NOTES:
1. HOUSE SHALL MEET ASHRAE 62.2 STD FOR CONTINUOUS SUPPLY, EXHAUST & BALANCED VENTILATION, WITH OR WITHOUT HEAT RECOVERY.
2. REDUCE FORMALDEHYDE IN INTERIOR FINISH TO MEET CURRENT CARB AIRBORNE TOXIC CONTROL MEASURE (ATCM) FOR COMPOSITE WOOD.
3. HERS INSPECTION REQUIRED.
4. SEE GREEN POINT CHECK LIST ON SHEET GB1.
ALL MANDATORY CALGREEN CODES APPLY

GEOTECHNICAL INVESTIGATION BY

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SPECIAL INSPECTIONS LIST

ALL INSPECTIONS SHALL BE DONE BY SPECIAL INSPECTION AGENCY
1. BASEMENT WATER PROOFING
2. FIELD WELDING
3. EPOXY HOLDPWN
4. SHORING
5. PIER DRILLING

ALL PROPERTY LINES SHALL BE STAKED AND A WRITTEN STATEMENT CONFIRMING THE SURVEY RESULT AND STAKING METHOD SHALL BE SUBMITTED PRIOR TO FOUNDATION INSPECTION.

GRADING AND DRAINAGE NOTES
1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND ENSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
2. THE CONTRACTOR SHALL PROVIDE TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
3. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S) , AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
4. ALL ROOF DRAINS AND/ OR DOWNSPOUTS SHALL BE DRAINED SHEET FLOW 5 % AWAY FROM THE BUILDING AND MAY BE COLLECTED BY DRAINAGE INLET CONNECTED TO PUBLIC STORM DRAIN FACILITY . IF AND ONLY IF THE DRAINAGE IS IN THE HILLSIDE AREA CAN THE WATER BE DIRECTLY CONNECTED TO THE PUBLIC STORM DRAIN.
5. SPLASH BLOCKS TO BE PLACED AT EACH DOWN SPOUT. SPLASH BLOCKS TO BE MIN. 24" DEEP X 18" WIDE.
6. GRADING TO BE MIN. 5 % AWAY FROM HOUSE.

WATERPROOFING NOTE:
WATERPROOFING MEASURES DELINEATED IN THE PLAN SET ARE SUGGESTIONS ONLY. OWNER AND CONTRACTOR SHALL CONSULT WITH A WATERPROOFING EXPERT FOR PROPER INSTALLATION METHODS FOR ALL AREAS REQUIRING WATERPROOFING

NOTE:
ALL WORK ON THIS PROJECT IS TO SUPERVISED BY A LICENCED GENERAL CONTRACTOR. THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE TO BE LICENSED BY THE STATE OF CALIFORNIA. ALL CONTRACTORS ARE REQUIRED TO HAVE WORKMAN'S COMPENSATION AND GENERAL LIABILITY INSURANCE COMMENSURATE WITH THE SCOPE OF THE PROJECT.
PRIOR TO CONSTRUCTION, THE GENERAL CONTRACTOR AND OWNER SHALL MEET WITH THE ARCHITECT TO REVIEW ANY QUESTIONS OR CLARIFICATIONS OF THE WORK DESCRIBED IN THESE DOCUMENTS. THE CONTRACTOR'S COMMENCEMENT OF WORK CONSTITUTES ACCEPTANCE THAT THE PROJECT, AS DRAWN, IS BUILDABLE. SEE A1.1 FOR ADDITIONAL GENERAL COMMENTS.

VENTILATION NOTES:
1. VENTILATION KITCHEN MUST INCLUDE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. CA ENERGY CODE 150 (O) AND 152(A).
2. UNDER THE ASHRAE 62.2 REQUIREMENT, PROVIDE A NOTE THAT A LABEL MUST BE PROVIDED NEXT TO THE SYSTEM SWITCH THAT STATES TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.

LEGEND

PROPERTY LINE =
SETBACK LINE =
BASEMENT
FIRST FLOOR
SECOND FLOOR
EXISTING BLDG DEMOLISHED

PROJECT DATA

PROJECT ADDRESS	20984 ALVES DRIVE
APN	326-31-004
ZONING DISTRICT	R1-10

AREA CALCULATION

LOT AREA	11046 S.F.
ALLOWABLE FLOOR AREA	4970.7 S.F. (45 %)
ALLOWABLE LOT COVERAGE	4970.7 S.F. (45%)
ALLOWABLE EAVE COVERAGE	552 S.F. (5 %)

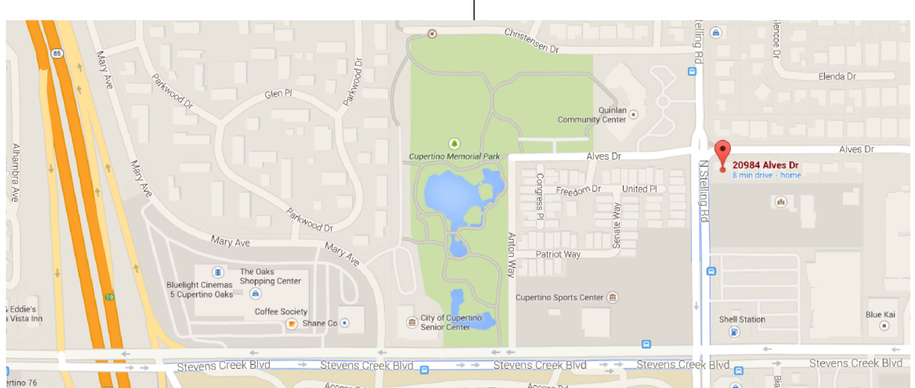
FLOOR AREA SUMMARY

NEW FIRST FLOOR	2410.7 S.F.
ATTIC ABOVE 7 FT.	0.0 S.F.
FIRST FLOOR ROOF O/ 16 FT.	0.0 S.F.
NEW SECOND FLOOR	1874.4 S.F.
SECOND FLOOR AREA= 60.5 % OF FIRST FLR AREA	
TOTAL LIVING AREA ABV. GROUND	4285.1 S.F.
BASEMENT LIVING AREA	1360 S.F.
BASEMENT MECH. ROOM	93 S.F.
TOTAL BASEMENT AREA	1453 S.F.
NEW 2 CAR GARAGE	440.78 S.F.
NEW ONE CAR GARAGE	240.90 S.F.
TOTAL GARAGE AREA	685.09 S.F.
TOTAL PROPOSED FLOOR AREA	4970.2 S.F. (45 %)
ALLOWABLE FLOOR AREA	4970.7 S.F.

LOT COVERAGE SUMMARY

NEW FIRST FLOOR	2410.7 S.F.
NEW FRONT PORCH	44.3 S.F.
REAR PORCH	808.3 S.F.
RIGHT SIDE PORCH	161 S.F.
TOTAL GARAGE	685.0 S.F.
TOTAL PROPOSED LOT COVERAGE	4109.3 S.F. (37.2%)
NEW EAVE	514.7 S.F. (4.6 %)
ALLOWABLE EAVE	552.3 S.F.

BUILDING OCCUPANCY GROUP	R3 & U
TYPE OF CONSTRUCTION	V-B
STORIES	2 W/ BASEMENT
AUTOMATIC SPRINKLERS	YES



VICINITY MAP

SITE DRAINAGE NOTE:
BUILDING CONTAINS RWL FOR ROOF DRAINAGE. RWL DOWNSPOUTS ARE DIRECTED AWAY FROM BUILDING WITH APPROVED SPLASH BLOCKS.
THE SITE SHOULD BR FINE GRADED TO PROVIDE MIN. 5 % SLOPE AWAY FROM BUILDING PERIMETER AND ADJACENT PROPERTY LINES. IN NO CASE SHALL THE FINISH GRADING RESULT IN AN INCREASE IN SHEET FLOW ONTO ADJACENT PROPERTIES.

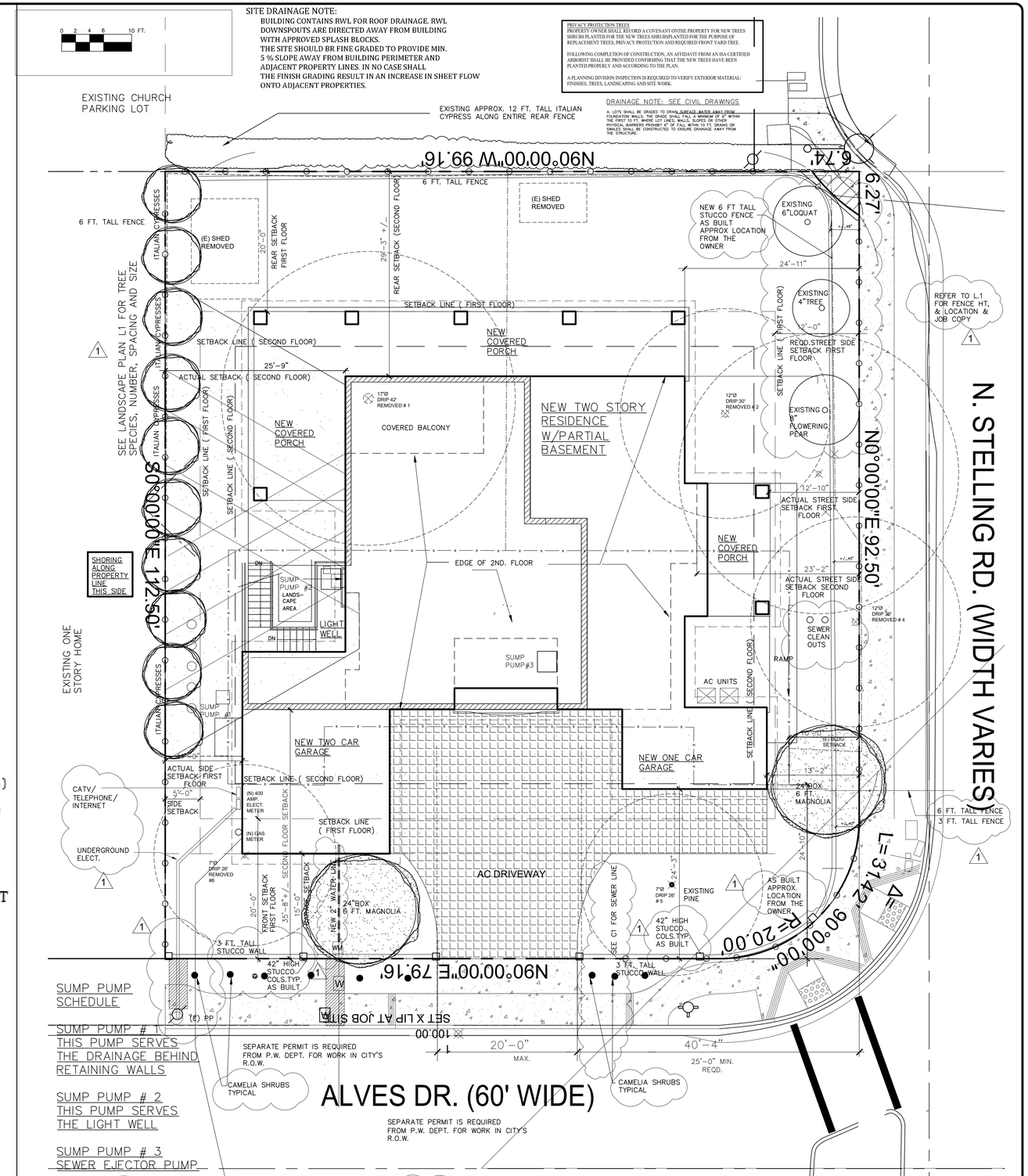
PRIVACY PROTECTION TREES
PROPERTY OWNER SHALL RECORD A COVENANT ONTHE PROPERTY FOR NEW TREES SHRUBS PLANTED FOR THE NEW TREES ARRIUBPLANTED FOR THE PURPOSE OF REPLACEMENT TREES, PRIVACY PROTECTION AND REQUIRED FRONT YARD TREE.

FOLLOWING COMPLETION OF CONSTRUCTION, AN AFFIDAVIT FROM AN ISA CERTIFIED ARBORIST SHALL BE PROVIDED CONFIRMING THAT THE NEW TREES HAVE BEEN PLANTED PROPERLY AND ACCORDING TO THE PLAN.

A PLANNING DIVISION INSPECTION IS REQUIRED TO VERIFY EXTERIOR MATERIAL/ FINISHES, TREES, LANDSCAPING AND SITE WORK.

DRAINAGE NOTE: SEE CIVIL DRAWINGS

A LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.



SUMP PUMP SCHEDULE

SUMP PUMP # 1
THIS PUMP SERVES THE DRAINAGE BEHIND RETAINING WALLS

SUMP PUMP # 2
THIS PUMP SERVES THE LIGHT WELL

SUMP PUMP # 3
SEWER EJECTOR PUMP

FRONT YARD IMPERVIOUS AREA CALCULATION

TOTAL AREA WITHIN 20 FT. OF FRONT PROPERTY LINE	1895 S.F.
TOTAL DRIVEWAY AREA WITH IN FRONT SETBACK	607 S.F. = 32.0%

AUTOMATIC FIRE SPRINKLER SYSTEM TO BE UNDER SEPARATE PERMIT

SITE PLAN

REVISIONS	BY
2. 9 .15	
1 3.6.15	
4.6.17	
4.13.17	

LICENSED ARCHITECT
ADITI MUKHERJEE
LIC. C31611
REN: NOV. 2017
STATE OF CALIFORNIA

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NEW RESIDENCE FOR
RAVI GAMPALA & SANTHA S CHITTAJALLU
20984 ALVES DRIVE
CUPERTINO, CALIFORNIA

SITE PLAN
AREA SUMMARY
VICINITY MAP
APPLICABLE CODES

DRAWN	AM
CHECKED	
DATE	1. 6 .15
SCALE	1/8" = 1'-0"
JOB NO.	ALVES
SHEET	A1
OF	SHEETS