



## **HISTORICAL COMMISSION MEETING AGENDA**

**7:00 PM - Monday, April 24, 2023**

*Community Meeting Chambers, Los Altos City Hall  
1 North San Antonio Road, Los Altos, CA*

**Members of the Public may call (253) 215-8782 to participate in the conference call (Meeting ID: 852 8884 0602 and Passcode: 094305 or via the web at <https://tinyurl.com/a689vffz>). Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at [HCPublicComment@losaltosca.gov](mailto:HCPublicComment@losaltosca.gov). Emails received prior to the meeting will be included in the public record.**

### **ESTABLISH QUORUM**

### **PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

### **ITEMS FOR CONSIDERATION/ACTION**

### **DISCUSSION**

#### **1. H23-0001 - Walter Chapman - 236 Eleanor Avenue**

Historic Advisory Review for a 1,647 square-foot first story, 327 square-foot second story addition, and 832 square-foot basement to an existing two-story house, and a new 588 square-foot detached accessory structure (garage) to a historic resource property. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

### **COMMISSIONERS' REPORTS AND COMMENTS**

### **POTENTIAL FUTURE AGENDA ITEMS**

### **ADJOURNMENT**

### **SPECIAL NOTICES TO PUBLIC**

In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk at least 48 hours prior to the meeting at (650) 947-2720.

Agendas, Staff Reports and some associated documents for Historical Commission items may be viewed on the Internet at <http://www.losaltosca.gov/meetings>

If you wish to provide written materials, please provide the Commission Staff Liaison with **10 copies** of any document that you would like to submit to the Commissioners in order for it to become part of the public record.

For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



DATE: April 24, 2023

AGENDA ITEM #1

## AGENDA REPORT

**TO:** Historical Commission  
**FROM:** Sean Gallegos, Senior Planner  
**SUBJECT:** H23-0001 – 236 Eleanor Avenue

### RECOMMENDATION:

Recommend approval of an addition and exterior alterations to a Historic Resource property subject to the listed findings and conditions

---

### PROJECT DESCRIPTION

This application seeks advisory review for a proposed project involving the addition of a 1,647 square-foot first story, 327 square-foot second story, and 832 square-foot basement to an existing two-story house that is a designated historic resource. Additionally, a new 588 square-foot detached accessory structure (garage) is also proposed as part of this project.

### BACKGROUND

The C.W. Morris House, a 1914 farmhouse located at 236 Eleanor Avenue, is listed in the Los Altos Historic Resource Inventory as one of the few farmhouses remaining in the city. The property was owned by Charles Wadsworth Morris and his family, including wife Alice, daughter Dorothy, and son David, in 1921. Morris, who had retired from managing the W.W. Montague Company in San Jose, moved to the Fremont District (Los Altos) with his family in 1921. Although the original owner of the property is unknown, it is believed to have been occupied by the Morris family during this time.

The two-story, wood-frame Craftsman Style residence has a square plan and a side-gabled roof, with decorative wood knee brackets supporting the gable ends and exposed rafter tails visible from the open eaves. The ground floor entry porch features a large front-facing gable with a balcony, supported by paired, square wood porch posts. Although the balcony has been remodeled since 1997, it still retains its original design elements. Other paired porch posts, connected by simple wood railings, are located at either end of the full-width porch. The entrance is offset to the right, with two large plate glass windows to the left, while other original wood sash windows with smaller panes across the top remain intact. A circular driveway surrounds a single mature palm tree in the front yard.

The bungalow was originally associated with agriculture, specifically orchards, and was part of the 1911 Adams Subdivision. According to oral history transcripts, the Morris family owned the

surrounding 14 acres of orchards, and C.W. Morris was listed as an orchardist in city directories beginning in 1922. However, it is not clear if the Morris family was the original occupant of the home. The house is one of the few remaining farmhouses left in the city today.

Although the house has undergone several alterations, it retains the aspects of location, overall design, materials, and workmanship, making it a significant representation of the Craftsman Style. The house does not retain the feeling of a farmhouse due to the loss of acreage and the house's current location on a back parcel flag lot, not facing the street, diminishing the feeling of a farmhouse and the historical association with the property. Additionally, Charles Morris's retirement and lack of significant contribution to the history of the area further reduces the property's historical significance. The conclusion is that the design, materials, and workmanship of the Craftsman Style house is sufficient to consider that the house retains integrity. The property's historic report is included in Attachments A and B.

## DISCUSSION

The proposed project entails adding a 1,647 square-foot first story, 327 square-foot second story, and 832 square-foot basement to the existing 1,790 square-foot, two-story historic house. The addition will be attached to the back utility porch area, which will be remodeled. The landscaping, including the rose gardens and most trees, will remain unchanged.

The site plan illustrates the existing house in white, with the proposed addition connecting to the rear façade and extending to the north façade. The plan also highlights the location of a new 588 square-foot one-story accessory structure (garage, which will replace the current pergola (carport) on the property.

The house at 236 Eleanor Avenue may not be a classic example of the Craftsman style, but it still incorporates many of its distinctive design elements. Originating from the Arts and Crafts Movement, this style emphasizes the use of natural materials and showcases the design, structure, and construction skills through exposed beams, rafters, and a combination of shingles, stucco, and timbers on the front paired posts of the porch. The following are the main design features of the house:

1. Wood construction with partial wood siding, including shingles
2. Low-pitched gable roofs
3. Overhanging eaves with exposed rafters and beams
4. Knee braces under the eaves, at the corners, and along the eave line (similar to those found in barn construction and farmhouses of the period)
5. Heavy timber, paired columns at the front porch
6. Patterned windowpanes on the upper sections of the sash
7. Full-width covered front porch with a low or half-lower wall

According to the National Park Service, integrity of a historic resource is defined by seven aspects: location, design, materials, workmanship, setting, feeling, and association. Although the house has undergone some alterations, there is still enough historic fabric to maintain its integrity and make a finding of historical importance. The house's design, materials, and workmanship from c. 1919 are significant enough to communicate its reason for being designated as a historic resource, even though the aspects of setting, feeling, and association may not be as present.

Historical professional, Bonnie Bamburg with Urban Programmers reviewed the project to ensure consistency with the Secretary of the Interior’s Standards for the Treatment of Historic Structures (SOIS) (Attachment A and B), and the historian’s and staff’s comments are provided below:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

Response: The application proposes to maintain the house's current use as a single-family residence while expanding its footprint through the proposed additions and alterations, including the construction of a new garage. These changes have been carefully planned to ensure that the defining characteristics of the building, as well as its site and environment, remain unchanged.

2. *“The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.”*

Response: The rear façade has undergone significant alterations that removed historic materials, including a protruding section with a multi-pane glass door and three non-original wood windows. The original design of the farmhouse included a utility porch with a wood back door with a glass panel at the top, small and plain framed windows, and stairs along the side of the house. The current windows, which appear to be from an earlier remodel, are not character defining.

While the original style roof framing may have been used, it is unusual. Typically, the roof was straight across, and a second shed roof covered the utility portion. The roof has been extended over the protruding section with exposed rafter tails. The shed dormer seen on the front of the house would have dictated a cross gable or gable dormer on this house, making the shed dormer out of proportion with the rest of the house. It appears to have been added to create a bedroom in the attic storage area, and is not an original character defining feature.

In addition, a deck has been added to the rear of the house, which is also not a character defining feature. In summary, the rear of the house has been remodeled and the original style and materials have been changed. The rehabilitation plan proposes to remove characteristic elements such as the roof slope with exposed rafter tails, which is a defining element of the Craftsman style, and the siding on half of the rear wall, which is typical of the Craftsman Style and this house. The removal of these elements will alter the design and character of the house's rear façade. However, the proposed rehabilitation plan retains the existing historic character of the Craftsman design and construction in the building along the front and side elevations.

3. *“Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.”*

Response: The proposed addition to the building does not include any conjectural features. Instead, it utilizes compatible forms without any stylistic decoration. Additionally, any similar materials used in the addition are offset or textured to distinguish the different eras of construction and maintain the historic integrity of the original building.

4. *“Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.”*

Response: The historic building did not showcase any artistic or significant changes, and the alterations made, especially to the rear of the house, are not of historical importance. A more detailed explanation of the significance of alterations along the rear elevation is discussed under Standard 3.

5. *“Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.”*

Response: The original design and construction, workmanship and materials are preserved in the historic house and the addition is located on the rear of the building.

6. *“Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.”*

Response: There are no known deteriorated features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Response: Because the work is limited, there will be no physical or chemical treatments that will affect the wood shingle or wood trim.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

The project scope does not include invasive foundation work or landscaping that would affect the site. Because the ground was disturbed previously in 1911, and subsequently with landscape improvements, it is unlikely that undisturbed archeological resources are present at the site.

9. *“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and environment.*

Response: The proposed new rear addition is designed to be compatible with the historic building, using wood construction and shingles with an off-set pattern that differentiates it from the historic materials. Additionally, stucco siding with a slightly different texture is also used. The addition does not exceed the height of the historic building and is located on the secondary rear, which has already undergone remodeling. This design is in keeping with the massing, size, and scale of the historic building and does not diminish its feeling or presence.

Moreover, the proposed detached garage is a simple gabled roof design without any historical ornamentation. The materials used in its construction will match those used in the addition, and it will not appear as a historic structure.

10. *“New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”*

Response: If the new addition were to be removed, the historic building could be repaired without significant damage to the historic envelope of the building. This is because the alterations and addition are made of wood construction, and therefore the original could be recreated in the roof and rear façades. Additionally, the proposed new garage is a separate structure and does not affect the historic envelope of the building in any way. However, it should be noted that the new addition and garage have been designed to be compatible with the historic building, and their removal would alter the building's current design and character.

As outlined in the report from the Historical professional, Bonnie Bamburg with Urban Programmers, the proposed demolition, addition, and exterior alterations do not adversely affect the physical integrity or the historic significance of the property and are consistent with the Secretary of the Interior’s Standards for the Treatment of Historic Structures.

In order to make a positive advisory recommendation, the Commission will need to find that the project is consistent with the provisions of the Historic Preservation Ordinance and does not adversely affect the physical integrity or the historic significance of the property. Once the Commission provides a recommendation, the project will be reviewed by the Planning Commission.

**Variance**

As part of the application for a two-story addition to the existing two-story historic structure and the new one-story accessory structure, a variance will need to be approved with the design review application.

As part of the proposal for a two-story addition to the existing house, a variance is requested for the following:

- 1. The applicant is seeking a variance from the current definition of a "basement" as per the Zoning Code, which specifies that a basement can only extend a maximum of two feet above the surrounding ground level. The applicant is requesting permission to build a basement that exceeds this height limit and still be classified as a basement under the Zoning Code.
- 2. The applicant is requesting a variance to allow for the construction of a second-story addition to an existing two-story house on a flag lot, where the Zoning Code currently prohibits the construction of second stories.

The applicant is also seeking a variance to allow for the construction of an accessory structure in the front yard, which is currently prohibited by the Zoning Code. The proposed structure is a one-story building that would serve as a garage. The applicant has argued that the location in the front yard is necessary for the structure's intended use and that it would not be feasible to locate it in the rear yard due to site constraints due to being a historic resource.

In order to grant the requested variances, the applicant will need to demonstrate that:

1. That the granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02;
2. That the granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
3. That variances from the provisions of this chapter shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

The applicant will provide evidence that there are unique or unusual circumstances related to the property due to the site being a historic resource that justifies the need for the variance. The applicant will show that the addition will not adversely affect the surrounding properties or the character of the neighborhood and that it will meet the requirements for setbacks, lot coverage, and other zoning regulations. The decision to grant the variance will ultimately be considered by the Planning Commission, which will consider the specific circumstances of the case and weigh the potential impacts on the neighborhood against the need for the proposed structure.

*Community Outreach*

The applicant conducted community outreach by mailing letters with renderings of the accessory structure to neighbors in the immediate neighborhood context. A copy of the letter mailed to neighbors is provided as attachment C. Staff has not received any public comment regarding the proposed project.

Cc: Walter Chapman, Applicant and Designer  
 Jennnifer Jacobsen and Todd Parmacek, Owners

**Attachments**

- A. Secretary of the Interior’s Standards Review Report, Urban Programmers
- B. Secretary of the Interior's Standards Review Addendum, Urban Programmers
- C. Community Outreach Letter
- D. Materials Board
- E. Project Plans



## FINDINGS

H23-0001 – 236 Eleanor Avenue

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44) due to the project not adversely affecting the physical integrity or the historic significance of the subject property, and the project being in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property. Although the house has undergone alterations, it still retains enough historic fabric to be considered as having integrity. The house is significant as a variant of the Craftsman style, and although the aspects of setting, feeling, and association are not present, the design, materials, and workmanship from around 1919 are still evident enough to convey the historical importance of the building.

**CONDITIONS**

H23-0001 – 236 Eleanor Avenue

**GENERAL**

**1. Expiration**

The Historical Commission Advisory Review approval will expire on April 24, 2023, unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

**2. Approved Plans**

The approval is based on the plans and materials received on April 11, 2023, except as may be modified by these conditions.

**3. Indemnity and Hold Harmless**

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney’s fees, incurred by the City or held to be the liability of the City in connection with the City’s defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City’s action with respect to the applicant’s project.

**INCLUDED WITH THE BUILDING PERMIT SUBMITTAL**

**4. Conditions of Approval**

Incorporate the conditions of approval into the title page of the plans.

February 10,2023

Sean Gallegos, Sr. Planner  
City of Los Altos  
1 North San Antonio Street  
Los Altos, CA 94022

Via Email: [Sean Gallegos \(SGallegos@losaltosca.gov\)](mailto:SGallegos@losaltosca.gov)

Subject: 236 Eleanor Avenue, Los Altos

Dear Mr. Gallegos:

The 1914 farmhouse at 236 Eleanor Avenue is listed as the C.W. Morris House in the Los Altos Historic Resource Inventory. The house is recognized as one of the few farmhouses remaining in the City.<sup>1</sup> The original owner is not identified, and the property is known to have belonged to Charles Wadsworth Morris and his family, wife Alice, daughter Dorothy and son David, in 1921. Morris was retired from the hardware sales business where he was the manager of W.W. Montague Company, in San Jose and the family moved to the Fremont District (Los Altos) in 1921. <sup>1</sup> Charles W. Morris passed away in 1932 and his family-later his sone continued to live on the property. A lot split created a flag lot with the 1914 house on the back parcel where it is accessed by a driveway from Eleanor Avenue.

**Purpose of the study:** Recently the property sold to a new owner who wishes to expand the living space of the house to accommodate the family. Urban Programmers was asked to review the rehabilitation plans prepared by Chapman Design Associates for compliance with the Secretary of the Interior's Standards for Rehabilitation.

**Methodology:** We first looked at the integrity of the house and setting. Research added to the knowledge about the C.W. Morris family but did not identify the original owner.<sup>1</sup>The house has several alterations, yet appears to retain the aspects of location, overall design, materials, workmanship. However, the feeling of a farmhouse is not present due to the loss of acreage and the historical setting is also not present because the house is now on a back parcel flag lot and not facing the street. The aspect of association is also diminished because the Morris family were not the original owners who developed the house and for the most part, Charles was retired and did not contribute in a significant way to the history of the area. The conclusion is that the design, materials, and workmanship of the Craftsman Style house is sufficient to consider that the house retains integrity. The next step was to consider the proposed addition to the building by comparing the *Secretary of the Interior's Standards for Rehabilitation* to the proposed architectural plans prepared by Chapman Design Associates. Because of the flag lot parcel, we also looked at the Los Altos Zoning Code for orientation or a view corridor.

Bonnie Bamburg, owner  
10710 Ridgeview Avenue  
San Jose California  
95127  
USA

Phone: 408-254-7171  
Fax: 408-254-0969  
E-mail: [bbamburg@USA.net](mailto:bbamburg@USA.net)

**Executive summary:** Following the methodology above, we concluded that the rehabilitation plans prepared by Chapman Design Associates, met the intent of the “standards.” Standard 10-states that an addition could be removed and the rear of the house reconstructed in wood, without substantial damage to the front of the historic building. This removal of the addition is highly unlikely.

**Photographs of the existing house taken 2022.**



Photograph 1                      236 Eleanor Avenue, Los Altos

View: An aerial view shows the house with raised garden, otherwise surrounded by crushed stone. The house faces toward Eleanor Avenue but is located behind a newer house on a rear flag lot. While the orientation of the house is to the east and Eleanor Avenue, it cannot be seen from the public way. The entry has been along the side of the front parcel creating a functional front or entry orientation of the parcel to the north



Photograph 2 236 Eleanor Avenue, Los Altos

View: The primary east front facade showing a full width covered porch and projecting entry porch on the first level. This level is raised. The first level is sheathed in stucco that appears an alteration of the original horizontal wood siding. The second story shows a cross gable roof with a second story gable. East facade (privacy wall in front of the gable and over the porch is an addition) South side facade with chimney continues the Craftsman details of knee braces under the eaves, and exposed rafter and cut shingles of the second level.



Photograph 3 36 Eleanor Ave., Los Altos

View: Front entry porch showing the low base for the paired columns and the 6 stairs to the main porch. The entry door is off set to the left.



Photograph 4 236 Eleanor Avenue, Los Altos  
View: The north side façade showing the window alteration to fill the side of the porch and the second level gable. A carport is under the pergola structure and the entrance to the rear of the house..



Photograph 5 236 Eleanor Avenue, Los Altos  
View: Rear façade showing the pop out addition to the original design. The view shows the shed dormer on the rear second level.



Photograph 6                      236 Eleanor Avenue, Los Altos  
View: Rear and north side showing the rear additions and deck addition. A shed is behind the house and the carport on the left (north ) side.

**236 Eleanor Avenue, Proposed Rehabilitation Plans**

The two story story historic house of 1,790 sq.ft. is proposed to have an addition attaching to the back utility porch area (remodeled). The addition is proposed to be 2,157.41 Sq.Ft. in two-stories. The historic house is shown to remain as is the landscaping with rose gardens and most trees.

All architectural drawings were provided by Chapman Design Associates, February 10,2023

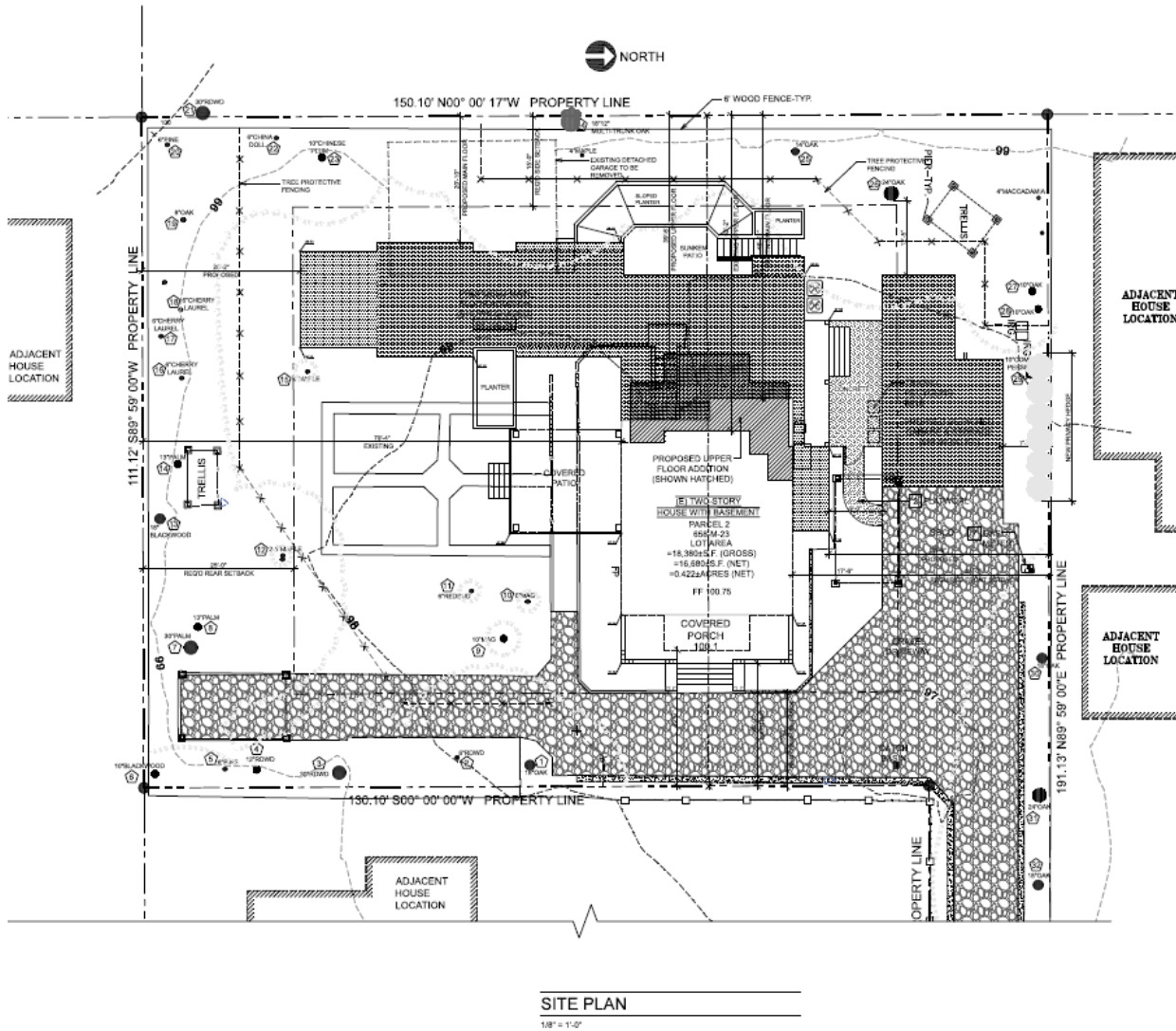


Figure 1 236 Eleanor Avenue -Rehabilitation Plan  
View: The site plan shows the existing house in white and the proposed addition to the rear of the house connecting on the rear façade, extending to the north façade, and the location of a new garage where an existing pergola (carport) is located.

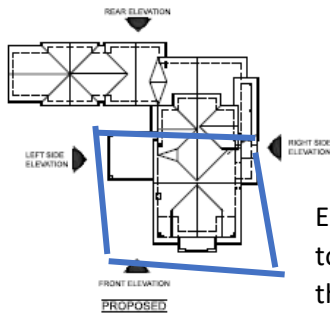
Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A10



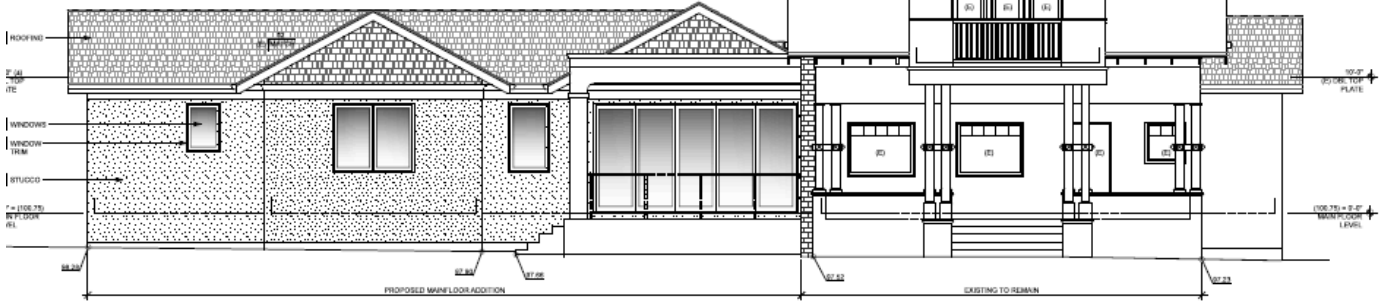


Figure 2-A 236 Eleanor Avenue - Rehabilitation Plan  
View: Existing front facade

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



Existing historic house to remain in front of the addition.



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

Figure 2 -B 236 Eleanor Avenue - Rehabilitation Plan  
View: Front Facade showing the existing house in white, and the proposed addition is set back to the rear from the front portico. The historic house and front roof structure are shown to remain. The proposed addition will attach to the existing roof structure and have compatible materials. The differentiation that will be in course laying pattern. An example is hanging the shingles in an offset providing a different appearance for the new construction using compatible materials

Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0

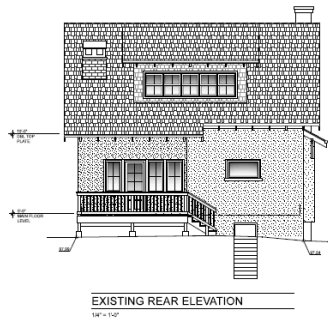


Figure 3-A            236 Eleanor Avenue -  
Rehabilitation Plan  
View: Existing rear elevation

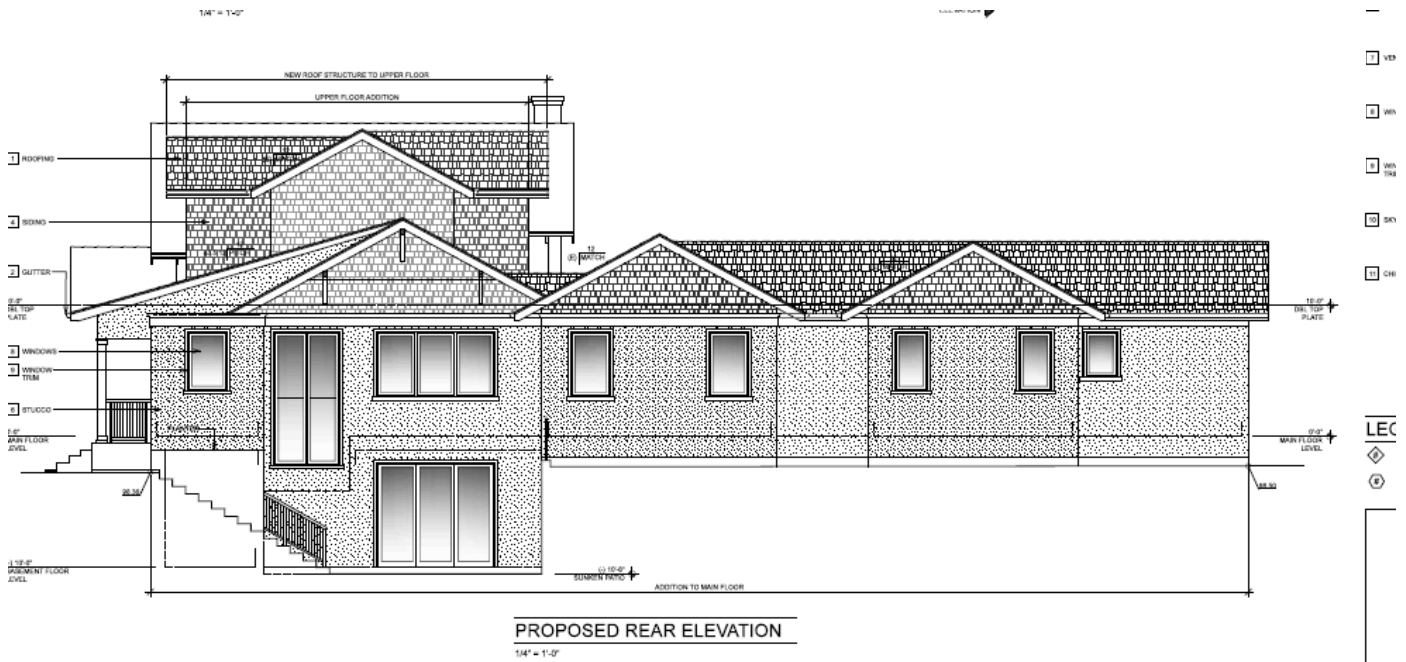


Figure 3 -B            236 Eleanor Avenue- Rehabilitation Plan  
View: Rear Facade showing the proposed rear and side additions. The rear of the house had previously been remodeled and was not the original design. Maintaining the elevation of the floor plate in historic house into the addition provides consistency with the raised elevation of the historic house.  
Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0

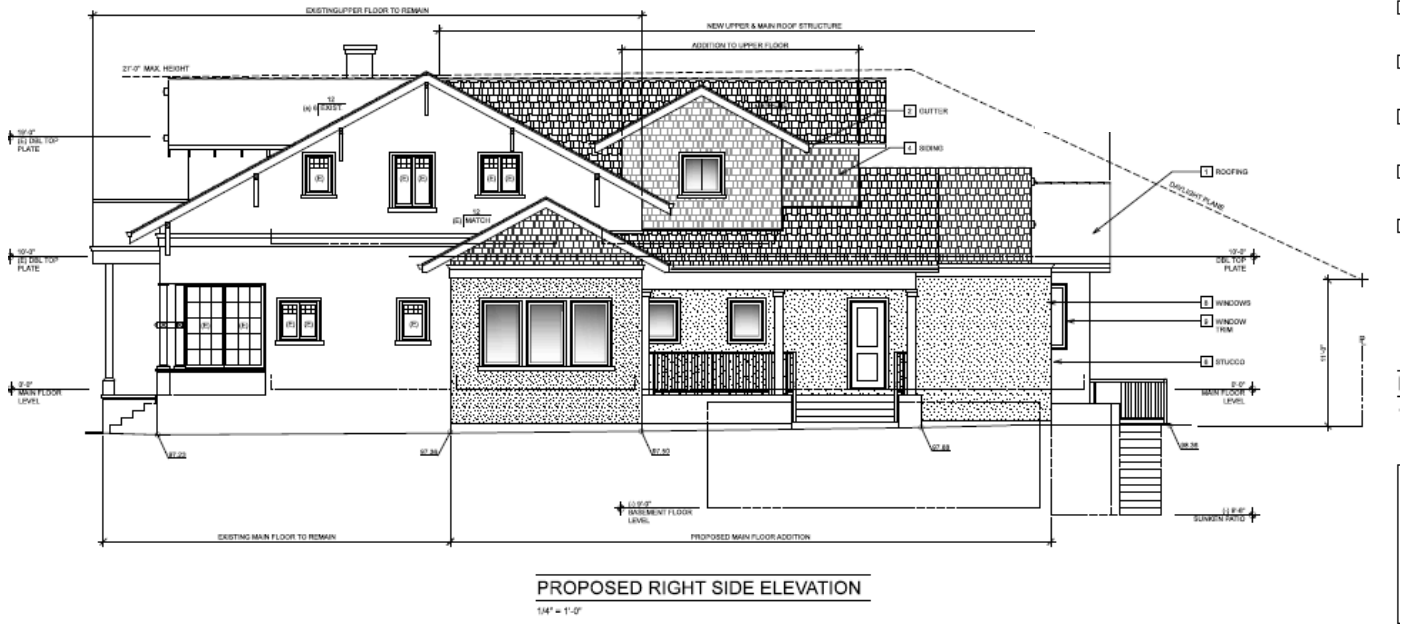


Figure 4 236 Eleanor Avenue- Rehabilitation Plan  
 View: North (right) Side Facade showing the side of the proposed rear addition and where the roof of the addition meets the historic roof structure. The roof intersection maintains the existing height of the historic building. A simple gable roof (without brackets or braces) is added to the rear as part of the new roof structure. Shingles will be off-set in pattern to distinguish the new from the old. The stucco will be similarly slightly different to distinguish the different sections.  
 Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0



Figure 5-A 236 Eleanor Rehabilitation Plan

View: Existing Historic Building, Left or South elevation.



Figure 5 -B 236 Eleanor Avenue- Rehabilitation Plan  
 View: Left (South) Facade showing the proposed connection of the new wing. The historic house and front roof structure are shown to remain at a height above the proposed addition. The roof structure is intersected with the new roof structure to create a cross gable in the second story.  
 Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.0

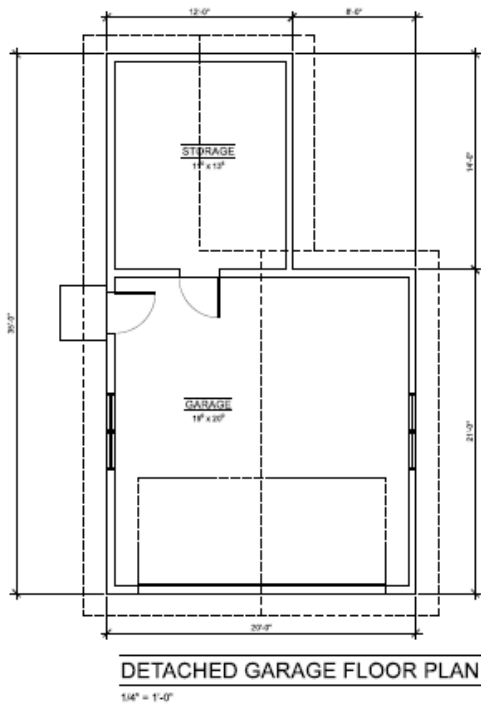


Figure 6-A 236 Eleanor Avenue -Rehabilitation Plan  
View: Floor plan for a new detached garage.

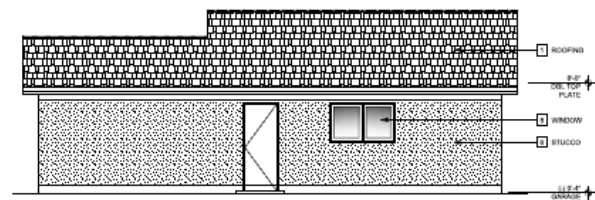
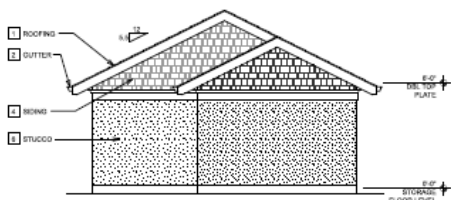
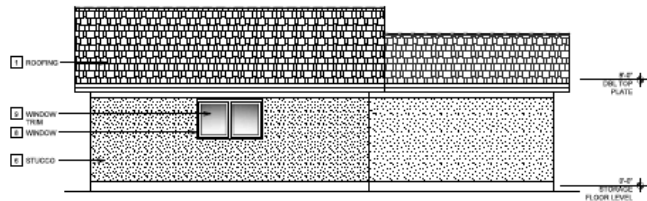
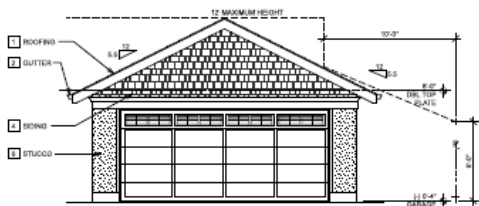


Figure 6-B 236 Eleanor Avenue- Rehabilitation Plan  
View: Proposed new detached garage. The form is basic to garage structures that are wood frame with a pitched (gable ) roof. No stylistic or decorative embellishments have been added.  
Source: Chapman Design Associates, Jacobsen/Parmacek Residence Sheet A4.1

## Character defining features of the Craftsman Style and Craftsman Bungalow

Although not a classic version of the Craftsman style, most of the distinctive design elements are present in the house at 236 Eleanor Avenue.

Coming from the Arts and Crafts Movement, the style features a natural use of materials and exposes the design, structure, and construction skill with exposed beams, rafters and a mix of shingles, stucco and timbers for the front paired posts of the porch..

1. Wood construction and partial wood siding, including shingles
2. low-pitched gable (triangular) roofs
3. overhanging eaves with exposed rafters and beams
4. Knee braces under the eaves, at the corners and along the eave line (This is a carryover from barn construction and often appears in farm houses of the period)
5. heavy timber, paired columns at the front porch
6. patterned windowpanes on the upper sections of the sash
7. Full width covered front porch with a low or half lower wall.

**Integrity:** The seven aspects of integrity were identified by the National Park Service to be; Location, Design, Materials, Workmanship, Setting. Feeling and Association.

While there have been alterations to the house there is sufficient historic fabric to make a finding of integrity- the house communicate its reason for being designated a historic resource because it is a variant of the Craftsman style. Although the aspects of setting feeling and association are not present the design, materials and workmanship from c. 1919, remain enough for the understanding of historical importance ascribed to the building.

**The Secretary of the Interior's Standards for Rehabilitation** – Guidance for Changes to historic buildings that preserve the character of the historic buildings while allowing modernization and additions that enhance the longevity of the historic resource.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings were created by the National Park Service, Cultural Resources Division in 1978 to provide a framework to guide rehabilitation work for projects that were Certified Historic Structures and applied to use investment tax credits. Since that time, the "Standards" have been expanded by introducing element-specific recommendations in the "Guidelines." These standards and guidelines have been adopted by many governmental agencies to promote the same level of preservation to projects that are determined to be local landmarks and/or historic resource properties. For buildings that are eligible for or are listed in the California Register of Historical Resources, compliance to the "Standards" is generally accepted to reduce the impact of a project to less than a significant adverse impact.

*"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."*<sup>4</sup>

---

<sup>4</sup> <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

*The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.<sup>5</sup>*

*1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The property retains its historic use as a single-family residence

*2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The existing historic character of the Craftsman design and construction in the building is retained in the proposed rehabilitation plan.

*3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features were added to the building. The addition uses compatible forms without stylistic decoration. Where similar materials to the historic building are used they are off set or textured to show the different eras of construction.

*4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The historic building did not represent artistic or significant changes and the alterations, particularly to the rear are not historically important.

*5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The original design and construction, workmanship and materials are preserved in the historic house and the addition is located on the rear of the building.

*6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

*Specifications are not available at this time. However, the historic house appears in very good condition requiring little reair..*

---

<sup>5</sup> ibid

*7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Specifications are not available at this time. However, there is not need for harsh chemicals or

*8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

An archeological survey was not conducted as part of this review. However, it appears from the past uses, and rather dense development around the property that it is unlikely to yield important information about prehistory or history. Should archeological material be uncovered State and local laws must be followed.

*9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The new rear addition does not destroy historic materials that characterized the building. The addition is compatible with the historic building, using wood construction, shingles of a different off-set pattern, Stucco siding that is slightly different and differentiates the new from the historic materials. The addition is not taller than the historic building and is located on the secondary rear- which has been remodeled. This is compatible with the massing, size, and scale of the historic building. The addition does not diminish the feeling or presence of the historic building. The proposed detached garage is a simple gabled roof design without historicist ornamentation. The materials will follow those of the addition and not appear a historic structure.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.<sup>7</sup>*

Although highly unlikely, if the new addition were to be removed, the historic building could be repaired without significant damage to the historic envelope of the building. The alterations and addition are wood construction and therefore the original could be recreated in the roof and rear facades. The proposed new garage is a separate structure.

### **General Comments on the rehabilitation plans prepared by Chapman Design Associates.**

The historic house was listed in the Los Altos Historic Resource Inventory in 1997, on a flag lot and is

---

<sup>7</sup> <http://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



not visible from public street. We do not know the motivation for creating the flag lot- but they are not uncommon; often it was to provide a modern house in the front for a younger generation while maintaining a very close relationship to the older generation in the rear house or simply as a source of income as orchards became unprofitable. Some parcels were not legally divided, while others, when subdivided created unusual shapes or flag lots where the entrance is from the side or rear. Some parcels include historic resources that should be preserved, but these lots, and the location of historic buildings often do not comply with zoning or setback regulations making the preservation of a historic resource more difficult.

When the parcel at 236 Eleanor Avenue was created there was no accommodation given to preserving the historic resource, providing a view corridor to the historic building, or defining the orientation of the parcel. The orientation and footprint of the historic building on the parcel does not conform with the Los Altos zoning regulations for setback. Regulations that were approved after the flag lot was recorded.

In the case of the parcel at 236 Eleanor, the driveway from Eleanor Avenue enters the flag lot at the north side creating the arrival point and the functional front of the parcel. Previous landscaping has strengthened this as the new "front" by placing the pergola (carport) at the point of entry. For the same reason, this carport location would be the logical location for a detached garage. Although not conforming with the current Zoning regulations (setbacks), this continues the entry setting established when the lot was recorded, and allows a secondary structure that is compatible with the siting of the historic house.

State or National historic preservation criteria generally do not provide guidance in a situation where setbacks have been adopted because the overarching philosophy is to protect the historic resource and when necessary, use the best judgement to provide the most beneficial setting for the historic resource, thus contributing to the preservation of the historic resource. In some communities, historic buildings or properties are given a special overlay zone, with requirements to encourage the rehabilitation, use, and preservation of the historic buildings, or sites, The Los Altos Zoning code does not appear to contain this type of zoning regulation.

**Conclusion:** Urban Programmers determined that the rehabilitation plan provided by Chapman Design for 236 Eleanor Avenue, including the addition to the historic house and location of a new garage, complies with the *Secretary of the Interior's Standards for Rehabilitating Historic Buildings*. The property retains eligibility to be listed in the Los Altos Historic Resource Inventory.

**Recommendation:** An updated DPR should be prepared to identify the original owner and record changes that may be approved and completed as part of the current application.

Best regards,



Bonnie Bamburg



**MEMO**

To: Sean Gallegos, Los Altos Planning Department

From: Bonnie Bamburg, Urban Programmers

Subject: 236 Eleanor Avenue-Response to comments on the Historic Report DPR and Review of Rehabilitation Plans

Date: April 12, 2023

General Response to Methodology.

The Secretary of the Interior's Standards for the treatment of Historic Property and the Secretary of the Interior's Standards for Rehabilitation require an analysis of the character-defining features of a historic resource prior to beginning the rehabilitation plan. When this house was analyzed, it was apparent there had been many alterations and changes. The alterations are a mix of including existing details and new elements that were based upon Craftsman styles. We believe the designer studied the building and the styles and was not just a contractor remodel. The SOIS further requires a ranking or consideration of the primary and lesser y character-defining features. This house exhibited the primary character-defining features to be primarily on the front facade, some on the side and less on the rear due to previous alterations.

To allow the owners additional living space and modern conveniences while maintaining the character of the Craftsman style, the rear façade was identified for the addition because it had the least character-defining features and original and as it had been remodeled. , This allows for continued use and preserves the dramatic (although somewhat altered) front facade) and character of the side facades, although there is a loss of some historic materials and the side roof line... The rehabilitation plan was designed to require the least removal of character-defining features and historic materials. These are proposed to be removed as part of the rehabilitation addition.

## Character defining features and original materials of the rear and side facade.

### Rear Façade Historic materials and Character-defining



The rear façade has been significantly altered from the original design of a farmhouse in a variation of the Craftsman style.

Alterations that previously removed historic material include the protruding section that has a multi-pane glass door and three wood windows that are not original to the location and probably not to the building. The rear facade of an orchard would have the utility porch with a wood back door that might have had a glass panel in the top. Stairs usually were to the side. This is the pattern of the existing foundation. Windows would be small and plain frames. All windows appear to be from a previous remodel. The rear of the house was not used for recreation but was utilitarian with, clotheslines, a barn and other ancillary buildings behind. Windows on the rear were also less formal, but operable.

Although this may be the original style roof framing it would be unusual. Typically the roof was straight across and a second shed roof covered the utility portion. The roof appears to have been extended over the protruding section carrying the design of exposed rafter tails.

While the Craftsman style may include a shed dormer, the style seen on the front would have dictated a cross gable or gable dormer would have occurred on this house. The shed dormer is out of proportion with the rest of the house. It appears to have been installed to create a bedroom in the attic storage area. Although the shed roof incorporates exposed rafter tails and a knee brace - Craftsman elements- these are not original to the building. Looking to the front and sides of the house, a dormer would have had a gable and not a shed roof. The shed roofed dormer is not original and because of the scale it has not gained significance, and is not a character defining feature of this house.

The windows in the protruding section are not original to the location and not likely the house. Recycling windows during a remodel is not a new concept and may have happened although the frames do not appear early twentieth century. The small, almost square windows (rear of the house) may or may not be an original frame and lugsil. Prior to central heat and ventilation was important and kitchen windows particularly would have been operable to expell kitchen odors and circulate air into the kitchen. The fixed pane kitchen window may have been relocated to this area or is a feature of remodeling. It is not a character defining element.

The deck has also been added and is not a character defining feature of the house.

In summary, the rear of this house has been remodeled with original materials and style changed. The characteristic elements to be removed are; roof slope with exposed rafter tails is a defining element of the Craftsman style and siding on half the rear wall appears to be original and is typical of the Craftsman Style and this house.

The rehabilitation plan shows these elements will be removed. This will change the design and rear character of the house.

Side Façades Historic material and features. This is discussed in the report and expanded here. The side exhibits character-defining features in the roof slope, fenestration with windows exhibiting small panes above a larger pane in a casement style, and siding. There is a loss of historic material on the side and rear roof framing ( composition roofing materials are not historic and are not character defining elements) where the addition connects to the main building and the loss of windows that are characteristic of the Craftsman style, and siding. The loss of characteristic windows on the first level is unfortunate yet placing the addition to the rear and connecting the roof frame and rear side facades appears to provide the addition with the least loss of historic fabric and features.

**Responses to the questions and comments in the Summary of Comments on the Historic document Historic Report 236 Eleanor Ave.**

**Standard 2**

*Sean Gallegos: There is no discussion of any potential character defining features, which are being removed/demolished due to the addition along the rear of the house.*

*At a minimum, the historian should be discussing the defining features along the rear elevation and whether the features or materials are relevant character defining features for the existing Craftsman style building.*

*In the report, the historian states: "the rear face with the pop-out addition to the original design. The view shows the shed dormer on the rear second level." If the historian does not believe the rear of the elevation is not historic due to addition not being historical significant or a character defining feature in its own right, it must discuss this issue in their response. While I agree the existing Craftsman design is retained along the front and the majority of the sides. This requires a more detailed discussion than the conclusory statements (without supporting analysis) which is provided in this response.*

*Finally, why is the applicant or the historian not utilizing the potentially historic windows or other features being removed from the rear of the house in the new house design. If a historic feature can be preserved, staff would expect the historian to require the preservation of any features, which could be preserved.*

Urban Programmers Response. Above is the detailed description of the rear facade of 236 Eleanor Avenue.

### **Standard 3**

*Sean Gallegos. The historian states material textures will be offset or use different texture. Staff has identified stucco will be matching the existing house, and staff does not see the offset or the difference in texture. The historian should provide a greater discussion of the addition not creating a false sense of historic development.*

Urban Programmers Response. Standard 3 and treatments were discussed with the architect Walter Chapman. Textures and colors would be included in the specifications. We did not see the color board. This would have been more appropriately stated that the architect will provide specifications and samples of color and textural differences to be approved by the Planning Staff.

### **Standard 4**

*Sean Gallegos. The historian states "the rear are not historically important." Why? If the rear elevation is not historic, the historian must provide a detailed explanation for the reasons under the City's historic preservation standards for the rear elevation not being historically important*

Urban Programmers Response. This should have been explained in more detail as it is above.

### **Standard 5**

Sean Gallegos. *While I understand an addition to the rear of a historic house is less impactful to the historical integrity and significance of the house, the historian is discussing the distinctive features being removed from the rear elevation. At a minimum this should be discussed by the historian, and the historian should outline the reasoning why the loss of the features are not significant under the Secretary of the Interior's Standards.*

Urban Programmers Response. This is discussed in detail above.

**Standard 9**

Sean Gallegos. *There is no discussion of any potential character defining features, which are being removed/demolished due to the addition along the rear of the house. At a minimum, the historian should be discussing the defining features along the rear elevation and whether the features or materials are relevant character defining features for the existing Craftsman style building.*

*In the report, the historian states: "the rear face with the pop-out addition to the original design. The view shows the shed dormer on the rear second level." If the historian does not believe the rear of the elevation is not historic due to addition not being historical significant or a character defining feature in its own right, it must discuss this issue in their response.*

*While I agree the existing Craftsman design is retained along the front and the majority of the sides. This requires a more detailed discussion than the conclusionary statements (without supporting analysis) which is provided in this response. In your response, you state the stucco is slightly different and differentiates from the historic materials. However, the applicant's materials board shows the stucco will exactly match the existing stucco finish. Therefore, your original statement is not consistent with the proposed plans and materials. Staff requests a discussion of the proposed materials and their consistency under the SOISR.*

Urban Programmers Response. The discussion and explanation of the affected facades is above.

Reuse of materials should always be a consideration. If it is not possible to reuse them in the rehabilitation, they could be recycled through a company or donated to a preservation organization such as Preservation Action Council San Jose or a history museum that recycles building materials. Characteristic elements are also exchanged on the internet.

## 236 Eleanor Notification list and notes

Address	Name	Notes
260 Eleanor Ave	Greg and Kendra Muscarello	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
192 Eleanor Ave	Ashish Patel, Neelam Goyal	Dropped packet 3/2 and have had positive email exchnages. Supports
246 Eleanor Ave	Steve and Celeste Hertzler	In-person discussions 2/17. Dropped packet in mb 3/2 and had in person discussions and positive text exchange. Supports
199/201 Elenor Ave	Ying Liu	Had in person discussion 2/17. Dropped packet off 3/2 personally and reviewed. Supports
241 Eleanor Ave	Rod Sugimoto	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
217 Eleanor Ave	Candice Maruyama	In-person discussion 2/17. Dropped packet 3/2 and had in person discussions and positive text exchange. Supports
161 Pepper Ct	Dee Gibson	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
166 Hawthorne Ave	Pia Camenzind	In person discussion 2/17. Dropped packet 3/2 and have had add'l in-person discussions. Supports
172 Hawthorne Ave	RENTAL / FOR SALE / NO OWNER LISTED AT CITY	
184 Hawthorne Ave	RENTAL / VACANT / NO OWNER LISTED AT CITY	
215 Hawthorne Ave	RENTAL / VACANT / Sent packet to listed owner in Cambell	
245 N Hawthorne	Western Title Guaranty Co Deane Furuichi	Name provided by city as additional notification APN: 170-26-046 : Sent Packet



## NEWMATERIALS



**ROOFING**  
40 YEAR COMPOSITION  
SHINGLE



**GUTTERS**  
OGEE & ROUND  
DOWNSPOUTS



**WINDOWS**  
DUAL GLAZED  
ALUMINUM CLAD



**WINDOW TRIM**  
2X2 WOOD TRIM  
2X3 SILL & APRON



**EXTERIOR**  
MATCH EXISTING  
STUCCO  
  
STAGGERED SHINGLES  
AT GABLES



## EXISTING MATERIALS



**ROOFING**  
REMAIN AS EXISTING  
40 YEAR  
COMPOSITION



**GUTTERS**  
REMAIN AS EXISTING  
OGEE  
ROUND DOWNSPOUT



**WINDOWS**  
REMAIN AS EXISTING



**WINDOW TRIM**  
REMAIN AS EXISTING  
2X3 SILL & APRON  
WITH CROWN



**EXTERIOR**  
REMAIN AS EXISTING  
STUCCO  
  
GABLES  
STRAIGHT LINED  
SHINGLES



# ATTACHMENT E



NORTHEAST 3D RENDERING



SOUTHEAST 3D RENDERING

## GENERAL NOTES

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

## CONSULTANT DIRECTORY

**SURVEYOR** NNR ENGINEERING SERVICES CO.  
535 WEBRIDGE DRIVE  
SAN JOSE, CA 95123  
(408) 348-7813

**SOILS ENGINEER** GEOFOUNDATION INC.  
488 CHELSEA KING  
SAN JOSE, CA 95138  
(408) 710-6701

**CIVIL ENGINEER** GREEN CIVIL ENGINEERING  
1900 S. NORFOLK ST. # 350  
SAN MATEO, CA 94403  
(510) 368-9863

**STRUCTURAL ENGINEER** T.B.D.

**ENERGY CONSULTANT** T.B.D.

**LANDSCAPE ARCHITECT** W. JEFFREY HEID, LANDSCAPE ARCHITECT  
617 ONELDA DRIVE  
SAN JOSE, CA 95123

## SHEET INDEX

### ARCHITECTURAL SHEETS

- A0.0 COVER SHEET
- A1.0 SITE PLAN
- A1.1 EXCAVATION PLAN CONSTRUCTION OPERATION PLAN
- A1.2 OSHA LAYBACK SECTION & BASEMENT EXCAVATION PLAN
- A1.3 FLOOR DIAGRAM & AREA CALCULATIONS
- A1.4 NEIGHBORHOOD CONTEXT MAP
- A2.0 MAIN FLOOR DEMOLITION PLAN
- A2.1 UPPER FLOOR DEMOLITION PLAN
- A3.0 PROPOSED BASEMENT PLAN
- A3.1 PROPOSED MAIN FLOOR PLAN
- A3.2 PROPOSED UPPER FLOOR PLAN
- A3.3 PROPOSED ROOF PLAN
- A4.0 EXISTING & PROPOSED FRONT ELEVATIONS
- A4.1 EXISTING & PROPOSED REAR ELEVATIONS
- A4.2 EXISTING & PROPOSED RIGHT SIDE ELEVATIONS
- A4.3 EXISTING & PROPOSED LEFT SIDE ELEVATIONS
- A4.4 DETACHED GARAGE PLAN & ELEVATIONS
- A4.5 ARCHITECTURAL DETAILS
- A5.0 CROSS SECTIONS "A-A" & "B-B"
- A5.1 CROSS SECTIONS "C-C" & "D-D"

### CIVIL SHEETS

- C1 GRADING & DRAINAGE PLAN

### LAND SURVEY SHEET

- SHT-1 TOPOGRAPHIC SURVEY

### LANDSCAPE SHEETS

- L-1 CONCEPTUAL LANDSCAPE PLAN (OVERALL)
- L-2 CONCEPTUAL LANDSCAPE PLAN (FRONT)
- L-3 CONCEPTUAL LANDSCAPE PLAN (REAR)

## APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING

## PROPERTY DESCRIPTION

**OWNER** JENNIFER JACOBSEN & TODD PARMACEK

**ADDRESS** 236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**PARCEL** 170-41-093

**ACREAGE** 0.422 ac.

**ZONING** R1-10

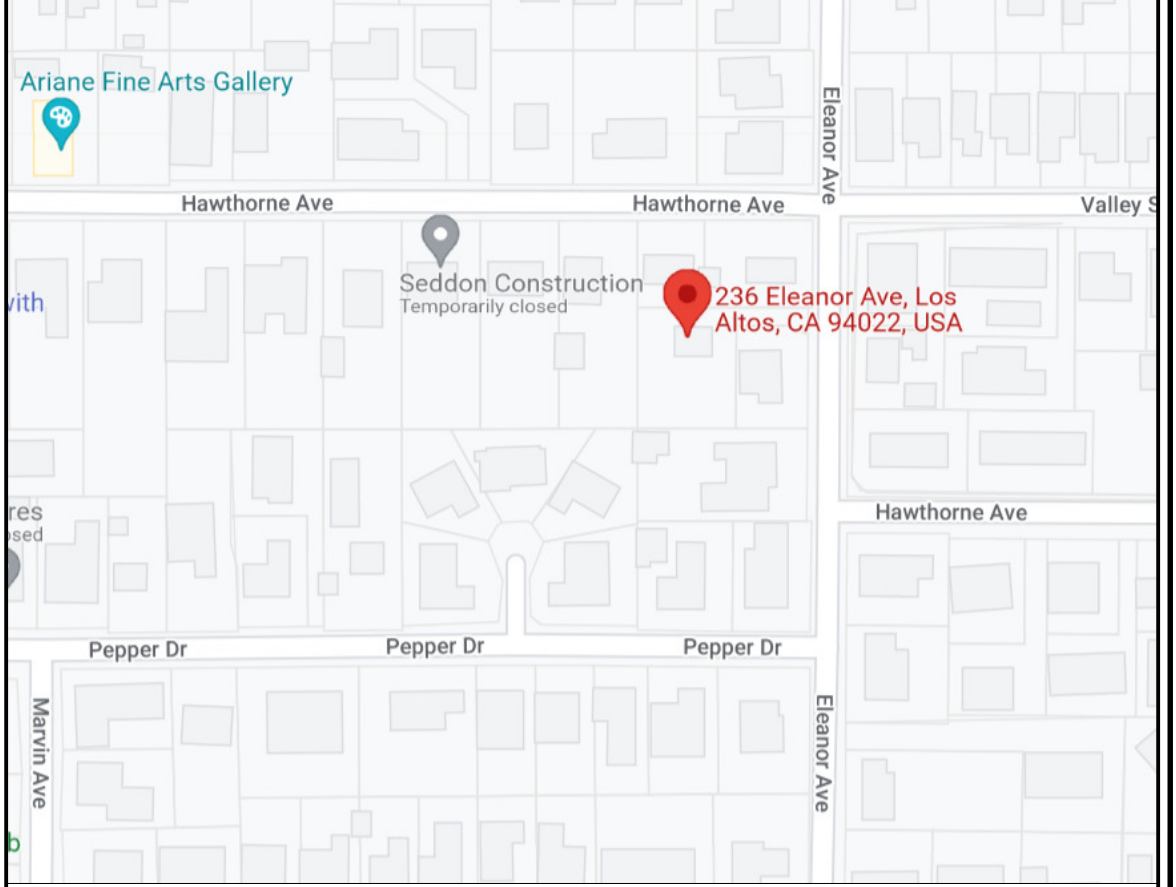
**FLOOD HAZARD** ZONE -X

**OCCUPANCY** R-3/U **2a**

**CONSTR. TYPE** V-B

**PROJECT DESCRIPTION** ADDITION TO MAIN, UPPER FLOOR AND BASEMENT OF EXISTING 2-STORY HISTORICAL HOUSE

## VICINITY MAP



## TABULATION

### ALLOWABLE FLOOR AREA CALCULATIONS

Net Lot Size = 16,681.80 sq.ft.

35% for 1st 11,000 sq.ft. = 3,850.00 sq.ft.

10% for 5,681.80 sq.ft. = 568.18 sq.ft.

Allowable sq.ft. = 4,418.18 sq.ft. **2b**

	EXISTING	PROPOSED	ALLOWED / REQUIRED
<b>LOT COVERAGE</b> (land area covered by all structures that are over 6 feet in height)	1,531.48 s.f. (10.13 %)	3,851.35 s.f. (23.08 %)	5,004.54 (30.00%)
<b>FLOOR AREA</b>	1,851.67 s.f. (10.07 %)	4,413.60 s.f. (26.45 %)	4,418.18 s.f. (26.48%)
<b>SETBACKS:</b>			
Front (1st / 2nd)	42.50 feet / 42.50 feet	36.50 feet / 42.50 feet	25.00 feet
Rear (1st / 2nd)	79.33 feet / 79.33 feet	22.17 feet / 79.33 feet	25.00 feet
Right Side (1st / 2nd)	46.91 feet / 52.18 feet	20.93 feet / 59.50 feet	15.00 feet / 17.50 feet
Left Side (1st / 2nd)	22.58 feet / 22.58 feet	22.58 feet / 22.58 feet	15.00 feet / 20.00 feet
<b>HEIGHT:</b>	(a) 27'-0"	(a) 26'-0"	27'-0"

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
<b>HABITABLE LIVING AREA:</b> (Includes habitable basement areas)	2,765.31 sq. ft.	(+) 2,805.20 sq. ft.	5,571.51 sq. ft.
<b>NON-HABITABLE AREA:</b> (Does not include covered porches or open structures)	606.73 sq. ft. (to be removed)		588.00 sq. ft.
<b>TOTAL PROPOSED FLOOR AREA:</b>			6,159.51 sq. ft.

LOT CALCULATIONS		
<b>NET LOT AREA:</b>	16,681.80 square feet	
<b>FRONT YARD HARDSCAPE AREA:</b> (Hardscape area in the front yard setback shall not exceed 50%)	301.13 (18.13 %) <b>2b</b>	
<b>LANDSCAPING BREAKDOWN:</b>	Total hardscape area (existing & proposed):	3,568.54 sq. ft.
	Existing softscape (undisturbed area):	0 sq. ft.
	New softscape area:	9,261.91 sq. ft.
	Building footprint w/ all porches:	3,851.35 sq. ft.
	Total (Net size of lot):	16,681.80 sq. ft.

Agenda Item 1.

**NOTE**

**CLIENT (22219)**

**JACOBSEN / PARMACEK RESIDENCE**

**384 HAWTHORNE AVE., LOS ALTOS, CA 94022**

**MAILING ADDRESS**

**236 ELEANOR AVE., LOS ALTOS, CA 94022**

**384 HAWTHORNE AVE., LOS ALTOS, CA 94022**

**(650) 245-7884**

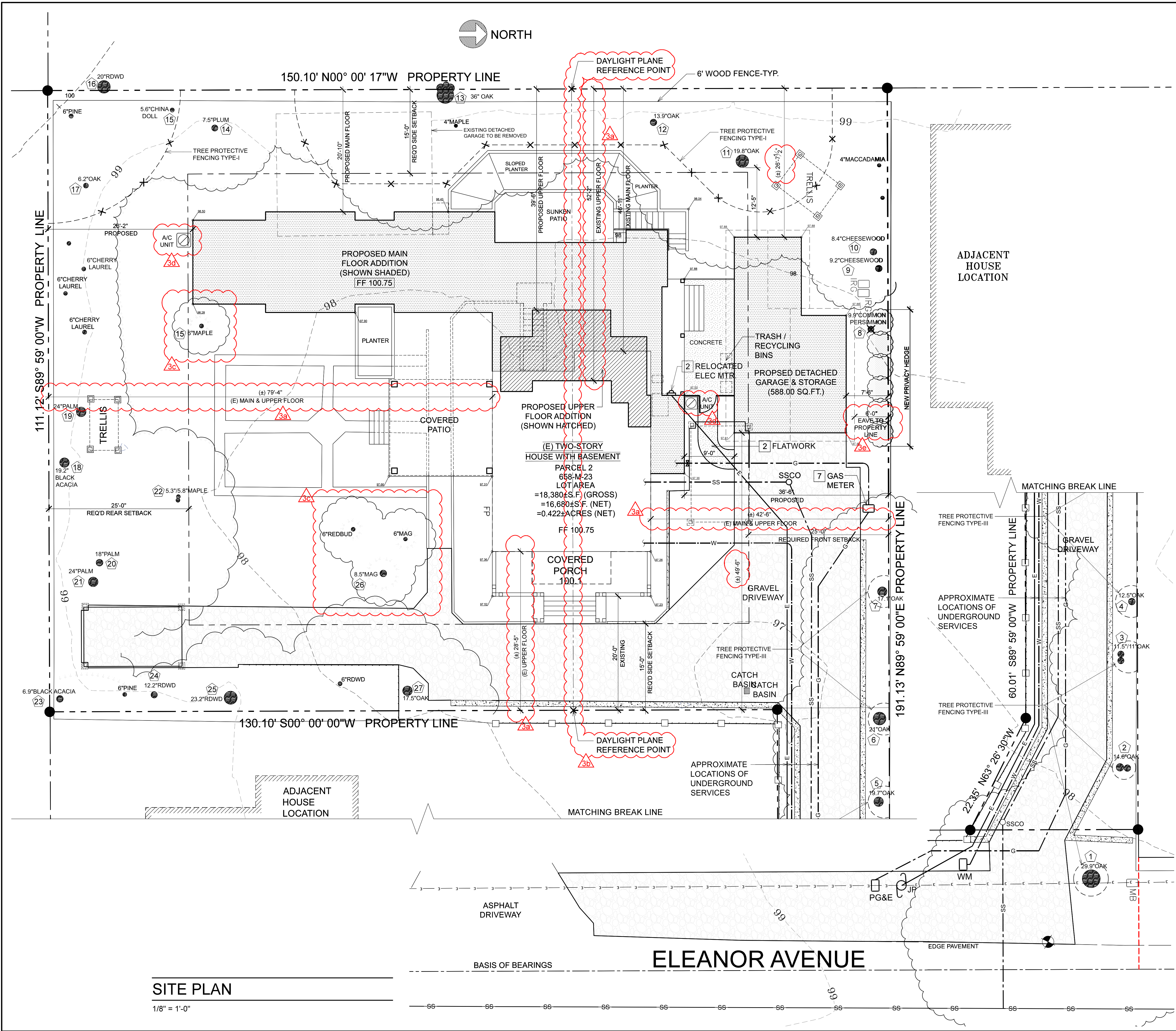
**CHAPMAN DESIGN ASSOCIATES**

**620 S. EL MONTE AVENUE**

**LOS ALTOS, CA 94022 (650) 941-6880**

**SHEET**

**A0.0**



### SITE PLAN NOTES

- 1 DRIVEWAY EXISTING GRAVEL TO REMAIN
- 2 FLATWORK
- 3 GRADING N/A (EXCEPT FOR EXCAVATION OF BASEMENT AND CRAWL SPACE)
- 4 DRAINAGE SEE GRADING AND DRAINAGE PLAN
- 5 STORM DRAINAGE SEE GRADING AND DRAINAGE PLAN
- 6 SEWER LATERAL TIE INTO EXISTING SEWER LATERAL
- 7 GAS & ELEC SERVICE UPGRADE AS REQUIRED PER NEW LOADS
- 8 SETBACKS AS PER PLAN
- 9 TREES SEE ARBORIST REPORT FOR DOCUMENTATION SEE TREE SCHEDULE
- 10 FENCES PROTECT EXISTING DURING CONSTRUCTION
- 11 LANDSCAPE PROTECT EXISTING WHERE POSSIBLE

### COVERAGE & F.A.R.

NET: SITE PLAN	16,681.80	SQ. FT. = 0.38 AC
COV: ALLOWABLE	5,004.54	SQ. FT. = 30.00 %
EXISTING	1,531.48	SQ. FT. = 09.18 %
PROPOSED	3,851.35	SQ. FT. = 23.08 %
FAR: ALLOWABLE	4,418.18	SQ. FT. = 26.48 %
EXISTING	1,851.67	SQ. FT. = 11.09 %
PROPOSED	4,413.60	SQ. FT. = 26.45 %

TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	29.9" Ø COAST LIVE OAK TREE		✓
2	14.6" Ø COAST LIVE OAK TREE		✓
3	11.5"/11" Ø COAST LIVE OAK TREE		✓
4	12.5" Ø COAST LIVE OAK TREE		✓
5	19.7" Ø COAST LIVE OAK TREE		✓
6	21" Ø COAST LIVE OAK TREE		✓
7	17.1" Ø COAST LIVE OAK TREE		✓
8	9.9" Ø PERMIMON TREE	✓	
9	9.2" Ø CHEESEWOOD TREE		✓
10	8.4" Ø CHEESEWOOD TREE		✓
11	19.8" Ø COAST LIVE OAK TREE		✓
12	13.9" Ø COAST LIVE OAK TREE		✓
13	36" Ø COAST LIVE OAK TREE		✓
14	7.5" Ø PLUM TREE		✓
15	5.6" Ø CHINA DOLL TREE		✓
16	20" Ø COASTAL REDWOOD TREE		✓
17	6.2" Ø COAST LIVE OAK TREE		✓
18	19.2" Ø BLACK ACACIA TREE		✓
19	24" Ø CANARY ISLAND PALM TREE		✓
20	18" Ø CANARY ISLAND PALM TREE		✓
21	24" Ø CANARY ISLAND PALM TREE		✓
22	5.3"/5.8" Ø JAPANESE MAPLE TREE		✓
23	6.9" Ø BLACK ACACIA TREE		✓
24	12.2" Ø COASTAL REDWOOD TREE		✓
25	23.2" Ø COASTAL REDWOOD TREE		✓
26	8.5" Ø SOUTHERN MAGNOLIA TREE		✓
27	17.5" Ø COAST LIVE OAK TREE		✓

### SITE PLAN

1/8" = 1'-0"

**NOTE**

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT. ANY REUSE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THIS DRAWING IS VALID FOR THE PROJECT AND SITE ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CDA, INC.

DATE	REVISION	COMMENTS
11/20/23		

**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

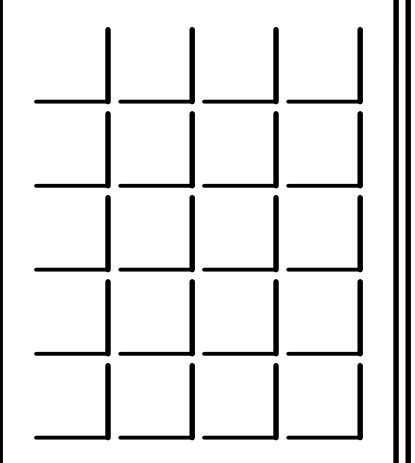
JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

*Willi Chapp*

**CHAPMAN DESIGN ASSOCIATES**

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



**SHEET**

**A1.0**

**NOTE**  
 THE DRAWING AND THE LEGAL DESCRIPTIONS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT UPON THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.


**JOB SITE ADDRESS**  
 236 ELEANOR AVE.  
 LOS ALTOS, CA 94022

**CLIENT (22219)**  
 JACOBSEN / PARMACEK RESIDENCE  
 MAILING ADDRESS  
 384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
 (650) 245-7884

*Willi Chapp*

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


**SHEET**

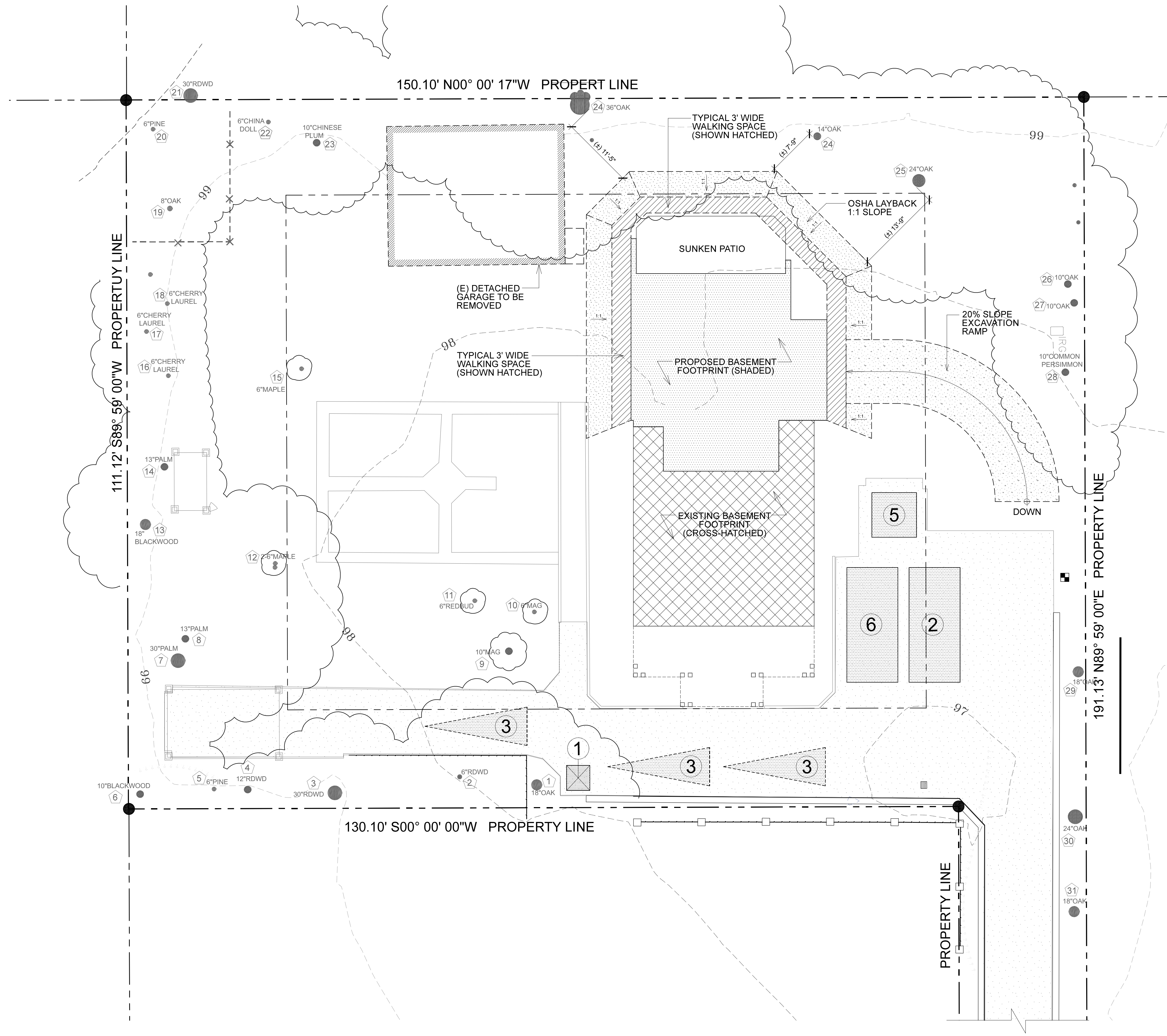
**A1.1**

**CONSTRUCTION OPERATION PLAN**

- SANITARY FACILITIES** - THE TEMPORARY SANITARY FACILITIES SHALL BE PLACED OUT OF VIEWS OF ADJACENT NEIGHBORING PROPERTIES. THE FACILITIES SHALL BE ABLE TO BE ACCESSED FROM A PAVED OR ROCKED ROAD OR DRIVEWAY. THE SANITARY FACILITIES MAY NOT BE LOCATED IN THE PUBLIC RIGHT-OF-WAY.
- DEBRIS BOX** - A DEBRIS BOX SHALL BE PLACED ONSITE FOR COLLECTION OF CONSTRUCTION DEBRIS. ARRANGEMENTS MUST BE MADE WITH THE GREEN WASTE RECOVERY, INC. FOR THE DEBRIS BOX, SINCE THEY HAVE A FRANCHISE WITH THE TOWN AND NO OTHER HAULER IS ALLOWED WITHIN THE TOWN LIMITS. THE DEBRIS BOX SHOULD BE ACCESSIBLE FROM A PAVED OR ROCKED ACCESS ROAD.
- PARKING AREA FOR CONSTRUCTION PERSONAL** - CONSTRUCTION PARKING TO BE LOCATED ONSITE.
- TRUCK TRAFFIC ISSUES** - THE SITE SHALL HAVE A TEMPORARY CONSTRUCTION DRIVEWAY OF BASE ROCK OR ALTERNATE MATERIAL APPROVED BY THE ENGINEERING DEPARTMENT BEGINNING AT THE EDGE OF PAVEMENT AND EXTENDING A MINIMUM OF 100 FEET TO REDUCE DUST AND MUD TRACKING. SIGNS, DELINEATORS AND FLAG PERSONS SHALL BE AVAILABLE ONSITE IF NECESSARY. IF AN EXISTING PAVED DRIVEWAY MAINTAINED DURING CONSTRUCTION, A TEMPORARY ACCESS WILL NOT BE REQUIRED. IF THE PROJECT SITE IS LOCATED ADJACENT TO A TOWN PATHWAY, THE CONSTRUCTION ACCESS SHALL BE LIMITED TO A SINGLE DRIVEWAY FOR SAFETY PURPOSES. THE REMAINING FRONTAGE MAY REQUIRE TEMPORARY CONSTRUCTION FENCING TO RESTRICT ADDITIONAL ACCESS POINTS.
- CLEAN-UP AREA** - WHEN ONSITE CLEANING OF EQUIPMENT IS REQUIRED FOR CEMENT FORMS AND TRUCKS, PAINT BRUSHES, PLASTERING TOOLS AND SUCH, THEN A CLEAN-UP AREA MUST BE SPECIFIED AND POSTED WITH A SIGN. THIS AREA MUST NOT BE LOCATED BENEATH ANY TREE'S CANOPY OR IN ANY PROPOSED PLANTING AREA. RUN OFF FROM THE CLEAN-UP AREA CAN BE CONTAINED BY PROVIDING A TEMPORARY BASE OF WOOD CHIPS OR OTHER NATURAL ABSORBENT MATERIAL TO BE DISPOSED OF OFF SITE. (SEE DETAIL AT RIGHT)
- CONSTRUCTION MATERIALS STORAGE** - AN AREA SHALL BE DESIGNATED ONSITE FOR THE STORAGE OF CONSTRUCTION MATERIALS. THIS STORAGE AREA SHALL NOT BE LOCATED WITHIN THE DRIPLINES OF ANY TREES.

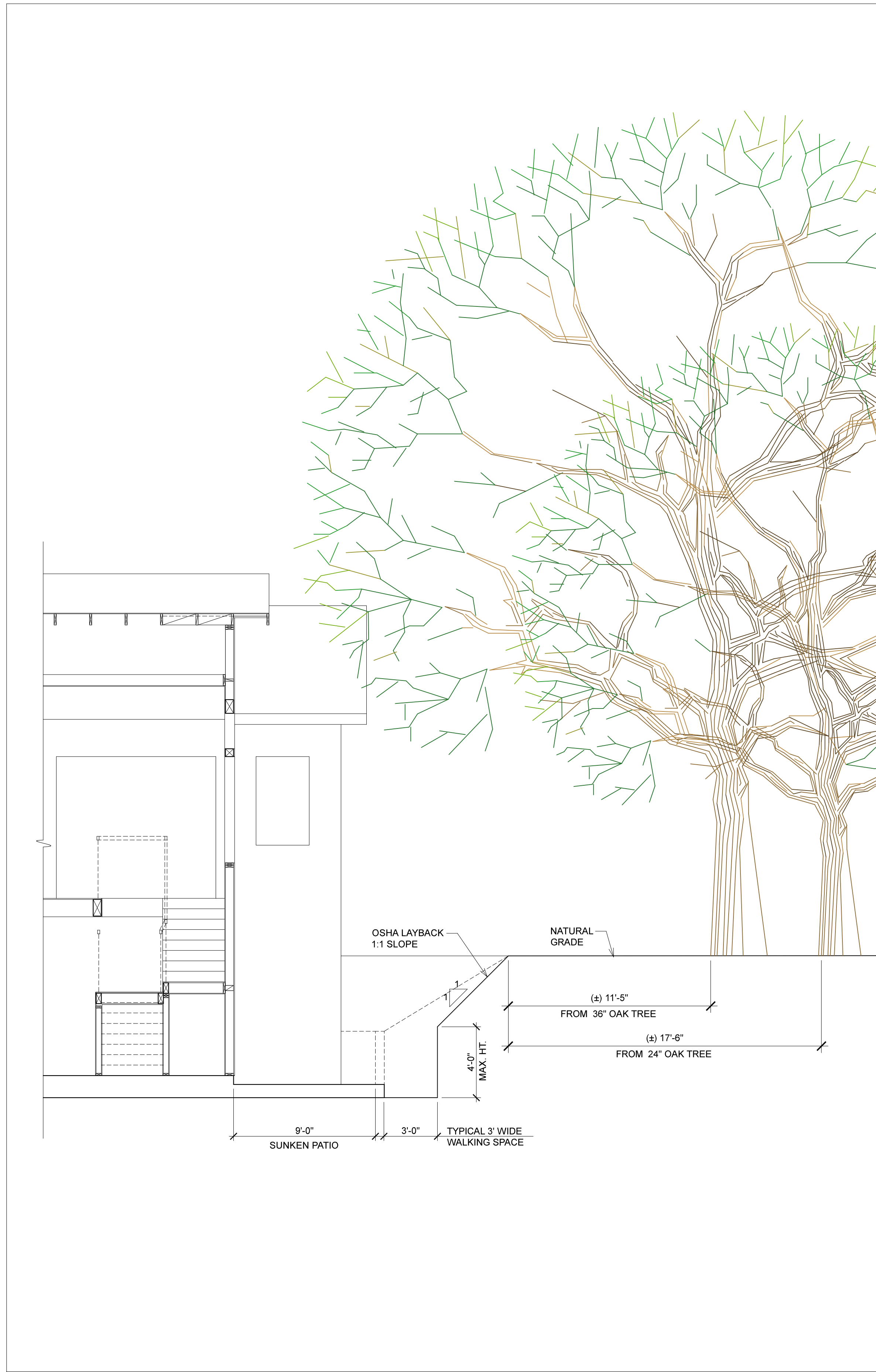
**GENERAL NOTES**

- WATER SHALL BE AVAILABLE ONSITE FOR DUST CONTROL DURING ALL GRADING OPERATIONS.
- NO MATERIAL OR CONSTRUCTION EQUIPMENT SHALL BE STORED TO INTERFERE WITH THE FLOW OF TRAFFIC ON THE STREET. ALL CONSTRUCTION VEHICLES SHALL BE PARKED ON THE SITE.
- TOWN WORK HOURS: 8:00 A.M. - 5:30 P.M. (MONDAY - SATURDAY). NO WORK PERMITTED ON SUNDAYS OR HOLIDAYS. NO HAULING OR HEAVY EQUIPMENT PERMITTED ON SATURDAYS.
- THE PROPERTY OWNER SHALL INFORM THE TOWN OF ANY DAMAGE AND SHALL REPAIR ANY DAMAGE CAUSED BY THE CONSTRUCTION OF THE PROJECT TO PATHWAYS, PRIVATE DRIVEWAYS AND PUBLIC AND PRIVATE ROADWAYS PRIOR TO FINAL INSPECTION & RELEASE OF OCCUPANCY PERMIT.
- ORANGE CONSTRUCTION FENCE ACROSS CONSTRUCTION ACCESS WITH FLAG MAN TO ENSURE SAFETY DURING VEHICULAR ACCESS.



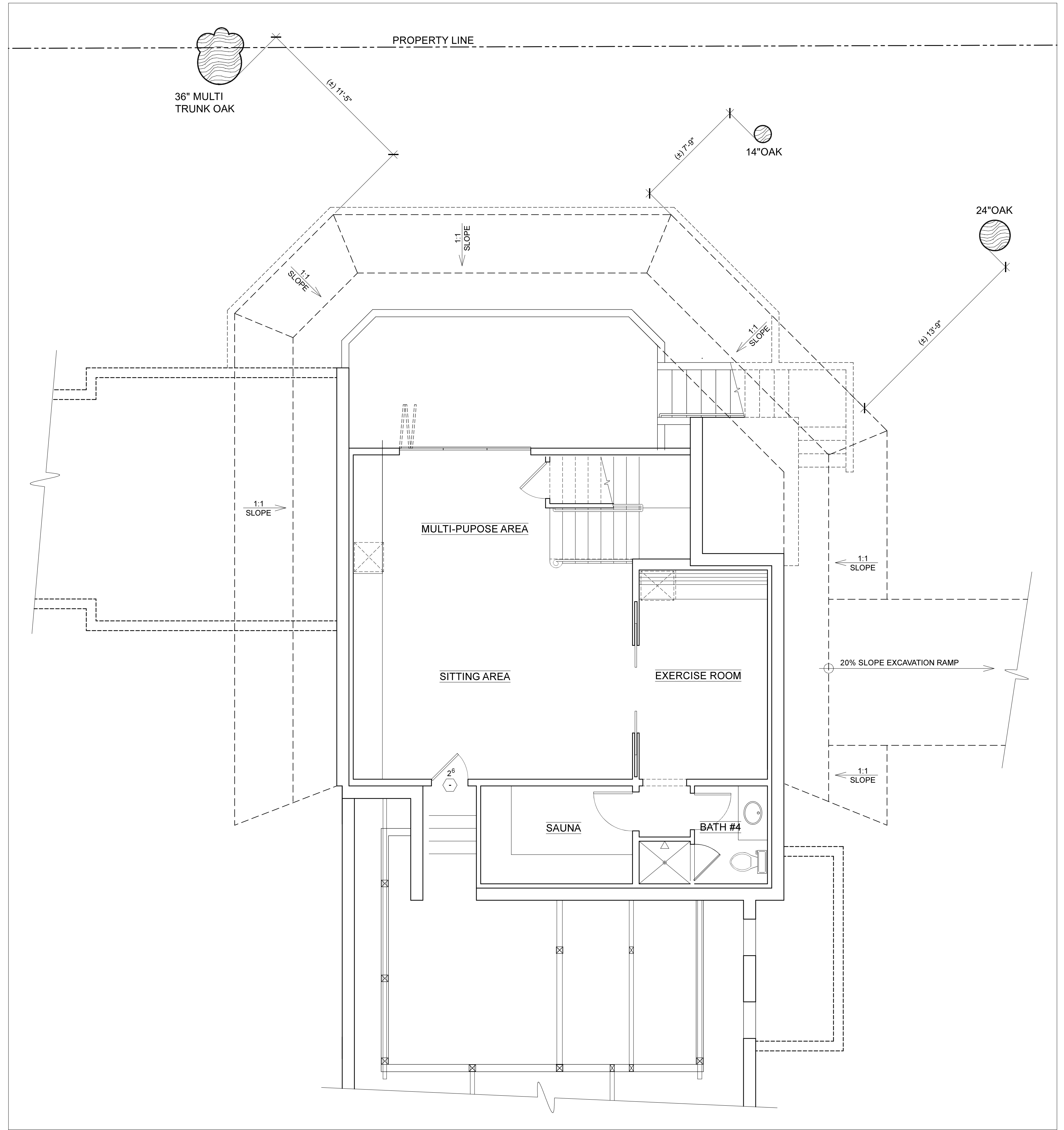
**SITE EXCAVATION & CONSTRUCTION OPERATION PLAN**

1/8" = 1'-0"



OSHA LAYBACK CROSS SECTION

1/4" = 1'-0"



BASEMENT EXCAVATION PLAN

1/4" = 1'-0"

**NOTE**

THE DRAWING AND THE LEGAL DESIGNATIONS IN THIS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL 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 THE ARCHITECT. THIS DRAWING IS INTENDED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CPA, C.A.


**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

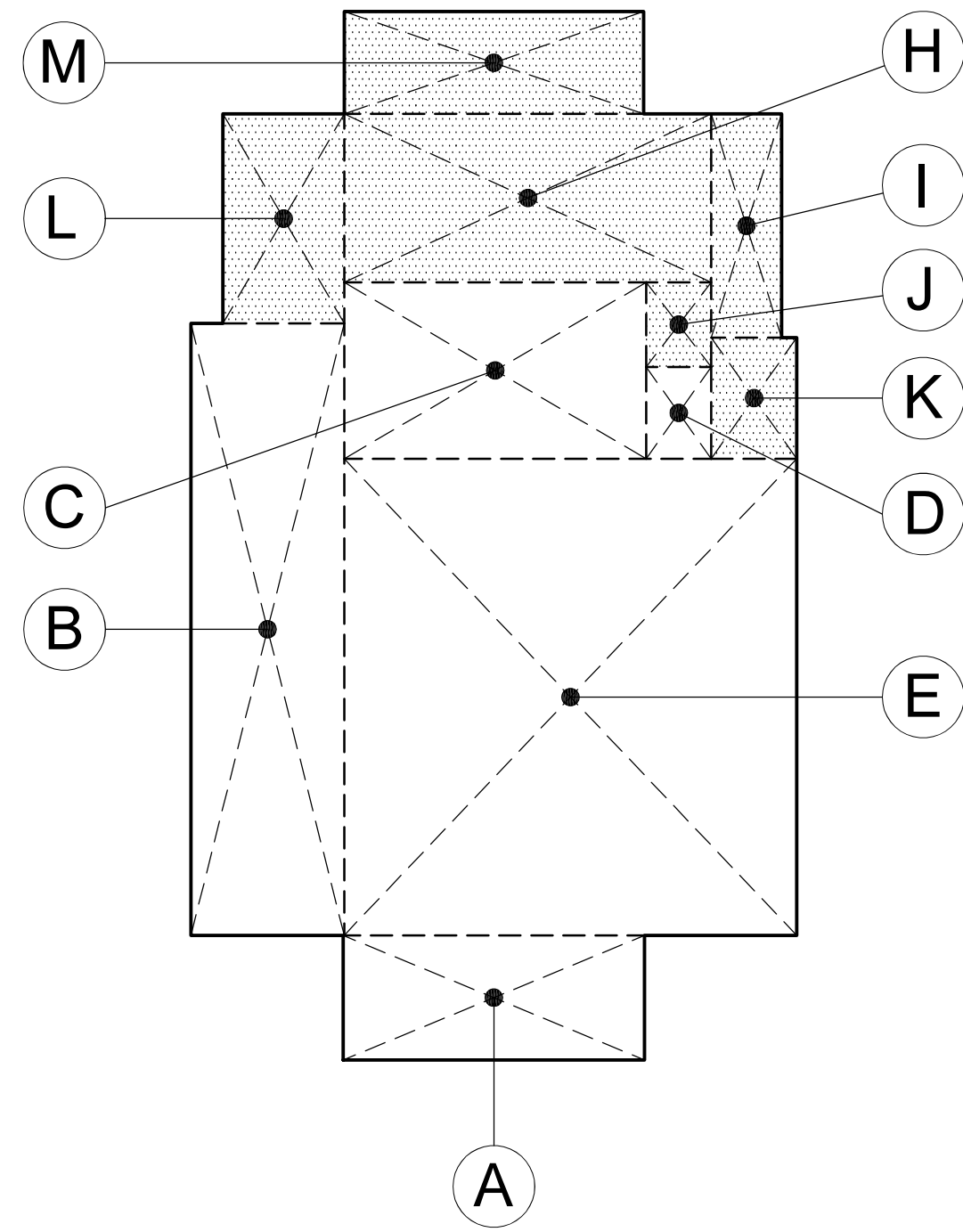
*Willi Chapp*

**CHAPMAN DESIGN ASSOCIATES**

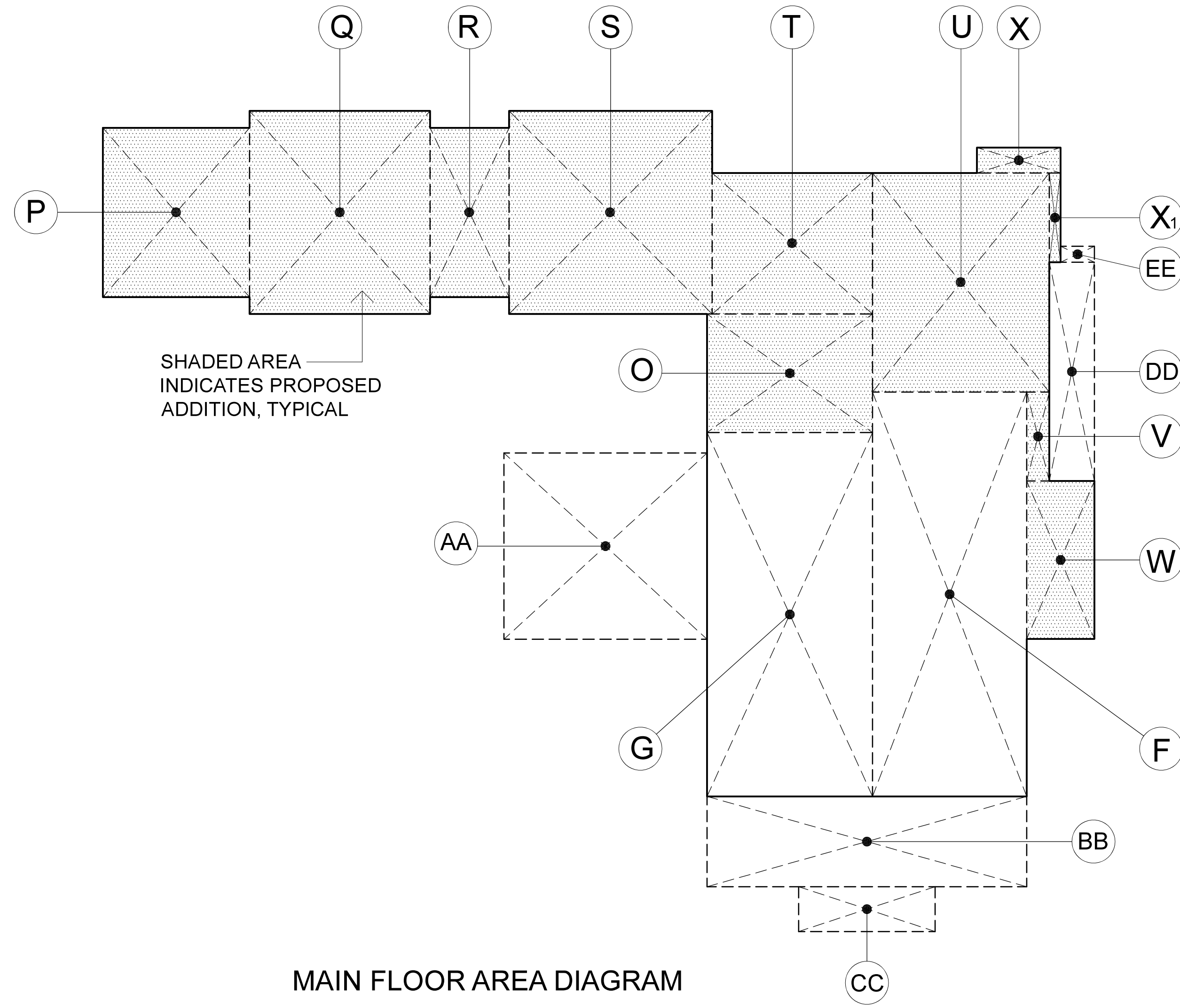
620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-6890


**SHEET**

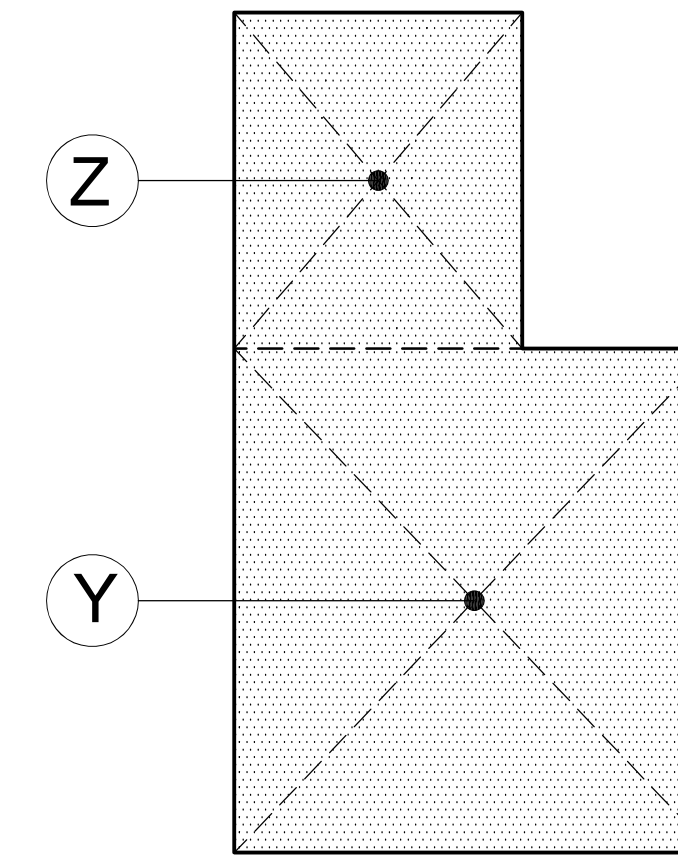
**A1.2**



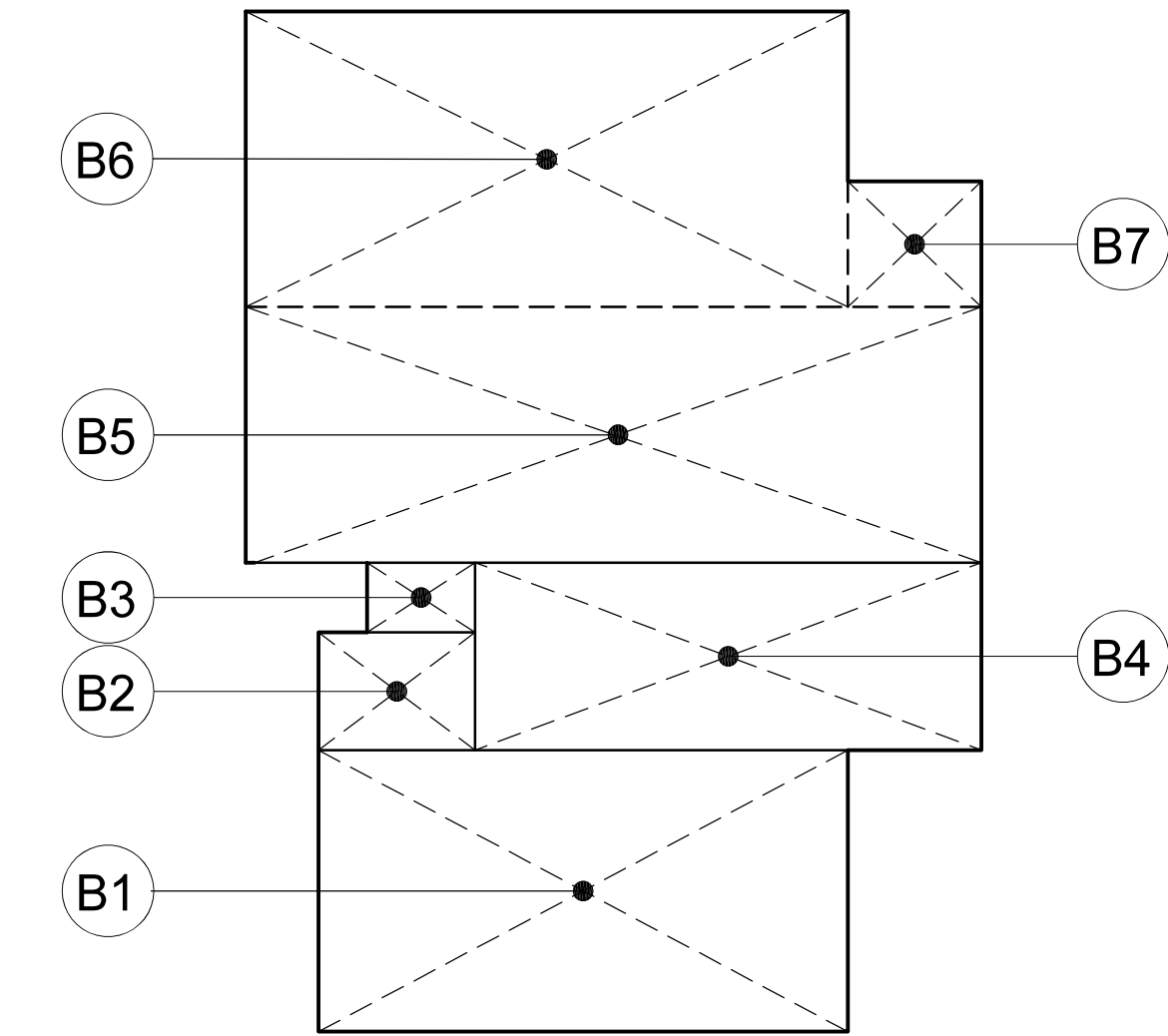
UPPER FLOOR AREA DIAGRAM



MAIN FLOOR AREA DIAGRAM



DETACHED GARAGE AREA DIAGRAM



BASEMENT AREA DIAGRAM (NOT COUNTED AS F.A.R.)

EXISTING UPPER FLOOR AREA CALCULATIONS		
A	5.83' X 14.08'	82.08 S.F.
B	7.17' X 28.625'	205.24 S.F.
C	8.25' X 14.125'	116.53 S.F.
D	3.04' X 4.29'	13.04 S.F.
E	21.17' X 22.29'	471.88 S.F.
		888.77 S.F.
EXISTING MAIN FLOOR AREA CALCULATIONS		
F	13.67' X 35.83'	489.79 S.F.
G	14.67' X 32.25'	473.11 S.F.
		962.90 S.F.
(E) GARAGE (TO BE REMOVED)		606.73 S.F.
TOTAL EXISTING TO REMAIN		1,851.67 S.F.

UPPER FLOOR ADDITION AREA CALCULATIONS		
H	7.875' X 17.17'	135.21 S.F.
I	3.29' X 10.458'	34.40 S.F.
J	3.04' X 3.96'	12.04 S.F.
K	4.00' X 5.67'	22.68 S.F.
L	5.67' X 9.79'	55.51 S.F.
M	4.79' X 14.00'	67.06 S.F.
TOTAL UPPER FLOOR ADDITION		326.90 S.F.

MAIN FLOOR ADDITION AREA CALCULATIONS		
O	10.50' X 14.67'	154.03 S.F.
P	13.00' X 15.00'	195.00 S.F.
Q	16.00' X 18.00'	288.00 S.F.
R	7.00' X 15.00'	105.00 S.F.
S	17.00' X 18.00'	306.00 S.F.
T	12.50' X 14.21'	170.52 S.F.
U	15.67' X 19.41'	304.15 S.F.
V	2.00' X 7.875'	15.75 S.F.
W	6.00' X 14.00'	84.00 S.F.
X	2.25' X 7.41'	16.67 S.F.
X <sub>1</sub>	1.00' X 7.91'	7.91 S.F.
TOTAL MAIN FLOOR ADDITION		1,647.03 S.F.
DETACHED GARAGE AREA CALCULATIONS		
Y	20.00' X 21.00'	420.00 S.F.
Z	12.00' X 14.00'	168.00 S.F.
		588.00 S.F.

TABULATION	
TOTAL EXISTING TO REMAIN	1,851.67 S.F.
TOTAL UPPER FLOOR ADDITION	326.90 S.F.
TOTAL MAIN FLOOR ADDITION	1,647.03 S.F.
DETACHED GARAGE	588.00 S.F.
TOTAL PROPOSED	4,413.60 S.F.
COVERAGE	
HOUSE FOOTPRINT & GARAGE	3,197.93 S.F.
AA COVERED PATIO	297.00 S.F.
BB COVERED PORCH	226.67 S.F.
CC COVERED STAIRS	48.00 S.F.
DD COVERED SIDE PORCH	77.50 S.F.
EE COVERED SIDE PORCH	4.25 S.F.
TOTAL COVERAGE	3,851.35 S.F.

EXISTING BASEMENT AREA TO REMAIN		
B1	11.75' X 22.08'	259.44 S.F.
B2	4.91' X 6.50'	31.91 S.F.
B3	2.91' X 4.50'	13.09 S.F.
		304.44 S.F.
BASEMENT ADDITION AREA CALCULATIONS		
B4	7.83' X 21.14'	165.52 S.F.
B5	10.67' X 30.71'	327.67 S.F.
B6	12.33' X 25.125'	309.79 S.F.
B7	5.25' X 5.58'	29.29 S.F.
		832.27 S.F.
TOTAL PROPOSED BASEMENT		1,136.71 S.F.

FLOOR DIAGRAM & AREA CALCULATIONS

1/8" = 1'-0"

NOTE  
\* THE DRAWING AND THE LEGAL DESCRIPTIONS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DOCUMENT 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. THIS DOCUMENT IS INTENDED TO BE USED FOR THE PROJECT AND SITE DESCRIBED HEREIN ONLY. IT IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

JOB SITE ADDRESS  
236 ELEANOR AVE.  
LOS ALTOS, CA 94022

CLIENT (22219)  
JACOBSEN / PARMACEK RESIDENCE  
MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

*Willie Chapman*

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

SHEET

A1.3



161 PEPPER COURT



166 HAWTHORNE AVENUE



172 HAWTHORNE AVENUE



184 HAWTHORNE AVENUE



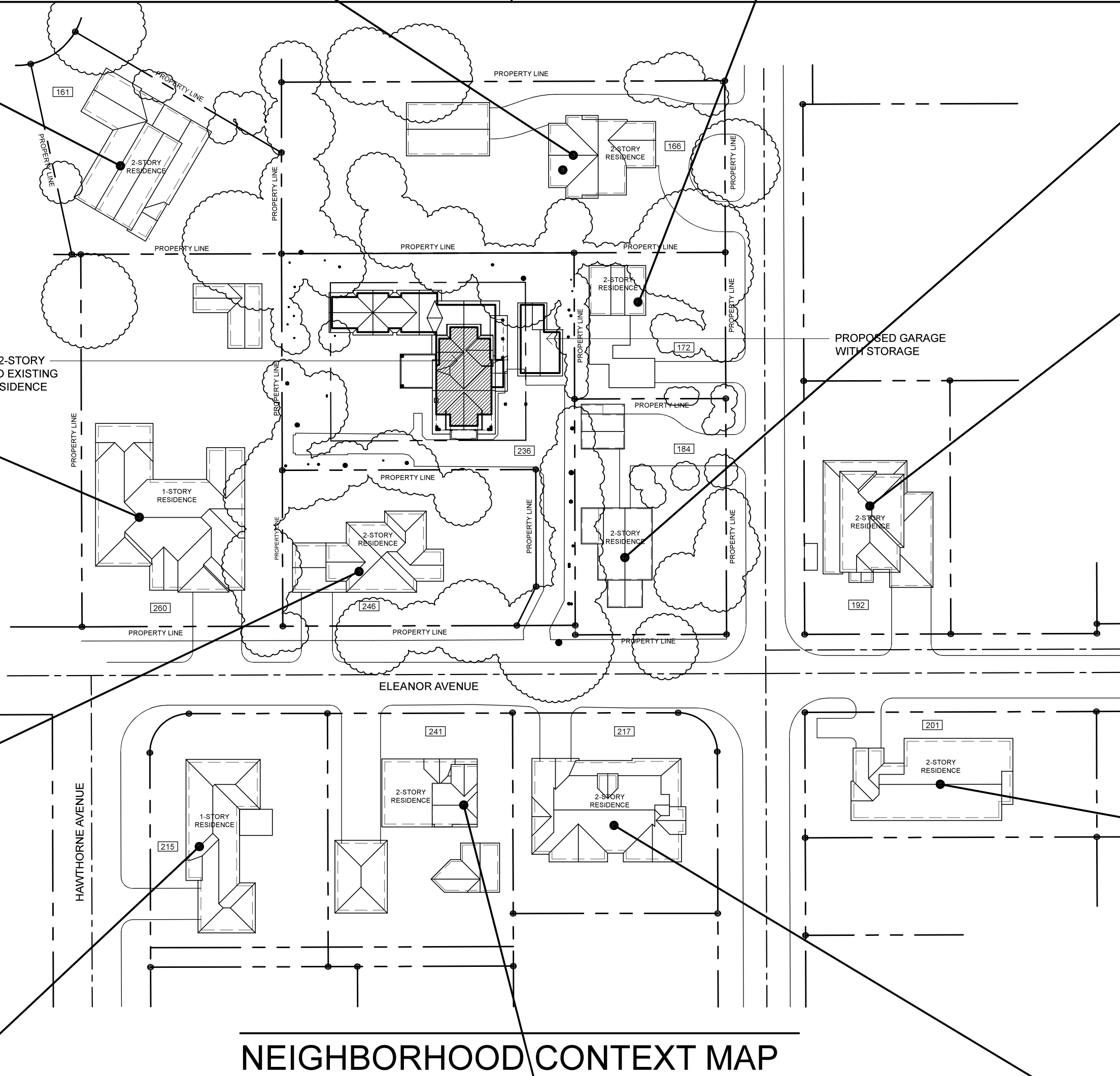
260 ELEANOR AVENUE



246 ELEANOR AVENUE



215 HAWTHORNE AVENUE



241 ELEANOR AVENUE



192 ELEANOR AVENUE



201 ELEANOR AVENUE



217 ELEANOR AVENUE

**NOTE**

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE IDENTIFIED ON THE DRAWING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.


**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

JACOBSEN / PARMACEK RESIDENCE  
MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7894

*WilliChapman*

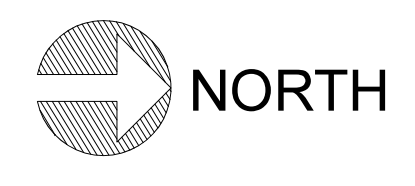
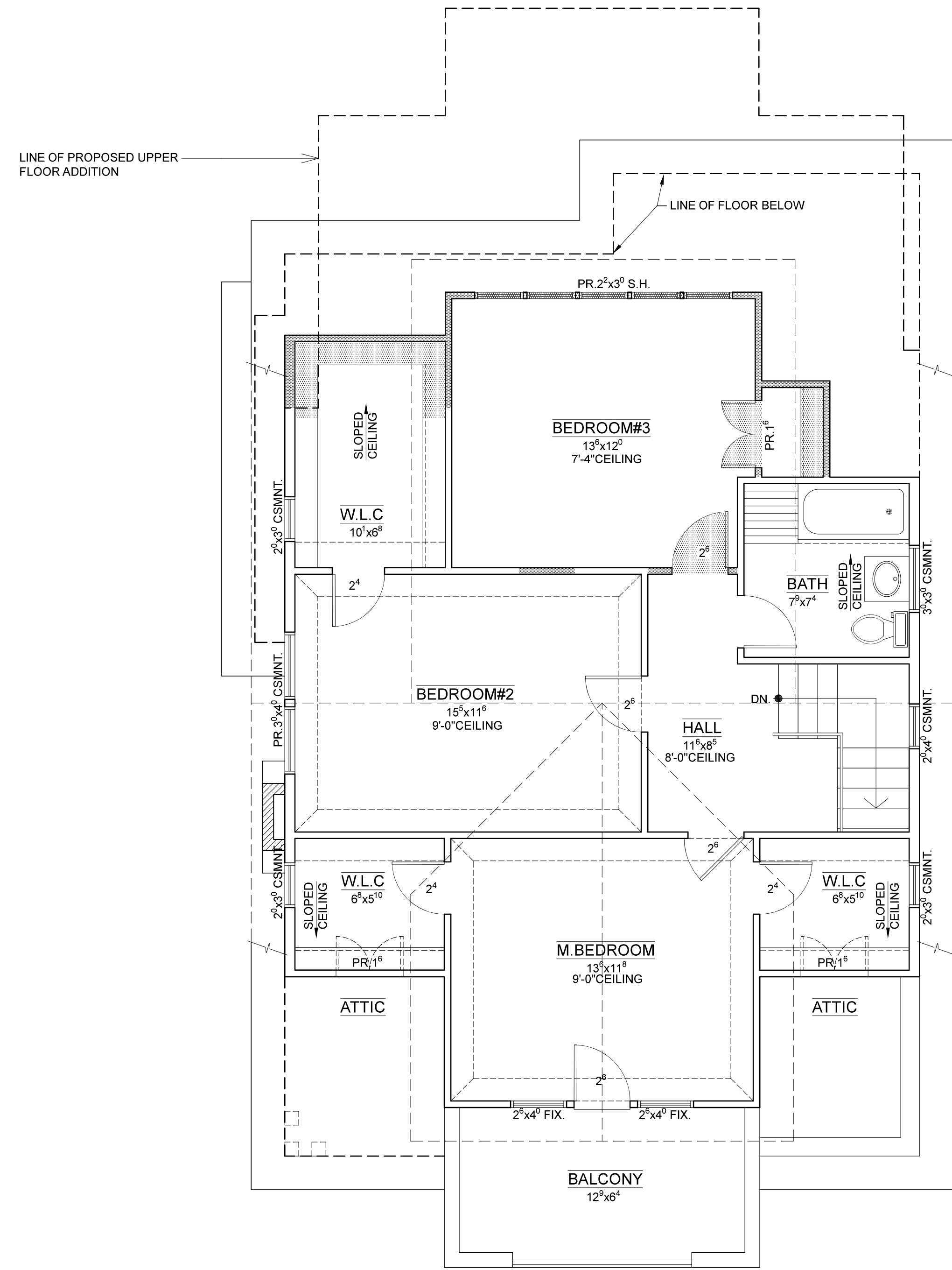
**CHAPMAN DESIGN ASSOCIATES**  
620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-8890


**SHEET**

**A1.4**







**UPPER 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 REMOVE, SALVAGE OR DISCARD PER OWNER
- 2 WINDOWS & SKYLIGHTS REMOVE, SALVAGE OR DISCARD PER OWNER
- 3 CABINETS REMOVE, SALVAGE OR DISCARD PER OWNER
- 4 FLOOR COVERINGS PROTECT EXISTING HARDWOOD FLOORS DURING CONSTRUCTION
- 5 LIGHT FIXTURES REMOVE, SALVAGE OR DISCARD PER OWNER
- 6 APPLIANCES N/A
- 7 LANDSCAPE N/A
- 8 FLATWORK N/A
- 9 VENEER N/A
- 10 ELECTRICAL METER N/A
- 11 GAS METER N/A

**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

\* NOTE  
 THE DRAWING AND THE IDEAS, DESIGN, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THIS DRAWING IS VALID FOR THE PROJECT AND SITE ONLY AND IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

JOB SITE ADDRESS

236 ELEANOR AVE.  
 LOS ALTOS, CA 94022

CLIENT (22219)

JACOBSEN / PARMACEK RESIDENCE  
 MAILING ADDRESS  
 384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
 (650) 245-7884

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

SHEET

A2.1

**NOTE**

THIS DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

*Willie Chapman*

**CHAPMAN DESIGN ASSOCIATES**

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


**SHEET**

**A3.0**

**GENERAL NOTES**

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
  - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
  - MIN. NET CLEAR OPENABLE WIDTH = 20"
  - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6"-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
  - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. 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 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 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 2022
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- 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 2022 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307.2022 CRC
  - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
  - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
  - WATER CLOSETS TO HAVE A MAXIMUM WATER FLOW USE OF 1.28 GPF
  - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
  - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
  - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

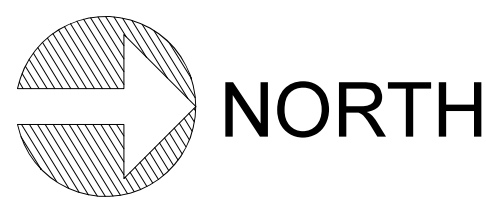
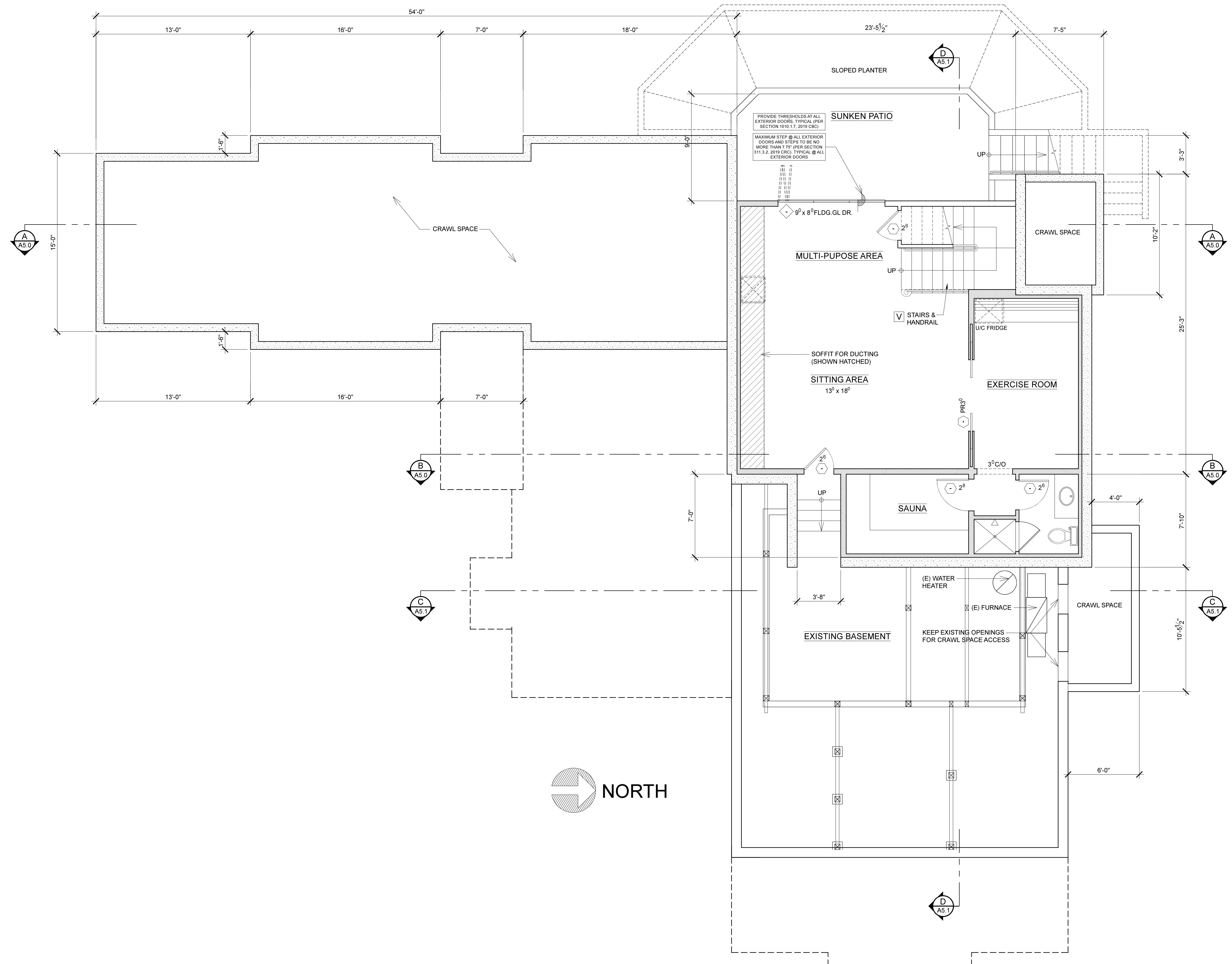
**ROOM FINISH SCHEDULE**

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

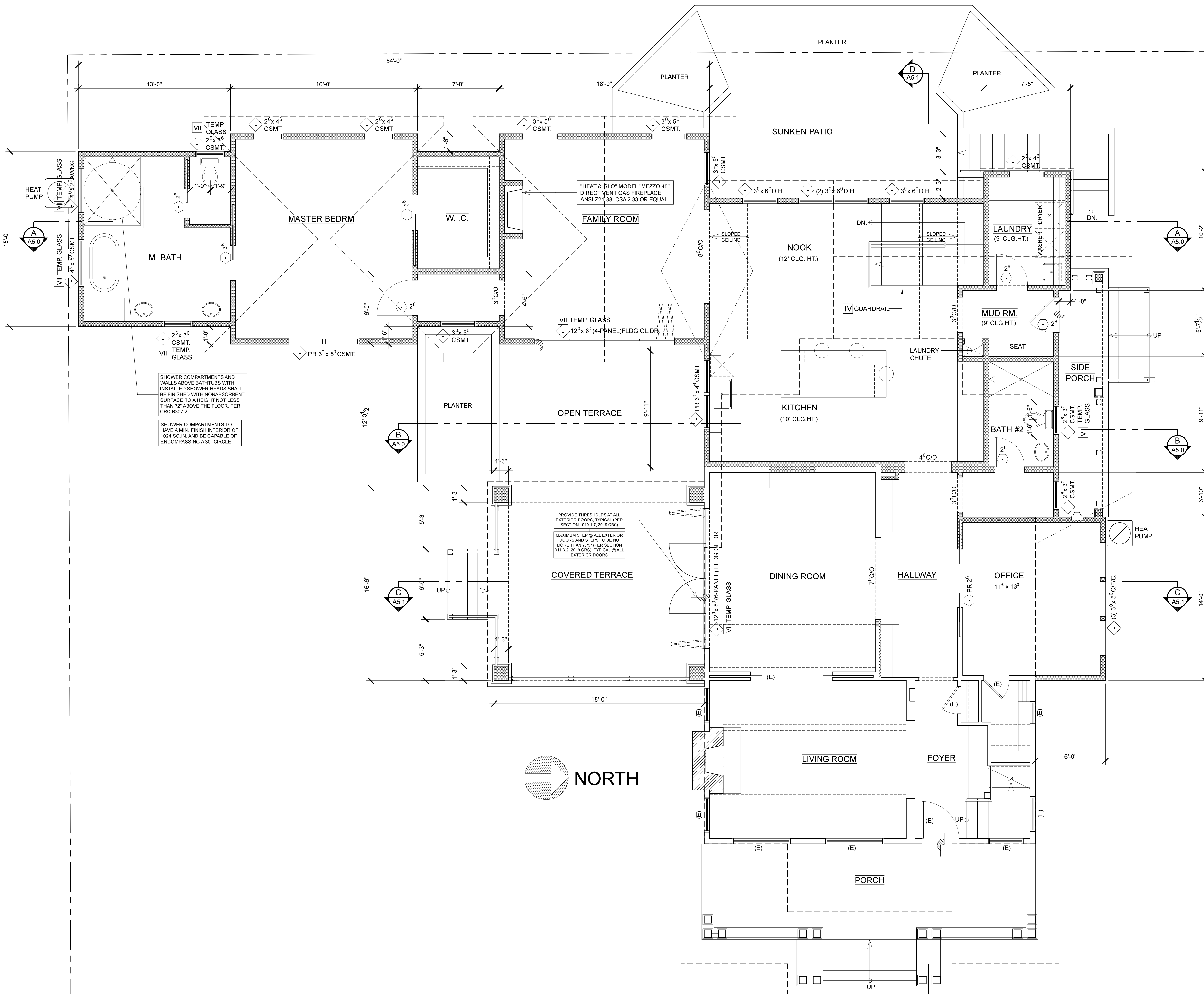
**LEGEND**

- WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- CONCRETE RET. WALL / FOOTING
- EXISTING
- NEW
- RELOCATED



**PROPOSED BASEMENT PLAN**

1/4" = 1'-0"



**PROPOSED MAIN FLOOR PLAN**  
1/4" = 1'-0"

**GENERAL NOTES**

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
  - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
  - MIN. NET CLEAR OPENABLE WIDTH = 20"
  - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
  - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. 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 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 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 2022
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- 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 2022 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
  - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
  - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
  - WATER CLOSETS TO HAVE A MAXIMUM WATER FLOW USE OF 1.2 GPF
  - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
  - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
  - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

**ROOM FINISH SCHEDULE**

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

**LEGEND**

- ◊ WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ◻ DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- ▨ EXISTING WALLS TO REMAIN
- ▩ NEW WALLS
- (E) EXISTING
- (N) NEW
- ◻ RELOCATED

**NOTE**

THIS DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE DEVELOPED FOR THE EXCLUSIVE USE OF THE PROJECT AND ARE NOT 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. THIS DRAWING IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

*Willie Chapman*

**CHAPMAN DESIGN ASSOCIATES**

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

**SHEET**

**A3.1**

**NOTE**  
 THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT. ANY REUSE, REPRODUCTION, ALTERATION, DISTRIBUTION, OR ANY OTHER USE OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES IS STRICTLY PROHIBITED. THIS DOCUMENT IS VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED ON THE DRAWING. IT IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

**JOB SITE ADDRESS**  
 236 ELEANOR AVE.  
 LOS ALTOS, CA 94022

**CLIENT (22219)**  
 JACOBSEN / PARMACEK RESIDENCE  
 MAILING ADDRESS  
 384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
 (650) 245-7894

*Willie Chapman*

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


**SHEET**

**A3.2**

**GENERAL NOTES**

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022.
  - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
  - MIN. NET CLEAR OPENABLE WIDTH = 20"
  - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II GARAGE COMMON WALL** GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. 1/2" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.588. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/2" THICK & SHALL BE SELF-CLOSING & SELF-LATCHING
- III STAIRWAYS** DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2022. USABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'-8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE & FINISH PER OWNER'S SPECIFICATIONS.
  - 36" MINIMUM CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT (PROJECTION OF HANDRAIL INTO STAIRWAY TO BE 4.5" MAXIMUM ON EITHER SIDE)
- IV GUARDRAILS** DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2022. 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 2022. STYLE AND FINISH PER OWNER SPECIFICATIONS
- VI FIREPLACE** DESIGN SHALL CONFORM TO CH. 10 CRC 2022, WITH NON-COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2022 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 2022
- VIII FIRE BLOCKS** PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2022
- 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 2022 CPC)
- X SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
  - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
  - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- XI WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
  - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF
  - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
  - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 80 psi
  - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi

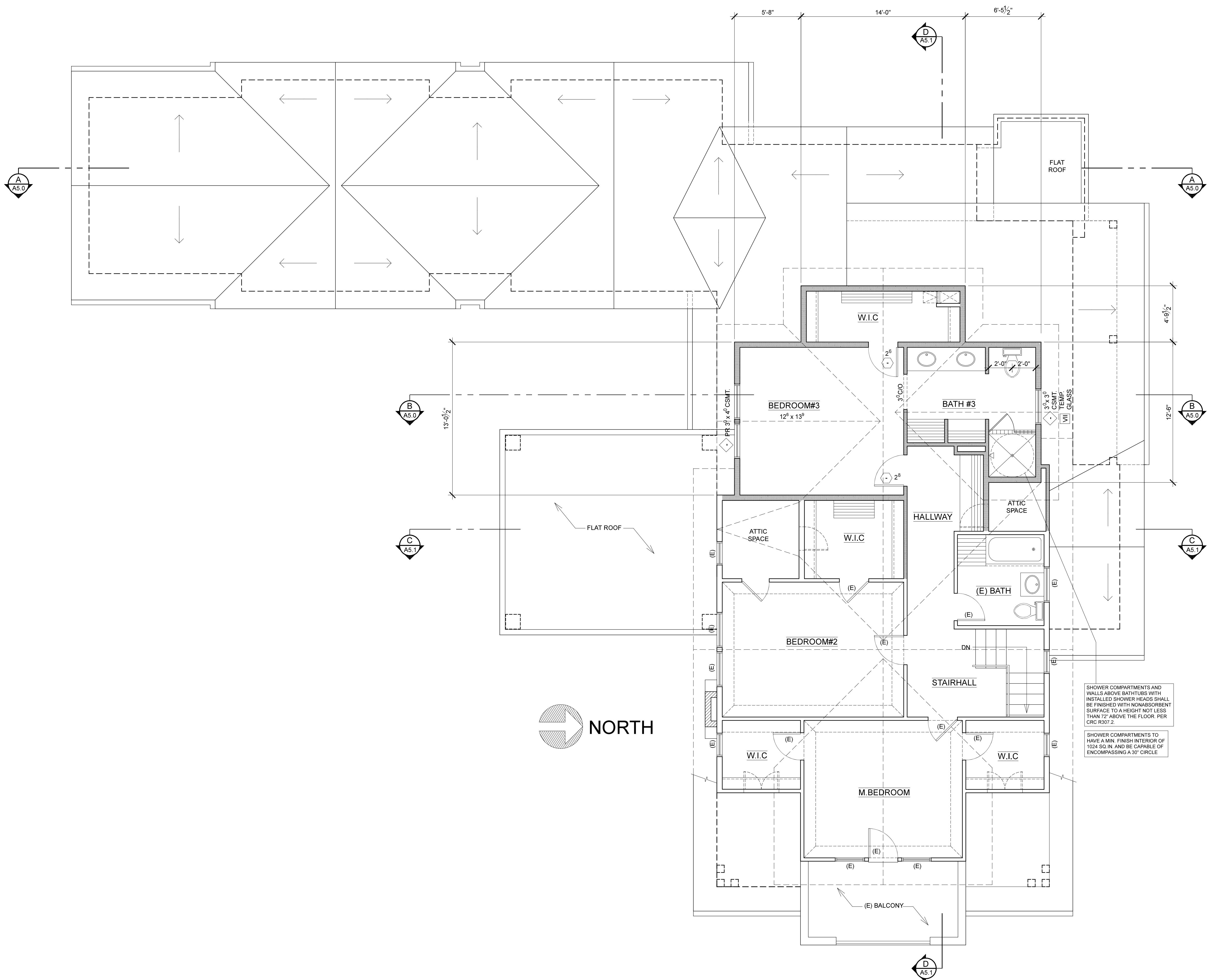
**ROOM FINISH SCHEDULE**

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

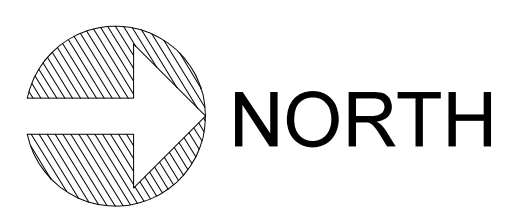
**LEGEND**

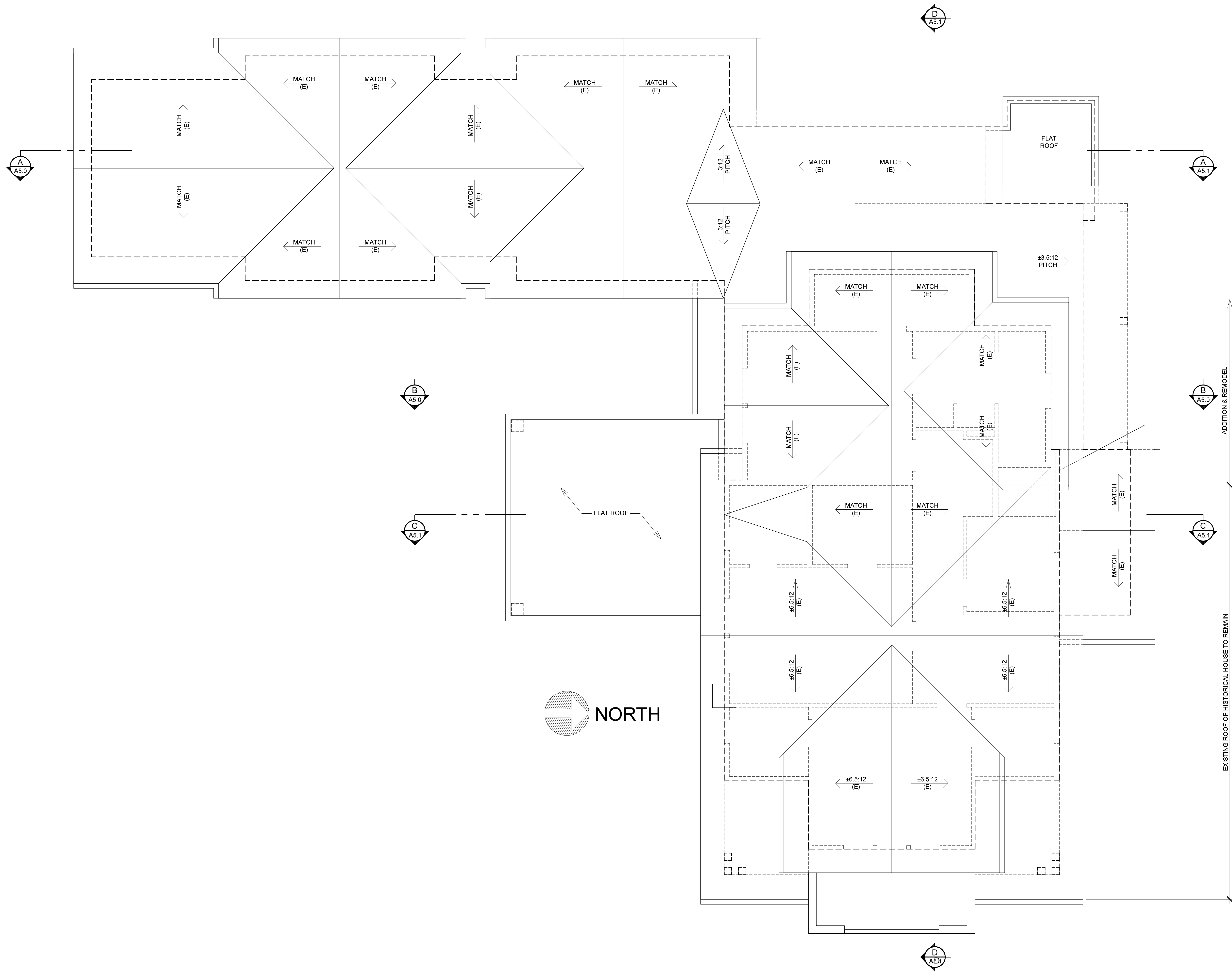
- WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- EXISTING WALLS TO REMAIN
- NEW WALLS
- EXISTING
- NEW
- RELOCATED



**PROPOSED UPPER FLOOR PLAN**

1/4" = 1'-0"





**PROPOSED 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 CRICKET FLASHING 24 GA. G.I. OVER 1/2" D.F. CDX PLYWOOD (OR BETTER) - 1/2" MIN. SLOPE
- IV ATTIC VENTILATION PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2022 CRC
- V FIREPLACE & CHIMNEY DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2022 CRC

**ROOF PLAN NOTES**

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTERS OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SKYLIGHTS N/A

**NOTE**

THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. CHAPMAN DESIGN ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN. THE CLIENT'S INTENDED USE OF THIS DRAWING IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. CHAPMAN DESIGN ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS ARISING FROM THE USE OF THIS DRAWING OR ANY INFORMATION CONTAINED HEREIN FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

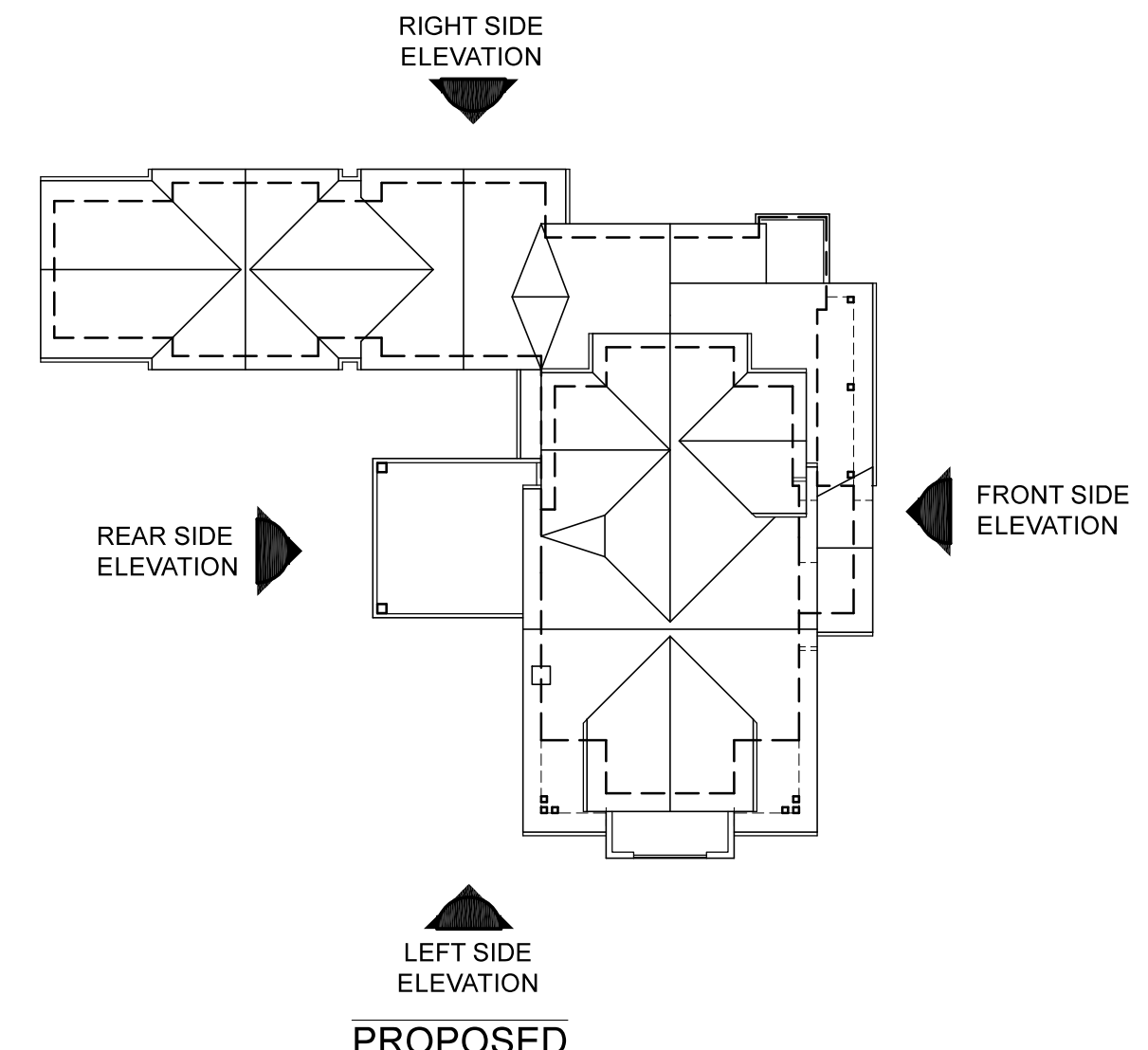
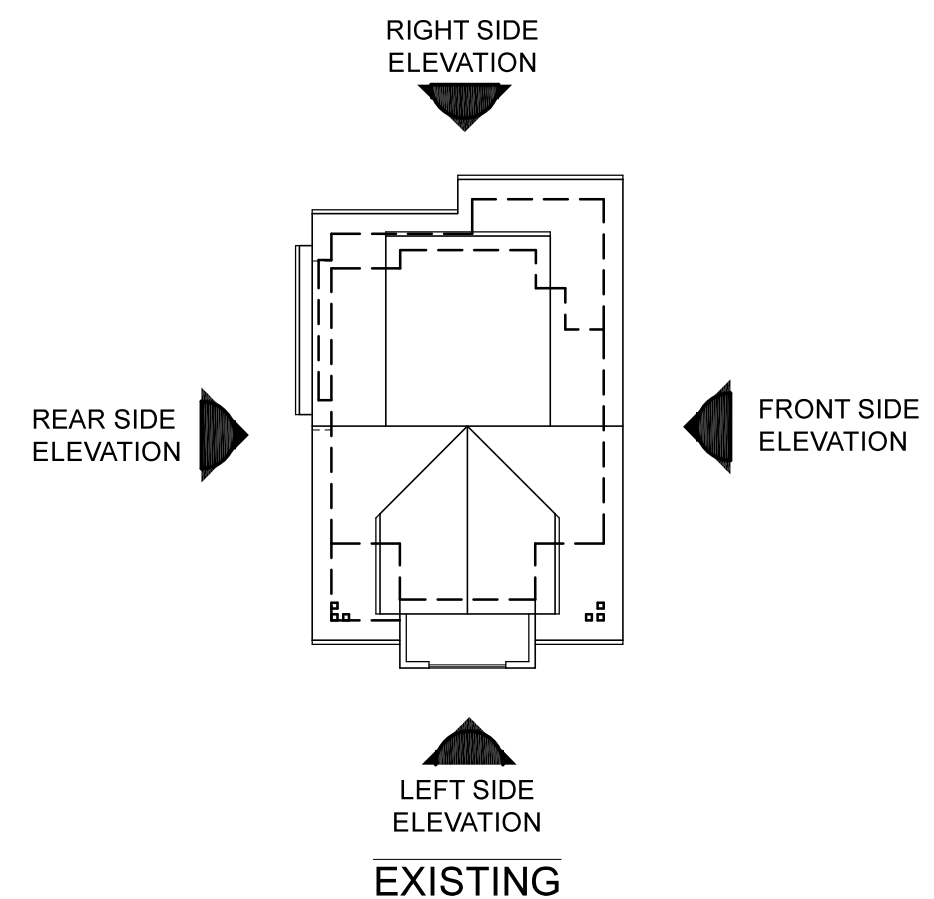
*Willi Chapman*

**CHAPMAN DESIGN ASSOCIATES**

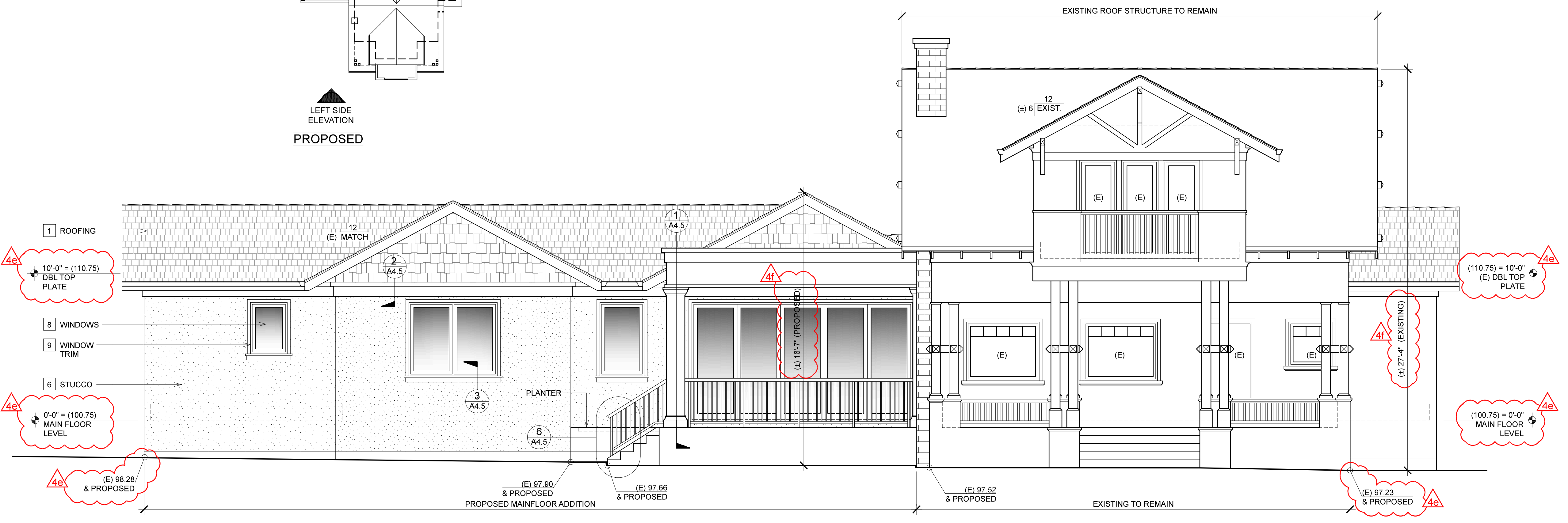
620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-8890

**SHEET**

**A3.3**



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



**PROPOSED LEFT INTERIOR SIDE / EAST 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 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 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

**EXT. MATERIAL NOTES**

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

**LEGEND**

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

**NOTE**  
THIS DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED WITHIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE INTENDED CLIENT UPON THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

DATE	DESIGN REVIEW COMMENTS
4/5/2023	

**JOB SITE ADDRESS**  
CLIENT (22219)  
**JACOBSEN / PARMACEK RESIDENCE**  
MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7894

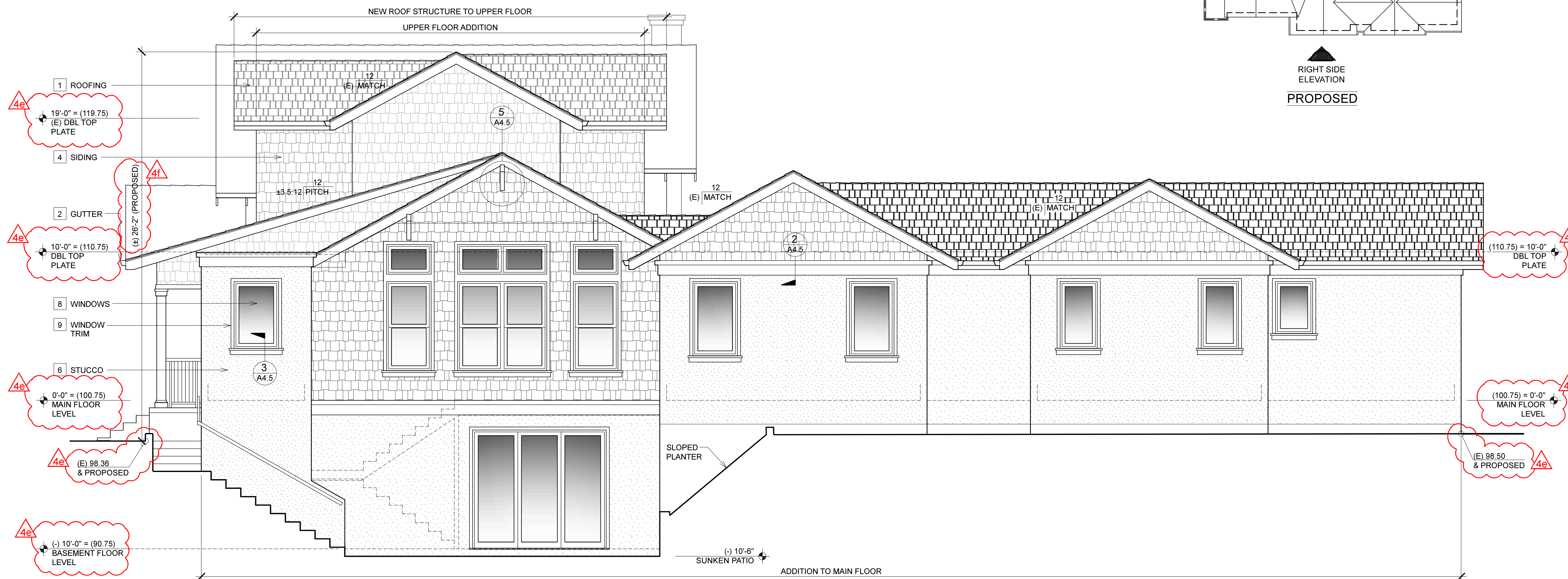
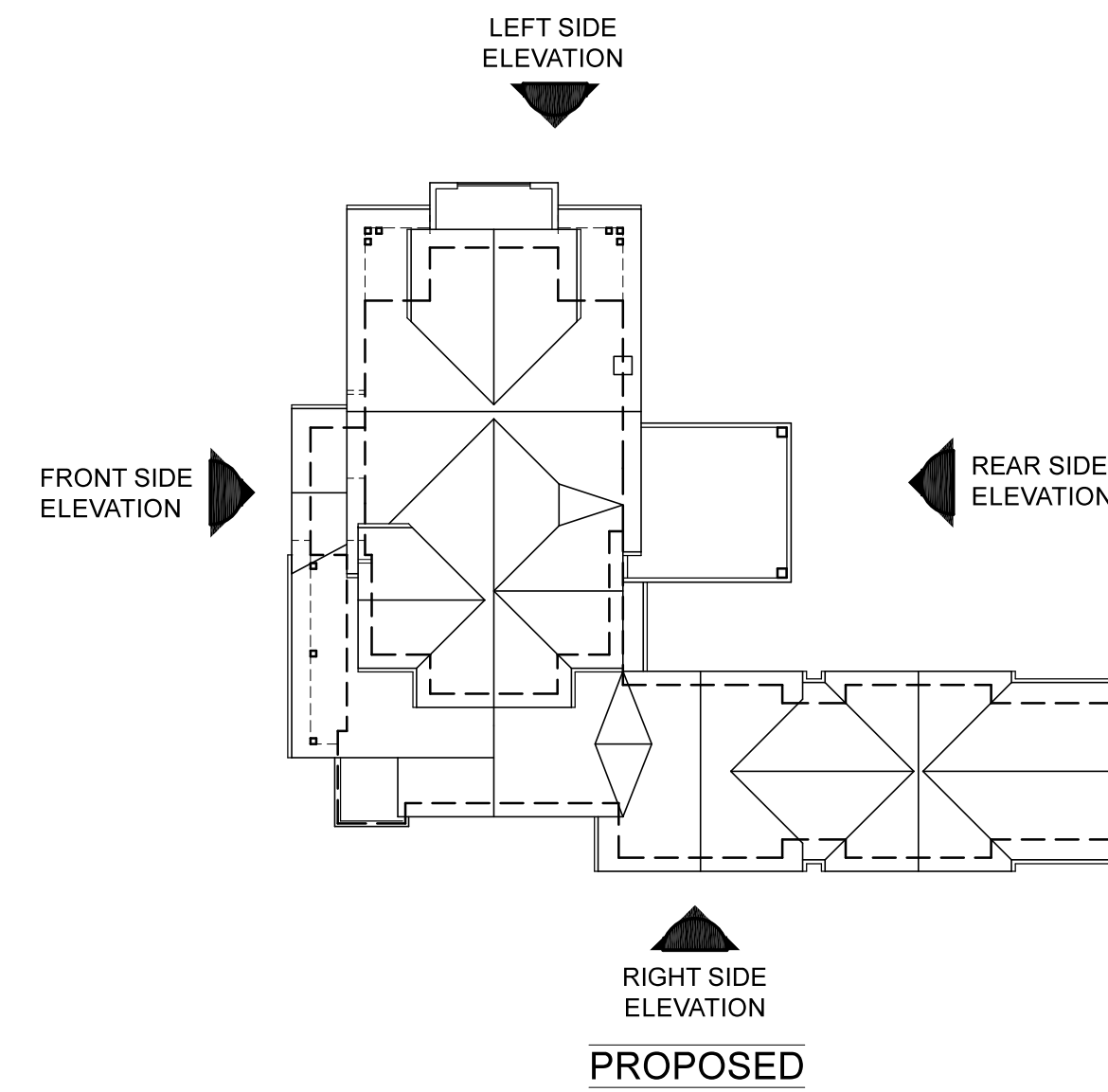
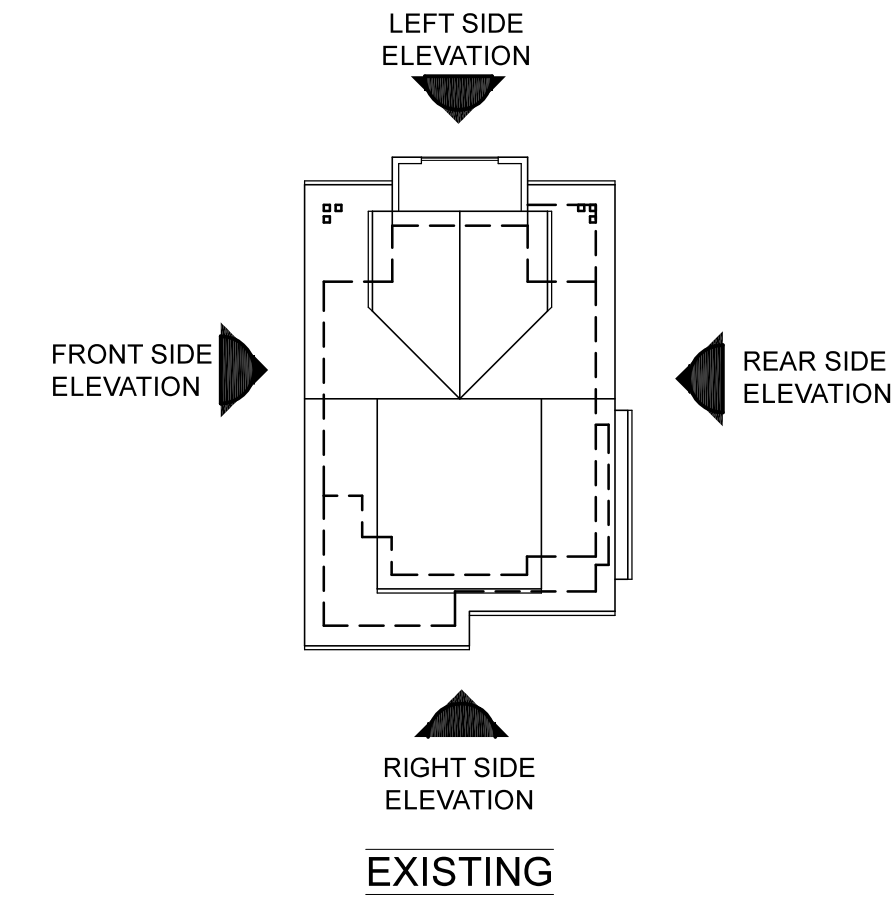
**CHAPMAN DESIGN ASSOCIATES**  
620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-8890


**SHEET**  
**A4.0**



**EXISTING RIGHT INTERIOR SIDE / WEST ELEVATION**

1/4" = 1'-0"



**PROPOSED RIGHT INTERIOR SIDE / WEST 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 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

**EXT. MATERIAL NOTES**

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

**LEGEND**

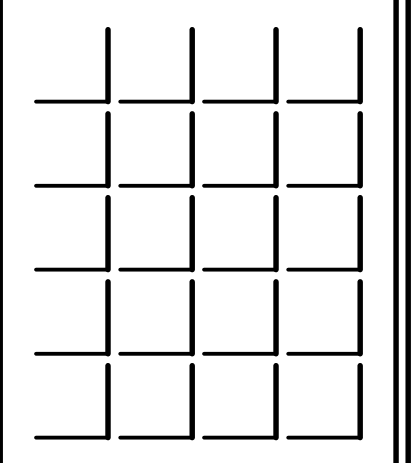
- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

**NOTE**  
 THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. NO PART OF THIS DRAWING 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. THIS DRAWING IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

DATE	DESIGN REVIEW COMMENTS
4/5/2023	

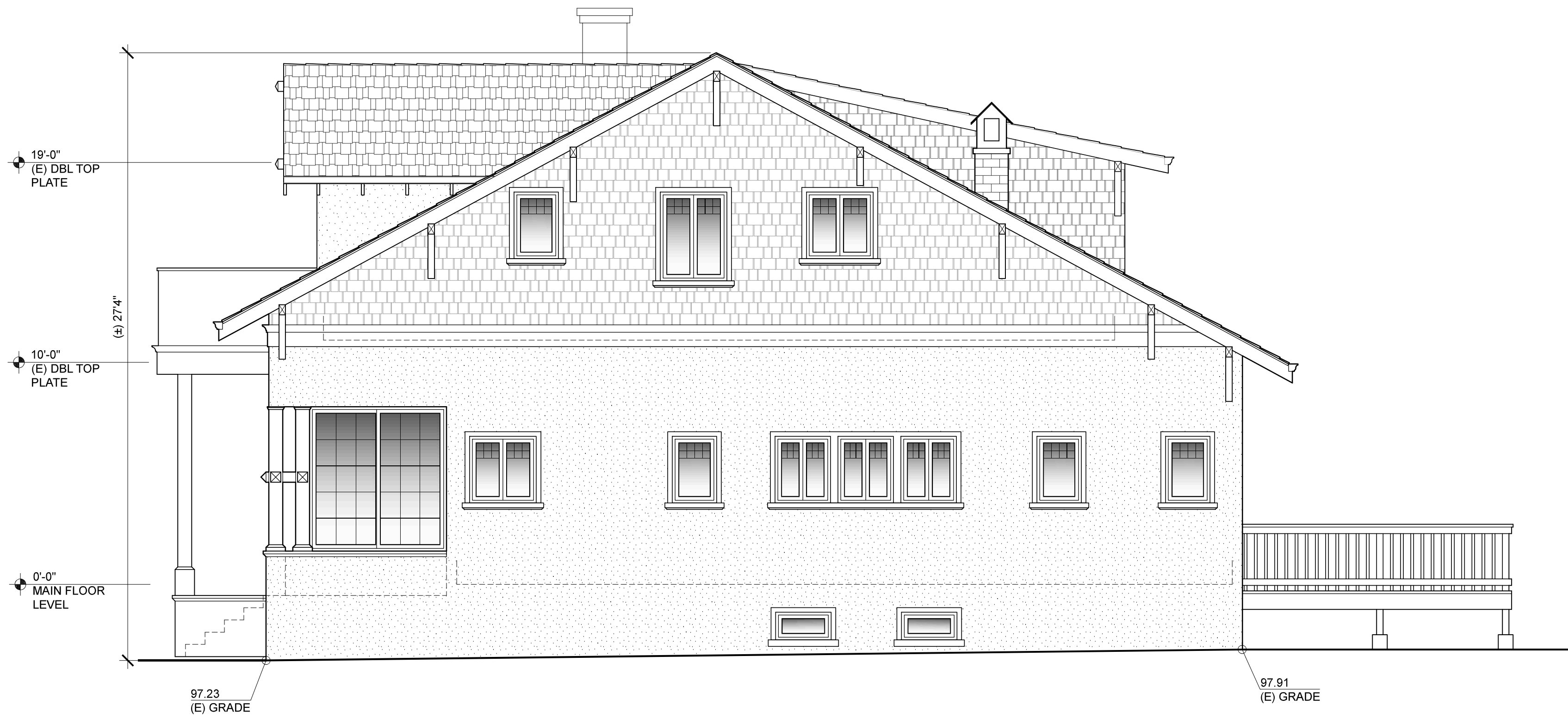
**CLIENT (22219)**  
**JACOBSEN / PARMACEK RESIDENCE**  
 MAILING ADDRESS  
 384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
 (650) 245-7884

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

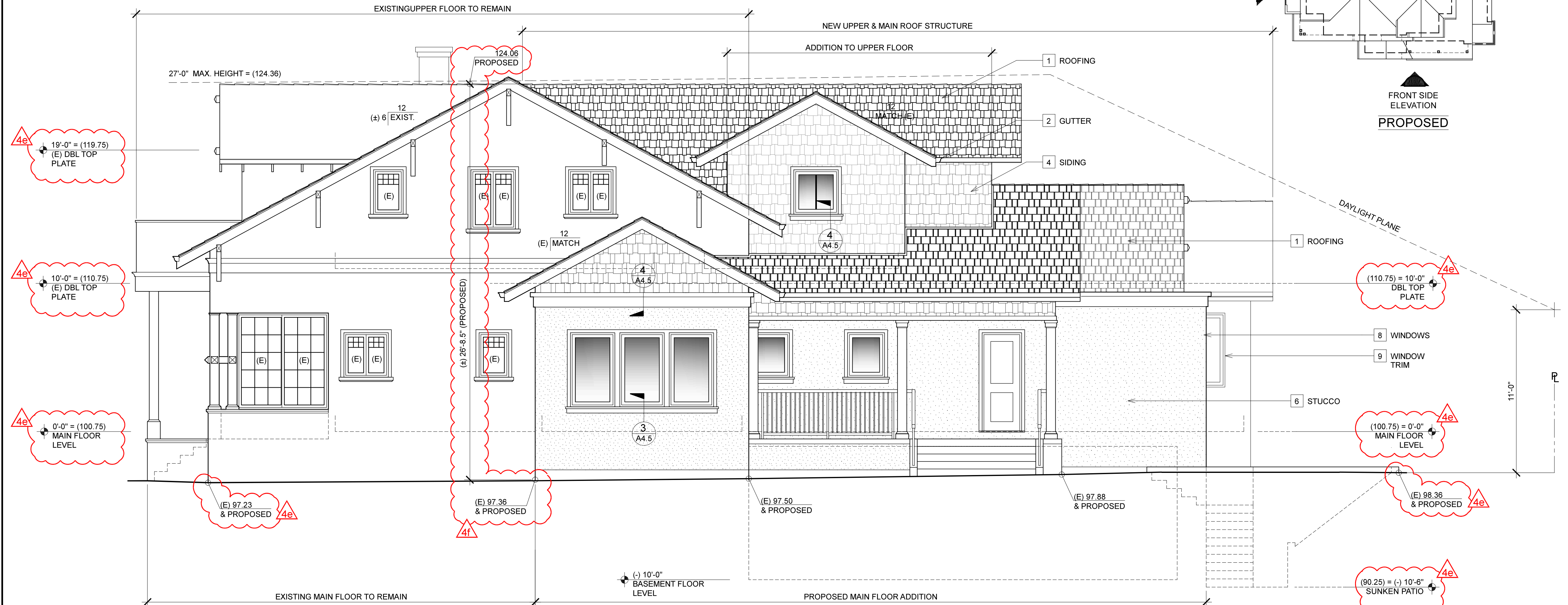
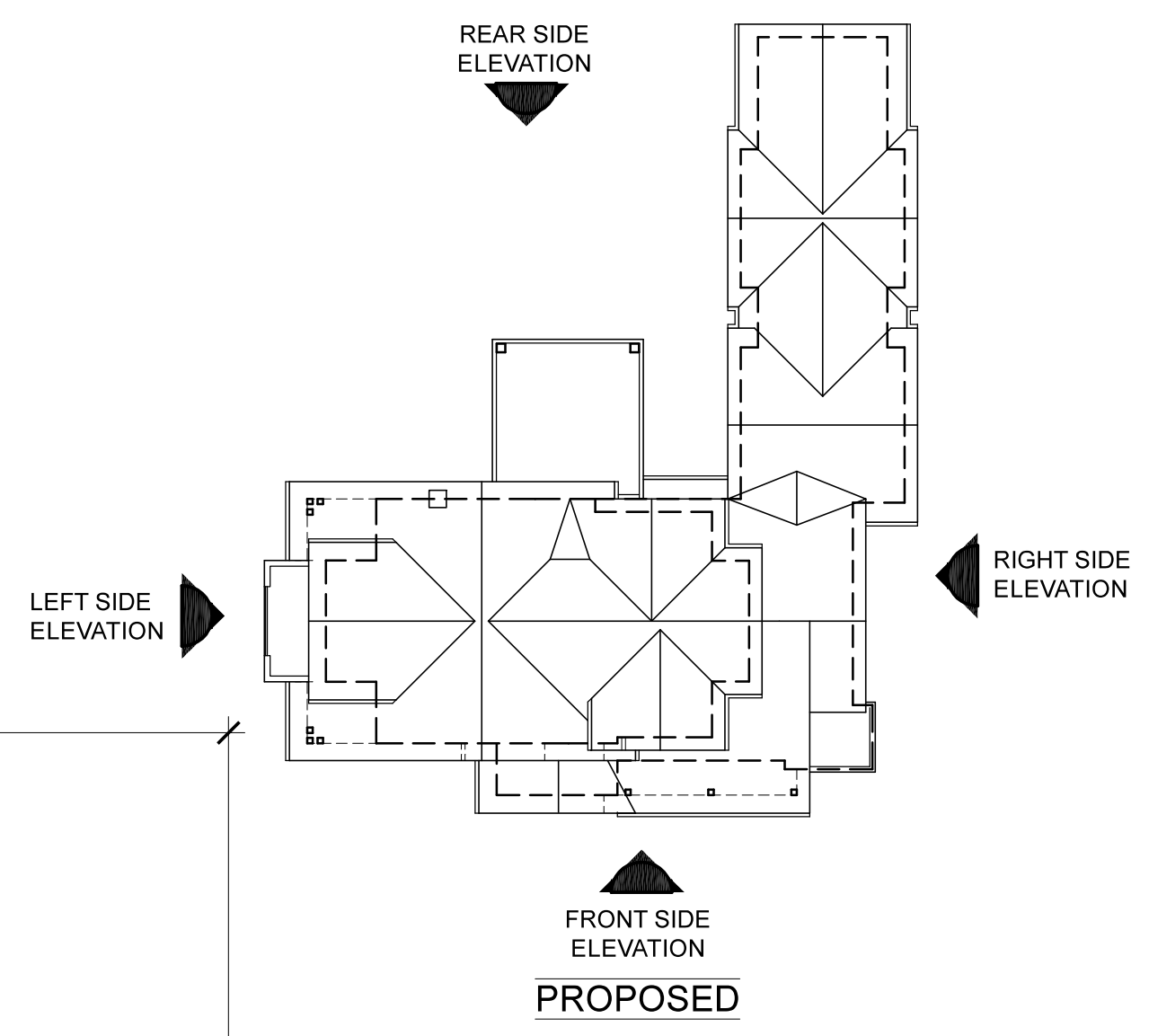
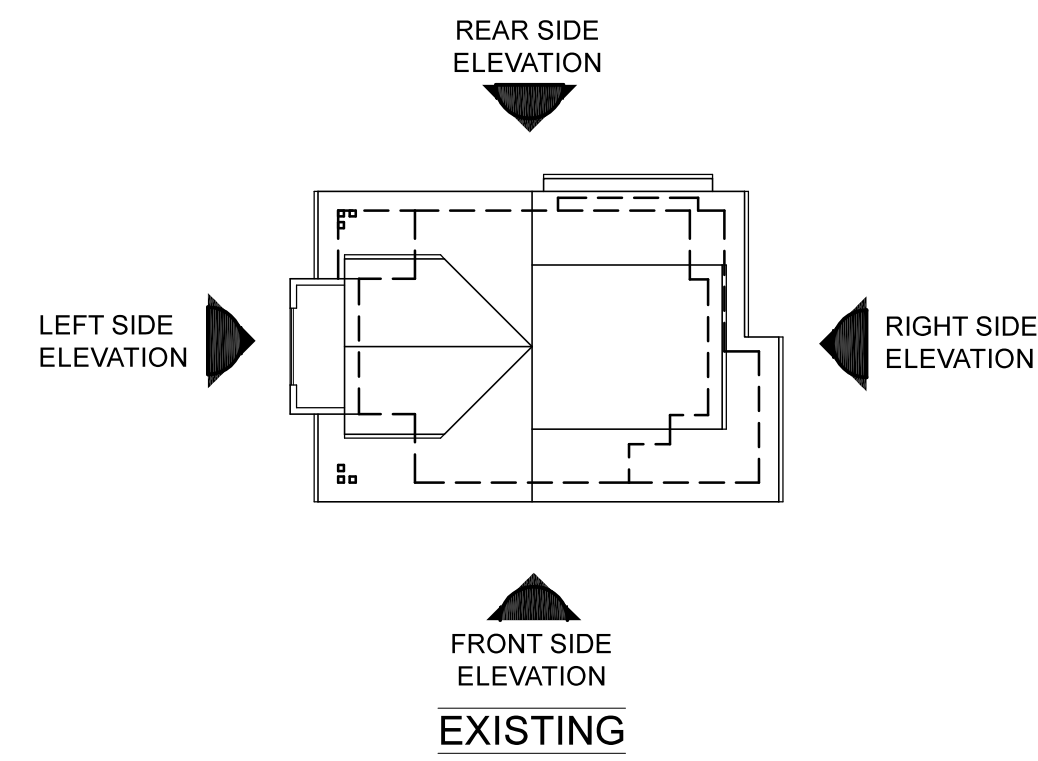


**SHEET**  
**A4.1**





**EXISTING FRONT SIDE / NORTH ELEVATION**  
1/4" = 1'-0"



**PROPOSED FRONT SIDE / NORTH 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 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

**EXT. MATERIAL NOTES**

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

**LEGEND**

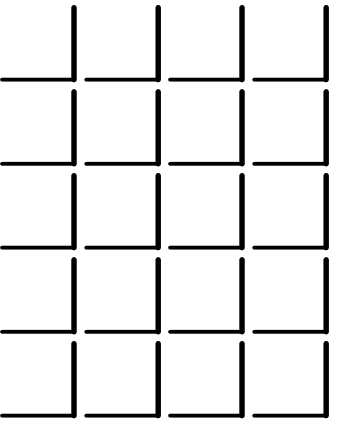
- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

**NOTE**  
THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE AND SOLE INTENDED USE OF THE CLIENT. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

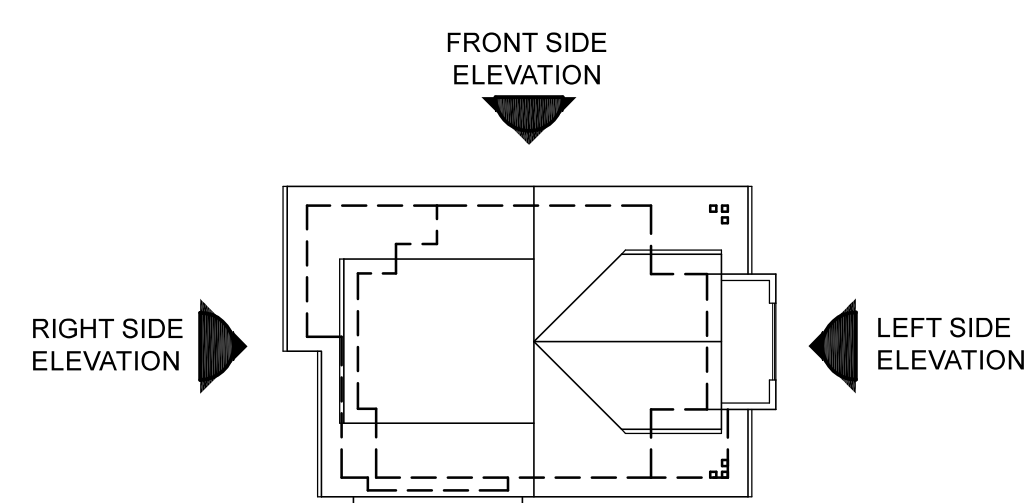
DATE	REVISION / COMMENTS
4/5/2023	DESIGN REVIEW

**CLIENT (22219)**  
**JACOBSEN / PARMACEK RESIDENCE**  
MAILING ADDRESS: 384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7894

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



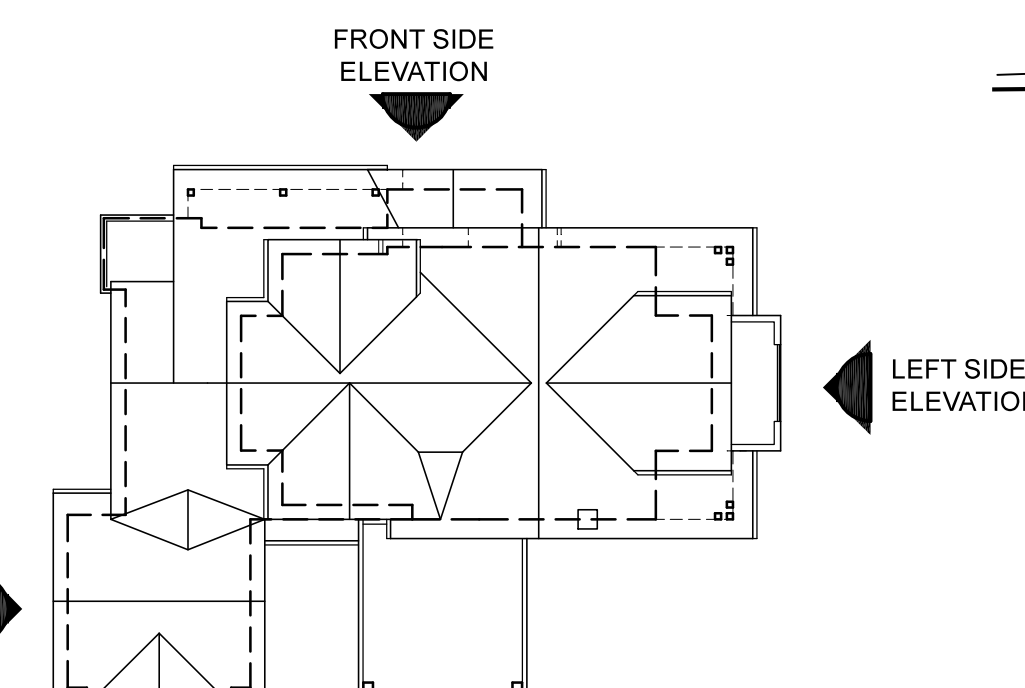
**SHEET**  
**A4.2**



FRONT SIDE ELEVATION  
EXISTING

10'-0" DBL TOP PLATE

0'-0" MAIN FLOOR LEVEL



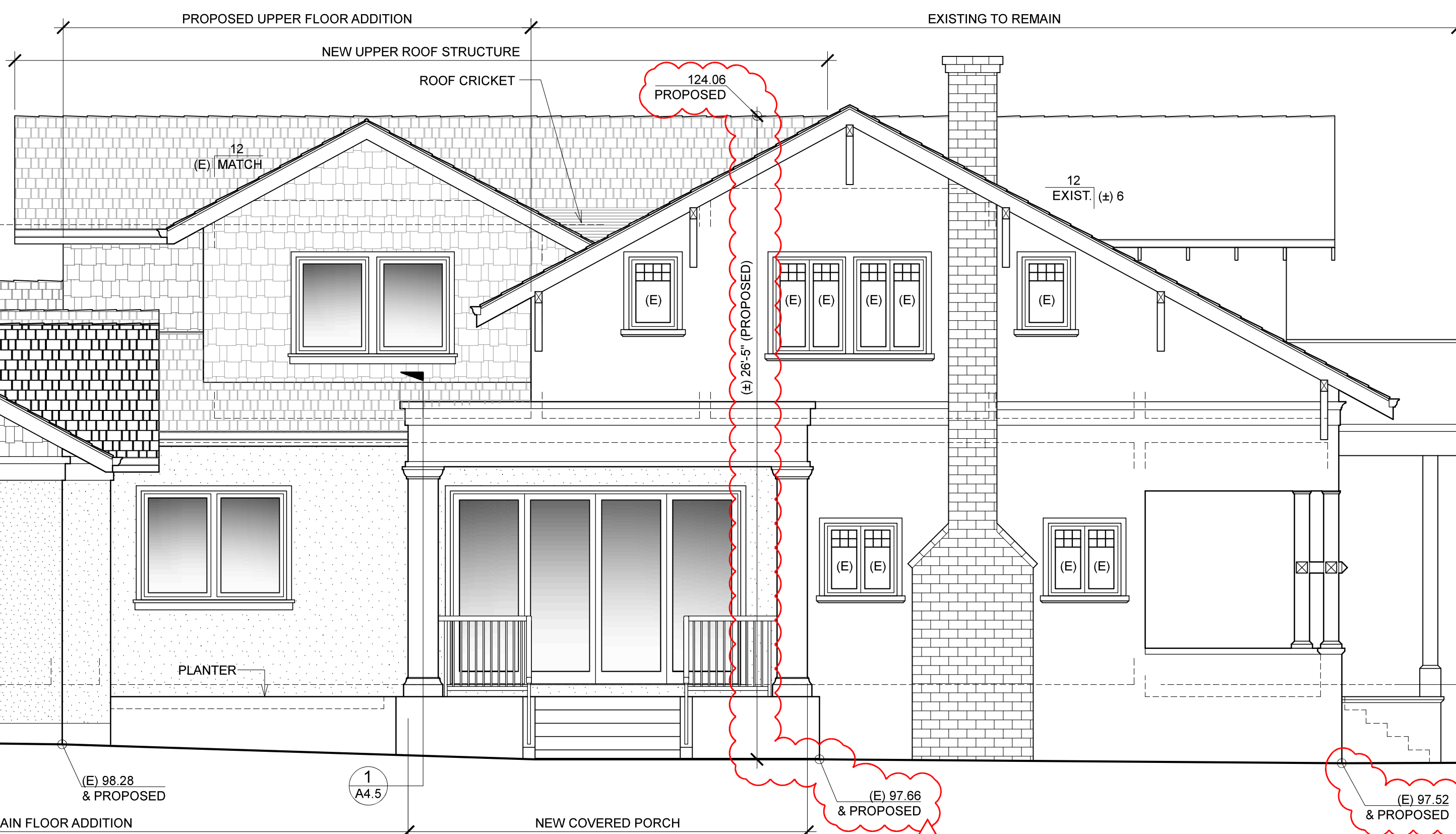
FRONT SIDE ELEVATION  
PROPOSED

REAR SIDE ELEVATION  
PROPOSED



**EXISTING REAR SIDE / SOUTH ELEVATION**

1/4" = 1'-0"



**PROPOSED REAR SIDE / SOUTH 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 2022)
- II FLUE CLEARANCE AS PER SECTION R1003.18 CRC 2022. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
- III CHIMNEY BRACING AS PER CH. 10 CRC 2022
- IV SPARK ARRESTOR PROVIDE AS PER SEC. R1003.4.1 CRC 2022
- V TEMPERED GLASS PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022

**EXT. MATERIAL NOTES**

- 1 ROOFING COMPOSITION SHINGLE
- 2 GUTTER OGEE GUTTER
- 3 DOWN SPOUTS RECTANGULAR DOWNSPOUTS
- 4 SIDING STAGGERED SHINGLE SIDINGS
- 5 TRIM N/A
- 6 STUCCO TEXTURE TO MATCH EXISTING
- 7 VENEER N/A
- 8 WINDOWS ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS N/A
- 11 CHIMNEY EXISTING

**LEGEND**

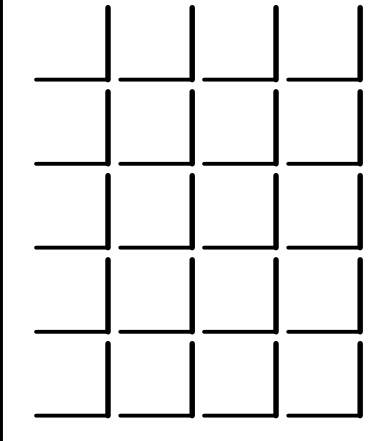
- # WINDOW - SEE "WINDOW SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS
- # DOOR - SEE "DOOR SCHEDULE" ON SHEET A - FOR FURTHER SPECIFICATIONS

**NOTE**  
THIS DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE CLIENT. INTENDED TO BE USED FOR THE PROJECT AND NOT TO BE REPRODUCED OR COPIED IN ANY MANNER OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

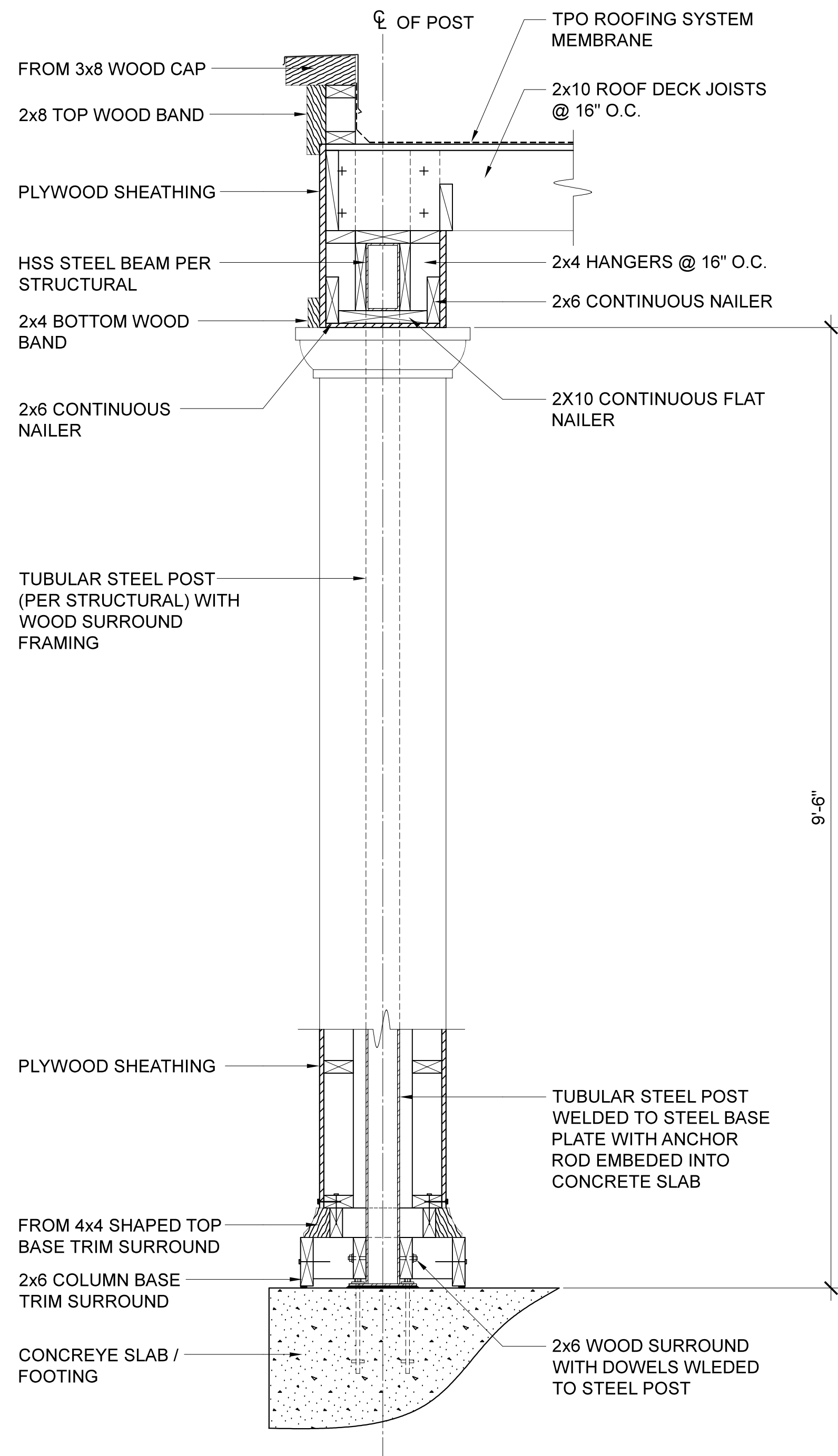
DATE	DESIGN REVIEW COMMENTS
4/5/2023	

**CLIENT (22219)**  
**JACOBSEN / PARMACEK RESIDENCE**  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7894

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



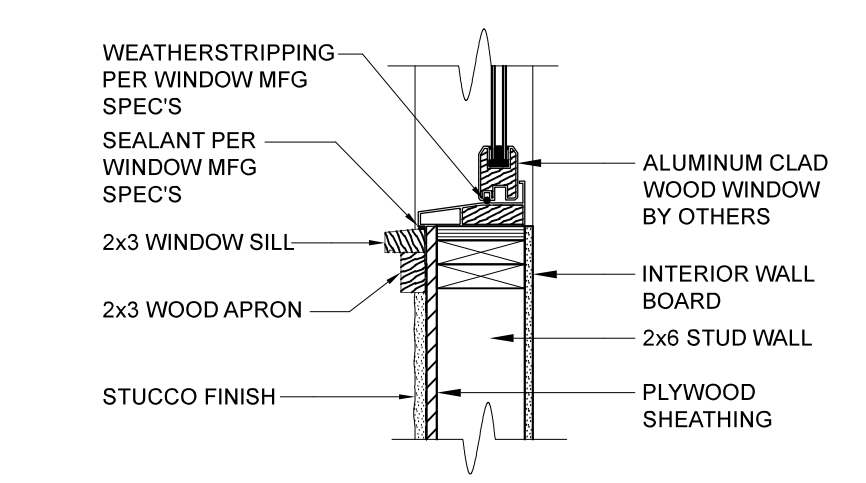
**SHEET**  
**A4.3**



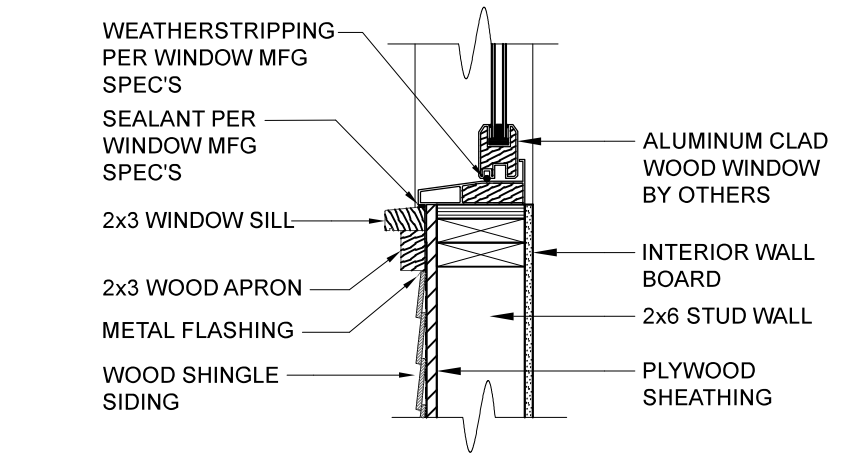
COLUMN DETAIL

ARCHITECTURAL DETAILS

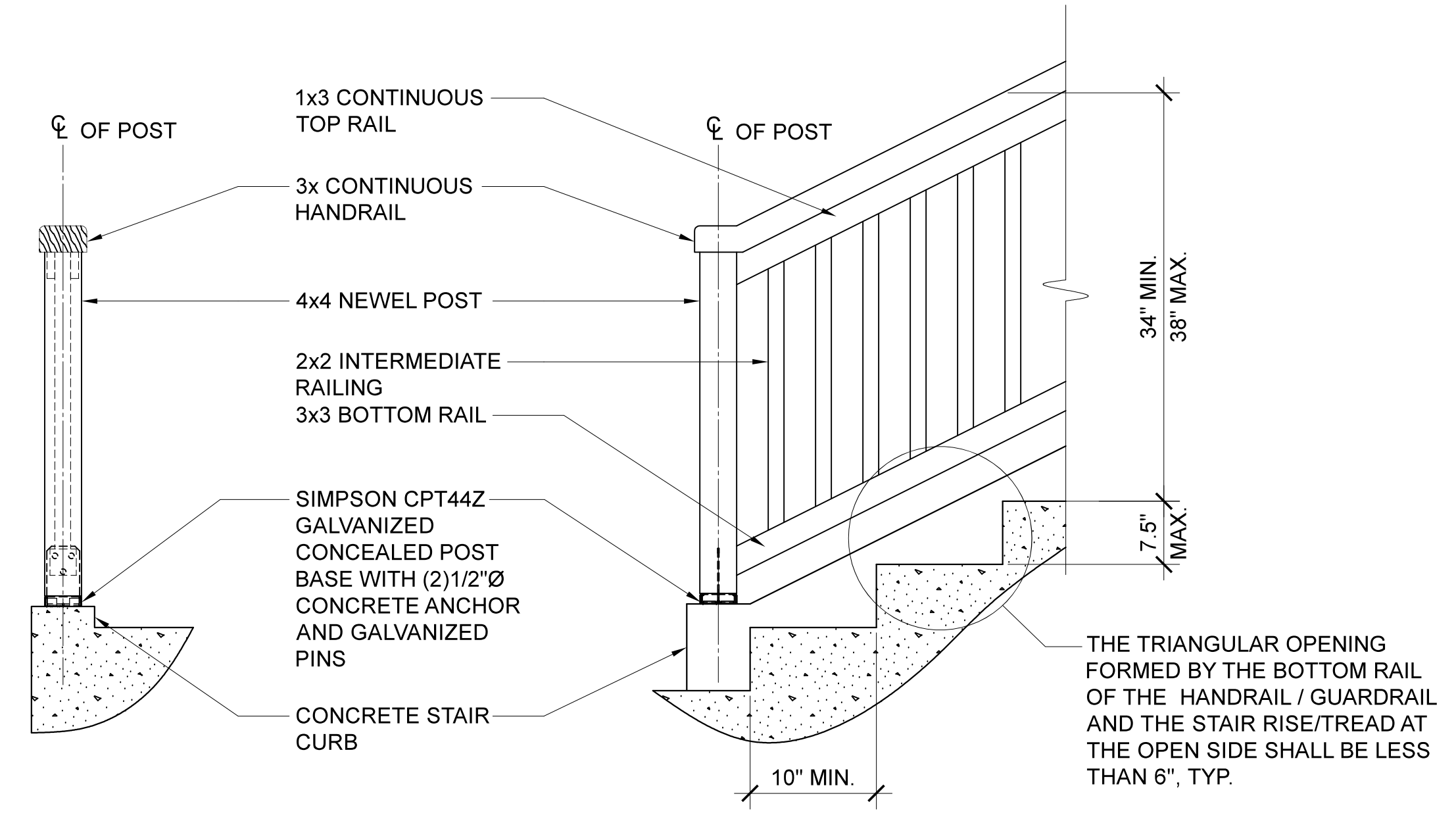
1/4" = 1'-0"



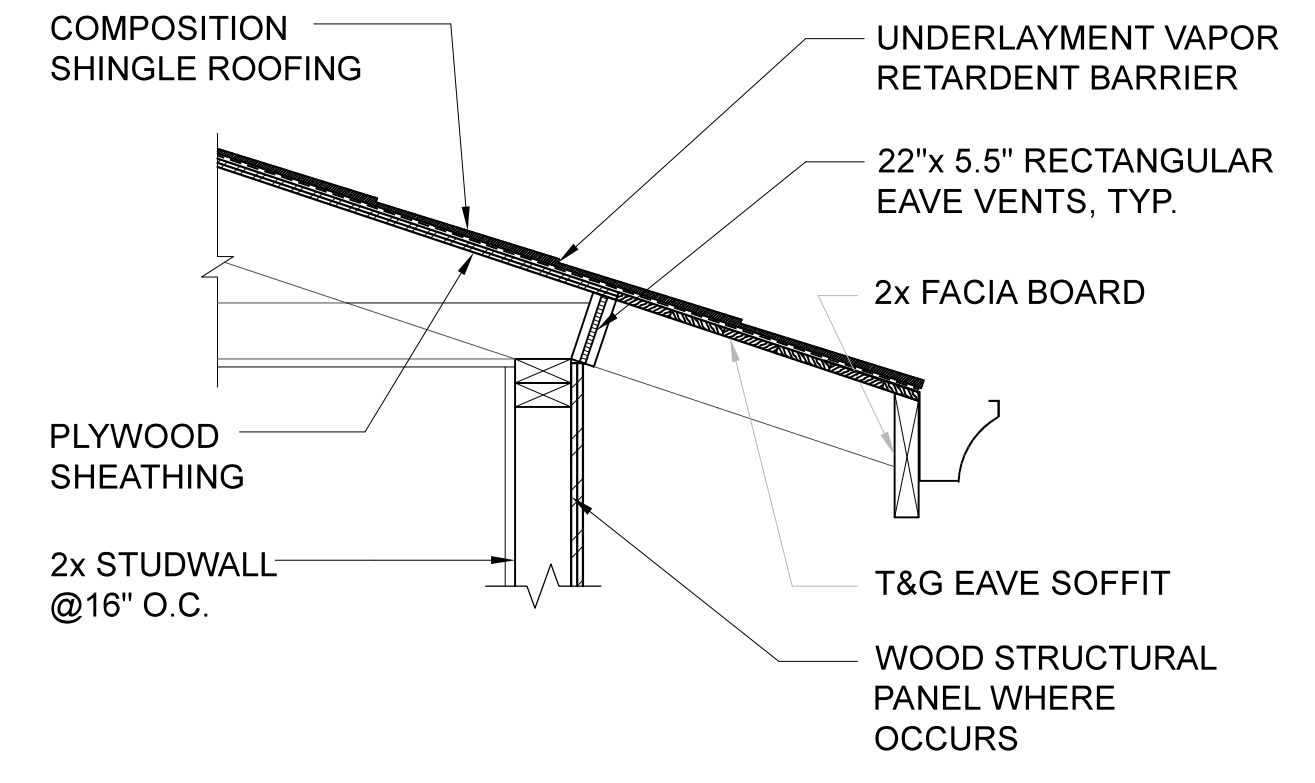
WINDOW SILL & APRON  
(STUCCO EXTERIOR WALL)



WINDOW SILL & APRON  
(WOOD SHINGLE EXTERIOR WALL)



STAIR DETAIL



STANDARD EAVE DETAIL

**NOTE**  
\* THE DRAWING AND THE LEGAL DESIGNATIONS, DIMENSIONS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE NOT 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. THIS DRAWING IS INTENDED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

**JOB SITE ADDRESS**

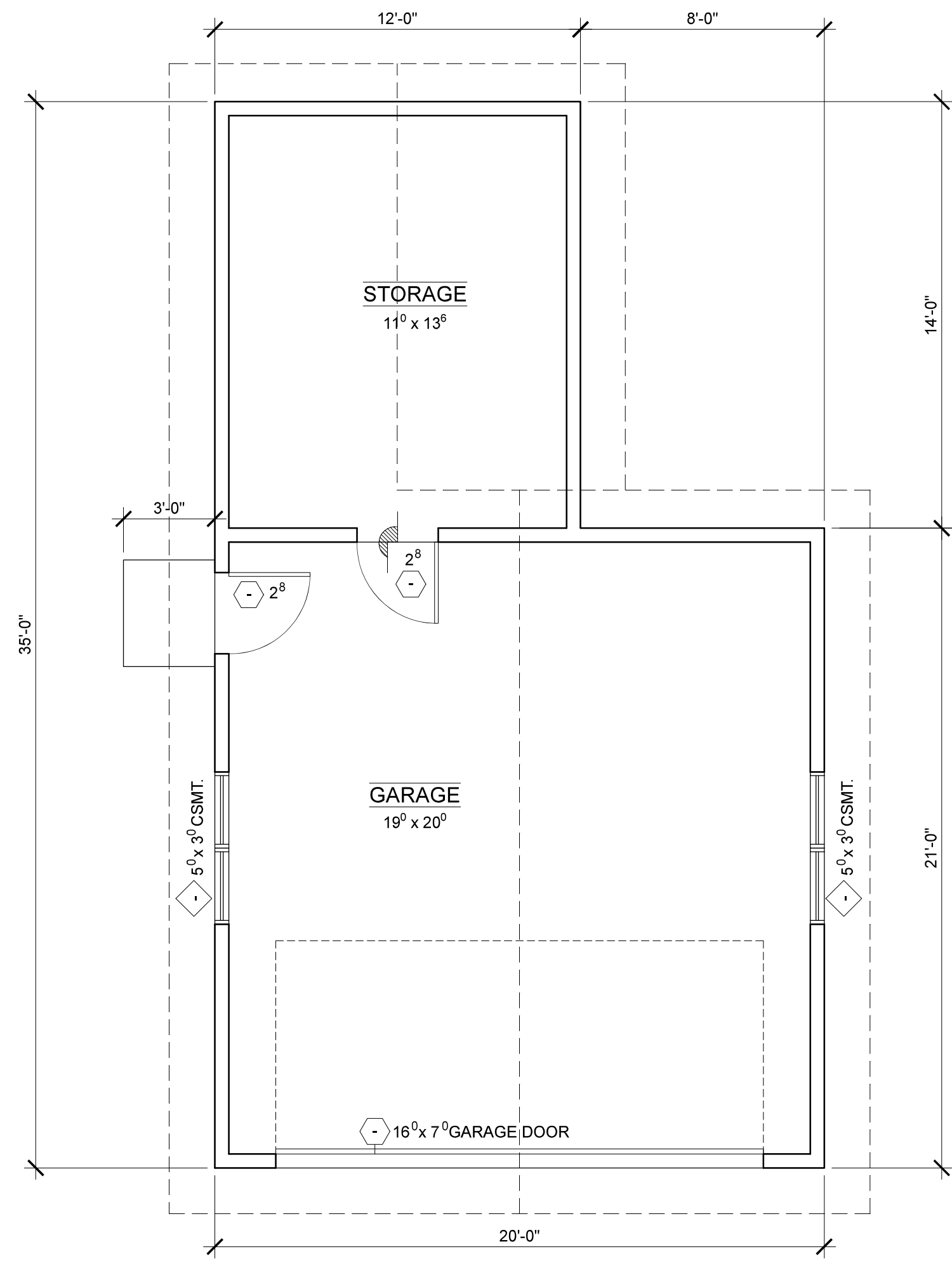
**CLIENT (22219)**  
**JACOBSEN / PARMACEK RESIDENCE**  
MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

*Will Chapman*

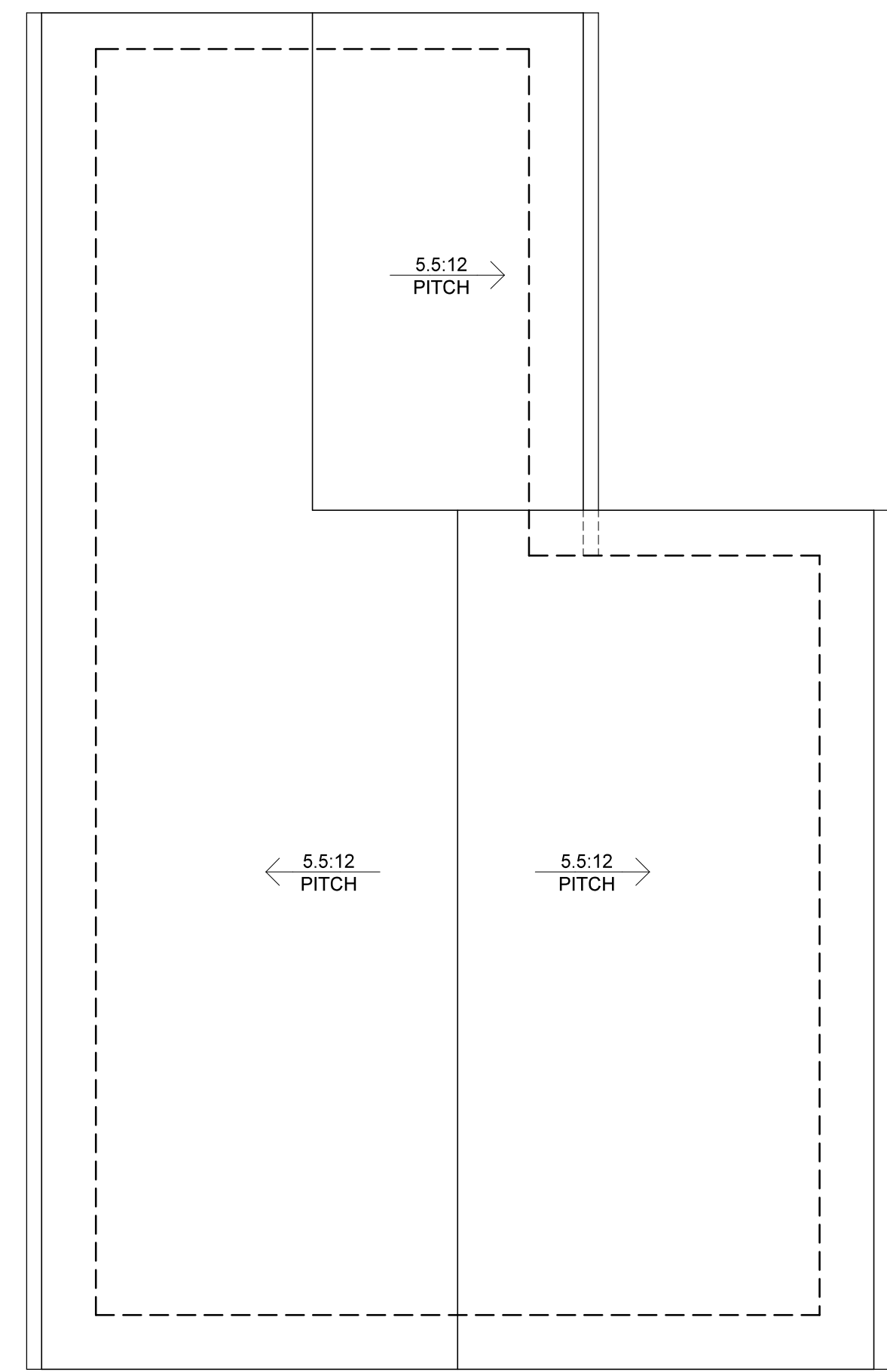
**CHAPMAN DESIGN ASSOCIATES**  
620 S. EL MONTE AVENUE  
LOS ALTOS, CA 94022 (650) 941-8890

**SHEET**

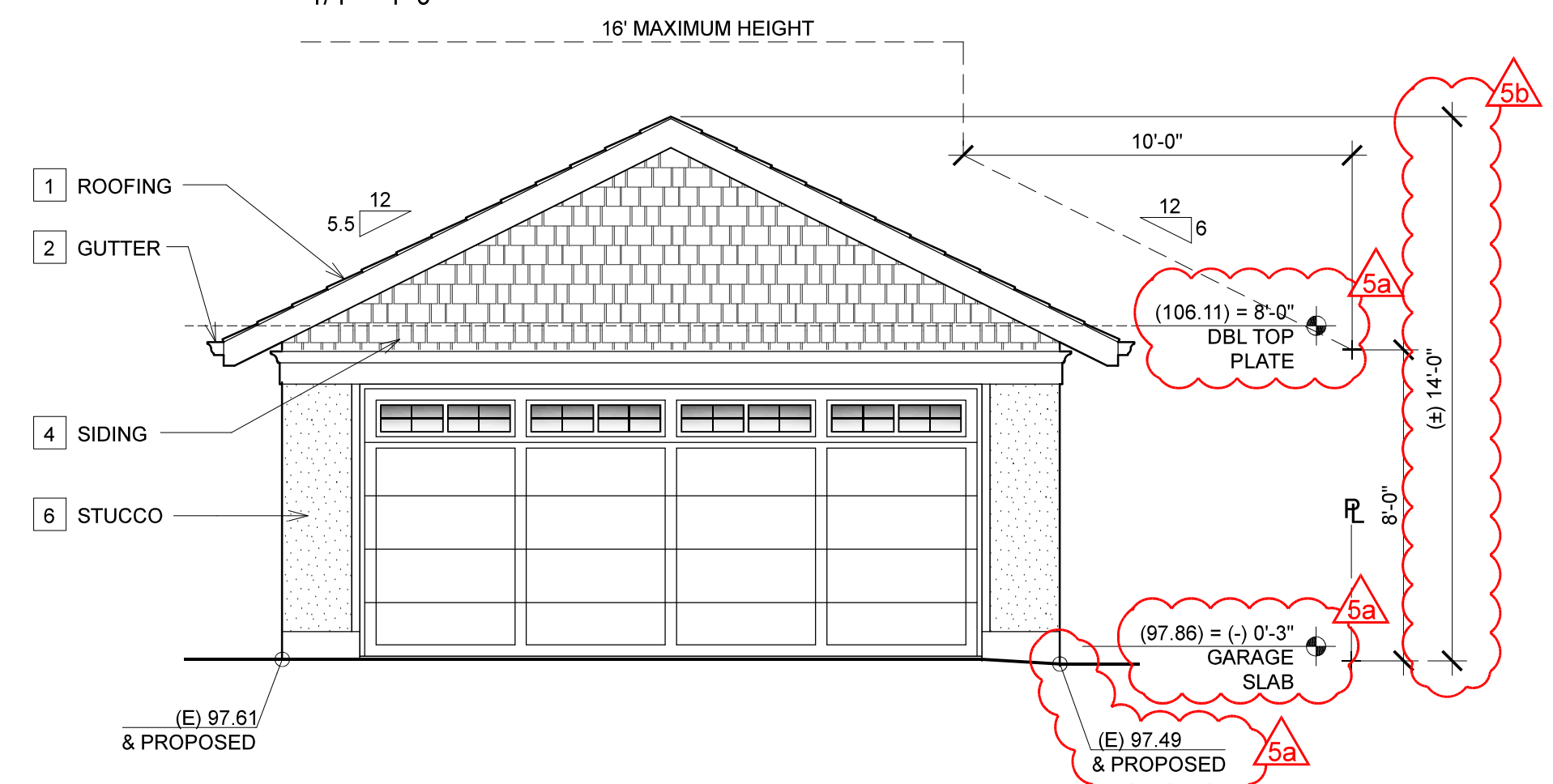
**A4.4**



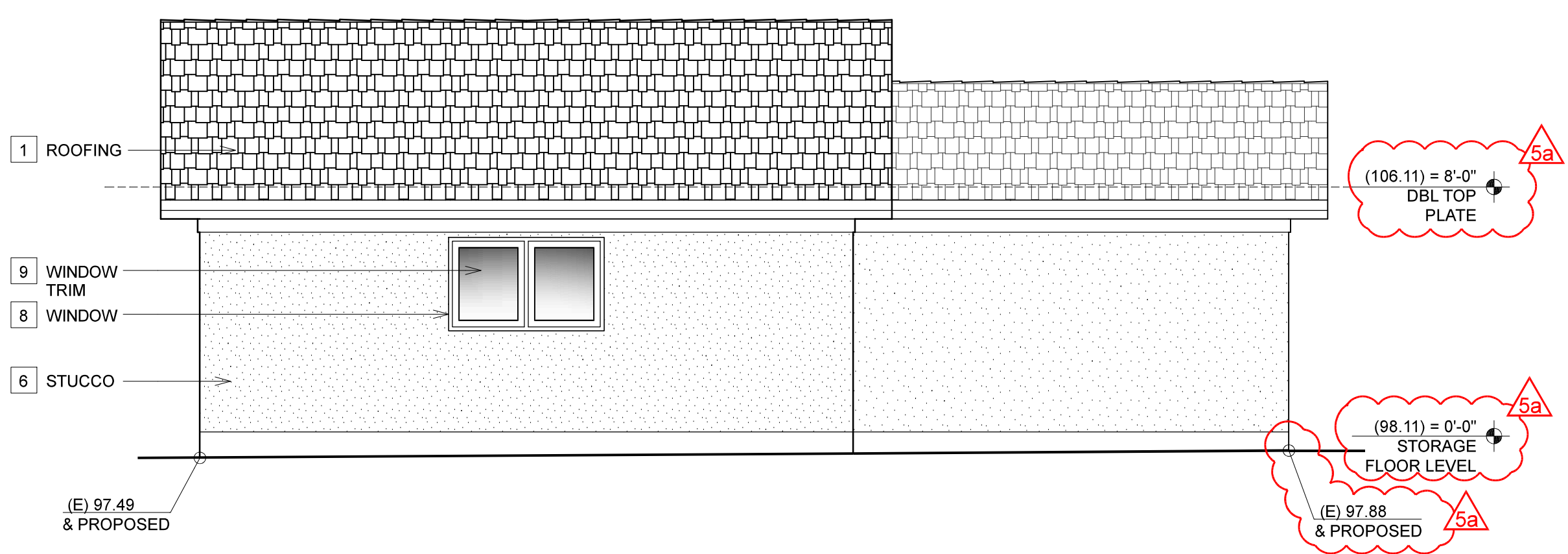
**DETACHED GARAGE FLOOR PLAN**  
1/4" = 1'-0"



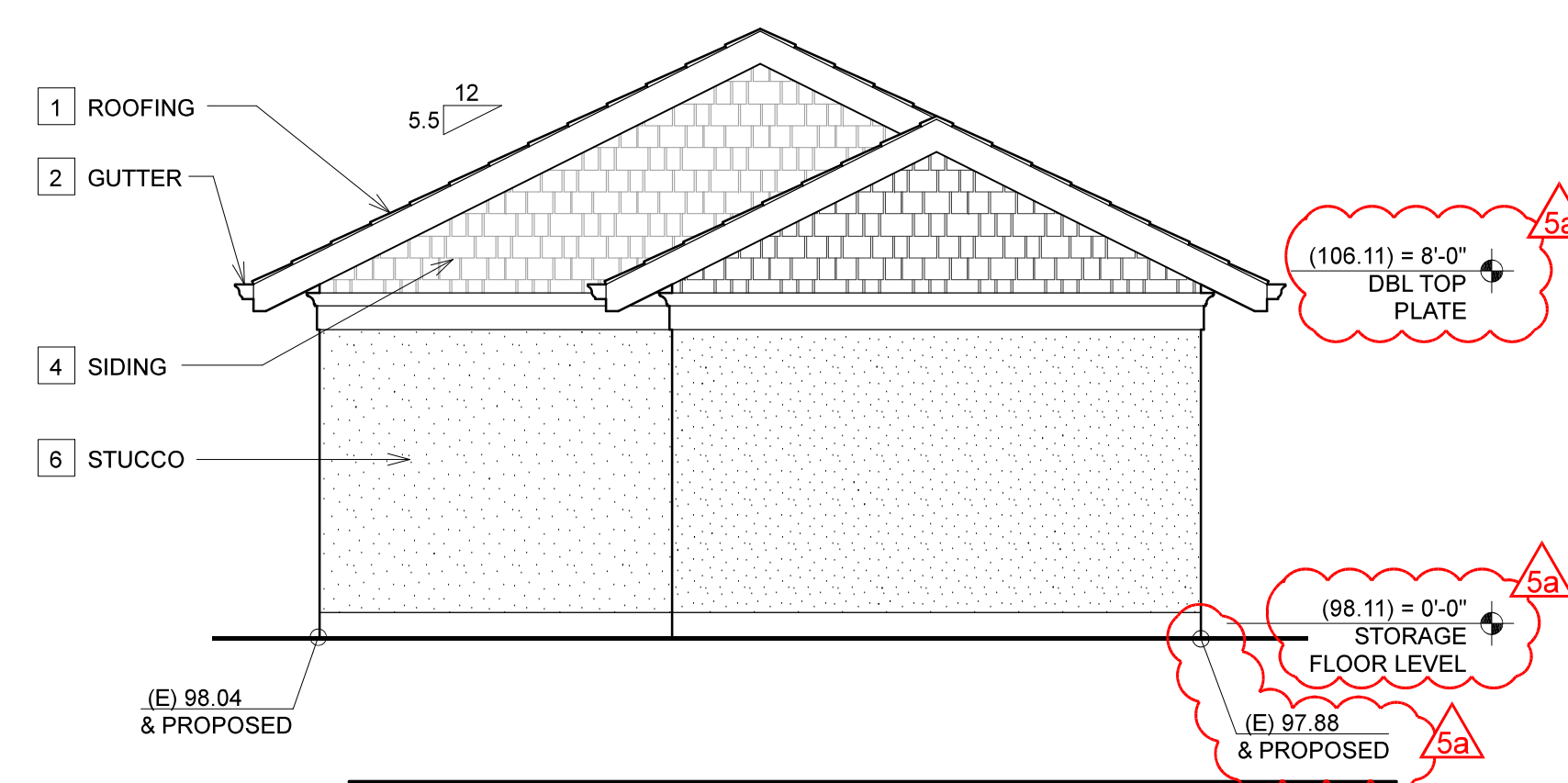
**DETACHED GARAGE ROOF PLAN**  
1/4" = 1'-0"



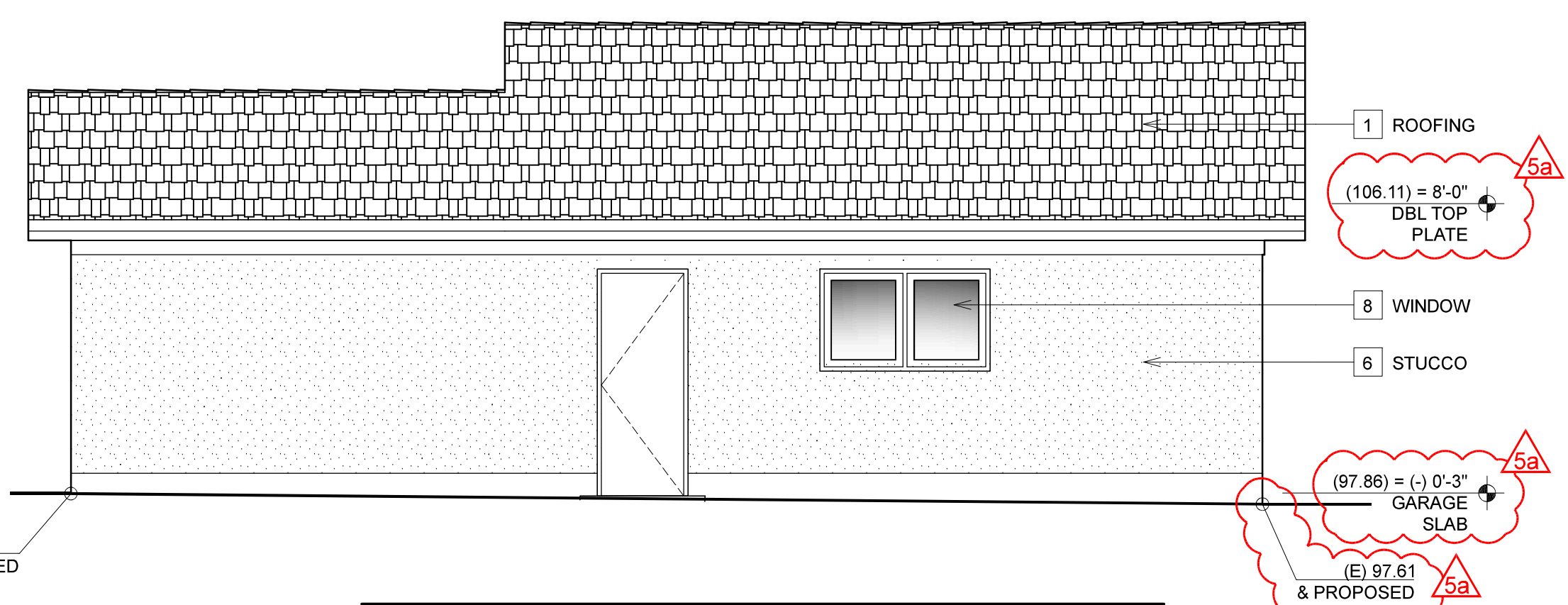
**FRONT ELEVATION**  
1/4" = 1'-0"



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



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



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

**GENERAL NOTES**

- I EGRESS** ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2022
  - MIN. NET CLEAR OPENABLE AREA 5.7 S.F.
  - MIN. NET CLEAR OPENABLE WIDTH = 20"
  - MIN. NET CLEAR OPENABLE HEIGHT = 24"
- II TEMPERED GLASS** PROVIDE TEMPERED SAFETY GLASS AT HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2022
- III WATER CLOSETS** PROVIDE 24" MIN. CLEARANCE IN FRONT OF WATER CLOSET BOWL AND 30" MIN. CLEAR WIDTH FOR WATER CLOSET SPACE (SEC. 407.6 2022 CPC)
- IV SHOWERS** ALL SHOWERS SHALL CONFORM TO SECTION R307 2022 CRC
  - ALL GLASS SHOWER ENCLOSURE TO BE OF TEMPERED GLASS
  - ALL SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN 22 INCHES UNOBSTRUCTED OPENING FOR EGRESS (2022 CPC 408.5)
- V WATER CONSERVING FIXTURES** ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2022 CPC) SHALL CONFORM TO SEC. 402, 2022 CPC
  - WATER CLOSETS TO HAVE A MAXIMUM WATER USE OF 1.28 GPF
  - SHOWERHEADS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 80 psi
  - BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.2 GPM @ 60 psi
  - KITCHEN SINK FAUCETS TO HAVE A MAXIMUM FLOW USE OF 1.8 GPM @ 60 psi

**ROOM FINISH SCHEDULE**

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE-MARKS

**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

**EXT. MATERIAL NOTES**

- 1 ROOFING** COMPOSITION SHINGLE
- 2 GUTTER** OGEE GUTTER
- 3 DOWN SPOUTS** RECTANGULAR DOWNSPOUTS
- 4 SIDING** HORIZONTAL STAGGERED SHINGLE SIDINGS
- 5 TRIM** N/A
- 6 STUCCO** TEXTURE TO MATCH EXISTING
- 7 VENEER** N/A
- 8 WINDOWS** ALUMINUM CLAD DOUBLE GLAZED WINDOWS
- 9 WINDOW TRIM** STUCCO MOULD TRIM AT TOP AND SIDES WITH 2x3 SILL & 2x3 APRON
- 10 SKYLIGHTS** N/A
- 11 CHIMNEY** N/A

**NOTE**  
THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE EXCLUSIVE USE OF THE PROJECT INTENDED TO BE USED FOR THE PROJECT DESCRIBED HEREIN. NO PART OF THIS DRAWING OR SPECIFICATIONS SHALL BE REPRODUCED OR USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

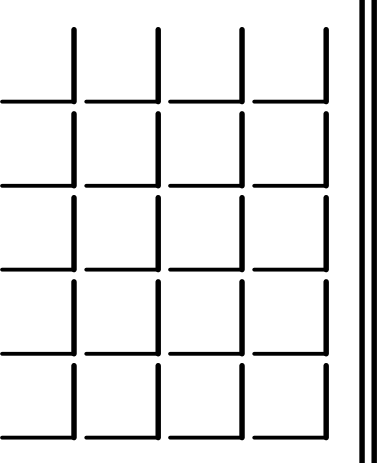
DATE	DESIGN REVIEW COMMENTS
4/5/2024	

**CLIENT (22219)**  
**JACOBSSEN / PARMACEK RESIDENCE**  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

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

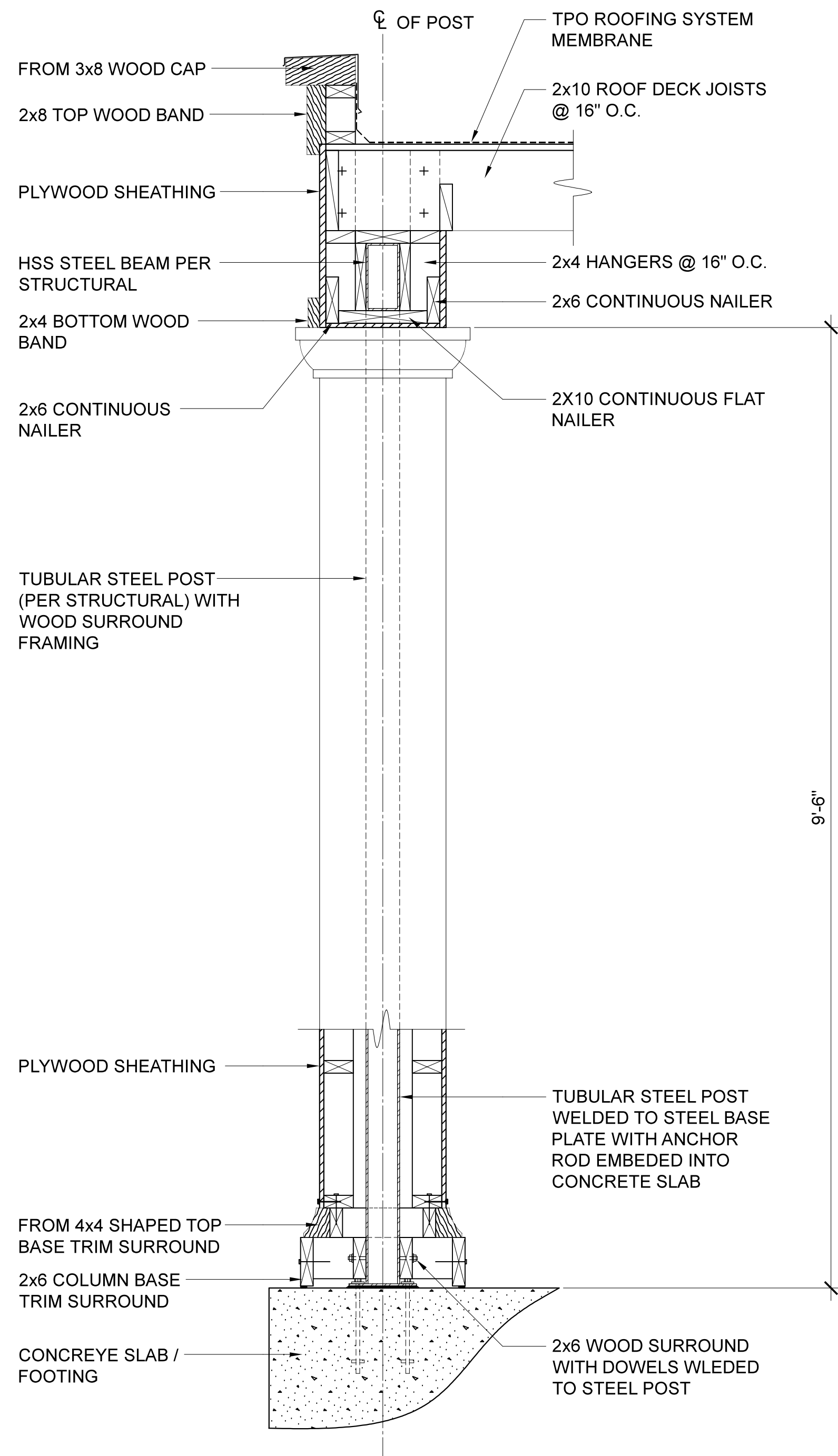
*Willie Chapman*

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



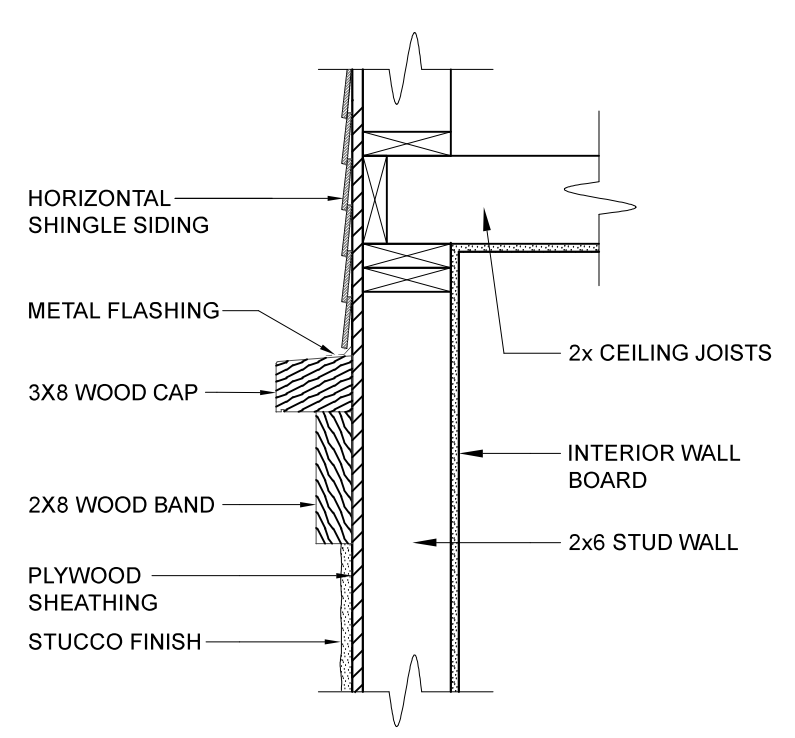
**SHEET**

**A4.4**

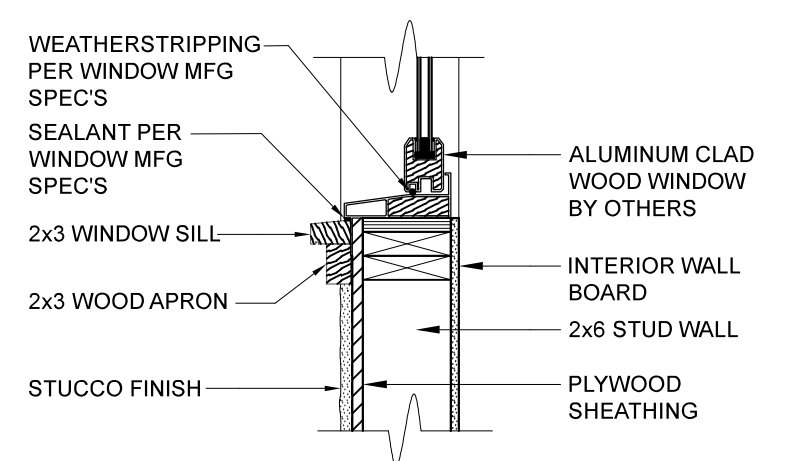


1 COLUMN DETAIL

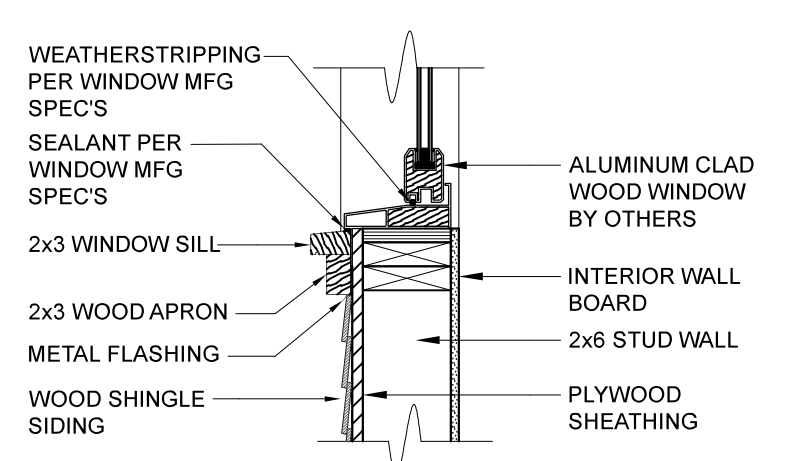
ARCHITECTURAL DETAILS  
1/4" = 1'-0"



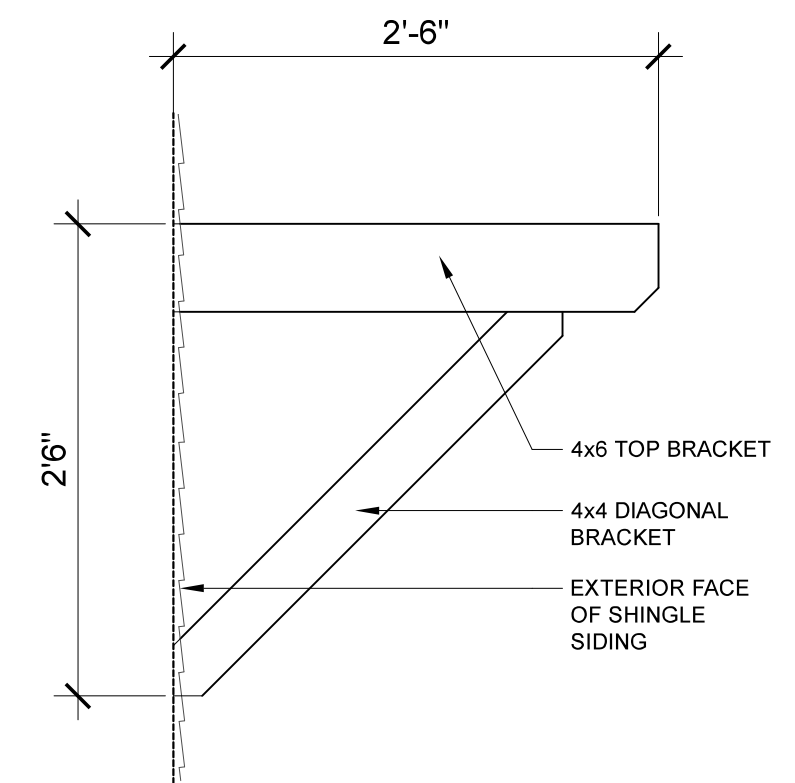
2 WINDOW SILL & APRON (STUCCO EXTERIOR WALL)



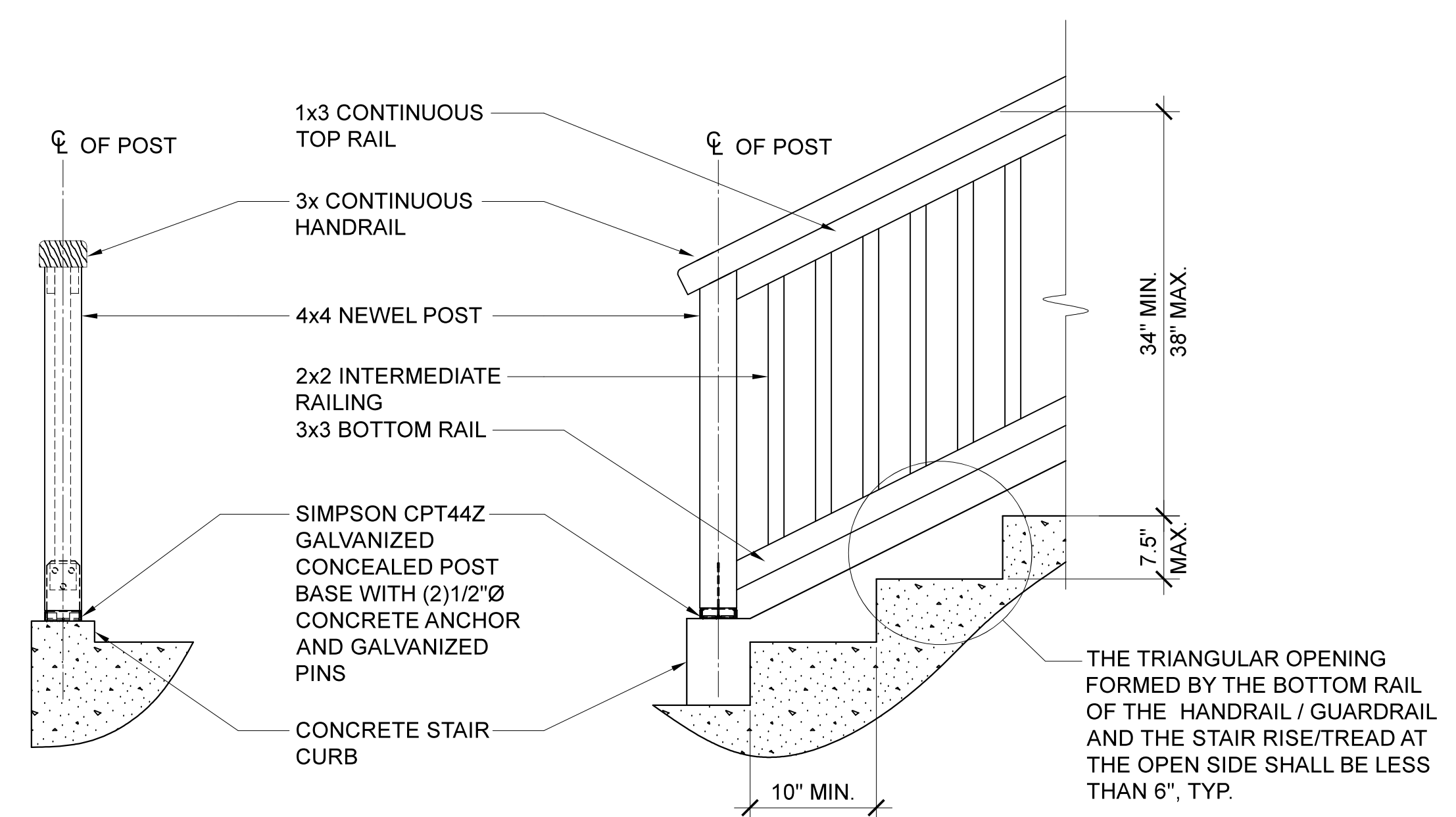
3 WINDOW SILL & APRON (STUCCO EXTERIOR WALL)



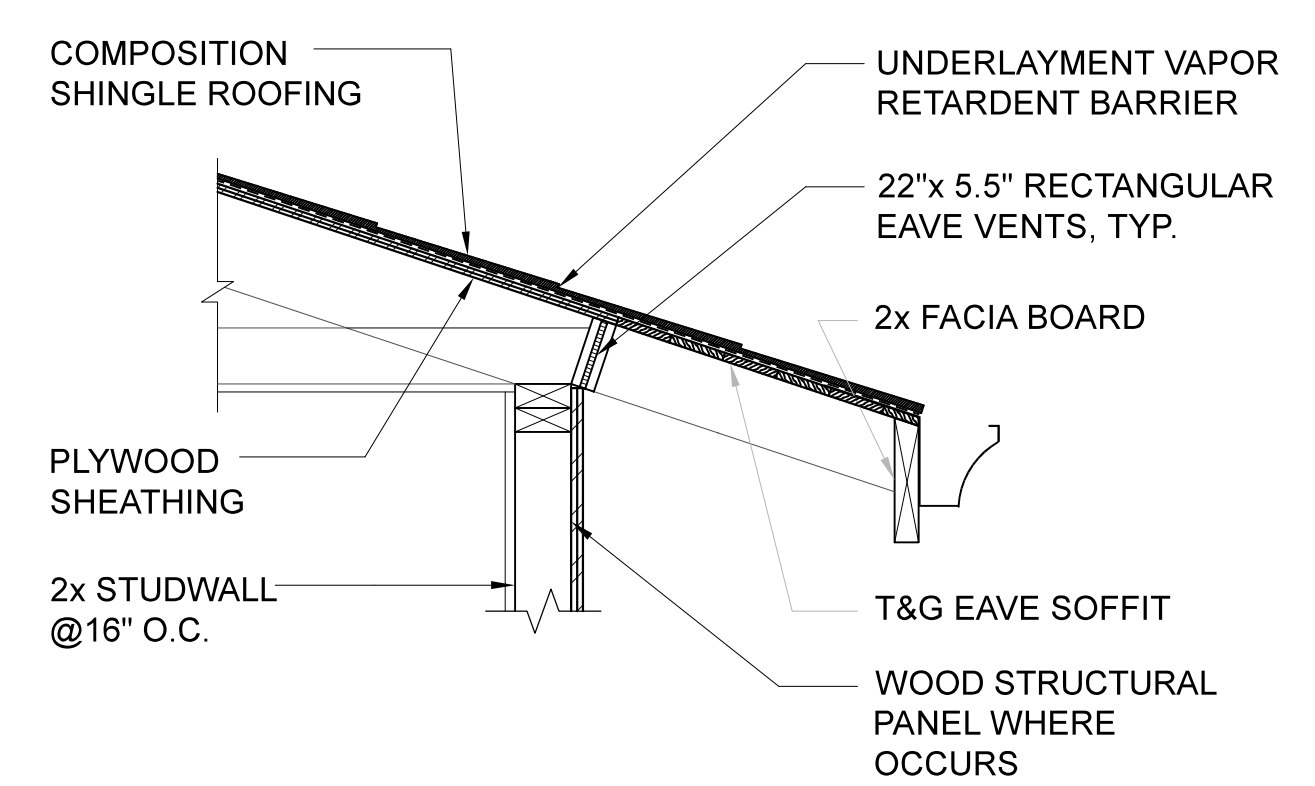
4 WINDOW SILL & APRON (WOOD SHINGLE EXTERIOR WALL)



5 GABLE BRACKET DETAIL



6 RAILING DETAILS



7 STANDARD EAVE DETAIL

NOTE  
\* THE DRAWING AND THE LEGAL DESIGNATIONS THEREIN AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND ARE NOT 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. THIS DRAWING IS INTENDED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

JOB SITE ADDRESS  
236 ELEANOR AVE.  
LOS ALTOS, CA 94022

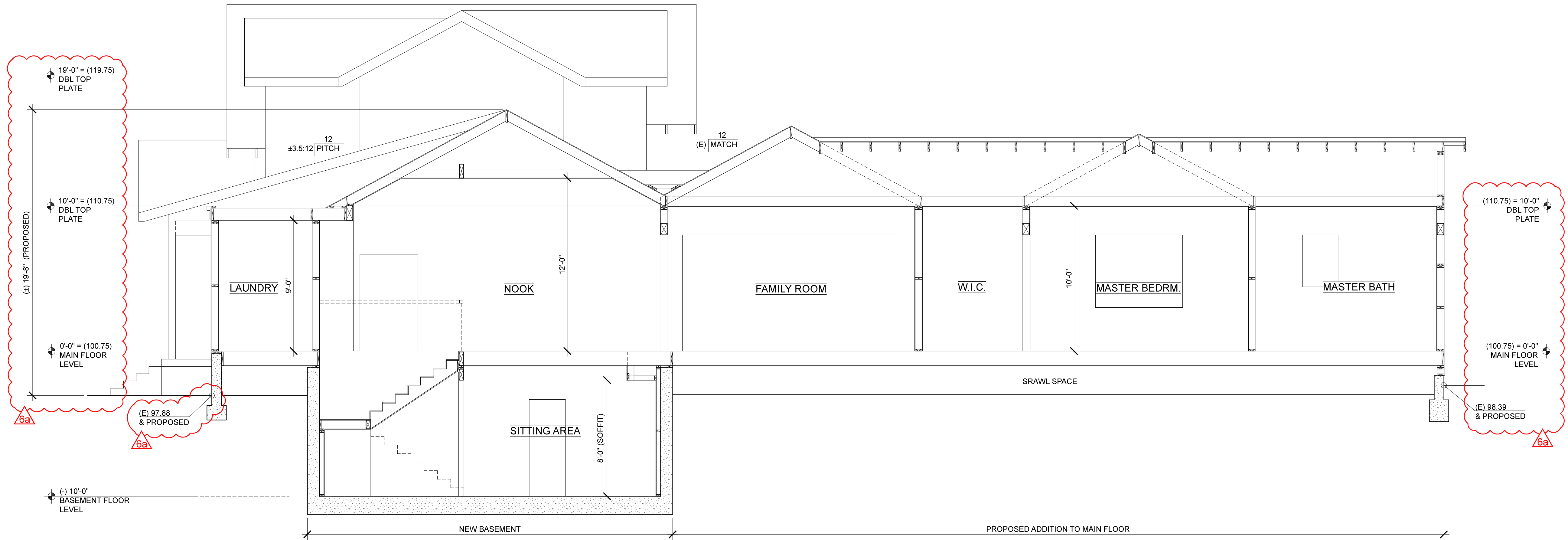
CLIENT (22219)  
JACOBSEN / PARMACEK RESIDENCE  
MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

Chapman Design Associates

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

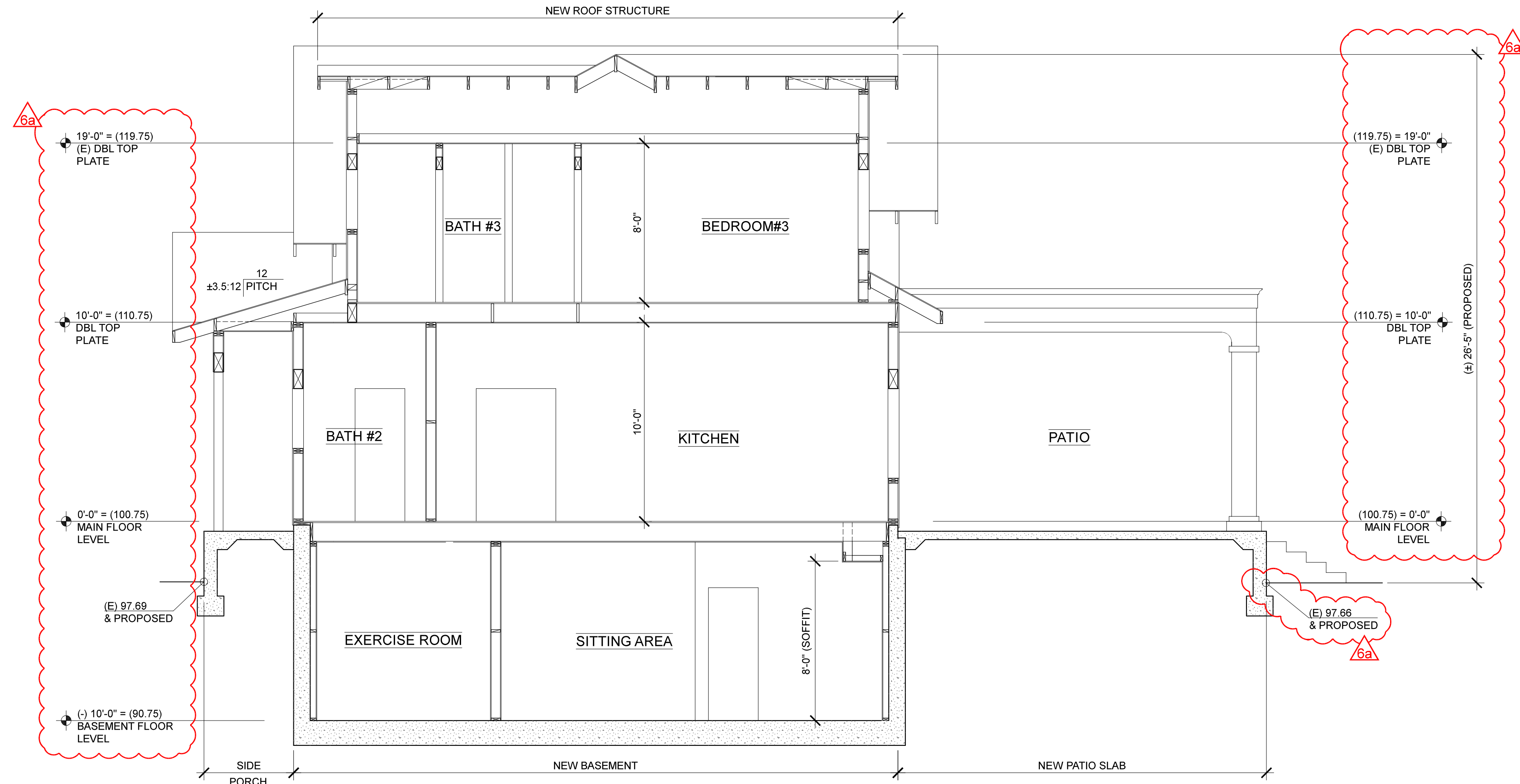

SHEET

A4.5



**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" SHETROCK. 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 CRAWL SPACE SLAB 16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP OF APPROVED WATER PROOF MEMBRANE OF 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. OF 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. OF 15 ml VISQ OF 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -  
EXTERIOR WALL INSULATION R -  
RAISED FLOOR INSULATION R -

**NOTE**

THE DRAWING AND THE LEGAL DESIGNER'S PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF THE DESIGNER AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. THESE PLANS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN.

DATE	DESIGN REVIEW COMMENTS
4/5/2023	

**JOB SITE ADDRESS**

236 ELEANOR AVE.  
LOS ALTOS, CA 94022

**CLIENT (22219)**

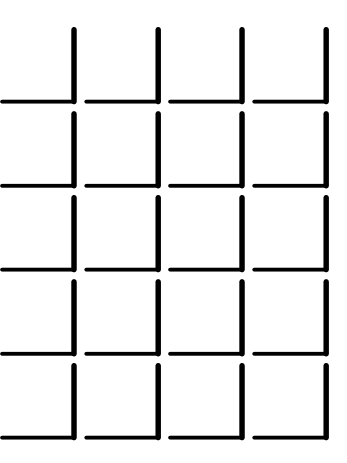
JACOBSEN / PARMACEK RESIDENCE

MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7884

*Willie Chapman*

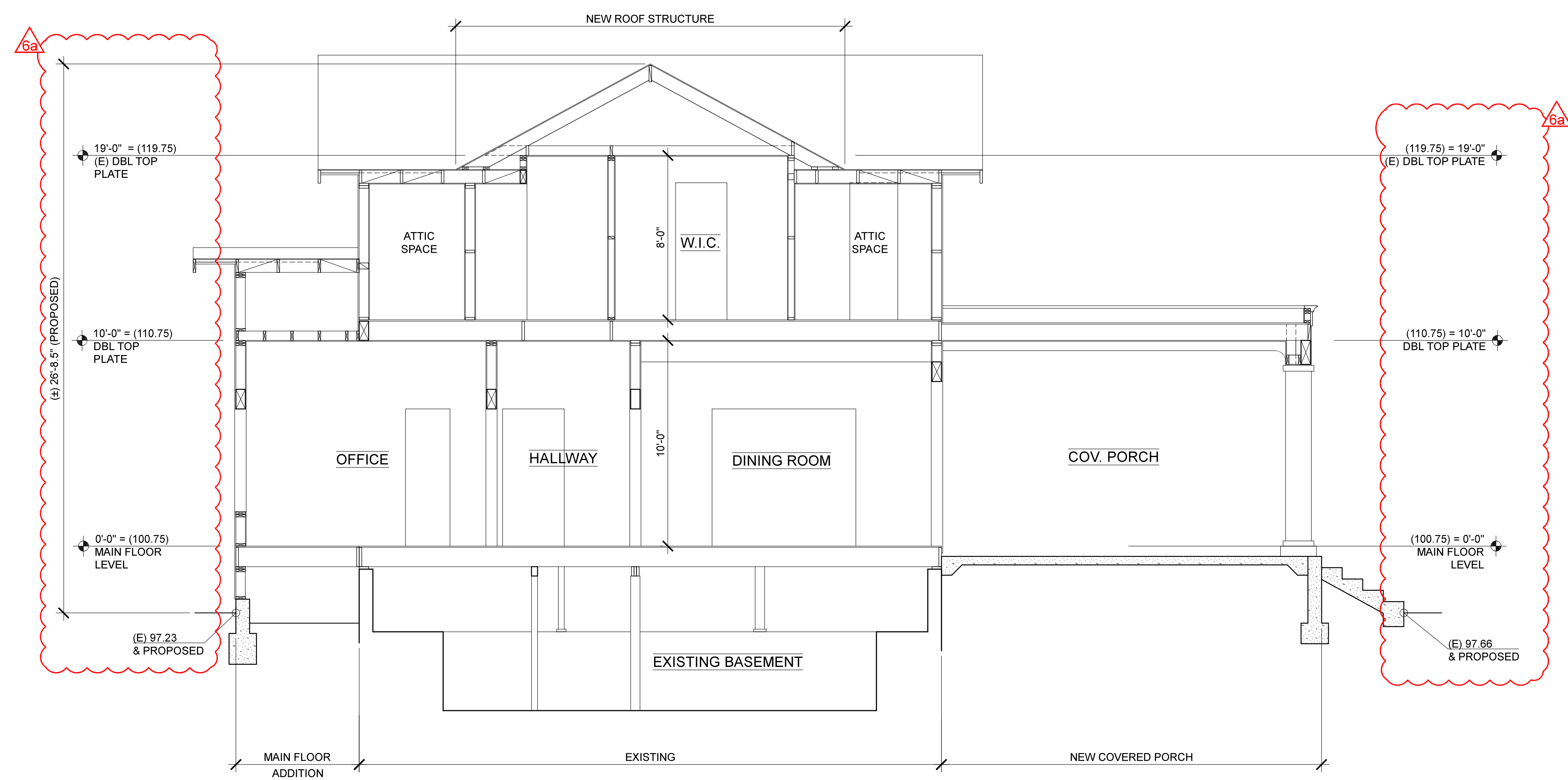
**CHAPMAN DESIGN ASSOCIATES**

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

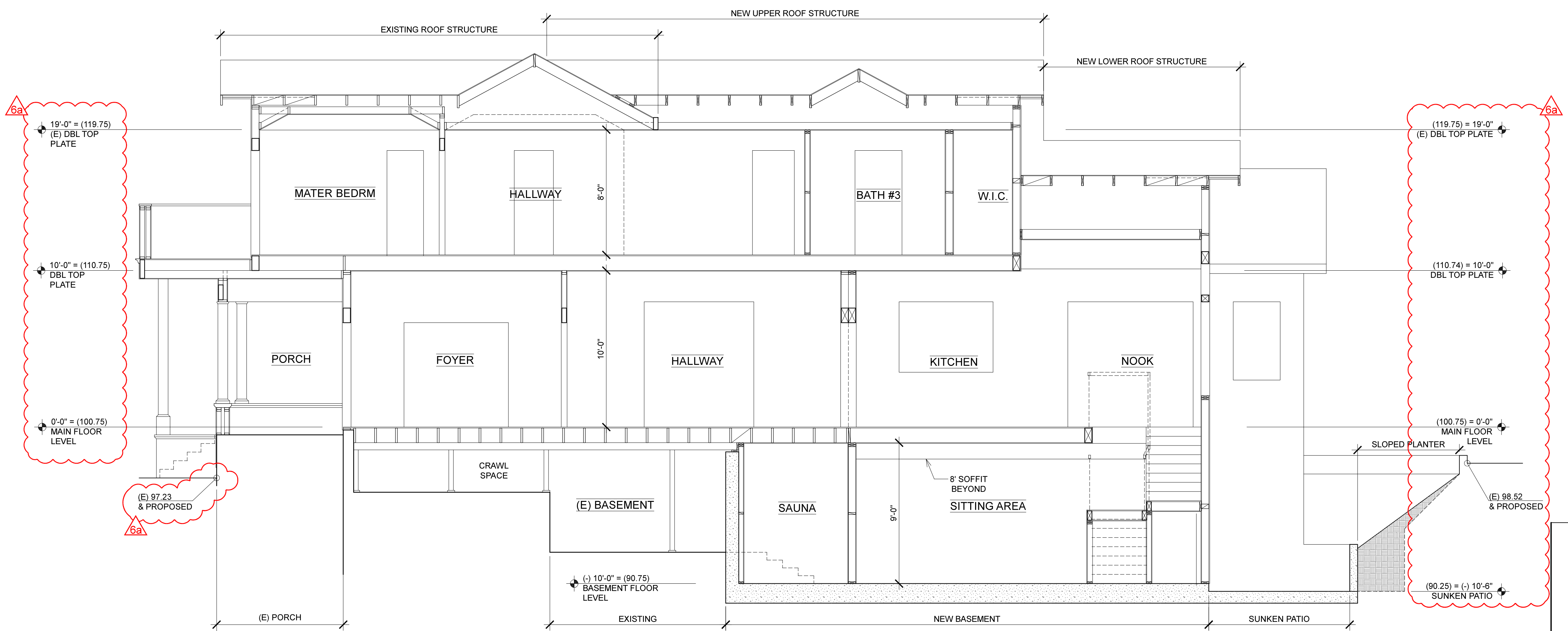


**SHEET**

**A5.0**



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



**CROSS SECTION "D-D"**  
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" SHETROCK. 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 CRAWL SPACE SLAB 16" CONCRETE SLAB w/ #5 @ 6" O.C. EA. WAY @ BOTTOM & #5 @ 10" O.C. @ TOP of APPROVED WATER PROOF MEMBRANE of 4" CRUSHED ROCK
- 8 CONCRETE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. of 8" CLASS II CLEAN CRUSHED ROCK
- 9 GARAGE SLAB 5" CONCRETE SLAB w/ #4 BARS @ 18" O.C. of 15 mil VISQ or 8" CLASS II CLEAN CRUSHED ROCK
- 10 INSULATION ATTIC INSULATION R -  
EXTERIOR WALL INSULATION R -  
RAISED FLOOR INSULATION R -

**NOTE**  
THE DRAWING AND THE IDEAS, DESIGNS, PLANS AND SPECIFICATIONS CONTAINED HEREIN ARE THE PROPERTY OF CHAPMAN DESIGN ASSOCIATES AND DEVELOPED FOR THE USE OF THE CLIENT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES. THIS DRAWING IS NOT TO BE USED FOR OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CHAPMAN DESIGN ASSOCIATES.

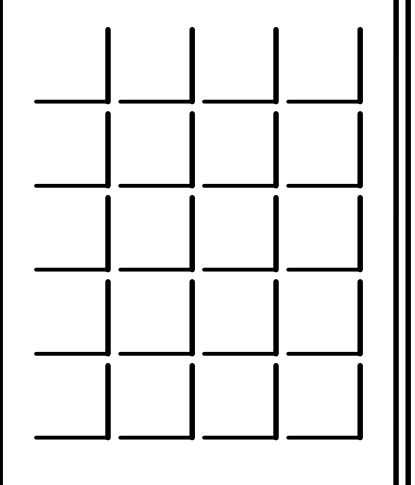
DATE	REVISION
11/2/2023	DESIGN REVIEW COMMENTS

**JOB SITE ADDRESS**  
236 ELEANOR AVE.  
LOS ALTOS, CA 94022

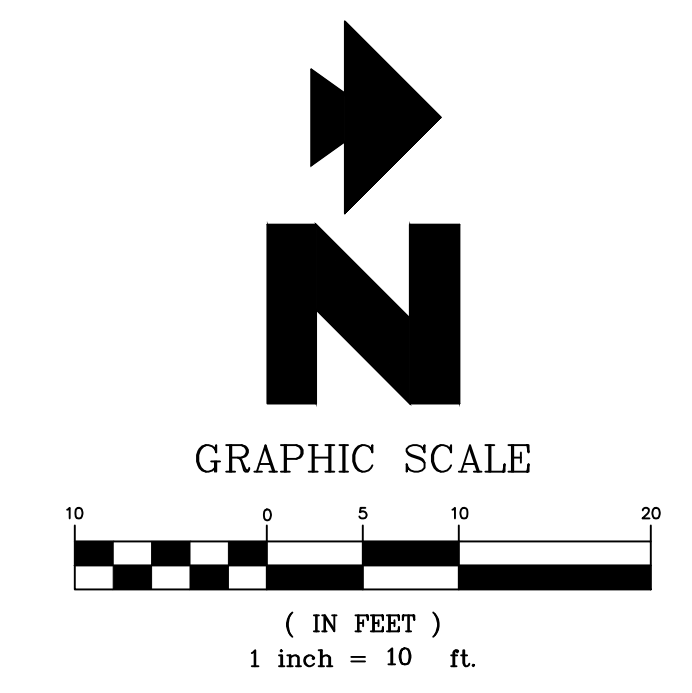
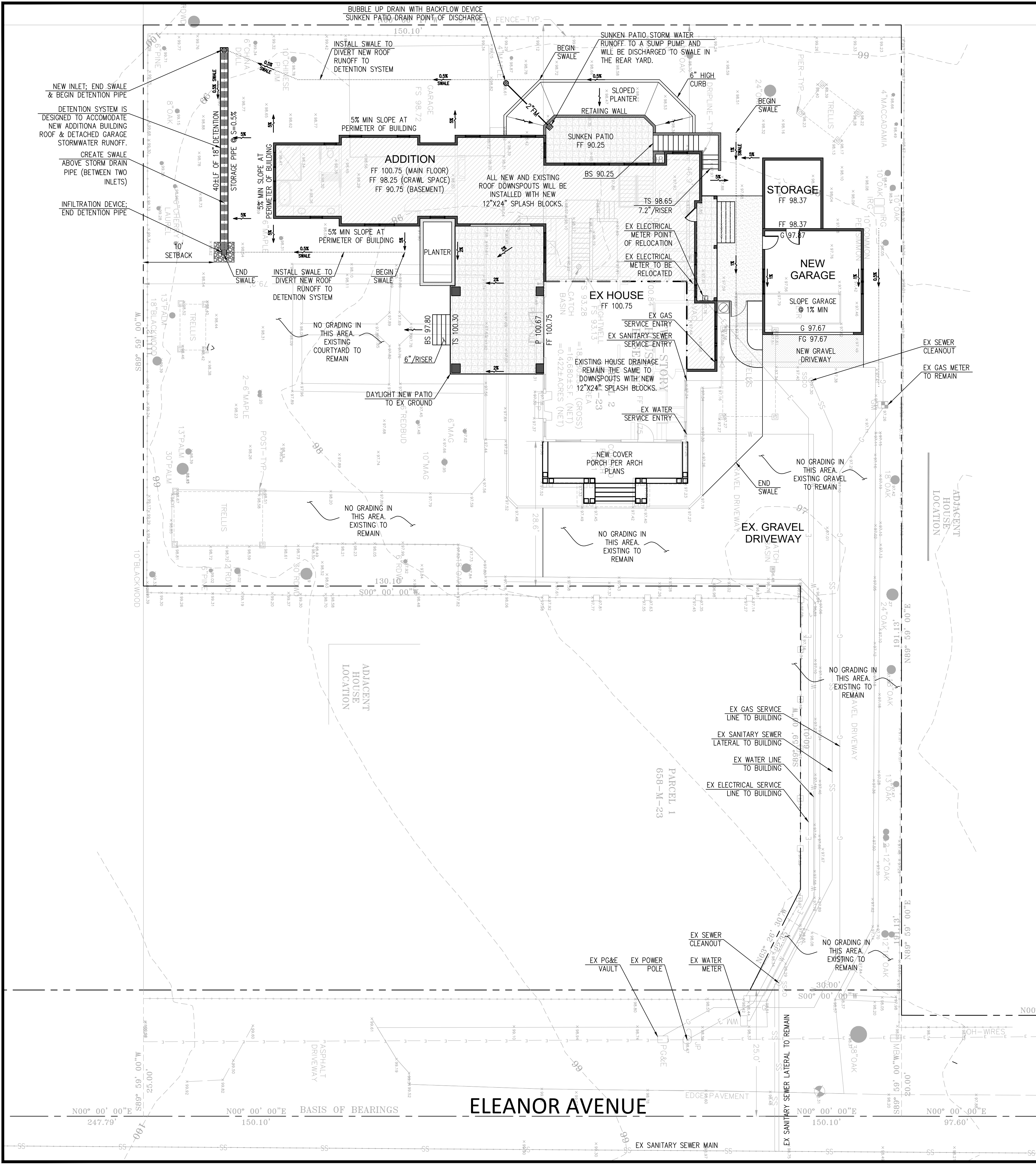
**CLIENT (22219)**  
JACOBSEN / PARMACEK RESIDENCE  
MAILING ADDRESS  
384 HAWTHORNE AVE., LOS ALTOS, CA 94022  
(650) 245-7894

*Willie Chapman*

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



**SHEET**  
**A5.1**



**EARTHWORK VOLUME:**  
 (INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	20
COMPACTION RATE: 15%	20 x 0.15 = 3
TOTAL FILL	23
CUT	715
TOTAL EARTHWORK	692 (HAUL OFF)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

**PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:**

AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	18,380 SF	18,380 SF
	0.422 ACRE	0.422 ACRE
HOUSE (ROOF)	962	3,969
GARAGE	607	756
EX. PATIO/HARDSCAPE	1,741	289
NEW PATIO/HARDSCAPE	N/A	605
TOTAL IMPERVIOUS AREA	3,310	5,619
NET IMPERVIOUS AREA INCREASED:		+2,309
WOOD DECK	181	N/A
TRELLIS	470	N/A
EX. GRAVEL DRIVEWAY	3,376	2,560
NEW GRAVEL DRIVEWAY	N/A	100
PERVIOUS AREA	11,043	10,101
TOTAL PERVIOUS AREA	15,070	12,761

**STORM DRAIN VOLUME CALCULATION:**  
 TIME OF CONCENTRATION = 5 MIN  
 INTENSITY = 10 YEAR = 2.57 IN/HR  
 IMPERVIOUS AREA INCREASED = 2,309 SF = 0.053 ACRE

**PRE-CONDITION**  
 Q=CIA C=0.35 V=1.5(Q POST - Q PRE) X 10 MIN  
 Q=0.35 X 2.57 X 0.053 Q=1.5(0.123 - 0.048) X 600  
 Q=0.048 CFS Q=67.5 CF

**POST-CONDITION**  
 Q=CIA V=40 LF X 18" STORAGE PIPE  
 Q=0.90 X 2.57 X 0.053 V=70.8 CF (TOTAL)  
 Q=0.123 CFS

- 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 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.
  - PRIOR TO THE COMMENCEMENT OF ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, A PERMIT TO OPEN STREET AND/OR AN ENCROACHMENT PERMIT WILL BE REQUIRED.

**LEGEND**

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- + 50.0 = EX. SPOT ELEVATION
- = FLOW DIRECTION
- - - = GRADE BREAK
- = FLOW LINE
- [Symbol] = INFILTRATION DEVICE
- = AREA INLET
- = LIGHTWELL SUMP PUMP
- [Symbol] = STORM DRAIN PIPE
- [Symbol] = CONCRETE SPLASH PAD
- [Symbol] = STORM DRAIN PIPE
- [Symbol] = LIMIT OF BASEMENT

**ABBREVIATIONS:**

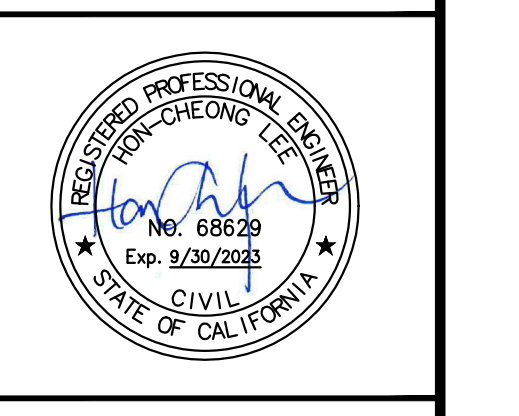
- BS = BOTTOM OF STEP
- BOW = BACK OF WALK
- BW = BOTTOM OF WALL
- C = CONCRETE
- DWY = DRIVEWAY
- EG = EXISTING GRADE
- EX = EXISTING
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOW LINE
- GB = GARAGE
- GB = GRADE BREAK
- IE = INVERT ELEVATION
- L = LAWN
- LF = LINEAL FOOT
- LP = LOW POINT
- N = NEW
- P = PATIO OR PORCH
- R.O.W. = RIGHT-OF-WAY
- S = SLOPE
- SD = STORM DRAIN
- SR = STRAW ROLL
- TC = TOP OF CURB
- TG = TOP OF GRATE
- TP = TOP OF PAVEMENT
- TS = TOP OF STEP
- TW = TOP OF WALL
- TYP = TYPICAL

- GRADING NOTES**
- MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
  - DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL #1A/C4
  - BEGIN/END SWALE PER DETAIL #2A/C4
  - DRAIN INLET PER DETAIL #3A/C4
  - SUNKEN PATIO OR LIGHTWELL. PROVIDE MINIMUM OF 2% SLOPE TOWARDS AREA DRAIN.
  - AREA DRAIN AT SUNKEN PATIO PLANTER. COORDINATE WITH PROJECT ARCHITECT FOR TYPE OF DRAIN INLET. SEE SHEET C2, UTILITY PLAN FOR PIPE CONTINUATION TO SUMP PUMP
  - SUNKEN PATIO SUMP PUMP PER DETAIL #5/C5; THE LOCATION OF THE SUMP PUMP SHALL COMPLY WITH SECTION 314.1 TRENCHES. TRENCHES DEEPER THAN THE FOOTING OF A BUILDING OR STRUCTURE, AND PARALLEL TO THE SAME, SHALL BE LOCATED NOT LESS THAN 45 DEGREES FROM THE BOTTOM EXTERIOR EDGE OF THE FOOTING, OR AS APPROVED IN ACCORDANCE WITH SECTION 314.1 CPC.
  - INSTALL BACKFLOW PREVENTION VALVE
  - FLOW REDUCTION BOX AT LANDSCAPE AREA PER DETAIL #4B/C4
  - FLOW REDUCTION BOX AT LANDSCAPE AREA PER DETAIL #4B/C4

REV.	DATE	DESCRIPTION

**SCHEMATIC GRADING AND DRAINAGE PLAN**  
**JACOBSEN & PARMACEK RESIDENCE**  
 236 ELEANOR AVENUE  
 LOS ALTOS, CA 94022

**GREEN CIVIL ENGINEERING, INC**  
 INFO@GREEN-CE.COM  
 1900 S. NORFOLK ST. SUITE #350  
 SAN MATEO, CA 94403



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

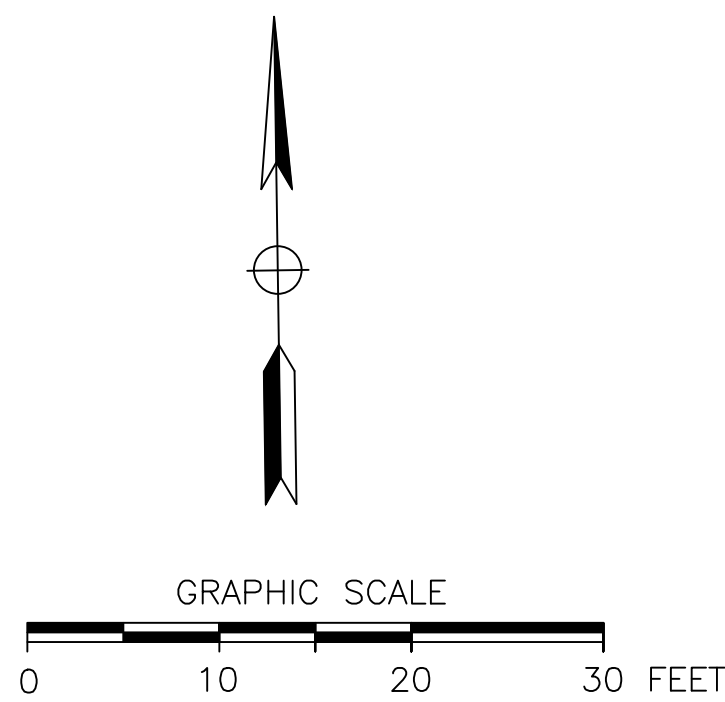
DATE: 02/08/2023  
 DESIGNED: HCL  
 DRAWN: BL  
 REVIEWED: HCL  
 JOB NO.: 20230009

**SHEET C1**  
 1 OF 1 SHEETS



**SURVEYOR'S NOTE:**

- 1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- 2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
- 3. MAIN STRUCTURE AND APPURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECTS OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.



**ABBREVIATIONS**

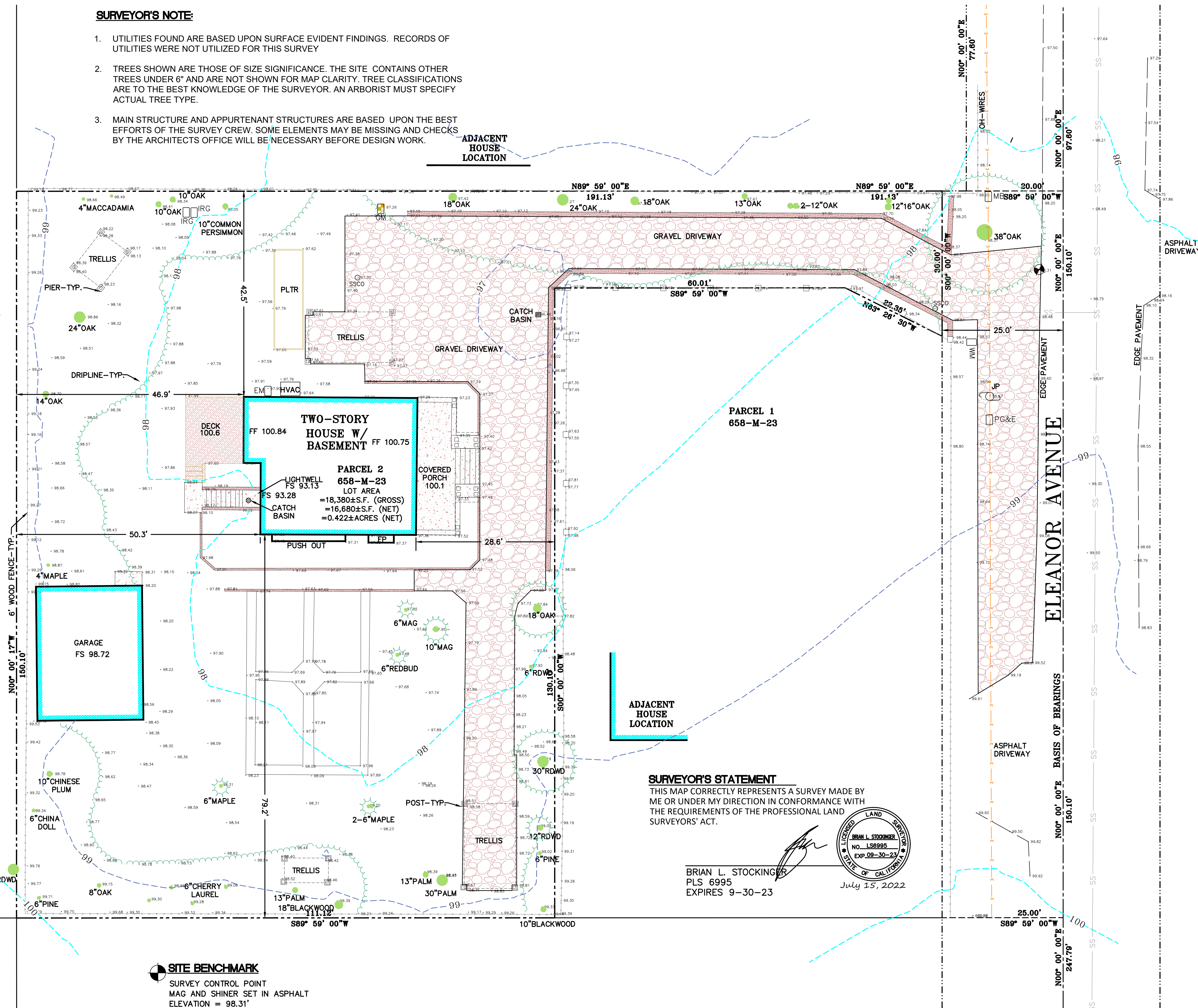
- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE

**LEGEND**

- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- X FENCE LINE
- WV WATER VALVE
- WM WATER METER
- ⊕ FIRE HYDRANT
- ⊙ JOINT POLE
- ⊙ GUY ANCHOR
- ⊙ TREE, SIZE AND TYPE AS NOTED
- XX" TREE
- G GAS LINE
- W WATER LINE
- CONCRETE
- GM GAS METER

**SITE BENCHMARK**

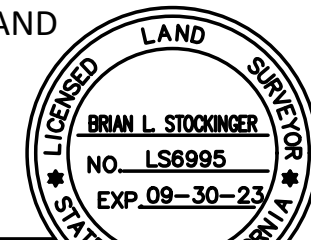
SURVEY CONTROL POINT  
MAG AND SHINER SET IN ASPHALT  
ELEVATION = 98.31'



**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

BRIAN L. STOCKINGER  
PLS 6995  
EXPIRES 9-30-23



July 15, 2022

NINR ENGINEERING SERVICES CO.

BRIAN L. STOCKINGER PLS 6995  
535 WEYBRIDGE DRIVE, SAN JOSE, CA 95123  
(408) 348-7813  
ninrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

286 ELEANOR AVENUE  
APN 170-41-083  
SANTA CLARA COUNTY

LOS ALTOS

DATE	BY	REVISIONS	DATE	BY	REVISIONS

SHEET NO.	1
OF 1 SHEETS	
JOB NO.	
CAD FILE:	

OWNERSHIP AND USE OF DRAWINGS  
 All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect, common law, copyright or other reserved rights.

REVISED 4/7/23

PLANT LEGEND

Symbol	Species	Size	Water
	Existing landscape to remain		
	Teucrium prostrata @ 24" oc	1 gallon low	
	Trachelosperum jasminoides @ 24" oc	1 gallon med	
A	Pittosporum tenuifolium (screening shrub)	15 gallon low	
B	Loropetalum Suzanne	5 gallon low	
C	Lomandra Breeze	5 gallon low	
D	Lavandula Munstead/ Lavendar	5 gallon low	
E	Sarcococca ruscifolia	5 gallon low	
F	Cotinus Golden Spirit	5 gallon low	

- 1) Verify and protect all existing plant material to remain.
- 2) Verify placement of all new plant selections in field.
- 3) Soil to be thoroughly prepared prior to planting. Incorporate 4 cu of compost per 1000 sf, 6" into native soil.



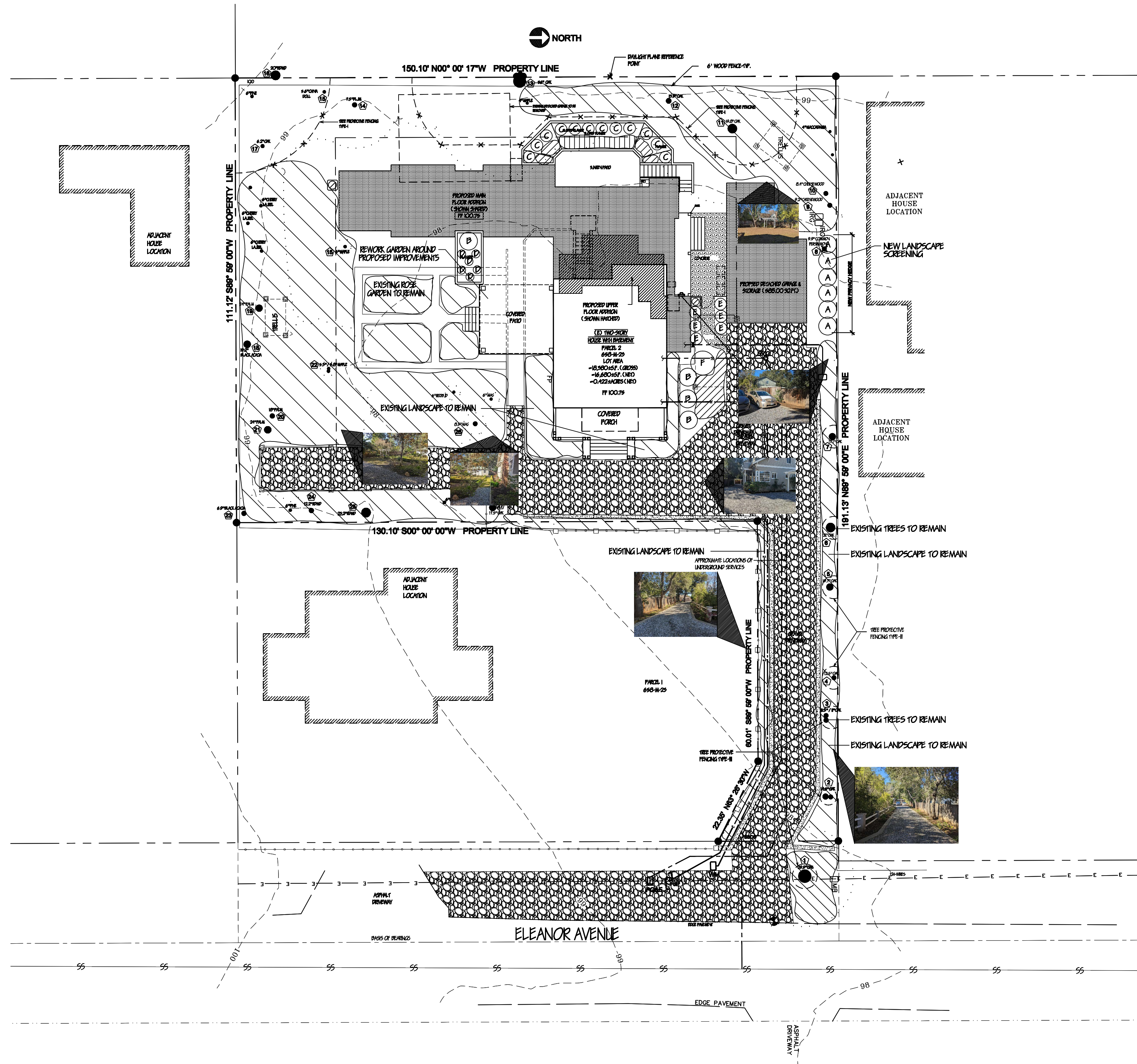
TEUCRIUM TRACHELOSPERUM PITTOSPORUM



LOROPETALUM LOMANDRA LAVANDULA

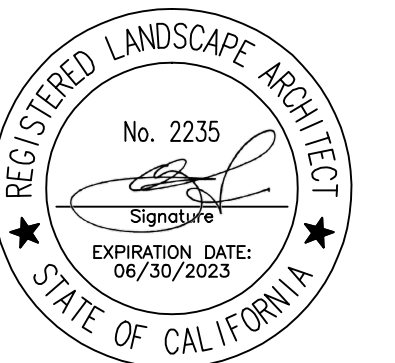


SARCOCOCCA COTINUS



LANDSCAPE PLAN - OVERALL

1/16" = 1'-0"



JACOBSEN RESIDENCE

for:  
 236 ELEANOR AVENUE  
 LOS ALTOS, CA. 94022

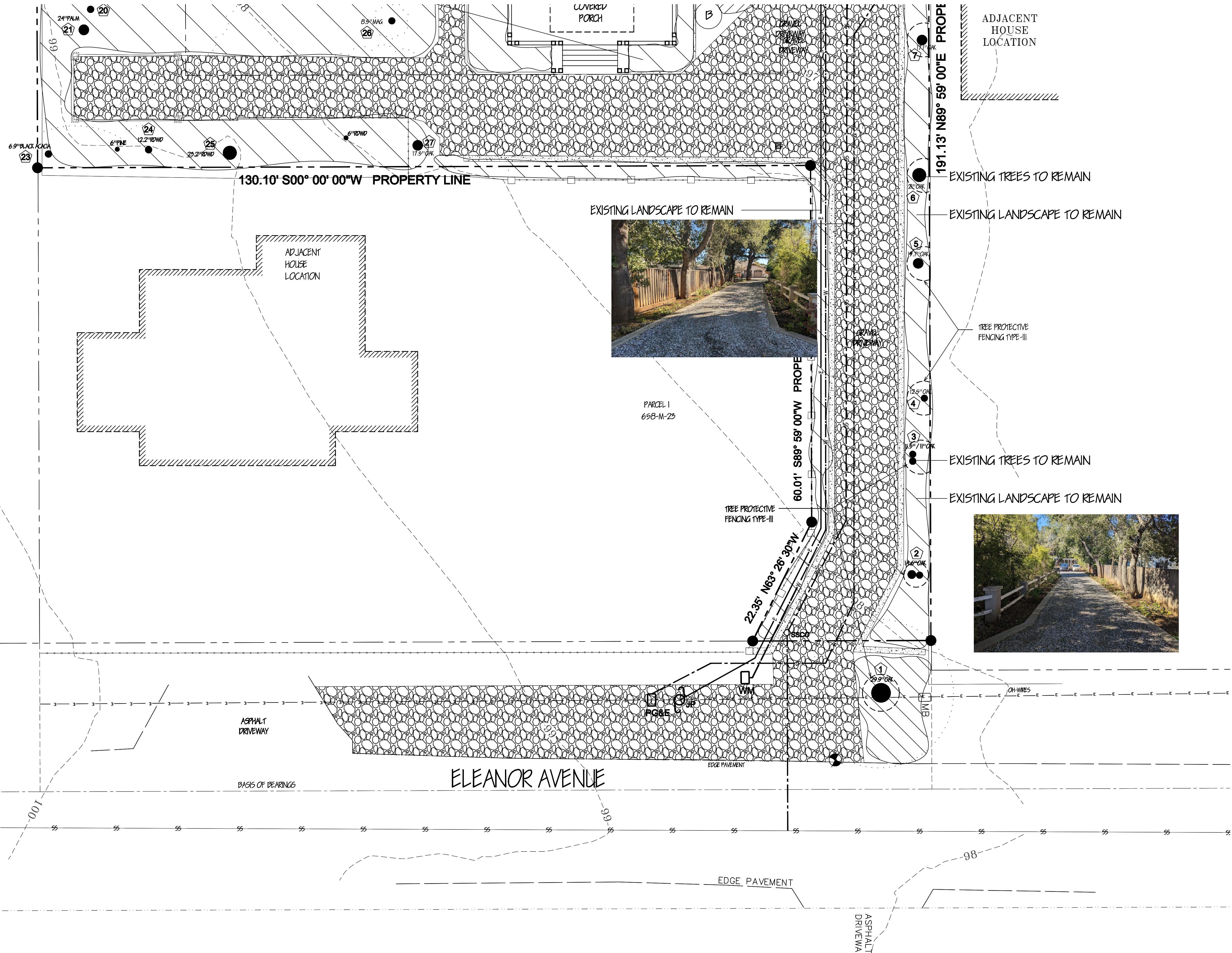
LANDSCAPE PLAN

date: 2/14/23  
 scale: NOTED  
 drawn by: WJH  
 job no. 202305  
 sheet

1  
 of 58 shts

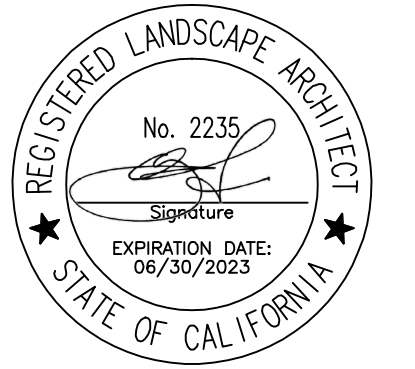
**OWNERSHIP AND USE OF DRAWINGS**  
 All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect's common law, copyright or other reserved rights.

REVISED 4/7/23



**LANDSCAPE PLAN - FRONT**

1/8" = 1'-0"



**JACOBSEN RESIDENCE**

for:  
 236 ELEANOR AVENUE  
 LOS ALTOS, CA. 94022

LANDSCAPE PLAN

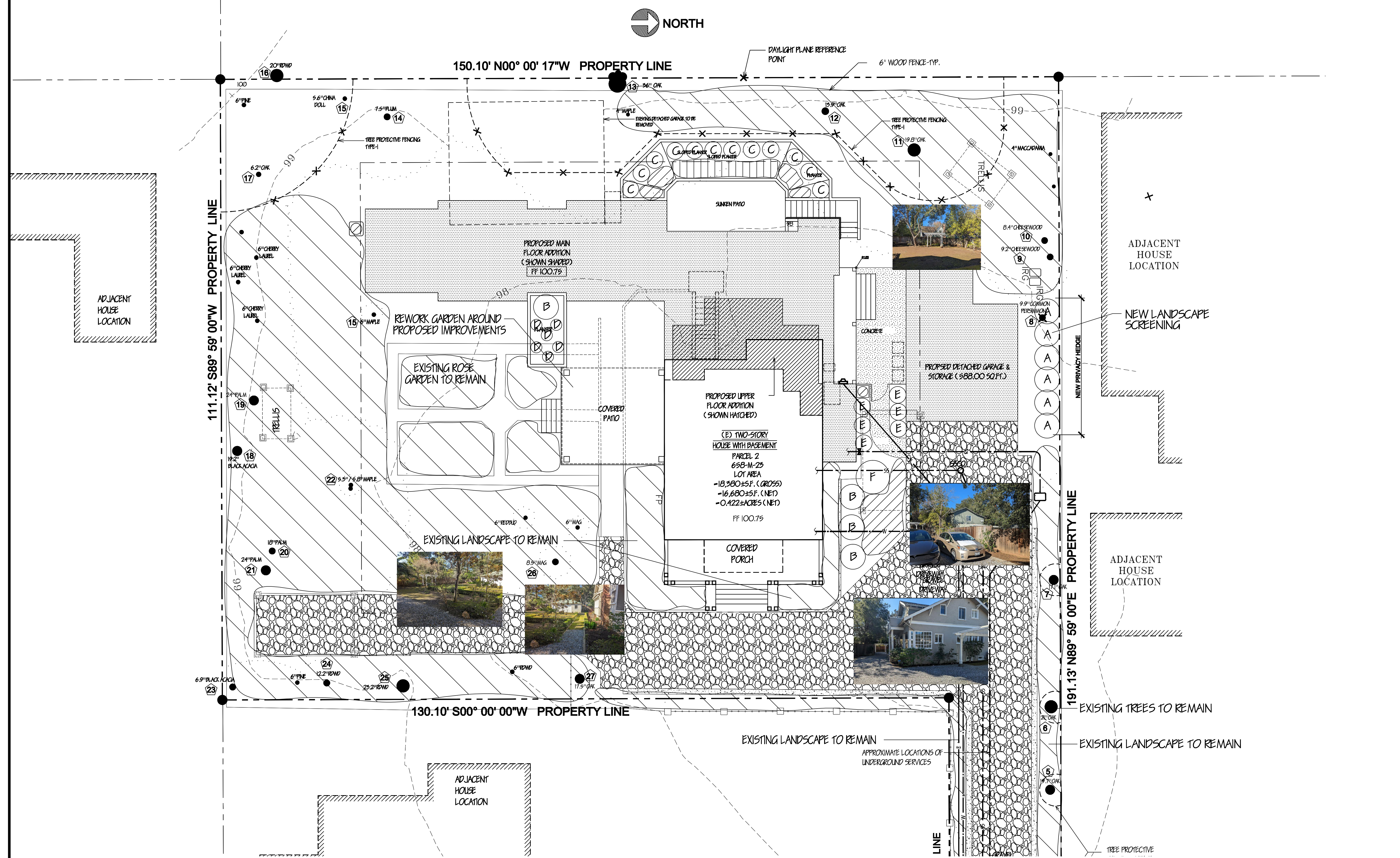
date: 2/14/23  
 scale: NOTED  
 drawn by: WJH  
 job no. 202305  
 sheet

L 2

of shts

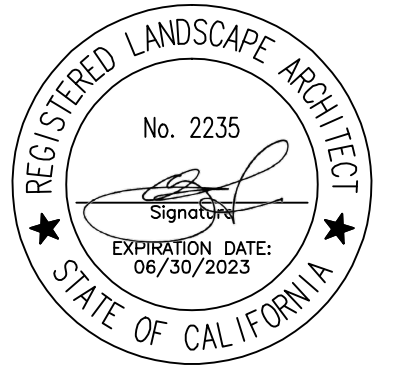
OWNERSHIP AND USE OF DRAWINGS  
 All drawings, specifications and copies thereof furnished by W. Jeffrey Heid Landscape Architect are and shall remain the property of W. Jeffrey Heid Landscape Architect and shall not be used for any other project. They are to be used only with respect to this Project and are not to be used for any other project. Submission or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of W. Jeffrey Heid Landscape Architect, common law, copyright or other reserved rights.

REVISED 4/7/23



LANDSCAPE PLAN - REAR

1/8" = 1'-0"



JACOBSEN RESIDENCE

for:  
 236 ELEANOR AVENUE  
 LOS ALTOS, CA. 94022

LANDSCAPE PLAN

date: 2/14/23  
 scale: NOTED  
 drawn by: WJH  
 job no. 202305  
 sheet

L 3

of shts