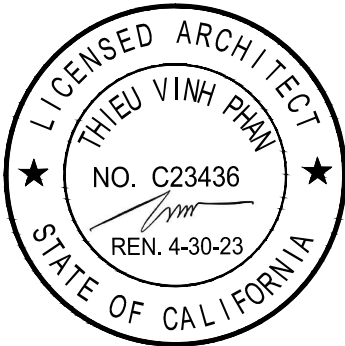


721 GLENCOE CT. ADDITION

721 GLENCOE CT. SUNNYVALE CA 94087

PHAN ARCHITECTS

870 S WOLFE RD SUNNYVALE CA 94086
T: 1.408.737.8323 F: 1.408.737.2357
www.phangroup-us.com



PROJECT:

721 GLENCOE CT.
ADDITION

ADDRESS:

721 GLENCOE CT.
SUNNYVALE CA 94087

TITLE:

COVER SHEET

| REV. | DATE | REMARKS |
|------|------------|----------|
| 01 | 8.30.2022 | PLANNING |
| 01 | 11.22.2022 | BUILDING |

NOTES:

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING WITH THE ARCHITECT. ANY USE OR RE-PRODUCTION OF THIS DRAWING IN WHOLE OR PART BY ANY MEANS IS STRICTLY PROHIBITED EXCEPT WITH SPECIFIC WRITTEN CONSENT OF PHAN ARCHITECTS. COPYRIGHT ©2022.

SUBMITTAL:

BUILDING

DRAWN BY:

PP

DATE:

JUNE 16 2022

SCALE:

NONE

SHEET NUMBER:

A00

GENERAL NOTES:

1. CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL CURRENTLY APPLICABLE FEDERAL, STATE AND LOCAL CODES(IE: 2016 CBC..ETC...), ORDINANCES AND REGULATIONS.
2. ENTERING INTO AN AGREEMENT WITH THE OWNER OF THE PROJECT, INDICATES THAT THE CONTRACTOR(S) HAS VISITED THE SITE, FAMILIARIZED HIMSELF WITH EXISTING CONSTRUCTION SITE CONDITIONS, AND REVIEWED SAME WITH REQUIREMENTS OF THE DOCUMENTS.
3. RECOGNIZING THAT APPROVED PERMIT DRAWINGS ARE ONLY IN DIAGRAMMATIC FORMS CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND PROVIDE SHOP DRAWINGS, IF REQUIRED, TO CONFIRM THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH THE CONSTRUCTION. IF THERE ARE ANY QUESTIONS, THE CONTRACTOR IS RESPONSIBLE IN WRITING TO OBTAIN THE CLARIFICATION(S) FROM THE OWNER BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
4. CONTRACTOR SHALL NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL ALWAYS GOVERN. CONTRACTOR REQUIRING DIMENSIONS NOT NOTED, SHALL CONTACT THE OWNER FOR SUCH INFORMATION PRIOR TO PROCEEDING WITH WORK RELATED TO THOSE DIMENSIONS.
5. LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE, DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY THE OWNER OF CONFLICTS IN WRITING, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
6. CONTRACTOR SHALL COORDINATE ALL WORK WITH ALL SUBCONTRACTORS, INCLUDING THOSE UNDER SEPARATE CONTRACTS WITH THE OWNER.
7. CONTRACTOR SHALL SUBMIT CONFIRMATION WITH THE DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD ORDER ITEMS.
8. CONSTRUCTION AREA MUST BE BROOM CLEANED DAILY AND ALL MATERIALS SHALL BE STACKED OR PILED IN AN ORDERLY FASHION OUT OF TRAFFIC PATTERNS.
9. AT COMPLETION OF THE WORK, CONTRACTOR SHALL REMOVE ALL MARKS, STAINS, FINGERPRINTS, DUST, DIRT, SPLATTERED PAINT, AND BLEMISHES RESULTING FROM THE VARIOUS OPERATIONS THROUGHOUT THE PROJECT.
10. DO NOT INTERRUPT ACTIVITIES TO PARTS OF THE BUILDING OUTSIDE CONTRACT LIMITS OF THE PROJECT.
11. DETAILS ARE USUALLY KEYED ONLY ONCE (ON THE PLANS OR ELEVATIONS WHEN THEY FIRST OCCURED) AND ARE TYPICAL FOR ALL SIMILAR CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
12. "TYPICAL" OR "TYP" MEANS FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
13. NOT ALL SYMBOLS ARE NECESSARILY USED ON THIS PROJECT.
14. ALL DIMENSIONS GIVEN AS CLEAR ARE NOT ADJUSTABLE WITHOUT OWNER'S APPROVAL.
15. ALL EXISTING MATERIALS ARE NOTED AS EXISTING OR (E). OTHER NOTES AND ITEMS ARE NEW, EITHER LABELED AS NEW OR NOT.
16. BASED ON THE CITY'S APPROVED BUILDING PERMIT, THE CONTRACTOR AND THE SUB-CONTRACTOR(S) SHALL BE RESPONSIBLE TO APPLY SEPARATE CONSTRUCTION PERMIT(S) FOR, BUT NOT LIMITED TO FIRE ALARM, FIRE SPRINKLER, ELECTRICAL, PLUMBING AND MECHANICAL SYSTEMS PRIOR TO COMMENCING THE WORK(S) RELATED TO THEIR TRADE.
17. CONTRACTOR TO HOLD PRE CONSTRUCTION MEETING ON GREEN POINT RATING CHECKLIST.
18. CONTRACTOR TO CONDUCT EDUCATIONAL GREEN BUILDING WALK THROUGH

APPLICABLE CODES:

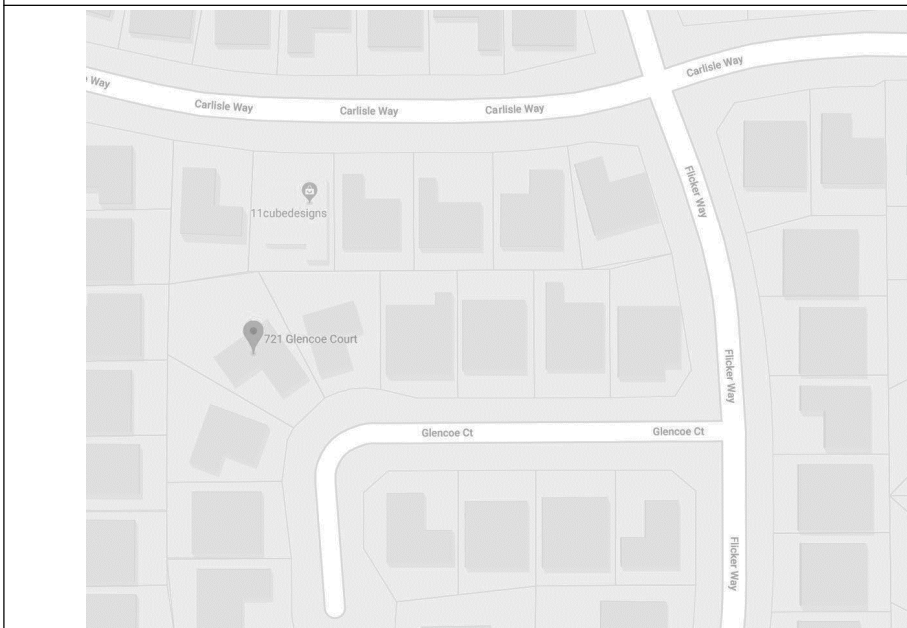
- CALIFORNIA RESIDENTIAL CODE (CRC) - 2019
- CALIFORNIA PLUMBING CODE - 2019
- CALIFORNIA BUILDING CODE (STRUCTURAL DESIGN) - 2019
- CALIFORNIA ELECTRICAL CODE - 2019
- CALIFORNIA MECHANICAL CODE - 2019
- CALIFORNIA ENERGY CODE -2019
- CALIFORNIA GREEN BUILDING CODE - 2019

PROJECT SCOPE OF WORK:

- NEW SINGLE STORY ADDITION OF 499 SQ.FT.
 - REAR KITCHEN / FAMILY ROOM REMODEL ADDITION OF 478 SQFT.
 - FRONT ENTRY ADDITION OF 20.8 SQFT.
- REMODEL EXISTING KITCHEN AREA TO NEW OFFICE
- ADD NEW CLOSET AT ENTRY
- REMODEL BATH 03 AND BATH 04

- NO TREES TO BE REMOVED

PROJECT MAP:



PROJECT DIRECTORY:

| | |
|-------------|---|
| OWNER | MUKUND RAMACHANDRAN & MEENAKSHI GANESH 721 GLENCOE CT. SUNNYVALE CA 94087 T: 408.242.8350 |
| ARCHITECT | PHAN ARCHITECTS 870 S. WOLFE ROAD SUNNYVALE CA 94086 CONTACT: PHOI PHAN, LEED AP T: 408.737.8323 F: 408.737.2357 E: phoiqphan@gmail.com |
| LEAD AGENCY | PLANNING DEPARTMENT CITY OF SUNNYVALE CA 456 OLIVE AVE SUNNYVALE CA 94086 T: 408.730.7444 |

BUILDING DEPARTMENT
CITY OF SUNNYVALE CA
456 OLIVE AVE
SUNNYVALE CA 94086
T: 408.730.7444

PROJECT SUMMARY TABLE:

| | | |
|--|---|---|
| APN: 309-13-023 | ZONE: R0 | NET LOT AREA: 9000 SQ.FT. |
| OCCUPANCY: R-3 CONSTRUCTION TYPE: V-B | EXISTING | PROPOSED |
| LIVING SQ.FT. | 1921 SQ.FT | 2419.8 SQ.FT (ADD 499 SQ.FT.) |
| GARAGE SQ.FT. | 434 SQ.FT. - GARAGE | 434 SQ.FT. - GARAGE |
| LOT COVERAGE 40% (3600 SQ.FT.) | SQ.FT. : 2355 SQ.FT. | SQ.FT. : 2854 SQ.FT. |
| | TOTAL: 2355 SQ.FT. | TOTAL: 2854 SQ.FT. |
| | 2355 SQ.FT. 3600 SQ.FT. | 2854 SQ.FT. 3600 SQ.FT. |
| | 26.16% < 40 % | 31.71% < 40 % |
| FLOOR AREA RATIO 45% (4050 SQ.FT.): | SQ.FT. = 2355 | SQ.FT. = 2854 |
| | 2355 SQ.FT. 4050 SQ.FT. | 2854 SQ.FT. 4050 SQ.FT. |
| | 26.16 % > 45 % | 31.71 % > 45 % |
| PERVIOUS AND IMPERVIOUS AREA | IMPERVIOUS AREAS: CONCRETE WALKWAYS 325 SQ.FT. REAR DECK 431 SQ.FT. DRIVEWAY 375 SQ.FT. HOUSE FOOTPRINT 2355 SQ.FT. | IMPERVIOUS AREAS: CONCRETE WALKWAYS 325 SQ.FT. DRIVEWAY 375 SQ.FT. HOUSE FOOTPRINT 2853.8 SQ.FT. |
| | PERVIOUS AREAS: FRONT / SIDES / REAR TOTAL 6172 SQ.FT. | PERVIOUS AREAS: FRONT / SIDES / REAR TOTAL 6172 SQ.FT. |
| SETBACKS: | | |
| FRONT | 20'-0" | 23'-4" |
| REAR | 20'-0" | 40'-2" |
| SIDE | 4'-0" | 8'- 4" RIGHT 4'- 0" LEFT |
| HEIGHT: | 25'-0" | 18'-7" |
| | | 23'-4" 25'-11" 5'- 0" RIGHT 4'- 0" LEFT |
| | | 18'-7" |

HERS

1

INVOLVE HERS RATER PRE CONSTRUCTION FOR COMPLIANCE

REGISTERED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- New ductwork added is less than 40 ft. in length.

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

Building Level Verifications:

- Quality insulation installation (QI)
- Kitchen range hood
- Cooling System Verifications:
- None --
- Heating System Verifications:
- None --
- HVAC Distribution System Verifications:
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered
- Domestic Hot Water System Verifications:
- None --

INVOLVE HERS RATER PRE-CONSTRUCTION OTHERWISE MAY BE DIFICULT TO COMPLY

DRAWING SHEET INDEX:

ARCHITECTURAL:

- A00 COVER SHEET
- A01 EXISTING AND NEW SITE / ROOF PLANS
- A02 EXISTING FLOOR AND DEMO PLAN
- A03 NEW FLOOR PLAN
- A04 EXISTING ELEVATIONS
- A05 NEW ELEVATIONS
- A06 NEW SECTIONS
- A07 TYPICAL DETAILS
- E01 NEW MEP PLAN
- T24 T24 ENERGY COMPLIANCE
- T24.1 T24 ENERGY COMPLIANCE
- T24.2 T24 ENERGY COMPLIANCE
- S.01 STRUCTURE DATA TABLE AND NOTES
- S.02 NEW FOUNDATION AND FLOOR FRAMING PLAN
- S.02.1 FOUNDATION DETAILS
- S.03 CEILING AND ROOF FRAMING PLAN
- S.04 STRUCTURE DETAILS
- S.05 STRUCTURE DETAILS
- G1 BLUEPRINT FOR A CLEAN BAY
- G2 CALGREEN RESIDENTIAL MANDATORY CHECKLIST

PERMIT# B20224227
721 GLENCOE CT

NOTES:

SPECIAL INSPECTION

The following item(s) require a special inspection:

- ☐ Pier Foundation
- ☐ Epoxy Anchors
- ☐ Expansion Anchors
- ☐ Structural Welding
- ☐ High Strength Bolting
- ☐ Spray Applied Fire Proofing
- ☒ Other: EPOXY ANCHOR HOLDOWNS

- The special inspector performing the inspection shall be on the City of Sunnyvale's Recognized Special Inspection & Testing Agencies List.
- The following items shall be on-site and available for the building inspector: Special Inspection Agency's Matrix, company picture ID, and copies of the special inspector's signed certification wallet cards.
- A report documenting the inspection shall be provided to the Building Inspector for review prior to the final inspection.

Building Safety Division
City of Sunnyvale

Dec 22 2022

For installation in the City of Sunnyvale subject to code requirements

DIGITAL SET APPROVED

By Jonathan Kawamura

The stamping of this plan shall not be held to permit or to be an approval of the violation of any provision of any City or State Law.

JOB COPY

These plans must be kept on the job site at all times.

CITY OF SUNNYVALE