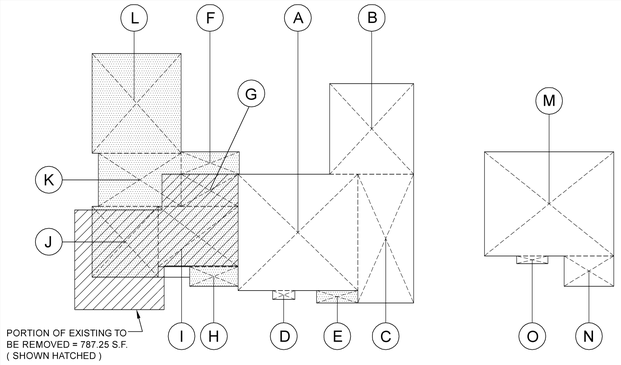


FLOOR AREA DIAGRAM & CALCULATION

EXISTING TO REMAIN

A	26.00 X 26.75	695.50	S.F.
B	18.75 X 20.25	379.6875	S.F.
C	12.50 X 28.75	359.375	S.F.
D	2.00 X 5.00	10.00	S.F.
		1444.5625	S.F.

PROPOSED ADDITION (MAIN FLOOR)

E	2.75 X 9.21	25.33	S.F.
F	5.00 X 13.00	65.00	S.F.
G	7.21 X 12.71	91.63	S.F.
H	13.46 X 17.83	240.03	S.F.
I	4.375 X 10.83	47.40	S.F.
J	14.75 X 15.75	232.3125	S.F.
K	11.92 X 18.50	220.52	S.F.
L	19.92 X 22.25 (GARAGE)	443.22	S.F.
		1365.44	S.F.

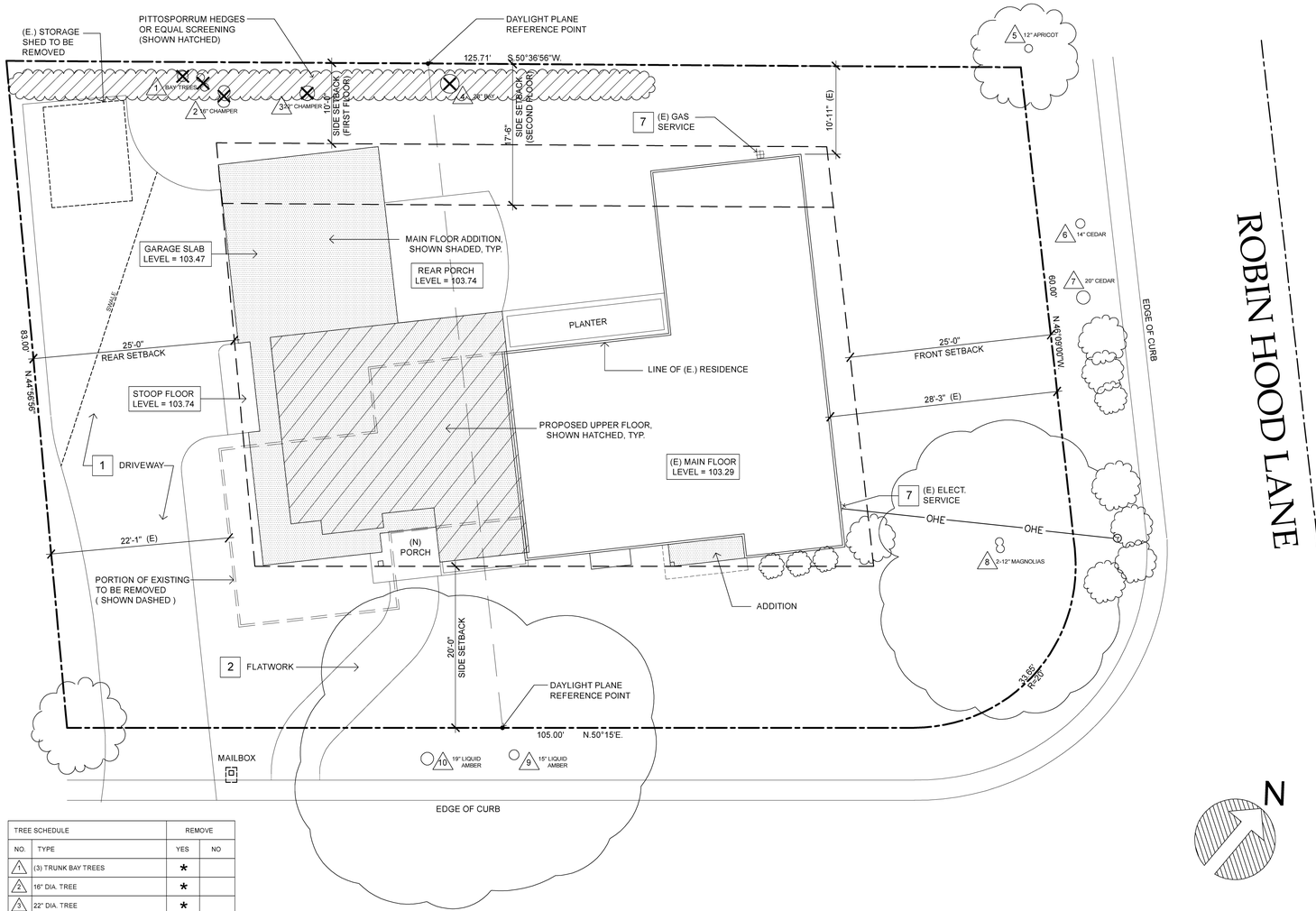
PROPOSED UPPER FLOOR

M	23.25 X 28.92	672.31	S.F.
N	6.75 X 11.125	75.10	S.F.
O	1.75 X 7.00	12.25	S.F.
		759.66	S.F.
TOTAL PROPOSED		3569.66	S.F.

LOT CALCULATIONS		
NET LOT AREA:		10,294.46 square feet
FRONT YARD HARDSCAPE AREA: Hardscape area in the front yard setback shall not exceed 50%		N/A square feet (____ %)
LANDSCAPING BREAKDOWN:	Total hardscape area (existing & proposed):	1897.6 sq. ft.
	Existing softscape (undisturbed area):	6659.0 sq. ft.
	New softscape area:	242.96 sq. ft.

SQUARE FOOTAGE BREAKDOWN			
	EXISTING	CHANGE IN	TOTAL PROPOSED
HABITABLE LIVING AREA: Includes habitable basement areas	1,786.8 sq. ft.	+ 1,339.64 sq. ft.	3,126.44 sq. ft.
NON-HABITABLE AREA: Does not include covered porches or open structures	570.00 sq. ft.	- 126.78 sq. ft.	443.22 sq. ft.

	EXISTING	ADDITION / REMOVAL	PROPOSED	ALLOWED / REQUIRED
LOT COVERAGE: (land area covered by all structures that are over 6 feet in height)	2,382.14 sq. ft. (23.13 %)	(+ 459.76 sq. ft.)	2,841.90 sq. ft. (27.60 %)	3,088.35 sq. ft. (30.00 %)
FLOOR AREA	1st Floor: 2,356.8 s.f. 2st Floor: N/A	1st Floor: (+ 453.20 sf.) 2st Floor: (+ 759.66 sf.)	1st Floor: 2,810.00 s.f. 2st Floor: 759.66 s.f.	3603.07 sq. ft. (35.00 %)
SETBACKS: Front Rear Right Side (1st / 2nd) Left Side (1st / 2nd)	 28'-3" (±) 22'-1" (±) 10'-11" / N/A 20'-0" / N/A		 N/A 25'-0" 10'-4" / 30'-7" 20'-0"	 25'-0" 25'-0" 10'-0" / 17'-6" 20'-0"
HEIGHT:	14'-0" (±)		22'-3" (±)	27'-0"



TREE SCHEDULE		REMOVE	
NO.	TYPE	YES	NO
1	(3) TRUNK BAY TREES	*	
2	16" DIA. TREE	*	
3	22" DIA. TREE	*	
4	28" DIA. BAY TREE	*	
5	12" DIA. APRICOT		✓
6	14" DIA. CEDAR		✓
7	20" DIA. CEDAR		✓
8	2-12" DIA. MAGNOLIAS		✓
9	15" DIA. MAPLE		✓
10	19" DIA. MAPLE		✓

* PERMIT APPROVED FOR REMOVAL

ROBIN HOOD COURT

SITE PLAN

1/8" = 1'-0"

GENERAL NOTES

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

SITE PLAN NOTES

1	DRIVEWAY	PAVERS OVER BASEROCK
2	FLATWORK	BRICK
3	GRADING	SEE GRADING AND DRAINAGE PLAN
4	DRAINAGE	SEE GRADING AND DRAINAGE PLAN
5	STORM DRAINAGE	SEE GRADING AND DRAINAGE PLAN
6	SEWER LATERAL	CONNECT TO EXISTING UNDER HOUSE
7	GAS & ELEC SERVICE	EXISTING TO REMAIN
8	SETBACKS	AS SHOWN ON PLAN
9	TREES	REMOVE OR PROTECT AS SHOWN ON PLAN
10	FENCES	PROTECT EXISTING DURING CONTRUCTION
11	LANDSCAPE	PROTECT EXISTING WHERE POSSIBLE

CONSULTANT DIRECTORY

SURVEYOR	DODGE ASSOCIATES SURVEYING 20652 CHAPARRAL CIRCLE PENN VALLEY, CA 95946 (530) 432-5212
SOILS ENGINEER	T.B.D.
CIVIL ENGINEER	BERRY & ASSOCIATE 1733 WOODSIDE ROAD #125 REDWOOD CITY, CA 94061 (65) 368-0750
STRUCTURAL ENGINEER	T.B.D.
ENERGY CONSULTANT	T.B.D.
LANDSCAPE ARCHITECT	N/A

TABULATIONS

EXISTING RESIDENCE	1786.8125	S.F.
EXISTING GARAGE	445.00	S.F.
	2231.8125	S.F.
EXISTING STORAGE SHED	125.00	S.F
TOTAL EXISTING	2356.8125	S.F
EXISTING TO BE REMOVED	912.25	S.F
TOTAL EXISTING TO REMAIN	1444.5625	S.F
PROPOSED MAIN FLOOR ADDITION	1365.44	S.F
PROPOSED UPPER FLOOR	759.66	S.F
	2125.10	S.F
TOTAL PROPOSED	3569.66	S.F

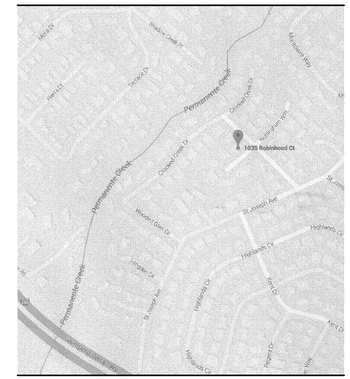
COVERAGE & F.A.R.

	SITE PLAN	10294.5	SQ. FT. = .23 AC.
COV:	ALLOWABLE	3088.35	SQ. FT.= 30.0 %
	EXISTING	2382.14	SQ. FT. = 23.13 %
	PROPOSED	2841.90	SQ. FT. = 27.60 %
FAR:	ALLOWABLE	3603.07	SQ. FT. = 35.0 %
	EXISTING	2363.14	SQ. FT. = 22.95%
	PROPOSED	3513.6	SQ. FT. = 34.13%

PROPERTY DESCRIPTION

OWNER	KENNETH LUCAS
ADDRESS	1035 ROBINHOOD CT. LOS ALTOS, CA 94024
PARCEL	342-10-025
ACREAGE	0.23
ZONING	R1-10
PROJECT DESCRIPTION	ADDITION TO MAIN FLOOR AND NEW UPPER FLOOR

VICINITY MAP



SHEET INDEX

ARCHITECTURAL SHEETS

A - 1	SITE PLAN
A - 1A	AERIAL VICINITY MAP
A - 2	DEMOLITION PLAN
A - 3	MAIN FLOOR PLAN
A - 4	UPPER FLOOR PLAN
A - 5	EXTERIOR ELEVATIONS
A - 6	EXTERIOR ELEVATIONS
A - 7	ROOF PLAN
A - 8	CROSS SECTIONS

CIVIL SHEETS

T - 1 TOPOGRAPHIC SURVEY

C-1 GRADING AND DRAINAGE PLAN

APPLICABLE CODES

THIS PROJECT SHALL COMPLY (AS REQUIRED) WITH THE:
2013 CALIFORNIA BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 CALIFORNIA ENERGY CODE

REVISIONS

-	-	CITY PLAN CHECK

NOTE *

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4-27-2015	SUBMITTED FOR DESIGN REVIEW

CLIENT (JOB NO. 21415)

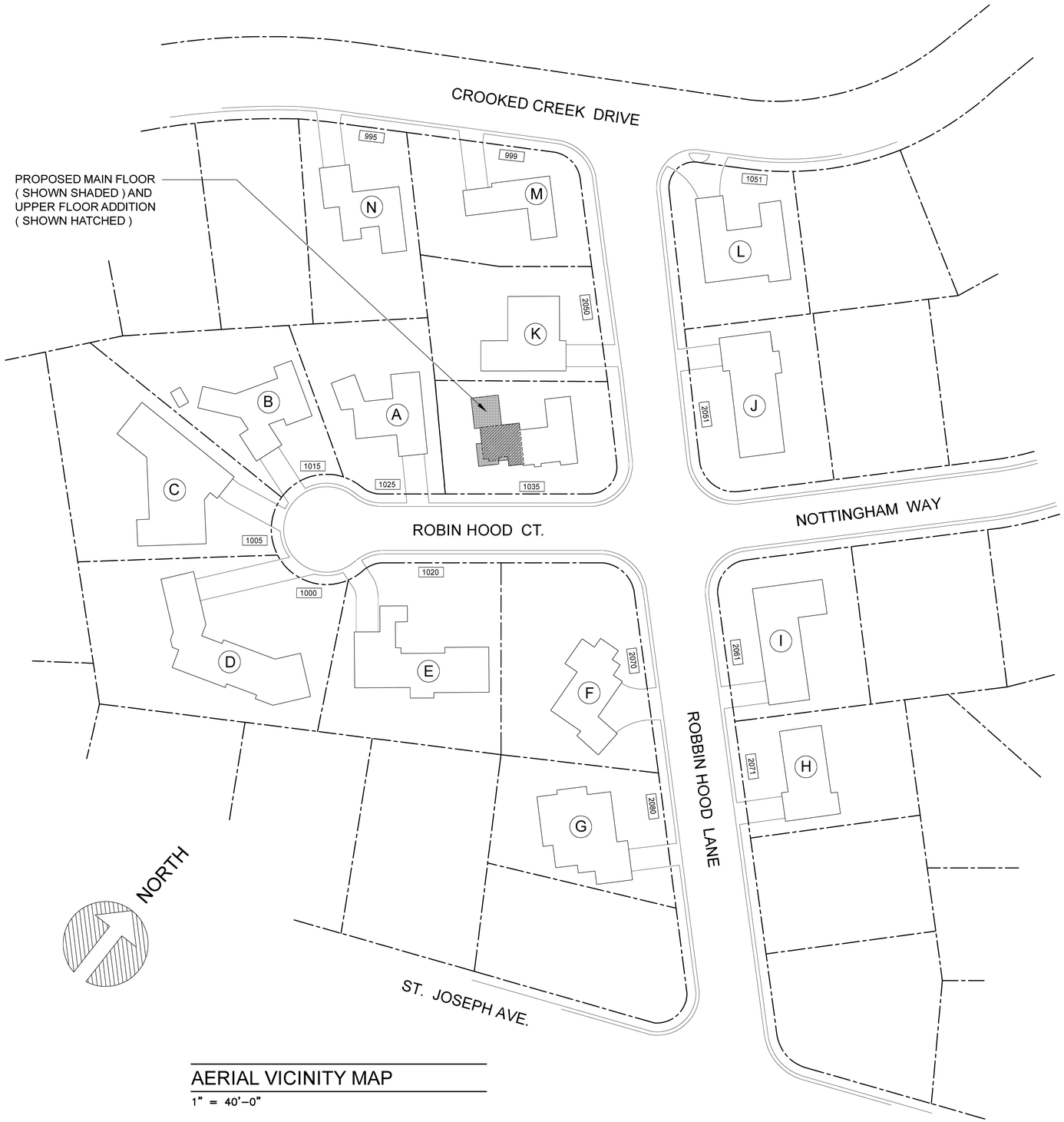
LUCAS RESIDENCE

1035 ROBIN HOOD CT.,LOS ALTOS, CA 94024
PHONE NO.

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

SHEET

A - 1

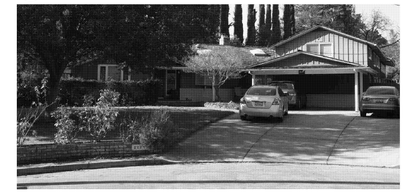


AERIAL VICINITY MAP

1" = 40'–0"

A 1025 ROBBIN HOOD CT.

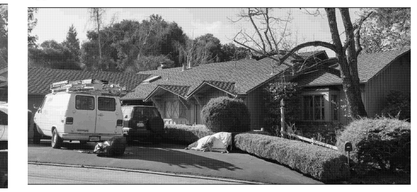
B 1015 ROBBIN HOOD CT.



C 1005 ROBBIN HOOD CT.

D 1000 ROBBIN HOOD CT.

E 1020 ROBBIN HOOD CT.



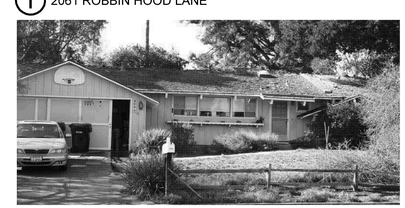
F 2070 ROBBIN HOOD LANE

G 2080 ROBBIN HOOD LANE

H 2071 ROBBIN HOOD LANE

I 2061 ROBBIN HOOD LANE

J 2051 ROBBIN HOOD LANE



K 2050 ROBBIN HOOD LANE

L 1051 CROOKED CREEK DRIVE

M 999 CROOKED CREEK DRIVE

N 995 CROOKED CREEK DRIVE

NOTE *

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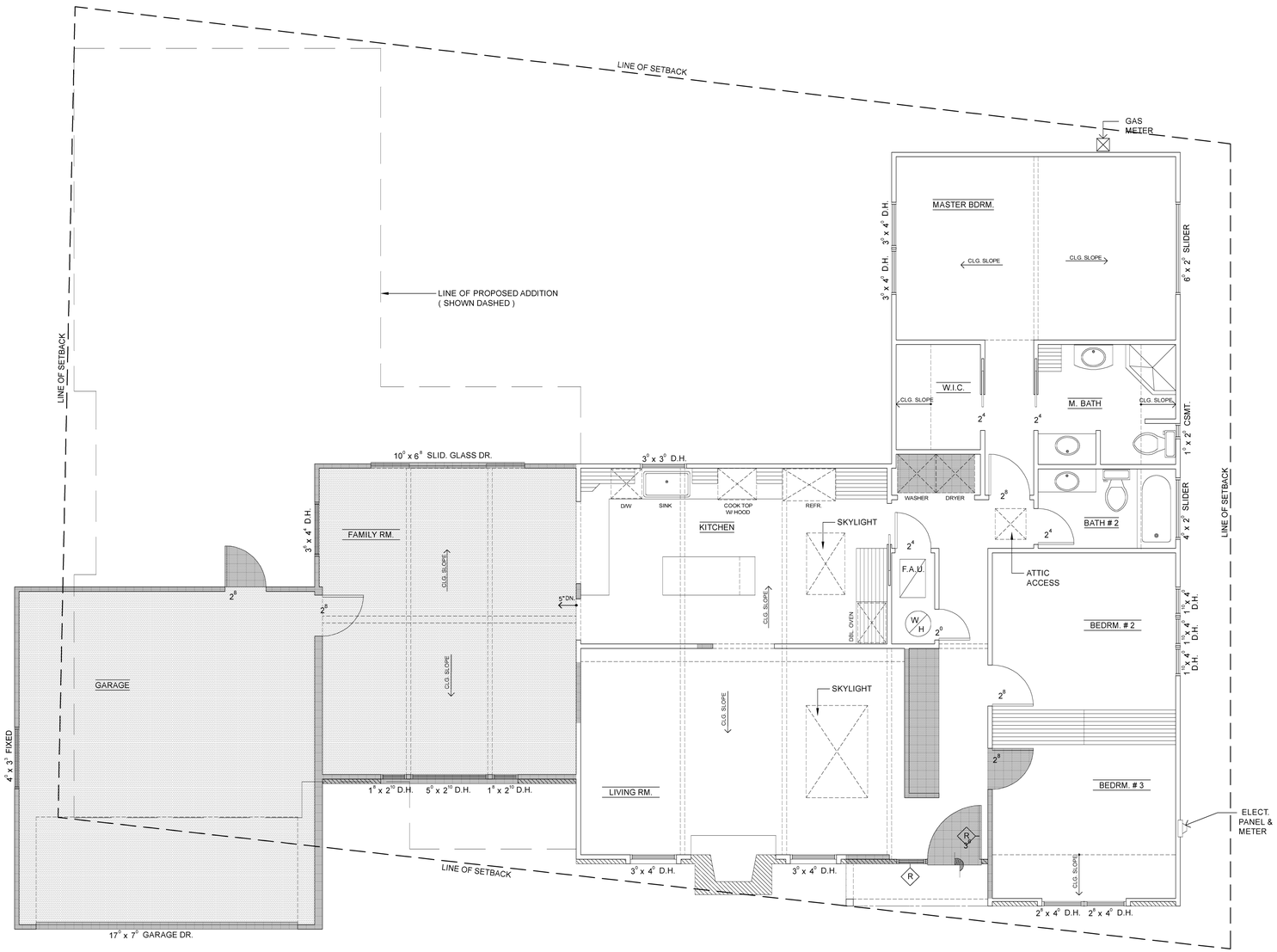
SHEET

A-1A



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, DISCARD OR SALVAGE PER OWNERS SPECIFICATIONS
2	WINDOWS & SKYLIGHTS	
3	CABINETRY	
4	FLOOR COVERINGS	
5	LIGHT FIXTURES	
6	APPLIANCES	
7	LANDSCAPE	
8	FLATWORK	
9	VENEER	
10	ELECTRICAL METER	
11	GAS METER	

LEGEND

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

REVISIONS

– –	CITY PLAN CHECK

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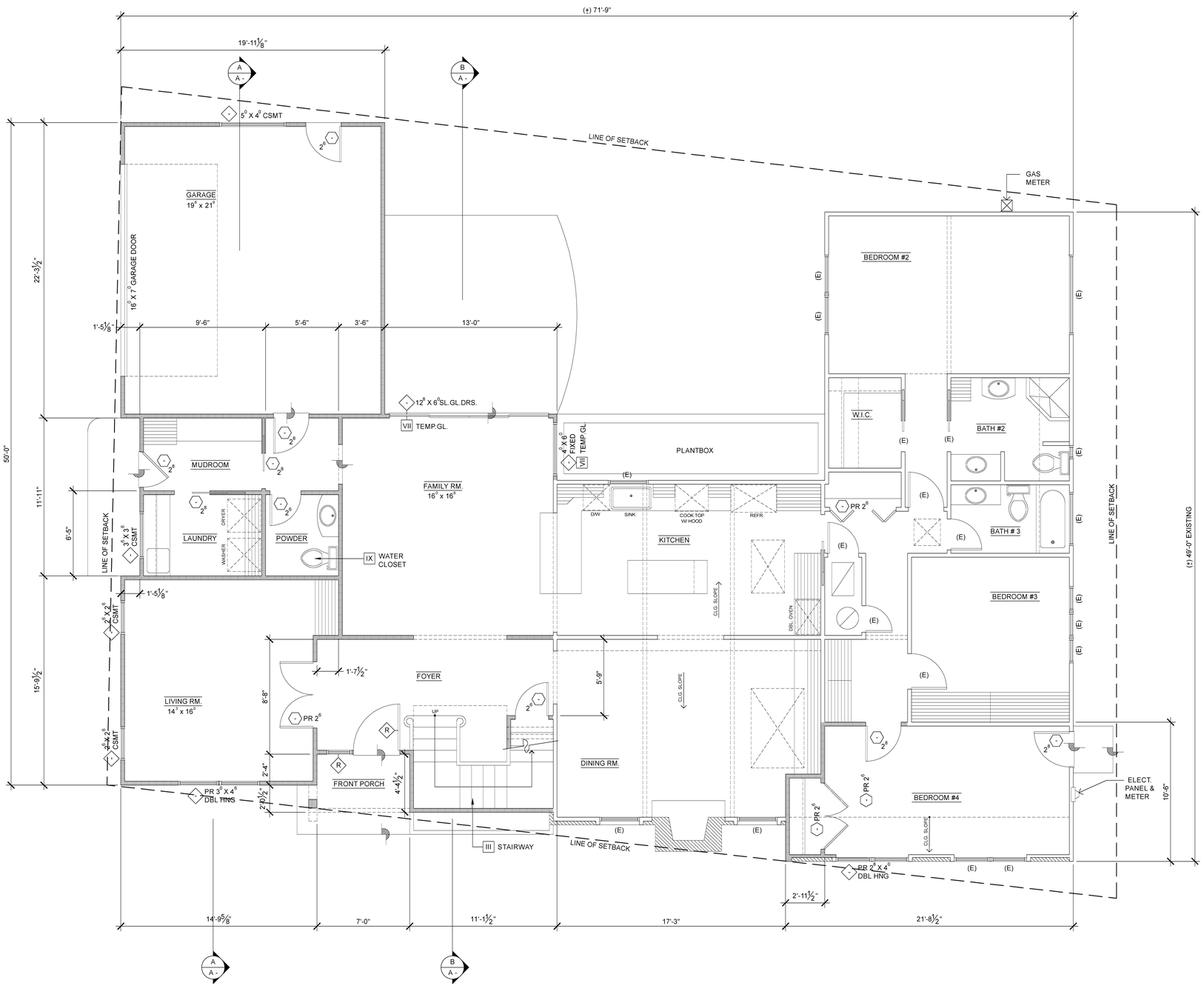
SHEET

A - 2



MAIN FLOOR PLAN

1/4" = 1'-0"

GENERAL NOTES

I	EGRESS	ALL BEDROOMS TO HAVE WINDOWS MEETING EGRESS REQUIREMENTS PER SEC. 310 & 311 CRC 2013 – MIN. NET CLEAR OPENABLE AREA 5.7 S.F. – MIN. NET CLEAR OPENABLE WIDTH = 20" – MIN. NET CLEAR OPENABLE HEIGHT = 24"
II	GARAGE COMMON WALL	GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF MIN. ½" GYPSUM BOARD (5/8" MIN. @ ATTIC) APPLIED TO THE GARAGE SIDE PER CRC SEC. R302.5&6. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID / HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1⅜" THICK & SHALL BE SELF–CLOSING & SELF–LATCHING
III	STAIRWAYS	DESIGN SHALL CONFORM TO SEC. R311.7 CRC 2013. USEABLE SPACE UNDER STAIR TO BE 1 HR. RATED CONSTRUCTION. 6'–8" MIN. HEADROOM CLEARANCE FROM TREAD NOSING TO SOFFIT ABOVE. STYLE AND FINISH PER OWNER SPECIFICATIONS.
IV	GUARDRAILS	DESIGN SHALL CONFORM TO SEC. R312.2 CRC 2013. 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 2013. STYLE AND FINISH PER OWNER SPECIFICATIONS
VI	FIREPLACE	DESIGN SHALL CONFORM TO CH. 10 CRC 2013, WITH NON–COMBUSTIBLE FACE & HEARTH. SEE SEC. R1001.9 CRC 2013 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 2013
VIII	FIRE BLOCKS	PROVIDE FIRE BLOCKING IN ALL AREAS AS DESCRIBED, OUTLINED & DEFINED IN SEC. R302.11, R302.8 & R1001.12 CRC 2013
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 2013 CPC)
X	SHOWERS	ALL SHOWERS SHALL CONFORM TO SECTION R307 2013 CRC
XI	WATER CONSERVING FIXTURES	ALL (N) PLUMBING FIXTURES (AS OUTLINED IN SEC. 402, 2013 CPC) SHALL CONFORM TO SEC. 402, 2013 CPC

ROOM FINISH SCHEDULE

SEE ARCHITECTURAL SPECIFICATIONS SHEET FOR ABBREVIATIONS

ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE–MARKS
PER OWNERS SPECIFICATIONS					

LEGEND

#	WINDOW, SEE "WINDOW SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
#	DOOR, SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

REVISIONS

– – CITY PLAN CHECK

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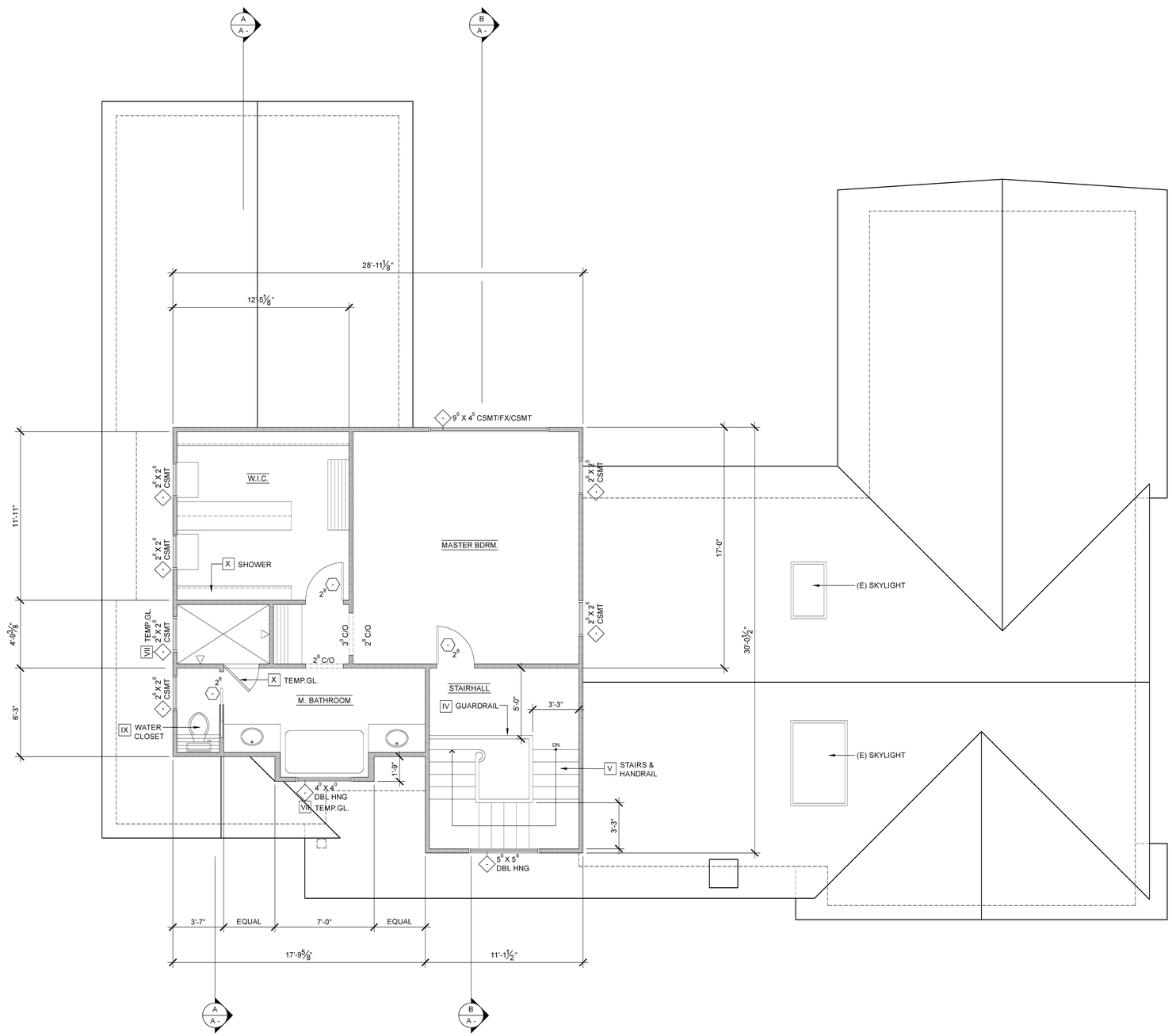
SHEET

A - 3



UPPER FLOOR PLAN

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ROOM NAME	FLOOR	BASEBOARD	WALLS	CEILING	RE–MARKS
PER OWNERS SPECIFICATIONS					

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#	DOOR, SEE "DOOR SCHEDULE" ON SHEET ( ) FOR FURTHER SPECIFICATIONS
	EXISTING WALLS TO REMAIN
	NEW WALLS
(E)	EXISTING
(N)	NEW
R	RELOCATED

REVISIONS

– – CITY PLAN CHECK

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PHONE NO.

CHAPMAN DESIGN ASSOCIATES
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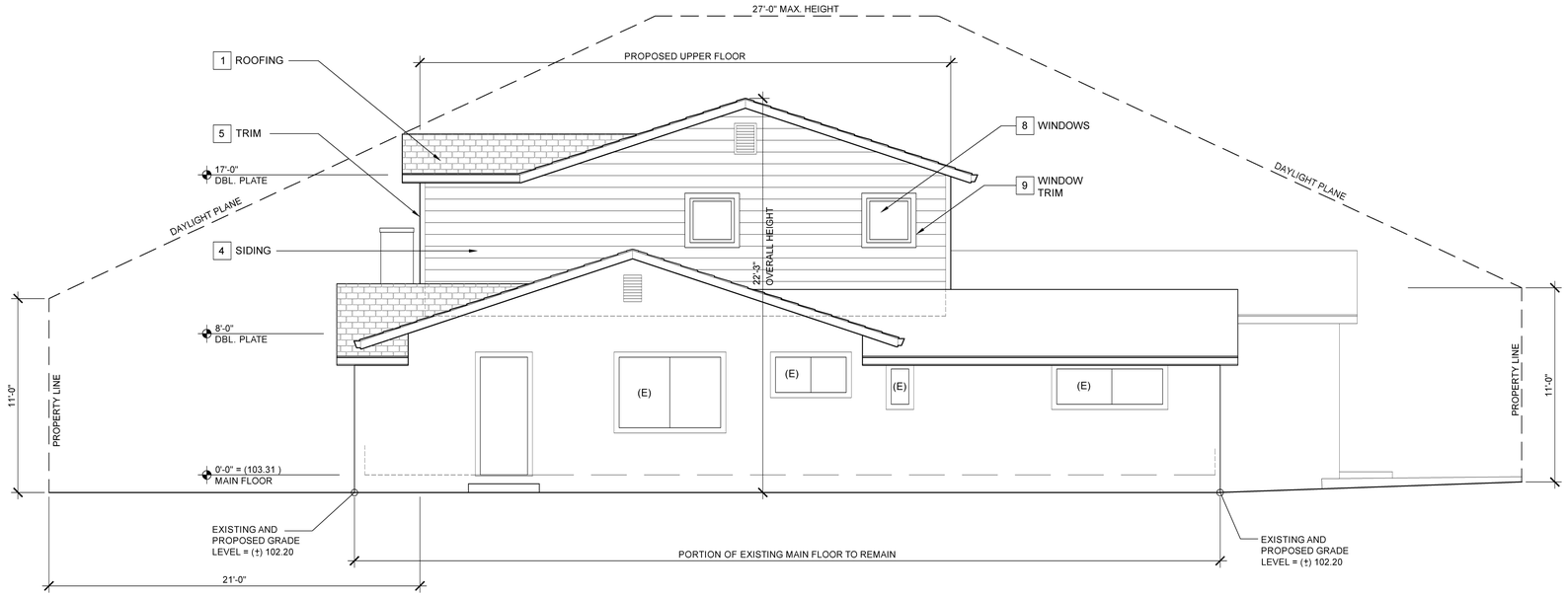
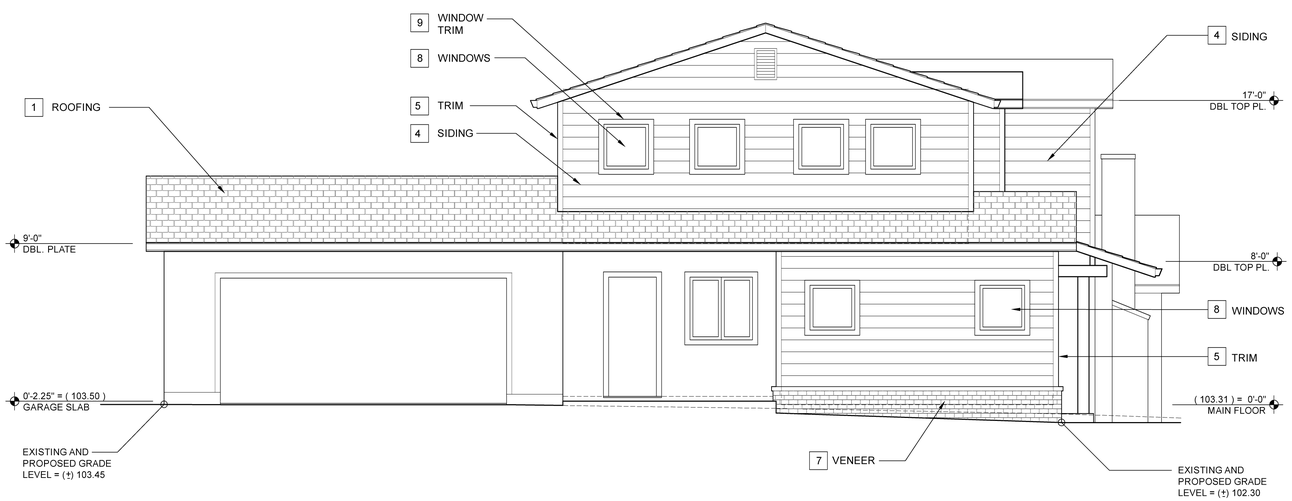
SHEET

A - 4



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3-COAT & 7/8" 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 2013
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2013. 2'-0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'-0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2013
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2013
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2013

EXTERIOR MATERIAL NOTES

1	ROOFING	MATCH EXISTING WOOD SHAKE
2	GUTTER	RECTANGULAR G.I. GUTTER
3	DOWN SPOUTS	RECTANGULAR G.I. DOWNSPOUT
4	SIDING	HORIZONTAL WOOD SIDING
5	TRIM	2X4 WOOD K.D
6	STUCCO	MATCH EXISTING TEXTURE
7	VENEER	MATCH EXISTING BRICK VENEER
8	WINDOWS	MATCH EXISTING DUAL GLAZED ALUMINUM WINDOW OR EQUAL
9	WINDOW TRIM	MATCH EXISTING 2X WOOD TRIM AND APRON
10	SKYLIGHTS	EXISTING TO REMAIN
11	CHIMNEY	EXISTING TO REMAIN

LEGEND

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

REVISIONS

– –	CITY PLAN CHECK

NOTE *

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4-27-2015	SUBMITTED FOR DESIGN REVIEW

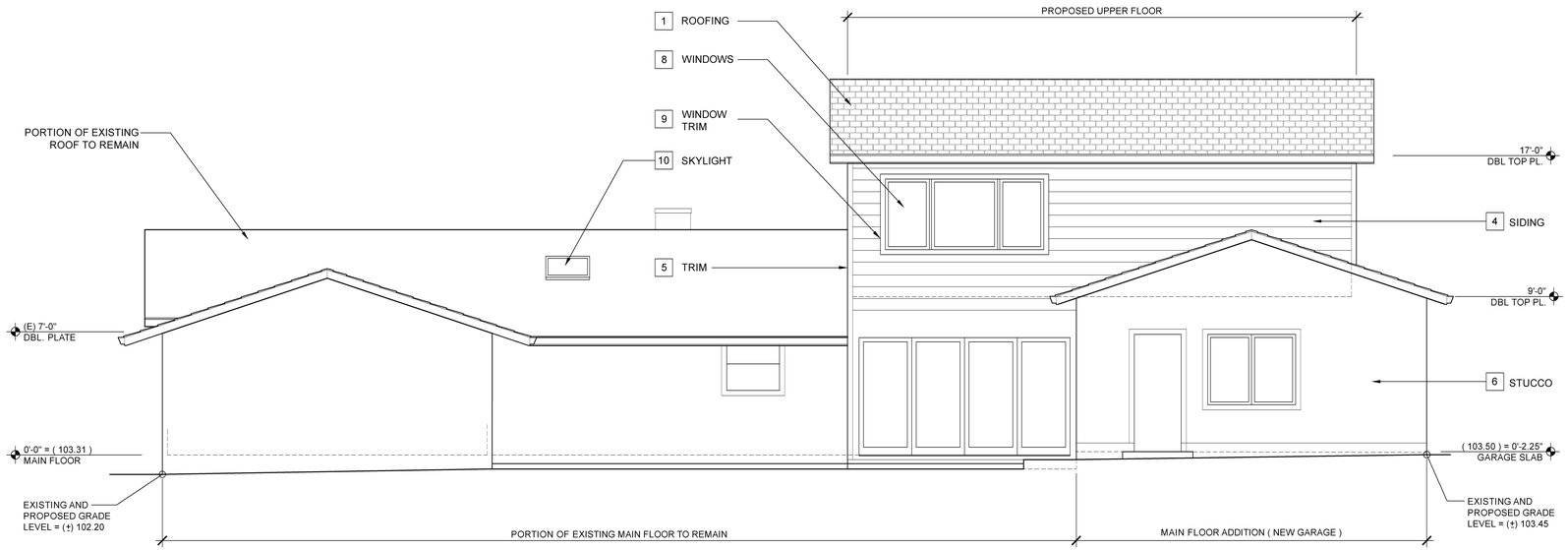
CLIENT (JOB NO. 21415)

LUCAS RESIDENCE
1035 ROBIN HOOD CT.,LOS ALTOS, CA 94024
PHONE NO.

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

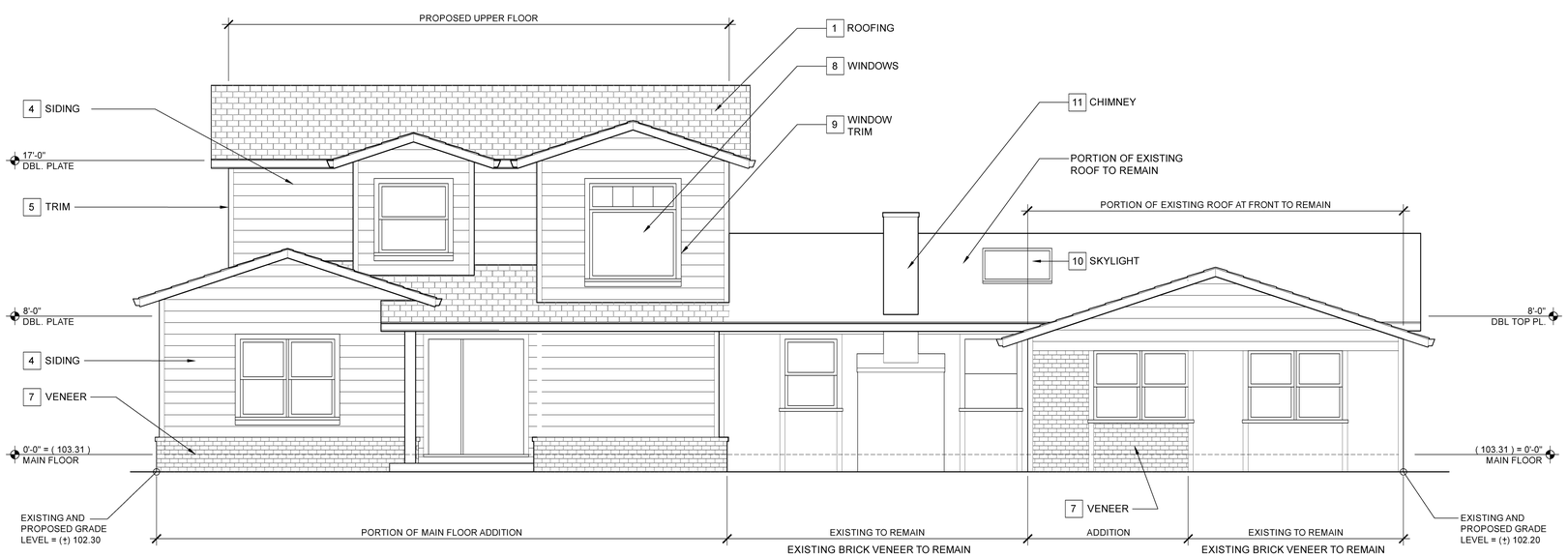
SHEET

A - 5



RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

GENERAL NOTES

I	STUCCO	REQUIREMENTS: 1) 3–COAT & ⅞" MIN. THICK 2) HAS 2 LAYERS OF GRADE D BUILDING PAPER 3) 26 GA. GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4" ABOVE GRADE OR 2" ABOVE CONCRETE OR PAVING (SEC. 2512.11, 2510.6 & 2512.1.2 CBC 2013
II	FLUE CLEARANCE	AS PER SECTION R1003.18 CRC 2013. 2'–0" ABOVE COMBUSTIBLE CONSTRUCTION @ 10'–0" AWAY
III	CHIMNEY BRACING	AS PER CH. 10 CRC 2013
IV	SPARK ARRESTOR	PROVIDE AS PER SEC. R1003.4.1 CRC 2013
IV	TEMPERED GLASS	PROVIDE TEMPERED SAFETY GLASS @ HAZARDOUS LOCATIONS PER SEC. R308.4 CRC 2013

EXTERIOR MATERIAL NOTES

1	ROOFING	MATCH EXISTING WOOD SHAKE
2	GUTTER	RECTANGULAR G.I. GUTTER
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10	SKYLIGHTS	EXISTING TO REMAIN
11	CHIMNEY	EXISTING TO REMAIN

LEGEND

#	WINDOW. SEE "WINDOW SCHEDULE" ON SHEET (A–XX) FOR FURTHER SPECIFICATIONS
#	DOOR. SEE "DOOR SCHEDULE" ON SHEET (A–XX) FOR FURTHER SPECIFICATIONS

REVISIONS

– – CITY PLAN CHECK

NOTE

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4-27-2015	SUBMITTED FOR DESIGN REVIEW

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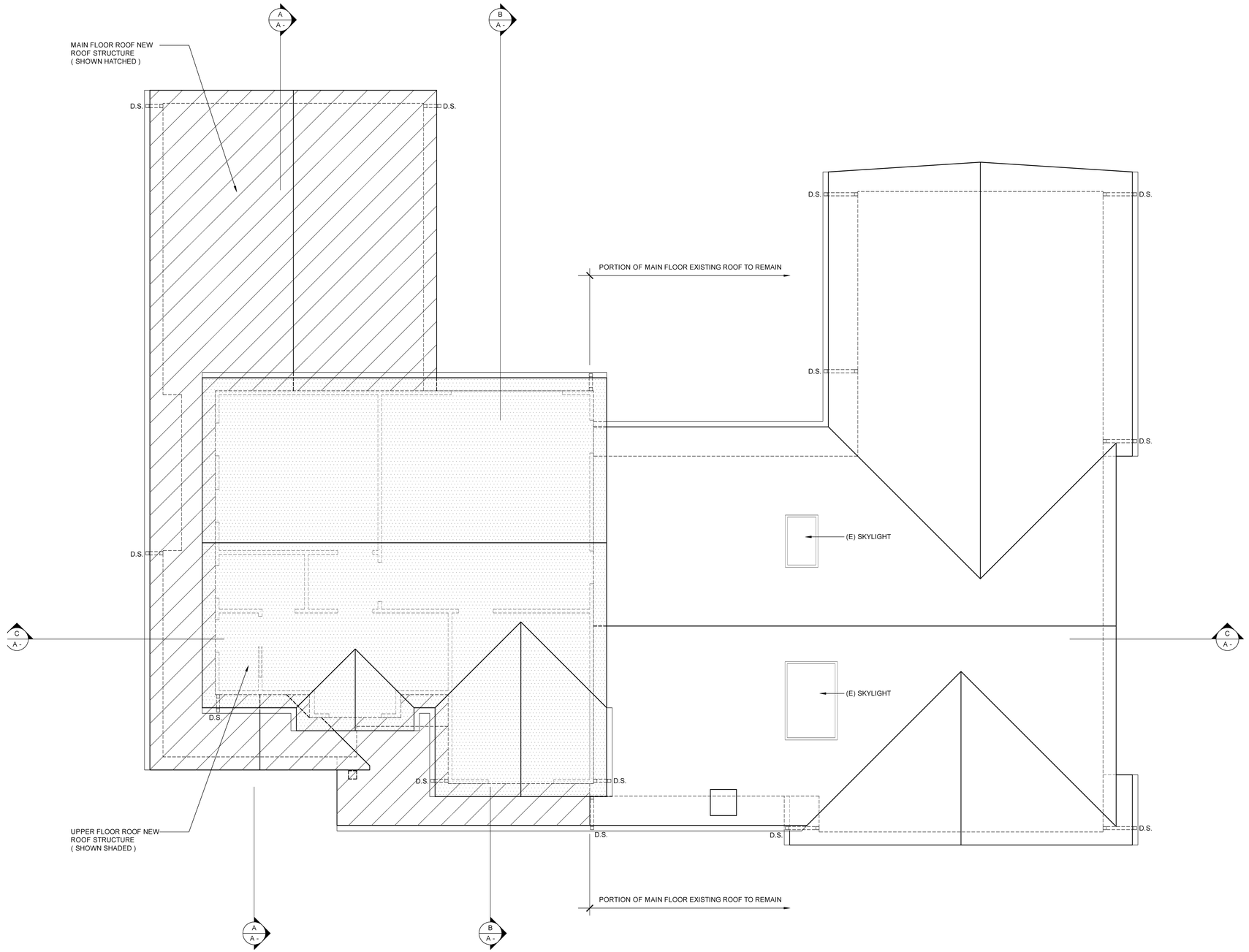
SHEET

A - 6



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 $\frac{15}{32}$" D.F. CDX PLYWOOD (OR BETTER) - $\frac{1}{4}$" MIN. SLOPE
IV	ATTIC VENTILATION	PROVIDE ATTIC VENTILATION AS OUTLINED IN SEC. R806.2, 2013 CRC
V	FIREPLACE & CHIMNEY	DESIGN AND CONSTRUCTION TO FOLLOW PARAMETERS AS OUTLINED IN CHAPTER 10 OF THE 2013 CRC

ROOF PLAN NOTES

1	ROOFING	MATCH EXISTING WOOD SHAKE
2	GUTTERS	RECTANGULAR G.I. GUTTER
3	DOWN SPOUTS	RECTANGULAR G.I. DOWNSPOUT
4	SKYLIGHTS	EXISTING TO REMAIN

NOTE *

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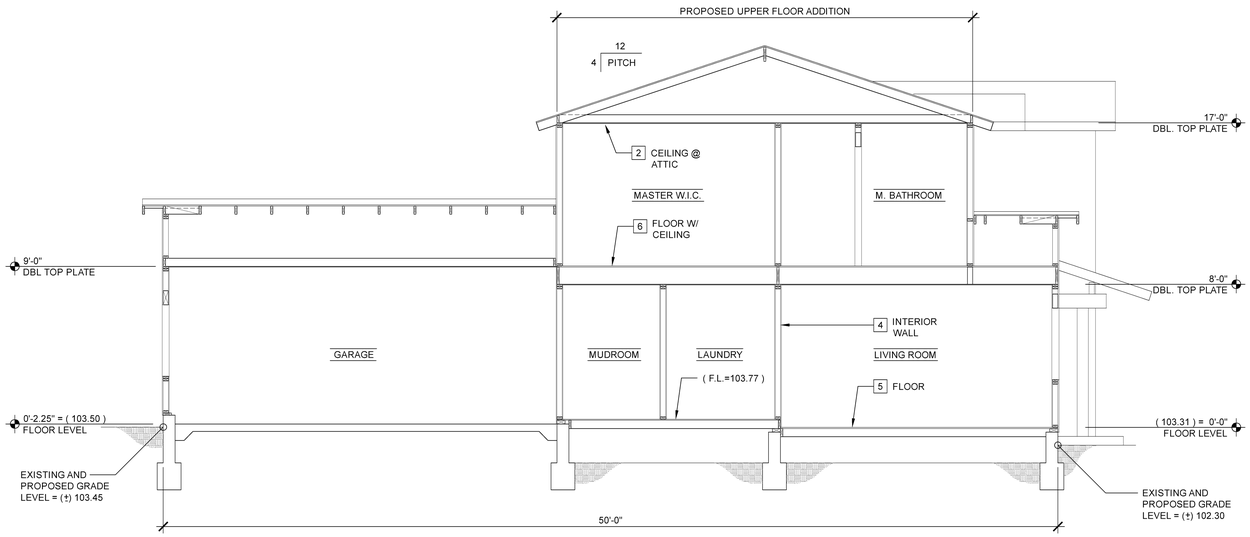
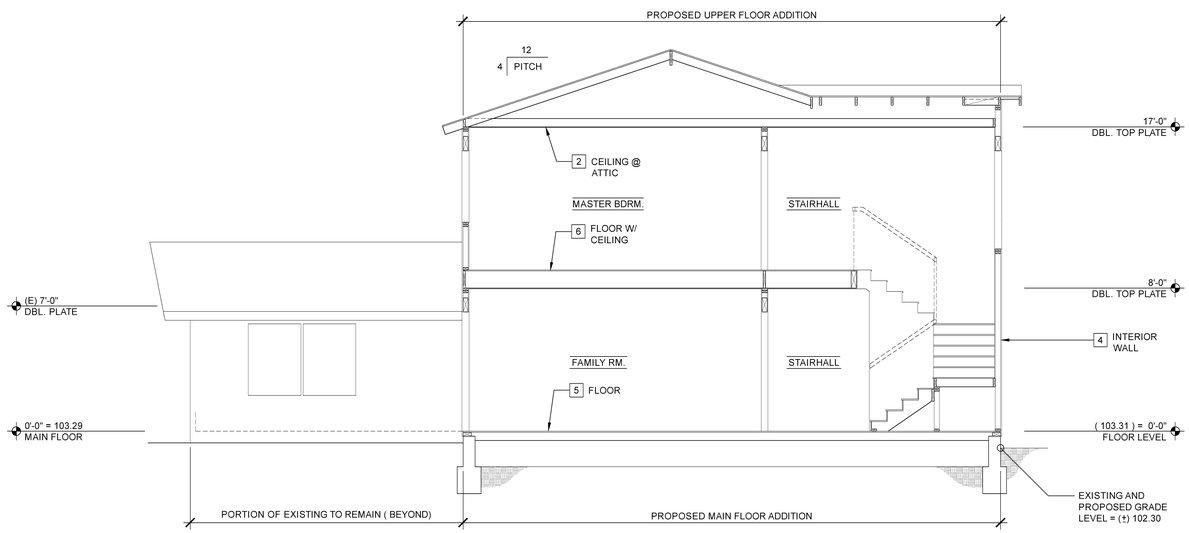
SHEET

A - 7



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/ ½" 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/ 2x STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x TOP PLATE & 2x SOLE PLATE W/ ½" SHEET ROCK @ INSIDE FACE, TYPICAL U.O.N.
4	INTERIOR WALL	2x STUDS @ 16"o.c. (2x6 STUDS @ MAIN PLUMBING WALLS) W/ DOUBLE 2x TOP PLATE & 2x SOLE PLATE W/ ½" 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/ ½" SHEET ROCK, TYPICAL U.O.N.

REVISIONS

– – CITY PLAN CHECK

NOTE *

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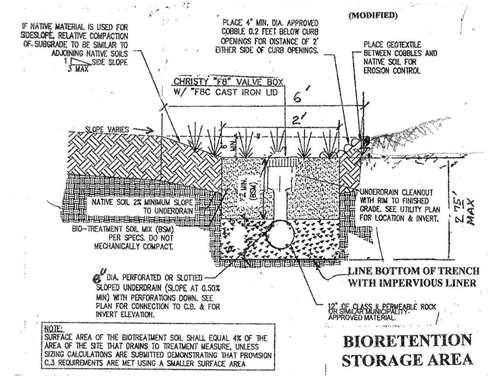
LOS ALTOS, CA 94022 (650) 941-6890

SHEET

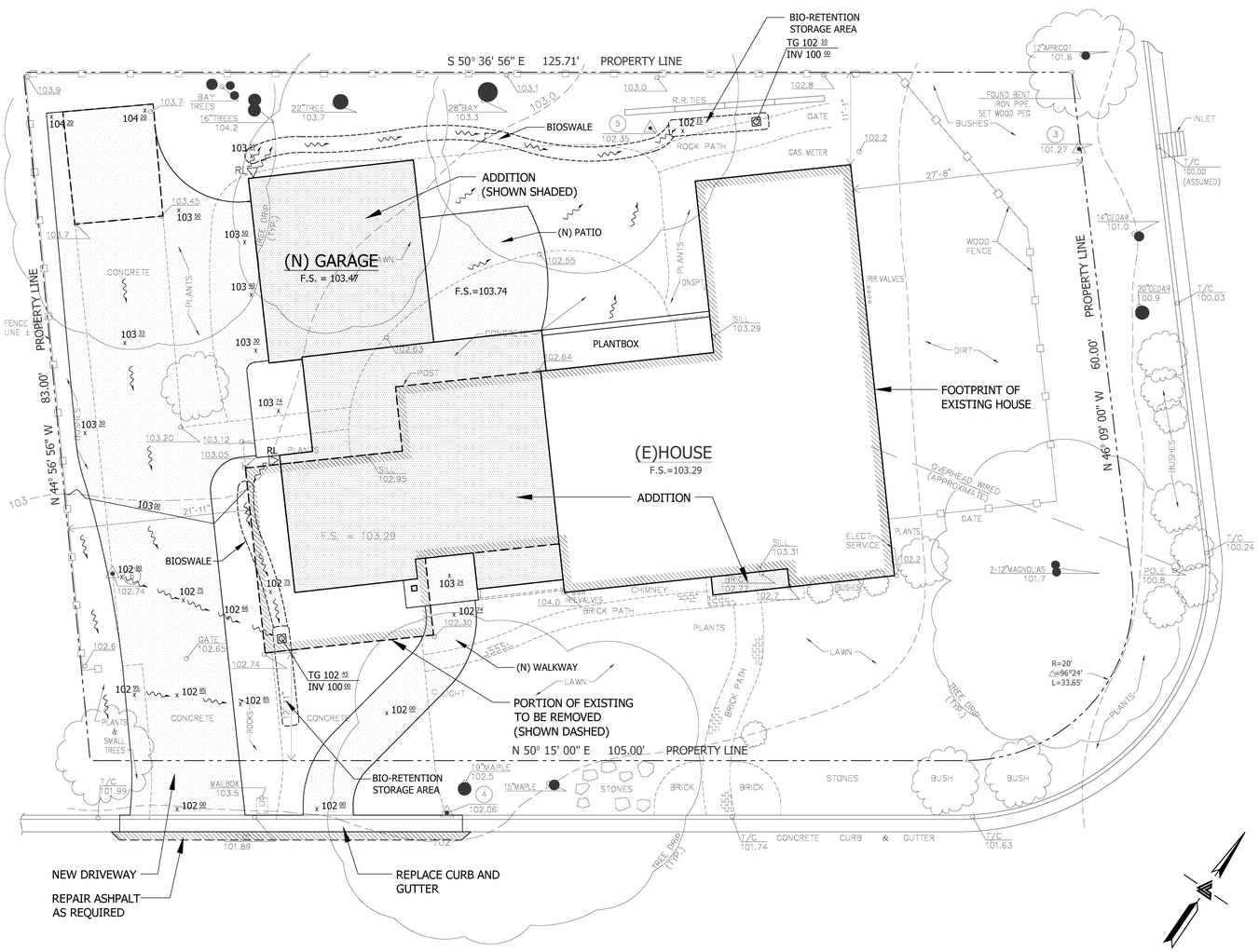
A - 8

GENERAL NOTES:

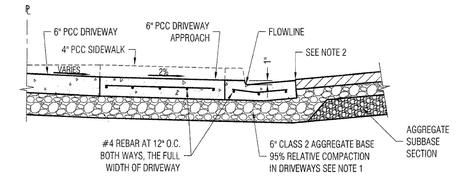
1. THE AREAS TO BE GRADED SHOULD BE CLEARED OF DEBRIS AND ANY SURFACE VEGETATION.
2. PRIOR TO CONSTRUCTION, ALL VEGETATION AND ORGANICALLY CONTAMINATED SOILS SHALL BE CLEARED FROM THE AREA.
3. SLOPES ARE TO BE GRADED TO WITHIN 0.2' OF THE ELEVATIONS.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE GRADING OPERATION AS WELL AS FOR DISPOSING OF ANY EXCESS MATERIAL.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO IMMEDIATELY NOTIFY THE CITY ENGINEER UPON DISCOVERY OF ANY FIELD CONFLICTS.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THE DRAWING AND THE FIGURES WRITTEN THEREON, THE FIGURES SHALL BE TAKEN AS CORRECT AND SHALL GOVERN.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN ENGINEER OF ANY DIFFERENCES OF LOCATION OF EXISTING FACILITIES FROM THAT SHOWN OR OF ANY CONFLICTS BEFORE CONTINUING WORK IN THAT AREA.
8. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION, EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES OR STRUCTURES WITHIN THE LIMITS OF THIS PROJECT. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEANS TO PROTECT THE UTILITIES AND STRUCTURES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
9. CONTRACTOR SHALL KEEP EXISTING STREETS FREE FROM DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
10. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
11. THE CONTRACTOR SHALL OBTAIN CITY APPROVAL FOR ALL HAUL ROUTES TO AND FROM THE SITE, IF NECESSARY.
12. CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE CONSTRUCTION SAFETY CODES.
13. ALL CONSTRUCTION MATERIALS AND METHODS SHALL COMPLY WITH THE ORDINANCES, SPECIFICATIONS AND STANDARDS OF LOS ALTOS.
14. THE CONTRACTOR IS RESPONSIBLE FOR MATCHING EXISTING GRADES AND SURROUNDING OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
15. THIS GRADING PLAN IS SUBJECT TO REVIEW AND MODIFICATION BY ENGINEER AND CITY BEFORE RELEASE FOR CONSTRUCTION IF A PERIOD OF 1 YEAR HAS LAPSED FROM DATE OF PLAN APPROVAL.
16. CONTRACTOR SHALL SATISFY HIMSELF AS TO THE CORRECTNESS OF EXISTING TOPOGRAPHY AND OTHER SITE CONDITIONS PRIOR TO CONSTRUCTION.



BIORETENTION STORAGE AREA

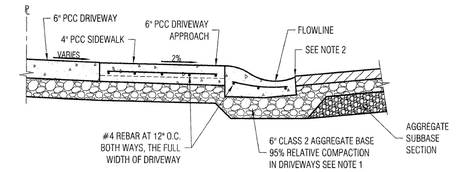


ROBIN HOOD COURT



SECTION THROUGH STANDARD DRIVEWAY APPROACH WITH VERTICAL CURB

SCALE: NOT TO SCALE



SECTION THROUGH STANDARD DRIVEWAY APPROACH WITH ROLLED CURB

SCALE: NOT TO SCALE

STANDARD CROSS SECTIONS

NOTES:

1. THICKNESS OF AGGREGATE BASE UNDER CURB & GUTTER SHALL BE:
   * FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF ROADWAY GRADING PLANE (6" MIN.)

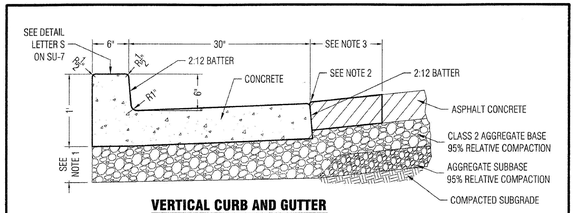
   OR

   * FOR EXISTING STREET SECTION: 6"
2. SEE VERTICAL CURB AND ROLLED CURB AND GUTTER DETAIL SU-6

Approved: 1/4/10
City Engineer Date

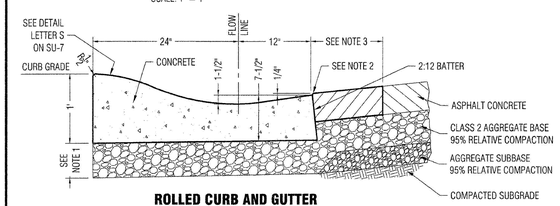
REVISION		ENGINEERING DIVISION	
Description	Date	DRIVEWAY CROSS-SECTION	SU-9

STANDARD DETAILS MAY 2010



VERTICAL CURB AND GUTTER

SCALE: 1" = 1'



ROLLED CURB AND GUTTER

SCALE: 1" = 1'

NOTES:

1. THICKNESS OF AGGREGATE BASE SHALL BE:
   * FOR NEW STREET SECTION: AS DETERMINED BY EXTENSION OF ROADWAY GRADING PLANE (6" MIN.)

   -OR-

   * FOR EXISTING STREET SECTION: 6"
2. EDGE OF PAVEMENT 1/4" ABOVE LIP (FOR 30" GUTTER, THE LIP SHALL BE 2-1/2" ABOVE FLOWLINE)
3. FOR NEW CURB & GUTTER INSTALLED ADJACENT TO EXISTING PAVEMENT, TWELVE INCHES (12") OF THE AC EDGE SHALL BE SAWCUT, REMOVED AND REPLACED WITH NEW AC PAVEMENT

Approved: 1/4/10
City Engineer Date

REVISION		ENGINEERING DIVISION	
Description	Date	VERTICAL AND ROLLED CURB AND GUTTER	SU-6

STANDARD DETAILS MAY 2010

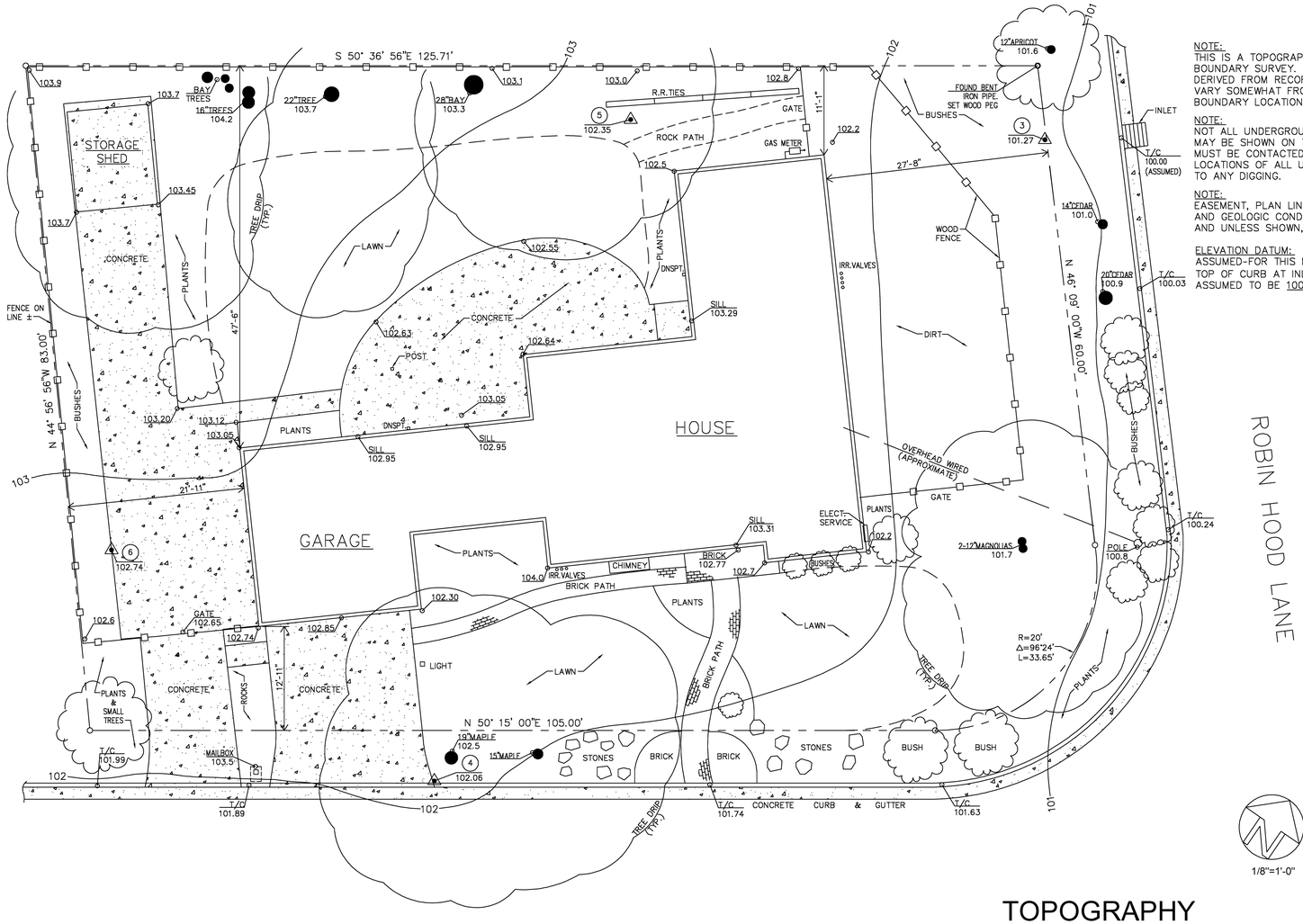
REVISIONS	DESCRIPTION	APPROVED BY	DATE

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

GRADING AND DRAINAGE
1035 ROBIN HOOD CT., LOS ALTOS, CA

DRAWN BY:
DESIGNED BY:
CHECKED BY:
SCALE:
DATE:

SHEET
C - 1

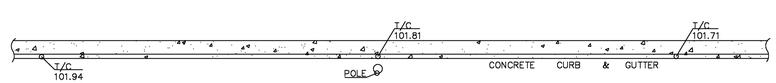


NOTE:
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABLOLUTE BOUNDARY LOCATIONS.

NOTE:
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

NOTE:
EASEMENT, PLAN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY. AND UNLESS SHOWN, NOT SHOWN.

ELEVATION DATUM:
ASSUMED-FOR THIS MAP PURPOSE. THE TOP OF CURB AT INLET (SHOWN) WAS ASSUMED TO BE 100.00.



TOPOGRAPHY

OF LANDS OF

KENNETH A. & EMILY S. LIM LUCAS

1035 ROBIN HOOD COURT - LOS ALTOS, CA. 94022 - 6-18-05

ROGER E. DODGE
LS 3295
STATE OF CALIFORNIA

ROGER E. DODGE, LS 3295
DODGE ASSOC. SURVEYING
20652 CHAPARRAL CIRCLE
PENN VALLEY, CA 95946
(530)432-5212, FAX (530)432-5443

REV. #1 - 6-25-15 & 1-28-15
ADDED, REVISED VARIOUS DATA.

T - 1