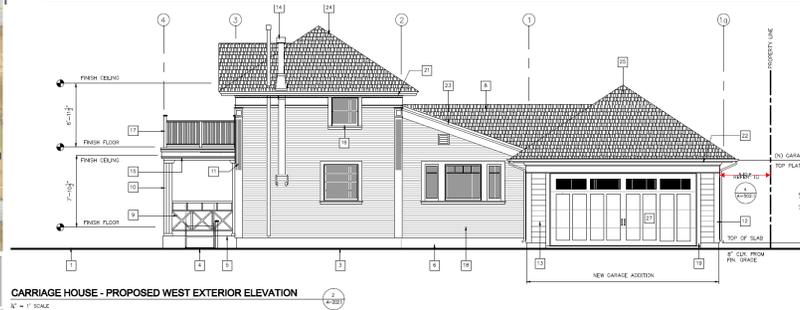


Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

April 14, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday, April 25, 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: 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 City Council Date: May 16, 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

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
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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

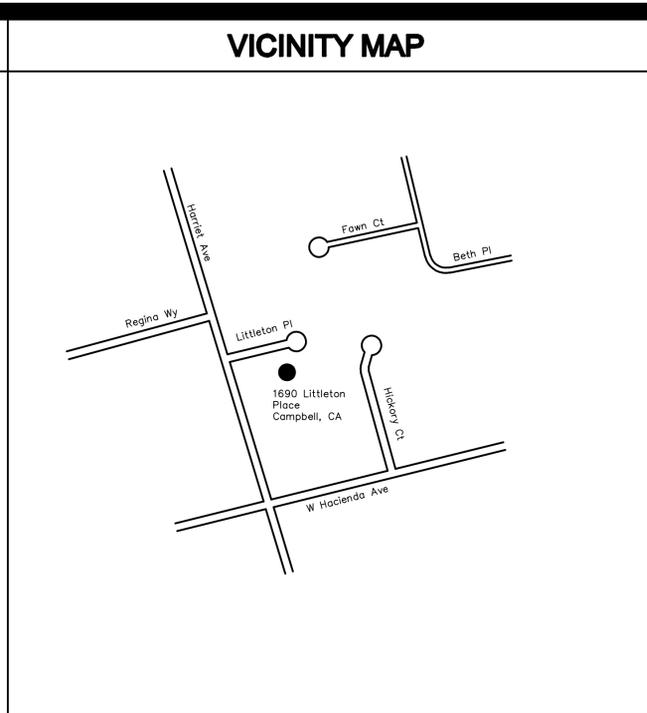
SUNG ENGINEERING
29300 Kohoutek Way
Union City, CA 94587
Phone: (510) 475-7900

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



TABULATIONS

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

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

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 MAIN RESIDENCE EXISTING FLOOR AREA: 4,079 SQ. FT.
TOTAL EXISTING FLOOR AREA: 1,431 SQ. FT.

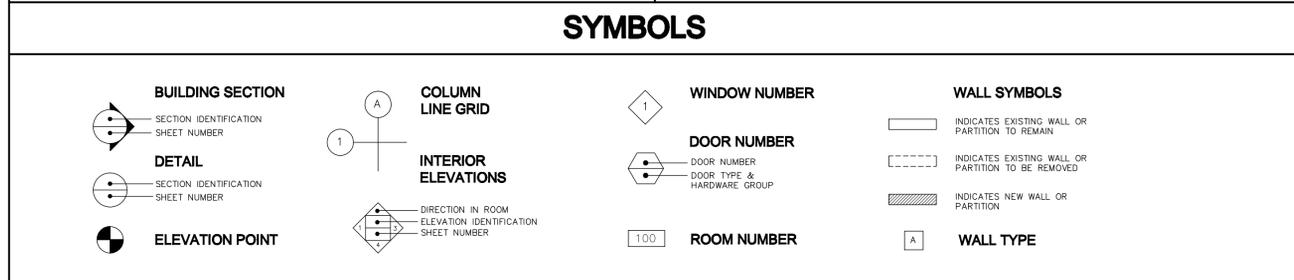
PROPOSED NEW GARAGE ADDITION TO EXISTING CARRIAGE HOUSE:
NEW BATHROOM AND CLOSET ADDITION: 109 SQ. FT.
NEW GARAGE ADDITION: 557 SQ. FT.

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.

GENERAL NOTES

- 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.
- 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.
- ALL ADDENDS, BULLETINS AND NOTICES ISSUED LATER BY THE ARCHITECT SHALL BE CONSIDERED AS PART OF WORK.
- 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.
- 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.
- 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.
- 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.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN APPROVAL BY THE BUILDING INSPECTOR FOR ALL CONCEALED WORK BEFORE CLOSING UP.
- 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.
- 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.
- 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.



ABBREVIATIONS

A.B. Anchor Bolt	E. East	INT. Interior	PR. Pair	U.L. Underwriters Laboratories
ACOUS. Acoustical	E.A. Each	INV. Invert	PRECAST. Pre-cast	U.O.N. Unless Otherwise Noted
A.D. Area Drain	E.J. Expansion Joint	J.N. Joist Number	P.T. Pressure Treated	URN. Urinal
ADJ. Adjustable	EL. Elevation	JST. Joist	PTN. Partition	
A.F.F. Above Finished Floor	ELECT. Electrical		Q.T. Quarry Tile	VERT. Vertical
AGGR. Aggregate	ELEV. Elevator	LAV. Lavatory	QTR. Quarter	V.G. Vertical Grain
AL. Aluminum	EMER. Emergency	LOCK. Locker		V.P. Vent Pipe
ALT. Alternate	ENCL. Enclosure	L.P.S. Low Pressure Sodium Light	R. Radius	W. West
APROX. Approximate	E.O.S. Edge of Surface	LT. Light	R.B. Roof Beam	W.H. Water Closet
ARCH. Architectural	E.Q. Equal	M.B. Machine Bolt	R.C. Reinforced Concrete	W.S. Wood
ABB. Asbestos	E.P. Electrical Panel	M.C. Medicine Cabinet	R.D. Roof Drain	W.W.F. Weather-stripping
ASPH. Asphalt	EST. Estimate	MECH. Mechanical	REF. Reference	YD. Welded Wire Fabric
	EXEC. Excavate	MED. Medium	REFR. Refrigerator	
	EXT. Extinguisher	MEMB. Membrane	RESIL. Resilient	
BD. Board	F.A. Fire Alarm	M.H. Manhole or Metal Halide	RM. Room	
BET. Between	FAB. Fabricate	MIR. Mirror	R.O. Rough Opening	
BIT. Bituminous	F.A.U. Forced Air Unit	MISC. Miscellaneous	RD.WD. Redwood	
BULDG. Building	F.O.C. Face of Curb	MEZZ. Mezzanine		
BLK. Blocking	F.D. Floor Drain	MFR. Manufacturer	S. South	
BM. Beam	F.DN. Foundation	M.O. Masonry Opening	S.C. Solid Core	
BN. Bullnose	F.E. Fire Extinguisher	M.V. Mercury Vapor	S.C.D. Seat Cover Dispenser	
BOT. Bottom	F.F. Finish Floor		SCHED. Schedule	
	F.G. Floor Girder	N. North	S.D. Soap Dispenser	
CAB. Cabinet	F.H.C. Fire Hose Cabinet	N.I.C. Not in Contract	SDG. Siding	
CEM. Cement	F.O.F. Face of Finish	NO. Number	SECT. Section	
CER. Cover Guard	F.O.S. Face of Stud.	NORM. Normal	SHT. Sheet	
C.G. Cast Iron	FP. Fireplace	N.T.S. Not To Scale	SIM. Similar	
C.I. Ceiling Joists	FTG. Footing		SQ. Square	
CL. Ceiling	FURN. Furring	O/ Over	S.SINK. Service Sink	
CLR. Clear	FURR. Furnace	OA. Overall	S.S. Stainless Steel	
C.M.U. Cement Masonry Unit	FIX. Fixture	OBS. Obscure	STA. Station	
C.O. Clean Out	GA. Galvanized	O.C. On Center	STD. Standard	
COL. Column	G.B. Grab Bar	O.D. Outside Diameter	STL. Steel	
CONC. Concrete	G.D. Garbage Disposal	OFF. Office	STRUCT. Structural	
CONN. Connection	GL. Glass	OH. Overhead	SURF. Surface	
CONST. Construction	GLB. Glue Laminated Timber		SYM. Symbol	
CONT. Continuous	G.S.M. Galvanized Sheet Metal	P.D. Power Driven	SYS. System	
CONT. Corridor	GYP. BD. Gypsum Board	PEN. Plywood Edge Nailing	T.&B. Top And Bottom	
CORR. Counter	H.B. Hose Bib	PERF. Perforated	T.&G. Tongue And Groove	
COUNT. Cubic Feet Per Minute	H.C. Hollow Core	PL. Property Line	T. Tread	
CFM. Collar Tie	H.D. Head	PLAS. Plasma Screen	T.B. Towel Bar	
	HDR. BD. Header Board	P. LAM. Plastic Laminate	T.P.H. Toilet Paper Holder	
DRY. Dryer	H.C. Handicapped	PLAS. Plaster	T.P.D. Toilet Paper Dispenser	
DBL. Double	HORIZ. Horizontal	PLY.WD. Plywood	TEL. Telephone	
DEPT. Department	HGT. Height	PRE.FAB. Prefabricated	THRU. Through	
DET. Detail	HTR. Heater	PROJ. Project	T.O.C. Top of Curb	
D.F. Douglas Fir	HRD. WD. Hard Wood	PROP. Property	T.O.P. Top of Pavement	
D.N. Down	I.D. Inside Diameter	PROJ. Projection	T.O.W. Top of Wall	
DR. Down Spout	INSUL. Insulation	PT. Point	T.V. Television	
D.S. Diffuser		P.T.D. Paper Towel Dispenser	TYP. Typical	
DIF. Drawer				
DWR. Drawer				

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	ARCHITECTURAL DRAWINGS
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
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AD-201.1	CARRIAGE HOUSE - EXISTING EXTERIOR ELEVATIONS
PTR-001	PRESERVATION TREATMENT RECOMMENDATIONS
PTR-002	PRESERVATION TREATMENT RECOMMENDATIONS
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ME-001.1	CARRIAGE HOUSE - PLUMBING, MECHANICAL AND ELECTRICAL NOTES
ME-101.1	CARRIAGE HOUSE - PROPOSED PLUMBING, MECHANICAL AND ELECTRICAL PLAN
	CIVIL DRAWINGS
SU1	TOPOGRAPHIC SURVEY
	STRUCTURAL DRAWINGS
STD1	STRUCTURAL SPECIFICATION NOTES, CBC FASTENING TABLES
STD2	TYPICAL FRAMING DETAILS AND SPECIFICATION DRAWINGS
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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 damaged 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 its 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.

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. 650.941.8048 SOUTH BAY #15.924.7099 NORTH BAY 707. 637.4369 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com

ARCHITECT:

PROJECT CONSULTANT:

REVISIONS:

1	11/16/22 PER PLANNING DEPT.
2	
3	
4	
5	
6	
7	
8	

SHEET DESCRIPTION:

TITLE SHEET, PROJECT TEAM, DESCRIPTION OF WORK, INDEX TO DRAWINGS, SYMBOLS, ABBREVIATIONS, VICINITY MAP, GENERAL NOTES

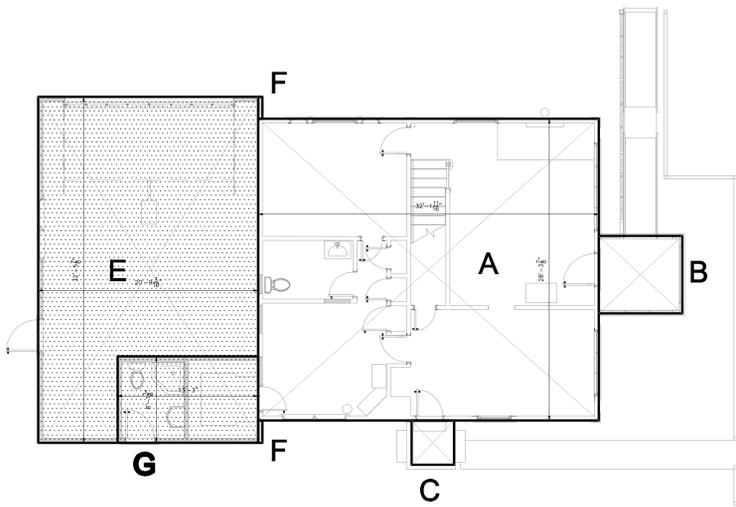
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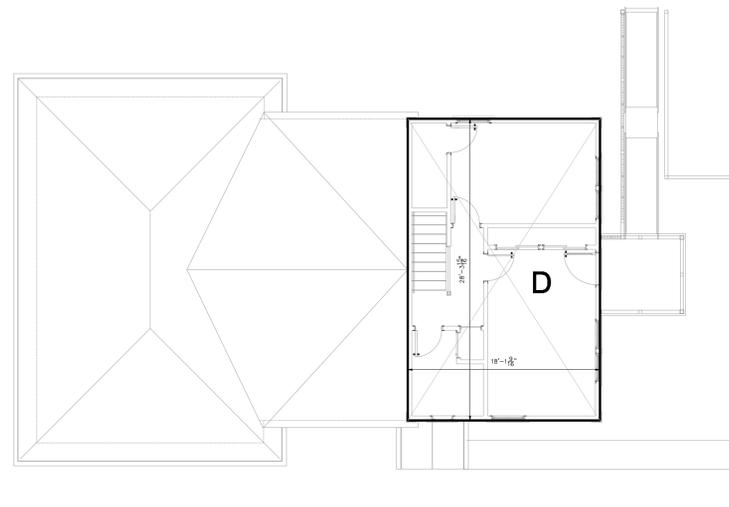
SHEET NUMBER:

G-001.1



CARRIAGE HOUSE - FIRST FLOOR AREA DIAGRAM

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G-002.1



CARRIAGE HOUSE - SECOND FLOOR AREA DIAGRAM

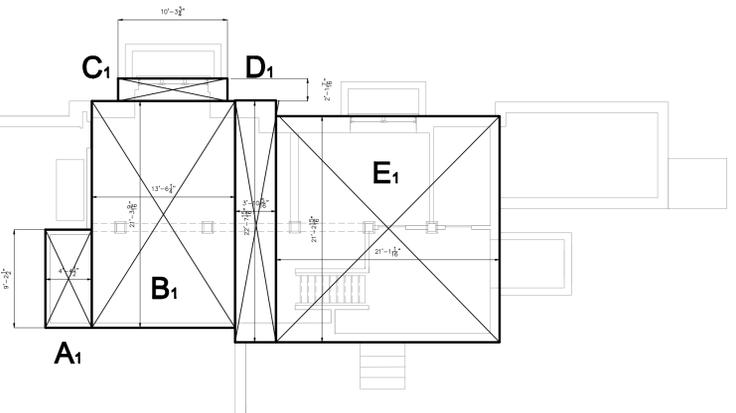
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G-002.1

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. **

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 Patios	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"	

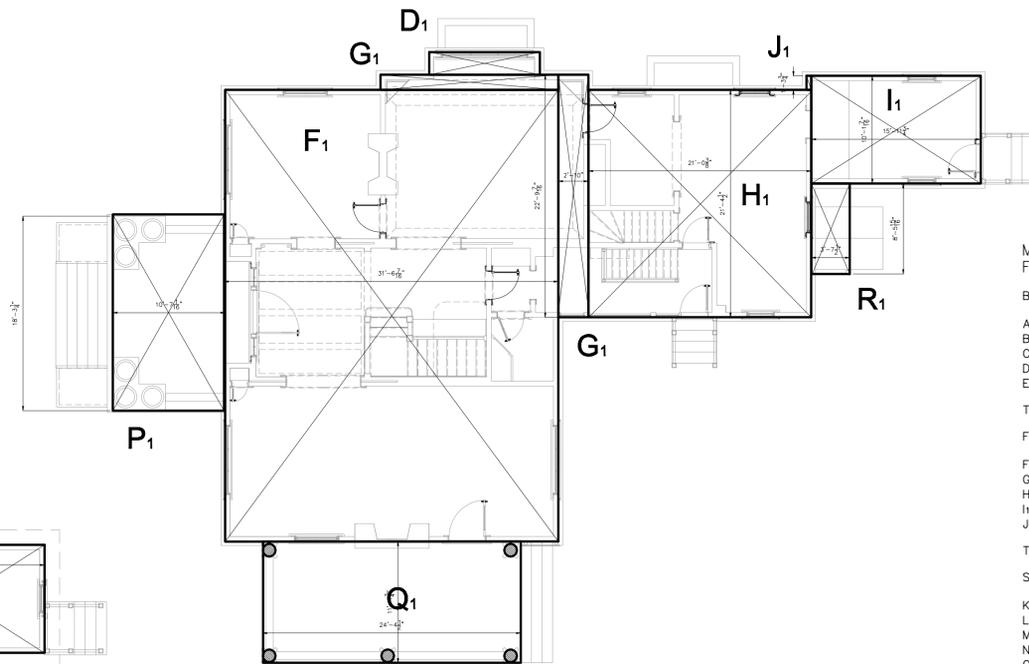
* NOTE: ALL FLOOR AND LOT COVERAGE CALCULATIONS ABOVE INCLUDE THE EXISTING HISTORIC LITTLETON/MARTIN HOUSE, CARPORT, AND THE DETACHED CARRIAGE HOUSE. SETBACKS AND WALL HEIGHT DIMENSIONS ARE SPECIFIC TO THE DETACHED CARRIAGE HOUSE STRUCTURE ONLY AND DO NOT REFLECT THE SETBACKS OF OTHER STRUCTURES FOUND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



MAIN HOUSE - BASEMENT FLOOR AREA DIAGRAM

3
G-002.1

1/8" = 1' SCALE



MAIN HOUSE - FIRST FLOOR AREA DIAGRAM

4
G-002.1

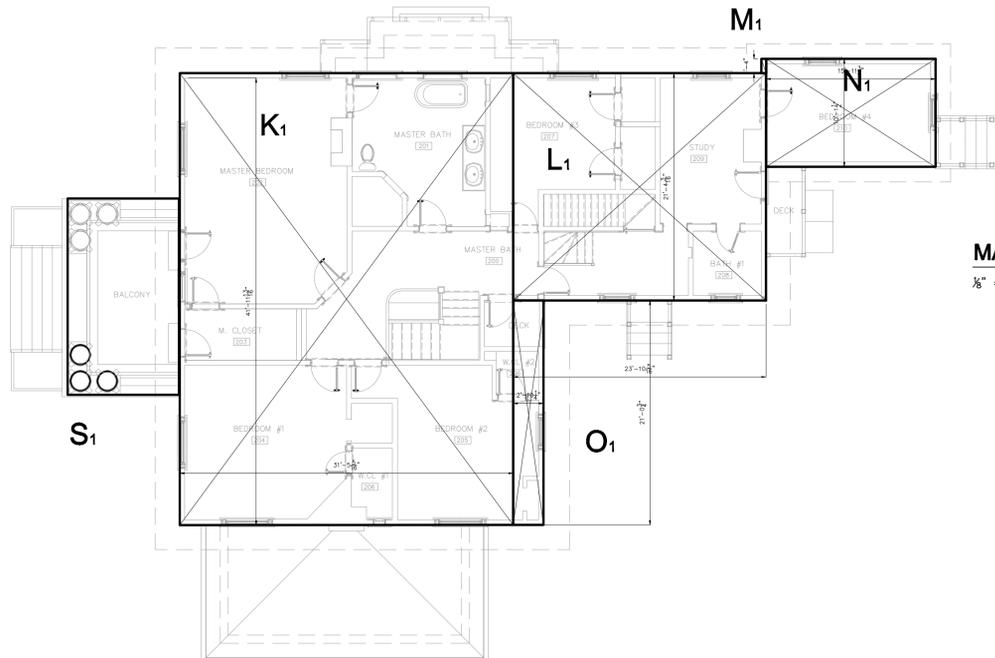
1/8" = 1' SCALE

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

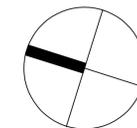
MAIN RESIDENCE EXISTING FLOOR AREA
 BASEMENT: 895± SQ. FT. (EXCLUDED BECAUSE OF CEILING HEIGHT IS LESS THAN 7'-0")
 FIRST FLOOR: 2,037 SQ. FT. FRONT ENTRY PORCH EXCLUDED (219 SQ. FT.)
 SECOND FLOOR: 2,042 SQ. FT. OPEN BALCONIES 24 SQ. FT. + 128 SQ. FT. + 34 SQ. FT. OUTSIDE DECK EXCLUDED
 TOTAL MAIN RESIDENCE 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.



MAIN HOUSE - SECOND FLOOR AREA DIAGRAM

5
G-002.1

1/8" = 1' SCALE



New Remodeling and Site Improvements to the Historic Littleton/Martin House for:
MIKE FOULKES
 1600 Littleton Place
 Campbell, California

M. SANDOVAL ARCHITECTS, INC.
 Architecture - Historic Preservation - Design
 146 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94825 P 850.941.8048 SOUTH BAY 415.824.7059 NORTH BAY / 707. 637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com



REVISIONS:

1	11/16/22 PER PLANNING DEPT.
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DATE: 11/22/22
 SCALE:
 DRAWN BY:
 CHECK BY:
 JOB NUMBER: NO. 2201-01
 SHEET NUMBER:

FLOOR AREA DIAGRAMS & ZONING CONFORMANCE WORK SHEET

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 openable area to the outdoors shall be 4 percent of the floor area being ventilated per Section R303.1.

Exceptions:

- 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.
- 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.
- 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.
- 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.
- 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 m²) 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 space 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 24 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 rough-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, the 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 SFM 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 ¼" 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 charcoal fiber glass HI-Tran 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. R309.6 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:
- Residential sprinklers installed in accordance with their listing.
 - Extended coverage sprinklers discharging water not less than their listed flow rate for Light Hazard in accordance with NFPA 13.
 - 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 demand 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:
- In all glazed doors.
 - At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.
 - 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.
 - 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.
 - In guards and railings.
 - 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.
 - Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.
 - 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 WOODWORK AND FINISHES

- A. All architectural woodwork depicted within these drawings shall be installed in accordance with the most recent edition of the Manual of Millwork Standards of the Woodwork Industry for Arizona, California, Nevada and Oregon, published by the Woodwork Institute of California. Copies may be obtained through the Administration Office or on-line at
- B. The Contractor shall review all room finishes, stains, paint colors, etc., with the Owner before proceeding with the painting operation phase of the work. Properly protect all work in place from damage or from over spray of paint. Review what surfaces are to receive stains or other clear finishes and those which are to be left natural without any special coatings or sealants.
- C. Unless otherwise specified within these drawings or specifications, all walls and ceiling surfaces shall receive a Level 4 Gypsum Board Finish with the exception of the Garage and utility areas. Installation of wall board shall be in accordance with the latest edition of the Gypsum Construction Guide published by Gold Bond Building Products Technical Services Department, 2001 Rexford Road, Charlotte, N.C. 28211.
- D. The Contractor shall provide an optional quotation for the Owner's consideration for adding radius outside corners to all walls and drop beam and header conditions.

12.0 TOILET, BATH AND SHOWER SPACES

- A. Bathrooms, water closet compartments and other similar rooms shall be provided with aggregate glazing area in windows of 110t less than 3 square feet (0.3 m²), one-half of which must be operable. (R303.3) Exception: The glazed areas shall not be required where artificial light and a local exhaust system are provided. The minimum local exhaust rates shall be 50 cubic feet per minute (25 Us) for intermittent ventilation or 20 cubic feet per minute (10 Us) for continuous ventilation in accordance with the California Mechanical Code, Chapter 4. Exhaust air from the space shall be exhausted directly to the outdoors.
- B. Each bathroom containing a bathtub, shower or tub/shower combination shall be mechanically ventilated for purposes of humidity control in accordance with the California Mechanical Code, Chapter 4; and the California Green Building Standards Code, Chapter 4, Division 4.5. Note: Window operation is not a permissible method of providing bathroom exhaust for humidity control. (R303.3.1)
- C. All plumbing fixtures shall be spaced in accordance with the California Plumbing Code. R307.2. and all bathtub and shower floors and walls with installed shower heads and in shower compartments shall be finished with non-slip surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

13.0 LIFE SAFETY

- A. **Smoke Alarms:** All smoke alarms shall be listed and labeled in accordance with UL 217 and installed in accordance with the provisions of Section R314 and the household fire warning equipment provisions of NFP A 72. Systems and components shall be California State Fire Marshal listed and approved in accordance with California Code of Regulations, Title 19, Division 1 for the purpose for which they are installed. All smoke alarms shall be maintained and/or replaced in accordance with Section R314.3.2
- B. **Smoke Detection Systems:** Household fire alarm systems installed in accordance with NFP A 72 that include smoke alarms, or a combination of smoke detector and audible notification device shall be installed in accordance with Section R314.2 and shall provide the same level of smoke detection and alarm as required by smoke alarms. Where a household fire warning system are installed using a combination of smoke detector and audible notification device(s), it shall become a permanent fixture of the occupancy and owned by the homeowner. The system shall be monitored by an approved supervising station and be maintained in accordance with NFP A 72.
- Exception: Where smoke alarms are provided meeting the requirements of Section R314.4. R314.3
- C. Locations: Smoke alarms shall be installed in the following locations:
- In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics: In dwellings or dwelling units with split levels and without an intervening level between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- D. Where more than one smoke alarm is required to be installed within an individual dwelling or sleeping unit, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed per Section R314.5.
- E. **Carbon Monoxide Alarms:** An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions.
- F. All carbon monoxide detectors shall be listed as complying with UL 2075. R315.1.2 and shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery back-up. Alarm wiring shall be directly connected to the permanent building wiring without a disconnecting switch other than as required for overcurrent protection.

Exceptions:

- Where there is no commercial power supply, the carbon monoxide alarm may be solely battery operated.
- Other power sources recognized for use by NFPA 720.
- Where more than one carbon monoxide alarm is required to be installed within the dwelling unit or within a sleeping unit, the alarm shall be interconnected in a manner that activation of one alarm shall activate all of the alarms in the individual unit per Section R315.1.3.

14.0 ADDRESS NUMBERS

- A. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

16.0 FIRE RESISTANCE CONSTRUCTION

- A. Exterior walls, construction, projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1); or dwellings and accessory buildings equipped throughout with an automatic residential fire sprinkler system installed in accordance with Section R313 shall comply with Table R302.1(2).

Exceptions:

- Walls, projections, openings or penetrations in walls perpendicular to the line used to determine the fire separation distance.
 - Walls of dwellings and accessory structures located on the same lot.
 - Detached tool sheds and storage sheds, playhouses and similar structures exempted from permits are not required to provide wall protection based on location on the lot. Projections beyond the exterior wall shall not extend over the lot line.
 - Detached garages accessory to a dwelling located within 2 feet (610 mm) of a lot line are permitted to have roof eave projections not exceeding 4 inches (102 mm).
 - Foundation vents installed in compliance with this code are permitted.
- B. Blocking in combustible construction shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space.
- C. Fire blocking material shall consist of 2-inch (51 mm) nominal lumber with broken lap joints or one thickness of 0.719-inch (18.3 mm) wood structural panel with joints backed by .75-inch (19 mm) particleboard with joints backed by .75-inch (19 mm) particleboard. Gypsum board, cement fiber board, batts or blankets of mineral wool, glass fiber or other approved materials in studded in such a manner as to be securely retained in place shall be permitted as an acceptable fire block. Battis or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted or compliance with the 10-foot (3048 mm) horizontal fire blocking in wall constructed using parallel rows of studs or staggered studs. Loose-fill insulation material shall not be used as a fire block unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of the fire and hot gases. The integrity of the fire blocks shall be maintained.

17.0 OCCUPANCY SEPARATION

- A. The Contractor shall ensure that a fire separation of private garage from the dwelling unit is maintained per CRC §R302.5, Table R302.6. Garage interior wall construction shall have a minimum of ½" gypsum board on the garage side of the wall separating garage from dwelling unit and its attic extending from the bottom sill plate to the under roof deck.
- B. In locations where garage or carport ceiling is next to habitable rooms of the home, then 5/8" Type X gypsum board must be substituted. All joints of wall board to be properly taped and penetrations fire caulked and taped to achieve the appropriate fire protection rating.
- C. For door openings between garage and dwelling install a minimum of 1 3/8" thick solid core wood door with a solid steel or honeycomb core steel door, or a 20-minute rated door complying with CRC §R302.5.1. Doors shall be equipped with self-closing and self-latching hardware
- D. All mechanical ducts shall be fabricated with 26-gauge sheet steel in the garage area and in areas penetrating the walls or ceilings that separate the garage from the dwelling. Ducts may have no openings into the garage in accordance with CRC R302.5.2.

18.0 EMERGENCY & ESCAPE AND RESCUE OPENINGS

- A. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening in accordance with R310.1. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room. Where emergency escape and rescue openings are provided they shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor.
- B. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section R310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside.
- C. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2. Emergency escape and rescue openings shall open directly into a public way, or to a yard or court that opens to a public way
- D. Exception: Basements used only to house mechanical equipment and not exceeding total floor area of 200 square feet (18.58 m²).
- E. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m²). (R310.1.1)

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m²).

- F. Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

- G. Minimum opening width per R310.1.3 and a minimum clear opening width of 20 inches (508 mm).

- H. Operational constraints. Emergency escape and rescue openings shall be maintained free of any obstructions other than those allowed by this section and shall be operational from the inside of the room without the use of keys, tools or special knowledge per R310.1.4

- I. 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 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.

19.0 LANDINGS AT DOORS AND STAIRS

- A. Where exterior landings or floors serving the required egress door are not at grade, they shall be provided with access to grade by means of a ramp in accordance with 2013 California Residential Code Section R311.8 or by a stairway in accordance with Section R311.7. R311.3.2
- B. Floor elevations for other exterior doors: Doors other than the required egress door shall be provided with landings or floors not more than 7 ½" inches (196 mm) below the top of the threshold.
- C. Exception: A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provided the door does not swing over the stairway.

20. DEMOLITION REQUIREMENTS

- A. The Contractor shall be responsible for providing all required labor, materials, and equipment needed to implement the temporary shoring of the structure during the entire course of the construction process of the Project. This work shall include but not necessarily limited to the providing all shoring and temporary bracing materials and equipment, need during the initial staging operation and demolition phase of the of the project, but also ensure that measures are continually in place to protect the structure from collapse or damage that may result from any movement during the entire course of construction work. The Contractor shall review all requirements for this work with the Architect and the Project's Engineer before proceeding with any demolition work.
- B. Provide all temporary barriers, fencing, lighting, pedestrian or vehicular signs or other similar items necessary to ensure the protection of property and to preserve the proper health and safety conditions on site. Review these requirements and regulations with the City and/or any governmental agency having any jurisdiction over the Project before commencing with this phase of the project.
- C. Upon receiving the written approval from the Project's Engineer and the Architect on all Submittal Requirements required under this phase of the Work, the Contractor shall implement all shoring and other protection measures necessary before carrying out the demolition work. DO NOT PROCEED WITH ANY DEMOLITION WORK UNTIL ALL SAFEGUARDS ARE IN PLACE TO PROTECT THE STRUCTURE FROM DAMAGE HAVE BEEN APPROVED BY THE ARCHITECT AND THE PROJECT ENGINEER!
- D. Provide all labor and equipment and pay for all fees, permits, etc., that may be required to all demolition work depicted within in these Drawings or as may become necessary, to fully execute all work diagrammed. The work shall including all means required to collection, remove, and properly dispose (completely from the site), any and all, debris and materials (excluding those materials which are identified to be salvaged, repaired and reincorporated as part of the Work), in a manner as prescribed
- E. Dust Control: This contractor shall dampen the area of grading and take other measures as required to prevent raising of dust and transportation of same into building and onto adjacent properties during grading operations , or to be reused and incorporated as part of new the identified in these Drawings or as required to fully complete all work under this Section.
- F. The Contractor shall ensure proper protection of all existing trees, landscaping, or other natural features that may be found at the site, including any structures or building features, that are to remain, or are to be reincorporated as part of the new Work illustrated in the Contract Documents.

- G. Unusual Conditions: No work shall be done in excessively cold, wet or otherwise unfavorable weather.

- H. Existing Utilities: Where existing utilities not shown on the drawings are encountered, support, shore up, protect them and immediately notify the architect. Allow for entrance opportunity and ample time for continuance and/or relocation of such services.

- I. As mentioned above, the Contractor is to be responsible for all shoring and temporary bracing of the Project including the protection of property and to preserve the proper health and safety conditions on site during the initial staging operation and during the entire course of construction work process. In addition it shall be incumbent on an additional responsibility of the Contractor to review all requirements and regulations of this phase of the Work with the City and/or any governmental agency having jurisdiction over the Project before commencing with the Work, including reviewing all requirements with the Project's Architect and Engineer before the commencement of this phase of the construction operation. Remember: NO DEMOLITION WORK MAY PROCEED WITHOUT WRITTEN APPROVAL OF THE OWNER, AND THE PROJECT'S ARCHITECT AND ENGINEER.

- J. Provide all metal sheds, storage lockers, tanks, and/or other similar enclosures required for the protection of the work and stored materials and equipment on site from damage not necessarily limited to the following: theft, vandalism, combustion from fire or explosion, weather or excessive moisture, dust or other pollution and damage.

- K. Clean Up surplus material and other debris shall and lawfully removed from the site in accordance with all applicable Local, State, and Federal Laws. NO ON-SITE BURNING IS TO BE PERMITTED.

21. ADDITIONAL REQUIREMENTS

- A. CHIMNEYS AND FIREPLACES: Factory-built chimneys shall be listed and labeled and shall be installed and terminated in accordance with the manufacturer's instructions.
- B. Decorative shrouds. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where the shrouds are listed and labeled for use with the specific factory-built chimney system and installed in accordance with the manufacturer's instructions. Shrouds shall be custom fabricated by Woodland Direct or similar approved manufacturer and come with a UL Classification MH30042; refer to architectural drawings for desired pattern and material finish.
- C. Factory-built fireplaces. Chimneys for use with factory-built fireplaces shall comply with the requirements of UL 127.

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 94825 P 650-841-8048 SOUTH BAY 415-924-7089 NORTH BAY 707-637-4369 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:



SHEET DESCRIPTION:

CONSTRUCTION NOTES

DATE: 10/28/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2201-11

SHEET NUMBER:

A-001.1

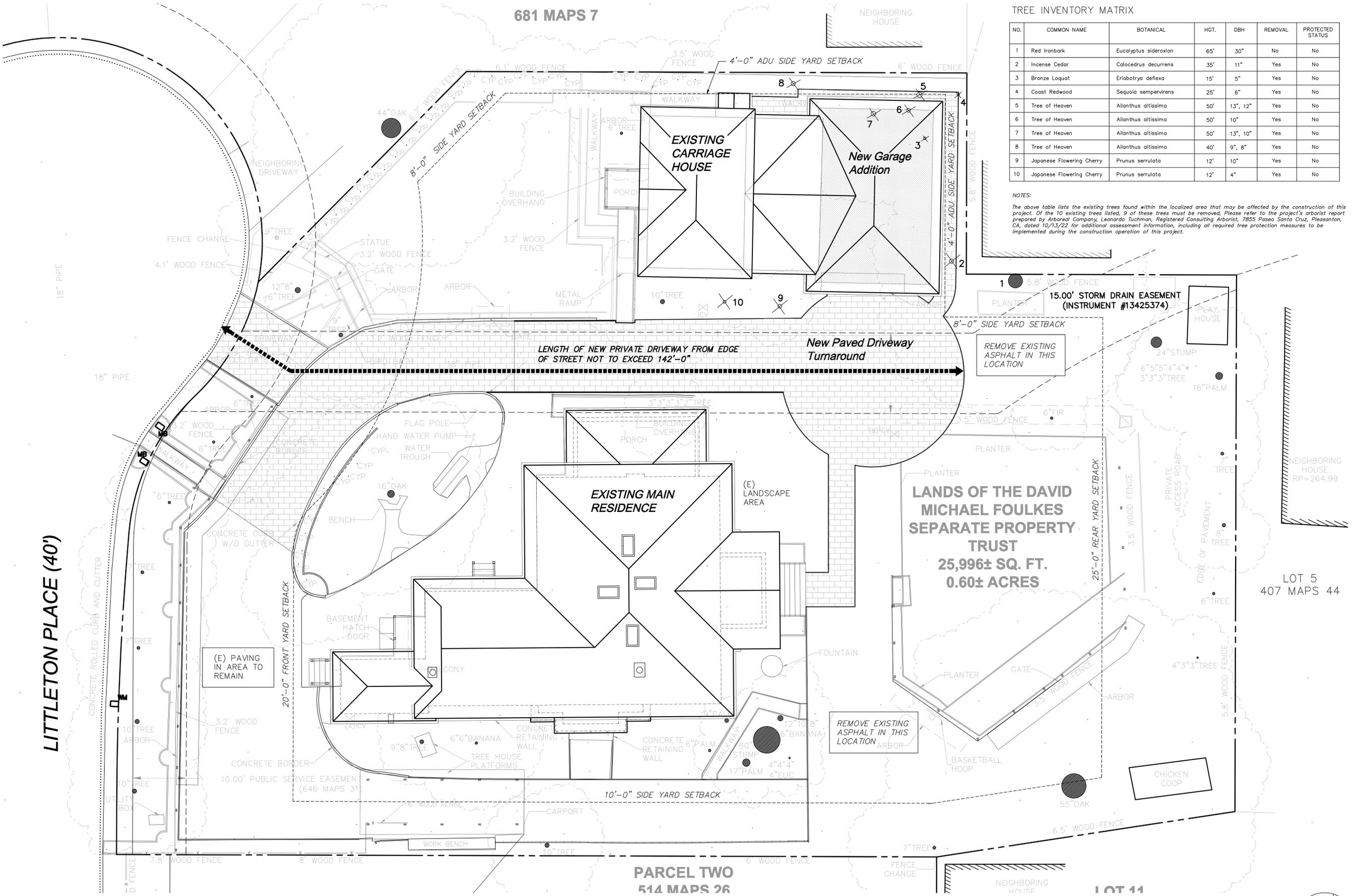
681 MAPS 7

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 Laurel	Eriobotrya deflexa	15'	5"	Yes	No
4	Coast Redwood	Sequoia sempervirens	25'	6"	Yes	No
5	Tree of Heaven	Allanthus altissima	50'	13", 12"	Yes	No
6	Tree of Heaven	Allanthus altissima	50'	10"	Yes	No
7	Tree of Heaven	Allanthus altissima	50'	13", 10"	Yes	No
8	Tree of Heaven	Allanthus 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 Arboreal 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
 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 #415.924.7089 NORTH BAY # 707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



PROJECT DESCRIPTION:
 LOT 5
 407 MAPS 44

REVISIONS:

1	REVISED 2/23/23 PER PLANNING DEPT.
2	REVISED 3/2/23 PER PLANNING DEPT.
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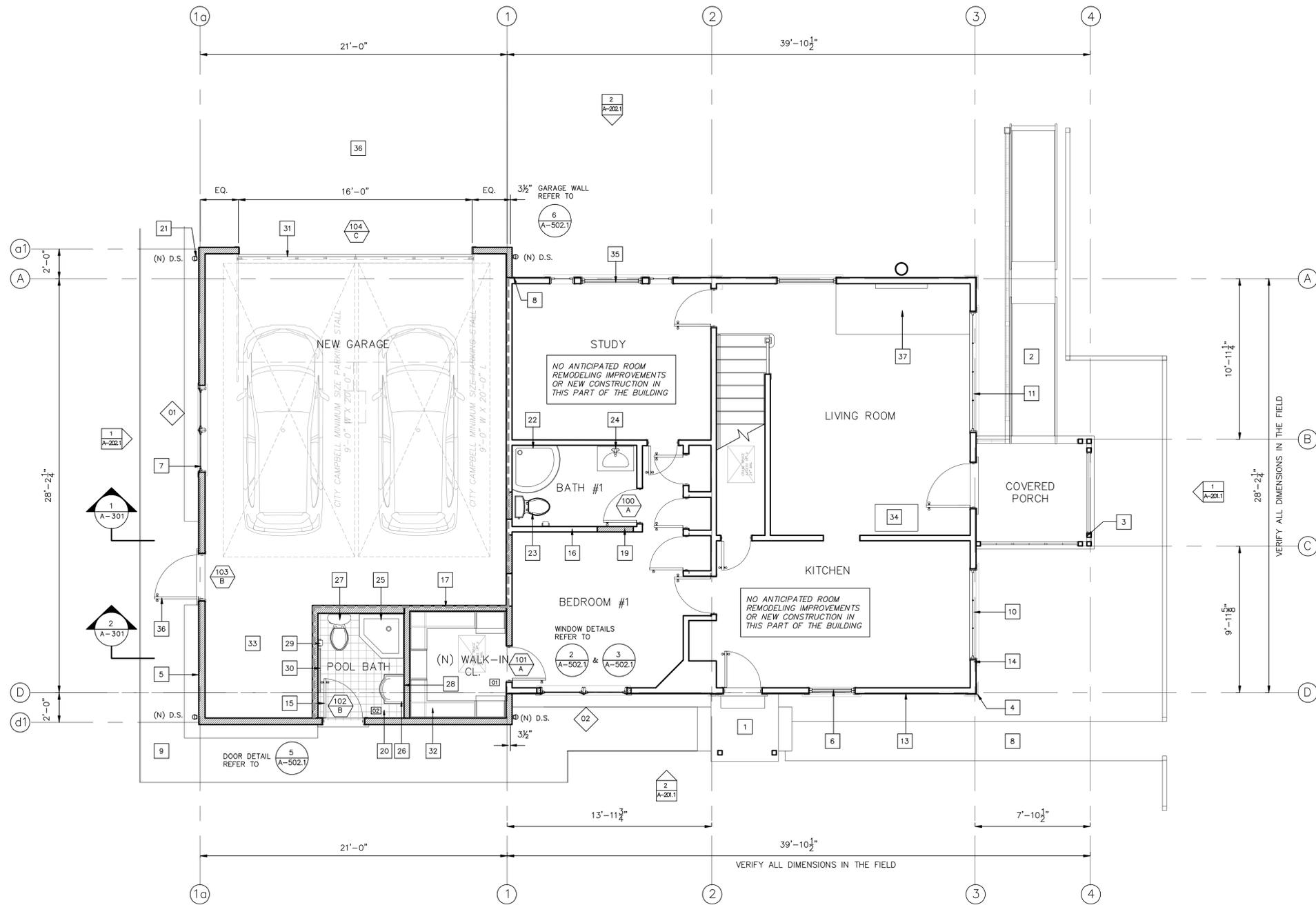
PROPOSED SITE PLAN

DATE: 3/3/23 SCALE: 1/8" = 1'-0"
 DRAWN BY: CHECK BY:
 JOB NUMBER: NO. 2201-01

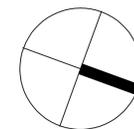
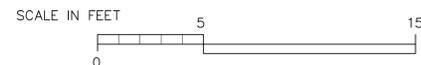
SHEET NUMBER:
A-101.1

CARRIAGE HOUSE - PROPOSED FIRST FLOOR PLAN

1/4" = 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 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 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-OEGE 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 5/8" 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 1/2" 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

**1690 Littleton Place
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P 650.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT COMPLETION:

REVISIONS:

NO.	DESCRIPTION
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SHEET DESCRIPTION:

CARRIAGE HOUSE PROPOSED FIRST FLOOR PLAN

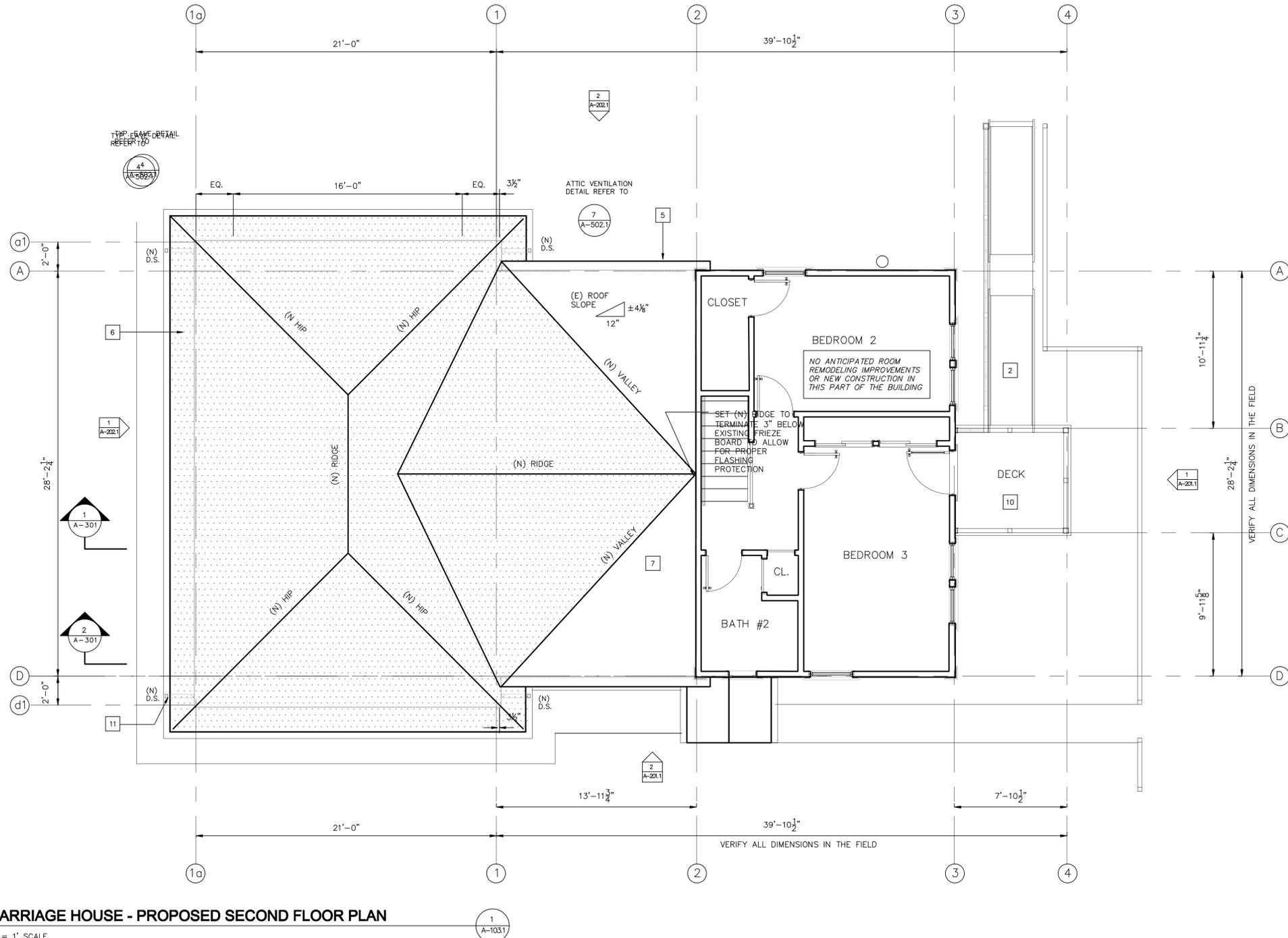
DATE: 10/28/22 SCALE:

DRAWN BY: CHECK BY:

JOB NUMBER: NO. 2201-11

SHEET NUMBER:

A-102.1

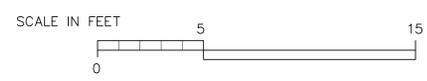


CARRIAGE HOUSE - PROPOSED SECOND FLOOR PLAN

1/4" = 1' SCALE

DIMENSIONAL REFERENCES AND RELATED DRAWING NOTATIONS: DUE TO SETTLEMENT AND OTHER BUILDING MOVEMENT OVER THE YEARS, ALL DIMENSIONS DEPICTED WITHIN THESE DRAWINGS SHOULD NOT BE FULLY RELIED UPON FOR COMPLETE ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, TO VERIFY ALL DIMENSIONS IN THE FIELD AND PROPERLY CORRELATE ALL DIMENSIONS FOUND WITH THOSE ILLUSTRATED IN THESE DRAWINGS; BEFORE COMMENCING WITH ANY PART OF CONSTRUCTION WORK FOR THIS PROJECT.

ALL GRID LINE DIMENSIONS REPRESENTED ARE TO BE INTERPRETED UNLESS OTHERWISE NOTED, DIMENSIONS TAKEN AT THE FACE OF WALL STUD. DIMENSIONS SHOWN AS "MIN. CLR." REPRESENT THE MINIMUM CLEARANCES REQUIRED FROM ANY FINISH SURFACE MATERIAL.



SHEET NOTES

1. EXISTING ASPHALT SURFACE PAVING
2. EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
3. NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS AND OTHER DETAILS)
4. INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
5. 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
6. 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)
7. EXISTING SHED ROOF WITH A BOXED SHALLOW PROJECTING CORNICE WITH CROWN MOLDING SET BELOW THE ROOF'S EDGE ATTACHED TO A NARROW FRIEZE BOARD
8. 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
9. 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 NEW ROOF FRAMING; ENSURE THAT ALL EXPOSED ROOF EDGES ARE INSTALLED WITH METAL DRIP EDGES (SEE STRUCTURAL FRAMING DRAWINGS FOR OVER DETAILS AND OTHER ASSEMBLY REQUIREMENTS)
10. EXISTING OUTSIDE DECK
11. APPROXIMATE LOCATION OF NEW DOWNSPOUT

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 94925 P 650.941.8048 SOUTH BAY #15.924.7089 NORTH BAY 1.707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com



REVISIONS:

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PROJECT DESCRIPTION:

CARRIAGE HOUSE PROPOSED SECOND FLOOR PLAN

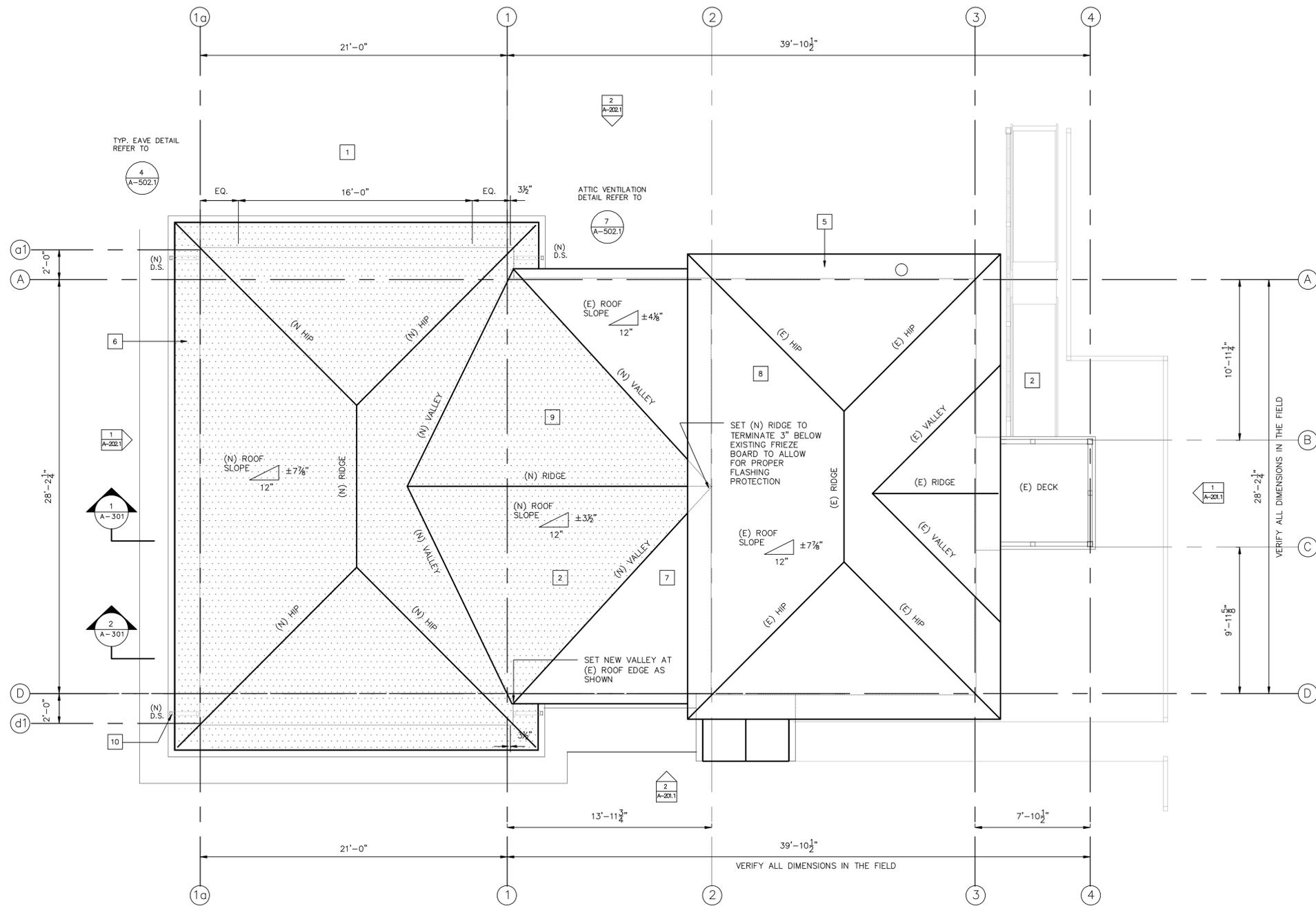
DATE: 10/28/22 **SCALE:**

DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2201-11

SHEET NUMBER:

A-103.1



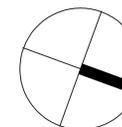
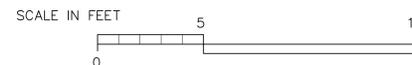
CARRIAGE HOUSE - PROPOSED ROOF PLAN

1/4" = 1' SCALE

1
A-104.1

DIMENSIONAL REFERENCES AND RELATED DRAWING NOTATIONS: DUE TO SETTLEMENT AND OTHER BUILDING MOVEMENT OVER THE YEARS, ALL DIMENSIONS DEPICTED WITHIN THESE DRAWINGS SHOULD NOT BE FULLY RELIED UPON FOR COMPLETE ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, TO VERIFY ALL DIMENSIONS IN THE FIELD AND PROPERLY CORRELATE ALL DIMENSIONS FOUND WITH THOSE ILLUSTRATED IN THESE DRAWINGS; BEFORE COMMENCING WITH ANY PART OF CONSTRUCTION WORK FOR THIS PROJECT.

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SHEET NOTES

- EXISTING ASPHALT SURFACE PAVING
- EXISTING MODULAR ALUMINUM HANDICAP RAMP WITH ATTACHED RAILINGS EACH SIDE
- NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS AND OTHER DETAILS)
- INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
- 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
- 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 NEW ROOF FRAMING; ENSURE THAT ALL EXPOSED ROOF EDGES ARE INSTALLED WITH METAL DRIP EDGES (SEE STRUCTURAL FRAMING DRAWINGS FOR OVER DETAILS AND OTHER ASSEMBLY REQUIREMENTS)
- APPROXIMATE LOCATION OF NEW DOWNSPOUT

PROJECT

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 94925 P 850.941.8048 SOUTH BAY #415.924.7889 NORTH BAY # 707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

**CARRIAGE HOUSE
PROPOSED ROOF
PLAN**

DATE: 10/28/22

SCALE:

DRAWN BY:

CHECK BY:

JOB NUMBER:

NO. 2201-11

SHEET NUMBER:

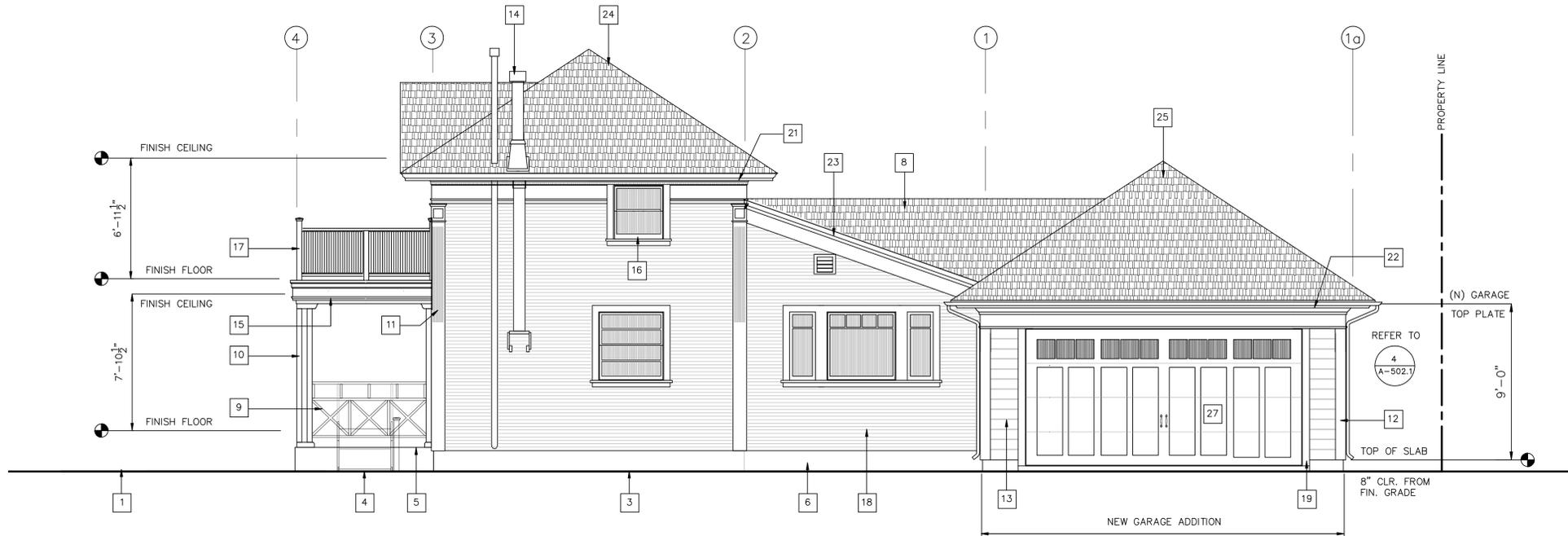
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CARRIAGE HOUSE - PROPOSED SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE

1
A-202.1



CARRIAGE HOUSE - PROPOSED WEST EXTERIOR ELEVATION

1/4" = 1' SCALE

2
A-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. NEW GARAGE ADDITION FOUNDATION
8. NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS AND OTHER DETAILS)
9. EXISTING PAINTED OPEN "X" PATTERN WOOD CONSTRUCTED GUARD RAIL WITH UPPER RETROFIT HEIGHT EXTENUATION RAIL ADDED
10. EXISTING PAINTED 4x SUPPORT POSTS
11. EXISTING PAINTED VERTICAL FLUTED WOOD BOARD PILASTER WITH APPLIED MOLDING CAPITAL
12. INDICATES NEW PAINTED VERTICAL CORNER TRIM BOARD
13. 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)
14. INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
15. EXISTING UPPER GABLE ROOF WITH OPEN BALCONY BELOW
16. INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
17. NEW DOUBLE HUNG WOOD WINDOW (SEE WINDOW SCHEDULE FOR SIZES AND FOR OTHER REQUIREMENTS)
18. EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING
19. INDICATES NEW PAINTED REDWOOD TRIM (REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY REQUIREMENTS AND OTHER REQUIREMENTS)
20. INDICATES NEW PAINTED 5 FLAT PANEL STILE AND RAIL EXTERIOR GRADE WOOD DOOR (REFER TO DOOR SCHEDULE FOR MORE REQUIREMENTS)
21. INDICATES EXISTING WOOD CONSTRUCTED BOXED ROOF CORNICE COMPRISED OF A WOOD GROWN 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
22. 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)
23. EXISTING SHED ROOF WITH A BOXED SHALLOW PROJECTING CORNICE WITH CROWN MOLDING SET BELOW THE ROOF'S EDGE ATTACHED TO A NARROW FRIEZE BOARD
24. 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
25. 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 NEW ROOF FRAMING; ENSURE THAT ALL EXPOSED ROOF EDGES ARE INSTALLED WITH METAL DRIP EDGES (SEE STRUCTURAL FRAMING DRAWINGS FOR OVER DETAILS AND OTHER ASSEMBLY REQUIREMENTS)
26. INDICATES APPROXIMATE LOCATION OF NEW SHIELDED LED LIGHT FIXTURE
27. 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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Campbell, California**

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ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

**CARRIAGE HOUSE
PROPOSED
EXTERIOR
ELEVATIONS**

DATE: 10/28/22

SCALE:

DRAWN BY:

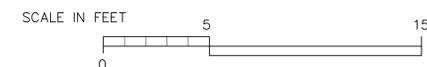
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JOB NUMBER:

NO. 2201-11

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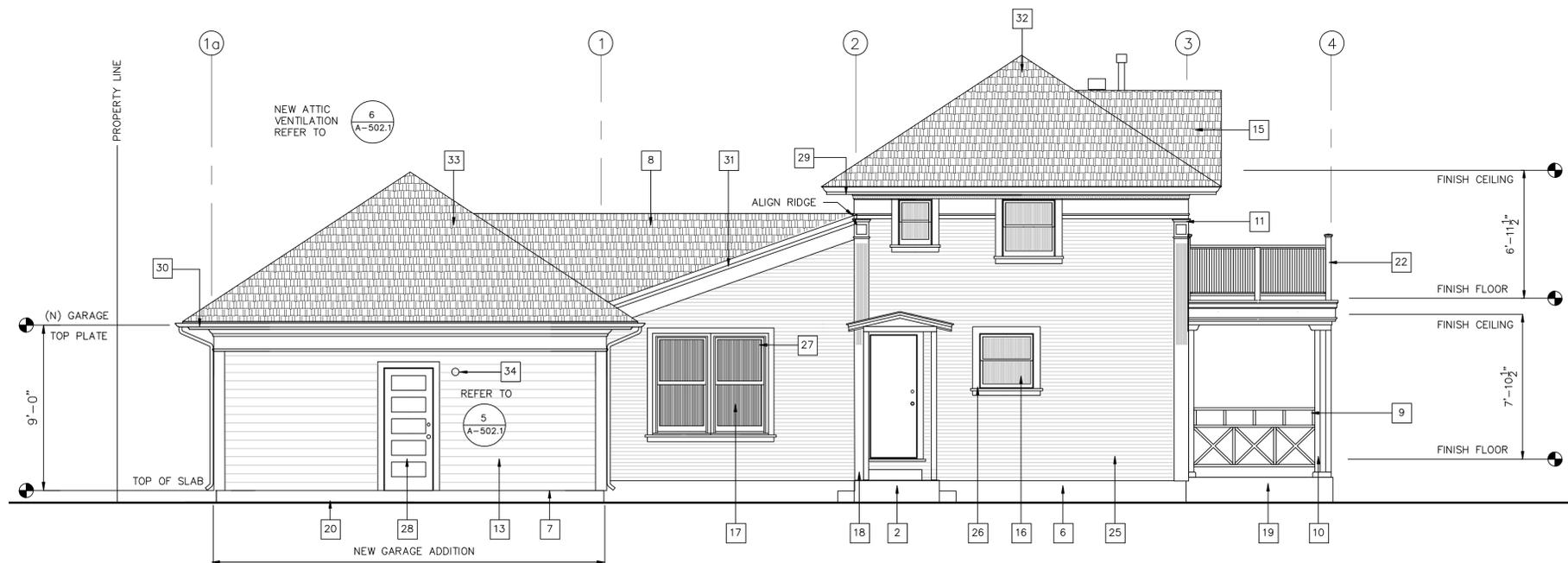
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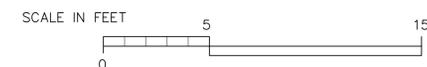
CARRIAGE HOUSE - NORTH EXTERIOR ELEVATION

1/4" = 1' SCALE



CARRIAGE HOUSE - PROPOSED EAST EXTERIOR ELEVATION

1/4" = 1' SCALE



SHEET NOTES

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. NEW GARAGE ADDITION FOUNDATION
8. NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL DRAWINGS FOR FRAMING REQUIREMENTS AND OTHER DETAILS)
9. EXISTING PAINTED OPEN "X" PATTERN WOOD CONSTRUCTED GUARD RAIL WITH UPPER RETROFIT HEIGHT EXTENUATION RAIL ADDED
10. EXISTING PAINTED 4x SUPPORT POSTS
11. EXISTING PAINTED VERTICAL FLUTED WOOD BOARD PILASTER WITH APPLIED MOLDING CAPITAL
12. INDICATES NEW PAINTED VERTICAL CORNER TRIM BOARD
13. 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)
14. INDICATES EXISTING STOVE PIPE CHIMNEY WITH METAL WALL SUPPORT BRACKET AND MESH SPARK ARRESTOR WITH RAIN CAP PLACED ABOVE
15. EXISTING UPPER GABLE ROOF WITH OPEN BALCONY BELOW
16. INDICATES EXISTING DOUBLE-HUNG WOOD PUTTY GLAZED SASH WINDOW
17. NEW DOUBLE HUNG WOOD WINDOW (SEE WINDOW SCHEDULE FOR SIZES AND FOR OTHER REQUIREMENTS)
18. INDICATES EXISTING PLUMBING CLEAN OUT
19. INDICATES BRICK PATHWAY
20. NEW WALKWAY (REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
21. EXISTING FIXED 3 OVER 3 PUTTY GLAZED WOOD SASH PICTURE WINDOW
22. EXISTING FIXED 4 OVER 4 PUTTY GLAZED WOOD SASH PICTURE WINDOW
23. INDICATES EXISTING WOOD FLAT PANEL EXTERIOR ENTRANCE DOOR
24. INDICATES EXISTING OPEN DECK WITH CAPPED WOOD POST WITH HORIZONTAL VERTICAL BALUSTRADE GUARD RAILS SET BETWEEN
25. EXISTING PAINTED WOOD MILLED TRIPLE-OGEE HORIZONTAL DROP SIDING
26. INDICATES EXISTING PAINTED REDWOOD WINDOW AND DOOR TRIM
27. INDICATES NEW PAINTED REDWOOD TRIM (REFER TO ARCHITECTURAL DRAWINGS FOR ASSEMBLY REQUIREMENTS AND OTHER REQUIREMENTS)
28. INDICATES NEW PAINTED 5 PANEL STILE AND RAIL EXTERIOR GRADE WOOD DOOR (REFER TO DOOR SCHEDULE FOR MORE REQUIREMENTS)
29. 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
30. 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)
31. EXISTING SHED ROOF WITH A BOXED SHALLOW PROJECTING CORNICE WITH CROWN MOLDING SET BELOW THE ROOF'S EDGE ATTACHED TO A NARROW FRIEZE BOARD
32. 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
33. 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 NEW ROOF FRAMING; ENSURE THAT ALL EXPOSED ROOF EDGES ARE INSTALLED WITH METAL DRIP EDGES (SEE STRUCTURAL FRAMING DRAWINGS FOR OVER DETAILS AND OTHER ASSEMBLY REQUIREMENTS)
34. INDICATES APPROXIMATE LOCATION OF NEW SHIELDED LED LIGHT FIXTURE

PROJECT TITLE

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MIKE FOULKES

**1690 Littleton Place
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P 850.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 1.707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

**CARRIAGE HOUSE
PROPOSED
EXTERIOR
ELEVATIONS**

DATE: 10/28/22

SCALE:

DRAWN BY:

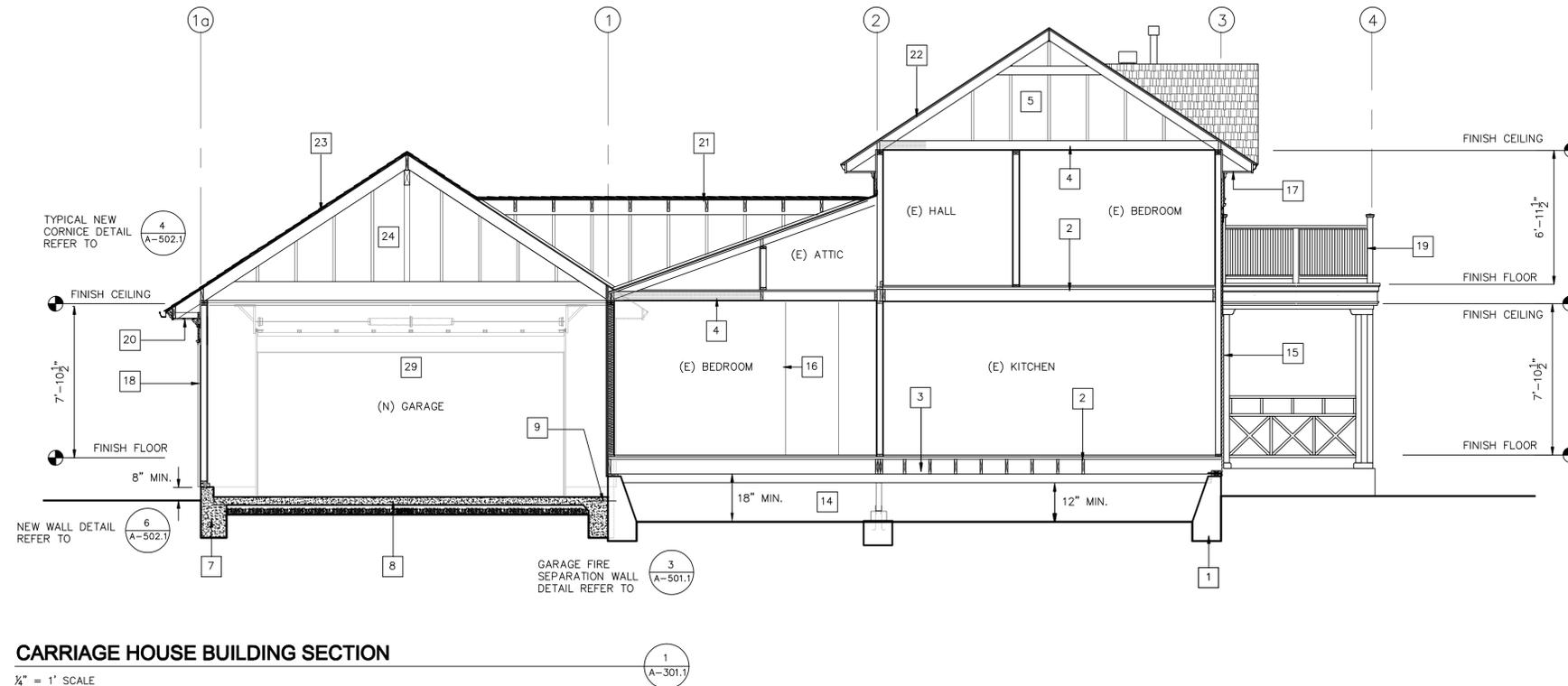
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JOB NUMBER:

NO. 2201-11

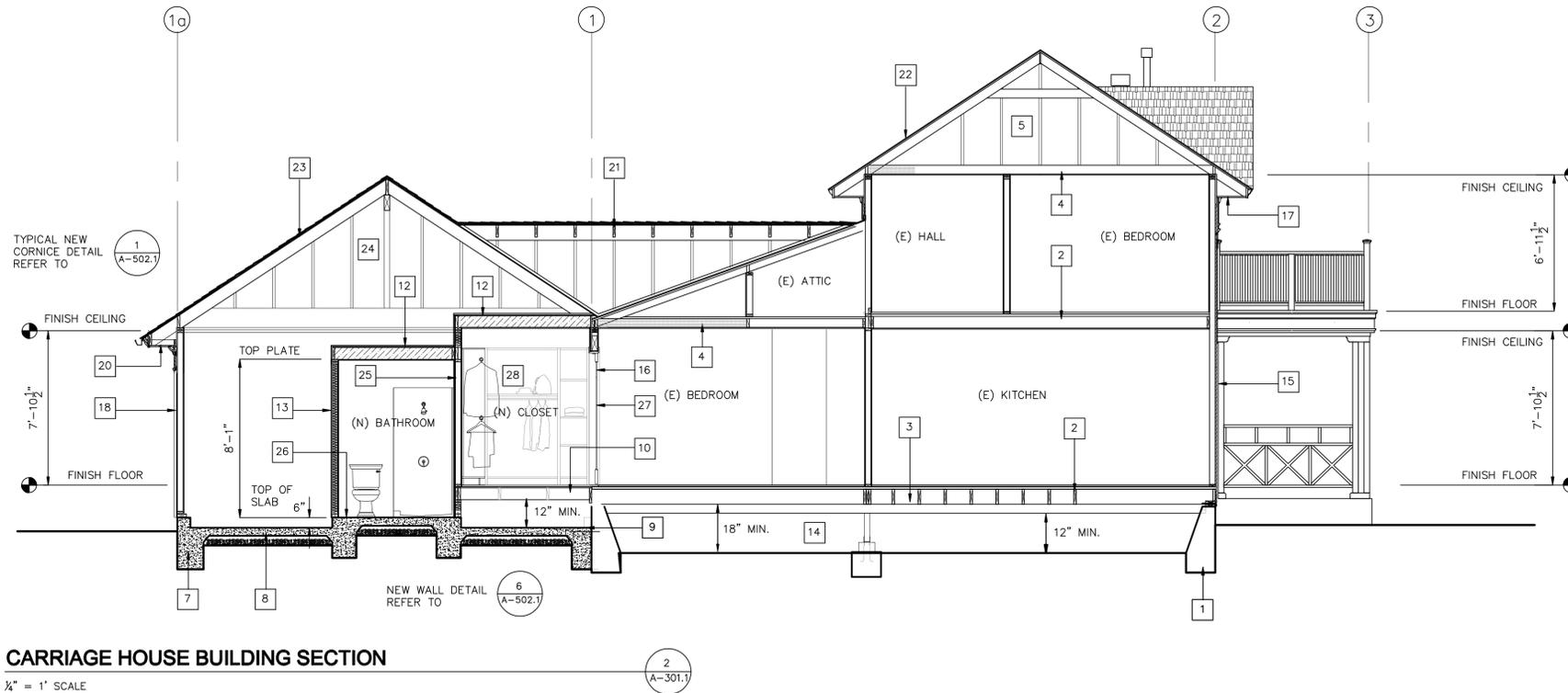
SHEET NUMBER:

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CARRIAGE HOUSE BUILDING SECTION

1/4" = 1' SCALE



CARRIAGE HOUSE BUILDING SECTION

1/4" = 1' SCALE

SHEET NOTES

1. INDICATES EXISTING CONCRETE FORMED PORCH AND STEPS
2. EXISTING FLOOR CONSTRUCTION: SUB FLOOR 1X SHEATHING NAILED TO 2X FLOOR JOIST SPACED AT 16" O.C. WITH WALL BOARD ATTACHED TO THE UNDERSIDE
3. INDICATES EXISTING 4 X 6 GIRDER (REFER TO STRUCTURAL FOUNDATION PLANS FOR CONNECTION DETAILS AND REQUIREMENTS)
4. 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
5. INDICATES EXISTING 2 X 4 ROOF FRAMING SPACED AT 24" O.C.
6. 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)
7. NEW PERIMETER STEEL REINFORCED CONCRETE FOUNDATION (SEE FOUNDATION PLAN FOR REQUIREMENTS)
8. NEW CONCRETE STEEL REINFORCED GARAGE SLAB POURED OVER 2" OF SAND SET OVER 15 MIL. STEGO WRAP "CLASS 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)
9. NEW EPOXY SET SPACED STEEL DOWEL (SEE THE STRUCTURAL DRAWINGS FOR REQUIREMENTS)
10. INDICATES NEW 2 X FLOOR FRAMING (SEE THE OWNER FOR FINISH FLOOR MATERIAL BIDDING REQUIREMENTS)
11. 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
12. 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)
13. NEW BATT WALL INSULATION (SEE T-24 COMPLIANCE FORMS FOR INSULATION REQUIREMENTS)
14. INDICATES EXISTING CRAWL SPACE ACCESSED FROM PANTRY CLOSET BENEATH EXISTING STAIRS
15. INDICATES EXISTING EXTERIOR WALL CLAD WITH PAINTED WOOD MILLED TRIPLE-OEGE 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)
16. 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 VISUALLY UNDETECTABLE TRANSITION BETWEEN THE EXISTING AND NEW OR REPAIR SURFACES; PREPARE AND PREP AS REQUIRED FOR FINAL WALL PAINT APPLICATION
17. 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
18. 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)
19. 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)
20. 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)
21. NEW CALIFORNIA FRAMED ROOF ABOVE EXISTING SHED ROOF (SEE STRUCTURAL ROOF FRAMING PLANS FOR CONNECTION DETAILS AND OTHER RELATED REQUIREMENTS)
22. 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
23. 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)
24. NEW ROOF FRAMING (SEE STRUCTURAL DRAWINGS FOR DETAILS AND OTHER REQUIREMENTS)
25. 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.
26. 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
27. INDICATES NEW IN-SWING STILE AND RAIL DOOR (SEE DOOR SCHEDULE FOR REQUIREMENTS)
28. INDICATES CLOSET ORGANIZER SHELING (SEE THE OWNER FOR BIDDING INSTRUCTIONS AND SHEET A-503 FOR OTHER REQUIREMENTS)
29. NEW PAINTED WOOD PANEL ROLL-UP GARAGE DOOR WITH AUTOMATIC OVERHEAD GARAGE DOOR OPENER WITH PRIMARY EXTERNAL MONITORED ENTRAPMENT PROTECTION DEVICE WITH LIGHT

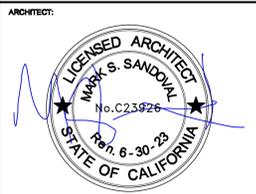
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145 CORTE MADERA TOWN CENTER #404, CORTE MADERA, CA 94925 P 650.841.8048 SOUTH BAY #15.924.7089 NORTH BAY 707.637.4369 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



PROJECT CONSULTANT:

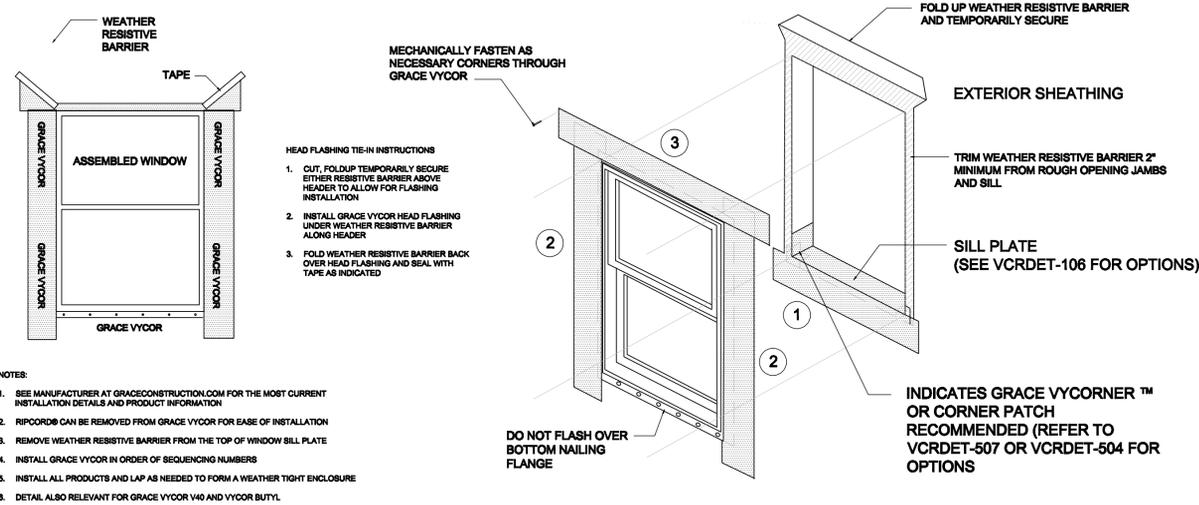
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SHEET DESCRIPTION:

CARRIAGE HOUSE BUILDING SECTIONS

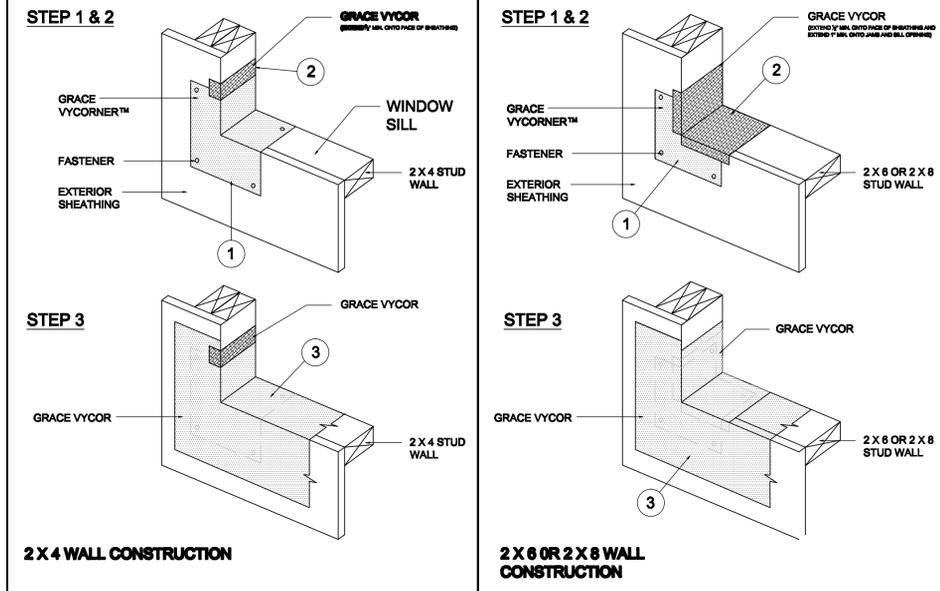
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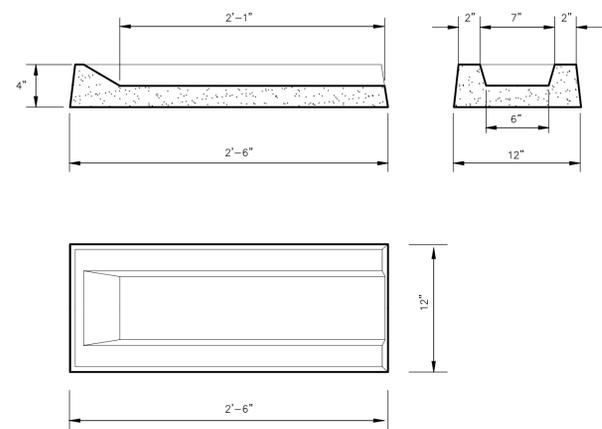
FLANGED WINDOW INSTALLATION AFTER WEATHER RESISTIVE BARRIER

GRACE VYCOR® SELF ADHERING FLASHING

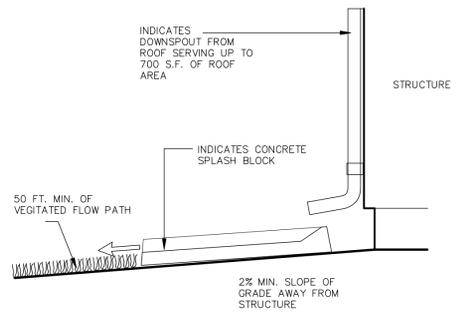


FLANGED WINDOW INSTALLATION BEFORE WEATHER RESISTIVE BARRIER

GRACE VYCORNER™ PREFABRICATED CORNERS FOR DOORS AND WINDOWS

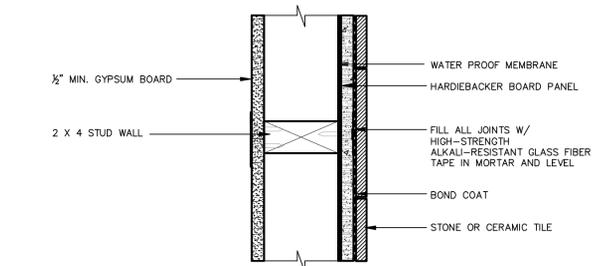


TYPICAL SPLASH BLOCK DETAIL



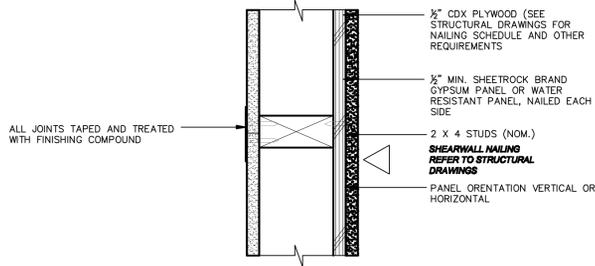
SPLASH BLOCK DISPERSION DETAIL

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

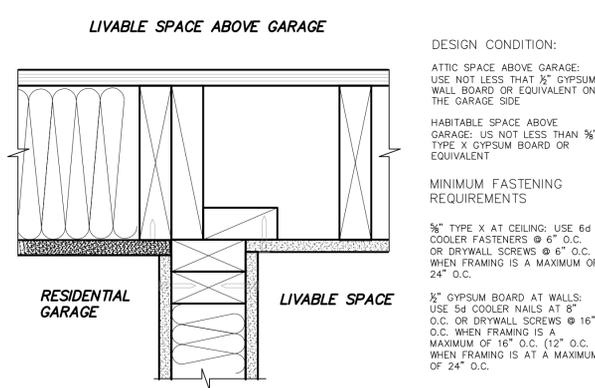


INTERIOR WALL - TILE APPLICATION DETAIL

TYPICAL INTERIOR SHEARWALL DETAIL



INTERIOR SHEAR WALL DETAIL



RESIDENTIAL GARAGE SEPARATION WALL

PROJECT TITLE

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

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1690 Littleton Place Campbell, California

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Architecture - Historic Preservation - Design
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PROJECT CONSULTANT:

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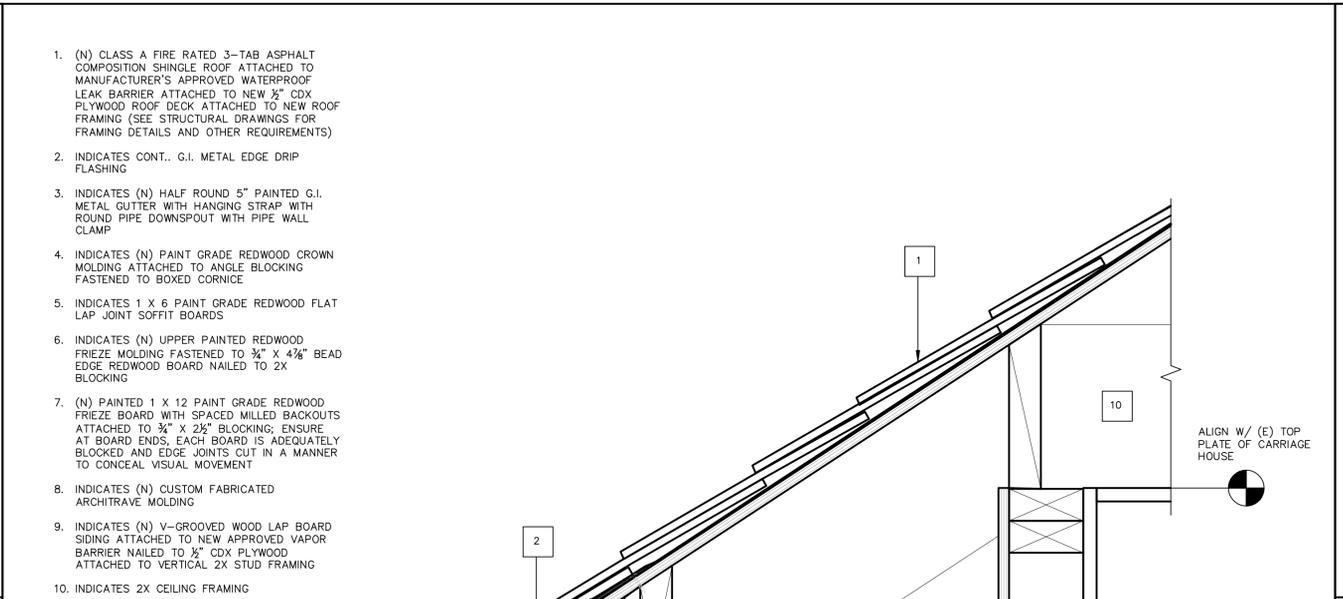
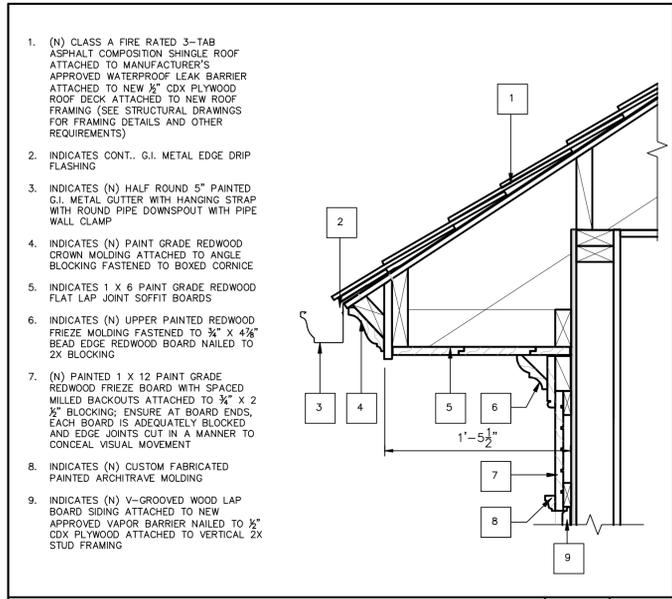
ARCHITECTURAL DETAILS

DATE: 10/28/22
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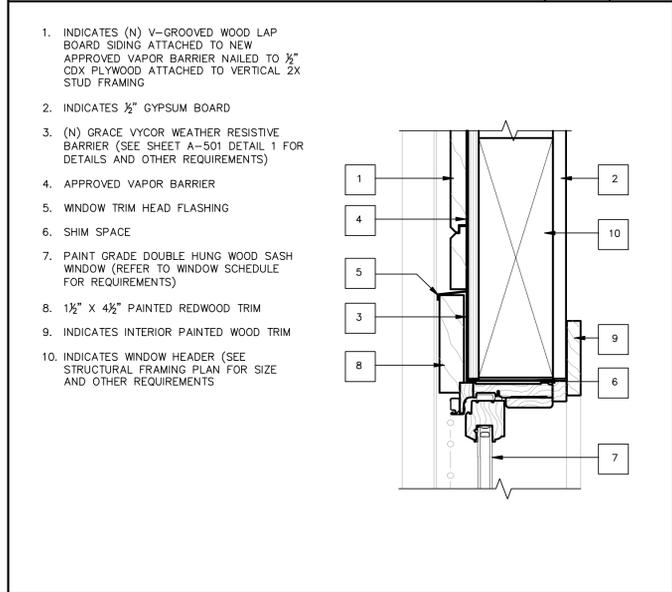
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SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

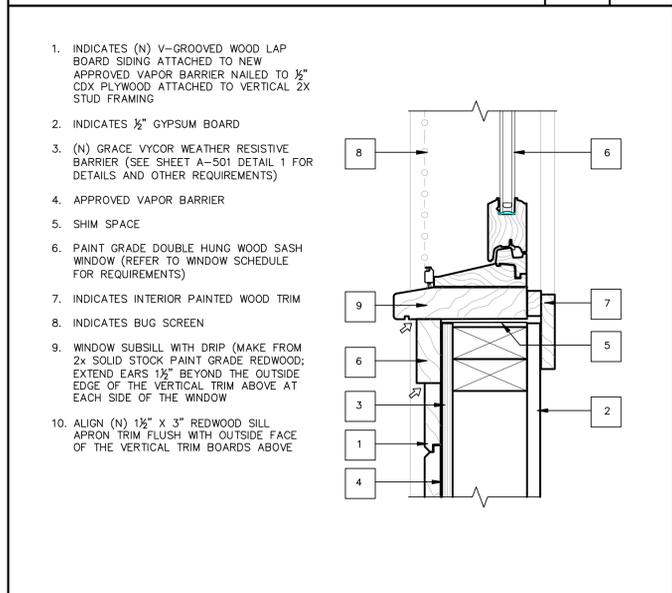
The Contractor shall be responsible for providing the Architect for his review and written approval complete Shop Drawings of all items depicted or illustrated in this Drawing before any fabrication is to commence. All Shop Drawings shall accurately account for all dimensional requirements including 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 GARAGE EAVE DETAIL N/S 1

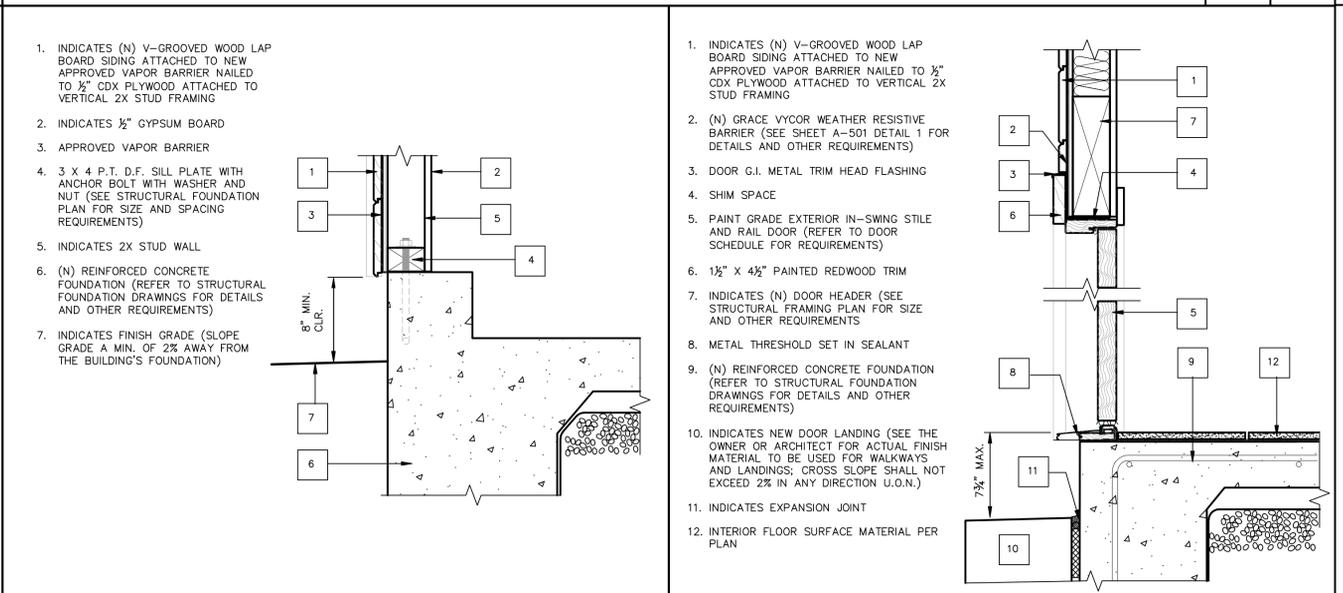


CARRIAGE HOUSE WINDOW HEAD DETAIL N/S 2

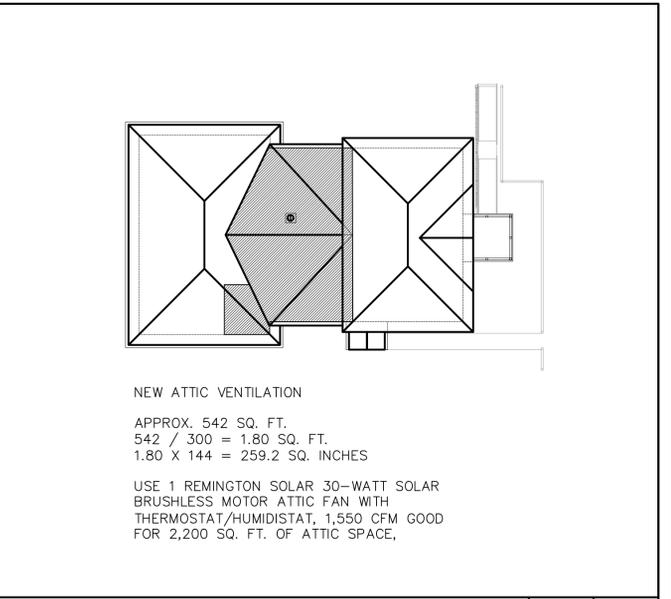
NEW ENLARGED GARAGE EAVE DETAIL N/S 4



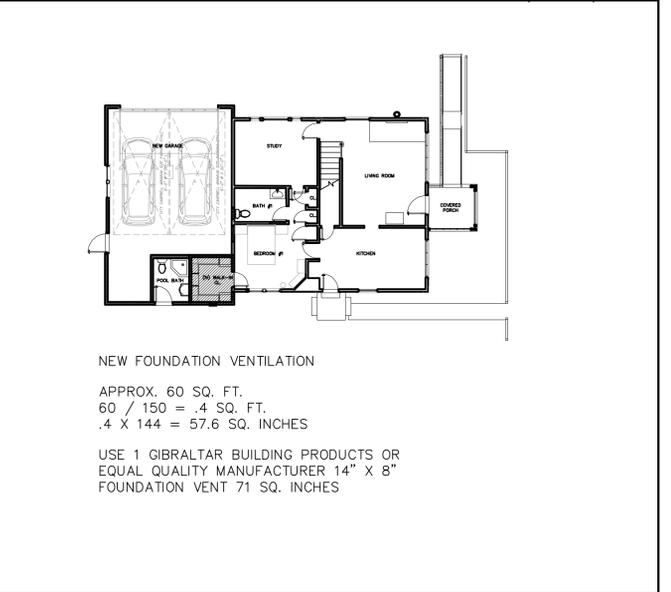
CARRIAGE HOUSE WINDOW SILL DETAIL N/S 3



NEW BATHROOM DOOR DETAIL N/S 5



ATTIC VENTILATION REQUIREMENTS N/S 6



NEW FLOOR VENTILATION REQUIREMENTS N/S 7

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Project Overview:

REVISIONS:

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Architectural Details

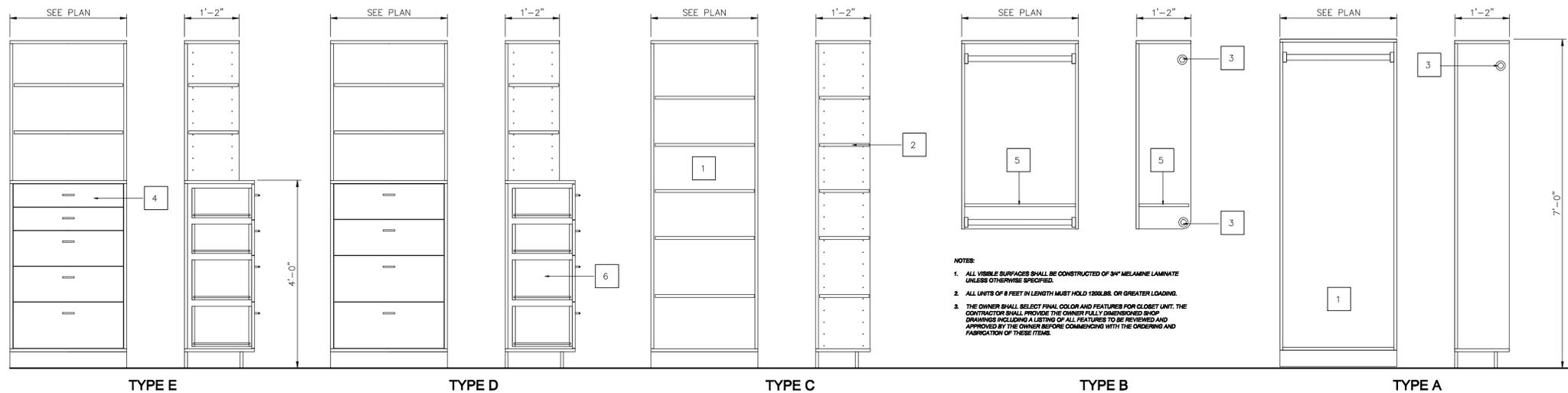
DATE: 10/28/22 **SCALE:**

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JOB NUMBER: NO. 2201-11

SHEET NUMBER:

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1. 3/4" MELAMINE LAMINATE (U.O.N.)
2. ADJUSTABLE SHELVES
3. CHROME HANG RAIL
4. JEWELRY STORAGE
5. FIXED SHELF
6. INDICATES FULL EXTENSION DRAWERS

NOTES:

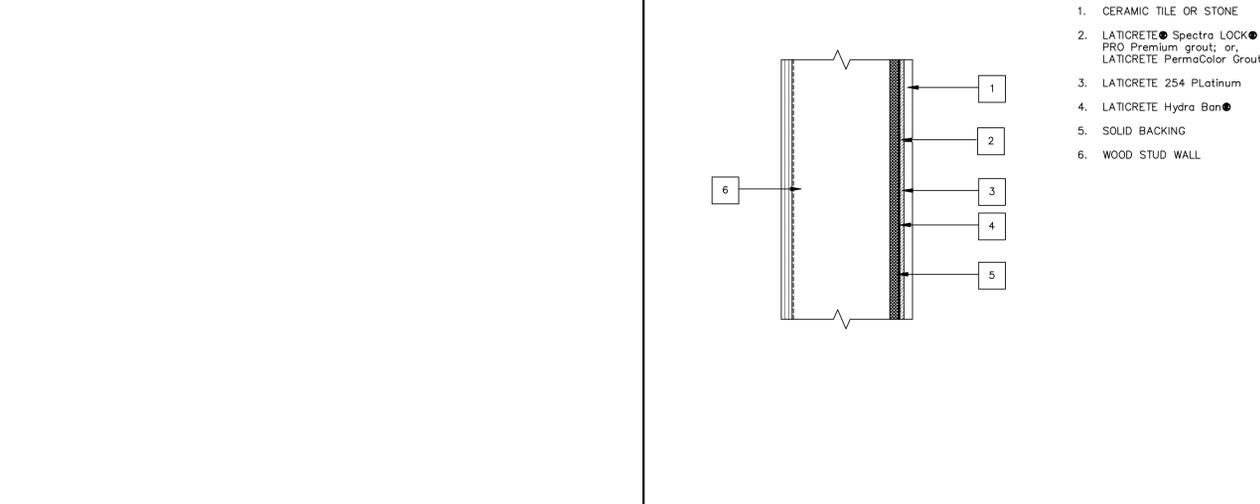
1. ALL VISIBLE SURFACES SHALL BE CONSTRUCTED OF 3/4" MELAMINE LAMINATE UNLESS OTHERWISE SPECIFIED.
2. ALL UNITS OF A SET IN LENGTH MUST HOLD 150 LBS. OR GREATER LOADS.
3. THE OWNER SHALL SELECT FINAL COLOR AND FEATURES FOR CLOSET UNIT. THE CONTRACTOR SHALL PROVIDE THE OWNER FULLY DIMENSIONED SHOP DRAWINGS INCLUDING A LISTING OF ALL FEATURES TO BE REVIEWED AND APPROVED BY THE OWNER BEFORE COMMENCING WITH THE ORDERING AND FABRICATION OF THESE ITEMS.

SUBMITTAL OF SHOP DRAWINGS ARE REQUIRED

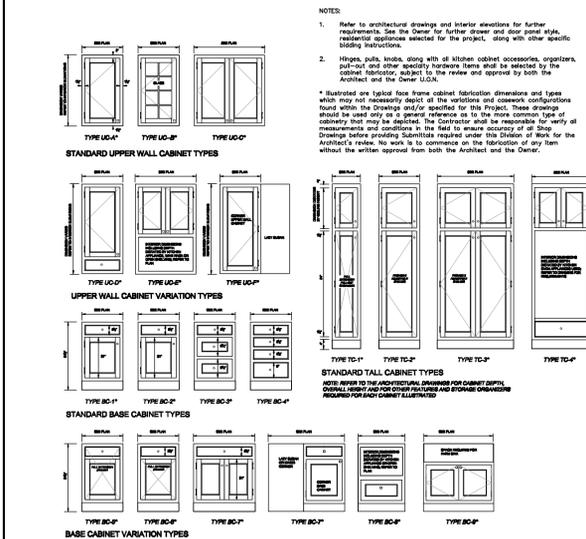
The Contractor shall be responsible for providing the Architect for his review and written approval complete Shop Drawings of all items depicted or illustrated in this Drawing before any fabrication is to commence. All Shop Drawings shall accurately account for all dimensional requirements including 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.

CLOSET ORGANIZER TYPE ELEVATIONS

N/S 1



1. CERAMIC TILE OR STONE
2. LATICRETE Spectra LOCK PRO Premium grout; or, LATICRETE PermaColor Grout
3. LATICRETE 254 Platinum
4. LATICRETE Hydra Bon
5. SOLID BACKING
6. WOOD STUD WALL



CABINET DOOR PROFILE TYPES

N/S 5

GENERAL CABINETS SPECIFICATIONS

- FRONT FRAMES**
1. Front frames to be made from solid 3/4" x 1 1/2" wide natural wood with mortise and tendon joints, glued and stapled
 2. Front frames shall be shop fabricated using the very best of selected wood products selected for best appearance and overall grain match. All frames shall be glued and clamped to cabinet bodies until set
- SIDES**
1. Use 1/2" (unfinished) or 5/8" (finished) veneer plywood grooved to receive top, bottom, and back. Tongues on front edge to receive front frames and all exposed sides are to be sanded flush with frame.
- BASE BOTTOMS AND WALL TOPS**
1. Use 1/2" natural birch veneer plywood set into machined ends, glued and pinned or stapled
- BACKS**
1. Use 1/2" natural birch set into grooved ends, glued and stapled into sides, top, and cabinet bottoms. Ensure proper recessed to allow for scribe
- DRAWERS**
1. All drawer fronts shall be constructed of 3/4" solid stock material; drawer sides shall be made of 5/8" hardwood with bullnose top
 2. Drawer box fronts and backs are to be constructed of 5/8" hardwood. Use 1/2" natural veneer plywood for all drawer bottoms U.O.N.
 3. All drawer box fronts and backs shall be joined to sides with hardwood dowels and precision squared glued and stapled
 4. Unless otherwise noted all drawer runners shall be Blum Tandem fully concealed self-closing action with a minimum loading capacity 100 lbs. with self-lubricating nylon rollers with under mount locking device clip
- DOORS**
1. All doors and drawer faces along with wood species shall be selected by the Owner and/or by the Architect. Doors shall be constructed of 1 1/2" lumber with mortise and tenon joints between rails and stiles.
 2. All doors are to be doweled, glued with interior panels securely pinned to prevent movement. Ensure that panels are glued and that edges of raised panel doors are prefinished to allow for climatic conditions
- INTERIORS**
1. All interiors shall be U.O.N. constructed of natural birch throughout sealed and sanded. Ensure that interiors are delivered to the jobsite with stain varnish and/or pain application to match door finish. If casework exteriors are to be finished on the jobsite, then ensure that all interiors, shelves are delivered to the jobsite with a clear durable finish unless interior is to match exposed exterior finish appearance.
- SHELVES**
1. All shelves U.O.N. shall be constructed of 1 1/2" natural birch veneer plywood with edge banding to match veneer on front face edge. Shelf supports shall be fully adjustable in 1/8" increments with metal peg machined into the underside of shelves.
- FINISH**
1. Call cabinets and architectural casework shall be finished in a manner and in a visual appearance approved by the Owner. The Contractor in addition to being responsible for providing complete and fully dimensional Shop Drawings for the review and approval by the Architect and the Owner before commencing with any fabrication of any of the work under this Division of the Work must also provide representative samples of each stain and/or paint color that is to be applied to each cabinet.
- DECORATIVE HARDWARE**
1. All decorative pulls, hinges, knobs, back plates and related materials shall be selected by the Owner and/or the Architect. Once selected the Contractor shall be responsible in provide samples of each type so that the Owner and/or Architect may confirm appearance, finish, and overall style prior to ordering item.
- OTHER REQUIREMENTS:**
1. Please note that all work shall conform to the minimum standards and specifications outlined under all applicable sections found in the latest version of the Architectural Woodwork Standards adopted and published jointly by the Architectural Woodwork Institute, Architectural Woodwork Manufacturers Association of Canada and the Woodwork Institute. Copies of this document may be found at . and
 2. The Contractor shall be responsible for verifying all dimensions and conditions in the field before submitting final Shop Drawings to ensure complete accuracy of all field dimensions.

TYPICAL SHOWER DETAIL

N/S 2

4

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 94925 P 850.941.8048 SOUTH BAY 415.924.7059 NORTH BAY 707.637.4363 NAPA www.msandovalarchitects.com msa@msandovalarchitects.com



PROJECT CONSULTANT:

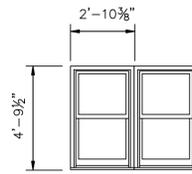
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SHEET DESCRIPTION:
ARCHITECTURAL DETAILS

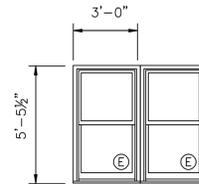
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DRAWN BY: **CHECK BY:**
JOB NUMBER: NO. 2201-11
SHEET NUMBER:

A-503.1



DOUBLE HUNG WOOD WINDOW

01



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 milled 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:

- In all glazed doors.
- At wall, enclosure or door for tub, shower, sauna, etc., including window if bottom is less than 60" above standing surface.
- 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.
- 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.
- Adjacent to stairs, landings and ramps within 36" horizontally of a walking surface, if within 60" above the plane of the walking surface.
- Within 60" horizontally of bottom tread of stairway if less than 60" above tread nose

EMERGENCY & ESCAPE AND RESCUE WINDOW

- 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.
- 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.
- 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

- Ⓔ INDICATES EGRESS WINDOW COMPLYING WITH R310 CBC 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, warranty 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:

- Openings shall have the bottom of the clear opening not greater than 44 inches, measured from the floor.
- 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).
- The net clear height shall be 24" minimum.
- 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 94925 P. 650.941.8048 SOUTH BAY 415.924.7099 NORTH BAY 707.637.4363 MAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



ARCHITECT:



PROJECT CONSULTING:

REVISIONS:

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SHEET DESCRIPTION:

CARRIAGE HOUSE WINDOW SCHEDULE

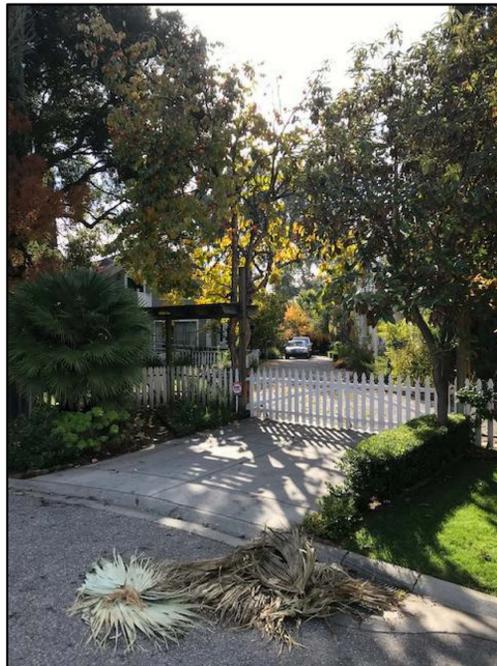
DATE: 10/28/22 SCALE:

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



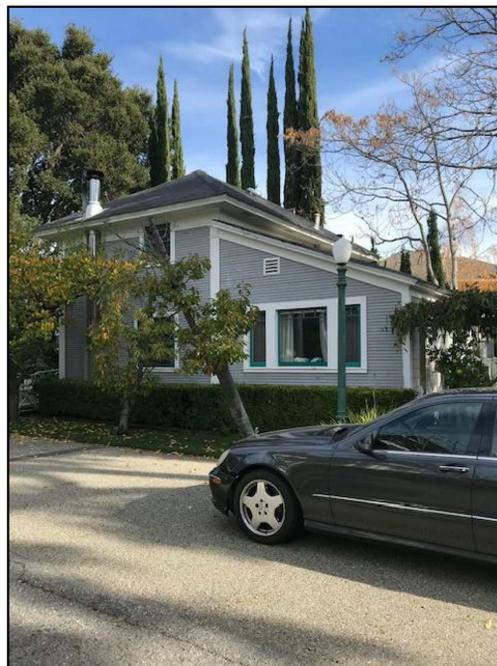
PHOTOGRAPH 3: VIEW OF THE EXISTING CARRIAGE HOUSE TAKEN FROM THE NORTH LAWN AREA



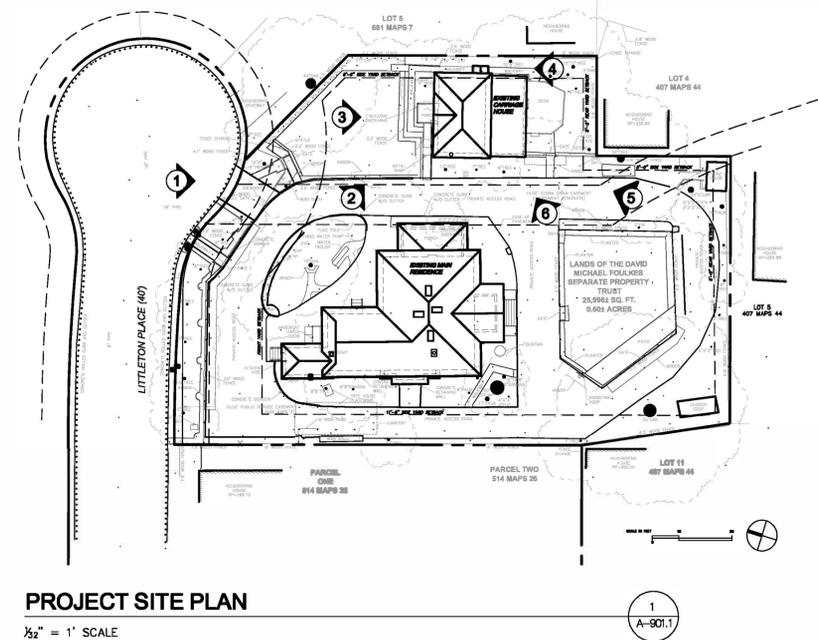
PHOTOGRAPH 4: VIEW OF THE EXISTING EAST EXTERIOR ELEVATION



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
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MSA Inc.

ARCHITECT:

 MARK S. SANDOVAL
 No. 023926
 STATE OF CALIFORNIA

REVISIONS:

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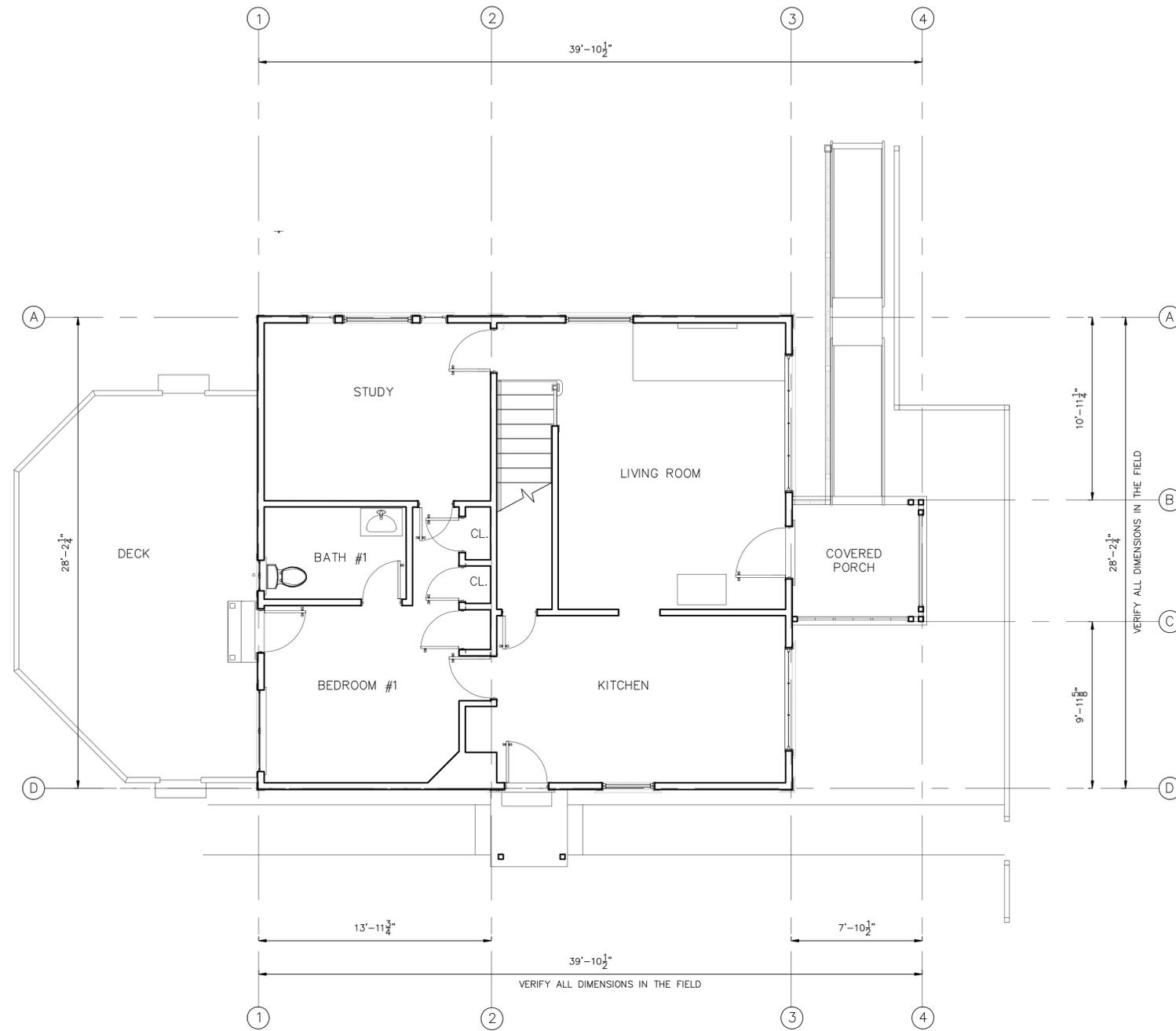
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DATE: 11/22/22 **SCALE:**

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JOB NUMBER: NO. 2201-01

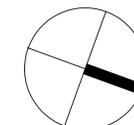
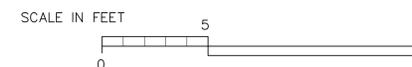
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A-901.1



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**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
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ARCHITECT:



PROJECT DESCRIPTION:

REVISIONS:

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SHEET DESCRIPTION:

**EXISTING CARRIAGE HOUSE
FIRST FLOOR
PLAN**

DATE:

10/28/22

SCALE:

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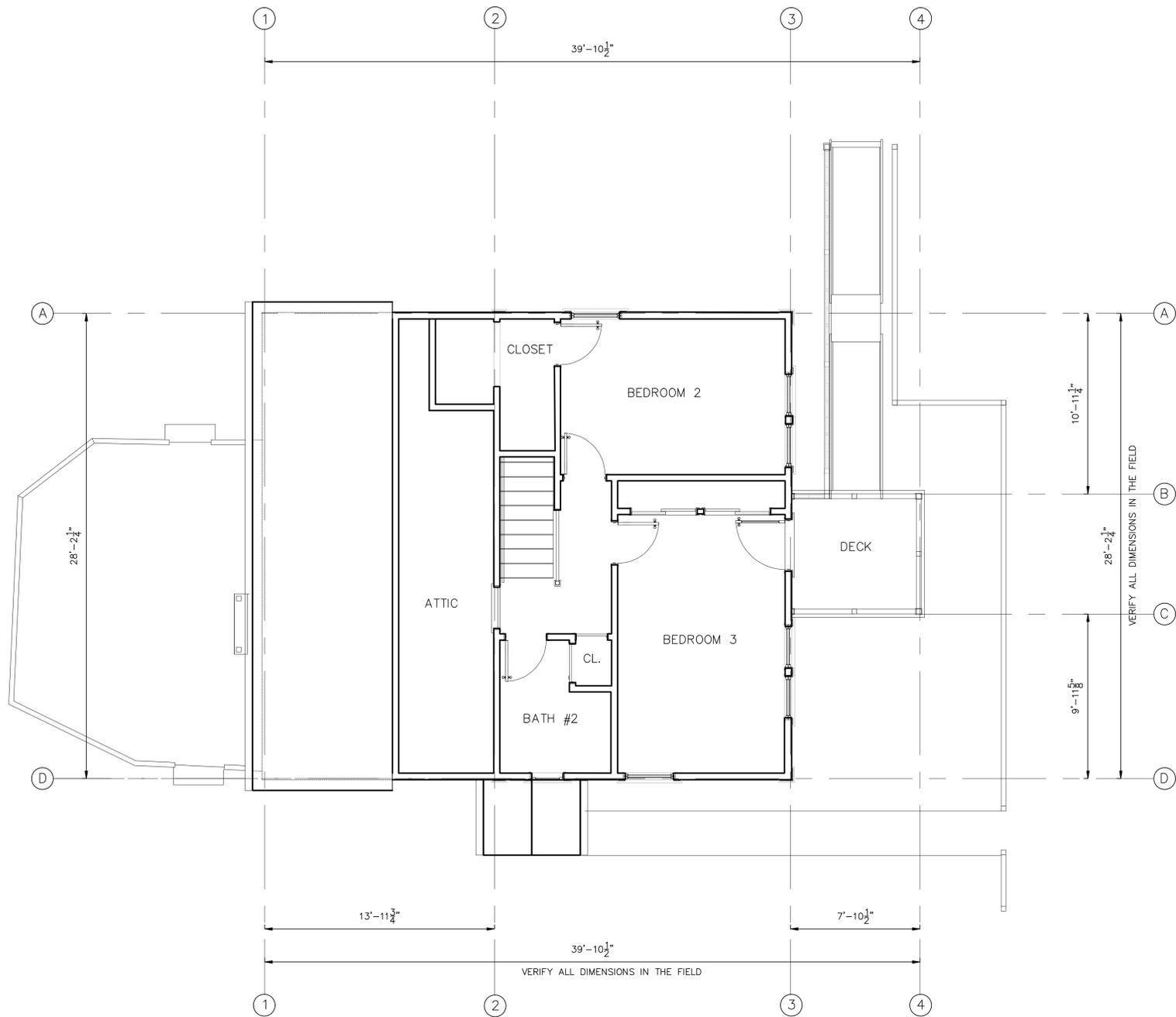
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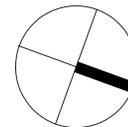
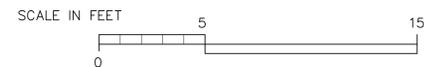
AD-102.1



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

**1600 Littleton Place
Campbell, California**

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ARCHITECT:



PROJECT COMMISSIONER:

REVISIONS:

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SHEET DESCRIPTION:

**EXISTING
CARRIAGE HOUSE
SECOND FLOOR
PLAN**

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10/28/22

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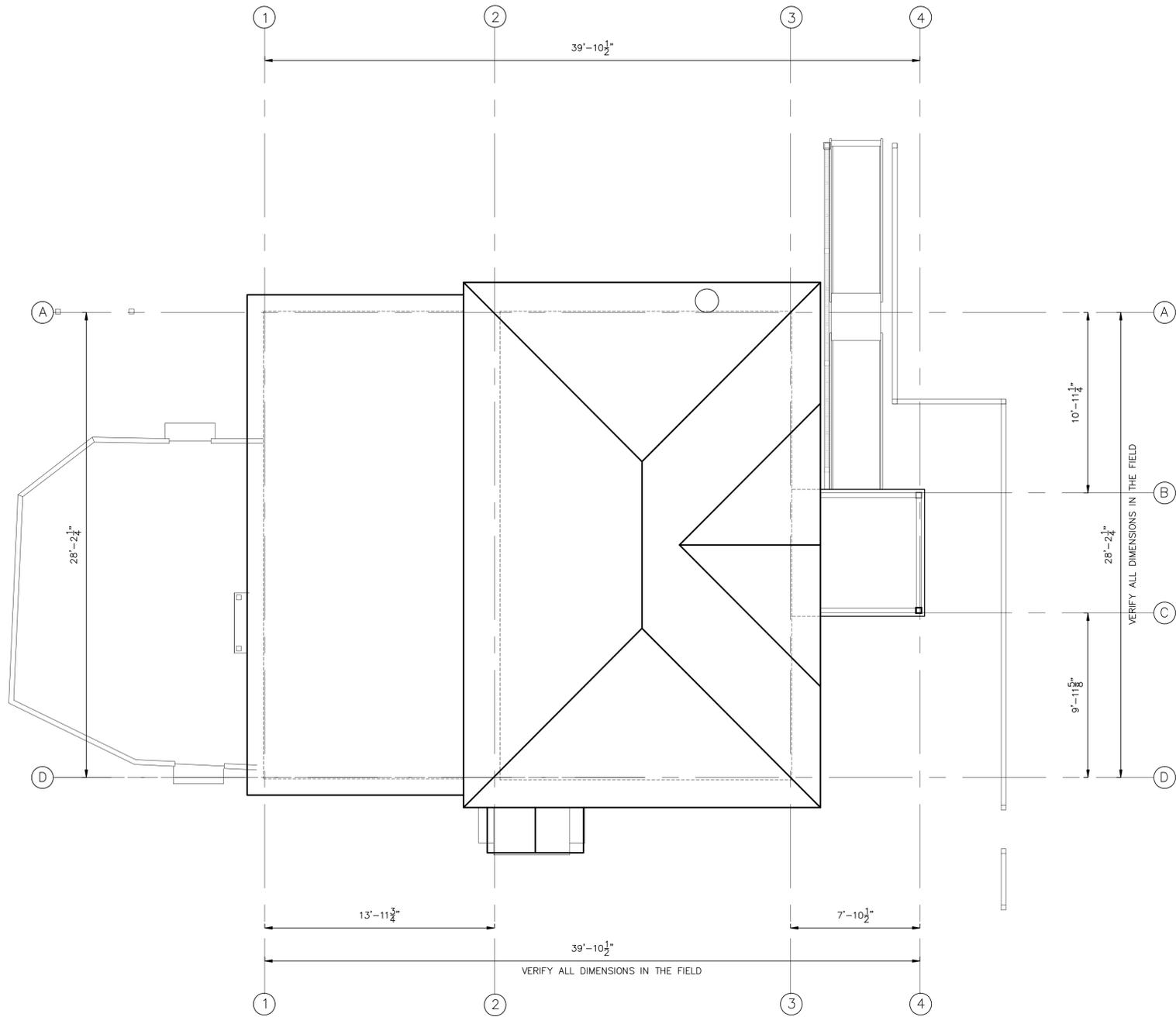
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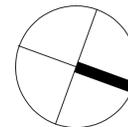
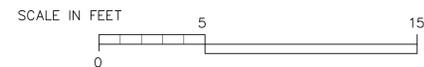
AD-103.1



EXISTING CARRIAGE HOUSE ROOF PLAN

3/8" = 1' SCALE

1
AD-104.1



SHEET NOTES

PROJECT TITLE

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

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ARCHITECT:



PROJECT COMMISSIONER:

REVISIONS:

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SHEET DESCRIPTION:

**EXISTING
CARRIAGE HOUSE
ROOF PLAN**

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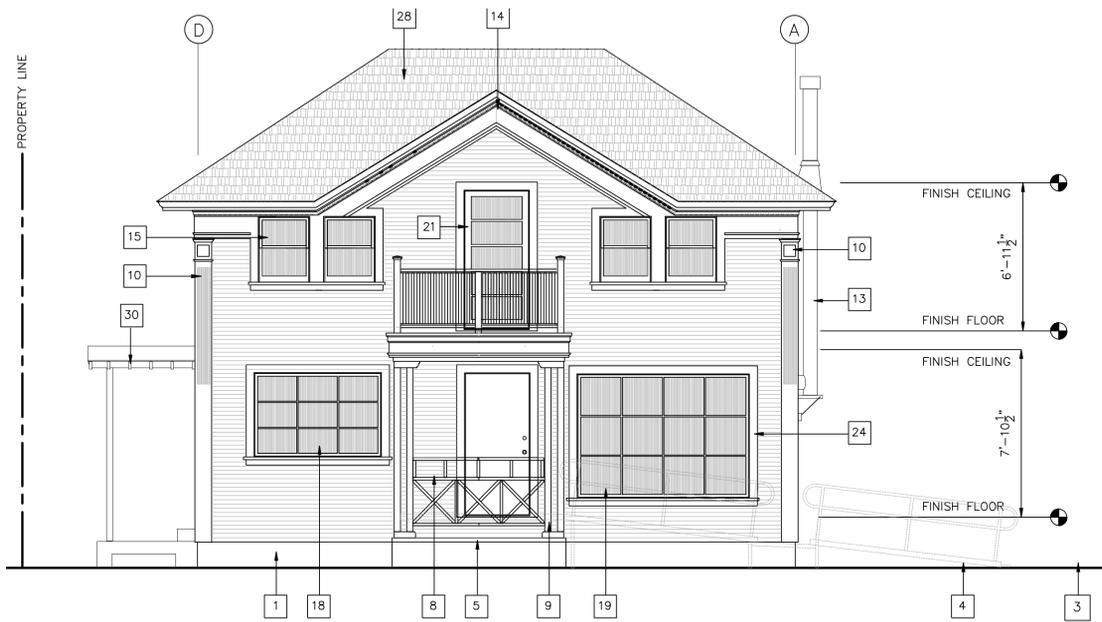
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CARRIAGE HOUSE - EXISTING NORTH EXTERIOR ELEVATION

1/4" = 1' SCALE

1
AD-201.1



CARRIAGE HOUSE - EXISTING EAST EXTERIOR ELEVATION

1/4" = 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

**1600 Littleton Place
Campbell, California**

M. SANDOVAL ARCHITECTS, INC.

Architecture - Historic Preservation - Design
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ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

**CARRIAGE HOUSE
EXISTING
EXTERIOR
ELEVATIONS**

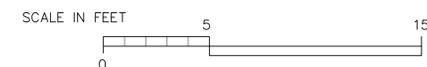
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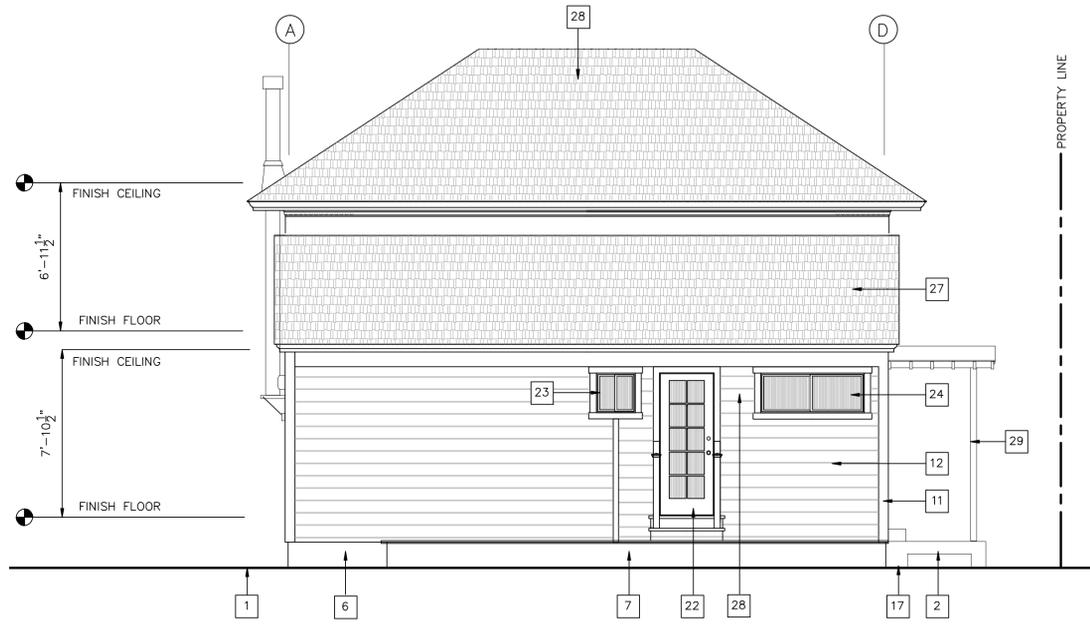
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JOB NUMBER: NO. 2201-01

SHEET NUMBER:

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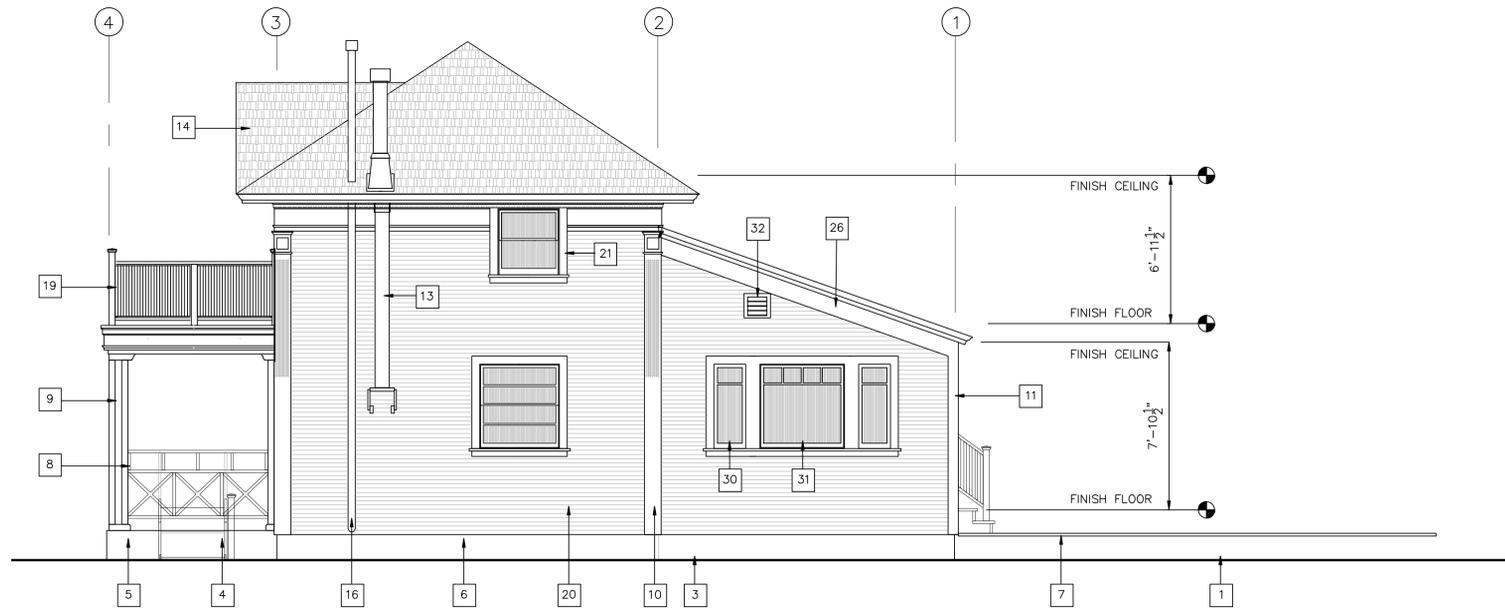




CARRIAGE HOUSE - EXISTING SOUTH EXTERIOR ELEVATION

1/4" = 1' SCALE

1
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

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 94925 P 850-941-8048 SOUTH BAY #415-924-7089 NORTH BAY 707-637-4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTANT:

REVISIONS:

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SHEET DESCRIPTION:

**CARRIAGE HOUSE
EXISTING
EXTERIOR
ELEVATIONS**

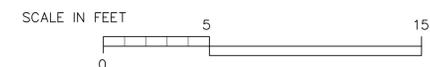
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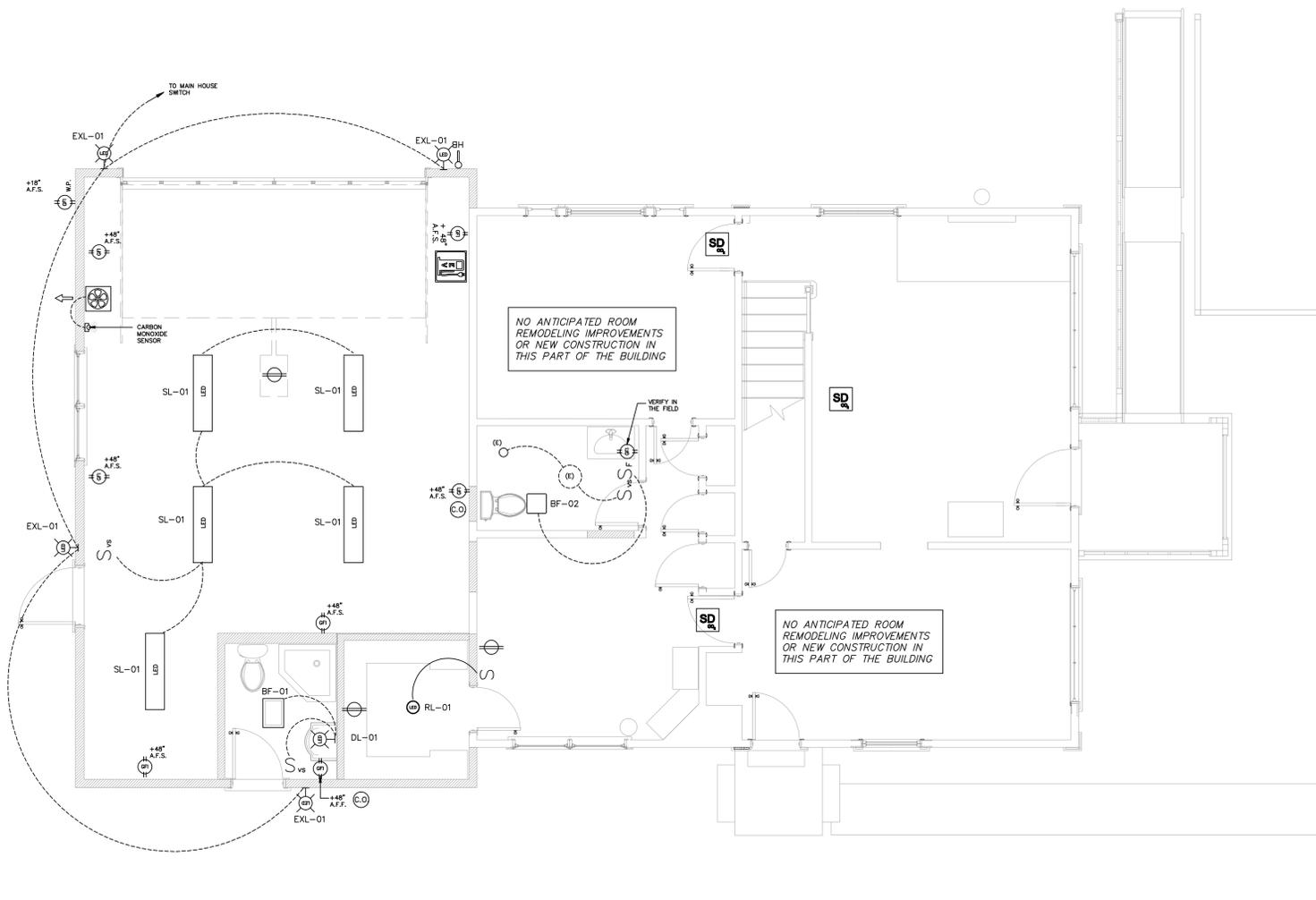
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JOB NUMBER: NO. 2201-11

SHEET NUMBER:

AD-202.1

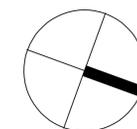
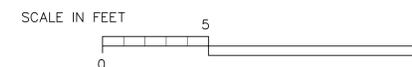




CARRIAGE HOUSE - PROPOSED PLUMBING, MECHANICAL AND ELECTRICAL PLAN

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

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 94925 P 650.941.8048 SOUTH BAY 415.924.7089 NORTH BAY 707.637.4363 MAPA www.msandovalarchitects.com msa@msandovalarchitects.com



ARCHITECT:



PROJECT CONSULTOR:

REVISIONS:

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SHEET DESCRIPTION:

CARRIAGE HOUSE - PROPOSED PLUMBING, MECHANICAL AND ELECTRICAL PLAN

DATE:

10/28/22

DRAWN 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 Visano 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 Roesch, 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.
- Paint 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 paint 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 paint 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 paint 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 scorched 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).

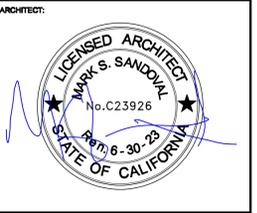
PROJECT TITLE

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 94525 P 650-941-8048 SOUTH BAY 415-924-7089 NORTH BAY 707-637-4363 MAPA WWW.MSANDOVALARCHITECTS.COM MSA@MSANDOVALARCHITECTS.COM



PROJECT CONSULTANT:

- 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.

REVISIONS:

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8

SHEET DESCRIPTION:

PRESERVATION TREATMENT NOTES

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

DRAWN BY: **CHECK BY:**

JOB NUMBER: NO. 2201-11

SHEET NUMBER:

PTN-01

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
COMMISSION

Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CALIFORNIA ENERGY CODE (CEC) PART 6.6 (REVISED 01/19)

CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
Page 1 of 8 | Date Prepared: 9-Sept-2022

H. Water Heating Systems (Section 150.2(b)(1)(G) NO CHANGE

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Dwelling Unit Name	Water Heating System Identification or Name	Water Heating System Location or Area Served	Water Heating System Type	Water Heater Type	# of Water Heaters in System	Water Storage Volume (gal)	Fuel Type	Rated Input Type	Rated Input Value	Heating Efficiency Type	Heating Efficiency Value	Standby Loss (%)	Exterior Insulation R-Value	Back-Up Solar Savings Fraction

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

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DEPARTMENT OF INDUSTRIAL RELATIONS
COMMISSION

Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
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E. Fenestration Proposed Areas and Efficiencies - Add (Section 150.2(b)(1)(A))
Note: Doors with greater than or equal to 25 percent glazed area are considered glazed doors and are treated as fenestration products.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Number of Panels	Proposed Fenestration Area (ft²)	Proposed West-Facing Fenestration Area (ft²)	Proposed U-factor	Proposed SHGC	Proposed SHGC Source	Exterior Shading Device	Combined SHGC from CFI-R-ENV-03	
Typical	Dual	Wood		No	N	2	98.5	0	0.30	NFRC	0.23	NFRC	
				No	S	2	49.6	0	0.30	NFRC	0.23	NFRC	
				No	E	2	0	0	0.30	NFRC	0.23	NFRC	
				No	W	2	51.7	51.7	0.30	NFRC	0.23	NFRC	

15 Total Proposed Fenestration Area

16 Maximum Allowed Fenestration Area

17 Compliance Statement: Existing + Proposed Fenestration Area ≤ Maximum Allowed Fenestration Area Yes No N/A

18 Total Proposed West-Facing Fenestration Area

19 Maximum Allowed West-Facing Fenestration Area

20 Compliance Statement: Existing + Proposed West-Facing Fenestration Area ≤ Maximum Allowed West-Facing Fenestration Area Yes No N/A

21 Proposed Fenestration U-factor (Windows)

22 Required Fenestration U-factor (Windows)

23 Compliance Statement: Proposed Fenestration U-factor ≤ Required Fenestration U-factor Yes No N/A

24 Proposed Fenestration SHGC (Windows)

25 Required Fenestration SHGC (Windows)

26 Compliance Statement: Proposed Fenestration SHGC ≤ Required Fenestration SHGC Yes No N/A

27 Proposed Fenestration U-factor (Skylights)

28 Required Fenestration U-factor (Skylights)

29 Compliance Statement: Proposed Fenestration U-factor ≤ Required Fenestration U-factor Yes No N/A

30 Proposed Fenestration SHGC (Skylights)

31 Required Fenestration SHGC (Skylights)

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
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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 CFI-R-ALT-03 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 CFI-R-ALT-05 and CFI-R-ALT-05 Compliance Documents. Possible exemptions from duct leakage testing include: less than 40 ft of ducts were added or replaced; or the existing duct system was insulated with a substrate; 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 a CFI-R-ALT-02 must be completed and registered with a HERS Provider Data Registry.

Alterations that utilize slow Cook 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 1.8 per inch, or Open Cell Spray Polyurethane Foam (ocSPF) 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 CFI-R-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):	0
13 Project Scope:	Replace existing windows throughout the home.		

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COMMISSION

Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CALIFORNIA ENERGY CODE (CEC) PART 6.6 (REVISED 01/19)

CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
Page 1 of 8 | Date Prepared: 9-Sept-2022

1. I certify that this Certificate of Compliance documentation is accurate and complete.

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name: Daniel Kelly
Signature Date: 9-Sept-2022
Signature: *[Signature]*

Company: Builders' Energy Services, Inc.
Address: 400 West Edmondson Avenue
City/State/Zip: Morgan Hill, CA 95037

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (designer).
- That the energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Mark S. Sandoval, Architect
Signature Date: 9-Sept-2022
Signature: *[Signature]*

Company: MSA, Inc.
Address: 145 Corie Madera Town Center #404
City/State/Zip: Corie Madera, CA 94925

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CALIFORNIA ENERGY CODE (CEC) PART 6.6 (REVISED 01/19)

CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
Page 5 of 8 | Date Prepared: 9-Sept-2022

F. Fenestration/Glazing Proposed Areas and Efficiencies - Replace (Section 150.2(b)(1)(B))
Note: Doors with greater than or equal to 25 percent glazed area are considered glazed doors and are treated as fenestration products.

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Tag/ID	Fenestration Type	Frame Type	Dynamic Glazing	Orientation N, S, W, E	Area Removed (ft²)	Area Added (ft²)	Net Area (ft²)	Proposed U-factor	Proposed SHGC	Proposed SHGC Source	Exterior Shading Device	Combined SHGC from CFI-R-ENV-03	

15 Net Added West-Facing Fenestration Area

16 Is Net Added Fenestration Area ≤ for west-facing fenestration? Yes No

17 Net Added Fenestration Area (all orientations)

18 Is Net Added Fenestration Area ≤ 0 for all orientations? Yes No

19 Proposed Fenestration U-factor (Windows)

20 Required Fenestration U-factor (Windows)

21 Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor? Yes No

22 Proposed Fenestration SHGC (Windows)

23 Required Fenestration SHGC (Windows)

24 Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC? Yes No

25 Proposed Fenestration U-factor (Skylights)

26 Required Fenestration U-factor (Skylights)

27 Is the proposed Fenestration U-factor ≤ the Required Fenestration U-factor? Yes No

28 Proposed Fenestration SHGC (Skylights)

29 Required Fenestration SHGC (Skylights)

30 Is the Proposed Fenestration SHGC ≤ the Required Fenestration SHGC? Yes No

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
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B. Building Insulation Details (Section 150.2(b)(1))

01	02	03	04	05	06		07	08	09	10	11
					Proposed U-factor	Required U-factor from Table 150.1-A or B					
Tag/ID	Assembly Type	Frame Type	Frame Depth (inches)	Frame Spacing (inches)	Cavity R-value	Continuous Insulation R-value	U-factor	Table	Cell	Comments	

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification
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CERTIFICATE OF COMPLIANCE
Project Name: Foulkes Addition
Page 1 of 8 | Date Prepared: 9-Sept-2022

G. Space Conditioning (SC) Systems - Heating/Cooling (Prescriptive Section 150.2(b)(1))
Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CFI-R-ALT-05 and CFI-R-ALT-05 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CFI-R-ALT-02 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:

a. space conditioning system was not altered;

b. less than 40 ft of ducts were added or replaced;

c. exempt from duct leakage testing if the existing duct system was previously tested and passed by a HERS Rater;

d. exempt from duct leakage testing if the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d

* Room heat pumps are exempt from HERS verification.

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019

STATE OF CALIFORNIA
DEPARTMENT OF INDUSTRIAL RELATIONS
COMMISSION

Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CALIFORNIA ENERGY CODE (CEC) PART 6.6 (REVISED 01/19)

CERTIFICATE OF COMPLIANCE
Project Name: Foulkes 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
Method of Compliance	Roof Pitch	Exception	CRRC Product ID Number	Product Type	Deck Insulation R-value	Initial Solar Reflectance	Proposed Solar Reflectance	Thermal Emittance (Optional)	Agd Solar Reflectance (Optional)	Thermal Reflectance (Optional)	Agd Solar Reflectance (Optional)	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))

Alteration Type	01		02		03		04		05		06		Comments
	Maximum Fenestration Area For All Orientations (ft²)	Maximum Allowed West-Facing Fenestration Area (ft²)	Existing Fenestration Area (ft²)	Existing West-Facing Fenestration Area (ft²)	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	Maximum Allowed U-factor (Windows)	Maximum Allowed U-factor (Skylights)	Maximum Allowed SHGC (Windows)	Maximum Allowed SHGC (Skylights)	
Add<75sf	285.6	71.4	71.4	199.7	51.7	0.30	n/a	0.23	n/a				

Fenestration	05 These don't print												
	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
Maximum SHGC	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
Maximum SHGC	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
Maximum Total Area	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
Maximum West-Facing Area	10%	1%	10%	1%	10%	1%	1%	1%	1%	1%	1%	1%	10%

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Prescriptive Residential Alterations That Do Not Require HERS Field Verification
CALIFORNIA ENERGY CODE (CEC) PART 6.6 (REVISED 01/19)

CERTIFICATE OF COMPLIANCE
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Cooling/Heating (SC) Systems - Heating/Cooling (Prescriptive Section 150.2(b)(1))
Alterations to Space Conditioning Systems shall be exempt from HERS verification requirements as prerequisite for use of the CFI-R-ALT-05 and CFI-R-ALT-05 Compliance Documents. If new space conditioning systems are installed or existing systems are altered and are not exempt from HERS verification, then a CFI-R-ALT-02 shall be completed and registered with a HERS Provider Data Registry. In each row below for each dwelling unit in the building, check the box that indicates the exemption from HERS verification compliance:

a. space conditioning system was not altered;

b. less than 40 ft of ducts were added or replaced;

c. exempt from duct leakage testing if the existing duct system was previously tested and passed by a HERS Rater;

d. exempt from duct leakage testing if the existing duct system was previously tested and passed by a HERS Rater.

01	02	03	04
Dwelling Unit Name	SC System Identification or Name	SC System Location or Area Served	Exemption from HERS Verification
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d
			<input type="checkbox"/> a <input type="checkbox"/> b <input type="checkbox"/> c <input type="checkbox"/> d

* Room heat pumps are exempt from HERS verification.

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2019



2019 Low-Rise Residential Mandatory Measures Summary. Table with 2 columns: Measure ID and Description. Includes sections for Ventilation and Indoor Air Quality, Pool and Spa Systems, Lighting, and Energy Efficiency.

2019 Low-Rise Residential Mandatory Measures Summary. Table with 2 columns: Measure ID and Description. Includes sections for Energy Management, Solar Ready Buildings, and Solar Water-Heating Systems.

2019 Low-Rise Residential Mandatory Measures Summary. Table with 2 columns: Measure ID and Description. Includes sections for Building Envelope, Fireplaces, Space Conditioning, and Water Heating.

2019 Low-Rise Residential Mandatory Measures Summary. Table with 2 columns: Measure ID and Description. Includes sections for Clearances, Storage Tank Insulation, Water Piping, Insulation Protection, and Recirculating Loops.

STATE OF CALIFORNIA. Prescriptive Residential Additions That Do Not Require HERS Field Verification. CERTIFICATE OF COMPLIANCE. Project Name: Foulkes Addition. Date: 09-Sept-2022.

STATE OF CALIFORNIA. Prescriptive Residential Additions That Do Not Require HERS Field Verification. CERTIFICATE OF COMPLIANCE. Table with columns: Tag/ID, Assembly Type, Frame Type, Frame Depth, Frame Spacing, Cavity R-value, Continuous Insulation R-value, U-factor, Table, Cell, U-factor from Table, Comments.

STATE OF CALIFORNIA. Prescriptive Residential Additions That Do Not Require HERS Field Verification. CERTIFICATE OF COMPLIANCE. DOCUMENTATION AUTHOR'S DECLARATION STATEMENT. Includes signatures and dates for Darrel Kelly and Mark S. Sandoval.

REVISIONS BY. BUILDERS' ENERGY SERVICES, INC. 400 WEST EDMUNDSON AVENUE, MORGAN HILL, CA 95037. Making a Difference in Energy Design since 1978.

SERVING ARCHITECTS, BUILDERS AND HOMEOWNERS. TITLE 24 HERS RATINGS GREEN POINT RATERS. ENERGY STAR PARTNERS HERS CERTIFIED CEA CERTIFIED.

WITH OFFICES IN: MORGAN HILL, SAN JOSE.

FOULKES ADDITION. 1690 LITTLETON PLACE. CAMPBELL, CA 95008.

Date: 09/09/22. Drawn: DEK. Client's Job #: 2201-11. BES Job #: 10921. Sheet: T24.2.

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: Stud 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" on floor and 1/2" on walls (where noted). Use panel clips at 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 (A1TC-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 2304.10.1. All nails 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. Microlam (LVL) floor joist or beam shall have grade 1.9 DF/LP/WH 6 Fb=2600 psi, Fv=285 psi, MOE=2.0x10^6 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=2.2x10^6 psi, ICC ESR-1387. Anthony Power beam (APB) beam shall have grade 3.0 Fb=3000 psi, Fv=300 psi, MOE=2.1x10^6 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 support 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 support 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, but 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 occur below the lower floor, install an MS172 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

Table of abbreviations including A & B, ABV, ADJ, A.F.F., A.P.A., ARCH, B.F.W., BLDG, BLKG, BM, BN, BOTT, BRG, C, CANT., C.E., CLG, CTR, CLR, CONC, C.M.U., CONN, CONST, CONT, CSK, C.T., DET, D.F., DIA, DIAPH, DIM, DIR, D.F., DWG, EA, E.F., ELEV, EMB, E.N., E.O., E.W., E.W.E.F., EXP, EX, F.F., F.H., F.H.O.B., F.W.O.B., FIN, FLR, F.L., F.L.O.M., F.N., F.O.S., F.O.C., FND, F.P., FRAMG, FT, FTC, GALV, GAR, GEN, G.L.B., GR, HDR, HT, INFO, INT, J.H., JNT, K.P., LOC, MANU, MATL, MAX.

CBC TABLE 2304.10.1 FASTENING SCHEDULE. Table with columns: DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Includes sections for FLOOR, ROOF, WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING, OTHER EXTERIOR WALL SHEATHING, WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDERLAYMENT TO FRAMING, PANEL SIDING TO FRAMING, INTERIOR PANELING.

PROJECT SEISMIC DESIGN DATA, PROJECT FLOOR AND ROOF LIVE LOADS, PROJECT GEOTECHNICAL DESIGN DATA, PROJECT RAIN PRECIPITATION DATA, SPECIAL INSPECTION REQUIRED FOR.

CBC TABLE 2304.10.1 FASTENING SCHEDULE. Table with columns: DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENER, SPACING AND LOCATION. Includes sections for ROOF, WALL, INTERIOR PANELING.

PROJECT SEISMIC DESIGN DATA, PROJECT FLOOR AND ROOF LIVE LOADS, PROJECT GEOTECHNICAL DESIGN DATA, PROJECT RAIN PRECIPITATION DATA, SPECIAL INSPECTION REQUIRED FOR.



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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 STD1

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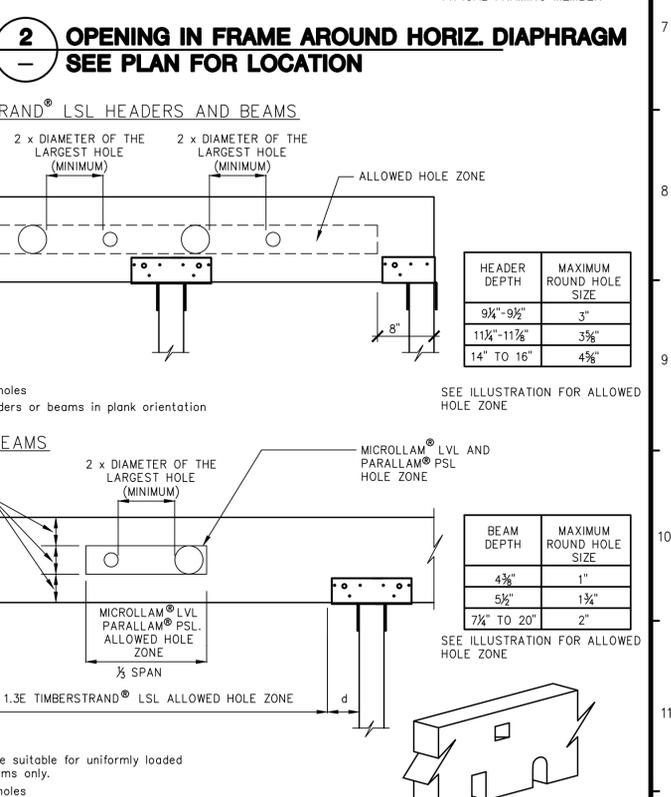
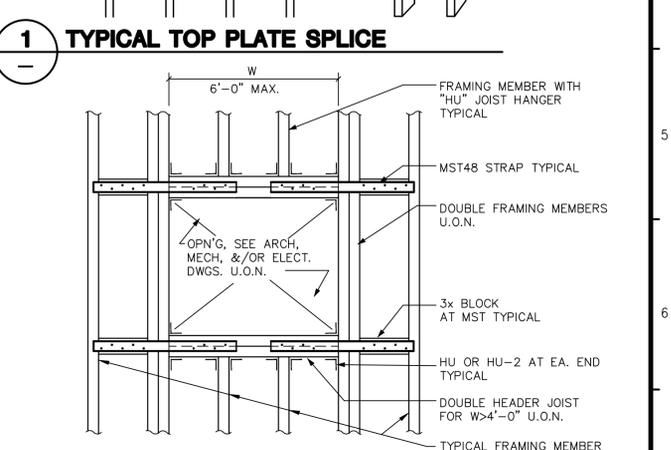
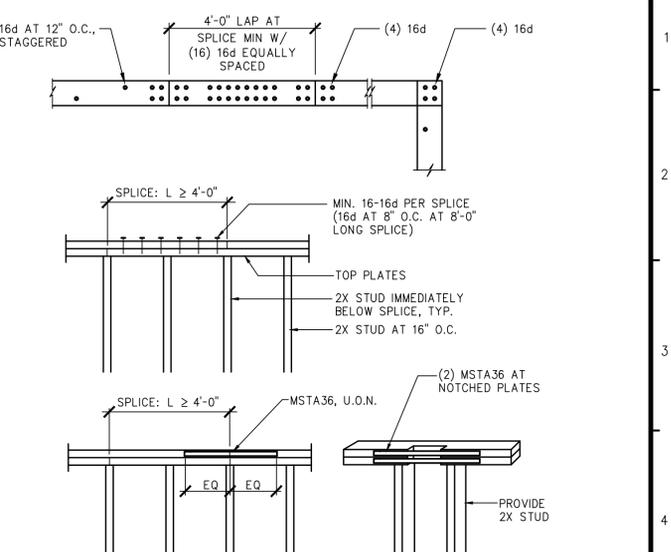
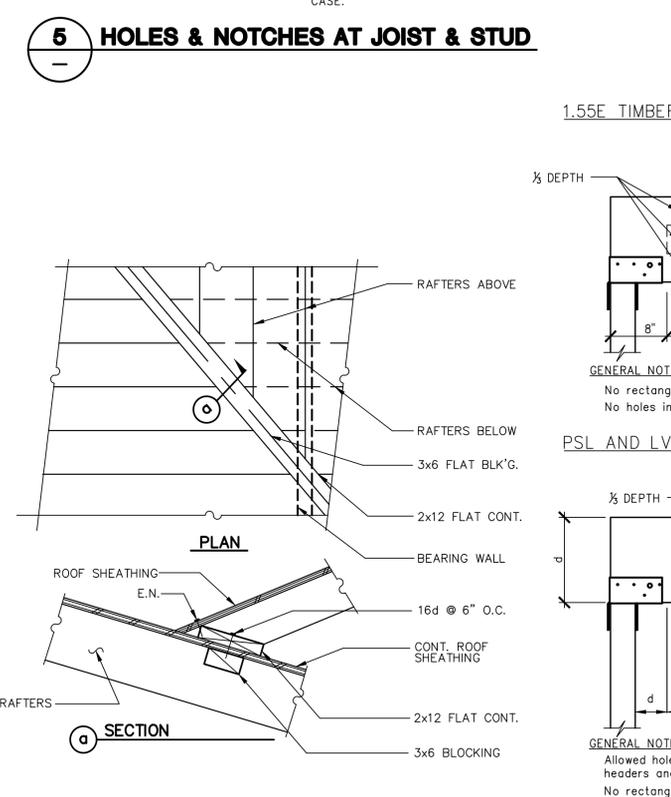
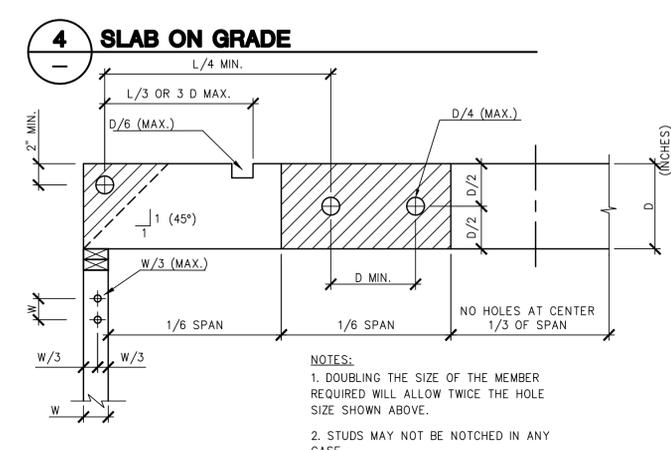
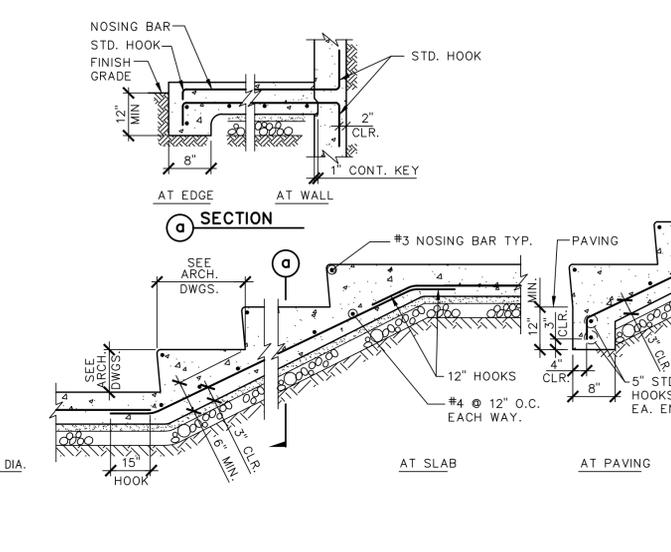
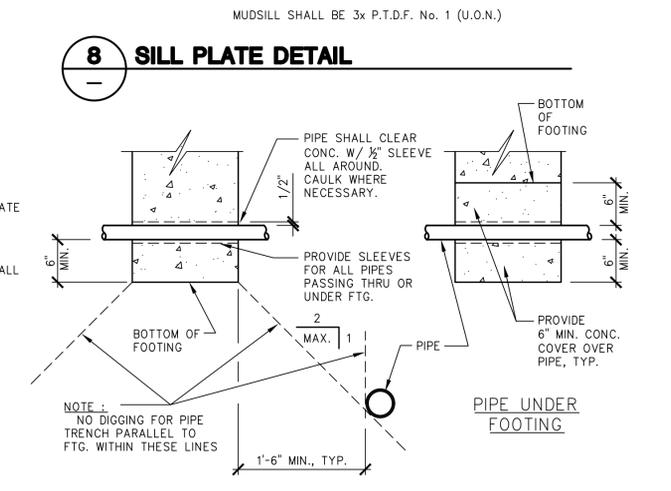
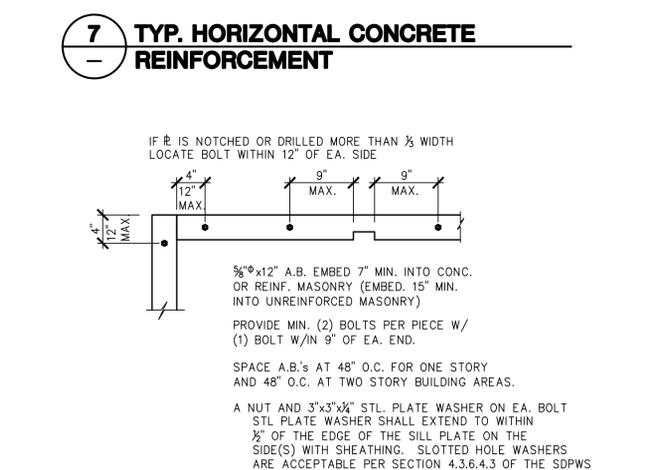
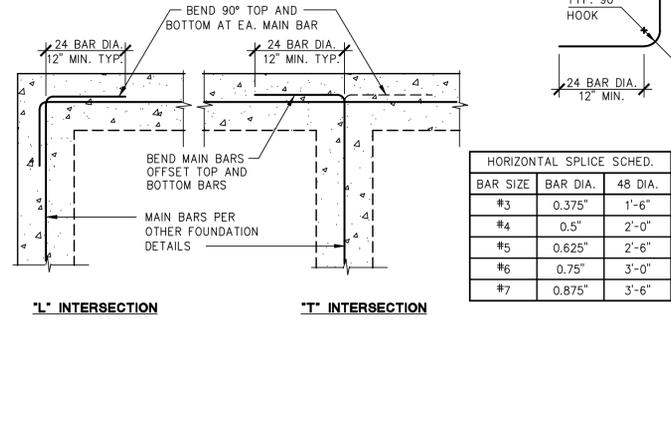
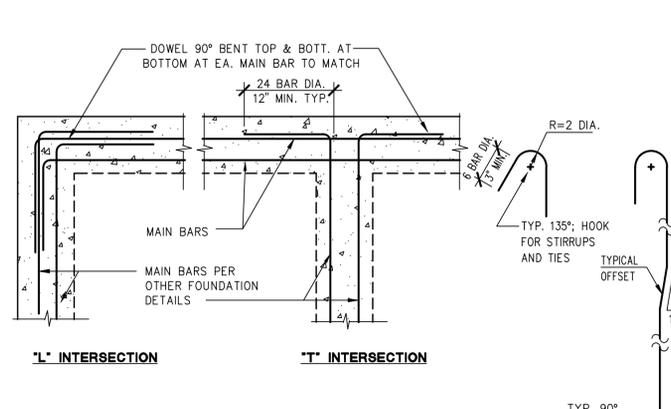
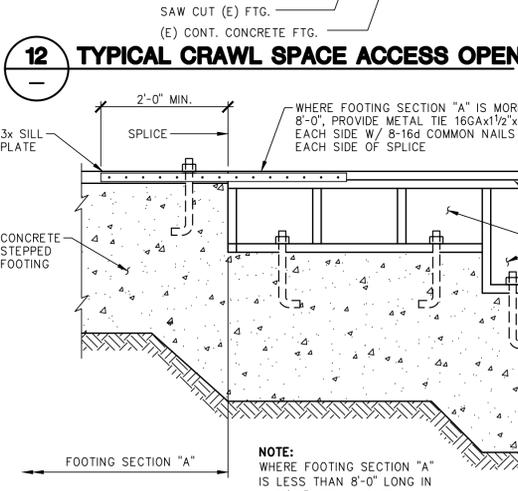
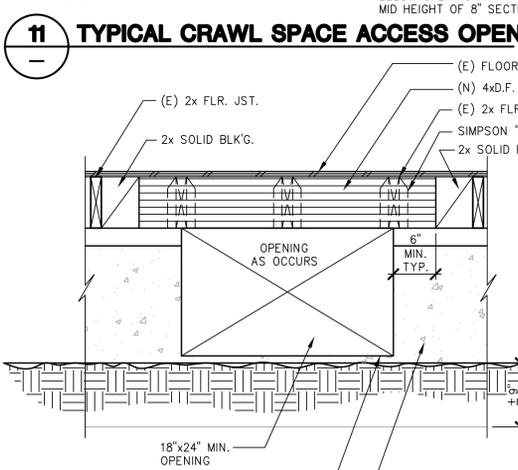
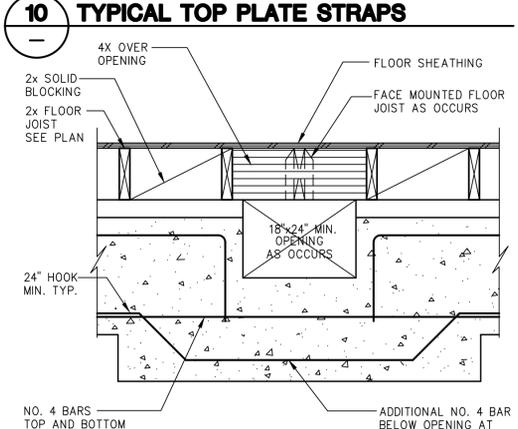
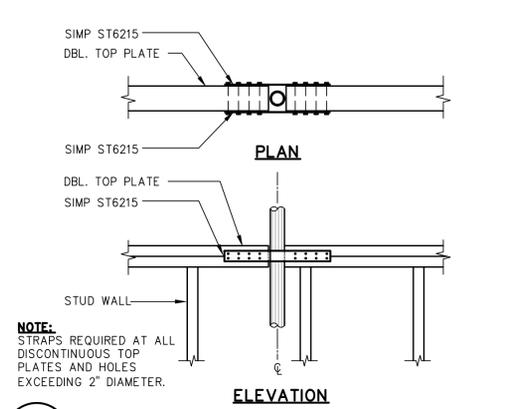
FOULKES RESIDENCE
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 CAMPBELL, CALIFORNIA

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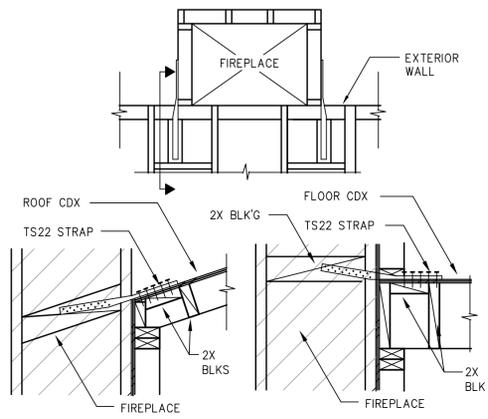
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 Drafter: RC
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 Job No: 221396

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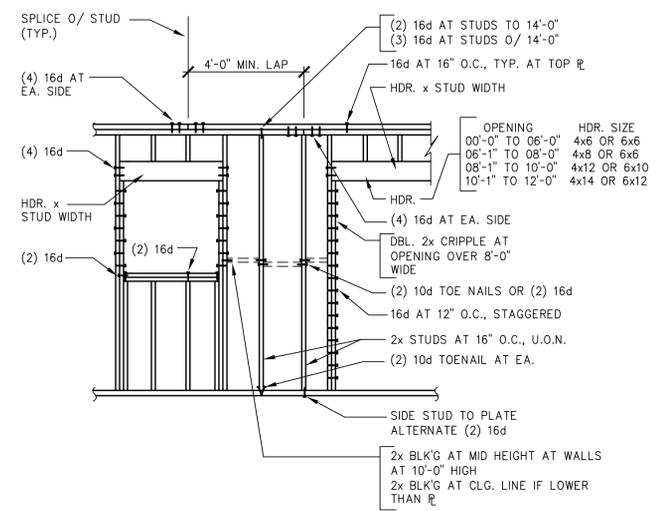
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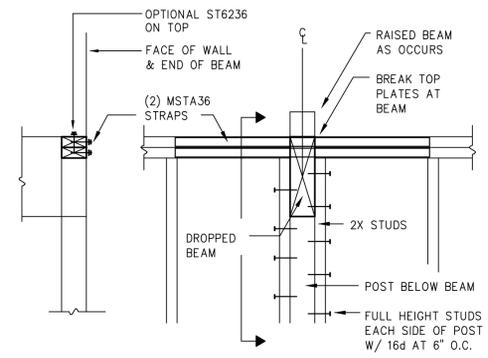


10 TYPICAL METALTIE FOR WOOD FRAME CHIMNEY

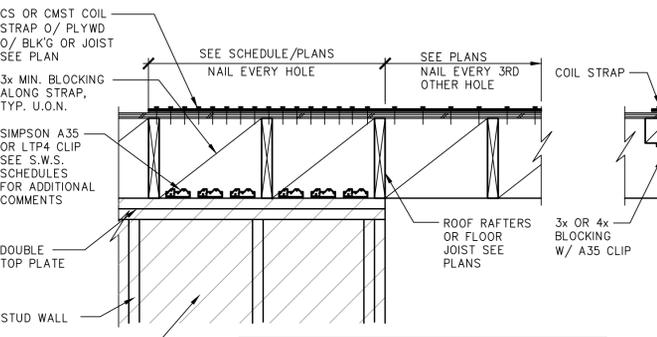


7 TYPICAL STUD WALL DETAIL

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

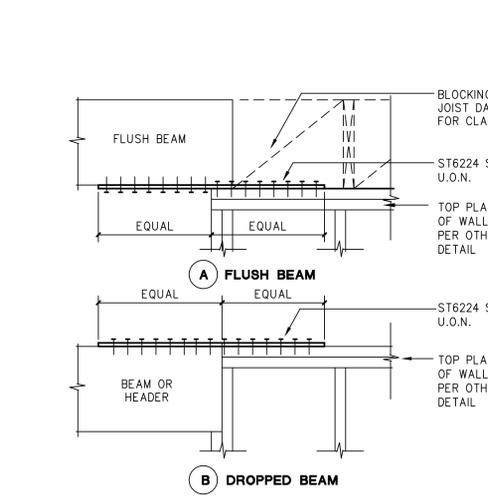


11 TYPICAL TOP PLATE SPLICE AT BEAM CONNECTION

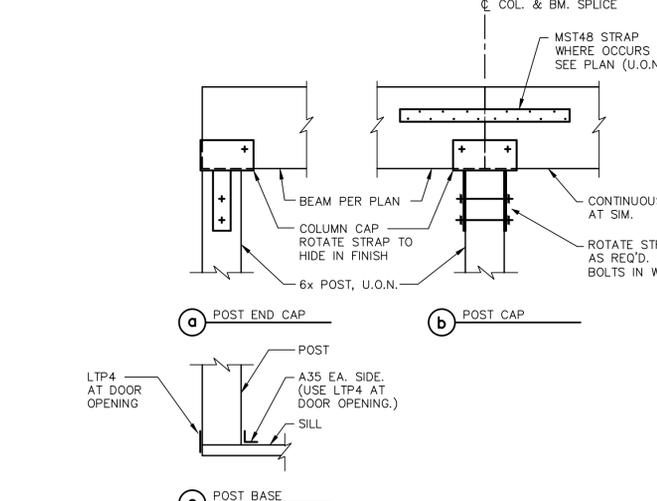


8 TYPICAL COIL STRAP DRAG CONNECTION AT ROOF

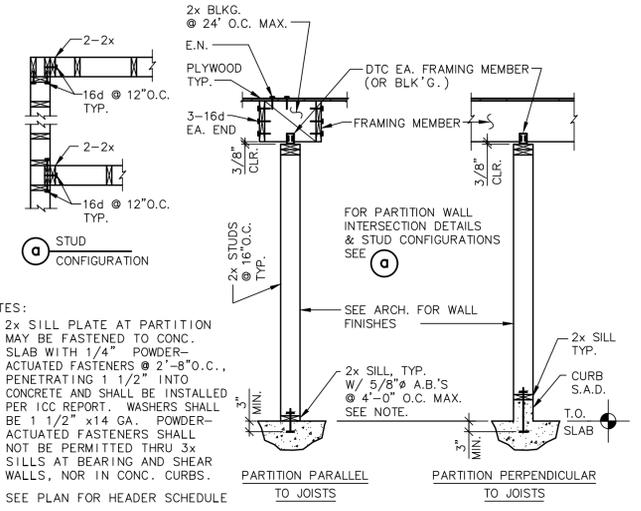
SCHEDULE		
COIL STRAP	LENGTH "L" INTO SHEAR WALL	No. OF CLIPS
CS16	24"	(4) A35's
CS14	24"	(6) A35's
CMSTC16	36"	(7) LTP4/(10) A35's
CMST14	48"	(10) LTP4/(14) A35's



12 TYPICAL SHEAR COLLECTOR STRAP

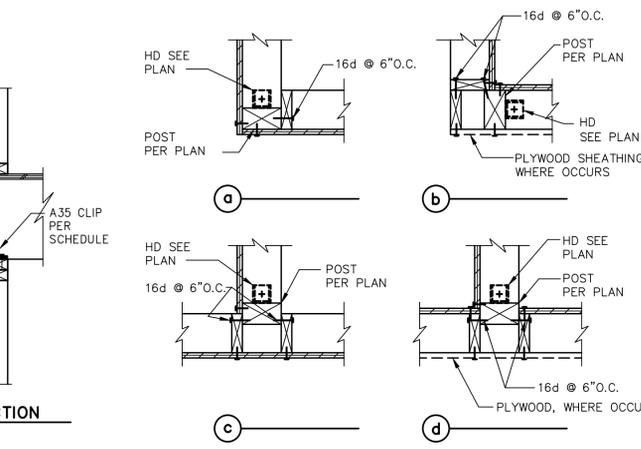


9 BEAM AND POST CONNECTION



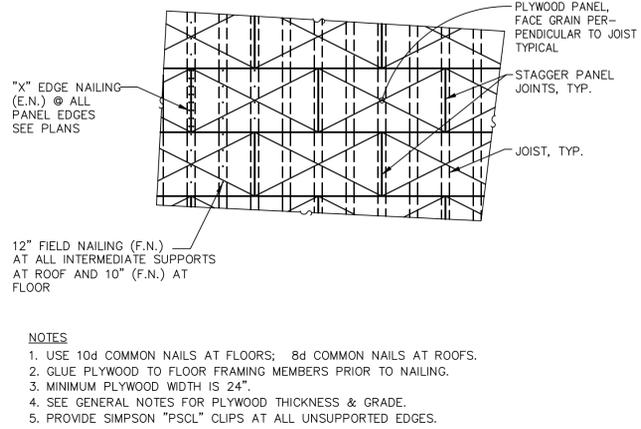
4 NON-STRUCTURAL PARTITION

NOTES:
1. 2x SILL PLATE AT PARTITION MAY BE FASTENED TO CONC. SLAB WITH 1/4" POWDER-ACTUATED FASTENERS @ 2'-8" O.C., PENETRATING 1 1/2" INTO CONCRETE AND SHALL BE INSTALLED PER ICC REPORT. WASHERS SHALL BE 1 1/2" x 14 GA. POWDER-ACTUATED FASTENERS SHALL NOT BE PERMITTED THRU 3x SILLS AT BEARING AND SHEAR WALLS, NOR IN CONC. CURBS.
2. SEE PLAN FOR HEADER SCHEDULE



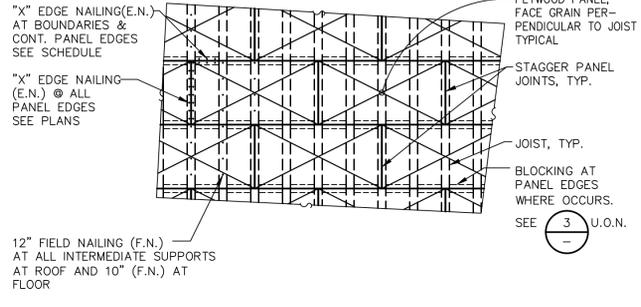
5 SHEAR WALL INTERSECTIONS

NOTE: ALL NAILING SHOWN TO BE PLYWOOD SHEAR WALL E.N., U.O.N.



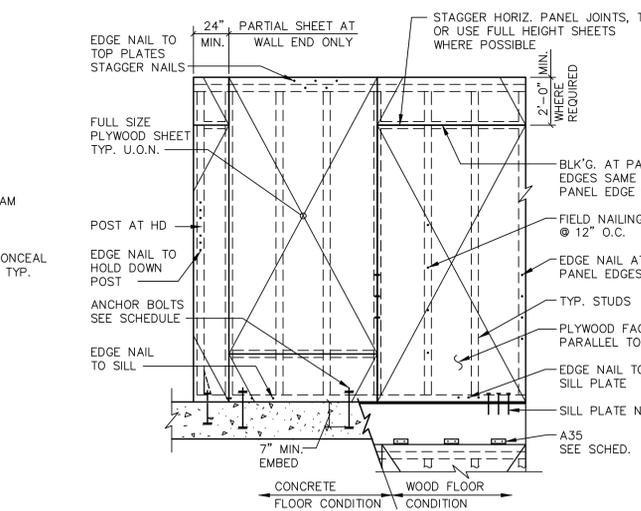
1 PLYWOOD SHEATHING AT ROOF AND FLOORS UNBLOCKED

NOTES:
1. USE 10d COMMON NAILS AT FLOORS; 8d COMMON NAILS AT ROOFS.
2. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING.
3. MINIMUM PLYWOOD WIDTH IS 24".
4. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.
5. PROVIDE SIMPSON "PSCL" CLIPS AT ALL UNSUPPORTED EDGES.

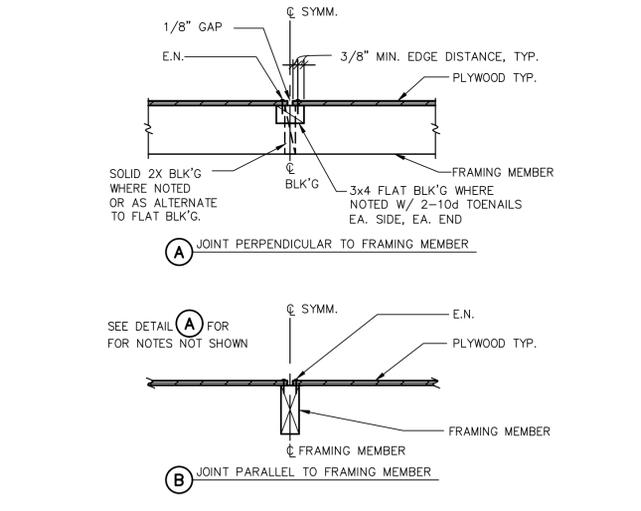


2 PLYWOOD SHEATHING AT ROOF AND FLOORS REQUIRING SPECIAL BLOCKING AND EDGE NAIL SEE PLAN FOR LOCATION

NOTES:
1. USE 10d COMMON NAILS AT FLOORS; 8d COMMON NAILS AT ROOFS.
2. GLUE PLYWOOD TO FLOOR FRAMING MEMBERS PRIOR TO NAILING.
3. MINIMUM PLYWOOD WIDTH IS 24".
4. SEE GENERAL NOTES FOR PLYWOOD THICKNESS & GRADE.



6 SHEAR WALL FRAMING ELEVATION



3 PLYWOOD NAILING



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FOULKES RESIDENCE
1690 LITTLETON PLACE
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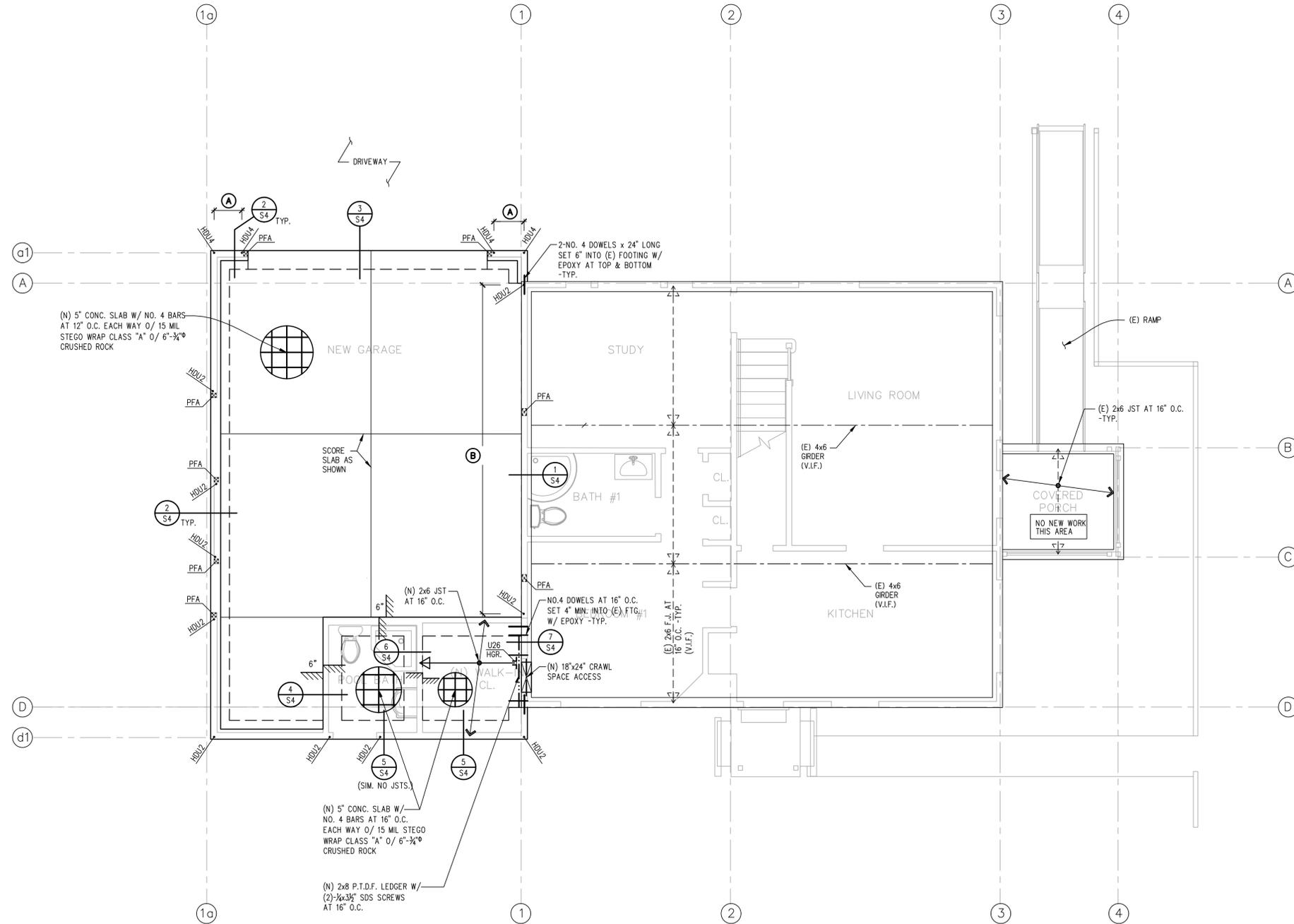
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LEGEND AND NOTES

- ↔ 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
- ↔ DENOTES CRAWL SPACE ACCESS (MIN. 18"x24")
 SEE DETAIL 11 STD2 & 12 STD2
- DENOTES (N) 2x8 P.T.D.F. LEDGER W/ (2)-3/8x3/8 SDS SCREWS AT 16" O.C.
- HDU DENOTES SIMPSON HDU HOLD-DOWNS,
 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"x1/2" 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"x1/2" STEEL PLATE WASHERS (GALV.) TYPICAL, (U.O.N.)
- A** 3/8"x12" A.B.'S (GALV.) AT 16" O.C. THIS AREA (MIN. 2 BOLTS PER SILL)
 (USE 3"x3"x1/2" STEEL PLATE WASHERS (GALV.)
- EXISTING FOOTING:** 2x P.T.D.F. SILL WITH 1/2"x8" A.B.'S (GALV.) AT 6" O.C. (V.I.F.)
- B** DENOTES NEW 3/8"x8" SIMPSON TITEN HD ANCHORS AT 48" O.C. (MIN. 5' EMBED & 2 BOLTS PER SILL)
 (USE 3"x3"x1/2" 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.

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



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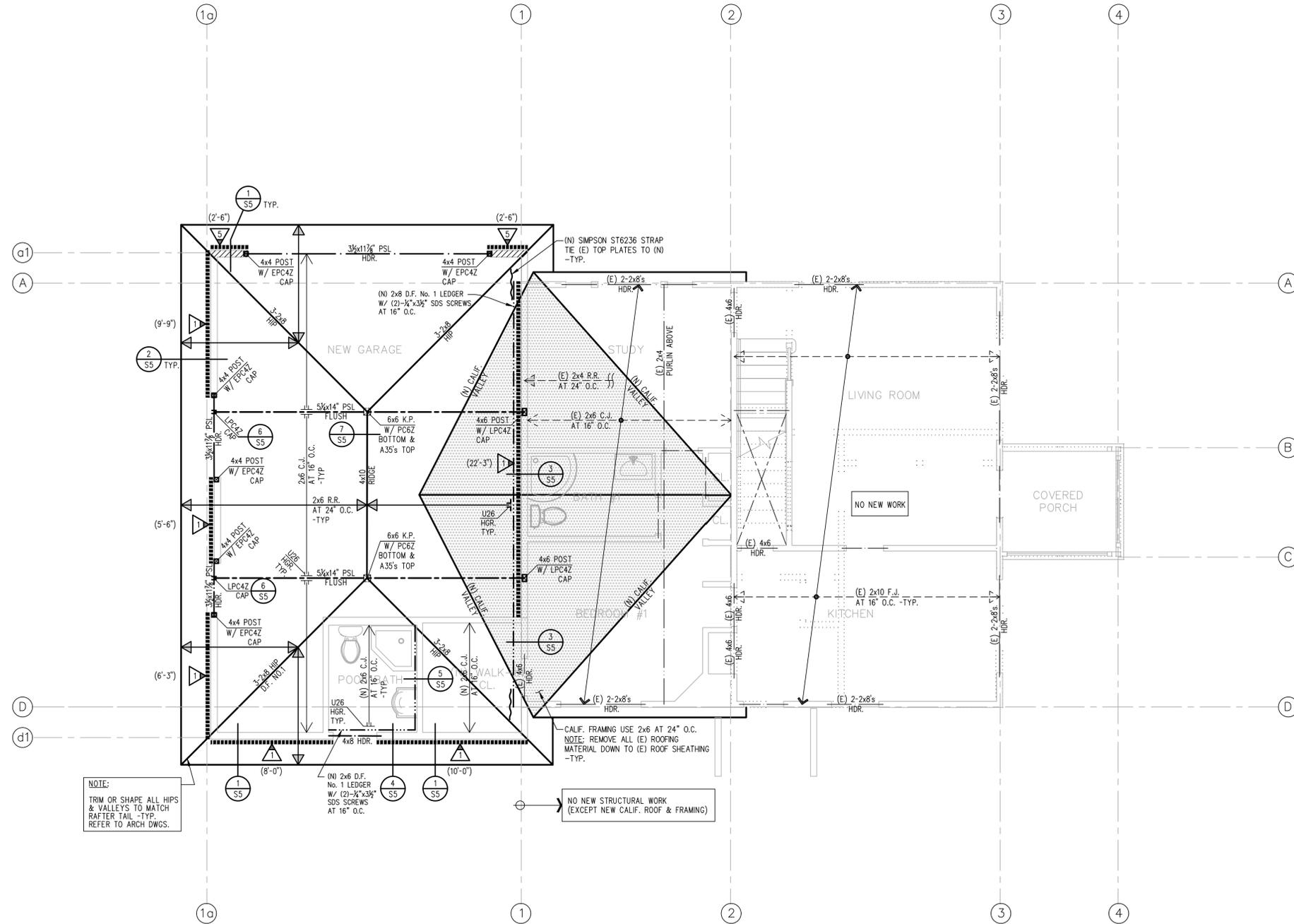
FOULKES RESIDENCE
 1690 LITTLETON PLACE
 CAMPBELL, CALIFORNIA

REVISIONS/DATE BY

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 Scale: AS NOTED
 Job No: 221396

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

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/BLKG. 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
 MCROLAM 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 BLKG 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" x 5" SDS @ 6" O.C.	A35 @ 16" O.C.
	1/2" CDX PLYWD. W/8d @ 2" O.C. EDGES & 12" O.C. FIELD	1/2" x 5" 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" x 5" SDS @ 4" O.C.	A35 @ 8" O.C.

* REQUIRED 3x STUD/BLKG. 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

1. ALL EXTERIOR WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR NAILING UNLESS OTHERWISE NOTED ON PLANS.
2. ALL EXTERIOR AND INTERIOR CRIPPLE WALLS SHALL HAVE 1/2" CDX PLYWOOD WITH SHEAR NAILING UNLESS OTHERWISE NOTED ON PLANS.
3. 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.
4. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 2" O.C.
5. 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.
6. ALTERNATE TO CDX PLYWOOD, USE ORIENTED STRANDED BOARD (OSB).
7. 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.



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FOLKES RESIDENCE
 1690 LITTLETON PLACE
 CAMPBELL, CALIFORNIA

REVISIONS/DATE BY

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

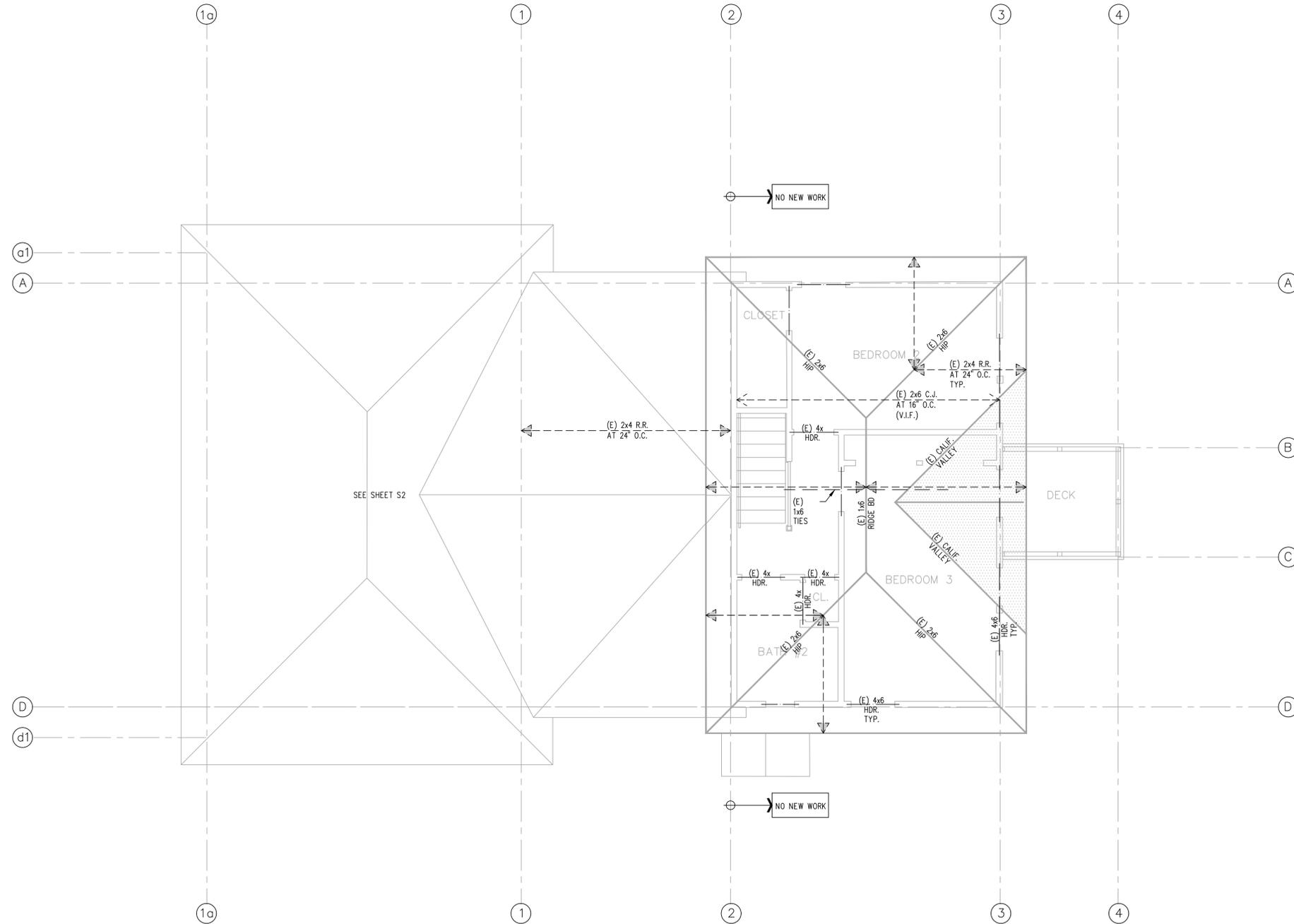
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S2

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

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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SHEET
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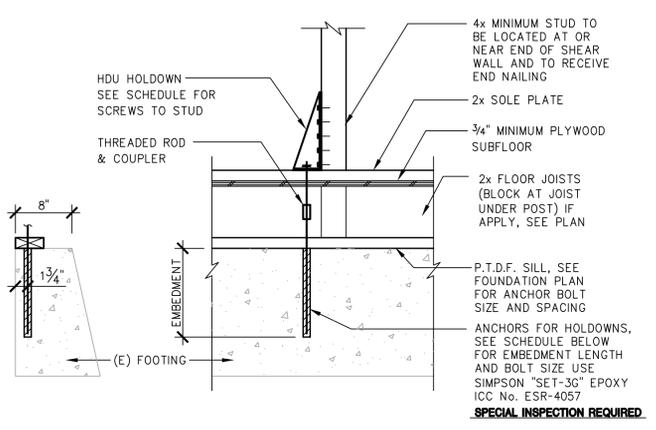
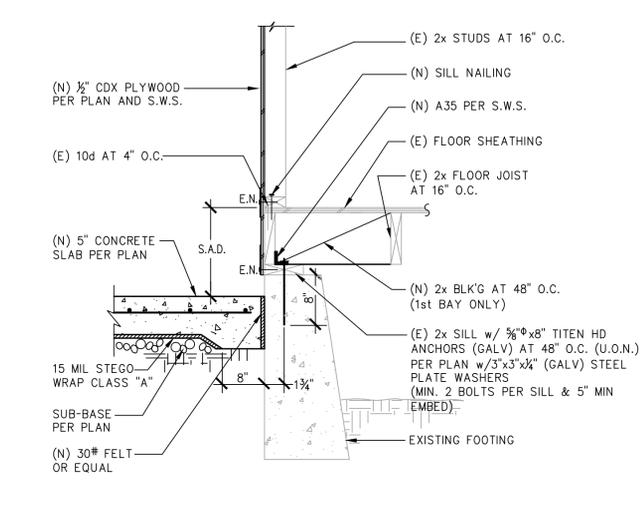
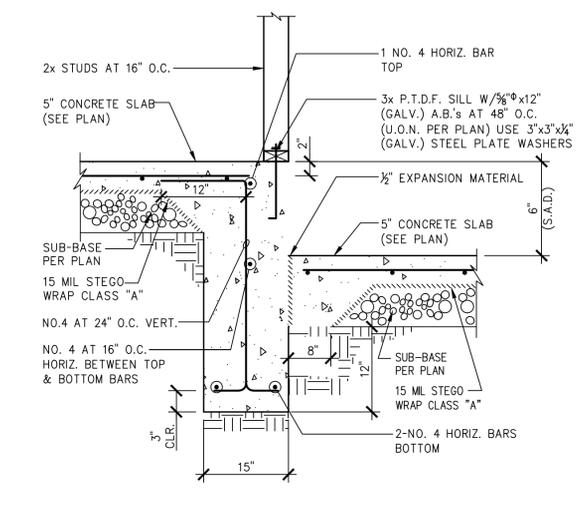
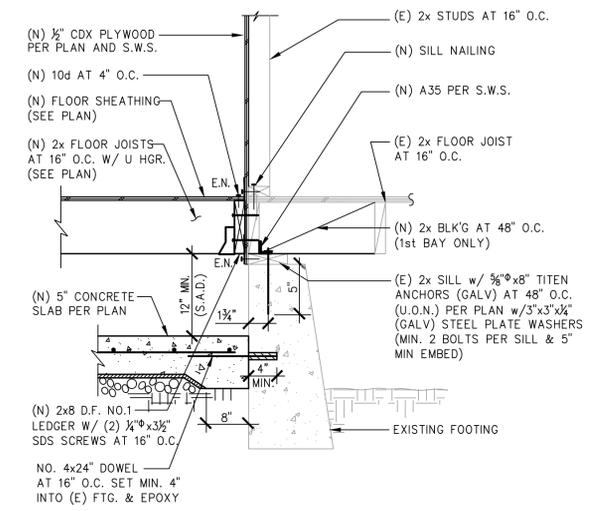
FOULKES RESIDENCE
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 CAMPBELL, CALIFORNIA

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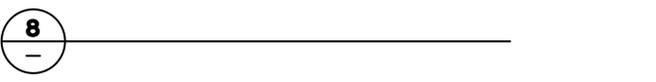
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 Scale: AS NOTED
 Job No: 221396

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S4

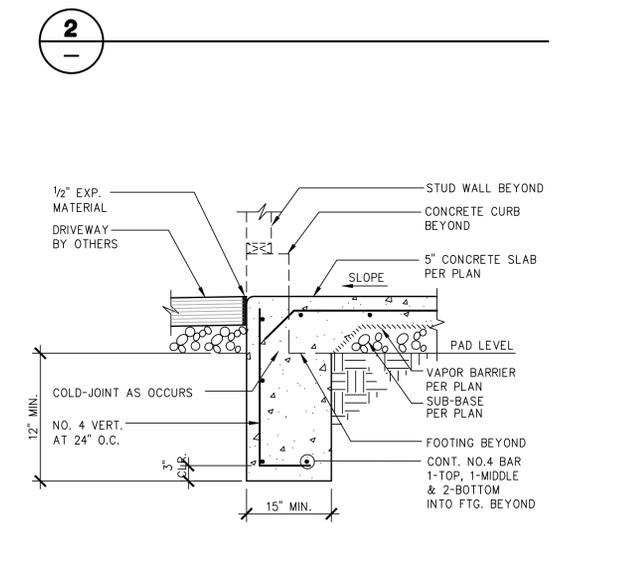
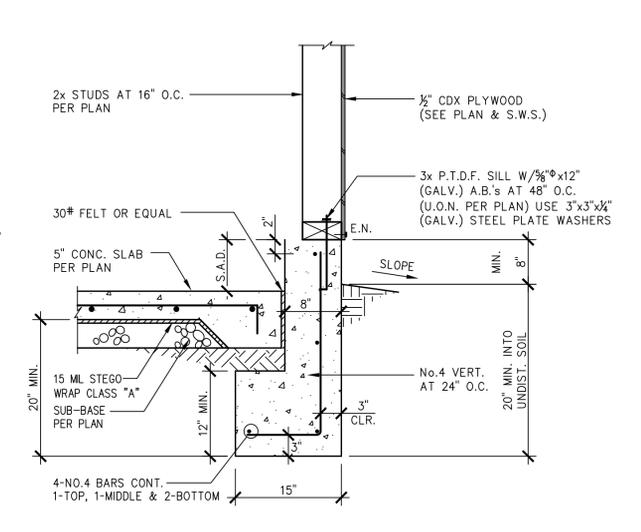
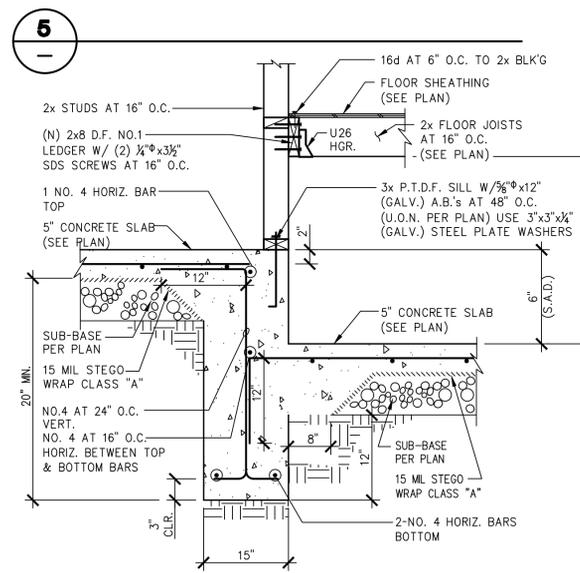
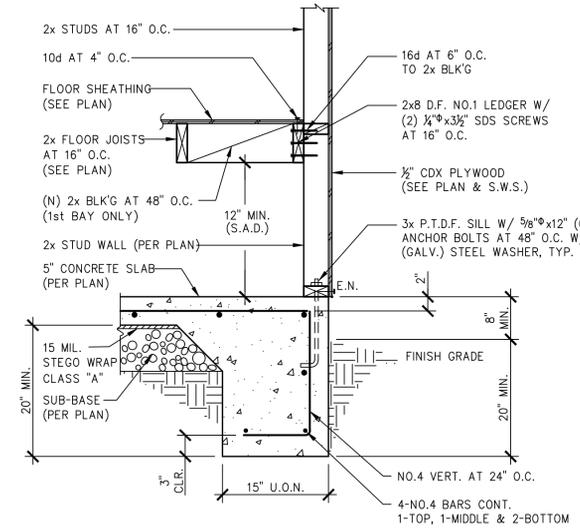
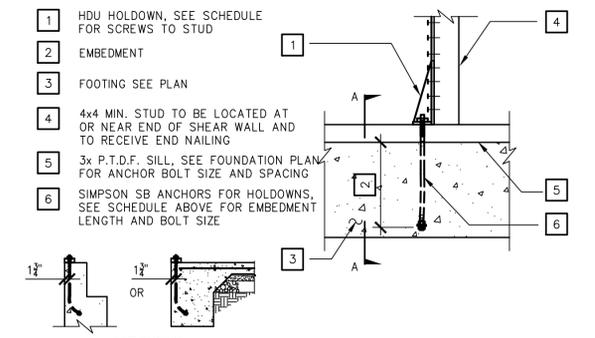


HOLDOWN SCHEDULE			
HOLDOWN	NO. OF SIMPSON S.D.S. 1/4"x3" WOOD SCREWS	ANCHOR DIA.	EMBEDMENT (2500 PSI CONCRETE)
HDU2	6	5/8"	10" MIN.



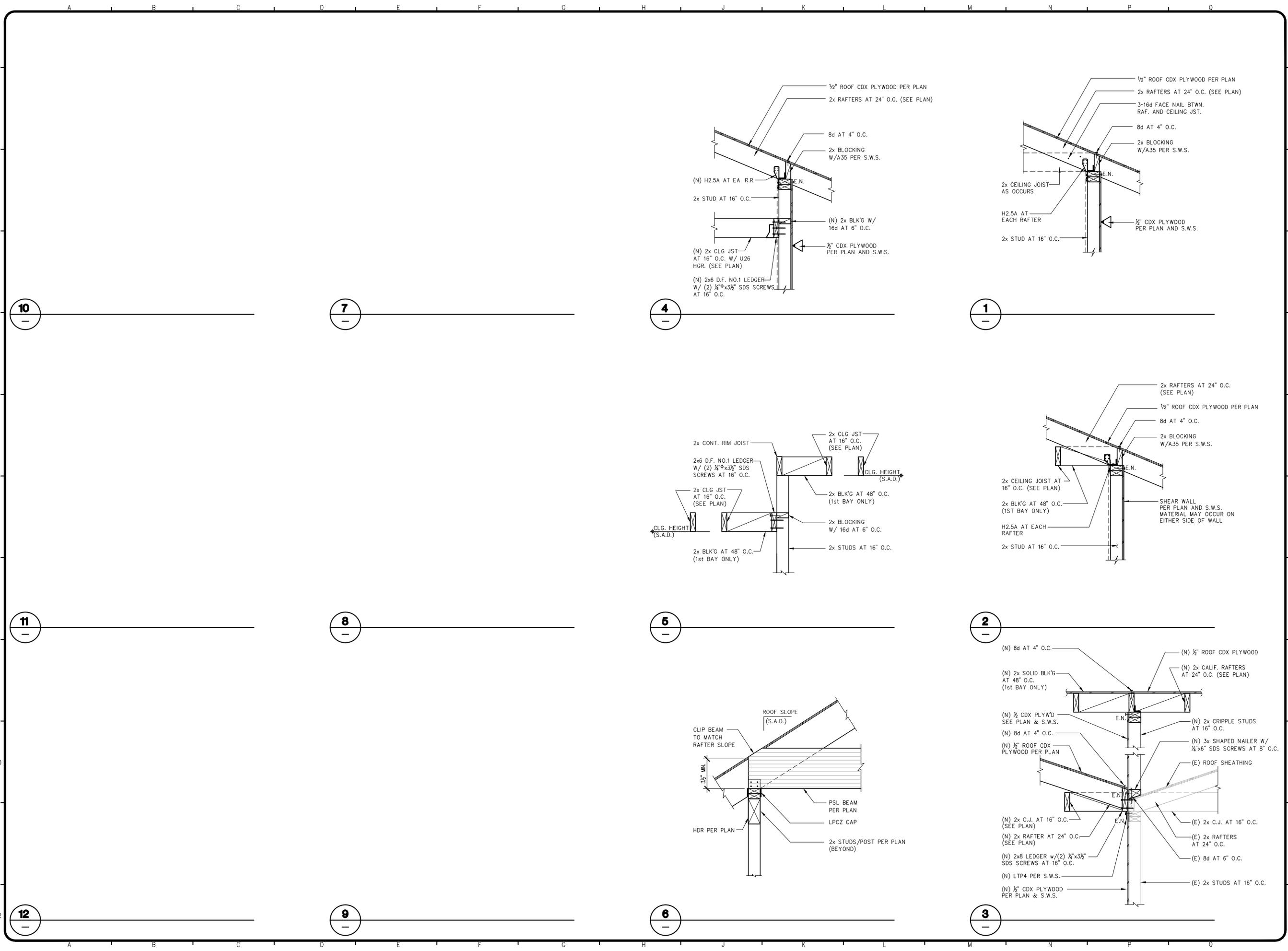
HDU HOLDOWN SCHEDULE				
HOLDOWN TYPE *	SB BOLT **	ANCHOR DIAMETER	SDS SCREWS TO POST	EMBEDMENT (3000 PSI CONCRETE)
HDU2	SB5/8x24	5/8"	6	18" MIN.
HDU4	SB5/8x24	5/8"	10	18" MIN.

* ICC ESR-2330 ** ICC ESR-2611



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REVISIONS/DATE	BY

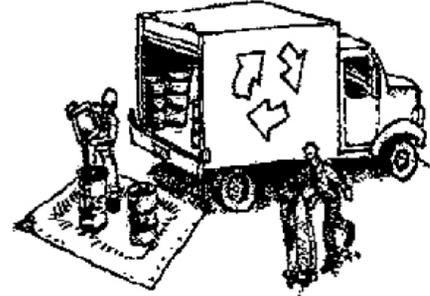
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SHEET
S5

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



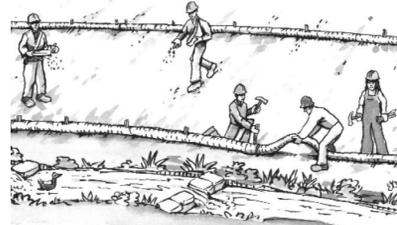
Maintenance and Parking

- 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.

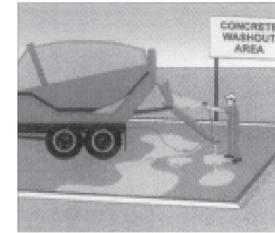
Contaminated Soils

- 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



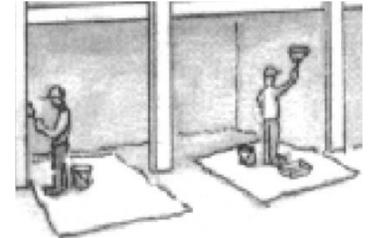
Paving

- 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!