

PROPERTY DESCRIPTION

OWNER KRISTEN & CHRIS KOLSTAD
 ADDRESS 270 SUNKIST LANE, LOS ALTOS, CA 94022
 PARCEL 170-22-039
 ACREAGE 0.298
 ZONING R1-10
 OCCUPANCY R-3/U
 CONSTRUCTION TYPE V-B
 PROJECT DESCRIPTION NEW UPPER FLOOR BEDROOM & BATH, BALCONY WITH STAIRS TO REAR PATIO & CONVERTED PORTION OF (E) HOUSE TO A.D.U. W/ ADDITION

VICINITY MAP

CLIENT (JOB No. 22014)
 KRISTEN & CHRIS KOLSTAD
 MAILING ADDRESS 270 SUNKIST LANE, LOS ALTOS, CA 94022
 PHONE No. (650) 823-9127

CONVERT 314.63 SQ. FT. OF EXISTING HOUSE INTO A.D.U. (SHOWN HATCHED)

TREE SCHEDULE

NO.	TYPE	REMOVE	
		YES	NO
1	27" Ø ASH TREE		✓
2	16" Ø OAK TREE		✓
3	16" Ø OAK TREE		✓
4	15" Ø ASH TREE		✓
5	13" Ø REDWOOD TREE		✓
6	TRIPLE TRUNK FLOWERING PLUM		✓
7	10" Ø UNKNOWN SPECIES		✓

SOILS ENGINEER

CIVIL ENGINEER

STRUCTURAL ENGINEER

ENERGY CONSULTANT

LANDSCAPE ARCHITECT

RESIDENCE

	EXISTING	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	4,394.50 sq.ft. (33.80%)	4,434.93 sq.ft. (34.11%)	4,549.87 sq.ft. (35.00%)
FLOOR AREA	4,046.89 sq.ft. (31.12%)	4,045.70 sq.ft. (31.12%)	4,050.00 sq.ft. (31.15%)
SETBACKS:			
Front	25.00 feet	25.00 feet	25.00 feet
Rear	25.25 feet	25.00 feet	25.00 feet
Right Side (1st / 2nd)	10.0 feet / N/A	10.0 feet / 37'-1"	10.0 feet / 17'-6"
Left Side (1st / 2nd)	10.0 feet / N/A	10.0 feet / 38'-1"	10.0 feet / 17'-6"
HEIGHT:	±19'-4"	±22'-2"	27'-0"

RESIDENCE

EXISTING MAIN FLOOR	3,241.52 SQ.FT.
EXISTING GARAGE	805.37 SQ.FT.
(E) CONVERTED TO A.D.U.	- 314.60 SQ.FT.
(E) TO REMAIN	3,732.29 SQ.FT.
NEW UPPER FLOOR	313.41 SQ.FT.
TOTAL RESIDENCE	4,045.70 SQ.FT.

A.D.U. ADDITION

A.D.U. ADDITION	289.82 SQ.FT.
(E) CONVERTED TO A.D.U.	314.60 SQ.FT.
TOTAL A.D.U.	604.42 SQ.FT.

SQUARE FOOTAGE BREAKDOWN

	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	4,108.08 sq. ft.	- 314.60 sq. ft. converted to A.D.U.	3,793.48 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	805.37 sq. ft.	-	805.37 sq. ft.

LOT CALCULATIONS

NET LOT AREA:	13,000.00 square feet (net)
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%.	728.66 square feet (29.14%)
LANDSCAPING BREAKDOWN:	
Total hard scape area (existing & proposed):	2,649.60 s.f.
Existing soft scape (undisturbed area):	5,878.58 s.f.
New soft scape area:	0 s.f.
Building footprint w/ front porch:	4,471.82 s.f.
Total:	13,000.00 s.f.

COVERAGES & F.A.R.

	EXISTING	PROPOSED	ALLOWABLE
SITE PLAN	13,000.00	13,000.00	13,000.00 SQ. FT. = .30 AC.
COV. ALLOWABLE	4,549.87	4,549.87	SQ. FT. = 35.00 %
EXISTING	4,394.50	4,394.50	SQ. FT. = 33.80 %
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FAR: ALLOWABLE	4,050.00	4,050.00	SQ. FT. = 31.15 %
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APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING

REVISIONS

- - CITY PLAN CHECK

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

- DRIVEWAY EXISTING TO REMAIN
- FLATWORK EXISTING TO REMAIN AT FRONT AND SIDES - REAR TO BE REMOVED
- GRADING N/A
- DRAINAGE MAINTAIN 4% SLOPE AWAY FROM THE ADDITION
- STORM DRAINAGE DOWNSPOUT TO SPLASH BLOCKS
- SEWER LATERAL TIE INTO EXISTING UNDER HOUSE (IN CRAWL SPACE)
- GAS & ELEC SERVICE EXISTING TO REMAIN
- SETBACKS AS PER PLAN
- TREES TREE PROTECTION FENCING SHALL BE CHAIN LINK & A MIN 5 FT. IN HEIGHT WITH POST DRIVEN INTO TO THE GROUND
- FENCES PROTECT EXISTING DURING CONSTRUCTION
- LANDSCAPE PROTECT EXISTING WHERE POSSIBLE DURING CONSTRUCTION

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REVISIONS

- - CITY PLAN CHECK

NOTE

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JOB SITE ADDRESS

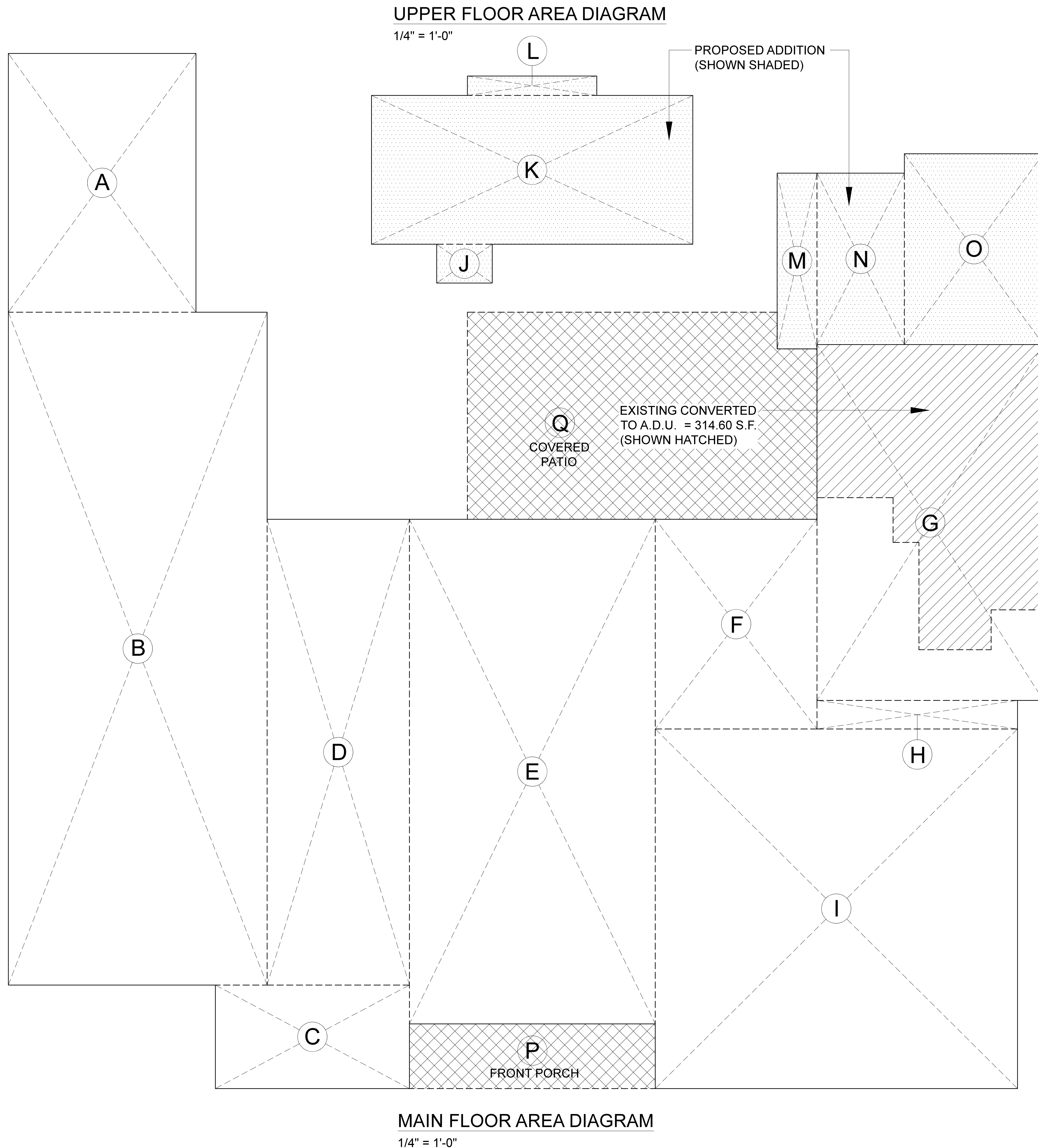
270 SUNKIST LANE
 LOS ALTOS, CA 94022

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 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A-1



UPPER FLOOR AREA DIAGRAM

1/4" = 1'-0"

PROPOSED ADDITION (SHOWN SHADED)



MAIN FLOOR AREA DIAGRAM

1/4" = 1'-0"

FLOOR AREA DIAGRAM AND CALCULATIONS

EXISTING RESIDENCE			
A	14.50 x 20.00	290.00	SQ.FT.
B	20.00 x 51.75	1,035.00	SQ.FT.
C	8.00 x 15.00	120.00	SQ.FT.
D	11.00 x 35.75	393.25	SQ.FT.
E	19.00 x 38.75	736.25	SQ.FT.
F	12.00 x 16.21	194.52	SQ.FT.
G	17.50 x 27.00	472.50	SQ.FT.
		3,241.52	SQ.FT.
EXISTING GARAGE			
H	2.21 x 15.50	34.25	SQ.FT.
I	27.54 x 28.00	771.12	SQ.FT.
		805.37	SQ.FT.
TOTAL EXISTING		4,046.89	SQ.FT.
EXISTING CONVERTED TO A.D.U.		- 314.60	SQ.FT.
TOTAL EXISTING TO REMAIN		3,732.29	SQ.FT.
PROPOSED UPPER FLOOR			
J	3.00 x 4.29	12.87	SQ.FT.
K	11.50 x 24.83	285.54	SQ.FT.
L	1.50 x 10.00	15.00	SQ.FT.
		313.41	SQ.FT.
TOTAL PROPOSED RESIDENCE		4,045.70	SQ.FT.
A.D.U. ADDITION			
M	3.08 x 13.58	41.82	SQ.FT.
N	6.75 x 13.25	89.44	SQ.FT.
O	10.75 x 14.75	158.56	SQ.FT.
		289.82	SQ.FT.
EXISTING CONVERTED TO A.D.U.		+ 314.60	SQ.FT.
TOTAL PROPOSED A.D.U.		604.42	SQ.FT.
(DOES NOT COUNT AS F.A.R.)			
COVERAGE (A.D.U. NOT INCLUDED AS COVERAGE)			
MAIN FLOOR		3,732.29	SQ.FT.
P	FRONT PORCH	95.00	SQ.FT.
Q	COVERED PATIO	423.64	SQ.FT.
R	GAZEBO	184.00	SQ.FT.
		702.64	SQ.FT.
TOTAL PROPOSED COVERAGE		4,434.93	SQ.FT.

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SHEET
 A-1A



255 ALICIA WAY



254 SUNKIST LANE



236 SUNKIST LANE



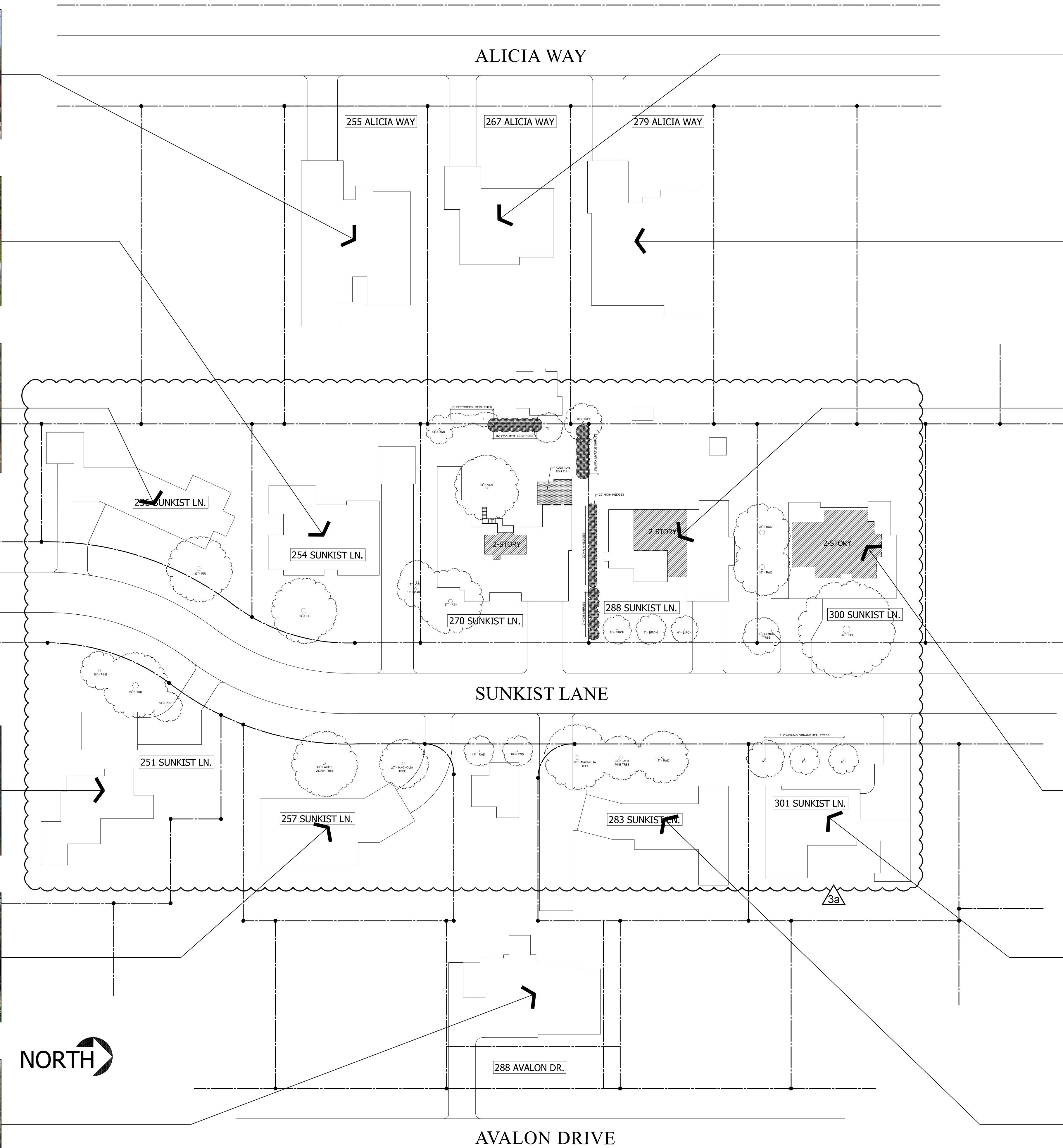
251 SUNKIST LANE



257 SUNKIST LANE



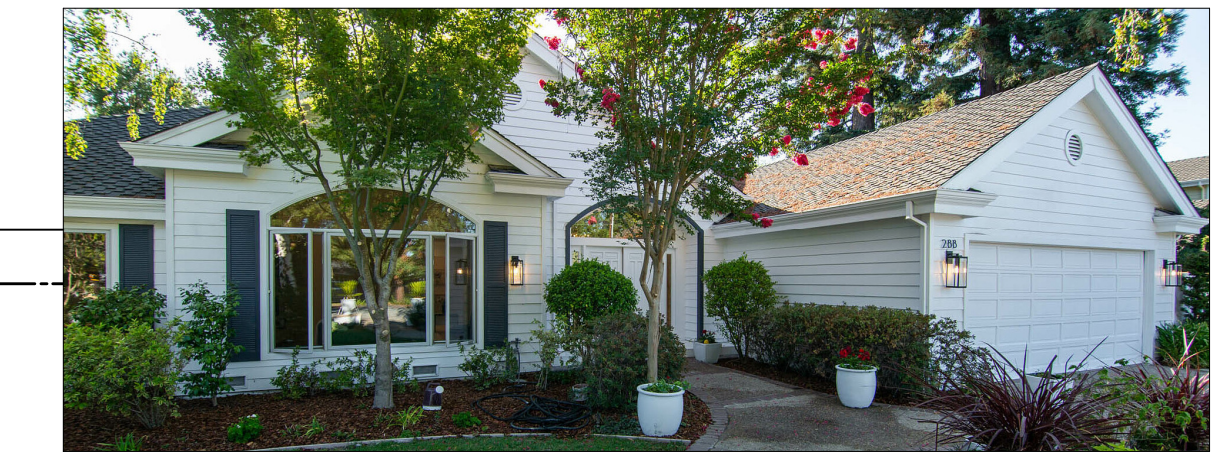
267 ALICIA WAY



267 ALICIA WAY



267 ALICIA WAY



288 SUNKIST LANE



300 SUNKIST LANE



301 SUNKIST LANE



283 SUNKIST LANE

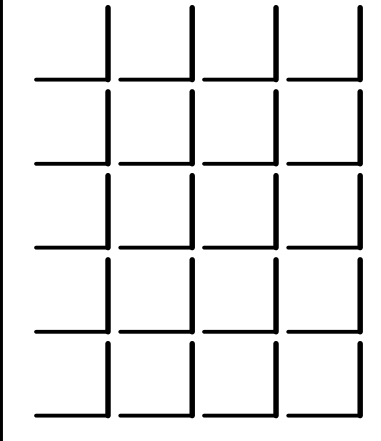
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DATE	REVISIONS
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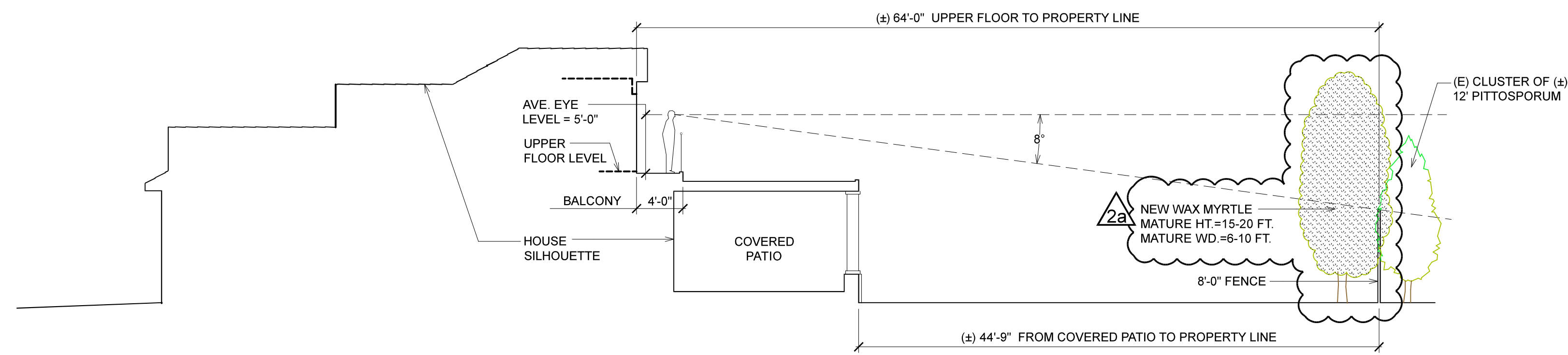
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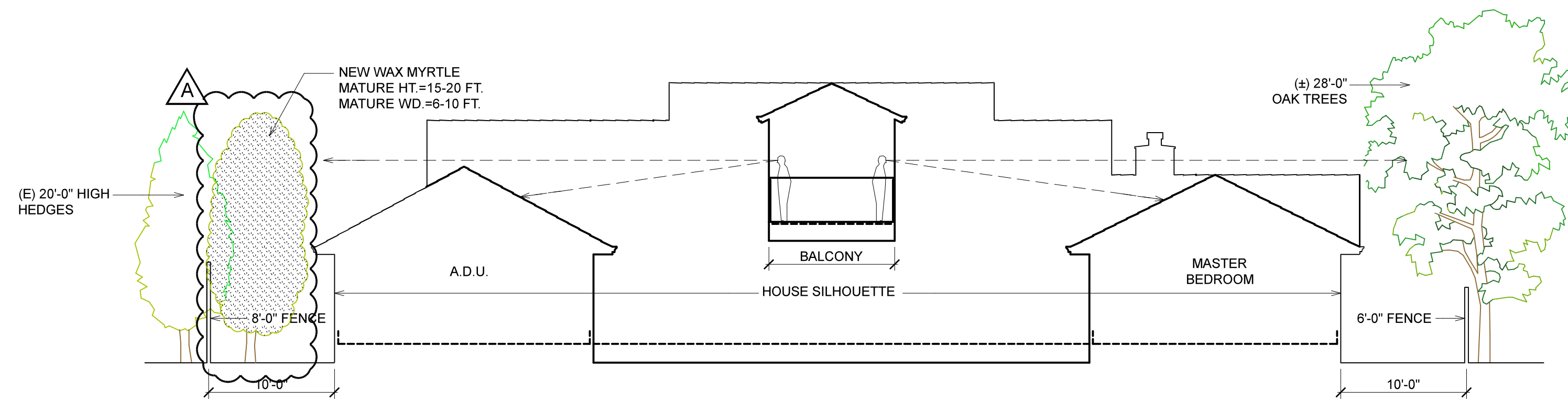
SHEET
 A-1B

NEIGHBORHOOD CONTEXT MAP
 1/8" = 1'-0"



REAR YARD SIGHT LINE CROSS SECTION

1/8" = 1'-0"



SIDE YARD SIGHT LINE CROSS SECTION

1/8" = 1'-0"



WAX MYRTLE SHRUBS
 MATURE HEIGHT = 15-20 FT.
 MATURE WIDTH = 6-10 FT.
 AVERAGE RATE OF GROWTH = 3-5 YEARS

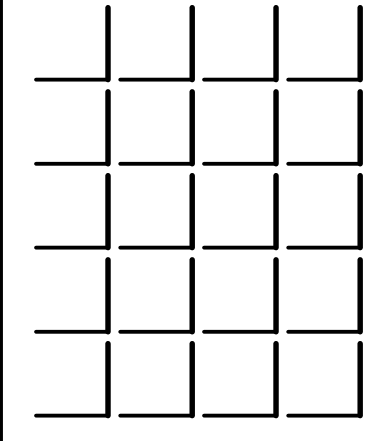
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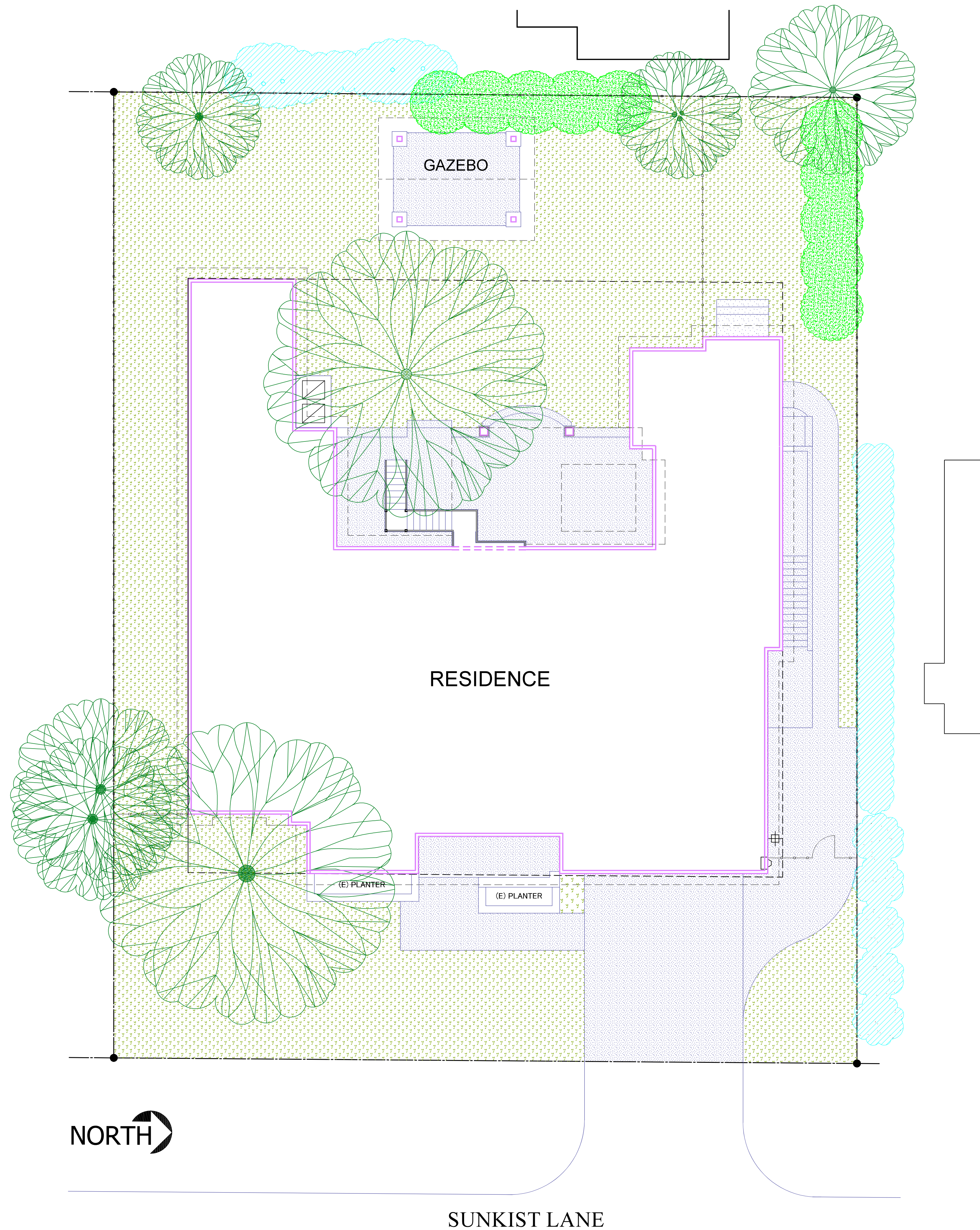
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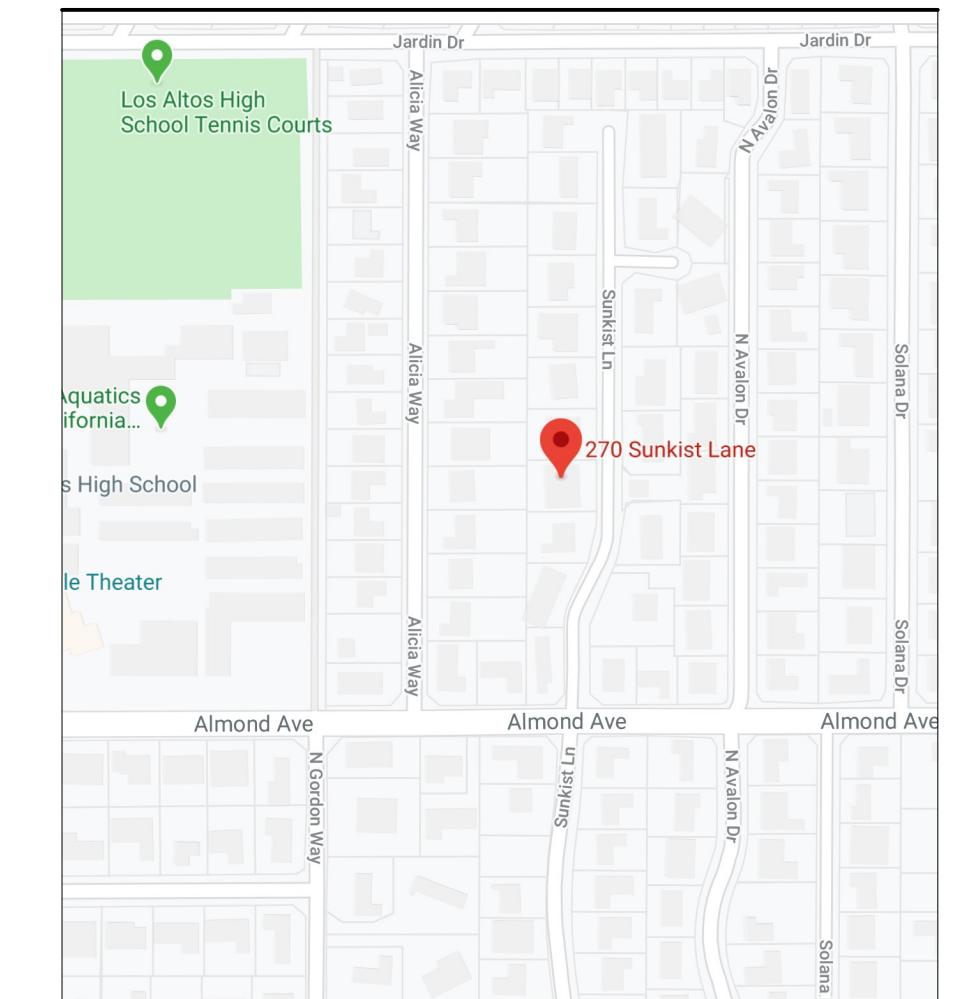
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A-1D



PROPERTY DESCRIPTION

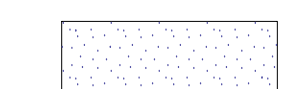

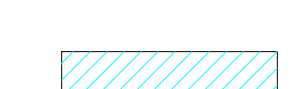


OWNER KRISTEN & CHRIS KOLSTAD
 ADDRESS 270 SUNKIST LANE
 LOS ALTOS, CA 94022
 PARCEL 170-22-039
 ACREAGE 0.298
 ZONING R1-10
 OCCUPANCY R-3/U
 CONSTRUCTION TYPE V-B
 PROJECT DESCRIPTION NEW UPPER FLOOR BEDROOM & BATH, BALCONY WITH STAIRS TO REAR PATIO & CONVERTED PORTION OF (E) HOUSE TO A.D.U. W/ ADDITION

VICINITY MAP



SHEET INDEX

LEGEND

-  HARDSCAPE
-  SOFTSCAPE
-  EXISTING SHRUBS
-  PROPOSED SHRUBS
-  EXISTING TREES

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA GREEN BUILDING

REVISIONS

- - CITY PLAN CHECK

*** NOTE**
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NO.	DATE	DESCRIPTION
1	3-20-2021	PLANNING COMMENTS

JOB SITE ADDRESS

270 SUNKIST LANE
 LOS ALTOS, CA 94022

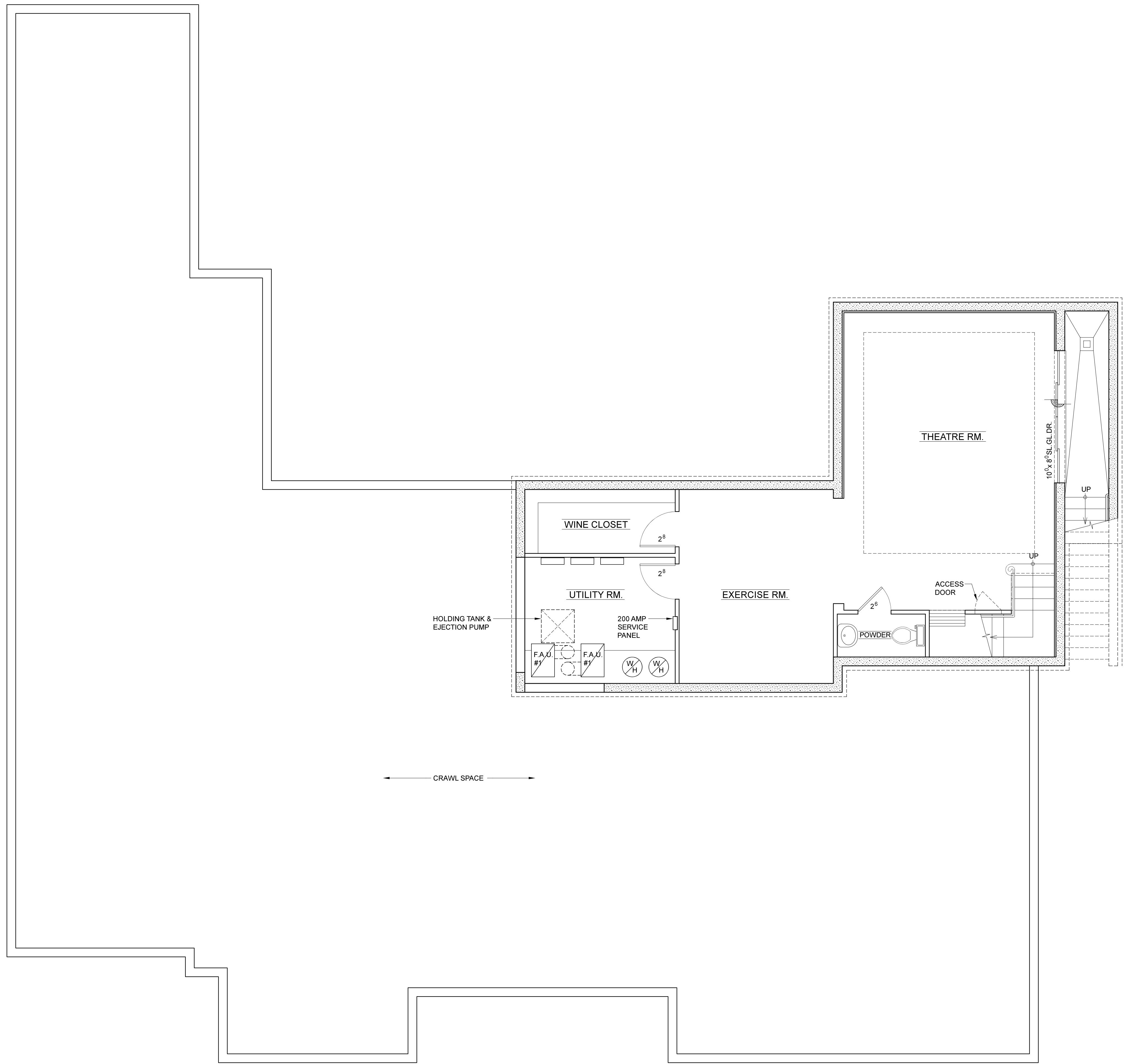
CLIENT (JOB No. 22014)

KRISTEN & CHRIS KOLSTAD
 MAILING ADDRESS
 270 SUNKIST LANE, LOS ALTOS, CA 94022
 PHONE No. (650) 823-9127

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A-1E



BASEMENT DEMOLITION PLAN

1/4" = 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
- 2 WINDOWS & SKYLIGHTS
- 3 CABINETS
- 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
- EXISTING TO BE RELOCATED

REVISIONS

- - CITY PLAN CHECK

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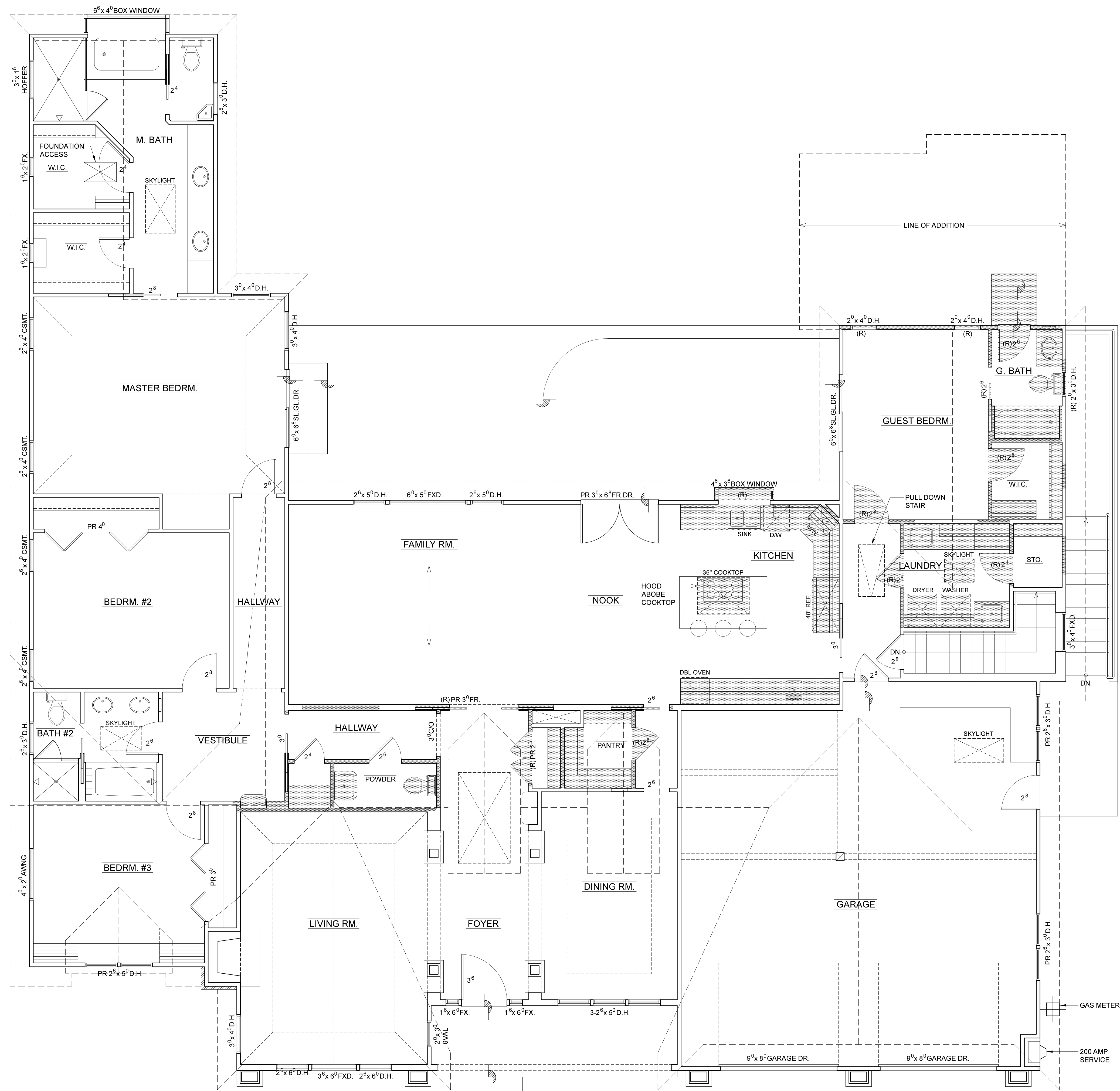
JOB SITE ADDRESS
 270 SUNKIST LANE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22014)
 KRISTEN ROTH & CHRIS KOLSTAD
 Mailing Address
 270 SUNKIST LANE, LOS ALTOS, CA 94022
 PHONE No. (650) 823-9127

CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890

SHEET

A-2



MAIN FLOOR DEMOLITION PLAN

1/4" = 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
- 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
- EXISTING TO BE RELOCATED

REVISIONS

- - CITY PLAN CHECK

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JOB SITE ADDRESS

270 SUNKIST LANE
 LOS ALTOS, CA 94022

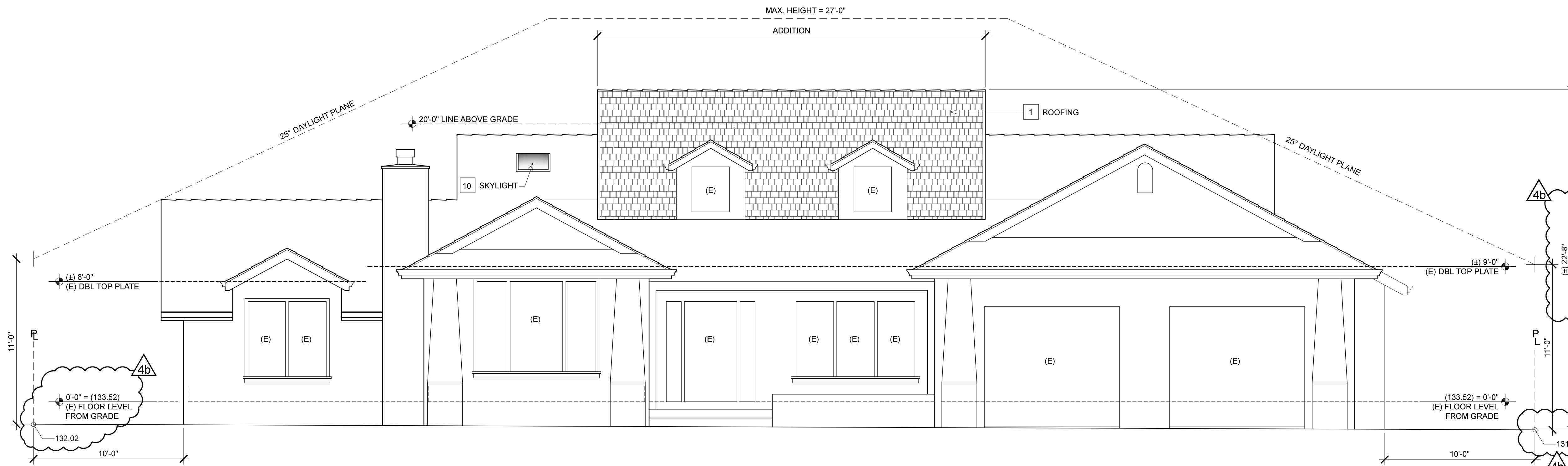
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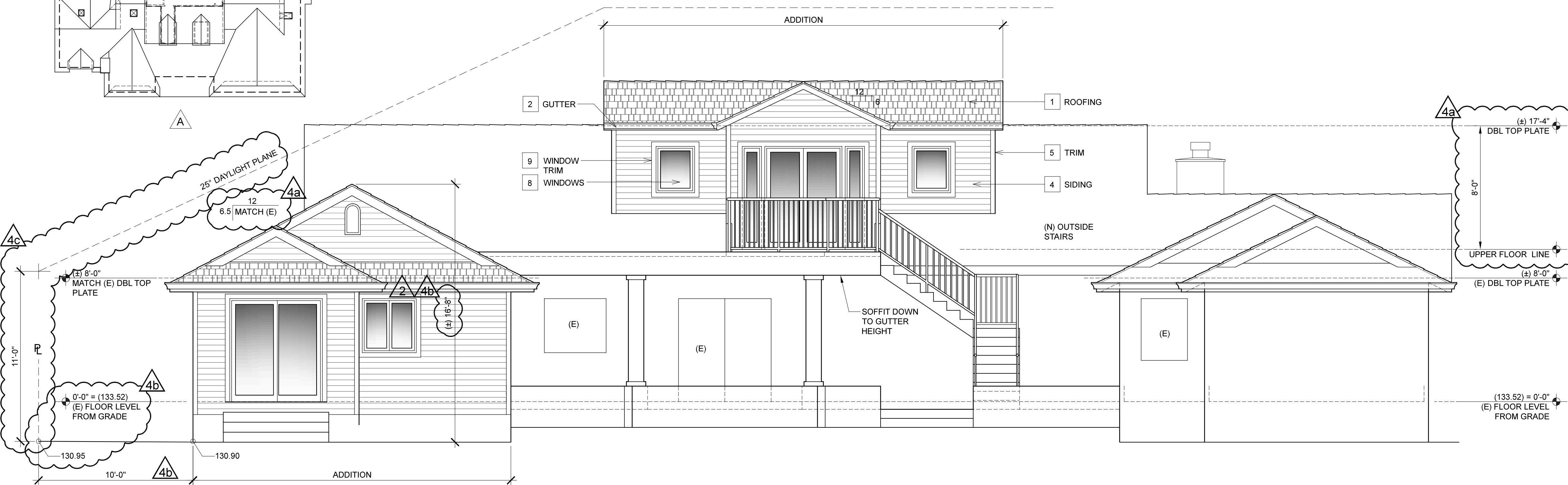
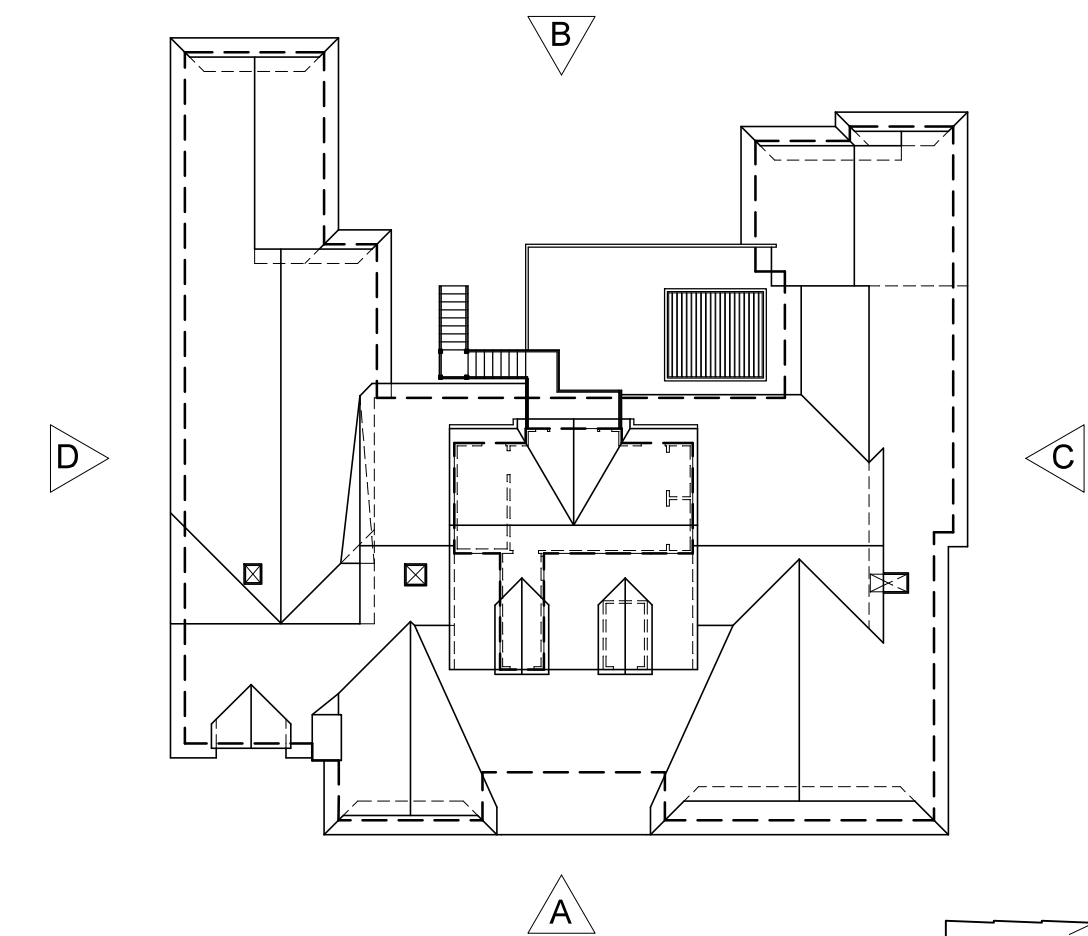
SHEET

A-3



FRONT ELEVATION "A"

1/4" = 1'-0"



REAR ELEVATION "B"

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 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019, 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXTERIOR MATERIAL NOTES

- 1 ROOFING MATCH EXISTING COMPOSITION SHINGLE
- 2 GUTTER MATCH EXISTING
- 3 DOWN SPOUTS MATCH EXISTING
- 4 SIDING MATCH EXISTING
- 5 TRIM MATCH EXISTING
- 6 STUCCO N/A
- 7 VENEER EXISTING TO REMAIN
- 8 WINDOWS DUAL GLAZED WINDOWS - MATCH EXISTING
- 9 WINDOW TRIM MATCH EXISTING
- 10 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 (AMPO UES 0199) OR EQUIVALENT
- 11 CHIMNEY EXISTING TO REMAIN

LEGEND

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

REVISIONS

- - CITY PLAN CHECK

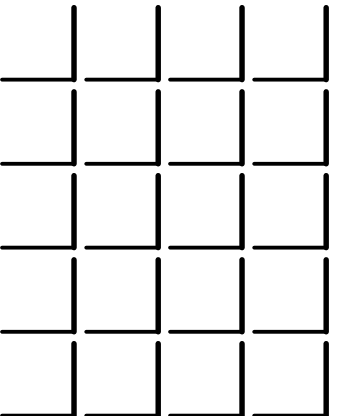
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 LOS ALTOS, CA 94022

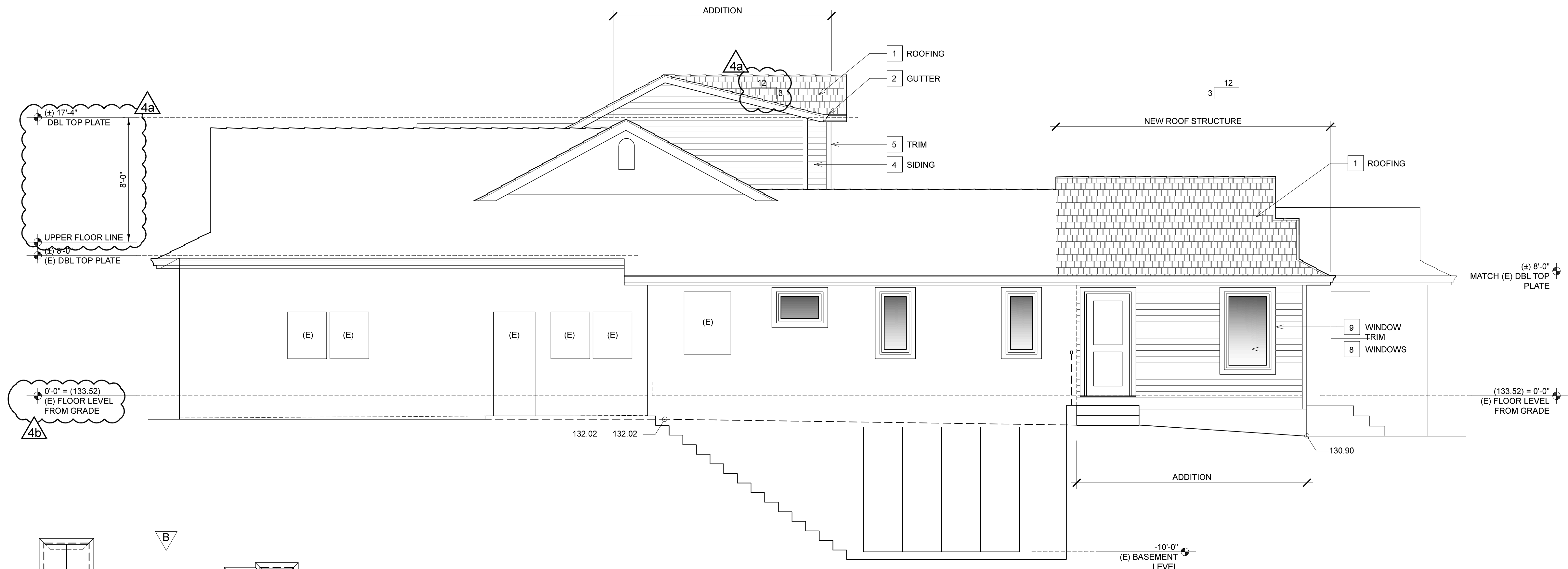
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 MAILING ADDRESS
 270 SUNKIST LANE, LOS ALTOS, CA 94022
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CHAPMAN DESIGN ASSOCIATES
 620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890



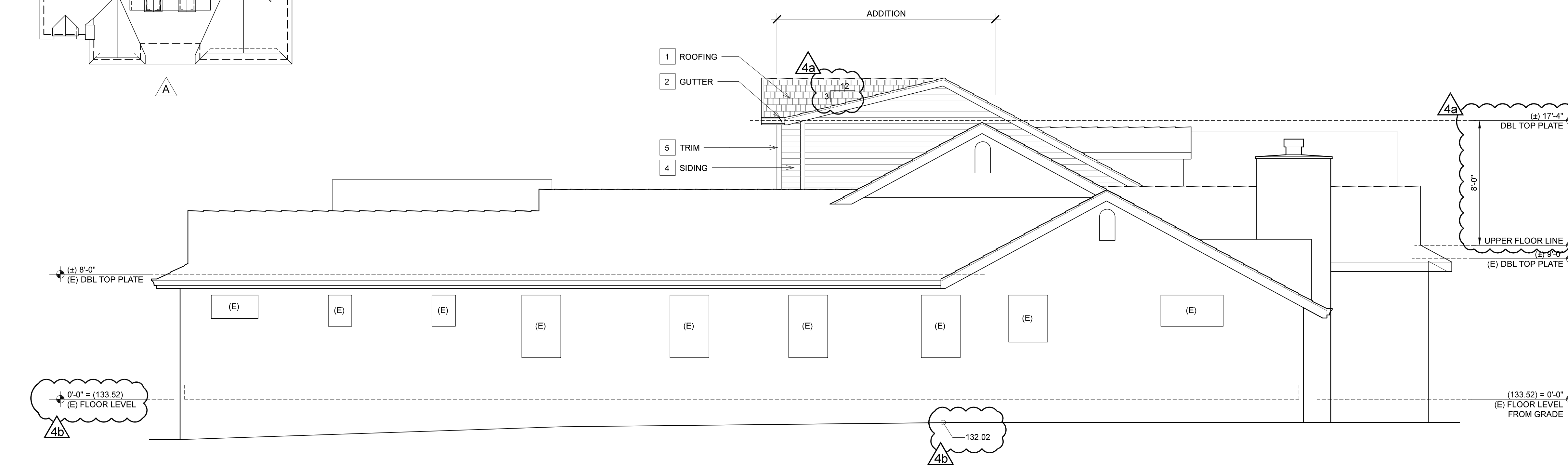
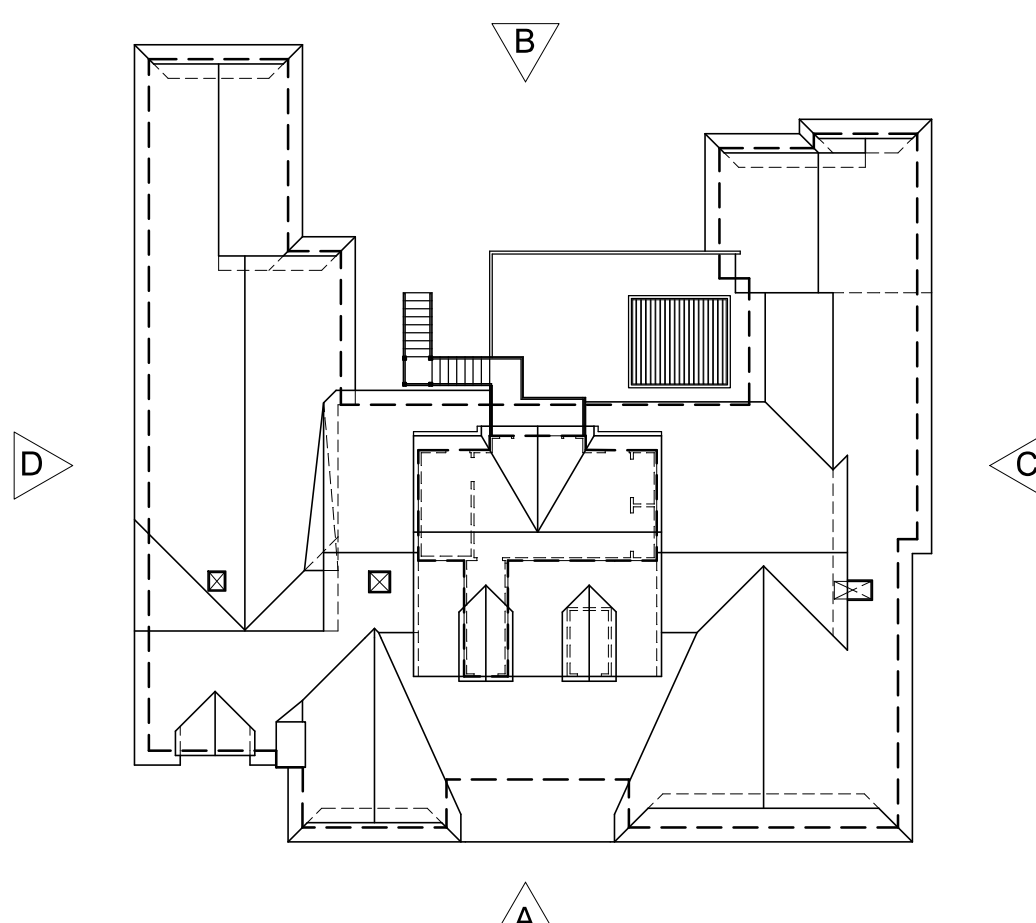
SHEET

A-6



RIGHT SIDE ELEVATION "C"

1/4" = 1'-0"



LEFT SIDE ELEVATION "D"

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 SCREEN AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2019)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2019. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2019
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2019
- IV TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2019

EXTERIOR MATERIAL NOTES

- 1 ROOFING MATCH EXISTING COMPOSITION SHINGLE
- 2 GUTTER MATCH EXISTING
- 3 DOWN SPOUTS MATCH EXISTING
- 4 SIDING MATCH EXISTING
- 5 TRIM MATCH EXISTING
- 6 STUCCO N/A
- 7 VENEER EXISTING TO REMAIN
- 8 WINDOWS DUAL GLAZED WINDOWS - MATCH EXISTING
- 9 WINDOW TRIM MATCH EXISTING
- 10 SKYLIGHTS "VELUX" WDMA HALLMARK CERTIFICATION 426 (AMPO UES 0199) OR EQUIVALENT
- 11 CHIMNEY EXISTING TO REMAIN

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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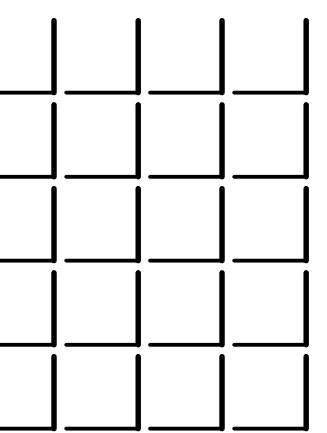
JOB SITE ADDRESS

270 SUNKIST LANE
 LOS ALTOS, CA 94022

CLIENT (JOB No. 22014)

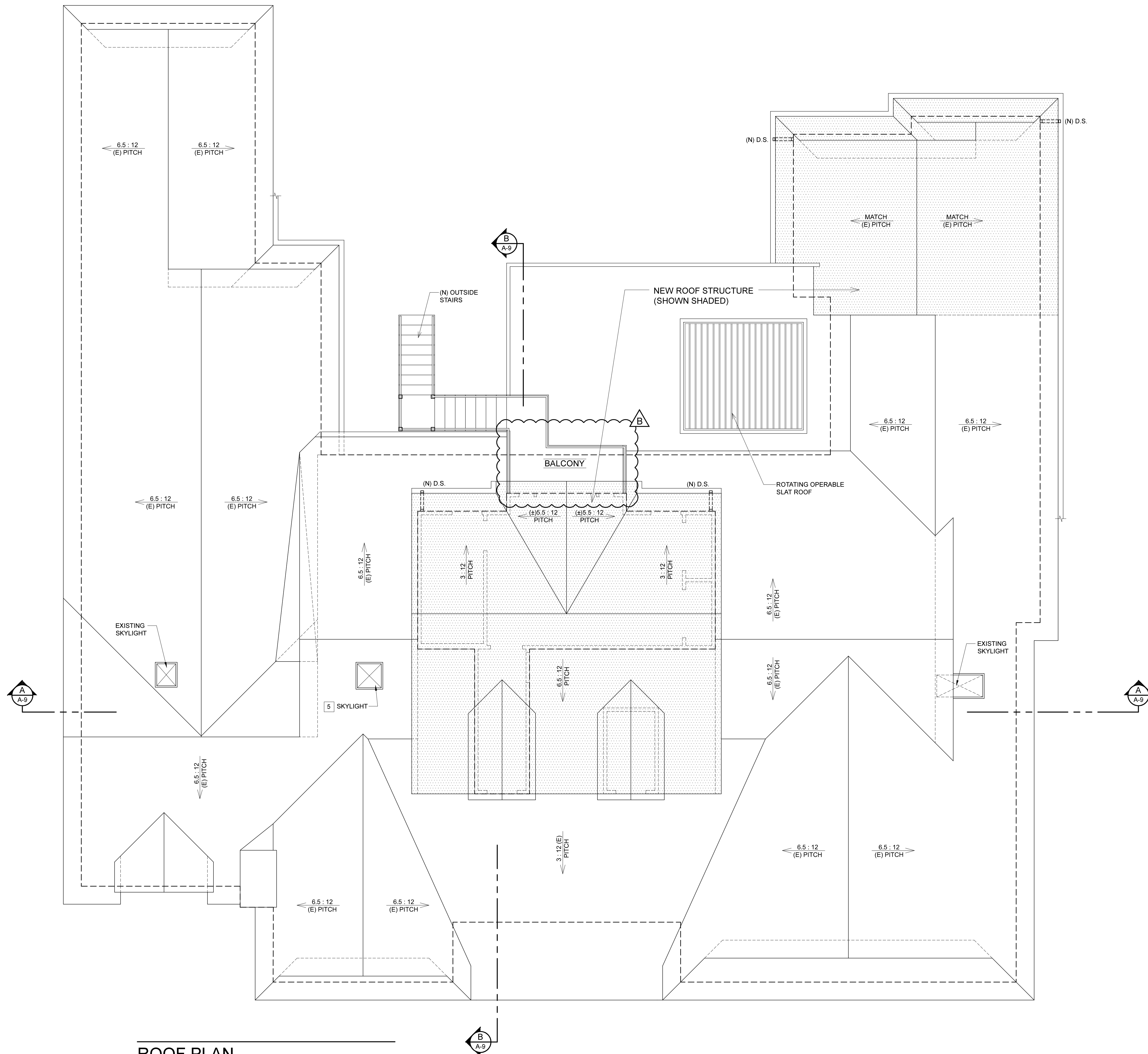
KRISTEN & CHRIS KOLSTAD
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 PHONE No. (650) 823-9127

CHAPMAN DESIGN ASSOCIATES
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 LOS ALTOS, CA 94022 (650) 941-8890



SHEET

A-7



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, 2019 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2019 CRC

ROOF PLAN NOTES

- 1 ROOFING MATCH EXISTING COMPOSITION SHINGLE
- 2 FLAT ROOFING TORCH DOWN OR EQUAL WATERPROOF MEMBRANE ROOF PRODUCT (CLASS-A FIRE RATED)
- 3 GUTTERS MATCH EXISTING
- 4 DOWN SPOUTS MATCH EXISTING
- 5 SKYLIGHTS "VELUX", WDMA HALLMARK CERTIFICATION 426 (AMPO UES 0199) OR EQUIVALENT

REVISIONS

- - CITY PLAN CHECK

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 LOS ALTOS, CA 94022

CLIENT (JOB No. 22014)

KRISTEN & CHRIS KOLSTAD

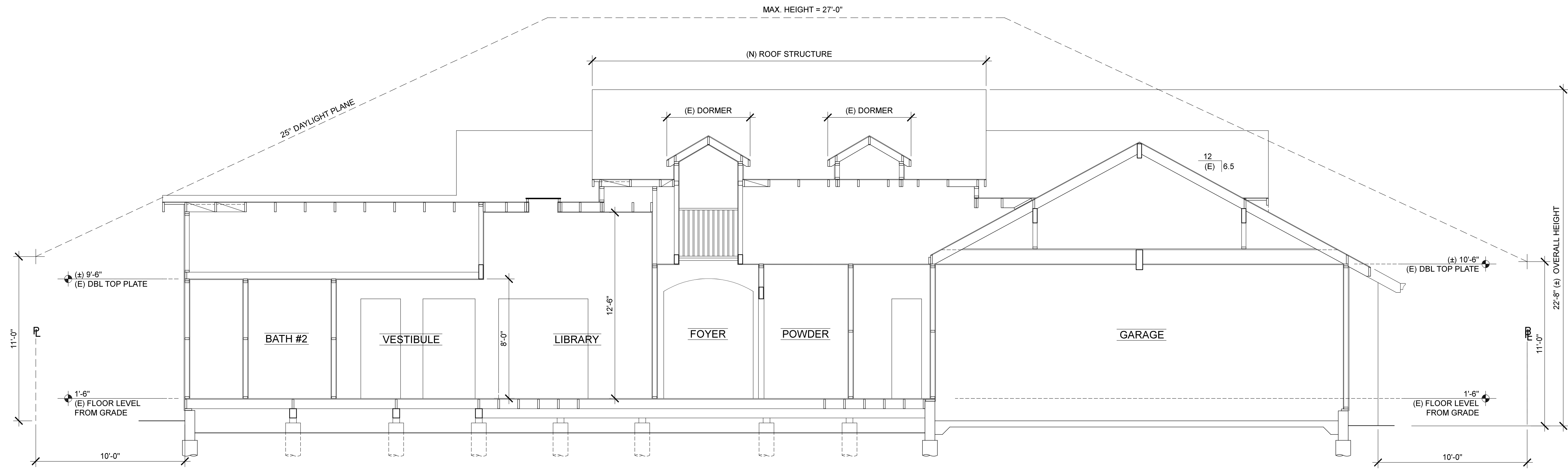
MAILING ADDRESS
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CHAPMAN DESIGN ASSOCIATES

620 S. EL MONTE AVENUE
 LOS ALTOS, CA 94022 (650) 941-8890

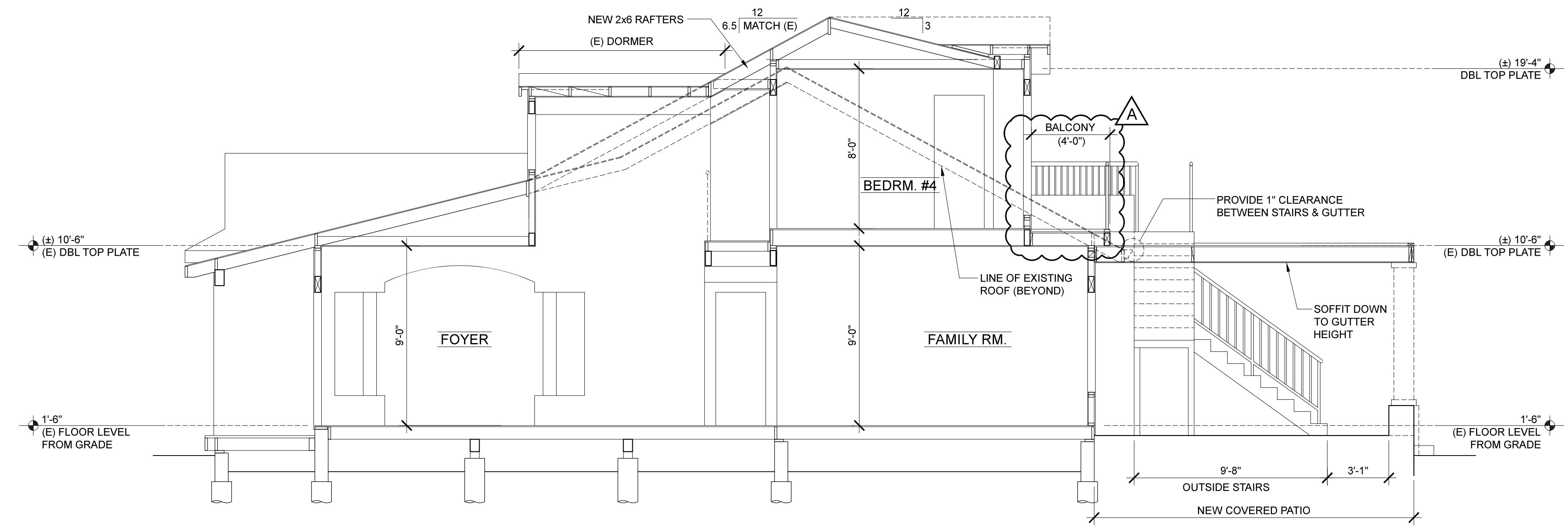
SHEET

A-8



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 EXISTING TO REMAIN
- 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 EXISTING TO REMAIN
- 8 PATIO SLAB EXISTING TO REMAIN

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NO.	DATE	REVISIONS
1	3-20-2024	PLANNING COMMENTS

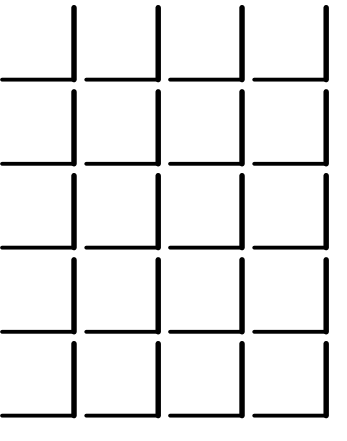
JOB SITE ADDRESS

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 LOS ALTOS, CA 94022

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



REVISIONS

- - CITY PLAN CHECK

SHEET

A-9