0"
MAIN FLOOR LEVEL

(124.65) 0'-0"
MAIN FLOOR LEVEL

123.1
(E.) AND PROPOSED GRADE

EXISTING TO REMAIN

PROPOSED ADDITION

LEGEND

◇ # WINDOW. SEE "WINDOW SCHEDULE" ON SHEET
(A-16) FOR FURTHER SPECIFICATIONS

◇ # DOOR. SEE "DOOR SCHEDULE" ON SHEET
(A-16) FOR FURTHER SPECIFICATIONS

NOTE

CLIENT   (JOB NO. 21613)

GLORIA WANG & RUNZHEN HUANG

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PHONE NO. (650) 426-8058

CHAPMAN
DESIGN
ASSOCIATES

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

SHEET
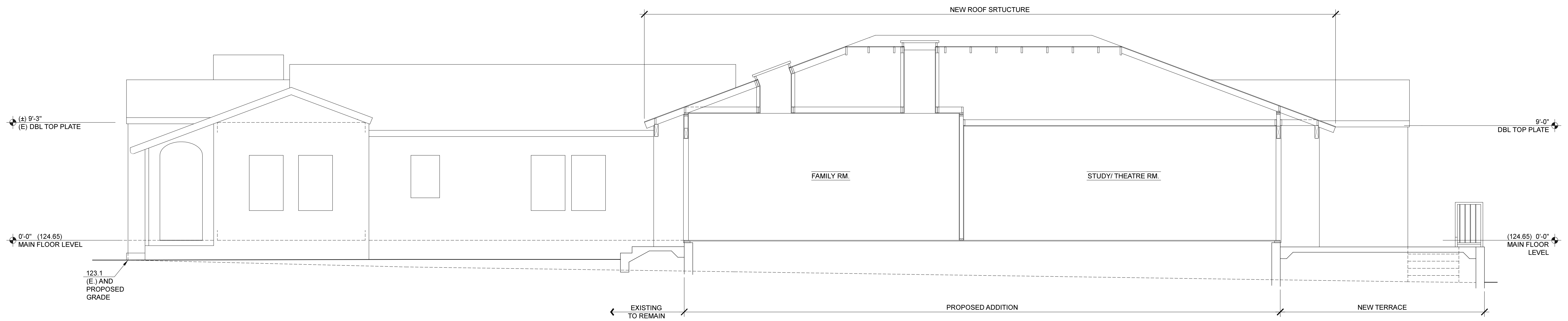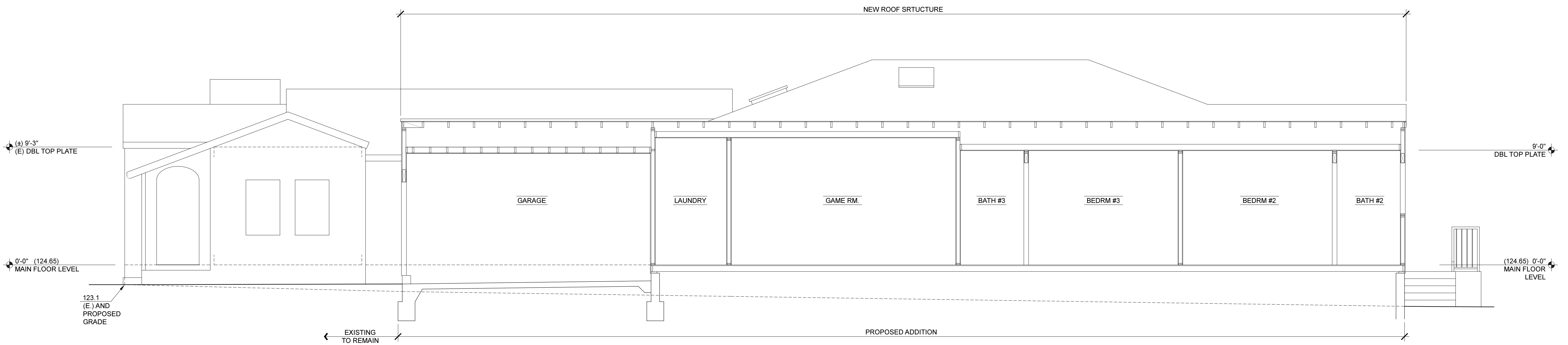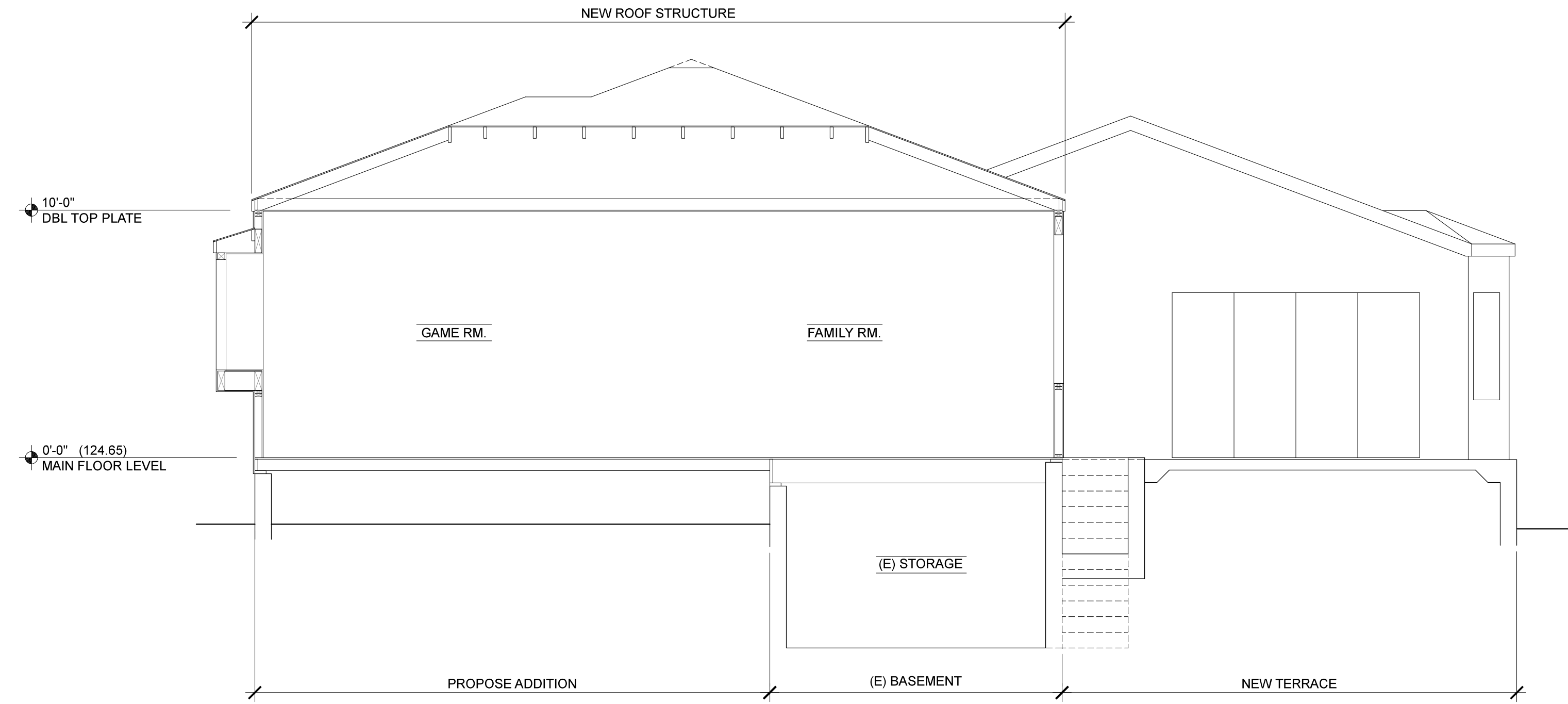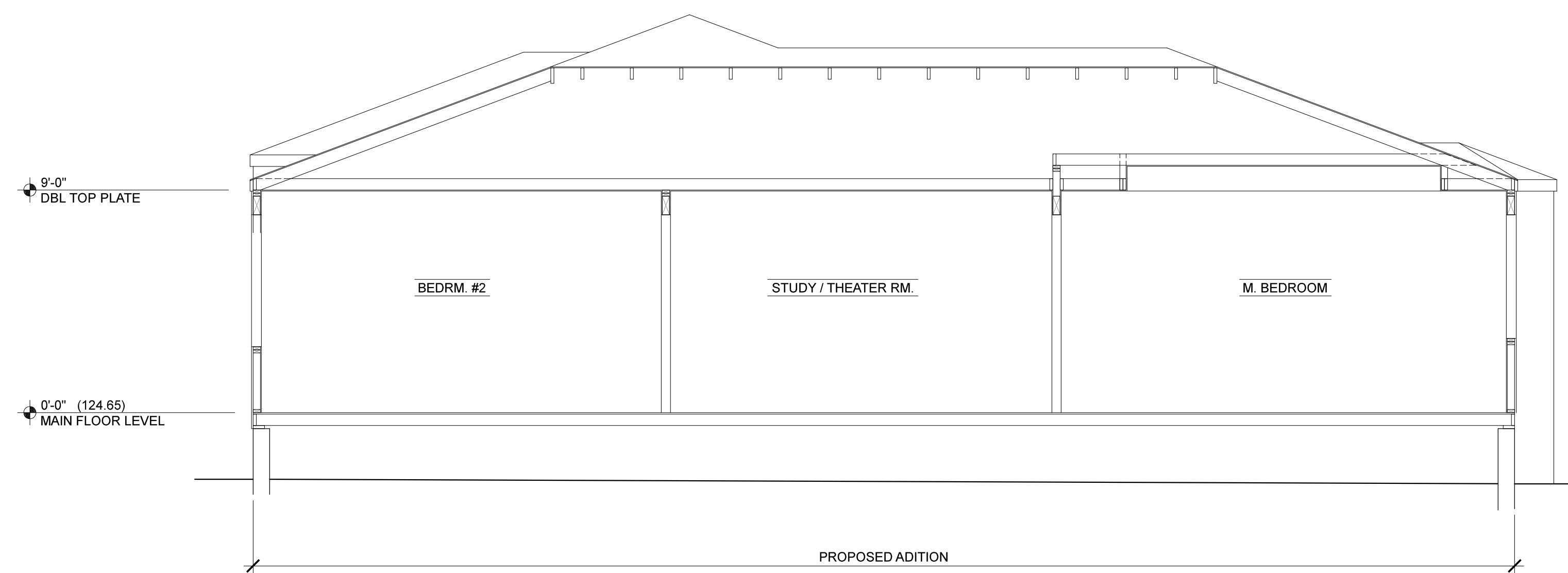
A - 9

NEW ROOF STRUCTURE

10'-0"
DBL TOP PLATE

GAME RM.　　FAMILY RM.

0'-0" (124.65)
MAIN FLOOR LEVEL

(E) STORAGE

PROPOSE ADDITION　　(E) BASEMENT　　NEW TERRACE

CROSS SECTION C-C
1/4" = 1'-0"

9'-0"
DBL TOP PLATE

BEDRM. #2　　STUDY / THEATER RM.　　M. BEDROOM

0'-0" (124.65)
MAIN FLOOR LEVEL

PROPOSED ADITION

CROSS SECTION D-D
1/4" = 1'-0"

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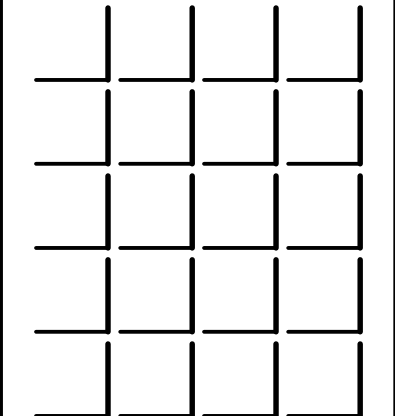620 S. EL MONTE AVENUE
LOS ALTOS, CA 94022 (650) 941-6890

NOTE

LEGEND

WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

DOOR. SEE "DOOR SCHEDULE" ON SHEET (A-16) FOR FURTHER SPECIFICATIONS

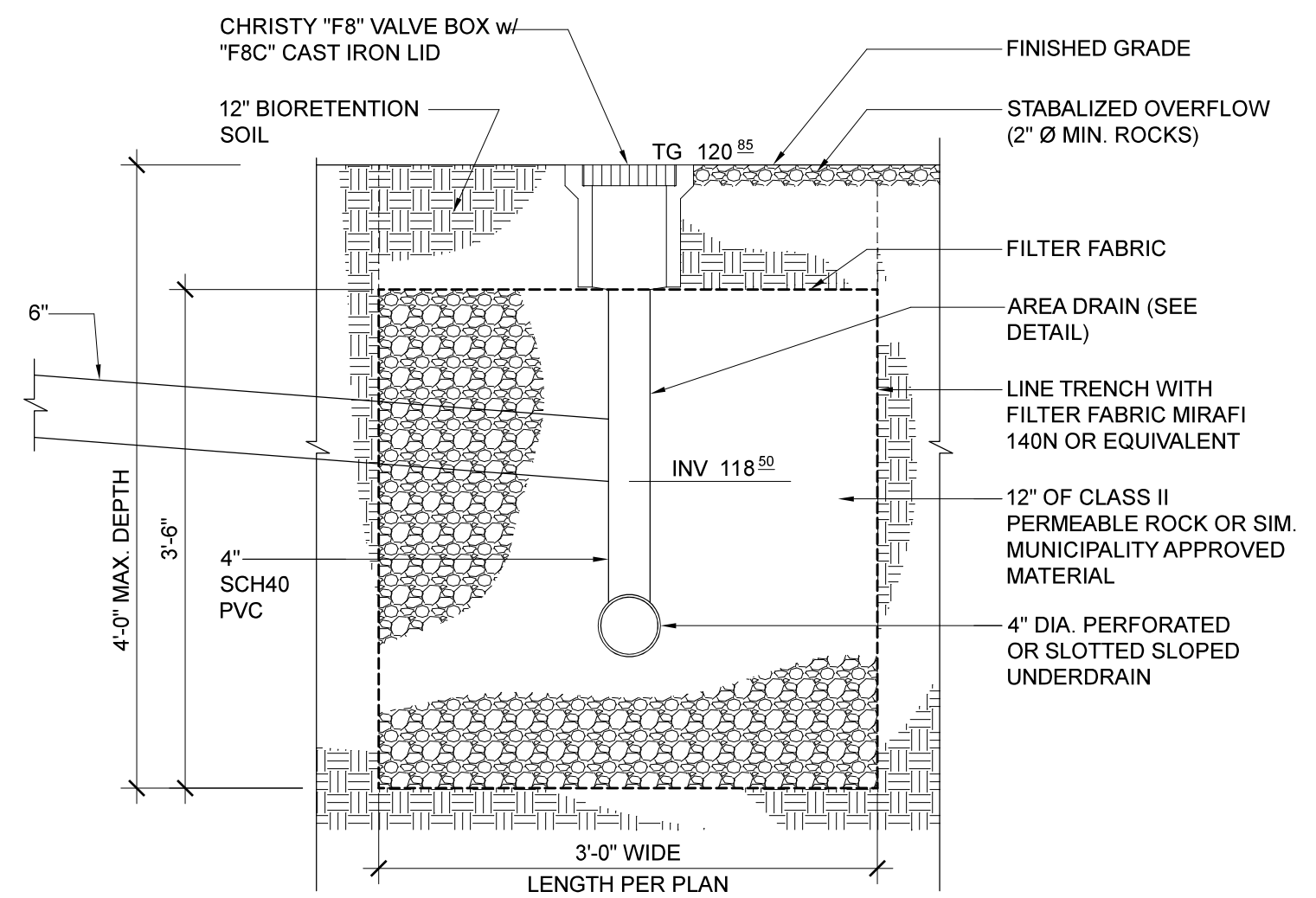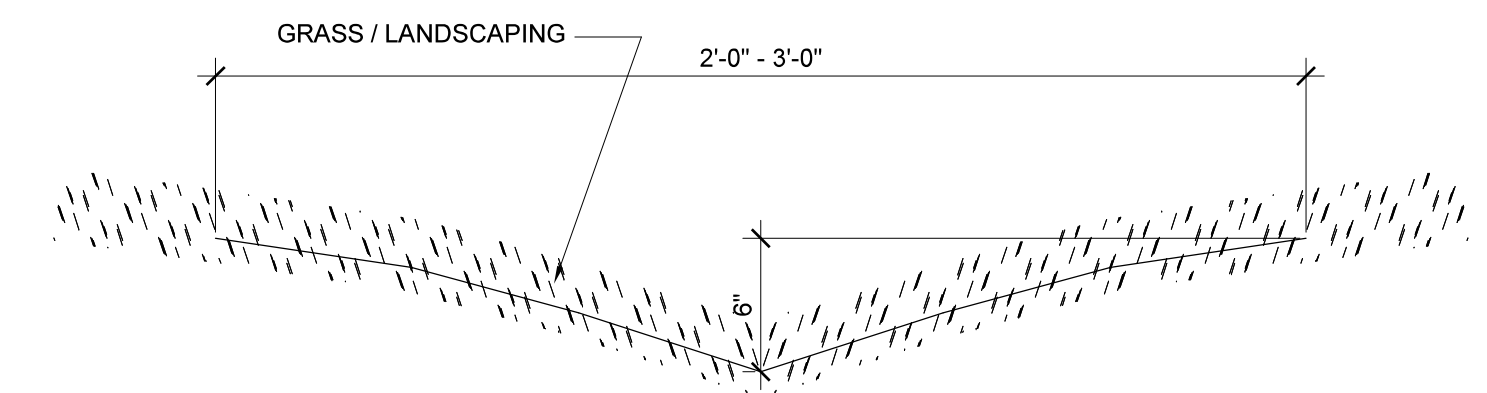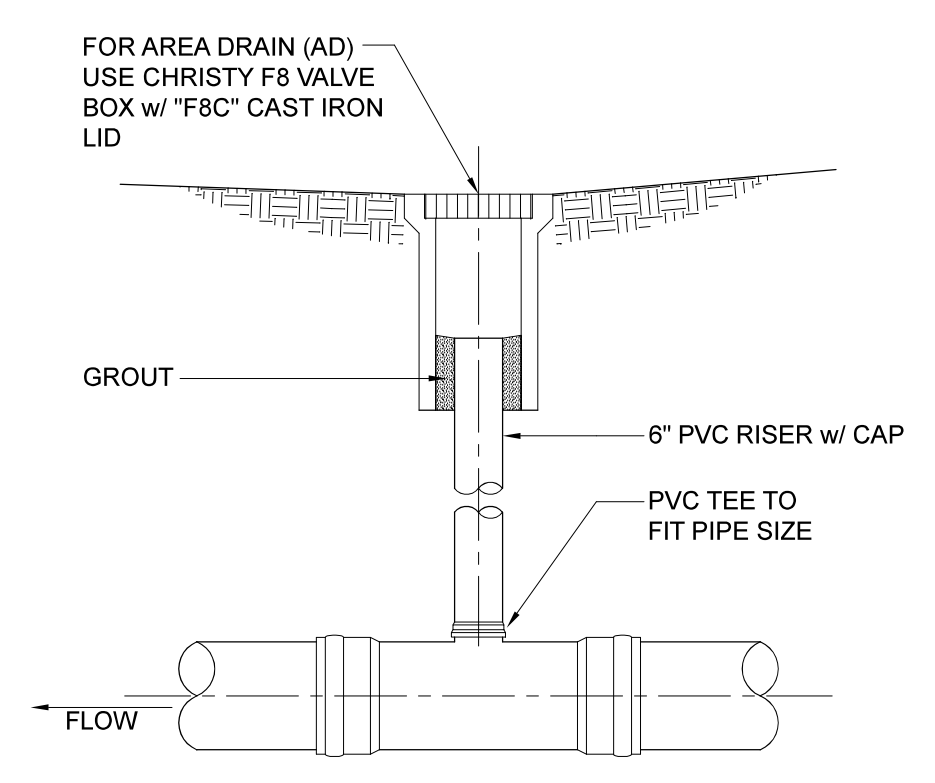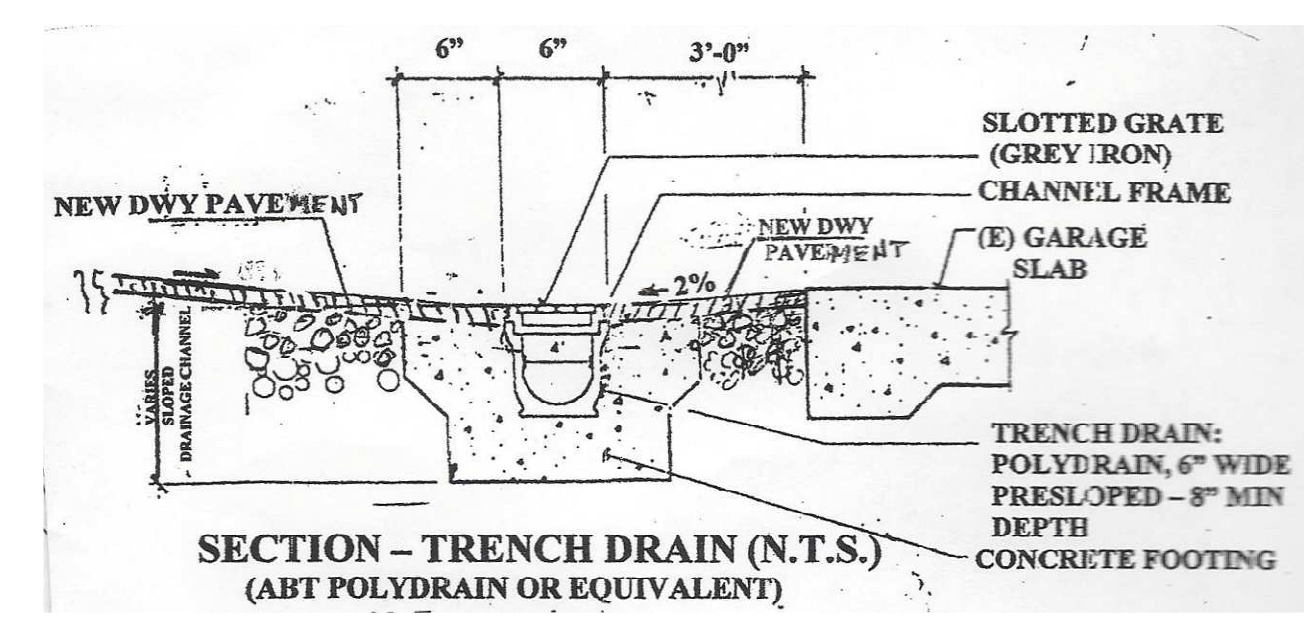SHEET

A - 10

GENERAL NOTES:

1. ALL DEBRIS RESULTING FROM DEMOLITION OF EXISTING STRUCTURES SHALL BE REMOVED FROM THE SITE AND MAY NOT BE USED AS FILL.
2. PRIOR TO CONSTRUCTION, ALL VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE AREA.
3. SLOPES ARE TO BE GRADED TO WITHIN 0.2' OF THE ELEVATIONS.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GRADING OPERATION AS WELL AS FOR DISPOSING OF ANY EXCESS MATERIAL.
5. CUT AND FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2:1.
6. ALL HOLES RESULTING FROM REMOVAL OF TREE STUMPS AND ROOTS, SHALL BE OVER EXCAVATED INTO FIRM MATERIALS AND THEN BACK FILLED AND COMPACTED WITH NATIVE MATERIALS.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
8. FILLS WILL NEED TO BE PLACED ONTO LEVEL CUT MADE THROUGH ALL TOPSOIL AND LOOSE/ SOFT SUBSOIL.
9. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT AND SHALL GOVERN.
10. ALL GRADING, INCLUDING CUTTING DRIVEWAY TO SUB GRADE, SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF ANY OTHER IMPROVEMENTS. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ADJUSTMENT TO, MODIFICATIONS OF, OR DEMOLITION AND RECONSTRUCTION OF ANY IMPROVEMENTS WHICH ARE CONSTRUCTED PRIOR TO THE COMPLETION OF EARTHWORK OPERATION.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING UTILITIES FROM THAT SHOWN OR OF ANY CONFLICTS BEFORE CONTINUING WORK IN THAT AREA.
12. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES OR STRUCTURES WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT THE UTILITIES AND STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
13. CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR WILL BE RESPONSIBLE FOR ADEQUATE TEMPORARY DRAINAGE FACILITIES AND WINTERIZATION MEASURES DURING RAINY SEASON OPERATION AND PROTECT ALL GRADED AREAS FROM EROSION.
15. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
16. CONTRACTOR SHALL PROVIDE DUST CONTROL AT ALL TIMES.
17. THE CONTRACTOR SHALL OBTAIN CITY APPROVAL FOR ALL HAUL ROUTES TO AND FROM THE SITE, IF NECESSARY
18. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY CODES.

GENERAL REQUIREMENTS FOR ALL JOBS

1. THE NAMED APPLICANT SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY SUITS, CLAIMS OR ACTIONS BROUGHT BY ANY PERSON OR PERSONS FOR OR ON ACCOUNT OF ANY INJURIES OR DAMAGES SUSTAINED OR ARISING FROM THE SUBJECTS OF THIS PERMIT.
2. COMMENCEMENT OF ANY WORK UNDER THIS PERMIT SHALL CONSTITUTE ACCEPTANCE OF THE CONDITIONS AND REQUIREMENTS OF THIS PERMIT
3. THE CITY MAY REQUIRE MODIFICATIONS TO THIS PERMIT AS NEEDED BECAUSE OF SPECIAL FIELD CONDITIONS.
4. NO OTHER WORK, OTHER THAN SPECIFICALLY MENTIONED, IS HEREBY AUTHORIZED. A COPY OF THIS PERMIT MUST BE KEPT ON THE SITE OF THE WORK TO BE SHOWN TO ANY AUTHORIZED REPRESENTATIVE OF THE CITY.
5. THIS PERMIT DOES NOT AUTHORIZE EXCAVATION AND GRADING ON PRIVATE PROPERTY. THIS PERMIT DOES NOT RELEASE THE APPLICANT/ PERMITTEE FROM LIABILITIES CONTAINED IN OTHER AGREEMENTS OR CONTRACTS WITH THE CITY, OTHER AGENCIES OR PERSONS.
6. THIS PERMIT DOES NOT SUPERSEDE OR REPLACE ANY PERMIT THAT MAY BR NEEDED FROM OTHER AGENCIES. PROPER PERMIT MUST BE OBTAINED FROM STATE, COUNTY, AND ANY OTHER AGENCY INVOLVED.
7. THIS PERMIT IS VALID FOR SIXTY (60) DAYS FROM THE APPROVAL DATE UNLESS OTHERWISE NOTED.
8. CONSTRUCTION SITE SIGNS, DEVICES AND LIGHTS SHALL BE IN ACCORDANCE WITH CALTRANS STANDARDS.
9. USE OF A FLASHING ARROW PANEL IS MANDATORY WHEN WORK LOCATION IS WITHIN A 35 MPH SPEED ZONE.
10. TRAFFIC CONDITIONS AND ADEQUATE PROTECTION OF THE PUBLIC IN THE VICINITY OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE APPLICANT. DURING CONSTRUCTION ACTIVITIES, TWO-WAY TRAFFIC SHALL BE MAINTAINED. A MINIMUM OF ONE TRAFFIC LANE SHALL BE KEPT PASSABLE AND UNDER THE CONTROL OF COMPETENT FLAG PERSONS. AT NIGHT, WEEKENDS, AND HOLIDAYS, A MINIMUM OF TWO 12-FOOT WIDE TRAVEL LANES SHALL BE SAFE AND PASSABLE.
11. ANY DAMAGE TO PAINTED STREET PAVEMENT DELINEATIONS, MARKINGS, OR REFLECTORS AND PAINTED CURBS SHALL BE RESTORED AS APPROVED BY THE ENGINEER.
12. EXCAVATIONS WITHIN THE ASPHALT STREET SECTION SHALL BEBACKFILLED BEFORE LEAVING THE WORK FOR THE NIGHT, UNLESS OTHERWISE AUTHORIZED BY THE CITY'S REPRESENTATIVE. TEMPORARY SURFACING SHALL BE PLACED ON THE TRENCH SURFACE OVERNIGHT.
13. ALL TRENCH BACKFILL REQUIRES CERTIFIED COMPACTION TEST TO 95% DENSITY OR GREATER FOR EACH LIFT (MAXIMUM LIFT OF 12") OR USE CONTROLLED DENSITY FILL (CDF) AS APPROVED.
14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST ISSUE OF CAL O.S.H.A. SAFETY ORDERS. THE CITY HAS NOT CHECKED TRENCH SAFETY AND TRENCH SAFETY IS NOT IMPLIED WITH THIS PERMIT.
15. LANDSCAPING IS NOT TO BE DISTURBED ANY MORE THAN ABSOLUTELY NECESSARY. RESTORATION SHALL BE TO PROPERTY OWNER'S SATISFACTION.
16. DRAINAGE PATTERNS DURING CONSTRUCTION SHALL BE MAINTAINED TO INSURE THAT SURFACE DRAINAGE IS PROPERLY MANAGED AND SURROUNDING AREAS ARE PROTECTED FROM DAMAGE. RESTORATION MUST BE TO GRADES NECESSARY TO MAINTAIN ORIGINAL CONDITION AND MAINTAIN PROPER GRAIAGE FLOW LINES.
17. APPLICANT/ PERMITTEE IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WATER QUALITY STANDARDS ADOPTED BY THE CITY, COUNTY, STATE OR OTHER JURISDICTIONAL OR PROPERLY EMPOWERED REGULATORY AGENCY.
18. ALL SAW CUT SLUDGE/ SLURRY SHOULD BE IMMEDIATELY REMOVED BY MEANS OF A VACUUM SYSTEM.

ON-SITE BIORETENTION TRENCH

CHRISTY "F8" VALVE BOX w/ "F8C" CAST IRON LID
FINISHED GRADE
12" BIORETENTION SOIL
TG 120.85
STABALIZED OVERFLOW (2" Ø MIN. ROCKS)
FILTER FABRIC
AREA DRAIN (SEE DETAIL)
INV 118.50
LINE TRENCH WITH FILTER FABRIC MIRAFI 140N OR EQUIVALENT
4" SCH40 PVC
12" OF CLASS II PERMEABLE ROCK OR SIM. MUNICIPALLY APPROVED MATERIAL
4" DIA. PERFORATED OR SLOTTED SLOPED UNDERDRAIN
4'-0" MAX DEPTH
6"
3'-6"
3'-0" WIDE LENGTH PER PLAN

AREA DRAIN DETAIL

FOR AREA DRAIN (AD) USE CHRISTY F8 VALVE BOX w/ "F8C" CAST IRON LID
GROUT
6" PVC RISER w/ CAP
PVC TEE TO FIT PIPE SIZE
FLOW

BIOREMEDIAL GRASS SWALE
(NO SCALE)

GRASS / LANDSCAPING
2'-0" - 3'-0"

SECTION – TRENCH DRAIN (N.T.S.)
(ABT POLYDRAIN OR EQUIVALENT)

6" 6" 3'-0"
SLOTTED GRATE (GREY IRON)
CHANNEL FRAME
NEW DWY PAVEMENT
(E) GARAGE SLAB
NEW DWY PAVEMENT
TRENCH DRAIN: POLYDRAIN, 6" WIDE PRESLOPED – 8" MIN DEPTH
CONCRETE FOOTING

LEGEND

—— SOLID STORM DRAIN PIPE PVC SDR 35	FF FINISHED FLOOR ELEVATION
⌐ DIRECTION OF SURFACE FLOW	FS FINISHED SURFACE ELEVATION
TG TOP OF GRATE ELEVATION	SD SUB DRAIN
INV INVERT ELEVATION	AD AREA DRAIN
RL ROOF LEADER	(E) EXISTING
	BIORETENTION TRENCH (SEE DETAIL)

BERRY and ASSOCIATES
1733 Woodside Road, Suite 335
Redwood City, CA 94061
Phone: (650) 368-0750 Fax: (650) 368-1810

GLORIA WANG & RUNZHEN HUANG
GRADING & DRAINAGE PLAN
571 CHERRY AVE.
LOS ALTOS, CA 94022

DRAWN BY: DEREK T.
CHECKED BY: JOHN BERRY
DESIGNED BY: JOHN BERRY
SCALE: 1/16" = 1'-0"
DATE: 07-07-2017

SHEET C - 1