

### 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
- E FIRE SPRINKLERS** PLANS FOR FIRE SPRINKLER SYSTEM WILL BE IN THE FORM OF A DEFERRED SUBMITTAL AND ARE TO ADDRESS ALL ASPECTS OF THE SYSTEMS REQUIREMENTS.

### SITE PLAN NOTES

- 1 DRIVEWAY** CONCRETE OR PAVERS PER OWNER
- 2 FLATWORK** BRICK ENTRY WALKWAY
- 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** CONNECT TO EXISTING, INSTALL NEW C/O AS REQ'D
- 7 GAS & ELEC SERVICE** UPDATE SERVICE W/ UNDERGROUND AND NEW METERS
- 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 AS REQ'D FOR CONSTRUCTION AND REINSTALL
- 11 LANDSCAPE** PROTECT (E) WHERE POSSIBLE
- 12 ENCROACHMENT PERMIT** AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE ENGINEERING DEPARTMENT PRIOR TO DOING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY INCLUDING THE STREET SHOULDER.

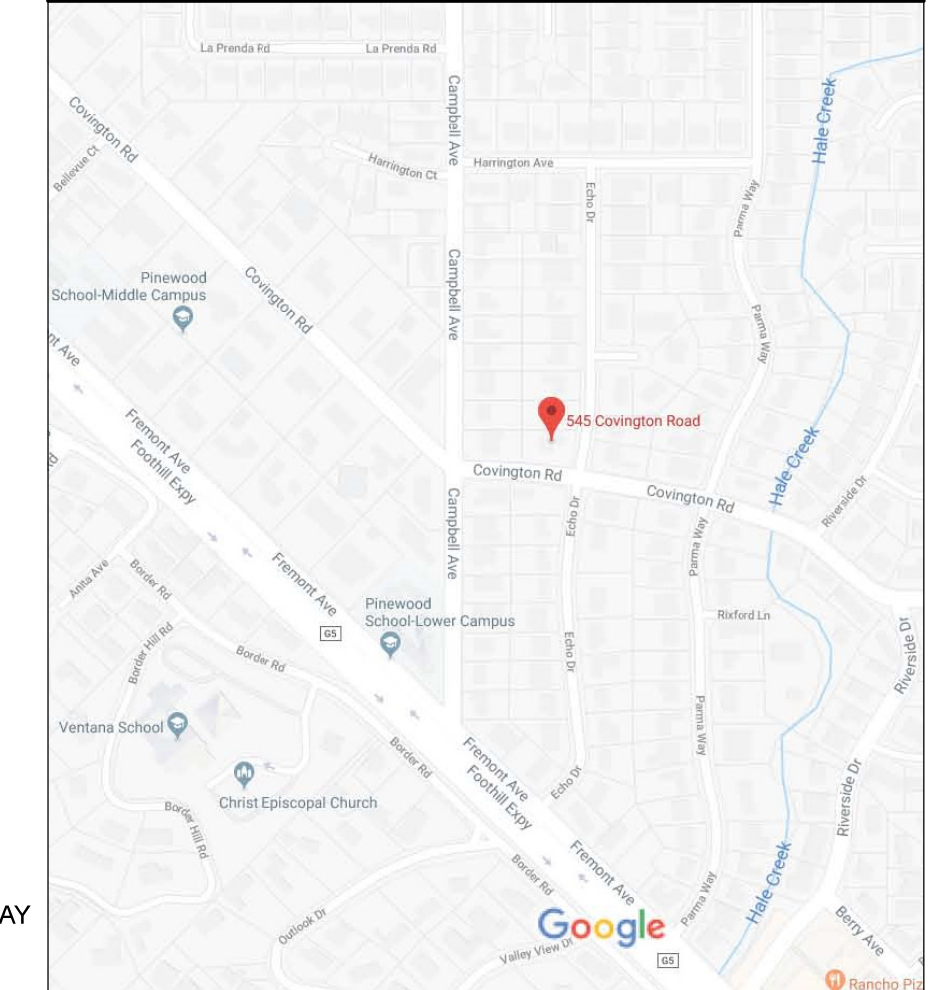
### CONSULTANT DIRECTORY

SURVEYOR	L WADE HAMMOND 36860 NEWARK BLVD. # C NEWARK, CA 94560 (510) 579-6112
SOILS ENGINEER	N/A
CIVIL ENGINEER	HON-CHEONG LEE 204 EAST AVE. # 820 SAN MATEO, 94401 (650) 888-5937
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	ENERGY DESIGN GROUP 2149 DARTMOUTH STREET PALO ALTO, CA 94306 (650) 424-1189
LANDSCAPE ARCHITECT	N/A

### PROPERTY DESCRIPTION

OWNER	RICHARD & KATE SEWELL
ADDRESS	545 COVINGTON ROAD LOS ALTOS, CA 94022
PARCEL	189-41-044
ACREAGE	0.34
ZONING	R 1-10
OCCUPANCY	R-3/U
CONSTRUCTION TYPE	V-B
PROJECT DESCRIPTION	MAIN AND UPPER FLOORS ADDITION, INTERIOR REMODEL.

### VICINITY MAP



### SHEET INDEX

ARCHITECTURAL SHEETS	
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CIVIL SHEETS	
C - 1	GRADING & DRAINAGE PLAN

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2145.66 sq. ft. (14.36%)	2935.05 sq. ft. (19.65%)	4481.93 sq. ft. (30.00%)
FLOOR AREA	1st Floor: 1838.39 s.f. 2nd Floor: 1024.92 s.f. Total: 2863.31 s.f. (19.17%)	1st Floor: 2854.05 s.f. 2nd Floor: 1371.11 s.f. Total: 4225.16 s.f. (28.28%)	4243.97 sq. ft. (28.41%)
SETBACKS:			
Front	28.75 feet	26.75 feet	25.0 feet
Rear	49.17 feet	49.17 feet	25.0 feet
Right Side (1st / 2nd)	25.50 feet / 39.00 feet	14.42 feet / 24.75 feet	10.0 feet / 17.50 feet
Left Side (1st / 2nd)	28.70 feet / 30.33 feet	28.70 feet / 30.33 feet	10.0 feet / 17.50 feet
HEIGHT:	±22.92 feet	±22.92 feet	27.0 feet

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	2361.23 sq. ft.	-80.45 sq.ft. +1233.30 sq.ft.	3514.08 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	502.08 sq. ft.	-502.08 sq.ft. +711.08 sq.ft.	711.08 sq. ft.

LOT CALCULATIONS	
NET LOT AREA:	14939.76 square feet (net)
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%	775.00 square feet (30.71%)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed): 1901.00 sq. ft. Existing softscape (undisturbed area): 10103.71 sq. ft. New softscape area: N/A sq. ft. Building footprint w/ all porches: 2935.05 sq. ft. Total: 14939.76 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

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	18" Ø CHINESE ELM		✓
2	18" Ø CHINESE ELM		✓
3	6" Ø HOLLY		✓
4	14" Ø MAGNOLIA	✓	
5	28" Ø REDWOOD		✓
6	8" Ø REDWOOD		✓
7	26" Ø REDWOOD		✓
8	4" Ø MAPLE		✓
9	18" Ø CHINESE ELM	✓	
10	10" Ø OAK		✓
11			

### SITE PLAN

1" = 10'-0"

**NOTE**  
THIS DRAWING AND THE DEED, RESUBDIVISION PLANS AND SPECIFICATIONS CONTAINED THEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE USE OF SALES, INCORPORATION AND DEVELOPMENT OF THE PROJECT. NO PART OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

4/10/2019	DESIGN REVIEW
05-06-19	PLANNING COMMENTS

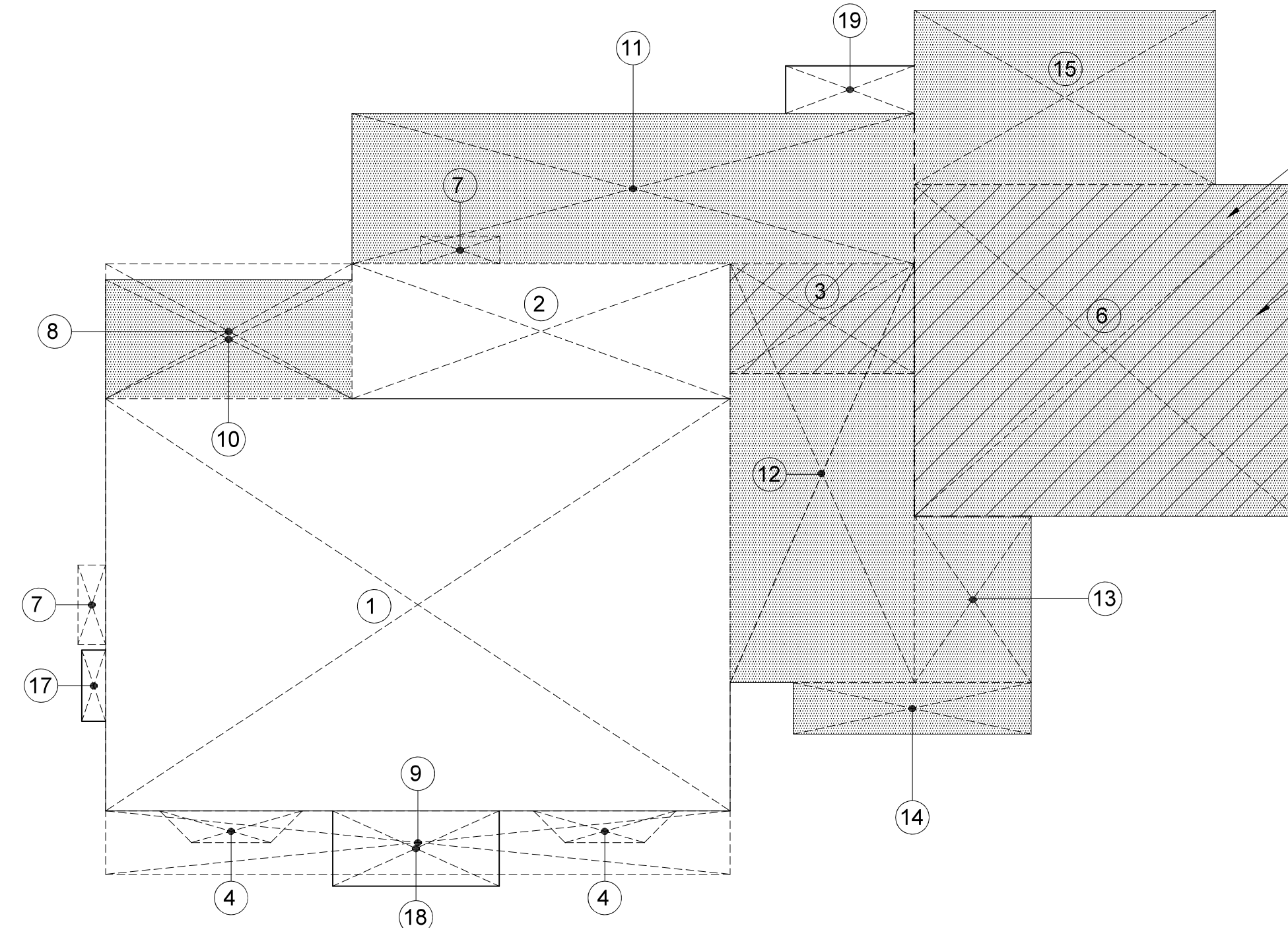
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**RICHARD & KATE SEWELL**  
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545 COVINGTON RD., LOS ALTOS, CA 94022  
PHONE No. (650) 644-8700

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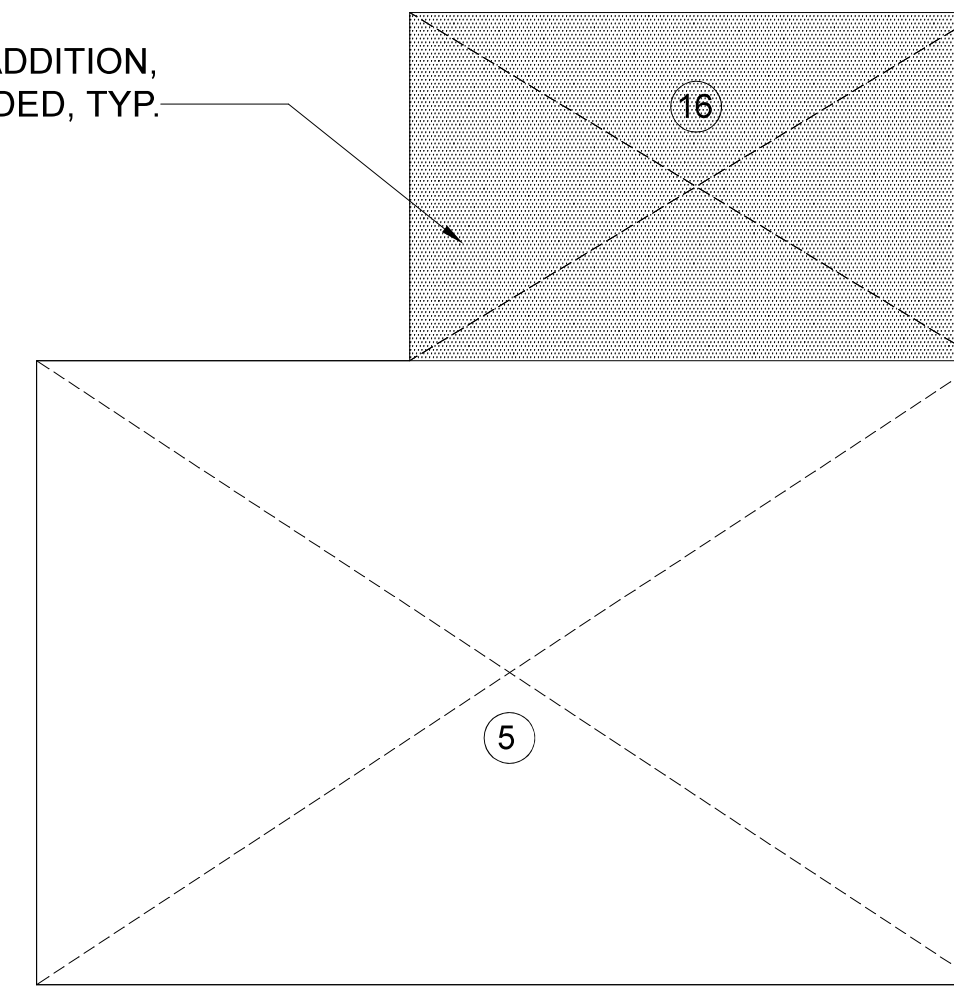
**CHAPMAN DESIGN ASSOCIATES**  
620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-6890



**MAIN FLOOR**



**UPPER FLOOR**



EXISTING TO BE REMOVED,  
SHOWN HATCHED, TYP.

PROPOSED ADDITION,  
SHOWN SHADED, TYP.

**FLOOR AREA :**

**(E.) RESIDENCE**

**(E.) MAIN FLOOR :**

①	39.42 X 26.00	1024.92 S.F.
②	23.875 X 8.50	202.94 S.F.
③	11.625 X 6.92	80.45 S.F.
④	2 X (9.00+5.00)/2 X 2.00	28.00 S.F.

TOTAL (E.) MAIN FLOOR 1336.31 S.F.

**(E.) UPPER FLOOR :**

⑤	39.42 X 26.00	1024.92 S.F.
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**(E.) GARAGE :**

⑥	24.00 X 20.92	502.08 S.F.
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TOTAL EXISTING FLOOR AREA: 2863.31 S.F.

**(E.) COVERAGE (TO BE REMOVED) :**

⑦	5.00 X 1.75 X 2	17.50 S.F.
⑧	15.54 X 8.50	132.09 S.F.
⑨	4.00 X 39.42	157.68 S.F.

TOTAL EXISTING COVERAGE: 2145.66 S.F.

**PROPOSED RESIDENCE**

**PORTION OF (E.) MAIN FLOOR TO BE REMOVED :**

③	11.625 X 6.92	80.45 S.F.
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**EXISTING GARAGE TO BE REMOVED :**

⑥	24.00 X 20.92	502.08 S.F.
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**MAIN FLOOR ADDITION :**

⑩	15.54 X 7.50	116.55 S.F.
⑪	35.50 X 9.50	337.25 S.F.
⑫	11.625 X 26.42	307.13 S.F.
⑬	7.375 X 10.50	77.43 S.F.
⑭	15.00 X 3.25	48.75 S.F.

TOTAL MAIN FLOOR ADDITION 887.11 S.F.

**NEW GARAGE :**

⑥	24.00 X 20.92	502.08 S.F.
⑮	19.00 X 11.00	209.00 S.F.

TOTAL NEW GARAGE 711.08 S.F.

TOTAL MAIN FLOOR : 2854.05 S.F.

**UPPER FLOOR ADDITION :**

⑯	23.875 X 14.50	346.19 S.F.
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TOTAL UPPER FLOOR : 1371.11 S.F.

TOTAL PROPOSED FLOOR AREA: 4225.16 S.F.

**PROPOSED COVERAGE :**

⑰	4.50 X 1.50	6.75 S.F.
⑱	10.50 X 4.75	49.88 S.F.
⑲	8.125 X 3.00	24.375 S.F.

TOTAL PROPOSED COVERAGE: 2935.05 S.F.

**FLOOR AREA & COVERAGE CALCULATION DIAGRAM**

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4/10/2018	DESIGN REVIEW

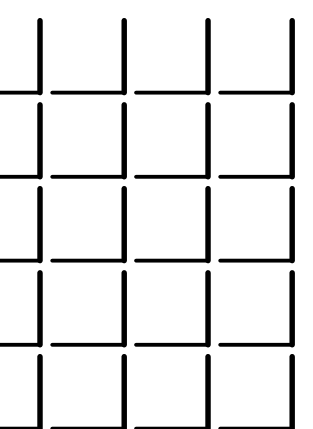
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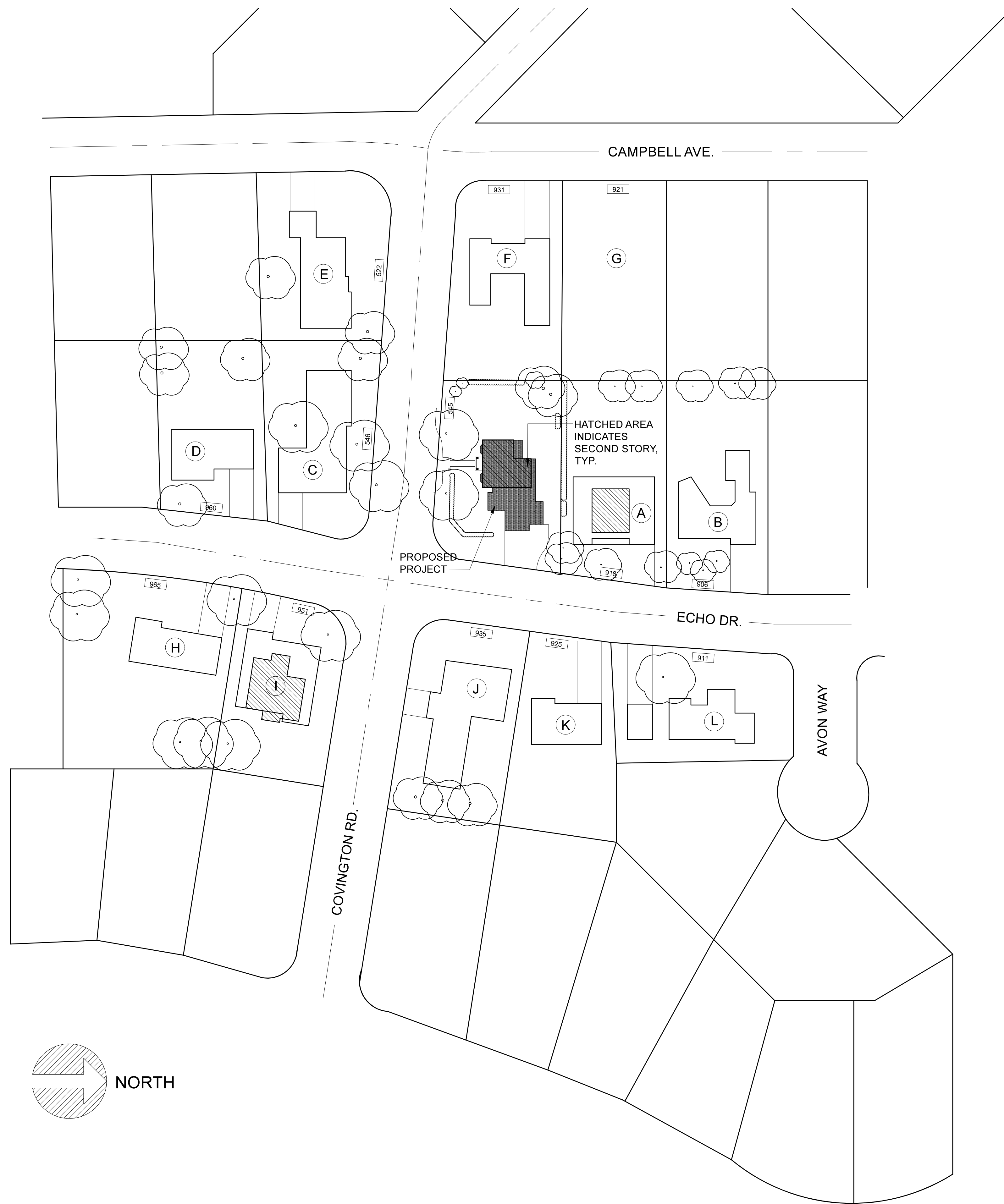
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620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-6890



**SHEET**

**A-1A**





AERIAL VICINITY MAP  
1" = 50'-0"



(A) 918 ECHO DR.



(B) 906 ECHO DR.



(C) 546 COVINGTON RD.



(D) 960 ECHO DR.



(E) 522 COVINGTON RD.



(F) 931 CAMPBELL AVE.



(G) 921 CAMPBELL AVE.



(H) 965 ECHO DR.



(I) 951 ECHO DR.



(J) 935 ECHO DR.



(K) 925 ECHO DR.



(L) 911 ECHO DR.

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**SHEET**  
**A-1B**



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**SHEET**  
 A-2

**GENERAL NOTES**

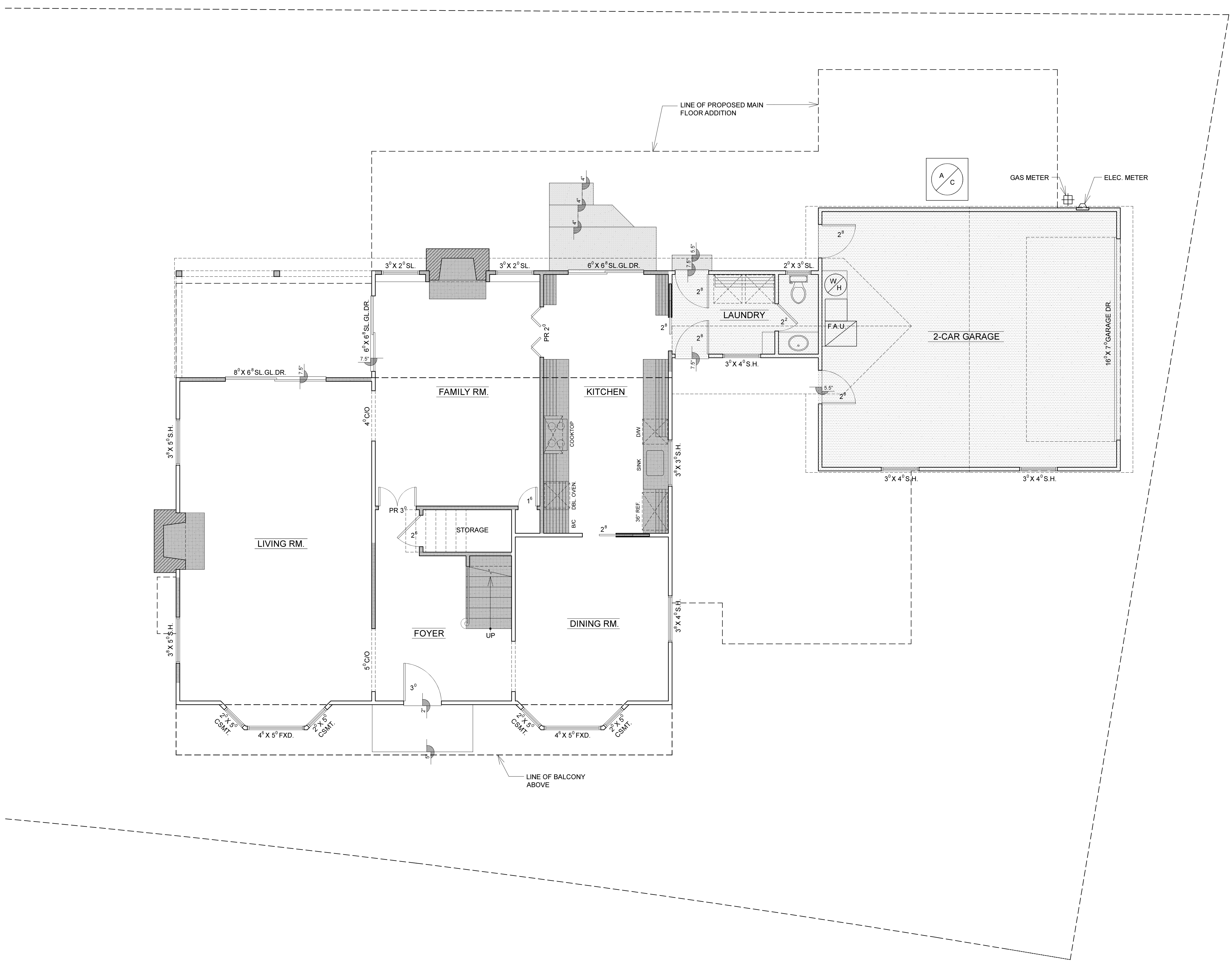
- I PLUMBING CAP OFF, EXTEND OR RELOCATE AFFECTED WATER SUPPLY, DRAIN AND WASTE LINES AS REQUIRED
- II ELECTRICAL REPLACE (OR RELOCATE AS REQUIRED) ALL EXISTING WIRING DAMAGED OR REMOVED DURING CONSTRUCTION
- III DUCTWORK REPLACE, RELOCATE OR EXTEND (AS REQUIRED) ALL EXISTING DUCTWORK DAMAGED OR REMOVED 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 & DISCARD OR REUSE AS PER PLAN AND PER OWNER'S DISCRETION
- 2 WINDOWS & SKYLIGHTS
- 3 CABINETRY
- 4 FLOOR COVERINGS
- 5 LIGHT FIXTURES
- 6 APPLIANCES
- 7 LANDSCAPE PROTECT (E.) DURING CONSTRUCTION
- 8 FLATWORK SEE SITE PLAN FOR INFORMATION
- 9 VENEER N/A
- 10 ELECTRICAL METER (N.) ELECTRICAL METER AND PANEL
- 11 GAS METER (N.) GAS METER

**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



**MAIN FLOOR DEMOLITION PLAN**

1/4" = 1'-0"



\*  
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**SHEET**

**A-3**

**GENERAL NOTES**

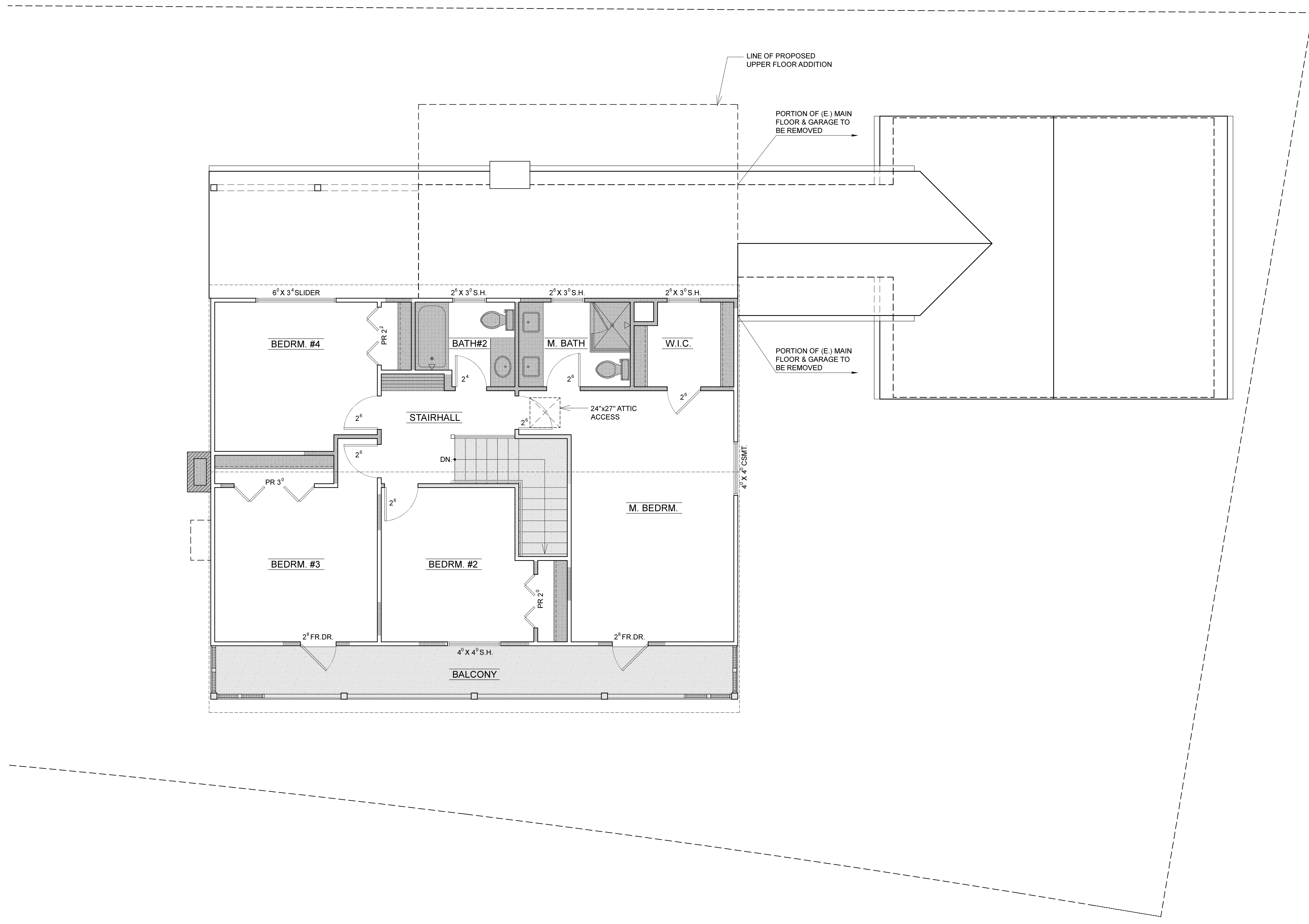
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**UPPER FLOOR DEMOLITION PLAN**

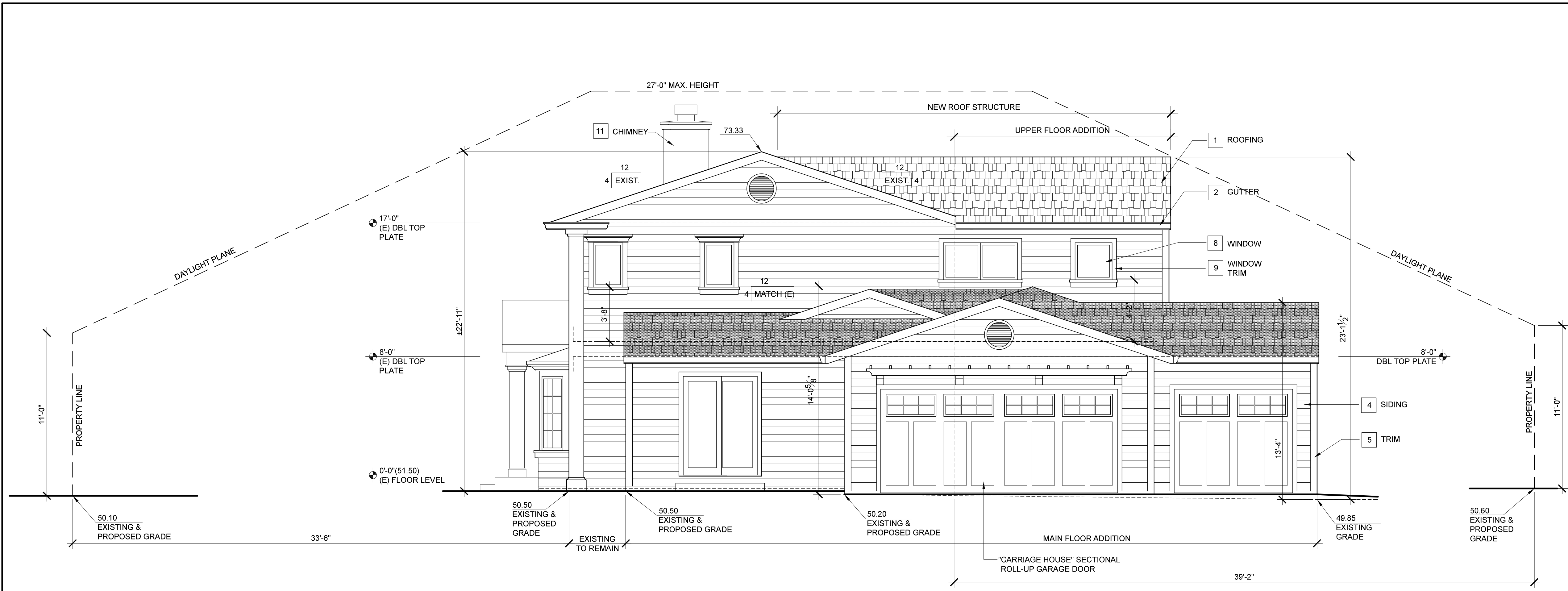
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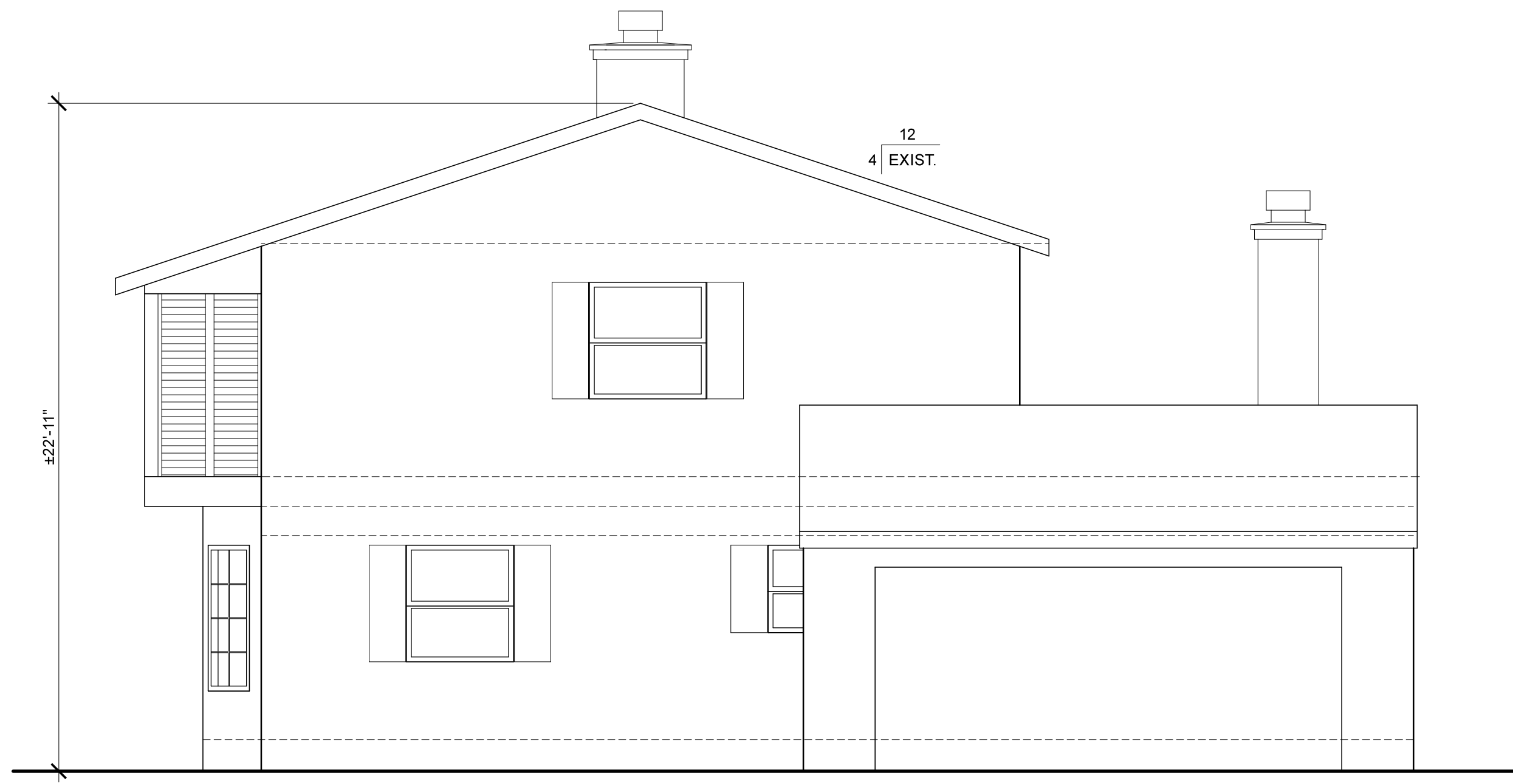






**FRONT ELEVATION**

1/4" = 1'-0"



**EXISTING FRONT ELEVATION**

1/4" = 1'-0"

**GENERAL NOTES**

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- 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 50 YEAR COMPOSITION SHINGLE (FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION PER LOS ALTOS RESIDENTIAL SUBMITTAL REQUIREMENTS)
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS ROUND DOWNSPOUTS
- 4 SIDING 1x6 LAP SIDING
- 5 TRIM 2x6 CORNER TRIM, TYP. 2x12 @ FRONT TWO-STORY CORNERS
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD, DUAL GLAZED WOOD CASEMENTS.
- 9 WINDOW TRIM HEADER W/ CROWN MOLDING, 2 x 4 JAMBS, 2 x 3 SILL & 2 x 4 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY BRICK VENEER O/ STUCCO O/ WOOD FRAMING

**LEGEND**

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

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**SHEET**

**A-6**



**LEFT ELEVATION**

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**EXISTING LEFT ELEVATION**

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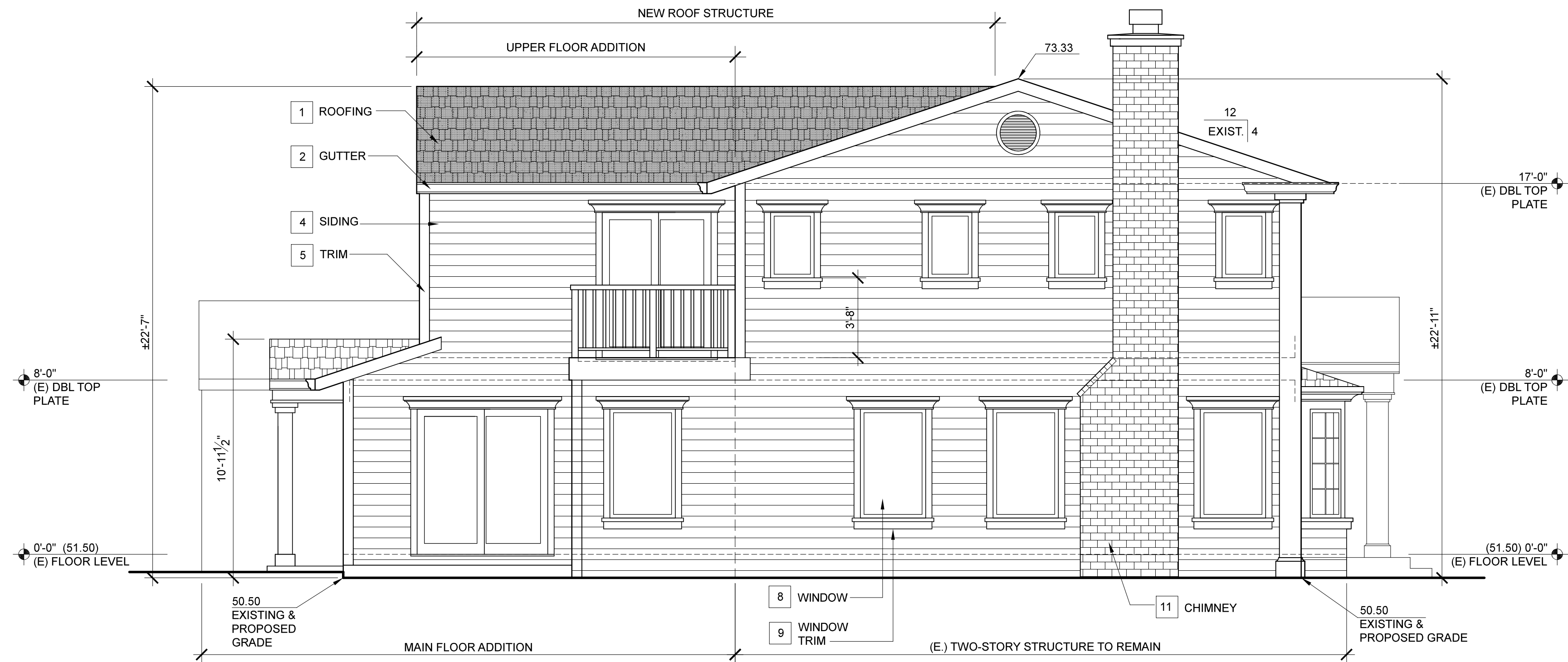
**JOB SITE ADDRESS**  
 545 COVINGTON RD.  
 LOS ALOS, CA 94022

**CLIENT (JOB No. 21829)**  
**RICHARD & KATE SEWELL**  
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 LOS ALTOS, CA 94022 (650) 941-6890


**SHEET**  
**A-7**





**REAR ELEVATION**

1/4" = 1'-0"



**EXISTING REAR 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 50 YEAR COMPOSITION SHINGLE (FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION PER LOS ALTOS RESIDENTIAL SUBMITTAL REQUIREMENTS)
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS ROUND DOWNSPOUTS
- 4 SIDING 1x6 LAP SIDING
- 5 TRIM 2x6 CORNER TRIM, TYP. 2x12 @ FRONT TWO-STORY CORNERS
- 6 STUCCO N/A
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD, DUAL GLAZED WOOD CASEMENTS.
- 9 WINDOW TRIM HEADER W/ CROWN MOLDING, 2 x 4 JAMBS, 2 x 3 SILL & 2 x 4 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY BRICK VENEER O/ STUCCO O/ WOOD FRAMING

**LEGEND**

- # WINDOW SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
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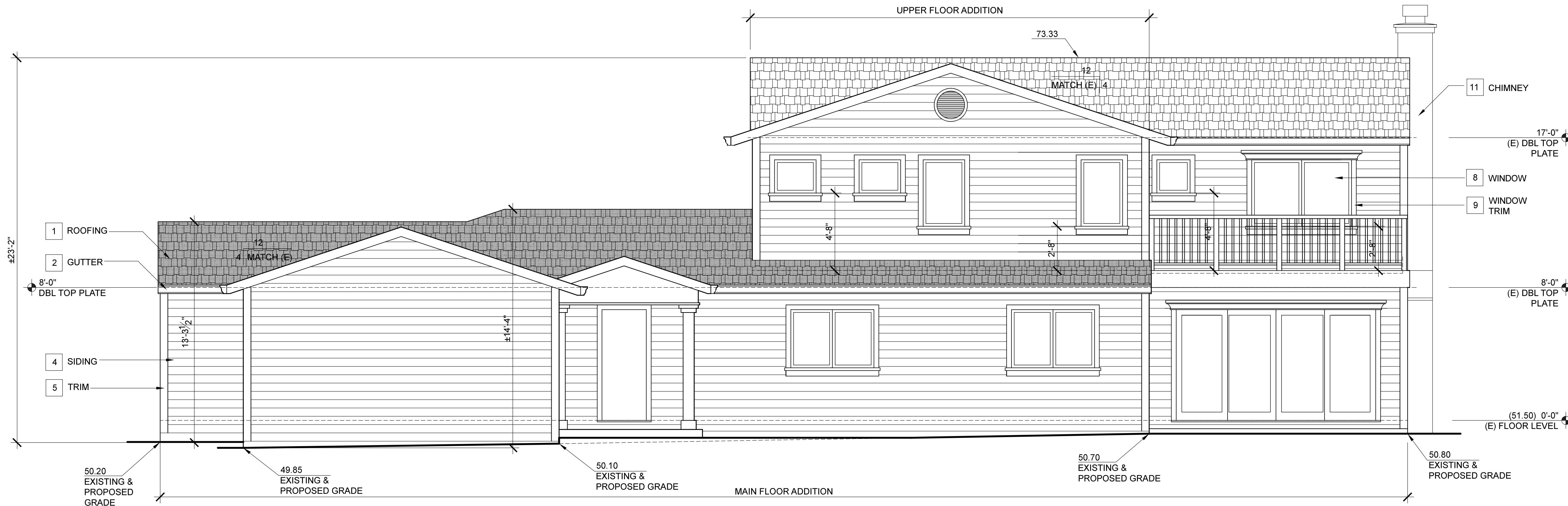
4/10/2019	DESIGN REVIEW
05-06-19	PLANNING COMMENTS

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**SHEET**  
**A-8**



**RIGHT ELEVATION**

1/4" = 1'-0"



**EXISTING RIGHT 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)
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**LEGEND**

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4/10/2019	DESIGN REVIEW
05-06-19	PLANNING COMMENTS

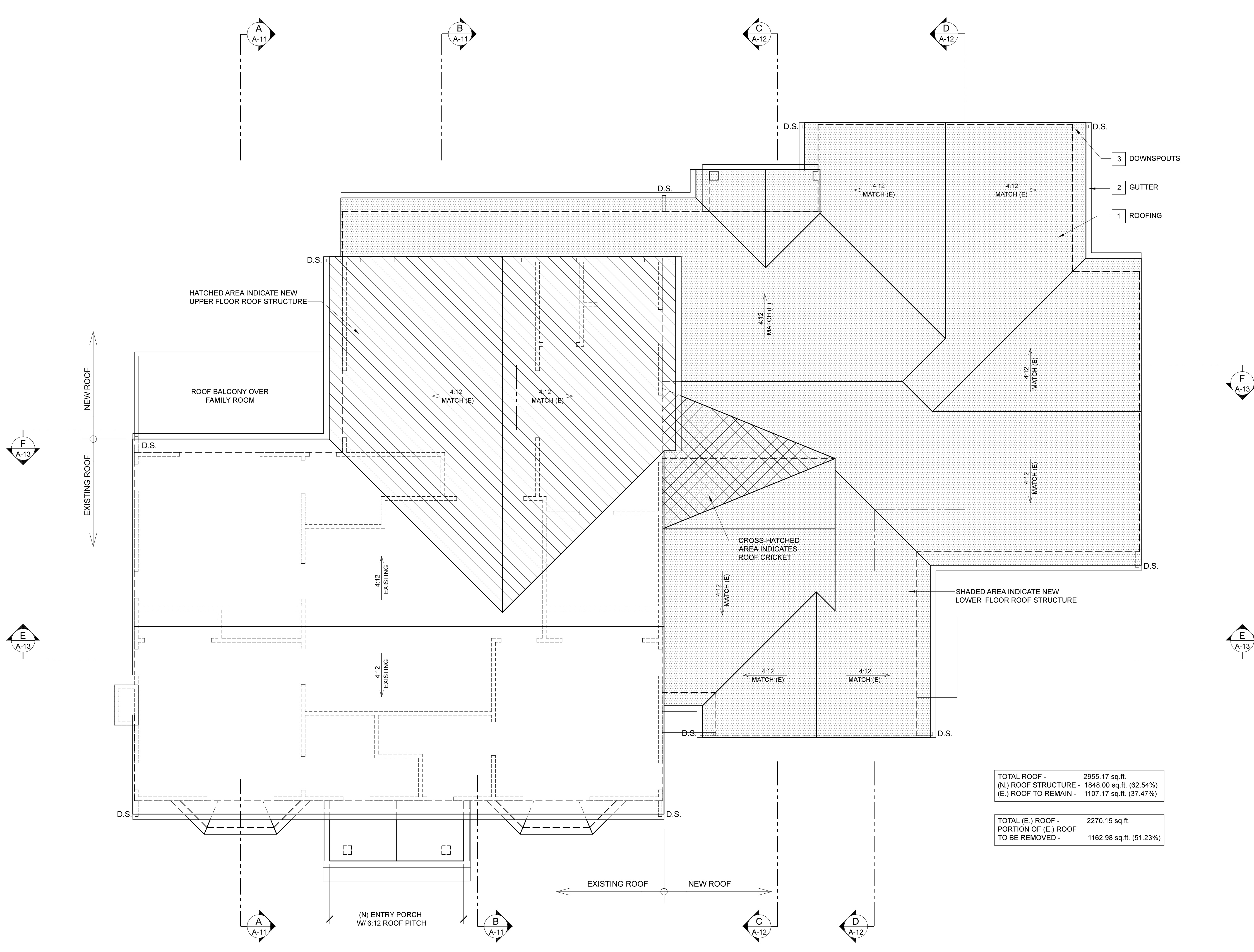
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**SHEET**  
**A-9**





TOTAL ROOF -	2955.17 sq.ft.
(N) ROOF STRUCTURE -	1848.00 sq.ft. (62.54%)
(E.) ROOF TO REMAIN -	1107.17 sq.ft. (37.47%)

TOTAL (E.) ROOF -	2270.15 sq.ft.
PORTION OF (E.) ROOF TO BE REMOVED -	1162.98 sq.ft. (51.23%)

- ### 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 50 YEAR COMPOSITION SHINGLE (FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION PER LOS ALTOS RESIDENTIAL SUBMITTAL REQUIREMENTS)
  - 2 GUTTERS OGEE GUTTER
  - 3 DOWN SPOUTS ROUND DOWNSPOUTS
  - 4 SKYLIGHTS N/A

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

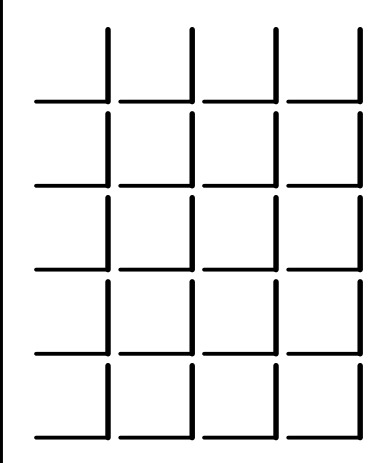
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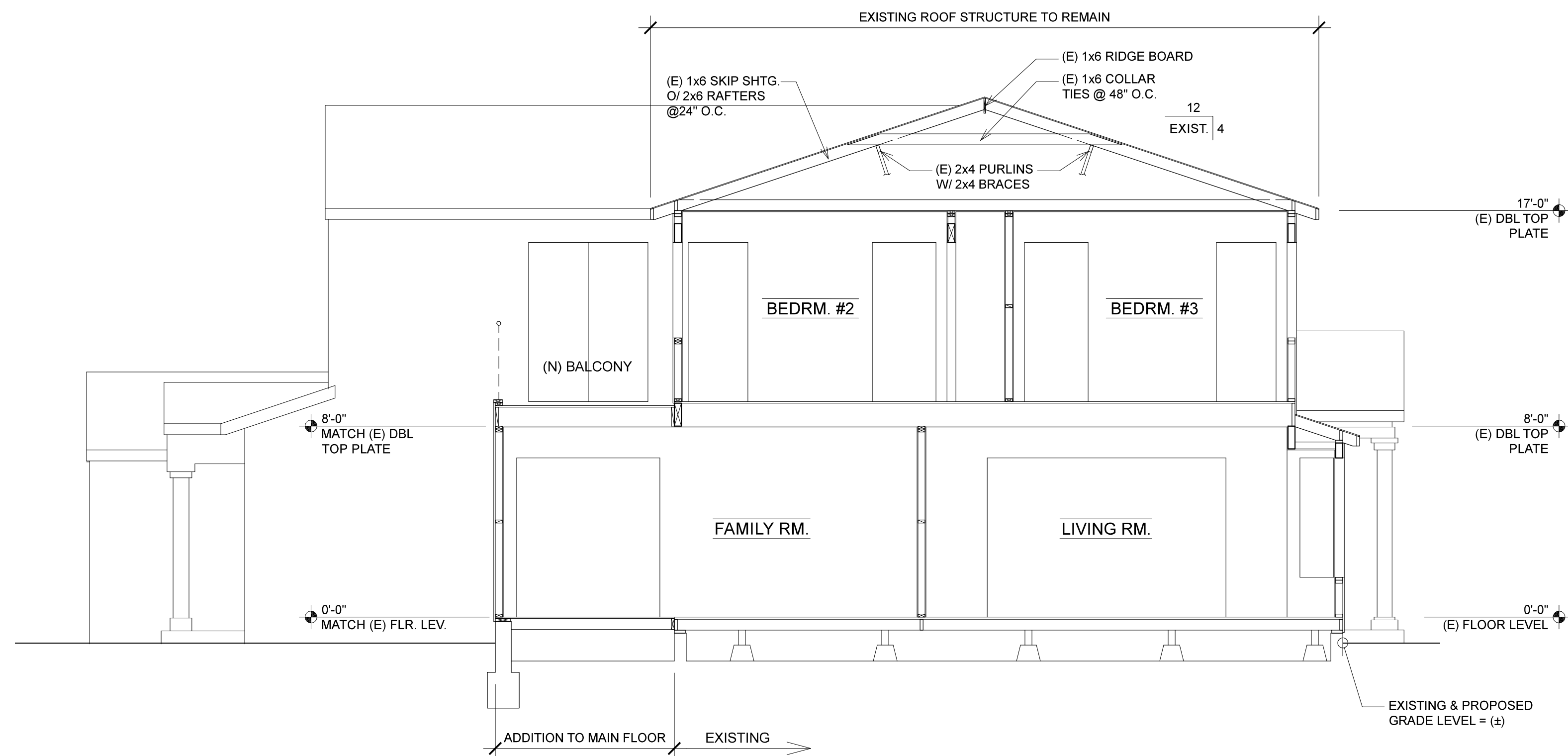
4/10/2018	DESIGN REVIEW

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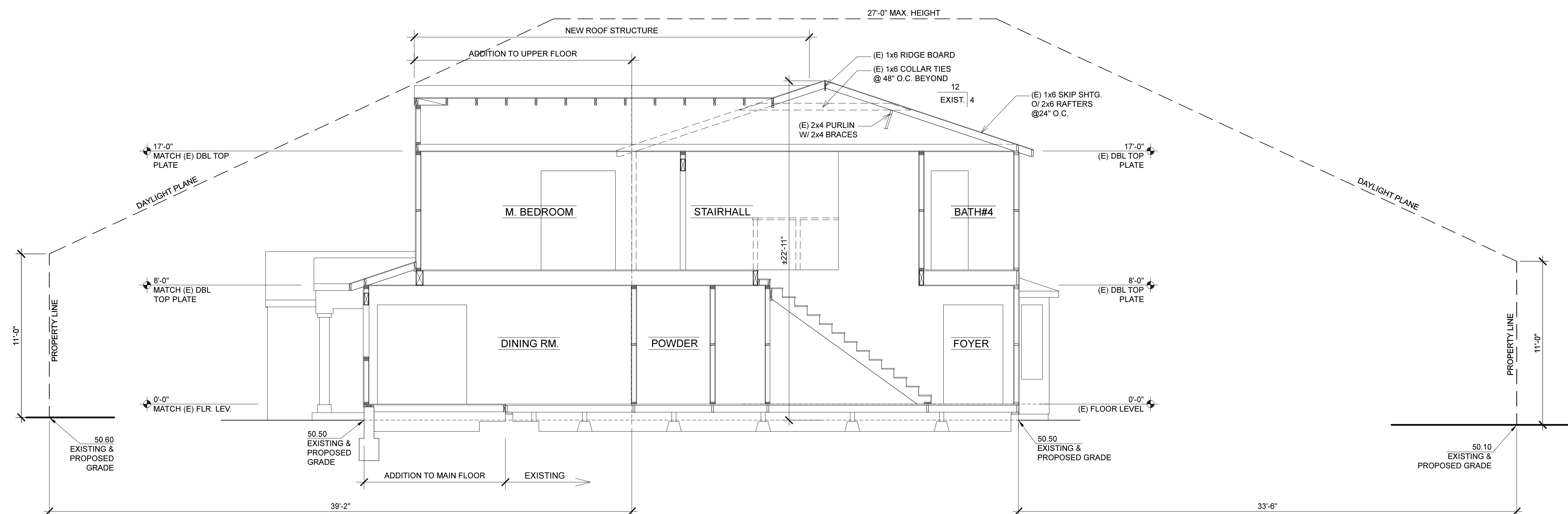
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620 S. EL MONTE AVENUE  
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**CROSS SECTION "A-A"**

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 SALB

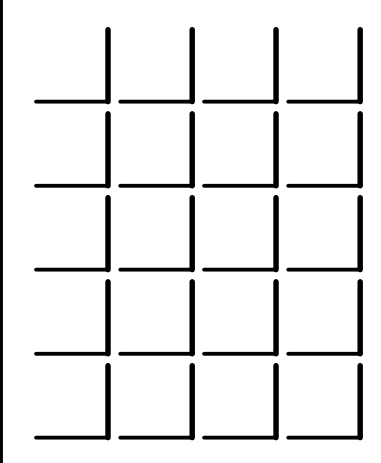
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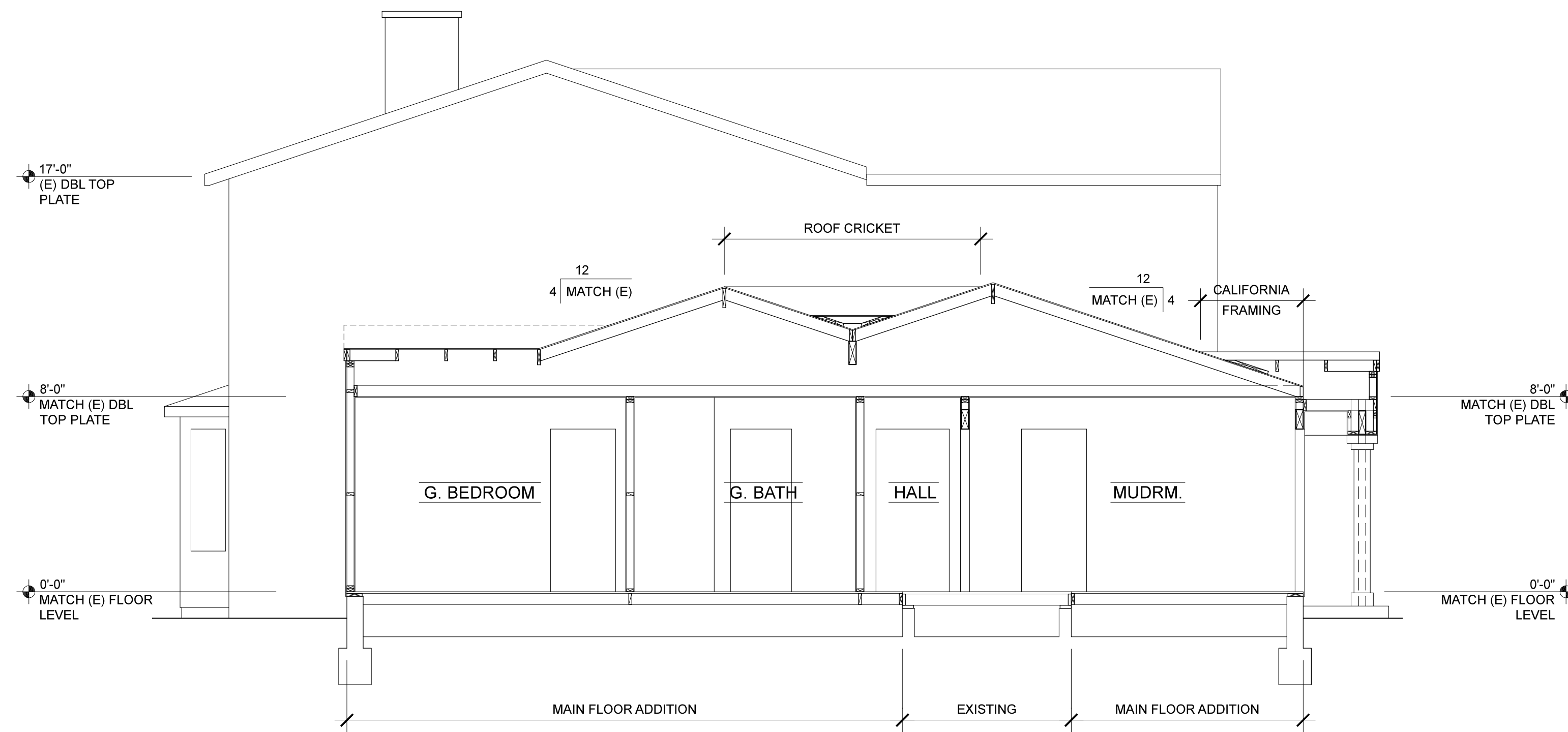
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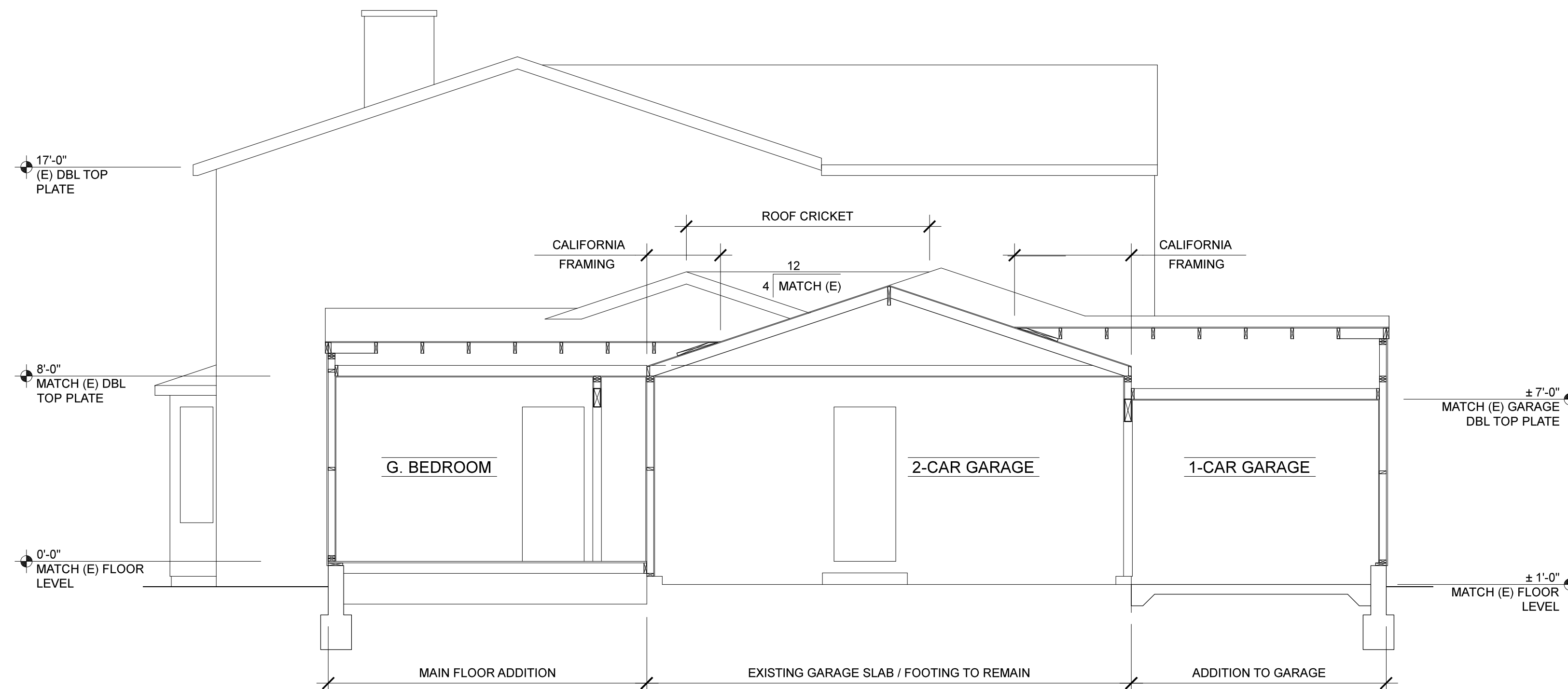






**CROSS SECTION "C-C"**

1/4" = 1'-0"



**CROSS SECTION "D-D"**

1/4" = 1'-0"

**SECTION NOTES**

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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.
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- 7 GARAGE SLAB

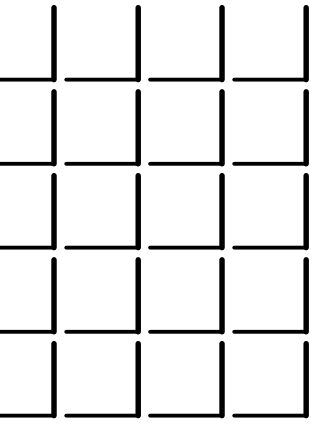
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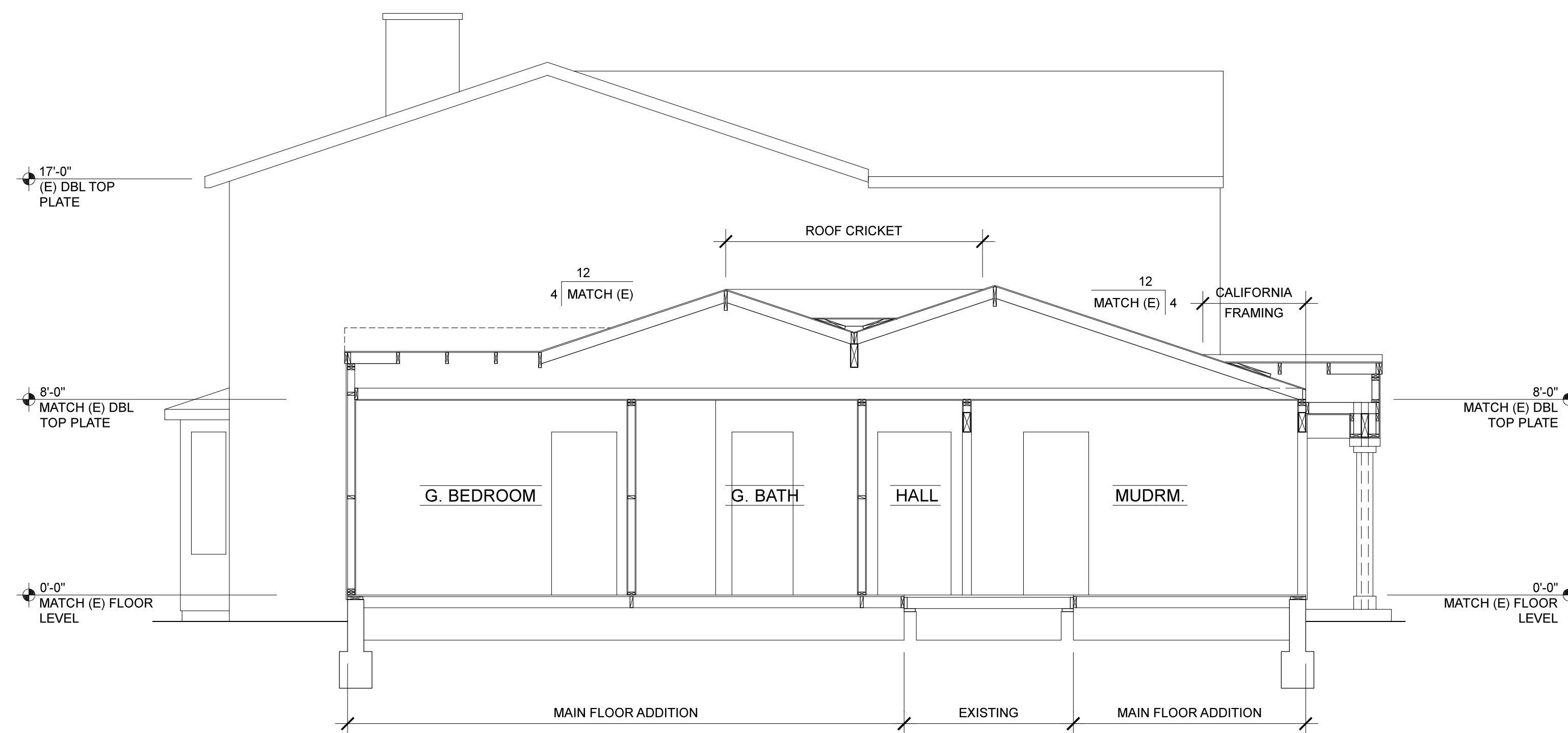
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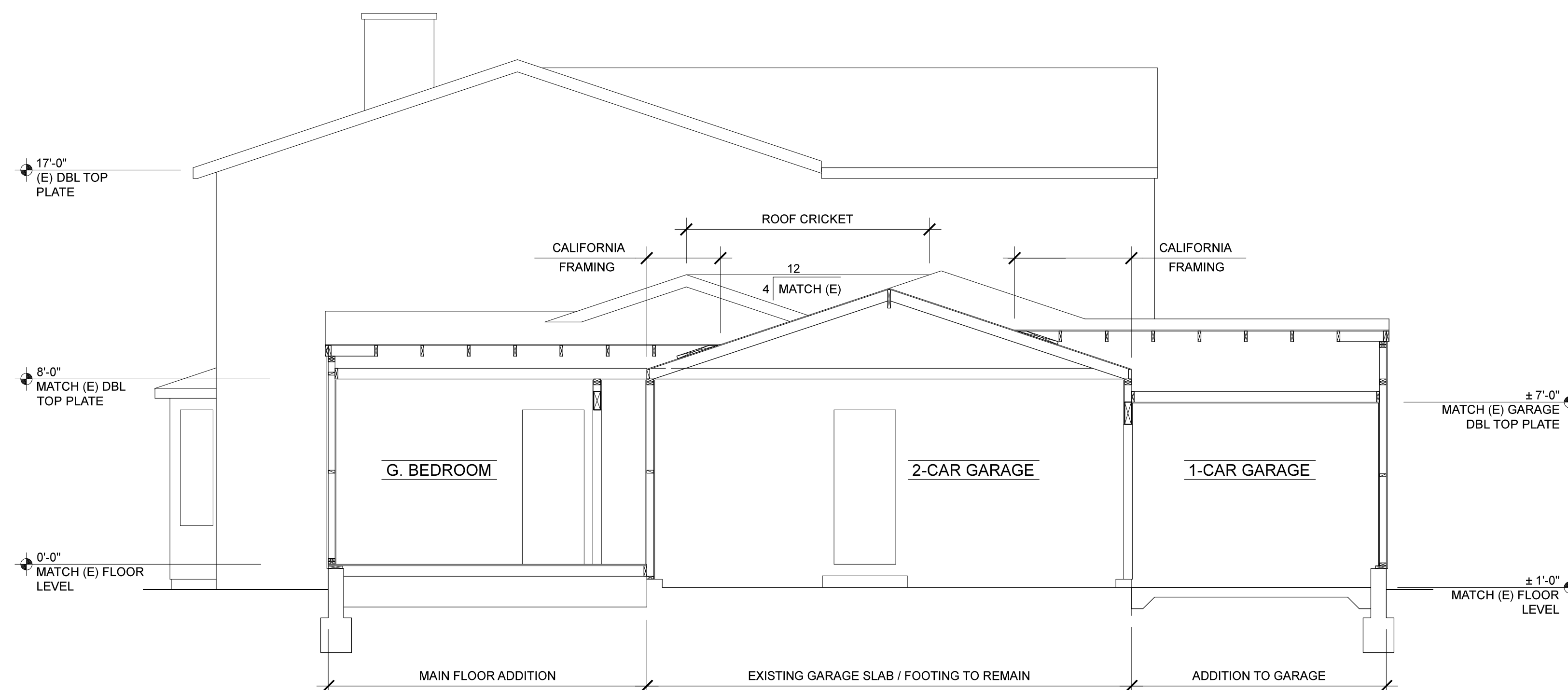






**CROSS SECTION "E-E"**

1/4" = 1'-0"



**CROSS SECTION "F-F"**

1/4" = 1'-0"

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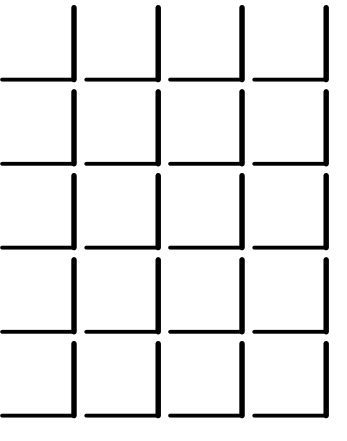
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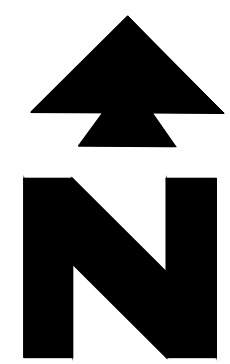
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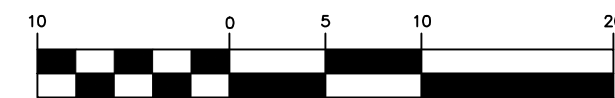
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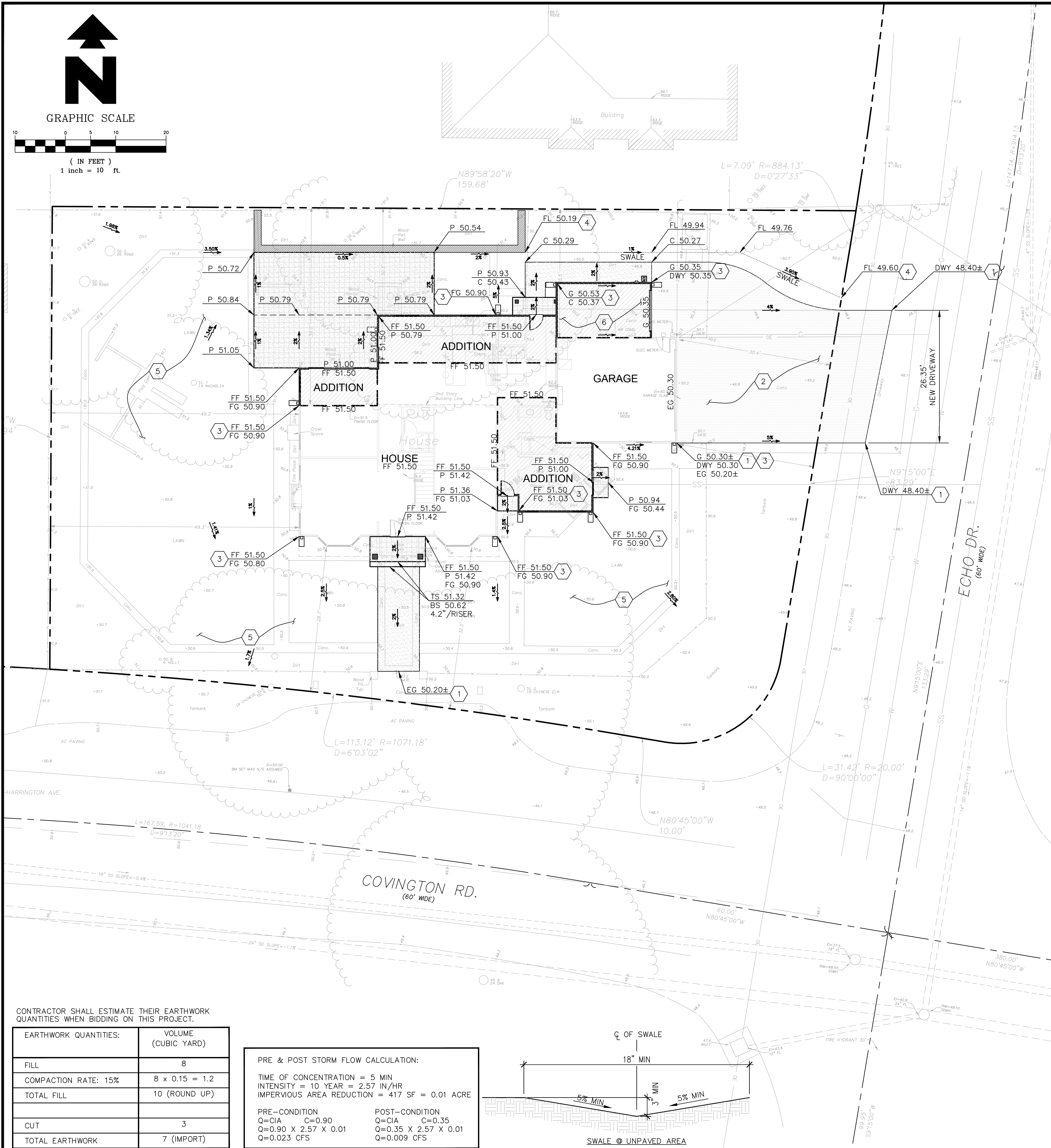




GRAPHIC SCALE



( IN FEET )  
1 inch = 10 ft.



**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.

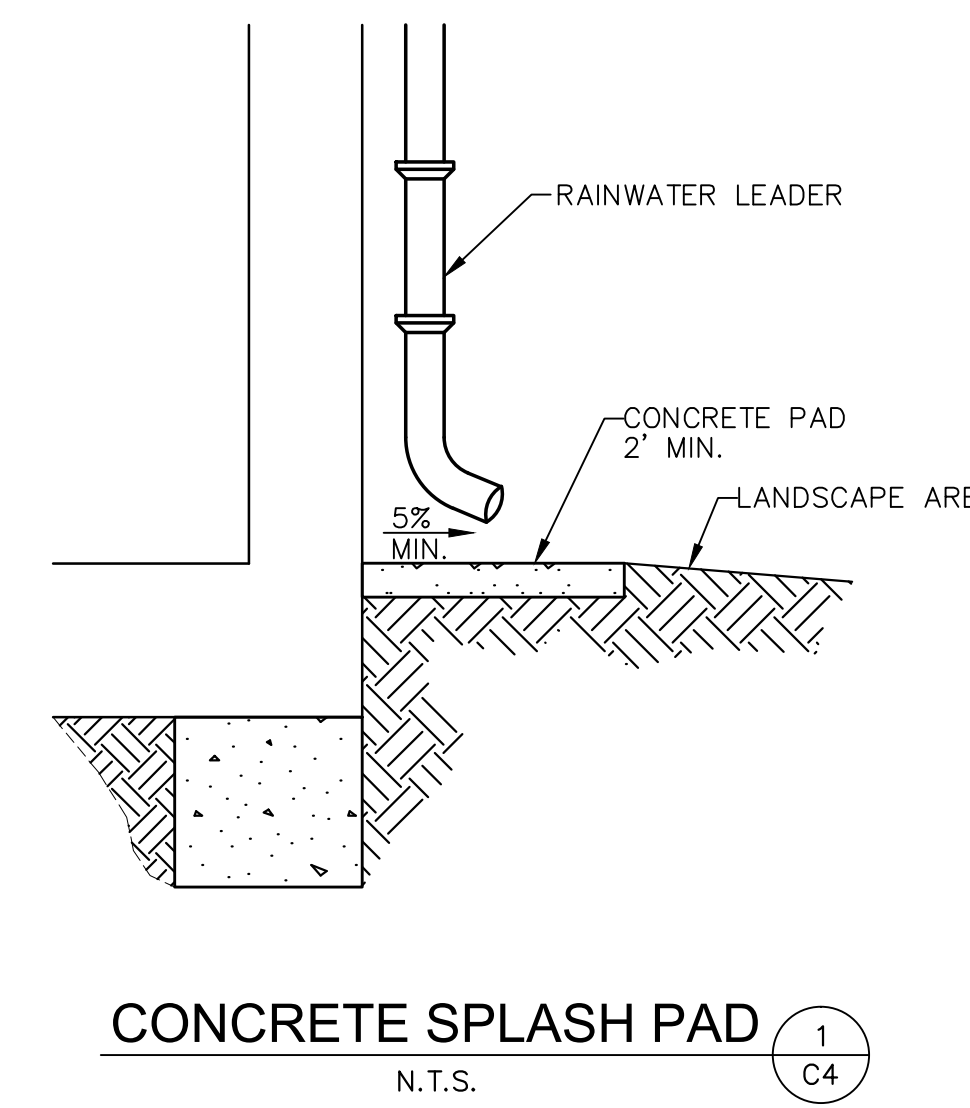
**LEGEND**

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- = EX. SPOT ELEVATION
- = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE

- APN = ASSESSOR PARCEL NUMBER
- BS = BOTTOM OF STEP ELEVATION
- BW = BACK OF SIDEWALK
- C = CONCRETE
- DWY = DRIVEWAY
- EG = EXISTING GRADE
- EX = EXISTING
- FF = FINISH FLOOR ELEVATION
- FG = FINISH GRADE ELEVATION
- FL = FLOWLINE
- G = GARAGE
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FEET
- L.O.W. = LIMIT OF WORK
- N = NEW
- P = PORCH OR PATIO
- R.O.W. = RIGHT OF WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TS = TOP OF STEP ELEVATION
- TYP = TYPICAL

**GRADING NOTES**

- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
- EXISTING DRIVEWAY TO BE REMOVED AND REPLACED WITH A NEW DRIVEWAY
- DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1/C4
- BEGIN/END SWALE. SEE DETAIL THIS SHEET
- EXISTING HARDSCAPE & CONCRETE WALKWAY TO BE REMOVED
- NEW GARAGE FLOOR GRADES TO MATCH EXISTING GARAGE FLOOR GRADES AND SLOPE. COORDINATE WITH PROJECT ARCHITECT



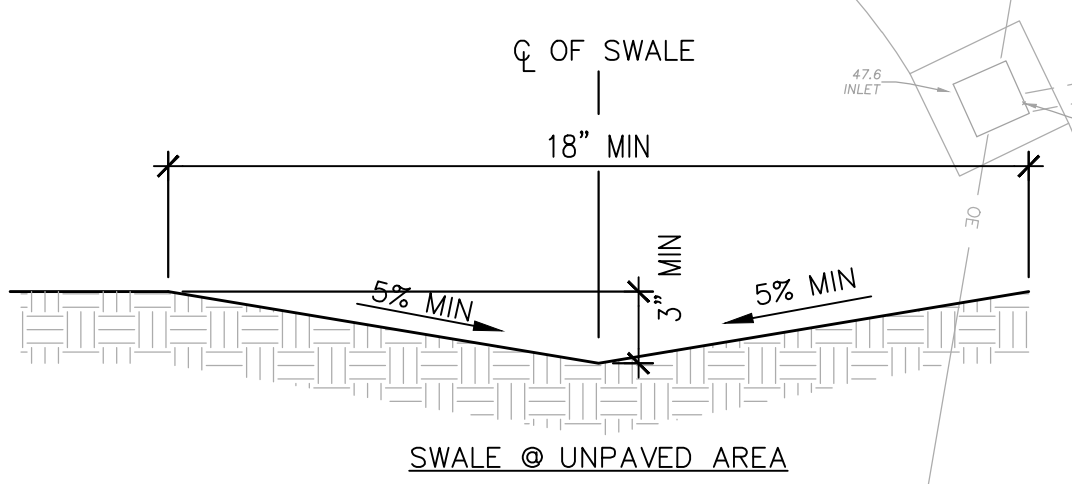
CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT.

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	8
COMPACTION RATE: 15%	8 x 0.15 = 1.2
TOTAL FILL	10 (ROUND UP)
CUT	3
TOTAL EARTHWORK	7 (IMPORT)

PRE & POST STORM FLOW CALCULATION:

TIME OF CONCENTRATION = 5 MIN  
INTENSITY = 10 YEAR = 2.57 IN/HR  
IMPERVIOUS AREA REDUCTION = 417 SF = 0.01 ACRE

PRE-CONDITION	POST-CONDITION
Q=CIA C=0.90	Q=CIA C=0.35
Q=0.90 X 2.57 X 0.01	Q=0.35 X 2.57 X 0.01
Q=0.023 CFS	Q=0.009 CFS



PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING	PROPOSED
LOT AREA	14,941 SF	14,941 SF
	0.343 ACRE	0.343 ACRE
TOTAL LAND DISTURBANCE	9,200 **	9,200 **
HOUSE	2,310 *	3,094 *
DRIVEWAY	830	1,026
PATIO/HARDSCAPE	2,418	1,055
SHED	34	0
TOTAL IMPERVIOUS AREA	5,592	5,175
NET IMPERVIOUS AREA REDUCTION		-417
PERVIOUS AREA	9,349	4,864
TOTAL PERVIOUS AREA	9,349	4,864

\* TOTAL HOUSE AREA INCLUDES ROOF OVERHANG AREA  
\*\* EXCLUDES INTERIOR HOUSE REMODEL

REV.	DATE	DESCRIPTION

**GRADING AND DRAINAGE PLAN**  
545 COVINGTON RD  
LOS ALTOS, CA 94022



SCALE

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

DATE: 3/28/2019  
DESIGNED: HCL  
DRAWN: HCL  
REVIEWED: HCL  
JOB NO.: 19217012

SHEET  
**C1**  
1 OF 1 SHEET