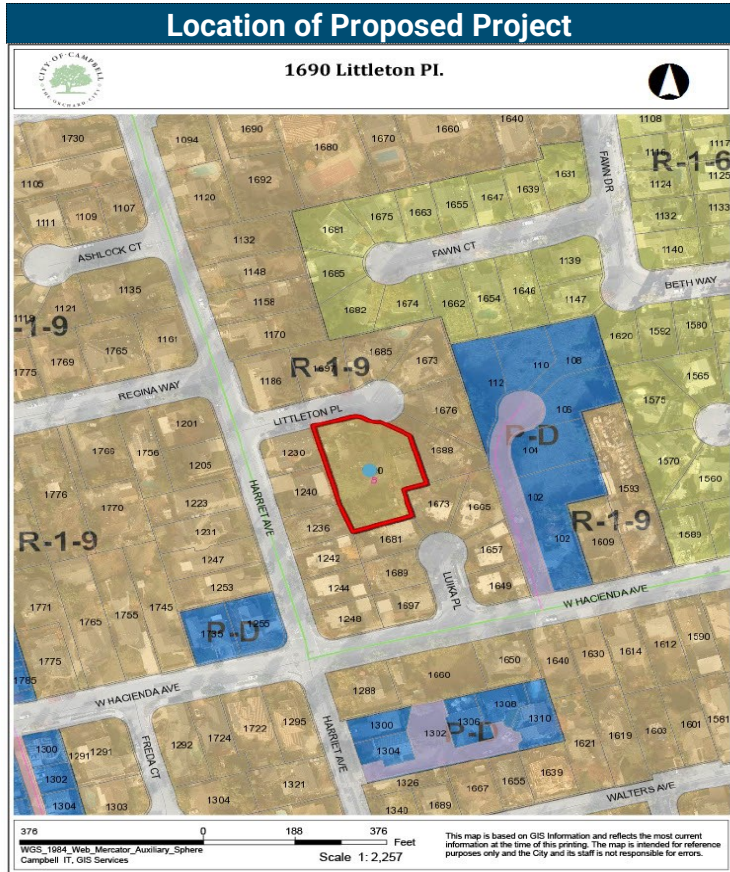


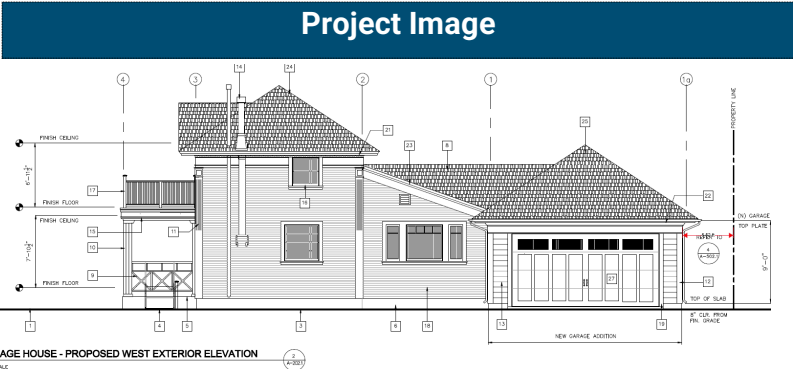




City of Campbell

70 North First Street

Campbell, CA 95008 –1423



Notice of Public Hearing

Dear Campbell Resident,

March 7, 2023

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Wednesday March 22, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1690 Littleton Pl.

Zoning | Area Plan: R-1-9-H | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2022-158

APN: 403-13-129

Applicant: Loretz Construction, Inc.

Property Owner: Foulkes, David M Trustee

Application Type: Tier 1 Historic Resource Alteration Permit and Zoning Exception

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov.

Phone Contact: (408) 866-2144

Request to allow an approximately 666 square-foot expansion (inclusive of a 557 square-foot garage addition and 109 square-foot living area addition) of an existing accessory dwelling unit ("carriage house") previously approved by a Conditional Use Permit (UP 96-04), on a Landmark Property listed on the Campbell Historic Resource Inventory (HRI), commonly known as the Littleton-Martin House, located at 1690 Littleton Place, including further exceedance of the maximum allowable size for an accessory dwelling unit, an exception to the expansion prohibition for legal non-conforming structures, and exceptions to the special provisions for accessory dwelling units located on HRI properties. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Tentative Planning Commission Date: April 25, 2023.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom: (<http://campbellca.gov/HPBsignup> .)
- ◇ Watch YouTube live-stream: (<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS)) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



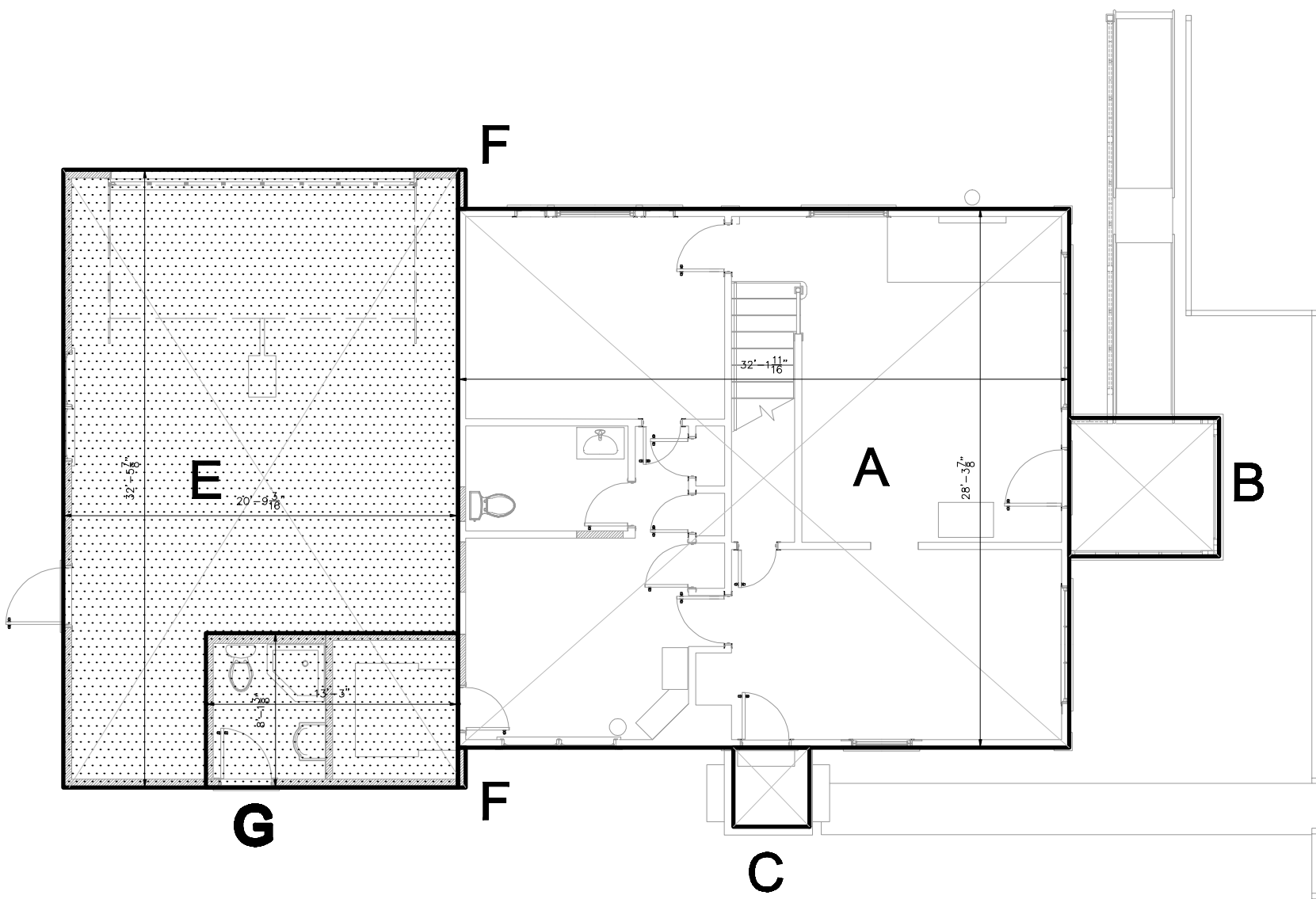
- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español**

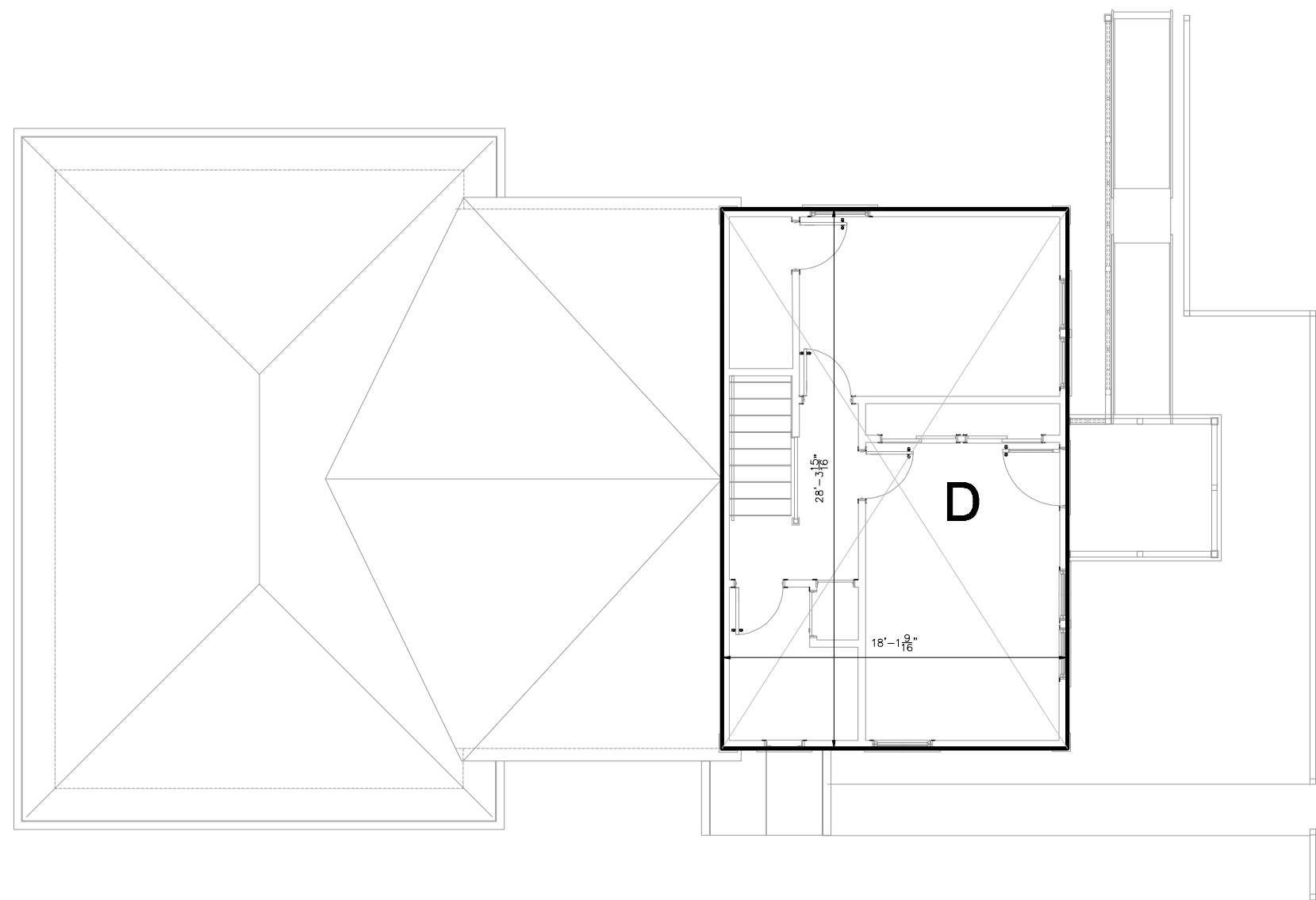


PROJECT TEAM		VICINITY MAP		TABULATIONS		GENERAL NOTES																																																																																																																																																																																																																																																																																																																
ARCHITECT M. SANDOVAL ARCHITECTS, INC. 885 North San Antonio Road Los Altos, California 94022 Peninsula and South Bay Phone: (650) 941-8048 Fax: (650) 941-8069 San Francisco and North Bay Phone: (415) 924-7059 Fax: (415) 924-7269 Email: msa@msandovalarchitects.com www.msandovalarchitects.com Contact: Mark Sandoval, AIA CIVIL ENGINEERING CONSULTANT LEA AND BRAZE ENGINEERING 2495 Industrial Parkway west Hayward, CA 94545 Phone: (510) 887-4086 Contact: Peter Carino, P.E. ENGINEERING CONSULTANT SUNG ENGINEERING 29300 Kohautek Way Union City, CA 94587 Phone: (510) 475-7900 Contact: Peter Sung, P.E. TITLE 24 ENERGY CONSULTANT BUILDERS ENERGY SERVICE 1478 Bird Avenue San Jose, CA Phone: (408)718-1908 Email: builders-energy.net Contact: Heather Clark				ZONING: R-1 APN: 403-13-129 HISTORIC RESOURCE INVENTORY LISTING: YES HISTORIC NAME: LITTLETON/MARTIN HOUSE TYPE OF DESIGNATION: LANDMARK OCCUPANCY GROUP: R-3,U CONSTRUCTION TYPE: VB LOT AREA: APPROX. 25,996 SQ. FT. OR 0.60± ACRES FIRE SPRINKLER PROTECTION: NONE <u>MAIN RESIDENCE EXISTING FLOOR AREA</u> BASEMENT: 895± SQ. FT. (EXCLUDED BECAUSE OF CEILING HEIGHT IS LESS THAN 7'-0") FIRST FLOOR: <u>2,037 SQ. FT.</u> FRONT ENTRY PORCH EXCLUDED (219 SQ. FT.) SECOND FLOOR: <u>2,042 SQ. FT.</u> OPEN BALCONIES 24 SQ. FT. + 128 SQ. FT. + 34 SQ. FT. OUTSIDE DECK EXCLUDED TOTAL MAIN RESIDENCE EXISTING FLOOR AREA: <u>4,079 SQ. FT.</u> <u>CARRIAGE HOUSE EXISTING FLOOR AREA</u> FIRST FLOOR: <u>916 SQ. FT.</u> OPEN PORCHES EXCLUDED (75 SQ. FT.) SECOND FLOOR: <u>515 SQ. FT.</u> OUTSIDE DECK EXCLUDED (58 SQ. FT.) TOTAL EXISTING FLOOR AREA: <u>1,431 SQ. FT.</u> PROPOSED NEW GARAGE ADDITION TO EXISTING CARRIAGE HOUSE: NEW BATHROOM AND CLOSET ADDITION: <u>109 SQ. FT.</u> NEW GARAGE ADDITION: <u>557 SQ. FT.</u> TOTAL PROPOSED FLOOR AREA OF CARRIAGE HOUSE WITH GARAGE ADDITION: <u>2,097 SQ. FT.</u> OUT BUILDINGS ABOVE 6'-0" IN HEIGHT: CARPORT <u>368 SQ. FT.</u> TOTAL EXISTING FLOOR AREA: <u>5,878 SQ. FT.</u> TOTAL PROPOSED FLOOR AREA: <u>6,544 SQ. FT.</u> TOTAL EXISTING COVERAGE: <u>13,990 SQ. FT.</u> TOTAL PROPOSED COVERAGE: <u>11,769 SQ. FT.</u>		1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE PROVISIONS OUTLINED IN THE FOLLOWING CODE OF REGULATIONS: 2019 CALIFORNIA BUILDING, RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, FIRE CODE, AND GREEN BUILDING CODE, STATE HISTORICAL BUILDING CODE (SHBC) AS AMENDED BY THE STATE OF CALIFORNIA, CITY, AND/OR ANY OTHER APPLICABLE REGULATIONS WHICH MAY BE IMPOSED BY ANY LOCAL PUBLIC AGENCY HAVING JURISDICTION OVER ANY PART OF THIS PROJECT. 2. ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING ANY GENERAL CONSTRUCTION, MECHANICAL, ELECTRICAL, PLUMBING AND/OR ANY RELATED TYPE OF WORK OR ACTIVITY, SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE ABOVE LISTED CODES AND REGULATIONS. 3. ALL ADDENDS, BULLETINS AND NOTICES ISSUED LATER BY THE ARCHITECT SHALL BE CONSIDERED AS PART OF WORK. 4. THE CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING ALL THE NECESSARY MEANS INCLUDING ALL TEMPORARY SHORING AND SUPPORT APPARATUS, FENCING, BARRIERS, LIGHTING, PEDESTRIAN AND VEHICULAR WARNING SIGNS, COVERINGS, FIRE PROTECTION, MATERIALS AND EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS, PROPERTY AND SITE FEATURES INCLUDING LANDSCAPING, THROUGH OUT THE ENTIRE PERIOD OF THE CONSTRUCTION CONTRACT. 5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE THE PLANS AND SPECIFICATIONS, CODES AND STANDARDS AND CONDITIONS AT THE JOB SITE BEFORE SUBMITTING HIS BID, TO DETERMINE THE EXTENT OF WORK TO BE DONE. NO ALLOWANCES WILL SUBSEQUENTLY BE MADE IN THE CONTRACTOR'S BEHALF FOR ANY EXTRA EXPENSE TO WHICH HE MAY BE PUT DUE TO FAILURE ON HIS PART TO ACQUAINT HIMSELF WITH THESE PLANS AND SPECIFICATIONS, OR THE CONDITIONS AT THE JOB SITE. 6. IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSIONS FROM THE SPECIFICATIONS, AND OR THE DRAWINGS ETC., OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN ORDER TO PROVIDE A WRITTEN CLARIFICATION. 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEAN UP OF THE SITE AND OF ALL DEBRIS CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK. 8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP. 9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPERVISE ALL CUTTING AND PATCHING OF FINISHED WORK ALREADY INSTALLED IF MADE NECESSARY BY ERRORS, CHANGES, OR OTHER REASONS AND ALL REPLACEMENT WORK SHALL MATCH ADJOINING SURFACES. 10. ALL PARTS OF THE WORK WHICH ARE NOTED IN THE DRAWINGS OR SPECIFICATIONS CONTAINED HEREIN, TO BE REVIEWED FOR THEIR CONFORMANCE WITH THE CONTRACT DOCUMENTS BY THE ARCHITECT AND OR THE PROJECT'S CONSULTANTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT SEVEN DAYS PRIOR TO THE COMMENCEMENT OF SUCH WORK. 11. ALL SHOP DRAWINGS, SAMPLES, AND OR RELATED MATERIALS REQUESTED BY THE ARCHITECT AND /OR THE OWNER SHALL BE FURNISHED IN A TIMELY MANNER NOT TO DELAY THE SCHEDULING OF THE WORK, OR IMPACT THE PROJECT'S CONSTRUCTION TIME.																																																																																																																																																																																																																																																																																																																
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Hard Wood</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td>I.D. Inside Diameter</td><td></td><td></td></tr><tr><td></td><td></td><td>INSUL. Insulation</td><td></td><td></td></tr></table>		A.B. Anchor Bolt	E. East	INT. Interior	PR. Pair	U.L. Underwriters Laboratories	A.C. Asp halted Concrete	E.A. Expansion Joint	INV. Invert	PRECAST. Pre-cast	U.O.N. Unless Otherwise Noted	ACOUS. Acoustical	E.J. Electrical	J.N. Joist Number	P.T. Pressure Treated	URN. Urinal	A.D. Area Drain	EL. Elevation	JST. Joist	PTN. Partition		ADJ. Adjustable	ELECT. Elevator	LAV. Lavatory	Q.T. Quarry Tile	VERT. Vertical	A.F.F. Above Finished Floor	EMER. Emergency	LOCK. Locker	QTR. Quarter	V.G. Vertical Grain	AGGR. Aggregate	ENCL. Enclosure	L.P.S. Low Pressure Sodium	R. Radius	V.P. Vent Pipe	AL. Aluminum	E.O.S. Edge of Surface	LT. Light	R.B. Roof Beam	W. West	ALT. Alternate	E.Q. Equal	M.B. Machine Bolt	R.C. Reinforced Concrete	W.C. Water Closet	APROX. 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Insulation			<u>ARCHITECTURAL DRAWINGS</u> G-001.1 TITLE SHEET, GENERAL NOTES, VICINITY MAP G-002.1 TABULATIONS & FLOOR AREA DIAGRAMS A-101.1 CARRIAGE HOUSE - PROPOSED SITE PLAN A-102.1 CARRIAGE HOUSE - PROPOSED FIRST FLOOR PLAN A-103.1 CARRIAGE HOUSE - PROPOSED SECOND FLOOR PLAN A-104.1 CARRIAGE HOUSE - PROPOSED ROOF PLAN A-201.1 CARRIAGE HOUSE - PROPOSED EXTERIOR ELEVATIONS A-202.1 CARRIAGE HOUSE - PROPOSED EXTERIOR ELEVATIONS A-301.1 CARRIAGE HOUSE - BUILDING SECTIONS A-501.1 ARCHITECTURAL DETAILS A-502.1 ARCHITECTURAL DETAILS A-503.1 ARCHITECTURAL DETAILS A-601.1 DOOR SCHEDULE A-602.1 WINDOW SCHEDULE A-901.1 PROJECT PHOTOGRAPHS AD-101.1 EXISTING SITE PLAN AD-102.1 CARRIAGE HOUSE - EXISTING FIRST FLOOR PLAN AD-103.1 CARRIAGE HOUSE - EXISTING SECOND FLOOR PLAN AD-104.1 CARRIAGE HOUSE - EXISTING ROOF PLAN AD-201.1 CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATIONS AD-201.1 CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATIONS PTR-001 PRESERVATION TREATMENT RECOMMENDATIONS PTR-002 PRESERVATION TREATMENT RECOMMENDATIONS <u>PLUMBING MECHANICAL AND ELECTRICAL DRAWINGS</u> ME-001.1 CARRIAGE HOUSE - PLUMBING, MECHANICAL AND ELECTRICAL NOTES ME-101.1 CARRIAGE HOUSE - PROPOSED PLUMBING, MECHANICAL AND ELECTRICAL PLAN <u>CIVIL DRAWINGS</u> SU1 TOPOGRAPHIC SURVEY <u>STRUCTURAL DRAWINGS</u> STD1 STRUCTURAL SPECIFICATION NOTES, CBC FASTENING TABLES STD2 TYPICAL FRAMING DETAILS AND SPECIFICATION DRAWINGS STD3 TYPICAL SHEAR WALL AND CONNECTION DETAILS S1 FOUNDATION AND FIRST FLOOR FRAMING PLAN S2 LOWER ROOF AND EXISTING UPPER FLOOR FRAMING PLAN S3 UPPER ROOF FRAMING PLAN S4 FOUNDATION STRUCTURAL DETAILS S5 WALL AND ROOF STRUCTURAL DETAILS CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP)		DESCRIPTION OF WORK The Owner wishes to remove the dilapidated redwood deck attached to the rear of the existing detached two-story Carriage House located at 1690 Littleton Place so a walk-in closet may be added to the primary bedroom chamber located on the first floor level along with a new bath and oversized two-car garage. In addition to the room addition to this small structure, the Owner also wishes to correct the structures current floor settlement problems, repair all existing structurally compromised roof and wall sheathing, repair all leaky and damage window sash; and re-roof the entire building with a new composition shingle roof to match the visual appearance of the new roof on the main residence. Site improvements will include some removal of the existing deteriorated asphalt driveway around the two buildings and repaving and landscaping of the various areas as illustrated on the proposed site plan, in addition to minor upgrades to the existing electrical, plumbing systems, Although the Carriage House is not specifically listed as a Landmark because of it's association with the Littleton/Martin Property, it still retains its integrity and historical importance to both this property and the City of Campbell. Therefore, any work performed on this building must follow the recommendations and procedures outlined in the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, published by U.S. Department of the Interior National Park Service Technical Preservation Services Washington, D.C., and applicable provisions under Chapter 21.33 of the City of Campbell Municipal Code and the Historic Guidelines for Residential Buildings and will need to be monitored during its execution by the Project's Historic Architect to ensure that all work is in compliance with the preservation objectives found in the above two documents.	
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APROX. Approximate	E.P. Electrical Panel	M.C. Medicine Cabinet	R.D. Roof Drain	W.H. Wood																																																																																																																																																																																																																																																																																																																		
ARCH. Architectural	EST. Estimate	MECH. Mechanical	REF. Reference	W.W.F. Weather-stripping																																																																																																																																																																																																																																																																																																																		
ABB. Asbestos	EXEC. Excavate	MEMB. Membrane	REFR. Refrigerator	YD. Welded Wire Fabric																																																																																																																																																																																																																																																																																																																		
ASPH. Asphalt	EXT. Extinguisher	M.H. Manhole or Metal Halide	RESIL. Resilient	Yard																																																																																																																																																																																																																																																																																																																		
		MIR. Mirror	R.O. Rough Opening																																																																																																																																																																																																																																																																																																																			
		MISC. Miscellaneous	RD.WD. Redwood																																																																																																																																																																																																																																																																																																																			
		MEZZ. Mezzanine																																																																																																																																																																																																																																																																																																																				
		MFR. Manufacturer																																																																																																																																																																																																																																																																																																																				
		M.O. Masonry Opening																																																																																																																																																																																																																																																																																																																				
		M.V. Mercury Vapor																																																																																																																																																																																																																																																																																																																				
		N. North																																																																																																																																																																																																																																																																																																																				
		N.I.C. Not in Contract																																																																																																																																																																																																																																																																																																																				
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		OA. Overall																																																																																																																																																																																																																																																																																																																				
		OBS. Obscure																																																																																																																																																																																																																																																																																																																				
		O.C. On Center																																																																																																																																																																																																																																																																																																																				
		O.D. Outside Diameter																																																																																																																																																																																																																																																																																																																				
		OFF. Office																																																																																																																																																																																																																																																																																																																				
		OH. Overhead																																																																																																																																																																																																																																																																																																																				
		P.D. Power Driven																																																																																																																																																																																																																																																																																																																				
		PEN. Plywood Edge Nailing																																																																																																																																																																																																																																																																																																																				
		PERF. Perforated																																																																																																																																																																																																																																																																																																																				
		PL. Property Line																																																																																																																																																																																																																																																																																																																				
		PLAS. Plasma Screen																																																																																																																																																																																																																																																																																																																				
		P. LAM. Plastic Laminate																																																																																																																																																																																																																																																																																																																				
		PLAS. Plaster																																																																																																																																																																																																																																																																																																																				
		PLY.WD. Plywood																																																																																																																																																																																																																																																																																																																				
		PRE.FAB. Prefabricated																																																																																																																																																																																																																																																																																																																				
		PROJ. Project																																																																																																																																																																																																																																																																																																																				
		PROP. Property																																																																																																																																																																																																																																																																																																																				
		PROJ. Projection																																																																																																																																																																																																																																																																																																																				
		PT. Point																																																																																																																																																																																																																																																																																																																				
		P.T.D. Paper Towel Dispenser																																																																																																																																																																																																																																																																																																																				
		H.B. Hose Bib																																																																																																																																																																																																																																																																																																																				
		H.C. Hollow Core																																																																																																																																																																																																																																																																																																																				
		HD. Head																																																																																																																																																																																																																																																																																																																				
		HDR. BD. Header Board																																																																																																																																																																																																																																																																																																																				
		H.C. Handicapped																																																																																																																																																																																																																																																																																																																				
		HORIZ. Horizontal																																																																																																																																																																																																																																																																																																																				
		HGT. Height																																																																																																																																																																																																																																																																																																																				
		HTR. Heater																																																																																																																																																																																																																																																																																																																				
		HRD. WD. Hard Wood																																																																																																																																																																																																																																																																																																																				
		I.D. Inside Diameter																																																																																																																																																																																																																																																																																																																				
		INSUL. Insulation																																																																																																																																																																																																																																																																																																																				
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CARRIAGE HOUSE - FIRST FLOOR AREA DIAGRAM

1
G-002.1



CARRIAGE HOUSE - SECOND FLOOR AREA DIAGRAM

2
G-002.1

CARRIAGE HOUSE SQUARE
FOOTAGE TABULATIONS

FIRST FLOOR

A = 28'-4" X 32'-4"

TOTAL AREA = 915.9 SQ. FT.

SECOND FLOOR

D = 28'-4" X 18'-3"

TOTAL AREA = 513.42 SQ. FT.

NEW GARAGE ADDITION

E = 20'-9" X 32'-6"

F = 5" X 2'-0" X 2

G = <13'-3" X 8'-2">

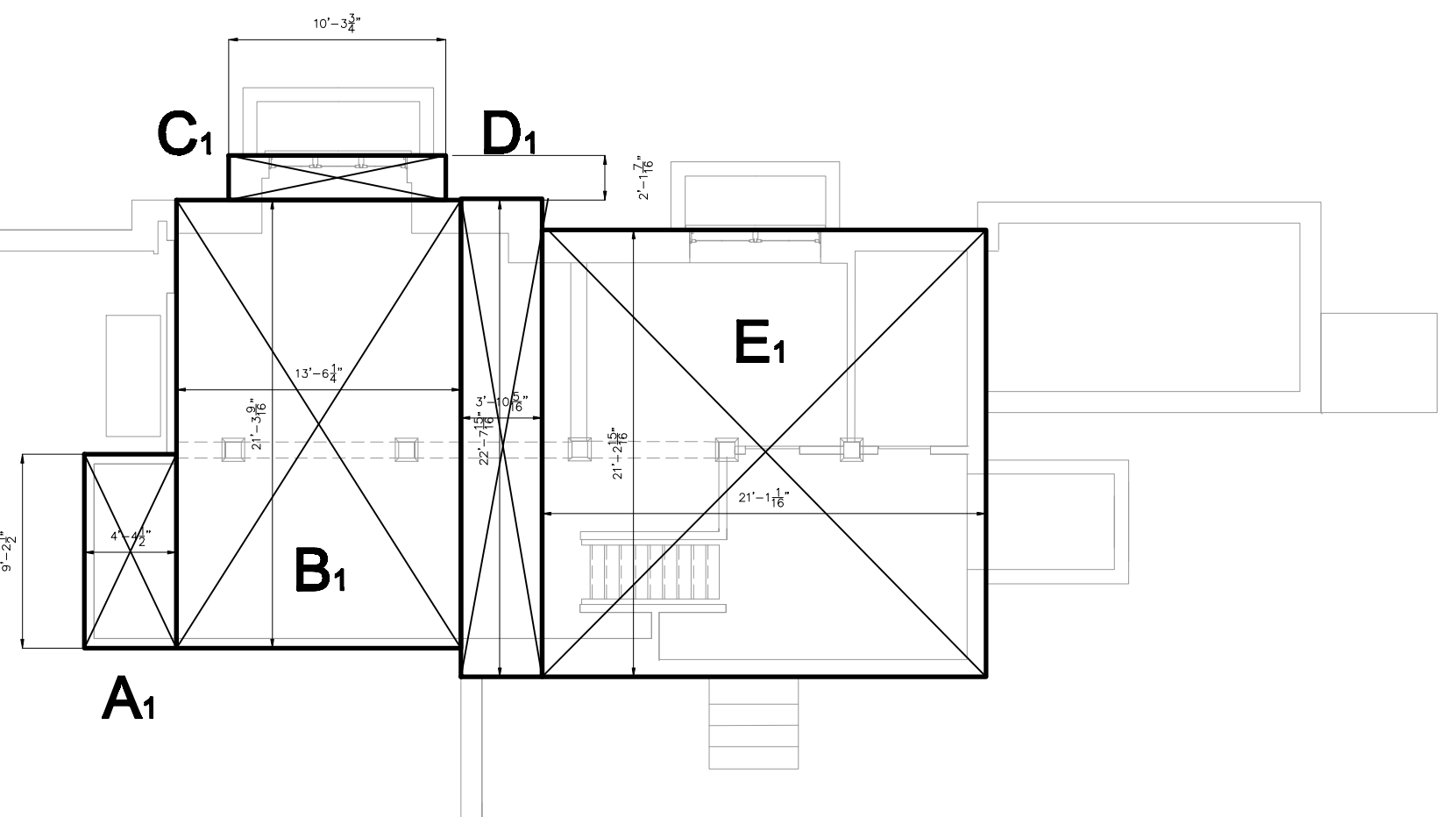
TOTAL AREA = 665.97 SQ. FT.

OPEN PORCHES

B = 7'-4" X 7'-10"

C = 4'-0" X 4'-2"

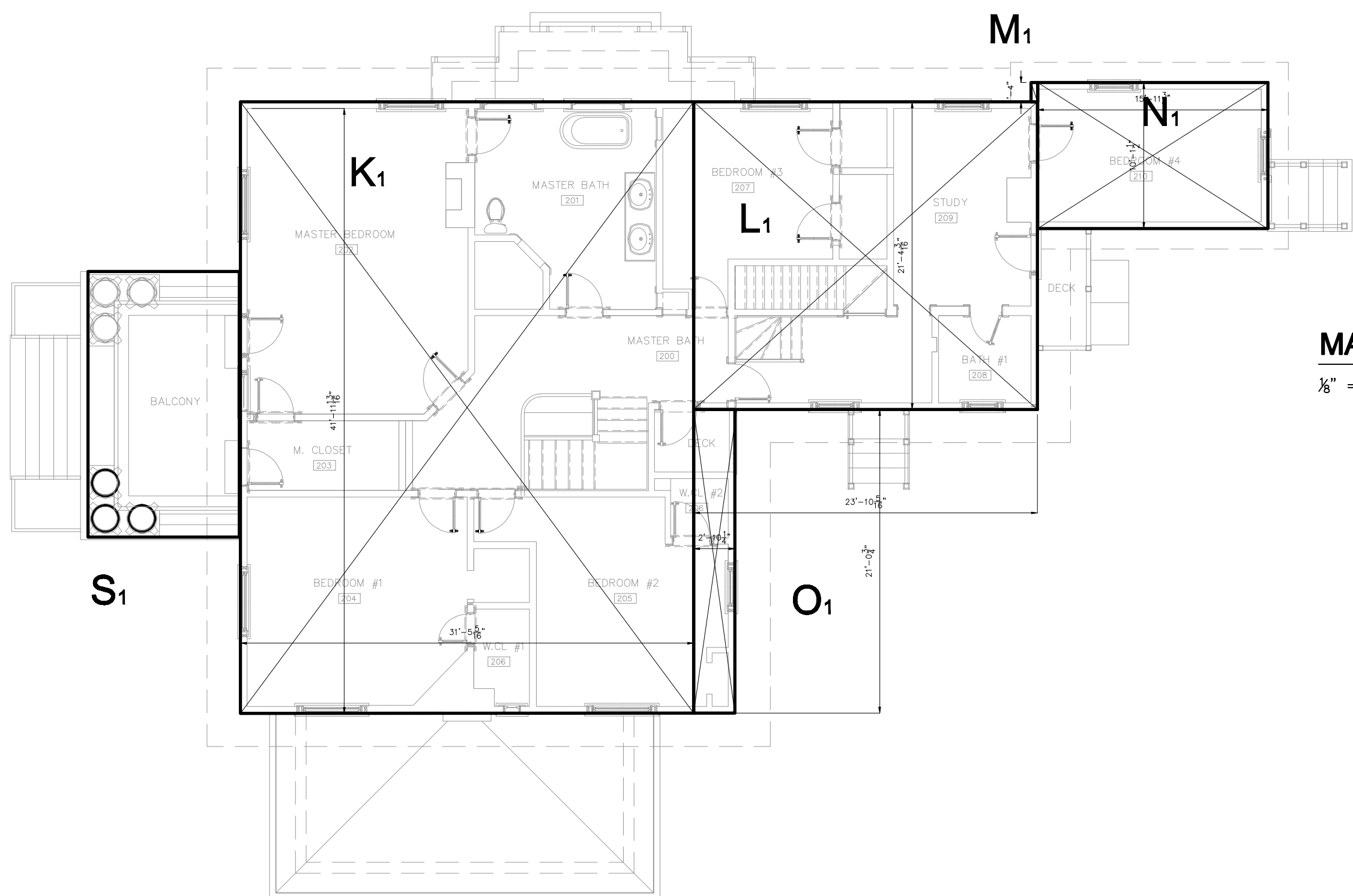
TOTAL FLOOR AREA = 74.03 SQ. FT. **



MAIN HOUSE - BASEMENT FLOOR AREA DIAGRAM

1/8" = 1' SCALE

3
G-002.1



MAIN HOUSE - SECOND FLOOR AREA DIAGRAM

1/8" = 1' SCALE

5
G-002.1

MAIN RESIDENCE SQUARE
FOOTAGE TABULATIONS

BASEMENT FLOOR

A1 = 9'-2" X 4'-4"

B1 = 13'-6" X 21'-4"

C1 = 3'-11" X 22'-4"

D1 = 21'-3" X 22'-8"

E1 = 28'-4" X 32'-4"

TOTAL AREA = 884.42 SQ. FT.*

FIRST FLOOR

F1 = 31'-6" X 42'-5"

G1 = 2'-10" X 22'-9"

H1 = 20'-0" X 21'-5"

I1 = 10'-1" X 16'-0"

J1 = 5" X 1'-4"

TOTAL AREA = 1,990.23 SQ. FT.

SECOND FLOOR

K1 = 42'-0" X 31'-6"

L1 = 21'-4" X 23'-10"

M1 = 5" X 1'-4"

N1 = 10'-2" X 16'-0"

O1 = 2'-10" X 21'-1"

TOTAL AREA = 2,054.04 SQ. FT.

COVERED PORCHES

P1 = 10'-7" X 18'-3"

Q1 = 11'-5" X 24'-4"

R1 = 3'-8" X 8'-6"

S1 = 10'-7" X 18'-3"

TOTAL AREA = 694.36**

* Excluded from calculation because of ceiling is less than 7'-0" in height.
** Excluded from floor area calculation because space is open on more than two sides

FLOOR AREA SUMMARY

MAIN RESIDENCE EXISTING FLOOR AREA

BASEMENT: 895± SQ. FT. (EXCLUDED BECAUSE OF CEILING HEIGHT IS LESS THAN 7'-0")

FIRST FLOOR: 2,037 SQ. FT. FRONT ENTRY PORCH EXCLUDED (219 SQ. FT.)

SECOND FLOOR: 2,042 SQ. FT. OPEN BALCONIES 24 SQ. FT. + 128 SQ. FT. + 34 SQ. FT. OUTSIDE DECK EXCLUDED

TOTAL MAIN RESIDENCE EXISTING FLOOR AREA: 4,079 SQ. FT.

CARRIAGE HOUSE EXISTING FLOOR AREA

FIRST FLOOR: 916 SQ. FT. OPEN PORCHES EXCLUDED (75 SQ. FT.)

SECOND FLOOR: 515 SQ. FT. OUTSIDE DECK EXCLUDED (58 SQ. FT.)

TOTAL EXISTING FLOOR AREA: 1,431 SQ. FT.

PROPOSED NEW GARAGE ADDITION TO EXISTING CARRIAGE HOUSE:

NEW BATHROOM AND CLOSET ADDITION: 109 SQ. FT.

NEW GARAGE ADDITION: 557 SQ. FT.

TOTAL PROPOSED FLOOR AREA OF CARRIAGE HOUSE WITH GARAGE ADDITION: 2,097 SQ. FT.

OUT BUILDINGS ABOVE 6'-0" IN HEIGHT: CARPORT 368 SQ. FT.

TOTAL EXISTING FLOOR AREA: 5,878 SQ. FT.

TOTAL PROPOSED FLOOR AREA: 6,544 SQ. FT.

TOTAL EXISTING COVERAGE: 13,990 SQ. FT.

TOTAL PROPOSED COVERAGE: 11,769 SQ. FT.

ZONING COMPLIANCE TABLE				
BUILDING AREA <i>Floor Area Calculations</i>	Existing	Proposed	Total	%
First Floor	916 SQ. FT.	109 SQ. FT.	1,025 SQ. FT.	
Second Floor	515 SQ. FT.		515 SQ. FT.	
Garage		463 SQ. FT.	463 SQ. FT.	
Accessory Structures	6,914 SQ. FT.*		6,914 SQ. FT.*	
Covered Patio	480 SQ. FT.		480 SQ. FT.	
Other Coverage	695 SQ. FT.		695 SQ. FT.*	
TOTAL	9,520 SQ. FT.	666 SQ. FT.	10,186 SQ. FT.	39%
PAVING/LANDSCAPE AREA	Existing	Proposed	Total	
Front Yard Paving <i>Impervious material</i>	±13,990 SQ. FT.*	<±2,221 SQ. FT.*>	11,769 SQ. FT.*	
Water Features <i>(swimming pools, fountains, etc.)</i>				
Landscaping <i>pervious site material</i>	±12,006 SQ. FT.*	±2,221 SQ. FT.*	±14,227 SQ. FT.*	
Other Landscaping <i>pervious site material</i>				
SETBACK / WALL HEIGHTS	Wall Height	Required Setback	Proposed Setback	
Front Yard of Structure	±16'-6"	20'-0 MIN.	±34'-5"	
Front of Garage	±9'-10"	5'-0"	±106'-8"	
Left Side First Floor	±9'-10"	5'-0"	±4'-3"	
Left Side Second Floor	±16'-6"	8'-5"	±8'-1"	
Right Side First Floor	±9'-10"	5'-0"	±106'-8"	
Right Side Second Floor	±16'-6"	8'-5"	±109'-3"	
Rear Yard First Floor	±9'-10"	5'-0"	±6'-0"	
Rear Yard Second Floor	±16'-6"	8'-5"	±41'-3"	

* NOTE: ALL FLOOR AND LOT COVERAGE CALCULATIONS ABOVE INCLUDE THE EXISTING HISTORIC LITTLETON/MARTIN HOUSE, CARPORT, AND THE DETACHED CARRIAGE HOUSE. SETBACKS AND WALL HEIGHT DIMENSIONS ARE SPECIFIC TO THE DETACHED CARRIAGE HOUSE STRUCTURE ONLY AND DO NOT REFLECT THE SETBACKS OF OTHER STRUCTURES FOUND ON THIS PROPERTY.

PROJECT TITLE

**New Remodeling and
Site Improvements to
the Historic Littleton/
Martin House for:**

MIKE FOULKES

**1680 Littleton Place
Campbell, California**

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Architecture - Historic Preservation - Design
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MSA Inc.

ARCHITECT:

MARK S. SANDOVAL
No. 023926
Exp. 6-30-25
STATE OF CALIFORNIA

PROJECT CONSULTANTS:

REVISIONS:

1	11/16/22 PER PLANNING DEPT.
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SHEET DESCRIPTION:

**FLOOR AREA
DIAGRAMS &
ZONING
CONFORMANCE
WORK SHEET**

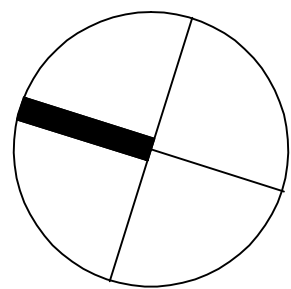
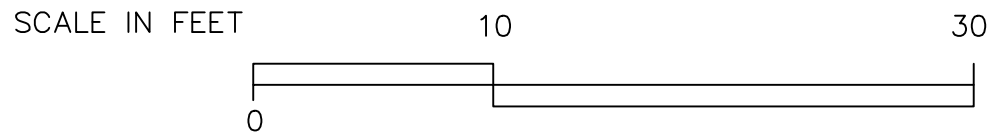
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DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2201-01

SHEET NUMBER:

G-002.1



CONSTRUCTION NOTES

1.0 GENERAL ACCESS OPENING ROOM SIZE REQUIREMENTS

A. Provide a minimum crawl space opening of not less than 18 inches by 24 inches (457mm by 610 mm).

B. Accessible under floor areas shall be provided with an 18 inch by 24 inch (457mm by 610 mm) access crawl hole. Pipes, ducts and other nonstructural construction shall not interfere with the accessibility to or within under floor areas

C. Provide attic access of not less than 20 inches by 30 inches (559 mm by 762 mm). Provide a minimum of 30 inches (762 mm) of clear height at or above access opening.

D. Every dwelling unit shall have at least one habitable room that shall have not less than 120 square feet (11 m²) of gross floor area. Other habitable rooms shall have a floor area of not less than 70 square feet (6.5 m²) per R304.2. Minimum dimensions of all habitable rooms shall not be less than 7 feet (2134 mm). Portions of any room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

2.0 LIGHT, VENTILATION AND HEATING

A. All habitable rooms shall have an aggregate glazing area of not less than 8 percent of the floor area of such rooms. Natural ventilation shall be through windows, doors, louvers or other approved openings to the outdoor air. Such openings shall be provided with ready access or shall otherwise be readily controllable by the building occupants. The minimum open able area to the outdoors shall be 4 percent of the floor area being ventilated per Section R303.1.

Exceptions:

1. Glazed areas need not be openable where the opening is not required by Section R310 and a whole-house mechanical ventilation system is installed in accordance with the California Mechanical Code.
2. The glazed areas need not be installed in rooms where Exception 1 above is satisfied and artificial light is provided capable of producing an average illumination of 6 foot candles (65 lux) over the area of the room at a height of 30 inches (762 mm) above the floor level.
3. Use of sunroom and patio covers, as defined in Section R202, shall be permitted for natural ventilation if in excess of 40 percent of the exterior sunroom walls are open, or are enclosed only by insect screening.
4. The windows, doors, louvers and other approved closeable openings not required by Section R310 may open into a passive solar energy collector for ventilation required by this section. The area of ventilation openings to the outside of the passive solar energy collector shall be increased to compensate for the openings required by the interior space.
5. Glazed openings may open into a passive solar energy collector provided the area of exterior glazed opening (s) into the passive solar energy collector is increased to compensate for the area required by the interior space. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when at least one-half of the area of the common wall is open and unobstructed and provides an opening of not less than one-tenth of the floor area of the interior room but not less than 25 square feet (2.3 m²) per Section R303.2.

3.0 VENTILATION

A. The under-floor space between the bottom of the floor joists and the earth under any building (except space occupied by a basement) shall have ventilation openings through foundation walls or exterior walls. The minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor space area, unless the ground surface is covered by a Class 1 vapor retarder material. When a Class 1 vapor retarder material is used, the minimum net area of ventilation openings shall not be less than 1 square foot (0.0929 nl) for each 1,500 square feet (140 m²) of under-floor space area. One such ventilating opening shall be within 3 feet (914 mm) of each corner of the building.

B. Openings for under-floor ventilation. The minimum net area of ventilation openings shall not be less than square foot (0.0929 m²) for each 150 square feet (14 m²) of under-floor area. One ventilation opening shall be within 3 feet (915 mm) of each corner of the building.

C. Access shall be provided to all under-floor spaces. Access openings through the floor shall be a minimum of 18 inches by 24 inches (457 mm by 610 mm). Openings through a perimeter wall shall be not less than 16 inches by 16 inches (407 mm by 610 mm). When any portion of the through-wall access is below grade, an areaway not less than 16 inches by 24 inches (407 mm by 610 mm) shall be provided.

D. The finished grade of under-floor surface may be located at the bottom of the footings; however, where there is evidence that the groundwater table can rise to within 6 inches (152 mm) of the finished floor at the building perimeter or where there is evidence that the surface water does not readily drain from the building site, the grade in the under-floor space shall be as high as the outside finished grade, unless an approved drainage system is provided.

E. All enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, or similar material with openings having a least dimension of 1/ 16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum

4.0 ATTIC ACCESS

A. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m²) and have a vertical height of 30 inches (762 mm) or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rafter-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. when located in a wall, the opening shall be a minimum of 22 inches wide by 30 inches high (559 mm wide by 762 mm high). when the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. see the california mechanical code for access requirements where mechanical equipment is located in attics.

5.0 EXTERIOR WALL CONSTRUCTION

A. All exterior walls shall provide the building with a weather-resistant exterior wall envelope. The exterior wall envelope shall include flashing as described in Section R703.8, R703.1.1 Water resistance. The exterior wall envelope shall be designed and constructed in a manner that prevents the accumulation of water within the wall assembly by providing a water-resistant barrier behind the exterior veneer as required by Section R703.2 and a means of draining to the exterior water that enters the assembly. Protection against condensation in the exterior wall assembly shall be provided in accordance with the California Energy Code.

6.0 WINDOWS AND DOORS

A. Exterior Door Assemblies: All exterior door assemblies shall conform to the performance requirements of standard SPM 12-7A-1 or shall be of approved noncombustible, or solid core wood having stiles and rails of not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4" thick, or shall have a fire resistance rating of not less than 20 minutes when tested accordance to ASTM E 2074.

B. The Contractor shall provide and properly install in accordance with the manufacturer's specifications all window and door units shown in these Drawings.

C. Review with the Owner final finish and accessories desired before ordering.

D. Glass type: shall be Clear; Low E and shall meet the specific WUJ requirements outlined by SFM and under CBC Section 2406.1 Safety Glazing

E. Other: Structural Glass for entry canopy to be designed for required loads and for span between support hardware. Refer to structural calculations for design requirements.

F. All windows and doors shall come equipped with factory installed jamb extension for wall thickness as required for proper installation and shall match the interior frame finish

G. All insect screens shall be factory installed and shall be fabricated out of a screen mesh 18 X 16 carceral fiber glass Hi-Iran mesh. Verify color with the Owner before ordering.

H. The Contractor shall be responsible in verifying all conditions before proceeding with the installation of each unit to ensure that all openings are plumb, square, and at the proper dimensions required for each unit. Report any frame defects or unsuitable conditions to the Architect immediately before proceeding.

I. As part of the Project's Close Out procedures, the Contractor shall be responsible in removing all visible labels and adhesive residue using means and methods approved by the manufacturer and leave windows and glass in a thoroughly clean and presentable condition

7.0 GARAGE DOORS

A. Automatic garage door openers shall be provided meeting the requirements of Section R309.4 and shall be listed and labeled in accordance with UL 325. See Health and Safety Code Sections 19890 and 19891 for additional provisions for residential garage door openers.

B. Fire sprinklers (if required by the Building Department and/or Fire Department): Private garages shall be protected by fire sprinklers where the garage wall has been designed based on Chapter 3 of the CRC, Table R302.1(2), Footnote a. Sprinklers in garages shall be connected to an automatic sprinkler system that complies with Section R313. Garage sprinklers shall be residential sprinklers or quick-response sprinklers, designed to provide a density of 0.05 gpm/ft. Garage doors shall not be considered obstructions with respect to sprinkler placement. R302.6 Fire sprinklers attached garages, and carports with habitable space above. Attached garages, and carports with habitable space above shall be protected by fire sprinklers in accordance "with this section and Section R313. Protection shall be provided in accordance with one of the following:

1. Residential sprinklers installed in accordance with their listing.
2. Extended coverage sprinklers discharging water not less than their listed flow rate for Light Hazard in accordance with NFPA 13.
3. Quick-response spray sprinklers at light hazard spacing in accordance with NFPA 13 designed to discharge at 0.05 gpm/ft density (minimum). The system design shall be permitted to be limited to the number of sprinklers in the compartment but shall not exceed two sprinklers for hydraulic calculation purposes. Garage doors shall not be considered obstructions and shall be permitted to be ignored for placement and calculation of sprinklers.

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic residential fire sprinkler system previously installed.

8.0 SAFETY GLAZING

A. All windows, doors, or other glazed openings subject to human impact shall be furnished with safety glazing in accordance with CBC §R308. Refer to the drawings and correlate with the following provisions:

1. In all glazed doors.
2. At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.
3. Adjacent to a door where window is within 24" arc of either edge of door in closed position or less than 60" above walking surface.
4. Where area of a pane is greater than 9 sf. and window bottom is less than 18" above floor and top is more than 36" above floor and walking surface is within 36" horizontally.
5. In guards and railings.
6. In walls and fences enclosing indoor or outdoor swimming pools and spas, where glazing is less than 60" above a walking surface on the pool or spa side, and within 60" horizontally of the pool or spa.
7. Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.
8. Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose.

9.0 ROOF GENERAL NOTES

A. Roof system as illustrated in these drawings shall be installed per roof manufacturer's specifications and requirements along with all applicable provisions of CBC Chapter 9, §R905, and in accordance with the best recommended standards outlined in the most recent edition of the NRCA Roofing and Waterproofing Manual published by the National Roofing Contractors Association

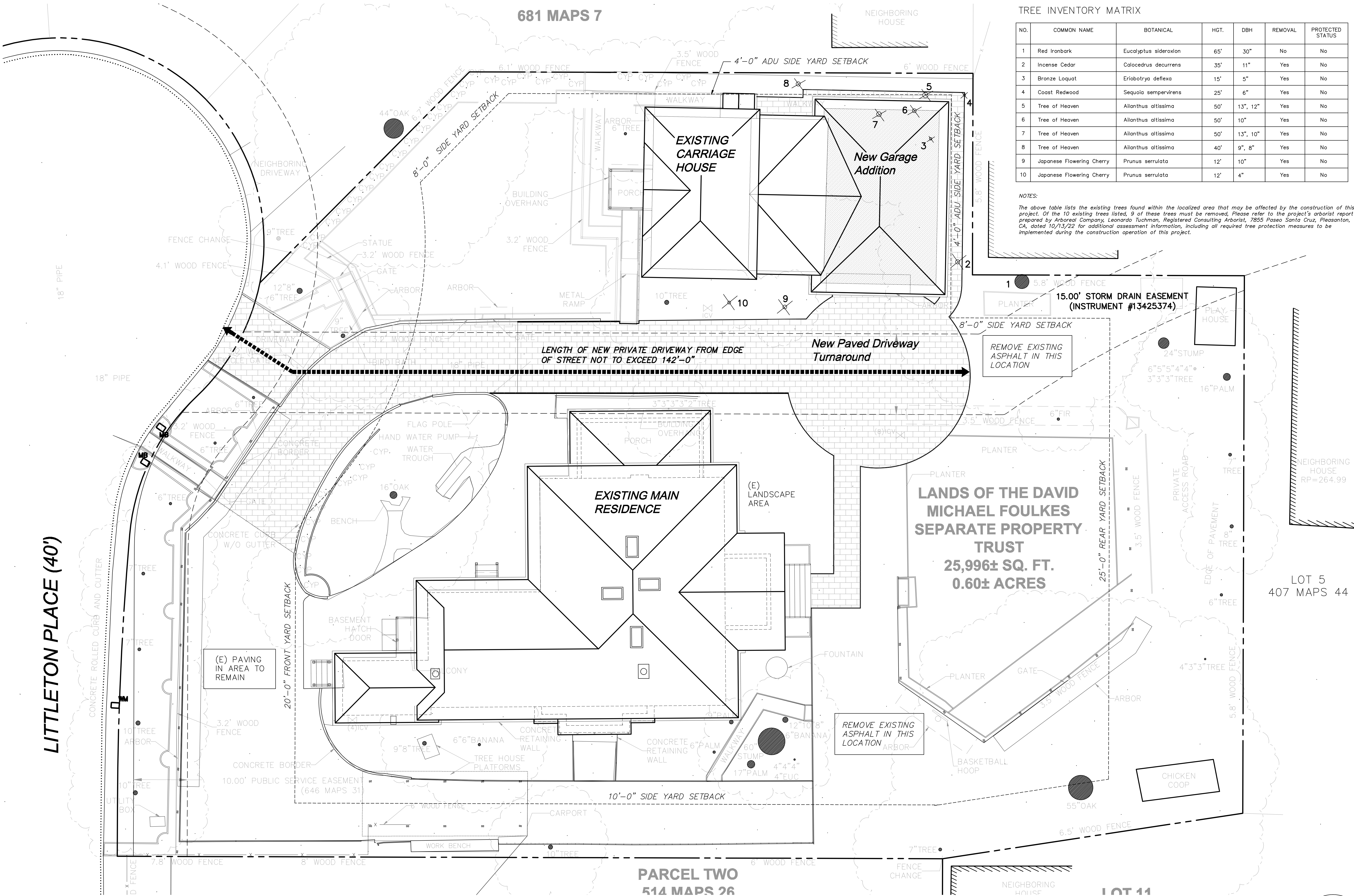
B. All roof assemblies and covering shall have a Class A fire-retardant rating in accordance with requirements listed in CRC §R902.1

C. Size all leaders and gutters as described in CPC §1106.1, and provide as part of the final submittal to the Architect before commencing with ordering or proceeding with any of the work under this Division of the Work.

10. INTERIOR FINISHES

A. Decorative finishes and materials shall be restricted by combustibility and flame propagation performance criteria of NFPA 701 and in accordance with the applicable Sections under the Chapter 8 Interior Finishes of the California Building Code. Refer to Table 803.5 for interior wall and ceiling requirements by individual occupancy.

11.0 ARCHITECTURAL



TREE INVENTORY MATRIX

NO.	COMMON NAME	BOTANICAL	HGT.	DBH	REMOVAL	PROTECTED STATUS
1	Red Ironbark	Eucalyptus sideroxylon	65'	30"	No	No
2	Incense Cedar	Calocedrus decurrens	35'	11"	Yes	No
3	Bronze Lequat	Eriobotrya deflexa	15'	5"	Yes	No
4	Coast Redwood	Sequoia sempervirens	25'	6"	Yes	No
5	Tree of Heaven	Ailanthus altissima	50'	13", 12"	Yes	No
6	Tree of Heaven	Ailanthus altissima	50'	10"	Yes	No
7	Tree of Heaven	Ailanthus altissima	50'	13", 10"	Yes	No
8	Tree of Heaven	Ailanthus altissima	40'	9", 8"	Yes	No
9	Japanese Flowering Cherry	Prunus serrulata	12'	10"	Yes	No
10	Japanese Flowering Cherry	Prunus serrulata	12'	4"	Yes	No

NOTES:
The above table lists the existing trees found within the localized area that may be affected by the construction of this project. Of the 10 existing trees listed, 9 of these trees must be removed. Please refer to the project's arborist report prepared by Arborea Company, Leonardo Tuchman, Registered Consulting Arborist, 7855 Paseo Santa Cruz, Pleasanton, CA, dated 10/13/22 for additional assessment information, including all required tree protection measures to be implemented during the construction operation of this project.

New Remodeling and
Site Improvements to
the Historic Littleton/
Martin House for:

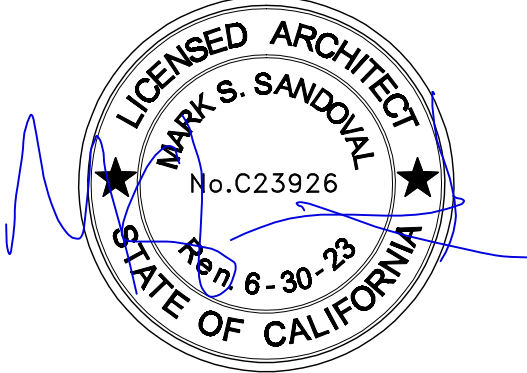
MIKE FOULKES

1600 Littleton Place
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msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

- REVISED 2/23/23 PER PLANNING DEPT.
- REVISED 3/2/23 PER PLANNING DEPT.
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SHEET DESCRIPTION:

PROPOSED
SITE PLAN

DATE:

3/3/23

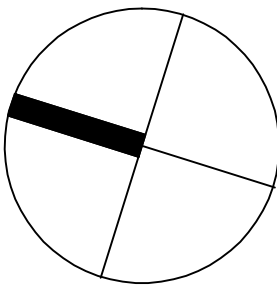
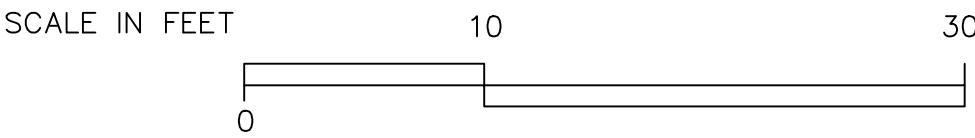
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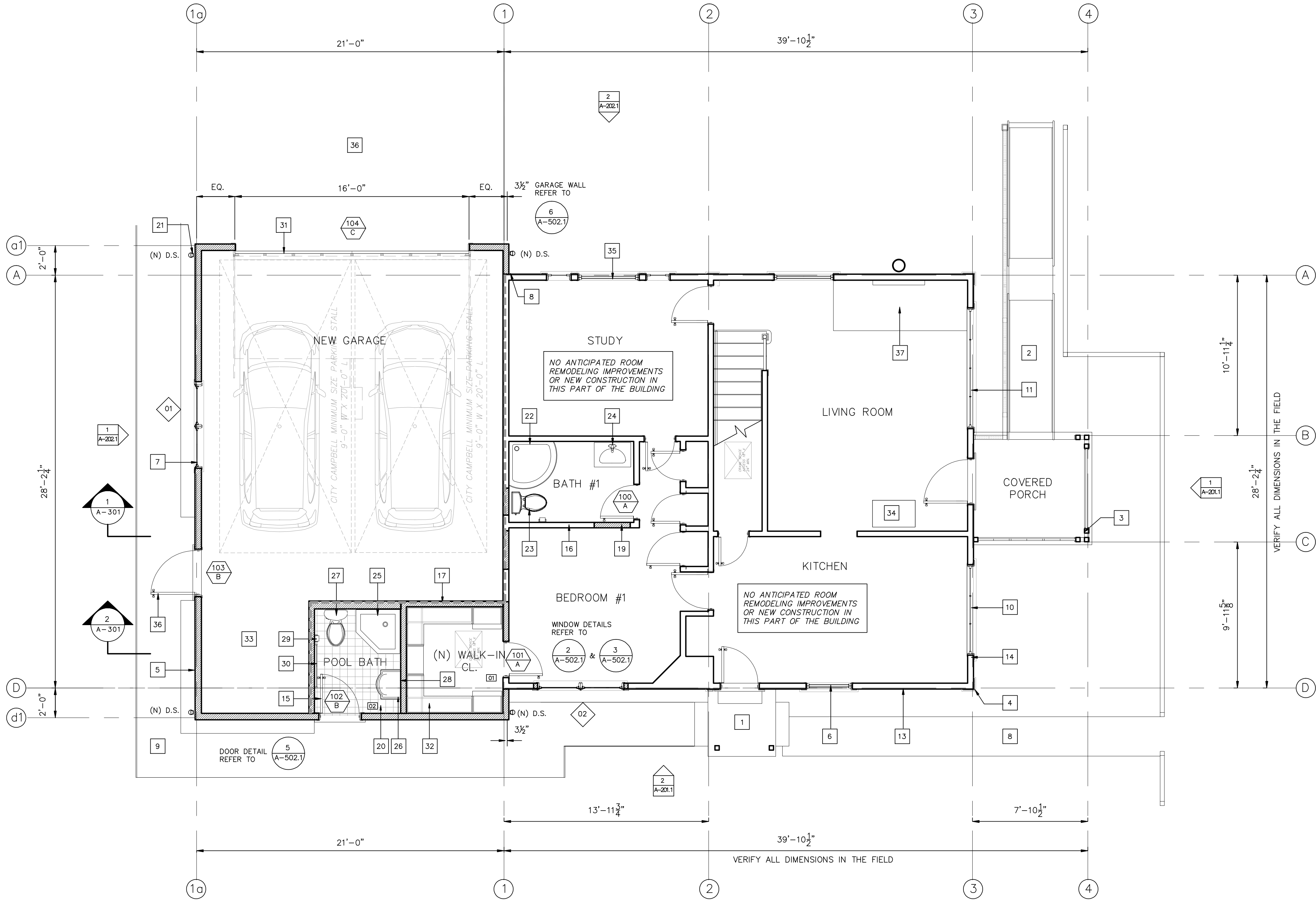
JOB NUMBER:

NO. 2201-01

SHEET NUMBER:

A-101.1





CARRIAGE HOUSE - PROPOSED FIRST FLOOR PLAN

¼" = 1' SCALE

INTERIOR FLOOR FINISH LEGEND

01	HARDWOOD FLOORING*
02	CERAMIC TILE FLOORING*
03	STONE TILE FLOORING*
04	CARPET*
05	VINYL FLOORING*
06	LAMINATE WOOD MANUFACTURED FLOORING*

* CONTRACTOR TO REVIEW ALL FLOOR TYPES, COLORS, AND FINISH REQUIREMENTS WITH THE OWNER TO RECEIVE BIDDING REQUIREMENTS.

WALL AND PARTITION LEGEND

-----	INDICATES EXISTING NON-LOAD BEARING WALL TO BE REMOVED
=====	INDICATES EXISTING INTERIOR NON-LOAD BEARING WALL TO BE REMAIN, PATCH AND REPAIR AS NEEDED
=====	INDICATES NEW NON-LOAD BEARING INTERIOR WALL OR PARTITION

SHEET NOTES

- INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
- EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
- EXISTING PAINTED 4x SUPPORT POSTS
- EXISTING PAINTED VERTICAL FLUTED WOOD BOARD PILASTER WITH APPLIED MOLDING CAPITAL
- INDICATES NEW V-GROOVED WOOD LAP BOARD SIDING ATTACHED TO NEW APPROVED VAPOR BARRIER; NAILED TO ½" CDX PLYWOOD ATTACHED TO 2 X STUDS SPACED AT 16" O.C. (REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL NAILING SCHEDULE REQUIREMENTS)
- INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
- NEW DOUBLE HUNG WOOD WINDOW (SEE WINDOW SCHEDULE FOR SIZES AND FOR OTHER REQUIREMENTS)
- INDICATES BRICK PATHWAY
- NEW WALKWAY (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
- EXISTING FIXED 3 OVER 3 PUTTY GLAZED WOOD SASH PICTURE WINDOW
- EXISTING FIXED 4 OVER 4 PUTTY GLAZED WOOD SASH PICTURE WINDOW
- INDICATES EXISTING WOOD FLAT PANEL EXTERIOR ENTRANCE DOOR
- EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING; REPAIR AS NEEDED
- INDICATES EXISTING PAINTED REDWOOD WINDOW AND DOOR TRIM; REPAIR AS REQUIRED
- INDICATES NEW PAINTED 5 PANEL STILE AND RAIL EXTERIOR GRADE WOOD DOOR (REFER TO DOOR SCHEDULE FOR MORE REQUIREMENTS)
- INDICATES EXISTING WALL FRAMING
- INDICATES ⅝" TYPE X GYPSUM BOARD APPLIED OVER EXISTING WALL SHEATHING, FASTENED TO 2 X 4 WOOD FRAMING SPACED AT 16" O.C.
- INDICATES EXISTING EXTERIOR WALL: CAREFULLY REMOVE EXISTING SIDING IN LOCALIZED AREA AS REQUIRED TO PROPERLY TIE IN THE NEW ADDITION'S WALL FRAMING
- INDICATES NEW INTERIOR WALL: NEW 2X STUDS SPACES AT 16" O.C. WITH ½" GYPSUM BOARD NAILED TO EACH SIDE; ALL FINISH SURFACE MATERIALS TO MATCH EXISTING U.O.N. (REFER TO STRUCTURAL DRAWINGS FOR NEW SHEAR WALL LOCATIONS AND NAILING REQUIREMENTS)
- INDICATES NON-SLIP TILE FLOORING; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION; SEE ARCHITECTURAL DRAWINGS AND THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS
- INDICATES APPROXIMATE LOCATION OF NEW DOWN SPOUT; ENSURE DISCHARGE IS DIRECTED TO LANDSCAPED AREAS AND AWAY FROM THE BUILDING'S FOUNDATION
- INDICATES EXISTING FIBERGLASS SHOWER PAN WITH ALCOVE SURROUND AND TEMPERED GLASS ENCLOSURE; VERIFY VALVE SET DOES NOT EXCEED 2.0 GPM AT 80 PSI.
- EXISTING TOILET
- EXISTING WALL MOUNTED LAVATORY WITH LEGS; VERIFY FAUCET FLOW RATE
- NEW FIBERGLASS ALCOVE SHOWER WITH TEMPERED GLASS ENCLOSURE; SHOWER HEAD TO COME EQUIPPED WITH THERMOSTATIC CONTROLLED VALVE SET (2.0 GPM AT 80 PSI); SEE THE OWNER FOR COMPLETE BIDDING INSTRUCTIONS
- NEW LAVATORY WITH FAUCET FIXTURE (1.2 GAL.PER MINUTE AT 60 PSI WITH A MINIMUM OF NOT LESS THAN 0.8 GPM AT 20 PSI.)
- NEW TOILET WITH SEAT (1.28 GAL. MAX.): SEE THE OWNER FOR OTHER REQUIREMENTS
- NEW VANITY MIRROR; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- NEW TISSUE HOLDER: SEE OWNER FOR REQUIREMENTS
- NEW TOWEL BAR; PROVIDED BLOCKING WITHIN WALL
- NEW CUSTOM FABRICATED SECTIONAL ROLL-UP GARAGE DOOR WITH OVERHEAD OPENER, SAFETY BEAMS, REMOTE, ELECTRIC LOCK, WALL CONSOLE, BLUETOOTH LED LIGHT AND BATTERY BACKUP; MANUFACTURER ALONG WITH OTHER FEATURES TO BE APPROVED BY THE OWNER PRIOR TO ORDERING UNIT
- INDICATES NEW CLOSET ORGANIZERS; SEE THE OWNER FOR BIDDING INSTRUCTIONS
- NEW CONCRETE GARAGE SLAB
- EXISTING GAS FLOOR HEATER
- INDICATES EXISTING PUTTY GLAZED SINGLE PANE WOOD SASH WINDOW TO REMAIN; REPAIR AS REQUIRED TO RETURN TO REASONABLE OPERATION AND FUNCTION
- NEW DRIVEWAY PAVING; REFER TO PROPOSED SITE PLAN FOR GENERAL LAYOUT
- EXISTING CAST IRON STOVE

PROJECT TITLE

New Garage Addition and Remodeling Improvements to the Historic Littleton/ Martin House Carriage House for:

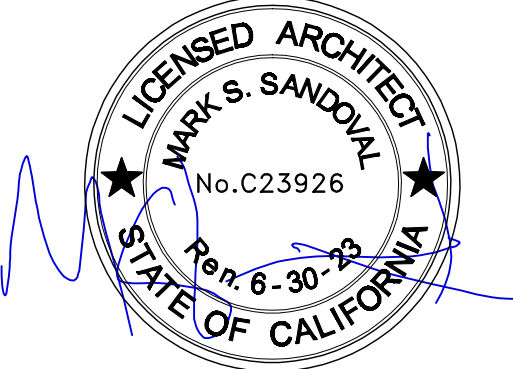
MIKE FOULKES

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Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P. 850.941.8048 SOUTH BAY 415.924.7088 NORTH BAY 1.707.637.4389 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:

CARRIAGE HOUSE
PROPOSED FIRST
FLOOR PLAN

DATE:
10/28/22

SCALE:

DRAWN BY:

CHECK BY:

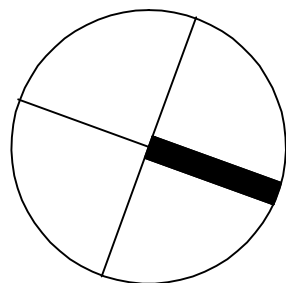
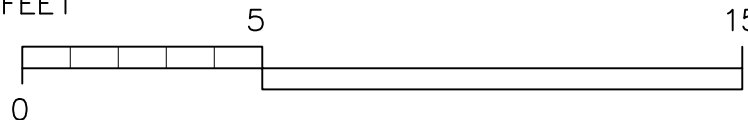
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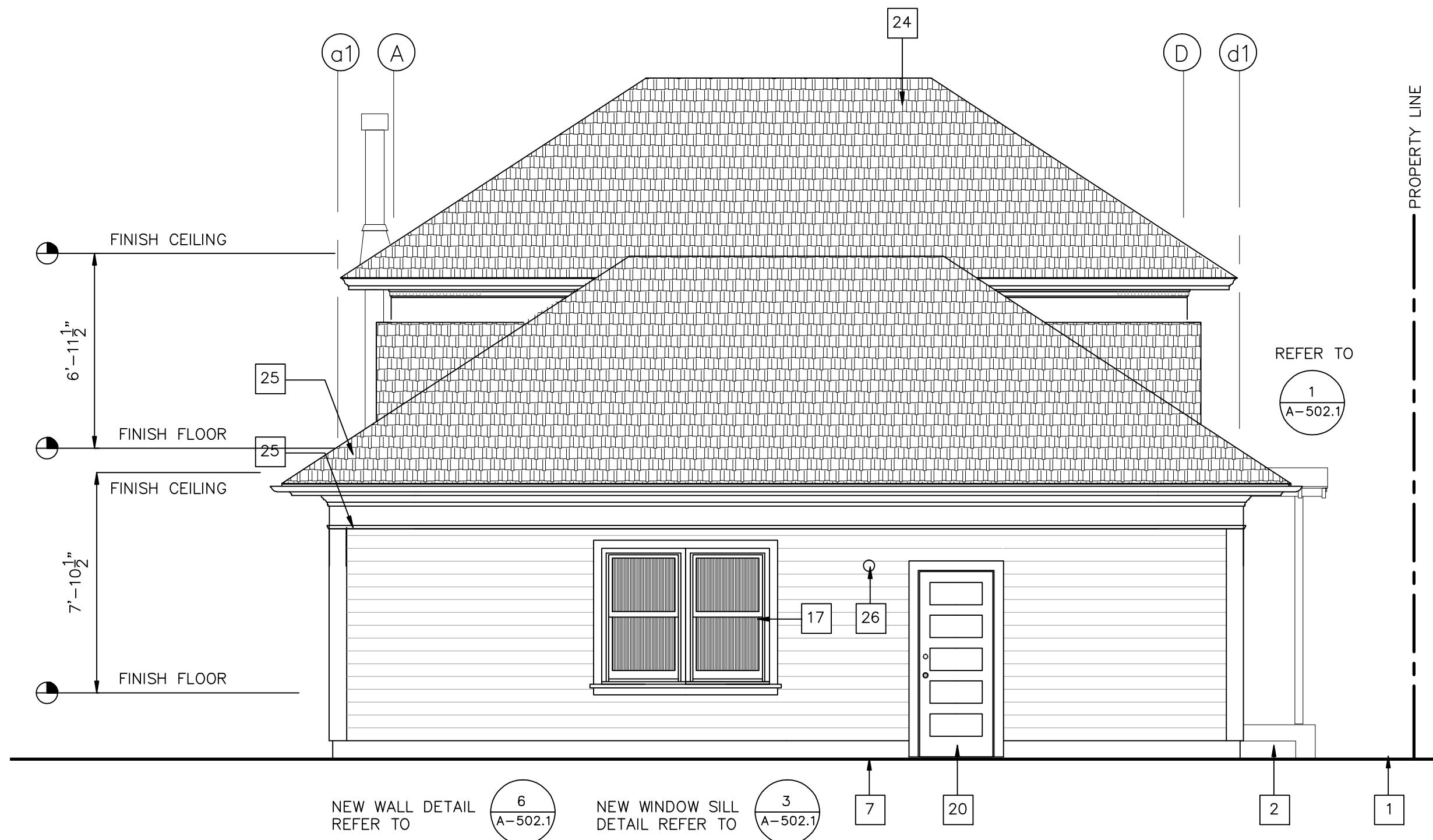
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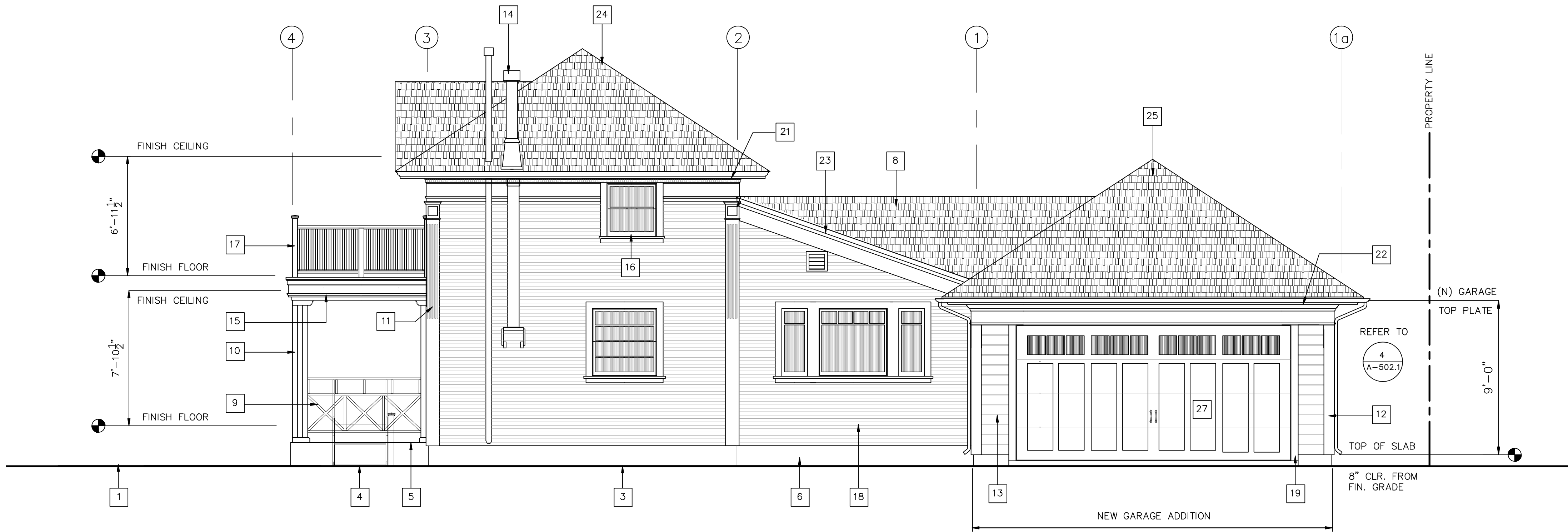
SCALE IN FEET





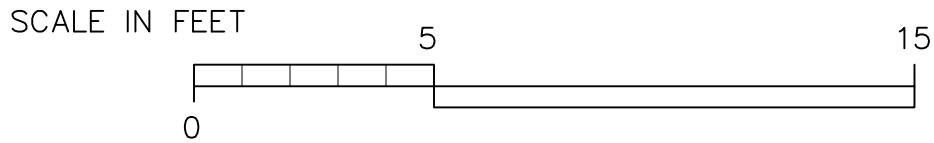
CARRIAGE HOUSE - PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE



CARRIAGE HOUSE - PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1' SCALE



SHEET NOTES

- INDICATES EXISTING FINISH GRADE
- INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
- EXISTING ASPHALT SURFACE PAVING
- EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
- EXISTING CONCRETE PORCH WITH RAISED LANDING
- EXISTING CONCRETE FOUNDATION
- NEW GARAGE ADDITION FOUNDATION
- NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS AND OTHER DETAILS)
- EXISTING PAINTED OPEN "X" PATTERN WOOD CONSTRUCTED GUARD RAIL WITH UPPER RETROFIT HEIGHT EXTENUATION RAIL ADDED
- EXISTING PAINTED 4x SUPPORT POSTS
- EXISTING PAINTED VERTICAL FLUTED WOOD BOARD PILASTER WITH APPLIED MOLDING CAPITAL
- INDICATES NEW PAINTED VERTICAL CORNER TRIM BOARD
- INDICATES NEW V-GROOVED WOOD LAP BOARD SIDING ATTACHED TO NEW APPROVED VAPOR BARRIER; NAILED TO 1/2" CDX PLYWOOD ATTACHED TO 2 X STUDS SPACED AT 16" O.C. (REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL NAILING SCHEDULE REQUIREMENTS)
- INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
- EXISTING UPPER GABLE ROOF WITH OPEN BALCONY BELOW
- INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
- NEW DOUBLE HUNG WOOD WINDOW (SEE WINDOW SCHEDULE FOR SIZES AND FOR OTHER REQUIREMENTS)
- EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING
- INDICATES NEW PAINTED REDWOOD TRIM (REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY REQUIREMENTS AND OTHER REQUIREMENTS)
- INDICATES NEW PAINTED 5 FLAT PANEL STILE AND RAIL EXTERIOR GRADE WOOD DOOR (REFER TO DOOR SCHEDULE FOR MORE REQUIREMENTS)
- INDICATES EXISTING WOOD CONSTRUCTED BOXED ROOF CORNICE COMPRISED OF A WOOD CROWN MOLDING BENEATH ROOF LINE AND WITH A DENTIL CROWN MOLDING RUNNING ALONG THE UPPER FRIEZE BOARD, A SMALL WOOD MILLED CYMA RECTA SHAPED MOLDING IS PLACED NEAR THE LOWER EDGE OF THE BOARD DEFINING THE BUILDING'S FASCIA
- NEW BOXED CORNICE WITH NEW PAINTED G.I. HALF-ROUND 5" GUTTER WITH HANGING STRAP WITH ROUND PIPE DOWNSPOUT AND PIPE WALL CLAMP (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
- EXISTING SHED ROOF WITH A BOXED SHALLOW PROJECTING CORNICE WITH CROWN MOLDING SET BELOW THE ROOF'S EDGE ATTACHED TO A NARROW FRIEZE BOARD
- NEW CLASS A FIRE RATED 3-TAB DIMENSIONAL ASPHALT COMPOSITION SHINGLE ROOF ATTACHED TO MANUFACTURER'S APPROVED WATERPROOF LEAK BARRIER PLACED OVER NEW 1/2" CDX PLYWOOD ROOF DECK ATTACHED TO EXISTING SKIPPED SHEATHING FASTENED TO EXISTING 2 X 4 ROOF FRAMING SPACED 24" O.C.; ENSURE THAT ALL EXPOSED ROOF EDGES ARE INSTALLED WITH METAL DRIP EDGES
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- INDICATES APPROXIMATE LOCATION OF NEW SHIELDED LED LIGHT FIXTURE
- NEW CUSTOM FABRICATED ROLLUP GARAGE DOOR WITH UPPER WINDOWS

PROJECT TITLE

**New Garage Addition
and Remodeling
Improvements to the
Historic Littleton/ Martin
House Carriage House
for:**

MIKE FOULKES

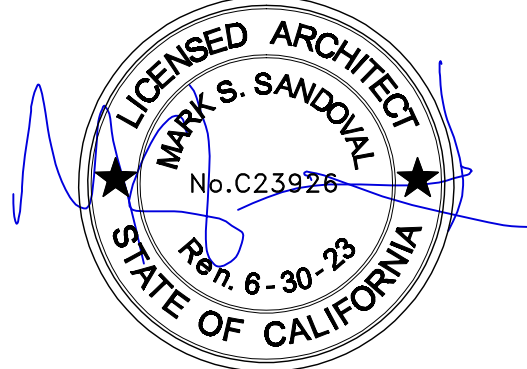
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ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:

**CARRIAGE HOUSE
PROPOSED
EXTERIOR
ELEVATIONS**

DATE:

10/28/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2201-11

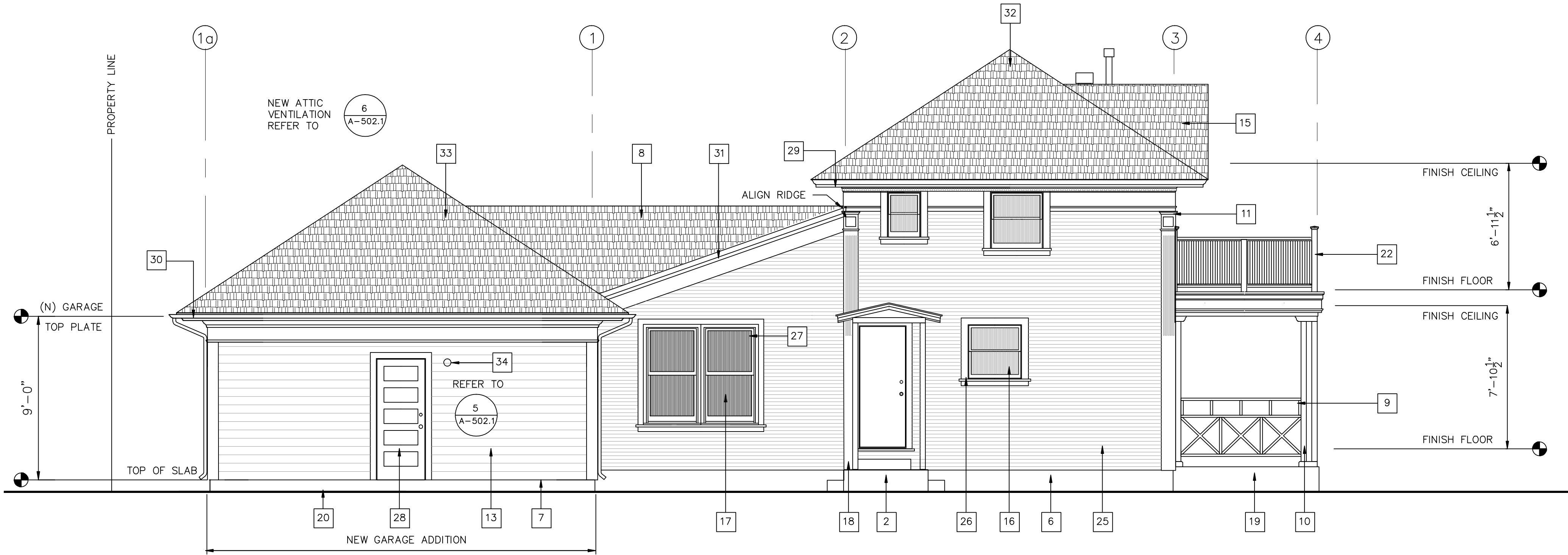
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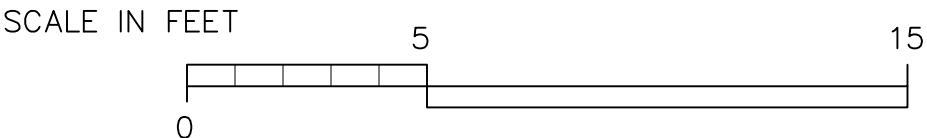
CARRIAGE HOUSE - NORTH EXTERIOR ELEVATION

1/4" = 1' SCALE



CARRIAGE HOUSE - PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1' SCALE



SHEET NOTES

- INDICATES EXISTING FINISH GRADE
- INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
- EXISTING ASPHALT SURFACE PAVING
- EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
- EXISTING CONCRETE PORCH WITH RAISED LANDING
- EXISTING CONCRETE FOUNDATION
- NEW GARAGE ADDITION FOUNDATION
- NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS AND OTHER DETAILS)
- EXISTING PAINTED OPEN "X" PATTERN WOOD CONSTRUCTED GUARD RAIL WITH UPPER RETROFIT HEIGHT EXTENUATION RAIL ADDED
- EXISTING PAINTED 4x SUPPORT POSTS
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- INDICATES NEW PAINTED VERTICAL CORNER TRIM BOARD
- INDICATES NEW V-GROOVED WOOD LAP BOARD SIDING ATTACHED TO NEW APPROVED VAPOR BARRIER; NAILED TO 1/2" CDX PLYWOOD ATTACHED TO 2 X STUDS SPACED AT 16" O.C. (REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL NAILING SCHEDULE REQUIREMENTS)
- INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
- EXISTING UPPER GABLE ROOF WITH OPEN BALCONY BELOW
- INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
- NEW DOUBLE HUNG WOOD WINDOW (SEE WINDOW SCHEDULE FOR SIZES AND FOR OTHER REQUIREMENTS)
- INDICATES EXISTING PLUMBING CLEAN OUT
- INDICATES BRICK PATHWAY
- NEW WALKWAY (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
- EXISTING FIXED 3 OVER 3 PUTTY GLAZED WOOD SASH PICTURE WINDOW
- EXISTING FIXED 4 OVER 4 PUTTY GLAZED WOOD SASH PICTURE WINDOW
- INDICATES EXISTING WOOD FLAT PANEL EXTERIOR ENTRANCE DOOR
- INDICATES EXISTING OPEN DECK WITH CAPPED WOOD POST WITH HORIZONTAL VERTICAL BALUSTRADE GUARD RAILS SET BETWEEN
- EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING
- INDICATES EXISTING PAINTED REDWOOD WINDOW AND DOOR TRIM
- INDICATES NEW PAINTED REDWOOD TRIM (REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY REQUIREMENTS AND OTHER REQUIREMENTS)
- INDICATES NEW PAINTED 5 PANEL STILE AND RAIL EXTERIOR GRADE WOOD DOOR (REFER TO DOOR SCHEDULE FOR MORE REQUIREMENTS)
- INDICATES EXISTING WOOD CONSTRUCTED BOXED ROOF CORNICE COMPRISED OF A WOOD CROWN MOLDING BENEATH ROOF LINE AND WITH A DENTIL CROWN MOLDING RUNNING ALONG THE UPPER FRIEZE BOARD, A SMALL WOOD MILLED CYMA RECTA SHAPED MOLDING IS PLACED NEAR THE LOWER EDGE OF THE BOARD DEFINING THE BUILDING'S FASCIA
- NEW BOXED CORNICE WITH NEW PAINTED G.I. HALF-ROUND 5" GUTTER WITH HANGING STRAP WITH ROUND PIPE DOWNSPOUT AND PIPE WALL CLAMP (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
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- INDICATES APPROXIMATE LOCATION OF NEW SHIELDED LED LIGHT FIXTURE

PROJECT TITLE

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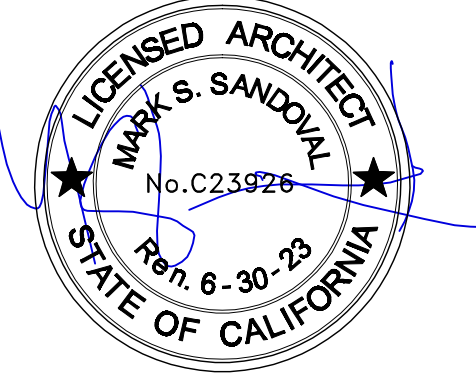
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ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

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- 2
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SHEET DESCRIPTION:

CARRIAGE HOUSE
PROPOSED
EXTERIOR
ELEVATIONS

DATE:
10/28/22

SCALE:

DRAWN BY:

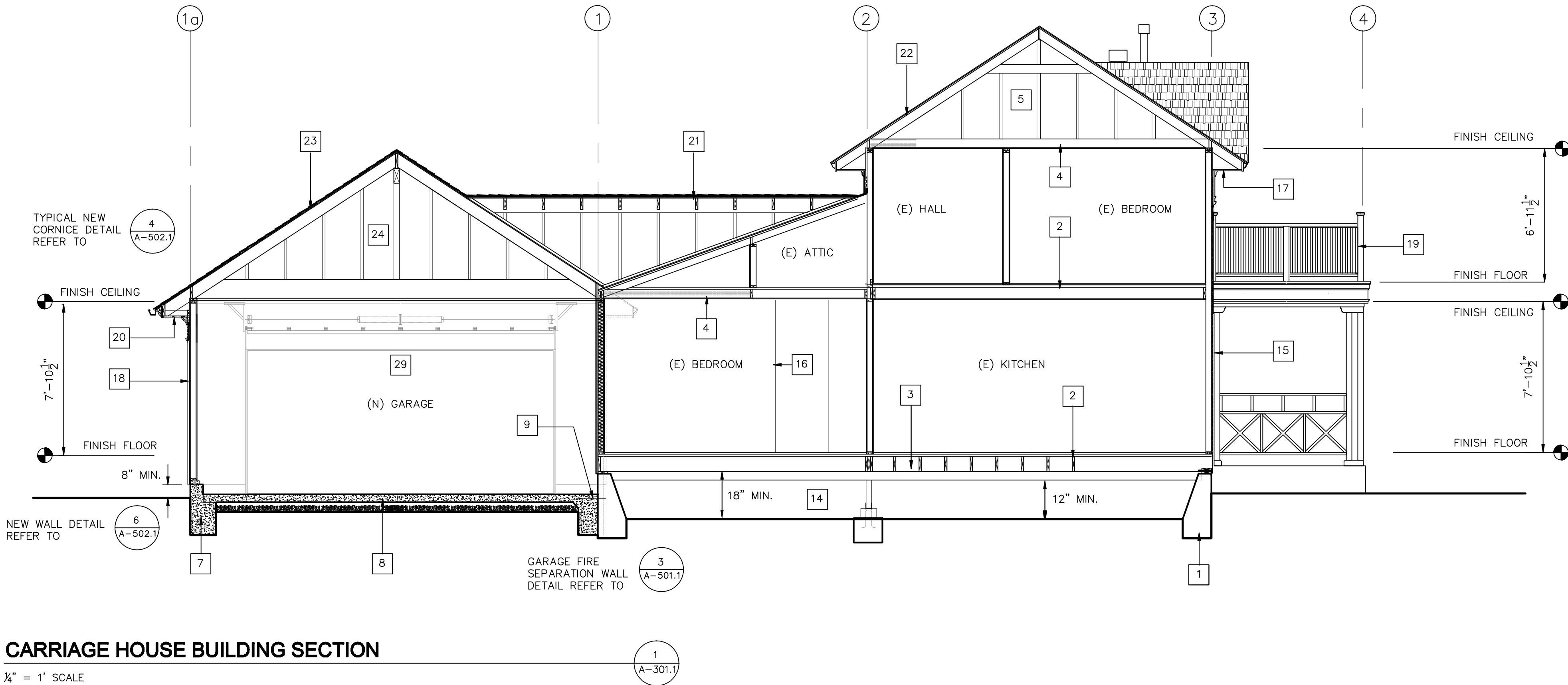
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NO. 2201-11

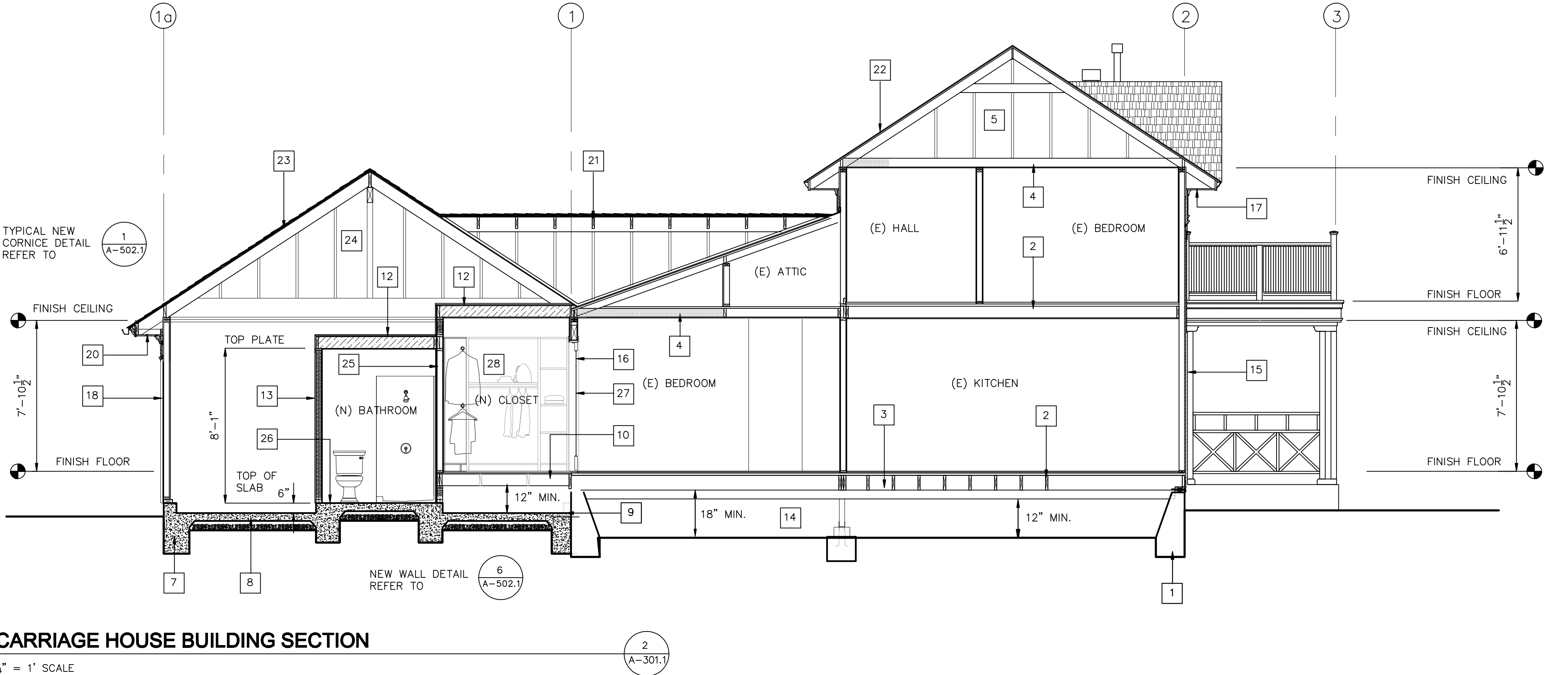
SHEET NUMBER:

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CARRIAGE HOUSE BUILDING SECTION

1/4" = 1' SCALE



CARRIAGE HOUSE BUILDING SECTION

1/4" = 1' SCALE

SHEET NOTES

- INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
- EXISTING FLOOR CONSTRUCTION: SUB FLOOR 1X SHEATHING NAILED TO 2X FLOOR JOIST SPACED AT 16" O.C. WITH WALL BOARD ATTACHED TO THE UNDERSIDE
- INDICATES EXISTING 4 X 6 GIRDER (REFER TO STRUCTURAL FOUNDATION PLANS FOR CONNECTION DETAILS AND REQUIREMENTS)
- EXISTING 2 X CEILING FRAMING SPACED APPROXIMATELY 16" O.C. WITH BLOWN CELLULOSE INSULATION BETWEEN JOIST BAYS AND WITH 1/2" GYPSUM WALL BOARD ATTACHED BELOW
- INDICATES EXISTING 2 X 4 ROOF FRAMING SPACED AT 24" O.C.
- NEW CONCRETE STEEL REINFORCED TIE-BEAM WITH NEW PIERS AND SUPPORT POSTS ATTACHED TO 4 X GIRDER ABOVE (REFER TO STRUCTURAL DRAWINGS FOR REINFORCING DETAILS AND OTHER REQUIREMENTS)
- NEW PERIMETER STEEL REINFORCED CONCRETE FOUNDATION (SEE FOUNDATION PLAN FOR REQUIREMENTS)
- NEW CONCRETE STEEL REINFORCED GARAGE SLAB POURED OVER 2" OF SAND SET OVER 1/4" MIL. STEGO WRAP "CLASSED A" VAPOR BARRIER PLACED OVER 3/4-INCH CRUSHED ROCK BASE PLACED OVER PREPARED SUB GRADE (SEE STRUCTURAL DRAWINGS FOR FURTHER DETAILS AND OTHER REQUIREMENTS)
- NEW EPOXY SET SPACED STEEL DOWEL (SEE THE STRUCTURAL DRAWINGS FOR REQUIREMENTS)
- INDICATES NEW 2 X FLOOR FRAMING (SEE THE OWNER FOR FINISH FLOOR MATERIAL BIDDING REQUIREMENTS)
- NEW 2 X CEILING FRAMING SPACED AT 16" O.C. WITH CLOSE CELL SPRAY INSULATION PLACED BETWEEN JOIST BAYS AND WITH 1/2" GYPSUM WALL BOARD ATTACHED BELOW (DRYWALL COMPOUND TEXTURE TO BE APPLIED IN A MANNER TO MATCH THE TEXTURE OF ADJACENT WALLS UNLESS OTHERWISE DIRECTED BY THE OWNER OR THE PROJECT'S ARCHITECT
- ATTACH 3/4" PLYWOOD PANELS OVER NEW CEILING FRAMING ABOVE IN GARAGE ONLY CEILING CONSTRUCTION SHALL MAINTAIN A 1 HOUR FIRE RESISTANCE SEPARATION BETWEEN ALL HABITABLE SPACES OF THE BUILDING AND THE NEW GARAGE AREA (REFER TO THE ARCHITECTURAL DETAIL DRAWINGS FOR REQUIREMENTS)
- NEW BATT WALL INSULATION (SEE T-24 COMPLIANCE FORMS FOR INSULATION REQUIREMENTS)
- INDICATES EXISTING CRAWL SPACE ACCESSED FROM PANTRY CLOSET BENEATH EXISTING STAIRS
- INDICATES EXISTING EXTERIOR WALL CLAD WITH PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING (REVIEW ALL WORK REQUIREMENTS WITH THE PROJECT'S ARCHITECT BEFORE COMMENCING WITH ANY REPAIR WORK TO THIS PART OF THE BUILDING'S EXTERIOR FACADE TO ENSURE THAT PROPER PRESERVATION TREATMENTS AND CORRECTLY OBSERVED)
- EXISTING INTERIOR WALL REMOVE DRYWALL IN LOCALIZED AREA AS NEEDED TO PROPERLY RE FRAME NEW INTERIOR BATHROOM DOOR AND ELECTRICAL SWITCH PLACEMENT; PATCH, ALIGN, AND REPAIR ALL FINISH SURFACES TO ENSURE A SEAMLESS AND A VISUALLY UNDETECTABLE TRANSITION BETWEEN THE EXISTING AND NEW OR REPAIR SURFACES; PREPARE AND PREP AS REQUIRED FOR FINAL WALL PAINT APPLICATION
- INDICATES EXISTING WOOD CONSTRUCTED BOXED ROOF CORNICE: THE CONTRACTOR SHALL PERFORM A VISUAL EXAMINATION OF THIS AREA OF THE BUILDING TO DETERMINE EXTENT EITHER WEATHER OR PEST RELATED DAMAGE CAUSE TO AREA THAT WILL REQUIRE REPAIR, RECONSTRUCTED, OR FULL REPLACED. PHOTOGRAPH ALL AREAS OF CONCERN AND REPORT FINDINGS TO THE PROJECT'S ARCHITECT. ONLY UPON HIS WRITTEN AUTHORIZATION AND INSTRUCTIONS TO PROCEED WITH ANY REMOVAL OF DAMAGED MATERIALS, SHOULD THIS WORK BEGIN
- INDICATES NEW V-GROOVED WOOD LAP BOARD SIDING ATTACHED TO NEW APPROVED VAPOR BARRIER PLACED OVER 1/2" CDX PLYWOOD NAILED TO 2 X VERTICAL STUDS SPACED AT 16" O.C. (REFER TO STRUCTURAL FRAMING DRAWINGS FOR SHEAR WALL NAILING AND OTHER REQUIREMENTS)
- INDICATES EXISTING OPEN DECK WITH CAPPED WOOD POST WITH HORIZONTAL VERTICAL BALUSTRADE GUARD RAILS SET BETWEEN (CHECK DECK AND POST PENETRATIONS FOR EVIDENCE OF DAMAGE OR LEAKAGE AND REPORT FINDINGS TO ARCHITECT)
- NEW BOXED CORNICE WITH NEW PAINTED G.I. HALF-ROUND 5" GUTTER WITH HANGING STRAP WITH ROUND PIPE DOWN SPOUT AND PIPE WALL CLAMP (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
- NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL ROOF FRAMING PLANS FOR CONNECTION DETAINS AND OTHER RELATED REQUIREMENTS)
- INDICATES NEW CLASS A FIRE RATED 3-TAB DIMENSIONAL ASPHALT COMPOSITION SHINGLE ROOF: REMOVE ALL EXISTING ROOF MATERIAL AS NEEDED TO EXPOSE THE EXISTING PLYWOOD DECK SHEATHING AND/OR SKIPPED SHEATHING ATTACHED TO THE EXISTING ROOF RAFTERS BENEATH. EVALUATE IF EXISTING PLYWOOD CAN BE REUSED, IF NOT REPLACE WITH NEW 1/2" CDX PLYWOOD PANELS (SEE NAILING SCHEDULE FOUND WITHIN THE STRUCTURAL DRAWINGS) PLACED NEW MANUFACTURER'S APPROVED WATERPROOF LEAK BARRIER AND NEW 3-TAB ROOF SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS; ENSURE THAT ALL EXPOSED ROOF EDGES ARE PROTECTED WITH METAL DRIP EDGES
- NEW CLASS A FIRE RATED 3-TAB DIMENSIONAL ASPHALT COMPOSITION SHINGLE ROOF ATTACHED TO MANUFACTURER'S APPROVED WATERPROOF LEAK BARRIER PLACED OVER NEW 1/2" CDX PLYWOOD ROOF DECK SECURELY FASTENED TO NEW ROOF FRAMING BELOW. ENSURE THAT ALL EXPOSED ROOF EDGES ARE INSTALLED WITH METAL DRIP EDGES (SEE STRUCTURAL ROOF FRAMING DRAWINGS FOR DETAILS AND OTHER ASSEMBLY REQUIREMENTS)
- NEW ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
- INDICATES NEW INTERIOR WALL: NEW 2X STUDS SPACES AT 16" O.C. WITH 1/2" GYPSUM BOARD NAILED TO EACH SIDE; USE WATER RESISTANT GRADE GYPSUM BOARD PANELS IN AREAS EXPOSED TO MOISTURE; ALL FINISH SURFACE MATERIALS TO MATCH EXISTING U.O.N.
- INDICATES OWNER APPROVED NON-SLIP MORTAR SET TILE FLOORING; INSTALL IN ACCORDANCE WITH THE TILE COUNCIL OF NORTH AMERICA (TCNA) HANDBOOK LATEST EDITION FOR SIMILAR TILE INSTALLATION; SEE THE OWNER FOR ADDITIONAL BIDDING INSTRUCTIONS AND OTHER REQUIREMENTS
- INDICATES NEW IN-SWING STILE AND RAIL DOOR (SEE DOOR SCHEDULE FOR REQUIREMENTS)
- INDICATES CLOSET ORGANIZER SHELVING (SEE THE OWNER FOR BIDDING INSTRUCTIONS AND SHEET A-503 FOR OTHER REQUIREMENTS)
- NEW PAINTED WOOD PANEL ROLL-UP GARAGE DOOR WITH AUTOMATIC OVERHEAD GARAGE DOOR OPENER WITH PRIMARY EXTERNAL MONITORED ENTRAPMENT PROTECTION DEVICE WITH LIGHT

PROMPT TITLE

**New Garage Addition
and Remodeling
Improvements to the
Historic Littleton/ Martin
House Carriage House
for:**

MIKE FOULKES

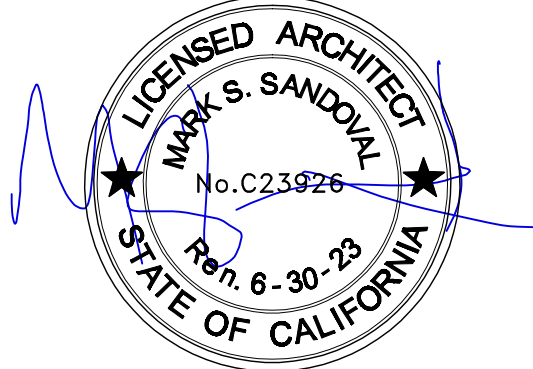
**1690 Littleton Place
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE
MADERA, CA 94025 P 850.841.8048 SOUTH BAY
415.924.7089 NORTH BAY 1.707.637.4369 MAPA
www.msandovalarchitects.com
msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:

**CARRIAGE HOUSE
BUILDING
SECTIONS**

DATE:
10/28/22

SCALE:

DRAWN BY:

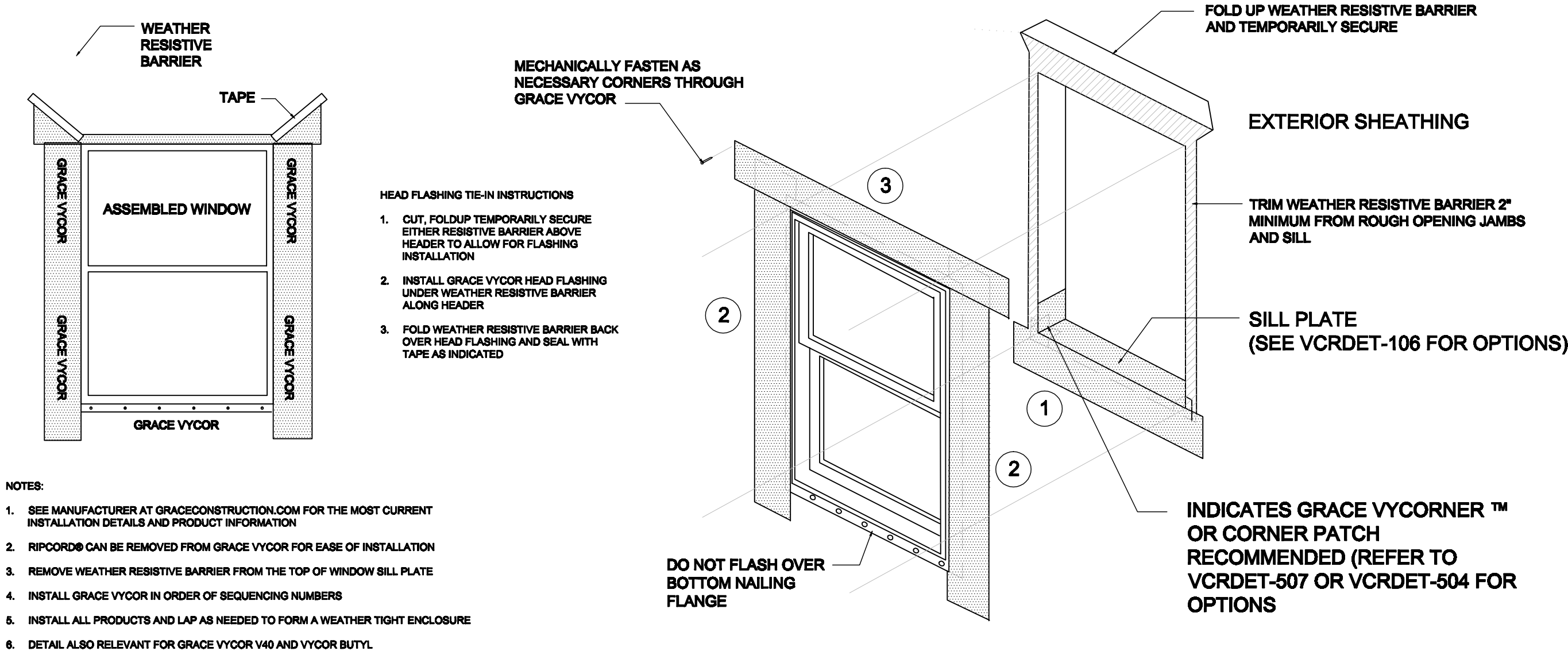
CHECK BY:

JOB NUMBER:

NO. 2201-11

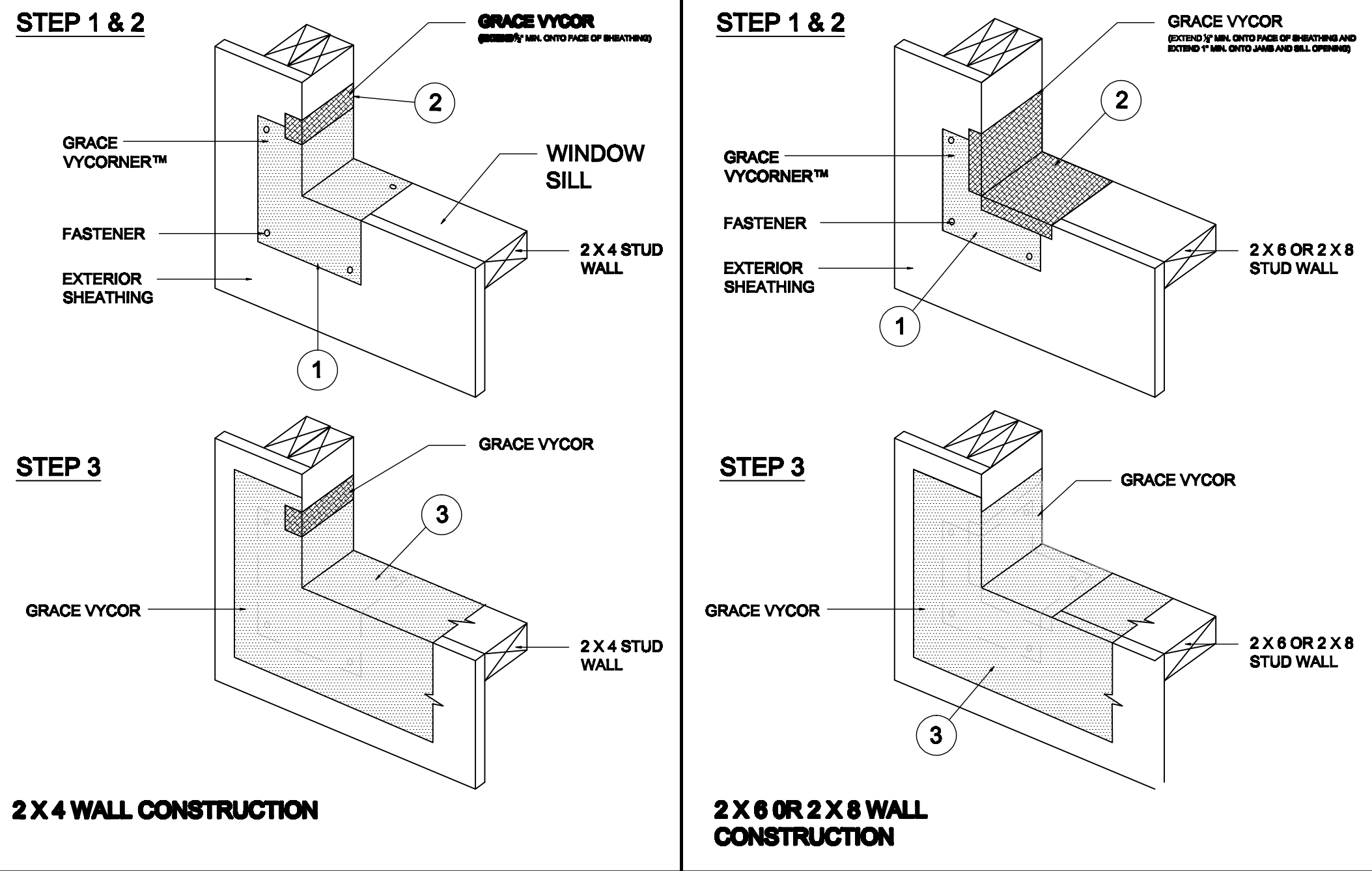
SHEET NUMBER:

A-301.1



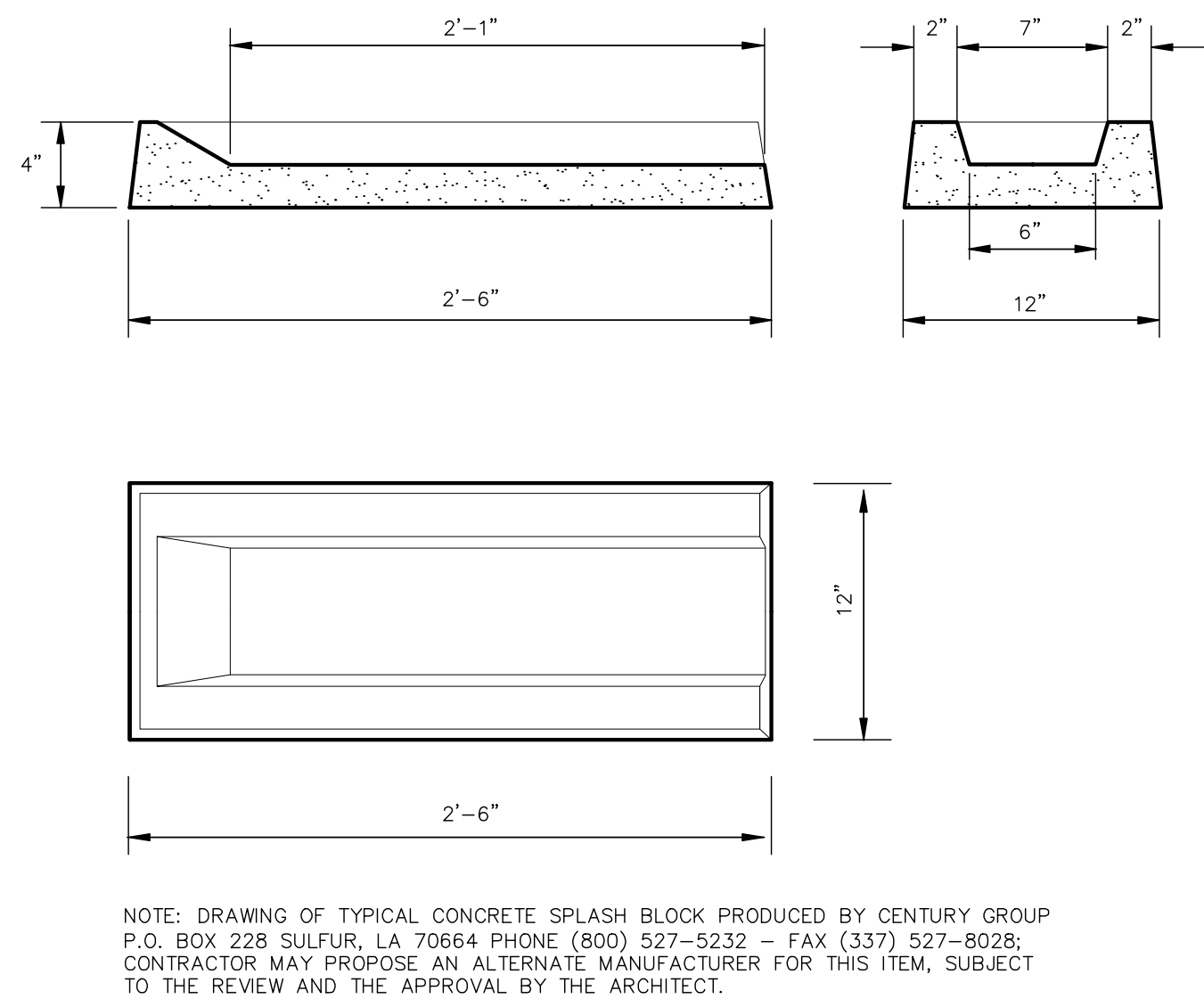
FLANGED WINDOW INSTALLATION AFTER WEATHER RESISTIVE BARRIER

GRACE VYCOR® SELF ADHERING FLASHING

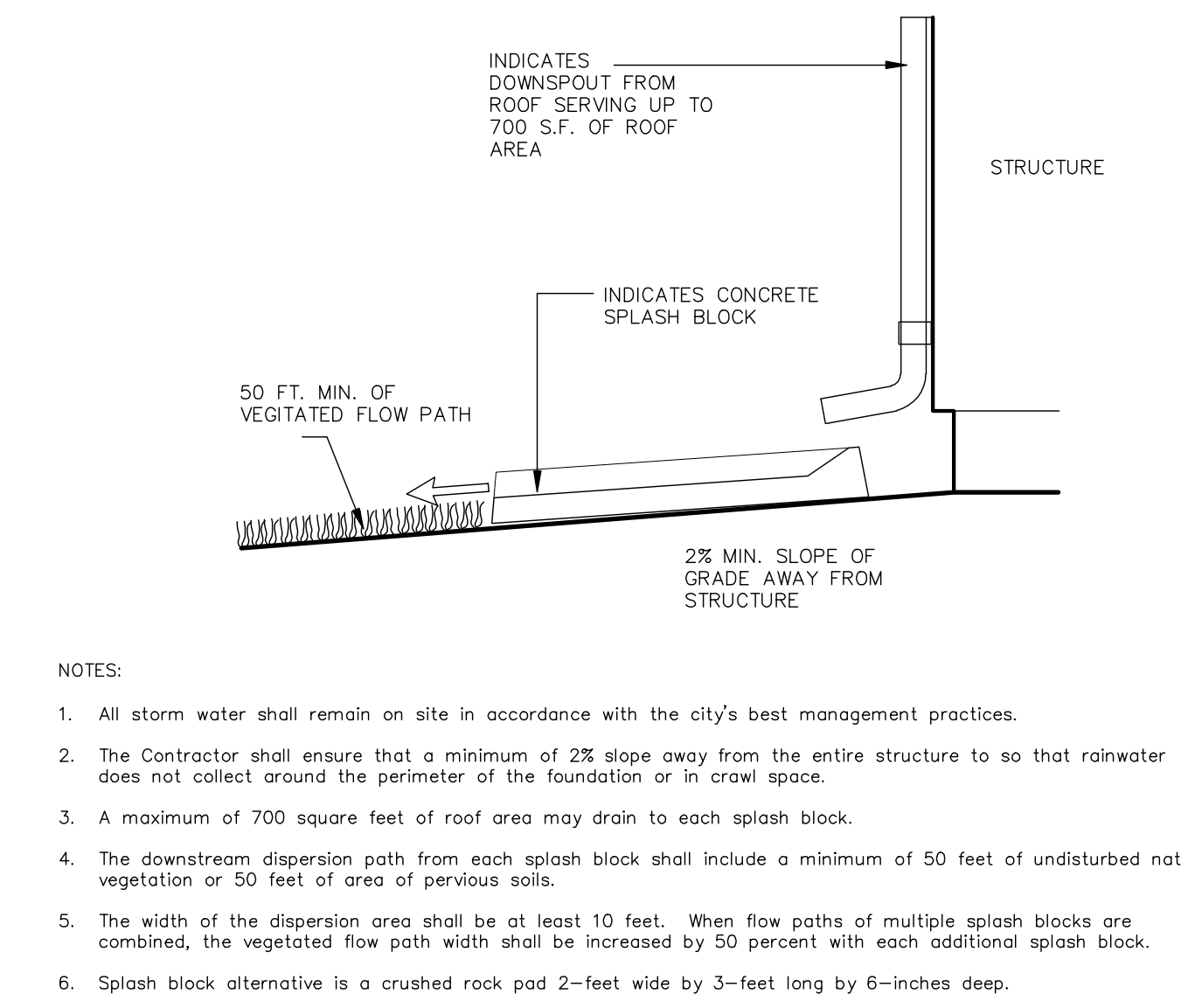


FLANGED WINDOW INSTALLATION BEFORE WEATHER RESISTIVE BARRIER

GRACE VYCORNER™ PREFABRICATED CORNERS FOR DOORS AND WINDOWS

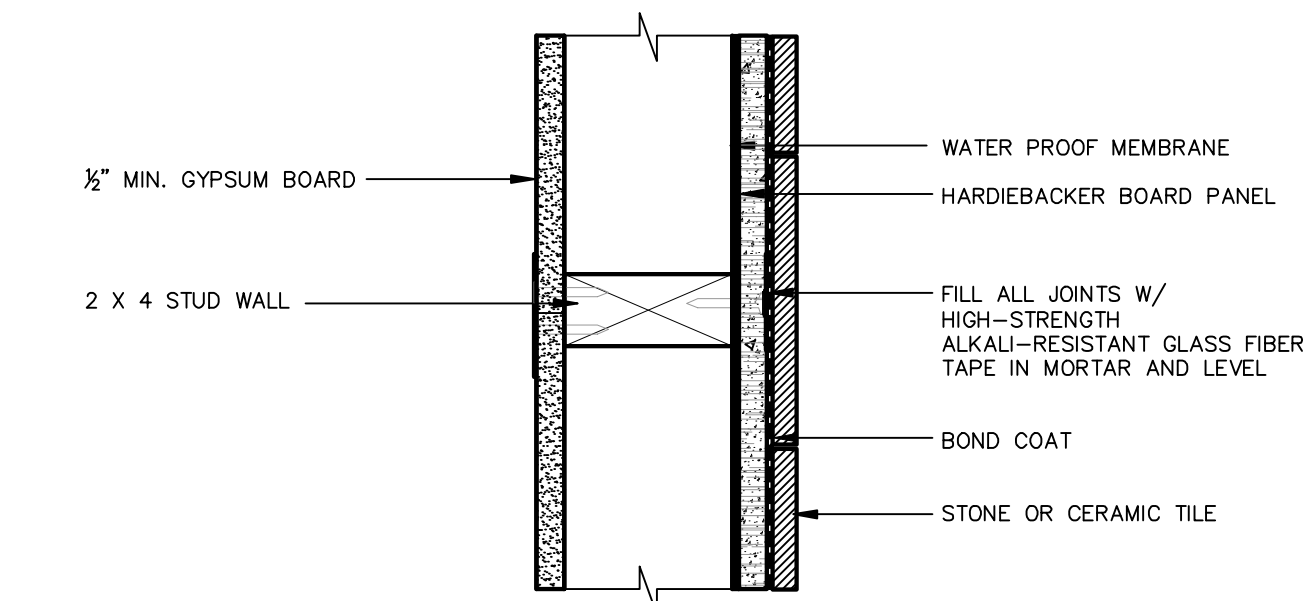


TYPICAL SPLASH BLOCK DETAIL



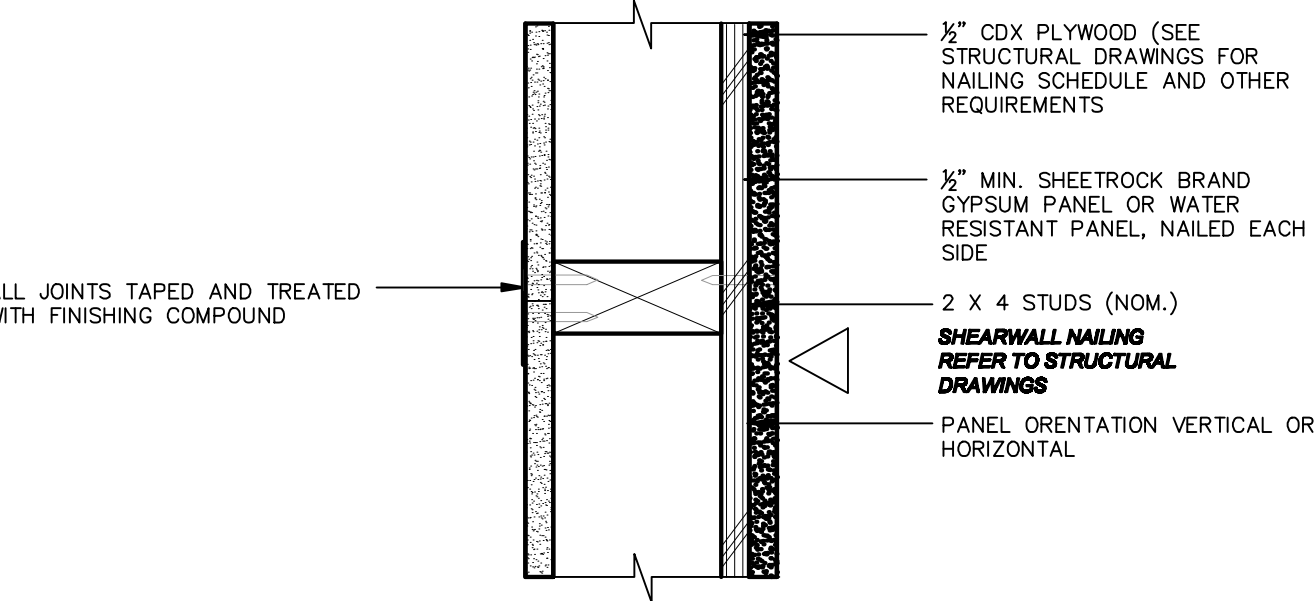
SPLASH BLOCK DISPERSION DETAIL

TYPICAL INTERIOR PARTITION WITH TILE APPLIED TO BACKERBOARD (ONE SIDE)

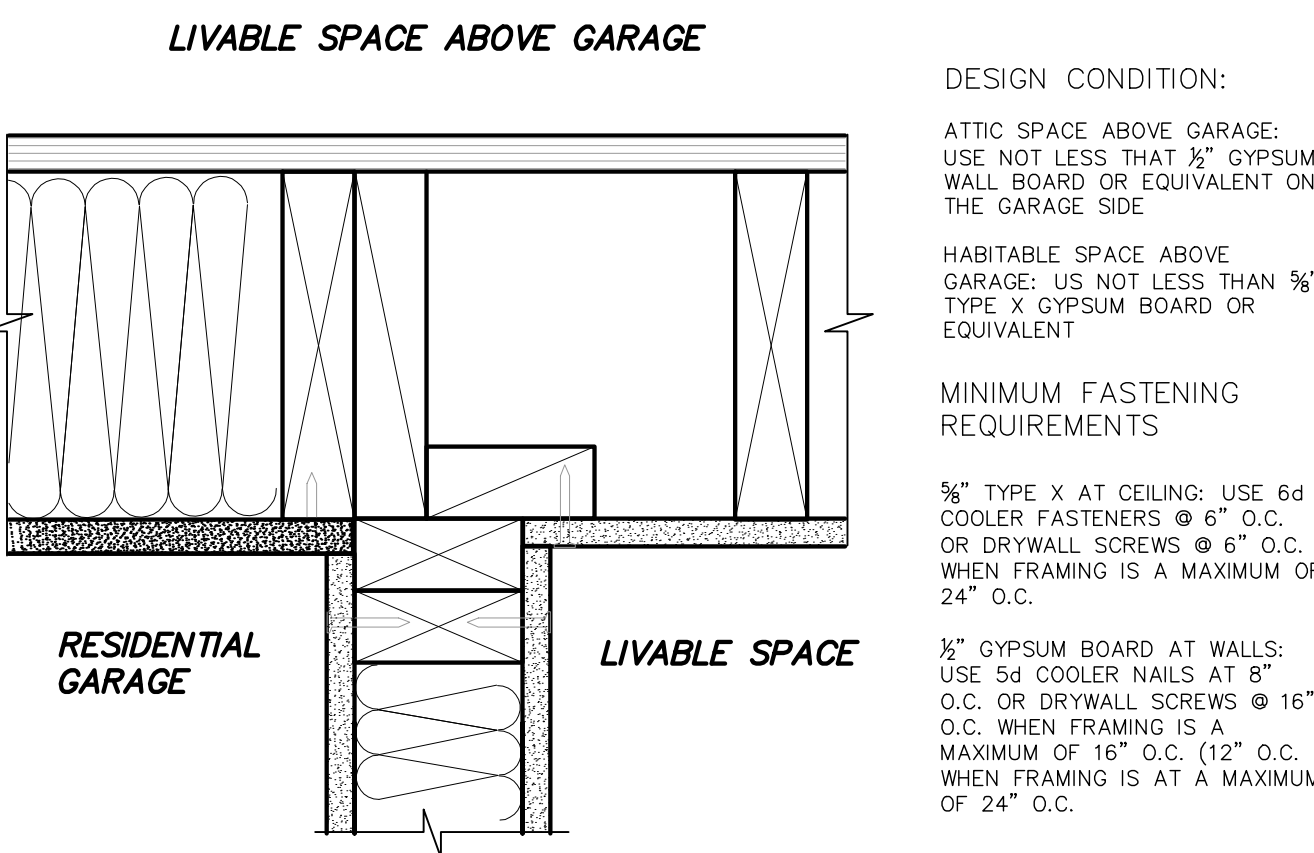


INTERIOR WALL - TILE APPLICATION DETAIL

TYPICAL INTERIOR SHEARWALL DETAIL



INTERIOR SHEAR WALL DETAIL



NOTE: THE CONSTRUCTOR TO CORRELATE THIS DETAIL WITH THE STRUCTURAL DRAWINGS TO VERIFY IF SHEARWALL CONDITION MAY APPLY. IF WALL IS INDICATED IN THE STRUCTURAL DRAWINGS AS A SHEARWALL, THE STRUCTURAL DRAWINGS TAKE PRECEDENT OVER THE ABOVE ILLUSTRATION AS TO ACTUAL WALL CONSTRUCTION ASSEMBLY SHOWN.

RESIDENTIAL GARAGE SEPARATION WALL

PROJECT TITLE

New Garage Addition and Remodeling Improvements to the Historic Littleton/ Martin House Carriage House for:

MIKE FOULKES

**1690 Littleton Place
Campbell, California**

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Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94026 P. 850.841.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com

MSA Inc.

ARCHITECT:

MARK S. SANDOVAL
LICENSED ARCHITECT
No. C233926
Exp. 6-30-23
STATE OF CALIFORNIA

PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

ARCHITECTURAL DETAILS

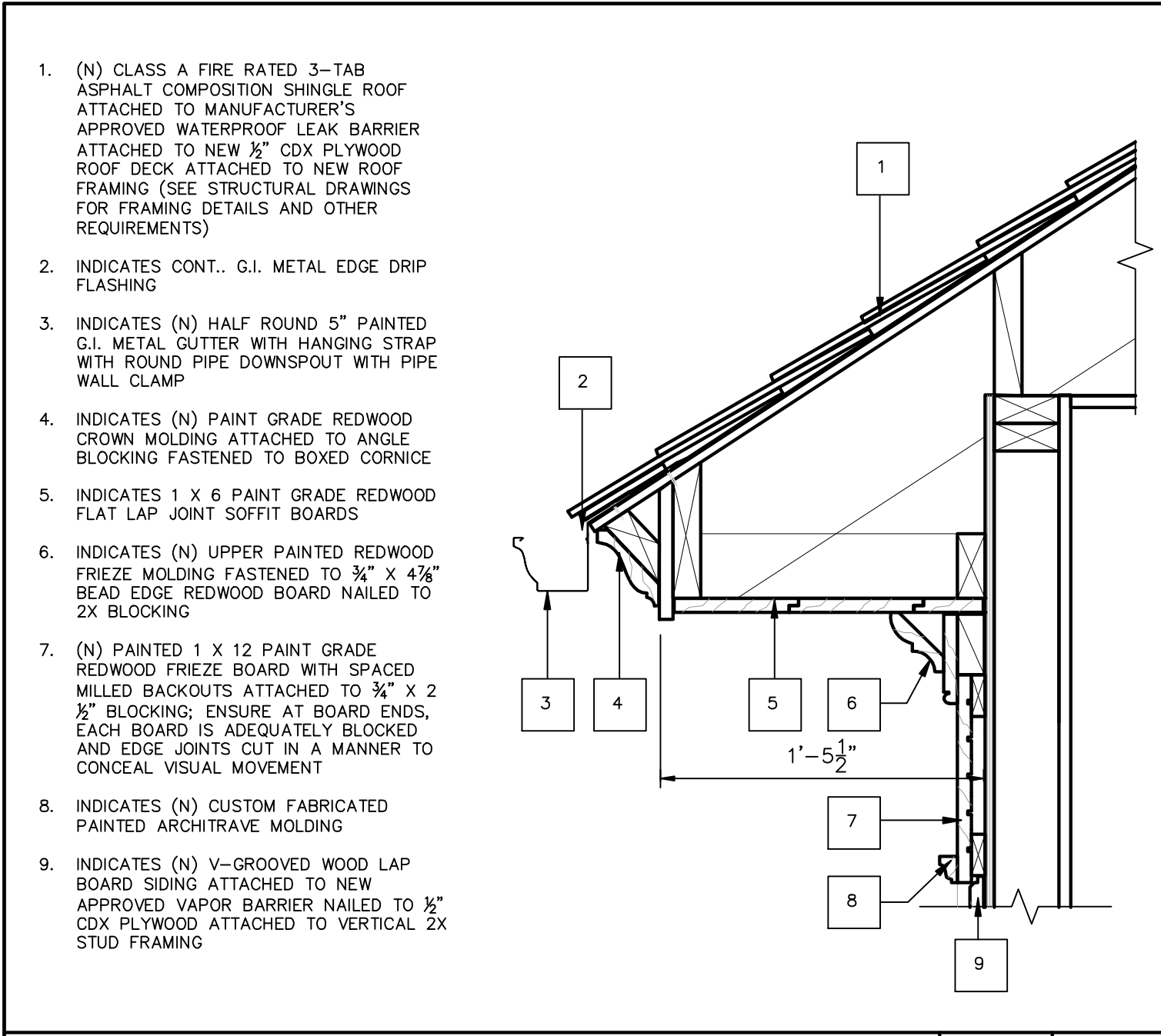
DATE: 10/28/22
SCALE:

DRAWN BY:
CHECK BY:

JOB NUMBER: NO. 2201-11

SHEET NUMBER:

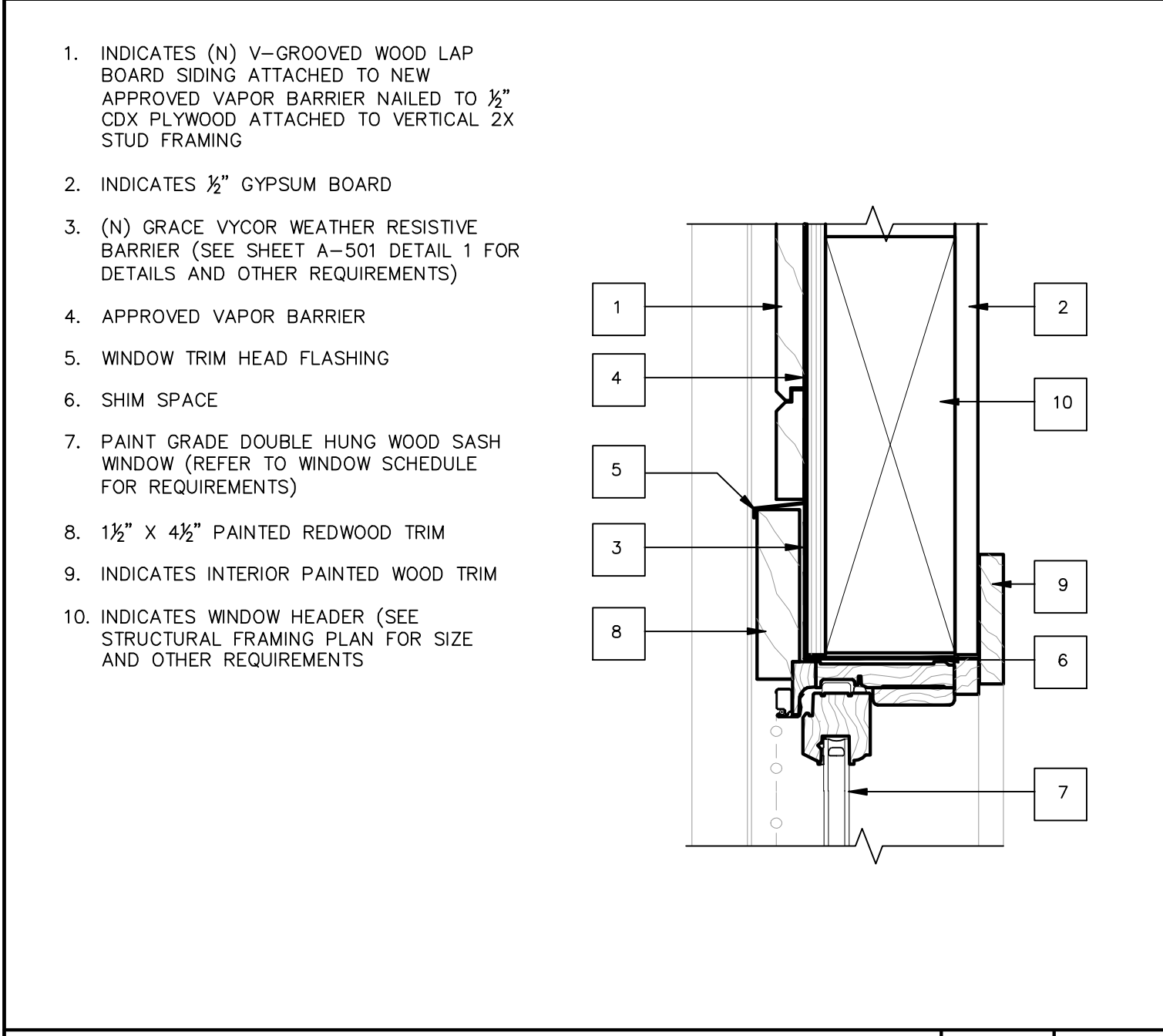
A-501.1



NEW GARAGE EAVE DETAIL

N/S

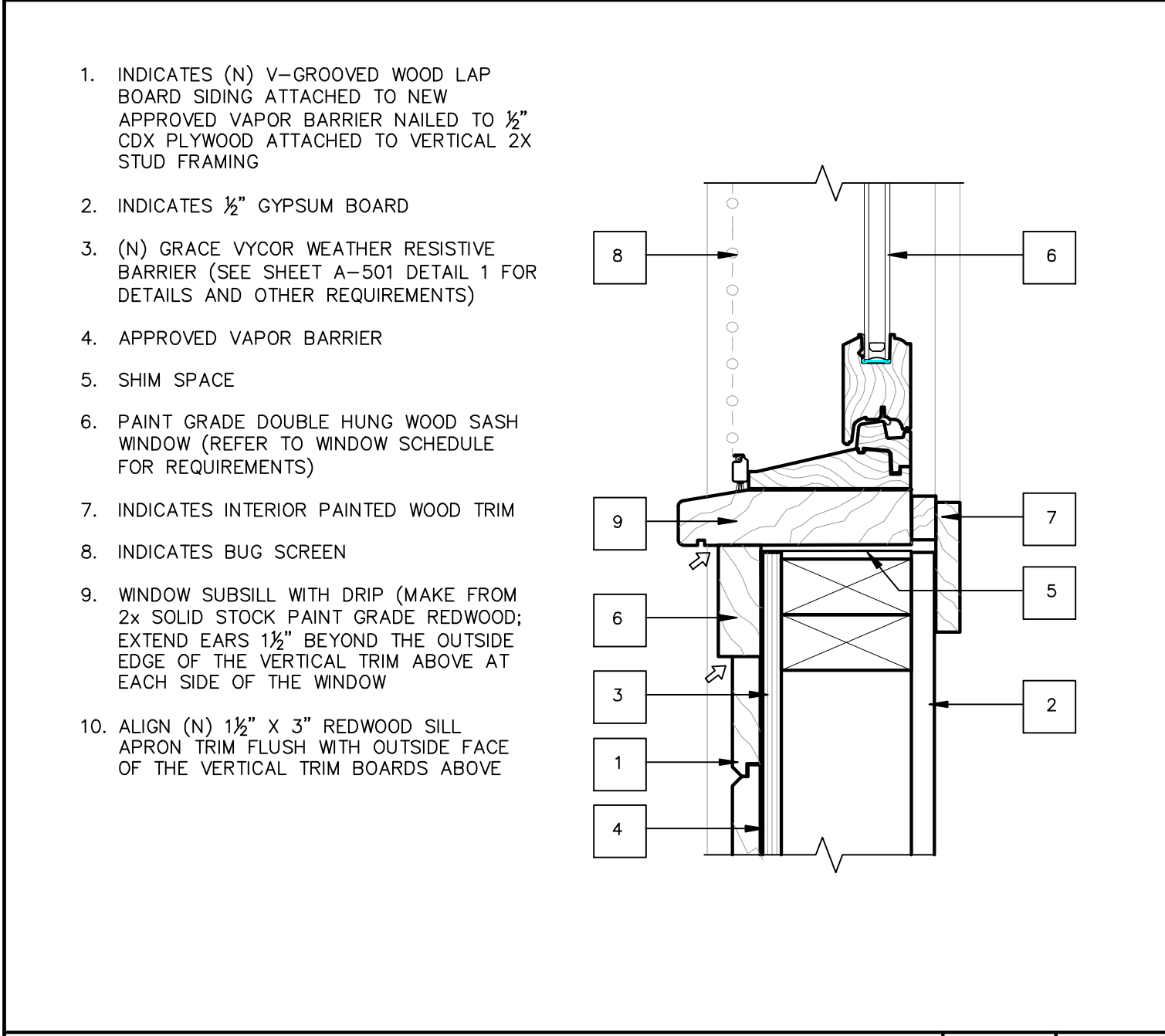
1



CARRIAGE HOUSE WINDOW HEAD DETAIL

N/S

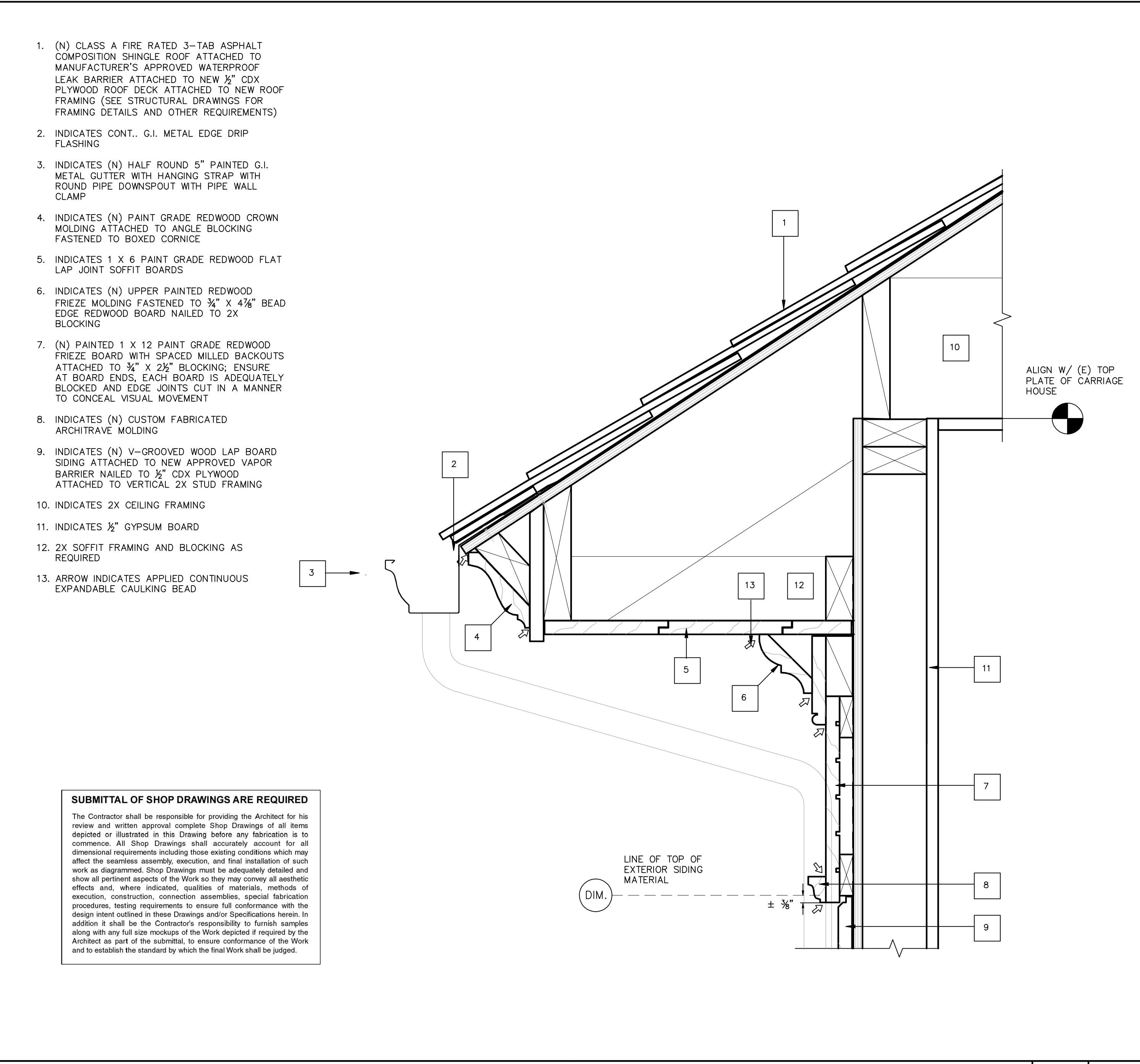
2



CARRIAGE HOUSE WINDOW SILL DETAIL

N/S

3



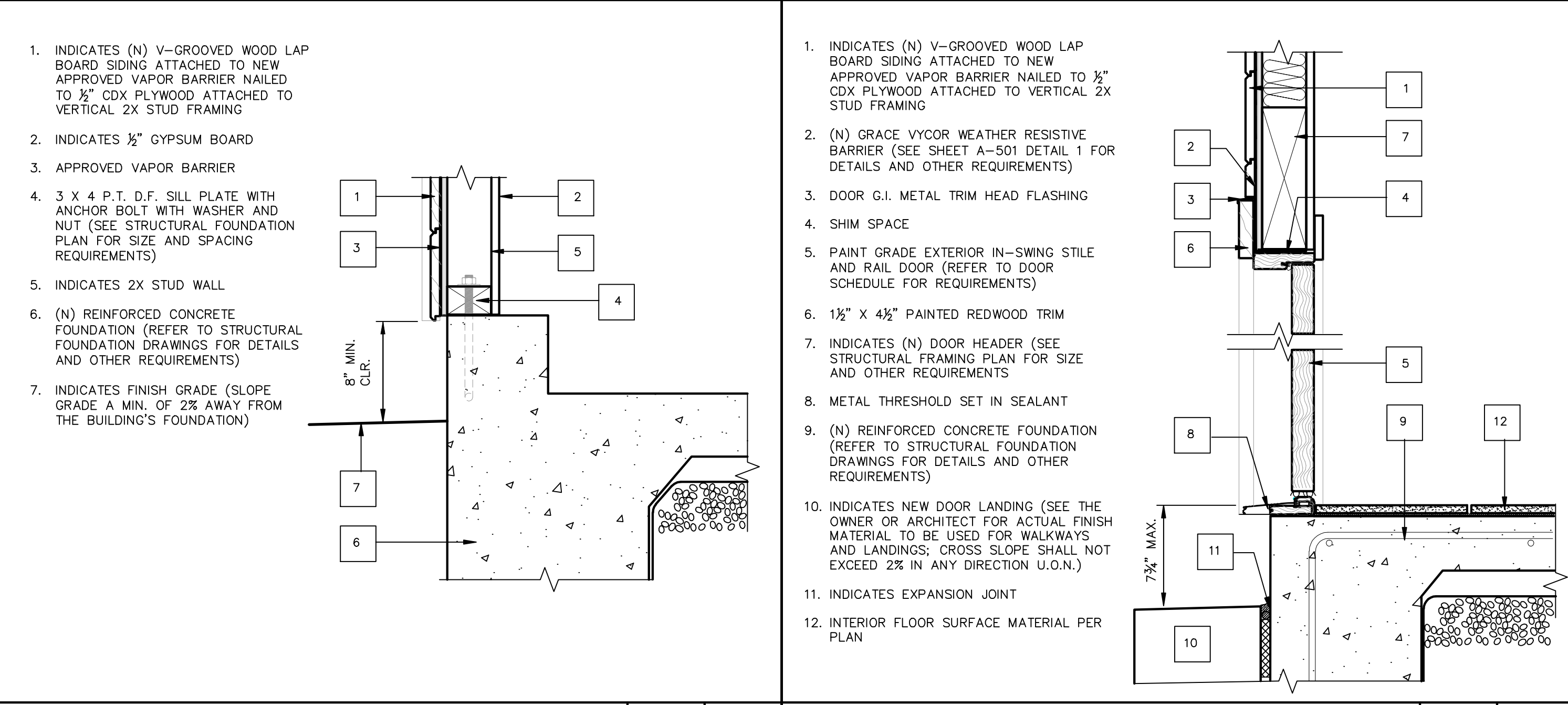
SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

The Contractor shall be responsible for providing the Architect for his review and written approval complete Shop Drawings of all items depicted or illustrated in this Drawing before any fabrication is to commence. All Shop Drawings shall accurately account for all dimensional requirements including those existing conditions which may affect the seamless assembly, execution, and final installation of such work as diagrammed. Shop Drawings must be adequately detailed and show all pertinent aspects of the Work so they may convey all aesthetic effects and, where indicated, qualities of materials, methods of execution, construction, connection assemblies, special fabrication procedures, testing requirements to ensure full conformance with the design intent outlined in these Drawings and/or Specifications herein. In addition it shall be the Contractor's responsibility to furnish samples along with any full size mockups of the Work depicted if required by the Architect as part of the submittal, to ensure conformance of the Work and to establish the standard by which the final Work shall be judged.

NEW ENLARGED GARAGE EAVE DETAIL

N/S

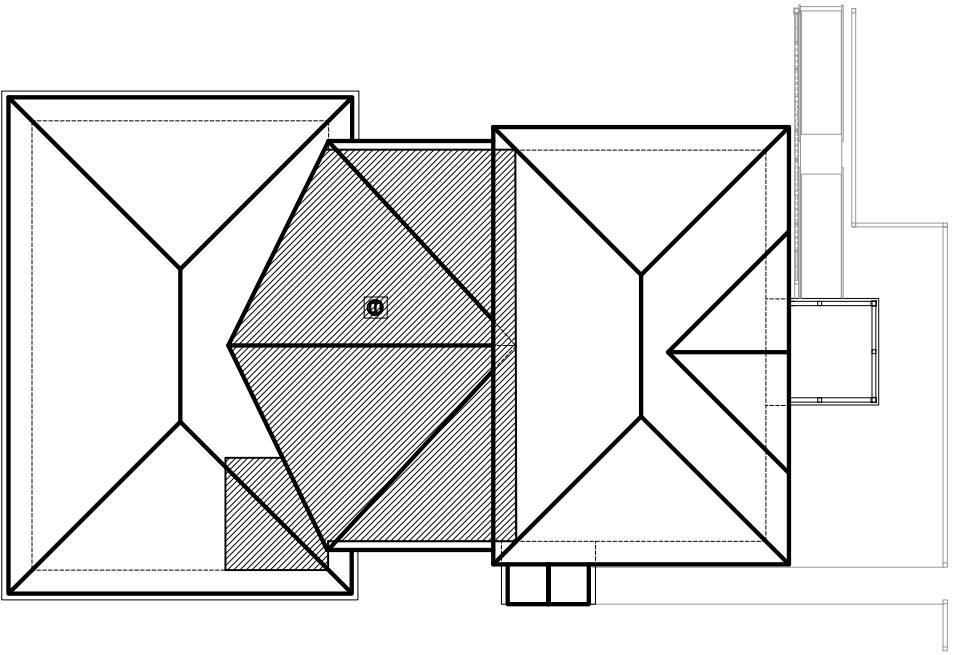
4



NEW BATHROOM DOOR DETAIL

N/S

5



NEW ATTIC VENTILATION

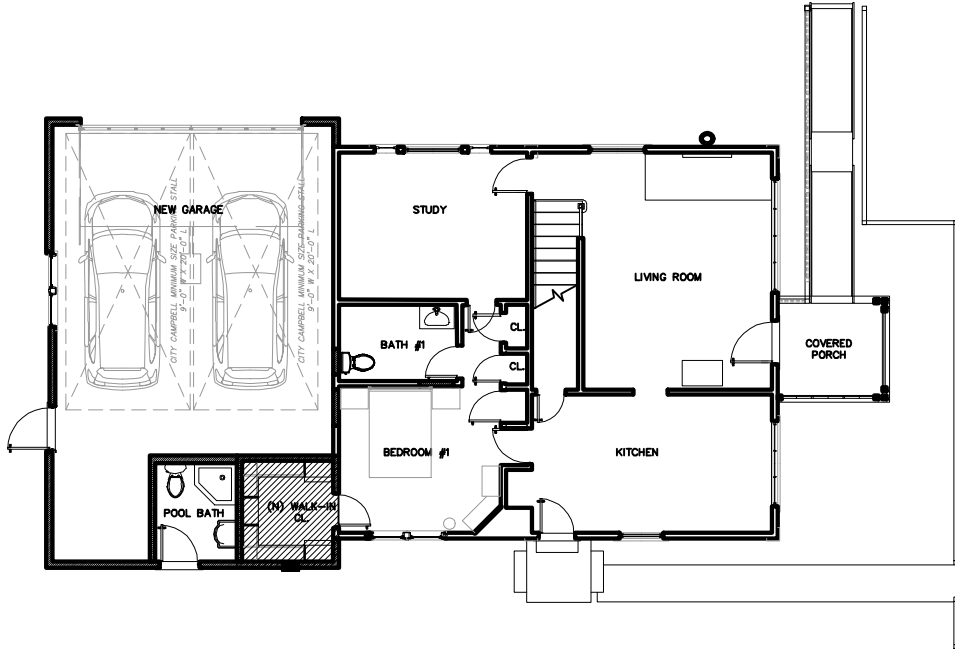
APPROX. 542 SQ. FT.
542 / 300 = 1.80 SQ. FT.
1.80 X 144 = 259.2 SQ. INCHES

USE 1 REMINGTON SOLAR 30-WATT SOLAR BRUSHLESS MOTOR ATTIC FAN WITH THERMOSTAT/HUMIDISTAT, 1,550 CFM GOOD FOR 2,200 SQ. FT. OF ATTIC SPACE,

ATTIC VENTILATION REQUIREMENTS

N/S

6



NEW FOUNDATION VENTILATION

APPROX. 60 SQ. FT.
60 / 150 = .4 SQ. FT.
.4 X 144 = 57.6 SQ. INCHES

USE 1 GIBRALTAR BUILDING PRODUCTS OR EQUAL QUALITY MANUFACTURER 14" X 8" FOUNDATION VENT 71 SQ. INCHES

NEW FLOOR VENTILATION REQUIREMENTS

N/S

7

PROMPT TITLE

New Garage Addition
and Remodeling
Improvements to the
Historic Littleton/ Martin
House Carriage House
for:

MIKE FOULKES

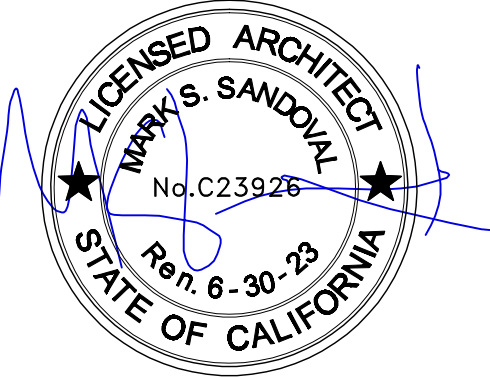
1690 Littleton Place
Campbell, California

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE
MADERA, CA 94025 P. 850.941.8048 SOUTH BAY
415.924.7099 NORTH BAY 707.637.4369 MAPA
www.msandovalarchitects.com
msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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- 2
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SHEET DESCRIPTION:

ARCHITECTURAL
DETAILS

DATE:
10/28/22

SCALE:

DRAWN BY:

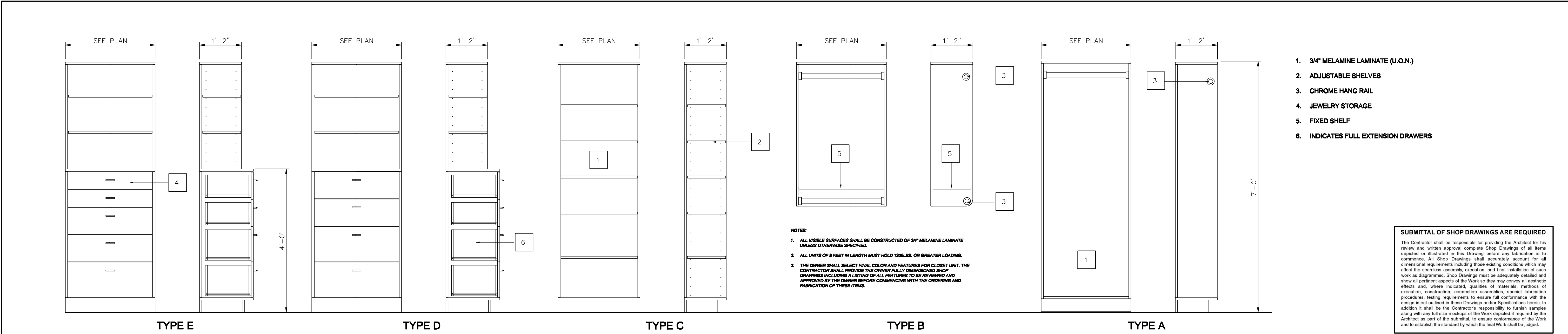
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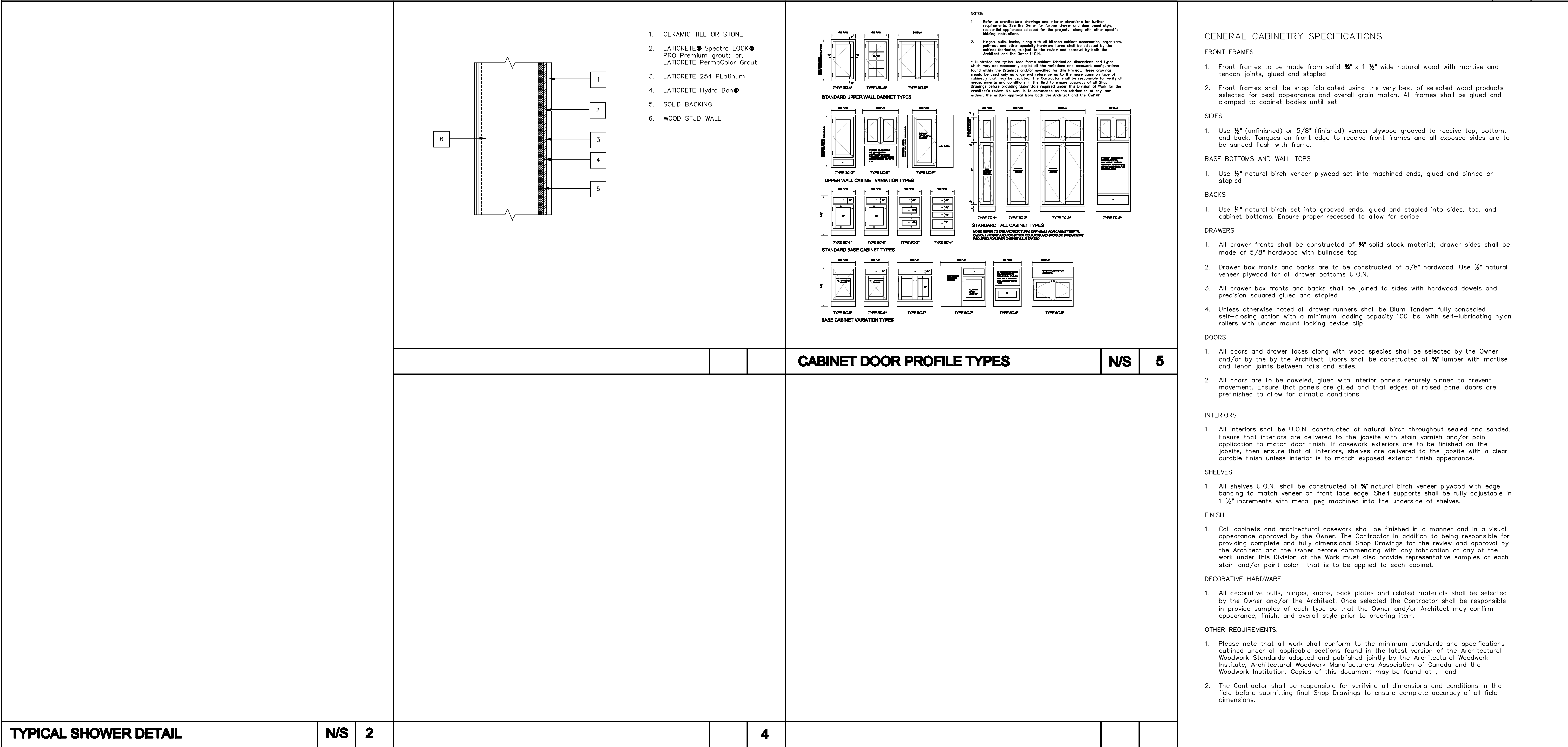
NO. 2201-11

SHEET NUMBER:

A-502.1



CLOSET ORGANIZER TYPE ELEVATIONS	N/S	1
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TYPICAL SHOWER DETAIL	N/S	2
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PROMPT TITLE

New Garage Addition and Remodeling Improvements to the Historic Littleton/ Martin House Carriage House for:

MIKE FOULKES

**1690 Littleton Place
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.
Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P. 850.841.8048 SOUTH BAY 415.924.7099 NORTH BAY 707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com

MSA Inc.

ARCHITECT:

PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

ARCHITECTURAL DETAILS

DATE: 10/28/22 **SCALE:**

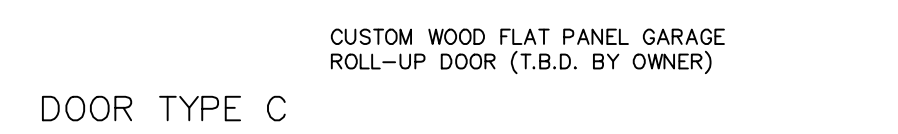
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JOB NUMBER: NO. 2201-11

SHEET NUMBER:

A-503.1

DOOR TYPES	
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SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

The Contractor shall be responsible for providing the Architect for review and written approval, complete Shop Drawings of all items, materials, equipment, and workmanship to be installed or fabricated for the project. All Shop Drawings shall accurately account for all dimensional requirements including those existing conditions which may affect the proposed work. The Architect, as the owner's representative, shall review and approve or disapprove the Shop Drawings. The Contractor shall be responsible for obtaining all necessary permits and work as required by the governing authorities. The Contractor shall ensure that all pertinent aspects of the Work to stay clear of all aesthetic effects and, where indicated, guidelines of materials, methods of construction, and installation. The Contractor shall be responsible for all procedures, testing requirements to ensure full conformance with the design intent outlined in these Drawings and/or Specifications herein. In addition it shall be the Contractor's responsibility to furnish samples of materials and workmanship for the Architect's review and approval. The Architect as part of the submittal, to witness continuance of the Work and to establish the standard by which the final Work shall be judged.

DOOR HARDWARE SCHEDULE

DOOR SCHEDULE

NOMINAL SIZE				DOOR STYLE	DOOR TYPE				RATING		HARDWARE	COMMENTS
DOOR NUMBER	WIDTH	HEIGHT	THICKNESS	DOOR OPERATION		GLAZING REQUIREMENTS	JAMB THICKNESS	JAMB WIDTH	FRAME	DOOR		
COTTAGE												
100	2'-4"	6'-8"	1 3⁄8"	RH SWING DOOR	STYLE-RAIL FLAT PANEL	-	-	-	-	-	BATH/BEDROOM PRIVACY LOCK	TO BE SELECTED BY CONTRACTOR SUBJECT TO THE APPROVAL OF OWNER
101	2'-6"	6'-8"	1 3⁄8"	RHR SWING DOOR	STYLE-RAIL FLAT PANEL	-	-	-	-	-	CLOSET	TO BE SELECTED BY CONTRACTOR SUBJECT TO THE APPROVAL OF OWNER
102	2'-8"	6'-8"	1 3⁄8"	RH SWING DOOR	STYLE-RAIL FLAT PANEL	-	-	-	-	-	BATH/BEDROOM PRIVACY LOCK	TO BE SELECTED BY CONTRACTOR SUBJECT TO THE APPROVAL OF OWNER
103	2'-8"	6'-8"	1 3⁄8"	RH SWING DOOR	STYLE-RAIL FLAT PANEL	-	-	-	-	-	ENTRY LOCK	TO BE SELECTED BY CONTRACTOR SUBJECT TO THE APPROVAL OF OWNER
104	16'-0"	±7'-10"	1 3⁄4"	CUSTOM FABRICATED ROLL-UP GARAGE DOOR	STYLE-RAIL FLAT PANEL	-	-	-	-	-	AUTOMATIC OPENER	TO BE SELECTED BY CONTRACTOR SUBJECT TO THE APPROVAL OF OWNER



NOTE: THE CONTRACTOR SHALL PROVIDE ALL CATALOGUE CUT SHEETS FOR ALL HARDWARE ITEMS LISTED ABOVE FOR THE ARCHITECT'S REVIEW AND APPROVAL BEFORE COMMENCING WITH ANY ORDERING OF ITEMS LISTED ABOVE. ALL HARDWARE INCLUDING FINISHES MUST BE APPROVED WRITING BY THE ARCHITECT AND/OR THE OWNER BEFORE ORDERING. REPRESENTATIVE PRODUCT OR FINISH SAMPLES MAY BE REQUESTED BY THE ARCHITECT AS PART OF THE REVIEW PROCESS BY THE ARCHITECT OR THE OWNER. REVIEW ALL BIDDING INSTRUCTIONS WITH THE ARCHITECT OR OWNER WHICH MAY AFFECT THE WORK PROPOSED UNDER THIS DIVISION BEFORE SUBMITTING FINAL BID.

PROJECT TITLE:

MIKE FOULKES

SANDOVAL ARCHITECTS



Professional Engineer Seal for Mark S. Sandoval, State of California, License No. C23926, expires 6-30-23.

PROJECT COMPLETION:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

CARRIAGE HOUSE DOOR SCHEDULE

SCALE

NO. 2201-11

A-601.1

 2'-10^{3⁄8}" 4'-9^{1⁄2}" DOUBLE HUNG WOOD WINDOW 01	 3'-0" 5'-5^{1⁄2}" DOUBLE HUNG WOOD WINDOW			
			WINDOW MANUFACTURER All windows and door units depicted above shall be from the Ultimate●Series, as manufactured by Marvin, P.O. Box 100, Warrroad, MN 56763 in sizes and standard mullied configurations as illustrated. All units shall be fabricated and come complete with hardware, glazing, weather strip, insect screens, jamb extension, and standard or specified anchors, trim and attachments. All glazing shall be clear double insulated Low E unless otherwise noted. The Contractor may provide an alternative window manufacturer of equal quality for the Owner's consideration, however any substitution must meet the minimum specifications as listed below and be approved in writing by the Architect. COLOR AND FINISHES All colors and product finishes shall be selected by the Owner. The Contractor shall provide the Architect fully dimensioned Shop Drawings of all doors and windows and include representative samples of all finishes, optional features so they may be forwarded to the Owner for consideration, prior to commencing with the final order and fabrication of any item under this Division of the Work. It shall be the Contractor's full responsibility to verify all rough openings and clearances in the field and to correlate these conditions, with both the Shop Drawings and the Contract Document Drawings (to ensure there is no conflict or condition that would impact the proper installation or operation of any window or door unit) prior to submitting the Shop Drawings for the Architect's review. SAFETY GLAZING: All windows, doors, or other glazed openings subject to human impact shall be furnished with safety glazing in accordance with CBC §R308. Refer to the drawings and correlate with the following provisions: a. In all glazed doors. b. At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface. c. Adjacent to a door where window is within 24" arc of either edge of door in closed position or less than 60" above walking surface. d. Where area of a pane is greater than 9 sf. and window bottom is less than 18" above floor and top is more than 36" above floor and walking surface is within 36" horizontally. e. Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface. f. Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose EMERGENCY & ESCAPE AND RESCUE WINDOW a. The minimum size of emergency escape and rescue opening shall have a minimum of 5.7 square feet (.46 m sq.) with a minimum net clear opening height dimension of 24 inches (610 mm). The minimum net clear width dimension shall be 20 inches 508 mm). The net clear opening dimensions shall be the result of normal operation of the opening. b. The maximum height from floor for the emergency escape and rescue openings shall have a bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor. c. Emergency escape and rescue openings along with any exit door shall be maintained free of any obstructions and shall be operational from the inside of the room. Decorative bars, grilles, grates or other similar device may be permitted provided that it complies with Section 1026.2 and that such device shall be releasable or removable from the inside of the room without the use of a key, tool, special knowledge or effort or force than that which is required for normal operation of the escape and rescue opening. Section 1026.4	LEGEND E INDICATES EGRESS WINDOW COMPLYING WITH R310 CRC REQUIREMENTS T.G. INDICATES TEMPERED SAFETY GLAZING NOTE: Dimensions illustrated are unit rough sizes and may not necessarily reflect the manufacturer's actual dimensions. It shall be the Contractor's responsibility to correlate these drawings with those window units that most closely match the dimensions as depicted above. Once all window units have been tentatively selected, the Contractor shall provide the architect with complete and dimensioned shop drawings for his review and approval before proceeding with procurement of any of these items. In addition to these drawings, provide all pertinent manufacturer's installation specifications assembly details, warrantee information, glazing, finish, hardware and all accessory options that might help the owner in making final selections of all items under this division of the work. Dimensions for egress windows in sleeping rooms per R310.1 shall be as follows: a) Openings shall have the bottom of the clear opening not greater than 44 inches, measured from the floor. b) The net clear opening shall be 5.7 square feet minimum (grade floor openings may have a net clear-opening of 5.0 square feet minimum). c) The net clear height shall be 24" minimum. d) The net clear width shall be 20" minimum.

PROJECT TITLE

New Garage Addition and Remodeling Improvements to the Historic Littleton/ Martin House Carriage House for:

MIKE FOULKES

1690 Littleton Place
Campbell, California

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P. 850.941.8048 SOUTH BAY 415.924.7099 NORTH BAY 1.707.637.4363 www.msandovalarchitects.com msa@msandovalarchitects.com

MSA

Inc.

ARCHITECT:

LICENSED ARCHITECT

MARK S. SANDOVAL

No. C233926

Exp. 6-30-23

STATE OF CALIFORNIA

PROJECT CONSULTING:

REVISIONS:

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SHEET DESCRIPTION:

CARRIAGE HOUSE WINDOW SCHEDULE

DATE:

10/28/22

SCALE:

DRAWN BY:

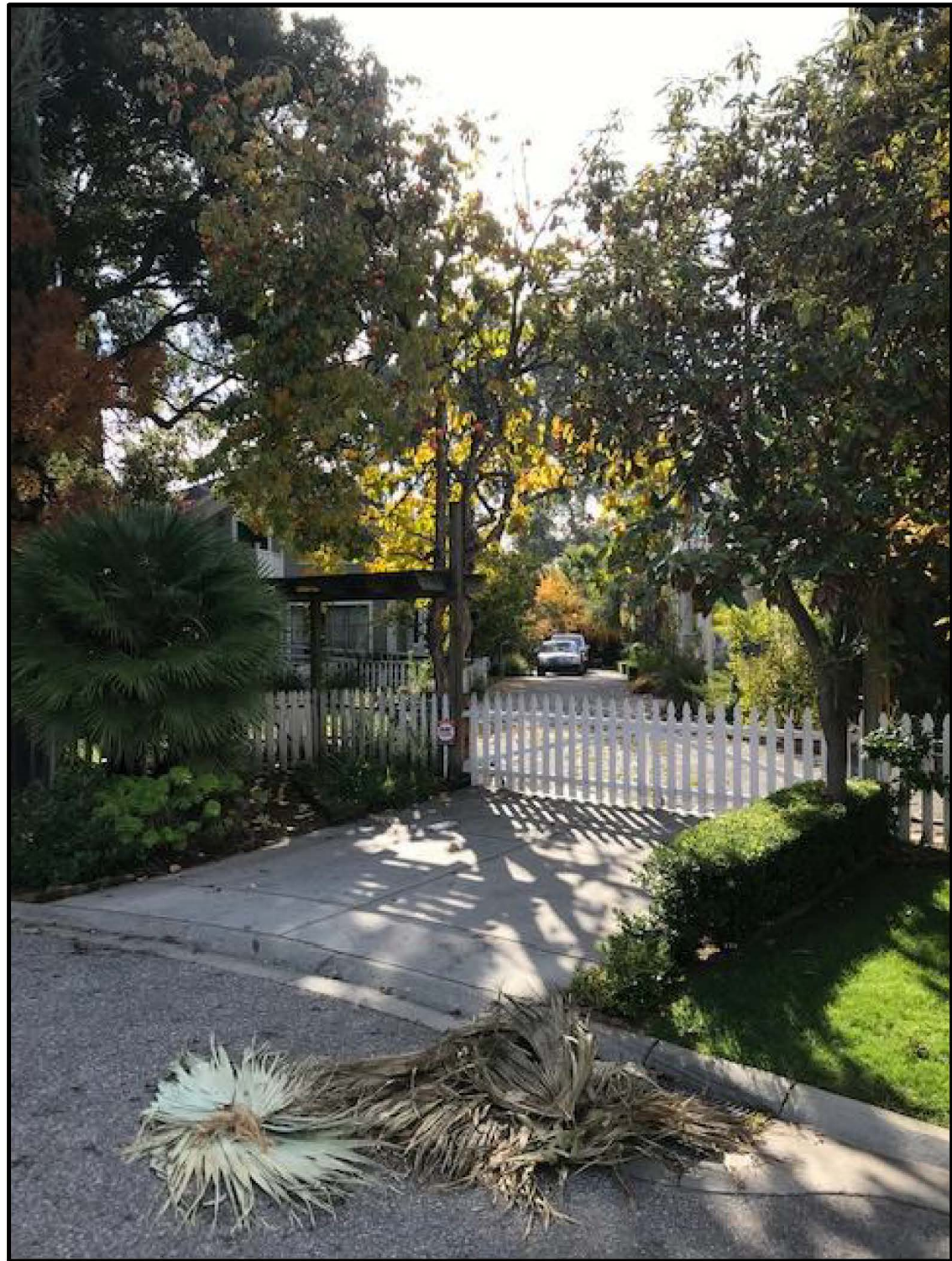
CHECK BY:

JOB NUMBER:

NO. 2201-11

SHEET NUMBER:

A-602.1



PHOTOGRAPH 1: VIEW OF THE EXISTING DRIVEWAY TAKEN FROM LITTLETON PLACE



PHOTOGRAPH 2: VIEW OF THE EXISTING CARRIAGE HOUSE TAKEN FROM THE COMMON DRIVEWAY



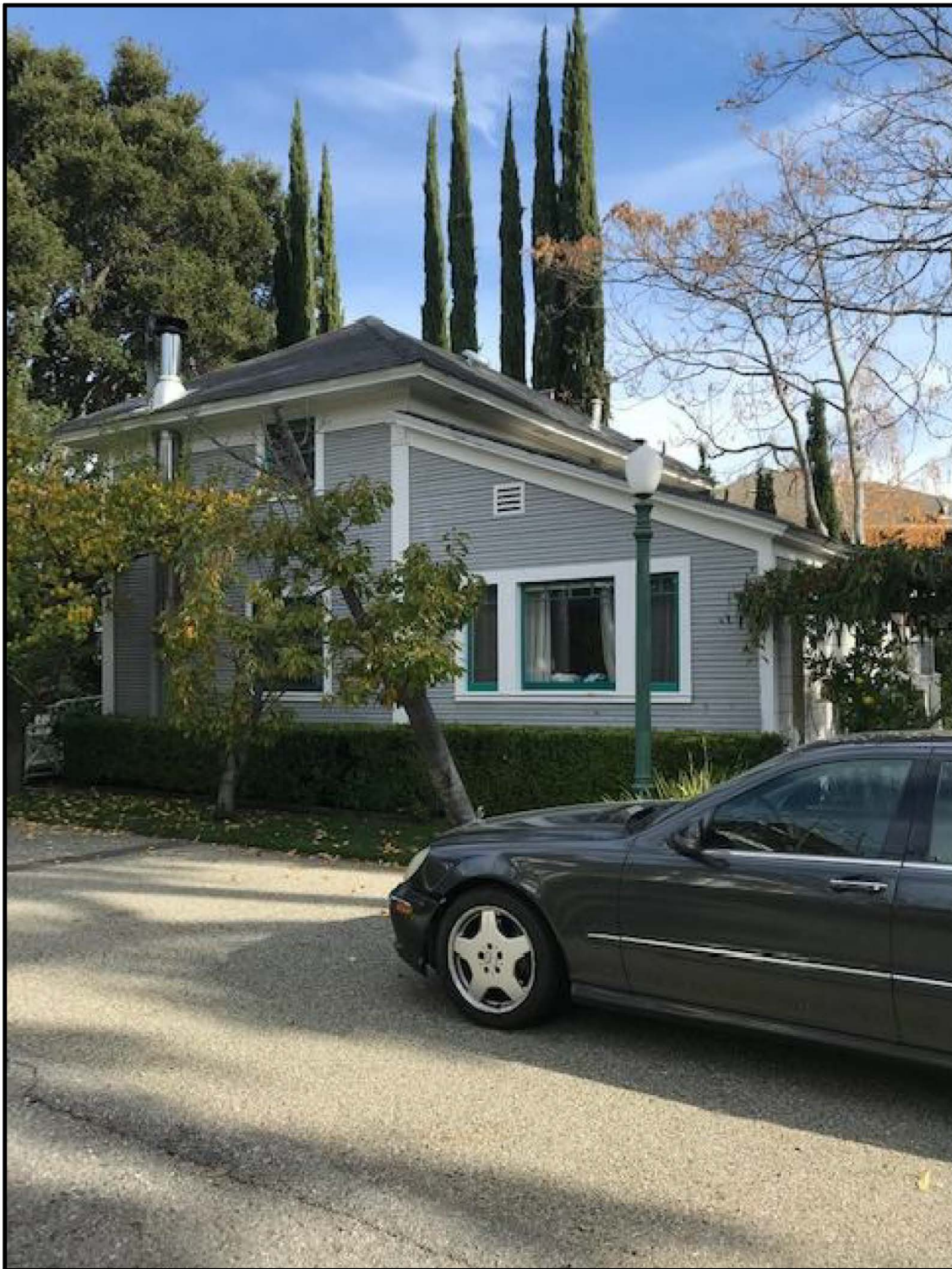
PHOTOGRAPH 3: VIEW OF THE EXISTING CARRIAGE HOUSE TAKEN FROM THE NORTH LAWN AREA



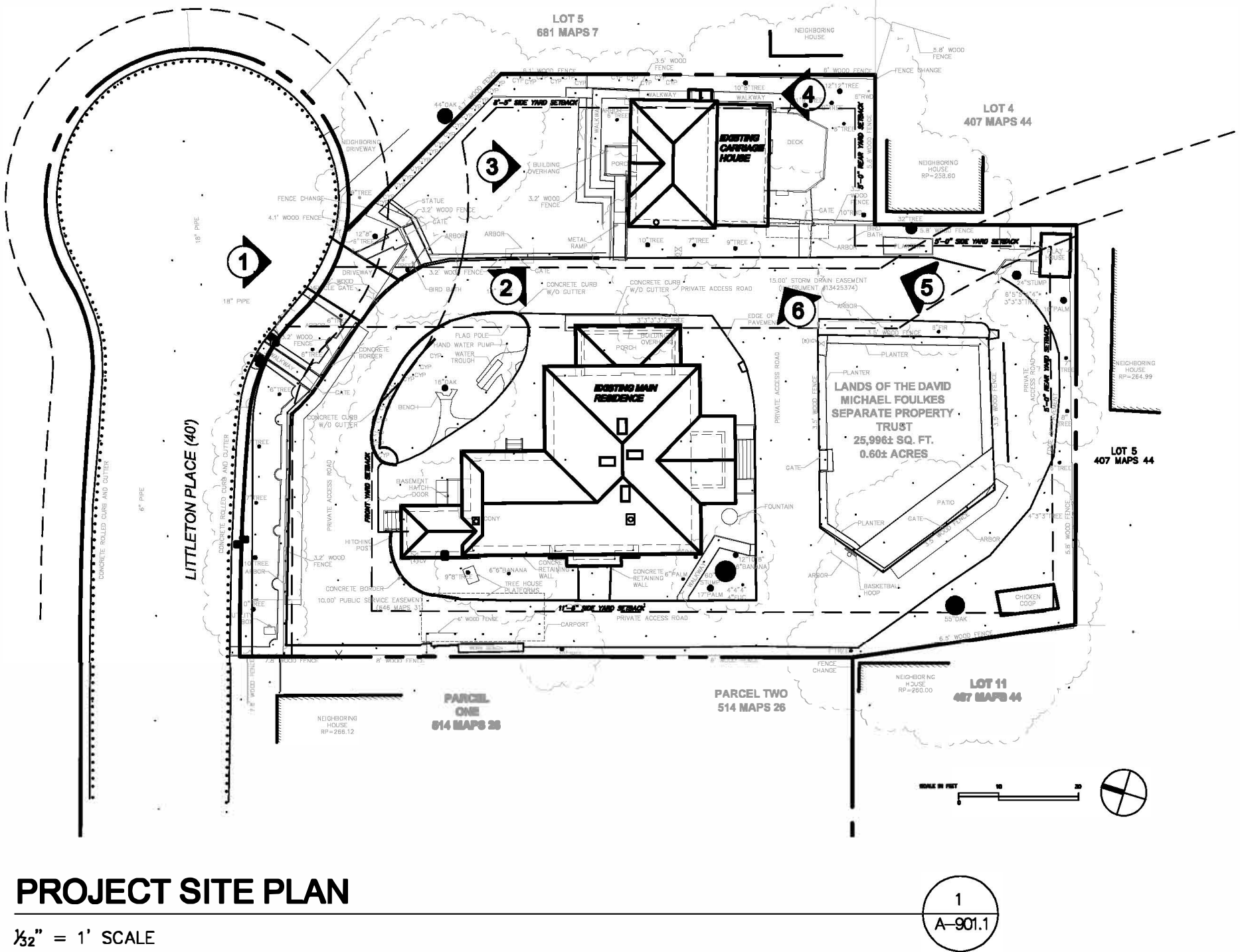
PHOTOGRAPH 4: VIEW OF THE EXISTING EAST EXTERIOR ELEVATION



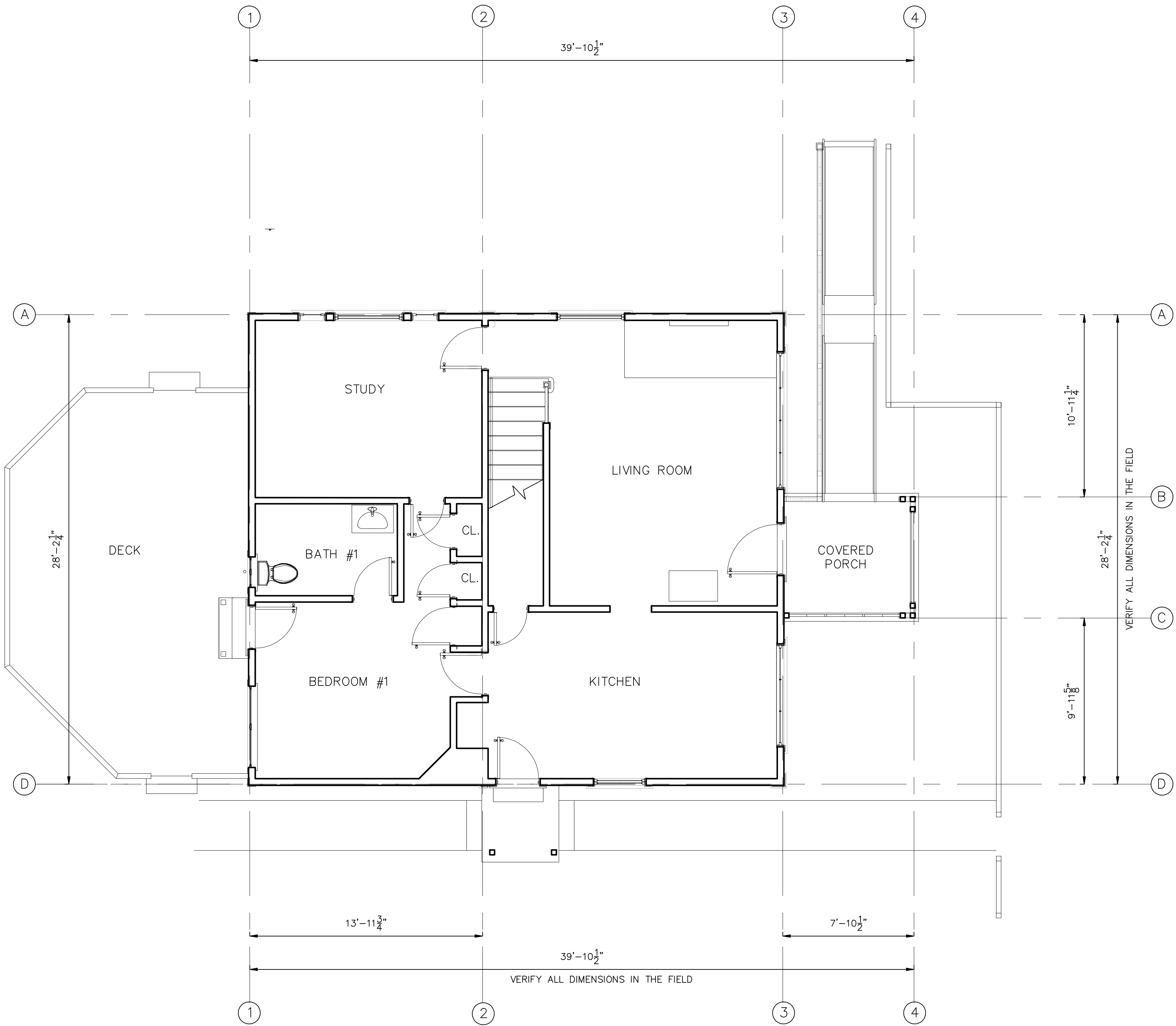
PHOTOGRAPH 5: VIEW LOOKING AT THE PROJECT'S WEST AND SOUTH EXTERIOR ELEVATIONS



PHOTOGRAPH 6: VIEW FROM THE EXISTING PAVED DRIVEWAY LOOKING AT THE WEST EXTERIOR ELEVATION



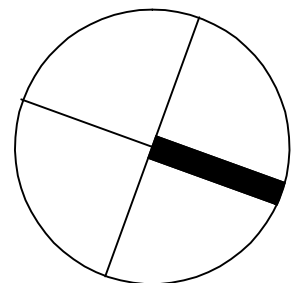
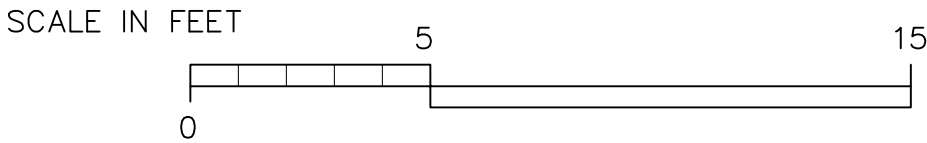
PROJECT TITLE	
New Remodeling and Site Improvements to the Historic Littleton/Martin House for:	
MIKE FOULKES	
1660 Littleton Place Campbell, California	
M. SANDOVAL ARCHITECTS, INC. Architecture - Historic Preservation - Design 145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P 650.941.8048 SOUTH BAY 415.924.7059 NORTH BAY 7.707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com	
MSA inc.	
ARCHITECT:	
PROPOSED BUILDING	
REVISIONS:	
1	11/16/22 PER PLANNING DEPT.
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SHEET DESCRIPTION	
PROJECT PHOTOGRAPHS	
DATE:	SCALE:
11/22/22	
DRAWN BY:	CHECK BY:
JOB NUMBER:	
NO. 2201-01	
SHEET NUMBER:	
A-901.1	



EXISTING CARRIAGE HOUSE FIRST FLOOR PLAN

1/4" = 1' SCALE

1
AD-102.1



SHEET NOTES

PROJECT TITLE

New Remodeling and
Site Improvements to
the Historic Littleton/
Martin House for:

MIKE FOULKES

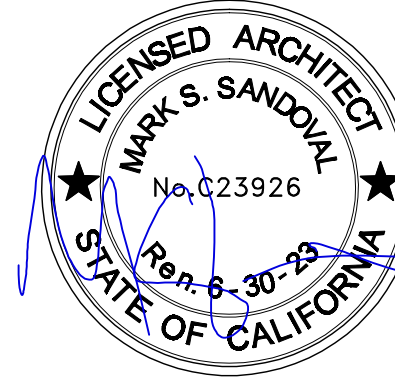
1600 Littleton Place
Campbell, California

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ARCHITECT:



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- 8

SHEET DESCRIPTION:

EXISTING
CARRIAGE HOUSE
FIRST FLOOR
PLAN

DATE:

10/28/22

SCALE:

DRAWN BY:

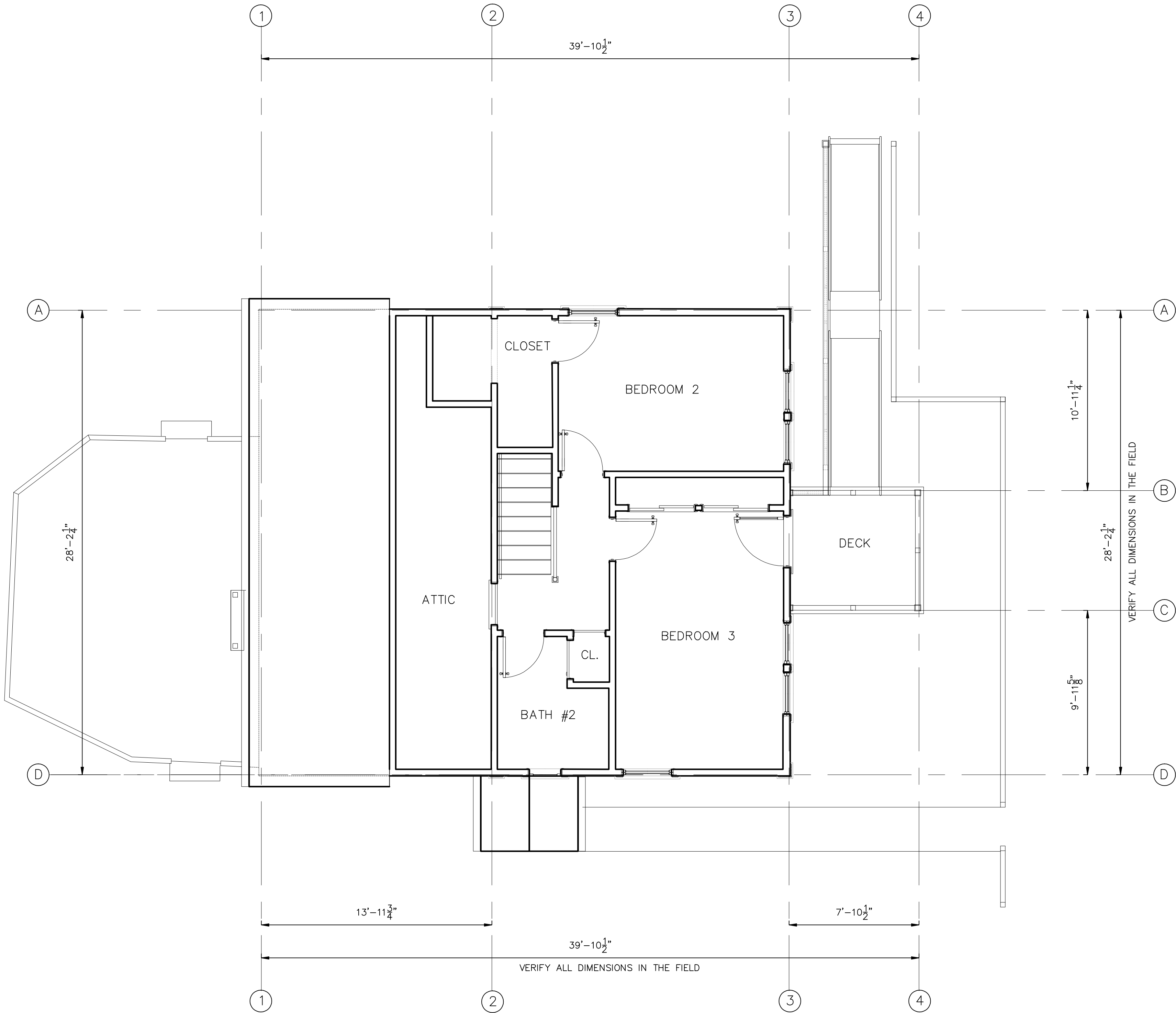
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JOB NUMBER:

NO. 2201-01

SHEET NUMBER:

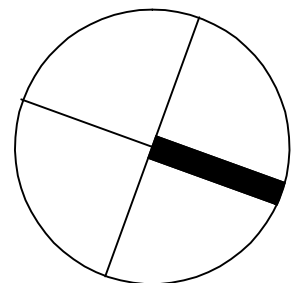
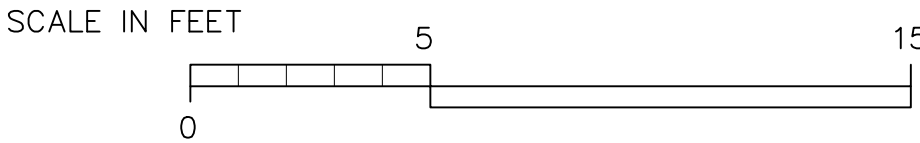
AD-102.1



EXISTING CARRIAGE HOUSE SECOND FLOOR PLAN

1/4" = 1' SCALE

1
AD-103.1



SHEET NOTES

PROJECT TITLE

New Remodeling and
Site Improvements to
the Historic Littleton/
Martin House for:

MIKE FOULKES

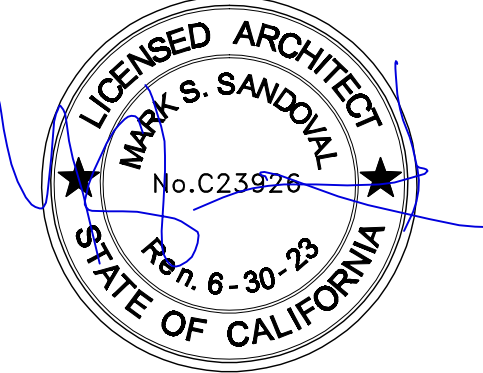
1690 Littleton Place
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145 CORTE MADERA TOWN CENTER #404, CORTE
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SHEET DESCRIPTION:

EXISTING
CARRIAGE HOUSE
SECOND FLOOR
PLAN

DATE:

10/28/22

SCALE:

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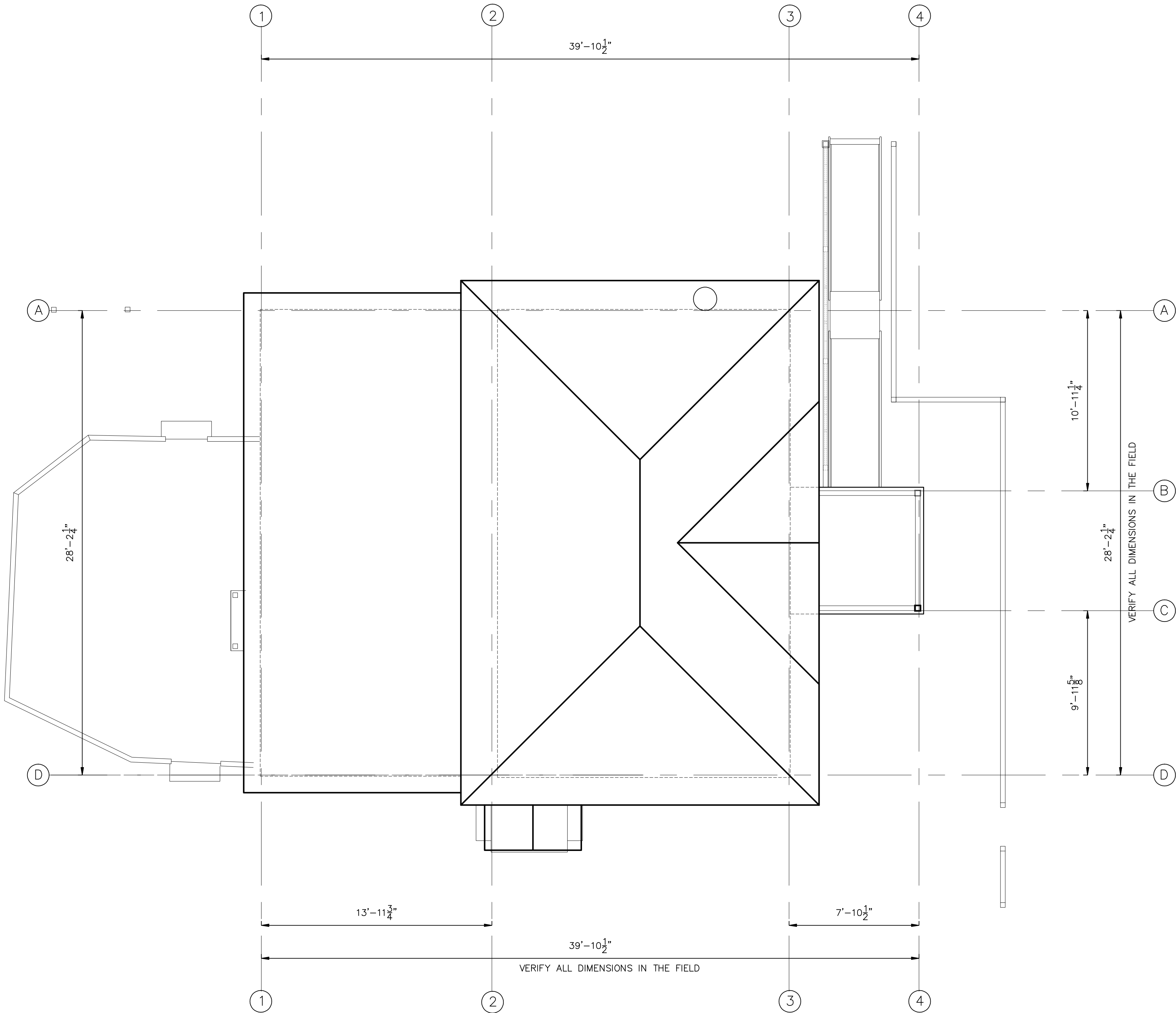
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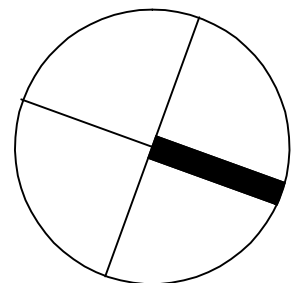
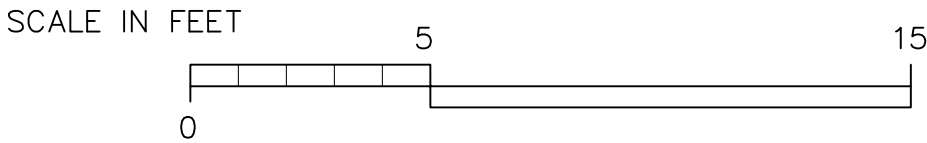
AD-103.1



EXISTING CARRIAGE HOUSE ROOF PLAN

1/4" = 1' SCALE

1
AD-104.1



SHEET NOTES

PROJECT TITLE

New Remodeling and
Site Improvements to
the Historic Littleton/
Martin House for:

MIKE FOULKES

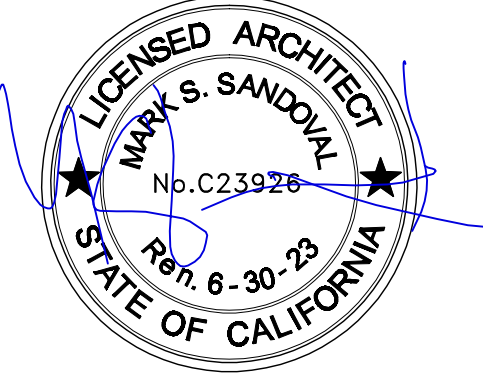
1600 Littleton Place
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ARCHITECT:



PROJECT CONSULTING:

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SHEET DESCRIPTION:

EXISTING
CARRIAGE HOUSE
ROOF PLAN

DATE:

10/28/22

SCALE:

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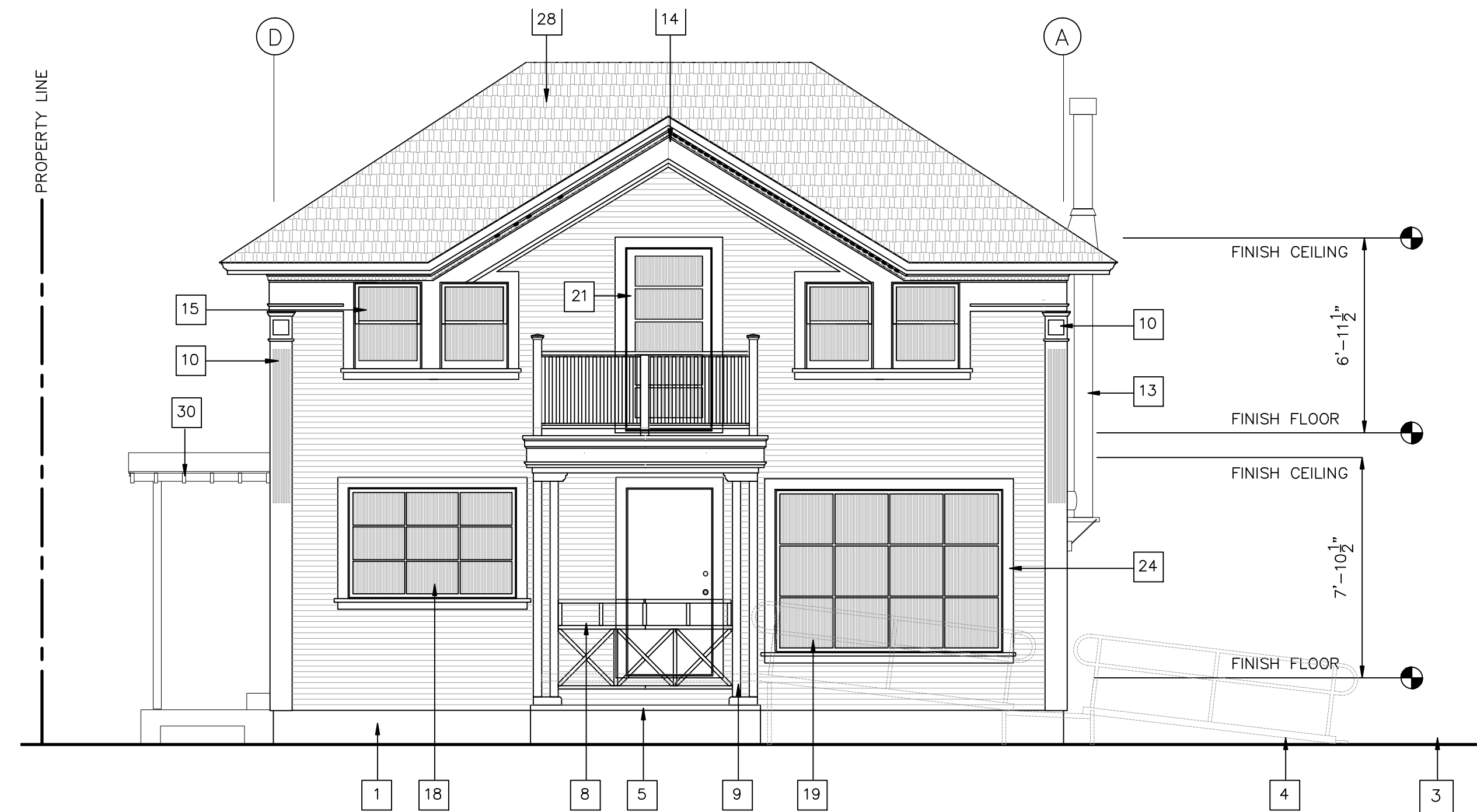
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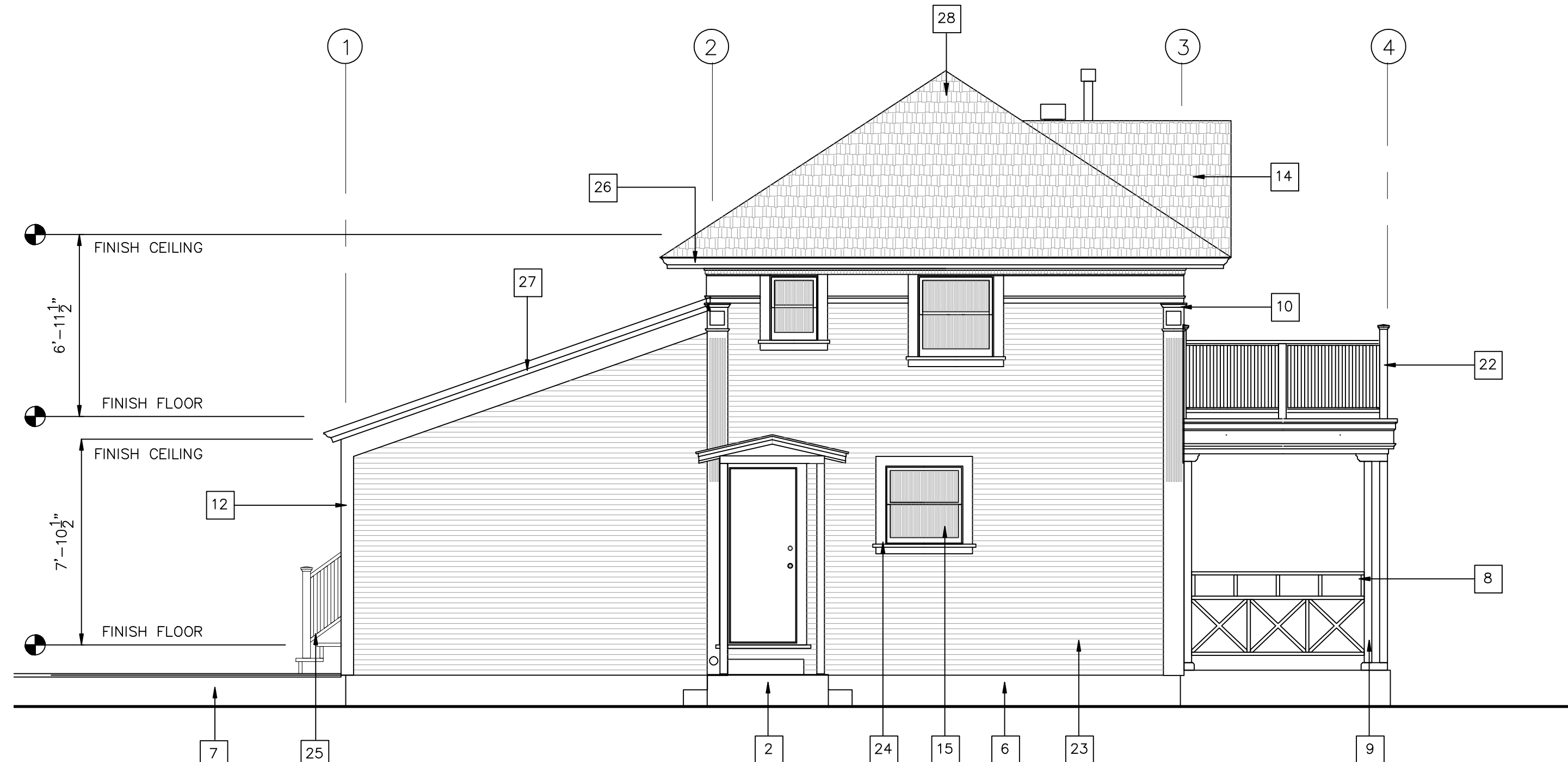
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CARRIAGE HOUSE - EXISTING NORTH EXTERIOR ELEVATION

3/4" = 1' SCALE

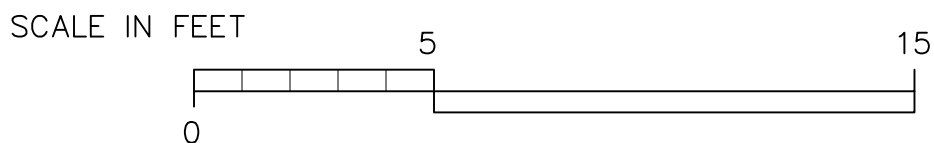
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AD-201.1



CARRIAGE HOUSE - EXISTING EAST EXTERIOR ELEVATION

3/4" = 1' SCALE

2
AD-201.1



SHEET NOTES

1. INDICATES EXISTING FINISH GRADE
2. INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
3. EXISTING ASPHALT SURFACE PAVING
4. EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
5. EXISTING CONCRETE PORCH WITH RAISED LANDING
6. EXISTING CONCRETE FOUNDATION
7. EXISTING RAISED REDWOOD DECK
8. EXISTING PAINTED OPEN "X" PATTERN WOOD CONSTRUCTED GUARD RAIL WITH UPPER RETROFIT HEIGHT EXTENUATION RAIL ADDED
9. EXISTING PAINTED 4x SUPPORT POSTS
10. EXISTING PAINTED VERTICAL FLUTED WOOD BOARD PILASTER WITH APPLIED MOLDING CAPITAL
11. INDICATES EXISTING PAINTED VERTICAL CORNER TRIM BOARD
12. INDICATES EXISTING V-GROOVED WOOD LAP BOARD SIDING
13. INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
14. EXISTING UPPER GABLE ROOF WITH OPEN BALCONY BELOW
15. INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
16. INDICATES EXISTING PLUMBING CLEAN OUT
17. INDICATES BRICK PATHWAY
18. EXISTING FIXED 3 OVER 3 PUTTY GLAZED WOOD SASH PICTURE WINDOW
19. EXISTING FIXED 4 OVER 4 PUTTY GLAZED WOOD SASH PICTURE WINDOW
20. INDICATES EXISTING WOOD FLAT PANEL EXTERIOR ENTRANCE DOOR
21. INDICATES EXISTING STILE AND RAIL DOOR WITH 5 INDIVIDUAL HORIZONTAL PUTTY GLAZED PANES
22. INDICATES EXISTING OPEN DECK WITH CAPPED WOOD POST WITH HORIZONTAL VERTICAL BALUSTRADE GUARD RAILS SET BETWEEN
23. EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING
24. INDICATES EXISTING PAINTED REDWOOD WINDOW AND DOOR TRIM
25. EXISTING PAINTED WOOD REAR ENTRANCE STEPS WITH CAPPED WOOD POST AND 1x BALUSTRADE GUARD RAILS SET BETWEEN
26. INDICATES EXISTING WOOD CONSTRUCTED BOXED ROOF CORNICE COMPRISED OF A WOOD CROWN MOLDING BENEATH ROOF LINE AND WITH A DENTIL CROWN MOLDING RUNNING ALONG THE UPPER FRIEZE BOARD, A SMALL WOOD MILLED CYMA RECTA SHAPED MOLDING IS PLACED NEAR THE LOWER EDGE OF THE BOARD DEFINING THE BUILDING'S FASCIA
27. EXISTING SHED ROOF WITH A BOXED SHALLOW PROJECTING CORNICE WITH CROWN MOLDING SET BELOW THE ROOF'S EDGE ATTACHED TO A NARROW FRIEZE BOARD
28. INDICATES EXISTING ASPHALT COMPOSITION SHINGLE ROOF PLACED OVER A LAYER OF EXISTING WOOD ROOF SHINGLES; NAILED TO 1 X REDWOOD SPACED SHEATHING; ATTACHED TO 2 X 4 DIMENSIONAL RAFTERS SET AT 24" O.C.
29. APPROXIMATE LOCATION OF EXISTING EXTERIOR LIGHT FIXTURE
30. EXISTING OPEN SERVICE PORCH ROOF

PROJECT TITLE

New Remodeling and
Site Improvements to
the Historic Littleton/
Martin House for:

MIKE FOULKES

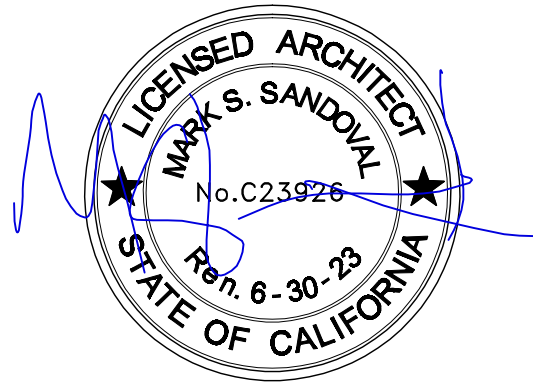
1690 Littleton Place
Campbell, California

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145 CORTE MADERA TOWN CENTER #404, CORTE
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ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

SHEET DESCRIPTION:

CARRIAGE HOUSE
EXISTING
EXTERIOR
ELEVATIONS

DATE:

10/24/22

SCALE:

DRAWN BY:

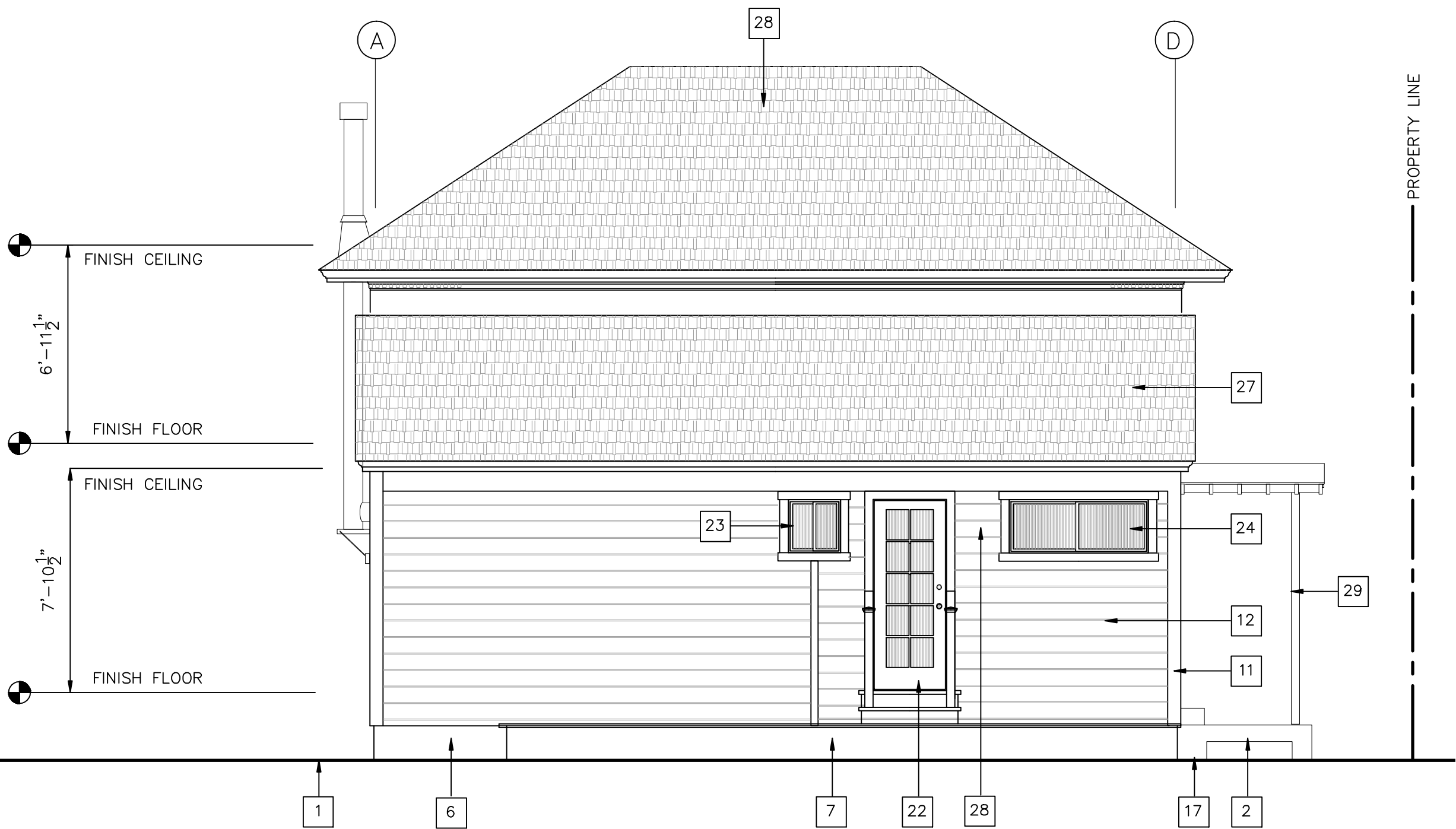
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JOB NUMBER:

NO. 2201-01

SHEET NUMBER:

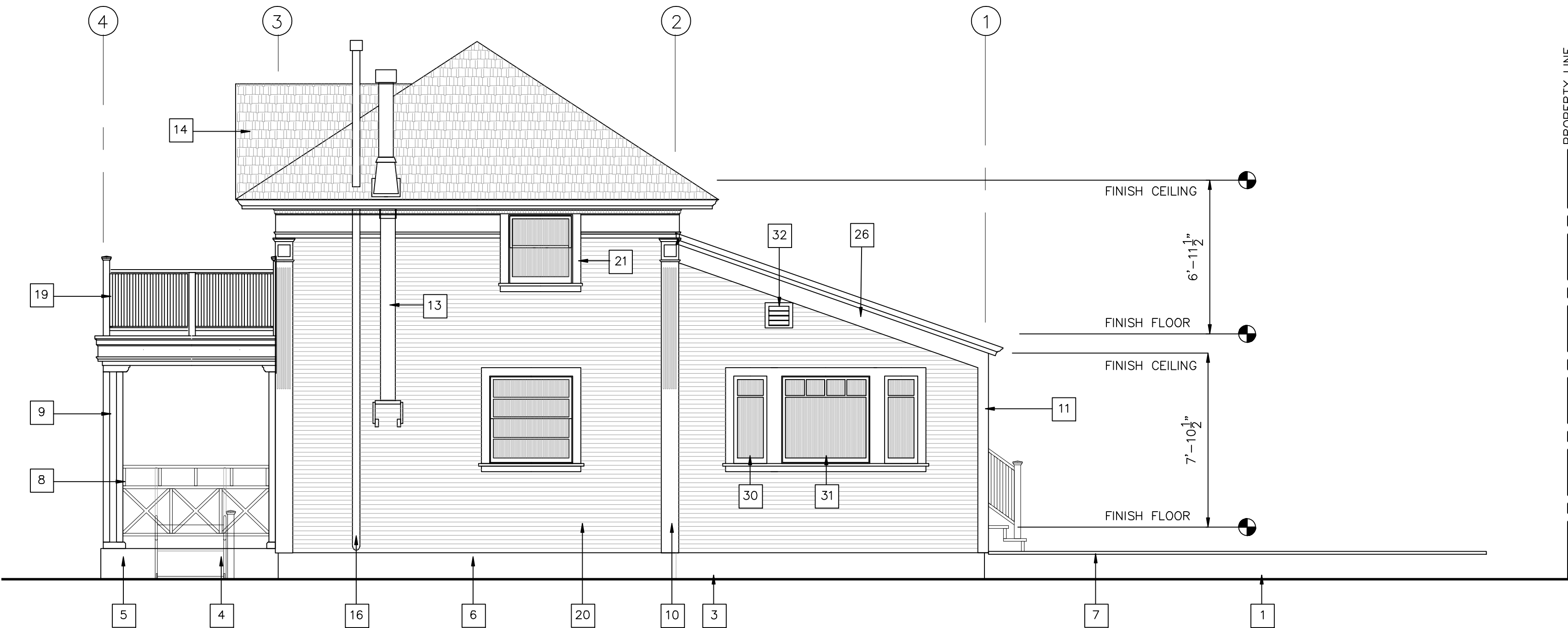
AD-201.1



CARRIAGE HOUSE - EXISTING SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE

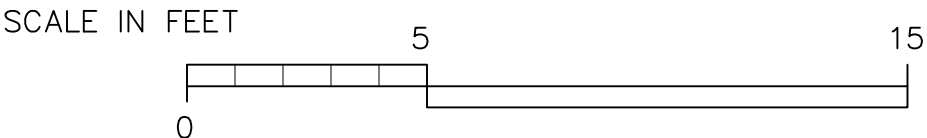
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AD-202.1



CARRIAGE HOUSE - EXISTING WEST EXTERIOR ELEVATION

1/4" = 1' SCALE

2
AD-202.1



SHEET NOTES

1. INDICATES EXISTING FINISH GRADE
2. INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
3. EXISTING ASPHALT SURFACE PAVING
4. EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
5. EXISTING CONCRETE PORCH WITH RAISED LANDING
6. EXISTING CONCRETE FOUNDATION
7. EXISTING RAISED REDWOOD DECK
8. EXISTING PAINTED OPEN "X" PATTERN WOOD CONSTRUCTED GUARD RAIL WITH UPPER RETROFIT HEIGHT EXTENUATION RAIL ADDED
9. EXISTING PAINTED 4x SUPPORT POSTS
10. EXISTING PAINTED VERTICAL FLUTED WOOD BOARD PILASTER WITH APPLIED MOLDING CAPITAL
11. INDICATES EXISTING PAINTED VERTICAL CORNER TRIM BOARD
12. INDICATES EXISTING V-GROOVED WOOD LAP BOARD SIDING
13. INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
14. EXISTING UPPER GABLE ROOF WITH OPEN BALCONY BELOW
15. INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
16. INDICATES EXISTING MECHANICAL VENT FLUE
17. INDICATES BRICK PATHWAY
18. INDICATES EXISTING STILE AND RAIL FRENCH DOOR WITH 10 INDIVIDUAL HORIZONTAL PUTTY GLAZED PANES
19. INDICATES EXISTING OPEN DECK WITH CAPPED WOOD POST WITH HORIZONTAL VERTICAL BALUSTRADE GUARD RAILS SET BETWEEN
20. EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING
21. INDICATES EXISTING PAINTED REDWOOD WINDOW AND DOOR TRIM
22. EXISTING PAINTED WOOD REAR ENTRANCE STEPS WITH CAPPED WOOD POST AND 1x BALUSTRADE GUARD RAILS SET BETWEEN
23. EXISTING ALUMINUM SLIDING BATHROOM WINDOW
24. EXISTING ALUMINUM SLIDING BEDROOM WINDOW
25. INDICATES EXISTING WOOD CONSTRUCTED BOXED ROOF CORNICE COMPRISED OF A WOOD CROWN MOLDING BENEATH ROOF LINE AND WITH A DENTIL CROWN MOLDING RUNNING ALONG THE UPPER FRIEZE BOARD, A SMALL WOOD MILLED CYMA RECTA SHAPED MOLDING IS PLACED NEAR THE LOWER EDGE OF THE BOARD DEFINING THE BUILDING'S FASCIA
26. EXISTING SHED ROOF WITH A BOXED SHALLOW PROJECTING CORNICE WITH CROWN MOLDING SET BELOW THE ROOF'S EDGE ATTACHED TO A NARROW FRIEZE BOARD
27. INDICATES EXISTING ASPHALT COMPOSITION SHINGLE ROOF PLACED OVER A LAYER OF EXISTING WOOD ROOF SHINGLES; NAILED TO 1 X REDWOOD SPACED SHEATHING; ATTACHED TO 2 X 4 DIMENSIONAL RAFTERS SET AT 24" O.C.
28. APPROXIMATE LOCATION OF EXISTING EXTERIOR LIGHT FIXTURE
29. EXISTING OPEN SERVICE PORCH ROOF
30. INDICATES EXISTING PUTTY GLAZED CASEMENT WOOD SASH WINDOW COMPOSED OF 2 SMALL SQUARE INDIVIDUAL GLASS PANES SET HORIZONTALLY ABOVE 1 NARROW VERTICAL WINDOW
31. INDICATES EXISTING PUTTY GLAZED FIXED WOOD SASH WINDOW COMPOSED OF 4 SMALL SQUARE INDIVIDUAL GLASS PANES SET HORIZONTALLY ABOVE THE PRIMARY PICTURE WINDOW
32. EXISTING WOOD LOUVER ATTIC VENT

PROMPT TITLE

New Garage Addition
and Remodeling
Improvements to the
Historic Littleton/ Martin
House Carriage House
for:

MIKE FOULKES

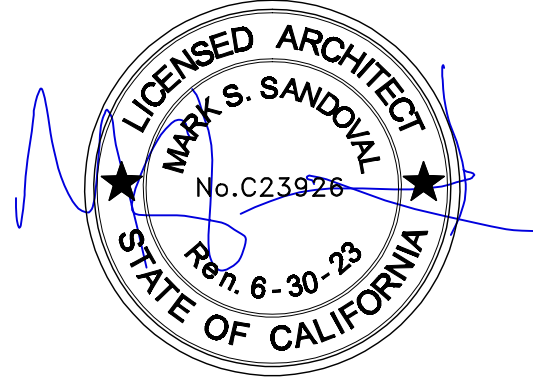
1690 Littleton Place
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M. SANDOVAL ARCHITECTS, INC.

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ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

- 1
- 2
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- 6
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- 8

SHEET DESCRIPTION:

CARRIAGE HOUSE
EXISTING
EXTERIOR
ELEVATIONS

DATE:

10/24/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2201-11

SHEET NUMBER:

AD-202.1

FIXTURE SCHEDULE			SYMBOLS		PLUMBING, MECHANICAL, ELECTRICAL, AND LIGHTING GENERAL NOTES		
SL-01	AntLux 4 ft. LED wraparound light flushmounted garage light 4000K, 5600 lumens, 50 watt or equal	Selected by the Contractor, subject to the review and approval of both the Owner and Architect	GENERAL SYMBOLS		PLUMBING GENERAL NOTES 1. Gas piping shall not enter building below grade if piping is embedded in or below concrete slab within the building. 2. All building water supply systems in which quick acting valves are installed shall be provided with devices to absorb the hammer caused by high pressures resulting from the quick closing of these valves. Water pressure-absorbing devices shall be installed as close as possible to these valves 3. All water outlets with hose attachments and hose bibs must have approved non-removable type back-flow prevention devices 4. Note: The general arrangement of plumbing fixtures and equipment, as shown in the drawings are diagrammatic and approximately correct as to locations. Where minor changes are required because of structural conditions or for the convenience of the Owner, such changes shall be made without additional expense to the Owner. The Contractor shall be responsible for the accurate locations of all items depicted with respect to the work of others. 5. All plumbing fixtures shown are to be Water Conserving Fixtures per CPC Chapter 4 2016 CALGreen Division 4.3 and as follows: Water Closet (Toilets): Single flush toilets: 1.28 gallons/flush; Dual flush toilets: 1.28 gallons/flush effective flush volume (the composIt, average flush volume two reduced flushes and one full flush) Urinals: 0.5 gallons/flush Showerheads: 2.0 gallons per minute @ 80 psi. Also certified to the performance of U.S. EPA WaterSense Specification for Showerheads (A hand-held shower is considered a showerhead); For multiple showerheads serving one shower, the combined flow rate of allshowerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute @80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. Faucets- Lavatory Faucets: Single-Family Residential: 1.5 gallons per minute @ 60 psi; minimum 0.8 gallons per minute @ 20 psi.; Multi-Family Residential: Within units: Maximum 1.5 gallons per minute @ 60 psi; minimum 0.8 gallons per minute @ 20 psi. In common and public use areas: 0.5 gallons per minute @ 60 psi 1.8 gallons per minute @ 60 psi; Commercial: 0.5 gallons per minute @ 60 psi. Faucets - Kitchen Faucets: Single-Family Residential: 1.8 gallons per minute @ 60 psi May temporarily increase up to 2.2 gallons per minute @ 60 psi, and must default to a maximum 1.8 gallons per minute @ 60 psi. Where faucets meeting the above or unavailable, aerators or other means may be used to achieve reduction; Multi-Family Residential: 1.8 gallons per minute @ 60 psi May be temporarily increased up to 2.2 gallons per minute @ 60 psi. Where faucets meeting the above are not available, aerators or other means may be used to achieve reduction; Commercial: 1.8 gallons per minute @ 60 psi. 6. The Contractor shall make all final connections to Owner-furnished equipment. 7. The Contractor shall keep up-to-date a complete "as-built" record set of drawings which shall be corrected daily to show every change from original drawings and specification and the exact "as-built" location of plumbing system. Drawings for this purpose may be obtained without cost from the Owner. These sets of drawings shall be kept on the premises and shall be used only as a record set. On completion of the work, these sets of "as-built" drawings (clearly marked in a manner satisfactory to the Architect) shall be turned over to the Owner for his records prior to final payment. As-built drawings will be reviewed periodically to verify compliance with these requirements. 8. The notching and boring of structural members must be held to an absolute minimum. Lay out the work and obtain the approval of the Architect for necessary holes and notches before proceeding with the installation. Where notches and holes are approved, they shall be carefully held to the sizes actually required. 9. Install equipment and plumbing so that noise and vibration will not be transmitted through out the building or its components. 10. All plumbing vents shall be a minimum of 10'-0" from operable skylights refer to drawings. 11. Ensure that a working space at water heaters and furnaces with dimensions not less than 30" in depth, width and height as prescribed in CMC §304. 12. If water heater and/or furnace is located in attic, installation must be in the accordance with the manufacturer's specifications and in compliance with CPC §509.4 and/or CMC §904.11 13. For water heater only provide watertight pan with min. 1/2" drain to approved location in accordance with CPC §508.4. Ensure that water heater pressure/temperature relief valve is routed to drain outside of building or other approved location in accordance with CPC §505.4 to 505.6. 14. If furnace or water heater is located in crawlspace, install in accordance with the manufacturer's installation requirements and with provisions under CMC §904.3, CPC §508.3, and CEC §210.63 and 210.70(A)(3) 15. Locate water heater no further than 20' from the access opening if passage way is less than 6" high 16. Provide a non-removable backflow prevention device or vacuum breaker device on all exterior hose bibbs, and lawn sprinkler/irrigation systems as required by CPC §603.4.6 17. Provide showers and tub-shower combinations with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type, conforming to ASSE 1016. Installer shall adjust such valves per manufacturer's instructions to deliver a maximum mixed water setting of 120°F. CPC §418.0 18. Provide valves for bathtub fillers (without shower) and/or whirlpool tub fillers that will limit hot water temperature to 120°F. The water heater thermostat shall not be considered a control for meeting this provision. CPC §414.5. 19. Shower receptors (other than tubs) shall be of an approved type and conform to CPC §411.5 and 411.6. If shower receptor is constructed on-site, it shall be constructed to conform to CPC §411.8. 20. Showers: All shower stalls shall be installed and designed in accordance with CPC §411.7 & 411.10 so that the interior of shower can encompass at least a 30" circle. 21. All shower control valves shall be placed so that bather can adjust the valves without stepping into shower spray. 22. Toilet Compartment: A 30" minimum width and 24" minimum front clearance space shall be provided in accordance with CPC §407.6 23. All condensate drain lines from cooling equipment or cooling coils shall be in accordance with provisions outlined in CMC §309. 24. For units installed in attic provide secondary drain pan with a minimum of 1/2" drain line and/or provide a standing overflow and separate secondary line of a minimum 1/2" dimension for the primary drain pan. Route the secondary drain discharge to an approved location that can be readily observed. 25. ABS and PVC drains and vents are not allowed for 3-story or taller building per CPC §701.2.2 and 903.1.3. All drains and vent stacks shall be cast iron unless otherwise approved in advance by the Architect. Wrap all waste lines in wall areas with sound absorbing insulation.		
DL-01	3 bulb LED vanity light fixture for damp locations, 3000k, 2300 lumens, 25 volts	Selected by the Owner to be installed by the Contractor	 SUB STATION UNIT	 SECURITY MAIN PANEL			
RL-01	Halo, H550ICAT recessed housing w/ ML56 LED Modules w/ 592W 5" trim or equal quality manufacturer	Selected by the Contractor, subject to the review and approval of both the Owner and Architect	 TRANSFORMER	 ILLUMINATED EXIT LIGHT			
EXL-01	10" LED exterior wall mounted lantern type light fixture, 70 lumens, 3000 k 85 CRI, 1.8 watts	Selected by the Owner to be installed by the Contractor	 STORM WATER	 EMERGENCY CEILING MOUNT BACK UP EXIT LIGHT FIXTURE			
BF-01	Broan, Invent Series 110 CFM Model AE110L 1.3 scone ceiling mounted fan/light	Selected by the Contractor, subject to the review and approval of both the Owner and Architect	 WATER LINE	 EMERGENCY WALL MOUNTED BACK UP LIGHT			
BF-02	Broan, 110 CFM bath exhaust fan w/ clean cover grille, Model AE110K	Selected by the Contractor, subject to the review and approval of both the Owner and Architect	 GAS LINE	 SECURITY LIGHT FIXTURE			
			 SANITARY SEWER LINE	 EMERGENCY POWER GENERATOR			
			 SURFACE DRAIN	 EMERGENCY POWER BATTERY STORAGE UNIT			
			PLUMBING SYMBOLS				
			 SMOKE DETECTOR CARBON MONOXIDE SENSOR COMBINATION W/ BATTERY BACK UP	 CARBON MONOXIDE DETECTOR W/ BATTERY BACK UP			
			 HOSE BIBB	 VACUUM CONNECTION PORT			
			 WATER SHUT OFF VALVE	 VACUUM EQUIPMENT			
			 GAS METER	 SOLAR PANEL			
			 GAS SHUT OFF VALVE	 SOLAR CONTROLLER			
			 HOT WATER HEATER UNIT	 SOLAR POWER INVERTER EQUIPMENT			
			 SUMP PUMP	 SOLAR COLLECTOR DEVICE			
			 CLEAN OUT	 POWER SHUT OFF SWITCH			
			 WATER METER	 ANNUNCIATION MICROPHONE			
			 PUMP EQUIPMENT	 OUTSIDE PHONE RECEPTACLE			
			 DRAIN	 INTERCOM			
			MECHANICAL SYMBOLS				
			 FURNACE UNIT	 AUDIO/VISUAL SPEAKER			
			 AIR CONDITIONING UNIT	 AUDIO/VISUAL MAIN CONTROL EQUIPMENT			
			 HEAT PUMP	 PROJECTOR			
			 AIR HANDLER UNIT	 PROJECTION SCREEN			
			 CHILLER UNIT	ELECTRICAL SYMBOLS			
			 COOLING TOWER UNIT	 MAIN ELECTRICAL PANEL			
			 BOILER UNIT	 ELECTRICAL SUB PANEL			
			 REFRIGERATION UNIT	 JUNCTION BOX			
			 SYSTEM MODULATION VALVE	 PUSH BUTTON			
			 RADIANT HEATING HOT WATER STORAGE TANK	 BUZZER			
			 MANFOLD UNIT	 CHIME OR BELL			
			 CEILING SUPPLY DIFFUSER	 SINGLE POLE SWITCH			
			 CEILING RETURN REGISTER	 MULTIPLE ACTIVATED SWITCH			
			 FLOOR SUPPLY GRILLE	 WATER PROOF SWITCH			
			 FLOOR RETURN REGISTER GRILLE	 SWITCH WITH DIMMER CONTROL			
			 WALL SUPPLY GRILLE	 MOTION SENSOR ACTIVATION SWITCH			
			 WALL RETURN GRILLE	 OCCUPANCY VACANCY SENSOR ACTIVATION SWITCH			
			 PROGRAMMABLE THERMOSTAT CONTROL	 DOOR ACTIVATED SWITCHING DEVICE			
			 GARAGE EXHAUST FAN	 AIR ACTIVATED SWITCHING DEVICE			
			 FAN	 DUPLEX CONVENIENCE RECEPTACLE			
			AUXILIARY SYSTEMS				
			 FIRE EXTINGUISHER CABINET	 CONVENIENCE OUTLET OTHER THAN DUPLEX			
			 FIRE HOSE CABINET	 220 VOLT RECEPTACLE			
			 FIRE BELL	 SPECIAL ELECTRICAL RECEPTACLE			
			 FIRE ALARM ACTIVATION DEVICE	 FLOOR ELECTRICAL OUTLET OR RECEPTACLE			
			 FIRE PROTECTION SPRINKLER RISER	 DUPLEX CONVENIENCE OUTLET 1/2 SWITCH ACTIVATED			
			 FIRE DEPARTMENT SAMESE CONNECTION POINT	 GROUND FAULT INTERRUPTED CIRCUIT RECEPTACLE			
			 FIRE PROTECTION SYSTEM CHECK VALVE	 WATERPROOF ELECTRICAL RECEPTACLE			
			 FIRE PROTECTION SYSTEM SHUT OFF VALVE	 PLUG MOLD POWER RECEPTACLE			
			 FIRE PROTECTION SYSTEM DRAIN	 SPECIAL ELECTRONICS POINT (2-100 BASE 1/CATS, 1-MULTI-MEDIA TV, 2-TELEPHONE, 1-BLANK)			
			 ACCESS CONTROL CARD READER	 CEILING MOUNT LIGHT FIXTURE			
			 ELECTRONIC ACCESS LOCKING DEVICE	 WALL MOUNTED LIGHT FIXTURE			
			 EXIT MOTION DETECTOR	 RECESSED CEILING LIGHT FIXTURE			
			 POWER ACTIVATED DOOR HINGE	 REMOTE OCCUPANCY SENSOR DEVICE			
			 SINGLE DOOR ALARM DEVICE	 REMOTE MOTION SENSOR DEVICE			
			 CLOSE CIRCUIT CAMERA	 FLUORESCENT LIGHT FIXTURE			
			 SECURITY MONITOR	 INDICATES LED UNDER CABINET STRIP LIGHT FIXTURE			
			 SECURITY RECORDING DEVICE	 RECESSED WATERPROOF OR SHOWER LIGHT TRIM			
LF-01	FIXTURE DESIGNATION		 RECESSED ADJUSTABLE SLOT TRIM	 PUCK TYPE LIGHT FIXTURE			
	DOWN LIGHT TRIM		 RECESSED TILT TRIM	 DECORATIVE CEILING FAN FIXTURE			
	WALL WASH TRIM		 DECORATIVE CEILING LIGHT COMBINATION LIGHT FIXTURE	 LOW VOLTAGE COVE TYPE FIXTURE W/ REMOTE TRANSFORMER			
	ADJUSTABLE RECESSED TRIM						
	SLOPE RECESSED TRIM						
	MINATURE RECESSED DOWN LIGHT TRIM						

PROJECT TITLE

New Garage Addition and Remodeling Improvements to the Historic Littleton/ Martin House Carriage House for:

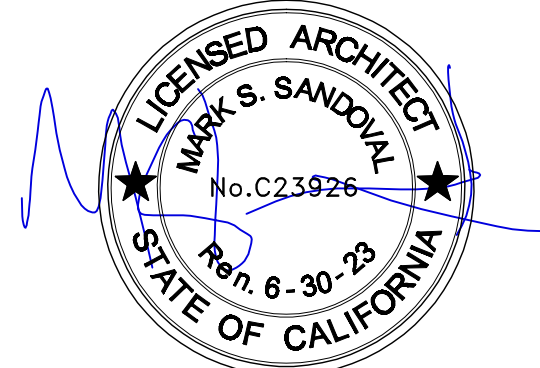
MIKE FOULKES

1690 Littleton Place
Campbell, California

M. SANDOVAL ARCHITECTS,INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94025 P 850.841.8048 SOUTH BAY 415.924.7089 NORTH BAY 707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com

ARCHITECT:



PROJECT CONSULTING:

REVIEWS:

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SHEET DESCRIPTION:

CARRIAGE HOUSE PLUMBING, MECHANICAL, ELECTRICAL, AND LIGHTING GENERAL NOTES

DATE:

8/20/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2201-11

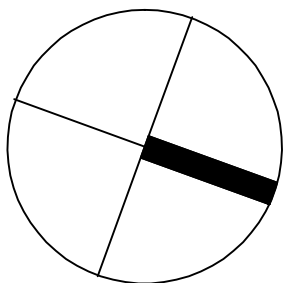
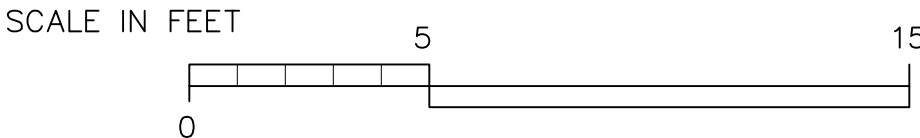
SHEET NUMBER:

ME-001.1

CARRIAGE HOUSE - PROPOSED PLUMBING, MECHANICAL AND ELECTRICAL PLAN

1/4" = 1' SCALE

1
ME-101.1



SHEET NOTES

SOIL PIPING

1. Pipe supported on firm bed for entire length. CPC 313.5 No rocks supporting or touching pipes. CPC 314.4
2. Six inches of sand bed minimum for ABS/PVC drain pipe per manufacturer
3. No rocks or debris in first 12" of backfill over ABS pipe. CPC 314.4 Trenches not to undermine footings within bearing plane (45°). CPC 314.1 Sewer and water pipe minimum 12" deep. CPC 609.1
4. Water and sewer OK in same trench if sewer materials are approved for such use.

DRAINAGE

1. Materials must be listed and all pipes must have manufactures listing and labeling. CPC 301.2.1
2. Minimum slope 1/8" per foot, or when preapproved, 1/8" per foot for 4" diameter or larger. CPC 708.0
3. No reductions in pipe size allowed in direction of flow. CPC 315.2 No drilling or tapping of connections. CPC 310.2 Use only listed transition fittings at plastic to cast iron pipe.
4. Minimum trap sizes per CPC Table 702.1

CLEANOUTS (C.O.)

1. Size per CPC Table 707.1
2. Required at upper terminal of horizontal runs on first floor or two way clean out required near building drain/building sewer. CPC 707.4
3. Cleanout in horizontal drainage piping every 100' and/or every aggregate 135° change of direction. CPC 707.4
4. Clean outs clearances per CPC 707.9
5. Under floor clean out shall not be farther than 5 ft. from access point. CPC 707.9
6. Passageway to under floor cleanout minimum 30° horizontal by 18° vertical. CPC 707.9
7. FIXTURES BELOW SEWER/ BACK WATER VALVES
8. Fixtures to drain by gravity where practicable. CPC 709.0
9. When necessary due to site conditions, install sewer ejector pump per CPC 710.
10. Backwater valves required for fixtures below next upstream manhole cover. CPC 710.1
11. Fixtures above manhole cover elevation not allowed to discharge through backwater valves (typical).
12. Back water valves required to be accessible for service. CPC 710.6

TRAPS

1. Trap size no larger than trap arm. CPC 1003.3
2. Trap weir to vent distance minimum 2 times trap arm diameter. CPC 1002.2 Horizontal distance of trap arms per Table 1002.2
3. Only 1 trap permitted on trap arm. CPC 1001.2
4. Maximum 1 slip joint allowed on outlet side of trap. CPC 1003.2
5. Clean out required if change of direction is more than 90°. CPC 1002.3
6. Slip joints must be accessible, minimum 12" X 12" access. CPC 402.10

VENTS

1. No flat venting (take off above horizontal center line). CPC 905.2
2. Slope vents toward waste piping and must be free of sags. CPC 905.1
3. No vent opening below trap weir. CPC 905.5 Horizontal vents minimum 6" above flood level rim or drainage fittings CPC 905.3
4. Vents must terminate outdoors 6" above roof. CPC 906.1
5. Minimum 12" horizontal from any vertical surface. CPC 906.1
6. Minimum 7 ft. above roofs used as decks if within 10 ft. horizontally. CPC 906.3
7. Clearance from building openings 3 ft. above or 10 ft. away. CPC 906.2
8. Vent terminations minimum 3 ft. from property lines. CPC 906.2

WATER SUPPLY

1. Minimum water service piping is ?? (type L if copper). CPC 610.8
2. Steel plate protection for piping if notches or holes are closer than 1" to face of framing. CPC 312.9
3. Steel plate protection must span minimum 1 ?? beyond outside of pipe. CPC 312.9
4. Water hammer arrestors required near quick-acting valves. CPC 609.10
5. Copper pipe shall comply with CPC 605.1

REQUIRED VALVES

1. Main shutoff and water heater shutoff valves must be fullway type. CPC 606.2
2. Valves required at fixture supply pipe except tub and shower. CPC 606.5
3. Shower valve location such that adjustment may be made without entering stream CPC 411.10
4. Valves required on cold-water supply at each water heater. CPC 606.2
5. All shutoffs require access. CPC 606.6
6. Vacuum relief valve for water heaters higher than the appliance(s) it serves. CPC 606.7

PIPING TEST

1. Water pipe test at working pressure 15 minutes or 50 PSI air test for other than plastic pipe (15 minutes). CPC 609.4
2. Drain waste and vent 10 foot head for 15 minutes or air test 5 PSI for 15 minutes. CPC 712
3. Test pressures shall be held for 15 min with no perceptible drop in pressure. CPC 1213.3
4. Test gauge scale not more than 2X test pressure. CPC 318.5

PROMPT TITLE

**New Garage Addition
and Remodeling
Improvements to the
Historic Littleton/ Martin
House Carriage House for:**

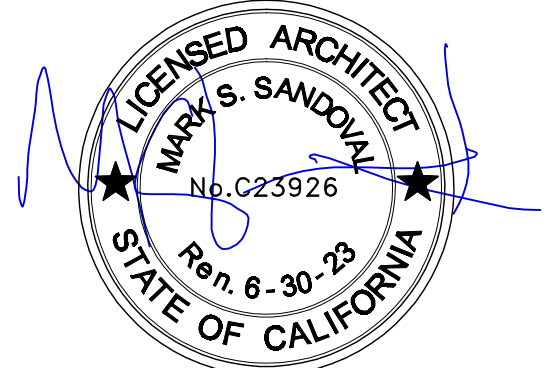
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ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

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- 7
- 8

SHEET DESCRIPTION:

**CARRIAGE HOUSE -
PROPOSED
PLUMBING,
MECHANICAL AND
ELECTRICAL PLAN**

DATE:

10/28/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2201-11

SHEET NUMBER:

ME-101.1

PRESERVATION TREATMENT NOTES

HISTORICAL SIGNIFICANCE

The Littleton/Martin House located at 1690 Littleton Place in the City of Campbell, is a city historical landmark. The property was originally part of the farm of Ira J. Lovell who settled in this area in 1853. Lovell sold the property in 1901 to August W. Littleton, and English gentleman who was credited with constructing this two-story home with basement and the detached carriage house and for acquiring the 70 acre estate before selling it in 1908 to return to England, reportedly due to his wife's displeasure over the noise emanating from the Visona Junction cutoff railroad (built 1907) near Pollard Road. Harriet and A.J. Martin purchased the home where they lived until 1936. Harriet Avenue was named after her. In 1936, Mrs. Martin married Arthur Michael Raesch, when shortly afterward the property was sold in 1938.

The architectural style of the Main Residence and the detached Carriage House can be defined as Neoclassical, a dominate stylistic phase popular from 1900 to 1920. Emphasizing classical forms, and the use of hipped roofs with elaborate decorative columns and supporting boxed eaves, entablatures, this style dates from the World's Columbian Exposition held in Chicago in 1893. Both structures are early representations of Neoclassical architecture found in Santa Clara County and present textbook examples of this period architectural style.

The detached Carriage House is a 1½ story small residential structure reportedly constructed around 1906 with features that include a hip roof with a centered gable roof with a small open second floor balcony. Stylistically mirroring the primary residence, the building has boxed eaves with a narrow frieze that is decorated with a decorative dentil molding, the building is sheathed with tri-lap board siding that terminates at each corner with a vertical fluted classical pilaster. The rear extension has a shed roof, and on the rake sides are adorned with a frieze and corner boards.

Although the Carriage House is not specifically designated as part of the historic landmark Littleton/Martin House property, this building still retains some historical value to the City of Campbell, not only because of its direct association with the original Augustus W. Littleton 15-acre estate property, but also it still possesses some of its original important character defining features from this period even though extensively being extensively remodeled by the Martins during the 1920's and other previous owners of the property to its current form. The structure was originally located towards the north near the current cul-de-sac and driveway entrances to the neighboring properties at 1673 and 1676 Littleton Place before being moved to its current location.

Establishing that this small structure still retains some historical importance to the City of Campbell by representing a reminder of the early evolution of the city's past history, it is understandable that special precautions and measures must be taken during the performance of all work (identified herein these drawings and specifications for this project), so as to avoid further damage to historically important extant features that are not specifically identified as part of the project's renovation, repair, and restoration work; including all new construction work that may be necessary to extend this building's intended function and use.

It is expected that all work performed on this building will be done so by workman, artisans, and trades have experience working on historic buildings of similar size and complexity and possess a special skill set and talent that will be needed to execute the work illustrated in these documents. It shall be the Contractor's full responsibility to ensure that all work is performed in accordance with all regulatory State, Federal, and local codes, but also follow the good preservation practices and recommendations outlined within the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* published by the U.S. Department of the Interior National Park Service Technical Preservation Services Washington, D.C. along with the following specific preservation treatments discussed below.

PRESERVATION TREATMENTS: Please note that the various treatments listed below have been prepared to serve only as a general guide and may not address all conditions which could be found during the implementation of the Work proposed under this Contract. It is extremely important to keep this in mind during the preparation of the bid for this Project, so that all monetary costs for work (labor and materials) are sufficiently included to cover all items, even if they may not be completely and fully known at the time. If such work or expenses are not included under the Contractor's Bid, it shall be the responsibility of the Contractor to clearly stipulate and/or delineate any aspect of this Work that has been excluded from to the Contract in this Bid Proposal.

A. RECOMMENDED PRESERVATION TREATMENTS AND PROCEDURES

- The Contractor shall be responsible in providing all the necessary means including all temporary shoring and support apparatus, fencing, barriers, lighting, pedestrian and vehicular warning signs, coverings, fire protection, materials and equipment to protect the safety of all persons, property and site features including landscaping, throughout the entire period of the Construction Contract. This work shall include but not necessarily be limited to the following work:
- All site mobilization activities as deemed necessary to properly execute all work under this phase of the construction operation and be responsible to ensure all necessary approvals by the project's architect, and the city's building inspector for all concealed work before closing up.
- Ensure adequate measures are continually observed to provide protection of the structure from further damage that could result as a consequence of the implementation of any work under this Division of the scope of the Work.
- Provide all submittals and other data required by the project's Architect to ensure that all means or methods used to carry out the work outlined within these drawings for the Project are in accordance with the approved design requirements and applicable preservation treatments, repair or these reconstruction guidelines.
- Provide all temporary bracing and shoring of the structure to prevent undesired movement, twisting, bending or misalignment including the collapse of the building, during the entire course of the project's construction process. In doing so the Contractor shall take enormous care to prevent damage to any of the building's existing historic elements or the character defining features (exterior and interior) that may result as a consequence of this executing this phase of the Work.

- PLEASE NOTE THAT THIS PROJECT IS A RESTORATION PROJECT.** Do not disturb or damage sound original material which is in place or is found on this structure. The Architect, Museum Representative and the Contractor shall examine each area prior to the start of work to determine (by mutual agreement) which items, features, and materials shall be retained and protected, if not already so marked on the Drawings.
- All workmanship under this Contract is to be of the highest quality level as normally performed by journeymen within each respective trade needed to complete this work, whether or not specifically stated in the Contract Documents.

1. WINDOW REPAIR PRESERVATION TREATMENTS

A. CLASS I (WINDOWS REQUIRING MINIMAL REPAIR OR REPLACEMENT OF PARTS)

- This repair classification is specifically for those windows that are found to be functional for the most part but are in need of maintenance and/or repair to return them to all operation and to their original historic appearance. The scope of this repair work normally includes the following steps:
 - Some degree of interior and exterior paint removal,
 - Removal and repair of sash (including reglazing where necessary),
 - Repairs to the frame,
 - Weatherstripping and reinstallation of the sash, and
 - Repainting.

- Historic windows usually have acquired many layers of paint over time, which require the removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the original visual appearance and detailing. Some degree of paint removal may be necessary as a first step in the proper surface preparation for subsequent refinishing.
- Point removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.
- Then remove the upper sash on double-hung unit in a similar manner. After removing any point along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sashes taken to a convenient work area (in order to remove the sash, the interior stop and parting bead need only be removed from one side of the window). Use polyethylene sheets or plywood sheathing while the sash is out for repair (see the Architect for further bidding requirements).
- The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil-based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.
- The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior point should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for point and putty, the sash will be ready for reinstallation.
- While the sash is out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood.

B. CLASS II (WINDOWS THAT REQUIRE STABILIZATION REPAIRS)

- Most windows on this project will require some degree of repair and/or stabilization. These windows show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life.
- Three techniques for repairing partially decayed or weathered wood are as follows for windows that show signs of rot or decay is to:
 - dry the wood,
 - treat decayed areas with a fungicide,
 - waterproof with two or three applications of boiled linseed oil (applications every 24 hours),
 - fill cracks and holes with putty, and
 - after a "skin" forms on the putty, paint the surface.
- Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.
- When sills or other members exhibit surface weathering, they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whitening and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.
- Wood may also be strengthened and stabilized by consolidation, using semi rigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semi rigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long-lasting materials available for wood repair.

C. WINDOW REPAIR CLASS III (WINDOWS REQUIRING SPLICES, PART REPLACEMENT, INCLUDING FULL REPLACEMENT)

- When parts of the window frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. It will be necessary to remove the sash and/or the affected parts of the frame and have a carpenter or woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing windows.

- These repairs involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated however should be replicated to match the original historic window assembly if possible. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and could require dismantling parts of the surrounding wall.
- Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in dimensional and visual characteristics as the window it is replacing. Any window that is discovered to be so severely damaged that it is necessary to replace it with a window of "like kind" qualities and appearance must be approved by the Architect in writing before commencing with such efforts.
- WEATHERIZATION:** All repaired windows should also be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will ensure that the sash is kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

2. PAINT PROBLEM TREATMENTS

A. GENERAL

- Exterior paint is constantly deteriorating through the processes of weathering, but in a program of regular maintenance (assuming all other building systems are functioning properly), surfaces can be cleaned, lightly scraped, and hand sanded in preparation for a new finish coat. Unfortunately, these are ideal conditions. More often, complex maintenance problems are inherited by owners of historic buildings, including areas of paint that have failed beyond the point of mere cleaning, scraping, and hand sanding (although much so-called "paint failure" is attributable to interior or exterior moisture problems or surface preparation and application mistakes with previous coats).
- Although point problems are by no means unique to historic buildings, treating multiple layers of hardened, brittle paint on complex, ornamental and possibly fragile, exterior wood surfaces necessarily require an extremely cautious approach. In the case of recent construction, this level of concern is not needed because the wood is generally less detailed and, in addition, retention of the sequence of paint layers as a partial record of the building's history is not an issue.
- When historic buildings are involved, however, a special set of problems arises varying in complexity depending upon their age, architectural style, historical importance, and physical soundness of the wood—which must be carefully evaluated so that decisions can be made that are sensitive to the longevity of the resource.

B. JUSTIFICATION FOR PAINT REMOVAL

- General Considerations: If conditions warranting the removal have been identified the general approach should be to remove paint to the next sound layer using the gentlest means possible, then to repaint. Practically speaking as well, paint can adhere just as effectively to existing paint as to bare wood, providing the previous coats of paint are also adhering uniformly and tightly to the wood and the surface is properly prepared for repainting— cleaned of dirt and chalk and dulled by sanding.

But, if painted exterior wood surfaces display continuous patterns of deep cracks or if they are extensively blistering and peeling so that bare wood is visible, then the old paint should be completely removed before repainting. The only other justification for removing all previous layers of paint is if doors, shutters, or windows have literally been "painted shut," or if new wood is being pieced-in adjacent to old painted wood and a smooth transition is desired.

C. PAINT REMOVAL PRECAUTIONS

- General Considerations: Because paint removal is a difficult and painstaking process, a number of costly, regrettable experiences have occurred—and continue to occur—for both the historic building and the building owner. Historic buildings have been set on fire with blow torches; wood irreversibly scarred by sandblasting or by harsh mechanical devices such as rotary sanders and rotary wire strippers; and layers of historic paint inadvertently and unnecessarily removed. In addition, property owners, using techniques that substitute speed for safety, have been injured by toxic lead vapors or dust from the paint they were trying to remove or by misuse of the paint removers themselves.

The amount of work involved in any paint removal project must be analyzed on a case-by-case basis and in a manner consistent with all State or local environmental and/or health regulations for this type of work including hazardous waste disposal of any lead base paint.

D. REPAINTING HISTORIC BUILDINGS FOR COSMETIC REASONS

- General Considerations: If existing exterior paint on wood siding, eaves, window sills, sash, and shutters, doors, and decorative features shows no evidence of paint deterioration such as chalking, blistering, peeling, or cracking, then there is no physical reason to repaint, much less remove paint! Nor is color fading, of itself, sufficient justification to repaint a historic building.
- The decision to repaint may not be based altogether on paint failure. Where there is a new owner, or even where ownership has remained constant through the years, taste in colors often changes. Therefore, if repainting is primarily to alter a building's primary and accent colors, a technical factor of paint accumulation should be taken into consideration.
- When paint builds up to a thickness of approximately 1/16" (approximately 16 to 30 layers), one or more extra coats of paint may be enough to trigger cracking and peeling in limited or even widespread areas of the building's surface. These results because excessively thick paint is less able to withstand the shrinkage or pull of an additional coat as it dries and is also less able to tolerate thermal stresses. Thick paint invariably fails at the weakest point of adhesion, the oldest layers next to the wood. Cracking and peeling follow. Therefore, if there are no signs of paint failure, it may be somewhat risky to add still another layer of unneeded paint simply for color's sake (extreme changes in color may also require more than one coat to

provide proper hiding power and full color). When paint appears to be nearing the critical thickness, a change of accent colors (that is, just to limited portions of the trim) might be an acceptable compromise without chancing cracking and peeling of paint on wooden siding.

- If the decision to repaint is nonetheless made, the "new" color or colors should, at a minimum, be appropriate to the style and setting of the building. On the other hand, where the intent is to restore or accurately reproduce the colors originally used or those from a significant period in the building's evolution, they should be based on the results of a paint analysis.

E. IDENTIFICATION OF EXTERIOR PAINT SURFACE CONDITIONS/RECOMMENDED TREATMENTS

- General Considerations: It is assumed that a preliminary check will already have been made to determine, first, that the painted exterior surfaces are indeed wood—and not stucco, metal, or other wood substitutes—and second, that the wood has not decayed so that repainting would be superfluous. For example, if any area of bare wood such as window sills has been exposed for a long period of time to standing water, wood rot is a strong possibility. Repair or replacement of deteriorated wood should take place before repainting. After these two basic issues have been resolved, the surface condition identification process may commence.
- The historic building will undoubtedly exhibit a variety of exterior paint surface conditions. For example, paint on the wooden siding and doors may be adhering firmly; paint on the eaves peeling; and paint on the porch balusters and window sills cracking and alligatoring. The accurate identification of each paint problem is therefore the first step in planning an appropriate overall solution.
- Paint surface conditions can be grouped according to their relative severity: CLASS I conditions include minor blemishes or dirt collection and generally require no paint removal; CLASS II conditions include failure of the top layer or layers of paint and generally require limited paint removal; and CLASS III conditions include substantial or multiple-layer failure and generally require total paint removal. It is precisely because conditions will vary at different points on the building that a careful inspection is critical. Each item of painted exterior woodwork (i.e., siding, doors, windows, eaves, shutters, and decorative elements) should be examined early in the planning phase and surface conditions noted.

F. CLASS I (SURFACE DUE TO ENVIRONMENTAL CONDITIONS)

- Under this classification most exterior surface conditions generally require no paint removal, in most cases it is environmental "grime" or organic matter that tends to cling to painted exterior surfaces and, in particular, protected surfaces such as eaves, do not constitute a paint problem unless painted over rather than removed prior to repainting. If not removed, the surface deposits can be a barrier to proper adhesion and cause peeling.
- Recommended Treatment:** Most surface matter can be loosened by a strong, direct stream of water from the nozzle of a garden hose. Stubborn dirt and soot will need to be scrubbed off using 1/2 cup of household detergent in a gallon of water with a medium soft bristle brush. The cleaned surface should then be rinsed thoroughly, and permitted to dry before further inspection to determine if repainting is necessary. Quite often, cleaning provides a satisfactory enough result to postpone repainting.
- SURFACE MILDEW PROBLEMS:** Mildew is caused by fungi feeding on nutrients contained in the paint film or on dirt adhering to any surface. Because moisture is the single most important factor in its growth, mildew tends to thrive in areas where dampness and lack of sunshine are problems such as window sills, under eaves, around gutters and downspouts, on the north side of buildings, or in shaded areas near shrubbery. It may sometimes be difficult to distinguish mildew from dirt, but there is a simple test to differentiate: if a drop of household bleach is placed on the suspected surface, mildew will immediately turn white whereas dirt will continue to look like dirt.

RECOMMENDED TREATMENT: Because mildew can only exist in shady, warm, moist areas, attention should be given to altering the environment that is conducive to fungal growth. The area in question may be shaded by trees which need to be pruned back to allow sunlight to strike the building; or may lack rain gutters or proper drainage at the base of the building. If the shady or moist conditions can be altered, the mildew is less likely to reappear. A recommend solution for removing mildew consists of one cup non-ammoniated detergent, one quart household bleach, and one gallon water. When the surface is scrubbed with this solution using a medium soft brush, the mildew should disappear; however, for particularly stubborn spots, an additional quart of bleach may be added. After the area is mildew-free, it should then be rinsed with a direct stream of water from the nozzle of a garden hose, and permitted to dry thoroughly. When repainting, specially formulated "mildew-resistant" primer and finish coats should be used.

- EXCESSIVE CHALKING OF PAINT SURFACE:** Chalking or the powdering of the paint surface, is caused by the gradual disintegration of the resin in the paint film. (The amount of chalking is determined both by the formulation of the paint and the amount of ultraviolet light to which the paint is exposed.) In moderation, chalking is the ideal way for a paint to "age," because the chalk, when rinsed by rainwater, carries discoloration and dirt away with it and thus provides an ideal surface for repainting. In excess, however, it is not desirable because the chalk can wash down onto a surface of a different color beneath the painted area and cause streaking as well as rapid disintegration of the paint film itself. Also, if a paint contains too much pigment for the amount of binder (as the old white lead carbonate/oil paints often did), excessive chalking can result.

RECOMMENDED TREATMENT: The chalk should be cleaned off with a solution of 1/2 cup household detergent to one gallon water, using a medium soft bristle brush. After scrubbing to remove the chalk, the surface should be rinsed with a direct stream of water from the nozzle of a garden hose, allowed to dry thoroughly, (but not long enough for the chalking process to recur) and repainted, using a non-chalking paint.

- SURFACE STAINS:** Staining of paint coatings usually results from excess moisture reacting with materials within the wood substrate. There are two common types of staining, neither of which requires paint removal. The most prevalent type of stain is due to the oxidation or rusting of iron nails or metal (iron, steel, or copper) anchorage devices. A second type of stain is caused by a chemical reaction between moisture and natural extractives in certain woods (red cedar or redwood) which results in a surface deposit of colored matter.

RECOMMENDED TREATMENT: When stains are caused by rusting of the heads of nails used to attach shingles or siding to an exterior wall or by rusting or oxidizing iron, steel, or copper anchorage devices adjacent to a painted surface, the metal objects themselves should be hand sanded and coated with a rust-inhibitive primer followed by two finish coats. (Exposed nail heads should ideally be countersunk, spot primed, and the holes filled with a high-quality wood filler except where exposure of the nail head was part of the original construction system or the wood is too fragile to withstand the countersinking procedure.)

- Discoloration due to color extractives in replacement wood can usually be cleaned with a solution of equal parts denatured alcohol and water. After the affected area has been rinsed and permitted to dry, a "stain blocking primer" especially developed for preventing this type of stain should be applied (two primer coats are recommended for severe cases of bleeding prior to the finish coat).

PROMPT TITLE

**New Garage Addition
and Remodeling
Improvements to the
Historic Littleton/ Martin
House Carriage House
for:**

MIKE FOULKES

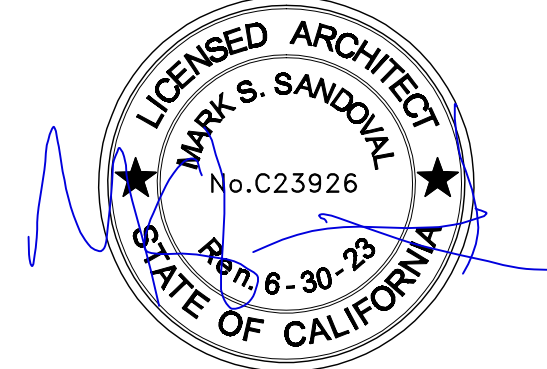
**1690 Littleton Place
Campbell, California**

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ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

PRESERVATION TREATMENT NOTES

DATE:

10/28/22

SCALE:

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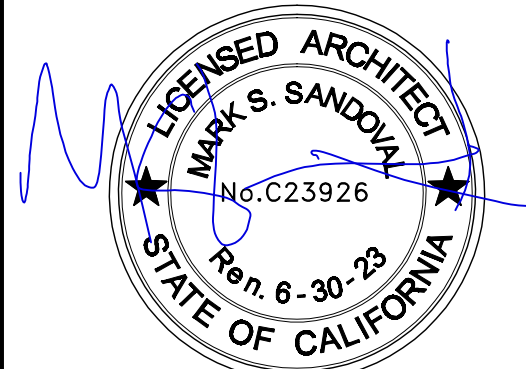
CHECK BY:

JOB NUMBER:

NO. 2201-11

SHEET NUMBER:

PTN-01

PRESERVATION TREATMENT NOTES				PROJECT TITLE New Remodeling and Site Improvements to the Historic Littleton/Martin House for: MIKE FOULKES 1660 Littleton Place Campbell, California
G. <u>CLASS II</u> (SURFACE CONDITIONS GENERALLY REQUIRING LIMITED PAINT REMOVAL) 1. CRAZING: Crazing THE Fine, jagged interconnected breaks in the top layer of paint results when paint that is several layers thick becomes excessively hard and brittle with age and is consequently no longer able to expand and contract with the wood in response to changes in temperature and humidity. As the wood swells, the bond between paint layers is broken and hairline cracks appear. Although somewhat more difficult to detect as opposed to other more obvious paint problems, it is well worth the time to scrutinize all surfaces for crazing. If not corrected, exterior moisture will enter the crazed surface, resulting in further swelling of the wood and, eventually, deep cracking and alligatoring, a Class III condition which requires total paint removal. RECOMMENDED TREATMENT: Crazing can be treated by hand or mechanically sanding the surface, then repainting. Although the hairline cracks may tend to show through the new paint, the surface will be protected against exterior moisture penetration. 2. INTER COAT PEELING: Inter coat peeling can be the result of improper surface preparation prior to the last repainting. This most often occurs in protected areas such as eaves and covered porches because these surfaces do not receive a regular rinsing from rainfall, and salts from airborne pollutants thus accumulate on the surface. If not cleaned off, the new paint coat will not adhere properly and that layer will peel. 3. Another common cause of inter coat peeling is incompatibility between paint types. For example, if oil paint is applied over latex paint, peeling of the top coat can sometimes result since, upon aging, the oil paint becomes harder and less elastic than the latex paint. If latex paint is applied over old, chalking oil paint, peeling can also occur because the latex paint is unable to penetrate the chalky surface and adhere. RECOMMENDED TREATMENT: First, where salts or impurities have caused the peeling, the affected area should be washed down thoroughly after scraping, then wiped dry. Finally, the surface should be hand or mechanically sanded, then repainted. Where peeling was the result of using incompatible paints, the peeling top coat should be scraped and hand or mechanically sanded. Application of a high quality oil type exterior primer will provide a surface over which either an oil or a latex topcoat can be successfully used. 4. SOLVENT BLISTERING: Solvent blistering, the result of a less common application error, is not caused by moisture, but by the action of ambient heat on paint solvent or thinners in the paint film. If solvent rich paint is applied in direct sunlight, the top surface can dry too quickly and, as a result, solvents become trapped beneath the dried paint film. When the solvent vaporizes, it forces its way through the paint film, resulting in surface blisters. This problem occurs more often with dark colored paints because darker colors absorb more heat than lighter ones. To distinguish between solvent blistering and blistering caused by moisture, a blister should be cut open. If another layer of paint is visible, then solvent blistering is likely the problem whereas if bare wood is revealed, moisture is probably to blame. Solvent blisters are generally small. RECOMMENDED TREATMENT: Solvent-blistered areas can be scraped, hand or mechanically sanded to the next sound layer, then repainted. In order to prevent blistering of painted surfaces, paint should not be applied in direct sunlight. 5. WRINKLING: A common error in application that can easily be avoided is wrinkling. This occurs when the top layer of paint dries before the layer underneath. The top layer of paint actually moves as the paint underneath (a primer, for example) is drying. Specific causes of wrinkling include: (1) applying paint too thick; (2) applying a second coat before the first one dries; (3) inadequate brushing out; and (4) painting in temperatures higher than recommended by the manufacturer. RECOMMENDED TREATMENT: The wrinkled layer can be removed by scraping followed by hand or mechanical sanding to provide as even a surface as possible, then repainted following manufacturer's application instructions. H. <u>CLASS III</u> (EXTERIOR SURFACE CONDITIONS GENERALLY REQUIRING TOTAL PAINT REMOVAL) 1. If surface conditions are such that the majority of paint will have to be removed prior to repainting, it is suggested that a small sample of intact paint be left in an inconspicuous area either by covering the area with a metal plate, or by marking the area and identifying it in some way. (When repainting does take place, the sample should not be painted over). This will enable future investigators to have a record of the building's paint history. 2. PEELING: Peeling to bare wood is most often caused by excess interior or exterior moisture that collects behind the paint film, thus impairing adhesion. Generally beginning as blisters, cracking and peeling occur as moisture causes the wood to swell, breaking the adhesion of the bottom layer. RECOMMENDED TREATMENT: There is no sense in repainting before dealing with the moisture problems because new paint will simply fail. Therefore, the first step in treating peeling is to locate and remove the source or sources of the moisture, not only because moisture will jeopardize the protective coating of paint but because, if left unattended, it can ultimately cause permanent damage to the wood. Excess interior moisture should be removed from the building through installation of exhaust fans and vents. Exterior moisture should be eliminated by correcting the following conditions prior to repainting: faulty flashing; leaking gutters; defective roof shingles; cracks and holes in siding and trim; deteriorated caulking in joints and seams; and shrubbery growing too close to painted wood. After the moisture problems have been solved, the wood must be permitted to dry out thoroughly. The damaged paint can then be scraped off with a putty knife, hand or mechanically sanded, primed, and repainted. 3. CRACKING/ALLIGATORING: Cracking and alligatoring are advanced stages of crazing. Once the bond between layers has been broken due to inter coat paint failure, exterior moisture is able to penetrate the surface cracks, causing the wood to swell and deeper cracking to take place. This process continues until cracking, which forms parallel to grain, extends to bare wood. Ultimately, the cracking becomes an overall pattern of horizontal and vertical breaks in the paint layers that looks like reptile skin; hence, "alligatoring." In advanced stages of cracking and alligatoring, the surfaces will also flake badly. RECOMMENDED TREATMENT: If cracking and alligatoring are present only in the top layers they can probably be scraped, hand or mechanically sanded to the next sound layer, then repainted. However, if cracking and/or alligatoring have progressed to bare wood and the paint has begun to flake, it will need to be totally removed. Methods include scraping or paint removal with the electric heat plate, electric heat gun, or chemical strippers, depending on the particular area involved. Bare wood should be primed within 48 hours then repainted. I. <u>SELECTING THE APPROPRIATE/SAFEST METHOD TO REMOVE PAINT</u> 1. After having presented the "hierarchy" of exterior paint surface conditions—from a mild condition such as mildew which simply requires cleaning prior to repainting to serious conditions such as peeling and alligatoring which require total paint removal—one important thought bears repeating: if a paint problem has been identified that warrants either limited or total paint removal, the gentlest method possible for the particular wooden element of the historic building should be selected from the many available methods.	2. The treatments recommended—based upon field testing as well as on set monitoring of Department of Interior grant-in-aid and certification of rehabilitation projects—are therefore those which take three overriding issues into consideration (1) the continued protection and preservation of the historic exterior woodwork; (2) the retention of the sequence of historic paint layers; and (3) the health and safety of those individuals performing the paint removal. By applying these criteria, it will be seen that no paint removal method is without its drawbacks and all recommendations are qualified in varying degrees. J. <u>METHODS FOR REMOVING PAINT</u> 3. After a particular exterior paint surface condition has been identified, the next step in planning for repainting—if paint removal is required—is selecting an appropriate method for such removal. 4. The method or methods selected should be suitable for the specific paint problem as well as the particular wooden element of the building. Methods for paint removal can be divided into three categories (frequently, however, a combination of the three methods is used). Each method is defined below, then discussed further and specific recommendations made: 5. Abrasive—"Abrading" the painted surface by manual and/or mechanical means such as scraping and sanding. Generally used for surface preparation and limited paint removal. 6. Thermal—Softening and raising the paint layers by applying heat followed by scraping and sanding. Generally used for total paint removal. 7. Chemical—Softening of the paint layers with chemical strippers followed by scraping and sanding. Generally used for total paint removal. K. <u>ABRASIVE METHODS (MANUAL)</u> 1. If conditions have been identified that require limited paint removal such as crazing, inter coat peeling, solvent blistering, and wrinkling, scraping and hand sanding should be the first methods employed before using mechanical means. Even in the case of more serious conditions such as peeling—where the damaged paint is weak and already sufficiently loosened from the wood surface --scraping and hand sanding may be all that is needed prior to repainting. L. <u>RECOMMENDED ABRASIVE METHODS (MANUAL)</u> 1. Putty Knife/Paint Scraper: Scraping is usually accomplished with either a putty knife or a paint scraper, or both. Putty knives range in width from one to six inches and have a beveled edge. A putty knife is used in a pushing motion going under the paint and working from an area of loose paint toward the edge where the paint is still firmly adhered and, in effect, "beveling" the remaining layers so that as smooth a transition as possible is made between damaged and undamaged areas. 2. Paint scrapers are commonly available in 1–5/16, 2–1/2, and 3–1/2 inch widths and have replaceable blades. In addition, profiled scrapers can be made specifically for use on moldings. As opposed to the putty knife, the paint scraper is used in a pulling motion and works by raking the damaged areas of paint away. 3. The obvious goal in using the putty knife or the paint scraper is to selectively remove the affected layer or layers of paint; however, both of these tools, particularly the paint scraper with its hooked edge, must be used with care to properly prepare the surface and to avoid gouging the wood. 4. Sandpaper/Sanding Block/Sanding sponge: After manually removing the damaged layer or layers by scraping, the uneven surface (due to the almost inevitable removal of varying numbers of paint layers in a given area) will need to be smoothed or "feathered out" prior to repainting. As stated before, hand sanding, as opposed to harsher mechanical sanding, is recommended if the area is relatively limited. A coarse grit, open-coat flint sandpaper—the least expensive kind—is useful for this purpose because, as the sandpaper clogs with paint it must be discarded and this process repeated until all layers adhere uniformly. 5. Blocks made of wood or hard rubber and covered with sandpaper are useful for hand sanding flat surfaces. Sanding sponges—rectangular sponges with an abrasive aggregate on their surfaces—are also available for detail work that requires reaching into grooves because the sponge easily conforms to curves and irregular surfaces. All sanding should be done with the grain. M. <u>SUMMARY OF ABRASIVE METHODS (MANUAL)</u> 1. Recommended: Putty knife, paint scraper, sandpaper, sanding block, sanding sponge. 2. Applicable areas of building: All areas. For use on: Class I, Class II, and Class III conditions. 3. Health/Safety factors: Take precautions against lead dust, eye damage; dispose of lead paint residue properly. N. <u>ABRASIVE METHODS (MECHANICAL)</u> 1. If hand sanding for purposes of surface preparation has not been productive or if the affected area is too large to consider hand sanding by itself, mechanical abrasive methods, i.e., power-operated tools may need to be employed; however, it should be noted that the majority of tools available for paint removal can cause damage to fragile wood and must be used with great care. O. <u>RECOMMENDED ABRASIVE METHODS (MECHANICAL)</u> 1. ORBITAL SANDER: Designed as a finishing or smoothing tool—not for the removal of multiple layers of paint—the orbital sander is thus recommended when limited paint removal is required prior to repainting. Because it sands in a small diameter circular motion (some models can also be switched to a back-and-forth vibrating action), this tool is particularly effective for "feathering" areas where paint has first been scrapped. The abrasive surface varies from about 3x7 inches to 4x9 inches and sandpaper is attached either by clamps or sliding clips. A medium grit, open-coat aluminum oxide sandpaper should be used; fine sandpaper clogs up so quickly that it is ineffective for smoothing paint. 2. BELT SANDER: A second type of power tool—the belt sander—can also be used for removing limited layers of paint but, in this case, the abrasive surface is a continuous belt of sandpaper that travels at high speeds and consequently offers much less control than the orbital sander. Because of the potential for more damage to the paint or the wood, use of the belt sander (also with a medium grit sandpaper) should be limited to flat surfaces and only skilled operators should be permitted to perform this operation. 3. HEAT GUN AND HEAT PLATE: Like the heat plate, the heat gun works best on a heavy paint buildup. (It is, however, not very successful on only one or two layers of paint or on surfaces that have only been varnished. The varnish simply becomes sticky and the wood scorches.) <td> 4. Although the heat gun is heavier and more tiring to use than the heat plate, it is particularly effective for removing paint from detail work because the nozzle can be directed at curved and intricate surfaces. Its use is thus more limited than the heat plate, and most successfully used in conjunction with the heat plate. For example, it takes about two to three hours to strip a paneled door with a heat gun, but if used in combination with a heat plate for the large, flat area, the time can usually be cut in half. Although a heat gun seldom scorches wood, it can cause fires (like the blow torch) if aimed at the dusty cavity between the exterior sheathing and siding and interior lath and plaster. A fire may smolder for hours before flames break through to the surface. Therefore, this thermal device is best suited for use on solid decorative elements, such as molding, balusters, fretwork, or "gingerbread." P. <u>NOT RECOMMENDED</u> 1. BLOW TORCH: Blow torches, such as hand-held propane or butane torches, were widely used in the past for paint removal because other thermal devices were not available. With this technique, the flame is directed toward the point until it begins to bubble and loosen from the surface. Then the point is scraped off with a putty knife. Although this is a relatively fast process, at temperatures between 3200 and 3800 degrees Fahrenheit the open flame is not only capable of burning a careless operator and causing severe damage to eyes or skin, it can easily scorch or ignite the wood. The other fire hazard is more insidious. Most frame buildings have an air space between the exterior sheathing and siding and interior lath and plaster. This cavity usually has an accumulation of dust which is also easily ignited by the open flame of a blow torch. Finally, lead ba </td> <td></td>	4. Although the heat gun is heavier and more tiring to use than the heat plate, it is particularly effective for removing paint from detail work because the nozzle can be directed at curved and intricate surfaces. Its use is thus more limited than the heat plate, and most successfully used in conjunction with the heat plate. 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M. SANDOVAL ARCHITECTS, INC. Architecture - Historic Preservation - Design 145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94625 P 650.941.8048 SOUTH BAY 415.824.7059 NORTH BAY / 707. 637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com				
ARCHITECT: 				
PROMPT CONSULTANTS				
REVISIONS: 1 2 3 4 5 6 7 8				
SHEET DESCRIPTION: PRESERVATION TREATMENT NOTES				
DATE: 10/28/22 SCALE: DRAWN BY: CHECK BY: JOB NUMBER: NO. 2201-01 SHEET NUMBER: PTN-02				

STATE OF CALIFORNIA
Prescriptive Residential Alterations That Do Not Require HERS Verification
 CCSOP Worksheet (Revision 01/10)
 COMMISSION



CALIFORNIA ENERGY
 CEFIR-ALT-05-e
 (Page 1 of 8)

CERTIFICATE OF COMPLIANCE
 Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name: Foulkes Addition	Page 1 of 8	Date Prepared: 9-Sept-2022
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This compliance document is only applicable to simple alterations that do not require HERS verification for compliance. When HERS verification is required, a CEFIR-ALT-01 shall first be registered with a HERS Provider Data Registry.

Alterations to Space Conditioning Systems that are exempt from HERS verification requirements may use the CEFIR-ALT-05 and CEFIR-ALT-06 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40% of ducts were added or replaced or the existing duct system was insulated with asbestos; or the existing duct system was previously tested and passed by a HERS Rater. If space conditioning systems are altered and are not exempt from HERS verification, then CEFIR-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Alterations that utilize close Cell Spray Polyurethane Foam (cSPF) with a density of 1.5 to less than 2.5 pounds per cubic foot having an R-value greater than 8 per inch, or Open Cell Spray Polyurethane Foam (oSPF) with a density of 0.4 to less than 1.5 pounds per cubic foot having an R-value of 3.6 per inch, shall complete and register a CEFIR-ALT-01 with a HERS Provider Data Registry.

If more than one person has responsibility for installation of the items on this certificate, each person shall prepare and sign a certificate applicable to the portion of construction for which they are responsible. Alternatively, the person with chief responsibility for construction shall prepare and sign this certificate for the entire construction. All applicable Mandatory Measures shall be met. Temporary labels shall not be removed before verification by the building inspector.

A. General Information

01	Project Name: Foulkes Addition	02	Date Prepared: 9-Sept-2022
03	Project Location: 1690 Littleton Place	04	Building Front Orientation (deg or cardinal): 338°
05	CA City: Campbell	06	Number of Altered Dwelling Units: 1
07	Zip Code: 95008	08	Fuel Type: Gas
09	Climate Zone: 04	10	Total Conditioned Floor Area (ft²): 1428
11	Building Type: Single Family	12	Slab Area (ft²): 1020
13	Project Scope: Replace existing windows throughout the home.		

[illegible]

STATE OF CALIFORNIA

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

CALIFORNIA ENERGY

COMMISSIONER
JULIO GARCIA, CEC
GREGORY J. WOLF, President (H)

C19-181.05-4
(Page 3 of 8)

CERTIFICATE OF COMPLIANCE

Prescriptive Residential Alterations That Do Not Require HERS Field Verification

Project Name: Foules Addition
Page 3 of 8 | Date Prepared: **9-Sept-2022**

C. Roof Replacement (Prescriptive Alteration, Section 150.2(b)(1)(H))

01	02	03	04	05	06	07	08	09	10	11	12	13
						Proposed	Minimum Required					
Method of Compliance	Roof Pitch:	Exception	CRRC Product ID Number	Product Type	Deck Insulation R-Value	Initial Solar Reflectance	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)	Aged Solar Reflectance	Thermal Emittance	SRI (Optional)
	8:12	G										

NOTES:

- Roof area covered by building integrated photovoltaic panels and solar thermal panels are exempt from the above Cool Roof requirements.
- Liquid field applied coatings must comply with installation criteria from Section 110.8(J)(4).

D. Fenestration/Glazing Allowed Areas and Efficiencies (Section 150.2(b)(1))

01	02	03	04	05	06	07			
Alteration Type	Maximum Allowed Fenestration Area For All Orientations (ft ²)	Maximum Allowed West-facing Fenestration Area Only (ft ²)	Existing Fenestration Area Only (ft ²)	Existing West-facing Fenestration Area (ft ²)	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	Comments
	Add=75sf	285.6	71.4	199.7	51.7	0.30	n/a	0.23	n/a

	Maximum U-factor	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30
Fenestration	Maximum SHGC	0.30	0.23	0.30	0.23	0.30	0.23	0.30	0.23	0.30	0.23	0.30	0.23	0.30
	Maximum Total Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
	Maximum Best Pricing Area	30%	5%	30%	5%	30%	5%	30%	5%	30%	5%	30%	5%	30%

.05 These don't print

CA Building Energy Efficiency Standards - 2019 Residential Compliance
January 2019

DRAWING NAME: 0:\Projects\2021_UBS\221396- Foulkes (CAO)\STRUCTURAL\STRUCT (0BB) 10_19_22\221396-STD1.dwg
PLOT DATE: 10-25-22 PLOTTED BY: emorales

STRUCTURAL SPECIFICATIONS

GENERAL

- These notes are general and apply to the entire project except where there are specific indications to the contrary. Construction shall meet the requirements of the latest edition of the 2019 California Building Code. The above shall govern except where other applicable codes or the following notes are more restrictive.
- Structures have been designed for operational loads on completed structures. During construction, structures and parts of the structures shall be protected and/or supported by bracing and shoring wherever excessive loading may occur.
- The contractor alone is responsible for job site safety. Site review of the construction by the Architect and/or Engineer, if any, is to determine conformance with the plans and specifications. It does not encompass safety procedures or operations.
- It is the responsibility of the Contractor and Subcontractor to notify the Owner and the Architect and/or Engineer of any conditions to be found in the field to be different from those shown on the plans, or of errors or omissions on the plans, which might affect the completion of the project. Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings. Work details dimensions form the controlling surface points and actual material dimensions.
- Larger scale details take precedence over smaller scale details.
- Verify type and size of metal work against appropriate member size before ordering hardware.
- Hardware notes is Simpson "Strong Tie". Hardware of similar construction and equal ICC values is acceptable.
- For hardware use the maximum size bolts and nails specified in manufacturer's catalog. Nail all holes. Use special short-length nails supplied by manufacturer where common nails will exceed the width of the framing member.
- In case of conflict between structural and architectural plans, details, and/or specifications, the more restrictive condition shall apply and notify applicable parties.

CONCRETE

- All concrete work shall conform to the requirements of the latest edition of the ACI building Code (ACI-318) and the California Building Code (CBC). Detailing, fabrication, and erection of reinforcing bars shall be in accordance with the latest edition of the Manual of Standard Practices (ACI-315).
- Aggregate for the concrete mix shall conform to ASTM-C33. Cement shall conform to ASTM-C150, Type I or II.
- Concrete shall have an ultimate compressive strength of 3000 psi (28 day strength) with a 4" slump (tolerance 1").
- Reinforcing steel shall be deformed bars (ASTM A615) Grade 40, except that No. 4 or larger bars shall be Grade 60. Welded wire fabric shall be per ASTM 185. Reinforcing steel in grade beams shall be securely fastened in place horizontally and vertically prior to pouring.
- Lap bars 48 diameters at splices. Hook bars 24 diameters at corners.
- Bend down top bars at ends of grade beams, such as at garage doors.
- Provide a minimum of two anchor bolts per sill piece, with one within 12" of each end.
- Concrete floor shall be screeded, wood floated and then given a steel trowel finish.
- Provide foundation vents equal in area to 1/150 of underfloor area. Locate vents on opposing sides where possible

WOOD

- Unless otherwise noted, framing lumber shall be graded as follows:
Framing lumber (rafters, joists, purlins, etc.): DF No.2
Beams headers and post: DF, No. 1
Studs: STD grade
Foundation sills: Pressure-treated (DF)
Exposed decking: California Redwood No.1
- Moisture content of all structural lumber shall be less than 19 percent.
- All Plywood shall be CDX OR OSB U.O.N. Minimum thickness shall be 1/2" on roof, 3/4" 1" & 2" on floor and 1/2" on walls (where noted). Use panel clips on all unsupported edges of built-up roofs. Minimum span of plywood sheathing in each direction shall not be less than 24".
- Glu-lam beams shall be Grade 24F-V4, standard camber (AIRC-103) U.O.N. Provide compliance certificate to building Department. Glu-lam beams shall have metal hardware connections to posts (BC post cap minimum).

FRAMING

- All framing shall conform to chapter 23 of the 2019 California Building Code. Nailing shall be per CBC, Table nailing, and hardware exposed to the weather shall be galvanized. Nails shall be common wire nails U.O.N.
- All bolts for wood connections shall be conform to ASTM A307 with heavy hex heads. Malleable iron washer shall be used at all places where the bolt head or nut would otherwise bear or be in contact with the wood surface. Bolt holes in wood members shall not be drilled more than 1/8" larger than the bolt diameter.
- Balloon frame all walls with sloping ceilings or with raised ceilings. Maximum stud height for 2x4 stud is 10'-0" and for 2x6 stud 14'-0". Provide fire blocking such that maximum concealed space is 10'-0".
- Block under all perpendicular partitions. Double joists (min.) under all parallel partitions.
- Bolt multiple joists together with 1/2" machine bolts at 24" o.c. Alternate bolts between the upper 1/4 and lower 1/4 of the joist depth. Nail double joists with 16d nails at 12" o.c. (similar pattern). Nail double or multiple studs with 16d at 12" o.c. (similar pattern).
- Provide lateral support at ends of joist and rafters by blocking, rim joists or hangers. Block between joists and rafters over all supports.
- Micro-lam (LVL) floor joist or beam shall have grade 1.9 DF/LP/WH 6 Fb=2600 psi, Fv=285 psi, MOE=2.0x10⁶ psi, ICC ESR-1387
- Parallam (PSL) beam shall have grade 2.0 DF/SP/WH/YP OR YP/RM 6 Fb=2900 psi, Fv=290 psi, MOE=2.2x10⁶ psi, ICC ESR-1387
- Anthony Power beam (APB) beam shall have grade 3.0 6 Fb=3000 psi, Fv=300 psi, MOE=2.1x10⁶ psi, ICC ESR-1104
- All wood members in contact with concrete or masonry foundation surface shall be pressure treated with a preservative.
- Solid sawn members in floors shall be placed with crowns and any major knots upward.
- Posts shall be continuous from beam or header to floor or sill below. Provide at least a double stud at all bearing points under beams.
- All headers 4x12 U.O.N.
- Lap top plates 48". Nail with 16d nails.
- Maximum allowable notch is 7/8" in 2x4 studs and 1-3/8" in 2x6 studs. Maximum allowable bored hole is 1-3/8" in 2x4 studs and 2-1/8" in 2x6 studs with at least 5/8" clear to the edge of the stud.
- Use 1x6 collar ties at 48" o.c. wherever possible. Collar ties shall be placed as low as feasible.
- Provide A35 anchor from rafter to top plate at 48" o.c. U.O.N.
- Unless otherwise noted, stagger all plywood joints in floor and roof sheathing and lay face grain perpendicular to supports. Minimum nailing for roof sheathing shall be 8d common at 6" along supported edges and 12" field. Nail perimeter of diaphragm with 8d common at 4" o.c. Minimum nailing for floor sheathing shall be 10d common at 6" o.c. along supported edges and 10" field. Nail perimeter of diaphragm with 10d common at 4" o.c.

- Vertical plywood sheathing shall be blocked at all edges and shall be extended from top plate to sill of wall. Where possible, butt vertical sheathing on floor joists or blocking, leaving 3/8" gap for shrinkage. Vertical sheathing shall continue to the foundation sill if required on first floor walls. Minimum nailing is 8d at 6" edges and 12" field.
- Where plywood shear walls are interrupted by floor, provide adequate shear transfer from sole plate to blocking or joist below and from the blocking to the top plate of a wall continuation below, if any, by providing 16d common nails at the same spacing as the shear wall edge nailing U.O.N. Add 2x nailers or metal anchors as necessary.

FRAMING (CONTINUED)

- Minimum gypsum board nailing is 5d Parkerhead nail (6d for 5/8" board) at 7" o.c. edges and field.
- Holdowns are attached to 4x studs at the ends of shear walls and extend to either 4x studs or framing below or to the foundation bolts (see detail for size). Nail all double studs at holdowns together with 16d nails at 8" o.c. Where cripple walls occurs below the lower floor, install an MS1172 strap holdown from the shear wall to a 4x cripple stud and a foundation holdown from the 4x cripple stud to the foundation, or bolt directly to the foundation bolt using threaded rod. The contractor shall carefully review holdown bolt embedment requirements in the Simpson Strong-Tie catalog.
- Where solid sawn wood members are framed into glu-lam members in floors, the tops of these members shall be held 3/8" above glu-lams.
- Cantilever deck joists shall be notched with hand tools to avoid overcutting.
- Fasteners for pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.9.5

STRUCTURAL STEEL

- Detailing, fabrication, and erection of structural steel shall conform to the specification and standards of the latest edition of the AISC Manual of Steel Construction.
- All structural steel plates, shapes and bars shall conform to ASTM A36.
- Steel shall be free of all scale, rust or other contaminants that would impair the bonding of the concrete to the steel.
- All structural HSS tube steel shall be A500 Grade "B". Steel bolts shall be A307.
- All steel members shall have a minimum of 2 coats of red primer, finish coat if required by owner.
- Special inspection required for all field & shop welds.

SOILS

Slope finish exterior surface away from foundation.

ABBREVIATIONS

A & B	ABOVE AND BELOW	M.B.	MACHINE BOLT
A.B.	ANCHOR BOLTS	MEZZ.	MEZZANINE
ABV	ABOVE	MFG.	MANUFACTURING
ADJ	ADJACENT	M.I.	MALLEABLE IRON
A.F.F.	ABOVE FINISH FLOOR	MIN.	MINIMUM
A.P.A.	AMERICAN PLYWOOD ASSO.	MTD.	MOUNTED
ARCH	ARCHITECTURE	(N)	NEW
B.F.W.	BALLOON FRAMED WALL	N	NORTH
BLDG.	BUILDING	N/A	NOT APPLICABLE
BLK'G	BLOCKING	NAIL'G	NAILING
BM.	BEAM	N.E.	NORTHEAST
BN.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BOTT	BOTTOM	N.W.	NORTHWEST
BRG	BEARING	O.C.	ON CENTER
C	CAMBER	O.H.	OPPOSITE HAND
CANT.	CANTILEVER	OPEN'G	OPENING
C.J.	CEILING JOIST	OPT.	OPTIONAL
CLG	CEILING	O.S.B.	OREGON STRAND BOARD
CTR	CENTER	PCS	PIECES
CLR	CLEARANCE	P.E.N.L	PLYWOOD EDGE NAILING
CONC	CONCRETE	PERIM.	PERIMETER
C.M.U.	CONC. MASONRY UNIT	PLT.	PLATE
CONN	CONNECT, CONNECTION	PLC'S	PLACES
CONST	CONSTRUCTION	PLY'D	PLYWOOD
CSK	COUNTERSINK	P.T.	PRESSURE TREATED
C.T.	COLLAR TIE	RAF.	RAFTERS
DBL	DOUBLE	RDWD.	REDWOOD
DET	DETAIL	REQ'D	REQUIRED
D.F.	DOUGLAS FIR	RET.	RETAINING
DIA	DIAGONAL	RF.	ROOF
DIAPH	DIAPHRAGM	S	SOUTH
DIM	DIMENSION	S.A.D.	SEE ARCH. DRW'GS
DIR	DIRECTION	S.G.E.	STRUCTURAL GABLE END
D.F.	DOOR	S.B.	STRONG BACK
D.F.	DOOR FRAME	SCHD.	SCHEDULE
DWG	DRAWING	S.E.	SOUTHEAST
E	EAST	SEC.	SECTION
E.A.	EACH	SHML	SIMILAR
E.F.	EACH FACE	SMT.	SHEET
ELEV	ELEVATION	SHT'G	SHEATHING
EMB	EMBEDMENT	SIMP.	SIMPSON COMPANY
E.N.	EDGE NAILING	SPAC'G	SPACING
E.O.	EQUAL	SPECS	SPECIFICATIONS
E.W.	EACH WAY	SQ.	SQUARE
E.W.E.F.	EACH WAY, EACH FACE	S.S.D.	SEE STR. DRW'GS
EXP	EXPANSION	STL	STEEL
EX.	EXISTING	STR.	STRUCTURAL
F.F.	FINISH FLOOR	S.W.	SOUTHWEST
F.H.	FULL HEIGHT	S.W.S.	SHEAR WALL SCHEDULE
F.W.O.B.	FULL WIDTH OF BLDG.	S.W.T.	SHEAR WALL TYPE
F.W.O.B.	FULL WIDTH OF BLDG.	T&B	TOP AND BOTTOM
FIN	FINISH	T&G	TONGUE AND GROOVE
FLR	FLOOR	T.B.F.V.	TO BE FIELD VERIFIED
F.L.	FLOOR JOIST	T.D.	TIEDOWN OR HOLDOWN
F.L.O.M.	FULL LENGTH OF MEMBER	T.D.S.	TIEDOWN SCHEDULE
F.N.	FACE NAILED	T.N.	TOE NAIL
F.O.S.	FACE OF STUDS	T.O.	TOP OF
G.A.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
FNDN.	FOUNDATION	T.O.S.F.	TOP OF SUB-FLOOR
F.P.	FIREPLACE	T.O.W	TOP OF WALL
FRAM'G	FRAMING	TOT	TOTAL
FT	FEET	TYP.	TYPICAL
FTG.	FOOTING	UNLESS NOTED OTHERWISE	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	UNLESS OTHERWISE NOTED	UNLESS OTHERWISE NOTED
GAR.	GARAGE	V.I.F.	VERIFY IN FIELD
GEN.	GENERAL	W	WEST
G.L.B.	GLU-LAM BEAM	W.D.W	WINDOW
GR.	GRADE	S.W.F.	STEEL WIDE FLANGE
HDR.	HEADER	W.W.F.	WELDED WIRE FABRIC
HT.	HEIGHT	W/	WITH
INFO.	INFORMATION	W/O	WITHOUT
INT.	INTERIOR	Ø	AT
J.H.	JOIST HANGER	"	FEET
JNT	JOINT	"	INCHES
JST	JOIST		PARALLEL
K.P.	KING POST	⊥	PERPENDICULAR
LOC.	LOCATION	∠	AND
MANU.	MANUFACTURER	∅	DIAMETER
MATL.	MATERIAL	CL	CENTER LINE
MAX.	MAXIMUM	U	HANGER
		U	STEEL ANGLE

PROJECT SEISMIC DESIGN DATA

A. SEISMIC IMPORTANCE FACTOR, I = 1.0 AND RISK CATEGORY = II
B. MAPPED SPECTRAL RESPONSE ACCELERATIONS, S_s = 2.223g AND S_{D1} = 0.799g
C. SITE CLASS = D -DEFAULT
D. SPECTRAL RESPONSE COEFFICIENTS, S_{DS} = 1.778g AND S_{D1} = 0.906g
E. SEISMIC DESIGN CATEGORY = E
F. BASIC SEISMIC-FORCE-RESISTING SYSTEM(S) = WOOD PANEL SHEAR WALL
G. SEISMIC RESPONSE COEFFICIENT(S) C_s = 0.274
H. RESPONSE MODIFICATION FACTOR(S) R = 6.5
I. ANALYSIS PROCEDURE USED = EQUIVALENT LATERAL FORCE PROCEDURE

PROJECT WIND DESIGN DATA

A. BASIC WIND SPEED (3-SECOND GUST) MILES PER HOUR = 92
B. WIND IMPORTANCE FACTOR, I =1.0 AND OCCUPANCY CATEGORY = II
C. WIND EXPOSURE = C
D. INTERNAL PRESSURE COEFFICIENT, C_{pi} = 0.18
E. DESIGN WIND PRESSURE = 13.45 PSF 00 TO 15 FEET
14.29 PSF 15 TO 20 FEET
14.97 PSF 20 TO 25 FEET

CBC TABLE 2304.10.1 FASTENING SCHEDULE				
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION	
FLOOR				
24.	2" subfloor to joist or girder	2-16d common (3½" x 0.162")	Face nail	
25.	2" plank (plank & beam - floor & roof)	2-16d common (3½" x 0.162")	Each bearing, face nail	
26.	Built up girders and beams, 2" lumber layers	20 common (4" x 0.192")	32" o.c. face nail at top and bottom staggered on opposite sides	
		10d box (3" x 0.128"); or 3" x 0.131" nails; or 3" 14 gage staples, ⅞" crown	24" o.c. face nail at top and bottom staggered on opposite sides	
		And: 2-20d common (4" x 0.192"); or 3-10d box (3" x 0.128"); or 3-3" x 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Ends and at each splice, face nail	
27.	Ledger strip supporting joists or rafters	3-16d common (3½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Each joist or rafter, face nail	
28.	Joist to band joist or rim joist	3-16d common (3½" x 0.162"); or 4-10d box (3" x 0.128"); or 4-3" x 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	End nail	
29.	Bridging or blocking to joist, rafter or truss	2-8d common (2½" x 0.131"); or 2-10d box (3" x 0.128"); or 2-3" x 0.131" nails; or 2-3" 14 gage staples, ⅞" crown	Each end, toenail	
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING ^a				
			Edges (Inches)	Intermediate Supports (Inches)
30.	⅝" - ½"	6d common or deformed (2" x 0.113") (subfloor and wall)	6"	12"
		8d common or deformed (2½" x 0.131") (roof) OR RRSRS-01 (2½" x 0.113") nail (roof) ^d	6"	12"
		2 ⅝" x 0.113" nail (subfloor and wall)	6"	12"
		1 ½" 16 gage staple, ⅞" crown (subfloor and wall)	4"	8"
		2 ⅝" x 0.113" nail (roof)	4"	8"
31.	1⅝" - ¾"	1 ¾" 16 gage staple, ⅞" crown (roof)	3"	6"
		8d common (2½" x 0.113"); or 6d deformed (2" x 0.113") (subfloor and wall)	6"	12"
		8d common or deformed (2½" x 0.131") (roof) OR RRSRS-01 (2½" x 0.113") nail (roof) ^d	6"	12"
		2 ⅝" x 0.113" nail; or 2" 16 gage staple, ⅞" crown	4"	8"
32.	⅞" - 1 ¼"	10d common (3" x 0.148"); or 8d deformed (2 ½" x 0.131")	6"	12"
OTHER EXTERIOR WALL SHEATHING				
33.	½" fiberboard sheathing ^b	1 ½" galvanized roof nail (⅞" head diameter); or 1 ¼" 16 gage staple with ⅞" or 1" crown	3"	6"
34.	⅝" fiberboard sheathing ^b	1 ¾" galvanized roof nail (⅞" diameter head); or 1 ½" 16 gage staple with ⅞" or 1" crown	3"	6"
WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING				
35.	¾" and less	8d common (2 ½" x 0.131"); or 6d deformed (2" x 0.113")	6"	12"
36.	⅞"-1"	8d common (2 ½" x 0.131"); or 8d deformed (2 ½" x 0.131")	6"	12"
37.	1 ⅝"-1 ½"	10d common (3" x 0.148"); or 8d deformed (2 ½" x 0.131")	6"	12"
PANEL SIDING TO FRAMING				
38.	½" or less	6d corrosion-resistant siding (1 ⅝" x 0.106"); or 6d corrosion-resistant casing (2" x 0.099")	6"	12"
39.	⅝"	8d corrosion-resistant siding (2 ⅝" x 0.128"); or 8d corrosion-resistant casing (2 ½" x 0.113")	6"	12"
INTERIOR PANELING				
40.	¼"	4d casing (1 ½" x 0.080"); or 4d finish (1 ½" x 0.072")	6"	12"
41.	⅝"	6d casing (2" x 0.099"); or 6d finish (Panel supports at 24 inches)	6"	12"

For SI: 1 inch = 25.4 mm.

- a. Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- b. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- c. Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.
- d. RRSRS-01 is a Roof Sheathing Rink Shank nail meeting the specifications in ASTM F1667.

For ST: 1 inch = 25.4 mm.

- Nails spaced at 6 inches at intermediate supports where spans are 48" or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
- Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
- Where a rafter is fastened to an adjacent parallel ceiling joist in accordance with this schedule and the ceiling joist is fastened to the top plate in accordance with this schedule, the number of toenails in the rafters shall be permitted to be reduced by one nail.
- RRSRS-01 is a Roof Sheathing Rink Shank nail meeting the specifications in ASTM F1667.

PROJECT FLOOR AND ROOF LIVE LOADS

A. FLOOR LIVE LOAD = 40 PSF
B. ROOF LIVE LOAD = 20 PSF

PROJECT GEOTECHNICAL DESIGN DATA

A. GEOTECHNICAL REPORT : NOT APPLICABLE (USE C.B.C. MIN. REQUIREMENTS)
B. SOIL BEARING PRESSURE : 1500 PSF (DEAD LOAD + LIVE LOAD)

PROJECT RAIN PRECIPITATION DATA

A. 15-MINUTE INTENSITY = 2.90 IN
B. 60-MINUTE INTENSITY = 1.41 IN

SPECIAL INSPECTION REQUIRED FOR

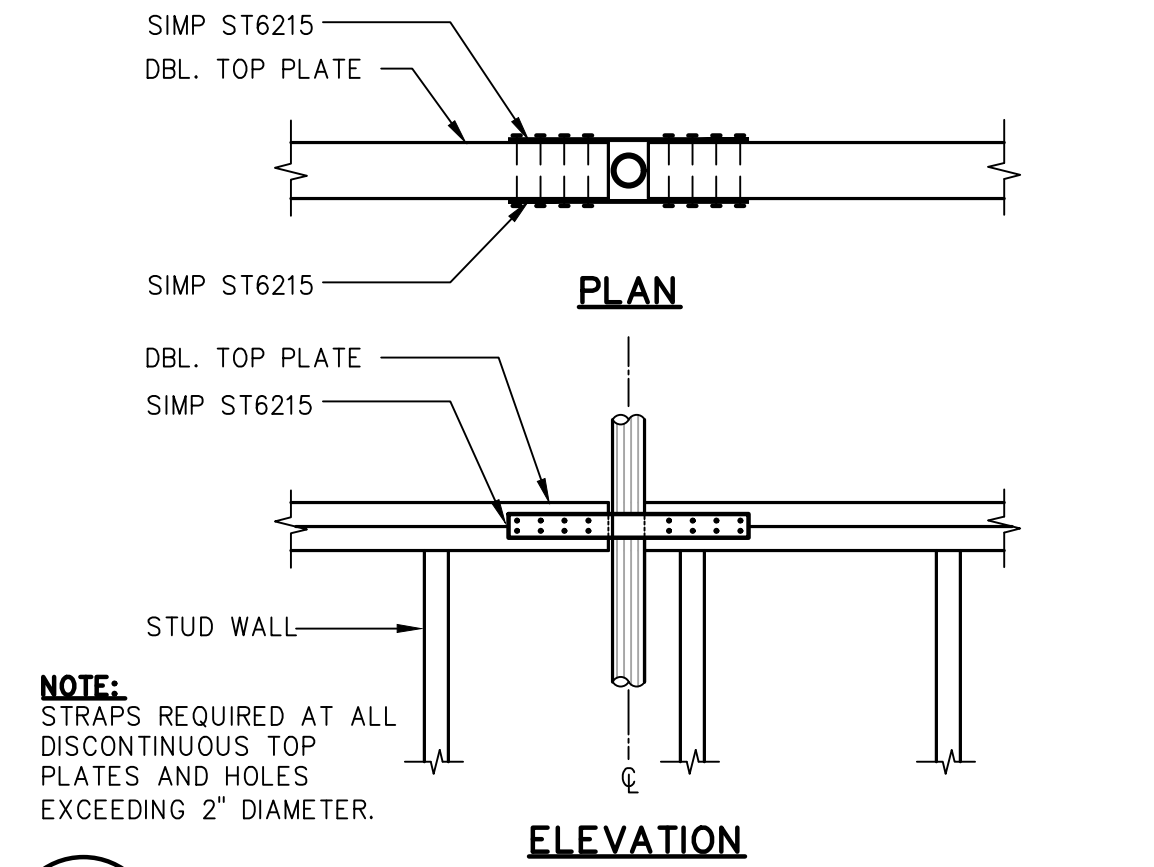
- Epoxy anchor installation (EOR or City Approved 3rd Party Inspector)
- Shearwall construction/nailing for shearwalls with 4" or closer E.N. (EOR or City Approved 3rd Party Inspector)

STRUCTURAL OBSERVATION

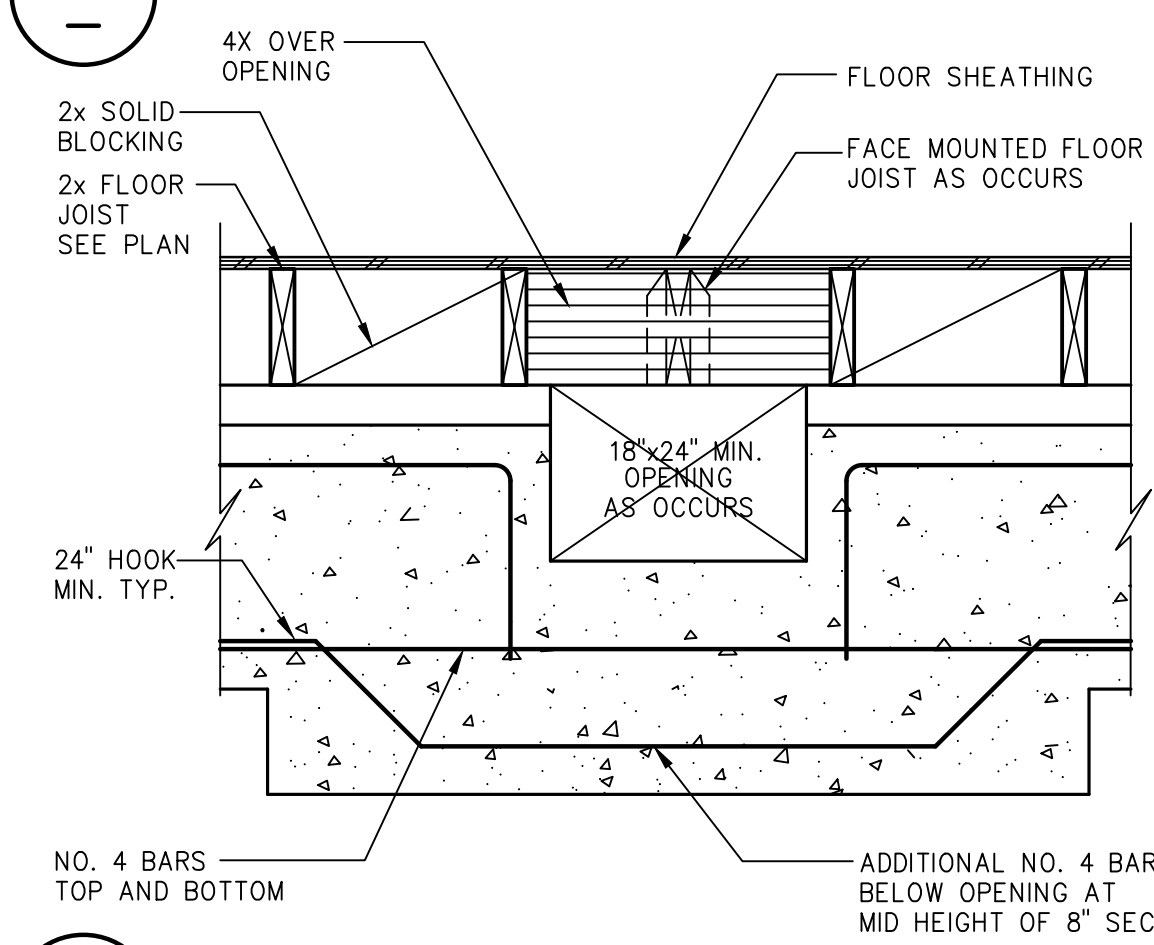
1. Steel placement

CBC TABLE 2304.10.1 FASTENING SCHEDULE			
DESCRIPTION OF BUILDING ELEMENTS		NUMBER AND TYPE OF FASTENER	SPACING AND LOCATION
ROOF			
1.	Blocking between ceiling joists, rafters or trusses to top plate or other framing below	3 - 8d common (2 ½" × 0.131"); or 3-10d box (3" × 0.128"); or 3 - 3" × 0.131" nails; or 3 - 3" 14 gage staples, ⅞" crown	Each end, toenail
	Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 ½" × 0.131") 2 - 3" × 0.131" nails 2 - 3" 14 gage staples	Each end, toenail
		2-16d common (3½" × 0.162") 3-3" × 0.131" nails 3-3" 14 gage staples	End nail
	Flat blocking to truss and web filler	16d common (3½" × 0.162") @ 6" o.c. 3" × 0.131" nails @ 6" o.c. 3" × 14 gage staples @ 6" o.c.	Face nail
2.	Ceiling joists to top plate	3-8d common (2 ½" × 0.131"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Each joist, toenail
3.	Ceiling joist not attached to parallel rafter, laps over partitions (no thrust) (See Section 2308.7.3.1, Table 2308.7.3.1)	3-16d common (3 ½" × 0.162"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Face nail
4.	Ceiling joists attached to parallel rafter (heel joint) (Section 2308.7.3.1 and Table 2308.7.3.1)	Per Table 2308.7.3.1	Face nail
5.	Collar tie to rafter	3-10d common (3" × 0.148"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Face nail
6.	Rafter or roof truss to top plate (See section 2308.7.5 and Table 2308.7.5)	3-10d common (3" × 0.148"); or 3-16d box (3½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Toenail (c)
7.	Roof rafters to ridge valley or hip rafters; or roof rafter to 2" ridge beam	2-16d common (3 ½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown; or	End nail
		3-10d common (3" × 0.148"); or 4-16d box (3 ½" × 0.135"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	Toenail
WALL			
8.	Stud to Stud (not at braced wall panels)	16d common (3½" × 0.162");	24" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	16" o.c. face nail
9.	Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d common (3½" × 0.162");	16" o.c. face nail
		16d box (3½" × 0.135"); or 3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	12" o.c. face nail
10.	Built-up header (2" to 2" header)	16d common (3½" × 0.162");	16" o.c. face nail
11.	Continuous header to stud	16d box (3½" × 0.135");	12" o.c. face nail
		4-8d common (2½" × 0.131); or 4-10d box (3" × 0.128")	Toenail
12.	Top plate to top plate	16d common (3½" × 0.162"); or	16" o.c. face nail
		10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, ⅞" crown	12" o.c. face nail
13.	Top plate to top plate, at end joints	8-16d common (3½" × 0.162"); or 12-10d box (3" × 0.128"); or 12-3" × 0.131" nails; or 12-3" 14 gage staples, ⅞" crown	Each side of end joint, face nail (min 24" lap splice length each side of end joint)
		16d common (3½" × 0.162"); or	16" o.c. face nail
14.	Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d box (3" × 0.135"); or 3" × 0.131" nails; or 3" 14 gage staples, ⅞" crown	12" o.c. face nail
15.	Bottom plate to joist, rim joist, band joist or blocking at braced wall panels	2-16d common (3 ½" × 0.162"); or 3-16d box (3" × 0.135"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, ⅞" crown	16" o.c. face nail
16.	Stud to top or bottom plate	4-8d common (2½" × 0.131"); or 4-10d box (3" × 0.128"); or 4-3" × 0.131" nails; or 4-3" 14 gage staples, ⅞" crown; or	Toenail
		2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	End nail
17.	Top plates, laps at corners and intersections	2-16d common (3½" × 0.162"); or 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Face nail
18.	1" brace to each stud and plate	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128"); or 2-3" × 0.131" nails; or 2-3" 14 gage staples, ⅞" crown	Face nail
19.	1" × 6" sheathing to each bearing	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128")	Face nail
20.	1" × 8" and wider sheathing to each bearing	3-8d common (2½" × 0.131"); or 3-10d box (3" × 0.128")	Face nail
FLOOR			
21.	Joist to sill, top plate, or girder	3-8d common (2½" × 0.131"); or floor 3-10d box (3" × 0.128"); or 3-3" × 0.131" nails; or 3-3" 14 gage staples, ⅞" crown	Toenail
22.	Rim joist, band joist, or blocking to top plate, sill or other framing below	8d common (2½" × 0.131"); or 10d box (3" × 0.128"); or 3" × 0.131" nails; or 3" 14 gage staples, ⅞" crown	6" o.c., toenail
23.	1" × 6" subfloor or less to each joist	2-8d common (2½" × 0.131"); or 2-10d box (3" × 0.128");	Face nail

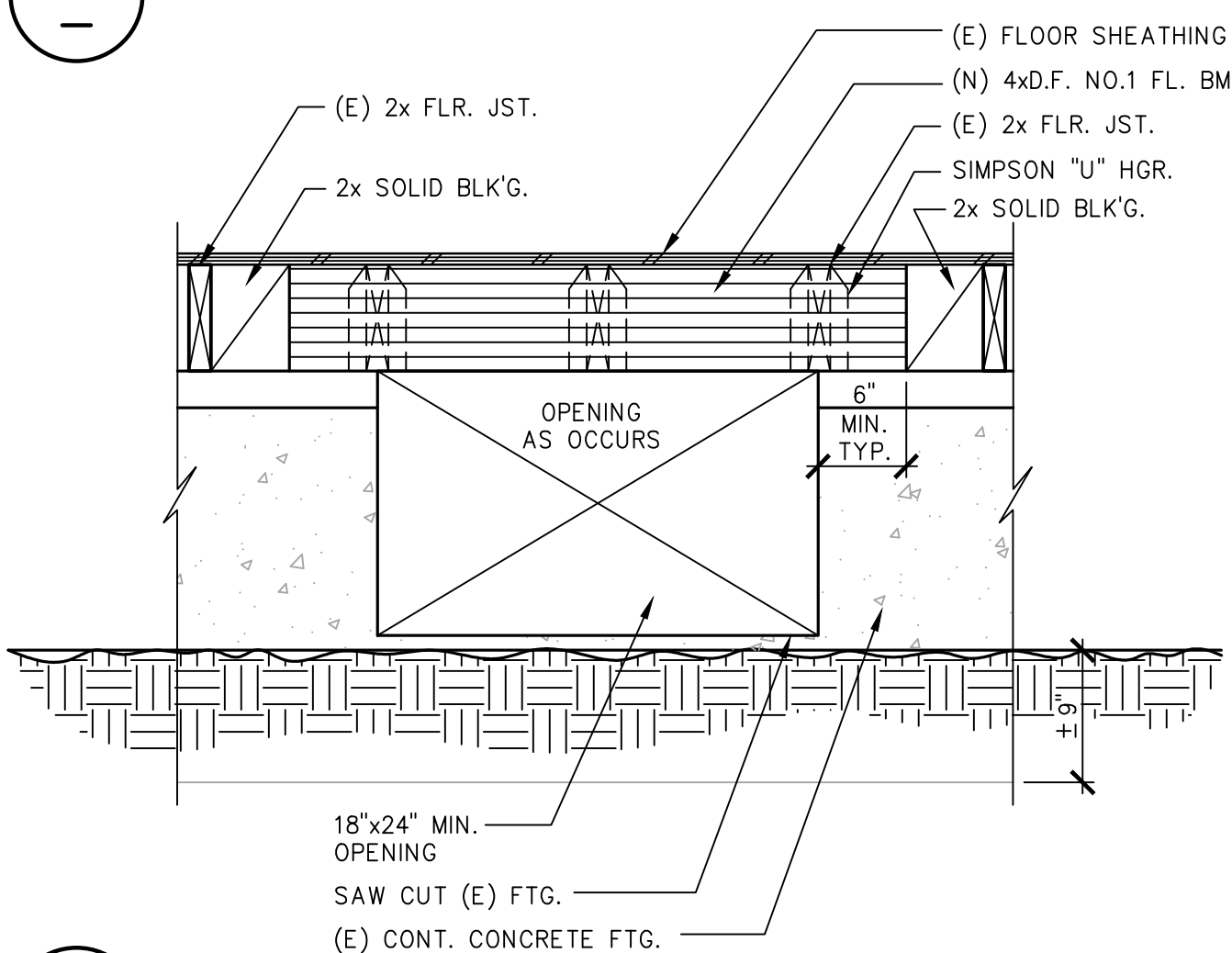
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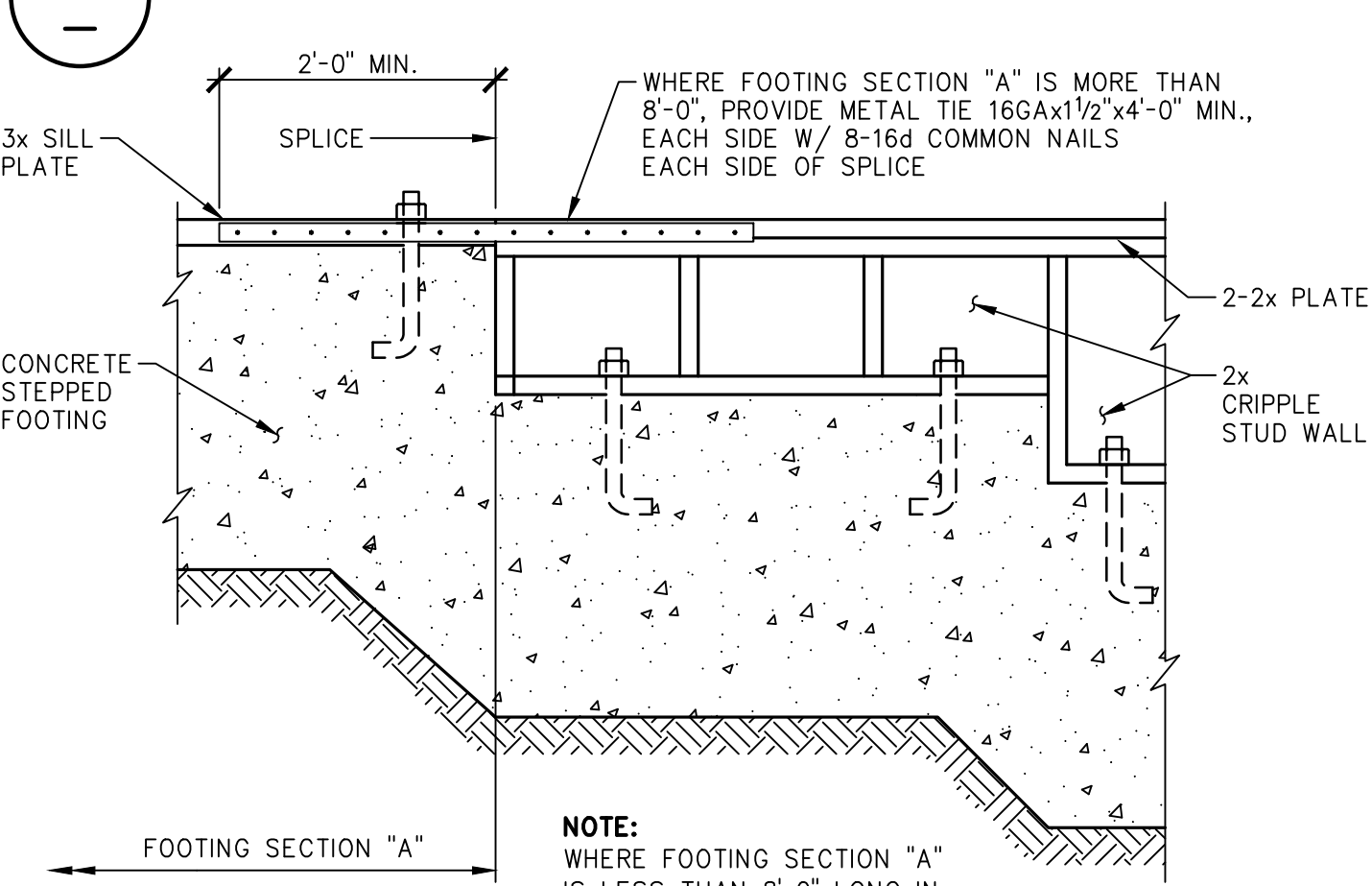
10 TYPICAL TOP PLATE STRAPS



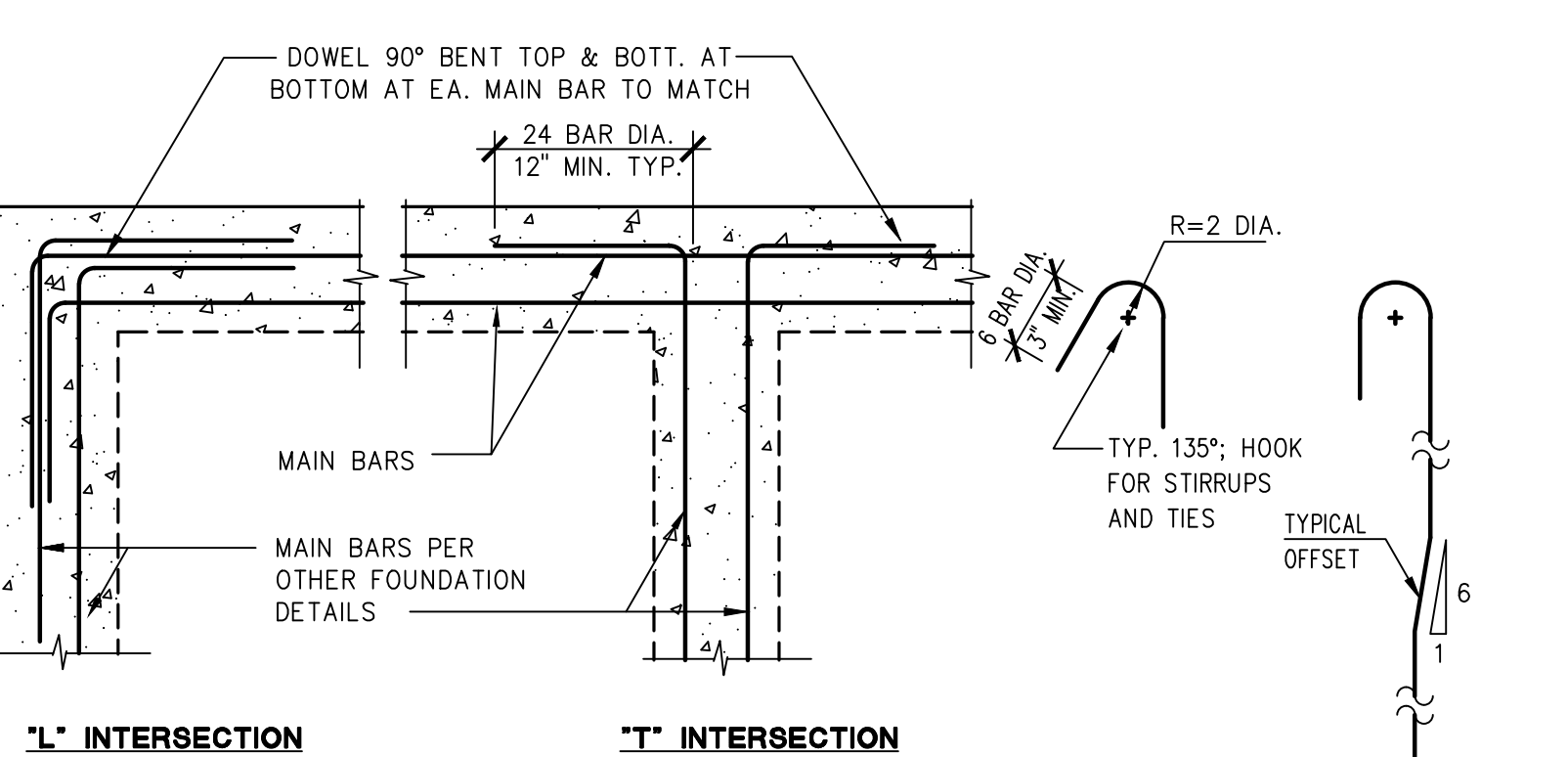
11 TYPICAL CRAWL SPACE ACCESS OPENING



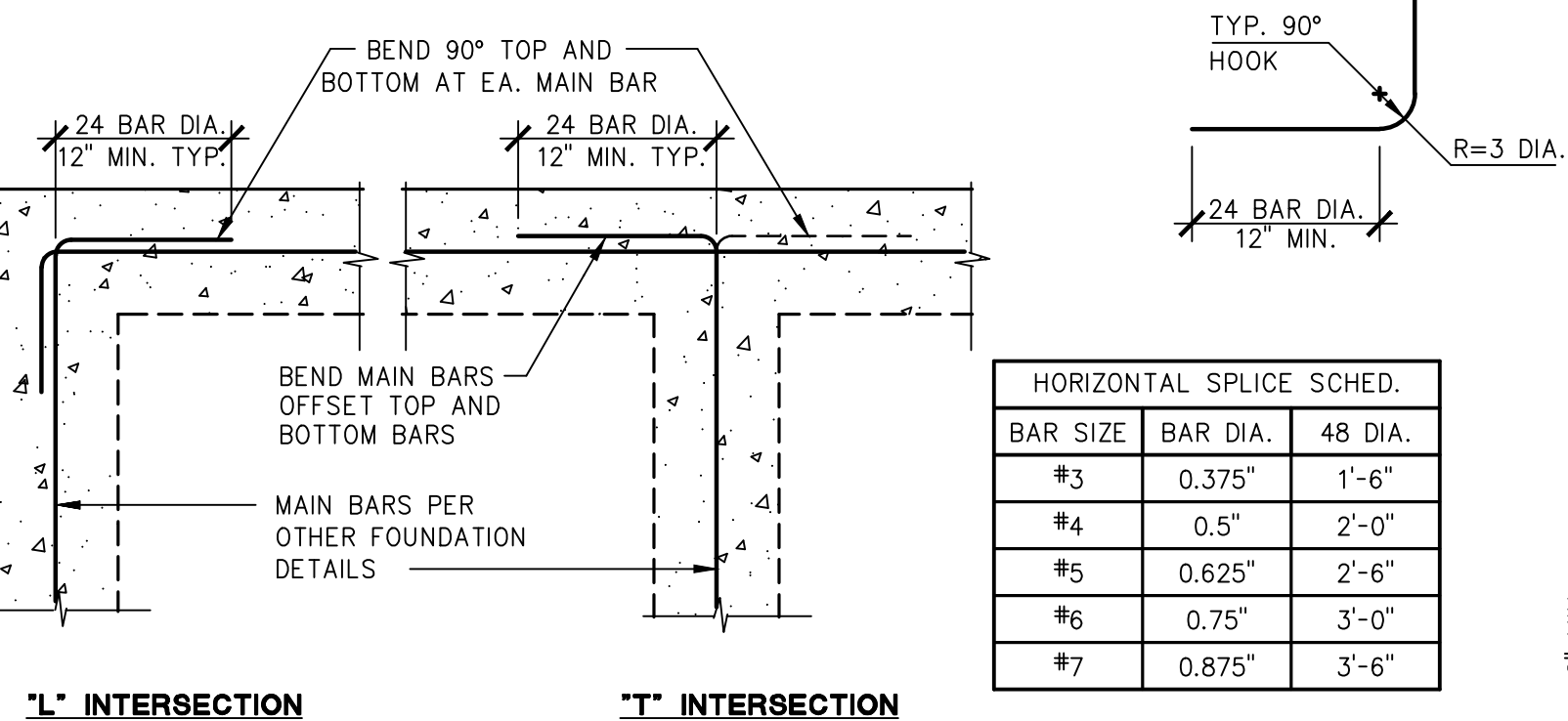
12 TYPICAL CRAWL SPACE ACCESS OPENING



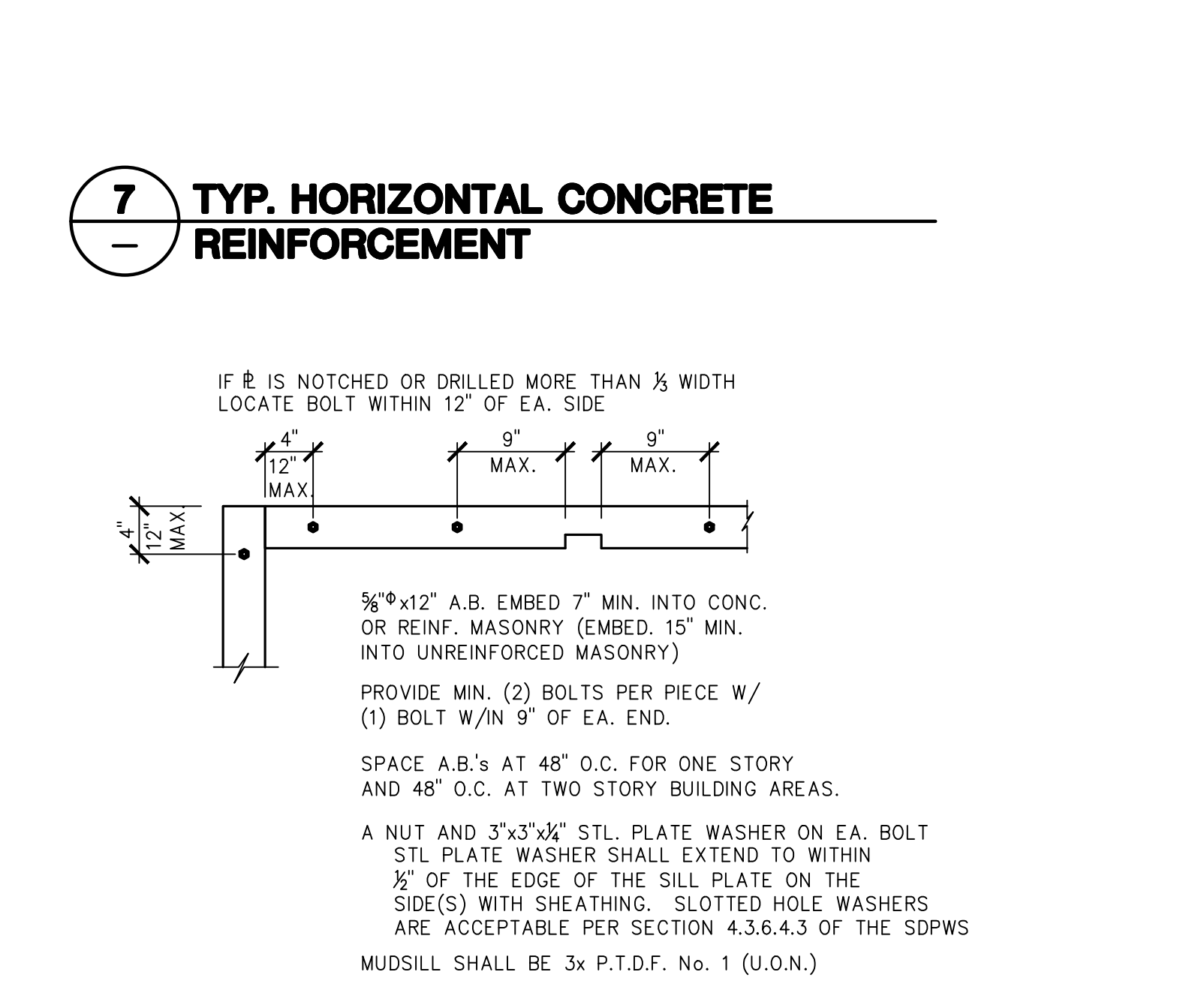
13 STEPPED FOOTING CONNECTION



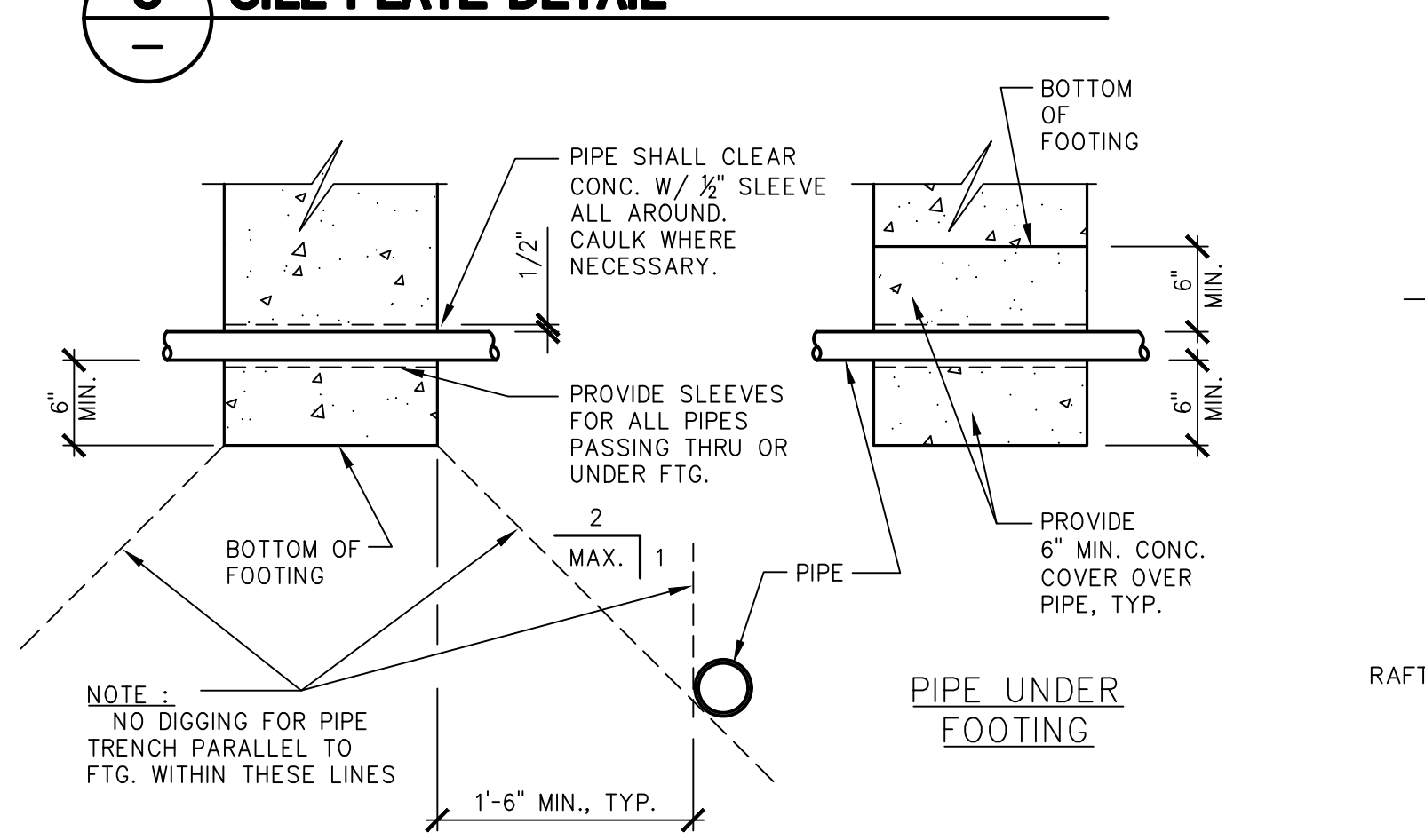
7 TYP. HORIZONTAL CONCRETE REINFORCEMENT



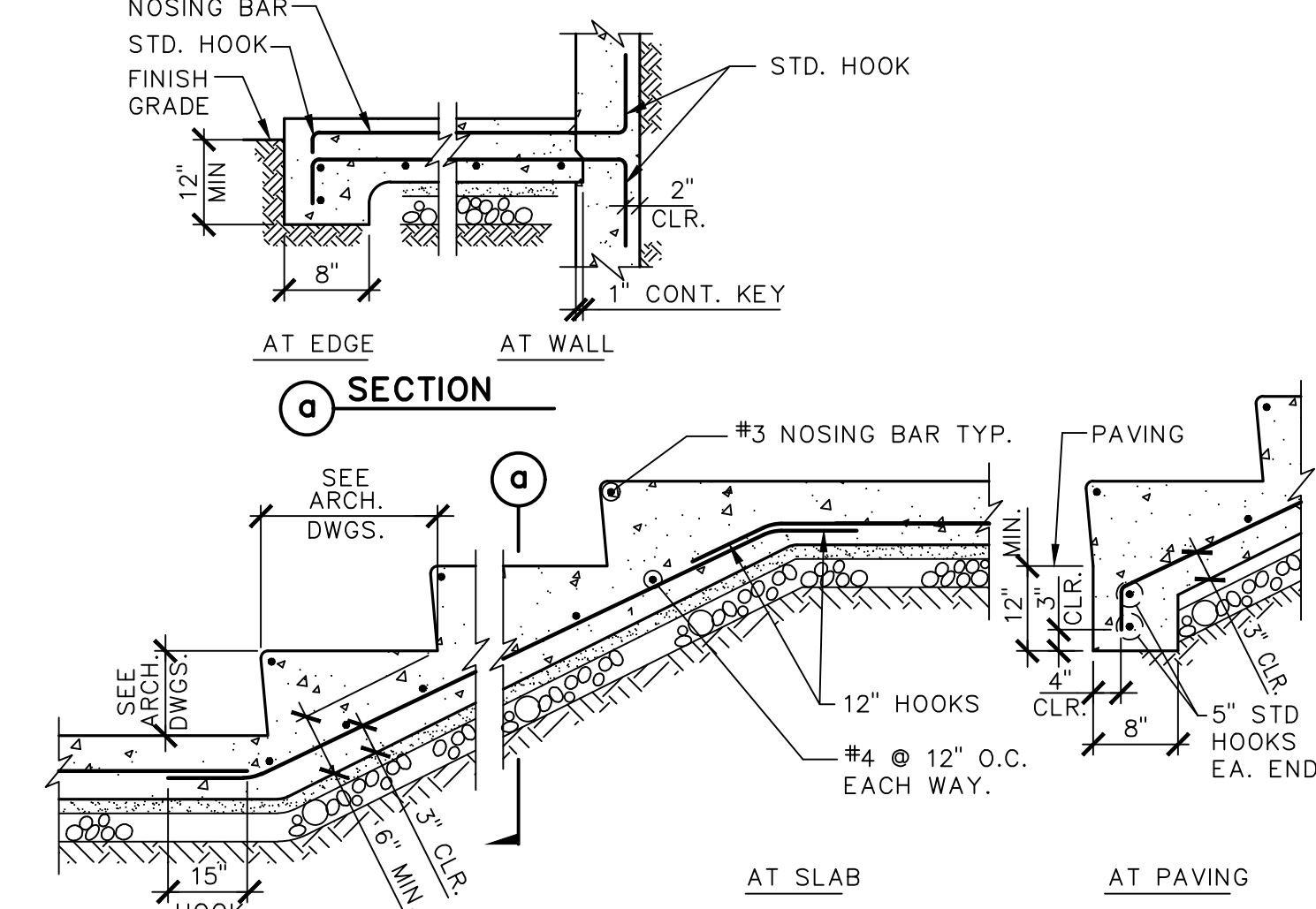
7 TYP. HORIZONTAL CONCRETE REINFORCEMENT



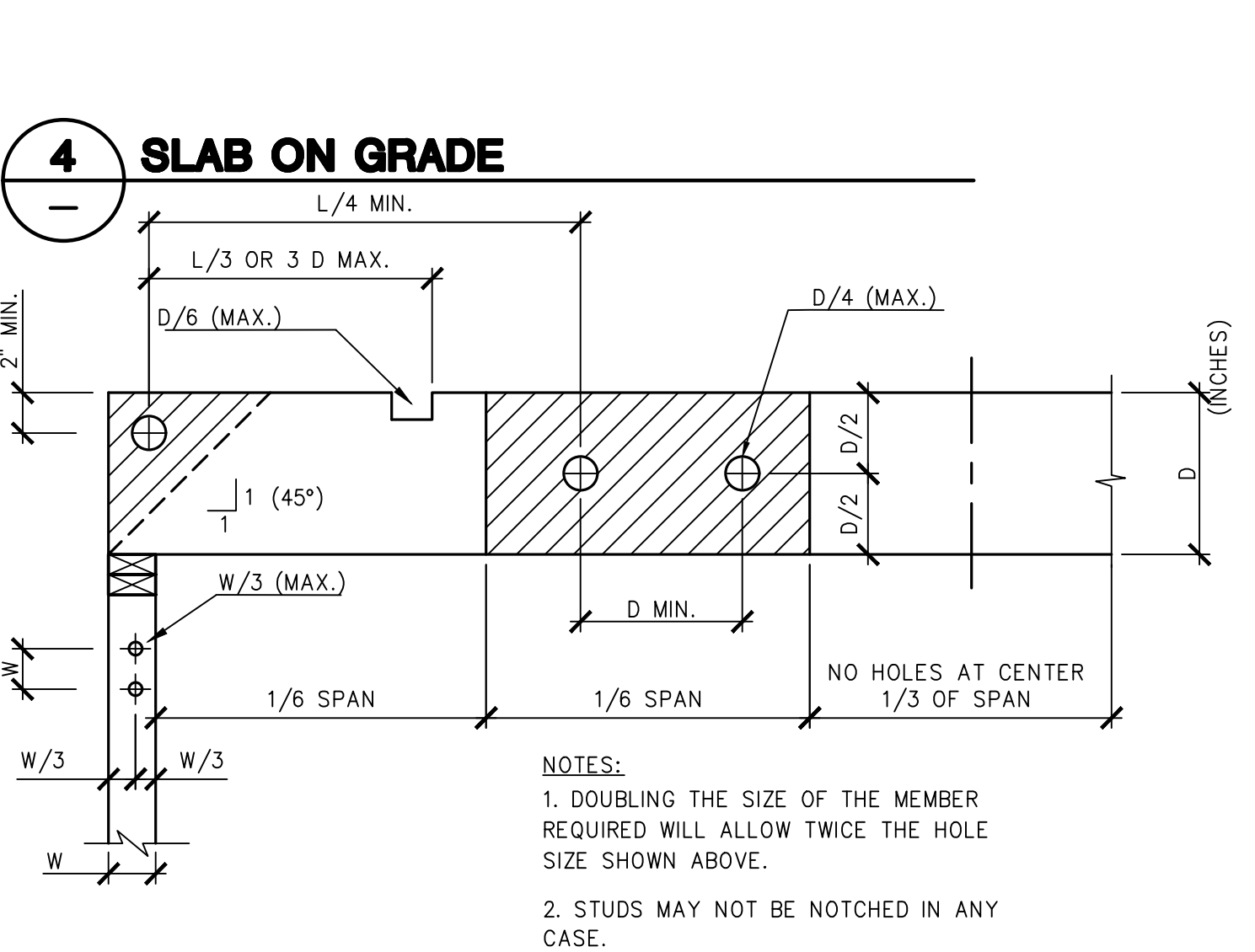
8 SILL PLATE DETAIL



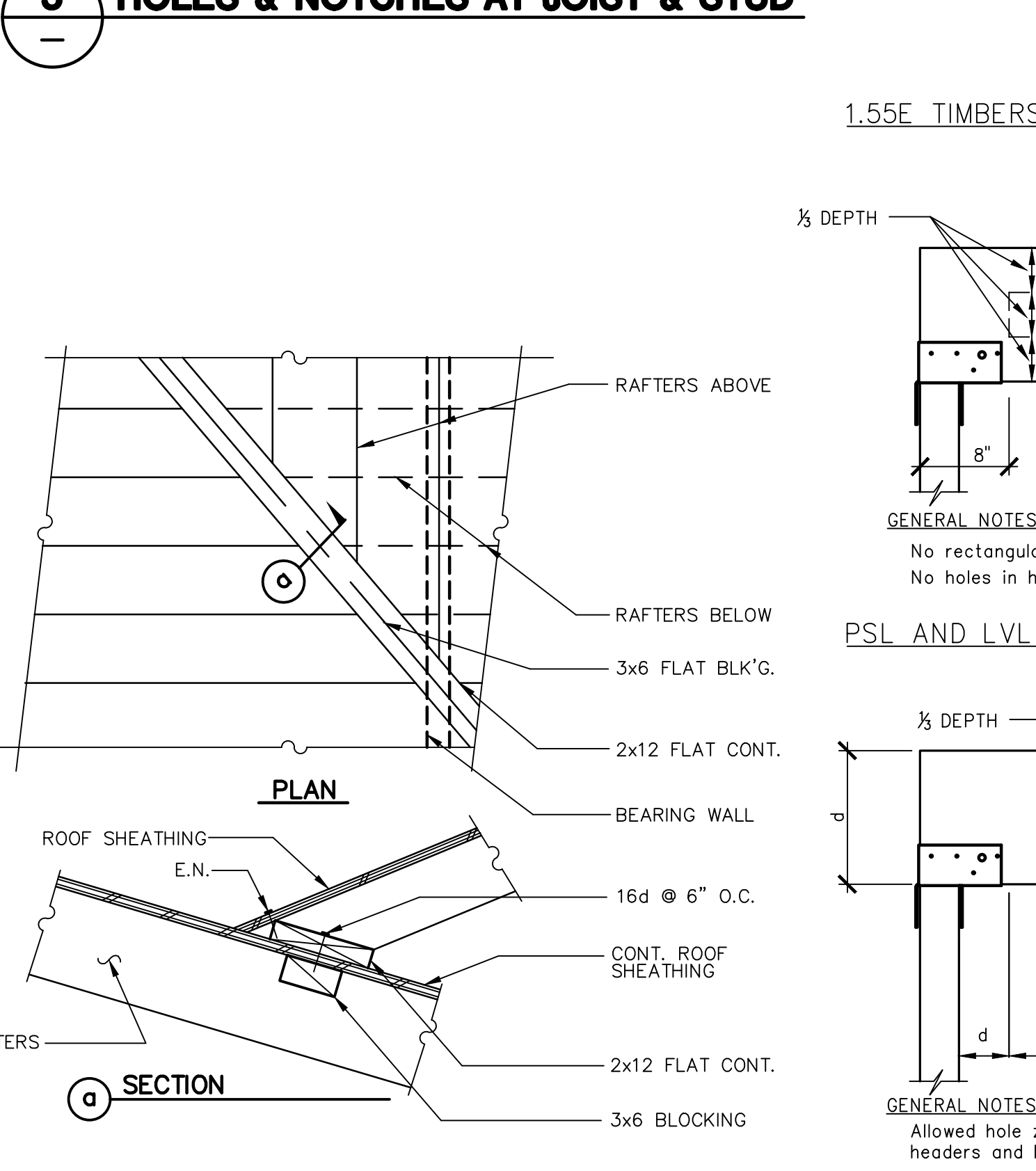
9 PIPE THRU FTG. AND PARALLEL TO FTG.



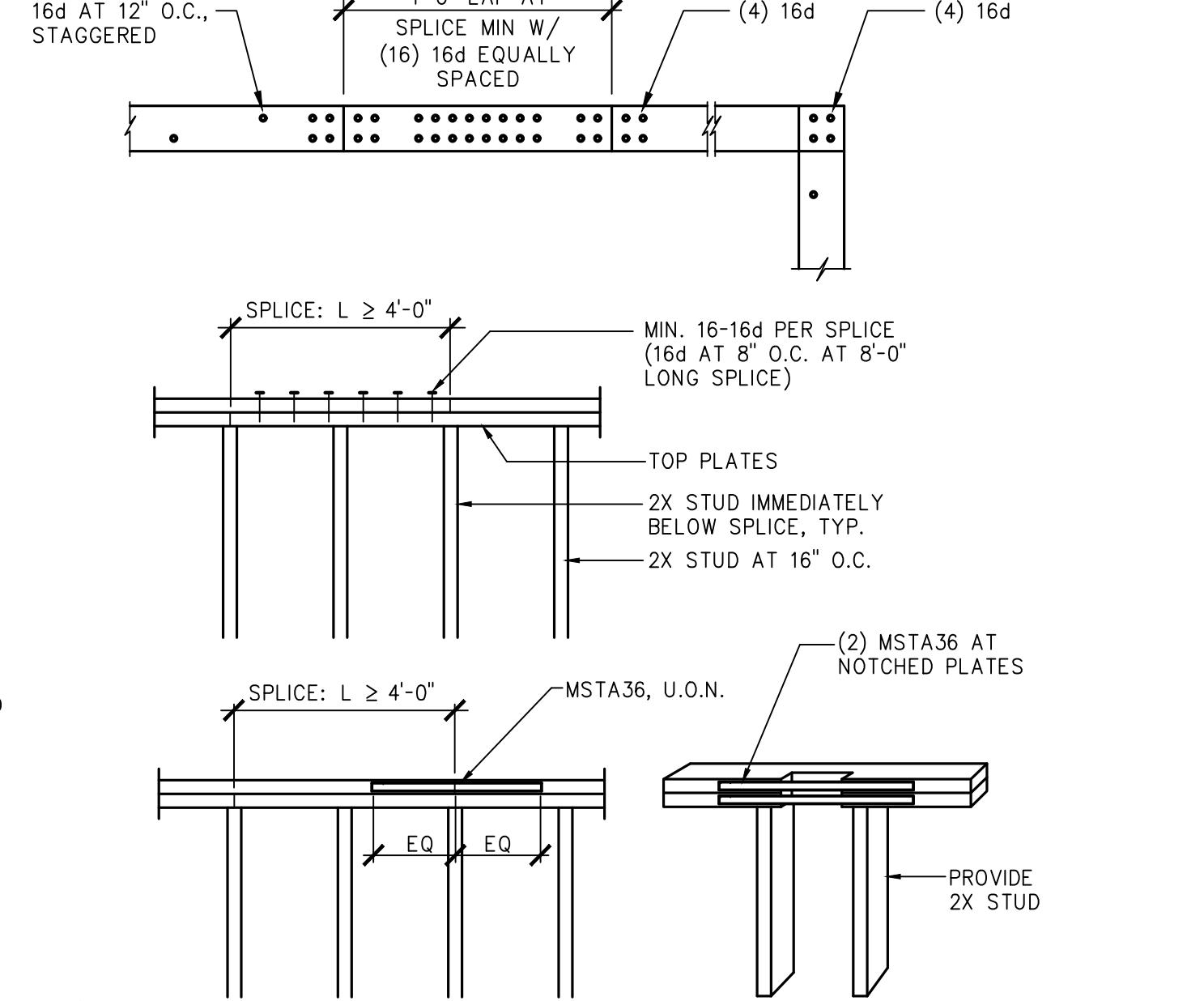
4 SLAB ON GRADE



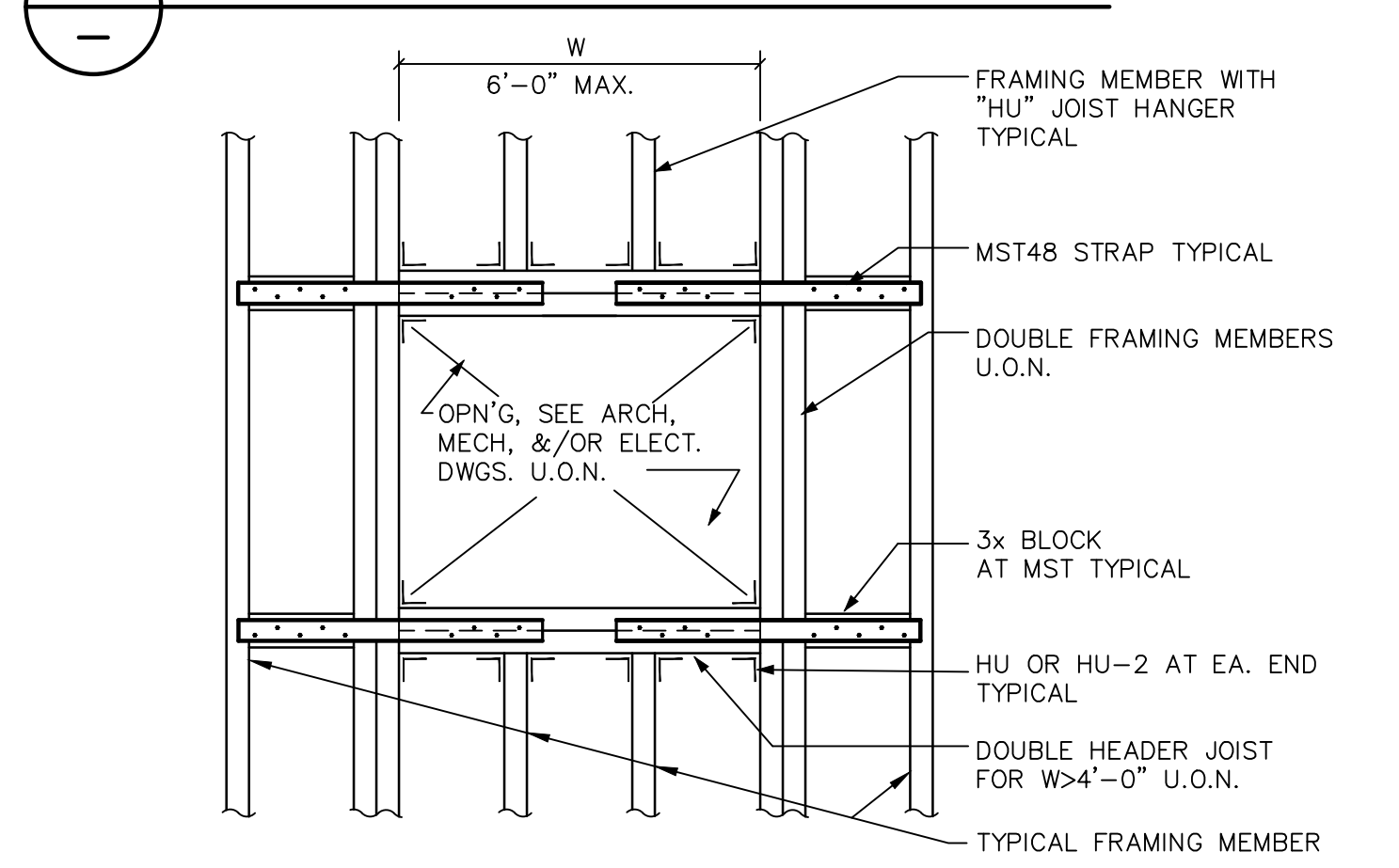
5 HOLES & NOTCHES AT JOIST & STUD



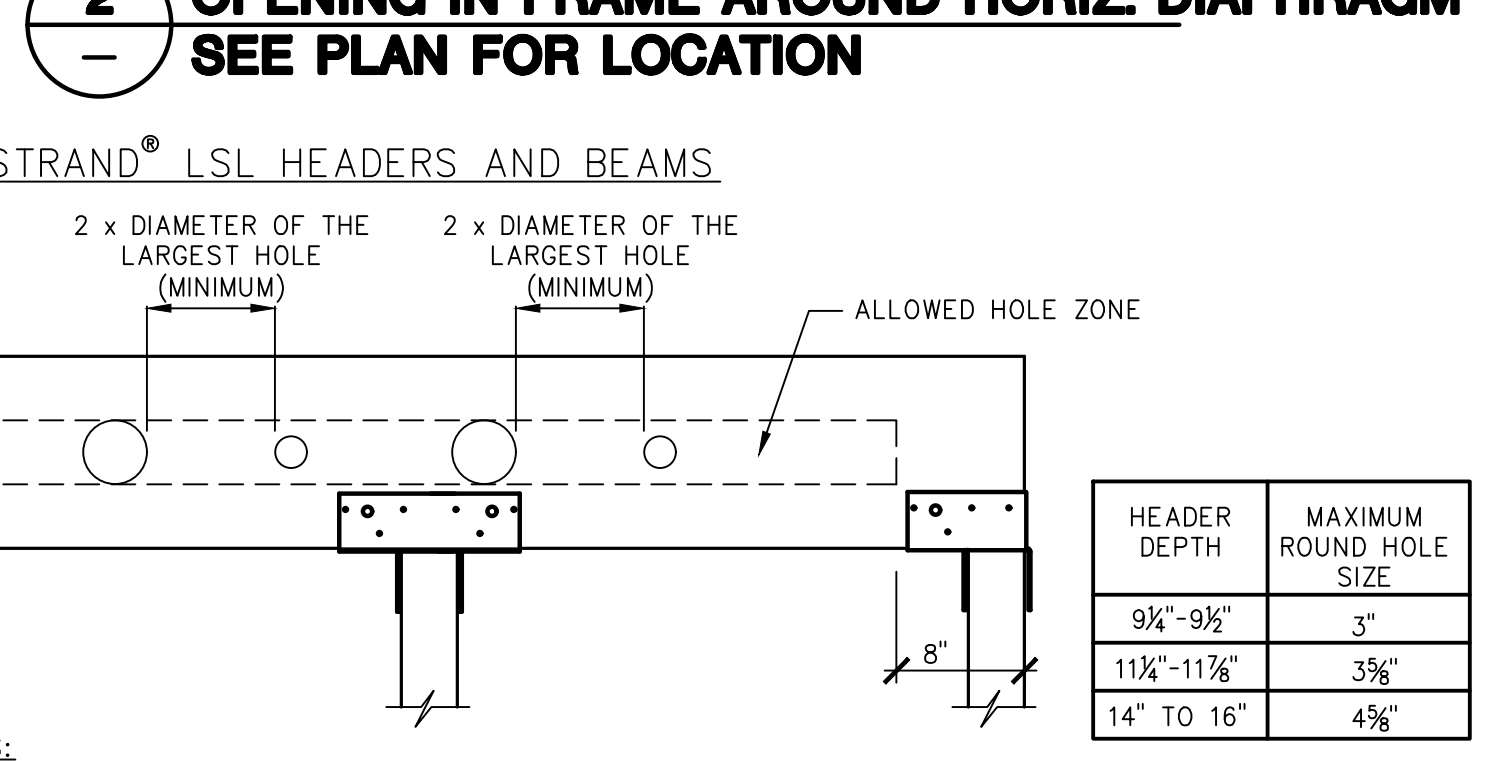
6 TYPICAL CALIFORNIA FRAMING



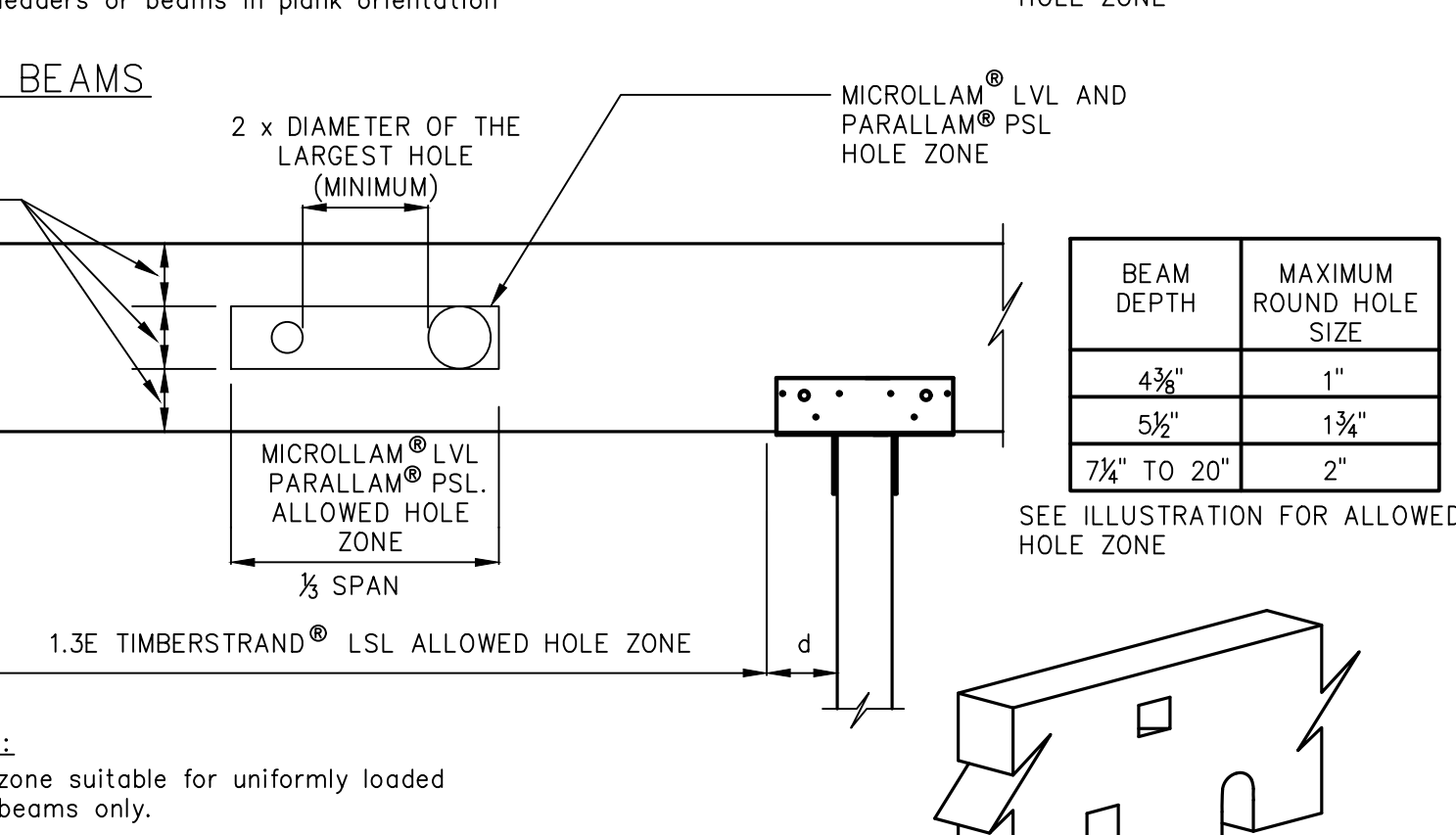
1 TYPICAL TOP PLATE SPLICE



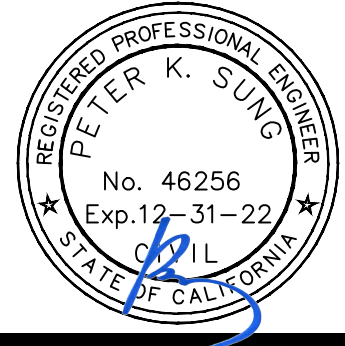
2 OPENING IN FRAME AROUND HORIZ. DIAPHRAGM



3 ALLOWABLE HOLES



3 ALLOWABLE HOLES



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FOULKES RESIDENCE
1690 LITTLETON PLACE
CAMPBELL, CALIFORNIA

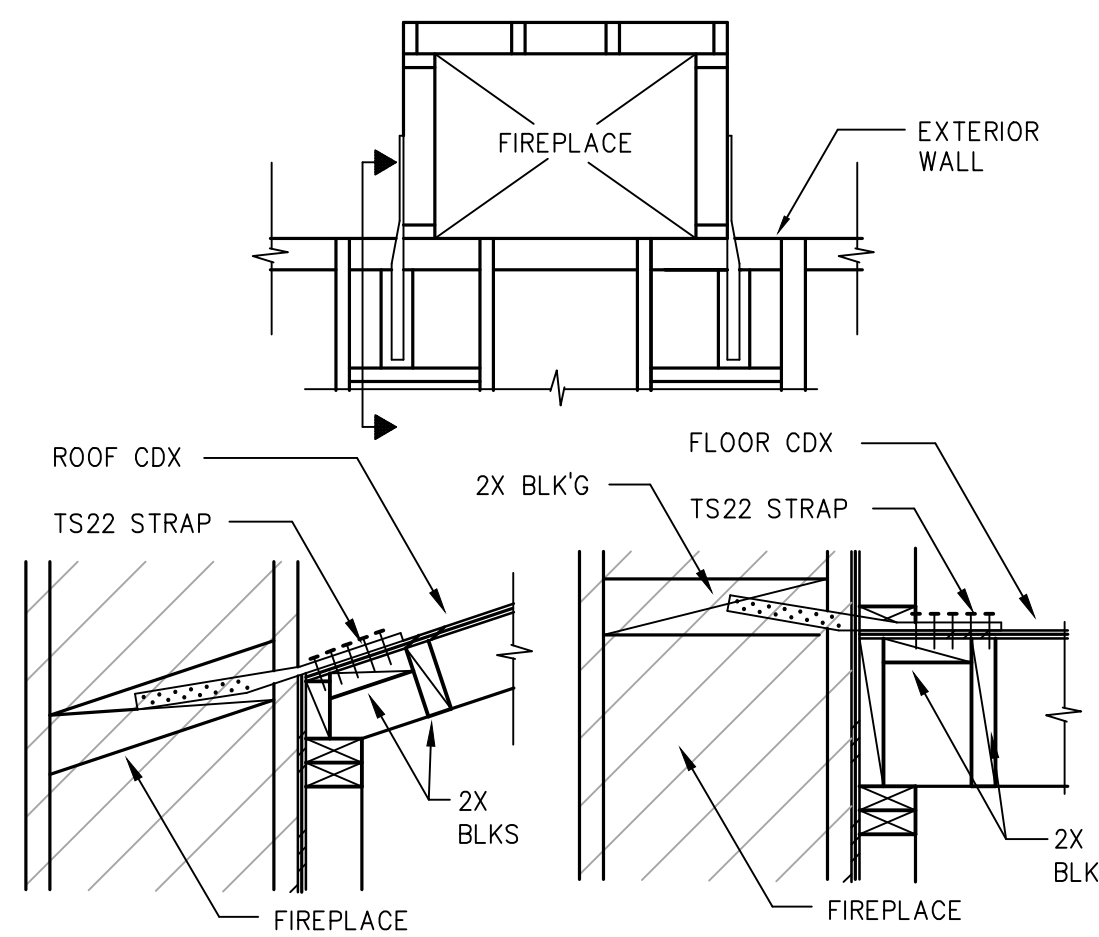
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Date: 7/26/2022
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Job No: 221396

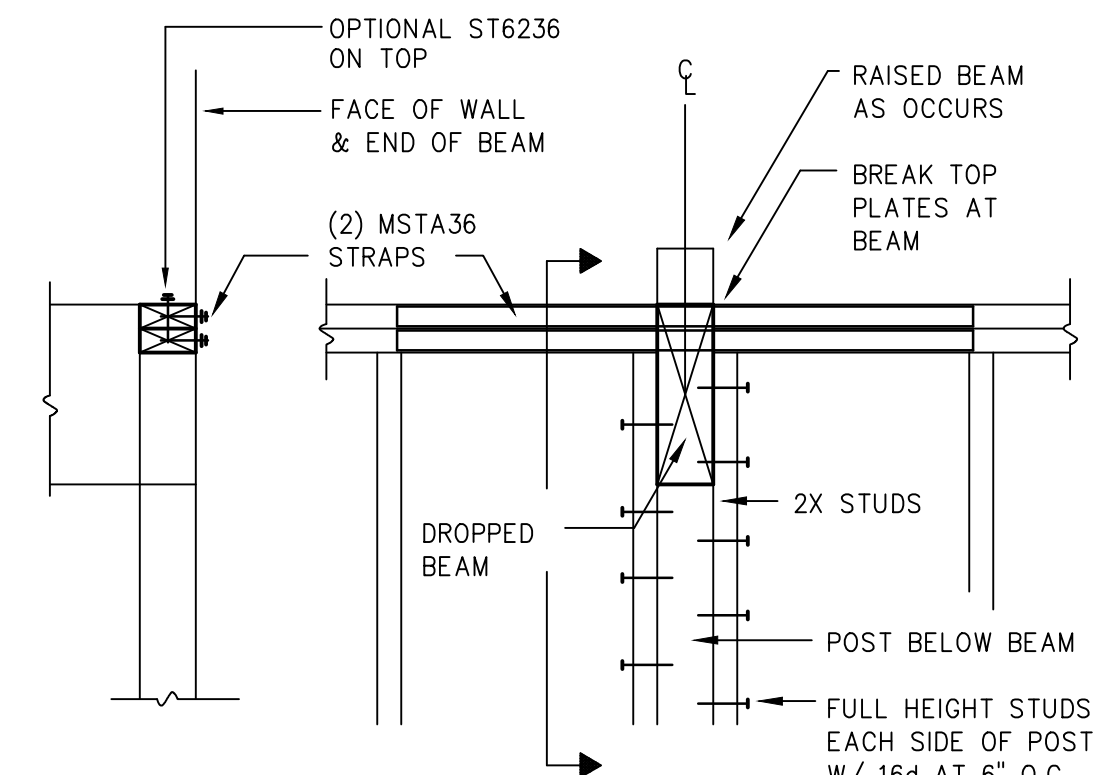
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STD2

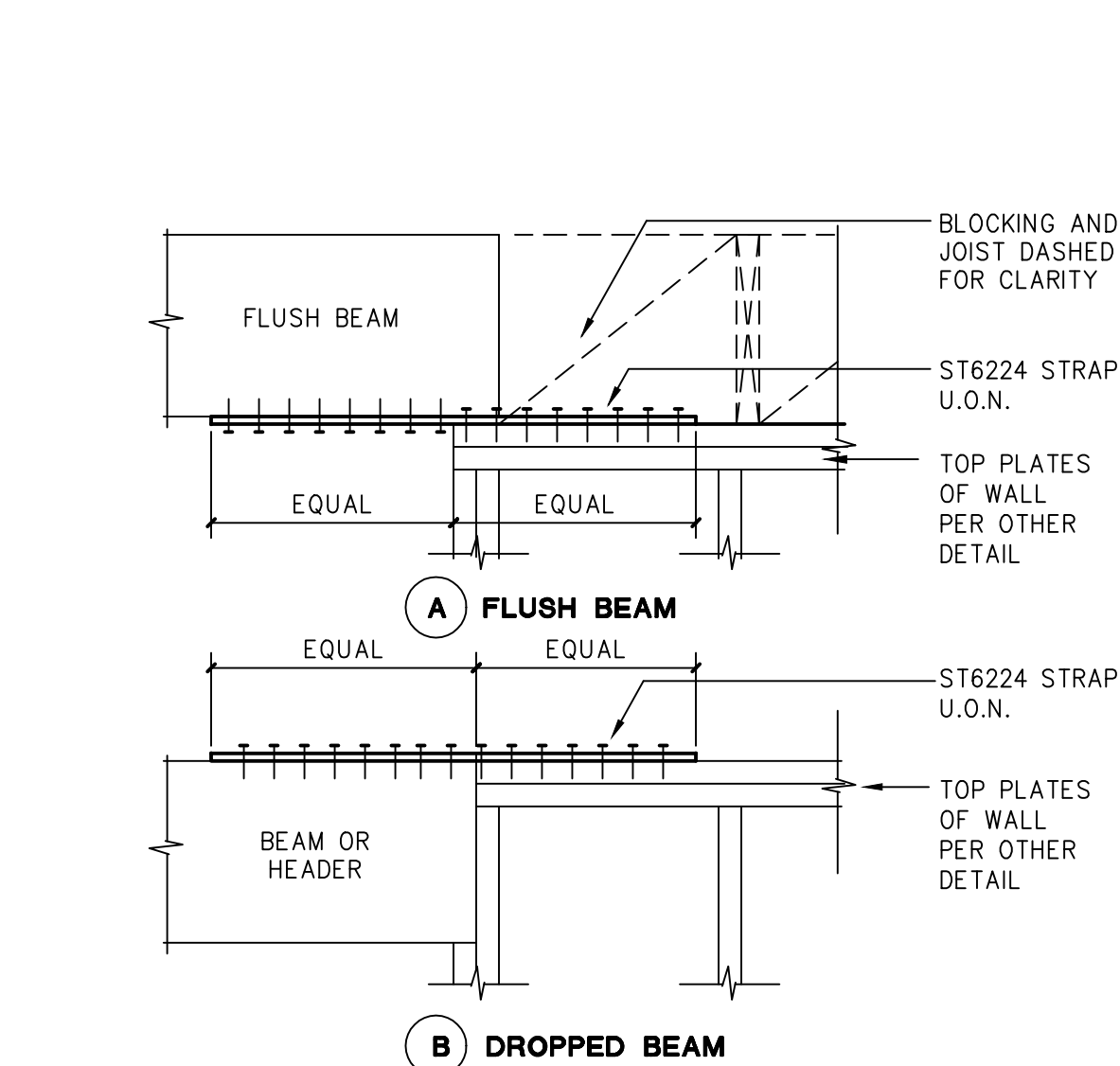
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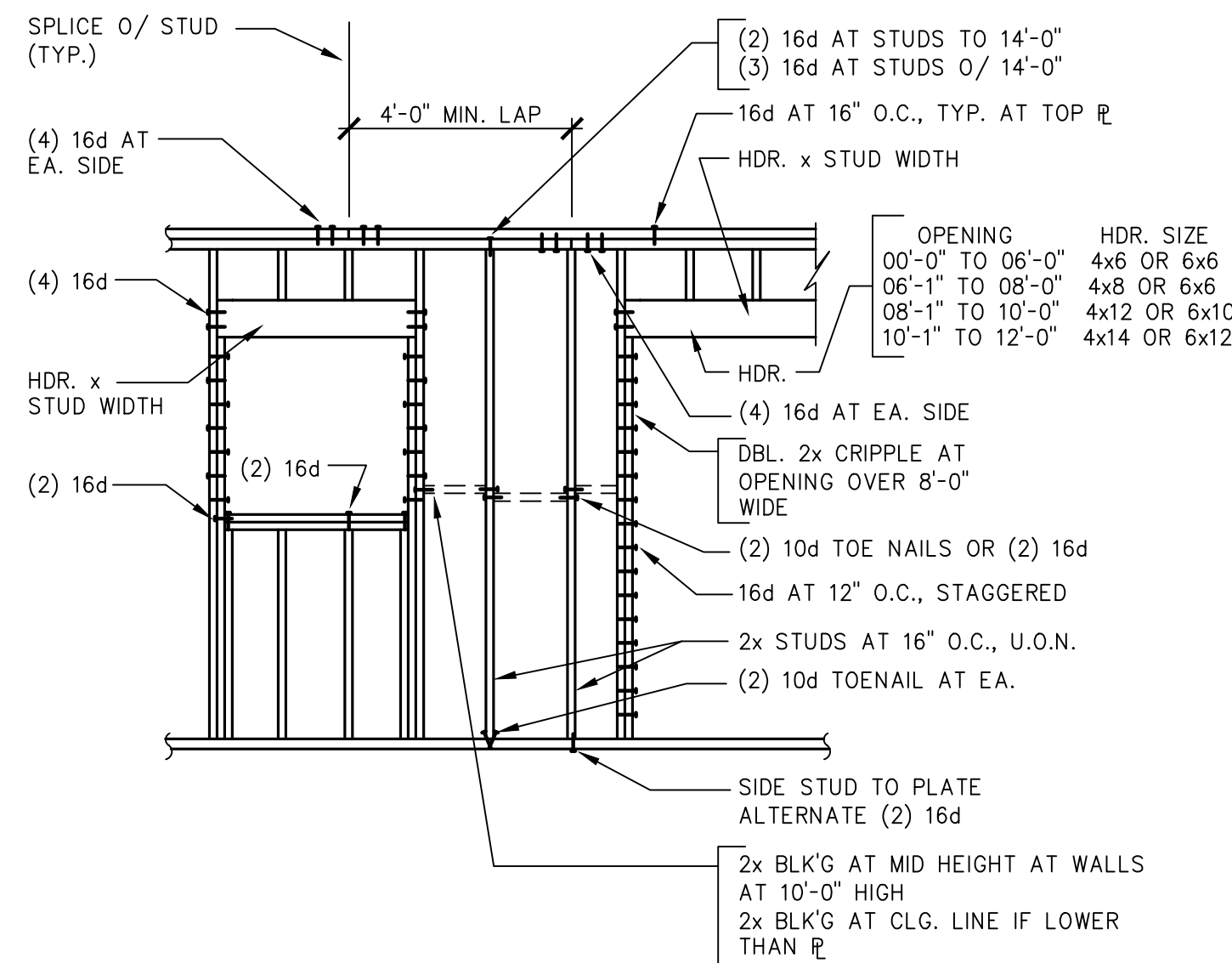
10 TYPICAL METALTIE FOR WOOD FRAME CHIMNEY



11 TYPICAL TOP PLATE SPLICE AT BEAM CONNECTION

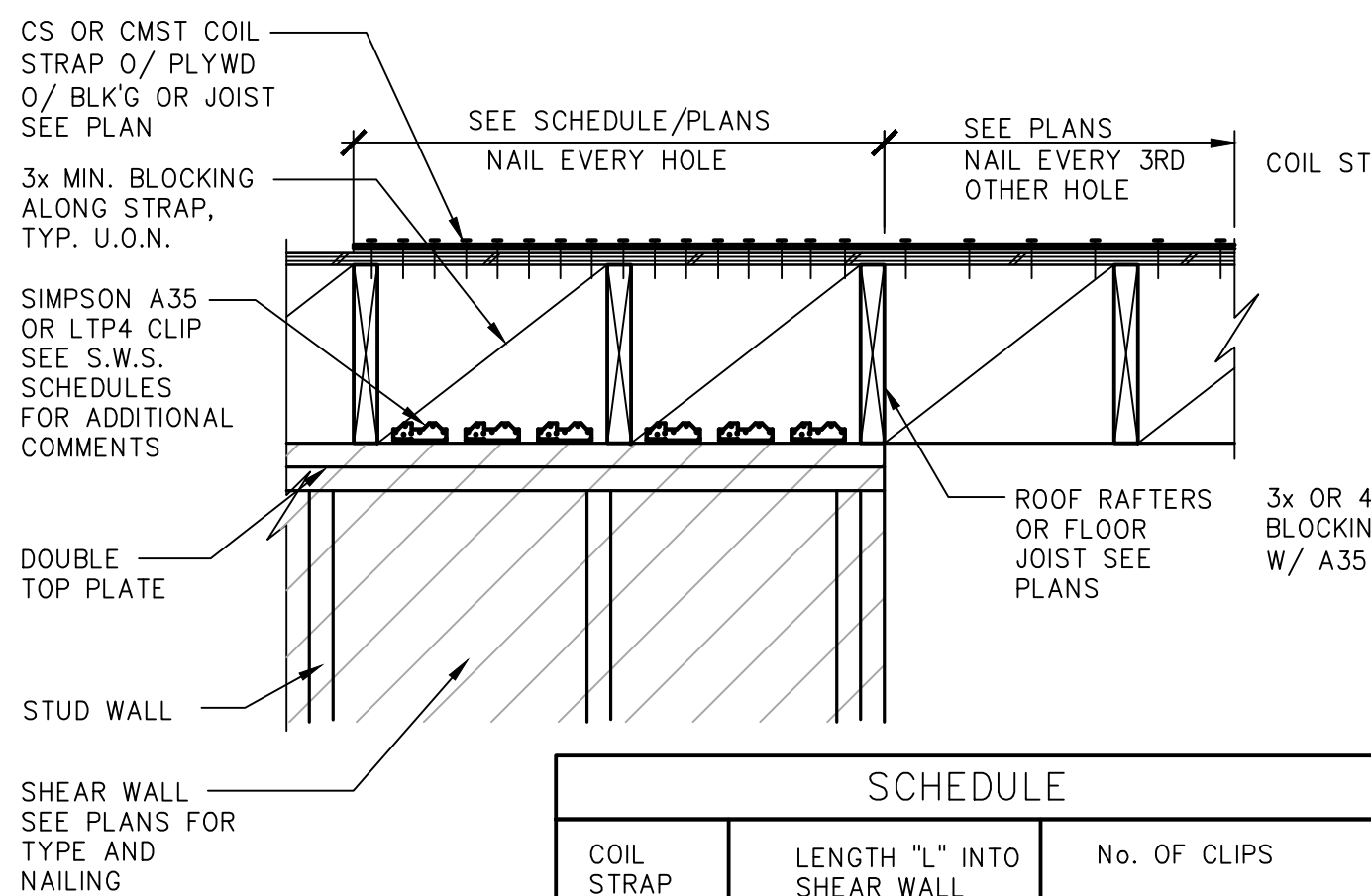


12 TYPICAL SHEAR COLLECTOR STRAP



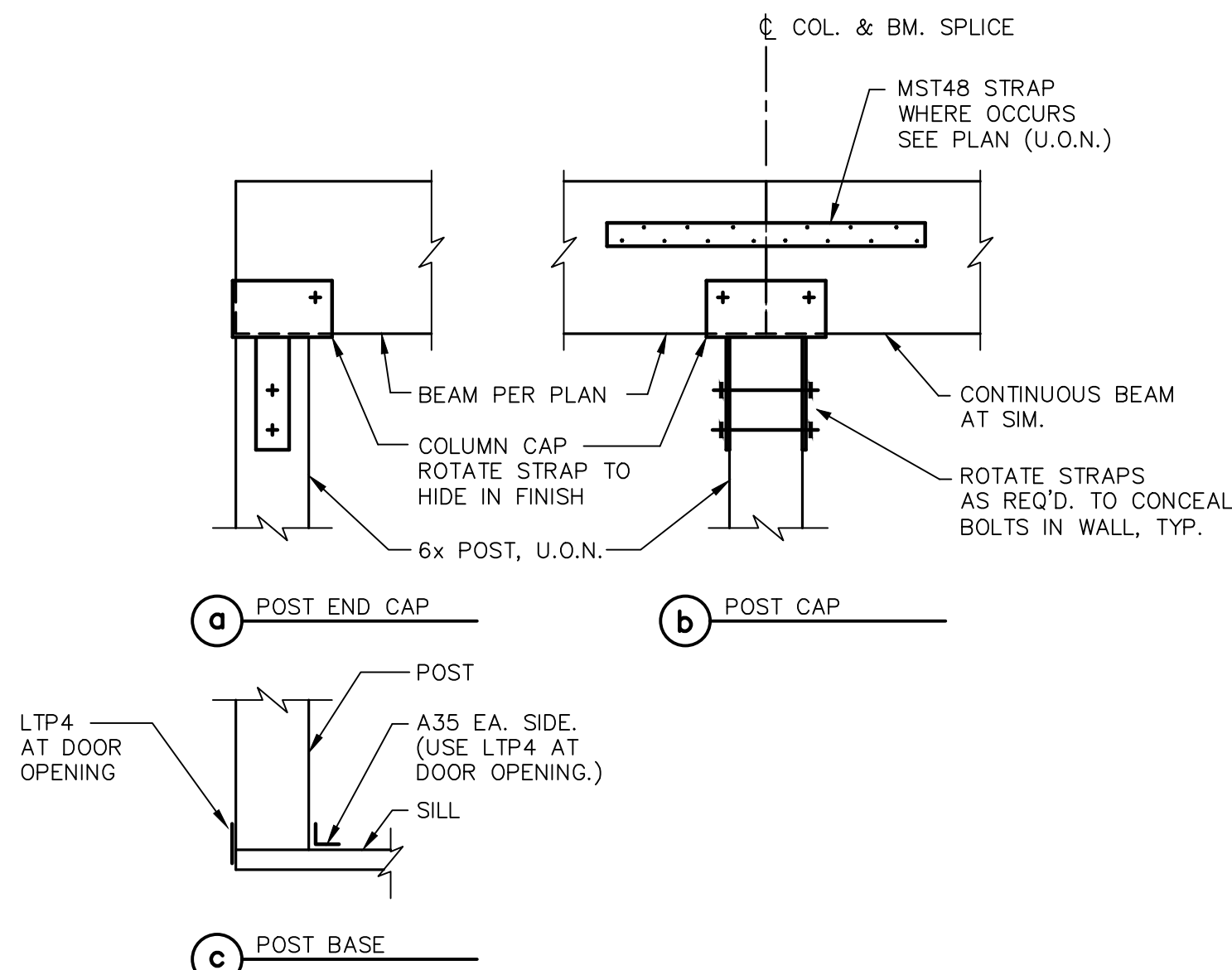
7 TYPICAL STUD WALL DETAIL

NOTE :
OFFSET COIL STRAP
AND PROVIDE 3x OR 4x SOLID BLK'G
WHEN STUD WALL FRAMES ABOVE COLLECTOR LINE
SEE (a)

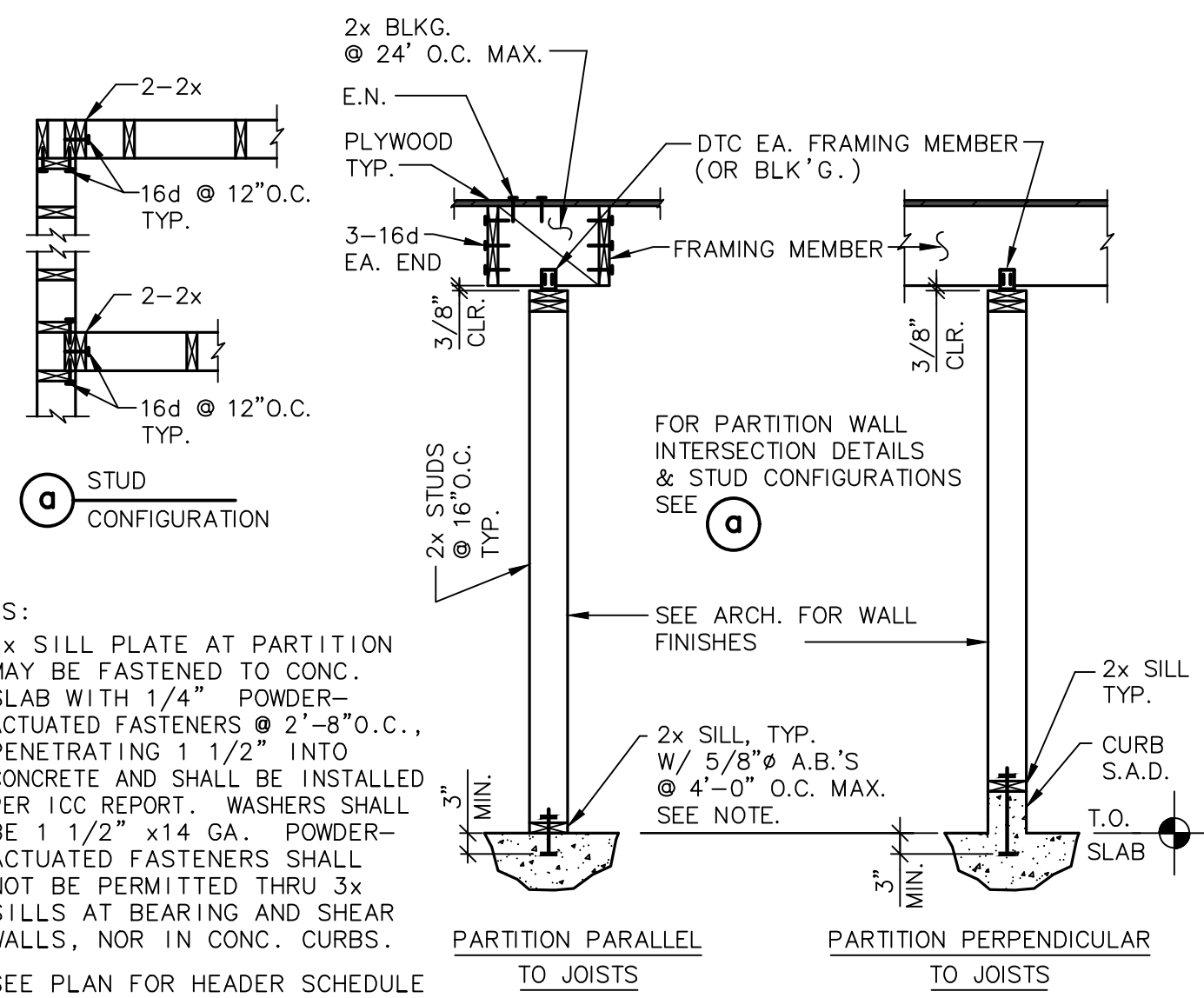


SCHEDULE		
COIL STRAP	LENGTH "L" INTO SHEAR WALL	No. OF CLIPS
CS16	24"	(4) A35's
CS14	24"	(6) A35's
CMSTC16	36"	(7) LTP4/(10) A35's
CMST14	48"	(10) LTP4/(14) A35's

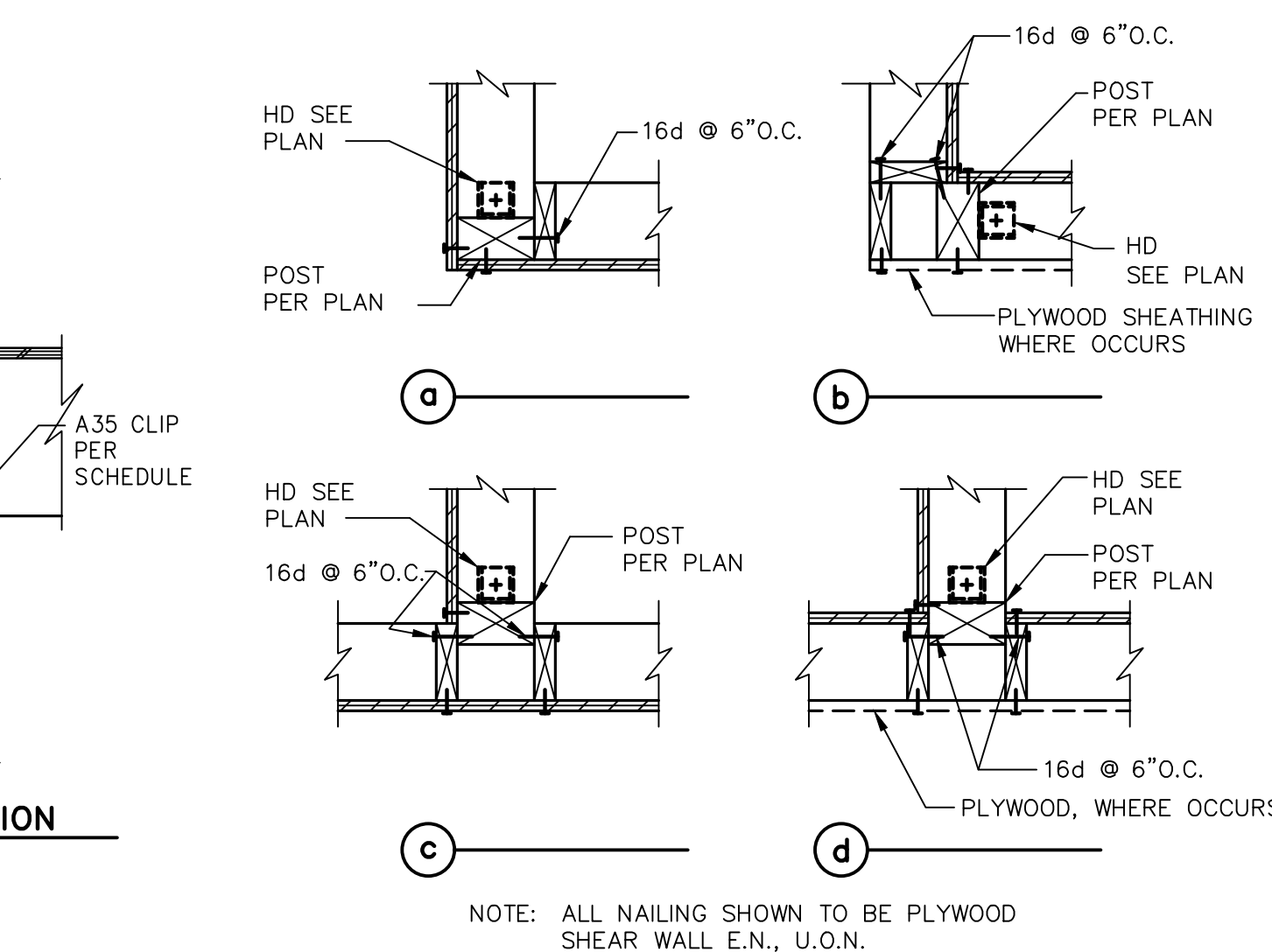
8 TYPICAL COIL STRAP DRAG CONNECTION AT ROOF



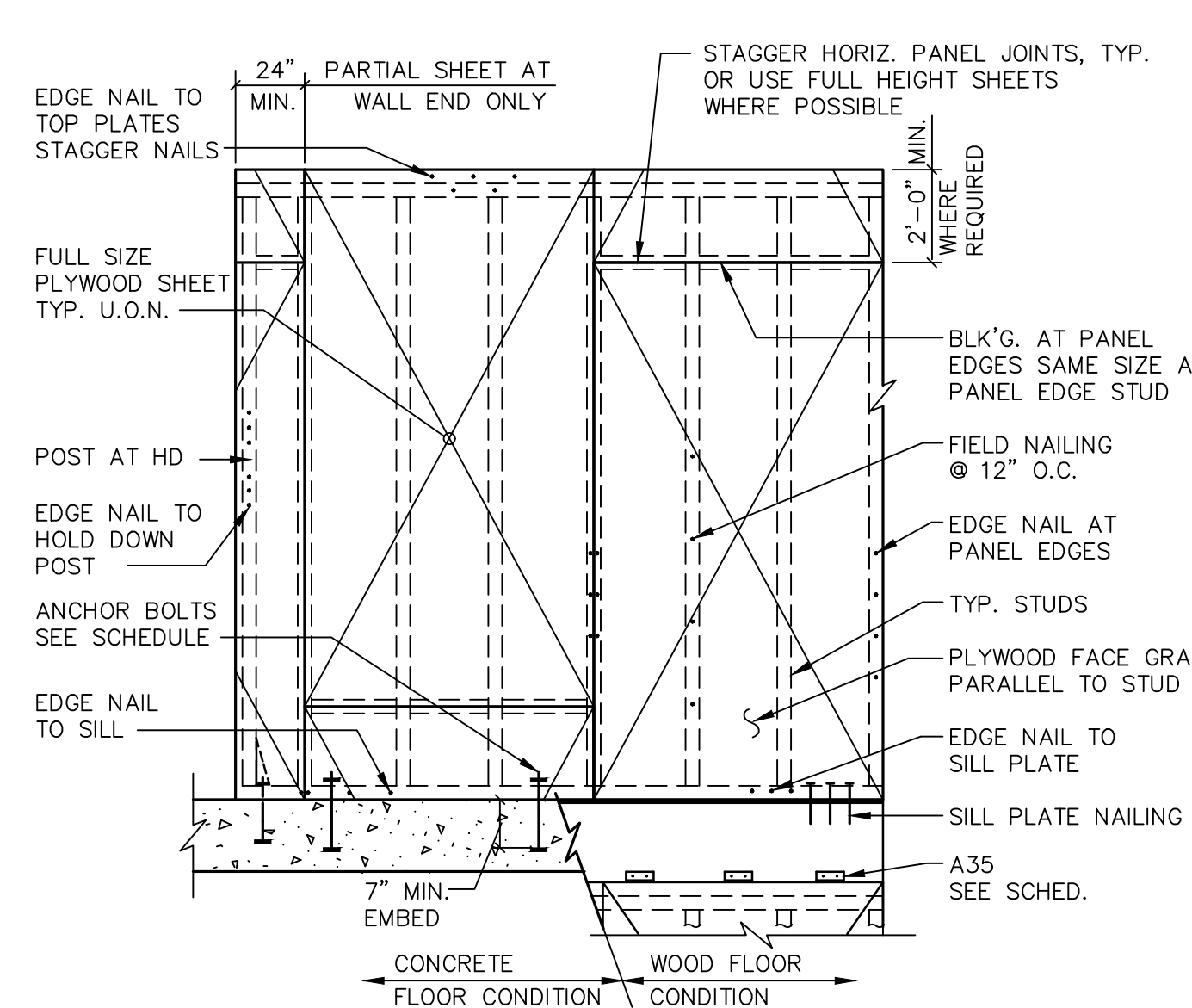
9 BEAM AND POST CONNECTION



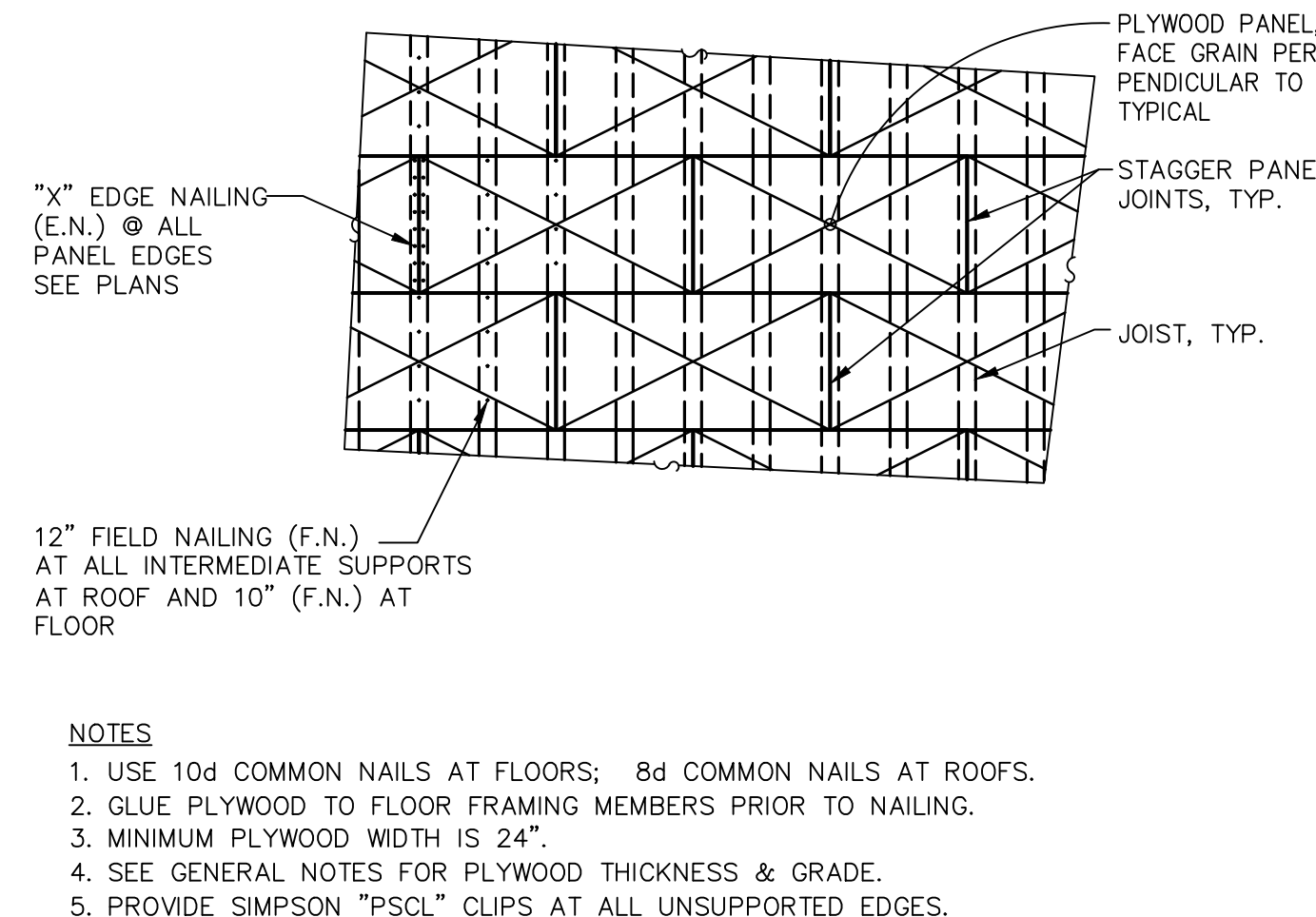
4 NON-STRUCTURAL PARTITION



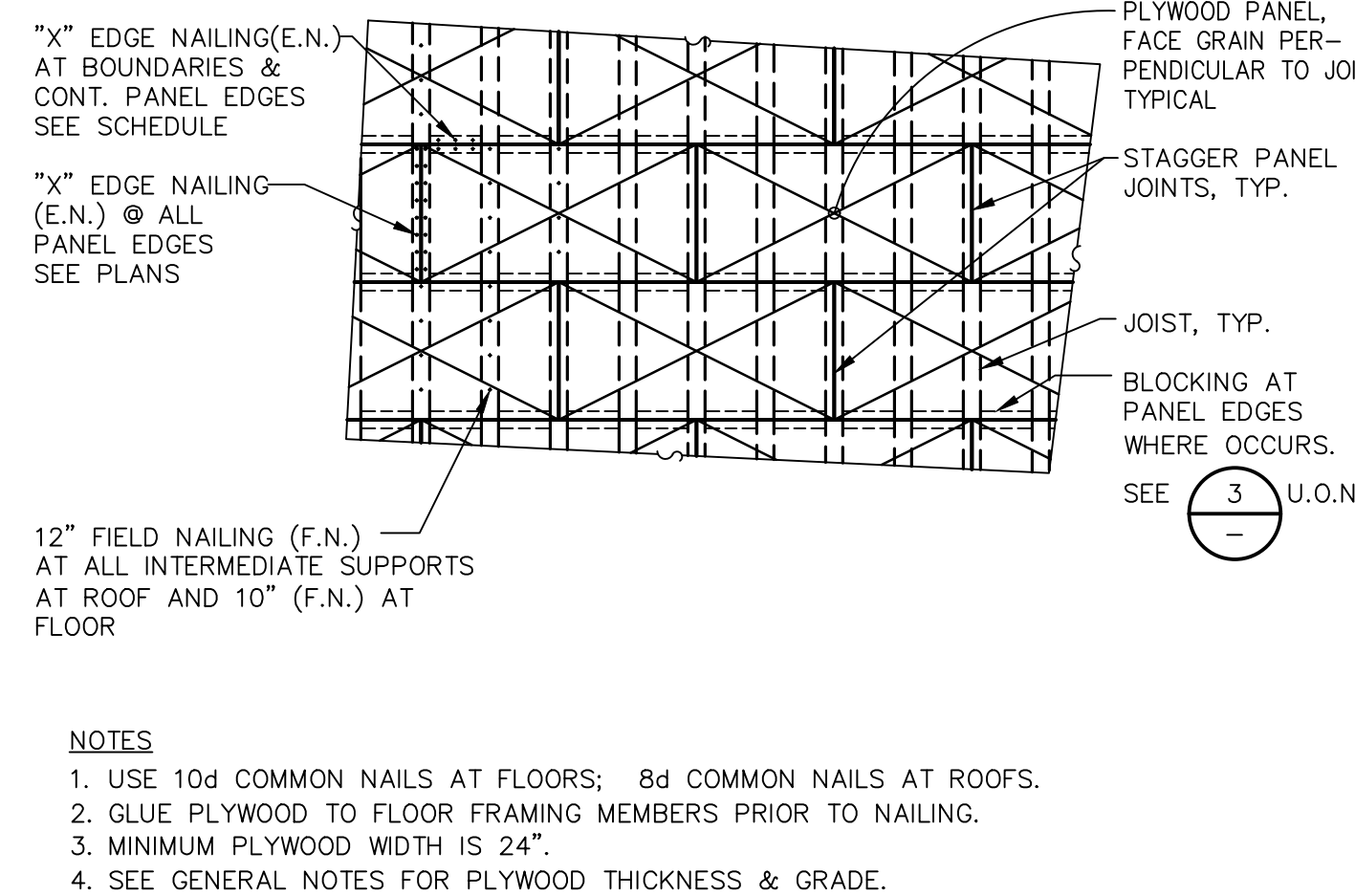
5 SHEAR WALL INTERSECTIONS



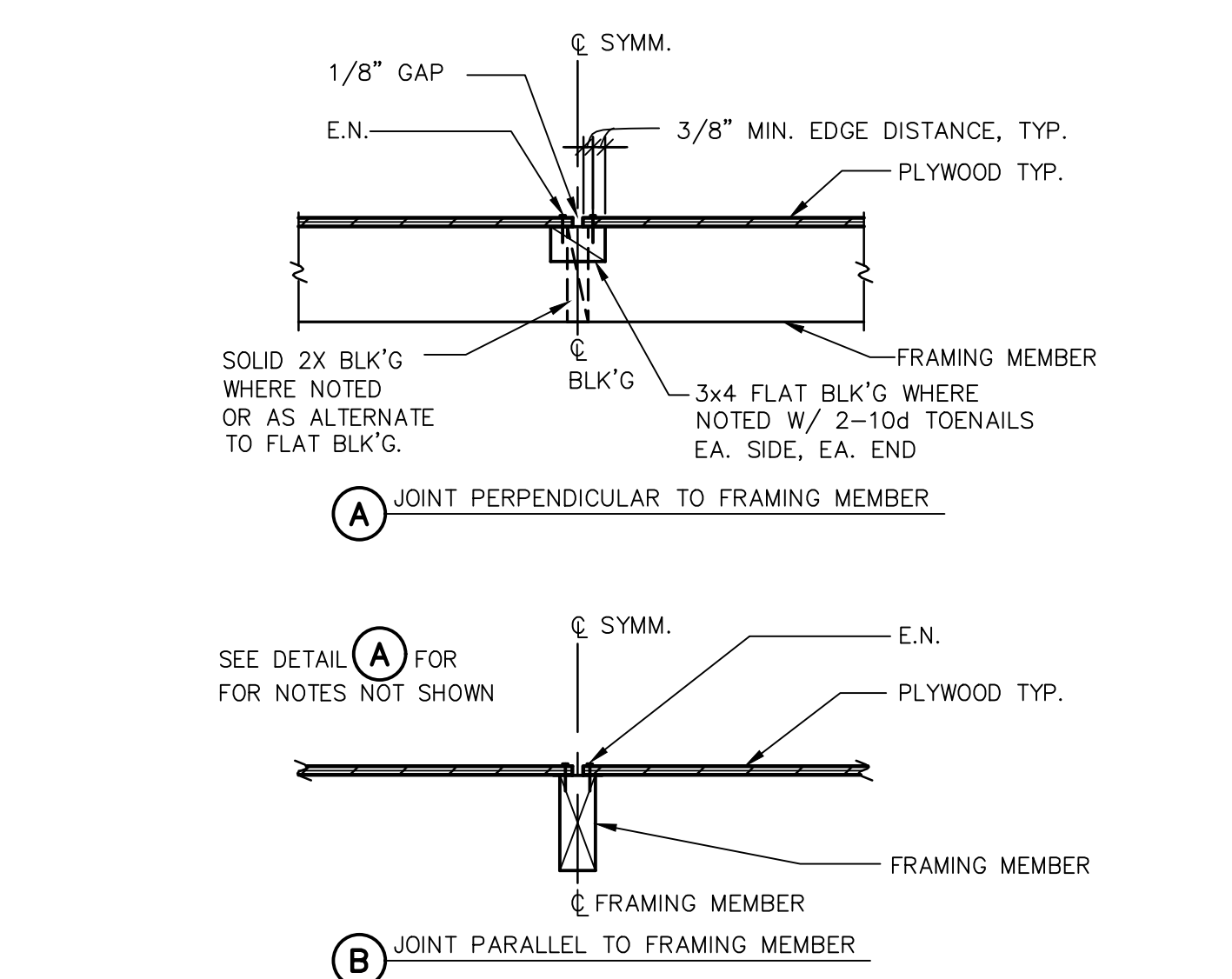
6 SHEAR WALL FRAMING ELEVATION



1 PLYWOOD SHEATHING AT ROOF AND FLOORS UNBLOCKED



2 PLYWOOD SHEATHING AT ROOF AND FLOORS REQUIRING SPECIAL BLOCKING AND EDGE NAIL SEE PLAN FOR LOCATION



3 PLYWOOD NAILING



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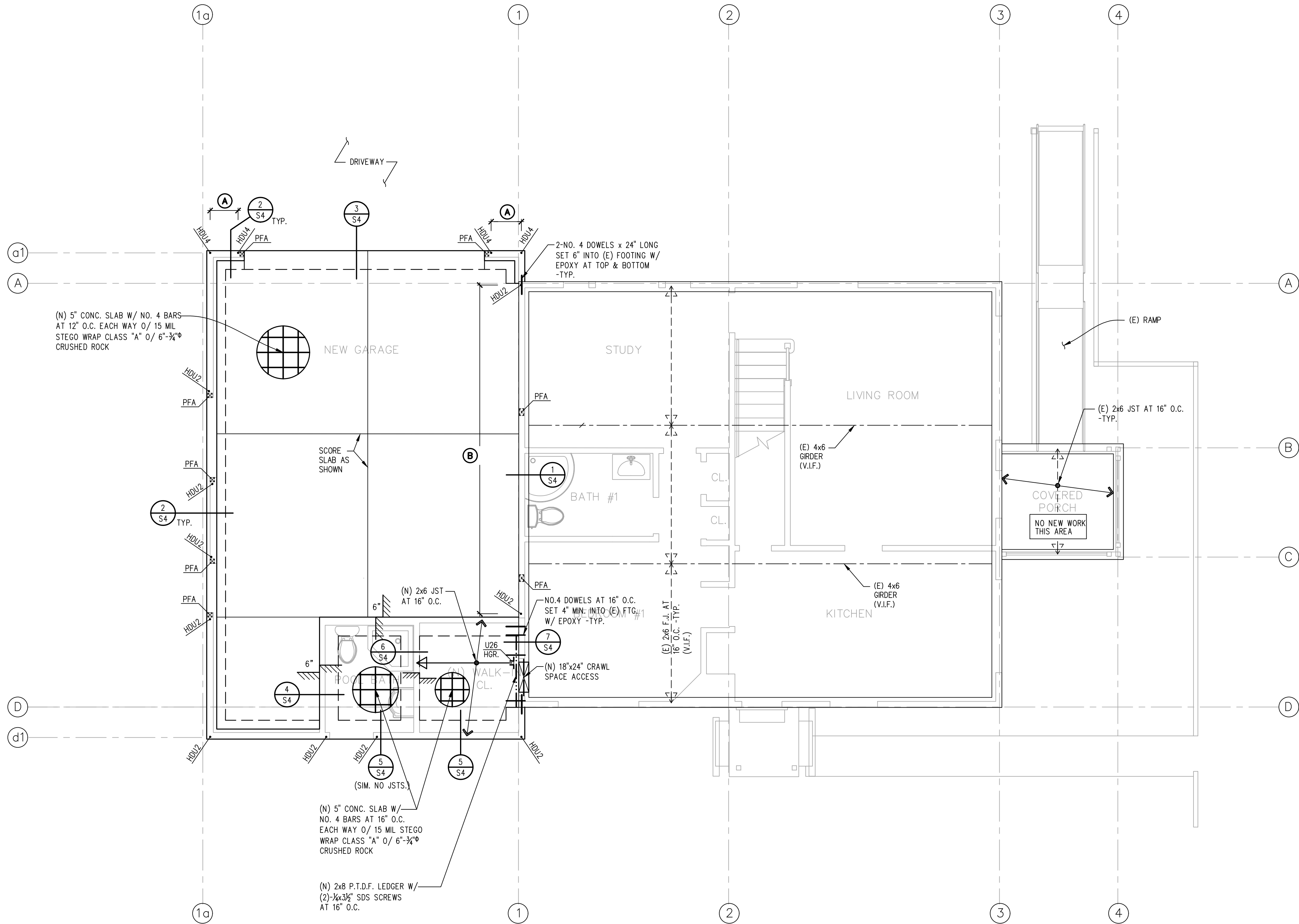
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STD3

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FOUNDATION PLAN
SCALE 1/4" = 1'-0"

LEGEND AND NOTES

- EXISTING FLOOR JOIST: 2x6 AT 16" O.C. (V.I.F.)
- NEW FLOOR JOIST: 2x6 D.F. No. 2 OR BETTER AT 16" O.C., TYP. (U.O.N.)
- NOTE:**
PROVIDE DBL. JOIST UNDER PARALLEL NON-BEARING PARTITION WALL ABOVE AND 2x BLOCKING UNDER PERPENDICULAR NON-BEARING PARTITION WALL ABOVE.
- EXISTING 15" CONTINUOUS FOOTING (V.I.F.)
- 15" WIDE CONTINUOUS FOOTING WITH 4-NO.4 BARS
1-TOP, 1-MIDDLE AND 2-BOTTOM W/ NO.3 TIES AT 12" O.C.
- DENOTES EXISTING 4x6 GIRDER
- 4x6 HDR. DENOTES CRAWL SPACE ACCESS (MIN. 18"x24")
SEE DETAIL 11 STD2 & 12 STD2
- DENOTES (N) 2x8 P.T.D.F. LEDGER W/ (2)-7/8x3 1/2" SDS SCREWS AT 16" O.C.
- HOU. DENOTES SIMPSON HOU HOLDOWNS,
NEW FOOTING : SEE DETAIL 9 S4
EXISTING FOOTING : SEE DETAIL 8 S4 "SPECIAL INSPECTION REQUIRED"
- S.A.D. DENOTES CHANGE IN GRADE
SEE ARCH'L PLANS
- PFA. DENOTES POST FROM ABOVE

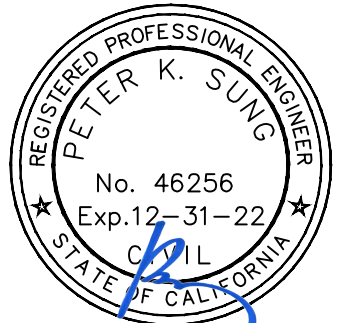
HORIZONTAL DIAPHRAGMS (NEW AREAS)
FLOORS: 3/4" CDX PLYWOOD WITH 10d COMMON NAILS @ 4" O.C. BOUNDARY, 6" O.C. EDGES, AND 10" O.C. FIELD. (UNBLOCKED UNLESS OTHERWISE NOTED ON PLANS)
IF 1/8" THICK PLYWOOD IS USED FOR FLOOR DIAPHRAGM, USE SIMPSON 1/4"x4 1/2" LONG SDS SCREWS AT SILL PLATE NAILING FOR SHEARWALLS.

ANCHOR BOLT SCHEDULE:

- NEW FOOTING :
USE 3x P.T.D.F. SILL WITH 3/8"x12" A.B.'S (GALV.) AT 48" O.C. (MIN. 2 BOLTS PER SILL)
(USE 3"x3"x1/4" STEEL PLATE WASHERS (GALV.) TYPICAL, (U.O.N.)
- EXISTING FOOTING:
2x P.T.D.F. SILL WITH 1/2"x A.B.'S (GALV.) AT 6" O.C. (V.I.F.)
- DENOTES NEW 3/8"x8" SIMPSON TITEN HD ANCHORS AT 48" O.C. (MIN. 5" EMBED & 2 BOLTS PER SILL)
(USE 3"x3"x1/4" STEEL PLATE WASHERS (GALV.) THIS AREA

FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT TREATED WOOD SHALL BE OF HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER. CBC 2304.10.5.1

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.
REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.



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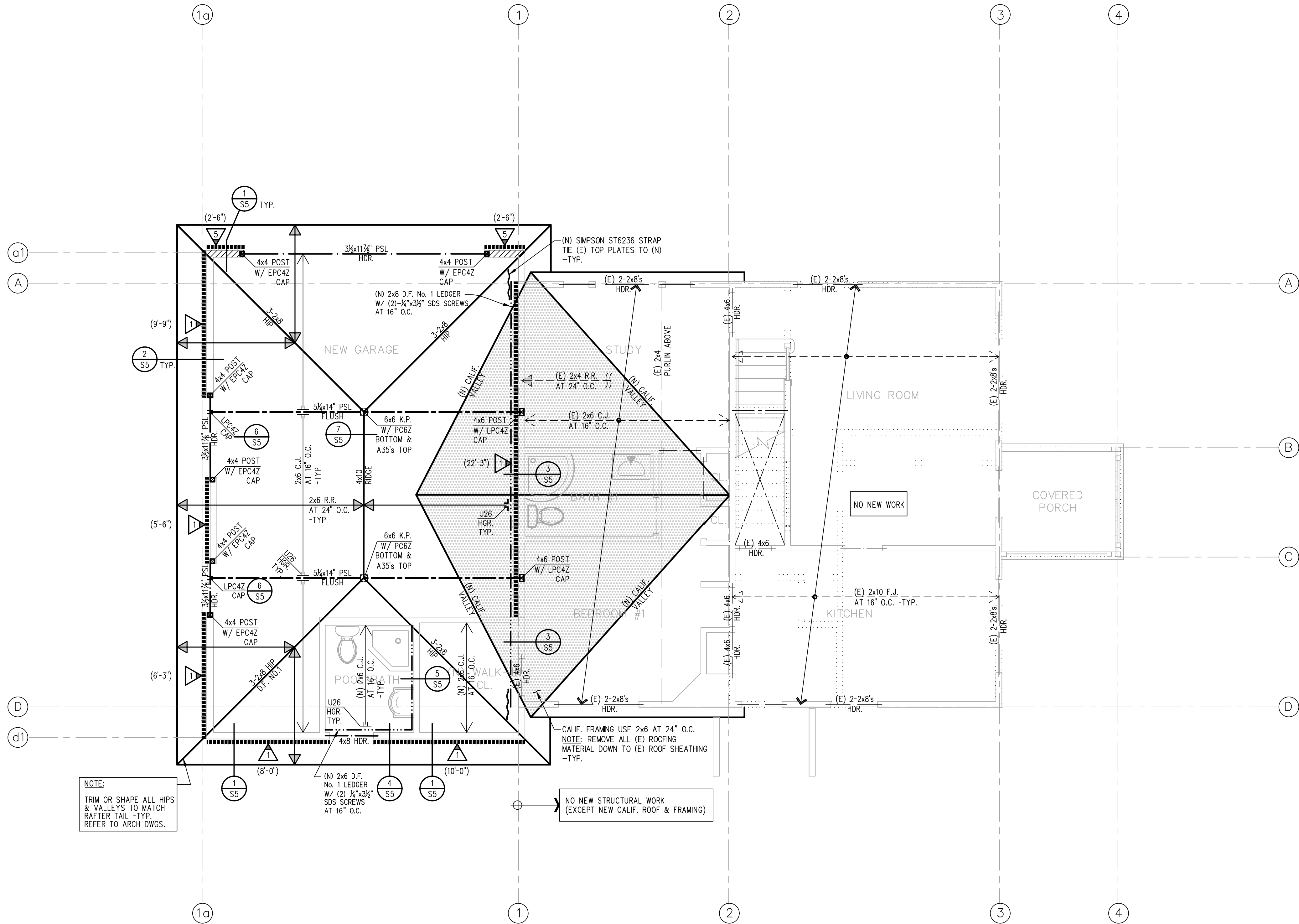
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Job No: 221396

SHEET

S1

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NOTE:
TRIM OR SHAPE ALL HIP
& VALLEYS TO MATCH
RAFTER TAIL -TYP.
REFER TO ARCH DWGS.

(N) 2x6 D.F.
No. 1 LEDGER
W/ (2)-1/4"x3/4"
SDS SCREWS
AT 16" O.C.

NO NEW STRUCTURAL WORK
(EXCEPT NEW CALIF. ROOF & FRAMING)

LOWER ROOF & EXISTING UPPER FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"

LEGEND AND NOTES

- ROOF RAFTERS : 2x6 D.F. No. 2 OR BETTER AT 24" O.C., TYP. (U.O.N.)
CEILING JOIST : 2x6 D.F. No. 2 AT 16" O.C. (MAX. SPAN 14'-0") OR
2x8 D.F. No. 2 AT 24" O.C. (MAX. SPAN 16'-0")
- EXISTING ROOF RAFTERS: 2x4 AT 24" O.C., (V.I.F.)
EXISTING CEILING JOIST 2x6 AT 16" O.C., (V.I.F.)
EXISTING FLOOR JOIST : 2x10 AT 16" O.C.
EXISTING HEADER: (SEE PLAN)
HEADERS: 4" WALL - 4x8 D.F. No.1 OR BETTER, TYP. (U.O.N.)
- SHADED AREAS DENOTE NEW AREAS OF "CALIFORNIA FRAMING"
USE 2x6's AT 24" O.C.
REMOVE ALL (E) ROOFING MATERIALS DOWN TO (E) ROOF SHEATHING
- DENOTES 3x STUD/BLK'G. WALL AREA
(ONLY AT ABUTTING PLYWOOD PANEL JOINT)
- DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING PLAN FOR SIZES & LOCATION)
-DIMENSIONAL LUMBER: D.F. No. 1, TYP. (U.O.N.)
-STRUCTURAL COMPOSITE LUMBER: ICC No. ESR 1387
MICROLAM LAMINATED VENEER LUMBER (LVL) E=2.0 x 10⁶ PSI
PARALLAM PARALLEL STRAND LUMBER (PSL) E=2.2 x 10⁶ PSI
- HPS, VALLEYS, RIDGE BOARD: 2x8 D.F. No. 1 OR BETTER, U.O.N.
DENOTES 4x OR 6x POST, SEE PLAN
DENOTES 4x OR 6x KING POST, SEE PLAN
DENOTES ST6236 COLLECTOR STRAP- BEAM TO BEAM, BEAM TO
TOP PLATE OR TIE TOP PLATES TYP. U.O.N.
DENOTES (E) 2x PURLIN

SHEAR WALL SCHEDULE

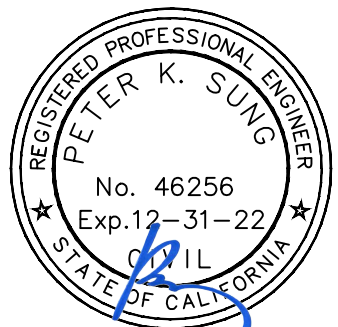
DENOTES SHEAR WALL. SEE PLAN FOR LOCATION			
SHEAR WALL	PANEL NAILING AND MATERIALS	SILL PLATE NAILING (FLOOR)	SIMPSON A35 BETWEEN BLK'G OR RIM MEMBER & TOP PLATE
	1/2" CDX PLYWD. W/8d @ 6" O.C. EDGES & 12" O.C. FIELD	16d @ 6" O.C.	A35 @ 24" O.C.
	1/2" CDX PLYWD. W/8d @ 4" O.C. EDGES & 12" O.C. FIELD	16d @ 4" O.C.	A35 @ 16" O.C.
	1/2" CDX PLYWD. W/8d @ 3" O.C. EDGES & 12" O.C. FIELD	1/2"x5" SDS @ 6" O.C.	A35 @ 16" O.C.
	1/2" CDX PLYWD. W/8d @ 2" O.C. EDGES & 12" O.C. FIELD	1/2"x5" SDS @ 4" O.C.	A35 @ 12" O.C.
	1/2" STRUCT. I PLYWD. W/10d @ 2" O.C. EDGES & 12" O.C. FIELD	1/2"x5" SDS @ 4" O.C.	A35 @ 8" O.C.
* REQUIRED 3x STUD/BLK'G. AT ABUTTING PLYWOOD PANEL JOINT			
HORIZONTAL DIAPHRAGMS (NEW AREA)			
ROOF: 1/2" CDX PLYWOOD WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY, 6" O.C. EDGES, AND 12" O.C. FIELD. (UNBLOCKED UNLESS OTHERWISE NOTED ON PLANS)			
HORIZONTAL DIAPHRAGMS			
(E) ROOF: 1/2" OF 1x SHEATHING			
(E) FLOOR(E) 1x SHEATHING			

SHEAR WALL NOTES

- ALL EXTERIOR WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR NAILING UNLESS OTHERWISE NOTED ON PLANS.
- ALL EXTERIOR AND INTERIOR CRIPPLE WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR NAILING UNLESS OTHERWISE NOTED ON PLANS.
- ALL CRIPPLE WALLS, EXTERIOR OR INTERIOR, WITH TWO FLOORS OR STORES ABOVE, SHALL BE 2x6 STUD WALL WITH SHEAR NAILING UNLESS OTHERWISE NOTED ON PLANS.
- FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
- WHERE PANELS ARE APPLIED ON BOTH FACES OF WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBER SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- ALTERNATE TO CDX PLYWOOD, USE ORIENTED STRANDED BOARD (OSB).
- ALL SHEARWALL NAILING SHALL BE COMMON NAILS.

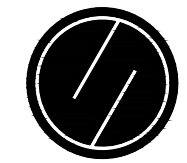
NOTE:

ALL INDICATED DIMENSION SHALL
TAKE PRECEDENCE OVER ANY SCALE
MEASUREMENTS. DO NOT SCALE
DRAWINGS.
REFER TO ARCHITECTURAL DRAWINGS
FOR DIMENSIONS AND ROOF/ATTIC
VENTILATION.



SUNG ENGINEERING, INC.

CIVIL ENGINEERS



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FOULKES RESIDENCE
1690 LITTLETON PLACE
CAMPBELL, CALIFORNIA

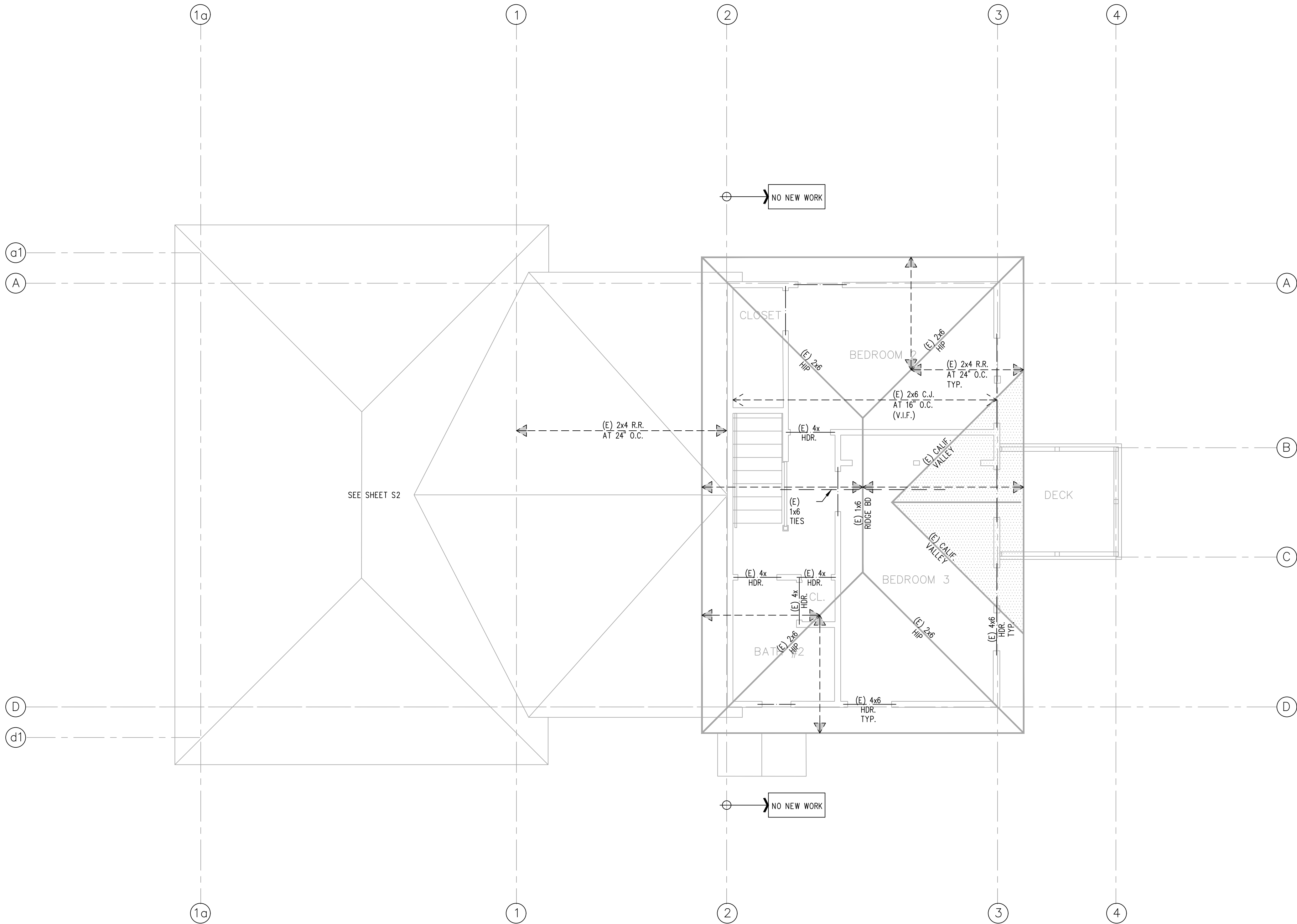
REVISIONS/DATE BY

Engineer: PS/CD
Drafter: RC
Date: 7/26/2022
Scale: AS NOTED
Job No: 221396

SHEET

S2

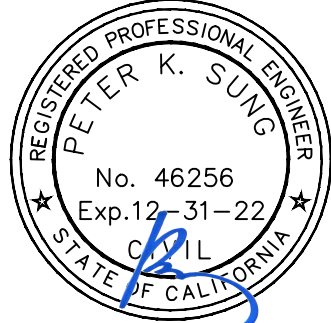
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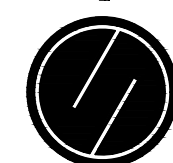
- LEGEND AND NOTES**
- EXISTING ROOF RAFTERS: 2x4 AT 24" O.C., (V.I.F.)
 - EXISTING CEILING JOIST 2x6 AT 16" O.C. (V.I.F.)
 - EXISTING HEADER: 4x6 TYP. (V.I.F.)

UPPER ROOF FRAMING PLAN
NO NEW WORK
REFERENCE ONLY
SCALE 1/4" = 1'-0"

NOTE:
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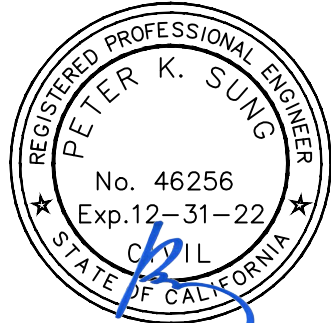
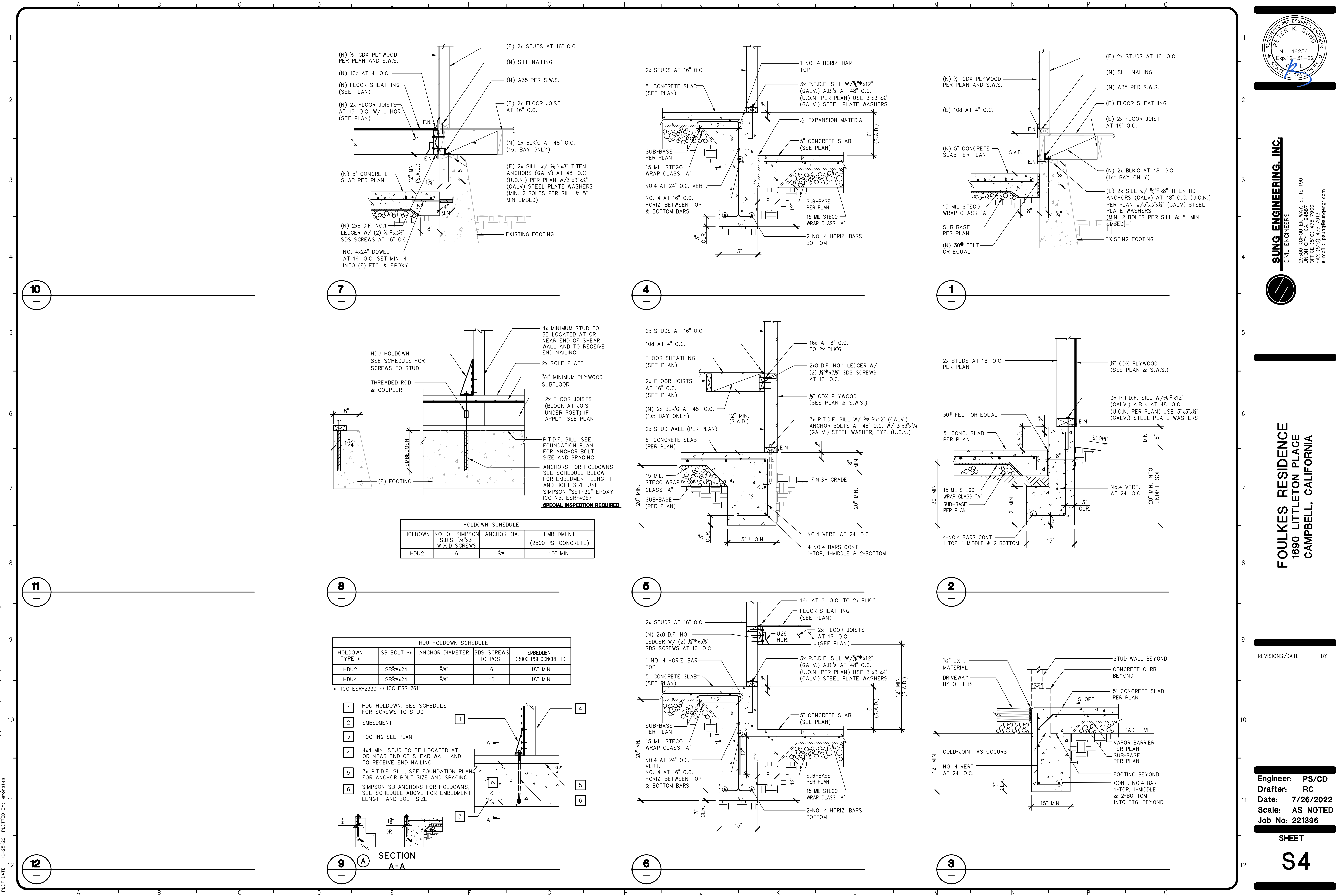
REVISIONS/DATE BY

Engineer: PS/CD
Drafter: RC
Date: 7/26/2022
Scale: AS NOTED
Job No: 221396

SHEET

S3

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PLOT DATE: 10-25-22 PLOTTED BY: emorales



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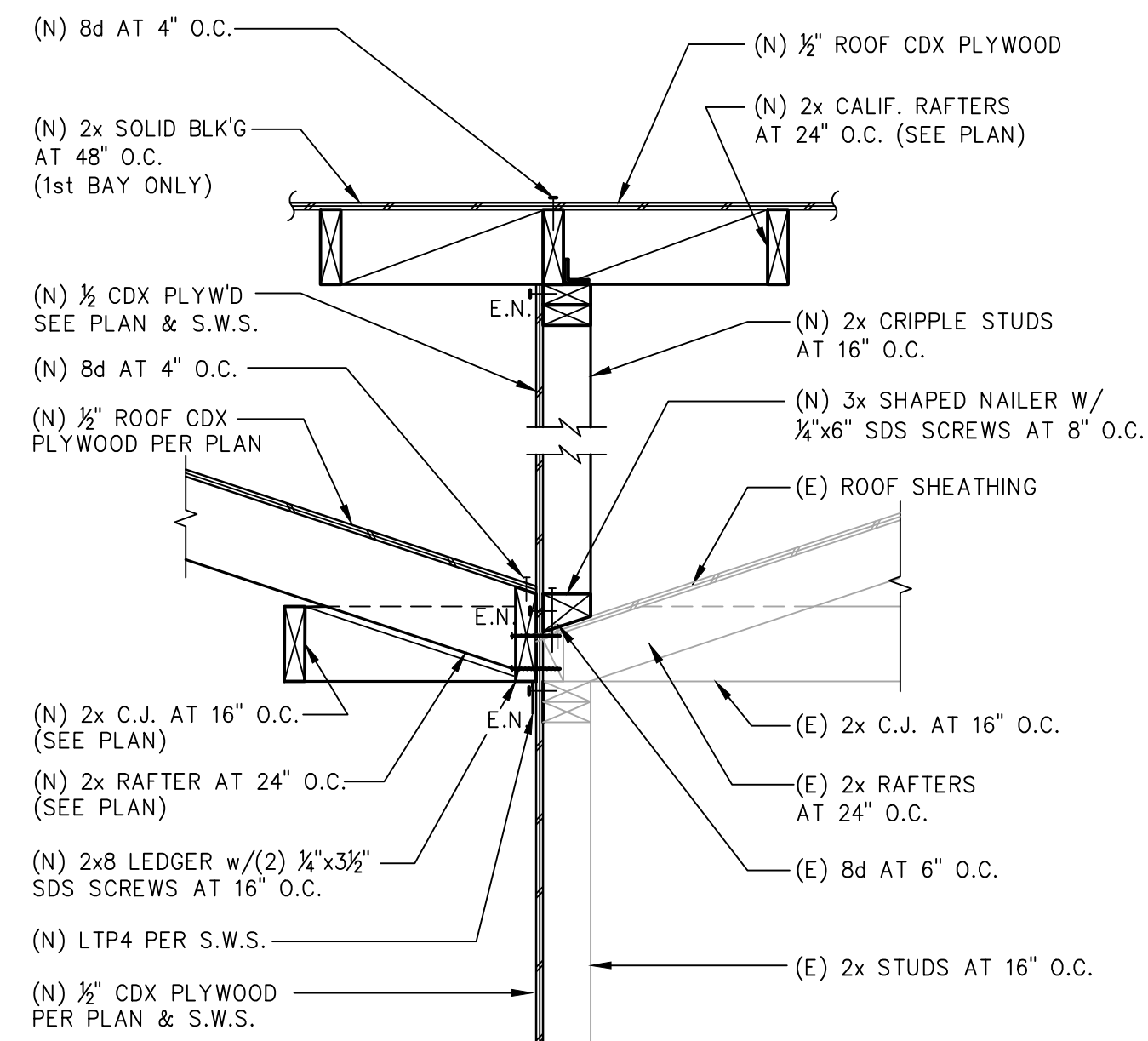
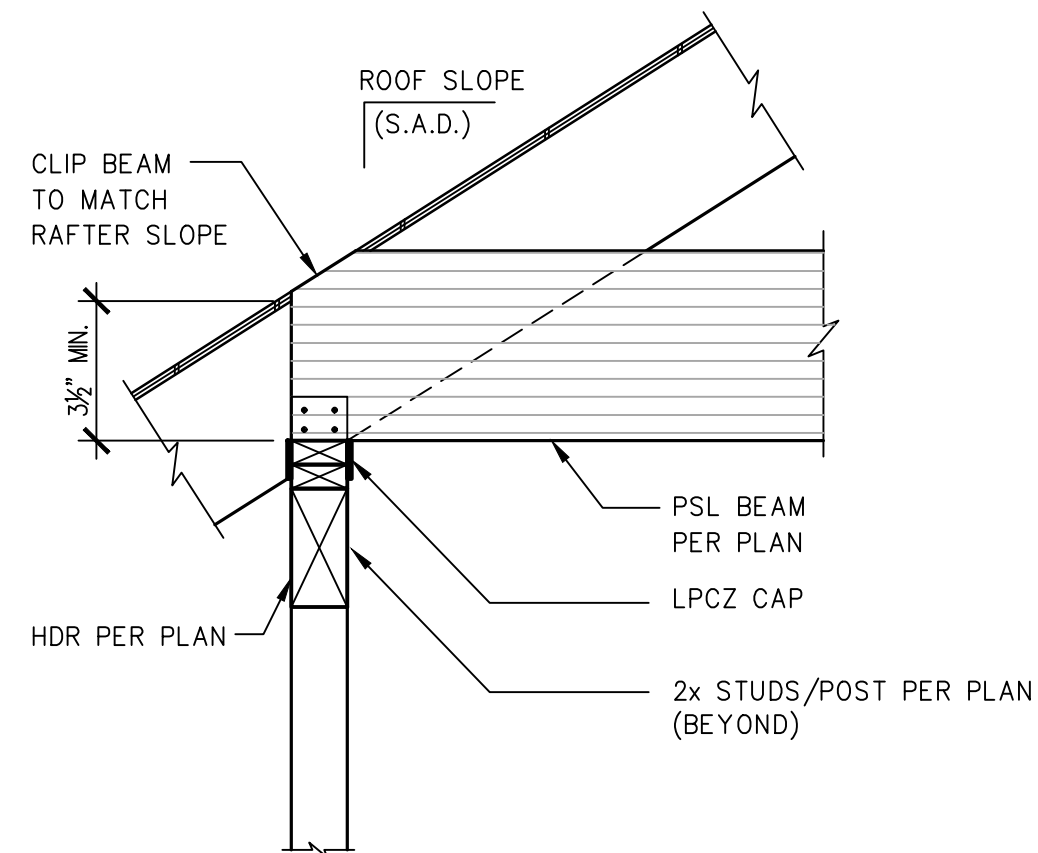
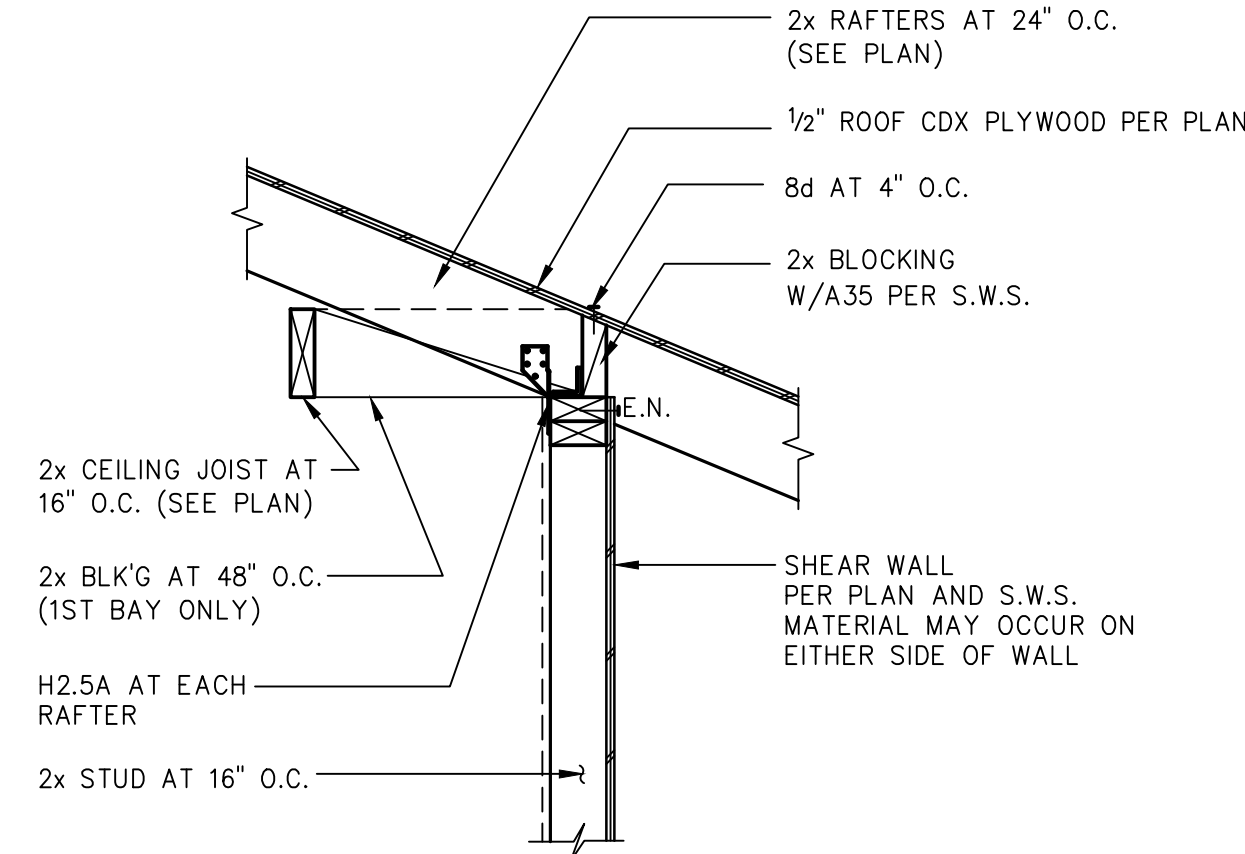
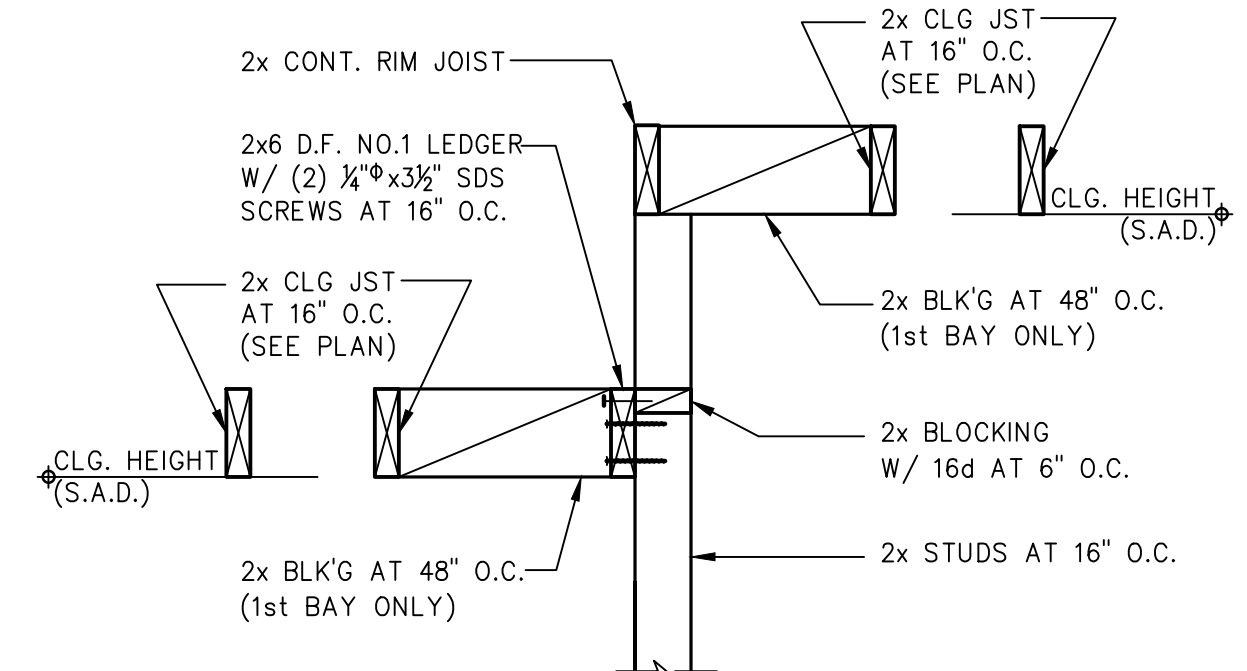
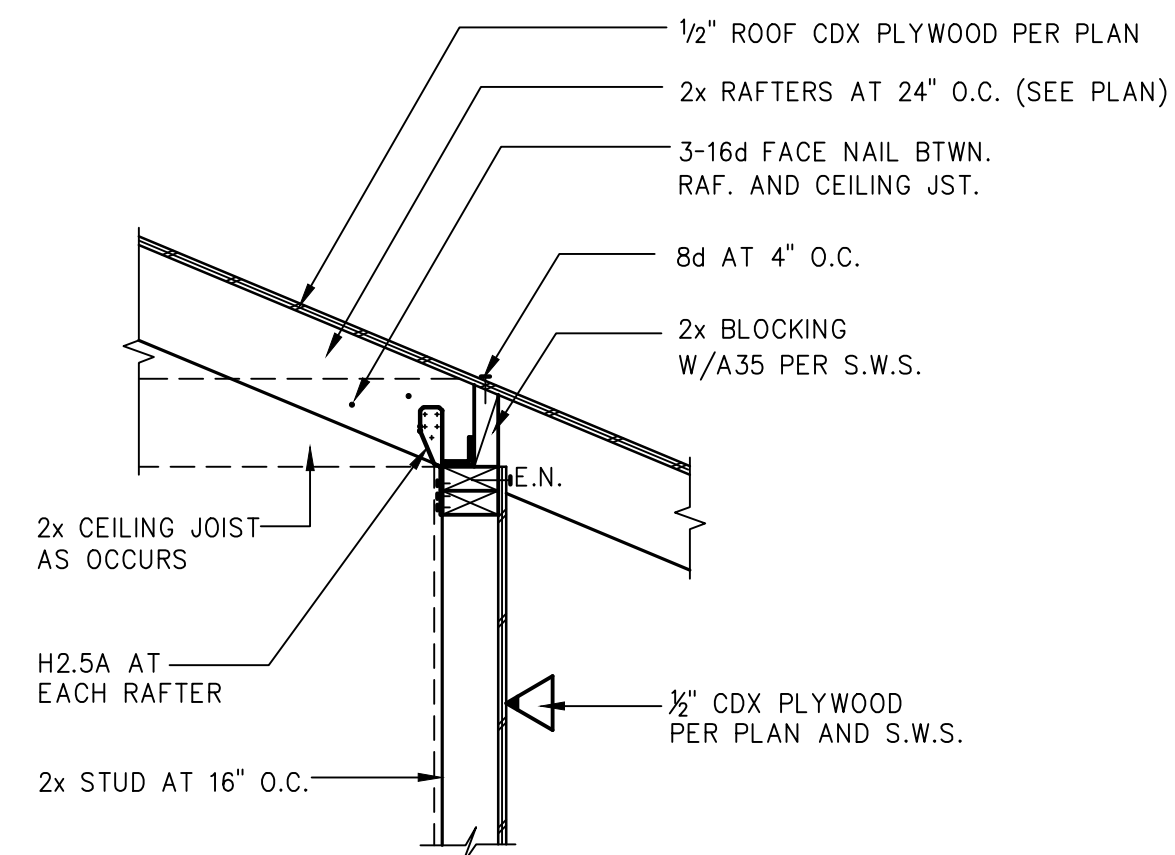
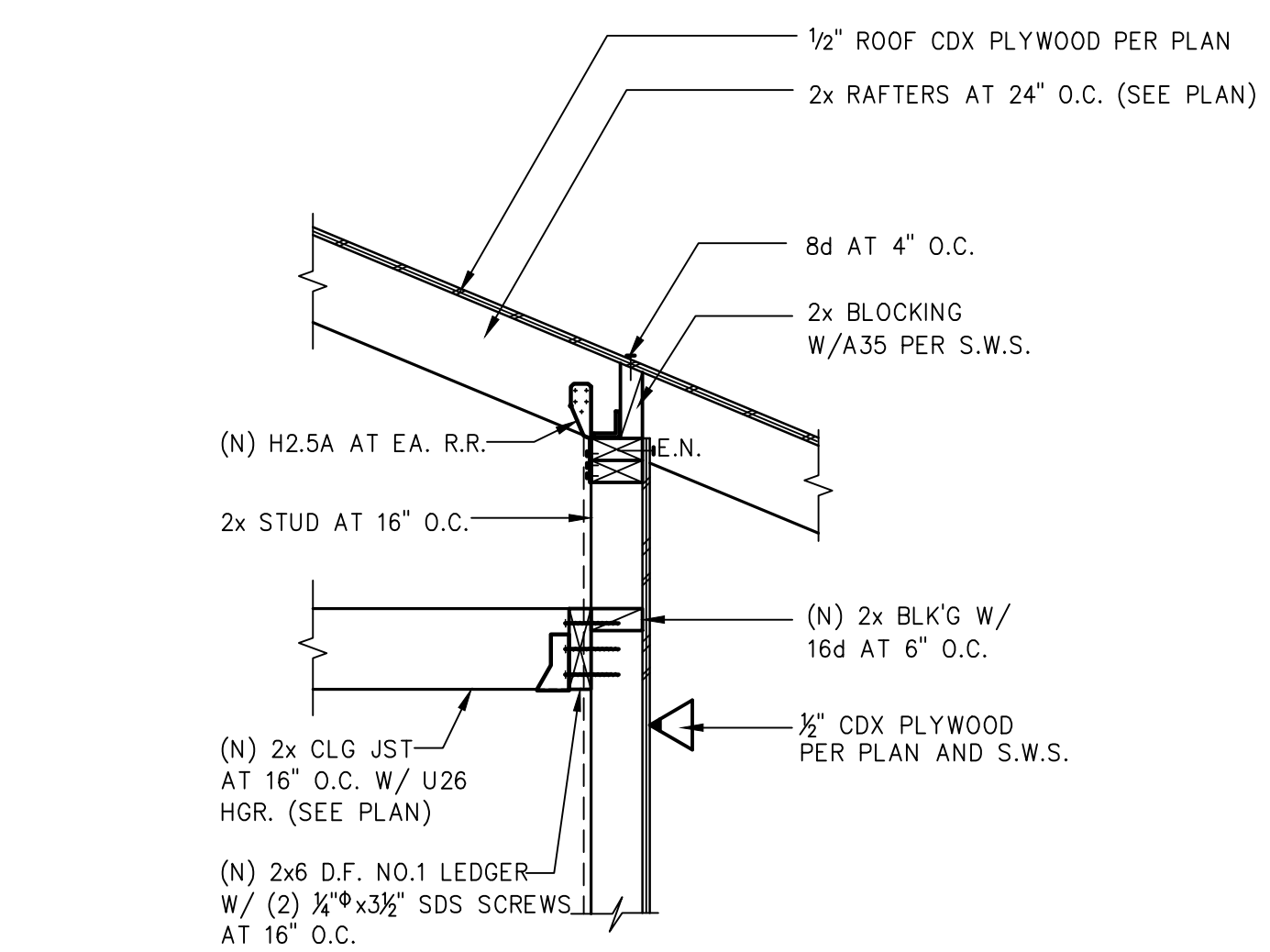
FOULKES RESIDENCE
1690 LITTLETON PLACE
CAMPBELL, CALIFORNIA

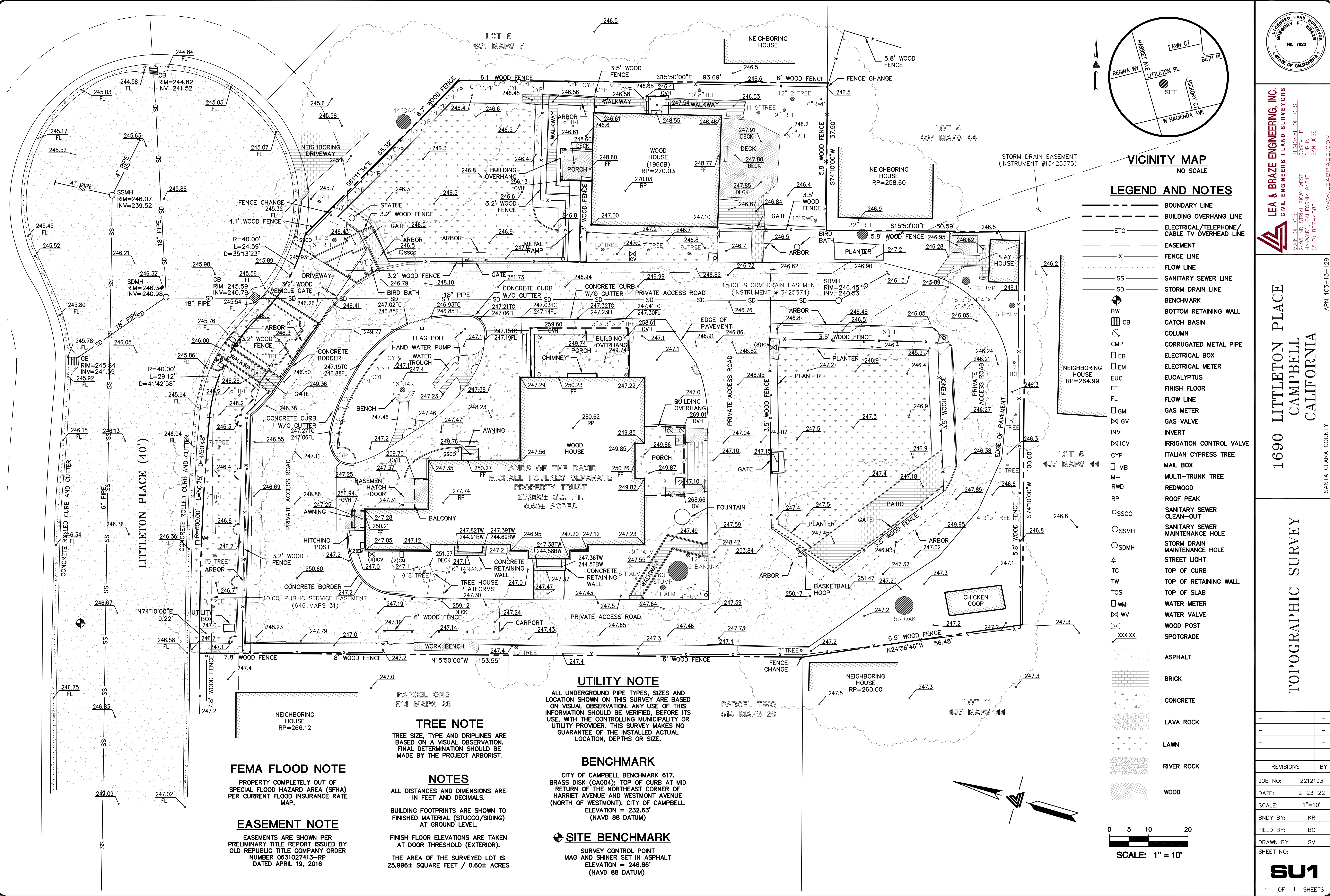
REVISIONS/DATE BY

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Date: 7/26/2022
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SHEET

S4





LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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1690 LITTLETON PLACE
CAMPBELL
CALIFORNIA

TOPOGRAPHIC SURVEY

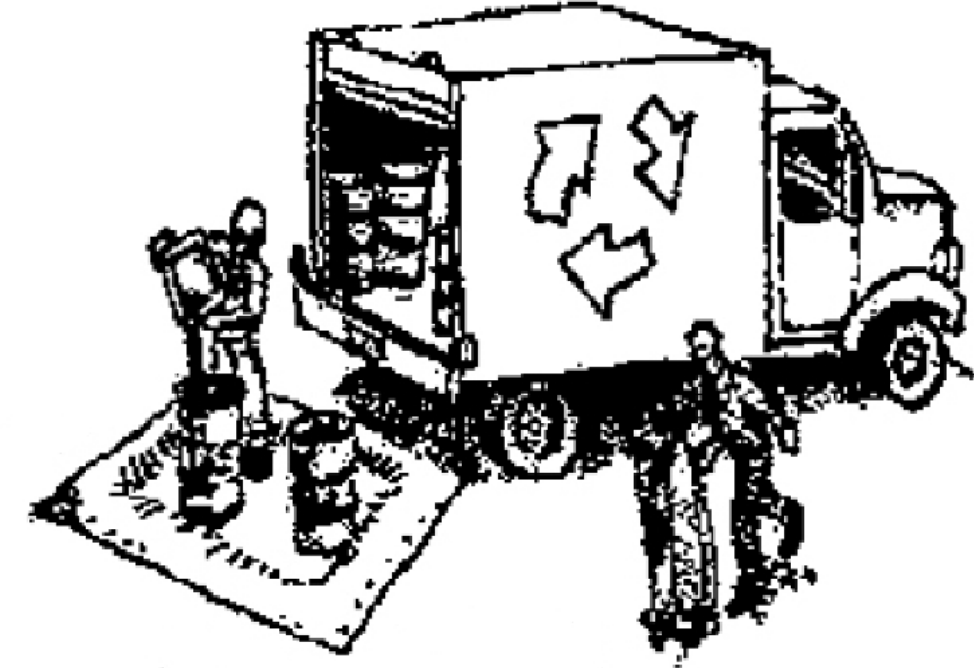
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JOB NO:	2212193
DATE:	2-23-22
SCALE:	1"=10'
BNDY BY:	KR
FIELD BY:	BC
DRAWN BY:	SM
SHEET NO:	

SU1
1 OF 1 SHEETS

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- ❑ Use (but don't overuse) reclaimed water for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- ❑ Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- ❑ Keep site free of litter (e.g. lunch items, cigarette butts).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



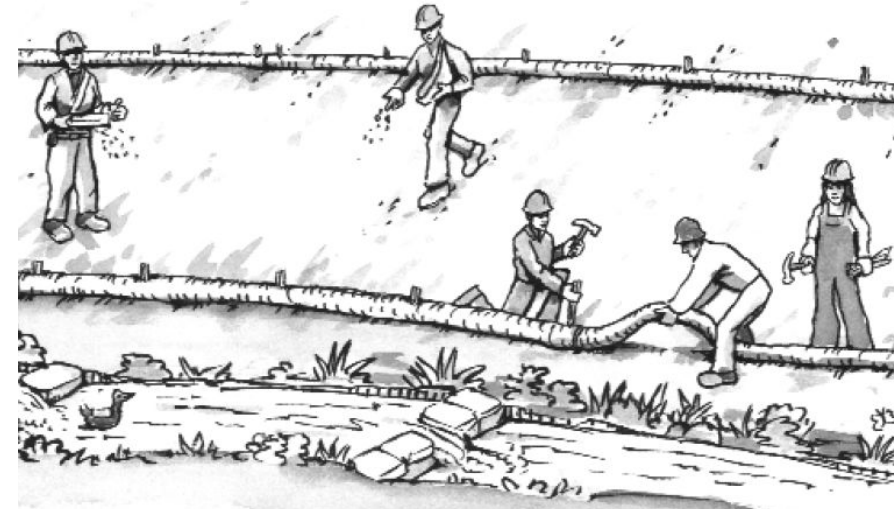
Maintenance and Parking

- ❑ Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- ❑ Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- ❑ Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

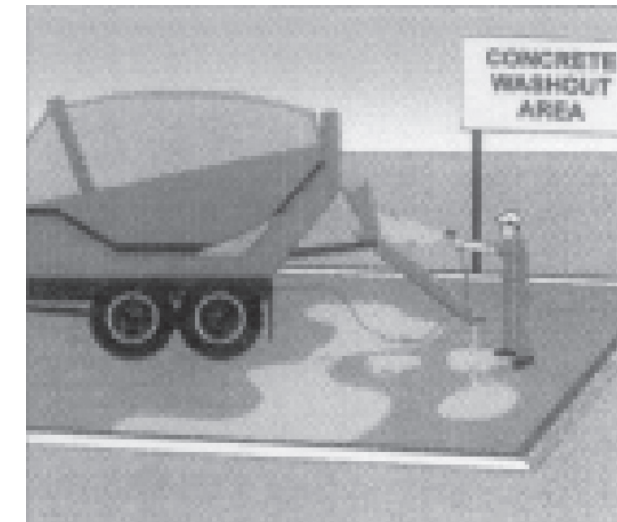
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- ❑ Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- ❑ Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- ❑ Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- ❑ Divert run-on water from offsite away from all disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



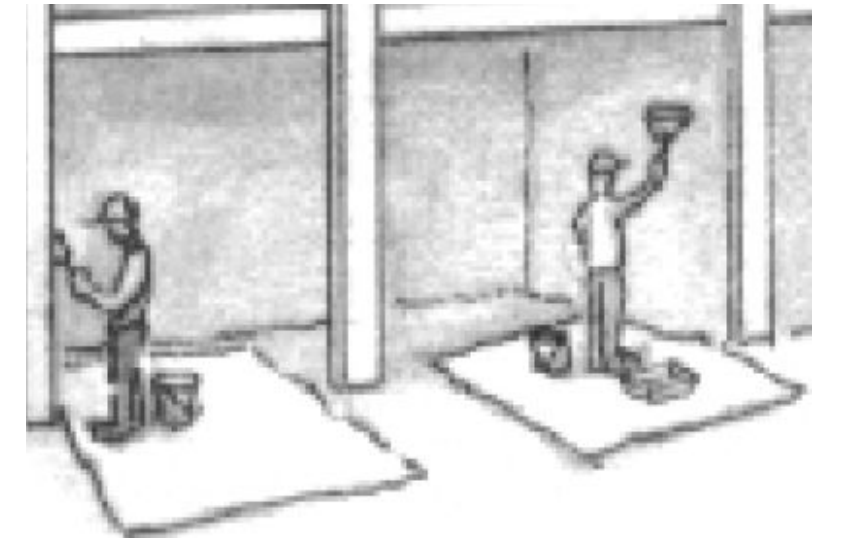
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ If saw cut slurry enters a catch basin, clean it up immediately.
- ❑ Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.



Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Storm drain polluters may be liable for fines of up to \$10,000 per day!