SITE PLAN GENERAL NOTES:

1. SEE CIVIL AND LANDSCAPE DRAWINGS FOR DIMENSIONAL LAYOUTS OF ALL BUILDINGS, BOUNDARY INFORMATION, WALKS, & ADDITIONAL SITE DETAILS AND INFORMATION. THIS DRAWING SHALL NOT BE USED FOR A DIMENSIONAL LAYOUT.
2. SEE LANDSCAPE DRAWINGS FOR ALL WALKWAYS, ENTRY PATIO AND ADDITIONAL SITE DETAILS.
3. SEE CIVIL DRAWINGS FOR ALL PUBLIC & PRIVATE STREET IMPROVEMENTS.
4. SEE ELECTRICAL DRAWINGS FOR GENERAL SITE LIGHTING LAYOUT.
5. UNIT NUMBERS ARE FOR CONSTRUCTION PURPOSES ONLY. VERIFY ACTUAL UNIT NUMBERS WITH THE OWNER & THE CITY OF CUPERTINO.
6. APPROVED ADDRESS NUMBERS SHALL BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE. SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
7. SUBMIT NFPA 13D TYPE FIRE SPRINKLER DRAWINGS TO CITY FOR REVIEW AND APPROVAL PRIOR TO START OF WORK.
8. PROVIDE SURVEY STAKES PRIOR TO FOUNDATION INSPECTION TO VERIFY LOT LINES.
9. PROVIDE OFFICAL "NO PARKING FIRE LANE" SIGNS AND "NOTICE OF REMOVAL" SIGNS AS DIRECTED BY THE FIRE DEPARTMENTS. (PAINT RED CURB AS REQUIRED)
10. SEE CIVIL AND LANDSCAPE PLANS FOR FINISH GRADING AROUND BUILDING AND ADJACENT WALKWAYS AND PAVING.
11. ACCESSIBLE PATH OF TRAVEL SHALL HAVE A MAXIMUM RUNNING SLOPE OF 5% AND A MAXIMUM CROSS-SLOPE OF 2% DIMENSION OF THE ACCESSIBLE ROUTE, WALKS AND SIDEWALKS SHALL BE AT LEAST 48 INCHES WIDE PER CBC 11338.7
12. ALL WORK WITHIN THE PUBLIC RIGHT OF WAY TO BE UNDER A SEPARATE ENCROACHMENT PERMIT.

ACCESSIBILITY

ACCESSIBLE ROUTE FROM PARKING AND PUBLIC STREET ARE PROVIDED TO THE ACCESSIBLE UNIT. SMALL STRUCTURE IS ACCESSIBLE AND ON AN ACCESSIBLE ROUTE. SEE SITE PLAN A1.1

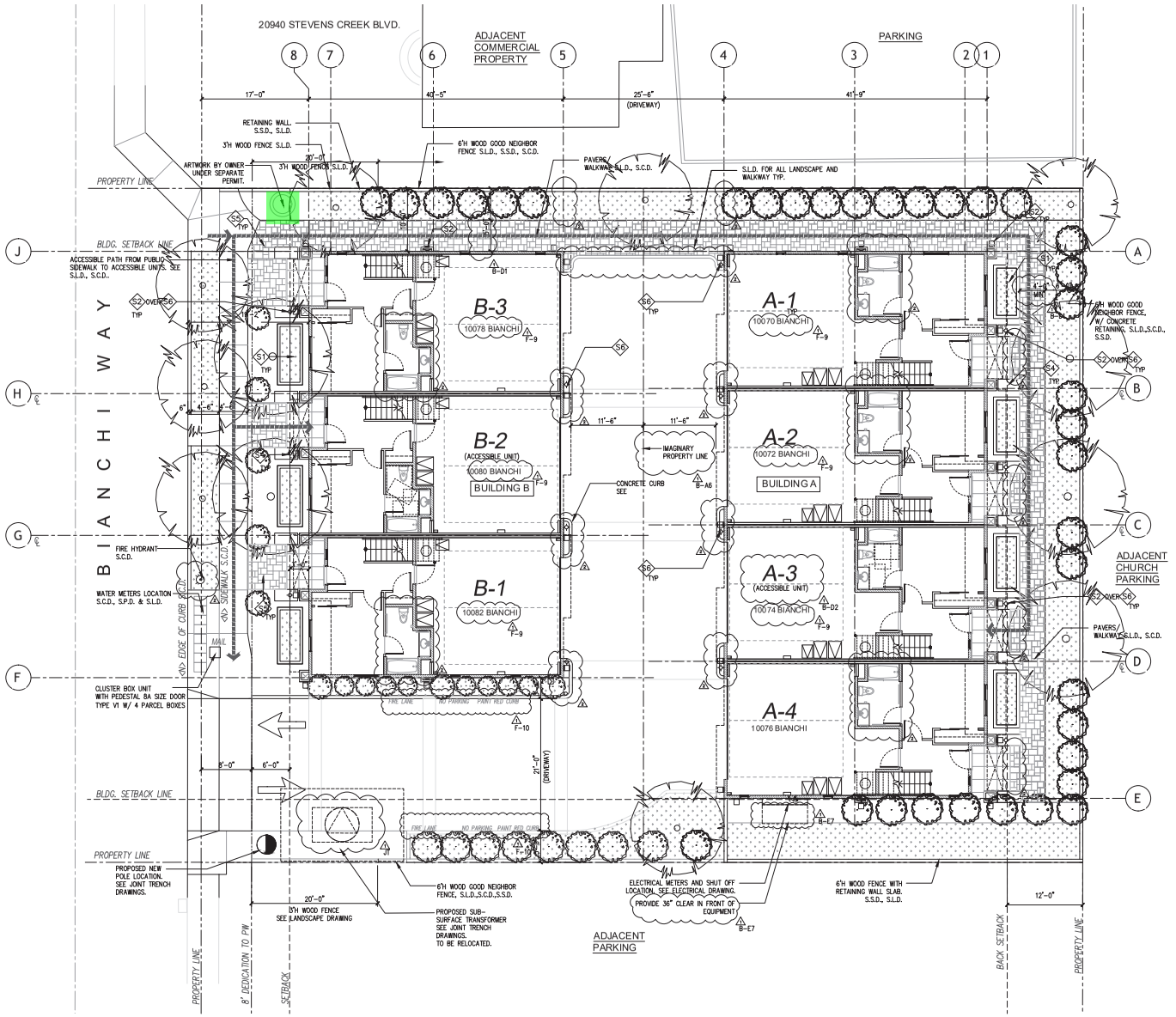
CODE ANALYSIS	
OCCUPANCY TYPE (R302.2) (R101.2)	R3, TOWNHOUSES WITH PRIVATE GARAGE
SPRINKLERS (SPRINKLED) (R313)	NFPA 13D
TYPE OF CONSTRUCTION	V-B
BASIC ALLOWABLE AREA	N/A
PROPOSED AREA	SEE PROJECT DATA
MAX. ALLOWABLE HEIGHTS AND STORY (R101.2)	LESS THAN 3 STORY ABOVE GRADE
SEPARATION BETWEEN TOWNHOUSES R302.1 (2) AND (R302.2.1)	TWO 1-HR WALLS
SEPARATION BETWEEN DWELLING AND GARAGE (R302.6)	5/8" GYP BD ON BOTH SIDES AND SOLID CORE DOOR WITH SELF CLOSER AND SMOKE SEAL
EXTERIOR BEARING WALLS	NON-RATED
INTERIOR BEARING WALLS	N/A
FLOOR	N/A
ROOF	CLASS C MIN.
EXITING	ONE EXIT REQUIRED
ACCESSIBILITY UNITS (R320) (CBC) 1102A 3 EXCEPTION	10% OF TOTAL UNITS 2 UNITS REQUIRED
PROPOSED ACCESSIBILITY UNITS	2-(B2 UNIT); (A3 UNIT)

SITE PLAN KEY NOTES:

S1 BIO-RETENSION PLANTER - S.C.D., S.S.D.. SEE 12/A7.1
S2 EXTERIOR LIGHT FIXTURE SED. SEE A2.2, A2.3, A3.1, A3.2, A4.3, & A4.4
15 TOTAL FOR BUILDING A, 13 TOTAL FOR BUILDING B
S3 NOT USED
S4 SLAB FOR PREFAB PLANTER BOX. SEE S.S.D. FOR SLAB, SEE S.L.D. FOR PREFAB PLANTER BOX.
S5 ENTRY PAVERS-S.L.D.
S6 UNIT LIGHTED ADDRESS LOCATIONS, SEE EXTERIOR ELEVATIONS ON A3.1 & A3.2. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MAXIMUM STROKE WIDTH OF 0.5 INCH.

LEGEND

——— PROPERTY LINE
- - - - - - SETBACK
########## ACCESSIBLE PATH OF TRAVEL



1 SITE PLAN
A1.1 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

TECTONIC BUILDERS CORPORATION
10118 Bandley Dr. #E, Cupertino, CA 95014

LICENSED ARCHITECT LARRY L. WANG C-31807 STATE OF CALIFORNIA

PLAN CHECK SET

These documents are property of TECTONIC BUILDERS, INC., and are not to be reproduced, changed or copied without the expressed written consent of TECTONIC BUILDERS INC.

DATE: FEBRUARY 10, 2025
DRAWN: RC
CHECKED: LW
REVISIONS BY:
1 1ST REVIEW CYCLE_10.23.2024 BLDG.DEPT.
2 2ND REVIEW CYCLE_01.20.2025 BLDG.DEPT.
RELEASED BY:

JOB NO:

LEON TOWNHOUSE
10070-10082 BIANCHI WAY., CUPERTINO, CA 95014

SHEET INFO
SITE PLAN

SHEET NO.
A1.1
OF -- SHEETS